



**WATERFRONT**Toronto

# Investment, Real Estate and Quayside Committee Meeting

## Agenda and Meeting Book

THURSDAY, MARCH 12, 2020 FROM 9:00 AM TO 11:00 AM

WATERFRONT TORONTO

13TH FLOOR, WATERPARK PLACE

20 BAY STREET, SUITE 1310

TORONTO, ON, M5J 2N8



**WATERFRONT**Toronto

## Meeting Book - Investment, Real Estate and Quayside Committee Meeting

### Agenda - March 12, 2020 IREQ Committee Meeting

9:00 a.m.	1. Motion to Approve Meeting Agenda	Approval	All
9:05 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
9:10 a.m.	3. Consent Agenda		
	a) DRAFT Minutes Open Session IREQ Committee meeting Feb 13, 2020 - Page 3		
	b) Development Project Dashboard - Page 6		
9:15 a.m.	4. Update on Public Engagement Quayside Project - Round 2 Public Consultation	Information	C. MacKay
	Report - Page 11		
9:25 a.m.	5. PIC Core Urban Design Guidelines	Information	M. Davis/Others
	Coversheet - Page 12		
	Presentation - Page 13		
9:40 a.m.	6. Motion to go into Closed Session	Approval	All
	<b>Closed Session Agenda</b>		
	The Committee will discuss the matters outlined in Items 7(a), 8 and 9 being consideration of the draft minutes of the Closed Session of the February 13, 2020 IREQ Committee meeting, Update Quayside Matters and Committee Chair Discussion, respectively, in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion for item 7(a) is provided in the minutes of the Open Session Feb 13, 2020 IREQ Committee meeting contained in item 3(a) of this agenda, for item 8 is Section 6.1.1(l), and for item 9 is Section 6.1.1(b) of By-Law No. 2. The Committee will continue in Open Session at the end of the Closed Session to discuss and vote on any resolutions pertaining to the Closed Session.		
10:50 a.m.	10. Motion to go into Open Session	Approval	All
	<b>Public Session Agenda</b>		
10:55 a.m.	11. Resolution(s) Arising from the Closed Session (if any)	Approval	All
11:00 a.m.	12. Motion to Terminate the Meeting	Approval	All

**MINUTES of the OPEN SESSION of the  
Investment, Real Estate and Quayside Committee Meeting of the  
Toronto Waterfront Revitalization Corporation  
20 Bay Street, Suite 1310, Toronto, Ontario  
held on Thursday, February 13, 2020 at 9:00 a.m.**

**PRESENT:** Stephen Diamond  
Andrew MacLeod  
Christopher Voutsinas (by phone)  
Jack Winberg

**APOLOGIES:** Mazyar Mortazavi (Chair)

**ATTENDANCE**      **WATERFRONT TORONTO**  
George Zegarac (CEO, Waterfront Toronto)  
Meg Davis (Chief Development Officer)  
David Kusturin (Chief Project Officer)  
Lisa Taylor (Chief Financial Officer)  
Chris Glaisek (Chief Design Officer)  
Julius Gombos (SVP, Project Delivery)  
Leslie Gash (SVP, Development)  
Kathleen Niccols (SVP, Corporate Strategy)  
Pina Mallozzi (VP, Planning & Design)  
Kristina Verner (VP Innovation, Sustainability and Prosperity)  
Cameron MacKay (VP, Strategic Communications and Engagement) (by phone)  
Erik Cunnington (Director, Development)  
Kevin Greene (Project Management Director) (by phone)  
Catherine Murray (Senior Legal Counsel)  
Ian Ness (Acting General Counsel)  
Ed Chalupka (Director, Government Relations)  
Carol Webb (Senior Manager, Communications and Public Engagement)  
Aina Adeleye (Board Administrator and Legal Assistant)

Also, in attendance for all or part of the meeting were:

- Councillor Joe Cressy, Kevin Sullivan, Jeanhy Shim, Wende Cartwright (by phone) and Patrick Sheils, Directors, Waterfront Toronto
- Nancy Faraday-Smith (by phone), Acting Director, and Shawn Tippins (by phone), Senior Analyst, from Investment, Partnership and Innovation Branch of Infrastructure Canada.
- Cameron Whitehead, Manager, and Breanne Bateman, Policy Advisor, Agency Oversight Unit, Infrastructure Policy Division Ministry of Infrastructure at Ontario Ministry of Infrastructure.
- Abraham Costin, Partner, McCarthy Tétrault.

Stephen Diamond welcomed everyone to the meeting of the Investment, Real Estate and Quayside (IREQ) Committee (the “Committee”) of the Toronto Waterfront Revitalization Corporation (“Waterfront Toronto” or the “Corporation”).

With notice of the meeting having been sent to all members of the Committee in accordance with the Corporation’s By-laws and a quorum being present, the Mr. Diamond called the meeting to order at 9:00 a.m. and declared the meeting duly constituted for the transaction of business.

**1. Appointment of an Acting Chair**

**ON MOTION** duly made by Jack Winberg and seconded by Andrew MacLeod and unanimously carried, it was **RESOLVED** that Stephen Diamond be appointed to chair the day’s meeting.

The Acting Chair, appointed Ian Ness to act as secretary of the meeting.

**2. Meeting Agenda**

**ON MOTION** duly made by Jack Winberg and seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

**3. Declaration of Conflicts of Interest**

There were no conflicts of interest declared.

**4. Consent Agenda - Minutes of the Open Session of the Committee meeting held on January 23, 2020.**

**ON MOTION** duly made by Andrew MacLeod and seconded by Jack Winberg and carried, it was **RESOLVED** that the Minutes of the Open Session of the IREQ Committee meeting held on January 23, 2020 was approved as tabled.

**5. Closed Session**

**ON MOTION** duly made by Jack Winberg and seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda items 6(a), 7 & 8 in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exceptions relied for the discussion for item 6(a) in Closed Session is provided in the Minutes of the Open Session of the January 23, 2020 IREQ Committee meeting under item 4 of the agenda, for item 7 is Section 6.1.1(l) and for item 8 is Section 6.1.1(b) of By-Law No. 2.

The meeting continued in Closed Session.

**6. Consent Agenda**

**a) Minutes of the Closed Session of the Committee held January 23, 2020.**

**7. Update on Quayside Matters**

**8. Committee Chair Discussion**

**9. Motion to Resume Open Session**

In accordance with By-Law No. 2 of the Corporation, and the Closed Session discussion having been completed, **ON MOTION** duly made by Jack Winberg, seconded by Andrew MacLeod and carried, the Committee **RESOLVED** to go into Open Session.

**10. Resolutions Arising from the Closed Session**

**ON MOTION** duly made by Jack Winberg, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the Minutes of the Closed Session of the Board of Directors meetings held on January 23, 2020 be approved, as tabled.

**11. Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Jack Winberg, seconded by Andrew MacLeod and carried, it was **RESOLVED** that the meeting be terminated at 10:55 a.m. local time.

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Committee Chair

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Secretary of the Meeting

# Development Projects Dashboard IREQ Meeting – March 12, 2020



- Please refer to the plans below in connection with the following table



# Development Projects Dashboard

## IREQ Meeting – March 12, 2020



Project	Description	Previous Period	Next Steps
<b>East Bayfront</b>			
A - Waterfront Innovation Centre (Menkes)	480,000 sq ft commercial building (hub for technology and creative sectors)	Reached grade in December 2019. Construction ongoing.	<b>Building completion by September 2021.</b>
B - The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	GBC relocated childcare centre to SW corner as per City Planning comments. Strong support for project at December 2019 DRP.	<b>2nd Site Plan Application submitted February 2020. WT continues to work with the Ministry of Environment to finalize a Risk Assessment/Risk Management plan for the site.</b>
C - Monde (Great Gulf)	470,000 sq ft condominium	Occupancy is 100% completed.	<b>Registered condominium.</b>
D - Aqualina (Hines/Tridel)	380,000 sq ft condominium	Occupied and registered condominium.	
E - Aquavista (Hines/Tridel)	368,000 sq ft condominium plus 80 Artscape affordable rental units	Condominium registration targeted for end of November 2019. Registration completion will trigger land payment to WT (target February / March 2020).	<b>Condominium registration pushed to March 2020. Registration completion will trigger land payment to WT in April 2020.</b>
F - Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	Hines/Tridel, WT/City reviewing restated APS for childcare centre. Fit out architect for childcare centre submitted application for building permits.	<b>Restated Agreement of Purchase &amp; Sale for Child Care Space is finalized. WT/City (Children's Services) &amp; fit-out architect addressing permit comments from Toronto Buildings.</b>

# Development Projects Dashboard

## IREQ Meeting – March 12, 2019



Project	Description	Previous Period	Next Steps
<b>East Bayfront</b>			
G - Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City Community Recreation Centre	City/WT to review updated Community Centre budget and issued Notice to Proceed as per Council report. Finalize and execute Community Centre Development and Construction Management Agreements by December 2019. WT/City/Hines/Tridel to finalize Restated Development Agreement, APS and Sublicense for closing scheduled for March 15, 2020.	<b>City must issue Notice to Proceed on Community Centre (core/shell) by March 2020. Finalize and execute Community Centre Development and Construction Management Agreements by March 2020. WT/City/Hines/Tridel to finalize Restated Development Agreement, APS and Sublicense for closing – pushed to April 2020 due to deferred Minor Variances at Committee of Adjustment.</b>
H - C2 (Hines)	250,000 sq ft office building –10 storey tall timber building	Closing scheduled for Q1 2020 and construction to begin shortly thereafter.	<b>Closing and construction scheduled for Q2 2020. Site developer removed above grade parking and will construct one level of underground parking. Design modified to a squared off roof to re-coup underground parking costs. Minor variance and consent applications submitted to Com of Adj in Dec 2020. SPA resubmission Feb 2020.</b>
I - R6	Affordable rental housing ~ 215 units	WT/City providing list of requirements for Hines to submit. WT to review and recommend to City on proceeding or not with Hines.	<b>City has drafted affordable housing terms but not yet issued to Hines. WT to review.</b>
<b>West Don Lands</b>			
AA - Canary Block 16 (Dream Kilmer)	150,000 sq ft condominium	Occupied Q4 2019.	<b>WT reviewing condominium disclosure documentation to ensure appropriate Development Agreement obligations are passed to Condominium. Condominium registration slated for Spring 2020.</b>
BB - Canary Block 12 (Dream Kilmer)	350,000 sq ft condominium	Construction ongoing.	<b>Target occupancy Q4 2021.</b>
CC - Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and indigenous training/employment/education centre	WT, AHT, Dream Kilmer to finalize and execute Development Agreement by December 1, 2019. SPA submitted September 2019.	<b>Development agreement finalized. WT to execute. Detailed Design presentation to Design Review Panel in February 2020.</b>



# Development Projects Dashboard

## IREQ Meeting – March 12, 2020



Project	Description	Previous Period	Next Steps
<b>West Don Lands</b>			
EE - River City Phase 3 (Urban Capital)	340,000 sq ft condominium	Occupied and registered condominium.	
FF - River City Phase 4 (Urban Capital)	130,000 sq ft condominium	Construction ongoing.	Occupancy targeted Q4 2020.
GG - Block 5W (Rekai)	Long-term care centre/residence and affordable condominium	Rekai negotiated adjusted land price with Infrastructure Ontario. In discussion with Ministry of Long-Term Care on Treasury Board date.	<b><i>Rekai closed on land in January 2020. Working with architect on design and Ministry .</i></b>
<b>Port Lands</b>			
Port Lands Planning Next Steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	<b><i>ZBLA to 438-86 use permissions in McCleary, Turning Basin and Media City PIC districts adopted by Council in October 2019. ZBLAs to 569-2013 finalized for Port Lands' Warehouse District, East Port and South Ship Channel and Maritime Hub and adopted by Council in October 2019.</i></b>	<b><i>PIC Core UDG presented to SAC and LUAC in February 2020. 1<sup>st</sup> Presentation to DRP in March 2020.</i></b>  <b><i>Ongoing – McCleary District Precinct Plan process to be initiated by City, in partnership with WT, in Q3 2020.</i></b>
Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP	LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM.	Following discussions with City, WT decided against submitting issues list to LPAT but will maintain party status and ability to call witnesses. <b><i>Third PHC held in December 2019. Four week 1<sup>st</sup> phase of hearing (land use and street network) in September 2020.</i></b>	<b><i>Consolidated issues list circulated to parties for comment. Proposed policy modifications circulated by City in February 2020 to seek settlements. Witness list due April 1, 2020 and witness statements May 4, 2020.</i></b>
Port Lands Planning - 309 Cherry	Two appeals to LPAT.	Settlement offer not accepted by City. Is party to the OPM LPAT Hearing scheduled to commence in September 2020	<b><i>No update.</i></b>

# Development Projects Dashboard

## IREQ Meeting – March 12, 2019



Project	Description	Previous Period	Next Steps
<b>Port Lands</b>			
Villiers Island Development	Zoning bylaw amendment (ZBLA), Official Plan Amendment (OPA), POS, site plans, developer requests for proposals etc.	On hold	WT to coordinate with City obtaining updated surveys and draft R-Plans/ M-Plans laying out street and block structure.
Polson Quay and River South Precinct Plan	Precinct Plan	On hold	On hold while Productions, Interactive and Creative (PIC) Core Urban Design Guidelines and Zoning Bylaw Review processes are underway.
<b>Other</b>			
Lower Yonge	LPAT and private developer application review.	Final SPA comments for 55 LSBE submitted to City.	<b><i>Final comments for 55 LSBE still working their way through City.</i></b>
Private Development Application Review	6-10 private development applications under review at any given time – ZBLA, OPA, SPA, POS, MV.	Ongoing	Ongoing
North Keating East Precinct Plan	Amendment to existing Keating Channel Precinct Plan or whole new plan.	On hold	On hold until further work has been done on related projects (ie. the Gardiner realignment).
Gardiner Public Realm Study	Design study to improve lands under and adjacent to the Gardiner between Yonge and Leslie.	Discussions ongoing with Daniels and City re: implementation options for LSBE. Requires coordination with City re: access during Gardiner rehab and prioritizing streetscaping approvals. Discussions also ongoing with Greenland (215 LSBE) re: design and implementation options.	<b><i>Discussion ongoing with Daniels (143-177 LSBE) and City re: minimal interim work by Daniels team and public realm contribution to WT, supplemented by City funding, to deliver improved Lake Shore public realm between Jarvis and Richardson in 2021, post-Gardiner rehab works.</i></b> <b><i>Discussions also ongoing with Greenland (215 LSBE) re: design and delivery of Lake Shore public realm between Richardson and Sherbourne as part of development frontage.</i></b>



**Investment, Real Estate and Quayside Committee**  
**March 12, 2020**  
**Item 4 – Update on Public Engagement Quayside Project**  
**Round 2 Public Consultation**  
**Cameron MacKay**

Purpose	Information
<b>Areas of note/ Key issues</b>	<p>Two meetings seeking public feedback on Waterfront Toronto’s technical evaluation of Sidewalk Labs’ Master Innovation and Development Plan were held on February 29, 2020. Of note:</p> <ul style="list-style-type: none"> <li>• Excellent turn out to both meetings with estimated overall attendance in the 600-700-person range</li> <li>• Discussions were respectful and constructive</li> <li>• Participants overwhelmingly reported that the meetings had informed their perspectives and that they had learned more about the project</li> <li>• There was strong support for the project from many, particularly in the morning meeting; project support in the afternoon session was more tempered</li> <li>• As heard at past Quayside meetings, the public has consistently asked that Waterfront Toronto come to an arrangement that is in the best interest of the public, that maintains strong public control and oversight, and anticipates and mitigates personal, commercial and societal risks related to data collection. As reflected by Waterfront Toronto on Saturday, many of these issues connect to outstanding questions that the Corporation is working to answer.</li> </ul> <p>Instant participant feedback to 8 questions was gathered by <i>Data on the Spot</i> (the same vendor/technology used at Munk Debates). Responses from 378 meeting participants were gathered throughout the day. Results include:</p> <ul style="list-style-type: none"> <li>• Most attendees (46%) were from Toronto/East York, followed by waterfront residents (21%) and people from outside of Toronto (17%)</li> <li>• Economic development, digital and partnership topics held the greatest interest for participants (33%), New Mobility held the least (15%)</li> <li>• When asked if the proposed innovations raise the bar on meeting urban challenges (e.g. reducing greenhouse gas emissions, creating jobs, affordability, etc.), 50% of respondents said that the proposed innovations “really” raise the bar, 29% said that they somewhat raise the bar, and 12% said that they do not raise the bar</li> <li>• Regarding controls to manage risks arising from the project, respondents were more divided with 61% saying that Waterfront Toronto’s proposed controls are sufficient or somewhat sufficient, compared with 39% responding that the controls are insufficient or that they are unsure or unclear about the sufficiency of the controls</li> <li>• Similarly, when asked if Waterfront Toronto has appropriately prioritized public investments, 63% of respondents indicated that the investments were either appropriately prioritized (38%) or somewhat appropriately prioritized (25%), with 17% reporting that the solutions are not appropriately prioritized and 21% of respondents were unsure or unclear on prioritization.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• A full meeting report will be developed and distributed to meeting participants for their review and feedback before finalization.</li> <li>• Following March 31, 2020 (online feedback deadline) a summary report of feedback received will be prepared.</li> </ul>



**Investment Real Estate and Quayside (IREQ) Committee**  
**March 12, 2020**  
**Item 5 – PIC Core Urban Design Guidelines**  
**Meg Davis**

<b>Purpose</b>	For Information
<b>Areas of note/ Key issues</b>	<p>In response to a previous IREQ Committee request, the Development team is presenting other Waterfront Toronto development projects to the Committee at the regular IREQ quarterly meetings.</p> <p>The March 12, 2020 presentation is on the PIC (Production, Interactive, Creative) Core Urban Design Guidelines Project, a project led by the City of Toronto, in partnership with Waterfront Toronto.</p> <p>The presentation will include:</p> <ul style="list-style-type: none"> <li>• Waterfront Toronto's involvement – Development, and Planning and Design Divisions</li> <li>• An overview of the Port Lands Planning Framework</li> <li>• Description of PIC Core</li> <li>• Urban Design Guidelines</li> <li>• Various Frontages</li> <li>• Demonstration Scenarios</li> </ul>
<b>Next Steps</b>	Staff will continue to work with the City of Toronto and their consultants on the PIC Core project. IREQ will be informed on the progress of the project through the quarterly Development Dashboard reported to the Committee.

# PIC Core Urban Design Guidelines

IREQ meeting – March 12, 2020

# PIC Core Urban Design Guidelines Project



## Partnership Between WT and the City of Toronto

- Project lead by the City of Toronto, in partnership with Waterfront Toronto, to codify key design considerations and review criteria for development in the Port Lands film cluster district known as PIC (Production, Interactive, Creative) Core
- Key direction comes from the Port Lands Planning Framework project prepared by both the City of Toronto and Waterfront Toronto
- DTAH Architects brought on as the design consultant



## Public Consultation

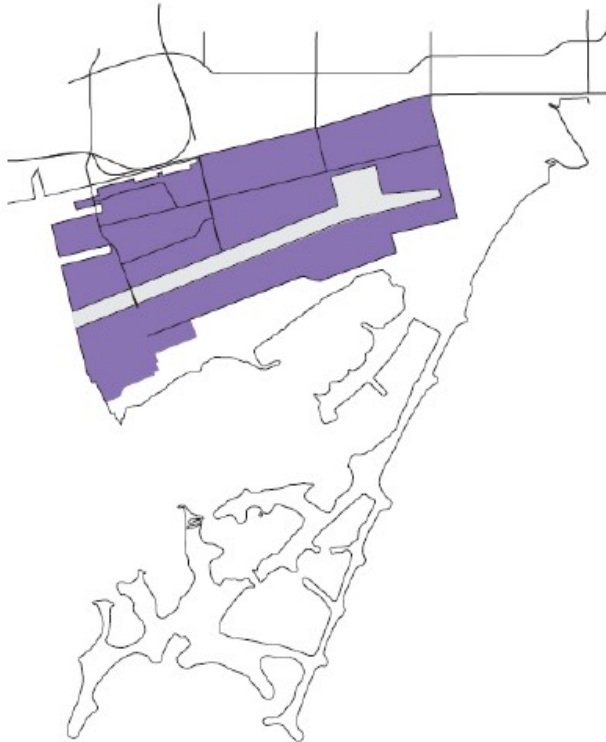
- 2 of 3 SAC (Stakeholder Advisory Committee), LUAC (Land User Advisory Committee) and public consultation meetings have been presented
- Toronto Film Board input is being sought

## Project Timing

- Draft guidelines by summer 2020
- Present to Community Council and Council by end of 2020



# Port Lands Planning Framework (PLPF)



The PLPF was prepared collaboratively by WT and the City and adopted by Council in December 2017. It represents the 50-year vision for the revitalization of the Port Lands, with a number of districts and land use typologies that will create a unique mix of employment-focused and mixed-use precincts. It envisions:

## **New Mixed-Use Communities**

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

## **A Film-Friendly Future**

Diverse spaces and flexibility for a growing and changing industry

## **Continuation of Existing Industry + Port Uses**

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

## **Economic and Employment Growth**

Intensification of diverse employment uses to support 25,000 - 30,000 employees

# What is Production, Interactive & Creative (PIC) Core?



- Both a new district in the Port Lands and a land use typology introduced through the PLPF
- Film and media cluster, anchored by Pinewood Studios
- A modern urban employment district with a focus in screen-based and creative industries and innovation
- Diversity of light industrial and office building typologies to accommodate a variety of uses
- Large floor plates and clear spans for production studios and flexible work spaces



Pinewood Toronto (use of wrapper to activate otherwise blank exterior)



Cheswick Business Park, London



Woodframe office proposal in Liberty Village



Five-storey office in Aker Brygge, Oslo



Pinewood Toronto Studios head office



Adaptive re-use of a seven-storey industrial building for film production and related uses



Spart Hall, Slangen

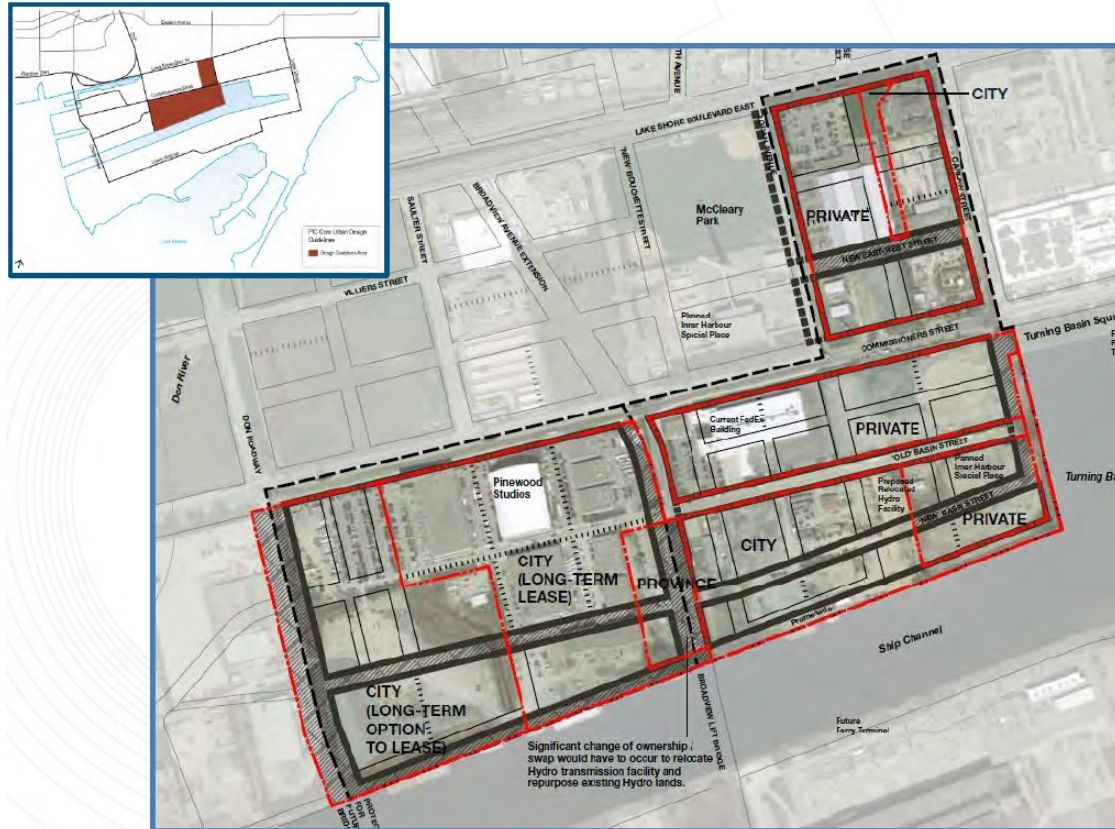


# PIC Districts in the PLPF



-  Production, Interactive and Creative (PIC) - Mixed Use
-  Production, Interactive and Creative (PIC) - Core
-  Light Industrial and Productions
-  Destination / Catalytic
-  Power

# PIC Core Study Area



# What are Urban Design Guidelines (UDG)?

Greater detailed design direction to help implement Official Plan policies and urban design principles and support the development of high quality urban environments that reflect the City's vision.



## What Urban Design Guidelines Do:

- Complement and support the City's urban design policies within the Official Plan through a document that provides more specific design details
- Create consistent urban design guidance to be used by developers and City staff when developing and reviewing proposals for sites, buildings, streets and the public realm
- Provide a practical and flexible design tool for assessing development proposals

## What Urban Design Guidelines Do Not Do:

- UDG are not a legal requirement that must be reflected within a development proposal (i.e. guidelines are not zoning), although compliance with design guidelines is expected and strongly encouraged by the City

# Production, Interactive & Creative (PIC) Core UDG



## The Objective

To provide a clear and consistent direction for City staff, landowners, developers and the public about how sites, buildings, streets and the public realm should be designed in the PIC Core districts, with a focus on film studios and related businesses.

## The Result

- Performance-based directions for film production and other creative employment developments in the PIC Core districts
- Directions to be applied throughout the development review process
- Demonstration plans based on site-specific conditions
- Built-in flexibility with potential updates as Port Lands development progresses
- Prepared concurrently with a PIC Core Zoning By-law



Pixar Studios (San Francisco)



NFTS (Reaconsfield, UK)





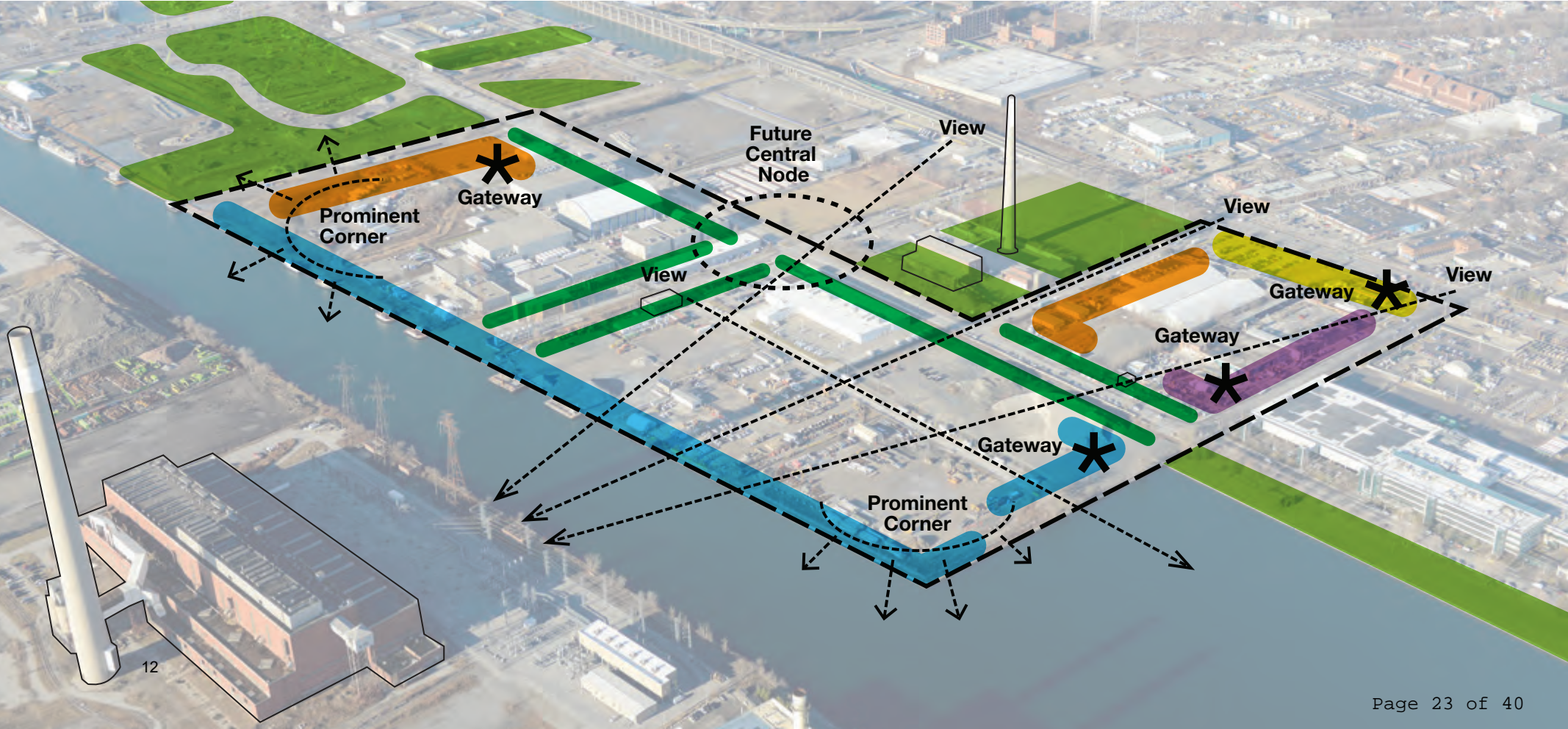


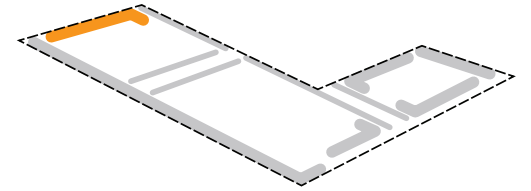
# PIC Core: Existing Elements





# PIC Core: Other Features



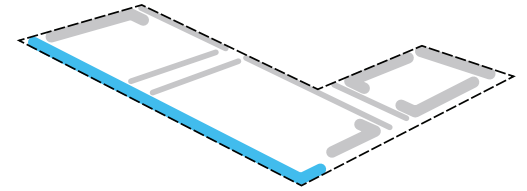


# Don River Frontage



<sup>13</sup> Conceptual rendering, Port Lands Planning Framework (facing south)

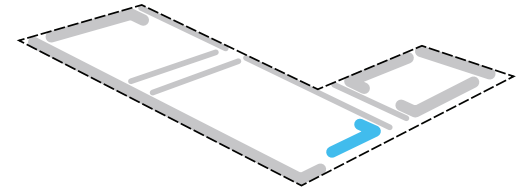




# Shipping Channel Frontage



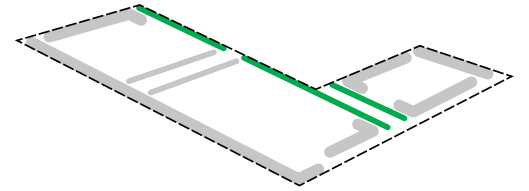
Conceptual renderings with and without waterfront street, Port Lands Planning Framework (facing east)



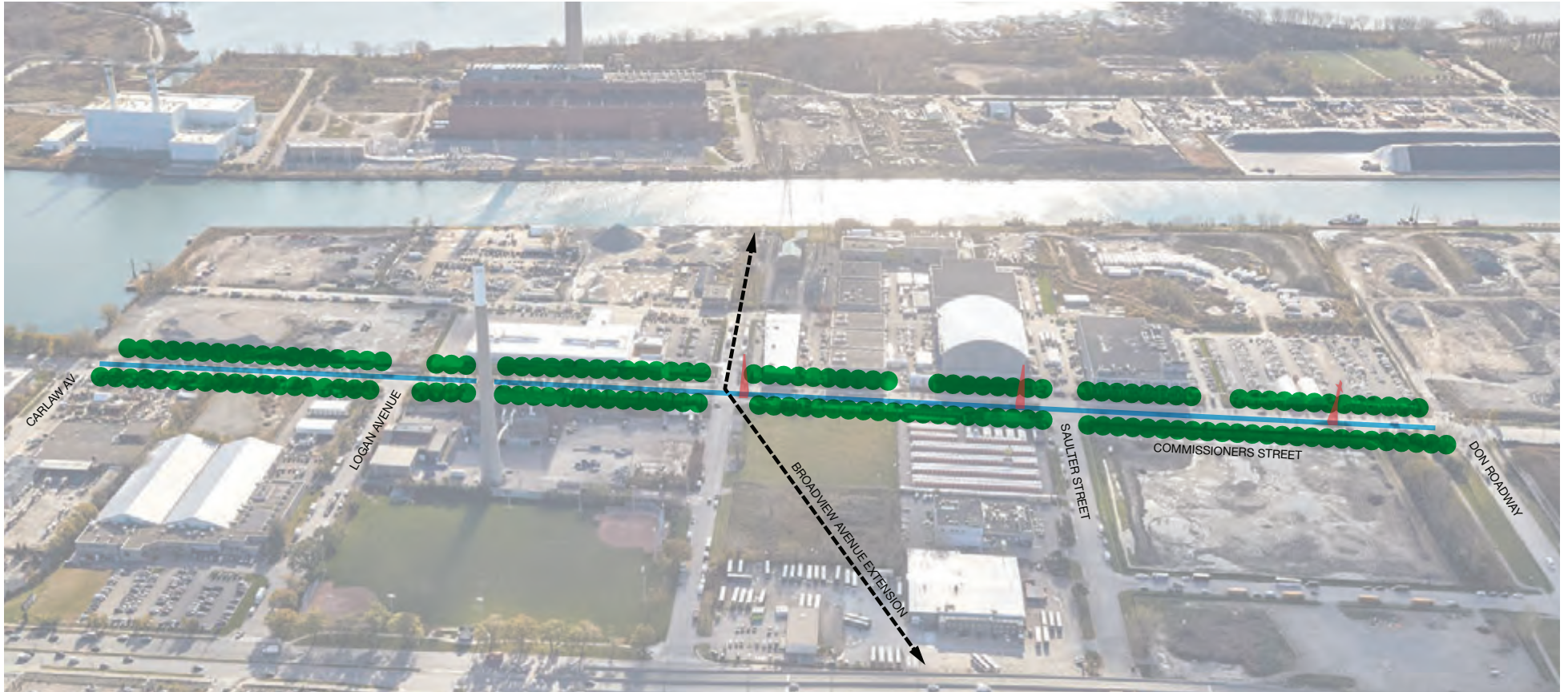
# Turning Basin Frontage



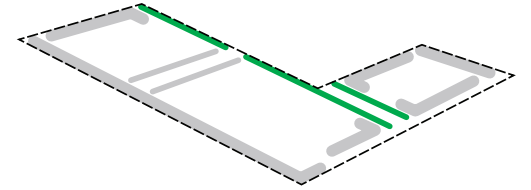
<sup>15</sup> Conceptual rendering, Port Lands Planning Framework (facing south along Carlaw extension)



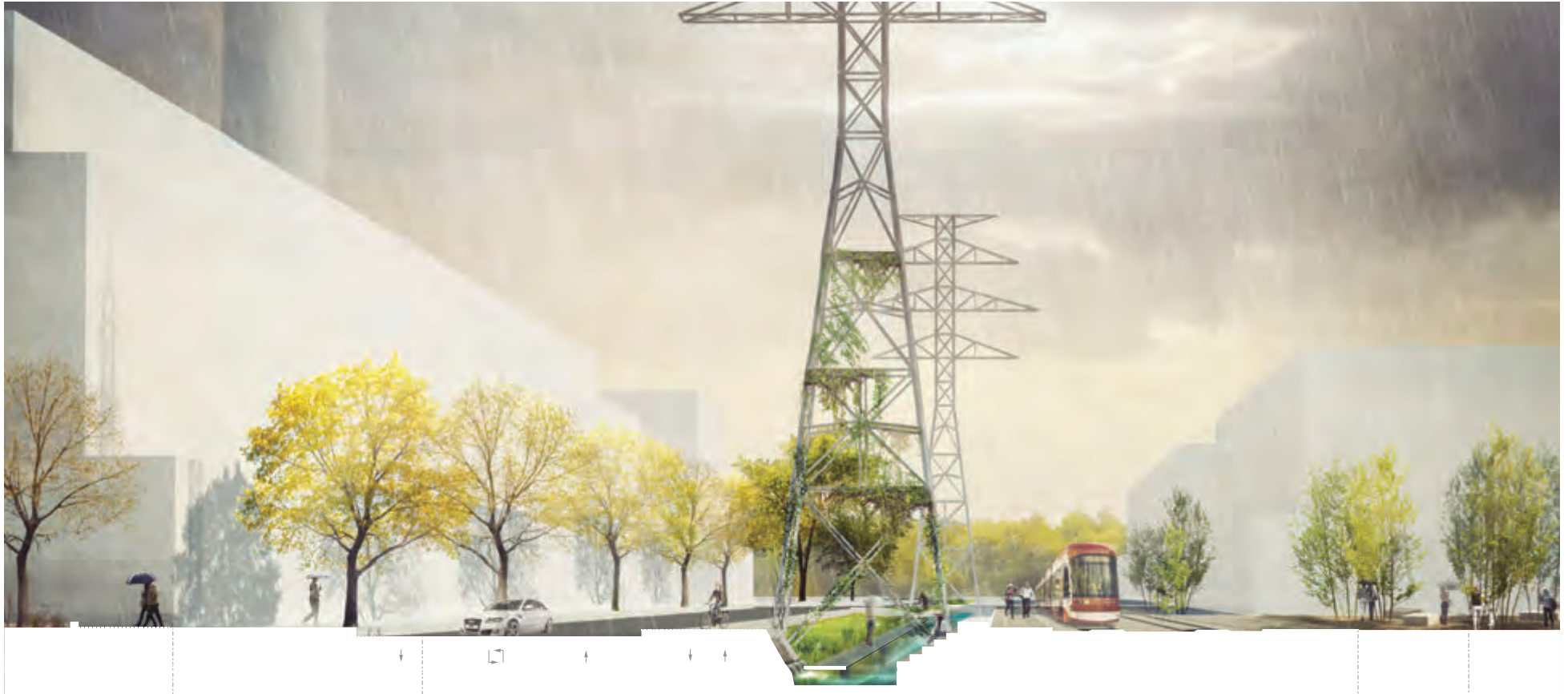
# Commissioners Frontage



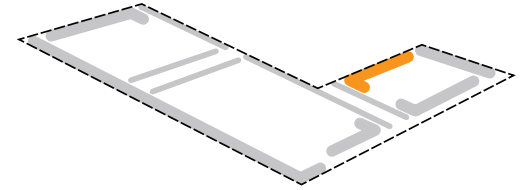




# Commissioners Frontage



17  
Conceptual rendering, Port Lands Planning Framework (between Don Roadway and Broadview extension, facing east)



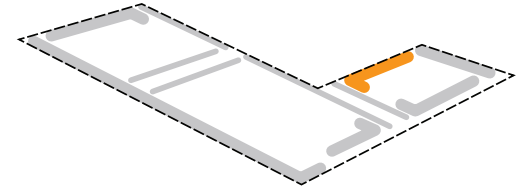
# Logan / McCleary Park Frontage



Existing Condition (2019)



# Logan / McCleary Park Frontage



19  
Conceptual renderings of Logan (facing south) and an expanded and revitalized McCleary Park (facing northwest), Port Lands Planning Framework

## Lake Shore Frontage

- Part of larger reconsideration of Lake Shore Boulevard's character, prompted by major redevelopment in other areas.
- Broad width of Lake Shore Boulevard provides opportunity for large buildings, but also substantial greening.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Porosity of frontage could provide entrances into courtyards and other spaces within the block.

### Potential Built Form Frontage



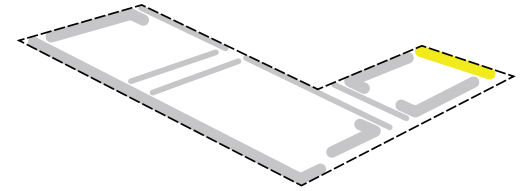
T3, Minneapolis, USA



Proposed GM Campus (north side of Lake Shore), Toronto



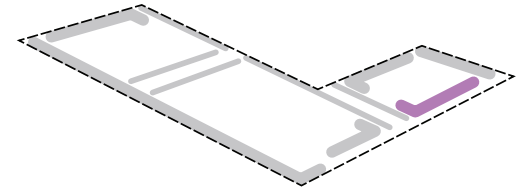
Data1 Offices, Seattle, USA





## Carlaw Frontage

- Opportunity to urbanize Carlaw with active uses, similar to segments north, which were characterized by large industrial buildings.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Important to achieve porosity and connectivity between Carlaw Avenue and McCleary Park, using local streets and mid-block connections.



### Potential Built Form Frontage



Carlaw at Wrigley Building, facing southeast.



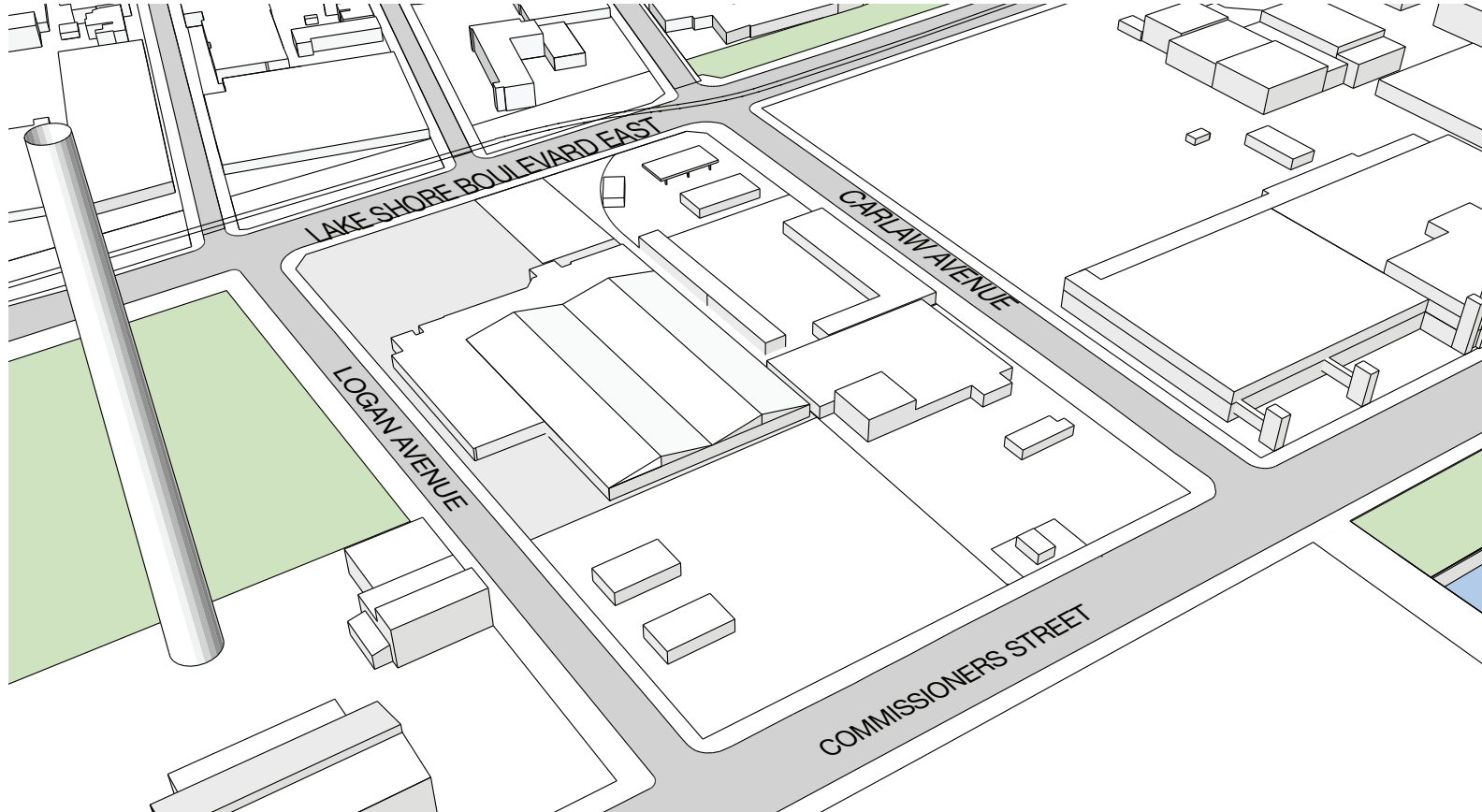
Barwon Water Building, Geelong, Australia



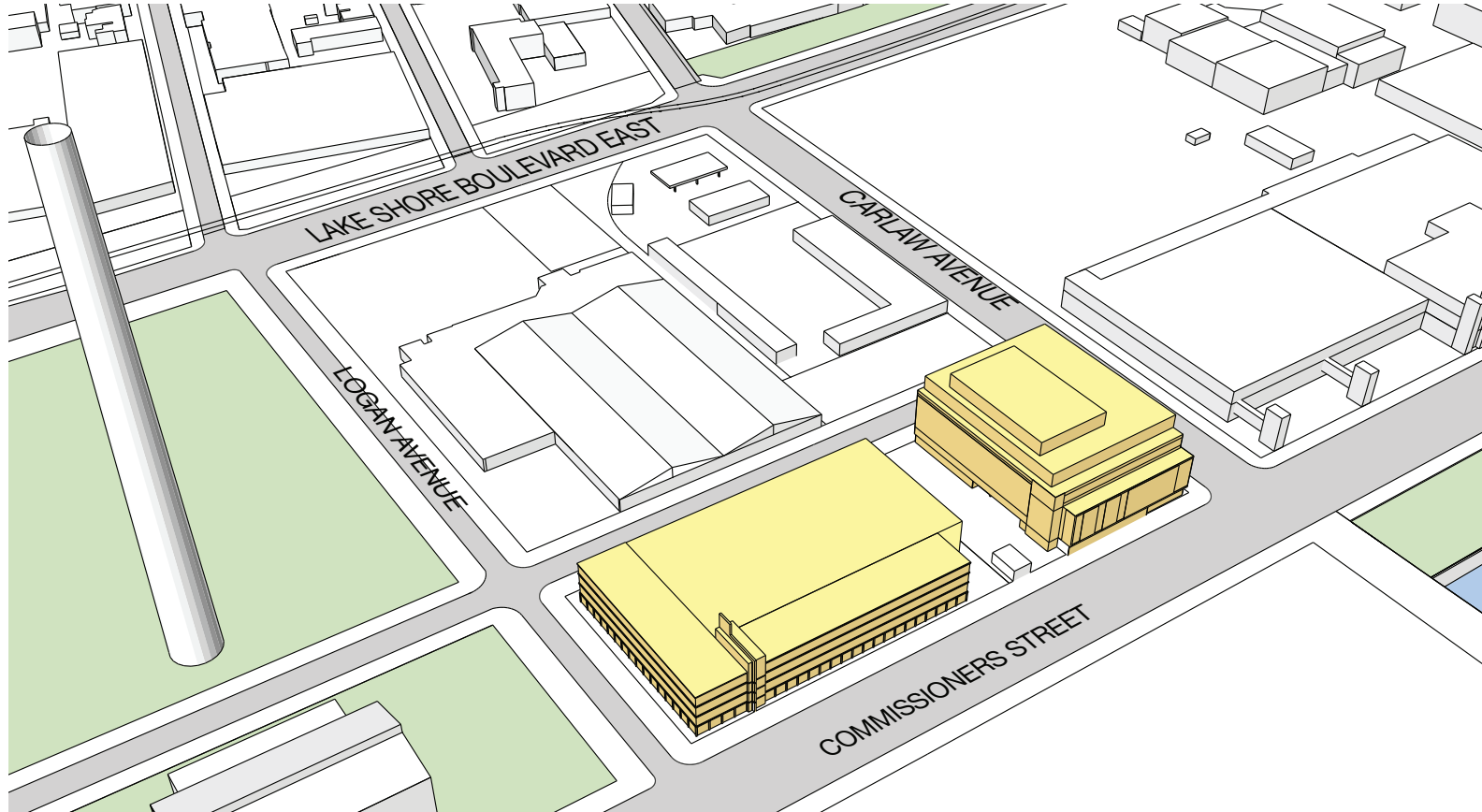
Stranden1, Oslo, Norway



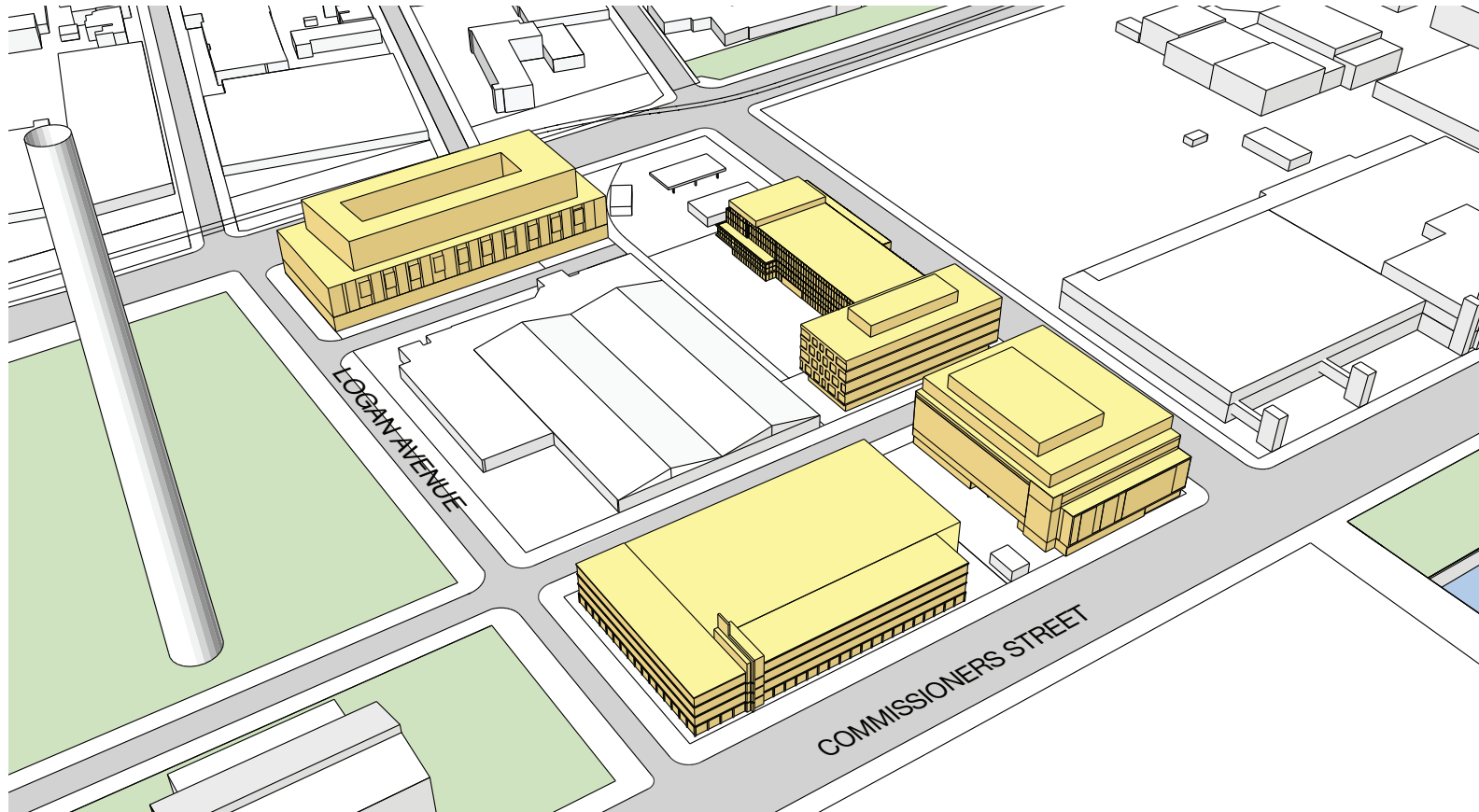
# Demonstration Scenario: Potential Northeast Quadrant Evolution



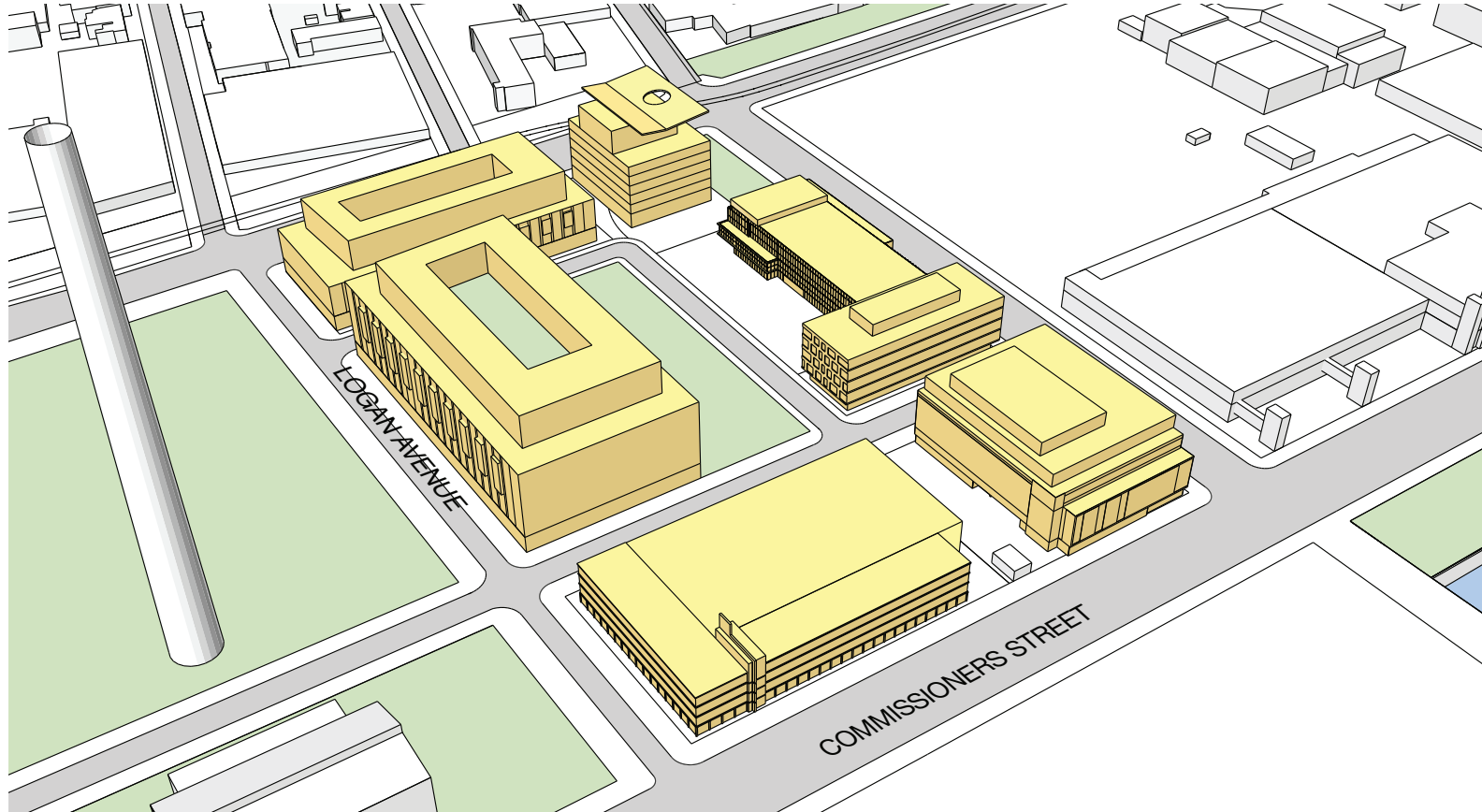
# Demonstration Scenario: Phase 1



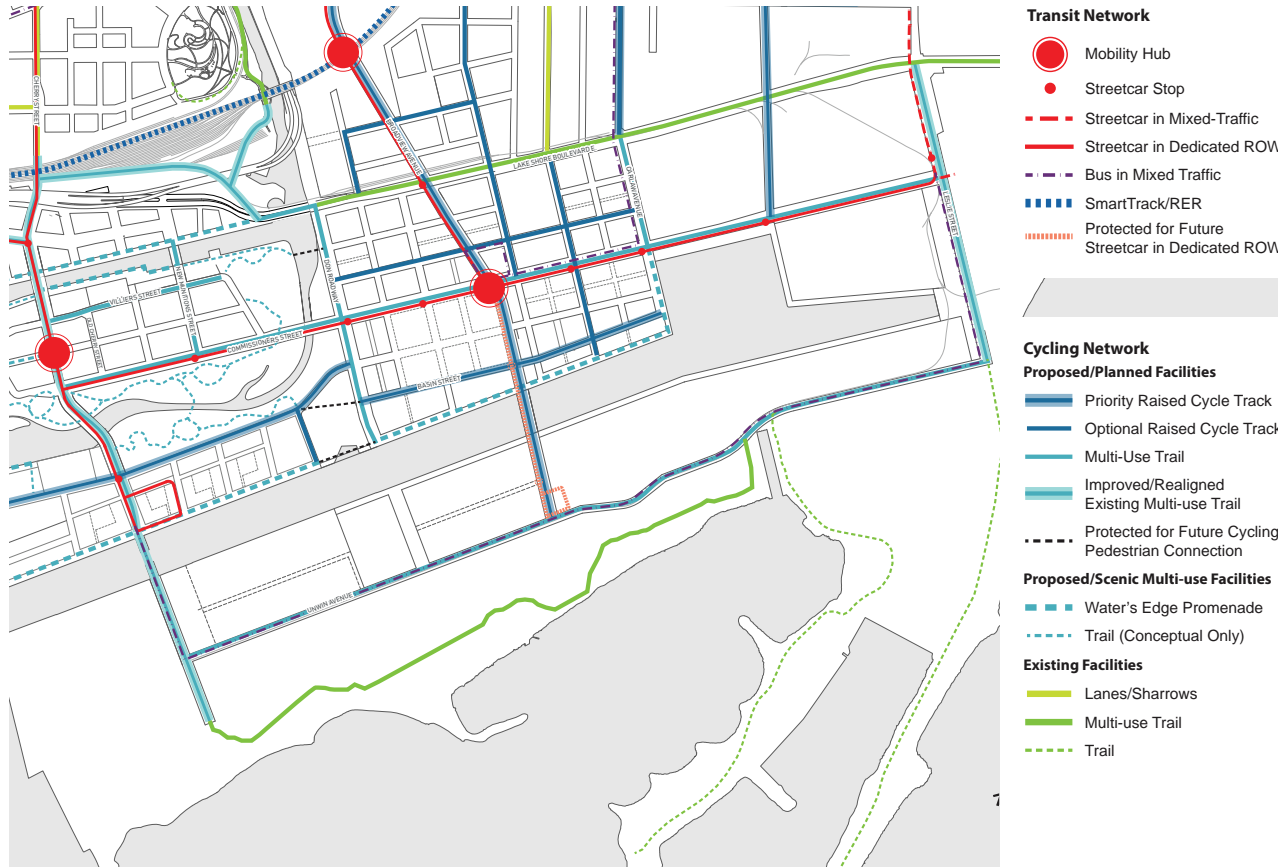
## Demonstration Scenario: Phase 2



# Demonstration Scenario: Phase 3



# Overall Mobility



- Fundamental changes in travel patterns are needed in the Port Lands to ensure that walking, cycling and transit are the primary travel modes.
- Will include a high-quality pedestrian environment and prioritizing cycling facilities on the major streets.
- Major opportunity to dramatically enhance liveability and success of the Port Lands' transformation.

Proposed mobility network (based on Port Lands Planning Framework).

# Streets



Film-Friendly Local Street (PLPF)



Neighbourhood Local Street (PLPF)



Water's Edge Street (PLPF)



Laneway (PLPF)

- Complete streets are streets that are designed to be safe for all users.
- The City's Official Plan speaks to the importance of complete streets and ensuring that streets can perform diverse roles.
- Streets will accommodate private vehicles, but be designed to minimize the number of vehicular lanes.
- Emerging technologies will be embraced to reduce congestion and contribute to sustainability objectives.
- Reliable and efficient movement of goods in and out of the Port Lands continues to be critical.



# Secure Perimeters

## Objectives for Secure Perimeters

From the landowner's perspective:

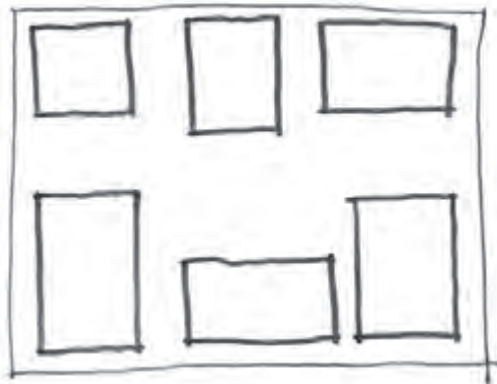
- Provide security
- Screen film making operations
- Provide visual continuity along street

From the public's perspective:

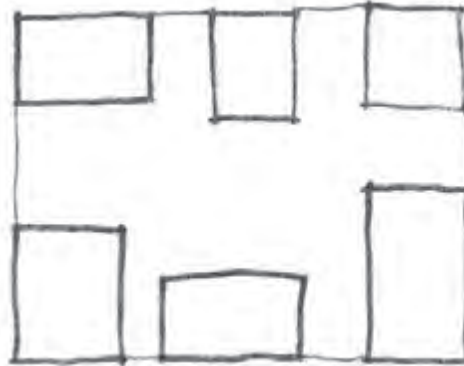
- Screen parking, storage
- Contribute positively to the pedestrian experience
- Landscape and built form elements should help define the public realm

## Resulting Considerations

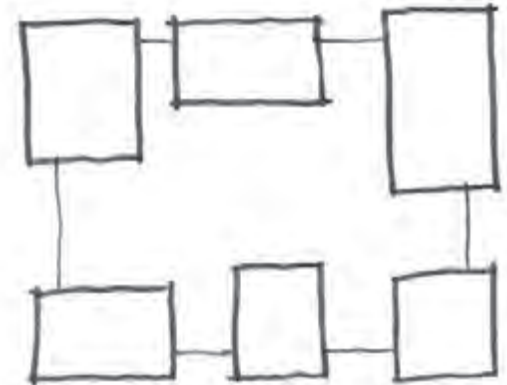
- Opacity?
- Visual Continuity?
- Security
- Pedestrian-Friendliness
  - Fence/wall design
  - Greening
  - Public art



Perimeter Forward



Buildings Flush



Buildings Forward

# Secure Perimeters

Opportunities for Special Gateways that Communicate Brands



Sony Pictures (Hollywood)



Render of Culver (Amazon) Studios (Hollywood)



Walt Disney Studios (Hollywood)



Babelsberg (Berlin)



Nordisk (Copenhagen)



Cinespace (Chicago)