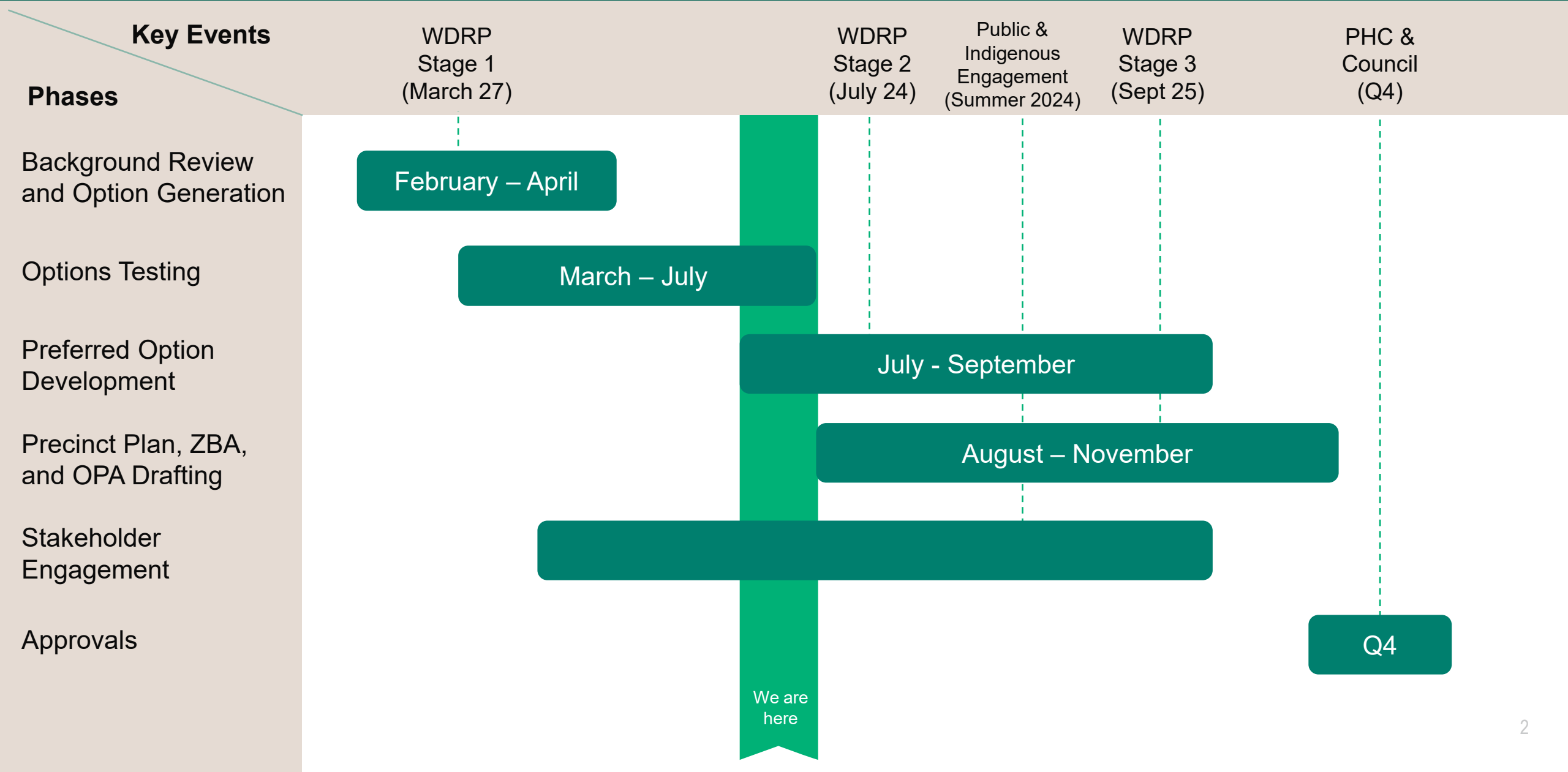


McCleary District Precinct Plan

Film, Television and Digital Media Advisory Board – July 5, 2024

Project Timeline

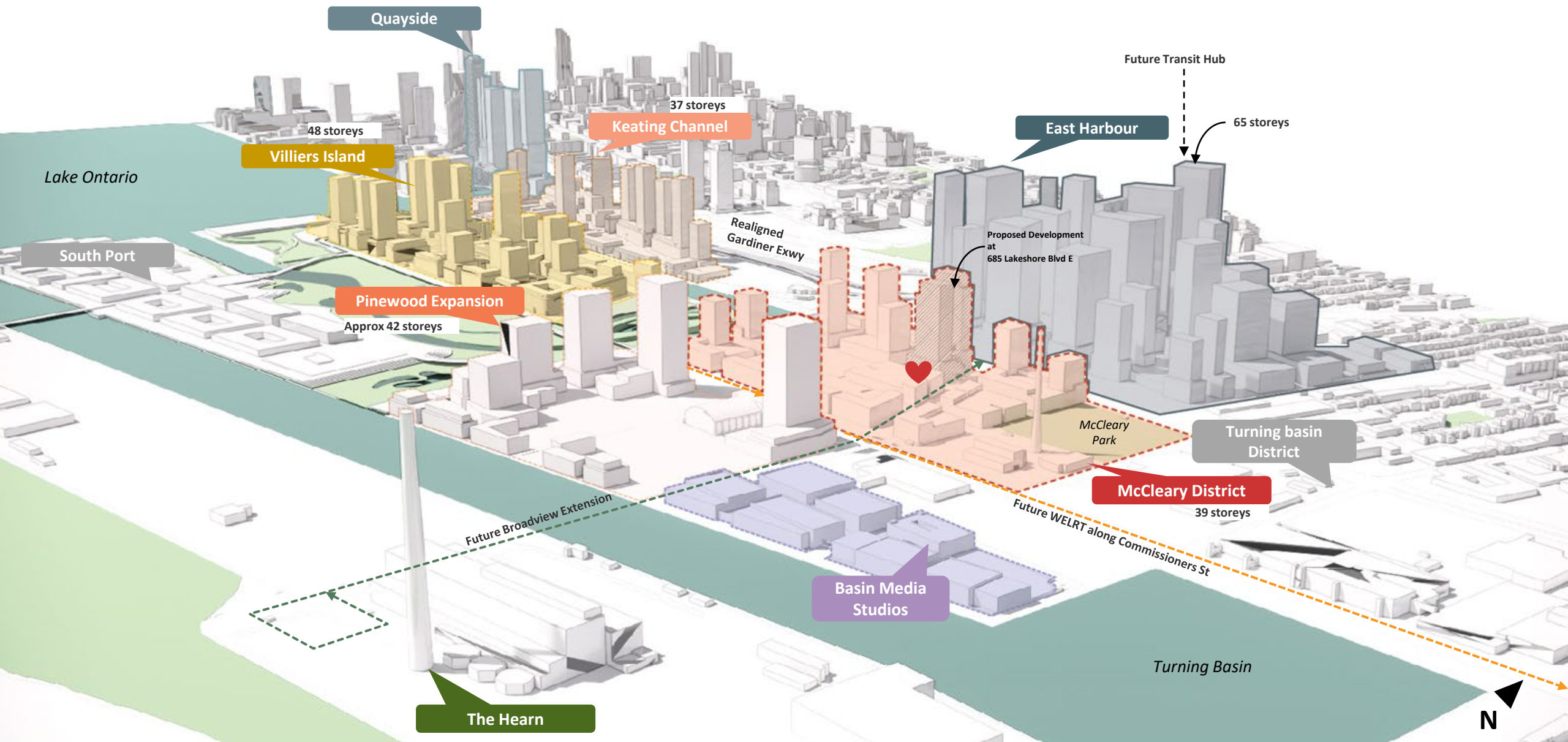


What We've Heard (so far)

The Project Team met with the Infrastructure & Sustainability subcommittee in April and June and received the following feedback:

- Support for maintaining existing height ratios (peak along Lake Shore Boulevard East, scaling down towards Commissioners).
- Consider public art as a means of celebrating the local film industry, including murals on studios.
- Support consideration of sector-specific affordable housing in the McCleary District.
- Support for “agent of change principles”, with a focus on awareness of proximity to film production.
- Prioritize film-friendly features throughout the area as defined in the forthcoming PIC Core Urban Design Guidelines.
- Consider backlot, storage or parking for interim use of vacant spaces prior to development.

Future Context



Guiding Principles

1. Create a **complete community** with new homes for households of all sizes and income levels, including **affordable housing and family-oriented housing**.

2. Foster the economic development of the waterfront by planning for **PIC uses to enhance the Port Lands film and digital cluster** and promote new opportunities for growth industries.

3. Incorporate a **variety of building forms** that prioritize **design excellence and sustainability** and serve the needs of the diverse uses in McCleary District.

4. Prioritize the pedestrian experience with a **walkable, varied street network**, ground floor animation and comfortable microclimate conditions to promote **year-round activation of the public realm**.

5. **Enhance the Indigenous presence in the Port Lands** by including First Nations, Inuit and Métis traditions, culture and worldviews in planning for and implementing McCleary District.

6. Support a **dynamic and resilient community** with a **blue-green network** of open spaces, including a **new central park** that complements the recreational amenities in McCleary Park and the river valley.

District Park – Precedent Examples



Public Realm (Film, Event, Pedestrian Friendly) – Precedent Examples



Public Realm (Blue-Green Network) – Precedent Examples



Boston, MA (c. Reed Hilderbrand, Charles Mayer Photography)



Integrated blue green network in Dockside Green, Victoria BC



Bell Street Park, Seattle



Washington, DC (c. SCAPE, Ty Cole Photography)



Henriksdalsamen, Stockholm, SE (c. Kaspar Dudzik)



Bell Street Park, Seattle, WA (c. M/G)



Digital media, retail, and cultural amenity development, Seoul



Retail, medical office and laboratory space incorporated into a block with parking and cinema space, Boston



Flexible office and creative industrial space, Vancouver



Flexible office and creative industrial space, Vancouver



Office, lab, retail, and residential development, Boston



Sustainable and future-proof mixed-use development with community infrastructure and variety of scale, Düsseldorf

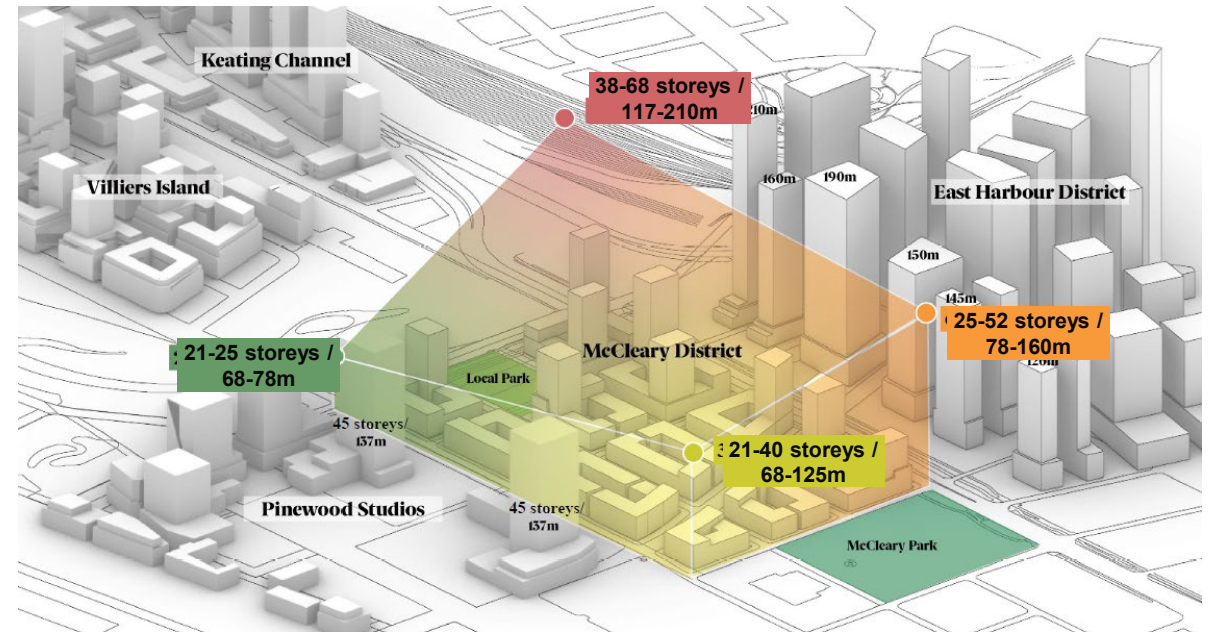
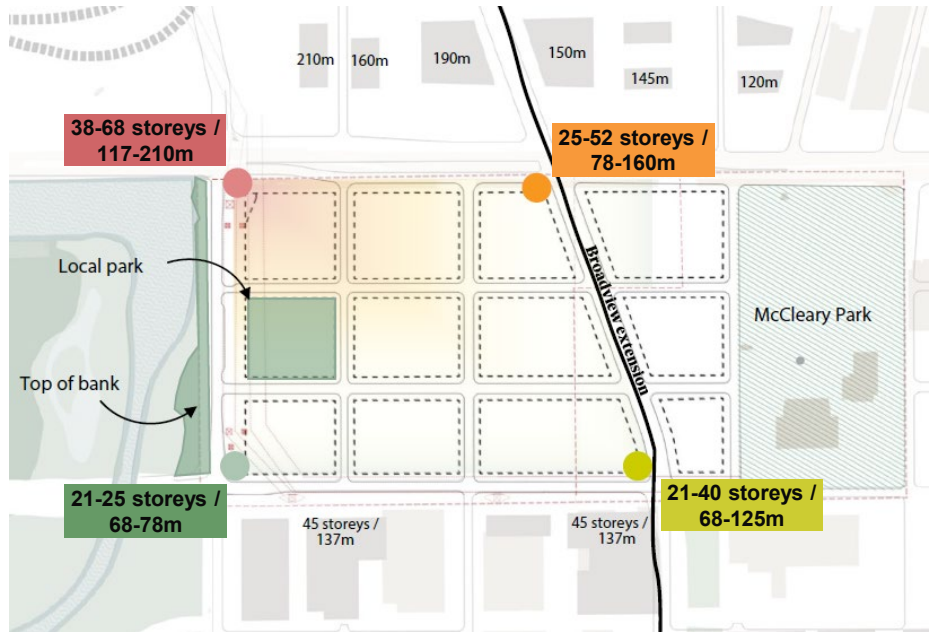


Signature buildings, mixed-use residential & commercial development, New York

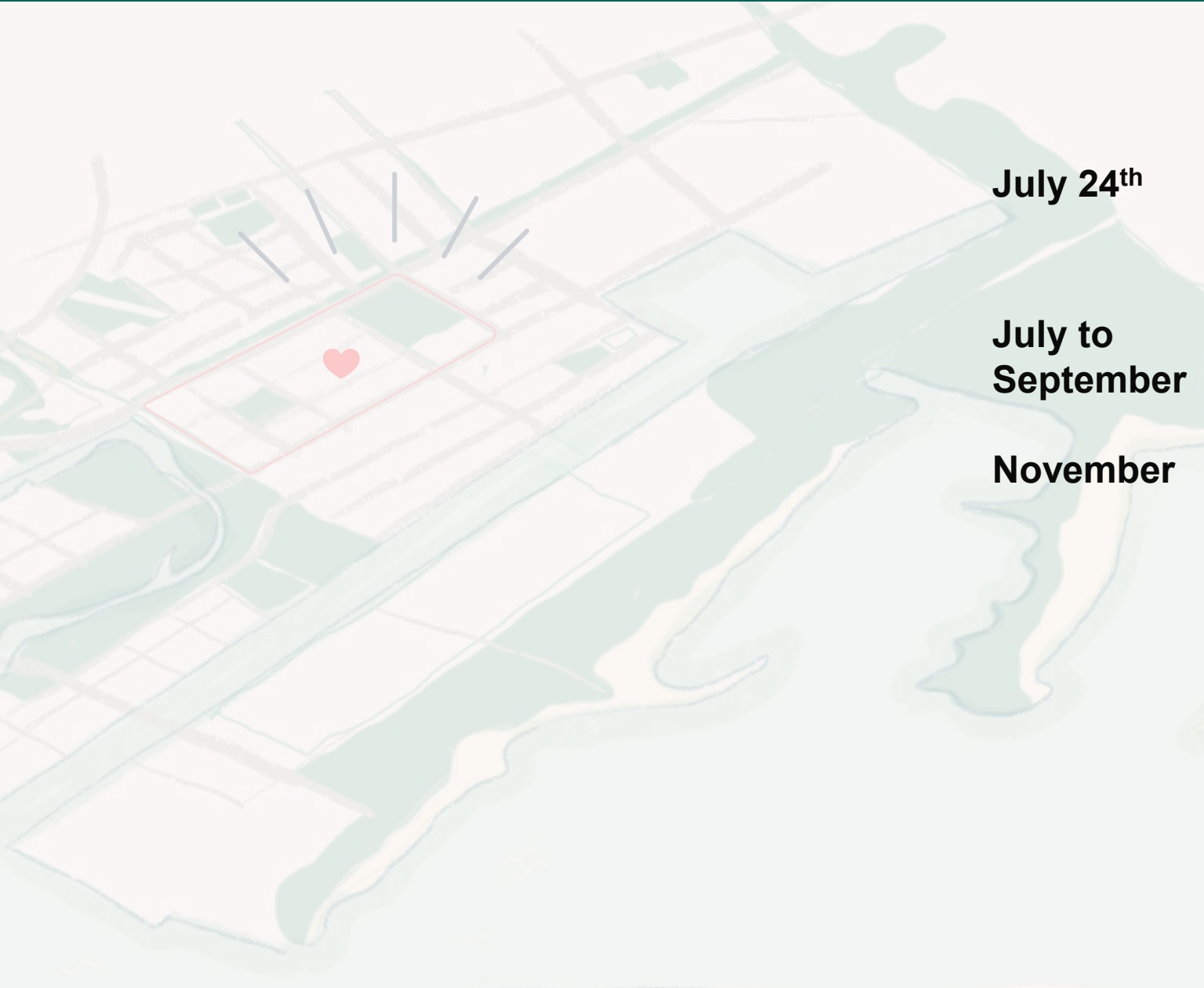


Signature buildings and incorporation of community infrastructure, George Brown Residence, Toronto

Preliminary Height Testing



- The project team is testing individual building heights within the district with consideration to compatibility with adjacent land uses, noise, odour, air quality, and shadow impacts.
- Height explorations range from indicative heights identified in the Port Lands Planning Framework up to the maximum permissible heights of adjacent developments to the north and south (East Harbour and Pinewood).



July 24th

Second appearance at the Waterfront Design Review Panel

July to September

Stakeholder engagement & public open house

November

Update to Film, Television and Digital Media Advisory Board

An aerial photograph of a city skyline, likely Chicago, with the CN Tower visible. The foreground is dominated by a large-scale construction site with extensive earthmoving, concrete structures, and various pieces of heavy machinery. The sky is overcast and dark. The text "Thank You" is overlaid in white in the center of the image.

Thank You