



WATERFRONToronto

Port Lands Planning Framework

Presentation to
Waterfront Toronto Board of Directors

March 27, 2017

Introduction

- We are looking for your feedback as the Framework Plan is intended to go before City Council late Spring/Early summer of this year.
- In 2013, as part of accelerating development of the Port Lands, Council directed the City of Toronto and Waterfront Toronto to create a Port Lands Framework Plan in order to provide direction for the future growth of the Port Lands once flood protection is achieved.
- The Planning Framework is a high level document that provides direction for future growth of the Port Lands over a 50+ year time horizon. It will provide the background and rationale for the area and specific amendments to the Central Waterfront Secondary Plan.
- Waterfront Toronto presented a draft land use direction plan at the June 2014 Board meeting and received feedback and support from the Board on the directions we were moving with.



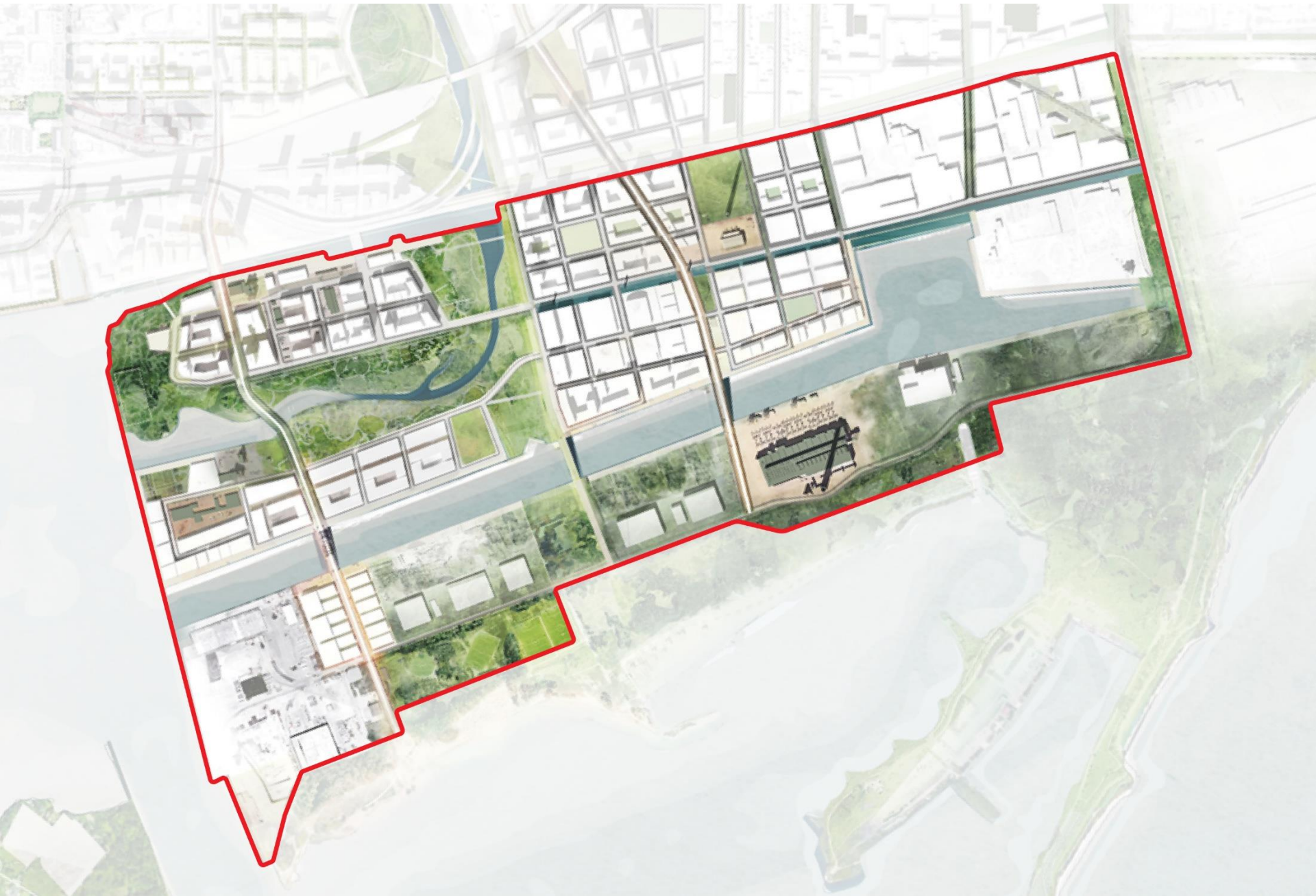
THE VISION

The Port Lands will transform into a number of new, vibrant districts with **unique and memorable local identities and character**, offering **diverse opportunities for Torontonians** to live, work and play that promote a **low-carbon future, social interaction, cultural enrichment, ecological health and a prosperous local economy.**

Each district will take its cue from the naturalized river valley and wilds, spectacular waterfront parks and open spaces, cultural heritage, and the energy, vibrancy and theatre of the working port and creative and innovative industries.

A resilient urban structure will be set in place, connecting the Port Lands to the city and providing sustainable options for moving in and through the area. The urban structure will provide a robust legacy of fine-grained streets and blocks to allow the Port Lands to continue evolve and transform over time.

Port Lands Planning Framework Study Area



12 Objectives: to define what is to be achieved and measure success

1 Ensure land use and associated development is diverse with beautifully designed buildings, and where appropriate, capable of adaptive reuse

2 Seed land uses to shape prosperity and increase Toronto's global competitiveness and drive a strong, production oriented, digitally-connected, innovative and diverse economy

3 Optimize maritime industries and celebrate the authenticity of the working port while managing the neighbourhood interface

4 Create a dynamic and multi-functional public realm with activated public spaces, the highest caliber of urban design and that celebrates water as a resource

5 Celebrate and leverage the unique history of the Port Lands to create new experiences and bolster character both within and from afar

6 Stitch the Port Lands to the city and achieve a fine-grained street network in time for easy, seamless access with an emphasis on transit and active transportation while maintaining goods movement

7 Create inclusive, social places with housing choice, rich amenity and activity for healthy, prosperous and resilient lifestyles for all Torontonians

8 Embrace the wilds and provide access for wildlife to enable cohabitation for abundant biodiversity

9 Ensure the transformation is globally significant and showcases approaches embodying the cultural and technological shifts necessary for climate change resiliency and mitigation

10 Ensure orderly development in lock-step with infrastructure improvements while advancing short-term actions for enhanced public access

11 Create destinations for Torontonians, building on legacies and providing for early foci to kick-start the transformation

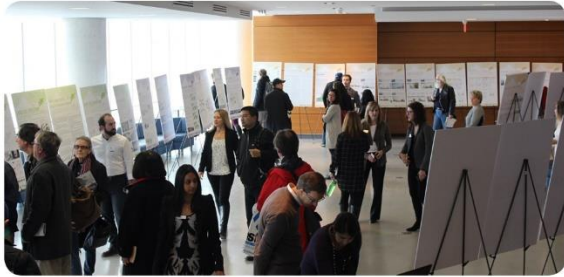
12 Strategically consolidate and relocate existing uses to create opportunity, improve public access and future proof portions of the Port Lands

What have we been doing since November, 2015?

- Reviewed feedback received from November, 2015 consultation
- Presented to the Waterfront Design Review Panel for advice
- Presented and received advice from an Expert Review Panel
- Completed due diligence on the Broadview extension and met with key stakeholders
- Refining and finalizing directions
- Developing draft Official Plan policy



Incorporation of Feedback/Advice - Highlights



PUBLIC CONSULTATION

- Explore additional east-west connections and water transport
- Better consideration of all Torontonians - i.e. destinations
- Integrate the transportation network with planned transit stations/projects
- Further consideration of types, mix of uses and critical mass



DESIGN REVIEW PANEL

- Global models for large scale transformation
- Retail considerations missing
- Differentiate from the rest of the city
- Better east-west integration - Keating Channel and Eastern Avenue

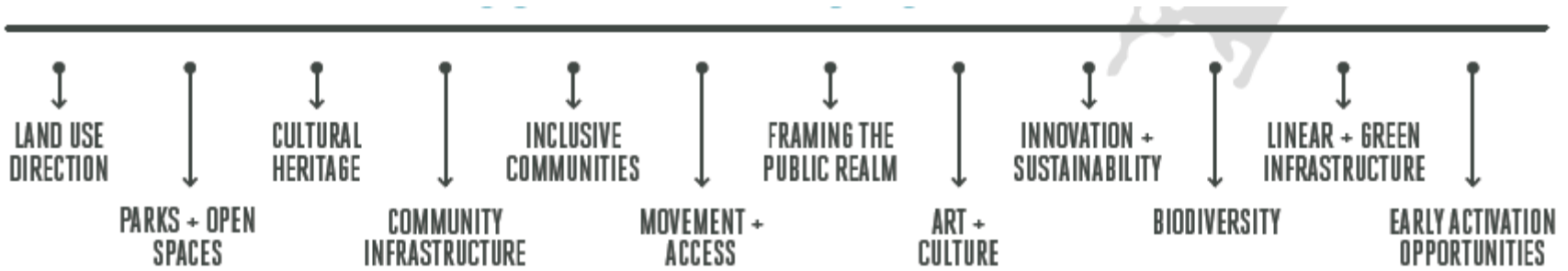


EXPERT REVIEW PANEL - BASKETS OF ADVICE

- Reinforced and commended staff on many aspects of the planning
- Identified areas that further clarification needed
- Identified areas for refinement and further consideration
- Identified issues outside of the Port Lands

Directions + Recommendations: The Framework Plan

Official Plan Amendments to Encode Policies for achieving the vision





10-15K Housing Units



18-25K People 25-30K Jobs

- Mixed Use Residential*
- Production, Interactive and Creative (PIC) - Mixed Use**
- Production, Interactive and Creative (PIC) - Core
- Light Industrial and Production

- 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 Naturalization
- Hydro



Land Use Categories



MIXED USE RESIDENTIAL

- Live, work, shop and play in the same area
- Permit a broad range of uses - residential, offices, retail and services, institutional and recreational and cultural activities
- Minimum amount of non-residential would be required



LIGHT INDUSTRIAL AND PRODUCTIONS

- Permit a wide range of lighter industrial, **production studios** and related uses in single and/or multiple use buildings
- Provide synergies with the South of Eastern area
- Existing uses are able to continue their operations, but the area will transition over time to light industrial/production-related uses



PRODUCTIONS, INTERACTIVE AND CREATIVE (PIC)

- Permit a wide range of uses that support key economic sectors with active ground floor uses on key public street frontages
- Focus is on growing Toronto's **screen-based industries - film, television and digital media** - interactive, and arts and design activities. Two types of PIC areas:
 - **PIC Core** areas - reserved for desired uses and other compatible uses. Accommodates larger floor plates and more intense production activities
 - **PIC Mixed Use** areas require a minimum amount (30%) of PIC uses for residential permissions



PORT

- A full range of **port and maritime uses** permitted and encouraged - new marine terminals, container storage, ferry terminals, and ship building and repair.
- Lands adjacent to the dock wall optimized for port and maritime purposes and existing uses will be modernized over time with on-site power sources and attractive screening/structures.



DESTINATION AND CATALYTIC

- People drawing uses at a civic or community scale.
- Permitted uses could include event space, cultural centres, institutional organizations or community hubs
- **Maritime Hub** provides amenity for area workers and recreationists. Active, grade-related uses (e.g. restaurants, cafes) would be promoted.



PORT AND INDUSTRIAL

- Permit the full range of uses from Port areas
- Additional permissions for industrial uses like warehousing, medium-intensity manufacturing, concrete-batching with attractive screening and mitigation, and packaging and distribution.
- Desirable **industries, works yard** elsewhere, and port-related industrial.



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Villiers Island Precinct Plan

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Introduction

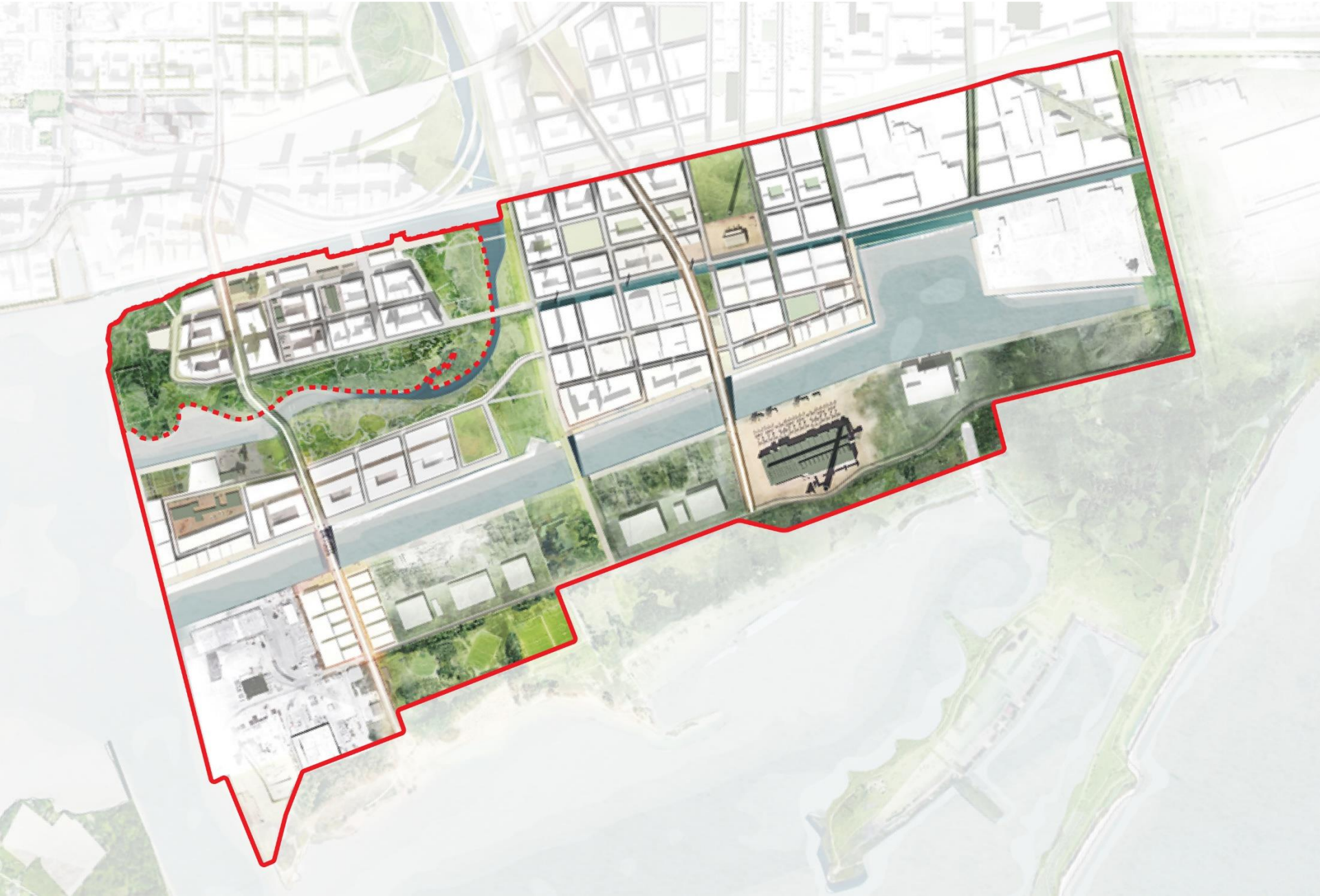
- As part of the same council direction in 2013, City staff and Waterfront Toronto were tasked to undertake the Villiers Island Precinct Plan in order to provide a comprehensive planning direction for the first new community that will be created by flood protection.
- The Precinct Plan will provide a more detailed community plan for the Island that will outline streets and blocks, built form and development aspiration including land use mix, open space, sustainability requirements, and affordable housing, heritage conservation and public art.
- We are looking for your feedback as the Precinct Plan is intended to go before City Council for endorsement late summer/early fall of this year.

Vision



Villiers Island will evolve from an industrial port to a connected and complete island community with great parks and open spaces along four distinct water's edges.

Villiers Island Precinct Plan Study Area within the context of the Port Lands Planning Framework Study Area



Precinct Plan Guiding Principles

Plan for a **diverse, mixed-use and inclusive community** with a range of affordable and family-oriented housing opportunities

Develop an innovative model for a **sustainable urban community** and demonstrate excellence in community design

Reinforce the Island as a **gateway to the Port Lands districts**

Prioritize transit, pedestrian and cycling infrastructure to, from and within the Island

Provide a **variety of building forms** to support a comfortable and inviting public realm, and establish a distinct skyline

Provide for a catalytic opportunity which **reinforces the Island as a regional destination**

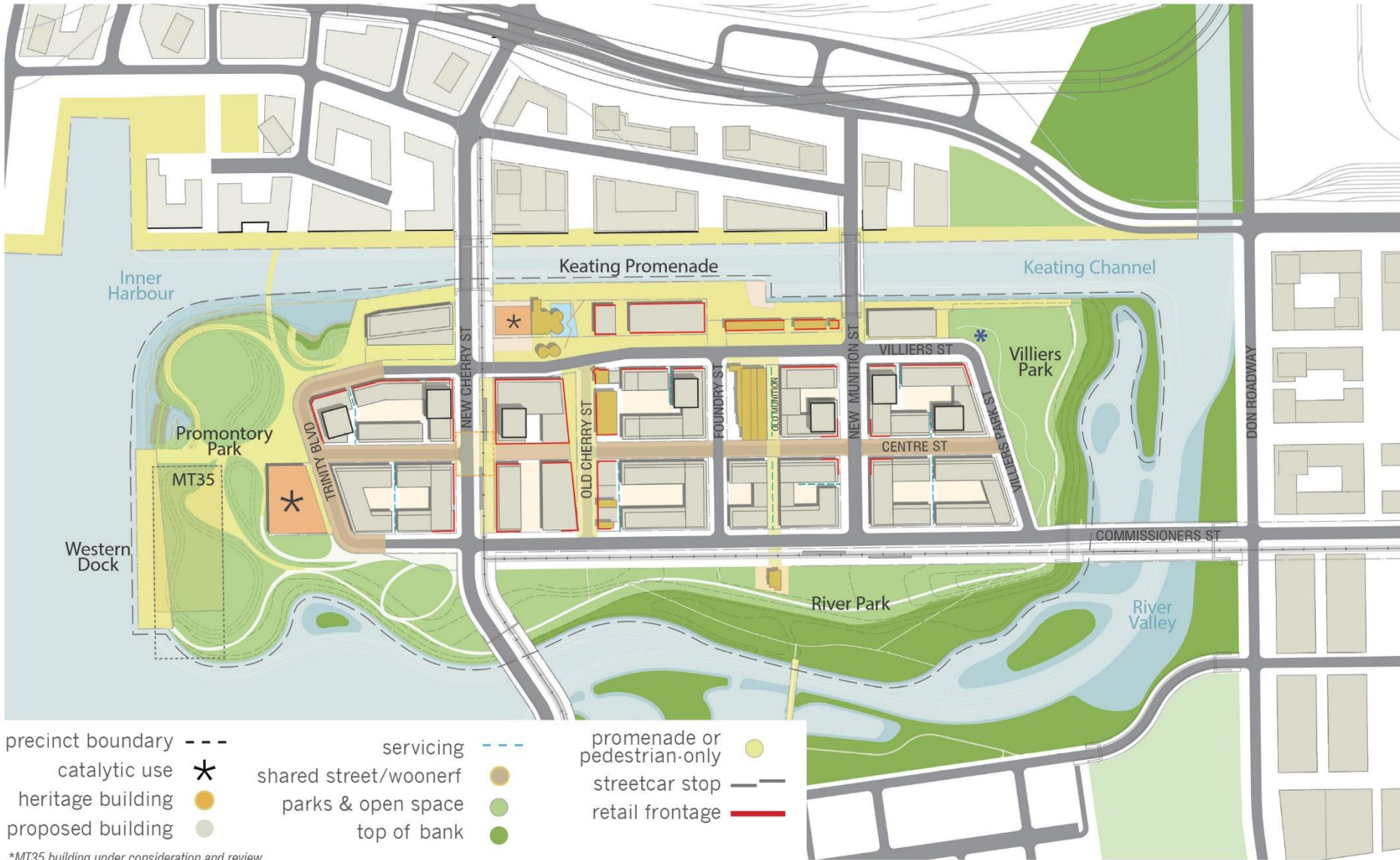
Animate and **activate the water's edges**

Create a network of **spectacular open spaces** and waterside parks

Celebrate the area's **industrial heritage, character and legacy** through appropriate conservation

Ensure that the Precinct Plan, and supporting infrastructure are **viable and implementable**

The Precinct Plan



Many experiences within a 5 minute walk

4 distinct waterfronts + living + working + shopping + walking + culture + school + community centre
+ industrial heritage + promenade + recreational boating + nature trails and parks + plaza + vistas and views

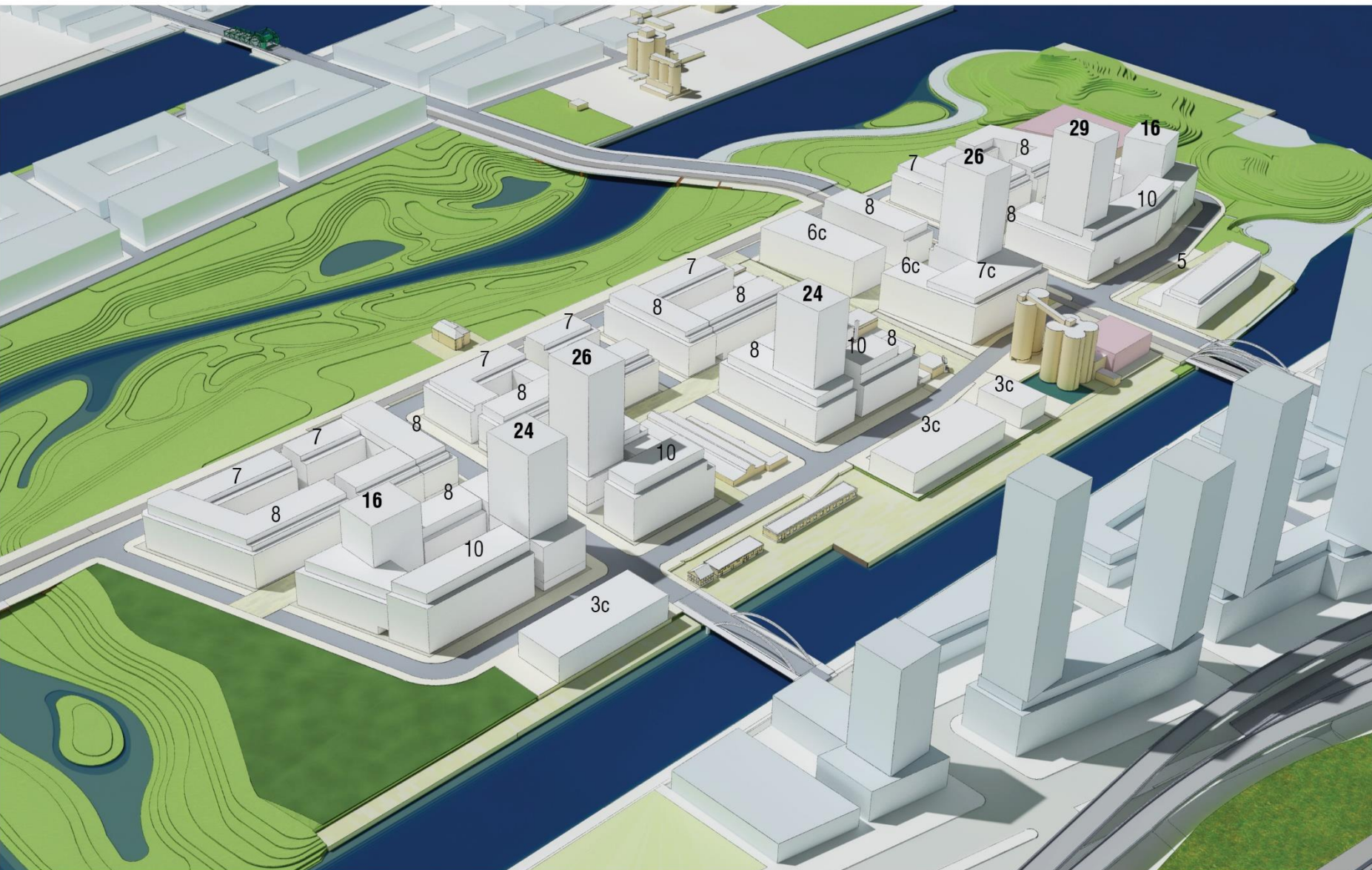


The Precinct Plan: 3D View



The Precinct Plan: 3D View

Heights



c - potential commercial building

CLIMATE⁺

Climate Positive
Development Program



A Climate Positive Community is where...

$$\text{GHG}_{\text{Buildings}} + \text{GHG}_{\text{Transportation}} + \text{GHG}_{\text{Water+ wastewater}} + \text{GHG}_{\text{Solid Waste}} + \text{GHG}_{\text{Land}} < 0$$

Focuses on operational emissions

- Thermal and electrical energy use (from buildings, infrastructure and water)
- Waste and wastewater
- Transportation (trips that start or end within site)

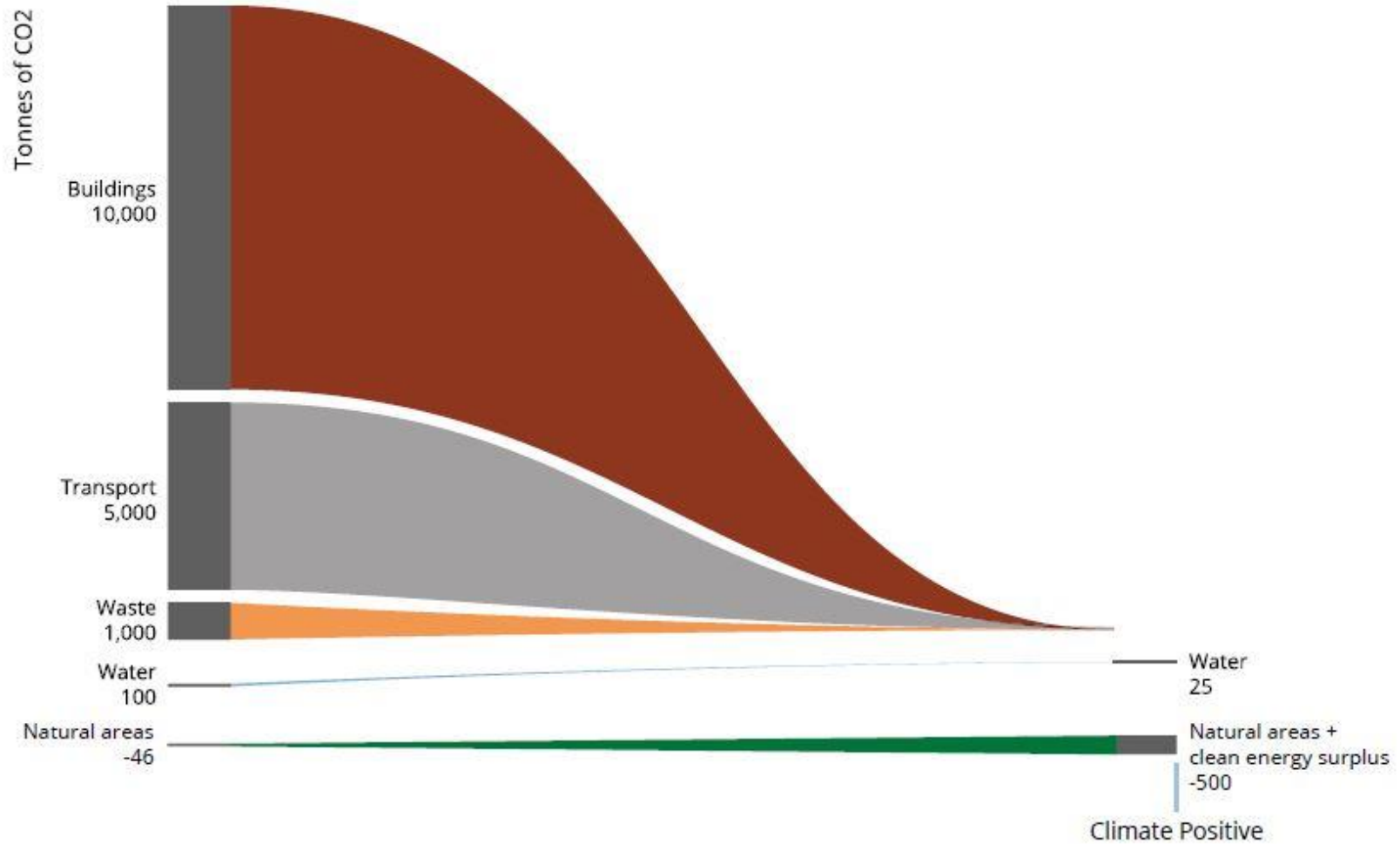
Credits

- Create / preserve parks and green spaces (carbon sinks)
- Reduce emissions in the surrounding community (export clean / renewal energy)

Getting to Climate+

Villiers Island Climate+ Assessment Report

Emissions Path From Current Precinct Plan to Climate Positive Outcome



Source: Villiers Island Climate Positive Assessment Report – SSG, 2016

Optimization Model

Community Energy Planning Framework

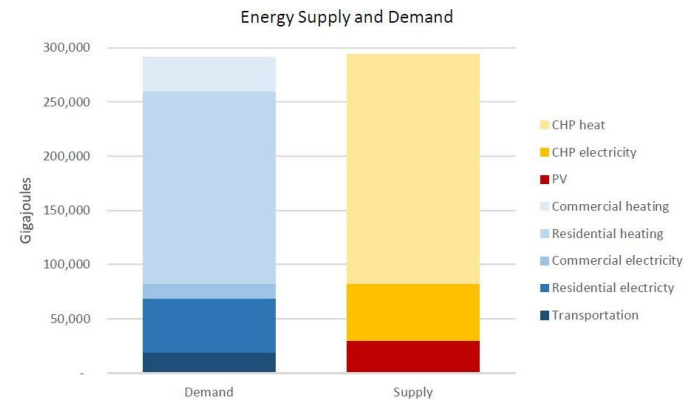
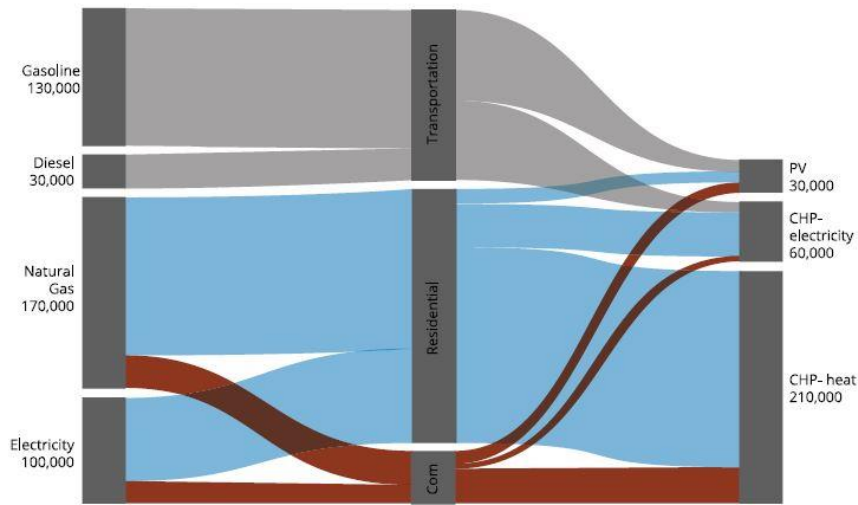
Minimized Building Loads				Efficient Building Operations		Power Production
Context	Urban Structure	Urban Morphology	Building Typology	Optimized Operations & Appliances	Occupant Behaviour	Renewable Energy
Climate Topography	Configuration Mobility Density	Massing Public space Streetscape	Building type Architecture	HVAC Lighting Hot water Appliances	Lights Room temperature Plug loads Water use	Type Proximity



Source: Villiers Island Climate Positive Assessment Report – SSG, 2016

Optimization Model: Energy Results

Annual energy use drops from 430,000 GJ to 300,000 GJ and shifts to clean energy supply



Optimization Model: Carbon Reduction to Climate+

GHG Emissions		tCO2	%
<i>Sources</i>	Building heat and power	10,418	63.0%
	Transportation	5,075	30.7%
	Waste	1,036	6.3%
	Water	58	0.4%
	Natural sequestration	-46	-0.3%
Total Emissions based on MGBR		16,541	100%
<i>Reductions</i>	Passive House standard	-7,747	-46.8%
	Vehicle electrification	-4,162	-25.2%
	Mode shift	-254	-1.5%
	CHP system (supply within precinct)	-2,998	-18.1%
	PV	-333	-2.0%
	CHP system (supply beyond precinct)	-1,100	-6.7%
Total Reductions		-53	-100.3%