6.0
EMPLOYMENT LANDS



6.0 EMPLOYMENT LANDS
INTRODUCTION



Employment Lands in Queensborough

INTRODUCTION

There are four Development Permit Areas in this section, which are identified on Map 6.0. The commercial and industrial focused Employment Lands are a crucial component of the city's economic and urban fabric. These spaces are located close to major transportation routes, often serve auto-oriented uses and lack many of the pedestrian oriented characteristics of the other Development Permit Areas. While these areas will remain heavily trafficked and home to service and industrial and service based uses, it is important to recognize that new development can still enhance the street quality of these areas while acknowledging the auto-dominated nature of these spaces. Maintaining commercial and industrial land into the future will be a focus for these areas, while still recognizing the potential for redevelopment to create more attractive job-oriented centres.

EMPLOYMENT LANDS DEVELOPMENT PERMIT AREAS

6.1 Twentieth Street

[BYLAW NO. 8151, 2019]

6.2 Brunette

6.3 Mixed Employment

6.4 Industrial

6.5 Intertidal

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GENERAL PRINCIPLES

Employment Lands are important economic generators for the city and encompass a variety of characteristics that add to the vitality of a neighbourhood.

1. CREATE NEIGHBOURHOOD CONNECTIONS

Creating a well-connected neighbourhood enhances quality of life by promoting walkability, increasing access to amenities, and prioritizing pedestrian and bike connections. While many of the uses in the Employment Lands rely heavily on automobile access, it is important to consider that they may provide services for the larger community that should be accessible via walking, biking or public transit. Private developments in Employment Lands areas can enhance community connectivity by ensuring pedestrian connections to the site are maintained and through designing attractive building and landscape interfaces along busy streets, side streets and laneways.

2. ESTABLISH WELL-DEFINED STREETS

Street definition is an important factor in creating a cohesive urban environment that provides interest for motorists, cyclists and pedestrians. Buildings should be designed to frame streets and large parking areas should be screened or placed behind developments to create a friendlier street edge. Commercial uses at grade should maintain the street edge and engage with the public realm when possible.

3. DESIGN APPROPRIATELY SCALED BUILDINGS

Designing buildings with appropriate height and massing will ensure that buildings fit with future surrounding land uses, provide appropriate transitions to adjacent developments, and create a livable environment for neighbourhood residents. Massing strategies can be employed to lessen the visual impact of larger buildings, respond to topography and avoid overshadowing of public and private outdoor spaces. Buildings should be designed with context and use in mind and create sensitive transitions to neighbouring developments, provide a buffer for noise or visual

4. ACTIVATE BUILDING FRONTAGES

Employment Lands are located in high-visibility areas, and as such buildings should provide an active street frontage to create visual interest and enhance safety. Commercial and industrial units at grade should have entries along the primary rights-of-ways fronting the building, appropriate transparency, weather protection and when possible provide public realm enhancements.

5. INTEGRATE SUSTAINABLE STRATEGIES

New development should aim to support a broad range of sustainability goals related to energy, water, waste, materials and ecology. Landscaping that features native plants, bioswales, greenroofs, and pocket parks can all be employed to enhance biodiversity as well as mitigate stormwater runoff. Designing buildings with passive solar strategies (orientation, shading, appropriate glazing and insulation types) and efficient mechanical systems are all ways to reduce energy demand. When possible, a green buildings rating system (LEED, PassiveHouse, etc) should be used to guide sustainable building development.

6. ENHANCE PUBLIC REALM

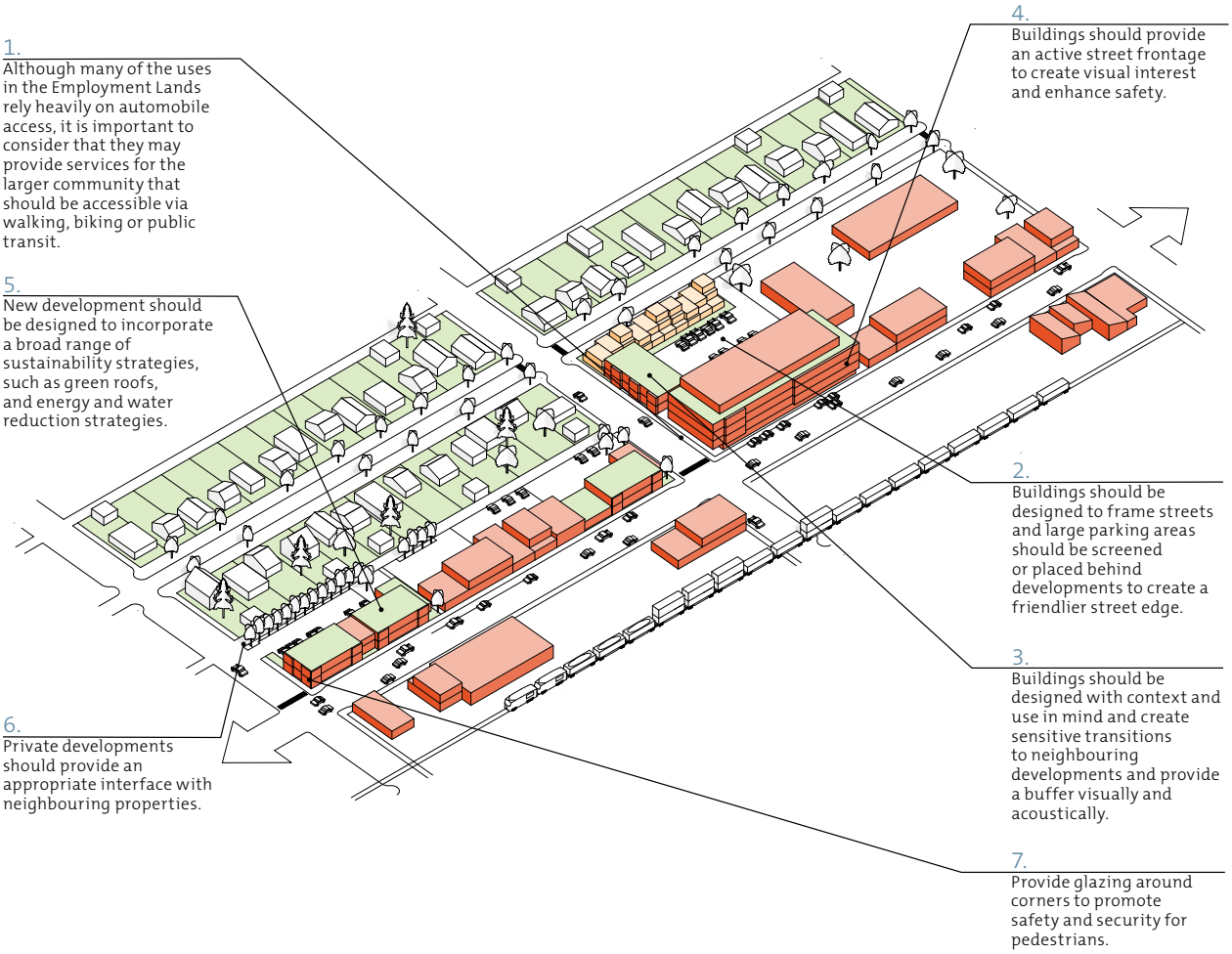
Private development should enhance the public realm of the neighbourhood to create a vibrant and comfortable space for employees and visitors. Street trees and landscaping, street furniture, weather protection, lighting features and public art are all important public realm components that can be integrated into new developments.

7. PROMOTE SAFETY + SECURITY

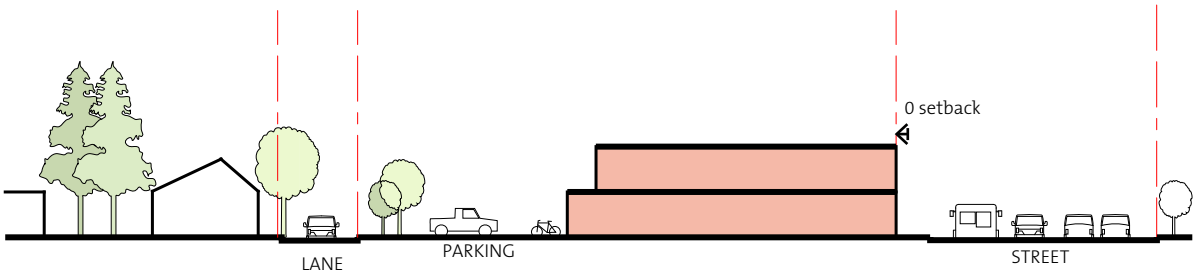
A well-designed building can create a sense of safety and comfort for both building users and the public. Through following the principles of Crime Prevention Through Environmental Design (CPTED), buildings can employ passive strategies that encourage casual surveillance of public spaces, clearly delineate public and private spaces, and ensure accessible and well defined pedestrian and vehicular entrances.

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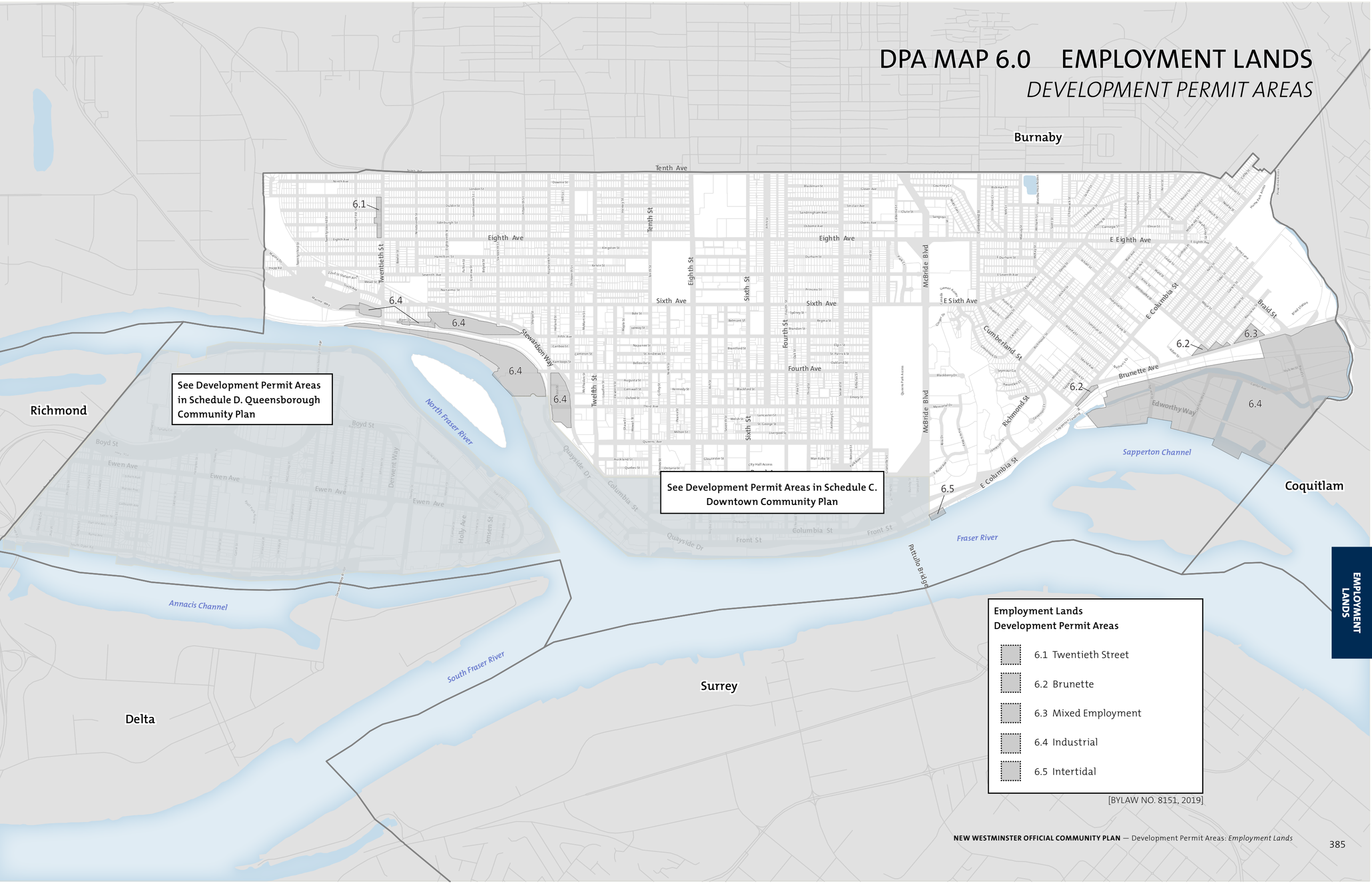
Employment Lands Axonometric



Typical Section -Employment Lands

DPA MAP 6.0 EMPLOYMENT LANDS

DEVELOPMENT PERMIT AREAS



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Development Permit Areas

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