

CONFIDENTIAL APPENDIX B

TWSDI/PINEWOOD ISSUES

Port Lands Official Plan Modification - Phase 2 Hearing

Proposed Policy Modification to Address TWSDI/Pinewood's Outstanding Issues

Proposed policy additions are shown with a red underline. Proposed policy deletions are shown with a ~~strikethrough~~.

Schedule C

Port Lands Area Specific Policy

10. Built Form

- 10.5. Activity at grade will be provided to enliven areas, and provide day-to-night vibrancy and eyes on the street. This ~~is will~~ may be achieved by:
- a) Animating the public realm with retail and other active uses ~~at grade~~ through design strategies including narrow frontages at grade and a wealth of details such as recessed entrances, signage, weather protection, and architectural detailing and finishes that complement the character of the building and create visual unity of the streetscape;
 - b) Making the ground-level facades of new buildings as transparent as possible to allow for a two-way visual exchange. In the Priority Retail Streets and Frontages and Secondary Retail Street areas, façades should be approximately 70% transparent to permit a clear view inward from the street; and
 - c) Providing a minimum ground floor height of 5 metres from floor to ceiling on Priority Retail Streets and Frontages as shown on Map 3C and protecting for at-grade street-related retail and service uses on Secondary Retail Streets and Water's Edge Animation areas shown on Map 3C. To protect for retail in these areas:
 - i. Floor to ceiling heights will be a minimum of 5 metres in height; and
 - ii. Ground floors will be designed to ~~enable conversion to narrow frontage retail through~~ accommodate retail, including potential future conversion to fine-grained retail, by ensuring the ability for entrances at-grade, suitable layout with regularized column spacing or ability to subdivide a ground floor, suitable depth to accommodate retail and service uses and convenient access to loading and storage.

Add a new Section 10.11, as follows:

10.11 Media City

- 10.11.1 Up to a maximum of five (5) tall buildings are permitted in Media City in strategic locations to support transit-oriented development and activation of the public realm, in accordance with applicable provisions under Policy 10.7.

10.11.2 A height peak that is not to exceed 34 stories (approximately 138 metres) is permitted in proximity to both the intersection of the Don Roadway and Commissioners Street and the intersection of Commissioners Street and Broadview Avenue. South of the height peak, the heights of tall buildings will terrace down to 17 stories (approximately 73 metres) at the Ship Channel.

10.11.3 Tall buildings in Media City will maintain the intent of Policy 10.7.6 b) by ensuring that any shadow on the Don Greenway and naturalized river valley is confined to the area just below the top of bank during the spring and fall equinoxes for a maximum of 30 minutes between 10:18 AM and 11:18 AM.

12. Innovation and Sustainability

12.2 All development on privately-owned land will be passively designed and meet the minimum requirements in the applicable Toronto Green Standards. Development on publicly-owned land, as of the date of the adoption of this Area Specific Policy, will be passively designed and be required to ~~exceed~~ meet the Toronto Green Standards highest performance measures and include new and emerging approaches for advancing a progressive sustainability agenda and showcasing innovation.

Add a new Policy 12.2.1 as follows:

12.2.1 While development in Media City will be generally consistent with Policy 12.2, alternative approaches for the District will be permitted as follows:

- a) New development will be designed to be district energy ready to allow for potential connection to a low-carbon thermal energy network when available, in accordance with Policy 14.6.3 and to satisfy the District Energy requirements of the Toronto Green Standards;
- b) New development will integrate building-specific low-carbon energy systems such as ground-source heating, to help eliminate fossil fuel use on site, where feasible, to satisfy the Energy Efficiency requirements of the Toronto Green Standards; and,
- c) Urban Forest requirements of the Toronto Green Standards will be pursued on a District-wide basis to support resilience in Media City.

13. Biodiversity

13.2. At a precinct planning or prior to rezoning land in a precinct, or at Site Plan Control where a rezoning is not required, a Naturalization Plan will be prepared, if required by the City.

13.3. Infrastructure and capital projects, such as new streets, street reconstruction, bikeways, and multi-use pathways, will provide habitat and wildlife corridors, where appropriate, and will include, but not be limited to eco-passages, wildlife crossings and naturalized landscaping including understorey planting and enhancements to tree

canopy. Interpretative signage will also be incorporated to educate the public on any biodiversity features.

Add a new Policy 13.4 as follows:

13.4 In Media City, biodiversity objectives will be focused primarily along the Don Roadway and Ship Channel promenade, contributing to a biodiverse Port Lands.

14. Municipal Servicing, Utilities and Green Infrastructure

14.6 Development will be required to:

14.6.3. Where appropriate, provide proper fit-outs, including necessary above and below-grade infrastructure informed by ~~the City's Thermal Network-ready Design Guidelines~~ a district energy developer's connection specifications, to ensure connection to future low-carbon thermal energy network, such as deep lake water cooling, geo-exchange systems, and/or sewer heat recovery ~~and/or combined heat/power plants~~.