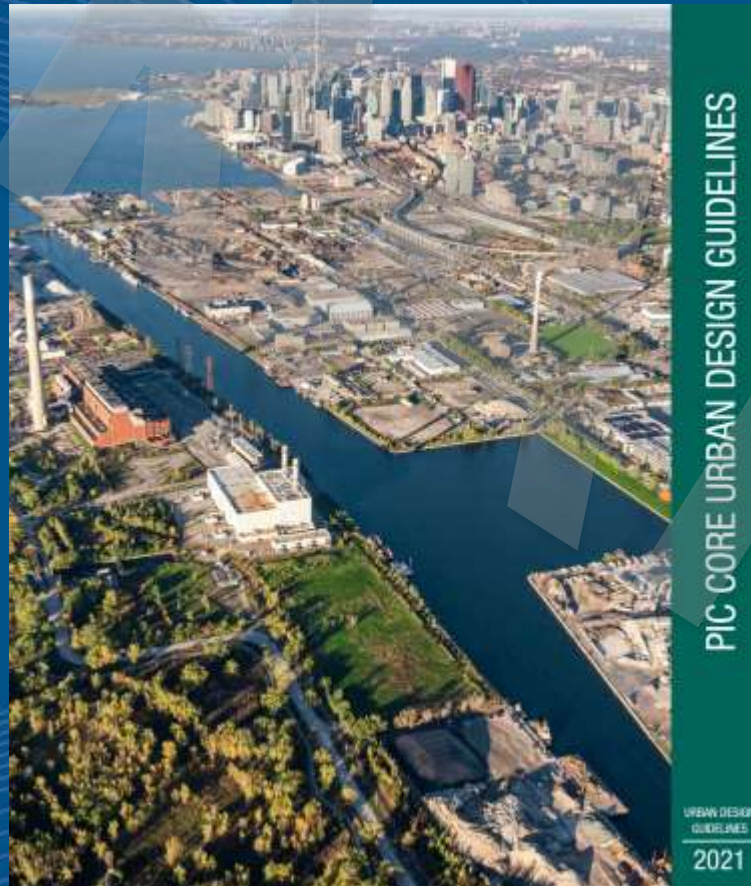


PLC Core Urban Design Guidelines

Waterfront Design Review Panel #2

Draft Guidelines Overview



January 26, 2022



WATERFRONTToronto

dtah



Introduction + Context



WATERFRONTtoronto

dtah

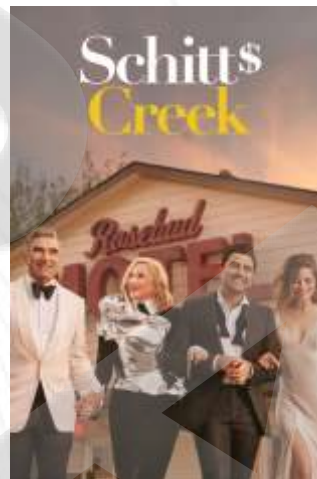


LURA





The Port Lands/South of Eastern is a Place where Film, Television and Music are all focused.

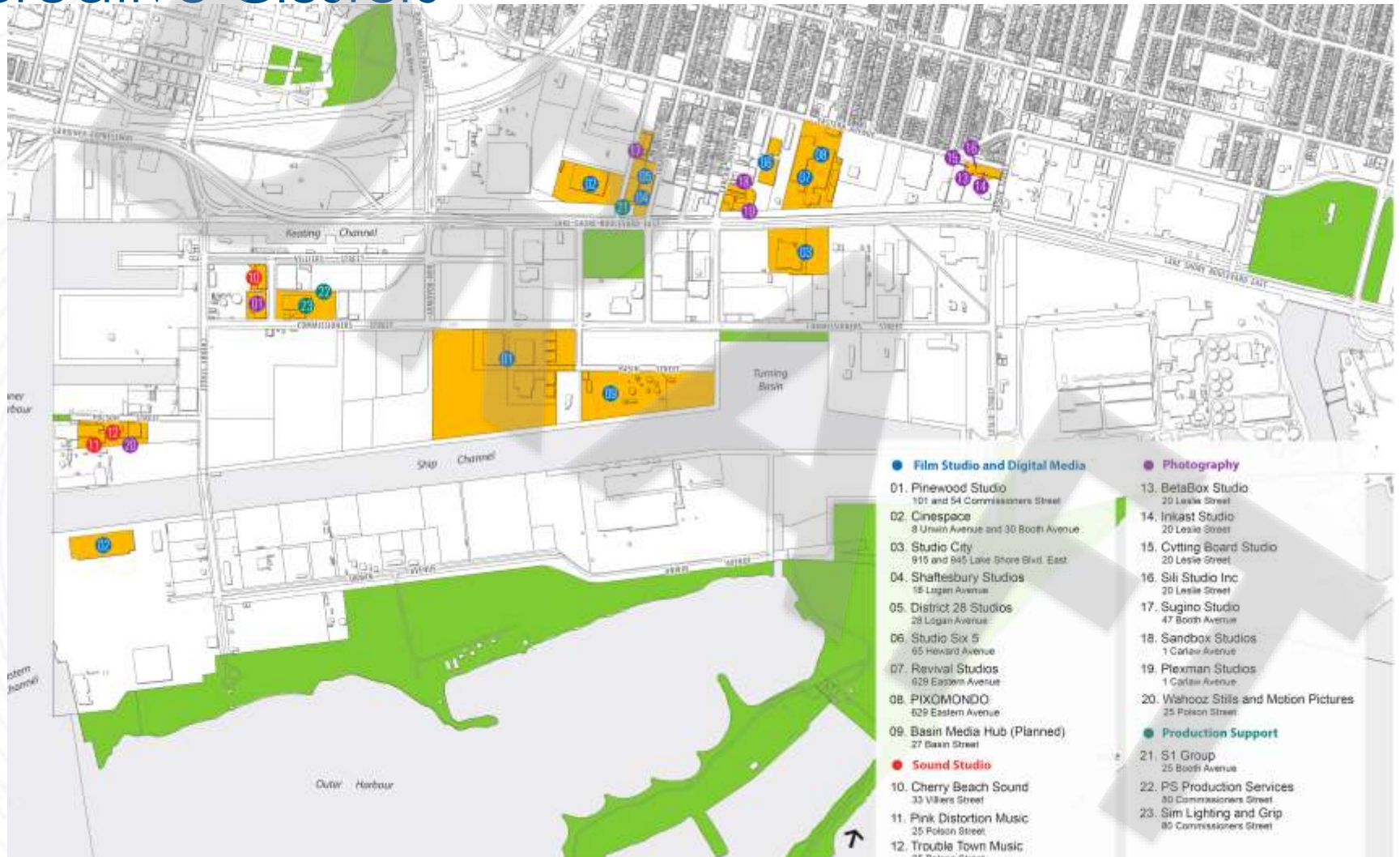


Toronto Film Production, in 2020:

- Contributed \$2.2 Billion to the Economy
- Employed over 30,000 people
- Welcomed over 1,500 production



Existing and Planned Screen-based and Creative Clusters



Background and Context



Port Lands Planning





Vision of the Port Lands

The Port Lands will become an extension of the Downtown, with a full, balanced mix of uses. There will be new complete mixed-use communities, districts that support the growth of the City's production, interactive and creative sectors, and areas for continued port and industrial uses.

The Port Lands' districts are planned to evolve over time, with residents and employees able to enjoy nature and recreation, the vibrancy of the public realm, diverse employment and housing opportunities, and the industrial activity of the Port, all within a 5 to 10 minute walk.





Port Lands Planning Framework

Adopted by City Council on December 8, 2017 as the 50-year vision of the revitalization of the Port Lands, with a number of Districts and land use typologies that create unique mix of employment-focused districts and mixed use precincts. The Framework addresses land use, transportation, infrastructure, community facilities, parks, biodiversity, built form and sustainability. The Planning Framework envisions:

New Mixed Use Communities

- Four emerging mixed-use residential communities
- Up to 30,000 new residents

A Film-Friendly Future

- Diverse range of film activities accommodated
- Flexibility and adaptability for a changing industry

Industry + Port Thrives

- Sufficient lands to support industrial, port and City-servicing uses

Growing and Sustaining Our Economy

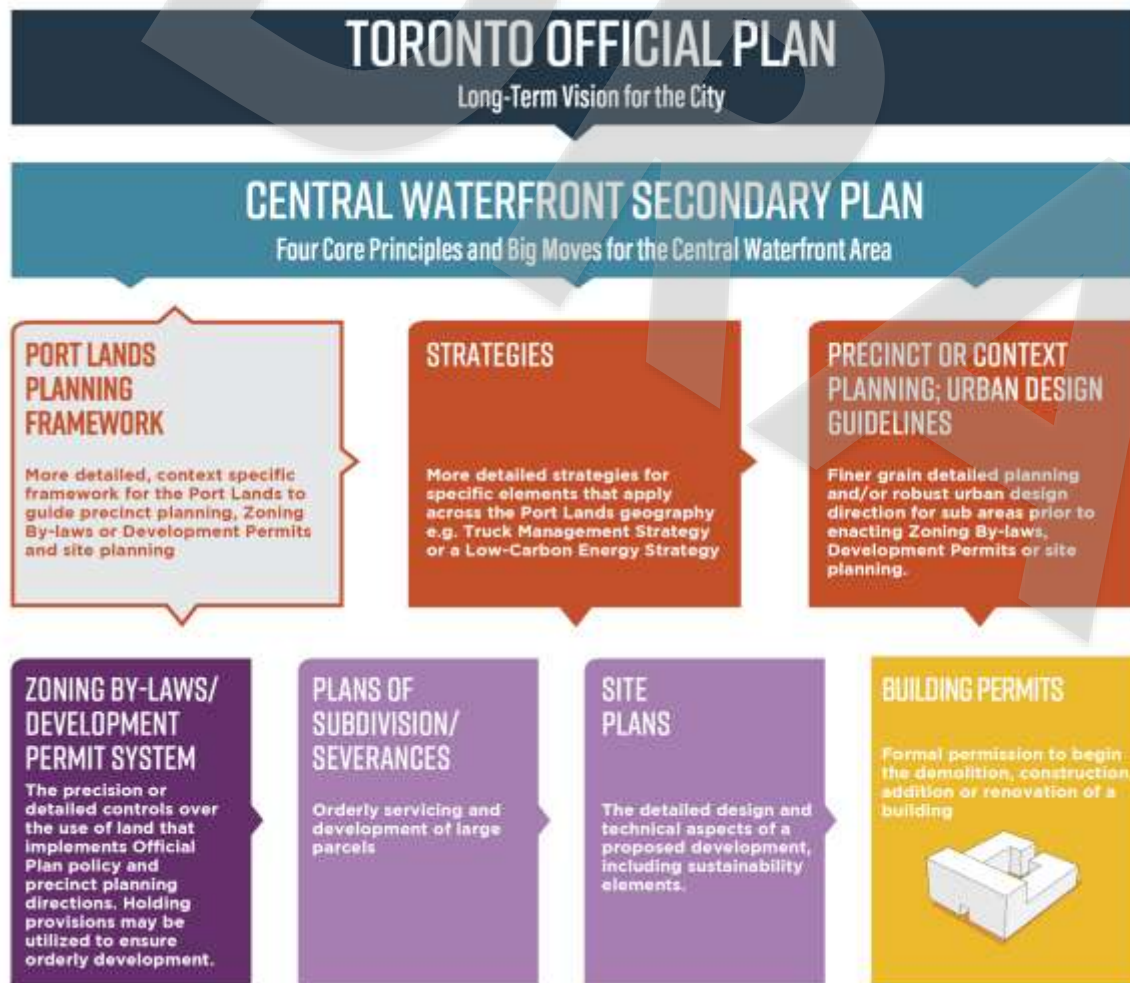
- Diverse opportunities
- Intensification of employment uses over time to support 25-30,000 employees





Planning Framework Implementation

To guide revitalization of the Port Lands in the near , medium, and long-term, the Planning Framework is implemented by a number of plans, strategies, initiatives, and *Planning Act* tools. The diagram below provides a road map to the many ways the Council-adopted vision is being enacted. The Zoning Review and Production, Creative and Interactive (PIC) Urban Design Guidelines are two early implementation projects.





PIC Core UDG Process



- PIC Core Urban design Guidelines Study will focus on the development of urban design guidelines and implementing zoning by-laws.
- The planning process is divided into three phases

Phase 1: Research and Analysis(Q1-Q4 2019)

- Consultation Summary #1
- Context, Issues and Opportunities
- Recommended Vision, Objectives and Principles
- UDG Draft Direction

Phase 2a: Emerging Ideas, Aspirations & UDG Direction (Q1 – Q3 2020)

- 3D Demonstration Plans
- Testing Potential Performance Standards
- Preliminary Draft of UDG

Phase 2b: Draft UDG & Zoning By-law (Q3 2020 – Q4 2021)

- Consultation Summary #2
- Retail Analysis Report
- 3D Demonstration Models – Alternative Concepts
- Draft of UDG
- Draft of Zoning By-laws
 - Pinewood
 - Basin Media Hub
 - TCK2
 - SE Quadrant

Phase 3: Finalize the UDG & Zoning By-law (Q4 2021 – Q2 2022)

- LUAC/SAC/CCM Consultation
- Consultation Report #3
- Final UDG, Draft Zoning By-laws + Council Report

Expanding + Emerging Creative Campuses



WATERFRONTtoronto

dtah





Expansion of Pinewood Studios





Basin Media Hub – A New Creative Campus

Conceptual Rendering



Basin Media | Toronto Port Lands
HCP - MBS | SKIDMORE, OWINGS & MERRILL

Draft Illustrative Image For Conceptual Purposes Only
And Subject To Owner and/or Jurisdictional Changes

WDRP Comments + Questions



Waterfront Design Review Panel Comments

June 24th, 2020

General

- Design excellence should be the first and foremost requirement for development of the districts;
- The panel was optimistic about the introduction of mid-scale and taller buildings; and,
- Capitalize on the attributions of the PIC Core districts, especially the unique frontage characters.
- Look at nodes for retail and other animation uses – continuous concentration;
- Sustainability should be at the district scale, not the individual building scale

Public Realm

- Ensure that the districts are well connected to the rest of the City, with transit, cycling and pedestrian infrastructure as well as accommodation for film vehicles and good movement;
- Make certain that the urban design contributes to a unique experience;
- Develop a robust public realm system, able to complement uses behind secure perimeters; and,
- The districts can not be dominated by vehicular traffic and surface parking lots.

Landscape Interface:

- Consider the ecology of the Port Lands, including the new Don River Valley, is integrated into the public realm and POPS, as well as private developments;
- Secure perimeter typologies should be explored to deal with public interface opportunities; and,
- Explore opportunities to make secure perimeters less visible and obtrusive.

Questions for Consideration

1. **Do the guidelines provide sufficient urban design direction to create a vibrant and active urban film-friendly area in the Port Lands?**
2. **Do the urban design guidelines strike a balance between a robust public realm and the need for secure perimeters?**
3. **Over time, do the guidelines adequately guide the identified and emerging special moments along the ship channel and in the public realm?**
4. **Do the urban design guidelines provide a clear built form strategy, including direction on the placement and use of tall buildings?**

PIC Core Urban Design Guidelines



Urban Guidelines Table of Contents

Executive Summary

1.0 Introduction

- 1.1 BACKGROUND
- 1.2 PURPOSE OF THE GUIDELINES
- 1.3 LOCATION
- 1.4 FLOOD PROTECTION AND BRINGING BACK THE DON
- 1.5 GUIDING PRINCIPLES

2.0 Context

- 2.1 HISTORY AND EXISTING CONDITIONS
- 2.2 CHARACTER FRONTAGES
- 2.3 PORT LANDS SCREEN-BASED INDUSTRIES AND CREATIVE CLUSTERS
- 2.4 HERITAGE
- 2.5 VIEWS AND VISTAS
- 2.6 PUBLIC ART

3.0 Parks and Open Spaces

- 3.1 WATER'S EDGE PROMENADE
- 3.2 PRIVATELY-OWNED PUBLICLY-ACCESSIBLE SPACES (POPS)
- 3.3 LOCAL PARKS
- 3.4 SIGANGE, IDENTITY AND WAYFINDING

4.0 Streets, Blocks and Connections

- 4.1 BLOCKS
- 4.2 NODES
- 4.3 STREETS
- 4.4 LANES
- 4.5 MID-BLOCK CONNECTIONS

5.0 Mobility

- 5.1 MOBILITY NETWORK
- 5.2 CITY-WIDE STREET AND PUBLIC REALM GUIDELINES AND STANDARDS
- 5.3 FILM-FRIENDLY STREETS
- 5.4 PARKING

6.0 Site Organization

- 6.1 BUILDING PLACEMENT
- 6.2 FRONTAGES
- 6.3 SETBACKS
- 6.4 BUILDING ADDRESS AND ENTRANCES
- 6.5 SITE SERVICING, ACCESS AND PARKING
- 6.6 SECURE PERIMETERS
- 6.7 SECURE PERIMETER GATEWAYS

7.0 Built Form

- 7.1 SITE CHARACTERISTICS
- 7.2 BUILT FORM TYPOLOGIES
- 7.3 BUILDING MASSING AND DESIGN
- 7.4 ACTIVATION

8.0 Sustainability

- 8.1 GENERAL
- 8.2 ENERGY EFFICIENCY AND NET ZERO CARBON
- 8.3 LOW CARBON THERMAL NETWORKS
- 8.4 LOW IMPACT DEVELOPMENT
- 8.5 BIODIVERSITY

Appendices

- APPENDIX A
- APPENDIX B
- APPENDIX C



Guiding Principles



Figure 1.12: North Shore Studios, Vancouver, BC.



Good Neighbour



Figure 1.13: A net zero carbon building, Confederal College Mass Timber Building, Toronto.



Design Excellence



Figure 1.16: Waterfront Innovation Centre, East Bayfront, Toronto.



Innovative Employment Opportunities



Figure 1.17: Don River Valley bridge, Port Lands, Toronto.



Corridors to the Water



Figure 1.14: Universal Studios, Los Angeles, USA.



Placemaking



Figure 1.15: BikeShare station, Toronto.



Connectivity



Figure 1.18: Basin Media Hub Proposal, Port Lands, Toronto.



Film-Friendly Districts



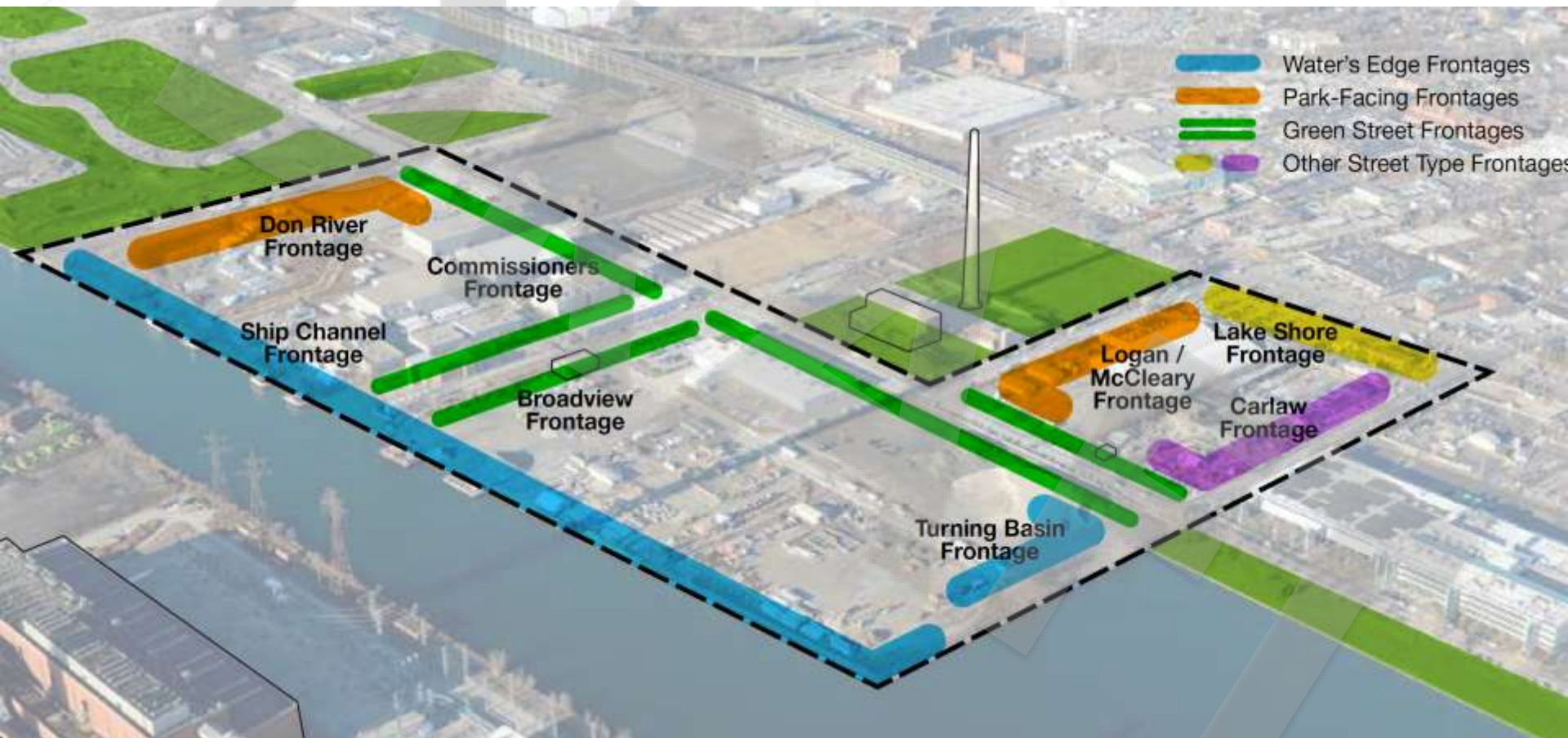
Figure 1.19: Sky Studios Net Zero Carbon Film Studio, Epsom, UK.



Future Forward



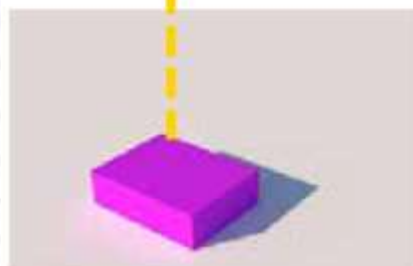
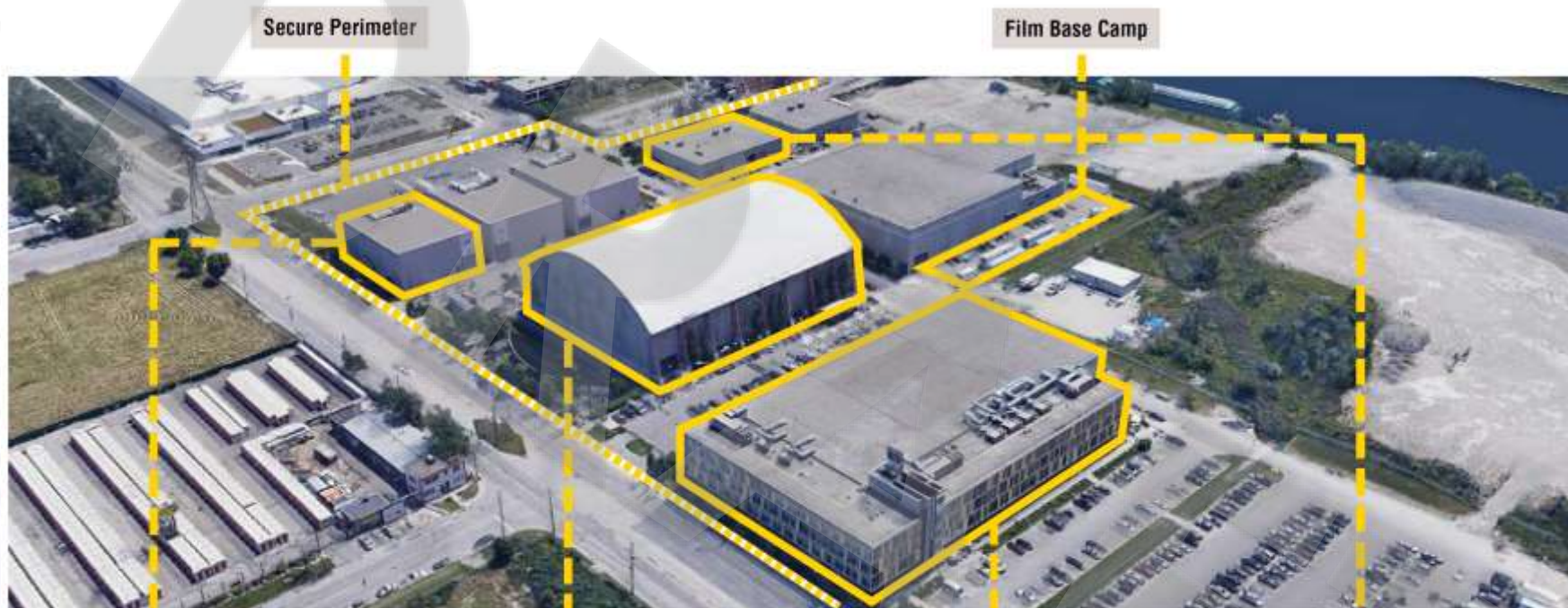
Character Frontages



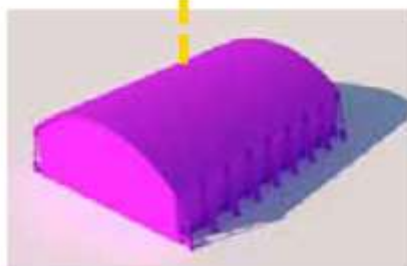
Film-Friendliness



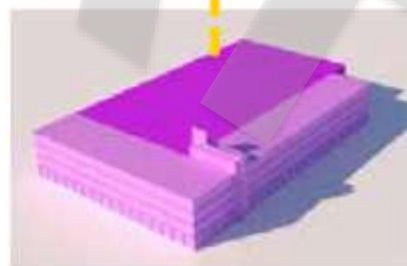
Creative Campus Elements – Pinewood Studios



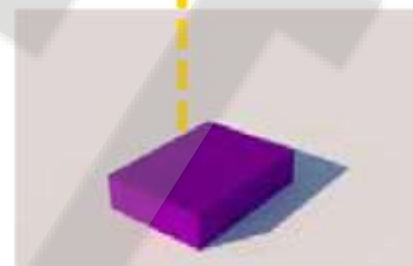
Small Sound Stage



Large Sound Stage



Office-Wrapped Sound Stage



Workshop



Creative Campus Elements - Precedents

Post-Production Facilities



Sunset Las Palmas Studio Post-Production, LA, USA

Offices & Production Support



Echelon Studios Offices, Hollywood, USA

Communications & Broadcasting Facilities



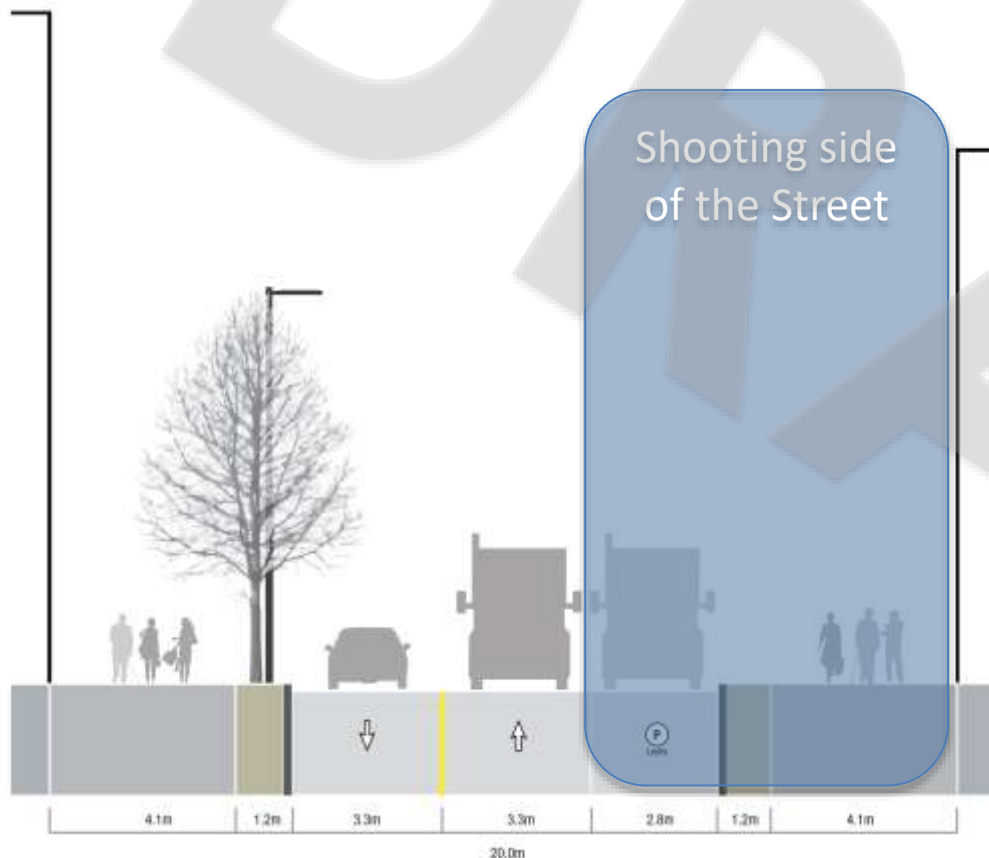
ChumCity Building, Queen Street West, Toronto



Corus Building, East Bayfront, Toronto



Film-Friendly Streets



- Film-friendly street elements may include:
 - a. Electricity connections, including power-drops;
 - b. Water connections, where possible;
 - c. Removable street furniture and amenities on the shooting side of the street; and
 - d. Other features as innovations in the film industry evolve
- Flexible spaces for the staging of production vehicles
- A curbside management strategy for:
 - commercial vehicles
 - pickup/ drop-off areas
 - accessible loading zones,
 - courier delivery zones,
 - temporary film trailer parking
 - coach parking zones



Integrated Design at the Master Plan Scale

1. Urban Canopy & Biodiversity

2. Net Zero Carbon

3. Stormwater

4. On-site Parking

5. Secure Perimeter Approach

6. Access and Circulation



East Bayfront Master Plan, south of Queens Quay East, Toronto



Integrated Design Approach



John W. Olver Design Building, UMass



Activating the Public Realm



Green Space System

DON ROADWAY LINEAR PARK

- Opportunity to extend the naturalization of the river valley into the Don Roadway linear park
- Multi-use trail linkage opportunities with the river valley



Don Roadway, looking south

STREETSCAPES, PUBLICALLY ACCESSIBLE SPACES AND SECURED GREEN SPACES

- Complete Streets, with an generous urban canopy where possible and green infrastructure
- Green spaces that assist with a development's stormwater management
- Explore opportunities to secure local parks and publically accessible public spaces

Employment districts historically have had few green spaces, with limited tools to secure them

- 18 metre- wide, 900 metre- long linear park, linking the new river valley with the Turning Basin Promenade
- Minimum 7 metre-wide pedestrian walkway, which can accommodate cyclists, fronting an active port
- Active dockwall, with ship moorage and service access

- A 12 metre wide linear park adjacent to the future Carlaw Extension
- Multi-use trail
- Active dockwall, with ship moorage

TURNING BASIN FRONTAGE

SHIP CHANNEL PROMENADE VISION AND CHARACTER

- **Shorter-term**, it may operate like a recreational trail, with special moments along the Ship Channel and a more naturalized character
- **Long-term** vision is an urban promenade framed with active uses, such a cafes, restaurants and retail. similar to East Bayfront



The Water's Edge Promenade – Working Port



Auckland waterfront, New Zealand



Ship Loading form Bulk Aggregate Terminal,
Port Colborne Promenade



Canadian Naval Vessel at Burrard Pier, North Vancouver



Boat Docked at water's edge promenade, Toronto



The Water's Edge Promenade Precedents



Presqu'île Rollet Park, Rouen, France



Waterfront, Aalborg, Denmark



West Toronto Rail Path



The Water's Edge Promenade Precedents



Nordhavn, Copenhagen, Denmark



Foot of Lonsdale Plaza, Vancouver



Domino Park, New York, USA



Aker Brygge, Oslo, Norway

COMMISSIONERS ST

BROADVIEW EXTENSION

PINEWOOD STUDIOS

BASIN MEDIA HUB

DON ROADWAY EXTENSION

SHIPPING CHANNEL

TURNING BASIN

SECTION A-A' WEP: SHIPPING CHANNEL 17M + 1M SETBACK

SECTION B-B' WEP: TURNING BASIN 15.5M + 1M SETBACK/OR 15.0M ROW

'URBAN ROOM' NODE/INTERSECTION TYP.

'URBAN ROOM'/ PUBLIC SPACE TYP.

WEP: SHIPPING CHANNEL 17M + 1M SETBACK



The Water's Edge Promenade Cross-sections

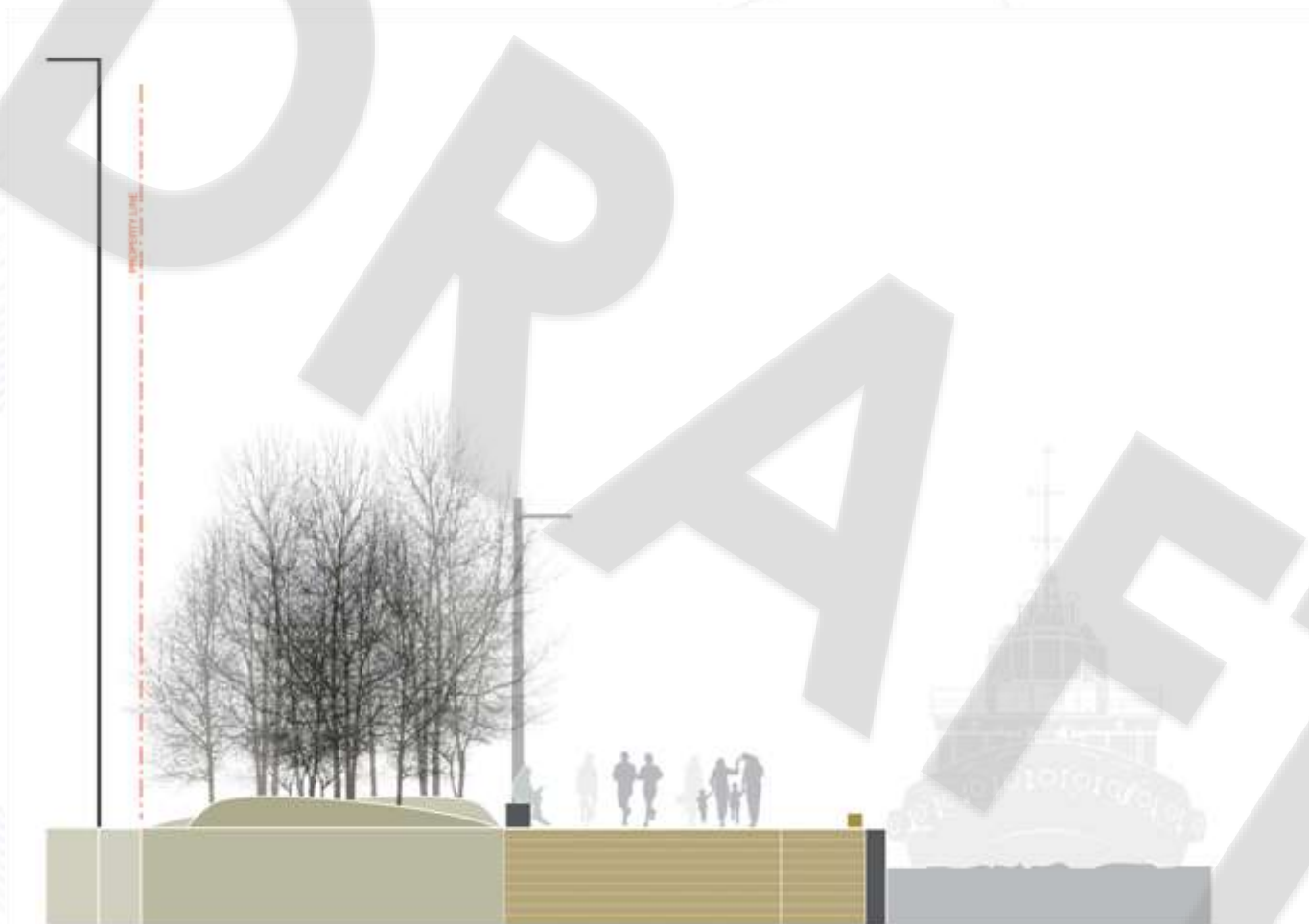


Figure 3.2: Proposed typical water's edge promenade section facing the Ship Channel.



The Water's Edge Promenade Cross-sections

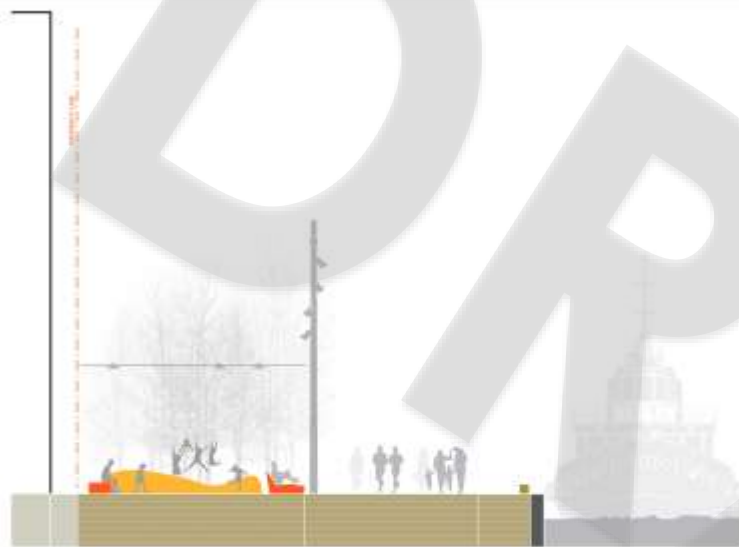


Figure 3.3: Proposed sections for active portions of the water's edge promenade facing the Ship Channel.



Figure 3.4: Proposed water's edge promenade section facing the Turning Basin. This incorporates the planned Carlaw Avenue extension to New Basin Street.

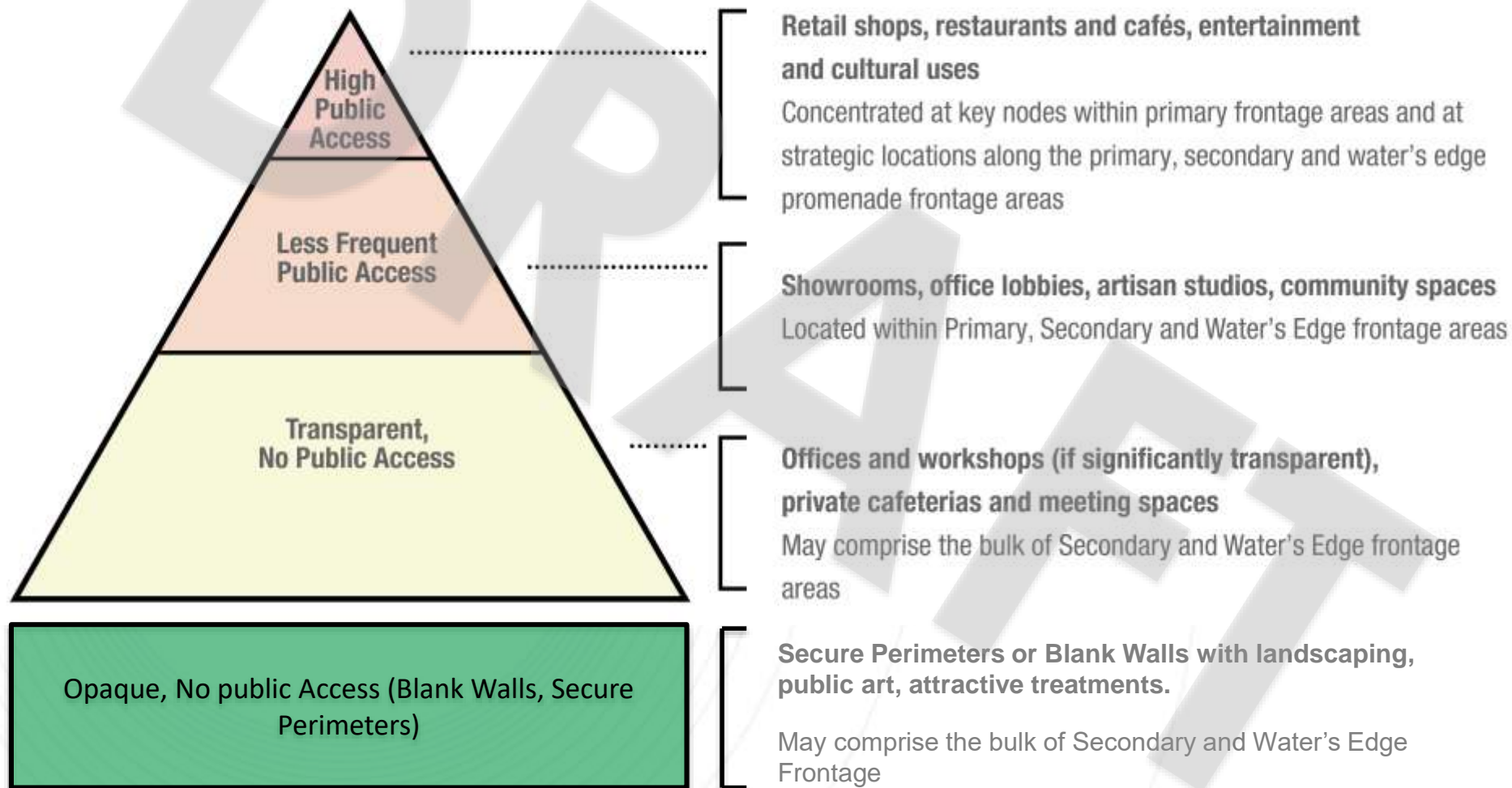


Public Art Opportunities (Public Realm)



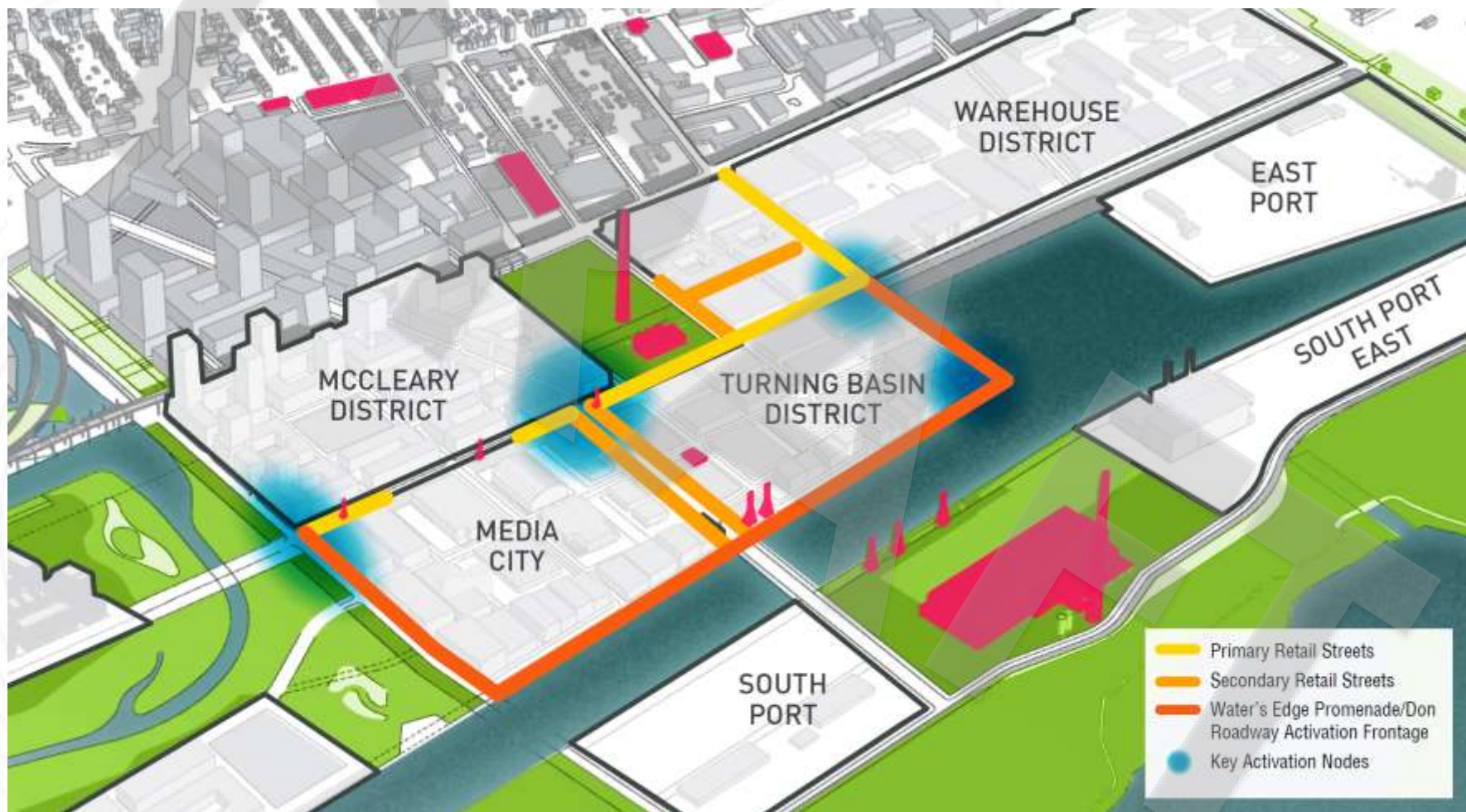


Hierarchy of Activation Uses



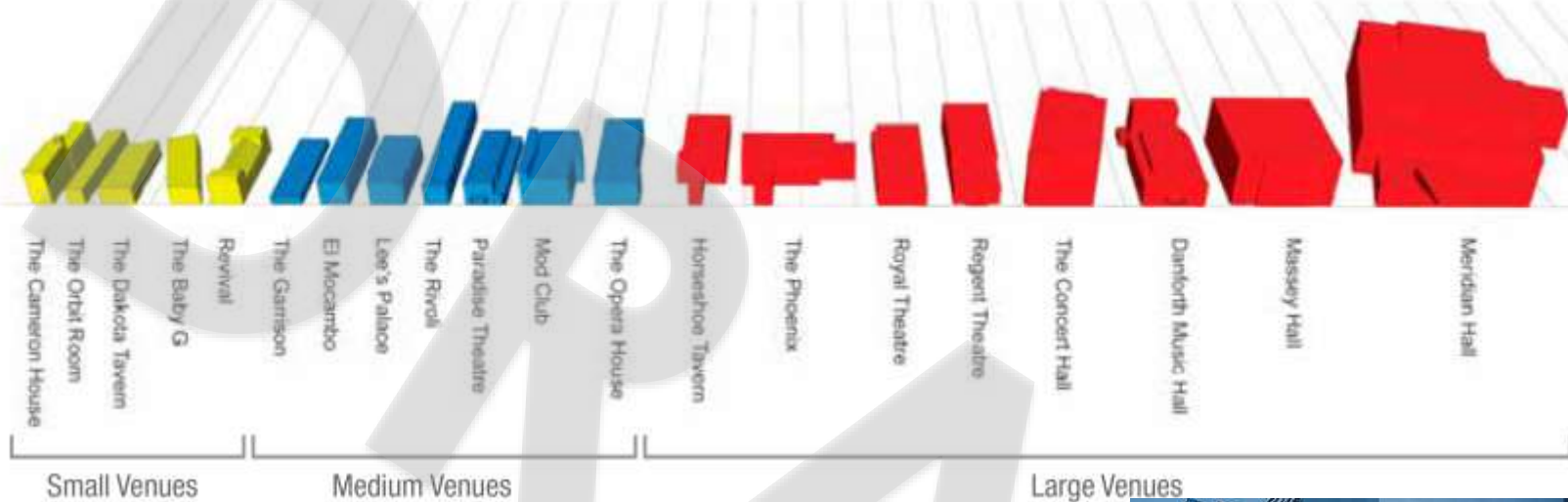


Activation Approach





Guidelines for Entertainment Venues





Guidelines for Entertainment Venues

	Building Performance Area Elements	Building Back of House Area	Servicing & Parking	Supporting Uses	Examples
Small (under 250 square metres)	Small stage, minimal lights, small dancefloor (if any), small soundboard, small PA.	Not common.	Front door loading. 0-2 parking spaces required.	Restaurant license and operations common. Almost all operate as bars, generating much revenue from alcohol sales. Owner may maintain small office onsite.	 Figure 7.33: Cameron House, Toronto.
Medium (250 – 600 square metres)	Stage, lighting truss, dance floor, seating (tables and/or booths), separated sound booth with mixing board, PA system.	Green room, gear storage area, artist washroom.	Rear doors for loading sometimes found. 0-2 parking spaces for standard vehicles required. Sometimes temporary loading / parking for vans or small trucks.	Similar to small venues. Some may be part of a larger complex of cultural uses. Full-service kitchens may be included.	 Figure 7.34: Phoenix Concert Theatre, Toronto.
Large (600 – 1,600 square metres)	All elements of medium venue but larger. Stages will often have wings. Balconies frequent, sometimes with fixed seating. Removable seating on main floor sometimes found.	All elements of medium venue plus side stages, curtains, risers.	Rear loading docks for large trucks and tour buses. Ramps or lifts sometimes available. Parking spaces for vehicles is minimal, parking for vans or tour buses desirable.	Venues of this size are used only for entertainment purposes. Designs often accommodate a range of other uses like screenings, plays and industry events.	 Figure 7.35: Danforth Music Hall, Toronto.

Built Form + Height Strategy





Streetwall Frontage (Min. 12 metres/Max. 20 metres)

Lower Scale Employment Buildings

- Allows for lower scale industrial employment activities (studios, workshops, warehouses)
- Uses that may not be 'good neighbours' located internal to block with local street access



229 Wallace Avenue, Toronto



Metalsa, Monterrey, Mexico



Wildflower Studios, New York



Ryerson Image Arts Building, Toronto



Teachers Federation, Toronto



545 Queen St W.



Equinix Data Centre, Toronto



401 Richmond, Toronto



Streetwall Frontage (Min. 12 metres/Max. 30 metres)

Mid-Scale Employment Buildings

- Provides office and commercial/retail (at sidewalk level) supported by transit on major roads
- Balances scale of the street (road width to streetwall height), framing street and public realm for pedestrian comfort



Wrigley Building, Toronto



CHUM City Building, Toronto



80 Atlantic, Toronto



George Brown College, Toronto



205 Richmond St W, Toronto



Charles St Garage, Toronto



Corus Quay, Toronto



T3, Minneapolis



Streetwall Frontage (Min. 12 metres/Max. 42 metres)

Taller Mid-Scale Employment Buildings

- Signals higher order transit / mobility on major roads
- Create visually prominent 'special' or 'signature' buildings at nodes and gateways that signal significant intersections, act as landmarks, adding to skyline



Ryerson SLC, Toronto



SAS Building, Toronto



Commodore Building, Toronto



Tower Building, Toronto



33 Yonge St, Toronto



Rotman School, U of T, Toronto



2102 Keith Dr, Vancouver



CBC Broadcast Centre, Toronto



Tall Buildings in PIC Core

Tall buildings will be at prominent locations at key major street intersections.

Tall buildings design, massing and location will be informed by the following criteria:

- Tall building design, in terms of form and profile, will make a positive contribution to the Port Lands skyline topography from identified views;
- Tall buildings Step down from the height peak of 34 storeys
- minimum separation distance of 40 metres between tall buildings;
- Tall buildings will be located, oriented and massed to:
 - Maximize sunlight access on streets, and parks and open spaces;
 - Not shadow the Don Greenway and naturalized river valley during the spring and fall equinoxes.
 - Enable comfortable pedestrian conditions in all seasons



Tall Buildings in PIC Core



Artscape Daniels Launchpad, Toronto



Manitoba Hydro Building, Winnipeg



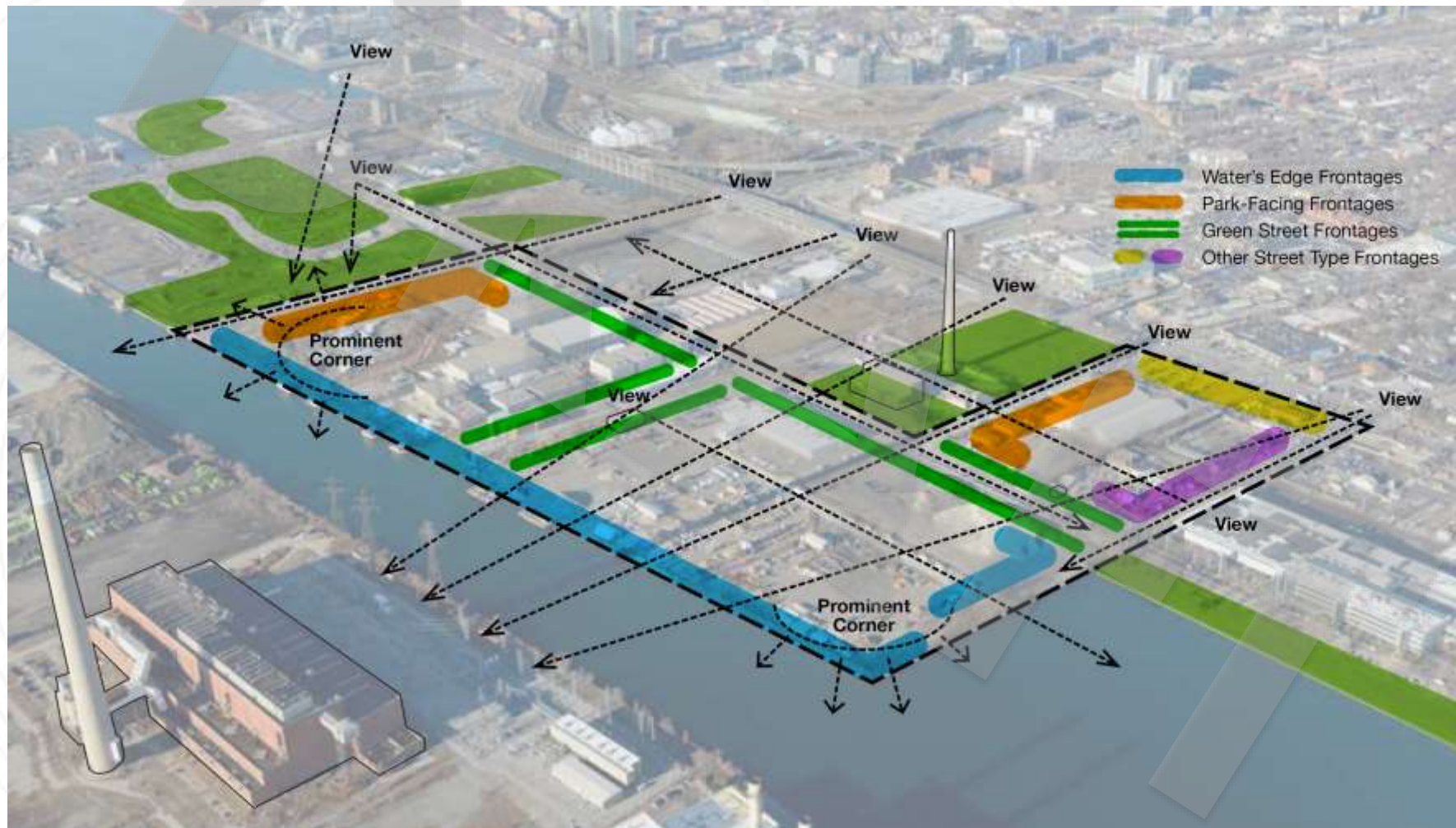
The Well, Toronto



The Edison (15-storey mass timber building), Milwaukee

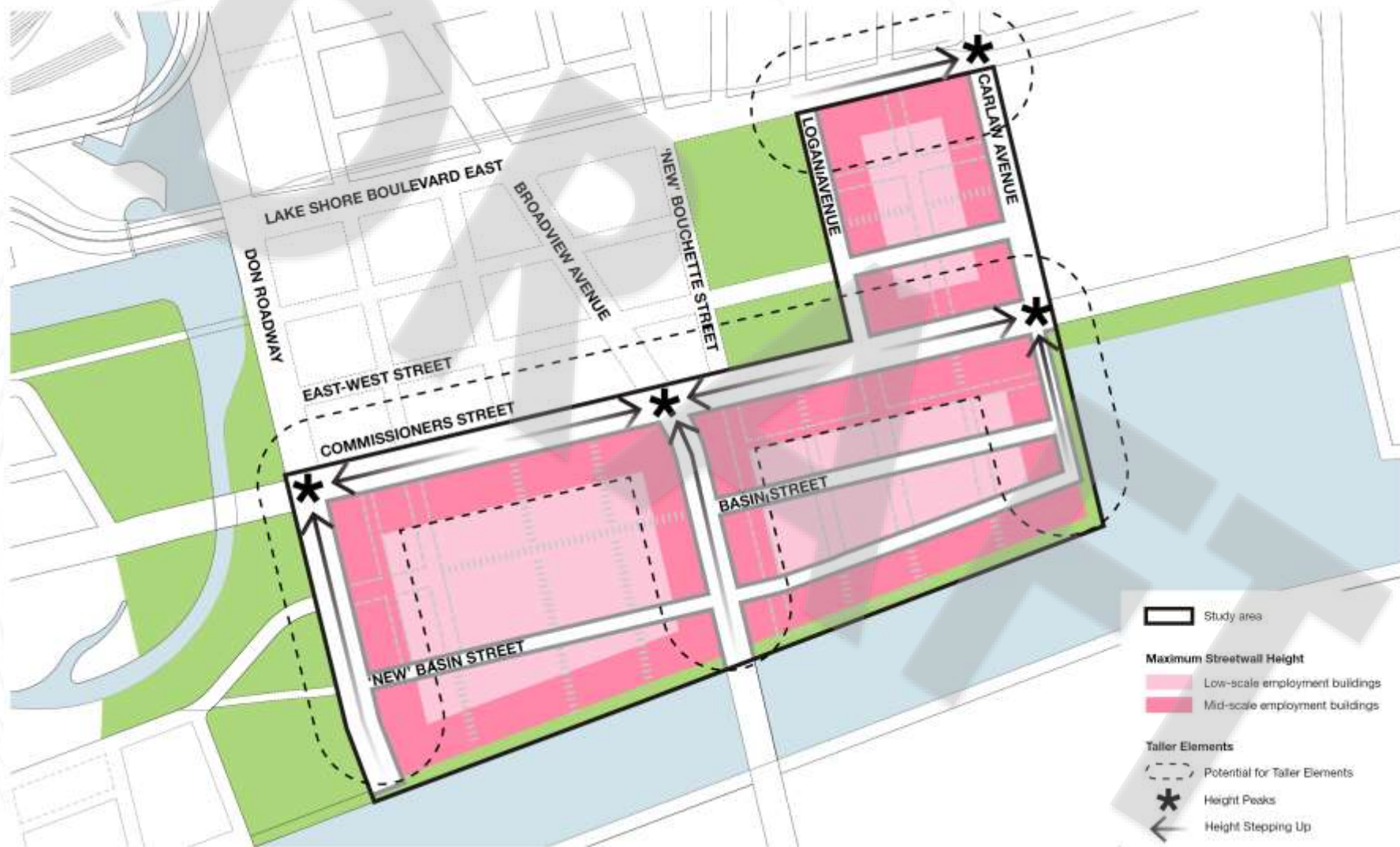


Key Views





PIC Core Height Strategy



Creative Campuses + Secure Perimeters



Secure Perimeter Approach



Figure 6.18: Filmpark Babelsberg, Caligari Halle, Babelsberg (Berlin).



Figure 6.19: Culver Studio Parking Structure Perimeter Wall Treatment, Culver City, USA.



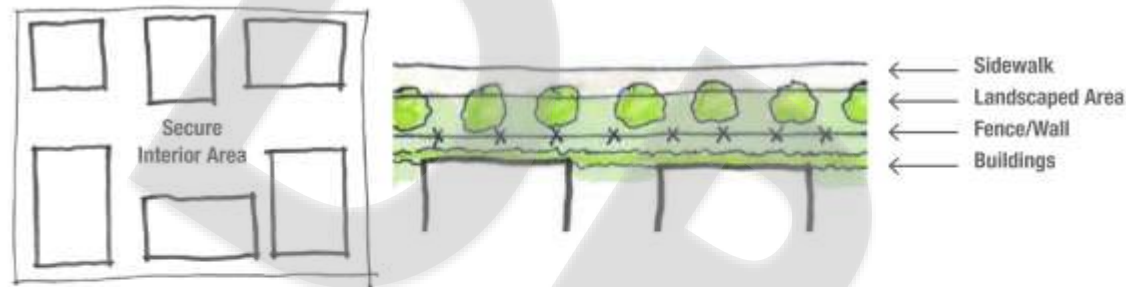
Figure 6.20: Cinespace Elevated skybridge anchored by perimeter buildings, with recessed gateway, Chicago, USA.



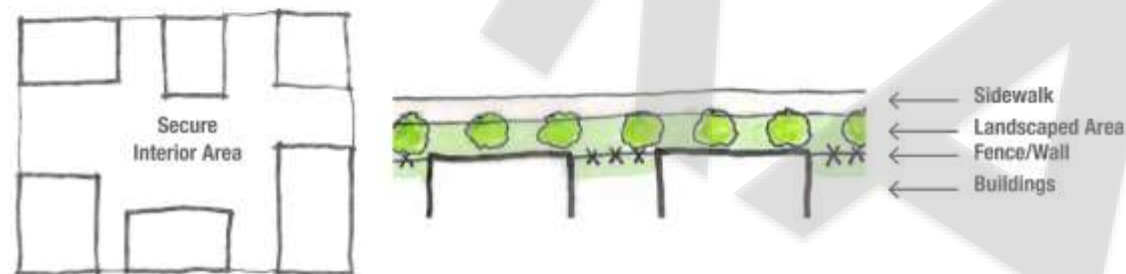
Figure 6.21: Wall & Secure Perimeter Facades.



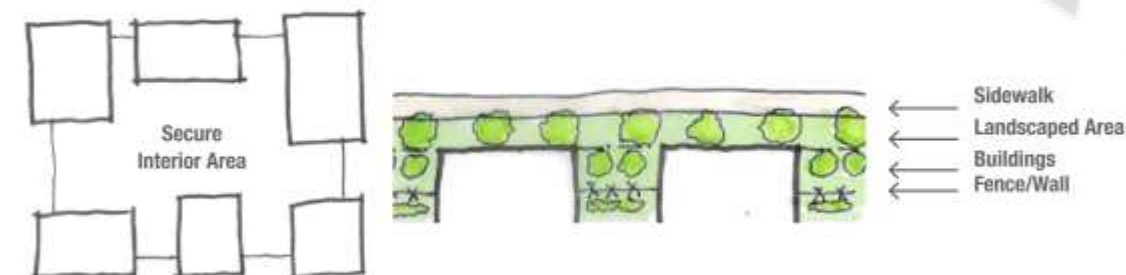
Secure Perimeter Arrangements



2. Perimeter Flush with Buildings



3. Buildings Forward



St. Mary's Cement Secure Perimeter, Port Lands, Toronto

Figure 6.22 Options for secure perimeter arrangements.



Elevated Secure Perimeters



Skybridge over Cady's Alley, Washington, DC



Exhibition Place Sky Bridge, Toronto

Design considerations:

- designed in a sensitive and creative way so that it can be integrated into the surrounding buildings, surrounding uses, adjacent streets and public spaces;
- respect and maintain key view corridors;
- designed to be highly transparent and visually lightweight;
- maximize skyview; and,
- e. designed with with elements that brighten, animate and enhance the appearance from the street level, through the following:
 - i. special lighting treatment; and,
 - ii. temporary and/or permanent public art installations.



Gateways



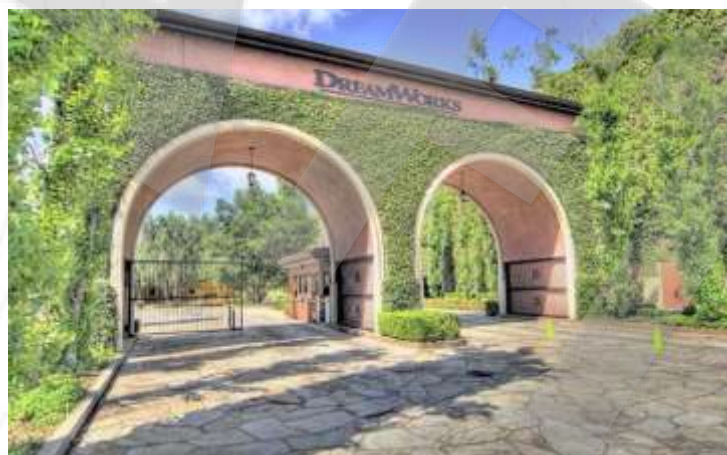
TOHO Studios Entrance, Tokyo, Japan



Sky Studios Elstree Entrance, London



Proposed Sunset Studios in Broxbourne, UK



Dreamworks Glendale Campus Gateway, California, USA



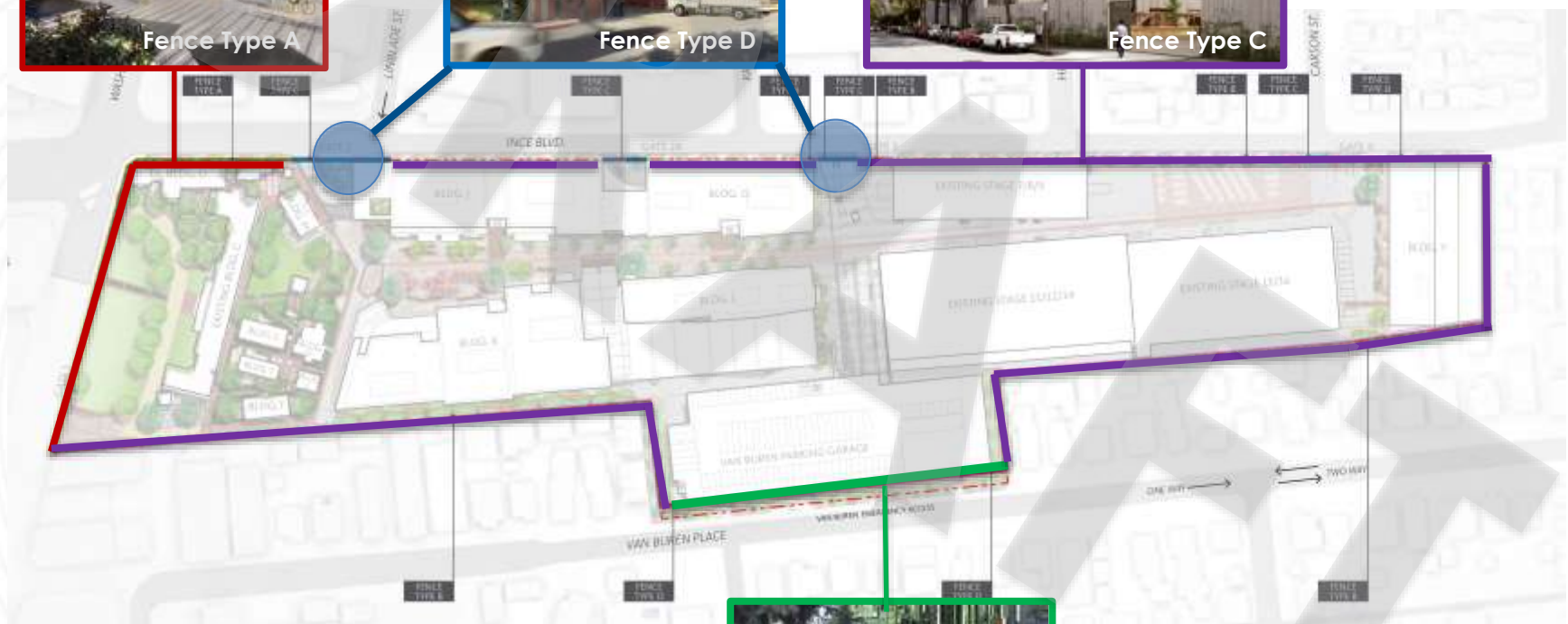
Secure Perimeter Strategy Example

North Shore Studios – North Vancouver, BC



Secure Perimeter Strategy Example

Culver Studios (2017 Master Plan)



- Tensile force to remove and reinsert gates: Approximately 4' 0" - 12' 0"



- 12" ϕ high-strength concrete/plywood wall with precast core (where)



- 12'-0" painted/brushed black metal fence and/or gate



- 12" O" high painted metal fence and/or gate with planted vine (where)



Fence Type D

Questions for Consideration

- 1. Do the guidelines provide sufficient urban design direction to create a vibrant and active urban film-friendly area in the Port Lands?**
- 2. Do the urban design guidelines strike a balance between a robust public realm and the need for secure perimeters?**
- 3. Over time, do the guidelines adequately guide the identified and emerging special moments along the ship channel and in the public realm?**
- 4. Do the urban design guidelines provide a clear built form strategy, including direction on the placement and use of tall buildings?**

Thank You



Anthony Kittel, Project Manager
City of Toronto
January 26, 2022

