



York Quay Revitalization

York Quay Revitalization, Phase II (Formerly known as the Canada Square Development)

Design Update

Waterfront Toronto Board of Directors
March 24th, 2010



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).
- Known formerly as *Canada Square*, the project name was changed to the *York Quay Revitalization Project* to communicate the full intent of the development to the public.



Funding

- The project budget is **\$ 30.8** million and is from two sources:
 - Waterfront Toronto
 - **\$ 25.0** million committed by the Federal Government in the LTP which was approved by the Board on September 9th, 2009
 - Harbourfront Centre
 - Board had committed to raise **\$ 5.8** million.
- Waterfront Toronto is awaiting the approval of the Contribution Agreement (CA) to fund the Construction. The Planning and Design CA was signed in May, 2009.
- The Federal Secretariat is holding the CA pending Treasury Board approval.

Land Ownership

- The surface of the Project Site (YQ3 Lands) is owned by the City of Toronto
- Harbourfront Centre has a 99 year renewable lease on the City lands
- The sub-surface of the lands are owned by the Federal Government, represented by Public Works and Government Services Canada

- Public Works has initiated a Land Disposition process to transfer title of the subsurface lands to HFC

- A condition has been appended to the Treasury Board submission to make signing of the CA conditional upon resolution of this land ownership issue

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.
- Additional studies completed including: traffic operations assessment, geotechnical, environmental soil and groundwater study and a legal analysis.

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*

York Quay Revitalization

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



York Quay Revitalization

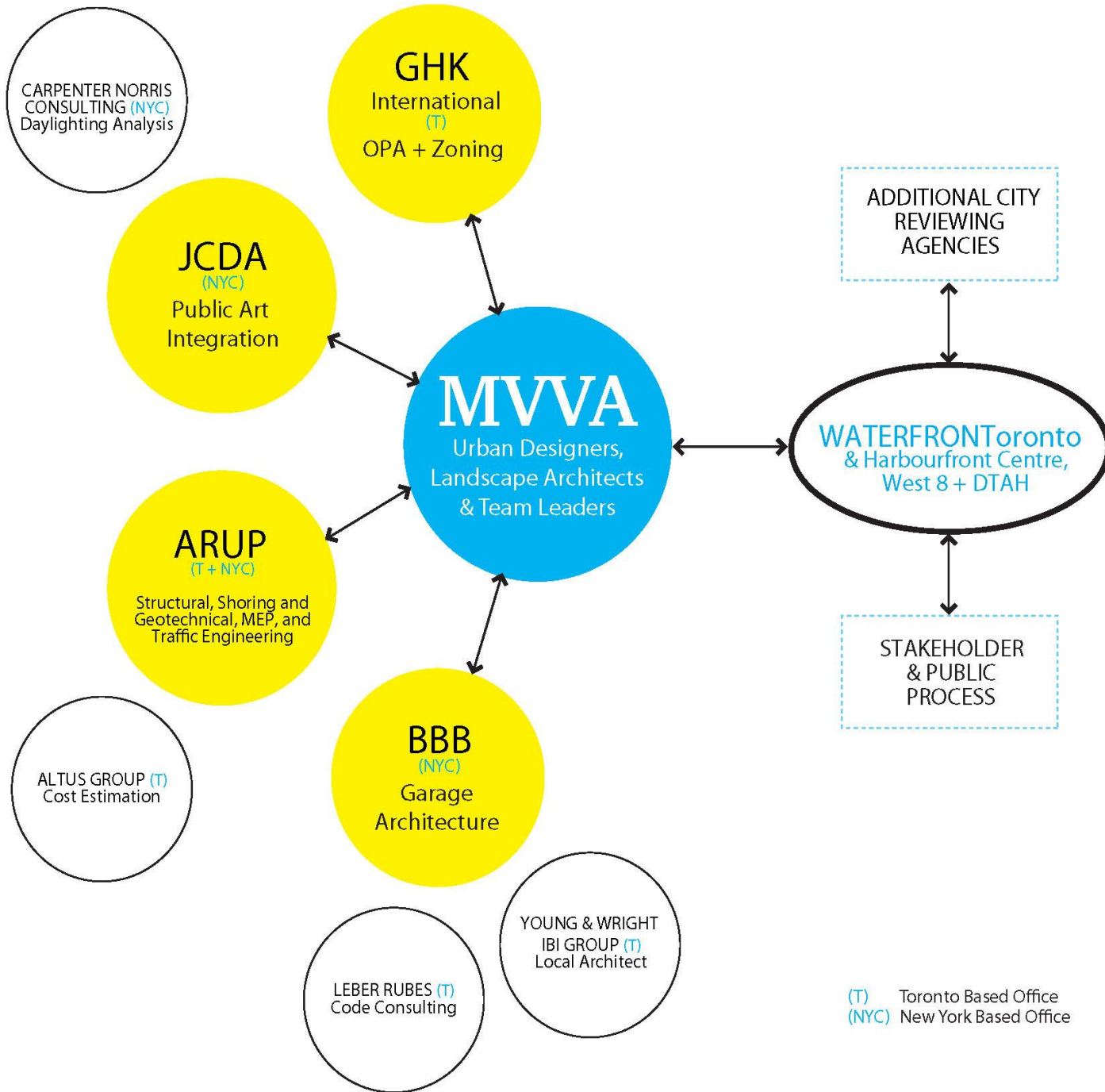
- Phase 1
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 - Lake-facing square (Canada Square)
 - Re-zoning to allow future retail
 - Temporary or permanent site finishes for remainder of primary site (budget dependent)
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- **Future Phases**
 - Cultural Village retail/studio/commercial development
 - Private sector partnership

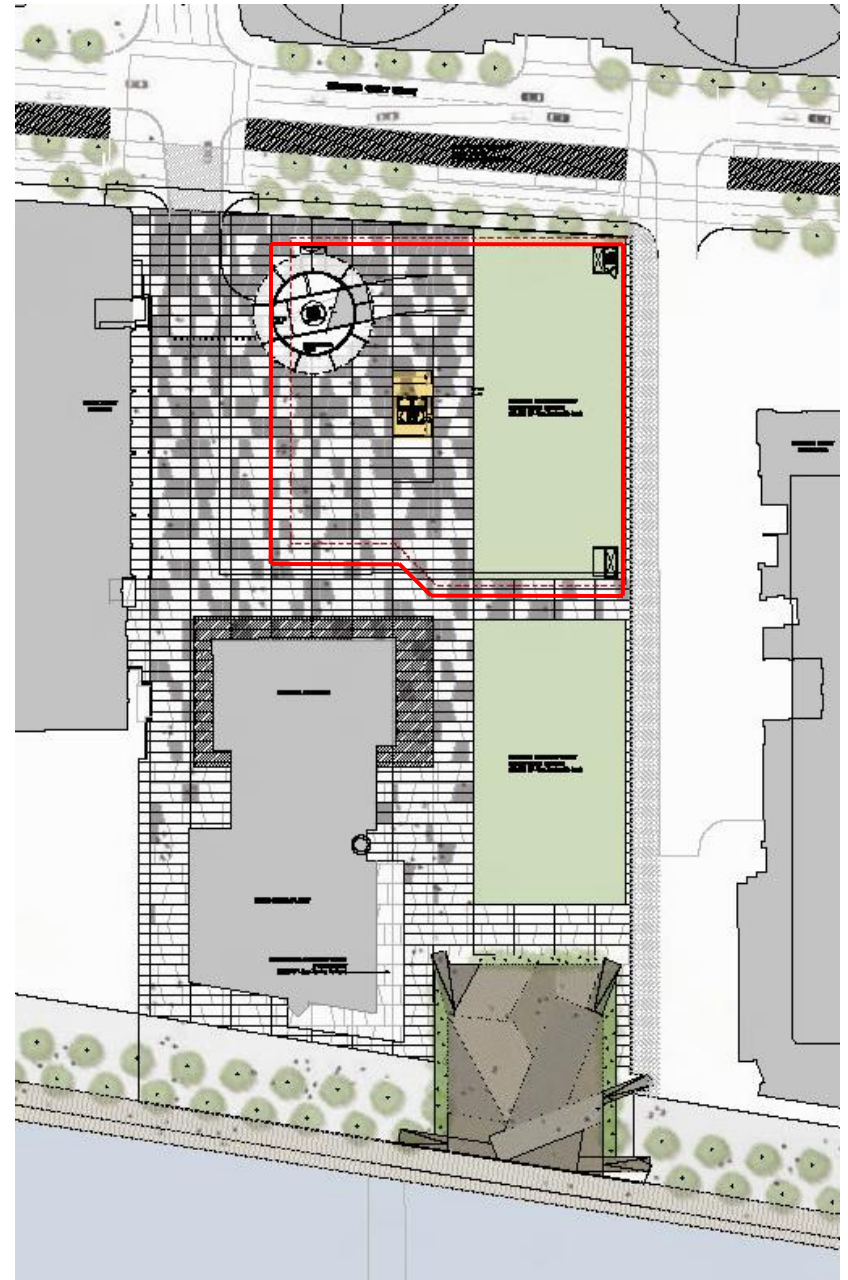




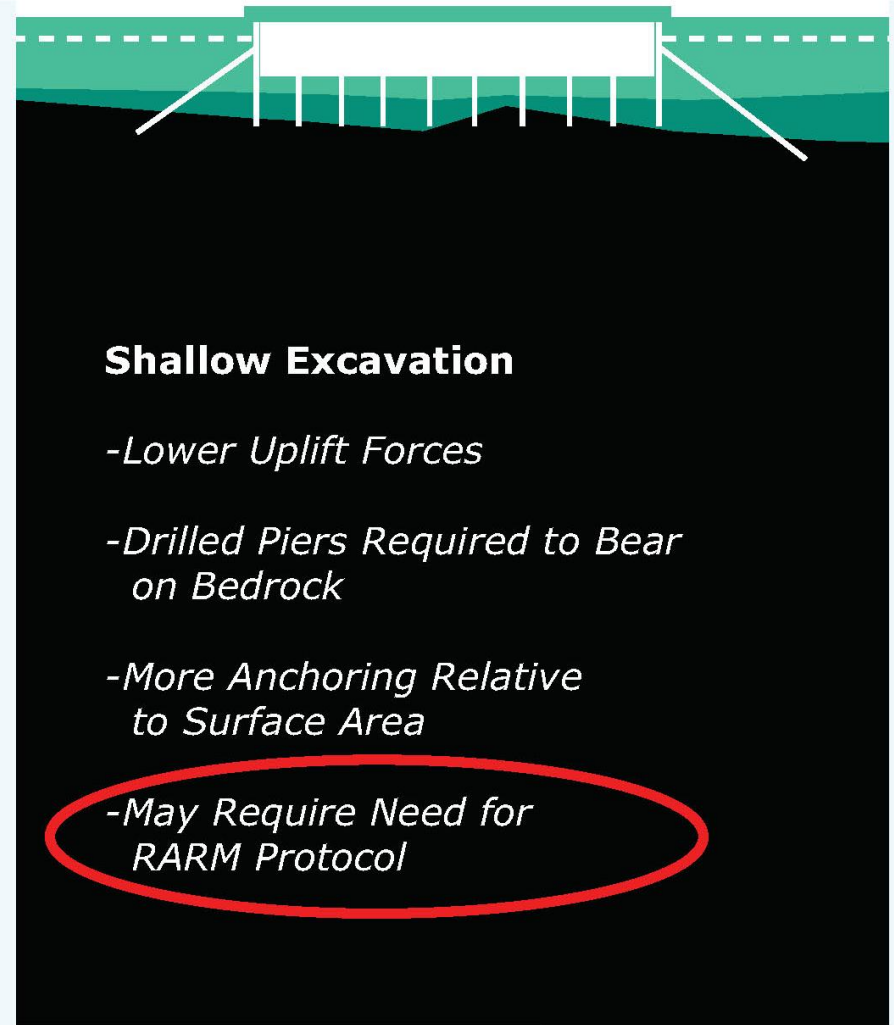
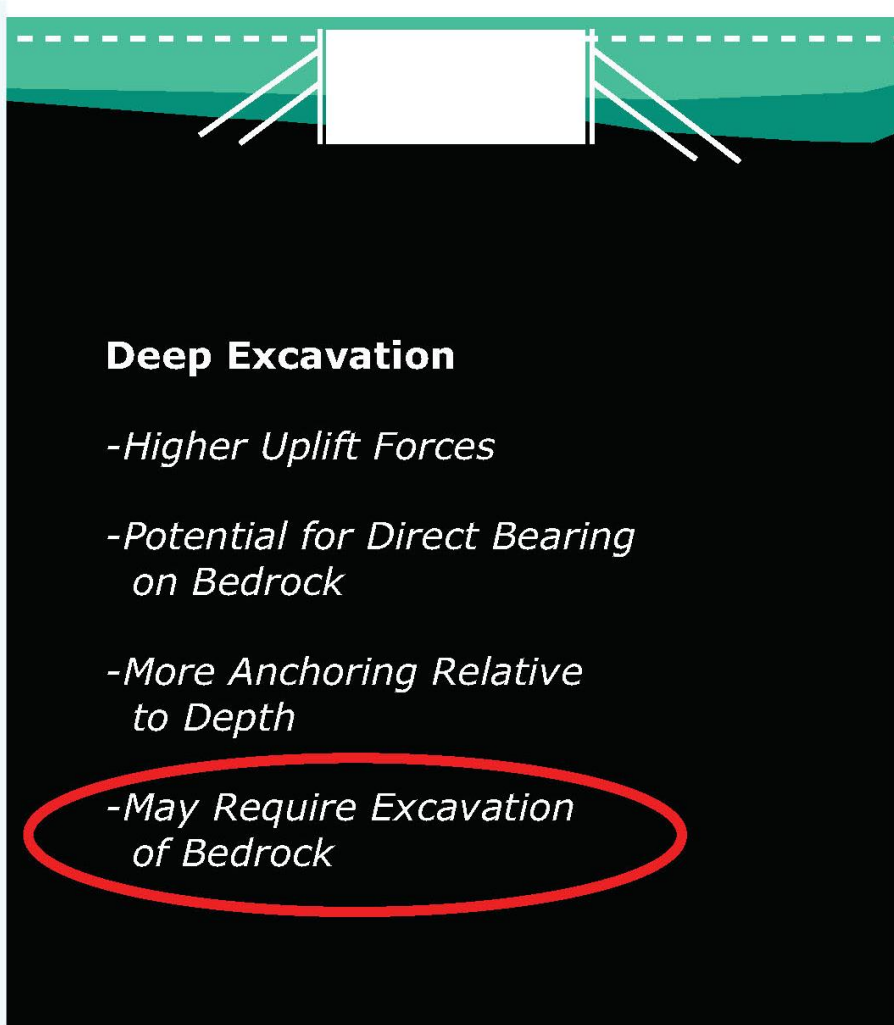
(T) Toronto Based Office
 (NYC) New York Based Office

Conceptual Site Plan

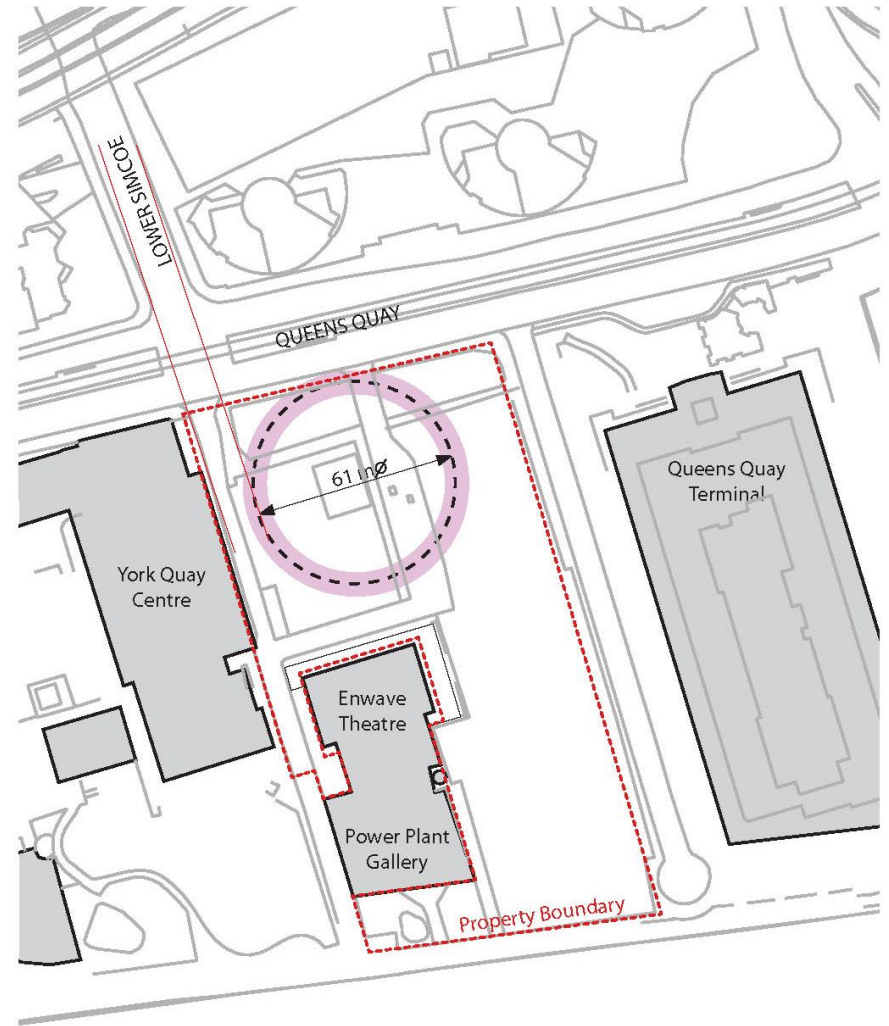
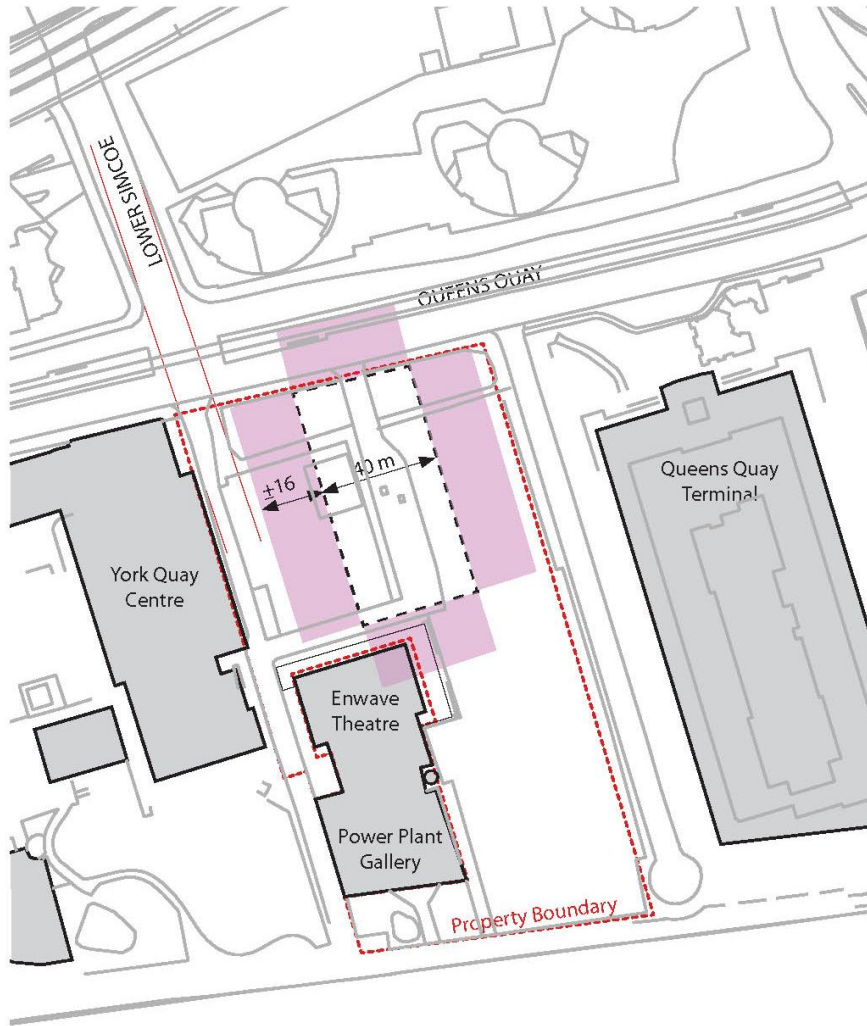
- **Underground Parking Garage**
 - Approximately 300 Stalls
 - Minimize the impact of the entrance to the parking garage on the public realm
 - Create an enticing part of the urban experience
- **Urban Square**
 - Unify and create an identity for the site
 - Allow vehicles and pedestrians to occupy the space safely
- **Cultural Village**
 - Get approval for an Official Plan Amendment and Zoning By-law Amendment to permit future retail/commercial development.
 - Balance the need for a critical retail mass with urban design tools to strengthen the “Village” like quality.
- **Canada Square**
 - Lake facing square



The Underground Parking Garage

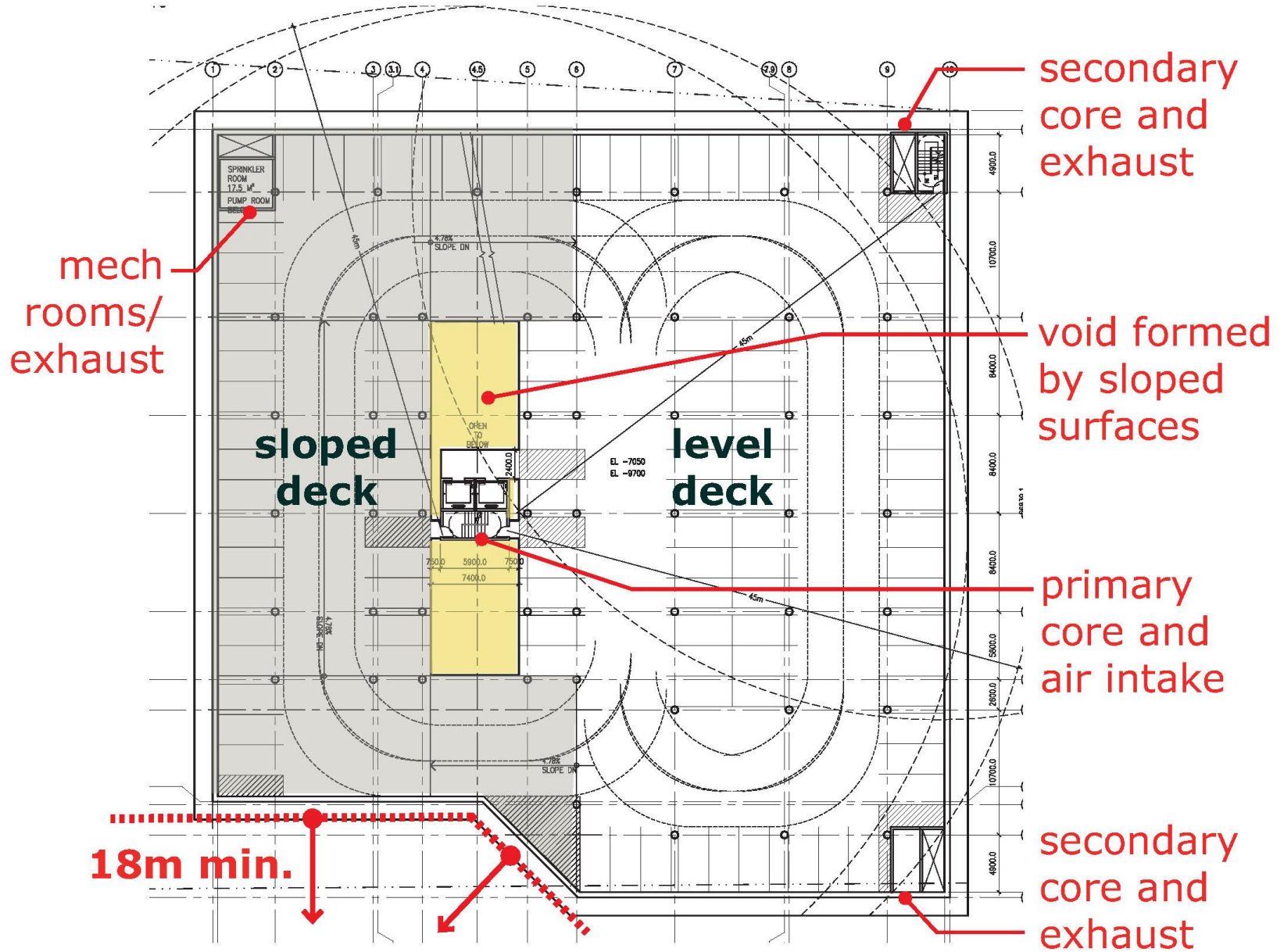


The Underground Parking Garage



Minimizing impacts of construction on abutting buildings

The Underground Parking Garage



Public Art Integration

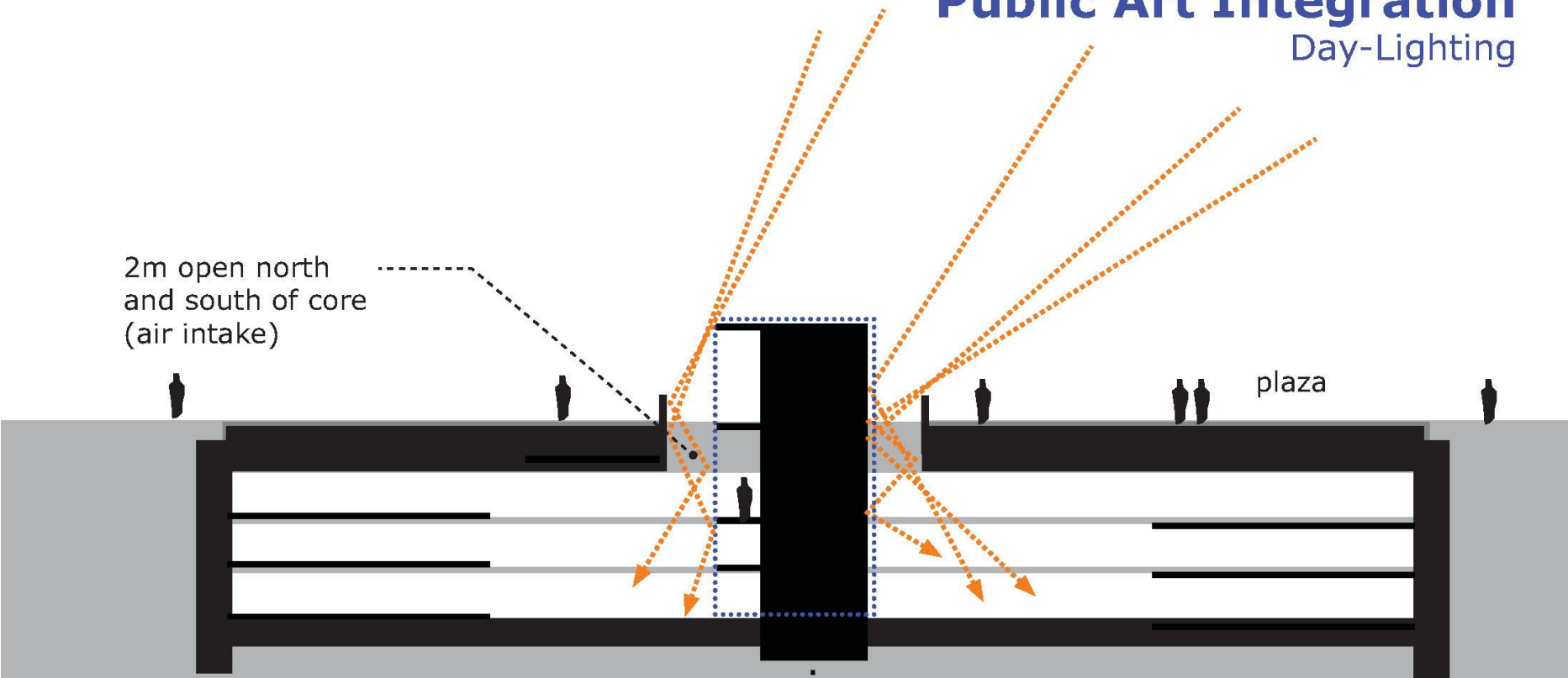
Day-Lighting

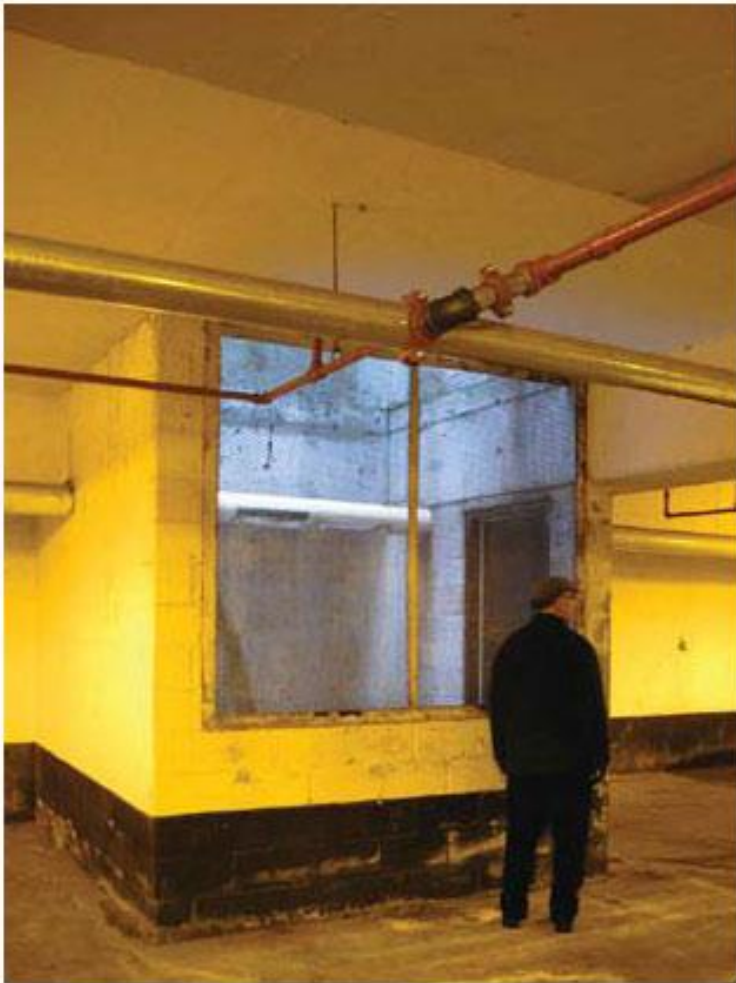
2m open north
and south of core
(air intake)

plaza

Reflective core
and enclosure

1 opening in plaza
associated with
platform and core

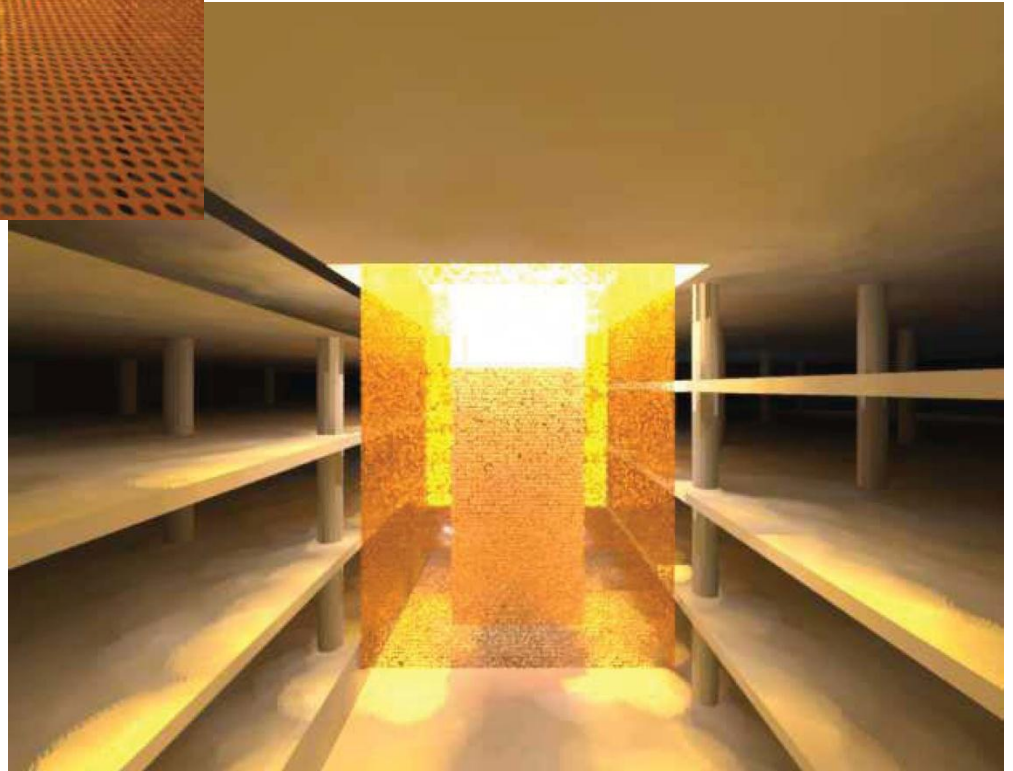
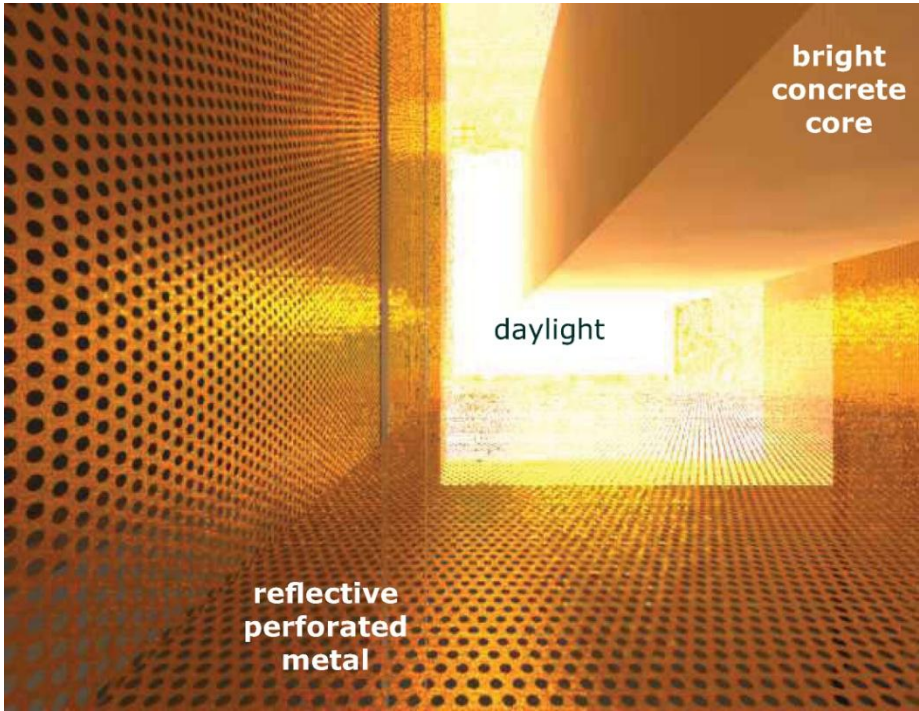




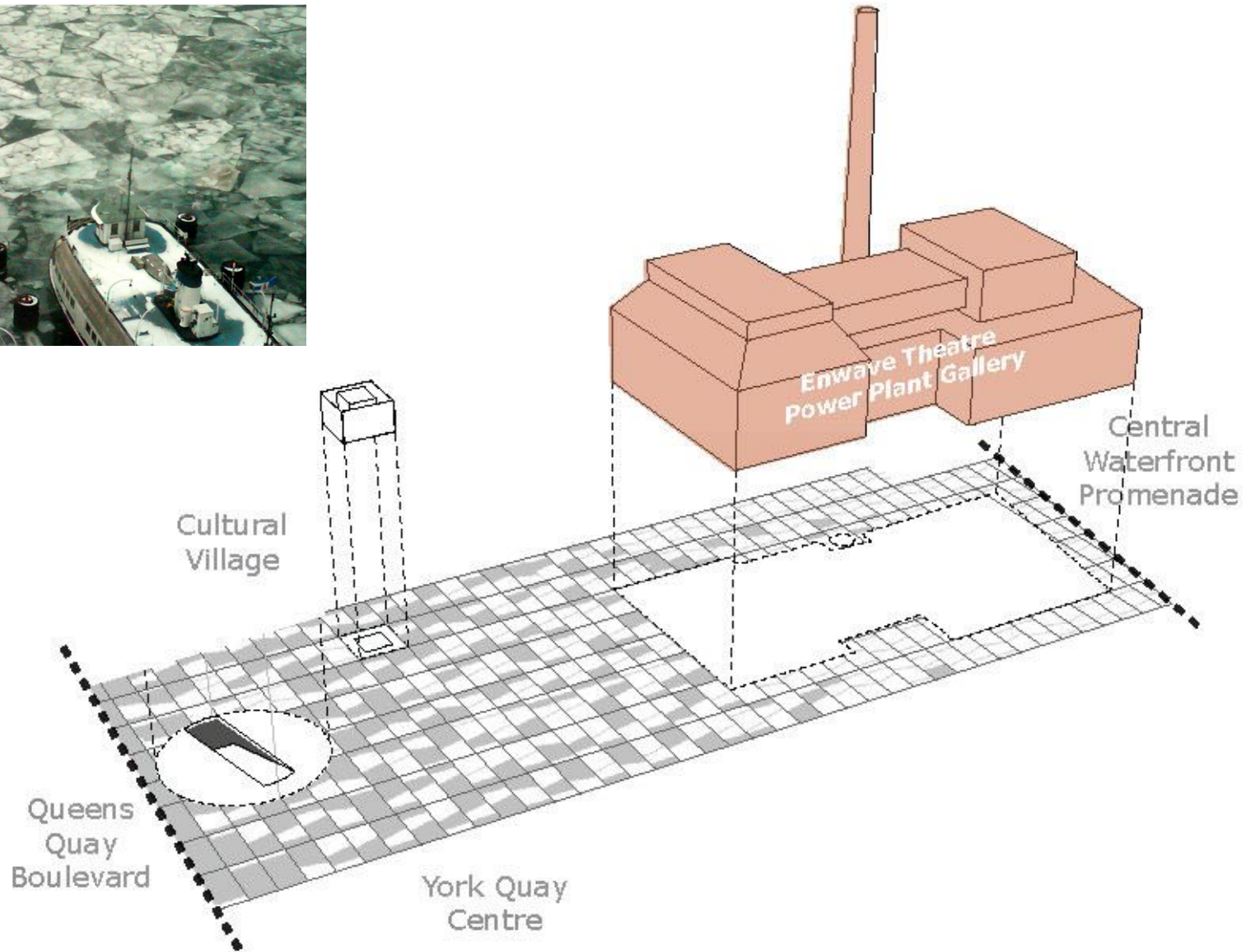
Daylight radically contrasts with both the intensity and the color rendition of standard parking garage lighting



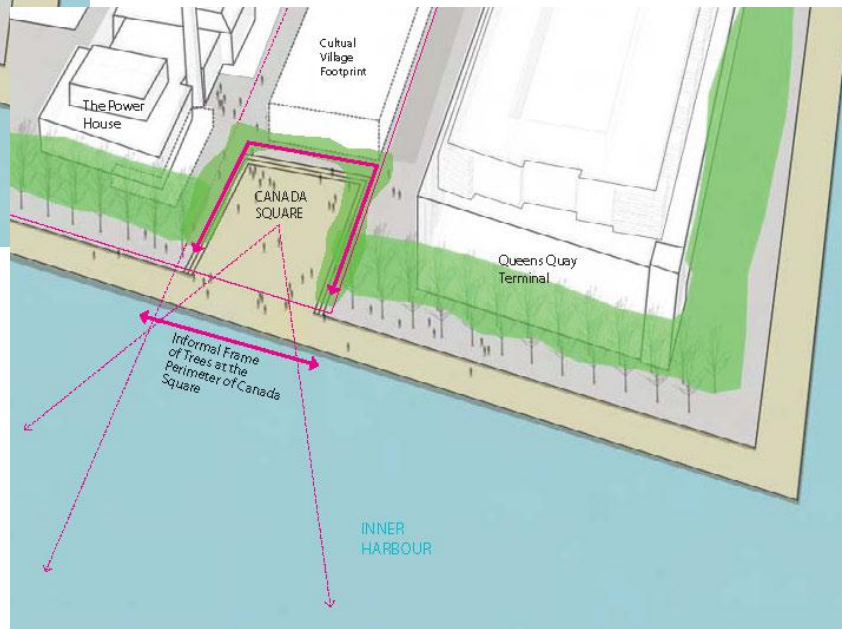
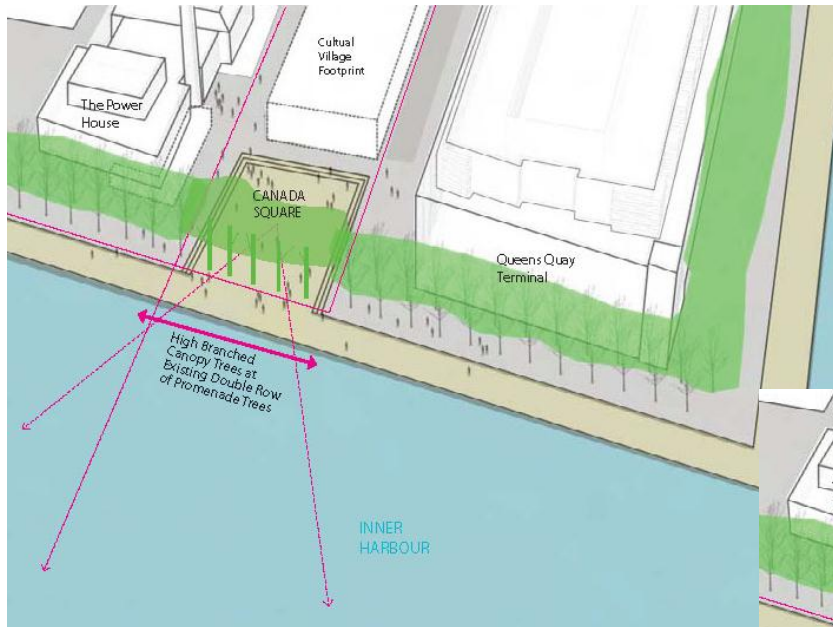
Perforated reflective metal sheeting can be installed on tensioned stretcher bars as an affordable way to distribute daylight



The Urban Plaza



Canada Square



Potential relationships to the water's edge

Canada Square



Potential materiality



Approvals Obtained

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

Timelines

- **Underground Parking Garage**
 - Submission of Shoring and Excavation Package by the end of March 2010
 - If CA is in place, targeting a construction start of May 2010 to be completed in Spring/Summer 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 September 2010
 - Construction will be dependent on attracting a developer partner and market forces