



# Leslie Street Lookout

Schematic Design

April 21<sup>st</sup>, 2021

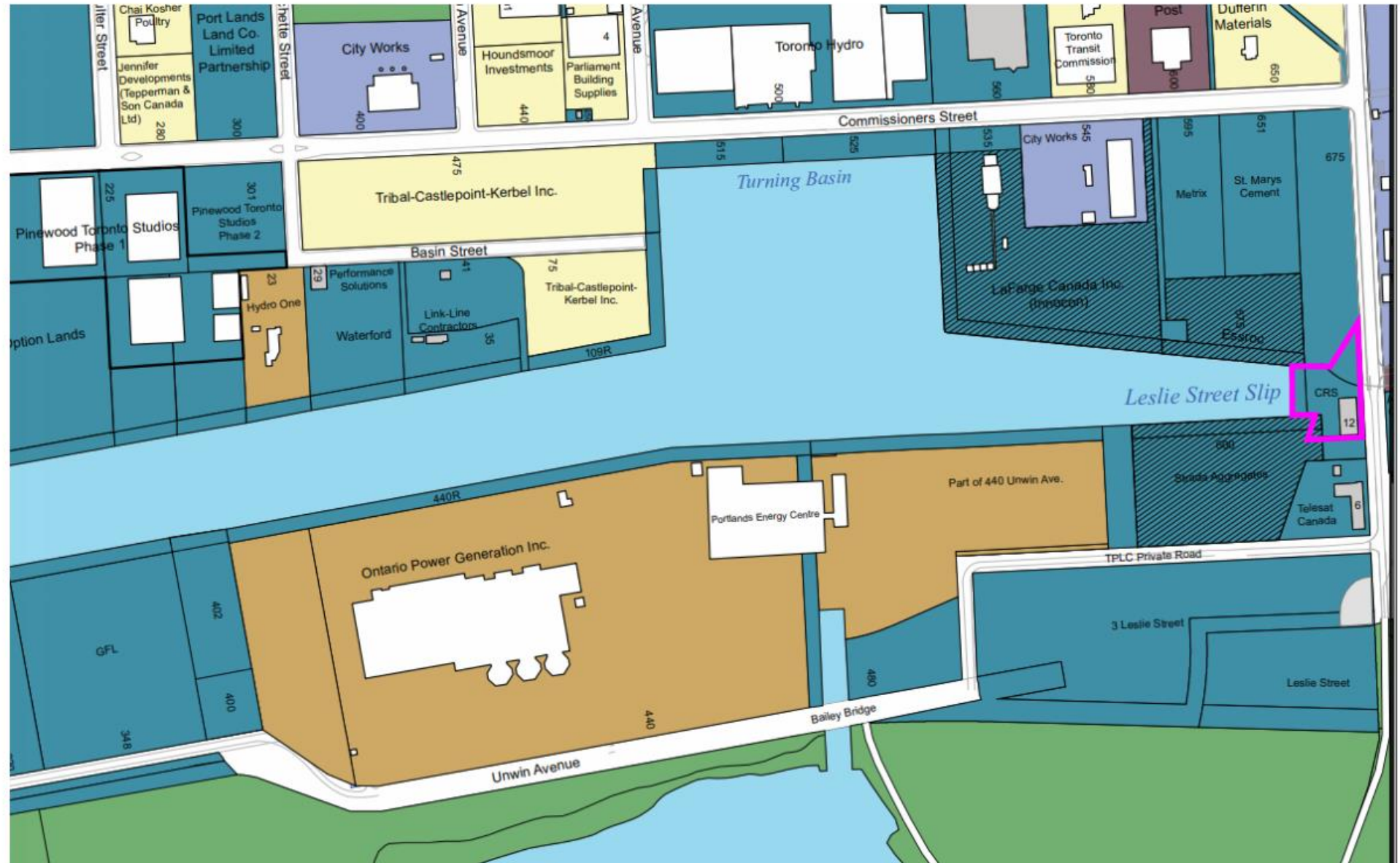
# Ownership Policy Context

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design



- TPLC
- Municipal
- Provincial
- Land Owned by Others
- Federal
- TPLC Owned Buildings
- Municipal Parkland
- Pinewood Toronto Studios Phase 1
- Long Term Leases to TPA



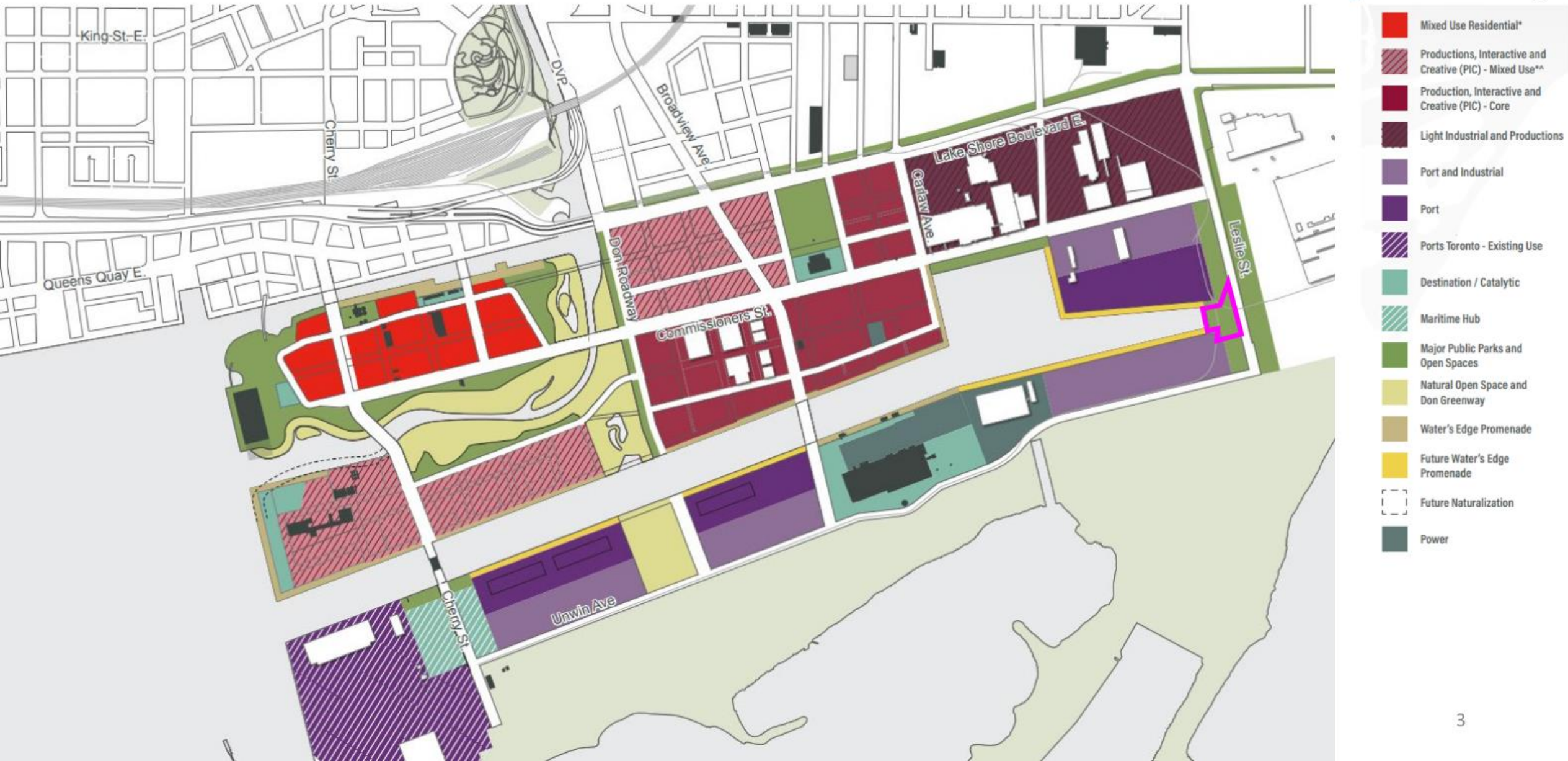
# Port Lands Planning Framework – Land Use Policy Context

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design





# Port Lands Planning Framework – Open Space Policy Context

## Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design





# Port Lands Planning Framework – Views

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associes Inc, gh3\*, ARUP

Review Stage: Schematic Design





## Project Description & Background

### Project Description

- Park location – 12 Leslie Street in Toronto's Port Lands. Located on the Martin Goodman Trail near the entrance to Tommy Thompson Park.
- The 1.9-acre park will provide opportunities for flexible programming and connect the public to the water's edge with views of the entire length of the Ship Channel.
- Project limits include park up to water's edge – water access not in scope.

### Design Team

- Claude Cormier + Associés (CC+A) as the design lead for Landscape
- gh3\* as creator of the lookout structure
- Arup as the lead in engineering and construction management.

### Public Engagement Team

- LURA Consulting & Nbisiing Consulting



## Project Update

### Public Engagement

- Virtual Public Consultation #1 – March 8
- Indigenous Community Sharing Meeting #1 – April 27
  - Seek input and feedback from First Nations, Métis and Inuit communities to inform design development and place-making, place-keeping opportunities
  - Engage in a dialogue on opportunities to integrate Indigenous perspectives in the Park
  - Understand Indigenous-specific interests and considerations
  - Undertake collaborative engagement process that meets the needs of Indigenous communities and build on relationships
- Future meetings:
  - Public Consultation #2 – Spring
  - Indigenous Place-Making Advisory Circle and Community Sharing Meeting – Spring

### Project Timeline

- Fall 2020: CreateTO-led design competition to hire a Landscape Architecture team. Claude Cormier + Associés (CC+A), with gh3 and ARUP, was the successful team.
- 2021: Engagement, Detailed Design, Tender Documents.
- 2022-2023: Park Construction



# Project Update

## Leslie Street Lookout

Proponent: CreateTO

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Review Stage: Schematic Design

### Design Updates

- Lookout structure location and program
- Grading and dock wall. Water management and infiltration strategy
- Boardwalk location
- Tree Species and Afforestation Zone
- Lighting, sightlines and park safety
- Cycling infrastructure
- Comfort and microclimate
- Park Furniture and fire pit.



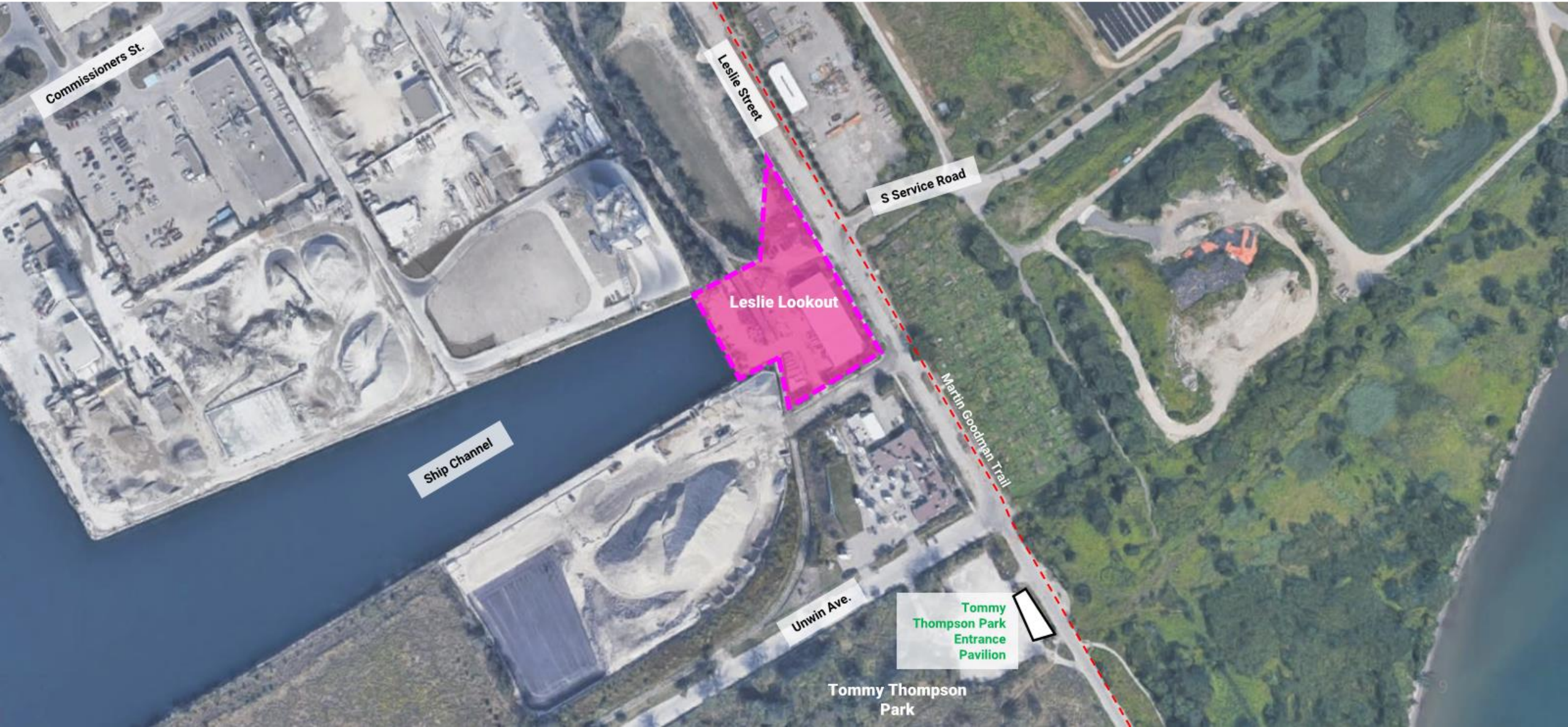
# Site Context

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design





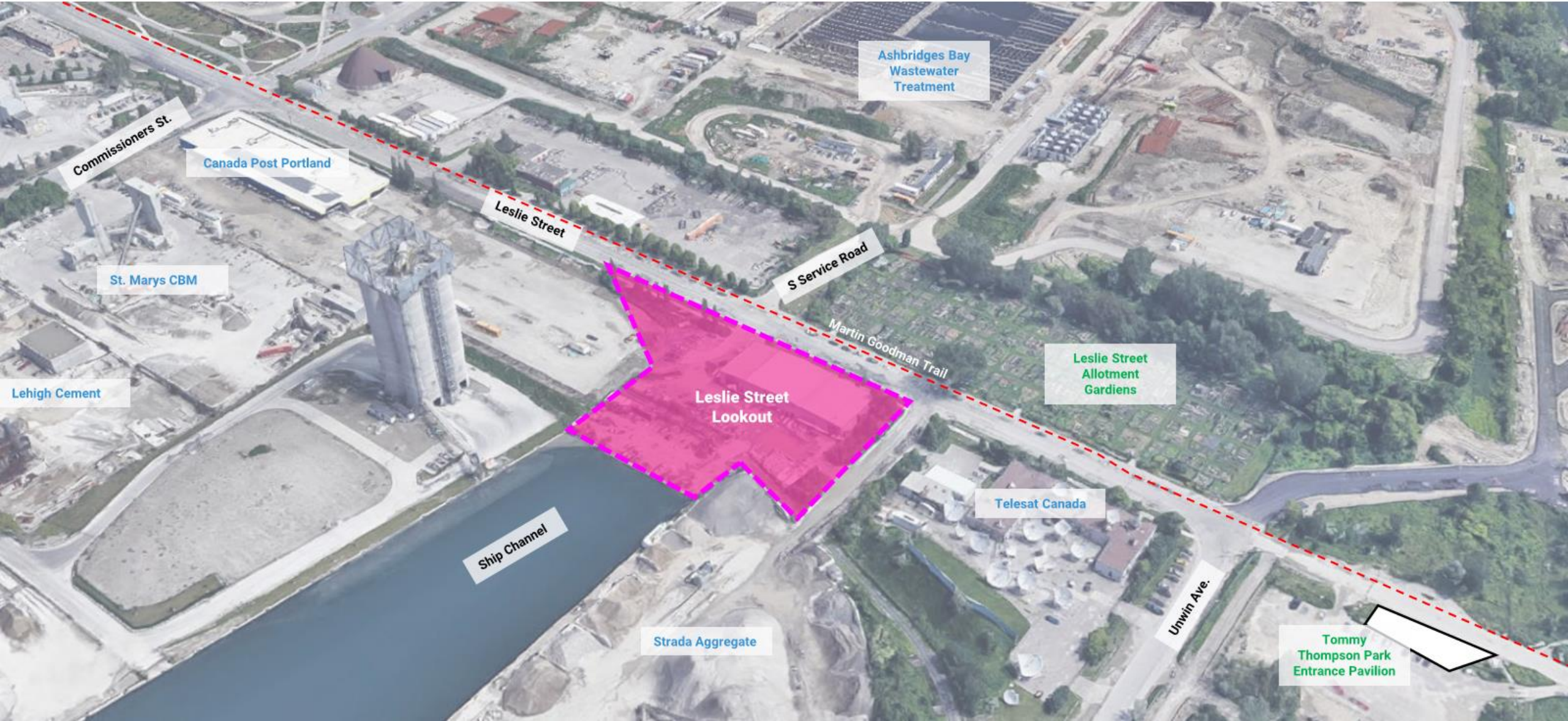
# Site Context

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design





# 675 Commissioners Street Development Context

## Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associes Inc, gh3\*, ARUP

Review Stage: Schematic Design





# Entrance Pavilion Tommy Thompson Park

Designer: DTAH  
May 2017 – Stage 2 DRP  
Vote: Conditional Support

## Consensus Comments:

- The landscape design of lush and rough details works well on the site.
- The parking lot design needs to be revisited as it still feels suburban.
- The design of the pavilion still feels unresolved and inconsistent with the nature of the site. Consider reconceptualizing the pavilion design.
- Consider using solar domes and solar panels on the roof and adding car charging stations to the parking lot.



# Leslie Street Lookout

Proponent: CreateTO  
Design Team: Claude Cormier + Associes Inc, gh3\*, ARUP  
Review Stage: Schematic Design





# Project Approval Stage

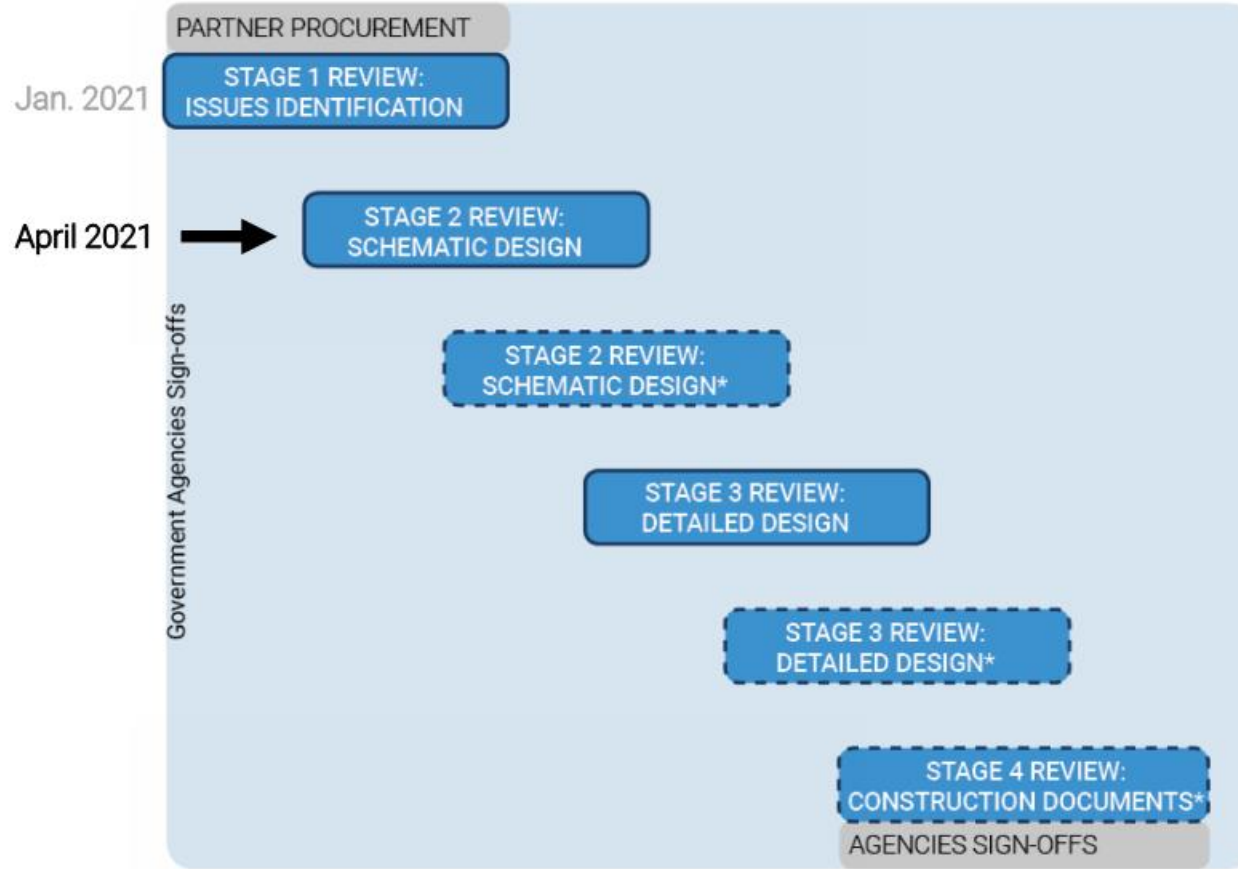
DRP Stream 2: Public land

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design



# Recap from January 2021

## Stage One Consensus Comments

# Leslie Street Lookout

Proponent: CreateTO

Design Team: Claude Cormier + Associates Inc, gh3\*, ARUP

Review Stage: Schematic Design

### General

- The site, the view west, and the experience of the lookout are one-of-a-kind, it is important for the City to ensure that the design is successful and carefully considered.
- Consider both **the industrial and natural qualities of the site** and continue to develop a direct and **strong "big idea"** for the design. Provide a response to "what is the culture of this place?"
- Further develop the consultation process to ensure that it will capture not only historical references but also **Indigenous and Indigenous geographical histories**.

### Lookout Tower

- Appreciated the design of the tower. Consider further tweaks to the design to **better reflect the local industrial culture and symbols**.

### Public Realm

- Appreciated the concept of the sandbars and green areas.
- Some Panel members felt the design does not sufficiently **reference the industrial character of the site**, consider doing more than the currently proposed motifs, i.e. the large gear-shaped seating.
- Consider **access of the park from the water** and the potential of using the **water's edge** as a dock for small inner harbour ferries.
- Consider the high volume of users and cyclists throughout the year and provide **park amenities and infrastructure** to serve them, i.e. seating, resting areas, water fountains, etc.
- The berms do not provide direct **sightlines from the street**, consider **overall safety** of the park in terms of visibility from key approaches and overall lighting strategy.
- Consider the **day 1 audience** of nearby shift workers, and 24hr nature of the park, and provide a robust lighting strategy.
- Provide a section drawing that extends to the allotment gardens across the street and **integrates the full Leslie Street Green Portal** area at the next review.



## Areas for Panel Consideration Waterfront Toronto

### Design Concept

- Does the revised plan meet the overall objectives of access and safety for the park from the street?
- Do the revised amenities and furniture strategies adequately address the needs of different users throughout the year, including cyclists, families, and day 1 audience like shift workers?
- Does the updated design sufficiently reference the industrial character of the site? Does the proposed material palette support this character?

### Environmental Strategy

- Feedback on the approach to afforestation, appropriate for this site/ project?
- Does the Panel support the proposed landscape treatments in terms of the ecological and infrastructural performance of the park?
- Does it advance Waterfront Toronto's goals for sustainable landscapes?

# LESLIE SLIP LOOKOUT

TORONTO

CLAUDE CORMIER + ASSOCIÉS INC

gh3\*

ARUP

CREATE TO

SCHEMATIC DESIGN DRP #2

APRIL 21<sup>st</sup> 2021



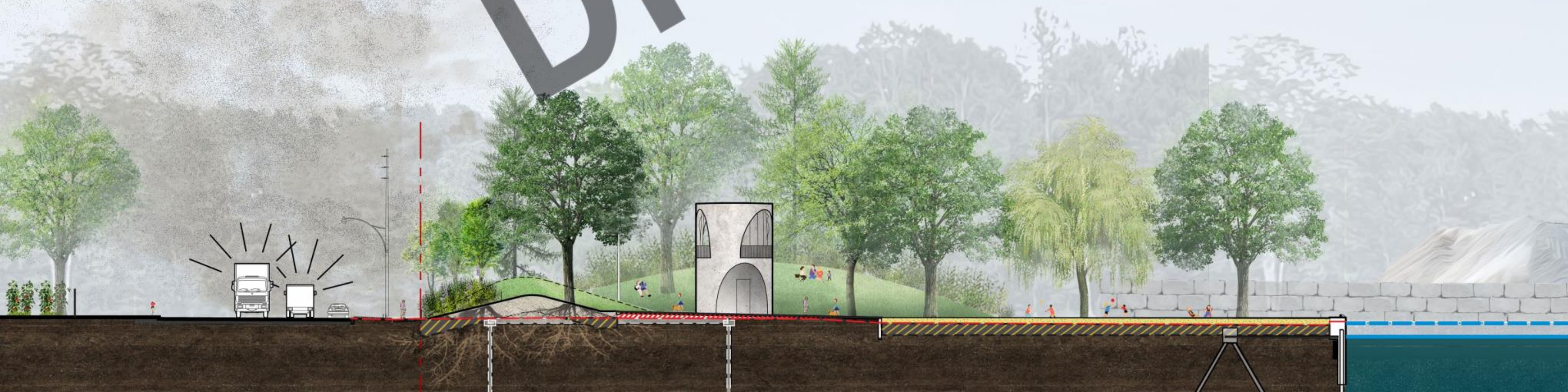
# DRP#1 COMMENTS

- **CONSIDER BOTH THE INDUSTRIAL AND NATURAL QUALITIES OF THE SITE AND CONTINUE TO DEVELOP A DIRECT AND STRONG “BIG IDEA”. PROVIDE A RESPONSE TO “WHAT IS THE CULTURE OF THIS PLACE?”**
- **FURTHER DEVELOP THE CONSULTATION PROCESS TO ENSURE THAT IT WILL CAPTURE NOT ONLY HISTORICAL REFERENCES BUT ALSO INDIGENOUS HISTORIES.**
- **CONSIDER THE HIGH VOLUME OF USERS AND CYCLISTS THROUGHOUT THE YEAR AND PROVIDE PARK AMENITIES AND INFRASTRUCTURE TO SERVE THEM.**
- **CONSIDER HOW NEARBY SHIFT WORKERS WILL USE THE PARK, AS WELL AS THE OVERALL 24HR SAFETY OF THE PARK, AND PROVIDE A ROBUST LIGHTING STRATEGY.**
- **CONSIDER ACCESS OF THE PARK FROM THE WATER AND THE POTENTIAL OF USING THE WATER’S EDGE AS A DOCK FOR SMALL INNER HARBOUR FERRIES. (NOT IN SCOPE).**



# DESIGN INTENTIONS:

1. EMBRACING THE CONTEXT
2. MERGING CULTURAL AND NATURAL FLOWS.
3. BUILT-IN FLEXIBILITY.
4. SIMPLE AND TIMELESS. STRAIGHT FORWARD ENGAGING AND GENUINE PLACE MAKING.
5. ROBUST, LOW-TECH AND RESILIENT.







LESLIE SLIP  
LOOKOUT PARK

UNWIN AVENUE

COMMISSIONERS AVENUE

LESLIE STREET

LAKE SHORE BLVD E

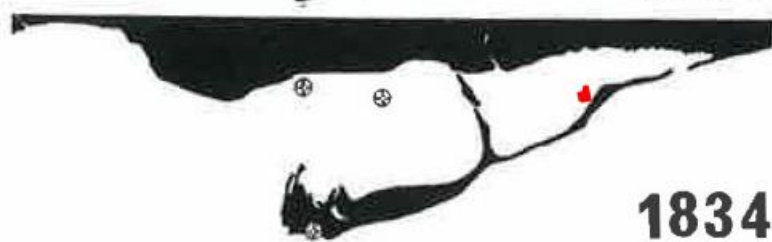
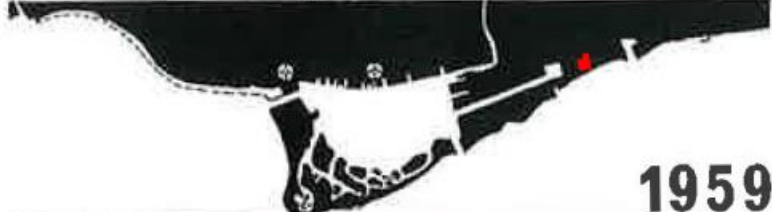
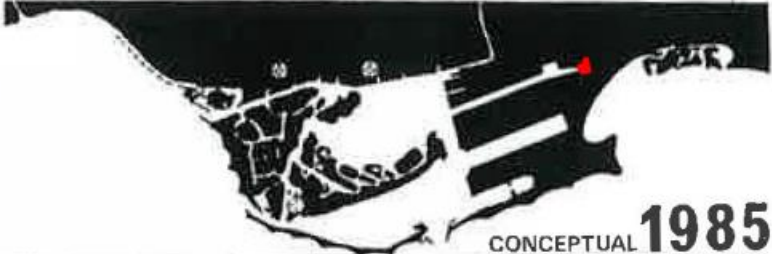
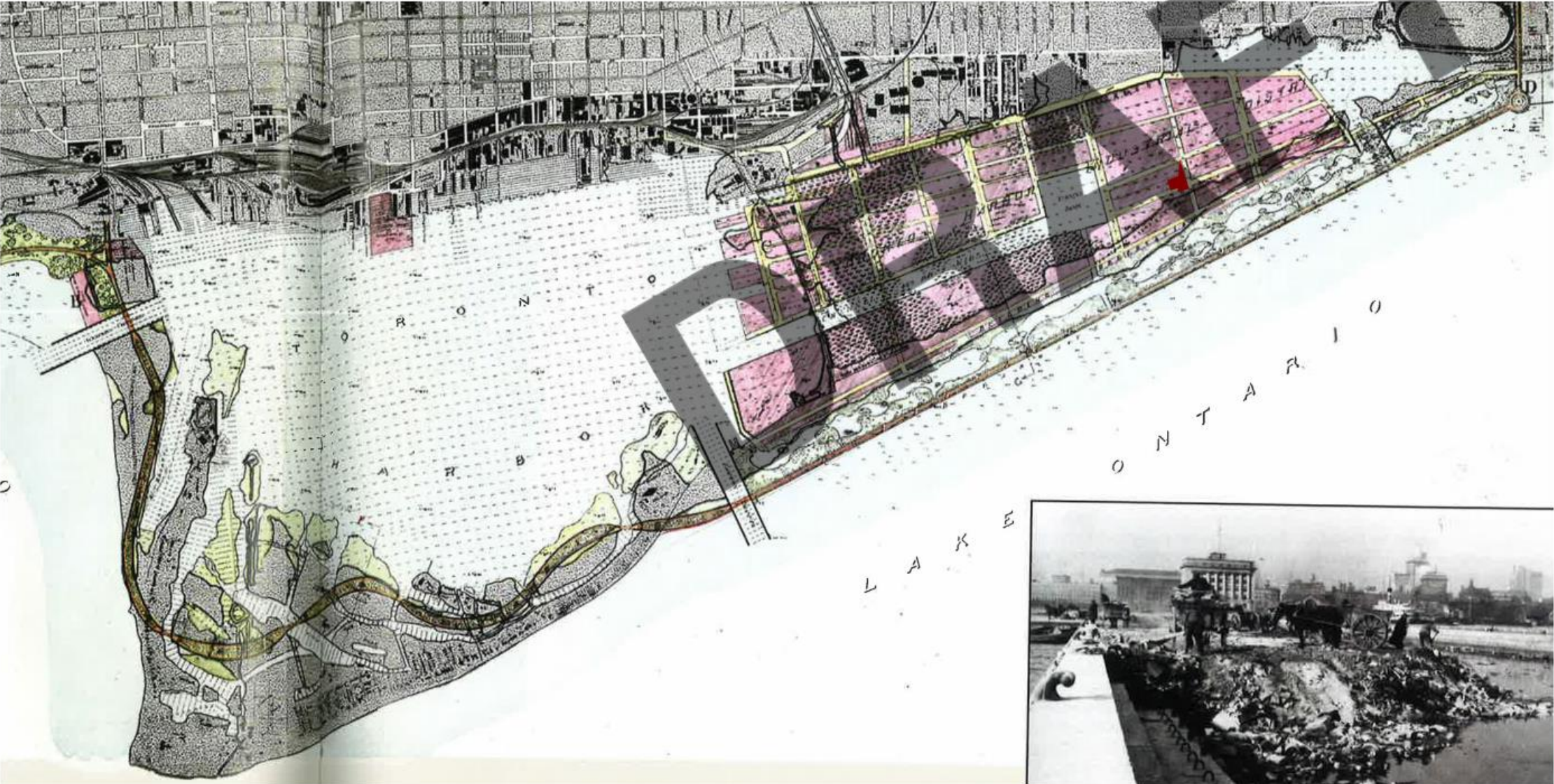


# FROM SANDBAR TO THE PORTLANDS



1913

SANDY SHORELINE OF FISHERMAN'S ISLAND BY ARTHUR GOSS





# CONTEXT

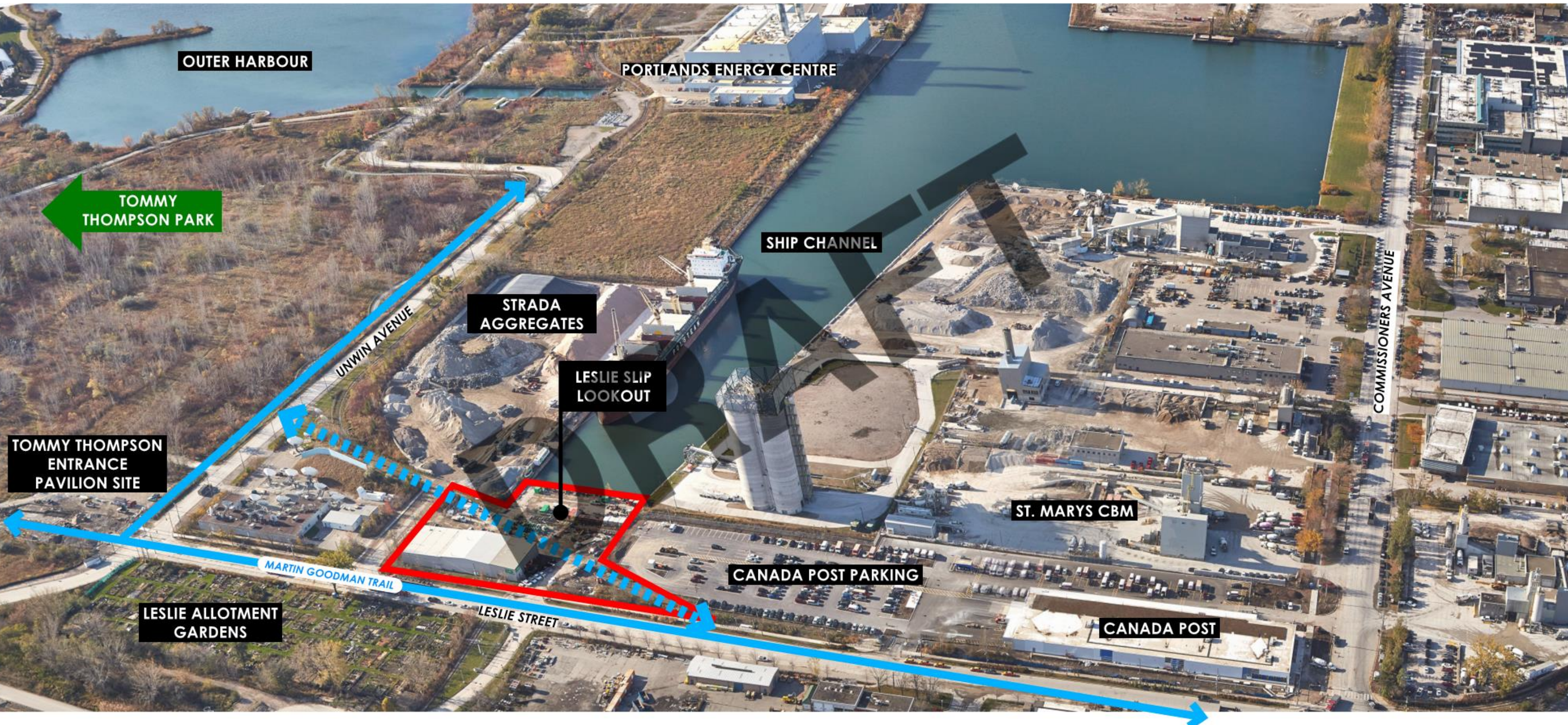


**CHERRY BEACH OFF LEASH DOG PARK**

**\*TOMMY THOMPSON PARK  
(SENSITIVE WILDLIFE AREA  
NO PETS POLICY)**



# ADJACENT CONTEXT





# EXISTING SITE CONDITION





# EXISTING SITE CONDITION









**THREE HILLS  
ONE BOSK  
ONE BEACH  
ONE LOOKOUT  
ONE FIRE PIT**

**COBBLESET**





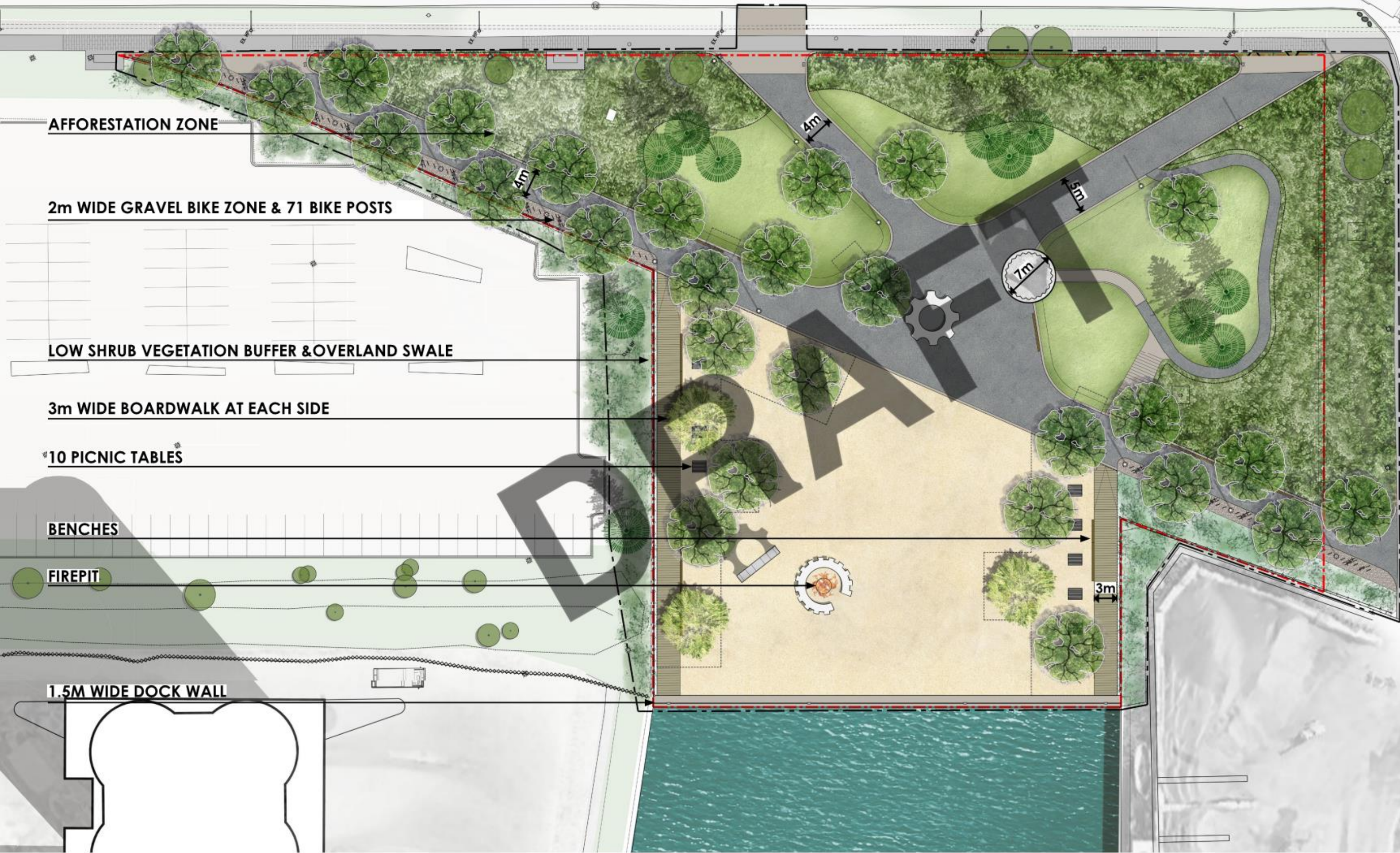
# COMPETITION SITE PLAN - OCT. 06, 2020





# SCHEMATIC DESIGN PLAN - MARCH 19, 2021

LESLIE STREET



AFFORESTATION ZONE

2m WIDE GRAVEL BIKE ZONE & 71 BIKE POSTS

LOW SHRUB VEGETATION BUFFER & OVERLAND SWALE

3m WIDE BOARDWALK AT EACH SIDE

10 PICNIC TABLES

BENCHES

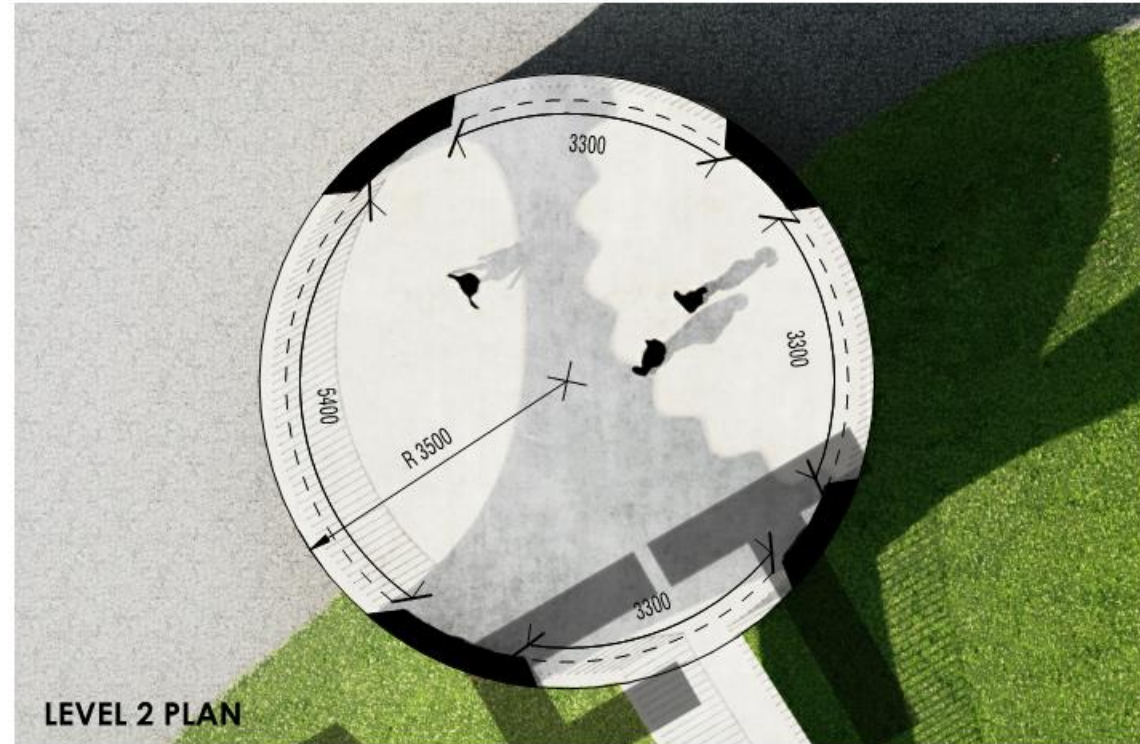
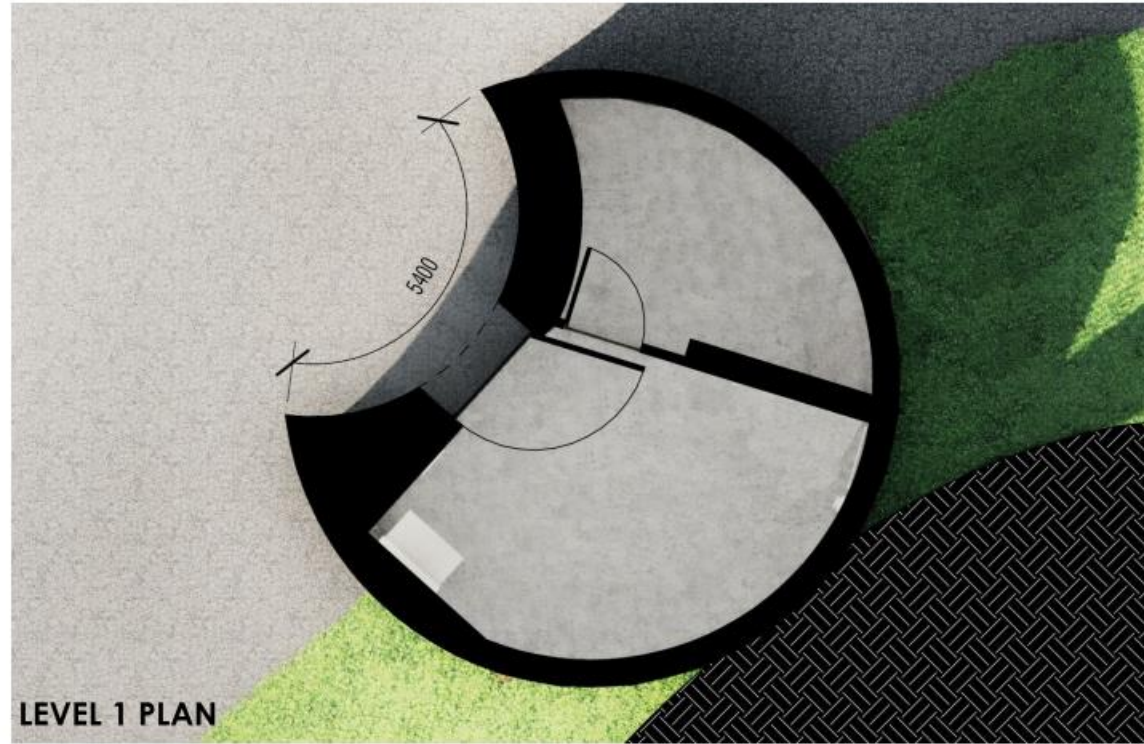
FIREPIT

1.5M WIDE DOCK WALL

STRADA LANE



# THE LOOKOUT AT THE LESLIE SLIP

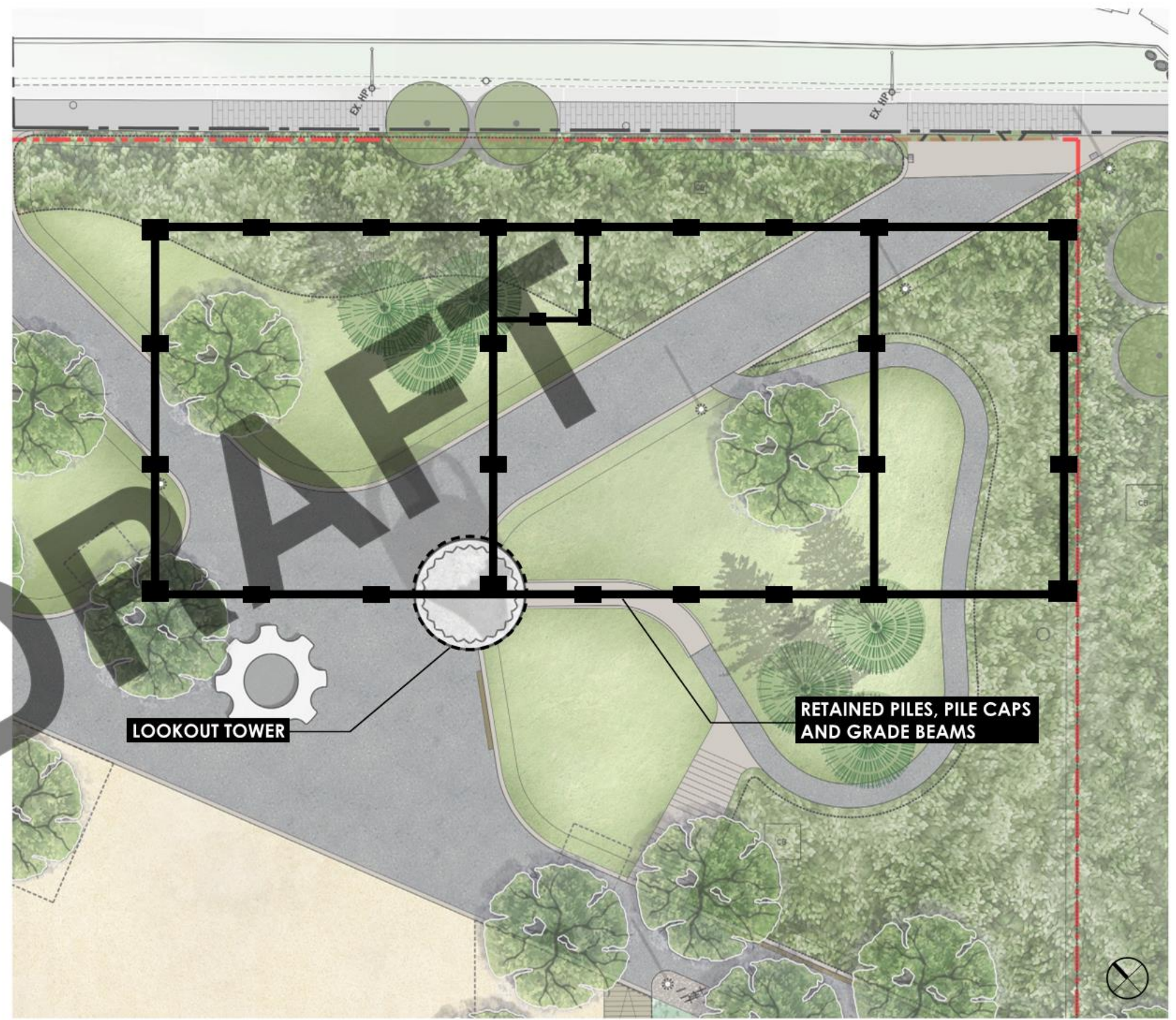
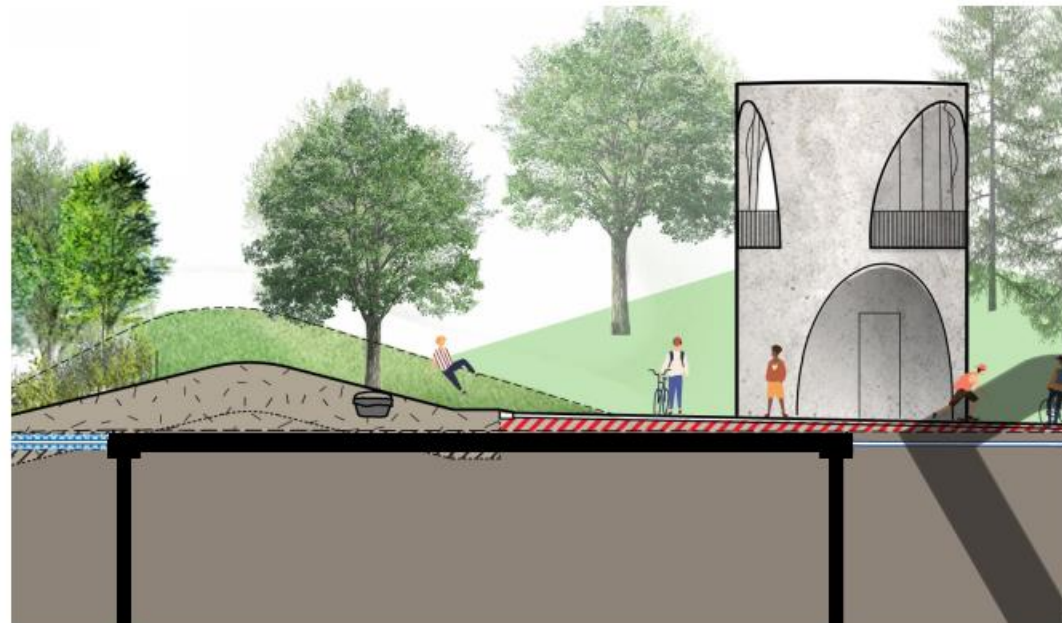




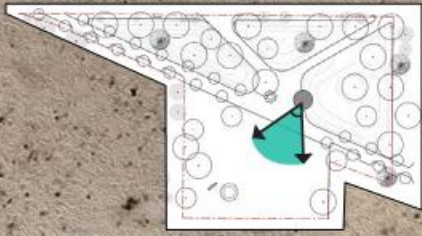




# RECYCLED FOUNDATION STRATEGY









# A LOOKOUT WITH 360° VIEWS OF THE CITY AND THE LAKE



VIEW TOWARDS DOWNTOWN



VIEW TOWARDS RIVERSIDE



VIEW TOWARDS ASHBRIDGES BAY



VIEW TOWARDS TOMMY THOMPSON PARK





# ROBUST BICYCLE INFRASTRUCTURE

## MARTIN GOODMAN TRAIL

LESLIE STREET

GRAVEL BIKE PARKING ZONE

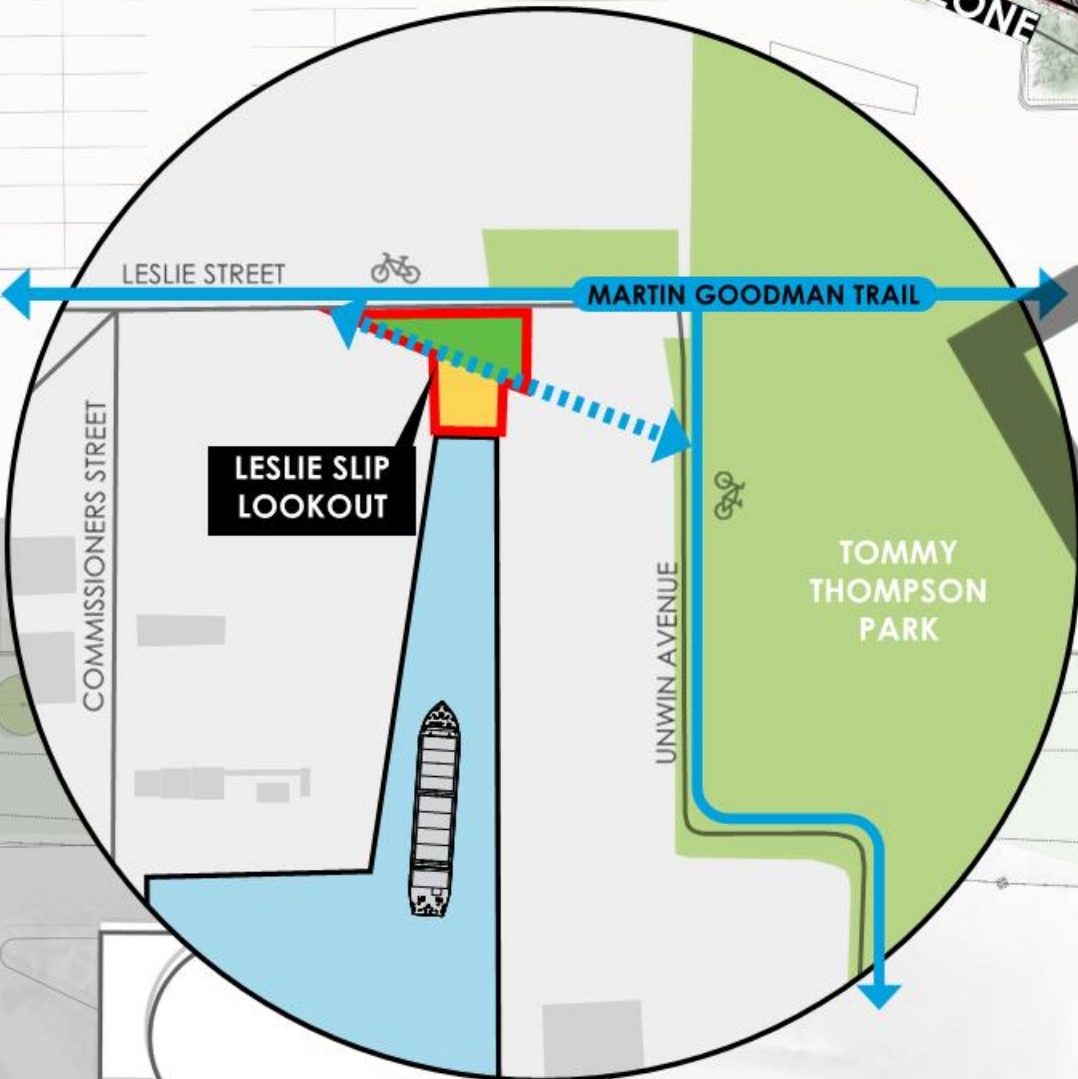


BICYCLE REPAIR STATION



71 IN TOTAL  
CITY OF TORONTO BIKE POSTS

GRAVEL BIKE PARKING ZONE





# SCALE COMPARISON: SUGAR BEACH



+/- 2 ACRES

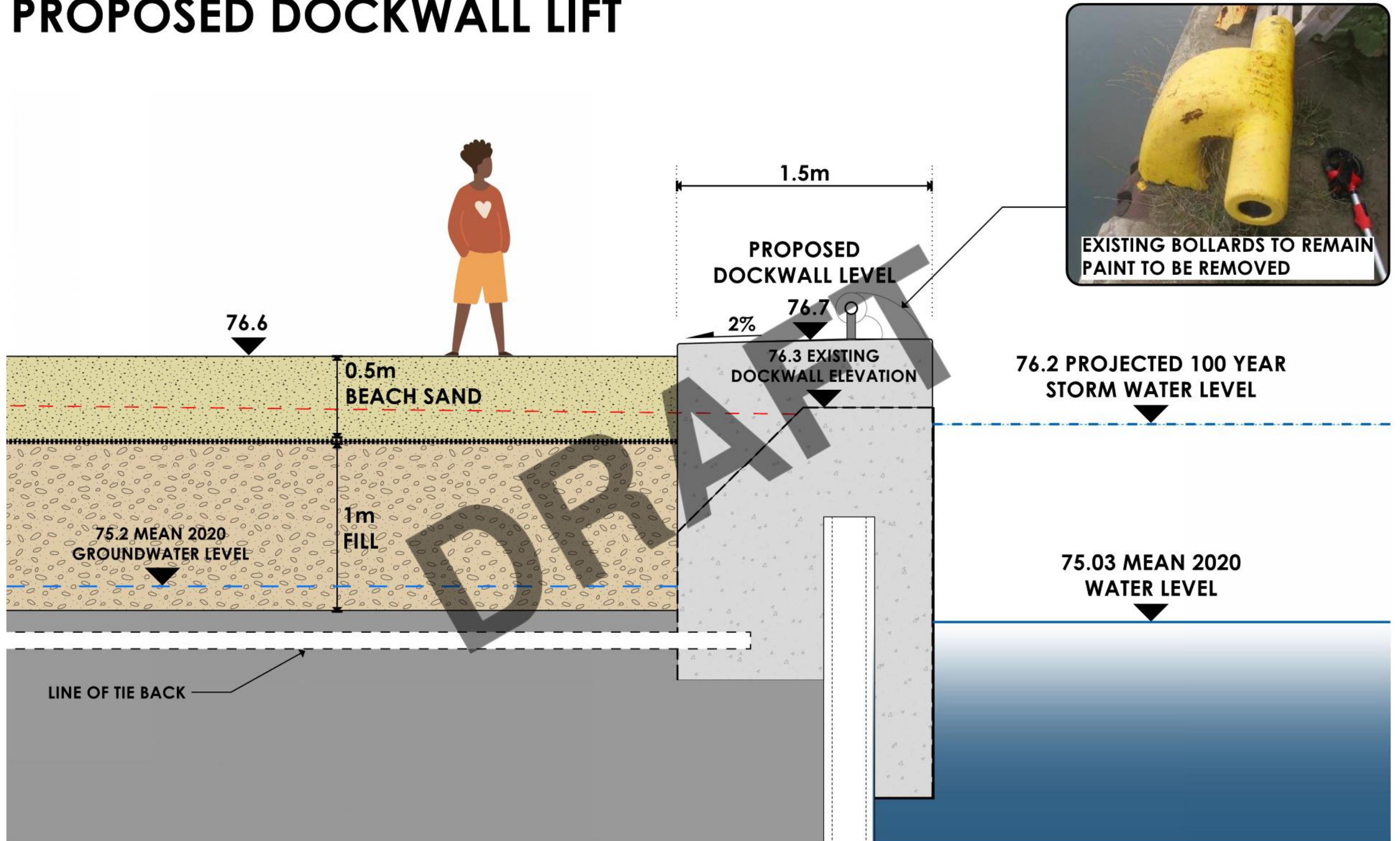


+/- 2 ACRES





# PROPOSED DOCKWALL LIFT





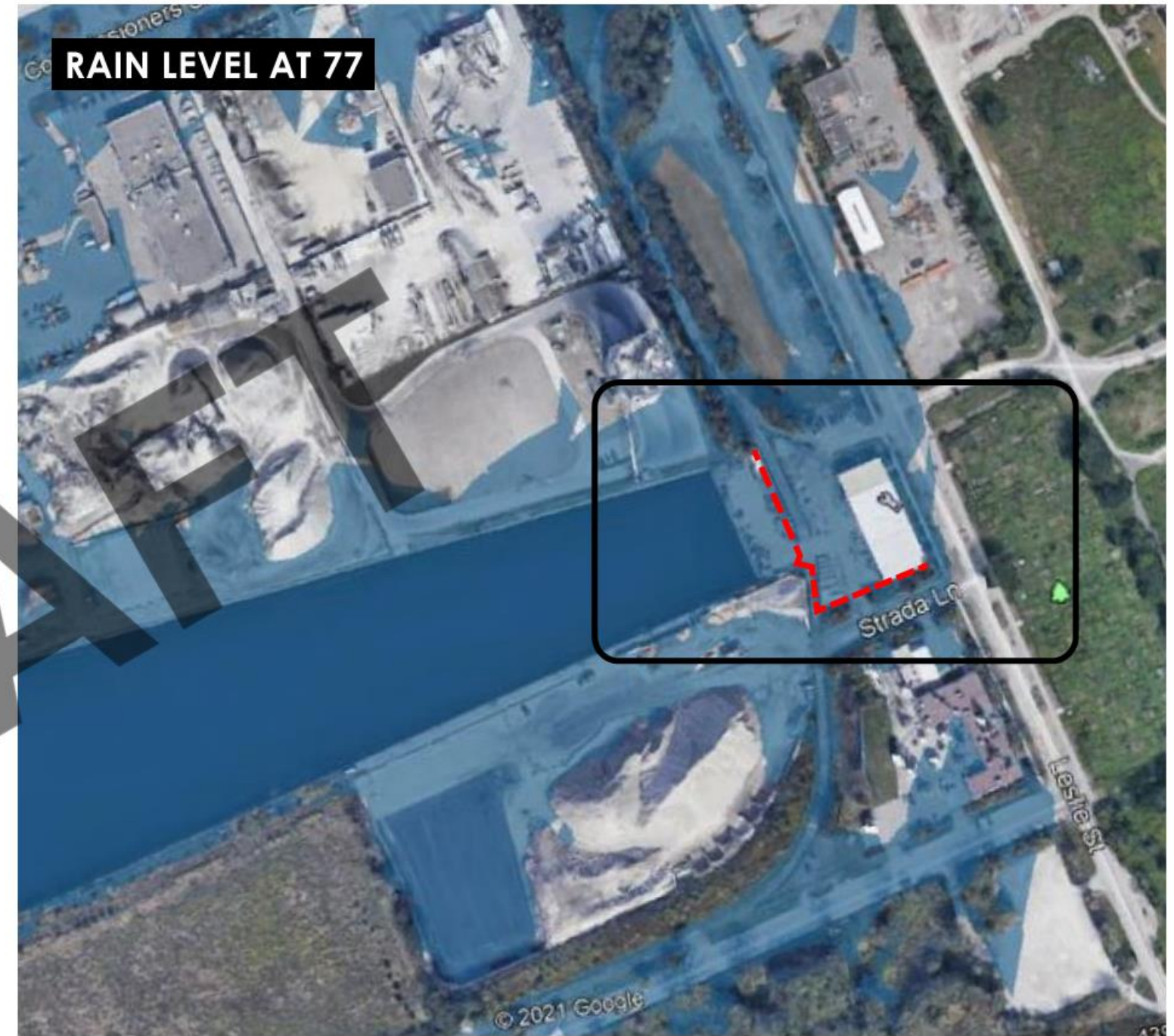
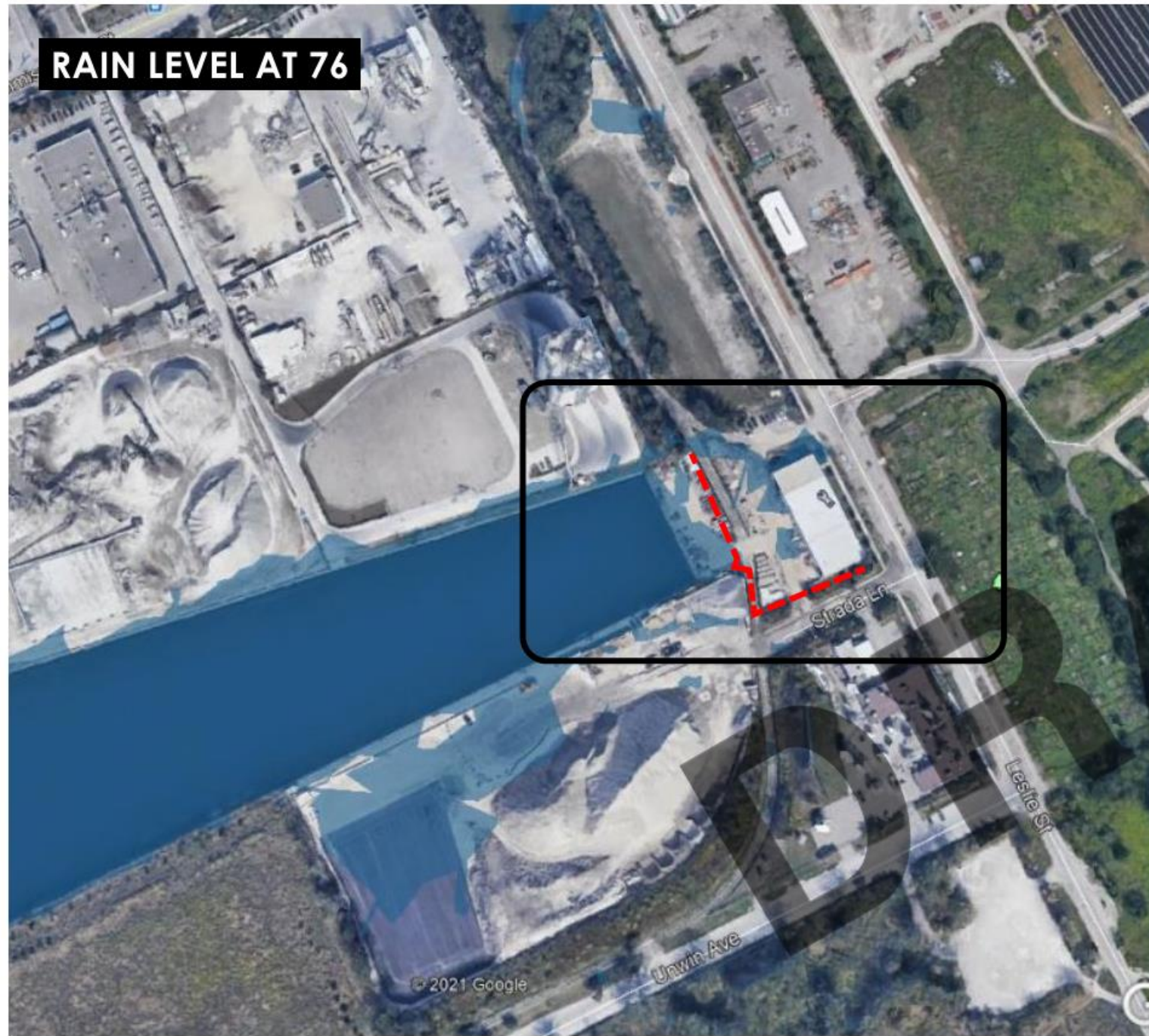
# CUT + FILL : MINIMIZE EXCAVATION AND THE TRANSFER OF DIRTY SOILS OFFSITE

DRAFT





# EXISTING SITE CONTEXT OVERLAND FLOW



*The following graphic was produced using Google Earth by varying the vertical elevation of an imaginary blue surface, water in this case, superposed with Google topographical data. The land areas showing blue may be interpreted as zones of ponding water in the instance of precipitation events and lake water levels raised from their normal levels. This graphic is provided for general illustrative purposes and comprehension of the site topography and any associated vulnerabilities to flooding and water ponding. This graphic should not be interpreted as being equivalent to the results obtainable from a dedicated flood model.*

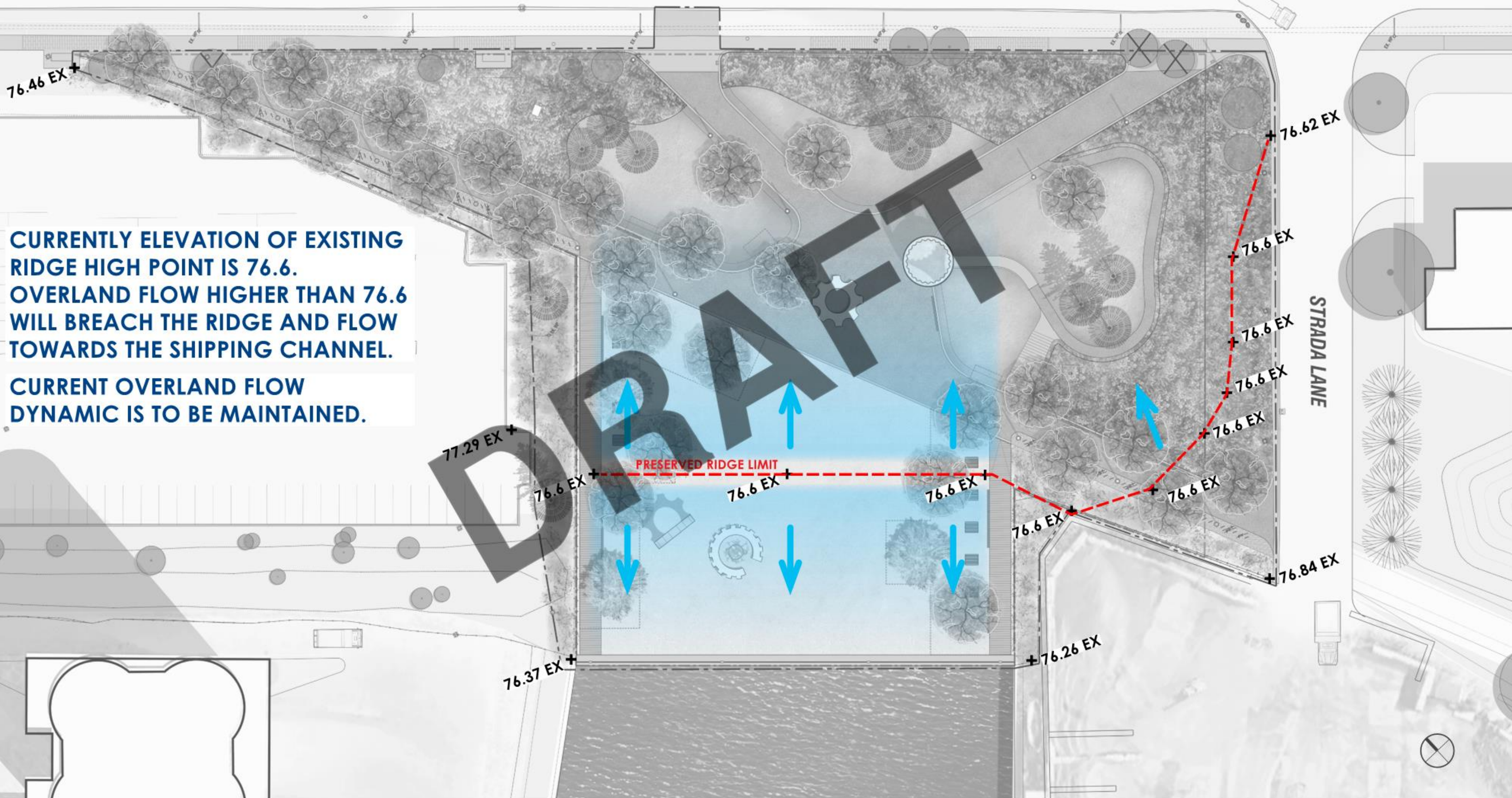


# WATER MANAGEMENT STRATEGY

## EXISTING SITE DRAINAGE

EXISTING MARTIN GOODMAN TRAIL

LESLIE STREET

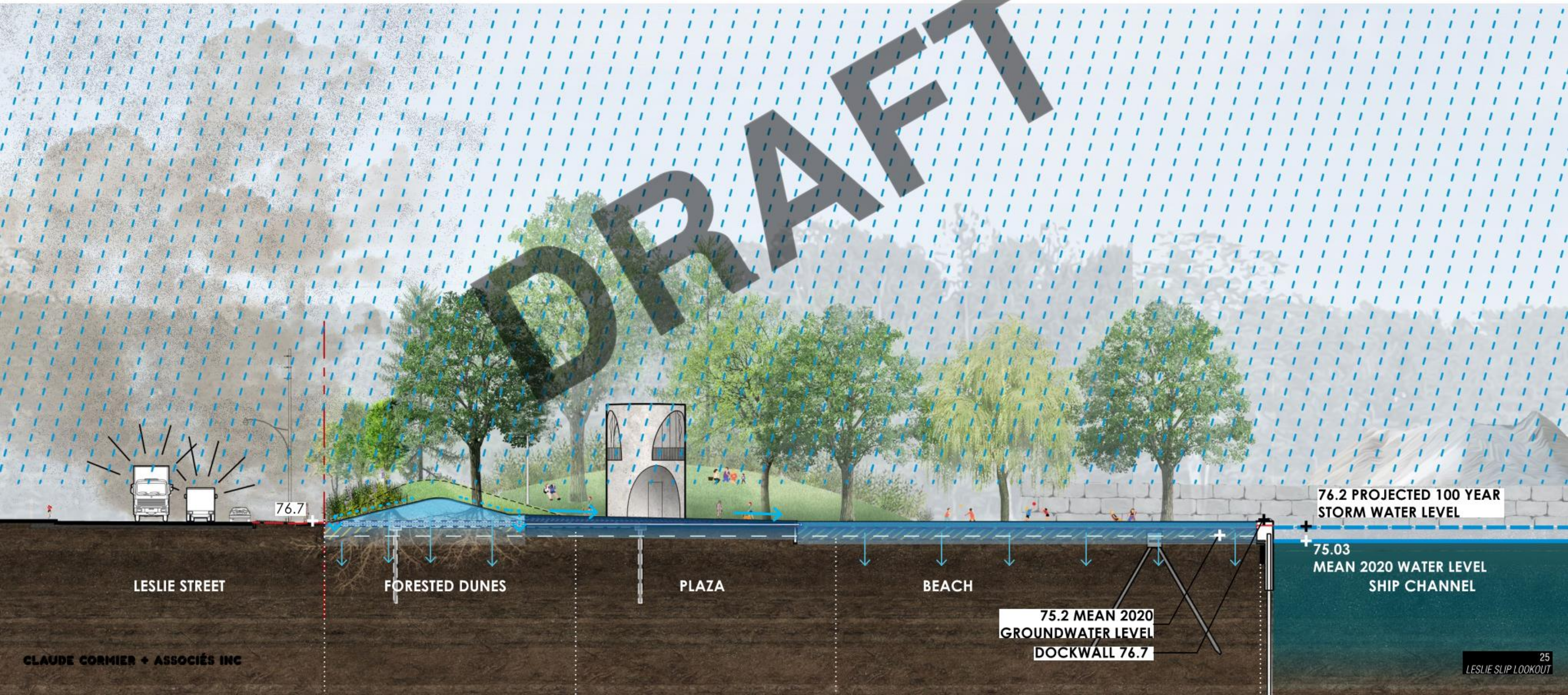
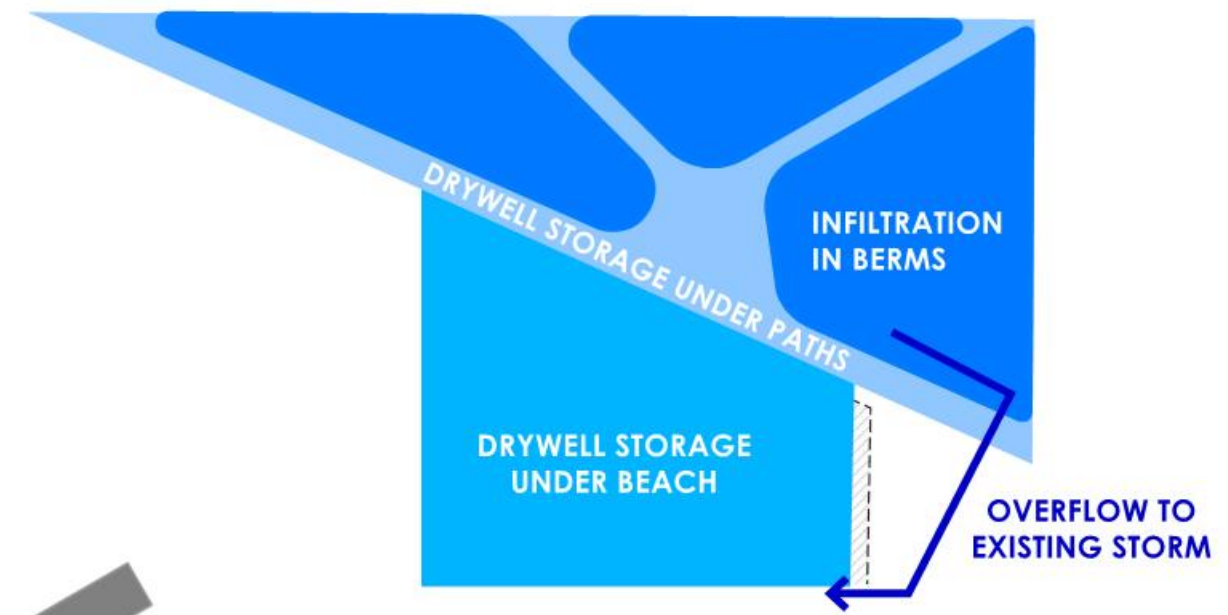


CURRENTLY ELEVATION OF EXISTING RIDGE HIGH POINT IS 76.6. OVERLAND FLOW HIGHER THAN 76.6 WILL BREACH THE RIDGE AND FLOW TOWARDS THE SHIPPING CHANNEL.

CURRENT OVERLAND FLOW DYNAMIC IS TO BE MAINTAINED.



# STORMWATER MANAGEMENT + INFILTRATION STRATEGY





# STORM WATER INFILTRATION INFRASTRUCTURE

RAIL

LESLIE STREET

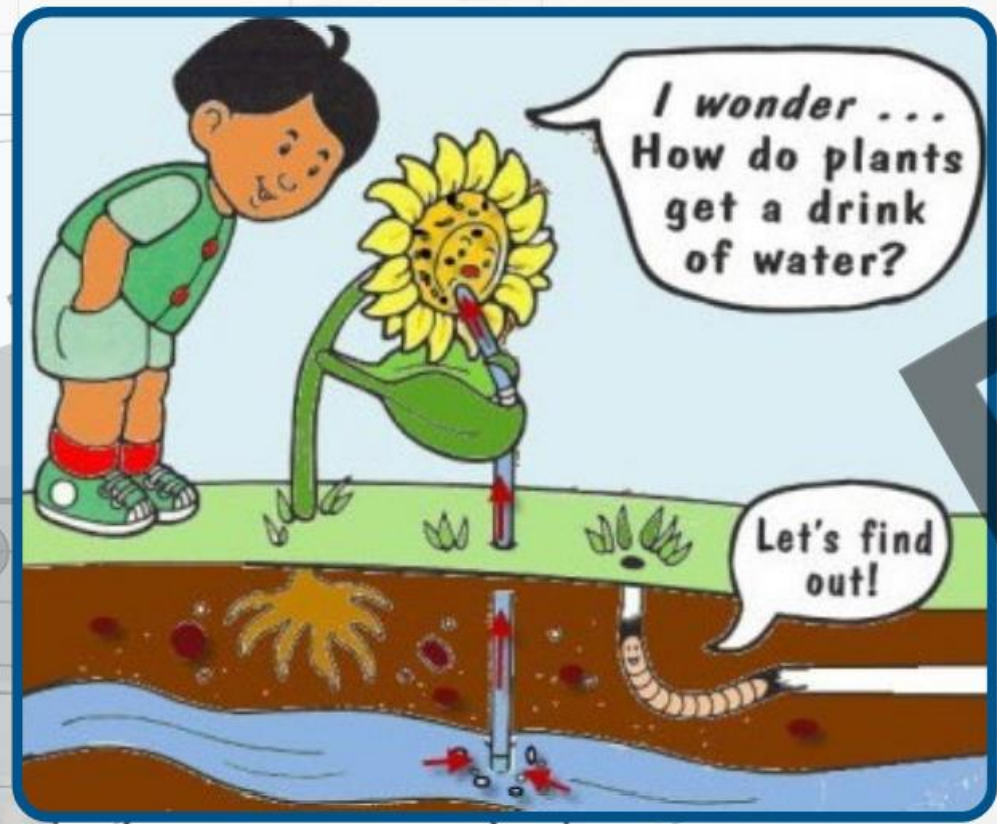
DA LANE

4. INFILTRATION LENSES PROVIDE ADDITIONAL STORAGE AT BASE OF MOUNDS

3. PIPE SLOPED 0.5% BRINGS WATER FROM BEACH TO BASE OF MOUNDS

2. PERFORATED COLLECTION PIPE

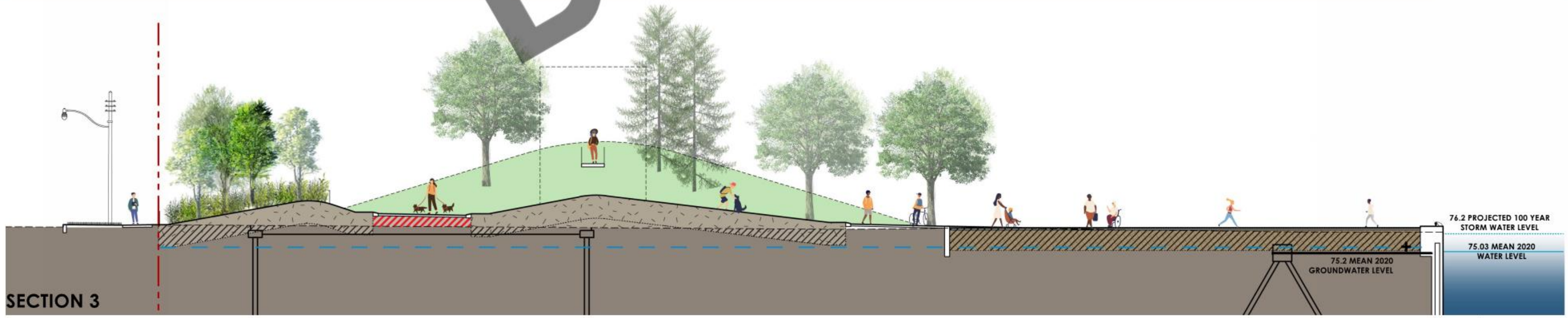
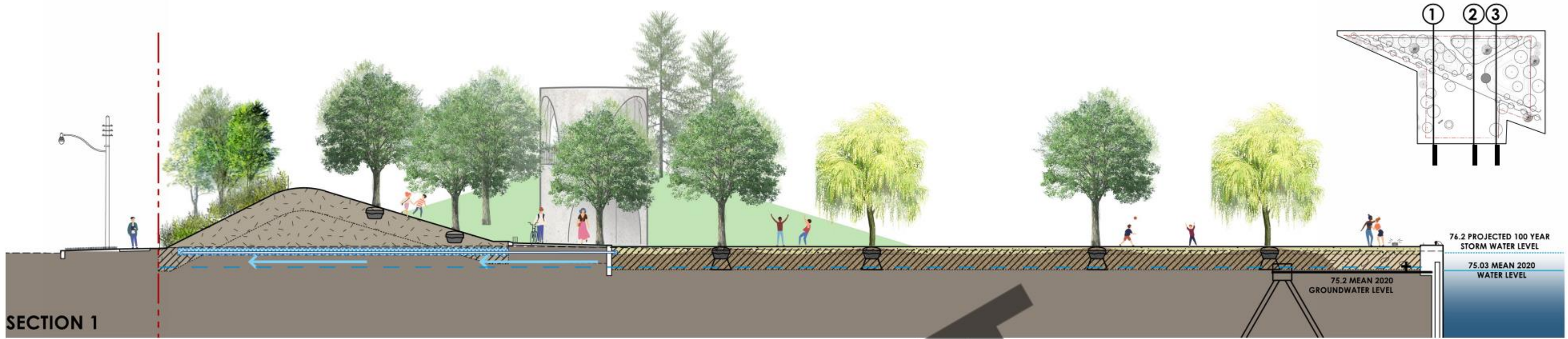
1. PASSIVE STORMWATER COLLECTION AND STORAGE IN BEACH



DRAFT

STORM



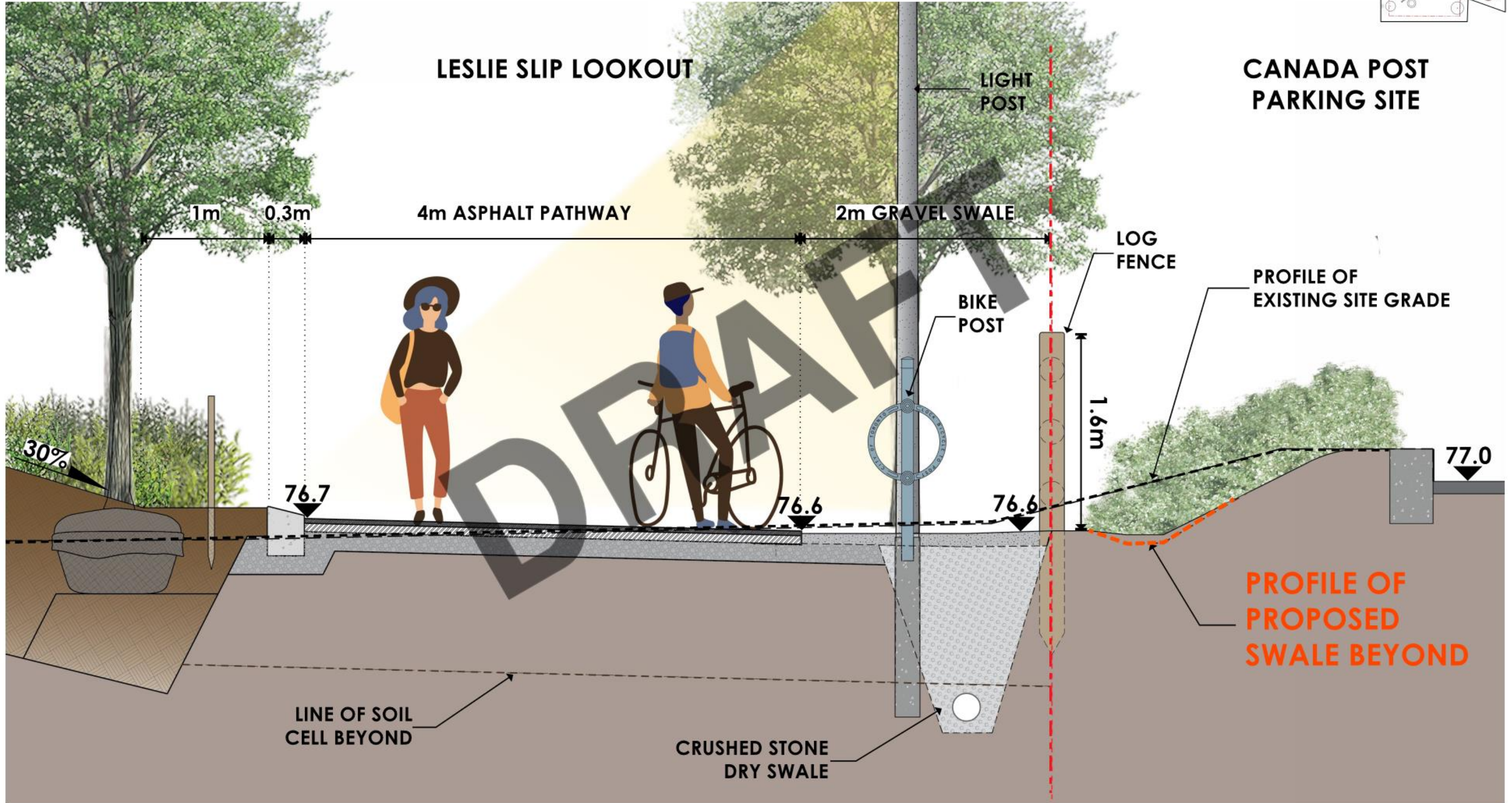
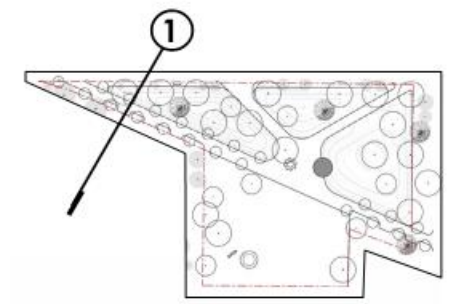




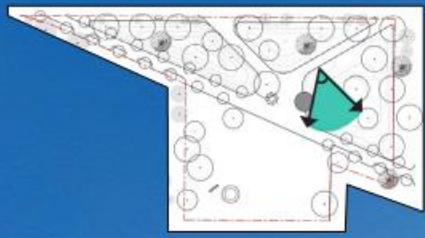




# ROBUST, LOW-TECH AND RESILIENT

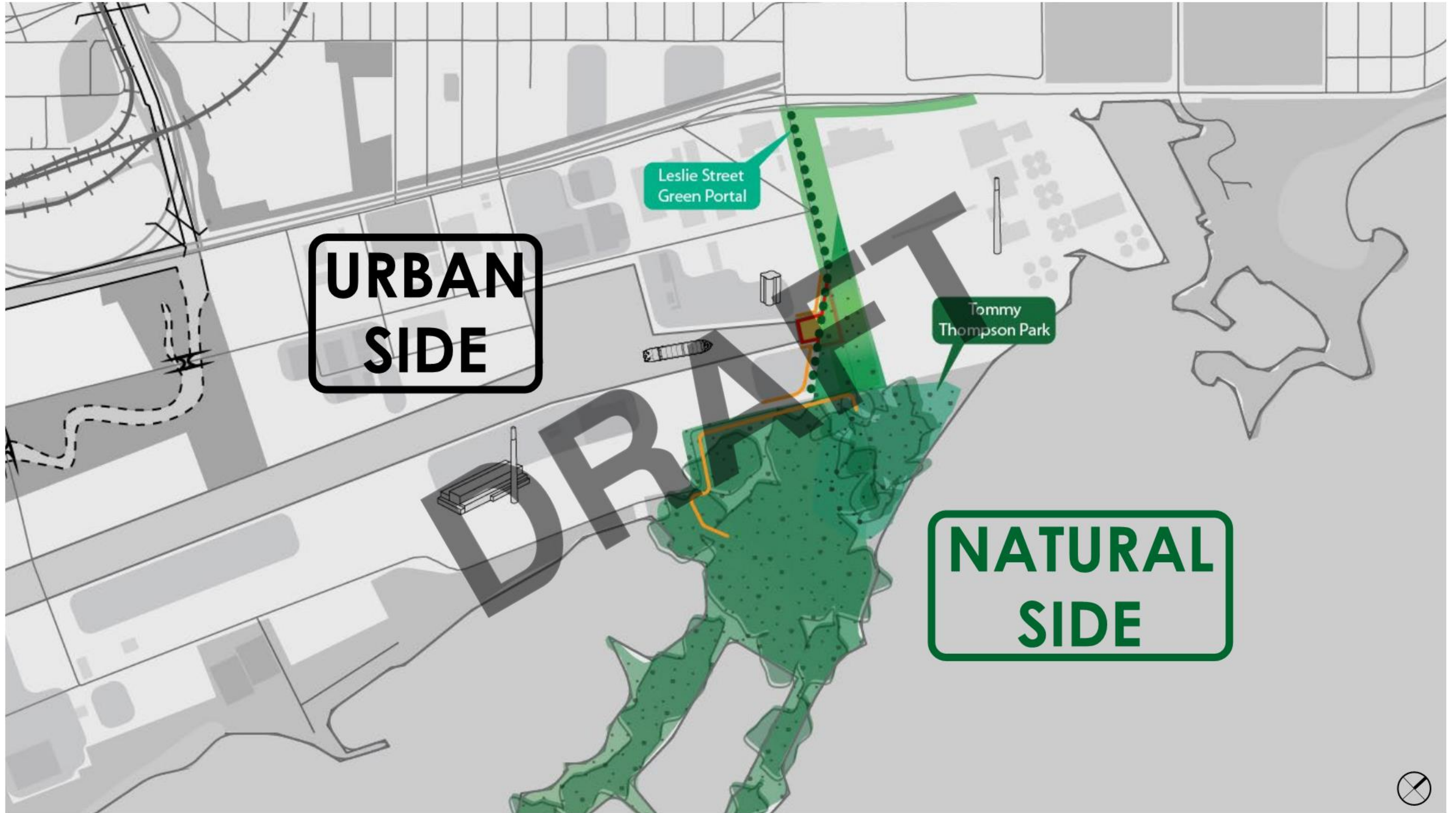








# LESLIE SLIP LOOKOUT AS THRESHOLD BETWEEN TWO LANDSCAPE TYPOLOGIES





# PLANTING: URBAN SIDE - LANDSCAPE PLANTING

LESLIE STREET

AFFORESTATION ZONE

**BASSWOOD**  
*Tilia americana*



**AMERICAN LARCH**  
*Larix laricina*



**GOLDEN WEeping WILLOW**  
*Salix alba 'Tristis'*



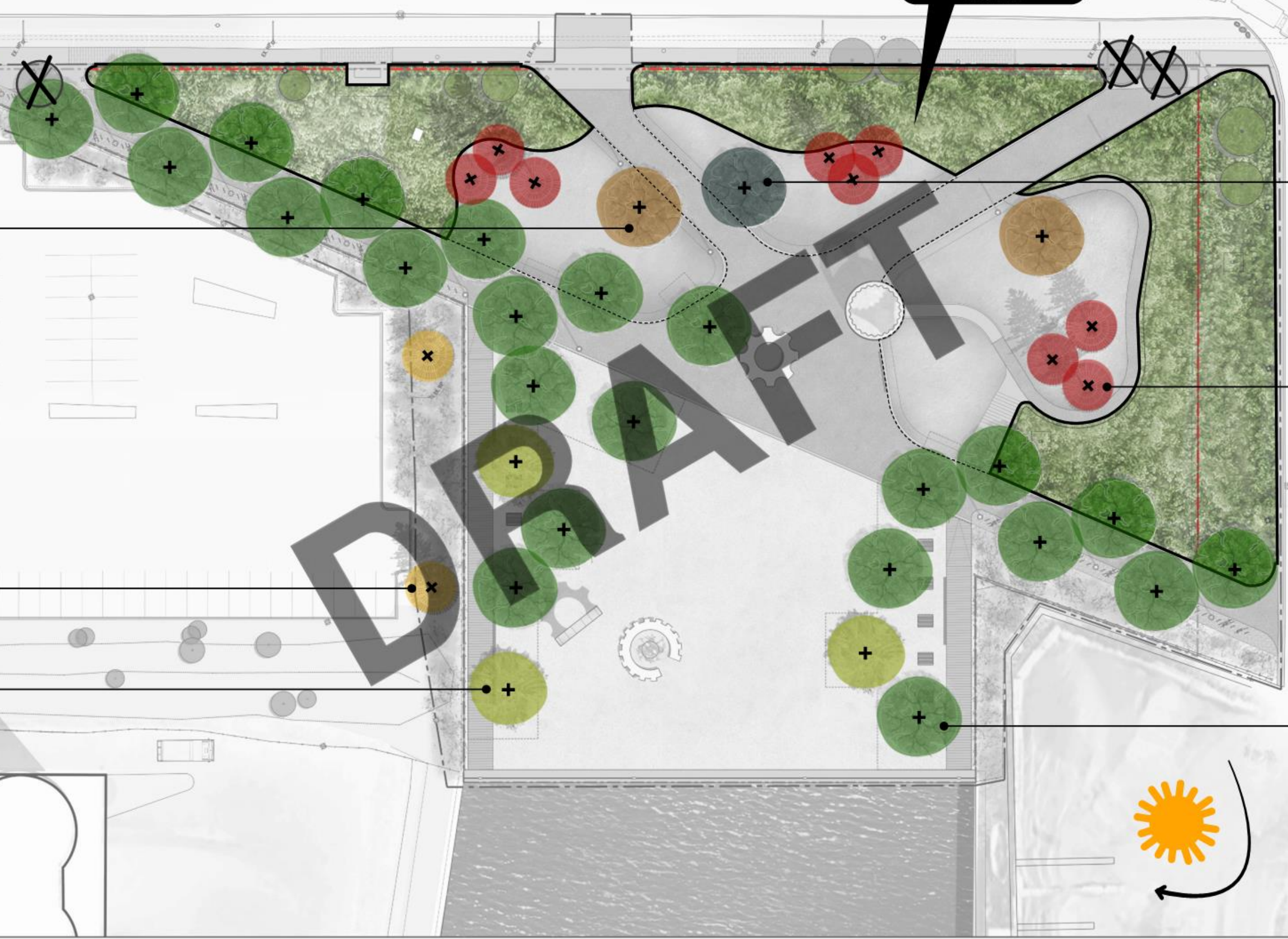
**AMERICAN ELM**  
*Ulmus americana*



**RED PINE**  
*Pinus resinosa*



**EASTERN COTTONWOOD**  
*Populus deltoïdes*



# LANDSCAPE FOREGROUND





# AFFORESTATION BACKGROUND





# PLANTING: NATURAL SIDE - AFFORESTATION

“BOIS DE FA” AFFORESTATION PROJECT BY URBAN FORESTS. BELGIUM. 2017.



- Aujourd'hui -

- après 3 ans -

- après 5 ans -

- après 8 ans -

- après 10 ans -



IMAGES SOURCE: <http://urban-forests.com/bois-de-fa/>



# A PRECEDENT OF NATURALIZATION IN THE AREA

LEARNING FROM TOMMY THOMPSON PARK



IMAGES SOURCE: "ACCIDENTAL WILDERNESS: THE ORIGINS AND ECOLOGY OF TORONTO'S TOMMY THOMPSON PARK." BY WALTER H. KEHM. PHOTOGRAPHS BY ROBERT BURLEY,



# AFFORESTATION MANAGEMENT

## DUNE FENCE DURING FOREST ESTABLISHMENT



MVVA PIER 3 PARK. BROOKLYN.



TYPICAL DUNE FENCE



# URBAN AFFORESTATION



**PRECEDENT: CORKTOWN COMMON BY MVVA.**



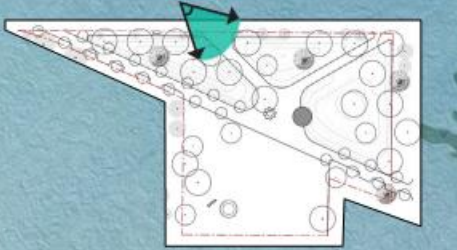
# SIGHTLINES AND SAFETY



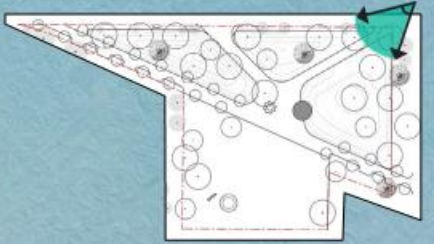








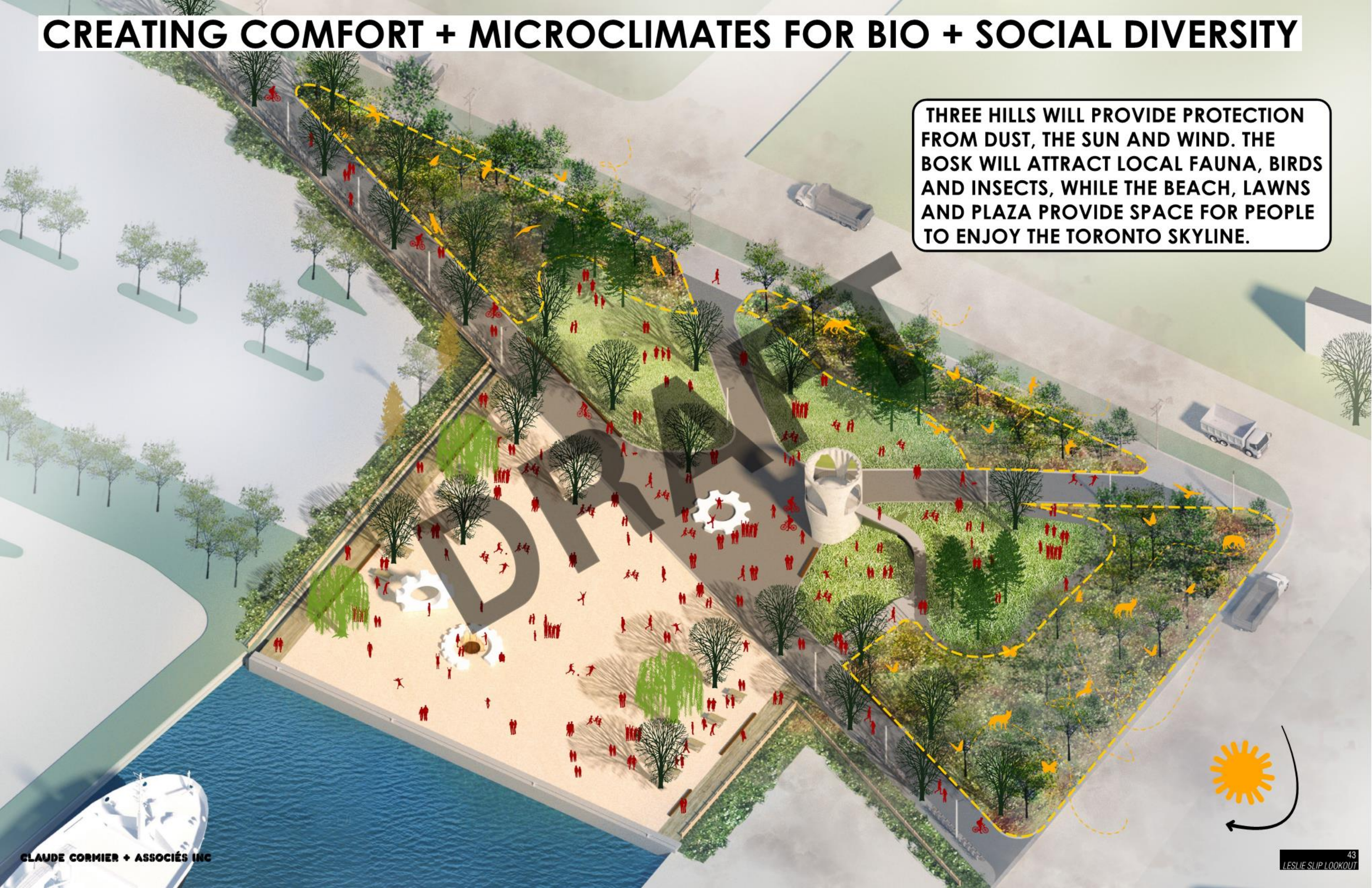






# CREATING COMFORT + MICROCLIMATES FOR BIO + SOCIAL DIVERSITY

THREE HILLS WILL PROVIDE PROTECTION FROM DUST, THE SUN AND WIND. THE BOSK WILL ATTRACT LOCAL FAUNA, BIRDS AND INSECTS, WHILE THE BEACH, LAWNS AND PLAZA PROVIDE SPACE FOR PEOPLE TO ENJOY THE TORONTO SKYLINE.





# FURNITURE + ACCESSORIES

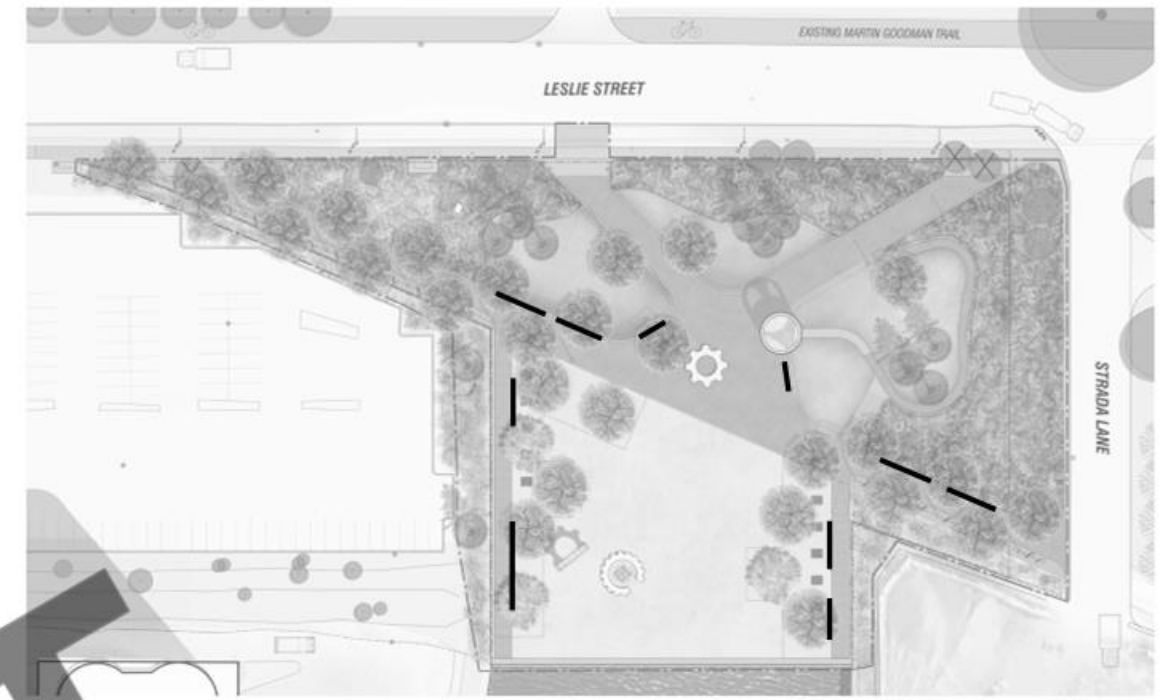
## TOMMY THOMPSON FENCE





# FURNITURE + ACCESSORIES

## LINEAR SEATING





# FURNITURE + ACCESSORIES

## PICNIC TABLES



PRECEDENT- MUNICH BEER GARDEN



# FURNITURE + ACCESSORIES

## FIRE PIT

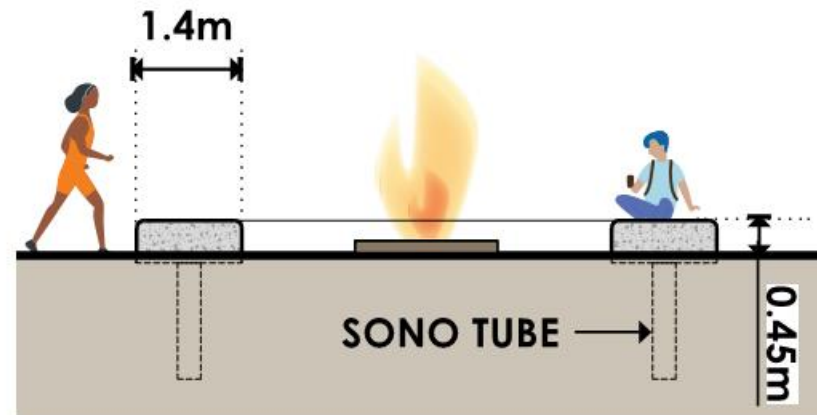
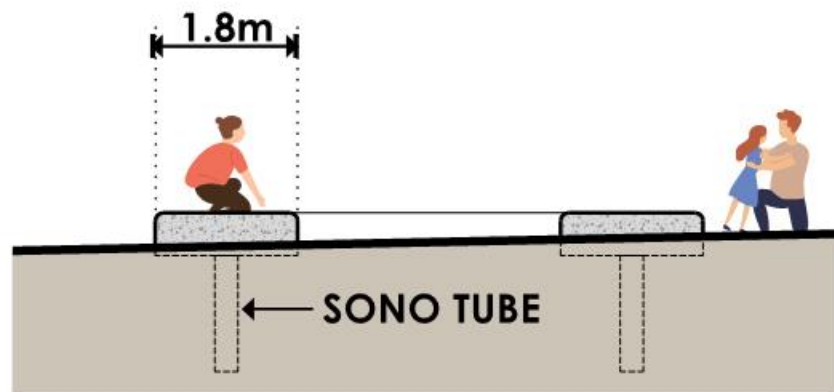
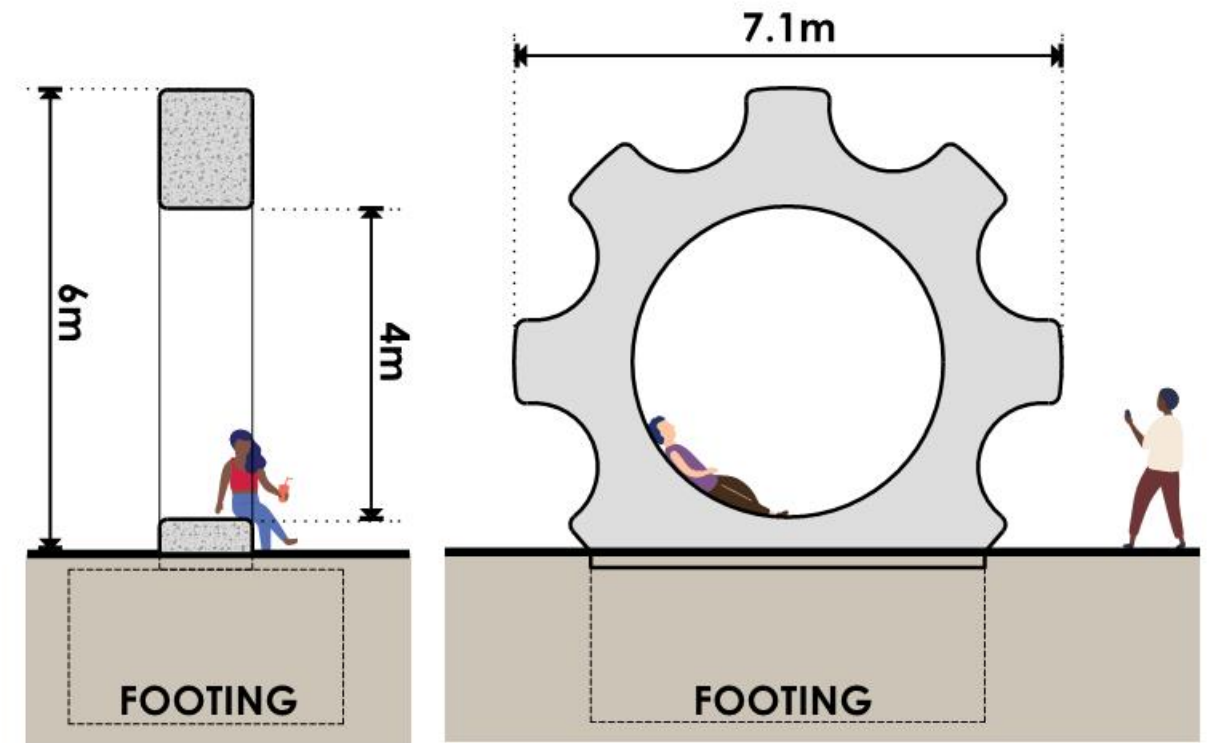
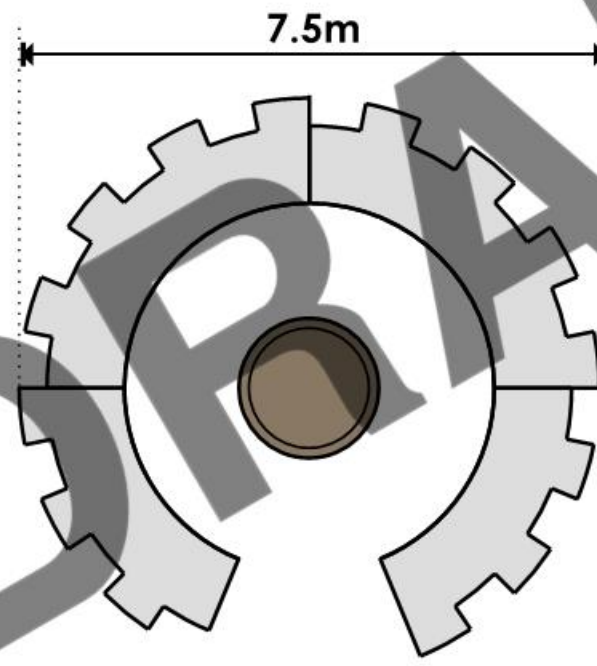
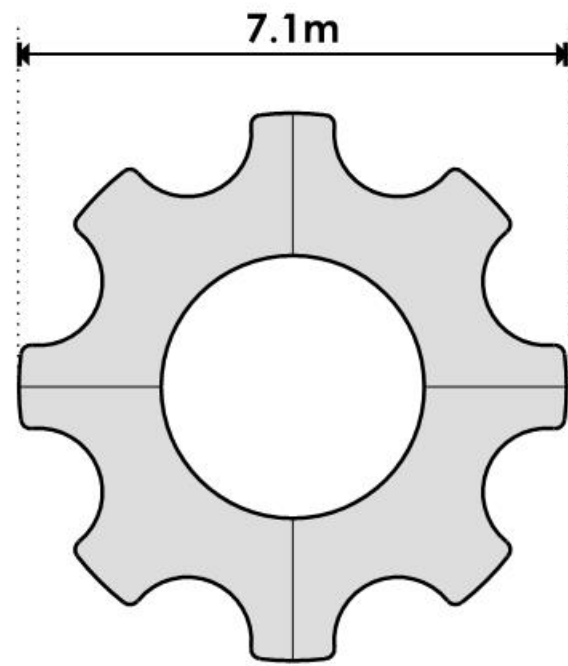
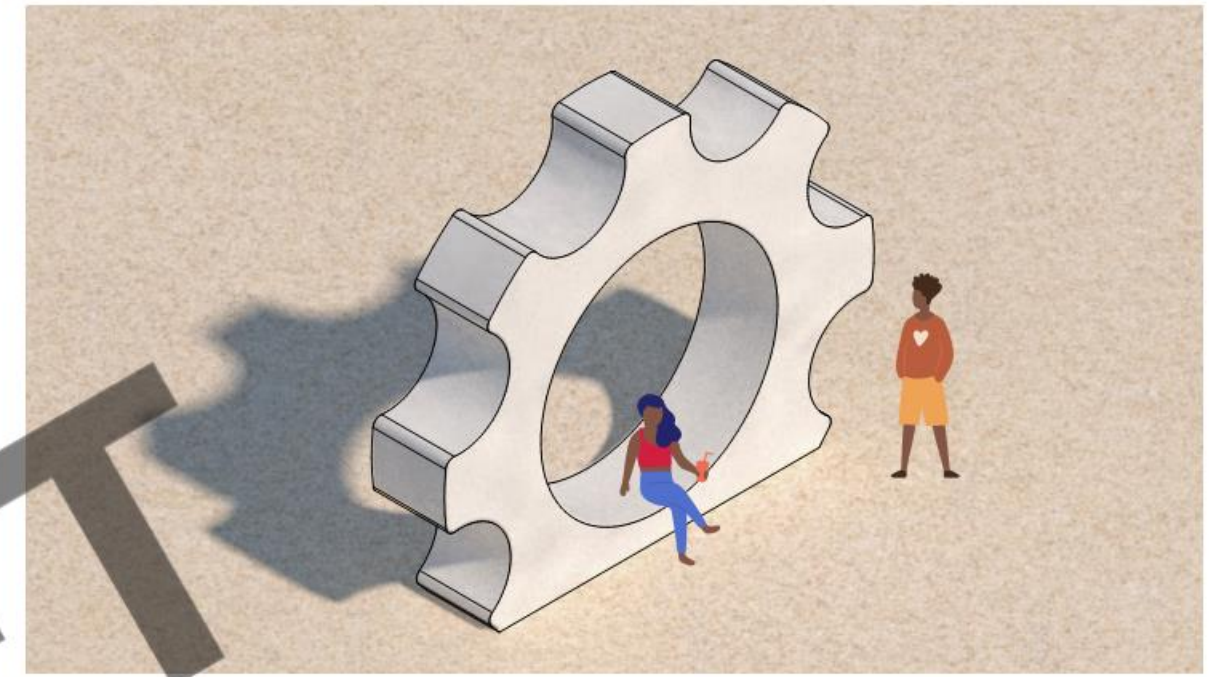


PRECEDENT - ONTARIO PLACE



# INDUSTRIAL ARTIFACTS: THE GEARS

ACKNOWLEDGING THE INDUSTRIAL HISTORY OF THE SITE



**CONSTRUCTED WITH  
PRECAST CONCRETE**

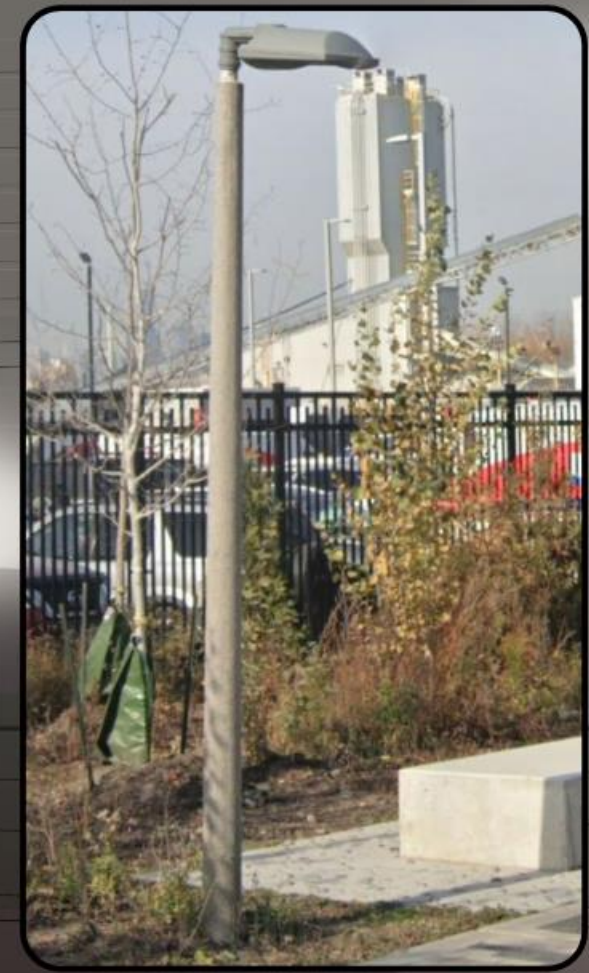


# LIGHTING STRATEGY

LESLIE STREET

EXISTING MARTIN GOODMAN TRAIL

STRADA LANE



15 STRAIGHT-BURY PEDESTRIAN LIGHT POSTS. TO MATCH EXISTING LIGHT POSTS ON LESLIE STREET. DESIGNED BY DAVID DENNIS (DTAH).



# YEAR ROUND PROGRAM : THINGS TO DO BEYOND THE VIEW

outdoor movies / volleyball / foodtrucks /  
bicycling / bicycle repair / fire pit / resting /  
contemplating / playing / watching industrial  
activities / birdwatching / art fairs / pop-up  
events / small music festivals / sunset picnics /  
sun bathing / ...



