



**WATERFRONT**Toronto

## **Waterfront Design Review Panel**

### **Minutes of Meeting #153**

Wednesday, May 25<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  
Matthew Hickey  
David Leinster  
Janna Levitt  
Fadi Masoud  
Emily Mueller De Celis  
Jeff Ranson  
Brigitte Shim  
Kevin Stelzer  
Eric Turcotte

#### **Regrets**

Peter Busby  
Nina-Marie Lister

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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. Promontory Park Pavilion and Winter Garden – Issues Identification
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## **GENERAL BUSINESS**

The Chair asked the Panel to adopt the minutes from the April 27<sup>th</sup>, 2022 meeting. The minutes were adopted. The Chair asked if there were any conflicts of interest or disclosures. Janna Levitt declared conflicts of interest for Promontory Park Pavilion and

Winter Garden, and recused herself from the review. Emily Mueller De Celis also declared conflicts of interest for Promontory Park Pavilion and Winter Garden, and recused herself from 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.

Design Review Panel Updates:

Mr. Glaisek began by noting that the Consensus Comments for Parliament Slip from the April 2022 review have been reviewed with the design team, and the team is looking at the configurations of the pools, concession buildings, restaurant, and relationship with Keating Channel for the next workshop meeting. The project is anticipated to return to Panel in September 2022.

Waterfront Toronto Updates:

Mr. Glaisek noted that intersection improvements are underway at Lower Simcoe Street and Bay Street to provide clearer separation between cycling and pedestrian crossings. There is also a planting pilot being implemented between Lower Simcoe and York Street to create protective buffer zone between streetcar right-of-way and pedestrian traffic. The northeast corner curb at Bay Street will be realigned to increase the turning radius for buses and large trucks.

Leon Lai, Manager of the Waterfront Design Review Panel, noted that the pond wall construction is complete at York Street Park, pipes are being laid to connect the pond with the mechanical room. The pond edge coping mock-up is also under progress, and the team is testing the installation of the red tile and grout over a curved precast module.

Mr. Lai concluded by reviewing the upcoming WDRP agenda for July 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 Promontory Park Pavilion and Winter Garden – Issues Identification**

*Project ID #:* 1131  
*Project Type:* Building, Park  
*Review Stage:* Issues Identification  
*Review Round:* One  
*Location:* Port Lands  
*Proponent:* Waterfront Toronto  
*Architect/ Designer:* MVVA, LGA  
*Presenter(s):* Herb Sweeney, Principal, MVVA

*Delegation:* Drew Adams, Associate, LGA  
Marc Kramer, City of Toronto  
John Keen, City of Toronto  
Lori Ellis, City of Toronto  
Alex Mut, City of Toronto  
David O'Hara, City of Toronto  
Tristan Simpson, Waterfront Toronto  
Pina Mallozzi, Waterfront Toronto  
Corey Bialek, Waterfront Toronto  
Kristal Tanunagara, Waterfront Toronto  
Josh Hilburt, Waterfront Toronto

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

Pina Mallozzi, Vice President of Design, with Waterfront Toronto, began the introduction by noting the existing site context of the pavilion and Winter Garden and the full buildout. Ms. Mallozzi noted that during the design of the PLFP parks it was identified that a facility building including washrooms in Promontory Park South was desirable, and the programming was determined with PF&R staff. Promontory Park South will be delivered as part of the Port Lands Flood Protection project, however the pavilion and Winter Garden are a separate project. Ms. Mallozzi noted the design is led by LGA and MVVA, and the project is here for WDRP Stage 1: Issues Identification. Areas for Panel consideration include the proposed program, integration of the Pavilion and the Winter Garden, accessible roof uses, and circulation and access. Ms. Mallozzi then introduced Herb Sweeney, Principal with MVVA, to give the design presentation.

### **1.2 Project Presentation**

Mr. Sweeney recapped the vision for Promontory Park South, the PLFP Art Trail, Indigenous design approaches, topography, and microclimates. Mr. Sweeney noted the pavilion site concept plan, circulation, and how it functions as an amenity for the greater park system. Mr. Sweeney noted the winter programming, winter activation diagram, and introduced Drew Adams, Associate with LGA, to give the pavilion design presentation.

Mr. Adams noted the design aspiration for the pavilion and design precedents for various programs including washroom, gathering, and food services. Mr. Adams noted the program breakdown, architectural opportunities for the structure, roof, relationship with the Winter Garden, and design sections. Mr. Adams noted the context and that the pavilion is embedded into the landscape. Mr. Adams presented photos of the study model and described the sustainability strategy to reduce energy use and carbon.

### **1.3 Panel Questions**

The Chair then asked the Panel for questions of clarification.

One Panel member asked for clarification on the use of the Winter Garden as related to the name. Mr. Sweeney noted that the space is embedded in the forest frame, has a different character than other park spaces with program that focuses on winter uses.

The Panel member asked for the elevational difference between the Canoe Cove and the pavilion, and clarification on the servicing access for the pavilion. Mr. Sweeney noted there is a 3-4m grade difference between the plaza and high lake level, and the servicing for all areas of the pavilion is from- the main park path from Trinity Place.

Another Panel member asked for clarification of the elements here for review. Mr. Sweeney noted both the pavilion and landscape of the Winter Garden are being presented for review, led by MVVA with LGA.

One Panel member asked for the commercial aspirations for the facility. Ms. Mallozzi noted a restaurant that operates year-round is being contemplated, and the team retained restaurant consultant FS Strategy for the feasibility of both summer and winter. It is a seated restaurant with exterior spill out. The Panel member asked for the elevational difference between the pavilion floor and Trinity Street. Mr. Sweeney noted the grade change is less than 1m as the area is relatively flat. The Panel member asked about the location of the Indigenous art piece. Mr. Sweeney noted the location has not been confirmed, but there will be an Indigenous art component in the area.

Another Panel member asked if there are stairs adjacent to the southwest side of the building. Mr. Sweeney noted there is a generous stair that provides access to the Winter Garden and pavilion, and washrooms are planned on the western façade of the pavilion.

One Panel member asked for more information on size of the canopy and the length of the cantilever that covers the garden plaza. Mr. Adams noted the design of the canopy is driven by sun exposure, self-shadowing, rain protection, and opportunities for dining spill out. The canopy is currently approximately 10ft but could be extended further.

Another Panel member asked how the Winter Garden is different from a traditional dining terrace. Mr. Sweeney noted the Winter Garden will have seasonal lights and act as a community room that supports year-round activities. The Panel member asked for more information on the sustainability strategy. Mr. Sweeney noted the project delivers a clean cap on contaminated soil, native indigenous plantings, and creating habitat. The planting approach throughout will continue the character of the parks.

One Panel member asked how the team imagines people arriving by transit and private automobile, and how people will enter the park and pavilion. Mr. Sweeney noted there will be parking capacity in the nearby buildings, and people will enter from the corner of Trinity Place. Ms. Mallozzi noted the team is studying opportunities for interim parking.

Another Panel member asked about flexibility in the building and kitchen design, i.e. can the hospitality component become a small café and not a full restaurant. Mr. Adams noted additional concessions are being contemplated to meet demand, and FS Strategy is working to determine the right kitchen layout and program needs. The Panel member asked if the program areas will be locked outside of operating hours, which means those spaces cannot be used year-round, and if the team is considering the use of daylight in the interior spaces of the pavilion Mr. Adams stated there is an

opportunity to see what exterior spaces can be kept open to the public, and that skylights are a logical addition to the roof design to bring light in.

One Panel member commended the team on the Indigenous consultation so far and asked for more information on the local consulted parties as well as overall process. Mr. Sweeney noted the team worked with Mino Kamik Collective, and through that effort reached out to various Indigenous groups in the community. Ms. Mallozzi stated that we can share a list of local groups that have been consulted, and that we are looking to bring on more Indigenous expertise with the help of Mino Kamik and MCFN.

Another Panel member asked for more information on the fence requirements. Mr. Sweeney noted the team will touch on this in more detail at the next review, and is currently exploring the fence requirements with PF&R.

#### **1.4 Panel Comments**

One Panel member appreciated seeing the project come together. Noting the discussions around the Winter Garden, the Panel member asked the team to consider the range of programming at the space, and maintenance requirements such as snow clearing to allow the space to function all winter long. It is important to consider the support programs as well, such as storage, bike parking, outdoor seating, which are critical for winter use. The Panel member appreciated the expressive use of timber as an architectural move and asked the team to bring a strong architectural idea to the next presentation, including how the roof can have openings to bring in natural light and use this move to develop the architectural idea.

Another Panel member expressed concern that the restaurant might be too popular, and recommended further study of parking, pathway widths, and crowd control systems that are compatible with the overall design.

One Panel member noted the project is very important and must work at multiple scales: regional, city, and neighbourhood. The Panel member asked the team to provide winter representation of the project and uses through winter months. The Panel member felt the name “hallway path” should be reconsidered to better reflect its natural setting. The Panel member appreciated the roof terrace and noted that railing and balustrades have to be carefully considered. The Panel member noted that mass timber construction will create thicker depths for the habitable roof which may be a concern for the pavilion. As there is no traditional back-of-house area for the pavilion, consider a nearby area for servicing to ensure success of the restaurant. It is important to ensure that the pavilion and Winter Garden works with huge crowds, such as during a major event happening at the central lawn.

Another Panel member noted the two recently renovated restaurants next to Woodbine Beach across from Ashbridges Bay, as well as the concession pavilions at Ontario Place, are both extremely popular - it is important for the design to accommodate high use. The Panel member commented that the Winter Garden is a plaza that is an extension of the pavilion, the canopy becomes the design hinge and a sustainability tool for rain collection, shade, etc. The Panel member asked the team to make the

ramps accessible, and consider them as part of the programming and spaces for seating.

Another Panel member asked the team to further develop the logistics and requirements of the restaurant, such as servicing, waste area, etc. The Panel member questioned whether embedding the pavilion in the landscape combined with the low visibility of the shape is a strong enough architectural statement. The roof will have mechanical equipment, consider how that can be designed to work with potential skylights. The Panel member asked the team to provide more intermediate context and demonstrate how the project relates to Trinity Place and the rest of the park topography. The Panel member asked the team to provide more information on how the Winter Garden can be a flexible space that successfully accommodates a range of seasonal programming.

One Panel member appreciated embedding the building into the landscape and commended the modesty of that move. The Panel member commented that the material qualities should be amplified to deliver a great piece of architecture, and it will be important to carefully consider how the landscape and building meet at the retaining wall in terms of form and material, and the architectural identity that comes from the roof sitting in the landscape. This is a great opportunity to push the use of mass timber.

Another Panel member asked the team to focus on resiliency in the design of the pavilion. It is important to consider the arrival sequence of visitors because the location of the pavilion is a hinge point that will attract big crowds beyond the draw of the restaurant – it should be conceived as a destination in itself.

One Panel member commended the sustainability and energy reduction strategies on the project. The Panel member noted the pavilion, with its many operable doors and windows that provide direct connection to the outdoor area, might be an odd fit for the Passive House standard which focuses on airtightness in the envelope. The Panel member encouraged the team to consider emphasizing adaptive and dynamic systems.

Another Panel member encouraged the team to continue the Indigenous consultation, especially with local providers as they may be able to offer insight on the programming, plant care maintenance, and harvesting. The Panel member recommended a fire pit be located in the Winter Garden.

## **1.5 Consensus Comments**

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

### **General**

- General support on the program and direction of the pavilion design.
- Final buildout of Villiers Island will be a very popular destination with both local and outside visitors, it is important to:

- learn from other popular park attractions, i.e. High Park, Ontario Place, to ensure the pavilion is appropriately sized to accommodate peak summer demand and winter use.
- consider the design of the pavilion and Winter Garden from multiple scales and perspectives.
- Consider strategies in crowd control for the pavilion and adjacent open space, especially during popular summer and winter events.
- Consider an interim park access strategy including transit and parking.
- Provide more information on the intermediate context.
- It is important to continue meaningful consultation with local Indigenous groups.

#### Pavilion

- Appreciated the concept of embedding the building in the landscape.
- Further develop a unique architectural identity for the building, consider highlighting and elaborating both timber and stone in the design expression, i.e. the roof, the retaining wall, and the façade.
- The canopy is a defining feature that makes seasonal uses viable, continue to develop the form to maximize shade, rain protection, and work with the Winter Garden area for flexible programming.
- Consider strategies of bringing in natural light through the roof.
- Consider the railing requirements on the roof early in the design process.
- Ensure back of house services for the building are appropriately designed to function well with park circulation.
- Provide more information on the year-round scalability of the restaurant, for both peak- and off-seasons.

#### Winter Garden

- Reconsider the name “Winter Garden” to help clarify its function.
- Ensure the space is flexible and can accommodate seasonal functions to ensure year-round success.
- Consider including a fire pit.

#### Sustainability

- Consider passive heating and cooling opportunities for the building and take advantage of the big roof and canopy, provide more information and details.
- Consider opportunities in the design that will highlight the ecological benefits of the park and the building.

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

On behalf of MVVA’s team, Mr. Sweeney appreciated the thoughtful and helpful comments, and looks forward to bringing more details back to the DRP.

### **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 June 22<sup>nd</sup>, 2022.

Signed--

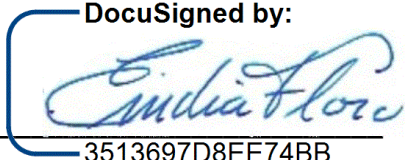
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Paul Bedford, Waterfront Design Review Panel Chair

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Emilia Floro, City of Toronto Urban Design Director

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Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer