

# BATHURST QUAY NEIGHBOURHOOD PLAN (BQNP) IMPLEMENTATION

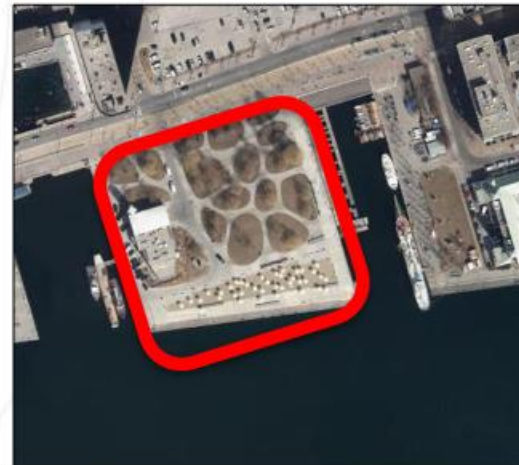
**March 25, 2020**  
**Waterfront Toronto**  
**Design Review Panel:**  
**Design, Construction &**  
**Consultation Update**

Bryan Bowen  
City Planning – Waterfront Secretariat  
March 2020

# CANADA MALTING PROPERTY: TRANSFERRED FOR "PUBLIC PURPOSES" VIA 1992 HARBOURFRONT IMPLEMENTATION AGREEMENT



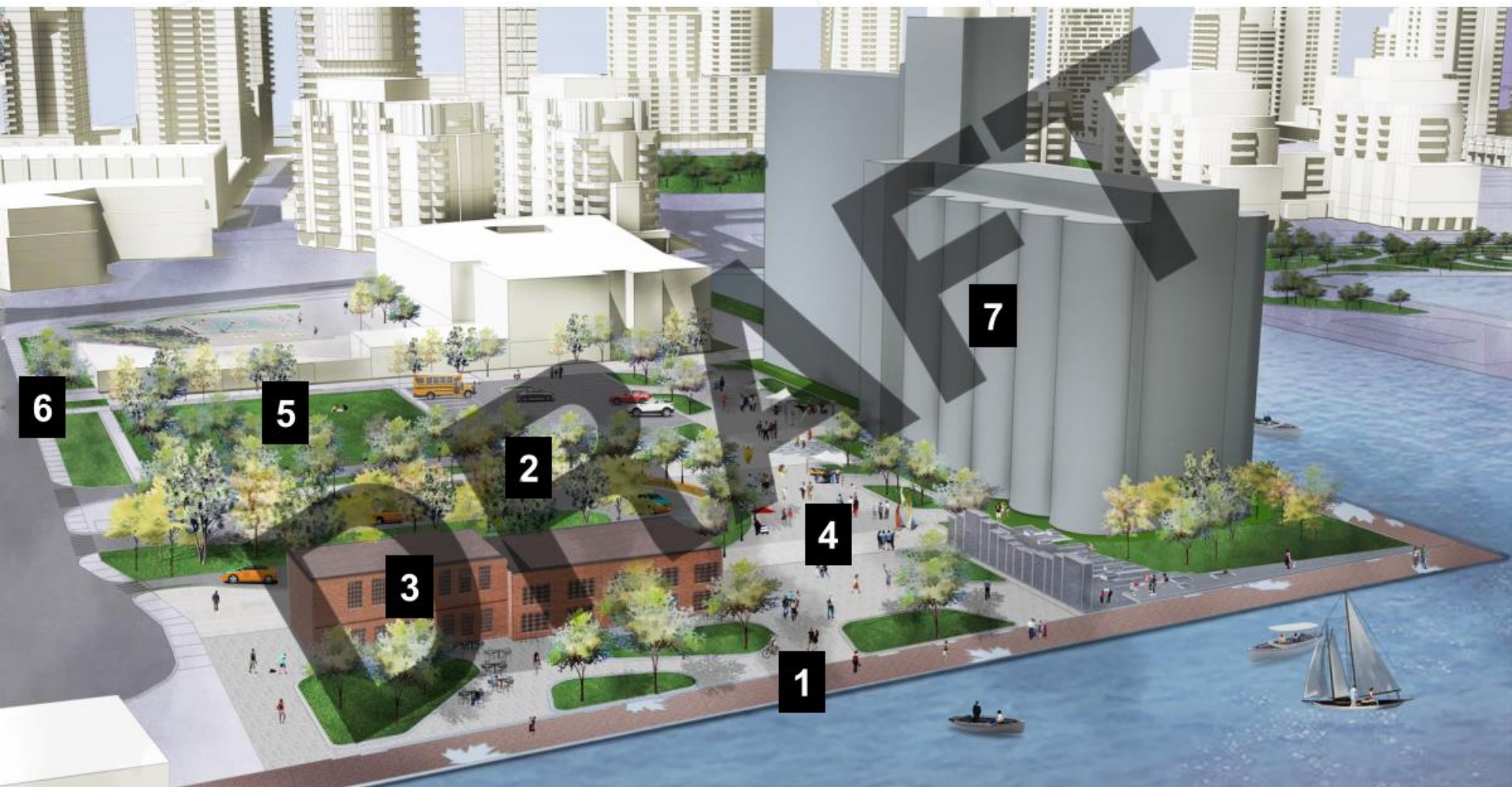
Canada  
Malting  
Site =  
1.8ha



HTO Park =  
1.6ha



# JULY 2017 BQNP. ONE ACTION-ORIENTED PLAN. SEVEN PROJECTS IN PARTNERSHIP.



ARTIST'S RENDERING OF PROPOSED IMPROVEMENTS

## General

Appreciated the project and thorough explanation of the major moves.

Commended the thoughtfulness of the malting silo revitalization strategy.

The project is an important north-south gateway and will be the first sight of Toronto for many visitors. Encouraged the team to be bold and bring a powerful vision for the project.

Due to the long implementation timeline, it is important for the first moves to be strong to create momentum for remaining work.



Public Realm	Status
Consider a woonerf street typology with table-top pedestrian crossing zones at the parking lot and taxi corral areas.	<i>Revision made.</i>
Consider reducing the amount of hardscape west of the silo and provide more trees and landscape areas.	<i>To be addressed in detailed design phase for plaza.</i>
Provide appropriate rain protection for pedestrians at the taxi corral waiting area.	<i>Revision made.</i>
Explore a range of options with respect to the issue of school play space, including 1): consider engaging the board to swap play-space with parking area; and	<i>Explored in detail. Deemed too great a project risk with negligible net benefits to community users. Additionally offset by 2) below.</i>
2) Consider multi-use strategy for the parking lot and build in flexibility over time.	<i>Revision made. Multi-use strategy covered in this DRP update.</i>



### Areas for Panel Consideration (from WT)

Do the new uses in the IPF Building begin to activate the ground floor in relation to the plaza and nearby public realm?

Has the team adequately addressed site access, pedestrian and vehicular flow in relation to the building?

Does the design support the integration of the planned future public realm initiatives for Bathurst Quay? i.e. plaza, pedestrian path, water's edge promenade, and revitalization of the Canada Malting silos?

Does the sustainability target meet WT's mandate? Are there other strategies that can be considered to further improve the sustainability and energy performance of the project?

# 1: NEW WATERFRONT PROMENADE



Before



After: Continuation of Portland Slip

# 1: NEW WATERFRONT PROMENADE



Oct 2019 Ground-breaking ceremony



Nov 2019



# 1: NEW WATERFRONT PROMENADE



Oct 2019



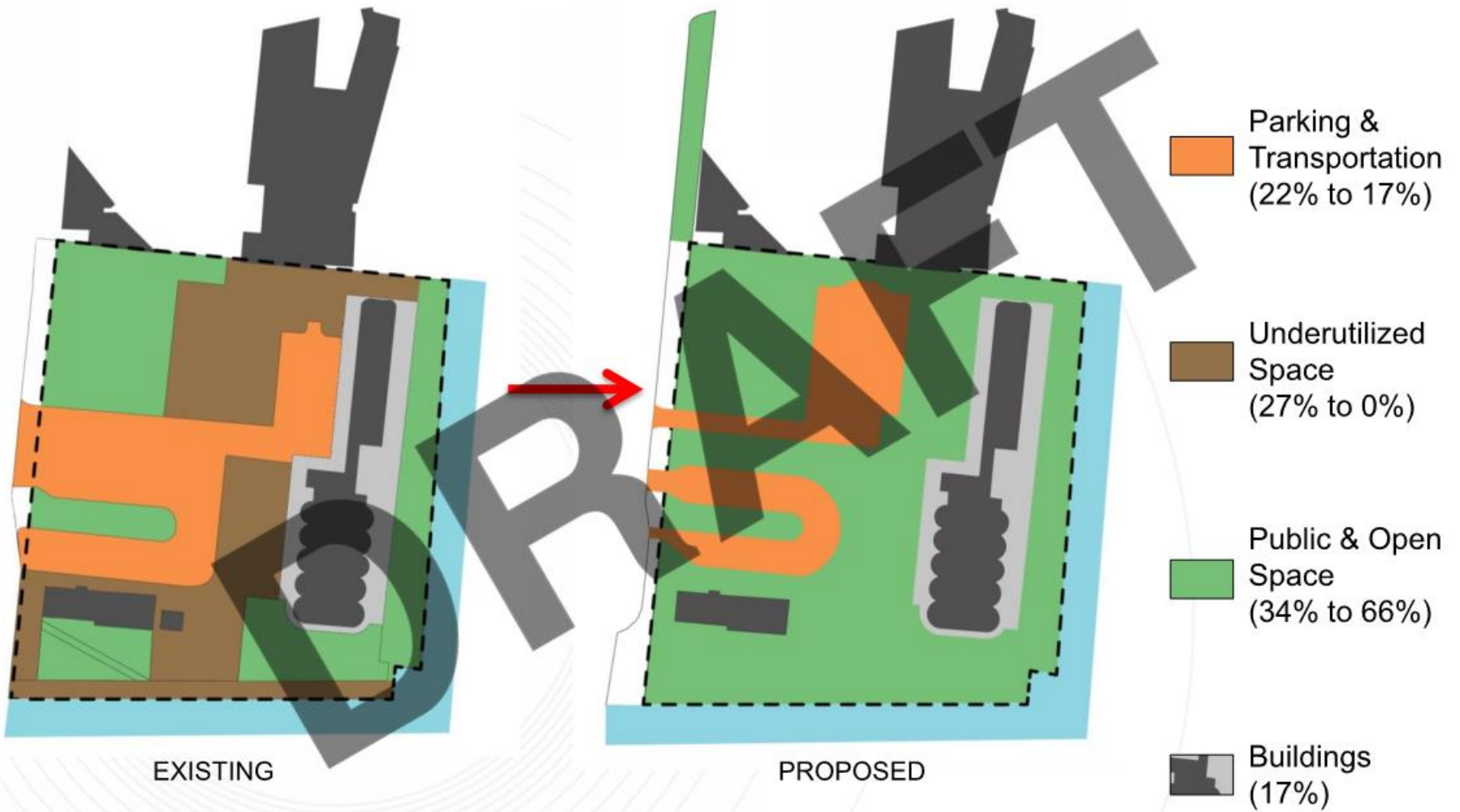
Nov 2019

# 1: NEW WATERFRONT PROMENADE

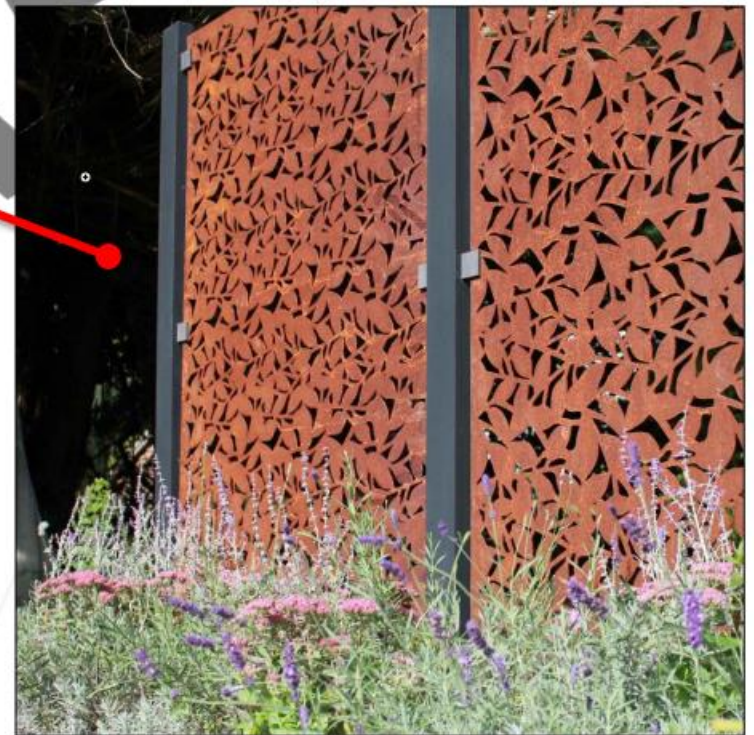
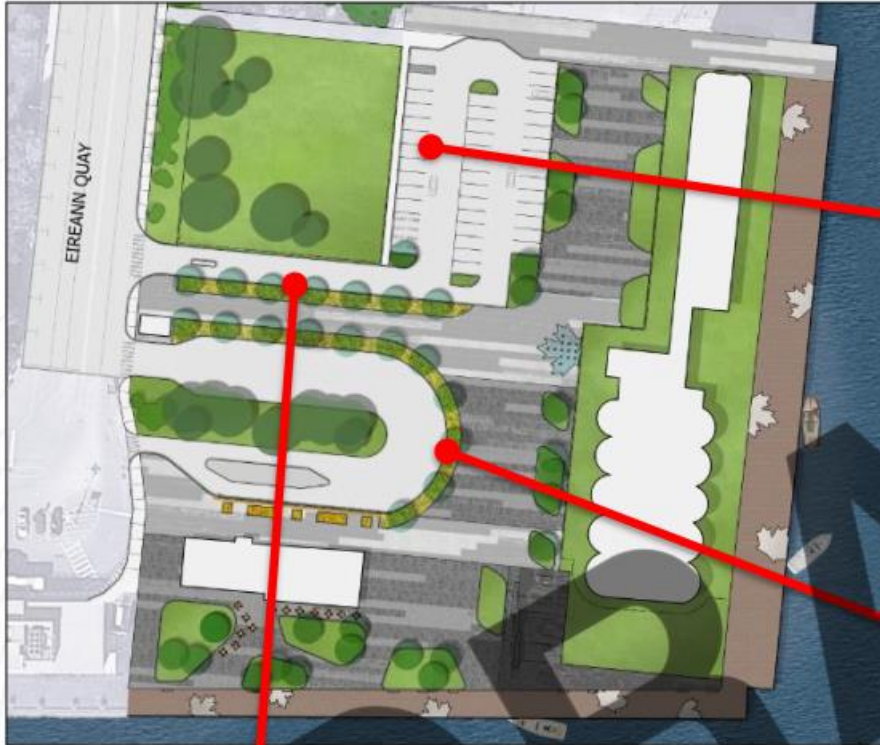
March 2020



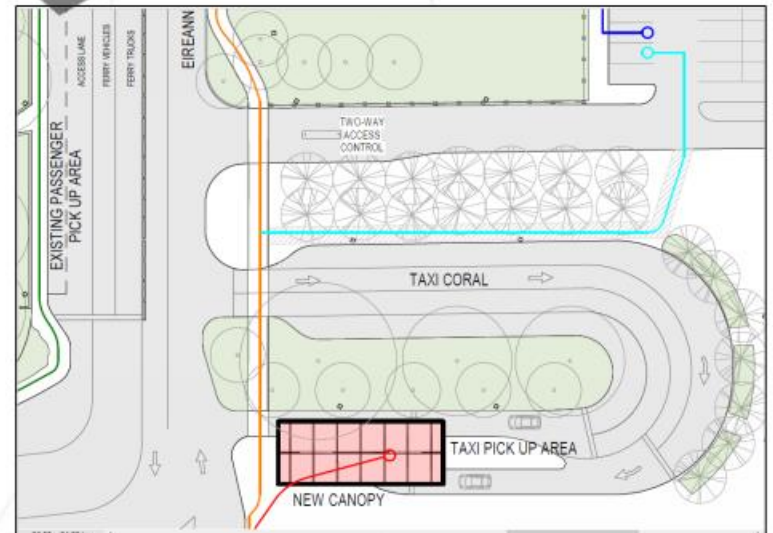
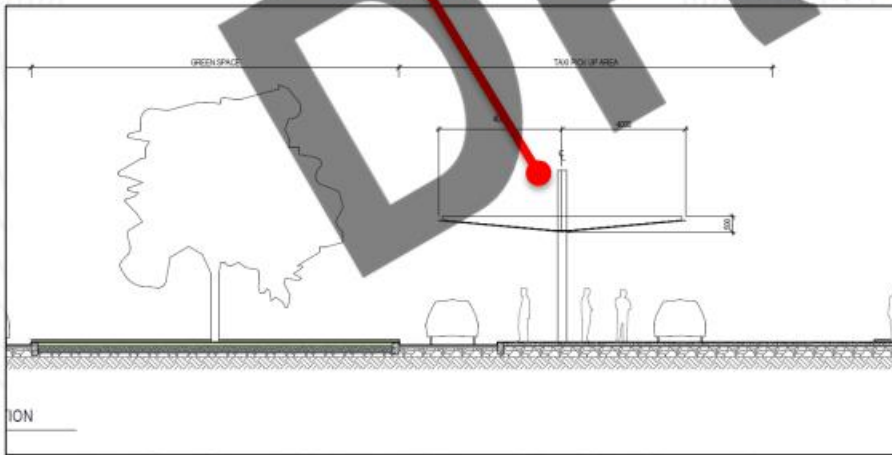
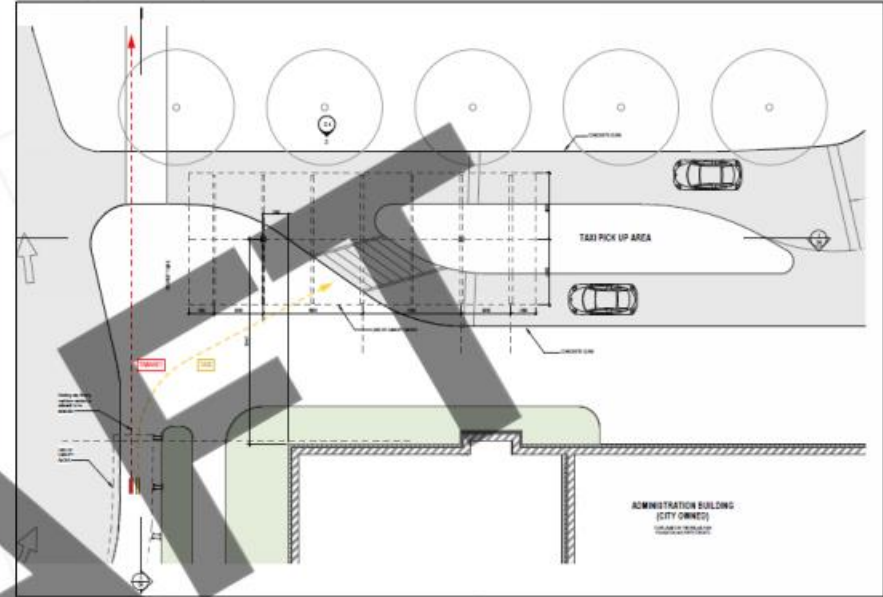
## 2: TRANSPORTATION IMPROVEMENTS



## 2: TRANSPORTATION IMPROVEMENTS



## 2: TRANSPORTATION IMPROVEMENTS



### 3: THE CORLECK BUILDING



KEARNS MANCINI ARCHITECTS

# Ireland Park Foundation

THE CORLECK

IRELAND PARK FOUNDATION - 3 EIREANN QUAY TORONTO - SCHEMATIC DESIGN REPORT  
KEARNS MANCINI ARCHITECTS  
MARCH 11<sup>TH</sup>, 2020

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- Elevations
- Renders

**DRAFT**



SITE - KEY MAP



 IRELAND PARK FOUNDATION BUILDING

# SITE - AERIAL VIEW



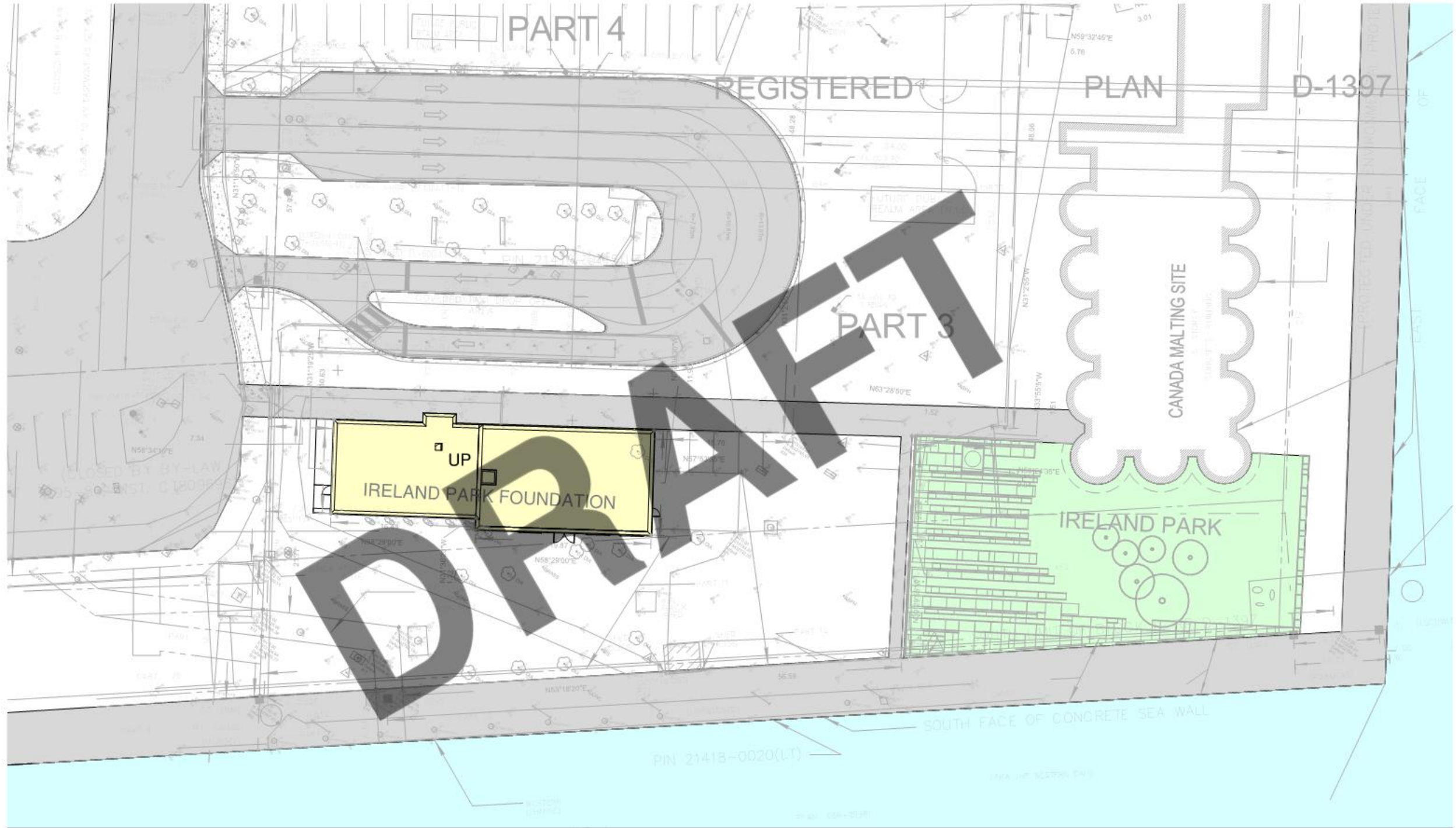
IRELAND PARK FOUNDATION

# LANDSCAPE PROPOSAL PERSPECTIVE



FORREC LANDSCAPE ARCHITECTS

# SITE PLAN

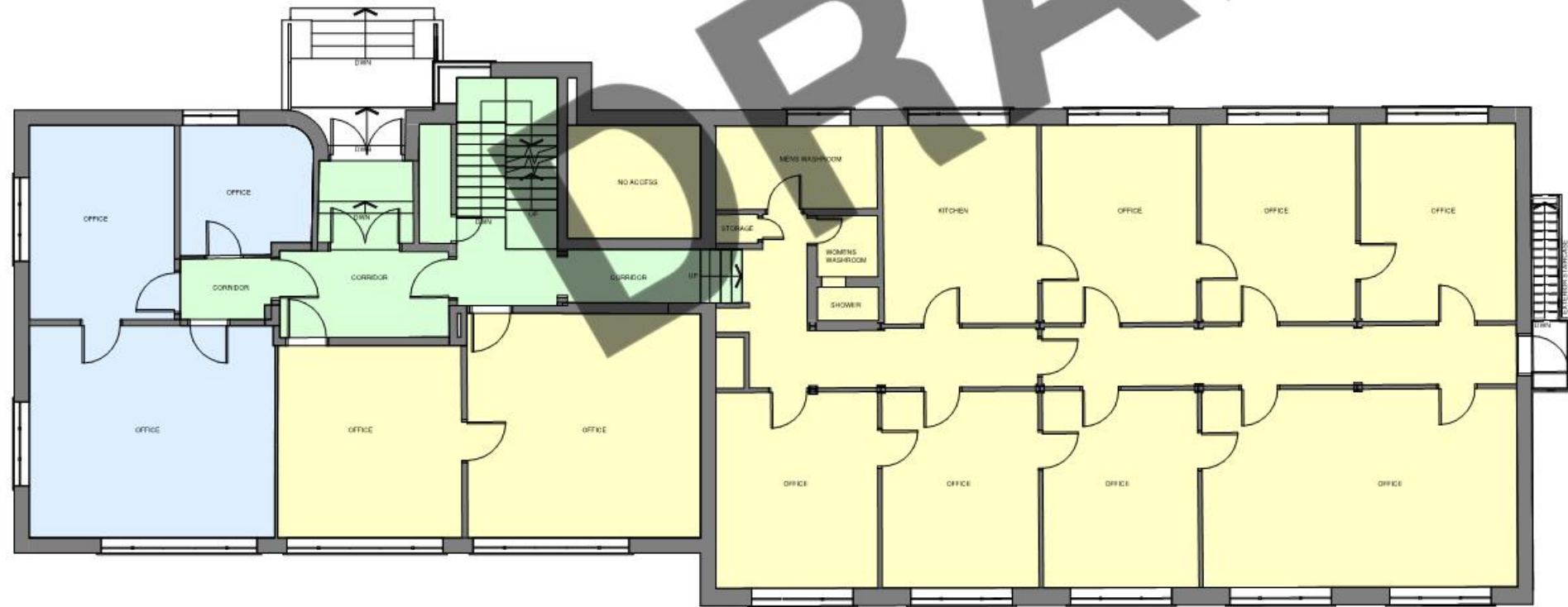


# EXISTING BUILDING



IRELAND PARK FOUNDATION = 194.73 m<sup>2</sup>
 PORTS TORONTO = 96.67 m<sup>2</sup>
 CIRCULATION = 66.01 m<sup>2</sup>
 MECHANICAL = 13.26 m<sup>2</sup>

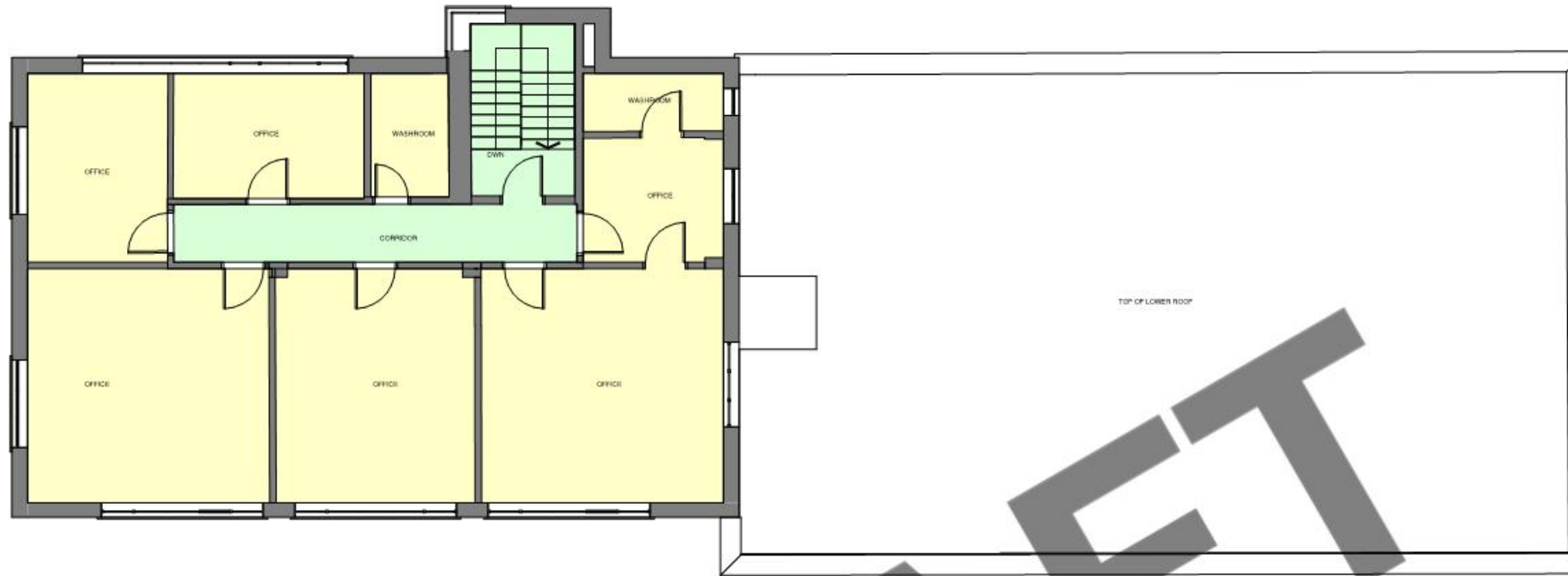
1 BASEMENT - GROUND FLOOR EXISTING PLAN  
1 : 150



IRELAND PARK FOUNDATION = 271.44 m<sup>2</sup>
 PORTS TORONTO = 56.71 m<sup>2</sup>
 CIRCULATION = 38.76 m<sup>2</sup>

2 1ST FLOOR EXISTING FLOOR PLAN  
1 : 150

# EXISTING BUILDING



IRELAND PARK FOUNDATION = 134.84 m<sup>2</sup>

CIRCULATION = 22.49 m<sup>2</sup>

1 2ND FLOOR EXISTING FLOOR PLAN  
1 : 150



NORTH ELEVATION

PROGRAM AREA TOTALS	
<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span>	MECHANICAL TOTAL = 13.26 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span>	CIRCULATION TOTAL = 127.26 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span>	IRELAND PARK FOUNDATION TOTAL = 606.01 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span>	PORTS TORONTO TOTAL = 153.38 m <sup>2</sup>

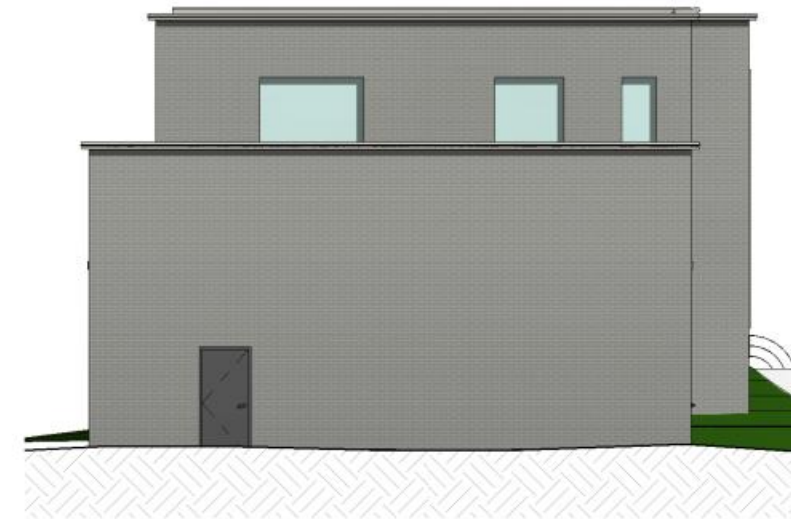
# EXISTING BUILDING



1 EXISTING NORTH ELEVATION  
1 : 150



SOUTH ELEVATION



2 EXISTING EAST ELEVATION  
1 : 150

EXISTING BUILDING



3 EXISTING SOUTH ELEVATION  
1 : 150



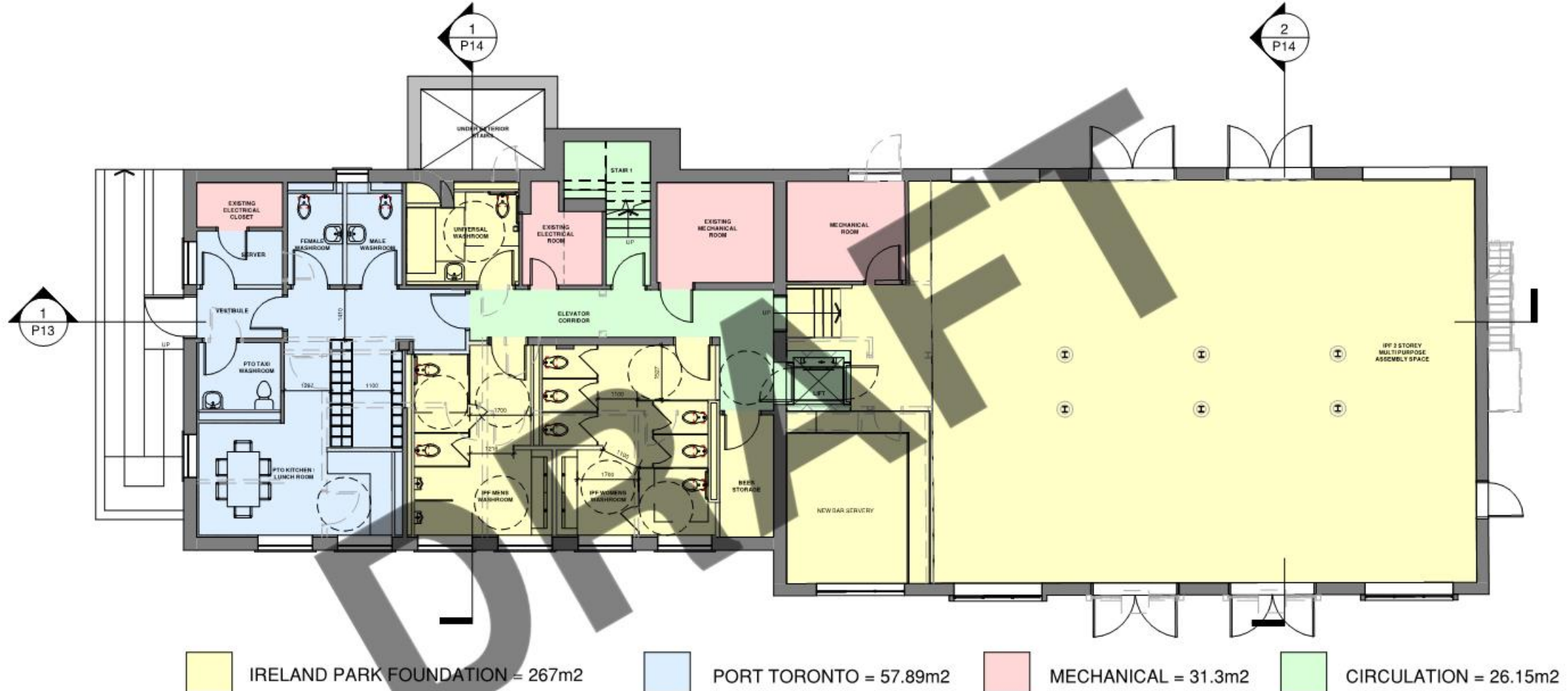
WEST ELEVATION



4 EXISTING WEST ELEVATION  
1 : 150

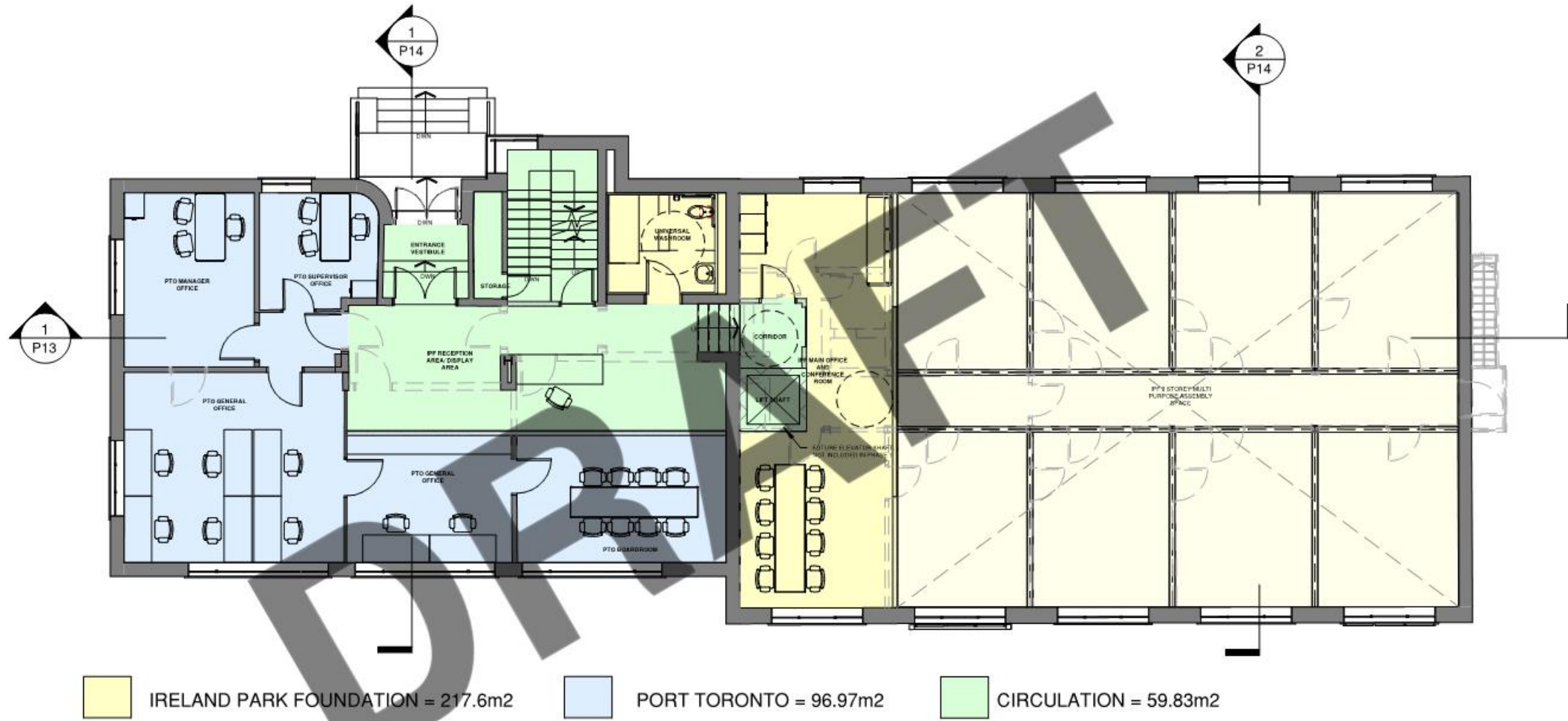


SCHEMATIC DESIGN DRAWINGS - PHASE 1



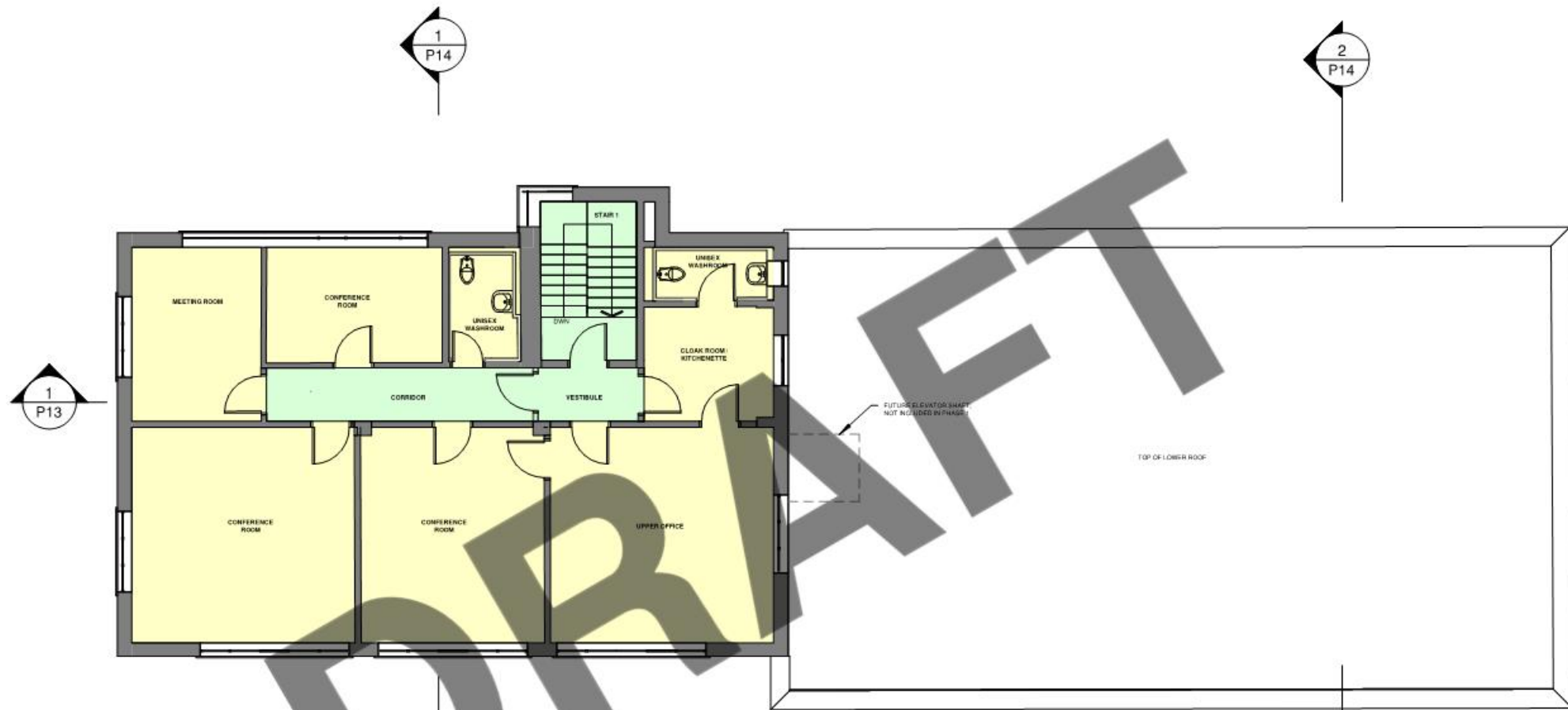
1 BASEMENT - GROUND FLOOR PHASE 1 PLAN  
1 : 150

SCHEMATIC DESIGN DRAWINGS - PHASE 1



1 1ST FLOOR PHASE 1 PLAN  
1 : 150

SCHEMATIC DESIGN DRAWINGS - PHASE 1



IRELAND PARK FOUNDATION = 137.4m<sup>2</sup>
 CIRCULATION = 22.66 m<sup>2</sup>

1 2nd FLOOR PHASE 1 PLAN  
1 : 150

PROGRAM AREA TOTALS	
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span>	IRELAND PARK FOUNDATION TOTAL = 622 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span>	PORT TORONTO TOTAL = 154.85 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span>	TOTAL CIRCULATION = 108.64 m <sup>2</sup>
<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span>	TOTAL MECHANICAL = 31.3m <sup>2</sup>

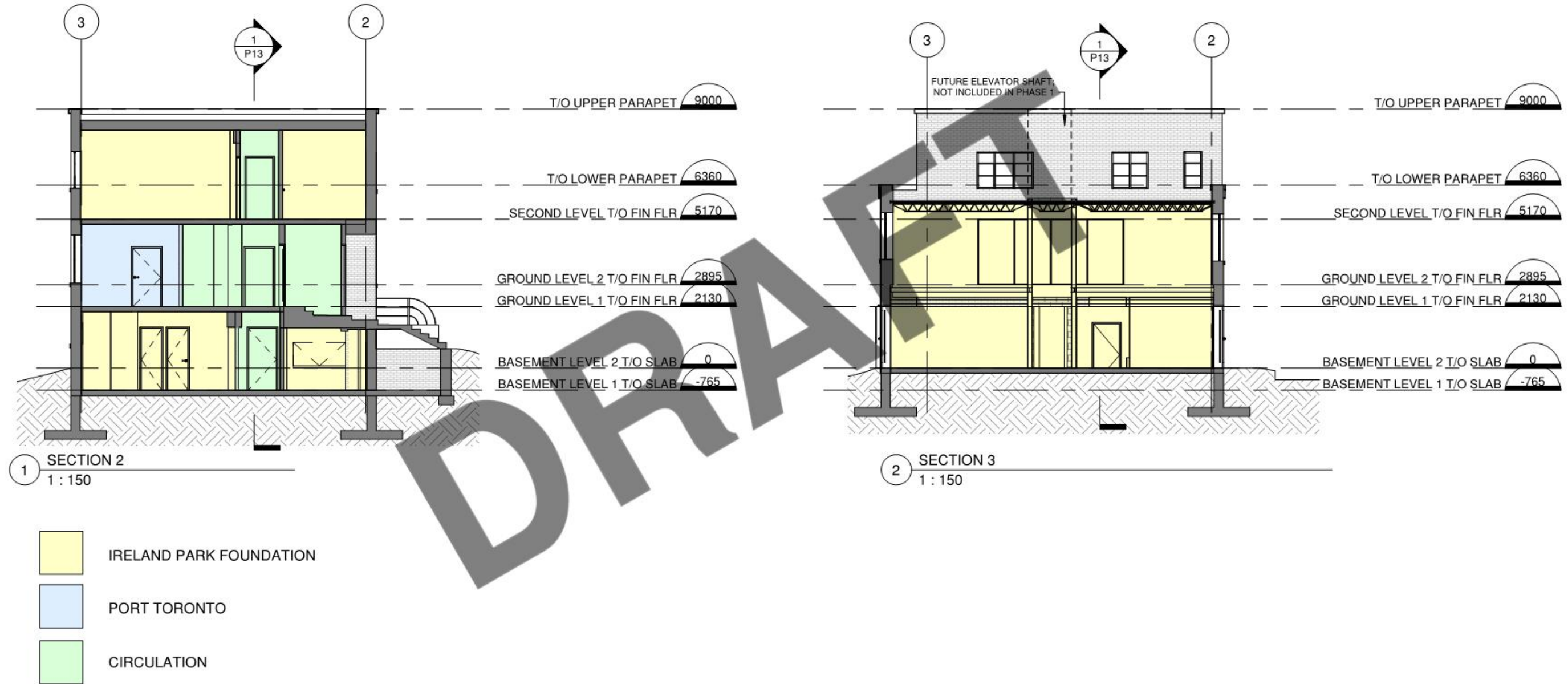
SCHEMATIC DESIGN DRAWINGS - PHASE 1



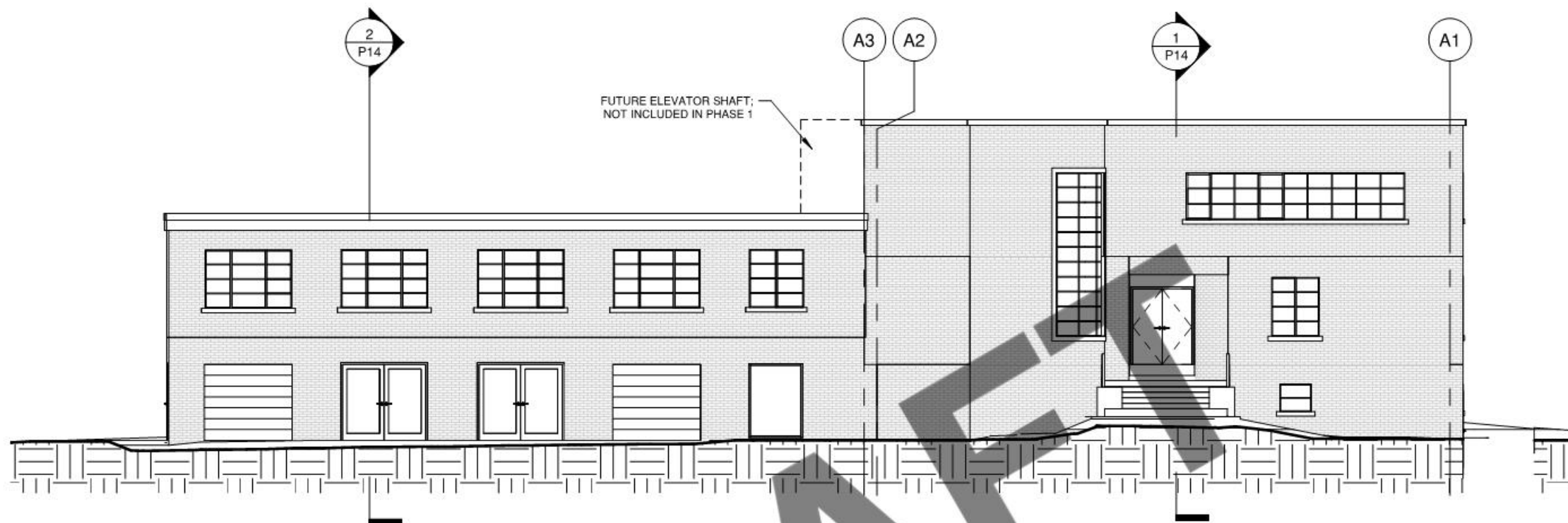
1 SECTION 1  
1 : 150

- IRELAND PARK FOUNDATION
- PORT TORONTO
- CIRCULATION

# SCHEMATIC DESIGN DRAWINGS - PHASE 1

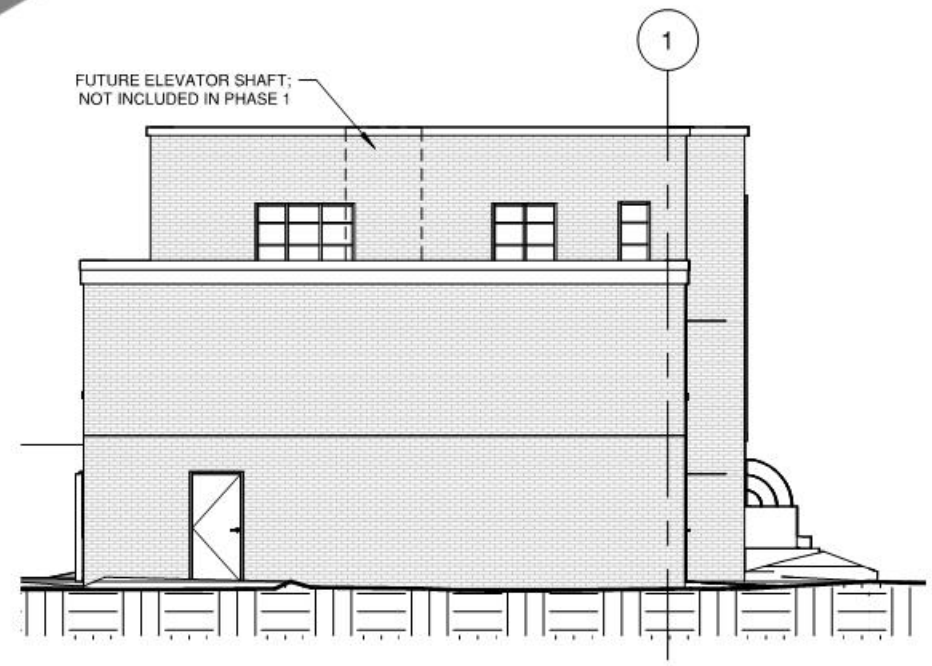


SCHEMATIC DESIGN DRAWINGS - PHASE 1



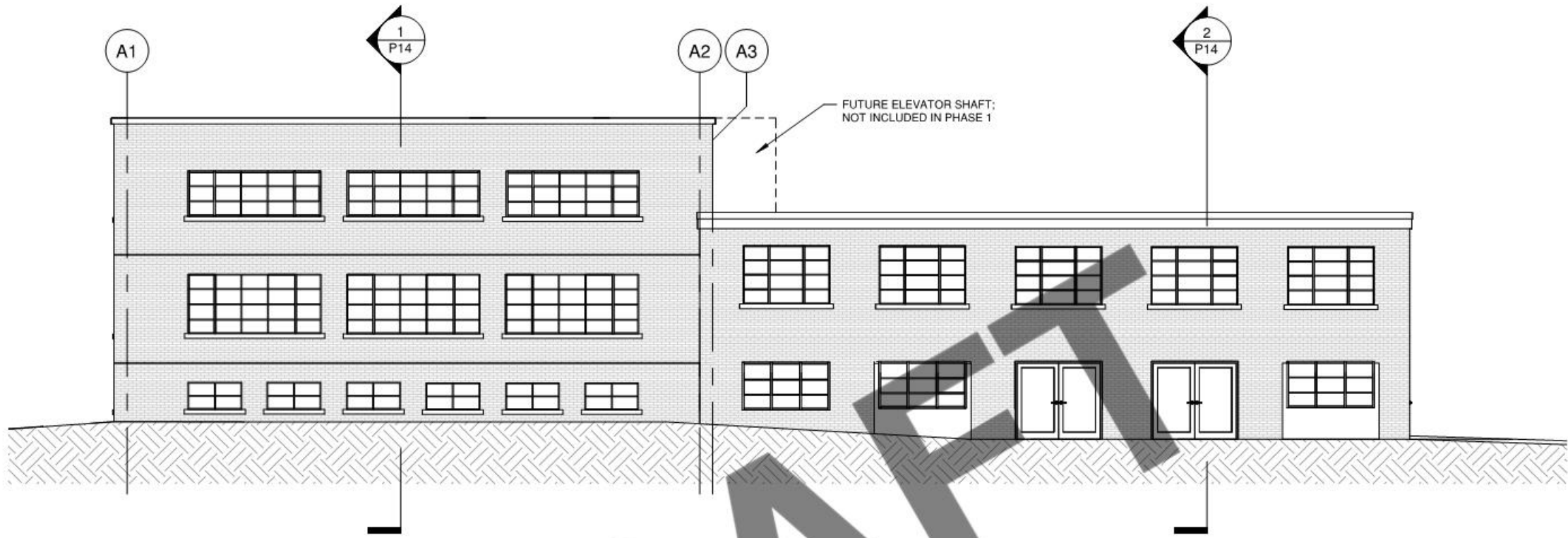
1 ELEVATION - NORTH  
1 : 150

DRAFT



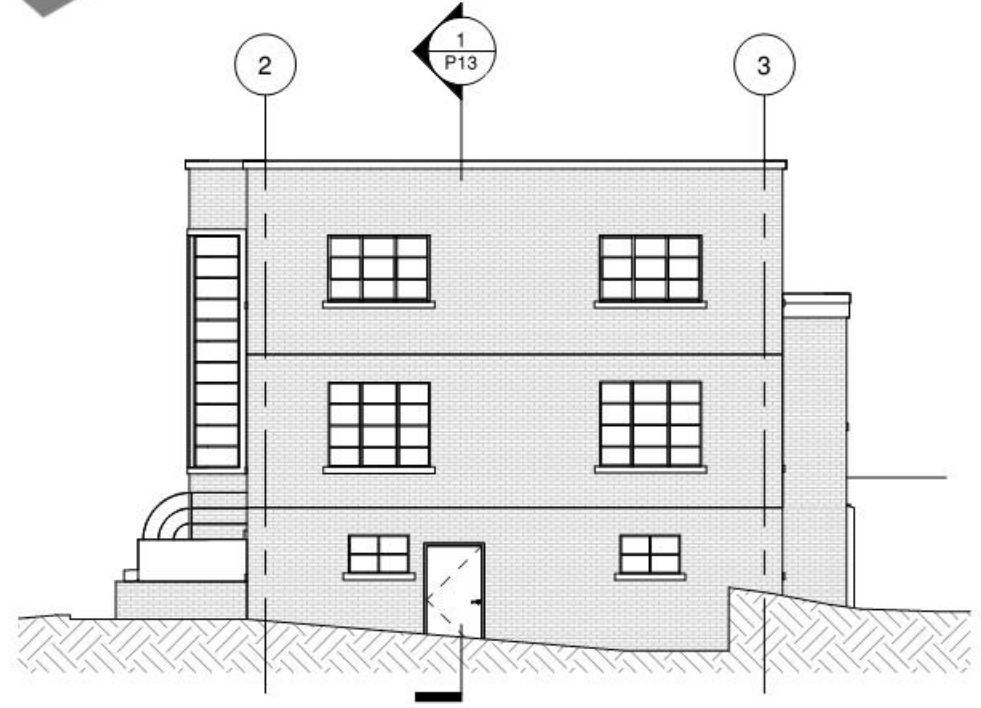
2 ELEVATION - EAST  
1 : 150

SCHEMATIC DESIGN DRAWINGS - PHASE 1



1 ELEVATION - SOUTH  
1 : 150

DRAFT



2 ELEVATION - WEST  
1 : 150







# 4: NEW WATERFRONT PLAZA & EVENT SPACE



New community and event space on the waterfront

# 4: NEW WATERFRONT PLAZA & EVENT SPACE

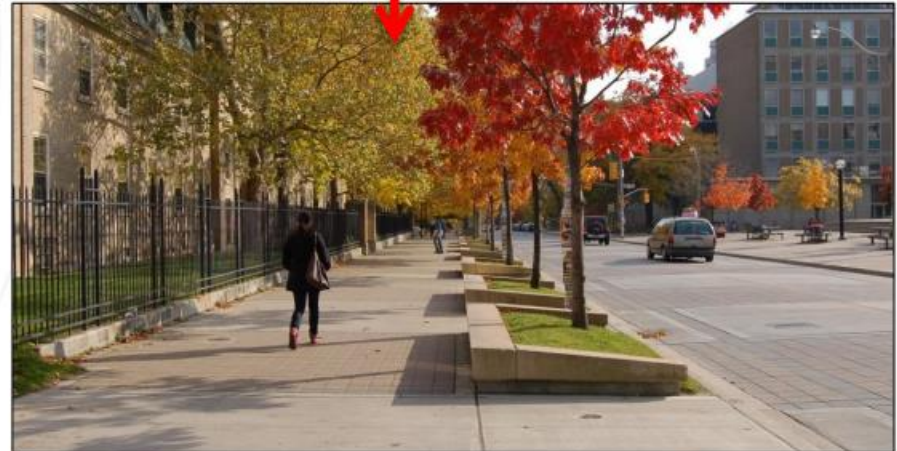
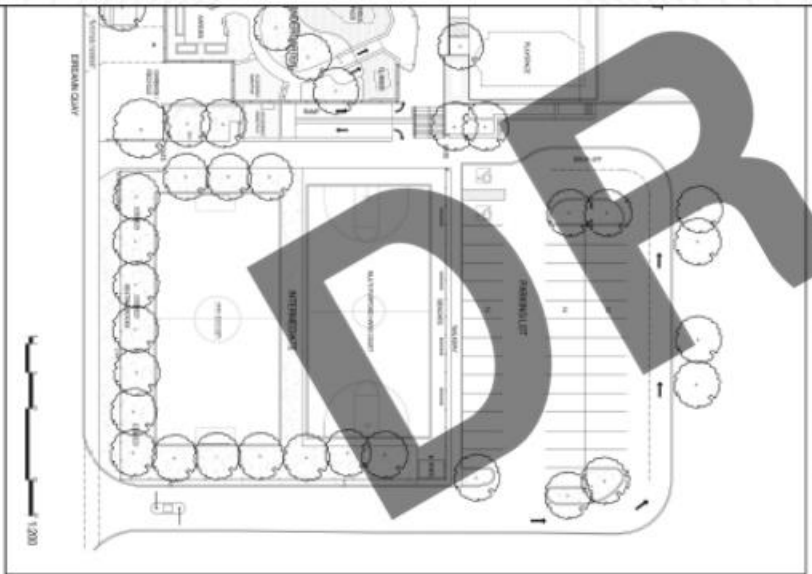
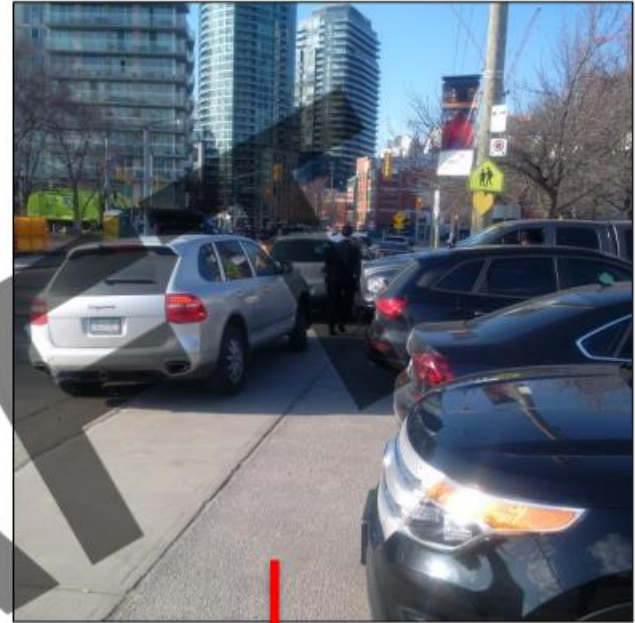
EXISTING



PROPOSED




# 5: TDSB SPORTS FIELD ENHANCEMENTS & 6: STREETScape IMPROVEMENTS



# 7: CANADA MALTING SILOS REHABILITATION





## Two-Part Strategy:

- 1: Repair
- 2: Re-purpose



## Why Two Parts?

- Learn from past efforts.
- Undertake needed repairs.
- Utilize available site access.
- Wait for the right partner(s).





## **Part 1: Repair**

2019: Updated condition assessment

2020: Detailed engineering work

2021/2022: Exterior SOGR work

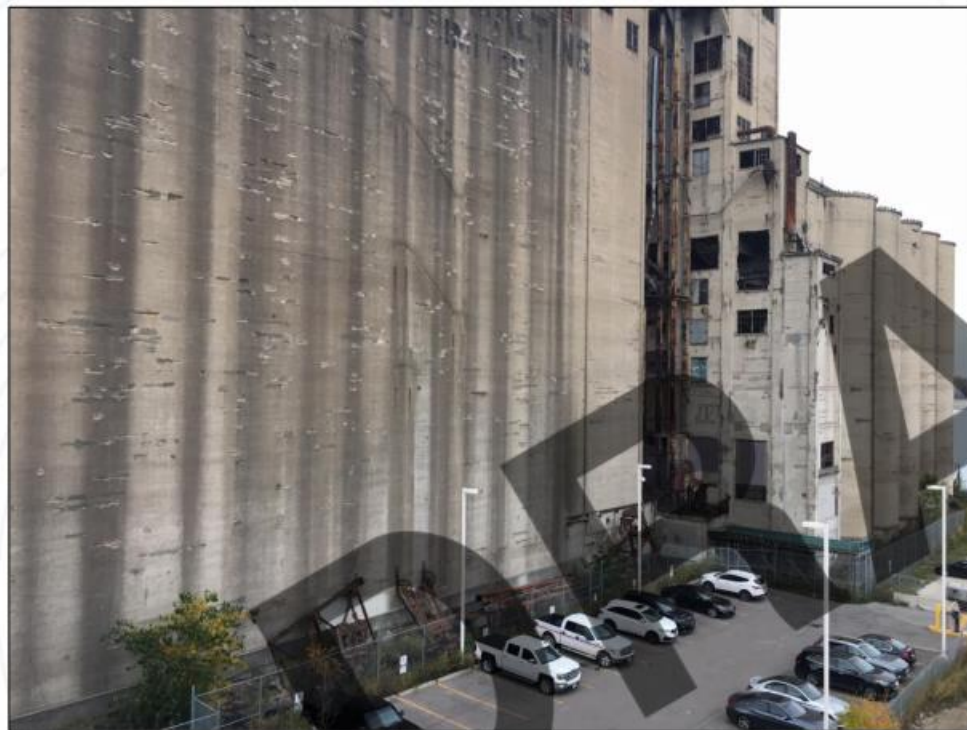
## **Part 2: Repurpose**

2020: Develop EOI

2020/2021: Launch EOI/RFP Process

TBD: Select Re-use Partner(s)

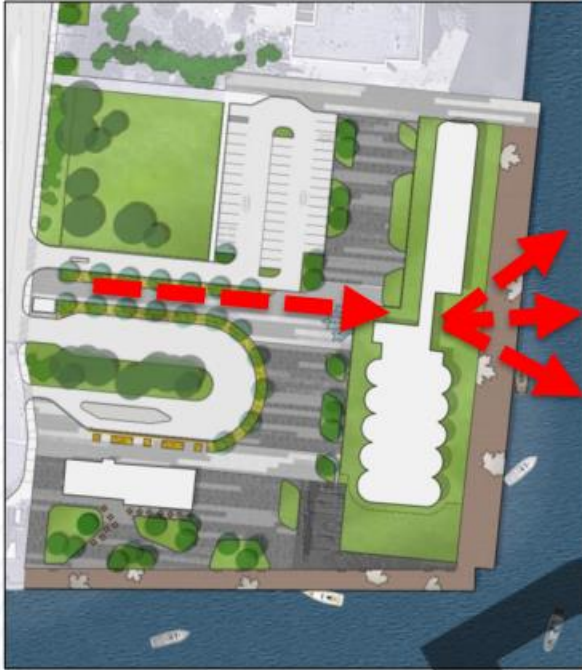




### **Part 1: Repair Core Scope of Work**

Design, Tender Docs, Contract Admin  
& Construction Management for:

- New roofing system
- Power supply and roof anchor system
- Exterior wall repairs
- Heritage Conservation Plan
- Removal of perimeter fence
- Water and sanitary service investigation (co-ordinated with plaza design and construction)



23 Investigation and potential removal of block wall between the silos



## Part 1: Repair

2019: Updated condition assessment

2020: Detailed engineering work

2021/2022: Exterior SOGR work

## Part 2: Repurpose

2020: Develop EOI

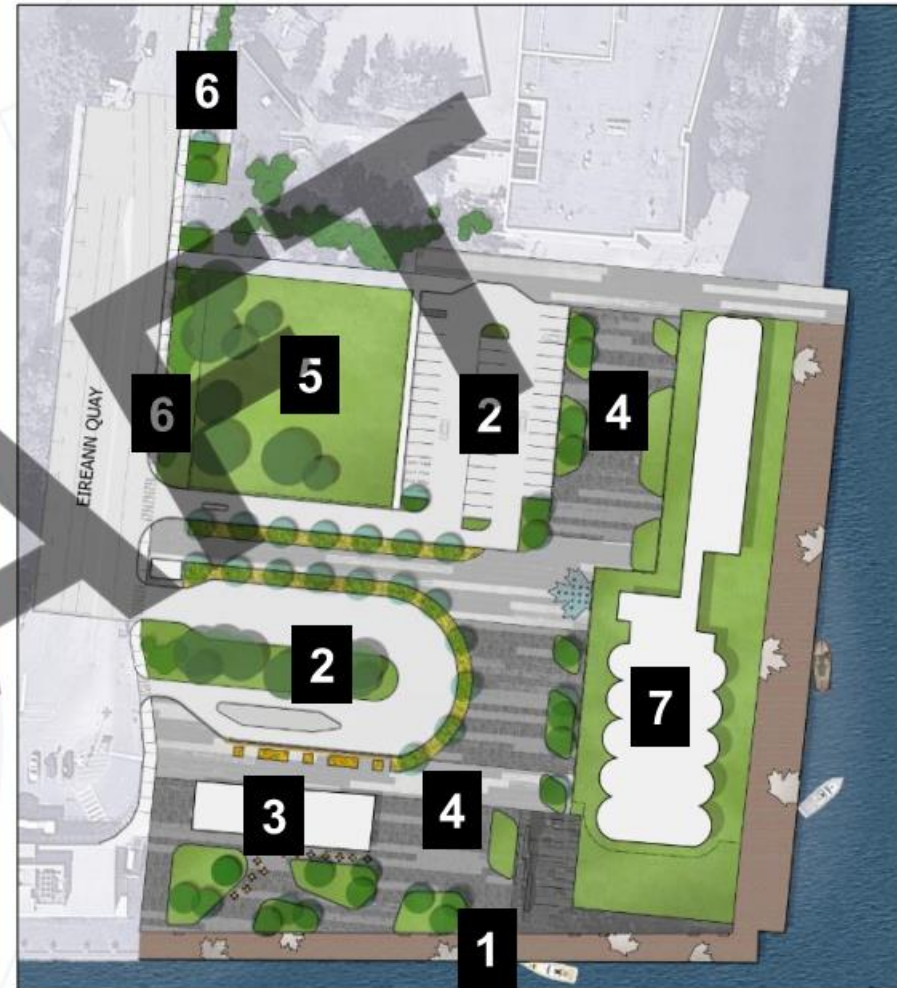
2020/2021: Launch EOI/RFP Process

TBD: Select Re-use Partner(s)



# Overview of key dates

1. Promenade: Fall 2020 completion.
2. Transportation: April 2020 construction start. Summer 2020 completion.
3. Corleck Building: Spring 2020 Consultation. Summer 2020 construction start. Summer 2021 opening.
4. Plaza: Fall 2020 consultation. 2020 Design. 2021 construction start. Phased opening 2021 and 2022.
5. Play field: Spring 2020 consultation. 2020 Design. 2021 construction. Opening 2021.
6. Streetscape: Fall 2020 consultation. 2020 Design. 2021 construction. Opening 2021.
7. Silos rehabilitation:  
Part 1: 2020 Design. 2021 construction start.  
Part 2: EOI/RFP late 2020/early 2021.





# BATHURST QUAY NEIGHBOURHOOD PLAN IMPLEMENTATION

## DISCUSSION

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