

Basin Media Hub

Detailed Design

March 27th, 2024

Site Location

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

Design Team: SOM, Melk!

Review Stage: Detailed Design



Design Review Area
Basin Media Studio

Turning Basin

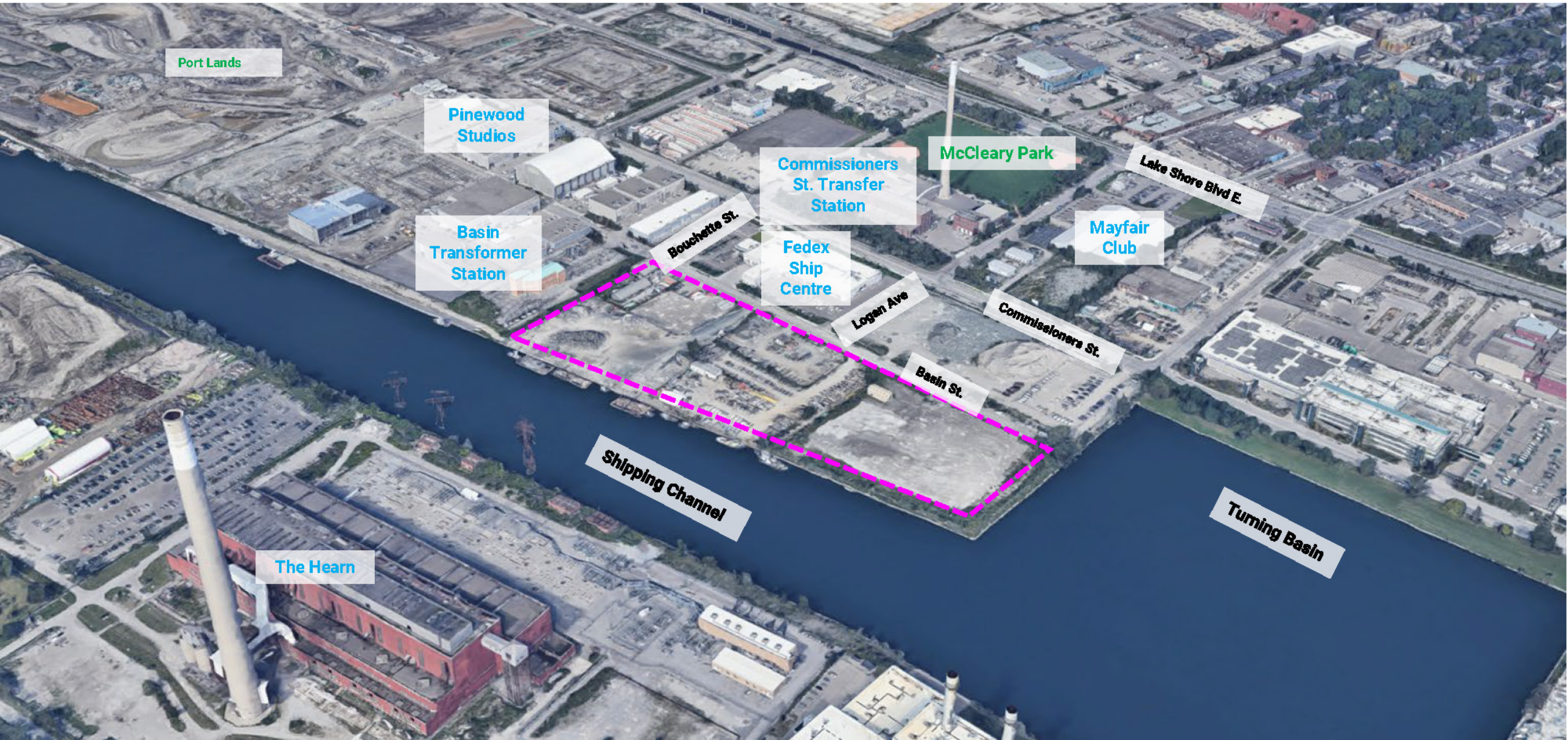
Portlands
Energy Centre

Hearn
Generating
Station

Site Context

Existing Condition

Basin Media Hub
Proponent: Hackman Capital + The MBS Group
Design Team: SOM, Melk!
Review Stage: Detailed Design



Port Lands - today

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

Design Team: SOM, Melk!

Review Stage: Detailed Design



Port Lands - today

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

Design Team: SOM, Melk!

Review Stage: Detailed Design



Planning Framework

Basin Media Hub

Proponent: Hackman Capital + The MBS Group

Design Team: SOM, Melk!

Review Stage: Detailed Design

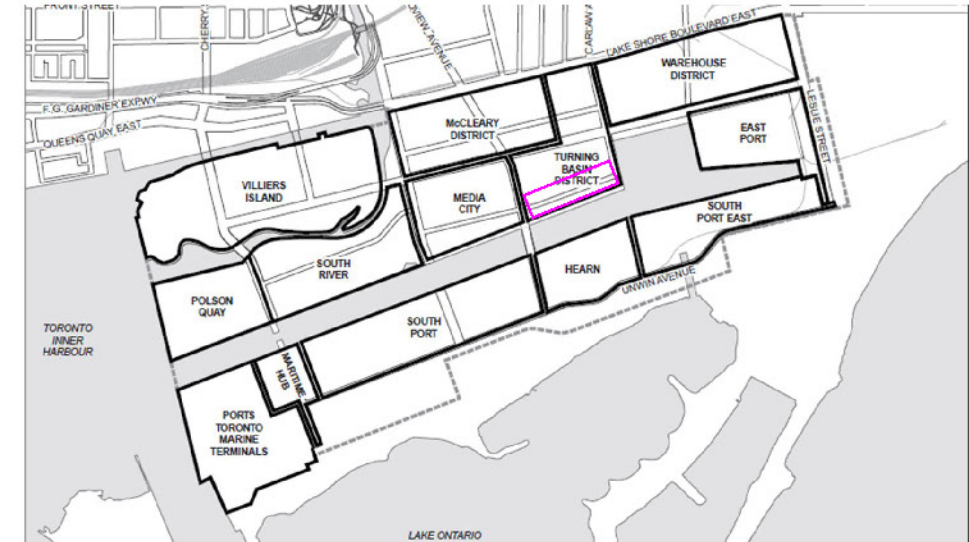
Port Lands Official Plan policies:

- **Turning Basin District:** land use focus on growing Toronto's screen-based industries, interactive and digital media, and arts, design and other creative enterprises ("Production Interactive and Creative Core" uses).
- Detailed direction on built form, movement and access, sustainability and biodiversity, cultural heritage and public art.

Zoning:

- **Employment Industrial** zone with studio permissions
- Basic development standards for built form, height, density and on-site parking
- Open Space Natural zone for adjacent Water's Edge Promenade (*separate scope*)

Production Interactive and Creative (PIC) Core Urban Design Guidelines, once completed and adopted by Council, will provide further design direction while allowing flexible application for creative campuses in the Port Lands.



Port Lands Districts



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

Area Context

Ongoing Planning and Design Processes

Ship Channel Water's Edge Promenade:

- The Promenade from the Don Roadway to Turning Basin Park will be advanced in phases and is subject to a separate and ongoing design process, led by CreateTO with Parks, Forestry & Recreation, City Planning, and other divisions.
- Design will be informed by ongoing Indigenous engagement in the Port Lands (including recent engagement for the PIC Core Urban Design Guidelines), Port Lands Planning Framework and operational and jurisdictional considerations (e.g. Parks maintenance, Port operations)
- Design will integrate substantial planting, seating, and public art areas to support activation and animation, generous space for pedestrians and cyclists, and use durable materials for long-term maintenance and functionality
- City Council has directed City staff to include funding for promenade delivery in 2023-2032 capital budget
- Implementation timelines for potential interim and ultimate conditions are to be confirmed

PIC Core Urban Design Guidelines:

- Indigenous engagement focus on public realm, including reflections, recommendations and considerations for ongoing dialogue on Indigenous History and Culture, Indigenous Languages and Place Keeping, Landscape (Environment, Plants and Animals), and Community and Education Opportunities
- Completion of the PIC Core UDG is being coordinated with the McCleary District Precinct Plan and the ongoing advancement and detailed design of the Water's Edge Promenade.
- City Planning will report back to WDRP

Project Background

Site – 29 and 75 Basin Street

- CreateTO (Toronto Port Lands Company) and privately-owned lands
- Recently used for soil and aggregate storage, a construction works yard and support for the Gardiner reconstruction project, as well as CreateTO offices.
- Includes the heritage-designated Sun Oil Building

Planning process

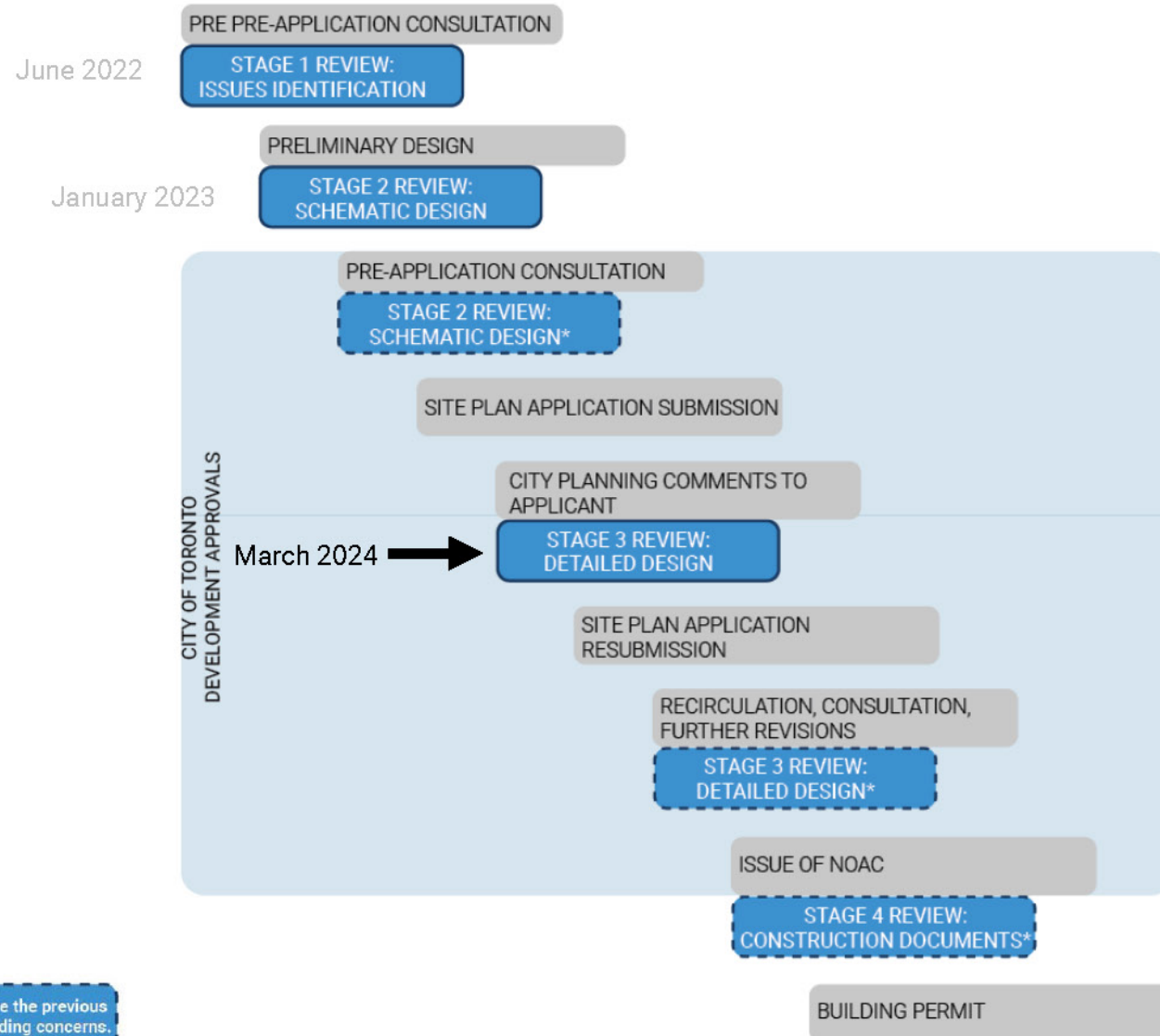
- July 2022 - City-initiated rezoning approved at Council
- June 2022 and January 2023 – Waterfront Toronto Design Review Panels 1 & 2
- March 21, 2023 - Site Plan Control application submitted
- July 19, 2023 - Heritage designation for 29 Basin Street adopted at Council
- December 1, 2023 – second site plan submission



Project Approval Stage

DRP Stream : Public land – Site Plan Application

Basin Media Hub
 Proponent: Hackman Capital + The MBS Group
 Design Team: SOM, Melk!
 Review Stage: Detailed Design



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

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.

Areas for Panel Consideration

City of Toronto and Waterfront Toronto

- Overall Studio campus-public realm interface
- Detailed design of POPS spaces at studio gates and landscape design changes
- Basin Street -- balancing a production-friendly employment street with Port Lands complete streets objectives
- Updated material treatments on key elevations, especially the south elevation along the water's edge:
 - Design excellence on waterfront public realm frontages, considering cost pressures and specialized light industrial buildings
 - Opportunities for articulation or visual interest if concrete is used for enclosures

BASIN STUDIOS

Toronto Port Lands

Waterfront Design Review Panel: Detailed Design Review
March 27, 2024



!melk SOM

Agenda

- Introduction
- Studio Organization
- Basin Street Improvements
- Enclosure Update
- Open Space Update

DRAFT

Our Team

Hackman Capital Partners & The MBS Group



\$10B+
Studio Asset
Investment

90+
Studio Locations
In 6 Countries

490
Existing Stages
Supported

450+
Productions
A Year



Basin Studios | Toronto Port Lands
HCP | MBS | SOM



Project Goals

1.

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

2.

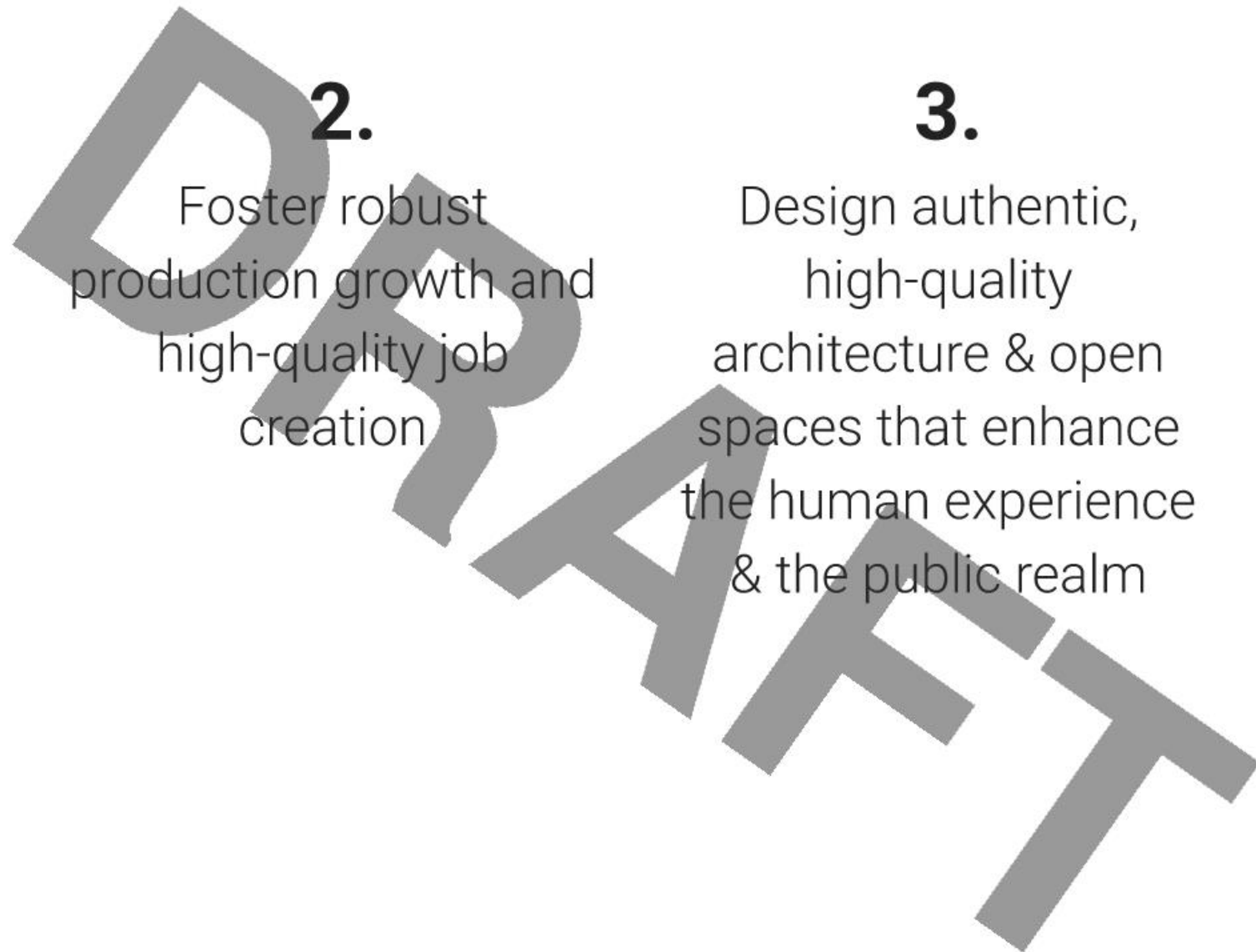
Foster robust production growth and high-quality job creation

3.

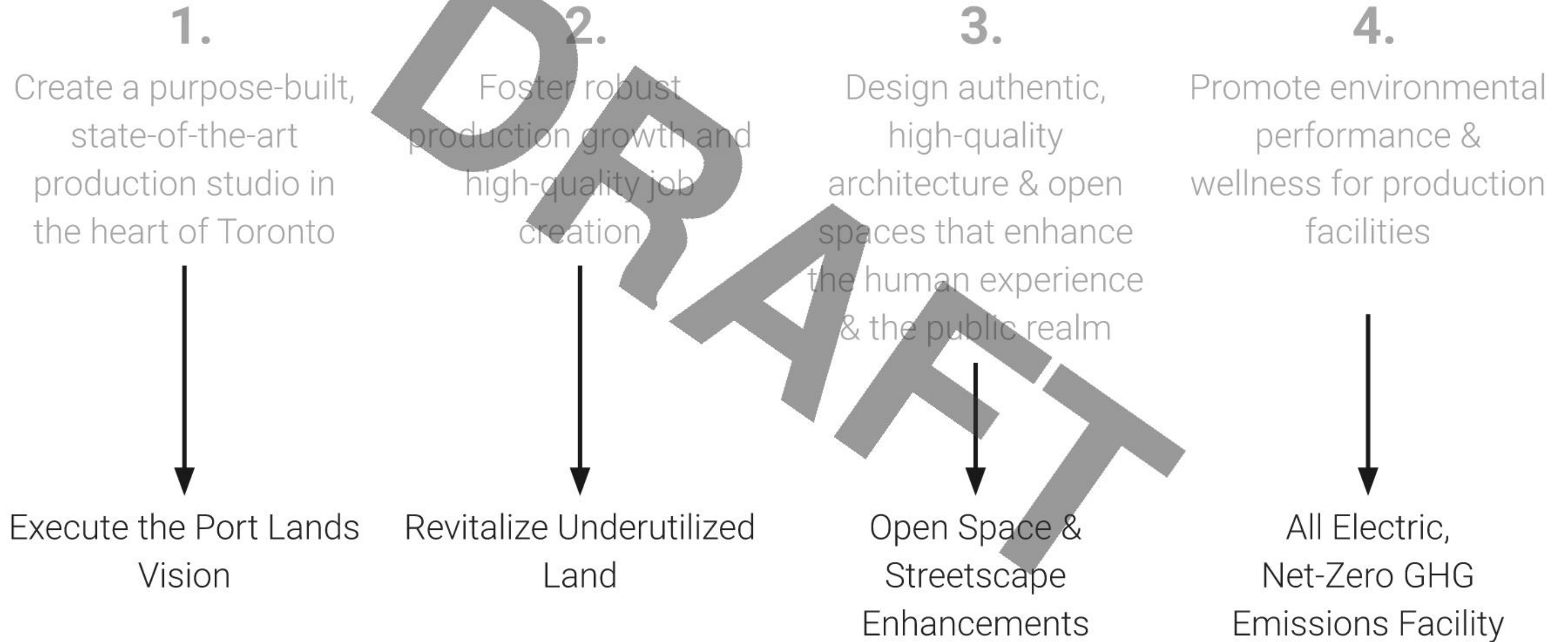
Design authentic, high-quality architecture & open spaces that enhance the human experience & the public realm

4.

Promote environmental sustainability & wellness for production facilities



Project Benefits





Our Team



Hackman Capital Partners
Owner

MBS Group
Studio Operations

SOM
Design Architect

Adamson
Architect of Record

!melk
Landscape Architect

Entuitive
Structural Engineer

R.E. Millward
Planning

Devine Park
Land Use

MCW
Sustainability

Trans-Plan
Transportation

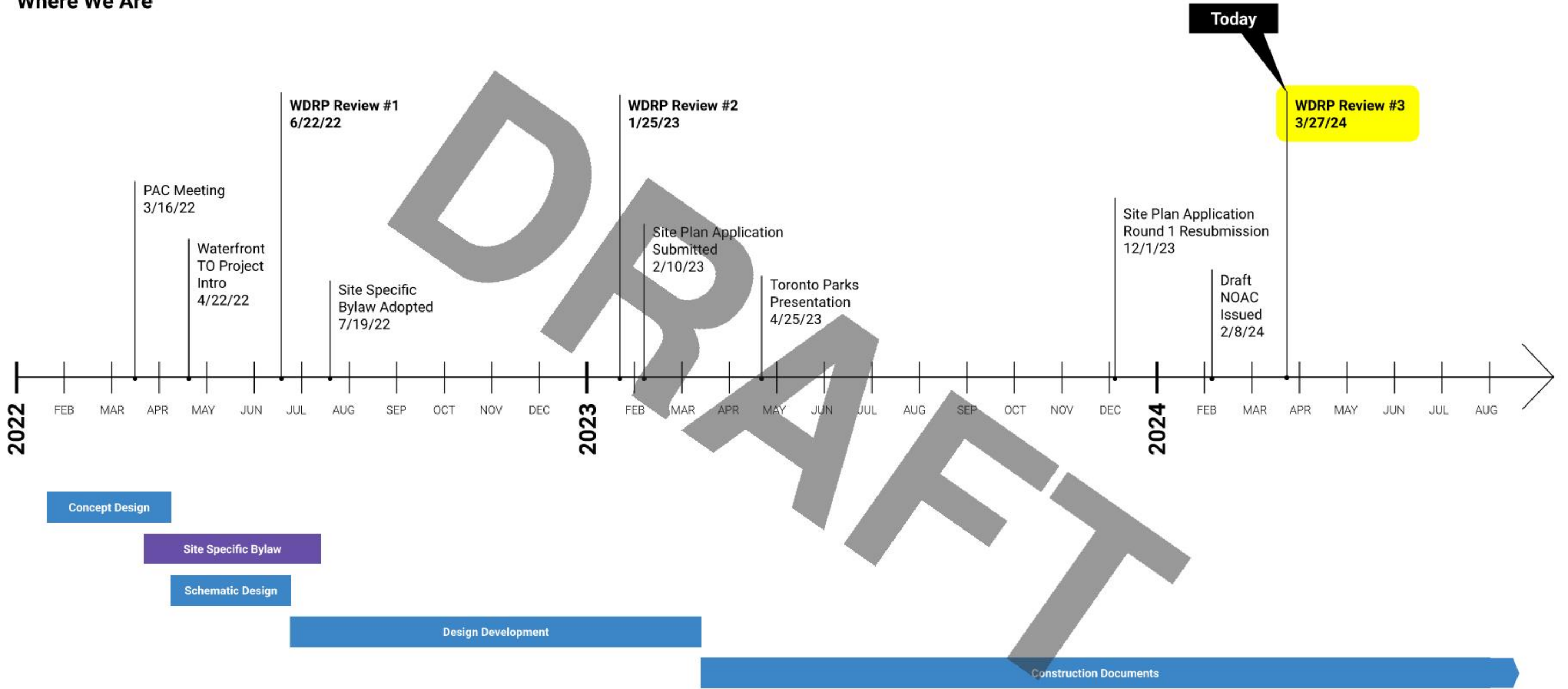
WalterFedy
Civil

RWDI
Environmental Engineering

Mulvey & Banani
Consulting Engineers

TMP
Consulting Engineers

Where We Are



Where We Were

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



DRAFT

Site & Context

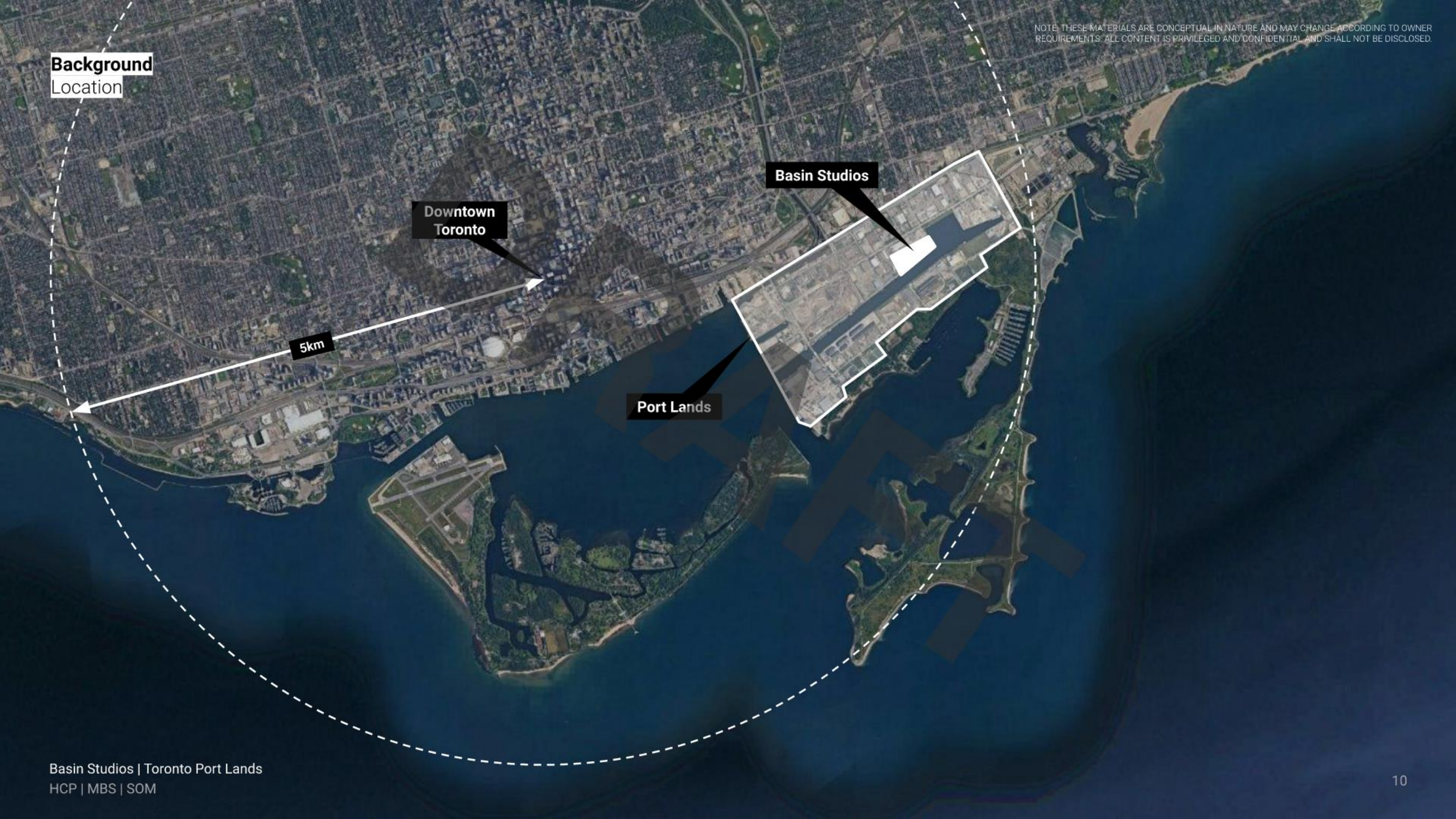
Background
Location

Downtown
Toronto

5km

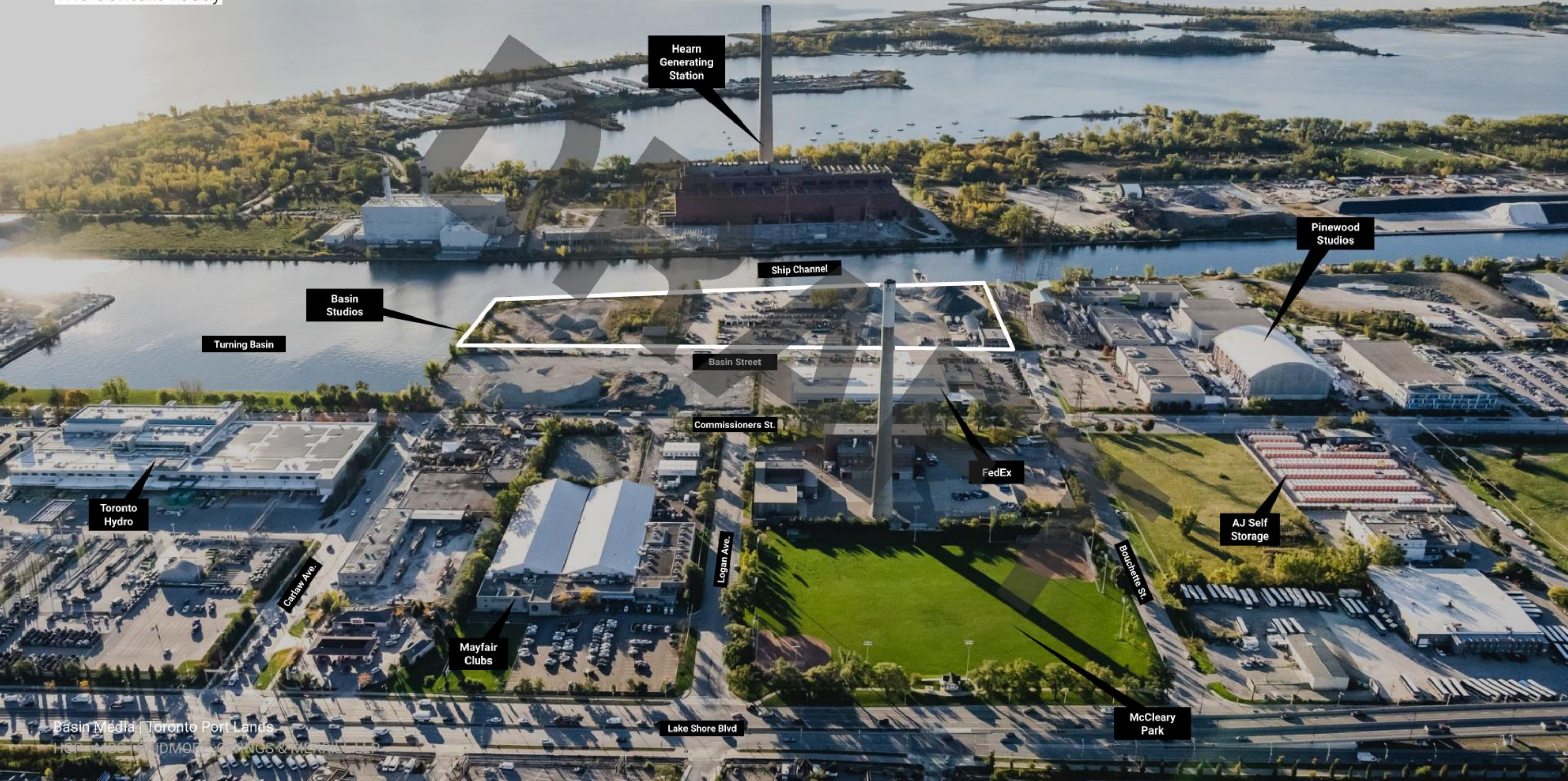
Basin Studios

Port Lands



Background

The Context Today



Hearn
Generating
Station

Pinewood
Studios

Ship Channel

Basin
Studios

Turning Basin

Basin Street

Commissioners St.

FedEx

AJ Self
Storage

Toronto
Hydro

Carlaw Ave.

Logan Ave.

Bouchette St.

Mayfair
Clubs

Lake Shore Blvd

McCleary
Park

Background
Our Site Today



Ship Channel



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

Sun Oil Building, Basin St.



Basin Media | Toronto Port Lands
HCP - MBS | SKIDMORE, OWINGS & MERRILL LLP

Turning Basin



Basin St. Frontage

**Background
Transformation**

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



**Basin
Studios**

DRAFT

Planning Considerations

Planning

Port Lands Planning Framework & PIC Core Urban Design Guidelines



Planning
Urban Infill | Production Studios



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

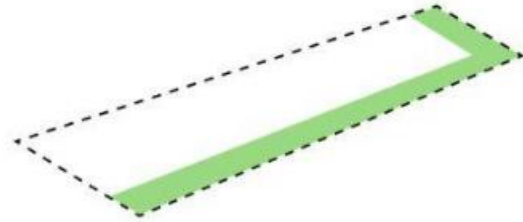


Basin Studios | Toronto Port Lands



Planning

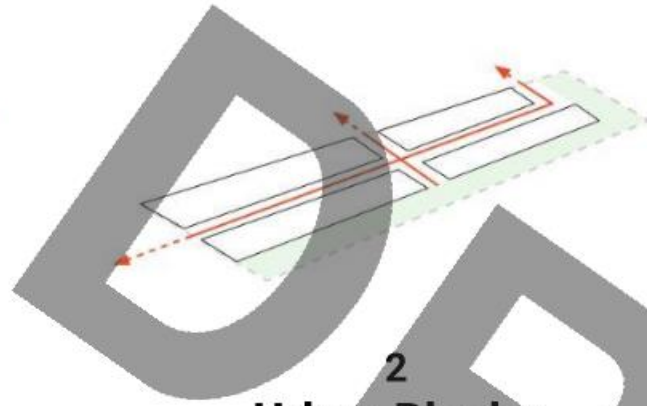
Urban Principles for Basin Studios



1

Public Waterfront

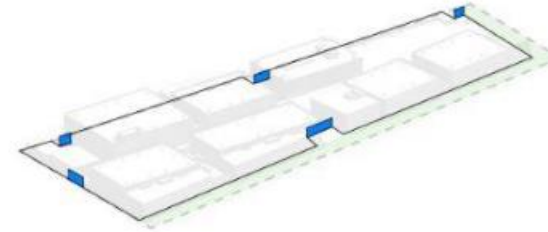
Create a public promenade along the water's edge.



2

Urban Blocks

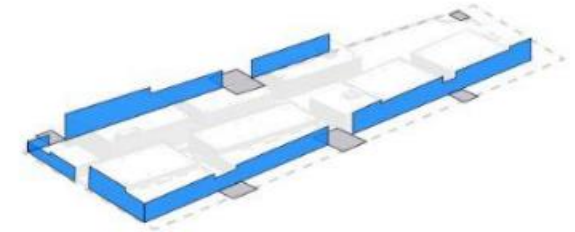
Establish ROWs that divide the site into walkable, urban blocks.



3

Film Friendly Campus

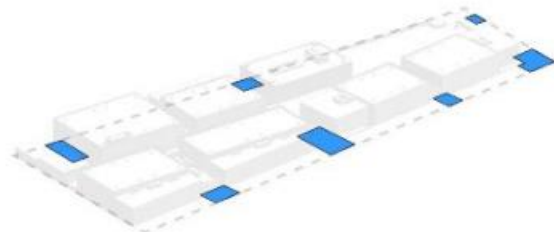
Facilitate controlled access through architectural massing and gates.



4

Human Scale Frontages

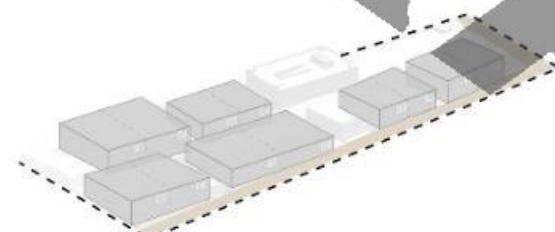
Varied materials and heights, and active uses contribute to human-scaled street frontages.



5

Placemaking

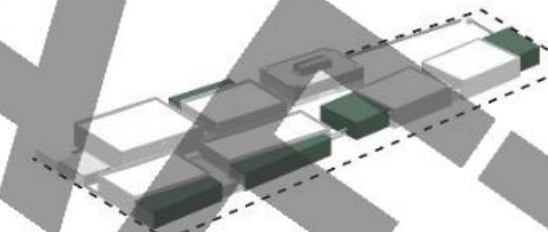
Create a series of outdoor rooms that connect the project with the public realm.



6

Expressed Stages

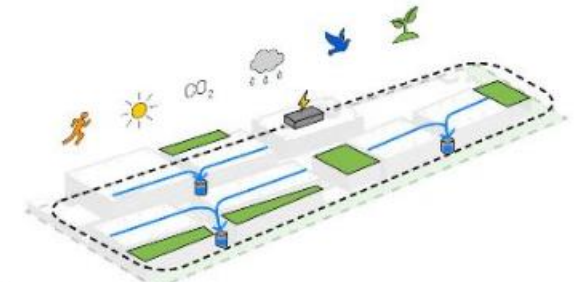
Celebrate production uses with clearly articulated volumes for each pair of stages.



7

Architectural Identity

Several distinct typologies promote variety and a unique architectural character.



8

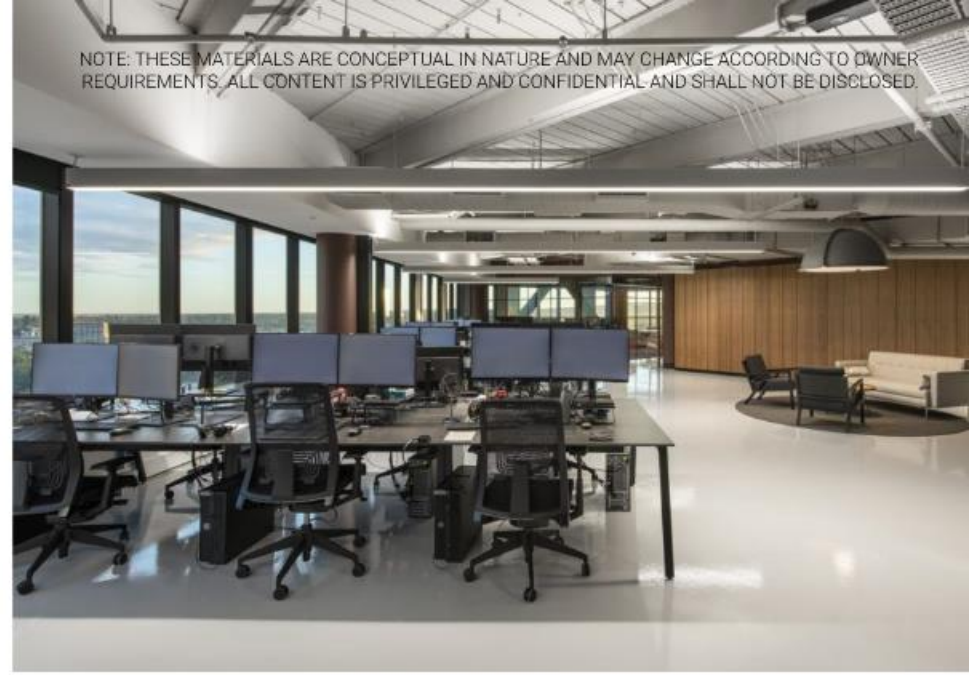
Future Forward

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

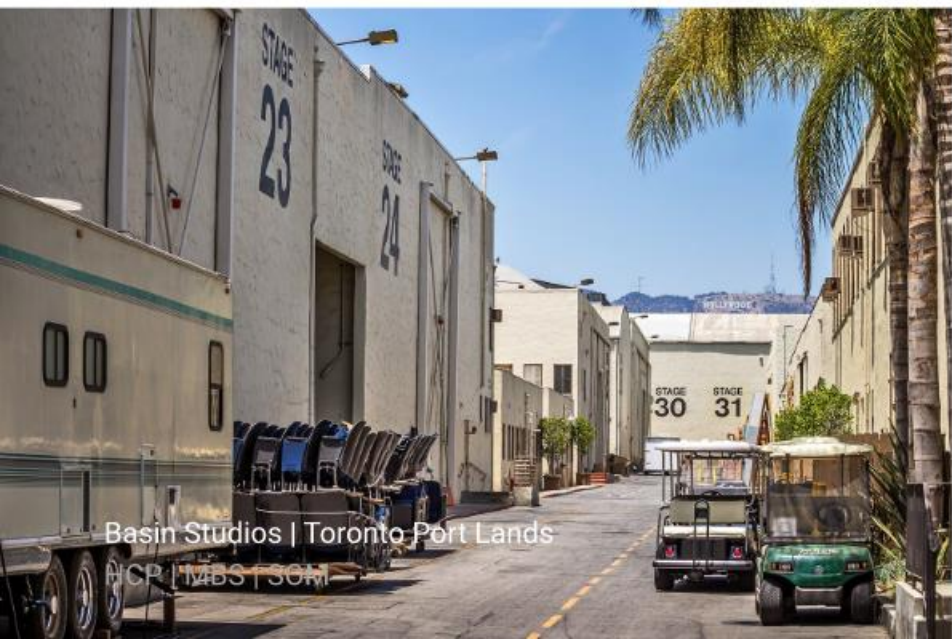
DRAFT

Studio Organization

Studio Organization
Uses & Spaces



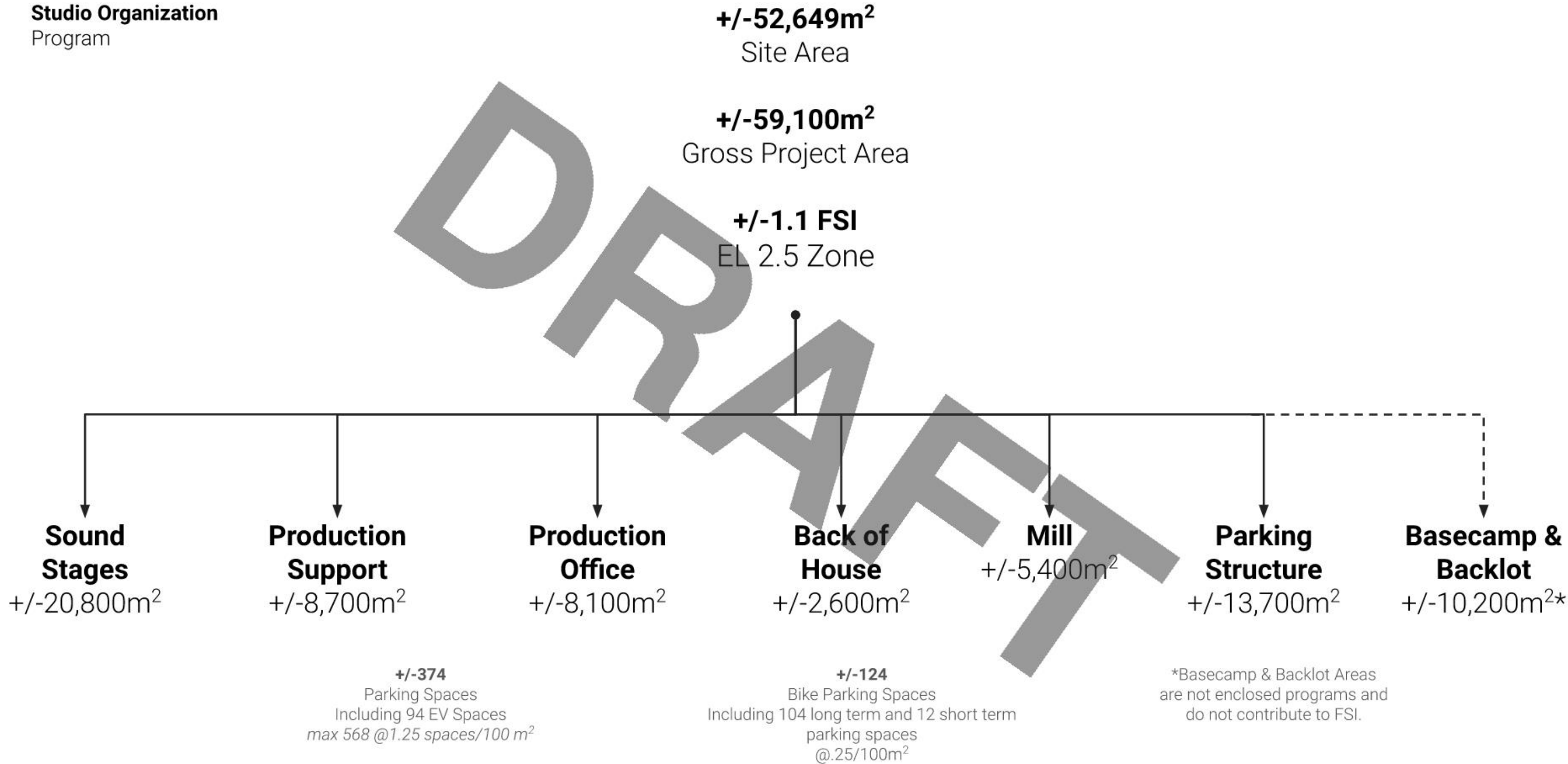
NOTE: THESE MATERIALS ARE CONCEPTUAL IN NATURE AND MAY CHANGE ACCORDING TO OWNER REQUIREMENTS. ALL CONTENT IS PRIVILEGED AND CONFIDENTIAL AND SHALL NOT BE DISCLOSED.



Basin Studios | Toronto Port Lands
NCP | 1455 | 30M

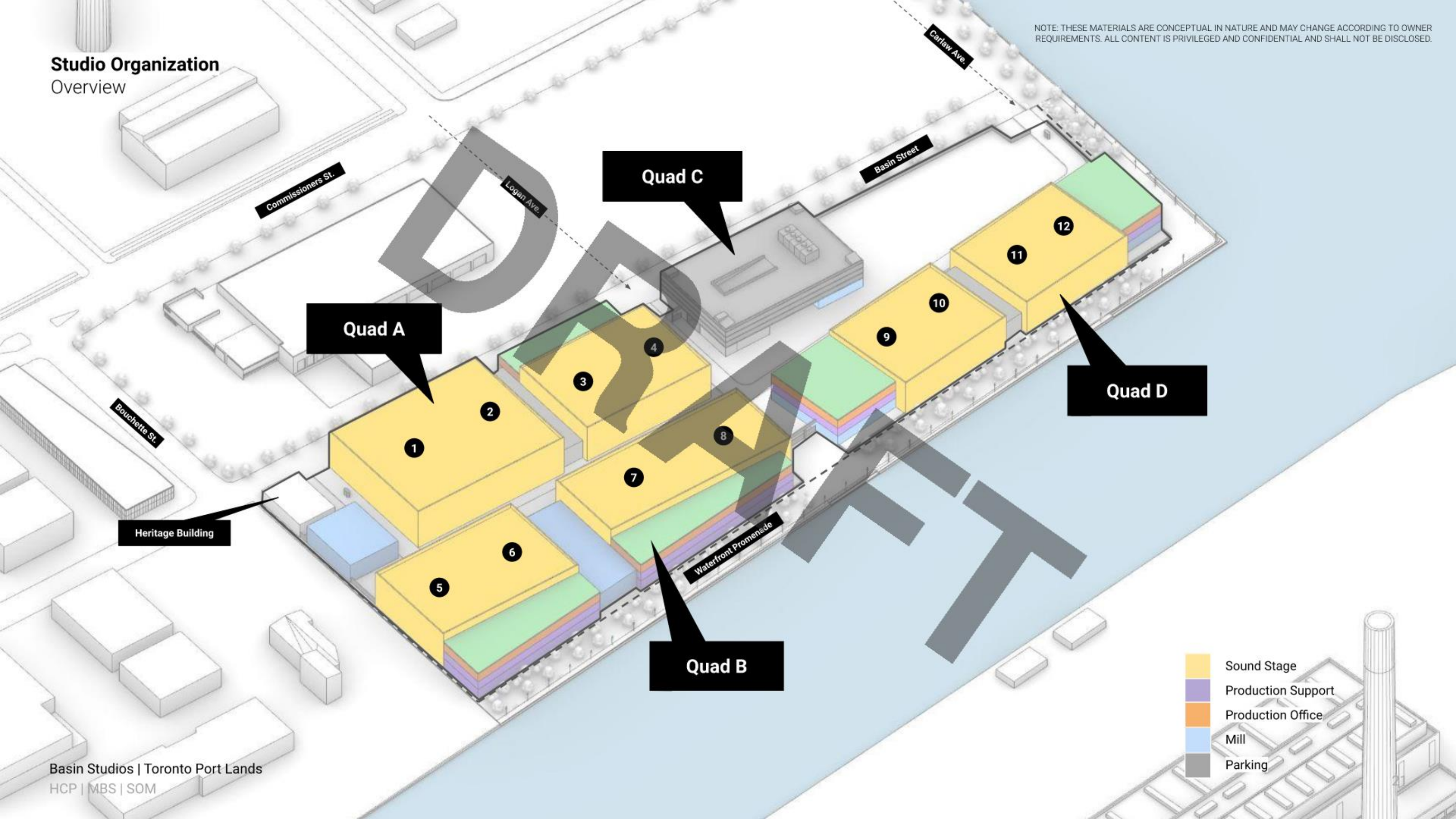


Studio Organization Program



Studio Organization Overview

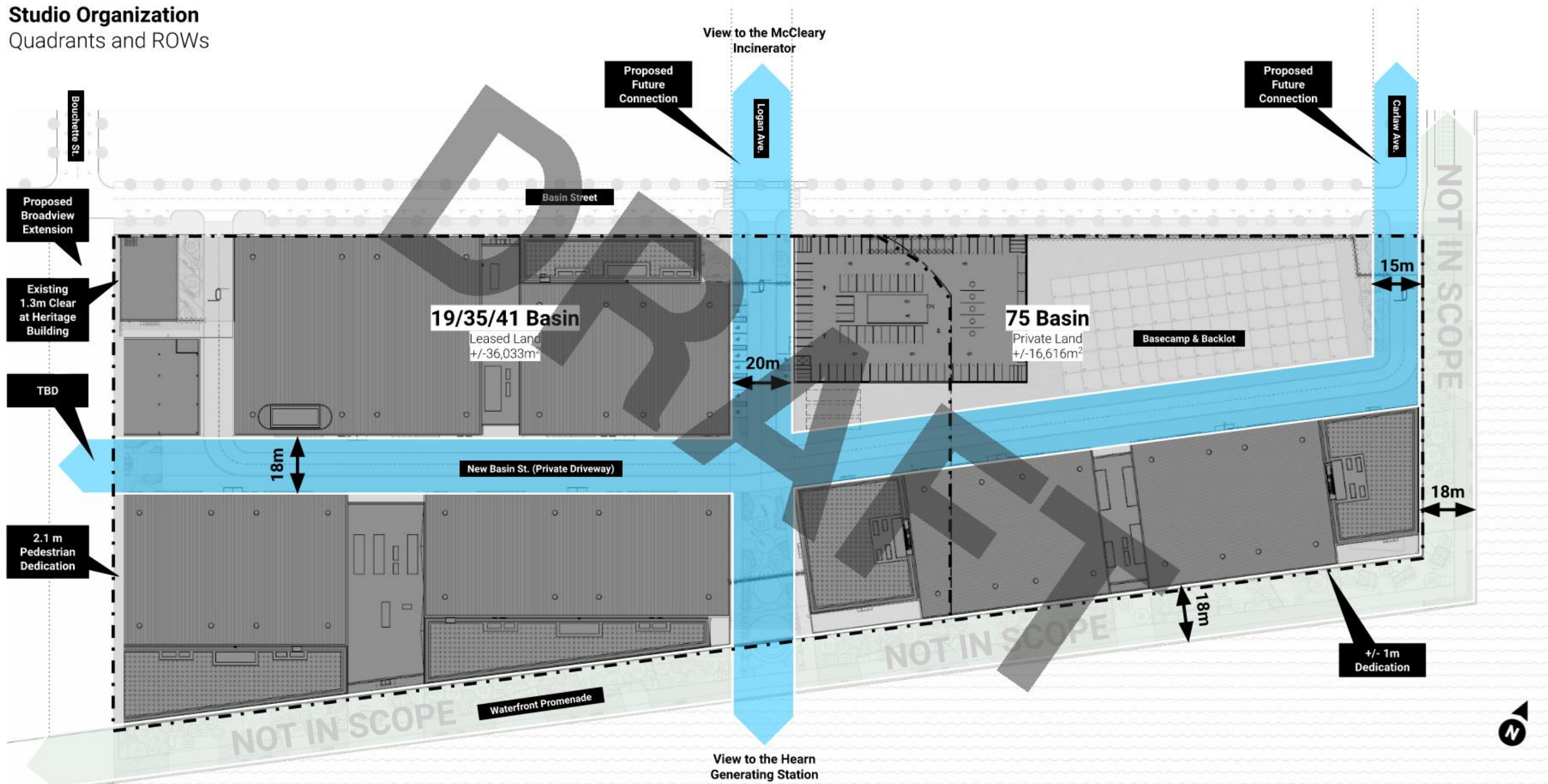
NOTE: THESE MATERIALS ARE CONCEPTUAL IN NATURE AND MAY CHANGE ACCORDING TO OWNER REQUIREMENTS. ALL CONTENT IS PRIVILEGED AND CONFIDENTIAL AND SHALL NOT BE DISCLOSED.



- Sound Stage
- Production Support
- Production Office
- Mill
- Parking

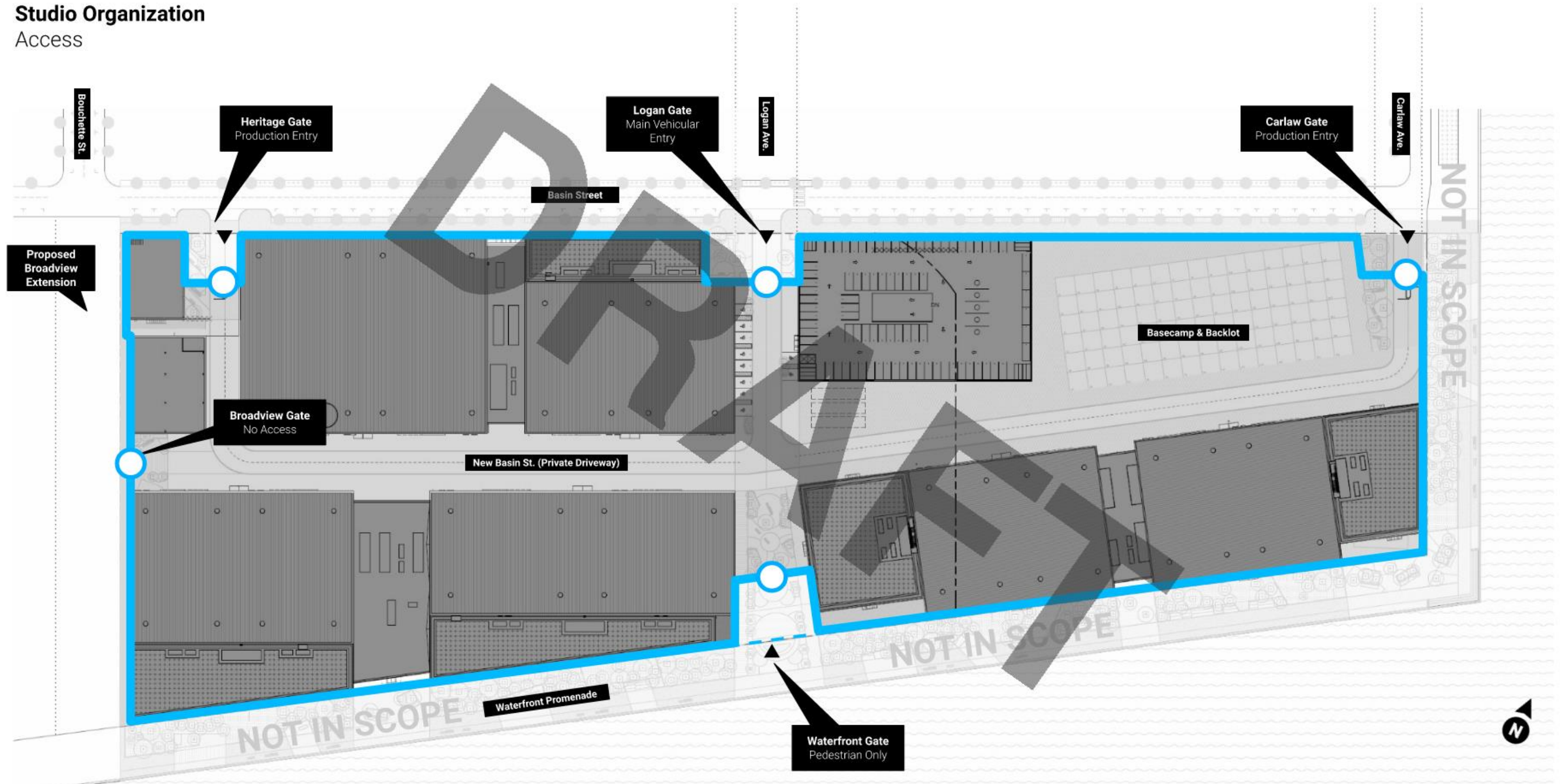
Studio Organization

Quadrants and ROWs

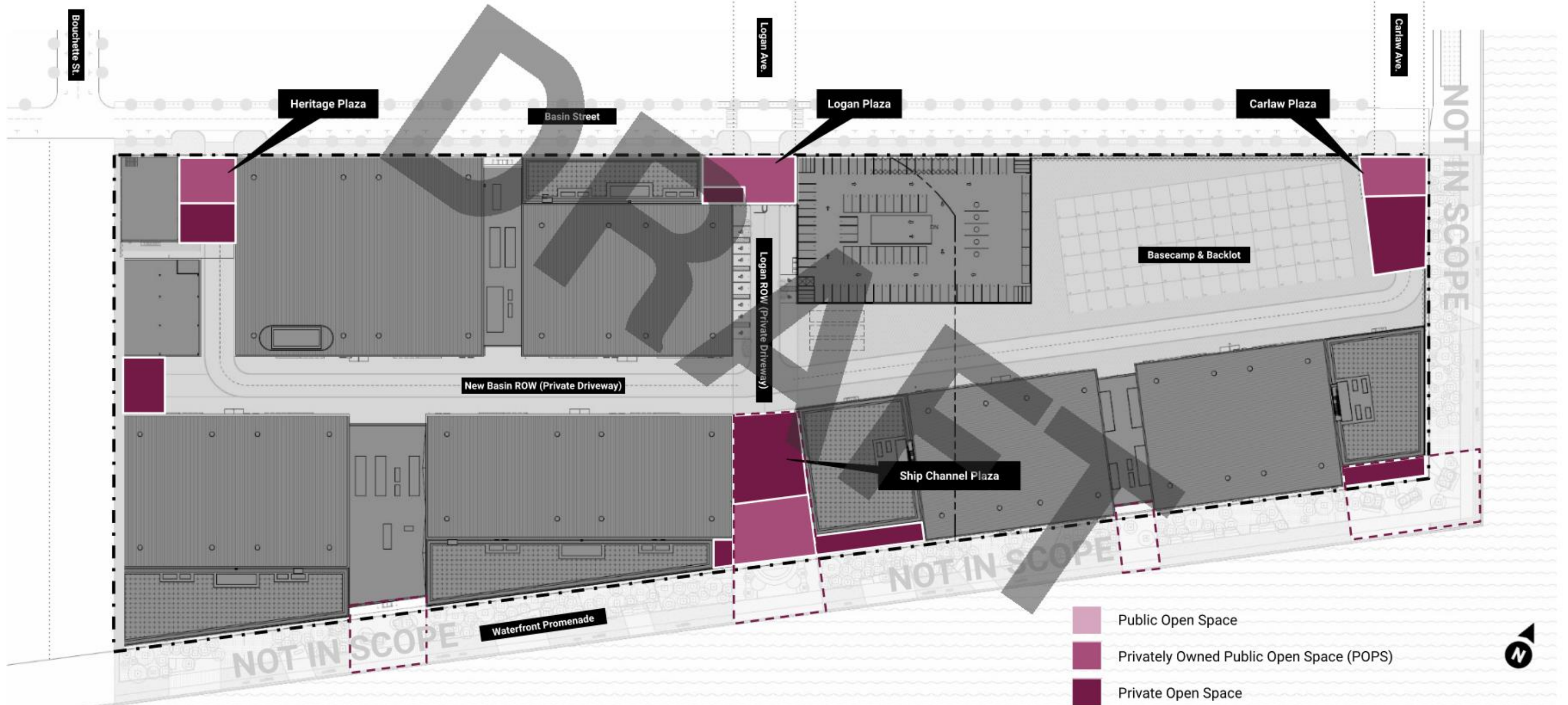


Studio Organization

Access

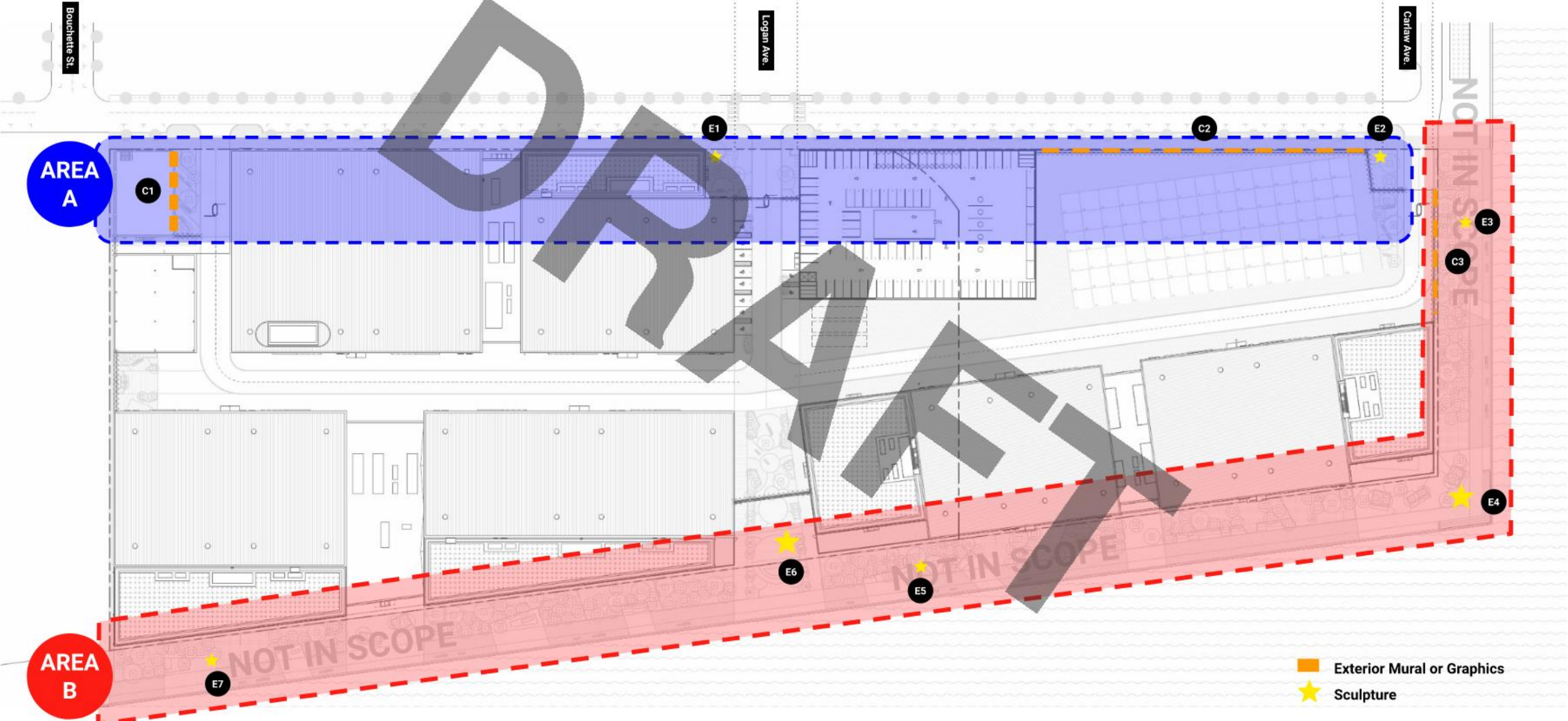


Studio Organization Landscape Strategy



Studio Organization

Art Opportunity Areas



DRAFT

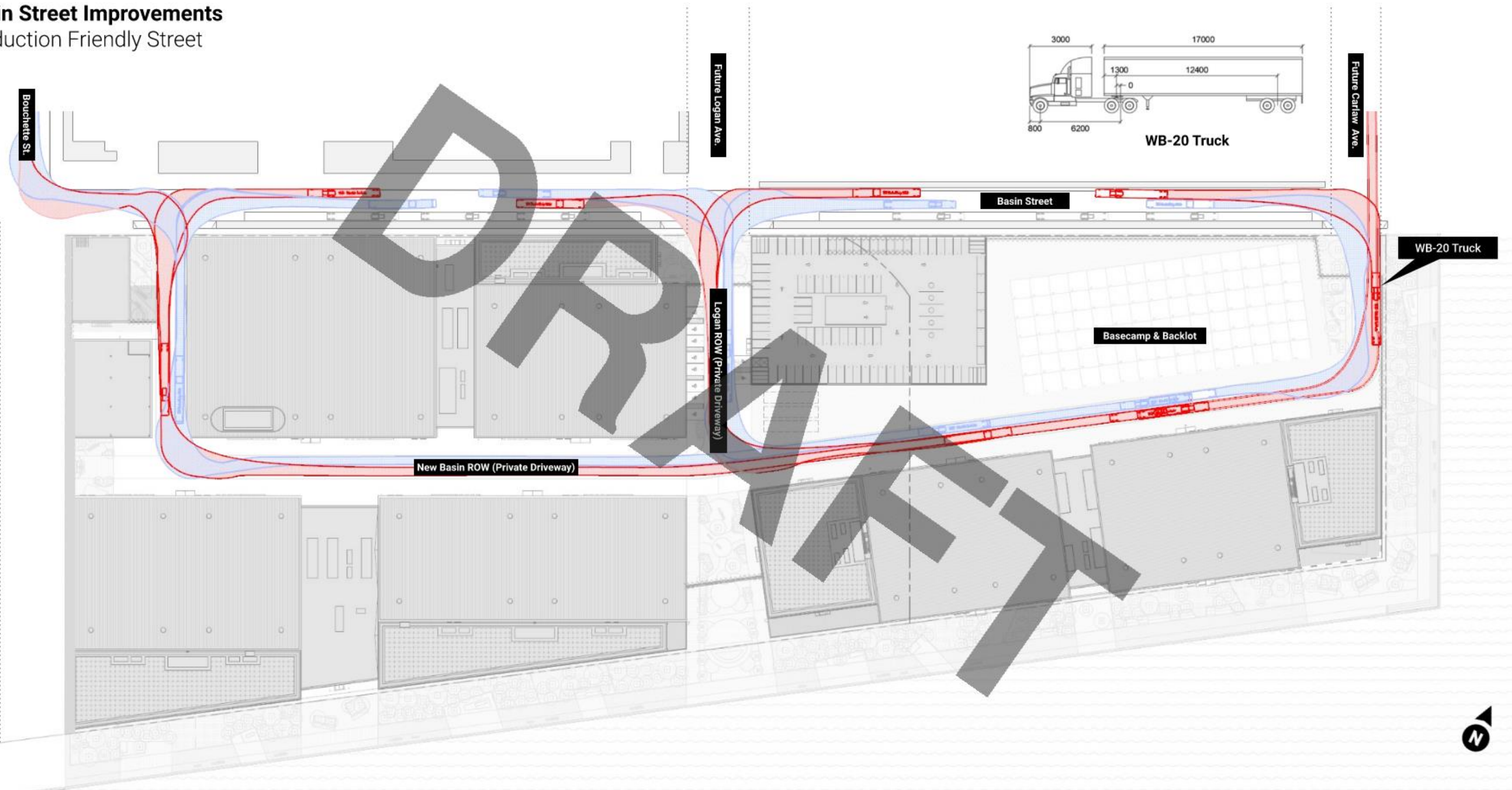
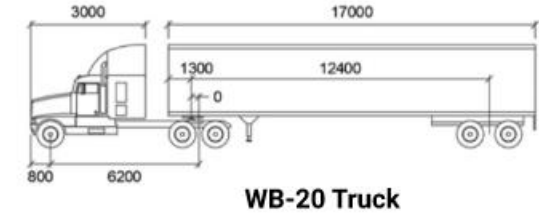
Basin Street Update

Basin Street Improvements
Existing Conditions



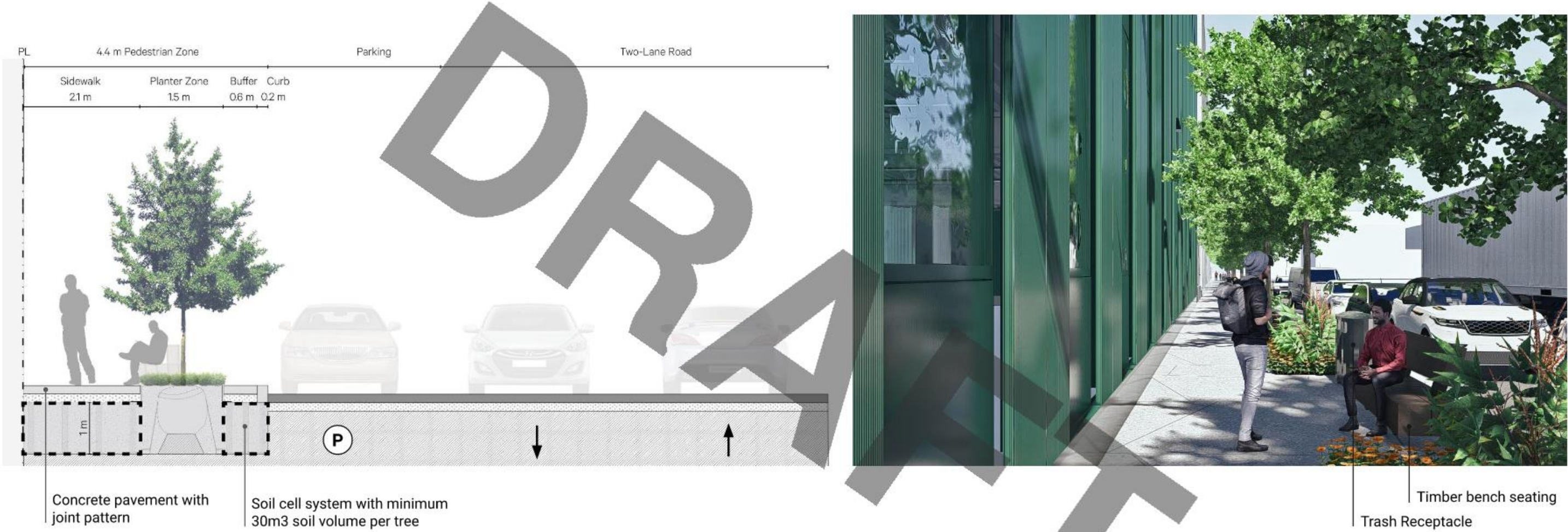
Basin Street Improvements

Production Friendly Street



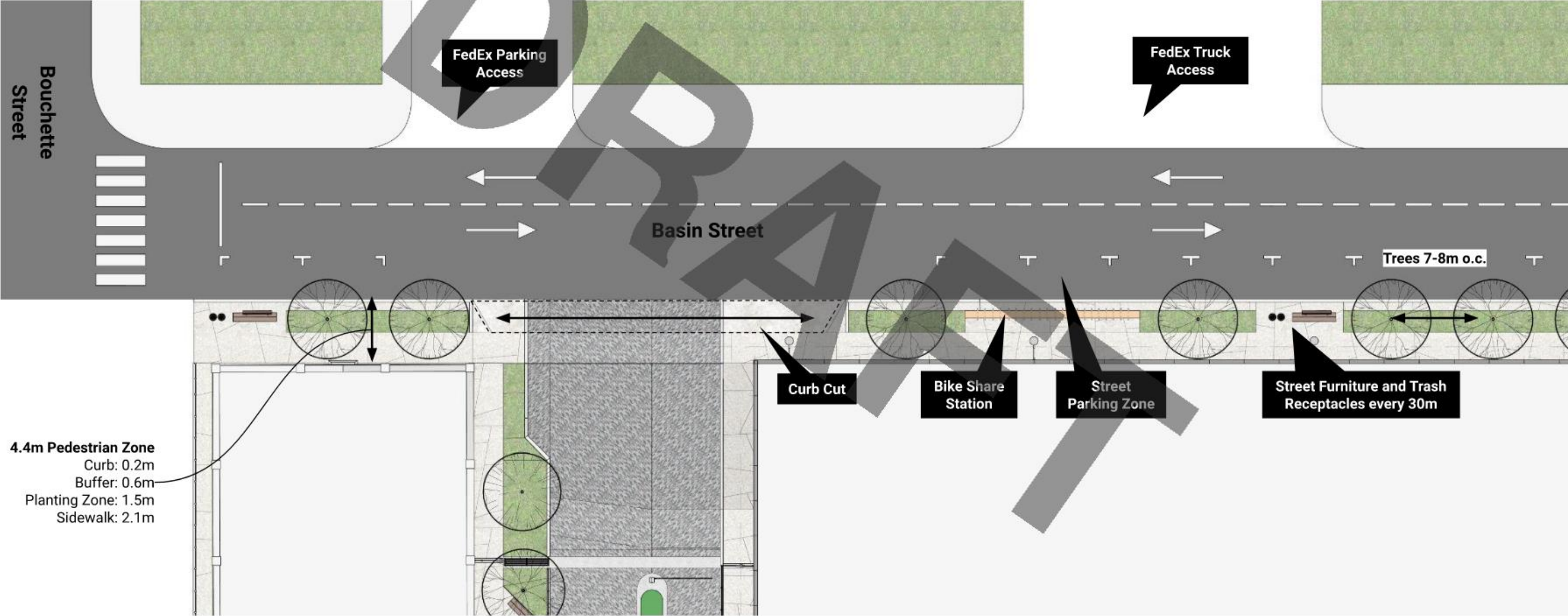
Basin Street Improvements

Typical Section



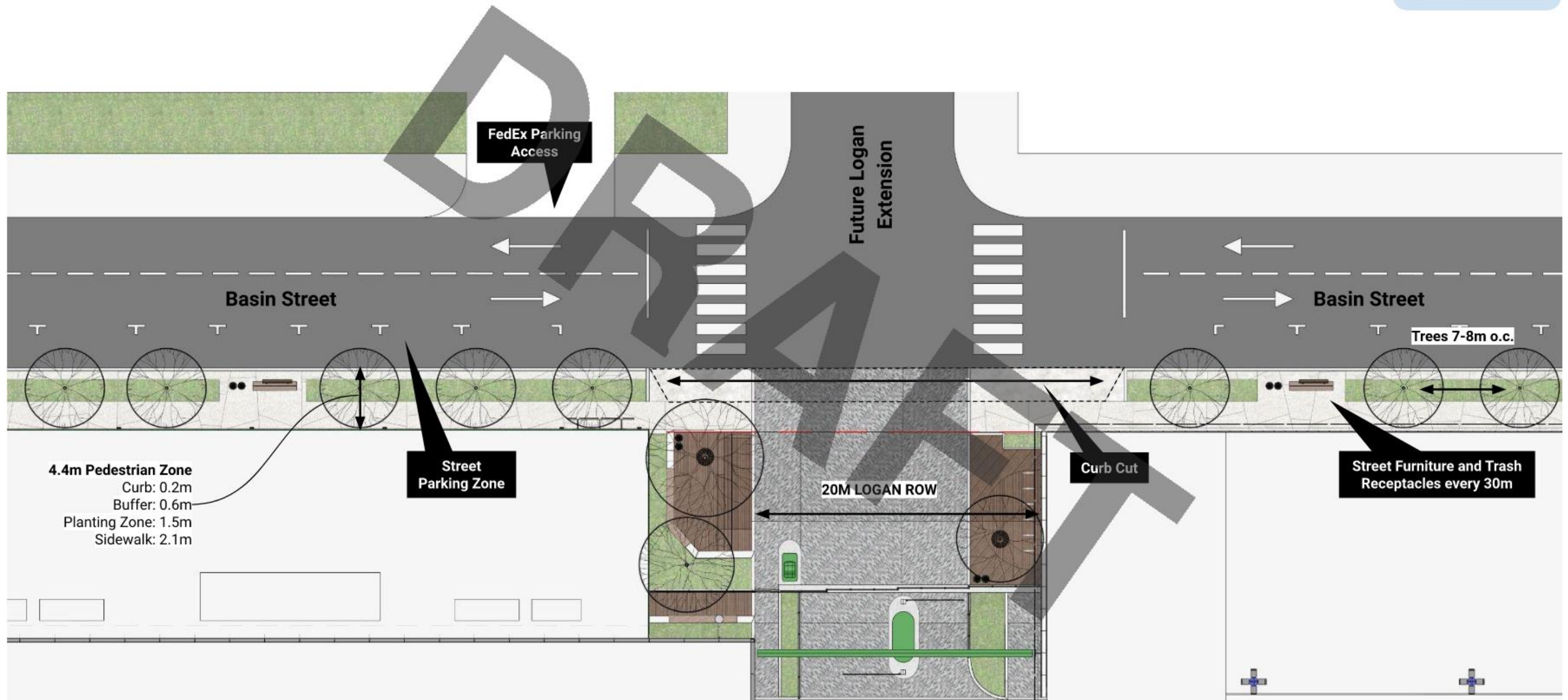
Basin Street Improvements

Heritage Gate

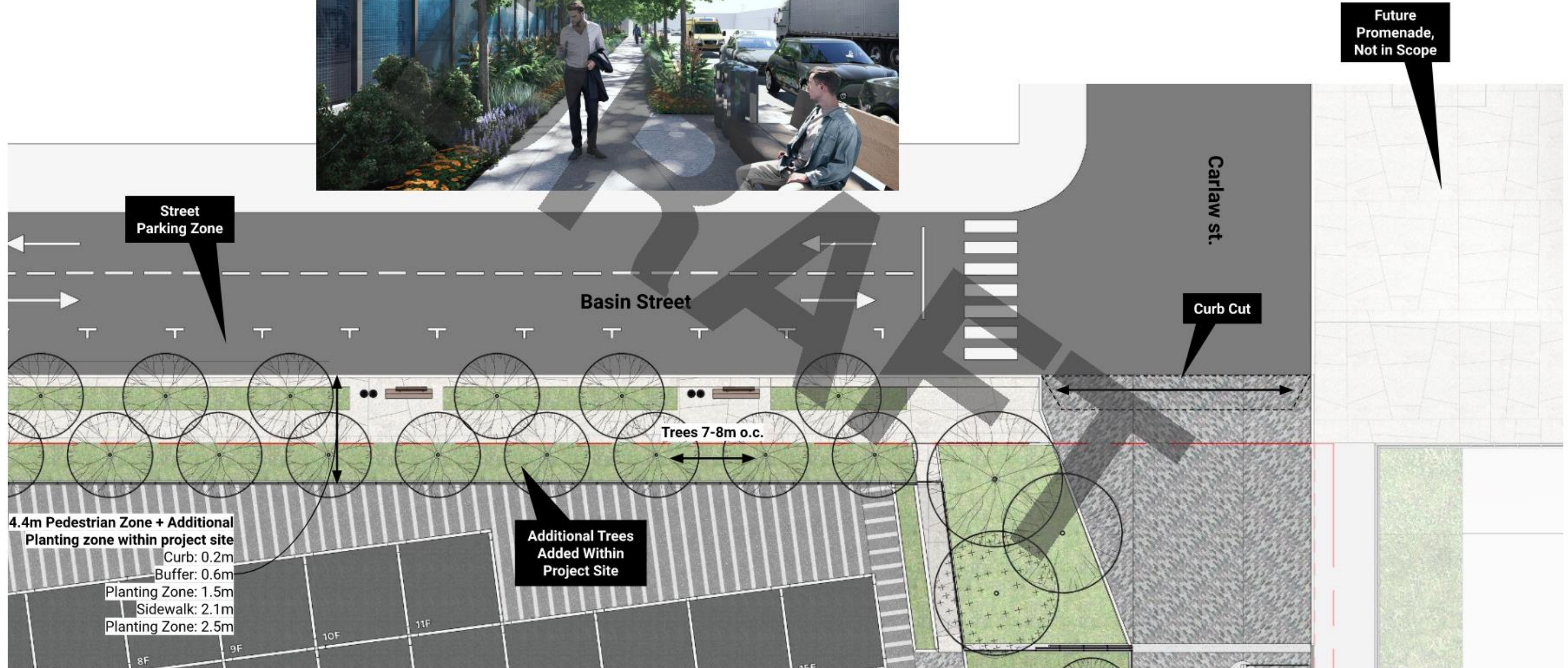


Basin Street Improvements

Logan Gate



Basin Street Improvements Carlaw Gate



DRAFT

Enclosure Update

Enclosure Update
Toronto's Industrial Heritage



Hearn Generating Station



Sun Oil Building



Commissioners Street Incinerator

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



Ontario Industrial Waterfront



Distillery District

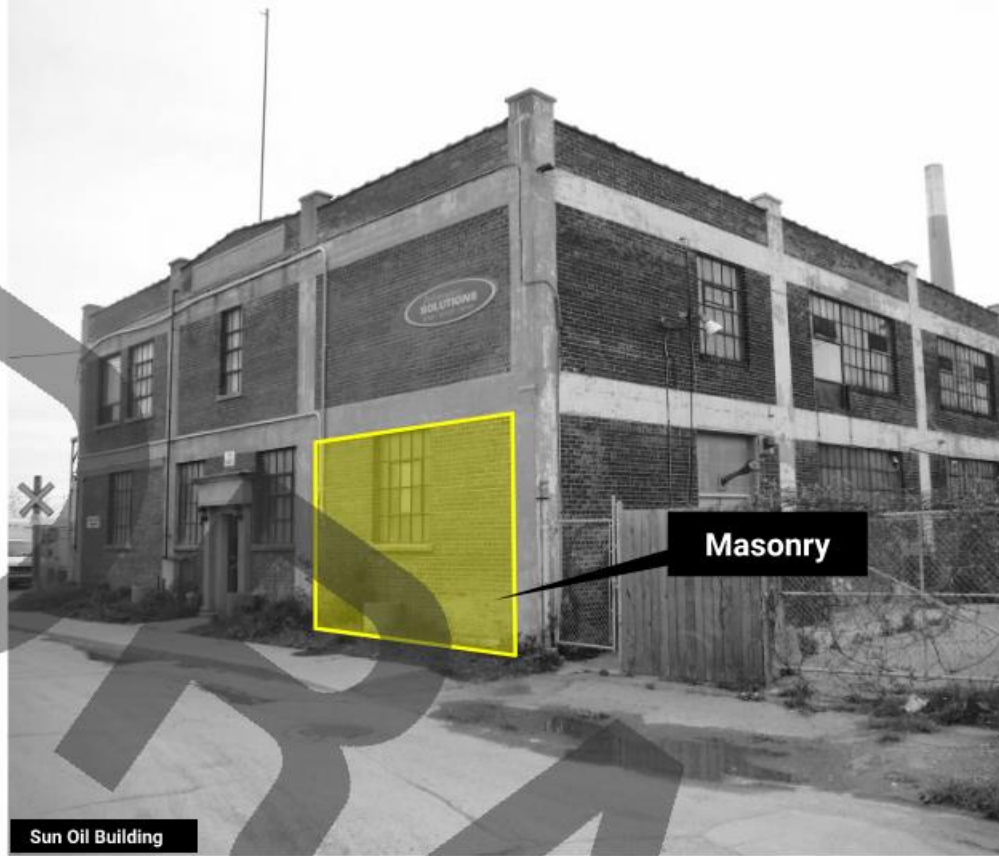
Enclosure Update

Basin Studios Industrial Vernacular

Emphasis on Verticality



Hearn Generating Station



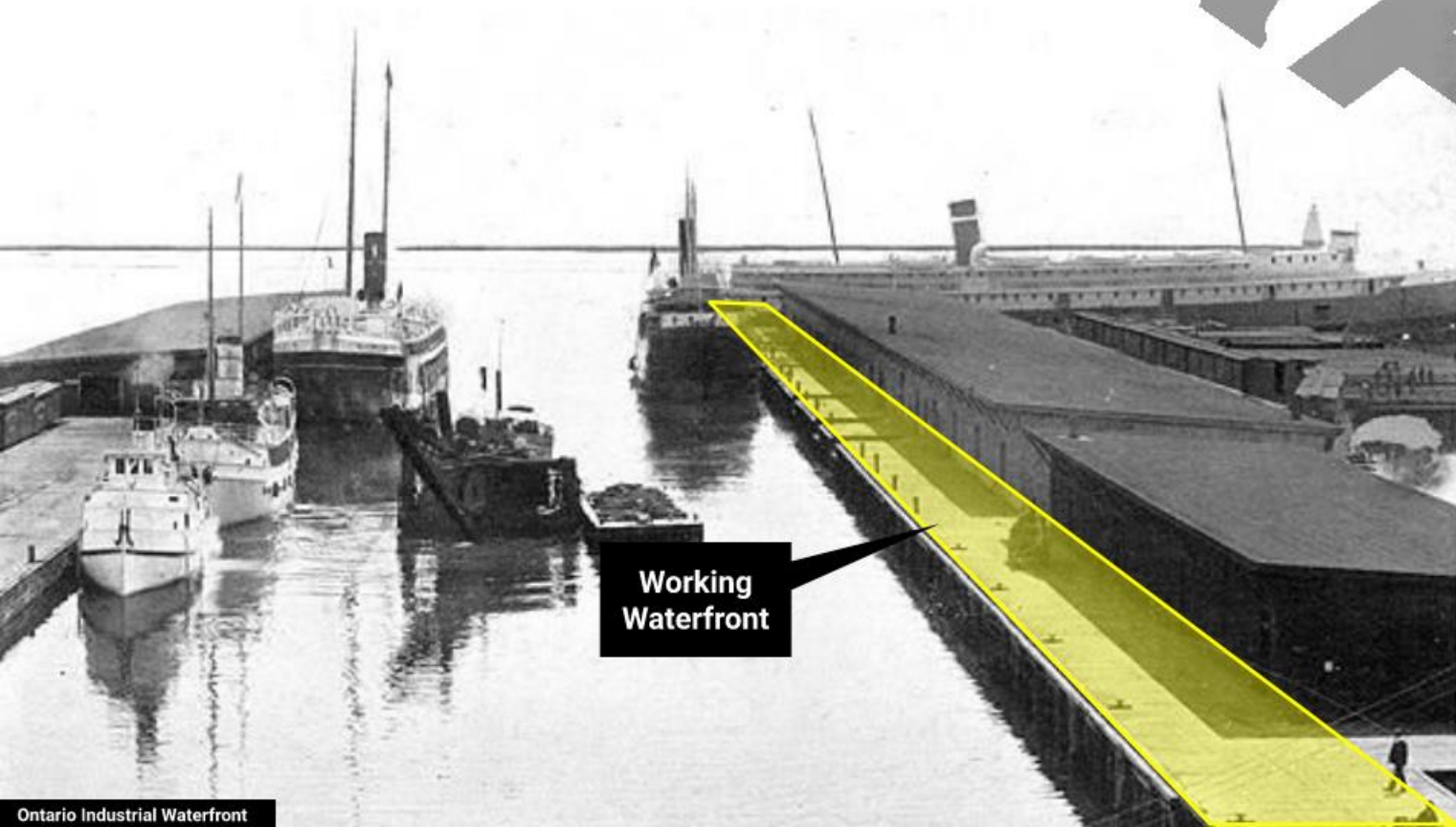
Sun Oil Building

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

Varied Volumes



Commissioners Street Incinerator

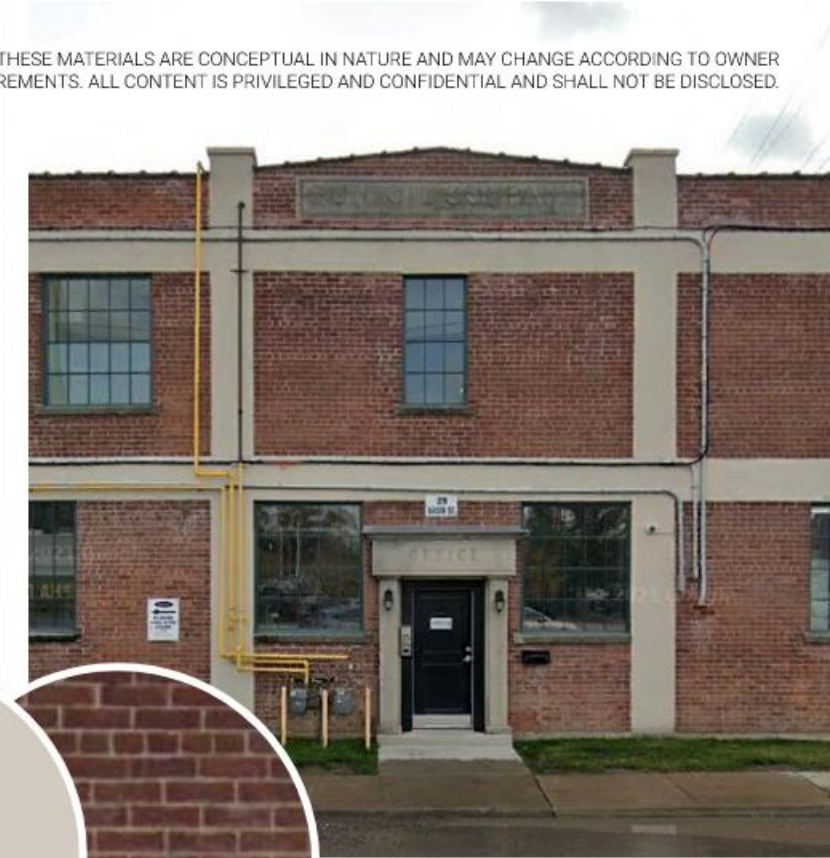
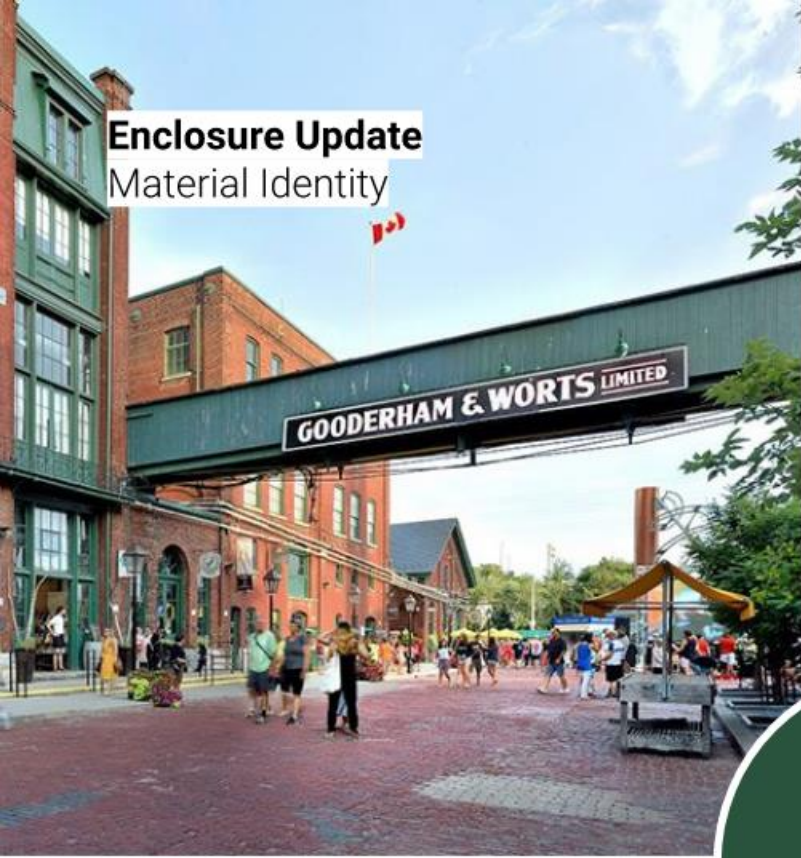


Ontario Industrial Waterfront



Distillery District

Enclosure Update
Material Identity



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



Enclosure Update

Previous North Elevation: Logan Gate



0m 1m 2m 5m



0m 10m 20m 50m

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

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

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

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

Enclosure Update

Updated North Elevation: Logan Gate



Basin Studios



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

- 4. Painted Steel Gate w/ Illuminated Letters
- 5. Textured Precast Concrete Panel
- 6. Flat Precast Concrete Panel

- 7. Illuminated Stage Identification
- 8. Corrugated Metal Panel
- 9. Vision Glass

- 10. Spandrel Panel
- 11. Production Signage

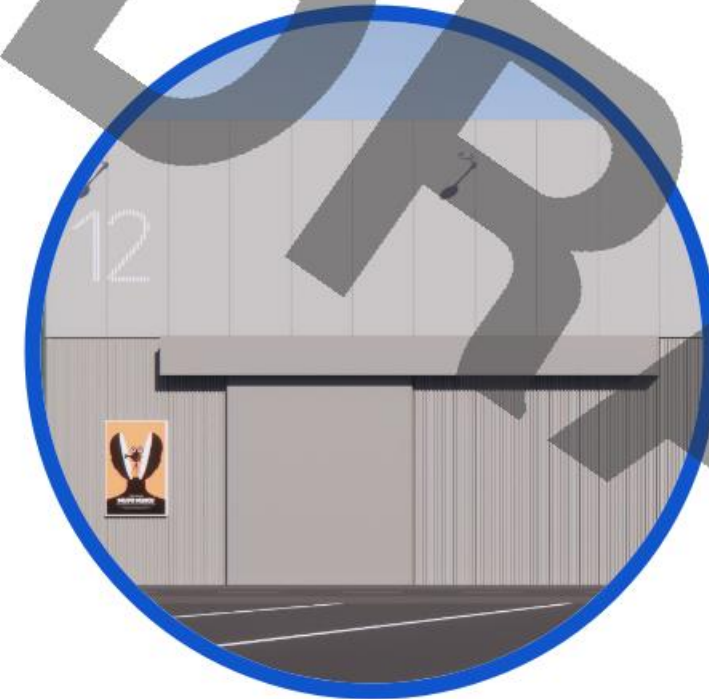


Enclosure Update
Summary



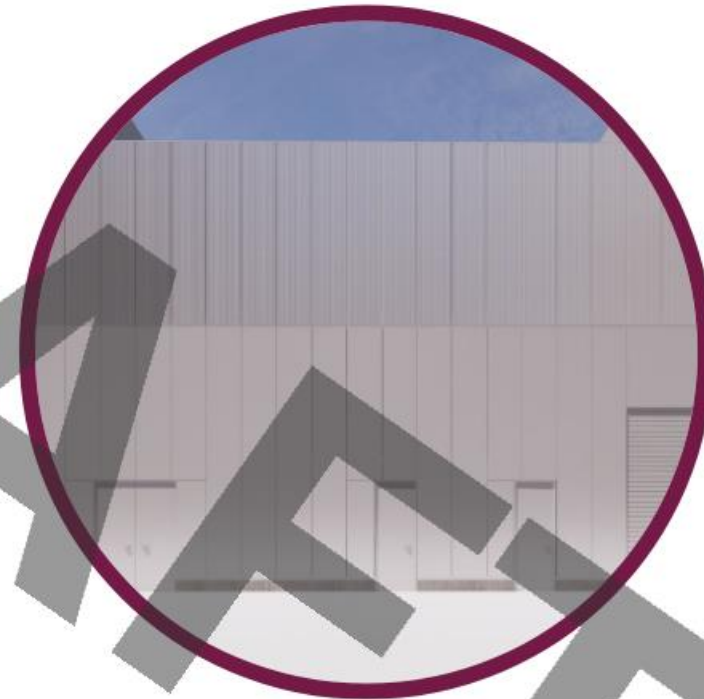
Office Facade

Insulated Metal Panel
Color: PPG 1135-7



Soundstage Facade

Precast Concrete Panel
Flat upper, Ribbed lower
Standard Grey color



Support Facade

Insulated Metal Panel
Flat lower, Ribbed upper
Color: Silver

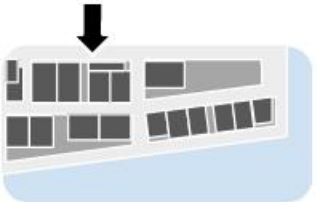


Parking Facade

Galvanized Grating Screen

Enclosure Update

Office Facade - Kingspan IMP



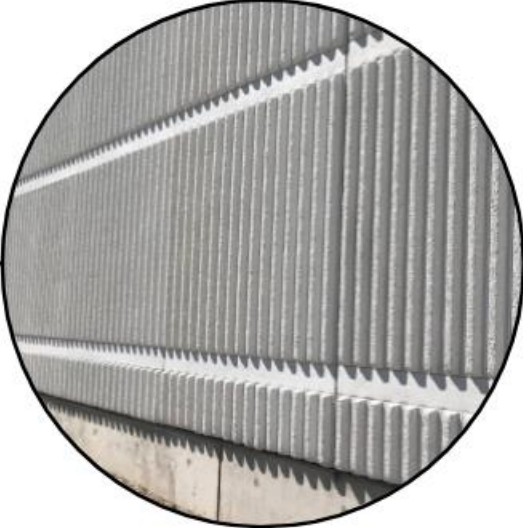
Ribbed Kingspan Insulated Metal Panel with Recessed Spandrel Panels

Enclosure Update

Soundstage Facade - Precast Panels



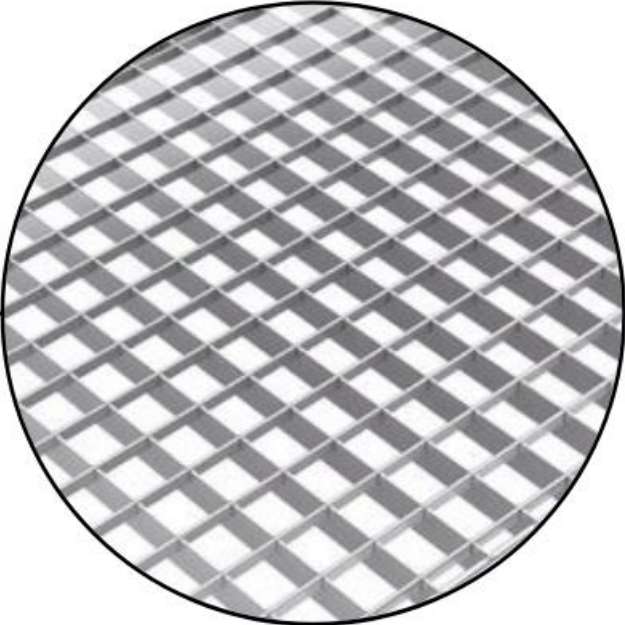
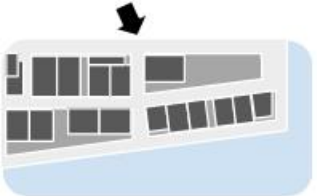
Flexwall Flat Panel



Flexwall Textured Panel

Enclosure Update

Garage Facade - Galvanized Grating

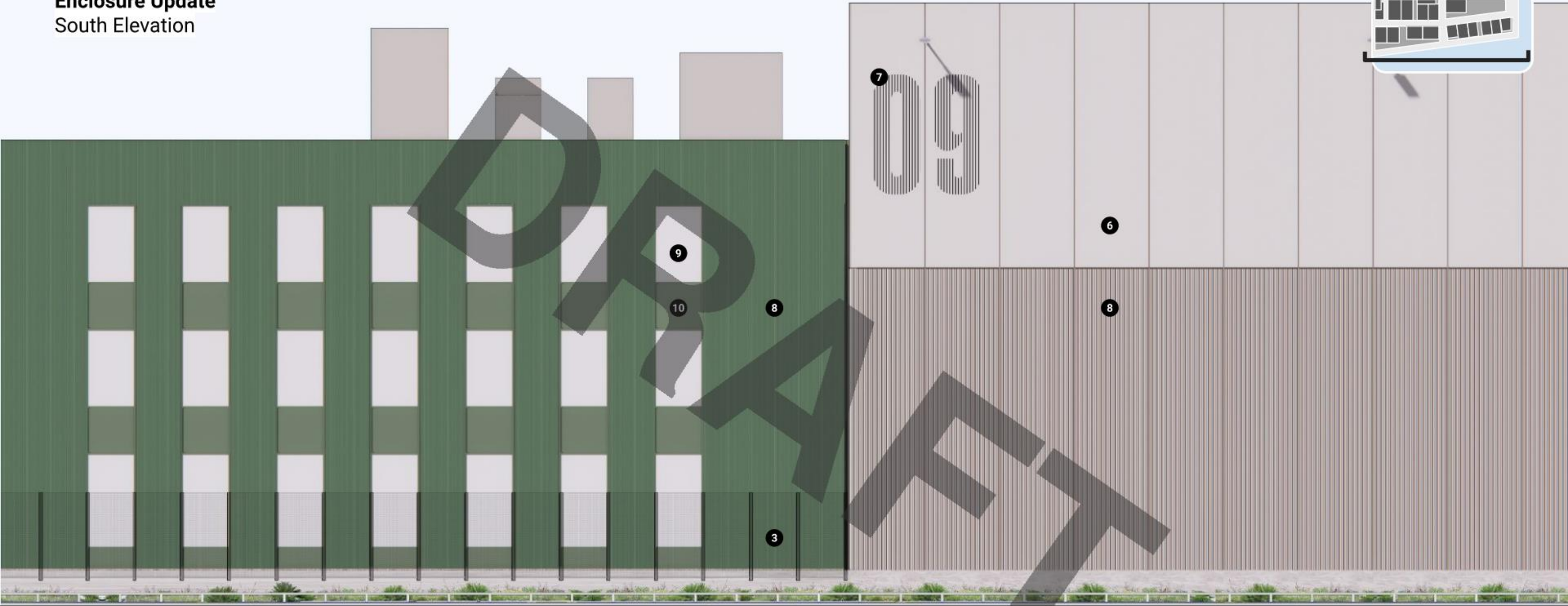


Kiwi Newton Galvanized Grating Screen



Reference Project

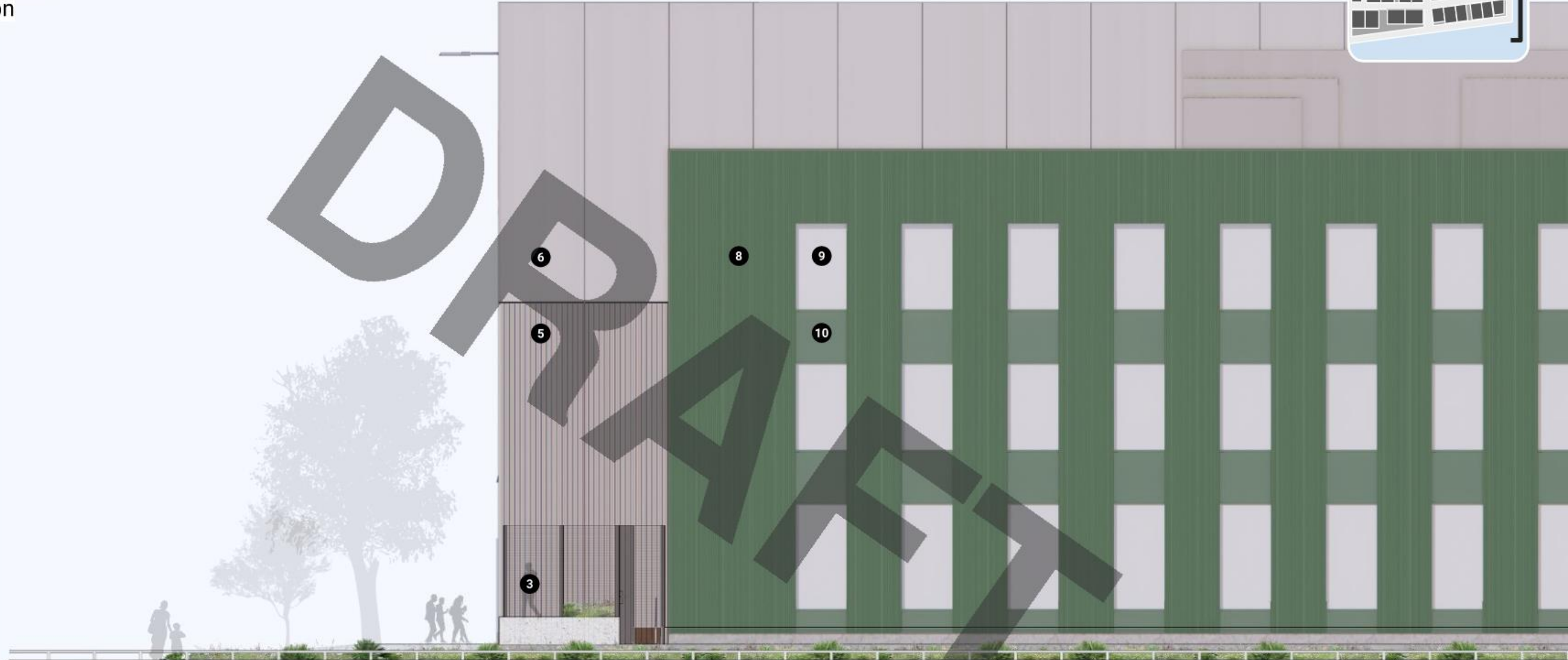
Enclosure Update
South Elevation



Enclosure Update
East Elevation



DRAFT



Waterfront Promenade

0m 1m 2m 5m



0m 10m 20m 50m

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

- 4. Painted Steel Gate w/ Illuminated Letters
- 5. Textured Precast Concrete Panel
- 6. Flat Precast Concrete Panel

- 7. Illuminated Stage Identification
- 8. Corrugated Metal Panel
- 9. Vision Glass

- 10. Spandrel Panel
- 11. Production Signage

Enclosure Update
West Elevation



DRAFT



Basin Street

0m 1m 2m 5m



0m 10m 20m 50m

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

- 4. Painted Steel Gate w/ Illuminated Letters
- 5. Textured Precast Concrete Panel
- 6. Flat Precast Concrete Panel

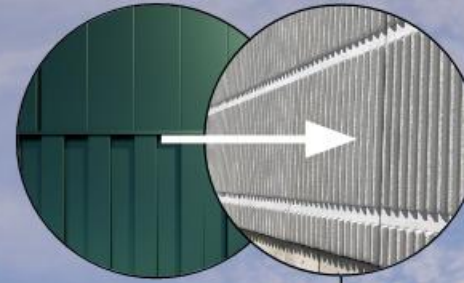
- 7. Illuminated Stage Identification
- 8. Corrugated Metal Panel
- 9. Vision Glass

- 10. Spandrel Panel
- 11. Production Signage
- 12. Brick

Enclosure Update
Logan Gate

**Previously Green
Metal Panel**

**Previously Neutral
Colored Brick**



Basin Studios

04

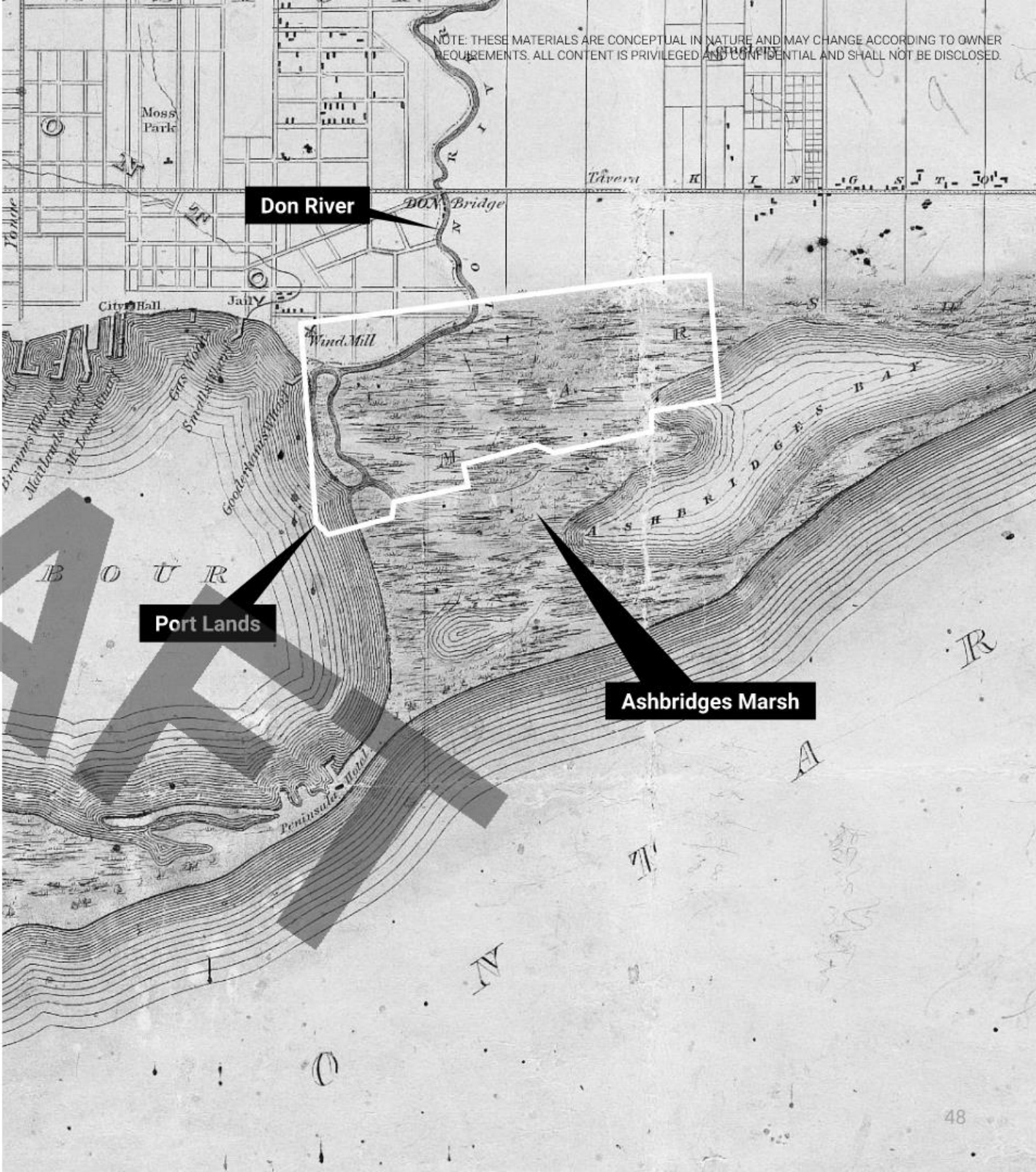
Basin Studios



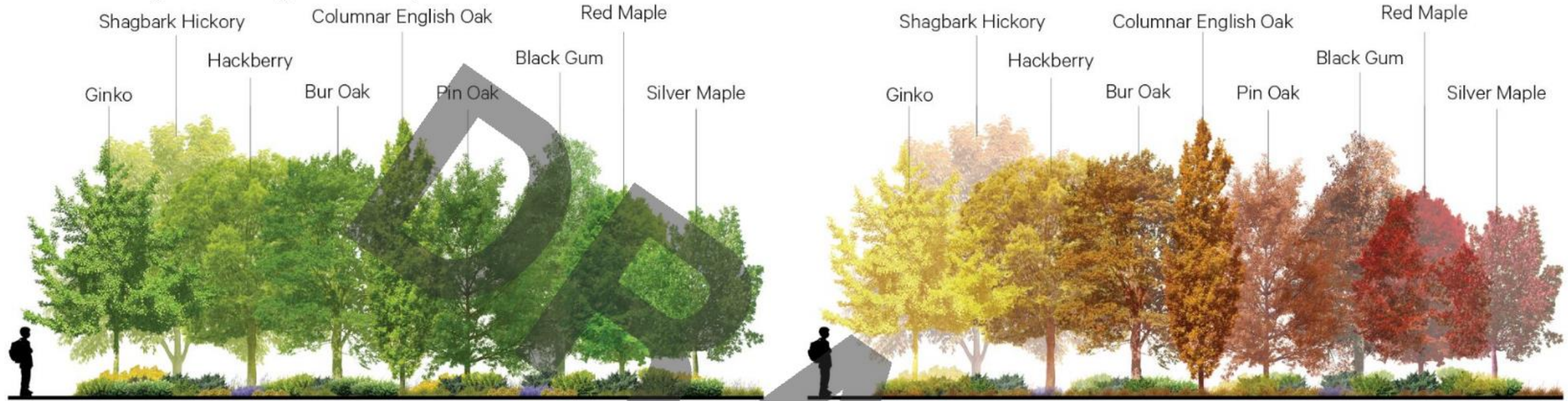
DRAFT

Open Space Update

Port Lands Ecological History



Basin Studios' Ecological Identity, Seasonality



Spring

Autumn



Summer



Winter

Basin Studios' Ecological Identity, Planting palette



Pin Oak



Bur Oak



Red Maple



Eastern White Pine Dwarf



Youngstown Juniper



Black Eyed Susan



Yellow Wild Indigo



Columnar English Oak



Silver Maple



Black Gum



Northern Bayberry



Forsythia



Anise Hyssop



Switchgrass



Ginkgo



Hackberry



Shagbark Hickory



Arctic fire dogwood



Black chokeberry



Star Flower



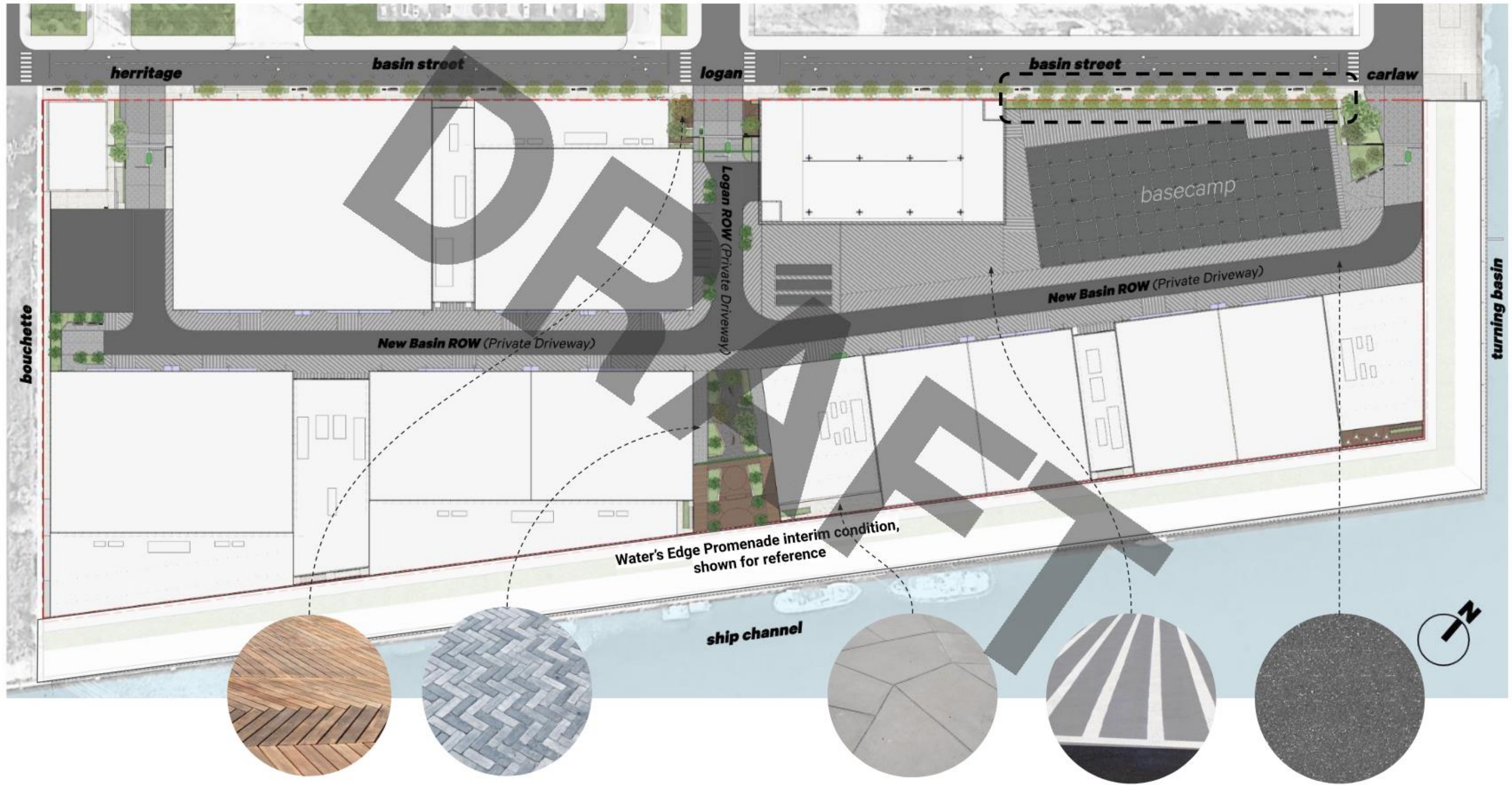
Little Blue Stem

Large Shade Trees

Shrubs

Herbaceous Perennial and grasses

Ground Plane Material



Wood deck

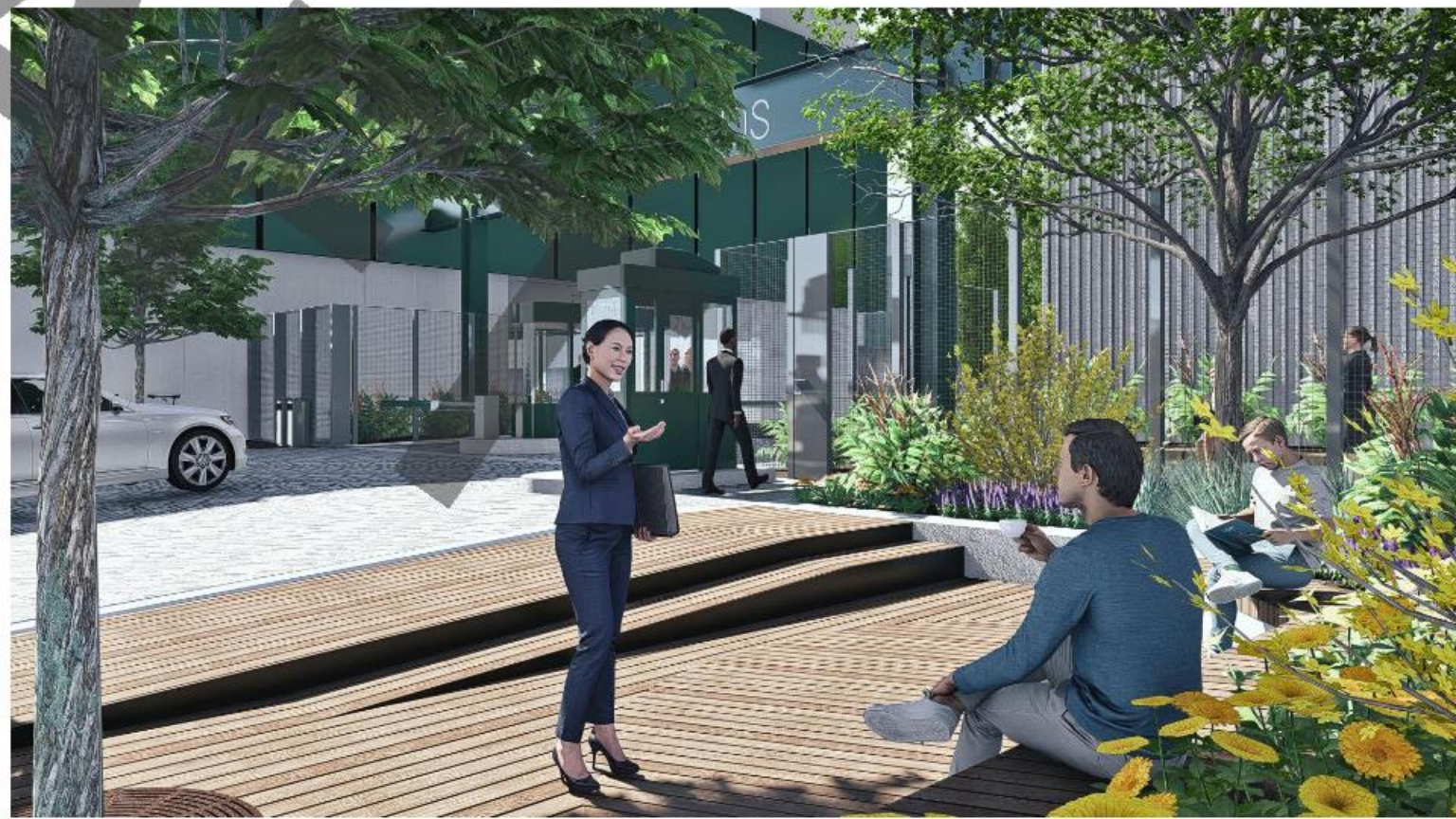
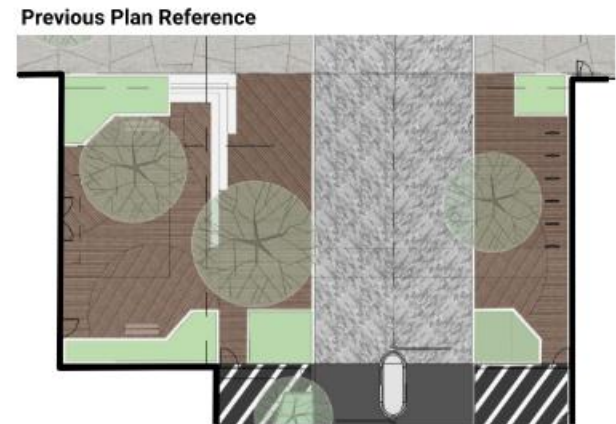
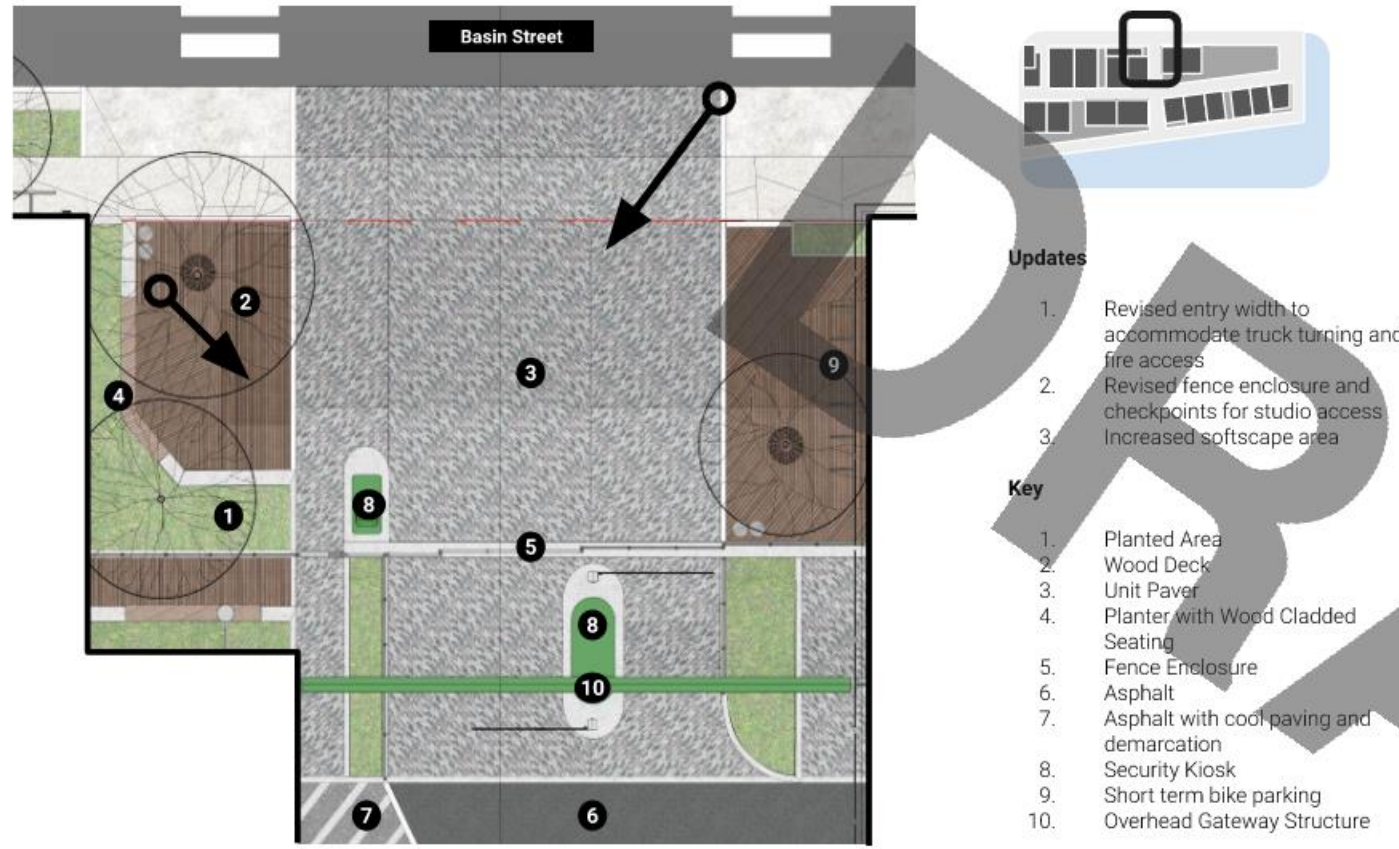
Unit paver

Poured concrete with joint pattern

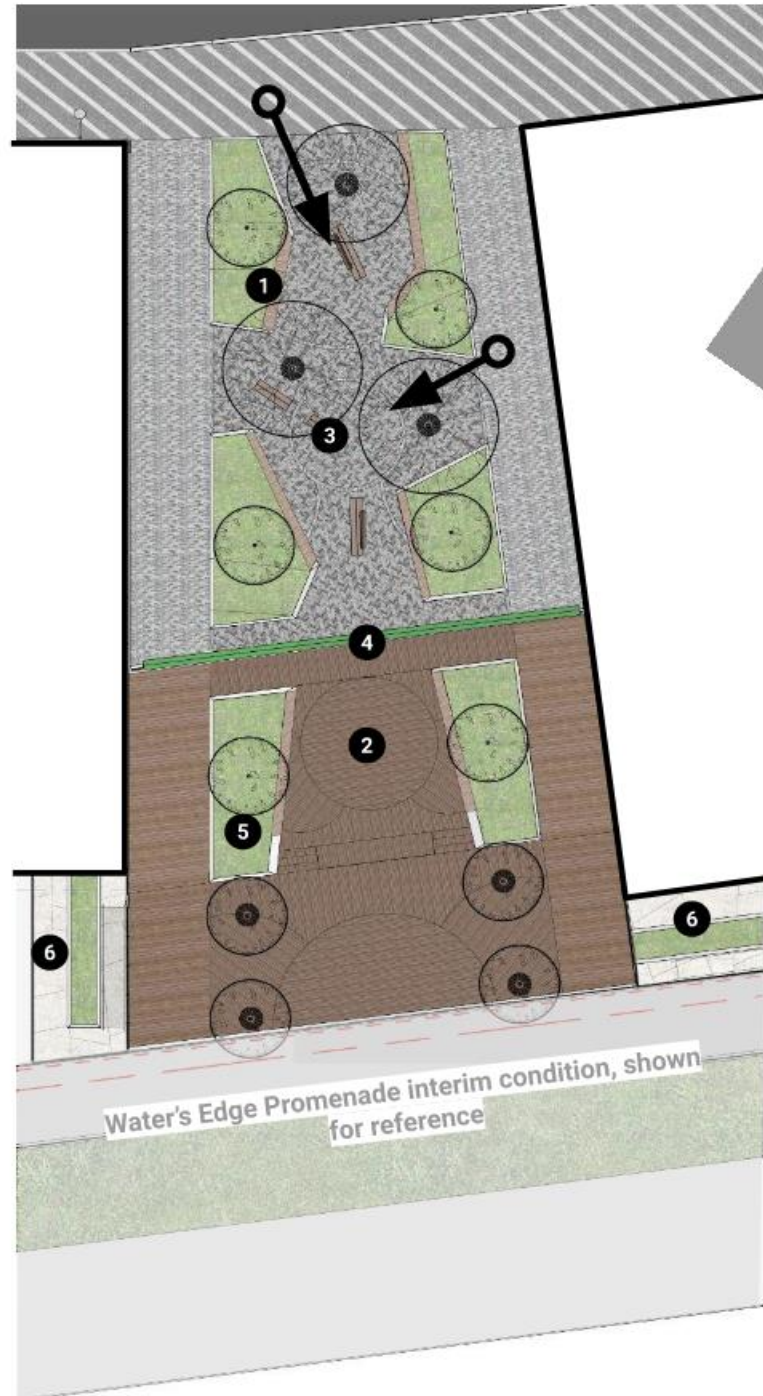
Asphalt with demarcation
Cool seal finish with SRI > 33

Asphalt

Logan Gate



Waterfront Gate



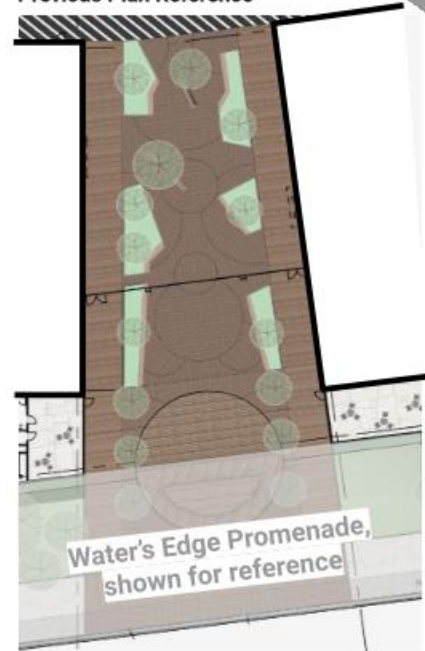
Updates

1. Increased softscape area
2. Pavement of the private plaza changed to unit paver

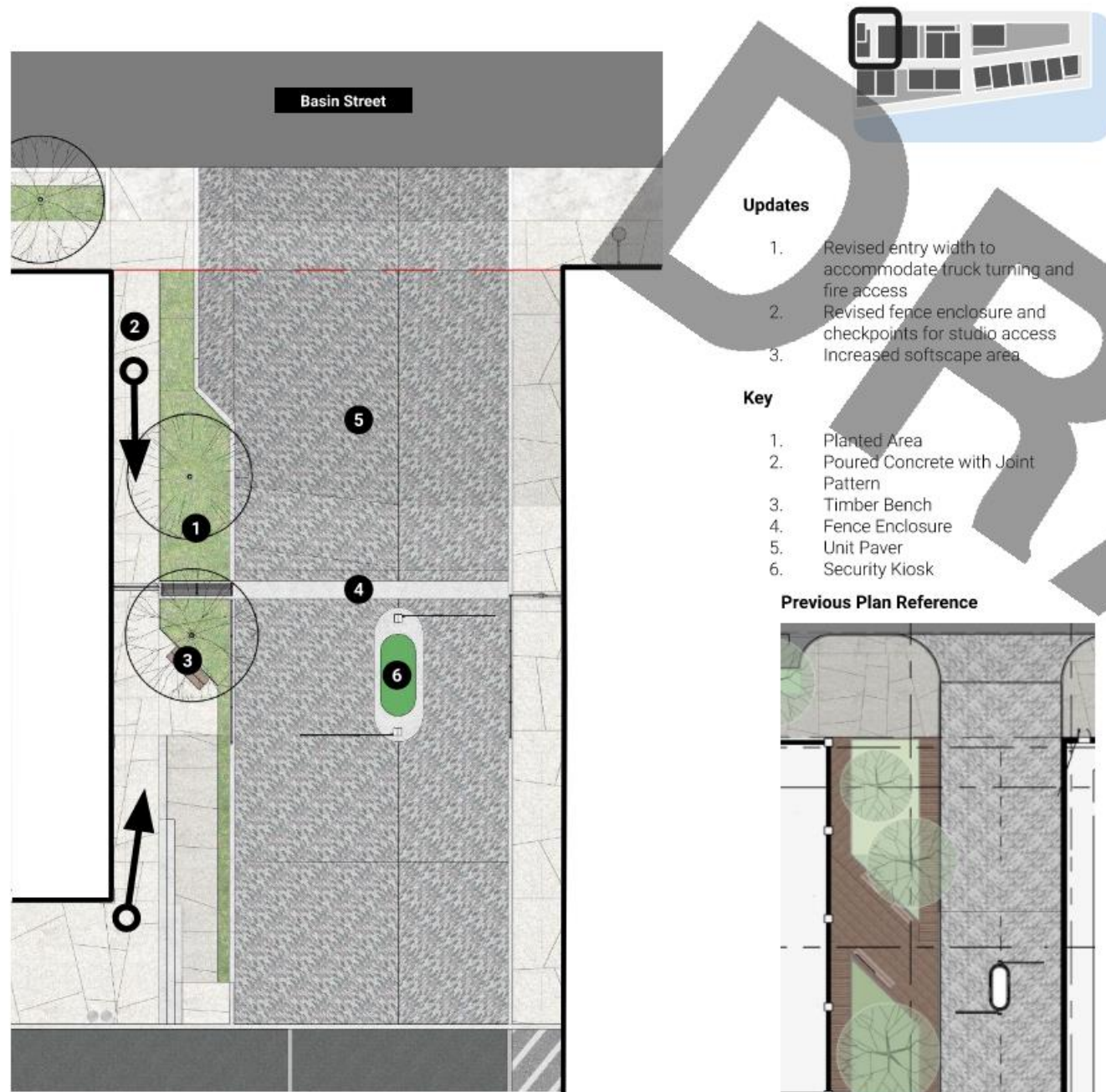
Key

1. Planter with wood clad seating
2. Wood Deck
3. Timber Bench
4. Overhead Gateway Structure with Fence Enclosure
5. Planted Area
6. Concrete Patio

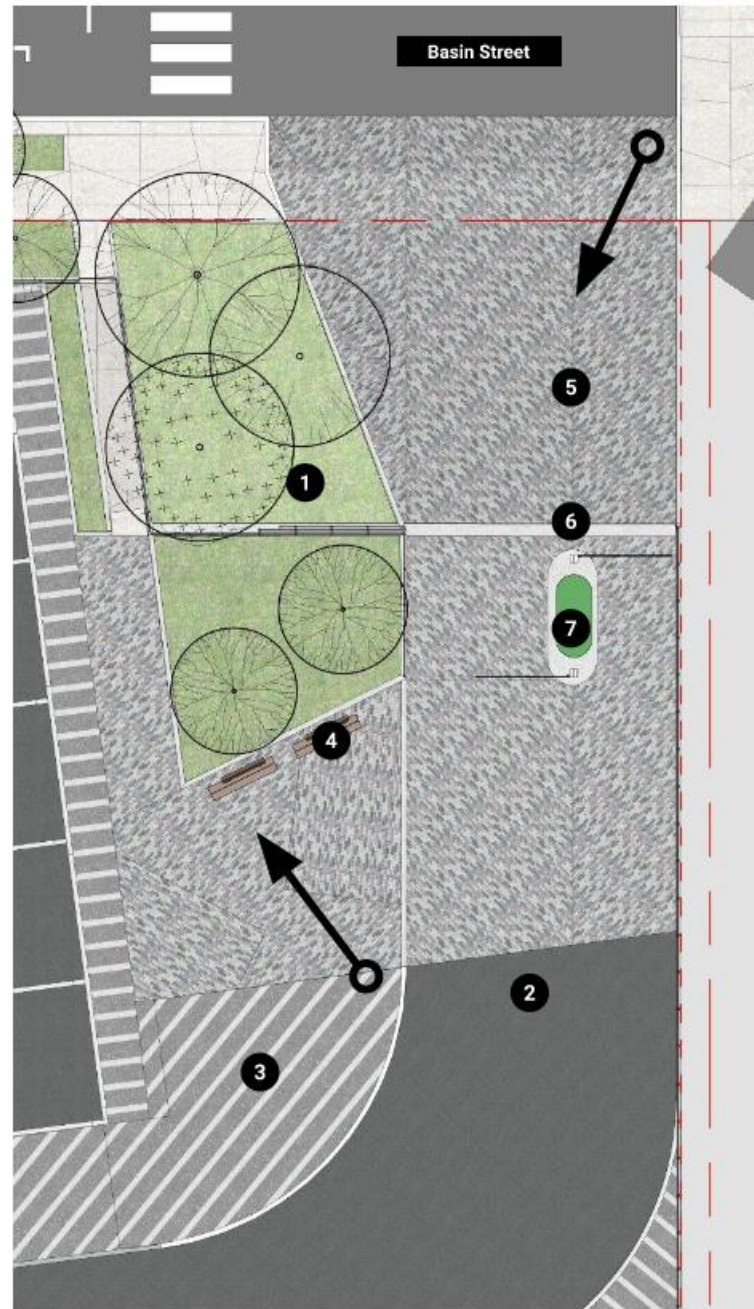
Previous Plan Reference



Heritage Gate



Carlaw Gate



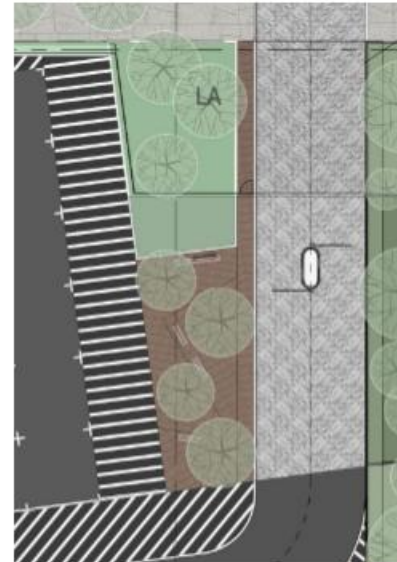
Updates

1. Revised entry width to accommodate truck turning and fire access
2. Revised fence enclosure and checkpoints for studio access
3. Increased softscape area
4. Plaza pavement changed to unit paver

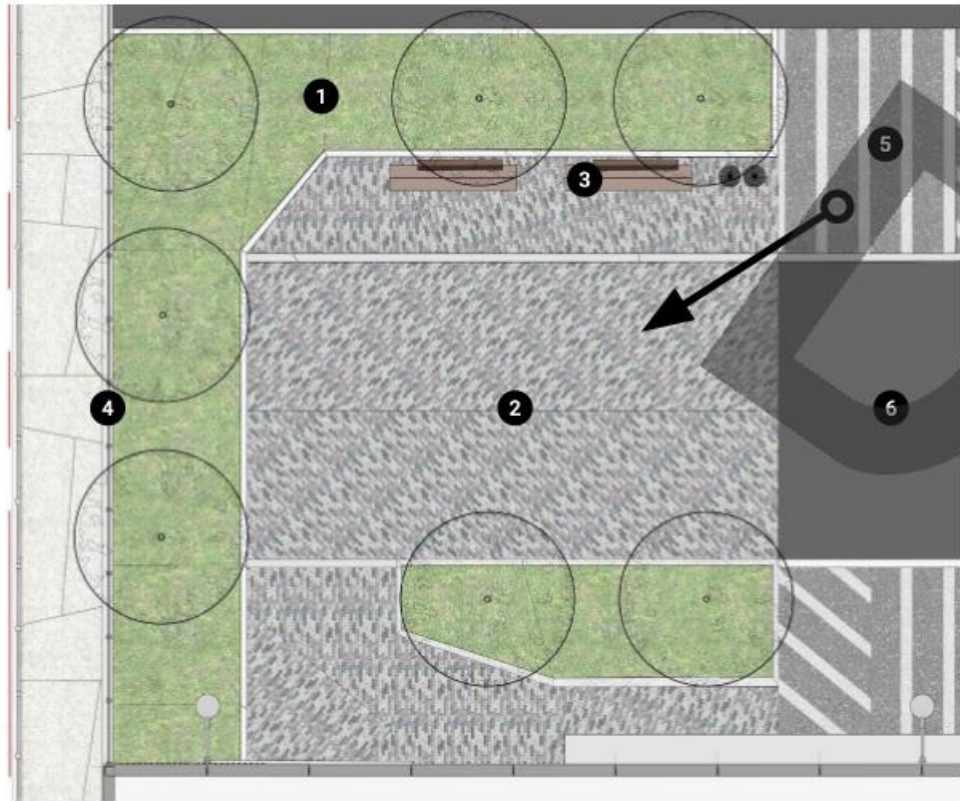
Key

1. Planted Area
2. Asphalt
3. Asphalt with cool paving and demarcation
4. Timber bench
5. Unit Paver
6. Fence Enclosure
7. Security Kiosk

Previous Plan Reference



Bouchette Gate



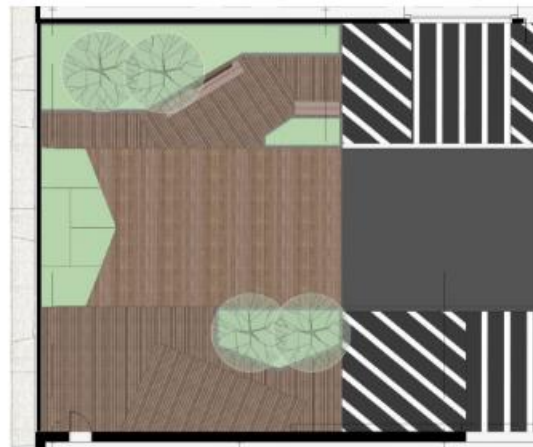
Updates

- 1. Increased softscape area
- 2. Plaza pavement changed to unit paver

Key

- 1. Planted Area
- 2. Unit Paver
- 3. Timber Bench
- 4. Security Fence
- 5. Asphalt
- 6. Asphalt with cool finish and demarcation

Previous Plan Reference



Thank You!



!melk

SOM