



101 Commissioners Street

Issues Identification

November 21, 2018

Project Description and Background

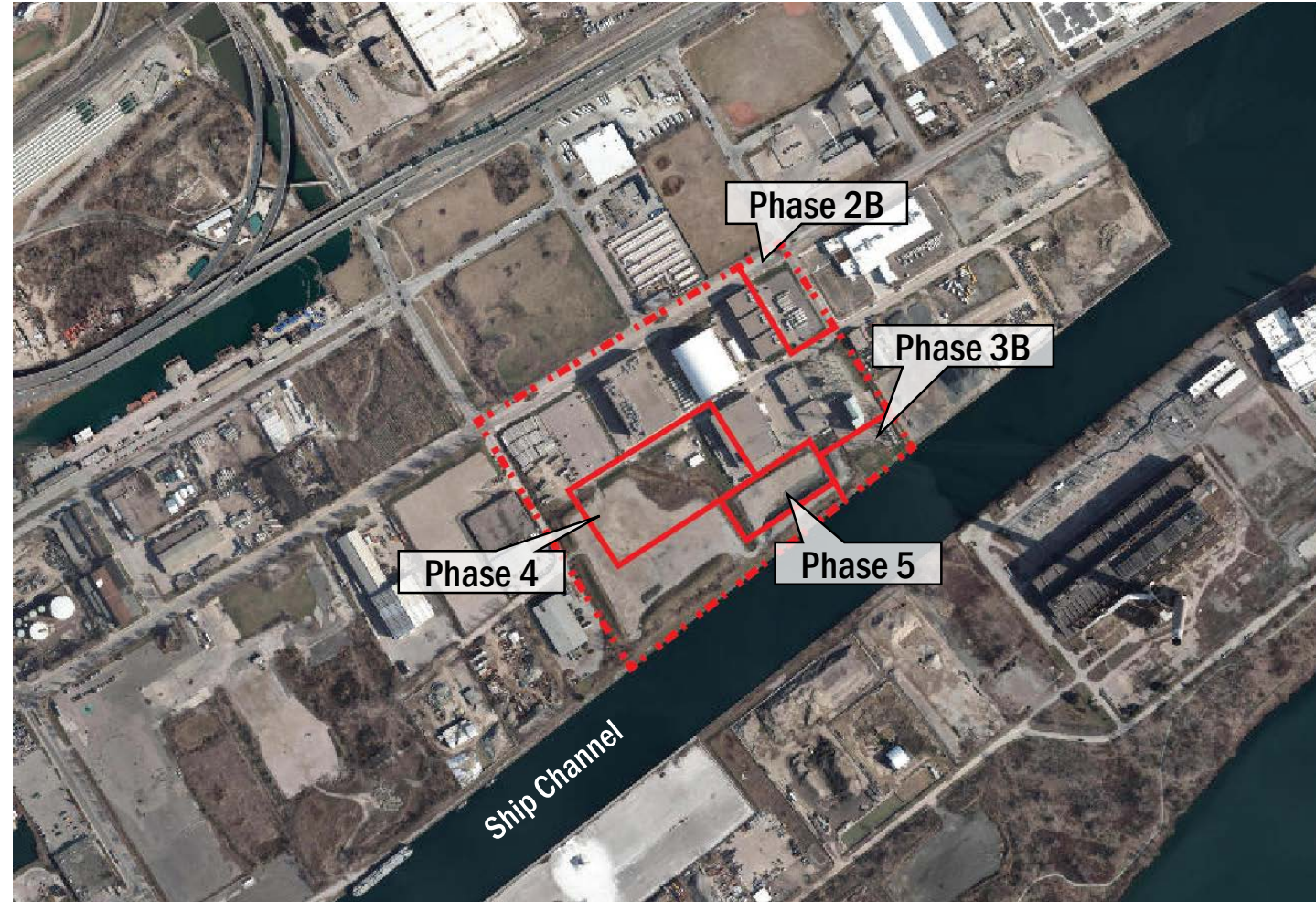
101 Commissioners Street

Review Stage: Issues Identification

Proponent: Castlepoint Numa

Design Team: HOK

- The site is part of 33.6 acre site that is home to the Pinewood Toronto Studios facilities.
- The site will support 20,890 sm of new communication and broadcasting establishment and office uses within the Pinewood Studios campus.
- The subject site includes areas identified as Phases 2B, 3B, Phase 4, and Phase 5.



Project Description and Background

- 101 Commissioners Street a production office and flex workshop was reviewed by the Panel in July 2016. The consensus comments were:
 - Develop a public realm and landscape design that will demonstrate how it will interface with the Port Lands Framework Plan;
 - Sustainability strategies should be developed and be part of the presentation;
 - Provide a stronger position on the building's Design Excellence, with reference to precedents that evoke mystery and interest; and
 - Explore and justify the proposed location of the short term and future parking structure.
 - The Panel voted non-support.
- The facility is now built and occupied.



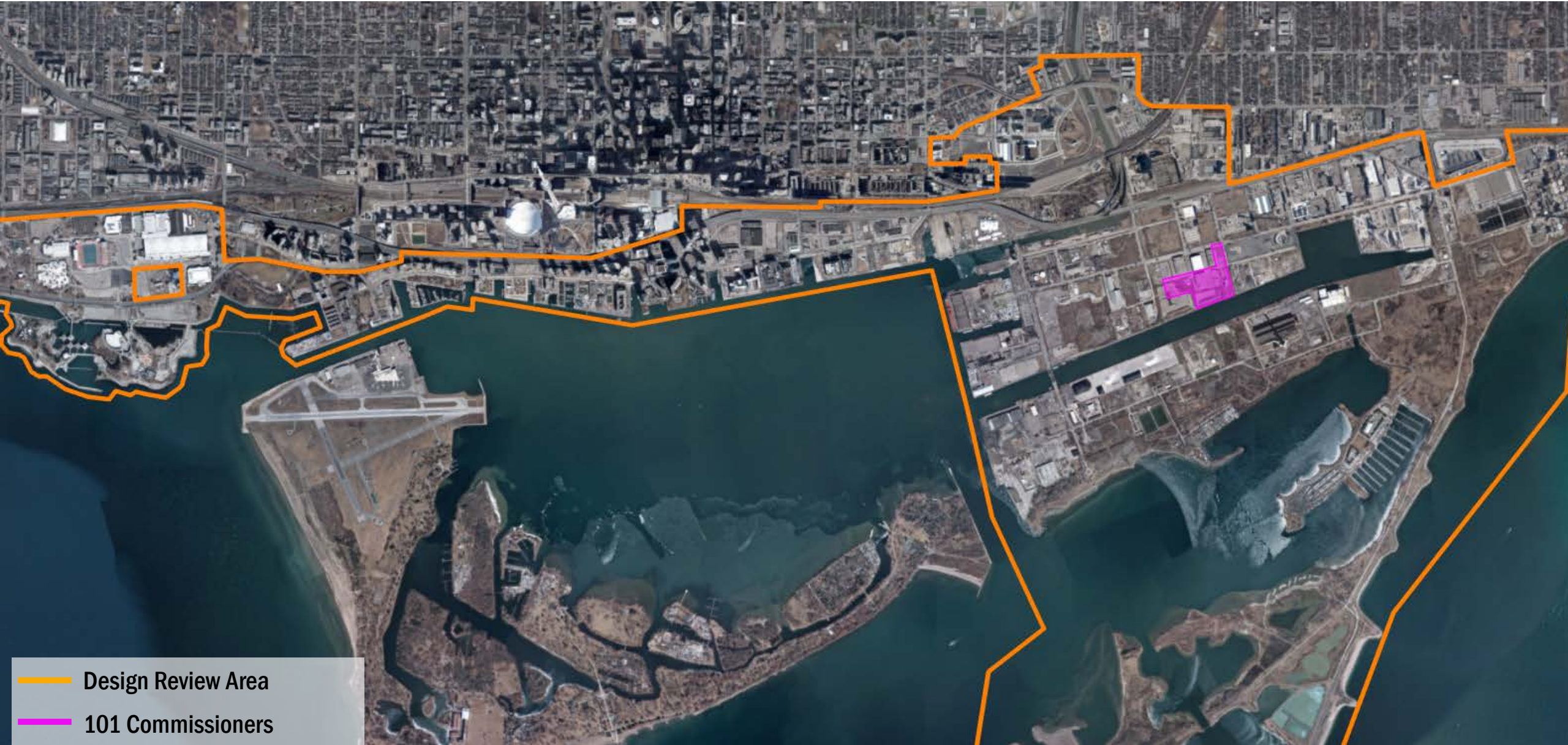
Context

101 Commissioners Street

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Design Team: HOK



— Design Review Area

— 101 Commissioners

Policy Context – Central Waterfront Secondary Plan

D22_OPENING UP THE PORT LANDS TO URBAN DEVELOPMENT

The Port Lands will be transformed into a number of new urban districts set amid the hustle and bustle of Toronto's port activities. An enticing environment conducive to the creation of an international Centre for Creativity and Innovation for knowledge-based industries, film and new media activities will be nurtured.

(P9) Streets that extend to the water's edge will create opportunities to see the lake from the city and the city from the lake. The design of buildings and public and private spaces that frame these streets will be of high architectural quality and take advantage of these views. New streets will be laid out to reinforce visual connections between the city and the water. Among these, Basin Street would be extended with minor modification to its current alignment, as the main street of the new Port Lands community from the eastern side of the inner harbour to the turning basin.

(P31) Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.), parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

(P32) New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

B13_THE SHIP CHANNEL, A UNIQUE URBAN WATERFRONT AMENITY

The Ship Channel, which extends from the Inner Harbour to the east end of the Port Lands, will become a powerful focal point around which new mixed-use communities will be built.

Port Lands Framework Plan – Land Use Direction

101 Commissioners Street

Review Stage: Issues Identification

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Design Team: HOK



- Mixed Use Residential*
- Productions, Interactive and Creative (PIC) - Mixed Use*^
- Production, Interactive and Creative (PIC) - Core
- Light Industrial and Productions
- Port and Industrial
- Port
- Ports Toronto - Existing Use
- Destination / Catalytic
- Maritime Hub
- Major Public Parks and Open Spaces
- Natural Open Space and Don Greenway
- Water's Edge Promenade
- Future Water's Edge Promenade
- Future Naturalization
- Power

Port Lands Framework Plan





101 Commissioners Street

Review Stage: Issues Identification

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Design Team: HOK



-  Skylines
-  Prominent and/or Heritage Buildings, Structures and Landscapes
-  Protect view corridor through any redevelopment
-  Views to the Water and Across Districts

Port Lands Framework Plan



LOWER DON LANDS

- 1 Villiers Island
- 2 Polson Quay
- 3 South River

FILM STUDIO DISTRICT

- 4 McCleary District
- 5 Media City
- 6 Turning Basin District

EAST PORT

- 7 Warehouse District
- 8 East Port

SOUTH SHIP CHANNEL

- 9 South Port East
- 10 South Port
- 11 Ports Toronto Marine Terminals

Media City will have a concentration of production-related development around the existing studio complex and fronting on a new east-west public street and water's edge promenade. The scenic potential of the adjacent Ship Channel will be maximized by providing active and animated uses along the water's edge promenade.

Animating and energizing the public realm at street level will be encouraged to further enhance the vitality of this campus. This can be achieved through limiting gated areas, locating production studios internally to a site/building, and activating blank walls with "shooting streets" facades and public art.

Areas for Panel Consideration

- The siting and orientation of the buildings
- The landscape strategy
- The sustainability strategy



Site Plan Approval Application Overview
101 Commissioners Street
November 21, 2018



PRESENTATION OUTLINE

Existing Context

Master Plan and Development Principles

Site Plan Application Overview
(Submitted Oct. 5th, 2018)

Updated Site Plan Proposal
(Not Yet Submitted to City)

Port Lands Framework Plan Overview

Sustainability Proposal

Landscape Strategy

Conclusion



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LOCATION PROXIMITY TO THE DOWNTOWN CORE

NOVEMBER 21, 2018



EXISTING SITE PLAN

NOVEMBER 21, 2018



AERIAL VIEW (2015)

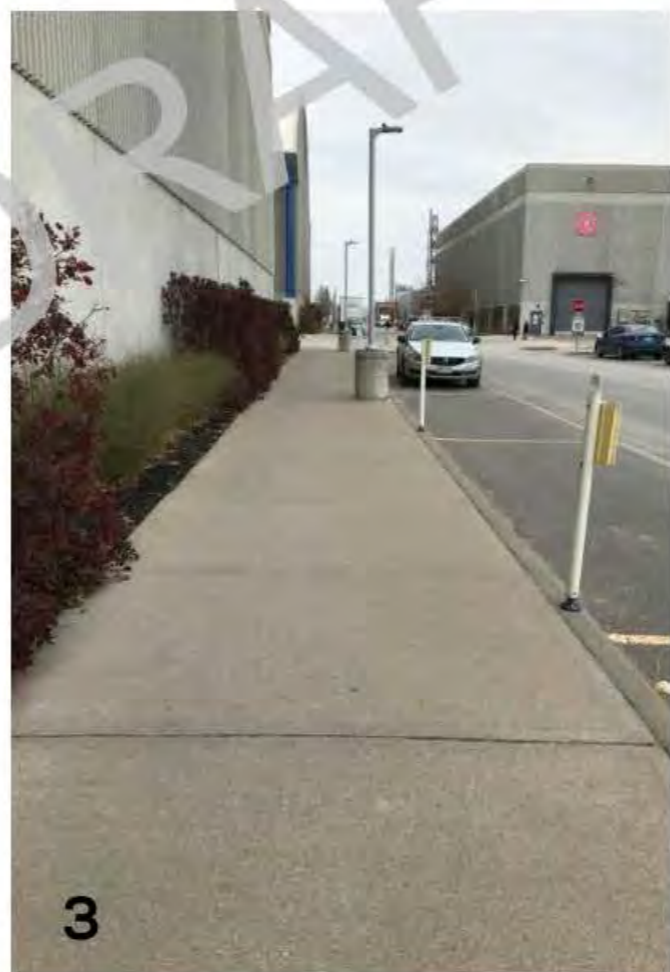
NOVEMBER 21, 2018

 **PINEWOOD**
TORONTO STUDIOS



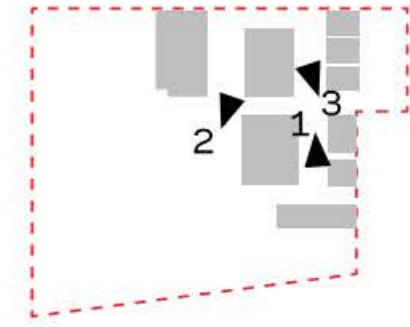
EXISTING CONDITION BUILDINGS

NOVEMBER 21, 2018



EXISTING CONDITION PUBLIC REALM

NOVEMBER 21, 2018



EXISTING CONDITION STAGING

NOVEMBER 21, 2018



Existing Context

Master Plan and Development Principles

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(Submitted Oct. 5th, 2018)

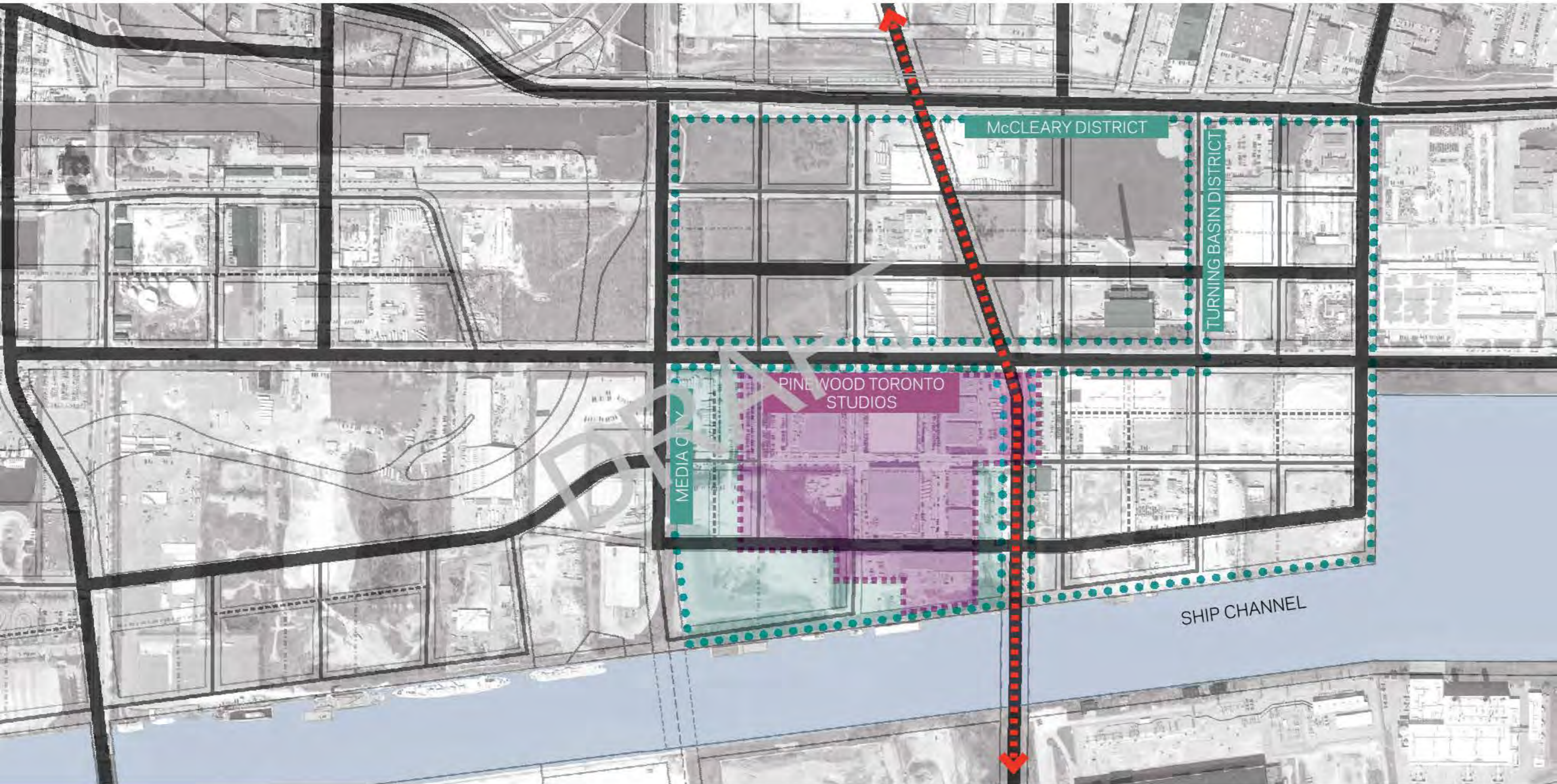
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Two communities working together

- Mutually supportive
- Complementary industries / uses

Presence and Character

- Creative Industry
- Placemaking

Efficient

- infill and density
- Social / economic / social

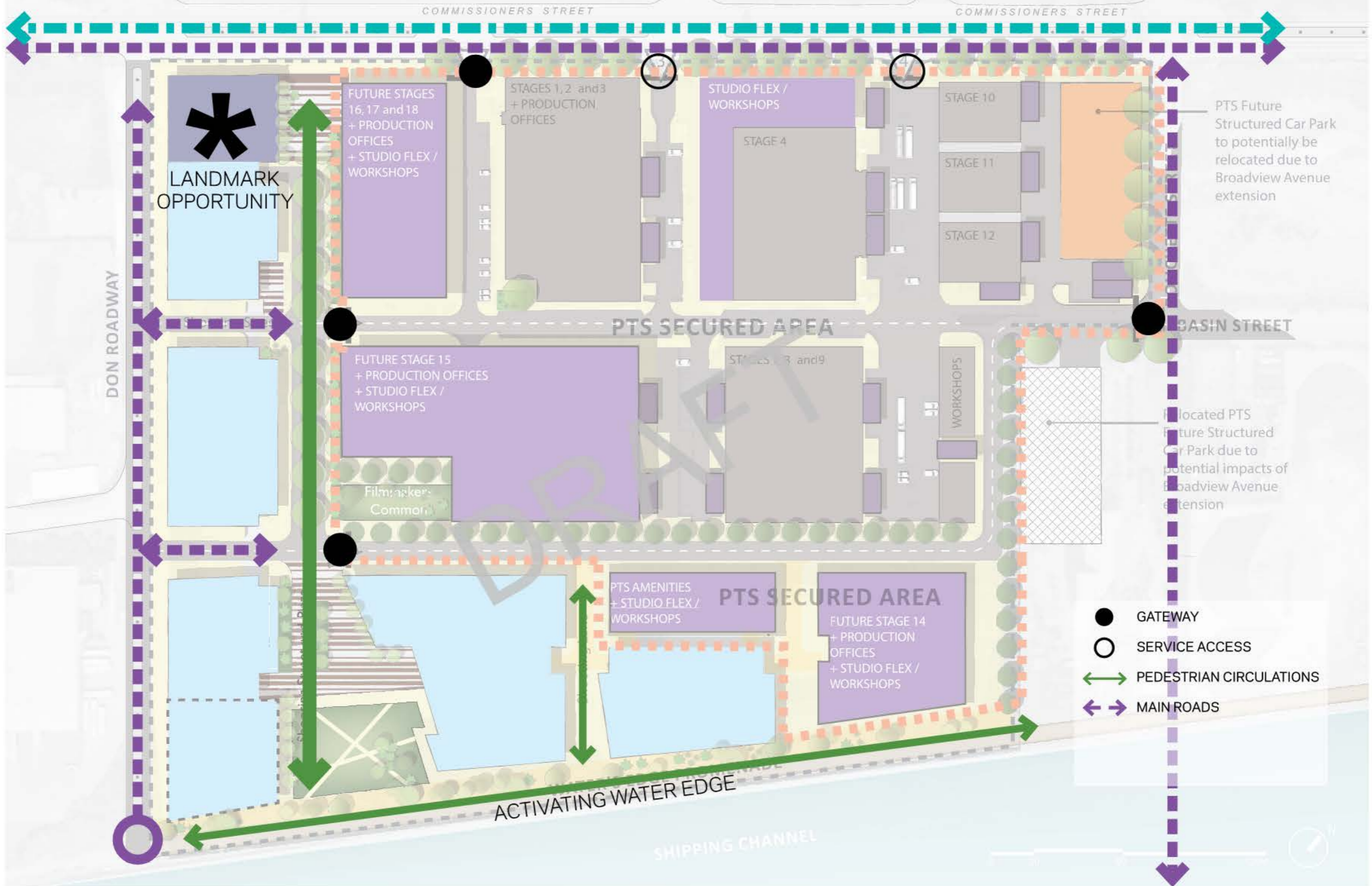
Flexible

- Agile - rapidly changing industry requirements
- Phased development opportunities
- Convertible units

Good Neighbour

- Internalising / screening operational spaces
- Traffic organization / control





MASTER PLAN PRINCIPLES

NOVEMBER 21, 2018



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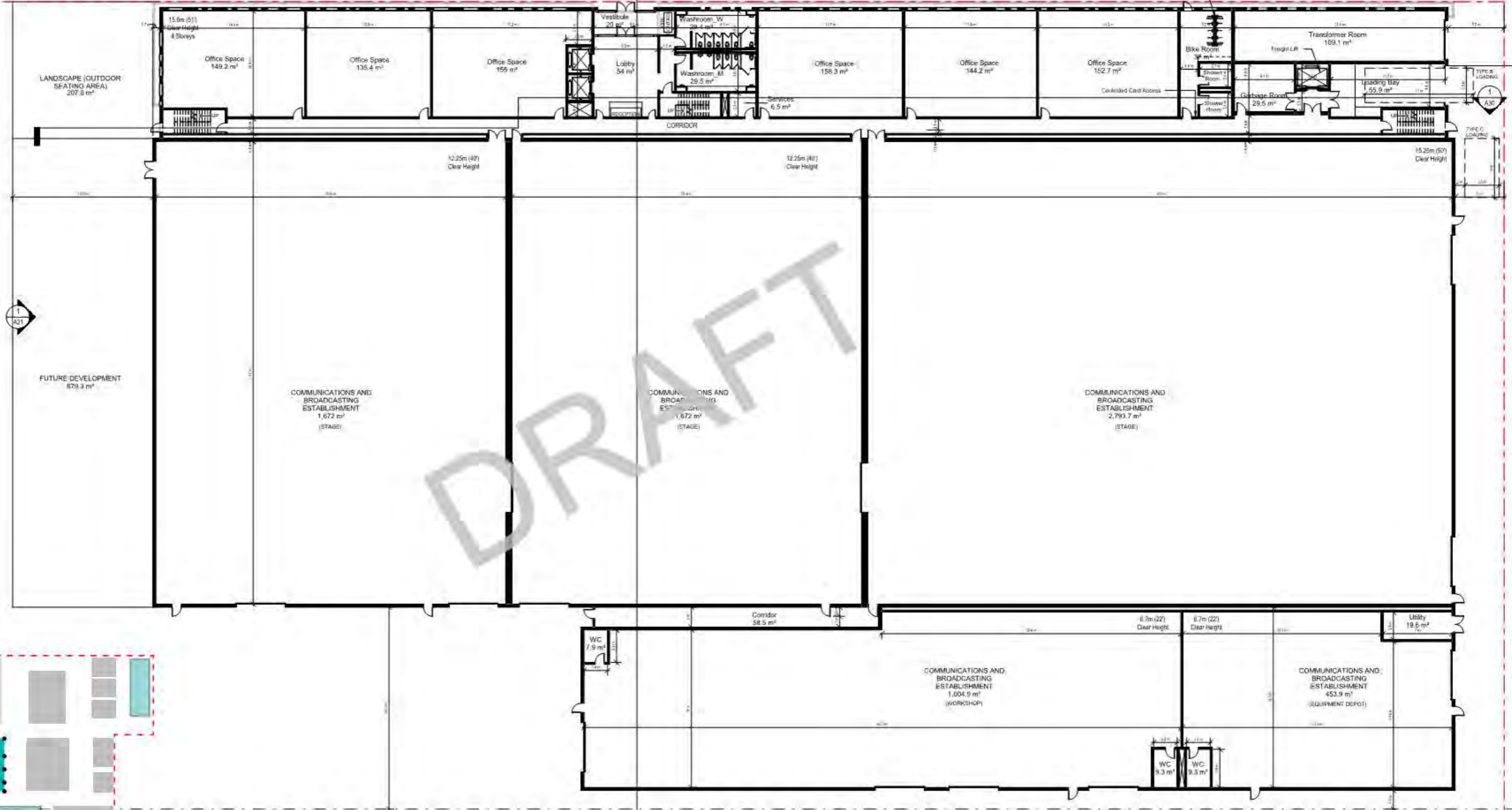


Proposed **20,890 sm** expansion to support new communication and broadcasting establishment and office uses within the PTS secured campus:

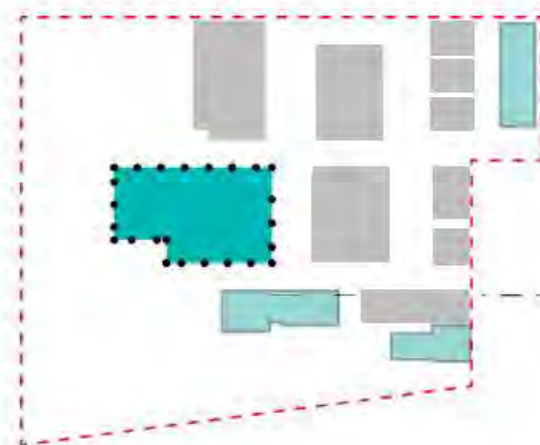
- 12,409 sm of permanent communication and broadcasting establishment uses, which includes 5 'purpose-built' sound stages and workshop/flex spaces
- 5,828 sm of production office area
- 2,653 sm temporary workshop structure



PHASE 4A

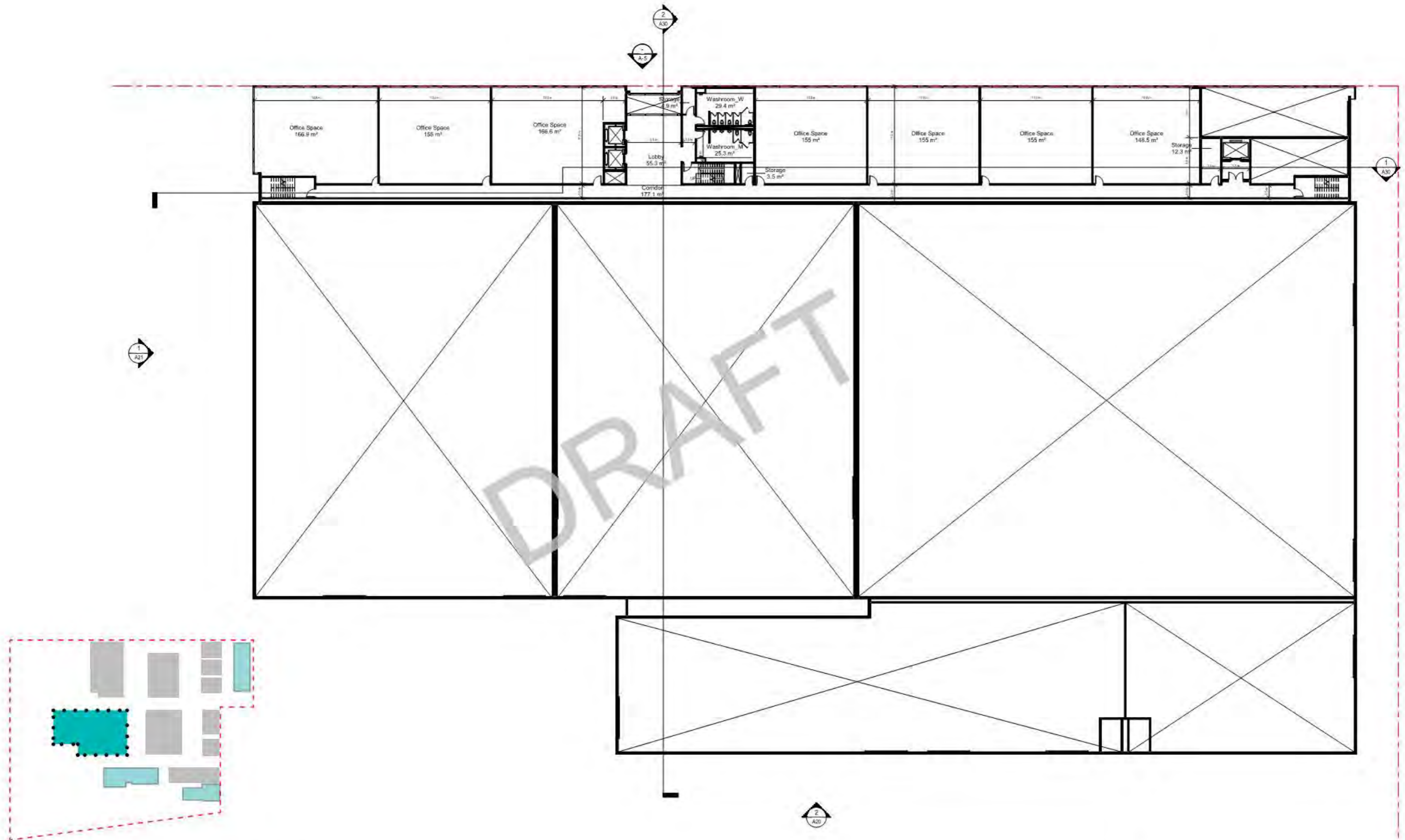


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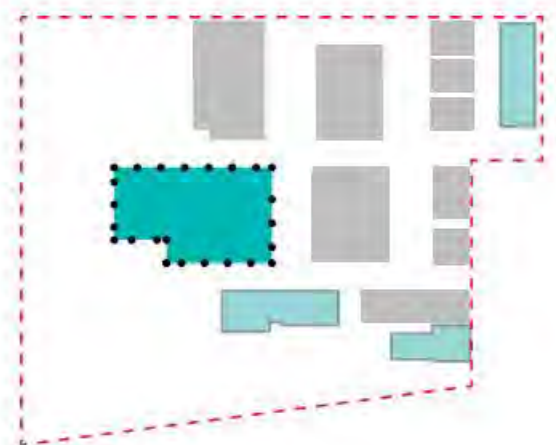
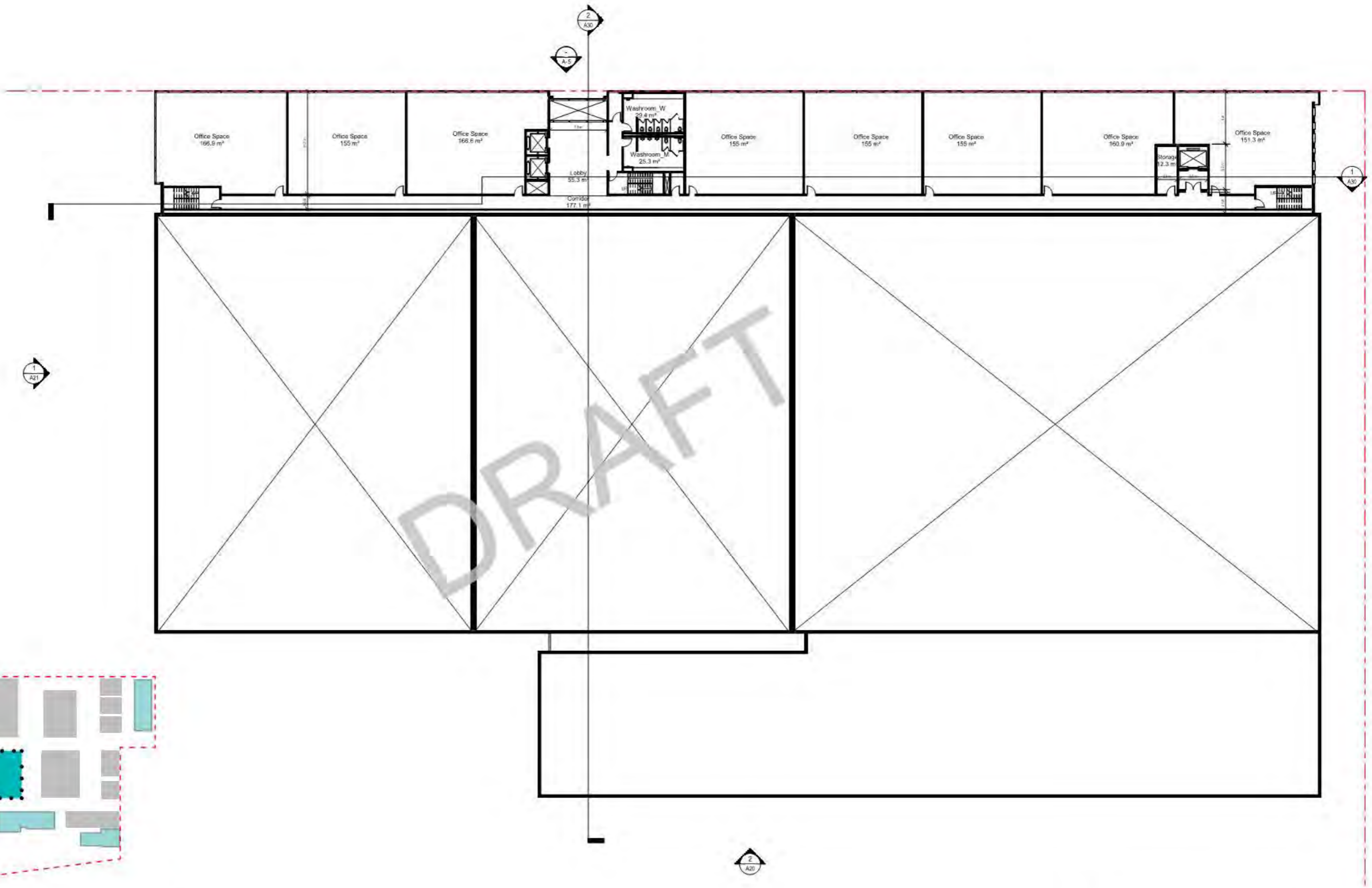
PHASE 4 GROUND FLOOR PLAN

NOVEMBER 21, 2018



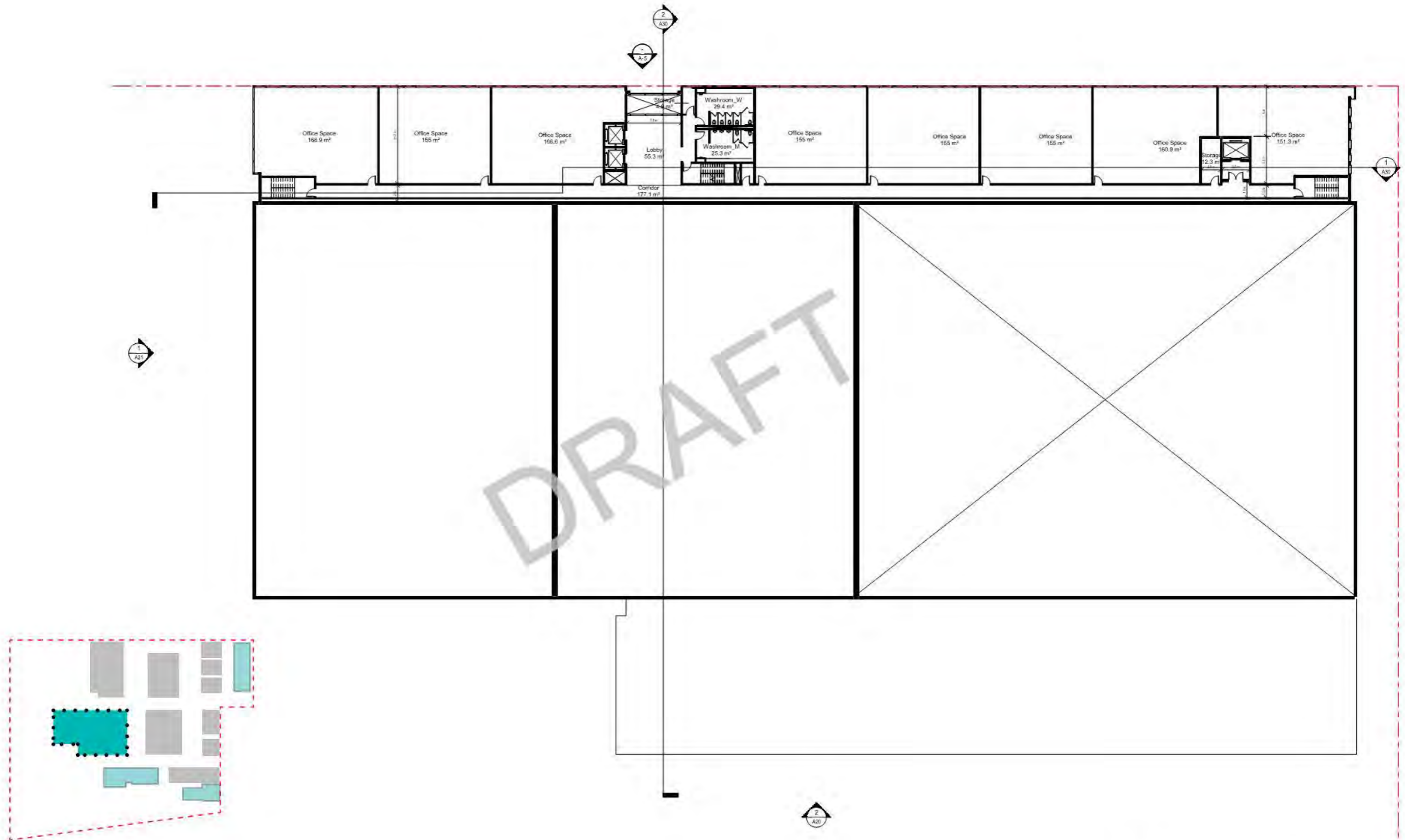
PHASE 4 SECOND FLOOR PLAN

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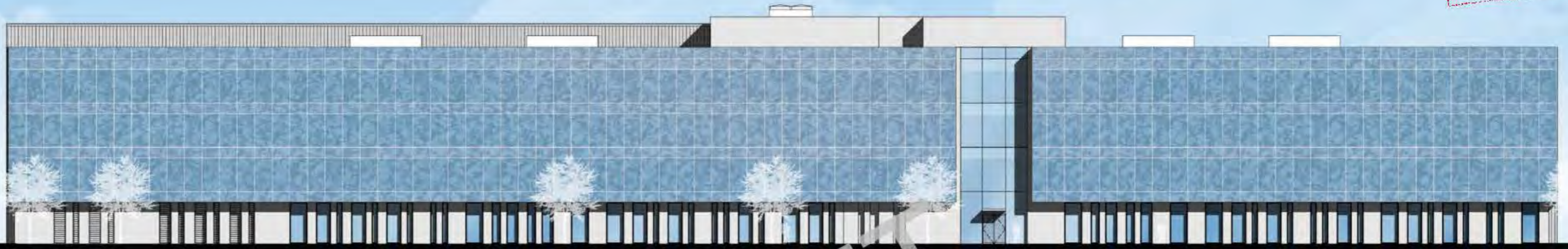
PHASE 4 THIRD FLOOR PLAN

NOVEMBER 21, 2018

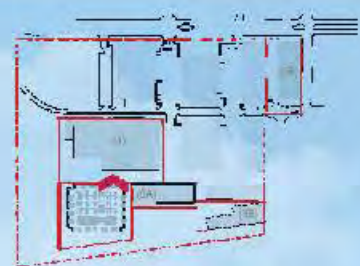


PHASE 4 FOURTH FLOOR PLAN

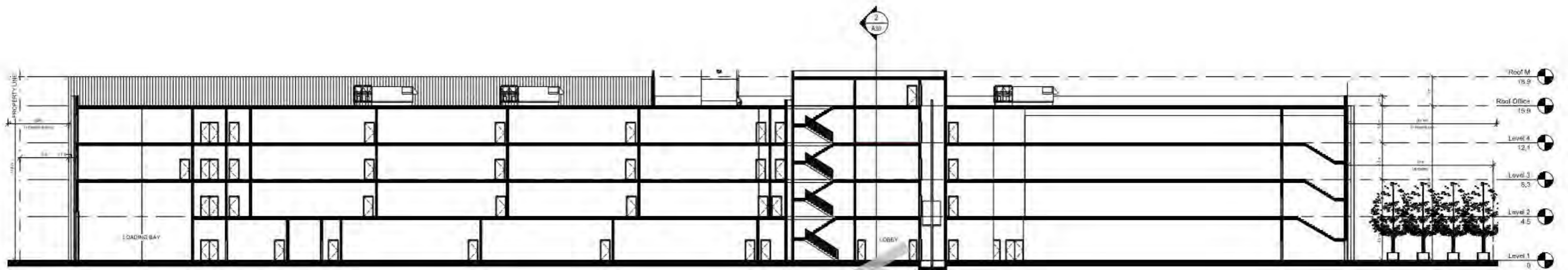
NOVEMBER 21, 2018



Phase 4 Building Elevation (Production Office)

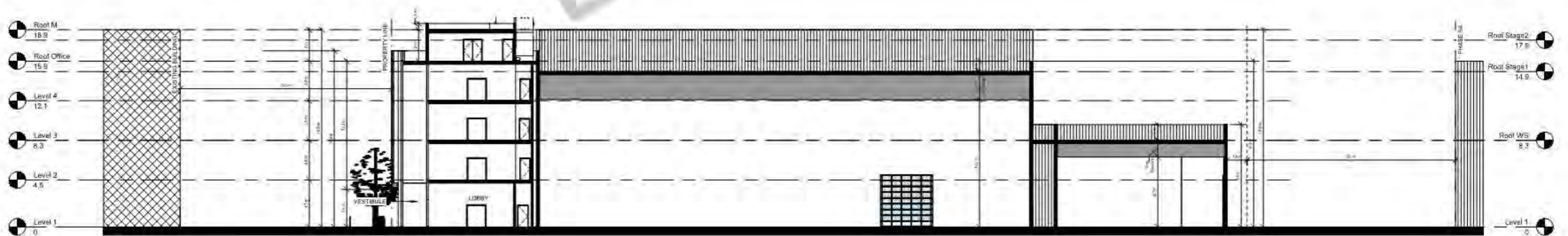


Phase 4 Building Elevation (3 Purpose-Built Sound Stages, Equipment Depot and Flex/Workshop)

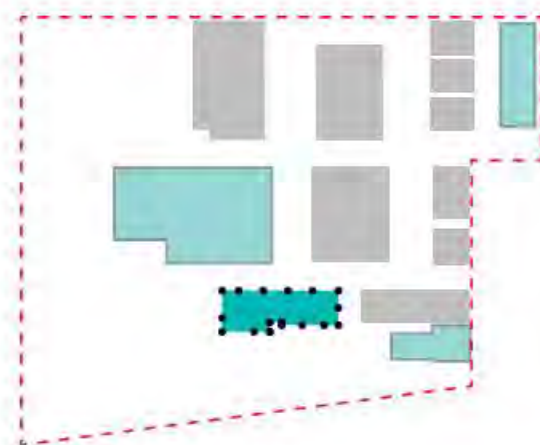
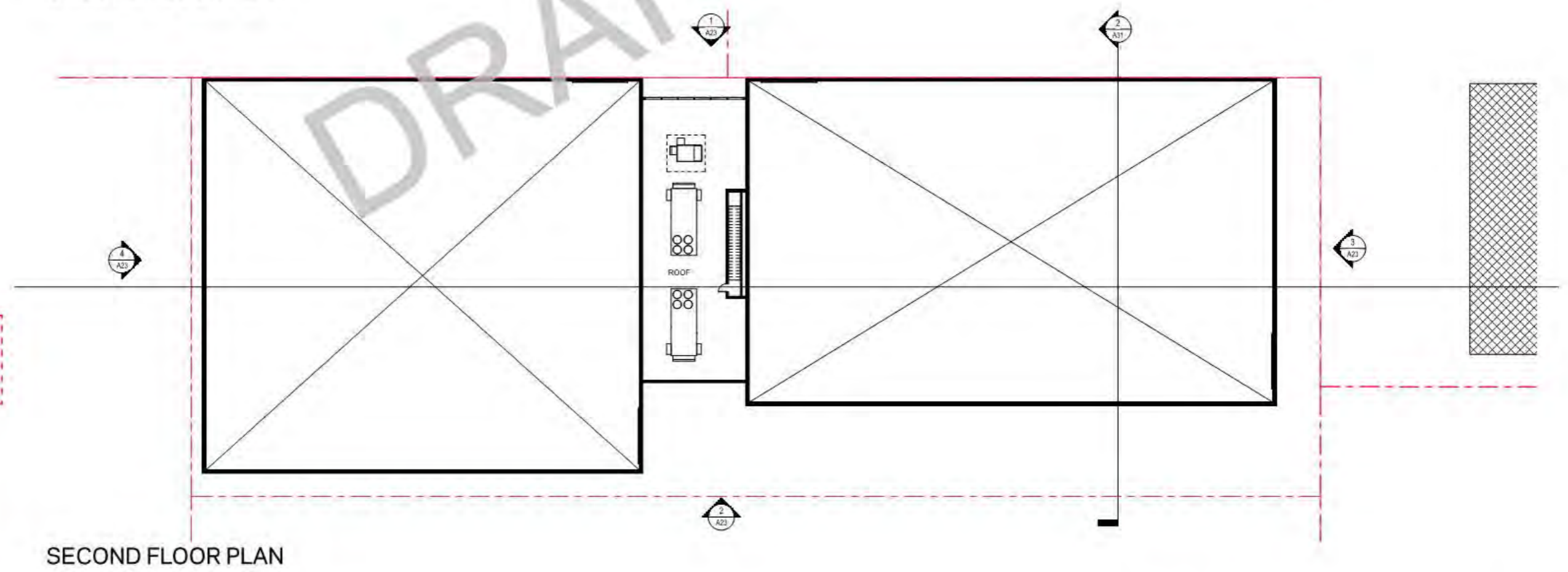
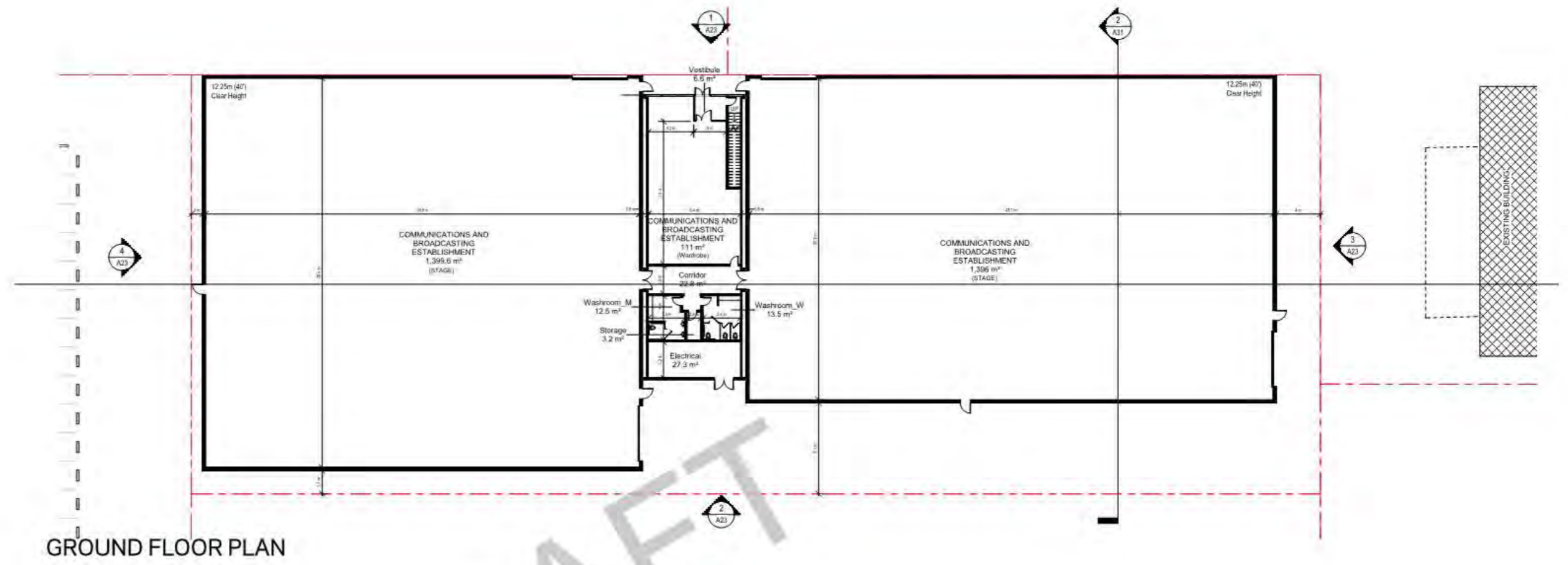


1 PHASE 4 E/W SECTION

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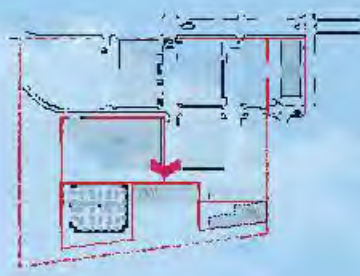


2 PHASE 4 N/S SECTION

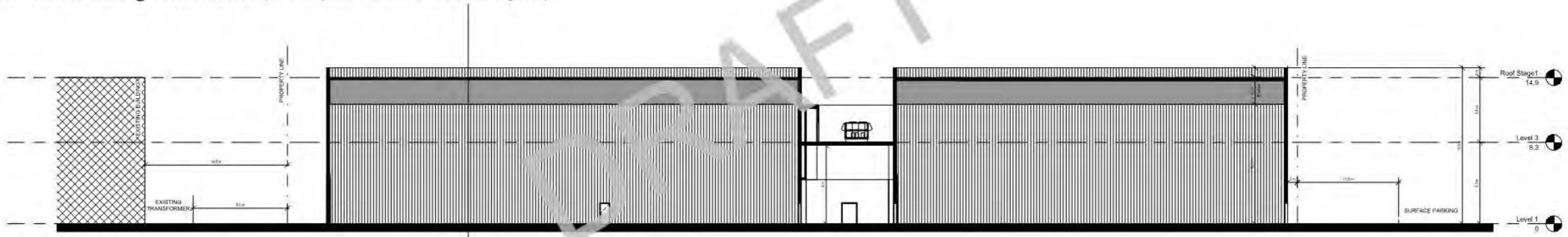


PHASE 5A FLOOR PLAN

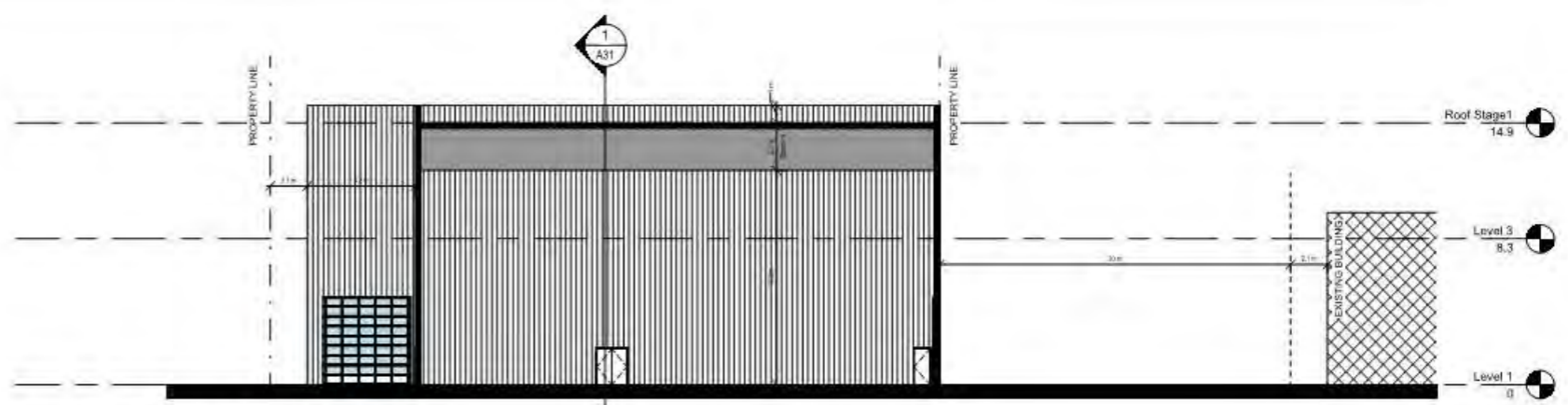
NOVEMBER 21, 2018



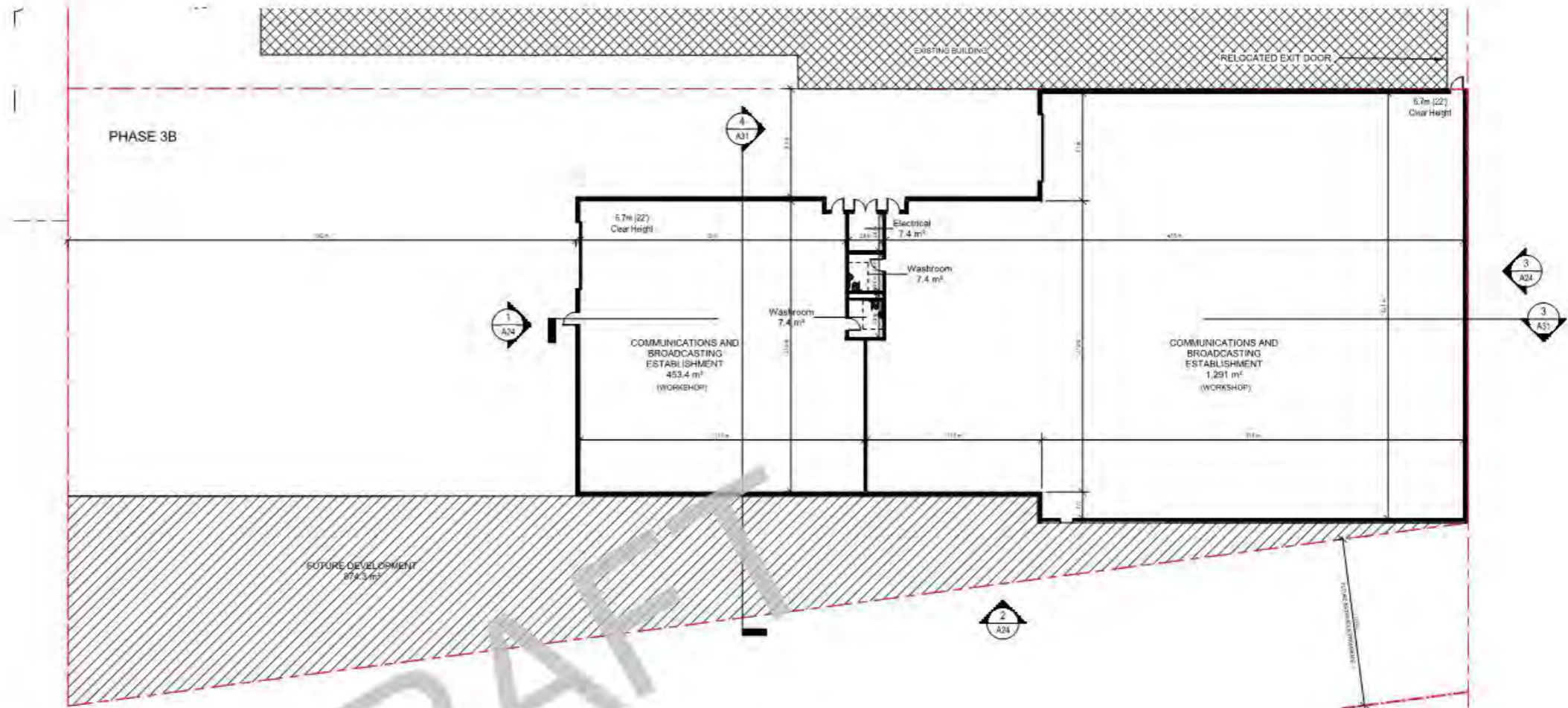
Phase 5a Building Elevation (2 Purpose-Built Sound Stages)



1 PHASE 5A - E/W SECTION



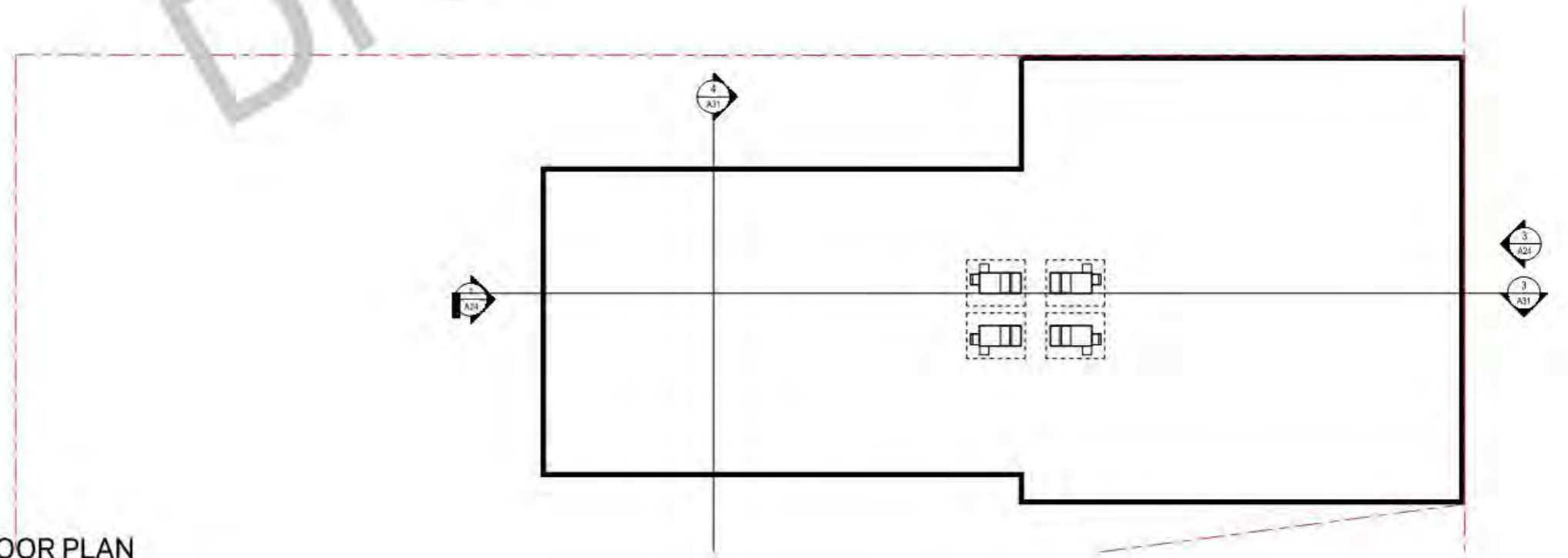
2 PHASE 5A - N/S SECTION



GROUND FLOOR PLAN

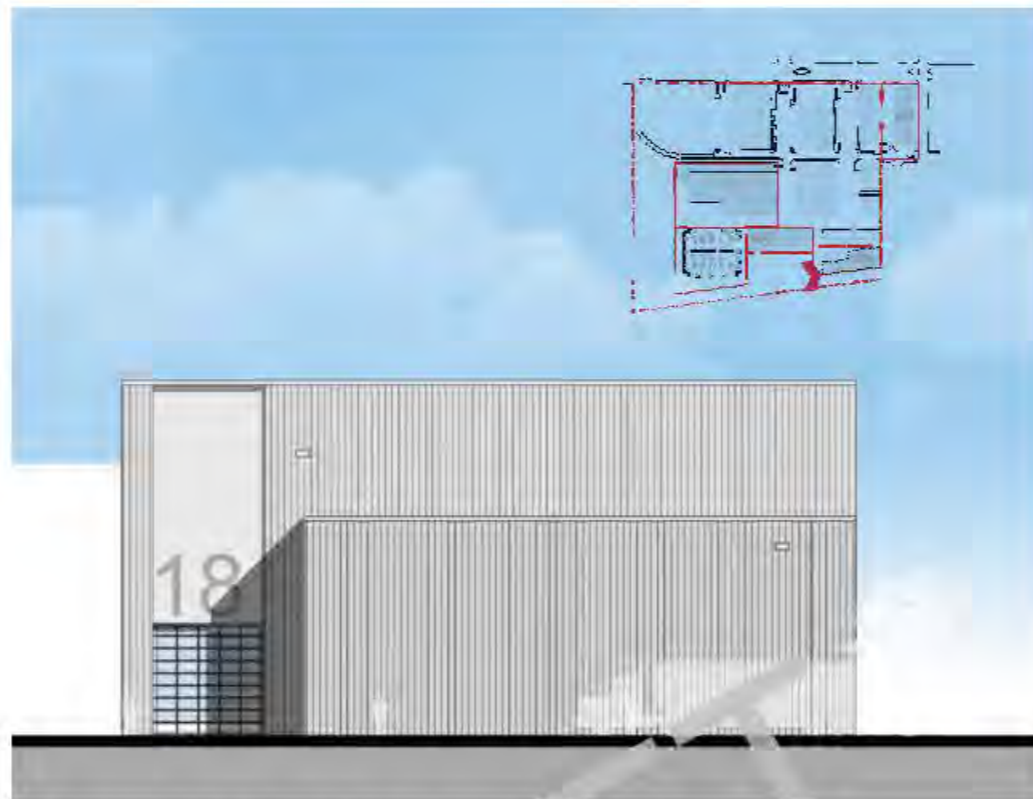


SECOND FLOOR PLAN



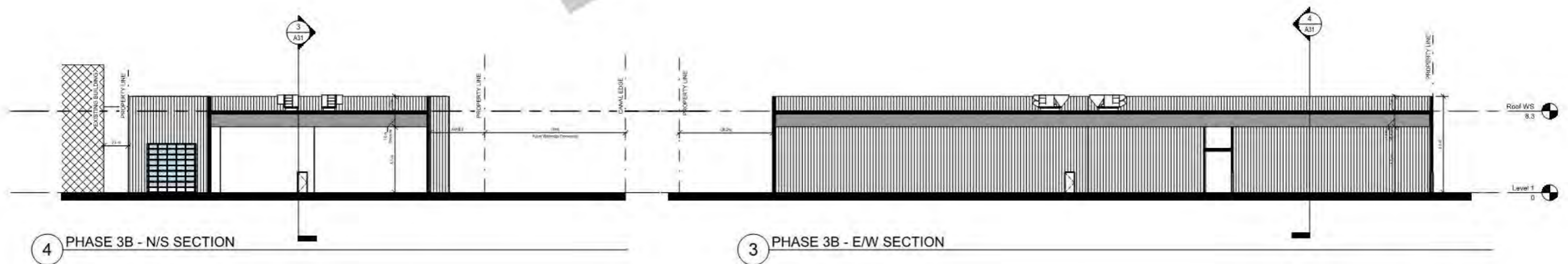
PHASE 3B FLOOR PLAN

NOVEMBER 21, 2018



Phase 3b Building Elevation

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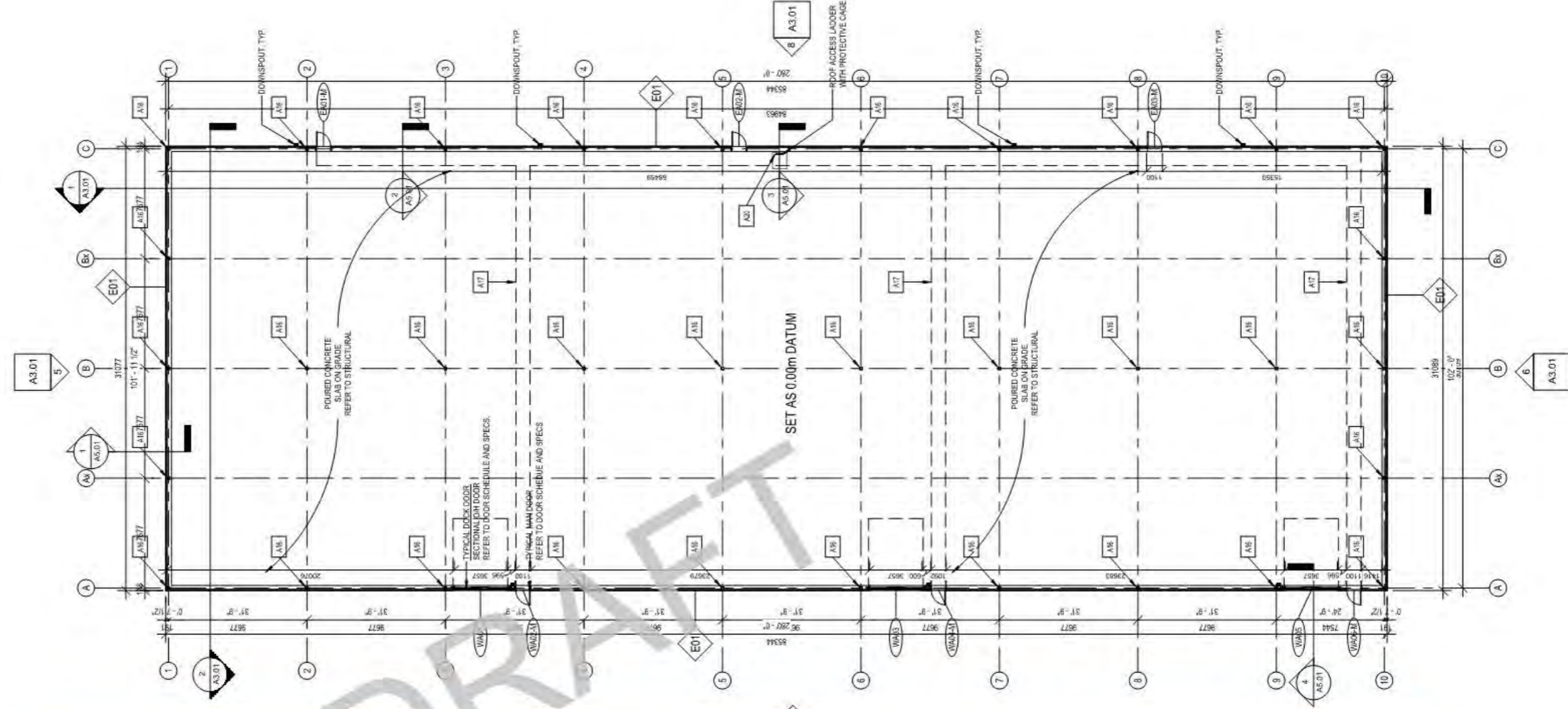
4 PHASE 3B - N/S SECTION

3 PHASE 3B - E/W SECTION

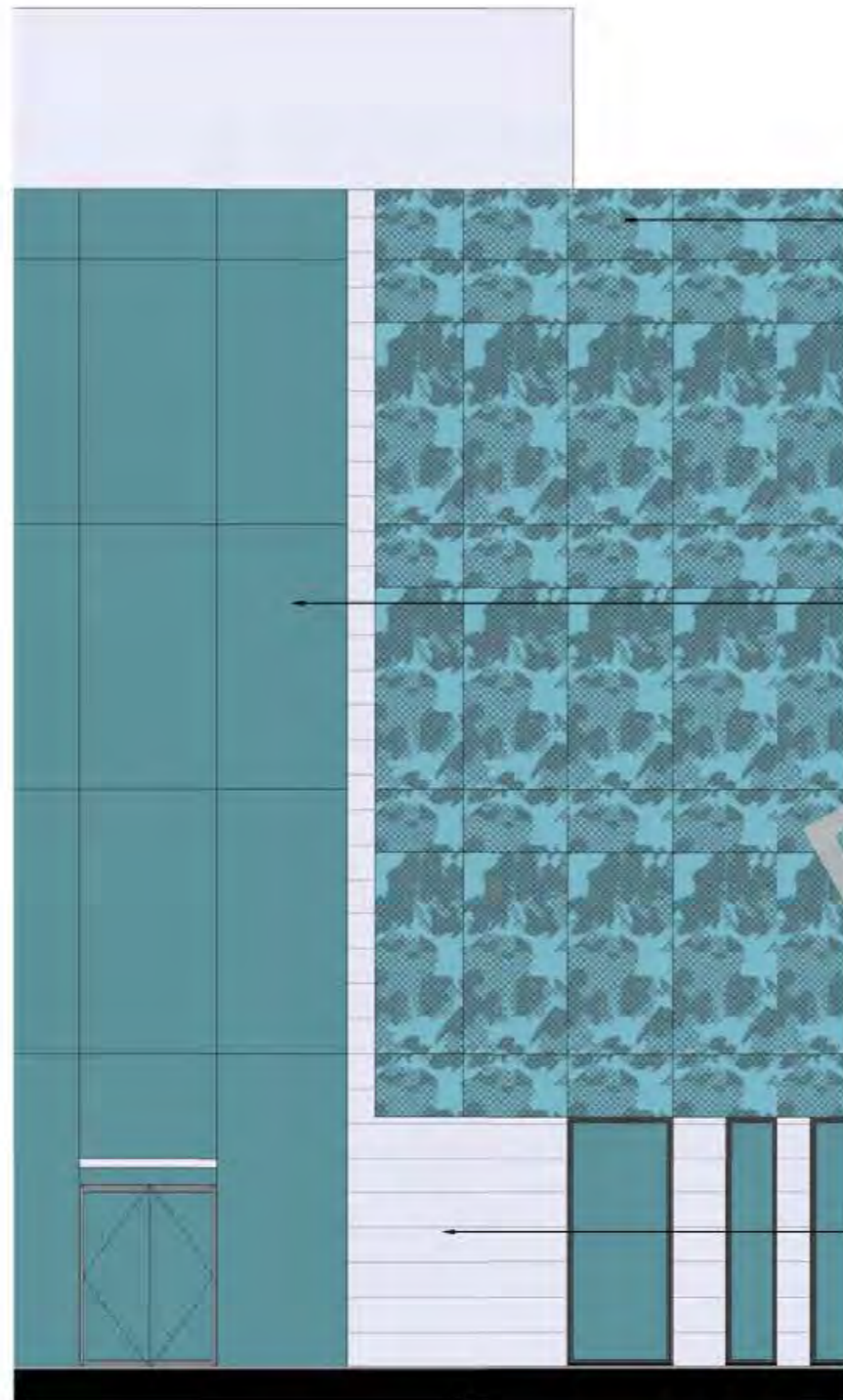


PHASE 3B ELEVATION AND SECTIONS

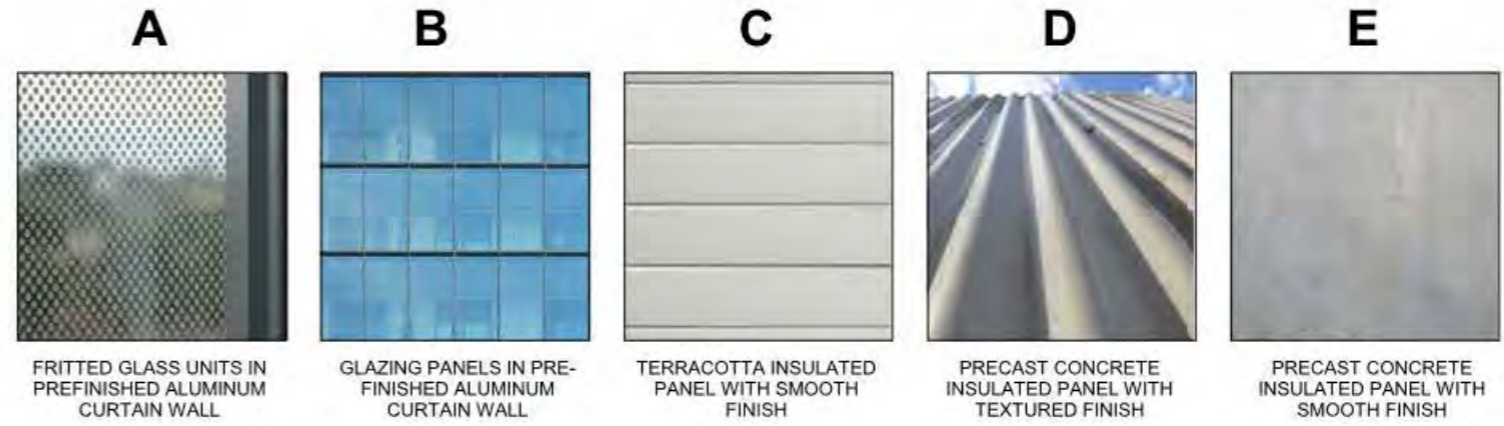
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1 OFFICE FACADE MATERIALITY
SCALE: 1:50



2 STAGE / WORKSHOP MATERIALITY
SCALE: 1:50

MATERIAL PALETTE

NOVEMBER 21, 2018



Existing Context

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(Submitted Oct. 5th, 2018)

Updated Site Plan Proposal
(Not Yet Submitted to City)

Port Lands Framework Plan Overview

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Conclusion



UPDATED SITE PLAN PROPOSAL PHASE 3B AND 4

NOVEMBER 21, 2018



Proposed **21,330 sm** expansion to support new communication and broadcasting establishment and office uses within the PTS secured campus:

- 13,039 sm of permanent communication and broadcasting establishment uses, which includes 6 'purpose-built' sound stages and workshop/flex spaces
- 5,638 sm of production office area
- 2,653 sm temporary workshop structure



Existing Context

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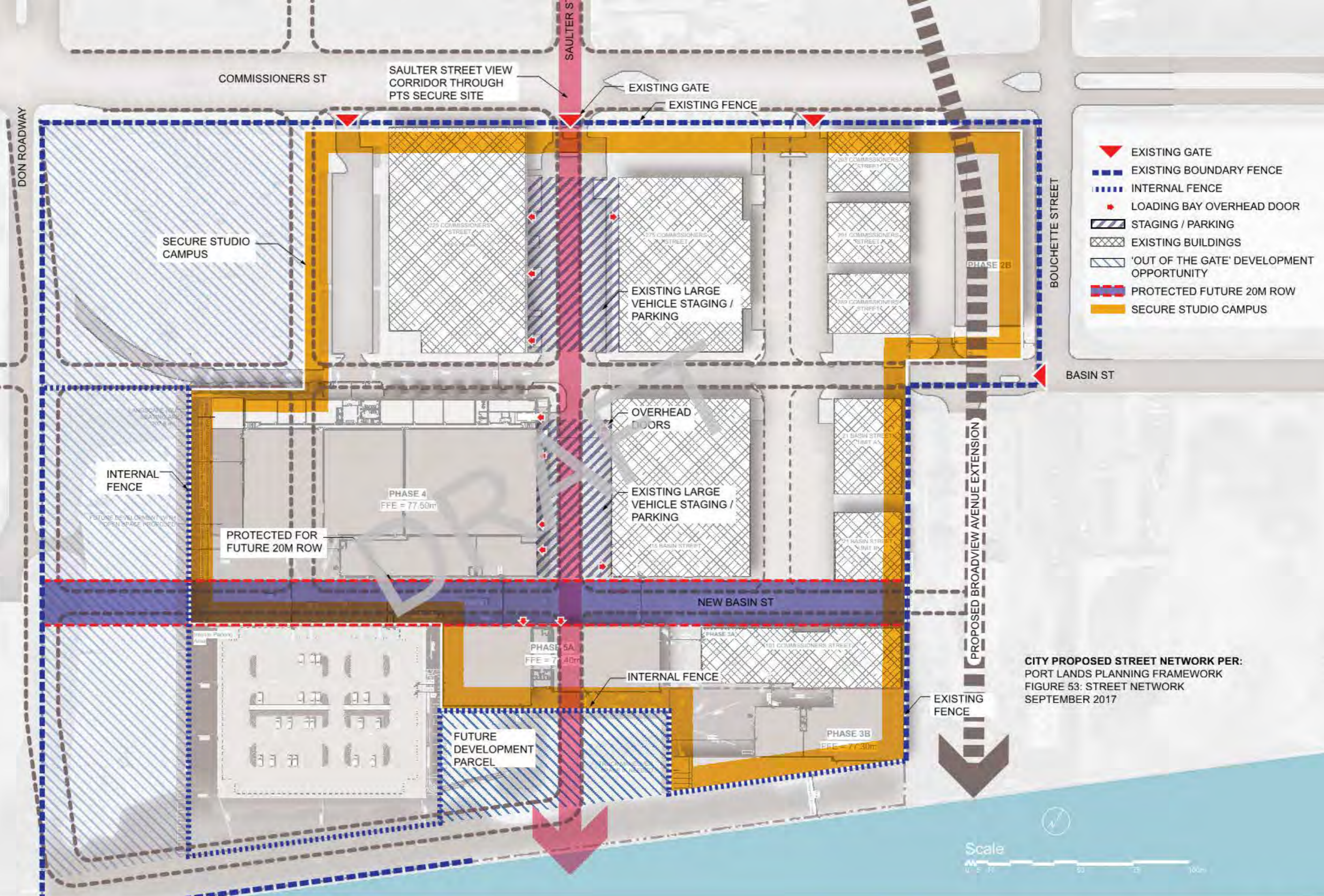
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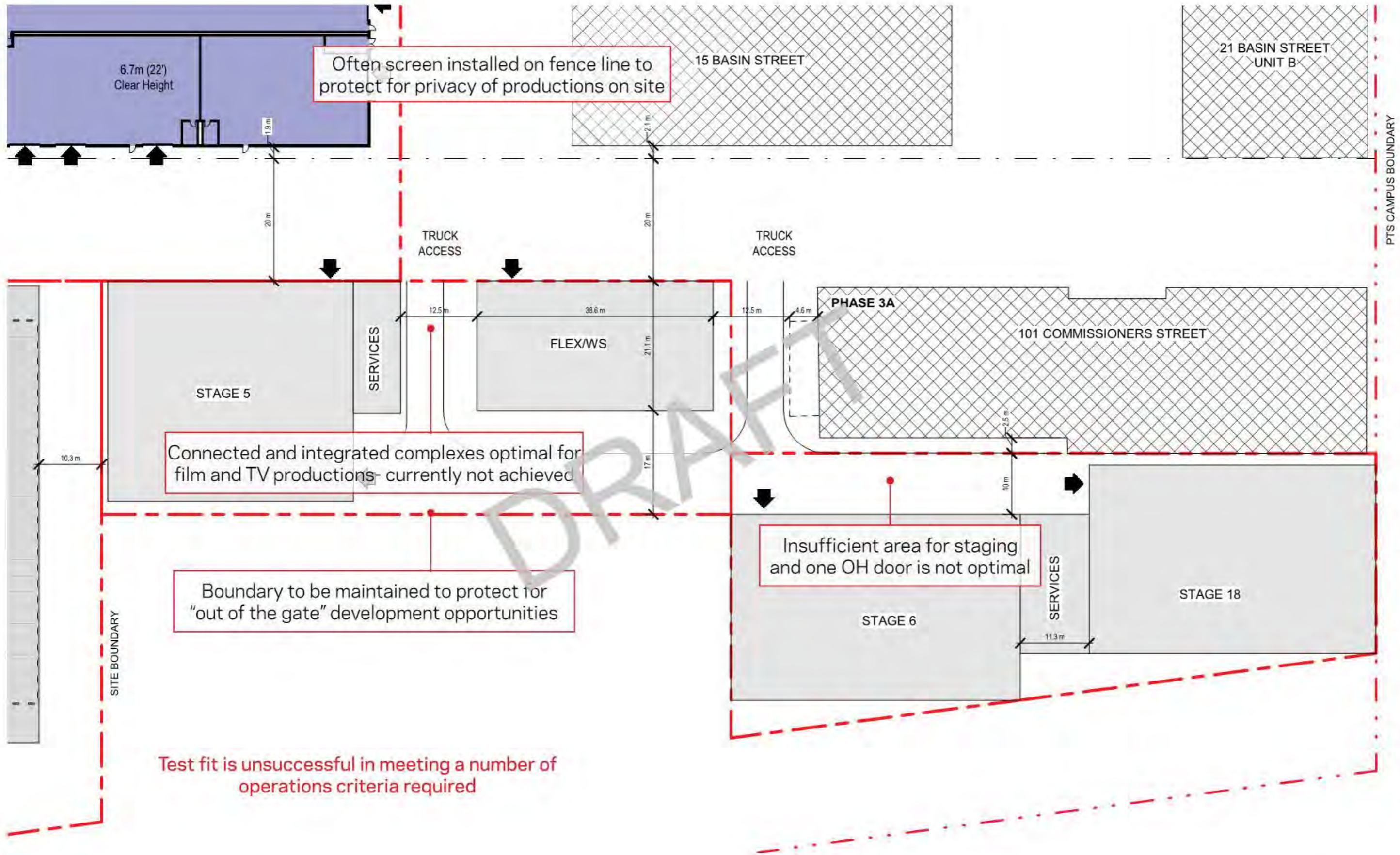
Conclusion



Challenges with Incorporating Specific View Corridors:

- **Privacy** - Due to secure nature of PTS, privacy within campus is paramount. If studio is no longer operational, view corridors throughout site can be accommodated
- **Operations**- Require ideally 2 overhead doors per stage and need to accommodate large vehicles and staging
- **Program and location**- Need to protect for suitable development parcels to support the 'out of the gate' opportunities and need to create integrated complexes while meeting certain square footage requirements

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EXAMPLE OF VIEW CORRIDOR TEST FIT EXPLORED

NOVEMBER 21, 2018



ALTERNATIVE VIEW AND ACCESS CORRIDORS

NOVEMBER 21, 2018



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- Meeting Tier 1 TGS
- High Albedo Roof (Toronto Green Roof Bylaw)
- EV Spaces
- Bike Room and Bike Parking
- Energy Modeling
- Transportation Demand Management Strategies (i.e. Shuttle)
- Undergoing Operations Review (i.e. Waste Diversion)





Existing Context

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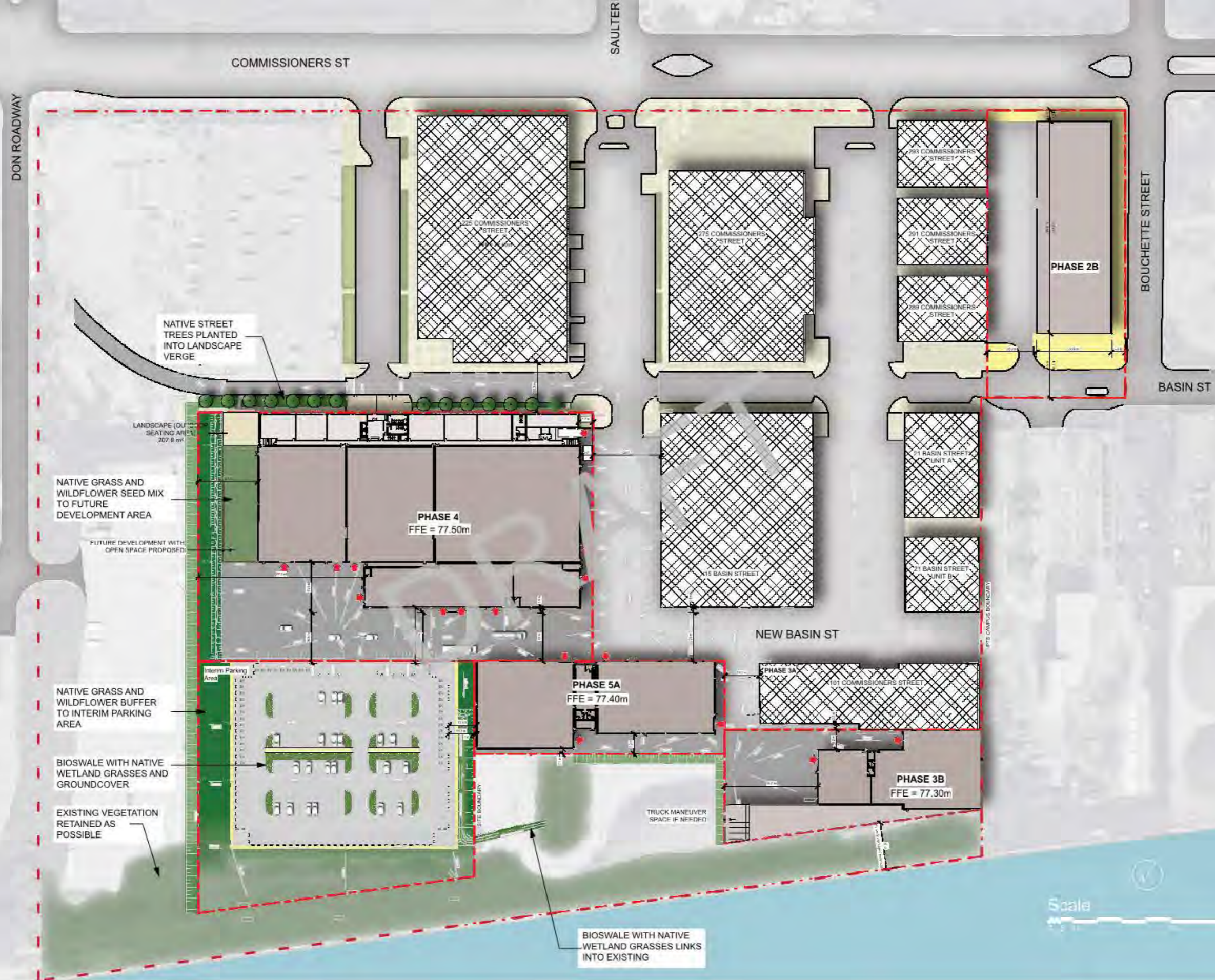
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LANDSCAPE PLAN

NOVEMBER 21, 2018



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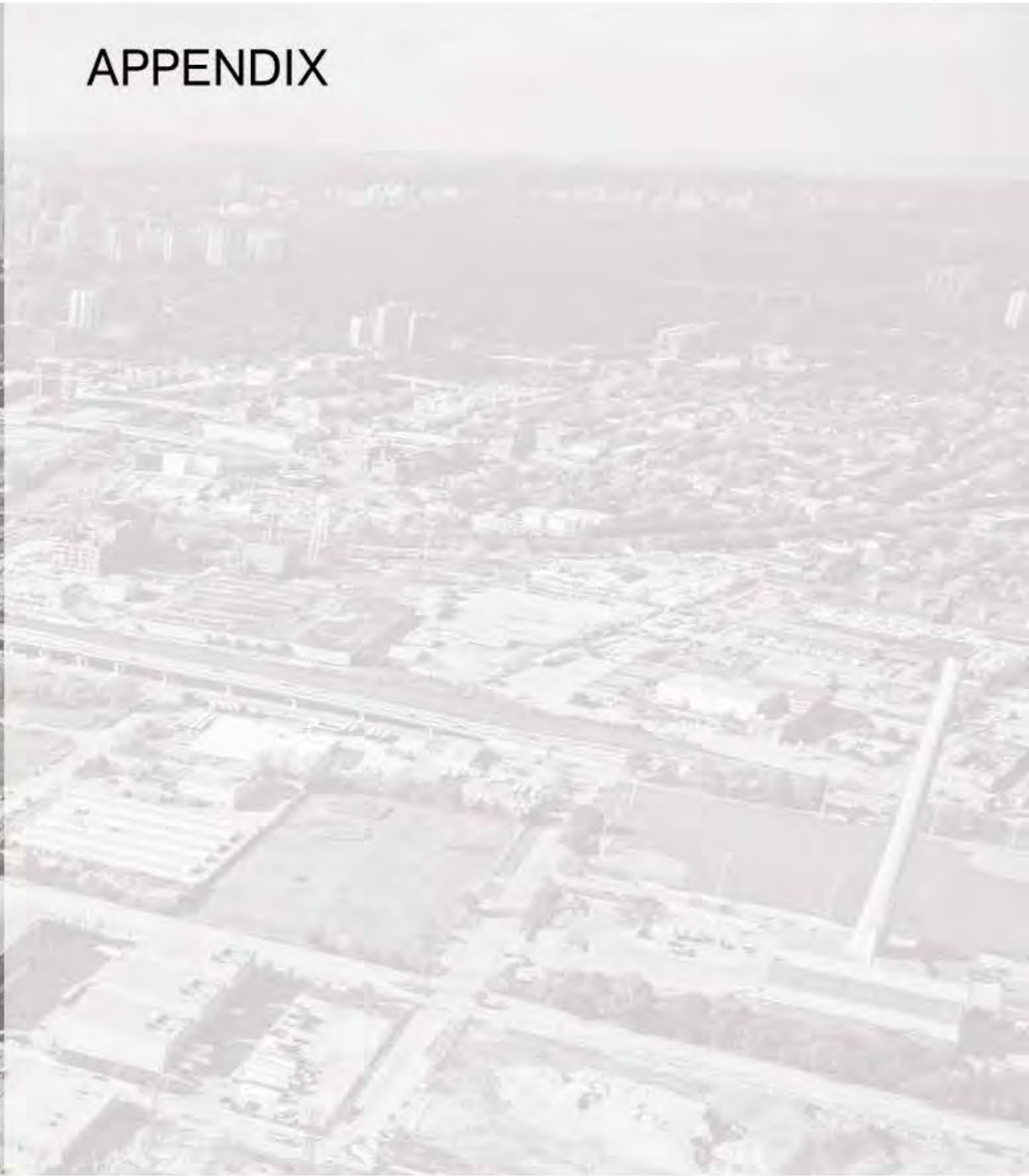
Sustainability Proposal

Landscape Strategy

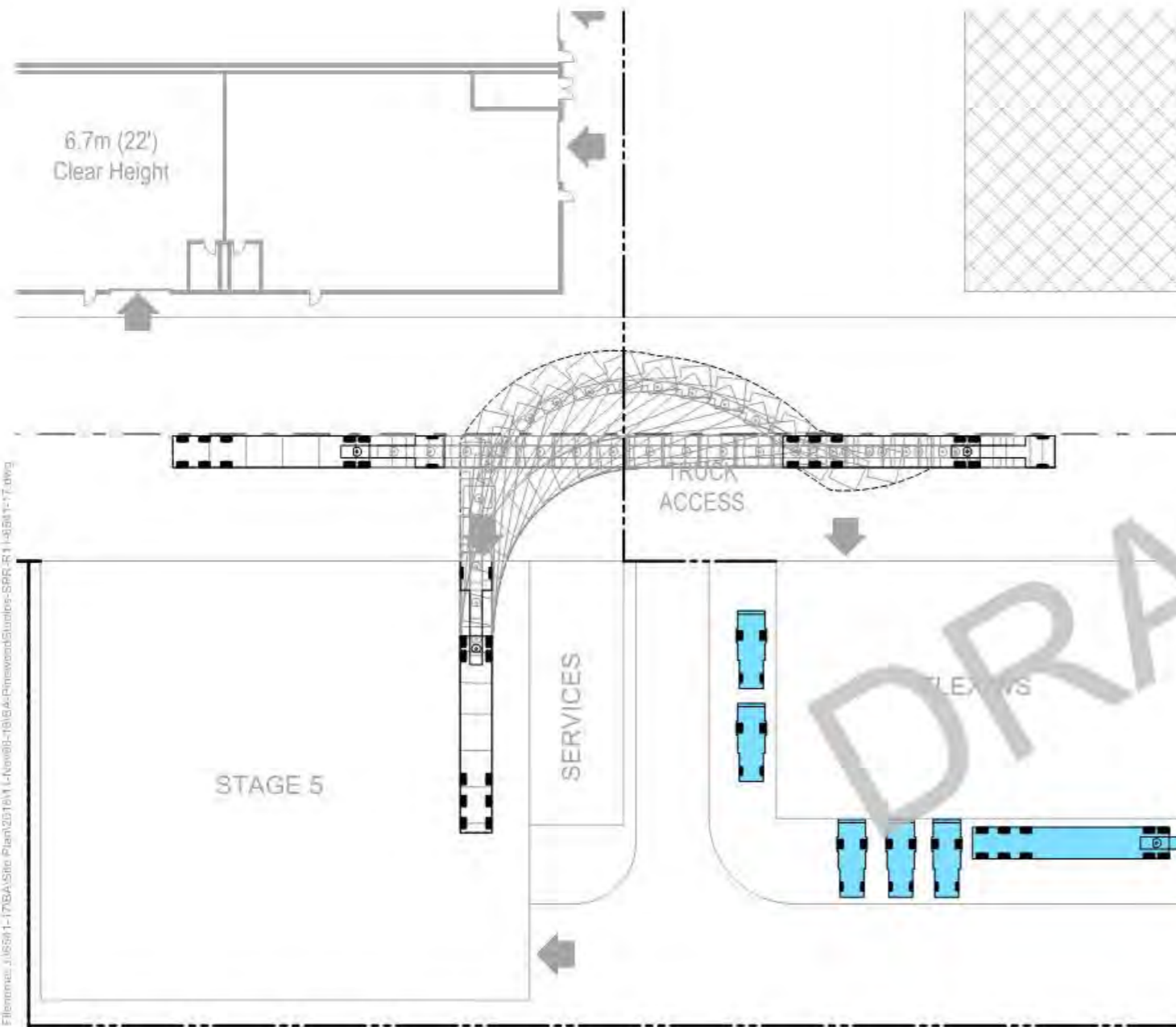
Conclusion



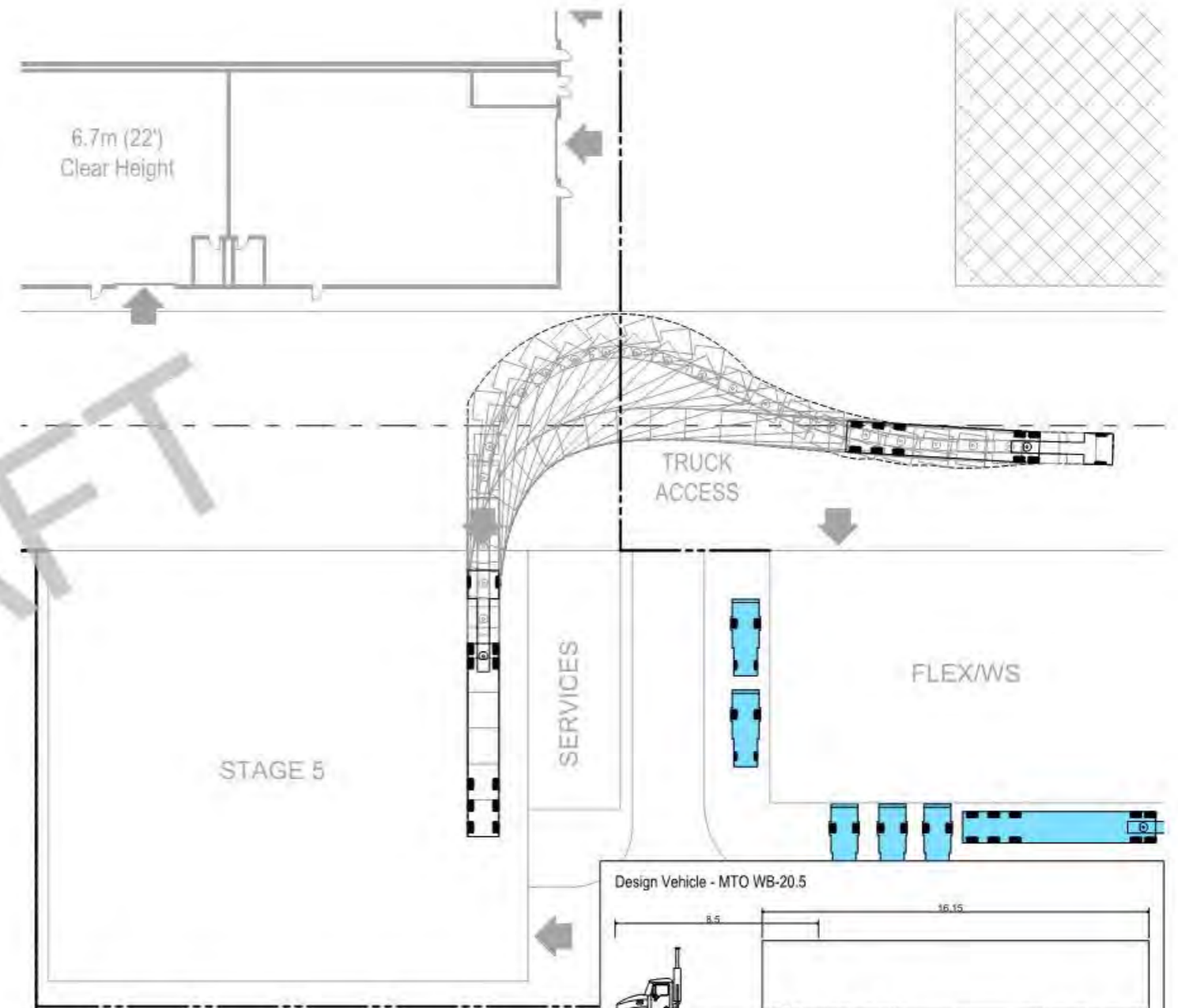
APPENDIX



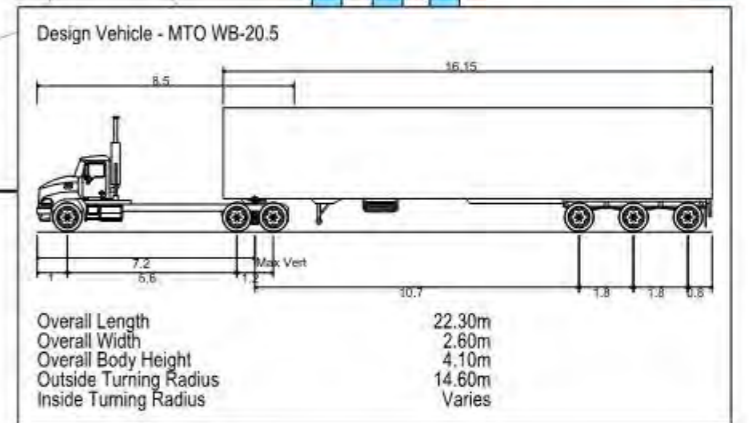
INBOUND



OUTBOUND



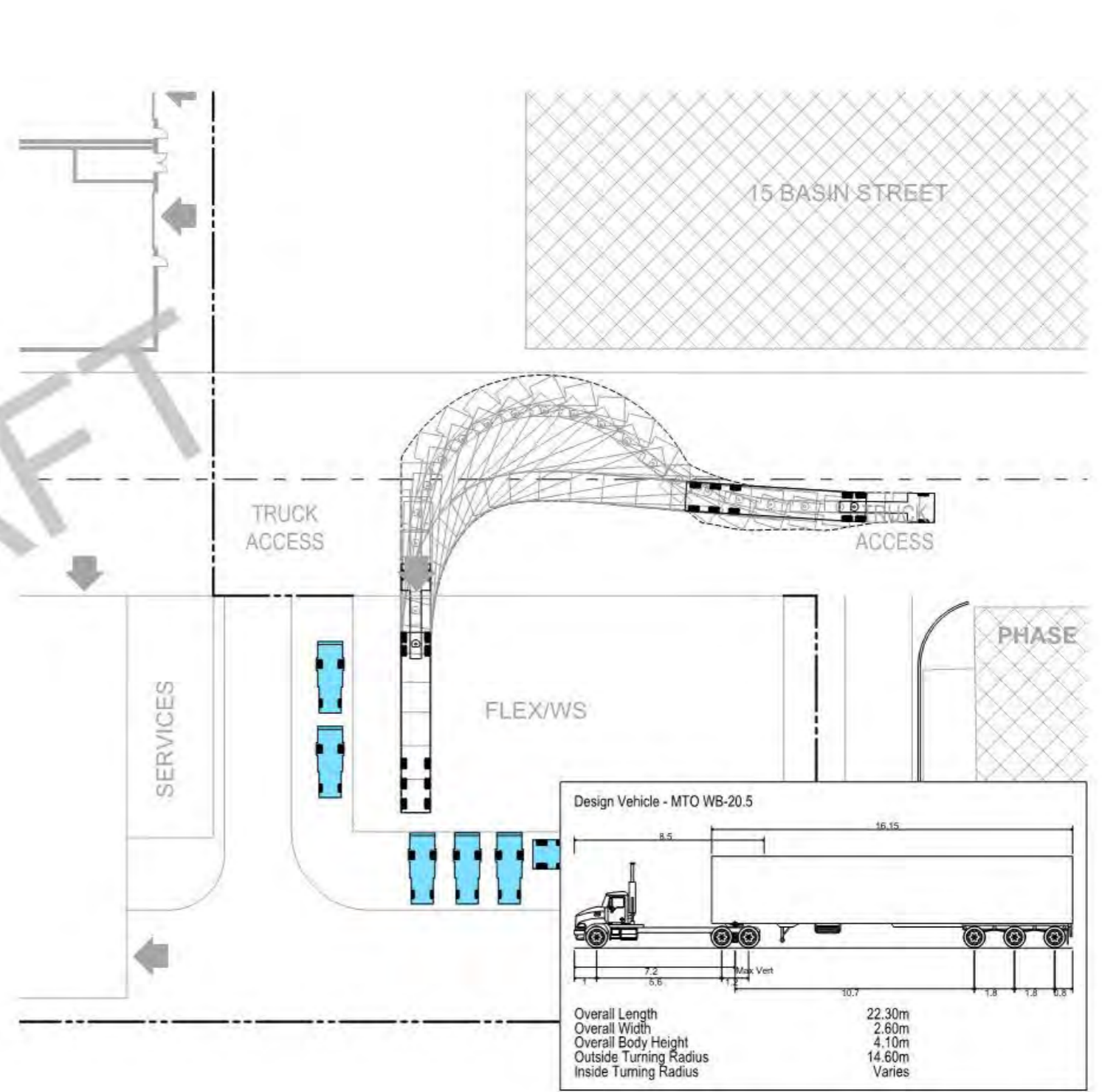
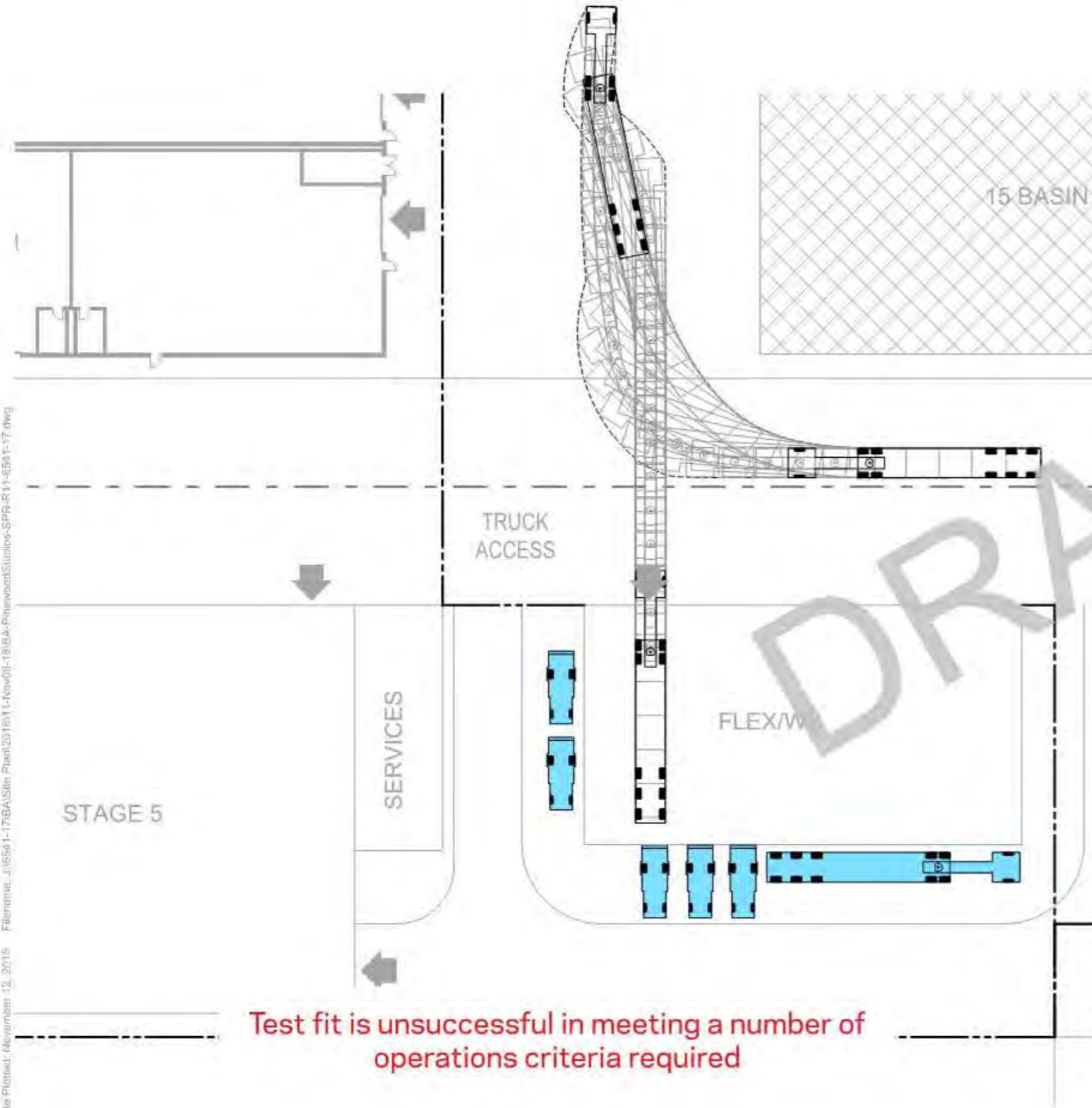
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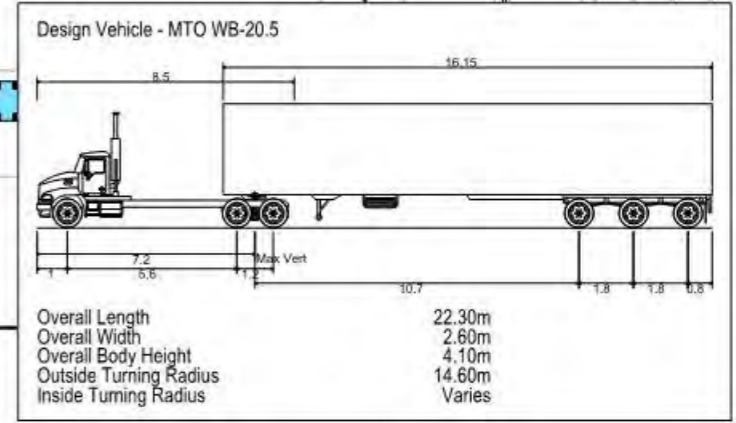
EXAMPLE OF VIEW CORRIDOR TEST FIT EXPLORED

INBOUND

OUTBOUND



Test fit is unsuccessful in meeting a number of operations criteria required

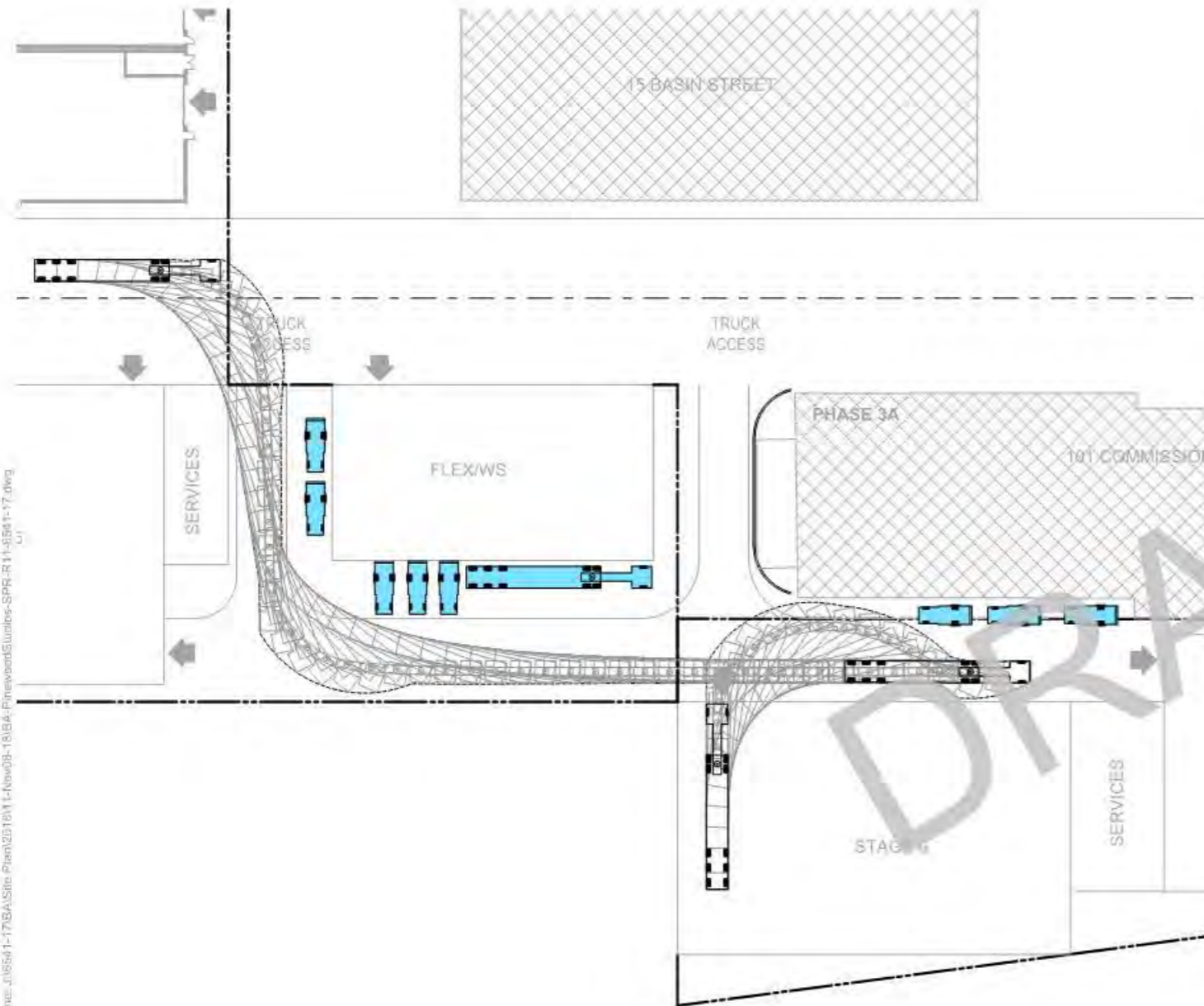


EXAMPLE OF VIEW CORRIDOR TEST FIT EXPLORED

NOVEMBER 21, 2018

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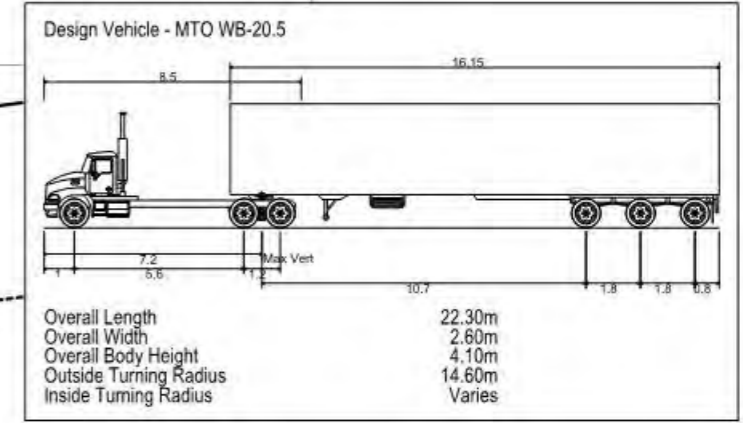
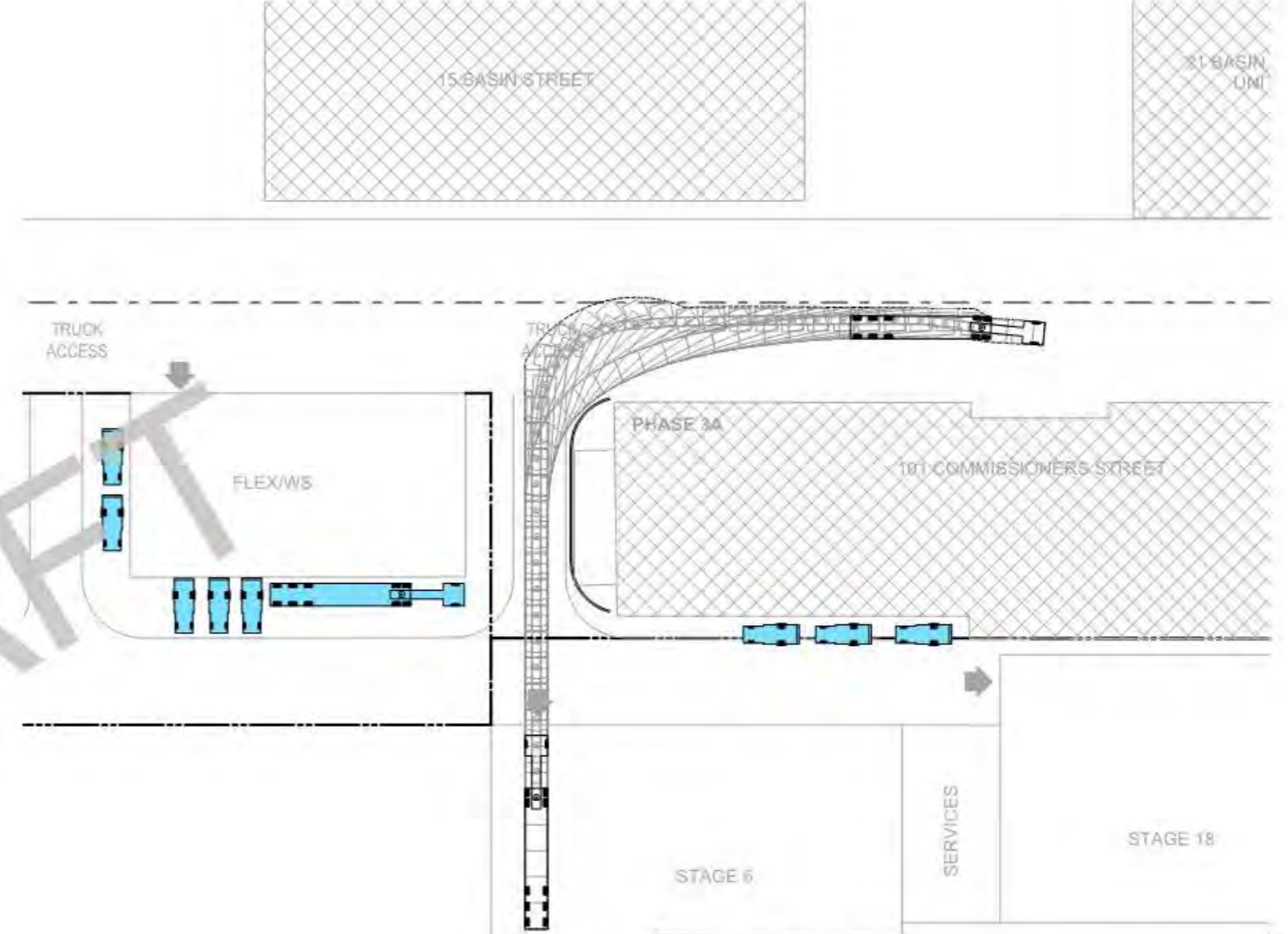
INBOUND



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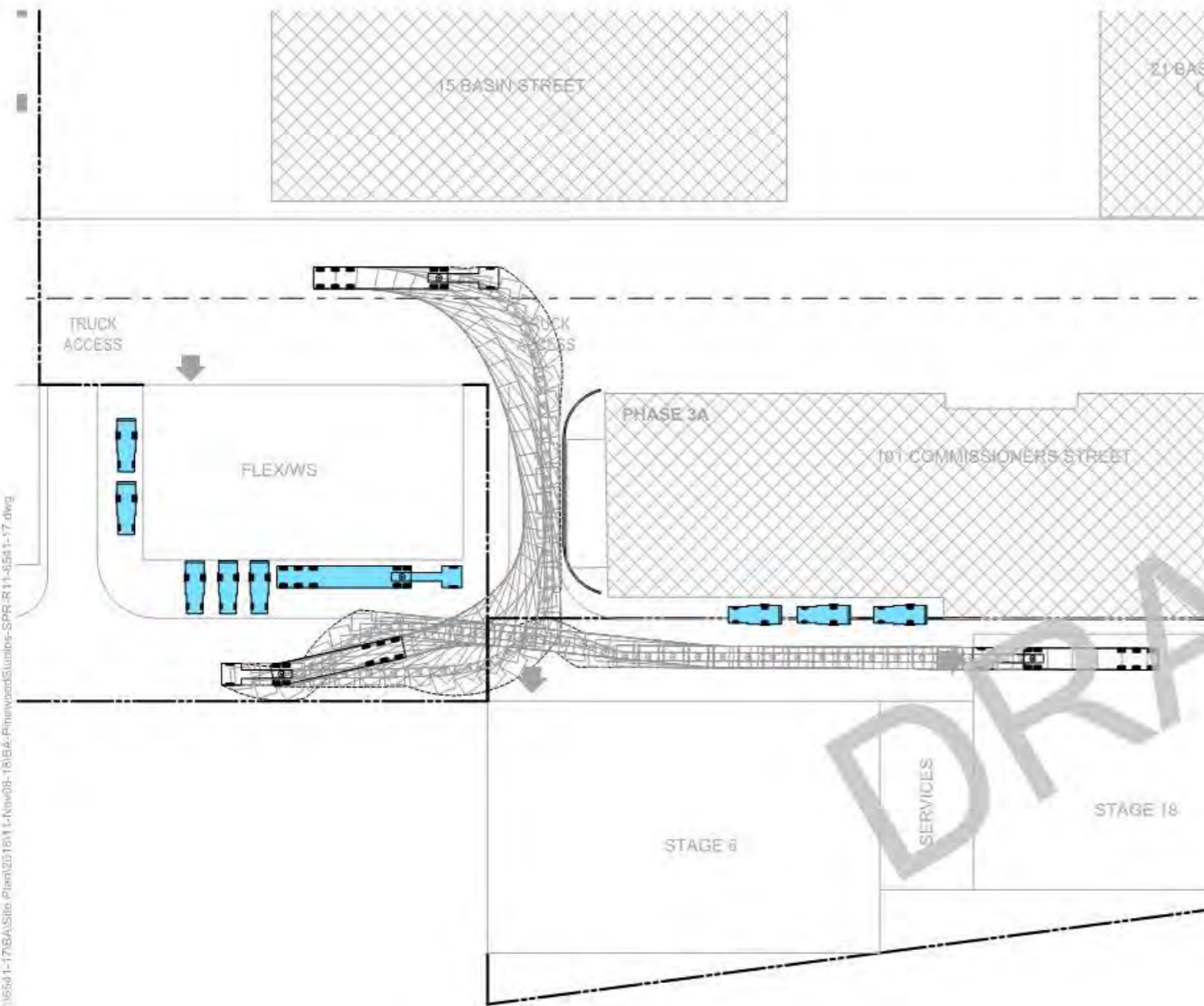
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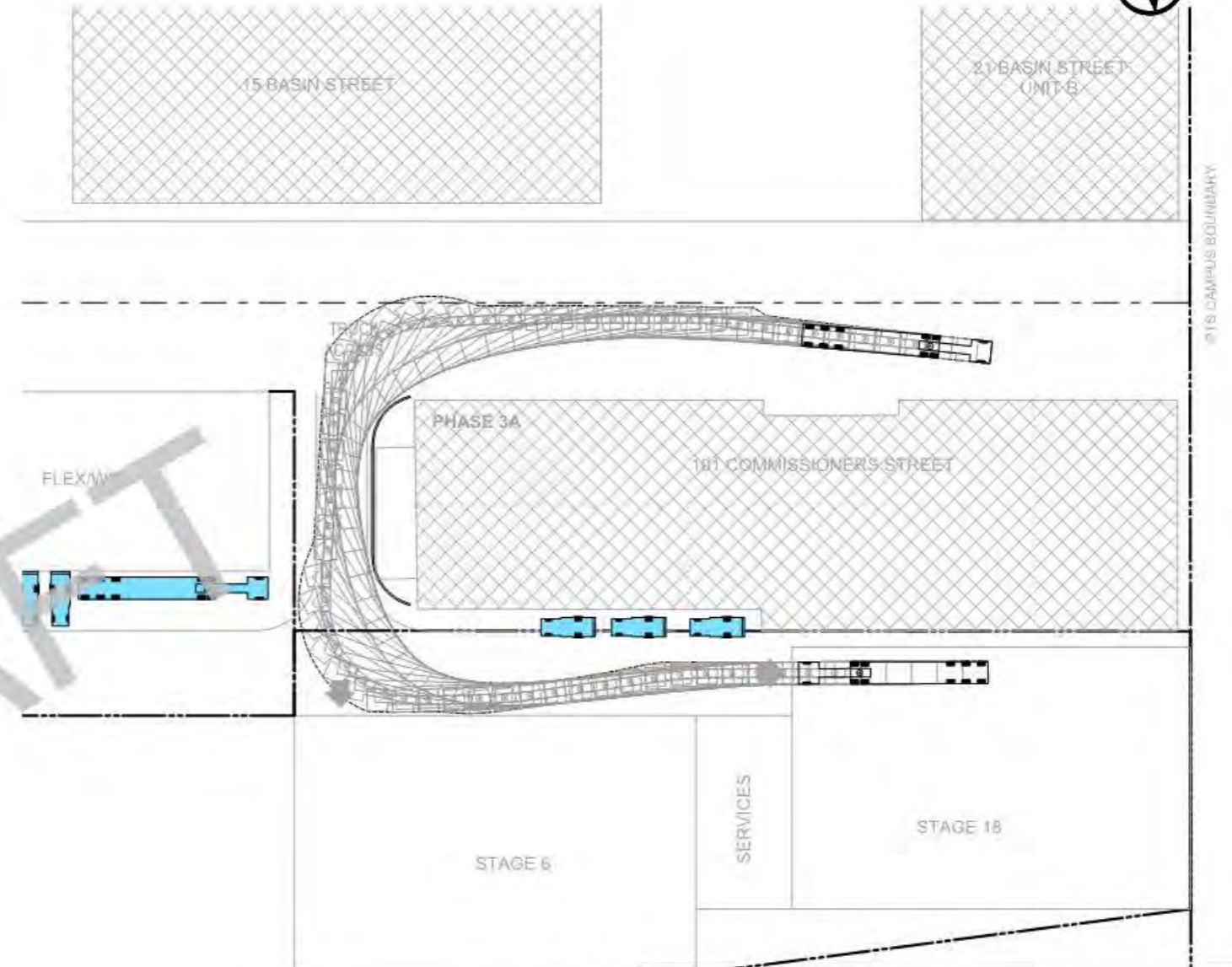


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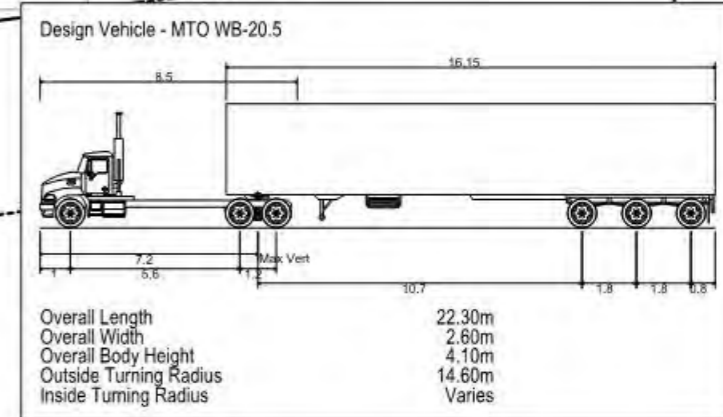
INBOUND



OUTBOUND



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