



WATERFRONTToronto

Consensus Comments

Waterfront Design Review Panel #129

Wednesday, Nov. 20th, 2019

Present

Paul Bedford, Chair
Betsy Williamson, Vice Chair
George Baird
Peter Busby
Claude Cormier
Pat Hanson
Janna Levitt
Nina-Marie Lister
Fadi Masoud
Jeff Ranson
Brigitte Shim
Eric Turcotte

Regrets

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Recording Secretary

Leon Lai

Representatives

Chris Glaisek, Waterfront Toronto
Lorna Day, City of Toronto

Consensus Comments reflect the general position of the Panel on a project and are based on the summary provided by the Waterfront Design Review Panel Chair during the meeting. The Meeting Minutes will be published following adoption by the Panel at the next meeting and will include the consensus comments as well as reflect individual Panel comments or discussions during the review sessions.

Conflicts of Interest

Claude Cormier declared conflicts for **3C PL1** and recused himself for the project review.

1.0 3C PL1 – Schematic Design

Project ID #: 1108
Project Type: Building
Review Stage: Schematic Design
Review Round: Two
Location: Keating Channel Precinct

Proponent: 3C Lakeshore Inc.
Architect/ Designer: Adamson Associates, PMA Landscape Architects, Footprint
Presenter(s): Greg Dunn, Adamson Associates Architects; Leslie Morton, PMA Landscape Architects; Lyle Scott, Principal, Footprint
Delegation: Josh Hilburt, Waterfront Toronto; Jasmine Frolick, 3C Lakeshore Inc.; Domenic Crignano, 3C Lakeshore Inc. Alfredo Romano, 3C Lakeshore Inc.; David Koren, Adamson Associates Architects; Lyle Scott, Principal, Footprint; Andrew Ferancik, Principal, WND Planning; Deanne Mighton, City of Toronto

General

- Appreciated the team for responding to the challenging constraints of the site
- It is important to consider the greater site, including both Phase 1 and Phase 2, at this stage of design to maximize development, loading/parking, and public realm potential.
- Not supportive of a future service road from Lake Shore Boulevard into Phase 2, leverage the Phase 1 design to consider alternative solutions

Building

- Provide more details on ground floor retail space design, including programming strategy, layout and access.
- Consider leveraging the ground floor passageway to create more than a pass-through and capture terminus views, ie. further articulate building parti and massing to address and create interest at the Queens Quay view terminus.
- Loading and parking program on the ground floor continues to be a concern, consider further reducing and replacing with programs that contribute to the activation of the ground floor.
- Supported the overall façade design strategy, consider further refinement on resolving the exterior details, ie. pattern and continuity of solid volumes.
- Provide more information on fenestration details at next review
- Consider stainless-steel as an alternative material for the exterior cladding and the potential introduction of color.
- Provide detailed ground floor elevations, specifically at the north elevation, at the next review.

Landscape

- Consider delivering the plaza POP space as part of the Phase 1 development to provide additional outdoor amenity for tenants on day one.
- The temporary landscape design feels scattered, consider a stronger landscape design that leverages a more focused, single strategy to create high impact program opportunities.
- Not supportive of the multitude of movable apparatuses, consider limiting movability to only seating.
- Think ahead and consider how the temporary Phase 1 landscape will connect with future Phase 2 development.

- Provide more information on the building landscape design, such as materiality, vegetation, integration and interaction with building elements, on the terraces and the roof.
- Consider winter performance and opportunities for the building landscape design.
- As a “pioneering site”, public realm is critical for day one success, consider maximizing the ground floor landscape opportunities.
- Incorporate the final streetscape of Queens Quay and Lake Shore Boulevard into the landscape design to anticipate future connection.

Sustainability

- As certain sustainability targets exceed Tier 1 requirements, it is strongly encouraged to push the project to meet TGS Tier 2.

Vote of Support/ Non-Support

The Panel voted in Conditional Support for the project.