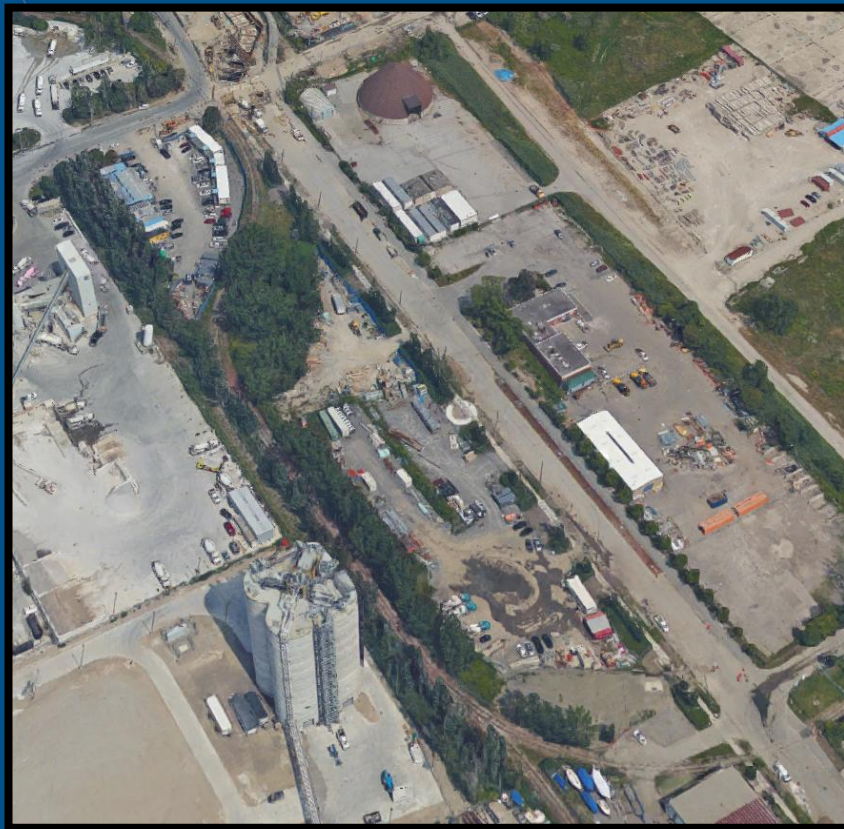


Waterfront Design Review Panel

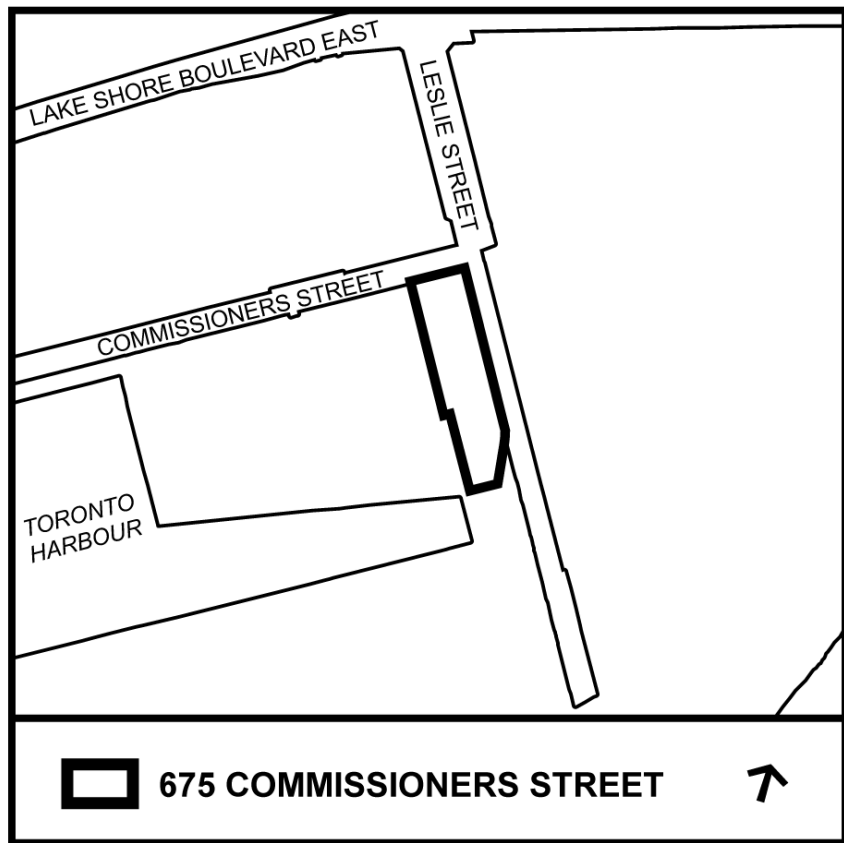
**675 Commissioners Street
Canada Post
Postal Sorting Station**



May 16, 2018

675 Commissioners Street – Design Review Panel
Context

675 Commissioners Street



Site Area

5-acre site (2 hectares)

A rail spur currently runs through the site



675 Commissioners Street – Design Review Panel
The Proposal

What is the proposal?



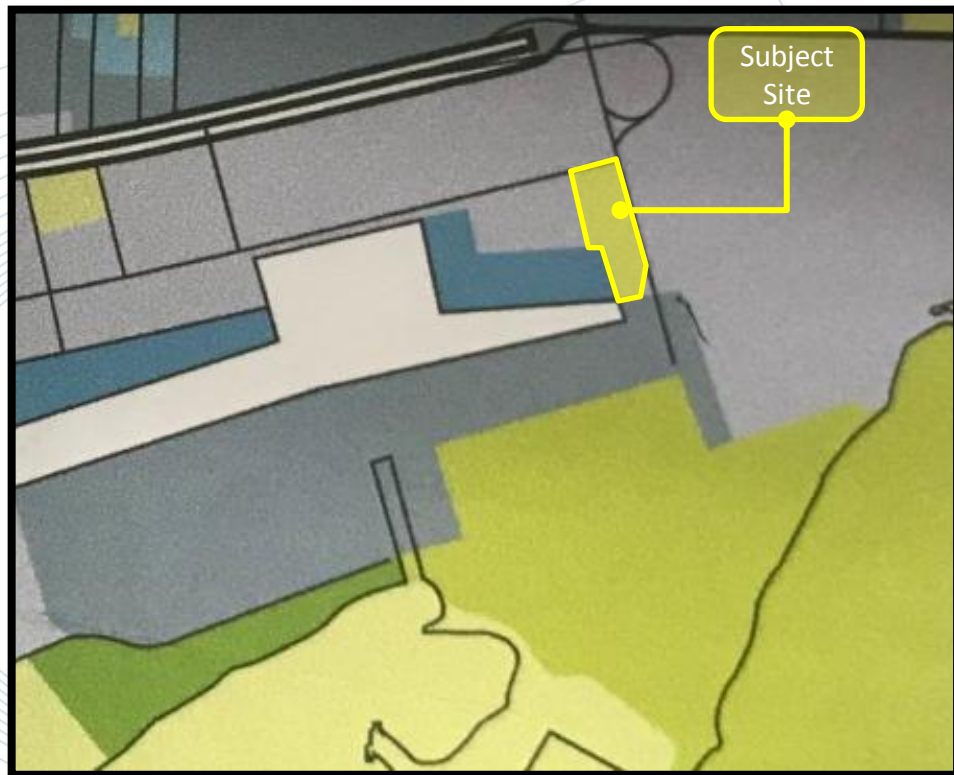
On April 24, 2018, City Council adopted a **site specific zoning by-law amendment**.

The amendment permits a **postal sorting station**.

The amendment requires a **building setback** from Leslie Street.

675 Commissioners Street – Design Review Panel
Planning Policy

Former City of Toronto Official Plan



Site is designated as **General Industrial Area**

Permits a wide range of industrial uses

Further, site is designated **Port Industrial District**

City's chief industrial area, primarily used for heavy industry

Major role is the relocation and expansion of heavy industry

Central Waterfront Secondary Plan

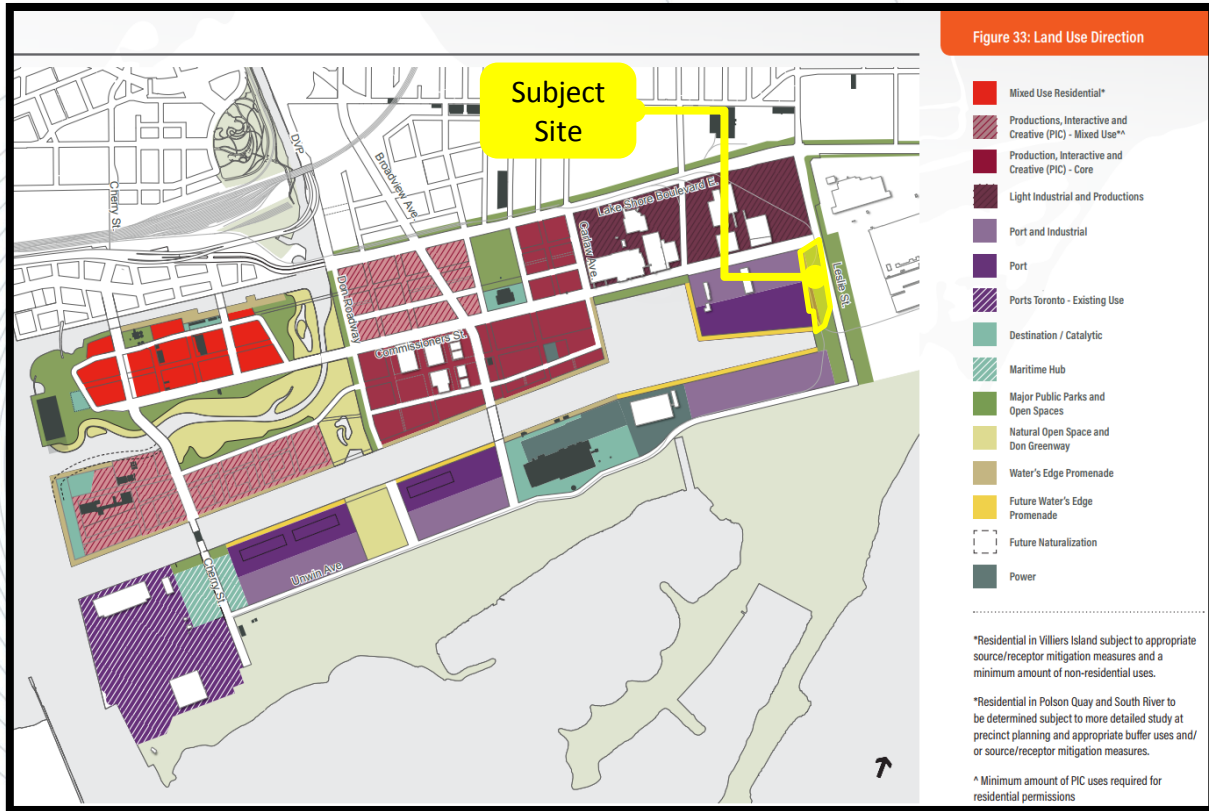


Adopted in 2003 and currently under appeal

Subject site is a **Regeneration Area**

Intended for broad mix of commercial, residential, industrial, parks and open spaces and institutional uses

Port Lands Planning Framework & Port Lands Official Plan Modification



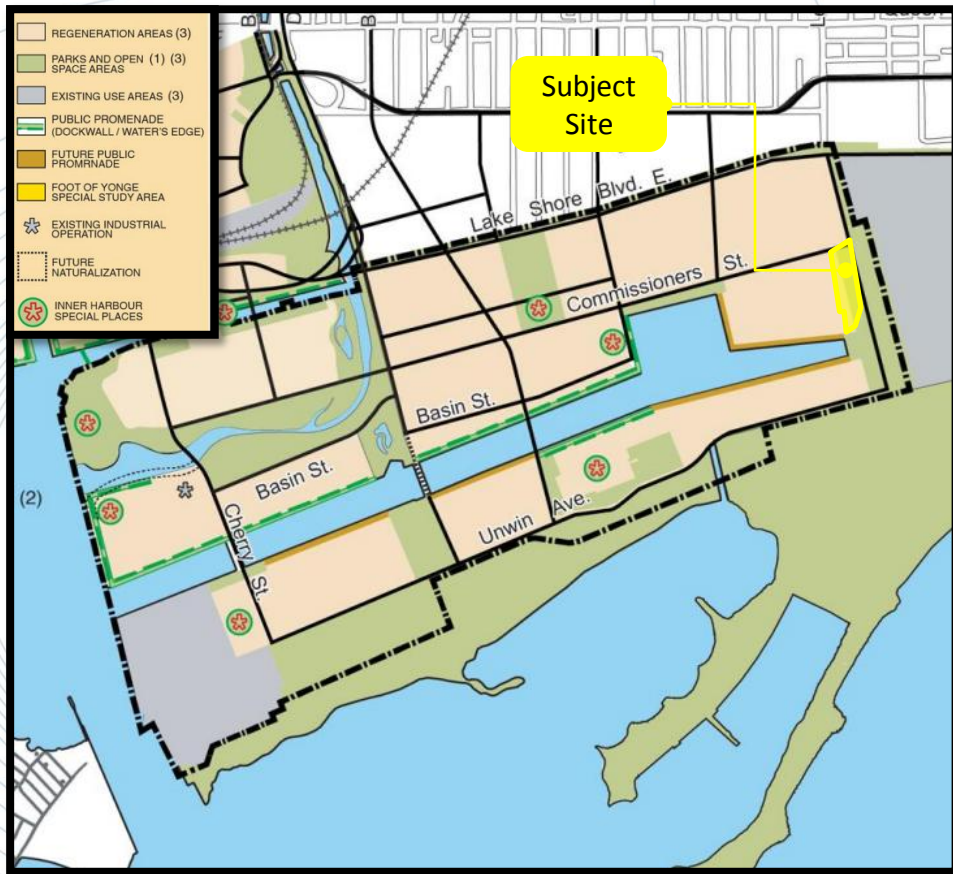
Approved on December 5, 2017

Detailed land use direction in the districts

Several land uses provided, including residential, commercial, retail, parks, productions, interactive and creative uses, and port and industrial uses

Subject site is a **Major Public Parks and Open Spaces**

Central Waterfront Secondary Plan - Amended



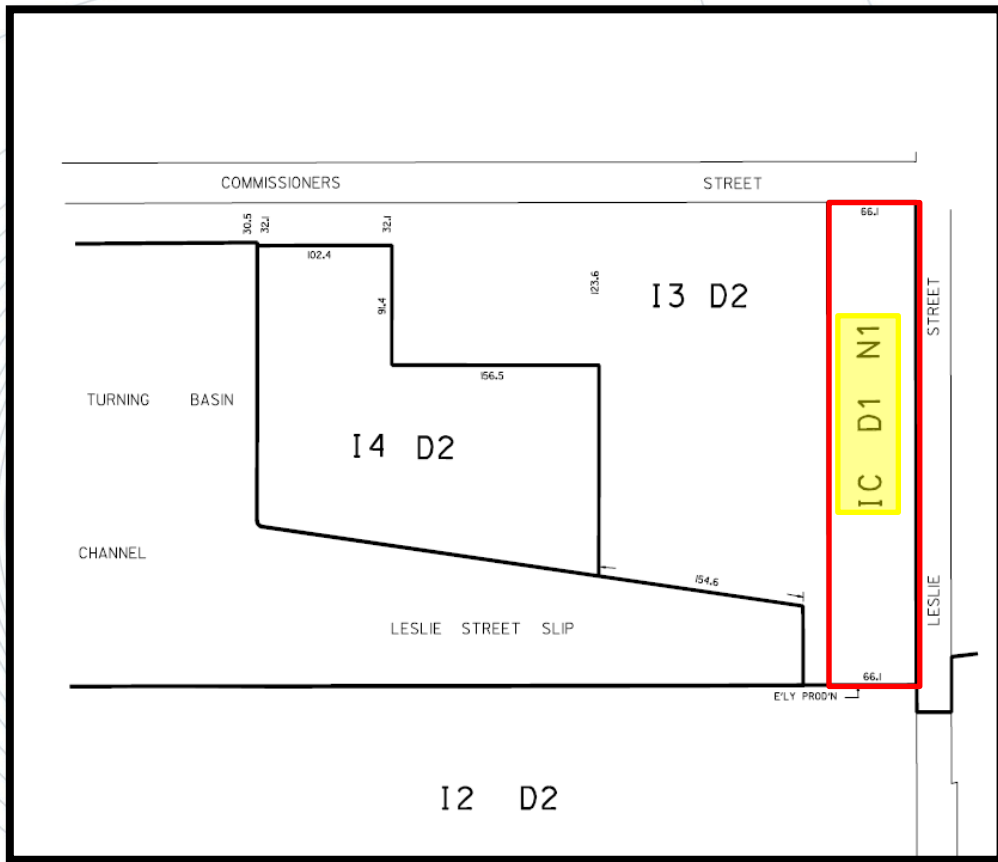
Port Lands Planning Framework amends the CWSP

Subject site becomes **Parks and Open Space Areas**

Intended for parks, open spaces, natural areas and plazas

Can include compatible community, recreation, cultural, restaurant and entertainment facilities

Zoning By-law



Former Toronto By-law 438-86
Industrial Commercial (IC D1 N1)

Most permissive industrial zoning category

Permits a wide range of commercial and industrial uses. Does not permit heavy industrial uses

Does not permit a “postal sorting station”

Zoning Amendment will allow for the “postal sorting station” as a permitted use

675 Commissioners Street – Design Review Panel Rationale

Council Adopted – December 5, 2017

3. City Council instruct the City Solicitor to request the Ontario Municipal Board to:

a. repeal Official Plan Amendment 388 enacted by City Council on August 27, 2010 as an amendment to the former City of Toronto Official Plan and Central Waterfront Secondary Plan for the Lower Don Lands;

b. modify the former City of Toronto Official Plan and Central Waterfront Secondary Plan, substantially in accordance with the draft Official Plan modification attached as Attachment 3 to the report (September 27, 2017) from the Deputy City Manager, Cluster B, with Attachment amended as follows:

i. adding a note under Clause 1.1) for "Broadview Avenue (new) between Eastern Avenue and Commissioners Street" to indicate that Official Plan Amendment 387 to the Toronto Official Plan will prevail north of Lake Shore Boulevard; and

ii. adding a note under Clause 5.3.6. to maintain the Leslie Green Portal concept, including public access to the east end of Ship Channel, while enabling industrial use at 675 Commissioners Street; and

c. take the necessary actions to implement the draft Official Plan modification at the ongoing Ontario Municipal Board hearing on the Central Waterfront Secondary Plan as appropriate.

City Council adopted **Port Lands Planning Framework and Port Lands Official Plan Modification**

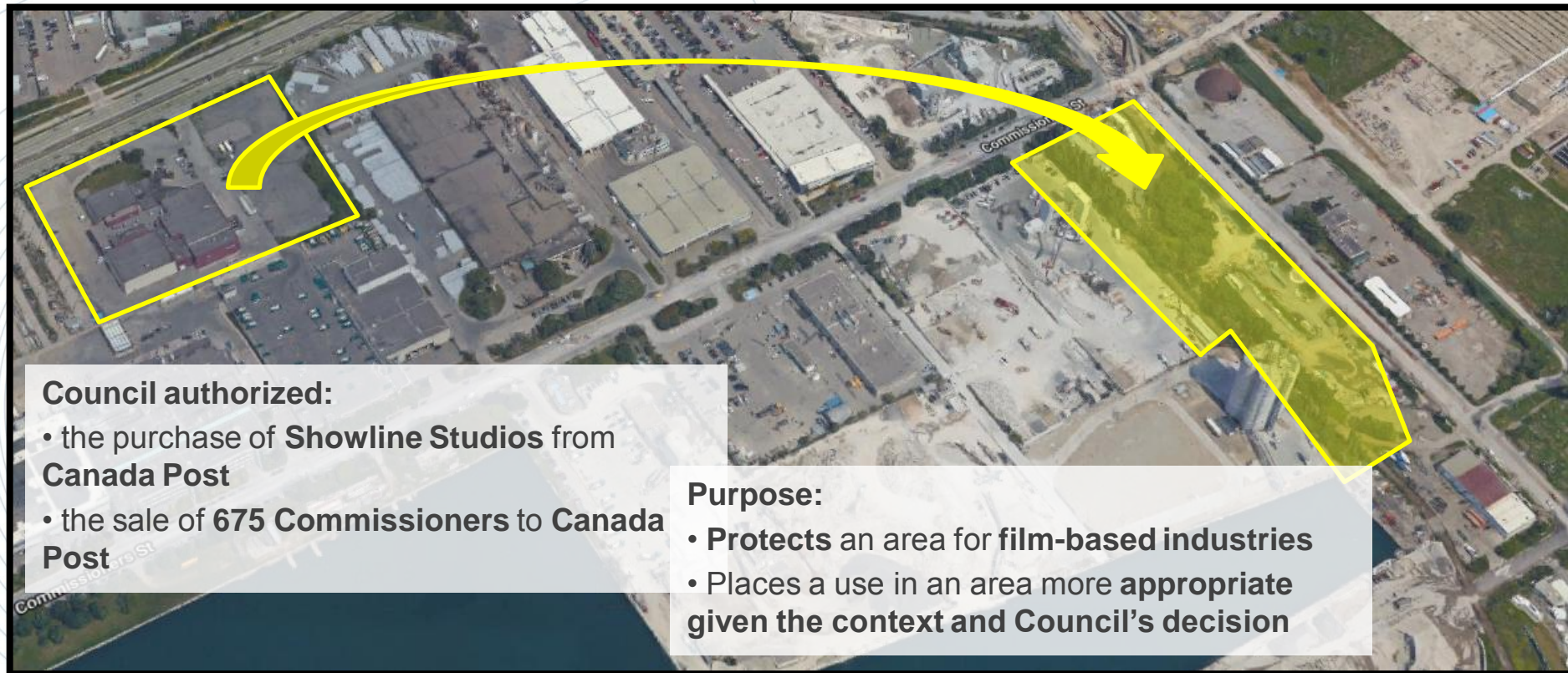
Council Directed to City Planning Staff to:

• enable **industrial uses** at 675 Commissioners Street while maintaining the concept of the **Leslie Green Portal**

Real Estate Deal – December 5, 2017



Real Estate Deal – December 5, 2017



Council authorized:

- the purchase of **Showline Studios** from **Canada Post**
- the sale of **675 Commissioners** to **Canada Post**

Purpose:

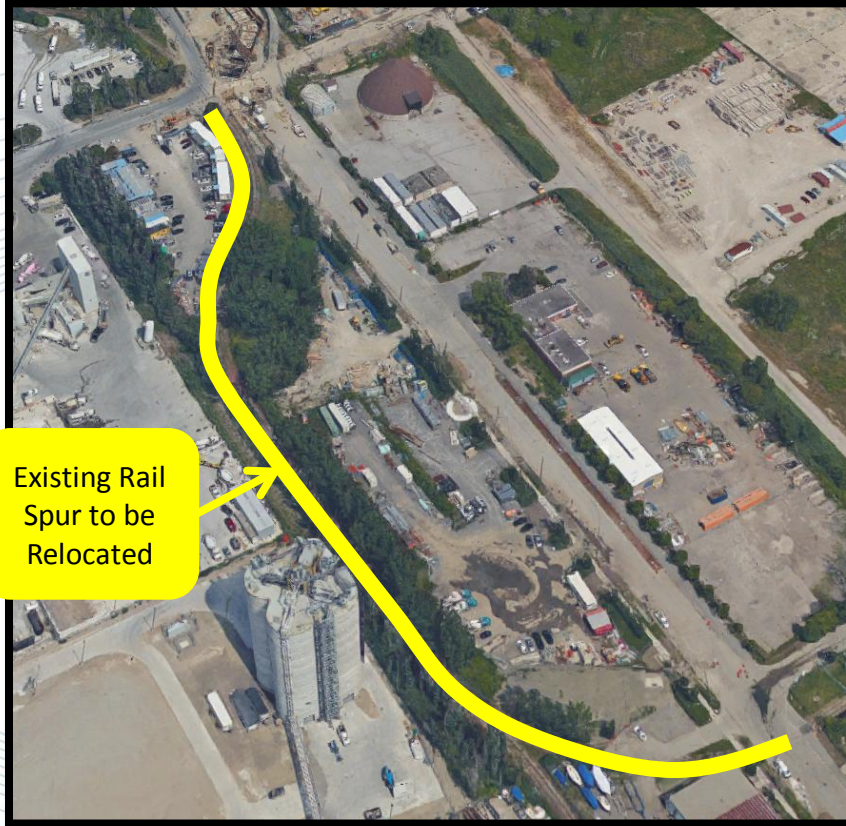
- **Protects** an area for **film-based industries**
- Places a use in an area more **appropriate** given the **context** and **Council's decision**

Concept of the Leslie Green Portal

- A **green finger** that will connect the city to the north with the wilds of **Tommy Thompson Park** to the south
- **Leslie Street** will play a critical role in expansive landscapes **with landscaping and public realm improvements**
- **Leslie Street** has been part of numerous **public realm and streetscape** design studies in the past



Rail Spur Relocation

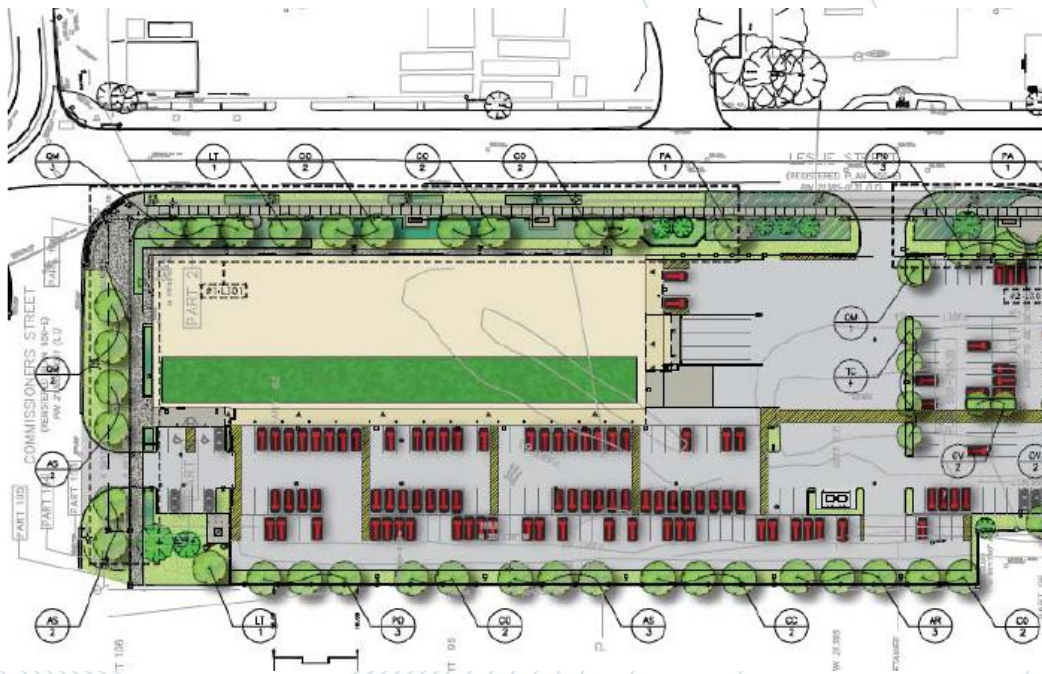


Existing Rail
Spur to be
Relocated

- A rail spur currently runs through the site
- The rail spur will be relocated onto Leslie Street
- The relocation is a separate but parallel process

675 Commissioners Street – Design Review Panel
Proposal Revisited

Proposal Revisited



- An **industrial use** permitted as per the December 5, 2017 City Council direction and amendment to the Port Lands Official Plan Modification and Planning Framework

- A **7.9 metre setback** from the **property line (14.4 metres from the curb)** to accommodate a landscaped streetscape

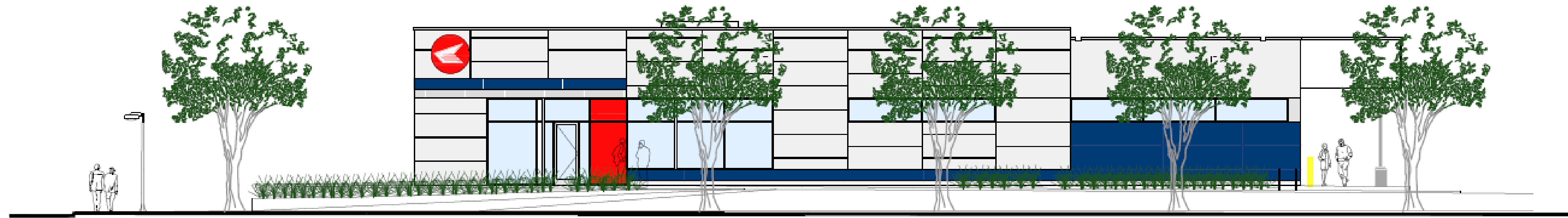
675 Commissioners Street – Design Review Panel
Panel Consideration

Panel Consideration

- **the building siting and its relationship to Commissioners Street and Leslie Street**
- **The treatment of the public realm**
- **The appropriateness of the proposed sustainability targets**



Colliers
Project Leaders

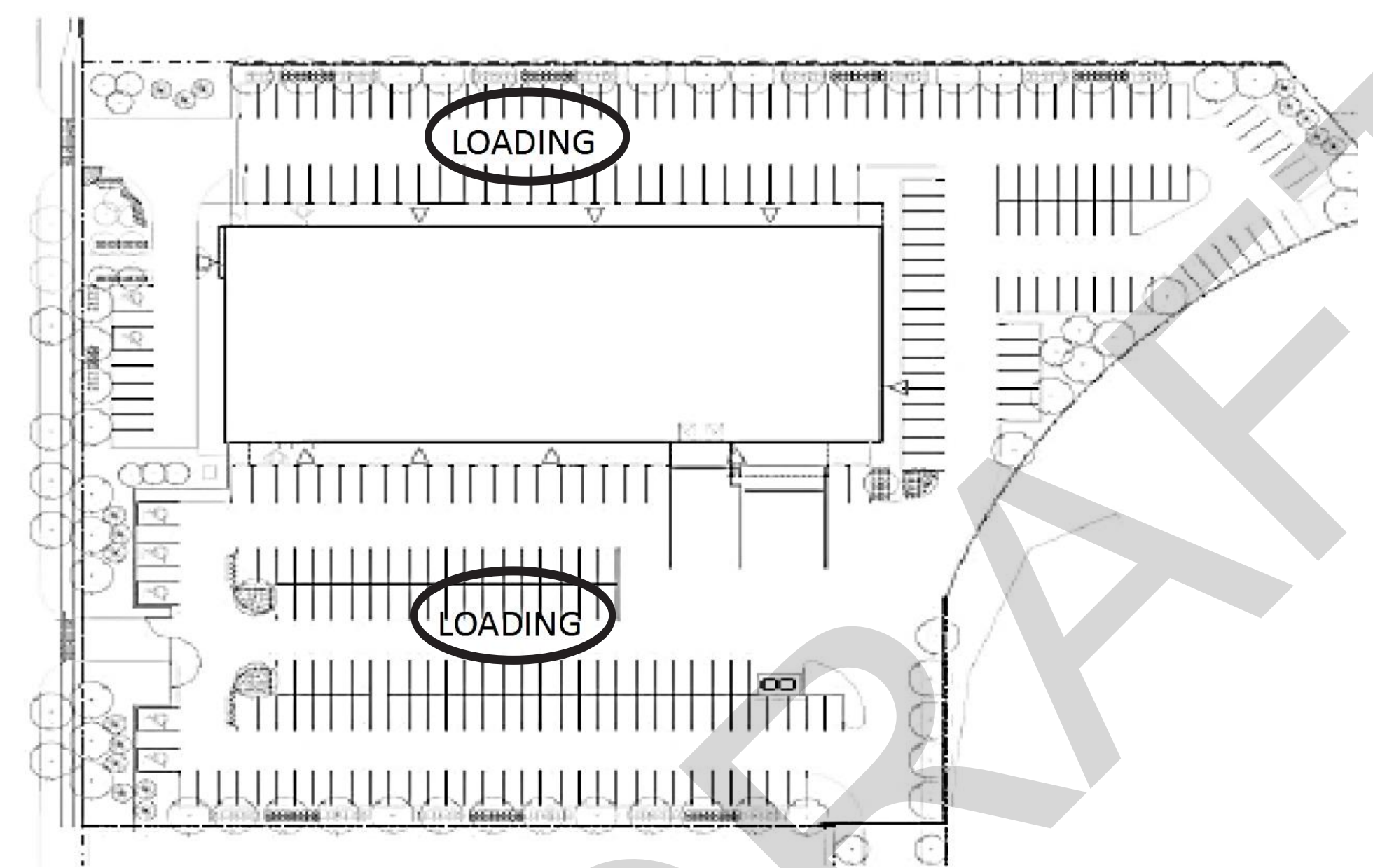
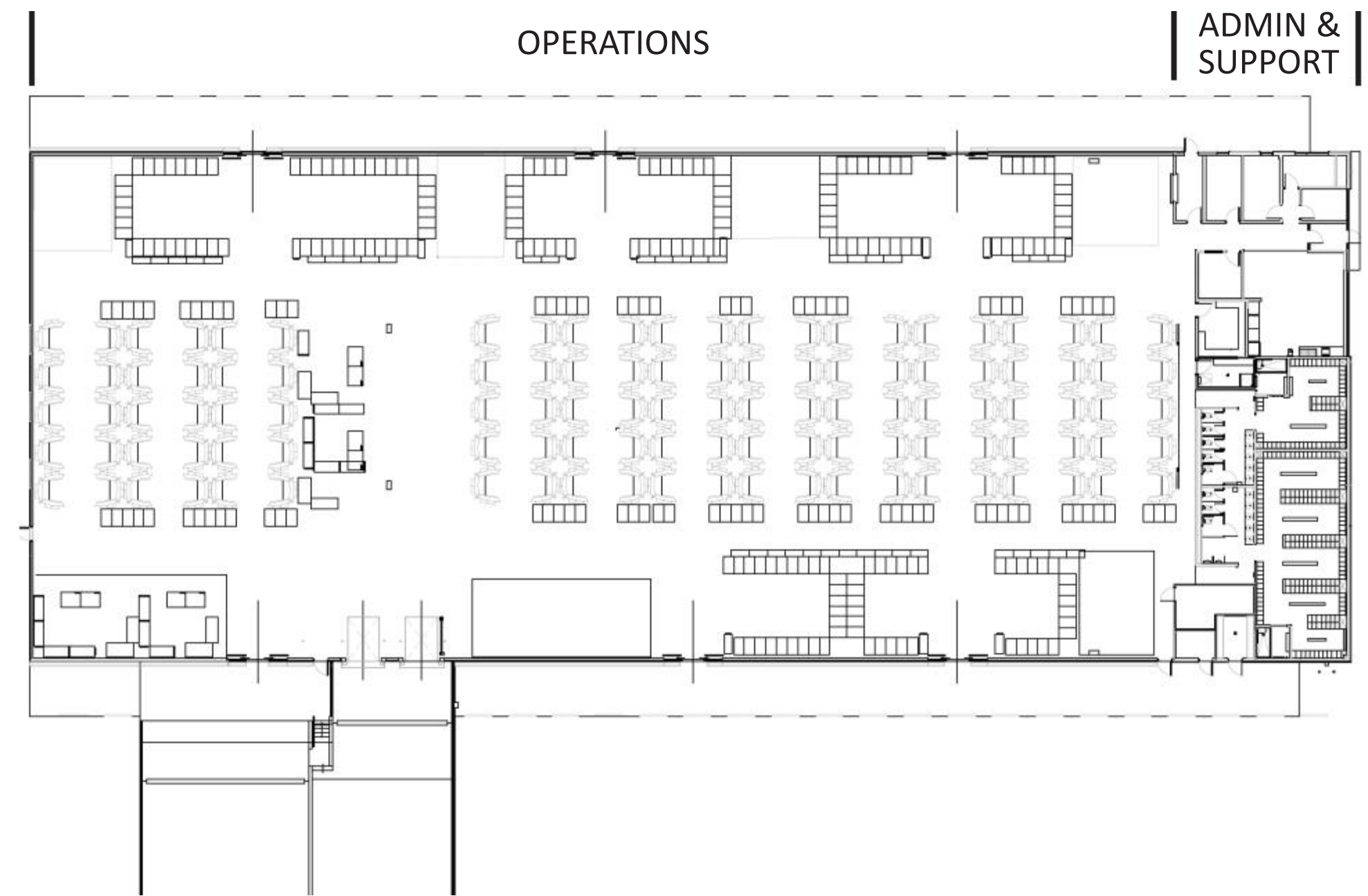


675 COMMISSIONERS STREET
TORONTO, ONTARIO.

DESIGN REVIEW PANEL.
16TH OF MAY, 2018.

Kingsland +
ARCHITECTS INC.

219 Dufferin Street, Suite 308b
Toronto, Ontario
M6K 3J1
416.203.7799

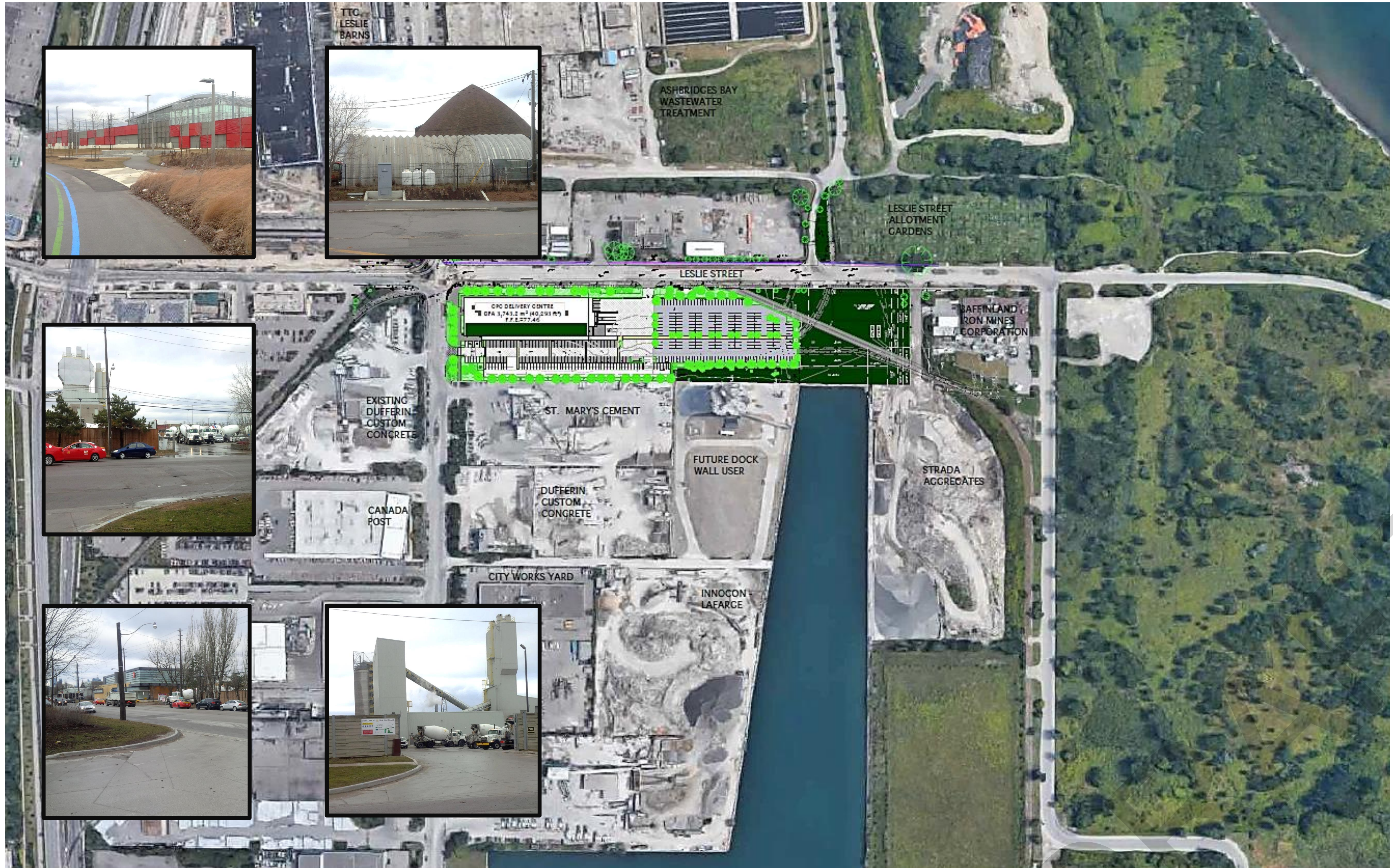


Colliers
Project Leaders

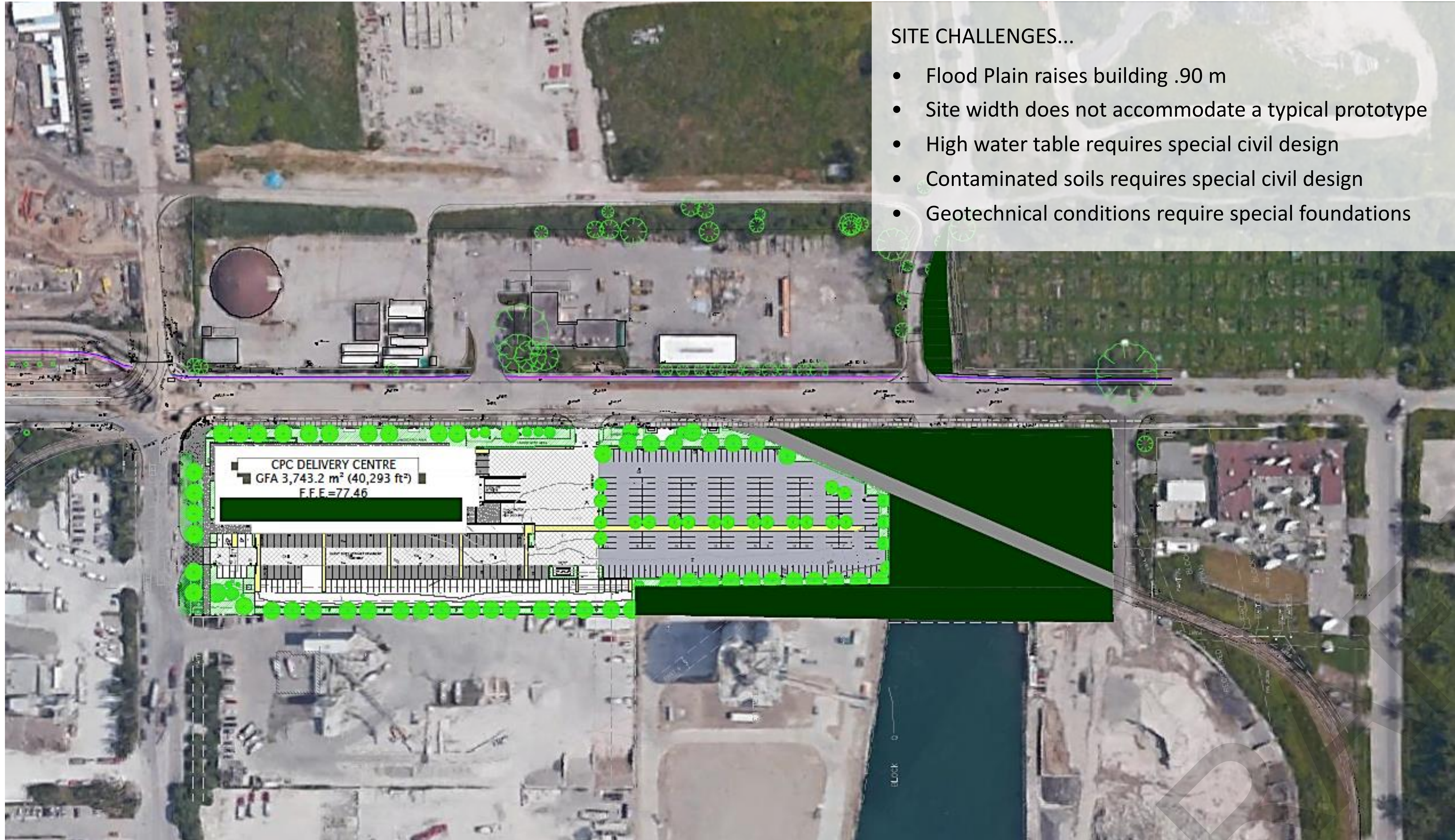
TYPICAL PROTOTYPE

219 Dufferin Street, Suite 308b.
Toronto, Ontario.
M6K 3J1
416.203.7799





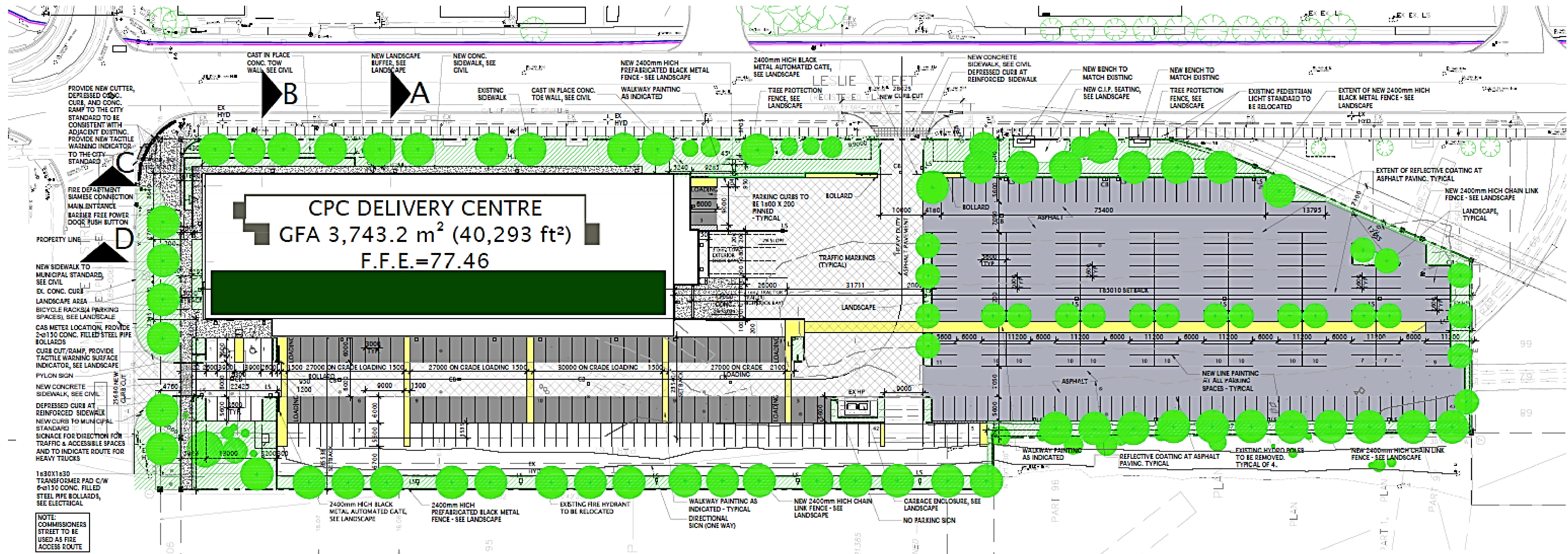




SITE CHALLENGES...

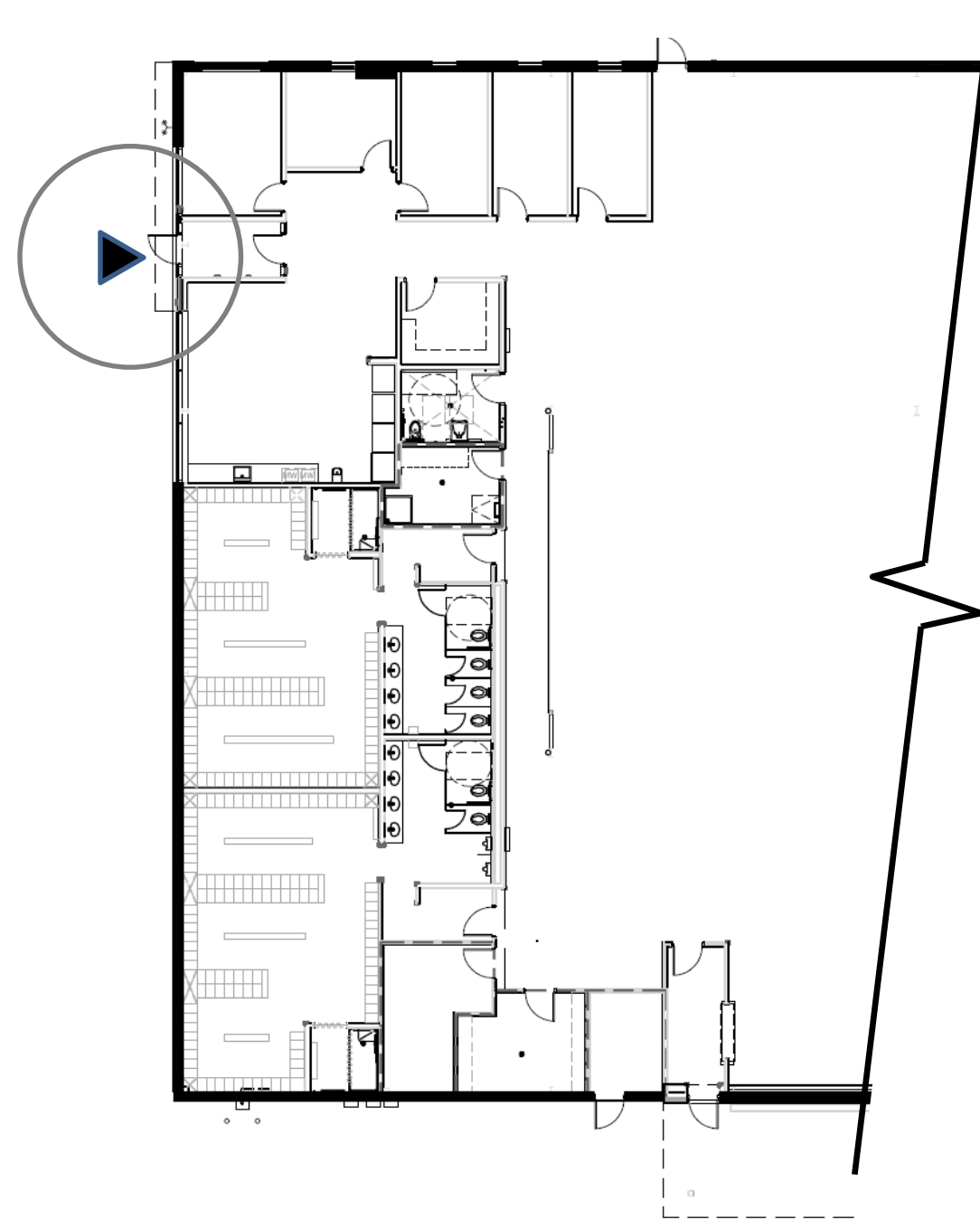
- Flood Plain raises building .90 m
- Site width does not accommodate a typical prototype
- High water table requires special civil design
- Contaminated soils requires special civil design
- Geotechnical conditions require special foundations

CPC DELIVERY CENTRE
GFA 3,743.2 m² (40,293 ft²)
F.F.E.=77.46



PROTOTYPICAL MODIFICATIONS

- PLAN MODIFICATIONS TO MOVE ENTRANCE AND OCCUPIED AREAS TO THE CORNER OF LESLIE & COMMISSIONERS.
- SINGLE SIDED LOADING PLAN TO PUT VEHICLE ACTIVITIES BETWEEN THE INDUSTRIAL BUILDINGS & PROVIDE AN 8 METER LANDSCAPE STRIP TO LESLIE ST.
- STAMP GALLERY WALL TO BREAK UP THE LONG BLANK EAST ELEVATION.

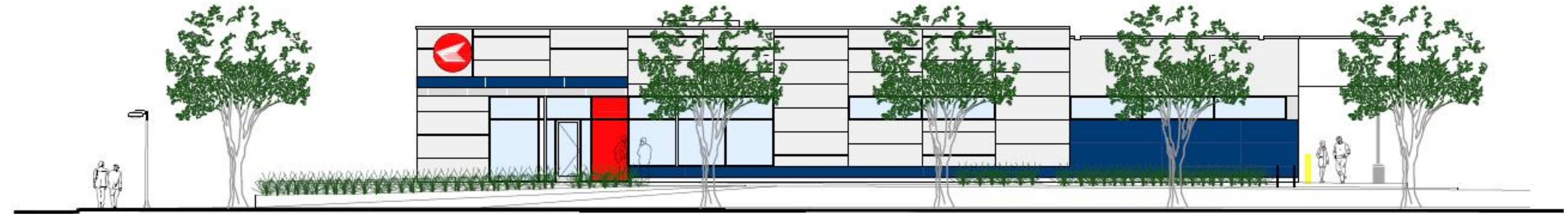


SUSTAINABILITY FEATURES

- TORONTO GREEN STANDARD COMPLIANCE.
- 25% GREEN ROOF & 72% COOL ROOF.
- EXCEEDS 50% REFLECTIVE PAVING IN SOUTH PARKING
- SHADED INTERNAL PEDESTRAIN WALKWAY RUNNING NORTH TO SOUTH.
- SB-10 2017 COMPLIANT.
- BIRD FRIENDLY GLASS.

LEGEND

	COOL ROOF
	GREEN ROOF
	REFLECTIVE ASPHALT PAVING
	INTENSIVE LANDSCAPE
	PEDESTRIAN SITE CIRCULATION
	HEAVY DUTY ASPHALT PAVING
	ON GRADE LOADING/CORPORATE VEHICLES
	CONCRETE PAVING
	MARTIN GOODMAN TRAIL



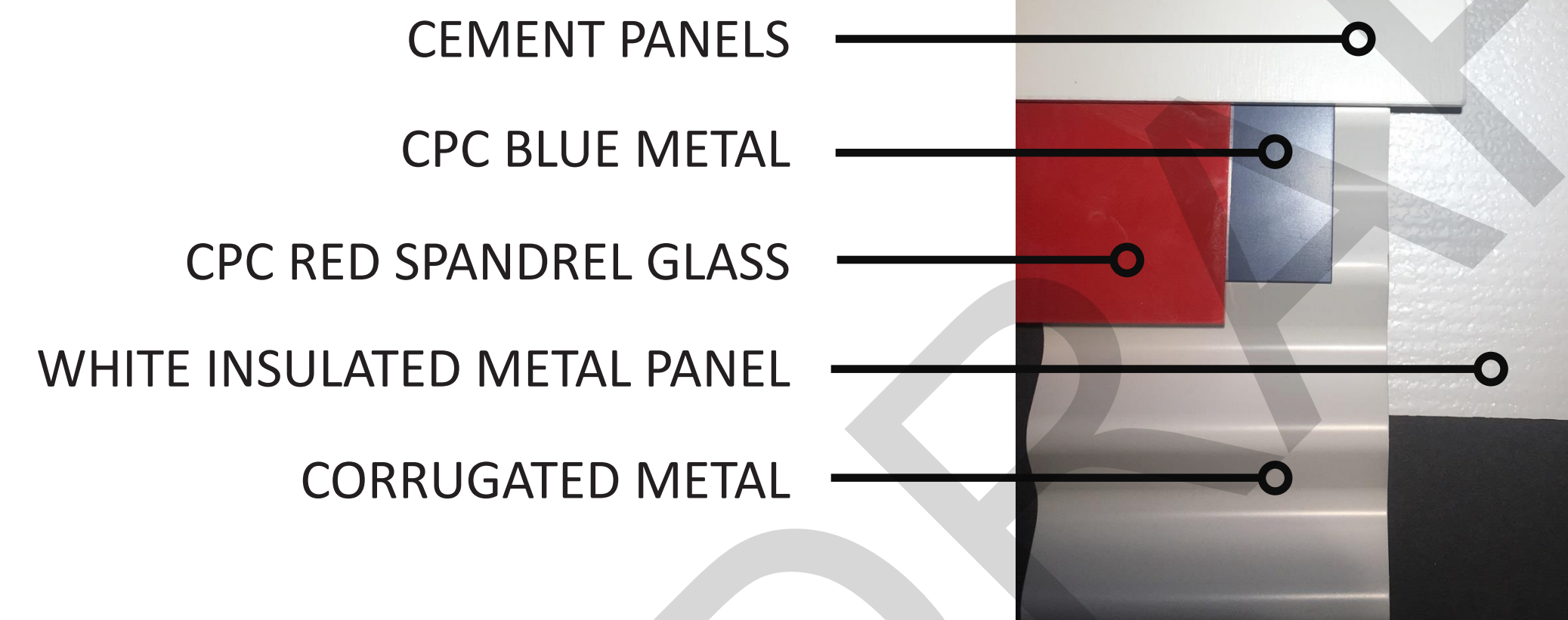
COMMISSIONERS BUILDING ELEVATION

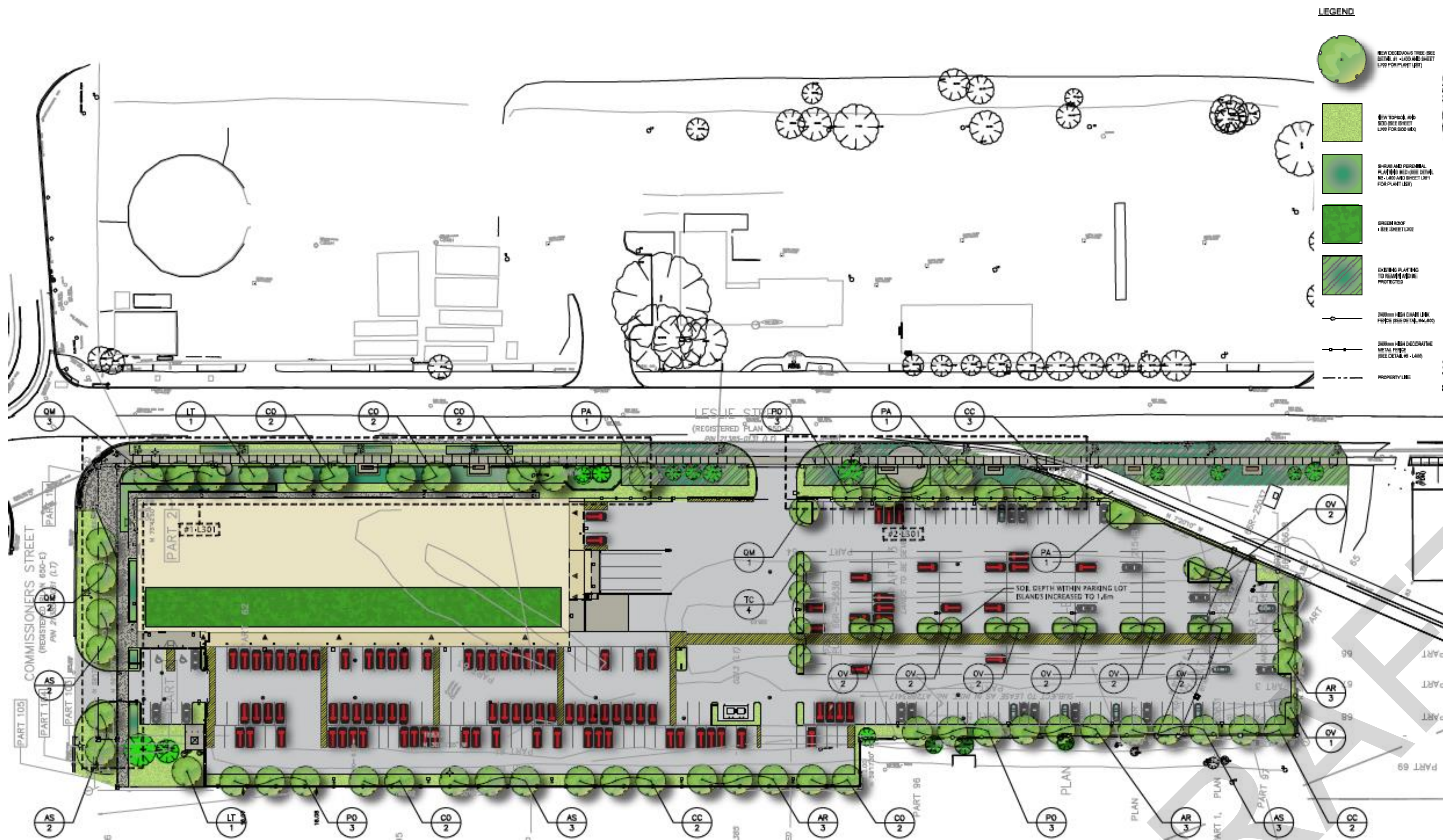


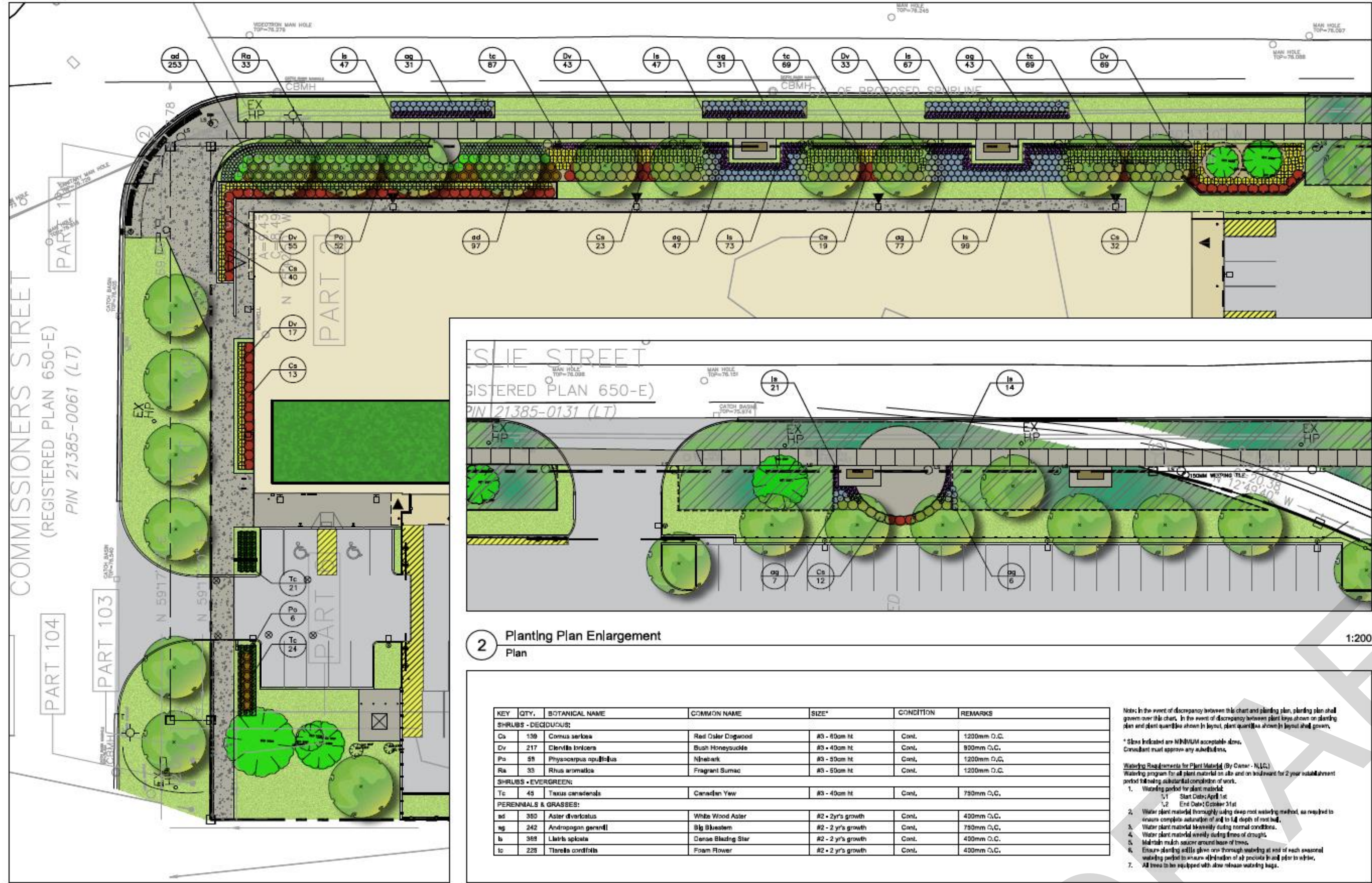
LESLIE BUILDING ELEVATION



STAMP GALLERY IMAGE OPTIONS







1 Planting Plan Enlargement Plan 1:200

2 Planting Plan Enlargement Plan 1:200

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE*	CONDITION	REMARKS
SHRUBS - DECIDUOUS:						
Cs	139	<i>Cornus sericea</i>	Red Osier Dogwood	#3 - 80cm ht	Cont.	1200mm O.C.
Dv	217	<i>Clivella toziana</i>	Bush Honeyuckle	#3 - 40cm ht	Cont.	900mm O.C.
Pa	58	<i>Physocarpus opulifolius</i>	Ninebark	#3 - 80cm ht	Cont.	1200mm O.C.
Ra	33	<i>Rhus aromatica</i>	Fragrant Sumac	#3 - 50cm ht	Cont.	1200mm O.C.
SHRUBS - EVERGREEN:						
Tc	45	<i>Taxus canadensis</i>	Canadian Yew	#3 - 40cm ht	Cont.	750mm O.C.
PERENNIALS & GRASSES:						
ad	350	<i>Aster divaricatus</i>	White Wood Aster	#2 - 2yr's growth	Cont.	400mm O.C.
ag	242	<i>Andropogon gerardii</i>	Big Bluestem	#2 - 2 yr's growth	Cont.	750mm O.C.
Is	368	<i>Liatris spicata</i>	Dense Blazing Star	#2 - 2 yr's growth	Cont.	400mm O.C.
tc	228	<i>Therops cordifolia</i>	Foam Flower	#2 - 2 yr's growth	Cont.	400mm O.C.

3 Shrub and Perennial Plant List nts

Note: In the event of discrepancy between this chart and planting plan, planting plan shall govern over this chart. In the event of discrepancy between plant keys shown on planting plan and plant quantities shown in layout, plant quantities shown in layout shall govern.

* Sizes indicated are MINIMUM acceptable sizes. Consultant must approve any substitutions.

Watering Requirements for Plant Material (By Owner - N.L.C.)
 Watering program for all plant material on site and on boulevard for 2 year establishment period following substantial completion of work.

1. Watering period for plant material:
 - 1st Start Date: April 1st
 - 1.2 End Date: October 31st
2. Water plant material thoroughly using deep root watering method, as required to ensure complete saturation of soil to full depth of root ball.
3. Water plant material liberally during times of drought.
4. Water plant material evenly during times of drought.
5. Mulch/mulch mulch around base of trees.
6. Ensure planting wells given care through watering at end of each seasonal watering period to ensure hydration of all plants in well prior to winter.
7. All trees to be equipped with slow release watering bags.



DETAILED LANDSCAPE PLAN



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