



**WATERFRONT**Toronto

**Waterfront Design Review Panel**

**Minutes of Meeting #152**

Wednesday, April 27<sup>th</sup>, 2022

Meeting held Virtually

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**Present**

Paul Bedford, Chair  
Betsy Williamson, Vice Chair  
George Baird  
Gina Ford  
Pat Hanson  
David Leinster  
Janna Levitt  
Nina-Marie Lister  
Fadi Masoud  
Emily Mueller De Celis  
Jeff Ranson  
Eric Turcotte

**Regrets**

Peter Busby  
Matthew Hickey  
Brigitte Shim  
Kevin Stelzer

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**Representatives**

Chris Glaisek, Waterfront Toronto  
Emilia Floro, City of Toronto

**Recording Secretary**

Leon Lai

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**WELCOME**

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

1. Parliament Slip – Issues Identification
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**GENERAL BUSINESS**

The Chair asked the Panel to adopt the minutes from the March 23<sup>rd</sup>, 2022 meeting. The minutes were adopted. The Chair asked if there were any conflicts of interest or disclosures. Eric Turcotte disclosed his firm is working on a site adjacent to Parliament Slip. Since the review is only Stage 1: Issues Identification, it was deemed there was no material conflict of interest, and the Panel member will participate in the review.

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:

Mr. Glaisek began by noting that the formwork for the inner face of the **York Street Park** pond wall has been installed with rebar caging, the team has completed the shotcrete along the length of the wall. The pavilion trellis structure mockup has also been completed and the team is working on details to improve rigidity of the structure and smooth out the transition points. Mr. Glaisek noted tree tagging has been completed and they will be planted in spring/ summer.

Shannon Baker, Director, Parks and Public Realm of Waterfront Toronto, noted the construction crews for **Port Lands Flood Protection** found more-than-century-old seeds that have sprang to life in an excavated area. Waterfront Toronto made a significant effort to relocate and preserve the plants as it is rare for experts to study living plants from over 100 years ago. At least two species of leafy plants have been identified, and they were transplanted to Tommy Thompson Park. Mr. Glaisek noted that there should be a program in place to deal with found elements and assist with recoveries. One Panel member noted that this is a great pilot test for reseeded. Another Panel member appreciated the documentation and commended the foresight for this work.

Design Review Panel Updates:

Mr. Lai noted that **West Don Lands Block 13** is on track to submit their Zoning Amendment and Site Plan Application this month, and the project is anticipated to return to Panel for Schematic Design review in the Fall/ Winter 2022.

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

Chair's remarks:

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

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**PROJECT REVIEWS**

**1.0 Parliament Slip – Issues Identification**

<i>Project ID #:</i>	1130
<i>Project Type:</i>	Public Realm
<i>Review Stage:</i>	Issues Identification
<i>Review Round:</i>	One
<i>Location:</i>	Quayside
<i>Proponent:</i>	Waterfront Toronto
<i>Architect/ Designer:</i>	West 8 + DTAH, MJMA, Moffatt & Nichol, Mckay-Lyons Sweetapple Architects

*Presenter(s):* Shelley Long, Team Leader, West 8  
*Delegation:* Yvonne Lam, DTAH  
Brent Raymond, DTAH  
Liz McHardy, Lura  
James Knott, Lura  
Miranda Bailey, MLS Architects  
Paulette Cameron, MLS Architects  
Jeanne Ng, MJMA  
Krista Clark, MJMA  
David O'Hara, City of Toronto  
James Dann, City of Toronto  
Heather Inglis Baron, City of Toronto  
Lori Ellis, City of Toronto  
Adam Novack, Waterfront Toronto  
Pina Mallozzi, Waterfront Toronto  
Corey Bialek, Waterfront Toronto  
Kristal Tanunagara, Waterfront Toronto  
Aaron Barter, Waterfront Toronto  
Josh Hilburt, Waterfront Toronto  
Debora Lima, Waterfront Toronto  
Carol Webb, Waterfront Toronto

### **1.1 Introduction to the Issues**

Adam Novack, Design Project Manager with Waterfront Toronto, introduced the project by noting the design team and that the project is here for Stage 1: Issues Identification review. Mr. Novack provided a summary on the project background, scope, timeline, and the consultation feedback to date. Mr. Novack noted the existing site context including future developments in the area, and a few photos from a recent site visit.

Mr. Novack noted the policy context beginning with the Central Waterfront Secondary Plan, Easy Bayfront Precinct Plan, Keating Channel Precinct Plan, and Marine Use Strategy. On development context, Mr. Novack noted Quayside RFP, 351 Lake Shore Boulevard East's approved height and massing, and the ground floor of Aqualuna, which is currently under construction.

Mr. Novack noted harbour pool precedents and the areas for Panel consideration, including the vision plan and proposed uses for the Parliament Slip, swimming pools and potential off-season uses, and pier concession/ restaurant architect. Mr. Novack then introduced Shelley Long, Project Leader with West 8, continue the design presentation.

### **1.2 Project Presentation**

Ms. Long began the presentation by noting the masterplan context and design history of the primary waterfront including various heads of slips. Ms. Long noted the site context of Parliament Slip today and the project vision as it relates to adjacent context. Lake filling is required at Parliament Street and grade raising is required for the

Queens Quay East transit project. Mr. Long noted the team's interest in activating a democratic water's edge, swimming as an amenity on the waterfront, and the key design principles: majority blue footprint, provide multiple ways to cross the slip, four types of water spaces, views, and relations with adjacent neighbours. Mr. Long summarized the concept plan, and detailed the key programs including WaveDeck, water amphitheatre, kayak/canoe launch, and pools. A scale comparison was completed for both pool and deck areas.

Ms. Long noted there is an opportunity for integration with Silo Park and Parliament Plaza, and it is important to consider operational needs such as security, lighting, noise, lifeguard, to ensure public safety. Mr. Long noted the floating pier vision and architectural precedents. The team is interested in bringing color and contemporary architecture, intimate and romantic, to the waterfront. Floating wetlands and aquatic habitat strategy, the fixed water transportation pier, and finally the parliament pedestrian bridge that is outside the scope of this project. Ms. Long noted the key circulation connections across the slip, accessible routes, key views, and material concepts. Ms. Long noted Minokamik are leading the Indigenous Engagement process for the project, including Mississaugas of the Credit First Nation and other knowledge holders to identify place keeping ideas and integration of Indigenous knowledge into the design. Ms. Long noted the sustainability strategies, microclimate and user comfort, winter activation, and maintenance.

### **1.3 Panel Questions**

The Chair then asked the Panel for questions of clarification.

One Panel member asked for clarification on access from the north and an estimate of the amount of car traffic coming to the site. Ms. Long noted Queens Quay frontage has a 3-lane cross section with bike lanes that is consistent with other slips and remains at the same hierarchy. The difference are the much larger setbacks on either side of the site which makes Parliament Slip unique.

Another Panel member asked if the ferry adjacent to the slip is confirmed or planned. Ms. Long noted vendors have not been confirmed. The Panel member asked for the rationale for the chlorinated pool at this scale. Ms. Long noted the team mentioned chlorine to meet Canadian requirements but it is not definitive. The Panel member asked if the pools relate to separate entrances. Ms. Long responded yes.

One Panel member asked if the change rooms can be all-gender and wheelchair accessible areas on the WaveDeck. Ms. Long noted MJMA is investigating an all-gender facility, most of the WaveDeck is accessible but in the presentation the team highlighted the primary routes.

Another Panel member asked for clarification on seasonal programming and how the plaza will be used when pool is closed in the winter. The Panel member asked for the elevation of the stepped edges relative to the water level – separated at dock wall height or low enough to touch water. Ms. Long noted the team tested converting the pool to a public market in the winter and laying out the market along the promenade in the summer months – all will be further developed at the next design phase. Ms. Long

noted the height differentiate being approximately 2m between water's edge promenade and water. The floating elements like the pier and kayak launch will stand above water 30-40cm. Due to the nature of the construction, the WaveDeck is designed for the 100-year water level and is not intended to touch water unless there is a high-water event.

One Panel member asked for clarification on the surface materiality outside of the main pool deck. Ms. Long noted it shall be a continuous material, but the pool deck will require a certain level of friction, which means wood might not be the answer in the end. The Panel member asked about ice management on wood. Ms. Long noted the team will have to shrink the wooden area and might have a change in materiality.

Another Panel member asked for more information on the relationship between the pool plaza and Silo Park. Ms. Long noted the topographic connection between the roof of the WaveDeck and the Silo Park is a rolling experience. The entrance along the eastern side of the plaza helps with view framing. The Panel member asked for clarification on the extent of fill and stormwater infrastructure. Ms. Long noted there is stormwater overflow, no combined sewer overflows (CSO) water entering the slip, the plan is for the component to drain towards the lake. The amount of fill is driven by the amount of pool space in the brief. The biggest pool is sized to accommodate a 25m lane setup, depth and volume of the pool also drive the size of facilities. The team tried to minimize lake fill as much as possible.

One Panel member asked for clarification on the activities in the basin and how the wetlands relate to the rest of the project. Ms. Long noted all the proposed habitat improvements would be happening in the lakebed level. The marine uses are human powered watercrafts, the team does not see boating being in competition with habitat. The team is intrigued by the image of a human powered watercraft next to floating wetlands; the wetlands are not accessible spaces but tactile objects.

Another Panel member asked if the team has considered allowing users to enter the pool directly from the change rooms. Ms. Long noted this is something the team will explore.

One Panel member asked for the location of kayak or other marine equipment storage. Ms. Long noted they will be mainly rentals; some will be stored on land similar to Rees Slip. The Panel member noted the pool building has change rooms buried under the deck and asked if there is an additional exit. Ms. Long noted the proposed entrance is from Queens Quay, it will be a controlled access, and the WaveDeck will be fenced off for the pool.

#### **1.4 Panel Comments**

One Panel member appreciated the project orienting to sustainable personal watercrafts, encouraging human movement across the water, and the future ferry plans. Similar to the vernacular aesthetic for the project, the Panel member suggested the design should provide marine gathering opportunities and help explore the sacred ability of water. The Panel member is encouraged that the engagement with Minokamik will enhance the design of the wetlands and water use. The Panel member

is excited by the floating wetlands because they are opportunities for legibility and communication and noted that ecological microcosms other than human access should be considered. The Panel member is supportive of the pools, water health requirements will be a challenge but encouraged the team to push the bacteria level in the water. The Panel member discouraged the bubble for winter use and suggested the pools be separated by level of temperature.

Another Panel member noted Parliament Slip will be a crown jewel on Queens Quay and that the thresholds and access points should be generously designed. Given the expected increase of summer temperatures, places like Parliament Slip will be important for recreation but also critical relief for summer heat because it will provide equities and spur economic activities.

One Panel member appreciated the thoughtfulness of the boating diagrams and asked the team to consider parts of the fill being a porous filter that is part of the water experience, creating a transition from land to porous to bottom restoration, akin to a water system. Wetlands are technically complicated, and it is important to design it for resilience. The Panel member encouraged the team to focus on the interpretation of the wetlands and convey why the systems are important, make known for the common person. The Panel member noted the relationship to Silo Park feels unresolved, more development and detail should be provided at the next review.

Another Panel member commended the presentation and explanation of the various design drivers. The Panel member saw the project as a node that turns the waterfront as it moves towards the Port Lands, not exactly a destination but a moment of transition. The Panel member asked the team to strengthen the narrative and diagram on vegetation from street trees to the site. The Panel member encouraged the team to look more on the east and spatial impact of the Keating Channel, currently it is difficult to imagine how Keating Channel will feel with the floating restaurant. The project has the potential to make the Keating Channel feel like part of the main waterfront.

One Panel member noted the project exemplifies the notion of inner harbour use, the ability to touch water, and pondered if Toronto will ever allow free jumping into the lake. The Panel member felt the ability to experience the smaller piers close to the water is important, ensure they are not all privatized retail programs. The Panel member noted the area around the pool requires further calibration based on use – the pools will be popular and have to support many people. The Panel member noted a market might not work on sloped areas of the deck and asked the team to provide shading components as many will seek shade in the summer heat.

Another Panel member appreciated the comprehensive presentation and encouraged the team to study the site more holistically from Aqualuna to the silos to protect the relationship. The Panel member suggested further development on the north entrance to avoid creating a barrier to Queens Quay and protect sightlines down to the water, creating a strong relationship with the lake. The Panel member noted the design of the fence has a major impact on the project, encouraged the team to carefully consider the kayak launch area storage facilities, and other infrastructure to support the mobility network of bike sharing.

One Panel member appreciated the presentation and asked the team to consider a sauna as part of the fundamental thesis on 12-month bathing culture in the city. Also consider the programming from an equity perspective as sauna should not be limited to private establishments. One Panel member noted a fire component is a great addition for the shoulder seasons, encouraged the team to work hard to create a real working marine environment and not a representation. The Panel member supported the pools from an equity perspective.

Another Panel member asked the team to provide numbers and studies at the next review to show boating capacity in the slip, at the pier, and pedestrian flow to understand if the design is adequately addressing the needs. The Panel member noted the pavilion building's relationship with Queens Quay, including access, are unresolved and require more development. The Panel member noted an understanding of the iconography of the pier buildings is important, so typology does not become trite.

One Panel member suggested that the cumulative impact of the programmatic ambition may require a second look in terms of available land. Given the geometry of the north end, including pools, WaveDeck, required pool facilities, sauna, winter storage for boating, other urban apparatuses, the preservation of views of the water, micro-climates, and on top of that fence around the pool, suggest that a successful design will require very complex geometric accommodations. The current schedule already suggests areas with significant vertical variation and encouraged the team to position the fence where it is least obtrusive of the views. The Panel member supported the pool and winter swimming, discouraged the bubble as it will block views to the water.

Another Panel member noted the project is an amazing opportunity for Toronto but suggested that the pool is not yet in the right place to create an immersive experience. The Panel member felt the commercial venture at the end of the channel is misplaced and that a hot pool would encourage people to go in the winter.

One Panel member asked the team to consider renewable energy solutions such as ground source energy recovery system, take advantage of waste heat for the pools, and geo fields. It is important to take advantage of the work required to build the deck and complete all the subterranean infrastructure, including all the electrical connections for the restaurants. Making the buildings carbon neutral is easy and should be a goal, the Panel member encouraged the team to explore building forms that are amenable to carbon zero such as sawtooth roof to provide natural light and reduce the need for artificial lighting. It is also important to look at a comprehensive sustainability system with net environmental impact, such as high efficiency sustainable snow melt year-round systems. The Panel member asked the team to investigate opportunities for cleaning water starting with areas where one can access and consider a floating kayak storage.

The Panel member felt that the pool is not large enough to be iconic, with a fence it would be a barrier, and with little water access, yet Queens Quay is still not yet built as an active street. The Panel member suggested to change the pool into a wading pool, so no fence is required, swap Quayside Block 5 with Silo Park, place the cultural

building next to the silos, and construct a big facility on Block 5 with swimming right at the water's edge.

One Panel member supported the idea of constructing a separate pool facility since it will resolve the challenge of micro-climate and shade. The Panel member noted that all cultural buildings inevitably have many opaque facades, a kind of "black box" with lobbies but generally very little glass, which in its current location on Block 5 would block views of the silos from the water. By swapping with Silo Park, the cultural building would also benefit from having a Queens Quay address.

## 1.5 Consensus Comments

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

### General

- Toronto is an Indigenous word that references trees in water, and Parliament Slip has the potential to reference that symbolism.
- The Parliament Slip WaveDeck is an evolution of previous slips and has the potential to take the typology to the next level.
- Consider Indigenous stories that can be unearthed and applied to the design.
- The interpretation of the elements: earth, water, fire, and wind, should be well utilized and integrated in the design.
- Design for all ages and create a unique slip experience.
- Ensure the project is designed for a piece of public and marine infrastructure.
- Consider the water system narrative and didactic qualities of the project.

### Program

- Concerned with the capacity of the slip with respect to the proposed programs, provide capacity numbers and scale comparison with the other slips at the next review. There may be too many programmatic elements for the size of the slip.
- Important to maintain views to the water from Queens Quay, carefully consider the geometric configurations of the elements as the design advances.
- Consider all types of mobility and marine use paraphernalia in the design: kayak storage, bike racks, ride share, scooter, and other rental facilities.
- Consider the design through the lens of equity, the programs should provide Torontonians an experience like an urban cottage.
- Consider adding a sauna as part of the pool facility.

### Pool Facilities

- Unanimous support for an outdoor pool throughout the year with no bubble structure.
- Consider flipping the pool to the east side to strengthen the relationship with Silo Park.
- Carefully consider the health impact of pool water used, i.e. salt water, avoid chlorinated water.



- Concerned that the change room and raised WaveDeck create a visual barrier from Parliament Plaza to the water, and does not create a strong enough Queens Quay frontage,
- Consider the ability to enter the pool from inside the change room and swim out to the main area, i.e. Place Bonaventure Hotel swimming pool is an urban precedent.
- Concerned that the pool is too far away from the water to create an immersive relationship with the lake, consider positioning next to the water's edge.
- It is important to diminish the visual presence of the fence as much as possible, consider placing it along steep changes in topography.

#### Pier Buildings

- Location of the restaurant should be further explored, consider relocating it to improve connectivity between Parliament Slip and Keating Channel.
- Provide a drawing showing more of the surrounding context at Schematic Design.

#### Sustainability

- Consider the utilization of waste heat energy to heat the pool.
- Explore ground source heating, snow melting system for the deck areas and develop a comprehensive sustainability strategy for the project.

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

Ms. Long thanked the Panel for their comments, noted the team takes all the comments to heart and will consider updates to the design carefully while working with the constraints of the site, such as designated land uses, site boundaries, etc.

### **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.

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These Meeting Minutes are formally adopted and approved by Panel on May 25<sup>th</sup>, 2022.

Signed--

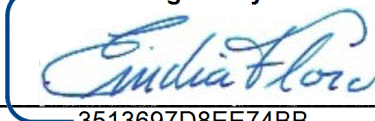
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Paul Bedford, Waterfront Design Review Panel Chair

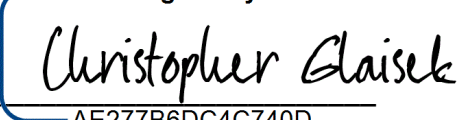
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Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer