

Quayside: Master Plan

Stage 2: Preliminary Draft Plan

February 28, 2024

Quayside's Opportunity & Vision



Opportunity:

12-acre (4.9 hectare) area located at the foot of Parliament Street and Lake Shore Boulevard East in Toronto.

Vision:

Quayside is the cornerstone in Waterfront Toronto's vision for the waterfront, the connection between communities to the north and west, and the future Villiers Island to the south. Quayside is an extraordinary opportunity to create an inclusive, vibrant mixed-use, mixed-income neighbourhood that offers a range of housing options and amenities and provides a high standard of living for individuals and families alike at any stage of their lives.

- Housing a vibrant and diverse neighbourhood that welcomes the world to the water's edge.
- Nurturing an environment that fosters and inspires diversely owned businesses, entrepreneurial companies and their innovations.
- Demonstrating climate leadership as one of Canada's most sustainable low-carbon communities.

Existing Site Condition

Quayside

Quayside: Master Plan

Proponent: Quayside Impact

Design Team: Henning Larsen, SLA

Alison Brooks, Adjaye Associates

Review Stage: Preliminary Draft Plan

Photo right: Quayside development area is highlighted in red. The Keating Channel Precinct continues to the east, and the future Villiers Island and Port Land Flood Protection project area is in the foreground.



Planning Policies

Project Context

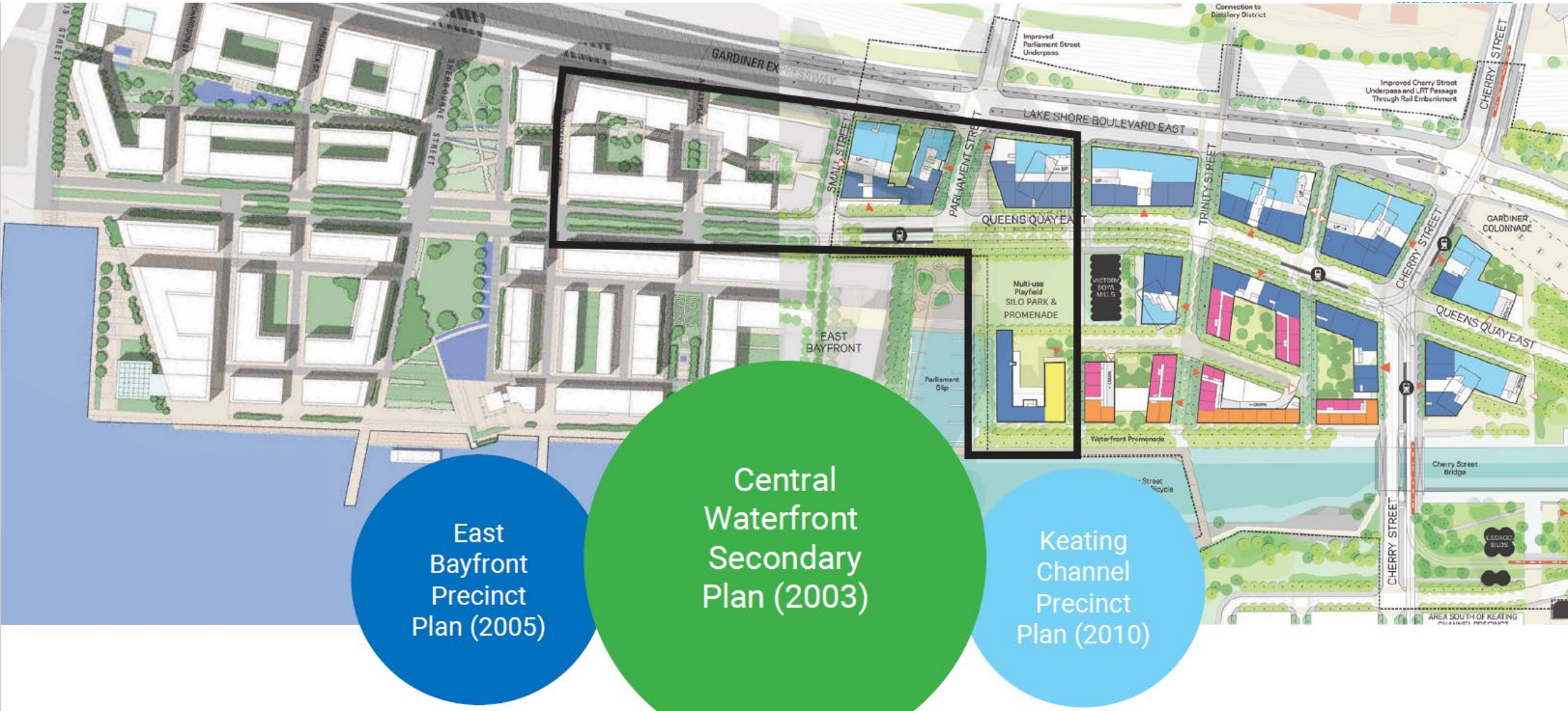
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Planning Policies

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Keating Channel Precinct Plan

Keating Channel Precinct
Toronto, Ontario

May 2010



The Precinct Plans outline the principles to implement the Central Waterfront Secondary "Big Moves" :

➤ **Removing Barriers and Making Connections**

- Future waterfront development will feel like, and function as, a part of the city fabric

➤ **Building a Network of Spectacular Waterfront Parks and Public Spaces**

- Recognize the significance of the public realm and encourage active, publicly-engaging ground floor uses along Queens Quay and the Water's Edge Promenade

➤ **Promoting a Clean and Green Environment**

- Ensure transit-oriented development and promote active transportation

➤ **Creating Dynamic and Diverse New Communities**

- Create a mix of uses, targeting 75% residential and 25% non-residential uses
- Build new affordable housing in addition to market housing
- Integrate a day-care and school within the community

Background: Vision for Quayside

Advancing strategies to achieve WT's goals



Dynamic

A place that is inviting, interesting and lively year-round and that enhances the lives of those who live in the community

- New Cultural Institutions
- Retail Activation Strategy
- Demonstrating Urban Innovations
- Active Transportation
- New Mobility and Public Transit
- Employment Spaces

Inclusive

A place that is equally inviting to people along all dimensions of diversity

- Affordable Rental Housing
- Social Infrastructure
- Public Spaces & Placemaking
- Workforce and Skills Development
- Enable a Locally Focused Lifestyle
- Opportunities for Aging in Place

Resilient

A sustainable community that is equipped to thrive – environmentally, socially and economically

- Climate Leadership: Net Zero Carbon
- Lowering Embodied Carbon
- Fossil-Fuel-Free Energy Supply
- Green Spaces and Ecology
- Managing Stormwater Naturally
- Reducing Solid Waste to Landfill

A Comprehensive and Unifying Vision

Cohesive Diversity:

- i. Diverse building typologies, rather than a repetition of one traditional typology.
- ii. Varying architectural expressions, rather than a singular architectural expression.
- iii. Unifying elements or themes to ensure different architectural designs work together.
- iv. An architectural dialogue between the different blocks.

Waterfront Character:

Quayside should have a strong sense of place that feels rooted in a deep connection to the water

Design considerations for Waterfront Character include:

- i. Maximizing the relationship to the water
- ii. Orienting street frontages to the water as much as possible and avoiding recessed/obscured front entrances

World Class Design (cont'd)

Quayside RFP Objectives

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Iconic Architecture:

Unique and inspiring design that contributes to a strong sense of place.

- i. Architecture that is rooted in and responds to the waterfront context.
- ii. Innovative and dynamic massing that creates an engaging skyline and a great pedestrian experience at grade.
- iii. Construction budgets commensurate with delivering architectural excellence.
- iv. Architecture that is culturally relevant to Toronto's waterfront.

Sustainability as Design Expression:

- i. Biophilic design featuring natural forms
- ii. Designs driven by access to daylight in the interiors as well as in the public realm
- iii. Incorporating passive design strategies including compact form and solar orientation

Ground Floor Design

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Holistic but Distinct Design - The design of the Ground Floor Animation Space should:

- Incorporate all Development Blocks in Quayside in a collaborative and holistic manner, creating synergies with both the adjacent buildings and Open Space Network to generate pedestrian traffic.
- Enable seamless at-grade transitions, optimize access to daylight, and provide an engaging pedestrian-scale experience;
- Contain storefront facades that maximize opportunities for retail character as a distinct expression within the building form, while offering individual storefronts varied visual experiences and a fine-grained storefront rhythm, through materiality and detailing of the exterior;
- Have visual permeability through the Ground Floor Animation Spaces;
- Have porous frontages and multiple entrances;
- Allow for year-round successful operation, including an exploration of weather-mitigation structures and strategies other than colonnades, to enable overall public enjoyment; and
- Particular consideration should be made for the design of the Ground Floor Animation Space in Blocks 3 and 4, to animate and compliment the adjacent Parliament Plaza.

Quayside's Development Opportunity – Block Plan



- This Block Plan was included in the RFQ and is based on the proposed street alignment for Queens Quay East and Parliament Street, that is subject to an Environmental Assessment amendment.
- Quayside is largely owned by Waterfront Toronto (4.2 hectares or 10.4 acres) but also includes lands owned by the City of Toronto (0.6 hectares or 1.5 acres), PortsToronto, and private landowners.

RFP Master Plan

Jan. 2023 Issues Identification DRP

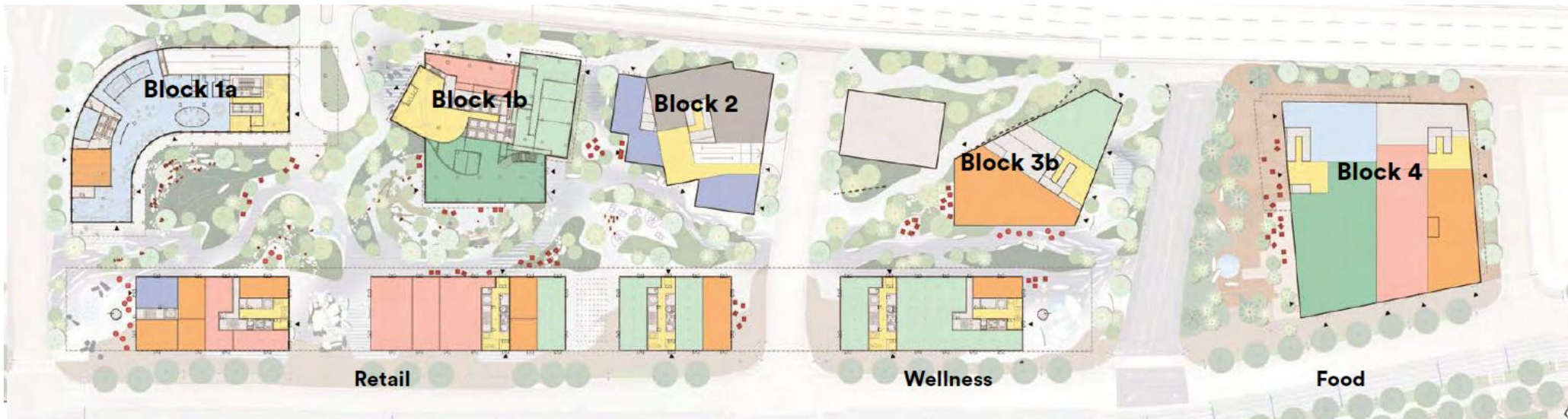
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Project Anticipated Timeline



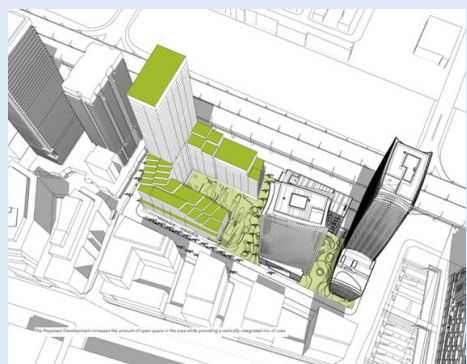
Municipal Approvals

- June 2023: seven applications submitted (complete)
- March 2024: Rezoning resubmission
- Summer 2024: OPA / Rezoning approval
- End of 2024: SPA resubmission(s)

Existing and Future Development Context

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215 Lake Shore Blvd E, Phase 1 + 2



Aqualina, Aquavista, Aquabella



307 Lake Shore Blvd E.



300 Queens Quay East (3C PL1)



351 Lake Shore Blvd E.



178-180 QQE

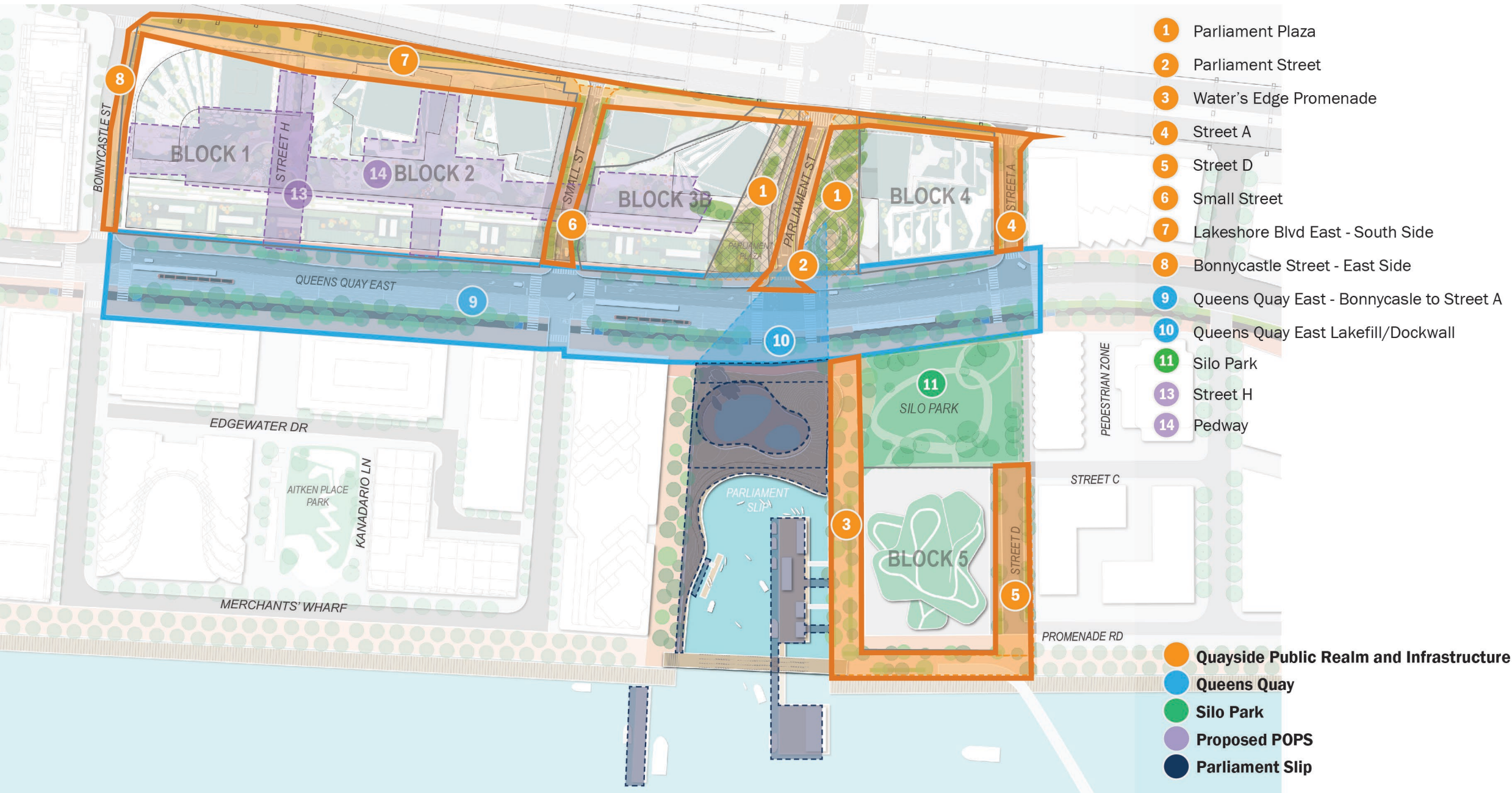


The Monde



Aqualuna

Quayside Public Realm Program



Design Context

Queens Quay Public Realm

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Design Context

Waterfront East LRT Network

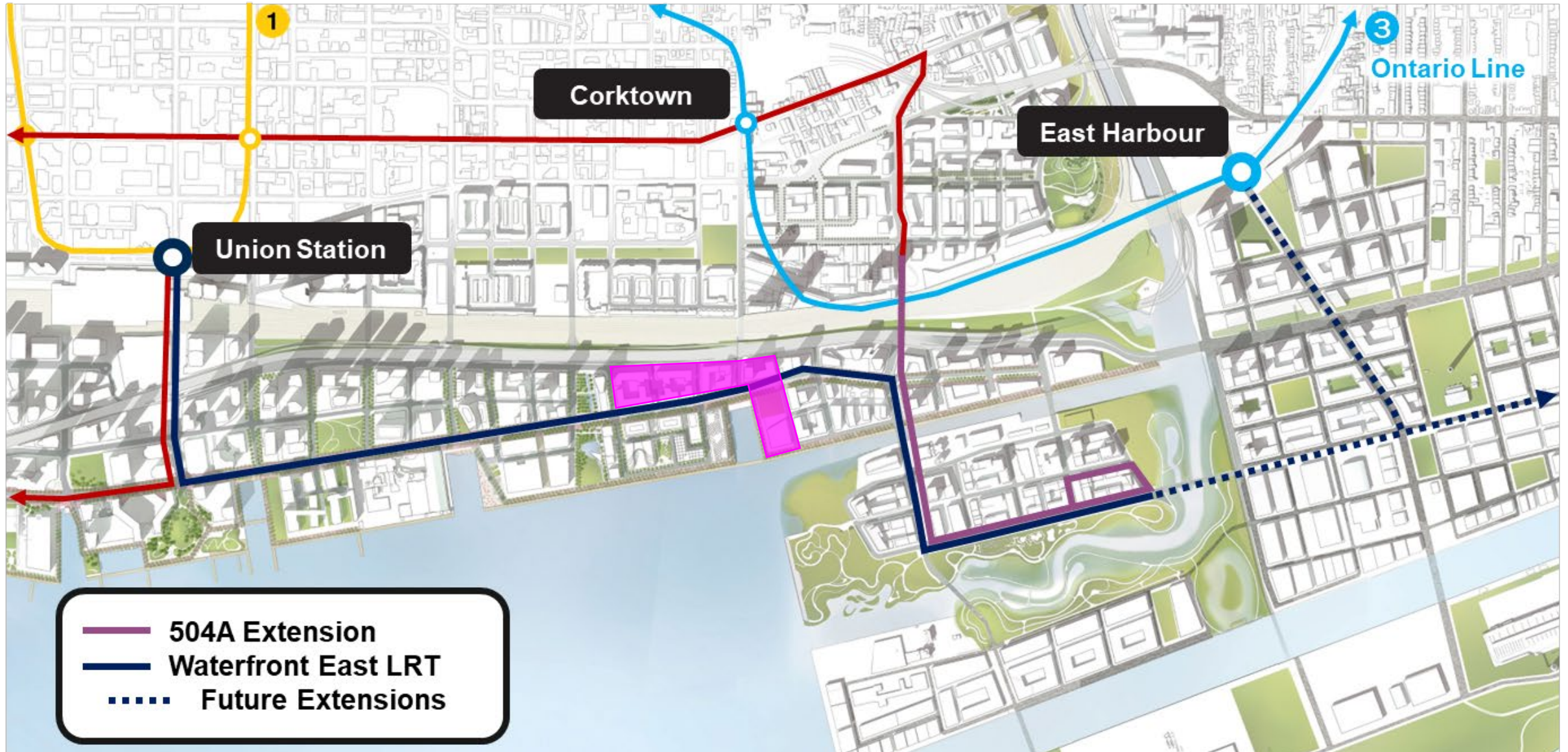
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Design Context

Lake Shore Public Realm Implementation

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Figure 3.17 Illustration of the south side Lower Jarvis-Sherbourne Street



Figure 3.18 Illustration south side of Lake Shore Boulevard



Figure 3.19 Illustration of the vision for Lakeshore Boulevard

Design Context

Keating Channel Pedestrian Bridge

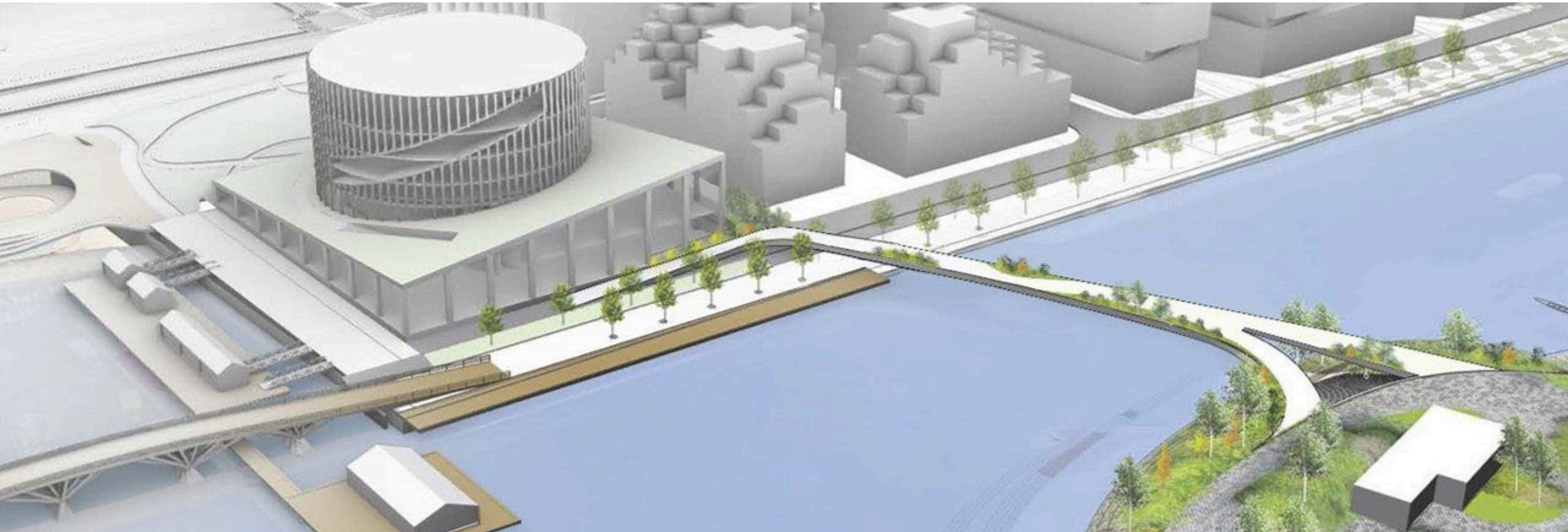
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Design Context

Parliament Slip Activation

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Overview of Quayside WDRP

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	Master Plan + Zoning	Urban Design Guidelines	Community Forest	Block 1a Western Curve	Block 1b Overstory	Block 1C Timber House	Block 2 Competition	Block 3 Competition	Block 4 Competition	Block 5 Competition
Stage 1 <i>Issues Identification</i>	2023 January									
Stage 2 <i>Schematic Design / Preliminary Draft Plan</i>	2024 February	Q3/4 2024 – Q1 2025								
Stage 3 <i>Detailed Design</i>										

Previous Consensus Comments

Jan. 2023 Issues Identification Review

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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.
- General support on the master plan massing.
- Provide more detail on access at the next review, including parking, service, and consolidation strategy.
- 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.
- Consider the relationship of the proposed development to the neighbourhood to the north and provide views from St. Lawrence Neighbourhood.
- Provide shadow studies to understand the relationship between built-form, POPS, and vegetation.
- Encouraged by concept and potential of "living with nature".
- 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 more information on the proposed building at 307 Lake Shore Boulevard East and its relationship to Quayside.

Previous Consensus Comments

Jan. 2023 Issues Identification Review

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Western Curve + Overstory + Timber House

- Commended the building design innovation displayed at the conceptual stage of the project.
- 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.
- 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.
- 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.
- 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.

Previous Consensus Comments

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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.

Areas for Panel Consideration

Waterfront Toronto

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Do the proposed zoning envelopes:

- support the objectives and vision of the Quayside master plan?
- provide flexibility that allows architectural innovation while ensuring key waterfront built form policies are achieved?

Does the ground floor footprint provide opportunities for a rich, fine grain, retail experience along Queens Quay?

Areas for Panel Consideration

City of Toronto

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- Changes to Timber House massing and portals (design excellence, views, pedestrian experience, connectivity, microclimate)
- Design approaches to support ground floor retail vision, including both neighbourhood-serving and destination retail
- Interaction between ground floors and public realm, including Parliament Plaza, Community Forest, and QIPR public realm for continuous waterfront experience and cohesive district

An aerial photograph of the Toronto skyline, showing the city's dense collection of skyscrapers and buildings along the waterfront. The water is a deep blue, and the sky is a pale, hazy blue. A large, semi-transparent, stylized 'Q' logo is overlaid on the image, positioned behind the main title text. The logo is a thick, greyish-blue outline of a 'Q' that follows the curve of the city's coastline.

Quayside Master Plan Waterfront Design Review Panel

February 28, 2024

Team

Development Partner

Quayside Impact LP

Host Nation

Block 3 & Affordable Housing



Design & Planning Team

**Two Row
Architects**

**Henning
Larsen**

SLA

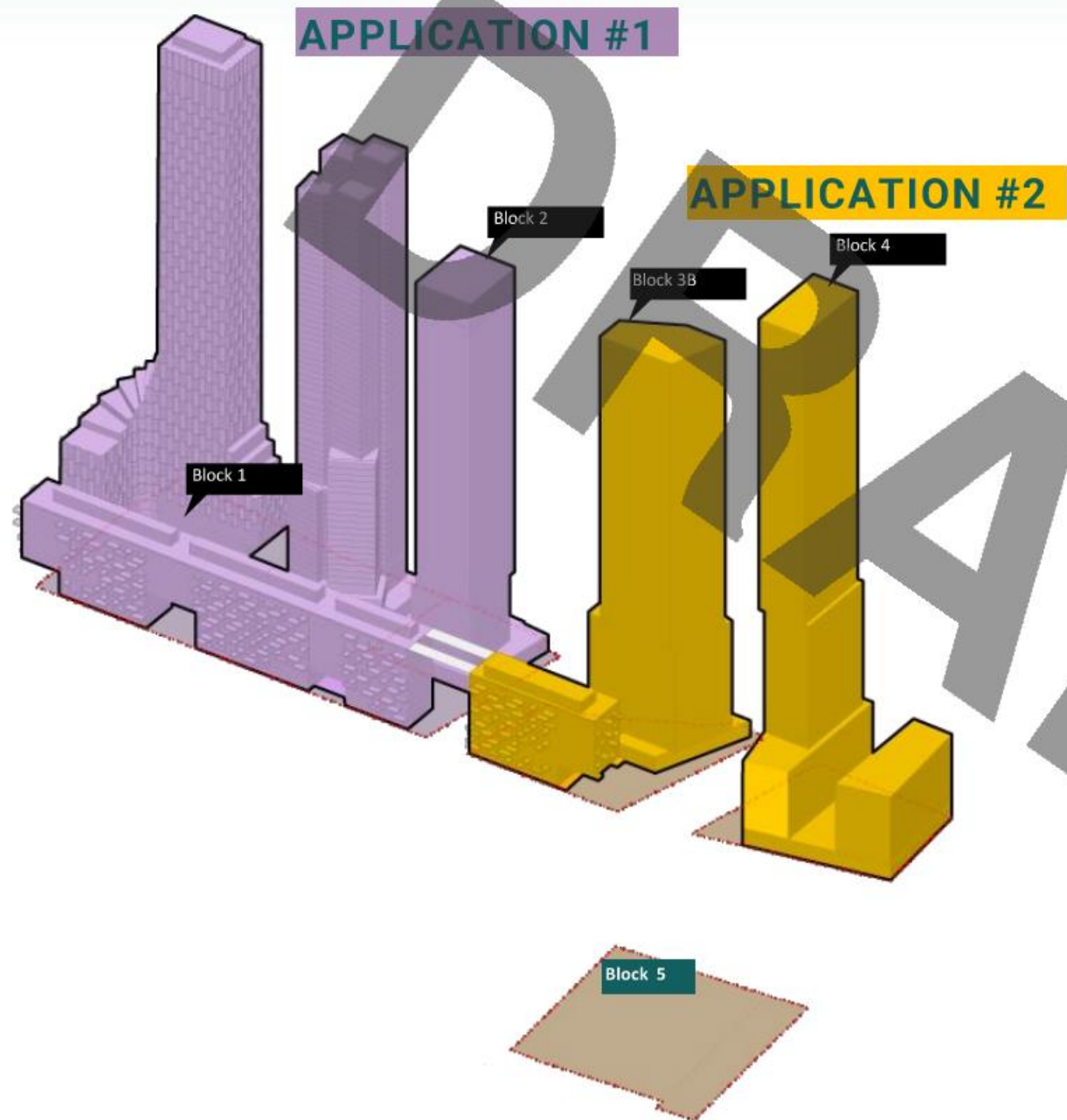
**Alison Brooks
Architects**

**Adjaye
Associates**

**Urban
Strategies Inc.**

**Architects
Alliance**

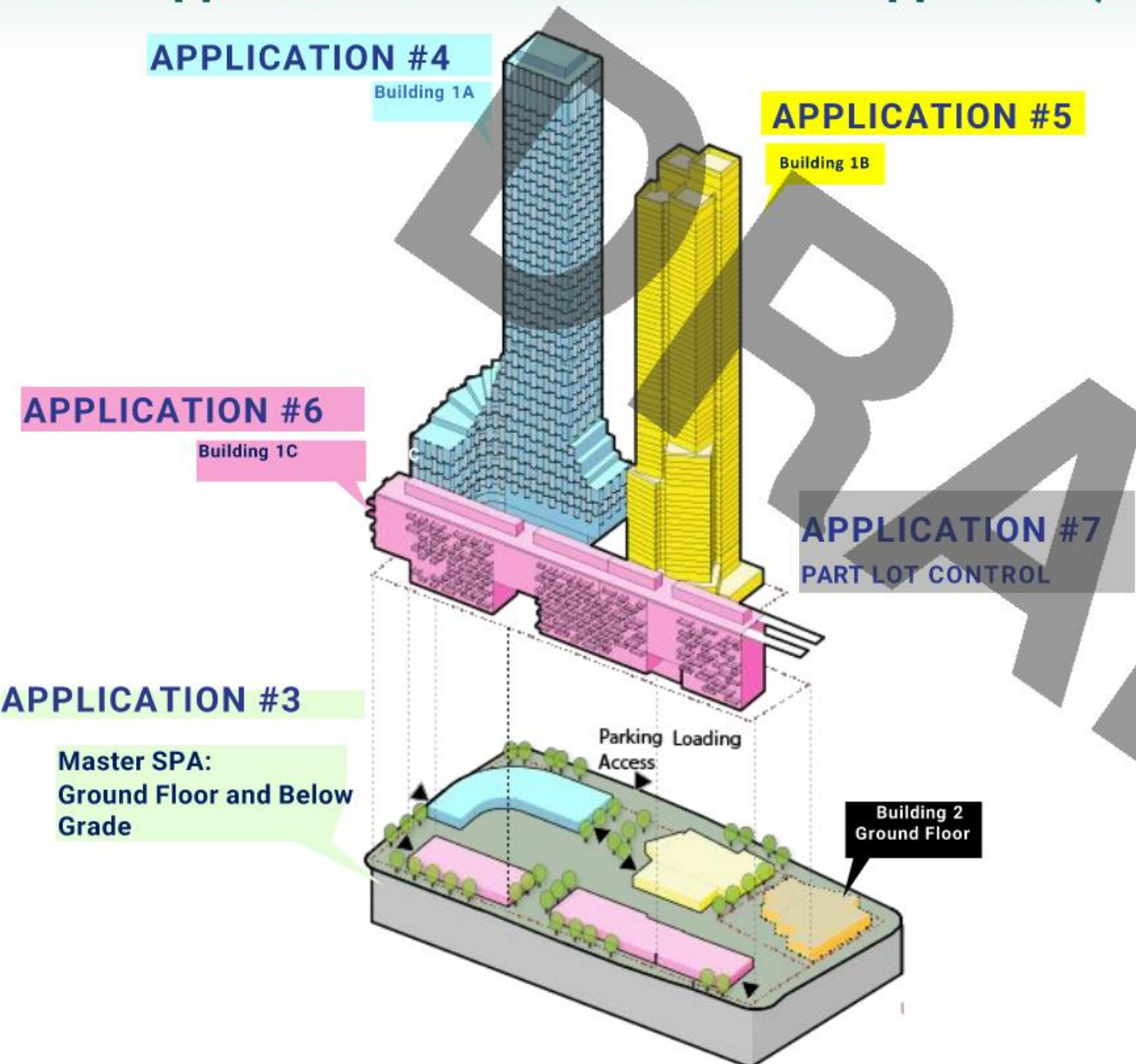
QILP Applications – Zoning and Official Plan Amendments



#	Application Type	Application Components
1	ZBA	Blocks 1 and 2 to amend By-law 1049-2006
2	ZBA / OPA	Blocks 3B, 4 and 5 to amend Central Waterfront Secondary Plan and Zoning Bylaw 1174-2010

ZBA = Zoning By Law Amendment
OPA = Official Plan Amendment
SPA = Site Plan Control

QILP Applications – Phase 1 Site Plan Approvals (Future)



#	Application Type	Components
3	SPA Master	Master SPA: All underground details for Blocks 1 and 2, and above ground level details for Buildings 1A, 1B, 1C, and 2
4	SPA #2	Building 1A (Floor 2 and above)
5	SPA #3	Building 1B (Floor 2 and above)
6	SPA #4	Building 1C (Floor 2 and above)
7	Part Lot Control	Blocks 1 and 2

ZBA = Zoning By Law Amendment
OPA = Official Plan Amendment
SPA = Site Plan Control

QILP Application Summary

QUAYSIDE BY THE NUMBERS



7
Mixed-Use
buildings



322,580_{m²}
Total GFA



4,697
Total Units
(26% 2 bdrm 12% 3+ bdrm)



869
Affordable
Rental Units



6,175_{m²}
Retail Space



3,049_{m²}
Childcare &
Community
Spaces



Up to
4,940_{m²}
Office Space



3.5_{acres}
Public Realm

869 Affordable Rental Units



Project Overview



Mixed-Use Community: 800 affordable housing units, approximately 3,000 market housing units, commercial, educational and retail space with destination cultural space on Block 5 – all thoughtfully integrated



Inclusive: Aging-in-place strategy, barrier-free open space network. Community care hub providing amenities, services and programming that promote well-being and social development



Dynamic: A great place to live, work and play through a two-acre, car-free forested green space, animated ground floors, rooftop urban farm, a multi-use arts and Indigenous cultural centre, food & beverage destination



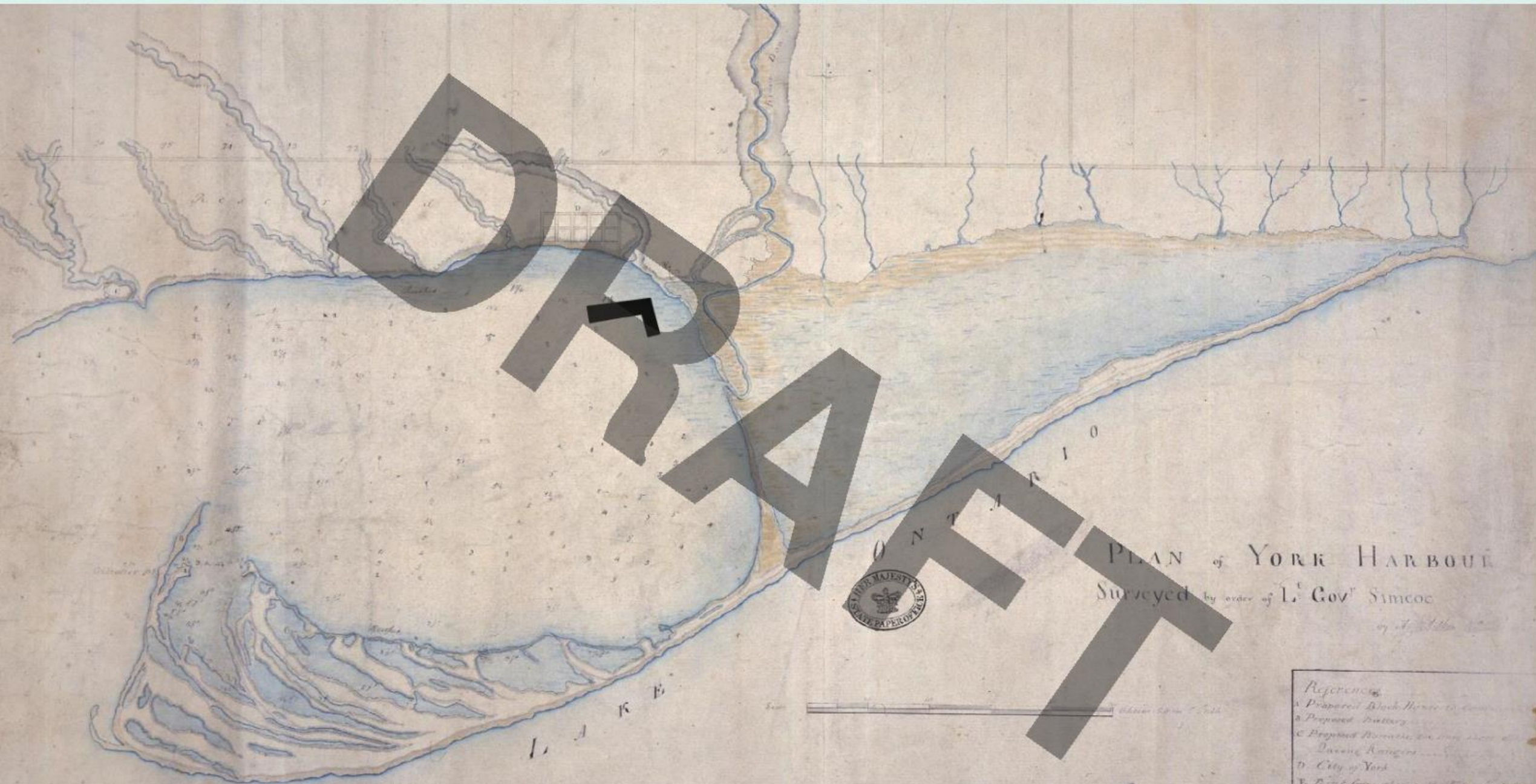
Vibrant economic activity supporting retail and economic activity: Strong social and workforce opportunities and benefits for equity-deserving groups, and significant engagement and social procurement opportunities for MCFN



Resilient: Environmental leadership through Canada's first zero-carbon community at this scale, one of Canada's largest residential mass timber buildings.

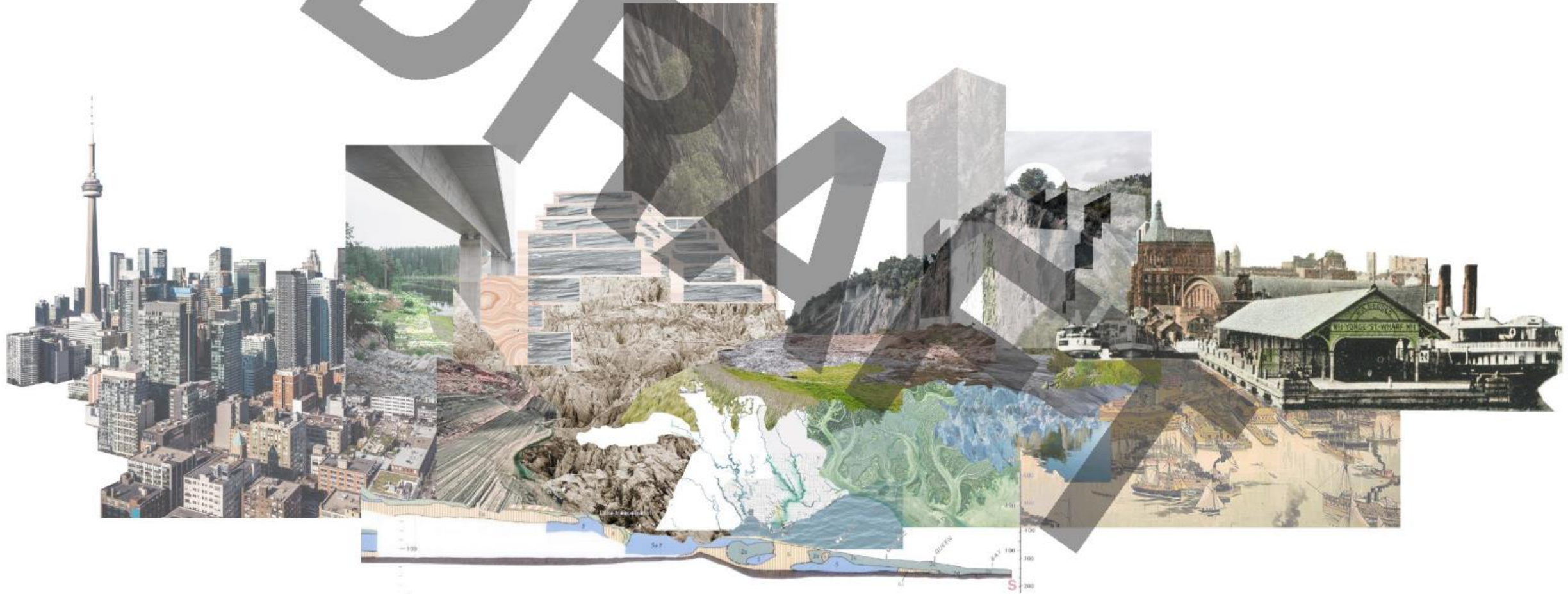
Design Aspirations





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DRAFT



Neighbourhoods: Existing and Future



St. Lawrence Market



Keating Channel



Villiers Island



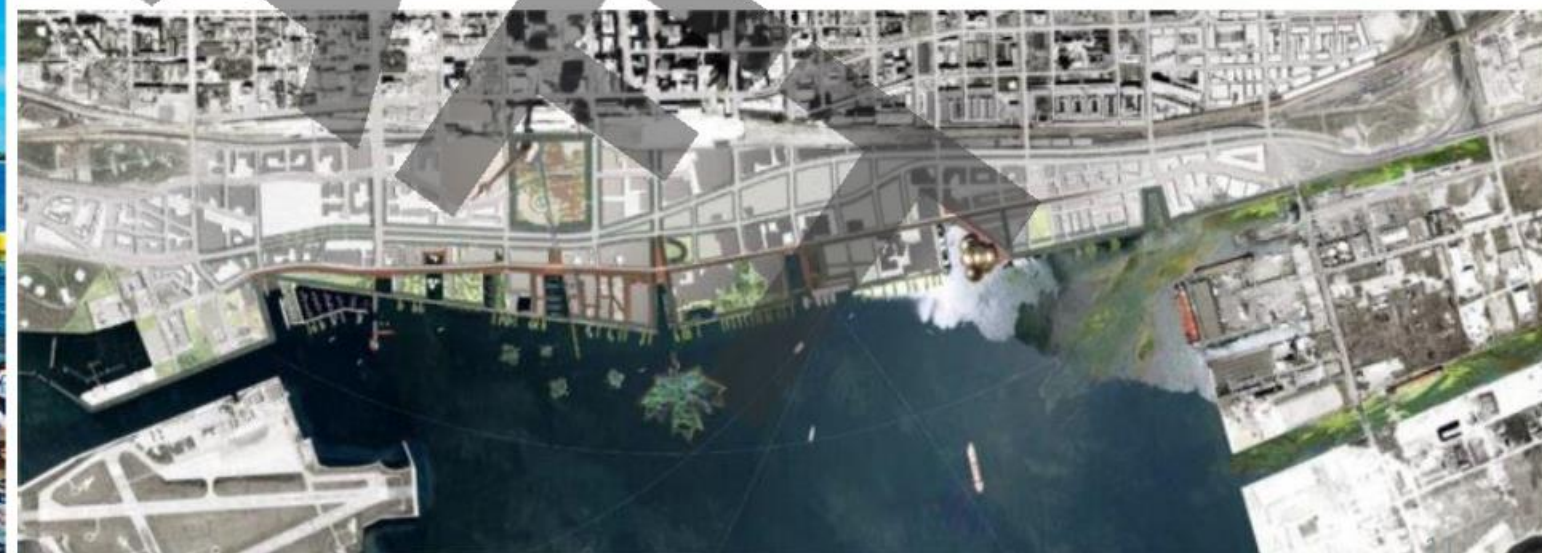
Distillery District



West Don Lands



East Bayfront

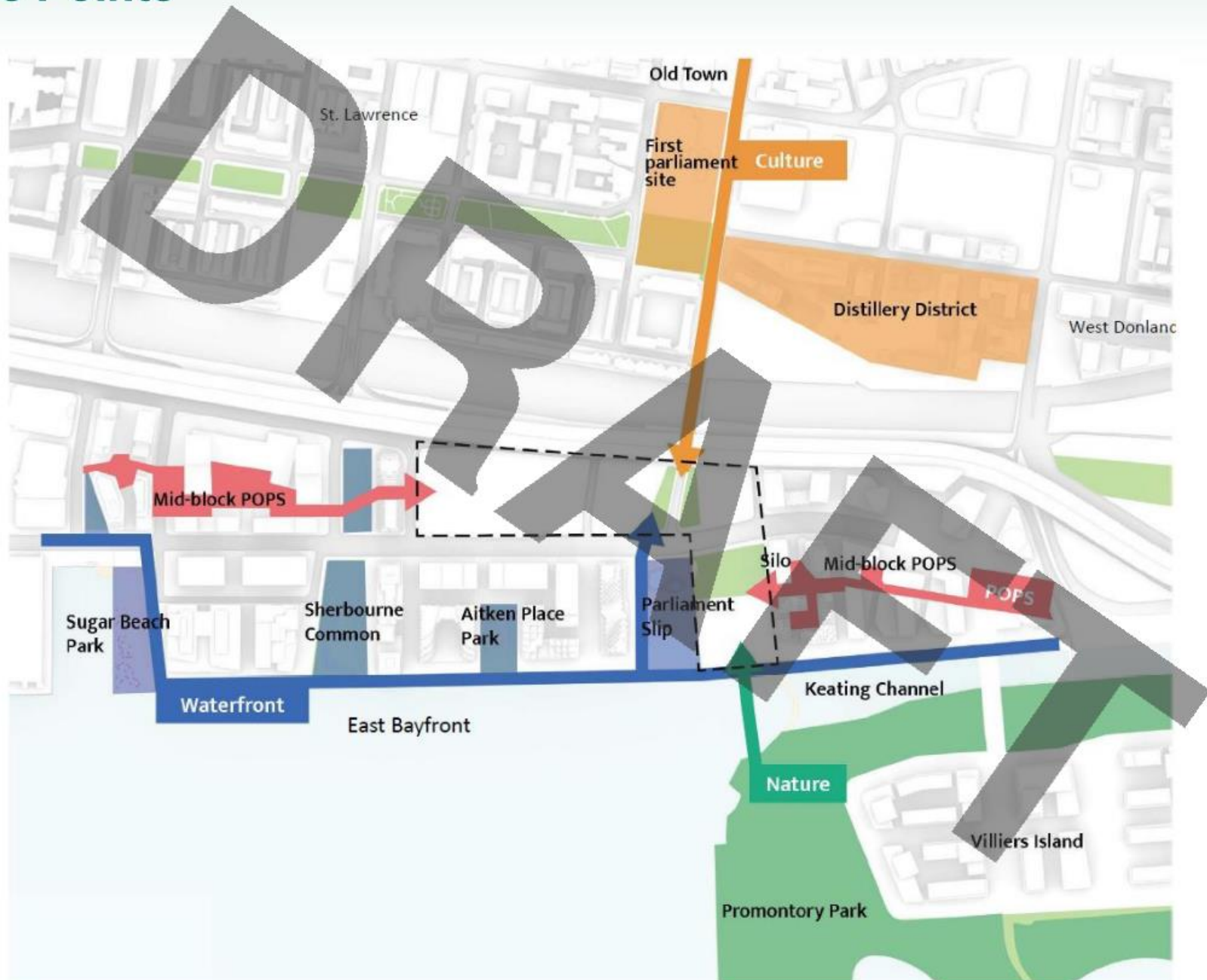


Creating a Green Armature



Extending the Urban Landscape:
A Continuous Green Edge

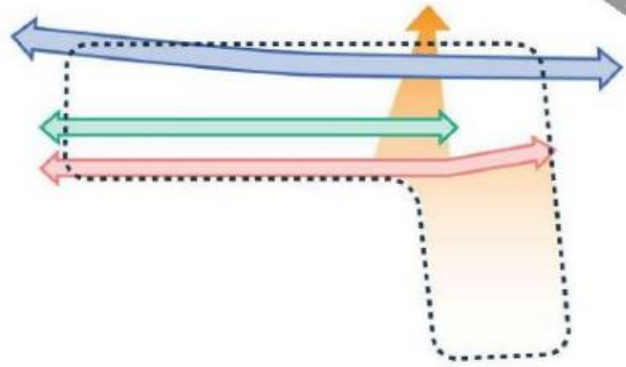
Site Pressure Points



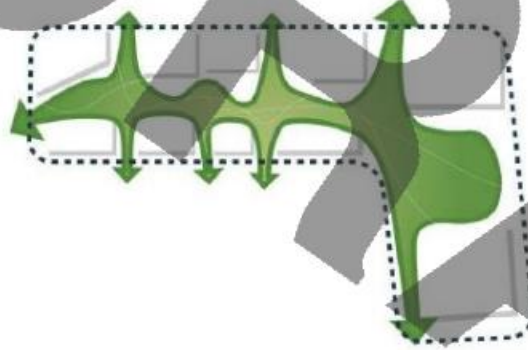
Master Plan Components



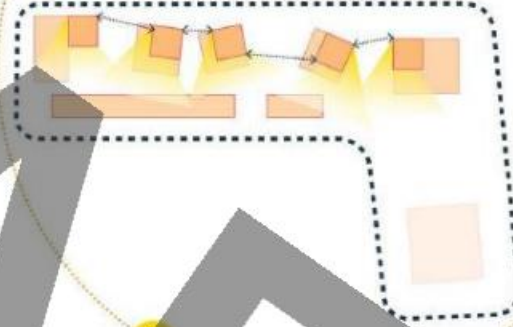
Master Plan Components



Defining Edges



Green Heart

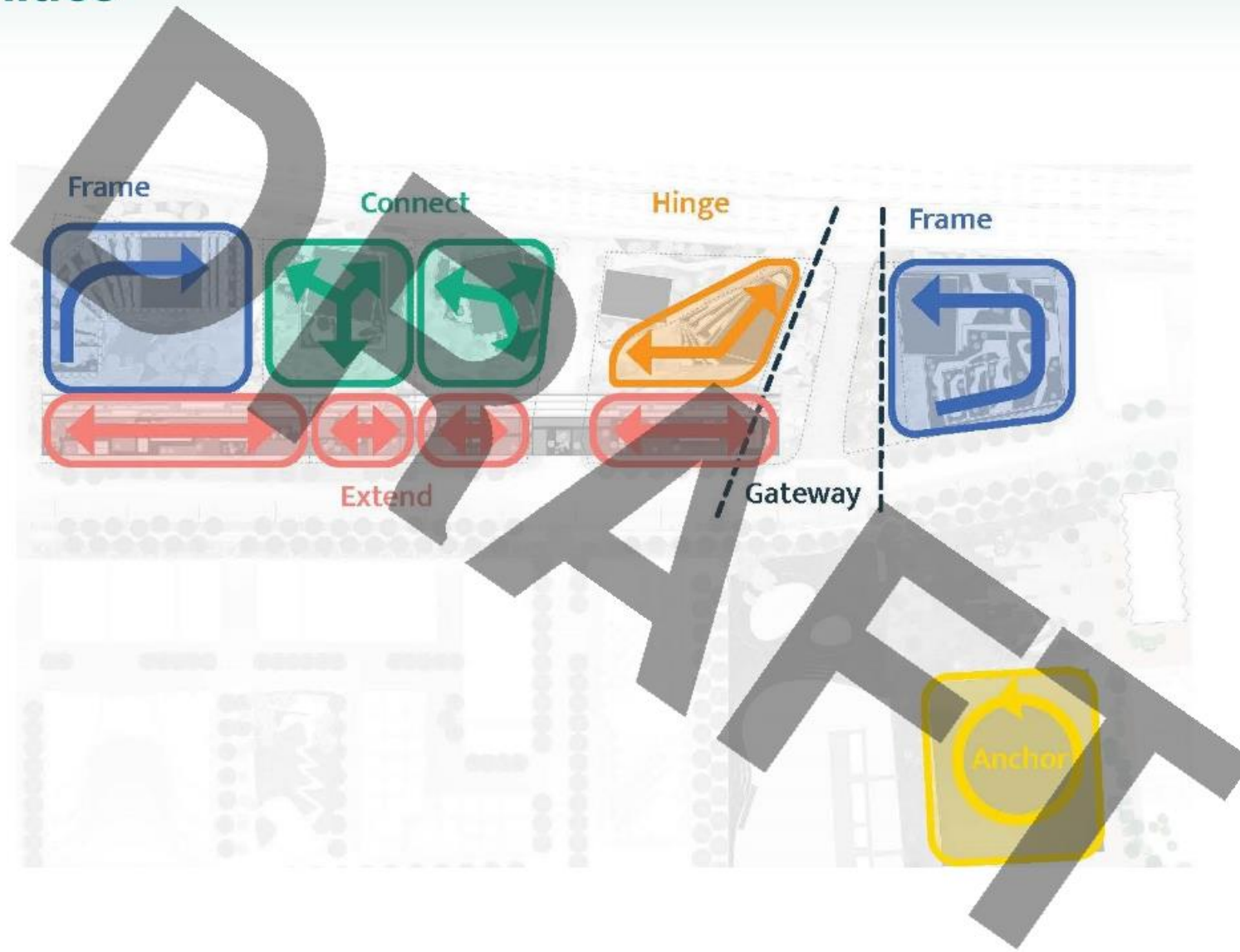


Strategic Density

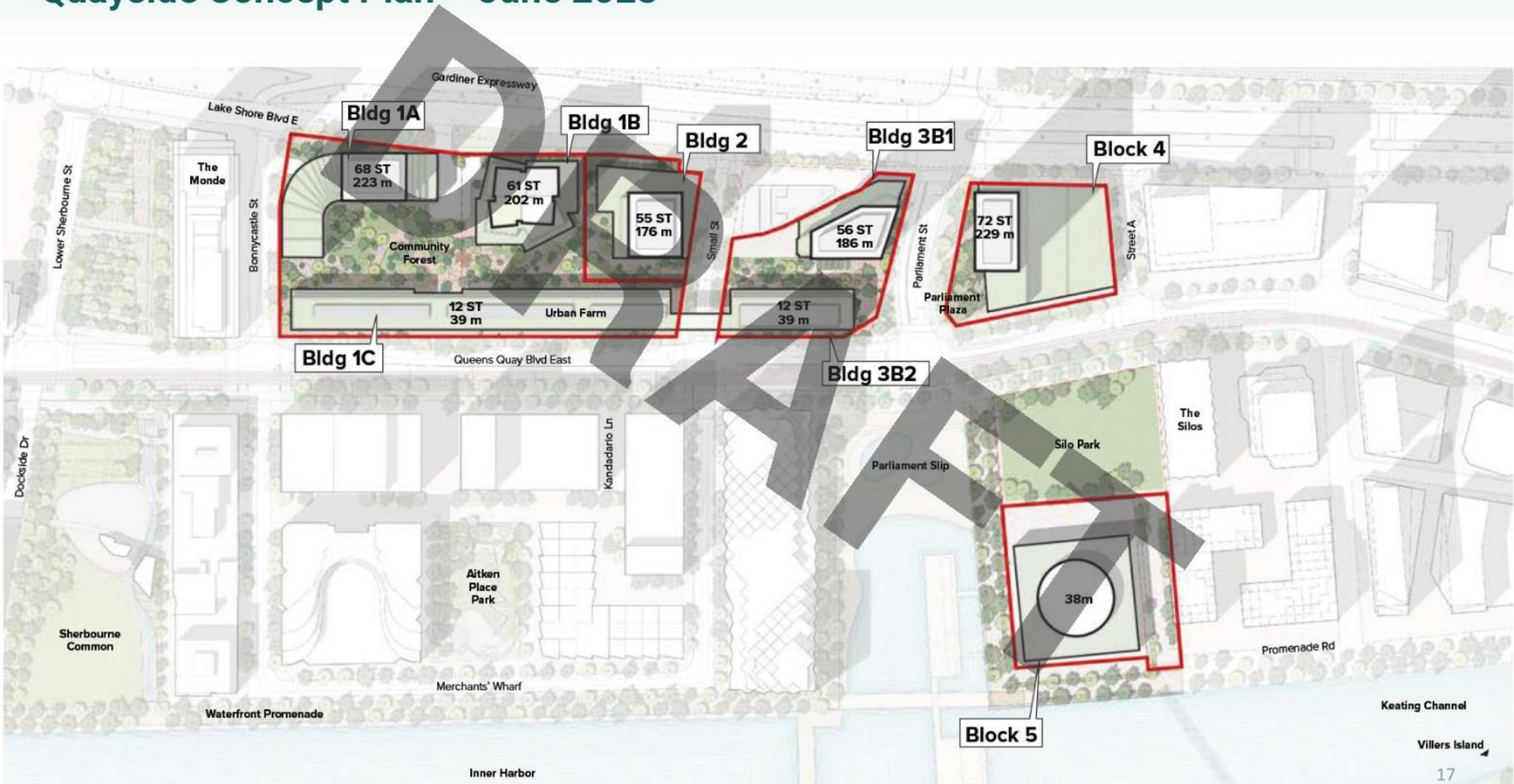


Vertical Communities

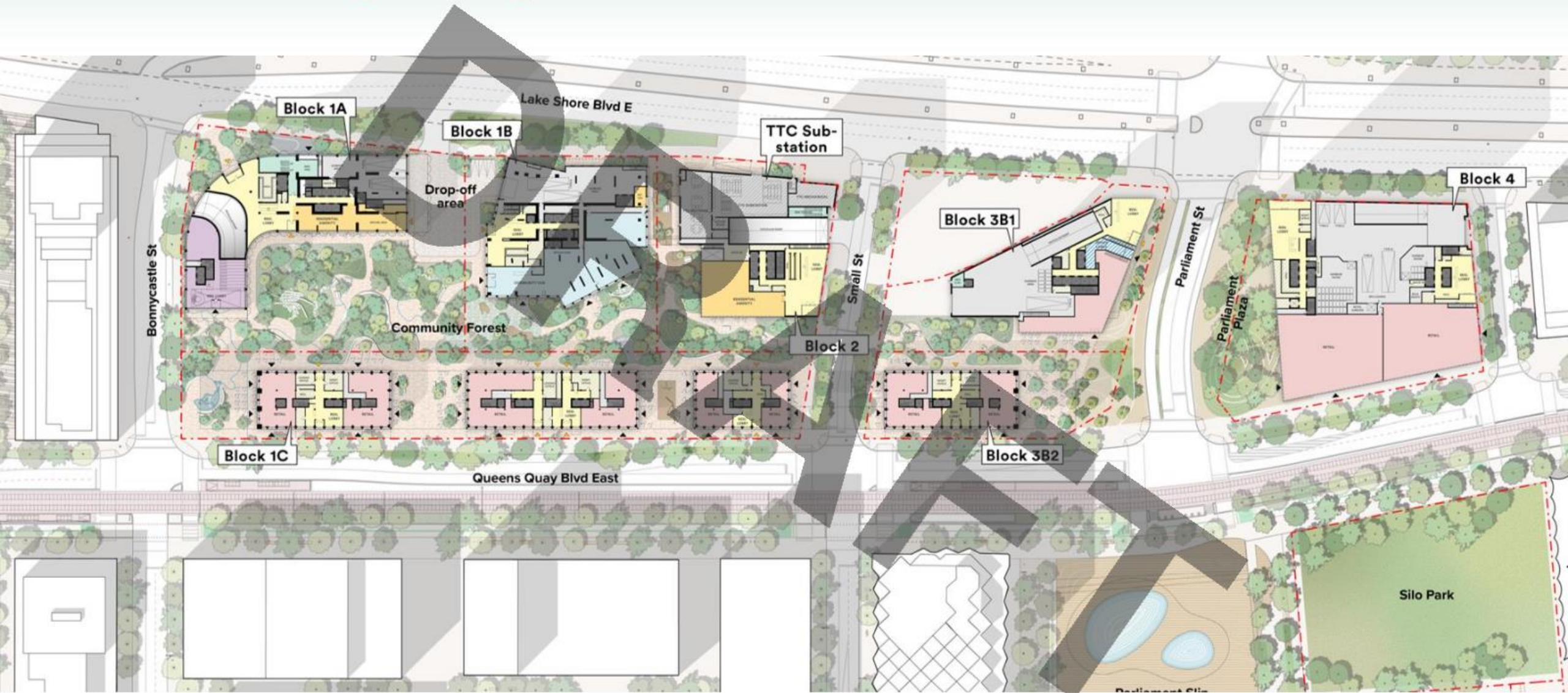
Parcel Opportunities



Quayside Concept Plan – June 2023

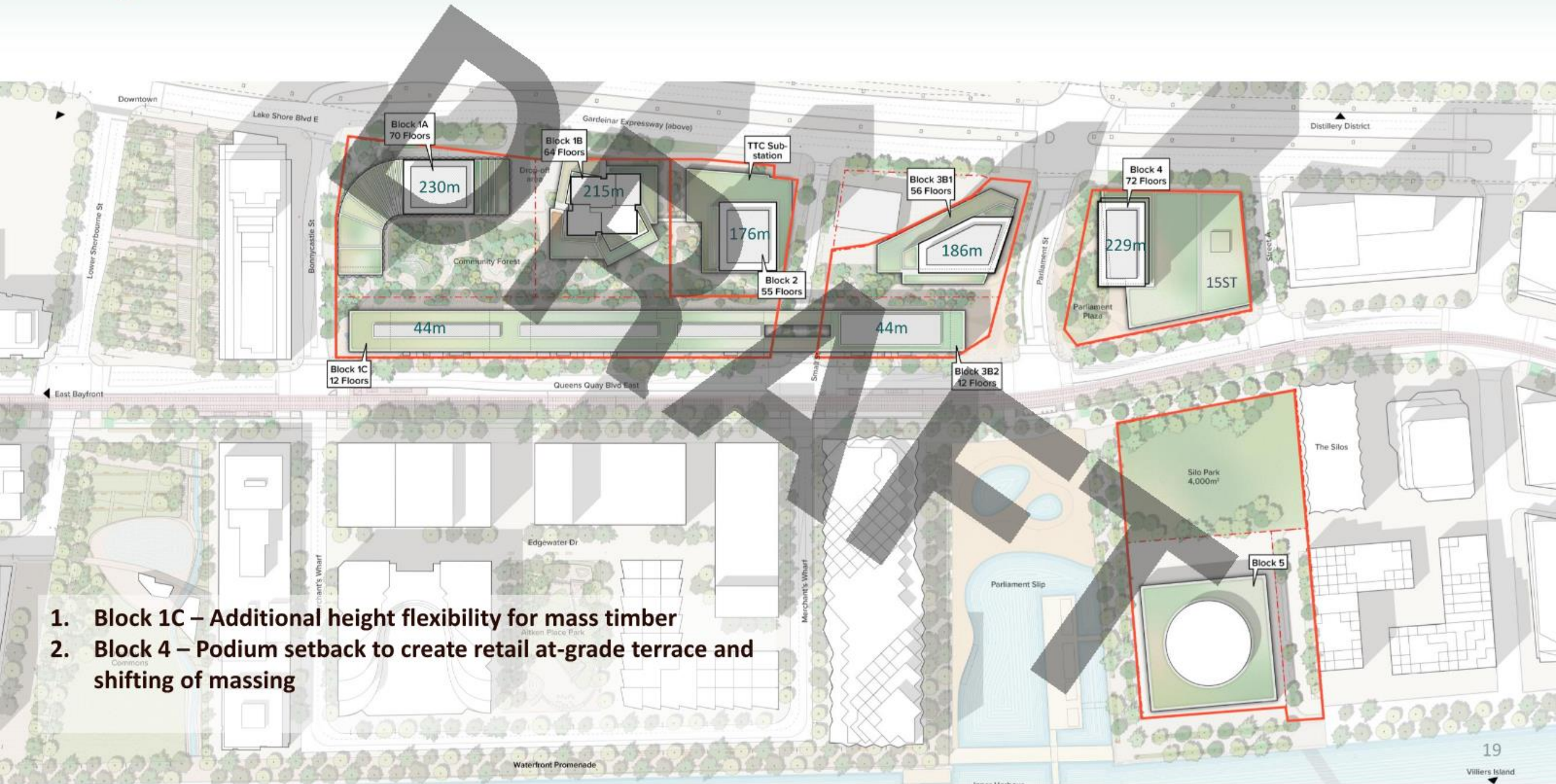


Ground Floor Programming – June 2023



- | | |
|--------------------------|-----------------------------|
| Academic / Institutional | Mobility Hub / Bike Parking |
| Residential Lobby | Convenience / Retail |
| Community | Service / BOH |
| Building Amenities | TTC Substation |

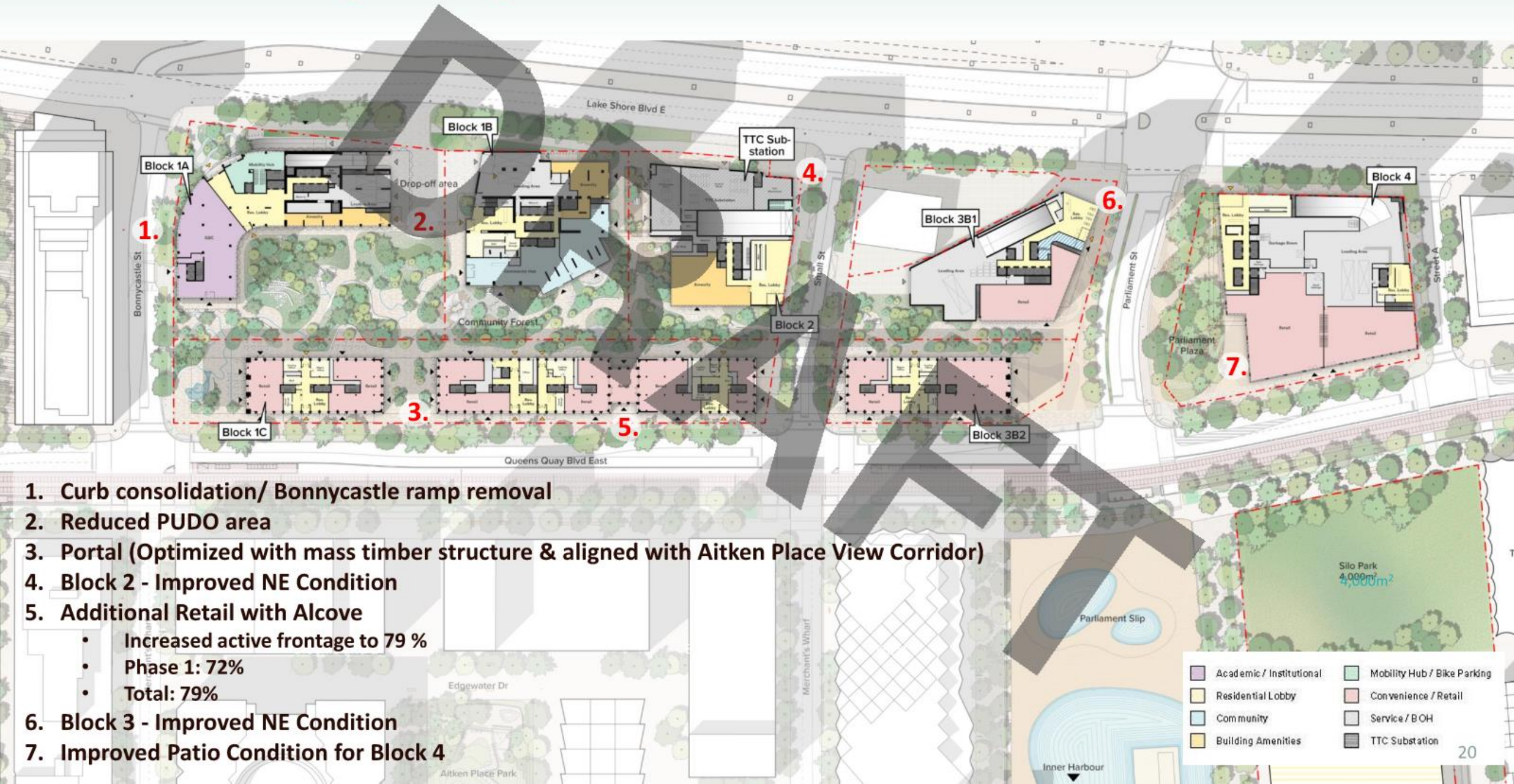
Quayside Master Plan – 2024



1. Block 1C – Additional height flexibility for mass timber
2. Block 4 – Podium setback to create retail at-grade terrace and shifting of massing

Please note all heights approximate

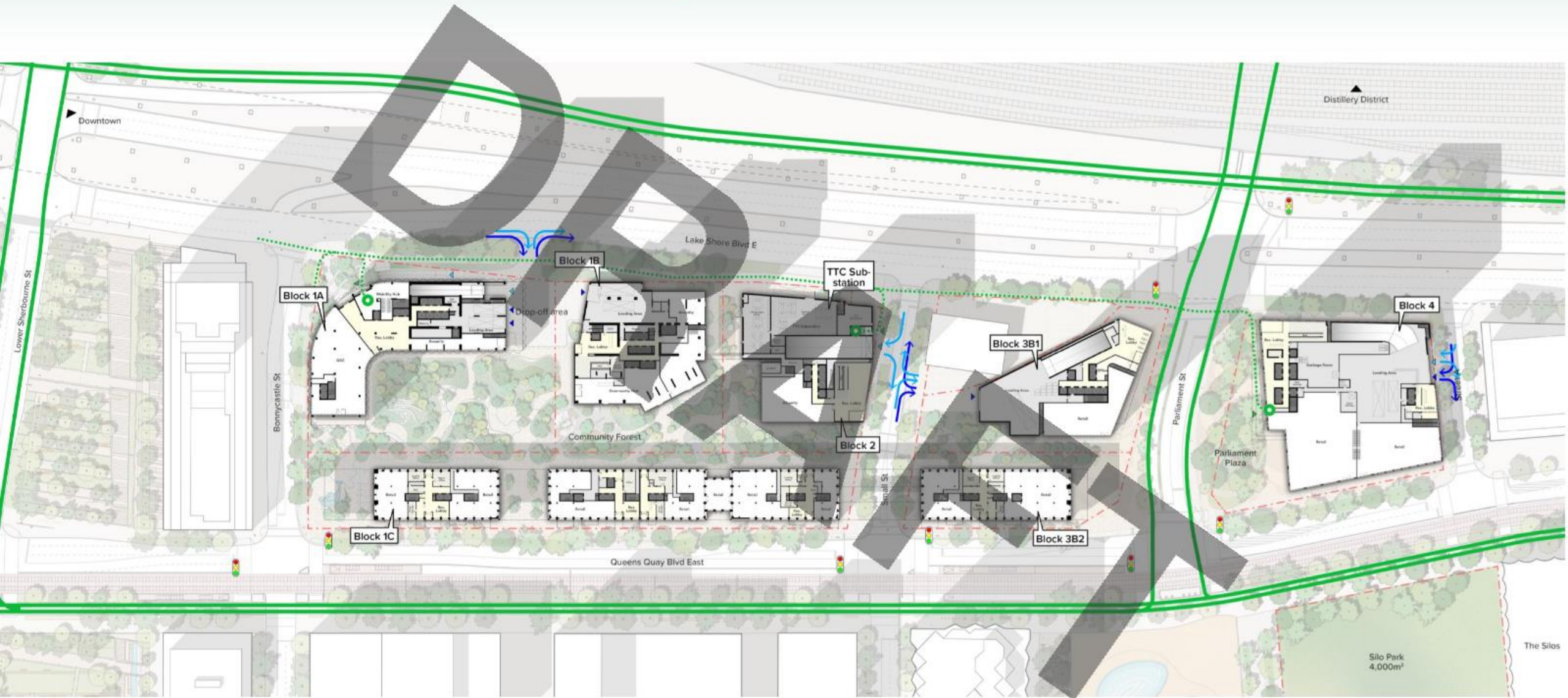
Ground Floor Programming - 2024



1. Curb consolidation/ Bonnycastle ramp removal
2. Reduced PUDO area
3. Portal (Optimized with mass timber structure & aligned with Aitken Place View Corridor)
4. Block 2 - Improved NE Condition
5. Additional Retail with Alcove
 - Increased active frontage to 79 %
 - Phase 1: 72%
 - Total: 79%
6. Block 3 - Improved NE Condition
7. Improved Patio Condition for Block 4

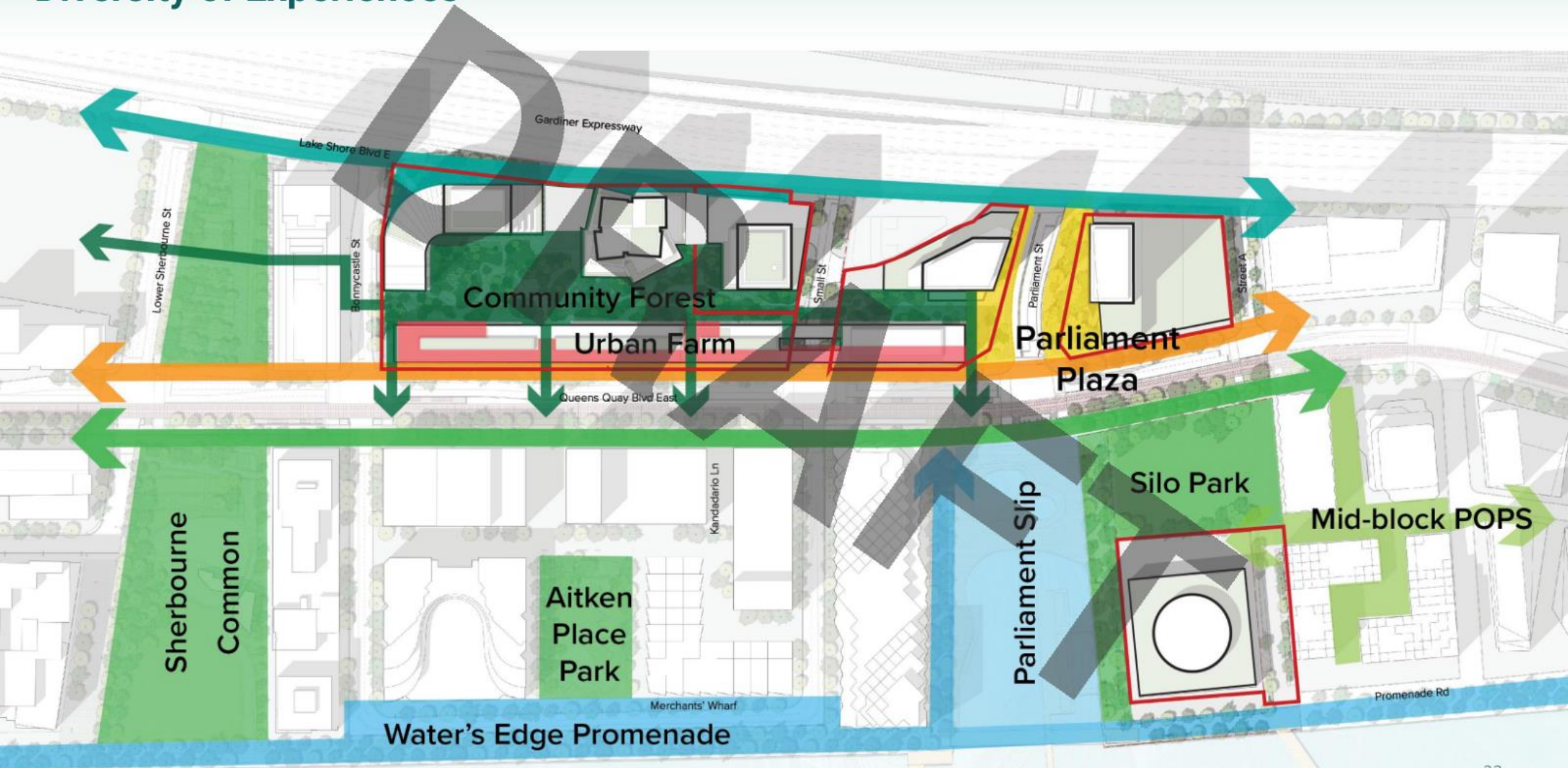
Academic / Institutional	Mobility Hub / Bike Parking
Residential Lobby	Convenience / Retail
Community	Service / BOH
Building Amenities	TTC Substation

Ground Floor Circulation & Servicing 2024



- Existing Bike Paths
- Trails to Bike Parking
- Access to Bike Hub / Parking
- Access to Loading and BOH
- Access to Underground Parking
- Traffic Signals

Diversity of Experiences





Artistic rendering. Draft in progress

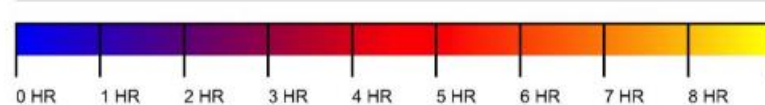
Community Forest Programming



Community Forest & Microclimate



Quayside, Toronto



Property Lines
Site Boundary



Prepared February 26, 2024

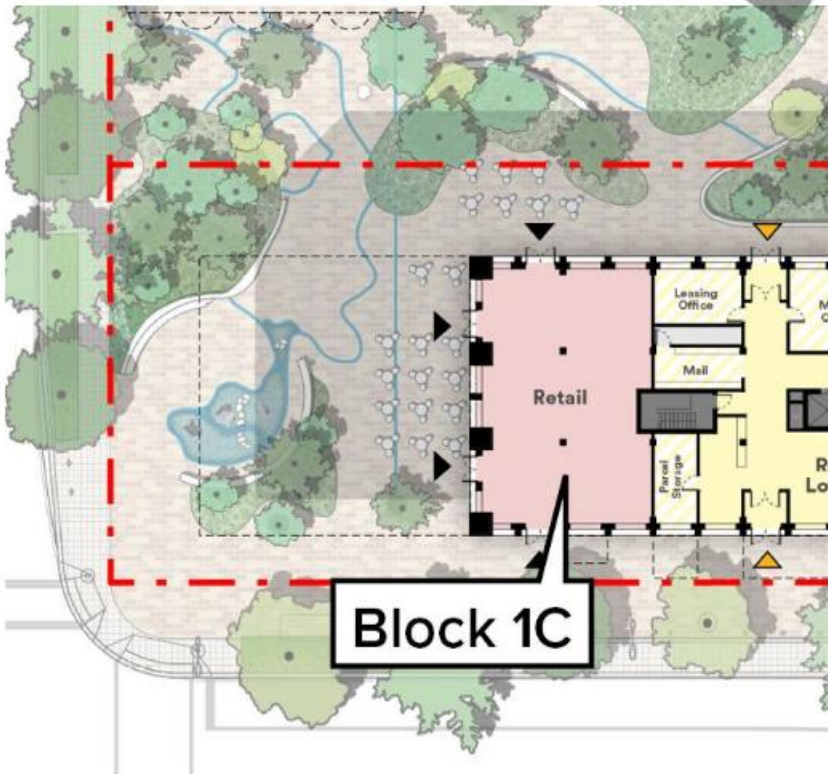
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**URBAN
STRATEGIES
INC.**

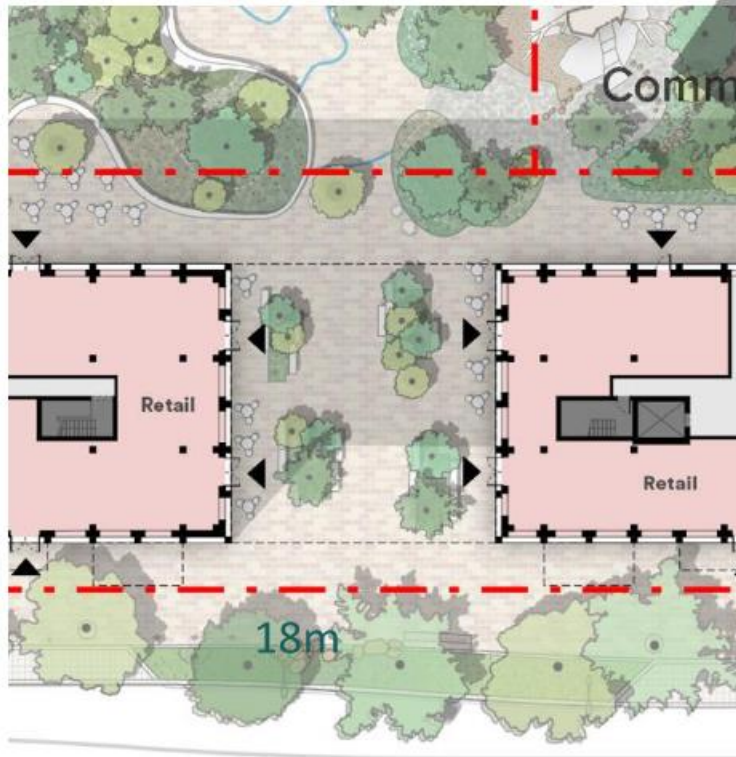
Cantilever

- Views into and out of Community Forest from Queens Quay and Bonnycastle.
- Porosity and access into the Community Forest
- Gathering place/community space, programmed elements:
- Water feature; Patio space; Weather-protected area



Portal

- Alignment through T3 to the water
- Window into the Community Forest and to the Community Hub
- Programmable Space / Event space

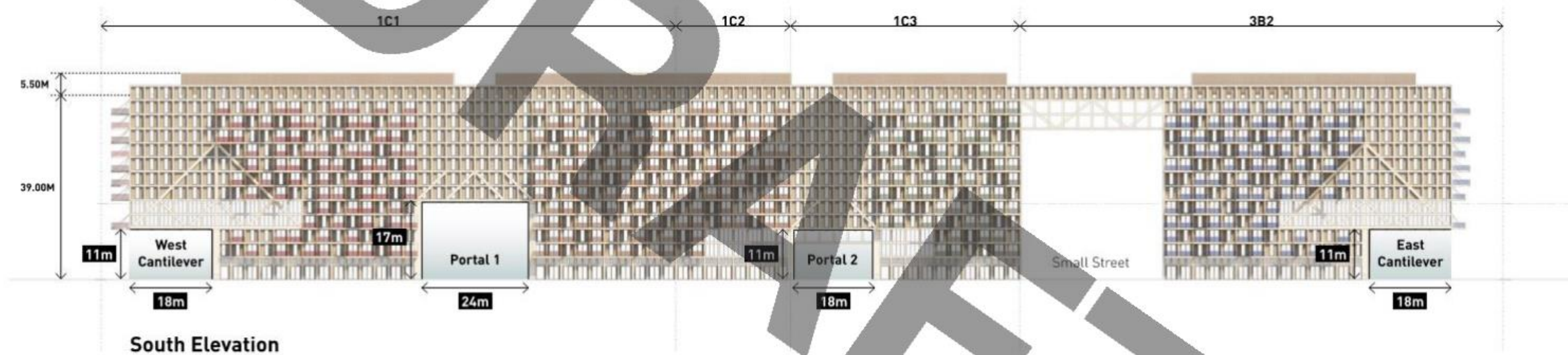


Alcove

- Publicly Accessible Enclosed Thru-Access and View to Community Forest
- Potential for Hold-Open Indoor/Outdoor Room in Warmer Months
- Increased Retail Continuity on QQE
- Protected Alcove Patio to North and South for Retail Spill-out



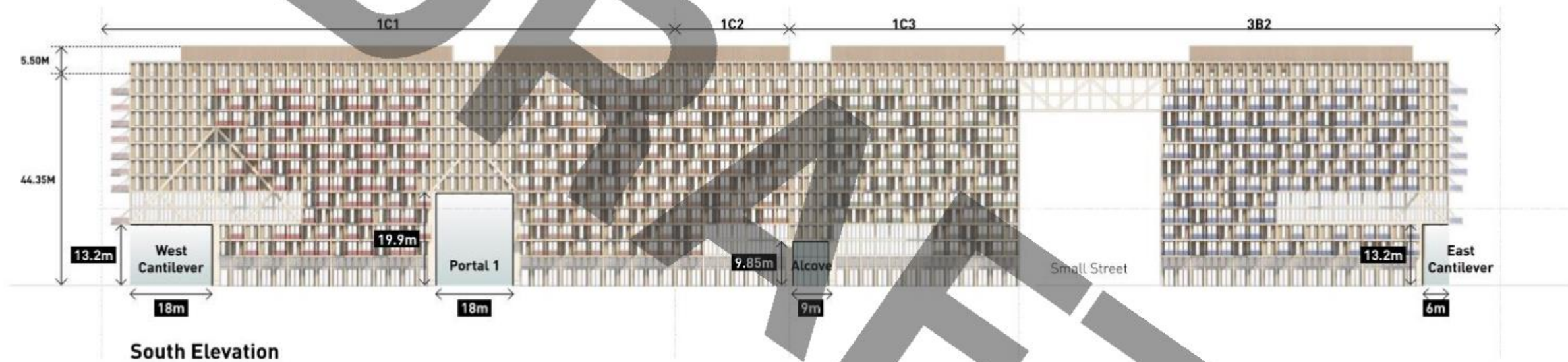
Timberhouse (2023)



West Cantilever
Portal 1
Portal 2
East Cantilever

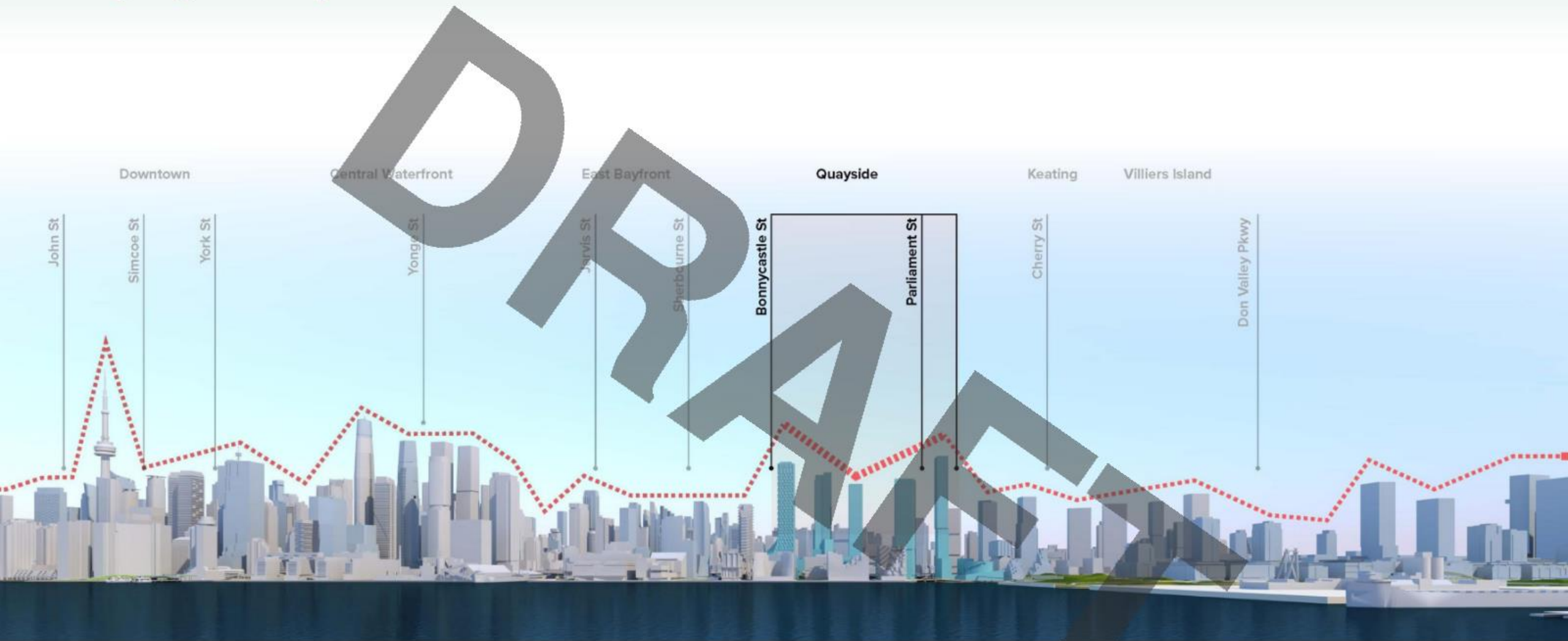
W18m x H11m
W24m x H17m
W18m x H11m
W18m x H11m

Timberhouse (2024)



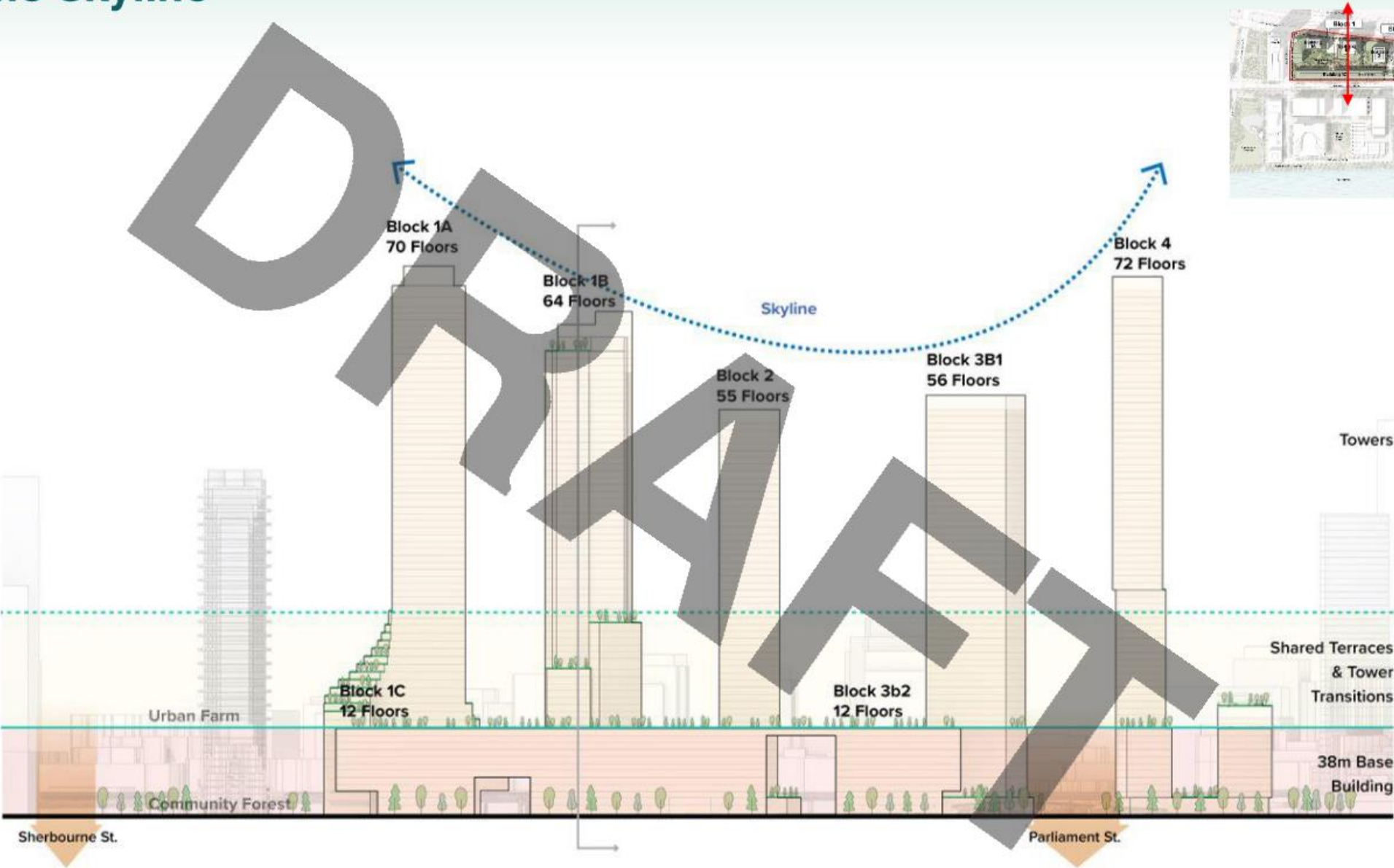
West Cantilever	W18m x H13.2m
Portal	W18m x H19.9m
Alcove	W9m x H9.85m
East Cantilever	W18m x 13.2m

Shaping the Skyline



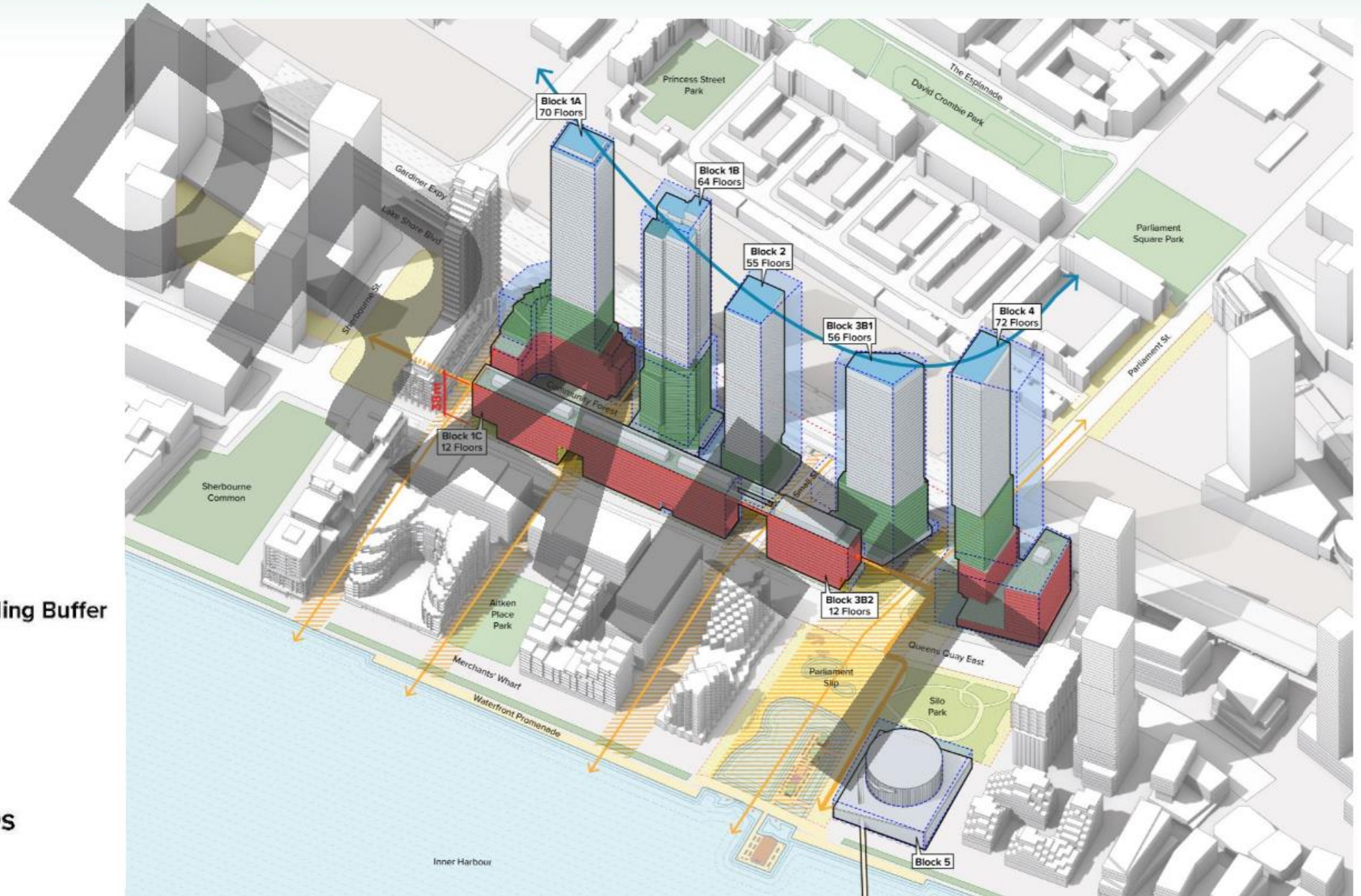
Toronto's Lakefront Skyline: Integrating into a Rhythm of Peaks and Troughs

Shaping the Skyline



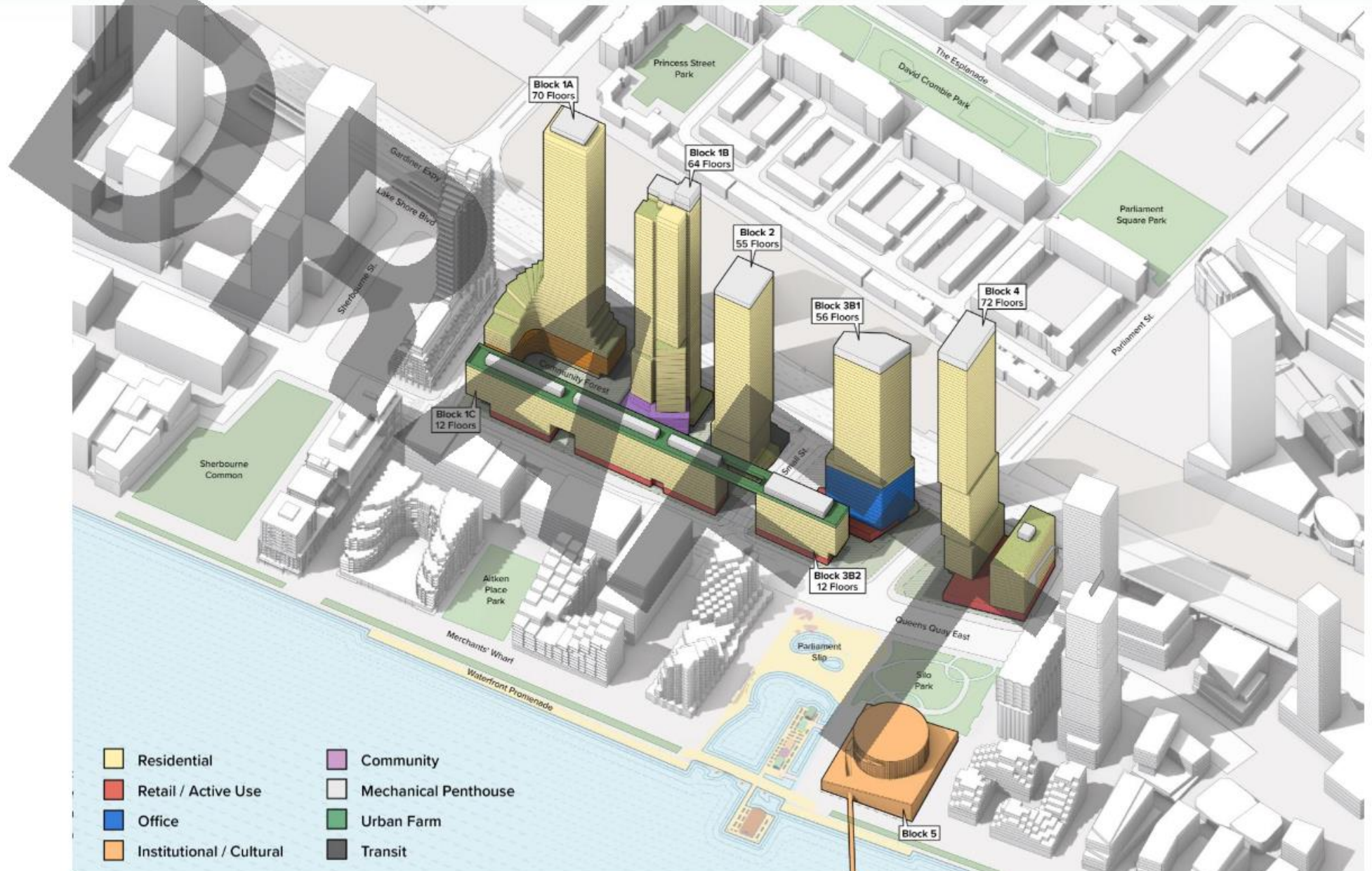
QQE Elevation: Marking Quayside and the Parliament Gateway

Updated Key Building Envelopes



-  38m QQE Base Building Buffer
-  Sculpted Skyline
-  Tower Transitions
-  POPS
-  View Corridor & POPS

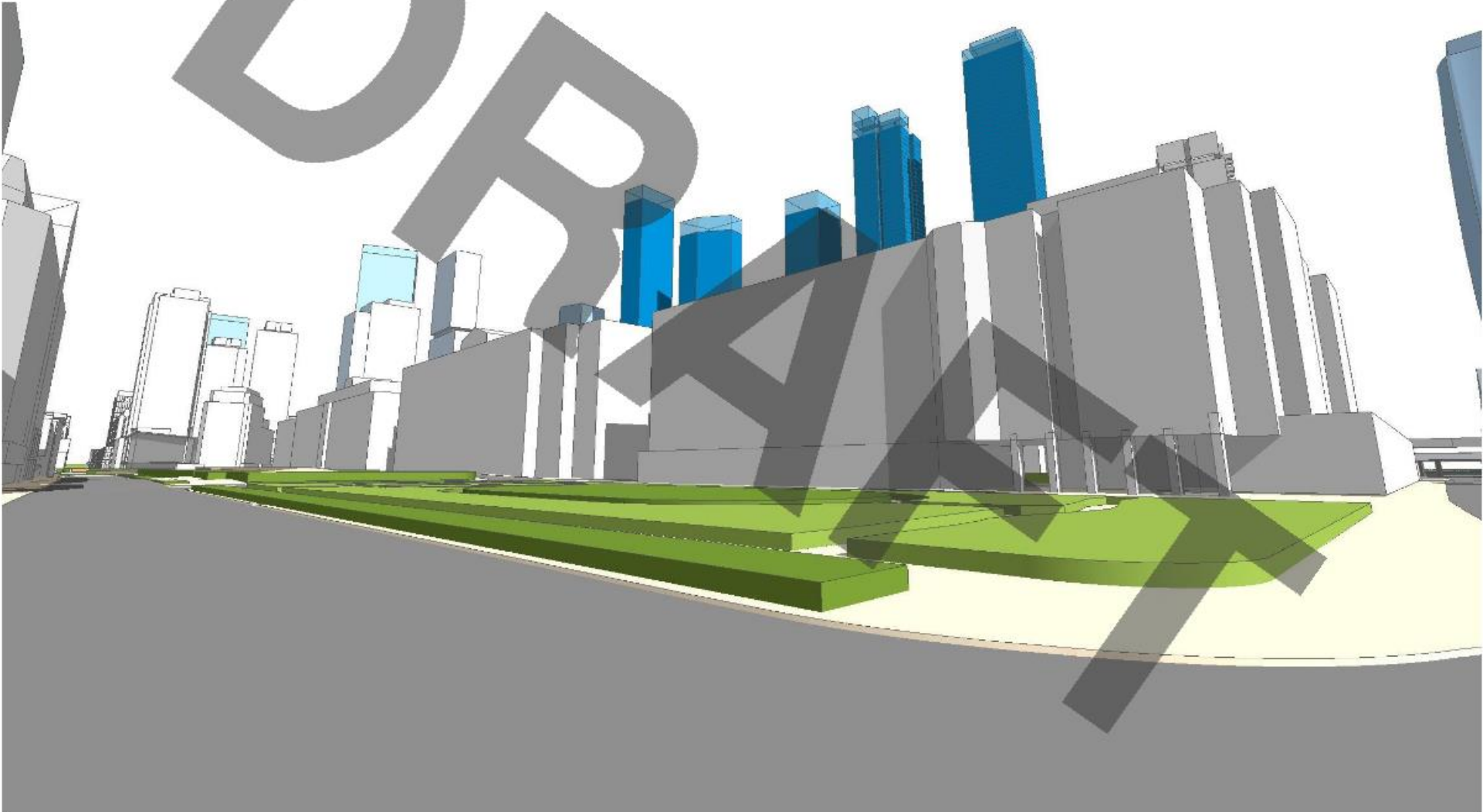
Land Use and Building Programming



Views – Esplanade Looking East



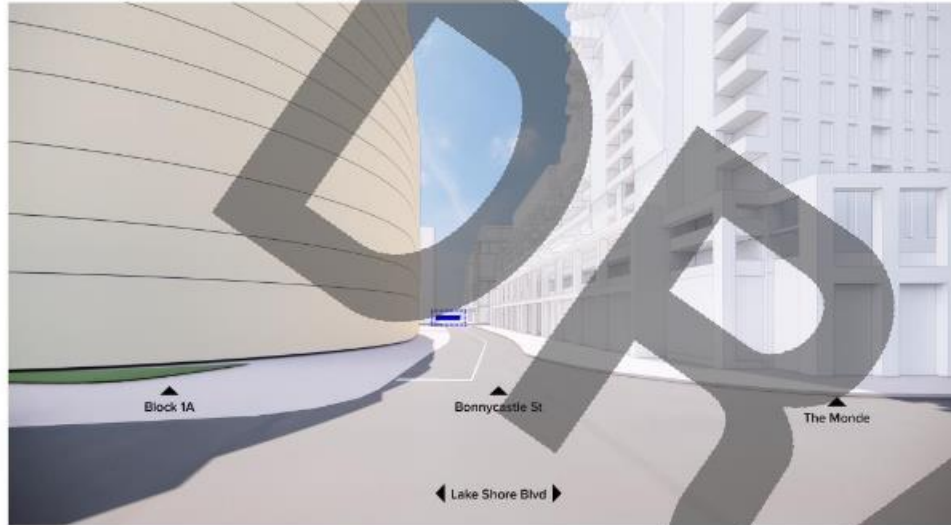
Views – Esplanade and Lower Sherbourne Looking East



Waterfront View Corridors



Waterfront Views – June 2023



Perspective : [V1] View Corridor from the intersection of Lake Shore Blvd E and Bonnycastle St through Merchant's Wharf



Perspective : [V3] View Corridor from the intersection of Lake Shore Blvd E and Small St through Merchant's Wharf



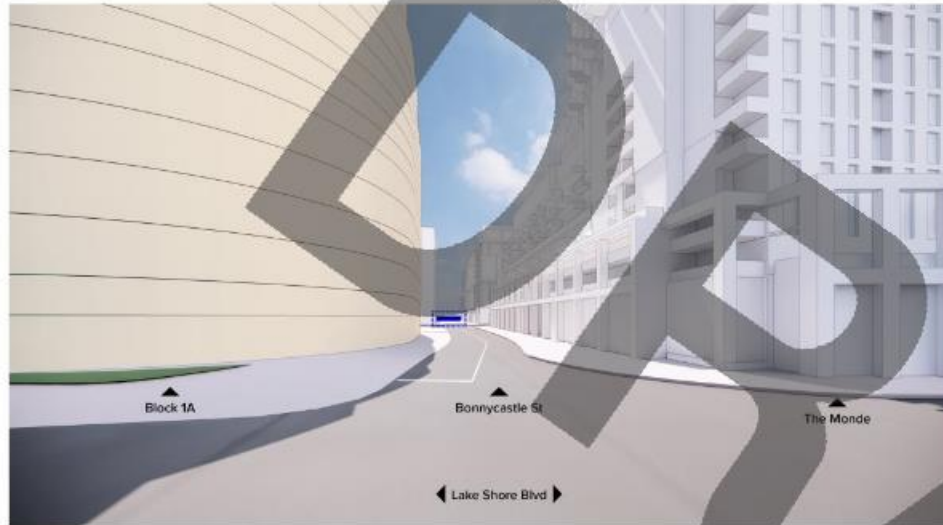
Perspective : [V2] View Corridor from the Community Forest through the West Portal and Aitken Place Park

Portal: 24m W X 17m H



Perspective : [V4] View Corridor from the intersection of Lake Shore Blvd E and Parliament St through Parliament Slip

Waterfront Views – 2024



Perspective : [V1] View Corridor from the intersection of Lake Shore Blvd E and Bonnycastle St through Merchant's Wharf



Perspective : [V3] View Corridor from the intersection of Lake Shore Blvd E and Small St through Merchant's Wharf



Perspective : [V2] View Corridor from the Community Forest through the West Portal and Aitken Place Park

Portal: 18m W X 17m H

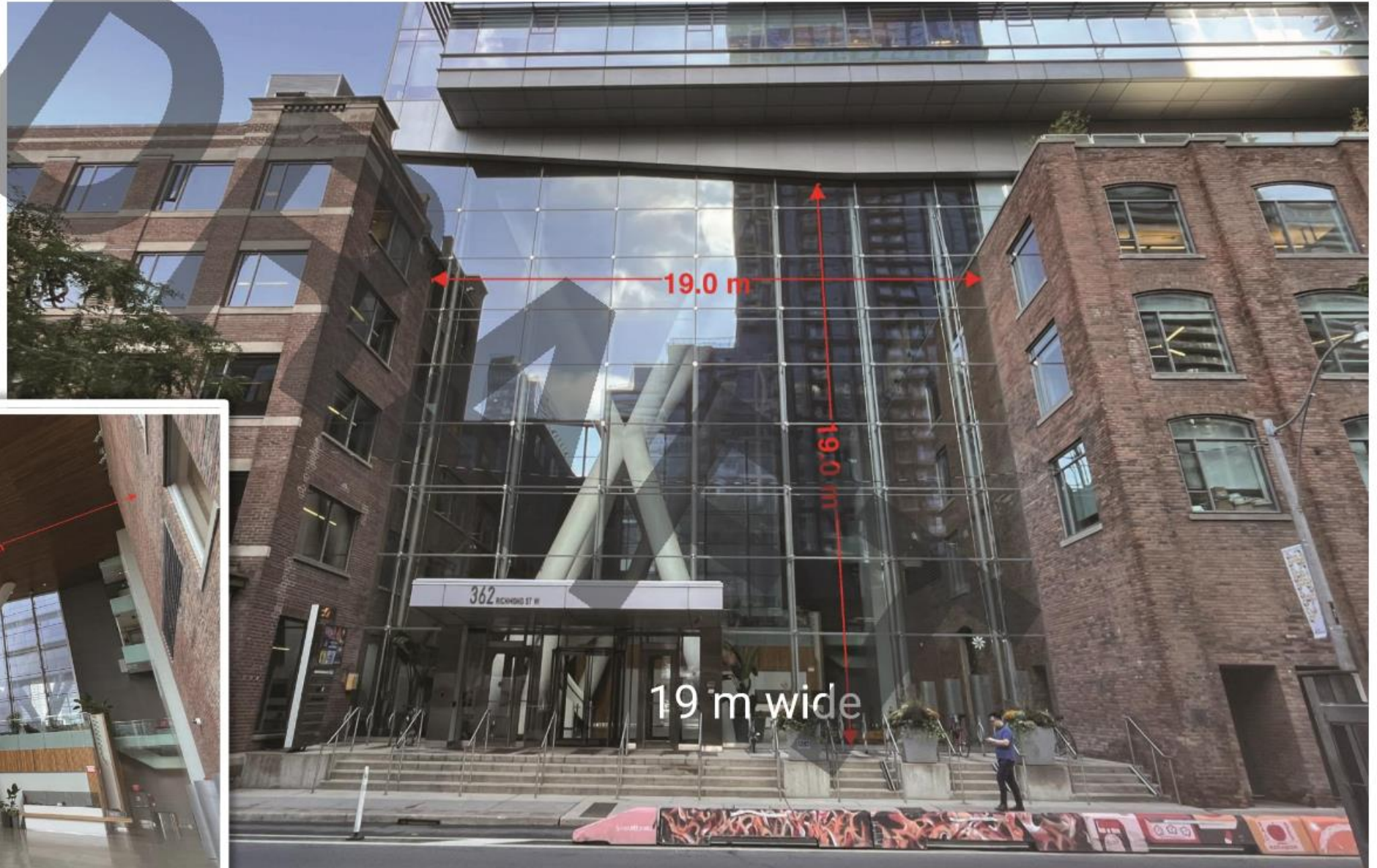


Perspective : [V4] View Corridor from the intersection of Lake Shore Blvd E and Parliament St through Parliament Slip

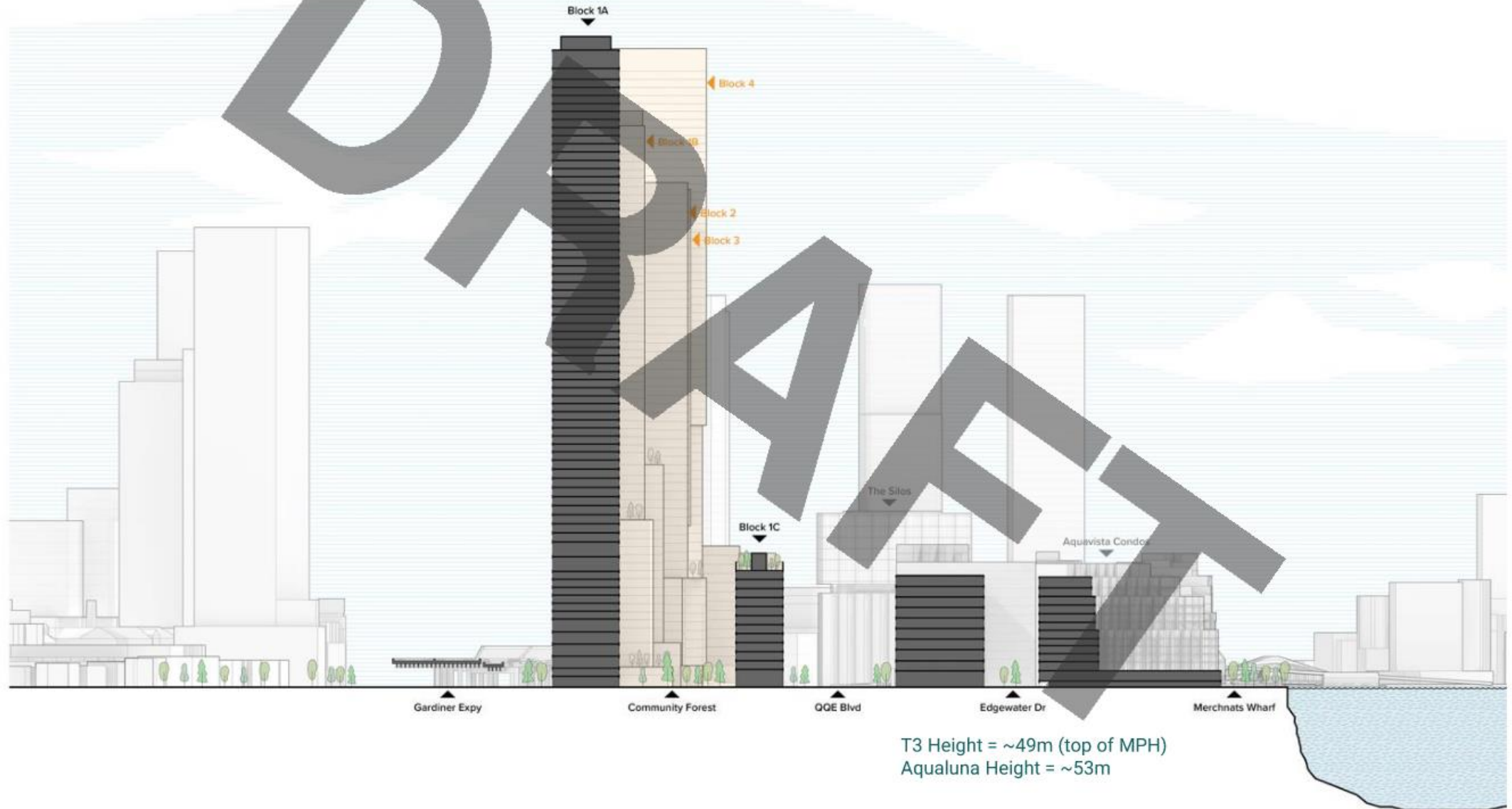
Scale Comparison – Dockside Drive



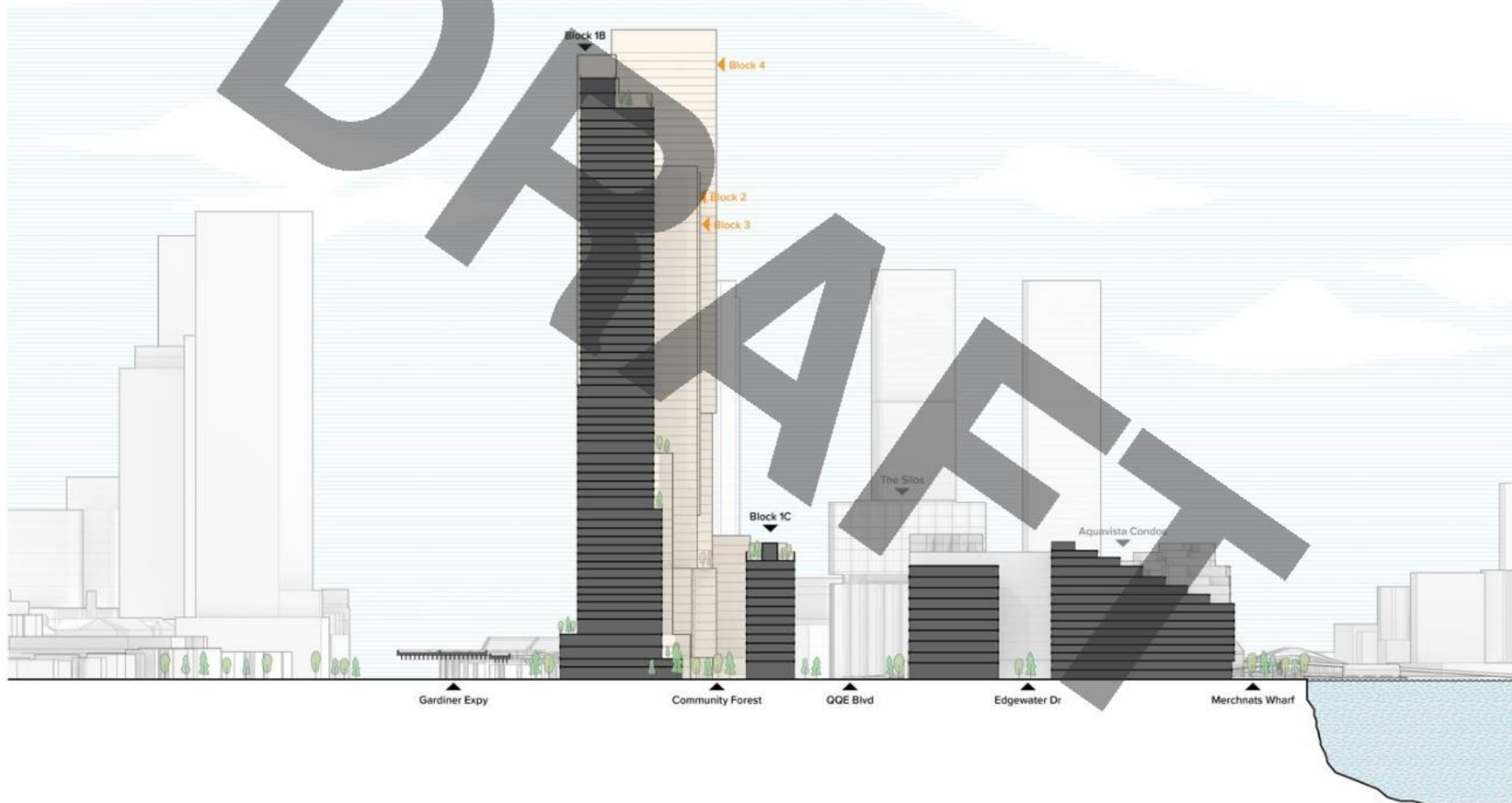
Scale Comparison - Queen Richmond Centre



Sections

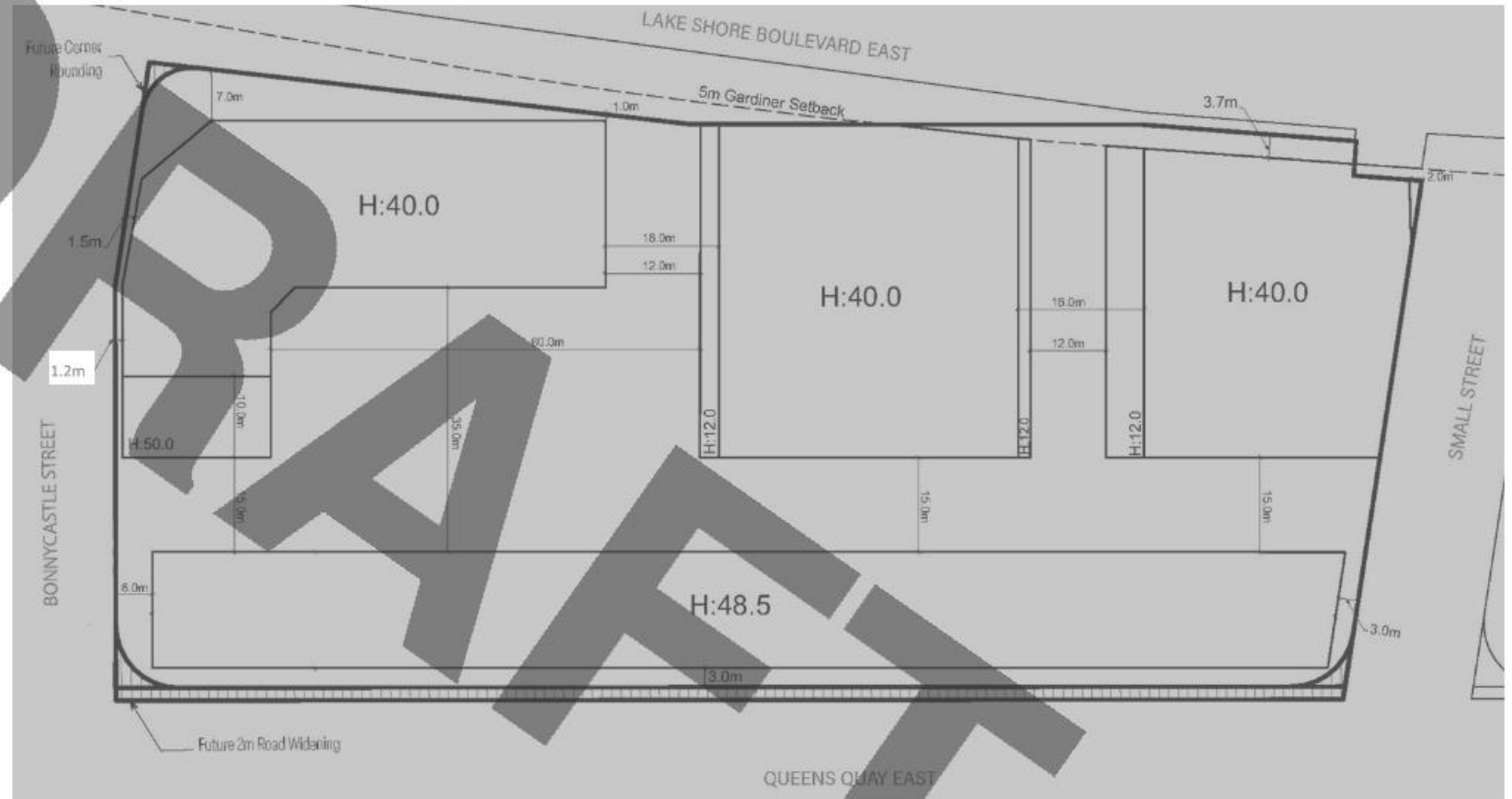


Sections



Zoning Approach: Base Buildings

Base building setbacks establish relationship to the public realm, including Community Forest POPS in Phase 1

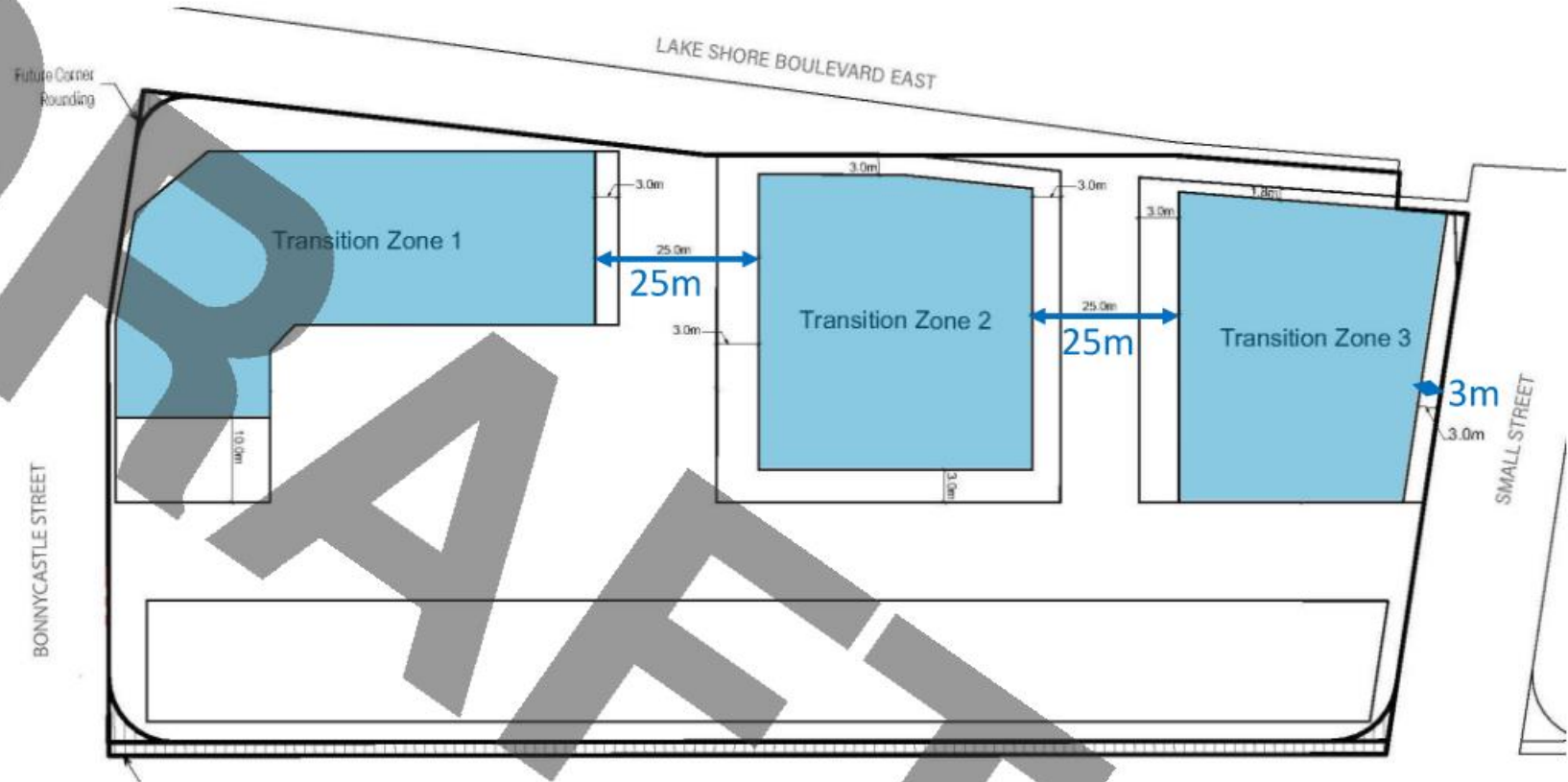


Zoning Approach: Transition Zone

Flexible zoning envelopes

Transition Zones allow for unique massing approaches

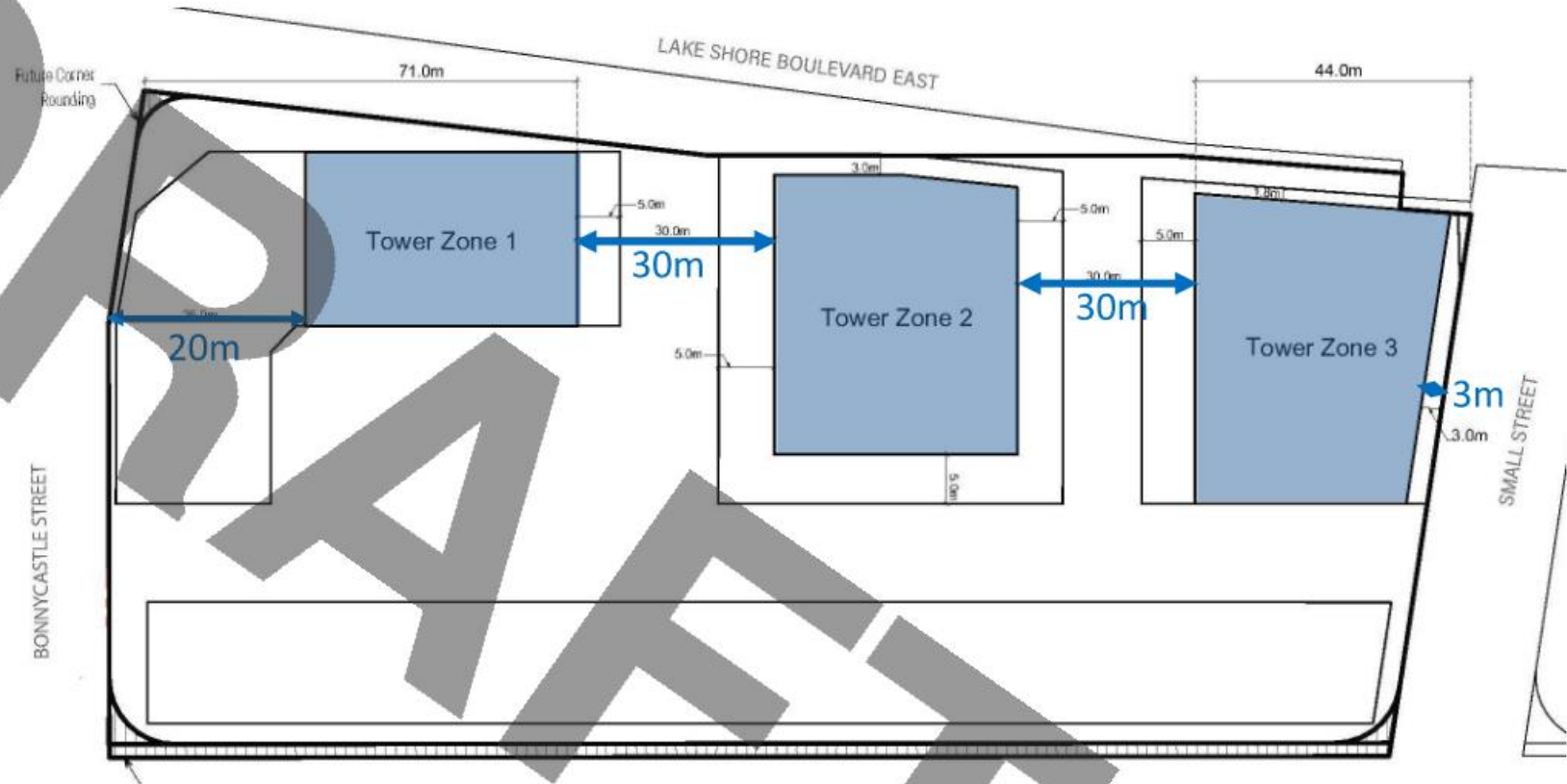
- Height: 40-85m
- Avg Tower floorplate varies per building
- Min separation: 25m
- Min setback: 3m



Zoning Approach: Tower Zones

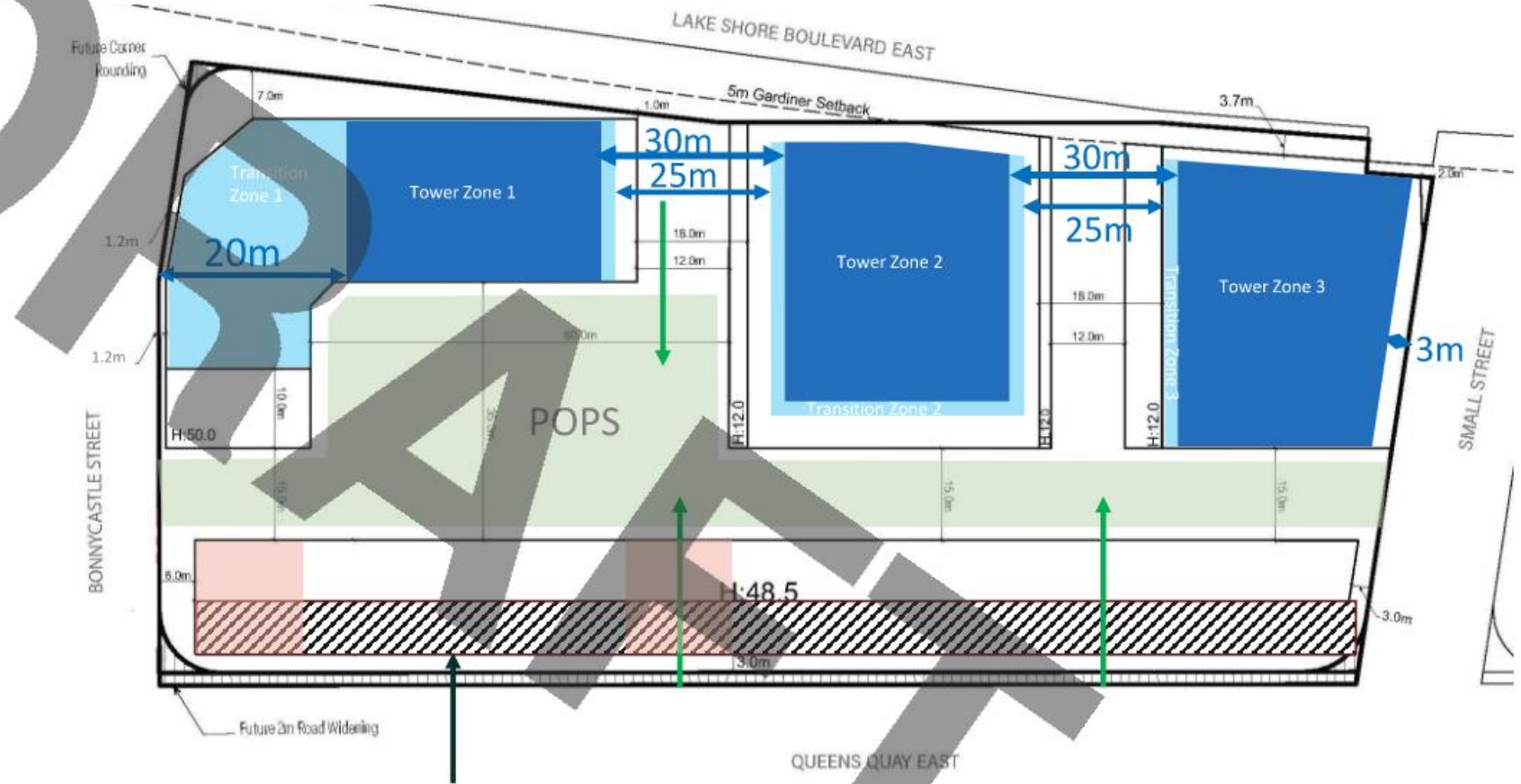
Tower Zones prescribe tower areas with some flexibility for tower placement

- Height: 85m+
- Avg Tower floorplate: 850 m²
- Min separation: 30m
- Min setback: 5m setback



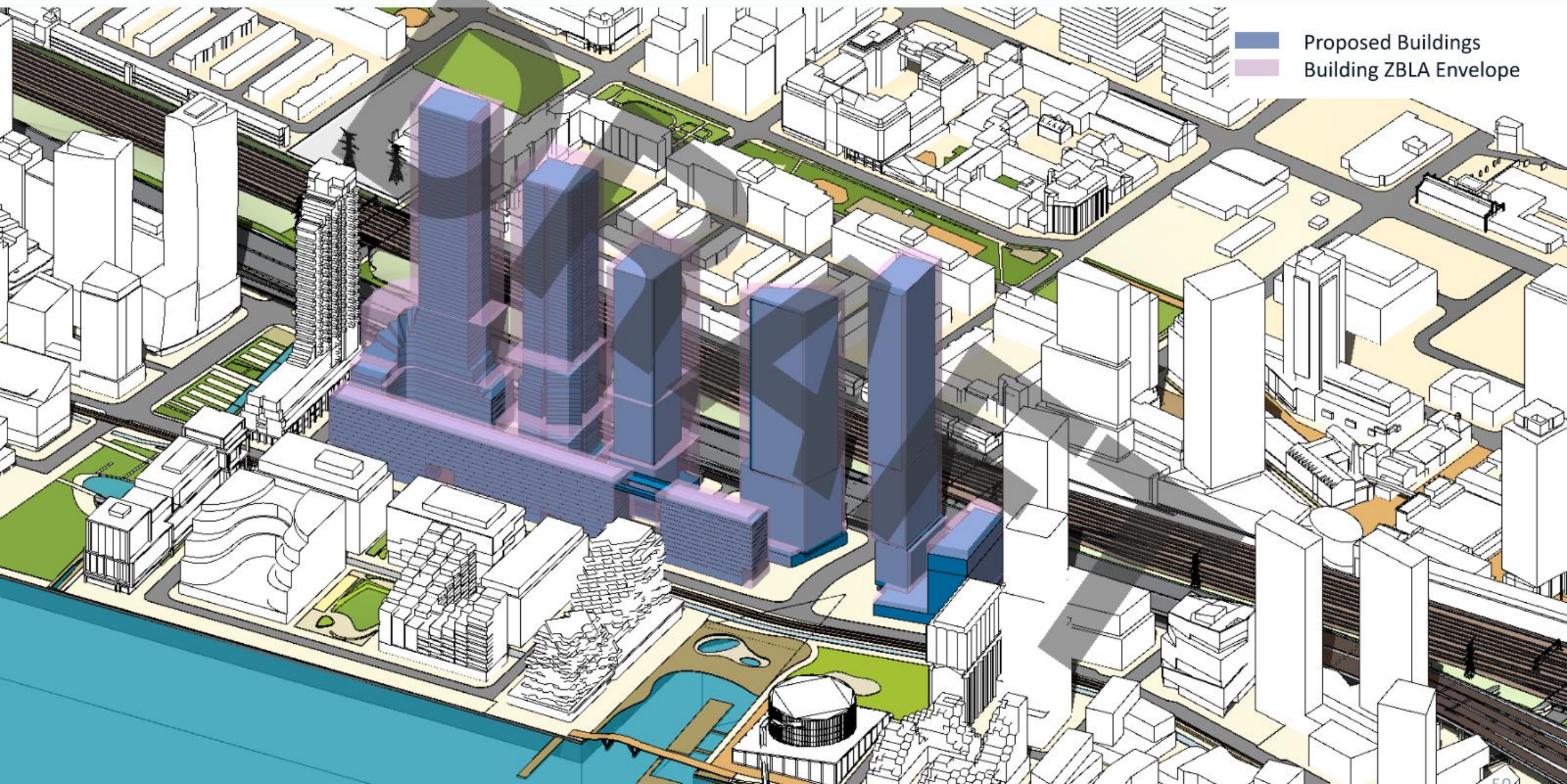
Zoning Approach: Combined Mapping

- Community Forest as a POPS with private space around the edges
- Pedestrian connections
- Protect for Cantilever, Portal, & Alcove Dimensions, Uses & Connections
- Ground floor animation areas along QQE – 70% retail within 10m of QQE



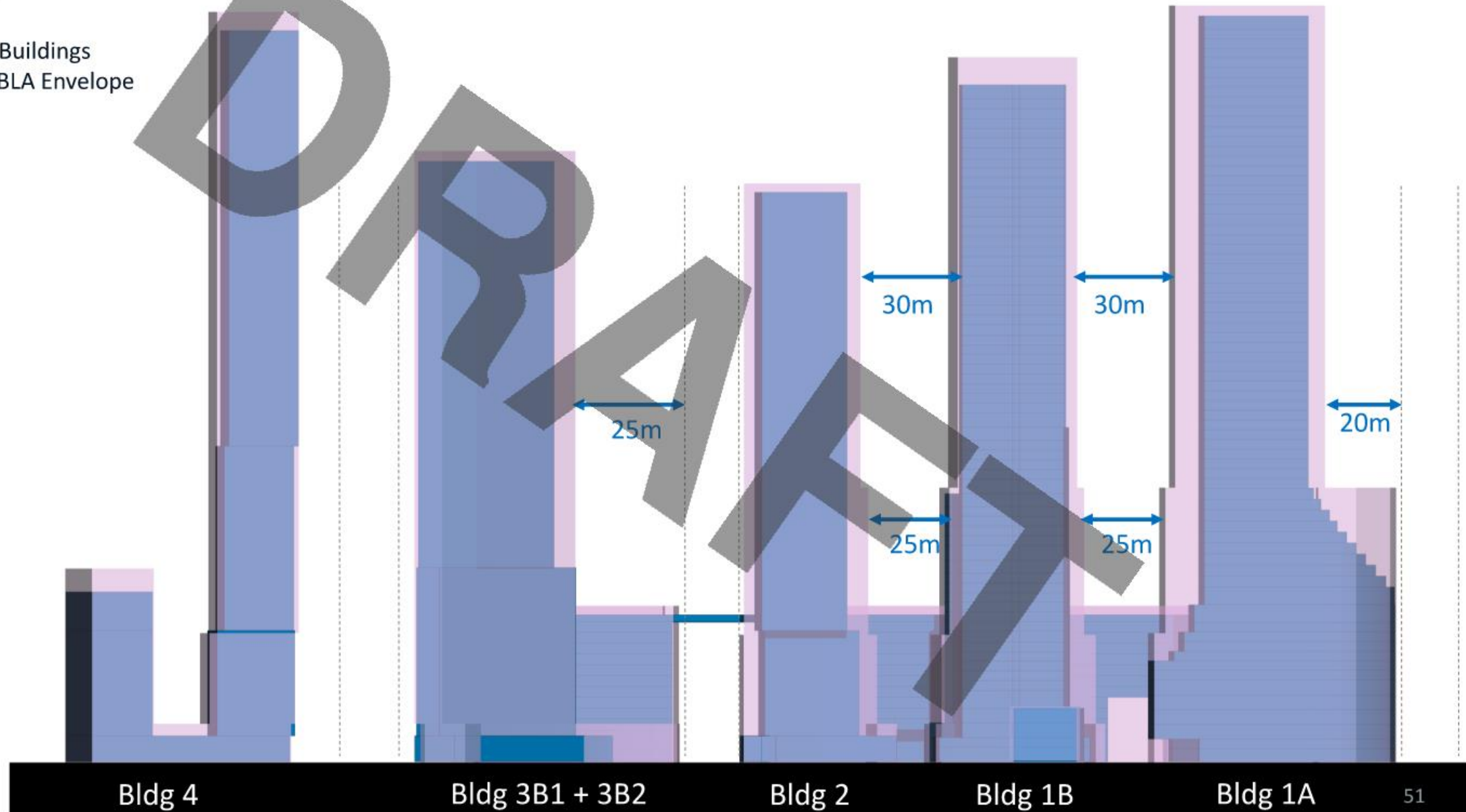
Animation Area along QQE

Zoning Envelope



Zoning Envelope

- Proposed Buildings
- Building ZBLA Envelope



End of Presentation

