



Parliament Slip

Issues Identification

April 27th, 2022

Project Description & Background

Parliament Slip

Proponent: Waterfront Toronto

Design Team: West 8 + DTAH, MJMA, Moffatt & Nichol,
Mckay-Lyons Sweetapple Architects

Review Stage: Issues Identification

Background

- Waterfront Toronto proposed a plan for activating the Parliament Slip in April 2021.
- WT is overseeing the development of the design and construction of this project, in collaboration with City of Toronto.
- The total project budget is approximately \$75 Million
- Construction of the lake filling is scheduled to begin in 2023, public realm components would follow in 2025-2028

Project Scope Overview

- WaveDeck with a water amphitheatre
- Accessible kayak/canoe launch
- Public swimming pools (one large pool and one smaller leisure pool) and a facilities building
- Floating pier with concessions and restaurant
- Floating wetlands and aquatic habitat
- Fixed transportation pier (marine node)

Project Description & Background

Project Timeline

- Construction of dockwalls and lakefilling in 2023 - 2026
- Construction of swimming pools and facilities building are dependent on new dockwall and lakefill scope of work.
- Marine components to be constructed after dockwall reinforcement for 333 Lakeshore Blvd site.

Summary of Project Consultation

- The project has been reviewed with five local community groups, the BIA, the Quayside Stakeholder Advisory Committee and MCFN. The following summarizes feedback to date:
 - **Swimming:**
 - Excited about options for outdoor swimming
 - Ensure the pool has sufficient capacity to meet the anticipated demand
 - Support for outdoor winter swimming
 - **Concessions:**
 - Commercial/retail is needed on the waterfront
 - Love 'mom and pop' style concessions
 - Consider access requirements for servicing and deliveries
 - **Water-based activities:**
 - Like idea of canoe/kayak storage
 - Consider safety of mixing motorized and non-motorized boats
 - Consider measures to mitigate waves/churn within the slip

Existing Context

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Existing Site Context

(Head of Slip looking West)

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Central Waterfront Secondary Plan (2001)- Policy Context

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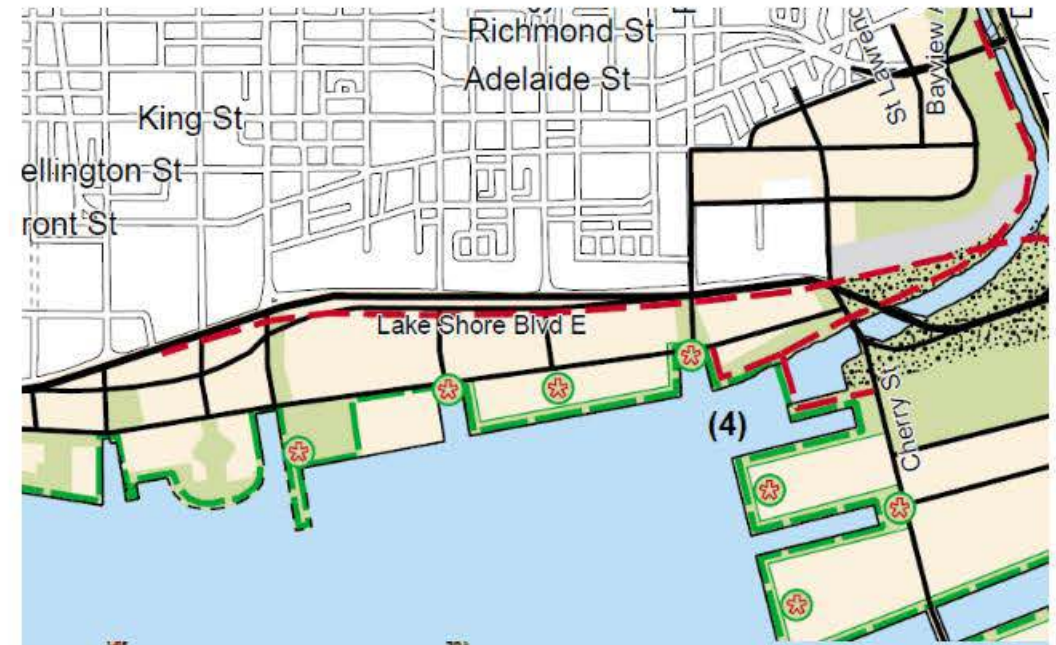
CREATING SPECIAL PLACES TO VISIT, RELAX, PLAY AND LEARN

(P46) Strategies to attract high-value tourism to the Central Waterfront will receive top priority in order to strengthen Toronto's role as the cultural capital of the nation. The Central Waterfront will be the future location of major international-calibre cultural, entertainment and other tourist attractions.

(P47) A wide variety of year-round experiences for visitors will be offered. Emphasis will be placed on developing new facilities that are enduring, creative and unique to Toronto and its waterfront. Winter conditions will be an important consideration in developing the Central Waterfront's tourism infrastructure.

(P48) Boating opportunities will be expanded to draw city residents, workers and tourists to the waterfront. The Central Waterfront offers an opportunity to provide internationally acclaimed boating facilities, particularly in the Outer Harbour. The design, location and viability of such facilities will be developed further in the Precinct Implementation Strategies, in consultation with the appropriate stakeholders.

(P49) Toronto's story will be told by preserving the waterfront's cultural and natural heritage in the development of new private and public spaces, some of which are designated as the Inner Harbour Special Places.



MAP INDEX

	PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE)		POTENTIAL LAKEFILL AREAS
	MULTI-USE PATHWAYS (1)		NATURAL AREAS
	PARKS (2)		OTHER OPEN SPACE AREAS (Including Golf Courses, Cemeteries, Public Utilities)
	INNER HARBOUR SPECIAL PLACES		

East Bayfront Precinct Plan (2005) – Policy Context

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Review Stage: Issues Identification

Section 5: Plan Components and Concepts

"South of Queens Quay, the park is programmed...with multi-purpose recreational courts and soft and hard surfaced areas suited to play or community centre use for yoga, tai chi, class groups, daycare play, and other activities."



Aerial view of Parliament Slip



Concept plan for Parliament Slip open space

Keating Channel Precinct Plan (2010) - Policy Context

- The Victory Soya Mills Silos and Parliament Slip Head create an opportunity for a **special combination of public space and community amenities** at an important junction with the East Bayfront Precinct.
- The Parliament Slip Head forms a key point of continuity between the East Bayfront and the Keating Channel Precincts. With remarkable views of the harbour, and a key transit stop on the LRT, **this point where Parliament Street reaches the harbour will be a highly active space.**

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Review Stage: Issues Identification



LEGEND

	Retail		School
	Commercial		Cultural Heritage Resource
	Residential		Primary Building Entrance
	Live Work		Building Service Entrance

Marine Use Strategy (2020) – Policy Context

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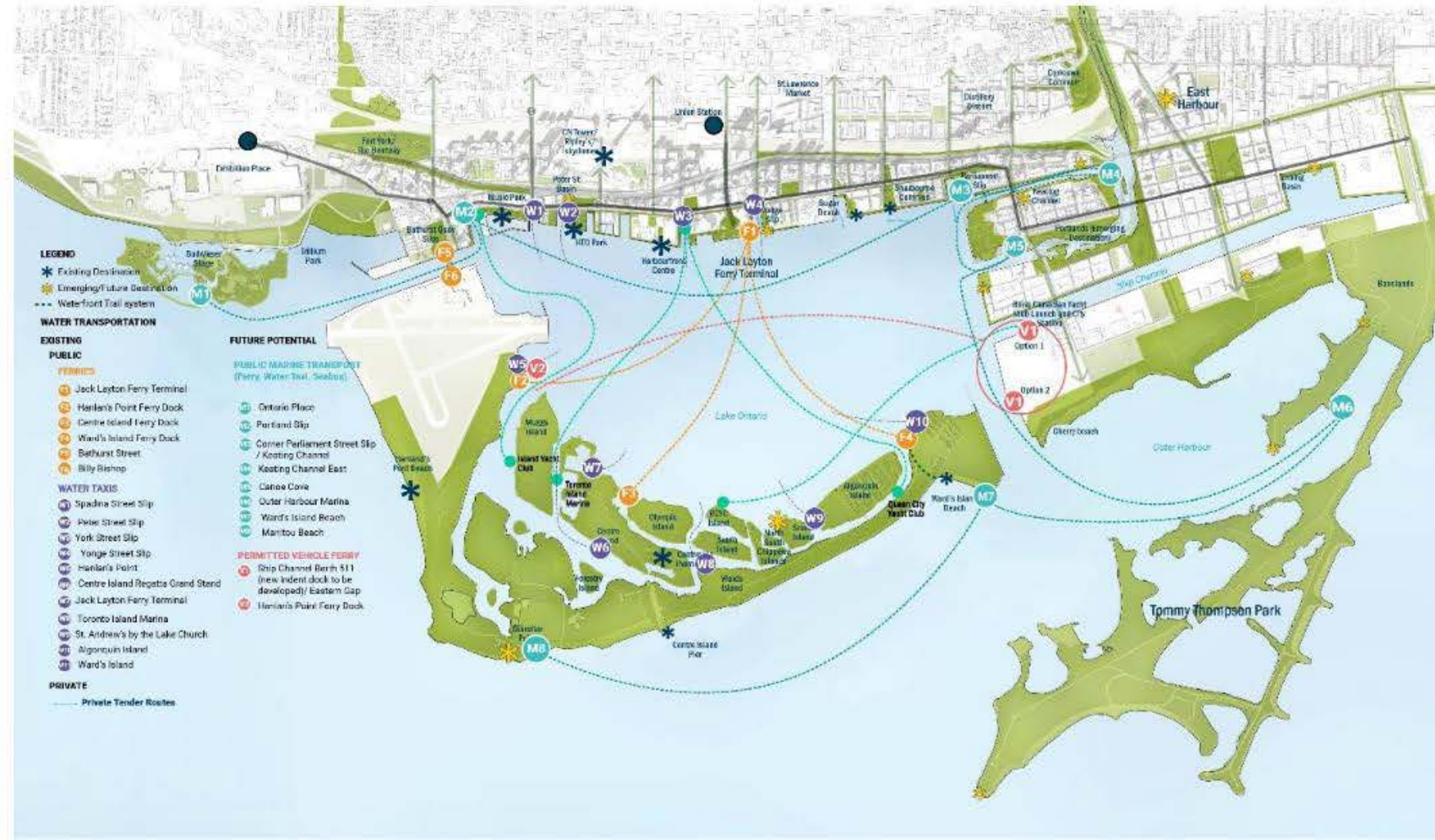
Design Team: West 8 + DTAH, MJMA, Moffatt & Nichol,

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Review Stage: Issues Identification

The Movement chapter is rooted in a principle of creating "more connections to more destinations". This means not only making it easier to get people to the water's edge, but also on, in and over the water. In this chapter you will find ideas and recommendations related to:

- the creation of continuous waterfront connections;
- the expansion of water-based public transportation; and
- improving 'landside' planning, development and public space decisions, to provide more support for active marine uses.



Quayside RFP

Development Context

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Review Stage: Issues Identification



351 Lake Shore Blvd E. – Approved Height and Massing Development Context

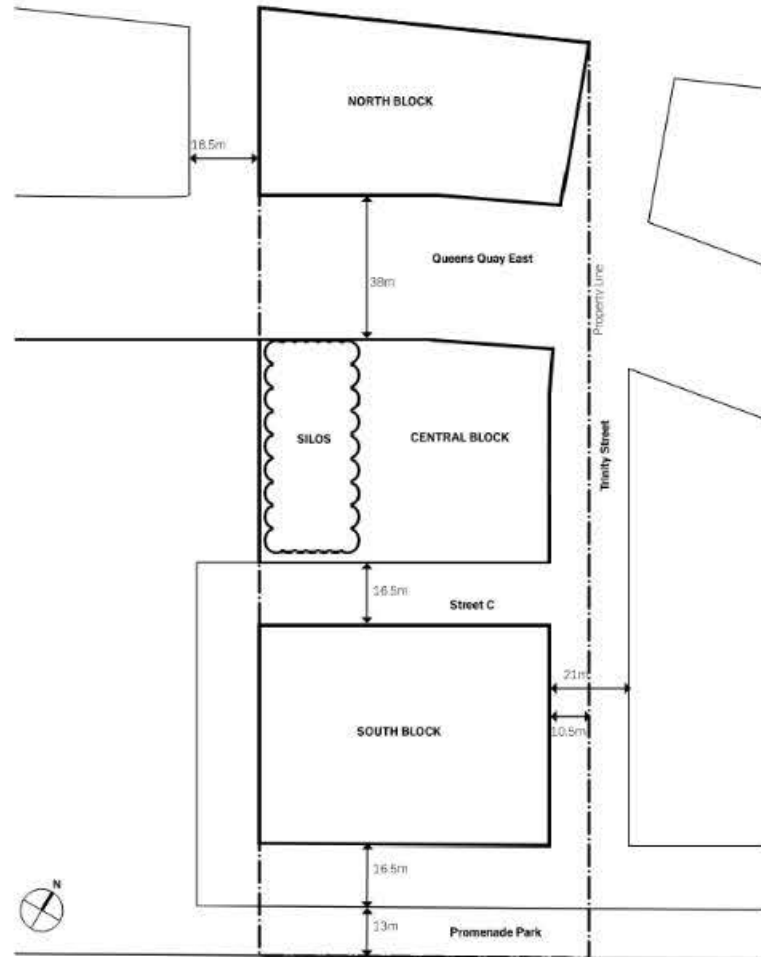
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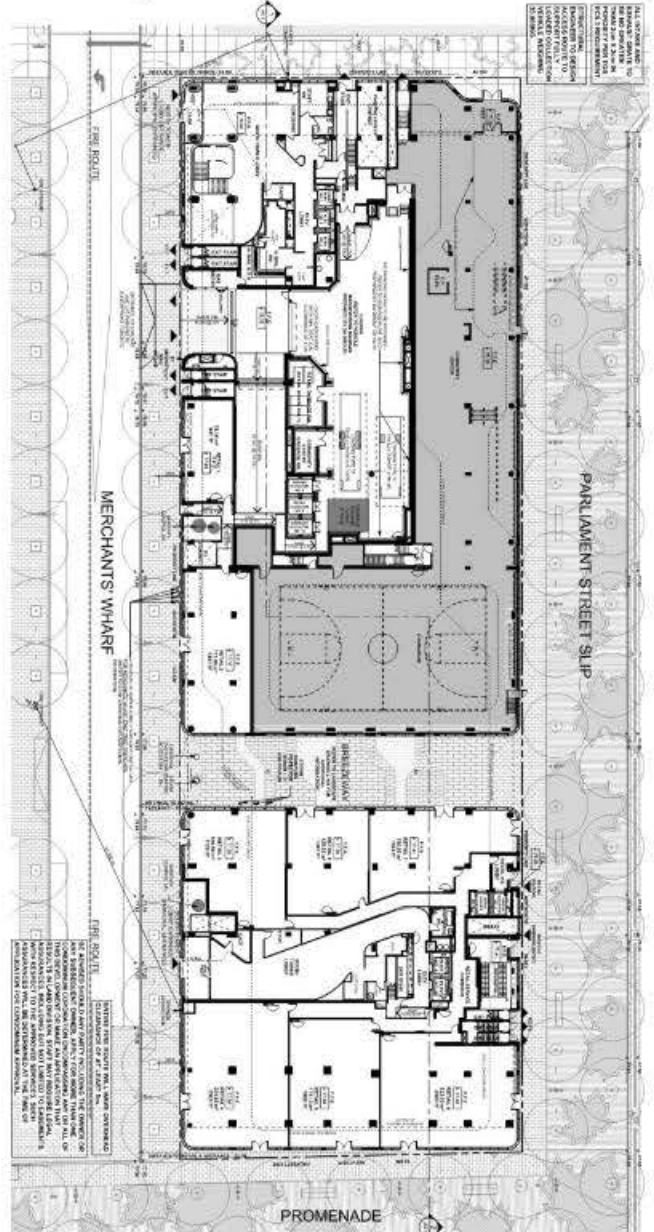
Review Stage: Issues Identification

Approved maximum combined (residential and non-residential) gfa: 125,000 m²
Maximum residential gfa is 113,600 m²



Sept. 2018 DRP – A1/A2 Aqualuna Development Context

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Harbour Pool Precedents – Waterfront Research



Iceberg Pool at Bondi, Sydney: Iceberg Pool at Bondi Beach in Sydney has been around for more than 100 years and is considered the most photographed swimming pool on earth. Features a 50-meter adult pool and 25-meter shallow kids pool. Because of the pool's solid concrete construction, the water is always colder than the ocean, even though it uses the same water. Iceberg Pool has more than 140,000 visitors per year



Kitsilano Pool, Vancouver: Originally opened in 1931 and modernized in 1979, Kitsilano Pool is Canada's longest saltwater pool (137m) and remains Vancouver's only saltwater swimming pool. This pool is located near Kits Beach and offers breathtaking views of the Vancouver skyline. It has been included on CNN Travel's list of world's best places to swim.



Gord Edgar Downie Pier, Kingston: The first deep water urban swimming pier in Canada. Since it opened in 2018, it has become Lake Ontario's most popular swimming location, especially for students at Queen's University.



Islands Brygge, Copenhagen: Designed by JDS Architects and Bjarke Ingels Group, there are five pools, two of which are for children and three diving towers and can accommodate 600 people. The harbour bath has become a symbol for the presence of leisure and water culture in the heart of the city.



Harbour Baths, Aarhus Docklands: Designed by Bjarke Ingels Group, Aarhus offers the world's largest seawater bath experience featuring a circular diving pool, a children's pool, the 50-meter lap pool and two sauna's located underneath the public boardwalk. The adjacent boardwalk features concessions including restaurants and beach huts. 25,000 people visited this new amenity in its first week of operation in July 2018.



Bassin de la Villette, Paris: The floating pool opened on July 17, 2017 and includes three natural swimming pools that receive their water supply from the Seine River, located in La Villette Basin. The floating pool was such a big success that the maximum daily limit of 1,000 people was increased to 2,000 to meet the demand. Spanning a total of 1,600 square meters, the pools are divided into a children's area, an area of medium depth and a larger deep pool.

Project Approval Stage

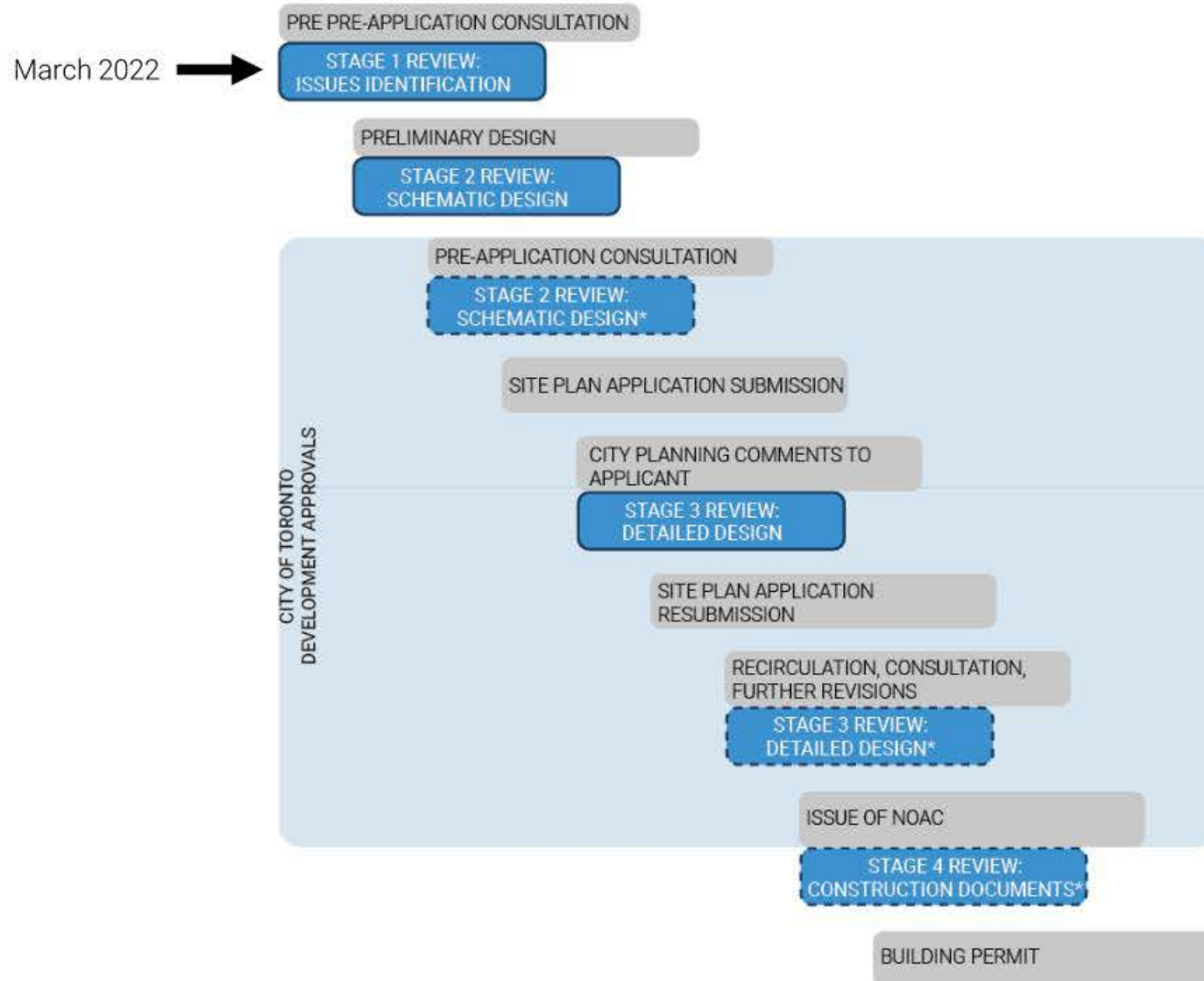
DRP Stream 2: Public land – Site Plan Application

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Areas for Panel Consideration

Waterfront Toronto

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- Vision plan and proposed uses for the Parliament Slip
- Swimming pools and potential off-season uses
- Pier concession/restaurant architecture



Parliament Slip Activation Design Review Panel – Issues Identification

April 27, 2022

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27.	Circulation
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29.	Key Views
30.	Materiality
32.	Sustainability
33.	Microclimate
34.	Winter Use

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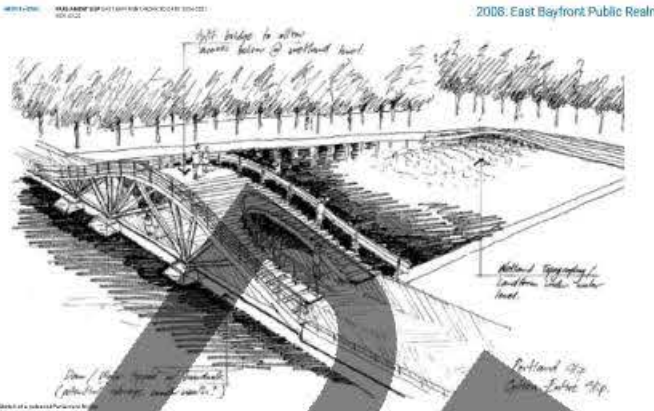
Masterplan Context: Head of Slip, Primary Waterfront



Parliament Slip Design History



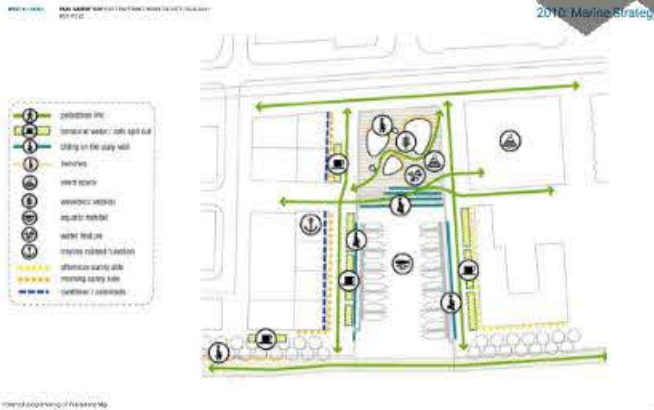
2008: East Bayfront Public Realm



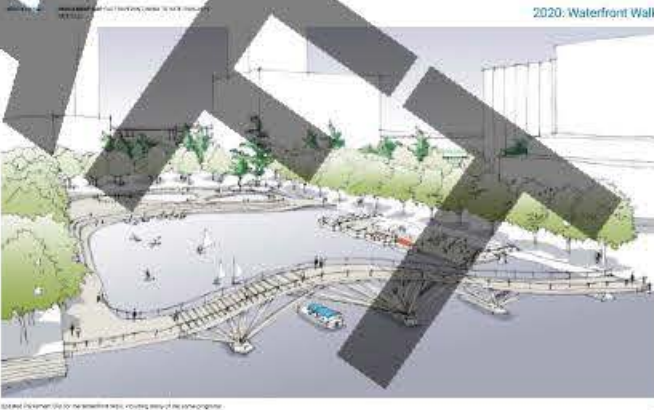
2009: East Bayfront Public Realm



2009: East Bayfront Transit EA



2009: Marine Strategy



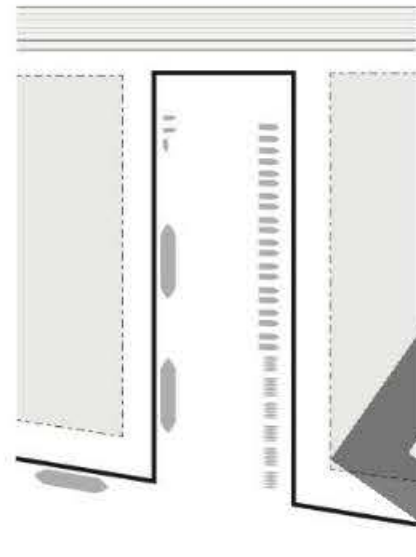
2020: Waterfront Walk



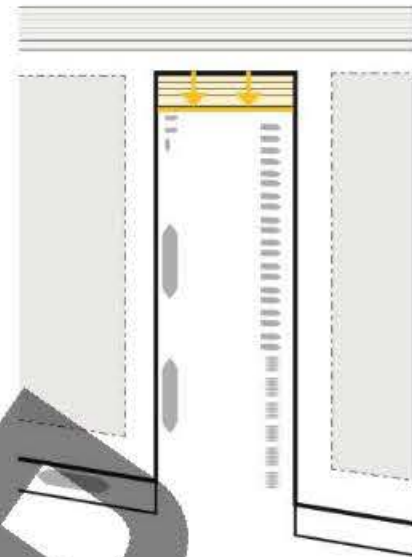
2022: Parliament Slip Activation

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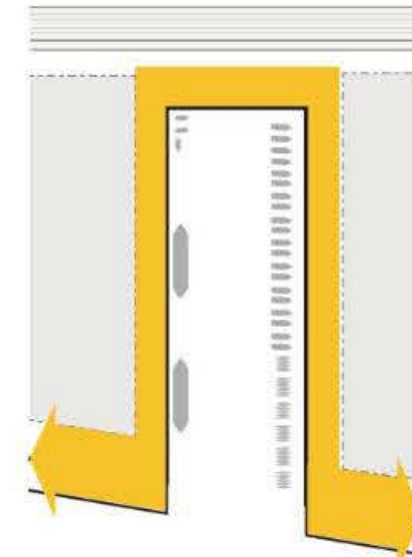
Heads of Slip: Waterfront Walk and Masterplan Logic



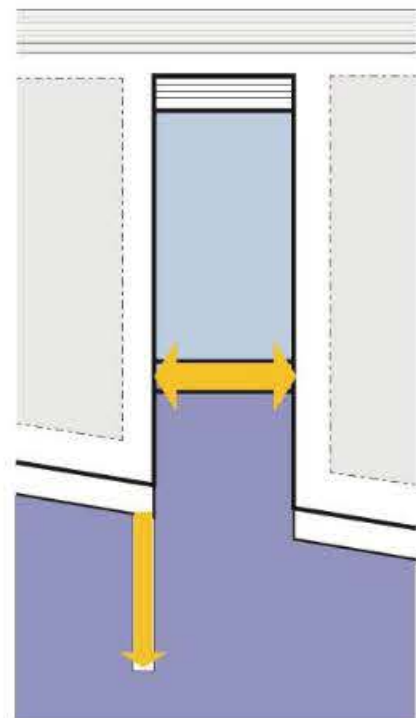
Typical existing slip arrangement



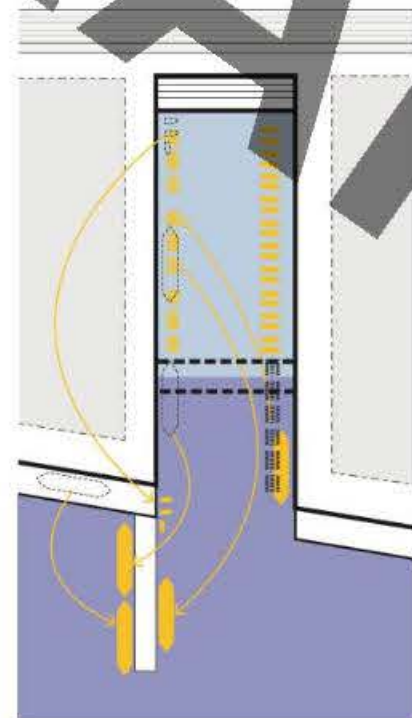
Wave Decks alleviate pinch points at head of slips to create more public space



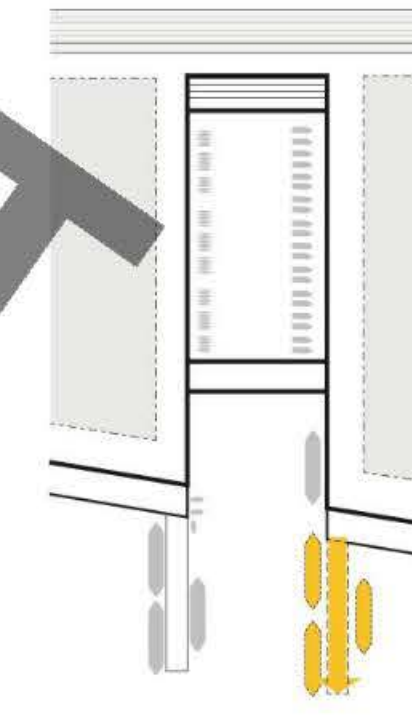
Waters Edge Promenade – Boardwalk places emphasis on Lake Ontario Walk



Bridge and Finger Pier create two types of water space...

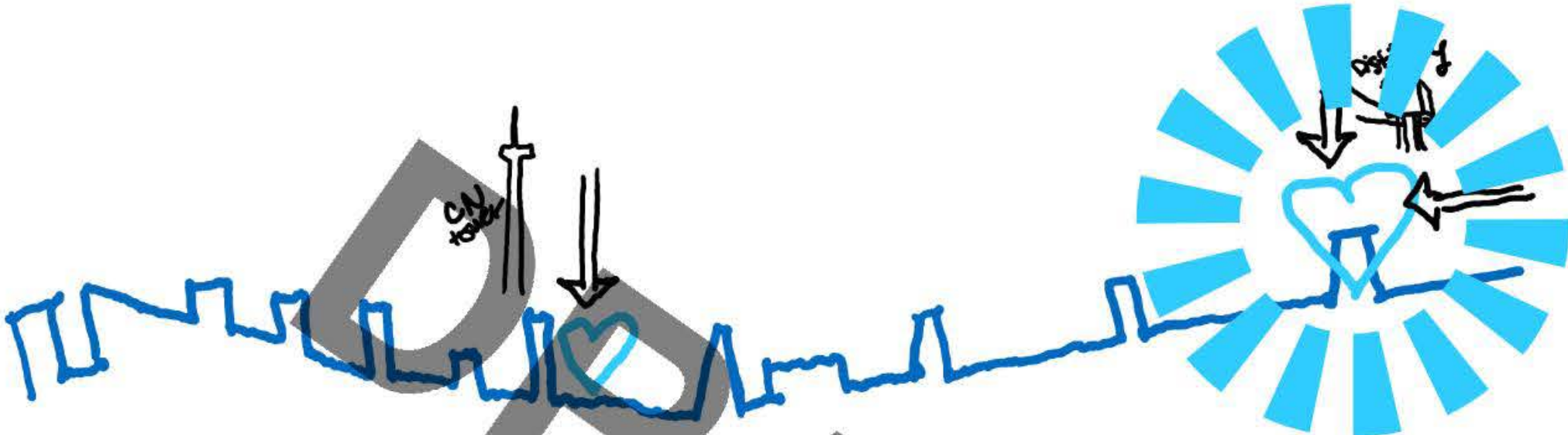


... small craft in inner slips, larger craft on Lake

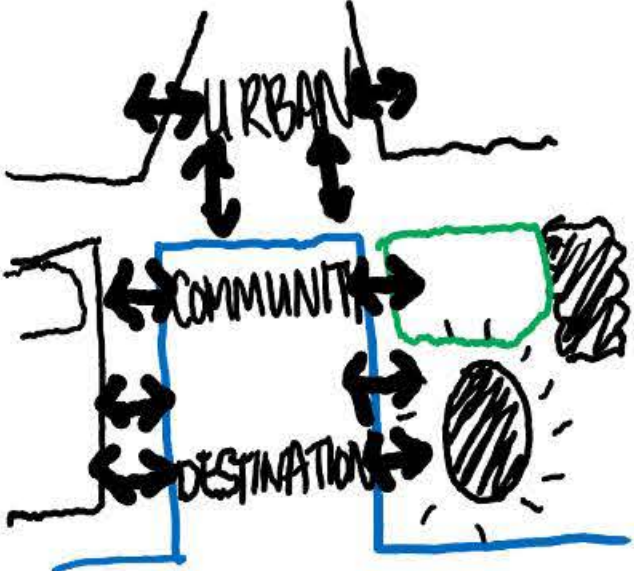


Potential for additional Finger Piers to accommodate boats

Vision: Parliament Slip Activation



The Blue Heart of the Eastern Central Waterfront:
A Place to Touch the Water



Community &
Destination



Connect, Complement, and
Contrast to the Port Lands

Parliament Slip Today



Continuing eastward urban growth from the Downtown Core to East Bayfront



Transforming last century's industrial waterfront into an opportunity for waterfront innovation



Bringing community closer to the water



Parliament Street Today: Disconnected and Disoriented from Lake Ontario



Water's Edge Today: Privatized, Inaccessible and Unoccupied



Bridging the Keating Channel: Connecting the Port Lands with the Central Waterfront

Parliament Slip Tomorrow



1 Parliament Plaza + Quayside Blocks 3 & 4

Key pedestrian arrival experience; activate Block frontages and Queens Quay corners with active ground floor uses such as retail/F&B with spill out seating



2 East Bayfront Community Centre

Direct access to flexible plaza space, WaveDeck, swimming pool, and Silo Park for outdoor sports and community programming



3 Silo Building + Silo Park

Future use TBD. Potential for Silo Building's West facade to be used for outdoor projection or as a backdrop for large events like concerts



4 Block 5

Landmark building (cultural centre or school) showcasing design excellence; integrate connection to Silo Park and the Waters Edge Promenade



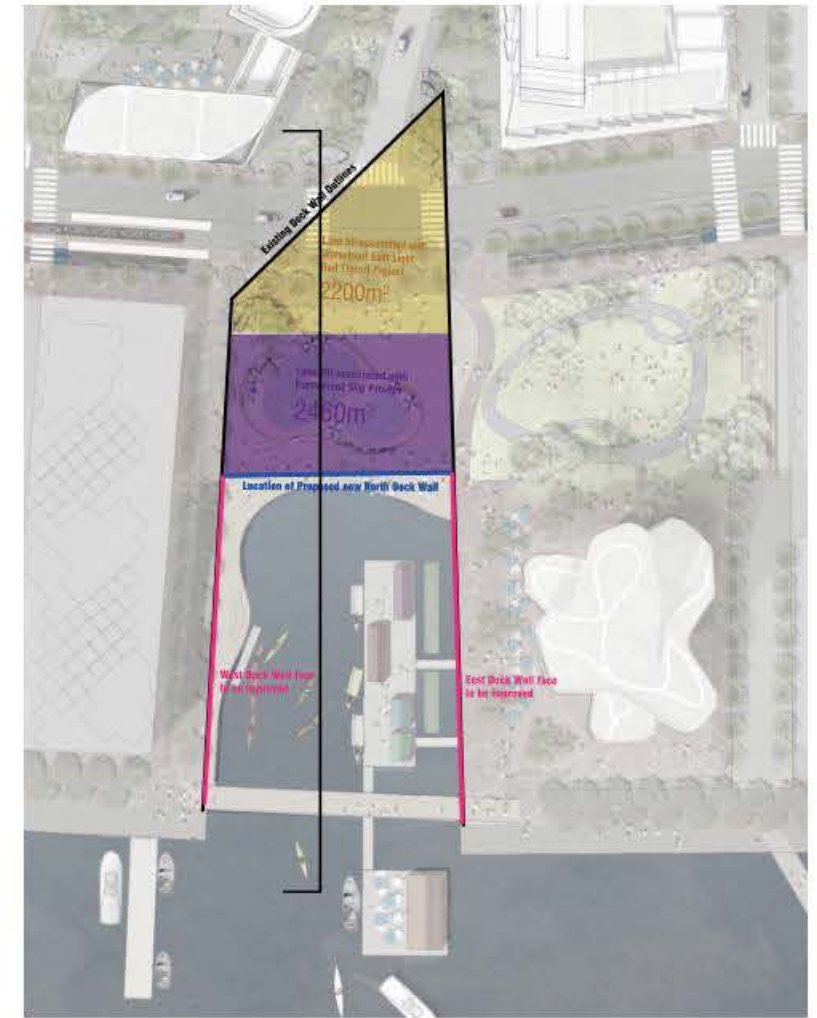
5 Aqualuna Ground Floor + WEP

Active ground floor uses spilling out on to the Water's Edge Promenade foster a relationship between buildings and public realm



Lake Fill at Parliament Street and Grade Raising Required and Under Way for QQE Transit Project

DRAFT



KEY PLAN



Activate a Democratic Water's Edge



Human powered craft (reference: kayakers, Chicago riverwalk)



Water taxis and Waterbuses (reference: Rotterdam)



Private marina

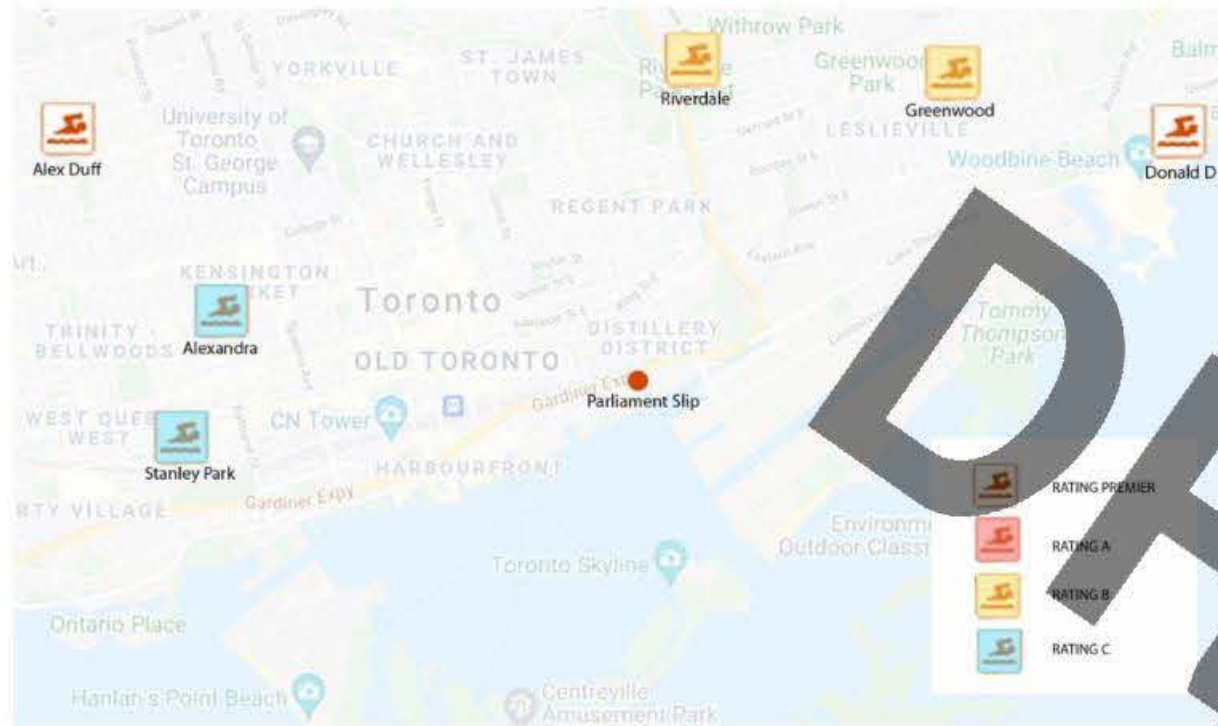


Human powered craft (reference: optimist sailboats, the Netherlands)



Duffy Boat Electric Boat Share (reference: Newport Beach)

Swimming on the Waterfront



Pool Programming in Context: No outdoor pools in downtown Toronto east of Spadina Ave.



Existing and future indoor pools in the neighbourhood will provide year-round indoor swimming opportunities to a growing community.

Facility Classifications and Ratings

Classification criteria based on combination of pool length and number of amenities.

Premier

- 25+ yard length + 5 amenities

Rating A

- 25+ yard length and 3-4 amenities

Rating B

- 25+ yard length and 1-2 amenities
- <25 yard length and 3 amenities

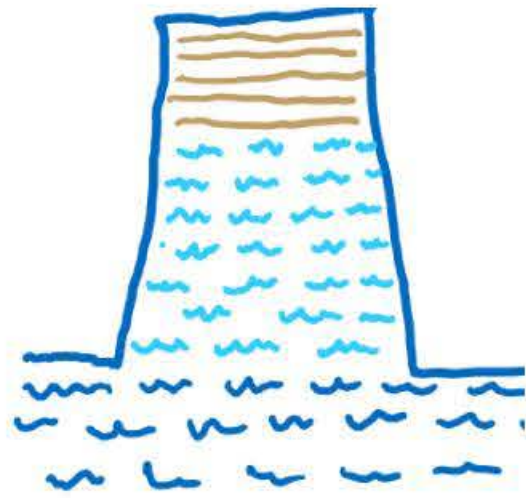
Rating C

- <25 yard length + no amenities
- Wading Pool

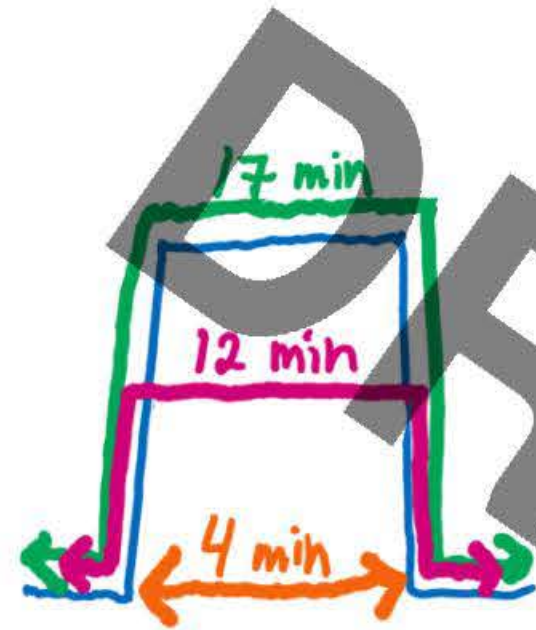
Amenities may include:

- Sauna and/or whirlpool
- Splash/play area and/or tot pool
- Diving board with blocks
- Waterslide
- Permanent Seating Area
- Family Change Room
- Wheelchair Access into Pool
- 50m Pool

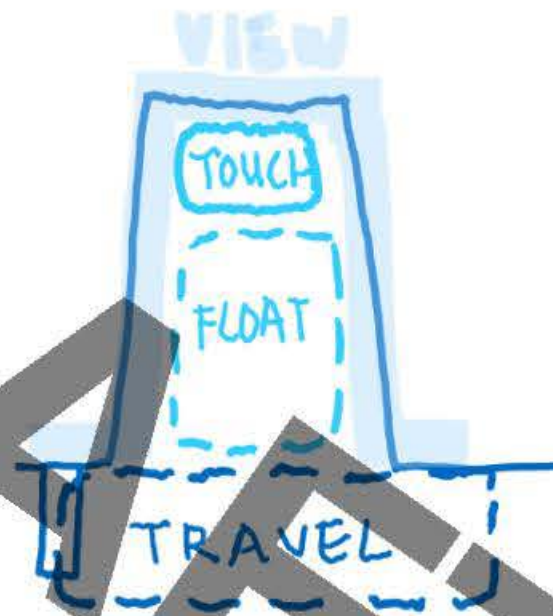
Parliament Slip's Four Design Principles



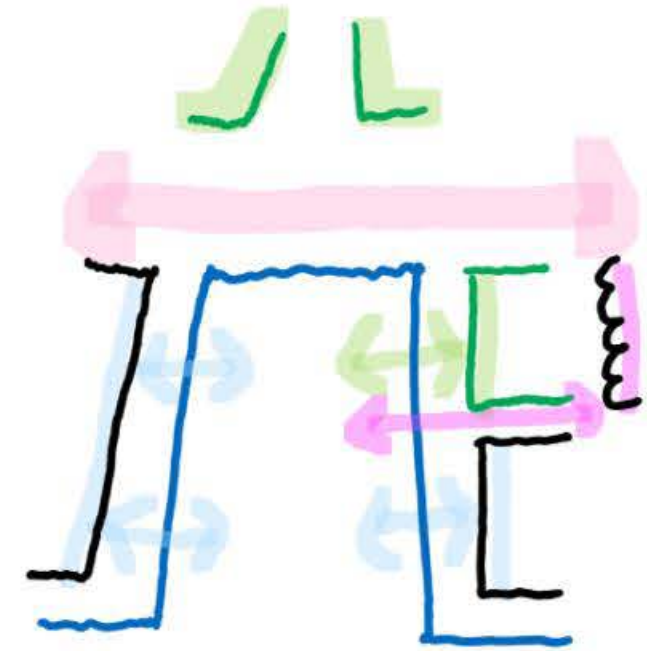
**A Majority
Blue Footprint**



**Provide Multiple Ways
to Cross the Slip**

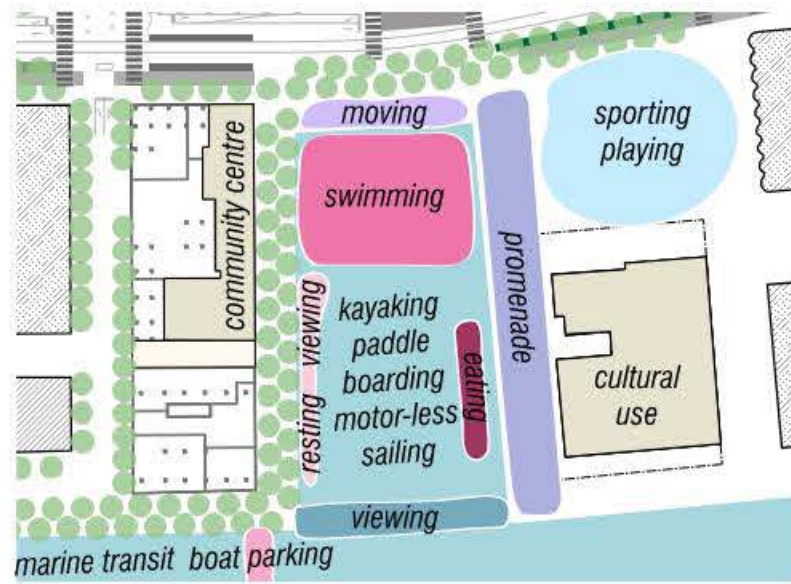


**Four Types of
Water Spaces**

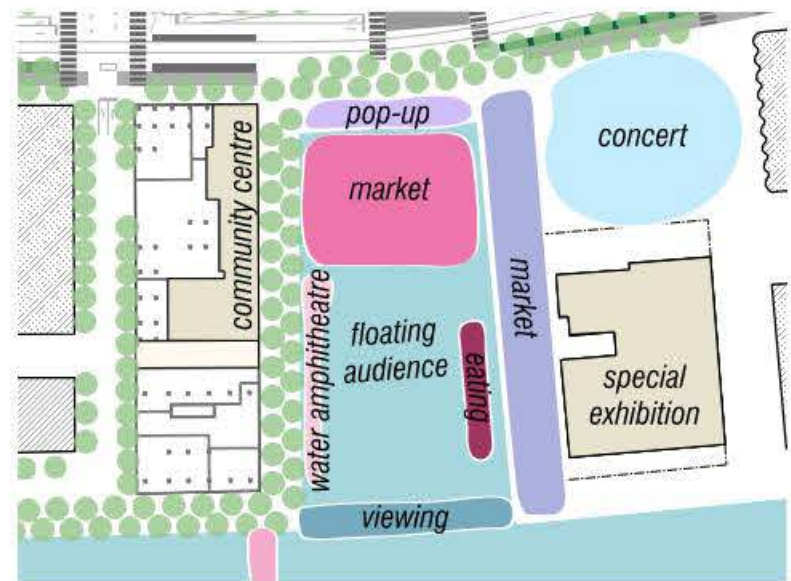


**A Good Neighbour -
Views and Adjacencies**

Components of an Active Waterfront



Functional Study - Everyday Use



Functional Study - Temporary Events



Variety of Potential Programmatic Offerings at Parliament Slip

Concept Plan

- 1 WaveDeck
- 2 Kayak Launch
- 3 Harbour Pools
- 4 Floating Piers with Concessions
- 5 Floating wetlands
- 6 Fixed Water Transportation Finger Pier

- 7 Parliament Bridge*
 - 8 Bridge to Port Lands*
- *Not included in Parliament Slip Activation Scope of Work



1. WaveDeck, Water Ampitheatre, Integrated Structure



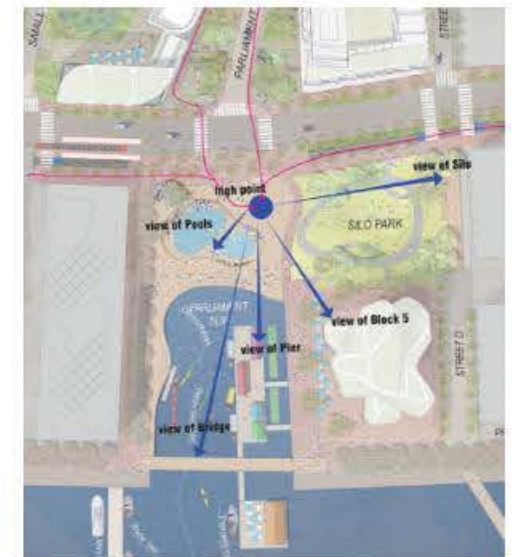
High Point on roof of pool building (“Simcoe Moment”)

“Water Ampitheatre” - integrated stepped seating

Accessible connection to Parliament Bridge



Low points in the WaveDeck preserve views to the water from key arrival points



A high point integrating the roof of the pool doubles as a viewpoint for Parliament Slip



Reference: a multi-functional programmable rooftop, Gammel Hellerup High School, BIG



Reference: an integrated building rooftop and wooden deck at Battle of Puebla, Ten Arquitectos



Reference: the beloved Simcoe WaveDeck in Toronto

2. Kayak/Canoe Launch



Space for kayak storage on Waters Edge Promenade

Accessible connection from WaveDeck

Kayak Launch



Low freeboard angled dock



Kayakers by the WaveDecks in Toronto



Kayak storage, Rees Slip, Toronto



Assisted Kayak Launch for Accessibility

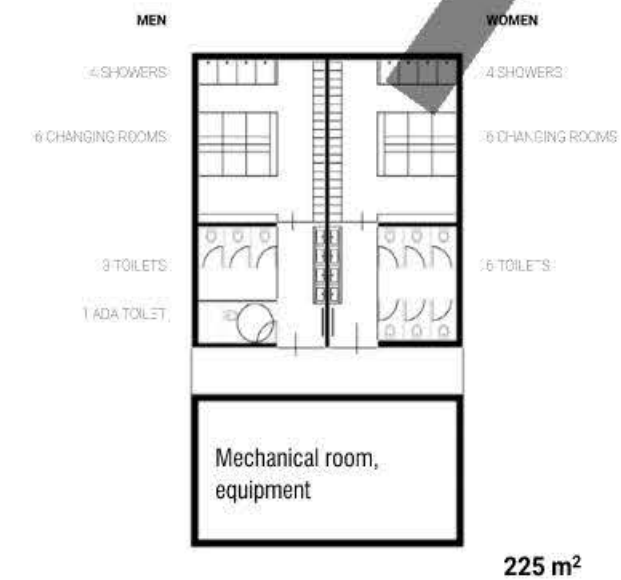
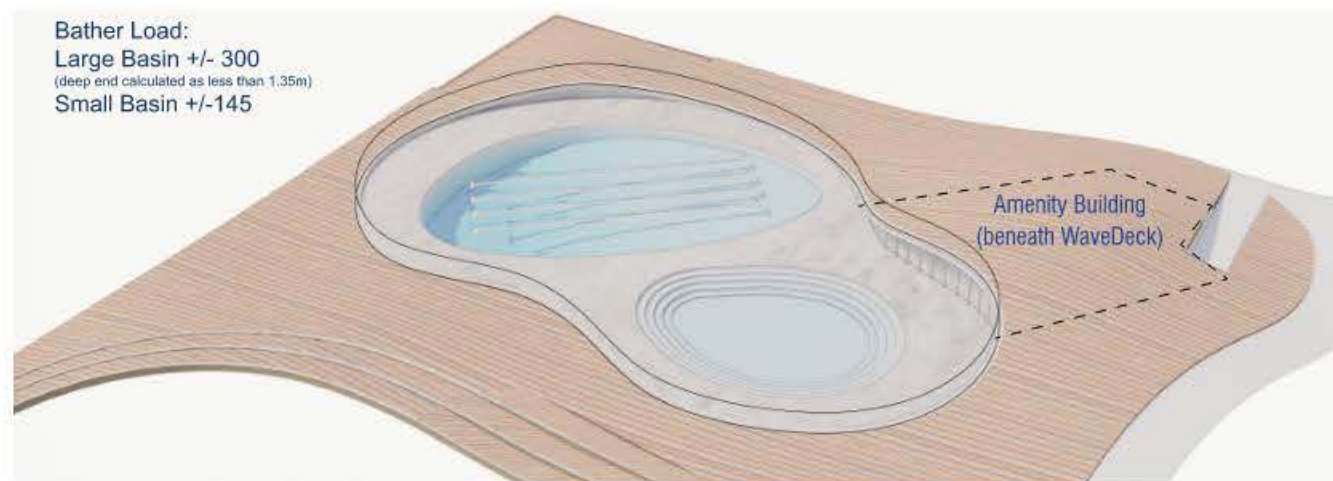
3. Harbour Pools



Accessible entrance from Queens Quay / Silo Park

Change rooms, showers, and mechanical facilities

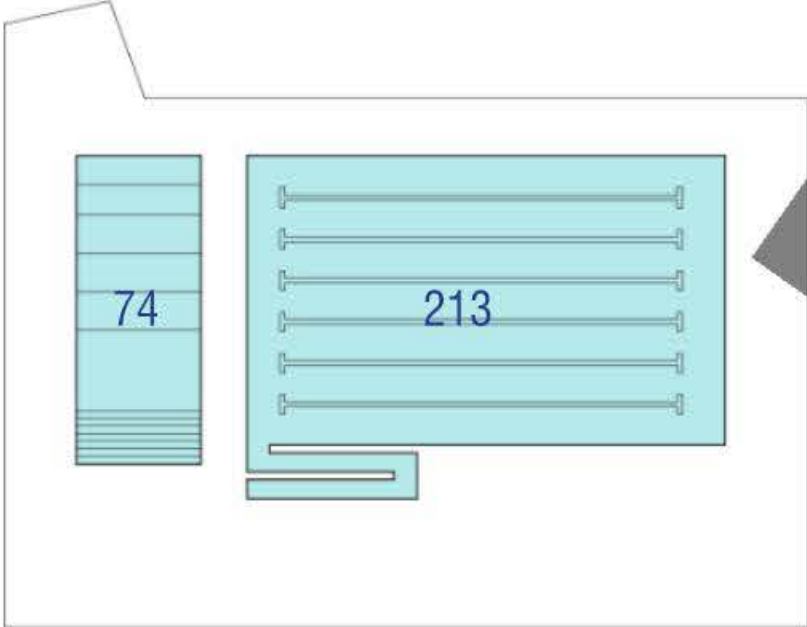
Pool Fencing



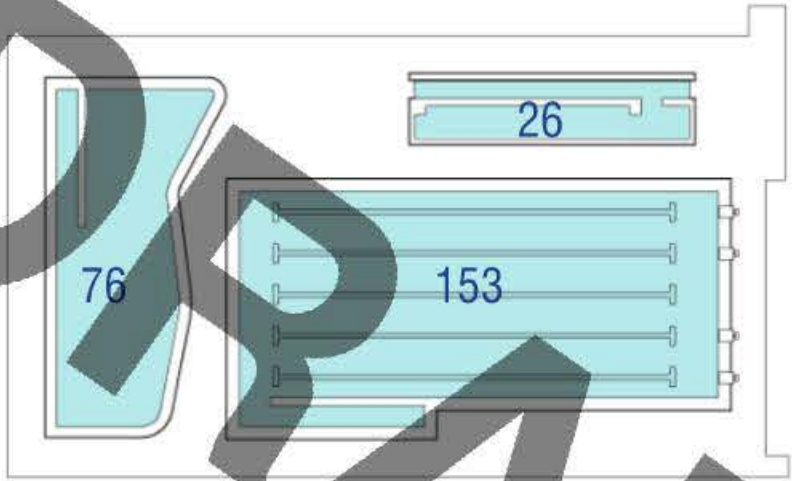
Pool Amenity Building Functional Plan based on bather load

Proposed Double Basin Pool at Parliament Slip

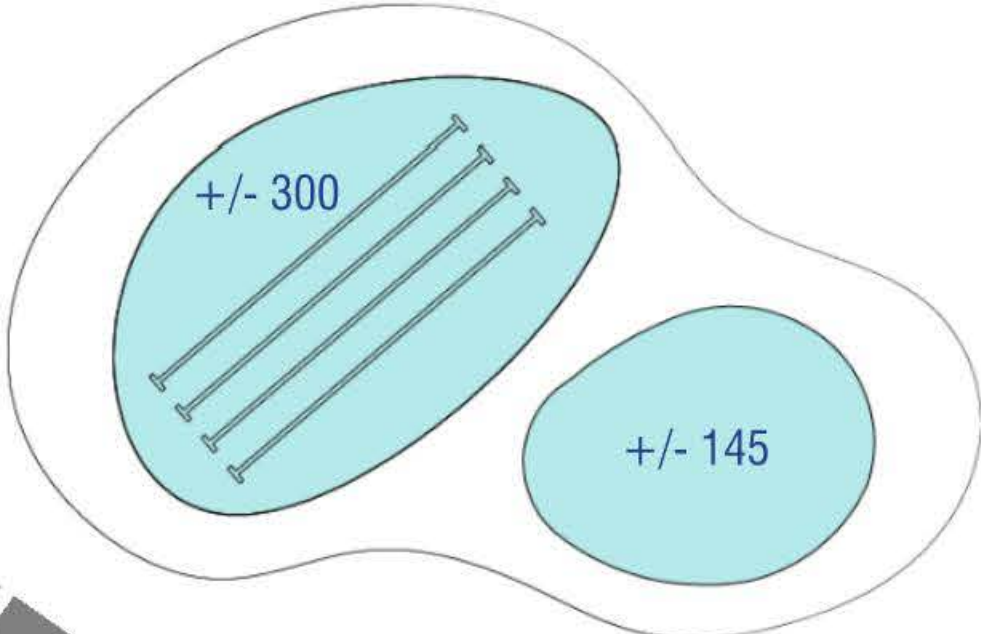
Scale Comparison: Pool Basin and Deck Space



Parkway Forest



Wellesley CC



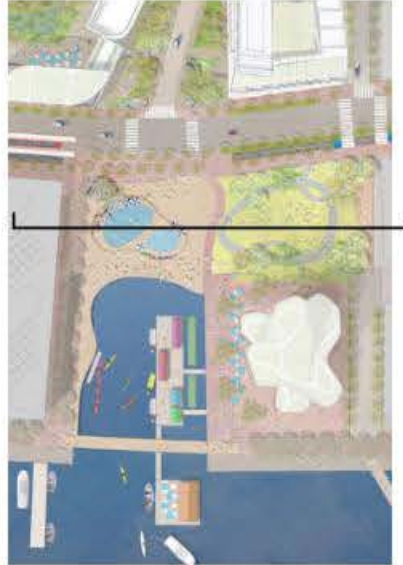
Parliament Slip

(deep end calculated as less than 1.35m)



Existing PF+R-operated pools and their bather loads, compared to proposed pool at Parliament Slip

Opportunity for Integration with Silo Park and Parliament Plaza



KEY PLAN



WEST 8 + dtah

Ensuring Public Safety: Operational Considerations as Design Opportunity

Security and Control of Unauthorized Use



Lighting



Disruptive Noise



Lifeguard Requirements



4. Floating Pier



Mooring for electric boat share

8-15 concessions and micro-retail, family-friendly take-out dining, some outdoor seating

Full scale destination restaurant, elegant, upscale 150 seats

Transient mooring for larger boats on exterior pier



Reference: Pier buildings should follow the Toronto Waterfront maritime vernacular, reference the Pier 6 heritage building at York Slip, and bring colour and contemporary architecture to the waterfront



Reference: Philadelphia Waterfront, Small scale family-friendly take-out style dining on the inner floating pier.



Reference: Electric boat share such as Duffy Boats in California (above) and Vision Boats in Montreal (below) can help democratize water access.



Reference: Meripaviljoenki floating restaurant, Helsinki. Elegant upscale dining on outer floating pier.



Reference: Transient mooring caters to boat owners arriving from other marinas along the lakefront.

Architectural Precedents

Archetypal Gables on Waters Edge
Extruded, carved into, and sliced by the road



Reference: Point House, Kingsburg, NS - MLSA

Small, low pitched gable buildings clustered to create a **village of microclimates** and **framed views**



Reference: Smith House, Kingsburg, NS - MLSA

Non-precious materials make up **singular roof** protecting an outdoor courtyard



Reference: Magney House, Australia - Glenn Murcutt

Light roof assembly continues simple form and **increases porosity**



Reference: Tapachula Station, Mexico - Colectivo C733

5. Floating Wetlands and Aquatic Habitat Strategy

Look for collateral benefits from dock wall construction, such as rock revetments.

Locate habitat improvements under structures, where they will be shaded.

Floating wetlands will provide many benefits, including:

- Improved water quality
- Aquatic habitat
- Terrestrial habitat for birds
- Visible blue/green infrastructure, educational value
- Stewardship opportunities, for example, through collaborating with TRCA for periodic species counts
- Unique experiences for visitors, both land and water-side



Reference: Borneo Sporenburg, Amsterdam



Reference: Chicago Riverwalk



The Wharf, Washington DC

6. Fixed Water Transportation Pier



Boardwalk and Waters Edge Promenade Connection

Ferry or Waterbus Stop

Water Taxi Docking Area



Water taxis are a familiar sight at each slip in the Toronto Waterfront



Reference: proposal for a "green" Toronto to Niagara ferry



Great Lakes cruises, ferry "home ports"



7. Parliament Pedestrian Bridge

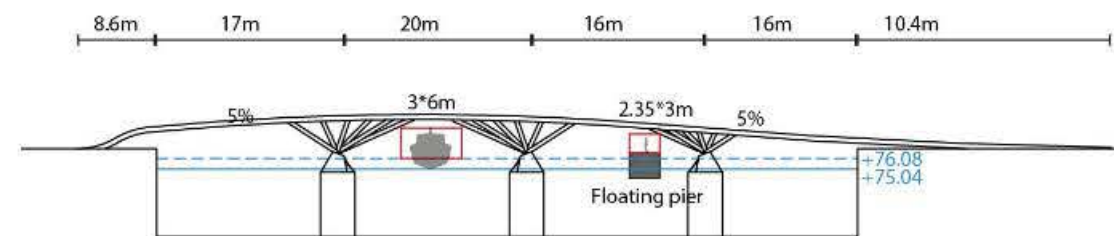
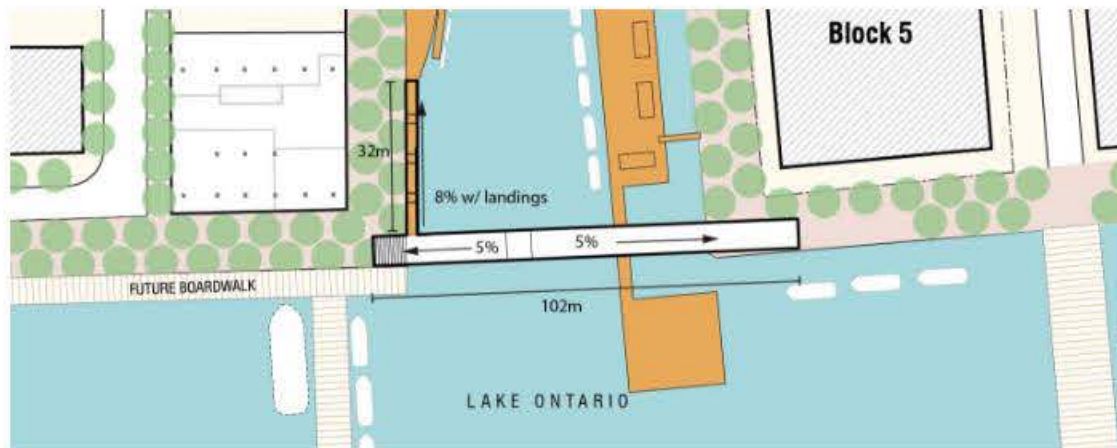
NOTE: Parliament Bridge is not within the Parliament Slip project scope.



Accessible connection to WaveDeck

High point for pedestrian lookout and boat access underneath

Pedestrian connection between two floating piers



Getting to and Around the Slip: Circulation and Key Connections

- 1 Coming on foot or bike from the Distillery District**
Parliament Street with high quality finish, bike lanes
- 2 From Queens Quay by foot, bike, or streetcar**
Arriving at the waterfront on a high quality streetscape
- 3 By Foot Around the slip - the long way**
- following the Waters Edge Promenade, through Silo Park
- 4 By Foot Across the slip - the WaveDeck way**
- accessible E-W connection across WaveDeck
- 5 By Foot Across the slip - the short way**
- accessible bridge
- 6 Connection to Future Port Lands Pedestrian Bridge**
Two bridge landings on the Waters Edge Promenade
- 7 By large boat, water ferry/taxi, boats with motors**
Arrive at fixed finger pier and boardwalk.
- 8 By Kayak, Canoe, Optimist, Electric Boat Share, SUP**
Arrive inside slip at kayak launch, from other slips or the Port Lands.



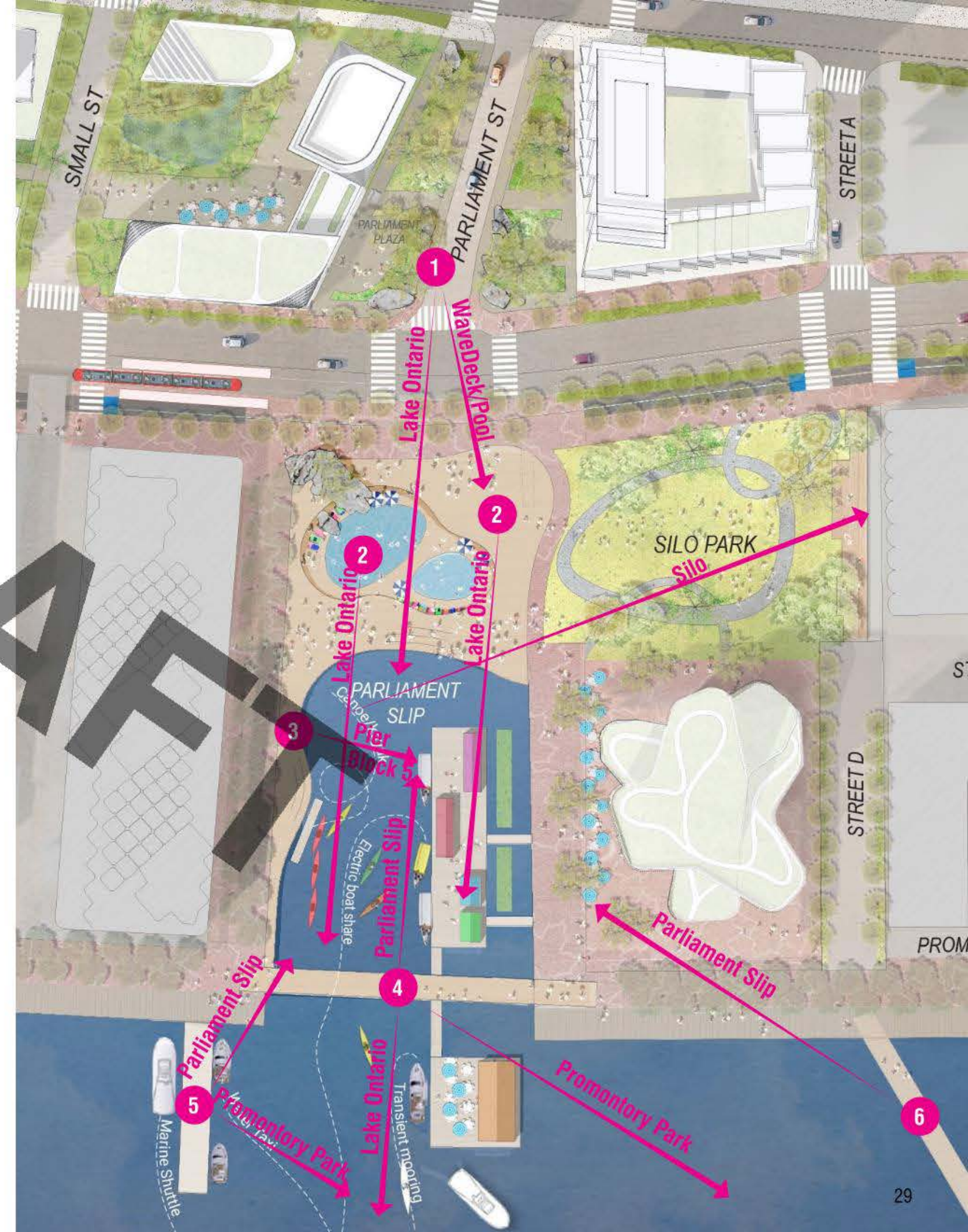
Accessible Routes

- 1 To Fixed Finger Pier and associated water transportation**
- 2 From WEP to Kayak Launch**
Kayak Launch to have integrated launch assist for wheelchair users and beginners
- 3 E-W across the WaveDeck by the water**
- 4 Seating at waterfront edge of WaveDeck**
- 5 To Pool Building, inside pool building, and on pool deck**
- 6 Wheelchair lift for pool users**
- 7 To Floating Piers via accessible gangway**
- 8 Across Bridge**



Key Views Celebrate Parliament Slip, Surrounding Architecture, and Port Lands

- 1 From Parliament Street and Plaza**
Drivers and Pedestrians coming from Distillery District and Lake Shore Boulevard see the promise of the water and the activity of the slip.
- 2 From Harbour Baths and WaveDeck**
Swimmers and sunbathers feel like they are in Lake Ontario, though the water is a separate system. Visitors have outlook over the pool, a point to decide where to go.
- 3 From WaveDeck**
A place to take it all in, and lonely hearts to gather, and watch events at Silo park.
- 4 From High Point on Parliament Bridge**
A place to take it all in, and post a selfie to Instagram.
- 5 From Finger Pier**
Arriving or departing from Parliament Slip in view of your potential destinations.
- 6 From Portland Pedestrian Bridge to Parliament Slip**
The magnetic draw of a high activity, urban water area, in contrast to the peaceful green playground and kayak paradise of Promontory Park.



Continuing Material Qualities and Excellence Eastward Along the Central Waterfront

Wooden Elements of the Central Waterfront



Existing WaveDecks



Bridges and Boardwalks of the Waterfront Walk



Existing Boardwalks, Finger Piers, Marinas, Benches

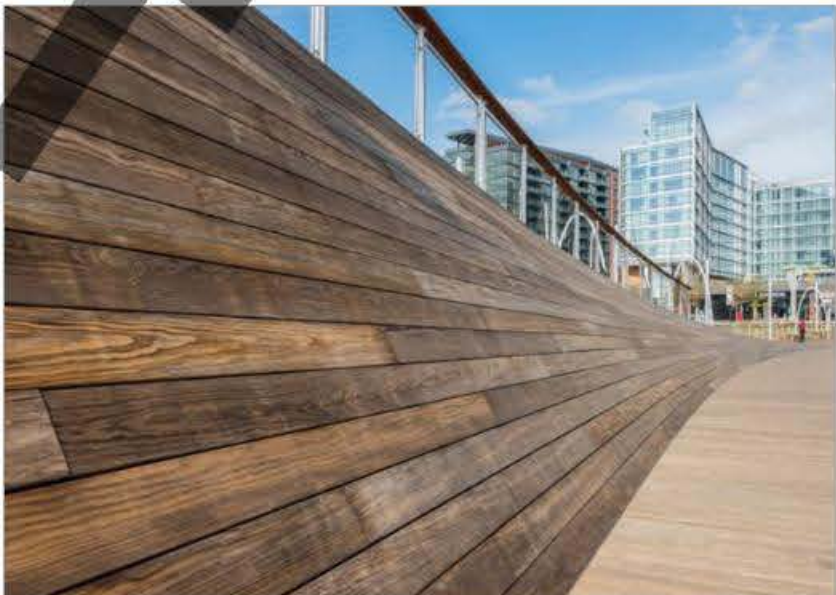
Wood Sourcing Research Ongoing, Market Responsive



Ipe



North American thermally treated wood



North American impregnated treated wood, The Wharf DC



WEST 8 + dtah

Integrating Indigenous Design and Knowledge

Minokamik is a local Indigenous design services collective, led by local elders, who have supported other major Waterfront Toronto projects. Minokamik are leading the Indigenous Engagement process for Parliament Slip.

The design team will work with Minokamik to engage Mississaugas of the Credit First Nation and other knowledge holders in the local Indigenous community to identify where placekeeping ideas and Indigenous Design and Knowledge can be best integrated in the Parliament Slip design.

This project is special because of the many ways it deals with and interacts with water.

Sustainability

- 1 Pool Heating**
Look for renewable and waste heat sources and technology to heat the outdoor pools. This project includes energy modelling.
- 2 Materials**
Responsible outdoor wood choices for WaveDeck and Piers, and investigate recycled material for Pavilion buildings.
- 3 Water Transportation**
Marine hubs will provide alternatives to automobiles to getting around Toronto and the Waterfront.
- 4 Electric Boats**
Fossil-fuel free alternatives to pleasure craft.
- 5 Aquatic Habitat and Floating Wetlands**
Water quality and fish habitat improvements, both visible at the surface and underwater.
- 6 Life Cycle Analysis**
This project will undergo Life Cycle Analysis at various key milestones.

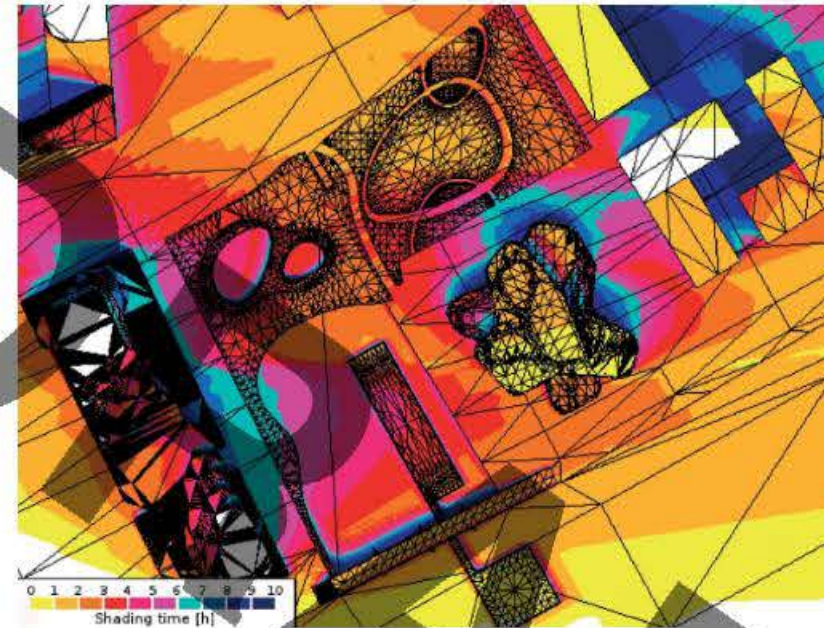


Design Considerations: Microclimate and User Comfort

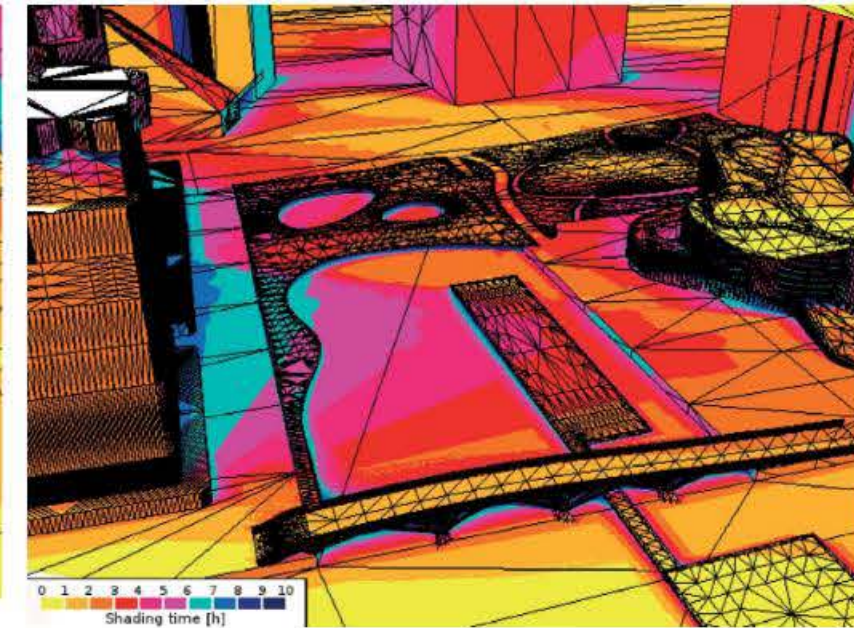
The design considers:

- Full Sun - for swimmers, park-goers, and patios on the Floating Pier
- Wind protection - for swimmers
- Wave mitigation - for boaters and floating restaurant, concessions
- Shade and wind protection with trees - for pedestrians on the promenade, and Queens Quay East

A Sunny Slip and Silo Park



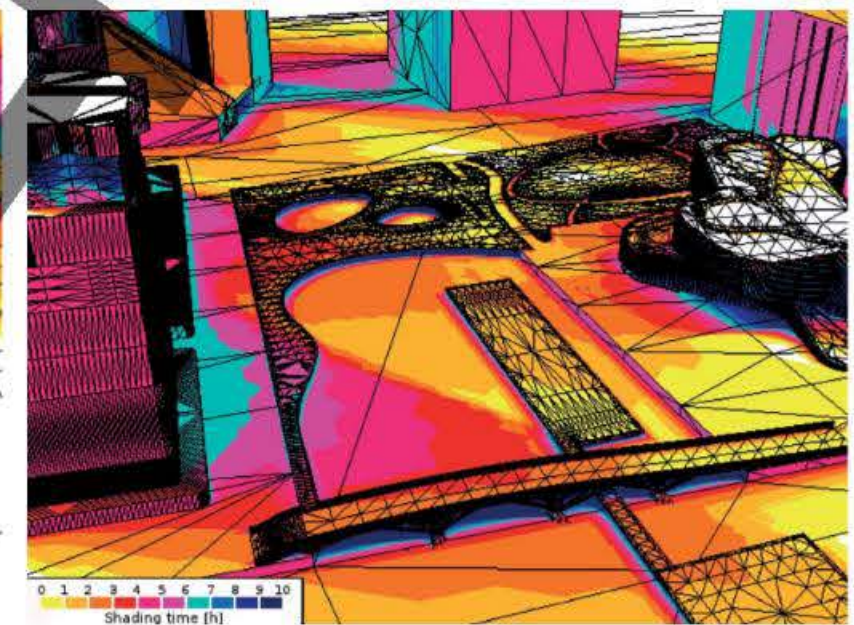
SPRING/AUTUMN EQUINOX



Parliament slip
43N, 70W
Spring (20th March)



SUMMER SOLSTICE



Parliament slip
43N, 70W
Summer (20th June)



Solar analysis conducted based on massing for Quayside Development provided by Waterfront Toronto in 2020 and does not reflect designs by any development partners.

Design Considerations: Winter Activation and Maintenance

Year-round activation is a goal for Waterfront Toronto and Parks, Forestry & Recreation. WT is working with PF+R to determine the most suitable winter program for this site.

- Floating elements will be left in the water through the winter, winterized with bubblers
- Kayak Launch to be removed in winter
- Winter maintenance of accessible route across WaveDeck, and Bridge will allow “shortcuts”
- Exploring options for swimming pool area, including:

Converting the pool deck to a flexible plaza, such as for holiday markets.

Reference: Distillery District Christmas Market



Swimming year-round, heated by waste heat sources

Reference: Allas Sea Pool, Helsinki, Finland



Swimming year-round, indoors, enclosed bubble structure

Reference: Twin Falls, Idaho, USA





Questions, Comments & Discussion