



**WATERFRONT**Toronto

## **Consensus Comments**

**Waterfront Design Review Panel #128**

**Wednesday, Oct. 23th, 2019**

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### **Present**

Paul Bedford, Chair  
Betsy Williamson, Vice Chair  
George Baird  
Peter Busby  
Janna Levitt  
Nina-Marie Lister  
Fadi Masoud  
Jeff Ranson  
Brigitte Shim  
Eric Turcotte

### **Regrets**

Claude Cormier  
Pat Hanson

### **Recording Secretary**

Leon Lai

### **Representatives**

Chris Glaisek, Waterfront Toronto  
Deanne Mighton, City of Toronto

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Consensus Comments reflect the general position of the Panel on a project and are based on the summary provided by the Waterfront Design Review Panel Chair during the meeting. The Meeting Minutes will be published following adoption by the Panel at the next meeting and will include the consensus comments as well as reflect individual Panel comments or discussions during the review sessions.

### **1.0 Outer Harbour Rowing Facility – Issues Identification**

*Project ID #:* 1110  
*Project Type:* Building  
*Review Stage:* Issues Identification  
*Review Round:* One  
*Location:* Outer Harbour Marina  
*Proponent:* Ports Toronto + Upper Canada College  
*Architect/ Designer:* SvN Architects + Planners, VJAA  
*Presenter(s):* Anthony Greenberg, Associate, SvN; Vincent James, Principal, VJAA

*Delegation:* Chris Sawicki, Ports Toronto; Patti MacNicol, Upper Canada College; Leon Lai, Waterfront Toronto; George Pantazis, City of Toronto; Deanne Mighton, City of Toronto

*Vote:* No vote taken at this stage.

### General

- Appreciated the opportunity for input at an early stage of design.
- Consider security and upkeep of project during off-season when the facility is not in use and the site is less publicly frequented.
- The Spit has other areas that are paved and have access to water, provide rationale and commentary on the team's consideration of other possible sites
- Provide a habitat/bird-friendly lighting strategy for the building and landscape.
- Provide an overall parking strategy for the Marina.

### Public Realm

- Public access to the site should be preserved and directly related to the siting of the building, provide uninterrupted public access that does not conflict with the operations of the facility.
- Strong support for Ports Toronto to ensure continuous pedestrians and bicycle access to the tip of the site and rest of the Marina.
- Recommended Ports Toronto to use this opportunity to consider the larger question of access of the Marina and any plans for future growth.

### Building

- As a 3-season facility, cooling is the building's primary need - consider reversing the orientation of the sawtooth ceiling to capture northern light and provide optimal roof angle for solar PVs.
- Provide servicing and storage strategy for the facility that will discourage on-site parking at the next review.
- Consider reducing the footprint of the building by consolidating some of the required program, such as the fitness area, into a two storey building.
- Consider pulling the building away from the edge of water to provide space for continuous pedestrian access.

### Landscape

- Lead with a strong landscape design that recognizes the uniqueness of the site.
- Consider further enhancing the landscape and natural features of the site.
- Emphasize the use of plantings and vegetation in the design.
- Appreciated the green roof, consider a "hairy" green roof with wild vegetation.

### Sustainability

- Appreciated the objective of an energy net zero project- consider shifting the mandate to net carbon zero through incorporation of PVs for example.
- Strong support for the project to be at the leading edge of green/sustainable design and minimize impact on the landscape.
- Consider the environmental quality of the project, from landscape to interior.

## 2.0 East Bayfront Boardwalk & In-water Pipe – Schematic Design

<i>Project ID #:</i>	1111
<i>Project Type:</i>	Public Realm
<i>Review Stage:</i>	Schematic Design
<i>Review Round:</i>	One
<i>Location:</i>	East Bayfront
<i>Proponent:</i>	Waterfront Toronto
<i>Architect/ Designer:</i>	DTAH, West 8
<i>Presenter(s):</i>	Bryce Miranda, Partner, DTAH; Shelley Long, Project Leader, West 8
<i>Delegation:</i>	Ayako Kitta, DTAH; Adriaan Geuze, West 8; Adam Novack, Waterfront Toronto; Chloe Catan, Waterfront Toronto; Ilidio Coito, Waterfront Toronto; Deanne Mighton, City of Toronto
<i>Vote:</i>	<b>Full Support – Unanimous</b>

### General

- Appreciated the well-researched presentation and design proposal.
- Commended the team for taking past boardwalk projects into consideration while offering design options moving forward.
- The on-going update to the Marine Use Strategy is important and should be brought forth for review when ready.

### Boardwalk and Bench Design

- Supported the proposed 6m width, herringbone board pattern, and the proposed elevation of the boardwalk.
- Supportive of the gentle transition from Water's Edge Promenade to boardwalk and elimination of handrails.
- Supportive of the granite bench concept with some concerns for the warmth of the material in shoulder seasons and user comfort compared to the wood bench, consider further refinement.
- Suggested considering a tiered boardwalk where a portion of the boardwalk steps down to a lower elevation around the vertical pipe access points and can be submerged during high water levels.

### Materiality

- Appreciated the exploration and research on materials and samples.
- Concerned with the yellow cedar in terms of sustainability and cost, consider alternatives such as Ash and reference international certification standards to ensure sustainable sourcing and processing.
- Test the wood material options through seasonal exposure and consider the effect of weathering