



# YORK QUAY REVITALIZATION PHASE TWO DESIGN UPDATE

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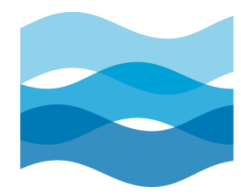
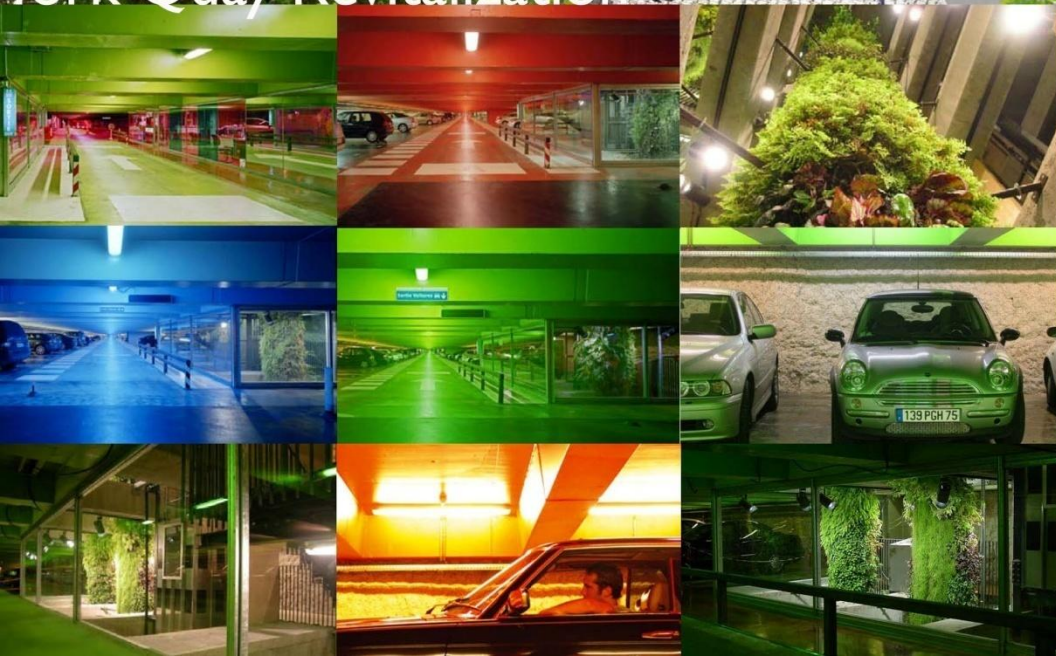
**WATERFRONT**Toronto



York Quay Revitalization

# York Quay Revitalization, Phase II

## Central Waterfront Community Meeting May 12<sup>th</sup>, 2010



**WATERFRONT**Toronto



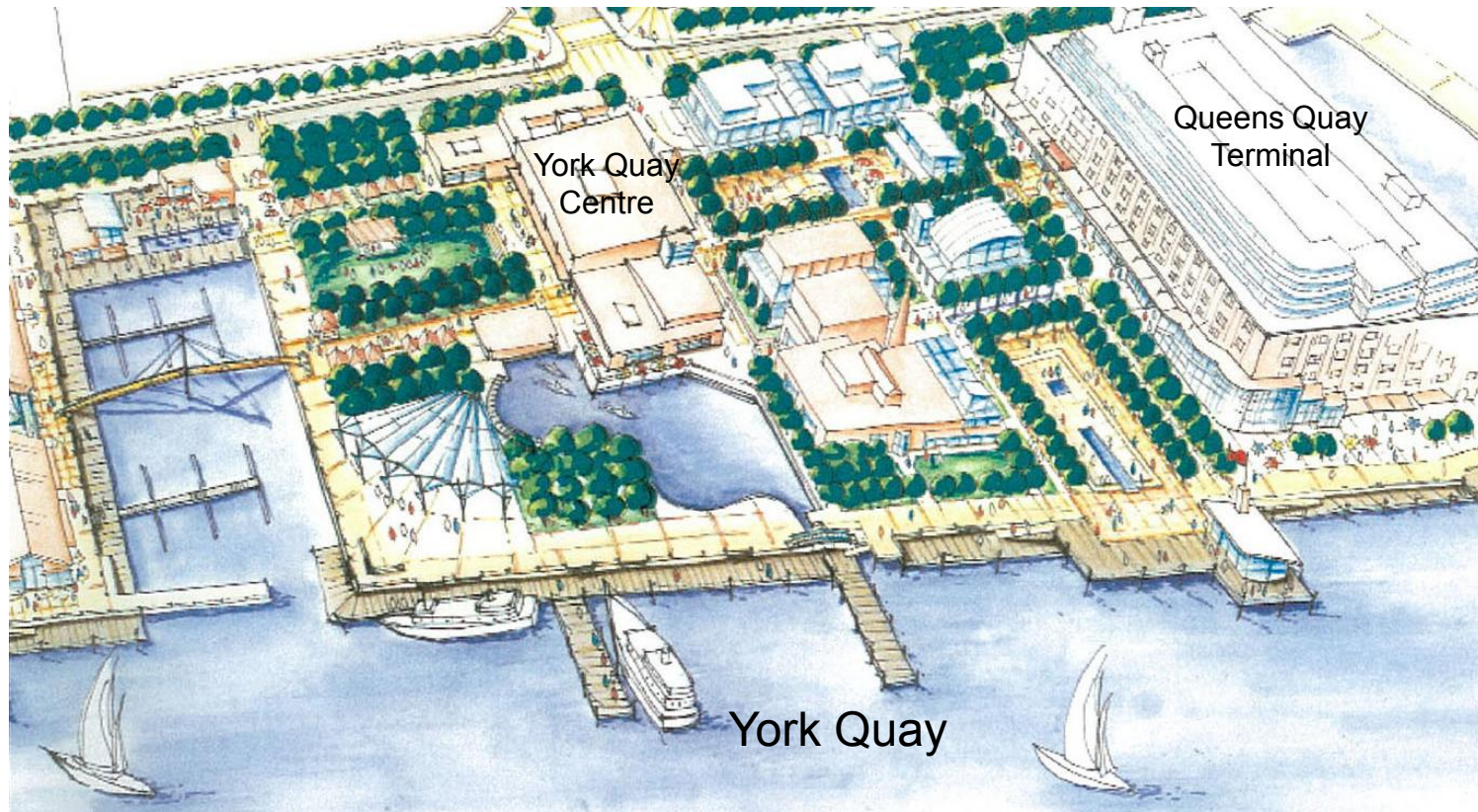


# Project Site

- 1.4 hectares (3.5 acres)
- Surface parking managed by Harbourfront Centre (HFC)
  - 212 car capacity
  - \$1.2 million annual revenue
- The project will deliver a future source of revenue to HFC and free the surface for future development of public realm and retail development (currently outside the scope of this phase of work).

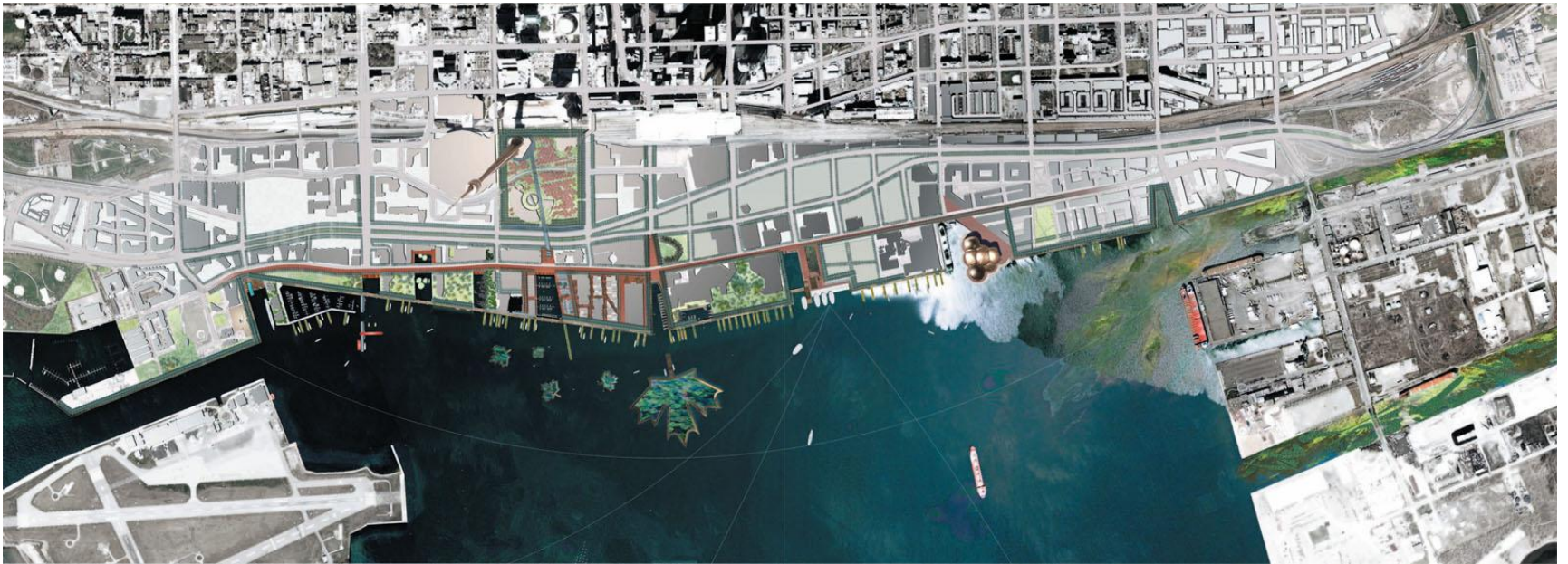


# Harbourfront Centre Master Plan, 2000





# Central Waterfront Master Plan, 2006



# Feasibility Study, 2008/2009

- A Feasibility Study was completed in April 2009. The consultant team developed urban design alternatives which were tested for their financial feasibility. After much refinement, a preferred alternative was selected which balanced urban design considerations with a fiscally sustainable approach.
- The goal was to evaluate;
  - Urban design,
  - Programming, and
  - Financial feasibility of replacing 3.5 acres of surface parking with a vibrant mixed-use urban park and cultural and retail cluster on top of a new underground parking garage.
- The Feasibility Study examined the 2000 Harbourfront Centre master plan in the context of the 2006 Central Waterfront master plan

## Feasibility Study Vision

### Cultural Village

- *The Cultural Village is a “village-like” fabric of culturally diverse retail and cultural uses adjoining the two major public squares.*

### Public Squares

- *Urban Square facing Queens Quay Boulevard*
- *Canada Square facing the lake*

### Underground Parking Garage

- *Approximately 300 stall garage that will replace the current surface lot*

### Cultural Facilities improvements

- *Improvements to the exterior of the Power Plant, Enwave Theatre, and Sirius Stage area*



# Consolidated Framework Plan (based on Feasibility Study)

- 1 Canada Square
- 2 Cultural Village “Retail/Studio/Commercial” Space
- 3 Underground parking garage (approx. 300 stalls)
- 4 Urban Square
- 5 Ramp to below-grade parking and potential street-related retail
- 6 Future Cultural Uses



# York Quay Revitalization

- **Phase 1**
  - York Quay Promenade
  - Completed in 2005
- Phase 2
- Future Phases





# York Quay Revitalization

- Phase 1
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  - Complete in 2005
- Phase 2
  - Underground Parking Garage (approximately 300 stalls)
  - Lake-facing square (Canada Square)
  - Re-zoning to allow future retail
  - Temporary or permanent site finishes for remainder of primary site (budget dependent)
- Future Phases



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- **Future Phases**
  - Cultural Village retail/studio/commercial development
  - Private sector partnership





# Timelines

- Underground Parking Garage
  - Targeting a construction start of Summer 2010 to be completed in Fall/Winter 2011
- Parks and Public Realm (surface)
  - Currently in concept design phase
  - Construction timing will be contingent on completion of underground parking garage
- Cultural Village
  - Targeting to submit the OPA/ZBL by Fall 2010
  - Construction will be dependent on attracting a developer partner and market forces

# Approvals Obtained

- The Committee of Adjustment approved a minor variance application to permit the underground parking garage on November 4<sup>th</sup>, 2009.
- A Federal CEAA Screening Report was approved on February 1<sup>st</sup>, 2010.

# Approvals Needed

- Site Plan Approval (Garage)
- Building Permits (Garage)
- Official Plan Amendment and Zoning By-law Amendment (to permit future retail)
- Waterfront Toronto Design Review Panel





## Michael Van Valkenburgh Associates, Landscape Architects (MVVA)

### Selected as Design Lead

December 7, 2009

- Selected from among 15 submissions during a competitive Request for Proposal (RFP) process, MVVA was chosen to lead the design of the York Quay Revitalization Project (phase two) for Waterfront Toronto and Harbourfront Centre.
- MVVA has been selected in part on their innovative proposal to design an underground parking garage that is an enticing part of the urban experience rather than a grim, unwelcoming and disorienting piece of infrastructure.

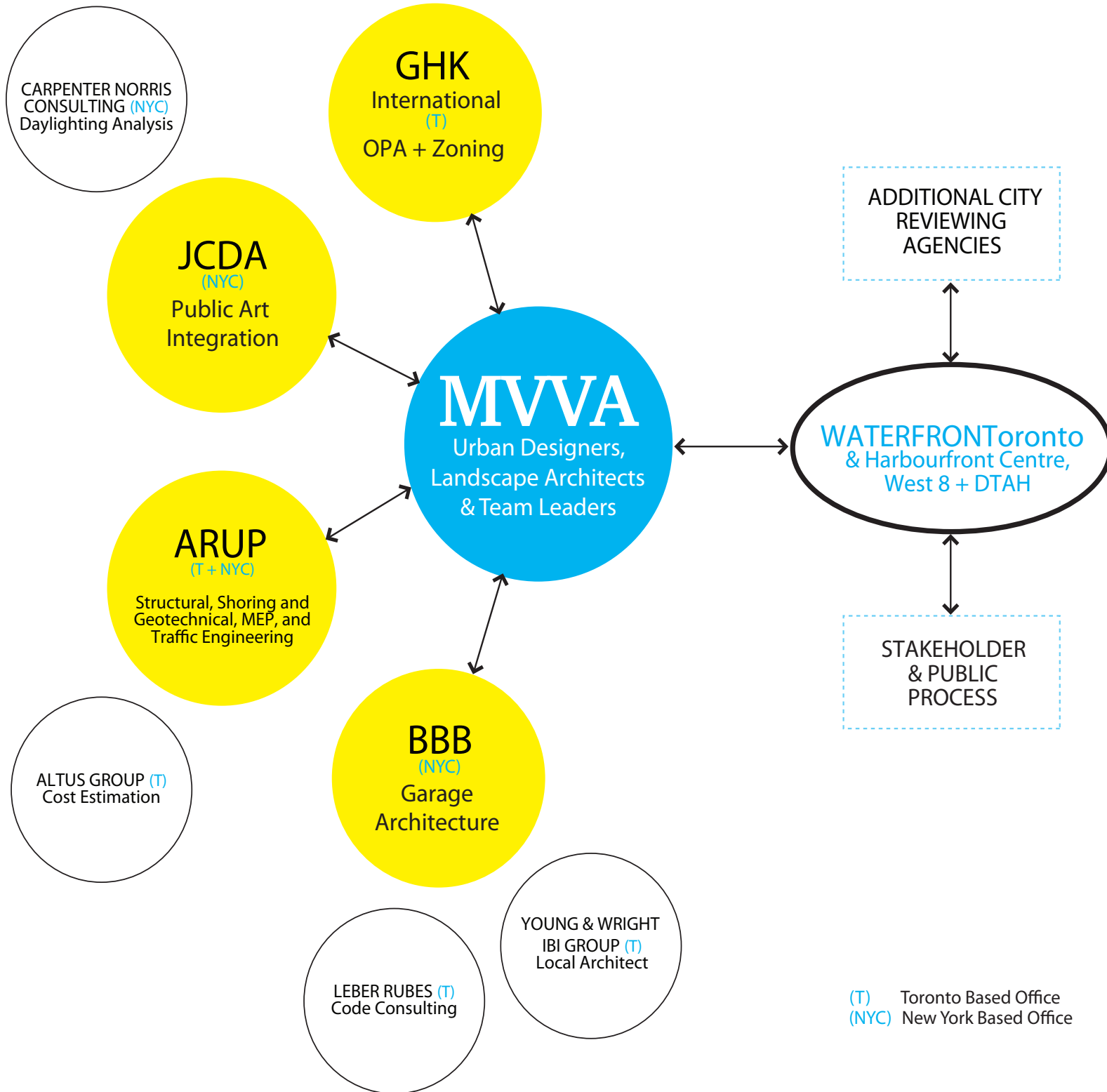


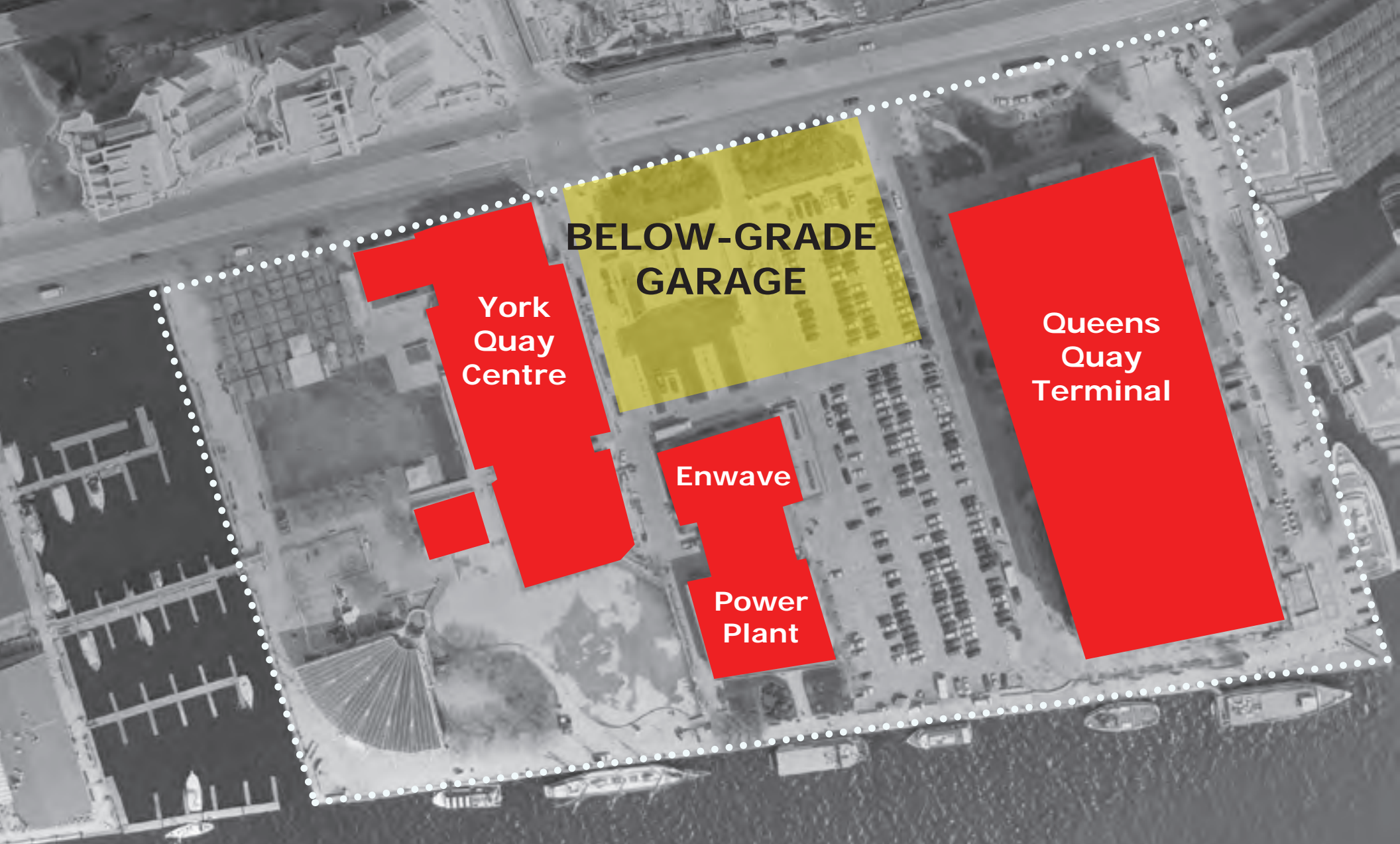
# York Quay Revitalization **Phase 2**

Central Waterfront Community Meeting, May 2010









**York  
Quay  
Centre**

**BELOW-GRADE  
GARAGE**

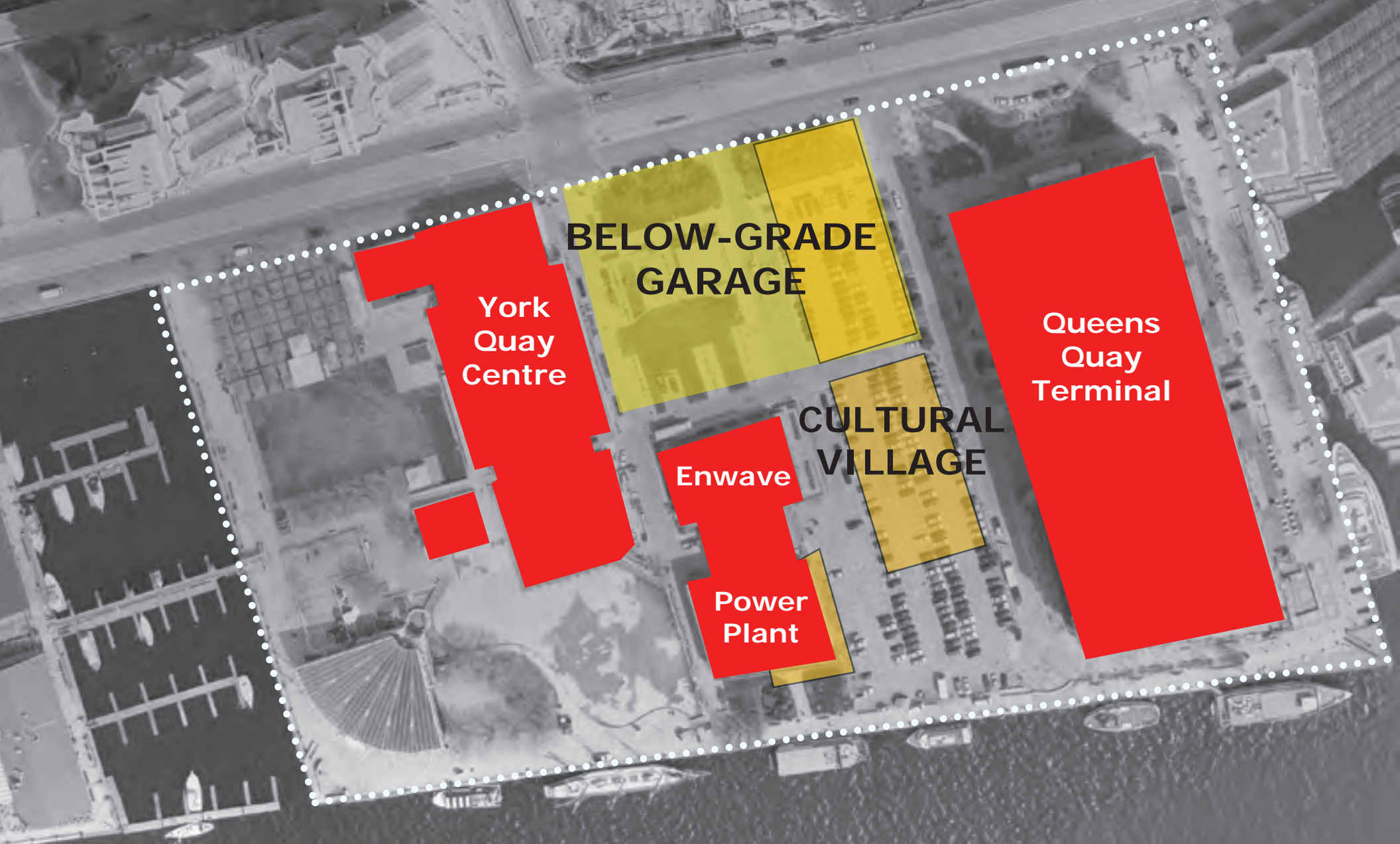
**Queens  
Quay  
Terminal**

**Enwave**

**Power  
Plant**

**The Framework Plan**



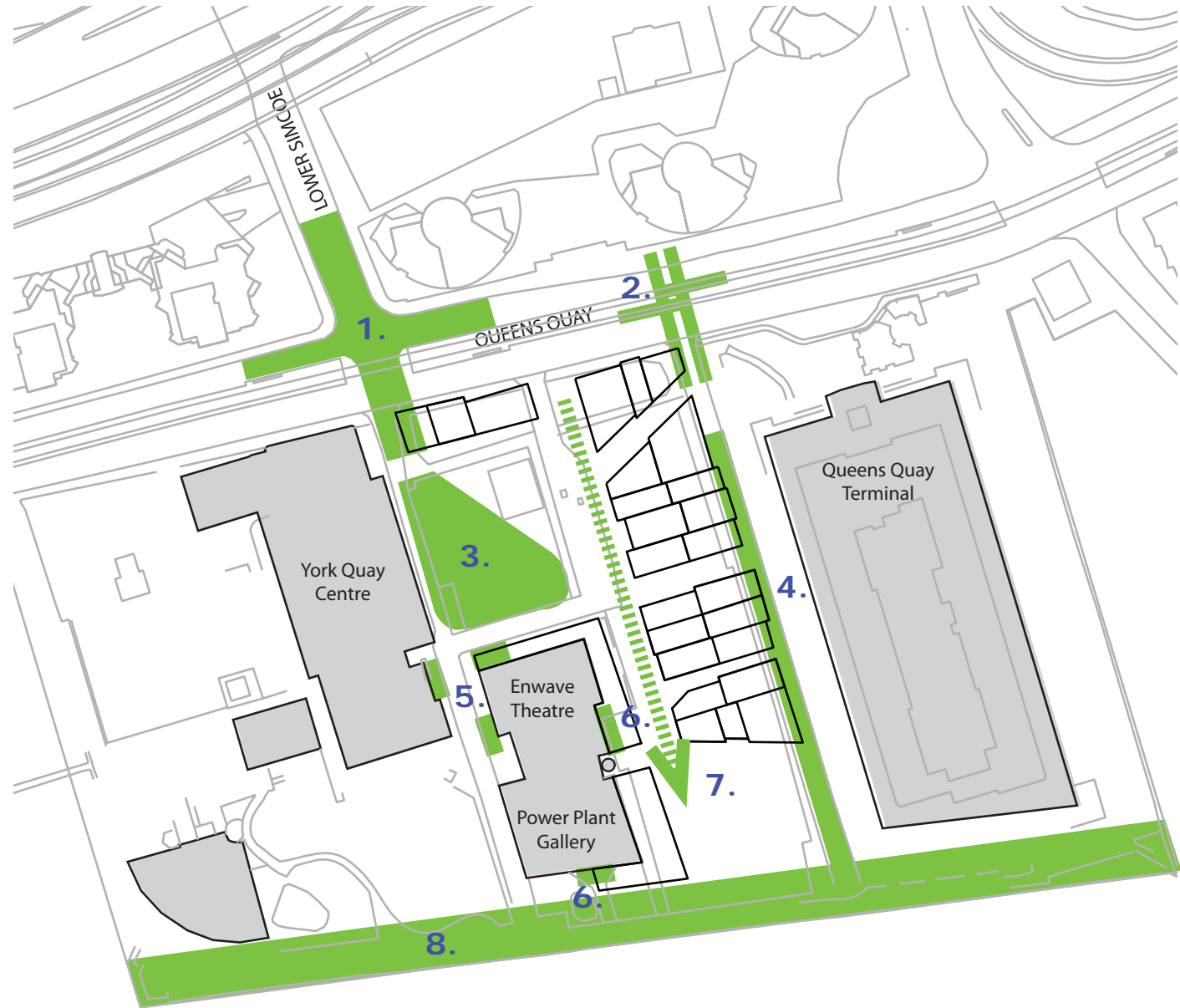


The Framework Plan: **Architectural Elements**



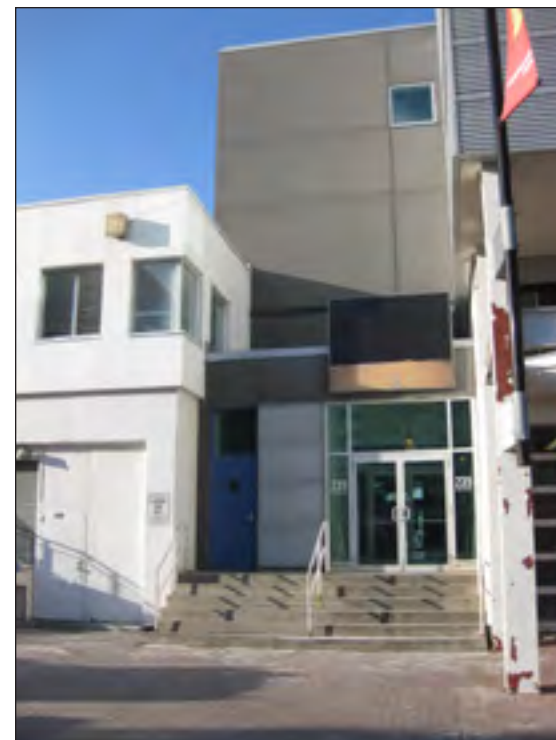
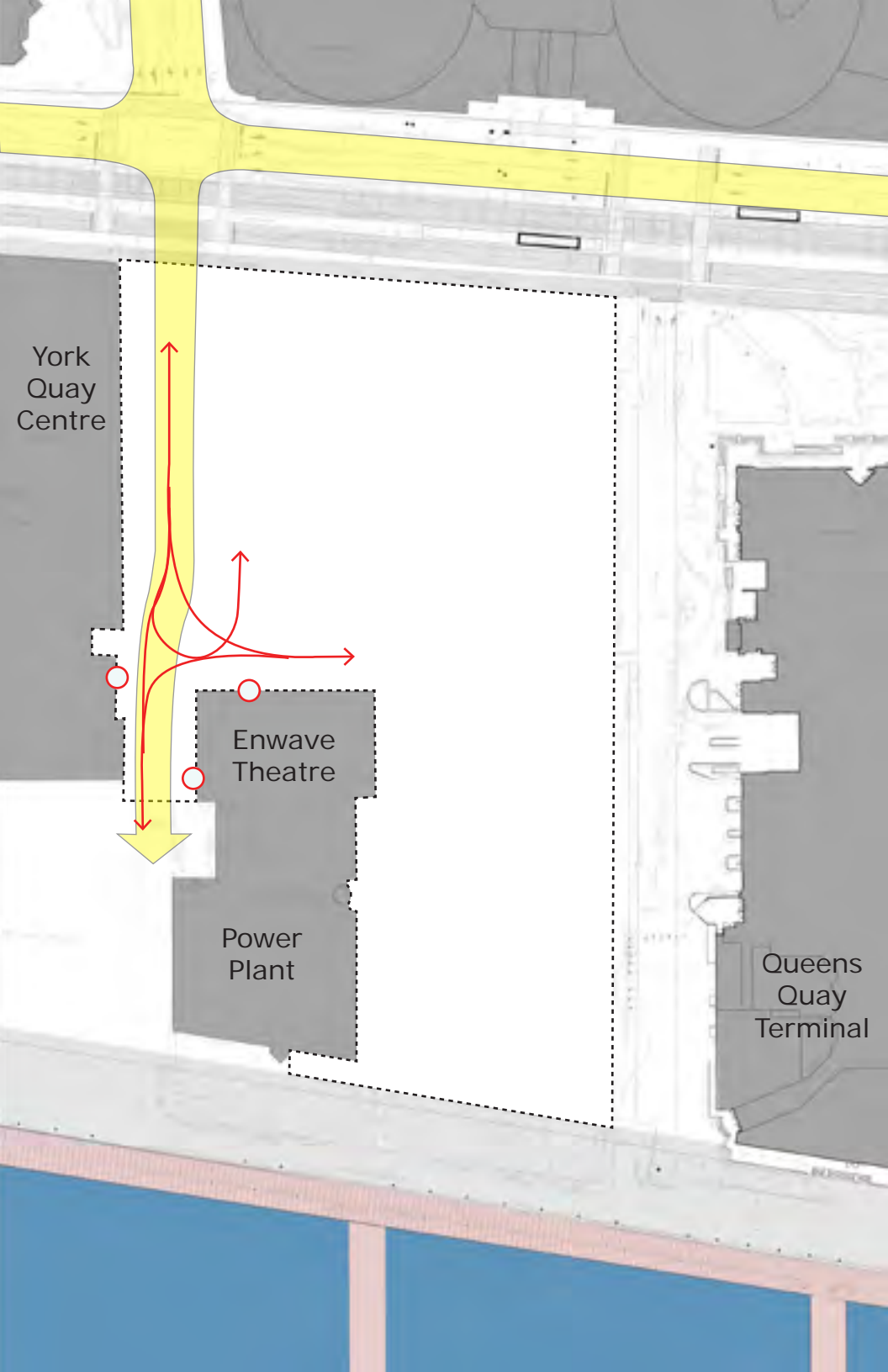
# Existing and Future Site Considerations

1. Coordination of future intersection at Simcoe
2. Coordination of future LRT Station and Crosswalks
3. Accommodation of loading 10 Buses on site
4. Existing Queens Quay Terminal Service Lane (Private Property)
5. Existing Loading Docks
6. Existing Power Plant Building Entries
7. Future Cultural Village and axis to Lake
8. Future Water's Edge Promenade (19m)



# Vehicular Movements

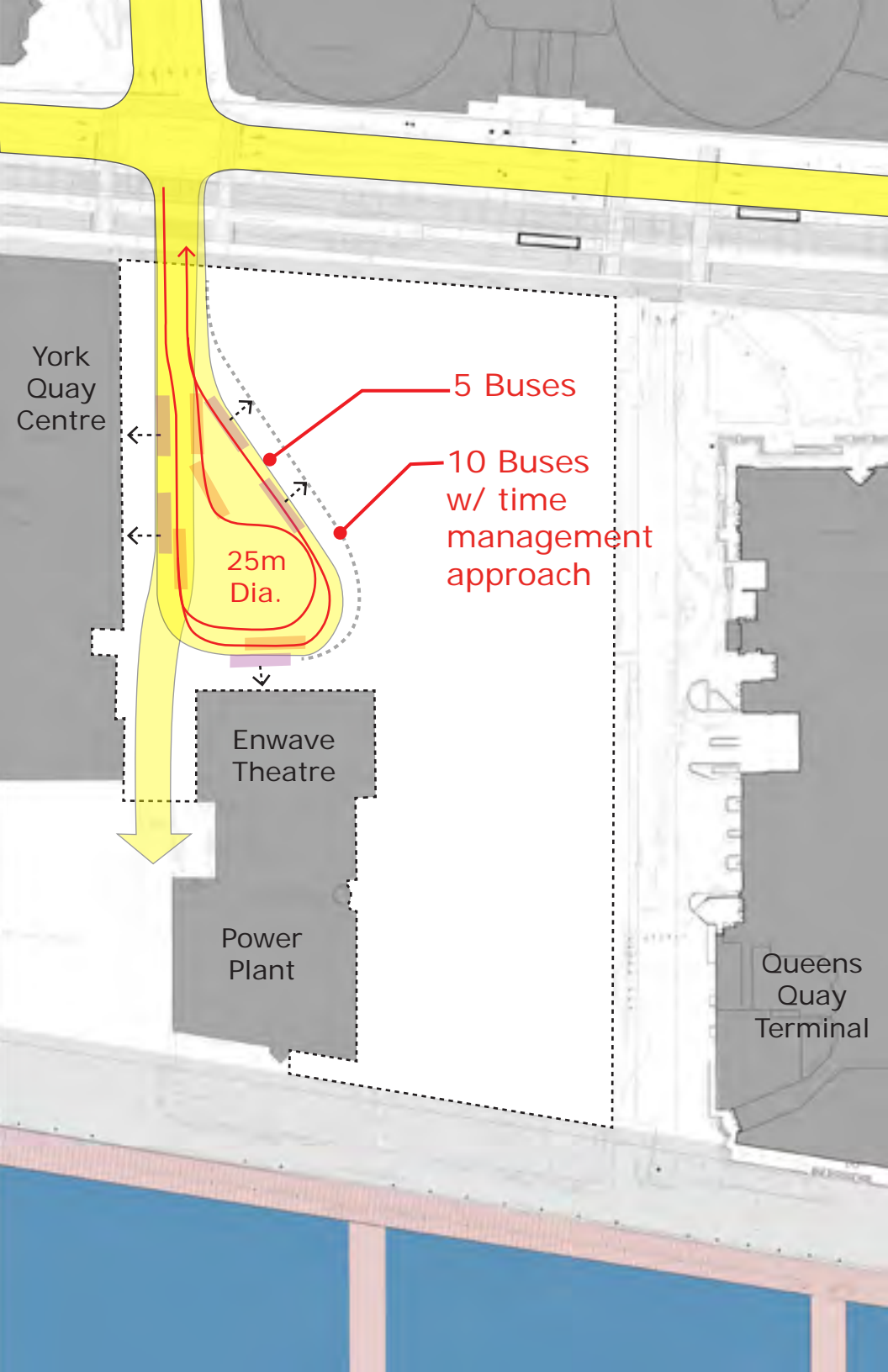
## Existing Loading Docks





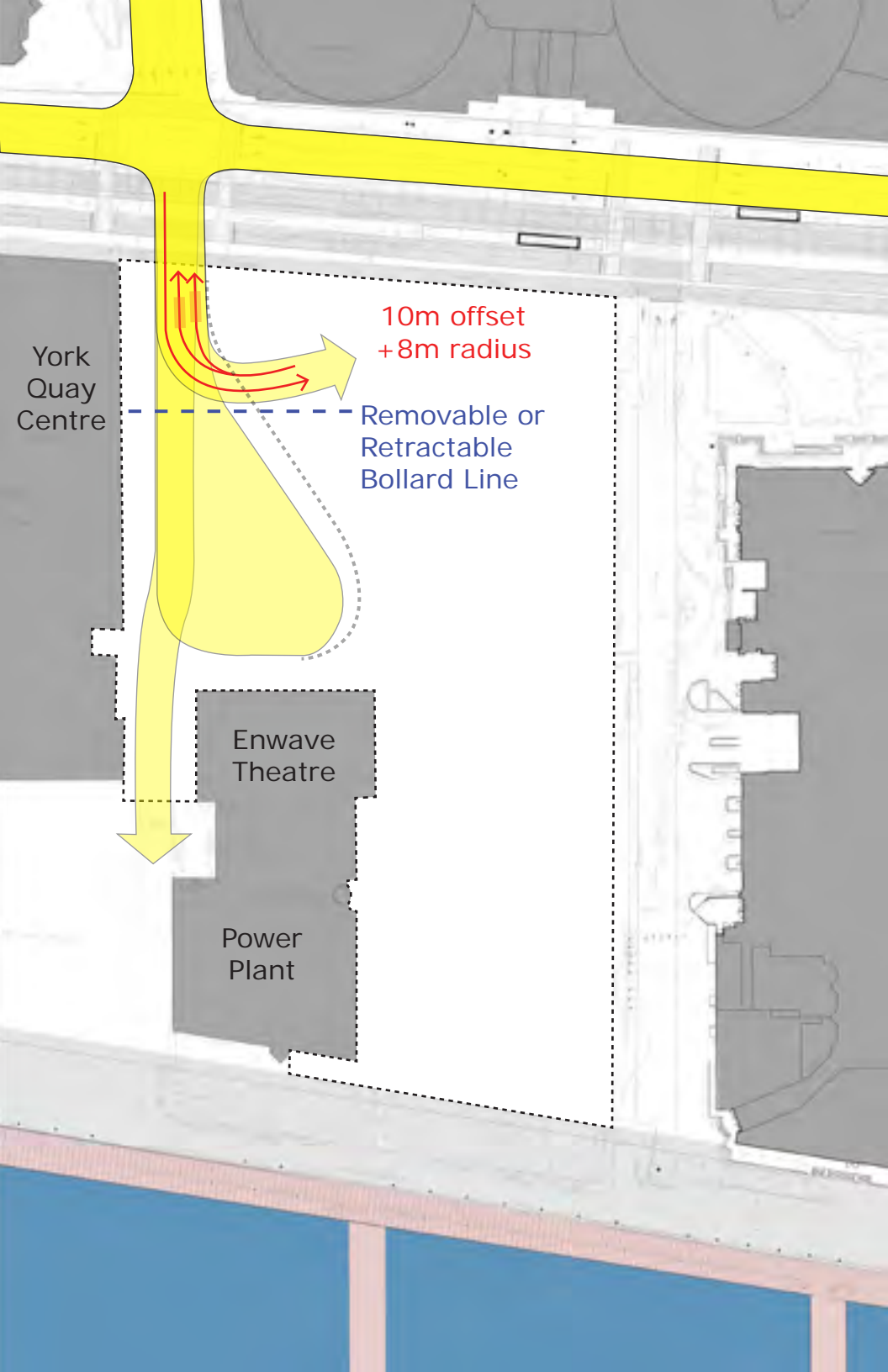
# Vehicular Movements

## School Bus Drop-off



# Vehicular Movements

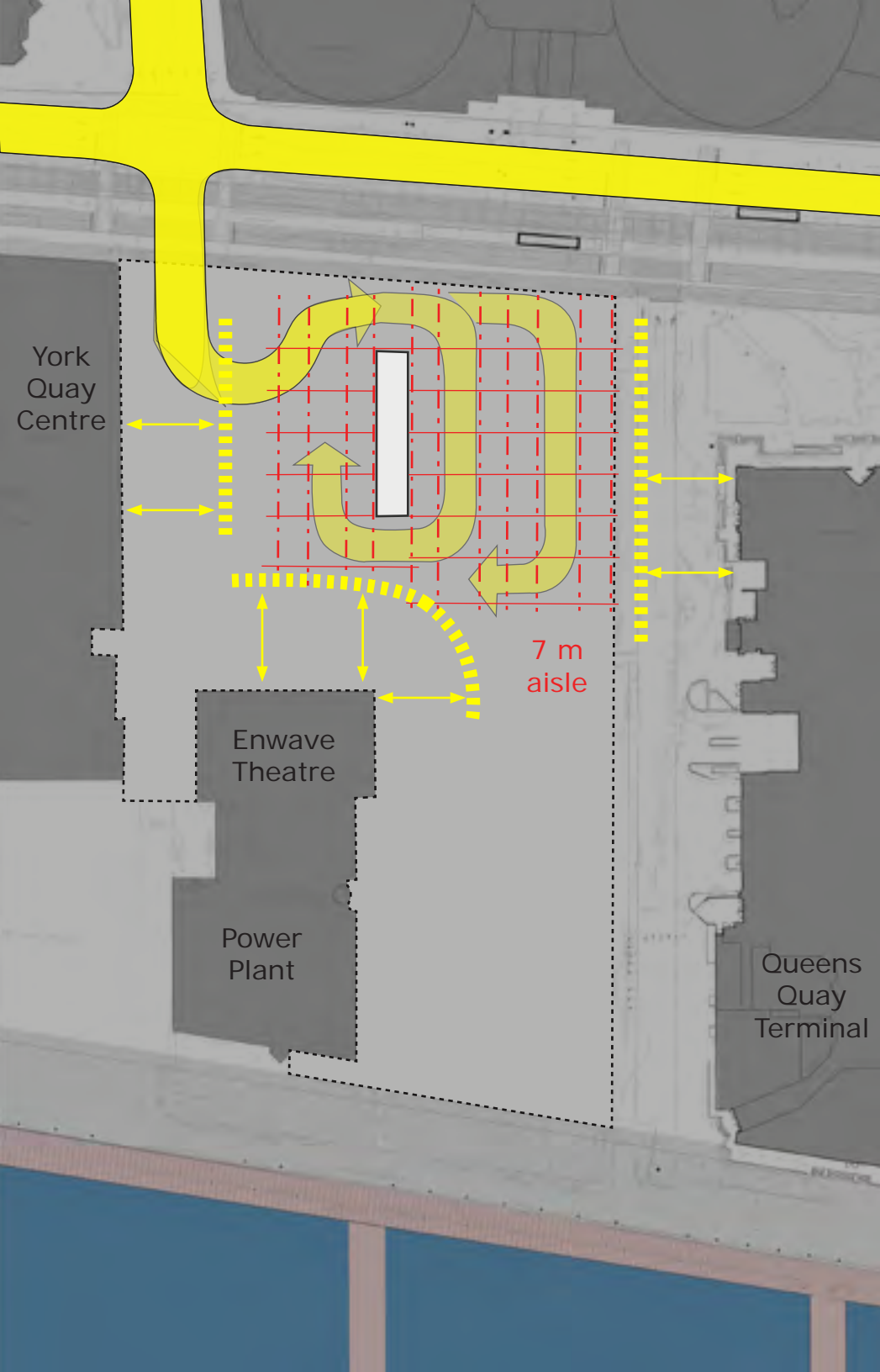
## Parking Garage Queuing

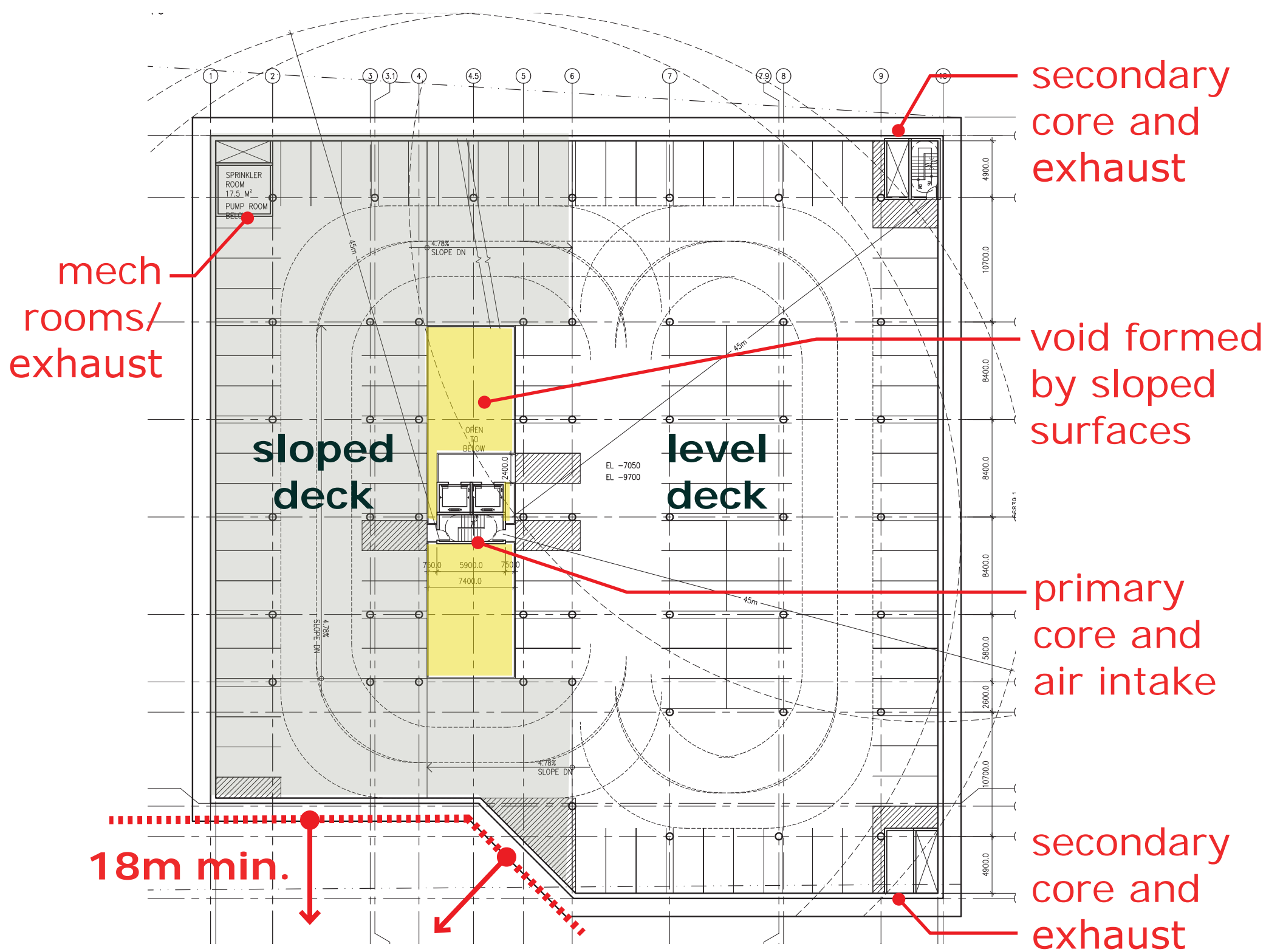




# Subgrade Considerations

## Building Settlement





mech  
rooms/  
exhaust

secondary  
core and  
exhaust

void formed  
by sloped  
surfaces

sloped  
deck

level  
deck

primary  
core and  
air intake

18m min.

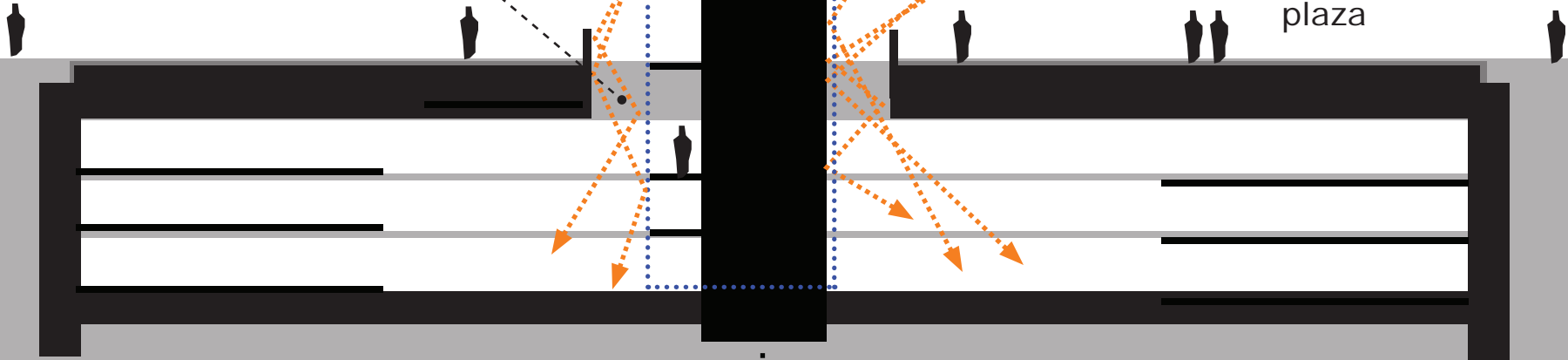
secondary  
core and  
exhaust



# Public Art Integration

## Day-Lighting

2m open north  
and south of core  
(air intake)



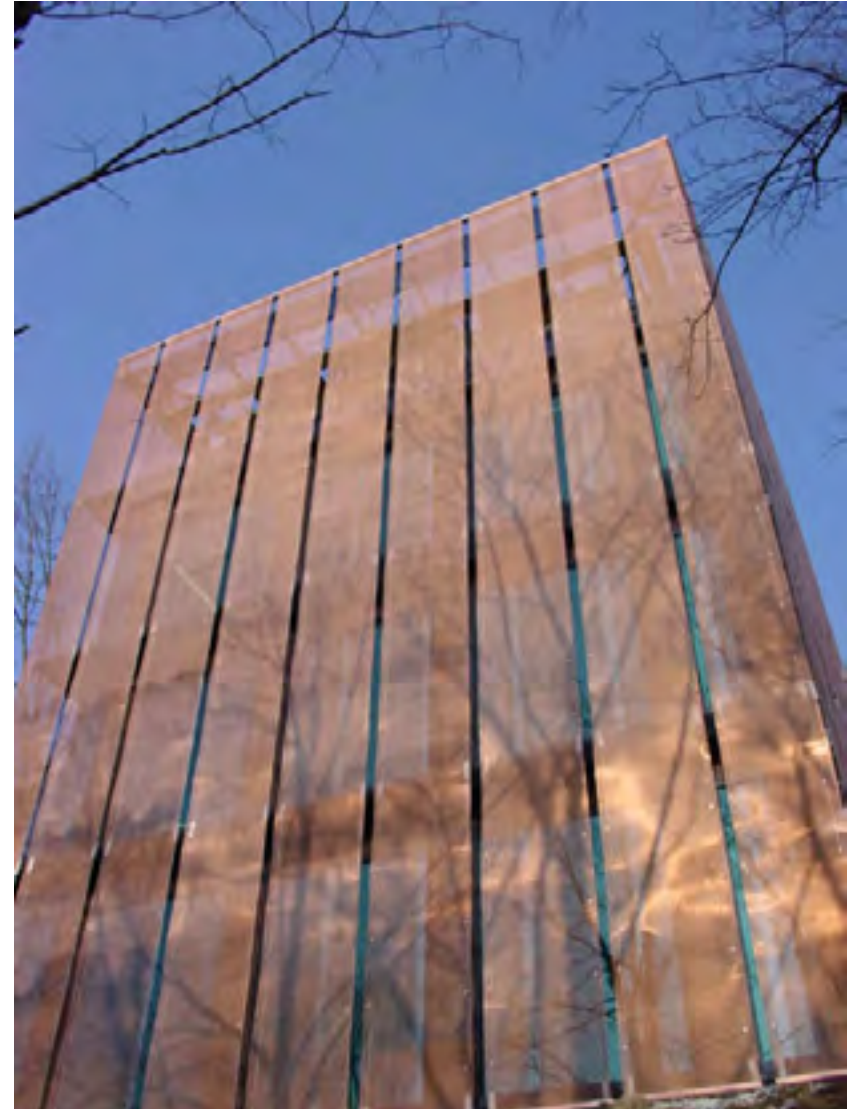
plaza

Reflective core  
and enclosure

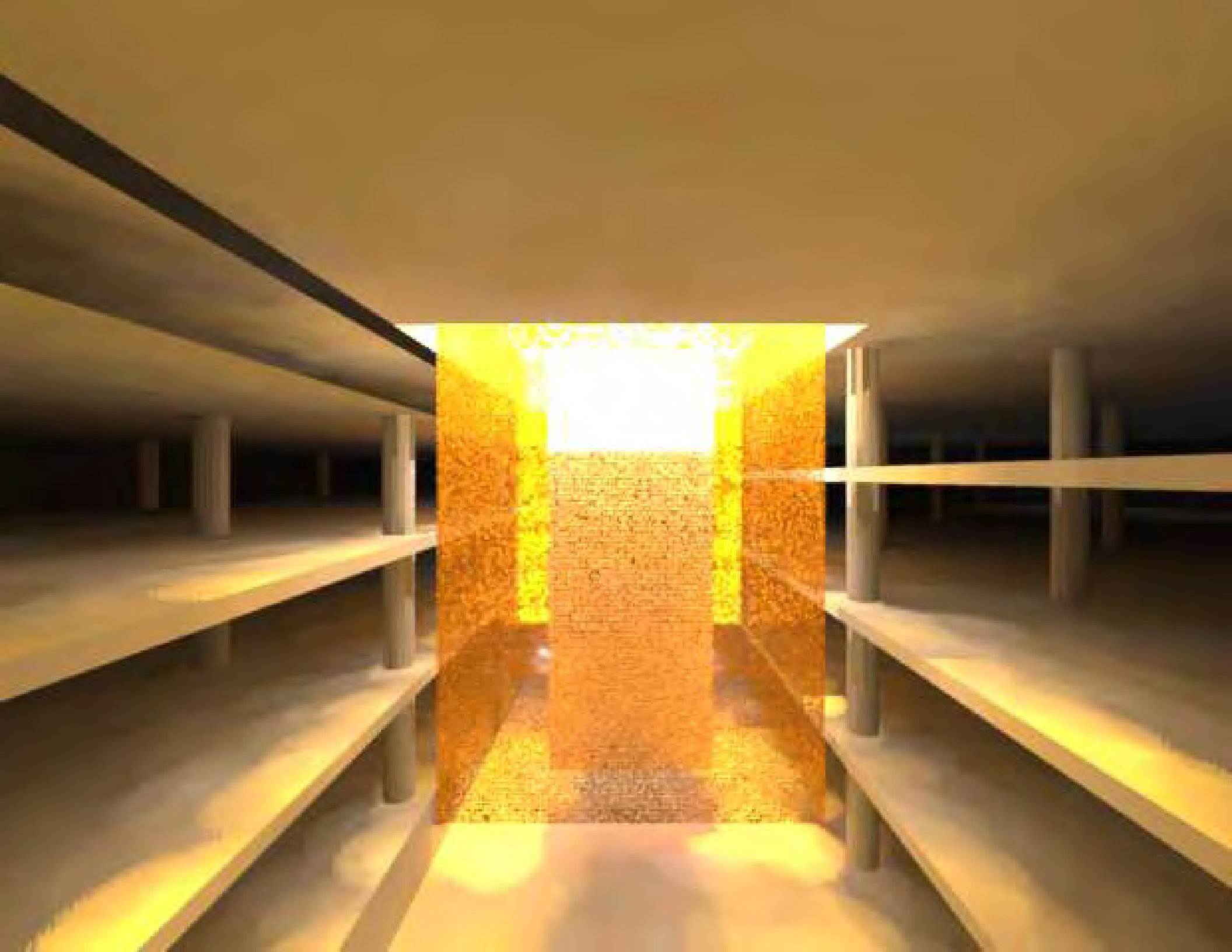
1 opening in plaza  
associated with  
platform and core



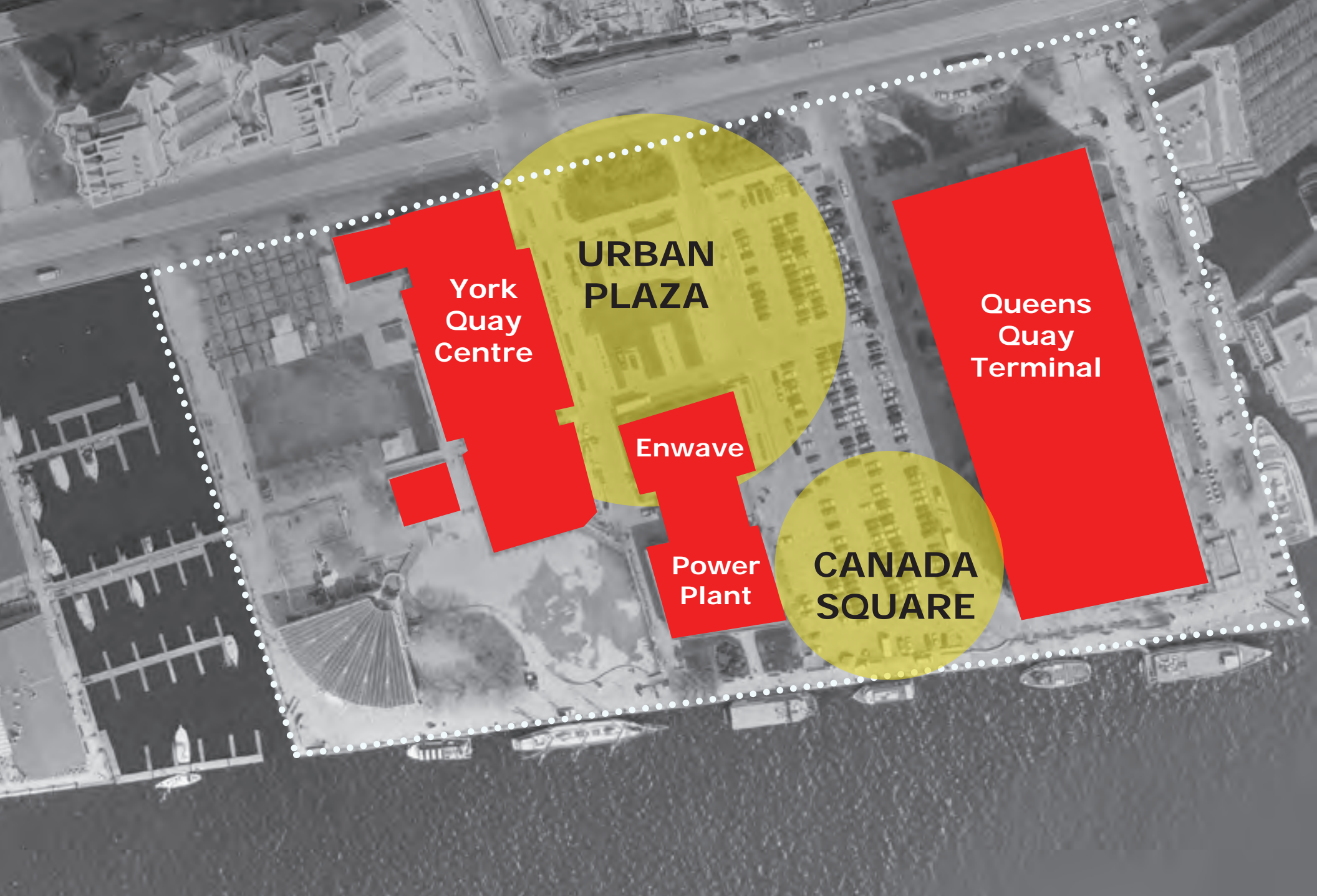
Daylight radically contrasts with both the intensity and the color rendition of standard parking garage lighting



Perforated reflective metal sheeting can be installed on tensioned stretcher bars as an affordable way to distribute daylight







York  
Quay  
Centre

URBAN  
PLAZA

Queens  
Quay  
Terminal

Enwave

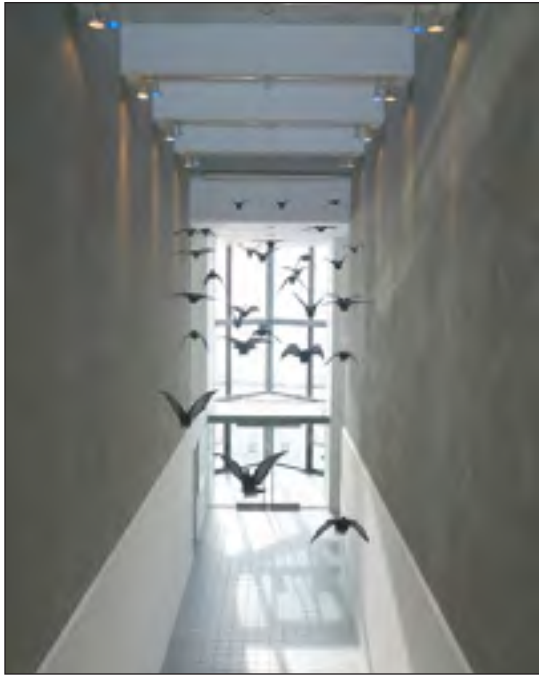
Power  
Plant

CANADA  
SQUARE

The Framework Plan: **Public Space Elements**

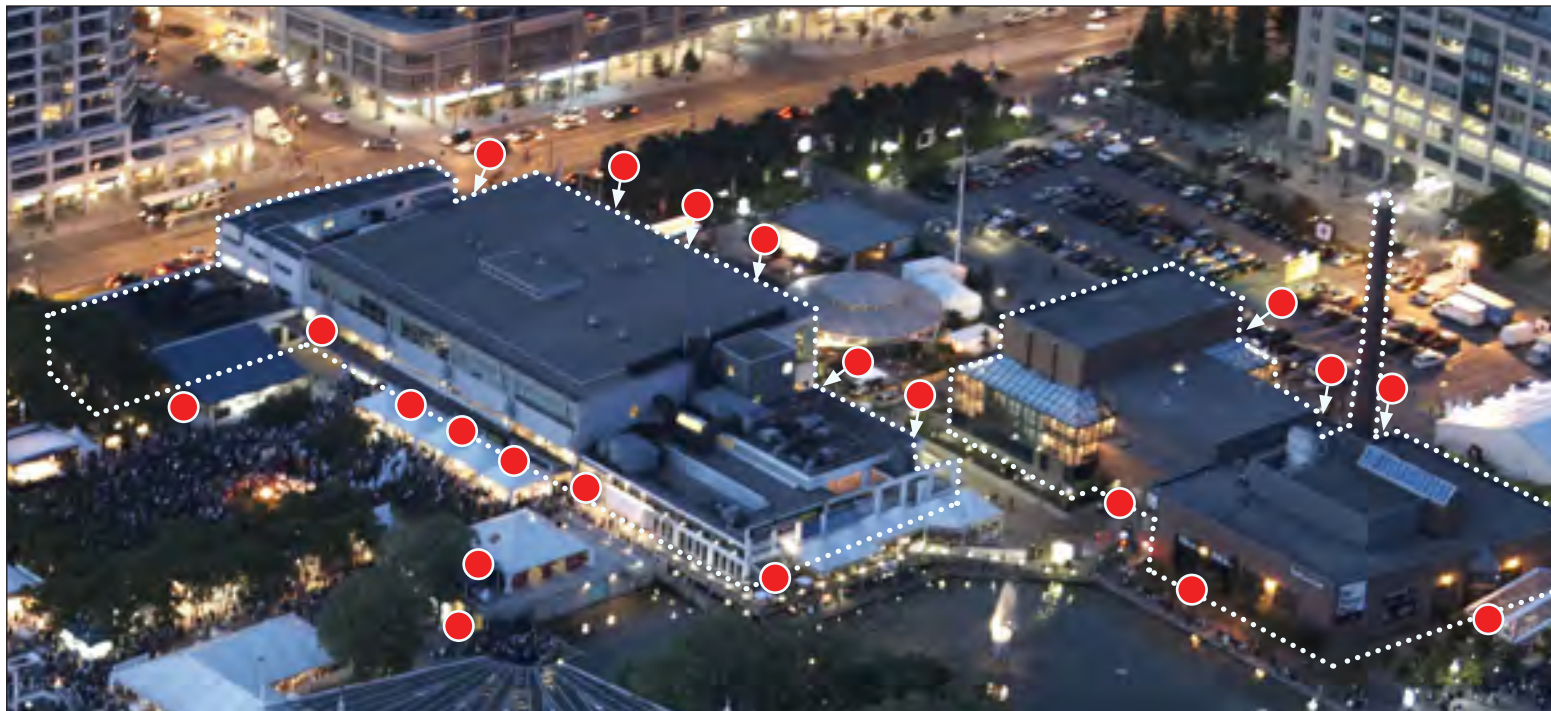


# Harbourfront Centre's program addresses a broad range of **visual culture** for Toronto





# Harbourfront Centre's buildings and open spaces need to present a coherent address to the City

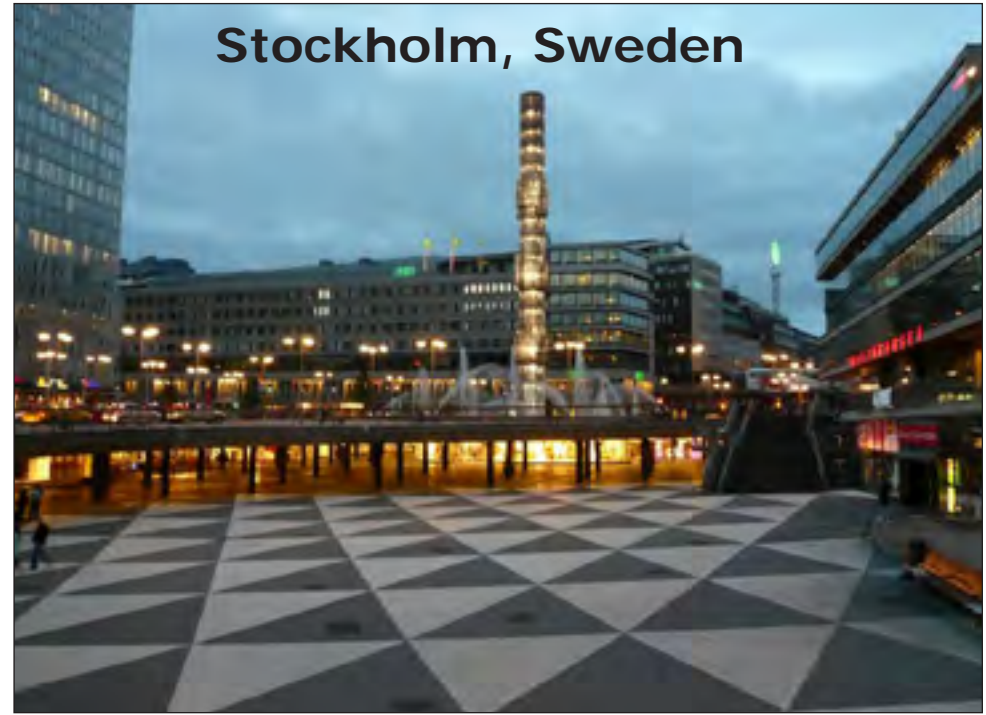




Lisbon, Portugal



Stockholm, Sweden



- a texture that **contrasts** contextual conditions
- a pattern that **absorbs** boundary idiosyncracies



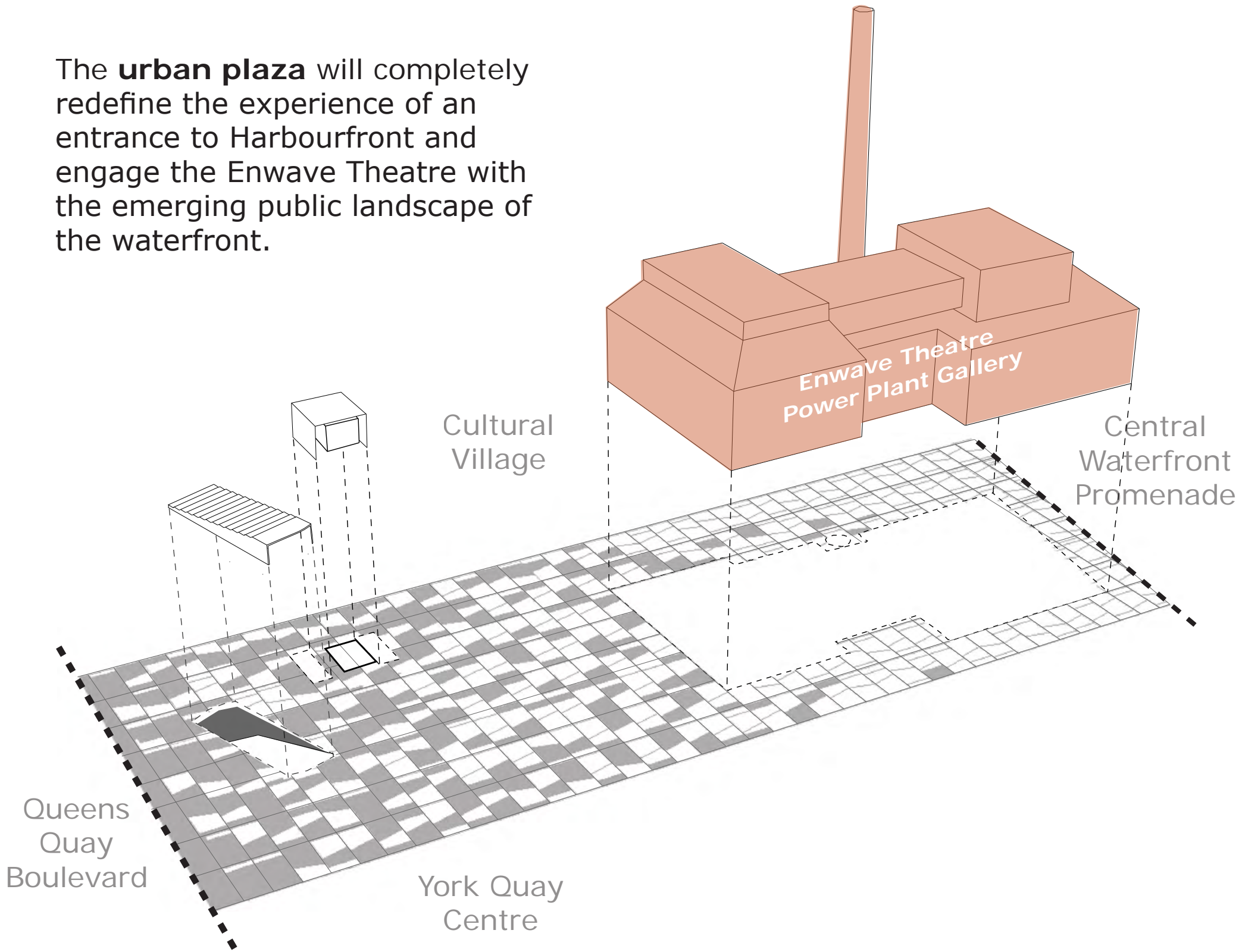


The inspiration for the plaza pavement design begins with the qualities of the harbour **ice floes**





The **urban plaza** will completely redefine the experience of an entrance to Harbourfront and engage the Enwave Theatre with the emerging public landscape of the waterfront.








# Urban Plaza

Harbourfront's plaza will hold a unique address on the Toronto waterfront.





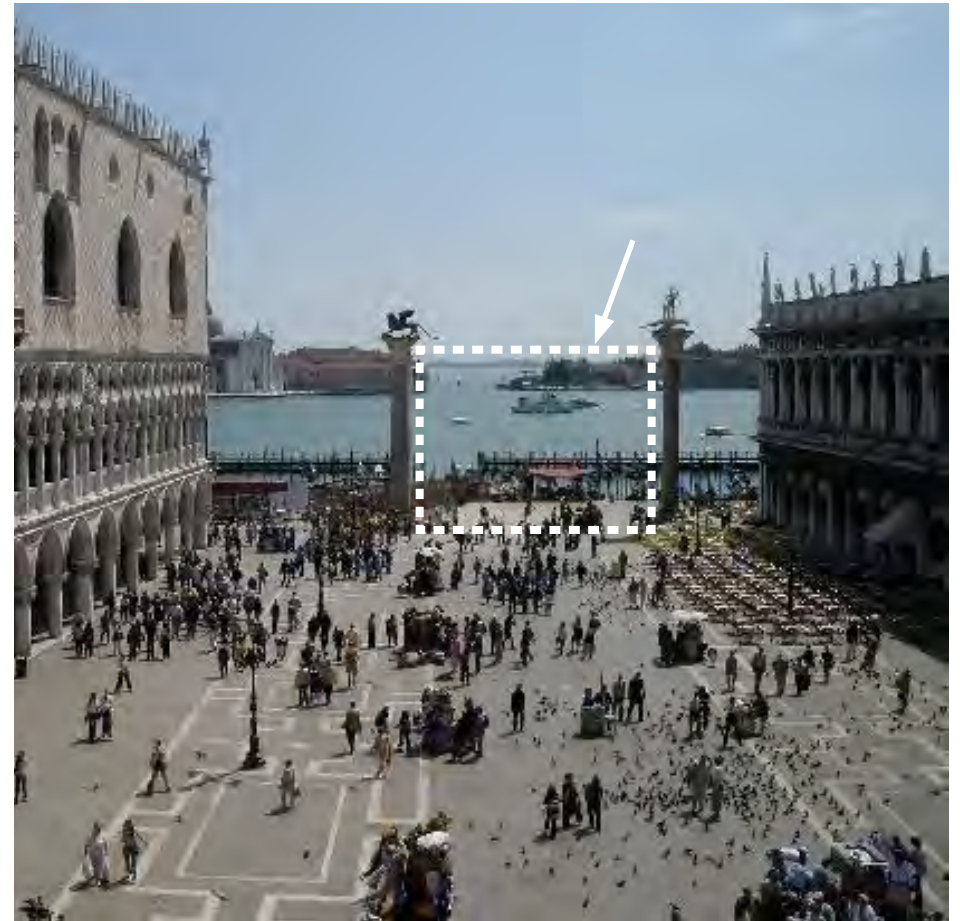
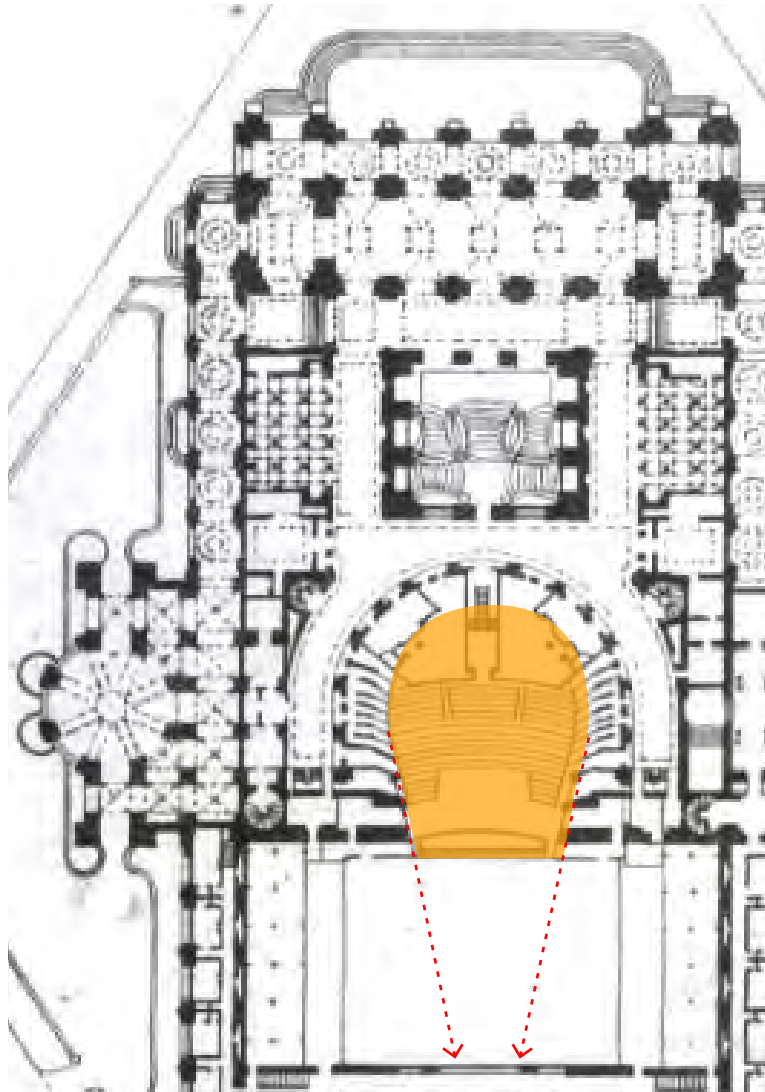


# Canada Square



A square that capitalizes on the harbour prospect





- Theatricality of a lake-facing square
- Framing of an idealised view
- Columnar/ architectural quality of trees

# Public Meeting 1 Feedback

March 2, 2010 | Harbourfront Centre

## **Make the space beautiful and functional**

- Suggested inclusion of sculptures, fountains/waterfall, public art, and a fire feature
- Requested inclusion of play spaces, refuge from the elements (particularly shade)
- Suggestions for “more green than concrete”
- Pitched rather than flat roofs for the cultural village
- Provision of washroom facilities.

## **Some local residents love the project, others would prefer to see more open space. Some local residents...**

- Loved the idea of the project and the effort to bring people down to York Quay
- Expressed worries about anything that would limit views to the lake
- Expressed a preference for park-like open space rather than the cultural village

## **Considerable interest in vehicle movements**

- How will cars, buses(school buses/tour buses), taxis and bikes load and unload?
- Provide advance notice system to indicate that the parking garage is full
- Providing ample bike parking, including bike lockers
- Standardized parking signage for the waterfront

## **Questions about construction.**

- How will noise related to construction be managed?
- Where will people park while the garage is being built?





# York Quay Revitalization Phase 2

Central Waterfront Community Meeting, May 2010

