



WATERFRONTToronto

Waterfront Design Review Panel

Minutes of Meeting #154

Wednesday, June 22nd, 2022

Meeting held Virtually

Present

Paul Bedford, Chair
Gina Ford
Pat Hanson
David Leinster
Janna Levitt
Nina-Marie Lister
Fadi Masoud
Emily Mueller De Celis
Jeff Ranson
Kevin Stelzer
Eric Turcotte

Regrets

Betsy Williamson, Vice Chair
George Baird
Peter Busby
Matthew Hickey
Brigitte Shim

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. 1-7 Yonge Phase 4+5 – Detailed Design
 2. Basin Media Hub – Issues Identification
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GENERAL BUSINESS

The Chair asked the Panel to adopt the minutes from the May 25th, 2022 meeting. The minutes were adopted. The Chair asked if there were any conflicts of interest for disclosures. No conflicts of interest were disclosed.

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 Waterfront Toronto has reviewed the Consensus Comments from May 2022 with the Destination Playground Pavilion design team. The designer team is responding to the relationship between pavilion and park, scale of the programs, roof terrace design, and configuration of the PF&R room. A design workshop is planned for July and the project is anticipated to return for Schematic Design in September 2022.

Waterfront Toronto Updates:

Mr. Glaisek noted the pond liner for York Street Park has been installed and perimeter precast modules are being installed. River stones, pond coping, and mosaic are expected to be completed by end of July 2022.

Leon Lai, Manager of the Waterfront Design Review Panel concluded by noting the upcoming WDRP agenda for July and September 2022.

Chair's remarks:

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

PROJECT REVIEWS

1.0 1-7 Yonge Phase 4 + 5 – Detailed Design

<i>Project ID #:</i>	1064
<i>Project Type:</i>	Building
<i>Review Stage:</i>	Detailed Design
<i>Review Round:</i>	Three
<i>Location:</i>	Lower Yonge St.
<i>Proponent:</i>	Pinnacle International
<i>Architect/ Designer:</i>	Hariri Pontarini Architects, NAK Design, WSP
<i>Presenter(s):</i>	David Pontarini, Partner, Hariri Pontarini Architects Juhee Oh, Manager, WSP
<i>Delegation:</i>	Jodi Buck, Hariri Pontarini Architects Kate Cooper, Bousfields Sara Massah, NAK Design Anson Kwok, Pinnacle International Seanna Kerr, City of Toronto Setareh Fadaee, City of Toronto Kasia Kmiec, City of Toronto

Corey Bialek, Waterfront Toronto
Kristal Tanunagara, Waterfront Toronto
Josh Hilburt, Waterfront Toronto

1.1 Introduction to the Issues

Leon Lai, Manager of the Waterfront Design Review Panel, began the introduction by noting the site context and that the south parcel is the focus of the review today. Mr. Lai introduced Seanna Kerr, Senior Community Planner, to continue the introduction. Ms. Kerr noted the development history of 1-7 Yonge, the LPAT approval from April 2019, and the major programs for phase 4 and 5. Mr. Lai noted the existing site conditions, adjacent private development project 55 Lake Shore Boulevard East, Queens Quay East Revitalization, and Lake Shore Public Realm Implementation plan led by Waterfront Toronto. Mr. Lai reviewed the 2016 Lower Yonge Precinct Plan, including the mid-block connections, street types, streetscapes, and public art plan. Mr. Lai noted the project is here for Stage 3: Detailed Design review and recapped the Dec. 2020 Schematic Design consensus comments. Mr. Lai noted areas for Panel consideration including the public realm and pedestrian experience, updated hotel massing in relation to the Toronto Star building, design quality of the north-south pedestrian connection, retail units, and revised architectural expression of the buildings. Mr. Lai introduced David Pontarini, Partner with Hariri Pontarini Architects, to deliver the design presentation.

1.2 Project Presentation

Mr. Pontarini began the presentation by noting the existing site context, adjacent developments, the two blocks that comprise 1-7 Yonge, and the zoning map for the project. Mr. Pontarini noted the north parcel is under construction and that the south parcel massing has been changed since the last DRP. Mr. Pontarini noted the revised PATH connections into the development, the façade development of the buildings along the edge of the site, and the public realm landscape details on all four frontages. Mr. Pontarini noted the team has responded to the Panel's comments on the ground floor pedestrian network and revised the design to provide a consistently wide pedestrian connection from north to south that signifies the two sites are related and connected while reducing the hotel vehicular area. Mr. Pontarini noted the updated massing of the hotel volume in relation to The Star building, and the team is proposing a fritted glazed and metal façade for the buildings. Mr. Pontarini noted the elevations and typical sectional details of the ground floor envelope along Queens Quay, Freeland St., and Yonge St.

Juhee Oh, Manager with WSP, noted TGS Tier 2 and LEED Platinum as the sustainability targets. Ms. Oh noted the north parcel is connected to the Enwave District Energy System and the team is in discussion with Enwave for the south parcel, which would result in no on-site fossil fuel combustion. Ms. Oh noted the retaining of the existing The Star building structure will reduce embodied carbon impact, and other ecological strategies including water management, the use of native and/or drought-tolerant plant species, and green roof biodiversity to support pollinator species.

1.3 Panel Questions

The Chair then asked the Panel for questions of clarification.

One Panel member asked for clarification on the areas in the pedestrian realm that are covered with a solid canopy, glazed canopy, or open to sky. Mr. Pontarini noted all paths are exterior except for one connection through the hotel lobby in the north parcel, the main north-south spine is covered by glass, a portion of it is open to above with no glass while some are covered by a portion of the podium volume.

Another Panel member asked for clarification on retail back-of-house areas as many units are two and three-sided. Mr. Pontarini noted the design will be updated based on usage once demising walls are located based on the final retail programs. Depending on the use, such as F&B or more traditional service type retail, elevators can be provided. Mr. Pontarini noted Pinnacle has extensive retail experience and will coordinate closely to finalize retail design. The Panel member noted the previous scheme had an elevated bridge over Harbour Street and if the current scheme proposes an underground connection instead. Mr. Pontarini noted there is an underground connection that is directly under the north-south pedestrian path and there will be at-grade access from the hotel lobby and other key entry points.

One Panel member asked for more information on the design of the roofscapes. Jodi Buck, Senior Associate with Hariri Pontarini Architects, noted there is a pool on the roof of the hotel, but the rest are green roofs. The Panel member asked if the green roofs are occupiable. Ms. Buck noted they are not occupiable.

Another Panel member asked if there is a pedestrian crossing at Harbour Street to facilitate pedestrian crossing between the two parcels at the mid-block passageways. Mr. Pontarini noted this is a question for the City.

One Panel member asked if the green roofs are intensive or extensive. Sara Massah, Senior Project Manager with NAK Design, noted they are extensive. The Panel member asked for the rationale on the large number of bike parking spaces on Yonge Street. Ms. Massah noted the team is trying to meet the bike count while keeping the pedestrian path clear, there are also bike parking areas on Harbour, Freeland Street, and Queens Quay. The Panel member asked for clarification on the few numbers of street trees on Freeland Street. Ms. Massah noted the large bus pad takes up space for trees, Mr. Pontarini noted Freeland St. became largely a service street for both parcels.

Another Panel member asked for the rationale for solid paving up to the building line and if there are opportunities for additional landscaping. Ms. Massah noted the units are glazed retail and entrances with deep overhang structures, so they conflict with tree canopy and landscaping. In trying to comply with the Lower Yonge Precinct Plan, the team opted for a minimal landscape treatment. The Panel member noted the importance of the experiential quality of the public realm and asked if some of the street services on Freeland Street can be consolidated with the north parcel to create a stronger frontage with the park.

One Panel member asked for the GHGI figure on the design. Ms. Oh noted the team is currently determining the GHGI target while developing the heating cooling plan. The design will be updated to meet the target. Currently the team is targeting meeting TGS Tier 2 for GHGI.

Another Panel member noted TEDI is better than the Tier 2 requirement and asked how the team plans to achieve this. Ms. Oh noted the team is exploring the Enwave connection and looking closely at the design of the building envelope. The Panel member expressed strong support for the TEDI figure and asked how the team plans to reduce thermal demand with a high ratio glass facade. Ms. Oh noted the project may look like a lot of glass, however the buildings have a relatively low window to wall ratio of 46% due to the mix of clear and spandrel panels. The Panel member asked if additional insulation will be added to The Star building. Mr. Pontarini responded it has not been determined. The Panel member asked if low carbon concrete will be used and if the hotel hot water will connect to the district energy system. Ms. Oh noted low carbon concrete has not been specified, and the team has many options for hot water strategy which has not been determined.

One Panel member asked if there is public art at the foot of Yonge Street. Mr. Pontarini noted the team has not selected public art yet, but it is planned and the team is committed to the public art program.

The Chair then asked the Panel members for comments.

1.4 Panel Comments

One Panel member appreciated the retail spaces wrapping around the pedestrian spines and noted that both plan and section can be further designed with the human-scale in mind, such as more refinement to the canopies on the lower storey. The Panel member encouraged the team to introduce finer details that enhance the human scale of the building and create a more tactile experience. The Panel member noted there is no landscaping in the interiors of the block and encouraged the team to let the landscape come in from the edges of the site.

Another Panel member noted the look of the canopy framing structure reads as value engineered compared to the one on the north parcel. The Panel member asked the team to consider a more deliberate shaping of the roof elements to mark the openings. Further to the comment on public art, the Panel member asked the team to determine the public art site now to ensure success. At the moment the Panel member is concerned because there does not appear to be a logical site for the art.

One Panel member noted thousands of people will live here and the mid-block connection will become a main street that runs parallel to Yonge. They recommended that the City create a crosswalk to facilitate movement between the two parcels along the pedestrian connection. The Panel member advocated for more bird friendly glazing higher than the standard datum especially given the scale of this project. The Panel member suggested the public art can be integrated into the mid-block connection as a landscape component, such as in the paving pattern that marks the greater site.

Another Panel member noted the landscape design feels flat and recommended more exploration. The Panel member commented the roofscape can use more biodiversity because currently that feels like a missed opportunity. Freeland Street feels barren and cold, and more landscape would create a more hospitable experience facing the park.

One Panel member appreciated the pedestrian passageway and recommended further refinement to the architecture and public realm to improve the pedestrian-scale experience. The Panel member suggested an intensive green roof strategy over an extensive approach. While appreciating the number of bike parking spots along Yonge Street, the foot of this important street should be more celebratory, consider emphasizing the public art component there. The Panel member recommended a more robust landscape plan for Freeland Street.

Another Panel member appreciated the clear and complete presentation, noted that the before and after images were very helpful. The Panel member felt the project is overall moving in a great direction with improvements to the public realm and adjustments to massing. The Panel member recommended the retail be well managed to ensure success, the tunnel connection is important for connectivity so ensure the at-grade access points are accessible and intuitive. The Panel member suggested integrating the public art on the treatment of the façade in composition with the buildings.

One Panel member appreciated the retaining of The Star building to reduce embodied carbon. Looking at the concrete frame for new development, the Panel member recommended low carbon concrete, i.e. with 30% SCM replacement that is quick curing and cost effective. The Panel member noted TEDI at 30 is excellent but also the most challenging, and the team should consider other means to lower total energy use. The Panel member noted even if a full integration with Enwave cannot be achieved, a hybrid – perhaps the primary hot water demand be made through the district energy system, or a partial air source heat pump with small Natural Gas fired backup – should be explored.

Another Panel member suggested multiple strategies for reducing thermal load, such as water recovery to re-use wastewater, sewage heat recovery, etc. The Panel member noted the hotel will use a lot of water, it would be valuable to capture some of the shower water as grey water for example. With the new zero-carbon 2024 targets, the Panel member recommended the team to consider how that transition can be planned for so the building is futureproofed.

1.5 Consensus Comments

General

- Appreciated the removal of the elevated bridge connection over Harbour Street.
- Appreciated the public realm changes in prioritizing the pedestrian midblock connection.

- The project is on the radar of Torontonians and will be a destination for the city, ensure the design meets the high public expectations.
- Support for the tunnel connection between parcel A and B under Harbour Street, ensure the at-grade access points to the tunnel are highly visible, accessible, and welcoming.
- Suggestion for the City to create a pedestrian crossing to facilitate the midblock connection between the two parcels.

Public Realm

- The pedestrian experience remains a priority, carefully consider the human scale in the design of the ground floor and public realm:
 - refine the lower building canopies to have more human scale details that are more articulated than the higher façade elements.
 - provide more landscaping into the pedestrian spine area.
 - articulate the uncovered parts of the canopy with unique architecture beyond the removal of the glazing and give special form to the structure.
- While accommodating the servicing needs of the site, Freeland Street requires further development to create a welcoming streetscape, consider:
 - further consolidating servicing areas to provide space for increasing the number of street trees
 - a more robust landscaping plan for Freeland Street
- The foot of Yonge Street deserves special recognition, consider strategies for celebrating the termination of the street with special expressions, such as public art, detailing on the Star facade, or unique landscaping.

Sustainability

- Appreciated the strategy of retaining the structure of The Star building and integrating the building into the project.
- It is recommended to specify low carbon concrete to reduce the embodied carbon content of the buildings.
- Appreciated the TEDI target of 30, ensure all strategies to reduce total energy demand are explored to help bring the goal within reach, such as tapping into the district energy for hotel hot water, or a hybrid system of partial air source heat pump with district energy,

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

Mr. Pontarini noted that the team made sure to update the design based on previous comments and remains committed to responding to the Panel's feedback this time. Mr. Pontarini noted the team will work with City staff on the bus drop-off areas and is interested in creating a strong Freeland Street while meeting the functional needs of the site as dictated.

1.6 *Vote of Support/Non-Support*

The Panel unanimously voted Full Support for the project.

2.0 Basin Media Hub – Detailed Design

<i>Project ID #:</i>	1133
<i>Project Type:</i>	Building
<i>Review Stage:</i>	Issues Identification
<i>Review Round:</i>	One
<i>Location:</i>	Port Lands
<i>Proponent:</i>	Hackman Capital
<i>Architect/ Designer:</i>	SOM, Melk!
<i>Presenter(s):</i>	Brian Glodney, Senior Vice President, Hackman Capital James Diewald, Associate Principal, SOM
<i>Delegation:</i>	Michael Lomax, Cresa Dan Herman, SOM Scott Pennington, CreateTO Carlo Bonanni, CreateTO Anthony Kittel, City of Toronto Chris Hilbrecht, City of Toronto James Parakh, City of Toronto Shayna Stott, City of Toronto Carly Bowman, City of Toronto Corey Bialek, Waterfront Toronto Kristal Tanunagara, Waterfront Toronto Josh Hilburt, Waterfront Toronto

2.1 Introduction to the Issues

Josh Hilburt, Development Planner with Waterfront Toronto, introduced the project by noting that the Basin Media Hub is located along the Shipping Channel west of the Turning Basin, and the existing site context includes Pinewood Studios, the Basin Transformer Station, the FedEx Shipping Centre, and McCleary Park. Mr. Hilburt noted the major plans and policies related to the site include the Production, Interactive and Creative (PIC) Core Urban Design Guidelines Project, Broadview Extension Municipal Class Environmental Assessment, and Water's Edge Promenade Detail Design. Mr. Hilburt noted that production studio uses are contemplated in the PLFP Framework and PIC Core Urban Design Guidelines and requires a minor zoning variance. Mr. Hilburt noted the project is here for Issues Identification, and the areas for Panel consideration include integration with the Water's Edge Promenade, Indigenous place-keeping opportunities, year-round activation, alignment with the Port Lands planning policy and urban design guidelines with respect to the secured perimeter, key view corridors, sustainability strategies, and architectural design. Mr. Hilburt noted that the Proponent is Hackman Capital with The MBS Group, SOM is the lead architect, and Melk! is the landscape architect. Mr. Hilburt then introduced Brian Glodney, Senior Vice President with Hackman Capital, to begin the project presentation.

2.2 Project Presentation

Brian Glodney, Senior Vice President with Hackman Capital began the presentation by introducing Hackman Capital Partners & The MBS Group's previous studio projects. Mr. Glodney noted the project goals, including creating a purpose-built production studio in Toronto, fostering robust production growth and job creation, an authentic architecture and open space that enhance the experience and promote environmental performance and wellness. Mr. Glodney introduced the team and James Diewald, Associate Principal with SOM, to continue the presentation.

Mr. Diewald reviewed the project timeline, historic photos of the Turning Basin, adjacent context including the Hearn Generating Station and the Port Lands Flood Protection Project, and the existing conditions of the site. Mr. Diewald reviewed the primary planning considerations including street network, transit, cycling, key views, urban blocks, film-friendly campus, human-scale frontages, architectural identity, placemaking, and future forward planning.

Mr. Diewald explained the program and proposed organization and massing of the buildings, the ground floor uses, proposed building datum lines, façade characteristics, private perimeter gates, and the public art opportunities. Mr. Diewald noted the team is working closely with Anthony Kittel to comply with the PIC Core Urban Design Guidelines.

2.3 Panel Questions

The Chair then asked the Panel for questions of clarification.

One Panel member asked if the streets in the blocks are private or municipal. Mr. Diewald noted the streets within the property are private and will be integrated with the existing network of municipal streets. The team is looking at a curb-less design which can be adapted if the streets are reverted to the city in the future.

Another Panel member asked if there is an opportunity for the perimeter buildings to be lower. Mr. Diewald noted the buildings are calibrated for production uses with direct access at grade, the project needs two levels of programs along the edges and there is an opportunity to create a legible street wall while providing regularity. Mr. Diewald noted there is also an opportunity to create height and scale. The Panel member asked for the average population of the facility, and more information on the production uses. Mr. Glodney responded the use of the facility changes dramatically daily, from standard baseline staff, long-term shows, to short-term leases, there will be a minimum of around five hundred fixed users with fluctuations dependent on production.

One Panel member asked for the status of the relocation of the substation. Mr. Glaisek noted the relocation is in City plans but there is likely no real timetable. Mr. Diewald noted there is currently no access from the substation area on the west side of the site into the project. The Panel member asked if the Proponent is responsible for the construction of the Water's Edge Promenade. Mr. Glodney noted the project is a partnership with CreateTO, but the Hackman and MBS team will be responsible for the design and construction of the Water's Edge Promenade understanding that this is still a working ship channel, not a recreational waterway. Mr. Glodney noted the team will focus effort on the special moments in the public realm. The Panel asked for

clarification on the proposed steps down to the water and other water related uses on the public realm. Mr. Diewald noted the strategies have not been validated with Ports Toronto, and the team is looking for guidance in balancing the needs of the working port and public spaces. The Panel member asked for the status of Indigenous consultation. Mr. Diewald noted the RFP has been sent to local groups, and the team is in the interview process to bring on a partner.

Another Panel member noted the importance of the views from Basin Street connecting the project with the city, and asked if the south building is in the view corridor to the water if one is standing at Basin and Carlaw Ave. Mr. Diewald noted there is no planned extension for vehicles on Carlaw Ave. and there is no required view corridor along that axis. The south building is kept lower to help keep the view open. The Panel member asked for the elements that are blocking the view south standing on Logan Ave. Mr. Diewald noted there are the security gate and kiosk, which appear in front of the Hearn beyond.

One Panel member noted there is a lot of impervious surface on the site and asked how the team is approaching stormwater management and green roof requirements. On the roof of the lower buildings, Mr. Diewald noted amenities, biodiversity, and the ability to capture stormwater. Additionally, the team will study more opportunities for infiltration. Mr. Glodney added that studio roofs are challenging as green roofs typically conflict with the structural needs for stage buildings. Mr. Diewald noted there is on-site solar to offset energy demand, the team is studying integrated solar for the parking structure and stage buildings.

Another Panel member asked how the public facing edges will interface with the film studio's private spaces. Mr. Glodney noted the site is a destination, at Logan and the Water's Edge Promenade there is opportunity for retail and commerce to activate the corner, or an event space - the area is recessed to give the public moments to look in. Mr. Glodney noted the wrappers around each stage are supportive programs, and the team is trying to find balance between activation and functional use.

One Panel member asked for more information on the sustainability systems and how the team plans to achieve the green requirements. Mr. Diewald noted a number of strategies are being explored, i.e. a central plant with opportunities to link with other facilities or district energy system, high performance enclosures, full utilization of roofs for vegetation, on-site solar, and use of low-carbon construction materials. Mr. Diewald noted the team will try to use mass timber for buildings with smaller floor plates.

2.4 Panel Comments

One Panel member appreciated the thoughtful proposal and asked the team to further develop the public realm along the Water's Edge Promenade (WEP) and refer to the East Bayfront WEP precedent. The Panel member suggested bringing more at-grade landscaping into the site while still accommodating vehicular needs. The Panel member noted that the base buildings feel very average compared to the other more unique structures on site that engage strongly with the context, consider rethinking the lower building facades in tandem with the landscape design to bring more richness to the proposal.

Another Panel member noted that film studios are inherently private, which makes the perimeter walls key mediators. The Panel member suggested that the gates can have more variety and avoid sameness, consider more richness and different scales between the different gates to help the project land more firmly on the site. On the overall perimeter building design, the Panel member suggested more richness and variety, i.e. more pedestrian-scaled facades along the northern edge, weather-protected southern edge along the WEP – it is important to focus on getting the lower level correct. The Panel member does not support the green color for the buildings, feeling that it does not work well with the context because the Port Lands have a much richer palette, and asked the team to consider alternatives to better connect to the precinct to its context.

One Panel member appreciated the presentation, noted the beige brick feels generic and asked the team to consider alternatives to relate to the rich industrial history of the Port lands. The Panel member appreciated the reading of the second storey volumes and asked the team to ensure the lower-level elements, including the gates, are properly grounded through design. The Panel member commented that offices should be prioritized at the ends of the blocks to improve engagement with the edges.

Another Panel member appreciated the project and is encouraged by Melk! leading the landscaping design. The Panel member felt the buildings are too monotone with bare exteriors and noted the promenade should be further developed as it offers many opportunities for softening with landscape and engagement with the water, such as planting, gathering areas, etc. The promenade currently feels very long with little payback.

One Panel member is excited by the project and appreciated the tension between the public realm and studio typology. The Panel member recommended another layer of tension can be added and asked the team to consider how ecology can be employed at the site, including an extensive green roof with maximum canopy coverage, comfortable open spaces occupiable year-round, and the full integration of the water and management.

Another Panel member encouraged the team to develop sustainability as an integrated approach and focus on climate and biodiversity resilience – target for performance improvements. The Panel member appreciated the team will bring on an Indigenous consultant and noted the opportunity for place-keeping lies in the relationship with water. The Panel member noted there is an opportunity to amplify other benefits to capitalize on health and wellness for staff. The Panel member encouraged the team to focus on delivering a great promenade with ecological strategies such as stratification of canopies, diversity of trees and planting, and intensive green roofs – all of which will contribute to the idea of place-keeping.

One Panel member appreciated the compelling project, the adaptable doors on the ground floor, the multi-tiered roof to address green roof and solar, and felt that it will become one of the best studios in the city. The Panel member noted the promenade will become very busy for cyclists, people will come sooner than expected, and

underscored the importance of the public realm juxtaposed with an active port – suggestion to look at the success of Sugar Beach as a precedent.

Another Panel member noted a lot of energy use will come from space heating and asked the team to look at solar walls which work well for industrial metal clad buildings while giving high returns. The Panel member commented that PV is great for the project, and asked the team to provide more detail on electrification of vehicles and other integrated strategies, i.e. lighting, waste, food, etc.

One Panel member noted the project provides great opportunities to exhibit sustainability leadership, and asked the team to explore all strategies with Waterfront Toronto to lower GHGI. Please note the Waterfront Toronto Green Building Requirements are more stringent than TGS, especially with respect to emissions.

Another Panel member noted the Indigenous history of the site and tension with ecology, and asked the team to speak to these as the design continues to develop. The Panel member asked the team to maintain strong and clear views to the shipping channel by opening up Logan Ave. as much as possible.

2.5 Consensus Comments

General

- Appreciated the detailed presentation and design concepts.
- Turning Basin is a popular destination now and will become more popular as soon as the Water's Edge Promenade is constructed, ensure the public realm is well designed.
- Consider the Indigenous history of the site and explore placemaking opportunities to tell stories about water.

Buildings

- It is important to preserve the north-south view corridors to the water in the long term, consider reconfiguring the Carlaw gate to maintain views to the Shipping Channel along the Basin.
- The perimeter gates are opportunities for placemaking, consider different treatments and scales for the designs.
- Explore other colours on the building facades that better represent the character of the Port Lands and its local palette of materials.
- Provide a full elevation of Basin Street at the next review.

Public Realm

- Provide a comprehensive landscape strategy at the next review.
- Refine the building designs, i.e. facades, interface with public realm, etc, in conjunction with the landscape concept.
- Consider seasonality in the design of the public realm.

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

Mr. Glodney appreciated the enthusiasm for the project and noted the team is incredibly invested in the project as it helps create jobs and bring great urban design to the waterfront. The team will work hard to meet the many different goals for the site and find the right juxtaposition.

2.6 Vote of Support/Non-Support

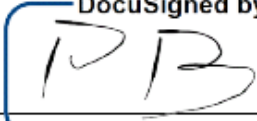
No vote was taken at Issues Identification.

CLOSING

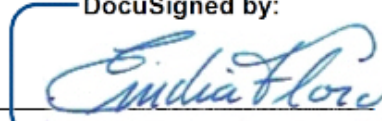
There being no further business, the Chair then adjourned the public session of the meeting after a vote to go into a brief in-camera session.

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


Signed--

DocuSigned by:

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Paul Bedford, Waterfront Design Review Panel Chair

DocuSigned by:

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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