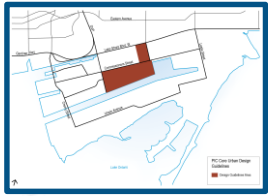


# PIC Core Urban Design Guidelines

## Film, Television and Digital Media Advisory Board



Kyle Knoeck, Manager, Zoning Team  
Anthony Kittel, Project Manager  
February 3, 2020



# Production, Interactive and Creative (PIC) Urban Design Guidelines - Overview

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.

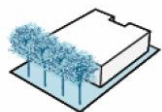
The Urban Design Guidelines are:

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

## IDENTITY

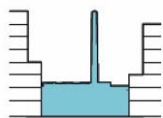


Buildings Will Respond To Surrounding Context And Character Defining Features

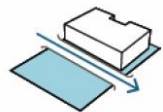


Wide, naturalized, landscaped setbacks required adjacent to key streets

## LEGIBILITY



Buildings heights and placement will preserve, create and accentuate views

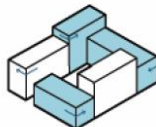


Building placement will permit the extension of the public street network

## DIVERSITY

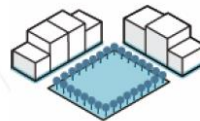


Diversity through different building heights and height shifts

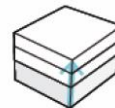


Diversity through strong, repeating vertical articulation and facade designs

## ADAPTABILITY

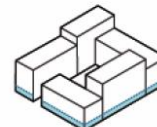


Urban street-edge relationships with buildings framing the public realm



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

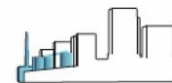


Ground-level facades should be 70% transparent

## SKYLINE TOPOGRAPHY



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

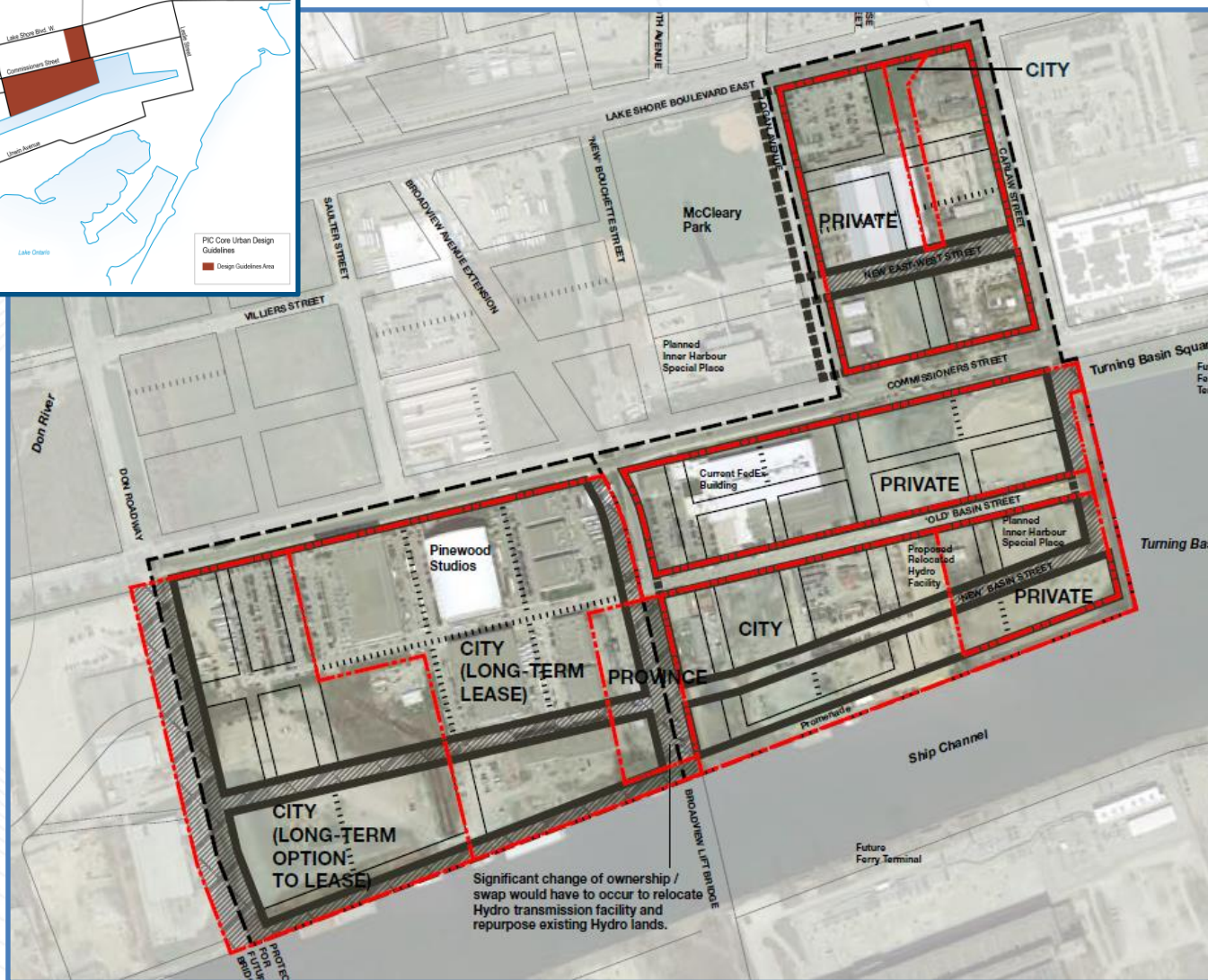
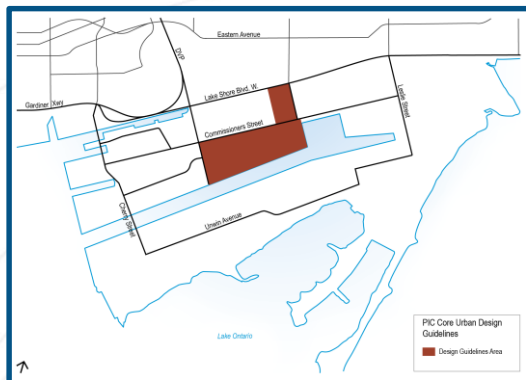


New buildings will not detract from or dominate the port lands existing skyline





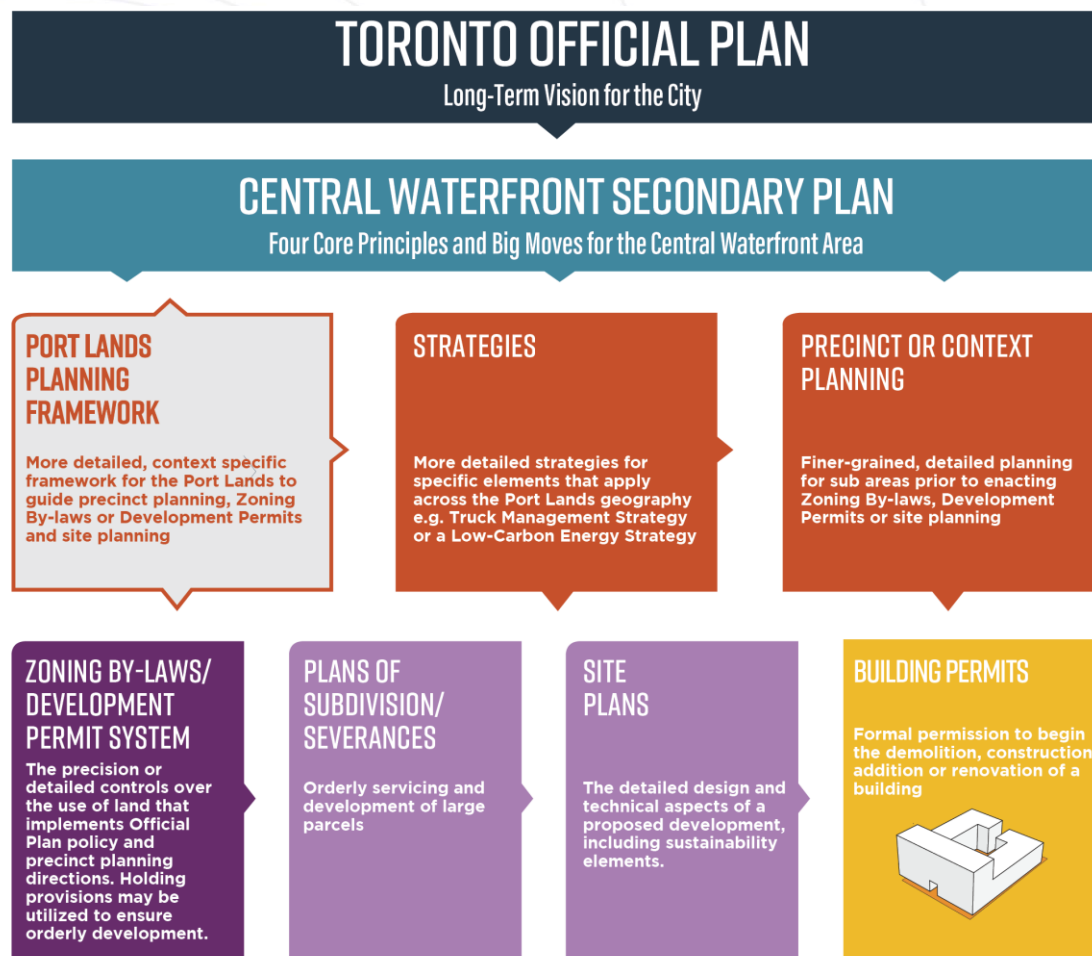
# PIC Core Urban Design Guidelines – Study Area





# Planning Framework Implementation

To guide revitalization of the Port Lands in the near , medium, and long-term, the Planning Framework is implemented by a number of plans, strategies, initiatives, and *Planning Act* tools. The diagram below provides a road map to the many ways the Council-adopted vision is being enacted. The Zoning Review and Production, Creative and Interactive (PIC) Urban Design Guidelines are two early implementation projects.



# Port Lands 101





# The Port Lands Today





# Vision of the Port Lands

The Port Lands will become an extension of the Downtown, with a full, balanced mix of uses. There will be new complete mixed-use communities, districts that support the growth of the City's production, interactive and creative sectors, and areas for continued port and industrial uses.

The Port Lands' districts are planned to evolve over time, with residents and employees able to enjoy nature and recreation, the vibrancy of the public realm, diverse employment and housing opportunities, and the industrial activity of the Port, all within a 5 to 10 minute walk.

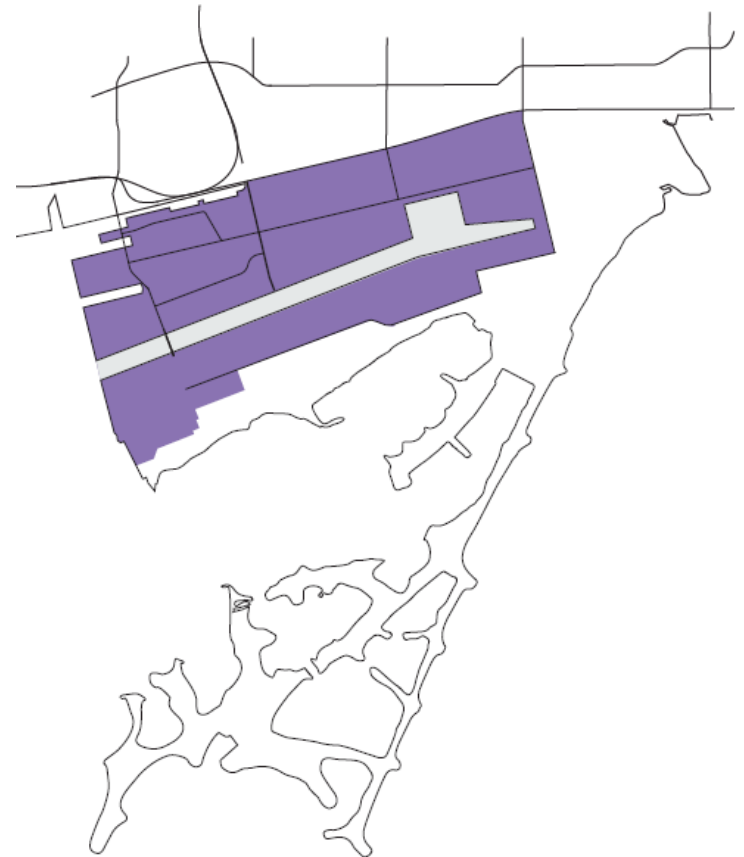


Adopted by City Council on December 8, 2017 as the 50-year vision of the revitalization of the Port Lands, with a number of Districts and land use typologies that create unique mix of employment-focused districts and mixed use precincts. The Framework addresses land use, transportation, infrastructure,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

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

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

- Diverse opportunities
- Near-term vs longer-term
- Intensification of employment uses to support 25-30,000 employees

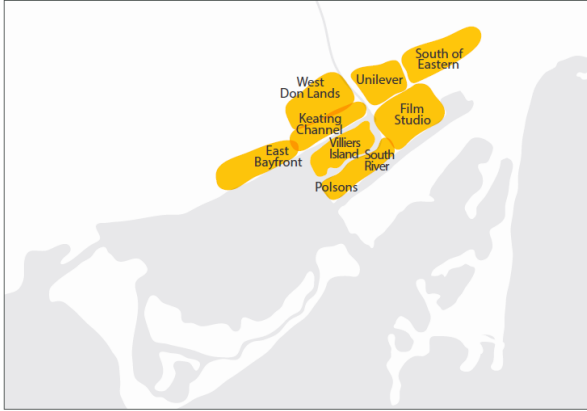






# PLPF Defining Elements

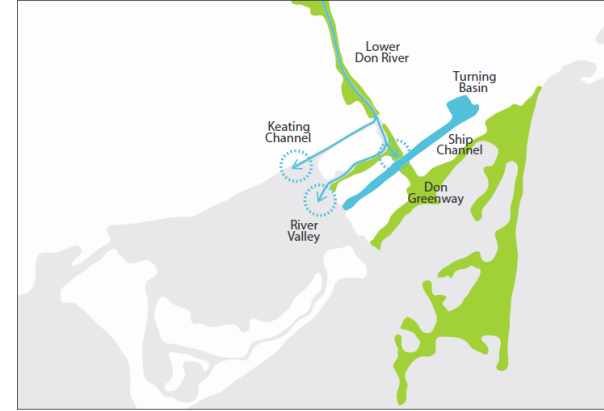
Part of a Large Regeneration Effort



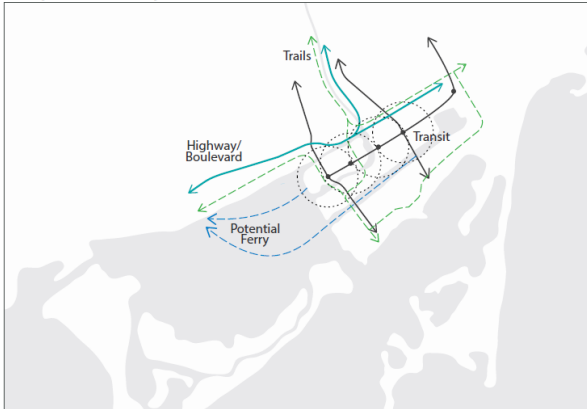
Where Urban Meets Natural



The New Mouth of the Don + Ship Channel



Key Mobility Routes



Character Defining Industrial Artifacts



Port, Power + Production





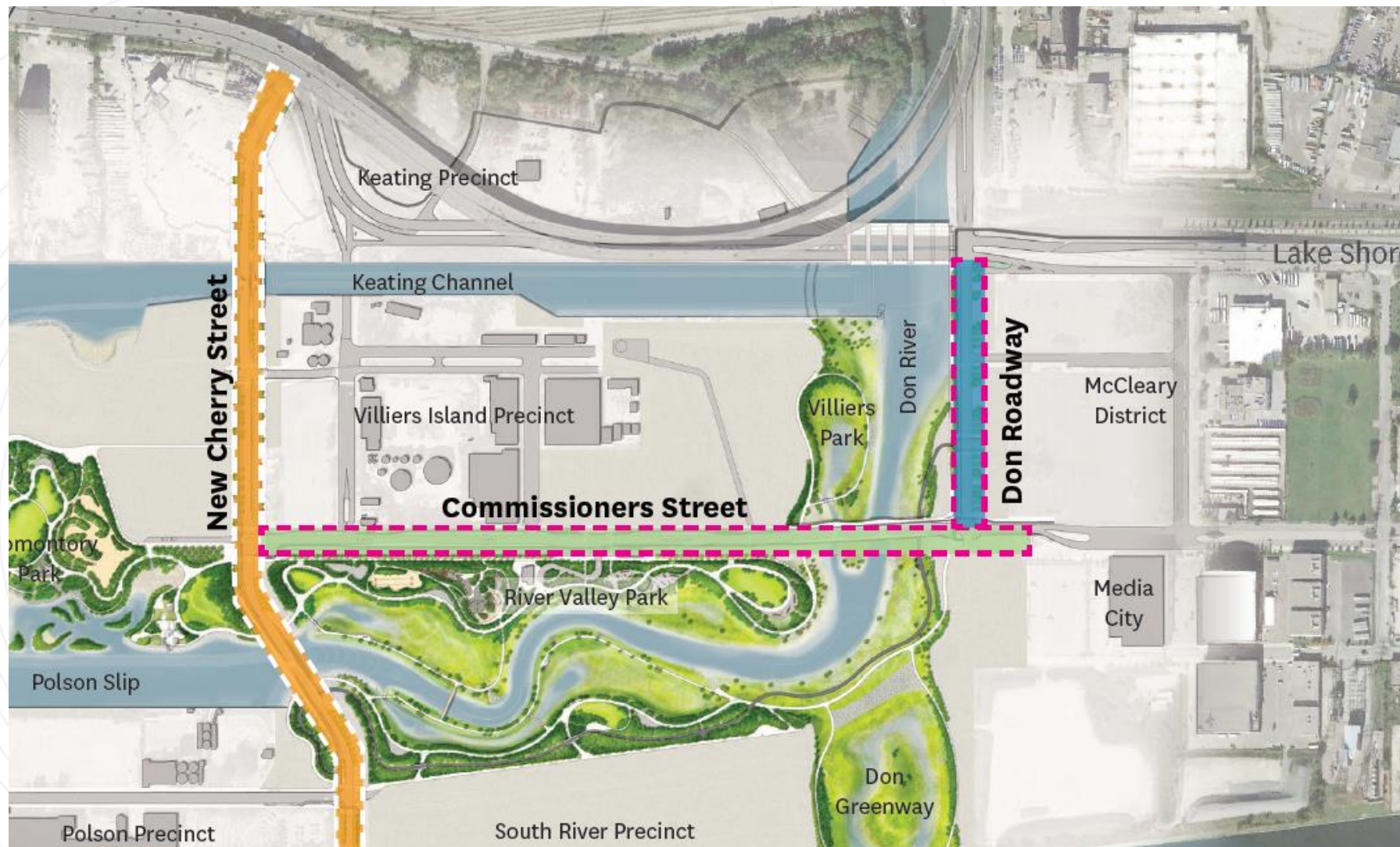
# A Film-Friendly Future







# Flood Protection + Public Realm Improvements







# Flood Protection Construction and Disruption (2018-2024)

- Flood protection will unlock the Port Lands, to more urban developments
- Construction has resulted in disruption for productions industries, including loss or relocation of production and workshop space
- Removal of the flood risk will protect investments in the production industry and allow for more dense film and media hubs.







# View Looking South on West Side of Don Roadway



# PIC Core Urban Design Guidelines 101





# 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
- Multi-storey building that can be adaptively reused over time



Pinewood Toronto (use of wrapper to activate otherwise blank exterior)



Caligari Halle, Babelsberg (Berlin)



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

DTAH has been retained to assist the City in developing Urban Design Guidelines and is 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:

- The types and height of buildings
- Public realm and streetscape design
- How are developments organized
- More urban, dense developments
- Streets and blocks
- Planning for buildings that last and can be reused
- On-street and off-street parking
- Defining Film-Friendly Local Streets
- Sustainable and climate positive development
- Designing engaging and attractive employment-focused districts
- Landscaping and screening
- Creating aesthetically pleasing secure perimeters
- Developing an identity that celebrates film, media and creative industries



Cheswick Business Park, London



Woodframe office proposal in Liberty Village



Five-storey office in Aker Brygge, Oslo



Pinewood Toronto Studios head office



Adaptive re-use of a seven-storey industrial building for film production and related uses

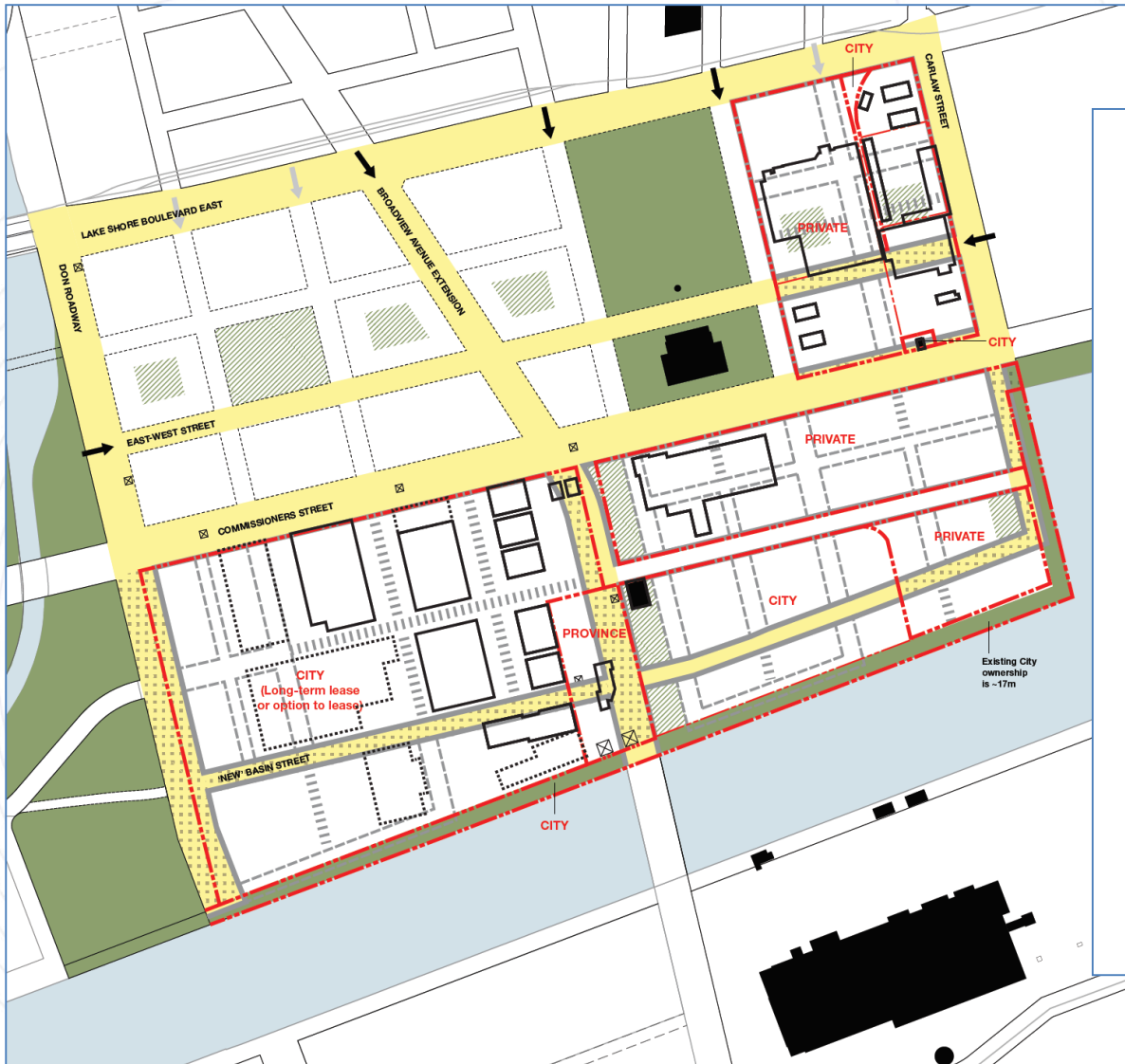


Sport Hall, Slangen





# PIC Core Ownership



Conceptual	Statutory (OPM)
<b>Streets and Blocks</b> Edges formed by conceptual streets or connections Mid-block connections	Edges formed by required streets Required or existing streets
<b>View Corridors</b> Conceptual views	Protected views
<b>Parks/Open Space</b> Local or POPS	Major
<b>Built Form</b> Heritage Existing Pinewood (next phase) Hydro pylon (existing)	
<b>Secure Perimeters</b> Pinewood secure area Auto entrance Pedestrian entrance	
<b>Ownership</b> Ownership type division Individual ownership division Minimum land to be dedicated	



# Urban Design Principles (Draft)

- **Good Neighbour** - development will occur incrementally and design must carefully consider both existing and future relationships with surrounding properties and the public realm.
- **Innovative Employment Opportunities** – new, emerging creative industries, an evolving film and media sector, innovative business opportunities and small-scale local start-ups should be able to find a home in the PIC Core districts.
- **Corridors to the Water** - public connections to the waterfront should be provided where opportunities exist, while respecting and acknowledging the new river valley and Ship Channel in the design of new development.
- **Film-Friendly Districts** – Create a series of PIC Core districts that incorporate design elements that support and encourage film and media uses.





# Urban Design Principles (Draft)

- **Robust Urban Fabric** – protecting for a street and block pattern that will accommodate a range of urban employment building typologies as the Port Lands intensifies over time.
- **Placemaking** - The PIC Core districts will have a unique sense of place and identity based on their physical setting, landmarks, film and media industries, and be reflective of the shared values of its employees, visitors and adjacent residents.
- **Connectivity**– unique streetscape, promenade, parks and POPS spaces will create an integrated and interconnected Port Lands and PIC Core public realm system.
- **Future Forward**– integrating natural elements, biodiverse landscapes, green and low impact infrastructure, and passive building design to create a future forward and climate positive modern creative employment district.

# A Focus on Film-Friendliness





## Film Board Focus Group

Engaging with the Film Board Focus Group that represents film and media stakeholders to provide input on PIC Core UDG and Zoning Review:

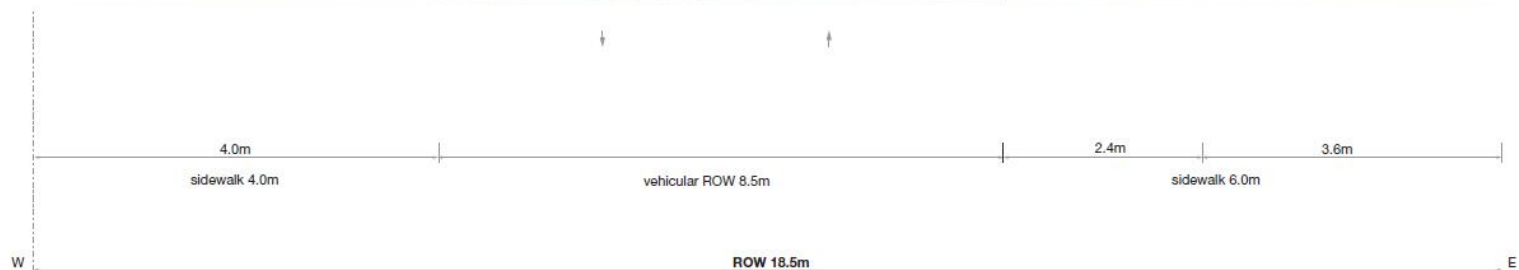
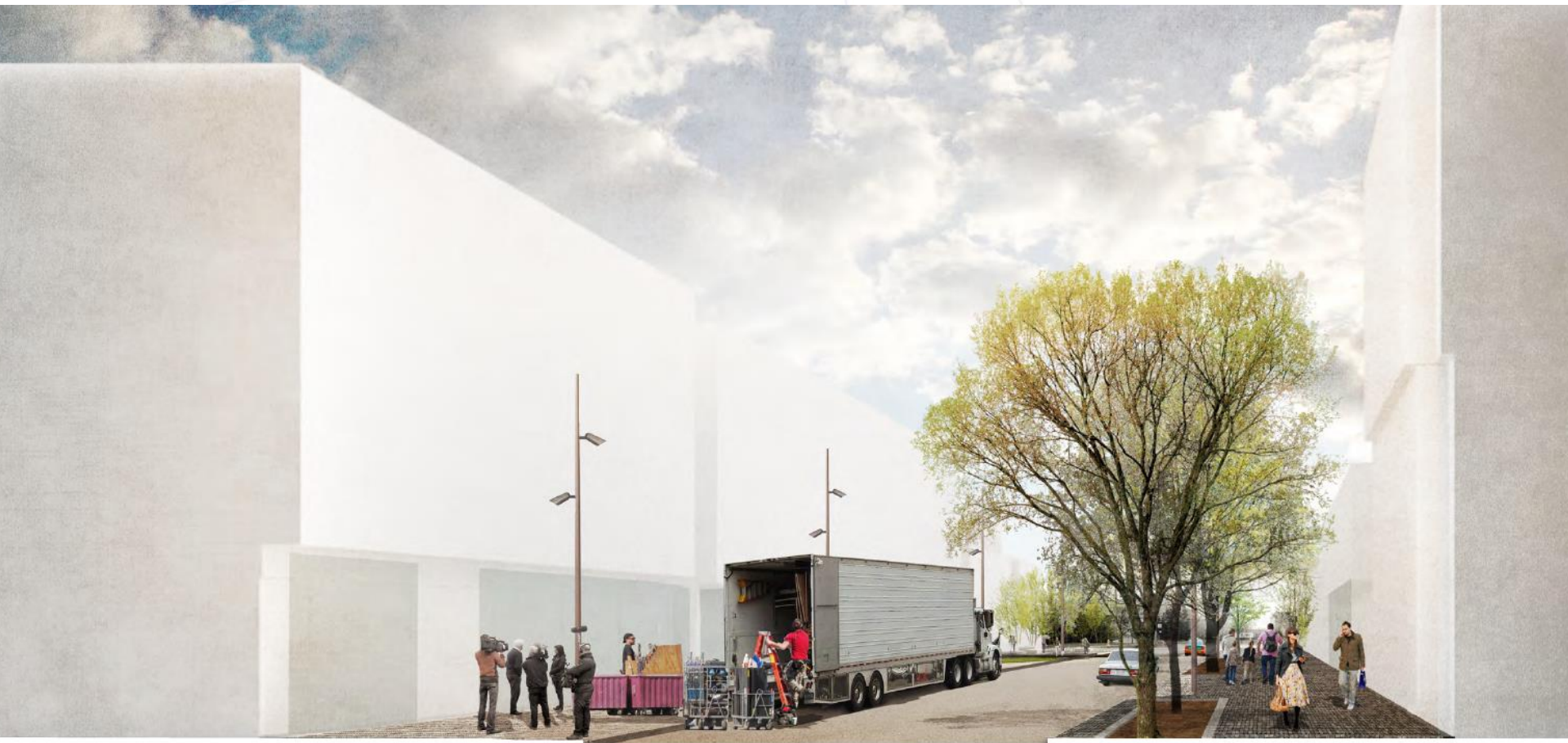
- Build on the Film Board's Film-Friendliness recommendations
- What is a film-friendly street in the Port Lands?
- Innovative approaches to secure borders, frontages and gateways?
- Film-friendliness in built form – flexibility, adaptive reuse and building typologies

# Film-Friendly Local Streets and Laneways





# Film-Friendly Local Street Concept



# Secure Perimeters, Studio Frontages and Gateways + District Identity and Celebration of Film





# Secure Perimeters and Gateways



SOURCE: Genster, 2016

The Culver Studios Innovation Plan  
**Figure A-10**  
Rendering: Van Buren Parking Structure



SOURCE: Genster, 2016

The Culver Studios Innovation Plan  
**Figure A-8**  
Proposed Ince Boulevard View of Building Y



Adelaide Studios (Adelaide)



Cinespace (Chicago)

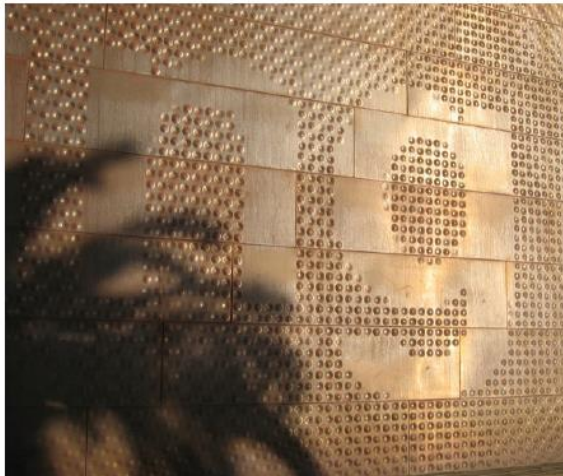


Jim Hanson Studios (Hollywood)





# Secure Perimeter Treatments







# Blank Walls



Adelaide Studios (Adelaide)



Ciné Bassin (Bordeaux)



Pinewood Toronto (use of wrapper to activate otherwise blank exterior)



Adelaide Studios (Adelaide)



Caligari Halle, Babelsberg (Berlin)

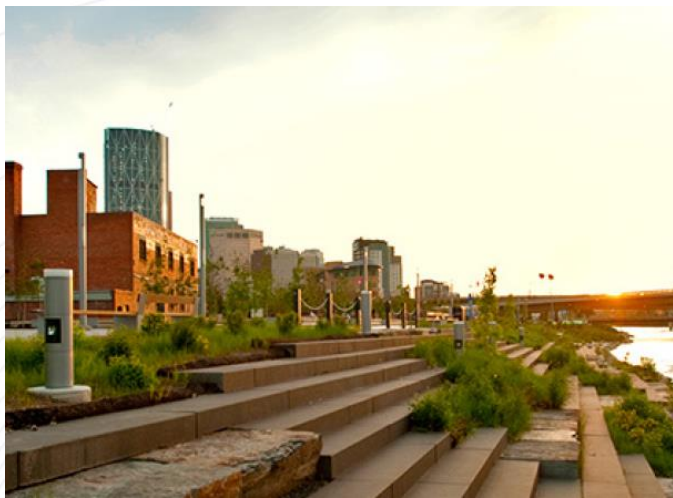


Babelsberg (use of wrapper to activate otherwise blank exterior) (Berlin)

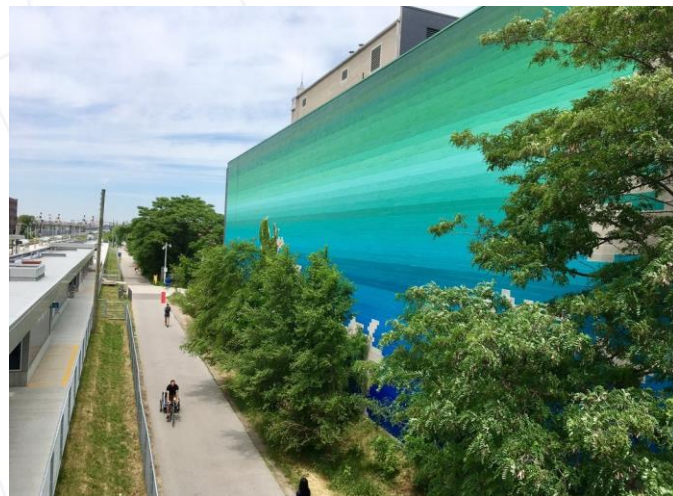




# Water's Edge Promenade + Industrial



**Calgary – River Valley Promenade in an industrial area**



**Toronto – West Toronto Rail Path**



**Essen, Germany – Zollverein Coal Mine Trail**



**Portland, OR – South Waterfront Greenway**





# Identity and Celebration



Gainsborough Studios (London)



Trollhättan (Trollhättan, Sweden)



Barrandov (Prague)



Film props, Cité du Cinema (Paris)



Nordisk Film (Copenhagen)



Film screening pavilion (Porto)

# Built Form





# Flexible Buildings



Three-storey adaptive reuse  
of an industrial building



Adaptive re-use of a warehouse  
building in the LA Design District



Faba Office Building, Warsaw



Cheswick Business Park, London



Woodframe office proposal in Liberty Village



Five-storey office in Aker Brygge, Oslo



Pinewood Toronto Studios head office



Adaptive re-use of a seven-storey industrial  
building for film production and related uses

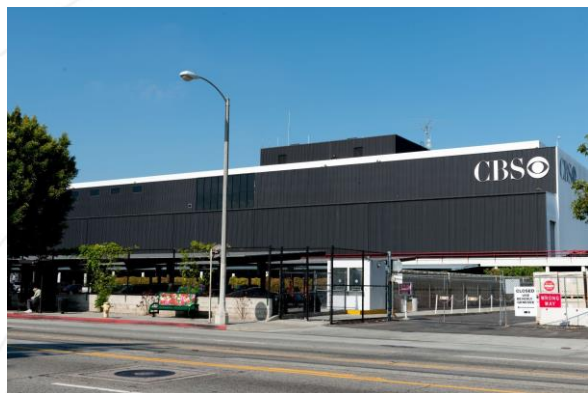


Sport Hall, Slangen





# Big Blank Boxes



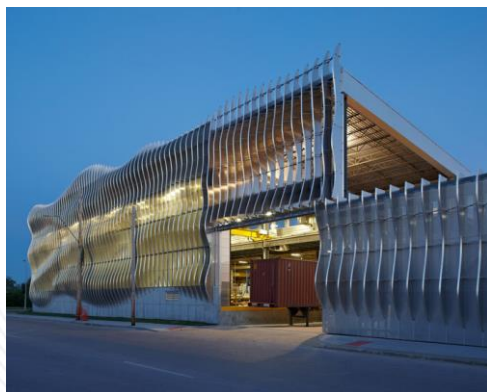
CBS Studios – Los Angeles



East Brook Studios – East London



Wildflower Studios – Queens, NYC



Zahner (Factory) – Kansas City



TOHO Studios  
Post-Production - Tokyo



Metalsa (Manufacturing) – Monterrey Mexico





# Activating the Street



Restaurant in Liberty Village Employment Area







# Quick Starts







# PIC Core UDG Process



- PIC Core Urban design Guidelines Study will focus on the development of urban design guidelines and implementing zoning by-laws.
- The planning process is divided into three phases

**Phase 1: Research and Analysis(Q1 – Q3 2019)**

**Phase 2a: Emerging Ideas, Aspirations & UDG Direction (Q3 2019 – Q1 2020)**

**Phase 2b: Draft UDG & Zoning By-law (Q1 – Q2 2020)**

**Phase 3: Finalize the UDG & Zoning By-law (Q2 – Q3 2020)**



**SAC + LUAC MEETING #1**  
Introduction



**PUBLIC MEETING #1**  
Introduction



**TORONTO FILM BOARD**  
Direction



**SAC + LUAC MEETING #2**  
Review



**WTDPR MEETING**  
Direction



**PUBLIC MEETING #2**  
Draft Final & Direction



Landowner/User Meetings



Film Board Focus Group Meetings



**TORONTO FILM BOARD**  
Draft



**SAC + LUAC MEETING #3**  
Draft



**PUBLIC MEETING #3**  
Draft Final



**WTDPR MEETING**



**TEYCC & CITY COUNCIL**



# Next Steps

## February 2020

- UDG Direction, based upon Port Lands Planning Framework
- Stakeholder engagement meetings
- First Film Board Focus Group Meeting – Film-friendly Streets
- **Community Consultation Meeting #2 – end of February 2020**

## March – June 2020

- Multiple Film Board Focus Group Meetings
- PIC Landowners and Users Technical Meetings
- Consider community input during development of draft UDG
- **Community Consultation Meeting #3 – mid-June 2020**



Pixar Studios (San Francisco)



NFTS (Beaconsfield, UK)



# Thank You – Any Questions



Kyle Knoeck, Manager, Zoning Team  
Anthony Kittel, Project Manager  
February 3, 2020