

### 3.9.3.3 Amendments to Sections 3.6.3.1 North South Streets

The amendments introduce adjustments regarding the permitted heights and design guidelines for buildings fronting onto major north-south streets including New Cherry Street, Foundry Street and New Munition Street.

Overall, these amendments aim to enhance the built form, urban design and character of the streets that connect the Island north to south, two of which lead to bridges onto and off of the Island, while ensuring compatibility with the surrounding natural and built environment and heritage context.

2017 Precinct Plan	2024 Amendment
<p><b>North-South Streets (3).6.3.1</b></p> <ul style="list-style-type: none"><li>&gt; Buildings with primary frontage on north-south streets will be permitted up to 8 storeys, and incorporate stepbacks at the 6th storey (see Figure 65); and</li><li>&gt; The height and scale of buildings fronting north-south streets will relate to the street right-of-way to create a pedestrian-friendly environment and leverage passive solar gain.</li></ul>	<p><b>North South Connectors</b></p> <p><b>New Cherry Street</b></p> <ul style="list-style-type: none"><li>&gt; New Cherry Street (maximum 40 metre ROW), serves as the prominent urban gateway to the Island from downtown featuring the primary future LRT stop on the Island. It is a wide, multi-use thoroughfare with two vehicular lanes, dedicated transit and cycling infrastructure and a generously landscaped public realm.</li><li>&gt; Base building frontages on both the east and west sides of New Cherry Street will be permitted to a maximum height of 10 storeys (approximately 32 metres).</li></ul> <p><b>Foundry Street</b></p> <ul style="list-style-type: none"><li>&gt; Foundry Street (maximum 20 metre ROW) is a local north-south connector street that is flanked by the historic Foundry building.</li><li>&gt; Base building frontages on Foundry Street will be permitted to a maximum height of 10 storeys (approximately 32 metres).</li></ul> <p><b>New Munition Street</b></p> <ul style="list-style-type: none"><li>&gt; New Munition Street (maximum 30 metre ROW) will be an important north-south connector street from the Island back to the city with a future vehicular bridge. The second transit stop will be located along Commissioners Street near New Munition Street and the southern portion of this street may also accommodate the transit loop for the future Waterfront East LRT.</li><li>&gt; Base building frontages on New Munition Street will be permitted with maximum heights of up to 10 storeys (approximately 32 metres).</li></ul>

### 3.9.4 Amendments to Section 3.6.2.1 Tall Buildings

The 2017 Precinct Plan envisioned tall buildings on the Island and concentrated them on five blocks between Villiers Street and Centre Street to a maximum height of 29 storeys. Direction from City Council to maximize new housing opportunities through increased densities on publicly-owned blocks necessitated a new analysis of how best to plan for greater density island-wide. The Density Study examined a variety of ways to deploy density across the Island, while continuing to respect the key principles that the 2017 Precinct Plan introduced. The 2024 Precinct Plan Amendment maintains a minimum 40 metre tower separation

and continues to prioritize connections between the City and the lake beyond, and space between the buildings, to support sun access onto key public spaces including the north side of the Keating Channel and on naturalized wetlands. Maintaining these principles resulted in focused opportunities for greater densities on more and taller towers on the Island

Through significant iterative scenario modelling, due diligence and public consultation feedback, the Density Study recommended a 60% increase in gross floor area. This was achieved by increasing tower heights, increasing the number of towers

throughout the Island, and introducing new development blocks with moderate height tall buildings along the Keating Channel (see Figure 26). The updated massing and height strategy was strategically located and shaped to reach the increased density targets, while minimizing adverse microclimate impacts on the public realm.

As noted, New Cherry Street will serve as a prominent urban gateway to the precinct. The updated height strategy recommends increased maximum tower heights along this corridor, with the tallest buildings focused generally western portion of the Island.



FIGURE 26. Conceptual tower locations

### 3.9.4.1 Amendments to Section 3.6.4.1 Tall Building Locations

2017 Precinct Plan	2024 Amendment
<p>The location, organization and orientation of tall buildings has been carefully considered to balance a number of planning and design considerations:</p> <p><b>Maximize Sunlight on the Public Realm:</b> Tall buildings will minimize shadow impact on the Island’s parks and open spaces and ensure adequate sunlight on the public realm and natural habitat.</p> <p><b>Leverage Passive Solar:</b> In order to reduce energy demands for buildings, tall buildings will be located strategically on the Island to maximize south facing sunlight exposure, capitalizing on the energy and benefits associated with passive solar gain.</p> <p><b>Mitigate Wind Impact:</b> Villiers Island is located in an area subject to strong winds. Tall buildings need to be carefully positioned to minimize wind impacts and create a comfortable public realm</p> <p><b>Define Gateways:</b> Tall buildings will define the two north-south gateways into the Island, along New Cherry Street and New Munition Street</p> <p><b>Proximity to Transit Stops:</b> Tall buildings will be clustered around the New Cherry Street transit stop to ensure people and jobs are located in close proximity to transit</p> <p><b>Transition to Heritage Structures:</b> To provide appropriate transitions in scale and form to the lower-scale heritage structures on the Island, tall buildings are not appropriate within close proximity to heritage structures. Tall buildings are also not appropriate in locations that would block or obstruct views to heritage structures in Villiers Island and the surrounding Port Lands.</p> <p>The tall building locations on the Island will distinguish the scale and built form between the different character areas in the Island, and also distinguish the Island from the built form character in surrounding areas. In addition to the considerations discussed on the preceding pages, tall buildings will also be located away from the Cement Terminal on Polson Quay to minimize noise mitigation concerns. Tall buildings will be located within the development blocks bounded by Centre Street to the south and Villiers Street to the north. By locating tall buildings within these blocks and staggering their locations, it is possible to minimize shadowing on surrounding buildings. This approach is optimal from a passive solar perspective on a precinct-wide basis and will contribute to reducing energy demands generated by buildings.</p>	<p>The location, organization and orientation of tall buildings has been carefully considered to balance a number of planning and design considerations:</p> <p><b>Maximize Sunlight on the Public Realm:</b> Tall buildings will maximize sunlight on the Island’s parks, open spaces, public realm, and natural habitat.</p> <p><b>Mitigate Wind Impact:</b> Villiers Island is located in an area subject to strong winds. Tall buildings need to be carefully positioned to minimize wind impacts and create a comfortable public realm. See Section 3.9.7.2 for additional guidelines.</p> <p><b>Define Gateways:</b> Tall buildings straddling New Cherry Street will define it as the primary north-south gateway onto the Island.</p> <p><b>Proximity to Transit Stops:</b> Tall buildings will be clustered around the New Cherry Street transit stop to ensure a higher concentration of people and jobs are located in close proximity to this primary transit hub for the Island.</p> <p><b>Transition to Cultural heritage resources:</b> Building massing will provide appropriate transitions in scale and form to the lower-scale cultural heritage resources on the Island. Tall buildings should frame protected views to cultural heritage resources on the Island and the surrounding Port Lands.</p>

### 3.9.4.2 Amendments to Section 3.6.4.3 Tall Building Stepbacks

2017 Precinct Plan	2024 Amendment
<p>Tall buildings will be well set back from the base building and the street edge. Tall building stepbacks will mitigate wind impacts, reduce the perception of tall buildings from the street and create a comfortable pedestrian environment. Tall buildings will be stepped back from the base building frontage by a minimum of:</p> <ul style="list-style-type: none"> <li>&gt; 10 metres on the south side of Villiers Street to provide a substantial stepback to the pedestrian oriented Keating Channel Promenade and heritage structures;</li> <li>&gt; 6 metres on the north side of Centre Street along the length of the street, to preserve the character of Centre Street as a mid-rise street; and</li> <li>&gt; At least 3 metres on north-south street.</li> </ul>	<p>Tall buildings should be stepped back from the base building in most cases, and the street edge to mitigate wind impacts and create a comfortable pedestrian environment (see Figure 27). Detailed design will inform the recommended tall building stepbacks below to optimize microclimate conditions at grade, in context with surrounding development.</p> <p>Tall buildings will be stepped back from the base building frontage by the following minimum distances:</p> <ul style="list-style-type: none"> <li>&gt; <b>Villiers Street – South Side:</b> a minimum of 10 metres between New Cherry Street and New Munition Street; <b>North Side:</b> no minimum</li> <li>&gt; <b>Old Cherry Street – East Side:</b> a minimum of 14 metres</li> <li>&gt; <b>All other streets:</b> no minimum</li> </ul>

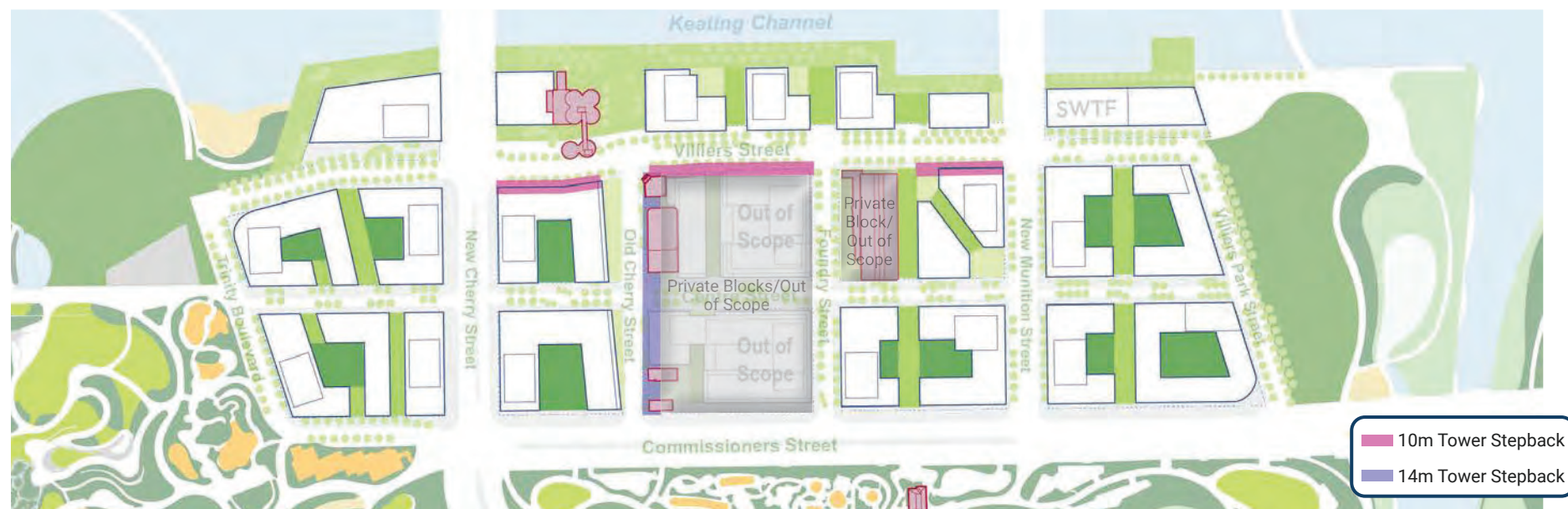


FIGURE 27. Tower stepbacks



3.9.4.3 Amendments to Section 3.6.4.4 Tall Building Stepback to Heritage Structures

2017 Precinct Plan	2024 Amendment
In order to establish a transition in scale to heritage structures within Villiers Island, tall buildings will be separated a minimum of 40 metres from the predominant face of heritage structures.	In order to establish a transition in scale to cultural heritage resources within the Island, tall buildings will be separated a minimum of 40 metres from the predominant face of taller cultural heritage resources.

#### 3.9.4.4 Amendments to Section 3.6.4.5 Tall Building Floorplates

2017 Precinct Plan	2024 Amendment
Residential tall building floorplates for the portion of a building over 10 storeys will not exceed 750 square metres (excluding balconies). This floorplate size will ensure that daylight penetrates through to the streets and the perceived bulk of the building does not dominate the human-scale quality of the street.	<p>Tall building floorplates will generally be an average of 750 square metres across all tall building storeys, however exploration of a variety of built forms on the Island is encouraged. As such, towers may demonstrate alternative built form approaches with larger floorplates where they:</p> <ul style="list-style-type: none"><li>&gt; Support sustainable design including greater passive performance, energy efficiency, and reduced embodied carbon;</li><li>&gt; Provide more multi-bedroom units beyond minimum requirements and/or more flexible unit designs that can adapt as household needs change;</li><li>&gt; Minimize impacts on the adjacent public realm; and/or</li><li>&gt; Allow for greater block porosity in the base building(s) below.</li></ul>

### 3.9.4.5 Amendments to Section 3.6.4.6 Tall Buildings Height Strategy

2017 Precinct Plan	2024 Amendment
<p>The heights of tall buildings in Villiers Island will contribute to an interesting skyline, maintain and enhance view corridors, and minimize shadow impact on parks and open spaces. The majority of tall buildings will be in the low to mid-twenties. As indicated on Figure 73, four height ranges are appropriate for Villiers Island:</p> <ul style="list-style-type: none"> <li>&gt; Tall 1: Buildings up to and ranging between 80 and 89 metres (26 and 29 storeys);</li> <li>&gt; Tall 2: Buildings up to and ranging between 68 and 80 metres (22 to 26 storeys);</li> <li>&gt; Tall 3: Buildings up to and ranging between 62 and 68 metres (20 to 22 storeys); and</li> <li>&gt; Tall 4: Buildings up to 50 metres (16 storeys).</li> </ul> <p><b>Tall 1 – up to 29 storeys (89 metres)</b></p> <ul style="list-style-type: none"> <li>&gt; The tallest element (Tall 1) will be located immediately west of New Cherry Street and south of Villiers Street. This is a highly visible location from downtown and the Central Waterfront and marks the primary gateway into the Island. This location is considered an opportunity site for an architecturally significant landmark building. It will be the tallest element in Villiers Island and frame the New Cherry Street gateway and transit stop.</li> </ul> <p><i>2017 Precinct Plan text continues on next page</i></p>	<p>The building heights on the Island will contribute to an interesting skyline, maintain and enhance view corridors, and optimize sun access on parks and open spaces. The height strategy establish a prominent gateway on the blocks fronting New Cherry Street up to a maximum of 46 storeys. From there, tower heights will taper to the east and north toward the Keating Channel. These amended maximum tower heights have been established while maintaining key tall building principles of the 2017 Precinct Plan including contributing to an iconic skyline, maintaining view corridors to heritage resources, and optimizing sun access to parks and open spaces. The updated maximum tower heights are:</p> <ul style="list-style-type: none"> <li>&gt; <b>New Cherry Gateway</b> (P08 and P16, eastern portions of P07 and P12): <ul style="list-style-type: none"> <li>• P08: 46 storeys</li> <li>• P16: 37 storeys</li> <li>• P07 (east tower): 45 storeys</li> <li>• P12 (east tower): 37 storeys</li> </ul> </li> <li>&gt; <b>Central Keating Channel Blocks</b> (P04 and P05): <ul style="list-style-type: none"> <li>• P04: 19 storeys</li> <li>• P05: 20 storeys</li> </ul> </li> <li>&gt; <b>Western Blocks</b> (western portions of P07 and P12): <ul style="list-style-type: none"> <li>• P07 (west tower): 38 storeys</li> <li>• P12 (west tower): 35 storeys</li> </ul> </li> <li>&gt; <b>Central Blocks</b> (P09, P13 and P10, P14): <ul style="list-style-type: none"> <li>• P09 and P13: Private blocks to be determined through Ontario Land Tribunal decision</li> <li>• P10: 32 storeys</li> <li>• P14: 24 storeys</li> </ul> </li> </ul> <p><i>2024 Amendment text continues on next page</i></p>

Amendments to *Section 3.6.4.6 Tall Buildings Height Strategy (continued)*

2017 Precinct Plan	2024 Amendment
<p><b>Tall 2 – up to 26 storeys (80 metres)</b></p> <ul style="list-style-type: none"> <li>&gt; East side of New Cherry Street - a building will be permitted up to 80 metres (approximately 26 storeys). This building will frame the east side of the New Cherry Street gateway and transit stop; and</li> <li>&gt; West side of New Munition - a building will be permitted up to 80 metres (approximately 26 storeys). This building will frame the west side of the New Munition Street gateway and will be set back a minimum of 40 metres from Queen’s City Foundry building.</li> </ul> <p><b>Tall 3 – up to 24 storeys (74 metres)</b></p> <ul style="list-style-type: none"> <li>&gt; On the west side of Foundry Street, a tall building up 74 metres (24 storeys) will be permitted. The height and form of a tall building in this location must create a sensitive transition in scale to the nearby heritage properties along Old Cherry Street and the Queen’s City Foundry building; and</li> <li>&gt; New Munition Street marks a secondary gateway into the Island, where tall buildings are appropriate. On the east side of New Munition Street, a building up to 24 storeys (74 metres) is permitted.</li> </ul> <p><b>Tall 4 – up to 16 storeys (50 metres)</b></p> <ul style="list-style-type: none"> <li>&gt; The two ends of the Island, at Trinity Boulevard and Villiers Park Street will be marked with buildings in the range of 50 metres (16 storeys). Buildings at this height will minimize shadow on Promontory Park and the western cove, and Villiers Park.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; <b>Eastern Blocks</b> (P11 and P15): <ul style="list-style-type: none"> <li>• P11: 24 storeys</li> <li>• P15: 24 storeys</li> </ul> </li> <li>&gt; <b>Community Centre Mixed-Use Site</b> (P03): <ul style="list-style-type: none"> <li>• P03: 38 storeys</li> </ul> </li> <li>&gt; <b>School Site</b> (P06): <ul style="list-style-type: none"> <li>• P06: 7 storeys</li> </ul> </li> </ul>



3.9.5 Amendments to Section 3.6.5 Grade Level Built Form Guidelines

The amendments introduce changes to the guidelines for grade-level built form. These changes aim to enhance the quality and functionality of the ground floor spaces, ensuring they contribute to a vibrant and engaging pedestrian environment throughout the Island. The amendments include provisions regarding ground floor height, permitted uses at grade, ground floor animation, and grade-related residential units. Overall, these changes aim to promote a lively and dynamic public realm while accommodating a mix of uses that contribute to a complete and walkable community on the Island.

2017 Precinct Plan	2024 Amendment
The first floors of buildings are the main interface between the public and private realms. The ground floor should ensure high-quality dynamic spaces that contribute to vibrant pedestrian environment. Active uses will animate streets, parks and open spaces throughout the Island.	The first floors of buildings are the main interface between the public and private realms and are critical to ensure a successful active and lively complete community. The ground floor should ensure high-quality dynamic spaces and programs that contribute to vibrant, lively and engaging pedestrian environment. Active uses will animate streets, parks and open spaces throughout the Island, and with particular focus on pedestrian priority streets and destination parks and attractions.

3.9.5.1 Amendments to Section 3.6.5.1 Ground Floor Height

2017 Precinct Plan	2024 Amendment
All ground floor heights in Villiers Island will be a minimum of 5 metres in height (with the exception of existing heritage buildings). The minimum ground-floor height will create a consistent pedestrian experience, while allowing for flexibility of various ground level uses.	<p>All ground floor heights in the Island will be approximately 5 metres, with the exception of cultural heritage resources, The ground floor height will protect for commercial activation uses, which include retail and service, cultural, entertainment, recreation, sport, and community uses. Commercial activation uses also include light industrial and commercial uses that include a public-facing aspect, such as breweries with a taproom or a production studio with small soundstages that have visual porosity.</p> <p>The approximately 5 metre ground floor height will also allow for the evolution of commercial activation uses as well as ground-oriented residential dwellings at specific locations where home occupation uses are encouraged.</p>

### 3.9.5.2 Amendments to Section 3.6.5.2 Uses At-Grade and Ground Floor Animation

This Amendment relates to the following *Priority Retail Streets*: The west side of New Cherry Street, Old Cherry Street, Villiers Street, between Old Cherry Street and New Munition Street, Trinity Boulevard frontages facing Promontory Park North, and frontage along Keating Channel promenade and Silo Square.

2017 Precinct Plan	2024 Amendment
<p>Priority Retail Street and Frontages Villiers Street and the Keating Promenade, Old Cherry Street, New Cherry Street and portions of Trinity Boulevard will contain at-grade street-related retail and service uses, which will animate and active the public realm. Keating Channel has the potential for destination-type retail uses.</p> <p>Ground floor commercial retail uses will also be encouraged elsewhere on the Island as Secondary Priority Retail Frontages on selected locations along Centre Street.</p> <p>At-grade retail uses will be designed in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>&gt; With the exception of residential lobbies and secondary entrances and exits, the ground floor of buildings in these locations will contain only non-residential uses. At-grade residential units in these areas are not appropriate;</li> <li>&gt; At-grade retail uses should include a minimum of 70% transparent glazing to permit a clear view from the street and include multiple entrances from the street;</li> <li>&gt; Retail signage should contribute to the architectural character of a building and the heritage of the Island; and</li> <li>&gt; Retail frontages should be fine-grained and allow for flexibility and adaptability to encourage a diversity of identity and character.</li> </ul> <p><i>2017 Precinct Plan text continues on next page</i></p>	<p>The west side of New Cherry Street, Old Cherry Street, Villiers Street, between Old Cherry Street and New Munition Street, Trinity Boulevard frontages facing Promontory Park North, and frontage along Keating Channel promenade and Silo Square will contain commercial animation uses along 60% of the front wall of the main floor of a building, which will animate and activate the public realm (see Figure 16). Priority Retail Streets and Frontages will be designed to permit ground floor non-residential commercial activation uses, with the exception of residential lobbies and secondary entrances and exits. At-grade residential uses in these areas are not permitted.</p> <p>Commercial Activation frontages will be fine-grained and modular to allow for flexibility and adaptability over time. Where large commercial activation uses are incorporated into a development, the frontage should be designed to provide a fine-grained retail pedestrian experience and to allow flexibility for finer grain retail to evolve over time. Angled setbacks and articulation is recommended at key nodes and intersections of pedestrian priority streets with other key public spaces like parks and heritage resources to open up views, and space for ground floor animation, and to make for a more dynamic public realm (i.e. the intersection of Centre St. And Old Cherry St. Or the outlet of Centre Street into Promontory Park).</p> <p><i>2024 Amendment text continues on next page</i></p>

Amendments to Section 3.6.5.2 Uses At-Grade and Ground Floor Animation (continued)

2017 Precinct Plan	2024 Amendment
<p><b>Animated At-grade Frontages:</b> Animated at-grade frontages will be required along all frontages facing parks (along Villiers Park, Commissioners Street and Promontory Park) and along Centre Street west of New Cherry Street (see Figure 74). Animated at-grade frontages will be designed in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>&gt; Animated at-grade frontages will include doors, windows and common amenity areas with pedestrian activity fronting and directly accessible from the sidewalk;</li> <li>&gt; Ground floor façades should be devoted to transparent windows and doors, and visually open to allow maximum visual interaction between the sidewalk and interior spaces; and</li> <li>&gt; Ground floors will be designed to enable conversion to narrow frontage retail and be a suitable depth to accommodate retail and service uses.</li> </ul> <p><b>Grade-related Residential and Live/Work Units:</b> In some areas of the Island, grade-related residential units and live/work units are appropriate, including along Centre Street (east of New Cherry Street), and Old Munition Street Pedestrian Link. Grade-related residential units will be designed in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>&gt; Incorporate stairs and landscaping within the private setback area to provide a degree of separation and privacy from the street;</li> <li>&gt; Be designed with flexibility to allow for live/work opportunities and accommodate small-scale commercial, retail and service-related uses;</li> <li>&gt; Contribute to the overall neighbourhood character of Centre Street and a high-quality public realm.</li> </ul>	<p>Commercial activation uses will be designed in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>&gt; With the exception of residential lobbies and secondary entrances and exits, the ground floor of buildings in these locations will contain only non-residential uses. At-grade residential units in these areas are not appropriate;</li> <li>&gt; At-grade retail uses should include a minimum of 70% transparent glazing to permit a clear view from the street and include multiple entrances from the street;</li> <li>&gt; Retail signage should contribute to the architectural character of a building and the heritage of the Island; and</li> <li>&gt; Retail frontages should be fine-grained and allow for flexibility and adaptability to encourage a diversity of identity and character.</li> </ul> <p><b>Animated At-grade Frontages:</b> Animated at-grade frontages will be protected for along all frontages facing parks and open spaces, including along Villiers Park, Commissioners Street, and Trinity Boulevard. Much like Secondary Retail Streets, all commercial activation uses are permitted along these animated grade frontages. It is expected that greater demand for commercial activation uses will increase as development proceeds on the Island and the various parks spaces are constructed, such as Villiers Park, Keating Channel Promenade and Promontory Park. Animated at-grade frontages should be designed to allow for flexibility and evolution, contributing to an animated and lively public realm.</p> <p><b>Grade-related Residential Units and Other At-Grade Frontages:</b> Grade related residential uses are permitted throughout the Island, with the exception of along Primary Retail Streets and Frontages, including Old Munition Pedestrian Corridor. Commercial activation uses are permitted, but not required on all at-grade frontages on the Island, including those frontages that are not listed above, to allow the flexibility of responding to the changing context of the Island as it develops, as well changing or emerging trends in retail, service or other commercial activation uses. These grade related units can provide flexibility in the interim and ultimate conditions to encourage integration of creative small businesses and mixing of housing with other supporting uses to create a complete walkable community to grow in place.</p>





FIGURE 28. Illustrations of retail animation: Top, left to right: Chicago Riverwalk, Chicago, IL; Paddington Central, London, UK. Bottom: San Antonio Riverwalk, San Antonio, TX



### 3.9.5.3 Amendments to Section 3.6.5.3 Setbacks

2017 Precinct Plan	2024 Amendment
<p>Setbacks at grade help to expand the public realm and allow for increased space for pedestrian movement. Setbacks provide opportunities for widened pedestrian clearways, landscaping, street furnishings, entrance canopies, terraces and a buffer between the building face and public right-of-way. Setbacks from the front property line will be provided in specific locations to assure additional space for pedestrians.</p> <p><b>Old Cherry Street - West Side:</b></p> <ul style="list-style-type: none"> <li>&gt; Buildings on the west side of Old Cherry will feature a diagonal set back area from the public right-of-way to create a pedestrian plaza in front of the buildings and reveal a view from the Silos Square to the River Valley.</li> </ul> <p><b>Centre Street:</b></p> <ul style="list-style-type: none"> <li>&gt; Buildings along Centre Street will have varied setbacks from the public right-of-way with 1 metre on the north side and 3 metres on the south side to achieve a minimum distance of 24 metres from building face to building face; and</li> <li>&gt; The enhanced setback will ensure that there is a minimum of 5 hours of sunlight on the north side of Centre Street. This setback area will reinforce the mews-like character along Centre Street. It will create space for landscaping/planting zone between the public right-of-way and the entrance to grade related use.</li> </ul>	<p>At-grade setbacks at grade can help to expand the public realm and allow for increased space for pedestrian movement. They can also increase right-of-way widths and reduce opportunities for buildable floor area better used for housing.</p> <p>The 2017 Precinct Plan contemplated ample street widths and did not specify private setback metrics for most streets and these amendments have removed mandatory minimum private setbacks from the majority of streets on the Island. How the established street widths are used to accommodate modes of transportation, pedestrian and public realm uses will be studied further and recommendations included in future amendments to the Precinct Plan.</p> <p>Minimum setbacks from the front property line will be required only along the following streets as illustrated by Figure 31.</p> <p><b>Old Cherry Street - West Side:</b></p> <ul style="list-style-type: none"> <li>&gt; Buildings on the west side of Old Cherry will continue to feature a diagonal set back area from the public right-of-way to create a pedestrian plaza in front of the buildings and reveal a view from the Silos Square to the River Valley.</li> </ul> <p><b>Commissioners Street:</b></p> <ul style="list-style-type: none"> <li>&gt; Buildings along Commissioners Street will be set back by 2.5 metres on the north side from New Cherry Street eastward to Villiers Park Street.</li> </ul>





FIGURE 29. Notional rendering of Old Cherry Street, looking north (source: Waterfront Toronto)



3.9.6 Amendments to Section 3.6.8 Density and Development

2017 Precinct Plan	2024 Amendment
<p>A zoning by-law for Villiers Island will be prepared in the future for Villiers Island, which will translate the built form strategy articulated in this Precinct Plan into development permissions. Development permissions for residential and non-residential development will ensure that there is a critical mass of people and jobs on the Island, with an overall mid-rise built form character.</p> <p>Figure 89 indicates the approximate density (expressed as a floor space index) for each development block within Villiers Island and the density associated with existing heritage structures.</p> <p>The density for the residential and non-residential development blocks from the south side of Villiers Street to the north of Commissioners Street range from approximately 4.4 to 8.5 times the block area. These densities correspond with mid-rise and tall building types.</p> <p>The blocks along the Keating Channel Promenade will contain non-residential and community facility uses with lower densities, ranging from approximately 2.1 to 3.1 times the block area. These densities correspond with low-rise building types.</p>	<p>Development massing will be guided by the vision and guidelines established in this document, read in conjunction with the original Precinct Plan, as well as by Official Plan policies and an area-specific Zoning By-law that will establish a maximum Floor Space Index (FSI) for each block, while maintaining a flexible approach to zoning envelopes and tower locations, and further informed by environmental performance metrics (see Figure 30).</p>



FIGURE 30. Density and development block plan

### 3.9.7 Amendments to Section 3.6.6 Built Form and Microclimate Considerations

#### 3.9.7.1 Amendments to Section 3.6.6.1 Sun and Shadow

2017 Precinct Plan	2024 Amendment
<p>Development will minimize shadow impact on parks, open spaces and the public realm to achieve the following sunlight at the spring and fall equinoxes:</p> <ul style="list-style-type: none"><li>&gt; 7 hours of continuous sunlight on naturalized wetlands (below top of bank), including the naturalized coves along the Keating Channel from 10:18 am;</li><li>&gt; 8 hours of continuous sunlight on Promontory Park from 10:18 am;</li><li>&gt; 6 hours of continuous sunlight on Villiers Park from 9:18 am;</li><li>&gt; 8 hours of continuous sunlight on River Valley Park from 9:18 am;</li><li>&gt; Minimal shadow on the Keating Channel Promenade at noon, and 5 hours of continuous sunlight from 1:18 pm;</li><li>&gt; 5 hours of continuous sunlight from 1:18 pm with interspersed shadow cast by tall buildings until 3:18 pm on the northern side of Villiers Street;</li><li>&gt; 5 hours of continuous sunlight from 12:18 pm along the northern edge of Centre Street; and</li><li>&gt; 4 hours of continuous sunlight along Old Cherry Street from 10:18 am.</li></ul>	<p>Sun access and shadow impacts remain a primary consideration for the Island, particularly given the introduction of increased building locations and heights. Detailed studies informed potential impacts on specific public realm locations during key times of year including the spring and fall equinoxes. Increased tower heights proved to have minimal impacts on the Island's regional parks including Promontory Park North, Promontory Park South and River Park North while the lower building heights on the east side of the Island helped maintain significant sun access onto Villiers Park. The recommended massing and height strategy for the Island considered potential impacts on the following focused parts of the Island's public realm:</p> <ul style="list-style-type: none"><li>&gt; <b>A. North side of the Keating Channel water's edge promenade:</b> Full sun at 12:18PM on the fall equinox</li><li>&gt; <b>B. Old Cherry Street:</b> Maximize sun access onto Old Cherry Street, except shadows introduced by new towers which should be minimized.</li><li>&gt; <b>C. North sidewalk of Centre Street:</b> Generally 5 hours of sun access on the north sidewalk of Centre Street from 12:18PM on the fall equinox, except shadows introduced by new towers.</li><li>&gt; <b>D. Below the top-of-bank line along the new river valley:</b> No shadow below top-of-bank between 10:18AM and 4:18PM on the fall equinox to support growing conditions for the new river valley landscape.</li></ul>



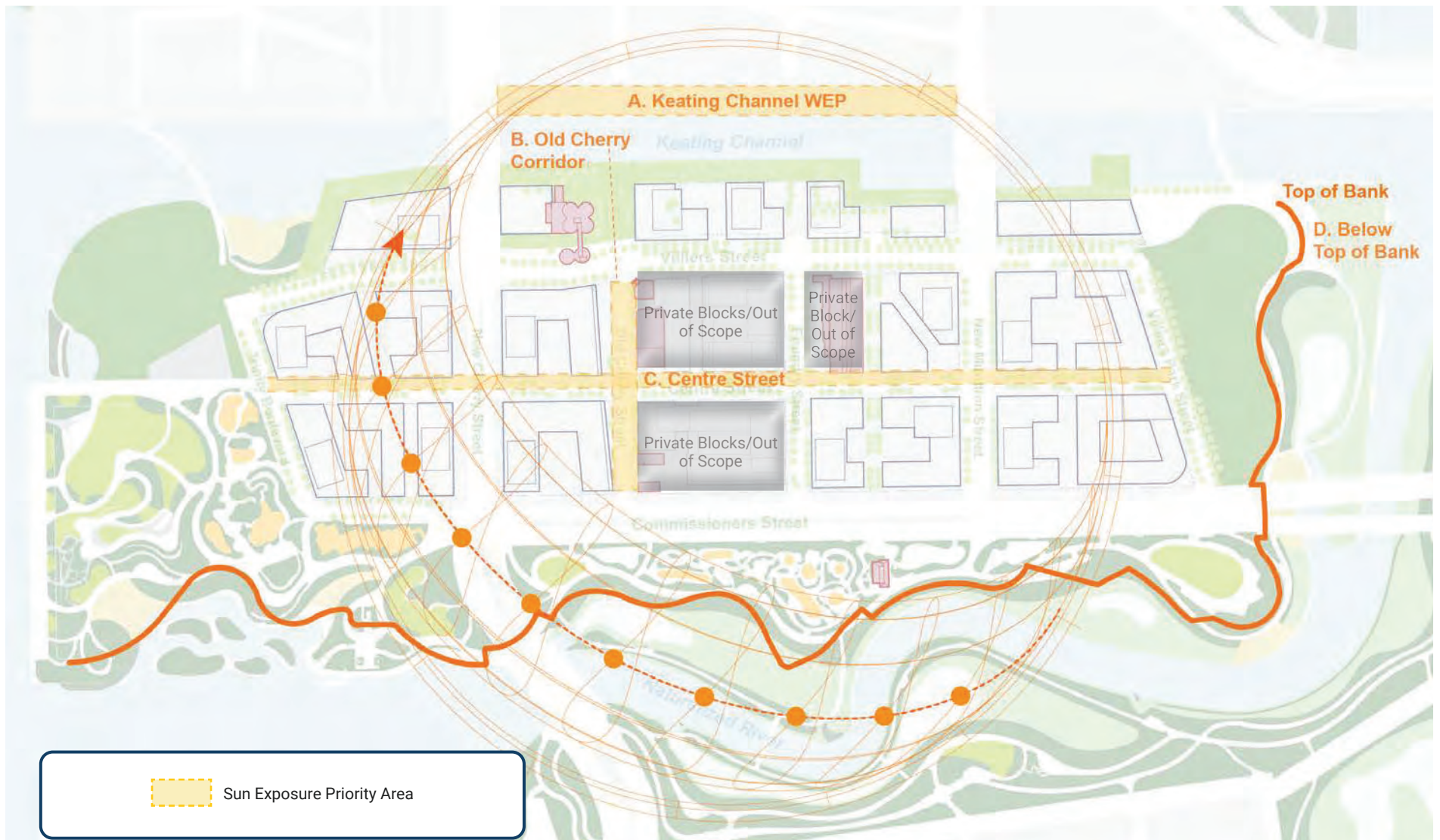


FIGURE 31. Sun exposure diagram - areas in yellow depict sun exposure priority areas

3.9.7.2 Amendments to Section 3.6.6.2 Wind Mitigation

2017 Precinct Plan	2024 Amendment
<p>Buildings will be located, massed, oriented and designed to mitigate uncomfortable ground level conditions wherever possible. Villiers Island is located in a highly exposed waterfront area, and wind mitigation is an important component of building massing and design. RWDI Inc. prepared a Pedestrian Wind Assessment for the Precinct Plan and the built form strategy has been prepared to mitigate wind impacts, wherever possible. The findings indicate that mid-rise buildings with stepbacks typically allow winds to pass over the buildings and thereby protect areas downwind of the buildings. This building type will be the predominant building type in the Island. During the development and detailed design phase, the following potential solutions for wind mitigation should be considered:</p> <ul style="list-style-type: none"><li>&gt; Where tall buildings are deemed appropriate, base buildings provide important wind control by deflecting wind from tall buildings, thereby keeping the wind above street level. In accordance with Section 3.6.4, the tall building setback distance from the base building will be substantial to maximize the podium’s efficacy of wind down wash capture;</li><li>&gt; Massing articulation such as chamfered, curved, or re-entrant corners on both tall buildings and highly exposed base-buildings may aid in reducing corner wind accelerations;</li></ul> <p><i>2017 Precinct Plan text continues on next page</i></p>	<p>The Island is located in a highly exposed waterfront area, and wind mitigation is a component of building massing and design, to ensure safety and comfort in the public realm. The prevailing winds are from the west, and tend to accelerate along the harbour. The east side of the Island will also experience winds accelerating along the river, and the east-west streets will channel the wind.</p> <p>Buildings will be located, massed, oriented and designed to mitigate uncomfortable conditions, both at grade, and on outdoor amenity terraces. RWDI Inc. prepared a Pedestrian Wind Assessment for the 2017 Precinct Plan and their recommendations for built form should be incorporated to mitigate wind impacts, wherever possible. Base building and tower stepbacks typically allow winds to pass over the buildings and thereby protect areas downwind of the buildings from downwash and wind acceleration at grade.</p> <p>Very few tower stepbacks are required on the Island, but they may be recommended based on future wind analysis to mitigate downwash.</p> <p><i>2024 Amendment text continues on next page</i></p>

Amendments to Section 3.6.6.2 Wind Mitigation (continued)

2017 Precinct Plan	2024 Amendment
<ul style="list-style-type: none"> <li>&gt; Architectural features should be incorporated such as covered colonnades and large canopies on the base buildings along the east, west and south sides of the Island;</li> <li>&gt; Measures such as canopies over main entrances and recessing main entrances to protect them from winds;</li> <li>&gt; Incorporating localized wind screens and trellises on sidewalks, plazas, podiums and terraces; and</li> <li>&gt; Outdoor roof space may require additional wind mitigation to create comfortable environments. Typical wind mitigation would include tall, transparent parapets or wind screens to deflect winds up above the roof areas; and</li> <li>&gt; In addition, coniferous trees in the parks surrounding the buildings may minimize wind impacts, particularly along east-west streets such as Commissioners Street and Centre Street.</li> </ul>	<p>Additionally, during the detailed design of individual blocks, the following potential solutions for wind mitigation as recommended in the 2017 Precinct Plan, should continue to be actively considered:</p> <ul style="list-style-type: none"> <li>&gt; Where tall buildings are deemed appropriate, base buildings provide important wind control by deflecting wind from tall buildings, thereby keeping the wind above street level. Tall building setback distances from the base building will be studied and encouraged to maximize the base building's ability to deflect wind downwash;</li> <li>&gt; Massing articulation such as chamfered, curved, or re-entrant corners on both tall buildings and highly exposed base-buildings may reduce corner wind accelerations;</li> <li>&gt; Architectural features should be incorporated such as covered colonnades and large canopies on the base buildings along the east, west and south sides of the Island;</li> <li>&gt; Measures such as canopies over main entrances and recessing main entrances to protect them from winds;</li> <li>&gt; Incorporating planted trellises in plazas, podiums and terraces;</li> <li>&gt; Outdoor rooftop amenity areas may require additional wind mitigation to create comfortable environments. Typical wind mitigation would include tall, transparent parapets to deflect winds up above the roof areas, as well as trellises and planting strategies; and,</li> <li>&gt; Coniferous trees in the parks and private setbacks surrounding the buildings may minimize wind impacts, particularly along east-west streets such as Commissioners Street, Centre Street, and Villiers Street.</li> </ul>



### 3.9.8 Amendments to Section 3.6.7 Views

The Density Study studied the impacts of increased towers on the view corridors illustrated in the 2017 Precinct Plan. Council direction to maximize increased housing opportunities on the publicly-owned blocks on the Island compelled a re-evaluation of where and how the contemplated view corridors had significant impacts on higher density development on these blocks.

Through detailed modelling and analysis, minor modifications to one of the view corridors has been recommended: Port Lands Skyline (View 1) has been updated to require a view to the Hearn Stack from at-grade along the central waterfront located at Sugar Beach, as opposed to the foot of Yonge, continuing to the foot of Sherbourne Common where it meets the water's edge promenade. In

addition, View 5 from the 2017 Precinct Plan has been removed. All remaining view corridors from the 2017 Precinct Plan are unchanged.

This section includes diagrams for nine view corridors (see Figure 32), which reflect the updated massing and density strategy described throughout this Amendment.



FIGURE 32. View corridors map

### 3.9.8.1 Amendments to Section 3.6.7 Views 1: Port Lands Skyline

2017 Precinct Plan	2024 Amendment
<p>Views to the Port Land's skyline along the Central Waterfront promenade from the foot of Yonge Street to Sherbourne Common will create a symbolic connection between the city and the next area of waterfront revitalization. The City's image will be enriched by the expansion of its skyline in a way that varies dramatically from that of the Downtown Toronto. The Port Land's skyline will be curated and sculpted to convey the identity of the evolving city district by preserving views to and showcasing the collection of prominent heritage structures and landmarks. These consist of the Commissioners chimney stack, the Hearn and its chimney stack, the Lake Ontario Portland Cement Company Silos and any conserved attributes of Marine Terminal Building No. 35 as determined through a more detailed assessment. New development will be carefully sited and building heights controlled to ensure the landmarks remain dominant within the evolving skyline, with generous sky view surrounding the Hearn's chimney stack.</p>	<p>Views to the Port Land's skyline along the Central Waterfront promenade from Sugar Beach to Sherbourne Common will create a symbolic connection between the city and the next area of waterfront revitalization. The Port Land's skyline will be curated and sculpted to convey the identity of the evolving city district by preserving views to and showcasing the collection of prominent cultural heritage resources and landmarks, as well as infrastructures like the Keating Channel and the renaturalized river valley. These prominent heritage structures consist of the Commissioners chimney stack, the Hearn and its chimney stack, the Lake Ontario Portland Cement Company Silos and any conserved attributes of Marine Terminal Building No. 35.</p> <p>New development will be carefully sited and building heights established to ensure the landmarks remain visible within the evolving skyline, with generous sky view surrounding the Hearn's chimney stack and the Keating Channel.</p> <p>(View diagram on next page)</p>



FIGURE 33. Port Lands Skyline; from: Central Waterfront Promenade, from the foot of Yonge Street to Sherbourne Common (view illustrated from Sugar Beach)

### 3.9.8.2 Amendments to Section 3.6.7 View 2: Commissioners Stack

2017 Precinct Plan	2024 Amendment
<p>An intimate, oblique view of the historic Commissioner’s Incinerator chimney stack, a totem of the Port Lands, will be achieved by generally aligning Centre Street in Villiers Island and a new east-west street in McCleary District to capture a long view of the chimney stack from the west, while preserving the historic Foundry building in its original location. Sky view will be provided around the chimney stack by stepping back development above a mid-rise height</p>	<p>The view along Commissioners Street, the longest street adjacent to the renaturalized river valley and River Park North, will maintain a strong park edge mid-rise scale with towers set back to not be dominant on the park. Transition in scale to the low-rise heritage resources along Old Cherry Street will create an aperture in the massing, allowing for sun access and sky-view to the Old Cherry heritage corridor.</p>

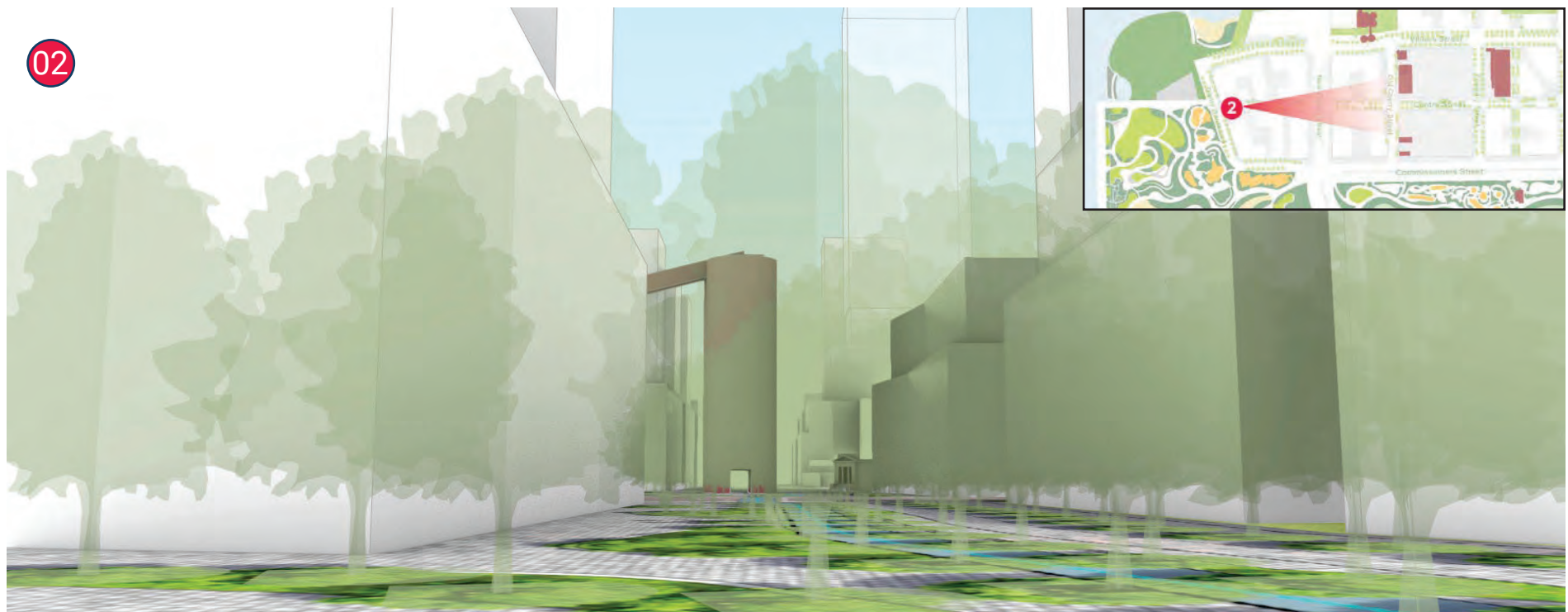


FIGURE 34. Commissioners Stack; from: Centre Street, Western end



3.9.8.3 Amendments to Section 3.6.7 Views 3 and 4: Portland Cement Company Silos

2017 Precinct Plan	2024 Amendment
Views from the east and west along Villiers Street will be dominated by the dramatic scale and prominent location of the Lake Ontario Portland Cement Company Silos at existing Cherry Street, and lined to the north by the historic Toronto Harbour Commissioners buildings. The Silos will be a distinctive centre piece for the street as it evolves into a pedestrian priority retail / recreation destination. Development will frame the view, ensuring that buildings are sited and oriented to maintain the prominence of the silos through setbacks and/or generous stepbacks.	Views from the east and west along Villiers Street will be animated by the scale and prominent location of the Lake Ontario Portland Cement Company Silos at existing Cherry Street. The Silos will be a distinctive centre piece for the street as it evolves into a pedestrian priority retail/recreation destination. Development will frame the view, ensuring that buildings are sited and oriented to maintain the prominence of the silos through setbacks and/or generous stepbacks.

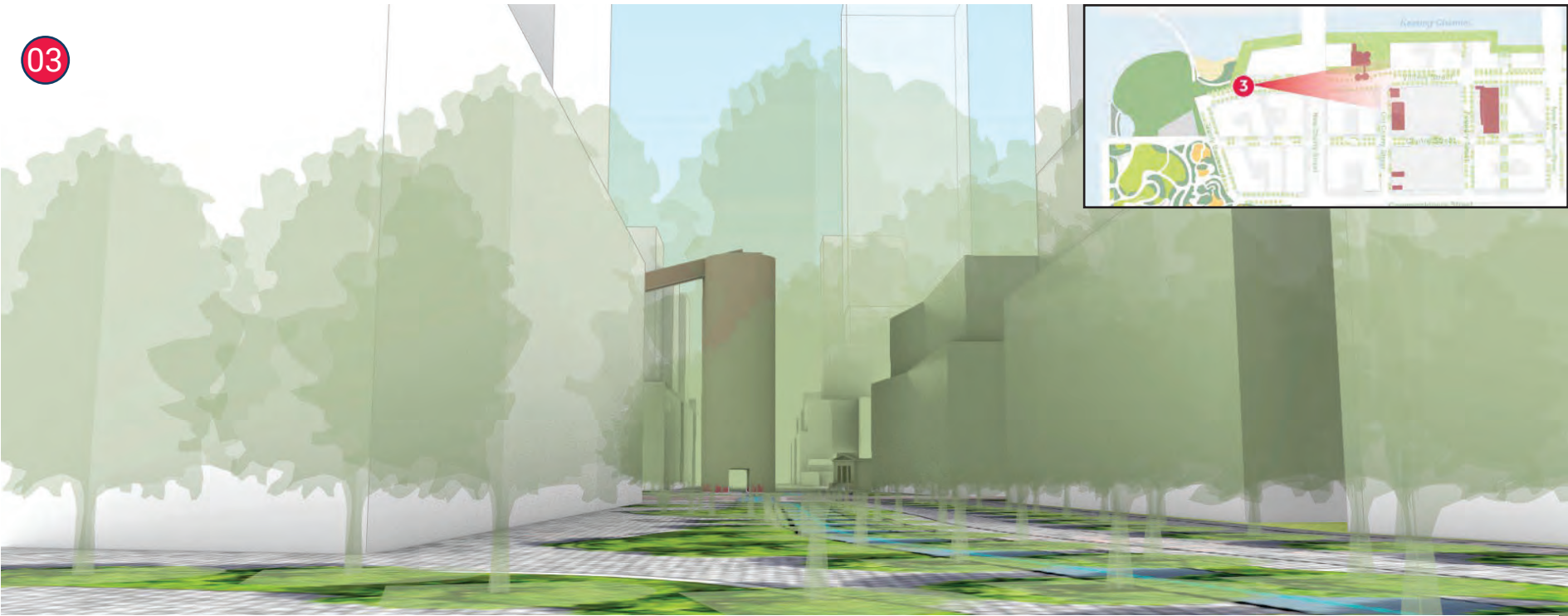


FIGURE 35. Villiers Street and Lake Ontario Portland Cement Company Silos; from: Promontory Park, looking east

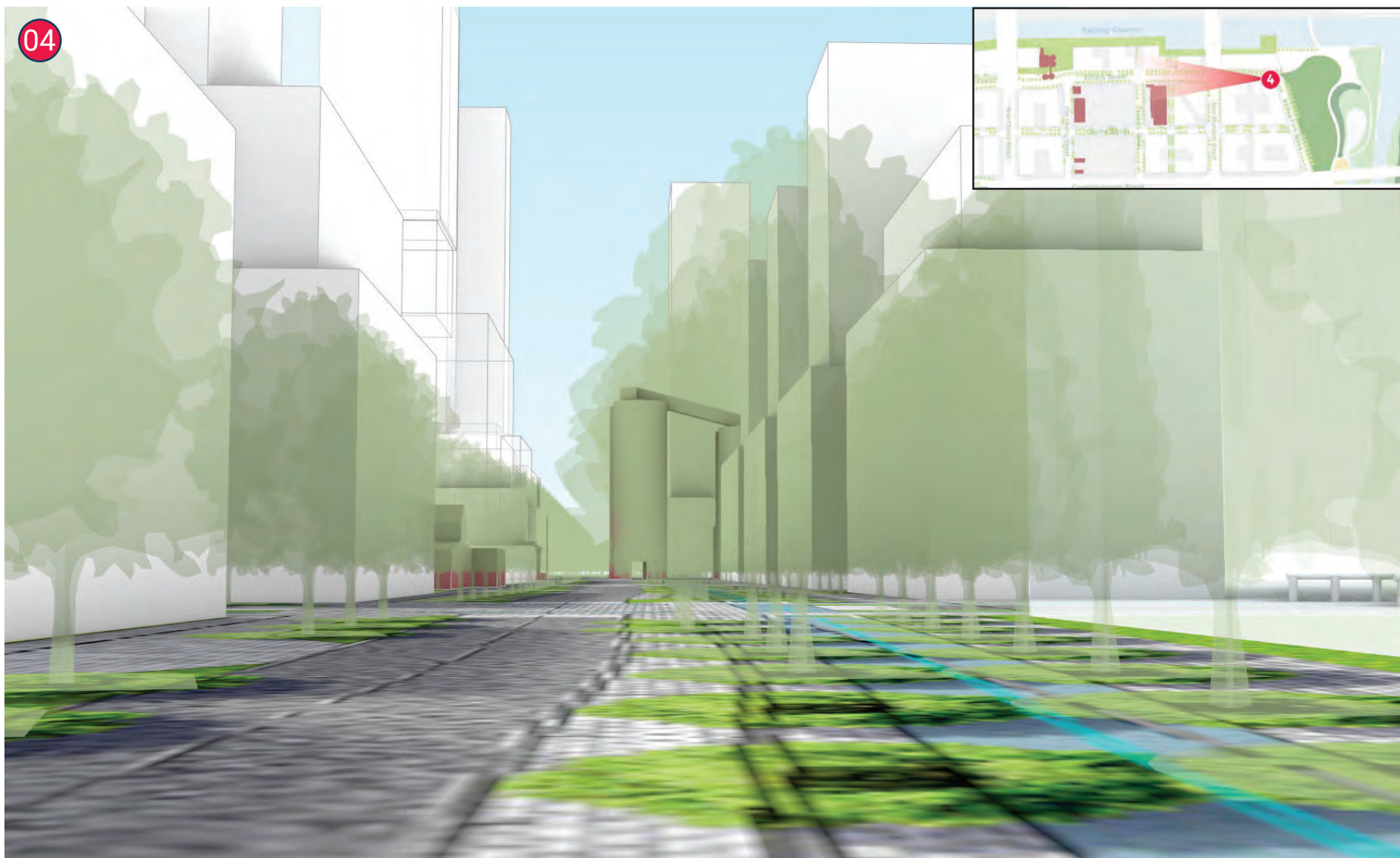


FIGURE 36. Villiers Street, Lake Ontario Portland Cement Company Silos; from: Villiers Park Street, looking west



3.9.8.4 Amendments to Section 3.6.7 Views 6\*: Keating Channel and Lake Ontario Portland Cement Company Silos

2017 Precinct Plan	2024 Amendment
<p>The Keating Channel, an important heritage asset and reminder of the Don River’s historic reconfiguration, provides long views down the Channel to Villiers Island and emerging neighbourhoods in the Central Waterfront. This view prominently features the Lake Ontario Portland Cement Company Silos and Toronto Harbour Commission buildings, conveying a strong sense of place and celebrating the Port Lands heritage. Development adjacent to the Keating Channel Promenade will be low-rise in nature and be massed to maintain the prominence of the historic resources.</p>	<p>The Keating Channel, an important asset and reminder of the Don River’s historic reconfiguration, provides long views down the Channel to the Island and emerging neighbourhoods in the Central Waterfront. This view prominently features the Lake Ontario Portland Cement Company Silos, conveying a strong sense of place and celebrating the Port Lands heritage. Development adjacent to the Keating Channel Promenade will be massed to maintain the prominence of the built heritage resources.</p> <p>*Note that “View 5” from the 2017 Precinct Plan has been removed; the 2024 Amendment’s “View 5” replaces the 2017 Precinct Plan’s “View 6”</p>

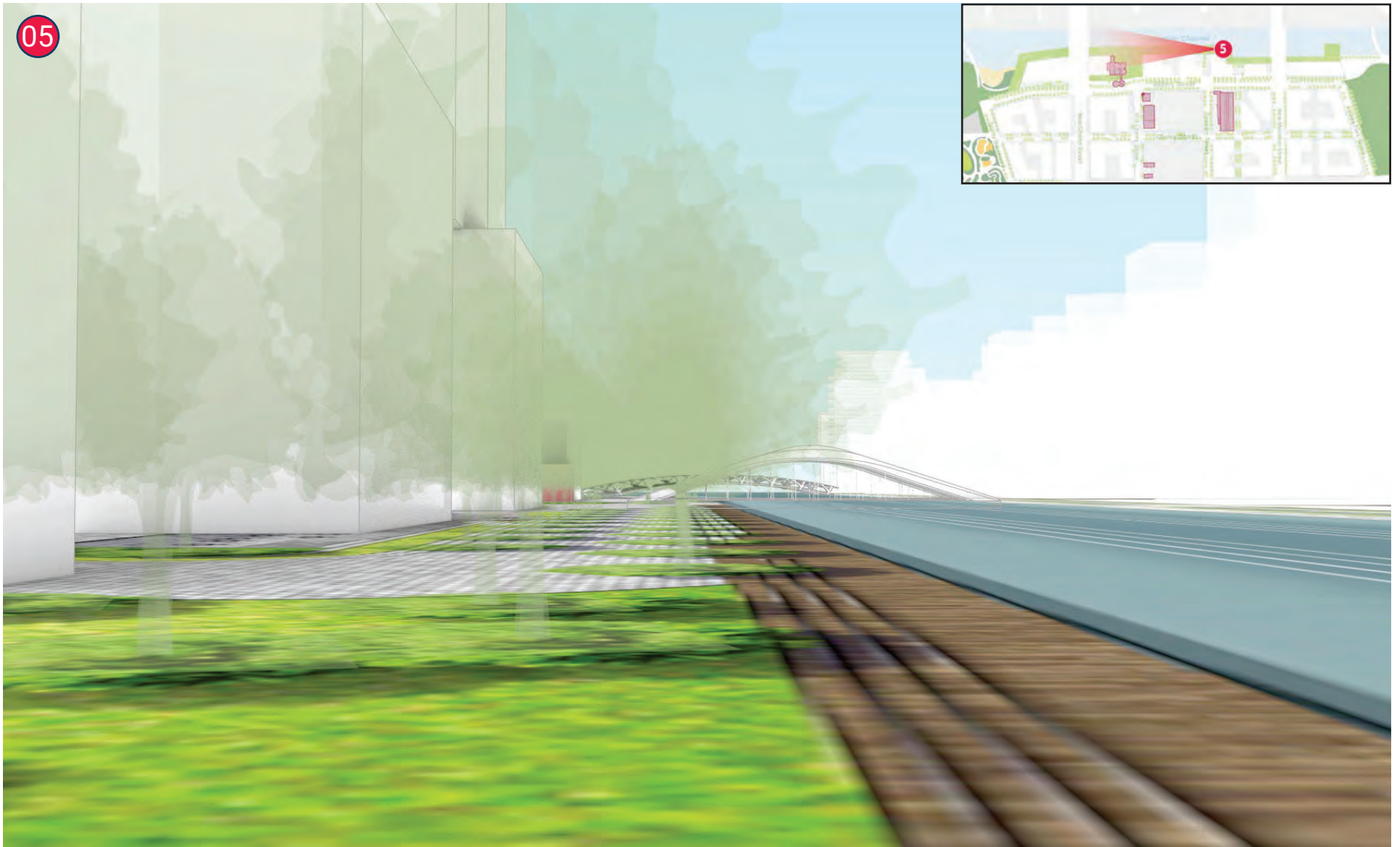


FIGURE 37. Keating Promenade, Lake Ontario Portland Cement Company Silos; from: Marina Square, looking west

3.9.8.5 Amendments to Section 3.6.7 Views 7 and 8\*: Old Cherry Street

2017 Precinct Plan	2024 Amendment
The view looking north on Old Cherry Street from Commissioners Street is framed by the Lake Ontario Portland Cement Company Silos to the west, and a cluster of heritage buildings to the east. Development along the east side of Old Cherry Street will be massed and sited to preserve views of these buildings and complement their low-rise scale. The tower elements within the Keating Precinct are seen further afield.	Views north to the silos and the Keating Channel, and south to the river valley will be prioritized along the Old Cherry heritage corridor. Built form will frame views to the silos and transition appropriately to the low-rise heritage resources along Old Cherry to prioritize ground level views, sky view and optimal sun access to animate the public realm at this key location.  *Note that the 2024 Amendment’s “View 6” and “View 7” replace the 2017 Precinct Plan’s “View 7” and “View 8”

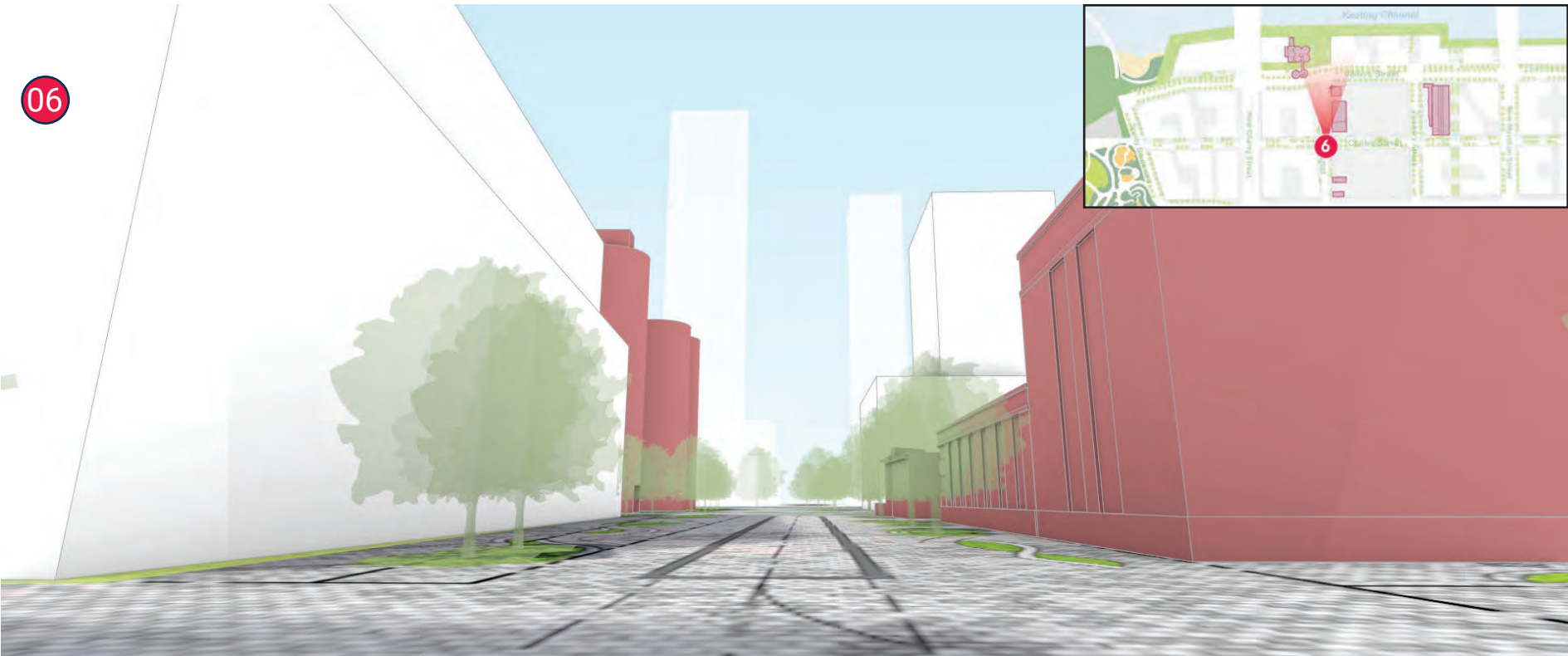


FIGURE 38. View of Old Cherry Street; from: Commissioners Street, looking north





FIGURE 39. View of Old Cherry Street: from: Silos Square looking south

3.9.8.6 Amendments to Section 3.6.7 View 9\*: Commissioners Street and River Park

2017 Precinct Plan	2024 Amendment*
Views east and west along Commissioners Street will feature naturalized landscapes, including the new River Valley, estuary, and River Park to the south, and mid-rise built form to the north. The view corridor also provides direct views of Fire Hall No. 30, located adjacent to Commissioners, and the Hearn’s chimneystack.	No change; included to demonstrate revised massing within view corridor.  *Note that the 2024 Amendment’s “View 8” replaces the 2017 Precinct Plan’s “View 9”

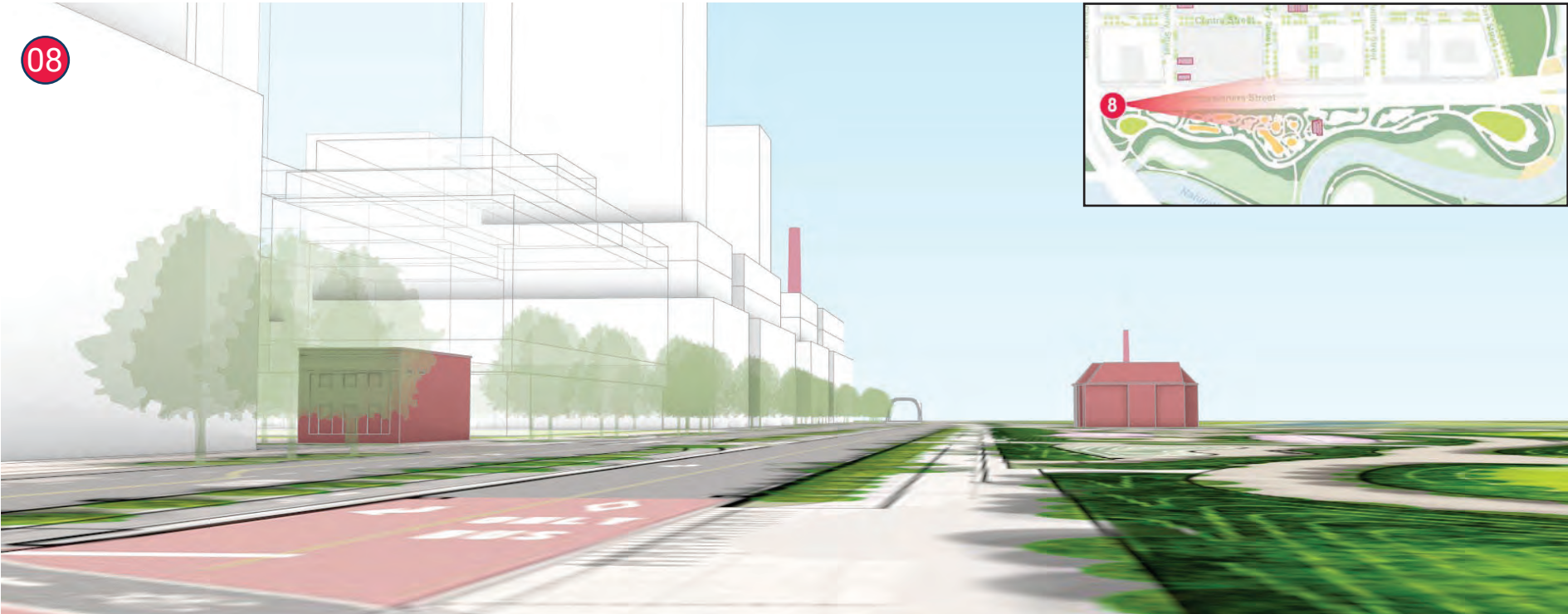


FIGURE 40. View of Fire Hall No. 30 looking east; from: Commissioners Street

3.9.8.7 Amendments to Section 3.6.7 View 10\*: Fire Hall No. 30

2017 Precinct Plan	2024 Amendment
Fire Hall No.30 at 39 Commissioners stands at the terminus of the current alignment of Munition Street, with the Queen's City Foundry building on the west side of Munition Street. Fire Hall No. 30 will be relocated slightly south of the widened Commissioners Street. Munition Street will be shifted eastward to preserve the Toronto Harbour Commissioners buildings. A midblock connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the view of the connection.	Fire Hall No. 30 stands at the terminus of the current alignment of Munition Street and has been relocated slightly south of the widened Commissioners Street. A midblock connection in the street's current location will be introduced, with the Fire Hall continuing to terminate the southward view of the connection.  *Note that the 2024 Amendment's "View 9" replaces the 2017 Precinct Plan's "View 10"

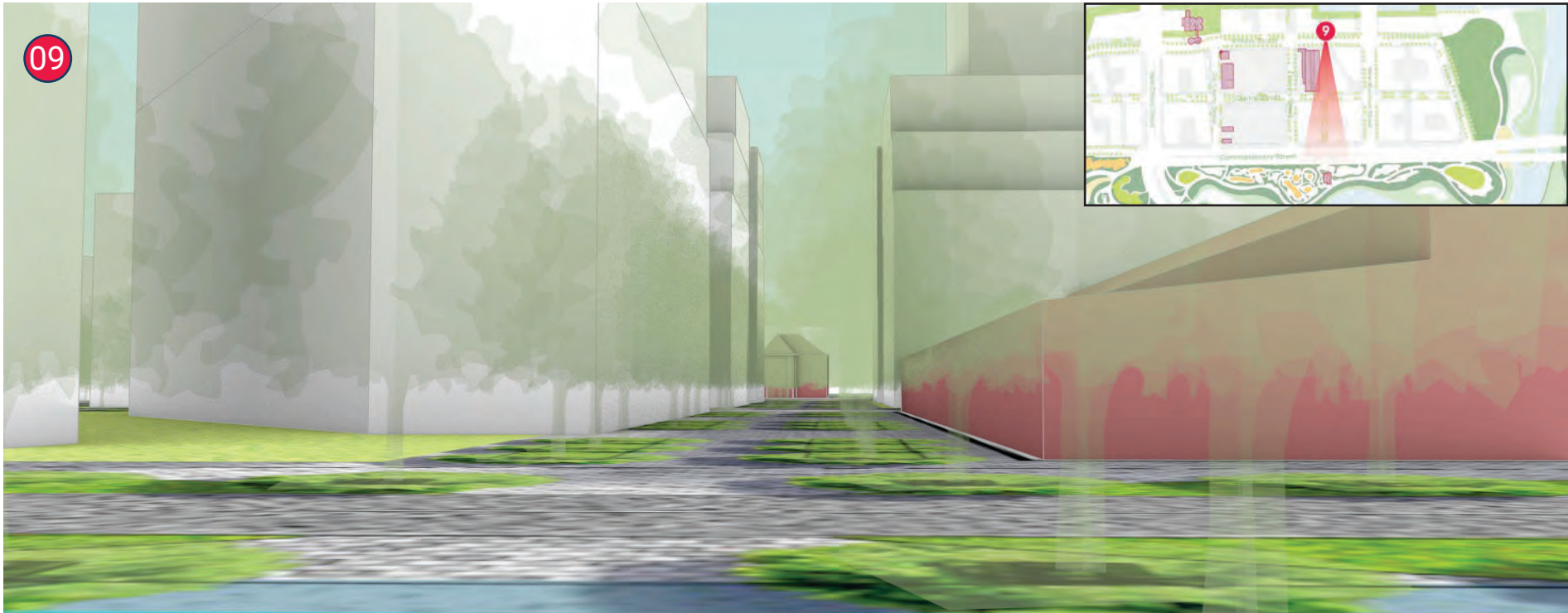


FIGURE 41. View of Fire Hall No. 30 looking south; from: Villiers Street at Old Munition Street looking south



## 3.10 MUNICIPAL INFRASTRUCTURE

### 3.10.1 New Section: Municipal Infrastructure Update: Due Diligence Study

#### 2024 Amendment

The City of Toronto, CreateTO, and Waterfront Toronto have collaborated on an Infrastructure Due Diligence Study to assess the impact of the proposed densities on the existing and planned servicing. Waterfront Toronto has updated the servicing approach for the Island and confirmed that appropriate servicing infrastructure will be available to accommodate the proposed population.

The City of Toronto has implemented revisions to the design of the ultimate sanitary pumping station at 545 Commissioners Street. Further work has confirmed that the trunk sanitary sewers proposed to convey flows to the ultimate sanitary sewage pumping station at 545 Commissioners Street are appropriately sized and adequate capacity for the estimated population.

The phasing approach for the Island will have to consider and the timing of the delivery of downstream infrastructure along Commissioners Street east of the Don Roadway, which is not funded, and the sanitary pumping station at 545 Commissioners Street.

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