



# welcome!

Roundtable Three • August 14<sup>th</sup> + 15<sup>th</sup>, 2018

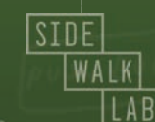




Indigenous

# Land Acknowledgement

Habon Ali + Aaron Barter





# **WATERFRONToronto**

Established in 2001 by the  
three orders of government.



- 1. A Waterfront for People**
- 2. Public Involvement**
- 3. Transparency**
- 4. Private & Public Participation**





## **Catalyst & Steward**

Creating enduring value through well-designed and vibrant cultural, recreational, civic and public spaces.



## **Revitalization Lead / Landowner**

Advancing Complete Communities that address the need for housing, mobility, accessibility, connectivity and inclusivity.



## **Partner**

Leveraging innovation and partnerships to deliver economic growth and jobs.

# Leading Waterfront Revitalization





# Upcoming Public Meetings & Events



## Design Review Panel

September 26  
October 24  
November 21  
December 12

## Digital Strategy Advisory Panel

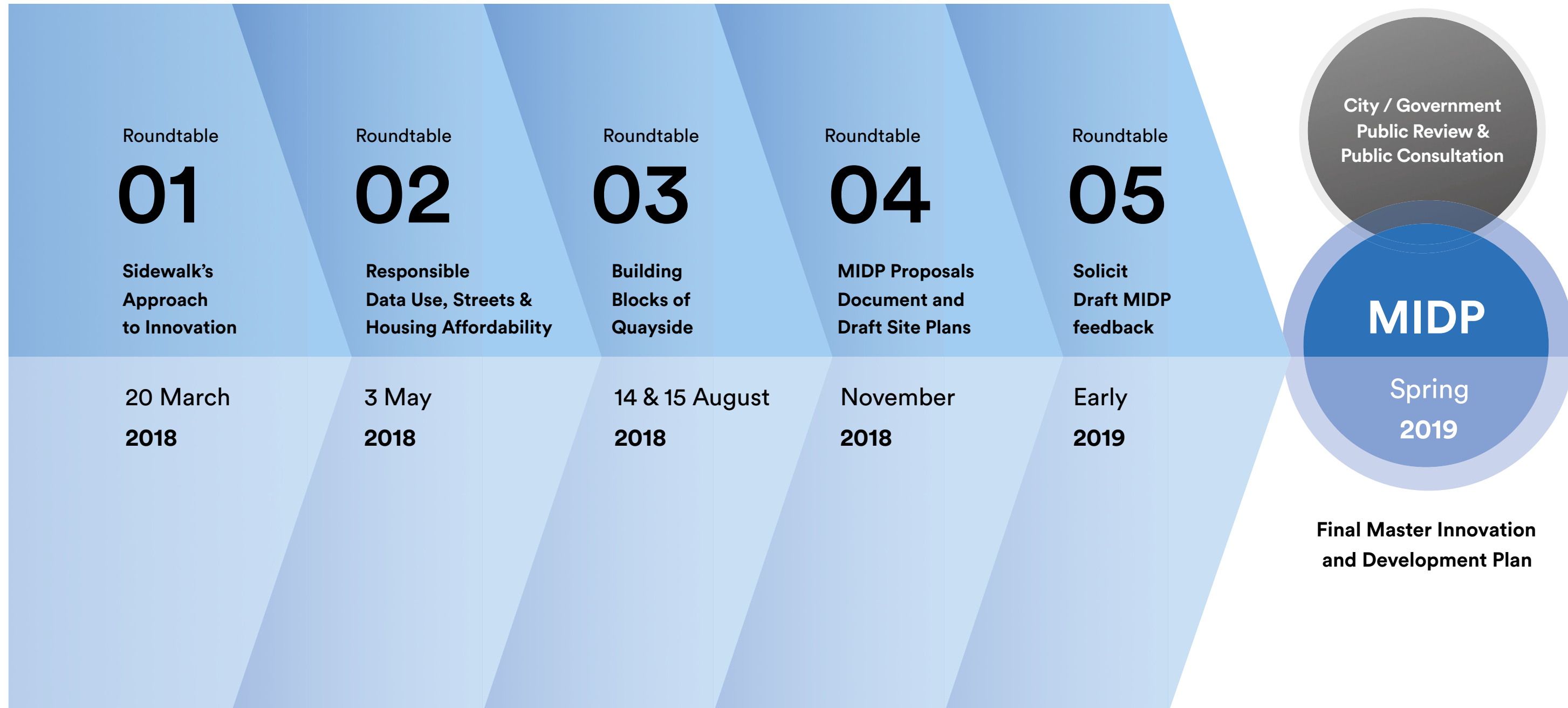
August 16  
October 18  
December 13

## CivicLabs – Data Governance & Privacy

October 3  
November 7  
December 5

Today

# Where We Are in the Process





# Tonight's Objectives



01	Share Feedback & Resident Research
02	Vision for Quayside
03	Approach to Streets
04	Approach to Buildings
05	Question & Answer Session
06	Roundtable Discussion
07	Reporting Back

Today

# Public Engagement by the Numbers



307 Open Sidewalks and Programs

**4.2k+**

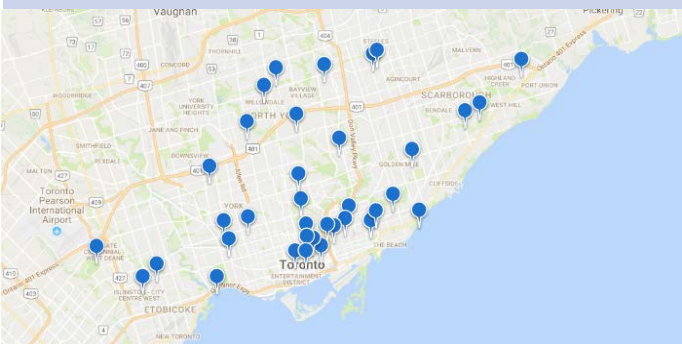
attendees



Residents Reference Panel

**4**

sessions



Sidewalk Fellows Program

**5**

cities



Expert Advisory Groups

**12**

sessions



YMCA-Sidewalk Toronto City Summer Camp

**15**

campers



The First Two Roundtable Meetings

**1k+**

participants



Sidewalk Public Talks

**400+**

attendees



Neighbourhood Association Meetings

**4**

sessions





# Public Engagement - Summary of Roundtable II



## What we heard you care about....

**CREATING** a complete community that provides opportunities to live, work, and play

**RECEIVING** more detailed information about the plan for Quayside

**UNDERSTANDING** when and how data could be collected, and how consent will be obtained

**PROMOTING** active transportation, while maximizing convenience and choice

**ENSURING** Quayside is a welcoming and inclusive community for all

**PROVIDING** a good mix of housing options that makes Quayside attractive to different households and incomes

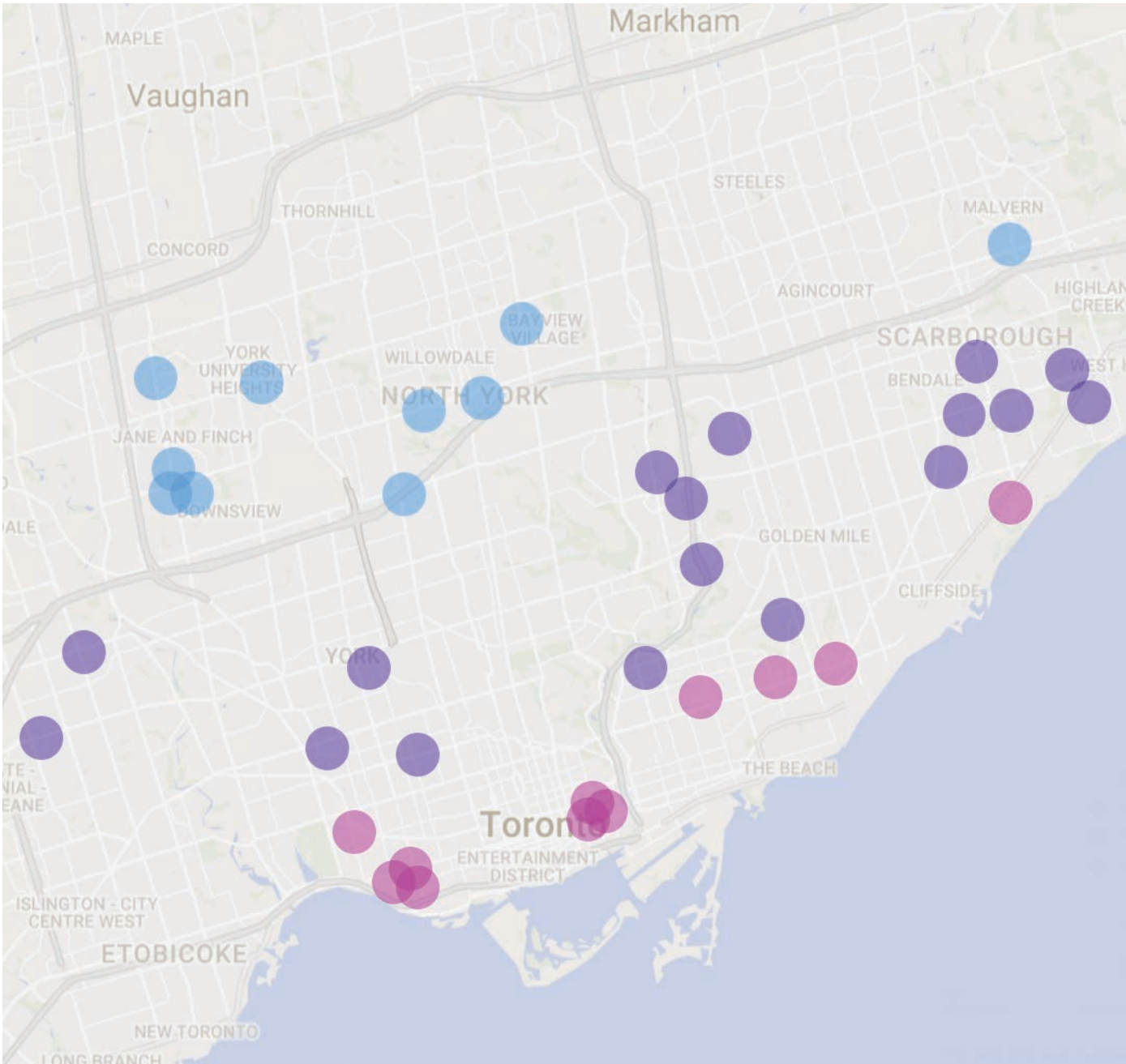
**ENSURING** that Quayside is well connected and integrated with the rest of Toronto

**CREATING** a vibrant and dynamic neighbourhood with mixed-use buildings and a lively public realm

# Sharing Resident Research



# Quayside as a Neighbourhood for Toronto

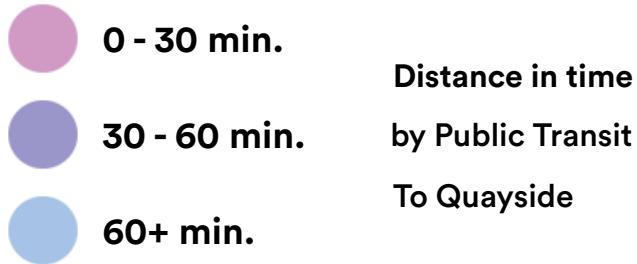


## In-depth Research Methods

## Diverse Group of Torontonians

## The Goal

- Understanding how public space creates a sense of belonging
- How Quayside neighbourhood can serve the city





# Design a Living Room, Not a Formal Room



## Interaction Motivation

- "Evidence of Use"

## Examples

- Soft, malleable materials
- Brightly painted benches
- Community-operated bake oven
- Garden with hand-painted sign

## Characteristics

- Ever-evolving
- You're invited to contribute
- Place to kick back and relax
- Space to create together





# Foster Small Human Interactions



## Human Interaction

- People crave face-to-face experiences
- People's experience of public realm seamlessly crosses indoors and outdoors
- The people in local shops are integral to community
- People are concerned about phones creating social isolation

## Design Opportunities

- Focus on fostering connections
- Explore design for people interacting without phones





# The Everyday Waterfront



## The Central Waterfront Today

- Special events occasionally at Harbourfront
- Special summer BBQs on the islands
- Ashbridges Bay, the Rouge, the Bluffs, and other parts of the lake are different and are part of regular routines

## The Quayside Opportunity

- People from across Toronto are drawn to the water and the neighbourhood on a regular basis
- Quayside becomes an extension of the “City of Neighbourhoods”





# A Vision for Quayside



# Vision for Quayside

## Context





# Vision for Quayside

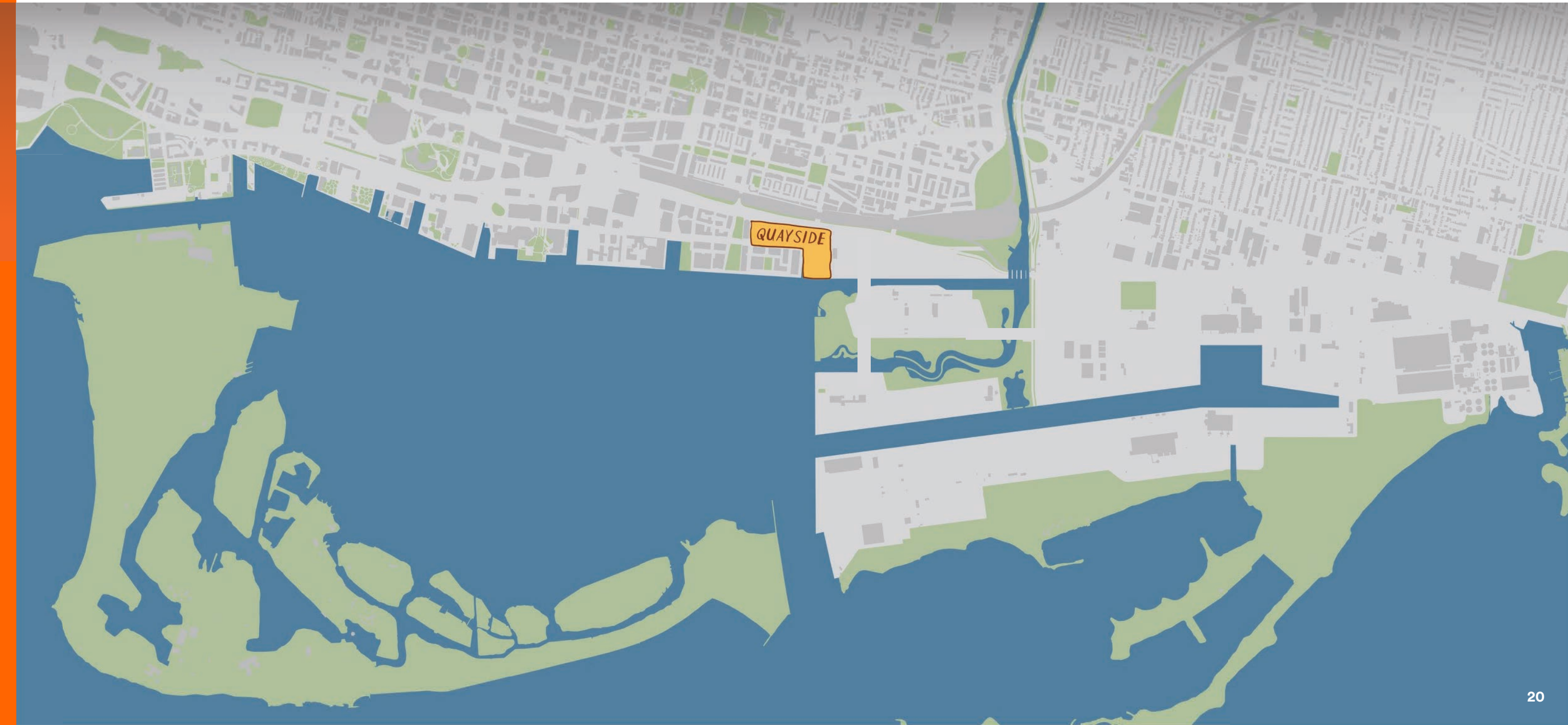
## Context





# Vision for Quayside

## Context



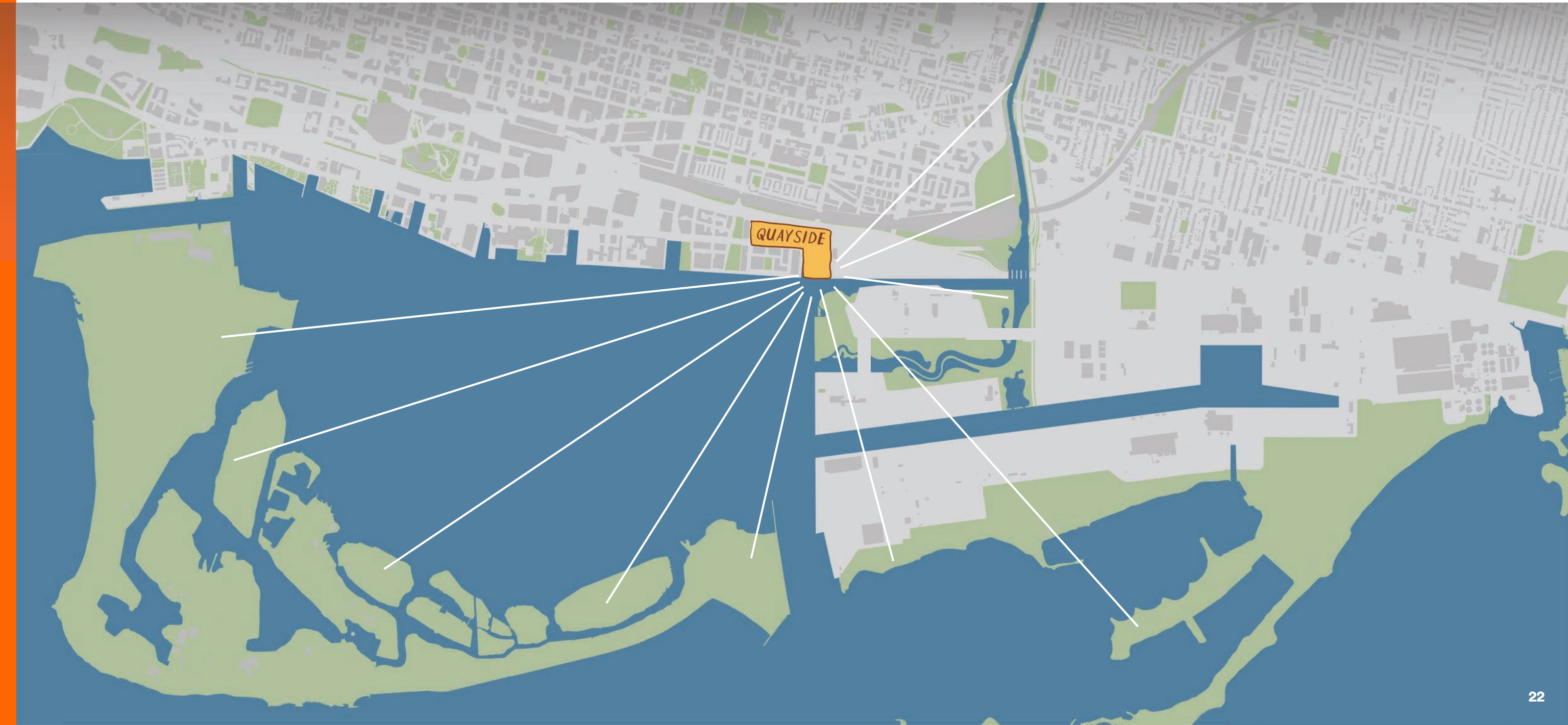


# Diverse Neighbourhoods



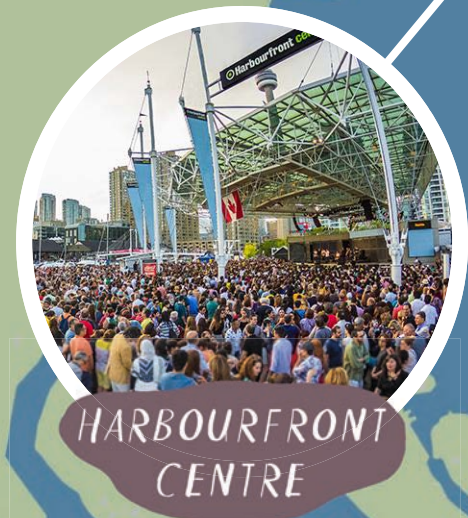


# Where City Meets Lake and Nature





# Connecting Today and Tomorrow



QUAYSIDE



# Connecting Today and Tomorrow





# Connecting Today and Tomorrow





# Connecting Today and Tomorrow





# Quayside as Testbed for Urban Innovation

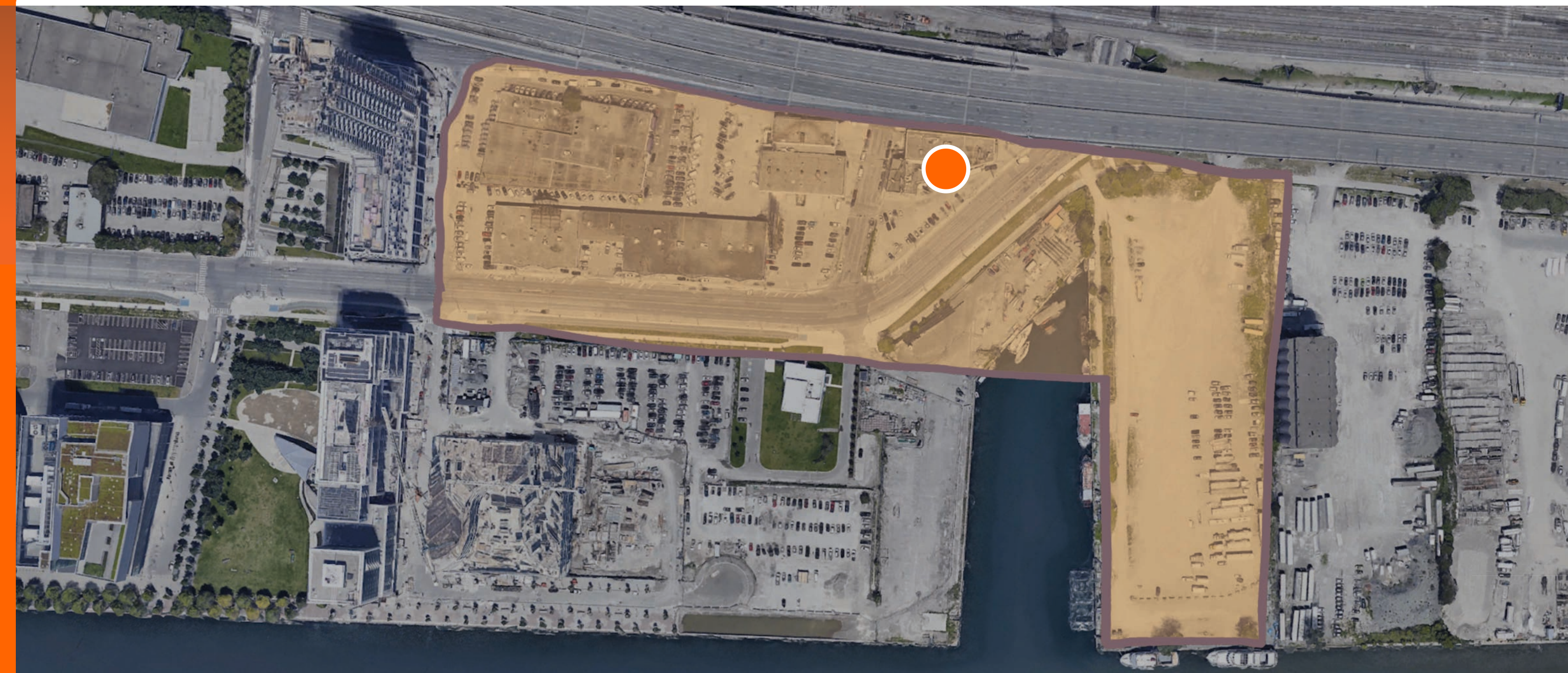


# Quayside as Testbed for Urban Innovation





Vision for Quayside  
**We Are Here**





Vision for Quayside  
**Quayside**





Vision for Quayside

# Current Zoning



**Approximately  
3 million square feet**

**Approximately 90% residential,  
or ~3,000 total units**

**A series of taller buildings  
up to 19 storey plus a  
42 and 50-storey tower**

# Connected Waterfront Public Realm



*“A bold new system of connected waterfront parks and public spaces... will be developed, reflecting the industrial heritage and dockwall legacy of the area and anticipating its extraordinary future.”*

*– Central Waterfront Secondary Plan*





# Waterfront Streets as Places



*“Waterfront streets will be remade as ‘places’ with distinct identities. Streets will act as lively urban connections as well as traffic arteries. The needs of motorists will be balanced with efficient transit service and high-quality amenities for pedestrians and cyclists.”*

*– Central Waterfront Secondary Plan*





# Outdoor Comfort Throughout the Year



*“Creating experiences that will be provided in a comfortable setting during all seasons of the year.”*

*– Central Waterfront Secondary Plan*

*“Tall colonnades with seasonal weather protection are proposed along the sun oriented retail and public use frontages.”*

*– East Bayfront Precinct Plan*





## Vision for Quayside

# Accessible Water's Edge

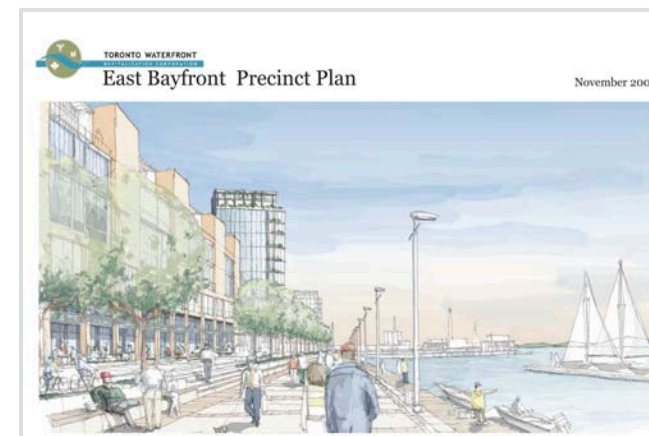


*“A continuous and highly accessible public water’s edge promenade will connect a series of parks, open spaces, squares and plazas, at times intimate and at times generous.”*

*– Central Waterfront Secondary Plan*

*“All major north-south streets that enter the site from the north, such as Parliament, terminate at the water’s edge with significant destinations.”*

*– East Bayfront Precinct Plan*



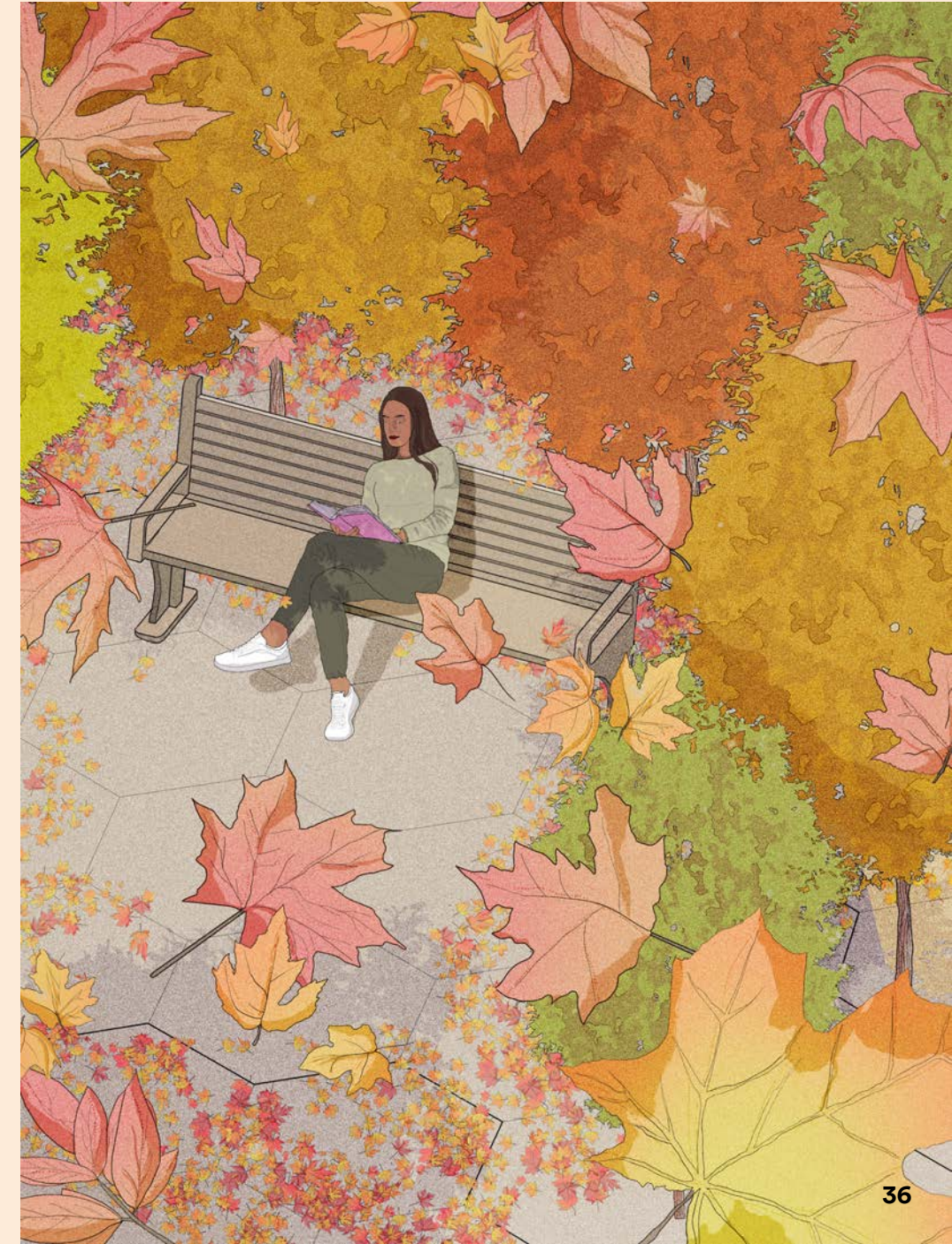


# Sidewalk Toronto Programmatic Objectives



**Quayside will be part of a new complete community on the Waterfront.**

- **Exceed affordability requirements on site**, including a range of units for diverse household sizes and incomes
- **Expand non-residential space for additional retail, office, production, and community uses**
- **Experiment with new building types**, with fewer towers than currently zoned



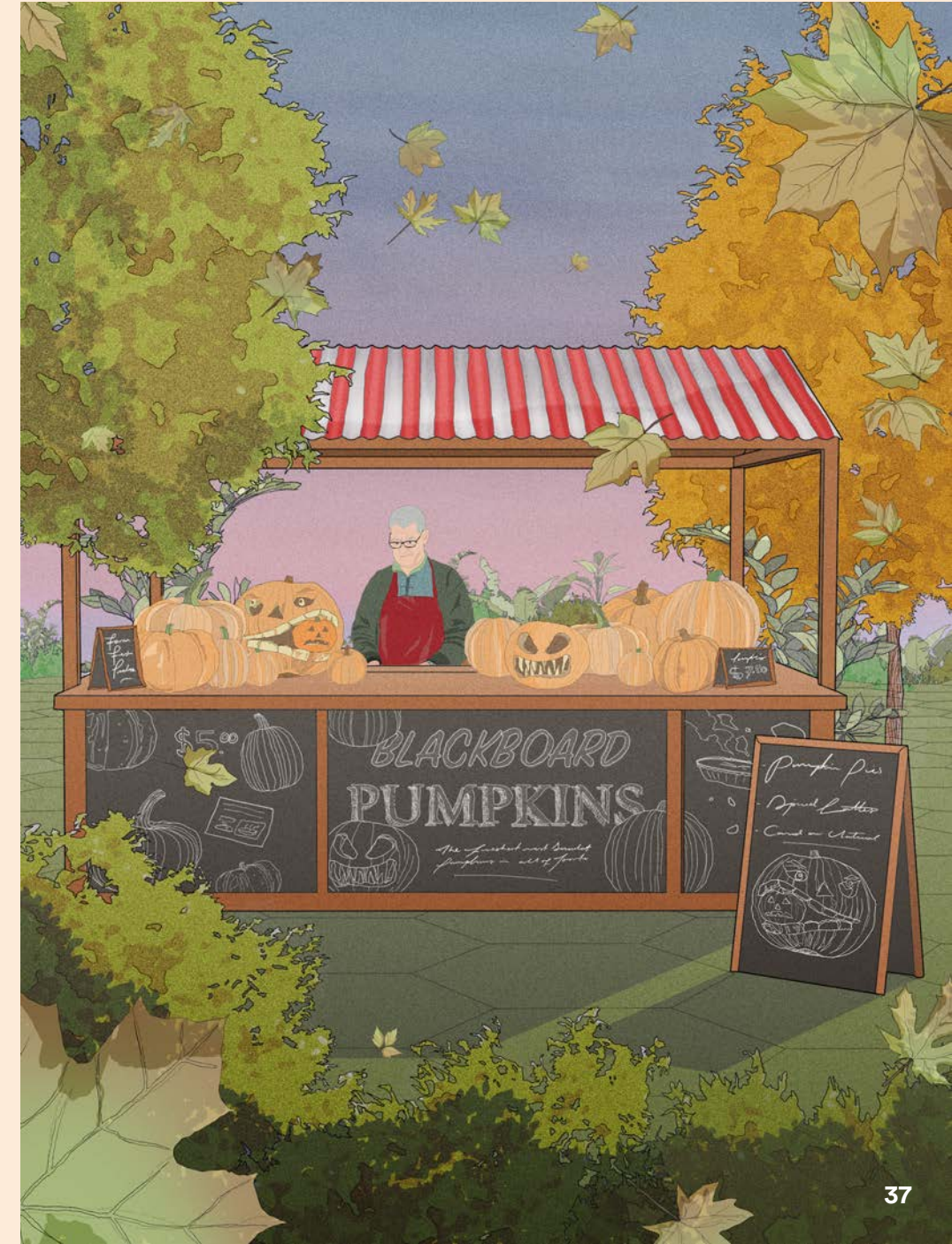


# A Complete Community Starts with the Public Realm



**Building a complete community begins with the Public Realm.**

- By "public realm," we are referring to the collective public spaces in a neighbourhood: parks, plazas, ground-floor shops, sidewalks, and any other place people gather.
- We think the public realm should be able to adapt as community needs change, have an "indoor-outdoor" feel, and be comfortable year-round.





# Standard Public Realm

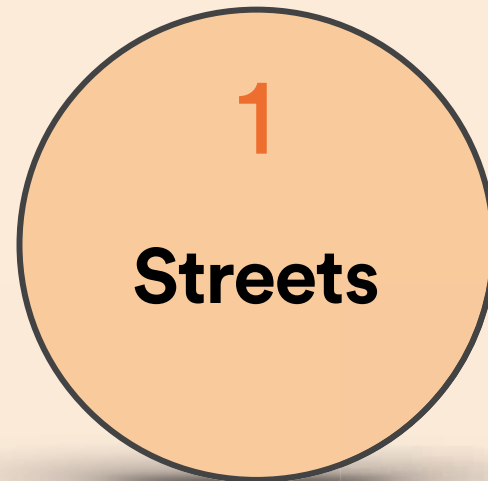




# Expanding the Public Realm



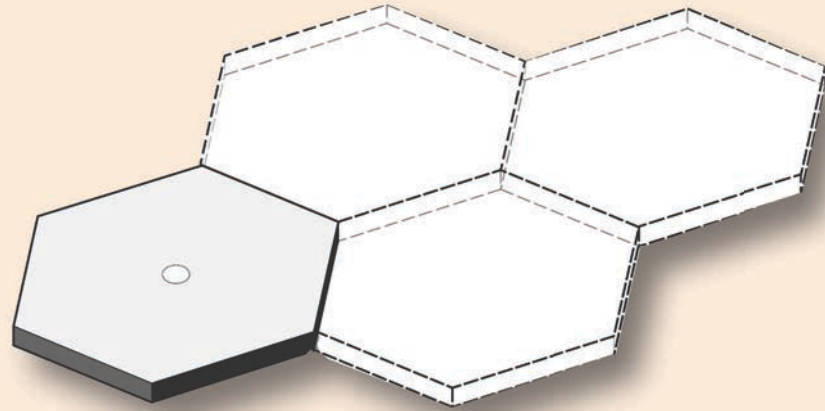
We've been looking at **ways to create as much space** for the public realm as we can. *Four Strategies:*





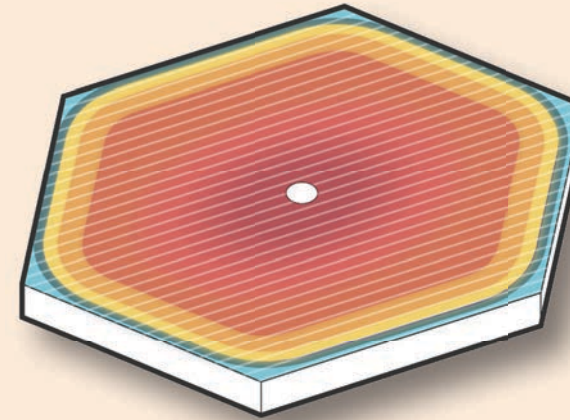
# Vision for Quayside

## Pavement for People



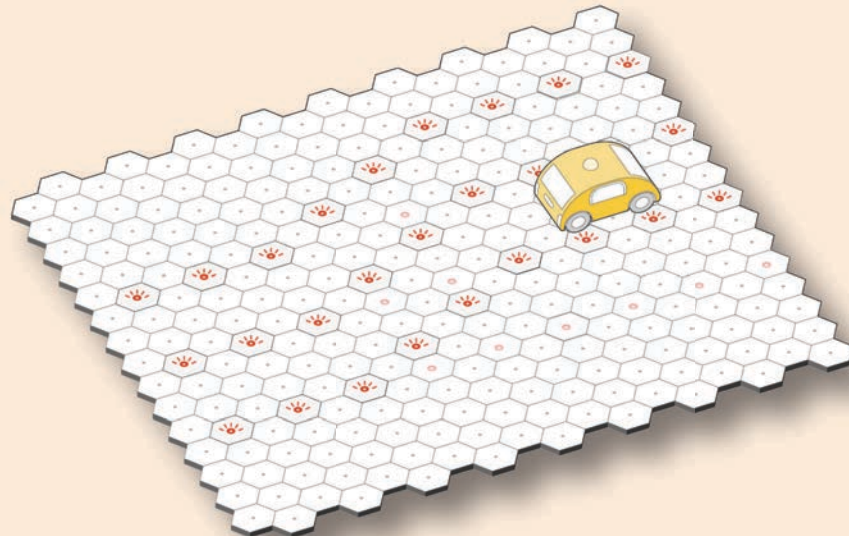
### Modular

Precast slabs to enable faster maintenance and replacement



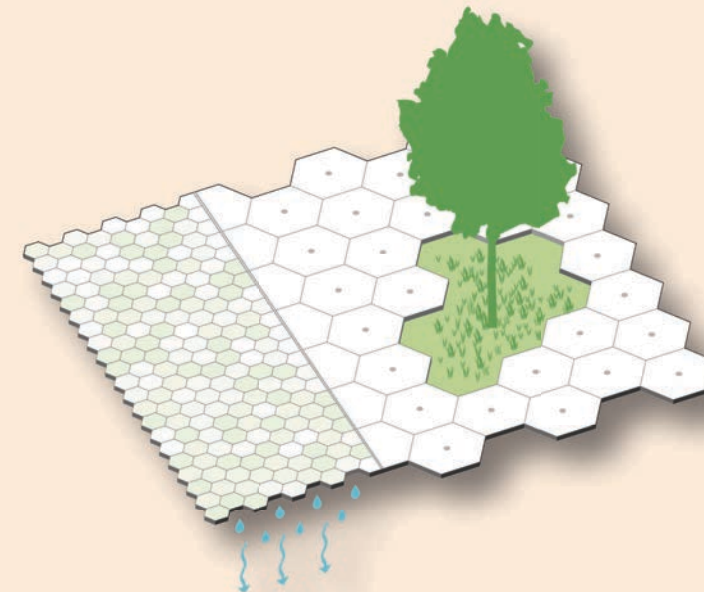
### Heated

Conductive concrete to melt snow and ice



### Dynamic

LED Lights to signal changes in road use throughout the day



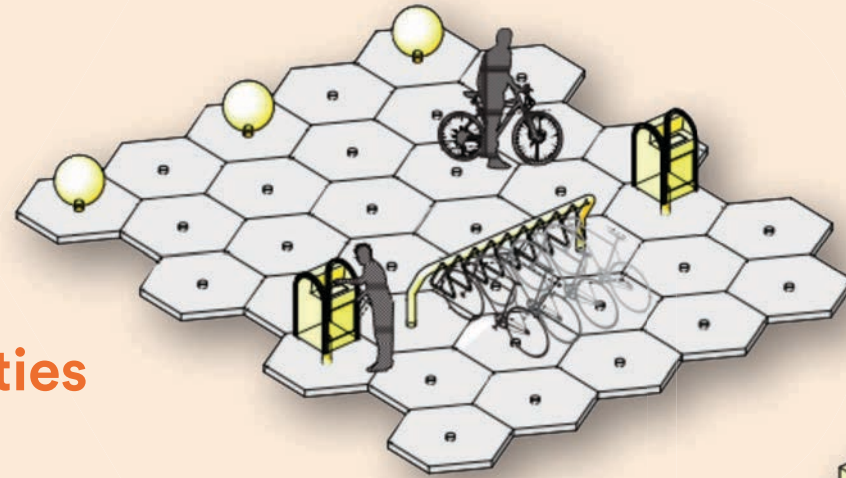
### Green Zones

Dedicated landscape zones to bring green into streets and absorb stormwater

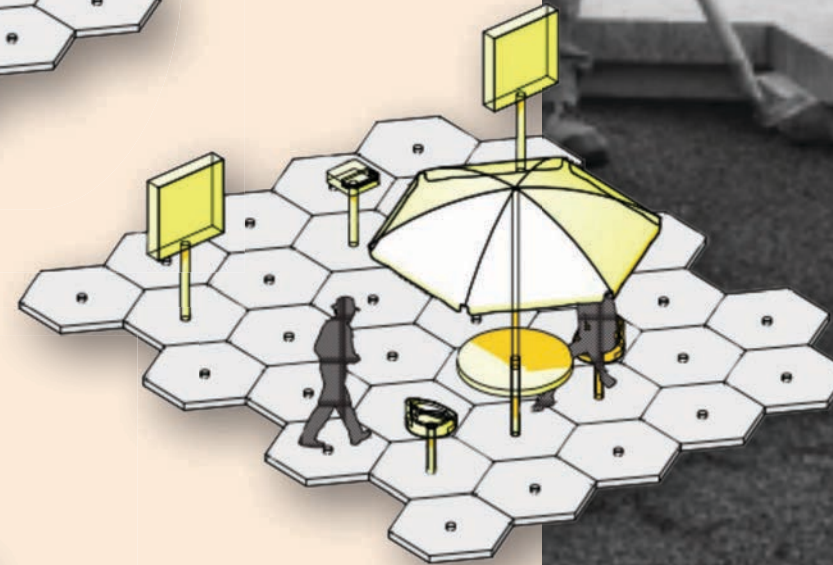


# Benefits of Modularity

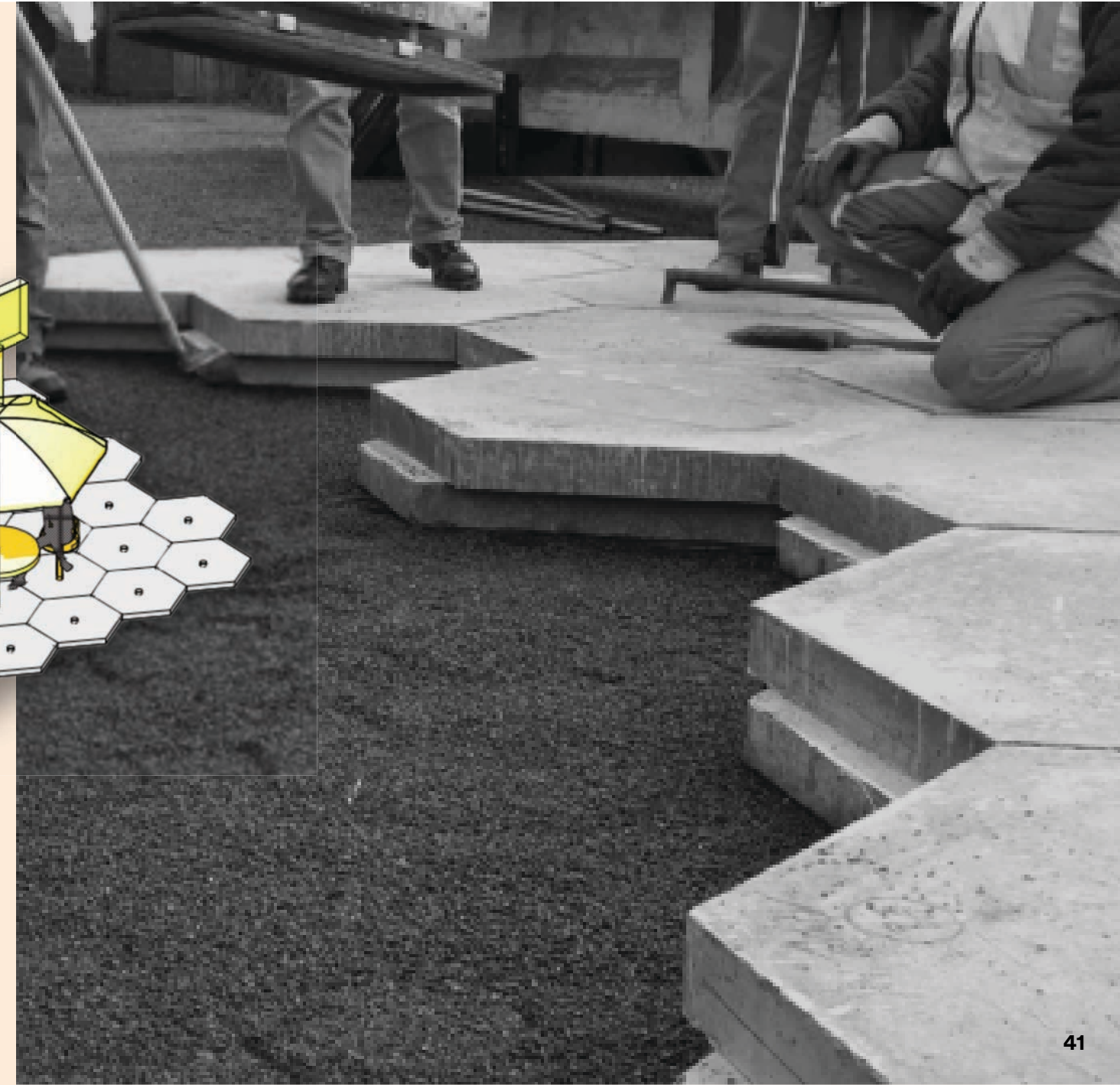
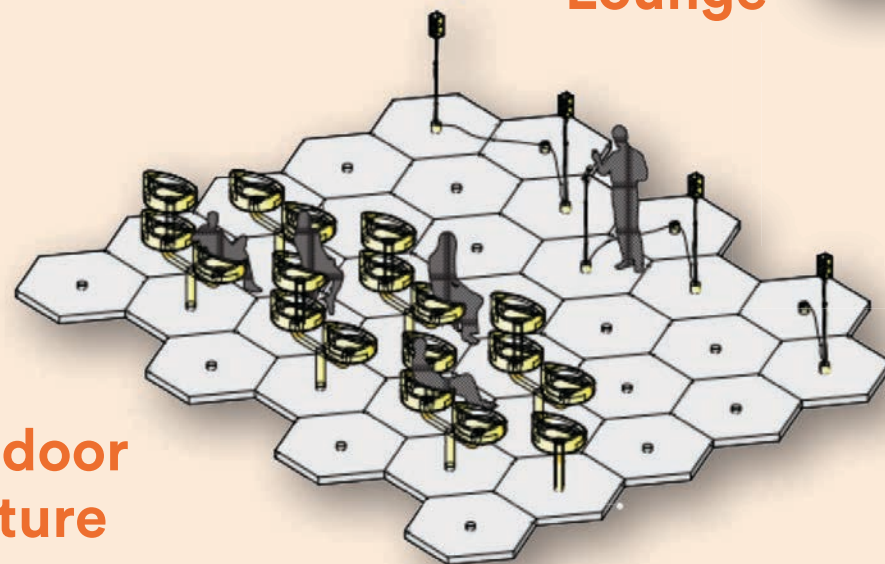
Public  
Amenities



Urban  
Lounge



Outdoor  
Lecture



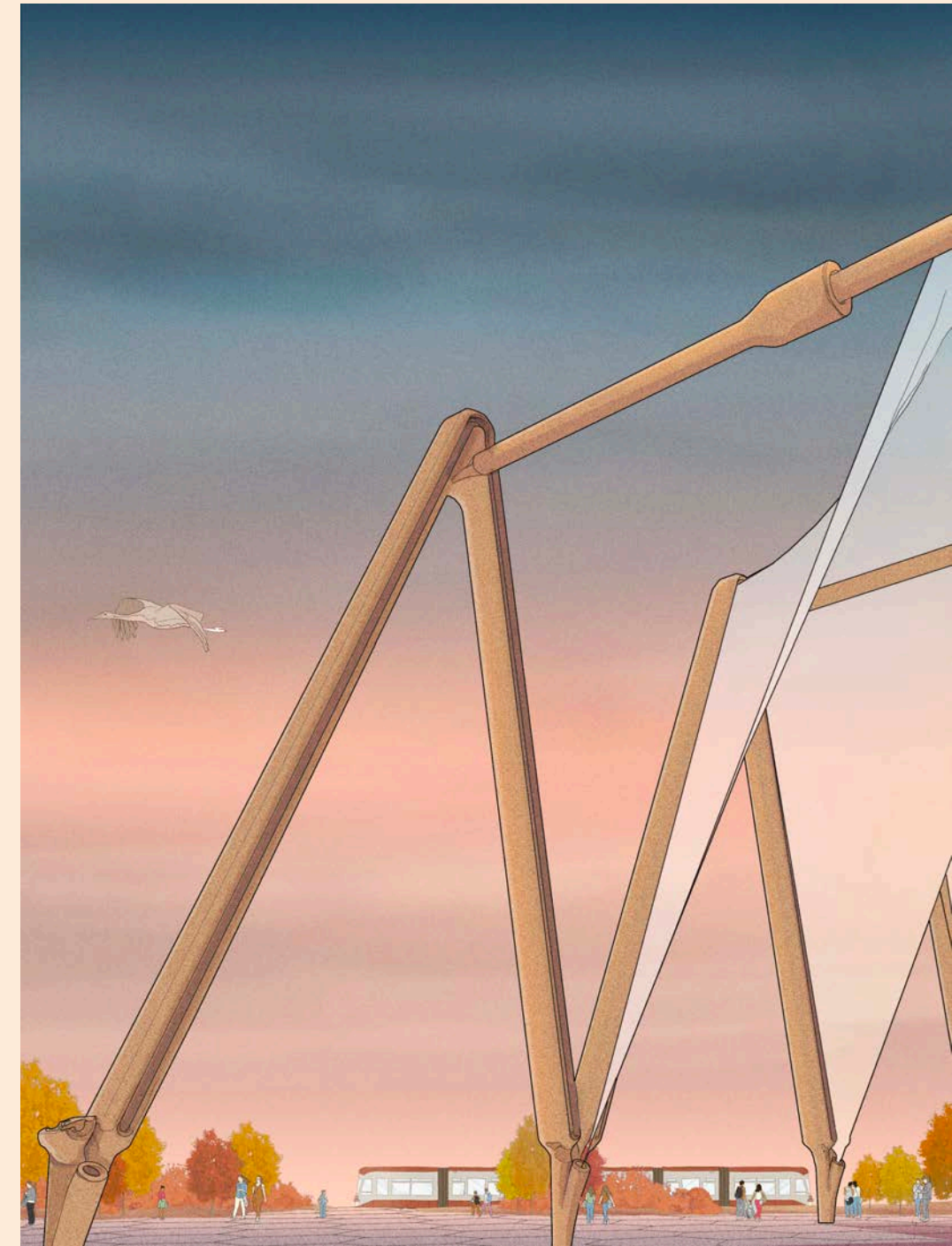


# More Uses, More of the Time



**The public realm  
can't just be bigger.**

**It needs to be flexible and  
usable throughout the year.**





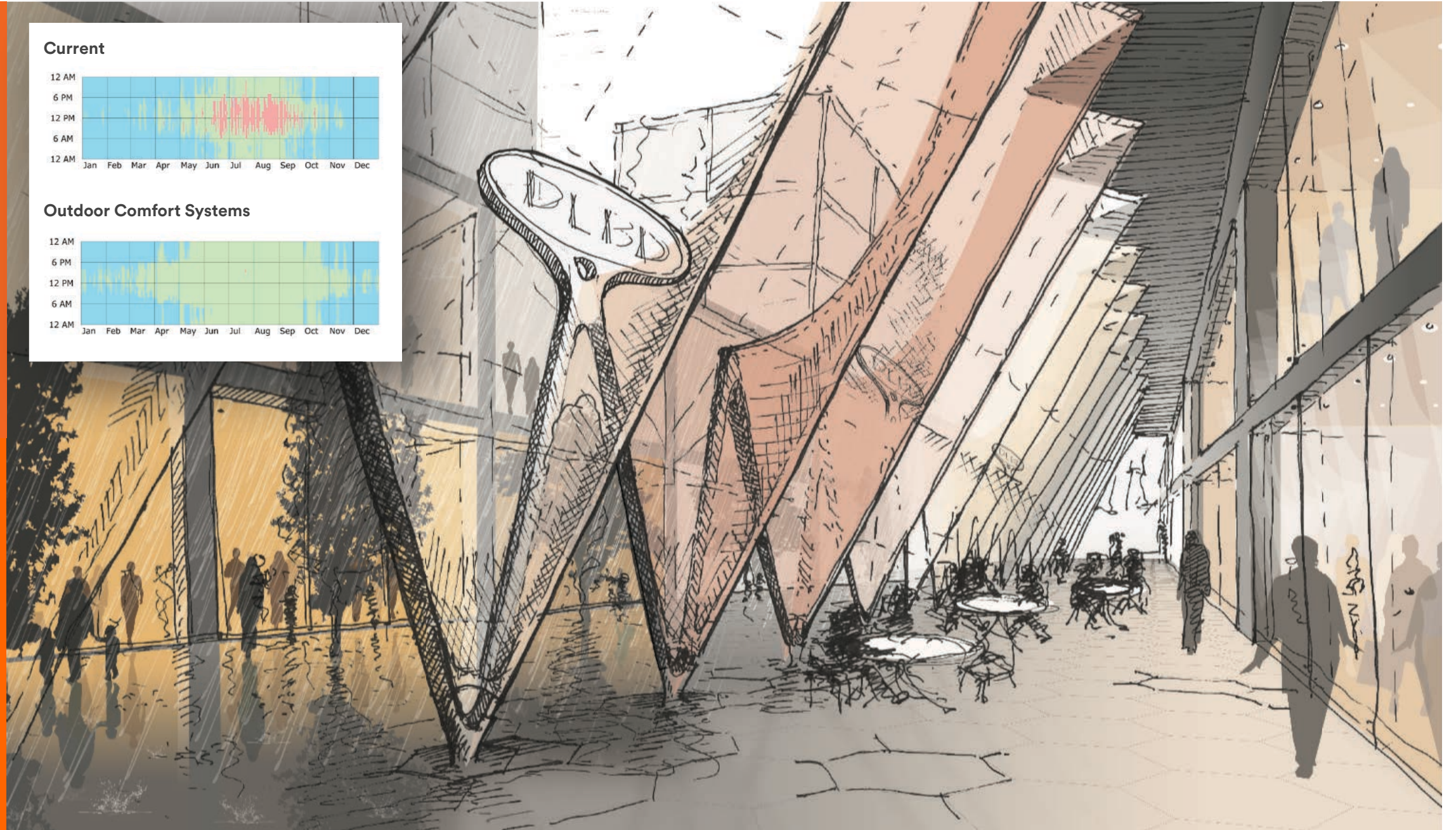
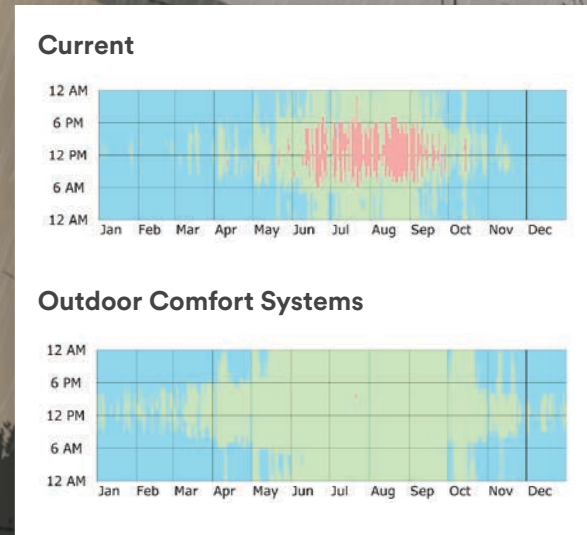
# Outdoor Comfort to Make Spaces Usable Year-Round

## Goal

**Double Toronto's Usable Outdoor Hours**

**Simple, low-cost systems to shield rain and wind**

**Respond to real-world weather data**





# Outdoor Comfort to Make Spaces Usable Year-Round

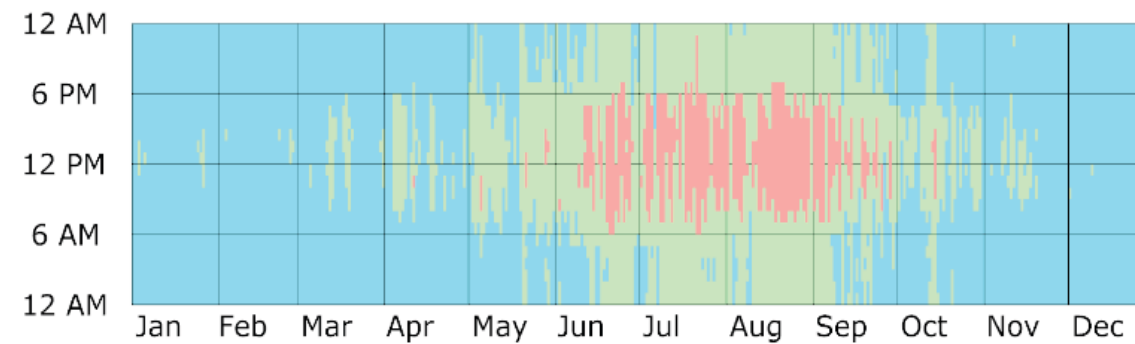
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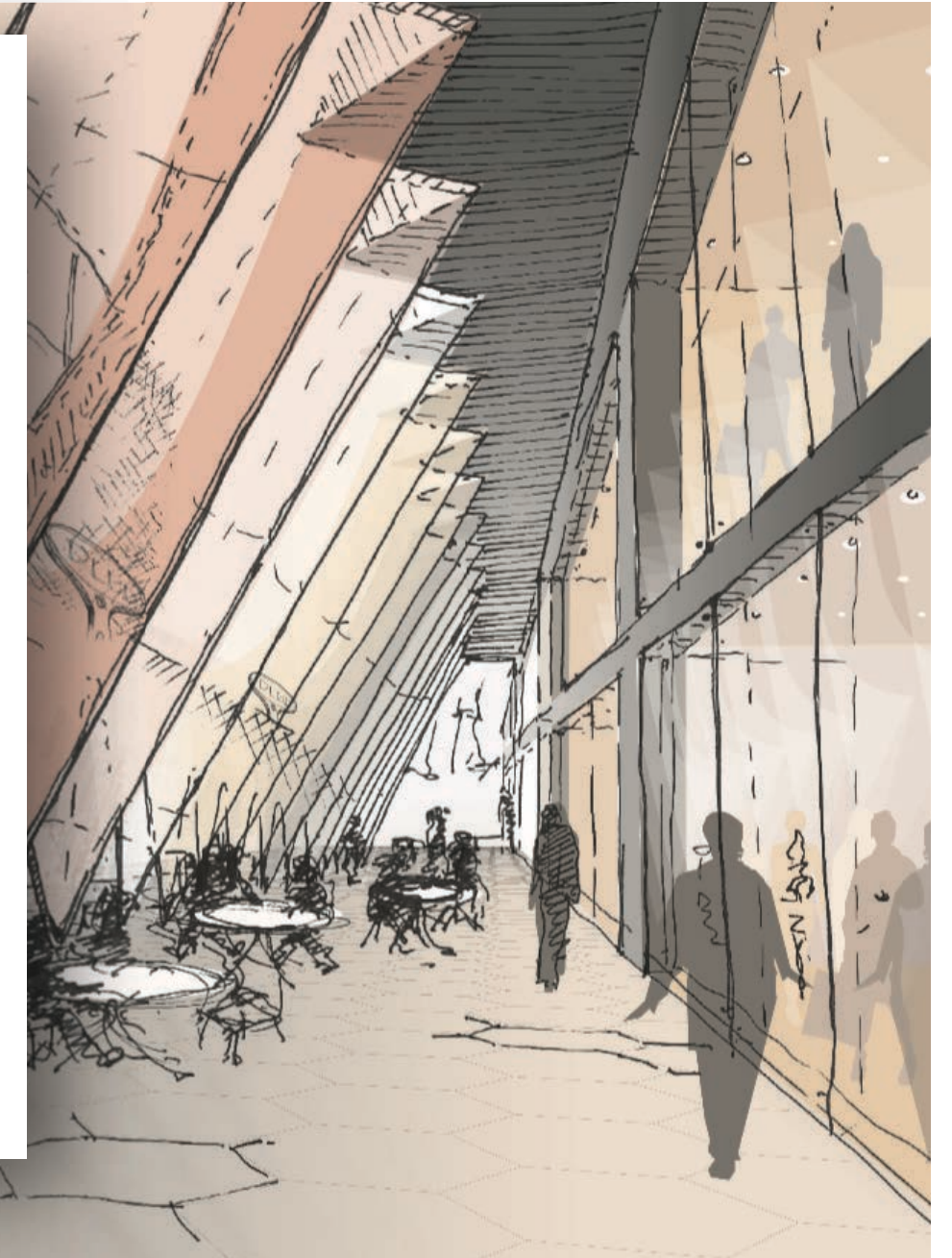
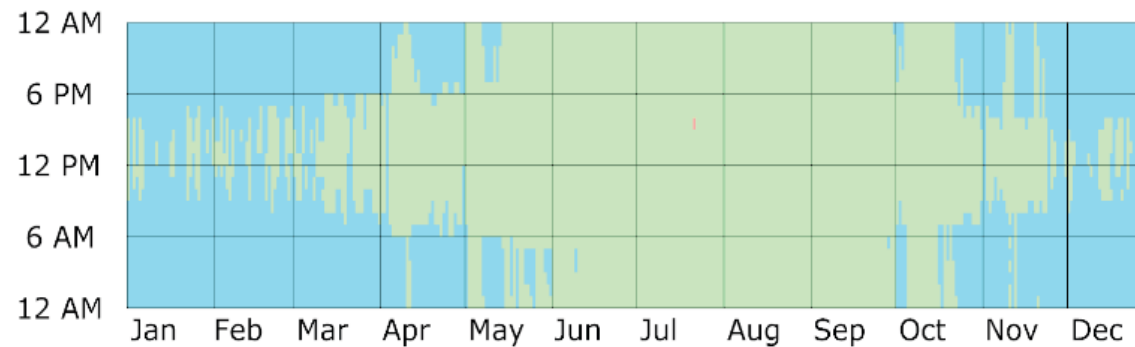
**Simple, low-cost systems to shield rain and wind**

**Respond to real-world weather data**

## Current



## Outdoor Comfort Systems





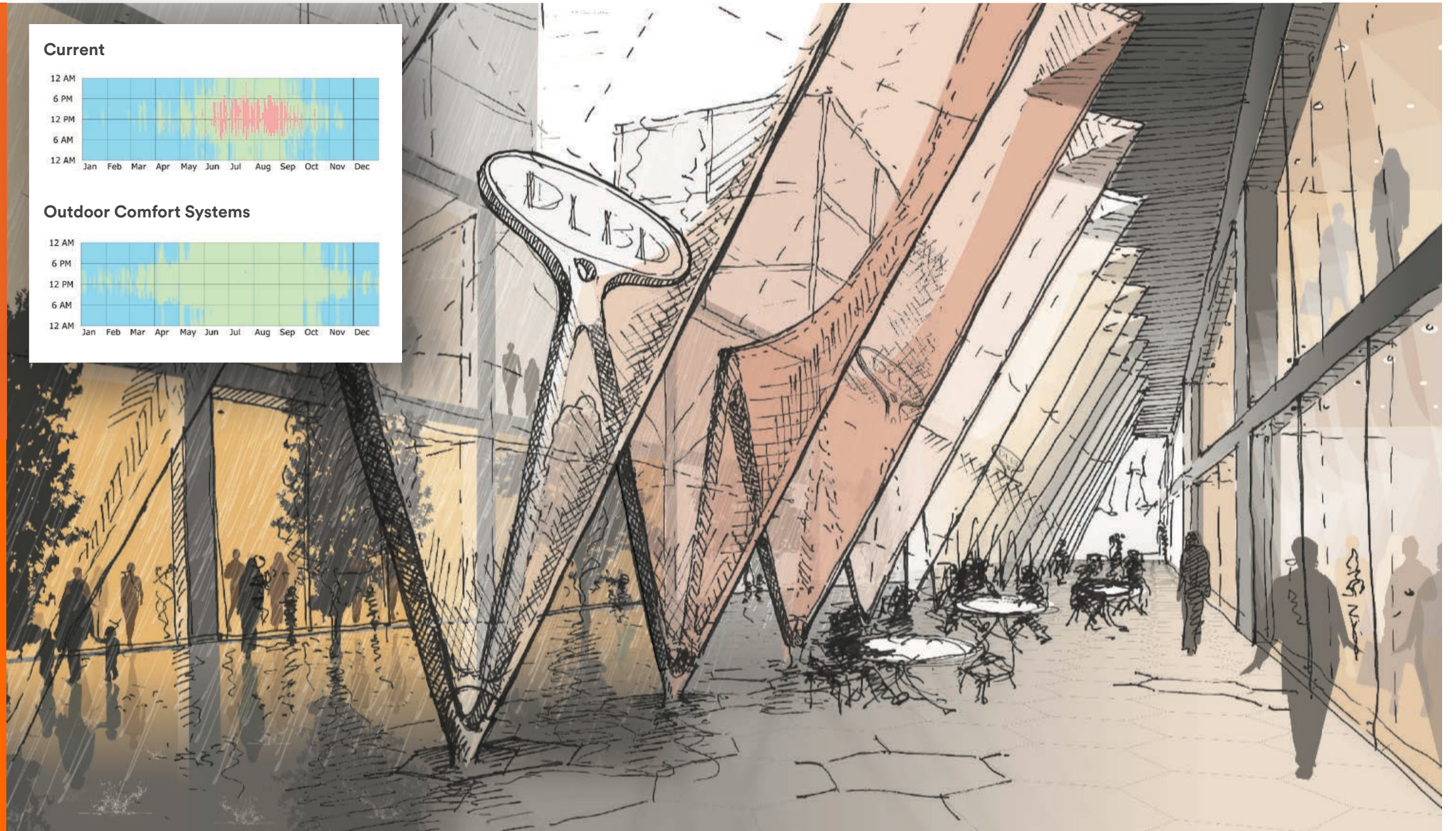
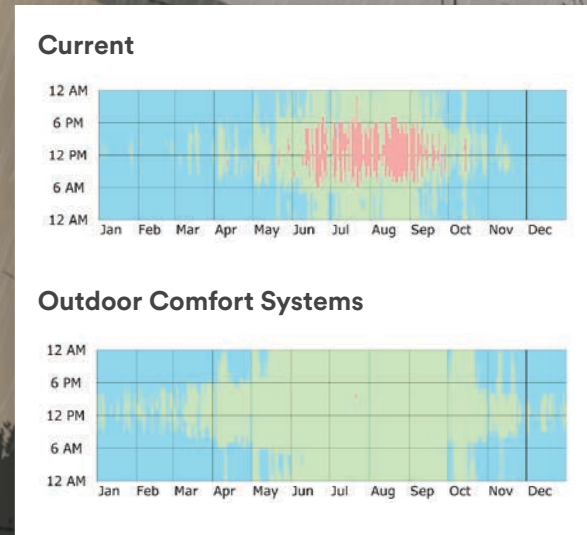
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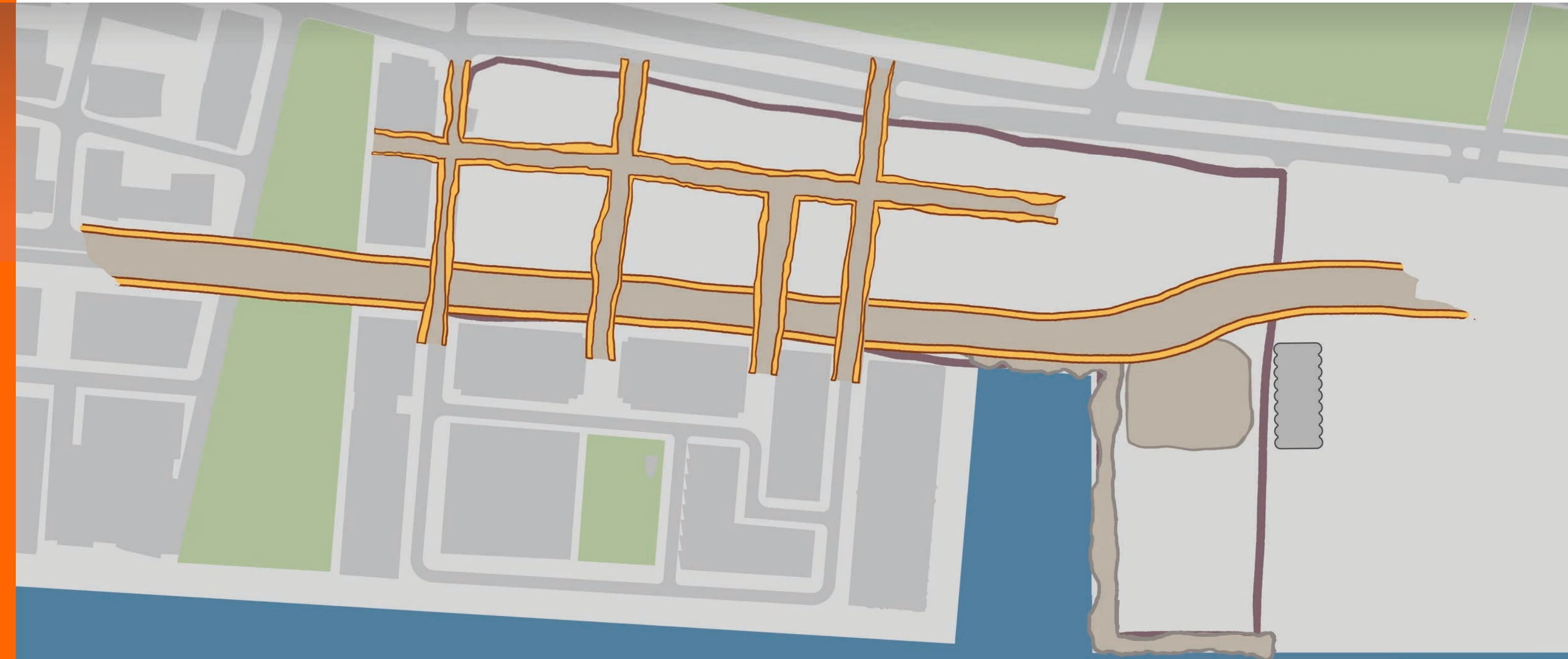
**Simple, low-cost systems to shield rain and wind**

**Respond to real-world weather data**





# Incorporating Streets and Outdoor Comfort



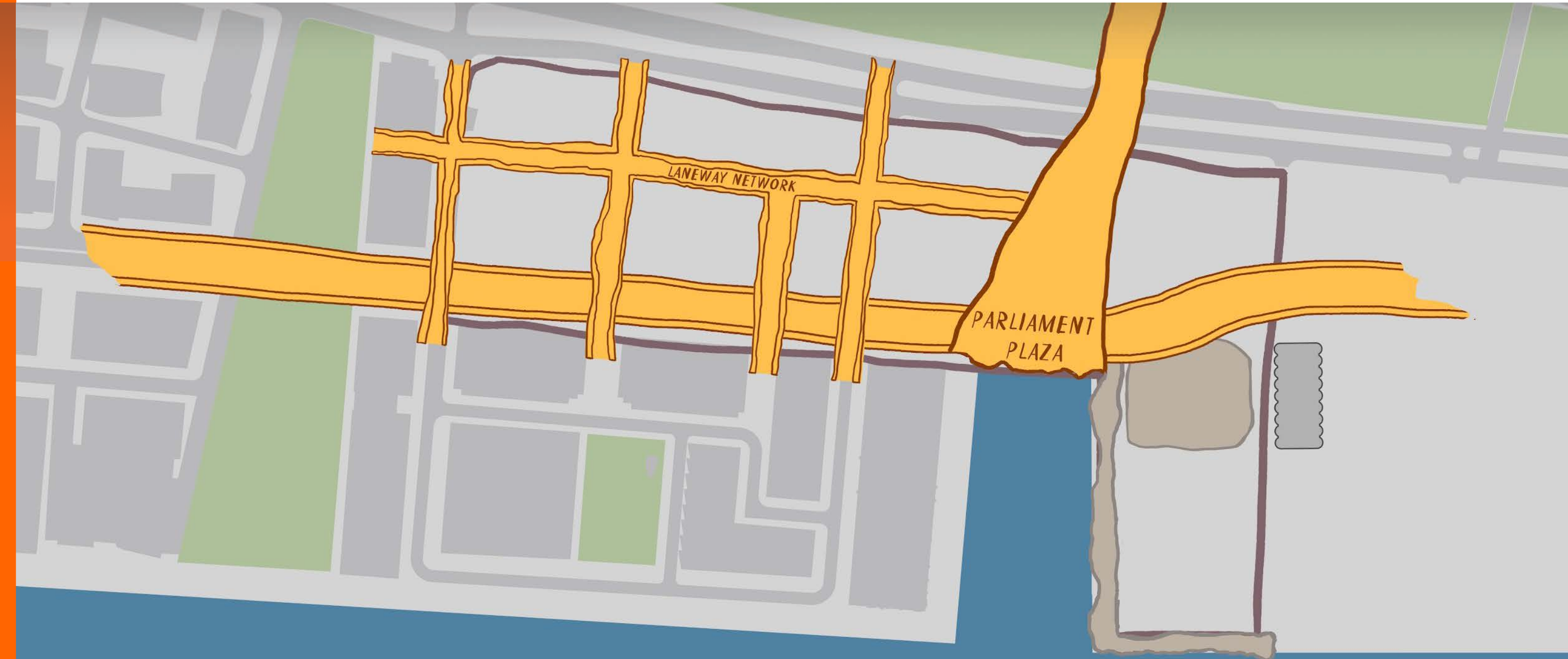


# Incorporating Streets and Outdoor Comfort





# Incorporating Streets and Outdoor Comfort





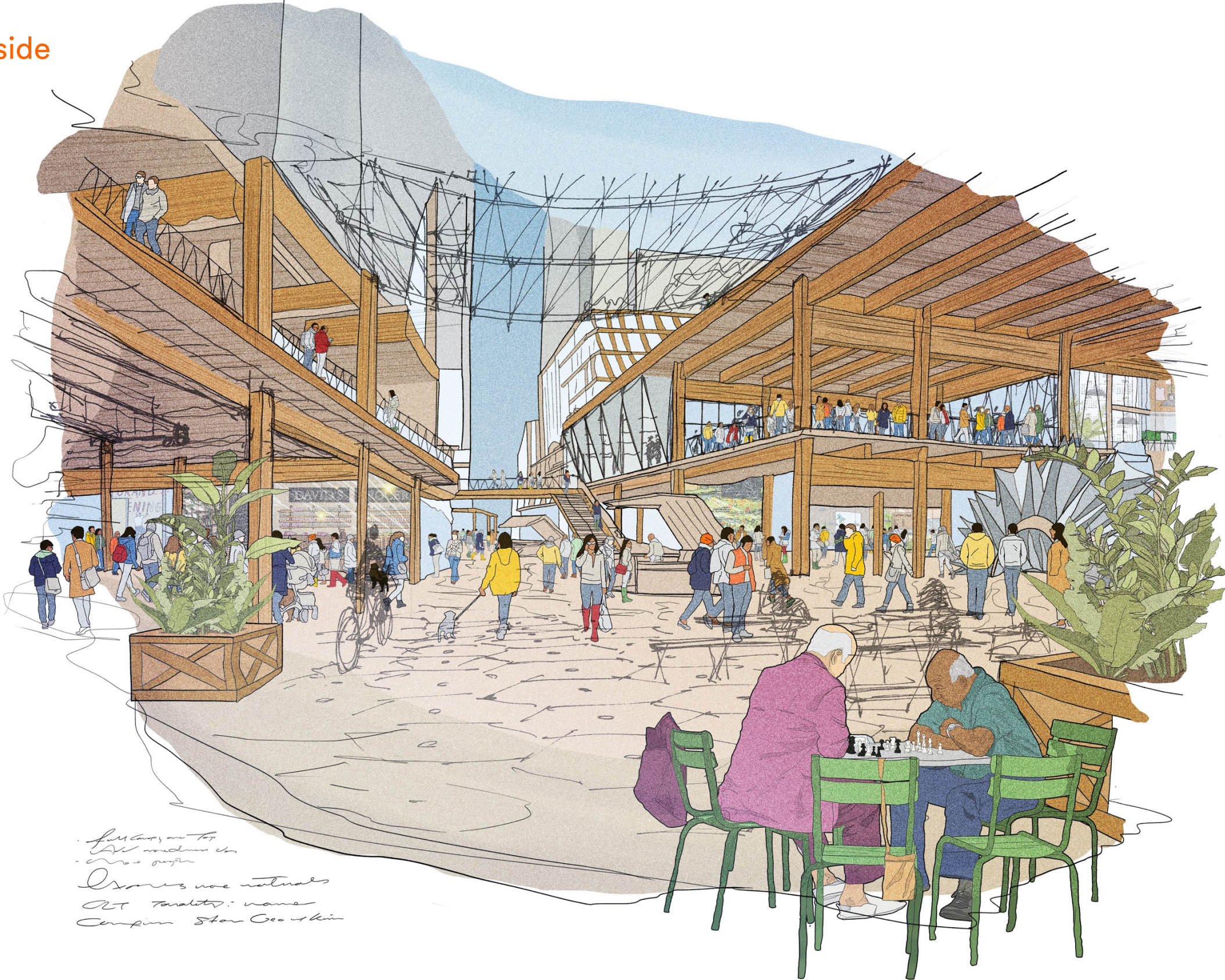
Vision for Quayside  
**Laneway**



- Carl Aubrey Pearce  
- Photo of modern building in St. John  
- Plan with the Scurry/Whitaker & Co.



Vision for Quayside  
**Laneway**



Full camp, one top  
All roadways etc  
- cross people  
Exercises use natural  
Art Tardis: name  
Campin Star Geo + kin



# Bringing the Public Realm Indoors



**The ground floors of Quayside's buildings are equally as important a part of the public realm as its streets and parks.**

**Outdoor comfort systems enable us to protect exterior spaces from bad weather, but we are also looking at innovative ways to bring the public realm indoors.**

**We've dedicated the bottom floors of our buildings to a porous, flexible program we call "**Stoa**" that is accessible to everyone.**





# Stoa: More Diverse Uses on the Ground Floor



## What is “Stoa”?

**Stoa is an ancient Greek word for a covered walkway that was used by the public for markets and informal gatherings.**

**Sidewalk Toronto’s stoa is a new way of thinking about ground floor space that uses a highly flexible, yet standardized system to support retail, production, and community uses.**

**In response to the community’s changing needs over time, stoa can evolve and adapt to support a variety of different uses.**





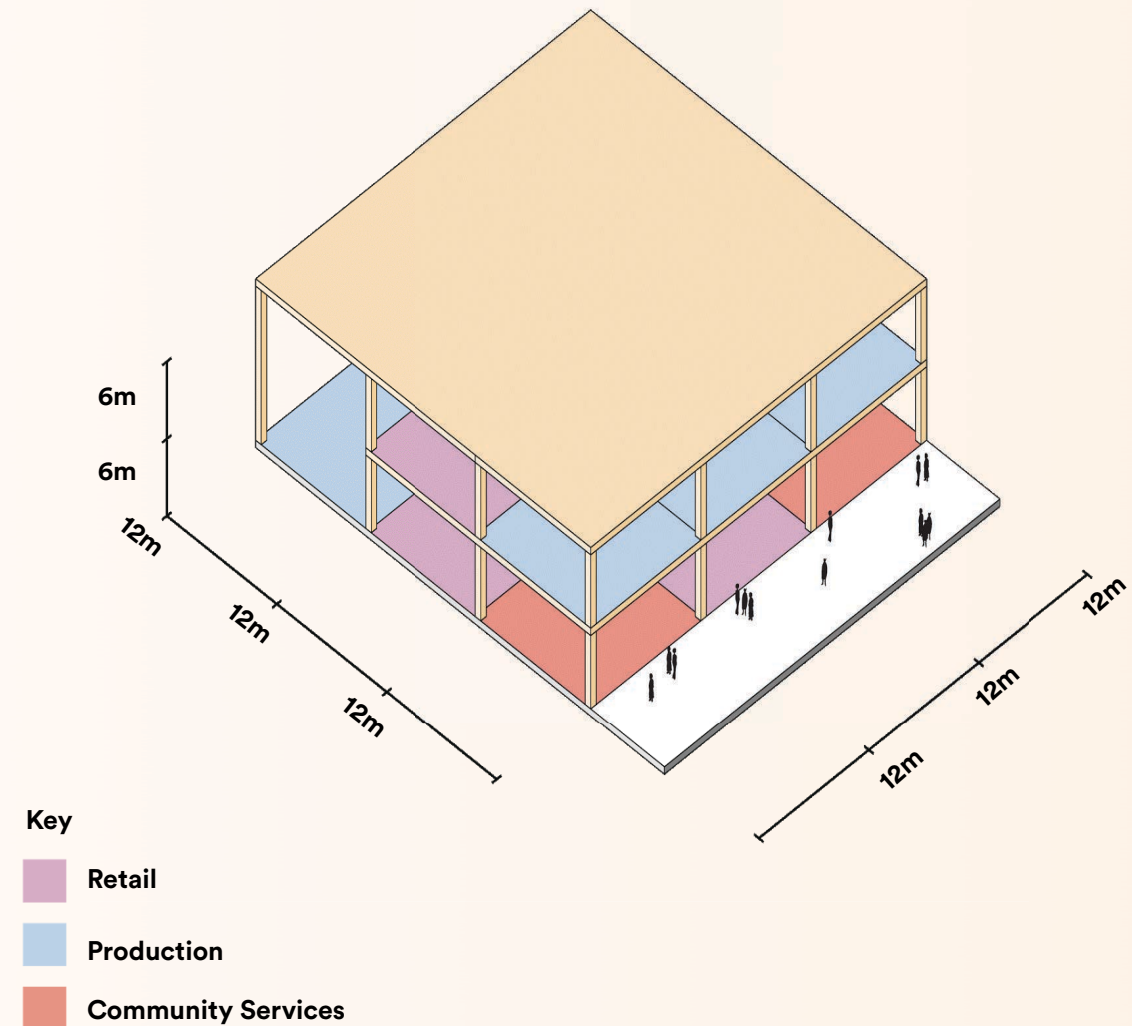
# Stoa: Built For Flexibility

## Adaptable & Modular

Stoa uses a 12m x 12m column bay with 6m floor to floor height made up of prefabricated components.

Stoa is able to adapt and evolve to the community's needs through the use of a modular kit of parts.

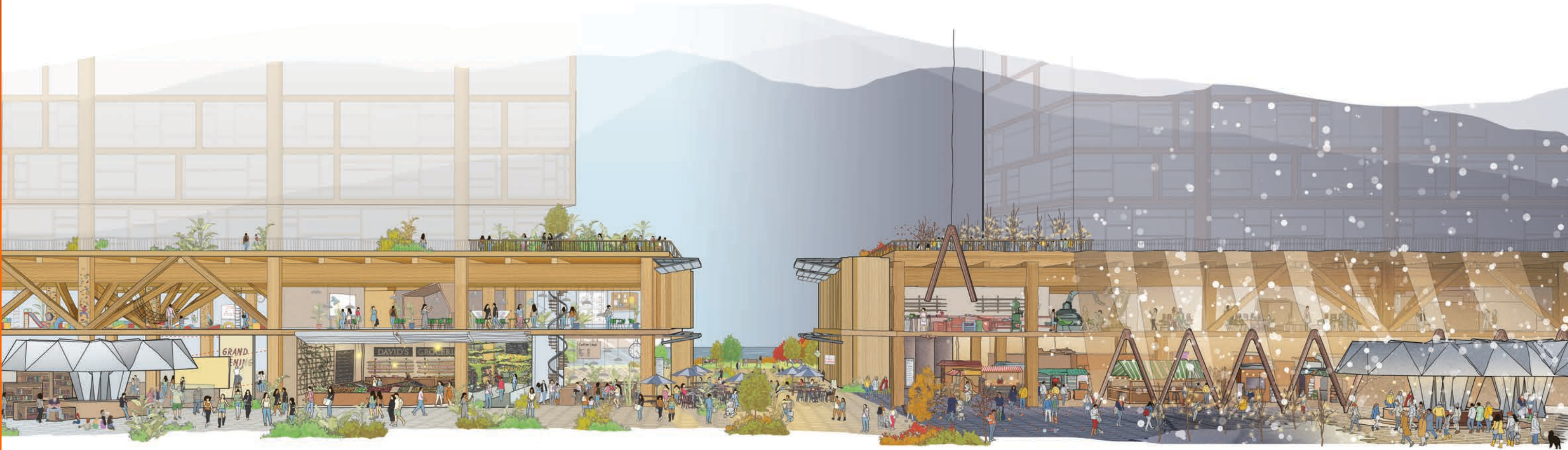
Moveable walls, fast floor installations, and flexible wall panels make it easy for new retailers or community organizations to activate the space.





Vision for Quayside

# Stoa













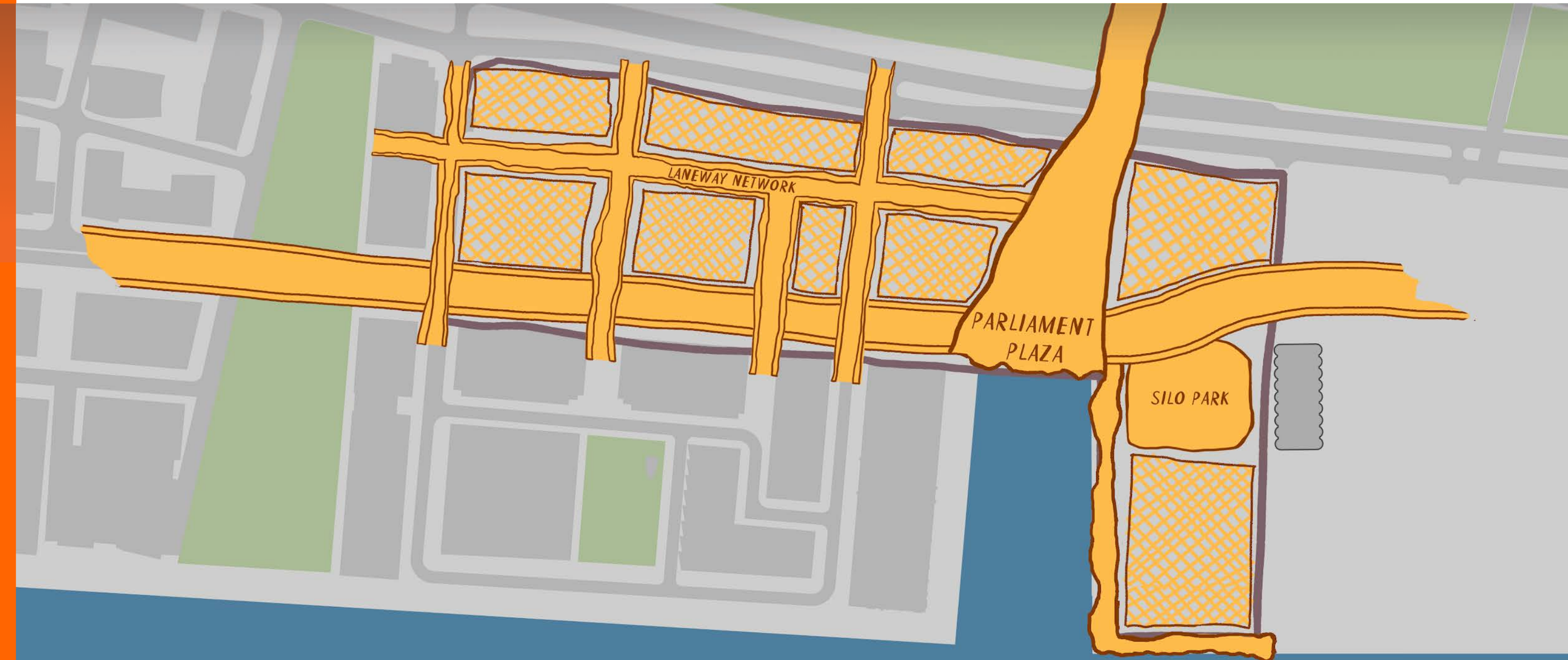






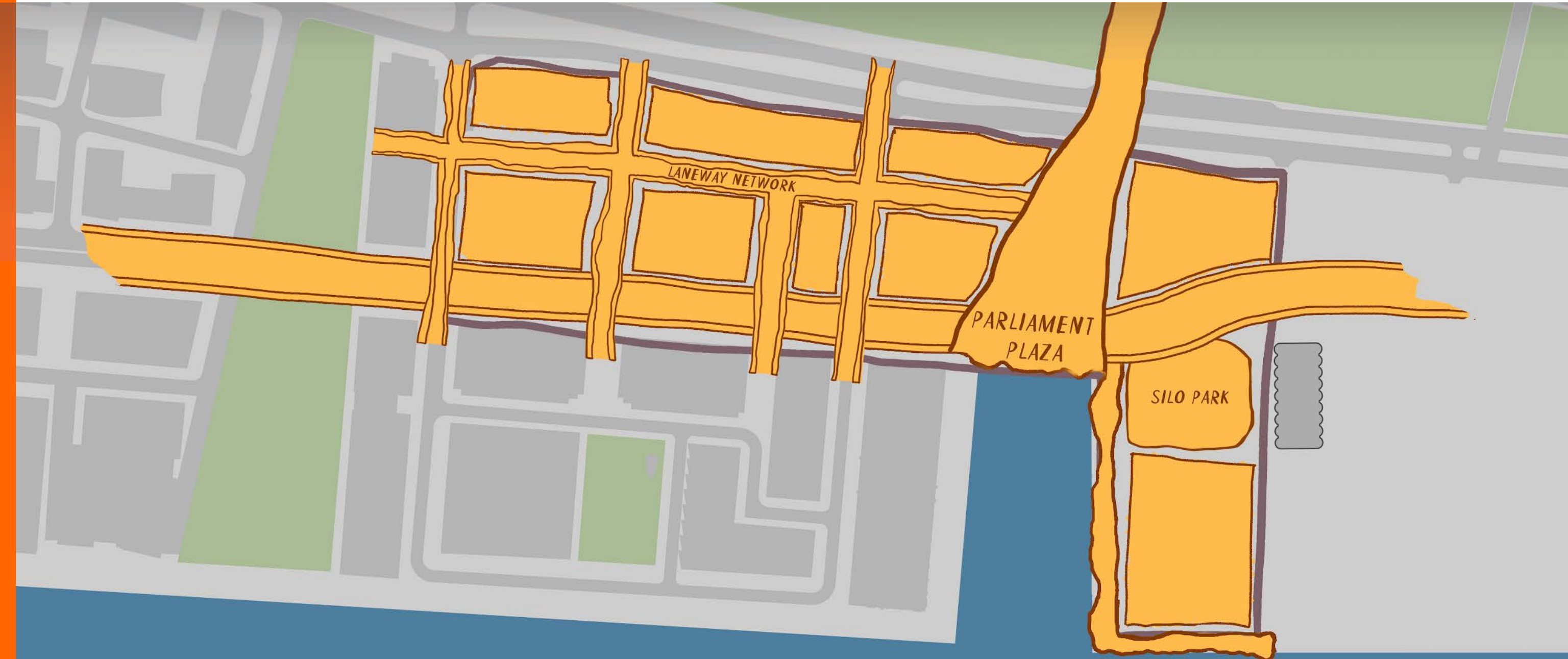


# Incorporating the Ground Floor





# The Resulting Public Realm





# Expanding the Public Realm through Water

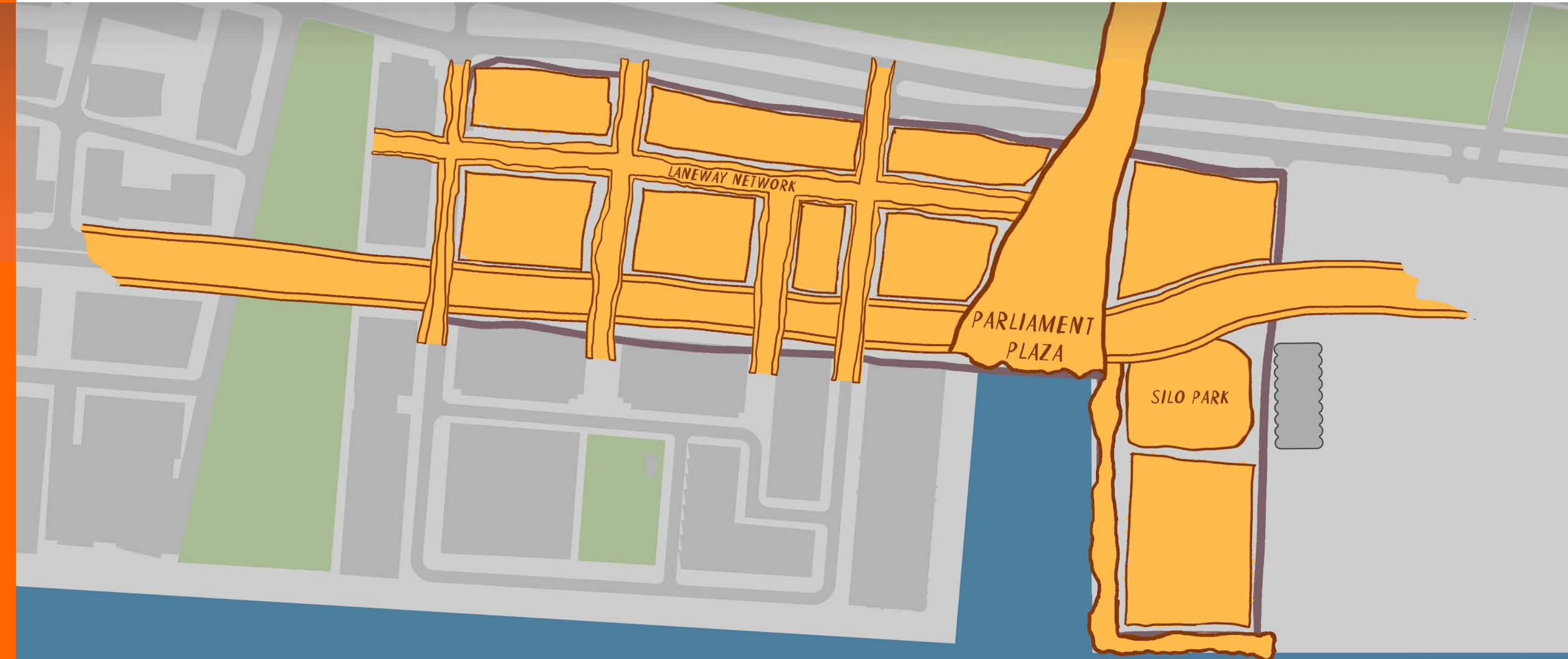
**These tools greatly expand the public realm at Quayside.**

We can further expand the public realm by incorporating the water into the fabric of the neighbourhood.



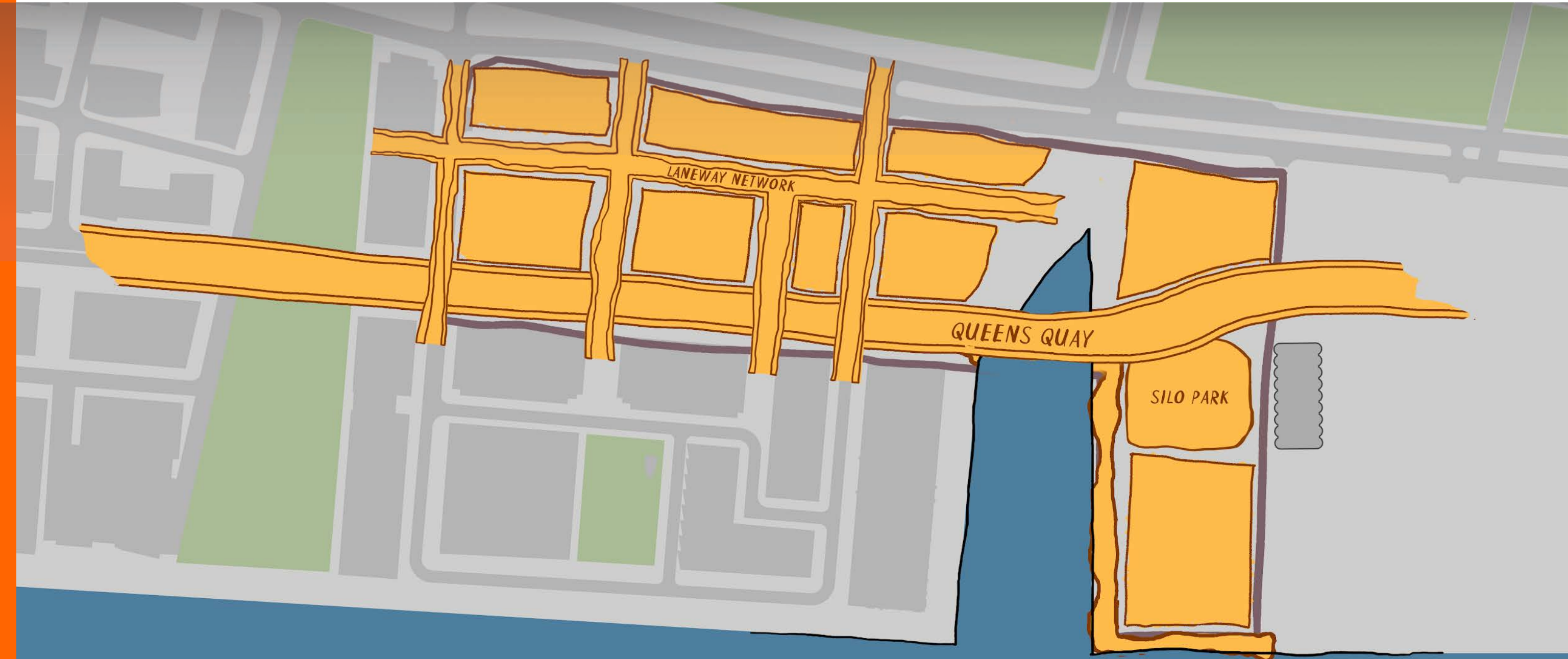


# Proposed Queens Quay Requires Filling in the Slip



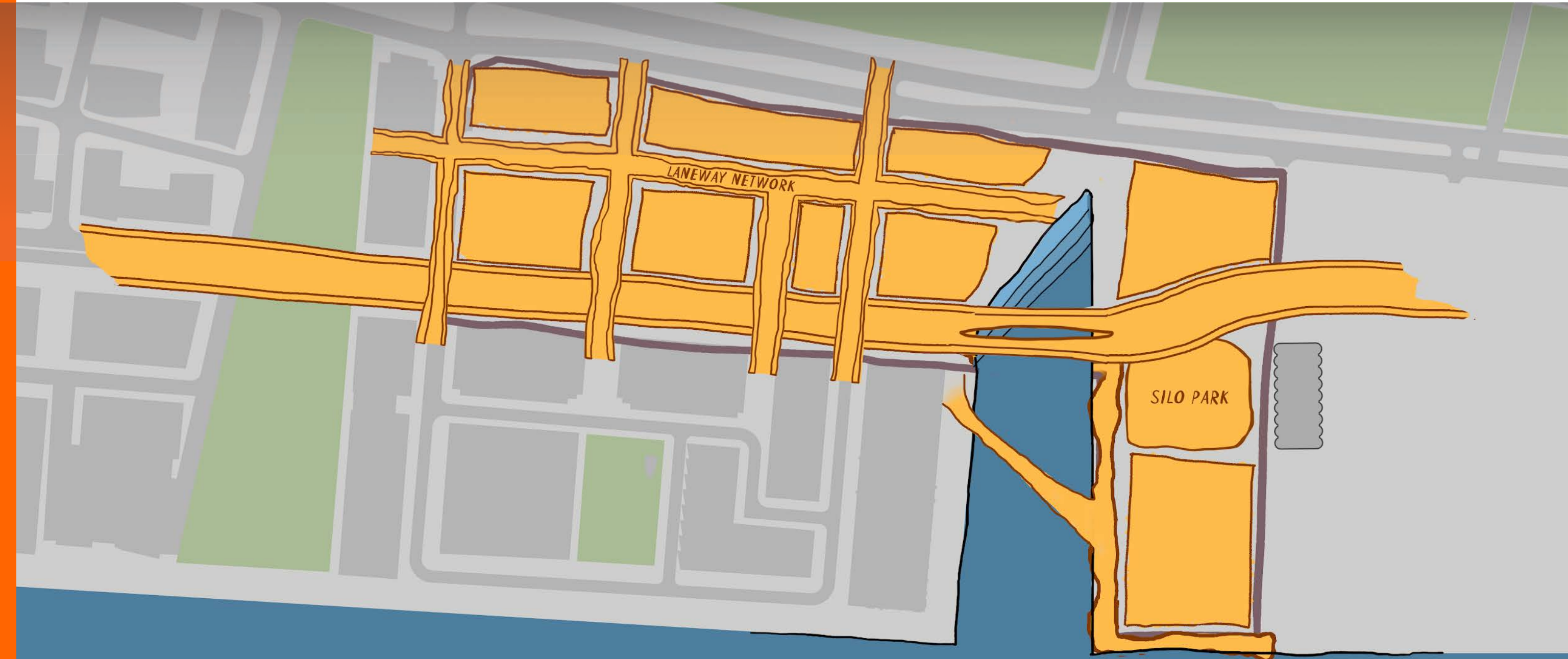


# Maintaining the Slip





# Extending the Water



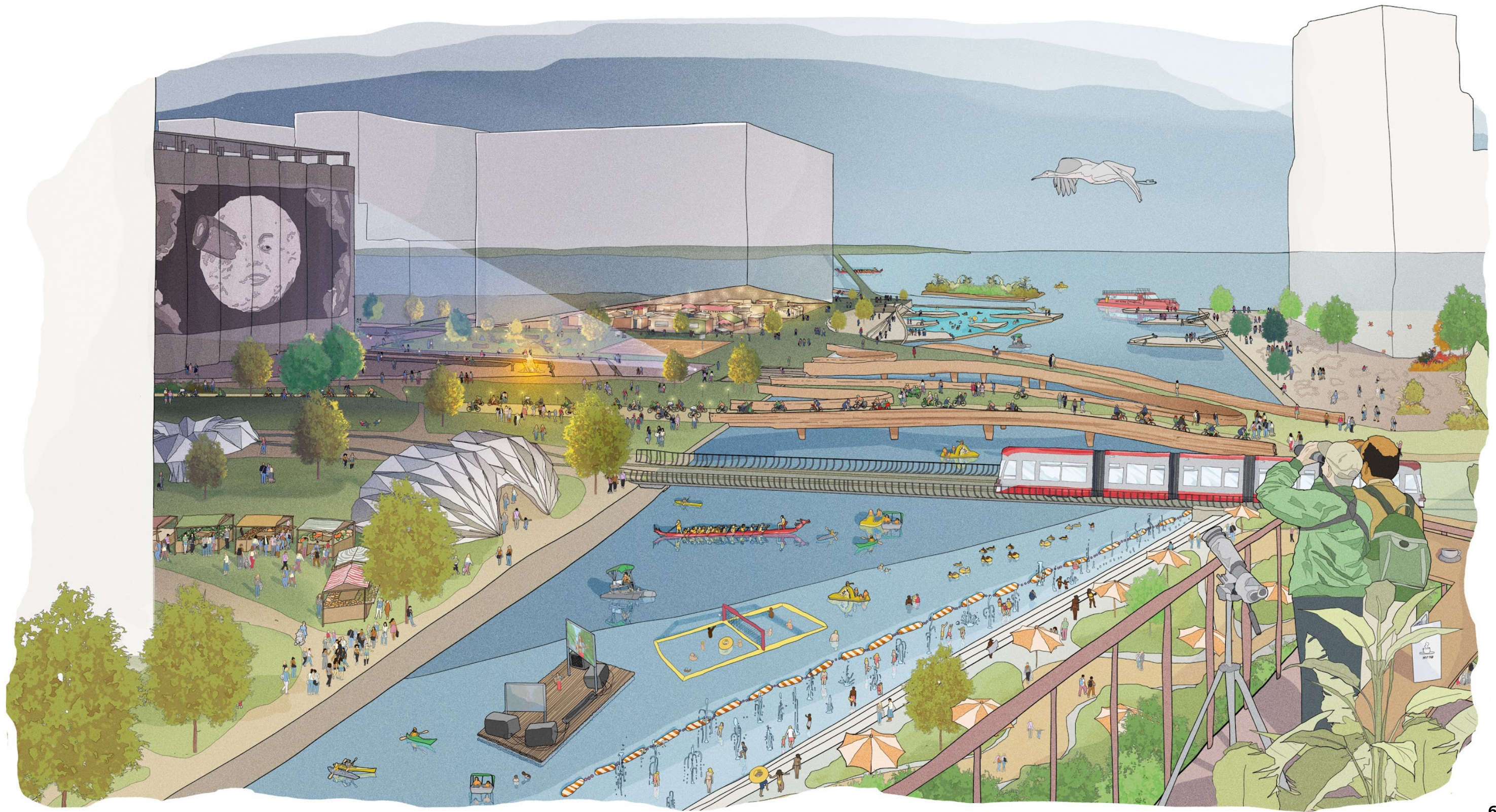


# What This Neighbourhood Could Feel Like

**Our proposal is far from finished...  
but we've started to visualize how  
this expanded public realm might  
feel as an integrated experience and  
are excited to hear your feedback**









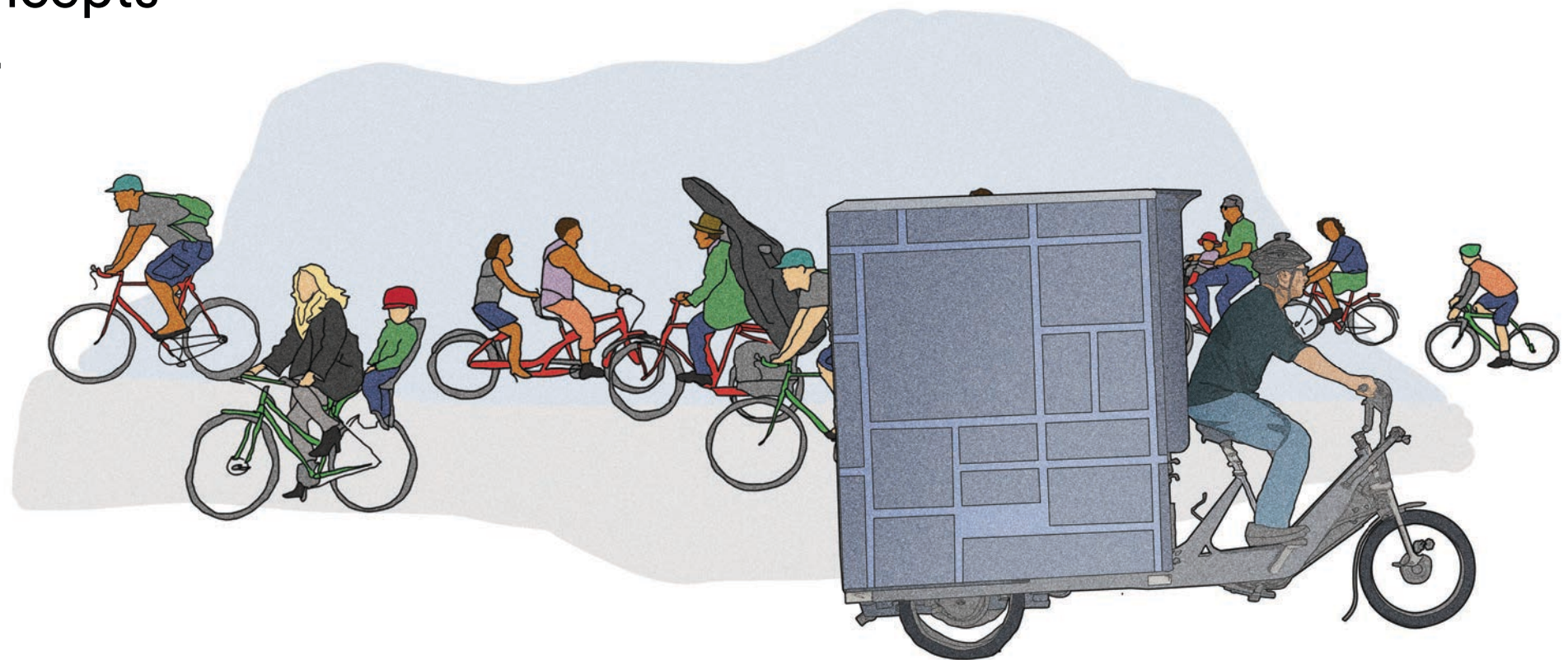
# Streets



## Prototyping at Quayside: How Far Should We Go?

**We believe that streets can put people and street life first while still getting travelers where they need to go safely and conveniently.**

To help think about how to reach that goal, we want to discuss five street design concepts for **Queens Quay East**, in order to think about how far to push the innovation envelope at Quayside.





# City Streets Today









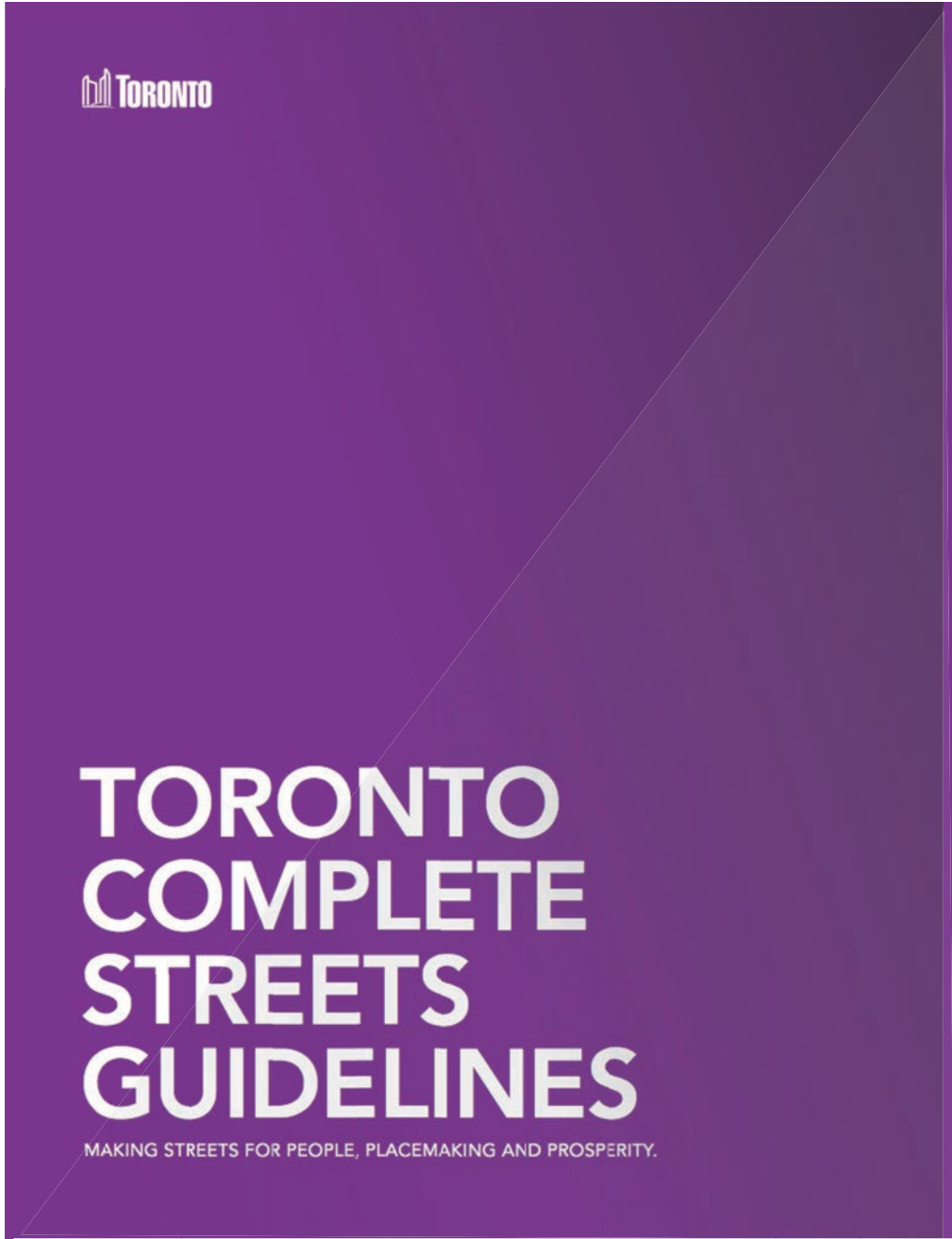
Streets

# City Streets Today





# Toronto Mobility Policy Context





# Leading Edge Toronto Queens Quay West





# Leading Edge Toronto St. Lawrence Market





# Leading Edge Toronto King Street West





# The Opportunity at Quayside





# Technology + Design + Policy



## Canadian Guide to Traffic Calming

Second Edition



February 2018



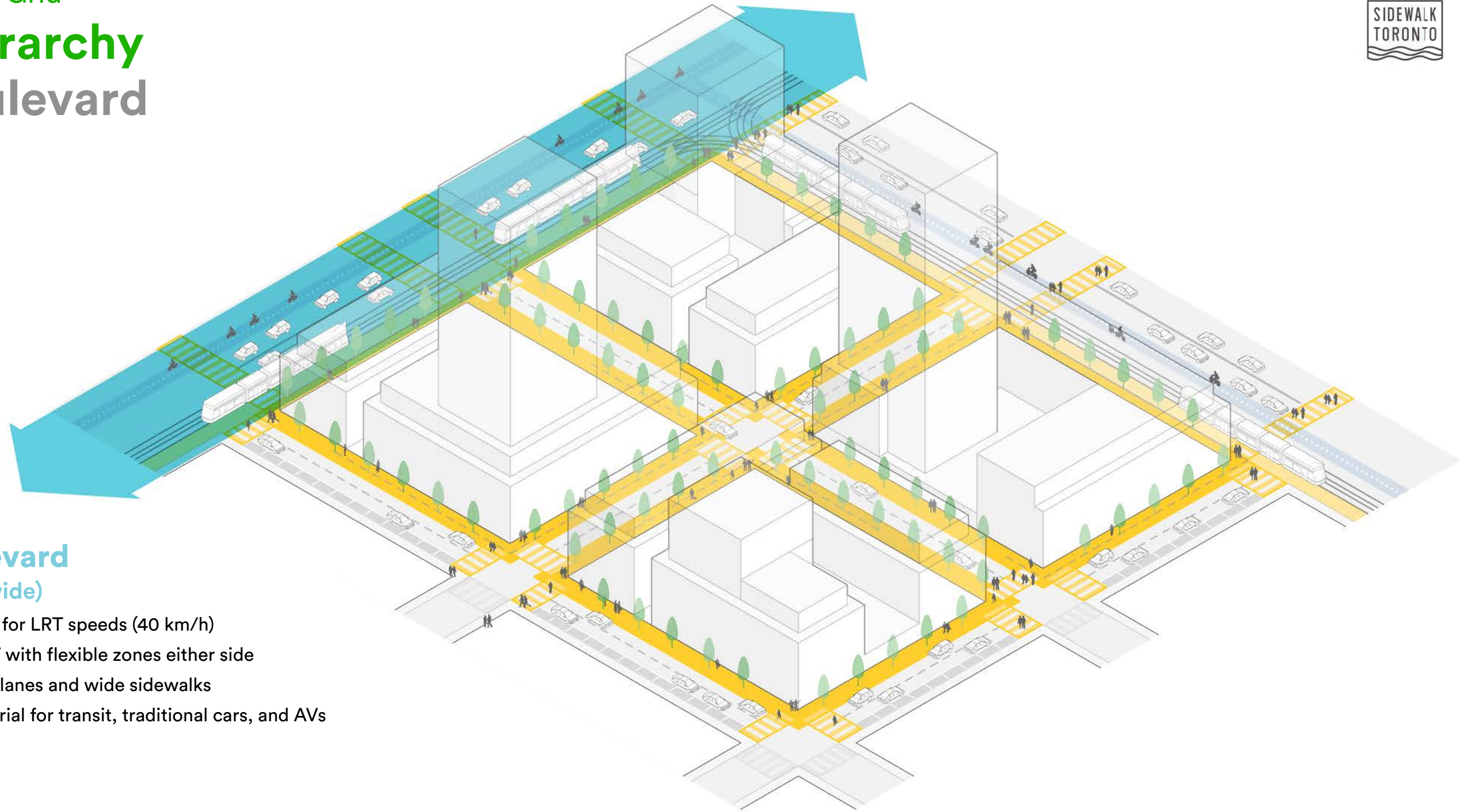
# Technology + Design + Policy





# Hierarchy

## Boulevard



## Boulevard

(38 m wide)

Designed for LRT speeds (40 km/h)

Fixed LRT with flexible zones either side

Safe bike lanes and wide sidewalks

Main arterial for transit, traditional cars, and AVs



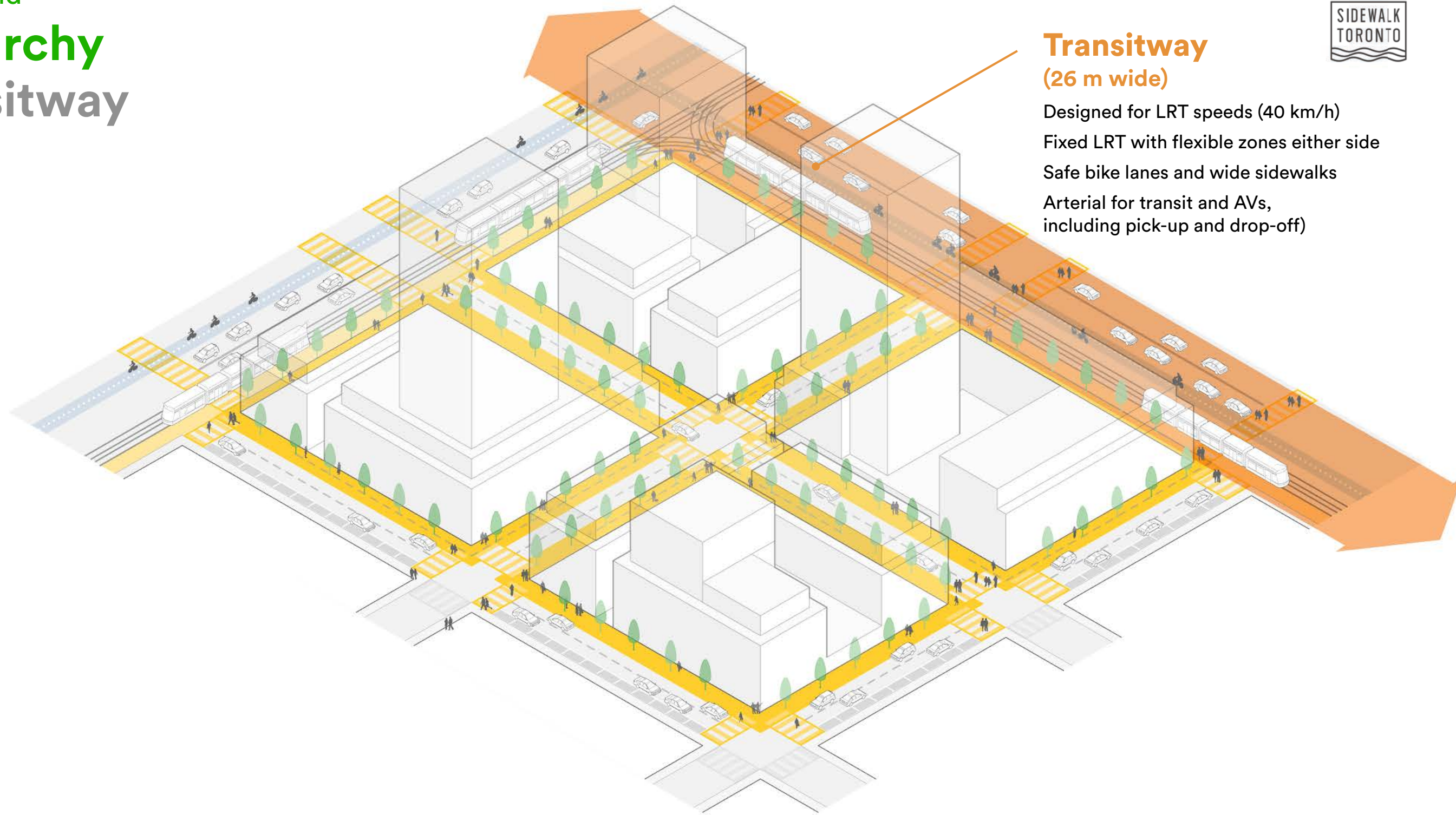
# Hierarchy

## Transitway

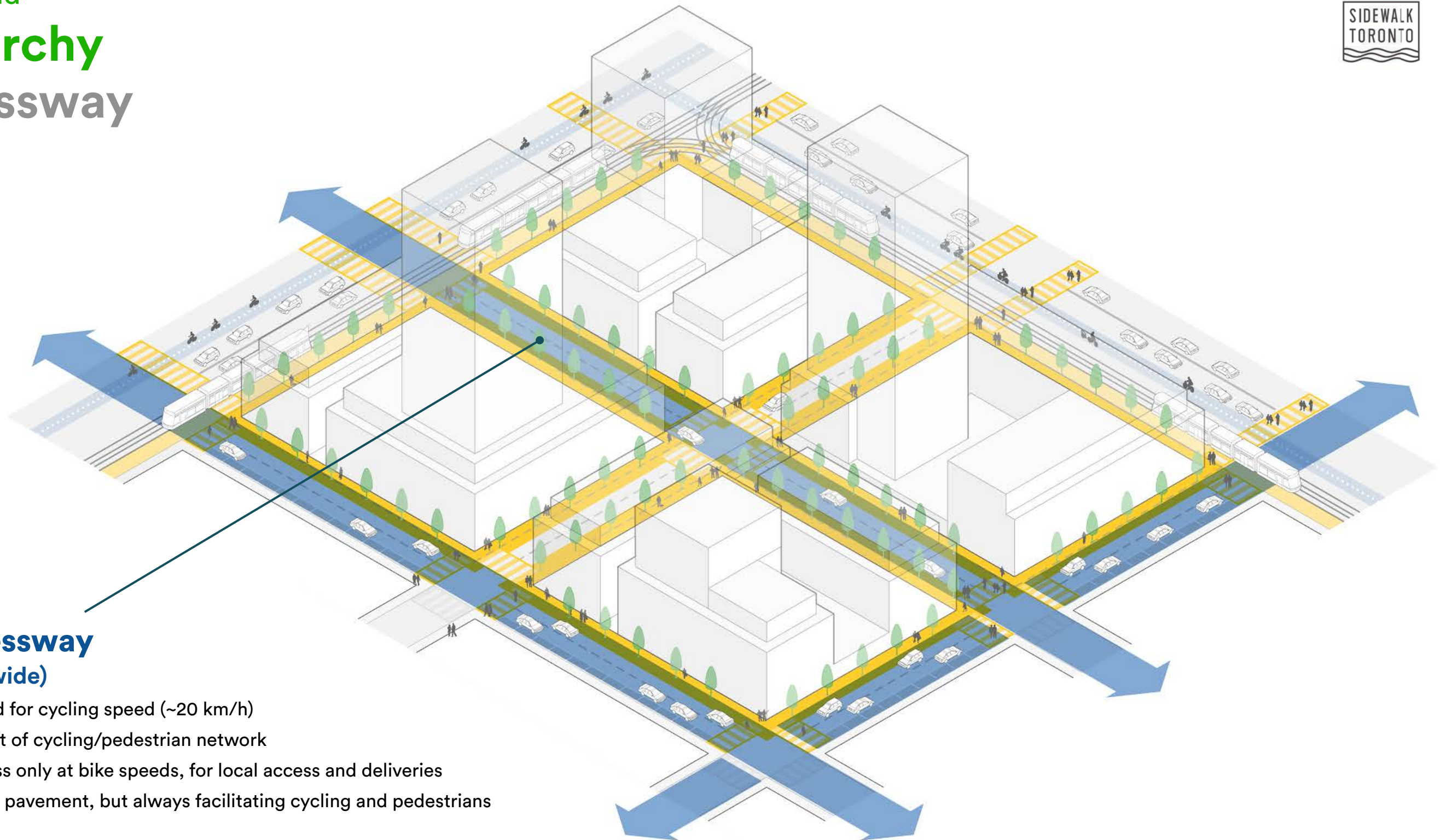


### Transitway (26 m wide)

- Designed for LRT speeds (40 km/h)
- Fixed LRT with flexible zones either side
- Safe bike lanes and wide sidewalks
- Arterial for transit and AVs, including pick-up and drop-off







### Accessway

(16 m wide)

Designed for cycling speed (~20 km/h)

Core part of cycling/pedestrian network

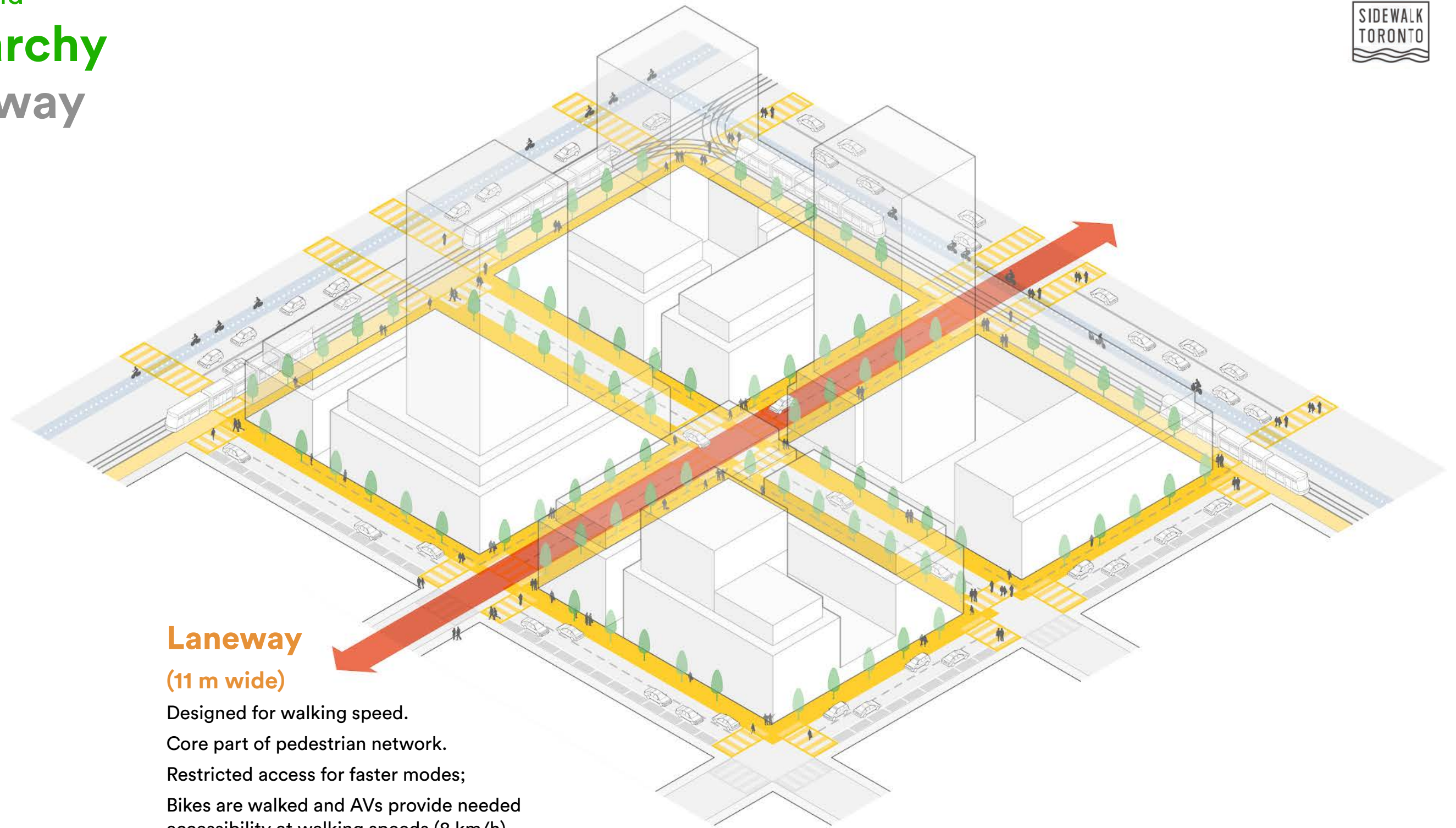
AV access only at bike speeds, for local access and deliveries

Dynamic pavement, but always facilitating cycling and pedestrians



# Hierarchy

## Laneway



### Laneway (11 m wide)

Designed for walking speed.

Core part of pedestrian network.

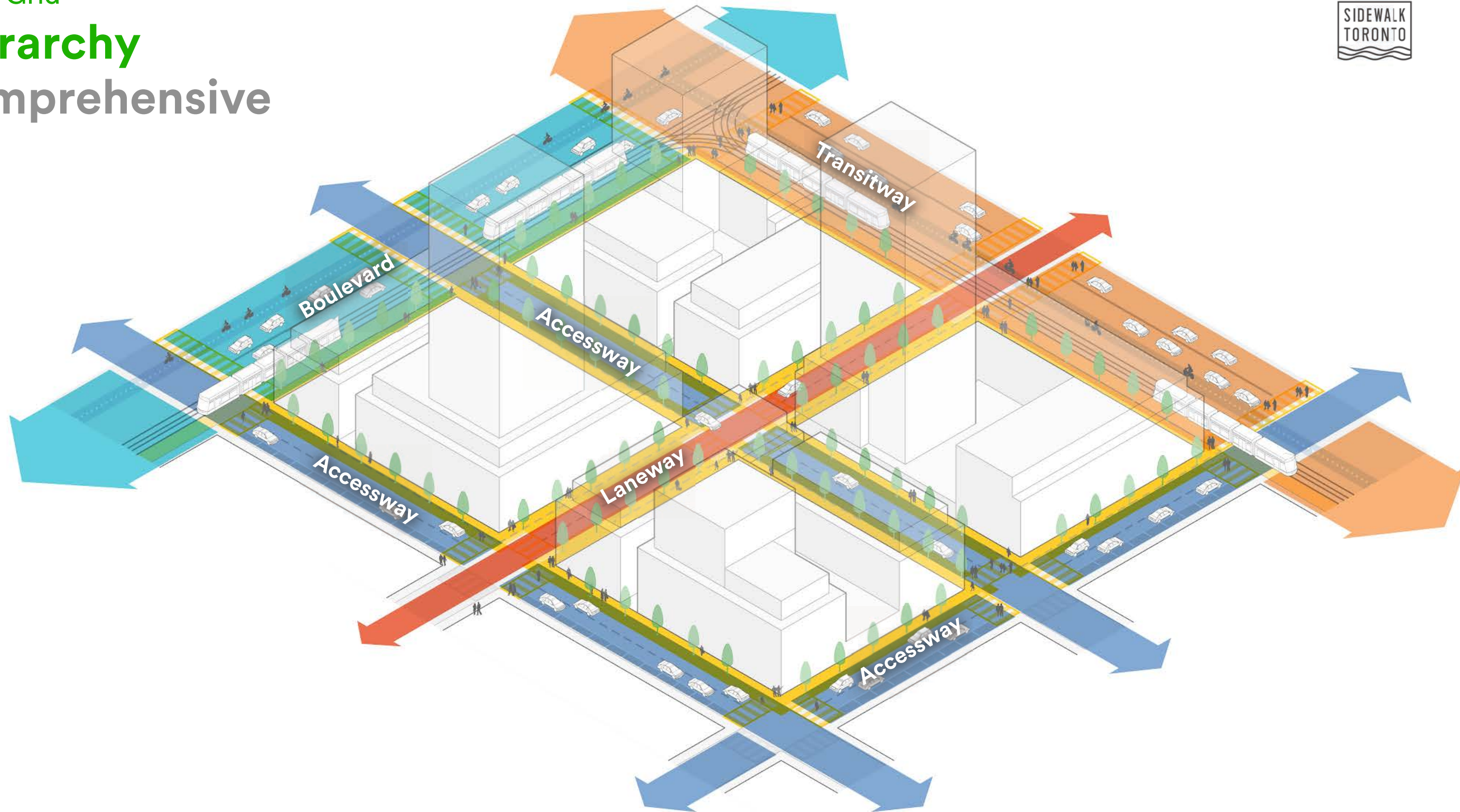
Restricted access for faster modes;

Bikes are walked and AVs provide needed accessibility at walking speeds (8 km/h)



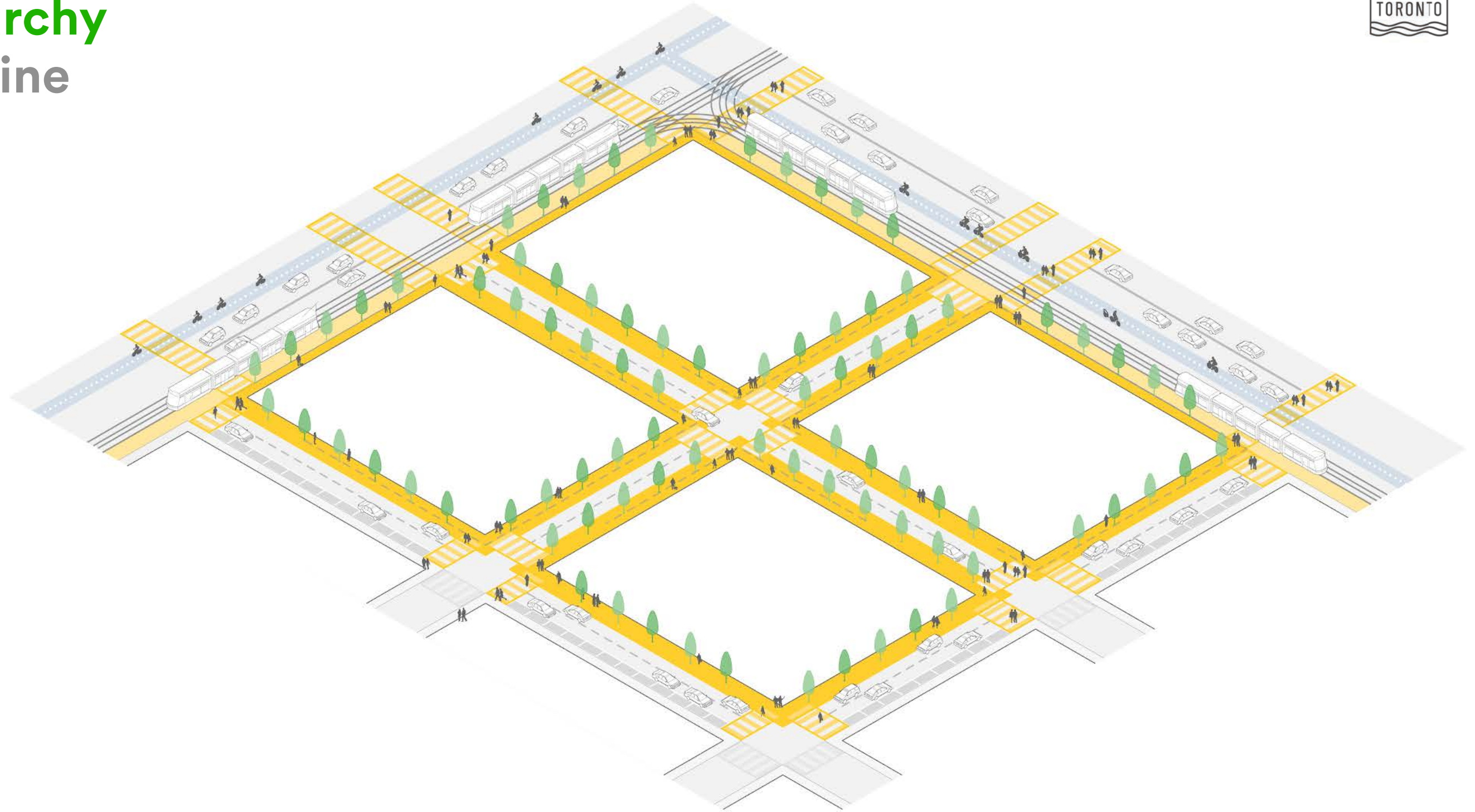
# Hierarchy

## Comprehensive



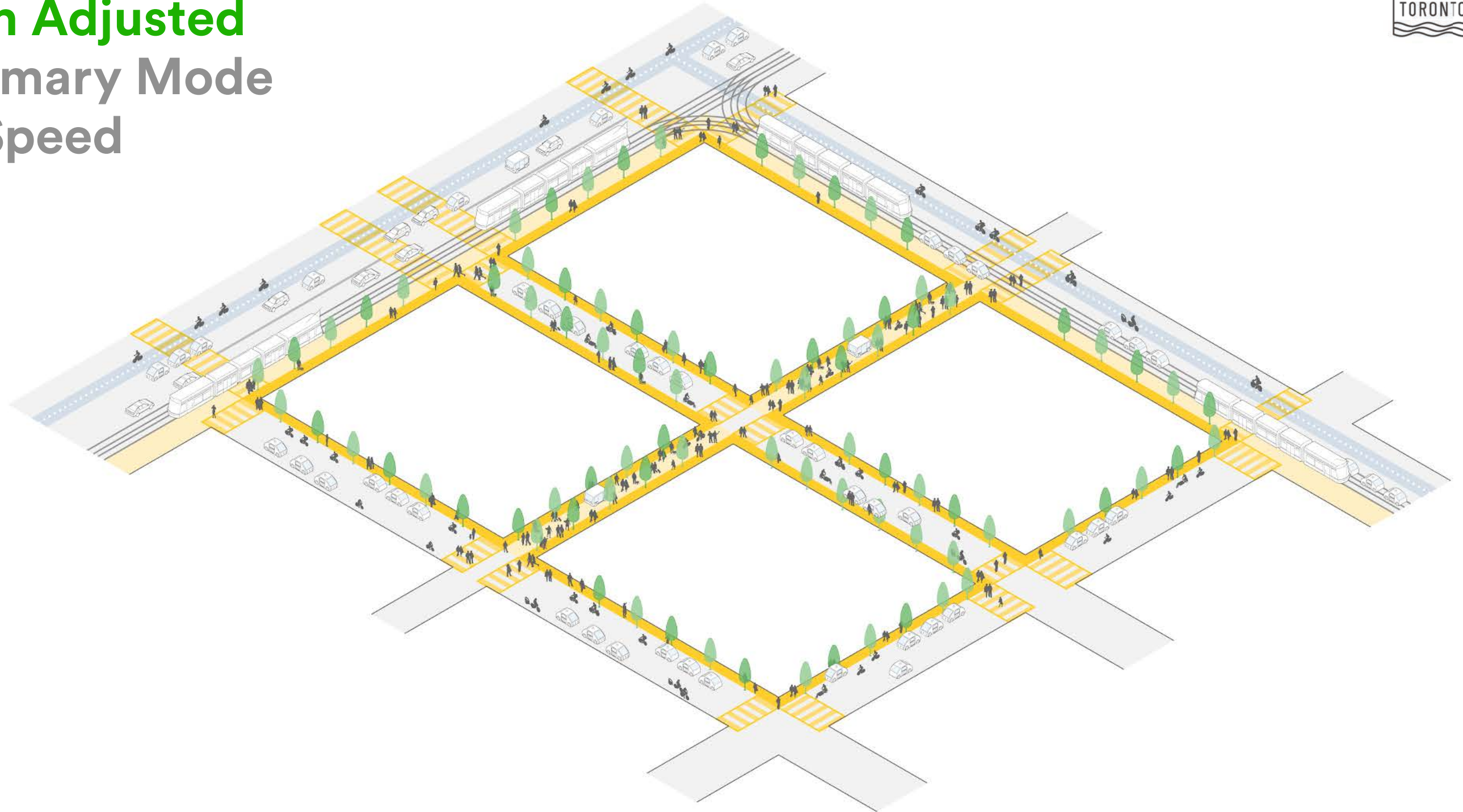


# Hierarchy Baseline



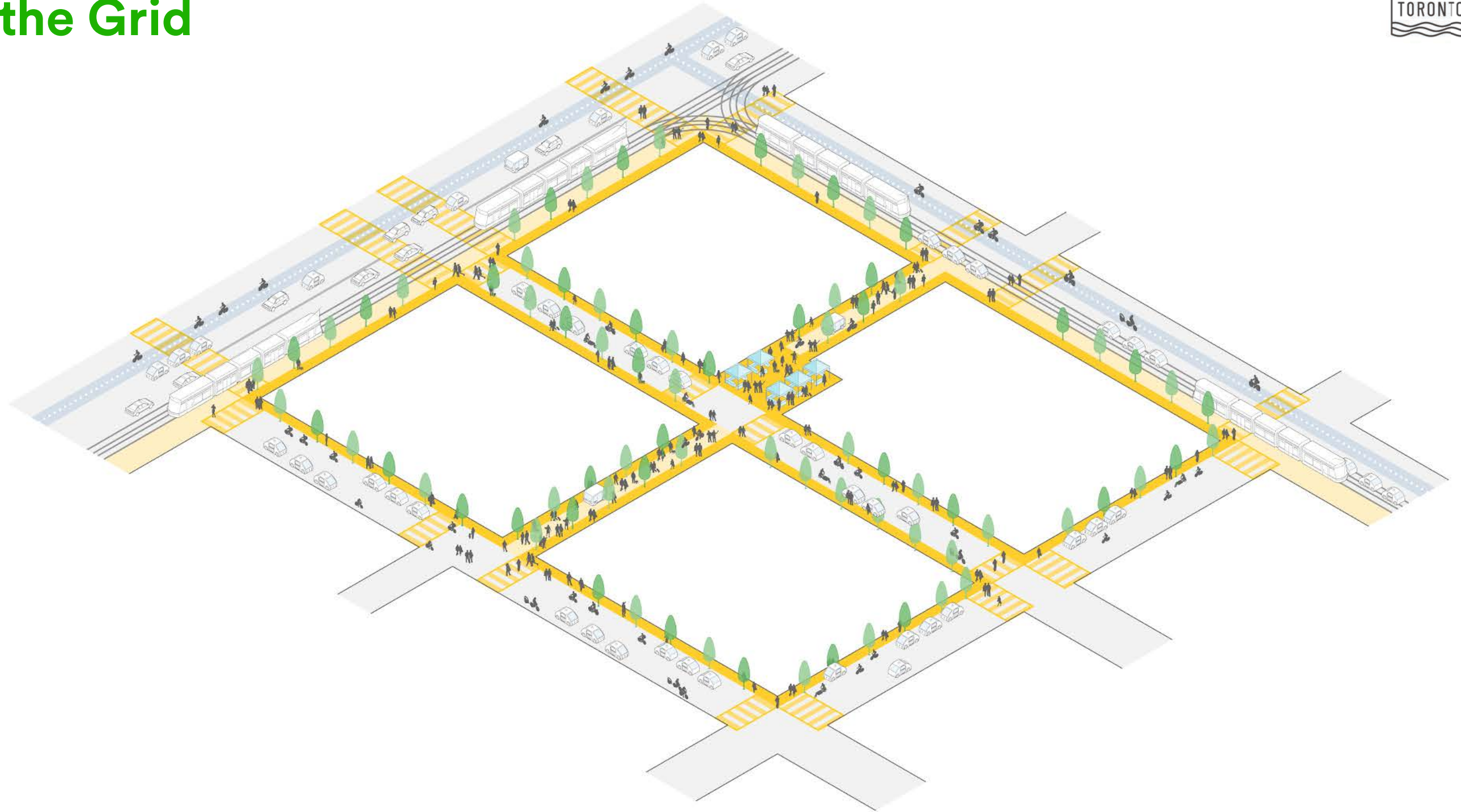


# Width Adjusted to Primary Mode and Speed



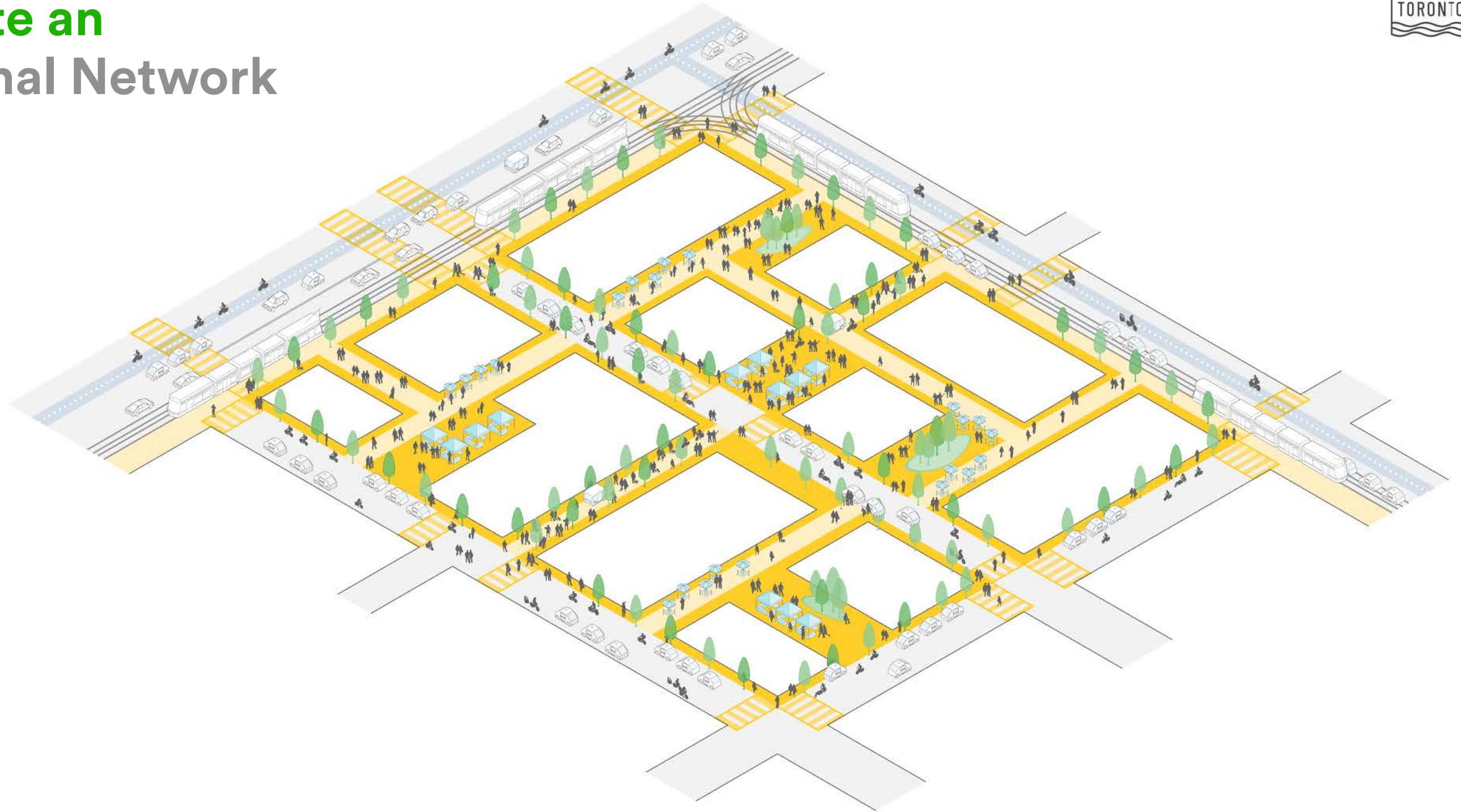


# Shift the Grid



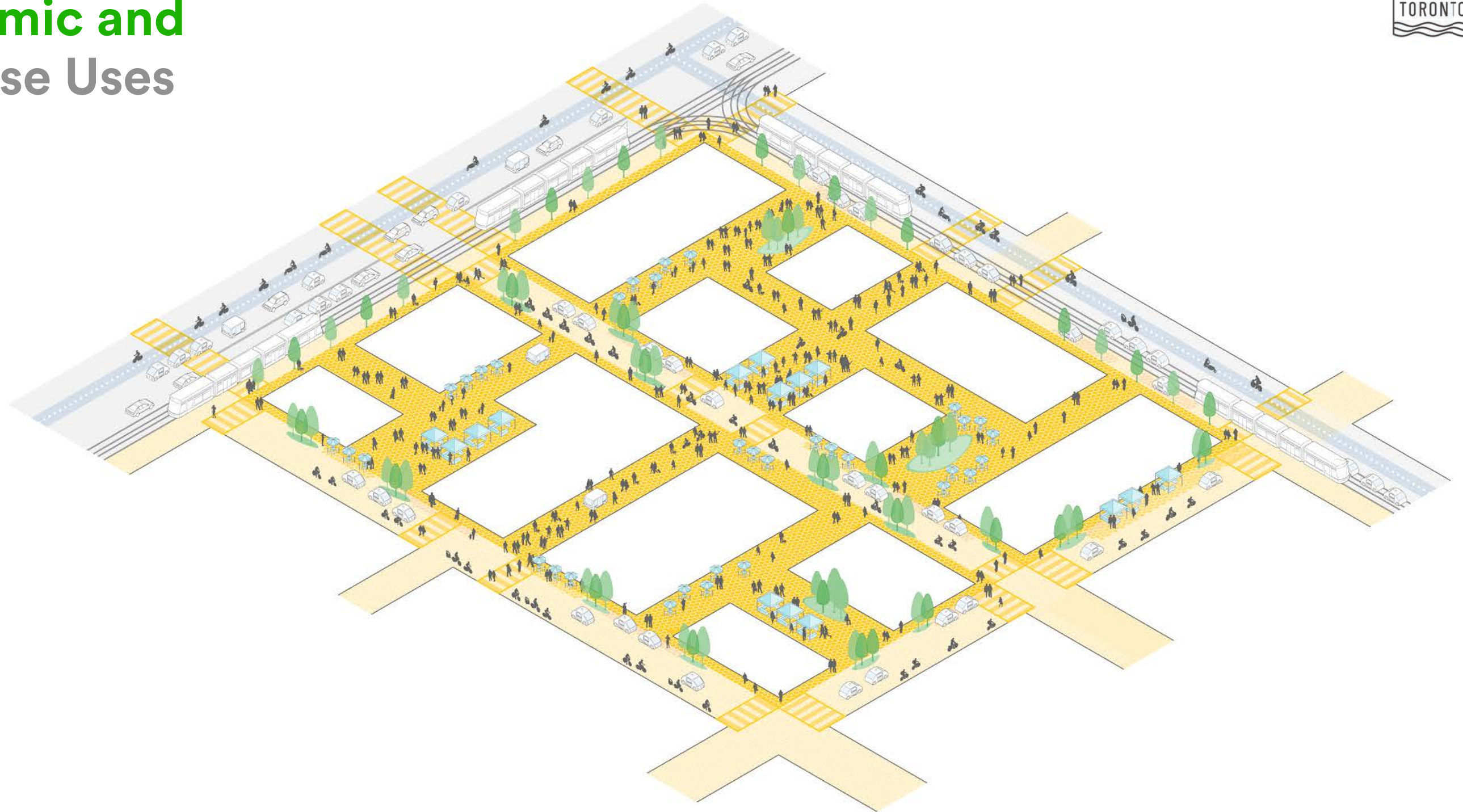


# Create an Internal Network



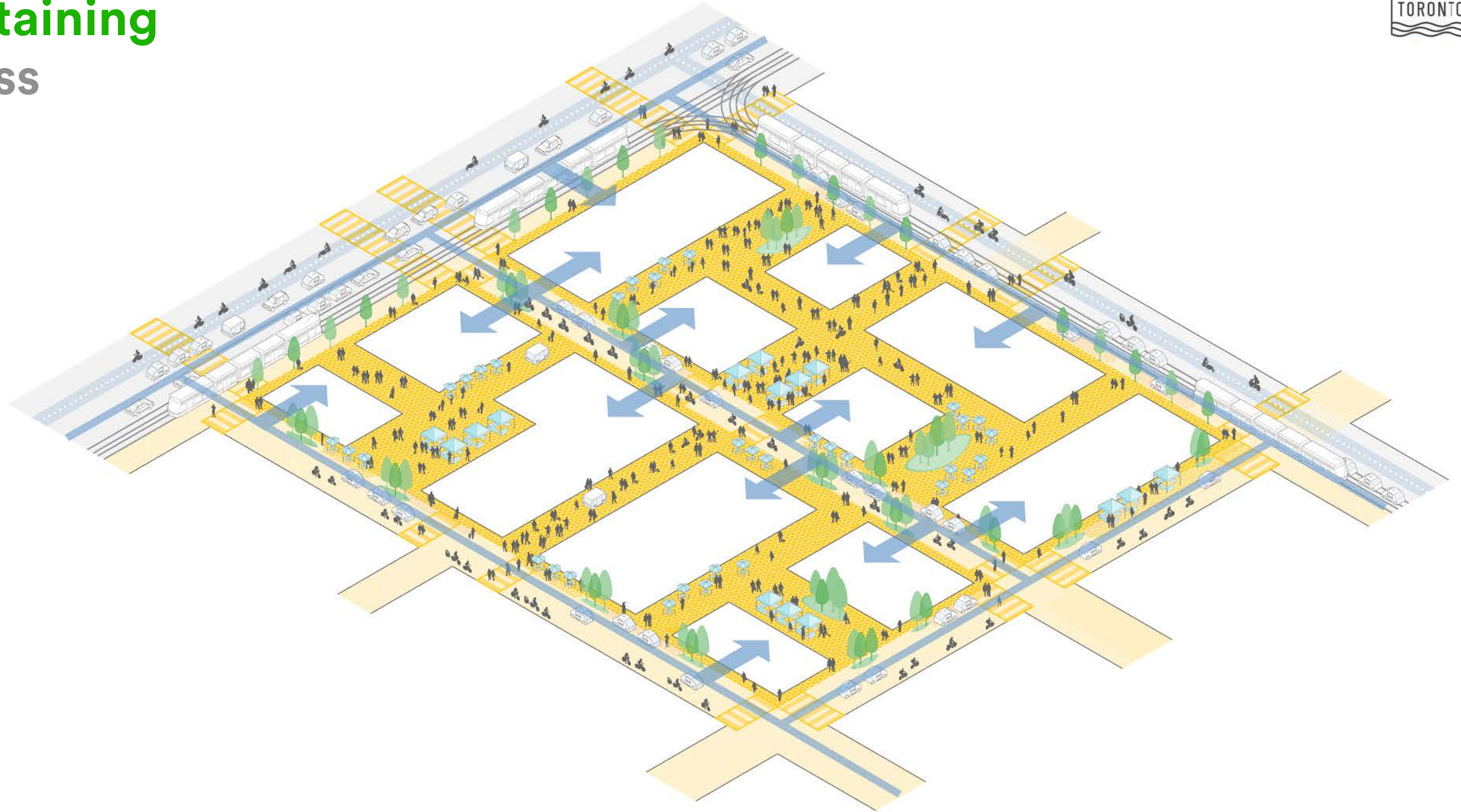


# Dynamic and Diverse Uses





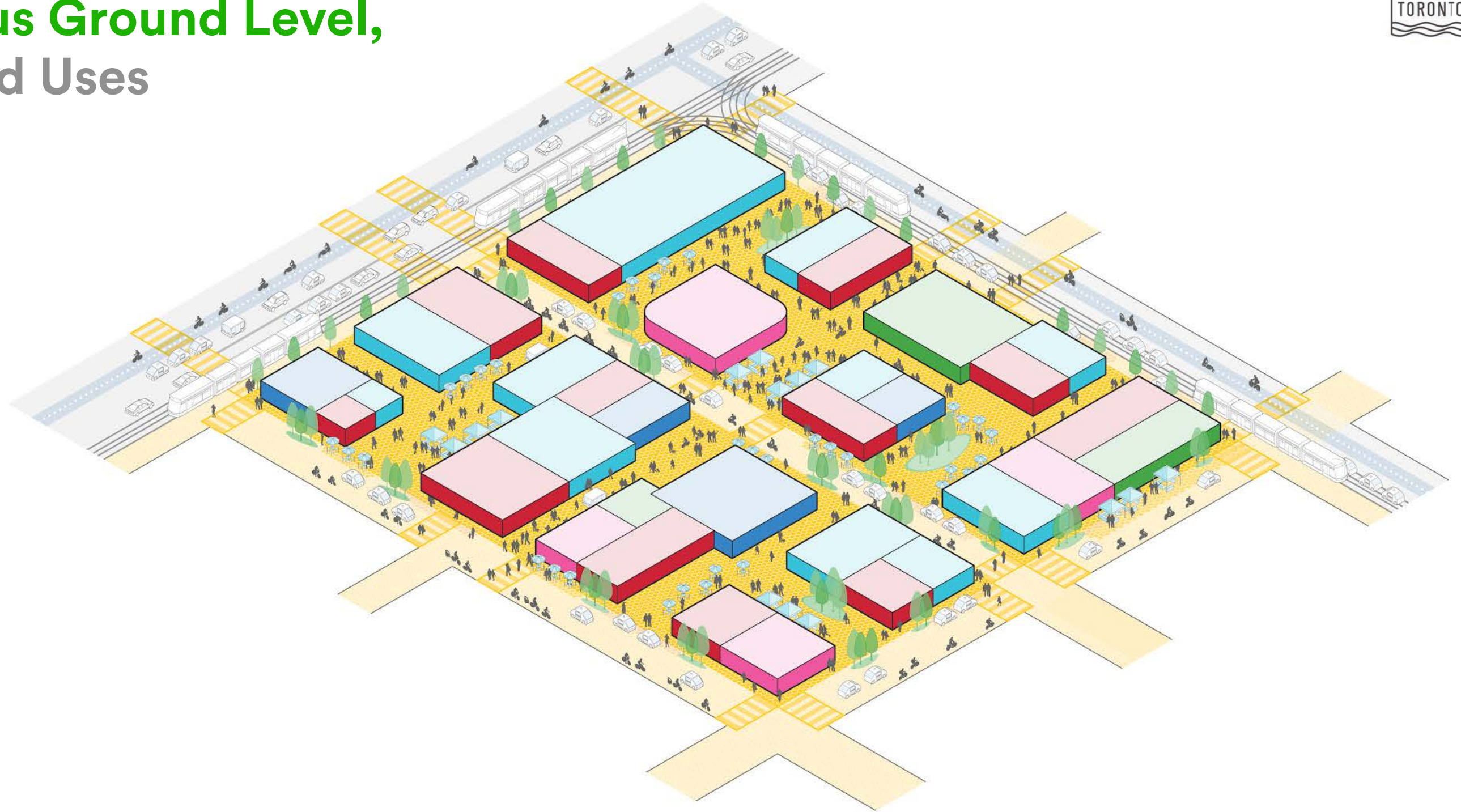
# Maintaining Access





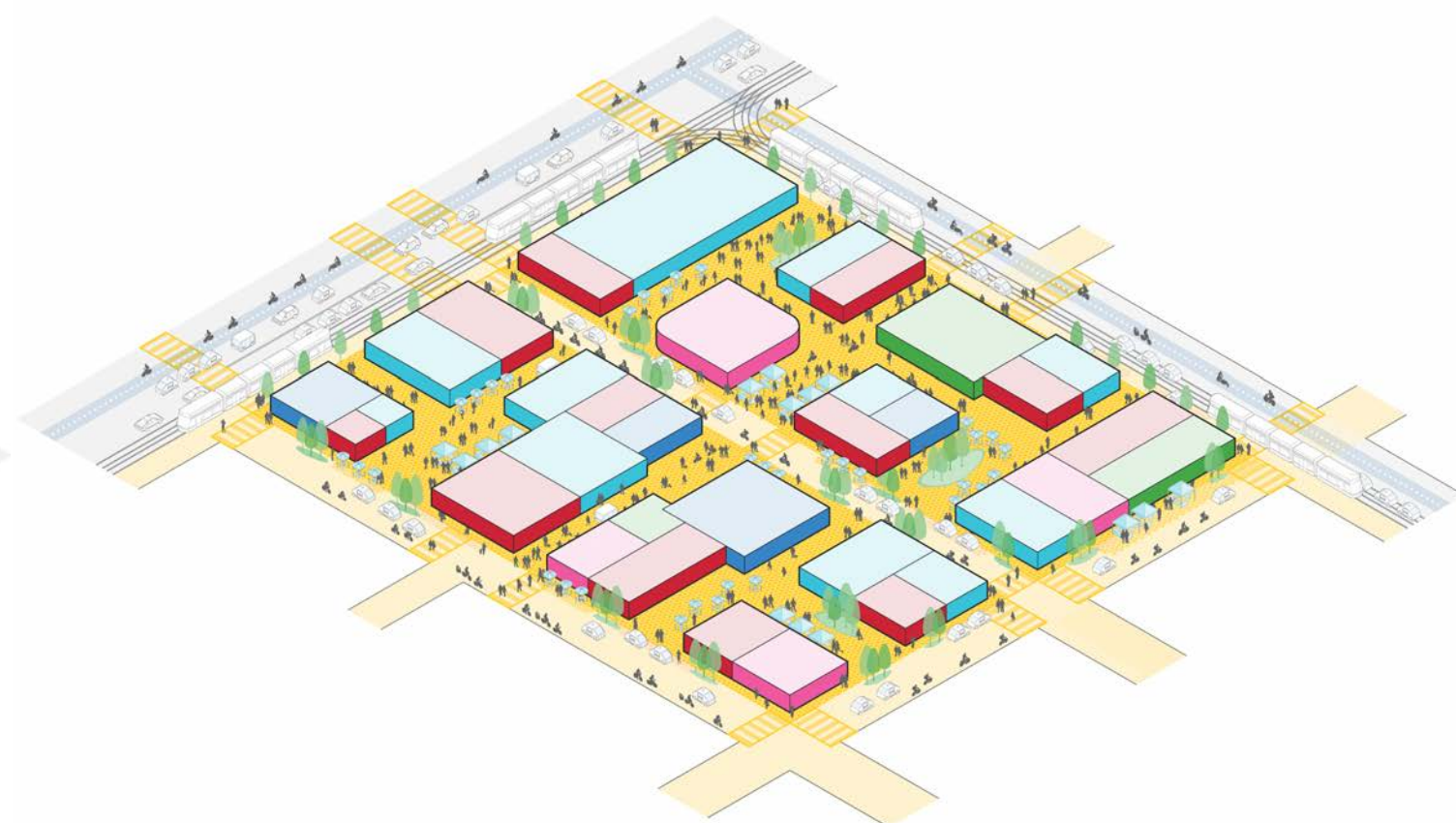
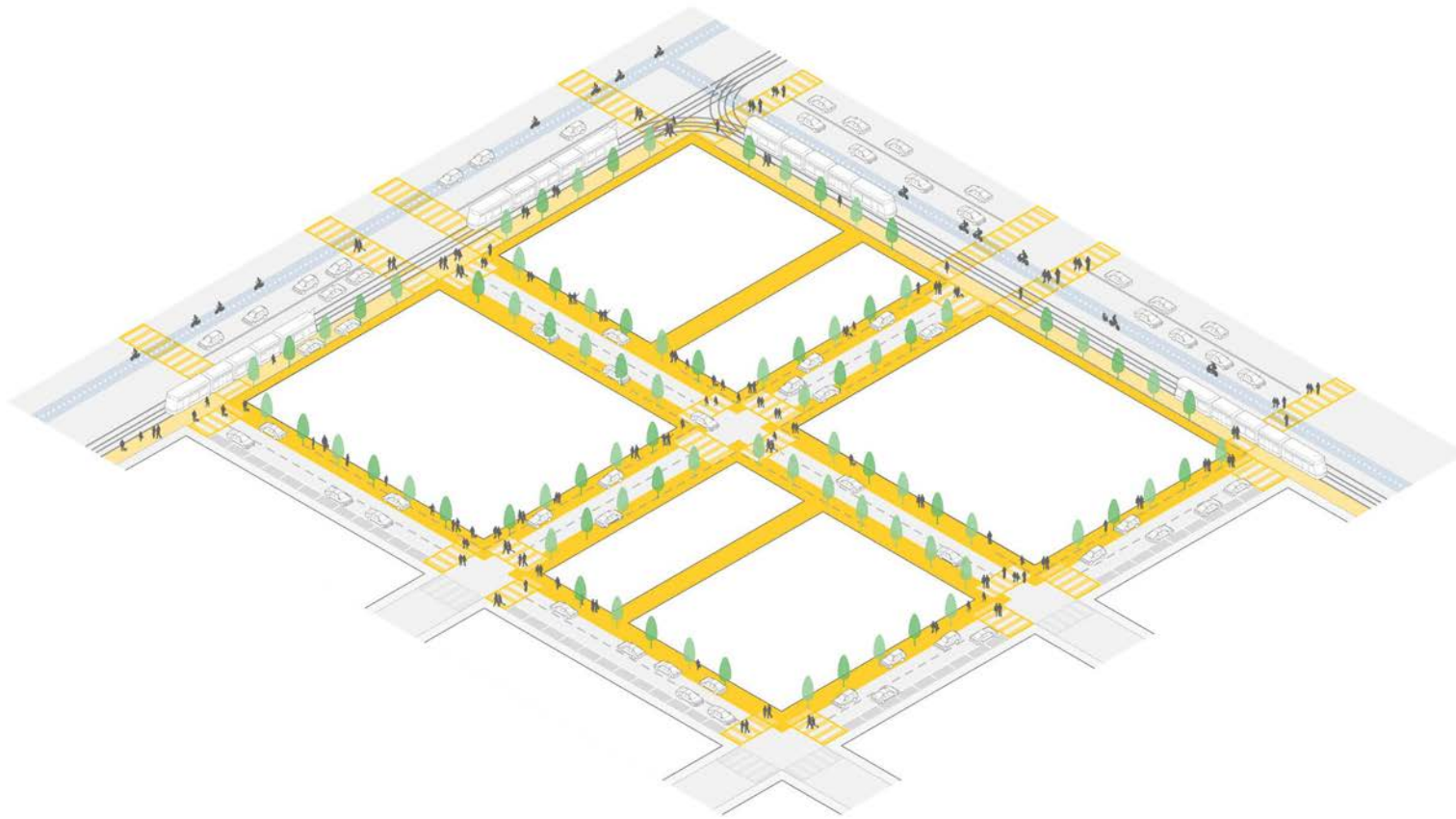
Street Grid

# Porous Ground Level, Varied Uses



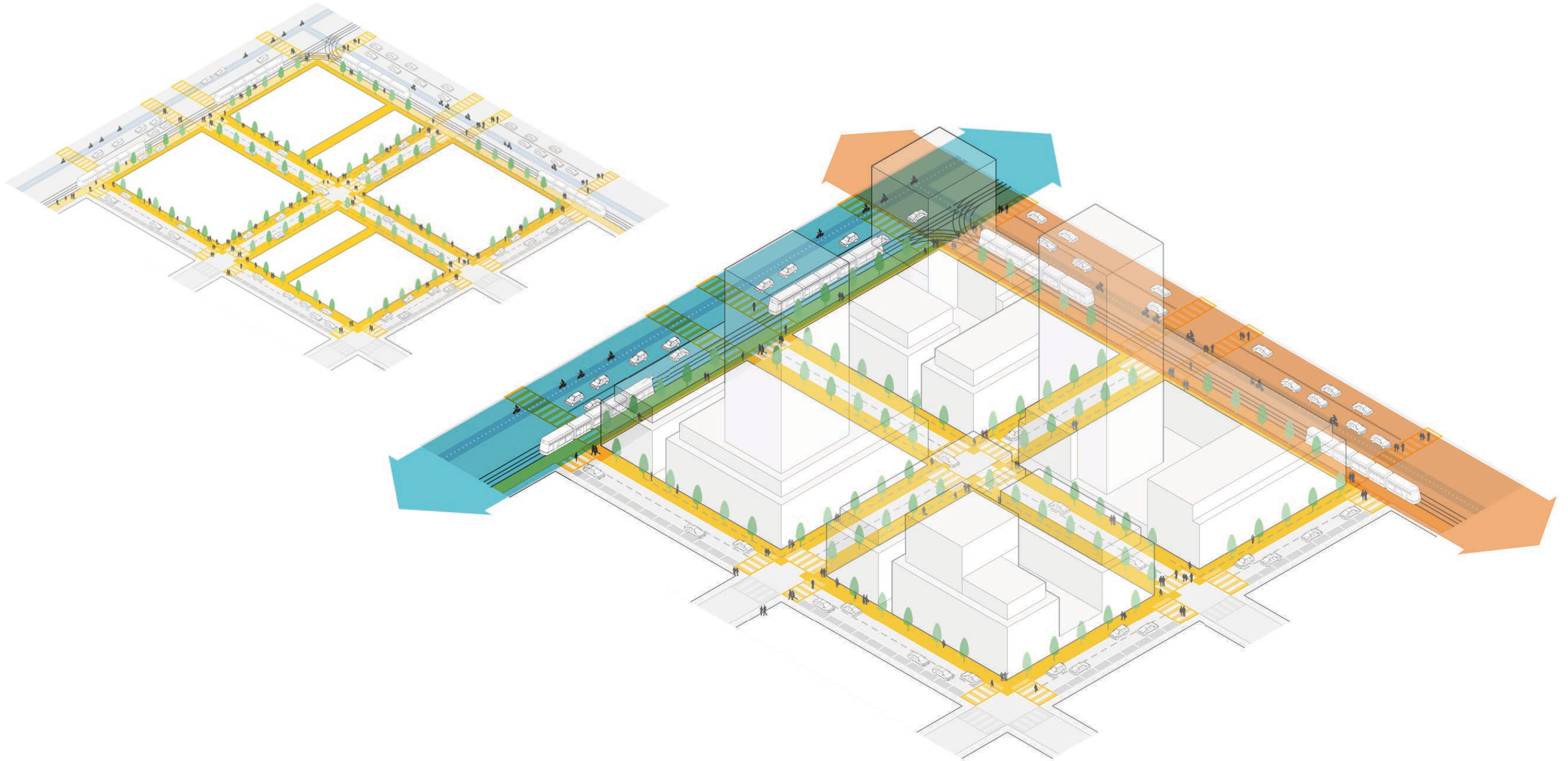


# Side by Side





# What Might This Mean for Queens Quay East?





## What Might This Mean for Queens Quay East?

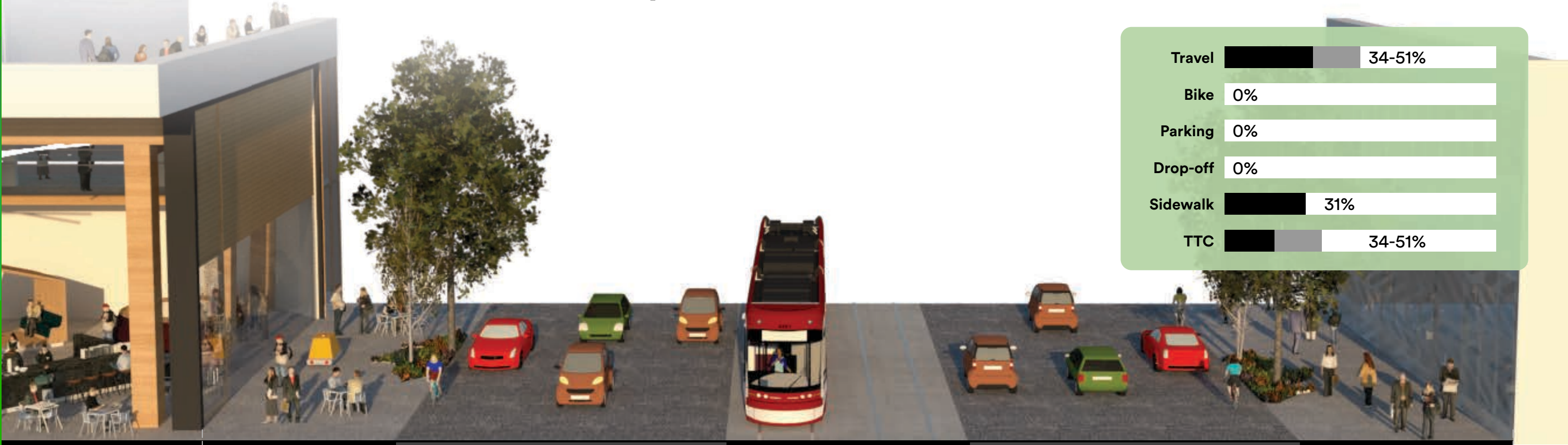
**We are looking at alternatives for the design of this street...**

**and have started to visualize 5 different approaches to Queens Quay.**

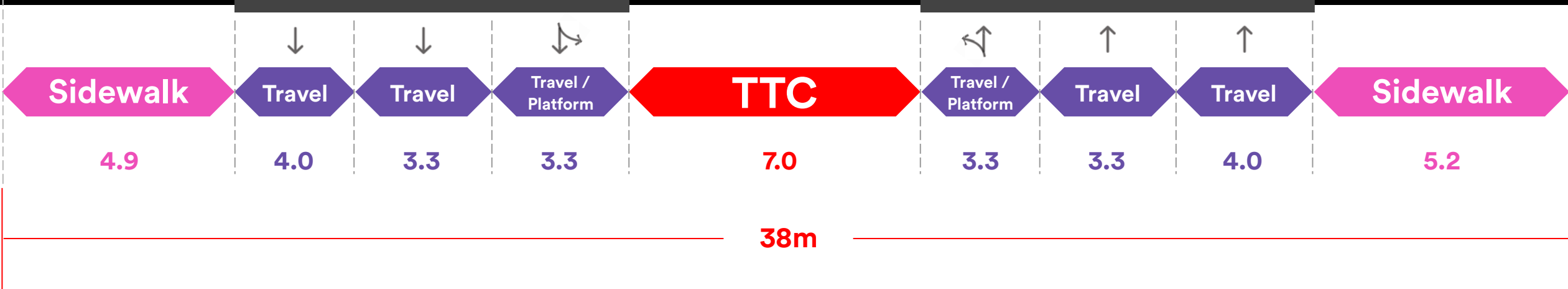
**Over the coming months we will work together with the public, City, and TTC staff to assess the feasibility and evaluate the pros and cons of these options.**



# Cross Section Queens Quay – 1/5

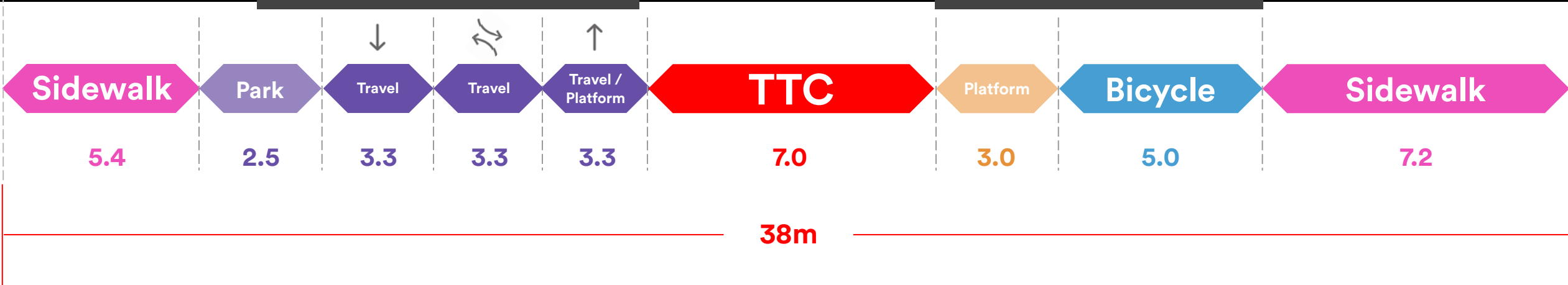
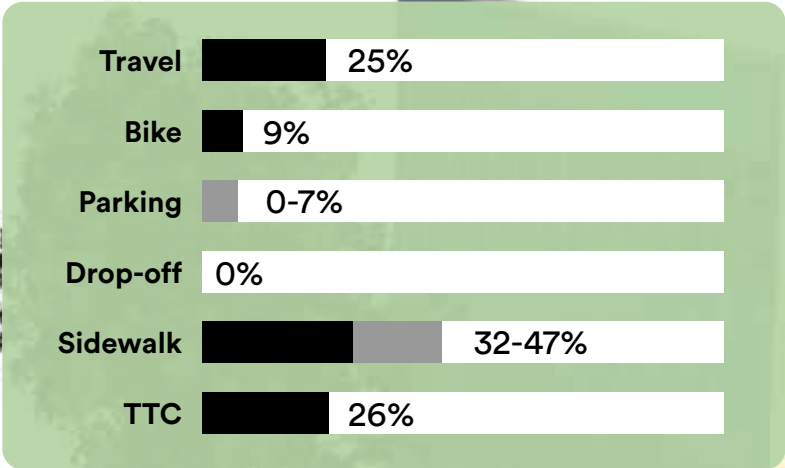


Travel	<div><div></div><div></div></div>	34-51%
Bike	<div><div></div></div>	0%
Parking	<div><div></div></div>	0%
Drop-off	<div><div></div></div>	0%
Sidewalk	<div><div></div><div></div></div>	31%
TTC	<div><div></div><div></div></div>	34-51%



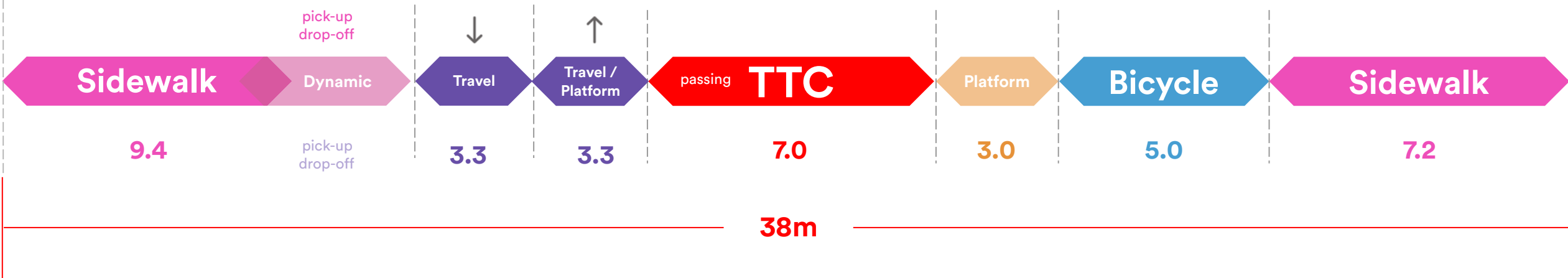
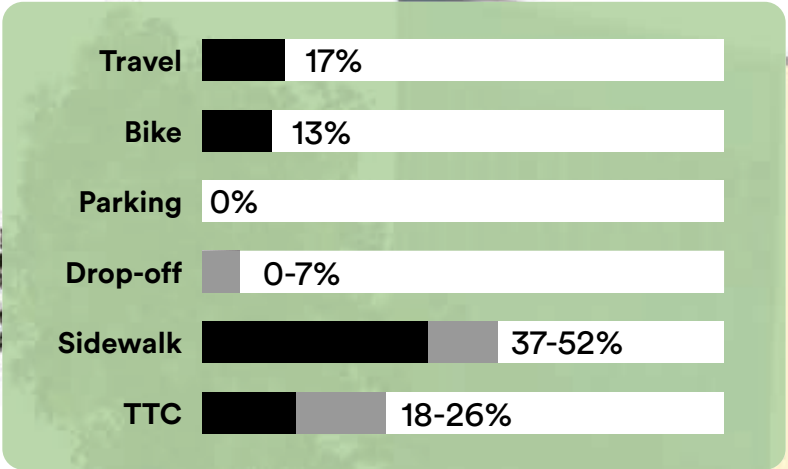


# Cross Section Queens Quay – 2/5



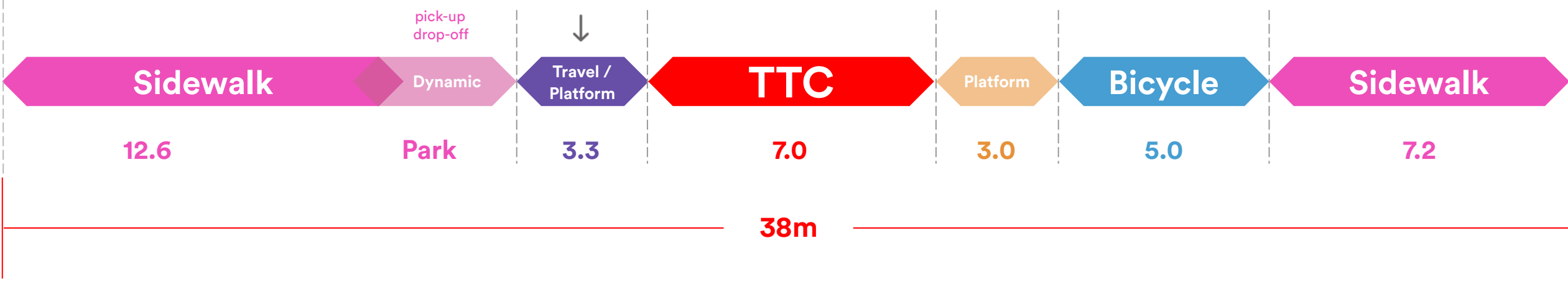
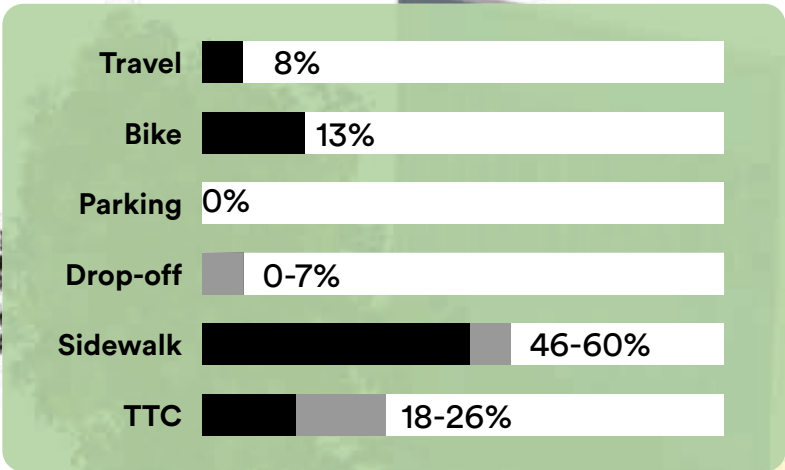


# Cross Section Queens Quay – 3/5



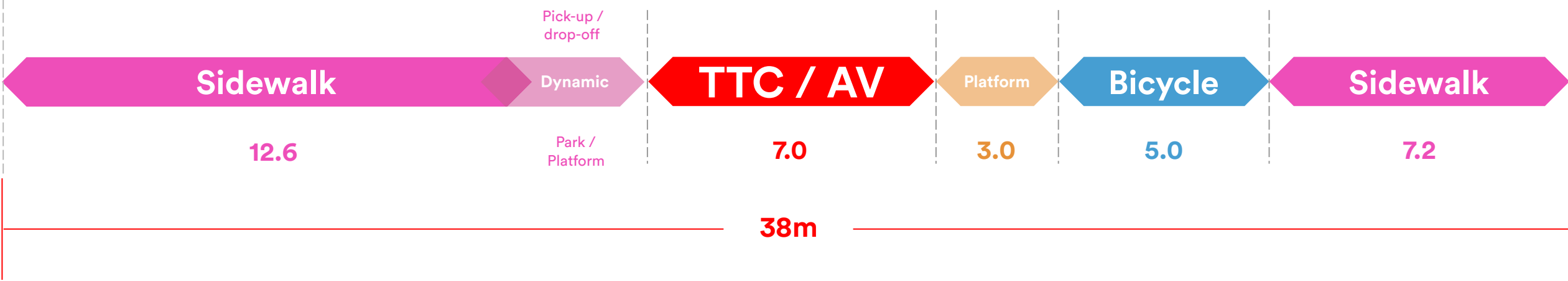
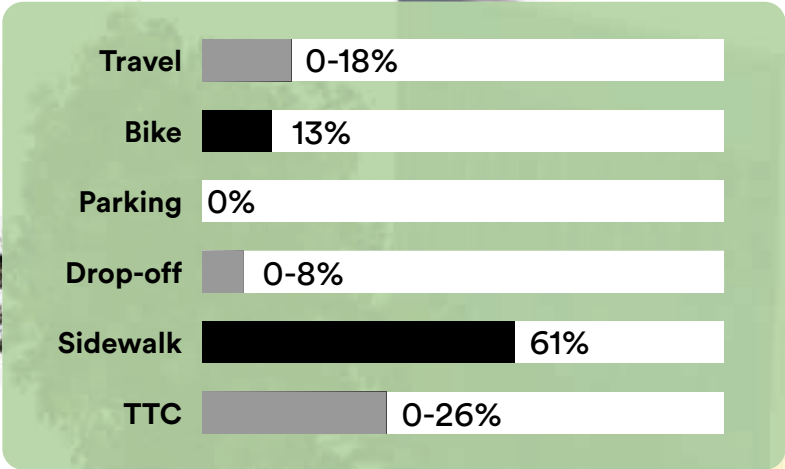


# Cross Section Queens Quay – 4/5





# Cross Section Queens Quay – 5/5





# Buildings



## Questions for Discussion

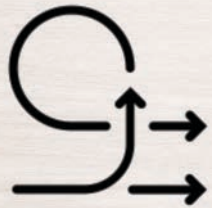


**Designing a sustainable building system is the first step towards developing a more healthy, adaptable, and affordable neighbourhood. Today we will discuss the opportunity to use a local renewable resource — Canadian timber — to achieve our ambitious goals.**

As we share ideas on tall timber prototypes, consider the following questions:

- What did you find most appealing or unappealing about the building ideas?*
- What might you anticipate the experience of living in a mixed-use space to be like?*
- How might this change your daily routine — in both welcome and unwelcome ways?*
- How does the architecture of where you live and work contribute to your well-being?*





## **Adaptability**

Create structures that are more responsive to the people's needs over time, both on Day 1 and years later.



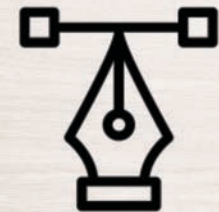
## **Affordability**

Reduce the cost and speed of construction through a manufactured approach to buildings.



## **Sustainability**

Build at the highest sustainability standard to help the environment, reduce utility costs, and improves occupant well-being.



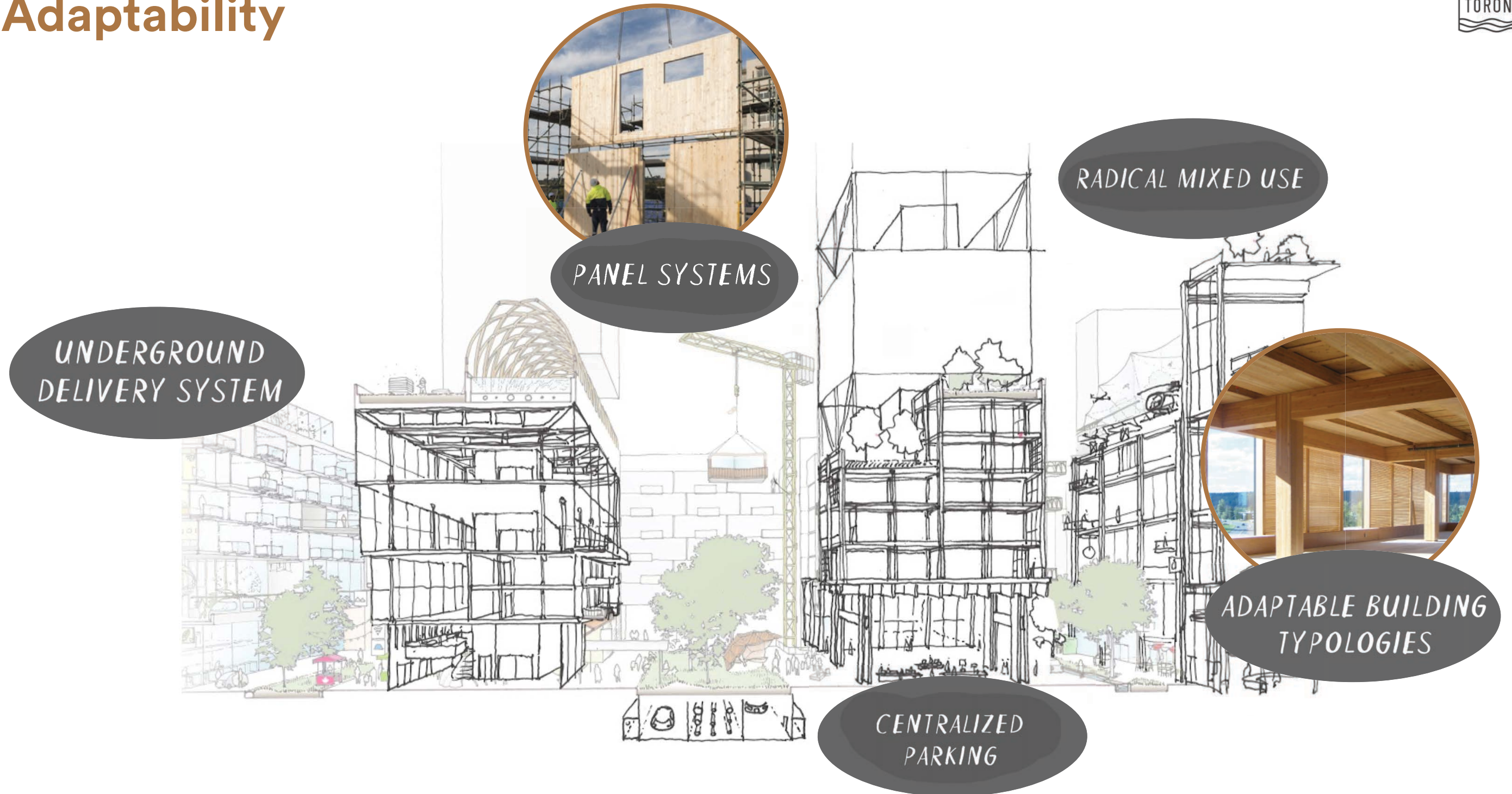
## **Design Excellence**

Uphold and deliver innovative building design and architectural excellence on the waterfront.



# Buildings

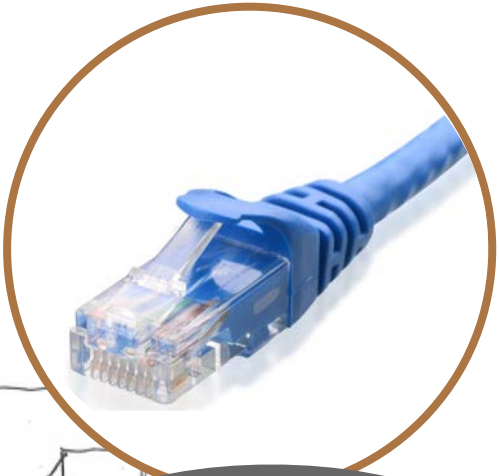
## Adaptability





Buildings

# Affordability



*COST NEUTRAL*

*DC POWER*



*DELIVERY OF  
MATERIAL*

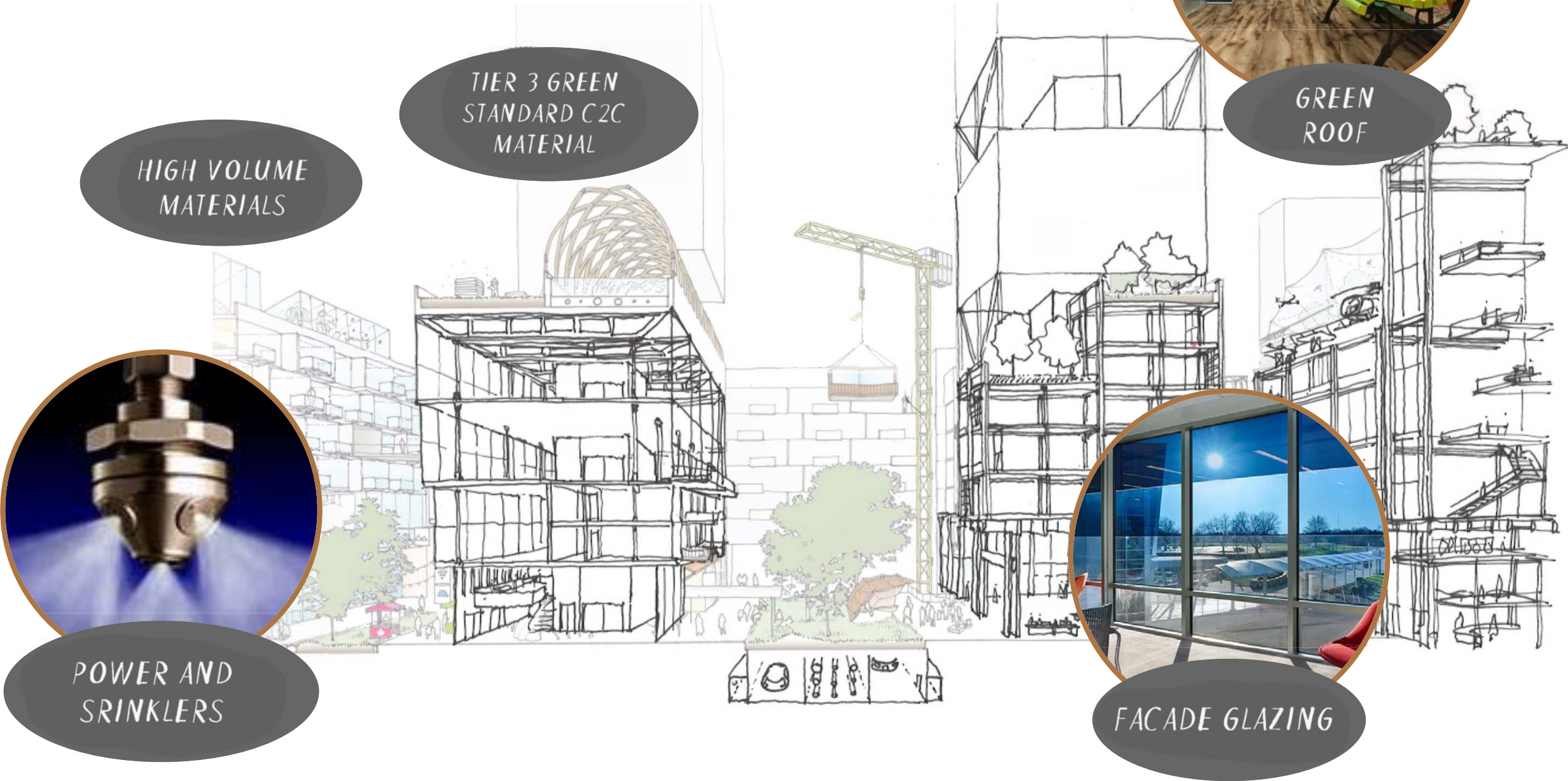


*PROTO MODEL SIZES*



Buildings

# Sustainability







Building Block

# The Opportunity of Timber



**SIDEWALK TORONTO IS CONSIDERING** using tall timber technologies on an unprecedented scale, and exploring what it would mean to build Quayside primarily, or even entirely, out of tall timber.



# Why Mass Timber?

## CLIMATE-FRIENDLY

Helps Sidewalk Toronto make progress towards meeting Waterfront Toronto's ambitious sustainability goals and achieving climate positive

## ECONOMIC BOOST

Supports and leverages the expertise of Canada's world-leading timber industry

## HEALTHIER SPACES

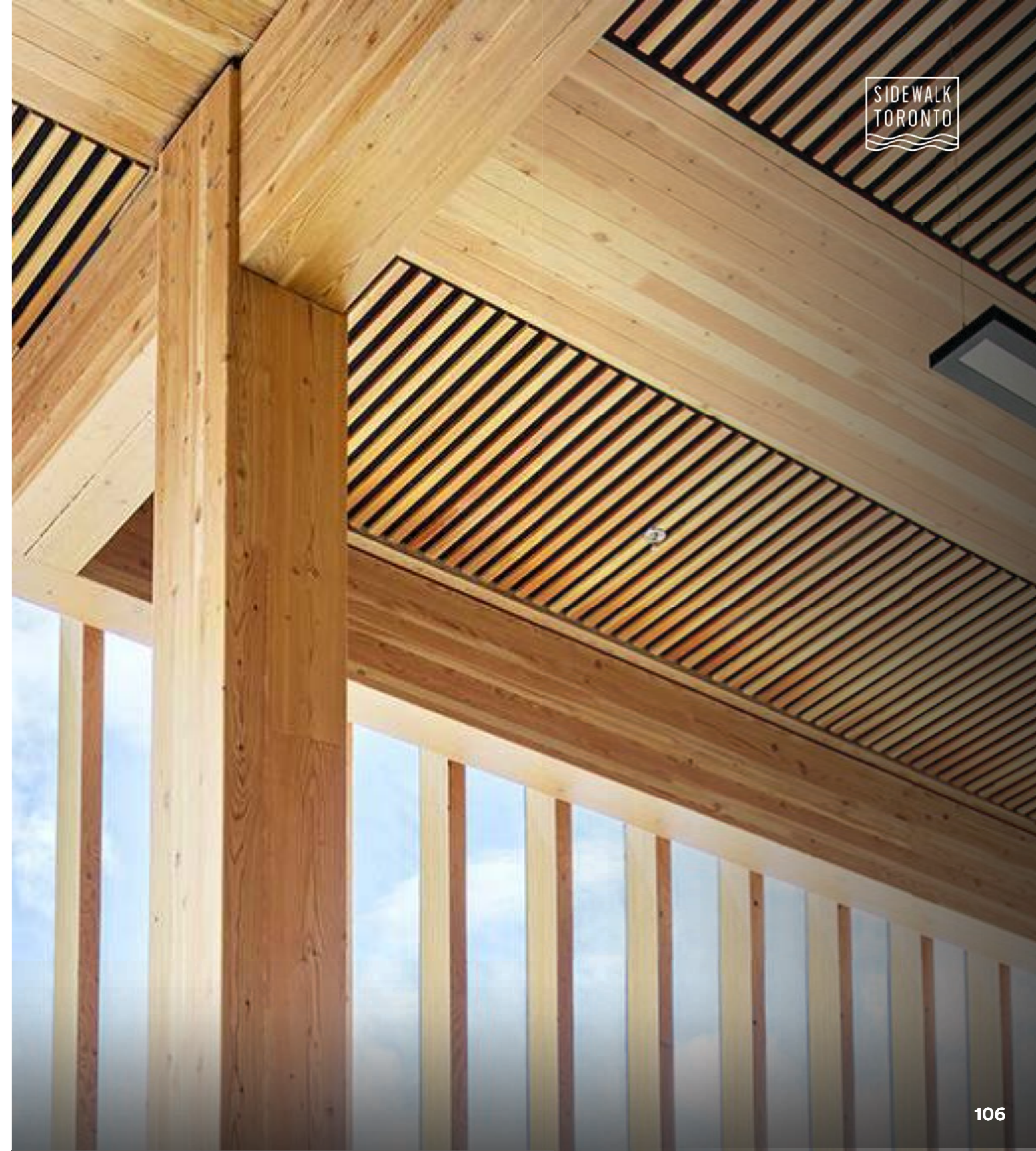
Provides warmth and character to living spaces

## FASTER CONSTRUCTION

Achieves faster construction times, less on-site noise, less congestion, and safer sites via off-site manufacturing

## COST SAVINGS

Realizes significant cost savings in the long term, especially as the market expands





# Mass Timber Challenges

## TECHNOLOGICAL CAPACITY

Timber construction limited to 30 storeys

## INDUSTRY CAPACITY

Supply chains will need to grow to support larger-scale construction

## BUILDING CODE

Regulation would require amendment for buildings above 6 storeys (the current limit)

## IMMEDIATE COST

Savings may not be realized at the scale and timeframe envisioned for Quayside





## Building Block

# Tall Timber in Canada

## PRECEDENT

Canada is leading tall timber building construction in the Americas with residential buildings, scholastic buildings, and commercial buildings, including Brock Commons and The Arbour.

## CODE

Current code pre-approves buildings up to 6 storeys, with performance-based approvals for taller buildings. In 2021, the code is anticipated to pre-approve timber buildings up to 12 stories and performance based approvals for taller buildings.

## TRI-GOVERNMENTAL SUPPORT

Federal, provincial, and city agencies have partnered to support the advancement of timber technologies and industry growth.

## LOCAL NATURAL RESOURCES

Canada is home to the largest supply of certified forests that can be sustainably cultivated. For example, it would take just 100 minutes of growth of these forests to support an entirely timber Quayside.

## GROWING INDUSTRY

Expanding the existing tall timber industry could allow Toronto to become a global resource for tall timber expertise.



The Arbour, George Brown College, Toronto





Building Block

# Mass Timber Innovations

Concrete Podium, Glulam Columns, CLT Flooring





# Mass Timber Precedent

Custom Glulam Beams





Building Block

# Mass Timber Precedent

CLT Gymnasium

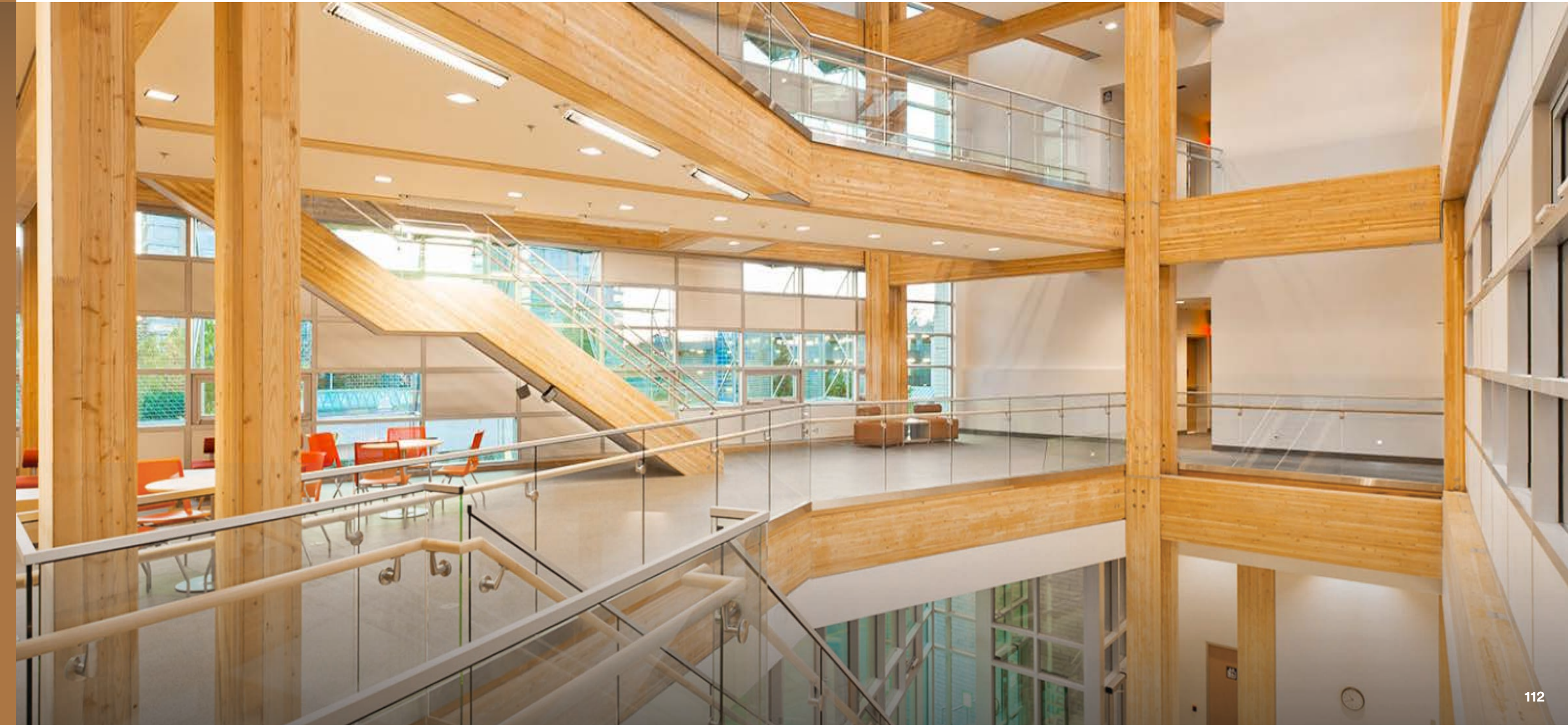




Building Block

# Mass Timber Construction

UBC Centre for Interactive Research on Sustainability, Vancouver





# Mass Timber Precedent

Credit Valley Hospital, Mississauga













**Mass timber at Quayside can help enable a unique new living experience on the waterfront, and expand housing options for a diverse range of residents.**





# Roundtable Discussion





# Reporting Back

