

# BATHURST QUAY NEIGHBOURHOOD PLAN (BQNP) IMPLEMENTATION

## Context, Progress & Next Steps - Waterfront Toronto Design Review Panel

June 23, 2021  
Bryan Bowen  
City Planning  
Waterfront Secretariat

Multiple, co-ordinated revitalization projects delivered in partnership.  
Linked together by new public space on our waterfront.



Bathurst Quay Neighbourhood



Canada Malting Property



Public Waterfront Plaza



BQNP

## Bathurst Quay Neighbourhood Plan

### A Framework Plan

The Framework Plan illustrates the Vision to complete the community including transforming the Canada Malting Silos Site and Marina Quay West into a new Placemaking Waterfront Destination.

BQNP

### An Action Plan for Success

#### Re-Energizing The Silos Site & Marina Quay West

1. **What Is Happening Today?**
  - A Vision for a new Placemaking Waterfront Destination focussed on arts, culture, parks and open space & community uses on the historic Canada Malting Silos Site and Marina Quay West.
2. **The 5 to 10 Year Plan**
  - A Strategy to bring new activity to the Silos Site - markets, food trucks, arts, cultural, and community festivals.
  - Improved open spaces on the Silos Site - a new public square as a gathering place for the neighbourhood.
  - A Plan for the adaptive re-use of the Silos and Executive Building, and new cultural and/or community uses on Marina Quay West.
3. **In the Long Run**
  - Silos Site & Marina Quay West as a new Waterfront Destination.
  - Arts, culture, parks and open space, and community uses.
  - Adaptive re-use of the Silos and Executive Building
  - A new Marina Quay West cultural and/or community facility.
  - Silos Site & Marina Quay West linked by a pedestrian bridge.

Toronto City Planning

- Origin of BQNP dates to jet and runway extension proposal at BBTCA
- Broad objectives related to parks and open space improvements; mitigating and containing airport functions; improving pedestrian safety and experience; enhancing community facilities; improving connections to and over the water; restoring heritage buildings; animating public space and buildings with new arts and culturally-focused uses
- Develop and implement an Action Plan to start delivering results

# WHERE TO BEGIN? OUR WATERFRONT'S LANDMARK CANADA MALTING PROPERTY



Toronto skyline around 1930. City of Toronto Archives.

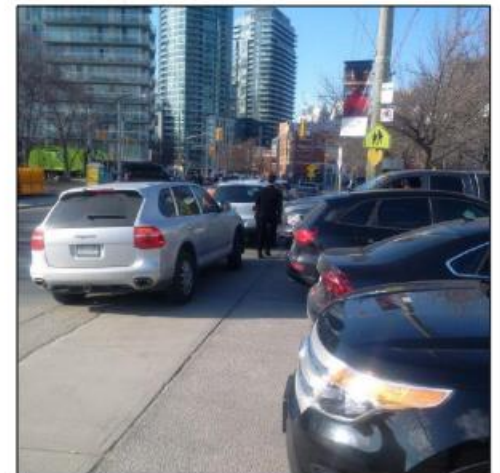


1993 Metronome proposal.



August 2009 Globe & Mail article.













The Canada Malting property in 2016.



Credit: Forrec Landscape Architects

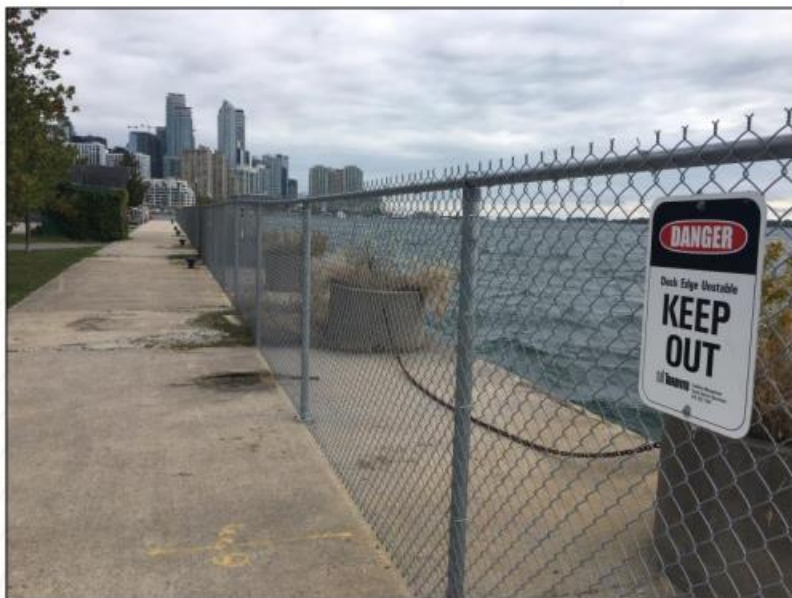
A framework to turn recommendations into results:

- Community and stakeholder consultation
- Project funding and regulatory approvals
- Provincially-regulated environmental testing, remediation and soil management
- Lease and license negotiations
- Capital project prioritization and construction phasing and access strategy
- Procurement: design and technical consultants, construction management, project delivery
- Solidifying partnership agreements
  - Internal City divisions (Parks, Forestry & Recreation, City Planning, CREM, Transportation Services)
  - External partners: Canada Ireland Foundation; PortsToronto; Waterfront BIA; Waterfront Neighbourhood Centre; TDSB)



# OCTOBER 25, 2019 'FENCE-BREAKING'

Partners working together to remove barriers to our waterfront.







Three stages: demolition (above);  
structural rehabilitation (below); and finishing materials



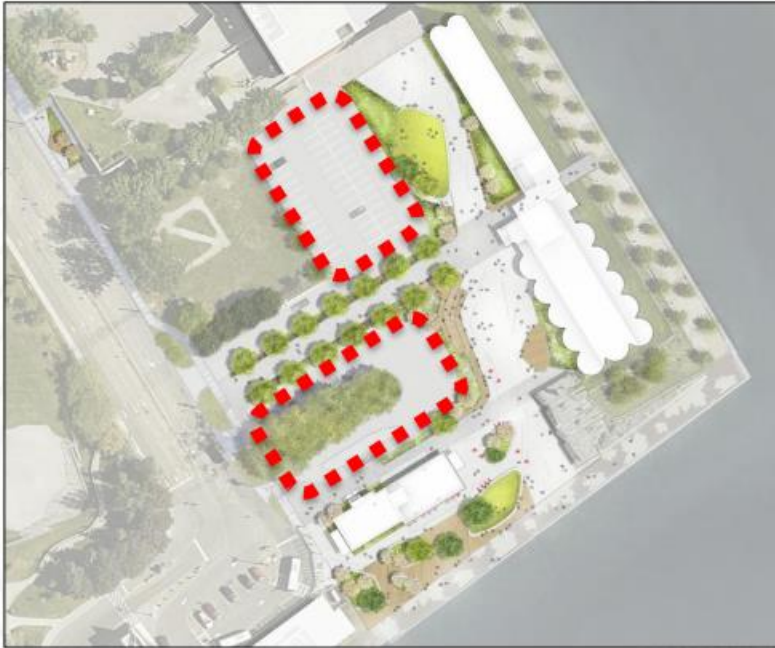
# COMPLETED WATER'S EDGE PROMENADE

Opened to the public December 2020.





# REDUCED & RE-DESIGNED TRANSPORTATION FOOTPRINT by PORTS TORONTO.



Project design: Dillon Consulting

# WNC FACILITY NEEDS ASSESSMENT: IMPROVED & SAFER CONNECTIONS

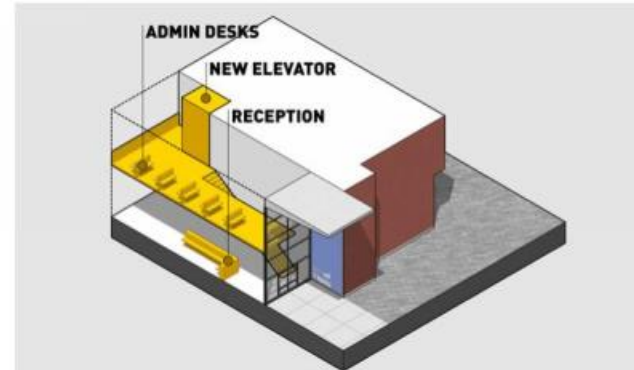


Figure 5: WNC Proposed South Entrance Diagram

The South entrance is not currently a public access point, as the doors are for safety egress only. This area has no indoor/outdoor public waiting area or seating for the public, particularly for those that are disabled, nor does it have a WNC staff public greeting area and accompanying security features, as does the main entrance off Queens Quay West. This area does have three staff offices, two that are cubicle type offices that were added to accommodate staff and program expansions. This area would have to be rethought and reconfigured to incorporate possible new office mezzanine.



Figure 6: WNC Proposed South Entrance Render

Image Credit: Ontario Clean

Credit: MJMA Architects



# THE CORLECK by CANADA IRELAND FOUNDATION

A new cultural institution on our waterfront.



Credit: Kearns Mancini Architects



Credit: PFS Studio



# THE CORLECK by CANADA IRELAND FOUNDATION

A new cultural institution on our waterfront.



Credit: Kearns Mancini Architects



# MIOTAS/MYTH INSTALLATION at THE CORLECK

Murals depicting multi-cultural foundational mythologies.



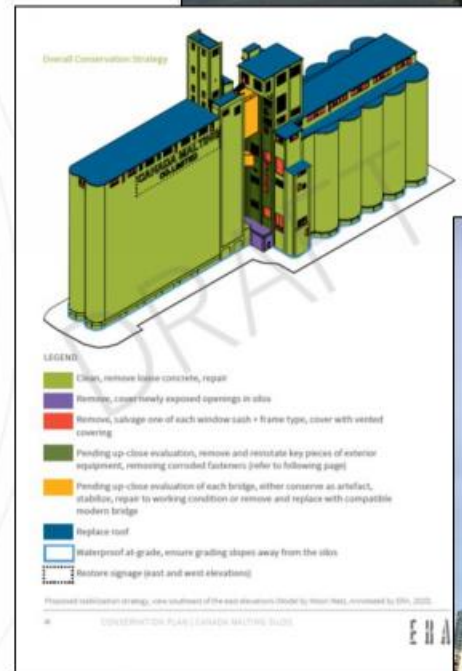
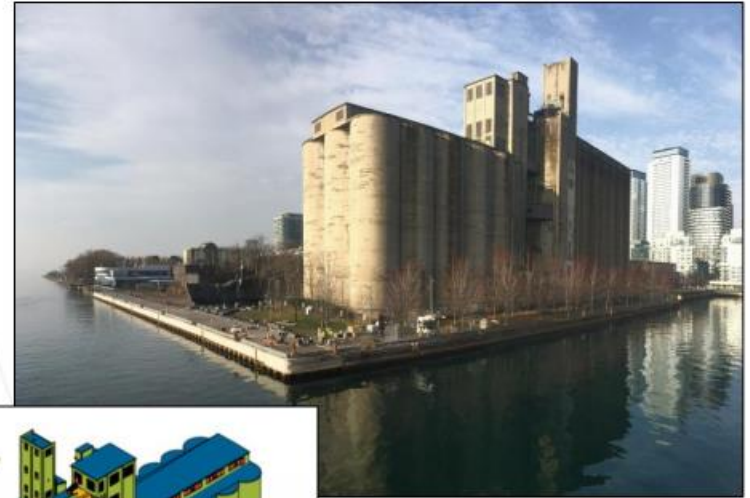
Photo credit: Canada Ireland Foundation



# REPAIRING THE CANADA MALTING SILOS

Part 1: Repair (starting Q3 2021).

Part 2: Re-purpose (EOI/RFP details in 2022).



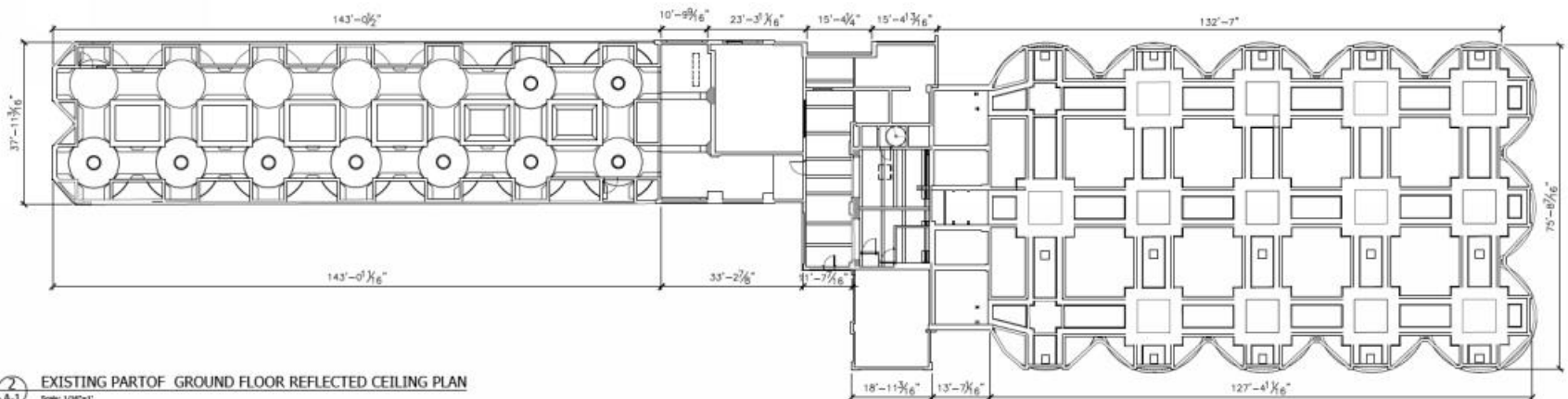
Credit: Moon-Matz Ltd. & ERA Architects



# REPAIRING THE CANADA MALTING SILOS

Part 1: Repair (starting Q3 2021).

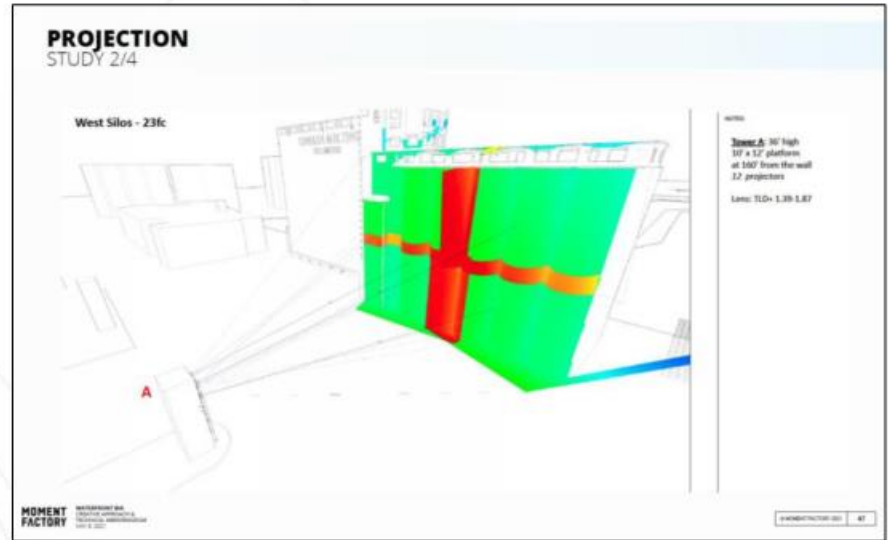
Part 2: Re-purpose (EOI/RFP details in 2022).



EXISTING PART OF GROUND FLOOR REFLECTED CEILING PLAN  
Scale: 1/32"=1'











# PLANNED NEIGHBOURHOOD GATEWAY MURAL

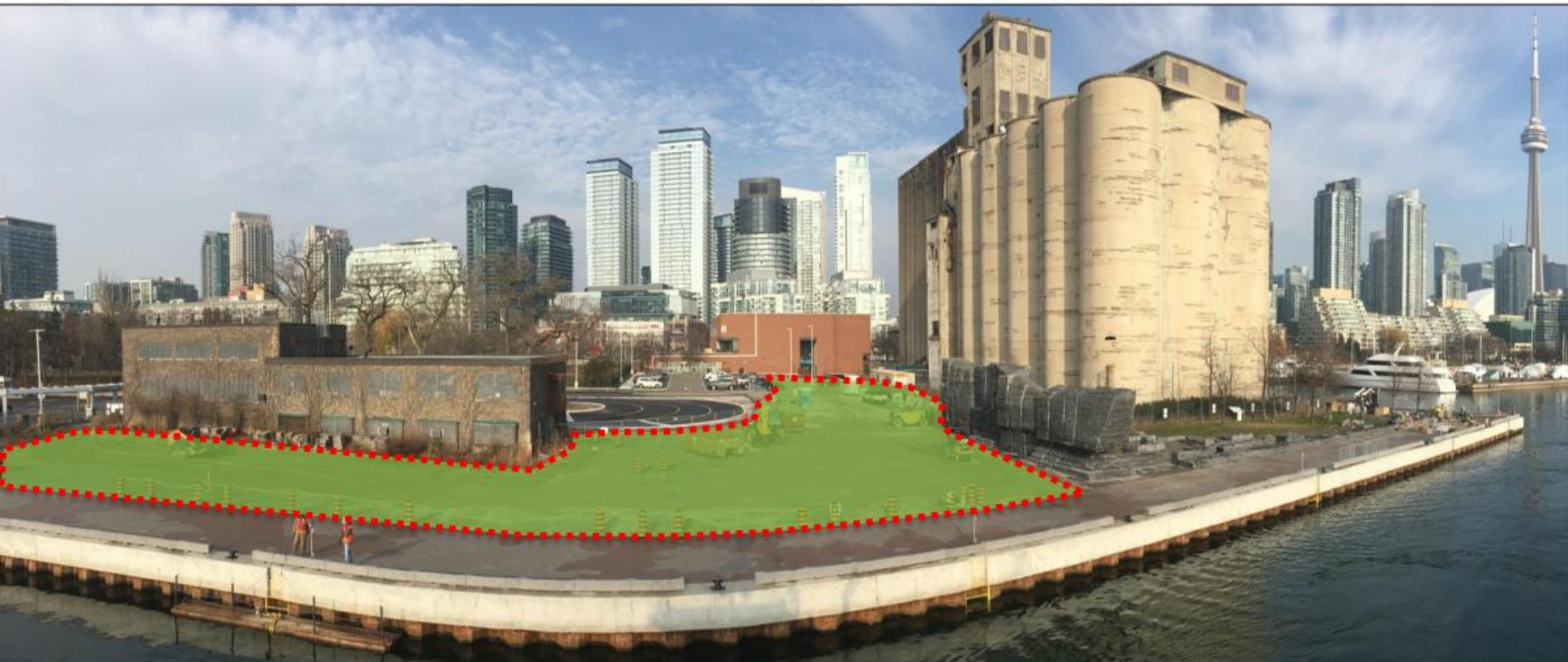
Consultation starting Fall 2021 by StreetArtTO.



Credit: PFS Studio



# BRINGING IT ALL TOGETHER: NEW WATERFRONT PUBLIC OPEN SPACE



From October 2020 RFP document:

*The Eireann Quay Landscape Plan will play a critical role in 'stitching' pre-existing uses, and recent and emerging BQNP improvements, together to achieve a coherent identity and sense of place for Eireann Quay and the Canada Malting site.*

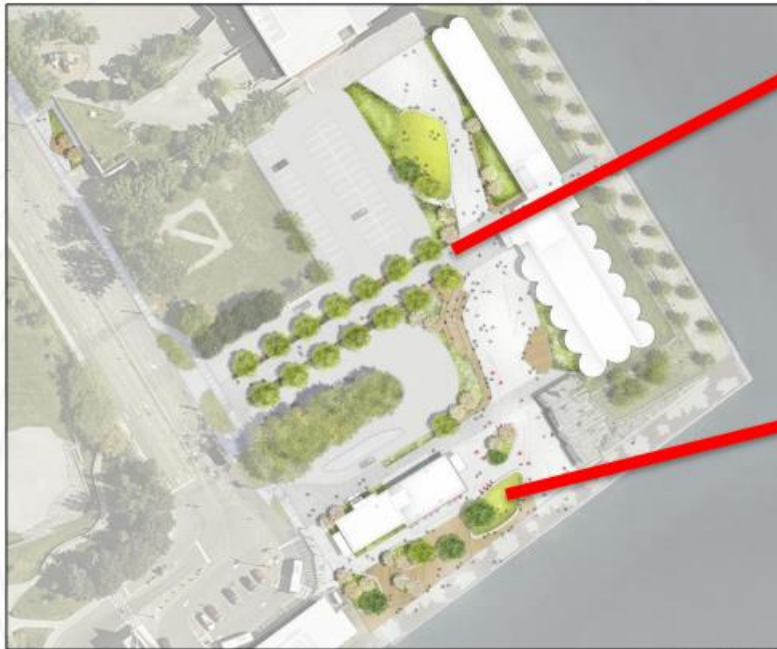






# PFS STUDIO'S SCOPE OF WORK

Flexible and multi-purpose public waterfront plaza.





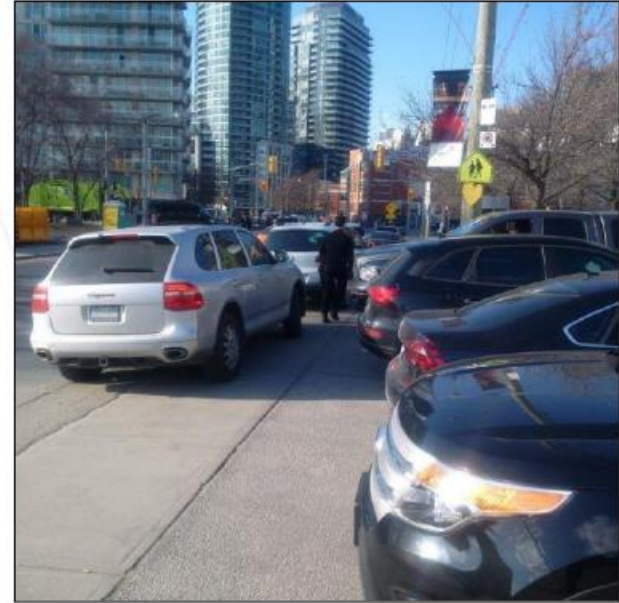
# PFS STUDIO'S SCOPE OF WORK

## Ambient architectural lighting strategy for the Canada Malting silos.



# PFS STUDIO'S SCOPE OF WORK

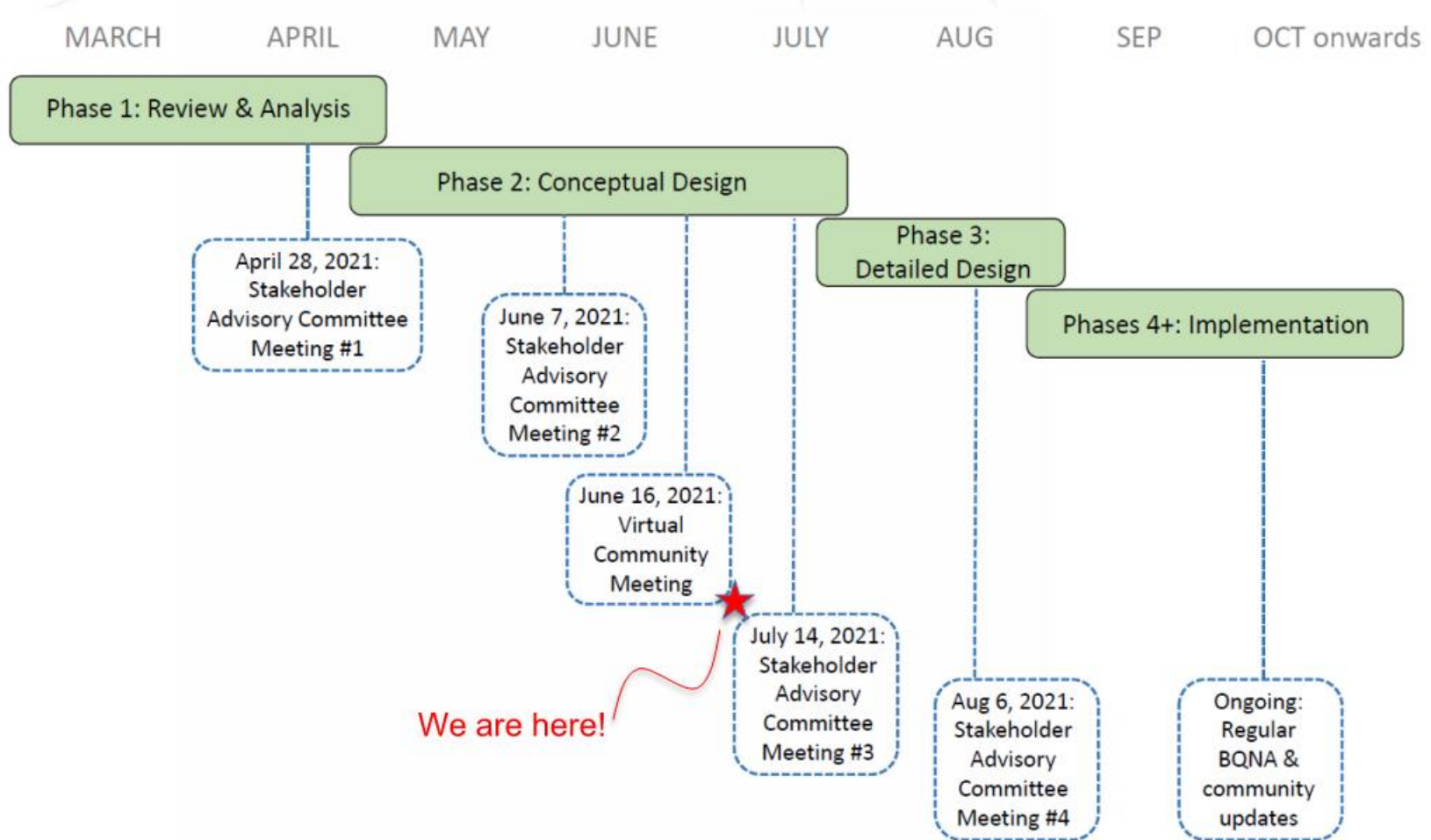
## Eireann Quay streetscape improvements.







# PUBLIC OPEN SPACE PROJECT STATUS: CONCEPTUAL DESIGN STAGE





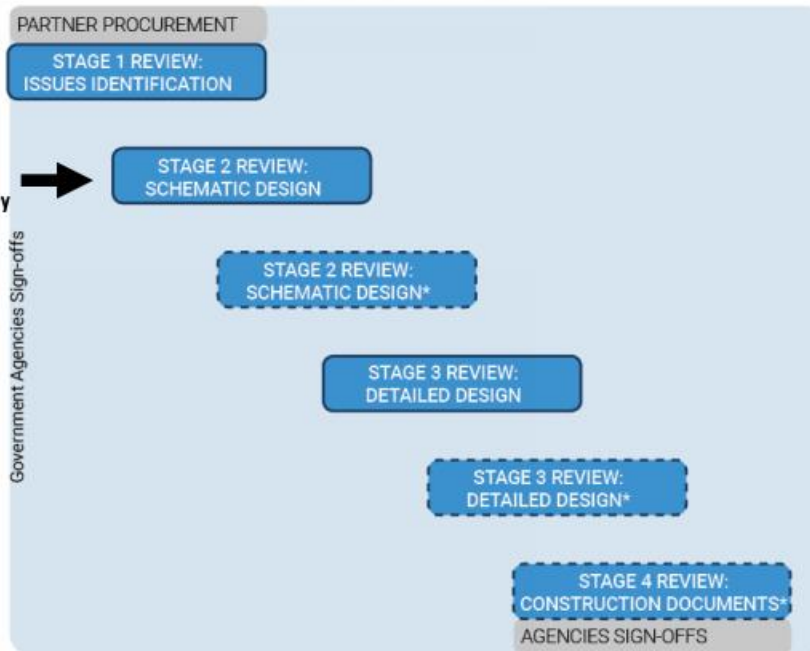
# Project Approval Stage DRP Stream 2: Public land

## BQNP Eireann Quay Plaza

Proponent: City of Toronto  
Design Team: PFS Studio  
Review Stage: Schematic Design

Feb 2018: Framework Plan  
April 2019: Transportation  
March 2020: The Corleck

**June 2021  
Eireann Quay**







## WT DRP COMMENTS FROM PRIOR APPEARANCES

Feedback	Response
Develop a bold vision suitable for a gateway into the City and waterfront	For presentation and discussion at June 23 DRP.
Find the right balance between hard and soft spaces	For presentation and discussion at June 23 DRP.
Design the plaza to support varying degrees of utilization	For presentation and discussion at June 23 DRP.
Treat the new parking area as an extension of the plaza wherever possible	Flush curb and bollards to allow for pedestrian porosity and overflow programming.
Strengthen Eireann Quay as an important pedestrian route	Sidewalks widened and pushed back from vehicle lanes. Gateway 'pocket park' design underway.
Provide multiple comfortable and legible access points and paths to/through the site and water's edge	Promenade now open to the public. Pedestrian 'portal' being created through the malting silos.
Ensure sustainable approaches to SWM and planting selections	Under consideration now and to be addressed in detailed design.
Pay close attention to south elevation of The Corleck and interface with public realm	For presentation and discussion at June 23 DRP.
Continue to engage Waterfront Toronto in design process.	Review of draft RFP for consistency with DRP comments. WT representation on Stakeholder Advisory Committee.



## BQNP Eireann Quay Plaza

Proponent: City of Toronto

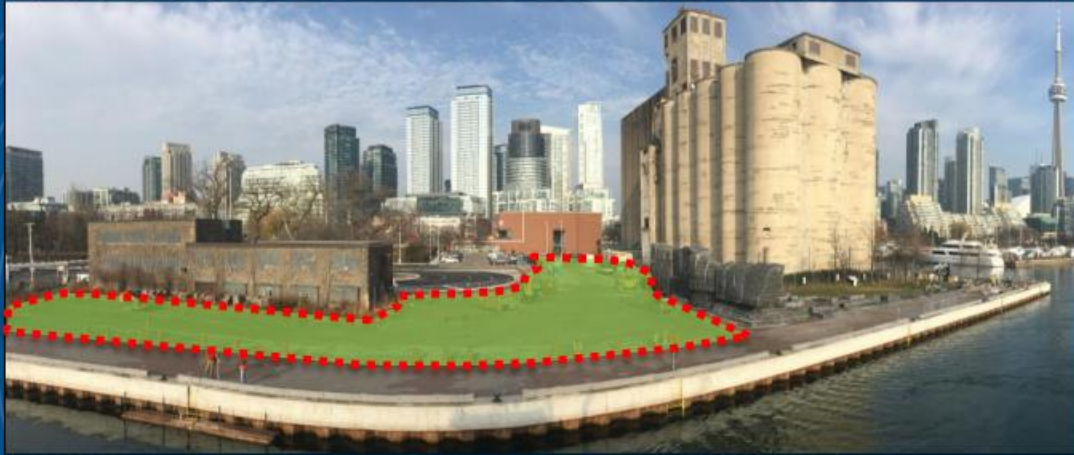
Design Team: PFS Studio

Review Stage: Schematic Design

### Areas for Panel Consideration

1. Given the unique boundaries of the project site, does the design successfully address the various edge conditions and interfaces with other elements?
2. Is the design successful in integrating all existing elements into one place, including the taxi corral and parking area, the memorial wall and sculptures, the Malting Silos, the Corleck building, and the Water's Edge Promenade (WEP)?
3. Does the Panel support the plaza's relationship with the WEP in creating a consistent experience along the waterfront?
4. Does the Panel support the various programmatic activation strategies for the plaza?
5. Do the ecological and sustainability strategies meet WT's objectives?





# BATHURST QUAY NEIGHBOURHOOD PLAN (BQNP) IMPLEMENTATION

Thank you for your  
time and  
attention.

June 23, 2021  
Bryan Bowen  
City Planning  
Waterfront Secretariat

# BATHURST QUAY NEIGHBOURHOOD PLAN

eireann quay landscape plan

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Waterfront Toronto Design Review Panel | June 23rd, 2021

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# SAC Meeting #1

## Site Inventory + Analysis

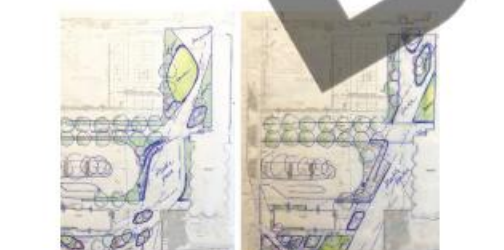
April 28th, 2021



# TAC Meeting #1

## Initial Design Concepts

May 28th, 2021



# SAC Meeting #2

## Design Concept

June 7th, 2021



# Community Public Meeting

## Design Concept

June 16th, 2021

# Waterfront Toronto DRP

## Design Concept

June 23rd, 2021

## stakeholder's aspirations

- consider new opportunities to connect to the broader existing pedestrian network and compliment the open green space network.
- ensure the place is responsive to its context and site heritage.
- create a place that supports neighbourhood programming but also acts as a waterfront destination.
- create open spaces which function individually and collectively at a variety of scales to accomodate day-to-day occupation as well as occassional local gatherings and events.

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## design principles

- consider new opportunities to connect to the broader existing pedestrian network and compliment the open green space network.

## create site connections

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- ensure the place is responsive to its context and site heritage.

## respond to site edges

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- create a place that supports neighbourhood programming but also acts as a waterfront destination.

## create an iconic space

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- create open spaces which function individually and collectively at a variety of scales to accomodate day-to-day occupation as well as occassional local gatherings and events.

## create multi-scalar rooms

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create site connections



the core circle



bathurst quay





bathurst quay

central waterfront

east bayfront

west don lands

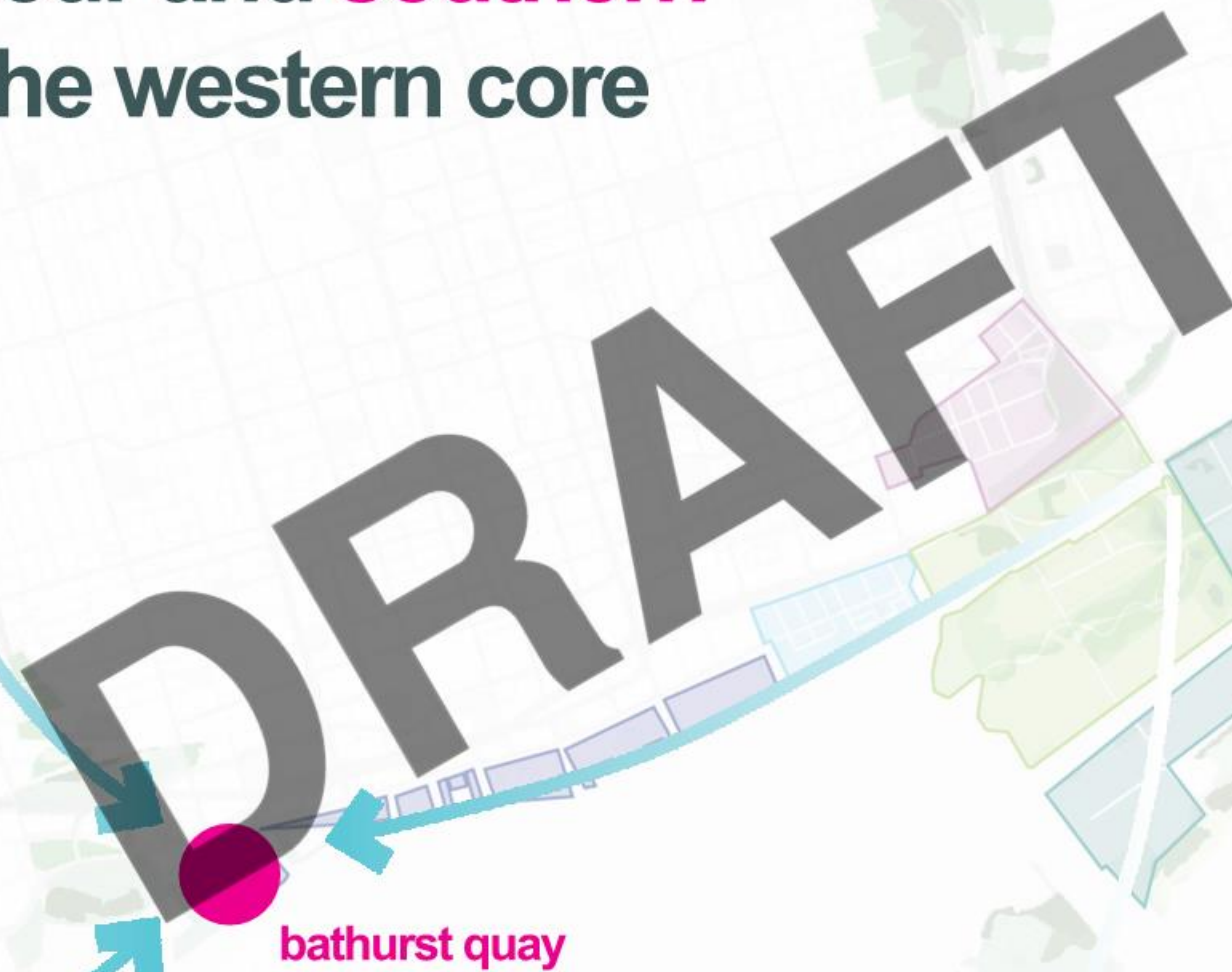
lower don lands

portlands

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the bathurst quay is uniquely positioned as the **western gateway** to the inner harbour and **southern terminus** along the western core circle



# broader contextual connections





# contextual open space



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respond to site edges

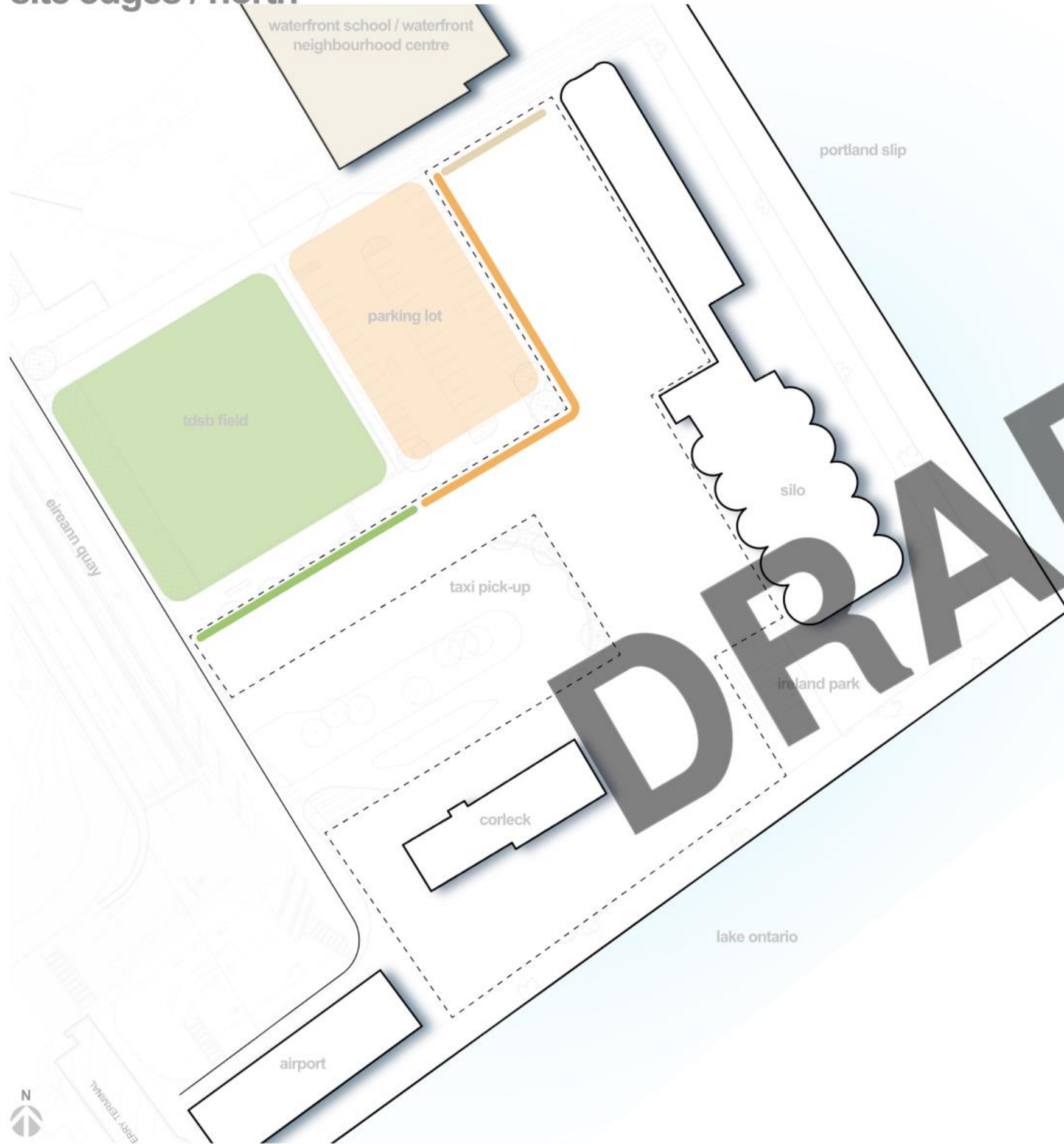


# contextual edges



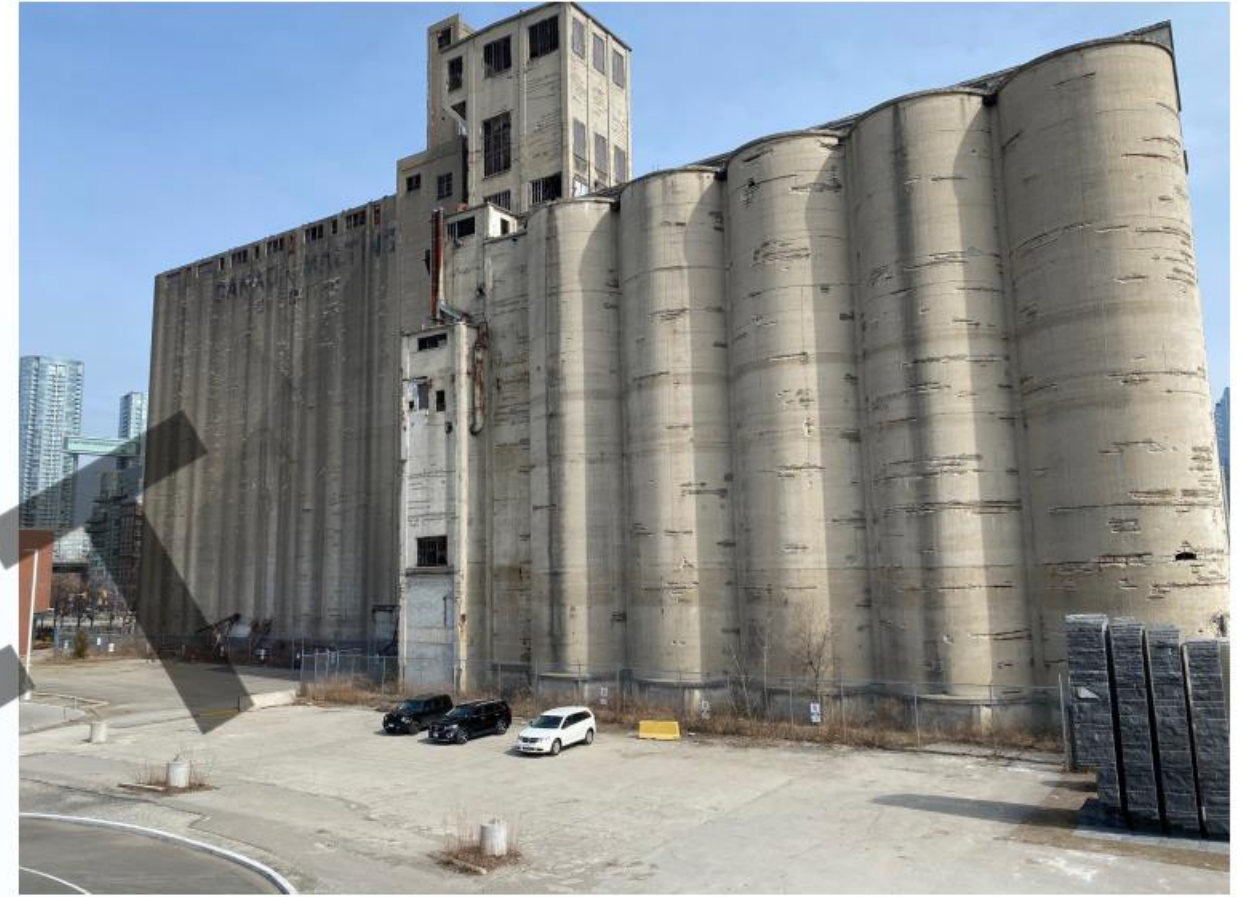
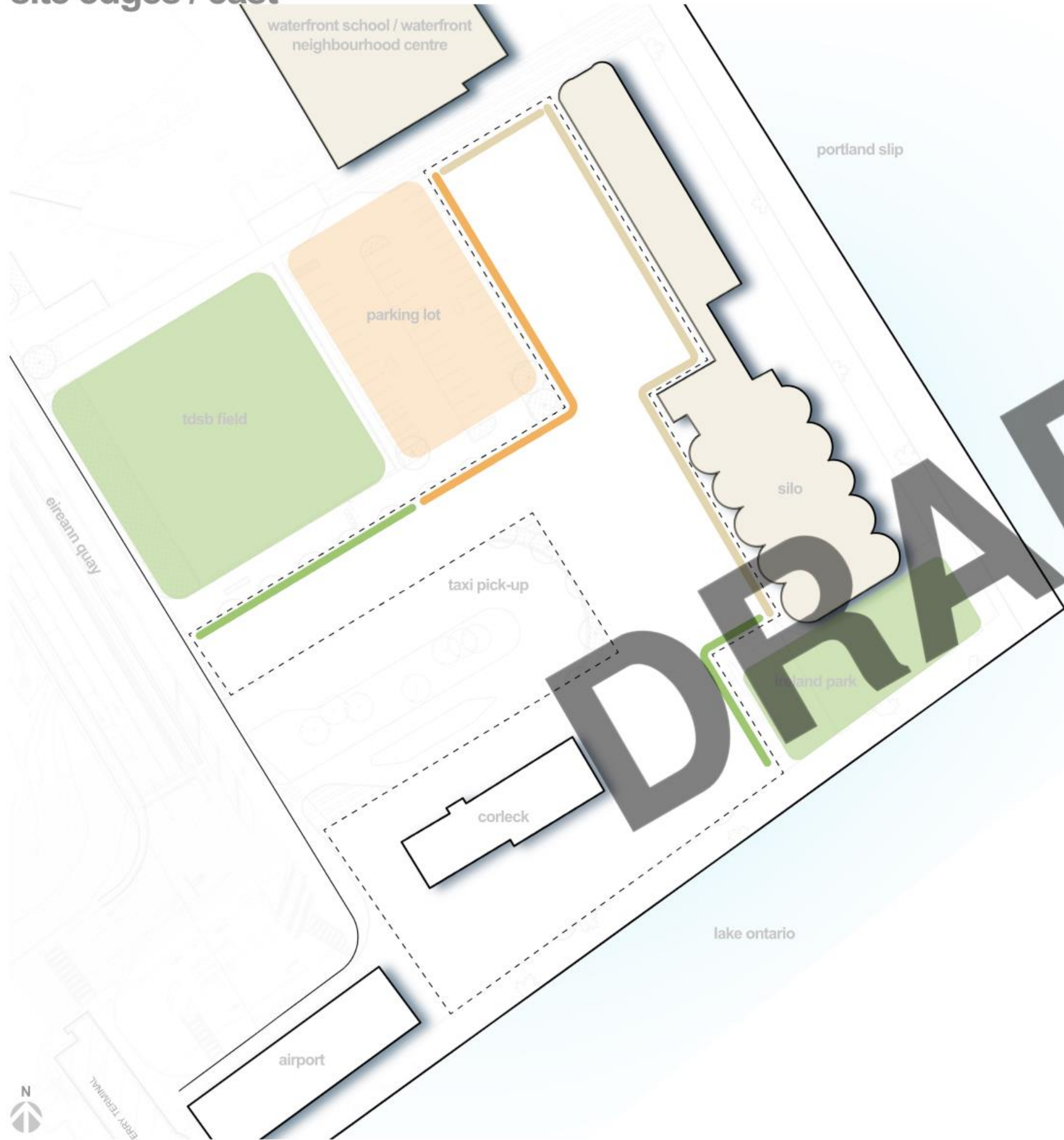


# site edges / north



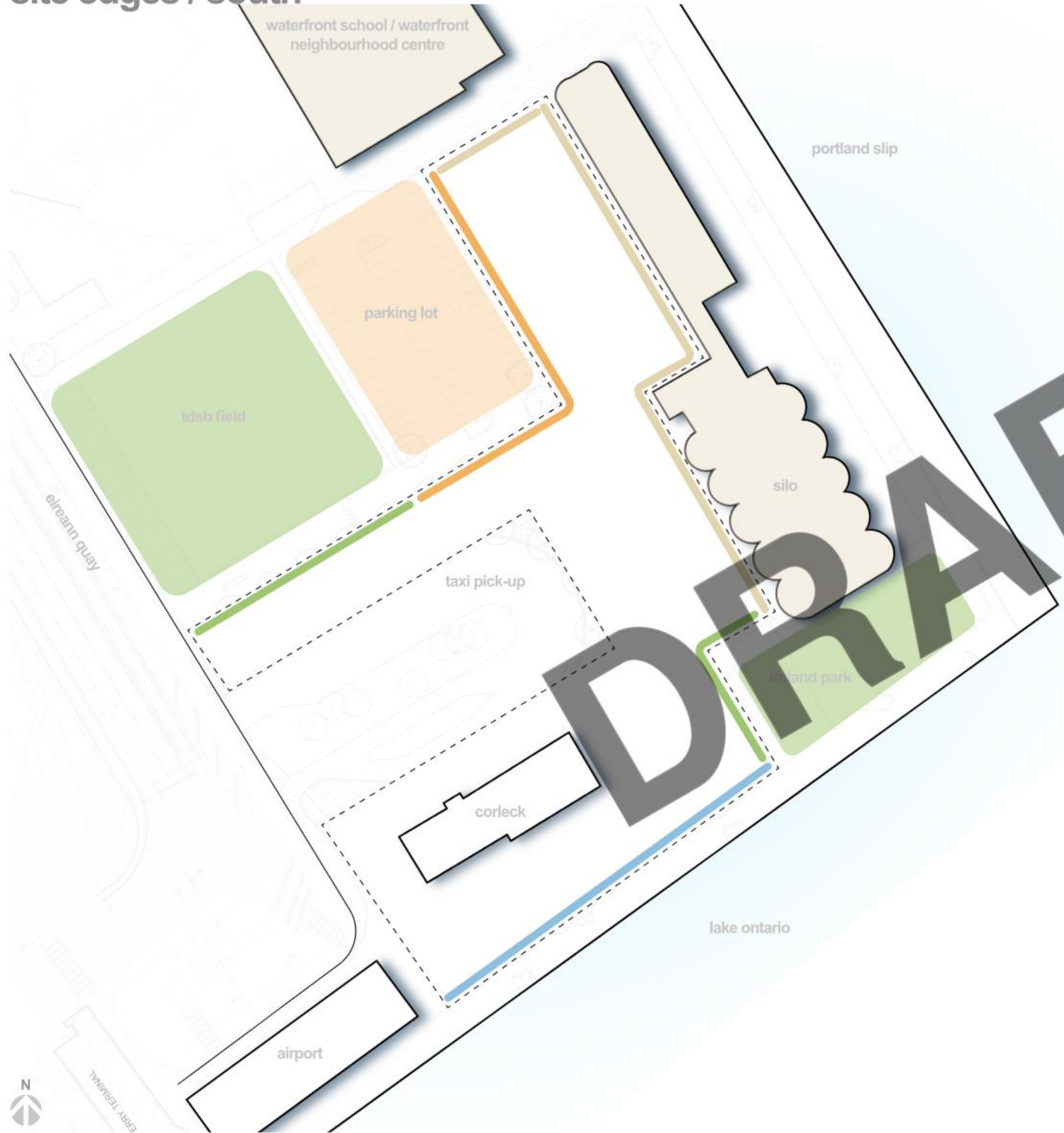


# site edges / east



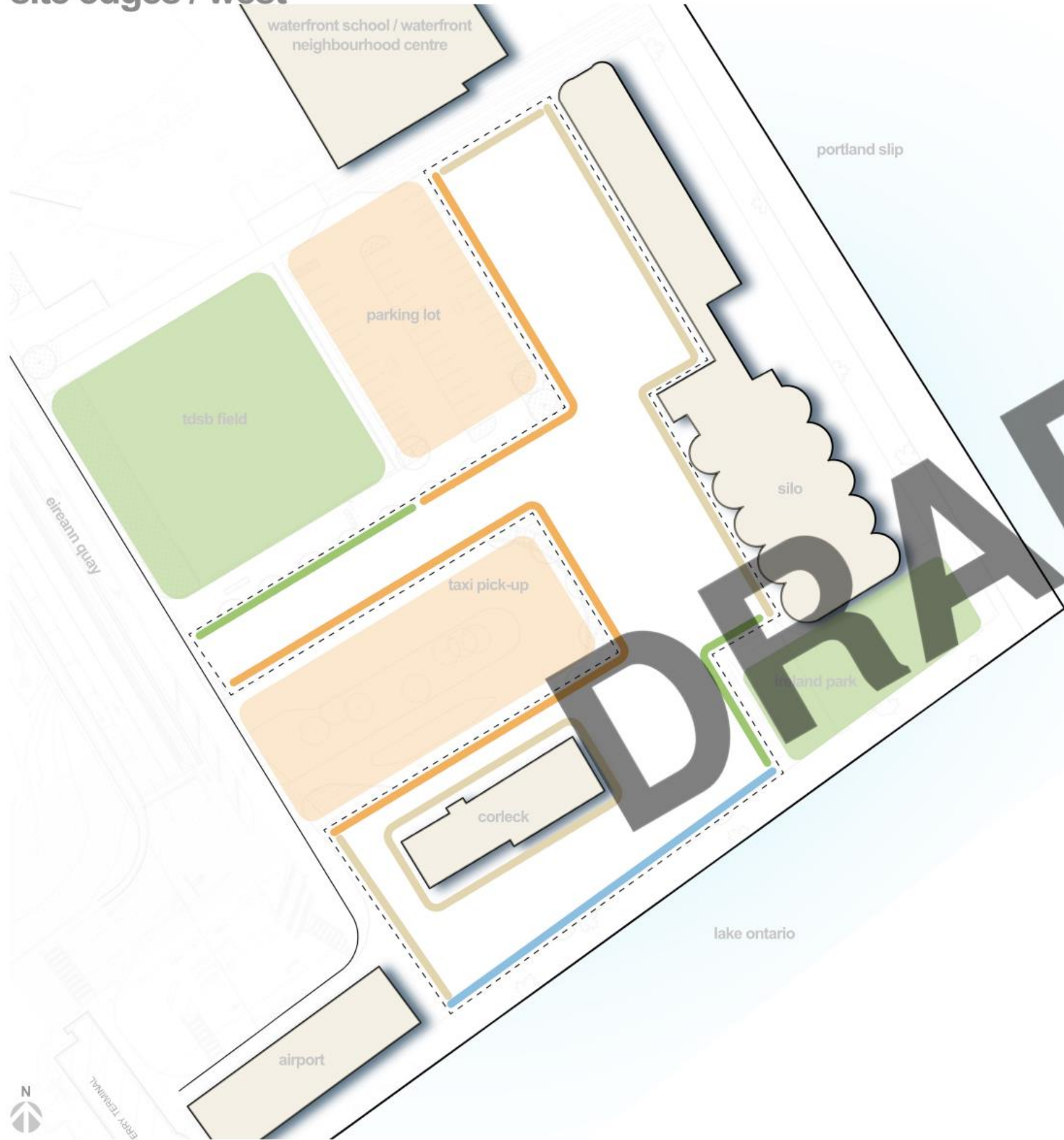


# site edges / south





# site edges / west





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create an iconic space







the bathurst quay neighbourhood represents themes unique to Toronto whether it be the **evolution** of the shoreline, its **industrial heritage**, its history in **transporting** material goods, a place known as a **welcoming harbour** for the **arrival** of immigrants, and a **gateway** to the city.



design abstraction



design abstraction





design abstraction



design abstraction





streetscape  
improvement

north forecourt

north  
promenade

flexible plaza

corleck  
forecourt

south terrace

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aircraft

silo

corleck



site plan

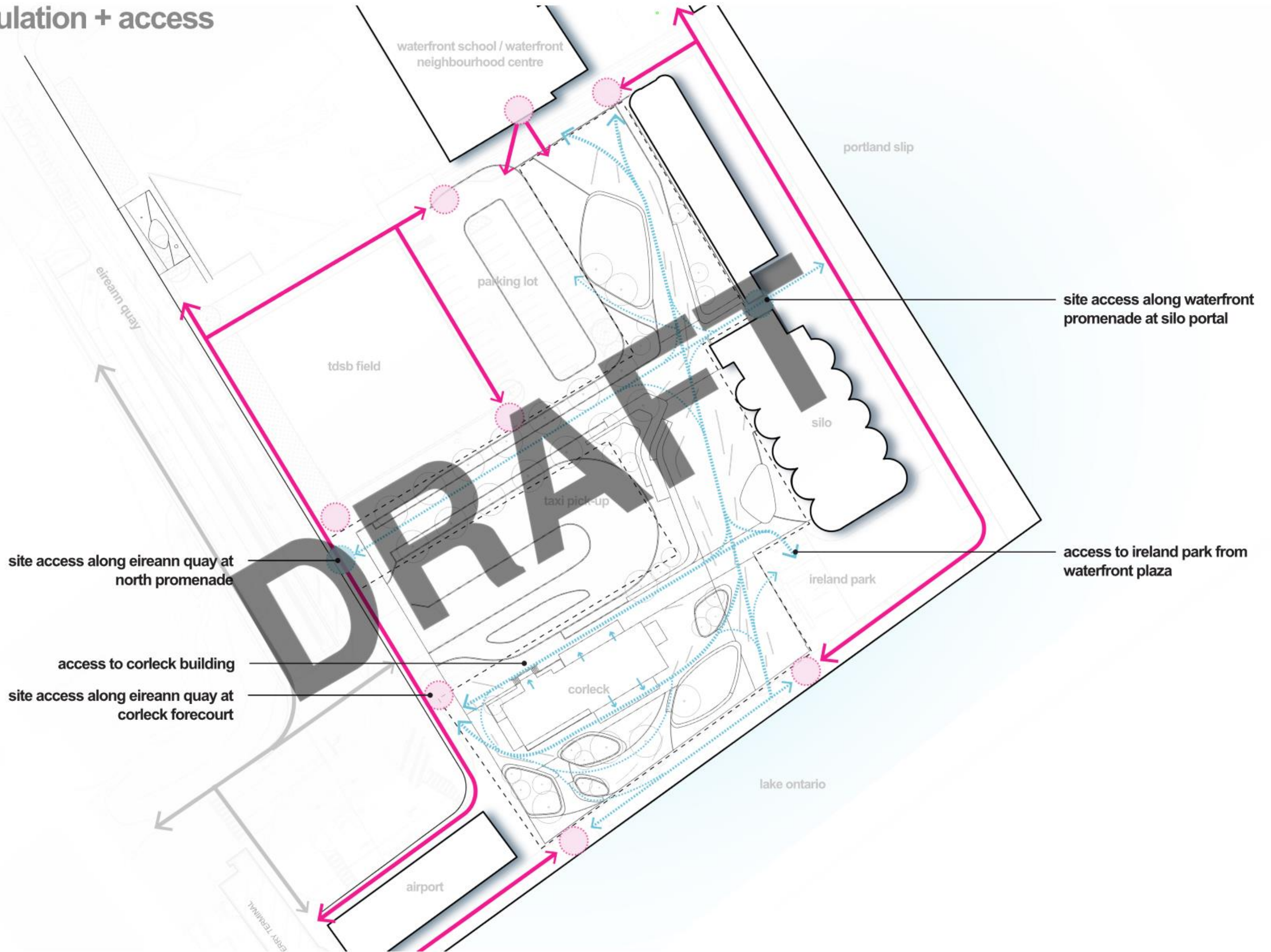


- ① south terrace
- ② corleck forecourt
- ③ flexible plaza
- ④ north promenade
- ⑤ north forecourt
- ⑥ streetscape improvements



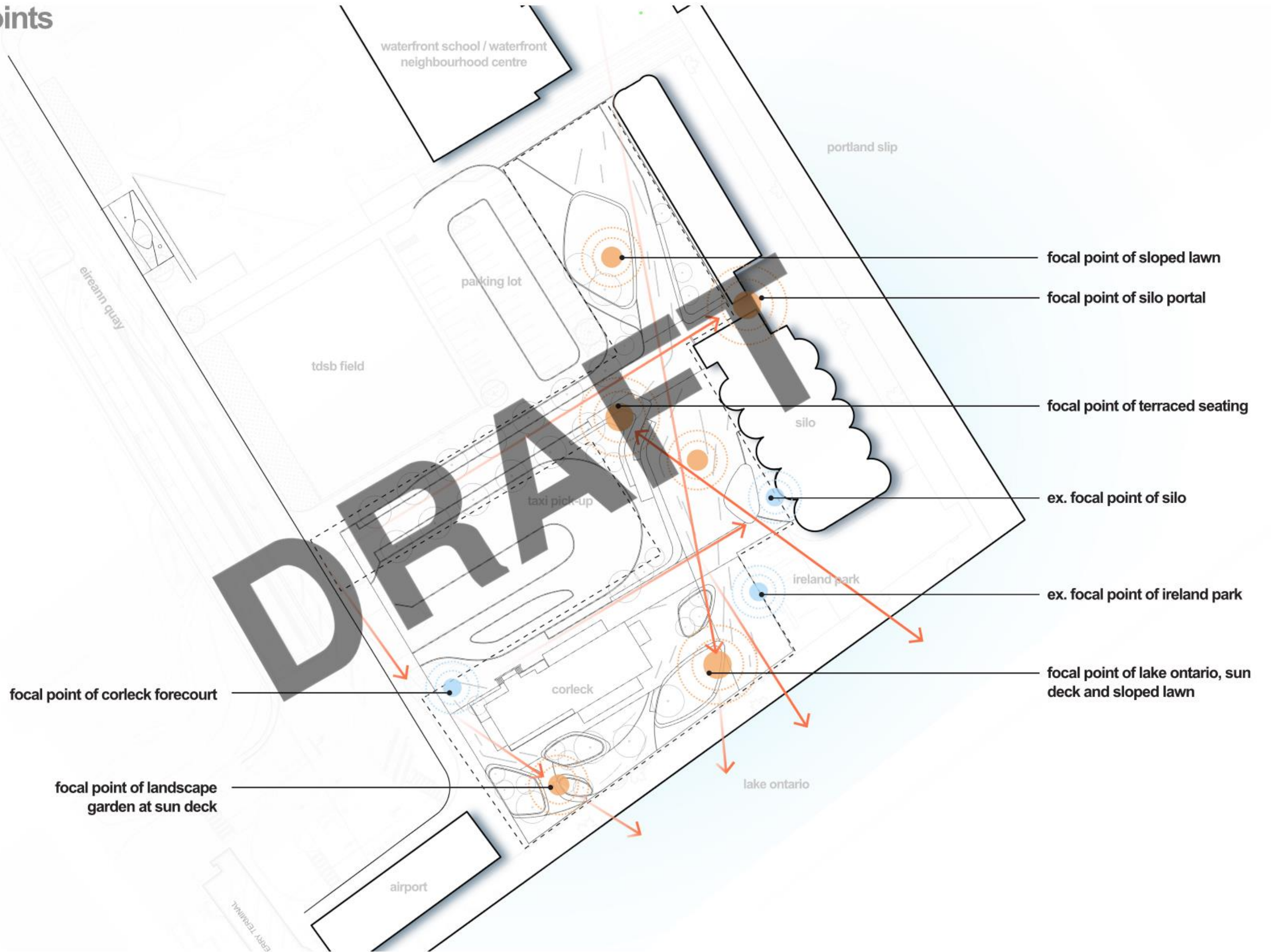


# pedestrian circulation + access





# creating focal points





# planting approach





# seating opportunities





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create multi-scalar rooms



# south terrace + corleck forecourt



taxi drop-off

ireland park

sculptural landscape planters

landscape screening

corleck north forecourt

corleck building

western channel promenade

sloped lawn

sloped pathway

landscape planting w/ seating edge

corleck south forecourt

sculptural landscape planters

elevated sun deck

+0.15

+0.2

+0.45

sloped pathway

4.5%

sculptural landscape planters

+0.45

sloped pathway

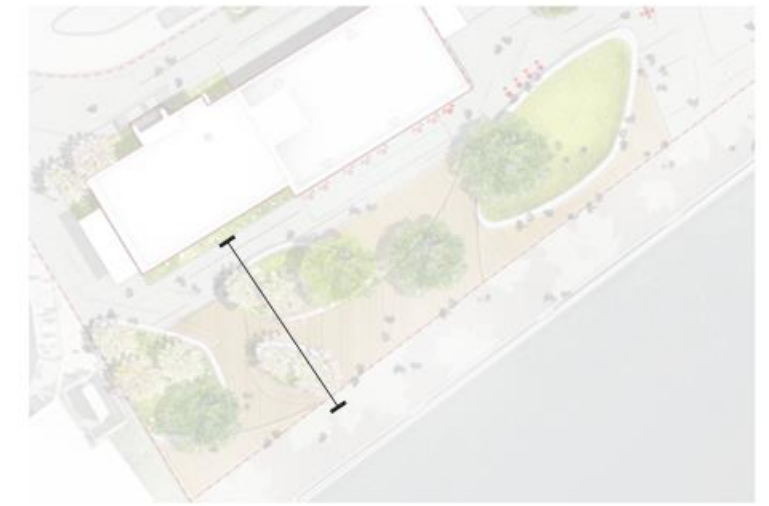
4.5%

+0



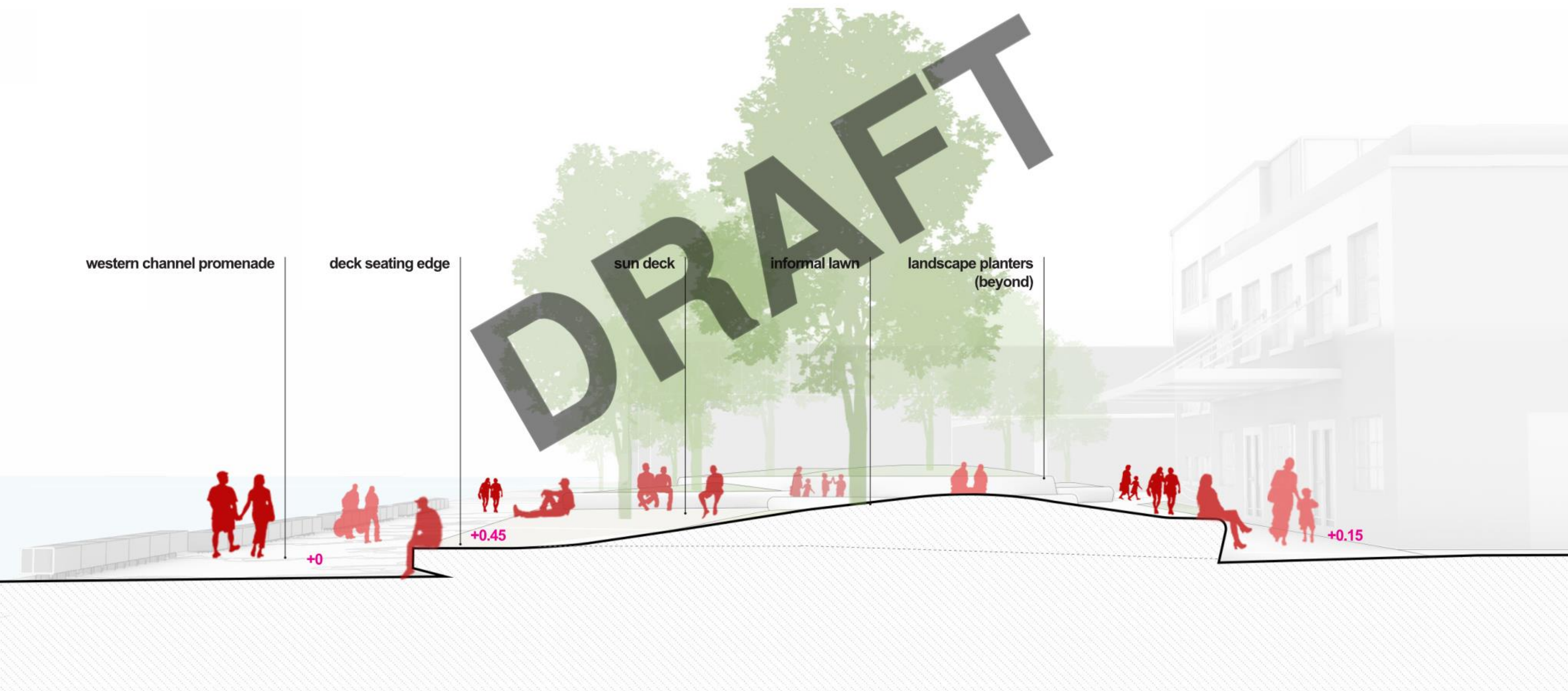
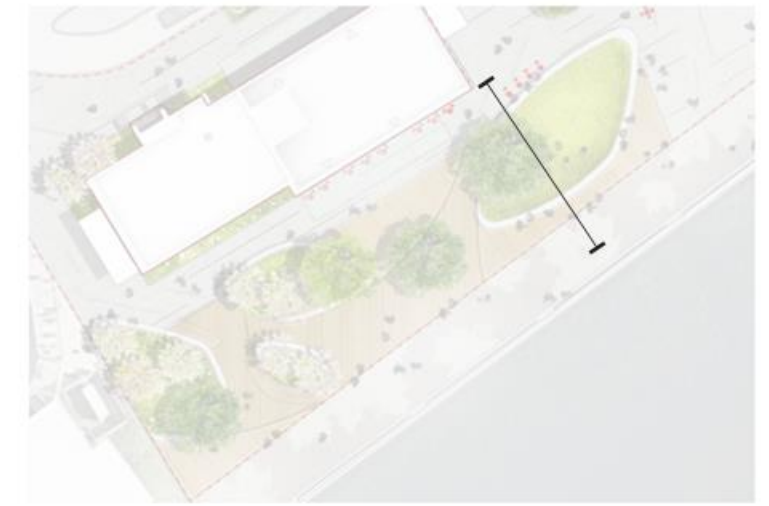


section at sun deck



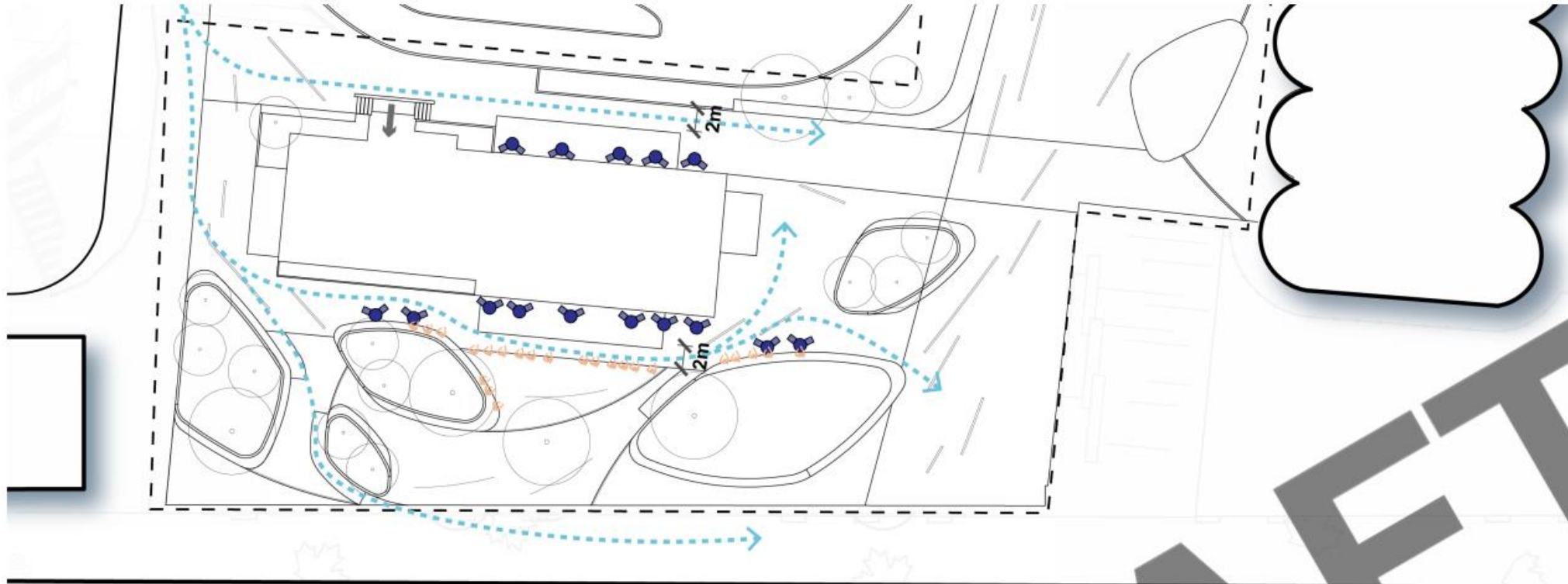


# section at sun deck

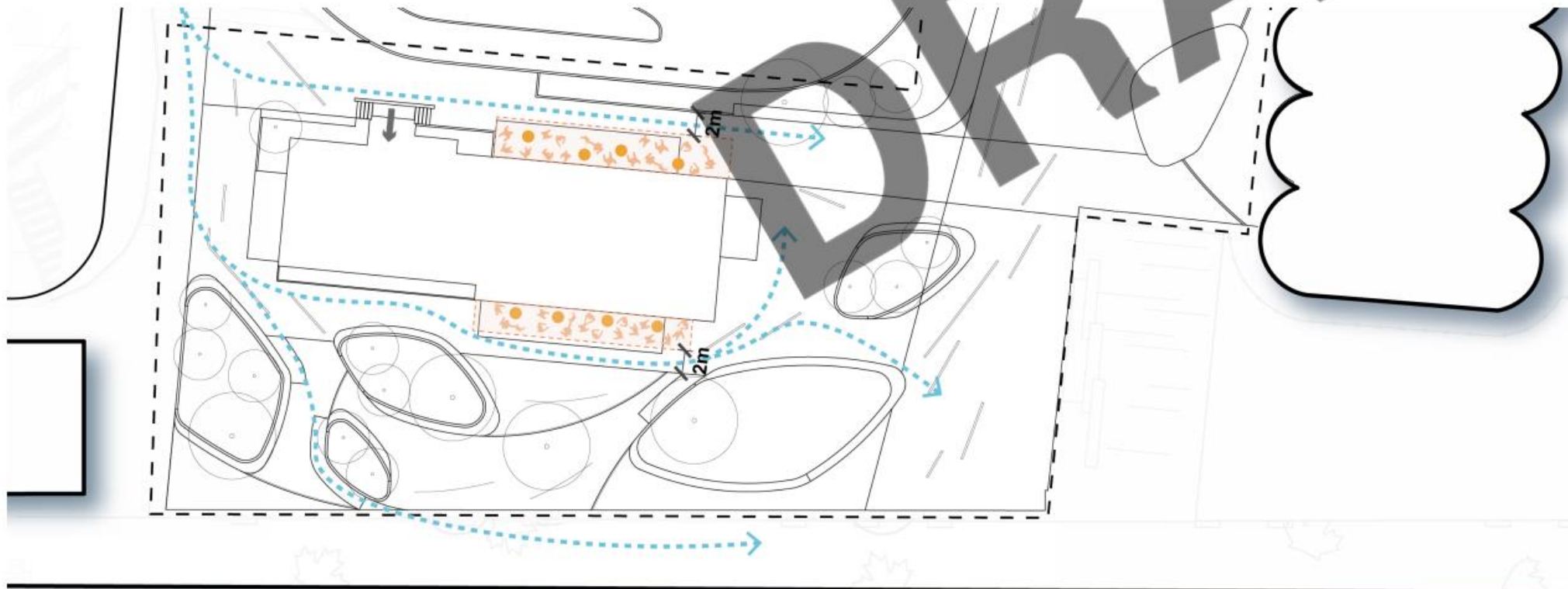




# program scale study- spill out at corleck



## day to day activity



## formal event





# south terrace



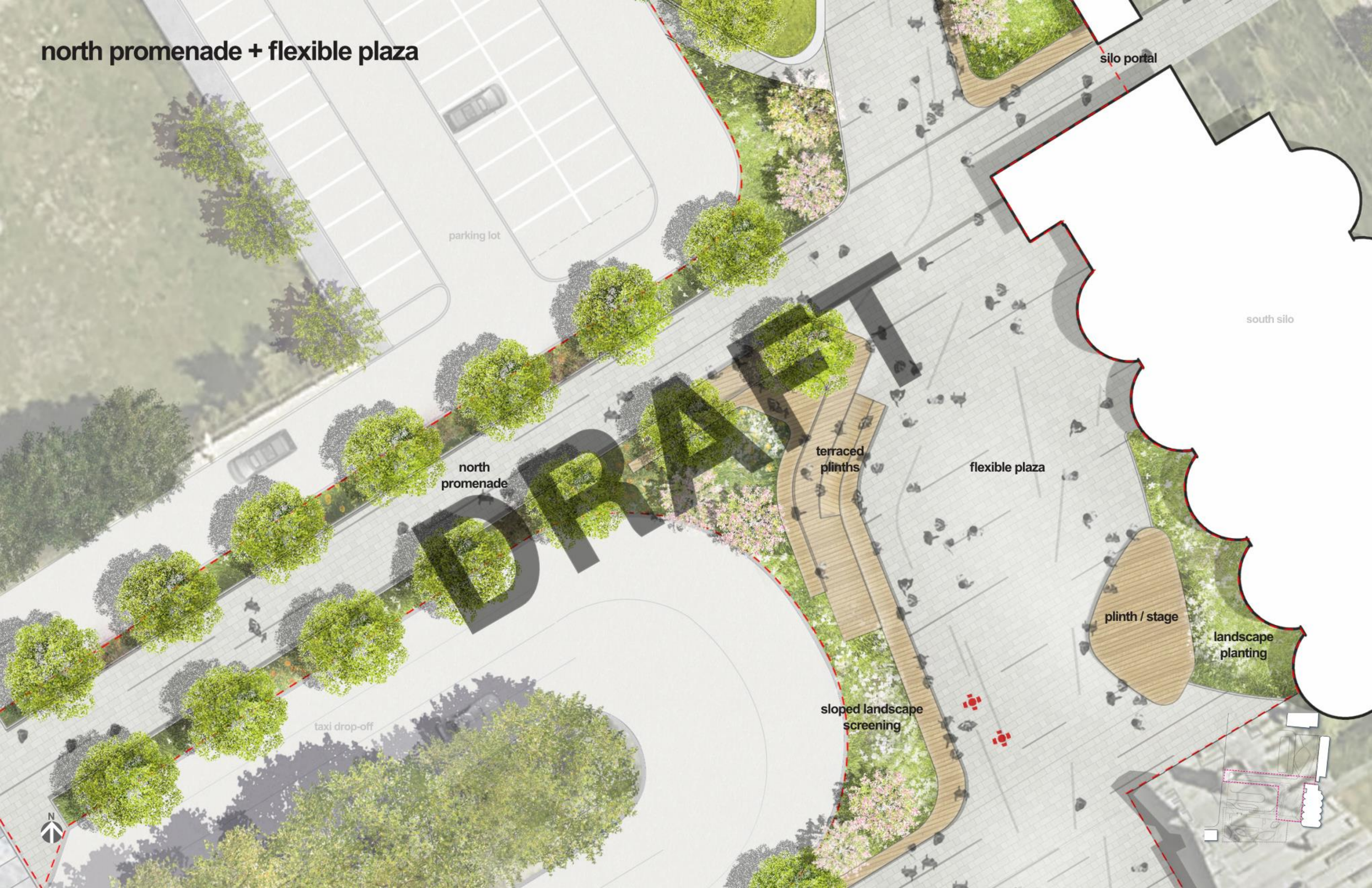


view looking east towards sun deck





north promenade + flexible plaza



parking lot

north promenade

taxi drop-off

terraced plinths

flexible plaza

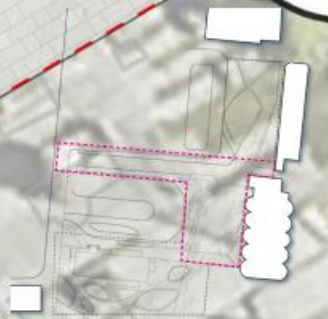
plinth / stage

landscape planting

sloped landscape screening

silos portal

south silo



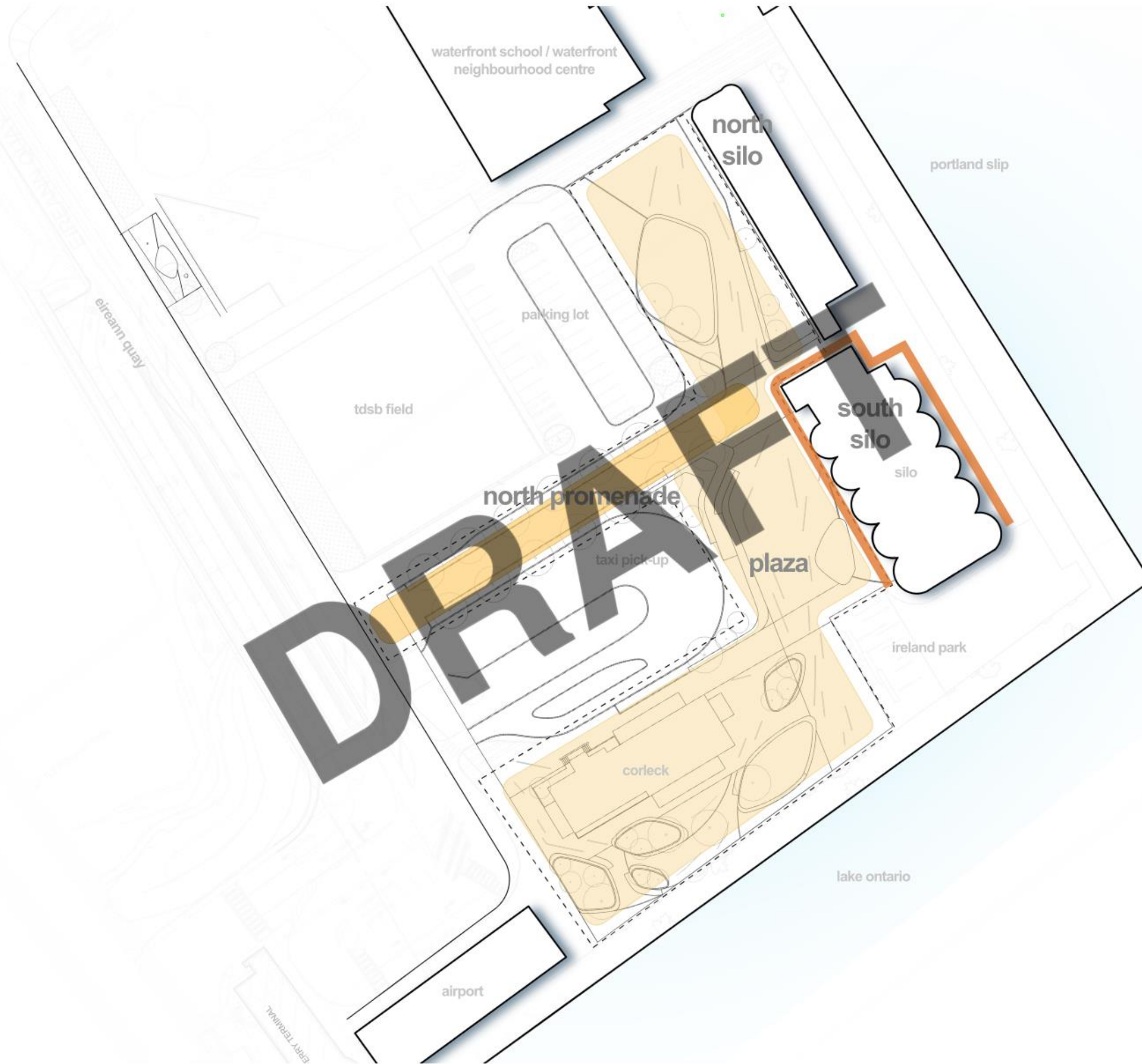


view looking southeast towards flexible plaza



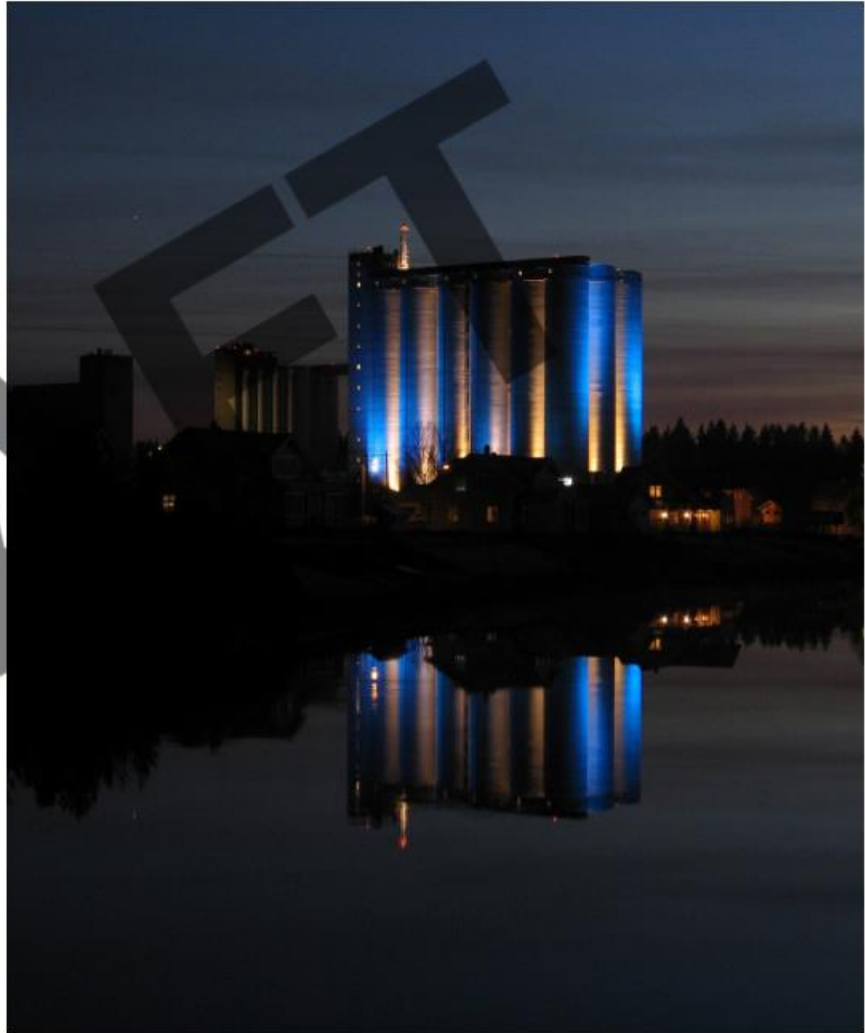


# site lighting





site lighting - city scale



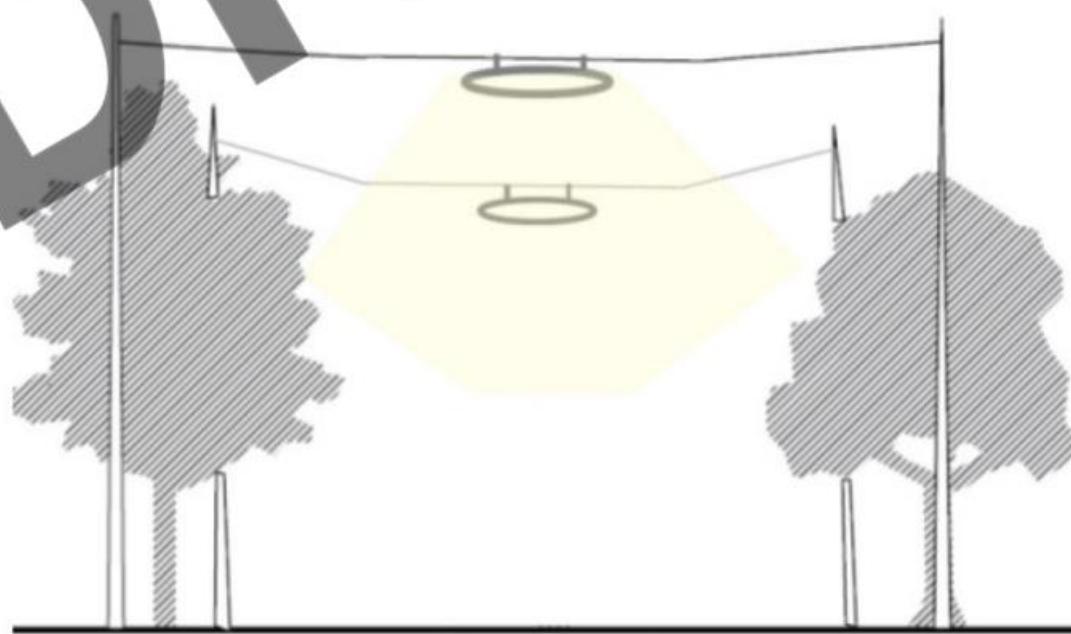


# site lighting - silo



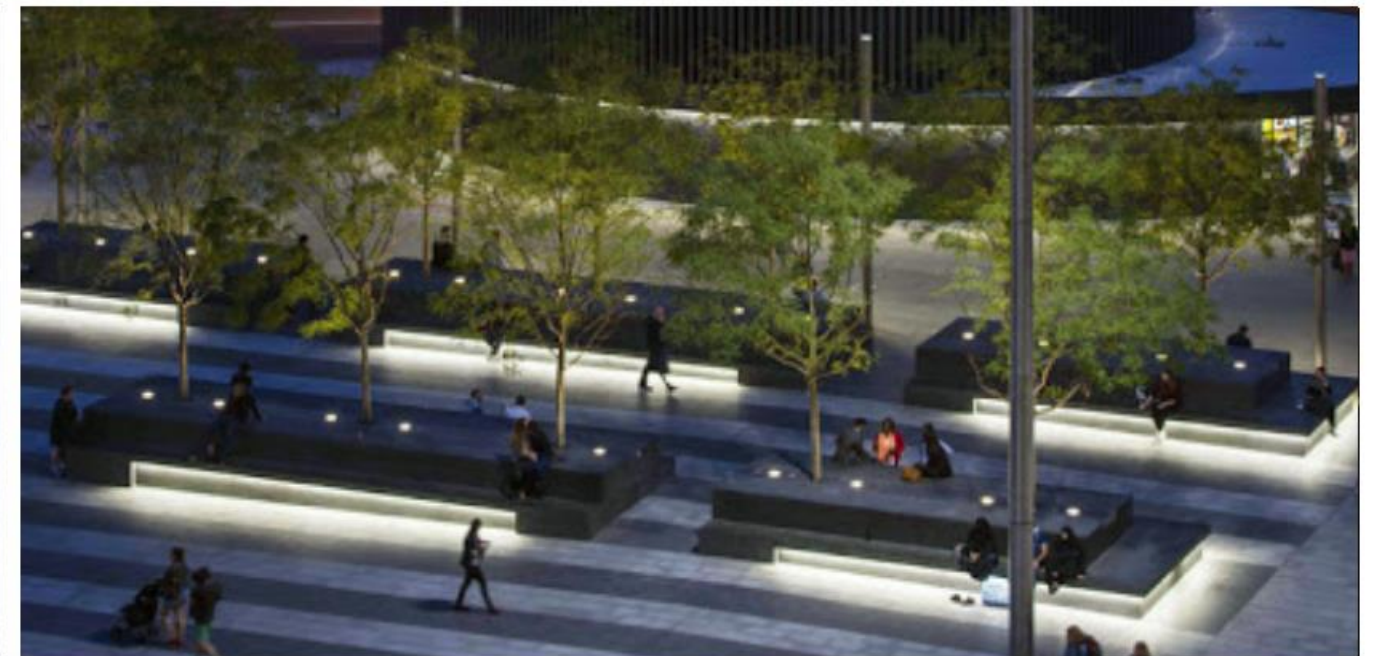
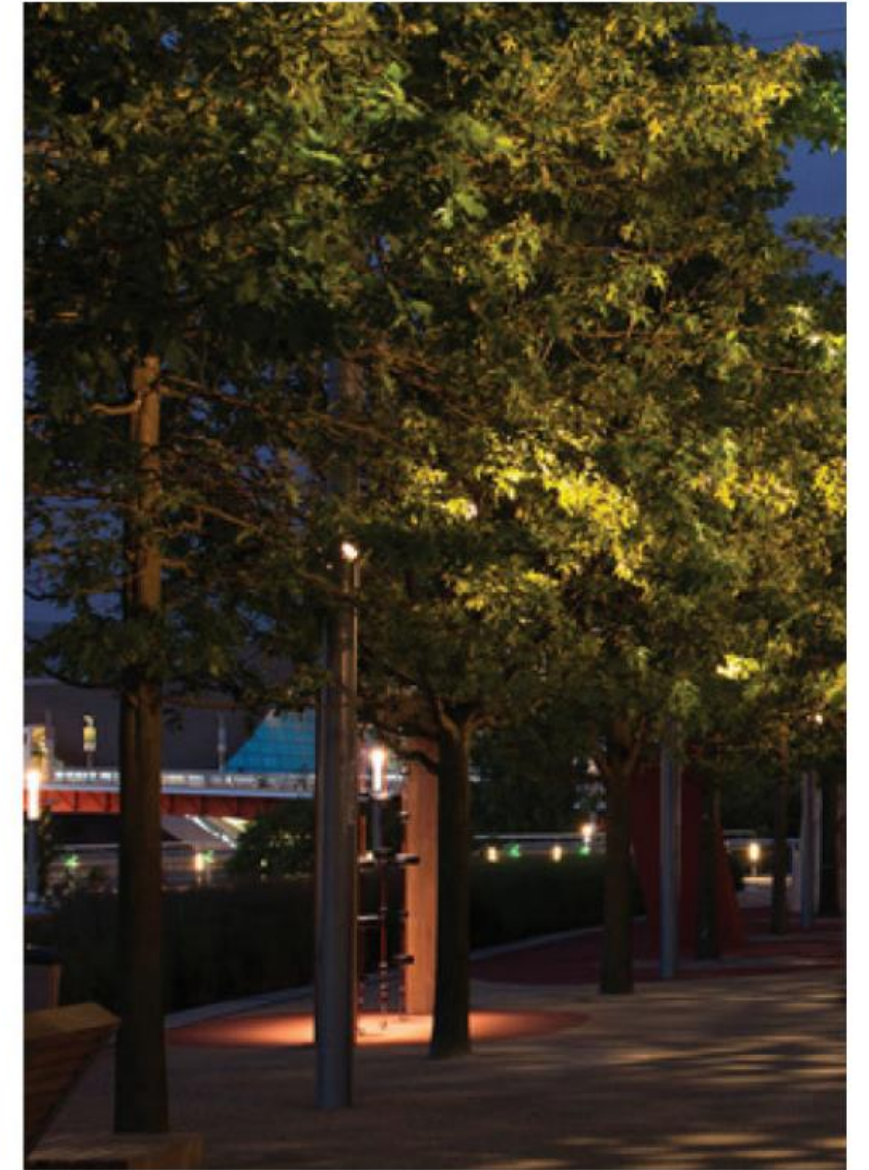


# site lighting - north promenade





# site lighting - south terrace





# program scale study - occasional event gatherings





# program scale study - pop-up market





north forecourt

forecourt

north silo

community garden

parking lot

sloped flexible lawn

landscape planting

seating edge

silo portal

seating edge

landscape planting





**streetscape improvements**

sidewalk expansion

wayfinding signage

art mural / gateway signage

seating plinth

landscape planting

**DRAFT**





view looking north towards eireann quay streetscape improvements





bird's eye view





## next steps

- Project team to synthesize and reflect on all feedback collected during this conceptual design stage for incorporation into final designs.
- Continued consultation and reporting back with Stakeholder Advisory Committee, waterfront resident groups, and project partners, through forthcoming detailed design and implementation phases.

thank you for your time!