



396 Queens Quay West

Schematic Design

January 29th, 2024

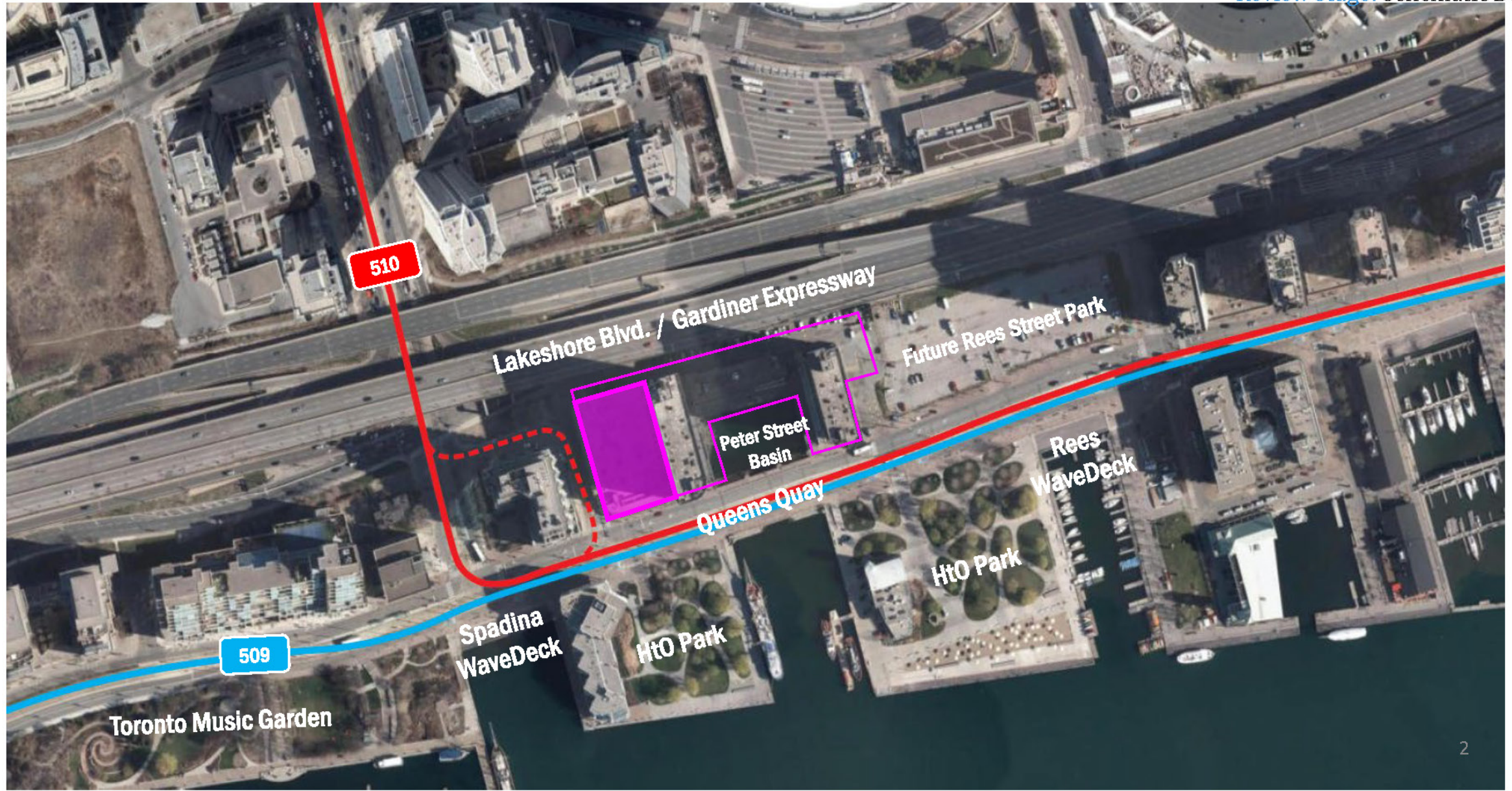
Site Context

396 Queens Quay West

Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design



Project Background

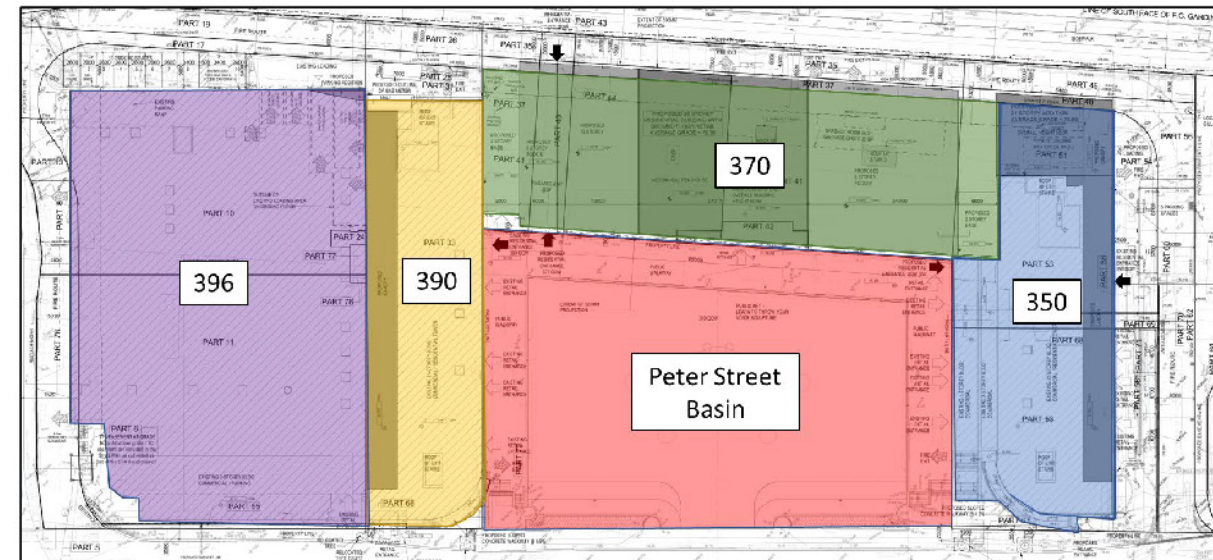
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- The site is comprised of 350, 370, 390 and 396 Queens Quay West and forms a corner, U-shaped lot, that wraps around a City-owned parkland that is municipally known as Peter Street Basin.
- Existing Uses:
 - 350 Queens Quay west is occupied by an existing 21-storey mixed-use building. The 21-storey addition to the north façade (approved via File No. 16 116138 STE 20 OZ) is currently under construction.
 - 370 Queens Quay West is currently undergoing construction to build a 20-storey mixed-use building (approved via File No. 16 116138 STE 20 OZ).
 - 390 Queens Quay West is an existing 21-storey mixed-use building.
 - 396 Queens Quay West is an existing 5-storey parkade with retail at grade.



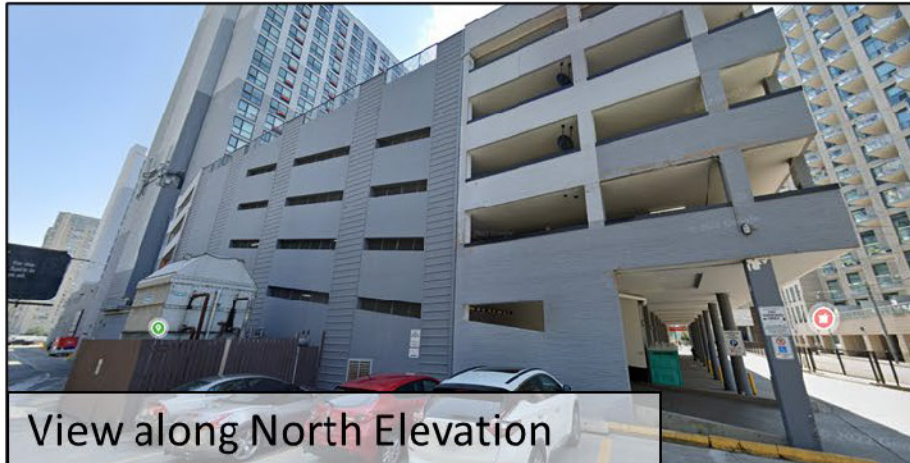
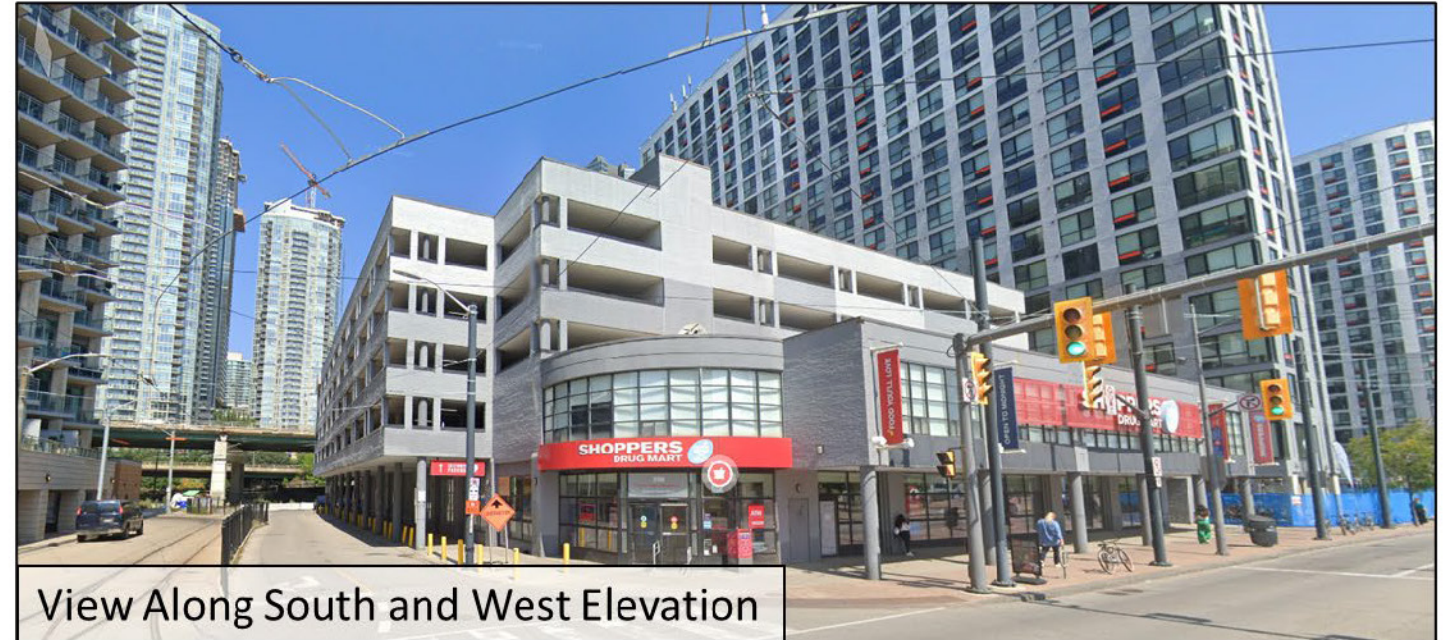
Existing Site Conditions for 390 & 396 QQW

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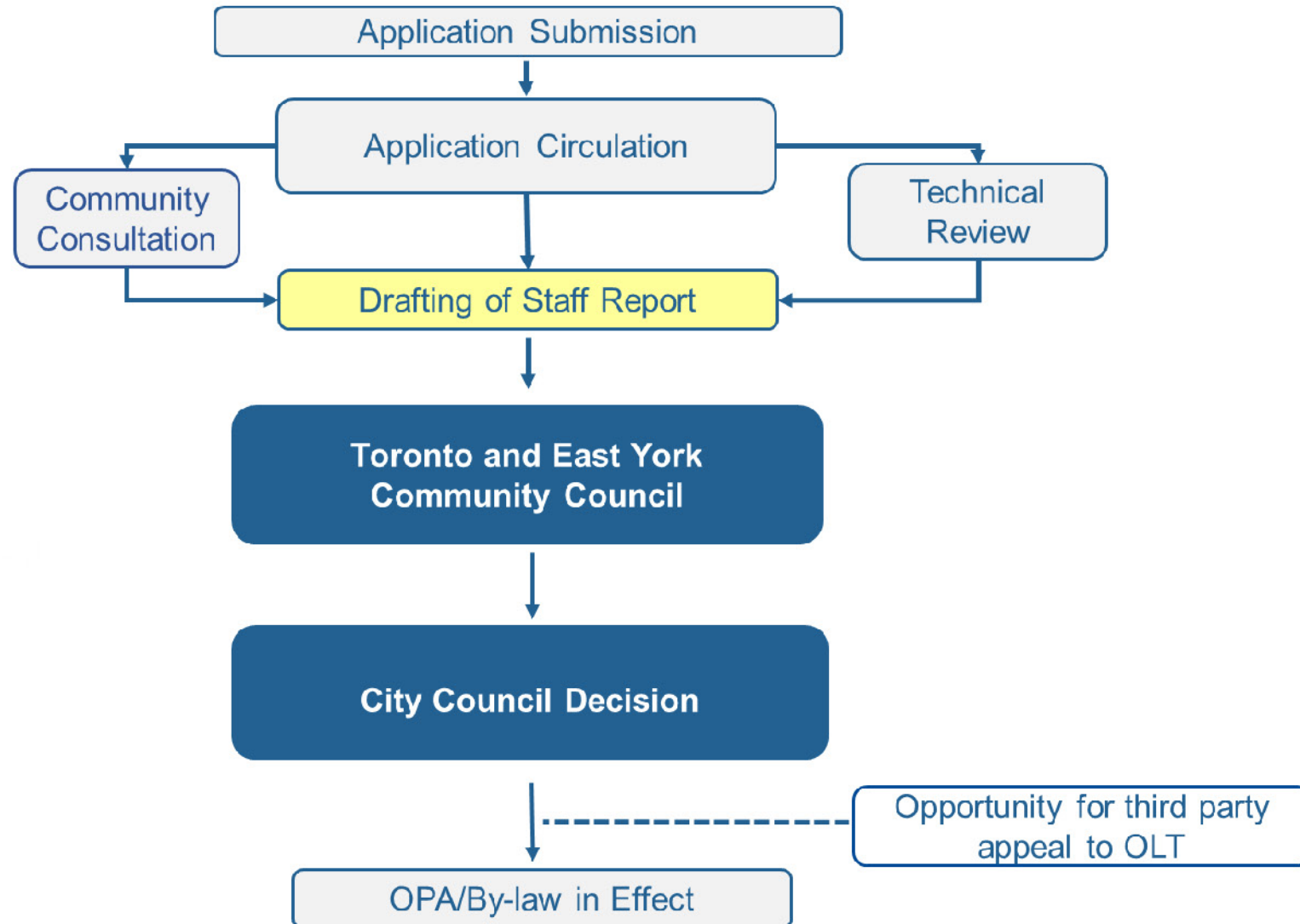
Project Status for 390 & 396 QQW

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Project Description

396 Queens Quay West

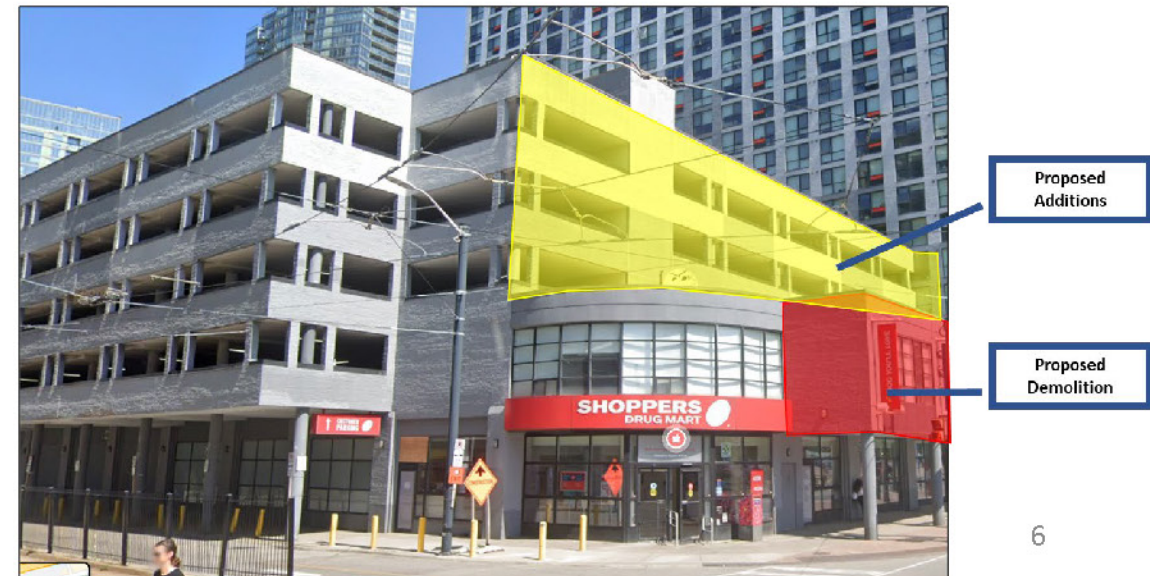
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The application proposes:

- a 16-storey residential tower above the existing 5-storey parkade;
- a 4-storey addition (from the second to fifth floor) along the northern façade of 396 Queens Quay West;
- a 4-storey addition (from the third to sixth floor) along the southern façade of 396 Queens Quay West;
- a 20-storey addition (from the second to twenty-first floor) along the rear of 390 Queens Quay West;
- demolition of the existing cantilever along the southern façade of 396 Queens Quay West; and,
- interior modifications to the second floor of 350 and 390 Queens Quay West.



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Project Approval Stage

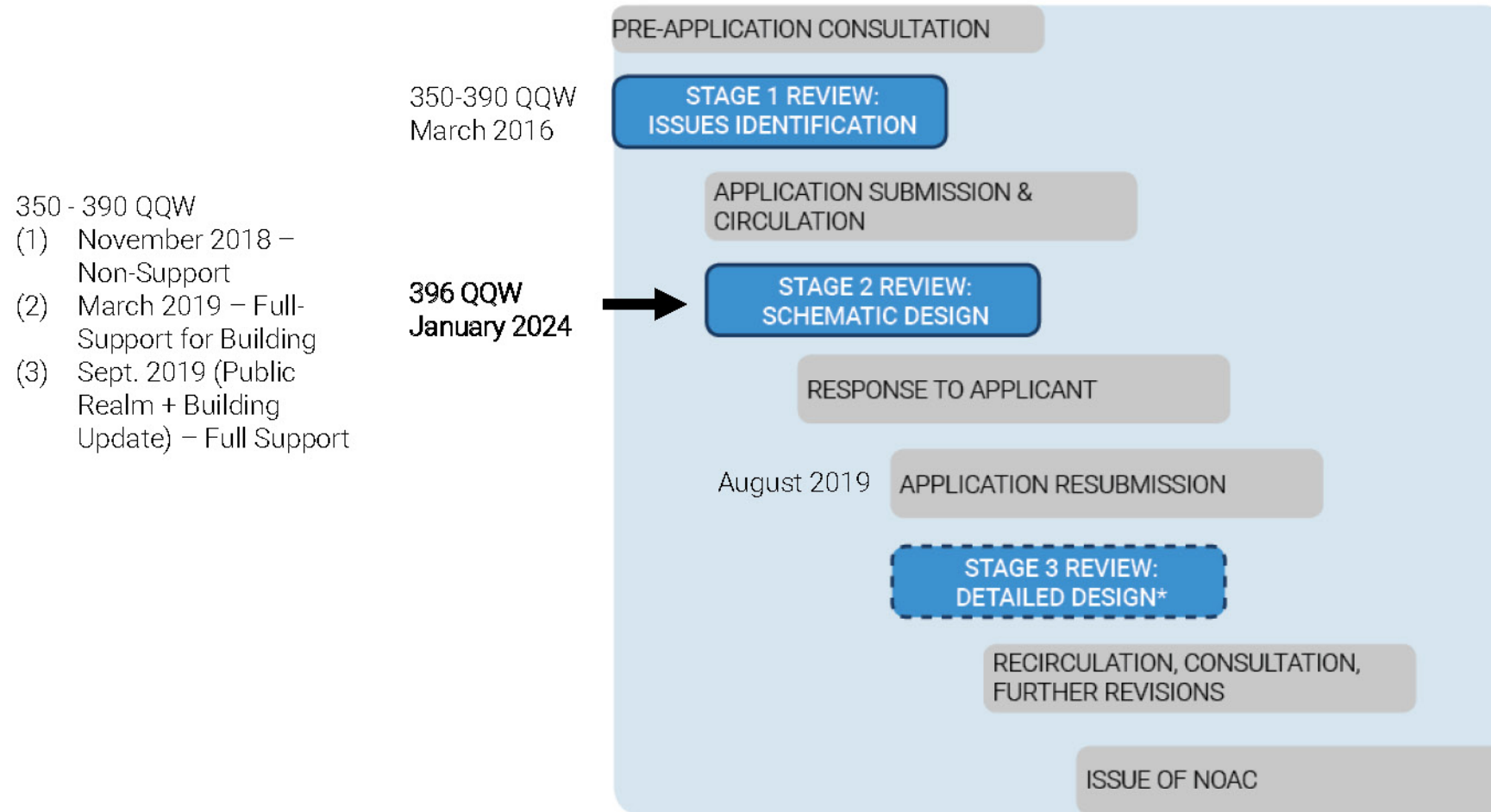
DRP Stream 2: Private land – Rezoning + Site Plan Approval

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DRP Impact Summary

Built Form

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2018 WDRP Schematic Design

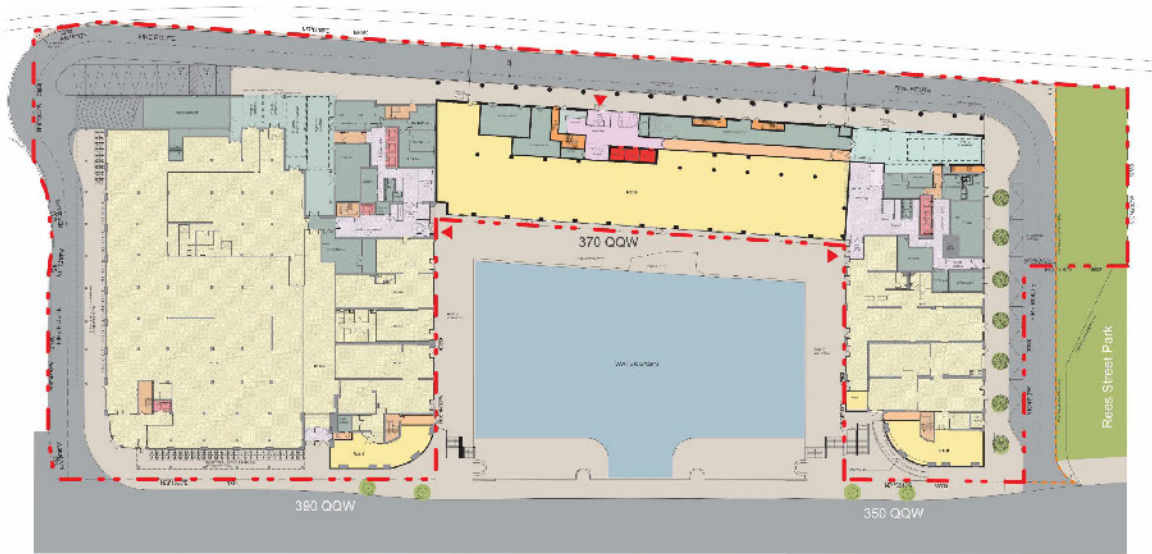


2019 WDRP Schematic Design

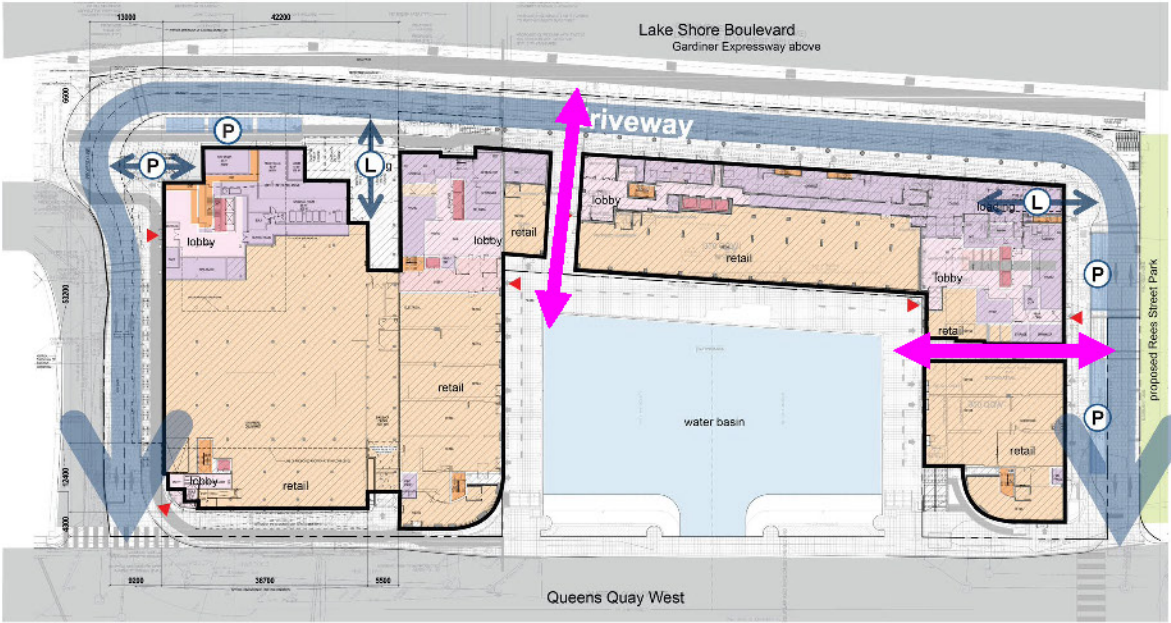
DRP Impact Summary

Ground Floor and Site Access

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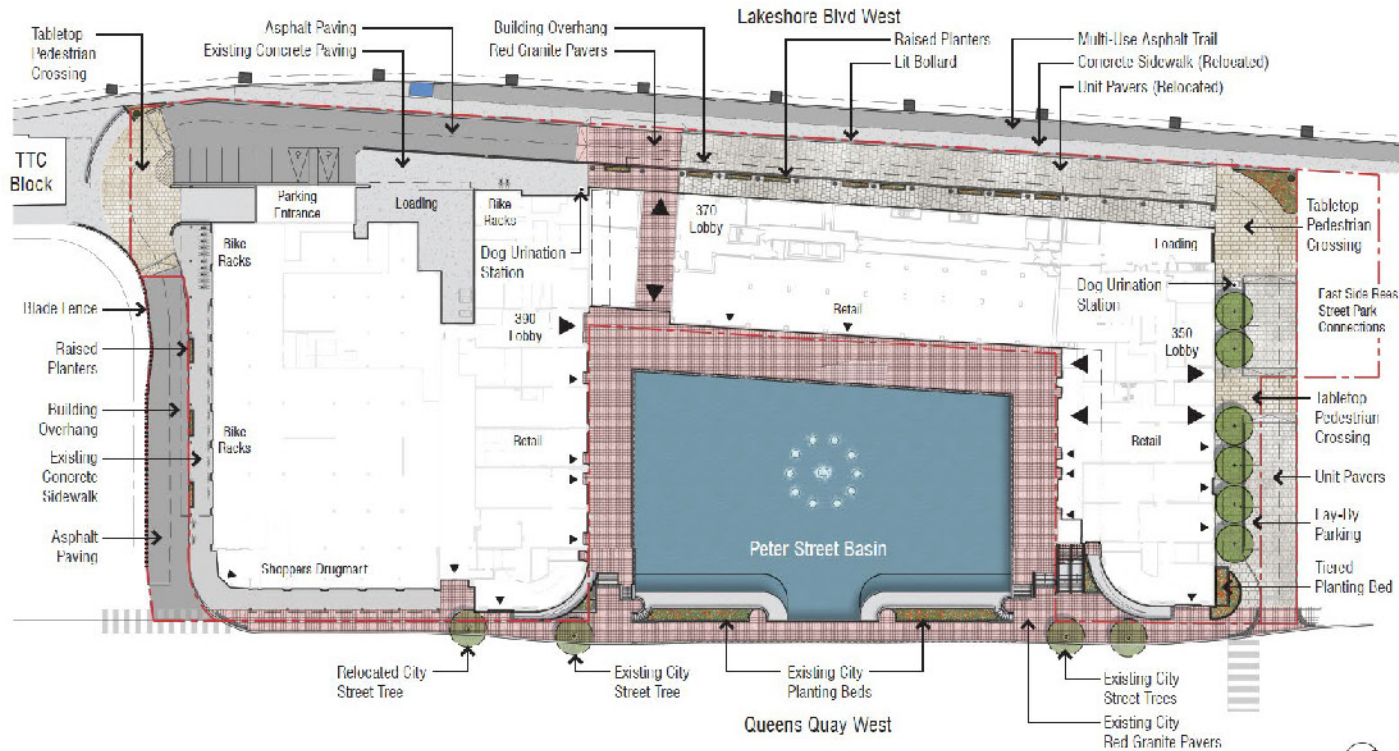
2018 November WDRP Schematic Design



2023 Ground Floor Plan

Recap from September 2019

Schematic Design (3)



396 Queens Quay West

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Design Team: Quadrangle Architects

Review Stage: Schematic Design



Recap from September 2019

Schematic Design (3) Panel Consensus Comments

396 Queens Quay West

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General

- Public realm is the focus on this review, along with updates to building design shown previously.
- Strong support for the overall project design.

Landscape

- Overall support for the landscape design.
- The Panel encouraged Waterfront Toronto and PF&R to take advantage of this opportunity to advance the public realm surrounding Peter Street Basin.
- Proposed bollards look flimsy, consider alternatives.
- Consider the consistent use of public realm details to create cohesiveness in the design. I.e. the railing detail.
- It is important to provide shade in the public realm around the basin, consider the incorporation of awnings and other shading devices on the retail facades.

Building

- Appreciated the revisions to the north-south passageway design and consider if doors are necessary for its functionality.
- The east-west connection to future Rees Street Park is critical, encouraged the team to consider fully in the design now, not wait until future.
- Suggestions to improve the ground floor and second floor building frontage along Lakeshore to create opportunities for more transparency and public realm animation.
- Encouraged the design team to create depth in the building elevation, consider further articulating fenestration.
- **The Panel felt the north wall addition to the western-most tower would be very positive in completing the development and encouraged the City and proponent to pursue it in the future when the parking garage becomes subject for development.**

Areas for Panel Consideration Waterfront Toronto and City of Toronto

Building Design

Does the Panel support the **proposed tower massing** and **façade design** in relation to the overall project?

Does the Panel support the following proposed building design elements:

- Improvements to the **ground floor interface** along Queens Quay Boulevard
- **Removal of the colonnade** on the ground floor
- **Addition of active uses** (hotel suites) along the south side of the parking structure
- The rooftop **mechanical unit** and integration with the tower

How can the façade design of the proposal, esp. at the **base building and parking structure**, enhance the public realm and design quality of the area?

- **Vertical architectural elements** along the Queens Quay Boulevard frontage for the new addition
- **Materiality** and tower cladding design

Areas for Panel Consideration Waterfront Toronto and City of Toronto

Are there additional building design considerations that should be addressed and resolved in the site plan application stage?

- **Materiality** as it relates to the public realm
- **Sustainability and green infrastructure** in building and on site
- **Improvements to the active street frontage** along the Queen Quay Boulevard

Public Realm

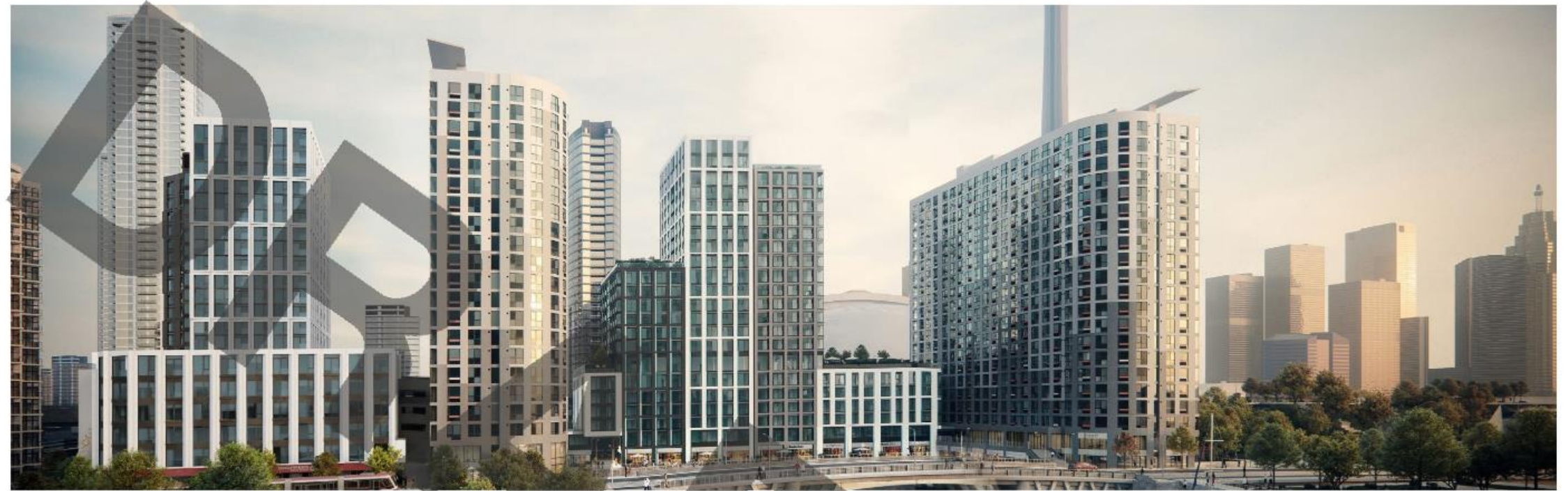
Does the proposed landscape design meet or exceed Waterfront Toronto's objectives of design excellence?

- Interface with **Lakeshore Boulevard and Queens Quay Boulevard**
- Pedestrian connection and interfaces such as the **north-south pedestrian walkway, TTC streetcar loop, and bicycle trail**
- Extension of the Queen Quay Boulevard **streetscape design (ie. Paving, street trees, and furniture etc.)**



BDP.
Quadrangle

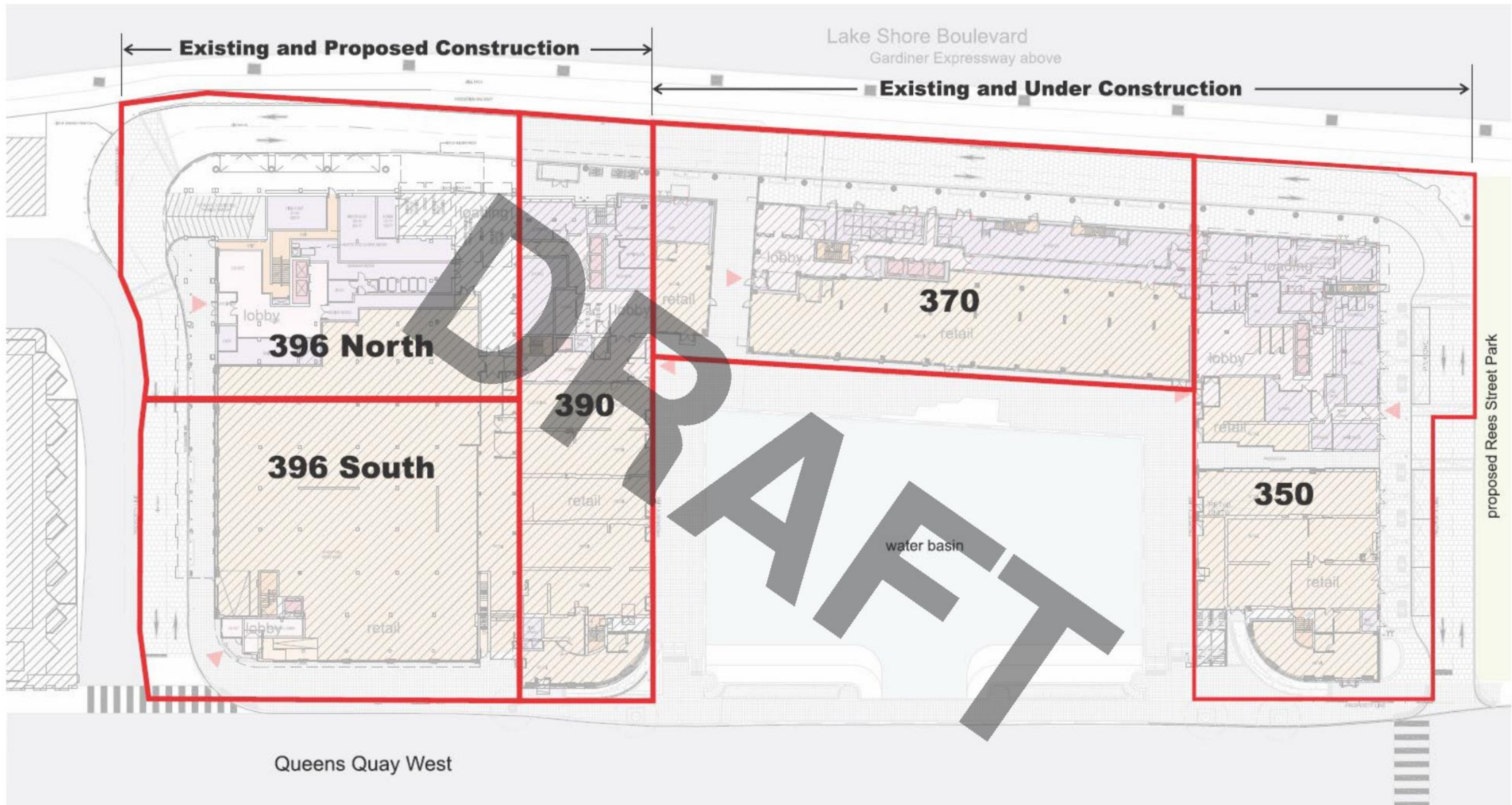
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Waterfront Toronto Design Review Panel

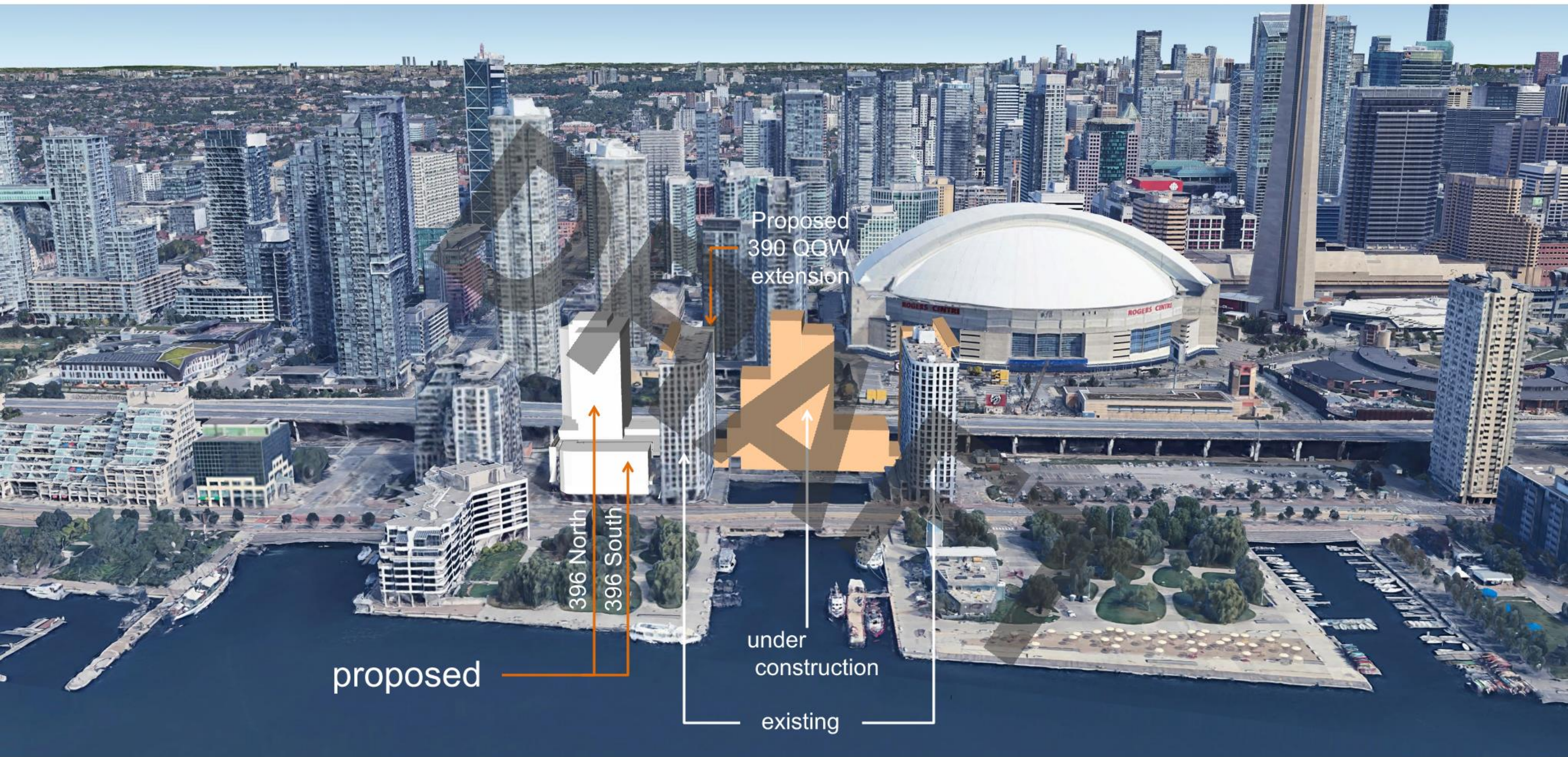
31 January 2024



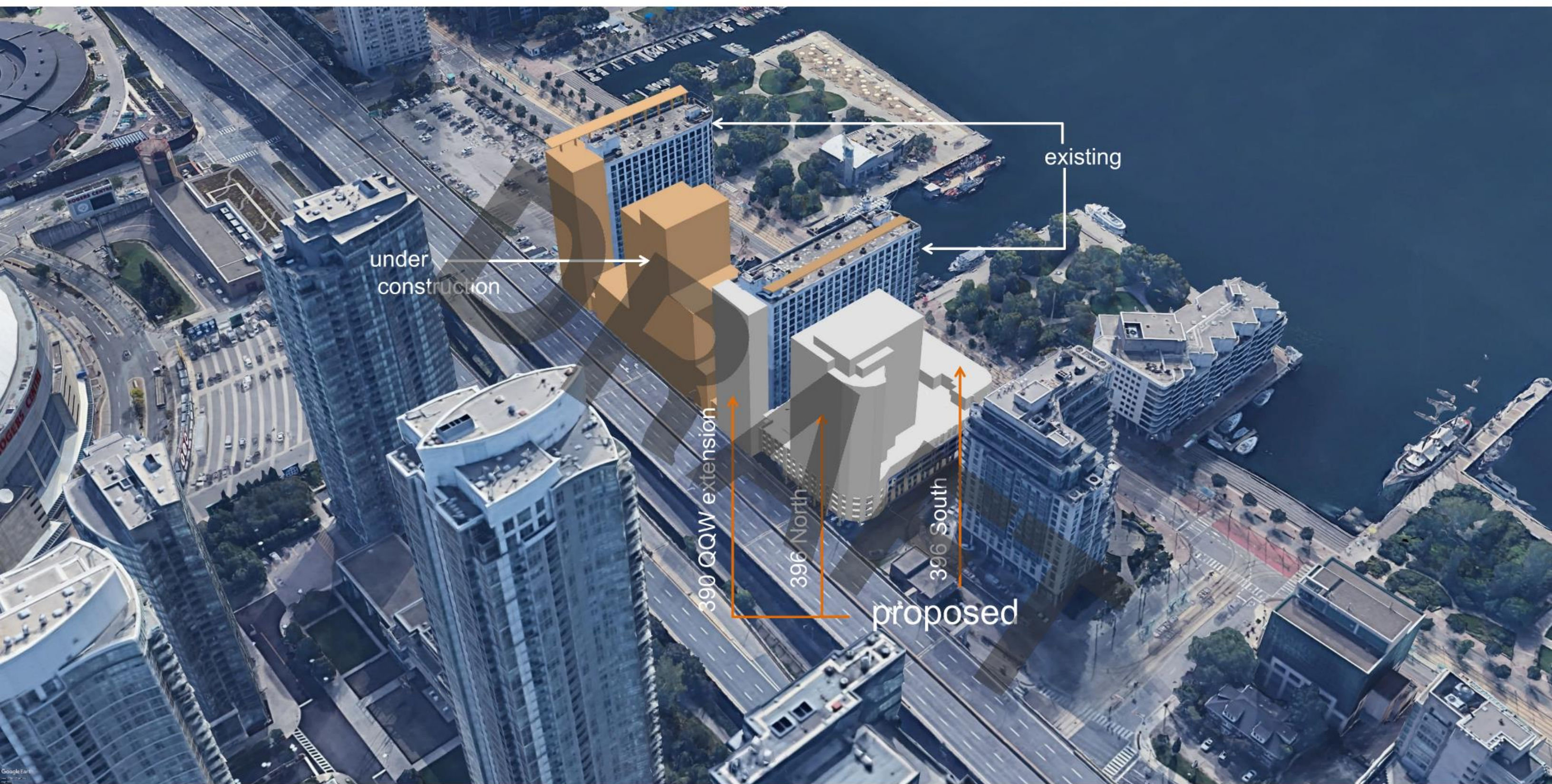
Site Orientation / Parcel Addresses

Massing

DRAFT



Aerial View from South

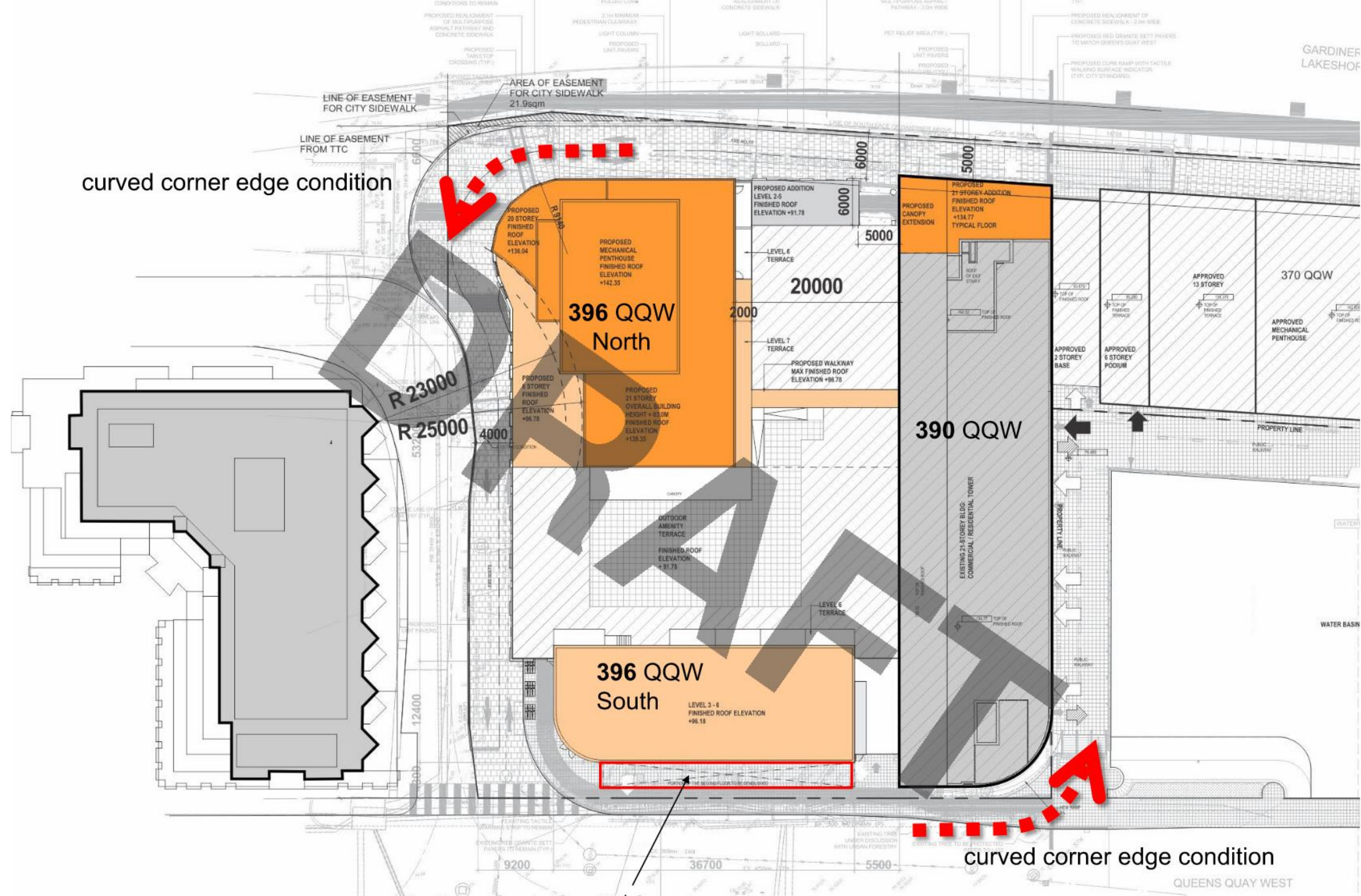


Aerial View from Northwest



new suites to
screen parkade

Aerial View from Southeast

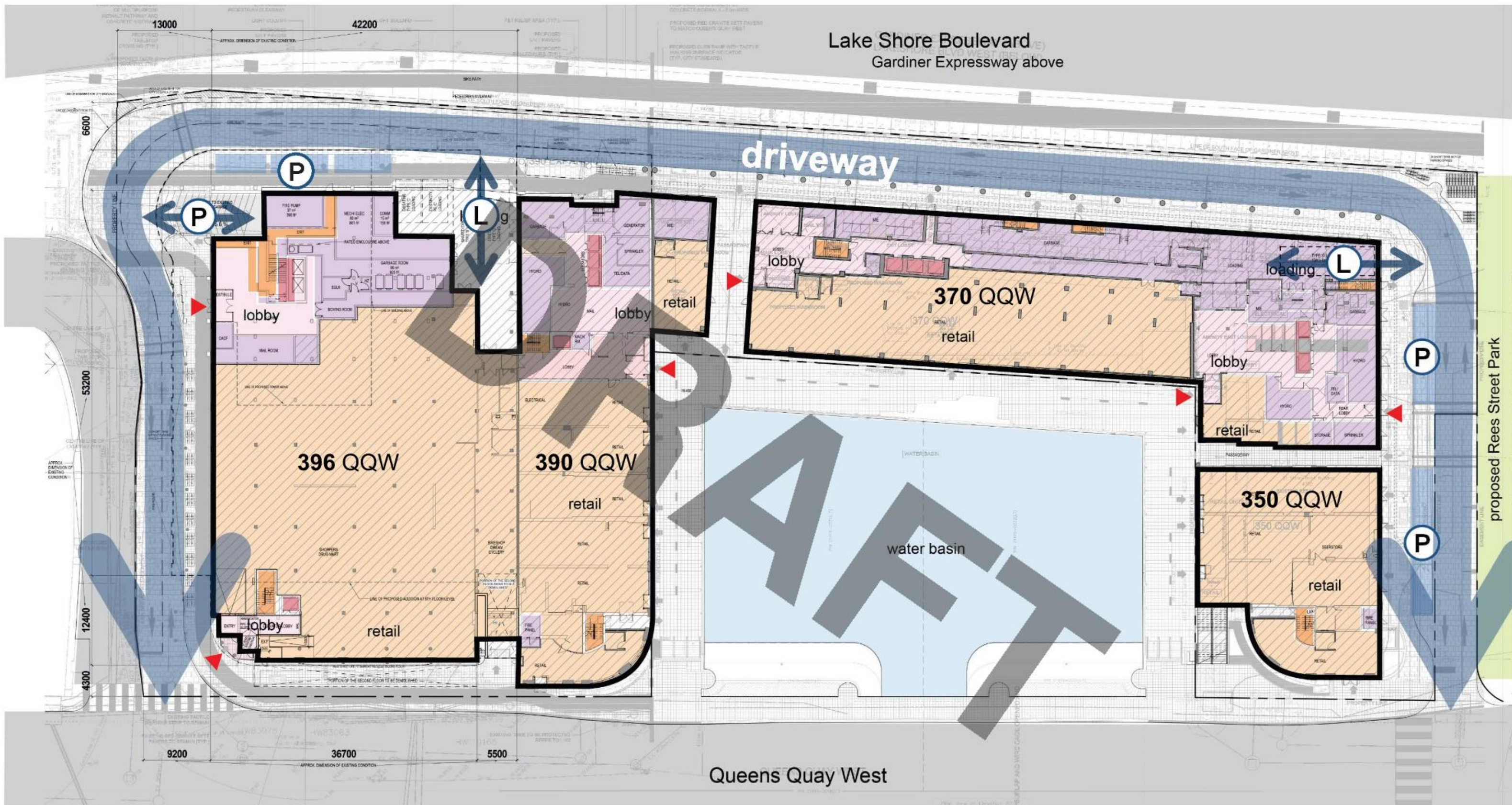


Portion of existing 2nd floor level to be removed to expand open sidewalk

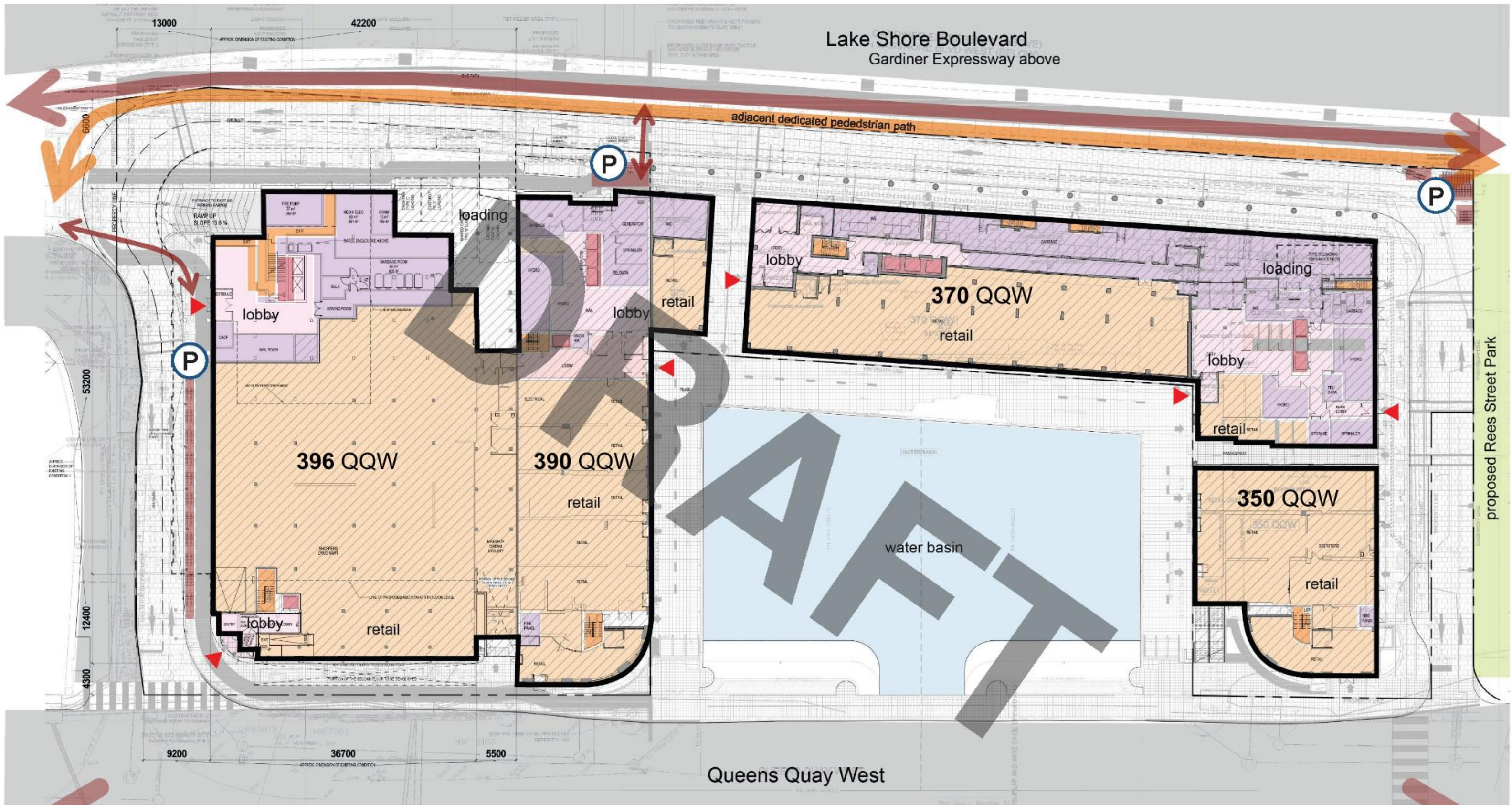
Site Plan / Building Separation

Site Circulation

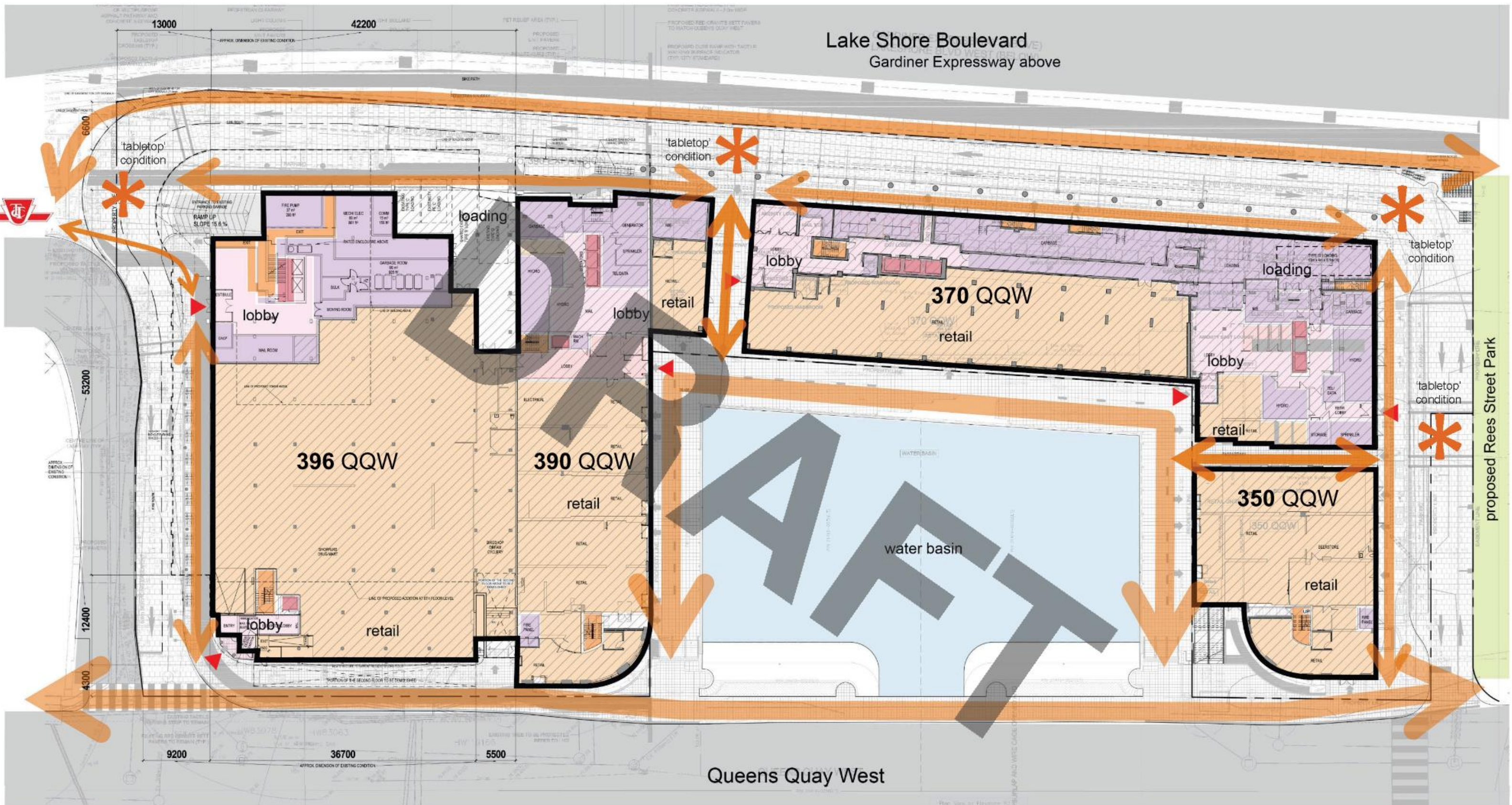
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Vehicular Circulation Routes



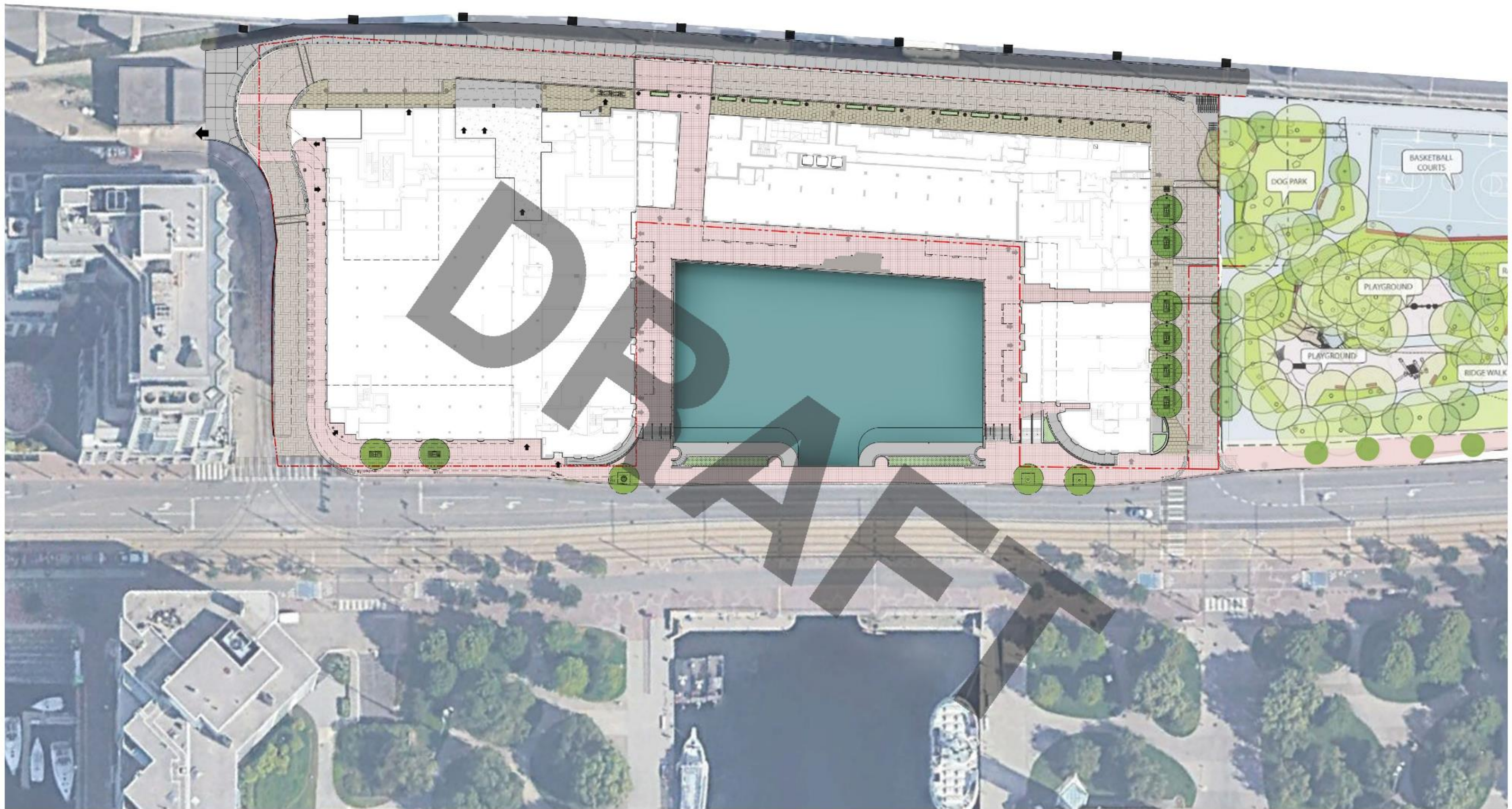
Bicycle Circulation Routes



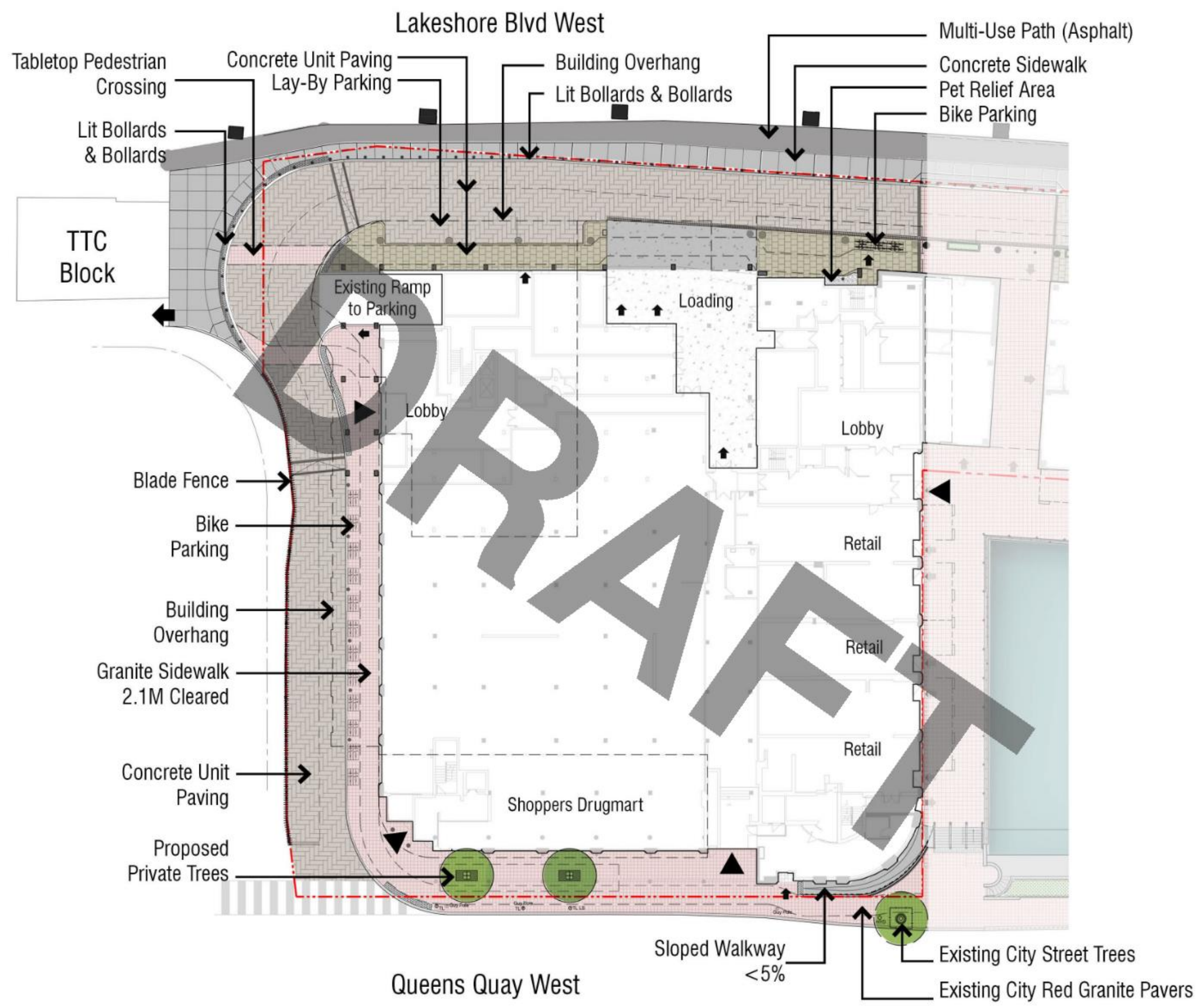
Pedestrian Circulation Routes

Landscape Design

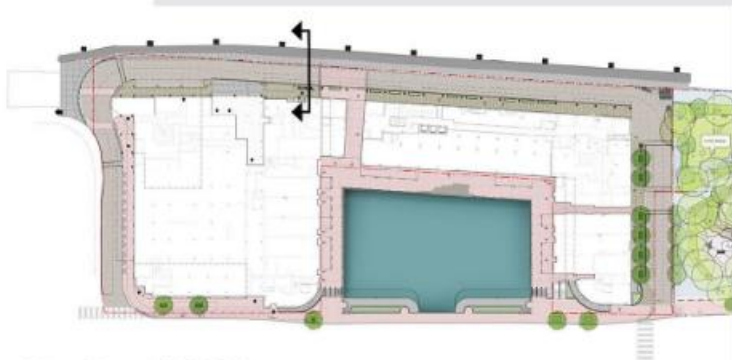
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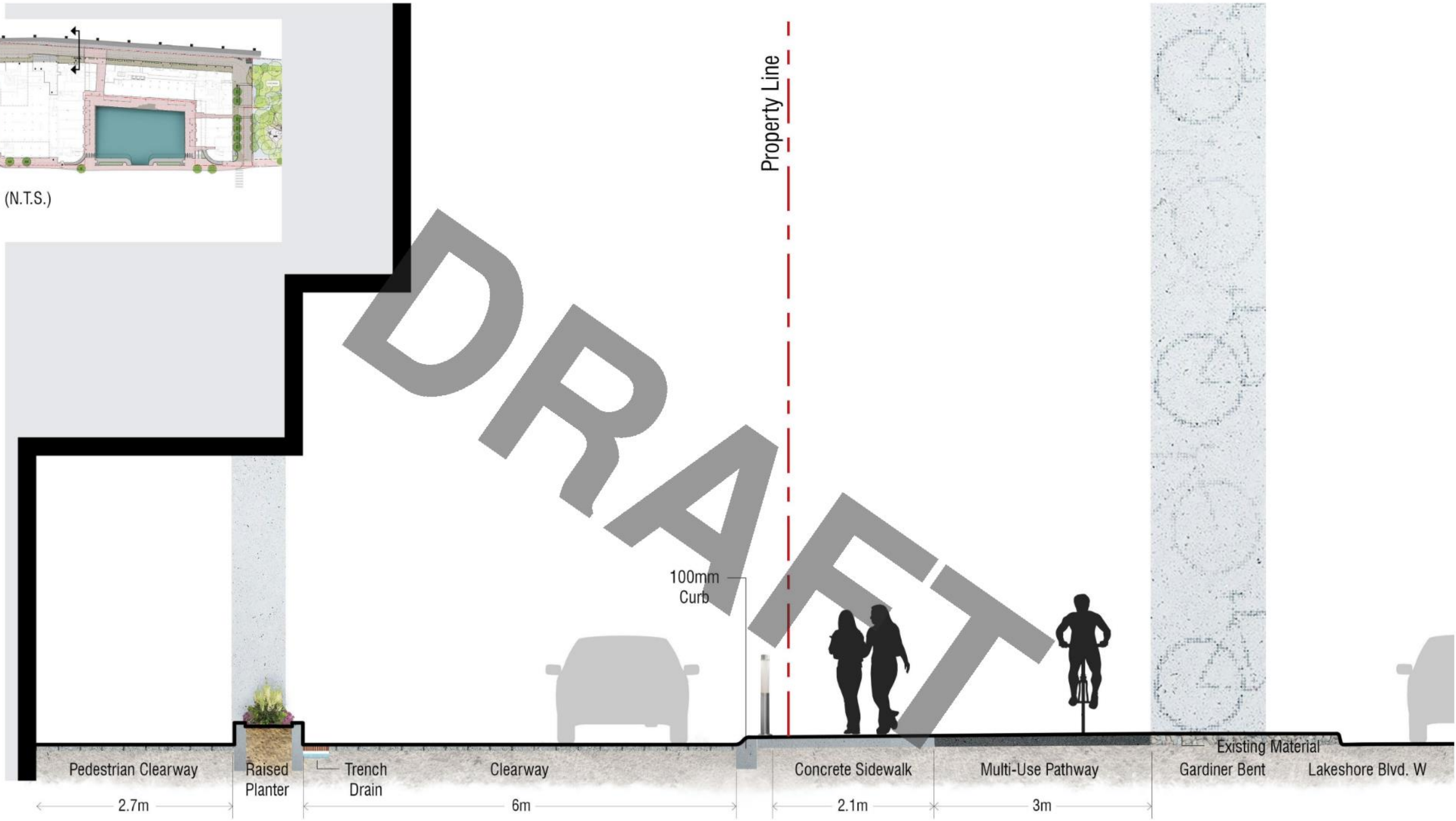
Design Concept - Context



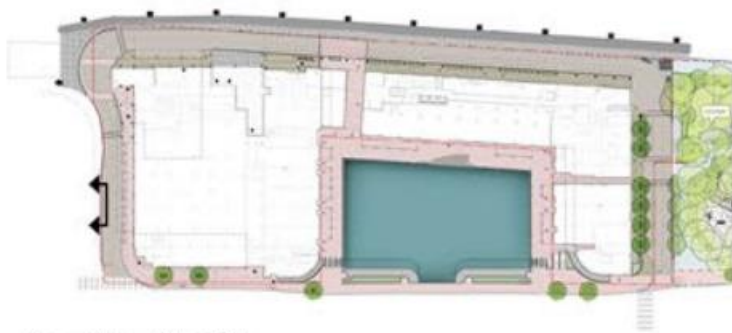
Design Concept



Key Plan (N.T.S.)



North Entry Drive Connection - Woonerf Condition



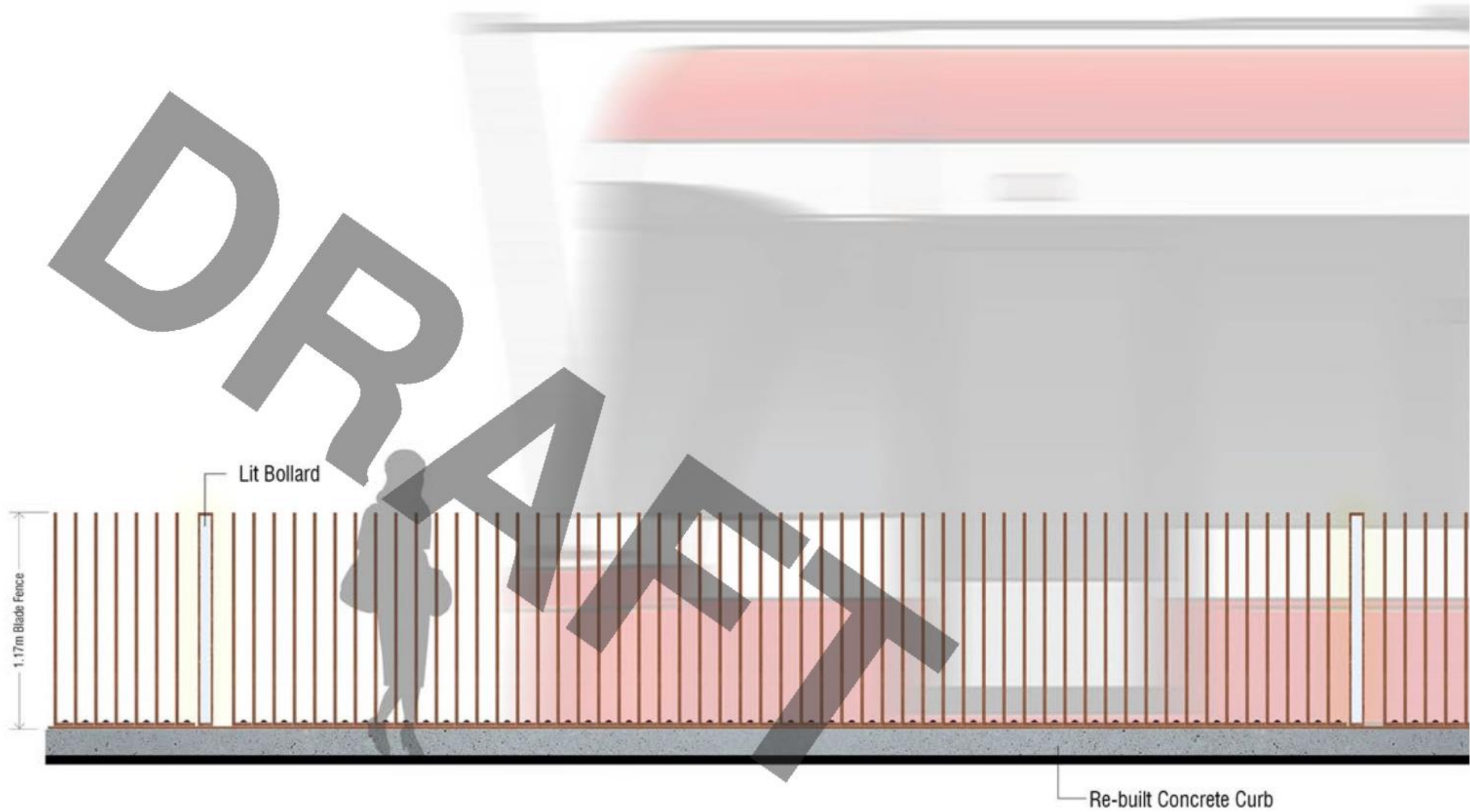
Key Plan (N.T.S.)



Powder-Coat Flat Bar



Weathered Steel Flat Bar

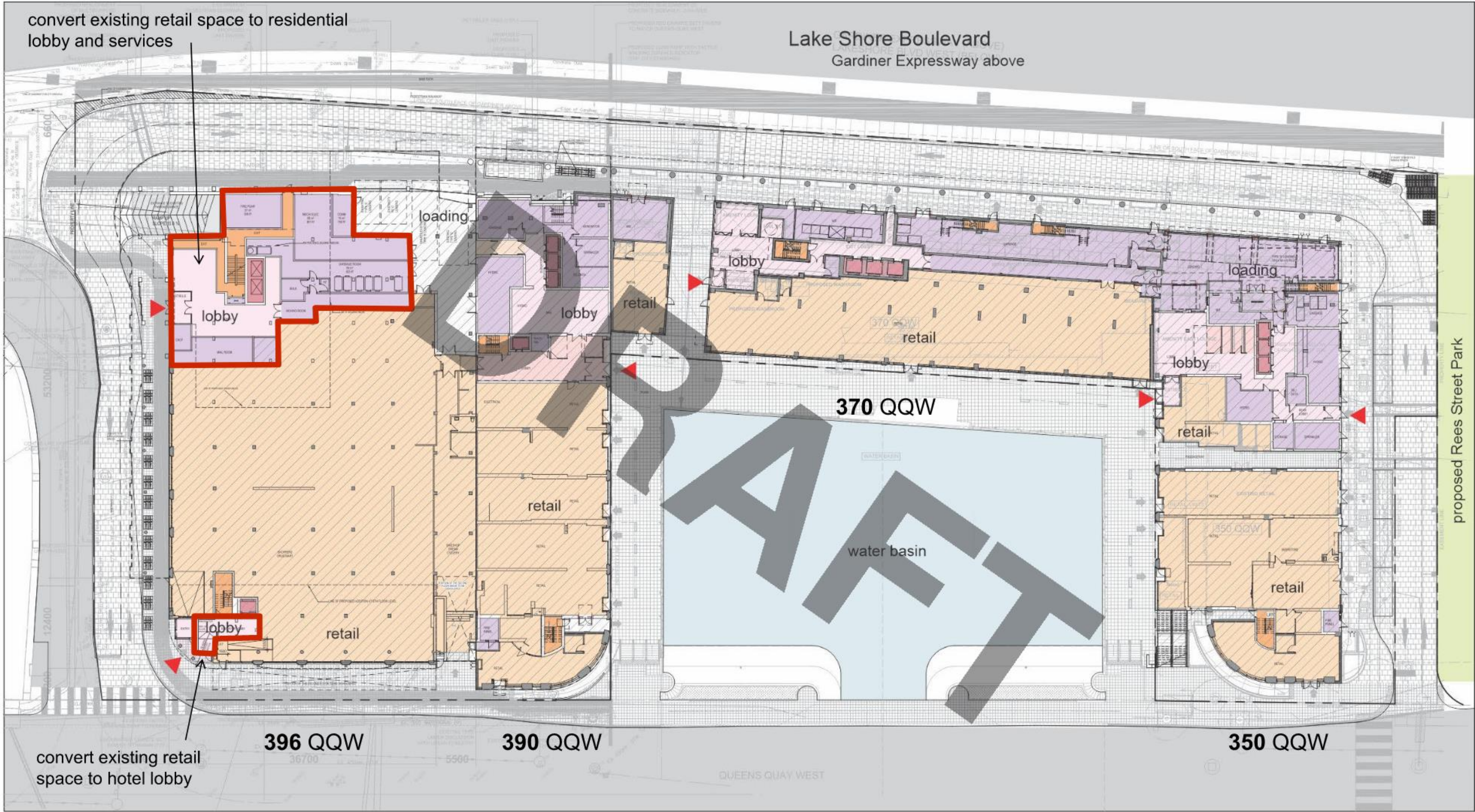


Note: TTC requesting fence along west property line. Streetcars moving at low speeds to complete two turns before resting at the Lower Spadina stop. Panel input is sought.

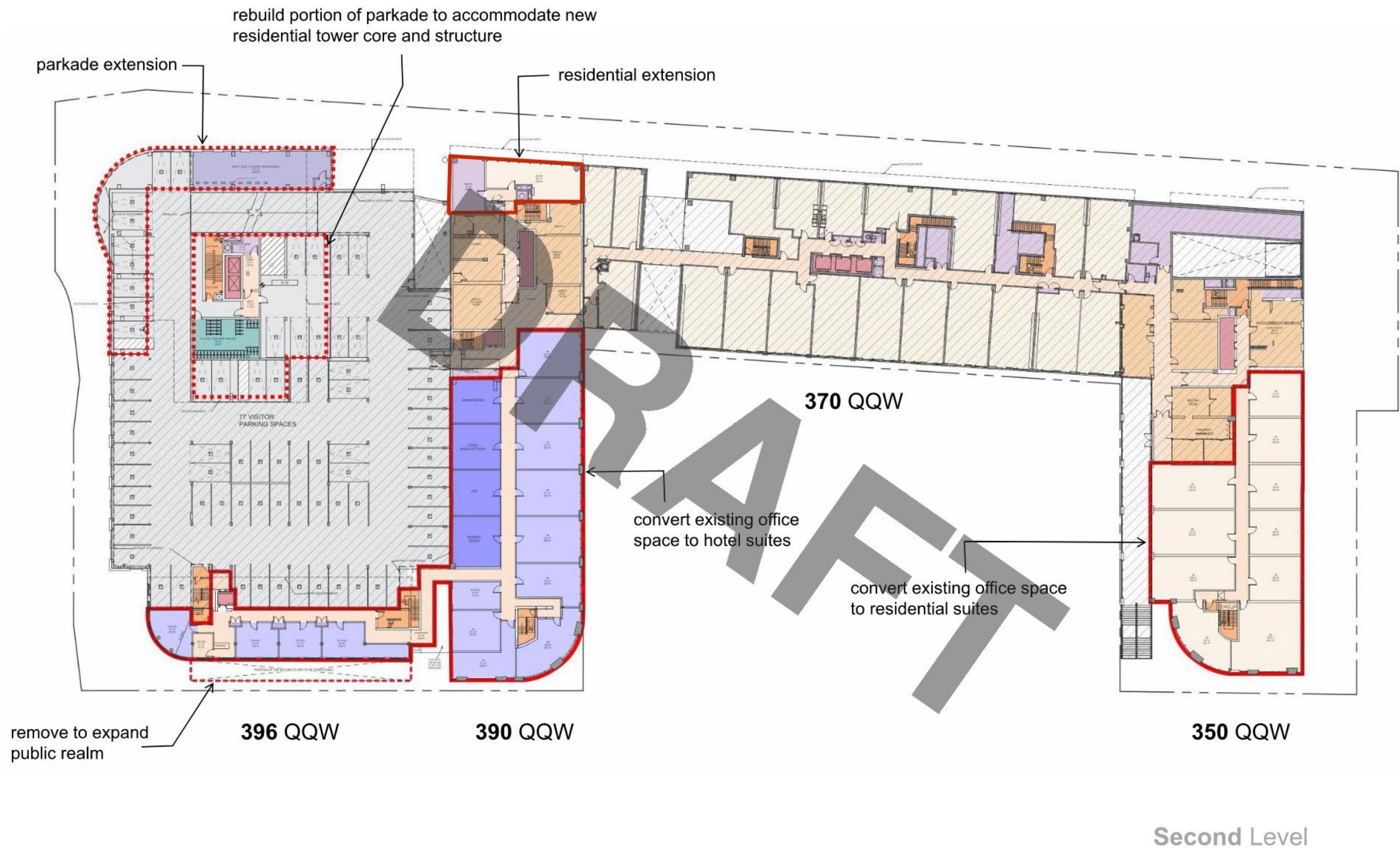
West Property Line Blade Fence

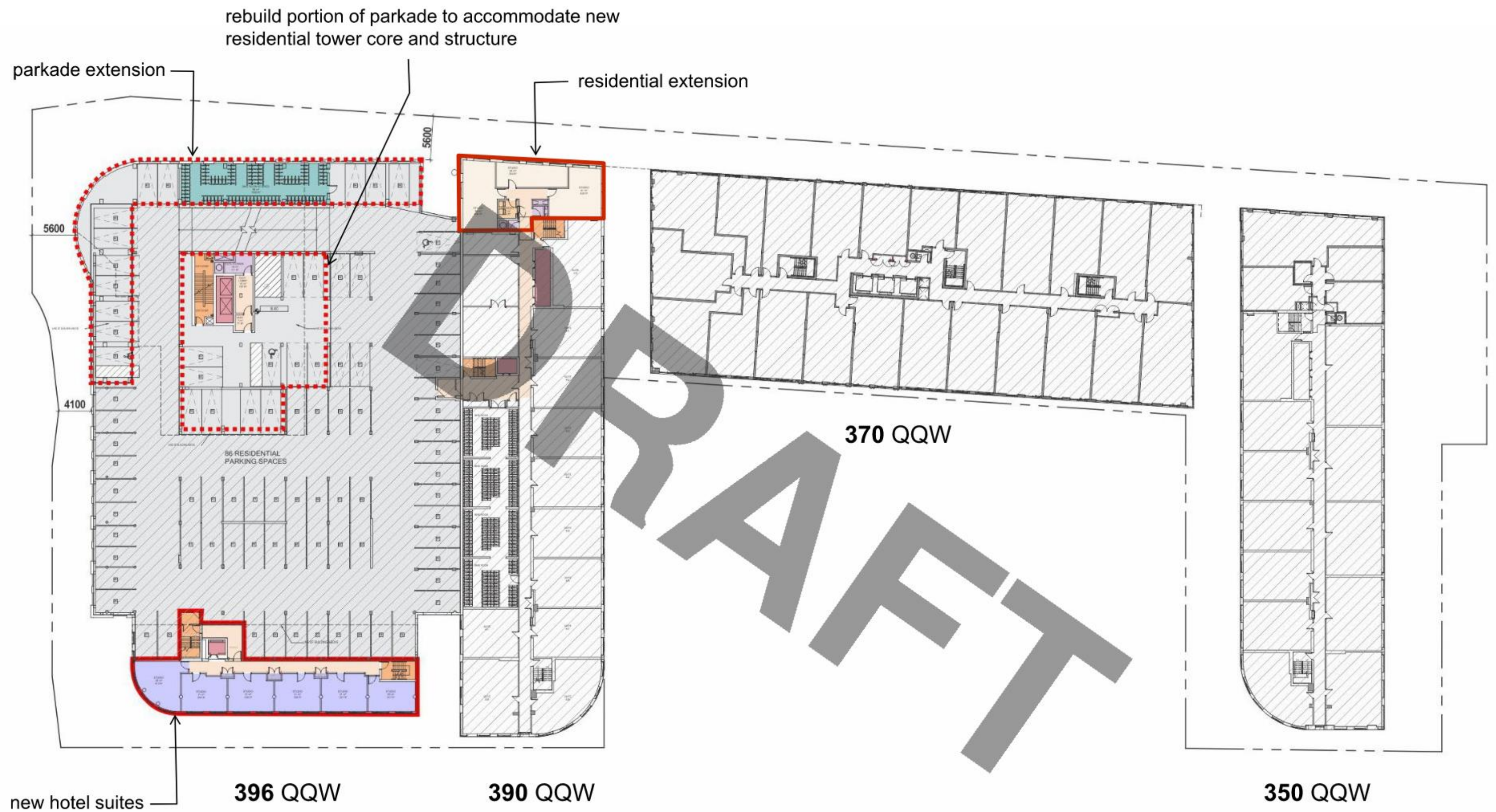
Plans

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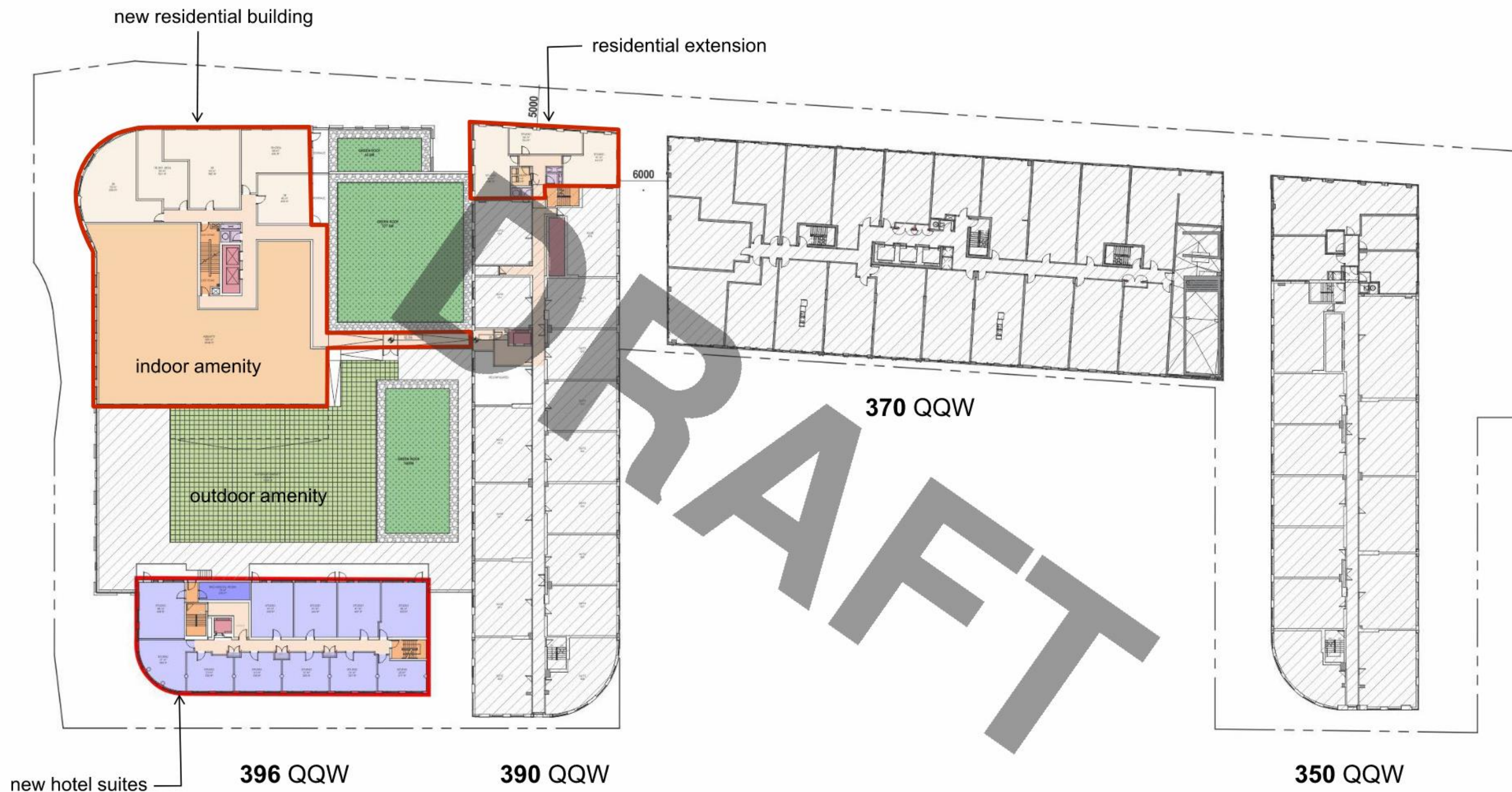


Ground Level

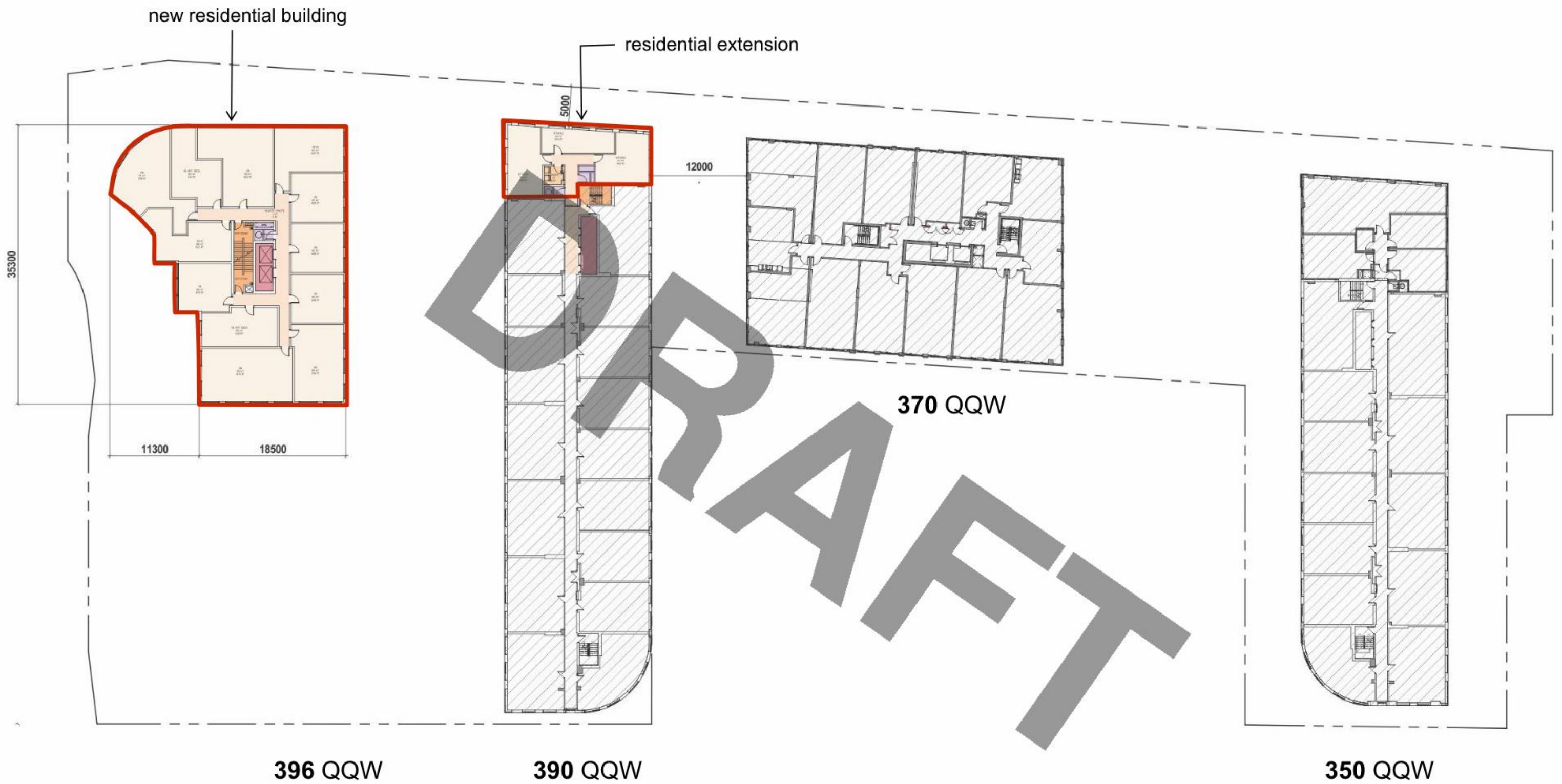




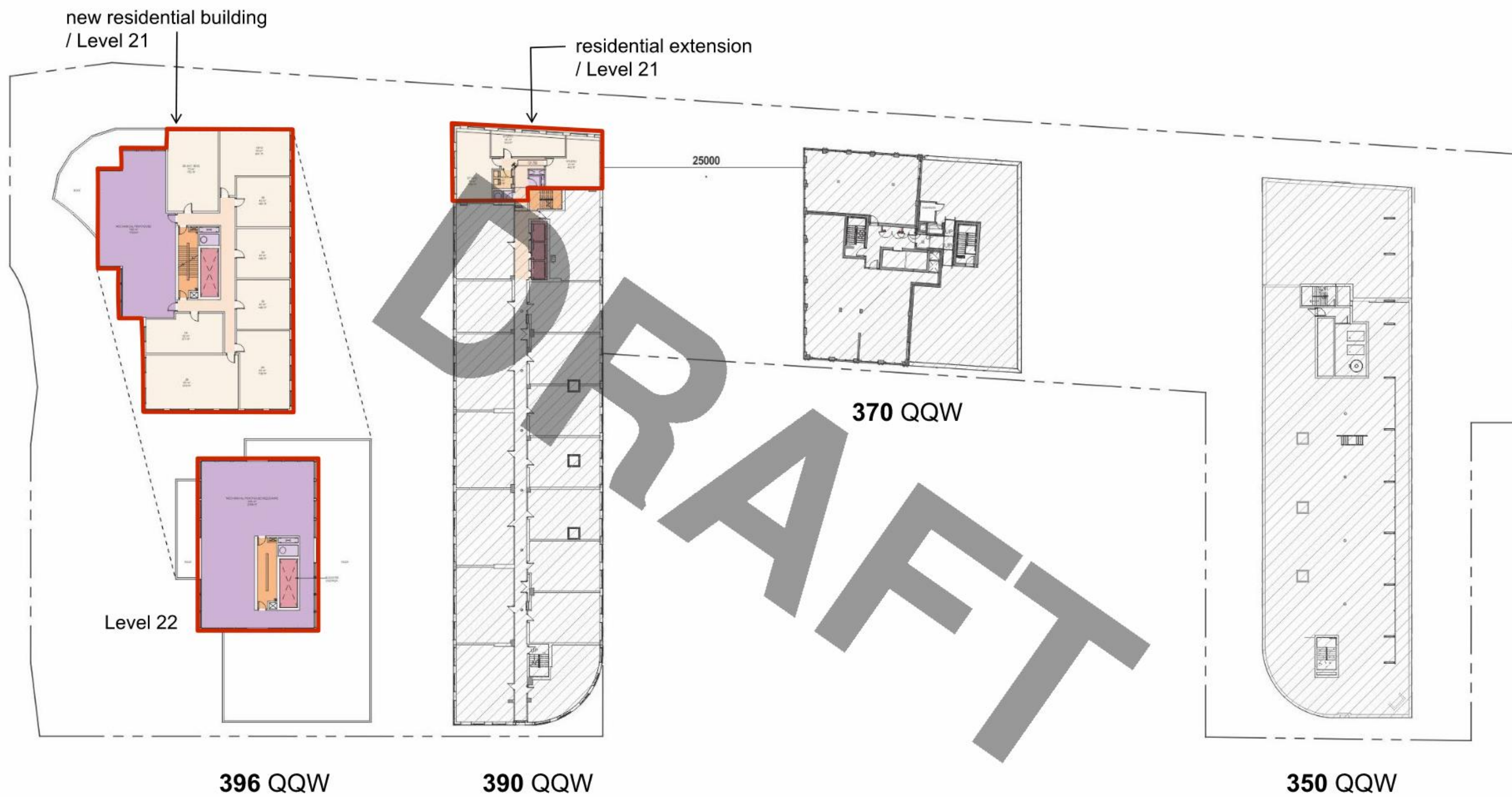
Typical Parkade Level



Sixth Level



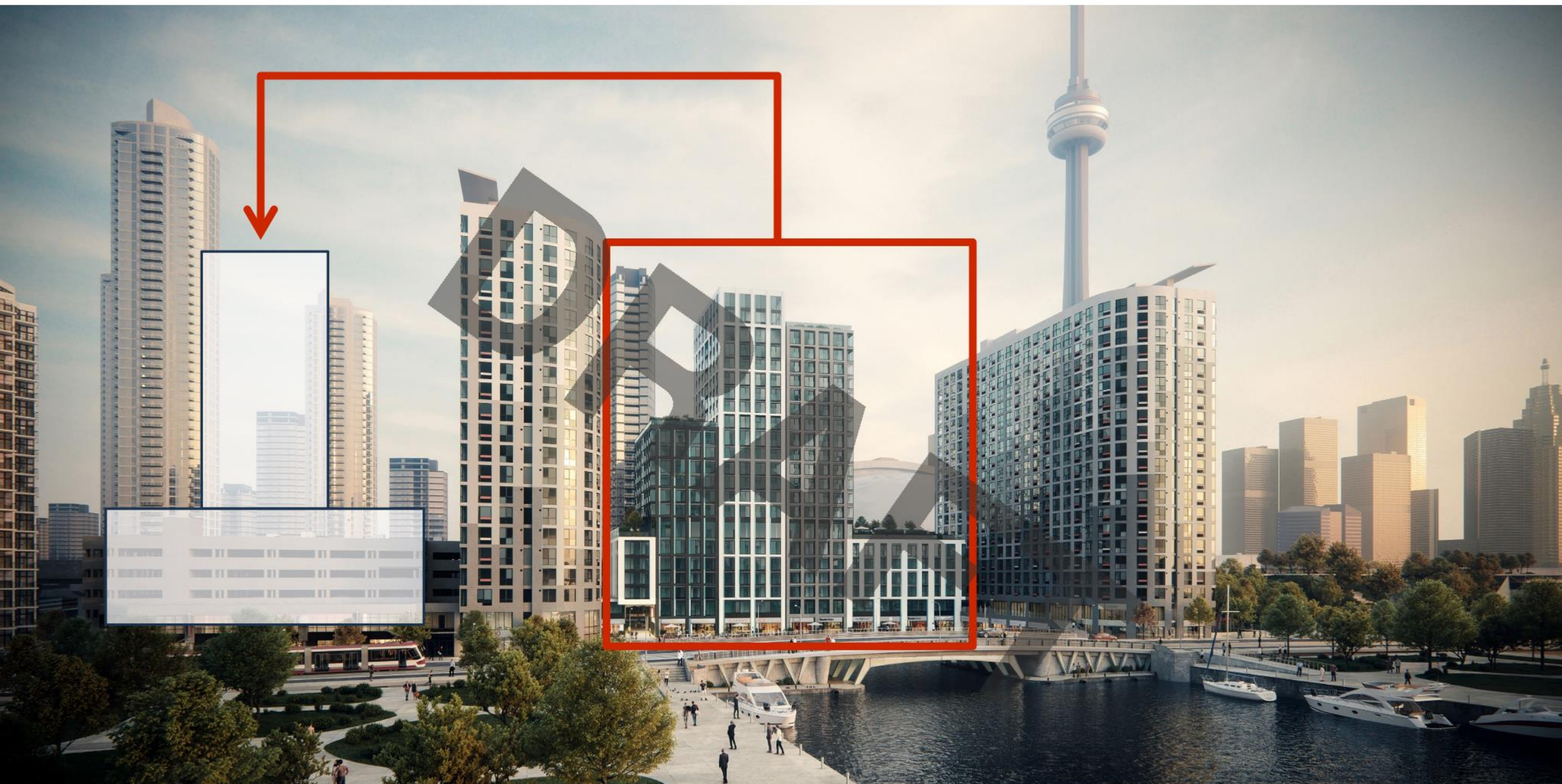
Typical Tower Level



Penthouse Level

Elevations

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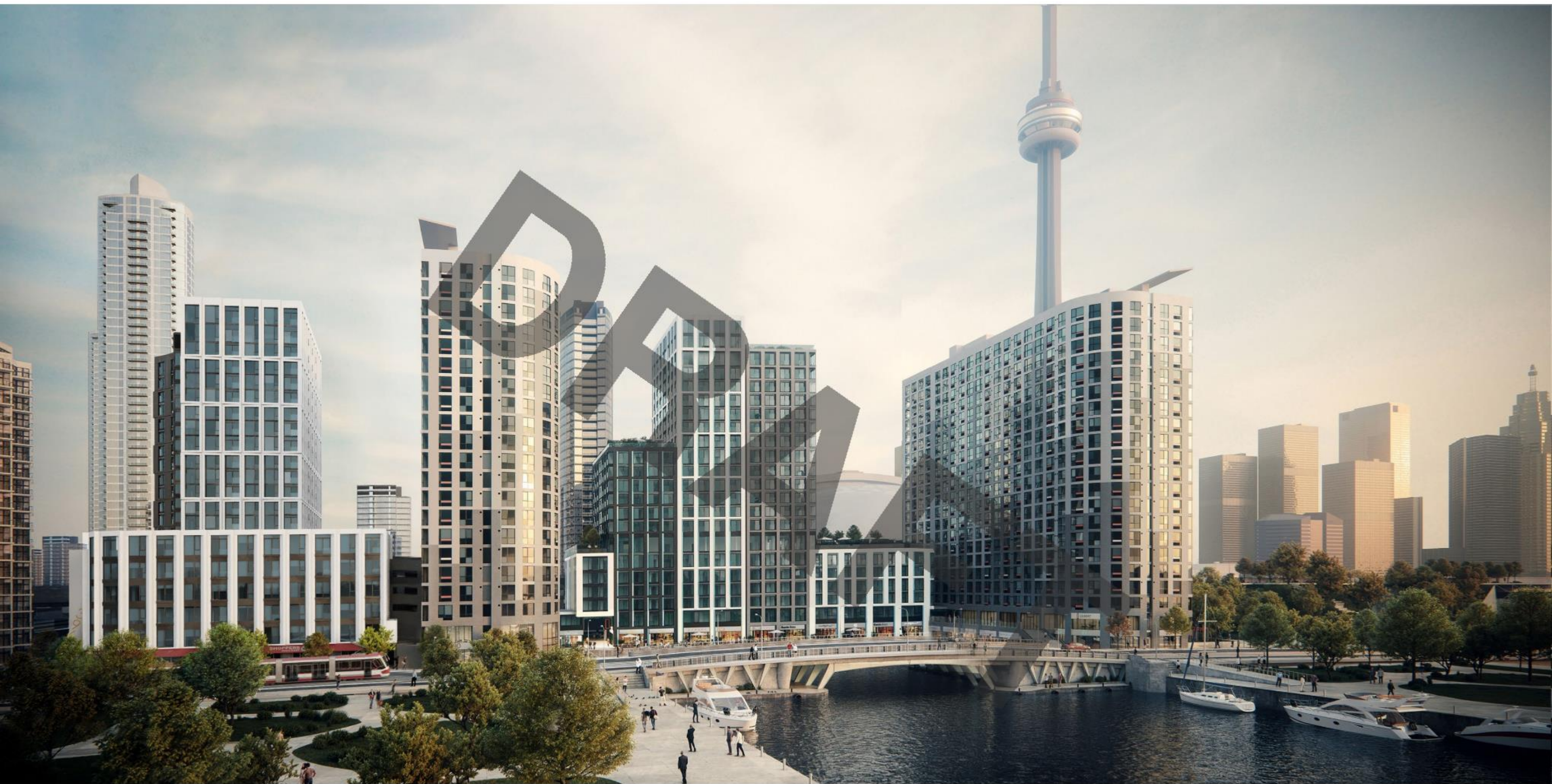


View from South / **Elevation Inspiration**



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View from South



white precast concrete



dark grey precast concrete



black panel grid

Materials Precedents

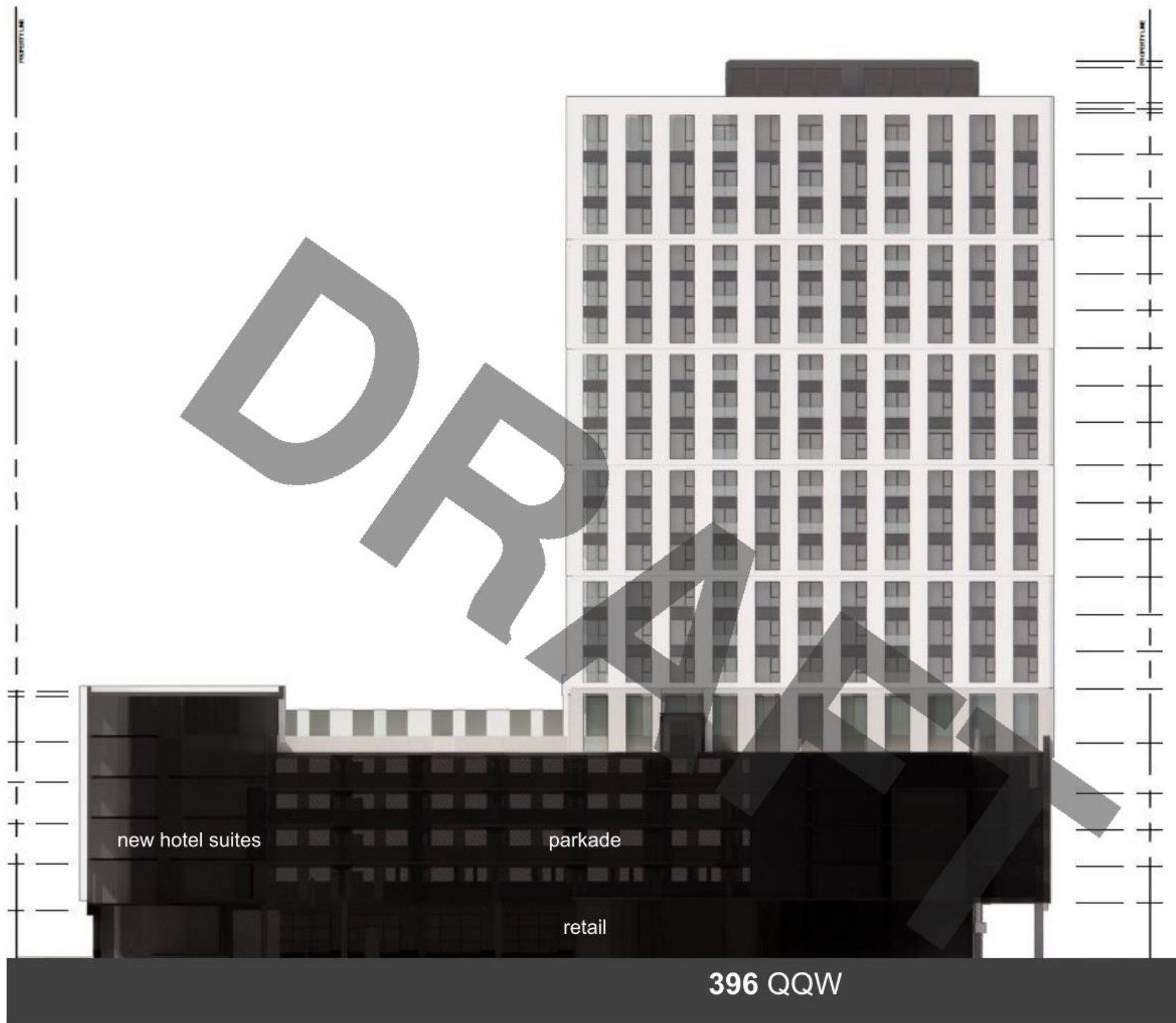


South Elevation



West Elevation





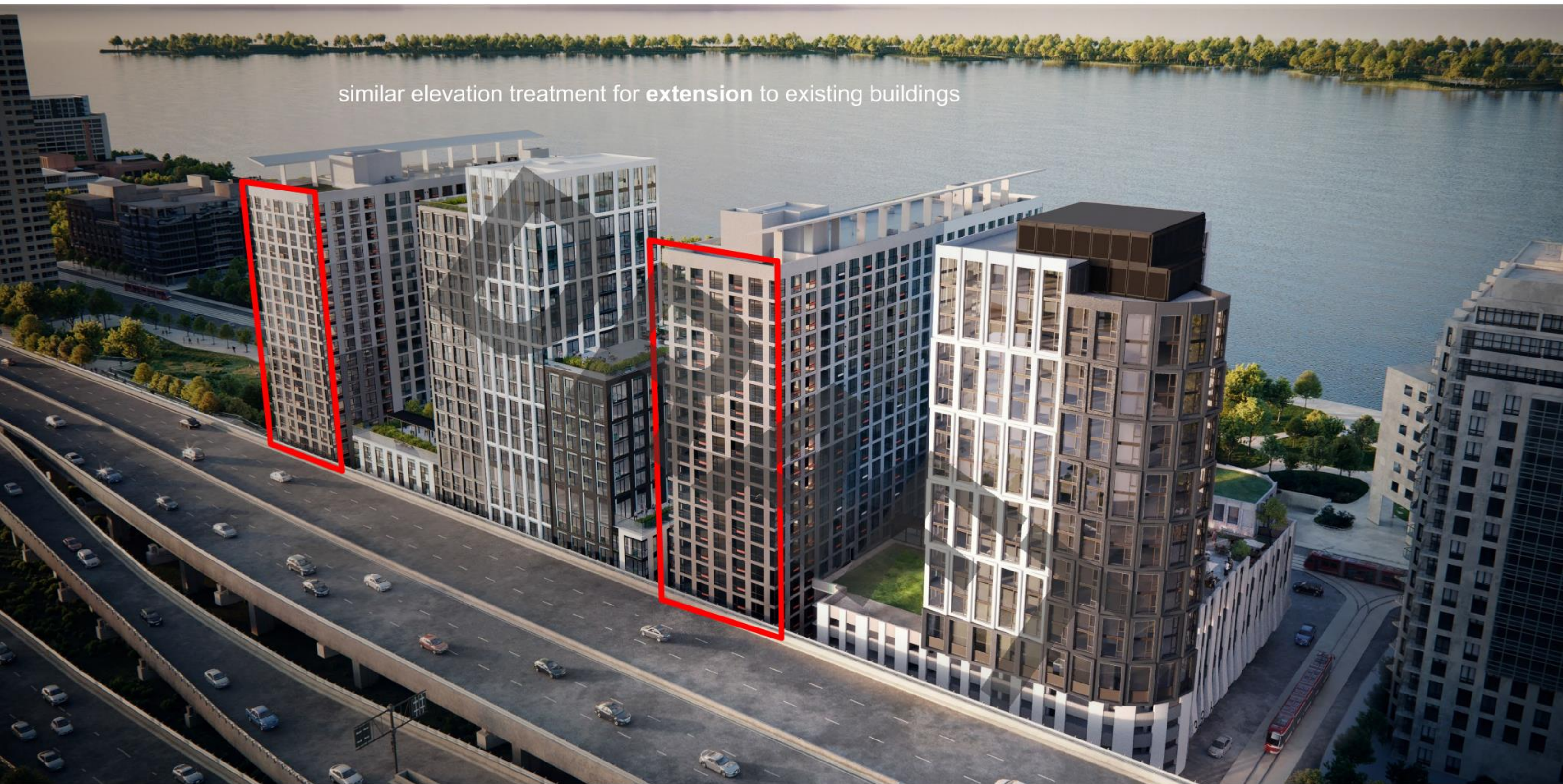
East Elevation



396 Queens Quay West / South Elevation



West Walkway



similar elevation treatment for **extension** to existing buildings

View from Northwest



similar elevation treatment for podium

View from Northwest



similar elevation treatment for **tall tower element**

View from Northwest



similar elevation treatment for intermediate tower element

View from Northwest



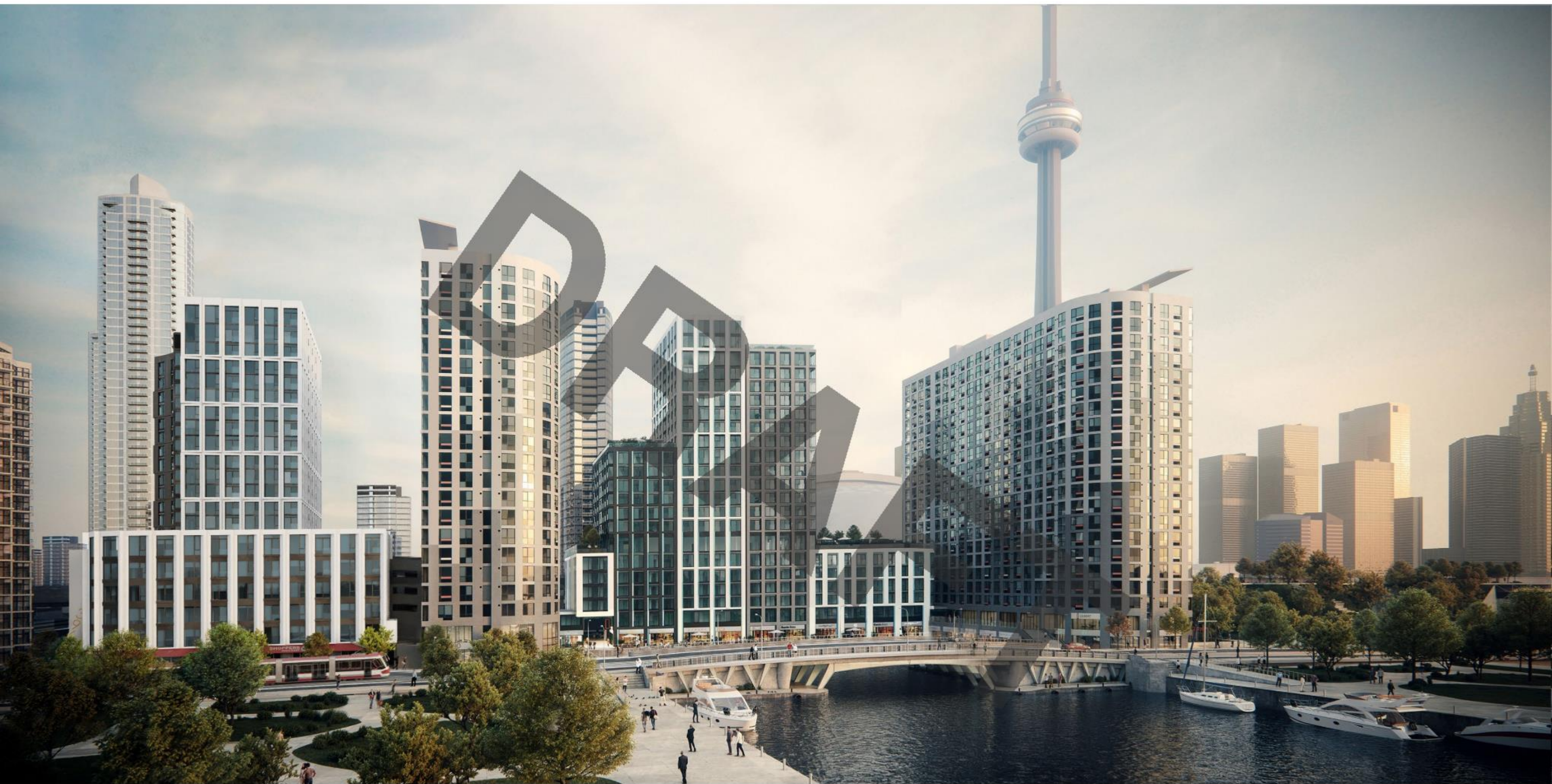
similar elevation treatment for **transition tower element**

Visual connection to
mechanical penthouse

View from Northwest



View from Northwest



View from South

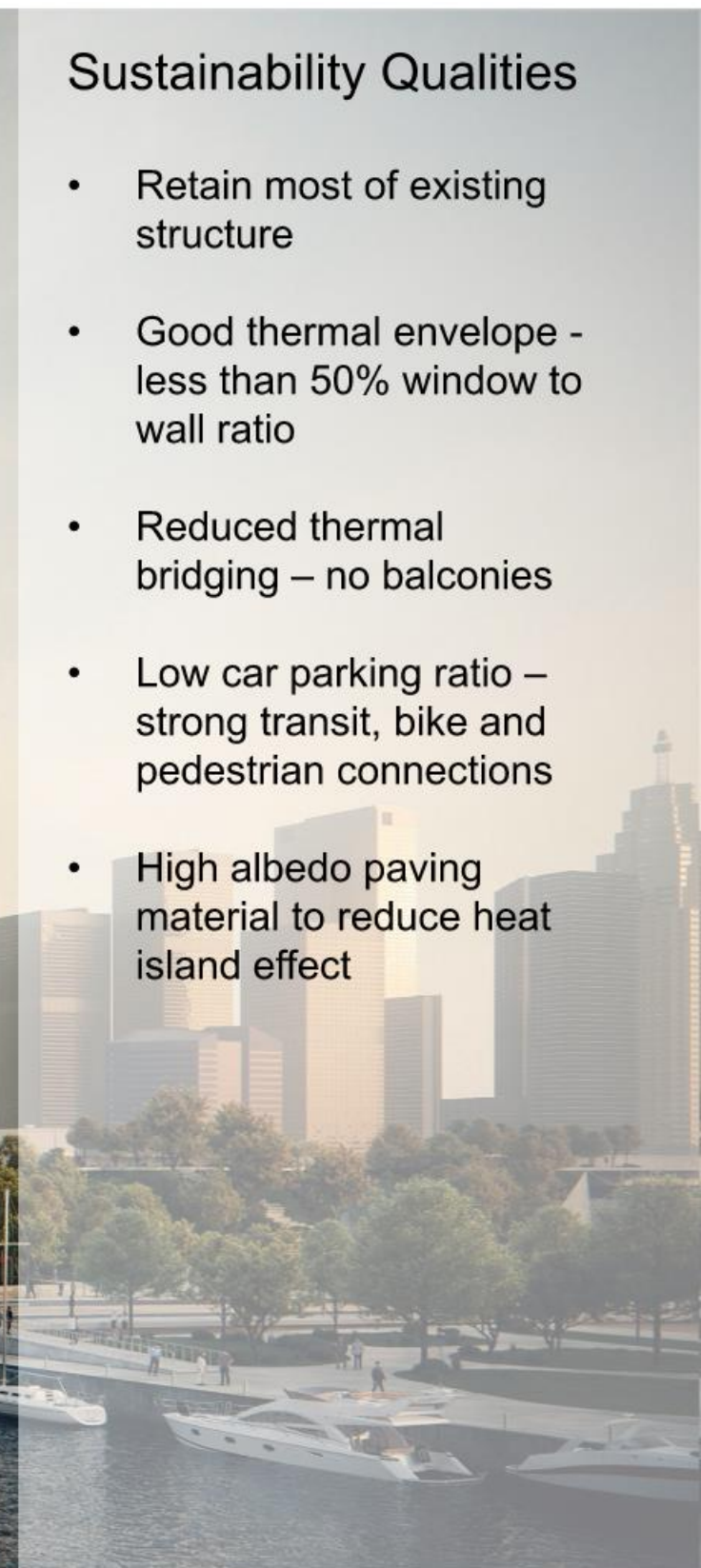
The Quay Redevelopment

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Sustainability Qualities

- Retain most of existing structure
- Good thermal envelope - less than 50% window to wall ratio
- Reduced thermal bridging – no balconies
- Low car parking ratio – strong transit, bike and pedestrian connections
- High albedo paving material to reduce heat island effect



View from South



BDP.
Quadrangle

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Thank You