



WATERFRONTToronto

Waterfront Design Review Panel Minutes of Meeting #165

Wednesday, February 28th, 2024

Meeting held in-person hybrid at Waterfront Toronto

Present

Waterfront Toronto Design Review Panel

Paul Bedford, Chair
Betsy Williamson, Vice Chair
Gina Ford
David Leinster
Janna Levitt
Nina-Marie Lister
Fadi Masoud
Emily Mueller De Celis
Kevin Stelzer
Eric Turcotte

Regrets

Pat Hanson
Matthew Hickey
Brigitte Shim

Emilia Floro, City of Toronto
Chris Glaisek, Chief Planning and Design
Officer, Waterfront Toronto

Recording Secretary
Leon Lai

Overview of Review Agenda

The Chair opened the meeting by providing an overview of the agenda, which included reviews of:

1. Quayside Master Plan – Preliminary Draft Plan
 2. Parliament Slip Activation – Issues Identification 2
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GENERAL BUSINESS

The Chair asked if there were any conflicts of interest for disclosure. Eric Turcotte declared conflicts of interest for Quayside Master Plan and recused himself from the review. Since the Parliament Slip is being reviewed at Issues Identification, it was deemed there was no material conflict of interest for Eric, whose firm is working on Quayside, and the Panel member will participate in the review for Parliament Slip.

The Chair then asked Chris Glaisek, Chief Planning and Design Officer with Waterfront Toronto, to give an update on last month's projects.

Design Review Panel Updates:

Mr. Glaisek noted that the City is reviewing **396 Queens Quay West's** rezoning application and will see if there is opportunity for the design team to respond to Panel comments. The next step is a report to City Council.

Waterfront Toronto Updates:

Mr. Glaisek noted that on January 31st, 2024, Waterfront Toronto began pumping water into the newly constructed river valley in the Port Lands. Mr. Glaisek noted flooding is a slow and controlled process to protect the plants and riverbank materials installed. Mr. Glaisek showed a video produced by Waterfront Toronto, with aerial footage of the flooded river.

Chair's remarks:

The Chair concluded the General Business segment and motioned to go into the project review sessions.

PROJECT REVIEWS

1.0 Quayside Master Plan – Preliminary Draft Plan

<i>Project ID #:</i>	1137
<i>Project Type:</i>	Master Plan
<i>Review Stage:</i>	Preliminary Draft Plan
<i>Review Round:</i>	Two
<i>Location:</i>	Quayside
<i>Proponent:</i>	Quayside Impact Limited Partnership
<i>Architect/ Designer:</i>	Master Plan: Henning Larsen Planning: Urban Strategies Lead Landscape Architect: SLA Landscape Architects Lead Architects: Henning Larsen, Alison Brooks Architects, Adjaye Associates Indigenous Design Architect: Two-Row Architect Local Design Partners: architectsAlliance, KPMB, PMA
<i>Presenter(s):</i>	Michael Wolfe, Director of Development, Waterfront Toronto Leon Lai, Design Review Panel Manager, Waterfront Toronto Ben Hoff, Partner, Urban Strategies Inc.

Delegation:

Rasmus Astrup, Partner and Design Direction, SLA Landscape Architects
Camaal Benoit, Senior Associate, Adjaye Associates
Tony Medeiros, Dream
Jason Lester, Dream
Joyce Lau, Dream
Adidharma Purnomo, Great Gulf
Andre Antanaitis, Great Gulf
Inger Squires, Urban Strategies Inc.
Jed Kilbourn, Waterfront Toronto
Corey Bialek, Waterfront Toronto
Kristal Tanunagara, Waterfront Toronto
Carol Webb, Waterfront Toronto
Derek Wei, Waterfront Toronto
Angela Li, Waterfront Toronto
Adam Novack, Waterfront Toronto
Carly Bowman, City of Toronto
Steven Barber, City of Toronto
Chris Hilbrecht, City of Toronto
Sonja Vangjeli, City of Toronto
Merrilees Willemse, City of Toronto

1.1 Introduction to the Issues

Michael Wolfe, Director of Development with Waterfront Toronto, introduced the project by summarizing Quayside's opportunity and vision, the existing site condition, the planning policy framework context including East Bayfront Precinct Plan, Central Waterfront Secondary Plan, and Keating Channel Precinct Plan. Mr. Wolfe noted that the vision of Quayside advances strategies in achieving Waterfront Toronto's goals, and summarized the RFP objectives in world class design. Mr. Wolfe noted the development block plan, Quayside Impact Limited Partnership's (QILP) RFP master plan, the anticipated municipal approvals timeline, and the existing and future development context, including Quayside Public Realm, Waterfront East LRT, Lake Shore Public Realm, Keating Channel Pedestrian Bridge, and Parliament Slip.

Leon Lai, Manger of the Design Review Panel with Waterfront Toronto, provided an overview of Quayside's past and future reviews, and noted that the team is here for Stage 2: Preliminary Draft Plan review. Mr. Lai provided a recap of the Consensus Comments from Jan. 2023 Issues Identification, and noted the areas for Panel consideration: zoning envelopes in support of the objectives and vision of Quayside master plan, flexibility in allowing architectural innovation while ensure key policies are achieved, ground floor footprint for a rich and fine grain retail experience along Queens Quay, Timber House massing and portals, and the interaction between ground floors and the network of public realm spaces. Mr. Lai then introduced Ben Hoff, Partner with Urban Strategies, to present the design.

1.2 Project Presentation

Mr. Hoff began by providing a recap on the zoning and official plan amendment applications, a summary of the project numbers and design aspirations, and the overall conceptual framework of the master plan. Mr. Hoff noted the site pressure points, master plan edges, and the June 2023 concept master plan and ground floor plan. Mr Hoff presented the proposed master revisions and highlighted the ground floor changes. Ramus Astrup, Principal with SLA, noted Quayside's diverse set of public experiences, the Community Forest conceptual programs and microclimate, and that they will be advanced in the next phase of design.

Camaal Benoit, Senior Associate with Adjaye Associates, noted the Timber House massing changes at the cantilever and portals with updated elevation drawings. Mr. Benoit noted the proposed zoning height of Timber House has been increased to accommodate a higher ground floor and floor to ceiling heights that work with a timber structure. Mr. Hoff noted the updated skyline, land use, building programs, and presented the views of the project from Esplanade and Lower Sherbourne, and the waterfront view corridors towards the water. Mr. Hoff provided portal scale comparison precedents, overall site sections, and the zoning envelope diagrams.

1.3 Panel Questions

One Panel member asked if comments should be provided on the portal sizes in relation to zoning. Jed Kilbourn, Development Director with Waterfront Toronto, responded that they will be encoded in zoning. Michael Wolfe, Development Director with Waterfront Toronto, added that the buildings will return in the future for Schematic Design. The Panel member asked for the rationale for filling in one of the portals and more information on the ground floor strategy for fine grain retail and animation. Mr. Hoff noted the team is interested in balancing retail areas with openings on Queens Quay West, providing connections while maintaining continuous retail frontage. The Alcove intends to do both, a public connection that is also retail through the building – it allows for more opportunity for more doors. Tony Medeiros, Development Lead with Quayside Impact, noted that the team is not setting where the doors of the retail are today, and the Alcove allows an increase on the frontage along Queens Quay, a blended approach adding to the offering of connections rather than take away. The Panel member asked if there is an opportunity for patios along Queens Quay. Mr. Medeiros noted there is a 3m setback available. Mr. Benoit noted the Alcove provides more potential patio space. Mr. Hoff noted there is also a setback along the Community Forest.

Another Panel member noted there are many zoning questions on Timber House because it has the responsibility to create both porosity and interface with the public realm. The Panel member asked how the public access the urban farm. Mr. Medeiros noted Timber House is envisioned as market and rental residential, and there is a service elevation on the eastern end of Timber House providing access from grade to the rooftop. Once Quayside is complete the front door will be next to Parliament Slip which will be a hub for programs and people to visit. The Panel member asked if there will be awnings along the Queens Quay facade. Mr. Hoff noted the zoning allows for that and there are balconies above. The Panel member asked if there is an increase in Timber House ground floor height. Mr. Benoit noted there is a slight increase. The Panel member asked if wind modelling has been completed. Mr. Hoff noted the team

is expecting draft results soon from an iterative perspective: some points on the north are not great, but the Community Forest is well protected, and all the portals and cantilevered spaces are good – wind is good where we want it to be.

One Panel member asked if the shadow study reflects the proposed building heights and the landscape strategy seeing that the area north of Timber House only has two hours of sunlight. Mr. Astrup noted Denmark has a similar climate, of course more sun is better, but the team is working around this and believes they will be successful in creating a lush forest.

Another Panel member appreciated the diversity and richness of the programs and asked how the urban farm functions. Mr. Hoff noted it will not be fully public, access will be controlled, and certain areas will have limited access. The farm is intended to provide food for a commercial vendor. The Panel member asked for more information on the logistics of farm operations. Mr. Hoff noted the team is still working on that, details such as farm equipment, access, servicing, have not been resolved for zoning submission, some work has been done to test their fit in the underground parking areas as these considerations are factored into the zoning. The Panel member asked for more information on the boundaries of the Community Forest as a POPS in relation to the building. Mr. Hoff noted the POPS is protected by zoning and easements and the team will provide more detail on planting strategy at Site Plan Application. The Panel member commented that to reconcile the progressive forest ideas with zoning, the under-structure of the forest needs more than average depth. Mr. Astrup noted the under-structure is lightweight soil blocks, growth volumes will be connected to a maximum, the team will ensure all the trees are provided with sufficient soil depths and a maintenance manual will be provided.

One Panel member asked if there is public access to the buildings on the north side of 1A and 1B from the Community Forest. Mr. Hoff noted there are some public programs and conceptual entry points at 1A and 1B give access to these programs. The Panel member asked for the rationale for openings to Lake Shore. Mr. Hoff noted the team does not want large openings to Lake Shore because it defeats the purpose of protecting the Community Forest but providing connectivity is important.

1.4 Panel Comments

One Panel member commented that the team should focus on maximizing activation and engagement along Queens Quay.

Another Panel member commented that now is the time to include in the zoning retail and animation rationale, there needs to be more control and definition of the size of the retail units. The Panel member recommended the team to test awnings at grade along Queens Quay and ensure there is at-grade engagement with the Community Forest. At Block 3, the Panel member noted that the retail and lobby spaces should pinch the loading and service areas, and the loading and service areas should not be right next to the Community Forest. The Panel member also recommended that the urban farm should have a strong entrance at grade.

One Panel member commented that there is currently no fine grain retail along Queens Quay and Quayside is an opportunity to accomplish that. The Panel member recommended including in the zoning a minimum requirement of a certain percentage of storefronts being no larger than a certain width, i.e. 30-50% of retail units should not be wider than 20-30ft. The Panel member noted this has previously been completed with Jane Jacobs in Toronto.

Another Panel member felt the Community Forest is a place of great discovery and wonder but it may be a bit disorienting and encouraged the team to increase diversity of retail and wayfinding, i.e. access to the rooftop farm, through design and signage to help orientation and navigation.

One panel member commented that while the zoning is absolute, the Community Forest is not. It is important to work with City partners and ensure the essential requirements for the flexibility of progressive uses at Quayside are provided – and the zoning must protect for those elements.

Another panel member suggested to shrink the north-south passages from Lake Shore to the Community, and use the developments to create a strong edge to ensure the POPS is protected from Lakeshore Boulevard. The Panel member felt visual connections to the St. Lawrence neighbourhood is tangential. The Panel member felt the team has struck a balance in porosity along Queens Quay between the scale of the portals and length of the building, the connections to the Community Forest feel gracious. The Panel member is concerned that the narrow ends of the Community Forest, especially on the west side of Parliament Street, is insufficient in size to create the forest character, however, the Panel member is encouraged to hear the team speak about the overall ambition and strategies to try and create something special.

One Panel member commented that some of the most incredible places in the city are where zoning isn't overly prescriptive, i.e. Kensington Market where both fronts and backs of buildings are animated, and the grain is continuous instead of fragmented. The Panel member appreciated the reference to Distillery District because it is also an example where individual boundaries disappear. The Panel member encouraged the team to think more on ground floor and grain of retail. The panel member encouraged the team to think more radically on the ground floor mix of programs, especially on the north side that engage the Community Forest. The Panel member appreciated the microclimate studies and would like the full innovative vision of the POPS that can be supported with the proposed zoning. The Panel member felt that fewer restrictions on zoning tends to lead to better results, ensure there is mutual success between the buildings and the POPS – the ingredients are there.

Another Panel member appreciated that the POPS has been clearly delineated. The Panel member appreciated the shadow diagram and asked the team to ensure wind comfort.

One Panel member commended the team for moving the parking ramp off Bonnycastle Street and noted that it is critical for the project to ensure the ambitious landscape design will succeed. The Panel member does not support the Timber House going higher than the proposed height unless the team can demonstrate with data that the

POPS and other aspects will not be greatly impacted. Timber House has an instrumentality on the project that should not be overlooked.

Another Panel member supported the project. Given the height of the Timber House, the Panel member felt the portals should be maximized to draw visitors into the Community Forest.

1.5 Consensus Comments

General

- Appreciated the comprehensive presentation and additional details on the master plan.
- Supported the overall master plan and general massing of the buildings.
- Supported the zoning envelopes, including the proposed heights and degree of flexibility in the volumes.
- Supported the moving of underground parking ramp from Bonnycastle St. to Lake Shore Boulevard East.

Timber House and Community Forest

- Supported the increased height of the ground floor units at Timber House.
- Supported the Community Forest concept design, explore all opportunities to ensure its success.
- Continue to examine the impact of shadow and wind on the Community Forest, ensure the Timber House does not go any higher which will negatively impact the Community Forest.
- Consider all strategies to maximize sunlight at Community Forest. Provide shadow studies for Spring and Fall, and more information on the wind studies. One suggestion is to lower the Timber House height to improve the conditions for the Community Forest.
- Consider narrowing the north-south pedestrian entrances of the Community Forest from Lake Shore to further shield the public realm from the intensity of the traffic.
- Provide more information on how the urban farm is accessed at grade.

Queens Quay Activation and Retail

- Ensure Queens Quay will be well activated and maximize opportunities for animation.
- There is opportunity for a vibrant, continuous, and fine grain retail along Queens Quay, explore all possible ways in the zoning and retail strategy to maximize the number of small bay retail units along Queens Quay, i.e. mandate a minimum 75% of Queens Quay frontage be no wider than 25-30ft.
- Provide a mix of retail uses, ensure there are local neighbourhood and service retailers that can serve the community, refer to The Distillery District as an example of successful and radical mixed-use.

1.6 Vote of Support/Non-Support

The Panel voted unanimous Full Support for the project.

The Chair then asked if the proponent would like to provide a brief response.

Adidharma Purnomo, Senior Vice President of Development with Great Gulf, appreciated the comments and noted the team will try to address them in the future.

2.0 Parliament Slip Activation – Issues Identification 2

<i>Project ID #:</i>	1130
<i>Project Type:</i>	Public Realm
<i>Review Stage:</i>	Issues Identification 2
<i>Review Round:</i>	One
<i>Location:</i>	Quayside
<i>Proponent:</i>	Waterfront Toronto
<i>Architect/ Designer:</i>	West 8 + DTAH, MJMA, Moffatt & Nichol, Mckay-Lyons Sweetapple Architects
<i>Presenter(s):</i>	Shelley Long, Team Leader, West 8
<i>Delegation:</i>	Lori Ellis, City of Toronto Margot Shafran, Waterfront Toronto Adam Novack, Waterfront Toronto Pina Mallozzi, Waterfront Toronto Corey Bialek, Waterfront Toronto Kristal Tanunagara, Waterfront Toronto Aaron Barter, Waterfront Toronto Josh Hilburt, Waterfront Toronto Carol Webb, Waterfront Toronto

2.1 Introduction to the Issues

Margot Shafran, Design Project Manager with Waterfront Toronto, introduced the project by noting the project background, scope update, and timeline. Ms. Shafran noted the existing site context and adjacent design projects including Parliament Slip lakefill and dock wall, Quayside, Keating Channel Pedestrian Bridge, Silo Park, Aqualuna Community Centre, and Promontory Park North. Ms. Shafran noted harbour pool precedents, public engagement history and feedback, and the Parliament Slip initial vision presented to WDRP in April 2022. Ms. Shafran then recapped the key feedback for the design team and highlighted the Consensus Comments from April 2022 Issues Identification.

Ms. Shafran noted the project is back for Issues Identification and summarized the areas for Panel consideration, including feedback on the revised plan, program size and circulation, connectivity to water, sustainable approaches, year-round use, and safety and security. Ms. Shafran introduced Shelley Long, Team Lead with West 8, to present the design presentation.

2.2 Project Presentation

Ms. Long began the presentation by recapping the Central Waterfront Master Plan, project vision, and the 2022 design. Ms. Long noted that the design has been revised

to improve functionality and views while consolidating uses, and the changes are outcomes of consultation.

Ms. Long summarized the changes for each project component, beginning with the Floating Pool which has been moved to the west. Ms. Long noted the architectural precedents, research on Scandinavian pools, and size comparison with Toronto pools. Ms. Long presented the updates to the Floating Transportation Pier, Floating Village and Boat Launch, research on vendor capacity, and the architectural concept of a 'village loggia' and precedents. Ms. Long noted that the Head of Slip has been revised in size and that the new area learns from other successful waterfront slips.

Ms. Long presented the accessibility strategy for the Slip and noted that the design of the docks, piers, and gangways are informed by the Waterfront Accessibility Design Guidelines. Ms. Long noted the key views, circulation, sustainability objectives, and the seasonal activation ambitions.

2.3 Panel Questions

One Panel member appreciated the pool as a barge providing a complete bath experience. The Panel member felt there isn't enough shade and suggested the team to study a flexible way for increasing deck area, not just along the edges of the barge. Ms. Long noted the team will explore providing shade between the buildings and deck space.

Another panel member asked if there is a way to add more to the pool if it becomes very successful. Ms. Long noted the size of the pool is based on two modules of floating barge, in theory adding more is possible if you extend the services and giving more flexibility. The Panel member asked how critical the bridge to the functionality of the Slip is. Pina Mallozzi, Senior Vice President of Design with Waterfront Toronto, noted that the proposal can exist without the bridge, it is still being pursued but not a part of the activation project. Ms. Long responded that the bridges are important for urban connectivity, later in the project it would be great to have these components. It also helps with separating the inner slip from the outer.

One Panel member appreciated the changes made and commented that the design is a big improvement, and everything has sufficient space. The Panel member noted the Aarhus pool has a paid portion behind gates but also a free loop that invites the public out to the water, and recommended the team to be bolder with the pool layout at the next phase of design.

Another Panel member asked if there is opportunity to connect the Water's Edge Promenade with the pool to form a continuous cycling loop. The Panel member appreciated the accessibility study, and asked for the crowd capacity of the pool and if more than one entry point is needed. Ms. Long noted if the pool is busy, the public would wait on the WEP and there are trees to provide shade; will take the bicycle idea back to the design team.

One Panel member asked for the relationship with Aqualuna community centre. Ms. Long noted there are garage doors that allow spill out, the WaveDeck provides an extension and additional space for public events.

Another Panel member asked if there is a relationship between north of Quens Quay and the Slip. Ms. Long noted Parliament Grove is part of Quayside Public Realm, the WEP will have a different character to deal with the transition into eastern Keating Channel District.

One Panel member asked for the servicing of the market barge. Ms. Long noted there are two service points, a cold storage area and smaller cart access into WEP are being discussed – the operators would bring goods and waste between the WEP and the floating barge with small carts. The Panel member asked if visitors could touch the water. Ms. Long noted one would have to come down to the floating areas, where there is a low headboard, to access the water. The Panel member asked the elevation between head of Slip and the water. Ms. Long responded the difference is an average of 2m.

Another Panel member asked if a chlorine pool is being proposed. Ms. Long responded that the team is not at that level of detail yet.

One Panel member noted the previous location of the floating pool had good interaction with Block 5 and asked for the rationale of the new location. Mr. Glaisek responded that the old location of the floating restaurant and pier blocked Keating Channel and conflicted with Keating Channel Pedestrian Bridge, and the proposed location of the floating pool will have synergy with the Community Centre which will be operated by Parks, Forestry, and Recreation.

2.4 Panel Comments

One Panel member commended the floating pool program on barge, and commented that if the sauna is used year-round, consider the use of the facility carefully along with the pool and changerooms, this should inform the overall pool design. The Panel member asked for the dimensions of the floating pier, noted there are many kiosks and felt that there doesn't seem to be sufficient space for the people and programs, and consider studying crowd movements and identify a strategy to determine the right size.

Another Panel member supported expanding of the pool barge and commented that there should be a parallel expansion of the WEP so people can experience the pool from the land side. The Panel member thanked the team for providing the Keating Channel context because views from the pool and from the lake will be very special.

One Panel member noted that Parliament Slip is one of the moments in the waterfront that will change how people perceive the inner harbour. The Panel member noted for Copenhagen, the pool is packed with young people jumping into the freezing water and commented that this is the same opportunity for Toronto where you are out in the water and will inspire us to think about the inner harbour in a different way. In the

winter, the Panel member asked the team to provide wind protection and commended the small sized retails.

Another Panel member suggested the pool deck be ambitious at separating public access and private areas, and incorporate seating, shade, and public art, into the deck. The Panel member noted the Second Cup at York Slip is very busy with visitors and asked the team to measure the flows of people and let that dictate the program size and circulation areas.

One Panel member commended the flexibility of the scheme and asked the team to enhance the project's publicness and uniqueness as the design advances because currently they read too much as discreet pieces tied to the land - consider strengthening the project's publicness and overall connectivity. The Panel member noted the retail barge may be an architectural armature and can imagine a scenario where it is one large floating restaurant. The Panel member appreciate the precedents and encouraged the design to transcend those that came before by considering aspects of green infrastructure and an entirely landscape driven approach.

Another Panel member supported the direction of the scheme that opens up the view and locates the pool in a good location. The Panel member felt some green infrastructure at the floating pool would add a dimension of awe and recommended the team to integrate a planted area in the floating pool. The Panel member felt the head of Slip public realm is right sized, ensure infrastructure is provided to enable events and activation, such as pop-up stalls, food trucks, and temporary or permanent public art. The Panel member encouraged the team to design places where visitors can touch water and provide areas on the land side for vendors and services.

One Panel member noted that Parliament Slip will be very popular, asked the team to consider overflow spaces programmed into the WEP, and consider expanding the WEP so crowds can be better managed on the land side. The Panel member referenced the popularity of the Halifax waterfront, that it is difficult to walk and spill space should be provided. The Panel member suggested the team to consider a bio pool. The Panel member noted heating of the pools will be an energy concern and recommended studying solar panel heating or air-sourced pool heaters to provide free heat year-round – explore all technologies to lower the operational impact of the pool.

Another Panel member appreciated the revised design and felt that the various program elements are cleverly located in a way that relates to the urban context, forming a symbiotic relationship with the city. The Panel member noted the WEP can be a place of spectacle and suggested that the pool be designed with a gradation of public to private areas. The Panel member noted the spill out area for the Community Centre is small and asked the team to explore providing space for programs to migrate outside.

One Panel member suggested the team to consider phasing and identify elements that are important and should come first, such as the transportation pier that is essential for movement, and infrastructure – this will be helpful in cementing the order of project needs.

2.5 Consensus Comments

General

- Supported the new concept design and revised layout of the program elements.
- Encouraged governments to fund this project, and encouraged the team to provide various phasing scenarios.
- Diversity of visitor experience is critical in the project's success – the popular Halifax waterfront has many different types of experiences, ensure the project delivers this theme.
- Plan for success - the project will be very popular, be bold and ambitious with the public spaces. Specifically, ensure the dimensions of the floating pier and pool are sufficiently designed for managing crowds and high use.
- Enhance the publicness of the project, ensure connectivity with the city and access points are maximized.
- Explore opportunities to provide more shade and vegetation integrated into the Harbour Pool.
- Consider the integration of public art.

Programs and Uses

- Enlarge the area of deck and perimeter walkways at the floating pools, and consider providing opportunities for additions to future increase size in accommodating future capacities.
- Consider how these programs can be better integrated with the Aqualuna community centre, i.e. uses from the community centre spilling out to the WEP and possibly interreacting with the activation spaces and uses.
- Consider the floating pool design from the perspectives of the users and the public from the WEP, provide opportunities for the public to engage and view the activities at the pool and on the deck while also providing privacy as required for the users. Balancing the desire for both will be vital in the success of the pool.
- Additional shading should be provided at the pool deck.
- Explore opportunities to allow users to touch the lake, reference the Queen's Marque at the Halifax waterfront.
- Consider the use of solar thermal or lake heat exchange for pool operation to reduce energy demand and carbon intensity.

2.6 Vote of Support/Non-Support

No vote was taken as the project was reviewed at Issues Identification.

CLOSING

There being no further business, the Chair then adjourned the public session of the meeting after a vote to go into a brief in-camera session.

These Meeting Minutes are formally adopted and approved by Panel on March 27th, 2024.

Signed--

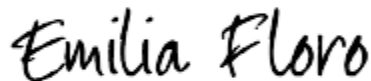
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Paul Bedford, Waterfront Design Review Panel Chair

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Emilia Floro, City of Toronto Urban Design Director

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Chris Glaisek, Waterfront Toronto Chief Planning and Design Officer