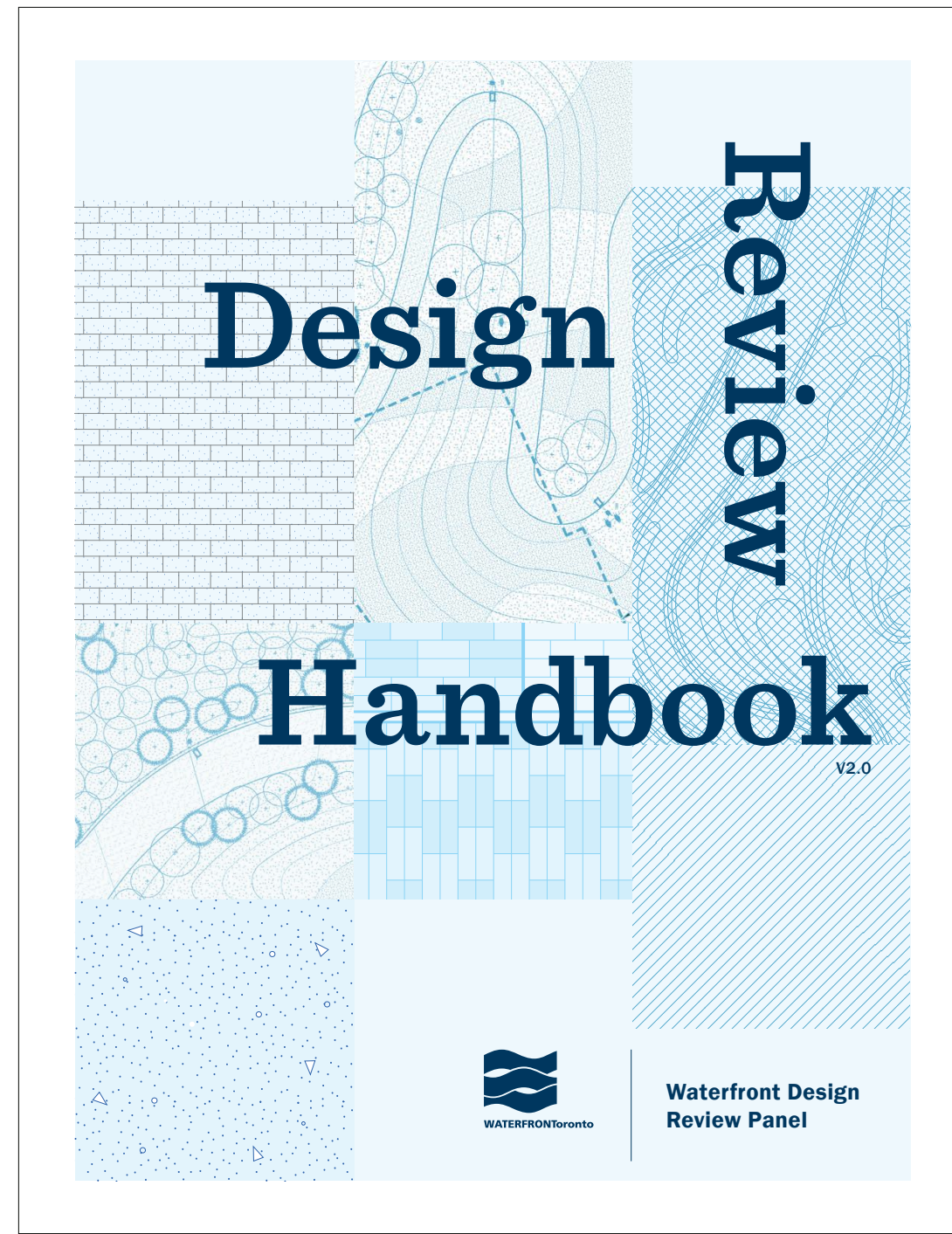


Publication of the WDRP Handbook v2



Graphic design and layout:
Carolina Soderholm, Designholmen

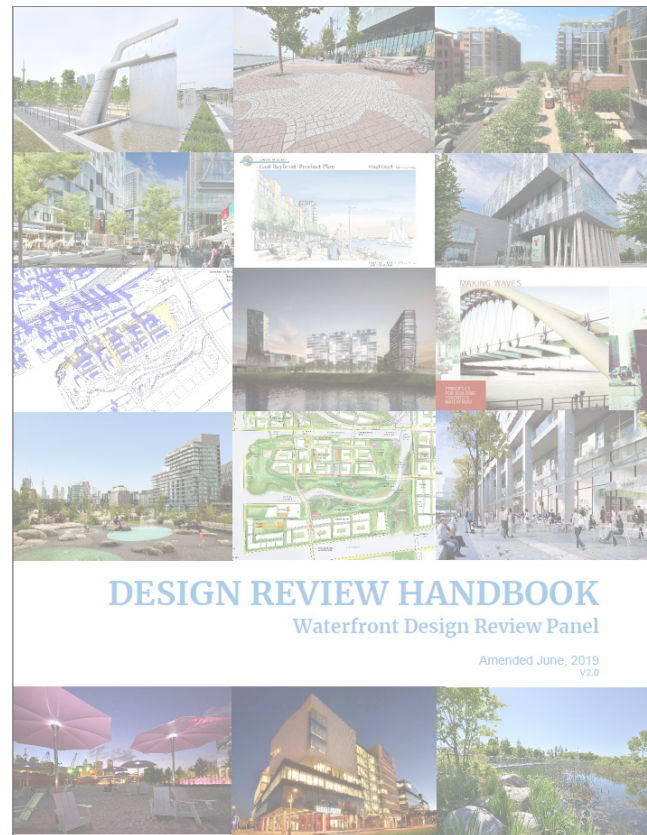
Copywriting:
Amy Langstaff

Printing:
Andora Graphics

WDRP Handbook v2 Recap



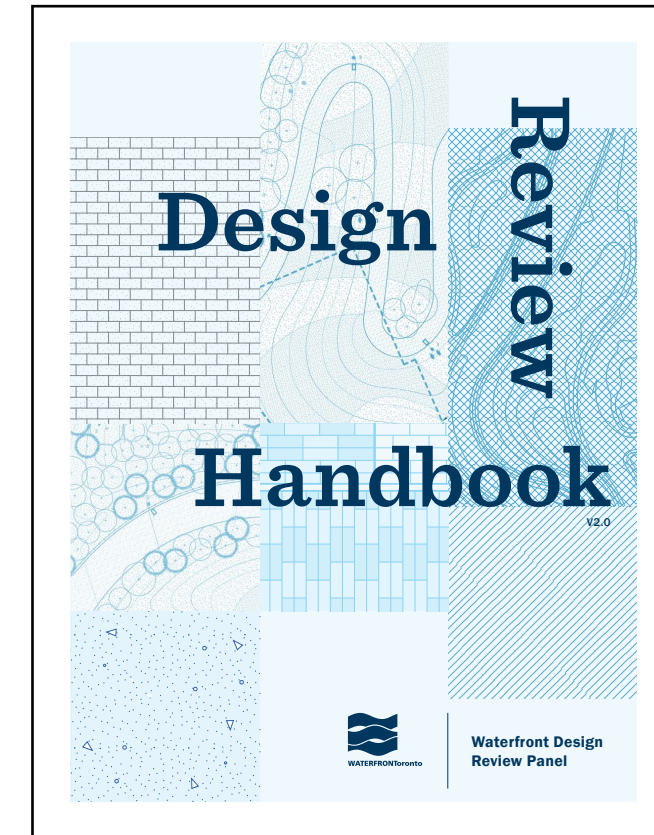
- June 2019 - Panel adopted the latest version of the WDRP Handbook v1
- Sept. 2020 - Panel reviewed and provided comments on the final draft of WDRP Handbook v2
- Nov. 2020 - Panel reviewed and provided comments on the cover options
- Sept. 2021 - Release and circulation of WDRP Handbook v2



June 2019
WDRP Handbook



Sept. 2020
Final Draft WDRP Handbook v2



Sept. 2021
WDRP Handbook v2

A step-by-step guide

WDRP Handbook v2 Key Updates

- Re-organized chapters and appendices to improve ease of use.
- Concise guide for proponents looking to bring their project for review.
- A quick reference document for team leads.
- Checklists of requirements that can be used by in the dry-run reviews to ensure all required drawings are fulfilled.

Waterfront Toronto / Welcome

Using this Handbook
This Handbook is organized as a step-by-step guide to the entire design review process. Each of the following chapters answers the questions below:

- 1** Does my project have to be reviewed?
- 2** What steps do I follow?
- 3** How do I get on the agenda?
- 4** What do I have to submit?
- 5** What happens at the review session?
- 6** What happens after the review session?
- 7** How do I respond?

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Graphics

WDRP Handbook v2 Key Updates

- Overall graphics overhaul
- Showcase photos of previous designs around the waterfront that have completed the WDRP.
- Photography of panel reviews (shot pre-Covid) to illustrate the atmosphere and scale of reviews.

Voting Definitions



Full Support

The Panel is supportive of the project's overall direction. The project meets all or most of the relevant planning, policy and/or design excellence objectives. It requires minor modifications or none, and may proceed without conditions.



Conditional Support

The Panel has some concerns, but is broadly supportive of the project. The project as presented meets many but not all the relevant planning, policy and/or design excellence objectives. It requires specific, identifiable modifications that the Panel is confident can be incorporated, making Full Support likely in the future. The Panel will recommend that the project proceed, provided the identified changes are demonstrated at the next review. If the Panel's identified changes are not adequately demonstrated, the project may need to repeat the previous round of review.



Non-support

The project as presented fails to meet fundamental planning, policy and/or design excellence objectives. The project requires a substantially revised conceptual approach, or modifications of such magnitude they cannot be specifically identified. The project should not proceed to the next stage of development until revisions are made and brought back to the Panel (i.e. the current round of review is repeated).

In the event of a non-support vote:

- projects on private land may, at the City's discretion, be asked to return to the Panel to obtain support before proceeding to the next stage
- projects on public land must return to the Panel and obtain support before proceeding to the next stage



Members of the public observe Panel review presentation material on screens during the review session.

Submission Requirements

WDRP Handbook v2 Key Updates



- Updated to include Green Building Standards v3
- Updated Submission Materials Checklists
- Site Plan Application
- Official Plan Amendment/ Rezoning/ Master Planning

Waterfront Toronto / Appendix B: Submission Materials Checklists

Site Plan Application

Stage 2 Review: Schematic Design / Preliminary Draft Plan

Project: _____

Administrative		
1	Project team member list	<input type="checkbox"/>
2	Overall project description	<input type="checkbox"/>
3	Summary of response to comments from Stage 1 review	<input type="checkbox"/>
Context		
4	Aerial photo of waterfront, including subject site	<input type="checkbox"/>
5	Urban context plan, with labels (1:5,000 to 1:10,000 scale)	<input type="checkbox"/>
6	Site context plan, with labels (1:500 to 1:1,000 scale)	<input type="checkbox"/>
7	3D context model: built, approved, under construction, proposed buildings and parks	<input type="checkbox"/>
8	Proposed/Planned adjacent projects map	<input type="checkbox"/>
9	Adjacent land uses diagram	<input type="checkbox"/>
10	Adjacent GF uses diagram	<input type="checkbox"/>
11	Parti diagram of overall approach and idea	<input type="checkbox"/>
Building		
12	Building program, including floor area, typology, and uses	<input type="checkbox"/>
13	Messing diagram(s)	<input type="checkbox"/>
14	Zoning compliance diagram(s)	<input type="checkbox"/>
15	Ground floor (GF) plan inserted into Waterfront Toronto base plan	<input type="checkbox"/>
16	GF plan, showing lobbies, retail strategy and servicing	<input type="checkbox"/>
17	Podium plan(s)	<input type="checkbox"/>
18	Typical tower plans(s)	<input type="checkbox"/>
19	Typical market unit plans (if any)	<input type="checkbox"/>
20	Typical affordable unit plans (if any)	<input type="checkbox"/>
21	Basement plan, including parking plan	<input type="checkbox"/>
22	Access plans	<input type="checkbox"/>
23	Accessibility plan	<input type="checkbox"/>
24	N-S section, including adjacent buildings / infrastructure	<input type="checkbox"/>
25	E-W section, including adjacent buildings / infrastructure	<input type="checkbox"/>

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Waterfront Toronto / Appendix B: Submission Materials Checklists

Official Plan Amendment / Rezoning / Master Planning

Stage 2 Review: Preliminary Draft Plan

Project: _____

Administrative		
1	Project team member list	<input type="checkbox"/>
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3	Summary of response to comments from Stage 1 review	<input type="checkbox"/>
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19	Access plans	<input type="checkbox"/>
20	Accessibility plan	<input type="checkbox"/>
21	N-S section, including adjacent buildings / infrastructure	<input type="checkbox"/>

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Waterfront Design Review Panel Handbook V2.0

Waterfront Toronto Minimum Green Building Summary Sheet

For projects working under a development agreement with Waterfront Toronto, please include a slide in your presentation outlining any updates related to compliance with the Minimum Green Building Requirements. Use the tables below as a guideline.

Minimum Green Building Requirements v1, v2, v2.1	Summary of strategy
01. LEED Gold/Platinum (including water efficiency, energy efficiency and renewable energy performance requirements.)	
02. Smart Building (including water & energy submetering requirements.)	
03. Electric Vehicle Infrastructure	
04. Green Roof	
05. Engagement & Support	
06. Bicycle Parking & Storage	
07. Waste Management	
08. District Energy (if applicable)	
09. High Efficiency Appliances	
10. Community Integration	
11. Long-Term Flexibility	
12. Integrated Design Process	
Minimum Green Building Requirements v3	Summary of strategy
1.1 Toronto Green Standard, Tier 3	
1.2 Operational Reporting Requirements	
2.1 Resilience Planning	
2.2 Community Refuge Area	
3.1 Operational Greenhouse Gas Emission Limits	
3.2 Energy Performance Requirements	
3.3 Embodied Carbon	
4.1 Landscaping and Biodiversity	
4.2 Urban Agriculture	
4.3 Rainwater Harvesting	
5.1 Electric Vehicles	
5.2 Bicycle Infrastructure	
5.3 Electric Bicycle Infrastructure	
6.1 Reducing Plastic Waste	
6.2 Sustainable and Non-Toxic Material Specifications	
6.3 Adaptation, Disassembly and Reuse	

Any questions can be directed to our Innovation and Sustainability team: Aaron Barter, Director, Innovation and Sustainability. Email: abarter@waterfronttoronto.ca

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Project Profile

WDRP Handbook v2 Key Updates

- Demonstrate the value of the Panel and how a well-loved and well used park design came to receive Full Support
- Illustrates how projects that do not receive support can be improved to achieve a successful outcome
- A success story for proponent teams planning to attend the DRP.

Sherbourne Common Design Review in Action
Waterfront Design Review Panel Handbook V2.0

Sherbourne Common Design Review in Action

Sherbourne Common today is a well-loved and well used park that, following an iterative review process that improved the park's design, came to receive the enthusiastic support from the Waterfront Design Review Panel (WDRP).


At its first "Schematic Design" review in October 2007, the Panel was not supportive of the design direction. The original submission was to create a "green slip" oriented from North to South, with two pavilions, three permanent art installations as well as scattered smaller elements. The Panel suggested the design rely on fewer and larger moves at the scale of the city, that it allow the Queens Quay identity to continue through the site, that it prioritize east-west movement at the Water's Edge Promenade, and it consolidate the three art pieces into a single iconic work. The Panel asked the design team to return with a new design concept.

The design team took the advice of the DRP on board and returned in February 2008 with a revised schematic design. Called "Fl'eau," the new unifying concept was based on telling the story of stormwater treatment by integrating innovative water features. It also included the addition of a large fountain/splash pad, a water channel with wetland plants, a relocated pavilion that anchored the park, configured interfaces with the Water's Edge Promenade and Queens Quay, and one dramatic art piece called "Light Showers." The Panel suggested careful consideration be given to the waterfall scrim with regards to functionality and visual engagement with water. At the end of this second review, the project received a Full Support from the Panel to proceed.

First Schematic Design Panel comments included:

- Queens Quay streetscape identity should continue through the project site
- The trees at Water's Edge Promenade do not block views to the water and should extend across
- There are too many miniaturized elements of the waterfront: multiple art pieces, water features, and pavilions
- Overall, the design lacked a strong and unifying idea
- Revise the design to be at the scale of the city

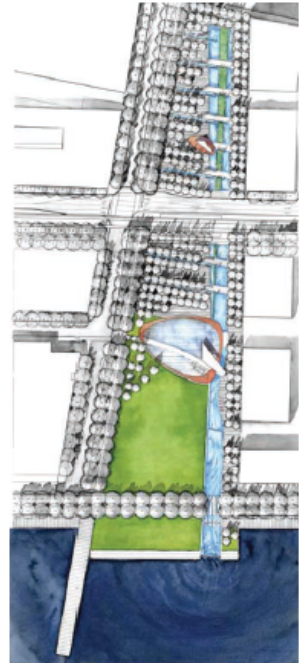
Original Site Plan

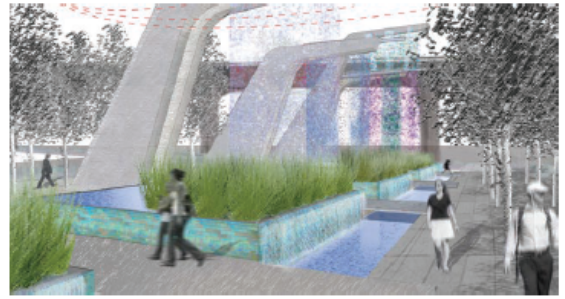


Second Schematic Design Panel comments included:

- The revised design is dramatically more powerful and inspiring
- The simplicity of the design and seasonal aspects are compelling
- The ideas of water and sustainability are clearer and stronger in the revised scheme, continue to advance the design through the sustainability objectives
- Appreciated the range of experiences from intimate to wide-open spaces
- The design creates a strong link between the city and the waterfront

Revised Site Plan





Visualization of the revised art piece "Light Showers"

This journey of this successful project illustrates how projects that are not received positively at first can be improved to achieve a successful outcome. The key is to listen and be responsive to Panel comments and being open to change. The result is not just the support of the design community, but a better project. The lead designer of Sherbourne Common said it best:

I've experienced both sides of the [design review] process: as a member of the Panel, and as a project proponent. Our project team made a number of positive design changes to Sherbourne Common following insightful comments from the Panel. The process was hard work, but the project — and Toronto's public realm — are better for it.

Greg Smallenberg, FCSLA FASLA BCSLA OALA, Director/Principal of PFS Studio

Testimonies

WDRP Handbook v2 Key Updates

Quotes from various members and stakeholders of the waterfront design community, who have previously engaged with the Panel, offer their perspective on the value of the WDRP, including:

- Cynthia Wilkey, Co-Chair, West Don Lands Committee
- Bruno Giancola, Senior Vice President, Tridel
- Greg Smallenberg, Principal of PFS Studio
- George Baird, WDRP Member
- Paul Bedford, WDRP Chair

Waterfront Design Review Panel Handbook V2.0



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Projects Subject to Review

“ Tridel strives to add value to the waterfront with great architecture and outstanding public spaces. The Design Review Panel is an important part of that process; we value their expert peer review and holistic perspective. **Bruno Giancola, Senior Vice President, Tridel** ”

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Waterfront Toronto

“

Our communities have challenged Waterfront Toronto to create new neighbourhoods and spaces that are equitable, sustainable and beautiful. We have not been disappointed. We know that we can count on the robust and iterative Design Review Panel process to continue promoting design excellence across every aspect of waterfront revitalization.

Cynthia Wilkey, Co-Chair, West Don Lands Committee

Top left: Aitken Place Park
Top right: West Don Lands Pan AM Block 3
(Photography by Jose Uribe/Pureblink)
Centre left: Cooper Koo Family YMCA
(Photography by Jose Uribe/Pureblink)
Centre right: The Bentway (Photo by Nic Lehoux)
Bottom left: Sherbourne Common
Bottom right: Corktown Common

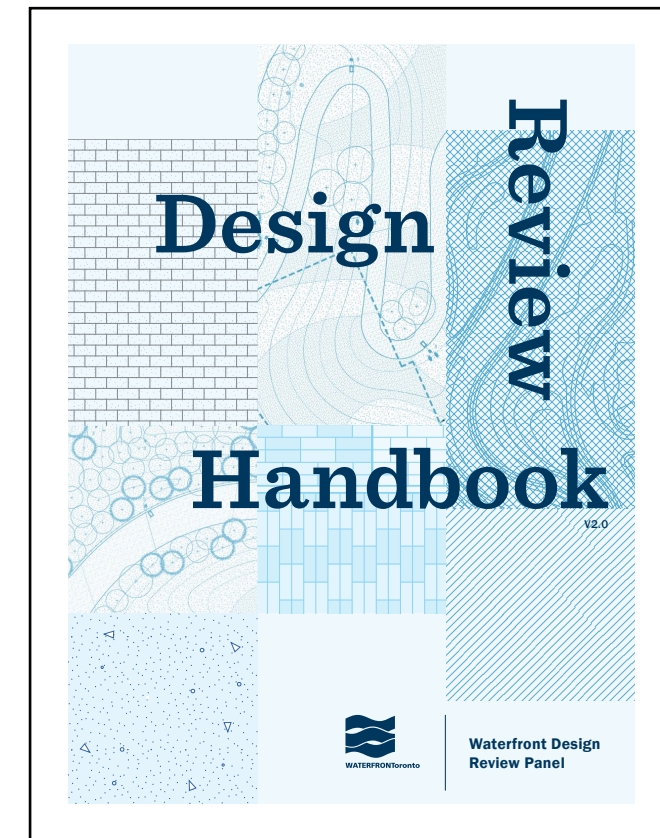
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WDRP Handbook v2

Next Steps



- Circulate and introduce new Handbook to City and Waterfront Toronto Staff
- Continue to circulate new Handbook to Proponent team leads
- Regular updates to the Handbook:
 - update group photo
 - further develop the evaluation criteria for the waterfront context
 - additional Panel feedback



Sept. 20201
WDRP Handbook v2