



WATERFRONTToronto

Waterfront Design Review Panel (WDRP) Minutes of Meeting #178

Wednesday, Oct. 29, 2025

Meeting held in-person hybrid at Waterfront Toronto

Present

Paul Bedford, Chair
Emily Mueller De Celis
David Leinster
Janna Levitt
Pat Hanson
Pina Petricone
Kevin Stelzer
Eric Turcotte

Regrets

Matthew Hickey
Nina-Marie Lister
Fadi Masoud
Brigitte Shim
Betsy Williamson

Representatives

Chris Glaisek, Waterfront Toronto
Nasim Adab, City of Toronto

Recording Secretary

Leon Lai, Waterfront Toronto

OVERVIEW OF REVIEW AGENDA

The Chair opened the meeting by providing an overview of the agenda, which included reviews of:

1. 324 Cherry Street/ 429 Lake Shore Boulevard E. – Stage 1: Issues Identification
 2. 281 Front Street East – Stage 1: Issues Identification
 3. Biidaasige Park North – Stage 1: Issues Identification
-

GENERAL BUSINESS

The Chair asked if there were any conflicts of interest for disclosure. Matthew Hickey declared conflict for Keating Channel Pedestrian Bridge and Quayside due to his firm's

ongoing work on those projects and recused himself from the review. Eric Turcotte declared conflict for Quayside due to his firm's ongoing work on the project and recused himself from the review.

The Chair then asked Leon Lai, Design Review Panel Manager, Waterfront Toronto, to give an update on last month's projects.

Design Review Panel Report Back:

Leon Lai, Design Review Panel Manager with Waterfront Toronto, noted Keating Channel Pedestrian Bridge completed its DRP review cycle in Sept. 2025 and received a vote of Full Support. The team is working towards 50% Construction Documents including north landing integration, and is looking forward to addressing more of the Panel's comments such as landscaping and railing details in the next phase of work.

Mr. Lai noted that Quayside: Zoning and Master Plan has submitted their Zoning Bylaw Amendment application to the City in September and City Staff are expected to report back to Toronto East York Community Council and City Council by end of the year. For Quayside: Public Realm, Block 1B, Block 1C, Block 2, Mr. Lai noted that the Site Plan Application for those buildings was submitted in September and the Community Forest is included in the submission. Quayside Impact will continue to coordinate with Waterfront Toronto on the implementation of Quayside Public Realm, and the project is expected to return to the WDRP for Stage 3: Detailed Design review in 2026.

Mr. Lai noted that Ookwemin Minising Enabling Infrastructure and Streetscape, and Density and Massing, is working towards 10% Design submission at the end of November. The October WDRP comments have been shared with the team and will be addressed in the next phase of 30% design. Mr. Lai noted that the project is expected to return to the WDRP in Q1/Q2 2026.

Waterfront Toronto Updates:

Mr. Lai noted the construction work continues with Biidaasige Park including progress on planting and paving. Mr. Lai concluded by noting the tentative WDRP agendas for November 2025 and January 2026.

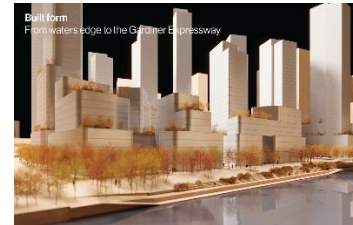
Chair's remarks:

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

PROJECT REVIEWS

1.0 324 Cherry Street / 429 Lake Shore Boulevard E. – Stage 1: Issues Identification

<i>Project ID #:</i>	1151
<i>Project Type:</i>	Master Plan
<i>Review Stage:</i>	Issues Identification
<i>Review Round:</i>	One
<i>Location:</i>	Keating Channel
<i>Proponent:</i>	Castlepoint Numa
<i>Architect/ Designer:</i>	SvN COBE architectsAlliance Two Row Architect CCxA
<i>Presenter(s):</i>	Pino DiMascio, Principal, SvN Thomas Krarup, Project Director, COBE Marc Halle, Co-President, CCxA Erik Skouris, Studio Director, TwoRow
<i>Delegation:</i>	Joseph Luk, City of Toronto Anthony Kittle, City of Toronto Nasim Adab, City of Toronto Steven Barber, City of Toronto Sanjam Raisuada, Castlepoint Numa Jeff Brenner, Castlepoint Numa Guillaume Paradis, CCxA Dustin MacDonald, SvN Michael Matthys, SvN William Lambeth, COBE Rei Tasaka, Waterfront Toronto Jed Kilbourn, Waterfront Toronto Corey Bialek, Waterfront Toronto Josh Hilburt, Waterfront Toronto



1.1 Introduction to the Issues

Anthony Kittel, Community Planning Manager with City of Toronto, introduced the project by noting the policy context of Official Plan, Central Waterfront Secondary Plan, and summarized the development proposal and applications. Joseph Luk, Senior Urban Designer with City of Toronto, noted the proposed key changes from the in-force master plan: increased residential density, decrease of non-residential gross floor area, mid-block private woonerf in place of a segment of Promenade Road, and an alternate public realm strategy.

Mr. Luk noted the project history, site context, existing site conditions, proposed renders and the project statistics. Mr. Luk noted the project is here for Stage 1: Issues Identification, and the areas for Panel consideration: a well-connected public realm, the Lake Shore experience, block structure and site organization, massing in response to microclimate, the character of the waterfront, Indigenous placemaking, and sustainable design.

1.2 Project Presentation

Pino DiMascio, Principal with SvN, began the presentation by noting the team, project framework, planning context, project timeline, site context and adjacent developments, and the revised approach to the master plan. Thomas Krarup, Project Director with COBE, explained the master plan principles, the unique conditions of the four parcels, site history and Indigenous significance, existing road and pedestrian network, the Water's Edge Promenade, and the Keating Channel public realm opportunity. Mr. Krarup noted the circulation, access, human-scale experience, mobility, and resilience strategies. Mr. Krarup noted the site is a hinge where the city turns a corner.

Marc Hallé, Landscape Architect and Co-President of CCxA, presented the public realm by noting the landscape plan, ground floor uses, and the various types of open spaces including private lane, squares, friches, parvis, thresholds, and the Water's Edge Promenade. Mr. Krarup noted the built form as components that help create the public spaces, the massing inspiration, design principles, sightlines to the water, site sections, ground floor perspectives of the proposed designs, and the Queens Quay East datum of 20m and 38m. Mr. Krarup noted the northwest parcel in more detail with ground floor activation and programming strategies. The massing supports various scales of community, at-grade, amenity spaces, and balconies. Mr. Krarup concluded by noting the microclimate studies of solar and wind.

1.3 Panel Questions

One Panel member asked for the vision of Cherry Street. Mr. Halle noted there are designs being advanced and more information will be shown in the next review.

Another Panel member asked if there are any challenging setbacks and the setback distance from Keating Channel. Mr. Halle responded that the Keating Channel setback is 19m with an additional 3m from the property line, and on the other side of the channel is Biidaasige Park.

Another Panel member asked why the built form approach is so different between the north and south parcels. Mr. Krarup responded that the north parcel focuses on maximizing daylight on the buildings and the public realm, the south is interested in creating a different and unique public realm experience.

One Panel member asked how the resilience strategy on landscape is integrated with built form beyond water integration. Mr. Halle noted the team will dive into this more in the next phase of design, there will be emphasis on soft surfaces, material change, diverse materiality, and low carbon materials. Mr. Krarup added the team will think about carbon impact. The Panel member noted the Water's Edge Promenade is very exciting and would like to see the possibility of swimming and asked if there is any access to water. Mr. Krarup noted touching the water is the dream. Mr. Skouris added that it would be great to fish from the promenade.

Another Panel member asked if the floating promenade is part of the project or just an idea. Mr. Halle noted the floating promenade is a fundamental part of the public realm

and would like to ensure that it will be executed. Mr. Di Mascio added that the team is waiting for that process to unfold with the City.

One Panel member asked if the delivery of the open spaces is phased by block or if there is another strategy to ensure the public realm comes together. Mr. Halle responded that due to the uncertainty in the market, the intention is to keep options open so there is no preferred phasing strategy for now. There is interest in activating the site before development, so likely a temporary activation strategy.

Another Panel member asked for more information on the drop-off area along Lake Shore Boulevard and if that space has other programs. Mr. Halle responded there is space there to do some programming, similar to the Bentway.

One Panel member asked if there is an overall district-wide strategies where the master plan can assist the city to achieve the zero-carbon standard – thinking about this early can lead to success. Mr. Krarup noted the team is looking at utilities and will investigate district solutions at the next phase of design.

1.4 Panel Comments

One Panel member commended the compelling master plan and appreciated the variety of scales and the in-between spaces between the buildings. The Panel member asked the team to consider introducing datums along Queens Quay and a setback strategy to address the vastness of scale and asked if there are setbacks that should be challenged. The Panel member felt the north side of Keating Channel should be more constructed to reflect the industrial heritage of the site, in contrast to Biidaasige Park. The Panel member appreciated the smaller footprint of the buildings and noted that the bent towers on the northwest parcel might increase the perception of mass of the towers, a strategy that warrants further study.

Another Panel member appreciated the compelling proposal, noted the foundational Indigenous landscape approach is critical to the plan as it is part of the cultural heritage. The Panel member appreciated the difference in approach between the north and south parcels, and the variety of public spaces, however, felt that the scale of the developments around Queens Quay require further consideration to evolve away from the typical superblock typology of Toronto. The Panel member noted that the diversity of public spaces as a result of the shape of the block directly speaks to a medieval sense of intimacy.

One Panel member appreciated the suggestion on developing an integrated approach to resilience at this phase of design, because it is important not just for zero-carbon, but to ensure that it can be delivered as a long-term project. The Panel member asked the team to consider the diversity of landscape materials that can support human behavior via the various types of public spaces, such as the threshold where landscape meets buildings, and the change in landscape materials as one gets closer to the water. The Panel member asked the team to advance work on allowing the public to engage with water and create a truly unique relationship between the master plan and water.

Another Panel member appreciated the thoughtful presentation and the diversity of spaces at this important transition point between central waterfront and Ookwemin Minising. The Panel member appreciated the POPS and new promenade, and that being able to bring people directly to the water is very exciting. The Panel member noted the massing on the south parcel is intriguing and asked the team to provide more information on Cherry Street and coordinate with Waterfront Toronto to mitigate noise and pollution. The Panel member noted the Queens Quay height datum is interrupted here, it is important to further develop the massing strategy.

One Panel member encouraged the team to work with the City to lock in the most important elements as part of a phasing strategy that considers the integration of open space, circulation, and landscaping as one. This will ensure that all integral components will be delivered. The Panel member felt that the vision for Keating Promenade is very exciting and noted that the expression of materials in the renderings, including the brick, articulation in building entrances, and landscaping, are all very important. The Panel member appreciated the effectiveness of the diagram on p.68 and asked the team to ensure that this can be delivered.

Another Panel member felt excited by the porosity and can see people moving through the public realm while also coming here as a destination, and commended the integration of open space with buildings. The Panel member asked the team to further develop the quality and identity of the project with respect to the Toronto context. The Panel member asked the team to consider how the promenade would be designed if the floating dock does not materialize – is it possible to realize the core concepts of the public realm without relying on partnerships, and also consider the opportunities for temporary activation around the site. The Panel member noted that Cherry Street is an important threshold, the quality of the parcels on either side will determine this character, consider applying a similar approach for the southwest parcel to the east parcel.

Another Panel member commented that the presentation is very well done: clear and communicative, it builds up the story of the design vision with a great combination of renderings and diagrams. The Panel member appreciated that the team started with the ground plane and developed the scheme from there, creating a fine-grained nature of openings, program disposition, landscape conditions, and other opportunities that signify there is something unique with this precinct. The Panel member asked the team to provide more north-south views between the buildings and across Queens Quay, and be specify how the public may touch the water. At the next presentation I would appreciate seeing more north-south views between the buildings and across Queens Quay and more amplification and specificity on the ways in which the public will be able to touch the water.

One Panel member asked the team to consider how each block might be able to generate energy on site, perhaps this can be done on key blocks. The Panel member noted that the solar studies should inform massing, and it is important to maximize access to natural light. The Panel member commented that many buildings are showing cantilevers and overhangs, relative to carbon emissions these architectural elements significantly increase carbon emissions and the weight of the building – it is important that these elements are used intentionally.

Another Panel member emphasized the importance of leveraging the public realm to celebrate the right to swim and fish.

1.5 Consensus Comments

General

- Appreciated the compelling master plan and detailed presentation.
- Supported the overall master plan and height transition from high to low from the north to the waterfront.
- Provide more information and detail on the north side of Keating Channel.
- Ensure Indigenous history is meaningfully integrated and captured in the master plan.
- Establish a district wide sustainability and resilience approach.
- Provide more information on the temporary activation strategy.

Massing

- Appreciated the fine grain massing and experience on the southwest parcel.
- Ensure massing along both north and south sides of Queens Quay are appropriately designed, improve upon the existing condition of Queens Quay which is predominated large footprint blocks that do not create a very compelling experience.
- Some Panel members supported the alignment to the key height datums, while some other members questioned if the scale discrepancy between the north and south sides of Queens Quay is appropriate.
- The massing along Cherry Street should support the experience of a gateway towards Ookwemin Minising.
- Continue to refine the massing of the buildings to maximize natural light on the public realm.

Public Realm

- Appreciated the network of smaller public realm spaces.
- The public realm should maintain the spirit of allowing the public to touch the water and swim.
- Provide more information on the identity and design of Cherry Street

Sustainability

- Consider the viability of on-site energy generation.
- Consider how the buildings and public realm can work together to create a comprehensive stormwater management strategy.

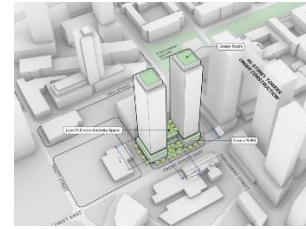
1.6 Vote of Support/Non-Support

No vote was taken as the project was reviewed at Stage 1: Issues Identification.

Mr. Krarup thanked the Panel for their comments, the team has been working on the design for three years and it is nice to be able to share the work and get feedback. Mr. Krarup agreed with the comments and would like to address them moving forward.

2.0 281 Front Street East – Stage 1: Issues Identification

<i>Project ID #:</i>	1152
<i>Project Type:</i>	Building
<i>Review Stage:</i>	Issues Identification
<i>Review Round:</i>	One
<i>Location:</i>	West Don Lands
<i>Proponent:</i>	BRI Realty
<i>Architect/ Designer:</i>	Bousfields Diamond and Schmitt studioTLA
<i>Presenter(s):</i>	Tyler Grinyer, Partner, Bousfields David Dow, Principal, Diamond Schmitt Architects Ray Ronaghan, Partner, StudioTLA
<i>Delegation:</i>	Erik Cunningham, Colliers Mona Al-Sharari, Bousfields Robert Reed, BML Group Peter Amirault, BML Group Liviu Budur, DSAI Katherine Bailey, City of Toronto Juliana Azem, City of Toronto Emily Game, City of Toronto Sheel Radia, City of Toronto Renee Gomes, Waterfront Toronto Graeme Kennedy, Waterfront Toronto



2.1 Introduction to the Issues

Leon Lai, Manager with Waterfront Toronto, introduced the project by noting the site context, history of the property, and existing site conditions. Katherine Bailey, Senior Community Planner with City of Toronto, summarized the project statistics and the current zoning. Mr. Lai continued by noting the nearby Corktown Station, future Transit Oriented Development, and the 2006 West Don Lands Precinct Plan including Urban Design Guidelines, Block Plan, heights and ground floor uses, and built form. Mr. Lai noted the previous proposal of TR3 Data Centre at the site was presented to the DRP back in June 2020, and that the project is here today for Stage 1: Issues Identification review. Mr. Lai presented the areas for Panel consideration: tower and podium heights, massing in response to heritage context, setback requirements, ground floor design, and the POPS strategy.

2.2 Project Presentation

Tyler Grinyer, Partner with Bousfields, began the presentation by noting the design team, project site, historical context, existing site context, and summarizing the overall project proposal. Mr. Grinyer noted the project's proposed massing relative to other tall buildings in the area.

David Dow, Principal with Diamond Schmitt Architects, presented the massing strategy, ground floor POPS, site circulation, and retail approach at grade. Mr. Dow noted parking and servicing are off the south laneway, the podium is 4-storey high at 18m in trying to establish a relationship with the historic police station. Mr. Dow noted the building's relationship with the existing data centre.

Ray Ronaghan, Partner with StudioTLA, noted the existing public realm network, POPS precedents, placemaking strategy, and overall open space circulation framework. Mr. Ronaghan noted the project is targeting TGS v4 Tier 1 and concluded by presenting the landscape concept plan and a shadow study.

2.3 Panel Questions

One Panel member asked the team to clarify their thinking on context and if the project should identify more with West Don Lands where all public realms speak to each other with the clay color paving. Mr. Dow responded that the site is situated right at the boundary, an area going through massive change: the subway might pull the gravity westward, at the same time still a gateway to the West Don Lands, and the project wants to leverage the Distillery District as well.

Another Panel member asked how the team determined the depth of the POPS. Mr. Dow responded that the intention is to maximize the size of the POPS and the depth is set by the residential volume behind it.

One Panel member asked if the team has looked at the past heritage on the site, in terms of both past buildings and natural systems that might influence the design. Mr. Dow responded that is very important context, the team has looked at 18th and 19th century but not on nature – this is a valid question that we should consider.

Another Panel member asked if the podium matches the height of the police station across the street and leverage it as a fourth wall to the POPS. Mr. Dow responded that the project started with a higher podium and has been lowered to the current design, and will consider if it can be further lowered to articulate the datum that responds to the police station building. The Panel member felt that if the goal is to create a relationship with the heritage fabric, then it would be beneficial to be specific with the height datums.

2.4 Panel Comments

One Panel member encouraged the team to really knit the public realm into the broader vision of the major streets and consider a clear vision for the public realm. The Panel member felt that the Green Streets initiative is a new layer. The Panel member noted the POPS will have very little access to sunlight and asked the team to consider a strategy in animating it. The Panel member commented that the building should have more solidity at-grade so retail does not end up having to put up vinyl on the windows.

Another Panel member asked the team to consider a more holistic relationship from the street to the building for the public realm. Noting the large overhangs, the Panel member felt they are too overbearing on the public realm and out of proportion to the relationship of the street - street trees should be able to grow and thrive. The Panel member felt there are many opportunities for the POPS and there should be a clear strategy that relates to the rest of the public realm. On the east side, the Panel member asked to consider eliminating short term parking. The Panel member asked the team to provide more views that show before and after, the relationship of the

building to the Transit Oriented Development across Parliament, and a block plan that demonstrates how the project works with the TR2 on the south side.

One Panel member noted there is a significant amount of natural heritage, a lot of value and knowledge in the team looking back at this area. The Panel member asked the team to consider if the back-of-house lane can become an extension of the public realm adding to the compelling fabric of the city, how can the public realm heighten the experience of people moving through the site. The Panel member commented that the project has the potential to heal and become a gateway to Front Street East.

Another panel member noted that the design must consider all sides of the building as all sides and lanes are important thresholds and entry points. Successful cities treat the back lane as importantly as the front. The Panel member asked the team to consider materiality as something that helps invite people, even if it is a service lane. It is important to rethink the courtyard to allow access from all sides of the building to permit walking through the site.

One Panel member noted the site has two front sides, however the retail on Parliament does not automatically create a make it a “front”. The Panel member encouraged the team to create a POPS that serve as a shortcut for the site, drawing people in, and consider this a site with primarily north and west exposure. The Panel member is concerned with the lack of sunlight on the plantings in the POPS, and felt that the podium height should have a more direct relationship with the heritage police station across Front Street.

Another Panel member felt that the precedent on p.34 is not appropriate for the site, and that the heritage context should more intentionally inform the architecture, so there can be a stronger relationship with the neighborhood.

One Panel member commented that there should be some identification of low carbon strategies and consider going beyond the minimum requirements – provide more information on this at the next review.

Another Panel member asked the team to provide winter views of the fifth-floor amenity terrace to understand the landscape character and attributes. The current precedent appears to be from a different climate, more consideration should be given to situate the project in the Toronto climate. The Panel member commented that the three-sided nature of the POPS courtyard can be an important space for refuge and respite for people, pollinators and birds alike, however is concerned with the amount of untreated glazing shown given it is a backdrop to trees and understory vegetation, which creates a landscape trap – it is important to make this space bird-safe by showing the facade treatment in more detail at the next review. The Panel member felt that the POPS and public realm, including the street tree plan, are underdeveloped, consider adding more detail to the integration of landscape across the public realm.

2.5 Consensus Comments

Building

- Appreciated the presentation.

- Carefully consider the project's role and fit within the context:
 - The site is a gateway for the West Don Lands, ensure the design embraces this role.
 - Strengthen the building's identity within the context – the massing and design should reflect and respond strongly to the unique natural, built, and historic context of the West Don Lands.
- Further refine the podium in height and design to more strongly relate to the heritage police station.
- Continue to study the future context and ensure the building appropriately responds to future public realm.
- Consider a brick façade on the podium, to anchor the building at-grade.

Public Realm

- Clarify the objective of the POPS and strongly define its role in the public realm.
- The POPS has an opportunity to be a vibrant and well-activated space, consider positioning it off Parliament Street to more directly engage with pedestrian flow to and from Corktown Station and further integrate the POPS into the public realm network.
- Consider the size, position, and landscape design of the POPS in relation to sun exposure.
- The laneway will be used by pedestrians as a connection to the new Station in future, provide a clear streetscape strategy to accommodate both pedestrian and vehicular uses.
- Continue to articulate the streetscape design for both Front Street and Parliament Street frontages.
- Consider eliminating the short-term parking on the new street.
- Consider the planting species and the microclimate of the public realm.

Sustainability

- Continue to explore carbon reducing strategies.

2.6 Vote of Support/Non-Support

No vote was taken as the project was reviewed at Stage 1: Issues Identification.

Mr. Dow noted the project is in early days, appreciated the comments and the team has a lot to consider moving forward.

balancing everyday use with activation uses, and what makes the park a gateway and how it can shape the design.

Mr. Sweeney noted the different examples of program types including water's edge path, habitat gardens, sheltering typography, art integration, pavilion, expanding Indigenous narratives, etc. Mr. Sweeney noted the climate, resiliency, and sustainability objectives, and the opportunities for activation programs. Mr. Sweeney noted the operational challenges with large scale events and different event modes, skating requirements, and water play elements. Mr. Sweeney noted the planting zones, existing topography and opportunities, and potential gateway engagement opportunities with the city. Mr. Sweeney concluded by summarizing the various water's edge conditions from city to the park and noted the conceptual design layout.

3.3 Panel Questions

One Panel member asked if it is necessary for the temporary programs to spill over to the park. Mr. Baker responded that in the first interim period when P07 and P12 are vacant, there will be opportunity to spill over and use those sites as one. The Panel member asked for the rationale for the height variation at the park. Mr. Sweeney responded that it is a continuing balance of programs and uses, topography creates more shelter but there is also a need for space to host programs. Mr. Sweeney responded that there is grade change to create the required wave break, the layout is derived to protect the land above.

One Panel member asked if this was previously known as Promontory Park. Mr. Sweeney responded yes, it is now Biidaasige Park. The Panel member asked if the changing water level has been considered in the design and event planning. Mr. Sweeney responded that the design has not started that level of thinking. The Panel member noted there is a temptation to over program, and if there is an extent where programs serve dual purpose, such as the forest frame acting as a grove or glade for nature habitat. Mr. Sweeney noted the forest frame is very thick and can double as habitat. Mr. Sweeney added the layout shows spaces that have the potential as habitat, and this framework will allow another level of detail at the next phase of design.

Another Panel member is trying to imagine the impact of ten thousand people and asked if the park can realistically accommodate this size of events. Mr. Sweeney responded that is the question we are working towards, we have had similar relationship between vibrant programs and habitat adjacent to spaces that accommodate large capacity of people, and it worked in Brooklyn Bridge Park - the team will work hard to create that balance point. Mr. Baker added that ten thousand people is not the norm – it is an absolute maximum for concert mode. Cultural festivals, markets, will have much lower capacity.

One Panel member noted the pavilion is important for activation and asked if the team has an opinion on where food and beverage can be located. Mr. Sweeney noted the pavilion location takes advantage of the proximity to the street, and washrooms are a big component of the building. Firehall 30 is at the midpoint of the park, and the pavilion is shown here at another middle point with a street address that makes it

easier to maintain and operate. The Panel member asked if there is a place to grab a drink with the skyline as backdrop and if there is an opportunity for such a venue. Mr. Sweeney responded that from the plaza level one will be able to take in views of the skyline, but sightline to water might not be possible.

3.4 Panel Comments

One Panel member noted that great parks provide opportunities for multi-valent uses, asked the team to balance everyday use with events. The Panel member noted that at Brickworks, private events make the entire site not usable and requires a lot of surveillance, so it is important for the team to test event scenarios and support infrastructure rigorously to understand the scale and impact to circulation of the park. The Panel member encouraged the team to invest in camp-like spaces for children, running camps, and ensure there are opportunities for this type of activity.

Another Panel member noted that Toronto has become a major festival and party city and these venues are welcome, however there is a fine line between private and public uses. The Panel member asked the team to consider this tension in a spatial manner, such as how the berming and topography can inform use and create different characters. It is important to consider the event spaces relative to the Toronto Islands and Leslie Spit as the Islands already have a school and areas for certain public events – the challenge is how to make Biidaasige Park accessible from a programming perspective while still different from the Islands and the Spit.

One Panel member felt that accessibility is an important concern on the design, asked the team to consider if there is a way to offer pathways and experience that are inclusive and do not require the abilities of the user to make a choice.

Another Panel member felt the project is a clear extension of Biidaasige Park but it is more public due to its location and programs. The Panel member felt it is very important to test the event scenarios against topography, and suggested that there is too much topography creating physical and visual barrier – ensure the sightlines are maintained.

One Panel member commended the concepts in particular the weaving of the water's edge to a lush shore condition. The Panel member noted the forest frame will attract birds which are not compatible with large scale events, it is a draw that eventually becomes a trap. The topography will enhance user comfort and also create habitat opportunities for passive activities such as forest bathing and bird watching, activities that require little to no infrastructure. The Panel member felt that while these habitat pockets are wonderful assets, there should be thoughtful zoning to help manage these areas. The Panel member asked the team to consider changing water levels in relation to when large events are held. The Panel member asked the team to provide public toilets that are well designed.

Another Panel member noted tension between active programming and nature immersion, and felt that the approach of nature immersion should guide how much programming can be handled, and fully supported this idea of activation. The Panel member is concerned with heavy activation before park is fully built out. The Panel

member referenced Riverdale Park where people go for views and felt that this could happen at this project with the view of Downtown available, and questioned whether the berm is a potential obstacle to the viewing lawn.

One Panel member noted that even with permanent washrooms, for big events there will be a need for porta potties, likewise for large events that might be space required for infrastructure that cannot be accommodated by the stage. As such, the Panel member recommended studying all scales of events and their requirements to test equipment and infrastructure needs.

Another Panel member asked the team to consider temporary fencing, control zones, garbage facilities, washrooms, delivery and stage for porta potties – these might come into conflict with the landscape design so it is important to consider them now.

3.5 Consensus Comments

- Appreciated the excellent presentation.
- While there is support for berms, topography, and forest frames in creating comfortable microclimate and thresholds for different programs, these areas will naturally become habitat for many species. It is important to consider the impact of events and activities on these habitats to ensure there is no conflict – provide more information on how these areas at the next review.
- Fully test out all event and activity scenarios to ensure infrastructure, spatial requirements, and ecological impact can be well anticipated in the design to avoid conflicts.
- Concerned that special events will privatize the park, ensure there is a plan to allow temporary events while not negatively impacting the rest of the park.
- The park paths and uses should be accessible.
- Ensure amenities like washrooms, food and beverage, are provided to support the park and the more event-based programs at BPN. Some Panel members felt that a space for operating summer camps is important to be added.
- The Keating Channel Pedestrian Bridge will open in 2028 and visitors will arrive at the park in great numbers, the design should appropriately accommodate this flow of users.
- Consider the impact of water level change on program and activities.

3.6 Vote of Support/Non-Support

No vote was taken as the project was reviewed at Stage 1: Issues Identification.

Mr. Sweeney responded that the team is excited to kick off the next phase of work and looks forward to returning to the WDRP.

CLOSING

There being no further business, the Chair then adjourned the public session of the meeting.

These Meeting Minutes were formally adopted and approved by the Panel on Jan. 28th, 2026.

These Meeting Minutes have been signed by Paul Bedford, Waterfront Design Review Panel Chair, and Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer. Waterfront Toronto has on record a copy of this document with their DocuSign signatures