



190 Cherry Street  
Issues Identification  
Oct. 23, 2024

# Greater Site Context

**190 Cherry Street**  
Proponent: DFC Auto Group  
Design Team: BDP Quadrangle  
Review Stage: Issues Identification



# Site Context

Oct. 2024 Aerial

**190 Cherry Street**  
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# Site Context

## Photos

**190 Cherry Street**  
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# Project Description & Background

## Background

- The site was previously used as a parking lot.
- Central Waterfront Secondary Plan and Port Lands Area Specific Policies are in force.
- Located within the Polson Quay Precinct
  - Mix of Production, Interactive, and Creative (PIC) and Residential land uses
  - Precinct Plan is required for Residential
  - PIC Core uses are permitted prior to Precinct Plan being completed
- Polson is a designated Priority Retail Street.
- Adjacent to two heritage structures: LaFarge Cement Terminal & Dominion Boxboards

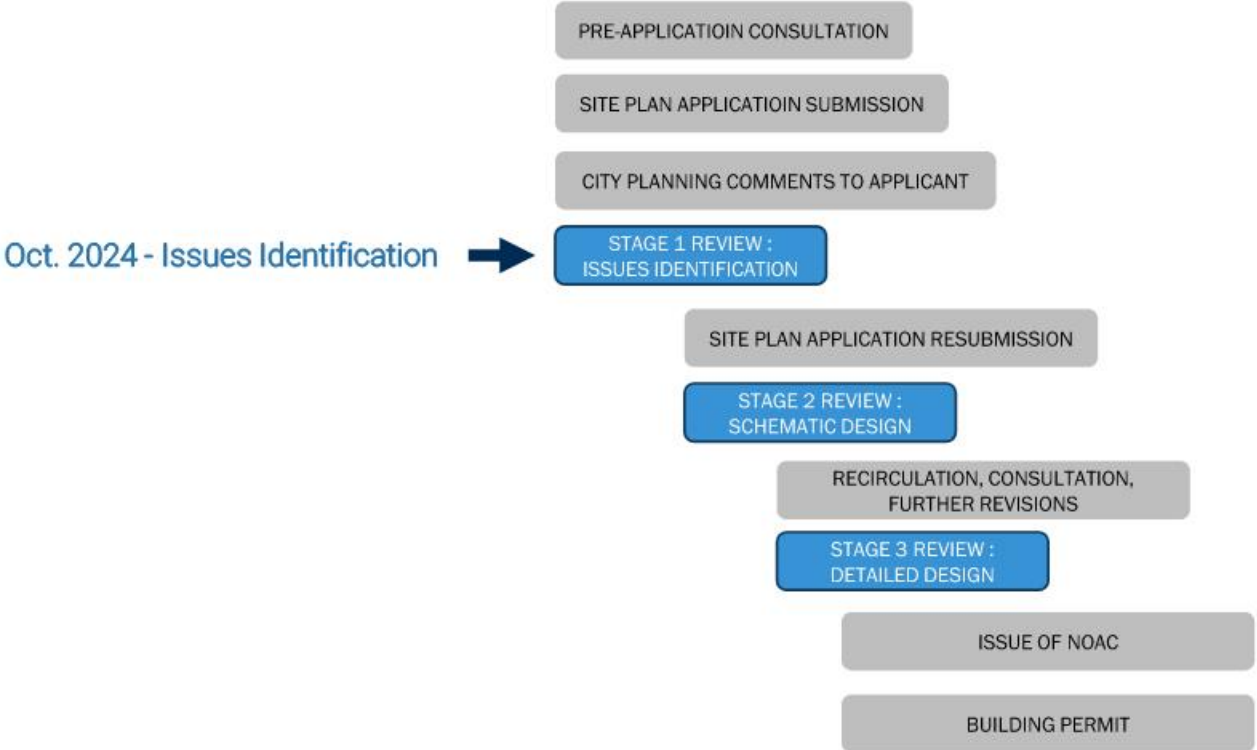
## Project Scope Overview

- A new, 3-storey Porsche Centre Downtown automotive dealership and service shop.
- City-owned property, under lease
- **Zoning:** Industrial Commercial (IC)
- **Site area** of 9,690.0 sm
- **Non-residential GFA** of 5,846 sm
- 292 **car parking** spots
  - 98 spaces at-grade
  - 194 roof top spaces
- 33 **bike parking** spots
  - 22 short term
  - 13 long term

# DRP Process

## Stream 2: Public Land SPA

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# Areas for Panel Consideration

## City of Toronto + Waterfront Toronto

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### Architectural Excellence

- Does the architectural expression respond to the context of the Port Lands?
- Are there other opportunities to further evolve the dealership typology to align with the vision of the Port Lands?

### Public Realm and Landscape

- Do the ground floor uses along Polson Street adequately animate the public realm?
- Is the surface parking adequately screened from the public realm? Does the landscape buffer support a diverse and native plant palette?

### Sustainability

- Does the design support Port Lands Area Specific Policy that requires developments on City-owned lands to meet the highest TGS Tier, including innovative sustainability approaches?

# Porsche Centre Downtown

190 Cherry Street







# “ Meet The Team



**Bruce Hall**

Principal, The Planning Partnership



**Arthur Grabowski**

Principal, The Planning Partnership



**Mauro Carreno**

Associate, Senior Architect, BDP Quadrangle



**Bryn Barron**

Principal Landscape Architect, Strybos Barron King



# Unlocking Important Planning Initiatives

- ❖ **Porsche Centre Downtown** has been displaced several times from Downtown sites
- ❖ **43 Eastern:** Relocation allowed Metrolinx to unlock lands for Corktown TOC/Ontario Line Construction
- ❖ **259 Lakeshore:** Relocation allows Dream to begin Quayside development December 2025
- ❖ Lands at 190 Cherry leased from CreateTO to allow for important City building projects to commence
- ❖ Relocation to the new 190 Cherry location is needed to facilitate large building and transportation infrastructure





# Strategic Polson Quay Location

- ❖ Vision for precinct will be implemented over a longer term (20-30 years)
- ❖ Existing studios feature a range of PIC uses (i.e. Studio City)
- ❖ Lafarge and Rebel allowed to continue to operate and expand until uses cease
- ❖ Compatible uses necessary to assist with gradual transition of precinct to mixed use
- ❖ Dealership is a permitted use by current industrial zoning of property



# Compatible With Existing Polson Quay Uses

LaFarge Canada



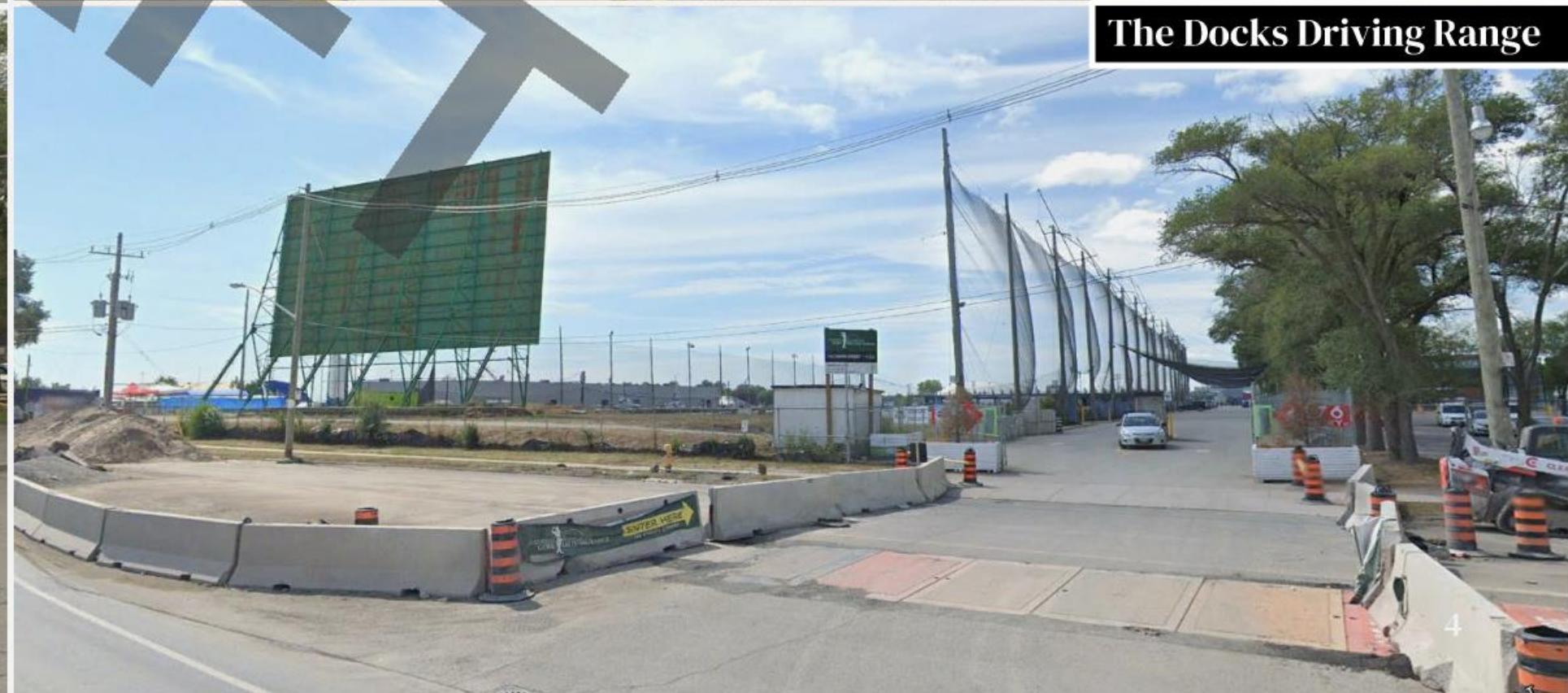
Rebel Nightclub



PIC Core Uses (Dominion Boxboard)

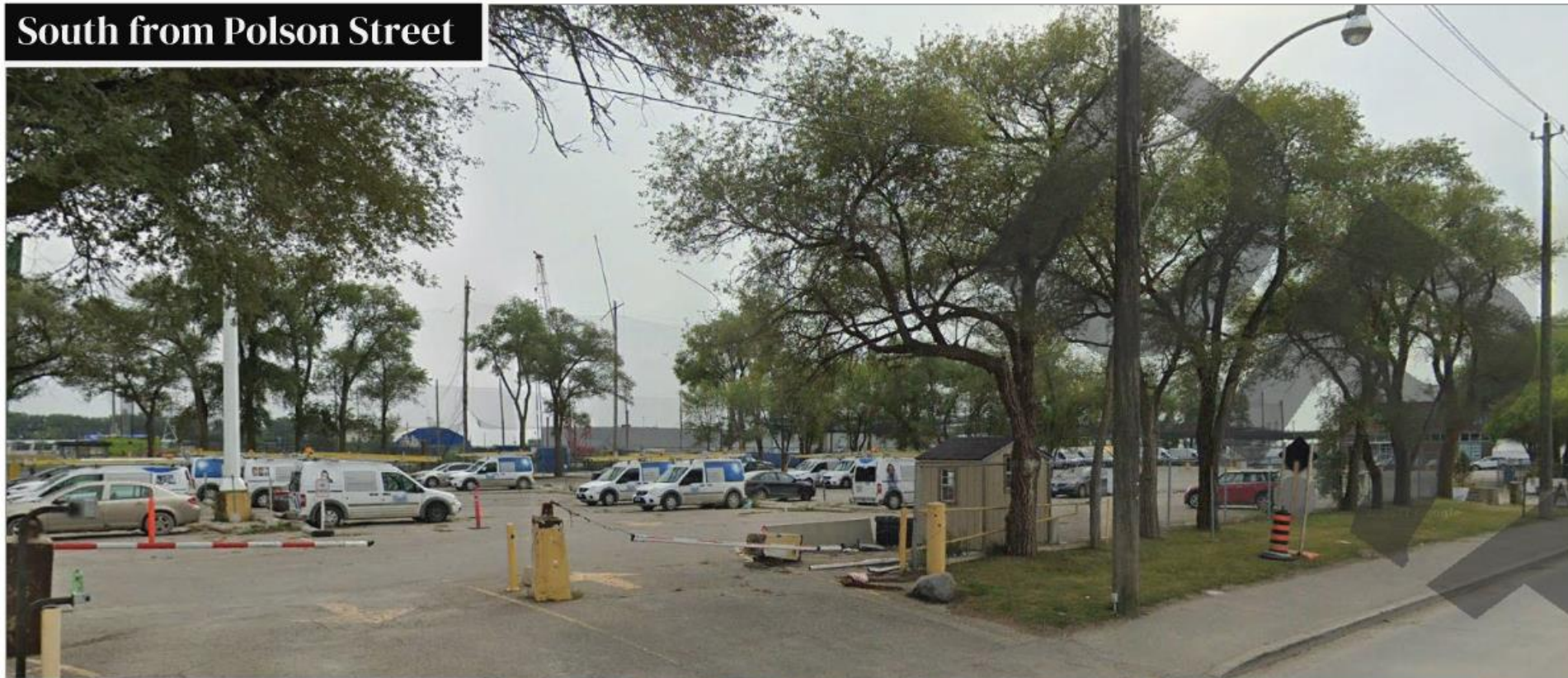


The Docks Driving Range



# Site Underutilized Given Port Lands Vision

South from Polson Street



Southeast from Polson Street



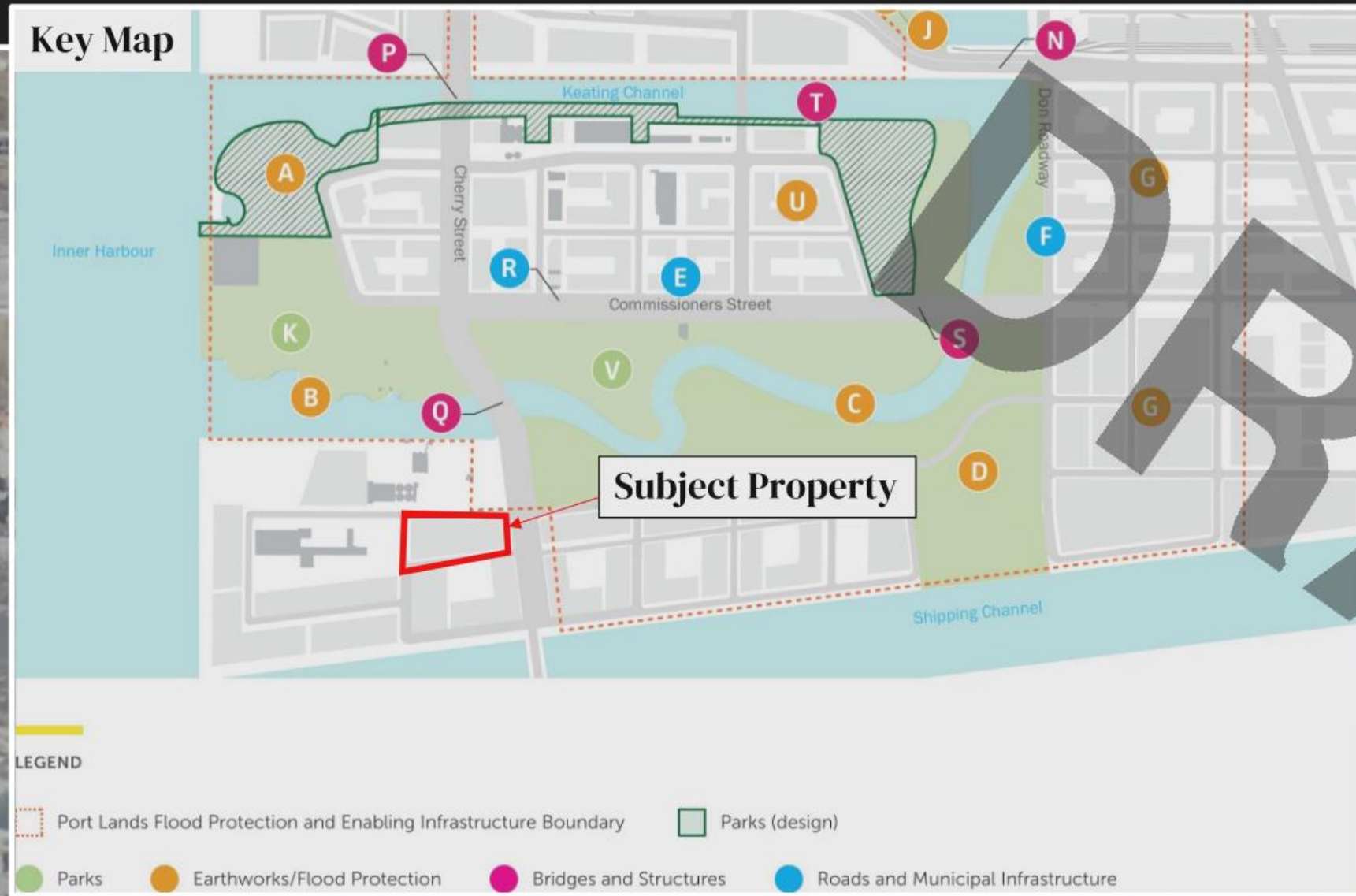
West from Cherry Street



Northwest from Cherry Street



# Key Location Amongst Important Projects



## Don River Naturalization / Flood Protection



# Project Timeline

- ✓ April 2024 Site Plan Application Submitted
- ✓ June 2024 - Ongoing Meetings with City Planning, Sustainability, ECS, Forestry Staff
- ✓ August 2024 TRCA Permits Issued
- ✓ September 2024 Conditional Below Grade Permits
- ✓ Fall 2024 NOAC
- ✓ 2026 Construction complete

# Collaboration With City Staff On SPA

Ongoing review and refinements with City Staff, including:

- ✓ Expansion of Café Patio frontage along Cherry
- ✓ Refinements and Enhancements to Public Realm and Landscaping along both Polson and Cherry
- ✓ Ongoing Initiatives to meet or exceed Tier 2 TGS
- ✓ Consolidating access points, vehicle loading along Polson Quay
- ✓ Facilitates further intensification of site for PIC uses





# Architecture & Urban Design



# Summary of Key Statistics

Surface Parking (Customer): 94  
Parking enclosed in Building: 110  
Nearby off-site Parking: 81  
Total: 285 (per Zoning By-law)

Electric Vehicle Charging: 17  
(include 8 DC Fast Chargers)



~ 100 jobs



Height: 12 m (3 storeys)



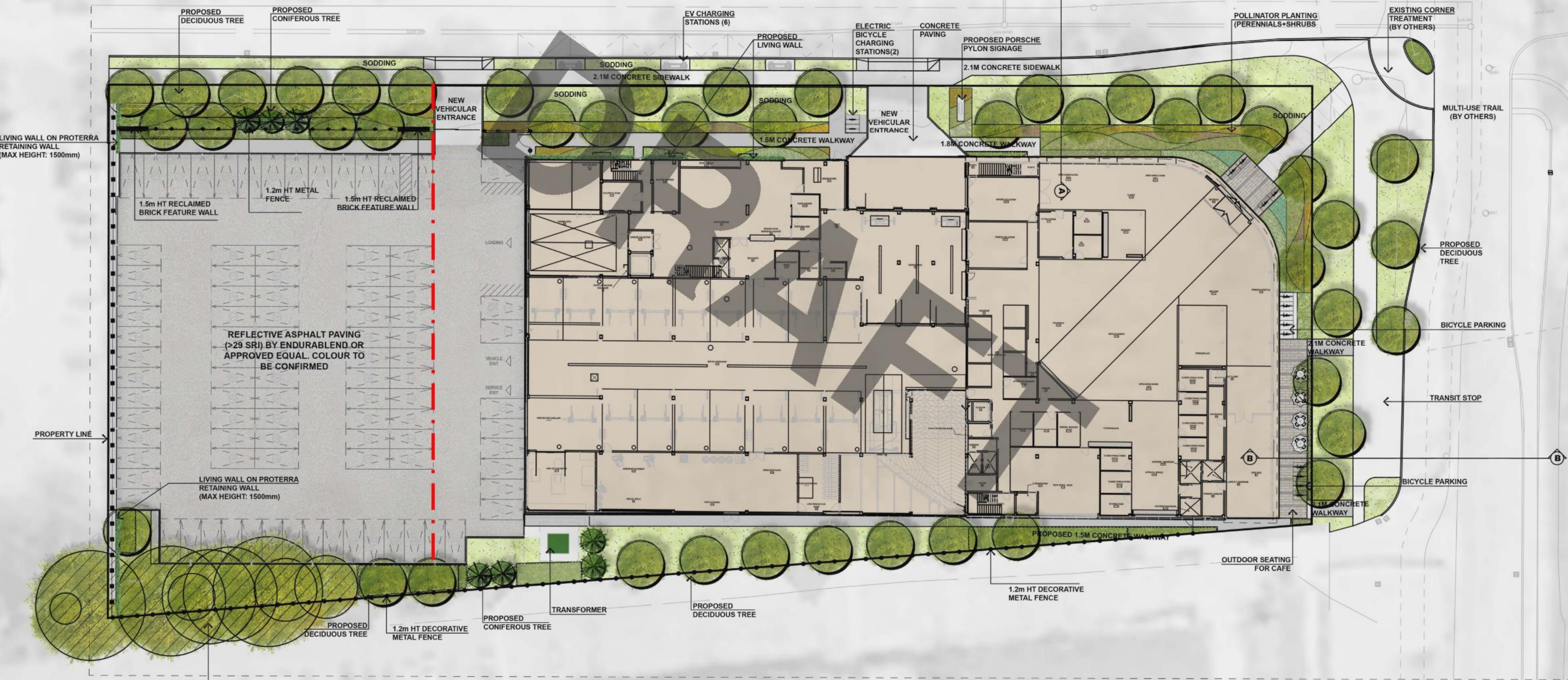
GFA: 5,600 square metres



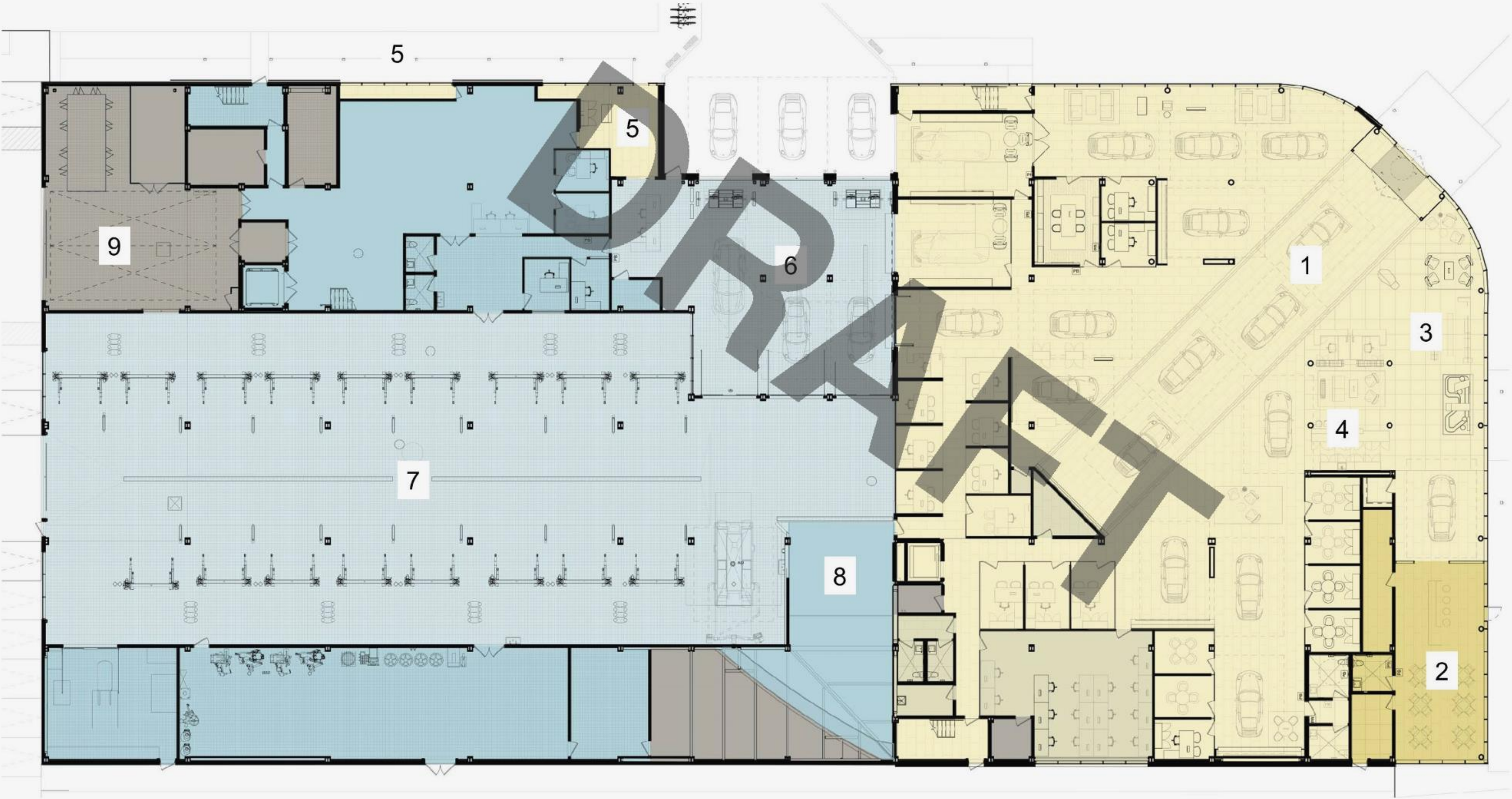
Bicycle Parking:  
30 spaces

PROPOSED PARKLAND  
(BY OTHERS)

# Site Plan Orientation

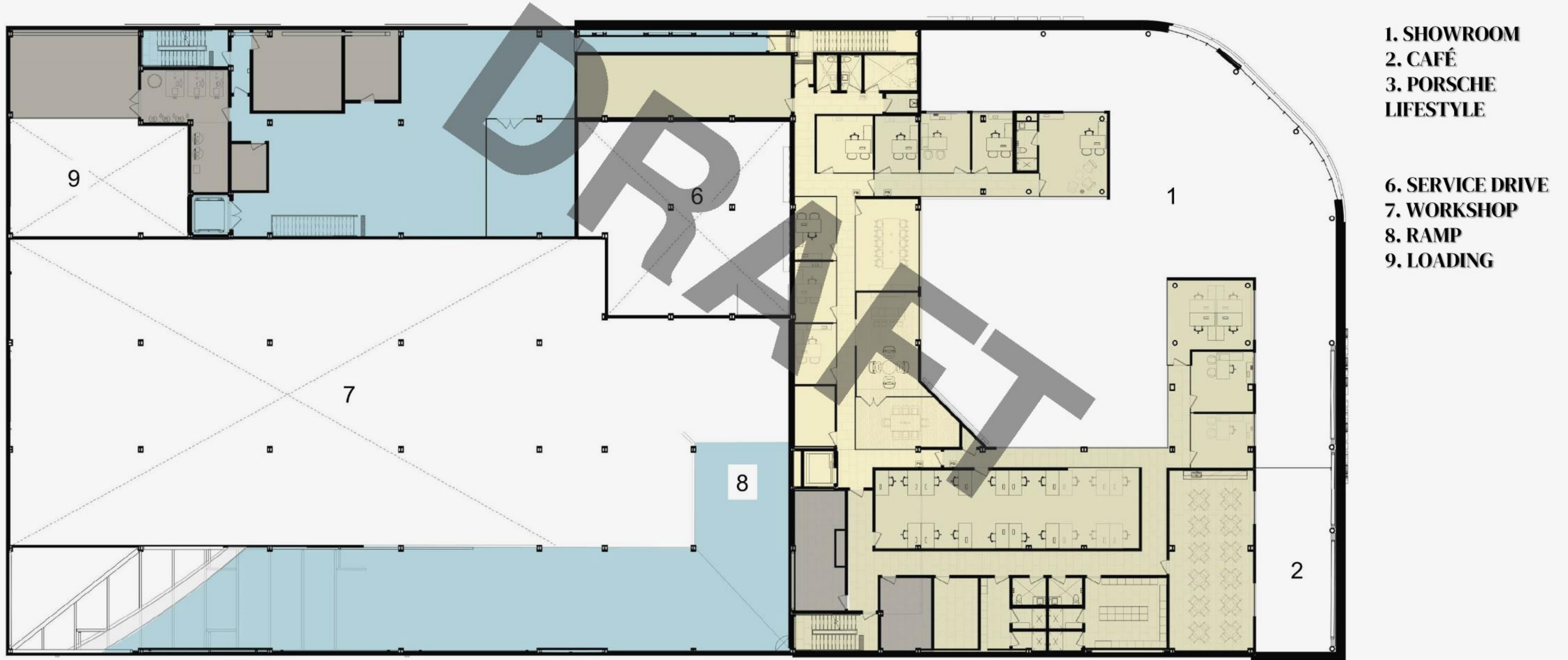


# Expansive Glazing To Animate Key Frontages

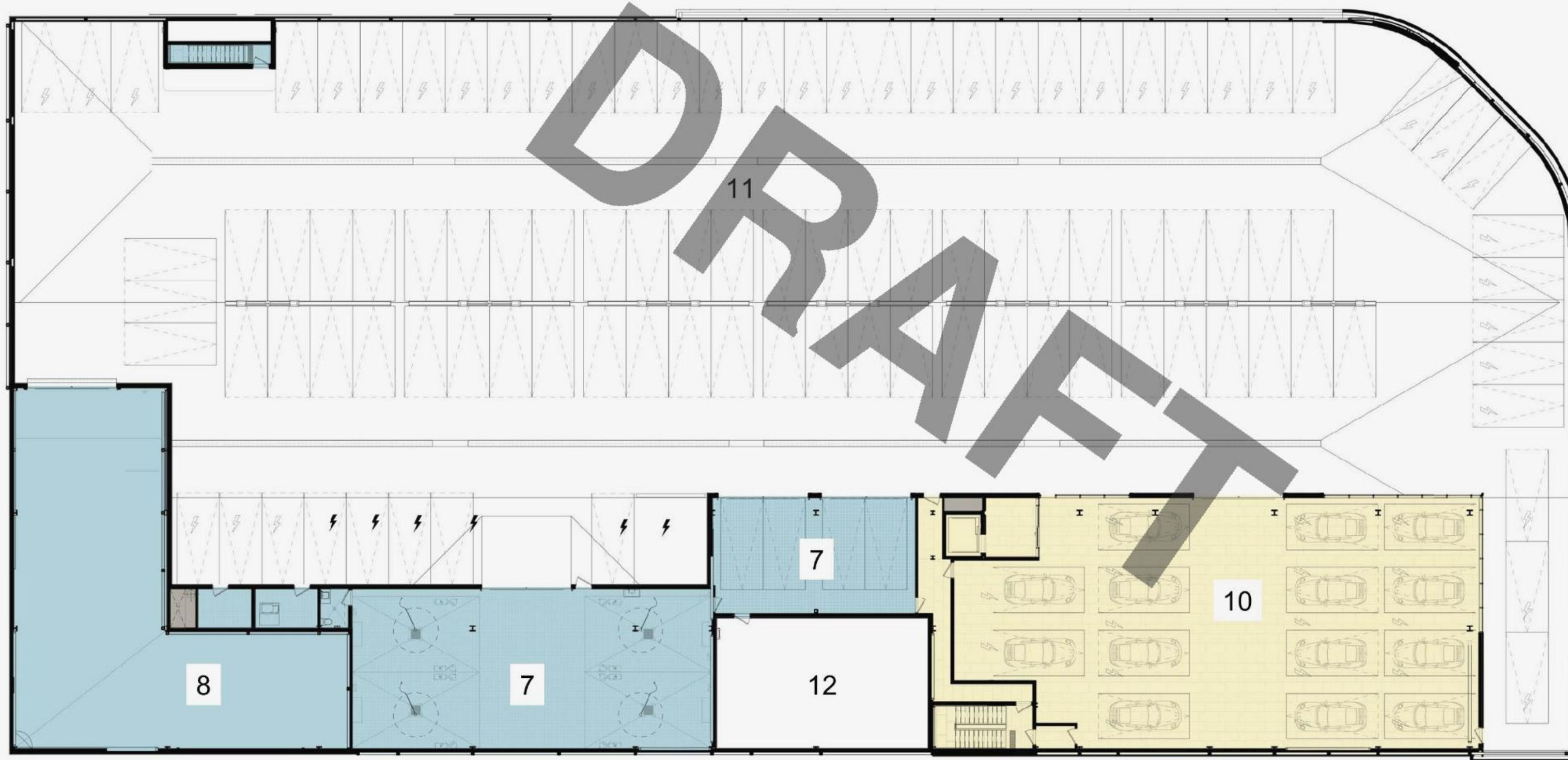


- 1. SHOWROOM
- 2. CAFÉ
- 3. PORSCHE LIFESTYLE
- 4. PORSCHEPLATZ
- 5. RETAIL DISPLAY
- 6. SERVICE DRIVE
- 7. WORKSHOP
- 8. RAMP
- 9. LOADING

# Glazing Expression Carries Upward

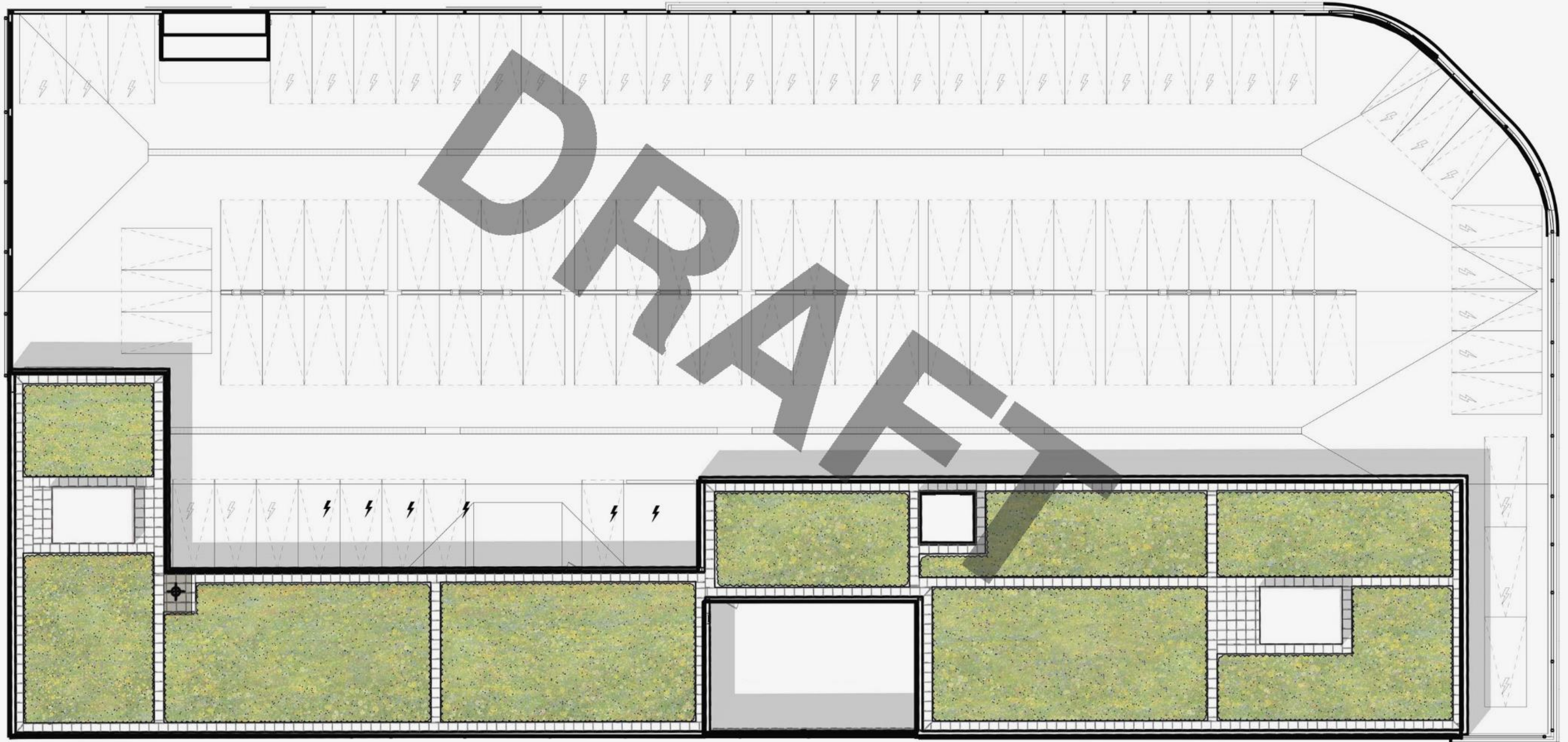


# Mechanical Levels Not Visible From Street



- 7. WORKSHOP
- 8. RAMP
- 10. CERTIFIED PREOWNED
- 11. OPEN ROOF PARKING
- 12. MECH ENCLOSURE

# Vibrant & Functional Green Rooftop



# Porsche's Consistent High Standard of Design

Palm Springs – United States



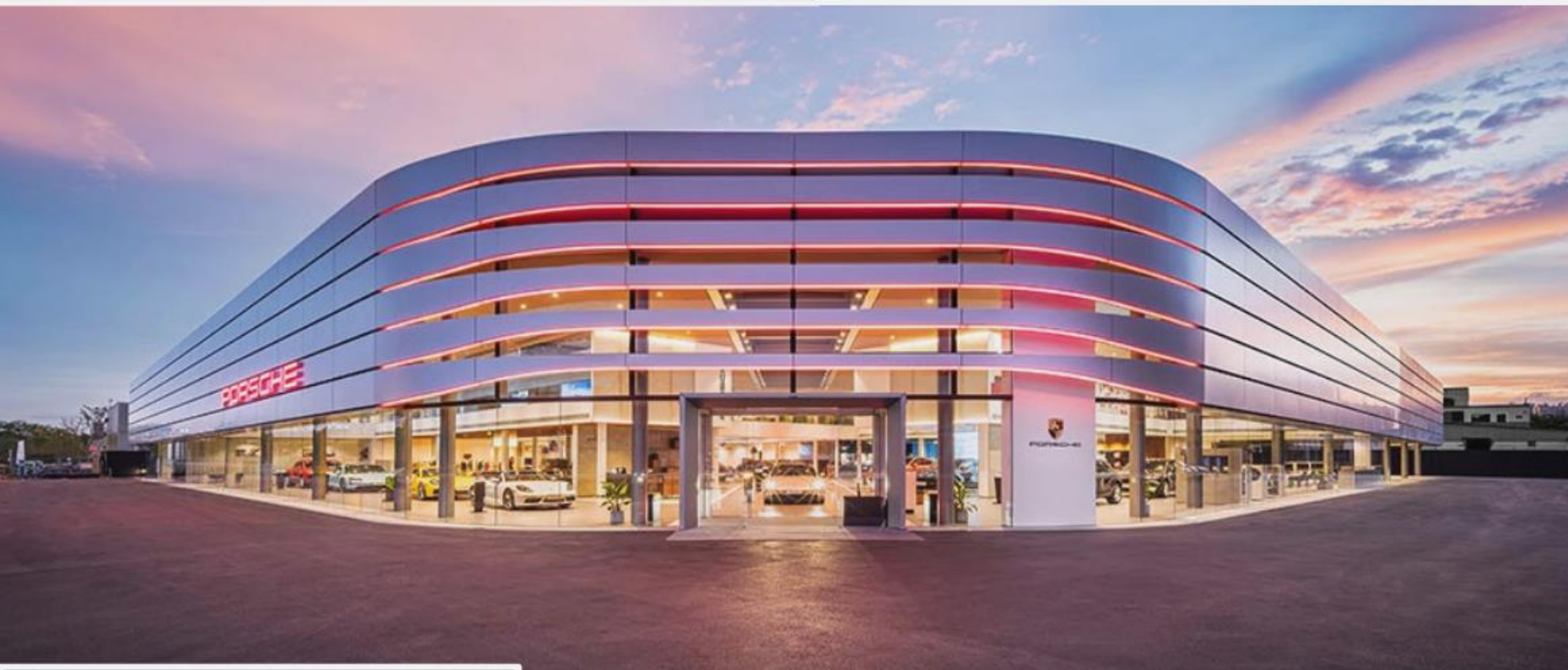
Kitchener Waterloo - Canada



Johor Bahru - Malaysia



Yancheng - China



Dortmund - Germany





# Implementing High-Quality Materials & Features



Showroom Facade  
E 04



Showroom Glass  
E 12



Workshop Facade  
E 08



Workshop Facade  
E 18



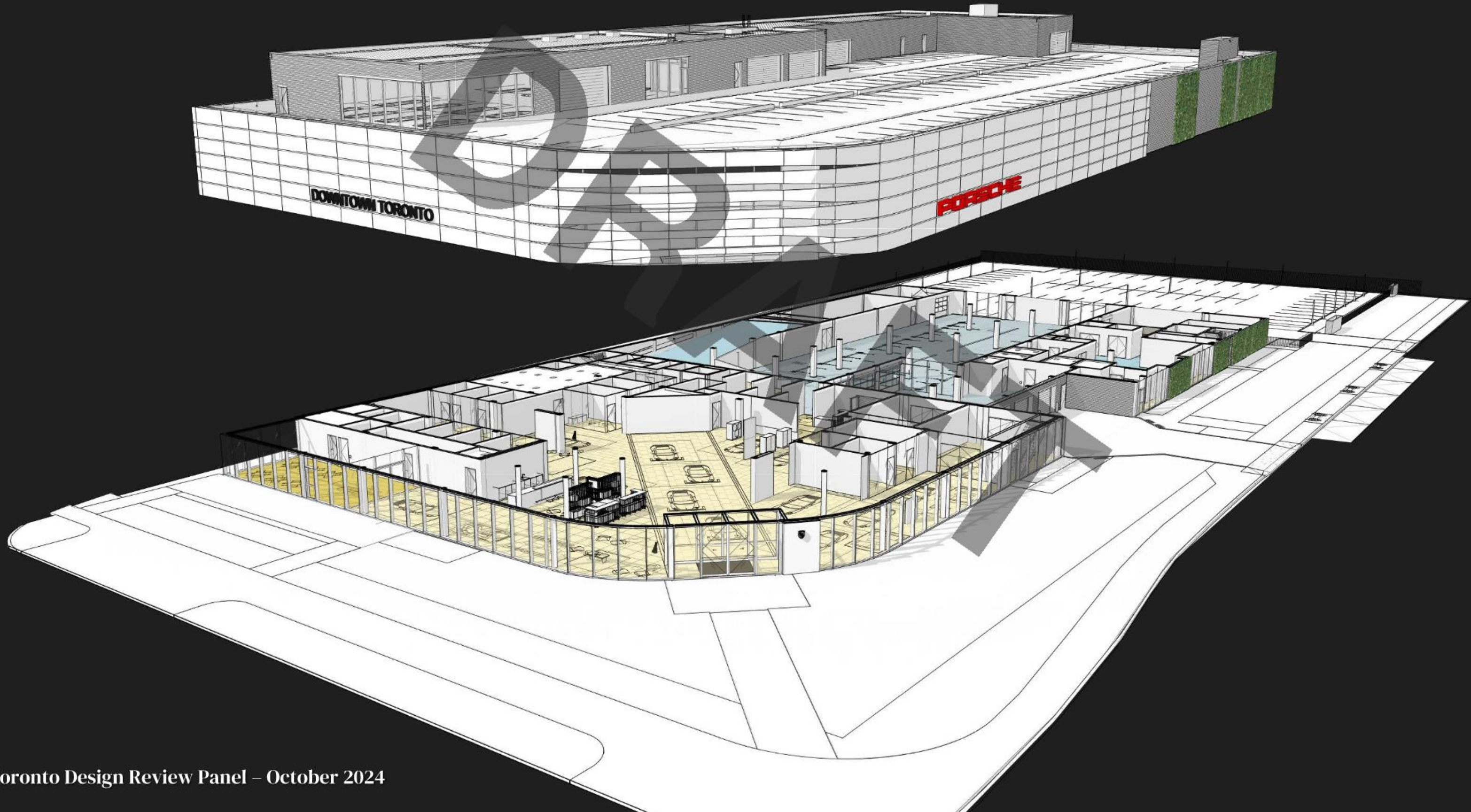
# High Design Standard Continues Throughout Building



# Design Standards Continue Into Service Areas



# Porsche Centre Downtown Walkthrough



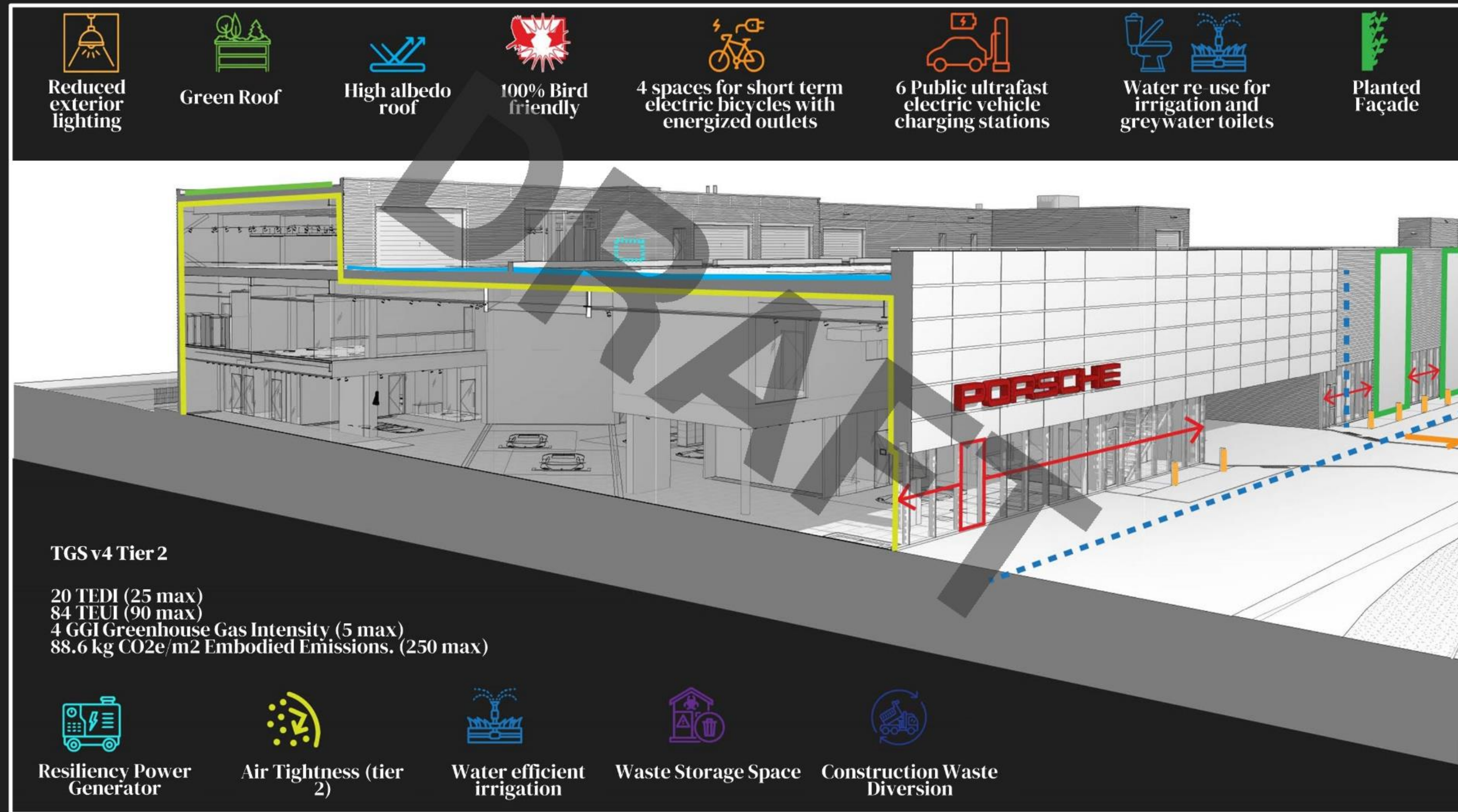
# Building Continues To Engage From Outside



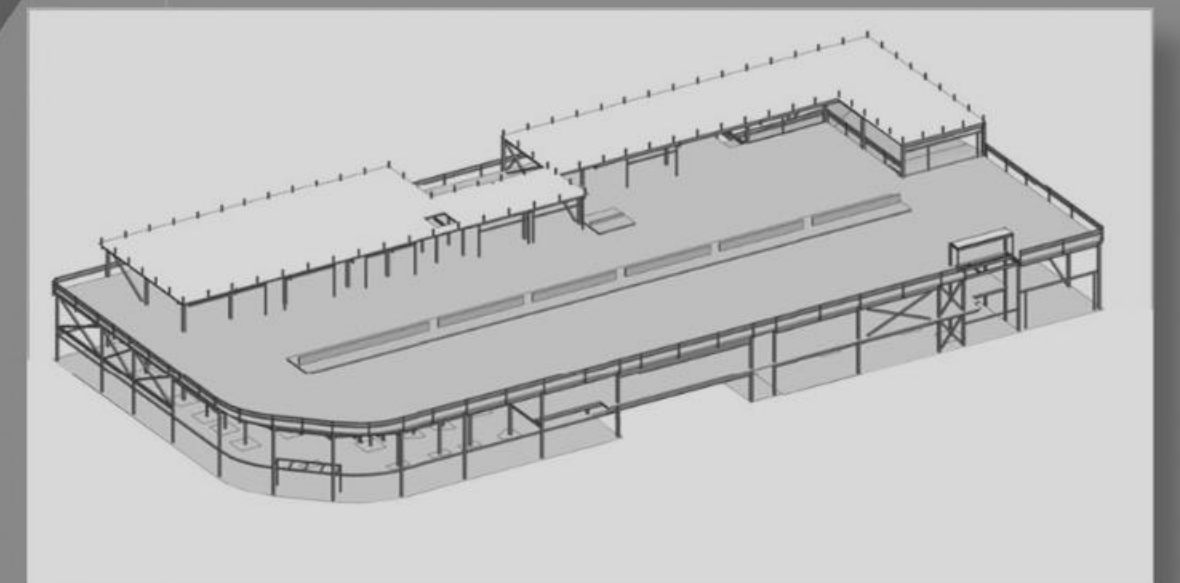
# Café Will Animate Cherry Frontage



# Full Menu of Sustainable Design Measures



# Adaptive Building Design Approach

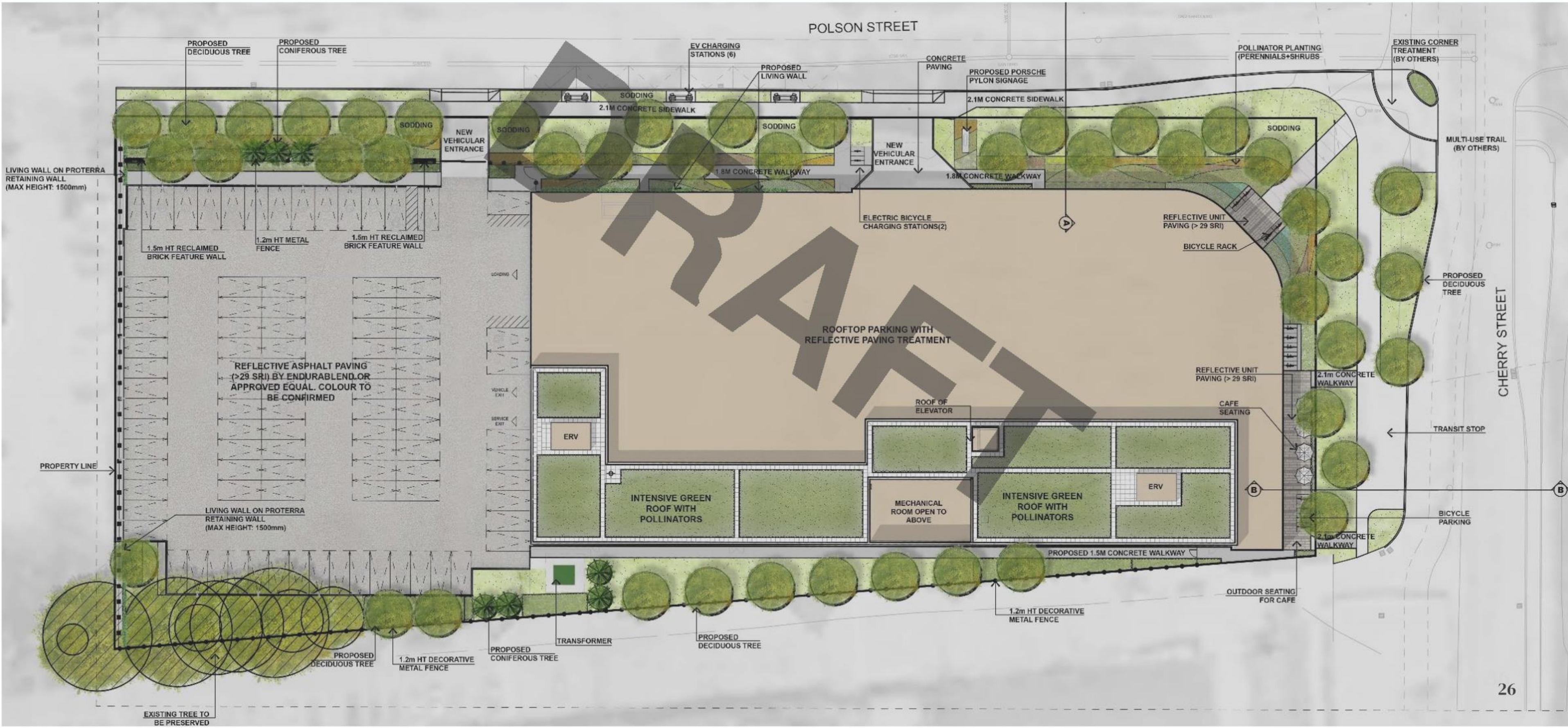




# Landscaping & Public Realm



# Comprehensive and Sustainable Landscape



# Plant Palette Will Feature Native Pollinator Species



SERVICEBERRY



RED OAK



TULIP TREE



SUGAR MAPLE



CELEBRATION MAPLE



HACKBERRY



IRONWOOD



HILL'S YEW



WHITE PINE



WHITE SPRUCE



WHITE SNOWBERRY



LITTLE DEVIL  
DWARF NINEBARK



SWEET PEPPERBUSH



LITTLE LIME  
HYDRANGEA



BUSH HONEYSUCKLE



POT O' GOLD



BUTTERFLY MILKWEED



PURPLE CONEFLOWER



TOUCH OF  
CLASS HOSTA



BLACK-EYED SUSAN



INDIAN GRASS



WILD BERGAMOT



LITTLE BLUE STEM



SWITCHGRASS



VIRGINIA CREEPER



PRAIRIE DROPSEED

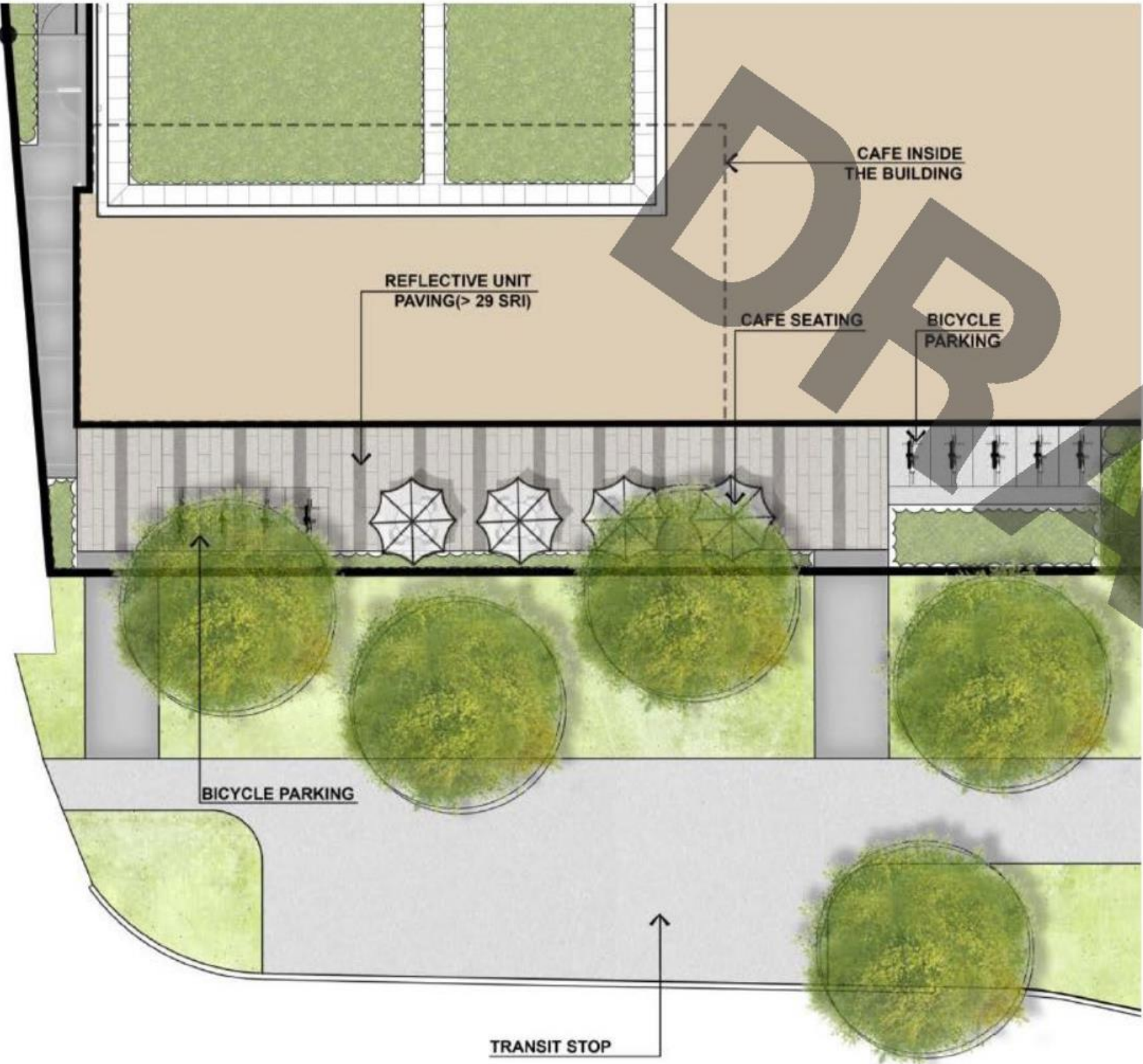
## DECIDUOUS TREES

## CONIFEROUS SHRUBS & TREES

## DECIDUOUS SHRUBS

## PERENNIALS & GRASSES

# Café Contributes To Public Enlargement Along Polson



**FIELD**  
MOLINA  
PAVERS(80mm)  
CLOUDBURST  
SRI >29  
(BY OAKS)



**BANDING**  
MOLINA  
PAVERS(80mm)  
LUNA  
(BY OAKS)



OUTDOOR CAFE AREA

# Enhanced Green Roof With Pollinator Species



ALPINE MEADOW GREENROOF



BLACK-EYED SUSAN



CHIVES



HEATH ASTER



SEDUM  
ELLACOMBIANUM



UPLAND WHITE  
GOLDENROD



SIDE OATS GRAMA



BLUE GRAMA GRASS



WILD BERGAMOT



BUTERFLY  
MILKWEED



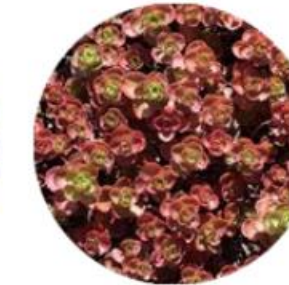
LANCELEAF  
COREOPSIS



SMOOTH ASTER



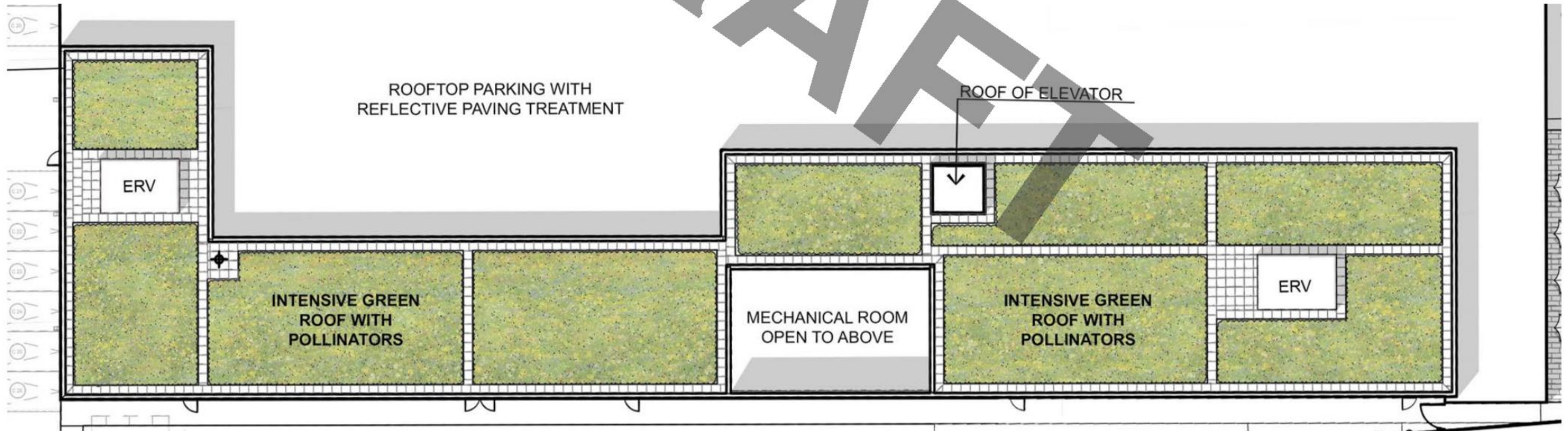
TASTELESS  
STONECROP



DRAGON'S BLOOD



CARPET  
STONECROP



# Surface Parking Well Screened With Landscape



PURPLE CONEFLOWER



BUTTERFLY MILKWEED



LITTLE LIME  
HYDRANGEA



IRONWOOD



PRAIRIE DROPSEED



BLACK-EYED SUSAN



CELEBRATION MAPLE



BUSH HONEYSUCKLE



HILL'S YEWS

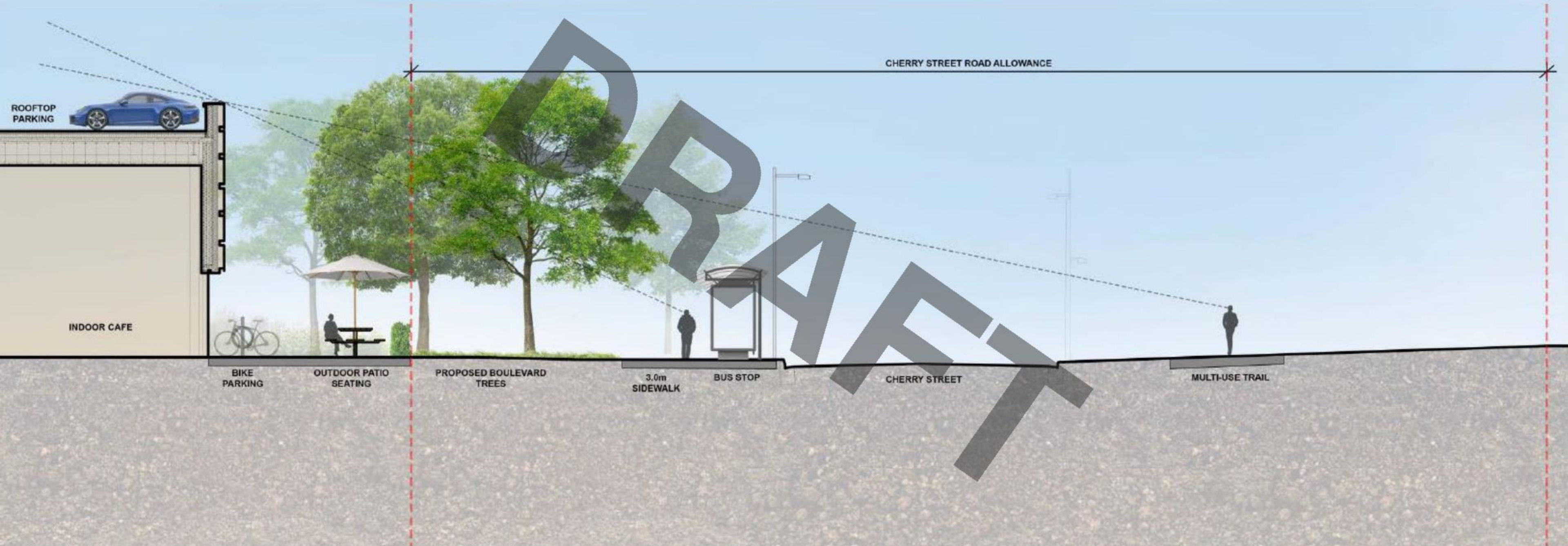


WHITE PINE

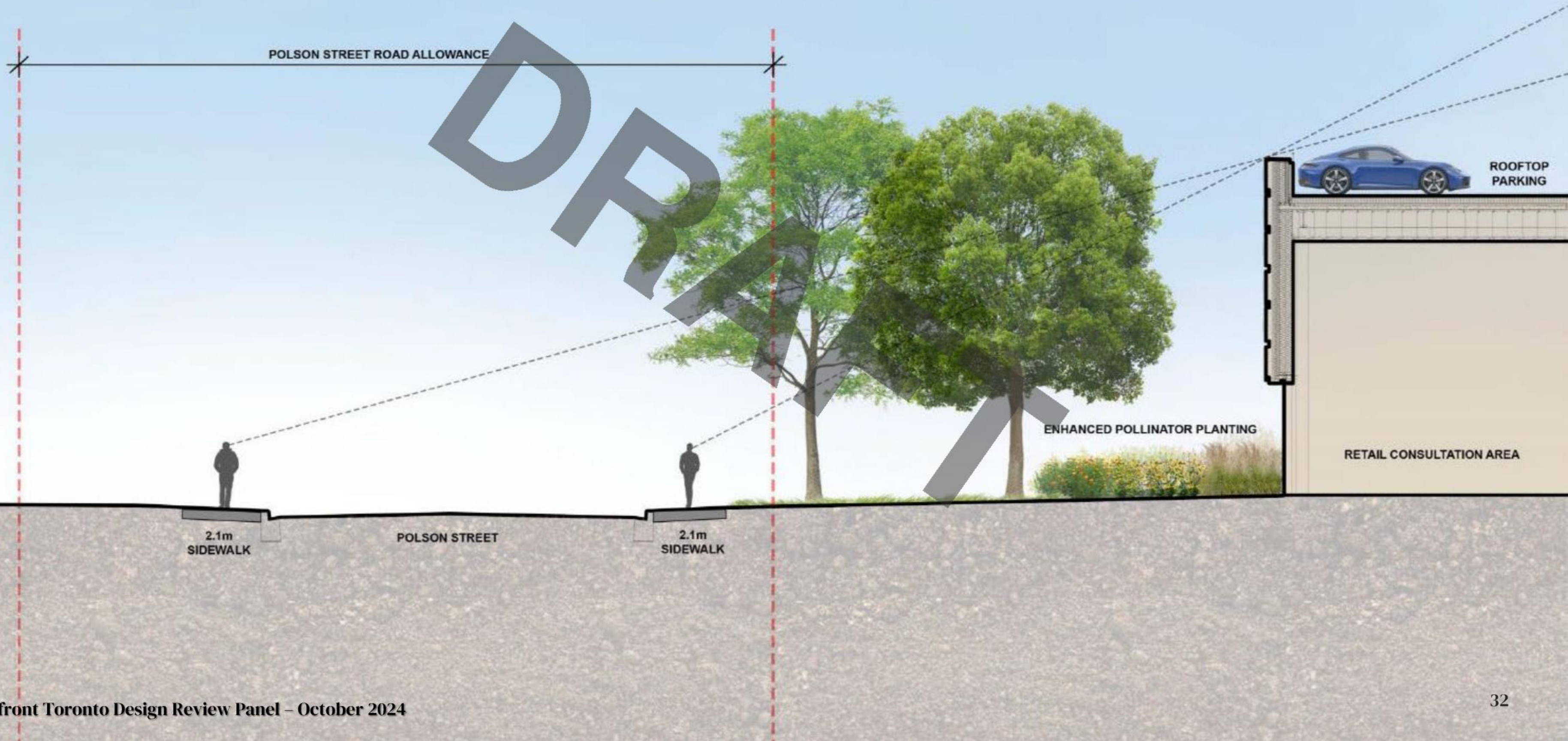


SWEET PEPPERBUSH

# Enhanced Cherry Streetscape Elements

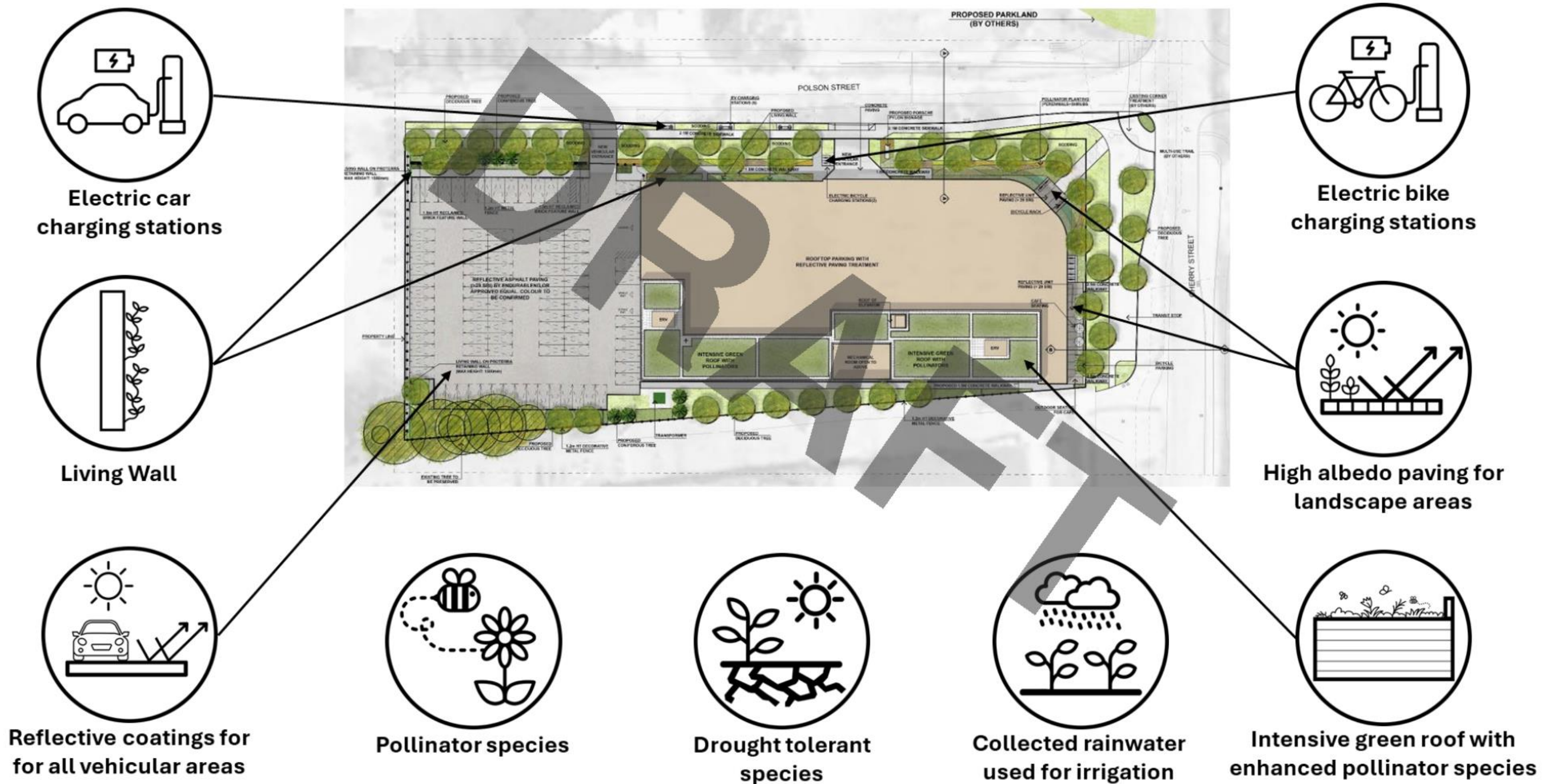


# Enhanced Polson Streetscape Elements





# High-Performance Landscaping Green Standards



# Development Highlights



# Porsche Will Kick-Start Redevelopment of Polson Quay



# Achieves Key Secondary Plan Objectives

**Provides commercial/light industrial typology, compatible with existing industry and PIC uses:**

- ✓ **Considers existing and future context, allows Precinct development to occur incrementally**
- ✓ **Porsche Centre Downtown is an innovative employer with high-paying, well-trained jobs**
- ✓ **Uses film-friendly through its architecture and urban design, flexible for future use**





# Designed To An Extremely High Standard

**Creates strong urban street edge with building framing public realm, activates street edge:**

- ✓ **Establishes naturalized, landscape setbacks adjacent to Cherry and Polson**
- ✓ **Proposed café, architecture, landscaping and public realm promotes placemaking**
- ✓ **Future-forward friendly with green walls, green roof, EV charging and other features**

# Dealership Contains Comprehensive Sustainable Design Features





# Key Measures of the TGS v4 Tier 1 Development Standards

- ✓ 100% Bird friendly
- ✓ Green Roof – 36% provided required 30%
- ✓ Low albedo roof
- ✓ Planted Façade
- ✓ Water re-use for irrigation and greywater toilets
- ✓ Added 4 outdoor spaces for short-term electric bicycles with energized outlets
- ✓ Lighting levels on the exterior have been reduced from a typical car dealership as per city request.
- ✓ 6 Public ultrafast electric vehicle charging stations

# Key Measures of the TGS v4 Tier 2 Development Standards

- ✓ **Green Gas Emissions Limits 4 GGI Greenhouse Gas Intensity (5 max)**
- ✓ **Energy Performance 20 TEDI (25 max) and 84 TEUI (90 max)**
- ✓ **Embodied Emissions. 88.6 kg CO<sub>2</sub>e/m<sup>2</sup> (250 max)**
- ✓ **A Power Generator will be added for resiliency.**
- ✓ **Best Practice Commissioning will be pursued**
- ✓ **Air Tightness – to meet the requirements of tier 2**
- ✓ **Water efficient irrigation**
- ✓ **Waste Storage Space has been provided**
- ✓ **Construction Waste Diversion**

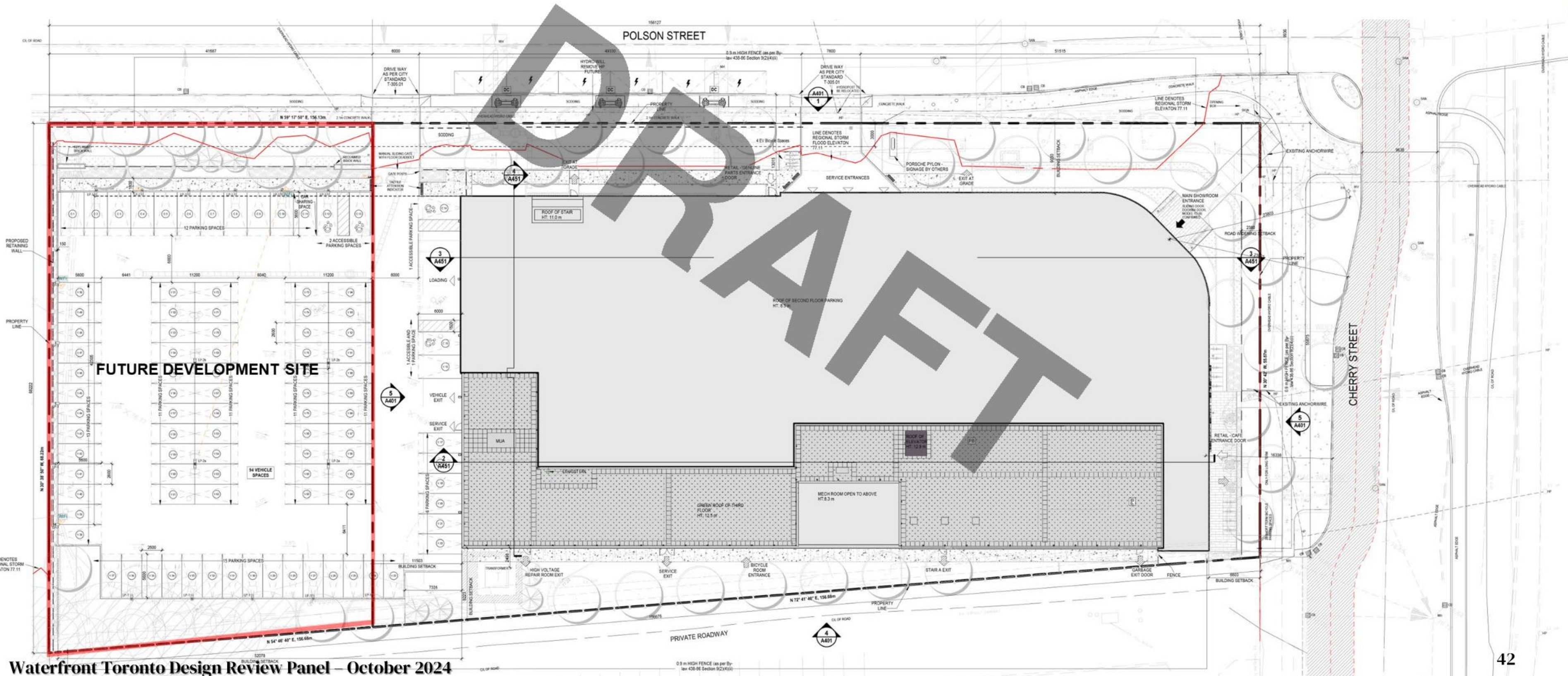




# Future Development



# Surface Parking An Interim Use Only





# Site Accommodates Future PIC Development

- ✓ **Surface parking an interim use only**
- ✓ **Requirement to redevelop rear parking area in near term**
- ✓ **Intent to create an urban multi-storey building for PIC uses such as offices**
- ✓ **Driveway will be shared with dealership to minimize curb cuts**

