

# Villiers Island Precinct Plan : Proposed Amendments

April 24, 2024



# Purpose and Agenda

**Purpose:** Present the 2024 Villiers demonstration plan that will be enabled by Zoning, including key urban design considerations, and identify Next Steps.

## **Agenda:**

1. Introduction
  - Precinct Plan Amendment and Zoning – direction and where we are in the process
  - What We Heard at the last WDRP
  - Public Realm Context
2. Density & Massing Update
3. Next Steps



# Project Timeline

- October 2021: Consultant-led exploration of approaches to increased density
- July 2022: Update to Council re: additional ARH options on Villiers Island (PH35.17)
- November 2022: First density workshop (WT, CoT, CreateTO)
- February 2023: Update to Council re: ARH on Villiers Island (PH2.9)
- June 2023: Public consultation #1
- June 2023: WDRP presentation #1
- November 2023: Final density workshop
- March 2024: Public consultation #2
- **April 2024: WDRP presentation #2 – Stage 2: Preliminary Draft Plan**
- June 2024: OPA, ZBL, VIPP Phase 1 Amendment and staff report to PHC and Council for approval

# Direction Precipitating the Villiers Island Density Study

## Council Direction:

- 2017 Council-approved Port Lands Planning Framework provides direction to "**investigate opportunities to achieve additional affordable housing in Villiers Island**, over and above the minimum requirements in this Framework,
- April 2022 Planning and Housing Committee direction (PH35.17) to "**determine if any changes need to be made to the Villiers Island Precinct Plan to achieve the City's housing goals**,"
- Dec 2022 Mayor's Housing Action Plan direction (CC2.1) to "**revisit the plans for the Port Lands, Waterfront and other major change area projects to ensure housing density is optimized**", and
- Feb 2023 Villiers Island - Affordable Housing Update direction (PH2.9) to the study the "**maximum amount of housing achievable**, thereby increasing the number of affordable homes that can be created on Villiers Island in collaboration with the federal and provincial governments, consistent with the broader, city-wide goals."

Private applications: Proposed (~40-50%) increase over the density contemplated in the VIPP



## Villiers Island Vision (Official Plan Modification 2024)

Villiers Island will set a precedent for a next generation **climate positive, resilient, and inclusive model of development** for Toronto. The overall character of Villiers Island will be an **inclusive, sustainable and walkable, dense urban community** with a **diversity of uses and building typologies**. Diverse built form will **prioritize cultural heritage resources** and a **system of resilient high-quality parks and public realm** with **comfortable microclimate and design excellence**.

# Villiers Island Density Study Scope

## What we reviewed:

- Density of development on public lands
- Massing & built form approaches and impacts
- Increased densities on Keating Channel blocks
- Percentage of GFA for affordable housing
- Amount and location of office and retail GFA



13 publicly-owned development blocks to be developed over 25+ years

## Due Diligence:

-  Transportation network & transit capacity (including pre-LRT)
-  Community facilities and services calibration
-  Impacts on surrounding parks
-  Achieving sustainability/climate positive objectives
-  Land use compatibility (noise and air quality)
-  Affordable housing
-  Enabling Infrastructure and servicing capacities
-  Approaches to solar access and wind mitigation
-  OPM policy conformance and implications
-  Billy Bishop airspace controls



# The Study Outcomes

- ✓ Updating the affordable housing target to deliver a target of 30% of units on public land as Affordable Housing (minimum 20% required by OPA policy).
- ✓ Gross Floor Area (GFA) is proposed to increase by 60% to optimize housing opportunities by:
  - increasing the location number and height of towers,
  - increasing the heights of base and midrise buildings, and
  - introducing towers to blocks that were previously planned for low or midrise buildings.
- ✓ Introduce a new public library and update community facilities and services space requirements.
- ✓ Confirmed the infrastructure and servicing approach for the Island.
- ✓ Identified a next phase of work to:
  - a) establish a permanent name for the Island and develop an Indigenous Cultural Interpretive Plan
  - b) update the streets, open space and public realm plans to respond to built form changes and Indigenous engagement.

# Villiers Island Zoning Approach

The Density Study and new demonstration plan will inform the OPA, Zoning By-law and Precinct Plan amendments

**Allow for flexibility (a "loose fitting shirt" approach) within the planning instruments to:**

- Articulate general built form goals for the island
- Permit a wide variety of uses, to allow for a successful early activation program and "meanwhile uses"
- Future-proof to allow for the evolution of the City's priorities, policies and guidelines
- Allow room for architectural expression and evolving creative design solutions over a 25+ year horizon
- Minimize future rezonings or Committee of Adjustment applications
- Anticipate significant design feedback during the site-specific development review process

**This approach will establish:**

- Maximum GFAs per block based on the demonstration plan
- Streetwall heights related to scale and character of streets
- Minimum step-backs and tower setbacks, with final site-specific microclimate metrics informed by SPA stage studies
- Maximum base and tower heights
- Large tower zones, allowing for flexibility of tower locations



# Project Timeline – Future Work

- **April 2024:** **WDRP presentation #2**
- June 2024: OPA, ZBL, VIPP Phase 1 Amendment and staff report to PHC and Council
  
- **Q3 2024:** **VIPP Phase 2 Amendment: public realm, Indigenous interpretive plan, naming strategy**
- **Q3 2024:** **Business Implementation Plan**
- **Q4 2024:** **Draft Plan of Subdivision**
- **Q1 2025:** **Commence RFP process for first development blocks**

# Overview of Villiers Precinct Plan WDRP – June 2023

## Approach 1: Increased Density Focused on Keating Channel & North Blocks



- Intensification of Keating Channel & North blocks
- Tall towers along Keating Channel and Villiers Street
- Maintain mid-rise heights along on south of Centre Streets and east blocks

**~60% increase**

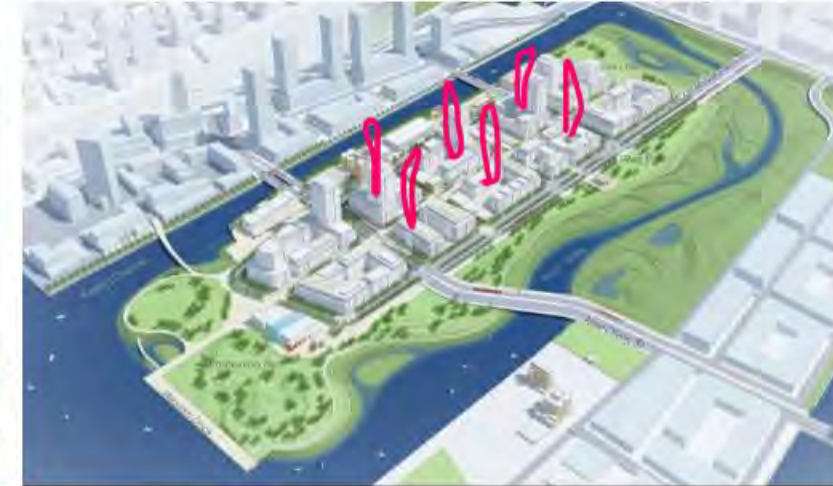
## Approach 2: Increased Density Focused on Western Blocks



- Intensification of the western blocks
- Tall towers clustered along New Cherry Street gateway
- Shorter towers along Keating Channel
- Mid-rise heights with short towers on east blocks

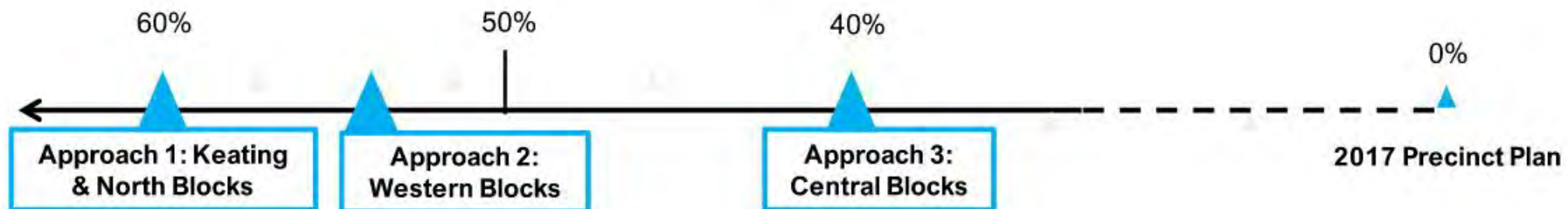
**~55% increase**

## Approach 3: Increased Density Focused on Central Blocks



- Intensification of central blocks (between New Cherry and New Munitions Streets)
- Tall towers along New Cherry, New Munitions
- Tall mid-rise to low-rise along Keating Channel
- Mid-rise heights with short towers on east blocks

**~40% increase**





# What we heard – Overall

- Support for higher density, **at least 60% increase** and more affordable housing.
- **Provide the Villiers Island Public Realm design and details as context** for the next review. The Panel would like the team to explore opportunities to re-examine the public realm design given the exercise on increasing density.
- Consider all opportunities to increase the affordable housing being delivered at Villiers.
- Information on relationship of **ground floor animation to public space**.
- Information on **transit capacity** as it relates to the density options.
- Comprehensive set section drawings, including **north-south sections** from the City to Villiers Island.

# What we heard – Height and Massing

- Some Panel members supported **increasing the height of buildings along Commissioners** to create a denser, more urban, experience along the edge of the park.
- Some Panel members felt that the density can be greatly increased if the public realm is unique.
- **Identify built-form typologies that can introduce more porosity** at each block with a second layer of public realm spaces, such as mews and POPS.
- Some Panel members supported **a finer block pattern** and recommended **more numerous small floor plate towers** that create **less long-term shadow impact** than larger footprint mid-rises.
- Some Panel members felt that **preserving sightlines to heritage buildings is not the most important priority** if it comes in the **way of good density distribution** and recommended to instead **focus on creating an interesting public realm around these heritage buildings to mark their significance.**
- Continue to **explore other typologies outside of tower and podium** to ensure the **buildings will have a unique relationship with the public realm**, such as higher podium mid-rises and other hybrid more porous typologies.
- **Provide more clarification on the airport flight path height limitations and how that will impact the density allocation.**



# What we heard – Public Realm and Sustainability

- Some Panel members felt that **Keating Channel area should not take on too much additional height because it would reduce sunlight on the public realm.**
- Some Panel members felt **density is crucial in activating the Keating Channel and density there should be maximized, especially when the public realm at Keating is shaded most of the day anyway.**
- For this option, further study the Chicago waterfront: the setback on the south side, height of buildings, water and other activation programs - ensure comfort and uses at the public realm
- **Along the Keating Channel, consider putting the dining closer to the water to maximize sun exposure, and maximize opportunities for water activation** – this area can become a different type of water's edge promenade.
- Some Panel members felt that **the built form should focus on controlling climate and respond to sunlight.**
- **Leverage the public realm to create unique microclimate.**
- Provide **more information on the various massing options' impact on sustainability performance**, in particular on-site generation of electricity.
- Ensure the built form will **support a zero-carbon neighborhood and minimizing embodied carbon emission.**

## Public Realm Context



# Villiers Island Public Realm Plan



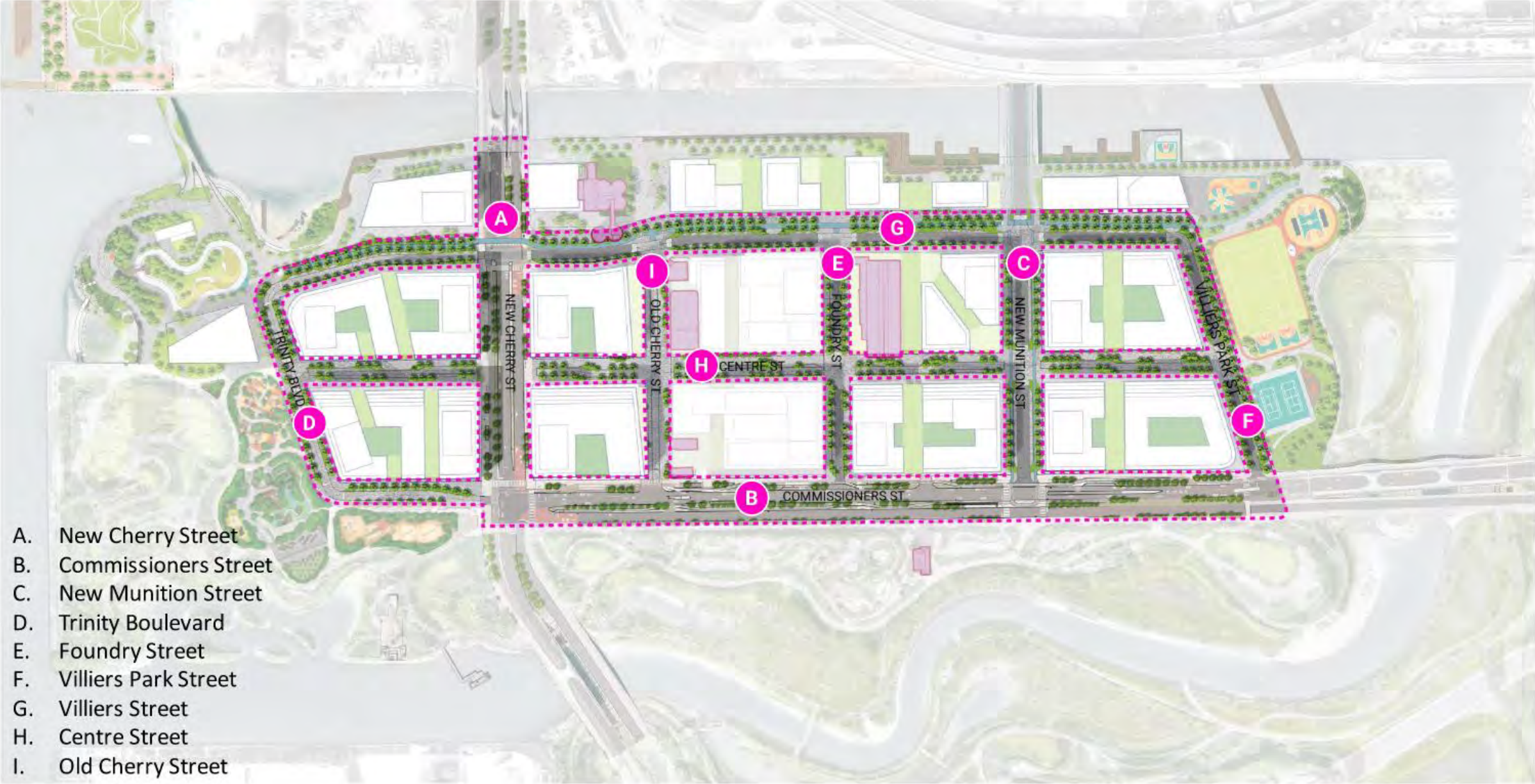


# Planning Context – Parks





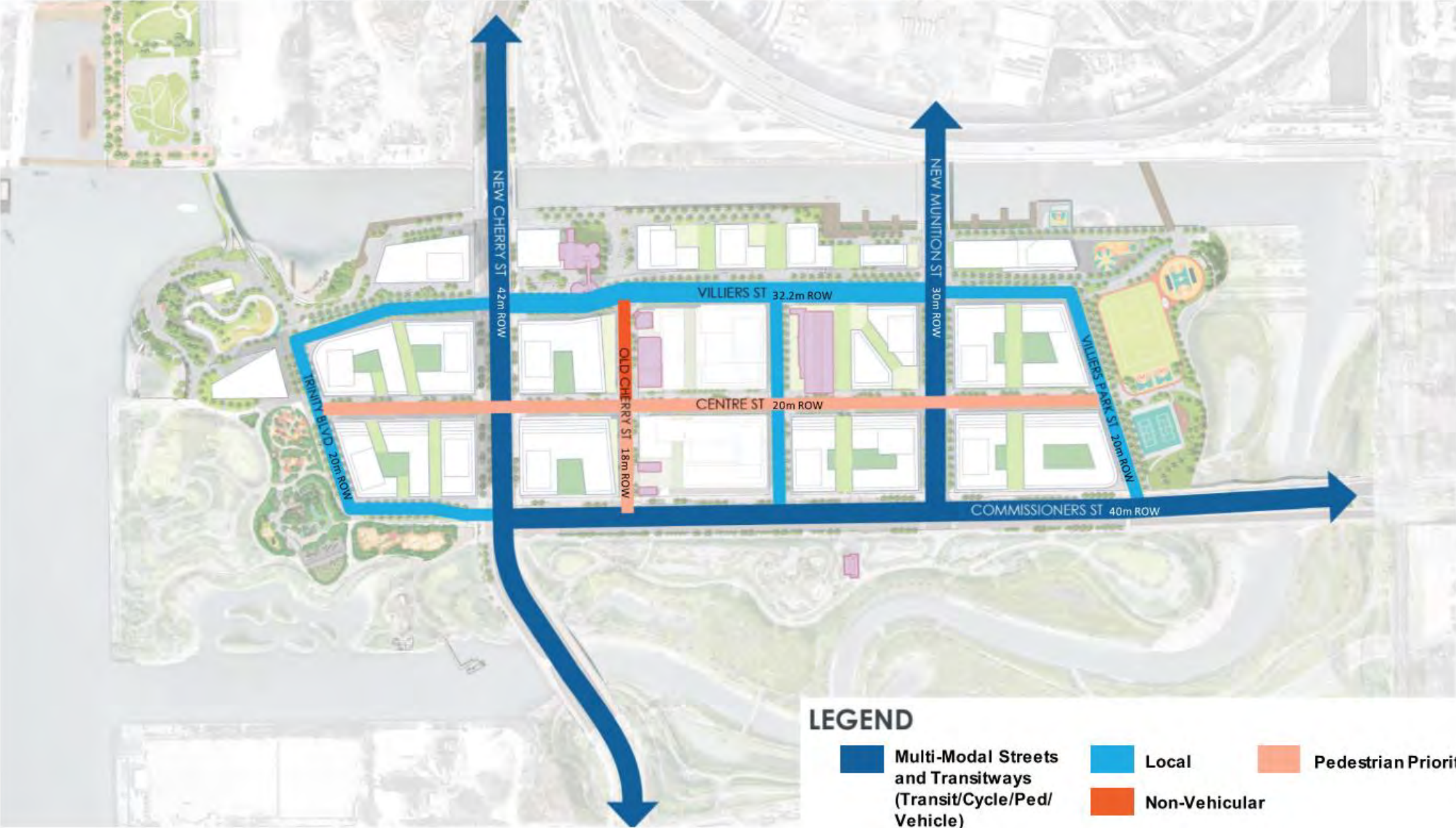
# Planning Context – Streets



- A. New Cherry Street
- B. Commissioners Street
- C. New Munition Street
- D. Trinity Boulevard
- E. Foundry Street
- F. Villiers Park Street
- G. Villiers Street
- H. Centre Street
- I. Old Cherry Street



# Planning Context – Four Street Typologies



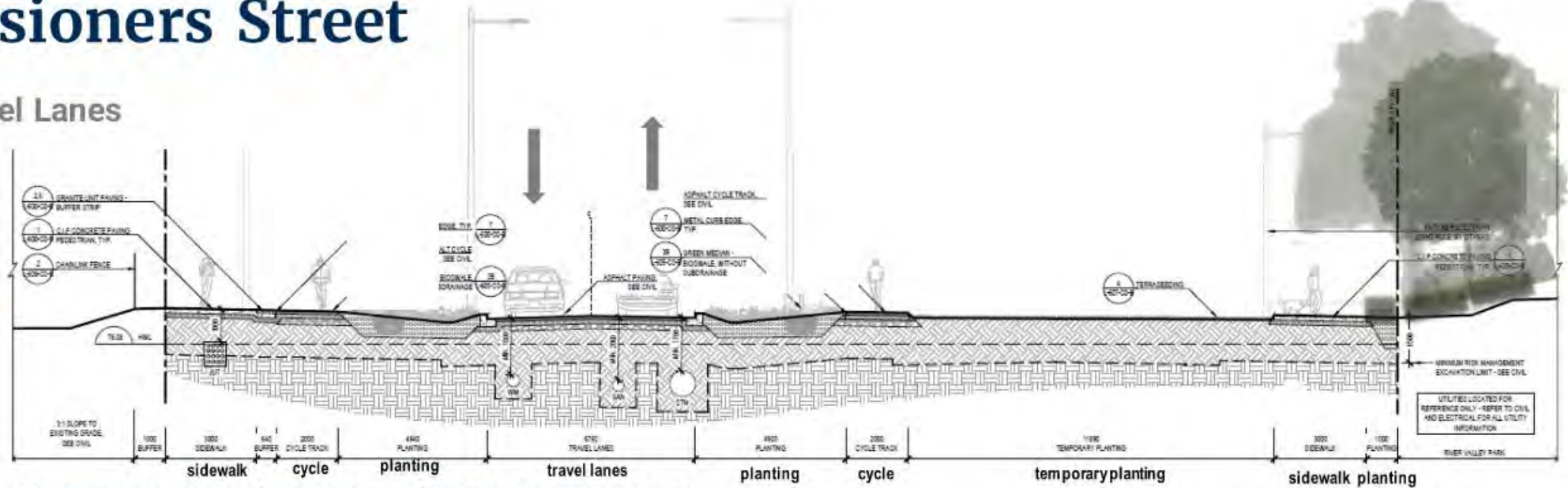
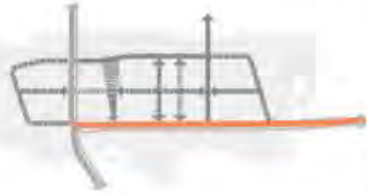


## **Multi-Modal Streets and Transitways**

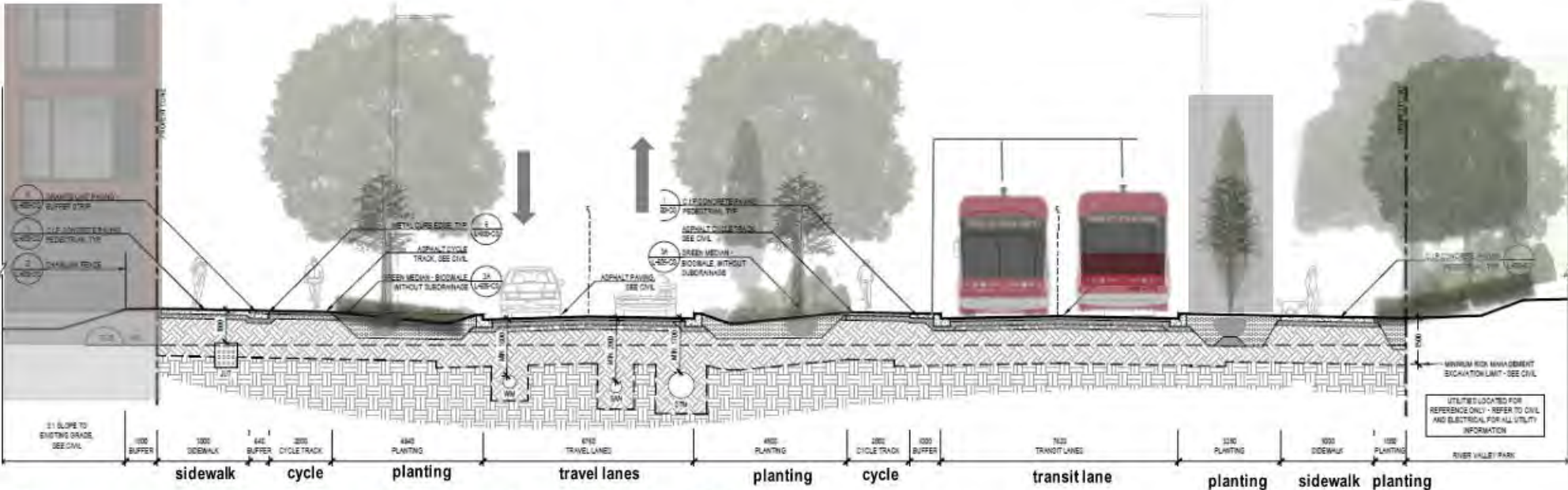
# B. Commissioners Street

40m ROW

6.6m of Vehicle Travel Lanes



Streetscape Complete to Date (Under Construction)



Streetscape Design with LRT - Completion timing TBD



- 17% Roadway
- 0% Parking Lane
- 10% Dedicated Bike Lane
- 15% Sidewalk
- 4% Buffer
- 34% Planting
- 20% Transit

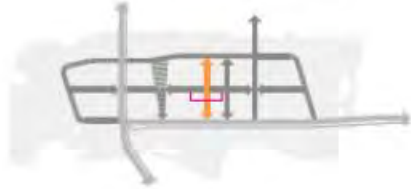


**Local Streets**

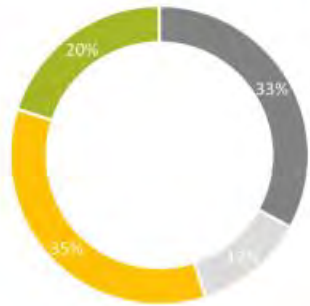
# E. Foundry Street

20m ROW

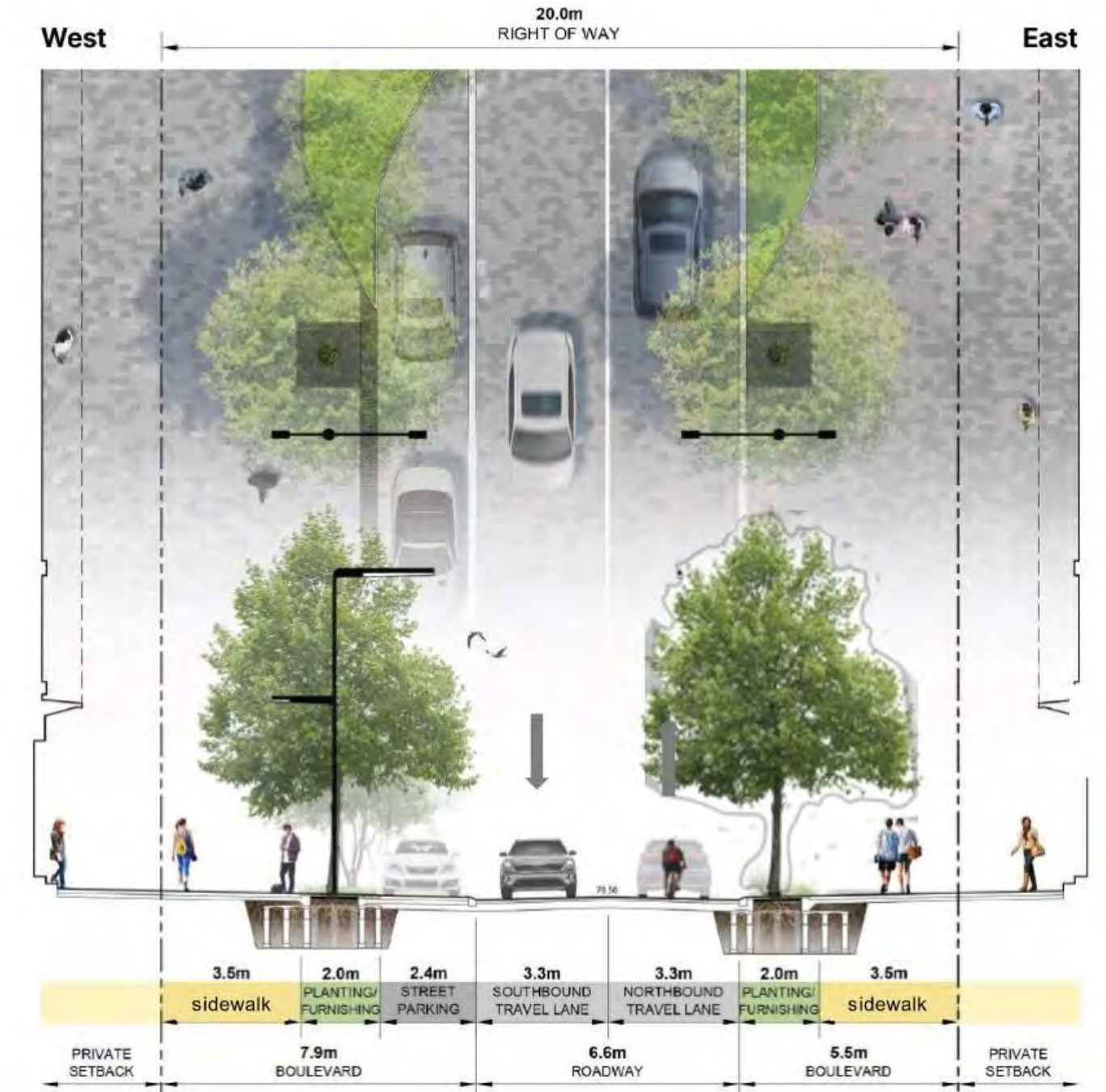
6.6m of Vehicle Travel Lanes



## ROW allocation by use



33%	Roadway/Bike
12%	Parking Lane
0%	Dedicated Bike Lane
35%	Sidewalk
0%	Buffer
20%	Planting



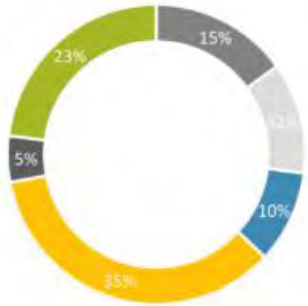
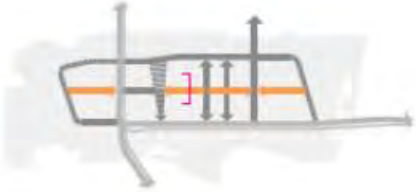


## **Pedestrian Priority**

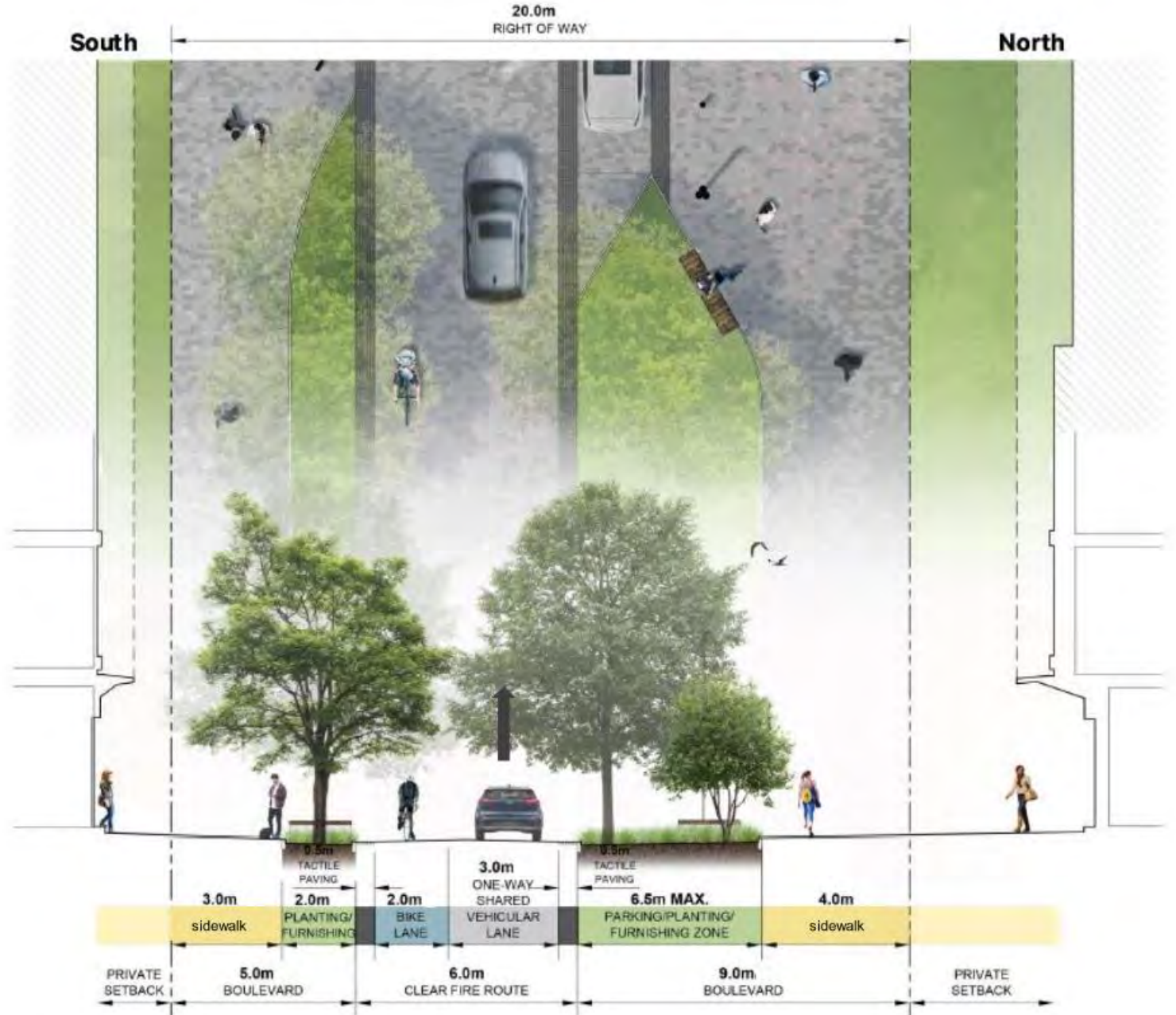
# H. Centre Street

20m ROW

3m of Vehicle Travel Lanes



- 15%** Roadway
- 12%** Parking Lane
- 10%** Dedicated Bike Lane
- 35%** Sidewalk
- 5%** Buffer
- 23%** Planting





**Non-Vehicular**

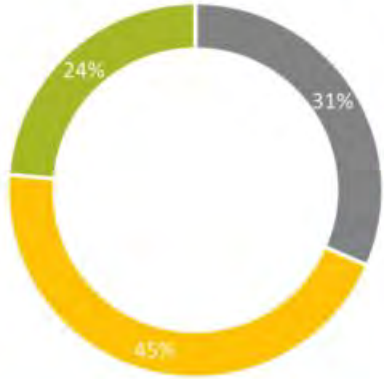
# I. Old Cherry Street

19m ROW

6m Fire Route

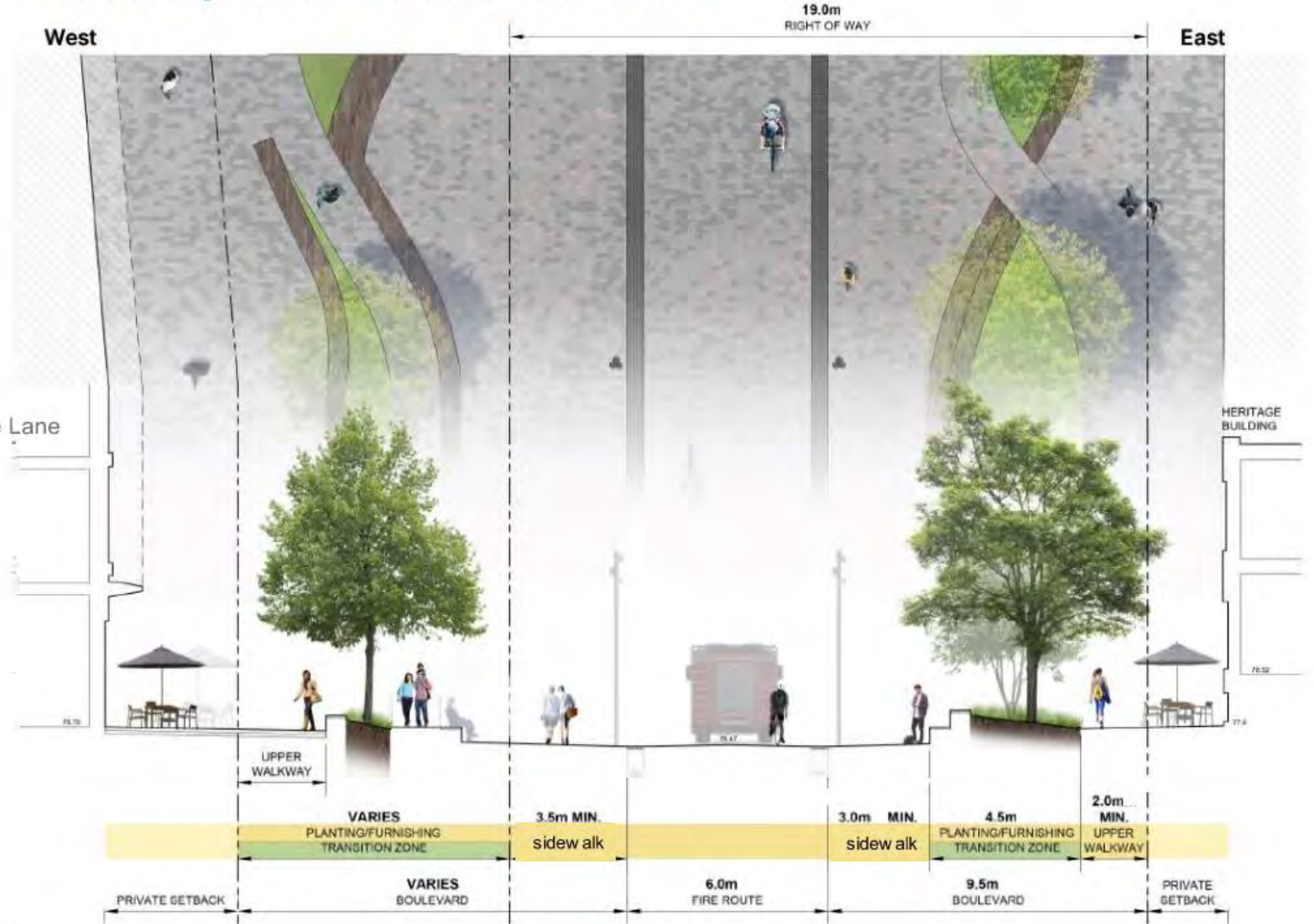


ROW allocation by use



- 31%** Fire Route
- 0%** Parking Lane
- 0%** Dedicated Bike Lane
- 45%** Sidewalk
- 0%** Buffer
- 24%** Planting

## Old Cherry Street - North of Centre Street





# Old Cherry Street





# Future Public Realm Update

Designing the public realm in Villiers Island is a future phase of work which may commence later in 2024. The designs for each street and park will come to WDRP for a full review at that time. This will include advancing:

- Program and Design for Promontory Park North, Villiers Park, and the Keating Promenade
- Confirming Keating Channel promenade width and right-of-way width of Villiers Street
- Design streets including confirming overall vision, street character, program elements, and green infrastructure
- Developing interface with building and spillover zones



Rambblas in Barcelona: +/- 90' (27m)



Avenue of the Americas, NYC: +/- 90' (27m)



# Areas for Panel Consideration

1. Does the proposed approach to increased density:
  - Maintain the guiding principles of the 2017 Villiers Island Precinct Plan?
  - Achieve an appropriate distribution of the increased density to support additional housing?
  - Adequately achieve solar access to key public spaces?
  - Allow for good porosity at grade to support a fine-grained pedestrian realm?
2. Does the approach to zoning provide adequate flexibility to allow for architectural innovation while ensuring key built form policies and public realm performance targets are achieved?
3. How can the future public realm design work respond to the updated massing, and how can the built form be further articulated through urban design guidelines to enhance adjacent public spaces?



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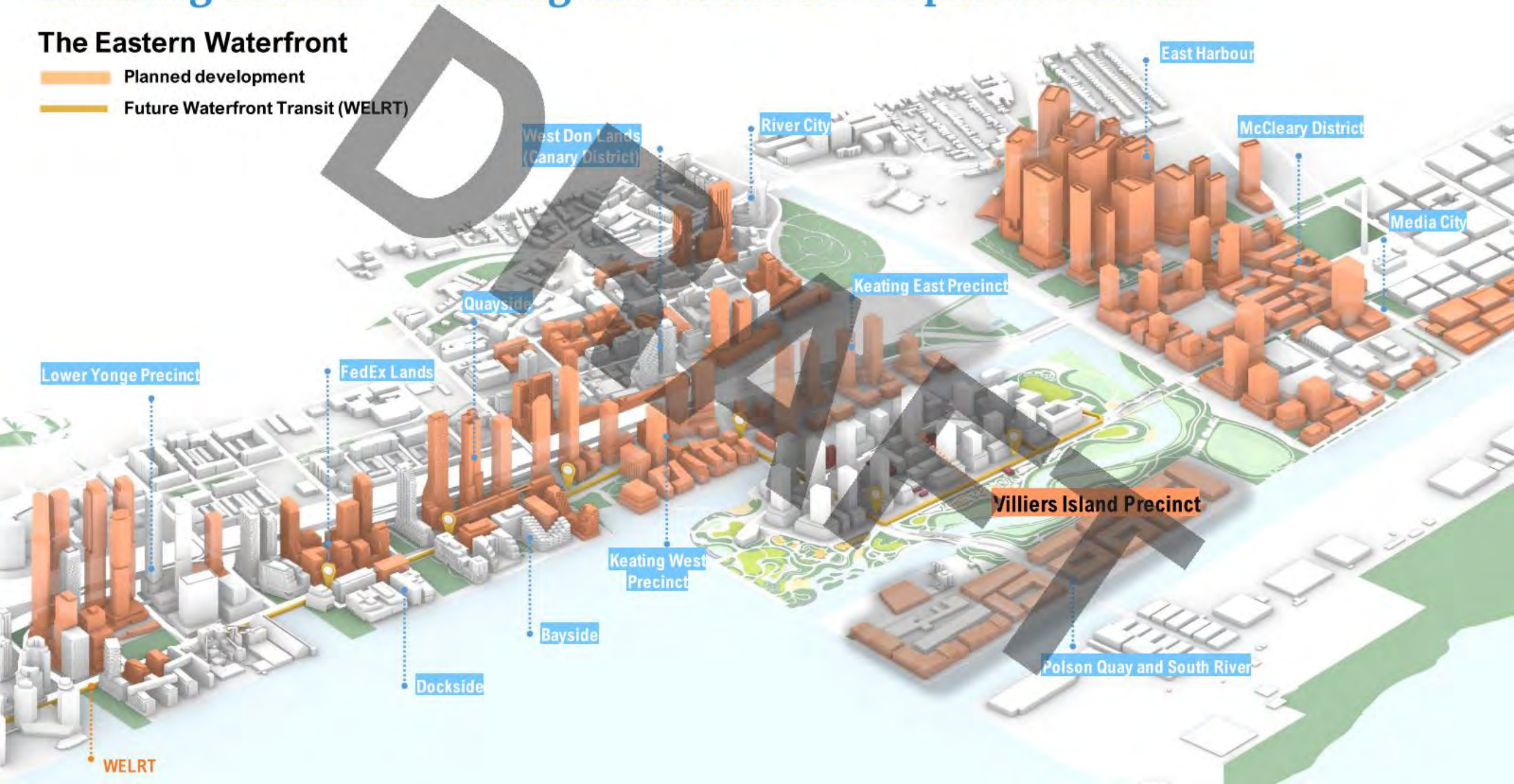
Density and Massing Update



# Planning Context - Existing and Future Development Context

## The Eastern Waterfront

-  Planned development
-  Future Waterfront Transit (WELRT)





# Summary of Final Approach to Density Increase

## Approach 1: Increased Density Focused on Keating Channel & North Blocks



- **Intensification of Keating Channel & North blocks**
- Tall towers along Keating Channel and Villiers Street
- Maintain mid-rise heights along on south of Centre Streets and east blocks

## Approach 2: Increased Density Focused on Western Blocks



- **Intensification of the western blocks**
- **Tall towers clustered along New Cherry Street gateway**
- Shorter towers along Keating Channel
- **Mid-rise heights with short towers on east blocks**

## Approach 3: Increased Density Focused on Central Blocks



- **Intensification of central blocks (between New Cherry and New Munitions Streets)**
- Tall towers along New Cherry, New Munitions
- Tall mid-rise to low-rise along Keating Channel
- **Mid-rise heights with short towers on east blocks**

## Final Approach for Increased Density

~60% increase



- **Intensification of the western blocks**
- **Height peak clustered along New Cherry Street gateway**
- **Intensification of Keating Channel & North blocks**
- **Intensification of central blocks (between New Cherry and New Munitions Streets)**
- **Mid-rise heights with short towers on eastern blocks**



# 2024 Demonstration Plan – Areas of Density Increase

 Floor Space Increase Area

*\*The plan shows the active applications under appeal to the Ontario Land Tribunal for 309 Cherry Street in transparency.*





# 2017 VIPP vs. 2024 Demonstration Plan Overview

**2017 VIPP Plan**



**Approx 5,000 units  
~500,000 m<sup>2</sup> GFA, ~5.0 FSI**

**2024 Demonstration Plan**



**Approx 9,000 units  
~800,000 m<sup>2</sup> GFA, ~7.7 FSI**

\*The plan shows the active applications under appeal to the Ontario Land Tribunal for 309 Cherry Street in transparency.



# Island-wide approach to building heights

## Sun Access Criteria for Key Public Realm Areas



**A:** Protect the Don Greenway and the naturalized river valley: No shadowing below top-of-bank line between 10:18am and 4:18pm.

**B:** Minimize shadow onto Promontory Park

**C:** Minimize shadow onto Old Cherry Street corridor: lower base heights and added stepbacks along both sides of the street

**D:** No shadow onto north side of Keating Channel after 12:18pm on Sept 21

**E:** Minimize shadow onto north side of Centre Street after 12:18pm on Sept 21

*Diagram shows sun path on September 21<sup>st</sup> 9am to 6pm.*



# Island-wide approach to building heights

## A. Don River Valley Top of Bank Line – No Shadowing

Base and tower heights will be capped to ensure **no shadowing below top-of-bank** between 10:18am and 4:18pm on Sept 21<sup>st</sup> (Fall Equinox).



Shadow Study, Sept 21<sup>st</sup> at 4:18pm.



# Island-wide approach to building heights

## Key Public Realm Areas – Radiation Study

- Key public realm areas A-E will maintain a **minimum of 5 hours of cumulative sunlight access onto open space and streets**

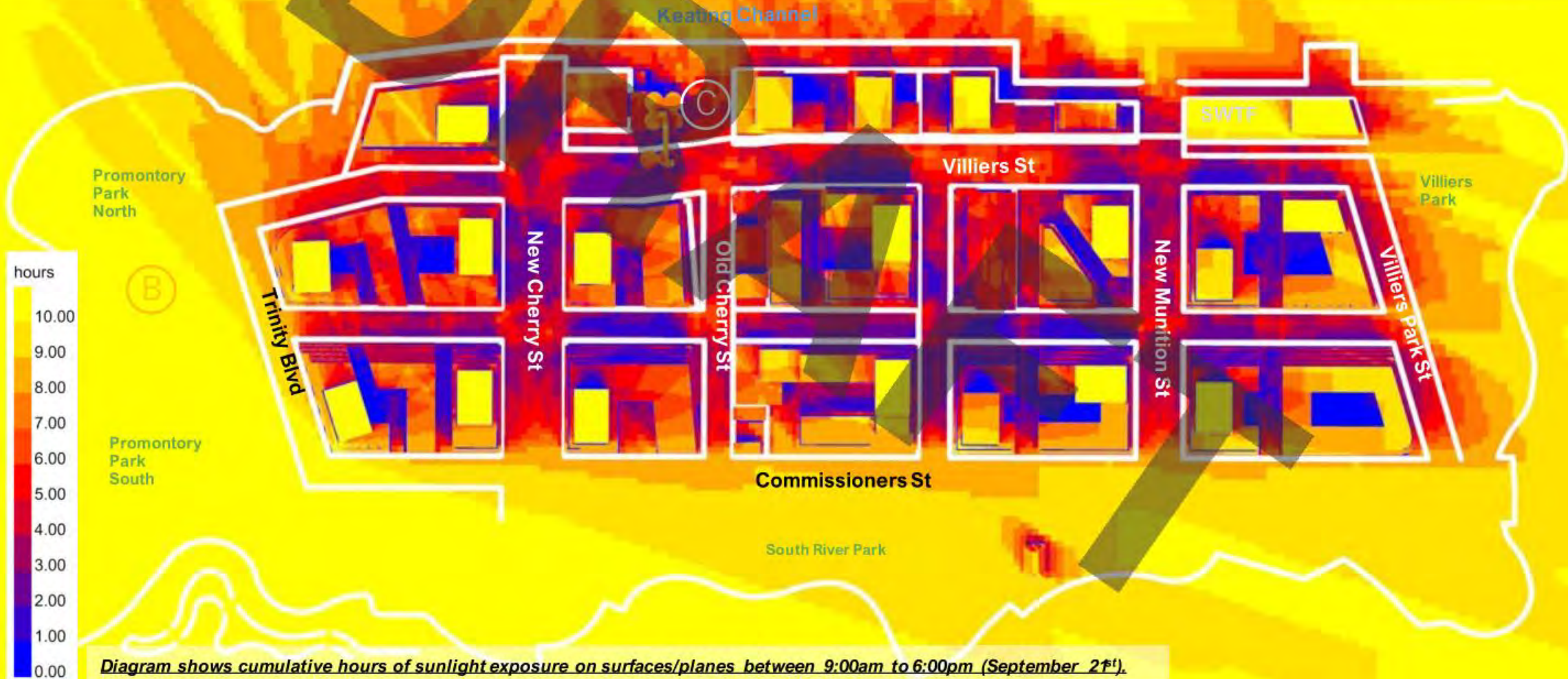


Diagram shows cumulative hours of sunlight exposure on surfaces/planes between 9:00am to 6:00pm (September 2<sup>nd</sup>).



# Island-wide approach to building heights

Shadow at 12:18pm Sept 21 (Fall Equinox)

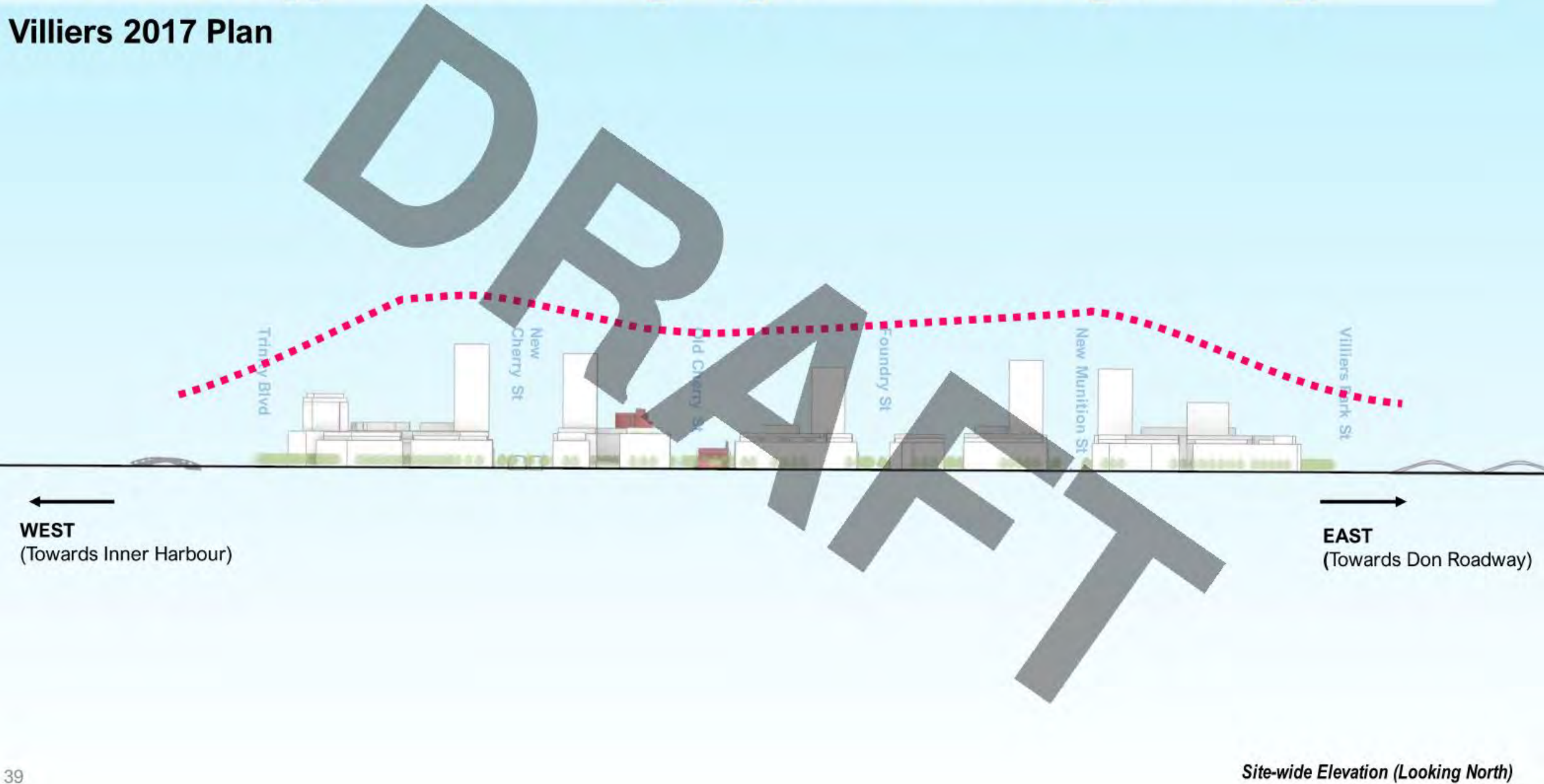


Shadow Study, Sept 21<sup>st</sup> at 4:18pm.



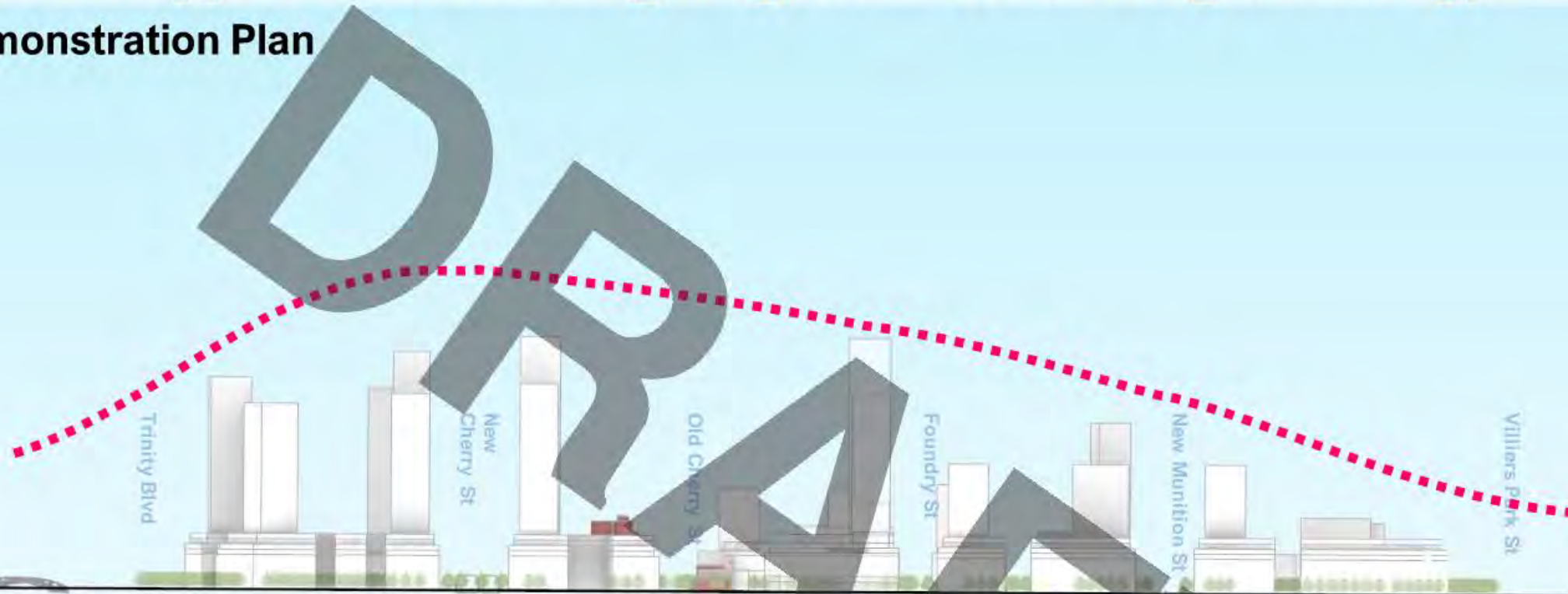
# Island-wide approach to building heights – Tower Height Strategy

## Villiers 2017 Plan



# Island-wide approach to building heights – Tower Height Strategy

## 2024 Demonstration Plan



←  
**WEST**  
(Towards Inner Harbour)

→  
**EAST**  
(Towards Don Roadway)

### 2024 Demonstration Plan height strategy:


**Tower heights transition down from the height peak at New Cherry gently to the west and south and more dramatically to the east.** The lower heights in the east avoid shadowing sensitive new habitat below the top-of-bank of the new river valley created through the Port Lands Flood Protection project and the extension of the Don River, and limit shadows on the parks.



# Island-wide approach to building heights – Tower Height Strategy

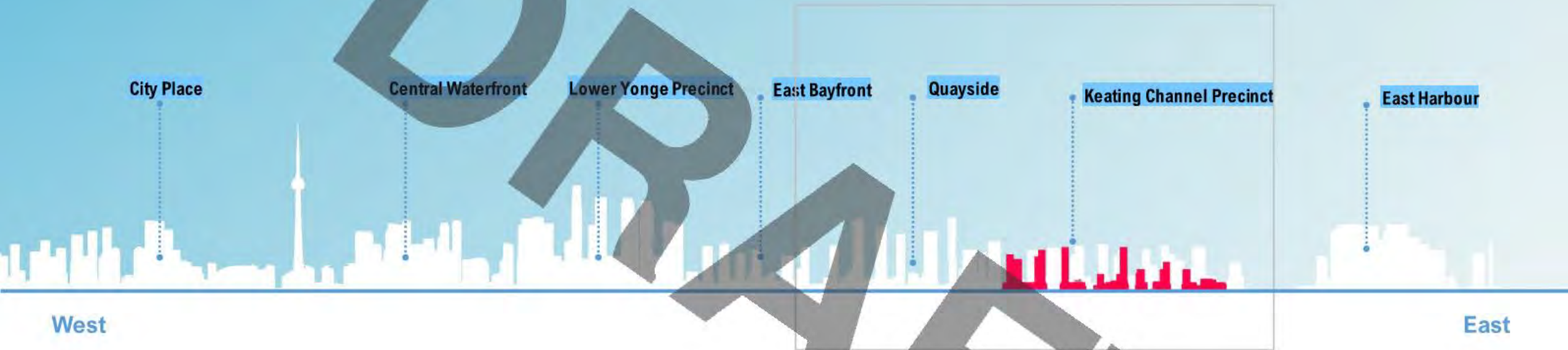
City-wide Section/Elevation (looking North), zoomed in



 Villiers Island 2024 Demonstration Plan Massing


# Island-wide approach to building heights – Tower Height Strategy

## City-wide East-West Section/Elevation (looking North)



West

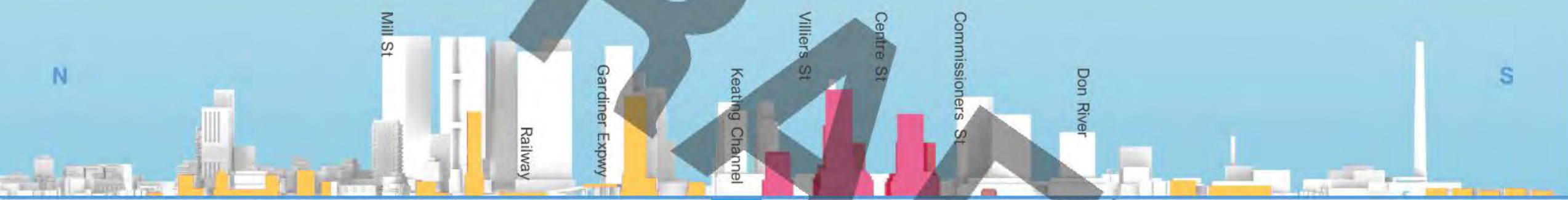
East



 Villiers Island 2024 Demonstration Plan Massing



# Island-wide approach to building heights – Tower Height Strategy

## City-wide North-South Section/Elevation (looking East)



-  Other Buildings
-  Villiers Island 2024 Demonstration Plan Massing



# Approach to Tall Buildings – Tower Locations and Separations

## 2024 Demonstration Plan

All towers will have a minimum separation of **40m** on Villiers Island.

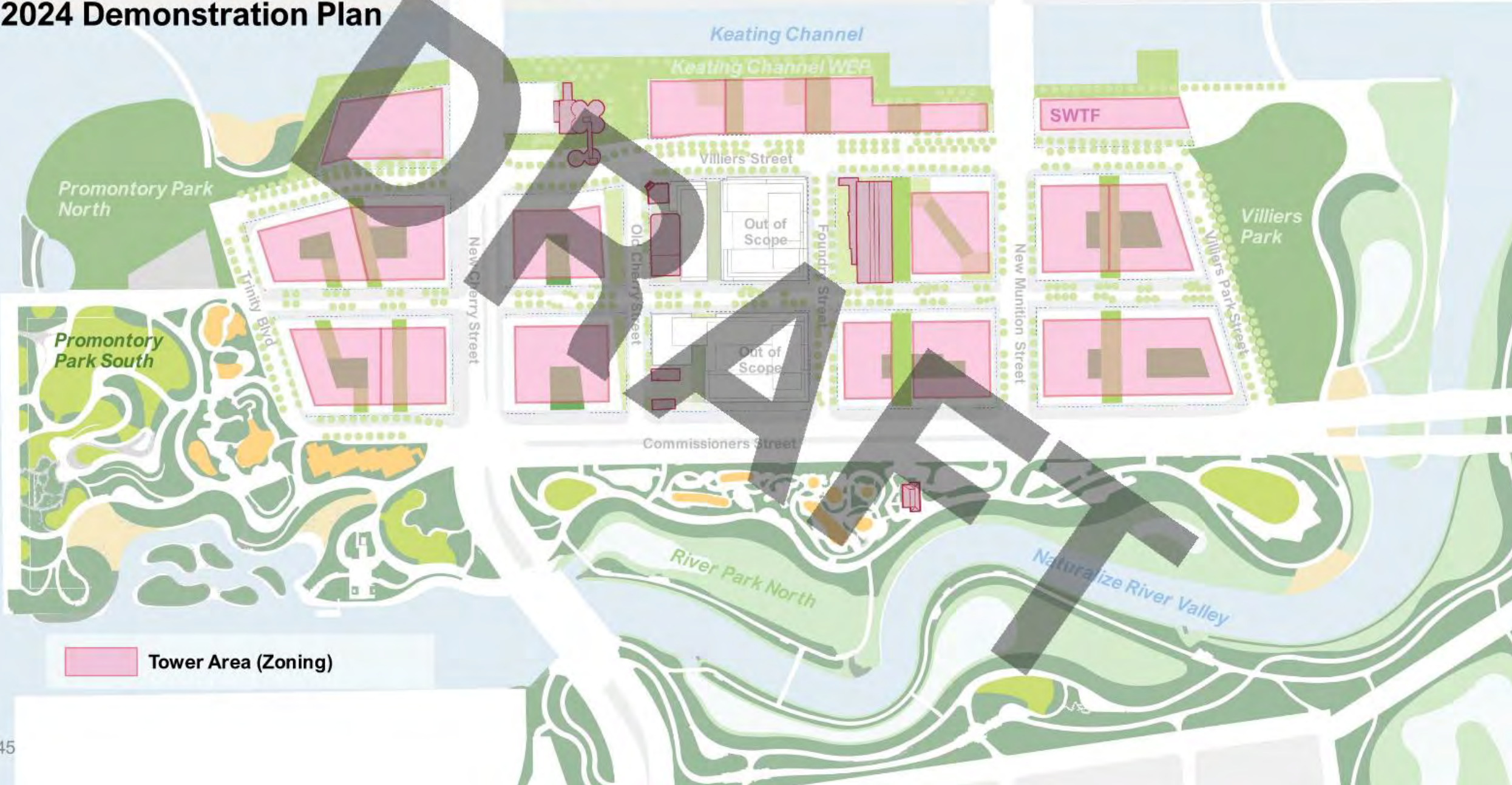


-  Short Towers (12st – 24st)
-  Moderate Towers (25st - 34st)
-  Tall Towers (35st - 44st)
-  Height Peak (45+st)



# Flexible Tower Zones (Zoning)

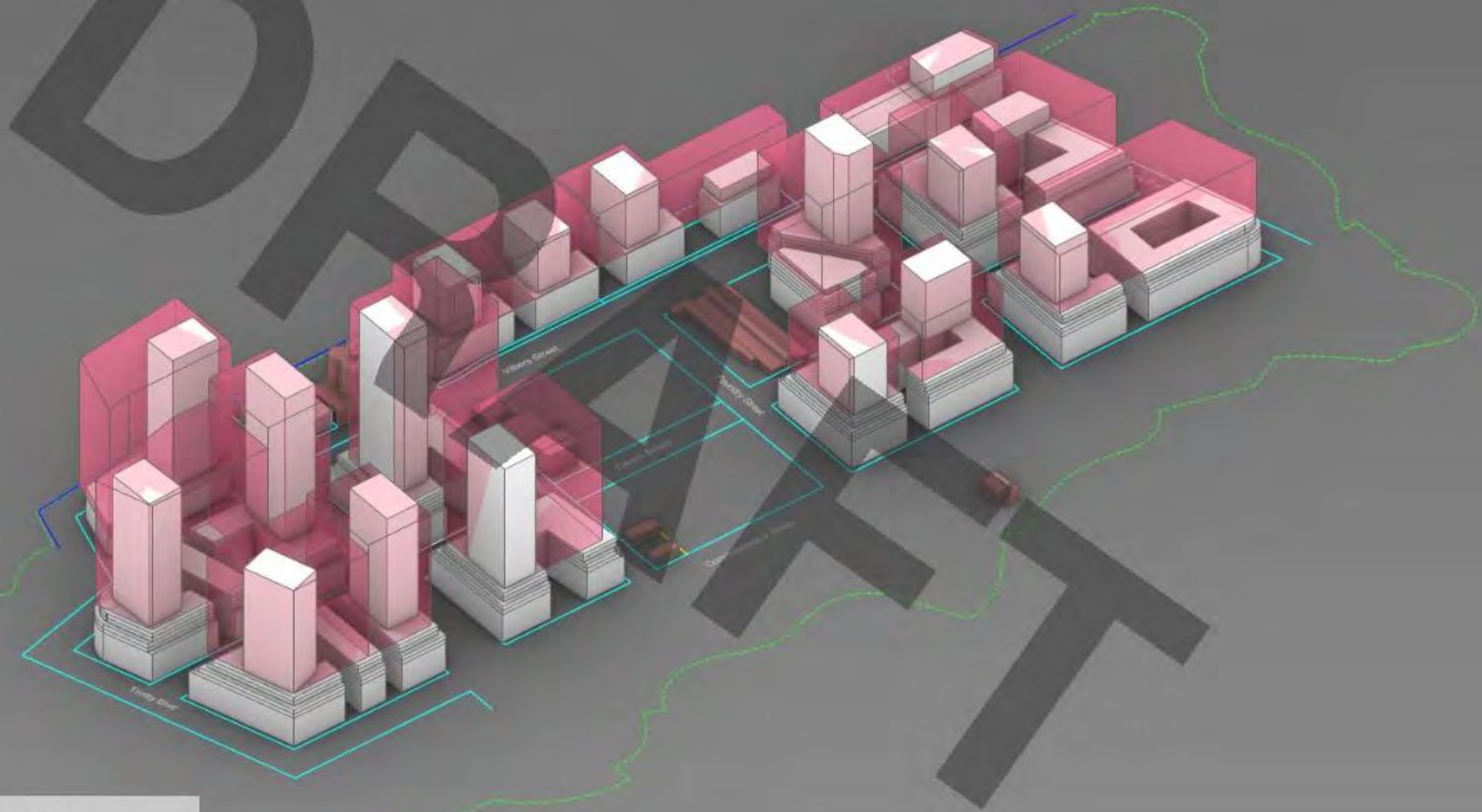
## 2024 Demonstration Plan






# Flexible Tower Zones (Zoning)

## 2024 Demonstration Plan – Axonometric View



 Tower Area (Zoning)



# Tower Setbacks (Zoning)

## 2024 Demonstration Plan

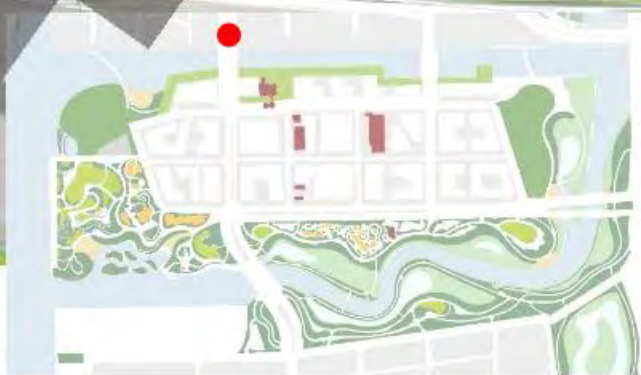




# Tower Setback (New Cherry Street)

Villiers 2017 Plan

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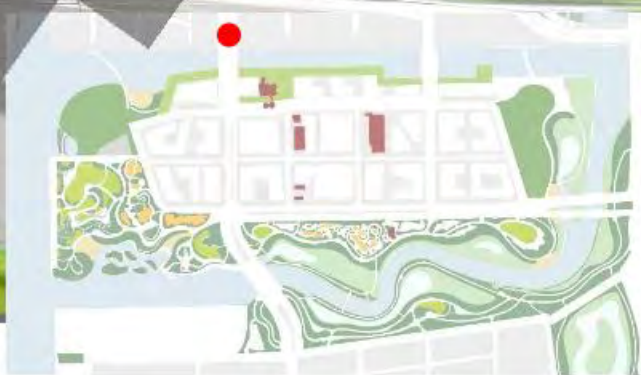




# Tower Setback (New Cherry Street)

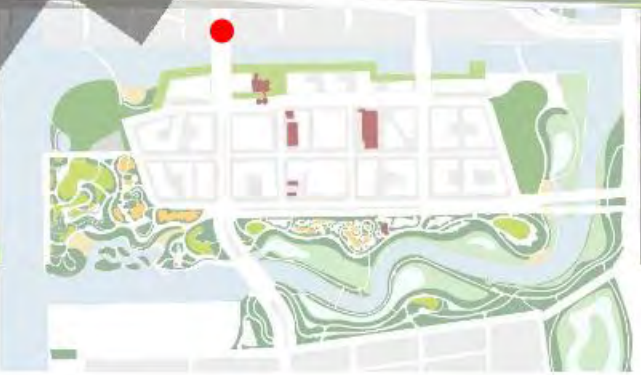
2023 June DRP (Option 1)

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# Tower Setback (New Cherry Street)

## 2024 Demonstration Plan

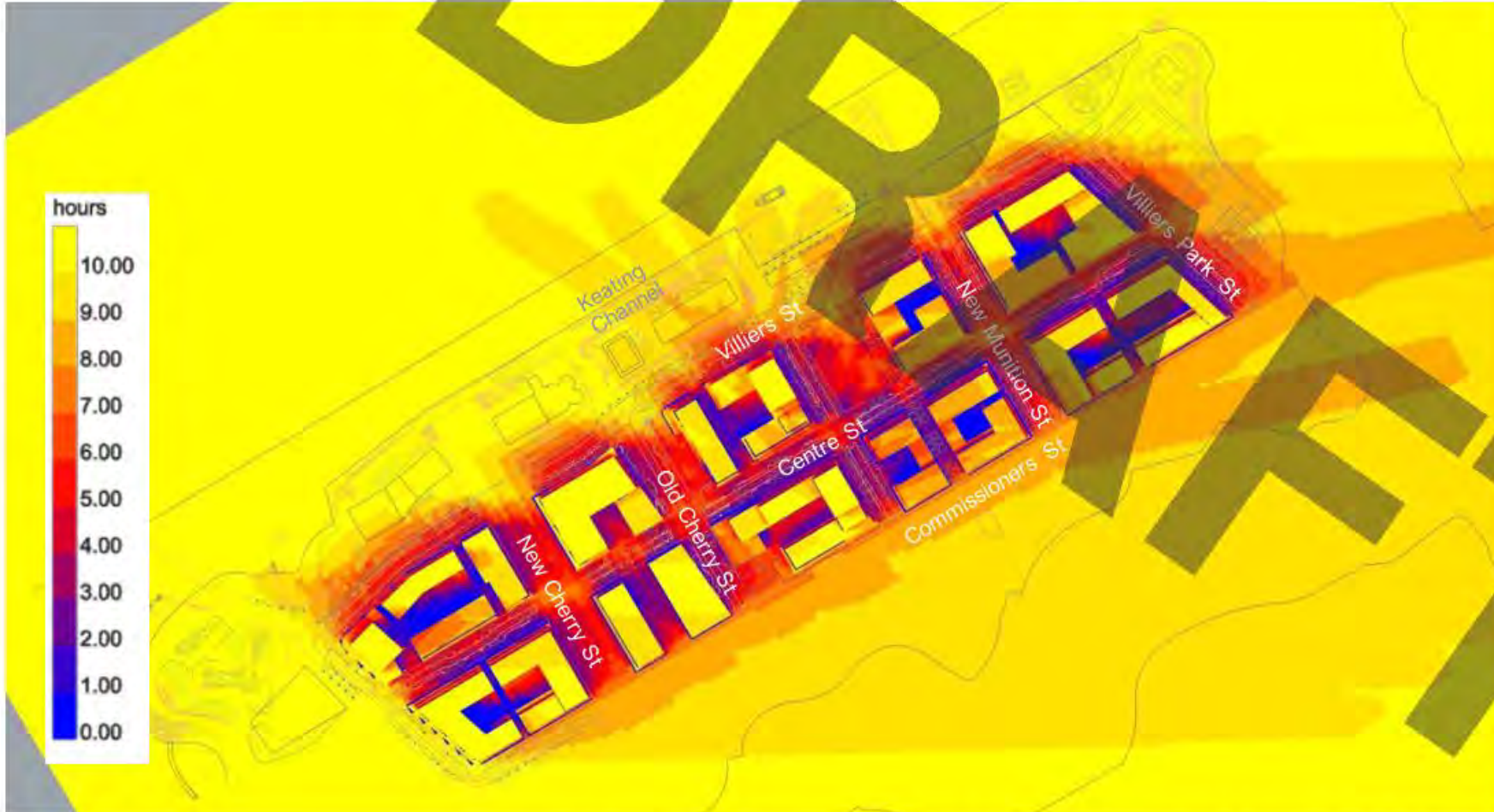




# Approach to Base Buildings – Taller Base Heights

- Tested increasing base building heights (from the 2017 VIPP heights) to examine shadow impacts to public realm.

Shadow impacts on adding 1 storey to 6 storeys on 2017 VIPP base heights



## Lessons Learned:

- Taller base building heights will impact sun access to both E/W and N/S streets, and heritage blocks.
- Addition of 1-2 storeys to the VIPP base heights may not have a significant impact. Any taller, carving/stepping along angular planes should be considered to minimize shadow onto streets.
- Carving out SW areas of the westerly blocks, can significantly improve sun access into courtyards.
- Carving out NE areas of the island (i.e. P11/15) on the other hand did not significantly improve sun access to internal blocks (due to sun angle and hour of the day.)



# Approach to Base Buildings – Base Heights and Stepbacks

## 2024 Demonstration Plan





# Base Building Heights – Commissioners Street

## 2024 Demonstration Plan



September 21<sup>st</sup> at 12:18pm



# Base Building/Streetwall Heights – Commissioners Street

Villiers 2017 Plan



*View along Commissioners Street (Looking East)*



# Base Building/Streetwall Heights – Commissioners Street

2023 June DRP Option 2



View along Commissioners Street (Looking East)



# Base Building/Streetwall Heights – Commissioners Street

## 2024 Demonstration Plan



View along Commissioners Street (Looking East)



# Base Building Heights – Centre Street

- Base buildings fronting onto the south side of Centre Street will be permitted to a maximum height of 10 storeys.
- A maximum streetwall height of 6 storeys with a minimum 3-metre setback above this height.
- **Performance standard** to achieve full sun on the north side of Centre Street at 12:18pm on Sept 21 (impacts from towers exempted)



September 21<sup>st</sup> at 12:18pm

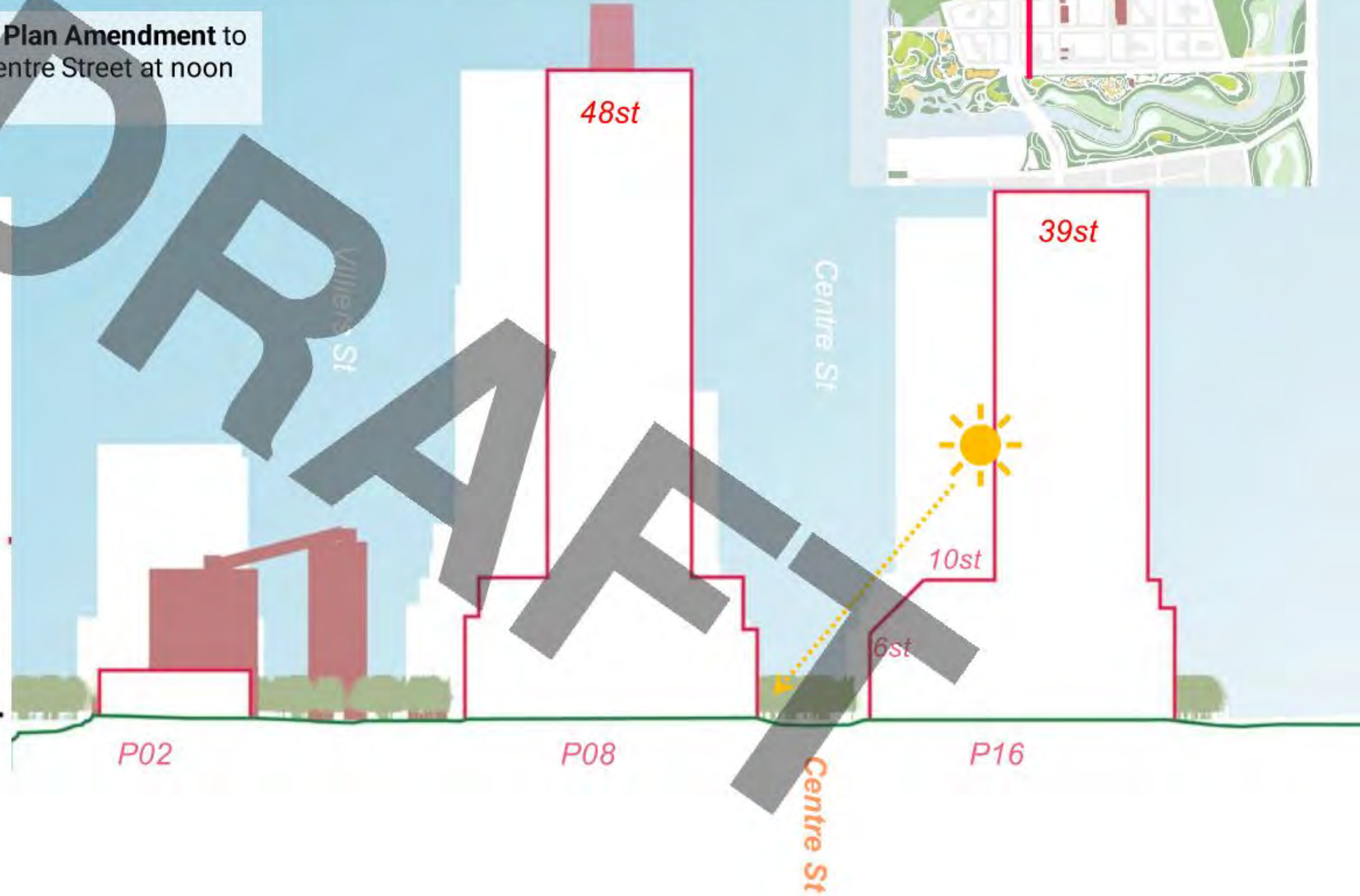
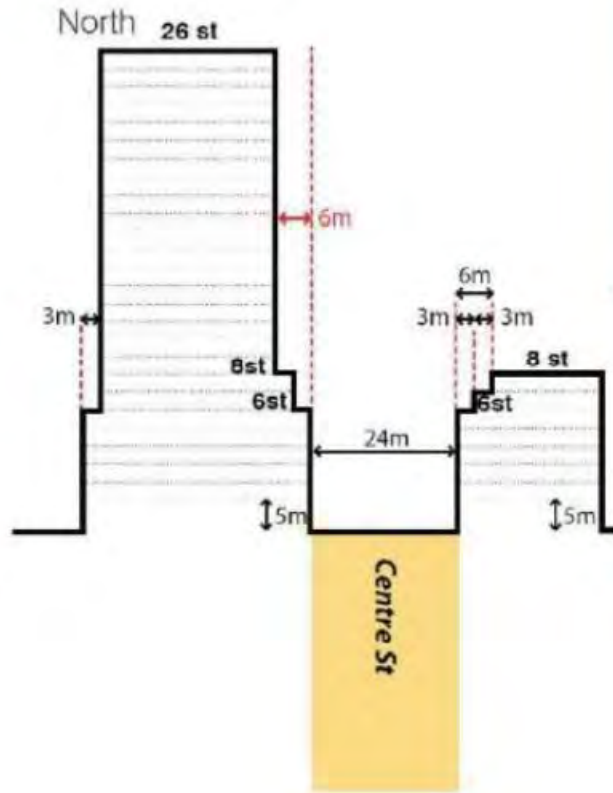


# Base Building Heights – Centre Street (Section)

Performance standard in the Precinct Plan Amendment to achieve full sun on the north side of Centre Street at noon on Sept 21 (tower impacts exempted)



VIPP  
3m stepback @ 6st





# Base Building Heights – Centre Street

## 2024 Demonstration Plan

Tower floorplate of max 750 m<sup>2</sup> with a minimum separation of 40m can help minimize extended hours of shadowing on key public realm areas.



12:18PM

GIF image of Base Building & Tower hour-by-hour shadow movement between 12:18pm and 4:18pm on September 21<sup>st</sup>



# Base Building/Streetwall Heights – Centre Street

Villiers 2017 Plan



*View from Promontory Park (Looking East)*



# Base Building/Streetwall Heights – Centre Street

2023 June DRP (Option 2)



*View from Promontory Park (Looking East)*



# Base Building/Streetwall Heights – Centre Street

## 2024 Demonstration Plan



**View from Promontory Park (Looking East)**



# Base Building and Tower Heights – Keating Channel

## D. Shadow on Keating Channel Water's Edge Promenade (North Side)

- Base building frontages along the north side of Villiers Street and the south side of the Keating Channel Promenade between New Cherry and New Munition Streets, are permitted to a maximum height of 7 storeys.
- Towers above are permitted to maximum heights of 19/20 storeys in order to limit shadowing onto the north side of the Keating Channel WEP at **12:18pm** on September 21.



September 21<sup>st</sup> at 12:18pm

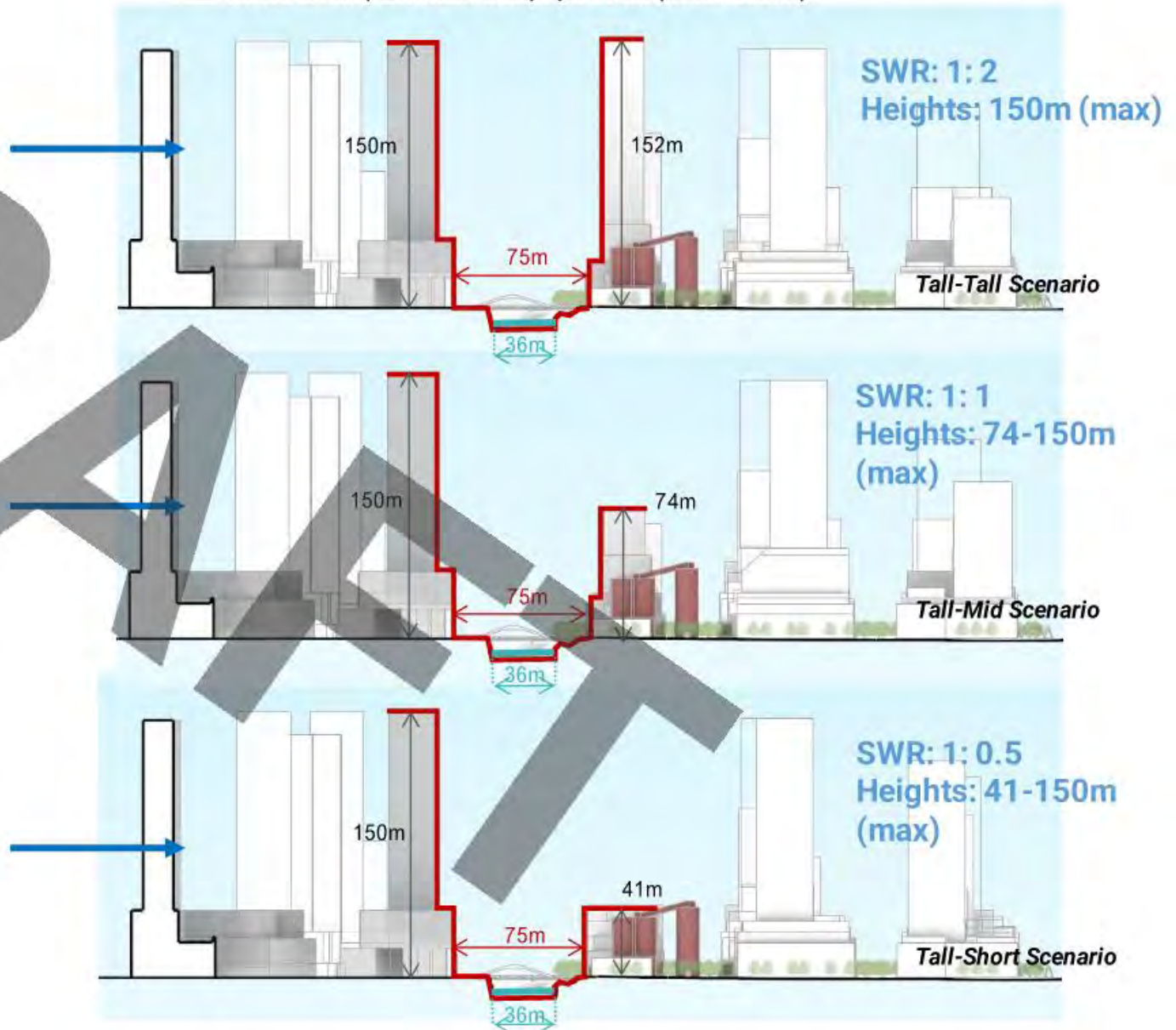
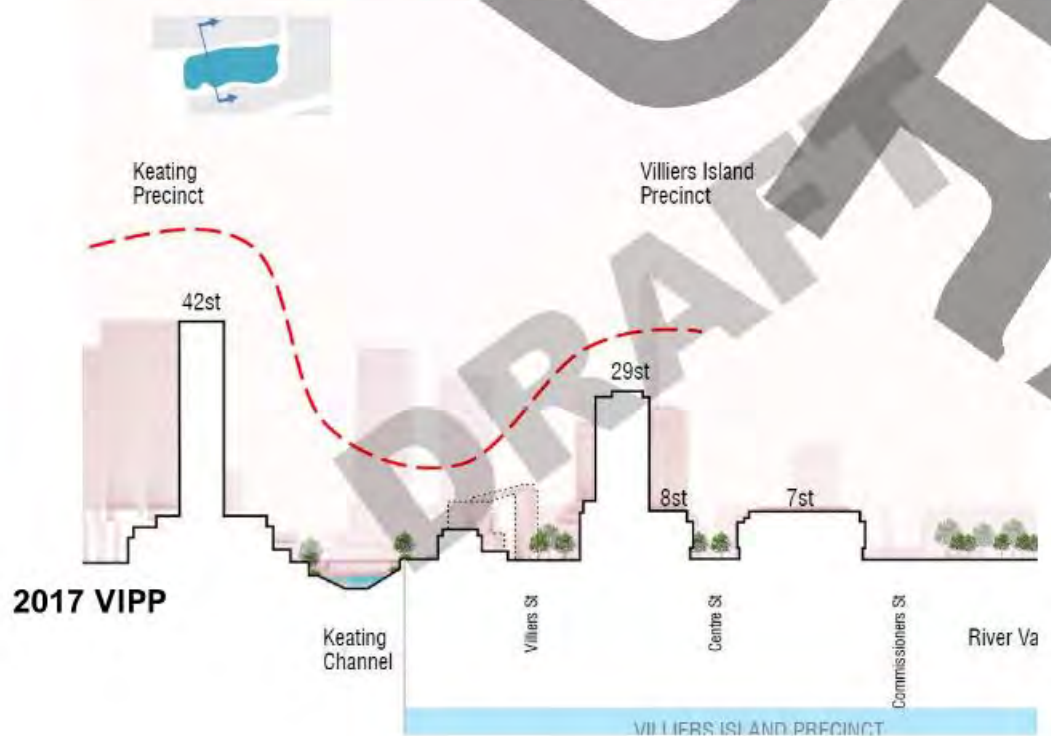


# Base Building and Tower Heights – Keating Channel

## Keating Channel Section/ROW

- Waterway width: 36m (narrow section) up to 60m (wide section)
- ROW: ~75m (narrow section) up to 90m (wide section)

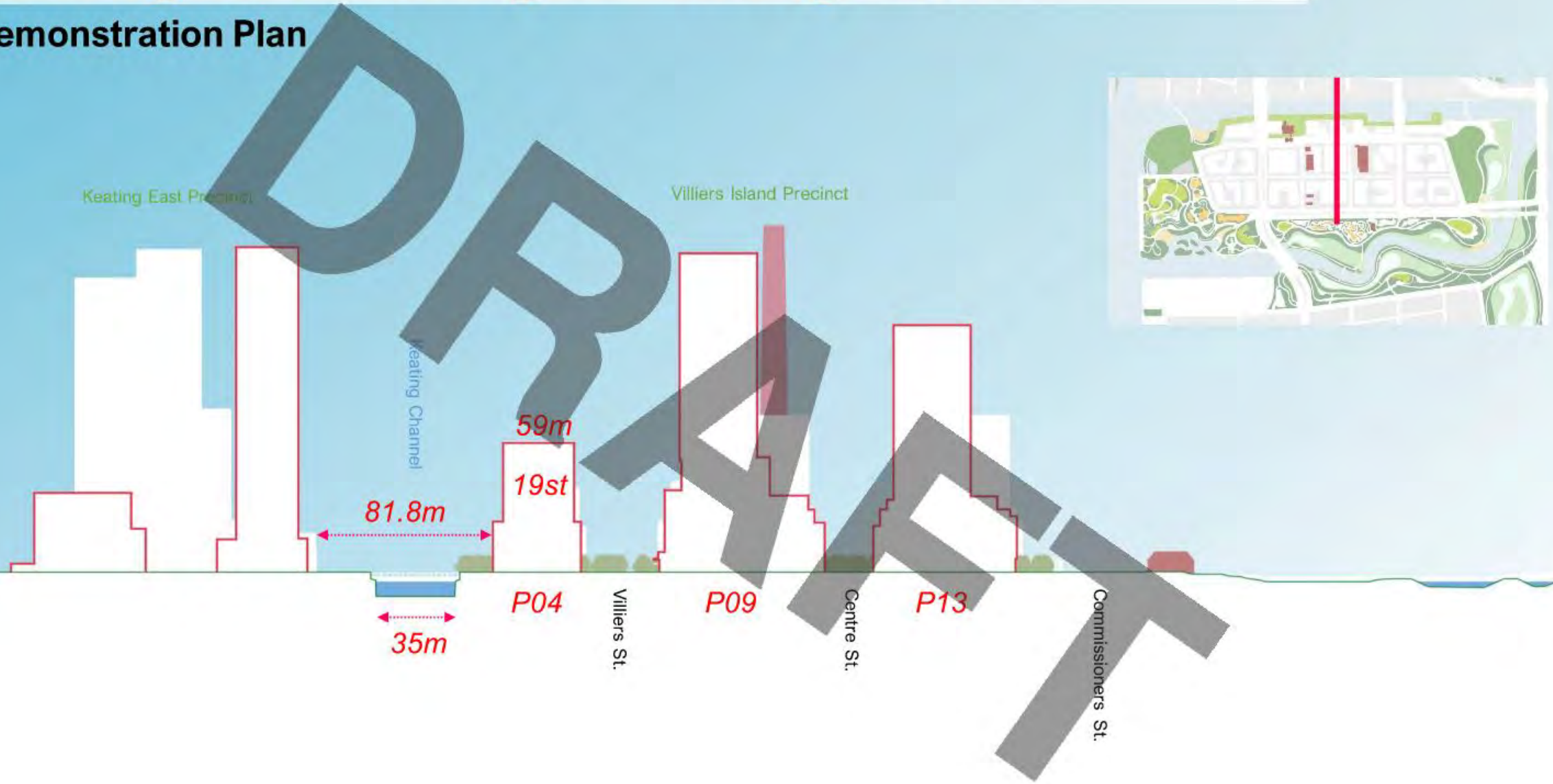
### Framing an Urban Living Room





# Base Building and Tower Heights – Keating Channel

## 2024 Demonstration Plan





# Base Building and Tower Heights – Keating Channel

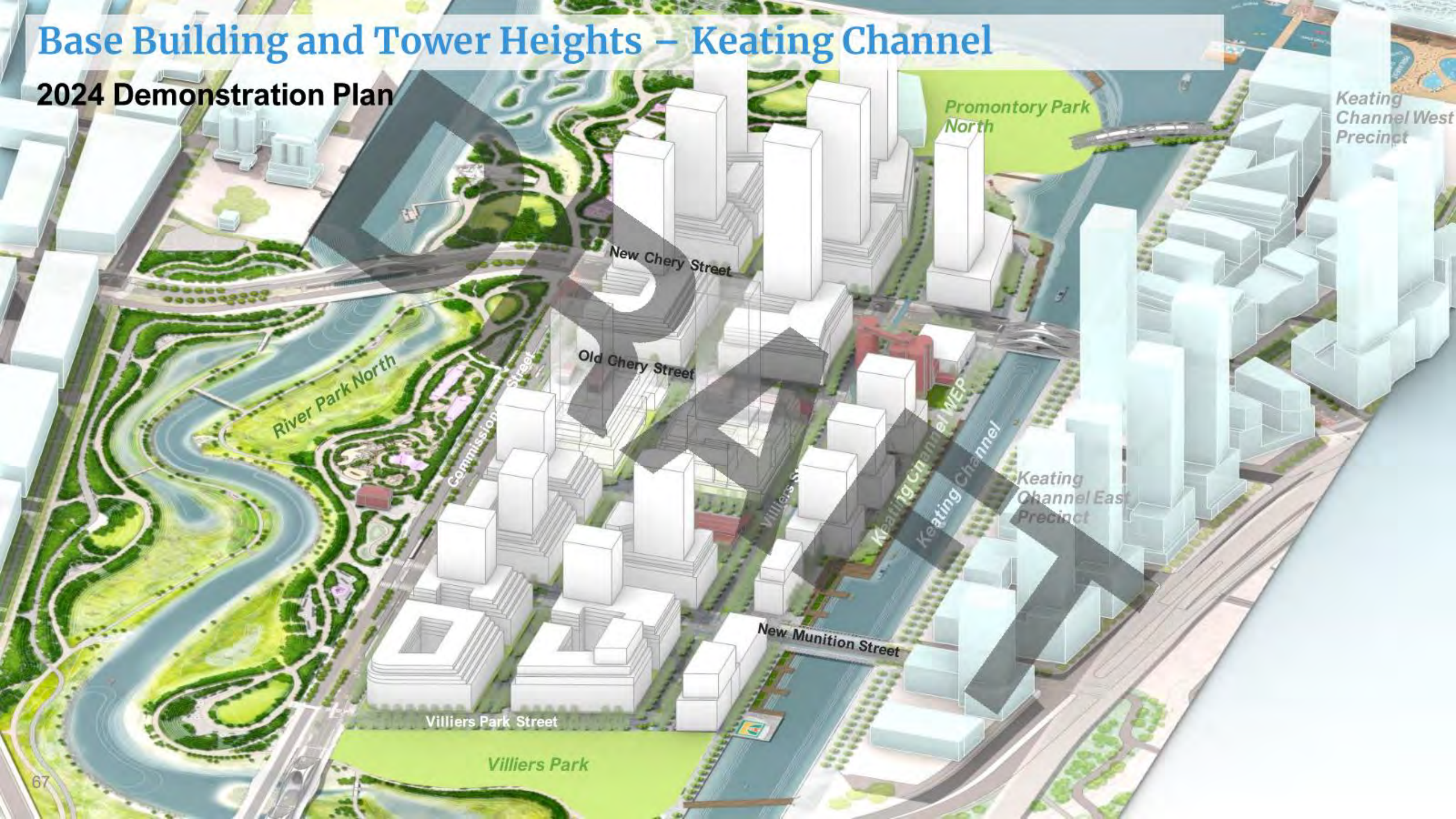
Villiers 2017 Plan





# Base Building and Tower Heights – Keating Channel

## 2024 Demonstration Plan





# Base Building / Streetwall Heights – Old Cherry Street

- Base building frontages on the west side of Old Cherry Street will be permitted up to 10 storeys.
- A maximum streetwall height of 6 storeys is permitted, with a minimum 3m stepback above or sculpted built form to maximize sun access onto Old Cherry St



September 21<sup>st</sup> at 12:18pm



# Base Building / Streetwall Heights – Old Cherry Street

## Villiers 2017 Plan



*Old Cherry Street from Commissioners St. (Looking North)*



# Base Building / Streetwall Heights – Old Cherry Street

2023 June DRP Option2



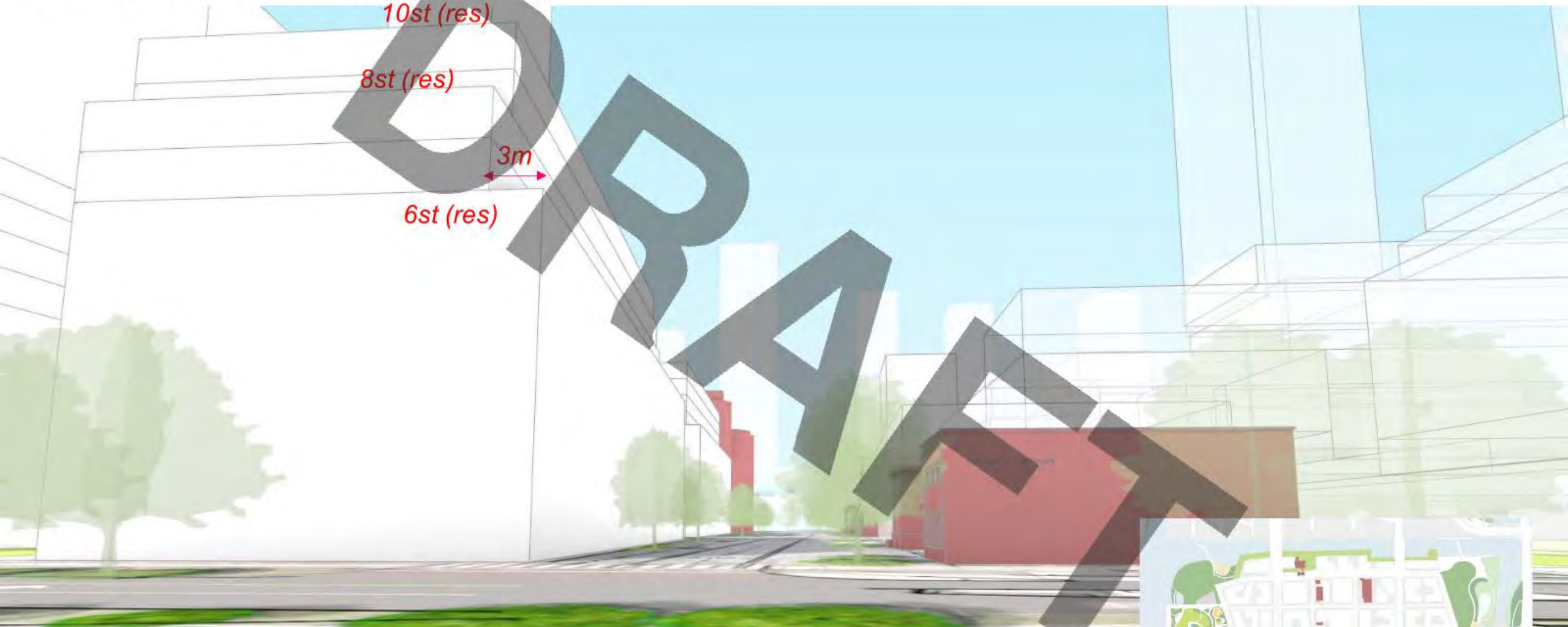
Old Cherry Street from Commissioners St. (Looking North)





# Base Building / Streetwall Heights – Old Cherry Street

## 2024 Demonstration Plan



Old Cherry Street from Commissioners St. (Looking North)



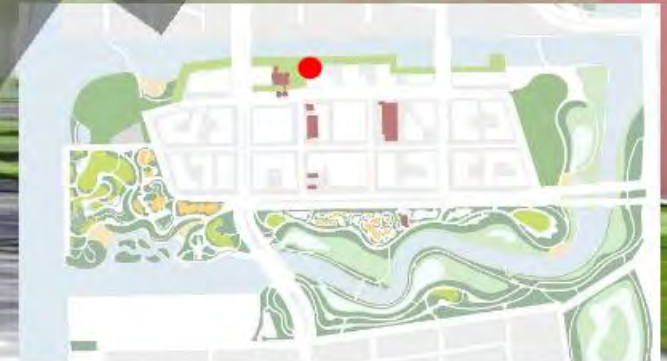


# Base Building / Streetwall Heights – Old Cherry Street

Villiers 2017 Plan



Old Cherry Street from Silo Park (Looking South)





# Base Building / Streetwall Heights – Old Cherry Street

2024 Demonstration Plan

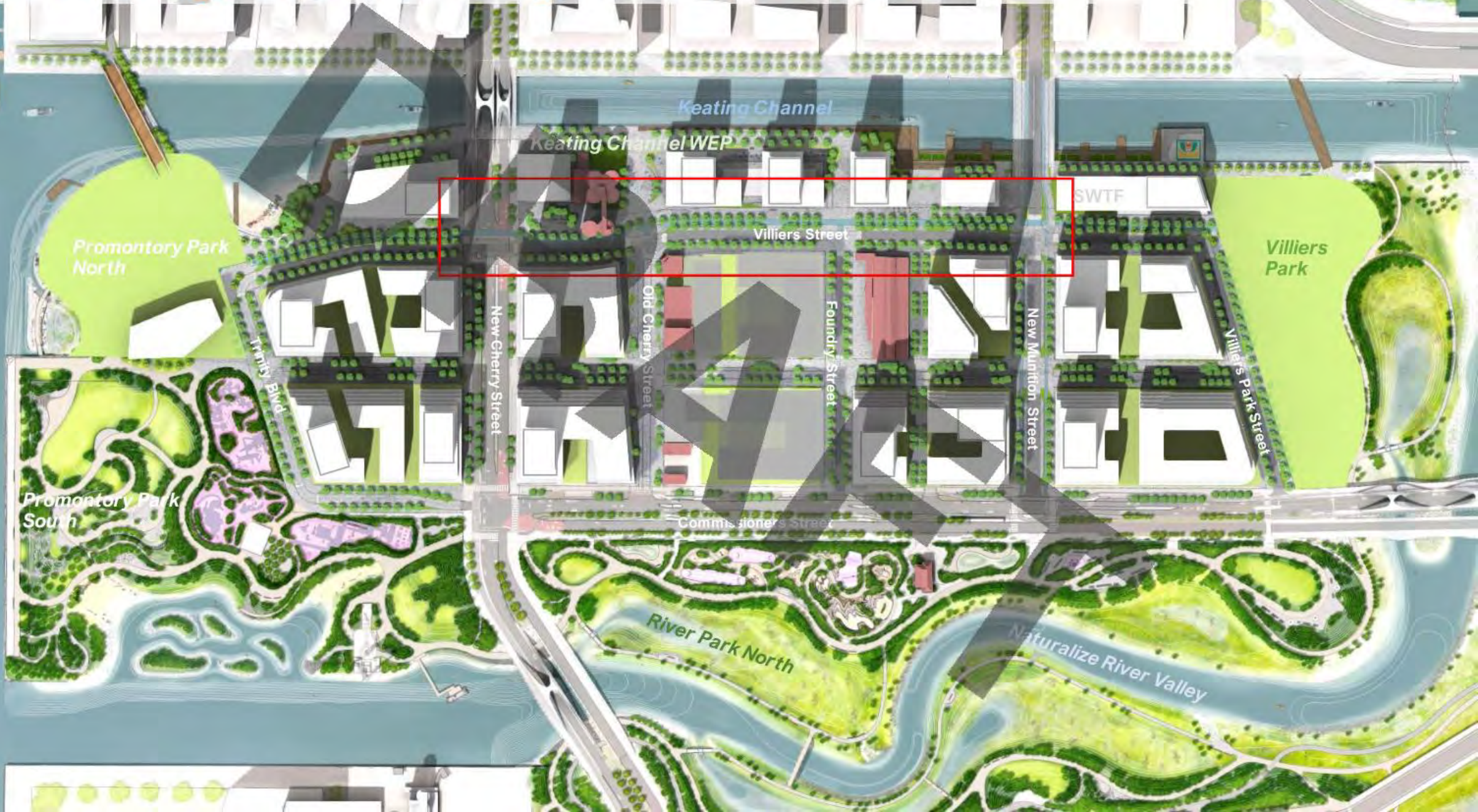
**DRAFT**



Old Cherry Street from Silo Park (Looking South)



# Base Building / Streetwall Heights – Villiers Street



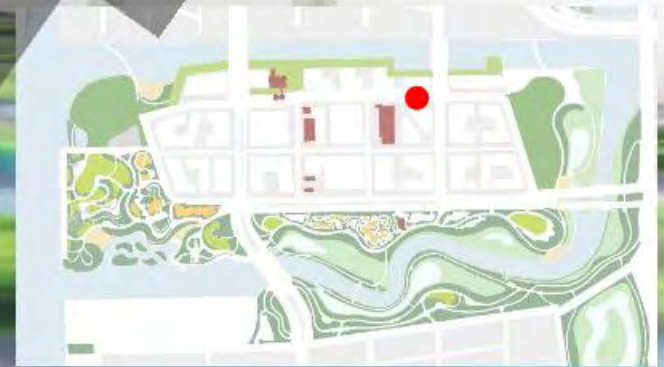


# Base Building / Streetwall Heights – Villiers Street

Villiers 2017 Plan

DRAFT

*View of Silos (Looking West)*





# Base Building / Streetwall Heights – Villiers Street

2023 June DRP Option2

DRAFT

*View of Silos (Looking West)*





# Base Building / Streetwall Heights – Villiers Street

2024 Demonstration Plan

**DRAFT**

7st

3m

7st

View of Silos (Looking West)

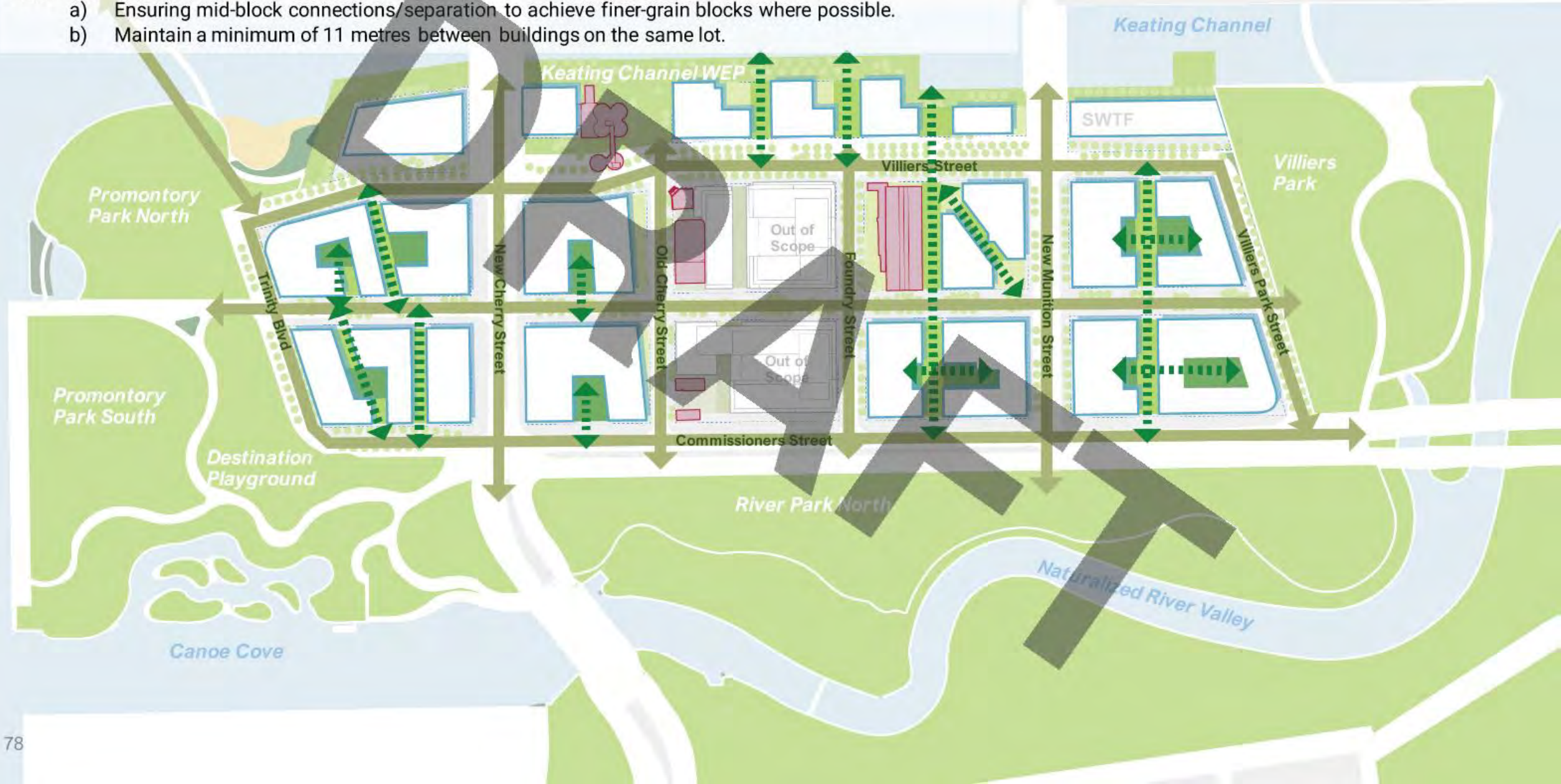




# Mid-block Connections & Porosity

## Approach to block porosity

- a) Ensuring mid-block connections/separation to achieve finer-grain blocks where possible.
- b) Maintain a minimum of 11 metres between buildings on the same lot.





# Mid-block Connections & Porosity – Maximum GFA per block

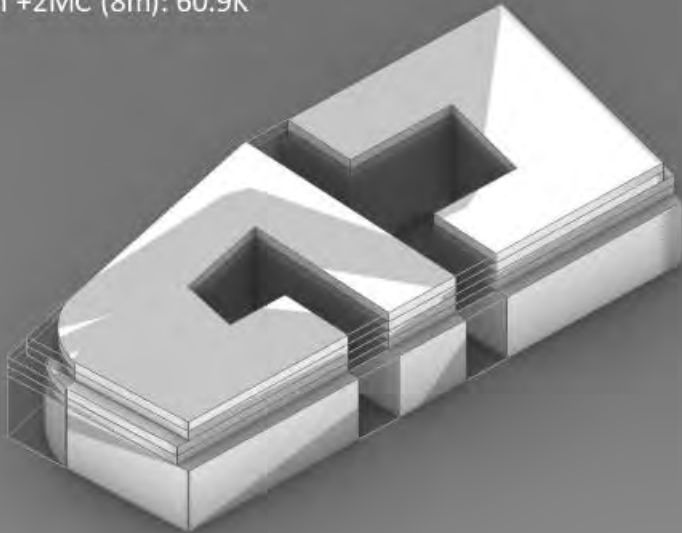
1.3

Set a maximum GFA per block based on demonstrative massing which considers mid-block connections. This was tested using standardized building and mid-block widths. Comparative numbers confirm that the demo massing GFA is viable.

## Example Block (P07)

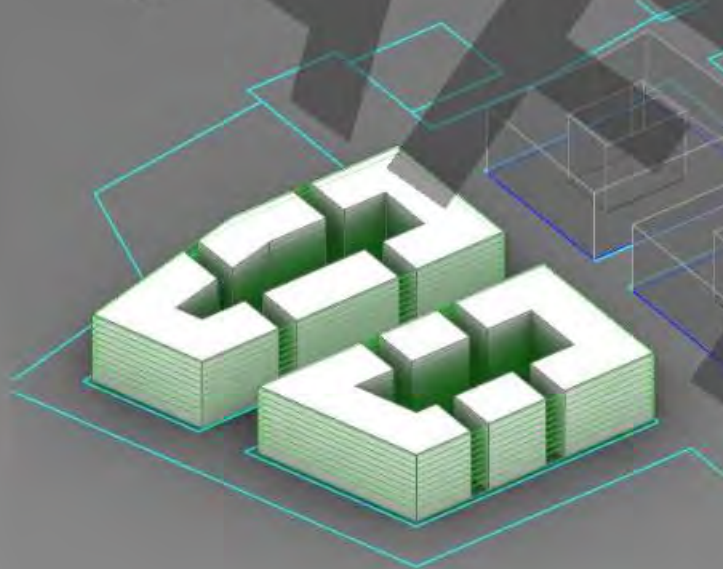
P07 Base Massing GCA: ~61,000 sqm  
(~72% of parcel envelope yield)

Comparable to:  
21m + 1MC (16m): 60.8k  
21m + 2MC (8m): 60.9K



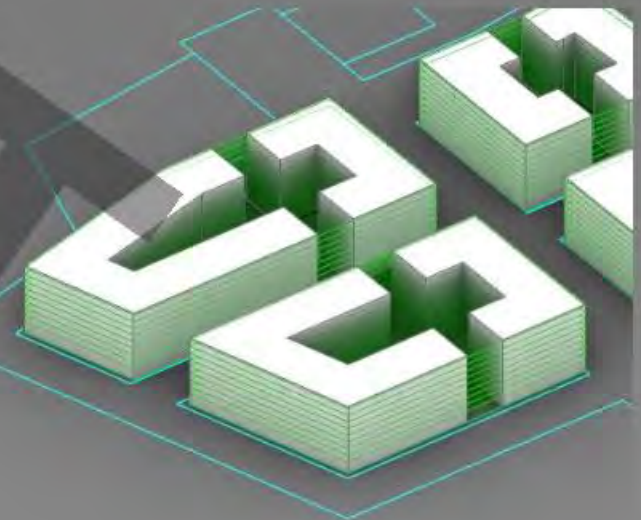
21m - wide bldg. w/enclosed courtyard  
+ 2 x 8m- wide Midblock Connection

P07  
GCA: 60,897  
Envelope: 88,853  
%:76.16%>72.38%>68.54%



21m - wide bldg. w/enclosed courtyard  
+ 1 x 16m-wide Midblock Connection

P07  
GCA: 60,948  
Envelope: 88,853  
%:76.16%>68.59%  
V





# Mid-block Connections & Porosity - Precedents

Oslo VIA (mid-block widths 8m-10m)





# Mid-block Connections & Porosity - Precedents

Distillery Ln (mid-block widths 11m)





# Mid-block Connections & Porosity - Precedents

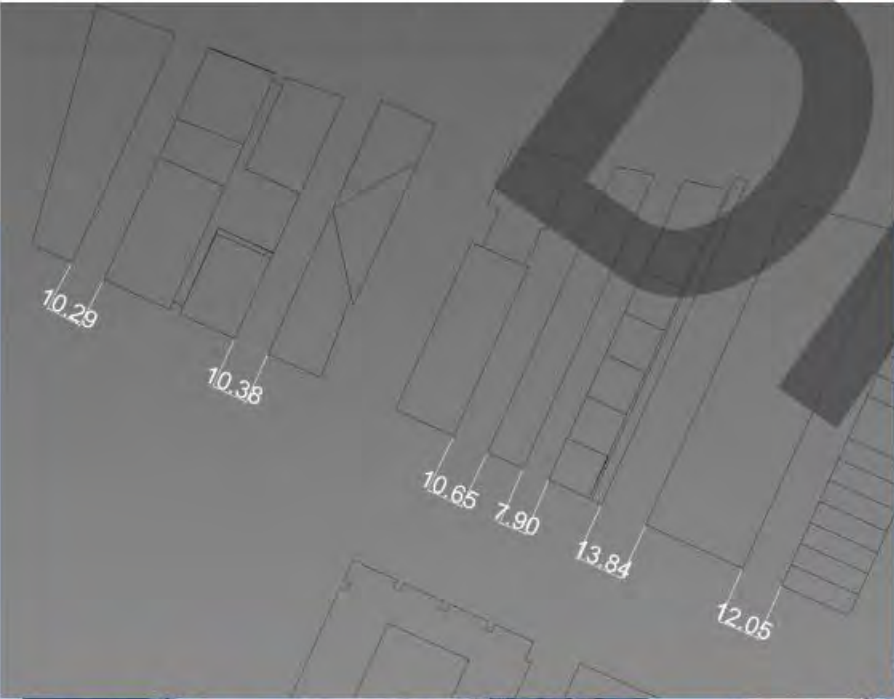
Bispevika district, Oslo (4m-10m)





# Mid-block Connections & Porosity - Precedents

Barcode development, Oslo (8-12m)





# Mid-block Connections & Porosity – Minimum widths

## Approach to block porosity

- Ensuring mid-block connections/separation to achieve finer-grain blocks where possible.
- Maintain a minimum of 11 metres between buildings on the same lot.





# View from West (Bird's Eye View)

## Villiers 2017 Plan



Villiers Park

Polson Quay & South River

Keating Channel WEP

Villiers Street

New Cherry St

Trinity Blvd

Keating Channel West Precinct

Keating Channel

Promontory Park South

Promontory Park North



# View from West (Bird's Eye View)

## 2024 Demonstration Plan



Villiers Park

Polson Quay & South River

Keating Channel WEP

Villiers Street

New Cherry St

Trinity Blvd

Keating Channel West Precinct

Keating Channel

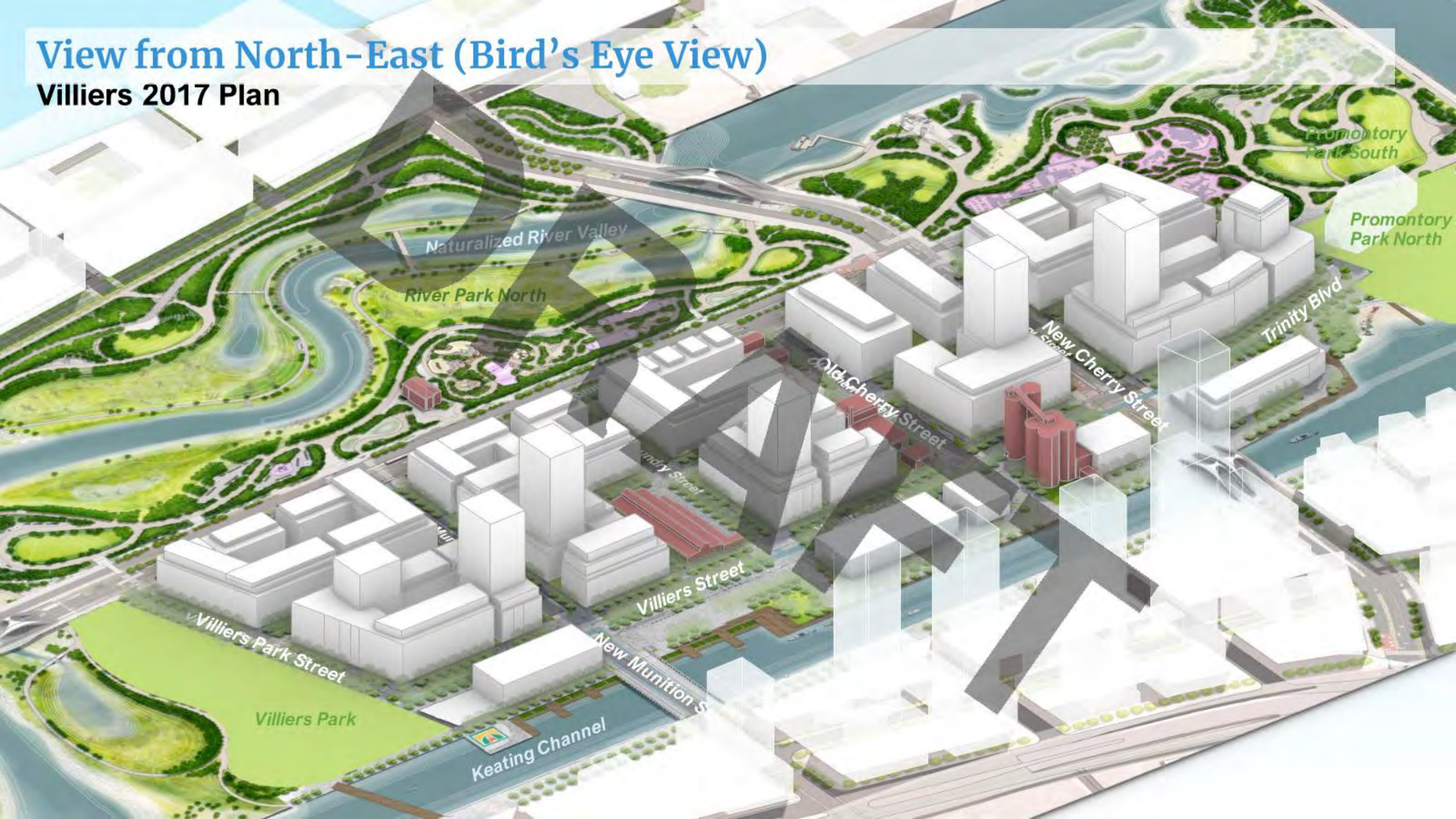
Promontory Park South

Promontory Park North



# View from North-East (Bird's Eye View)

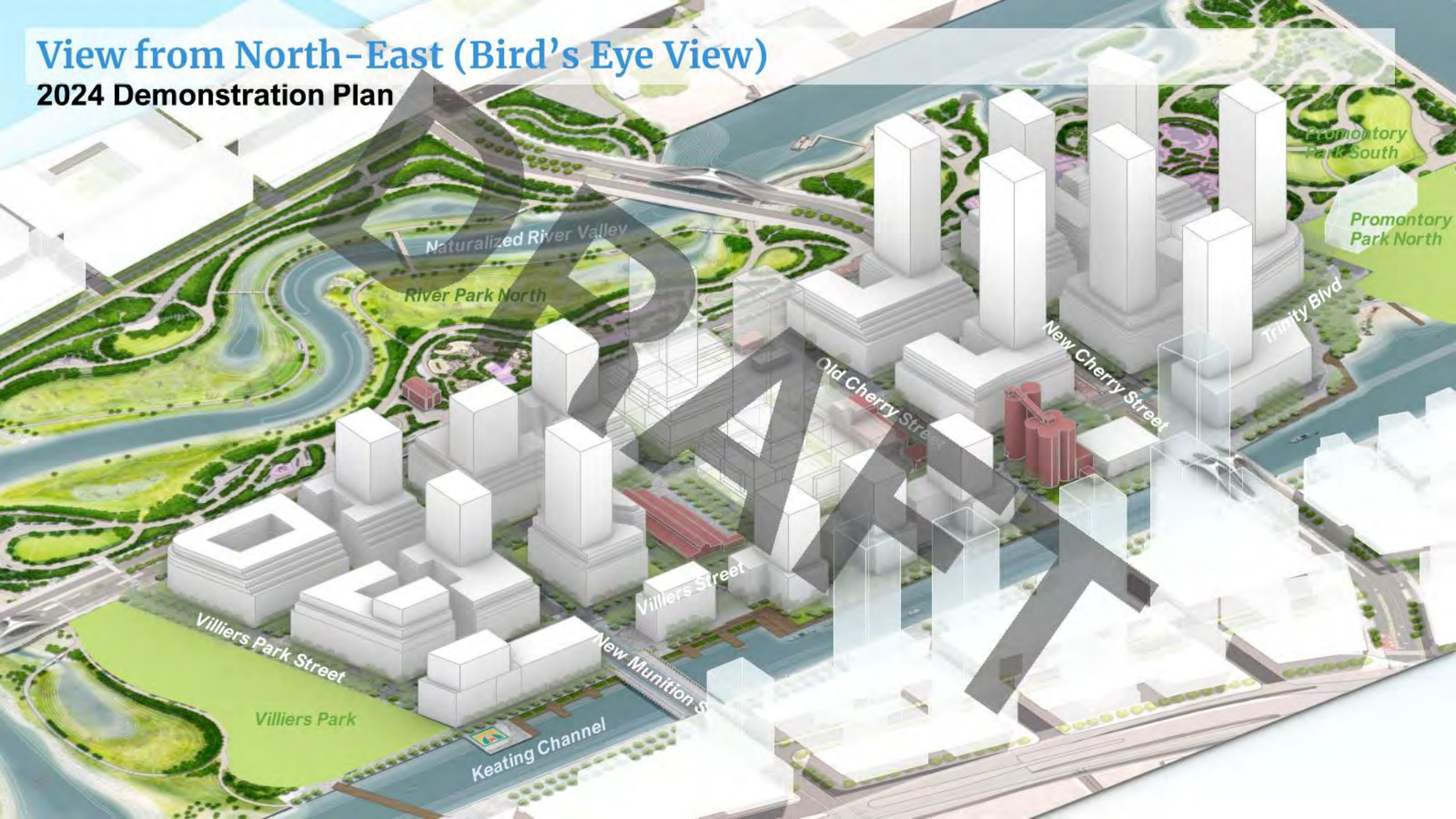
## Villiers 2017 Plan





# View from North-East (Bird's Eye View)

## 2024 Demonstration Plan





# Next Steps

Proposed changes to the 2017 Precinct Plan to advance housing

**Today**



Zoning By-law and Official Plan Amendments

**Spring 2024**



Renaming the Island & further Indigenous engagement

**6+ months**



Phasing and implementation plans and streets and public realm design updates

**12+ months**





## Appendix

DRAFT



# Villiers Island Community Facilities and Services (2024)





# A framework for Reconciliation actions that support Indigenous cultural revitalization in the Port Lands

## A Permanent Name for the Island (Fall 2024)

<b>March 2024</b>	Indigenous Expert Advisory Circle Participants Outreach/Invitations
<b>Spring 2024</b>	Advisory Circle Meetings and Indigenous Engagement
<b>Summer 2024</b>	Public Engagement
<b>October 2024</b>	Recommendation to City Council



## A Framework for Reconciliation Action in the Port Lands (12 months)

A culturally informed framework that coordinates, communicates, and informs the many actions in the Port Lands that can support the Reconciliation Action Plan, including precinct plans, design guideline studies, park and infrastructure designs, placekeeping initiatives, public art initiatives.



# Creating Opportunities for Early Activation

## Meanwhile Uses

A “Meanwhile Use” describes a situation where a site is utilised for a duration of time before it is turned into a more permanent end state, taking advantage of a short (a few days) to much longer (10 years+) window of opportunity.

Meanwhile interventions are tactical and support wider strategies of planned change. Although meanwhile projects maybe temporary in nature, they are distinct in that they occur on land that has a finite period with which to fill the vacancy and will not always be available for that use.

Meanwhile Uses can be diverse in scale, intensity and duration. A meanwhile use can be a small public realm pop-up in an on-street parking space, a shipping container retail space, a large-scale event, or a much larger, longer duration employment, residential or event use.



Community Garden (Former Gas Station),  
Burrard + Davie Intersection, Vancouver



Espai Germanetes Community Hub  
Barcelona, Spain



Blue House Yard (Affordable work/retail  
spaces), London, UK



STACKT (Retail + cultural spaces), Toronto



# Creating Early Opportunities for Activation

## Meanwhile Uses

We have a broad range of “meanwhile uses” that are permitted in policy, although there is the possibility to broaden that list. What is more important is ensuring that “Meanwhile Uses” are not subject to specific regulations or criteria intended for the final form of development and can be easily disassembled.

Some attributes are:

- modular or designed for disassembly – ability to be removed and/or relocated
- Supporting the emerging community – economically, socially, culturally
- Animation and activation uses and public realm moves
- Ideal for pilot projects and innovative approaches to transitional urbanism
- A limited duration of operation (normally between 28 days and 10 years, sometime longer depending on development phasing)





# A transit-enabled island community



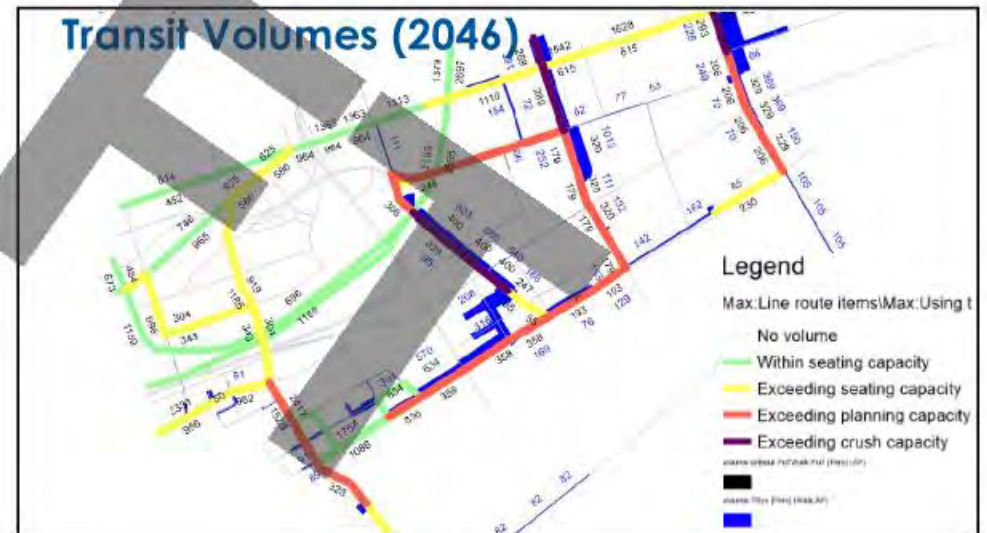
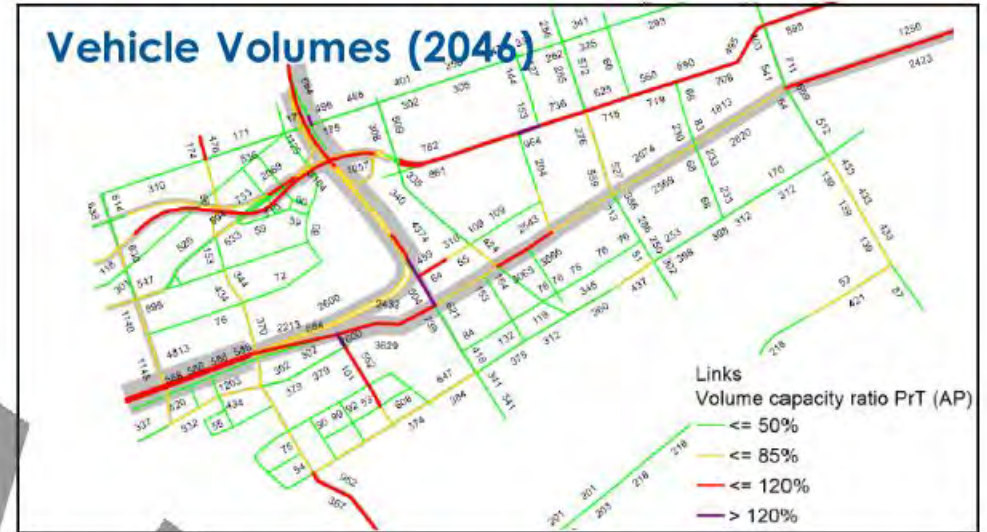
The City, TTC and Waterfront Toronto are advancing the 60% design for the Waterfront East Light Rail Transit (LRT)



# Transportation and Transit

## Preliminary High Level Findings

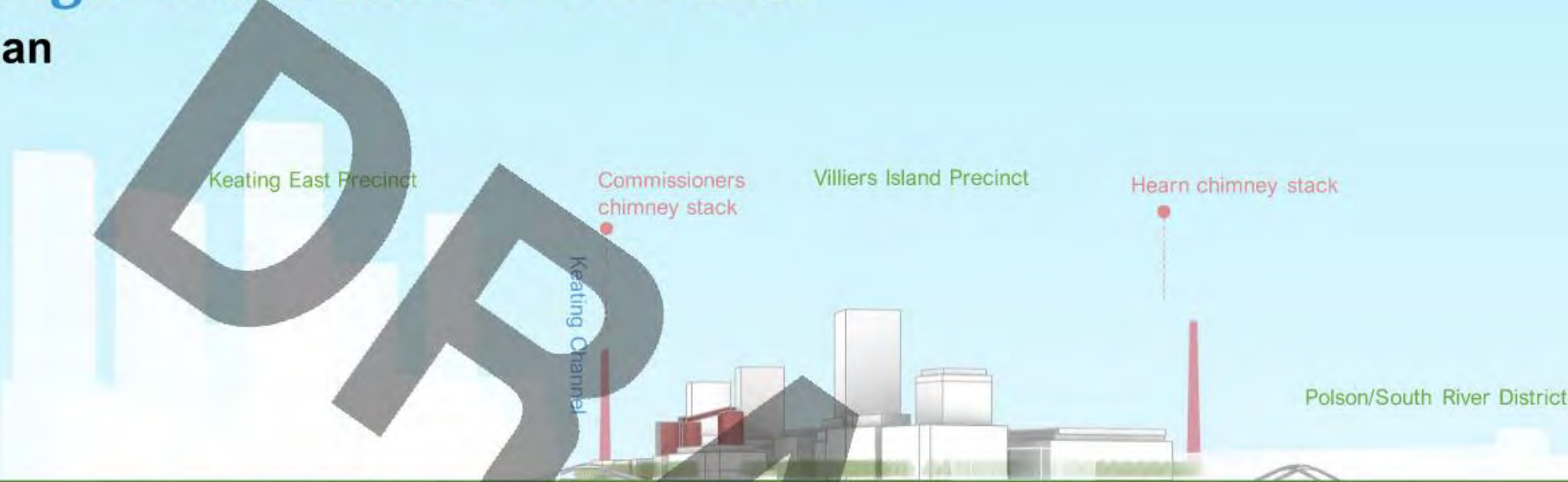
1. Weekday peak hours will experience some congested network conditions, which is typical for high density, urban areas.
2. High active transportation mode share and high transit mode share critical to managing auto traffic demand and maintaining efficient and safe network performance.
3. High quality active transportation infrastructure vital to support development and to the safe and efficient operation of the network.
4. Waterfront East LRT is essential for serving the travel demand in support of planned development.
5. Broadview LRT will be needed to support ultimate development levels in the Port Lands.





# View from Sugar Beach toward Port Lands

## Villiers 2017 Plan





# View from Sugar Beach toward Port Lands

## 2024 Demonstration Plan

