



WATERFRONTToronto

Waterfront Design Review Panel

Minutes of Meeting #159

Wednesday, January 25th, 2023

Meeting held in-person, hybrid

Present

Waterfront Toronto Design Review Panel

Paul Bedford, Chair

Betsy Williamson, Vice Chair

Pat Hanson

David Leinster

Janna Levitt

Nina-Marie Lister

Fadi Masoud

Emily Mueller De Celis

Jeff Ranson

Brigitte Shim

Kevin Stelzer

Eric Turcotte

Regrets

George Baird

Gina Ford

Matthew Hickey

Representatives

Pina Mallozzi, 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. King / Queen Triangle Public Art – Schematic Design
 2. Quayside Master Plan + Conceptual Design Guidelines + Western Curve + Overstory + Timer House – Issues Identification
 3. Basin Media Hub – Schematic Design
 4. Waterfront East LRT Commissioners and Villiers Loop – Schematic Design
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GENERAL BUSINESS

The Chair asked the Panel to adopt the meeting minutes from last month. The minutes were adopted.

The Chair asked if there were any conflicts of interest for disclosure. Eric Turcotte declared conflicts of interest for Quayside and Basin Media Hub, and recused himself from the review.

The Chair then asked Pina Mallozzi, Senior Vice President, Design, and Leon Lai, Manager, Design Review Panel, with Waterfront Toronto, to give an update on last month's projects.

Design Review Panel Updates:

Mr. Lai noted the **Destination Playground** consensus comments from November 2022 have been shared with the Proponent and the City, the team is continuing to advance the design of the playground with a focus on the Contemplation Garden and the integration of Indigenous design. A 1 to 75 model of the Playground is under construction to be completed by March/ April, and the project is scheduled to return for Detailed Design in September 2023.

Mr. Lai noted the consensus comments for **Destination Playground Pavilion and Dining Terrace** have been shared with the Proponent and City following their Schematic Design review. The team is working with Parks, Forestry & Recreation (PFR) on programming needs and maintenance of the building; a workshop is scheduled in February and the project is tentatively scheduled to return for Detailed Design in Sept. 2023.

Mr. Lai noted the consensus comments for **Rees Street Park** have been circulated, the team is working to address Panel comments and a workshop has been scheduled for February with Waterfront Toronto and PFR. The project is expected to return for Schematic Design in April 2023.

Waterfront Toronto Updates:

Ms. Mallozzi provided a construction update on **York Street Park**: the trellis and granite paver installation continues, and the above-grade portion of the mechanical building is being formed with board form. Meanwhile, tree planting continues.

Mr. Lai noted that the **2022 Waterfront Biennial Report "Designing our Waterfront"** was released in Dec. 2022. The Report summarizes the Panel's activities over the past year and demonstrates how the Panel adds value to every project it reviews. This first Report encompasses the projects reviewed in the past three years from 2019 – 2021. Mr. Lai noted the Report also includes chapters on the 2022 Waterfront Design Review

Panel Awards Nominees and Winners, Panel membership, administration, and a complete list of project proponent teams.

Chair's remarks:

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

PROJECT REVIEWS

1.0 King / Queen Triangle Public Art – Schematic Design

Project ID #: 1135
Project Type: Public Realm
Review Stage: Schematic Design
Review Round: Two
Location: West Don Lands
Proponent: Waterfront Toronto
Architect/ Designer: Amy Malbeuf and Jordan Bennett, Artist
Benjamin Matthews, Public Work
Presenter(s): Chloe Catan, Public Art Manager, Waterfront Toronto
Jordan Bennett, Artists
Benjamin Matthews, Senior Project Leader, Public Work
Delegation: Mireille Bourgeois, IOTA Studios
Alexis Cormier, IOTA Studios
Katie Black, City of Toronto
Catherine Machado, City of Toronto
Shuraine Otto-Olak, Waterfront Toronto
Netami Stuart, Waterfront Toronto
Josh Hilburt, Waterfront Toronto
Corey Bialek, Waterfront Toronto
Ken Dion, Waterfront Toronto

1.1 Introduction to the Issues

Chloe Catan, Public Art Manager with Waterfront Toronto, introduced the project by noting the project background and that the focus of the WDRP is ensuring the landscape design supports and reinforces the artistic conception of the project and creates a strong public space. Ms. Catan noted the site context including the Flood Protection Landform regulated by the TRCA, and the project is here for Stage 2: Schematic Design review. Ms. Catan noted the consensus comments from October 2022 including envisioning the site as a destination, consult local community groups, support walk and cycling, maximize plant intensity, and marking the moment where one can see the Don River.

Ms. Catan concluded by stating the areas for Panel consideration: landscape design in support of the overall artistic vision, integration between landscape and sculptures, creating a successful destination experience, addressing existing site conditions, and plant species and materiality. Ms. Catan then introduced Jordan Bennett, Artist, to give the presentation.

1.2 Project Presentation

Mr. Bennett began by summarizing the project concept: the meandering river, accumulation of debris, and connection to nature, and provided an update on community consultation and design collaboration. Mr. Bennett introduced Ben Matthews, Senior Project Leader with Public Work, to continue the design presentation.

Mr. Matthews noted the updated site plan, sculpture locations, ground vegetation, and new trees. Mr. Matthews noted the plant species and strategy, that the plants contribute to the story of the artwork by revealing history. Mr. Matthews noted the dry pond at the seating area, chip seal and cobble trail surface, and the overall grading and drainage strategy. Mr. Matthews noted the key project sections, circulation including explorer paths, and opportunities for lighting within the sculptures. Mr. Bennett provided an update on the sculpture designs, paint color, and lighting strategy.

1.3 Panel Questions

One Panel member commented that pit and mound is a good strategy and asked if existing tree pits will be used. Mr. Matthews noted the pit and mound strategy is an inspirational strategy for the team.

Another Panel member asked if the crushed stone paving will spread across the park and if there is any expected water flow at the site. Mr. Matthews responded that the crushed stones should not track across the trail to the green areas significantly, the crest will be a natural barrier, and the team does not expect any water to flow in that direction.

One Panel member asked if there are opportunities to blur the boundary between asphalt and paving. Mr. Matthews noted that is a challenge the team is struggling with because the transition is abrupt.

Another Panel member asked if the bench design has any more detail. Mr. Matthews noted it will be a mass timber bench secured in place with shallow foundation, the intent is to keep the design simple and not take away from the art. Mr. Bennett noted the benches will look natural and not stand out. The Panel member asked how the site addresses the need for vehicular maintenance work and if the chip seal paving can accommodate vehicular use. Mr. Matthews noted chip seal pavement works for large trucks at Brooklyn Bridge Park. The Panel member asked for clarification on the lighting strategy. Mr. Matthews noted the sculptures will have washes of light embedded in the recesses, creating moments of interest in the landscape; there will be no pole lighting; it is not needed for security as there is already existing lighting on site.

One Panel member asked if there is any feedback from the community on the medicinal garden. Mr. Matthews responded the team has spoken with local youth groups and continue outreach.

Another Panel member asked if it is possible for maintenance work to occur off Bayview Avenue. Mr. Matthews noted it is a far walk from Bayview Avenue, not sure if that is feasible, however there is a lot of space that can accommodate maintenance needs.

The Chair then asked the Panel members for comments.

1.4 Panel Comments

One Panel member commented that a connection to local Indigenous seed supply will anchor the ground the project in a cost effective and meaningful way. The Panel member noted winter views are important and appreciated the cultural value and ecological benefit from the design.

Another Panel member is supportive of the revised design and excited by the strong integration between landscape and sculptures. The Panel member is concerned that the dry-pond area might look like a puddle and asked the team to distil project down to the most critical elements that are supportive of the sculptures. In the absence of maintenance, the Panel member noted hardy weeds might take over site, which is a reality of many urban sites, and that a succession strategy will take time and should plan for wild plants.

One Panel member appreciated the addition of small paths, seating, and the overall beautiful project vision, and saw the landscape as an installation where the river has overflowed and deposited material. The Panel member felt the site is an important gateway to the park so the planting should take cues and reference Corktown Common.

Another Panel member noted the drawings show the position of the artworks but lack a sense of scale, encouraged the team to show more detail, and answer whether one is able to walk through the landscaping to touch the sculptures. The Panel member advised against puncturing the sculptures for light due to the risk of rusting and wondered if some pieces can be moved to the other side of the site to avoid overcrowding, especially if the pieces are made to be flood tolerant.

One Panel member felt there is a disconnect between the aspirational images and the realities of the site, and had trouble understanding what exactly the design is proposing. The Panel member asked for more differentiation between aspiration and actual project scope and provide full sections at the next review cutting through the site showing the river, as well as through Humane Society to the adjacent condo building – more of the urban condition should be considered. The Panel member asked the team to consider pollution and salt tolerant plant species, and site infrastructure such as trash cans, light poles, and other servicing needs. The Panel member felt there are too many art pieces for the size of the site, and the vision of the project should be

extended to include the other half of the site because the visitor experience currently is cut off at the FPL line, and the reading of the full triangle is lost.

Another Panel member noted the eastern half can be thought of as an amenity to the western half and encouraged the team to conceptualize the full triangle as the project because this will help liberate the notion that only half the site is being developed.

One Panel member appreciated the overall design direction, felt the landscape will be sculpture dominant and the scale of the elements is not an issue. The Panel member suggested providing speed bumps to slow down cyclists and encouraged the team to create volunteering opportunities for harvesting medicinal plants.

Another Panel member appreciated the design, felt the context will impact the soft reading and experience of the project, and encouraged the team to embrace the contrast and mood of the site. On lighting, the Panel member suggested indirect lighting and avoid aiming the light towards the neighbourhood, furthermore, due to the high level of ambient light around the site, it is important to provide pointed or directional lighting.

One Panel member strongly supported the project and suggested protective plant fencing to ensure successful vegetation growth.

Another Panel member asked the team to provide more specific and detailed plans, 3D sketches of the various moments, at the next review to help visualize all the pieces that the team intends on building. The Panel member felt the site is a very transient location and that the dry-pond seating area does not provide enough space between the two paths. The Panel member felt it is important for the team to address how the design can unify both sides of the site to create a full experience across the triangle. The Panel member felt some treatment on the concrete structural walls will greatly elevate the experience.

1.5 Consensus Comments

General

- Appreciated the presentation and effort of advancing the design for the site.
- Continue to consult with the Indigenous community and West Don Land residence to ensure success of the design.
- Some Panel members felt the design does not sufficiently consider the immediate context and the harsh realities of the intersection due to traffic, noise, pollution, and intense uses, ensure the landscape design is robust to support the art in the long term.
- Include the context in the site sections and demonstrate that the landscape and sculptures consider their relationship to the site edges and context.

Landscape

- Some Panel members felt the drawings do not provide enough detail to understand the scale of the landscape elements and their relationship to the

sculptures, provide a more detailed site plan and demonstrate how people can engage with the sculptures through the plantings, i.e. does the planting make way for a path that allows visitors to go up close to the sculptures.

- Some Panel members felt the site is too crowded with many elements, strongly encouraged the team to identify and distil the essential elements of the project, and to expand the conceptual boundary of the site to include the full triangle.
- Some Panel members felt the approach of splitting the site into halves and the threshold moment at the crest line should be addressed differently to create a more powerful and gradual experience, continue to work with TRCA to explore opportunities.
- Consider the location and relationship of all site equipment and furniture, such as trash bins and lights, ensure all elements are coordinated.
- Provide protection for the unique plant materials.

1.6 Vote of Support/Non-Support

The Panel voted unanimously Conditional Support for the project.

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

Mr. Matthew appreciated the comments and noted that the team share many of the challenges. Ms. Catan noted that unless TRCA changes their policy on the Flood Protection Landform area, the team is not able to do any work on the east side of the site. Ms. Catan noted the team will try this approach, but they do have to work with the rules for the project to receive approval.

2.0 Quayside Master Plan + Conceptual Design Guidelines + Western Curve + Overstorey + Timber House – Issues Identification

<i>Project ID #:</i>	1137
<i>Project Type:</i>	Master Plan + Building
<i>Review Stage:</i>	Issues Identification
<i>Review Round:</i>	One
<i>Location:</i>	Quayside
<i>Proponent:</i>	Quayside Impact Limited Partnership
<i>Architect/ Designer:</i>	Urban Design Guidelines: Henning Larsen Lead Landscape Architect: SLA Landscape Architects Lead Architects: Henning Larsen, Alison Brooks Architects, Adjaye Associates Indigenous Design Architect: Two-Row Architect Local Design Partners: architectsAlliance, KPMB, PMA
<i>Presenter(s):</i>	Michael Wolfe, Director of Development, Waterfront Toronto James Parakh, Urban Design Manager, City of Toronto Tony Medeiros, Development Lead, Dream Michael Sorensen, Partner and Design Direction, Henning Larsen Brian Porter, Principal, Two-Row Architect Rasmus Astrup, Partner and Design Direction, SLA Landscape Architects

Delegation:

Alison Brooks, Principal and Creative Director, Alison Brooks Architects
Marc McQuade, Associate Principal, Adjaye Associates
Jason Lester, Dream
Pino Di Mascio, Dream
Joyce Lau, Dream
Krystal Koo, Dream
John Giannone, Dream
Lee Hodgkinson, Dream
Runa Dhar Whitaker, Dream
Tsering Yangki, Dream
Adidharma Purnomo, Great Gulf
Andre Antanaitis, Great Gulf
Inger Squires, Urban Strategies
Gregory Haley, Henning Larsen
Adam Feldmann, architectsAlliance
Rob Cadeau, architectsAlliance
Jed Kilbourn, Waterfront Toronto
Kevin Greene, Waterfront Toronto
Corey Bialek, Waterfront Toronto
Kristal Tanunagara, Waterfront Toronto
Carol Webb, Waterfront Toronto
Derek Wei, Waterfront Toronto
Angela Li, Waterfront Toronto
Anton Pojasok, Waterfront Toronto
Adam Novack, Waterfront Toronto
Andrew Hilton, Hilton Communications
Carly Bowman, City of Toronto
Steven Barber, City of Toronto
Chris Hilbrecht, City of Toronto
Merrilees Willemse, City of Toronto
Joanna Chludzinska, City of Toronto

2.1 Introduction to the Issues

Michael Wolfe, Director of Development with Waterfront Toronto, introduced the project by summarizing Quayside's vision, existing site conditions, development block plan, and the procurement process overview. Mr. Wolfe noted the key policy outcomes: Developing a Complete Community, Indigenous Participation, Housing Plan, Open Space Network and Ground Floor Animation and Design, Cultural Destination, World Class Design, Exemplary Low-Carbon Development and Sustainable Innovation, Aging in Place, and Waterfront Toronto Employment Initiative. Mr. Wolfe noted the key design objectives for World Class Design, and introduced Quayside Impact Limited Partnership (QILP) with Dream Unlimited and Great Gulf as lead developers and the lead designers.

James Parakh, Urban Design Manager with City of Toronto, noted the adjacent development context, views of the site from the surrounding neighbourhoods, and the urban context model with Quayside's proposed massing. Mr. Wolfe noted the key relevant planning policies for the site, the coordinated public realm program with work

led by Waterfront Toronto including Queens Quay East and Parliament Slip. Mr. Wolfe noted the project is here for Stage 1: Issues Identification review and areas for Panel consideration, including relationship between built-form and open space, integration of POPS into the public realm network, retail strategy along Queens Quay, overall massing and programs, disposition of buildings on the skyline, ground floor animation opportunities, building articulation and materials, feasibility of planting strategy, and bridging over public right-of-way.

2.2 Project Presentation

Master Plan and Conceptual Design Guidelines

Tony Medeiros, Development Lead with Dream, began the presentation by providing an overview of the project objectives, Dream and Great Gulf together have more than 20 years of experience, and the consulting team. Brian Porter, Principal with Two-Row Architect, noted the historical layers of the site and the project's core principles including fully integrate Indigeneity.

Michael Sorensen, Partner with Henning Larsen, noted the Precinct Plan massing, proposed massing and context, and the adjacent neighbourhoods. Mr. Sorensen summarized the key master plan components including defined edges, green heart, strategic density, vertical communities, and noted the overall programmatic disposition. Mr. Sorensen noted the conceptual design guidelines include cohesive diversity, iconic architecture, community forest, cultural destination, and the waterfront urban experience where the city meets the lake.

Rasmus Astrup, Partner with SLA Landscape Architects, noted the primary design drivers for the public realm and landscape including microclimate, experience, scale, topography, and the concept of Flow. Mr. Astrup presented renders of the Community Forest, Urban Farm, and noted the vegetation strategy is designed with seasonality in mind.

Block 1 Buildings

Alison Brooks, Principal and Creative Director with Alison Brooks, introduced the Western Curve building by noting the site constraints, opportunities, precedents, and the massing strategy. Ms. Brooks noted the building is conceived as an ecological bridge connecting the site, it is important to not have vehicles in the site, so the parking access is off Lake Shore Boulevard. Ms. Brooks noted the skin is a rough element that enables creature and life to grow, evoking the Ontario forests, and the flexible ground floor has a civic veranda which help activate the street.

Mr. Sorensen introduced the Overstory building by noting the multi-generational programming, inclusive environment, and connecting community and nature. Mr. Sorensen noted the ground floor activation strategy, giving space under Gardiner new life, access to daylight and fresh air, and the Community Care Hub. Marc McQuade, Associate Principal with Adjaye Associates, introduced Timber House by noting various exterior renderings and that the project embodies a vision of Toronto as a metropolitan capital that relates to its natural environment and historical context. Mr. McQuade

noted the design is informed by the industrial history of the site, porosity at the ground floor, biophilic design, and the Urban Farm that creates an elevated high-line of landscape, farming, and food production. Finally, Mr. McQuade noted the team is interested in design a true mass timber building.

2.3 Panel Questions

One Panel member asked if the team could provide specific examples of urban farm to help understand design requirements because it is a new typology that should be fully researched and explored to meet the challenges of the site and Toronto's climate. The Panel member appreciated the design and would like to see it succeed.

Another Panel member asked if the level of vegetation shown on the buildings is aspirational. Mr. Astrup responded that the level of vegetation is possible in cold climate, SLA has five biologists on the team and is interested in selecting native plants. Furthermore, Mr. Astrup appreciated the project's biodiversity objectives.

One Panel member asked if the green infrastructure shown on the architecture will be focused on the lower floors or considered as part of the facades. Mr. Astrup noted SLA has completed a planted ski slope 80m tall in Denmark, a site that is very windy, and the landscape is very lush. Mr. Sorensen responded a key objective for the built form is fresh air and daylight, the renderings are aspirational, but the team will try to deliver that vision.

Another Panel member asked if there is an underground parking garage under the entire site and if the community forest will have to be replaced after a time due to the lifespan of the parking roof membrane; Toronto has many green roofs being replaced now due to the same reason. Adam Feldmann, Associate with architectsAlliance, noted underground parking will extend through the entire site. Mr. Astrup noted the oldest green roof in Denmark is one hundred years old and would like to plant trees that can last that long, however even if they must be replaced it will still be very worth doing. Mr. Porter noted stewardship of these elements are important and the team would like to ensure that replacing trees and roof systems can be done cost effectively.

One Panel member asked if there is an overall strategy for on-site water management. Mr. Astrup noted at a high-level, the strategy is to retain and harvest as much as possible to irrigate community forest and urban farm.

Another Panel member asked for more information on site servicing, loading, and parking access. Mr. Feldmann noted Blocks 1 and 2 will likely have shared loading below grade with a centralized loading access under Western Curve, which will also provide parking access to other buildings.

One Panel member is excited for the zero-carbon objective and asked if the team can provide more information. Mr. Sorensen noted it will be an all-electric community, Timber House will be mass timber, and the team will complete a life cycle assessment for all buildings; it is still early in the process, but the team is excited to bring more information at the next review.

Another Panel member asked for more information on the retail strategy and if the team is considering additional openings along the Queens Quay façade. From a master plan perspective, Mr. Sorensen noted the openings are generous to bring daylight into the public realm and the retail strategy responds to the RFP with a mix of retail and active programming which will break up the long façade.

One Panel member asked if the Timber House will be a hybrid timber building and more information on the Community Hub. Mr. Medeiros noted the team will get feedback from stakeholders to determine the use of the Community Hub, the team is exploring a medical centre and day care component.

Another Panel member asked if the Timber House is accessed through Block 1A. Mr. McQuade noted servicing from Block 1A will connect to Timber House below grade providing vehicular access; Timber House has no access point at grade.

One Panel member asked for the height of the urban roof and clarification on the balconies at Western Curve. Mr. Quade responded the farm is at a height of 38m. Ms. Brooks responded the balconies are two-storey enclosed with rods, semi-circular in shape, and staggered in layout.

Another Panel member asked for more information on the small buildings on the roof of Timber House. Mr. McQuade responded that they represent potential programming opportunities in the urban farm.

One Panel member asked if there is an institutional partner for Block 1A, if the intention of the ground floor is a non-retail program, and when the other buildings will be designed. Mr. Medeiros noted that the intention is to find an institutional partner and the other buildings will be decided through design competitions. The Panel member asked if Parliament Slip and Plaza are led by Waterfront Toronto. Mr. Medeiros confirmed that they are.

Another Panel member asked if the Timber House will have a wood color cladding or actual wood material. Mr. McQuade noted the team is experienced doing both and will strive to use as much wood in the building.

One Panel member asked if the fitness studio in Block 1B is public. Mr. Sorensen noted the team envisioned that space for public use, not exclusive for the tower residents.

The Chair then asked the Panel members for comments.

2.4 Panel Comments

Master Plan and Conceptual Design Guidelines

One Panel member asked the team to provide sections from Distillery to the water for the next presentation to help understand scale and context. The Panel member noted there is no backside to the site, it is important to provide a creative solution to site servicing. For the Urban Farm, provide more information on its operations throughout

the seasons and articulate how the food production can have cultural value in bringing people together.

Another Panel member commended the proposal, noted that the level of vegetation is very high and encouraged the team to do the due diligence to deliver this result. The Panel member raised the question of ownership for the public realm and asked the team to provide more information at the next review.

One Panel member is excited by the project and supportive of the proposed density. The Panel member noted the linear forest blurs park with the urban blocks but introduces many servicing related challenges for the site, and asked to team to consider long-term landscape success and resiliency, such as native species that thrive in urban wilderness.

Another Panel member appreciated Tow Row Architect for the important conceptual core for the project, and noted that place-keeping is more important than placemaking, and supported the creation of a cultural destination. The Panel member noted climatic extremes in Toronto will challenge the concept of place-keeping, and encouraged the team to consider microclimate, and produce drawings that are aspirational but also realistic. The Panel member supported the massing and density if the project maintains its core principles of connecting with nature and consider seasonality. The Panel member recommended prioritizing the lower floor terraces as areas for vegetation as there is a shorter growth period at the ground floor.

One Panel member noted quality soil is important to ensure success of the landscape and currently the Community Forest sits above a parking garage, which is a concern for longevity. The Panel member recommended selecting species based on soil capacity, recognize the site is not a park, and consider pet relief areas.

Another Panel member supported the massing and asked the team to optimize the podium level massing to maximize sunlight to the ground. The Panel member felt that perhaps the trees, even small ones, will create sufficient biomass for the project – commitment to soil depths is key.

One Panel member noted it is important to get pollinators up to the high levels in order for the Urban Farm and tower vegetation to succeed and encouraged the team to grapple with these realities now and provide the research and supporting documents to demonstrate feasibility.

Another Panel member encouraged the team to bring more information at the next review and noted that the Panel has historically advocated to eliminate bridges over public right-of-way and asked the team to provide street sections to help understand how the project connects to the waterfront. The Panel member asked for precedent studies of building vegetation and provide technical considerations.

One Panel member encouraged the team to consider the important sustainability systems at the conceptual stage to ensure affordability and asked the team to provide more information on systems that will enable the innovation, such as the size of the

geothermal well. The Panel member asked the team to consider on-site renewable energy generation which will greatly impact the design of the buildings.

Another Panel member noted the Queens Quay frontage's permeability comes at the expense of a retail high street and the waterfront is lacking pedestrian scaled walkthroughs, not large retail frontages, and encouraged the team to explore innovative planning to design the frontages to ensure high value for the city.

Building

One Panel member is excited by the potential of the Community Forest that provides a fifth elevation for the project and allows each building to be performative. The Panel member noted all innovative aspects of the Urban Farm are critical, it is important to ensure the technical considerations are addressed early and leverage local expertise to make it work.

Another Panel member appreciated the ground plan porosity and asked the team to program the exterior spaces to support interior programming – this will be a new prototype for Toronto. The Western Curve provides a different landscape condition, like a cliff, and is excited that each building offers a unique opportunity for ecology to thrive.

One Panel member appreciate the buildings' personalities and asked the team to consider how the buildings will illuminate the Community Forest at times. The Panel member would like to see the project in greater context, the north elevations, and felt the larger terraces carry huge ecological potential especially it is easier to grow on lower stories than higher up.

Another Panel member supported the massing and porosity, appreciated the notions of under- and overstory, but noted it is very difficult to create a forest in an urban environment. The Panel member asked the team to identify innovative landscape strategies and reference nearby ecologies such as Leslie Spit and the Scarborough Bluffs.

One Panel member appreciated the unique character of each building and asked the team to couple the heat and moisture capture from the buildings with the needs of the Urban Farm greenhouses to extend growing season while reducing energy use. The Panel felt that high-quality materials are important for the success of the project.

Another Panel member commented that underground servicing planning is a reality that the team must address. The Panel member is concerned that a mass timber structure does not support the level of cantilevering shown at the Timber House balconies. Mr. McQuade responded that the team is committed to delivering the balconies.

One Panel member noted that connectivity from all directions is critical and asked if the Western Curve massing can be adjusted to form a more direct connection with Monde's midblock connection and thus eliminate another east-west barrier. The Panel member asked the team to consider the Lake Shore elevation, provide shadow studies,

large section drawings through the site, to help take the competition design to reality. On the Queens Quay frontage, the Panel member recommended subdividing the units into smaller retail spaces and reducing the size of the apertures to ensure they are not giant wind tunnels while retaining a civic quality – provide studies on the size of the apertures. The Panel member suggested the team to identify an operation partner for the Urban Farm to help advance the design.

Another Panel member noted it is important for the development to have a sense of cohesiveness as a district, by setting the right tone it will begin to inform the nearby developments. The Panel member suggested to design the Timber House balconies as a module that allows for future change. If the apertures are reduced in size, consider retaining views to the sky to ensure an open experience. The Panel member noted the length of Timber House is similar to Tank House Lane, ensure tenants like Soma Chocolate can feasibly function as a retailer both financially and architecturally, consider a façade that allows for retail and residential permeability, refer to Ossington Ave. as an example of an evolving and successful retail high street. Both Tank House Lane and Ossington are much narrower than Queens Quay, consider bringing landscape density to create an intimate experience. The Panel member is supportive of the overall concept for Timber House and expressed concerned that the cantilevers will create dark ground floor areas, consider pulling the overhangs back to allow more natural light. Finally, the Panel member recommended more massing and façade articulation and less bridging on the Timber House.

Another Panel member encouraged the team to continue to explore and deliver a true mass timber structure for Timber House.

2.5 Consensus Comments

Master Plan + Conceptual Design Guidelines

- Commended the five core guiding principles of the master plan; important to maintain those throughout the development of the project.
- Encouraged by concept and potential of “living with nature”.
- General support on the master plan massing.
- Consider the relationship of the proposed development to the neighbourhood to the north and provide views from St. Lawrence Neighbourhood.
- Provide more detail on access at the next review, including parking, service, and consolidation strategy.
- The frontage along Queens Quay provides an extraordinary opportunity to create a neighborhood “main street”, provide more information on retail and ground floor animation strategies.
- Provide north-south sections that include the Distillery District to the waterfront to understand the master plan’s relationship with adjacent context; ensure there is no barrier at these important connections to the waterfront.
- Provide more information on the proposed building at 307 Lake Shore Boulevard East and its relationship to Quayside.
- Provide shadow studies to understand the relationship between built-form, POPS, and vegetation.

Public Realm and Landscape

- Supportive of the urban farm concept, provide more technical details on food production, design, and operational precedents for review.
- Concerned that the level of vegetation shown in the RFP renderings are only aspirational, provide relevant project precedents that demonstrate successful vegetation on tall buildings in Toronto's climate, and more technical details.
- Concerned that the underground parking at Parliament Plaza will limit the potential and permanence of the landscape above, provide more information on the design of the Plaza and the impact of underground parking on the landscape design.
- Study plant species and ecologies that are native to Toronto and utilize them in the design to ensure the vegetation will naturally flourish.
- Ensure long-term year-round success on the landscape design.
- Ensure strong east-west connections with adjacent developments through the Community Forest.

Western Curve + Overstory + Timber House

- Commended the building design innovation displayed at the conceptual stage of the project.
- While the Panel supports the aspirational concept of "living with nature" and bringing vegetation on the building facades, it is important to ensure the strategies are viable and that the vegetation will have long term success. Provide precedents and support data that demonstrate feasibility at the next review.
- Emphasis on native, windborne ecology in the vegetation.
- It is important to ensure the private ground floor uses are well integrated with the public realm, consider how the two can work together to bring forth a new level of animation and engagement at the site.
- Ensure the street wall is well calibrated for the human scale, consider the size of the openings along Queens Quay, and provide fine grain units for smaller retail businesses.
- Concerned with the quality of space under the Timber House cantilever, especially at Parliament Plaza, provide more information and consider all options.
- Provide high quality materials and finishes.
- Ensure a safe level of illumination is provided throughout the urban forest.
- Encouraged by the inter-generational model of aging in place.

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

Mr. Medeiros responded that Waterfront Toronto set an ambitious target and QILP's job is putting together a talented and thoughtful team to bring these ideas to bear for the Toronto market. The design you have seen today were the result of a few short weeks of work during COVID, so this is just the start of the design process.

1.6 Vote of Support/Non-Support

No vote was taken as the project was reviewed for Issues Identification.

3.0 Basin Media Hub – Schematic Design

<i>Project ID #:</i>	1133
<i>Project Type:</i>	Building
<i>Review Stage:</i>	Schematic Design
<i>Review Round:</i>	Two
<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 Yifan Qiu, Associate, Melk!
<i>Delegation:</i>	Reza Safavi, Hackman Capital Michael Lomax, Cresa Linda Perkins, Cresa Michael Wasyliw, Cresa Dan Herman, SOM Scott Pennington, CreateTO Kendra Barkman, CreateTO Anthony Kittel, City of Toronto Chris Hilbrecht, City of Toronto Corey Bialek, Waterfront Toronto Kristal Tanunagara, Waterfront Toronto Josh Hilburt, Waterfront Toronto

3.1 Introduction to the Issues

Josh Hilburt, Development Planner with Waterfront Toronto, introduced the project by noting the site location and context, the development history, major programs, and the Official Plan and Zoning permissions. Mr. Hilburt noted that once the PIC Core Urban Design Guidelines are completed and adopted by Council, the document will provide further design direction while allowing flexible application, especially for the design of the water's edge promenade public realm.

Mr. Hilburt noted the project is here for Stage 2: Schematic Design review and recapped the previous Issues Identification consensus comments, including ensuring the public realm is well designed, consider Indigenous history of the site, explore placemaking opportunities, preserve north-south view corridors to the water, explore other materials and colors on the buildings, provide a comprehensive landscape strategy, and consider seasonality in the design of the public realm. Mr. Hilburt noted the areas for Panel consideration, including water's edge promenade and landscape design, alignment with Port Lands planning policy and emerging urban design guidelines, sustainability objectives, and treatment of the building elevations in color and materiality. Mr. Hilburt then introduced Brian Glodney, Senior Vice President with Hackman Capital, to give the presentation.

3.2 Project Presentation

Mr. Glodney began by introducing Hackman Capital Partners and The MBS Group, the project goals, benefits, the design team, and previous consensus comments. Mr. Glodney introduced James Diewald, Associate Principal with SOM, to continue the design presentation.

Mr. James noted the project site, industrial history of the Turning Basin, media production in the Port Lands today, and existing conditions. Mr. Diewald noted the planning considerations including PLFP and PIC Core Urban Design Guidelines, and the urban planning principles for Basin Studios. Mr. Diewald noted the program organization, access, landscape strategy, and building uses. Mr. Diewald summarized the updated massing, building heights, sustainability strategy with all electric systems, and view impact from the buildings. Mr. Diewald noted the façade inspirations, proposed materiality, and building elevations.

Yifan Qiu, Associate with !Melk Landscape Architecture and Urban Design, introduced the project's ecological identity and noted the water's edge promenade design, including materiality, furniture, gates, and vegetation strategy. Mr. Qiu concluded the presentation with renderings of the project in both warm and cold seasons.

3.3 Panel Questions

One Panel member appreciated the clear and thorough presentation, and asked who will maintain the landscape on the Water's Edge Promenade (WEP). Mr. Glodney noted the WEP will be maintained by the City, the public realm inside the property will be maintained by the Studio. The Panel member asked why only some of the buildings have green roofs and clarification on the glazed spaces on p.62, and the programs adjacent to the waterfront gate. Mr. Diewald noted sixty percent of the office uses have green roofs, there are structural sensitivities that preclude the stage roofs to have green roofs, but the team is providing low albedo coating and water capture. Mr. Diewald noted the glazed spaces are offices that will benefit from natural light, and uses of the core adjacent to the waterfront gate will depend on what best supports productions and operations.

Another member asked why the planting is closer to the building than the water's edge. Mr. Diewald responded that the landscaping is planned to follow the PIC Core UDG to allow for public uses and gathering spaces along the WEP.

One Panel member asked how the water's edge and tree roots relate to the height of the +water table, and whether the plants are set in soil pits or raised soil beds. Mr. Qiu noted the team has studied the water table of the site and the planters are designed to not have any interference from water. The Panel member asked if there is outdoor filming. Mr. Glodney noted there will be temporary facades and sets, every area of the studio will be used.

Another Panel member asked if it is possible to move the trees closer to the water's edge. Mr. Qiu noted the trees provide privacy buffer for the sound stages; the landscape supports the buildings.

One Panel member asked if the roofs are intensive or extensive. Mr. Diewald noted the team is cognisant this is a major bird path thus the importance of having biodiverse green roofs that can support ecology.

Another Panel member asked for clarification on the outdoor rooms and the design of the planters. Mr. Diewald noted the dock wall maintains the current elevation and the planters have 5% slopes. Mr. Diewald noted the outdoor rooms relate directly to access points of the studio and lobby areas, others provide smaller and more intimate spaces for viewing art.

One Panel member asked if there is a view of the water looking south down Carlaw Ave. Mr. Diewald noted the Carlaw Centre line aligns with the 18m setback, so the northbound lanes are aligned with the setback and the southbound lanes terminate at the building, which we see as an architectural anchor to the road terminus. Mr. Glodney noted ground floor space is highly sought after, so we want to have as much of it as possible. The Panel member asked if there might be a coffee shop. Mr. Glodney noted there is a F&B space operated by a tenant.

Another Panel member asked for feasibility of food trucks for events and if there is any consideration for renewable energy. Mr. Diewald noted there is cost burden to providing solar energy on day one so the team cannot commit to it, however there are interesting aspects with waste heat that can be recaptured to heat the offices. The team is also providing electrical connections throughout Basin Street for EVs. The backup power is run on fossil fuel generator, but it is not expected to be used. Mr. Diewald noted the team will continue to explore the feasibility of rooftop solar.

The Chair then asked the Panel members for comments.

3.4 Panel Comments

One Panel member appreciated the use of sound stages as a perimeter for the development, and noted the gates become very important threshold moments that link the project back to the City, specifically at Logan and Carlaw Ave. The Panel member recommended the team to design the garage in a way that is futureproofed and can be adapted for other uses. Despite the project being a private studio, it has a large public interface, and the Panel member encouraged the team to design infrastructure, such as washrooms to help with public programming. The Panel member noted the film festival would be an amazing event and encouraged the team to work with the local neighbourhood as well as integrate public art into the public realm.

Another Panel member appreciated the clear diagrams, emphasized the harshness of the waterfront during winter months and the importance of creating micro-climate with vegetation. The Panel member referenced the double allee of trees on the WEP at East Bayfront and asked the team to consider a similar strategy. The Panel member appreciated the green studio facades but felt the other buildings are a little generic given the history of the area.

One Panel member commended the clear and comprehensive presentation, and noted the buildings, structure, and plans are elegant. The Panel member encouraged the team to consider comfort, careful placement of trees and bench locations along the WEP. The Panel member suggested a consistent material throughout the WEP with accent paving at the gathering spaces. The Panel member asked the team to ensure the public realm is designed with resilience in mind as the water levels in the area can fluctuate drastically.

Another Panel member appreciated the thoughtful and respectful dialogue, felt the renders give a sense of authenticity especially in the winter seasons. The Panel member appreciated the team's response to stormwater management strategy at the request of the Panel from last round. The Panel member felt that the line of trees can be moved closer to the water's edge, allowing more breathing room, while not interfering with the mobility network; the trees are an asset in cold months. The Panel member suggested providing shrubs closer to the building to provide the visual buffer for privacy and utilize resilience species that can self-pollinate and amplify the usefulness of the landscape.

One Panel member suggested a grittier palette of plant materials and design the POPS landscape as powerful moments of ecological performance.

Another Panel member appreciated bringing a sense of ecology to the site but felt that the landscaping can be amplified, consider these as garden spaces instead of street tree planting, utilize hedge rows to create canopy and increase biodiversity to boost overall performance. The Panel member recommended shifting the line of trees away from the buildings and consider an overall building palette that is authentic to the neighbourhood.

One Panel member suggested to reduce the overall façade material palette to red brick and green panels. The Panel member noted the niches and gateways do not have a strong sense of rooms, consider prioritizing the public side more by shifting the water gate further into the studio to give way to the public realm and provide more flexibility in use.

Another Panel member appreciated the presentation and noted that the current southbound view on Carlaw Ave. will be the building fence and signage, consider shifting those elements to improve the termination point of the street and stacking the building to provide sightlines to the water.

One Panel member appreciate the energy recovery strategy. The Panel member noted that over time the economics of electric system will change, particularly regulations on carbon emissions for commercial buildings, peak demand management will be an important economic consideration, and asked the team to focus on identifying the right time to add renewable generation on site and the ability to store energy. The Panel member felt there will be a strong economic case for making those investments. Furthermore, the Panel member suggested the specification of low carbon concrete and designing the structures for disassembly to futureproof the project.

3.5 Consensus Comments

General

- Supportive of the overall revised design proposal.
- Appreciated the detailed and clear presentation and drawings.
- The terminus of Carlaw Ave. should be improved, consider offsetting the building footprint and creating a taller built form to frame the view to the water and mark the moment.

Landscape

- Appreciated the work on the Water’s Edge Promenade (WEP) so far but there is room for improving the public realm experience, consider:
 - Moving the “waterfront gate” further in to maximize the potential for hosting events.
 - shift the line of trees and vegetation away from the buildings to amplify the microclimate conditions – trees will provide shade and wind mitigation for pedestrians and the building.
 - maximize opportunities for understory landscaping to increase the ecological footprint of the WEP.
 - integrate public art into the WEP.
- Ensure food truck access for events.

Sustainability

- Appreciated the stormwater management strategy.
- Consider opportunities for on-site renewable energy generation such as solar panels and photovoltaics.

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

Mr. Glodney noted the site is an incredible opportunity for the team, he is pleased to hear the dialogue today, and felt that most of the comments are achievable and doable.

3.6 Vote of Support/Non-Support

The Panel voted unanimous Full Support for the project.

4.0 Waterfront East LRT Commissioners and Villiers Loop – Schematic Design

<i>Project ID #:</i>	1122
<i>Project Type:</i>	Public Realm
<i>Review Stage:</i>	Schematic Design
<i>Review Round:</i>	Two
<i>Location:</i>	Villiers Island
<i>Proponent:</i>	Waterfront Toronto
<i>Architect/ Designer:</i>	Public Work, Stantec
<i>Presenter(s):</i>	Patrick Meredith-Karam, Transportation Project Manager, Waterfront Toronto

Delegation:

Adam Nicklin, Principal and Co-Founder, Public Work
Kenneth Poon, Senior Associate, Stantec
Luke van Tol, Public Work
Golnaz Jamshidi, Public Work
Sonia Rahman, Stantec
Vincent Teng, TTC
Scott Fraser, TTC
Nigel Tahair, City of Toronto
Brent Fairbairn, City of Toronto
Kristal Tanunagara, Waterfront Toronto
Josh Hilburt, Waterfront Toronto
Corey Bialek, Waterfront Toronto
Sarah Chapin, Waterfront Toronto
Mira Shenker, Waterfront Toronto

4.1 Introduction to the Issues

Patrick Meredith-Karam, Transportation Project Manager with Waterfront Toronto, introduced the project by noting that the Commissioner Street and Villiers Loop are the scope of today's review. Mr. Meredith-Karam summarized the project background, scopes of work of all three segments of the LRT, and the anticipated timeline. Mr. Meredith-Karam explained the loop alignment selection, the Waterfront East LRT design criteria, and recapped the designs of Union Station and Queens Quay Portals, Queens Quay East redesign, Cherry St. North portal, Cherry Bridge at Keating Channel, Villiers Island Public Realm Design, the street designs for Cherry and Commissioners Street, and the Green Track pilot project.

Mr. Meredith-Karam noted the project is here for Stage 2: Schematic Design review, previous consensus comments from Oct. 2021, and the areas for Panel consideration, including the integration of the LRT with the public realm and adjacent landscapes, integration of Green Track, and a cohesive waterfront transit experience with previous segments of the LRT. Mr. Meredith-Karam then introduced Adam Nicklin, Principal and Co-Founder of Public Work, to give the design presentation.

4.2 Project Presentation

Mr. Nicklin noted the project context, previous phasing strategy of the Polson Loop, and current phasing strategy of the Villiers Loop. Mr. Nicklin summarized the Villiers Loop options, noted the preferred option, the context of its four frontages, and the street design with section drawings. Mr. Nicklin described the designs for New Munition Street, Centre Street, Villiers Park Street, and Commissioners Street. Mr. Nicklin noted the team is interested in creating an LRT experience that is fully integrated with the surrounding park.

4.3 Panel Questions

One Panel member asked for more information on the feasibility of the Green Track system. Mr. Nicklin responded that the green track meets code and there are other more extreme ways to allow emergency vehicles to pass through. The Panel member

asked for clarification on the layby tracks on p.11. Mr. Poon noted the layby allows the operator to take a break and the loop runs clockwise.

Another Panel member appreciated the planting area adjacent to the transit line and asked if the trees will interfere with the transit operation. Mr. Nicklin noted there will be clearing required, it will be like Queens Quay in terms of distance to the power lines.

One Panel member asked if there are additional platforms along the loop. Mr. Poon noted the loop is not for passengers, they get off at the end of Commissioners, then it loops around, then passengers get on again; the intent is to not add any additional platforms to this loop.

Another Panel member asked how the street furniture, garbage bins, streetlights, will be coordinated with the design. Mr. Nicklin noted they will be considered, Commissioners streetscape has already been designed and reviewed by the Panel, and under construction now – the team will be adding the transit line to it. Mr. Nicklin noted there might be more seating along Commissioners Street.

One Panel member asked if Centre Street is a pedestrian street. Ms. Mallozzi noted that it is planned as a woonerf for both vehicles and pedestrians.

Another Panel member asked if there could be more stops along the loop, especially if Villiers density increases in the future. Ms. Mallozzi noted that the Commissioners Street stop remains in front of the Fire Hall building at the moment.

4.4 Panel Comments

The Chair then asked the Panel members for comments.

One Panel member commended the Green Track and supported the removal of layby parking spots in place for more vegetation.

Another Panel member supported the Green Track, and asked the team to coordinate the need for street furniture, lights, and poles, with the landscape design so they do not take away from the ecological area in the end.

One Panel member appreciated the focused and clear presentation and supported the innovative approach of designing transit with landscape design in an integrated plan. The Panel member supported the “wobble”, the meandering of the vehicular lane slows down traffic and create space for planters next to transit. The Panel member felt this is a great opportunity to pilot Green Track and set best practice. The Panel member encouraged the team to include an integrated operation and maintenance plan to ensure the vegetation will be successful long-term.

One Panel member felt the transit line is important for Villiers Island on day one. The Panel member suggested to continue the planting of columnar trees around the corner, and asked the team to consider how the vegetation at the platforms can be maintained.

Another Panel member appreciated the presentation and supported the preferred loop location.

One Panel member supported the loop at the end of Commissioners Street which provides better access to Villiers Island while not negatively affecting the adjacent development parcel, and commended the integration of the public realm into the transit design. Furthermore, the Panel member felt this loop is the next iteration of the Charles Street loop that compliments the adjacent park space. The Panel member felt that the planters and trees will help humanize the street and transit corridor, and suggested to add a stop on Centre Street to help facilitate movement.

Another Panel member commented an additional stop on Centre Street would greatly increase the usage of the loop as it covers a large area. The Panel member encouraged the team to consider user experience and provide any necessary queuing area for the streetcar stop.

4.5 Consensus Comments

- Support for transit on the waterfront, continue to integrate all partners in the planning, design, and maintenance of the line to ensure long term success.
- Support for the Commissioners loop that will serve a high-density neighbourhood.
- Support for the preferred LRT loop option.
- Strong support for design of the green track for this segment of the LRT.
- Supportive of the meander of the vehicular lane created by the offset street planters on Centre Street.
- Consider an additional stop on Centre Street.
- Provide street furniture in the plans to ensure the streetscape is well coordinated.

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

Mr. Nicklin appreciated the support from the Panel and is excited to continue the design.

4.6 Vote of Support/Non-Support

The Panel voted unanimous Full Support for the project.

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 March 22nd, 2023.

Signed--

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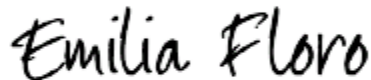


Paul Bedford

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Paul Bedford, Waterfront Design Review Panel Chair

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Emilia Floro

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Emilia Floro, City of Toronto Urban Design Director

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Chris Glaisek

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Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer