

# East Bayfront Zoning Project

## Public Meeting – August 2, 2006



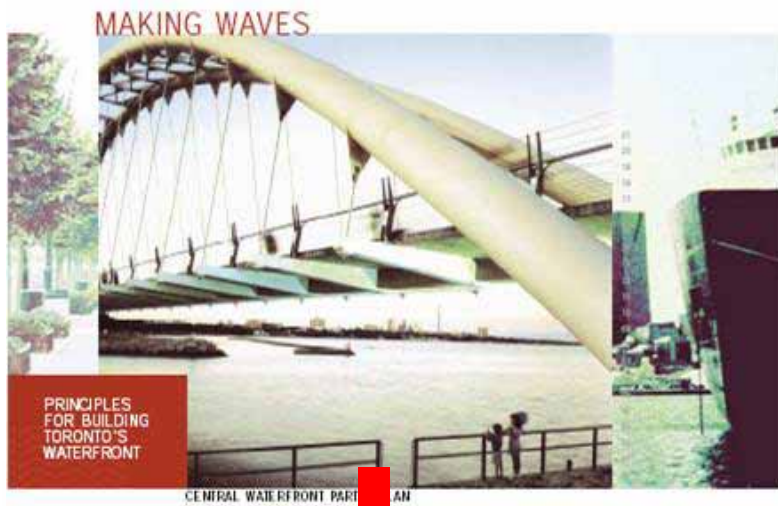
**Toronto Waterfront Revitalization Corporation**  
**City of Toronto**

- Overview and Approach to East Bayfront Zoning
- Precinct Plan Principles
- Zoning By-law Elements
- Next Steps
  - Zoning Approval Process
  - Urban Design Guidelines

## Agenda

- Precinct Plan informs the Zoning By-law Amendment
- Use Section 37 to secure affordable housing and other public benefits
- Bring forward urban design guidelines and public realm plan
- Bring forward strategies for achieving ground-floor space, parks and affordable housing
- Examine built-form options impacting lands adjacent to Lake Shore/Gardiner Corridor

## Council Direction on East Bayfront Zoning



Zoning By-law & Urban Design Guidelines

# Implementing Zoning on the Waterfront



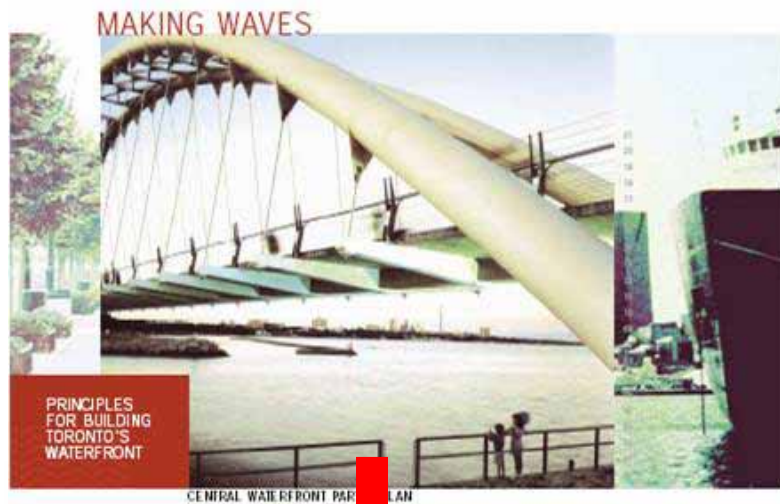
- Overall Waterfront Vision
- Establishes waterfront-wide system of land uses, public spaces, streets and transit
- General policies on various issues (e.g., housing, design)



Zoning By-law & Urban Design Guidelines

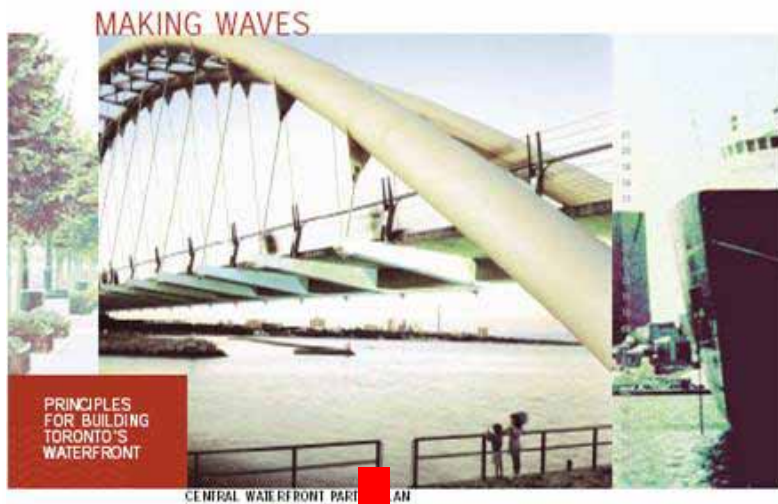
# Implementing Zoning on the Waterfront

- Sets detailed plan for small area
- Establishes desired character
- Defines layout and size of streets, blocks and public spaces
- Sets built form criteria and guidelines to inform zoning



Zoning By-law & Urban Design Guidelines

# Implementing Zoning on the Waterfront



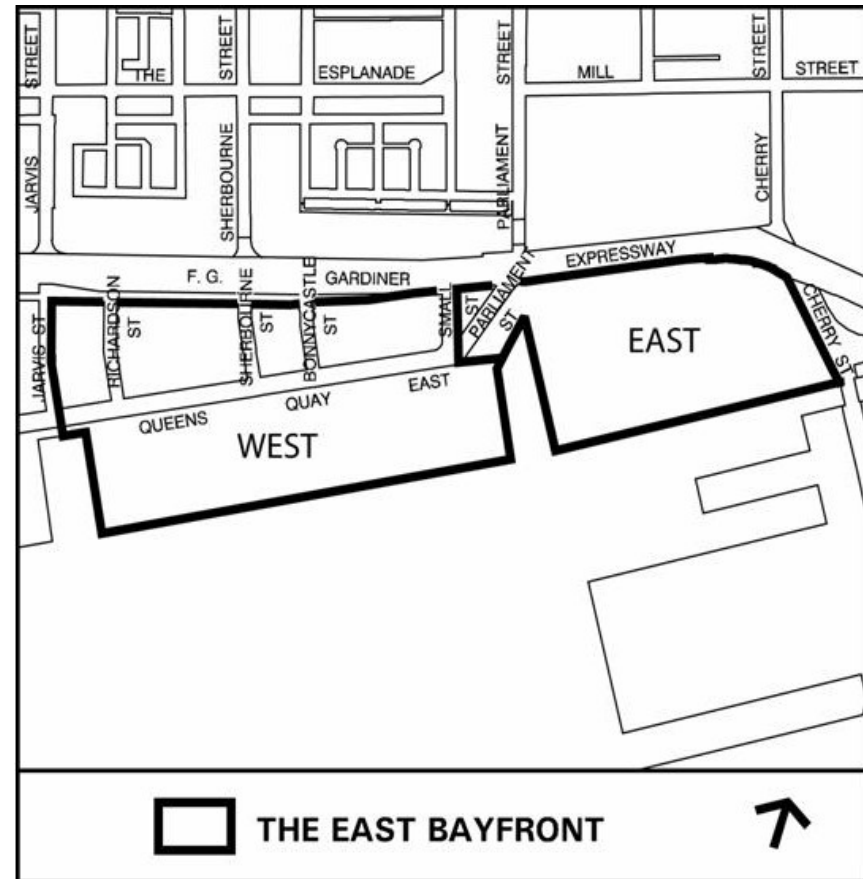
- Implements rules, regulations and detailed design directions
- Consistent with Secondary Plan
- Informed by Precinct Plan



Zoning By-law &  
Urban Design  
Guidelines

Implementing Zoning on the Waterfront

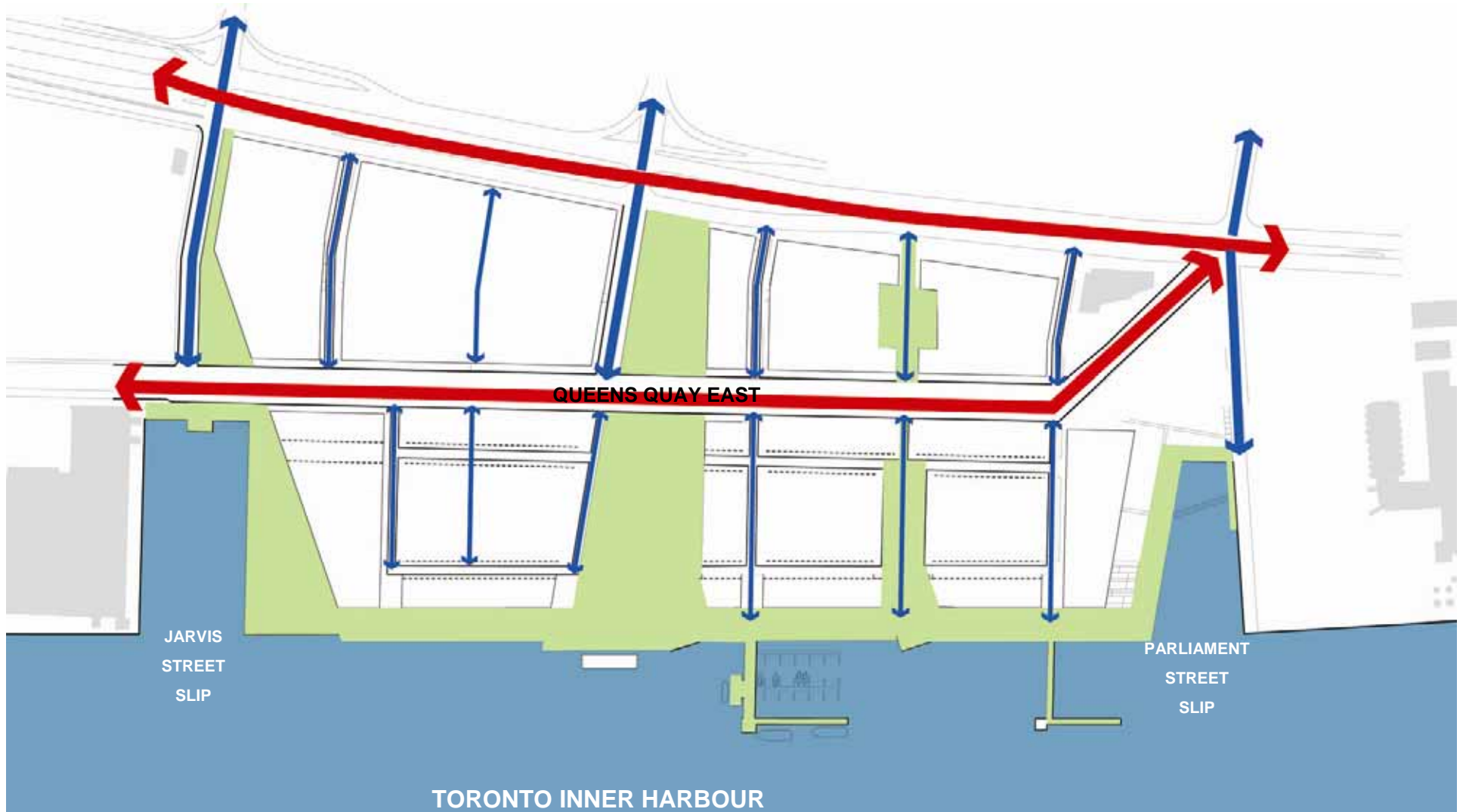
- Focus on EBF (West) Jarvis to Parliament
- City-led Process – Comprehensive By-law
- No need for site-specific applications
- Amendment to the existing City By-law
- Section 37 (Public Benefits) to be detailed with Zoning By-law Amendment



## Approach to East Bayfront Zoning

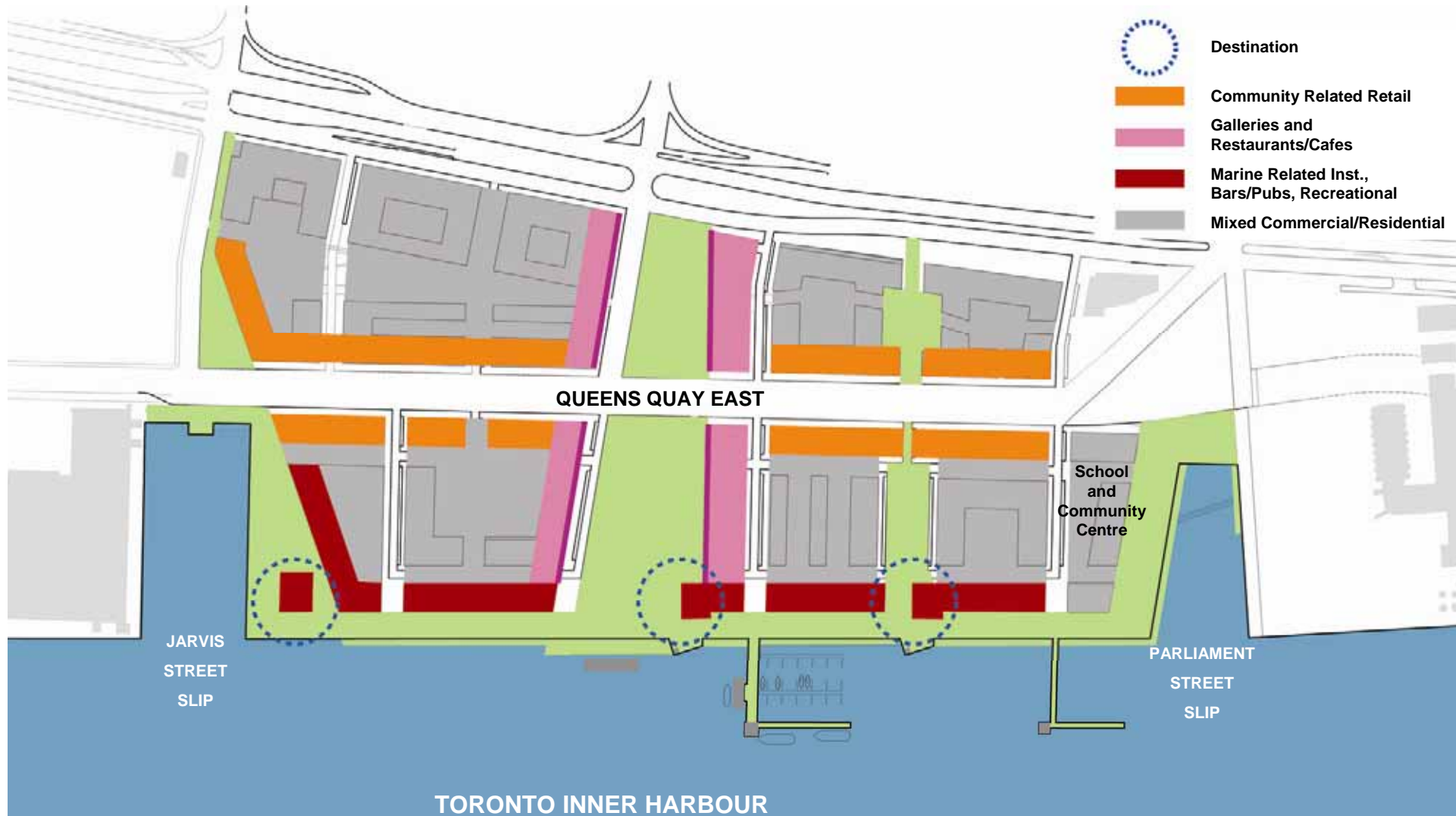


# Precinct Plan Principles



Principle:

# Extension of City Grid



Principle:

# A Mix of Uses



Principle:  
**Active Ground Floor Uses**



Principle:

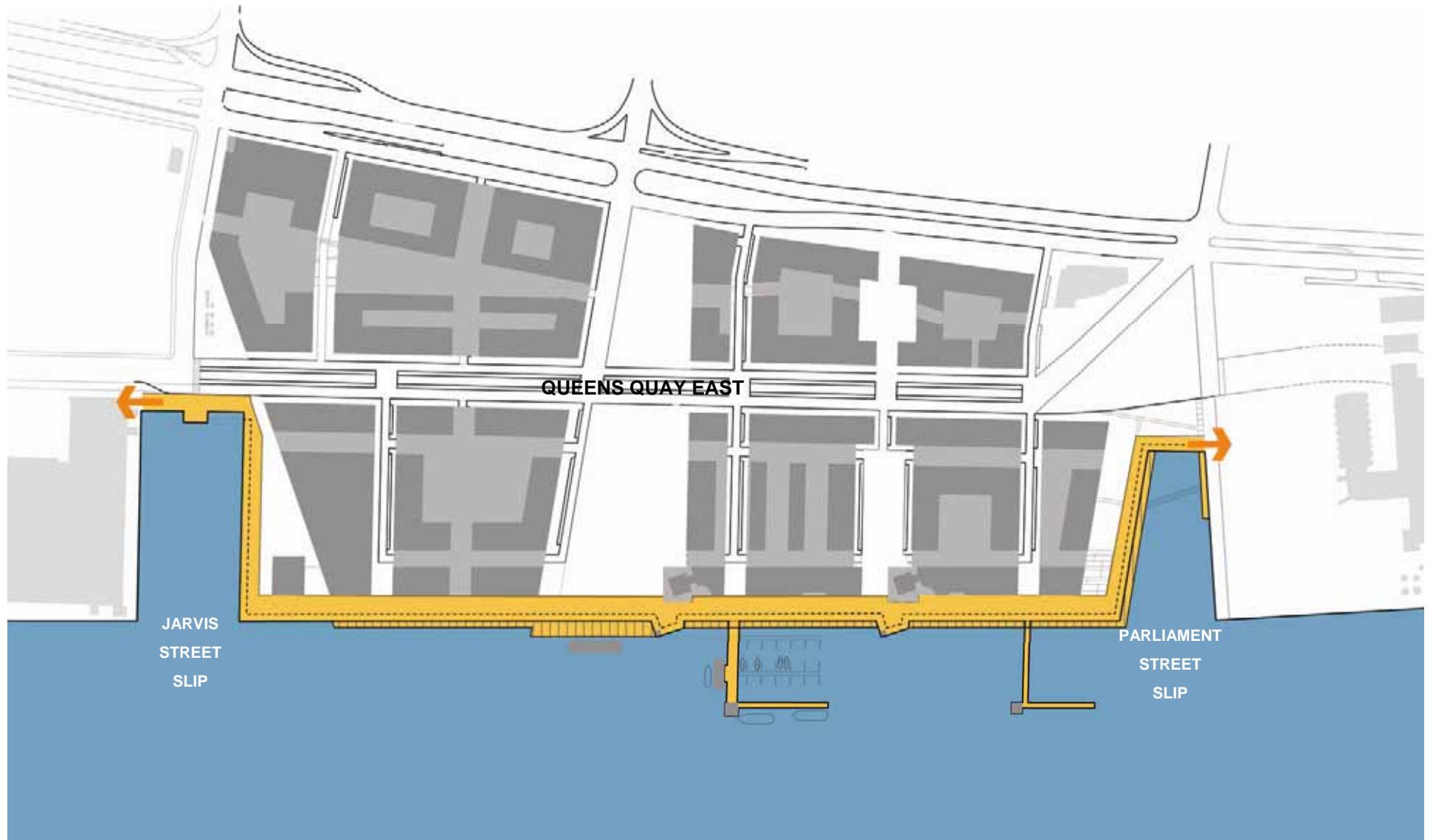
**Open Space as the Organizing Structure**



## Open Space – Sherbourne Park



## Open Space – Aitken Place Park



Principle:

# Continuous Public Water's Edge





## Continuous Public Water's Edge



## Special Places – Jarvis Slip

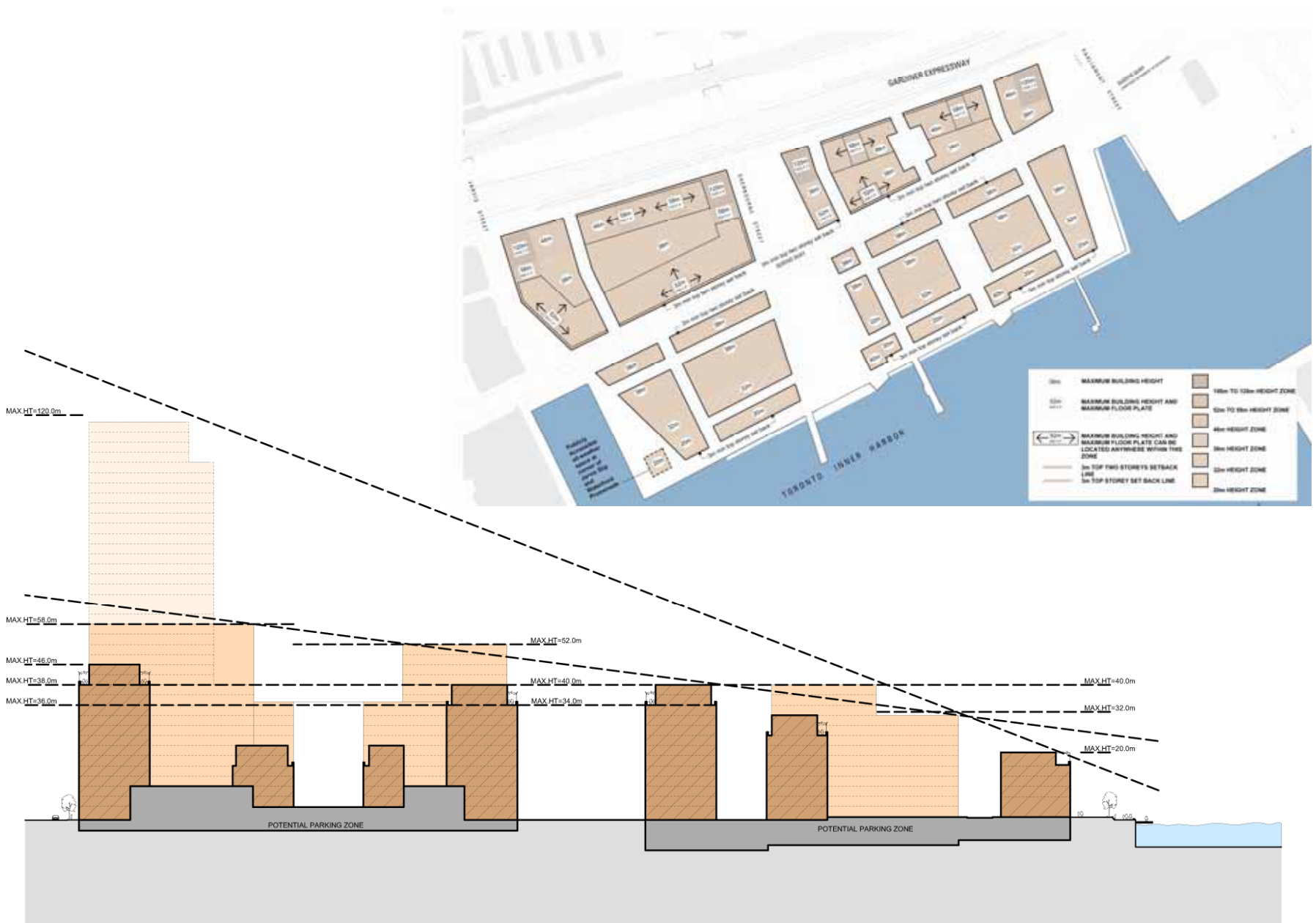


## Special Places – Jarvis Slip

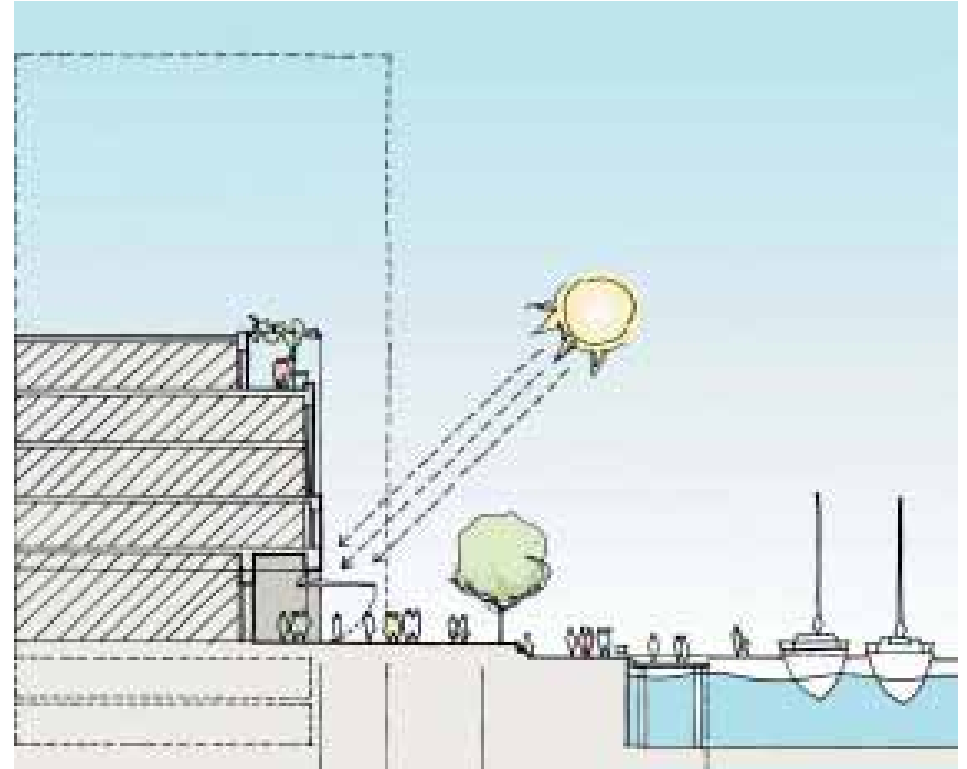


Principle:

# Comprehensive Built Form Plan



Principle:  
**Building Heights Scaled to Context**



- Pedestrian Strategy to promote year-round use
- Deployment of building form to assure **adequate sunlight**
- Winds moderated by building height and podiums
- All-weather frontages, convertible colonnades

Principle:

## Pedestrian Protection and Micro-Climate

- 55 acres
- Continuous water's edge promenade
- Well defined public realm - 20% of precinct
- Year round destinations
- Low-scale development at water's edge
- Non-residential uses at grade
- 1,260 affordable rental units
- 4,040 market units
- Strong commercial/cultural sector - 2-million sq ft



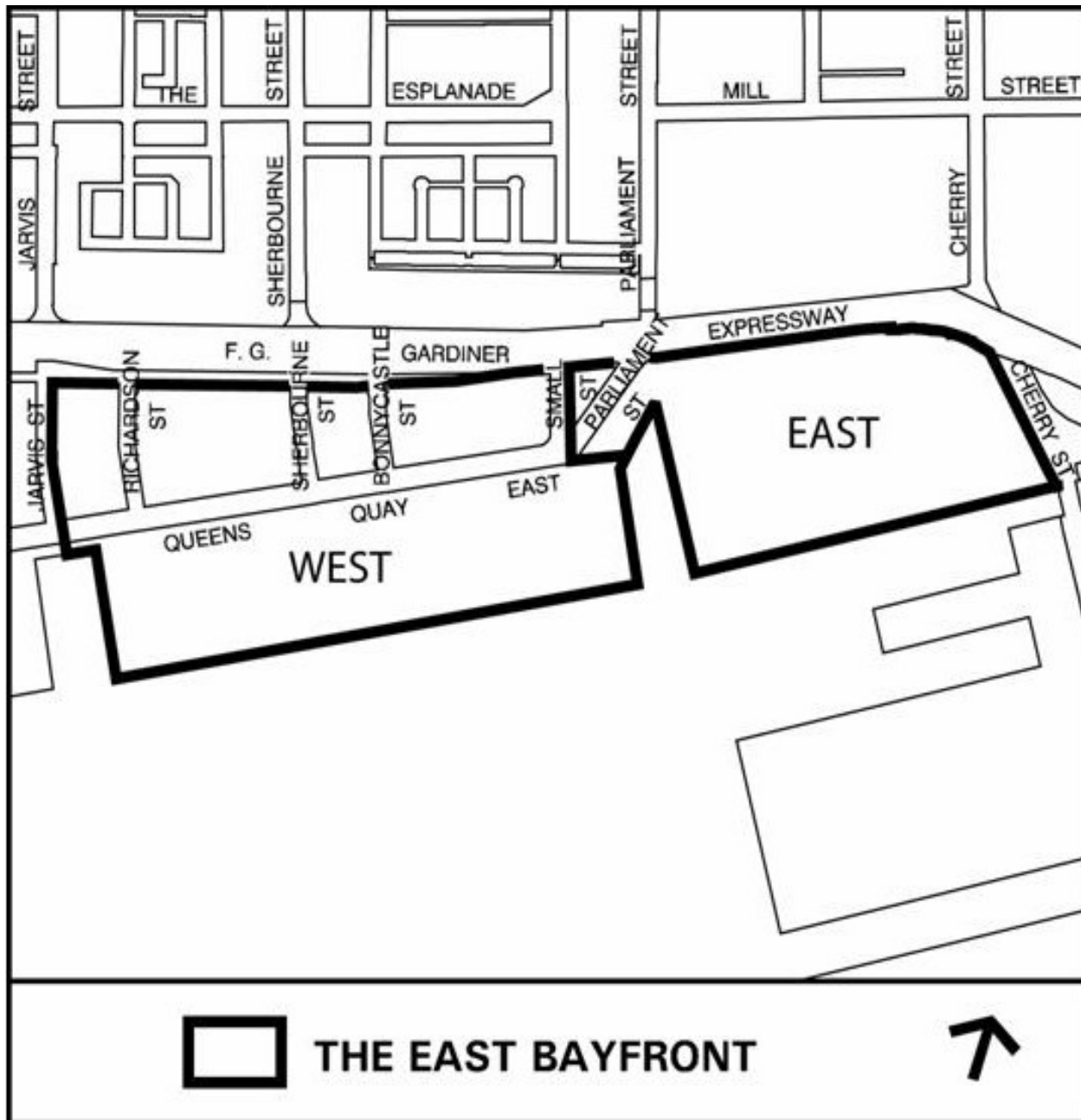
## Precinct Plan Summary

# East Bayfront Zoning By-law

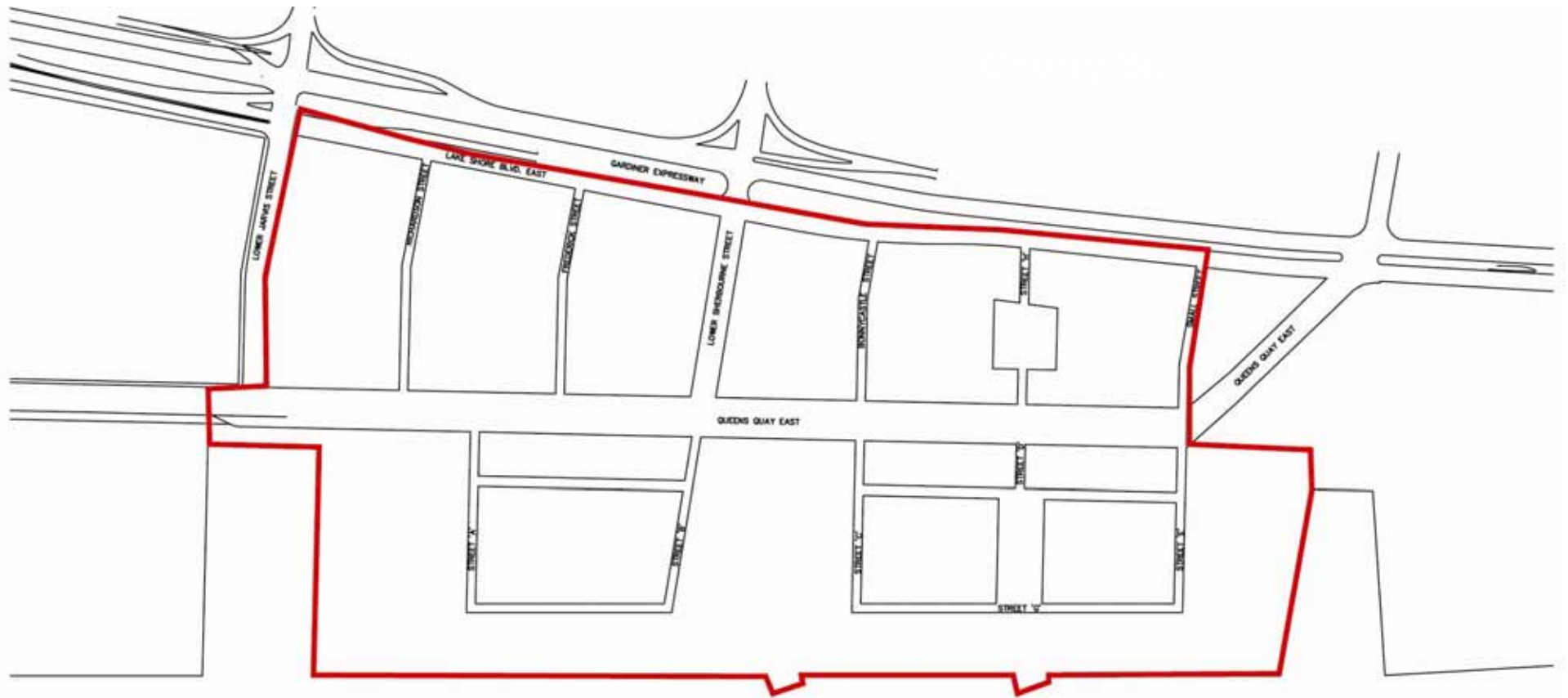


- Base Map – Grid of Streets and Blocks
- Land Use
- Built form
- Development Controls
  - Hold Provisions
  - Section 37 Agreements

**East Bayfront - West Precinct Zoning By-law**

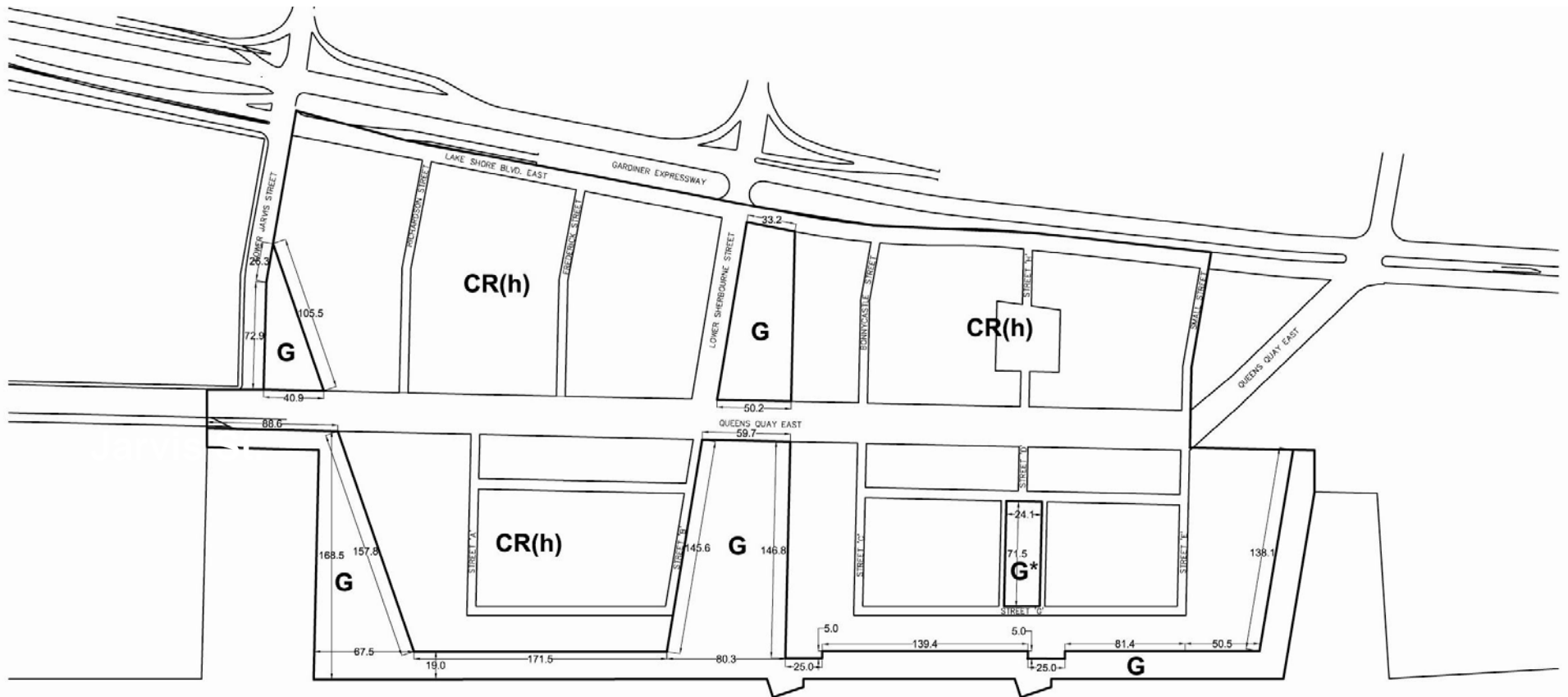


## East Bayfront - West Precinct



- Base map lays out pattern of streets and blocks

## East Bayfront - West Precinct



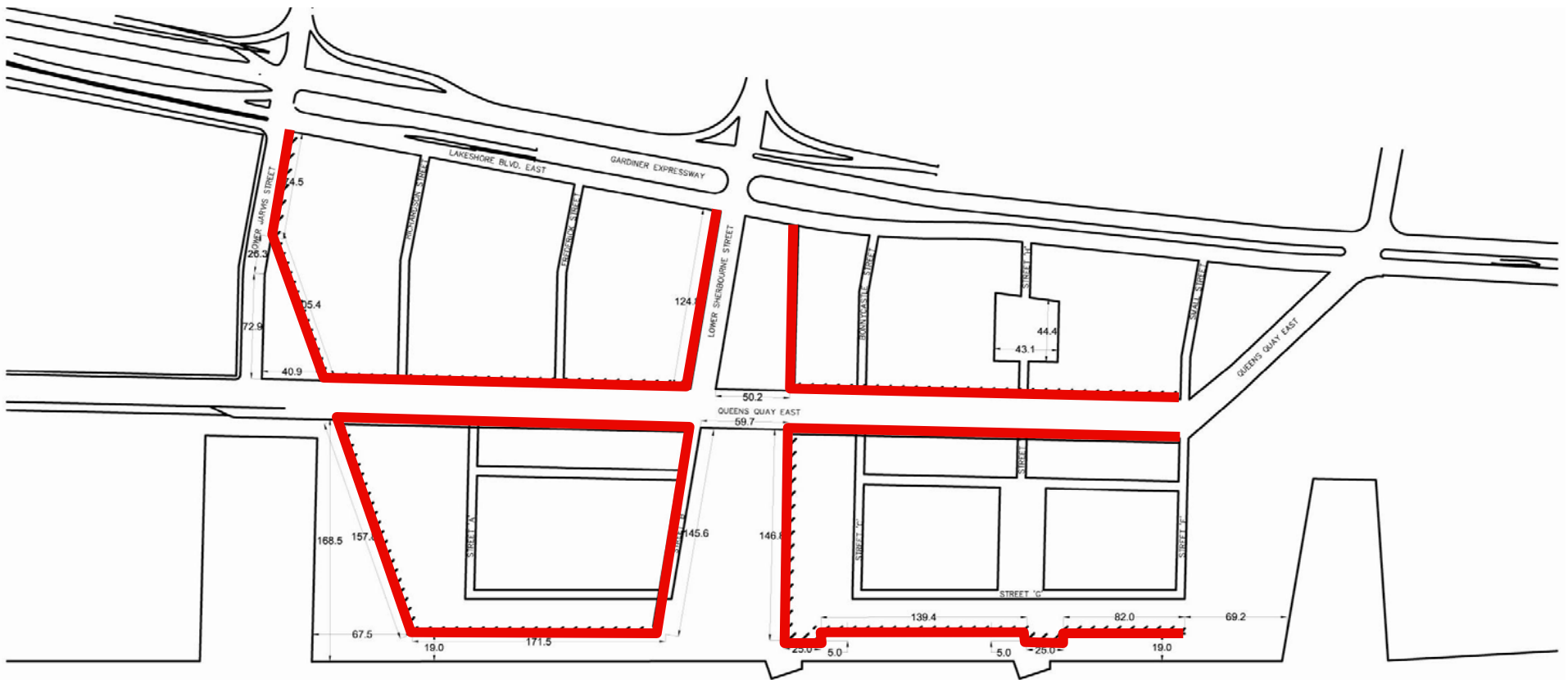
- Redesignation from existing *Industrial* to *Mixed Use*
- Existing uses are permitted

## Land Use



- Mixed use (CR) – Commercial, Residential and Community Uses

## Mixed Use Districts



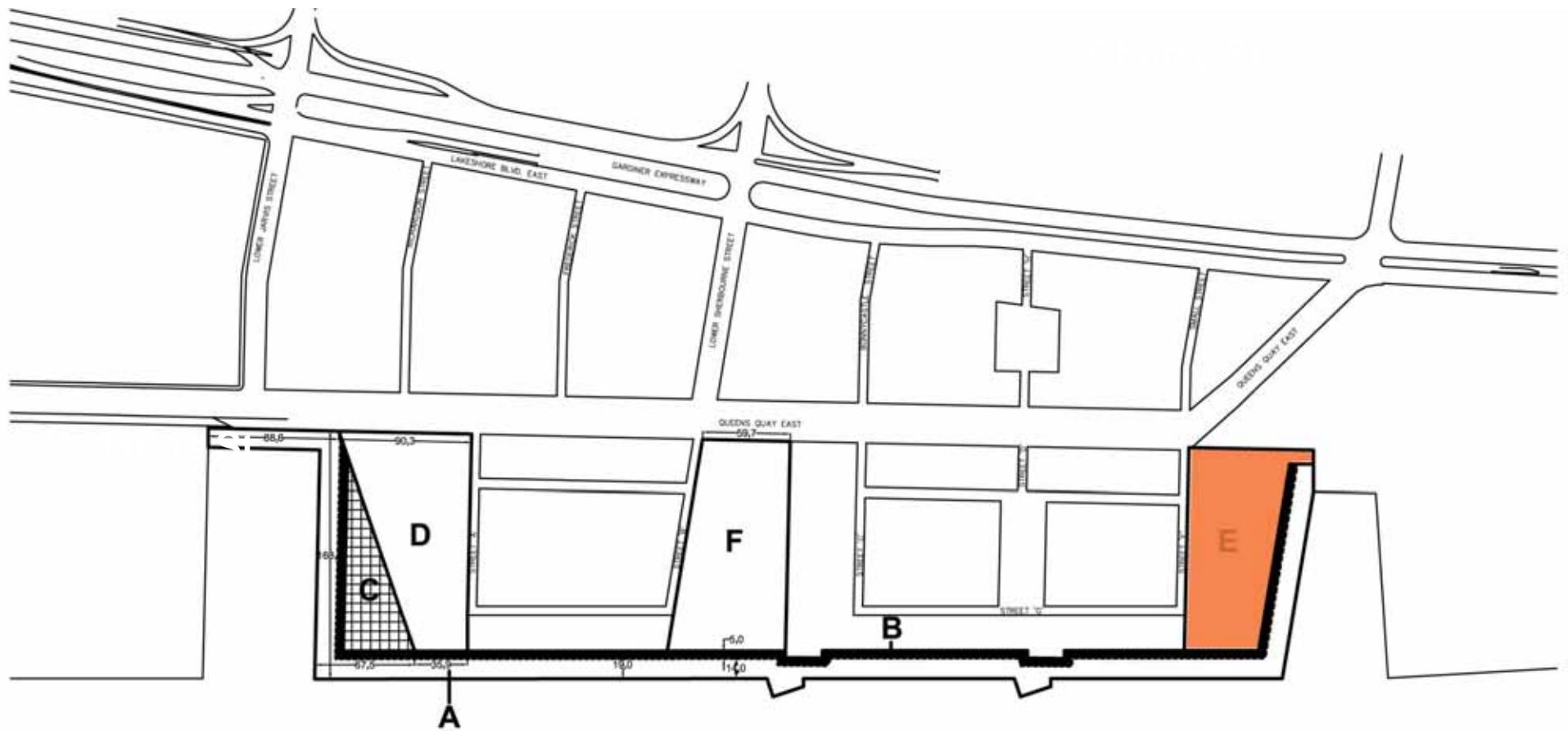
- 70% of street/park frontage must contain active uses
- Retail, service, community, studio, workshop uses

## Ground Floor Animation Areas



- Pedestrian Colonnade required on key frontages
- Must be 5m tall and 3.5m wide
- Detailed design to be specified in design guidelines

## Ground Floor Animation Area - Colonnade



- Study required for school and community centre conceptual design
- No development on school site until school and community centre space needs determined

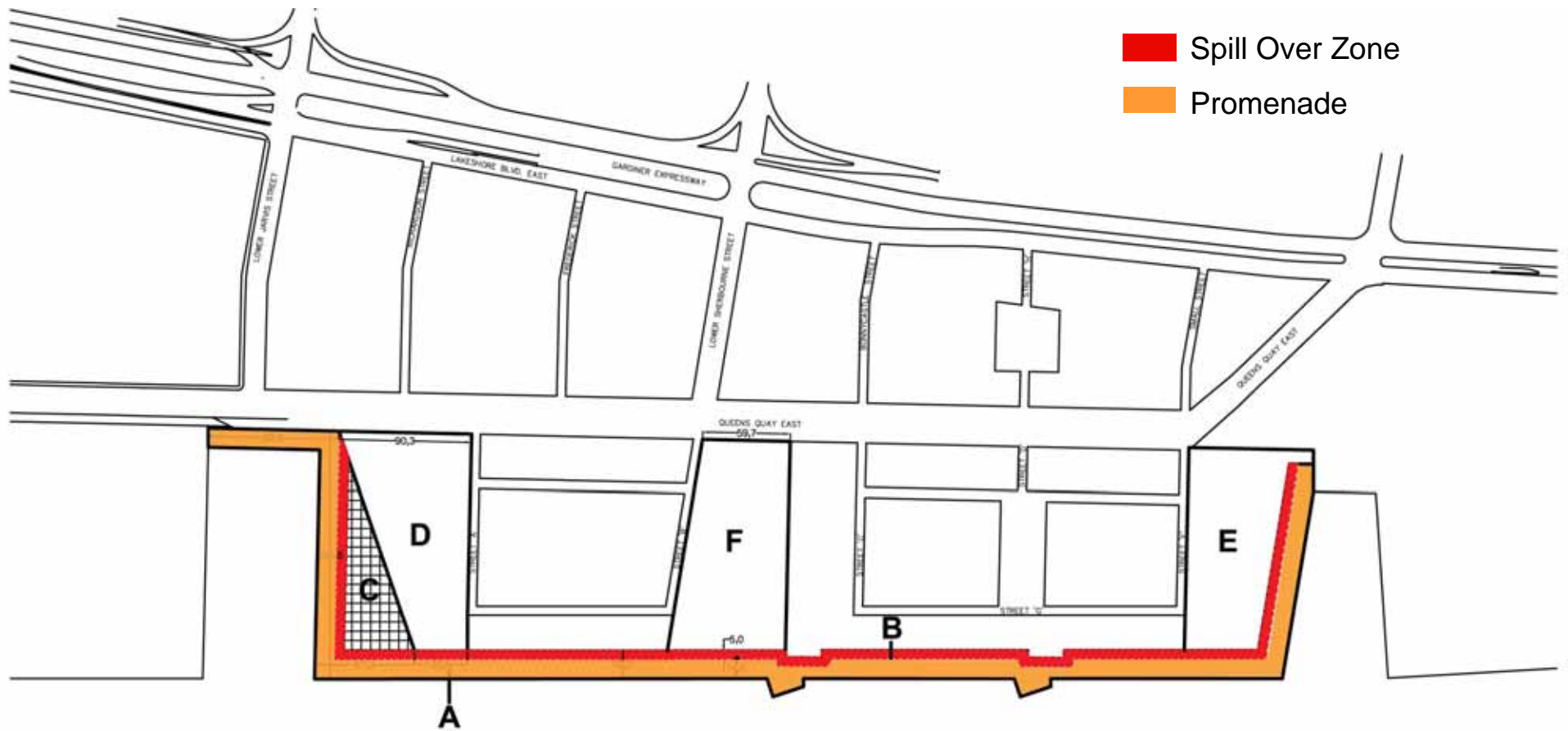
## Proposed School and Community Centre Site





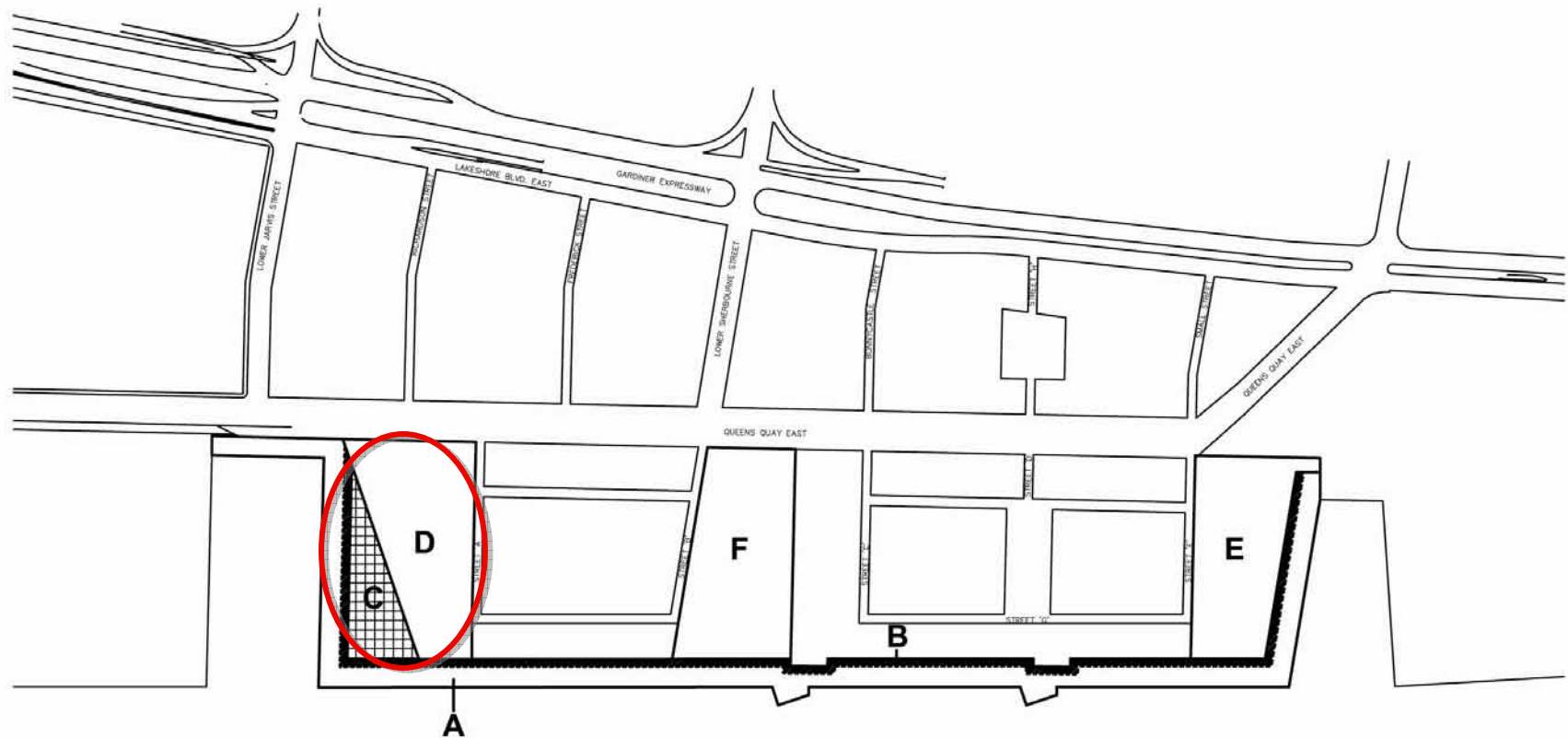
- Public Open Space (G) – general parks uses
- Recreational boating uses permitted in waterfront parks

## Open Spaces



- Park and water-related uses permitted
- 19m wide public open space along entire water edge
- First 5m: patios, open air markets that “spill-over” from adjacent uses

## Waterfront Promenade



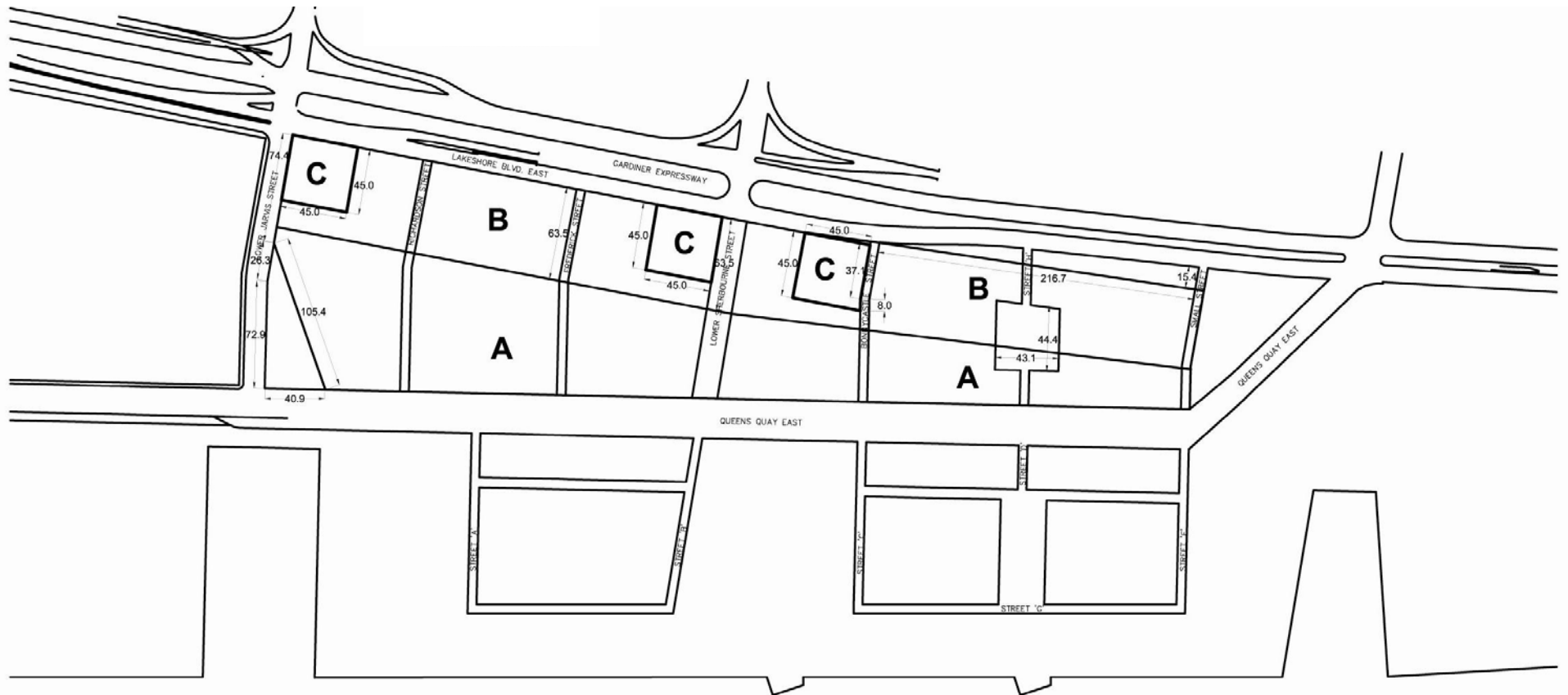
- Special pavilion with animation uses permitted at grade
- Pavilion programming may be associated with a special use at D
- Pavilion height limit 20m
- At least 3000 square metres of publicly-accessible open space must be provided

## Special Places - Jarvis Open Space



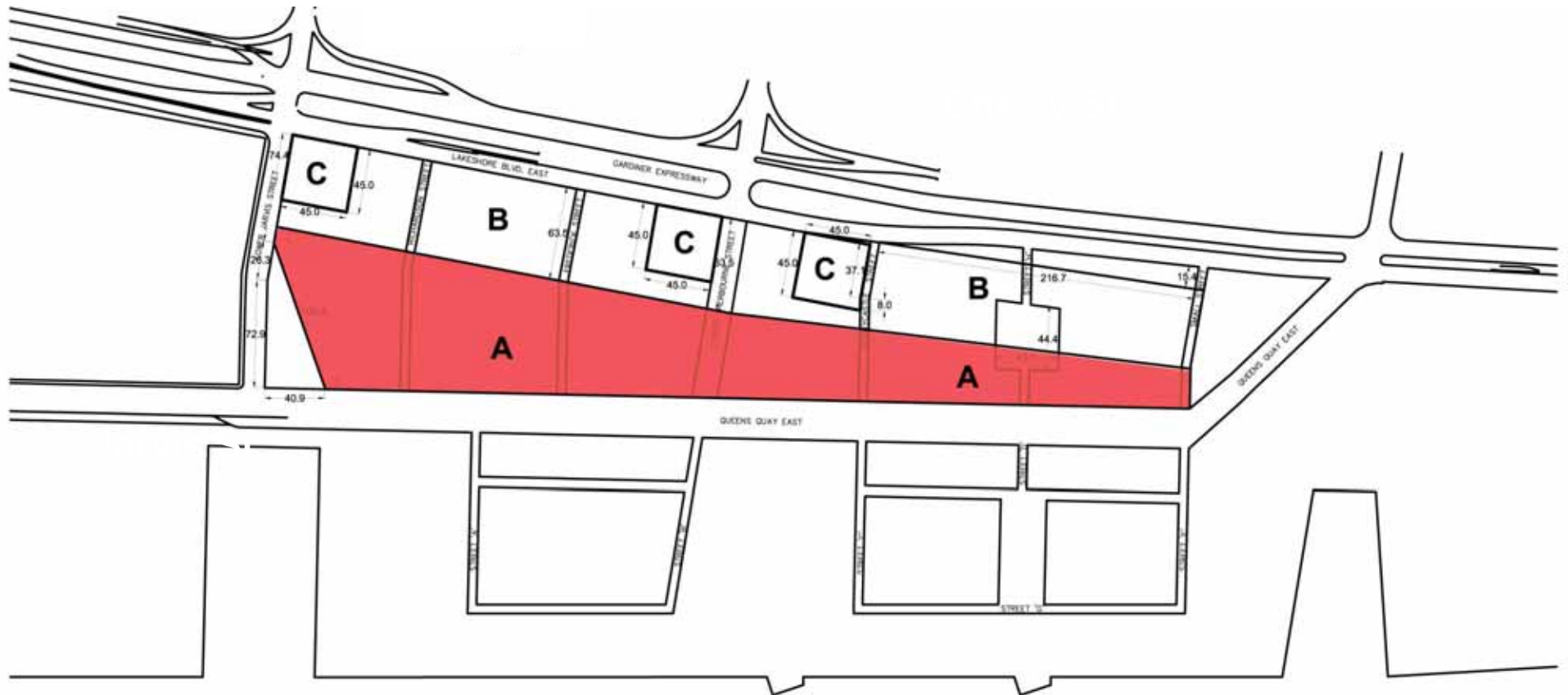
- Lowest buildings close to water's edge (4-6 floors)
- Two 40m “lighthouse” buildings at park termini
- Tiered height increasing toward Gardiner Expressway

## General Height Limits



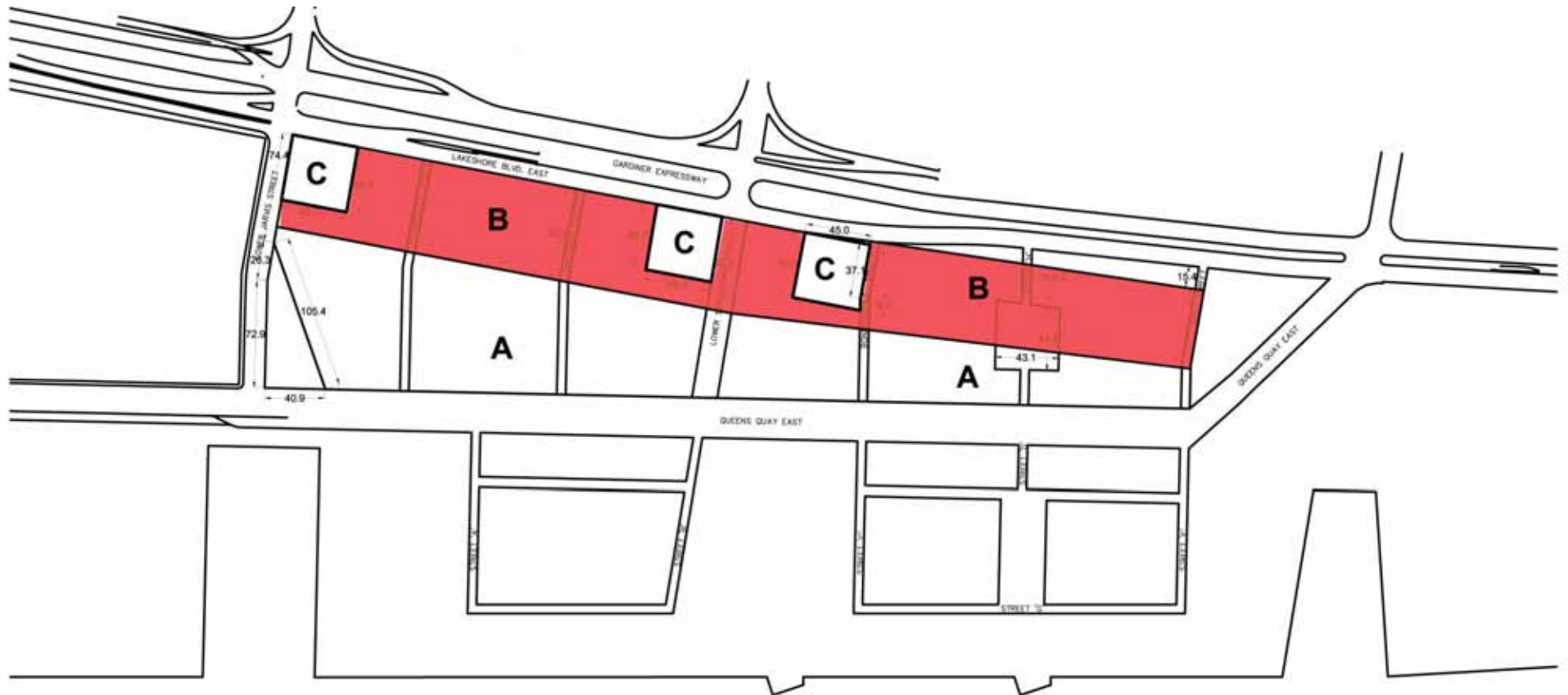
- Special height limits to create focal points, gateways and articulation

## Special Height Zones



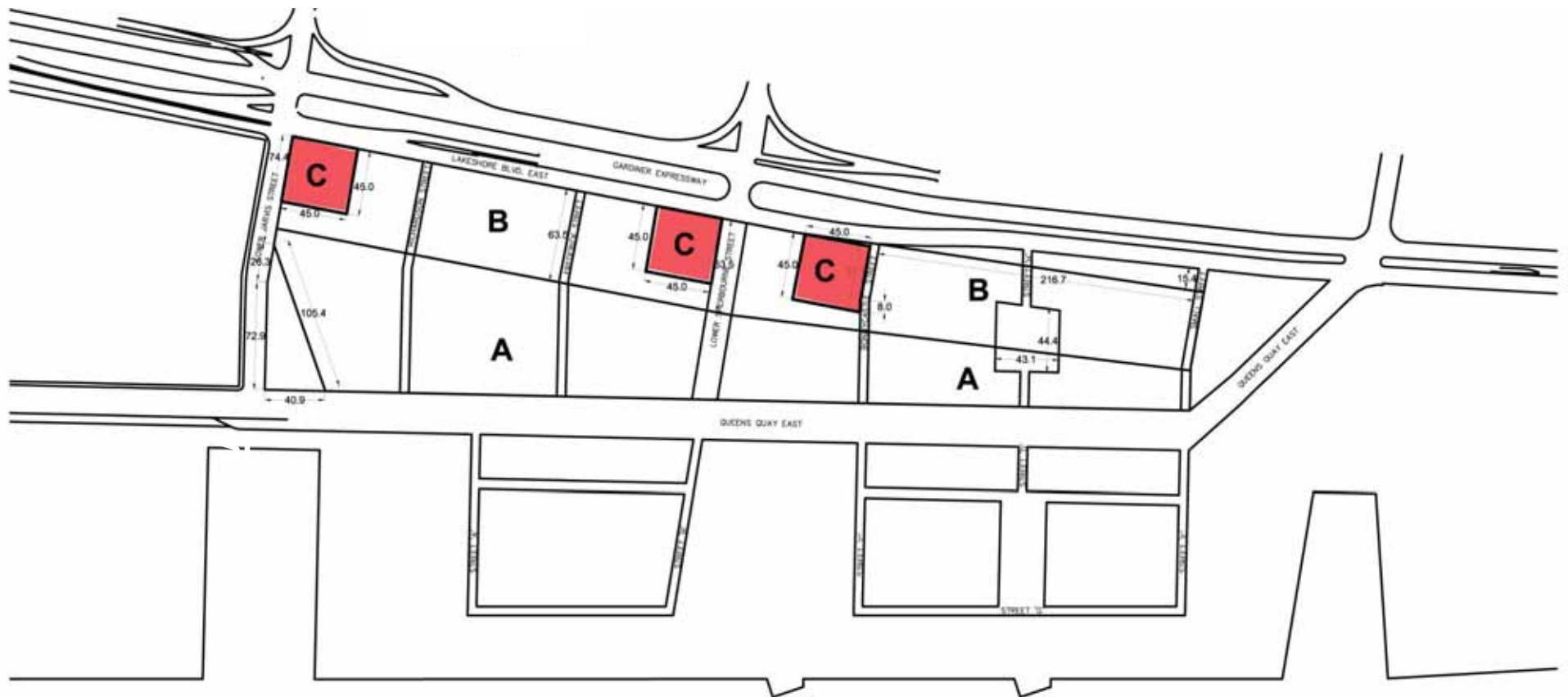
- Bump Up A
  - Up to 12 additional metres over general height limit
  - Floorplate less than 20m wide
  - 30m spacing between buildings
  - 5m step back from street edge

## Special Height Zones



- Bump Up B
  - Up to 12 additional metres over general height limit
  - Floorplate less than 20m wide
  - 10m spacing between buildings
  - 5m step back from street edge

## Special Height Zones

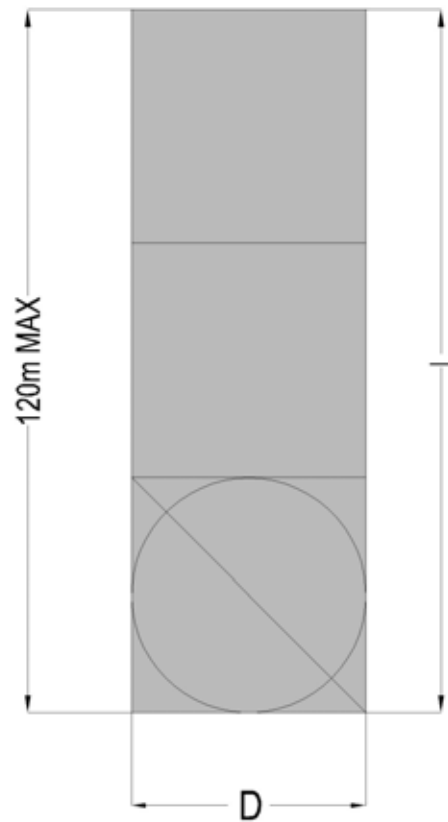


- Point Towers (C)
  - Up to 120m tall
  - Floorplate less than 40m diameter
  - 5m step back from street edge

## Special Height Zones



## SLENDERNESS

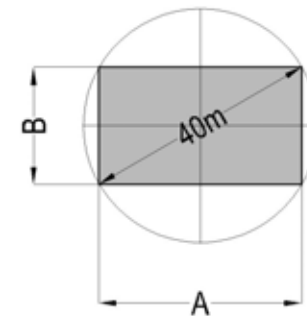
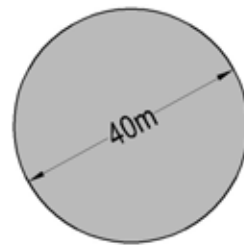


D - MAXIMUM FLOOR PLATE DIAMETER  
(DIAGONAL) IN ANY DIRECTION

L - TOWER HEIGHT

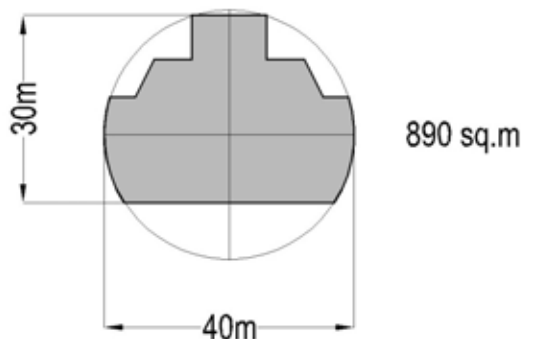
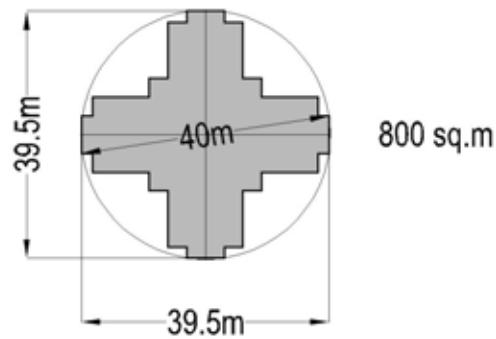
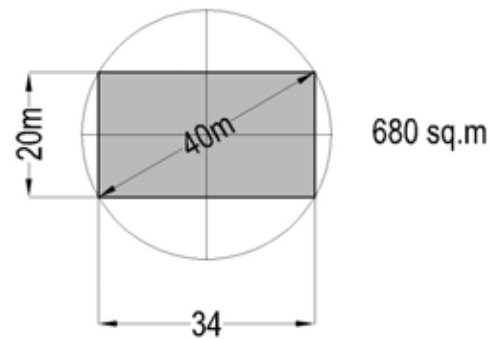
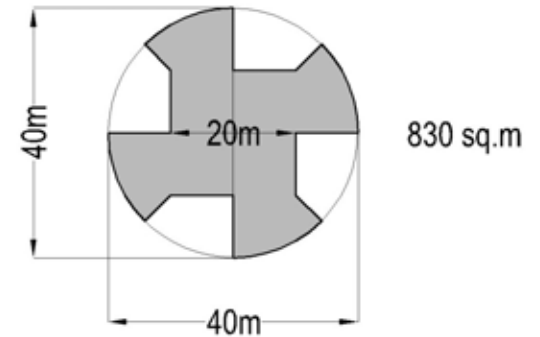
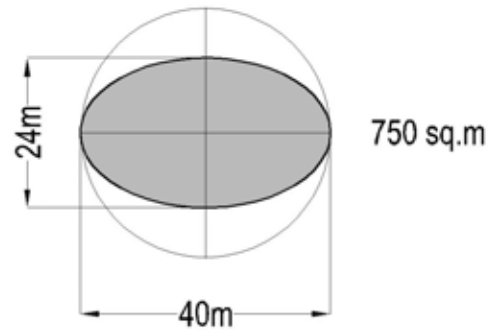
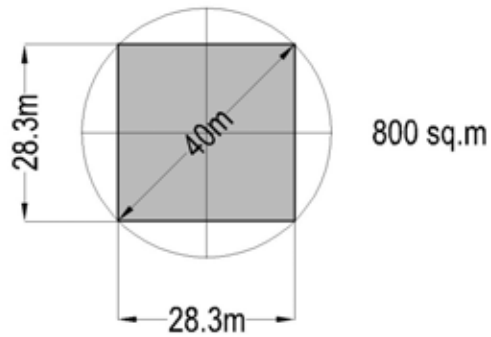
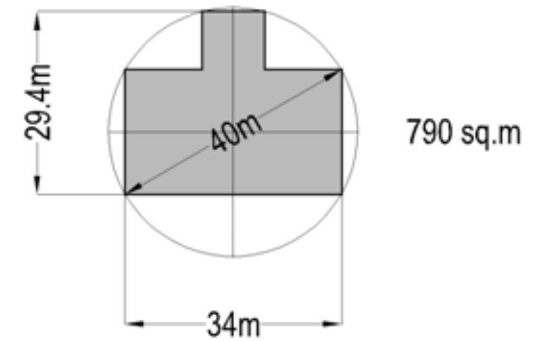
A - TOWER WIDTH

B - TOWER DEPTH

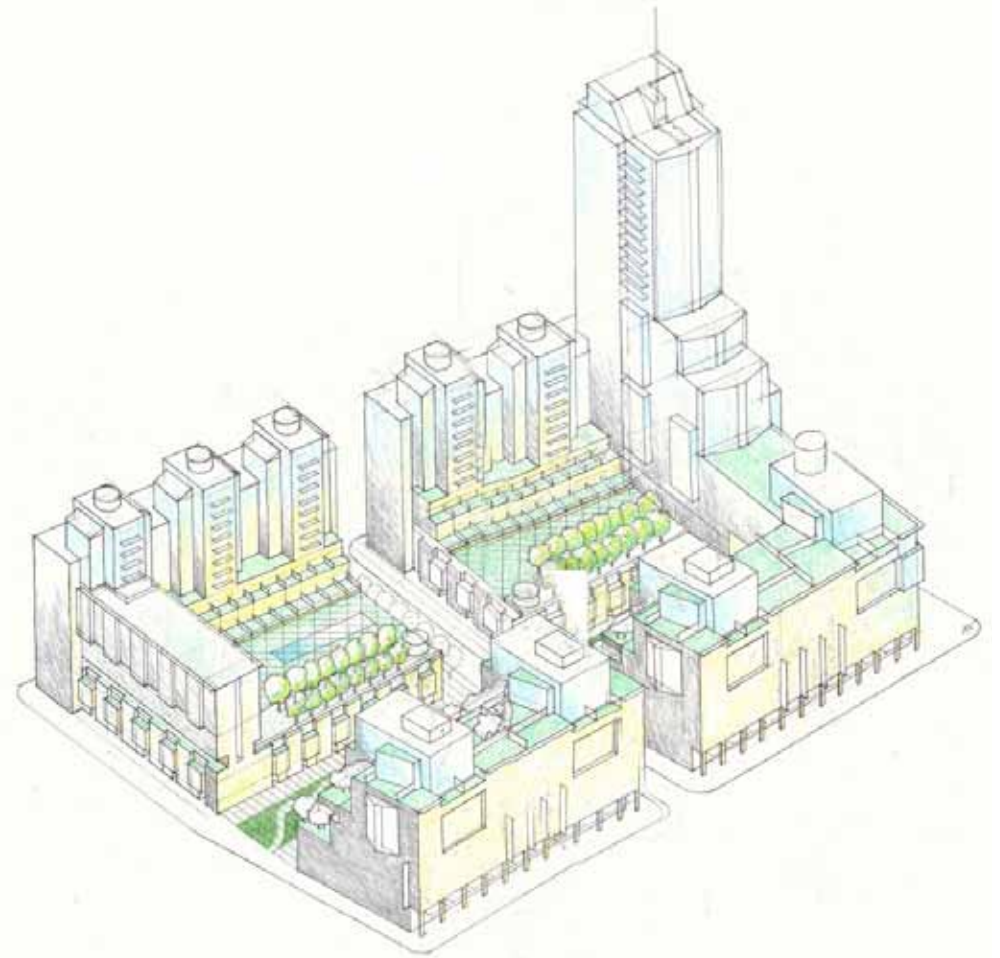
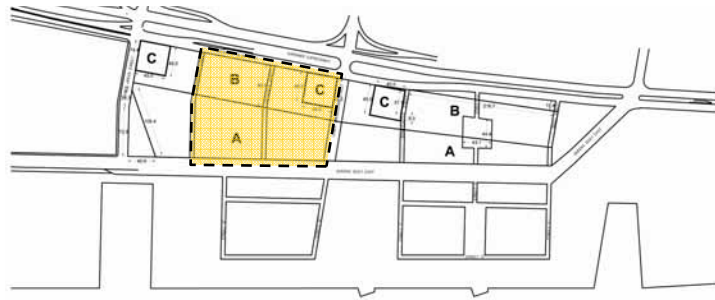


**Special Height Zones – The Floorplate Rule**

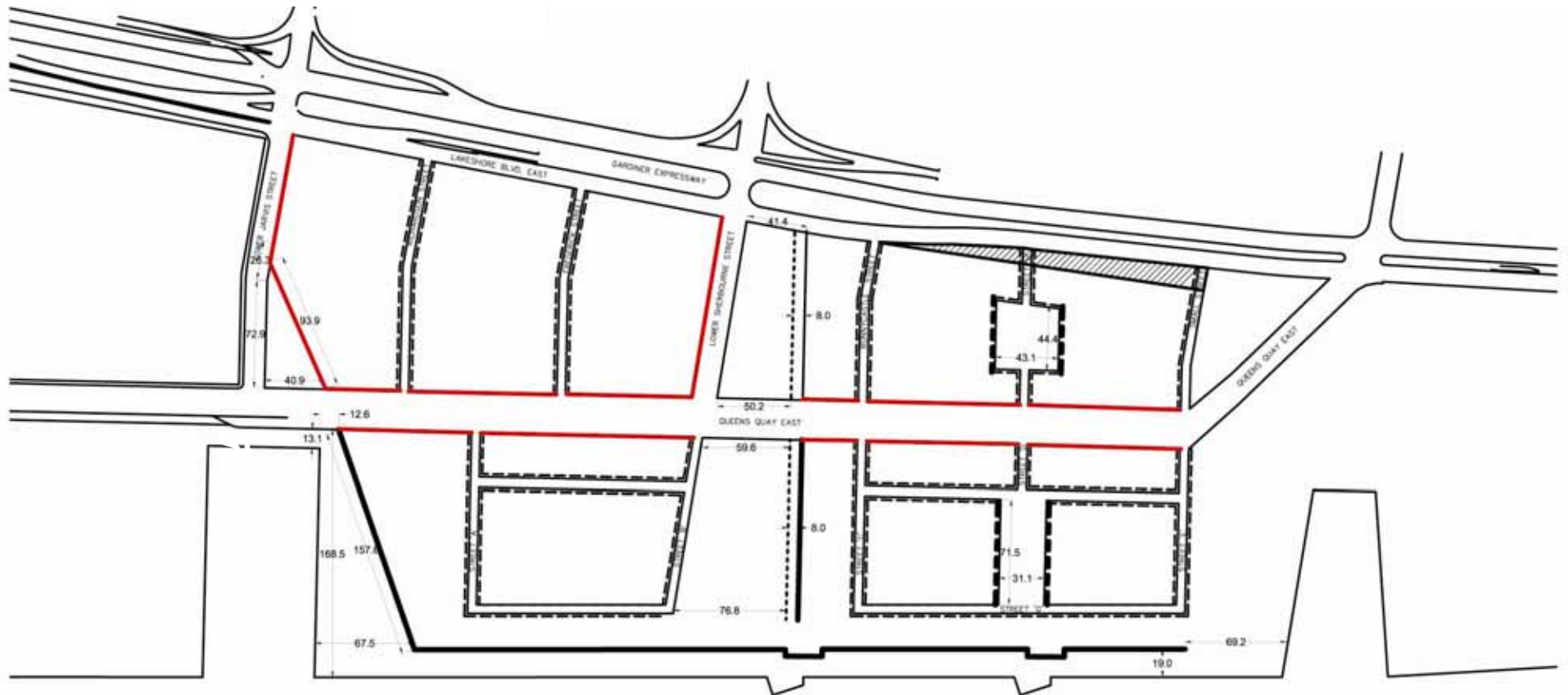
# 40m DIAGONAL RULE SAMPLE FLOOR PLATE SIZES



**Special Height Zones – The Floorplate Rule**

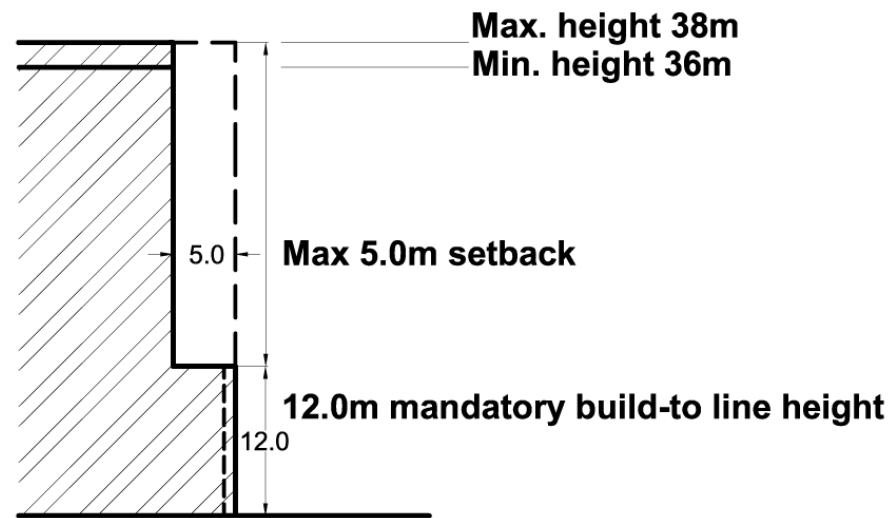


## Built Form – Sample block



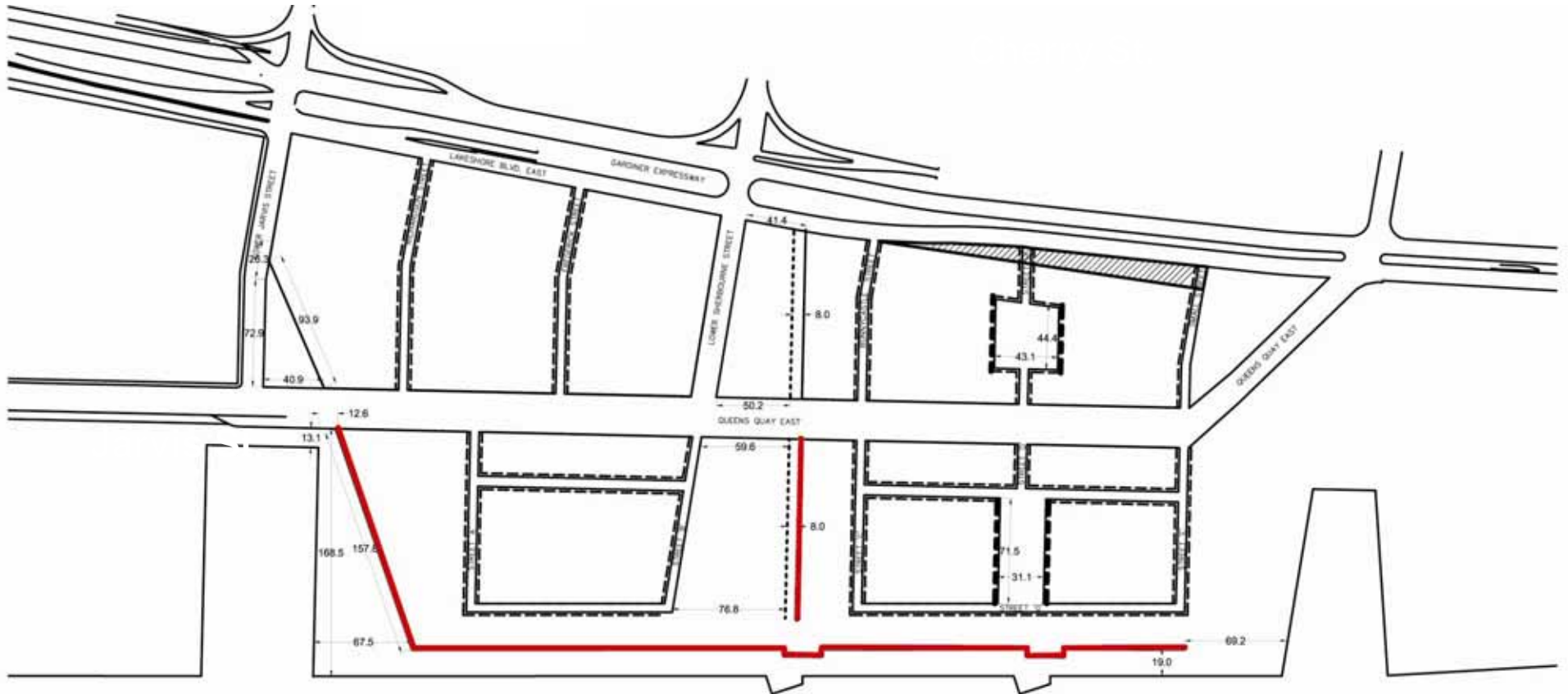
- Main Streets
  - 85% of building frontage at the street edge, up to a height of 12m
  - Minimum height of street wall 36m
  - Building may be set back 5m above 12m

## The Street Wall



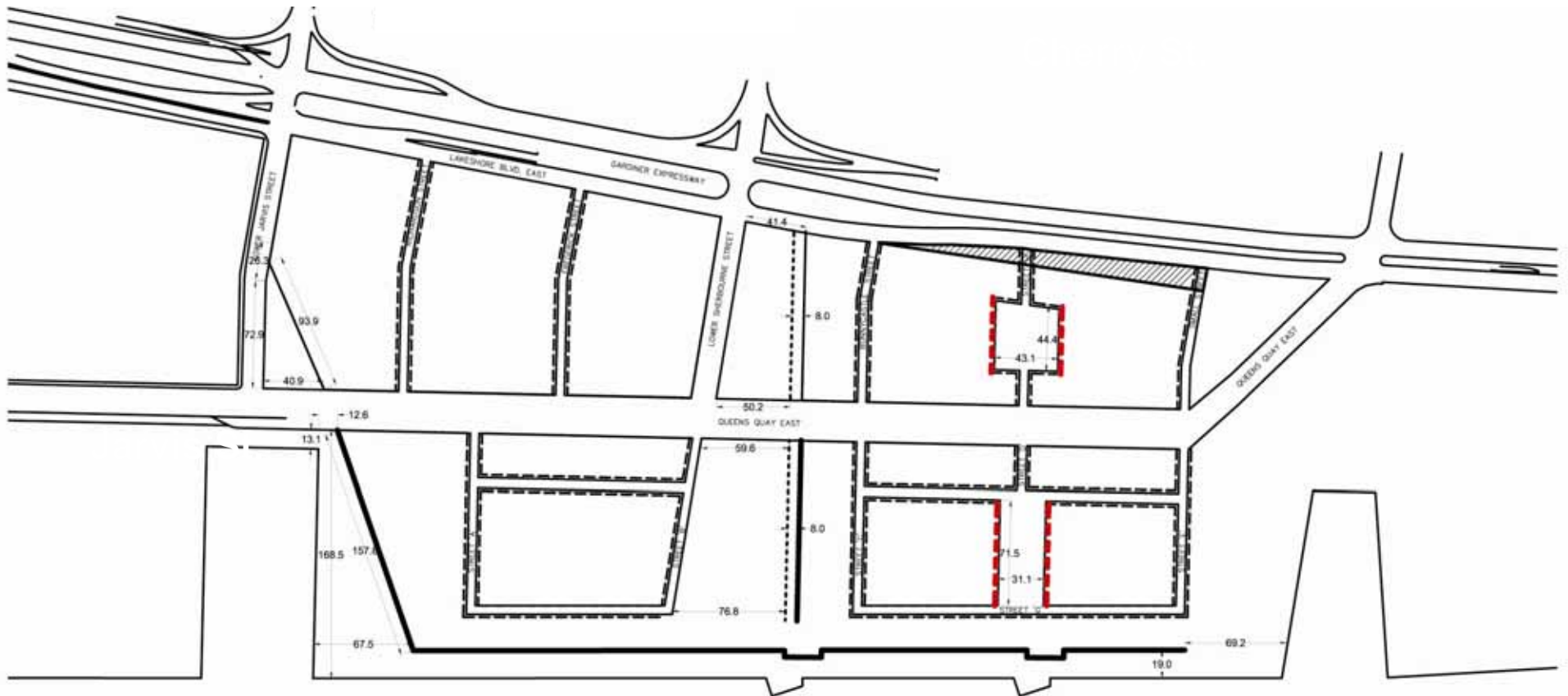
- Main Streets
  - 85% of building frontage at the street edge, up to a height of 12m
  - Building may be set back 5m above 12m

## The Street Wall



- Waters edge
  - 85% of building frontage at the street edge, up to a height of 18m

## The Street Wall



- Aitken Place Park
  - 85% of building frontage within 2 to 2.5m of street edge, up to a height of 12m

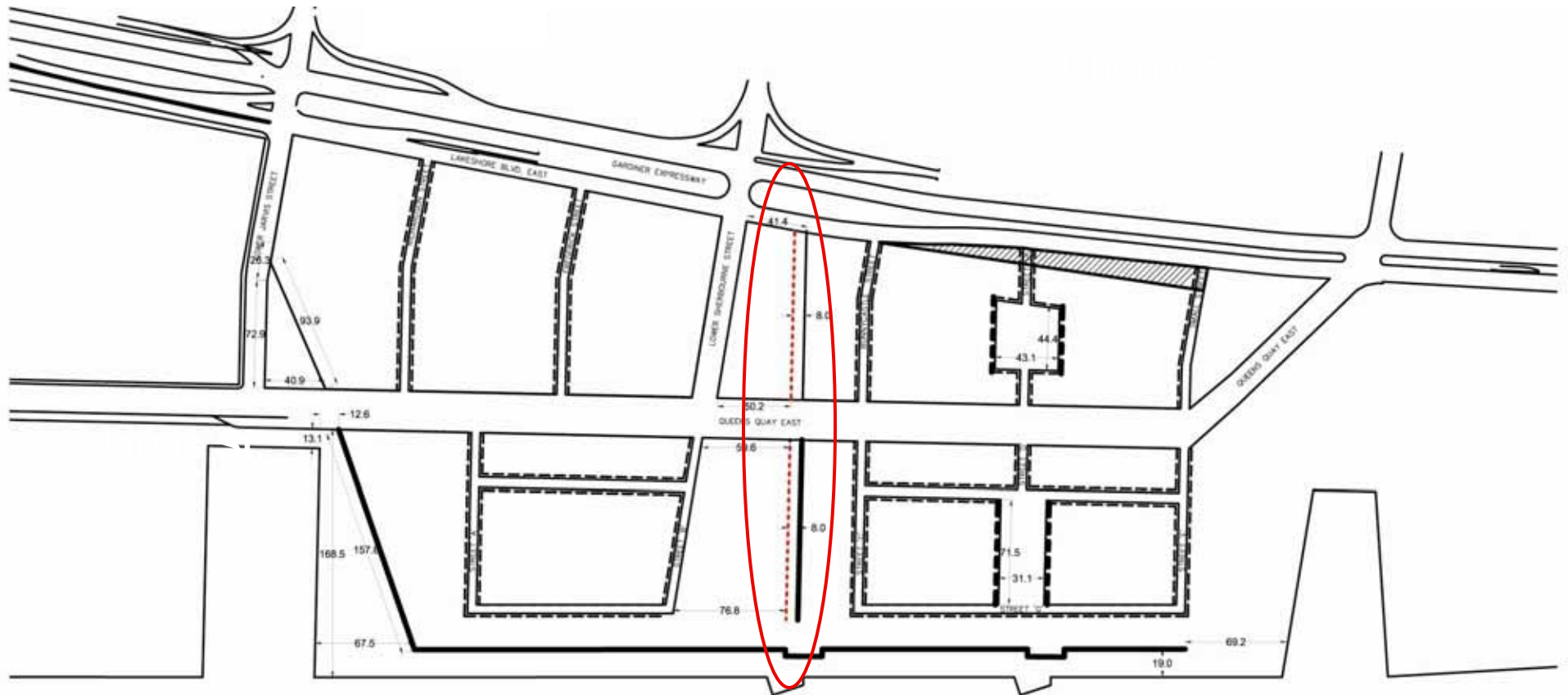
## The Street Wall



- Setback 2m on internal streets
- Transition from public street to residential development

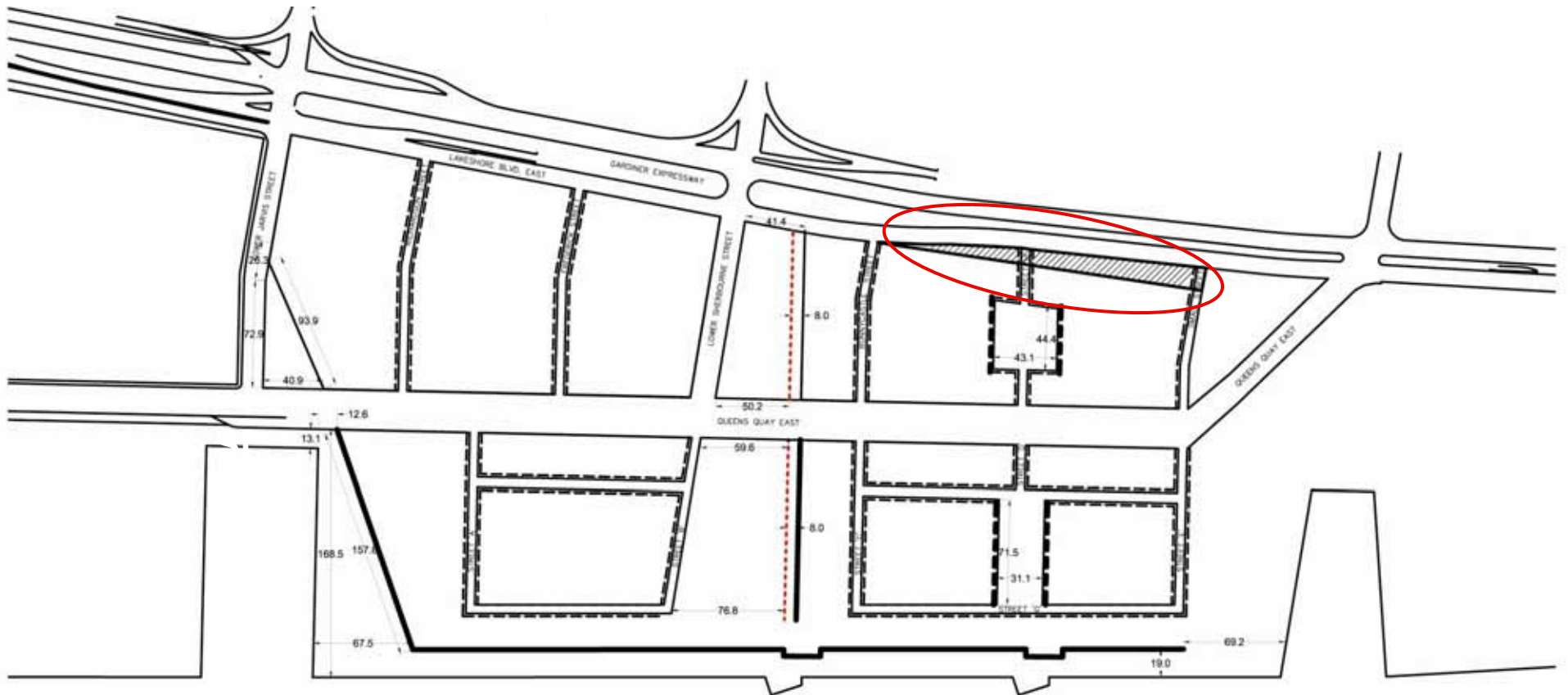
## Setbacks





- Setback 8m on Sherbourne Park edge
- Transition from public edge to private development

## Setbacks



- Setback from Gardiner/ Lake Shore Corridor

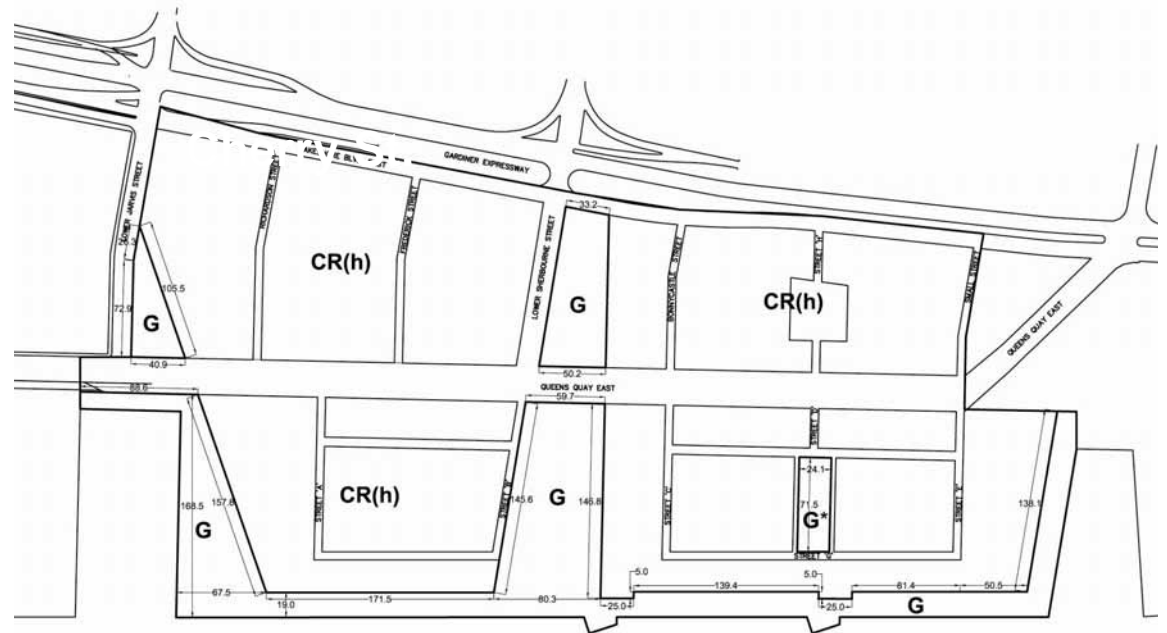
## Setbacks

- Holding Provision
  - Ensure appropriate built form
  - Applies to all development in the East Bayfront – West Precinct
- Residential Section 37 Agreements
  - Community benefits in exchange for additional height and density
  - Applies only to residential development

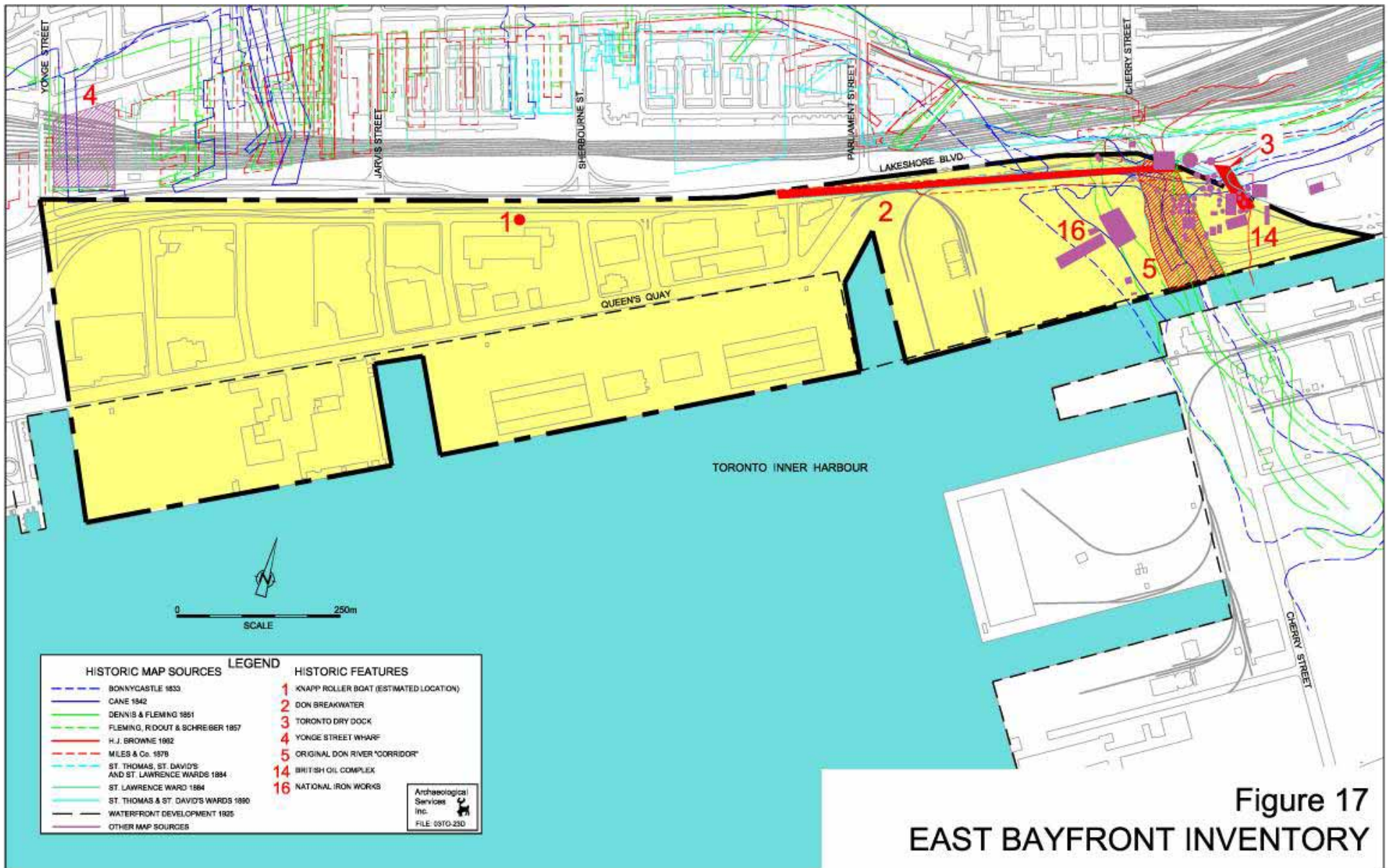
## Development Controls

- Building permit not issued without:

- Public art contribution
- LEED Silver Building Standards
- Connection to District Energy
- Design Review
- Detailed Noise Study
- Plan for Stage II Archaeological Study



**Hold Provisions**



# Stage 2 Archaeologic Assessment Areas

- In addition to Hold (h) provisions, new ***residential*** development must contribute to:
  - Local Infrastructure Improvements
  - Affordable Housing

## Section 37 Agreements

**Next Steps**

- Public Meeting – August 2<sup>nd</sup>, 2006
- Issuance & Notice of Final Draft By-law
- Urban Design Guidelines Public Review
- Community Council – September 13, 2006
- Toronto City Council – September 27, 2006

## Next Steps



