



Innovative Design Competition for The Jack Layton Ferry Terminal and Harbour Square Park

Stakeholder Advisory Committee Meeting #1
December 1, 2014

AGENDA

Welcome and Introductions

Working Group and Project Overview

The Importance of the Site

Design Competition Overview

Role of the Stakeholder Advisory Committee

Stakeholder Feedback: Competition Brief (Request for Proposals)

Wrap-Up and Next Steps



Welcome and Introductions



Working Group and Project Overview



Why we are here

An Innovative Design Competition has been launched which will set a vision for the revitalization of the Jack Layton Ferry Terminal and upgrades to Harbour Square Park.

Waterfront Toronto and the City of Toronto are inviting talented and creative design professionals from around the world to develop bold new concepts for this important gateway.



What we hope to get out of this process

The primary goal of the design competition is to produce a unifying and inspiring Master Plan which can be phased in over time.

The successful revitalization of important and complex sites requires a great vision.

The design competition – and resulting master plan – is an important step in planning, prioritizing and funding the revitalization of this important waterfront gateway.

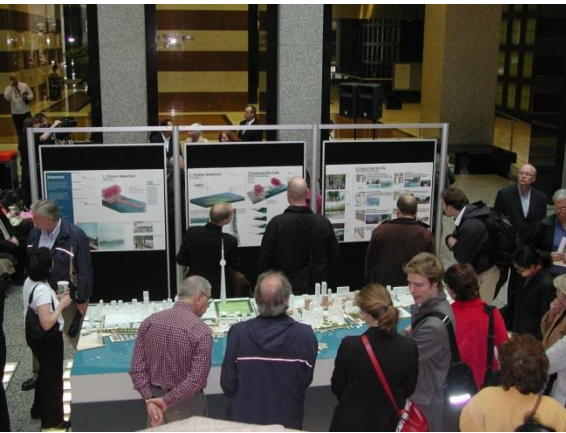
Why a Design Competition Makes Sense For this Site

Creating master plans with broad public support help to create momentum and prioritize funding for revitalization projects.

The competition provides an opportunity to have a broad discussion with local stakeholders and Torontonians about what the long-term vision should be for the area.

In addition to a master plan, the scope of work for this competition will include a phasing plan which will allow City agencies to develop appropriate strategies for funding the work.

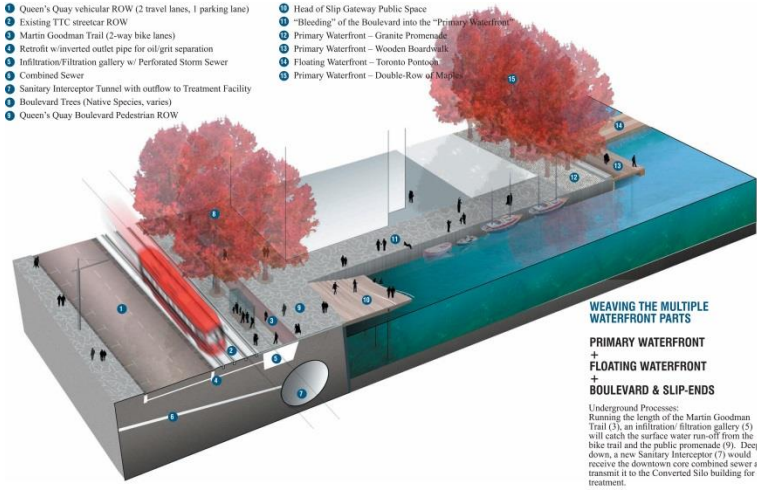
- The Capital Budget includes funding for a modest first phase of work.
- Going forward, the Master Plan will be used to guide additional budget requests and to ensure that any revitalization efforts or improvements in the area move forward in a coordinated manner.



Why Design Competitions are Important

- They raise the bar for design in the city – by bringing a multitude of innovative ideas to the table
- Effective mechanism for solving planning and design problems particularly for challenging or controversial sites
- Allow multiple people with completely different perspectives to think about the design problem – rather than one design team
- They encourage and grow new talent
- They promote a dialogue around city-building and help build consensus – from a public consultation perspective they get people engaged much more than a typical RFP process
- Raise profile for Toronto internationally

Previous Waterfront Toronto Design Competitions

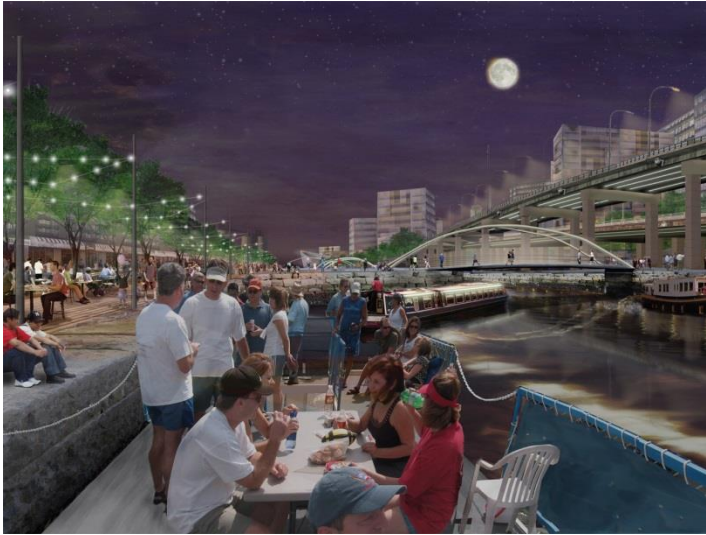


Central Waterfront Innovative Design Competition

Jarvis Slip Public Space Invited Design Competition



Lower Don Lands Innovative Design Competition





The Importance of the Site

The Competition Site



The Importance of the Site

The Jack Layton Ferry Terminal is the gateway to the Toronto Islands, one of the city's most spectacular assets and cherished parks. The Toronto islands are an oasis in the city offering visitors an experience of being at once both completely removed from the city and yet visually connected to the downtown core. The experience begins at the Jack Layton Ferry Terminal at the foot of Bay Street.

Nearly 1.3 million people pass through this terminal every year, yet the environment is drab and not welcoming. It occupies a prime waterfront site and has the potential to be a signature public space on the Toronto waterfront.

The Importance of the Site



The Toronto Islands

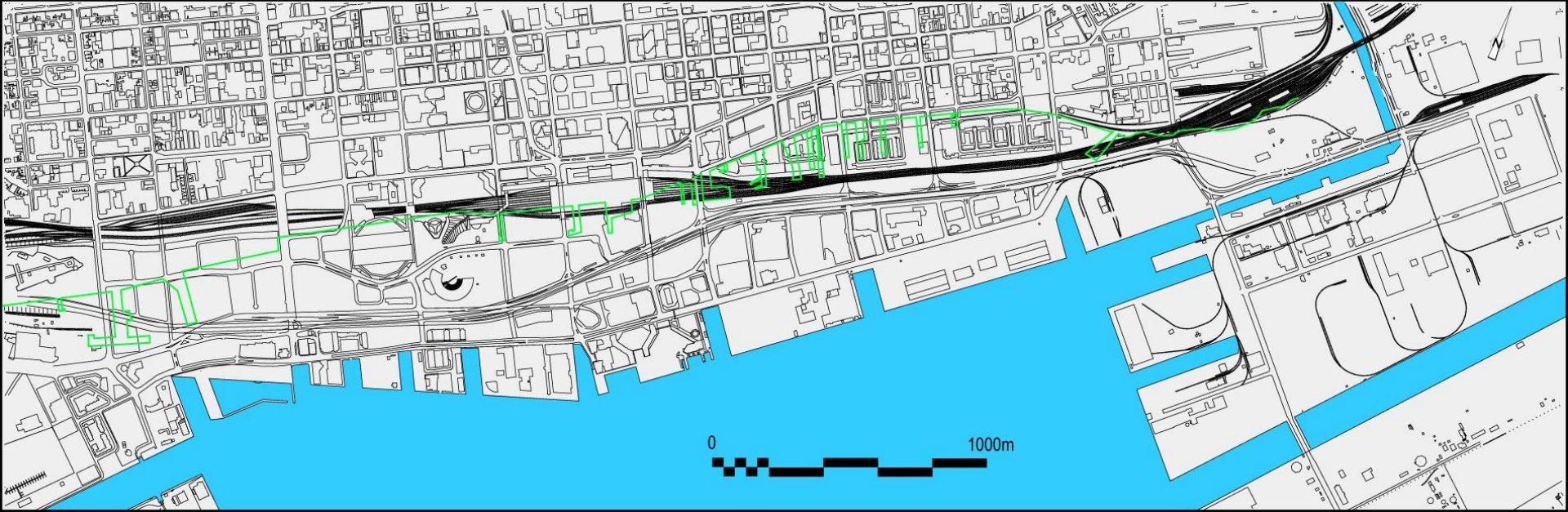


The Franklin Children's Garden

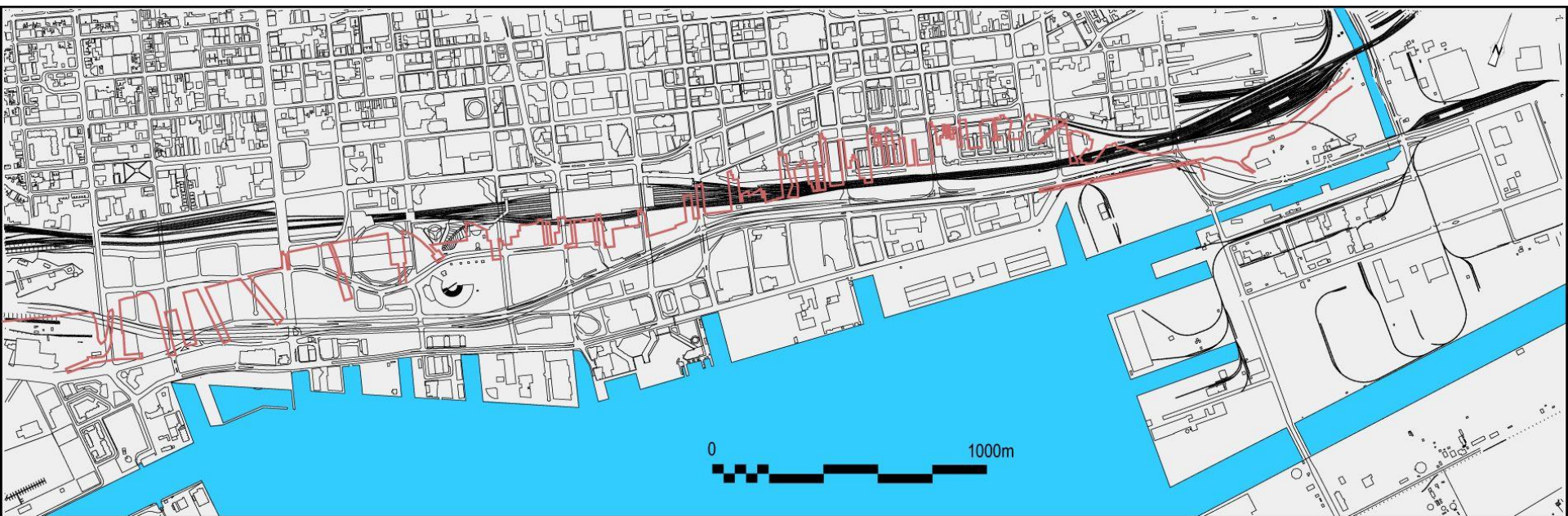


Historical Context:

Shore line evolution and ferry terminal locations



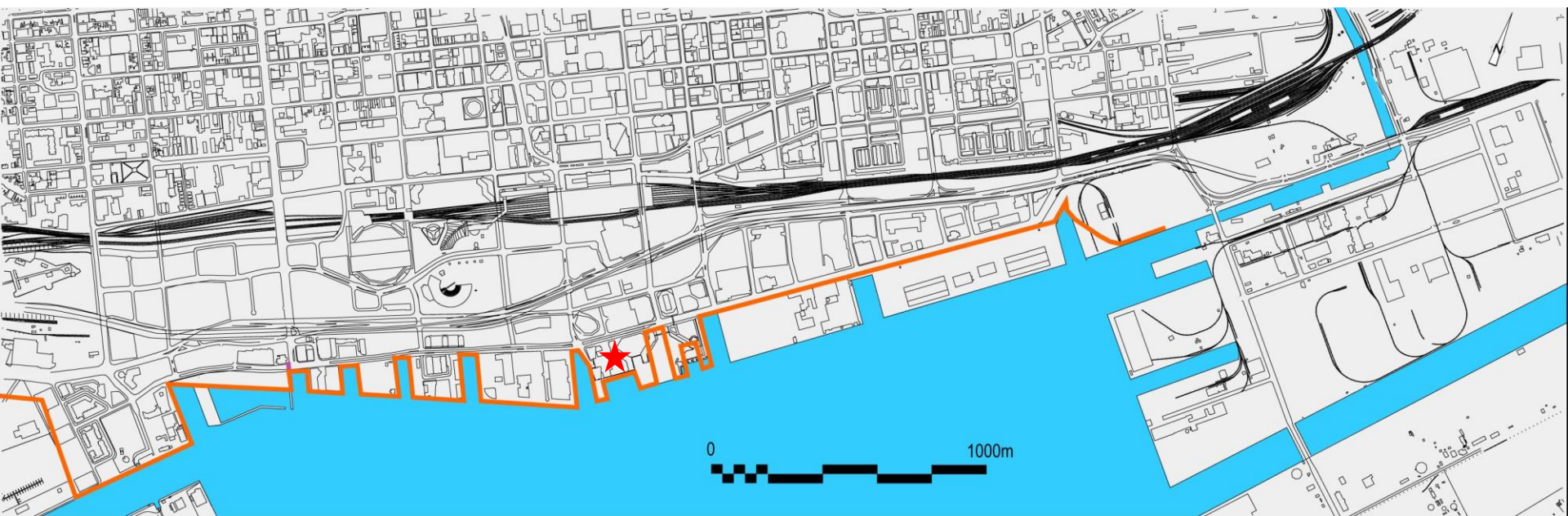
1858 overlay



1884 overlay



1910 overlay



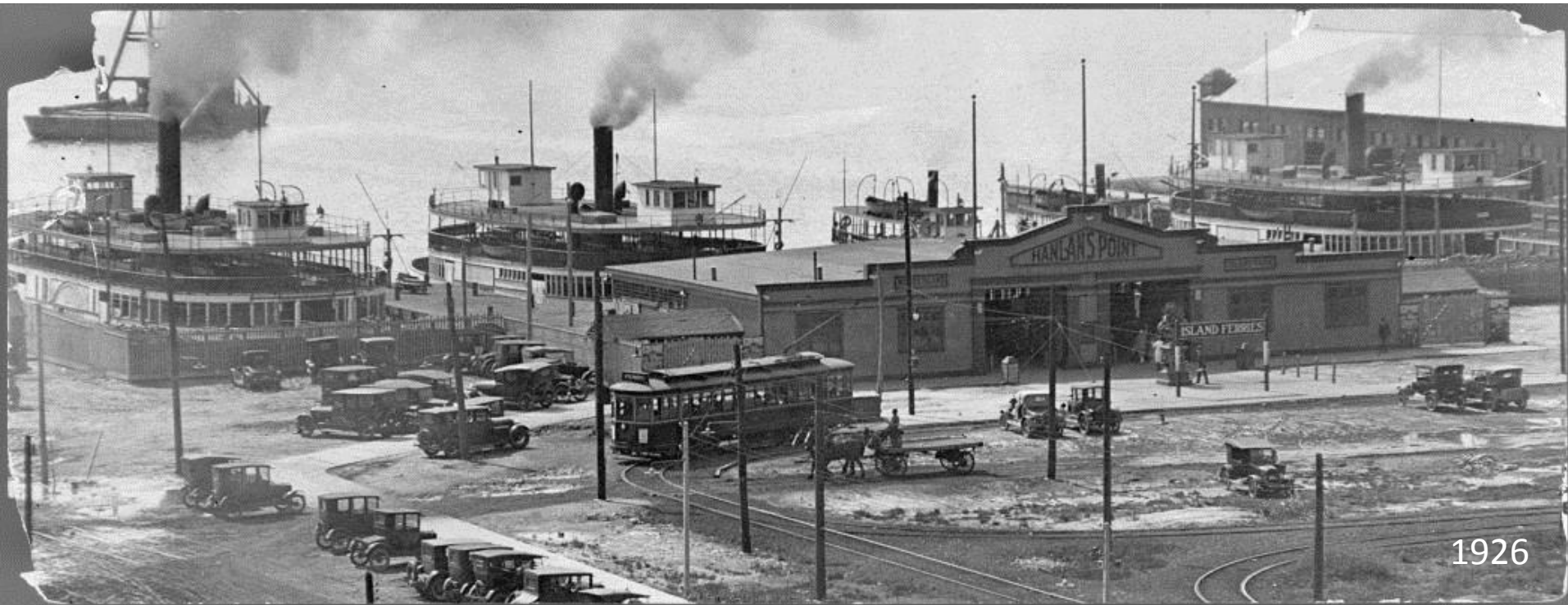
1930 overlay



c.1900 (burned down in 1907)



1910-1926



1926

City of Toronto Archives, Fonds 1244, Item 1114



1926 - 1972



Aerial Toronto waterfront 1938?

#144







Jack Layton Ferry Terminal



Existing Conditions





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TORONTO FERRY CO. LIMITED

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Ferry Terminal
Toronto Island



Jack Layton
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Jack Layton
Ferry Terminal
Toronto Island



Jack Layton
Ferry Terminal
Toronto Island



Jack Layton
Ferry Terminal
Toronto Island

Jack Layton
Ferry Terminal
Toronto Island



Two people sitting on a bench near the map.

Two people walking on the sidewalk.





Jack Layton Ferry Terminal

9 Queen's
Quay West



THE MUSICAL PRESENTATION
The Music of
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Jack Layton Ferry Terminal

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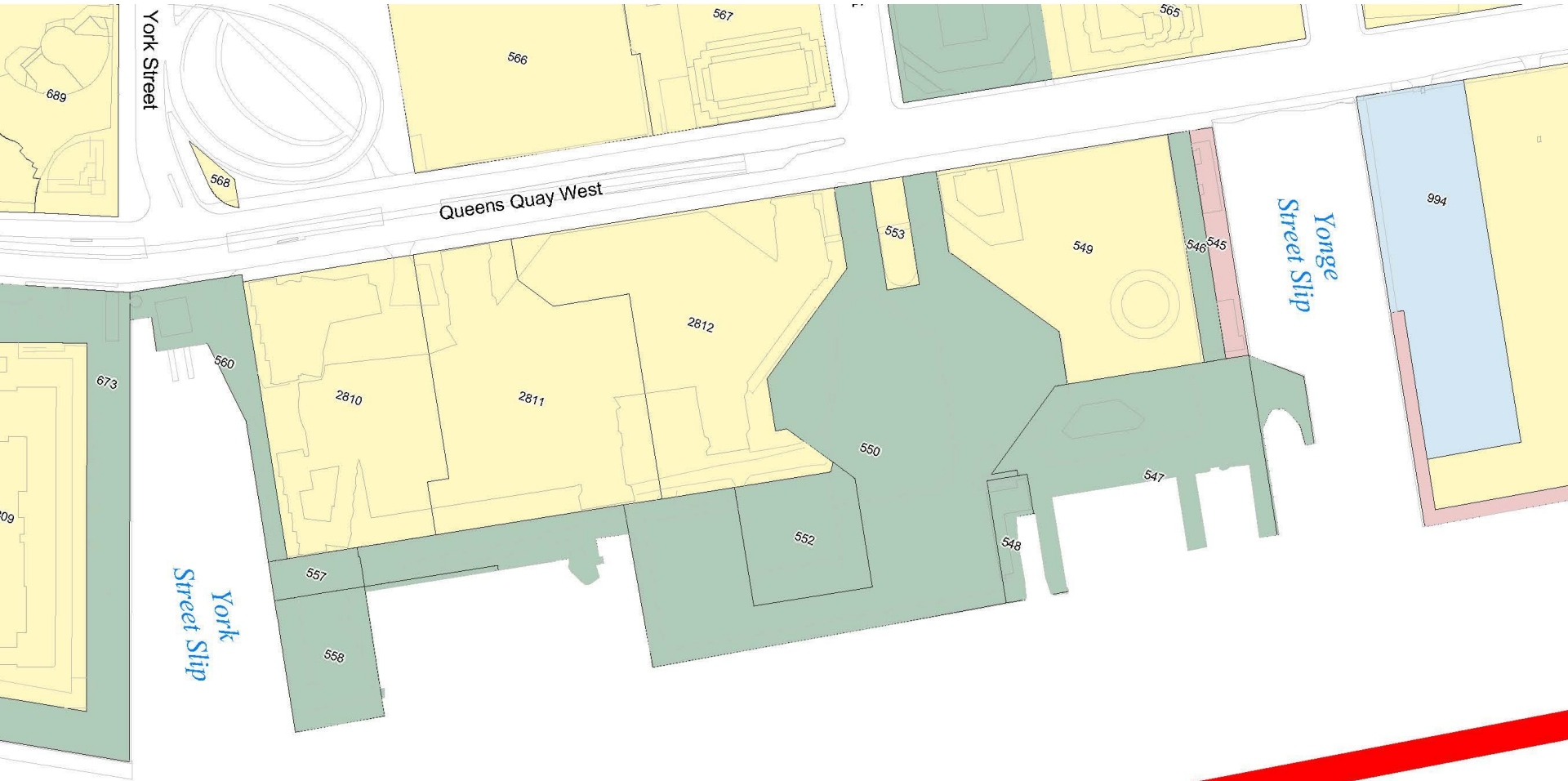


FedEx





Opportunities and Constraints





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Entering this facility is deemed valid consent to security screening or inspection.

Failure to consent to security measures will result in denial or revocation of authorization to travel.









Design Competition Overview

Goals of the Design Competition

There are two broad goals the Competition seeks to achieve:

Goal #1

Create a long-term vision for the transformation of the Ferry Terminal to be articulated in a Master Plan

Goal #2

Develop a short-term Landscape Enhancement Proposal for Phase One

Required Design Elements

In order to achieve the goals of the Competition, six elements have been identified as required components of the proposals. The jury will consider the team's approach to each of the following elements in making their final decision.

1. An Iconic and Welcoming Ferry Terminal

The Ferry Terminal should be a comfortable and attractive terminal building that provides waterfront views. Consideration should be given to how ticketing ,waiting areas, amenities, food and beverages, could all work.



2. Continuous Waterfront Access

Building upon the West 8 + DTAH design for the water's edge promenade, eliminate the "dead end" posed by terminal building today.



3. Improved Queuing Areas

Long lines in the hot sun during peak summer hours with sparse public amenities are challenges that detract from the user experience. Transport Canada security regulations for the design, construction and operation of passenger vessel facilities will be a key consideration, but must be interpreted within the overall goal of improving and celebrating this special place on Toronto's waterfront. The ferry terminal and public space must be universally accessible, incorporate food and beverage facilities, provide shade and wind protection, and opportunities for seating, play and contemplation.



4. Enhanced Harbour Square Park

Harbour Square Park is intended to be both a regional destination for families, as well as an amenity for local residents. With the growing number of families in the neighbourhood, innovative play areas for children, incorporating features with “High Play Value”, should be considered. These play areas should be accessible year round and encourage children of all ages to stay and play.



5. Connections between the terminal and the rest of the city

The approach sequence to the ferry terminal should be enhanced from Queens Quay right onto the boat, including both physical and visual connections. Connections to the network of existing and planned parks and open spaces, including the waterfront trail, should also be improved and enhanced. The language and materiality of Queens Quay Boulevard, the Wave Decks, the Water's Edge Promenade and boardwalk should be reflected or incorporated into the design.



6. Promote Sustainable Development

Waterfront Toronto is committed to making the city's waterfront a national and global model for sustainability. Building a sustainable community means paying attention to several important aspects of revitalization at the same time: environmental, social and economic. Designs should take a balanced approach to sustainability. For instance, the design of the ferry terminal and surrounding park should ensure healthy trees and habitat, use materials and finishes that are of high quality and durability, and provide comfort by allowing shade in summer and wind breaks in winter.



Competition Process Overview

The Innovative Design Competition will follow a two-stage juried process.

Stage 1: Pre-Qualification (RFQ) stage

This stage involves an open call for submission of qualifications by design professionals from around the world. A selection committee will recommend a short-list of approximately five (5) Proponents to move onto the Design Competition (Stage 2 RFP).

Stage 2: Request for Proposal (RFP) Design Competition stage

The subsequent stage involves an intensive eight-week design exercise in which the shortlisted Proponents will develop bold and innovative design concepts for the Jack Layton Ferry Terminal and Harbour Square Park. The final design proposals will be presented and exhibited publicly over a one week period in Toronto, followed by a review and jury selection process.

Competition Process Overview

Competition Kick Off	
Issue Competition Brief and Mandatory Site Visit	January 14, 2015
Design Period 1	January 19 - February 6, 2015
Mid-Term Reviews	February 9 - 10, 2015
Design Period 2	February 16 - March 2, 2015
RFP Submission Deadline	March 3, 2015
Exhibition and Public Presentations	March 9 - 13, 2015
Identification of successful Proponent(s)	Late March 2015

Master Plan and Phase One Implementation

The successful proponent will be contracted to refine their winning scheme and make any necessary adjustments to the plan resulting from the technical reviews, stakeholder and public feedback process.

Images will also be prepared which will form the basis of a fundraising campaign.

The successful proponent will then be contracted to design a Phase One implementation, produce tender ready drawings and provide construction oversight. The budget for Phase 1 is modest.

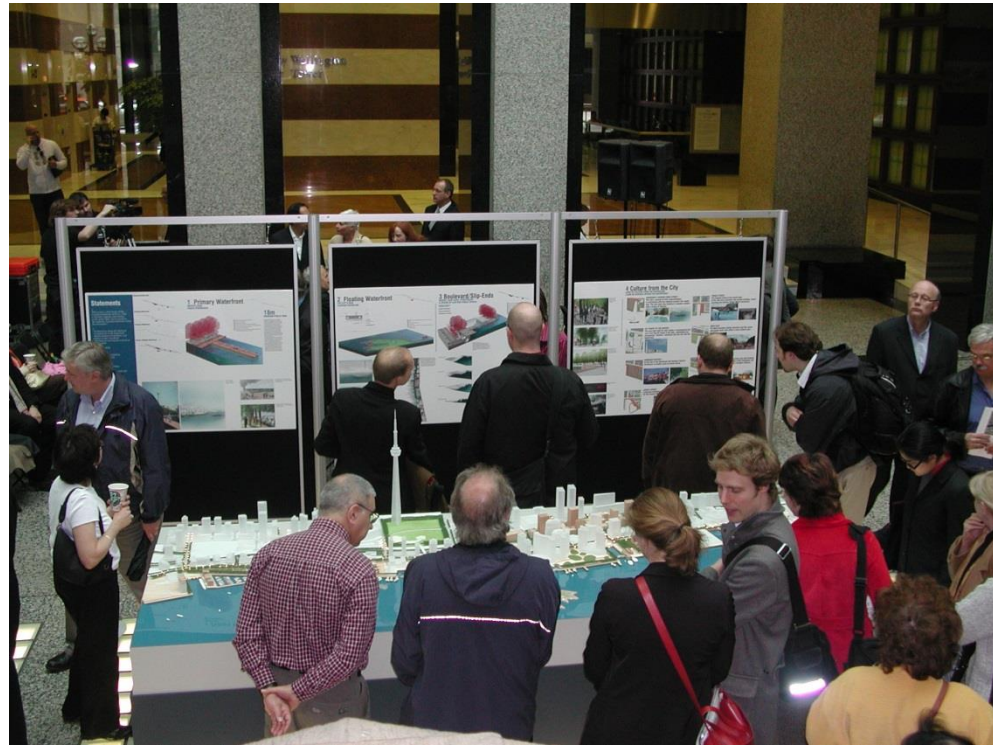


Role of the Stakeholder Advisory Committee

Public Consultation

Communication and engagement with the public will be an integral part of the Design Competition.

- Stakeholder Advisory Committee comprised of local residents, businesses and neighbourhood groups will provide advice and feedback to team and the competition jury.
- Feedback from the general public will also be solicited throughout the process.
 - Regular communication with public at key milestones
 - Public exhibition in March 2015
 - Online public consultation



Role of Stakeholder Advisory Committee

- Act as a sounding board for the project team and design teams to share and discuss ideas
- Provide guidance, critiques and suggestions on proposed design approaches, concepts and materials
- Provide a sense of broader community's reactions and concerns and explore how these might be addressed
- Contribute to a report (assembled by the SAC Chair) summarizing SAC member feedback to be reviewed by the Competition Jury as part of its deliberation process



Specific Duties

- SAC Chair - Pam Mazza / Toronto Island Community Association
 - Represents the SAC at January site tour
 - Leads preparation of SAC Report to Jury
 - Possible media contact
- SAC Terms of Reference
 - Outlines specific SAC duties, timing and administration
- Overview of SAC Work Plan
 1. Request for Proposal input (Dec 1)
 2. Competition Kick-off and Site Tour (Jan 14)
 3. Mid-Term Design Review (Feb 9/10)
 4. Public Exhibition and Presentation (March 9)
 5. Evaluation of Final Submissions (March 11)
 6. SAC Report to Jury (March 17)
- Confidentiality Agreement



Stakeholder Feedback – Competition Brief

The Goals

Goal #1

Create a long-term vision for the transformation of the Ferry Terminal to be articulated in a Master Plan

Goal #2

Develop a short-term Landscape Enhancement Proposal for Phase One

Required Design Elements

- An Iconic and Welcoming Ferry Terminal
- Continuous Waterfront Access
- Improved Queuing Areas
- Enhanced Harbour Square Park
- Connections Between the Terminal and the Rest of the City
- Promote Sustainable Development

Stakeholder Feedback – Competition Brief (con't)

Existing Conditions, Opportunities and Constraints to consider

Other Comments



Wrap-Up and Next Steps