



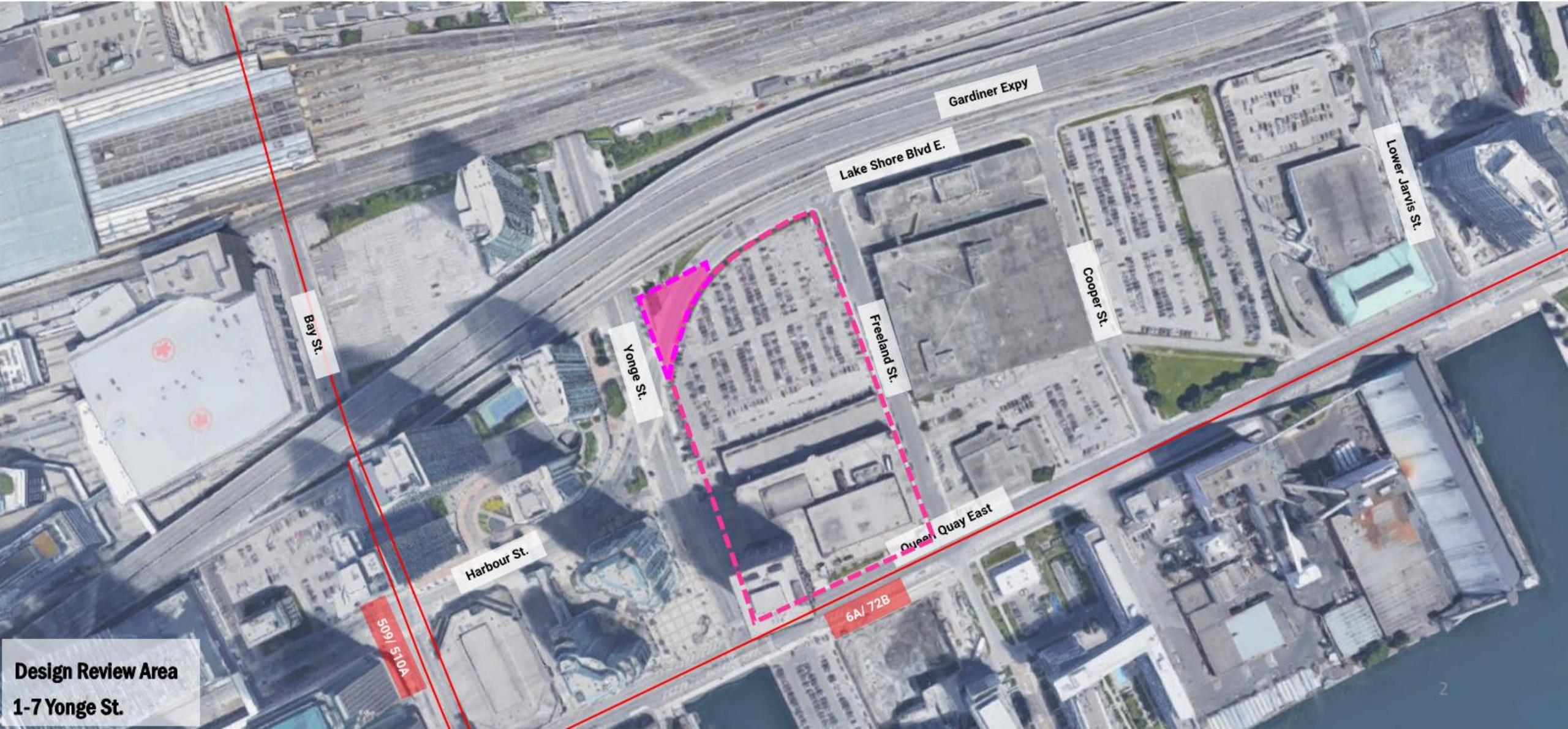
# 1-7 Yonge Corner Open Space

Schematic Design

March 25<sup>th</sup>, 2020

# Site Context

1 Yonge Corner Open Space  
Proponent: Pinnacle  
Design Team: NAK Design Strategies  
Review Stage: Schematic Design



Design Review Area  
1-7 Yonge St.

# Project Background

## History

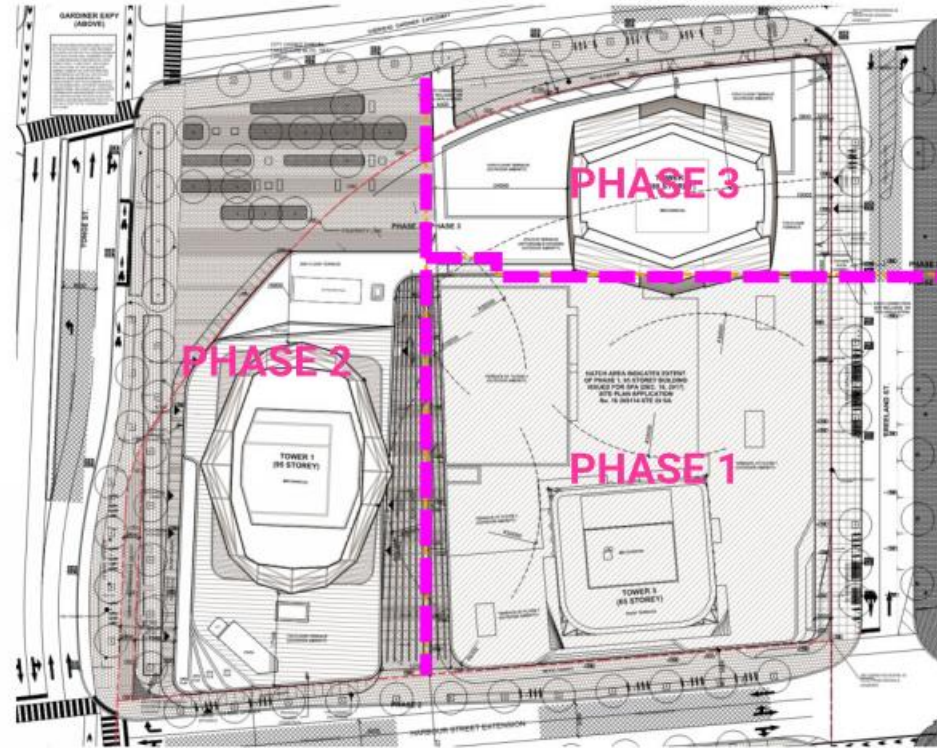
- Application in place for lifting of the Holding symbol for Phase 2 & 3
- Phase 2 & 3 Site Plan Application and Plan of Subdivisions under review.

## Program

- Phase 1 is residential with a community centre.
- Phase 2 is a hotel and residential on top.

## Design Review Panel

- Sept. 2015 Waterfront DRP Stage One– Non-support
- Dec. 2015 Waterfront DRP Stage Two– Support
- Oct. 2017 Joint Waterfront DRP – No Vote



1 Yonge Corner Open Space  
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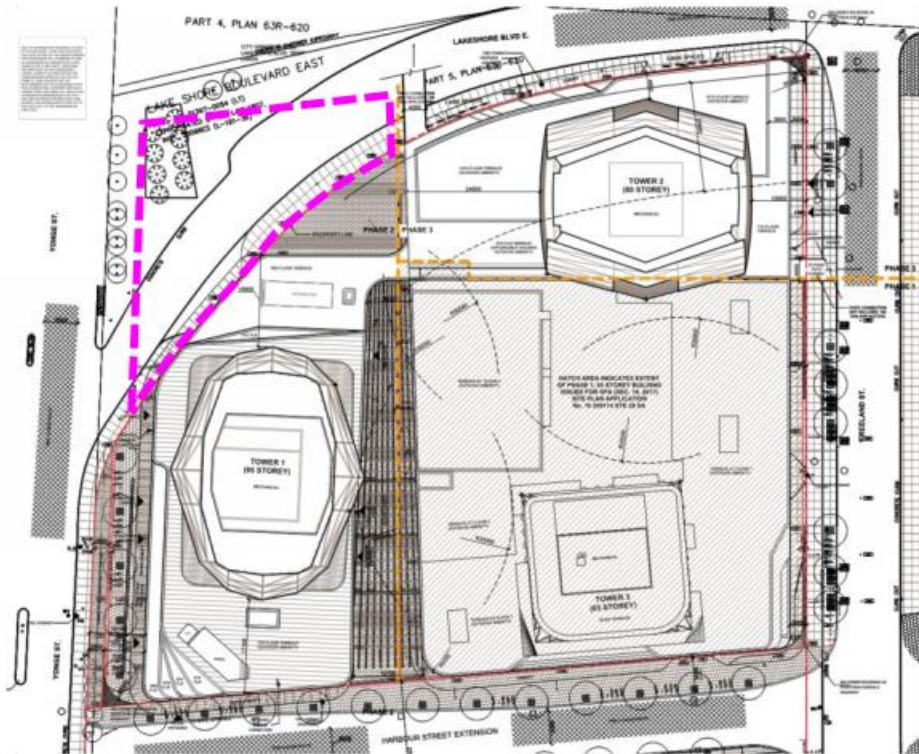
# Project Background

## Northwest Corner Open Space

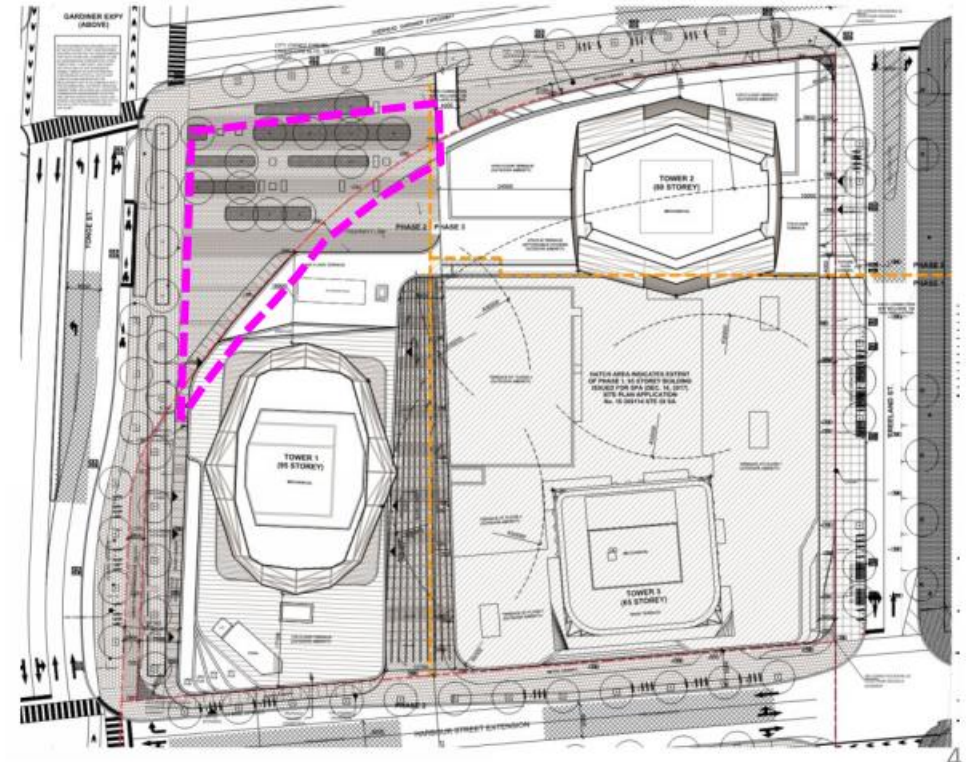
1 Yonge Corner Open Space  
Proponent: Pinnacle  
Design Team: NAK Design Strategies  
Review Stage: Schematic Design

- Site Area: 1185m<sup>2</sup> (For reference, Nathan Phillips Square rink: 1625m<sup>2</sup>)
- City owned ROW, included in the calculations of the TAR (Tower Area Ratio)
- A design competition was previously suggested, but it is no longer contemplated for the site.
- Pinnacle is responsible for construction of the corner open space, scoped to a limited budget from Section 37 obligation (\$577,215).
- NAK Design Strategies is the landscape architect of the 1-7 Yonge subdivision, and has expanded their scope to include the corner open space.

Interim Site Plan



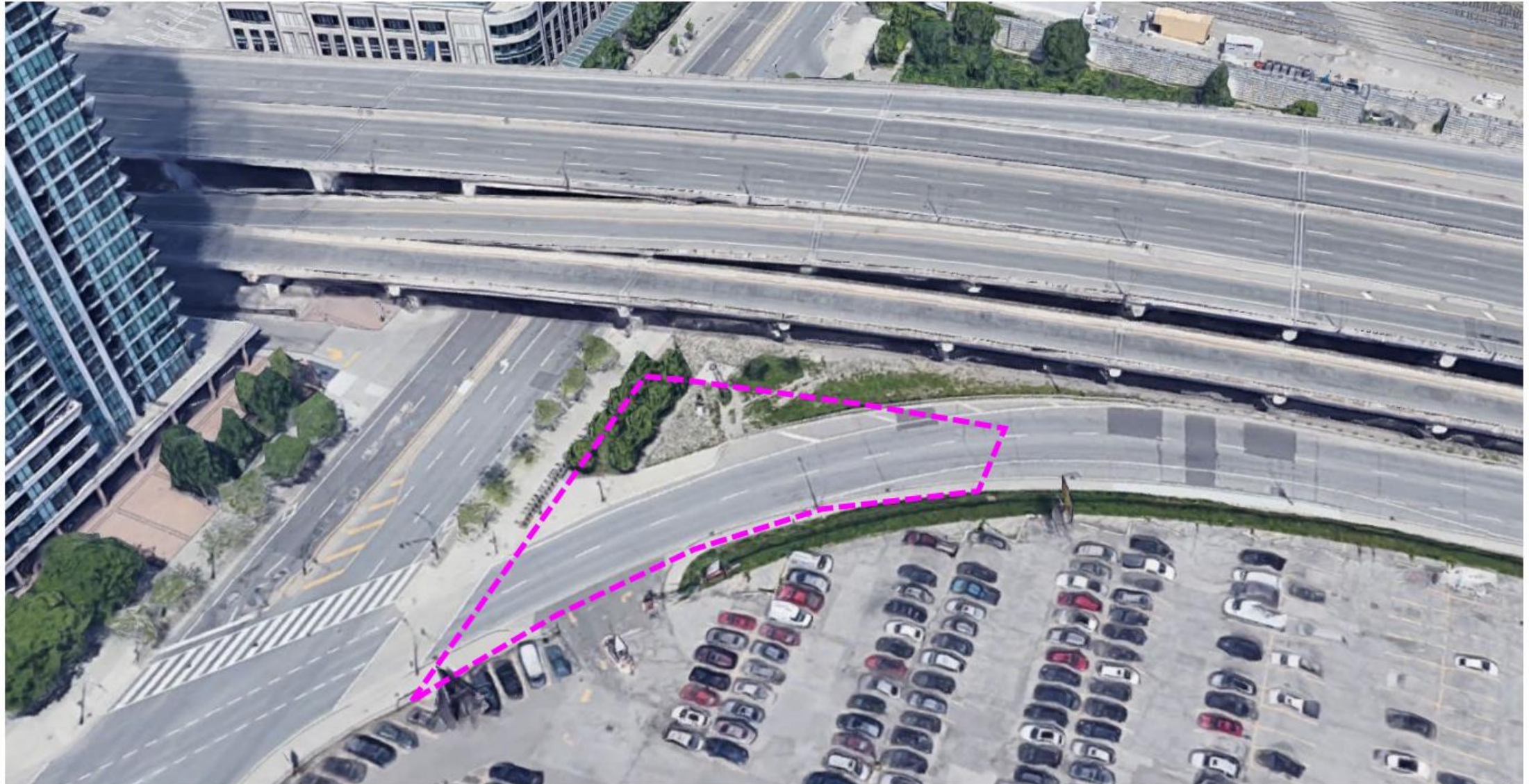
Ultimate Site Plan



# Site Context

## Existing Condition

1 Yonge Corner Open Space  
Proponent: Pinnacle  
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Review Stage: Schematic Design



# Site Context

## Existing Condition

1 Yonge Corner Open Space  
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View #1



View #2



### Removing Barriers / Making Connections

P7) **High quality urban design and landscaping** on the north/south connector streets

### Building a Network of Spectacular Waterfront Parks

P10) The design of the public realm will be of a **standard of excellence**...of the great city waterfronts...

P11) The public realm will be defined by a **coherent framework of streets, parks**...buildings...walkways...

P13) A **unifying approach** to landscaping and wayfinding...will tie the waterfront together...

P14) There will be a **coordinated waterfront public art program** for both public and private developments

P15) Parks in the Central Waterfront will be **diverse, well maintained, animated, and safe**...

P17) **Sustainable management practices**...will be utilized in waterfront parks

B8) The foot of Yonge Street should be treated as a...**distinctive gateway to the city**...

# Public Realm, Mid Block Connections

## Lower Yonge Precinct Plan 2016

1 Yonge Corner Open Space  
Proponent: Pinnacle  
Design Team: NAK Design Strategies  
Review Stage: Schematic Design



MAP 5 Public Realm/ Mid Block Connections. (Extracted from the Lower Yonge Precinct Plan 2016)



# Public Art Plan

## Lower Yonge Precinct Plan 2016

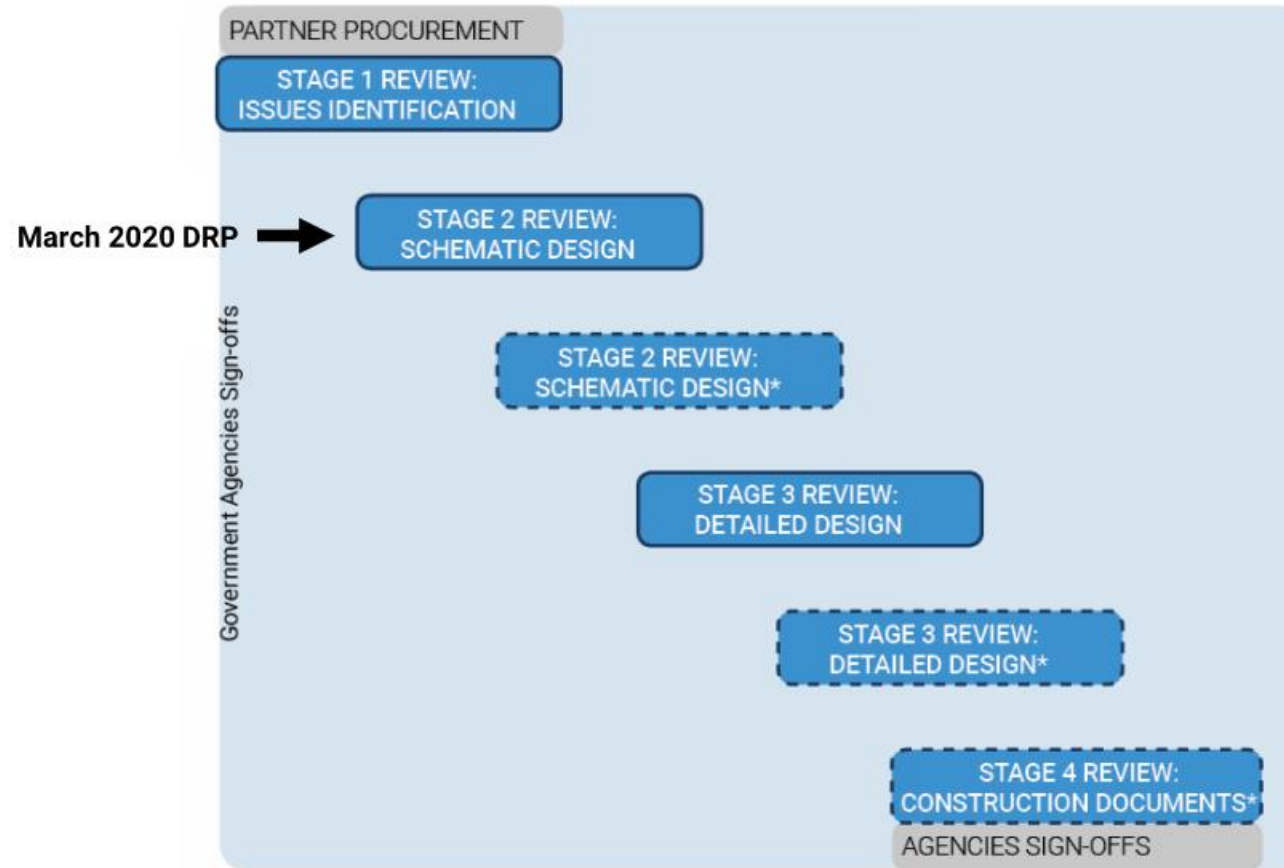
1 Yonge Corner Open Space  
 Proponent: Pinnacle  
 Design Team: NAK Design Strategies  
 Review Stage: Schematic Design



MAP 7 Public Art Plan. (Extracted from the Lower Yonge Precinct Plan 2016)

# Project Approval Stage

## DRP Stream 2: Public land – Agencies Sign-Offs



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.

### Corner Parkette

- Act as a gateway into the precinct.
- Massive opportunity for creative public art interpretations for the project and public realm spaces.
- Consider a bold landscape design.
- Will become a neighbourhood park for all who move there.
- Developed concurrently with the towers.

### Streetscapes

- Look at ways of greening along Yonge St. as the existing conditions are harsh.

# Areas for Panel Consideration – City of Toronto

1 Yonge Corner Open Space  
Proponent: Pinnacle  
Design Team: NAK Design Strategies  
Review Stage: Schematic Design

## Seamless Connection

- How does the open space is designed to connect visually and physically to the rest of the public realm network.

## Enhanced Visibility and Welcoming

- How does the design of the corner open space and potential public art contributes it to be a gateway, attracting and inviting pedestrians from the north of Lakeshore Blvd. and becoming a retreat from the urban setting next to major transport infrastructure.

## Durability and Resilience

- How the material and planting palette will continue to make this open space to be a great public space in all four seasons, for all users, including pets, and able to withstand the rough conditions from adjacent transport infrastructure

# Areas for Panel Consideration- Waterfront Toronto

Does the design of the landscape and public realm act as a **gateway** to the waterfront?

- Programming of the open space
- Connection and integration with neighborhood and remaining block public realm

Do the proposed details support Waterfront Toronto's objectives of **design excellence**?

- Bench, planter, paving details
- Material palette
- Plant species
- Lighting strategy

Has the team adequately addressed **stormwater management** for the park? Are there other **environmental sustainability strategies** that can be considered?

# PUBLIC OPEN SPACE ONE YONGE



# CONTEXT PLAN





Gardiner Expy (above) / Lakeshore Boulevard (below)

SUBJECT SITE

Yonge Street

Freeland Street

Harbour Street

Cooper Street

Lower Jarvis

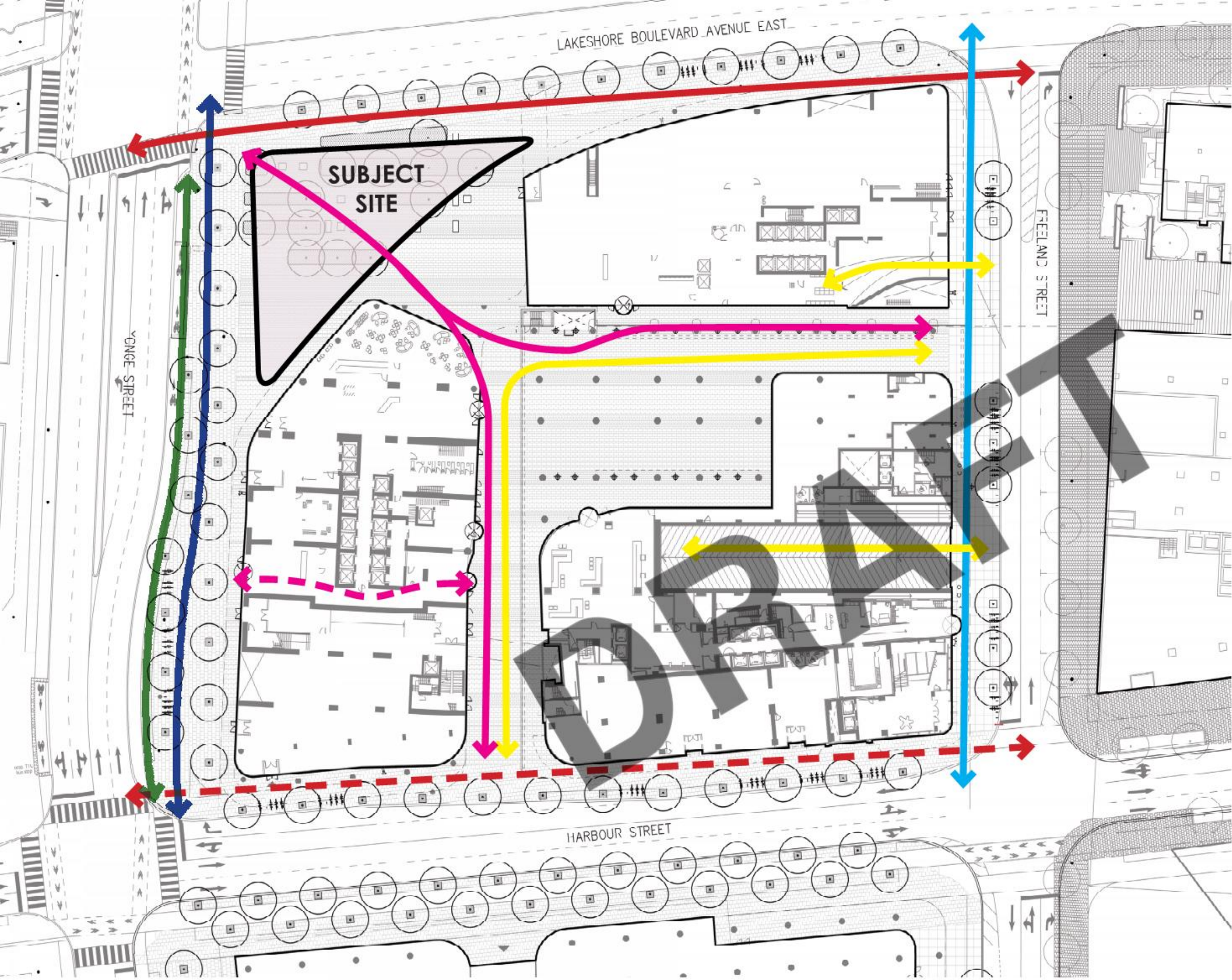
Queens Quay East

DRAFT

# LOWER YONGE PRECINCT PLAN

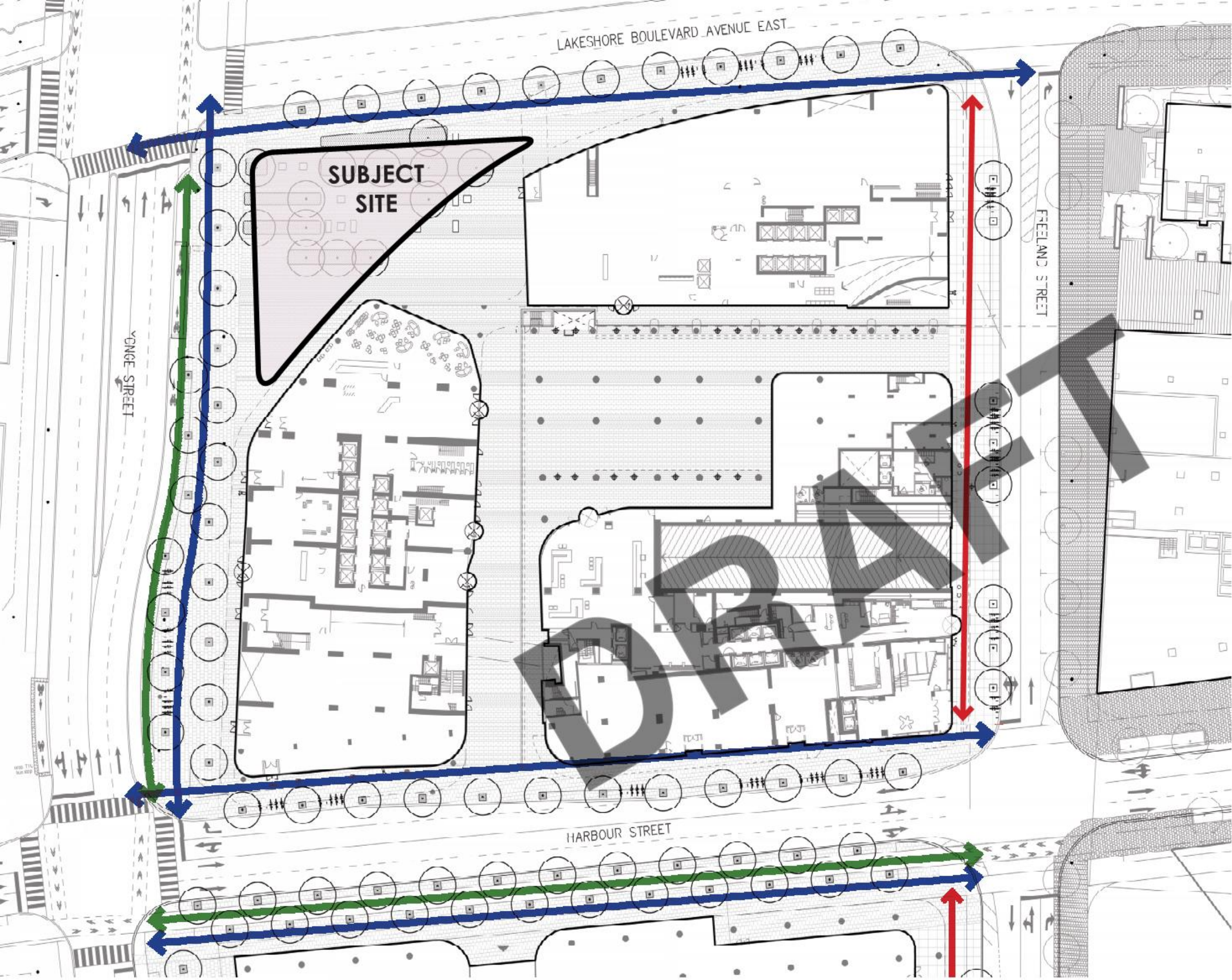






- LEGEND**
- Yonge Street Promenade
  - Main Street
  - Local Main Street
  - Local Neighbourhood Street
  - Raised Bike Path
  - Internal Vehicular Movements
  - Mid-block Pedestrian Connection
  - Interior Mid-block Pedestrian Connection

# BLOCK PLAN- Circulation



**LEGEND**

-  Unit paved sidewalks
-  Concrete sidewalk
-  Raised Bike Path

**Yonge Street, Lakeshore Boulevard and Harbour Street:**

- Concrete unit paved sidewalks
- Street trees in paver grates



**Freeland Street:**

- Concrete sidewalk
- Street trees in concrete suspended slabs

**BLOCK PLAN- Streetscape Character**



Linear forms from architecture

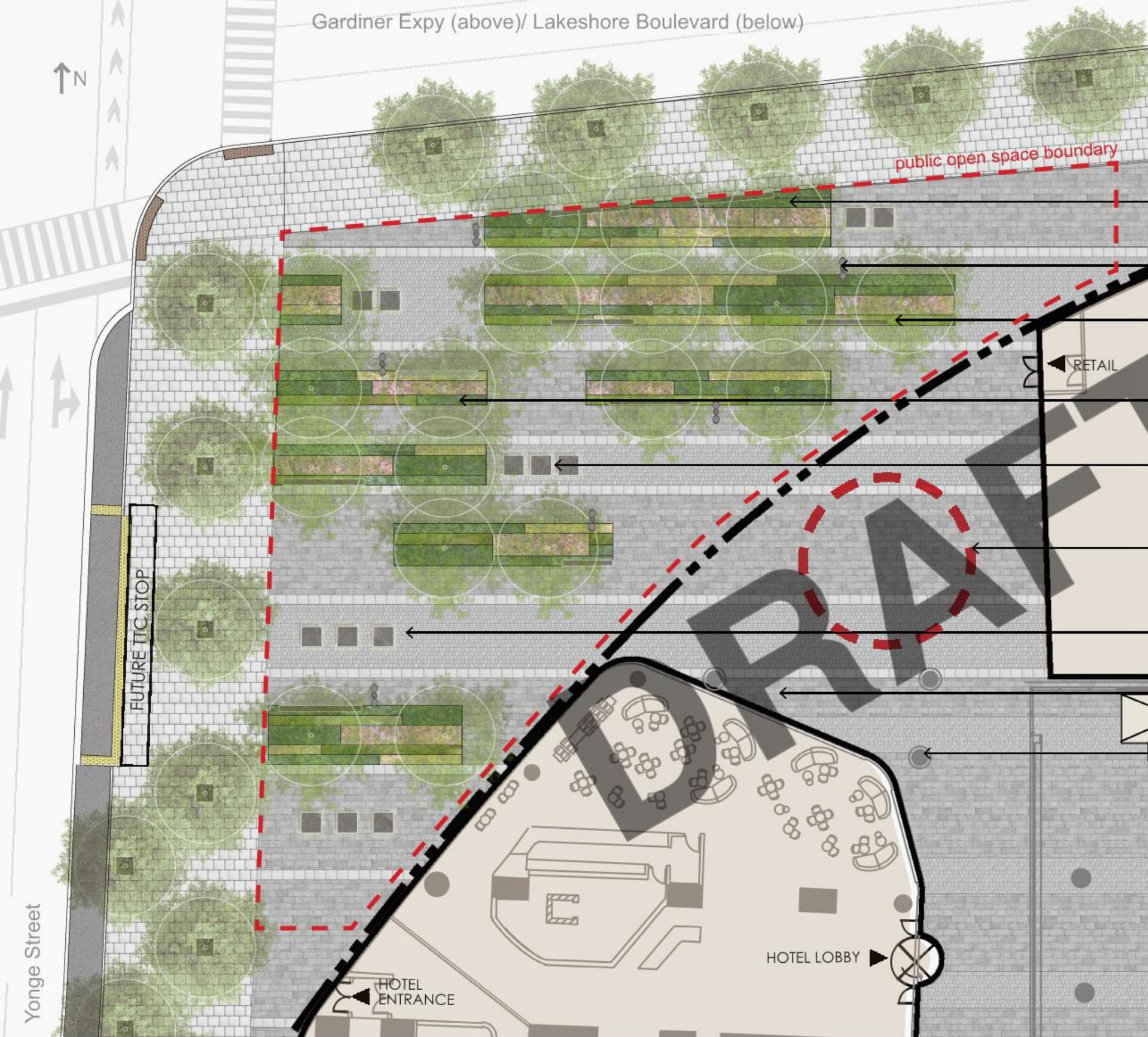


Linear forms from adjacent Parks (N. Sherbourne Commons)



Waterfront Toronto Public Realm Standards

# DESIGN DRIVERS



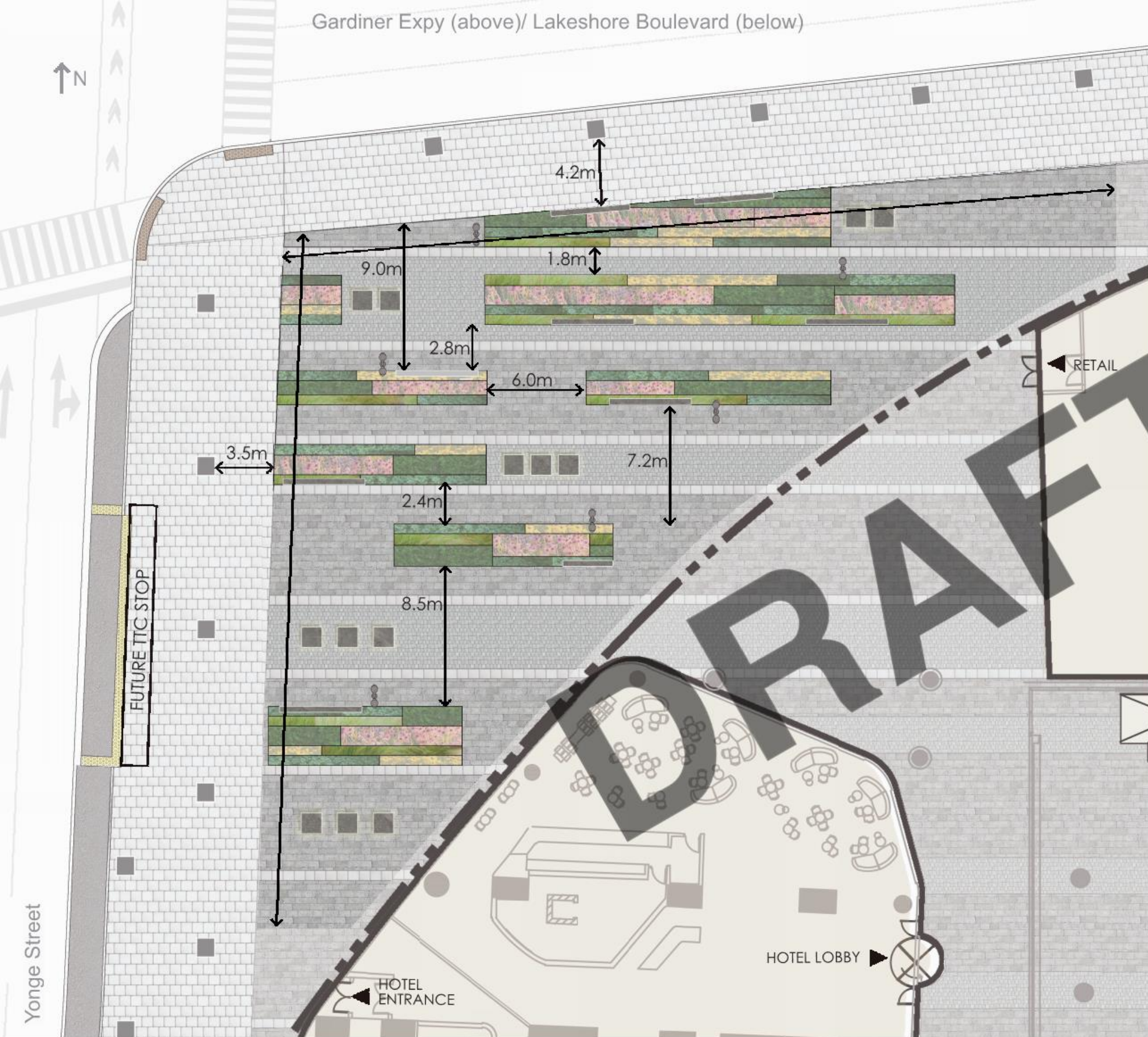
- Linear planting beds
- Lighting
- Granite benches
- Linear planting beds
- Oversized granite block seating
- Potential future public art site
- Oversized granite block seating
- Potential patio space for Hotel
- Building columns

Site Area: 1185sm

Public Open Space budget secured through section 37 \$577,215.00

# SITE PLAN

Gardiner Expy (above)/ Lakeshore Boulevard (below)



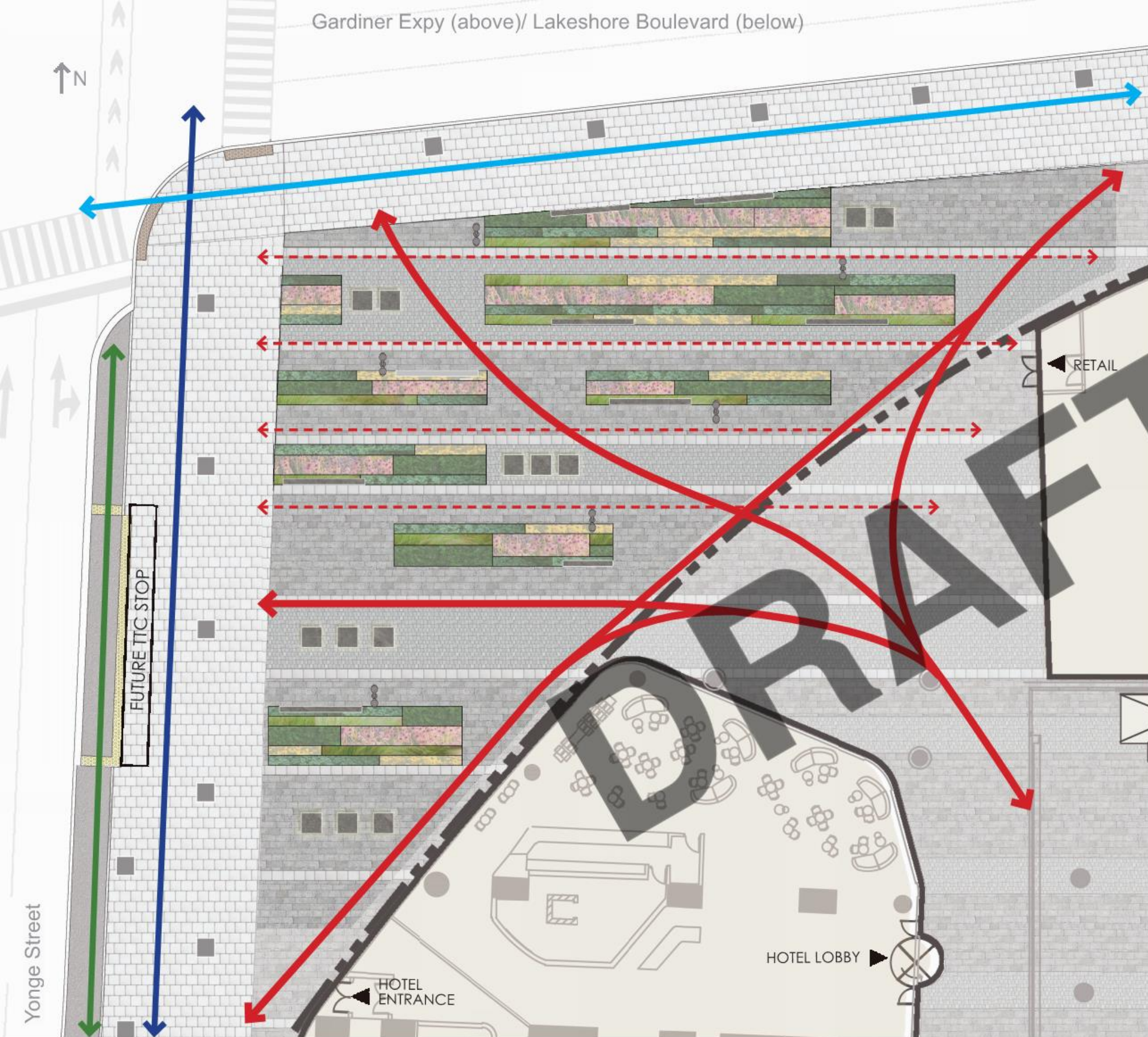
# SITE PLAN - Dimensions

Gardiner Expy (above)/ Lakeshore Boulevard (below)



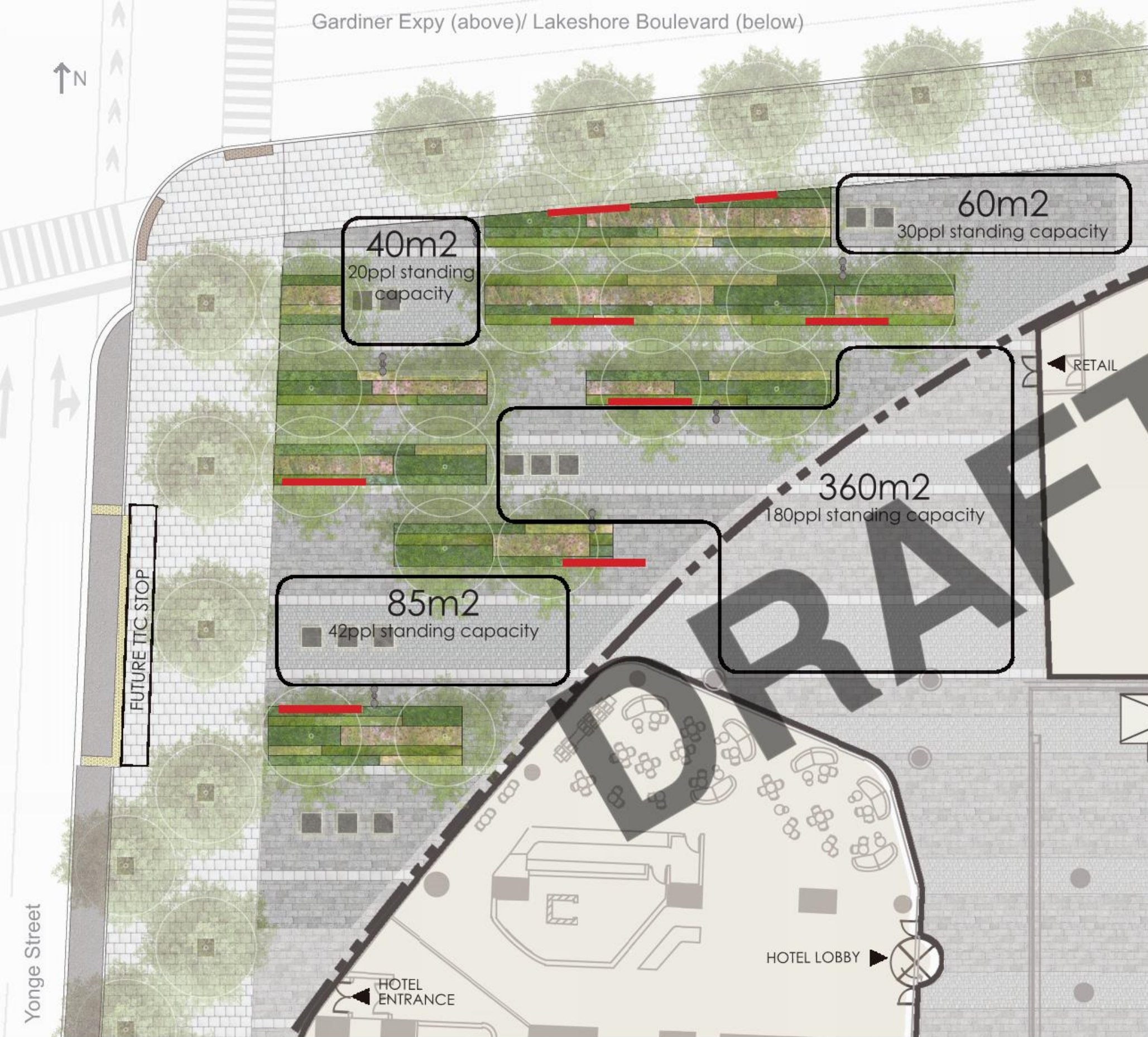
### LEGEND

- Yonge Street Promenade
- Main Street
- Raised Bike Path
- Mid-block Connections
- Intimate Linear Garden Walks



# SITE PLAN - Circulation

Gardiner Expy (above)/ Lakeshore Boulevard (below)



Flex space - patio spill out, food trucks, pop-ups



Open seating areas with large oversized granite slabs

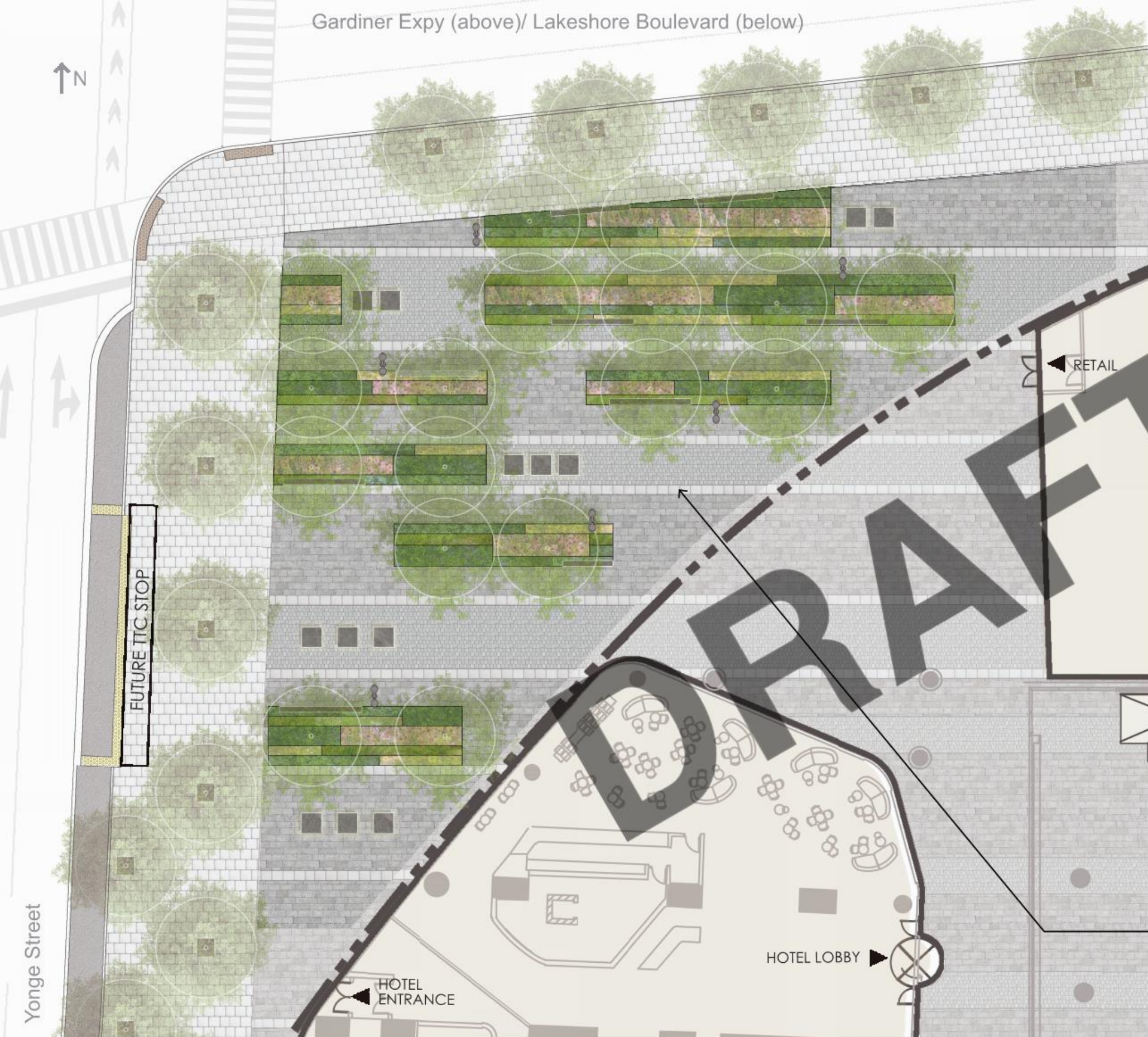


Quiet Seating Areas

standing capacity = 1 person for every 2m<sup>2</sup>

# SITE PLAN- Programming

Gardiner Expy (above)/ Lakeshore Boulevard (below)



Granite Paving - Grey  
Flame Finish  
Running bond  
300x600mm  
100x200mm



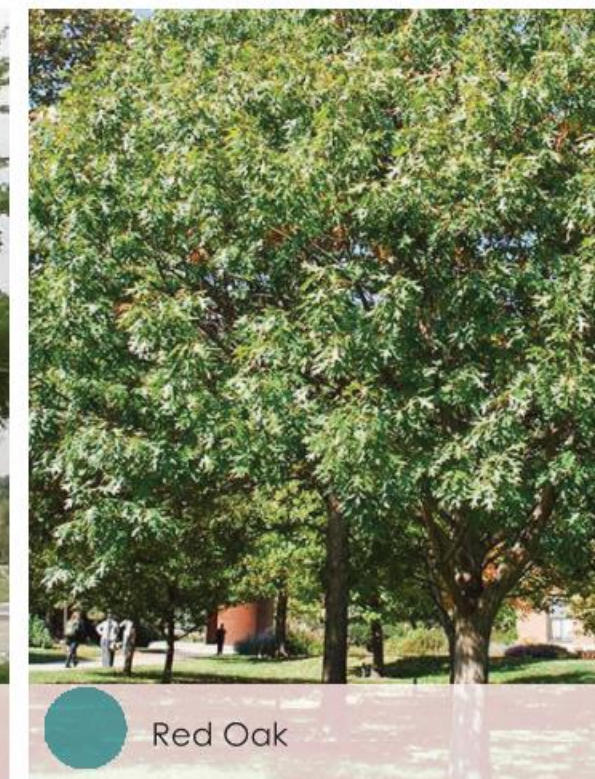
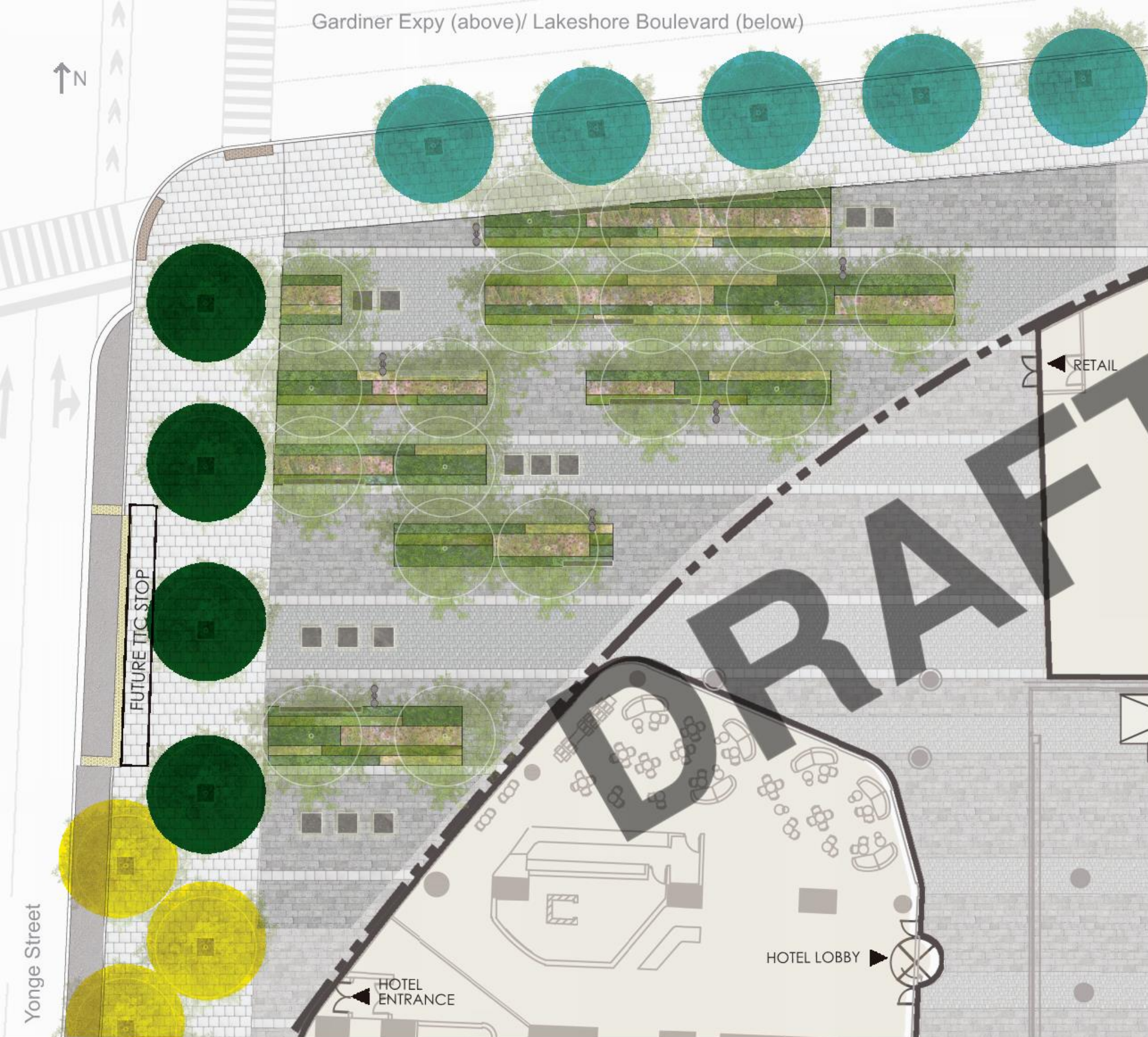
Two paving module sizes are used to delineate the banding pattern.



A band of concrete pavers (paleo-tech /Waterfront Toronto Standard) is used to delineate the large banding field pattern within the public open space.

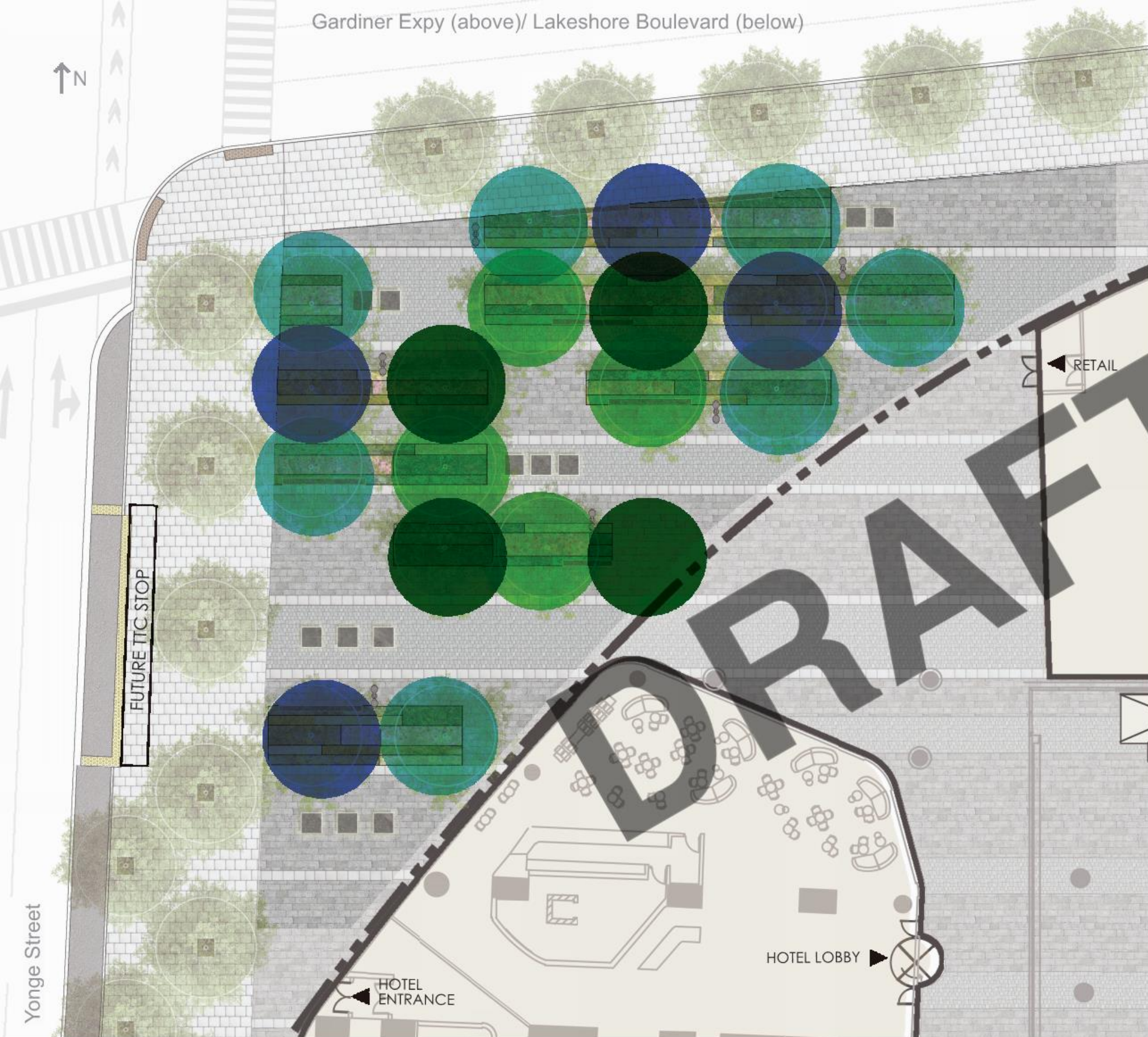
# SITE PLAN- Paving







# SITE PLAN- Adjacent Street Trees

Gardiner Expy (above)/ Lakeshore Boulevard (below)




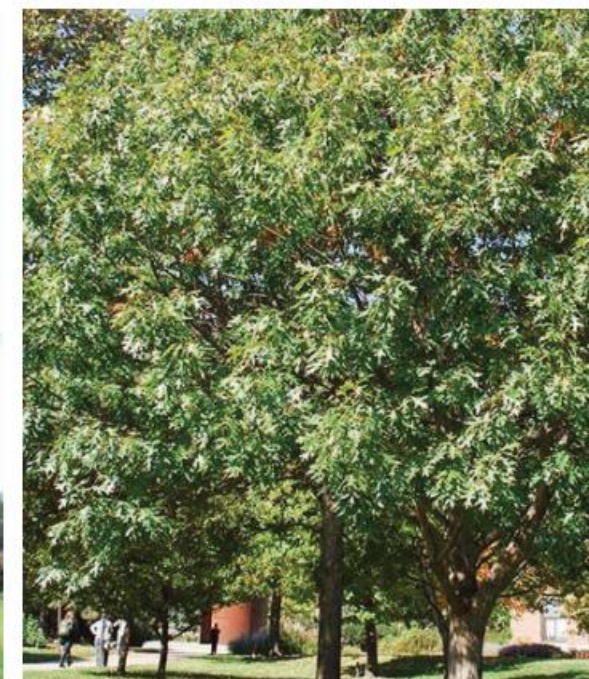
 Freeman's Maple




 Honey Locust



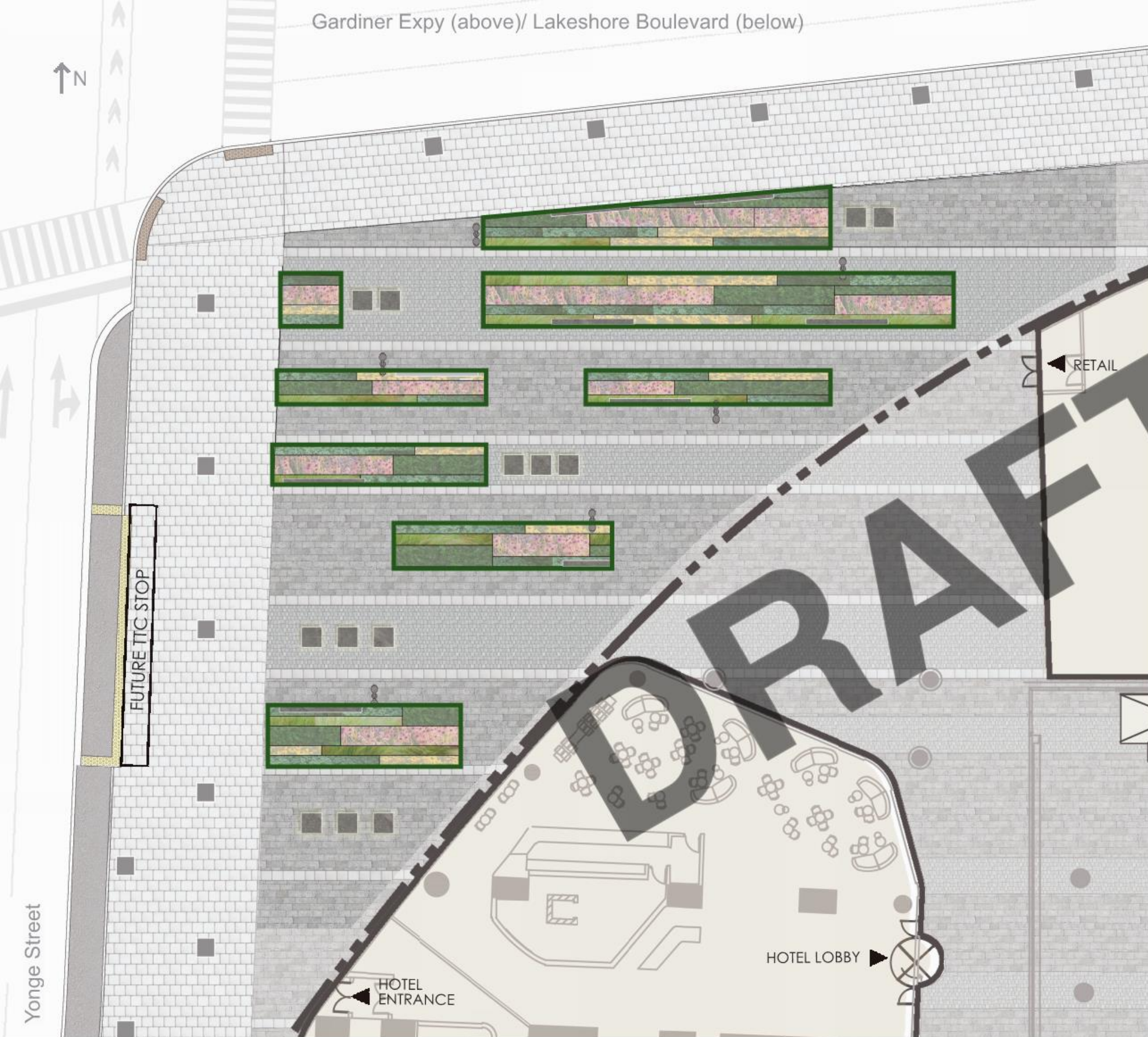
 Princeton Elm



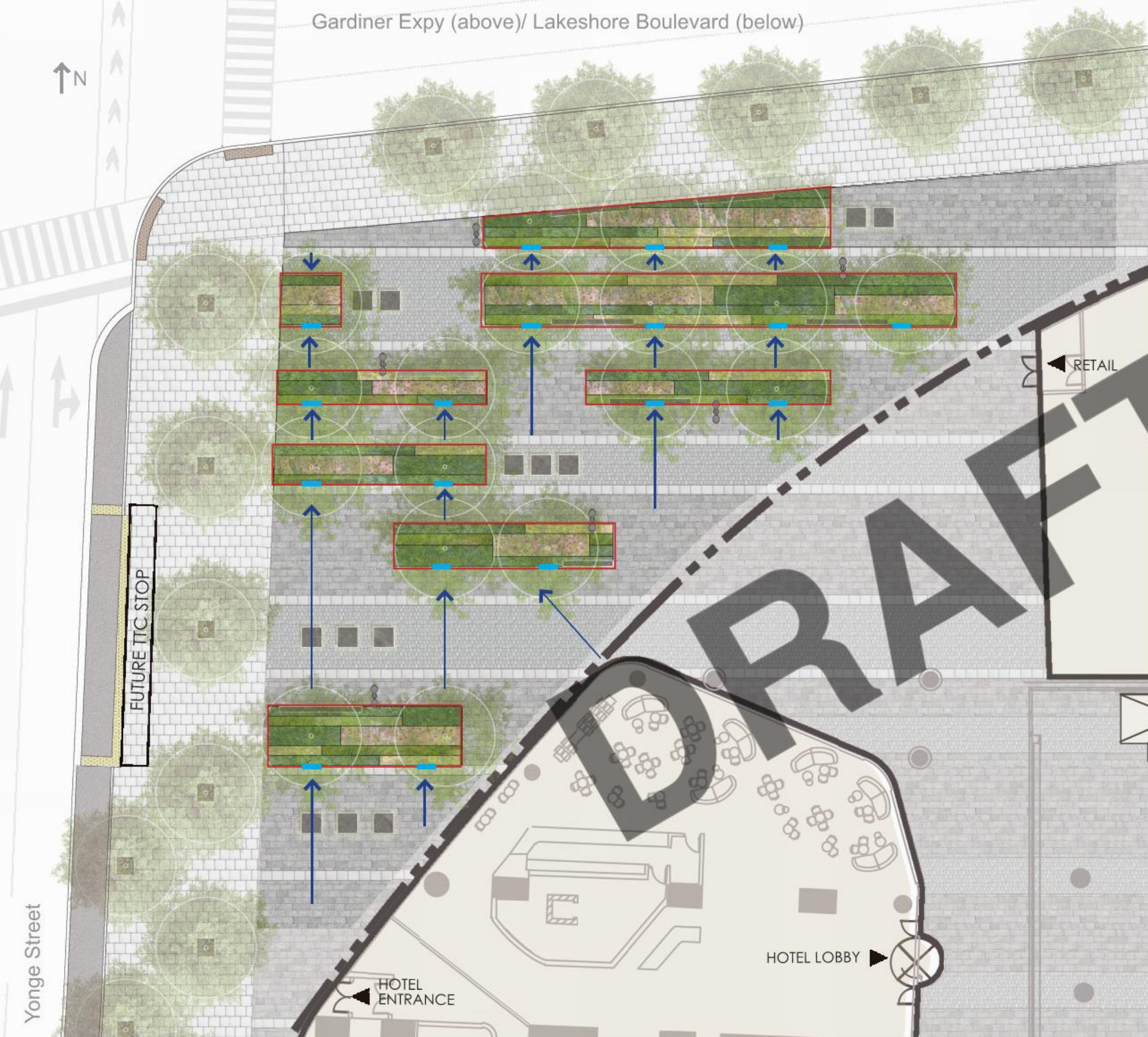
 Red Oak

# SITE PLAN- Canopy Trees

Sun Exposure base on shadow studies:  
 March 21st: 1pm - 3pm  
 Jun 21st: 1pm - 3pm  
 Sept 21st: 1pm - 3pm



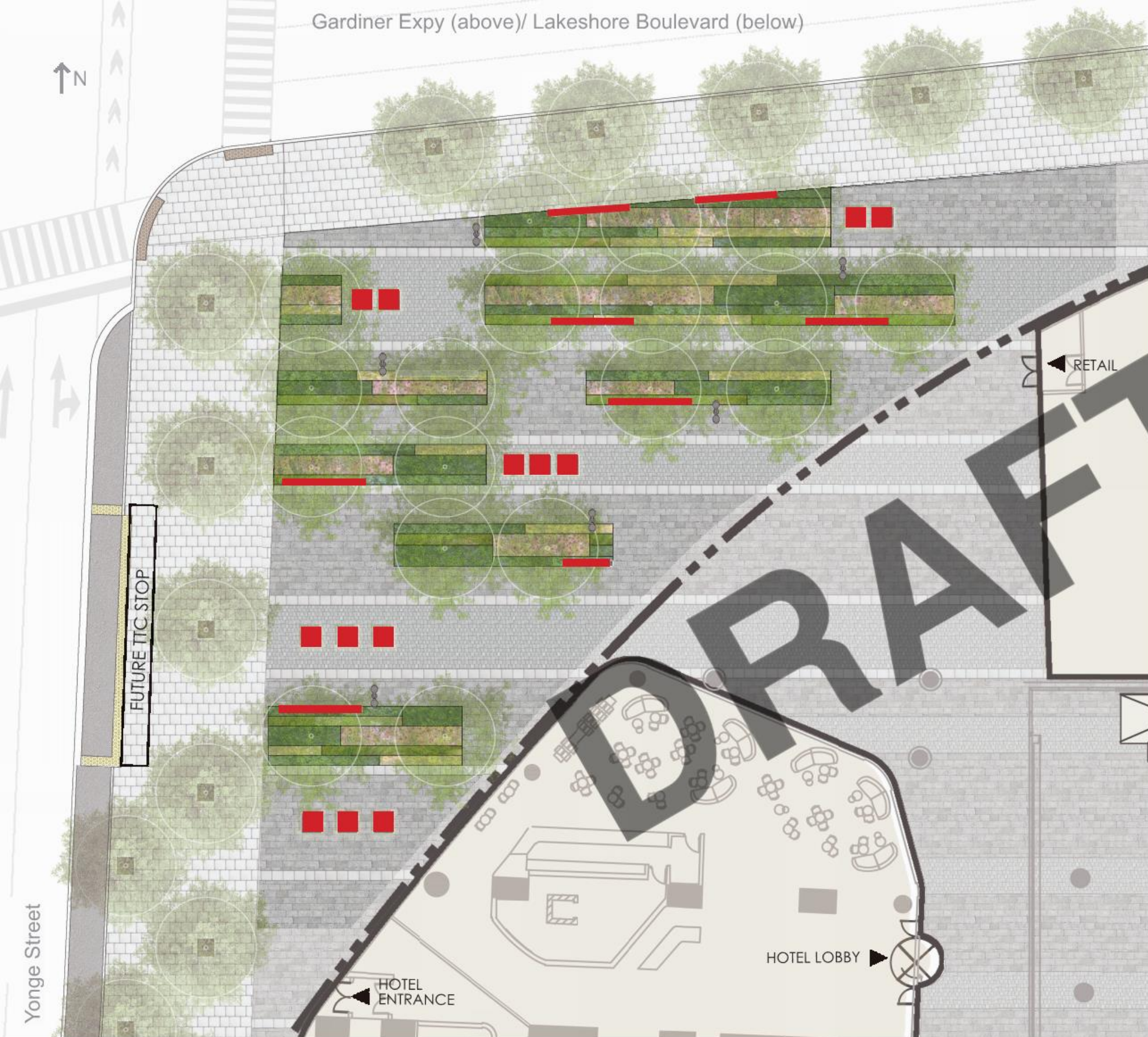
# SITE PLAN- Planting Beds



Low profile steel edge

break in steel edge to allow for passive irrigation

# SITE PLAN- Drainage Concept



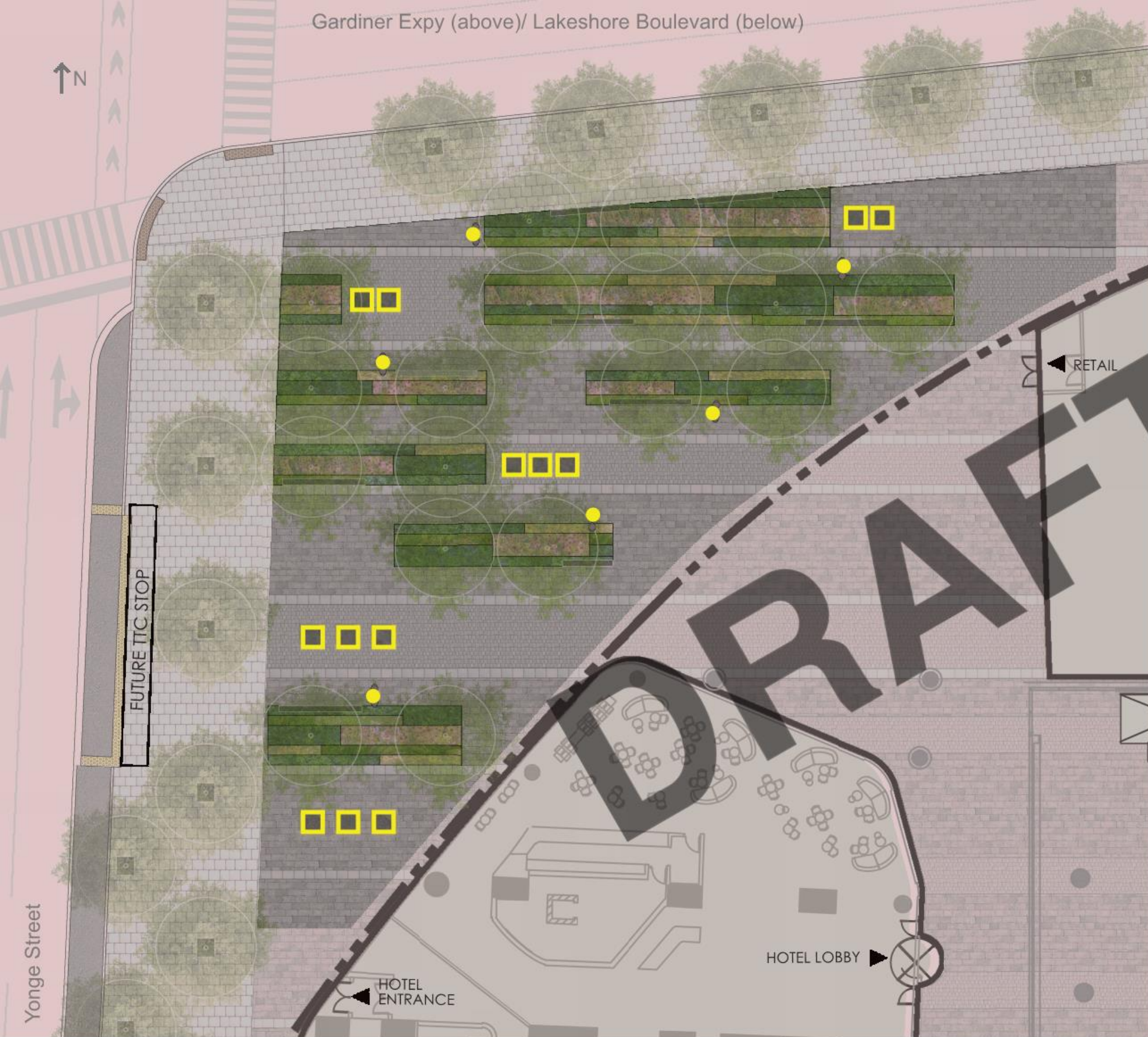
Standard Granite Bench ■



Granite Oversized Benches ■

# SITE PLAN- Seating

Gardiner Expy (above)/ Lakeshore Boulevard (below)

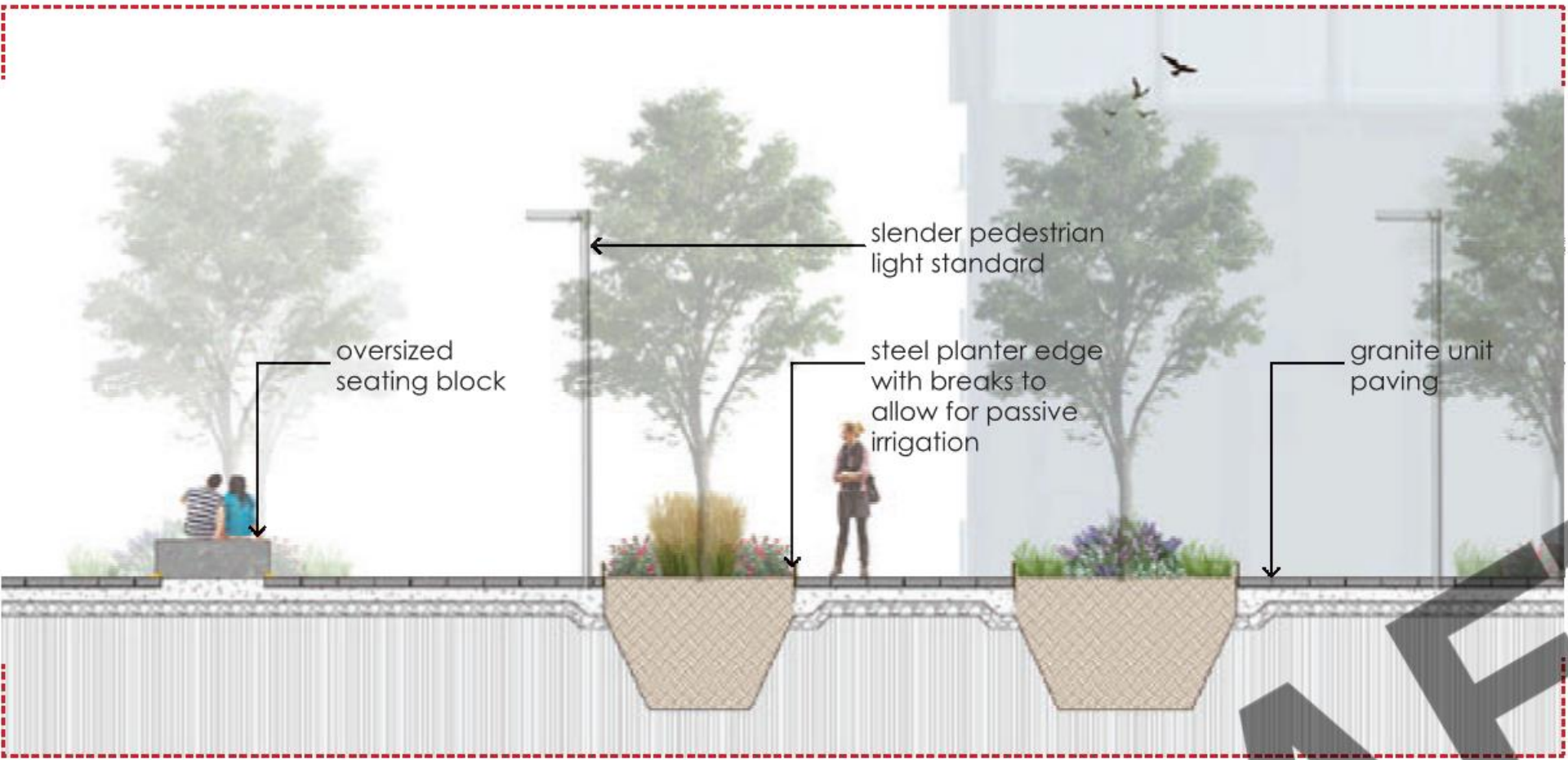


Pedestrian Lighting ●

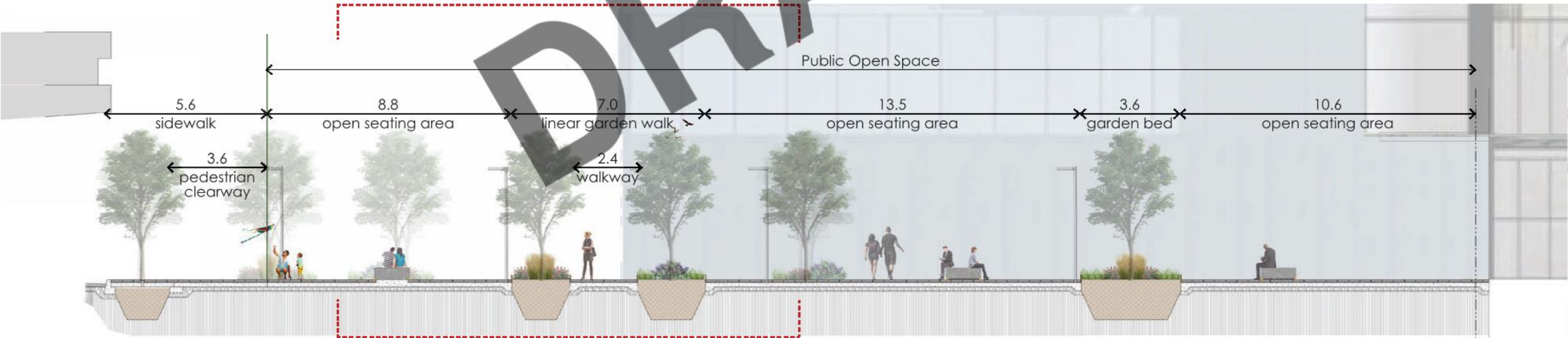
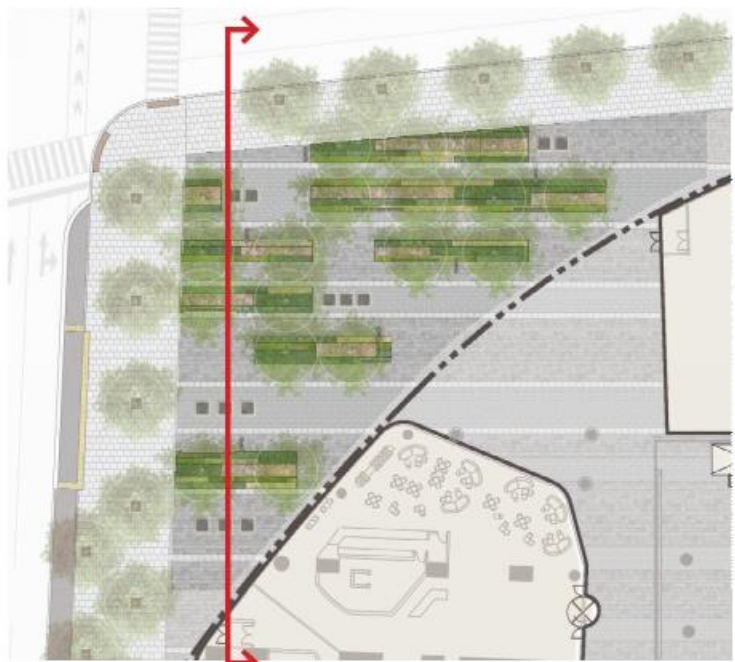


Accent Lighting ◻

# SITE PLAN- Lighting



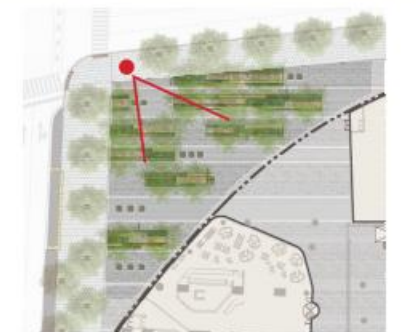
Blow up section



# SITE SECTION



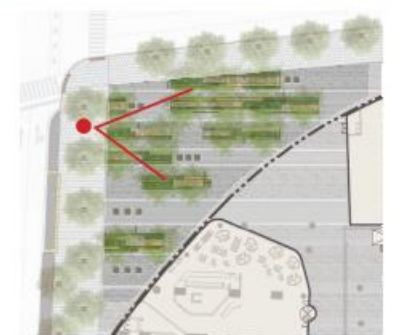
# SITE VIEW 1 - Looking southwest







## SITE VIEW 2- Looking east





## SITE VIEW 3- Looking east

