



PLANNING A GREAT CITY, **TOGETHER**



UNLIVER PRECENT PLANNING STUDY

Community Consultation Meeting

Public Realm, Design & Sustainability

January 23, 2018



 METROLINX

 **TORONTO**



Agenda



6:30

Welcome & Context

Karla Kolli, Dillon Consulting Ltd.
Councillor Paula Fletcher



6:40

Presentations

Carly Bowman and Ran Chen, City of Toronto
Derek Goring, First Gulf, and George Dark, USI



7:15

Questions



8:00

Workshop: Market Stations



8:55

Next Steps and Close



An ongoing conversation





What we've heard: Priorities



Attract the community 24/7,
through programming,
amenities and uses

High quality, diverse and
resilient green spaces

Include art
and culture in
the Precinct

Reflect the
rich history of
the Precinct



Enhanced, safe pedestrian and cycling
connections are critical



Plan for diverse
employment uses

Affordable
employment
spaces



High-quality
architecture
in a range
of building
forms

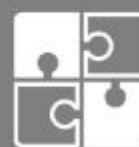
Varied and
interesting
retail
streetscape



Aim for net-
zero carbon
footprint



Planning for Jobs



Infrastructure
Coordination



Transportation+
Transit



Public Realm+
Heritage



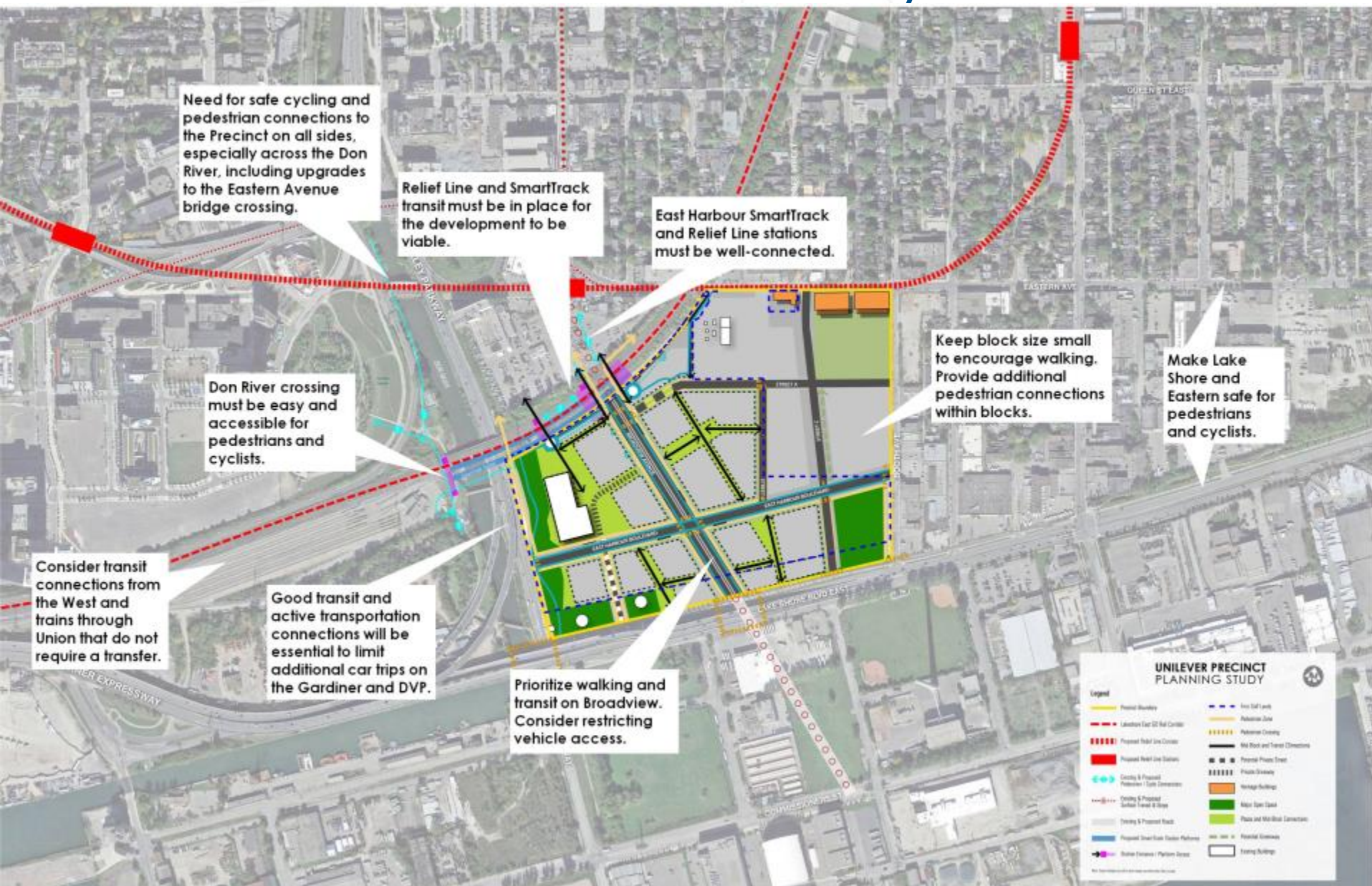
Sustainability



Built Form

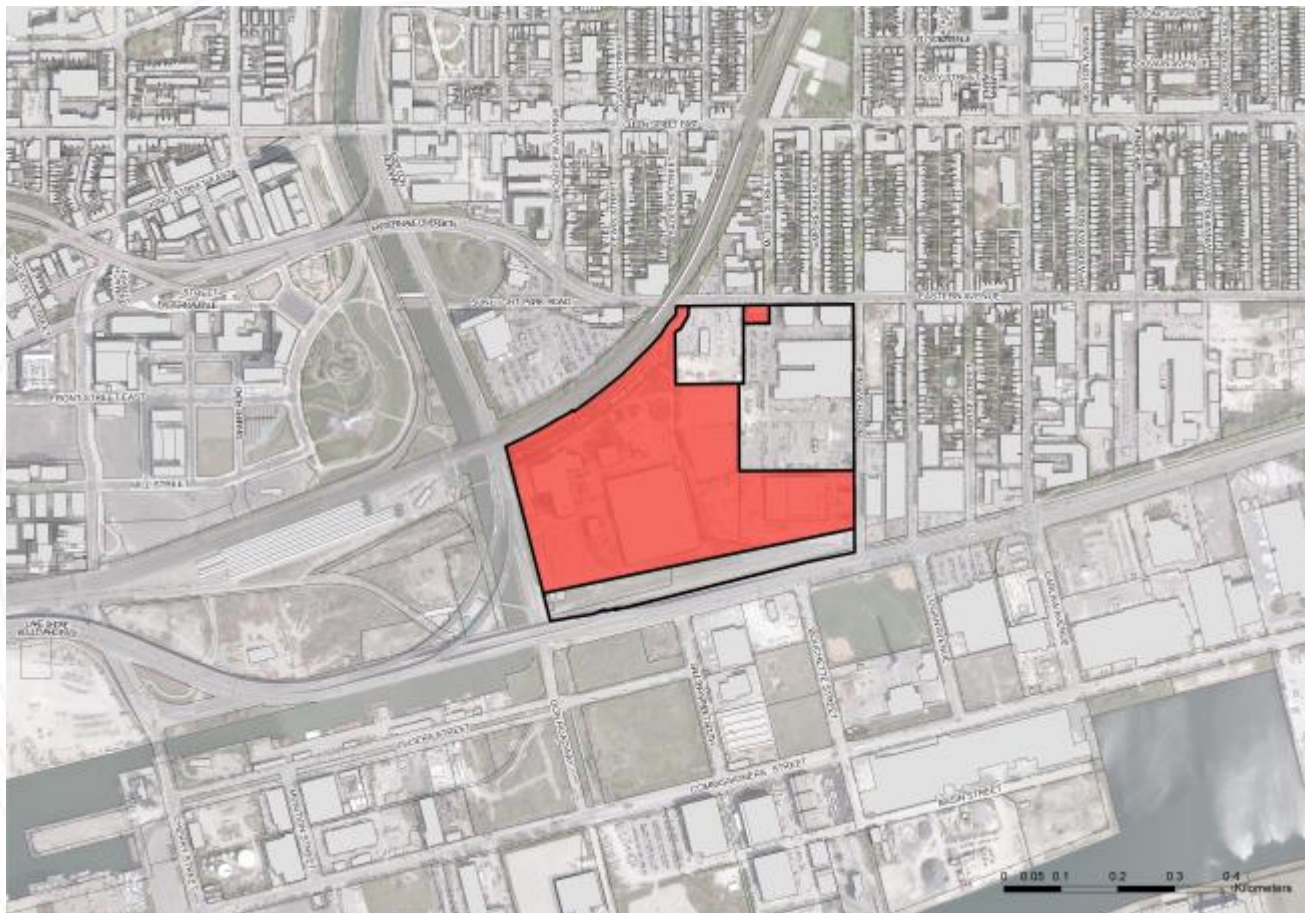


What we've heard: Mobility





The Site | 21 Don Valley Parkway



Precinct Area

25 hectares (62 acres)

First Gulf lands

15 hectares (38 acres)

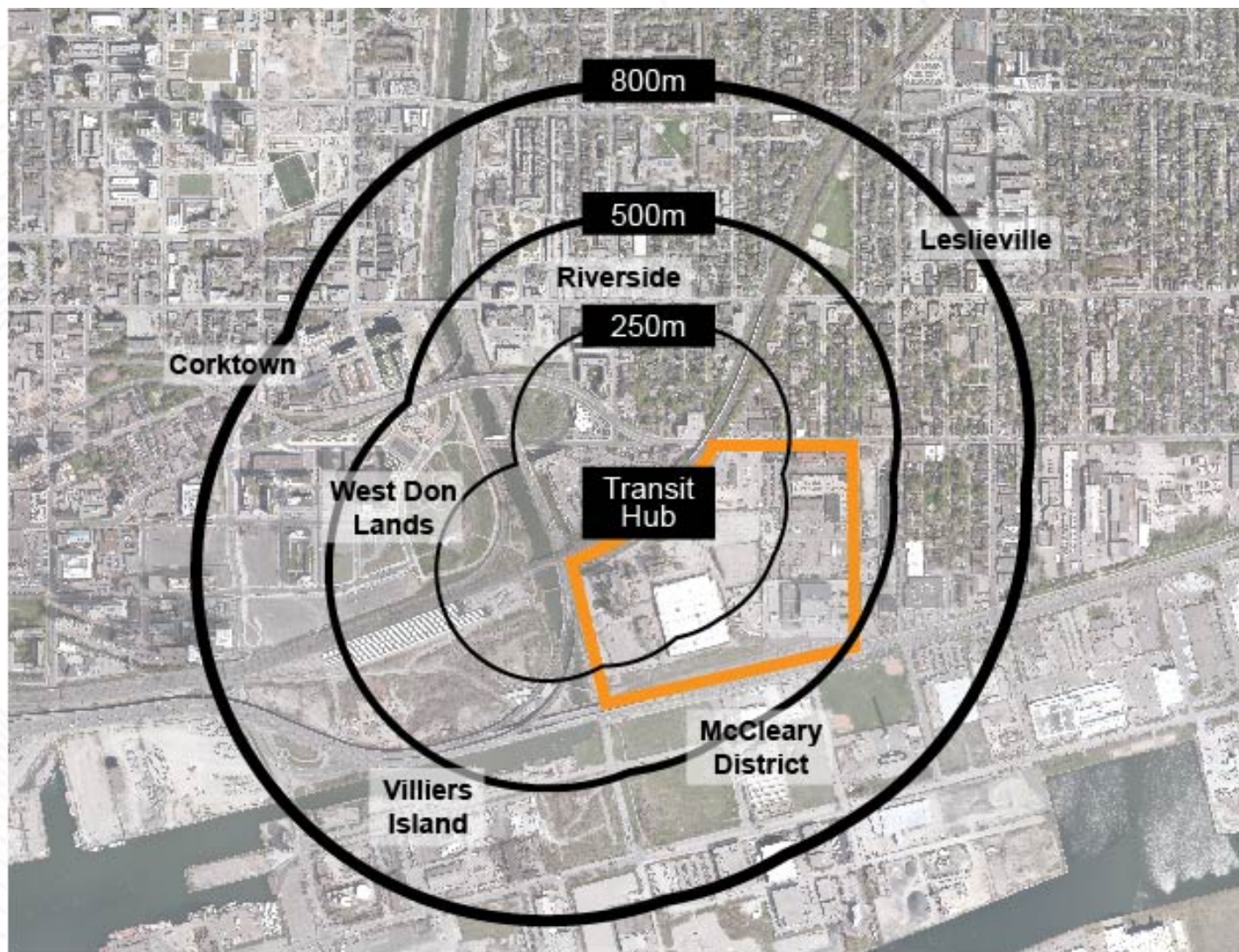
City lands

8 hectares (20 acres)



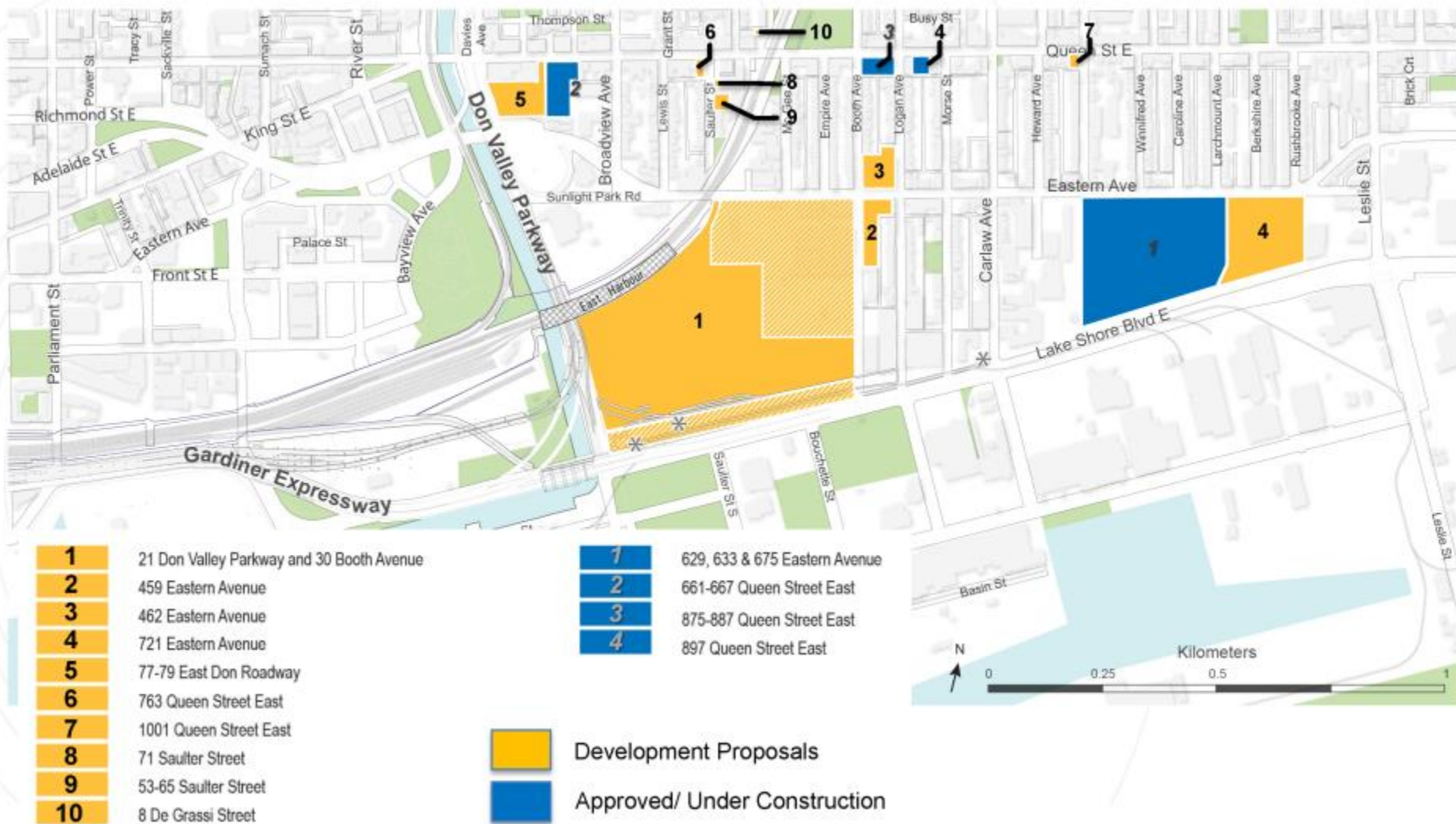


Context





Development Applications





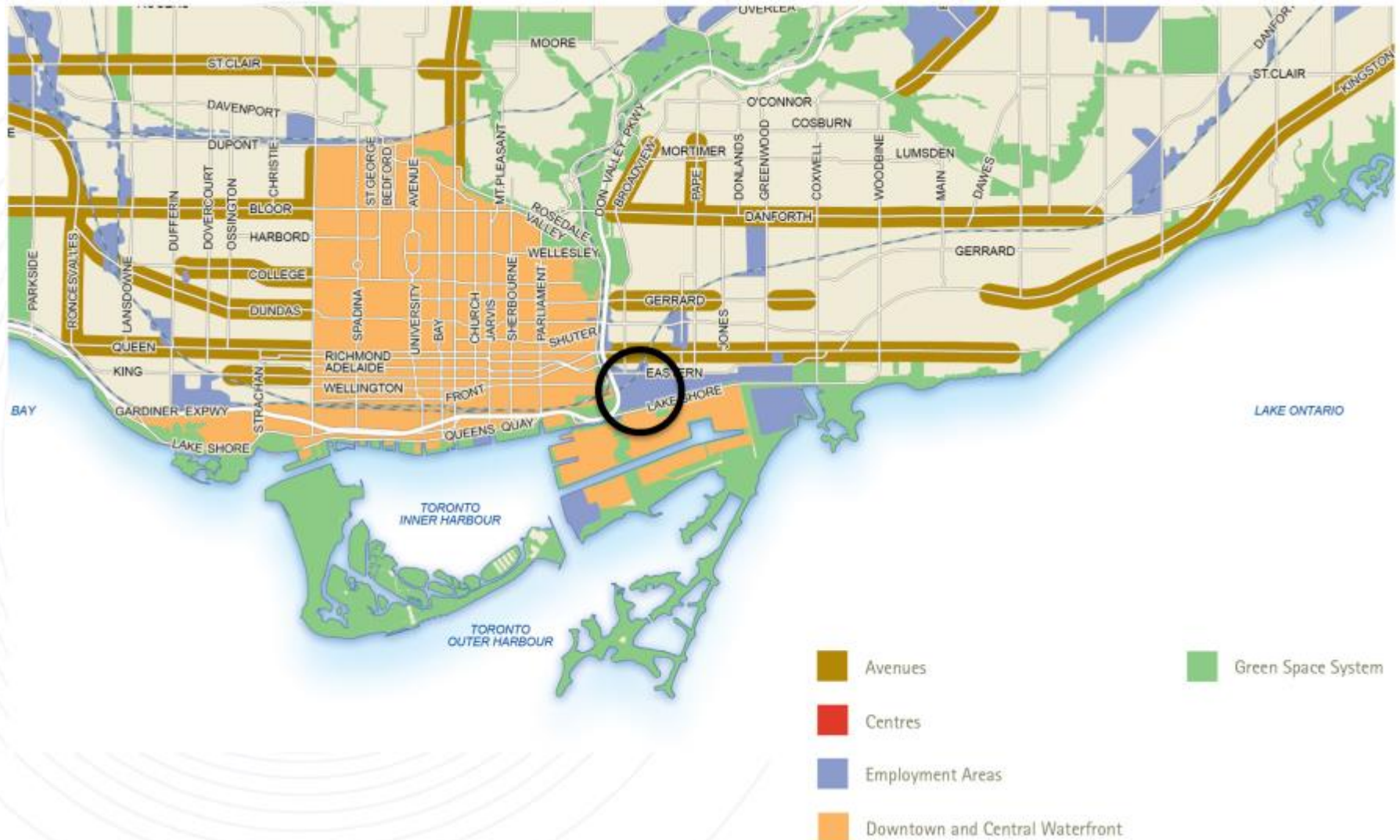
The City of Toronto Official Plan

The vision of the Plan is about creating an attractive, diverse, and safe city that evokes pride, passion and a sense of belonging, while offering a dynamic mixture of opportunities for everyone to live, work, learn and play.



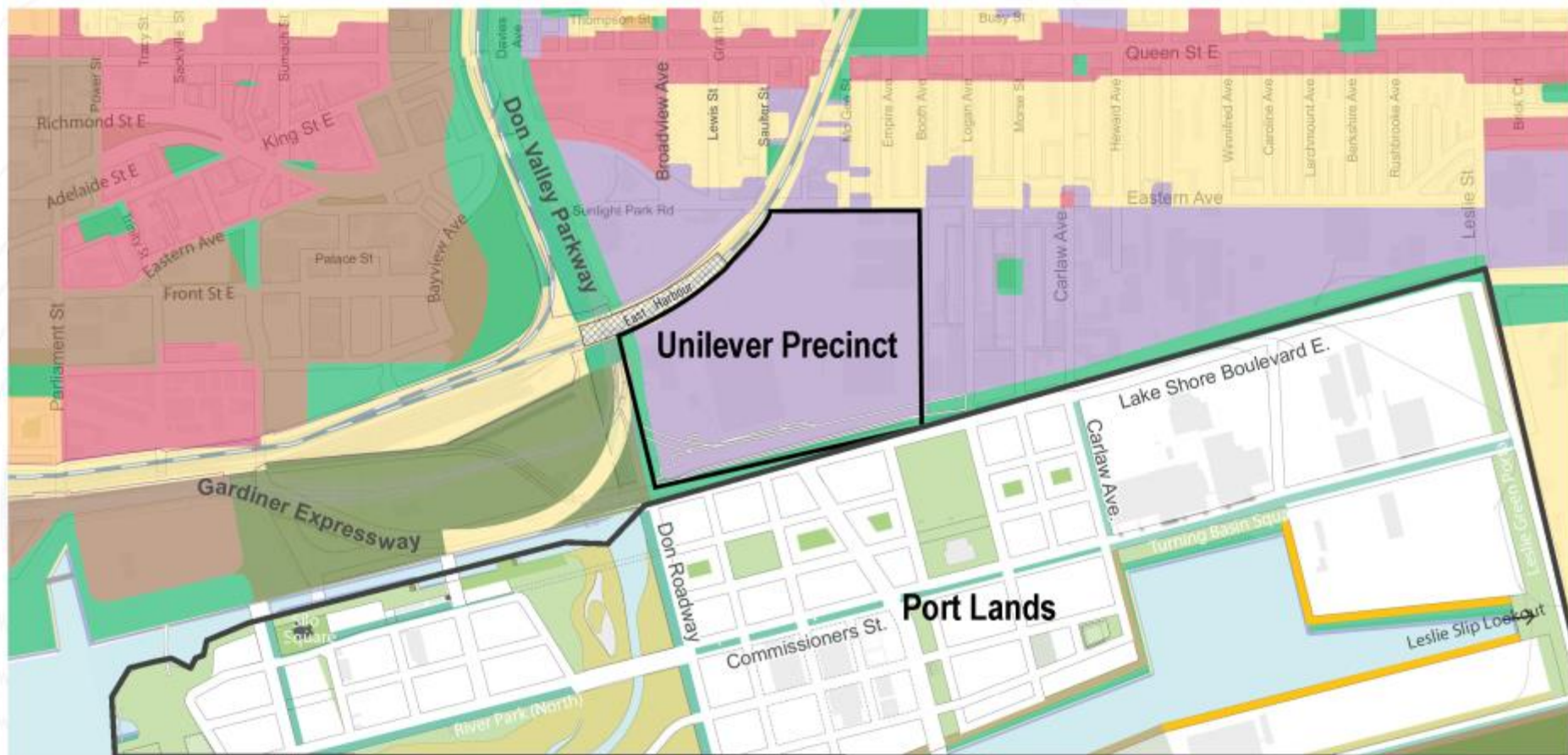


Official Plan – Urban Structure Map





Official Plan – Land Use Map

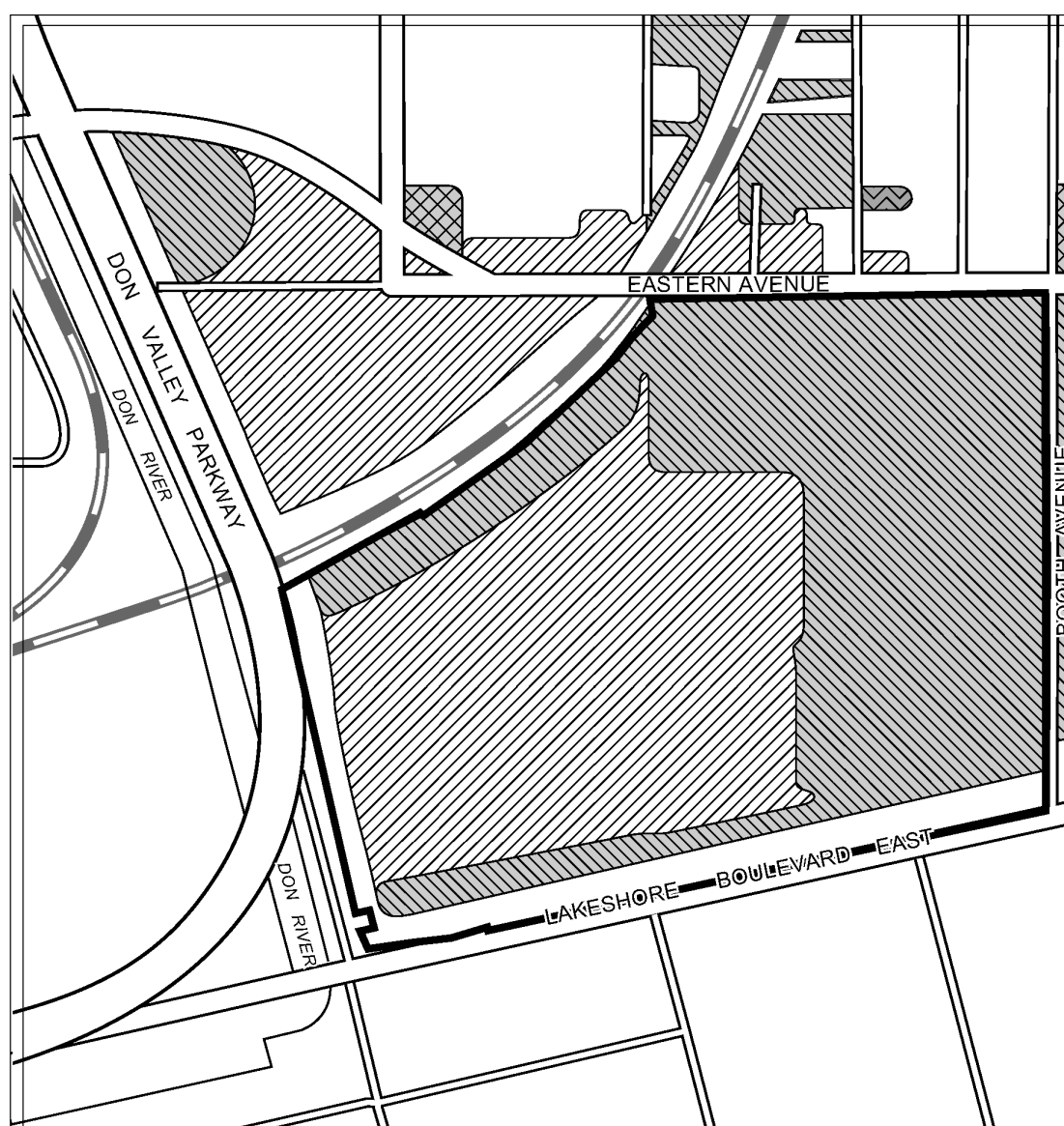


- Neighbourhoods
- Employment Areas

- Mixed Use Areas
- Parks

- Regeneration Areas
- Natural Areas

OPA 231, Site and Area Specific Policy 426



Toronto City Planning

Official Plan Amendment 231

Revisions to Land Use Map 18

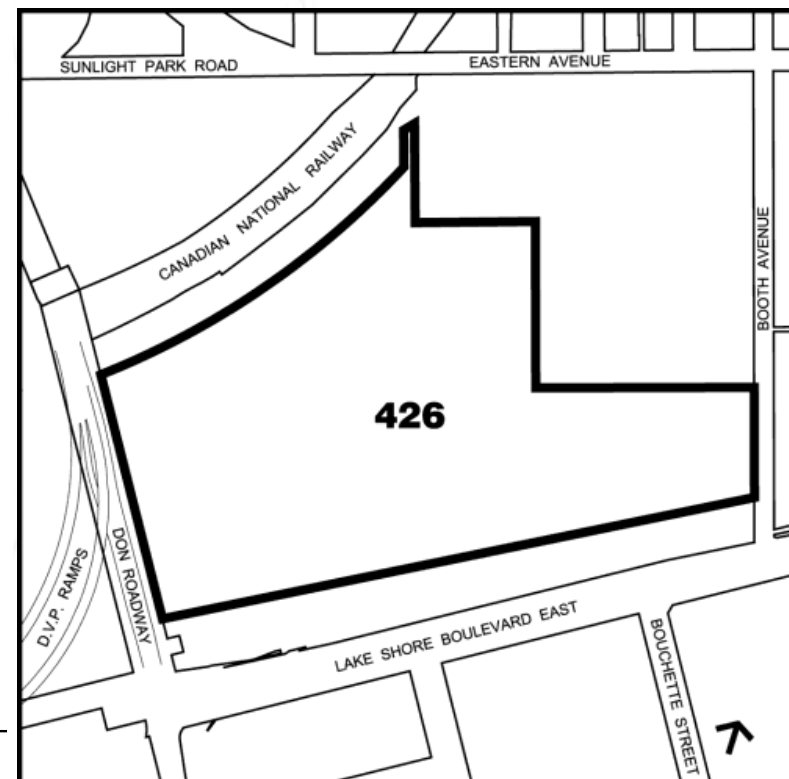
Unlever Precinct and Area of Influence

File # 16 270071

 Precinct Location
 Mixed Use Areas

Employment Areas
 General Employment Areas
 Core Employment Areas


Not to Scale

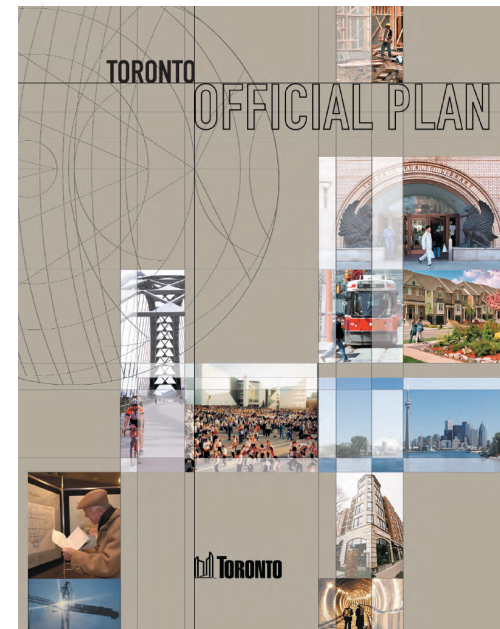


OPA 231 SASP 426



Key OP Policy + Guidelines

- Employment Areas
 - OPA 231, SASP 426
- Implementation
 - Secondary Plans
- The Public Realm
- Parks and Open Spaces
- Built Form
 - Tall Buildings, informed by the Tall Buildings Guidelines
 - Public Art





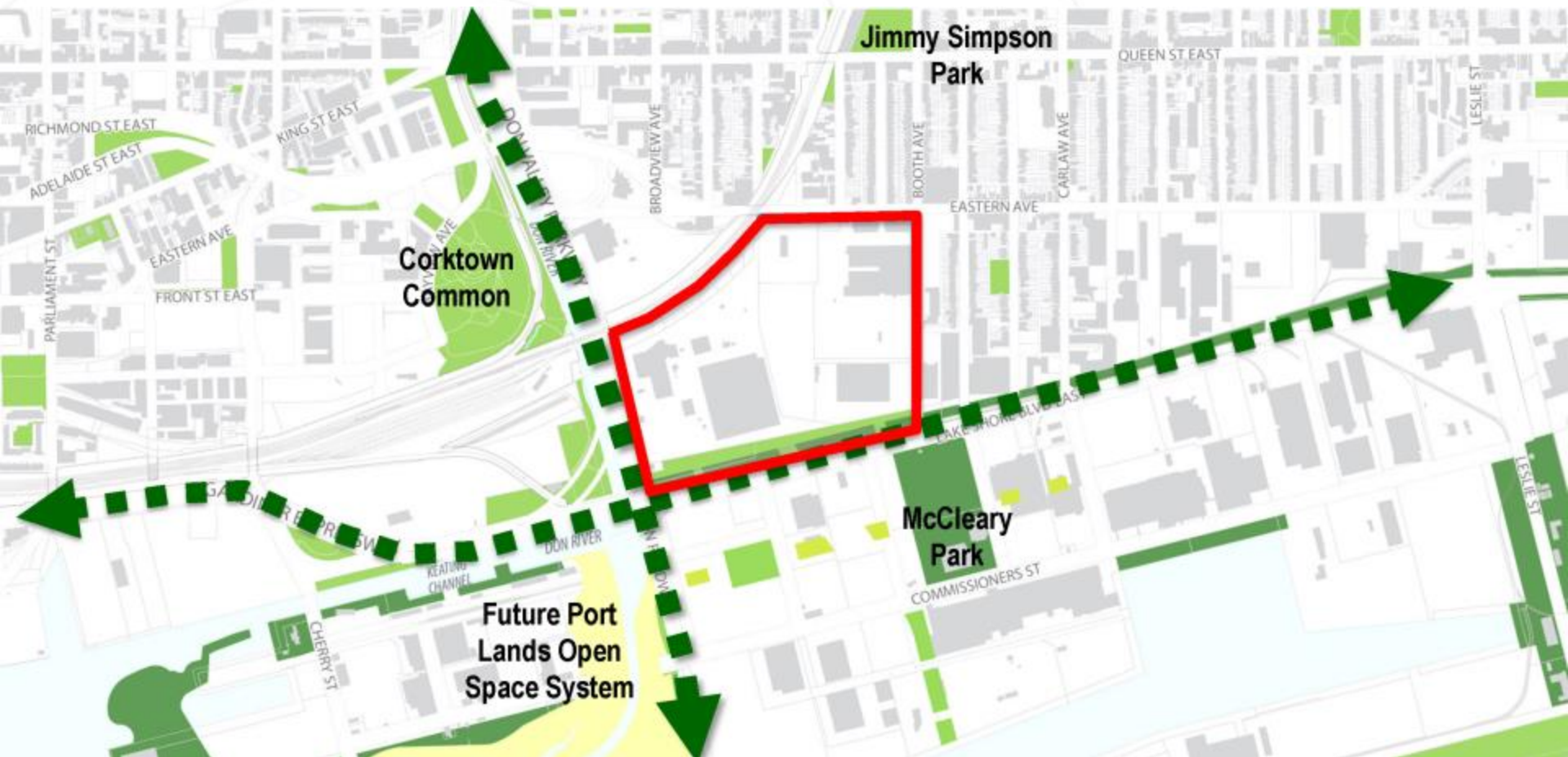
Parks and Open Spaces

The Core Circle





Parks and Open Spaces





Lively Public Spaces

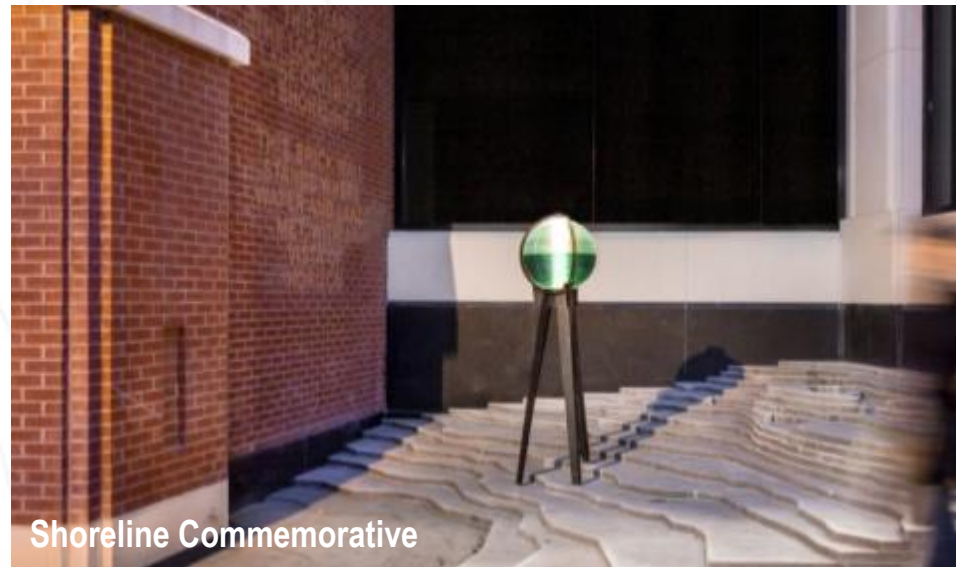




Public Art in Open Spaces



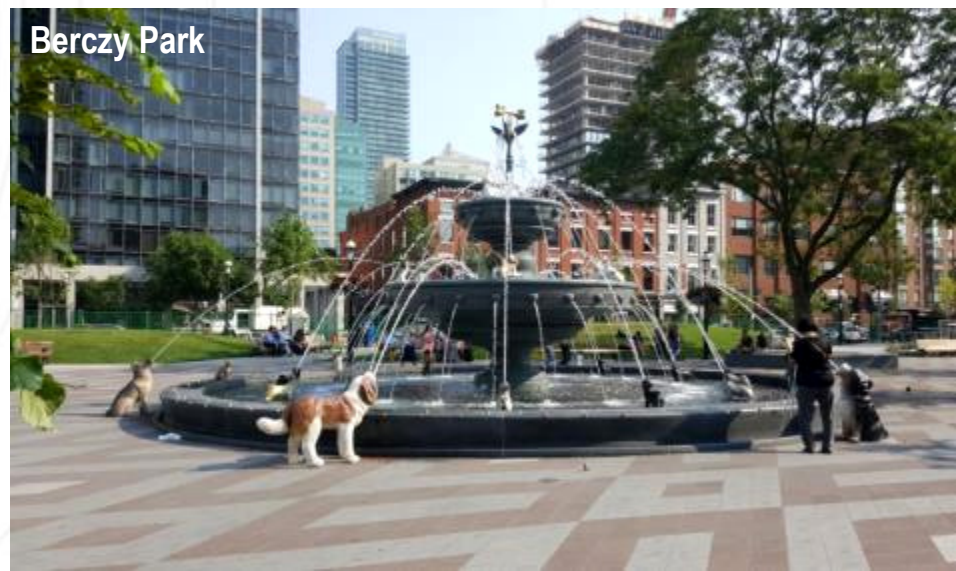
TD Centre



Shoreline Commemorative



Distillery District



Berczy Park



Public Spaces in Transit Hubs



Union Station, Toronto



Liverpool Street Station, London



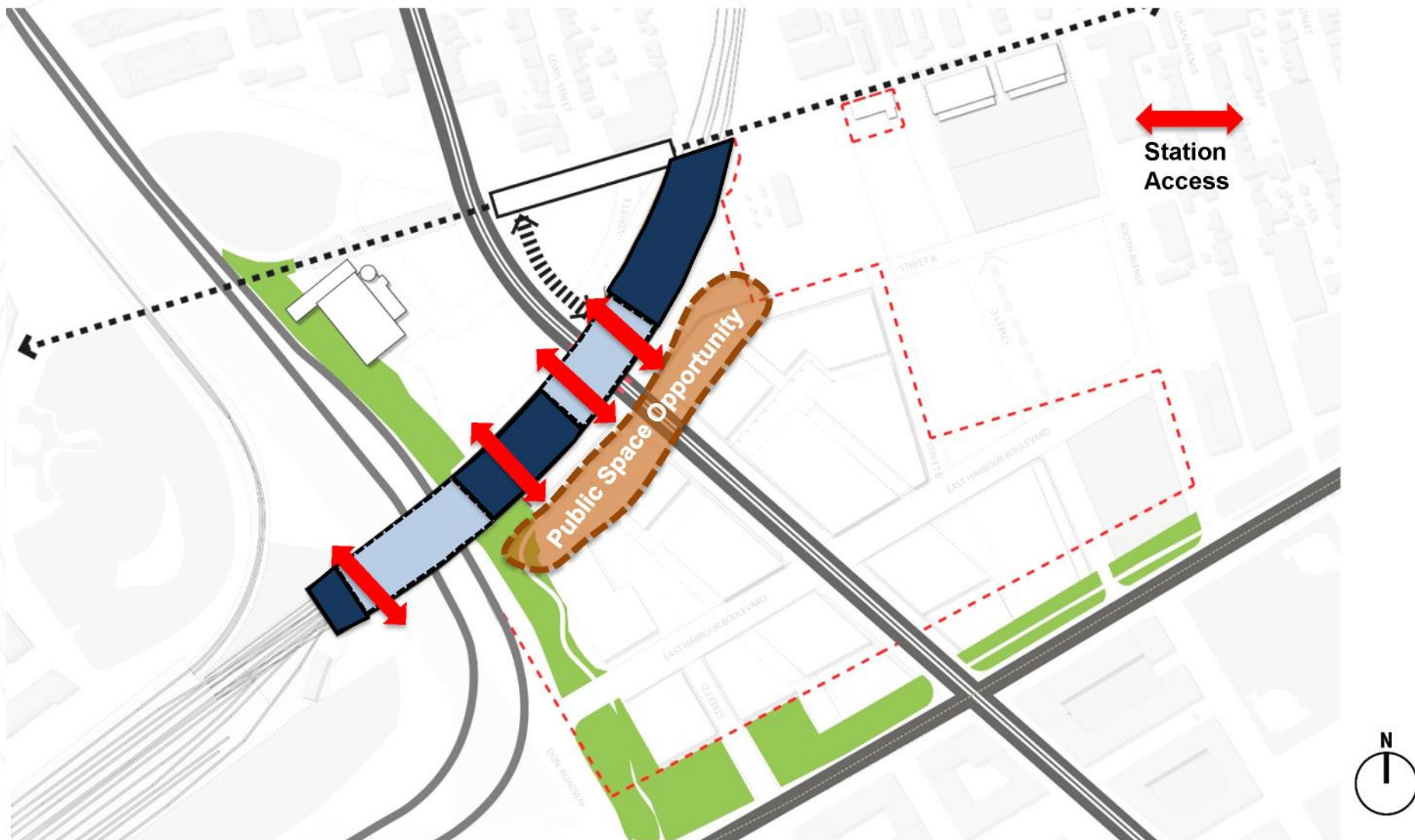
Hackescher Markt Station, Berlin



The Oculus, New York

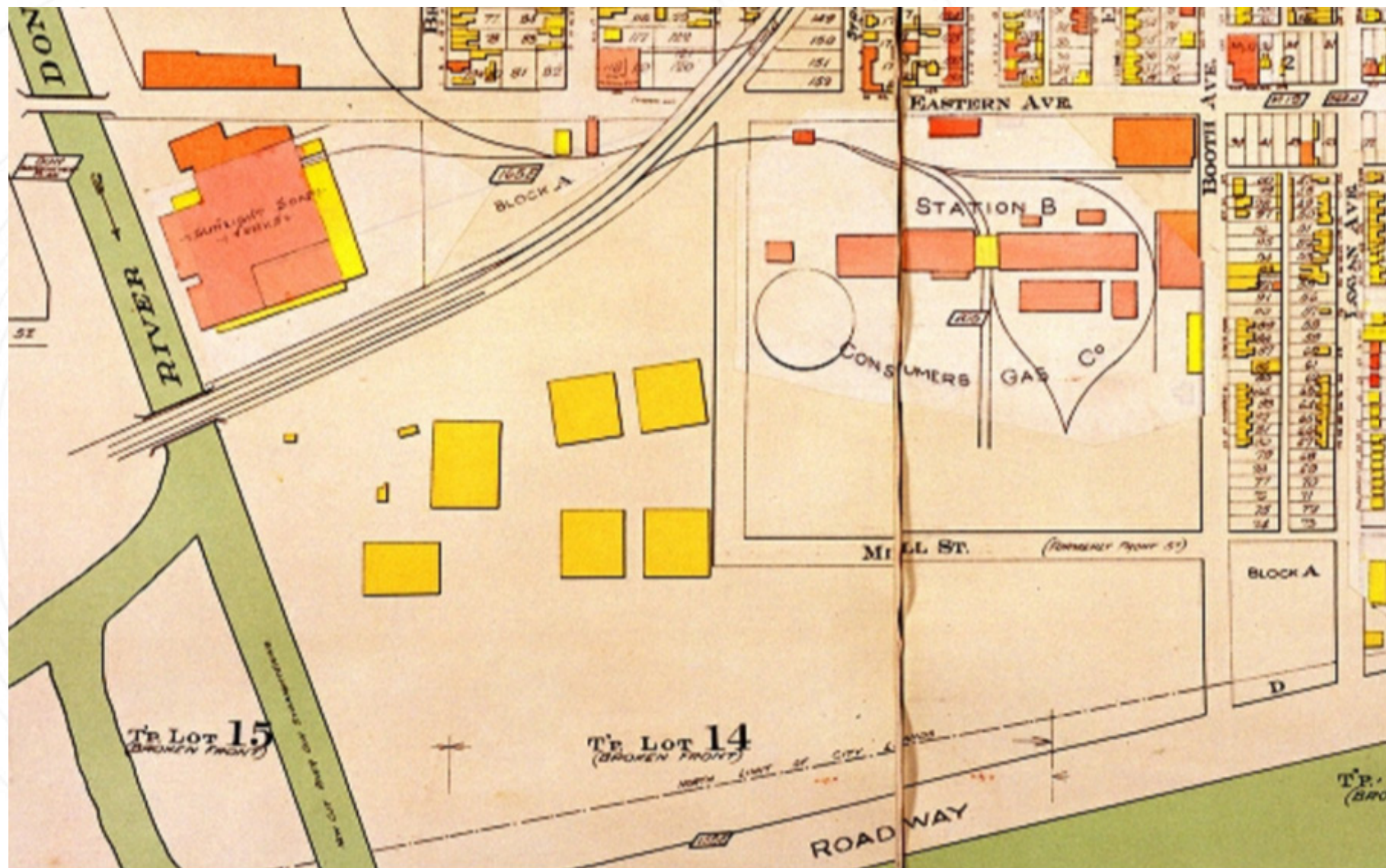


Public Spaces in Transit Hubs



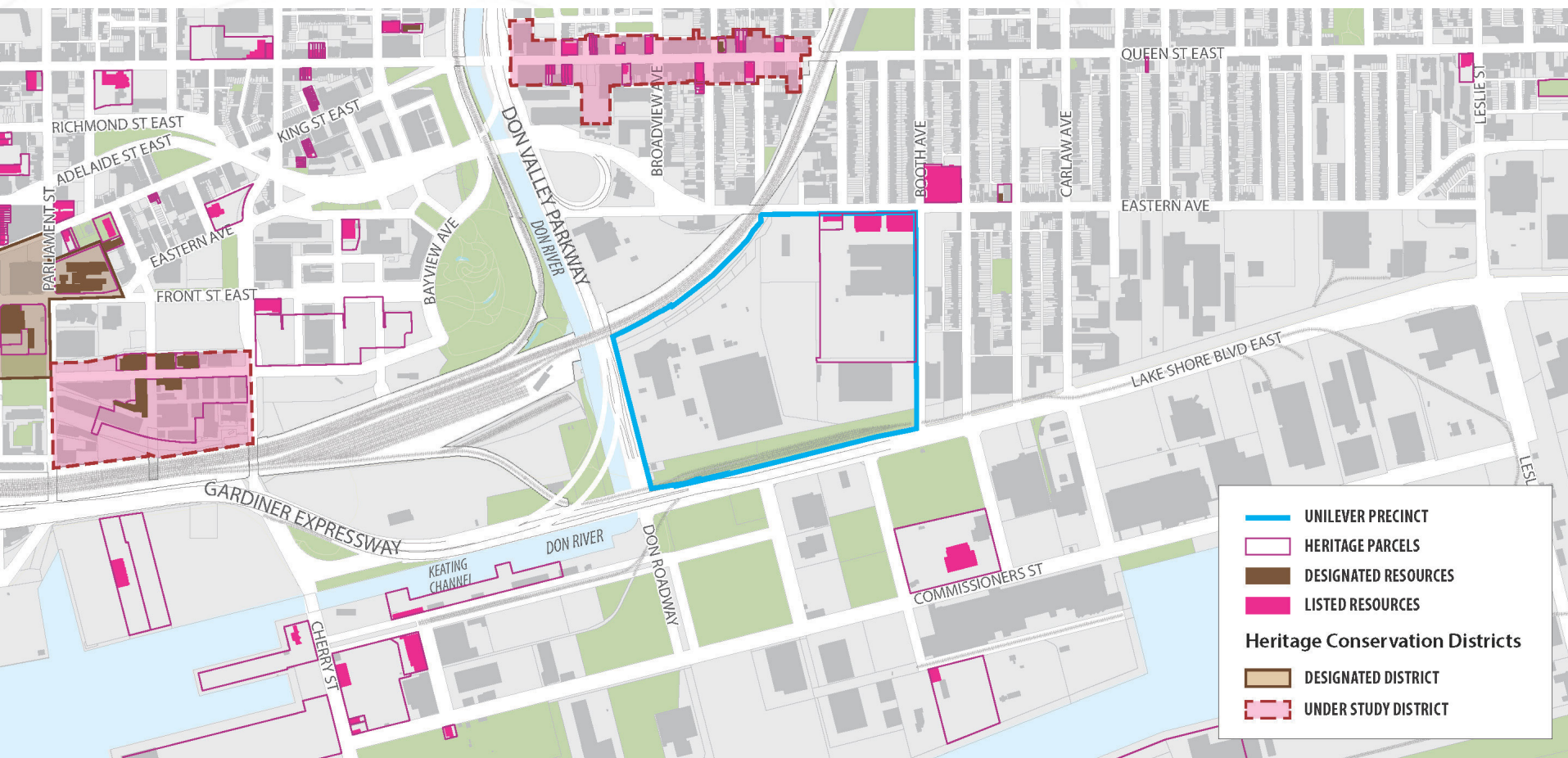


Cultural Heritage Elements



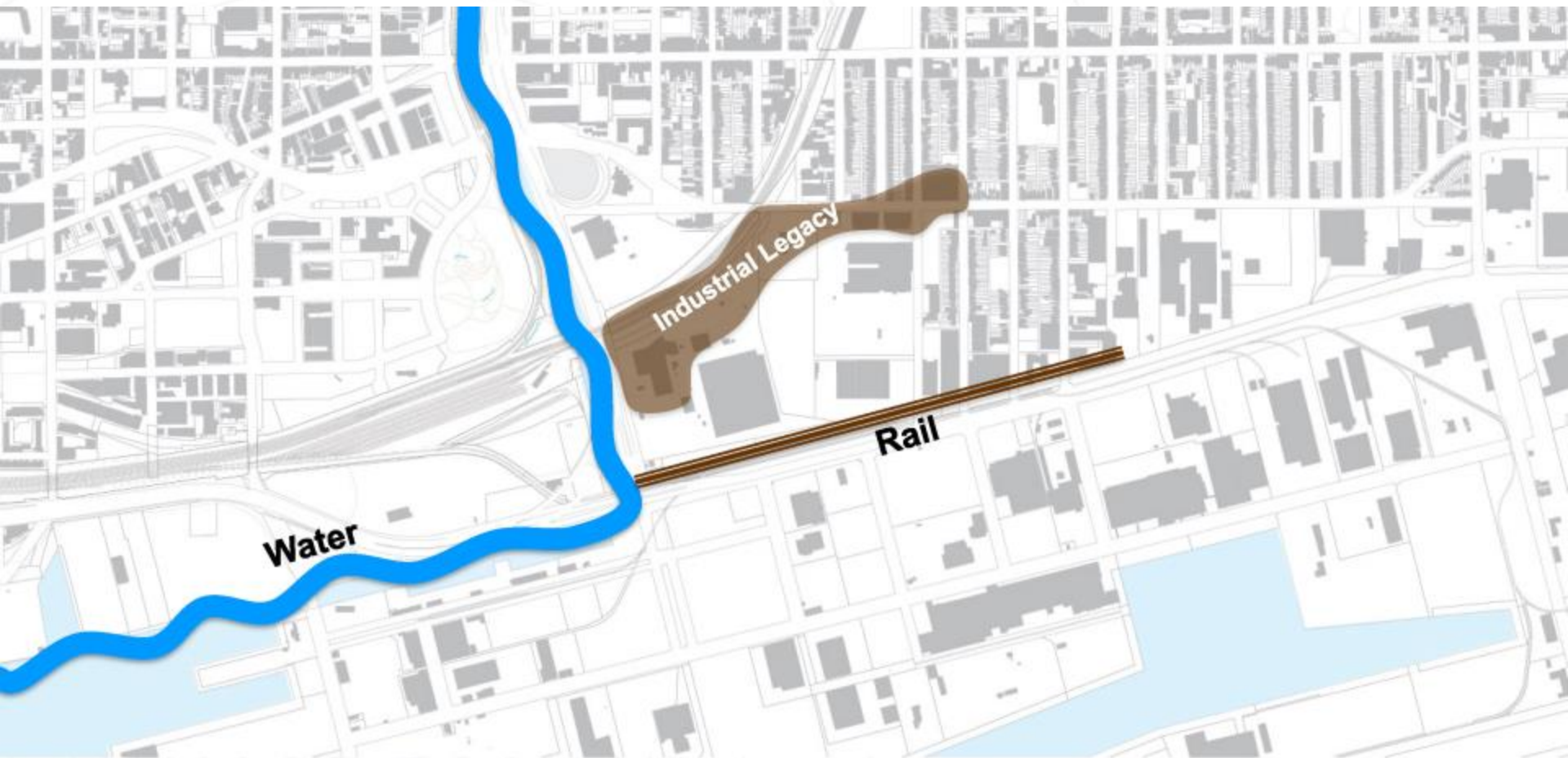


Cultural Heritage Elements





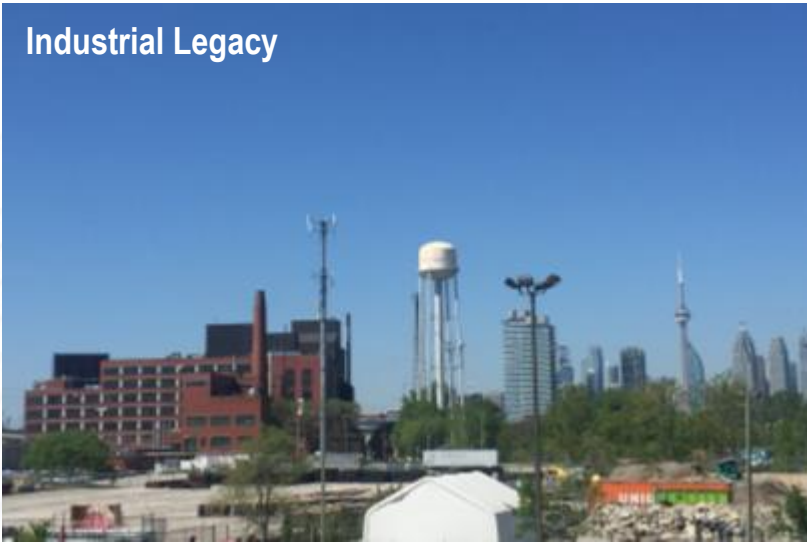
Cultural Heritage Elements





Cultural Heritage Elements

Industrial Legacy



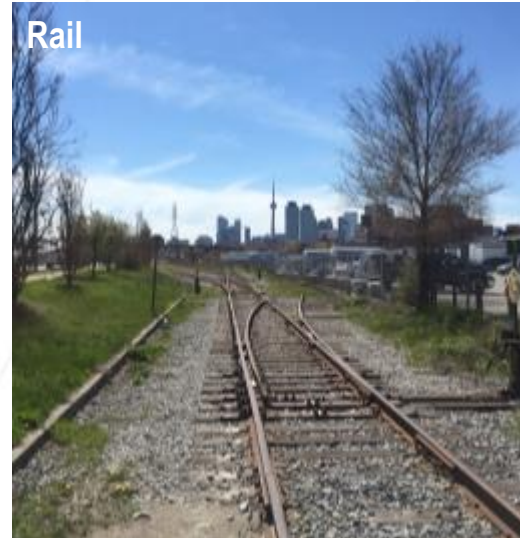
Industrial Legacy



Water



Rail





Sustainability Standards



Tier 1: Mandatory

Tier 2: Voluntary, with financial incentives





Applicant's Proposal | Overview

- Heights ranging from 9 to 50 storeys (60 to 230 m)
- 925,314 sq. m. (10 million sq. ft.) of non-residential floor space
- 2-3 Levels of underground parking (varies by block)
- 3,500 Vehicle parking spaces / 7,300 Bike parking spaces





Proposed Phasing: Applicant's Diagram





Reasons for the Applications

Permitted	Proposed
Land Use Wide variety of employment uses permitted, but not offices, retail stores, key amenitizing uses	Land Use Permission for office, retail, employment and amenitizing uses, in keeping with OPA 231 SASP 426
Density + Height 5x density, 18m height limit along Eastern Avenue	Density + Height Approx. 6x gross density (11x net density), up to 230m in height
Performance Standards Current by-law performance standards relate to permitted employment industrial uses	Performance Standards High density employment office node performance standards, reflecting proposed built form, and securing public spaces
Risk Management Lower Don Special Policy Area restricts additional development	Risk Management Through the implementation of flood protection infrastructure, additional development to be permitted





Issues of Focus:

- Securing **connections**
- **Open Space System** – locations, types of open space, their role
- The **transit station** “Civic Frontage”
- **Transportation network** and components
- Promoting **vibrancy**
- Development **intensity**
- **Location** of different types of non-residential uses
- Proposed **phasing**
- Appropriate **holding** provisions





Contact Us



EMAIL to: Carly.Bowman@toronto.ca



MAIL to:

Carly Bowman
Senior Planner, Community Planning
City Hall, 100 Queen Street West,
18th Floor, East Tower
Toronto, ON , M5H 2N2



416-338-3788



@ CityPlanTO #UnileverPrecinct



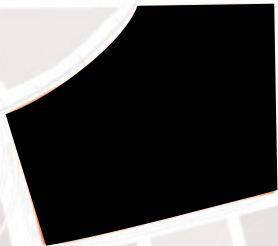
www.toronto.ca/unileverprecinct

Thank You for Attending!



METROLINX





UNILEVER PRECINCT PLANNING STUDY

QUESTIONS?



Community Consultation Market Stations

5 Stations – each with key questions for public input

1. Where should the **open spaces** go?
2. What makes a great **Transit Hub and Plaza**?
3. How should we celebrate our **heritage**?
4. How should we demonstrate **sustainability and innovation**?
5. First Gulf **model**: what do you think?





Next Steps



- January 31: **First Gulf Resubmission**
- Feb/March 2018: **SmartTrack station design public meetings**
- March 21, 2018: **Plan and Details Consultation Meeting**
- Spring-Summer 2018: **Further consultation, reporting**



[illegible]



Master Plan comparison

September 2017



January 2018

