



WATERFRONTToronto

**Waterfront Design Review Panel
Minutes of Meeting #151
Wednesday, March 23rd, 2022
Meeting held Virtually**

Present

Paul Bedford, Chair
George Baird
Peter Busby
Gina Ford
Pat Hanson
Matthew Hickey
David Leinster
Nina-Marie Lister
Fadi Masoud
Emily Mueller De Celis
Jeff Ranson
Brigitte Shim
Kevin Stelzer
Eric Turcotte

Regrets

Betsy Williamson, Vice Chair
Janna Levitt

Representatives

Chris Glaisek, Waterfront Toronto
Emilia Floro, City of Toronto

Recording Secretary

Leon Lai

WELCOME

The Chair opened the meeting by providing an overview of the agenda, which included reviews of:

1. West Don Lands Block 13 – Issues Identification
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GENERAL BUSINESS

The Chair asked the Panel to adopt the minutes from the Feb. 23rd, 2022 meeting. The minutes were adopted. The Chair asked if there were any conflicts of interest or disclosures. David Leinster disclosed he worked on the West Don Lands public realm

adjacent to Block 13. The project was completed many years ago and it was determined that no conflict of interest existed at this point.

The Chair then asked Christopher Glaisek, Chief Planning and Design Officer with Waterfront Toronto, to give an update on last month's projects.

Waterfront Toronto Updates:

The Chair introduced the new Waterfront Design Review Panel members, including Gina Ford with Agency Landscape + Planning, Emily Mueller De Celis with Michael Van Valkenburgh Associates, and David Leinster with The Planning Partnership. The Chair noted that the three new landscape architects bring a diverse set of expertise and look forward to their contributions to the Panel. Mr. Glaisek welcomed the new appointments and noted that all members are joining the reviews today.

Leon Lai, Manager of the Design Review Panel with Waterfront Toronto, noted that York Street Park construction continues, and the pool perimeter wall concrete pour is in progress. The heart shaped outline of the pool can be clearly seen after the pour.

Design Review Panel Updates:

Mr. Lai noted that the February 2022 Schematic Design consensus comments were circulated to the **Waterfront East LRT Area 2B Cherry North** team, they are working to revise the plaza design and refine the underpass working closely with TTC and Metrolinx.

Mr. Lai noted the Schematic Design consensus comments for **200 Queens Quay** were circulated to the team and they continue to develop the ground floor to better animate the Harbour Street frontage, will work with Parks, Forestry, and Recreation to advance the park design, and determine the Detailed Design review timing with City Planning.

Mr. Lai concluded by noting the upcoming WDRP agenda for April 2022.

Chair's remarks:

The Chair concluded the General Business segment and motioned to go into the project review sessions.

PROJECT REVIEWS

1.0 West Don Lands Block 13 – Issues Identification

Project ID #: 1129
Project Type: Building
Review Stage: Issues Identification
Review Round: One
Location: West Don Lands
Proponent: Dream, Kilmer, Tricon

Architect/ Designer: Henriquez Partners Architects, NAK Design, RWDI
Presenter(s): Gregory Henriquez, Managing Principal, Henriquez Partners Architects
Terence Lee, Associate, NAK Design
Brandon Law, Strategic Director, RWDI
Delegation: Nicolette Williams, Henriquez Partners Architects
Shawn LaPointe, Henriquez Partners Architects
Mike Dror, Bousfields
Robert Ng, NAK Design
Jordan Kemp, Dream
Joyce Law, Dream
Tony Medeiros, Dream
Stephen Hasko, Dream
Dave Myers, Kilmer Infrastructure
Michelle Ackerman, Kilmer Infrastructure
Katherine Bailey, City of Toronto
Michael Wolfe, Waterfront Toronto
Kristal Tanunagara, Waterfront Toronto
Josh Hilburt, Waterfront Toronto

1.1 Introduction to the Issues

Michael Wolfe, Senior Development Manager with Waterfront Toronto, introduce the project and noted that Dream/ Kilmer was the winning bidder for the 2011 Infrastructure Ontario RFP for the Pan Am Athletes Village in the West Don Lands, and Block 13 remains the last block to be developed as part of the deal. Mr. Wolfe noted the project residential, commercial, and parking areas, the existing context, the 2006 Precinct and Block Plan, and the Block 13 Precinct Massing.

Mr. Wolfe noted the street context and introduced Katherine Bailey, Community Planner with the City of Toronto, to continue to present the zoning. Ms. Bailey noted the Zoning By-law for the site and the various permitted heights. Mr. Wolfe noted the Block 12 context, specifically the Tannery Road elevation, Block 8, and Block 20. Mr. Wolfe noted the project is here for Issues Identification review, and the areas for Panel consideration: overall building massing and tower integration with the context, relationship with adjacent streets, additional height, façade design and cladding strategy, ground floor configurations, streetscape and landscaping design concepts, and the proposed sustainability strategies. Mr. Wolfe noted that Toronto Green Standards (TGS) v3 will apply but there is no Waterfront Toronto Green Building Requirements as the TGS supersedes it. Mr. Wolfe then introduced Gregory Henriquez, Managing Principal with Henriquez Partners Architects, to continue the design presentation.

1.2 Project Presentation

Mr. Henriquez began by noting the design team, the evolving site context, and the two design massing options explored by the team. Mr. Henriquez noted the design principles from existing policies, the key frontages, built form exploration, and the two

tower options that frame the park differently. Mr. Henriquez noted the 3D massing perspectives, the site elevations, and the sun shadow studies on the park and the courtyard.

Mr. Henriquez further noted the massing articulation strategy, vertically modulating the volumes, the typical floor plans, and the exterior design strategy. Mr. Henriquez noted the team drew from the history of the site, and found the canaries as an inspiration for the façade design. Mr. Henriquez noted the balconies, the solar shading structures, precedents for color gradient on brick facades, and the fluid feathering pattern on the building exterior. Mr. Henriquez noted the concept elevations and 3D perspectives.

Terrence Lee, Associate with NAK Design, presented the landscape design by noting concept based on canaries, the landscape context, the public realm sections, the amenity floor plans, and landscape character that the team will explore in the next phase of design.

Brandon Law, Strategic Director with RWDI, presented the sustainability requirements, noted the team is in the early stages of evaluating the feasibility and suitability of geothermal, as well as TGS v3 Tier 2 performance thresholds and LEED v4 gold mandate. There is at least 24% cost reduction in the performance. Mr. Henriquez summarised the key design principles achieved and thanked the Panel for the review.

1.3 Panel Questions

The Chair then asked the Panel for questions of clarification.

One Panel member asked for clarification on whether there are townhouse units on Tannery Road. Mr. Henriquez noted they exist and one of the challenges for the team is that the site has no backside, there is the intent to create a friendly Mill Street and provide eyes on the street for the future school.

Another Panel member asked if sun or wind studies have been provided for the courtyard. Mr. Henriquez noted there are sun studies but wind has not been completed.

One Panel member asked for the character of the streetscape design beyond program spill out. Mr. Lee noted that the team will preserve the existing Mill Street trees, Tannery Road trees will be replanted, and the intent is a tree filled sidewalk.

Another Panel member asked if there are specific streetscape treatments that change from Bayview Avenue to Front Street, and if the zoning allows for mixed-use on the ground floor. Mr. Henriquez responded that the mixed-use idea is interesting and will take it back with the team.

One Panel member asked if the team has a rain management strategy and to provide more information on the accessible roof. The Panel member asked if the team looked at winter use for the landscape. Mr. Lee noted it is still early in the design and the team will develop that plan, the roofs are private amenity areas,

Another Panel member asked for clarification on where section A is taken and where is the spill out space on Mill Street, and if the townhouses do not have typical terraces. Mr. Henriquez noted the plan is cut off at the property line and the team will look at the townhouse exterior conditions.

One Panel member asked if the courtyard is private for the residents and if one can walk through it. Mr. Henriquez noted it is a private courtyard.

Another Panel member asked if the northeast corner of the massing is lower than the height of the building on the north side of Front Street. Mr. Henriquez noted it is lower by a few storeys.

One Panel member asked for the size of the tower floor plate and the materiality on the balcony shading structures. Mr. Henriquez noted the floor area is 800m² and plate steel is proposed for the wing panels.

Another Panel member asked for the thermal isolation technology on the balconies and if the building will have a concrete structure. Mr. Henriquez noted the building has a concrete structure and the team is looking at insulation Isocore for thermally broken balconies, however that is not definitive.

Mr. Glaisek asked what trees have to be removed and if they are on the parcel or the sidewalk. Mr. Lee noted the trees on Tannery Road sit right on the property line and they have to be removed.

1.4 Panel Comments

One Panel commented that the tower position in option 2 is correct, and appreciated the passive shading provided by the balcony shading structures. It is unclear what times of day the structures would work and the Panel member noted thermal separation is very important because it is a lot colder in Toronto. The Panel member is unsure about the relationship between building and public realm especially at the cut corner and asked if the team is deliberately trying to introduce a new typology. Overall, the Panel member is very pleased with the project.

Another Panel member noted the project needs to echo the other taller volume at Front and Bayview Ave. to mark the gateway to the park. The Panel member asked the team to reconsider the townhouses, such as live-work units, and explore a more innovative way to address the streetscape. The Panel member noted it is important to address the north-south streets, provide an elevation and section drawing showing adjacent block on Tannery Road frontage at the next review. It is important to create thermally broken balconies. It is important for Dream to anticipate the school at Block 9 and ensure that the building will be successful and contribute to the neighbourhood – set up that relationship with the future block and design the Mill Street frontage with this in mind so the building becomes a big contributor to the neighbourhood. The Panel member would like to see a more robust form that takes cues from the neighbours on the west.

One Panel member supported the idea of rethinking the townhouses on the ground floor to include live-work units. In terms of landscaping, it is important to consider

sunlight as a gift while respecting shade, as well as shadow impact from the winter perspective. The Panel member appreciated the shadow studies and noted that re-planting trees means a loss of old trees replaced with younger trees – not just moving it. For the green roof, consider beyond recreation and provide performative landscapes with biophilic assets such as food garden. It is important to think of the rain as a resource in the stormwater management and encouraged the team to strive for 100% capture on site.

Another Panel member appreciated the clear and succinct presentation and asked the team to consider a more pragmatic rule for urban shade: some shade can be tolerated even for park areas. The Panel member noted where the tower shadow hits the park becomes less of an issue as our cities get hotter. It is important to activate Bayview Ave. and asked the team to investigate how park goers can begin to engage with the building's ground floor – ensure it is not a hard line of public then immediately private programs.

One Panel member supported that shade has a positive potential in some seasons and encouraged the team to provide more opportunities along Bayview Ave. elevation to introduce gradation from park to the public realm – the project should really frame the park.

Another Panel member noted Front Street is a great boulevard, there is inspiration there and the streetscape can hold a stronger idea. The Panel member hoped the trees are a placeholder and the team will show more at the next review.

One Panel member supported the option 2 massing and noted that the inspiration shown in the slides is not quite there in terms of the relationship between landscape and the townhouses. There are lessons to be learned from West Don Lands, it is not as successful as we have hoped and that the base of the building really needs to be carefully thought out. The park is a great inspiration from a natural heritage perspective, consider connecting that with the courtyard landscape design.

Another Panel member encouraged the team to think about the memory of the site beyond the canaries because the area has been occupied for thousands of years and is one of the most thoughtful places in Toronto. The Panel member noted the canaries are not local to the continent, an imported species, and asked the team to rethink how the building can relate to the unique site.

One Panel member appreciated the history of the site and agreed that it does not go far back enough, however still appreciated the approach in developing an architectural concept. The podium and tower typology is very common in Toronto, the Panel member felt that the team might encounter resistance for the tower that comes straight down to the ground. The Panel member raised the concern for keeping the balconies clean and asked the team to consider how they can be accessed as the design continues to develop.

Another Panel member felt the townhouses on Bayview Ave. is a mistake and encouraged the team to provide a more public component, However, townhouses on

Tannery Road and Mill Street seem more appropriate. The team should look at the east façade of Block 12, its particular social and massing articulations, and come up with a complimentary façade that maximizes townhouses while keeping servicing and loading. The Panel member felt there are many design features, such as the vertical slots that interrupt the continuity of the lower form, gradation in color, wedged shape balconies and solar shade structures – the amount of articulation is undermining the authority of the basic strategy and encouraged the team to simplify the design. The Panel member noted that the balconies and solar shade work best at the tower where the form and degree of articulation is less, consider the wall element on Front and Mill Street be different than the tower. It is important to study the KPMB building across the street and make this corner more complimentary, more height is needed to match and the Panel member felt that the curved corner is unnecessary in achieving the gateway concept to the park as the opposite building does not have a curved corner. If it must be kept, consider a tighter curve. The Panel member noted that since the designer quoted Aldo Rossi in the presentation, he would for sure want your building to be more complimentary to the other building on Front Street.

One Panel member appreciated that the massing breaks from the expression of horizontality at the West Don Lands, and asked the team to consider shifting the density along Tannery Road to the northeast corner, which will help bring more light into the courtyard and improve relationship with Block 12. Option 2 tower is preferred, the Panel member asked the team to consider shifting the tower away from Tannery Road, such as a step-back, to help integrate the tower into the project. Provide full shadow studies beyond 3pm at the next review. The Panel member noted the mid-rise seems to be missing some articulation at the top and asked the team to further develop the building treatment in relation to the existing architectural context.

Another Panel member is thrilled to see the geo-thermal exchange system. Understand the energy requirements, the Panel member strongly encouraged the team to take energy measures to the next level. The Panel member recommended the specification of low carbon concrete, it is not an easy thing to procure but will help set industry benchmark.

1.5 Consensus Comments

The Chair then summarized the Panel comments on which there was full agreement.

General

- Appreciated the clear and detailed presentation.
- Consider the memory of the site before the European settlement and the introduction of canaries to the area as part of the inspiration for the design: the Indigenous community, important heritage of previous settlements, animals, and water.
- Provide complete set of shadow studies throughout the day at Schematic Design.
- Show the existing context and buildings more clearly in the drawings, including adjacent buildings in the section and elevation drawings.

Massing

- Overall support for Option 2 massing with the tower located on the southwest corner of the site.
- Strengthen the corner of Front St and Bayview Ave. to achieve the gateway concept, including raising the height of the corner to match the building on the north side of Front St., and tightening or eliminating the radius of the curved corner.
- Consider lowering the southern massing to increase natural light to the courtyard.
- Consider shifting the tower away from Tannery towards the east to allow the street to retain its quality on both sides.

Building Design

- Support for a ground floor program that would provide critical mass along the Front Street frontage.
- Consider more activation on the Bayview Ave. frontage to better relate to the park. i.e. live/work units, commercial, or other strategies than townhouses or at-grade residential units to better animate the public realm.
- Further develop the Tannery St. elevation in relation to Block 12 and carefully design the townhouse units in relation to the street. Provide an east-west section and elevation drawing.
- Consider the future school on Block 9 when designing the Mill St. elevation.
- Ensure the balcony shading structures can be accessed to be cleaned.
- There are many design elements in the building exterior, consider simplifying the ensemble of materiality, color, motifs, and the different treatment between the tower and mid-rise volumes.

Landscape

- Encouraged the team to retain the existing street trees instead of re-plant.
- Ensure the landscaping for at-grade units is well designed and serve as a threshold between public and private.
- Maximize sunlight into the courtyard to ensure success.

Sustainability

- Encouraged the use of thermally broken balconies.
- Maximize all efforts to reduce embodied carbon, such as the use of low-carbon concrete, and carbon emissions from operations.

The Chair then asked if the proponent would like to provide a brief response.

Mr. Henriquez noted the comments are well received, the team will consider each one and respond in a meaningful way. He thanked the Panel for the feedback and contributions to the next phase of design.

1.6 Vote of Support/Non-Support

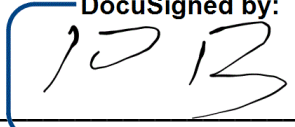
No vote was taken for Issues Identification.

CLOSING


There being no further business, the Chair then adjourned the public session of the meeting after a vote to go into a brief in-camera session.

These Meeting Minutes are formally adopted and approved by Panel on April 27th, 2022.

Signed--

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Paul Bedford, Waterfront Design Review Panel Chair

DocuSigned by:

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Emilia Floro, City of Toronto Urban Design Direction

DocuSigned by:

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Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer