

Production, Interactive and Creative (PIC) Core Urban Design Guidelines

WATERFRONT DESIGN REVIEW PANEL (DRP) PRESENTATION 1
June 24, 2020



WATERFRONToronto



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Project Background and Description

Project History

- Work on the Urban Design Guidelines began in 2018 and is expected to be complete by early 2021

Application and DRP History

- This is the first presentation to the Waterfront Design Review Panel
- At least one additional presentation is expected (transportation system can be addressed in greater detail at this point)

Proposal Summary

- The Production, Interactive, Creative (PIC) Core Urban Design Guidelines will be a comprehensive public document to guide built form, streets and public spaces
- The role of the Urban Design Guidelines is to build upon and add greater detail to the vision outlined in the Port Lands Planning Framework (PLPF) and subsequent Official Plan Modification (OPM), both of which dealt with a much broader area

Port Lands Planning Framework

Adopted by City Council on December 8, 2017 as the 50-year vision of the revitalization of the Port Lands, with a number of Districts and land use typologies that create unique mix of employment-focused districts and mixed use precincts. The Framework addresses land use, transportation, infrastructure, community facilities, parks, biodiversity, built form and sustainability.

It envisions:

New Mixed Use Communities

- Four emerging mixed-use residential communities
- Up to 30,000 new residents

A Film-Friendly Future

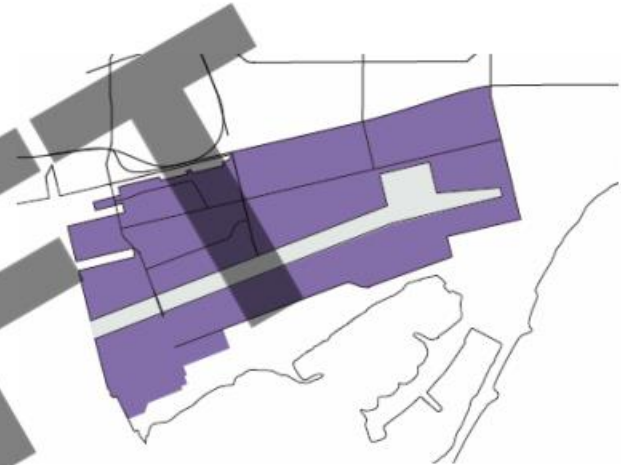
- Diverse range of film activities accommodated
- Flexibility and adaptability for a changing industry

Industry + Port Thrives

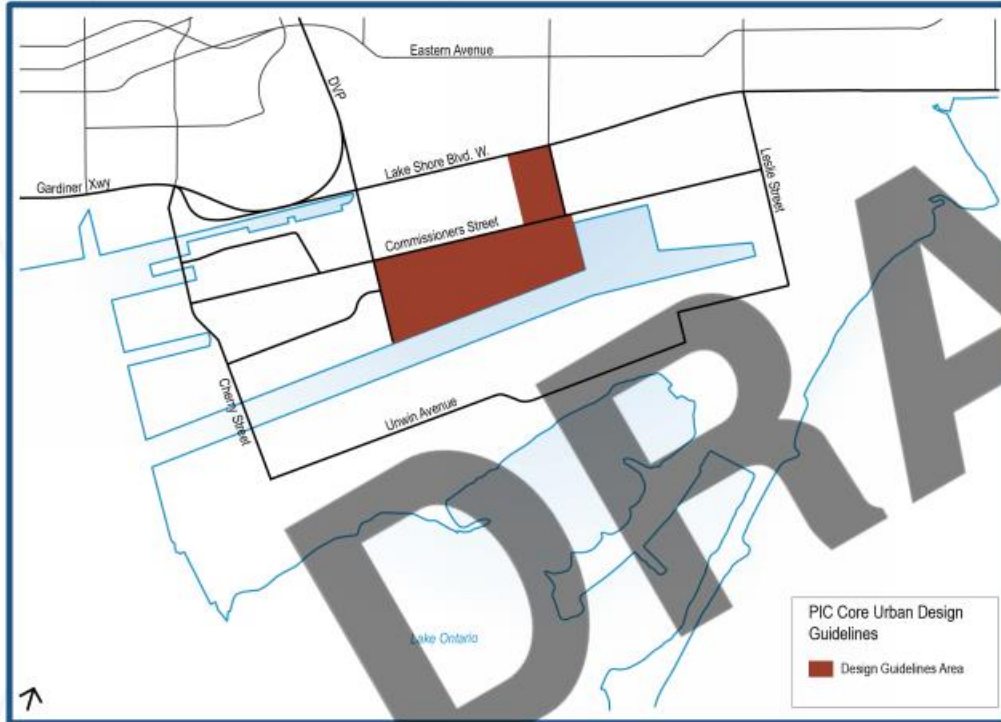
- Sufficient lands to support industrial, port and City-servicing uses

Growing and Sustaining Our Economy

- Diverse opportunities
- Intensification of employment uses over time to support 25-30,000 employees



What is Production, Interactive and Creative (PIC) Core?



- Modern urban employment districts with a focus in creativity and innovation
- Film and media cluster, anchored by Pinewood Studios, that will continue to grow Toronto's screen-based industries
- Compact urban form mixed with active ground floor frontages
- Diversity of light industrial and office building typologies to accommodate many uses
- Large floor plates and clear spans for production studios

Urban Design Guidelines Purpose

The Project

The Port Lands Planning Framework includes a set of urban design and built form principles which establish the overall vision for the Port Lands. The PIC Core Urban Design Guidelines will further expand on the urban design and built form direction of the Planning Framework.

The Result

The Urban Design Guidelines:

- Provide flexibility based upon use and site-specific conditions
- Provide robust and consistent direction on how the Port Lands will evolve over time
- Will be applied at various stages of the development review process and will also inform Context Plans
- Are being developed concurrently with, and will be informed by, a PIC Core Zoning By-law



Ciné Bassin rendering, Bordeaux, France



Voxman Music Building, Iowa City, USA

Urban Design Guidelines Scope

DTAH has been retained to assist the City in developing Urban Design Guidelines beginning with a review of the PLPF and the Zoning Review progress to date. The PIC Core Urban Design Guidelines will include enhanced direction on:

Built Form

- The types and height of buildings
- How are developments organized
- More urban, dense developments

Public Realm

- Public realm and streetscape design
- Landscaping and screening
- Designing engaging and attractive employment-focused districts
- Developing an identity that celebrates film, media and creative industries

Streets and Blocks

- Street and block pattern that can evolve into a finer-grain urban fabric
- On-street and off-street parking
- Designing Film-Friendly Local Streets

Additional Considerations

- Planning for buildings that last and can be reused
- Sustainable and climate positive development

PIC Core Urban Design Guidelines Process



Urban Design Guidelines Principles



Good Neighbour: Development must carefully consider both existing and future relationships with surrounding properties and the public realm



Innovative Employment Opportunities: Diversity of innovative and creative industries should be able to find a home in PIC Core districts



Corridors to the Water: Public connections to the waterfront should be provided where opportunities exist



Film-Friendly Districts: Incorporate design elements that support and encourage film, media and creative uses



Robust Urban Fabric: Protecting for a fine-grain street and block pattern as the Port Lands evolves over time



Placemaking: Unique sense of place and identity based on landmarks, film and media industries, and the emerging blue and green network



Connectivity: Create an integrated and interconnected Port Lands and PIC Core public realm system



Future Forward: Create resilient future forward and climate positive modern creative employment districts

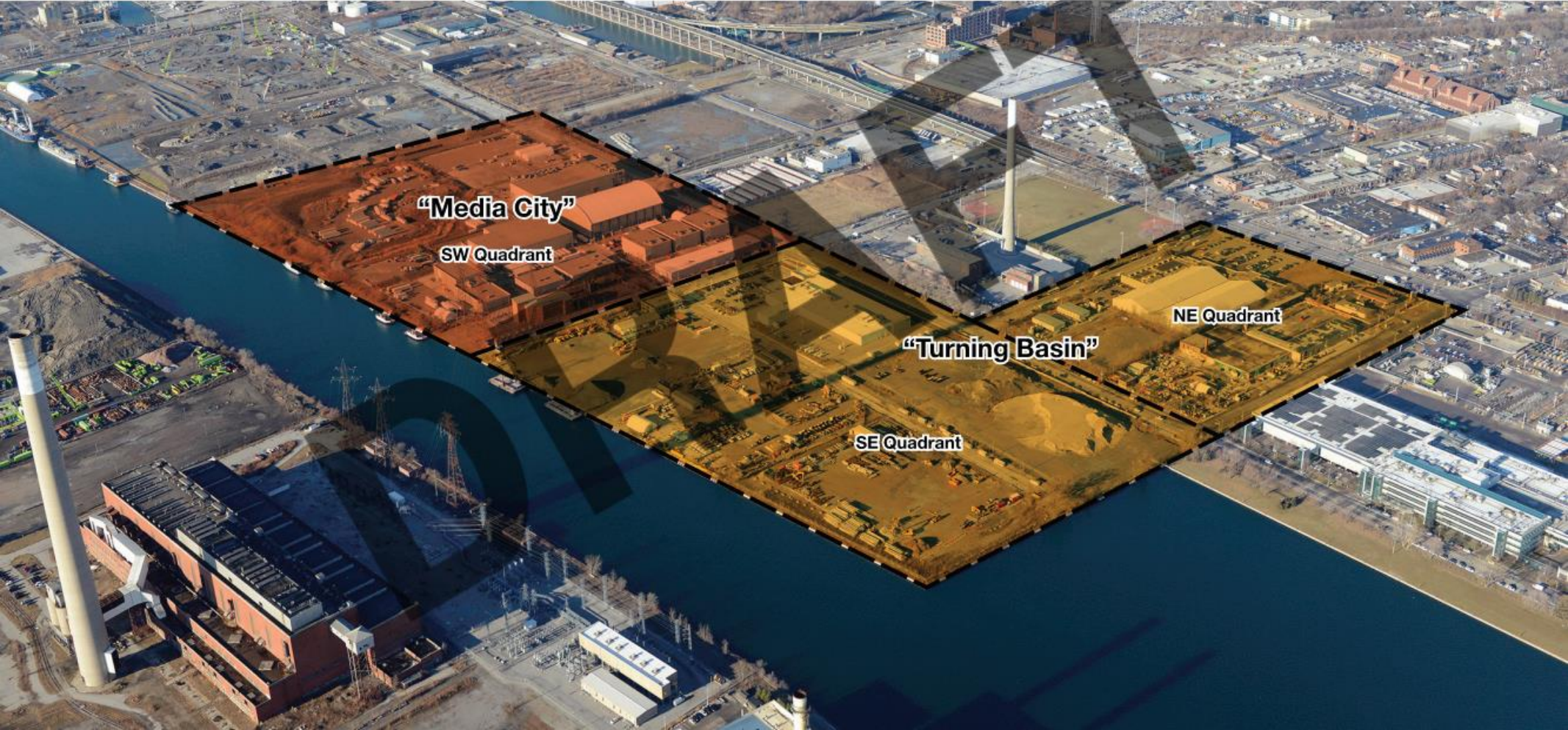
Areas for Panel Consideration

1. How can the guidelines be sufficiently flexible to accommodate a diversity of building types in this creative employment-focused area?
2. How can the guidelines advance resiliency and future-proofing, both considering the climate emergency and the changing nature of work?
3. What challenges might limit the ability to implement the guidelines?
4. What other considerations should be explored to further drive design excellence?

Production, Interactive and Creative (PIC) Core in Context



Districts and Quadrants



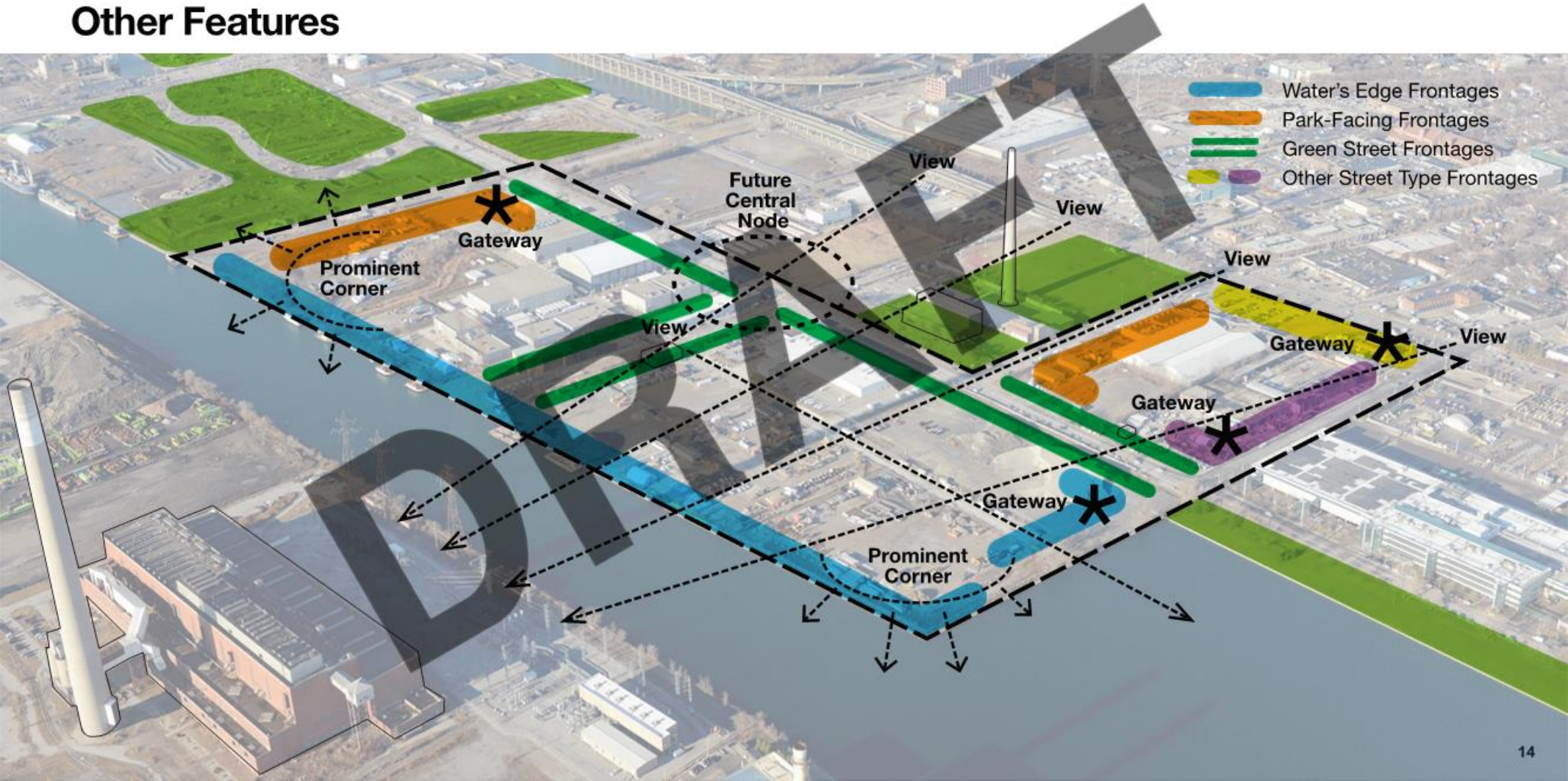
Existing Elements



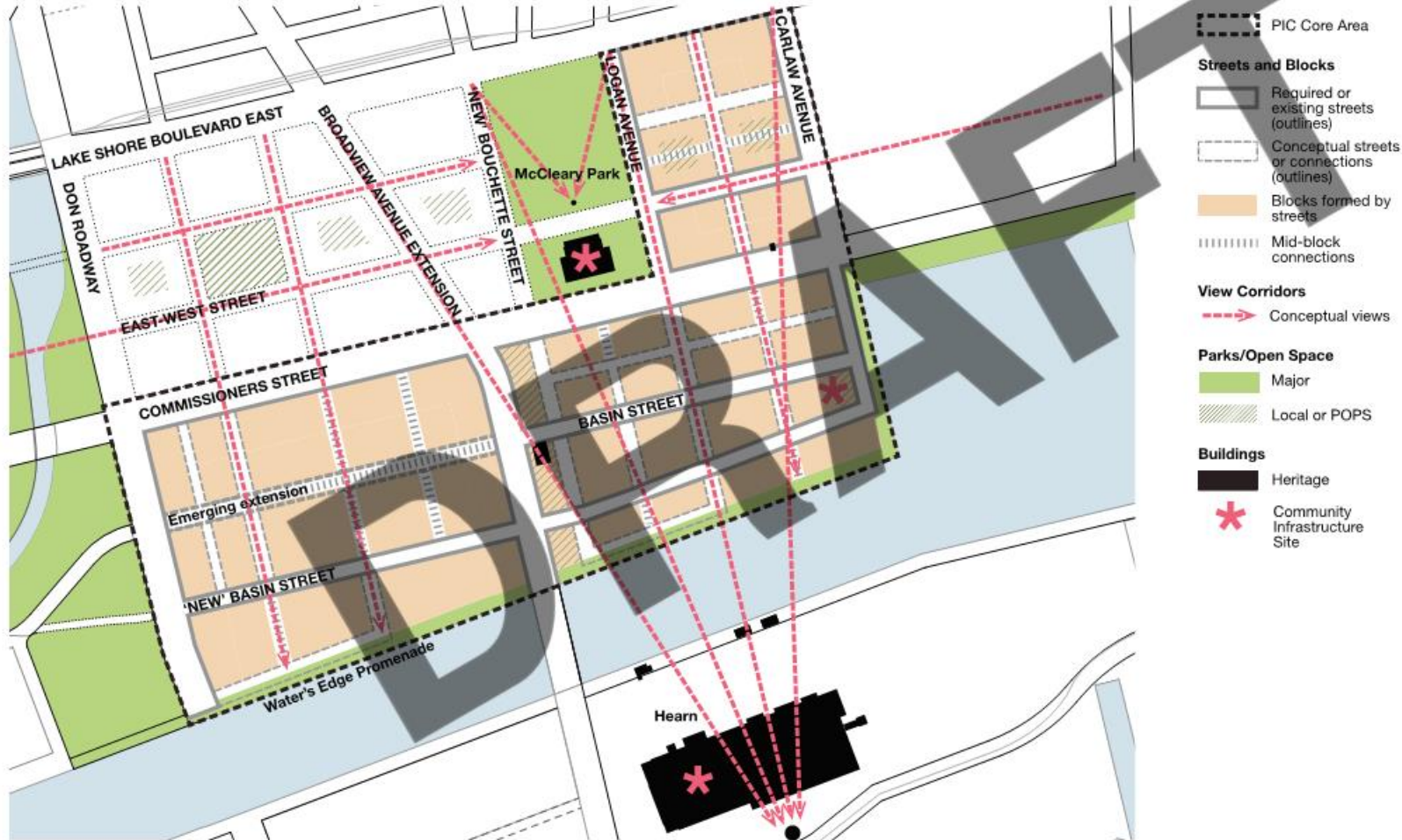
Edges



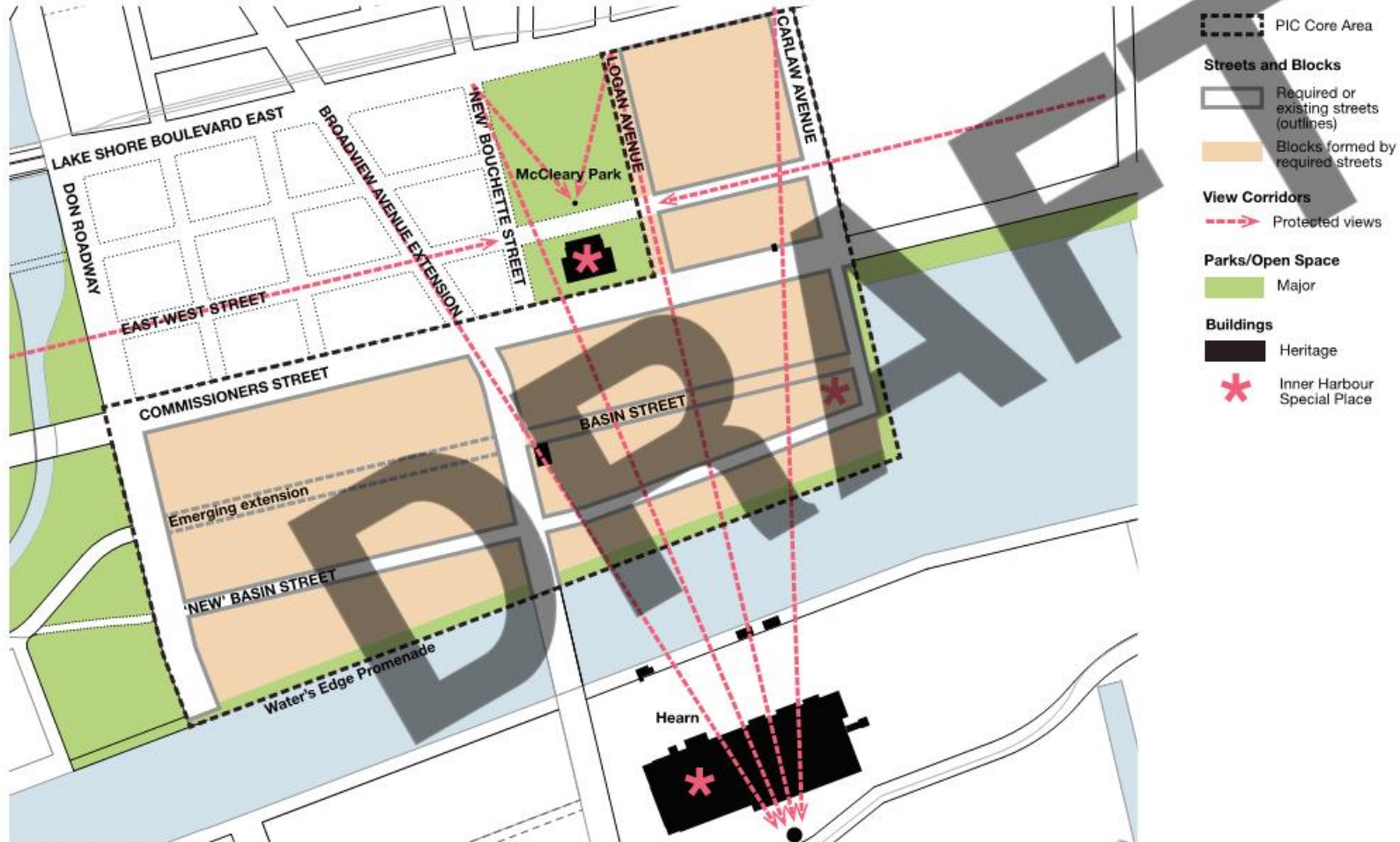
Other Features



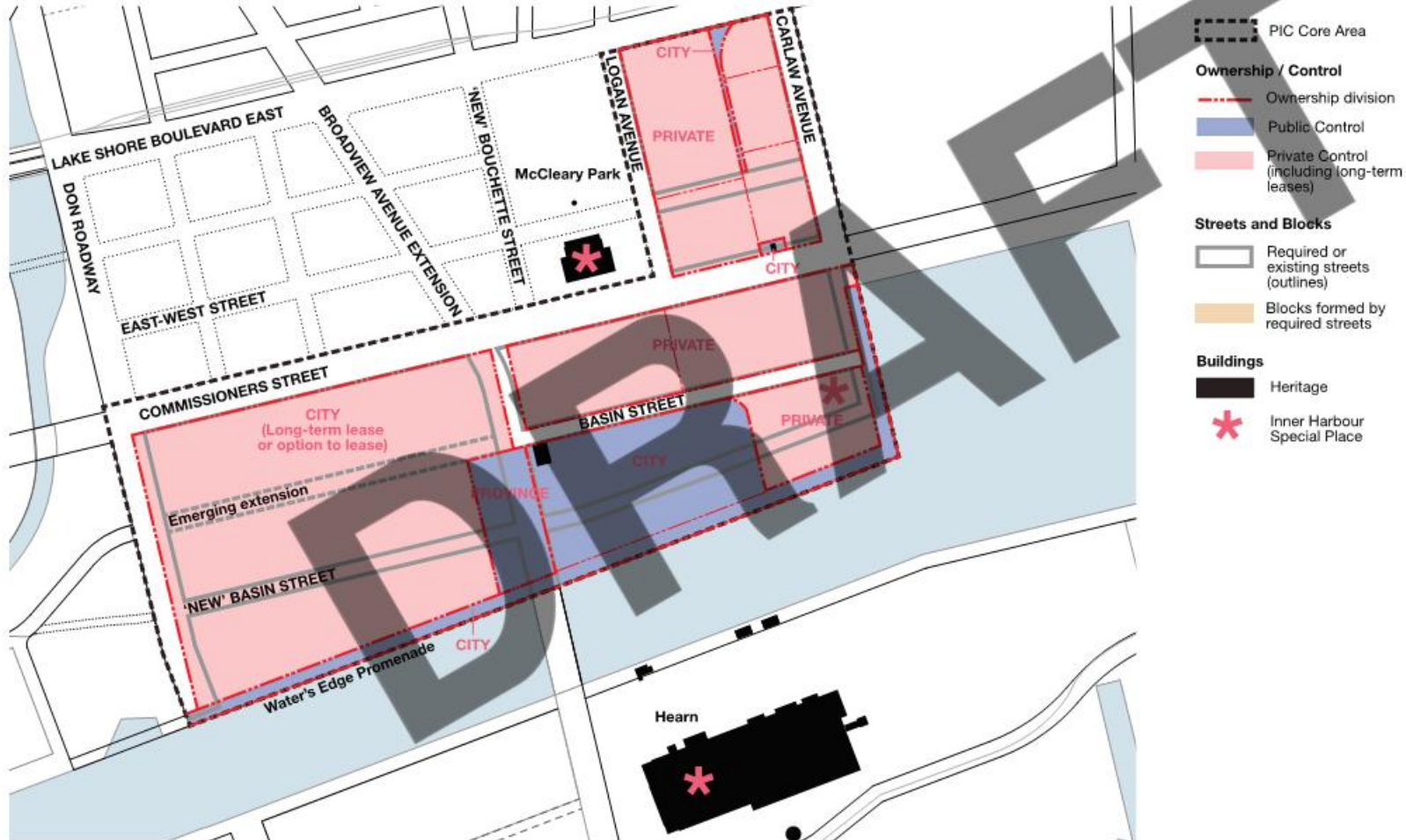
Port Lands Planning Framework (PLPF)



Port Lands Official Plan Modification (OPM) Requirements



Ownership Overlay



Existing Buildings



Pinewood Offices (Quadrangle)



Pinewood Mega Studio (Alsop)



Sun Oil Building (heritage)



Gas station



Mayfair Club



FedEx Building



Buildings on Carlaw



Former Toronto Hydro building (heritage)

Public Realm Vision

Focus is on Edges

- PIC Core area has limited interior space, many edges – these edges are the primary opportunity for public realm improvement
- Looking to extend and build on design work already done for Don Roadway, Commissioners Street and the Broadview Extension – other edges will take on their own individual characters

A New Kind of Water's Edge Promenade

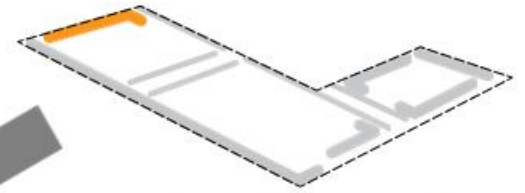
- The Water's Edge Promenade along the Ship Channel is the only major public park planned within the area, and will connect to the wider trail system (smaller parks will be established through precinct planning, design guidelines and context plans)
- Although the PLPF long term vision calls for an urban edge akin to the Central Waterfront, in the short to medium term it may have a more natural and industrial character
- Need to accommodate ongoing shipping needs alongside recreational activity



Promontory Park rendering, Toronto



Riverwalk, Roosevelt Island, New York, USA

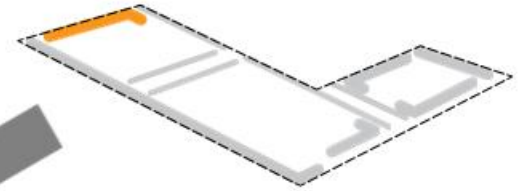


Don River Frontage



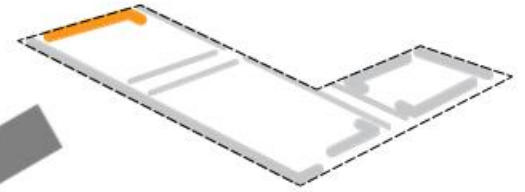
Existing condition (2019)

Don River Frontage



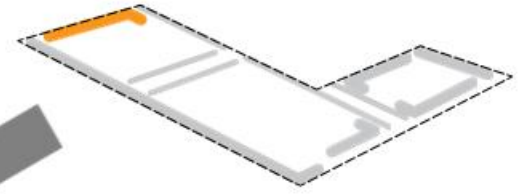
Don River Frontage

View from Inner Harbour



Central Waterfront

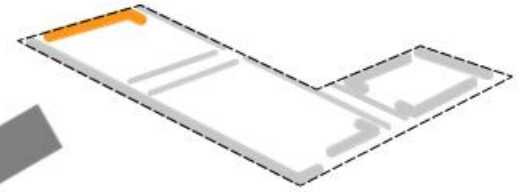




Don River Frontage



Conceptual rendering, Port Lands Planning Framework (facing south)



Don River Frontage



Conceptual rendering, current direction for Don Roadway (north of Commissioners, facing south)

Don River Frontage

- Buildings will be visible from a great distance, forming a clear urban edge or skyline.
- Facades will be sunlit for much of the day.
- Opportunity to extend greening of naturalization of river up the sides of buildings.

Potential Built Form Frontage



Lachine Canal, Montreal



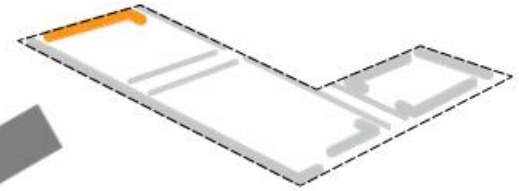
Milwaukee, USA



Dock 72, Brooklyn, New York, USA



Lovejoy Wharf, Boston, USA

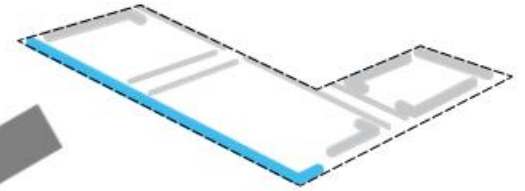


Shipping Channel Frontage

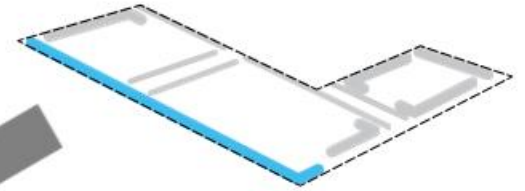


Existing condition (2019)

Shipping Channel Frontage



Shipping Channel Frontage



Conceptual renderings with and without waterfront street, Port Lands Planning Framework (facing east).

Shipping Channel Frontage

- Opportunity to frame the Shipping Channel with active uses.
- Interface between PIC Core uses (such as film studios) and the public realm.
- In some cases, access roads may run between building facades and the water's edge promenade.

Potential Built Form Frontage



Docklands, Dublin, Ireland



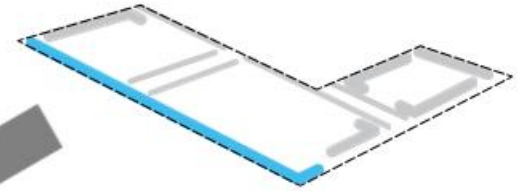
Trondheim, Norway



Center for Urban Waters, Tacoma, USA



Aker Brygge, Oslo, Norway



Shipping Channel Frontage

- Major edge, and opportunity for a new waterfront public space.
 - Long-term vision is an urban promenade, similar to East Bayfront.
 - In the short to medium-term, however, it may operate more like a recreational trail.
 - Shipping Channel dockwall will continue to be used for ship moorage.

Potential Landscape Precedents



Presqu'île Rollet Park, Rouen, France



South Waterfront Greenway, Portland, USA



West Toronto Railpath



Wickney Canal, London, UK

Water's Edge Promenades



Zollverein Coal Mine Trail, Essen, Germany



Riga, Latvia



Harbourfront, Toronto



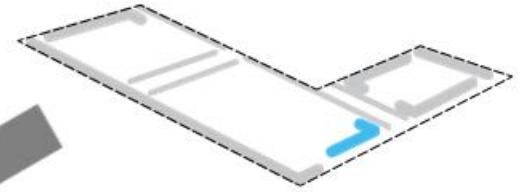
Fells Point, Baltimore, USA



Auckland, New Zealand

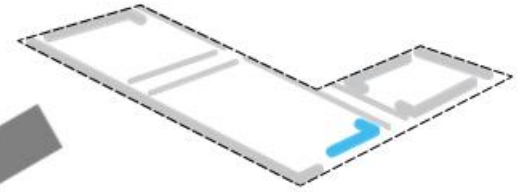


Sugar Beach, Toronto



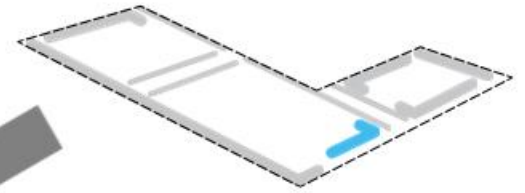
Turning Basin Frontage



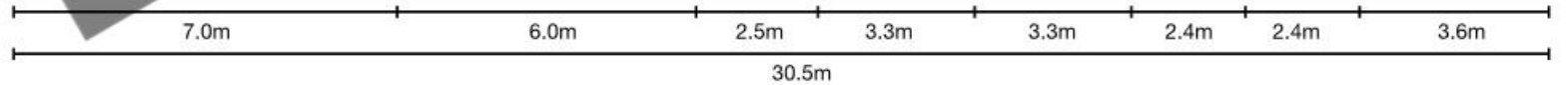


Turning Basin Frontage





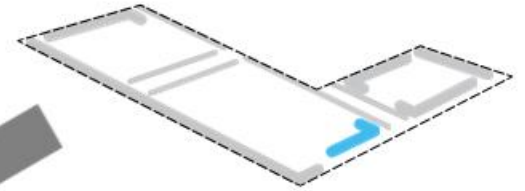
Turning Basin Frontage



Conceptual rendering, Port Lands Planning Framework (facing south along Carlaw extension)

Turning Basin Frontage

- Similar to Shipping Channel frontage, but will incorporate an extension of Carlaw Avenue.
- Unique views of the Turning Basin and existing linear green space on Commissioners Street.



Potential Built Form Frontage



Hanover Dock, Dublin, Ireland



TBWA Office, Amsterdam, Netherlands

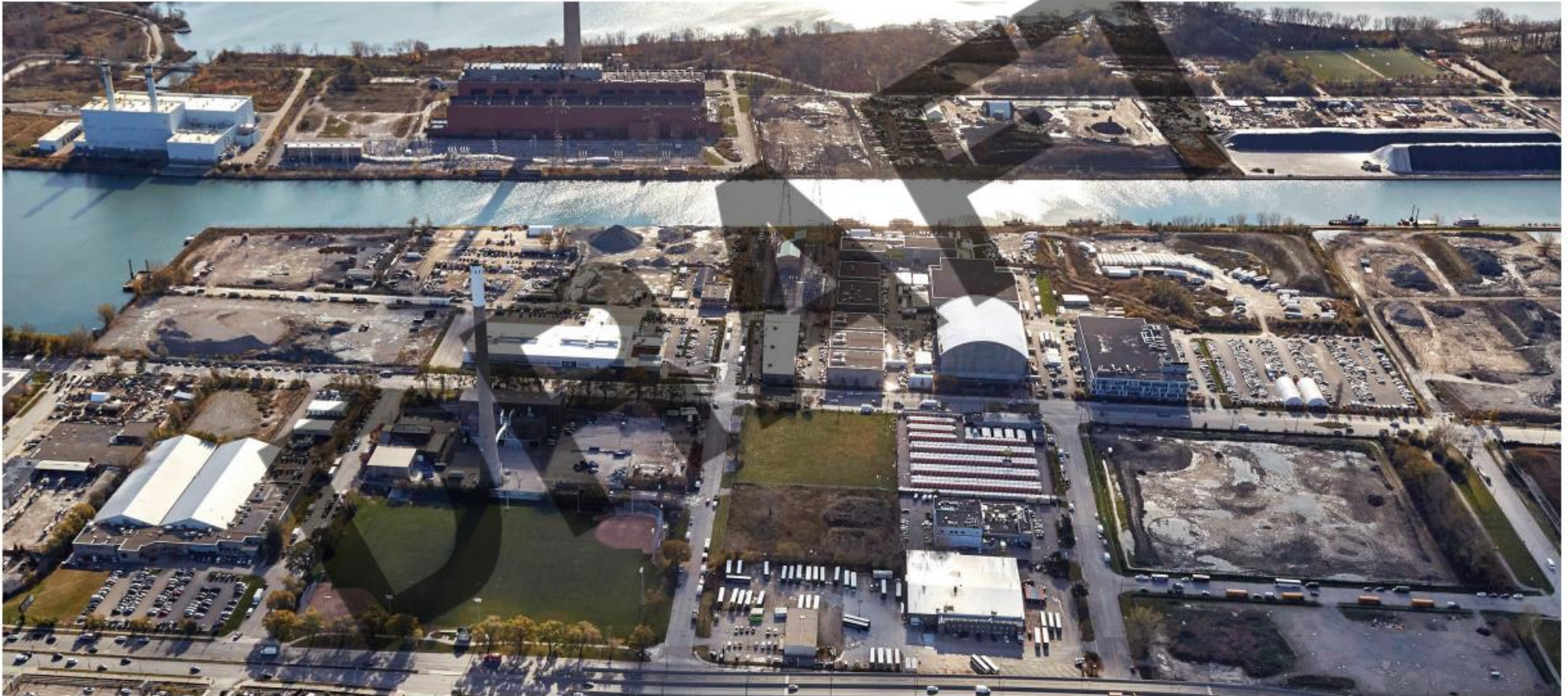
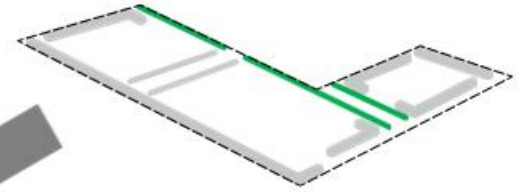


Malmö, Sweden



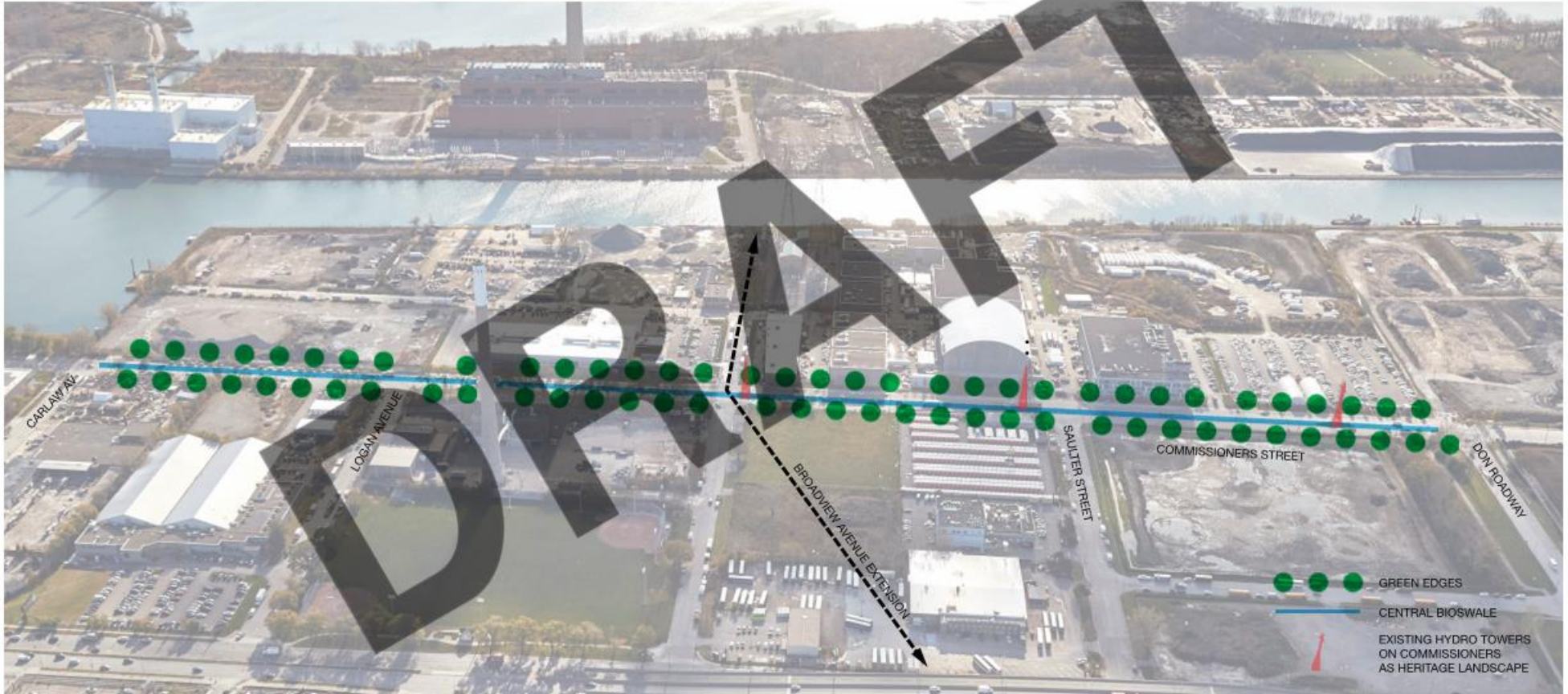
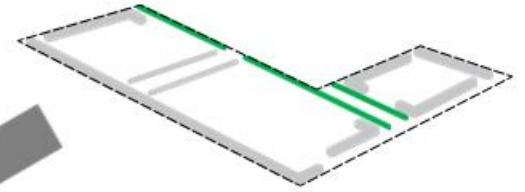
Hafencity, Hamburg, Germany

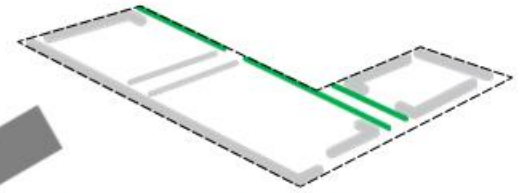
Commissioners Frontage



Existing condition (2019)

Commissioners Frontage





Commissioners Frontage



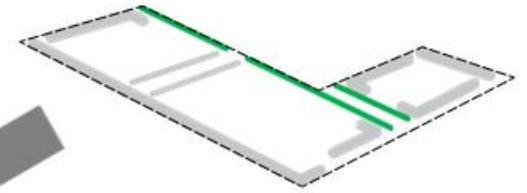
Conceptual rendering, Port Lands Planning Framework (between Don Roadway and Broadview extension, facing east)

Commissioners Frontage

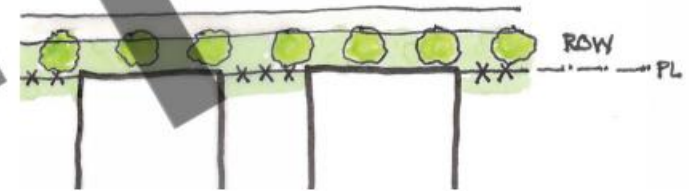
Potential Landscape Screening Treatments



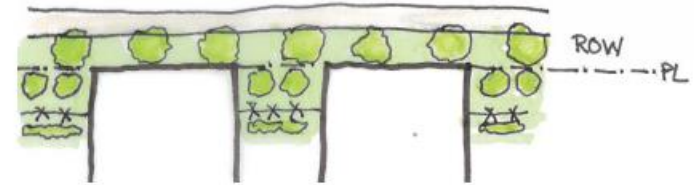
Parking concealed behind green frontage (Carpet Factory, Liberty Village)



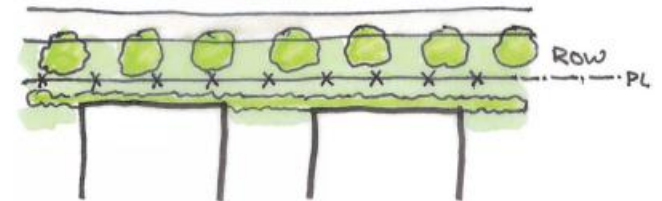
Menu of Options



Existing / Emerging Approach



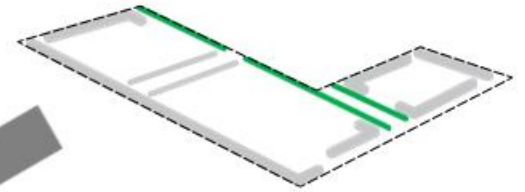
Fence Setback



Building Setback (when not fronting onto a public street or the Water's Edge Promenade)

Commissioners Frontage

- PIC Core's primary spine.
- Long term vision includes streetcars in designated right-of-way south of hydro lines.
- Green character, with treed boulevards.
- Future McCleary Park frontage includes stand of mature trees.
- Major frontage of Pinewood studios.
- May include mix of active and less active frontages.
 - Opportunity to use landscape, building materials and articulation to add interest to pedestrian experience.
- Priority activation frontage and site of major nodes.
 - Consistent streetwall expected.
 - Screening and landscaped buffers appropriate intermittently between built form.



Potential Built Form Frontage



Culver City Studios (Amazon), Los Angeles, USA



Broad Art Foundation, Los Angeles, USA



Cafe, Liberty Village, Toronto



Pixar Studios, San Francisco, USA

Logan / McCleary Park Frontage

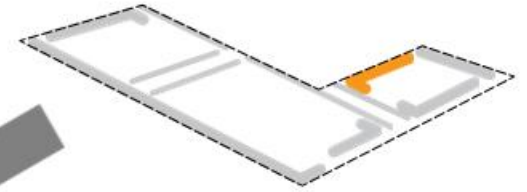


Existing condition (2019)

Logan / McCleary Park Frontage



Conceptual renderings of Logan (facing south) and an expanded and revitalized McCleary Park (facing northwest), Port Lands Planning Framework



Logan / McCleary Park Frontage

- McCleary Park to be expanded to include Transfer Station as community hub.
- Opportunity for larger, more active buildings that frame the park edge, similar to Don Roadway frontage.
- Porosity of frontage could provide entrances into courtyards and other spaces within the block.

Potential Built Form Frontage



Mission Bay, San Francisco, USA

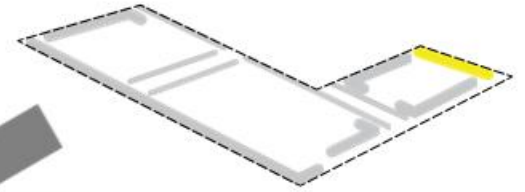


SA Water Company Offices, Adelaide, Australia



Chodov Park, Prague, Czechia

DRAFT



Lake Shore Frontage



Existing condition (2019)

Lake Shore Frontage

- Part of larger reconsideration of Lake Shore Boulevard's character, prompted by major redevelopment in other areas.
- Broad width of Lake Shore Boulevard provides opportunity for large buildings, but also substantial greening.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Porosity of frontage could provide entrances into courtyards and other spaces within the block.

Potential Built Form Frontage



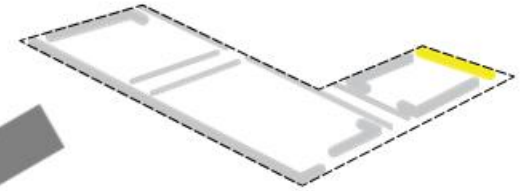
T3, Minneapolis, USA



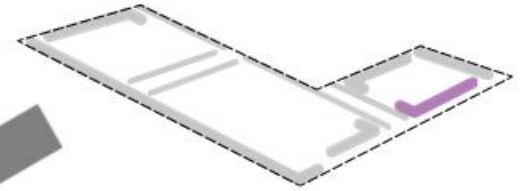
Proposed GM Campus (north side of Lake Shore), Toronto



Data1 Offices, Seattle, USA



Carlaw Frontage



Existing condition (2019)

Carlaw Frontage

- Opportunity to urbanize Carlaw with active uses, similar to segments north, which were characterized by large industrial buildings.
- Corner of Lake Shore and Carlaw may eventually become major gateway.
- Important to achieve porosity and connectivity between Carlaw Avenue and McCleary Park, using local streets and mid-block connections.

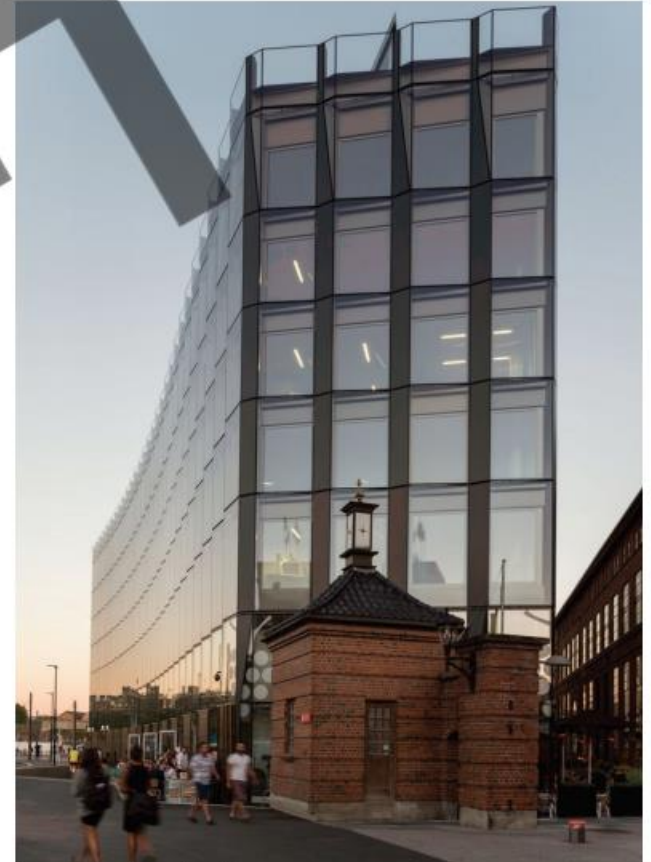
Potential Built Form Frontage



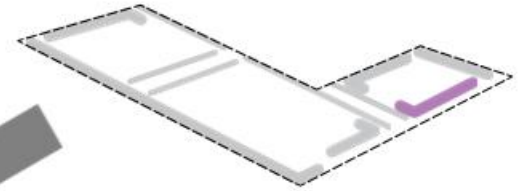
Carlaw at Wrigley Building, facing southeast.



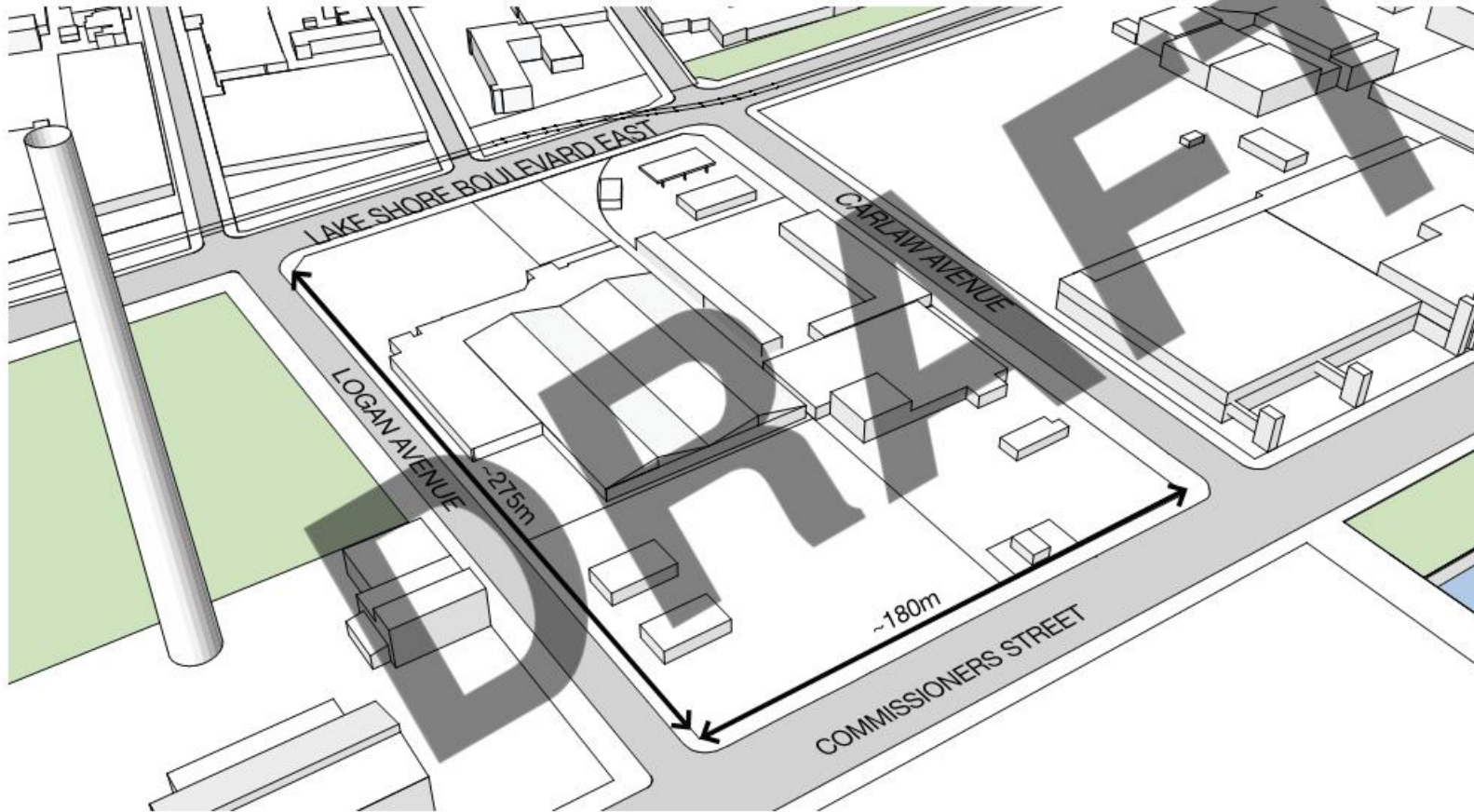
Barwon Water Building, Geelong, Australia



Stranden1, Oslo, Norway

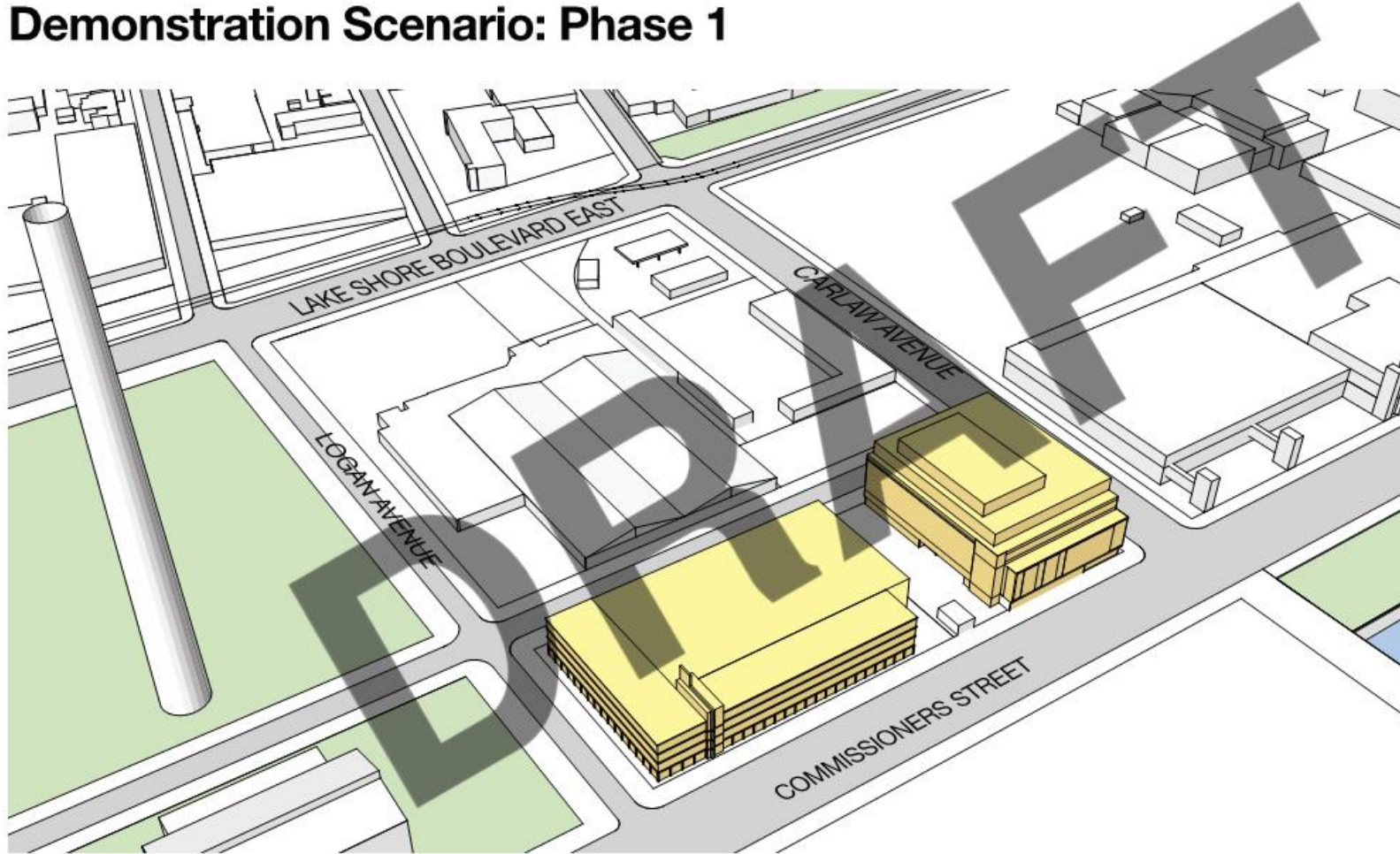


Demonstration Scenario: Potential Northeast Quadrant Evolution

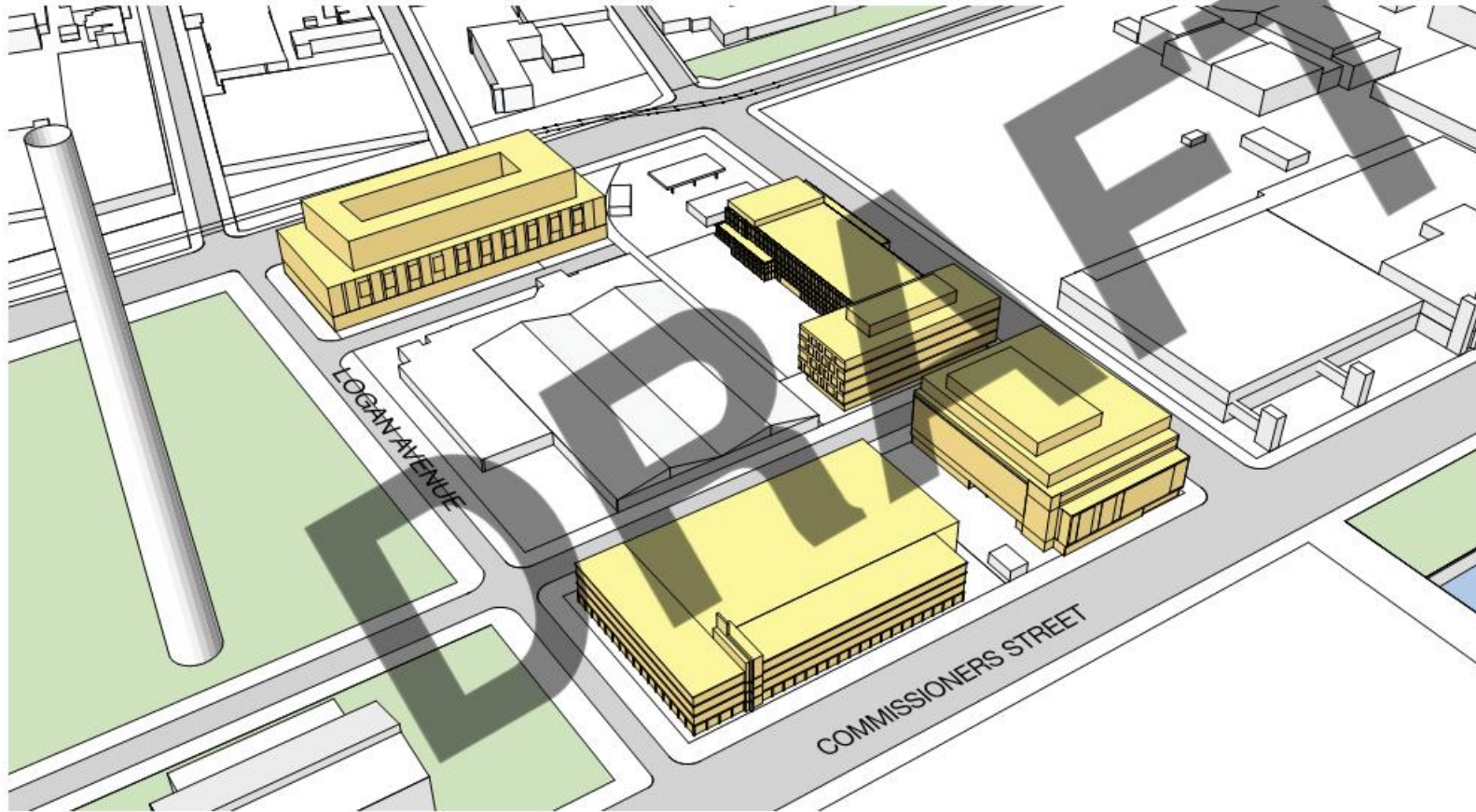


Existing Condition

Demonstration Scenario: Phase 1



Demonstration Scenario: Phase 2



Demonstration Scenario: Phase 3



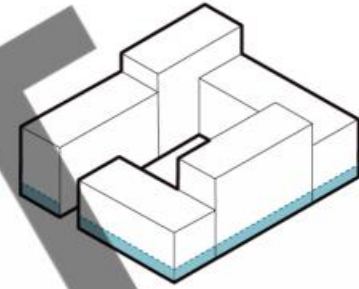
Active Frontages in Policy



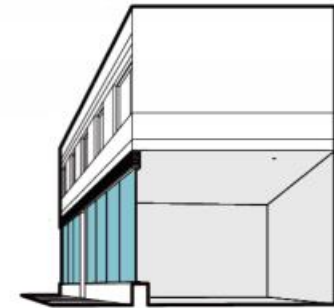
Ground Floor Activation



Ground floor activation area

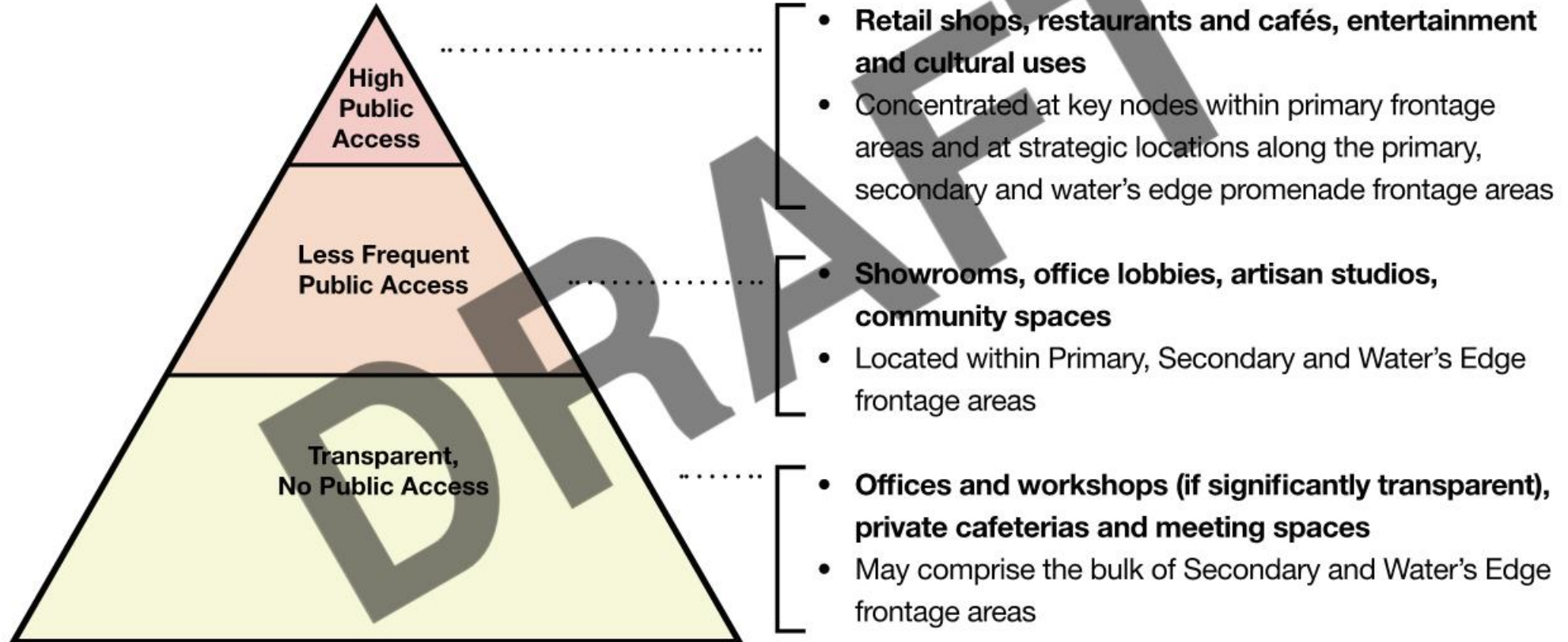


Activate with high ground floor ceiling heights and a wealth of details



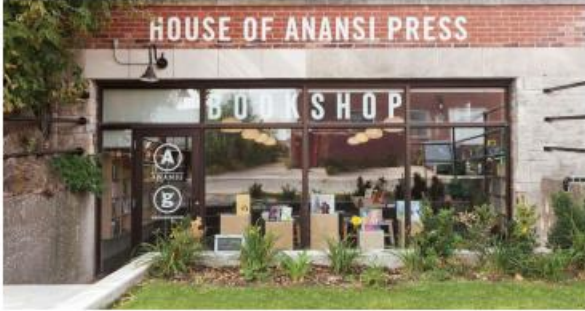
Ground-level facades should be 70% transparent

Hierarchy of Active Frontages



Active Uses

Retail and Service



Production Studio



Office and Flex Space



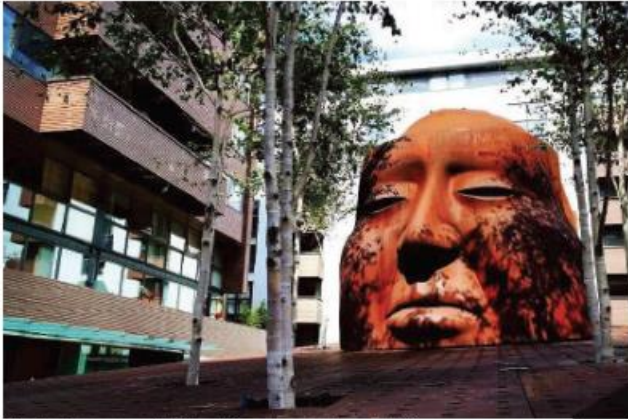
Institutions and Workshops



Entertainment and Cultural Uses



Identity and Celebration



Gainsborough Studios, London, UK



Trollhättan, Sweden



Barrandov, Prague, Czechia



Film props, Cité du Cinema, Paris, France



Nordisk, Film, Copenhagen, Denmark



Film Screening Pavilion, Porto, Portugal

Quick Starts



Blank Walls and Wrappers



Adelaide Studios, Adelaide, Australia



Ciné Bassin, Bordeaux, France



Pinewood Studios, Toronto



Adelaide Studios, Adelaide, Australia

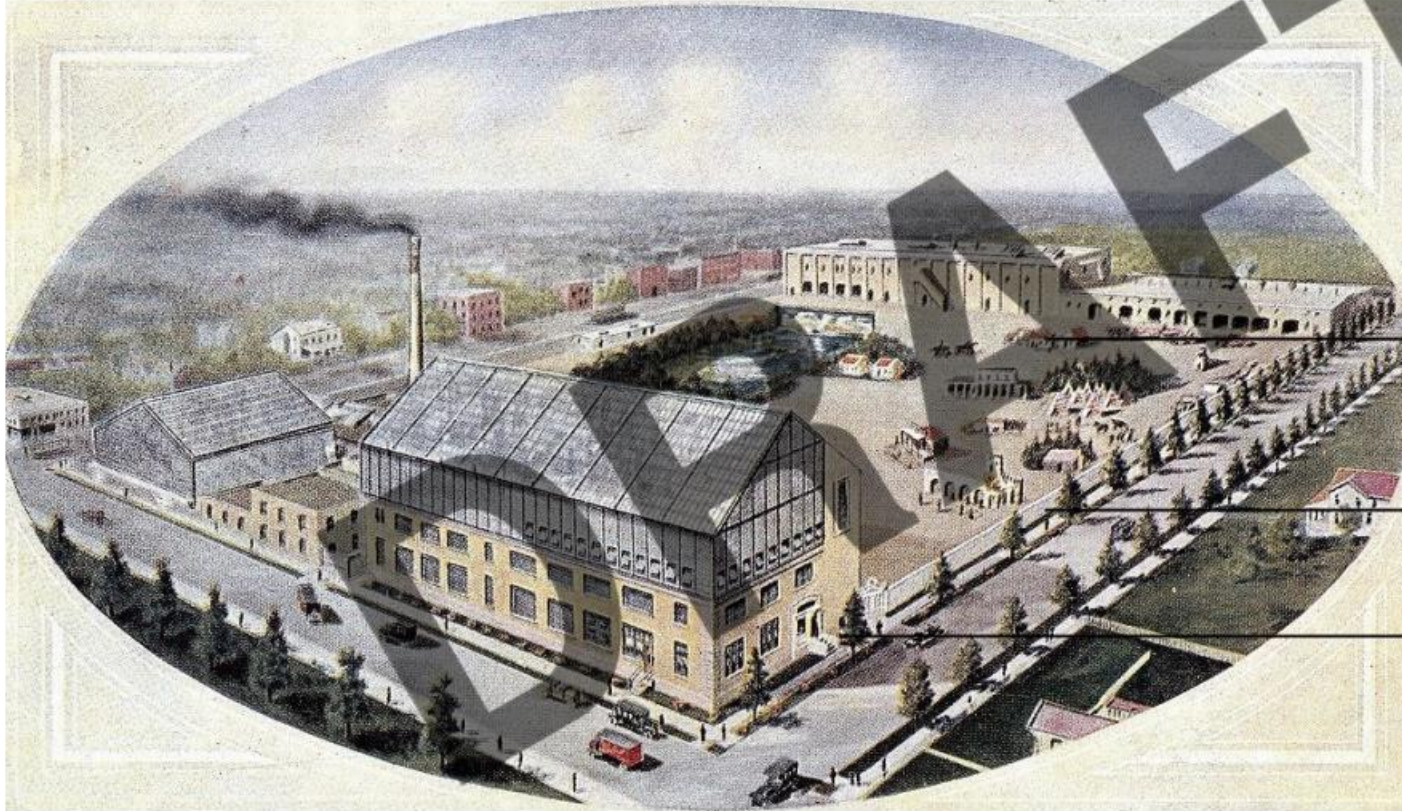


Caligari Halle, Babelsberg, Berlin, Germany



Babelsberg Studio, Berlin, Germany

Secure Perimeters



Interior left open for private activities (e.g. film shooting, parking, storage)

Fence or wall screened by landscaping

Buildings secure corners and provide more active frontage

Secure Perimeters

Objectives for Secure Perimeters

From the landowner's perspective:

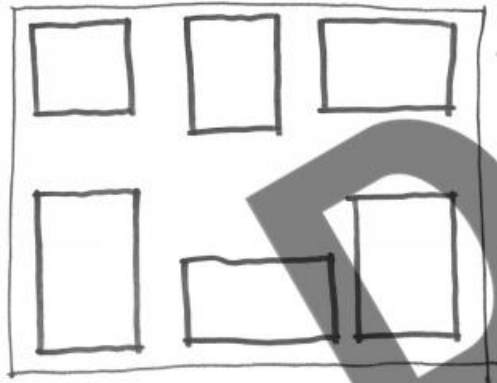
- Provide security
- Screen film making operations
- Provide visual continuity along street

From the public's perspective:

- Screen parking, storage
- Contribute positively to the pedestrian experience
- Landscape and built form elements should help define the public realm

Resulting Considerations

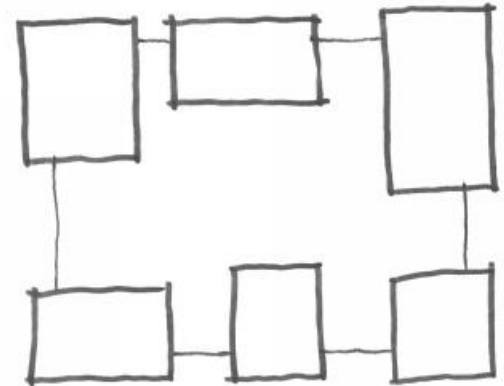
- Opacity?
- Visual Continuity?
- Security
- Pedestrian-Friendliness
 - Fence/wall design
 - Greening
 - Public art



Perimeter Forward



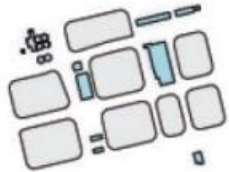
Buildings Flush



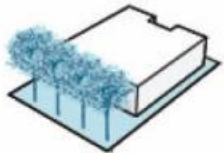
Buildings Forward

Built Form Direction

IDENTITY

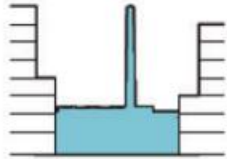


Buildings will Respond To Surrounding Context And Character Defining Features



Wide, naturalized, landscaped setbacks required adjacent to key streets

LEGIBILITY



Buildings heights and placement will preserve, create and accentuate views



Building placement will permit the extension of the public street network

DIVERSITY

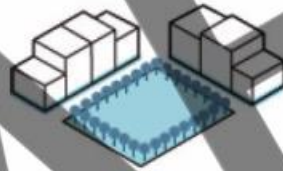


Diversity through different building heights and height shifts

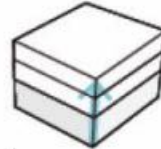


Diversity through strong, repeating vertical articulation and facade designs

ADAPTABILITY

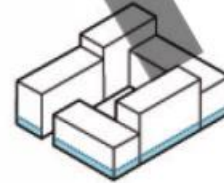


Urban street-edge relationships with buildings framing the public realm



Minimum building heights and floor to floor ceiling heights for non-residential on key frontages

ACTIVITY



Activate with high ground floor ceiling heights and a wealth of details

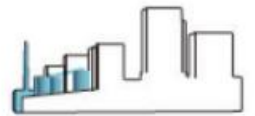


Ground-level facades should be 70% transparent

SKYLINE TOPOGRAPHY



Buildings will contribute to the creation of a distinct and dynamic skyline



New buildings will not detract from or dominate the port lands existing skyline

Port Lands Official Plan Modification (OPM) Minimum Heights



Streetwall Frontage: Lower Scale Employment Buildings

- Allows for lower scale industrial employment activities (studios, workshops, warehouses)
- Uses that may not be 'good neighbours' located internal to block with local street access



229 Wallace Avenue, Toronto



Metalsa, Monterrey, Mexico



Wildflower Studios, New York



Ryerson Image Arts Building, Toronto



Teachers Federation, Toronto



545 Queen St W.



Equinix Data Centre, Toronto



401 Richmond, Toronto

Streetwall Frontage: Mid-Scale Employment Buildings

- Provides office and commercial/retail (at sidewalk level) supported by transit on major roads
- Balances scale of the street (road width to streetwall height), framing street and public realm for pedestrian comfort



Wrigley Building, Toronto



CHUM City Building, Toronto



80 Atlantic, Toronto



George Brown College, Toronto



205 Richmond St W, Toronto



Charles St Garage, Toronto



Corus Quay, Toronto



T3, Minneapolis

Streetwall Frontage: Taller Mid-Scale Employment Buildings

- Signals higher order transit / mobility on major roads
- Create visually prominent 'special' / 'signature' buildings at nodes / gateways that signal significant intersections, act as landmarks, add to skyline



Ryerson SLC, Toronto



SAS Building, Toronto



Commodore Building, Toronto



Tower Building, Toronto



33 Yonge St, Toronto



Rotman School, U of T, Toronto



2102 Keith Dr, Vancouver



CBC Broadcast Centre, Toronto

Sustainability: Toronto Green Standards

TORONTO GREEN STANDARD v3



- Challenge of applying TGS to the PIC Core area:
 - Stormwater treatment
 - Greening
 - Energy
- Opportunity to define new standard for the future
- Focus on additional resilience strategies (e.g. encourage adaptability, design for future conversion and reuse, future energy generation (solar and wind readiness))
- Encourage wood frame structures
- Work with employers and property owners to promote sustainable commuting options, dependent on supporting infrastructure

Sustainability: Stormwater



- Flat roofs and surface parking will create substantial stormwater runoff
- Need to deal with stormwater on site can create opportunities for POPS (or private landscaped spaces) that double as stormwater treatment facilities
- Opportunities to pilot creative solutions to managing stormwater on-site (i.e. blue roofs, integrated low-impact development systems)

Detail of stormwater strategy diagram, Port Lands Planning Framework.



Areas for Panel Consideration

1. How can the guidelines be sufficiently flexible to accommodate a diversity of building types in this creative employment-focused area?
2. How can the guidelines advance resiliency and future-proofing, both considering the climate emergency and the changing nature of work?
3. What challenges might limit the ability to implement the guidelines?
4. What other considerations should be explored to further drive design excellence?