



# Basin Media Hub

Schematic Design  
Jan. 25<sup>th</sup>, 2023



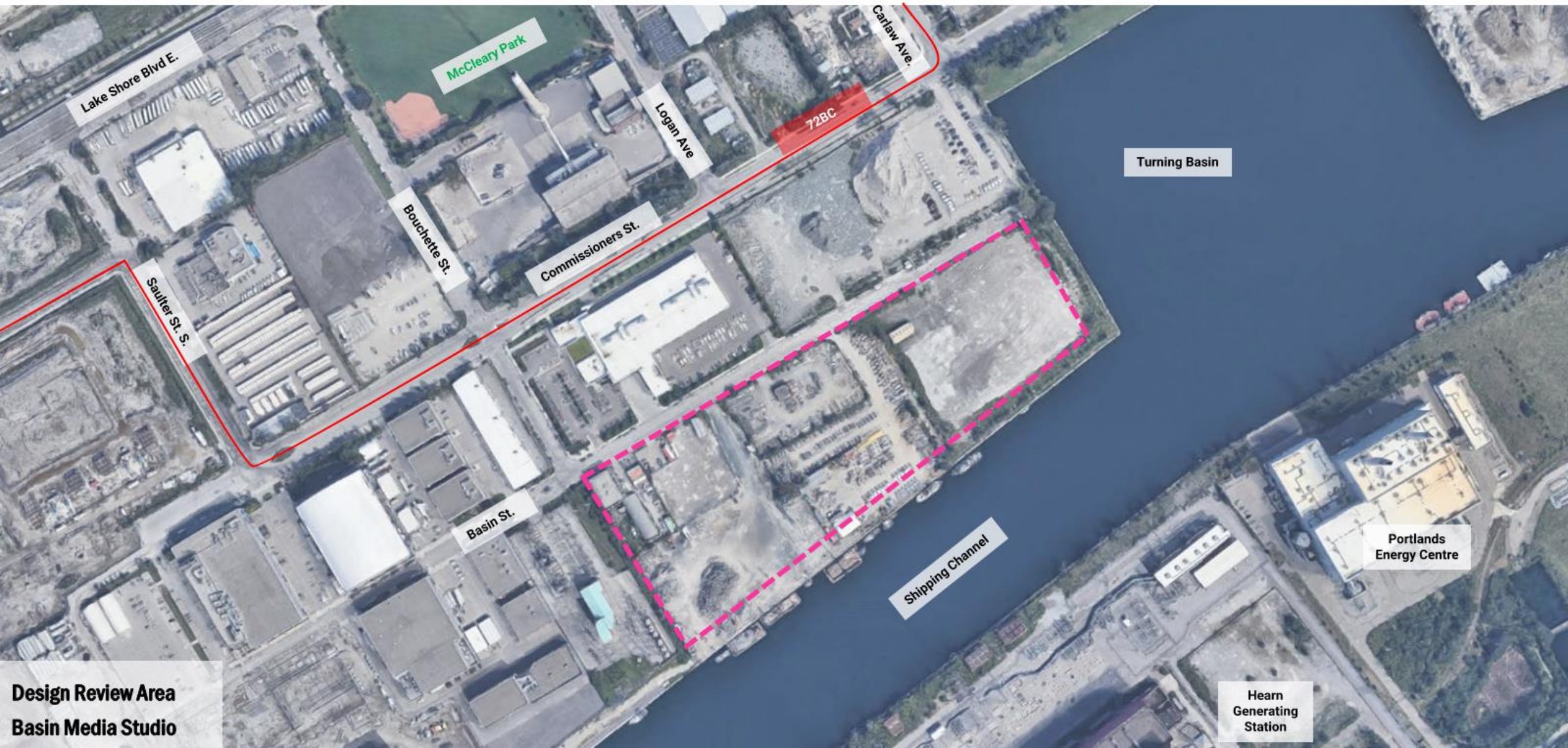
# Site Location

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

Design Team: SOM, Melk!

Review Stage: Schematic Design



Design Review Area  
Basin Media Studio



# Site Context

## Existing Condition

Basin Media Hub

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Design Team: SOM, Melk!

Review Stage: Schematic Design





# Project Background

## Basin Media Hub

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Design Team: SOM, Melk!

Review Stage: Schematic Design

## Recent Development History

- The site has been used for soil and aggregate storage, a construction works yard and support for the Gardiner reconstruction project, as well as CreateTO offices.
- The site includes the Sun Oil Building, a listed Heritage Building
- For Basin Media Hub lands, the Central Waterfront Secondary Plan (CWSP) and Port Lands Area Specific Policies were brought into force by the Ontario Land Tribunal (OLT) on May 18, 2021 and further amended by the OLT on July 11, 2022.
- The area is planned for "Production, Interactive and Creative (PIC) Core" land uses and a public promenade

## Major Programs

- PIC Core Urban Design Guidelines Project:
  - Draft Guidelines presented to Waterfront DRP in January 2022
  - Indigenous engagement program developed in 2022, engagement planned January 2023-October 2023
  - UDG anticipated to be completed for Q4 2023
- Broadview Avenue Extension Municipal Class Environmental Assessment
- Water's Edge Promenade Detailed Design



Yellow: Port Lands "Production, Interactive and Creative (PIC) Core" districts



# OP and Zoning Permissions

- Port Lands Planning Framework and Official Plan Modification provide specific policy direction on land use, built form, movement and access, sustainability and biodiversity, cultural heritage and public art.
- Site-specific zoning amendment adopted by City Council on July 19, 2022:
  - Employment Industrial zone with studio permissions and Open Space Natural zone for Water's Edge Promenade (WEP)
  - Permits commercial animation uses to activate the Open Space Natural zone and street frontages
  - Basic development standards for built form, height, density and on-site parking
- PIC Core Urban Design Guidelines, once completed and adopted by Council, will provide further design direction while allowing flexible application.



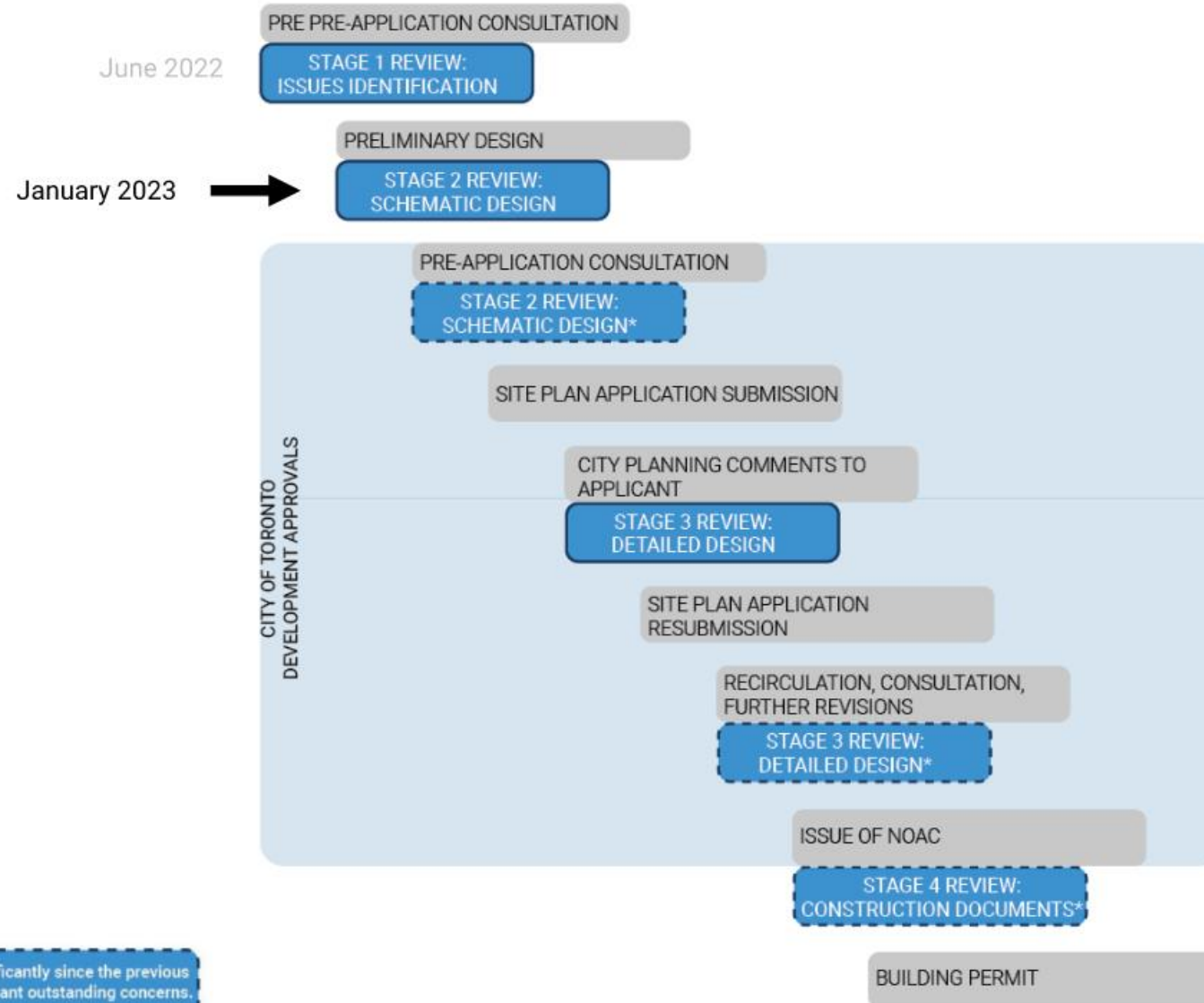
Site-specific zoning, Zoning by-law 569-2013



# Project Approval Stage

## DRP Stream : Public land – Site Plan Application

Basin Media Hub  
Proponent: Hackman Capital + The MBS Group  
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Review Stage: Schematic Design



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.



# Basin Media Hub – Issues Identification

## June 2022 Consensus Comments Recap

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

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Review Stage: Schematic Design

### 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.**



# Areas for Panel Consideration– City of Toronto + Waterfront Toronto

Basin Media Hub

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Design Team: SOM, Melk!

Review Stage: Schematic Design

## Water's Edge Promenade and Landscape design:

- Revised landscape and public realm plan
- Indigenous place-keeping opportunities in the public realm
- Considerations for year-round activation providing access for public and studio workers

## Alignment with Port Lands planning policy and emerging urban design guidelines:

- Preservation of key view corridors
- Design of the various security gates and their integration with public realm

## Sustainability strategies:

- Does the proposal meet WT and City objectives (TGS performance, climate emergency declaration)?  
Are there other opportunities?

## Architecture:

- Building elevations and perimeter conditions: materiality, color, integration with landscape
- Treatment of the revised above-grade parking structure



# BASIN STUDIOS

## Toronto Port Lands

Waterfront Toronto Design Review: Schematic Design  
January 25, 2023



cresa:::

!melk

SOM



## Agenda

- Introduction
- Site & Context
- Planning Considerations
- Studio Organization
- Character & Placemaking

DRAFT



## Our Team

Hackman Capital Partners & The MBS Group



**\$10B+**

Studio Asset  
Investment

**90+**

Studio Locations  
In 6 Countries

**490**

Existing Stages  
Supported

**450+**

Productions  
A Year



Basin Studios | Toronto Port Lands  
HCP | MBS | SOM



## Project Goals

**1.**

Create a purpose-built,  
state-of-the-art  
production studio in  
the heart of Toronto

**2.**

Foster robust  
production growth and  
high-quality job  
creation

**3.**

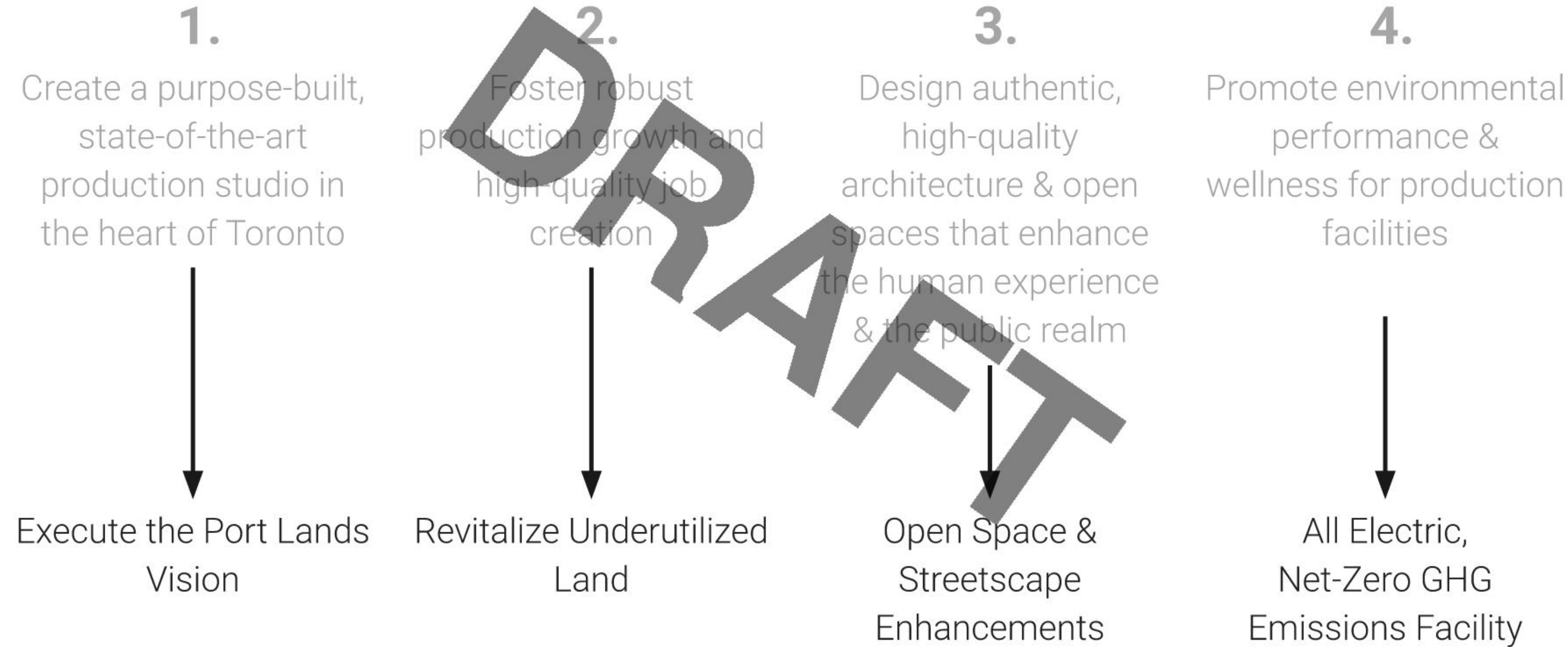
Design authentic,  
high-quality  
architecture & open  
spaces that enhance  
the human experience  
& the public realm

**4.**

Promote environmental  
sustainability &  
wellness for production  
facilities



Project Benefits



## Our Team



**Hackman Capital Partners**  
Owner

**MBS Group**  
Studio Operations

**CRESA**  
Project Management

**Epilogue**  
Development Consultant

**SOM**  
Design Architect

**Adamson**  
Architect of Record

**!melk**  
Landscape Architect

**Entuitive**  
Structural Engineer

**R.E. Millward**  
Planning

**Devine Park**  
Land Use

**MCW**  
Sustainability

**Trans-Plan**  
Transportation

**WalterFedy**  
Civil

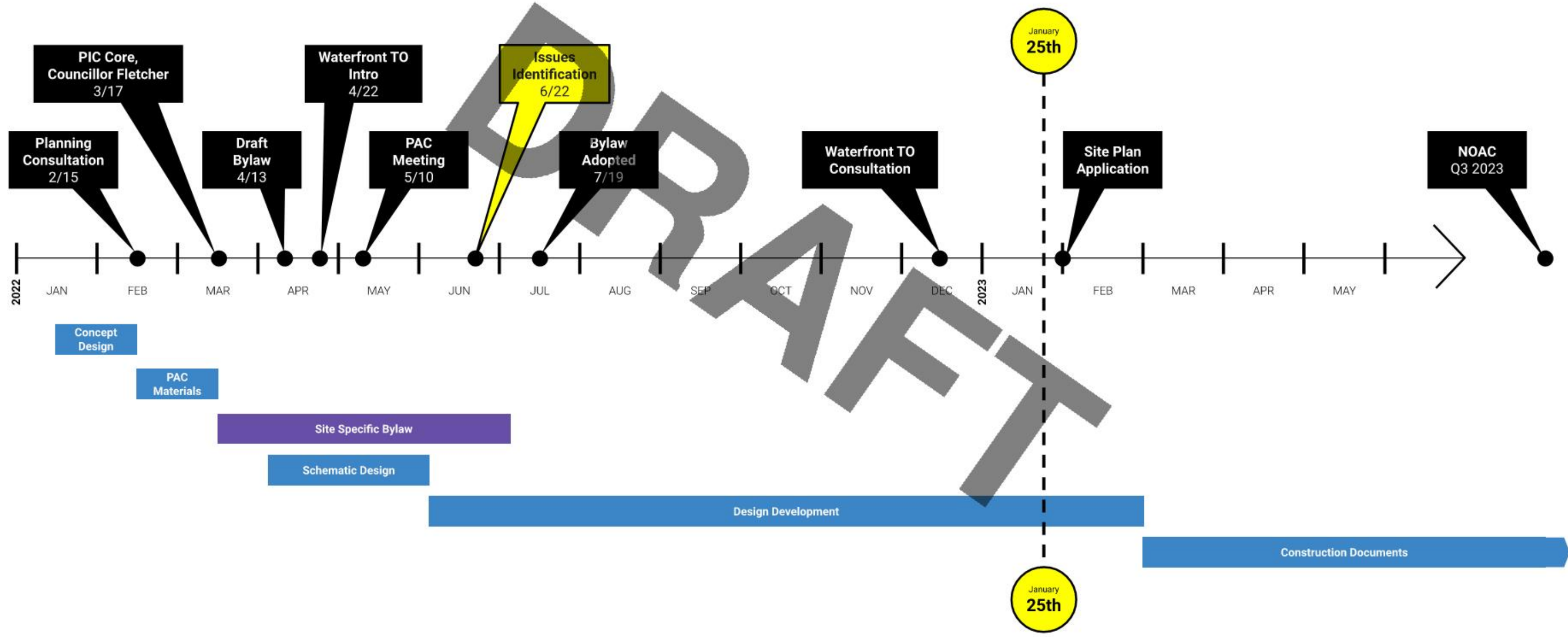
**RWDI**  
Environmental Engineering

**Mulvey & Banani**  
Consulting Engineers

**TMP**  
Consulting Engineers



Where We Are



## What we Heard

**1.**

Public space along the water's edge is a critical consideration for this site

**2.**

Placekeeping principles are a key aspect of placemaking in the Port Lands

**3.**

Architecture should consider the industrial history of the Port Lands

**4.**

Landscape should revive the ecological history and seasonality of the Port Lands



**Site & Context**



**Background**  
Location

**Downtown  
Toronto**

**Basin Studios**

**Port Lands**

**5km**



## Background Ecological & Indigenous History

NOTE: THESE MATERIALS ARE CONCEPTUAL IN NATURE AND MAY CHANGE ACCORDING TO OWNER REQUIREMENTS. ALL CONTENT IS PRIVILEGED AND CONFIDENTIAL AND SHALL NOT BE DISCLOSED.



Don River

Ashbridges Marsh

Port Lands

Toronto Harbour 1793





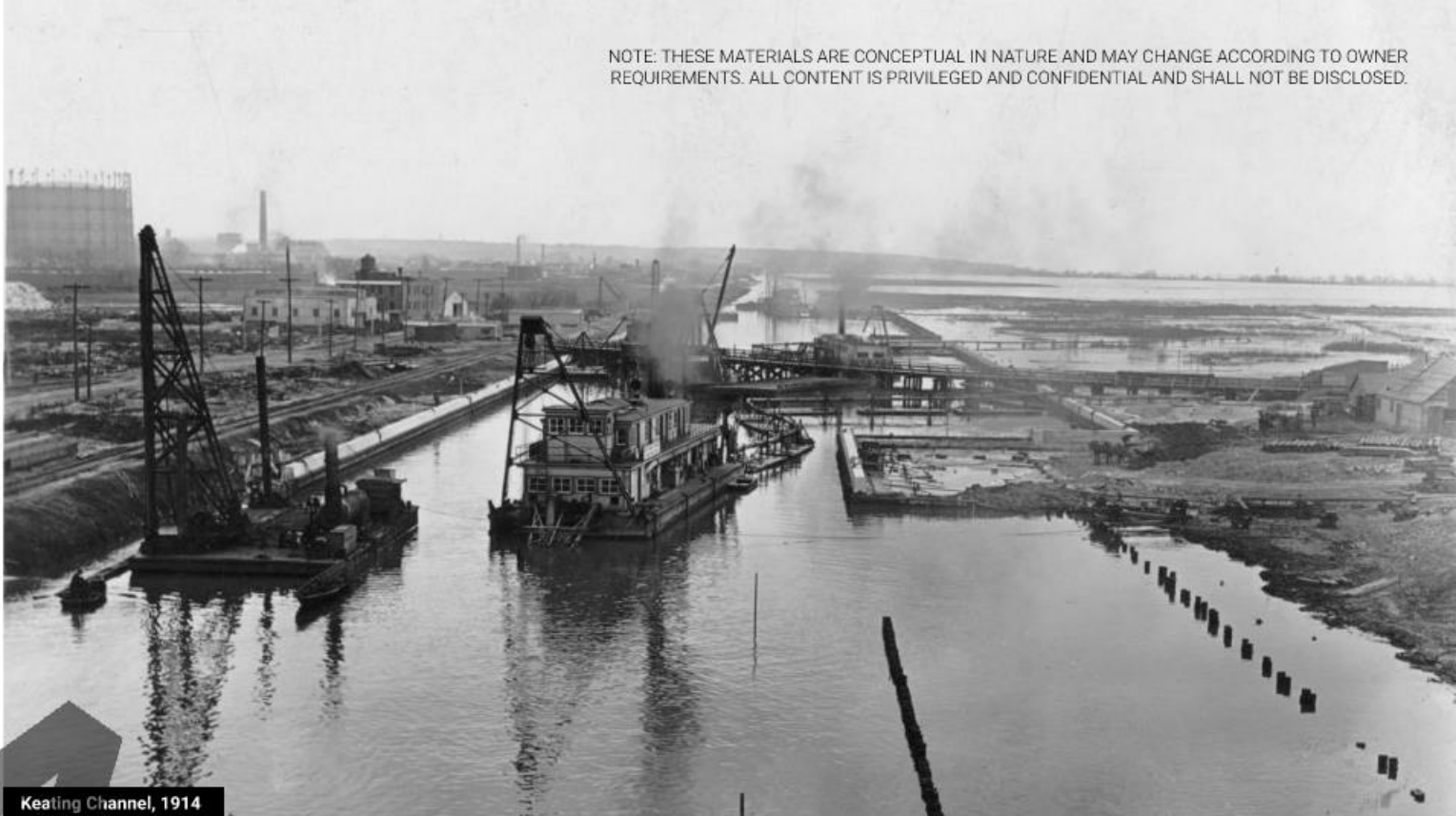
**Background**  
Industrial History



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HCP | MBS | SOM

View from Royal York, 1927

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Keating Channel, 1914



A PLAN SUGGESTED BY  
THE TORONTO BOARD OF TRADE  
FOR THE DEVELOPMENT OF  
**ASHBRIDGE BAY**  
*Showing provisions for the  
entry of all Railways  
under City Control.*

Port Lands Land Reclamation Plan



**Background**  
The Context Today

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Hearn  
Generating  
Station

Pinewood  
Studios

Ship Channel

Basin  
Studios

Turning Basin

Basin Street

Commissioners St.

FedEx

AJ Self  
Storage

Toronto  
Hydro

Carlaw Ave.

Mayfair  
Clubs

Logan Ave.

Bouchette St.

Basin Media | Toronto Port Lands  
HORNBY, MIDMORE, CUNNING & MCLEARY

Lake Shore Blvd

McCleary  
Park



## Background

Media Production in the Port Lands Today



Pinewood, Sound Stages



Pinewood, Commissioners St.



Basin Media | Toronto Port Lands

Pinewood, Basin St. Gate



Pinewood, Commissioners St.

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**Background**  
Our Site Today



Ship Channel



Sun Oil Building, Basin St.



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HCP - MBS | SKIDMORE, OWINGS & MERRILL LLP

Turning Basin



Basin St. Frontage

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**Background**  
Transformation

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Basin  
Studios



## Background Transformation



Leslie Lookout Project



Villiers Island



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HCP | McCleary District



Don River Mouth Naturalization



Cherry St. Bridge

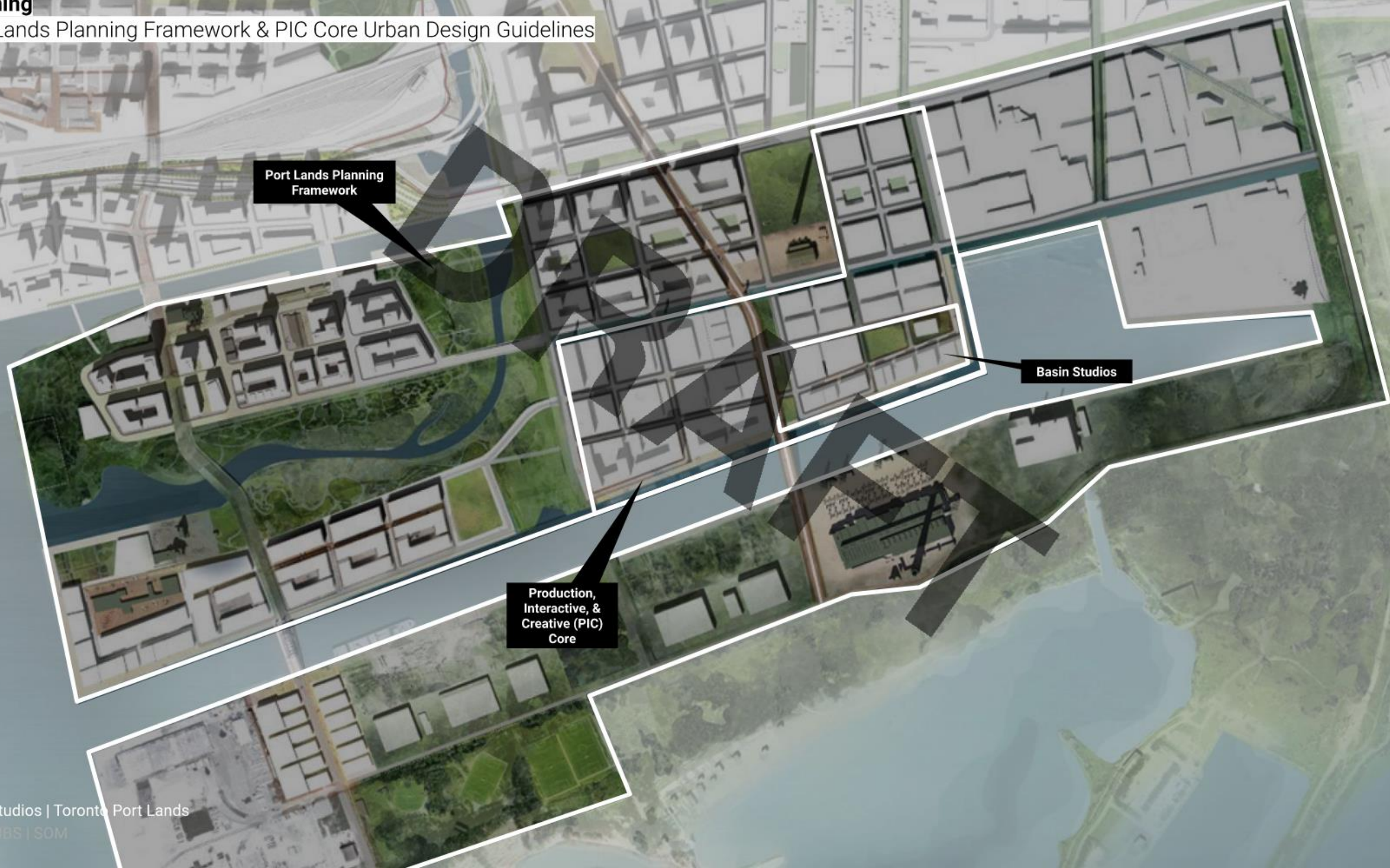
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## **Planning Considerations**

## Planning

### Port Lands Planning Framework & PIC Core Urban Design Guidelines



Port Lands Planning  
Framework

Basin Studios

Production,  
Interactive, &  
Creative (PIC)  
Core



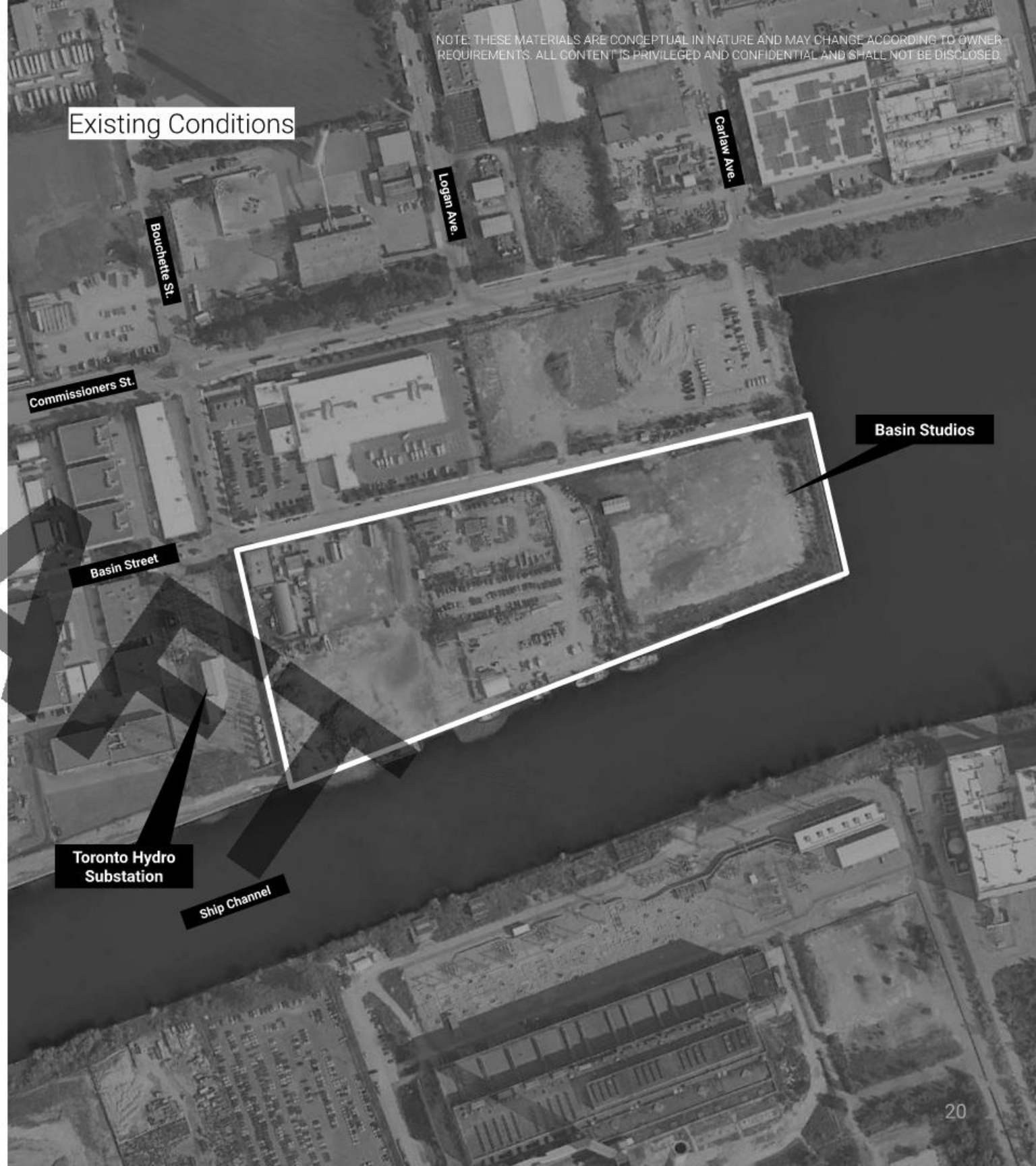
**Planning**

**Port Lands Planning Framework**



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**Existing Conditions**





**Planning**  
Urban Infill | Production Studios



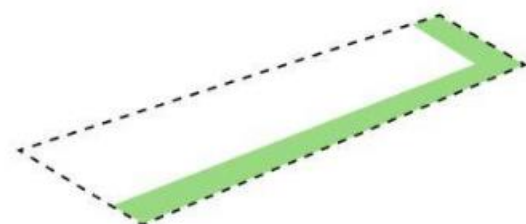
Basin Studios | Toronto Port Lands





## Planning

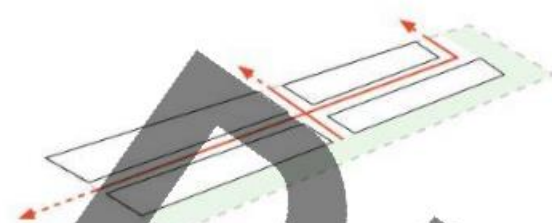
### Urban Principles for Basin Studios



1

#### Public Waterfront

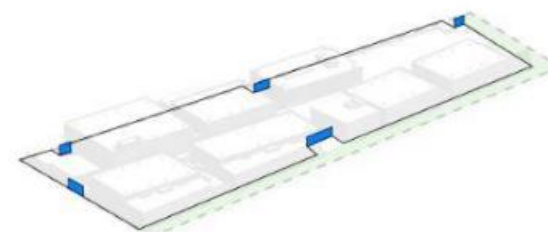
Create a public promenade along the water's edge.



2

#### Urban Blocks

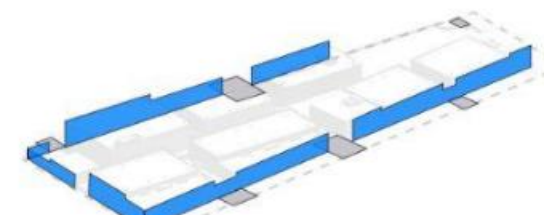
Establish ROWs that divide the site into walkable urban blocks.



3

#### Film Friendly Campus

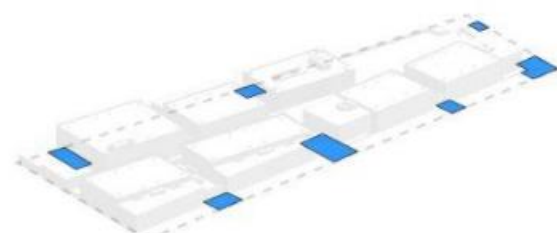
Facilitate controlled access through architectural massing and gates.



4

#### Human Scale Frontages

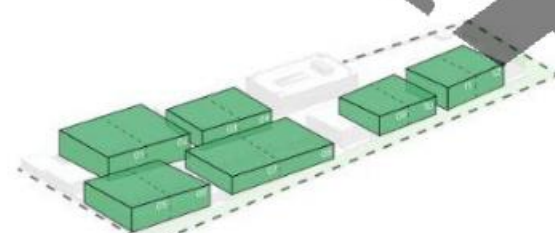
Varied materials and heights, and active uses contribute to human-scaled street frontages.



5

#### Placemaking

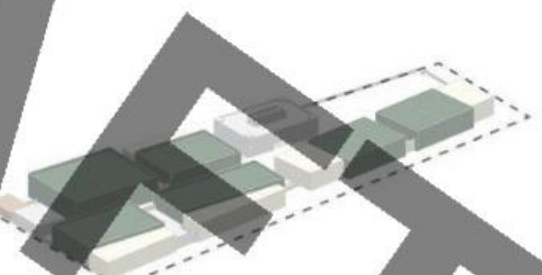
Create a series of outdoor rooms that connect the project with the public realm.



6

#### Expressed Stages

Celebrate production uses with clearly articulated volumes for each pair of stages.



7

#### Architectural Identity

Several distinct typologies promote variety and a unique architectural character.



8

#### Future Forward

Contribute to the health and wellness of people and environment through design.



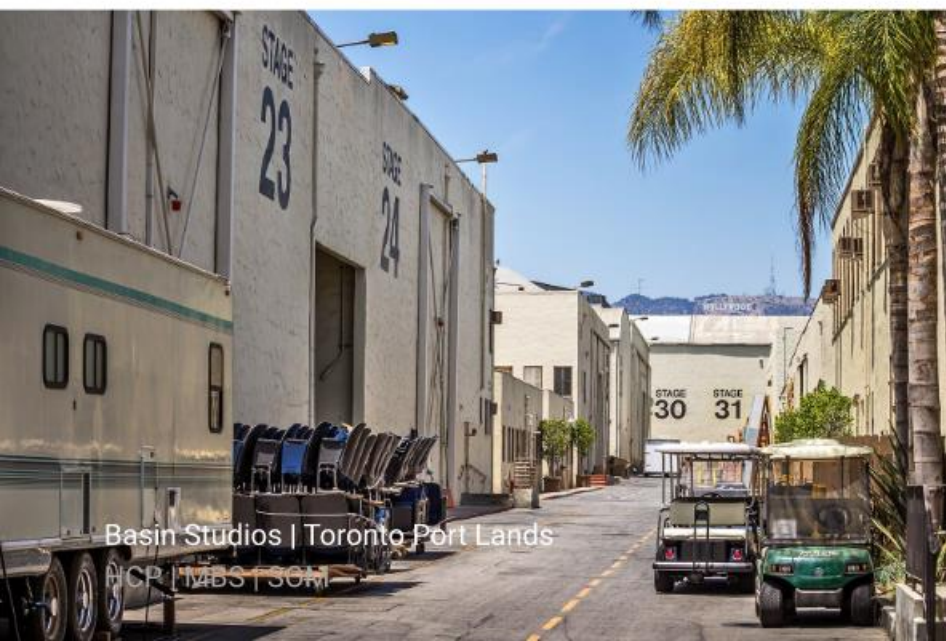
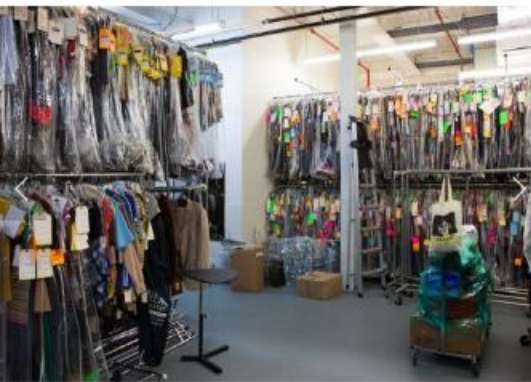
## **Studio Organization**



## Studio Organization Uses & Spaces



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NCP | MBS | SOM



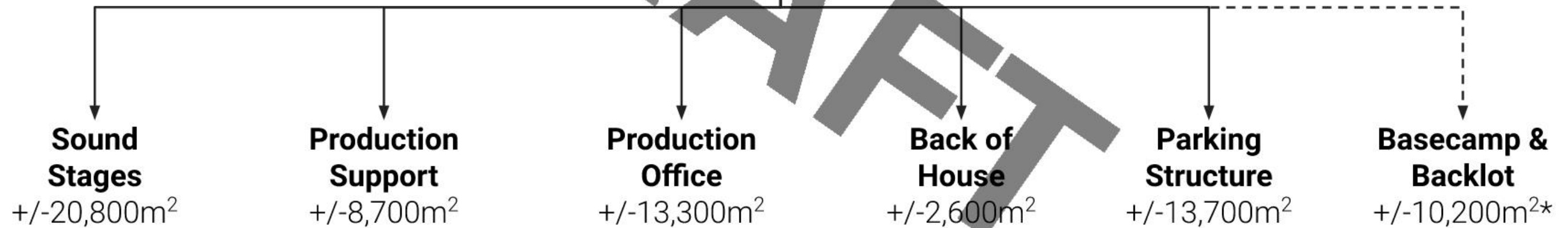


## Studio Organization Program

**+/-52,649m<sup>2</sup>**  
Site Area

**+/-59,100m<sup>2</sup>**  
Gross Project Area

**+/-1.1 FSI**  
EL 2.5 Zone



**+/-374**  
Parking Spaces  
Including 94 EV Spaces  
max 568 @1.25 spaces/100 m<sup>2</sup>

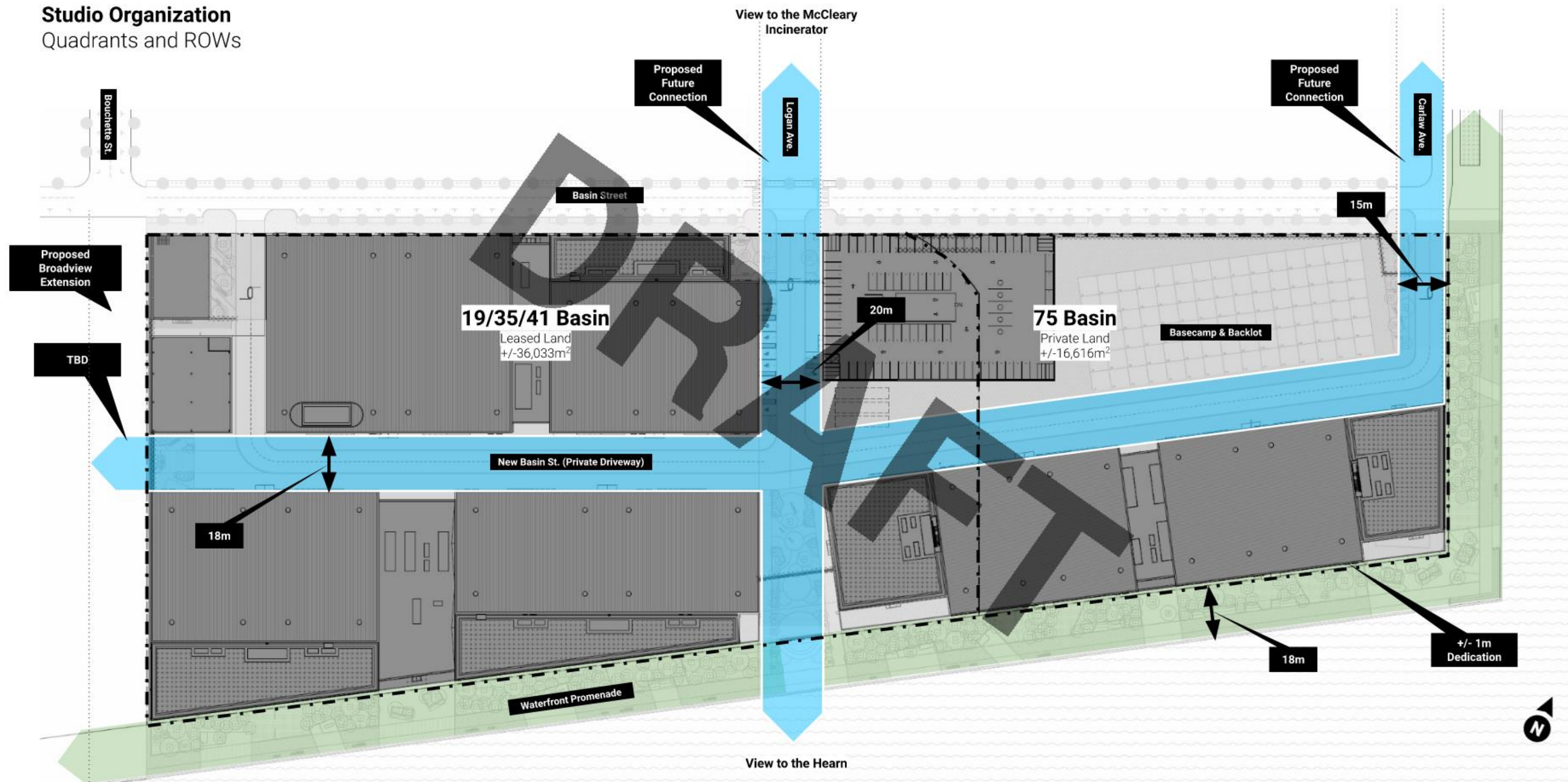
**+/-124**  
Bike Parking Spaces  
Including 104 long term and 12 short term  
parking spaces  
@.25/100m<sup>2</sup>

\*Basecamp & Backlot Areas  
are not enclosed programs and  
do not contribute to FSI.



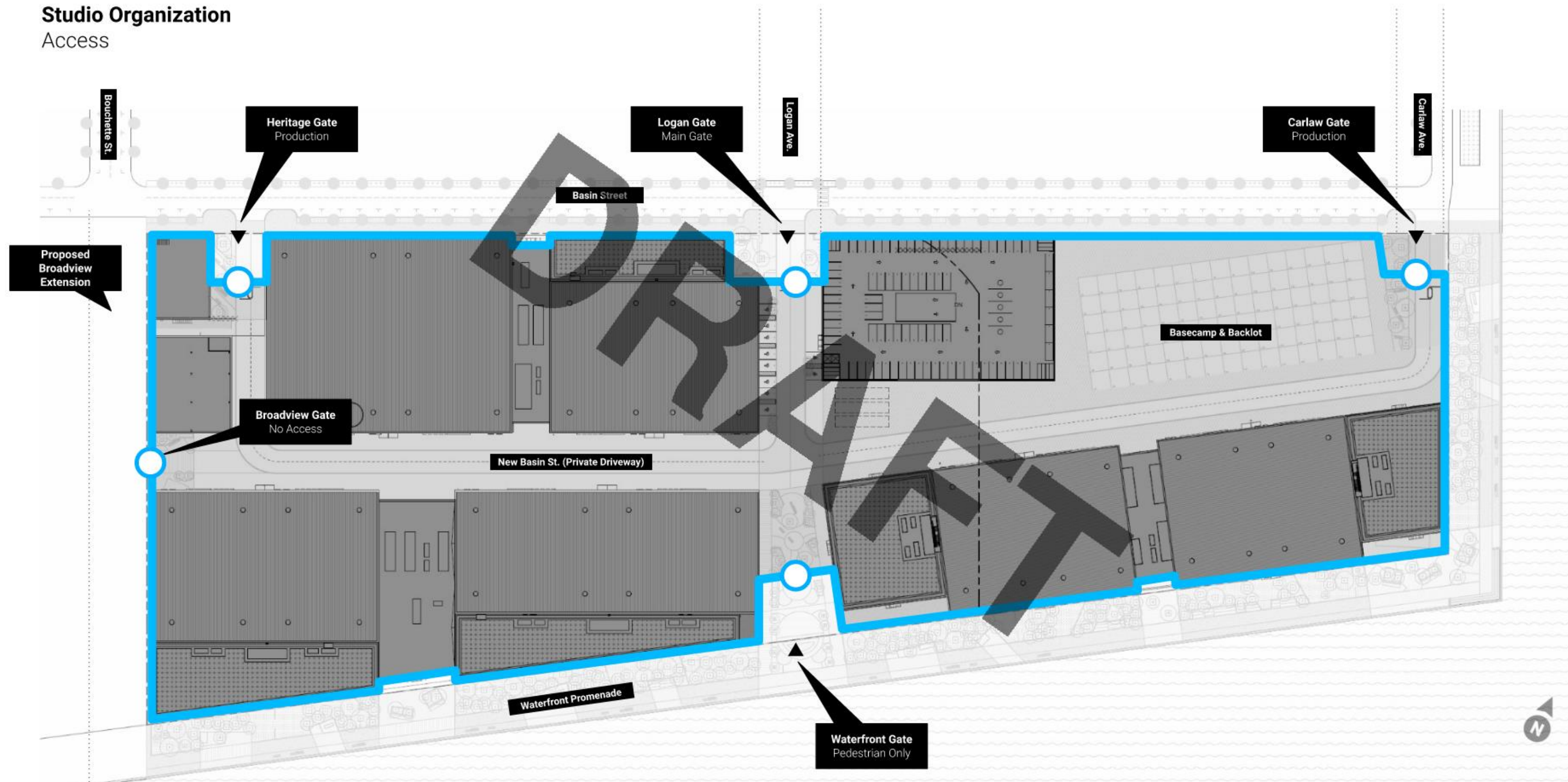
## Studio Organization

### Quadrants and ROWs





## Studio Organization Access





# Studio Organization Landscape Strategy





Studio Organization

Uses: Soundstages

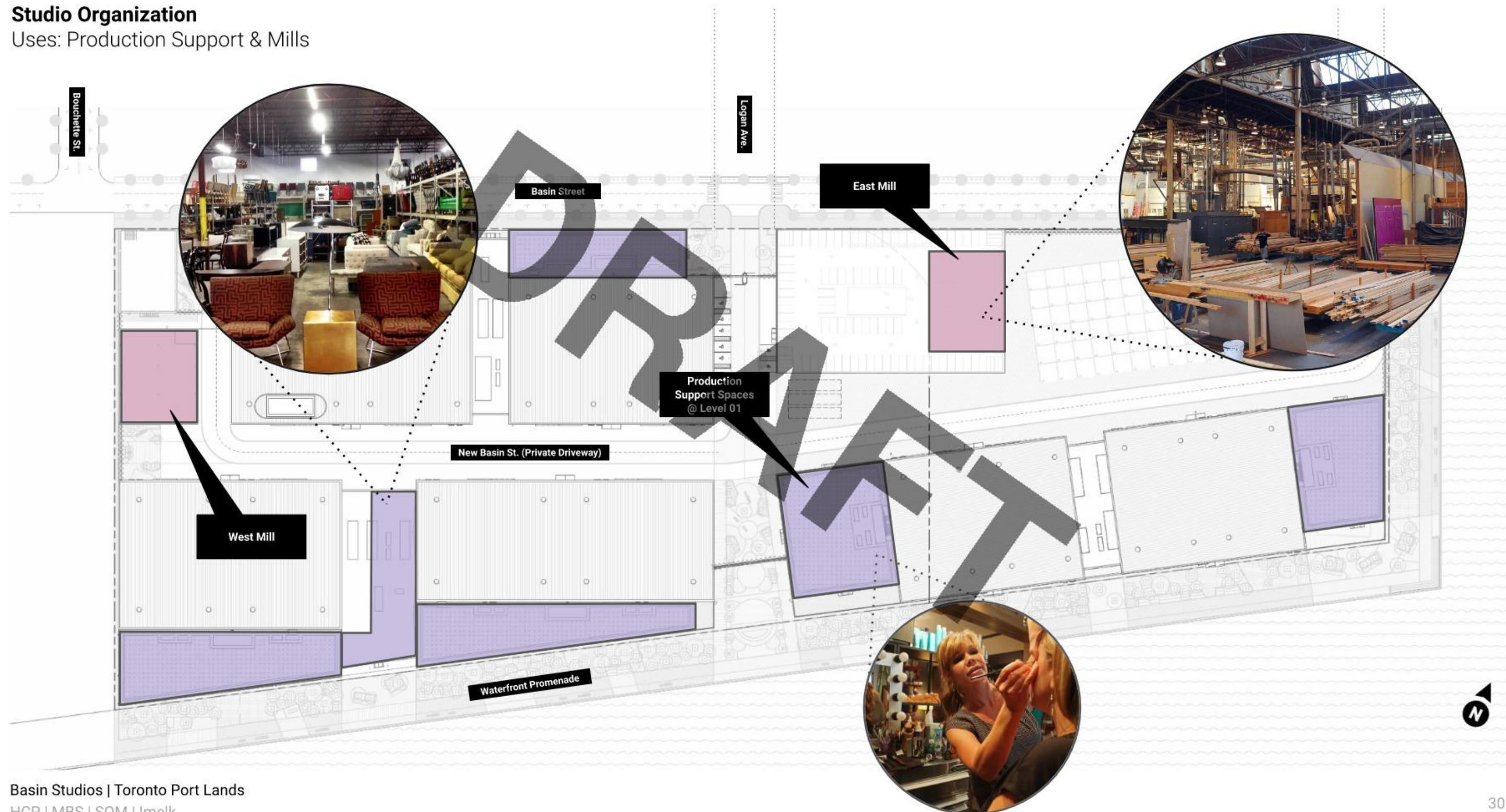
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## Studio Organization

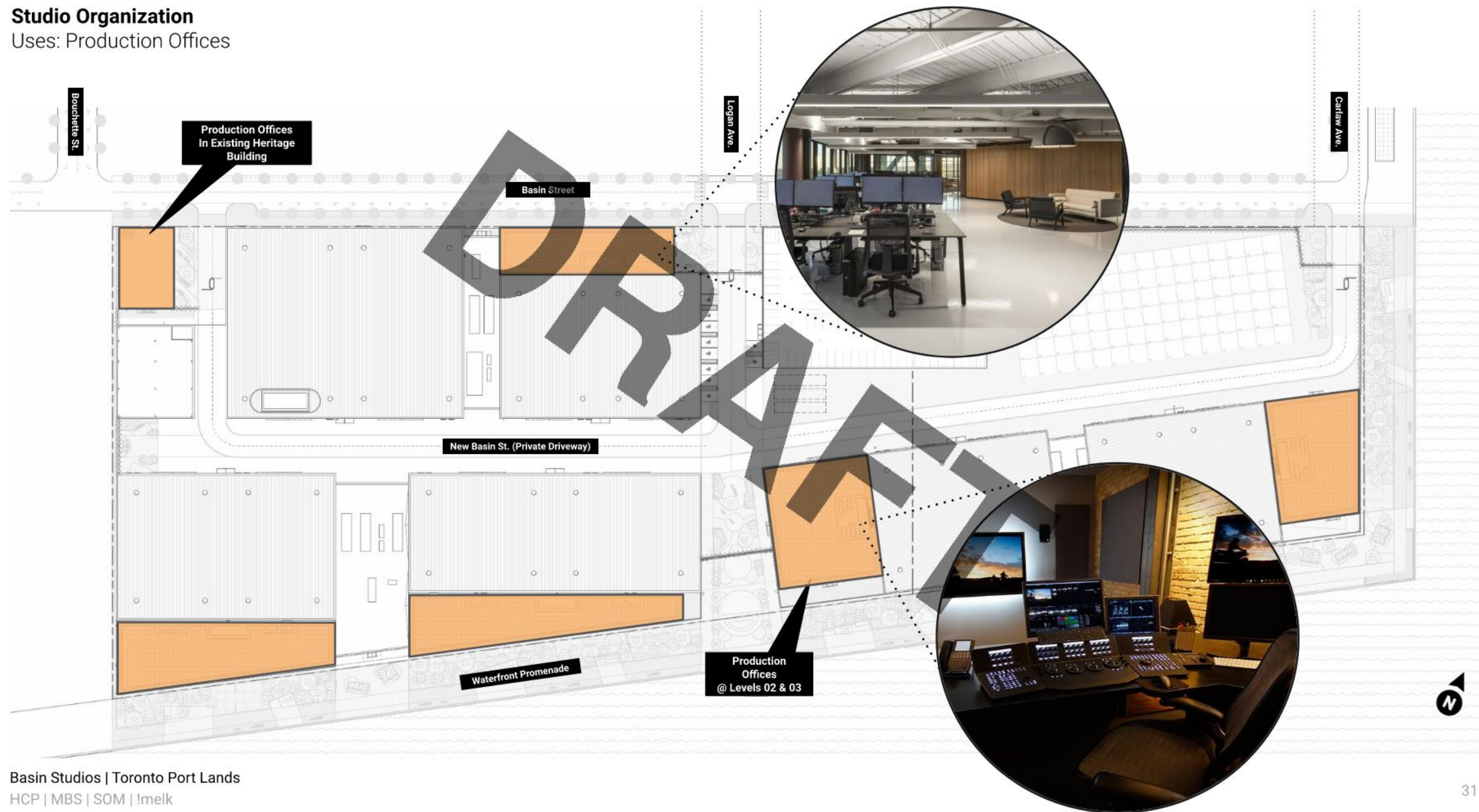
Uses: Production Support & Mills





## Studio Organization

Uses: Production Offices

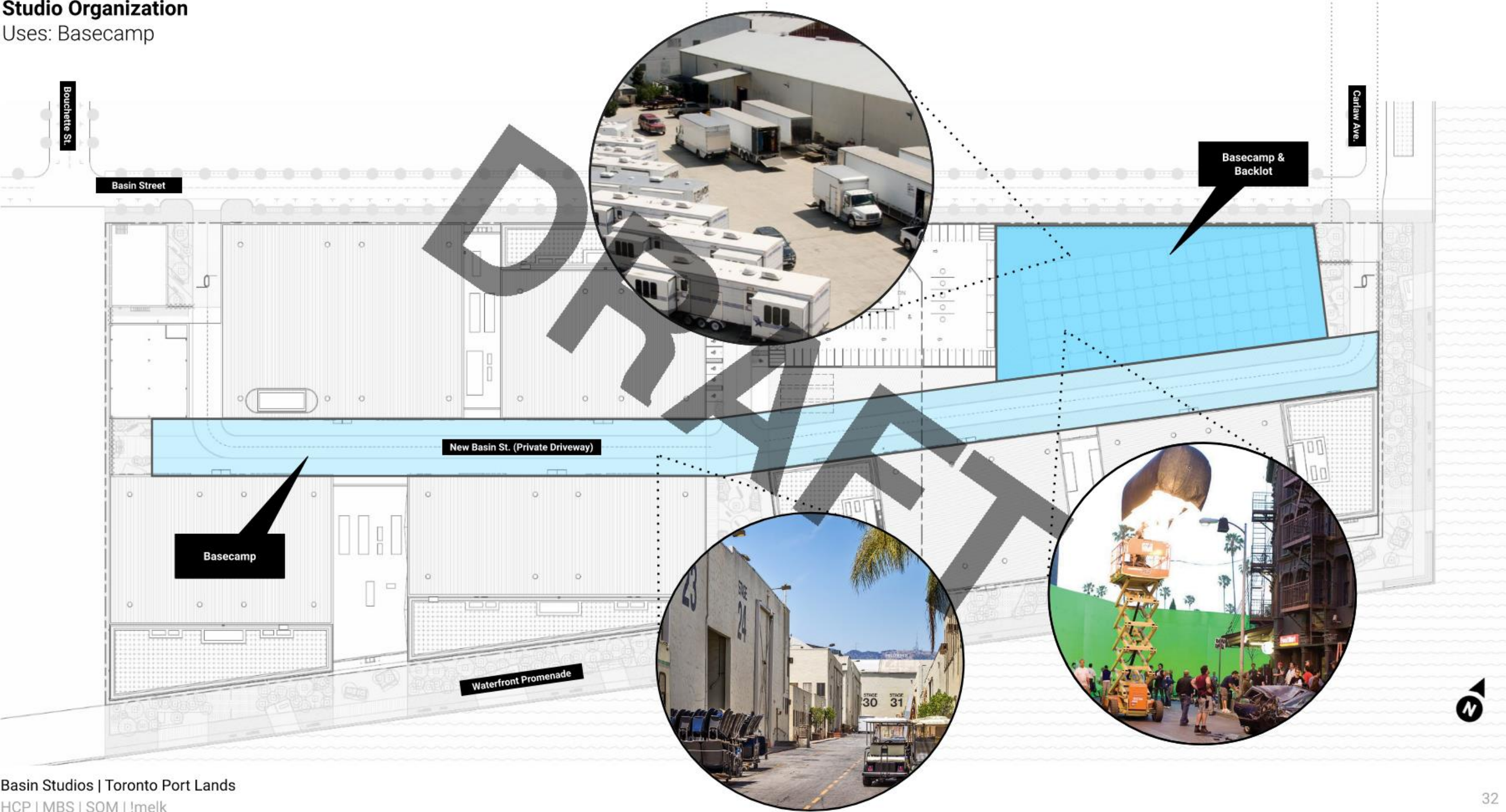




Studio Organization

Uses: Basecamp

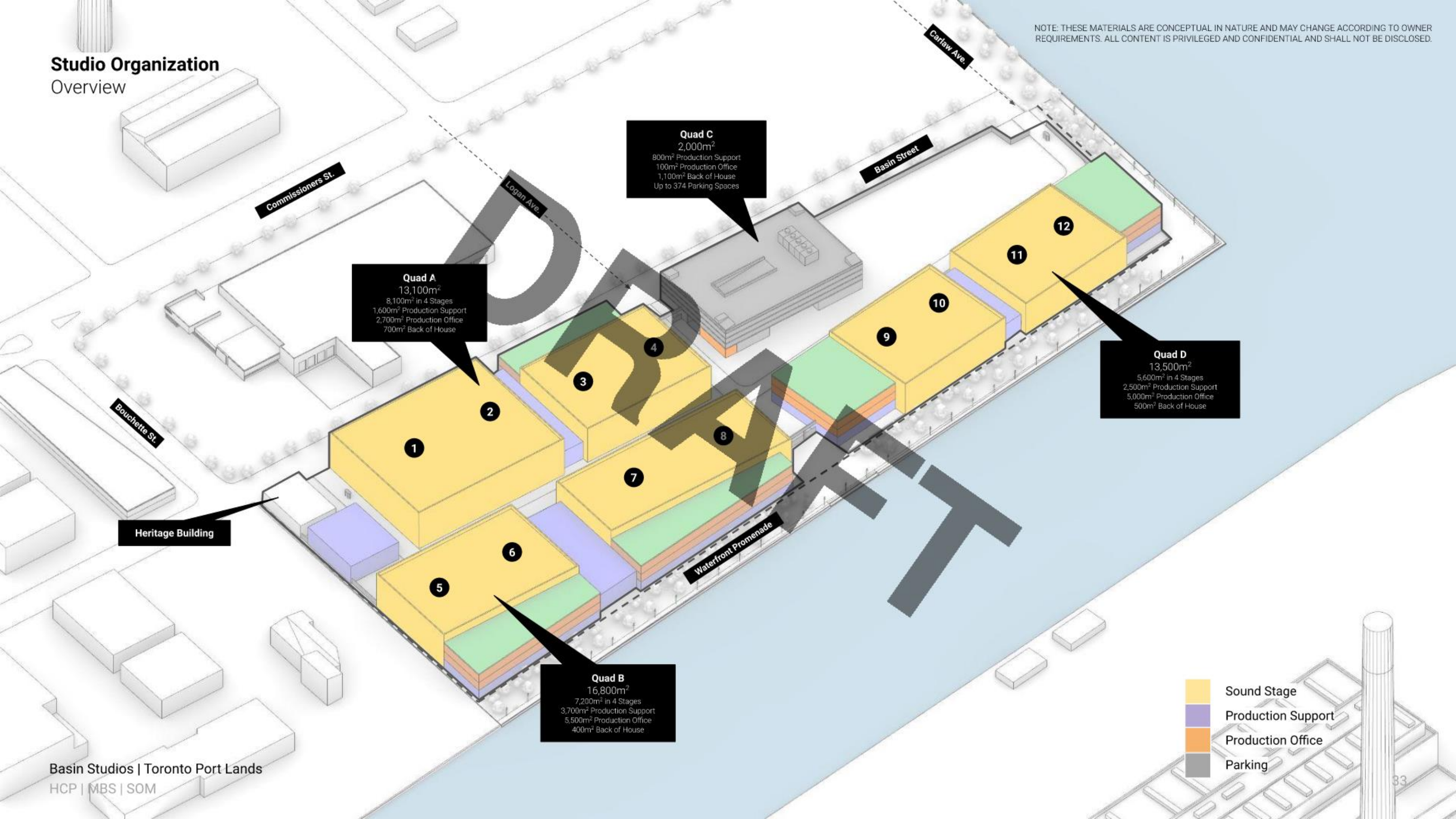
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Studio Organization  
Overview

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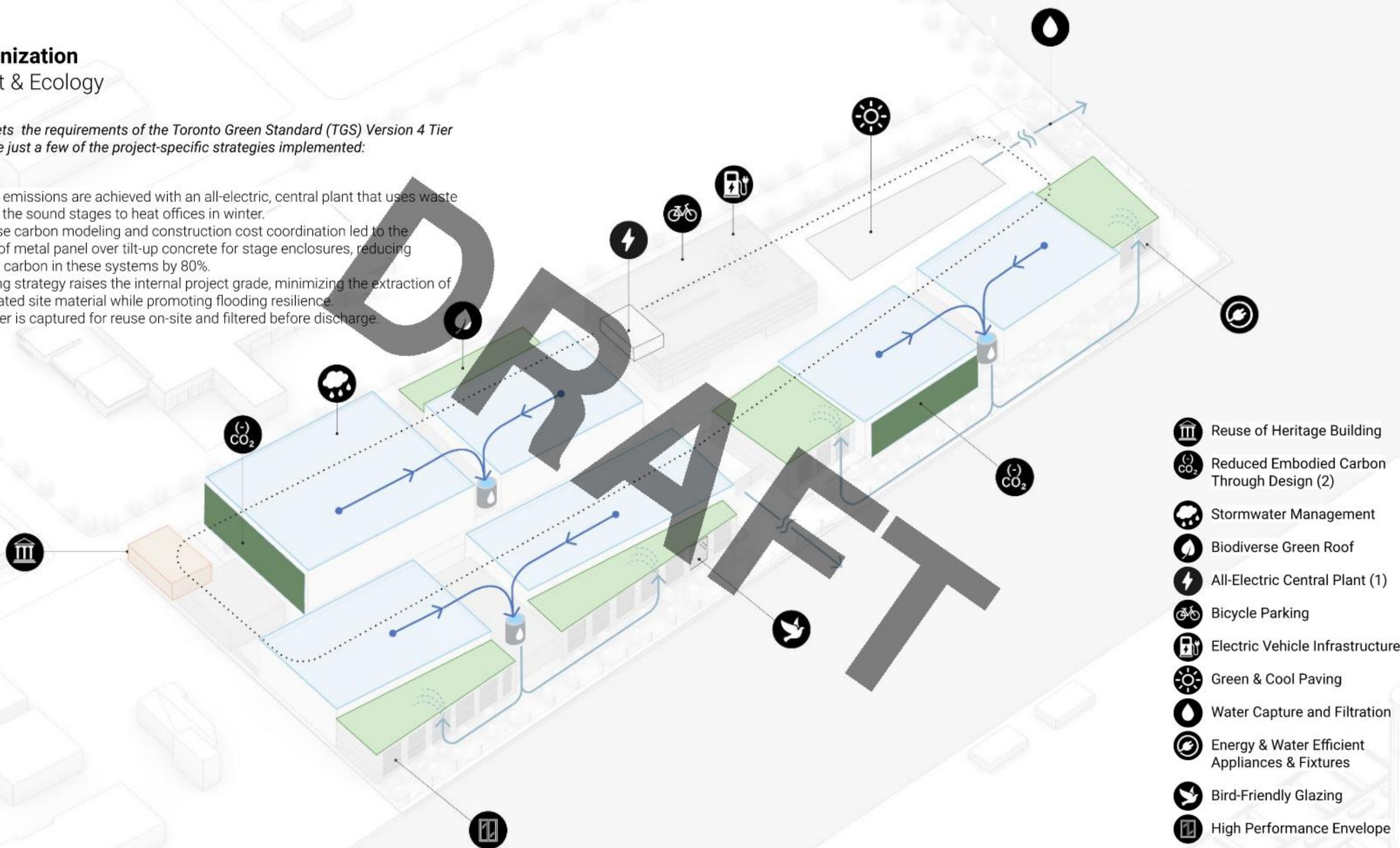


# Studio Organization

## Environment & Ecology

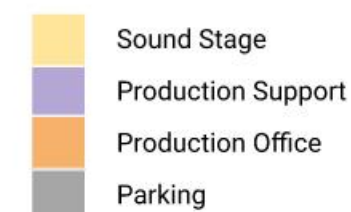
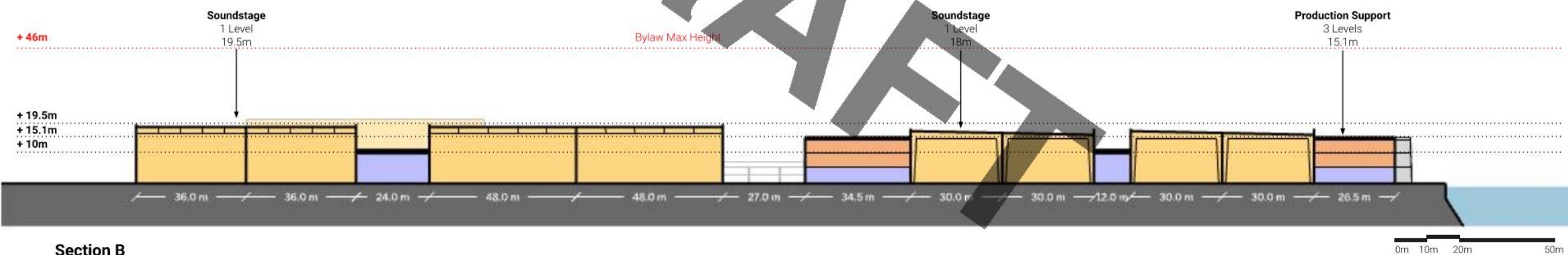
Basin Studios meets the requirements of the Toronto Green Standard (TGS) Version 4 Tier 1, the following are just a few of the project-specific strategies implemented:

1. Zero GHG emissions are achieved with an all-electric, central plant that uses waste heat from the sound stages to heat offices in winter.
2. Early-phase carbon modeling and construction cost coordination led to the selection of metal panel over tilt-up concrete for stage enclosures, reducing embodied carbon in these systems by 80%.
3. Our grading strategy raises the internal project grade, minimizing the extraction of contaminated site material while promoting flooding resilience.
4. Stormwater is captured for reuse on-site and filtered before discharge.

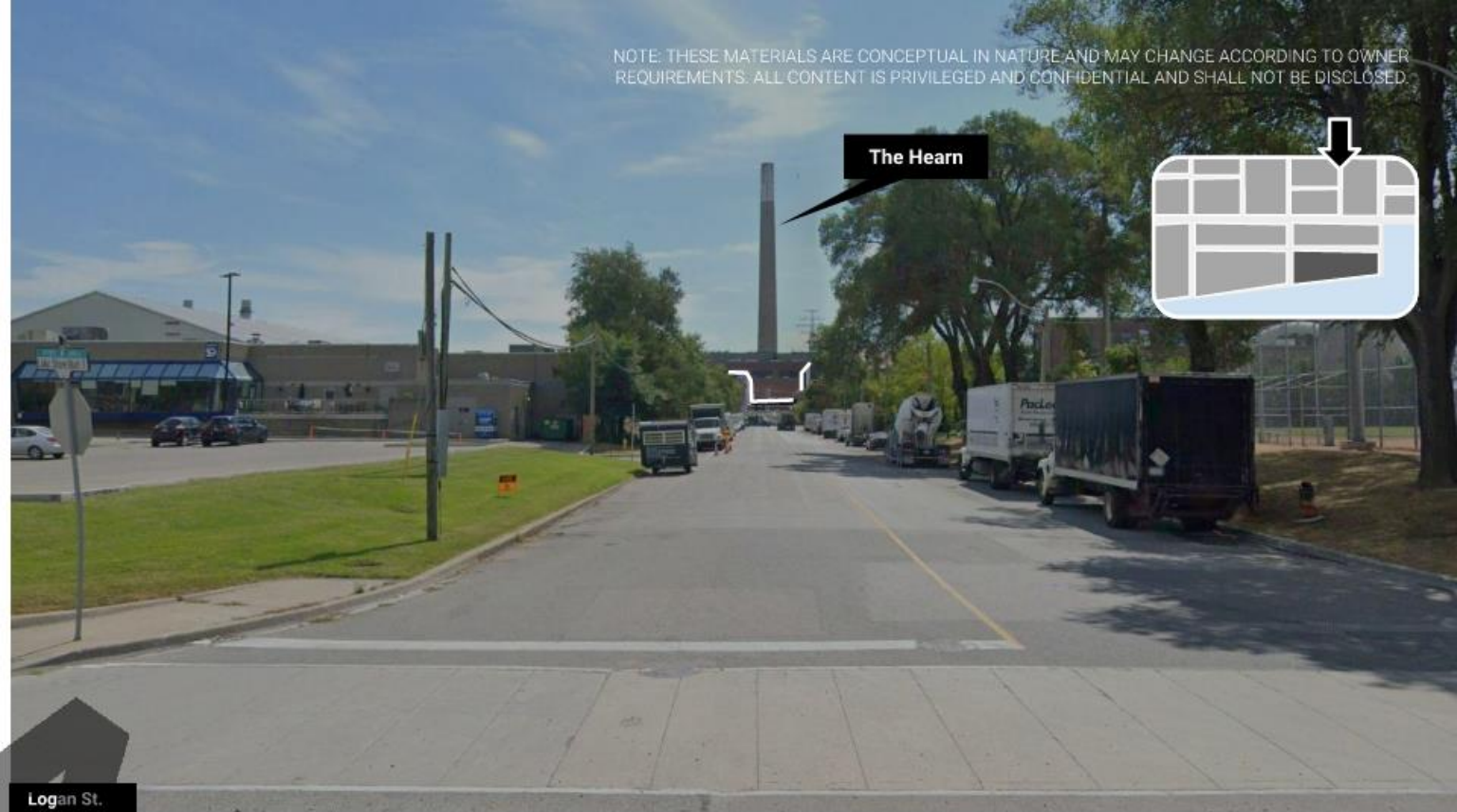




## Studio Organization Building Heights









**Character & Placemaking**



Toronto's Industrial Heritage



Hearn Generating Station



Sun Oil Building



Commissioners Street Incinerator



Ontario Industrial Waterfront



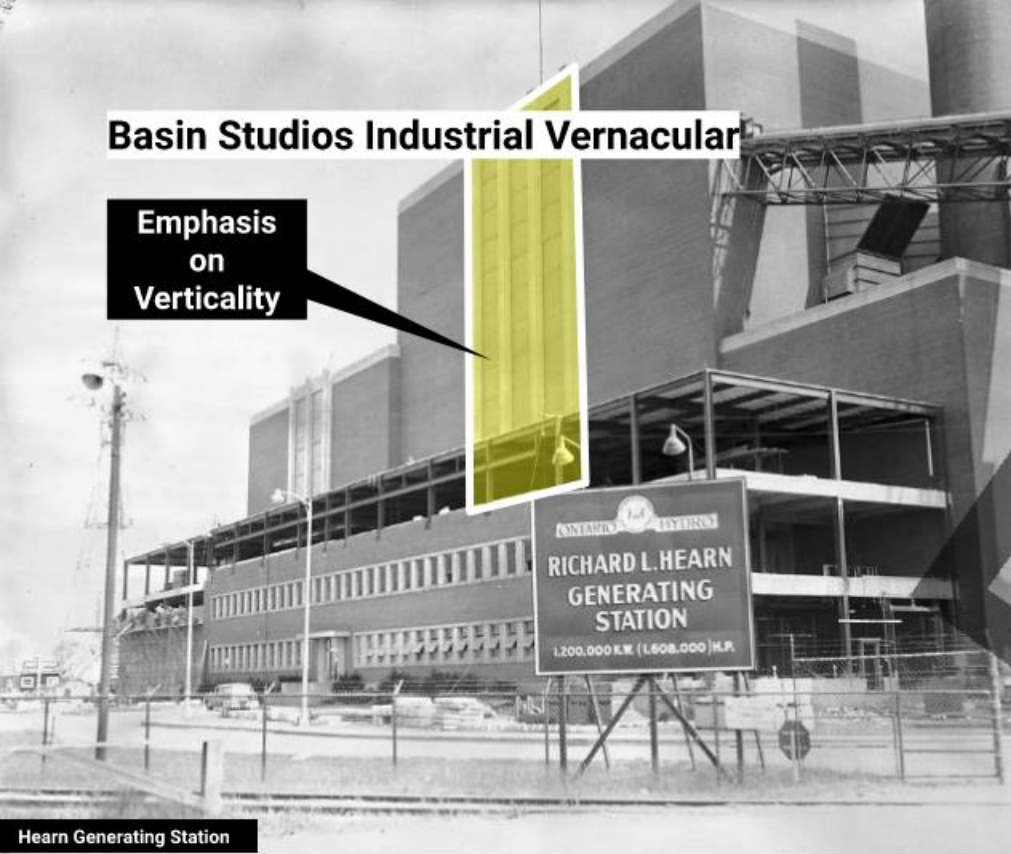
Distillery District

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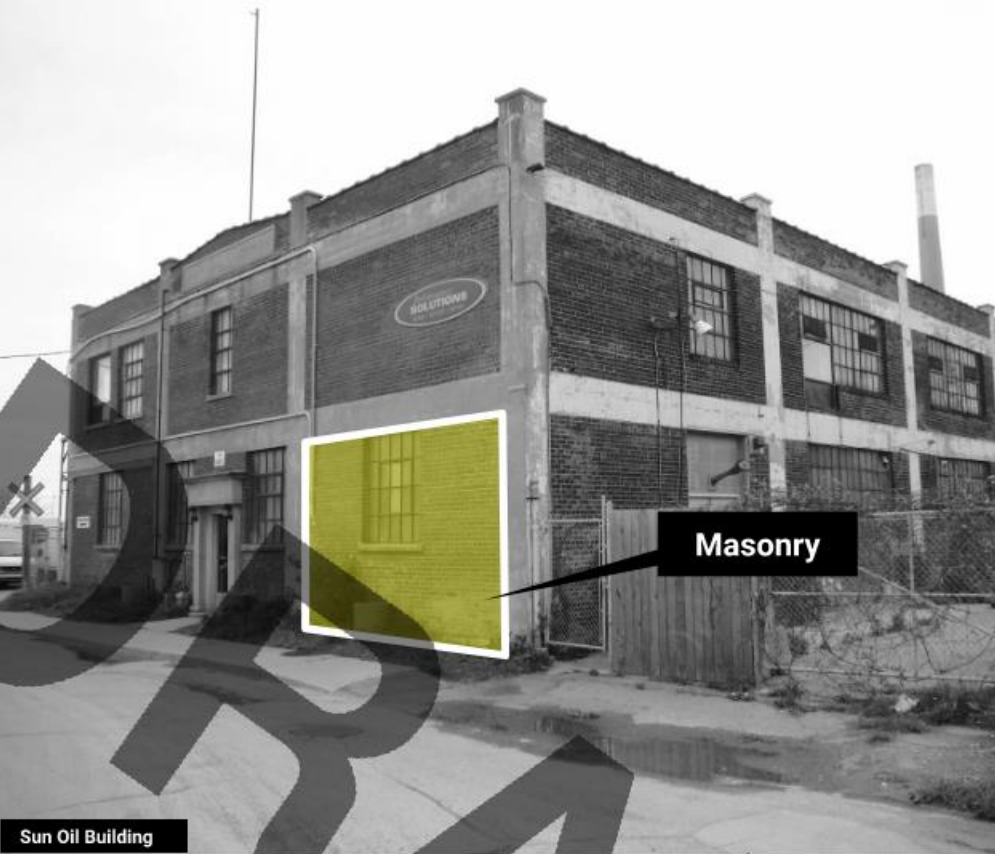


**Basin Studios Industrial Vernacular**

**Emphasis  
on  
Verticality**



Hearn Generating Station



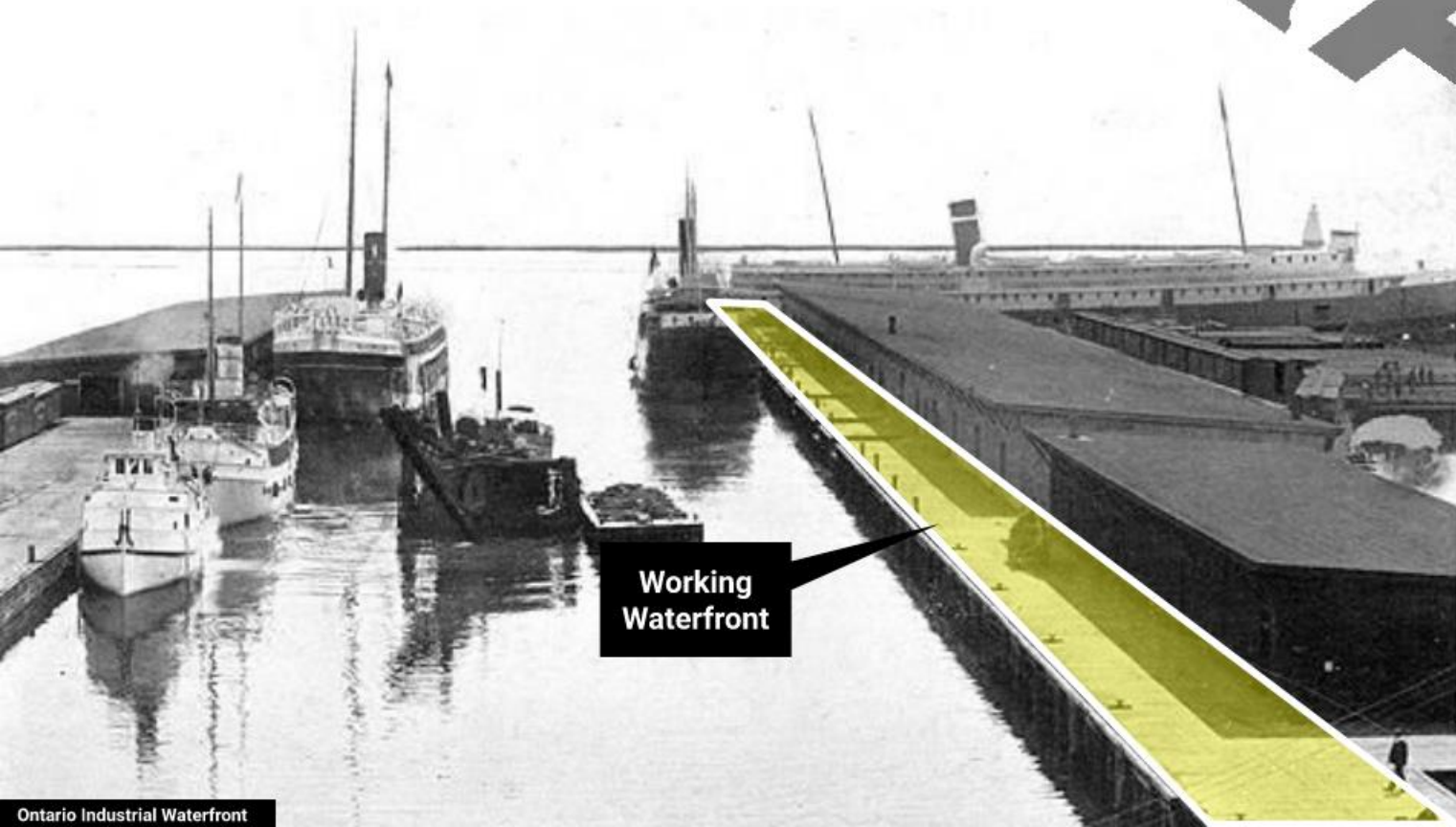
Sun Oil Building

**Masonry**



Commissioners Street Incinerator

**Varied  
Volumes**



Ontario Industrial Waterfront

**Working  
Waterfront**



Distillery District

**Green  
Filigree  
Infill**

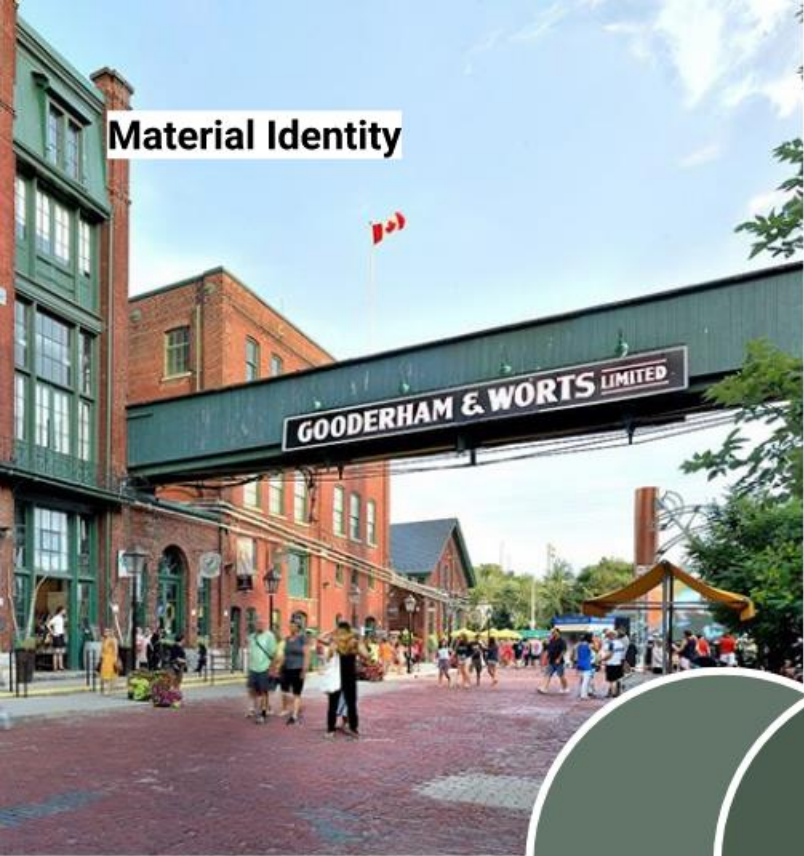
**Signage  
Gateway**

**GOODERHAM & WORTS LIMITED**

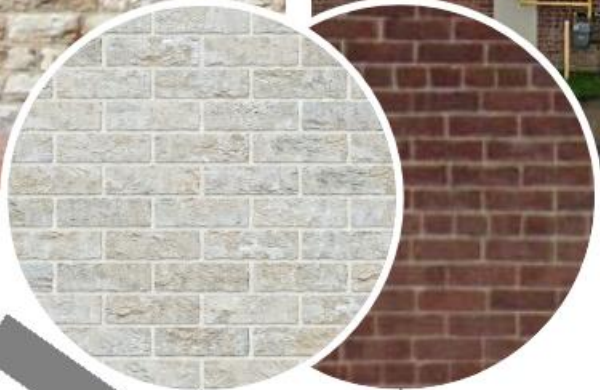
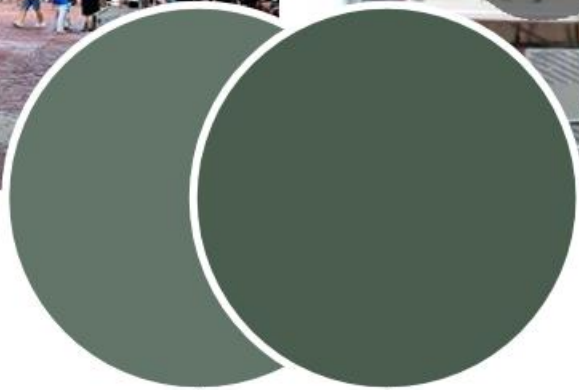
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Material Identity



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North Elevation



0m 1m 2m 5m



0m 10m 20m 50m

Basin Studios | Toronto Port Lands  
HCP | MBS | SOM | !melk

1. Architectural Metal Screen  
2. Metal Panel  
3. Galvanized Metal Fencing

4. Painted Steel Gate w/ Illuminated Letters  
5. Painted Corrugated Metal Panel  
6. Painted Metal Panel

7. Illuminated Stage Identification  
8. Brick  
9. Vision Glass

10. Spandrel Panel  
11. Corrugated Spandrel Panel  
12. Production Signage



South Elevation



0m 1m 2m 5m



0m 10m 20m 50m



East Elevation



1. Architectural Metal Screen  
2. Metal Panel  
3. Galvanized Metal Fencing
4. Painted Steel Gate w/ Illuminated Letters  
5. Painted Corrugated Metal Panel  
6. Painted Metal Panel
7. Illuminated Stage Identification  
8. Brick  
9. Vision Glass
10. Spandrel Panel  
11. Corrugated Spandrel Panel  
12. Production Signage

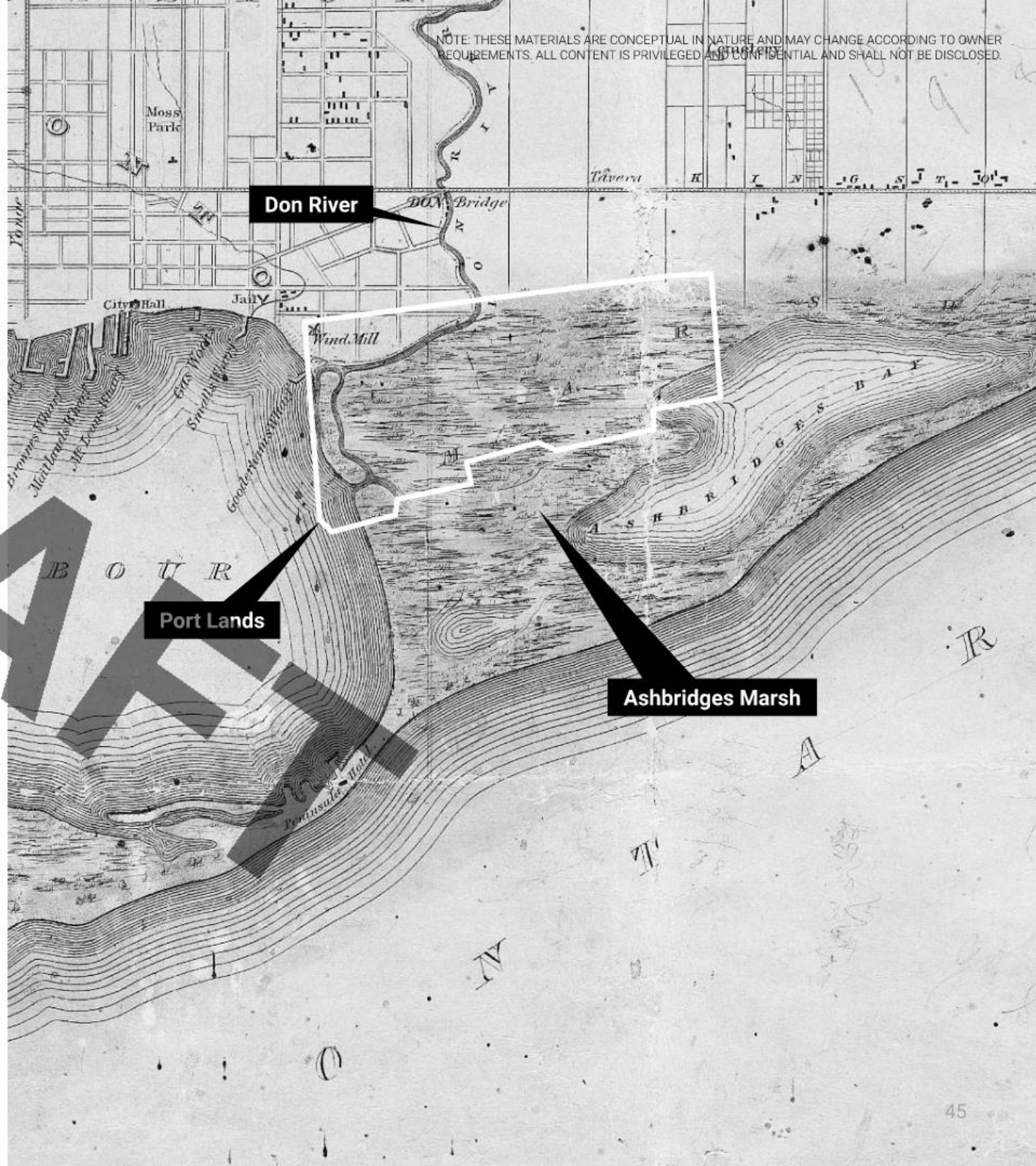
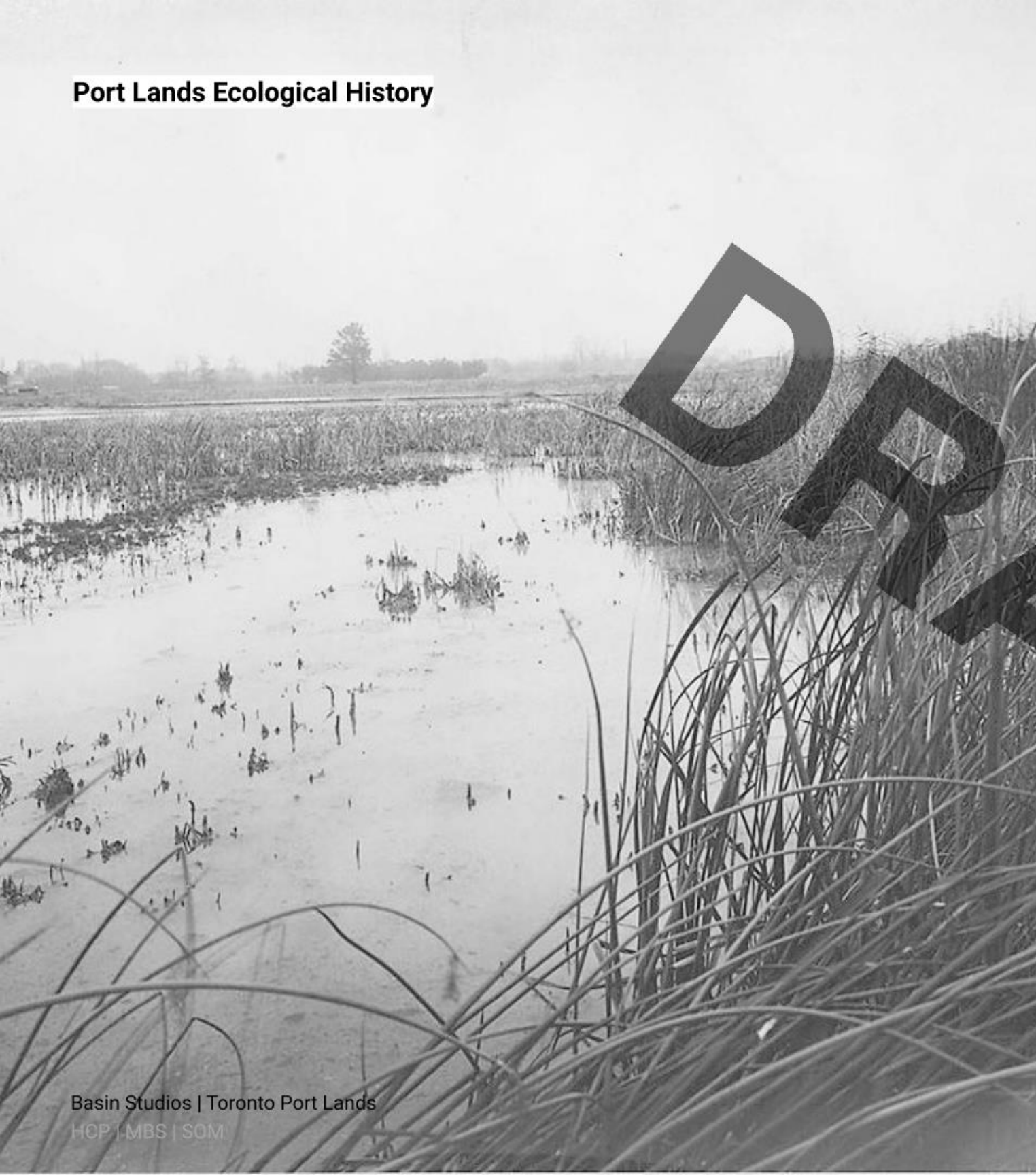


West Elevation



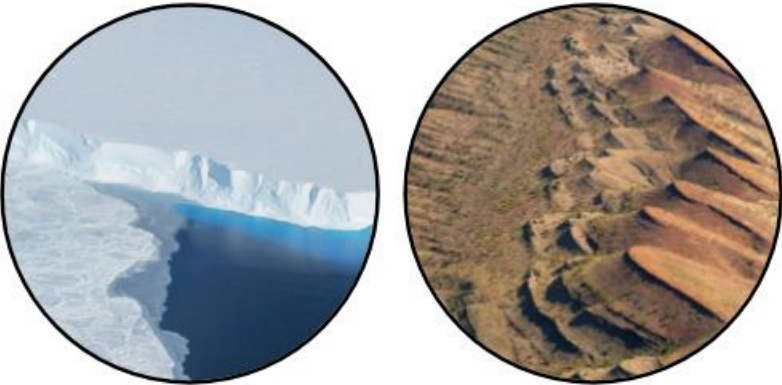


Port Lands Ecological History





Basin Studios' Ecological Identity

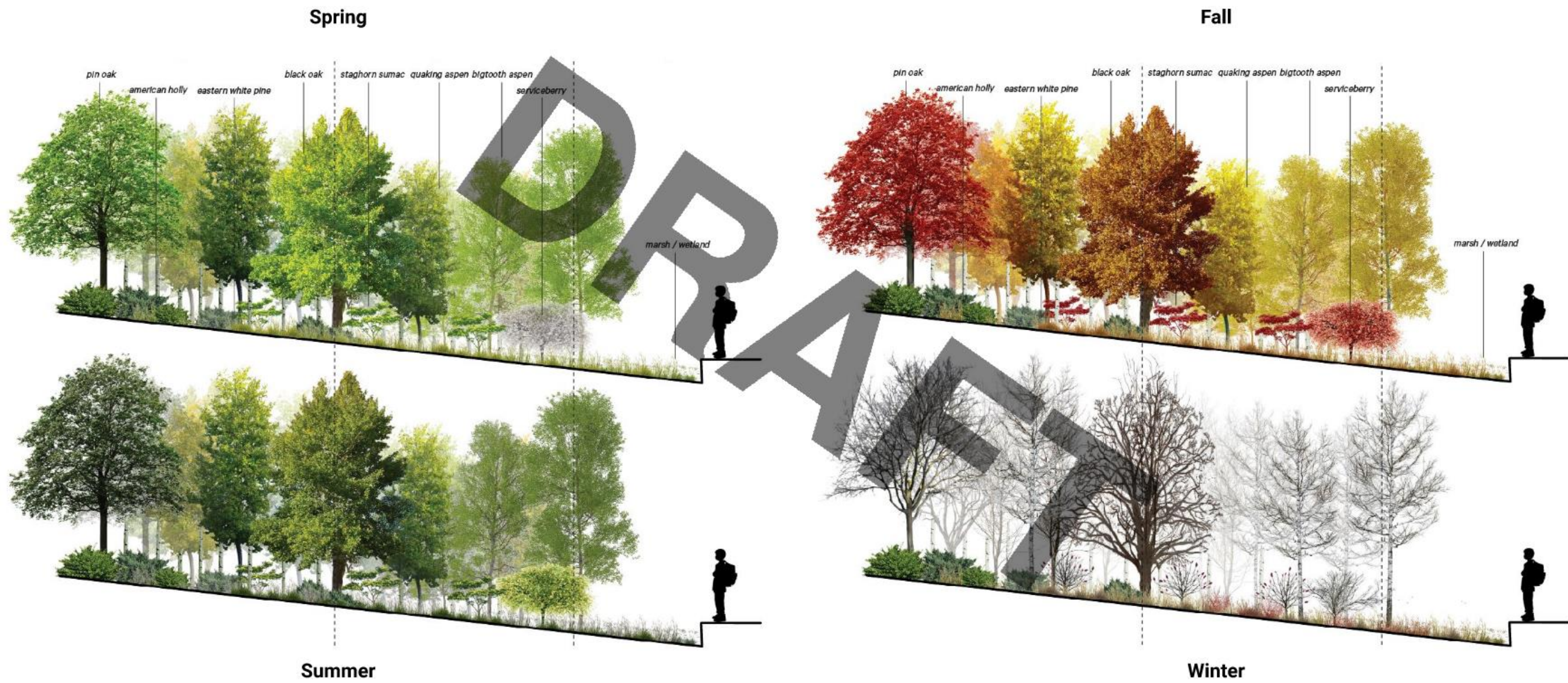


Drumlin formation as a result of glacier retreat





Basin Studios' Ecological Identity, Seasonality





Basin Studios' Ecological Identity



Pin Oak



Black Oak



Bigtooth Aspen



Quaking Aspen



Sedge



Softstem Bulrush



Armstrong Maple



Silver Maple



Pagoda dogwood



Serviceberry



Indiangrass



Switchgrass



Staghorn sumac



Smooth sumac



Arctic fire dogwood



Northern bayberry



cattail



Black eyed susan

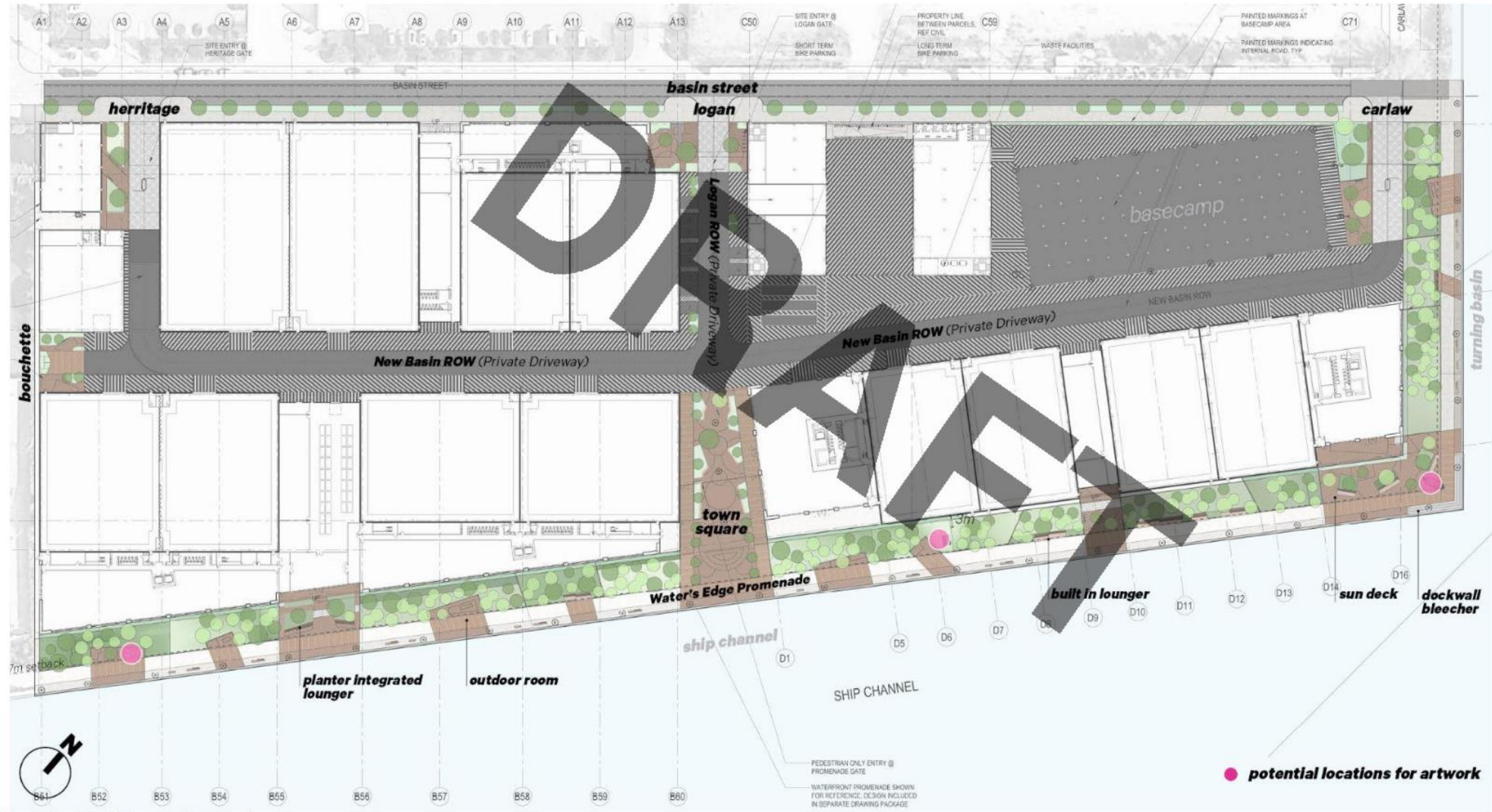
Upland Forest

Riparian Zone

Marshland



Ground Plane Material



Unit paver



Wood deck



Poured concrete with joint pattern



Asphalt with demarcation

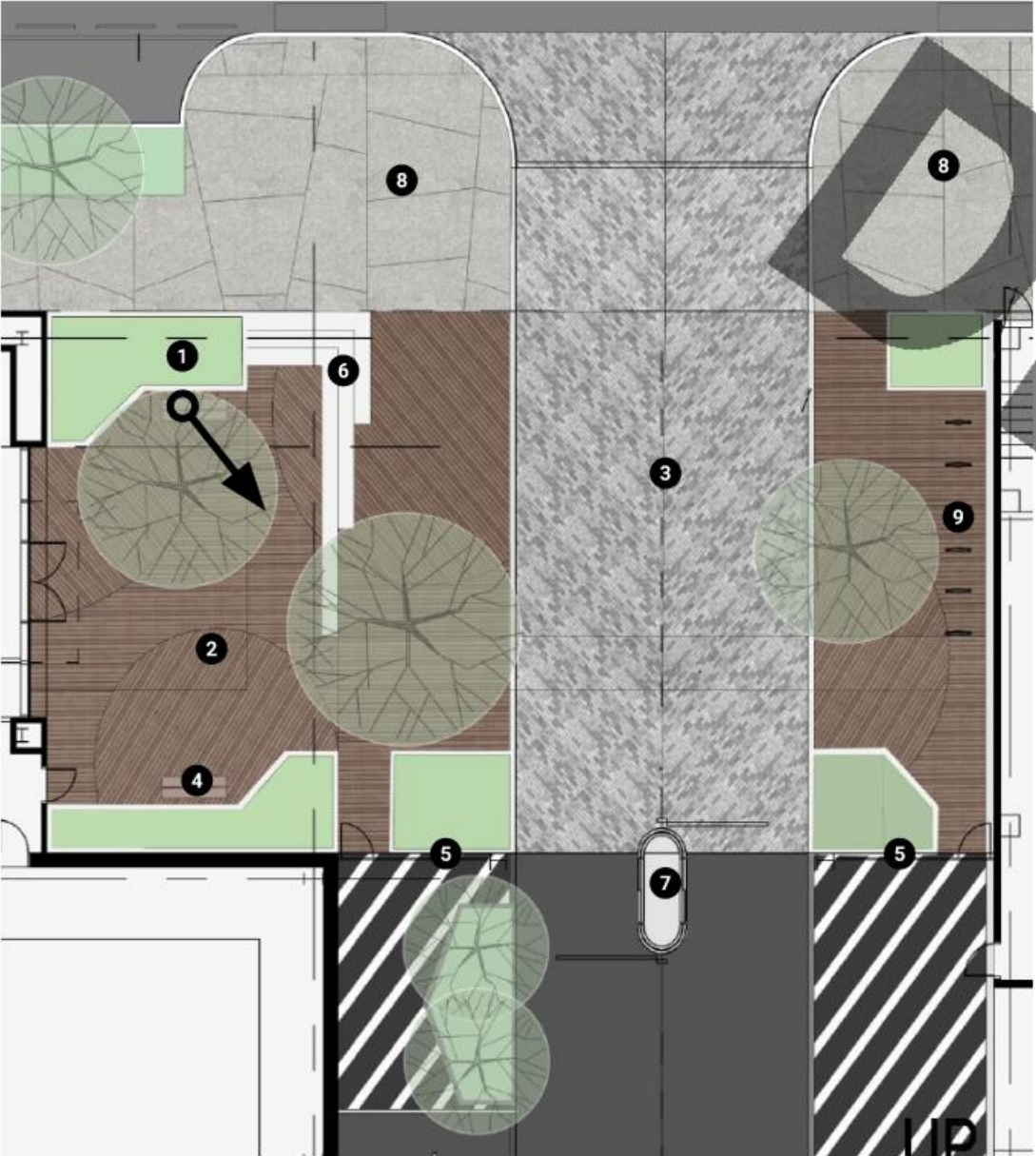






Logan Gate

- 1. Planted Area
- 2. Wood Deck
- 3. Unit Paver
- 4. Timber Bench
- 5. Security Fence
- 6. CIP concrete steps
- 7. Security Kiosk
- 8. Poured Concrete with joint pattern
- 9. Short term bike parking







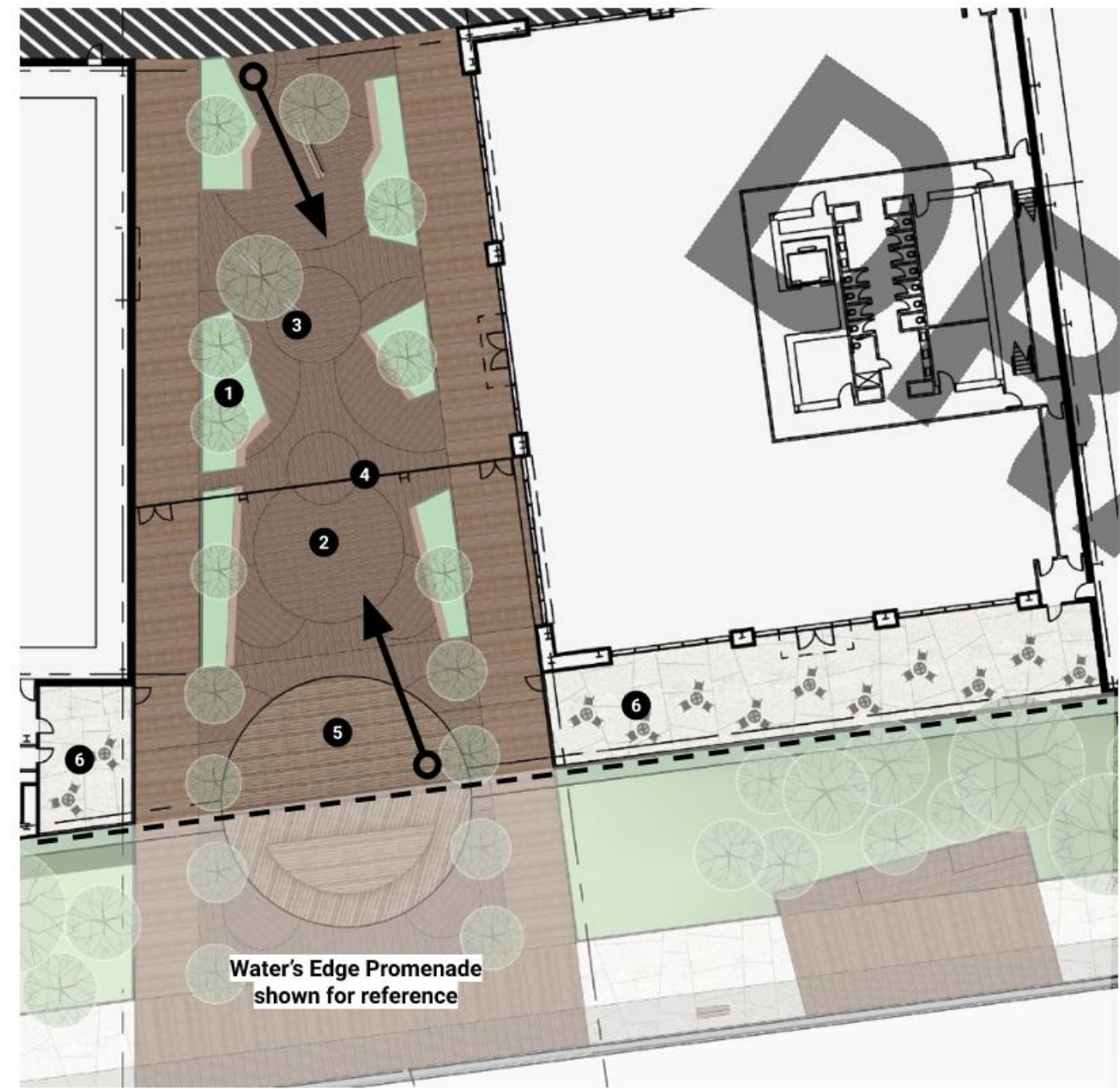






Waterfront Gate

- 1. Planter with wood cladded seating
- 2. Wood Deck
- 3. Timber Bench
- 4. Security Fence
- 5. Wooden Seating Bleacher
- 6. Concrete Patio





01

NOTE: THESE MATERIALS ARE CONFIDENTIAL IN NATURE AND MAY CHANGE ACCORDING TO OWNER REQUIREMENTS. ALL CONTENT IS PRIVILEGED AND CONFIDENTIAL AND SHALL NOT BE DISCLOSED.

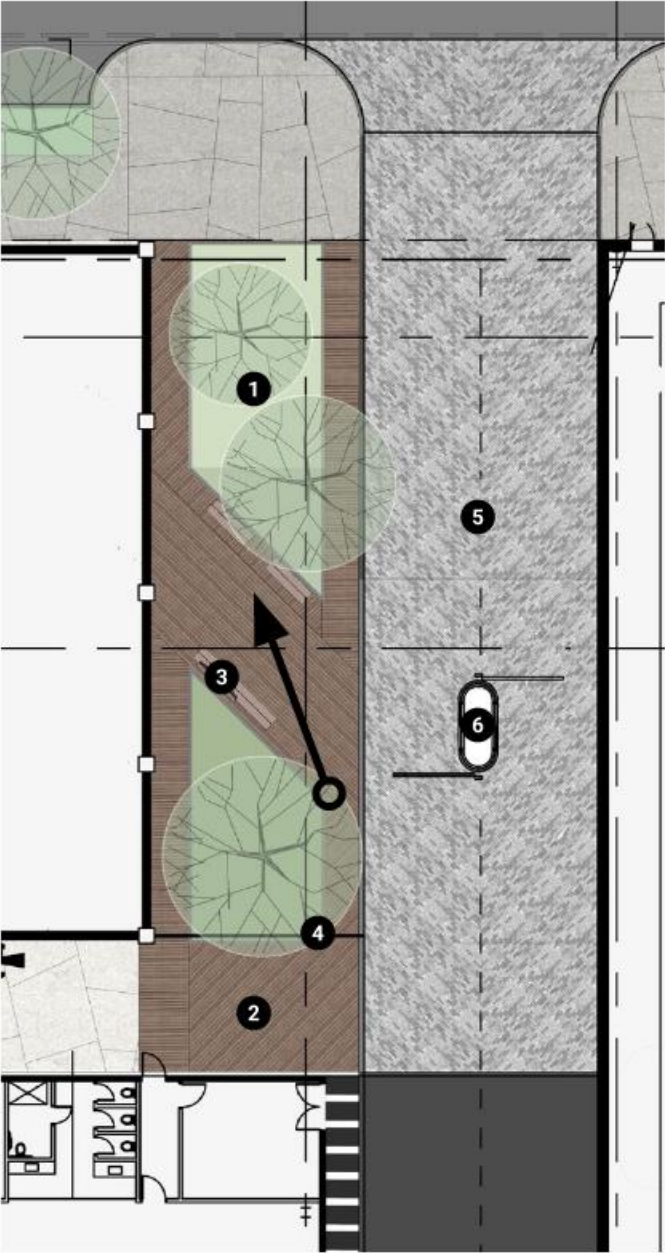


06



Heritage Gate

- 1. Planted Area
- 2. Wood deck
- 3. Timber Bench
- 4. Security Fence
- 5. Unit Paver
- 6. Security Kiosk



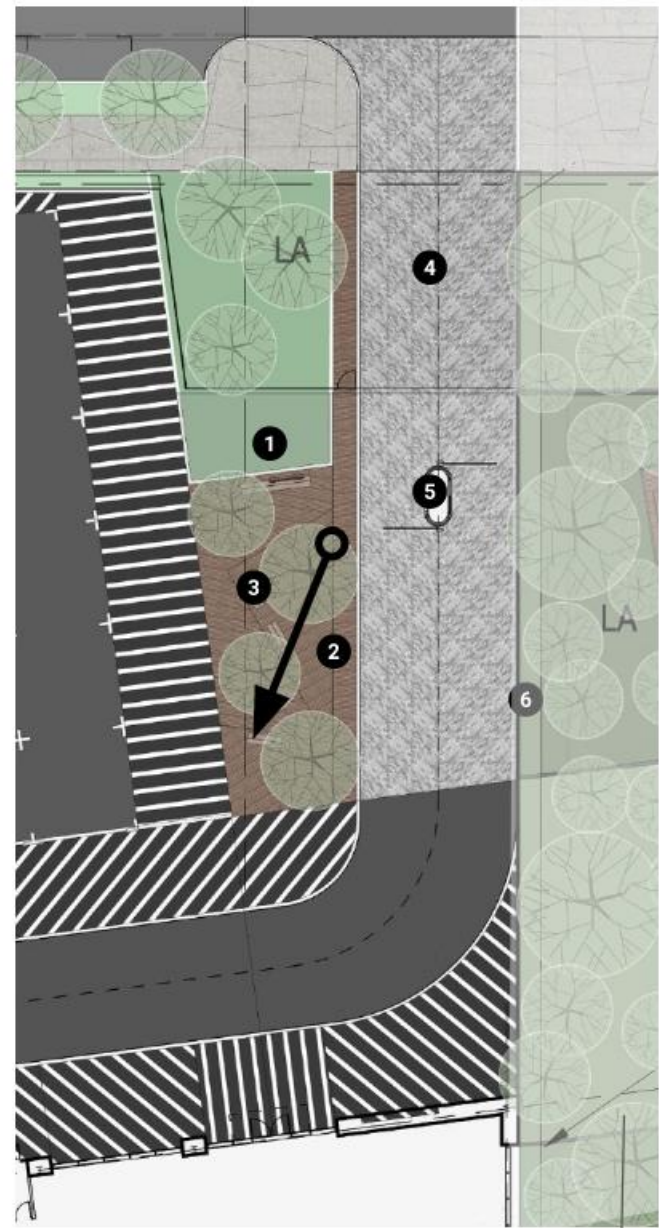






Carlaw Gate

- 1. Planted Area
- 2. Wood deck
- 3. Timber bench
- 4. Unit Paver
- 5. Security Kiosk
- 6. Security Fence



Water's Edge Promenade  
shown for reference







DRAFT







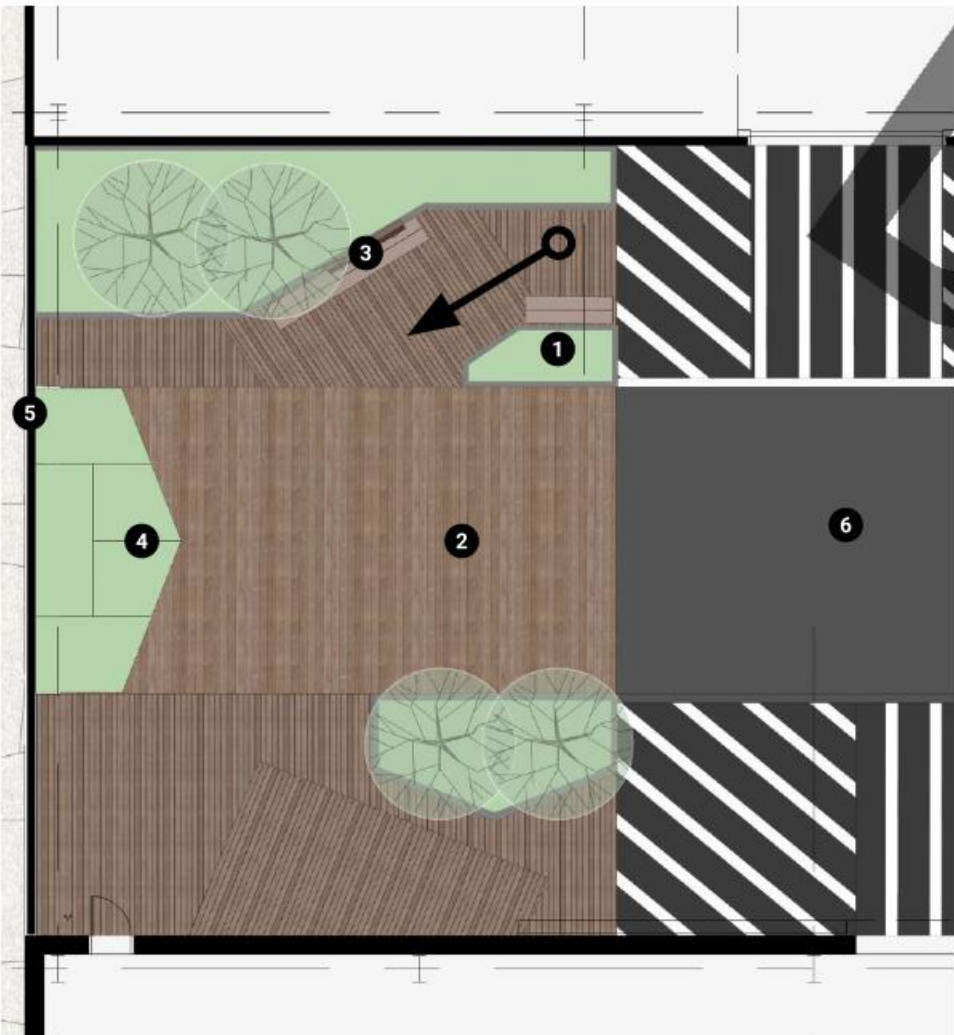
DRAFT





Bouchette Gate

- 1. Planted Area
- 2. Wood deck
- 3. Timber Bench
- 4. Movable Planter
- 5. Security Fence
- 6. Asphalt with demarcation







PIC Core Urban Design Guidelines, Figure 2.13



















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# Studio Organization

## Ground Level Uses

