



# Hanlan Boat Club

October 18, 2017

## **Project Description & Background**

- Hanlan Boat Club last presented to DRP in June 2017
- The team will be presenting Detailed Design today

### **Key Dates for Hanlan Boat Club:**

- Construction start is scheduled for 2018

## Policy Context - Central Waterfront Secondary Plan

### Creating Dynamic and Diverse New Communities

(P37) Innovative approaches for providing the necessary community infrastructure will be explored, including shared use of schools, community services and facilities.

(P49) Boating opportunities will be expanded to draw city residents, workers and tourists to the waterfront.



# Site Context

## Hanlan Boat Club

Proponent: Hanlan Boat Club

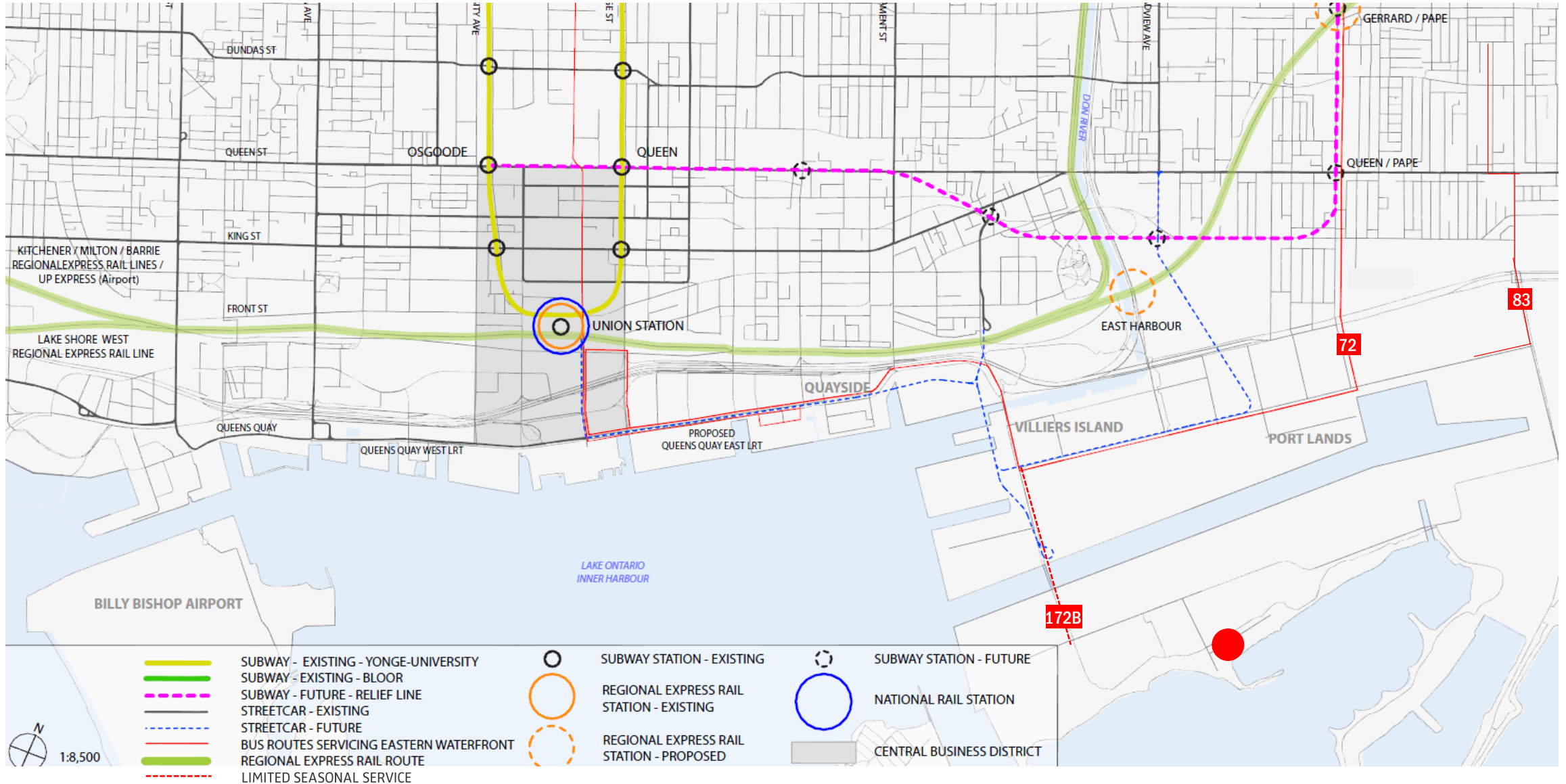
Design Team: Lieux Architects

Review Stage: Detailed Design





# Site Context - Transit



## Background

- Hanlan Boat Club is one of several boating clubs that lease parkland south of Regatta Rd.
- All the lands South of Unwin are part of one undivided park parcel.





## Background

- The lands in green are subject to TRCA planning controls and regulations.
- A boating club is a permitted use under the City of Toronto Zoning by-law 438-86
- No density, setback, open space, parking, loading or signage restrictions exist.





## Background

Regatta Road is an un-serviced park road, (no water, sanitary or gas service) with a rural cross-section, +/- 20m south of the Martin Goodman Trail.

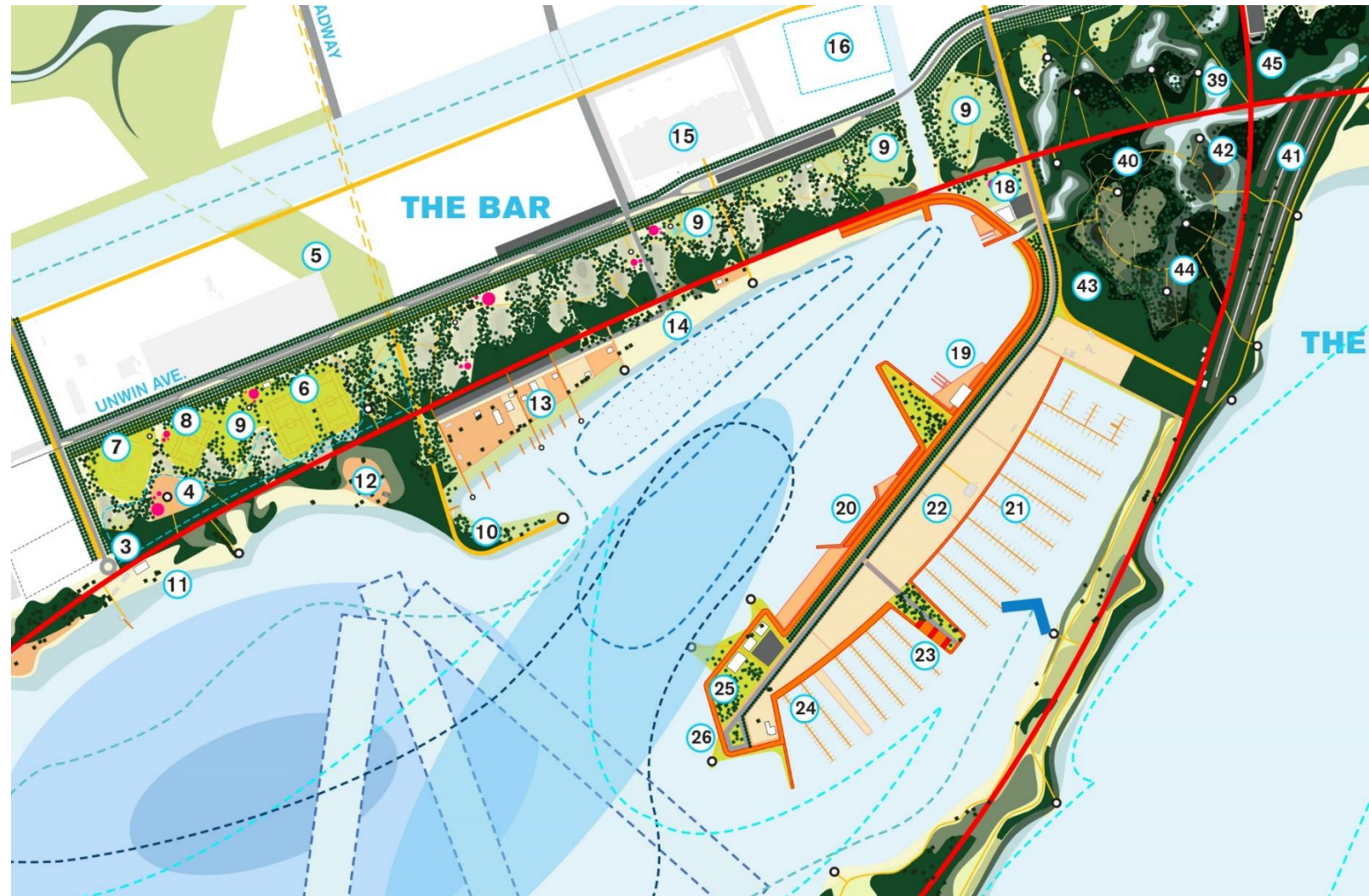




# Background

The LOP Master Plan contemplated:

- Realigning Regatta Rd. and formalizing its cross-section
- Moving Hanlan Boat Club to another location (19)
- Re-organizing Boat Clubs (13) to allow public access to peninsula (10)
- Creating a main pedestrian/cycling transect that would run parallel to Regatta Rd.
- Keeping boat clubs as far from the shoreline as possible



## Recap

### Panel Comments from June 2017:

- Overall support for the revised site plan configuration
- Explore the materiality and colour of the garage doors
- Keep the landscape rough and scruffy and avoid a suburban look
- There is an opportunity to create an interesting landscape element using the stormwater drainage
- Further details of the canopy need to be worked out to ensure it complements the architecture of the building
- More research needs to be done on the accessibility of the site



## Areas for Panel Consideration

- Further details of the weather protected waiting area, including appropriateness of location, materiality & colour
- Materiality and colour of the building including revised doors and roof system
- The treatment of the landscape / ground plane
- Building location and relationship with Regatta Rd

**HANLAN BOAT CLUB, NEW BOAT HOUSE**

**WATERFRONT TORONTO, DESIGN REVIEW PANEL**

**STAGE 3 - DESIGN DEVELOPMENT / FINAL DRAFT PLAN**

**October 18, 2017**

**DRAFT**



Existing Site

Response Stage 2

Design Development

Drawings

Finish Materials

Plantings

Conclusion



## Existing site

Access to site for vehicles and boat trailers is difficult

Portable toilets exposed to the street



Low point in the site at the portable toilets, water drainage issues



Not enough storage space

Existing Site

Response Stage 2

Design Development

Drawings

Finish Materials

Plantings

Conclusion



## Existing site

Limited access to the Quonset huts, different fleets gear and equipment intermingled, 2 doors per hut



Quonset huts at capacity, not efficient storage of boats due to the shape of the structures, gear being stored outside



Quonset huts dark, need electric lighting even during the day



Existing Site

Response Stage 2

Design Development

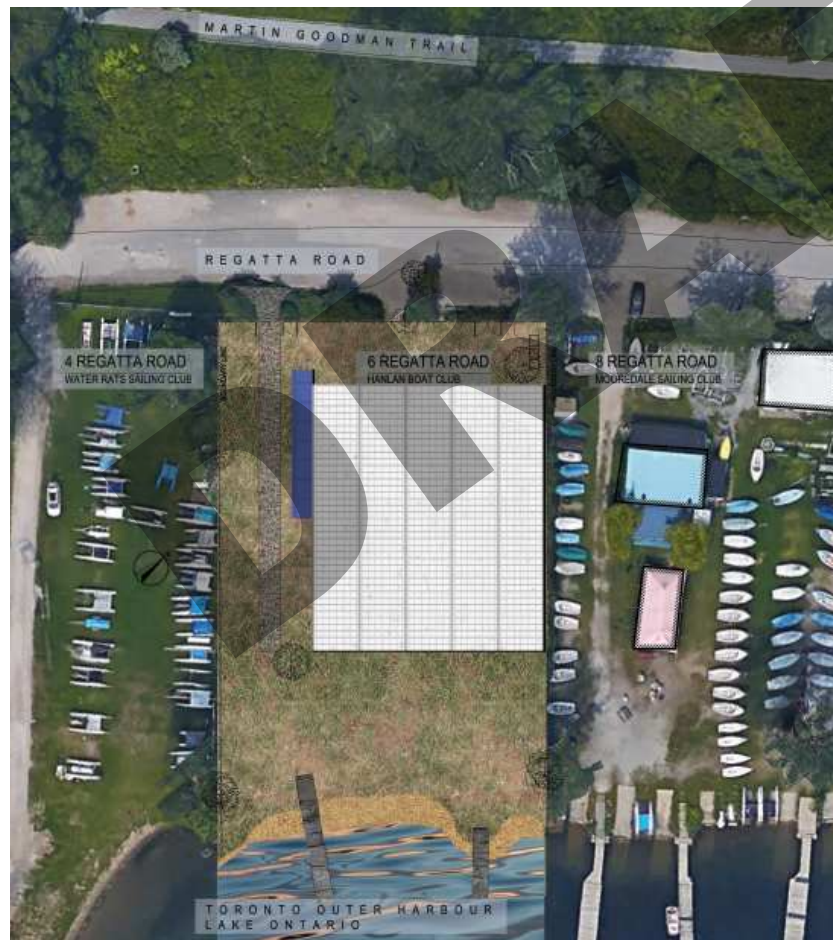
Drawings

Finish Materials

Plantings

Conclusion

## Public Realm



Martin Goodman Trail



Naturalized parkland



Lake Ontario

Existing Site

Response Stage 2

Design Development

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Finish Materials

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Conclusion

## Design Review Panel - Waterfront Toronto Stage 2 Consensus Comments:

**“Overall support of the revised site plan configuration”**

**“Explore the materiality and colour of the garage doors”**

**“Keep the landscape rough and scruffy and avoid a suburban look”**

**“There is an opportunity to create an interesting landscape element using the stormwater drainage”**

**“Further details of the canopy need to be worked out to ensure it complements the architecture of the building”**

**“More research needs to be done on the accessibility of the site”**

**DRAFT**



Existing Site

Response Stage 2

Design Development

Drawings

Finish Materials

Plantings

Conclusion

## Design Review Panel - Waterfront Toronto Stage 2 Consensus Comments:

**“Overall support of the revised site plan configuration”**

Location of building maintained per Stage 2.

**“Explore the materiality and colour of the garage doors”**

Changed: doors made of the same material as the building.

**“Keep the landscape rough and scruffy and avoid a suburban look”**

Maintain as much as possible the existing plantings, new plantings to be native and strategically planted to maintain the naturalized environment and set an example for Regatta Road.

**“There is an opportunity to create an interesting landscape element using the stormwater drainage”**

Storm water to be drained to both the north and south of the building.

**“Further details of the canopy need to be worked out to ensure it complements the architecture of the building”**

Canopy structure is proposed as an extension of the structure and cladding.

**“More research needs to be done on the accessibility of the site”**

OBC and AODA requirements have been studied and will be exceeded, accessibility is integrated into the design of the building and site.

Existing Site

Response Stage 2

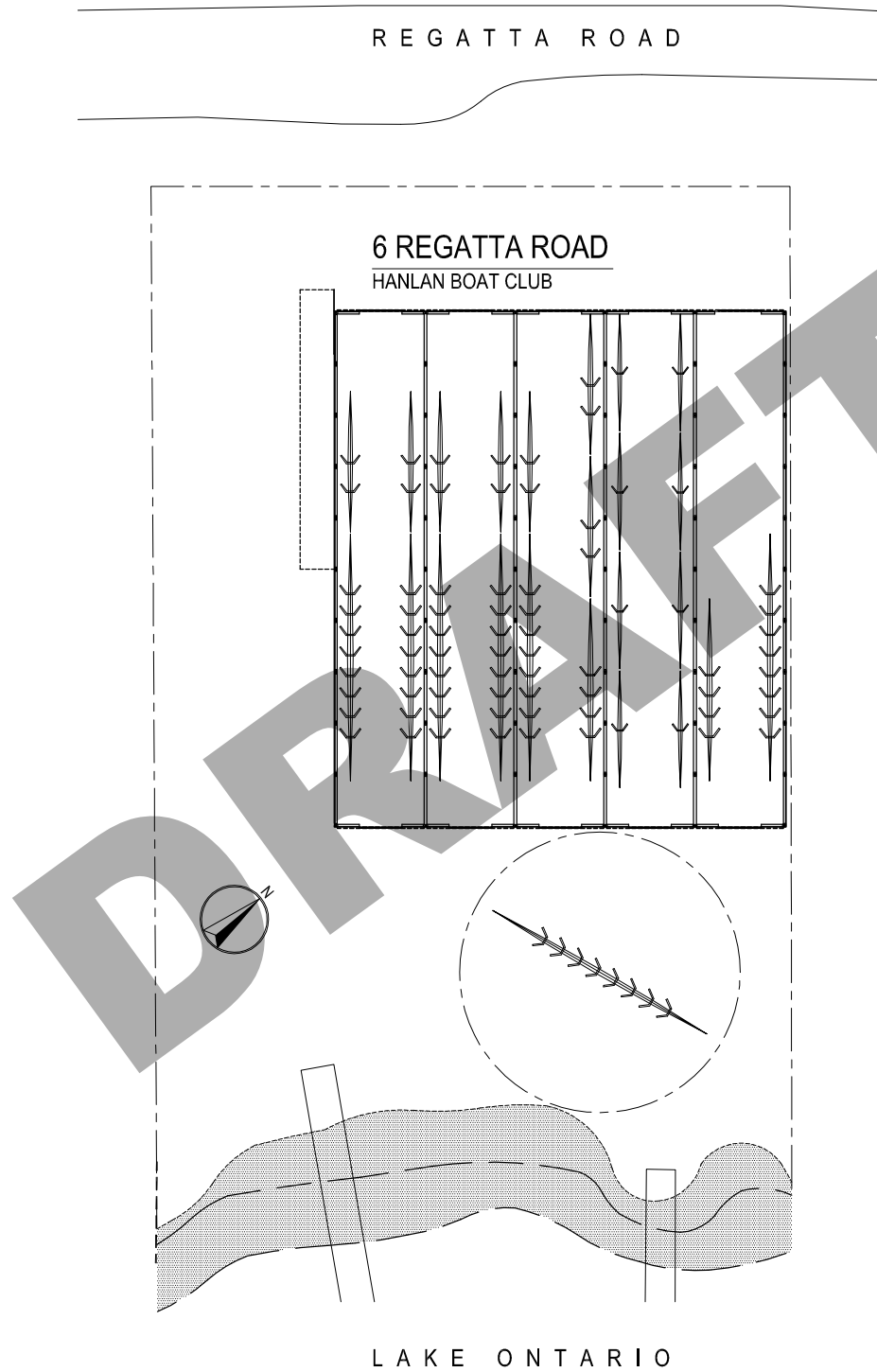
Design Development

Drawings

Finish Materials

Plantings

Conclusion



**Arrive**

**Get boat**

**Set up**

**Row**



- Existing Site
- Response Stage 2
- Design Development
- Drawings
- Finish Materials
- Plantings
- Conclusion



Capital Rowing Club, Washington D.C.



Existing Site

Response Stage 2

Design Development

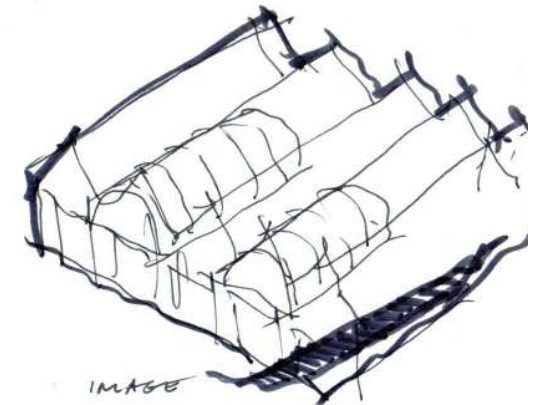
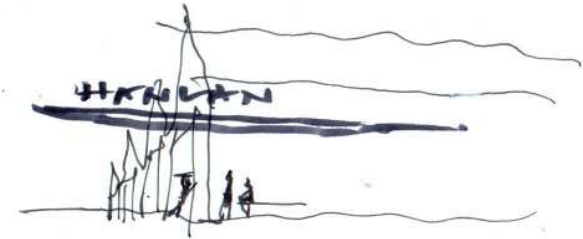
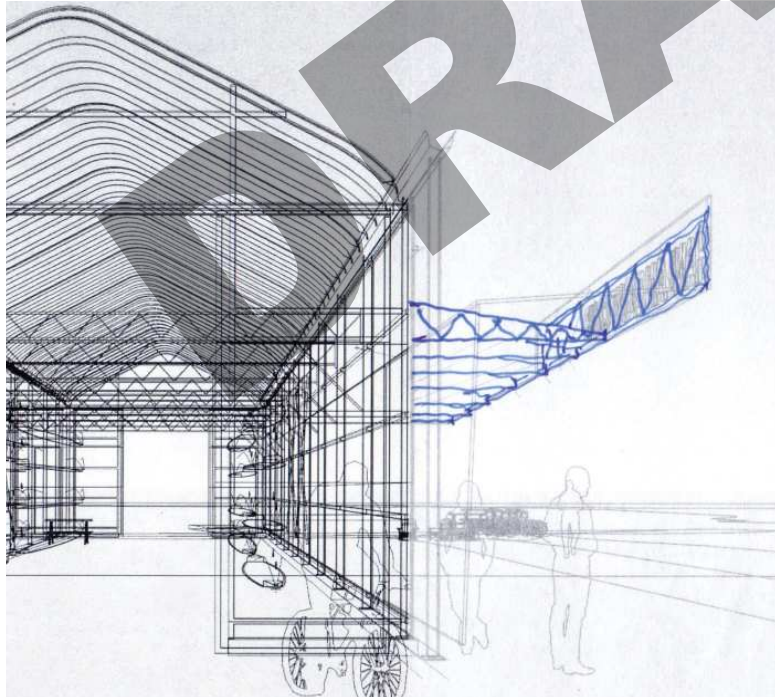
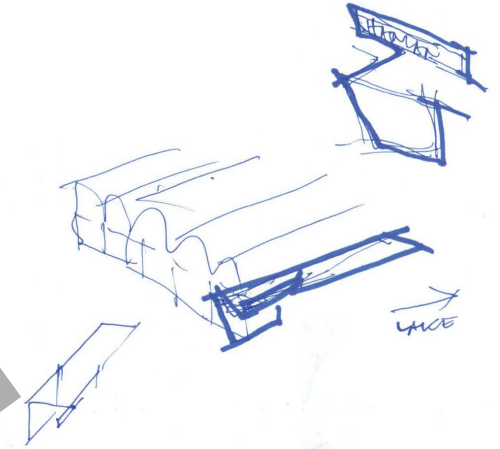
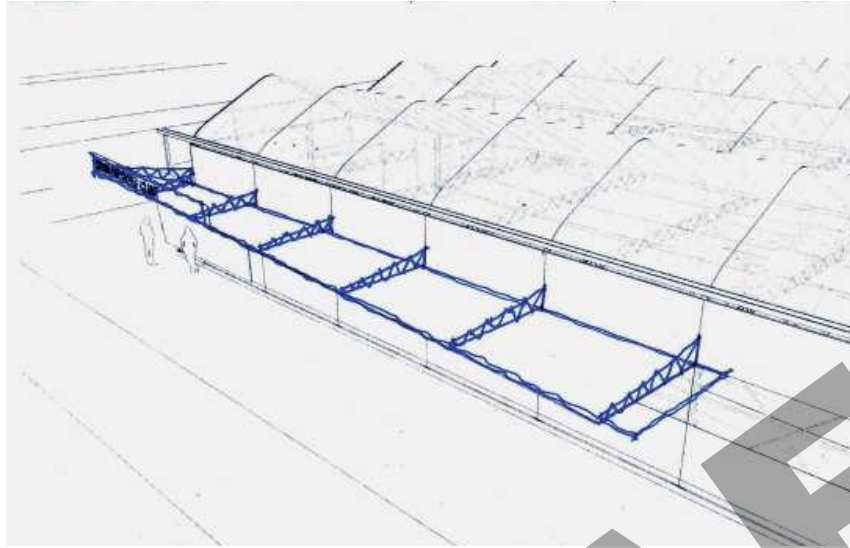
Drawings

Finish Materials

Plantings

Conclusion

## Canopy sketches





Existing Site

Response Stage 2

Design Development

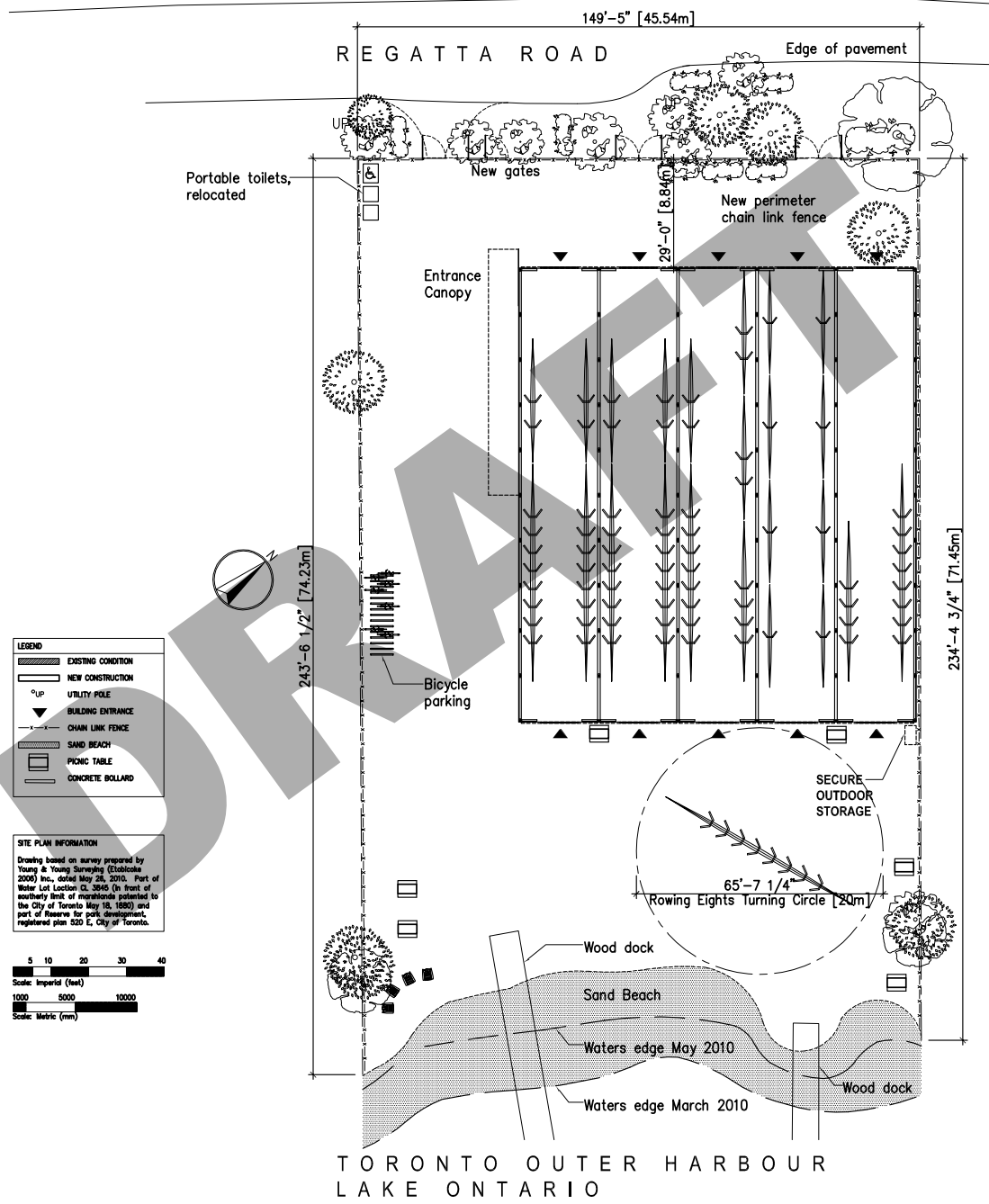
Drawings

Finish Materials

Plantings

Conclusion

# Site Plan

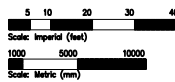


**LEGEND**

	EXISTING CONDITION
	NEW CONSTRUCTION
	UTILITY POLE
	BUILDING ENTRANCE
	CHAIN LINK FENCE
	SAND BEACH
	PICNIC TABLE
	CONCRETE BOLLARD

**SITE PLAN INFORMATION**

Drawing based on survey prepared by Young & Young Surveying (Etobicoke 2000) Inc. dated May 26, 2010. Part of Water Lot Location CL 3945 (in front of southerly limit of municipality zoned to the City of Toronto May 15, 1980) and part of Reserve for park development, registered plan 520 E, City of Toronto.



Existing Site

Response Stage 2

Design Development

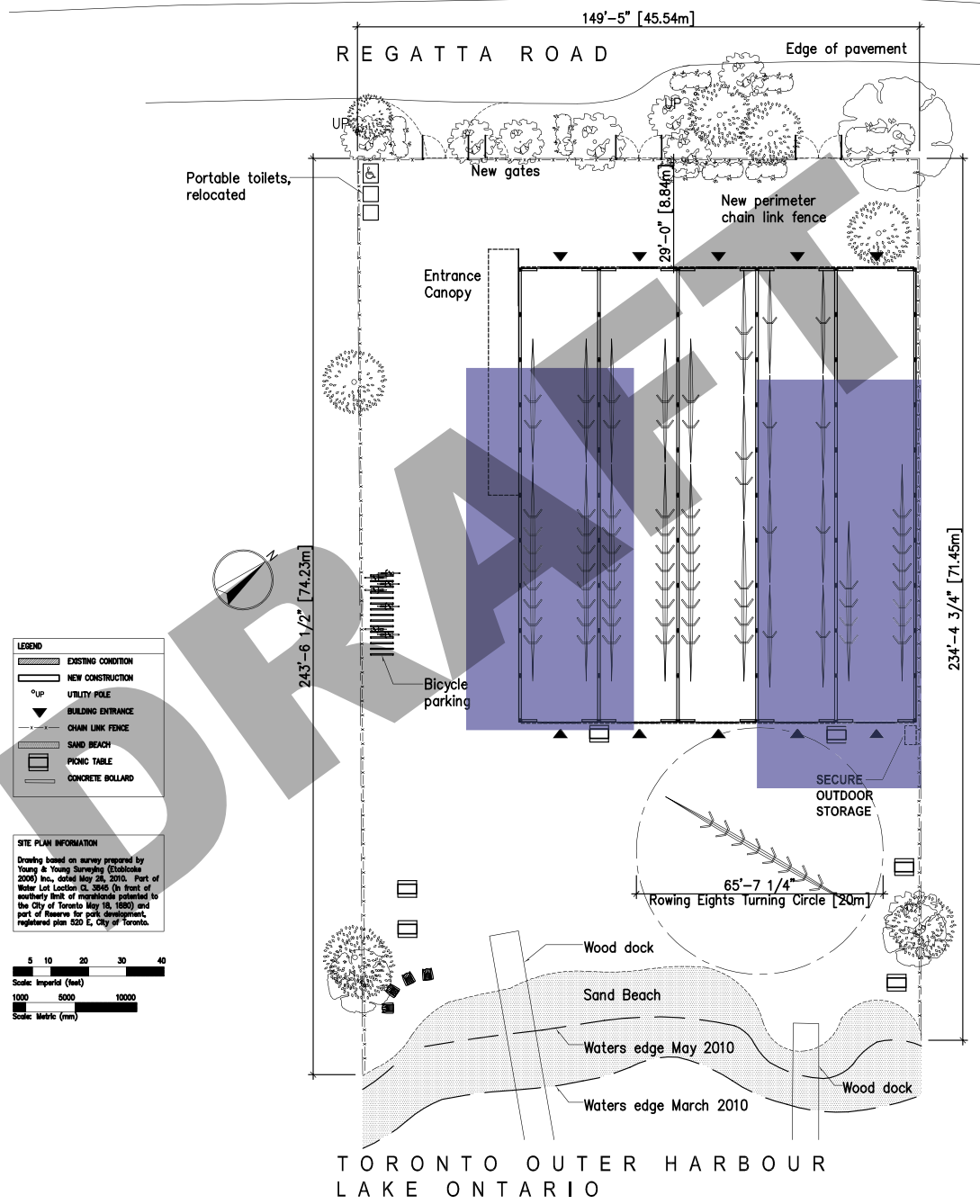
Drawings

Finish Materials

Plantings

Conclusion

# Site Plan



Footprint of existing buildings

**LEGEND**

- EXISTING CONDITION
- NEW CONSTRUCTION
- UTILITY POLE
- BUILDING ENTRANCE
- CHAIN LINK FENCE
- SAND BEACH
- PICNIC TABLE
- CONCRETE BOLLARD

**SITE PLAN INFORMATION**

Drawing based on survey prepared by Young & Young Surveying (Ontario 2000) Inc. dated May 25, 2010. Part of Water Lot Location CL 3945 (in front of southerly limit of easements sold to the City of Toronto May 15, 1880) and part of Reserve for park development, registered plan 520 S, City of Toronto.

Scale: Imperial (feet)  
 0 5 10 20 30 40  
 1000 5000 10000

Scale: Metric (mm)

TORONTO OUTER HARBOUR  
LAKE ONTARIO

Existing Site

Response Stage 2

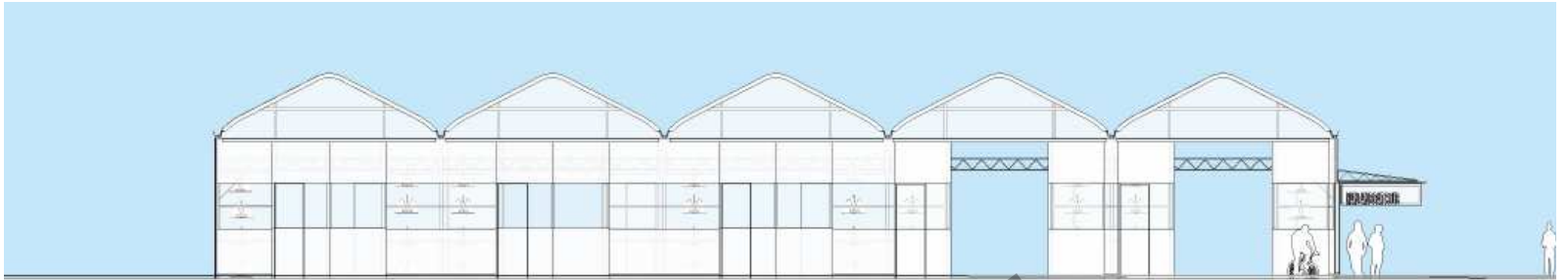
Design Development

Drawings

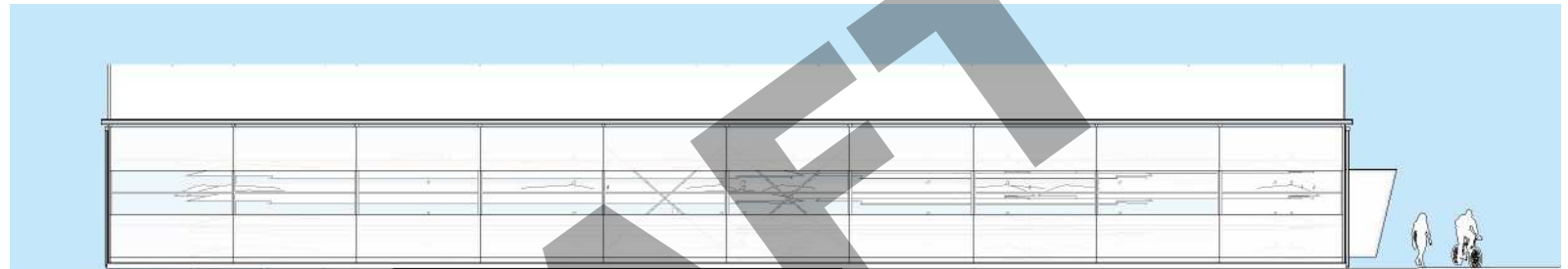
Finish Materials

Plantings

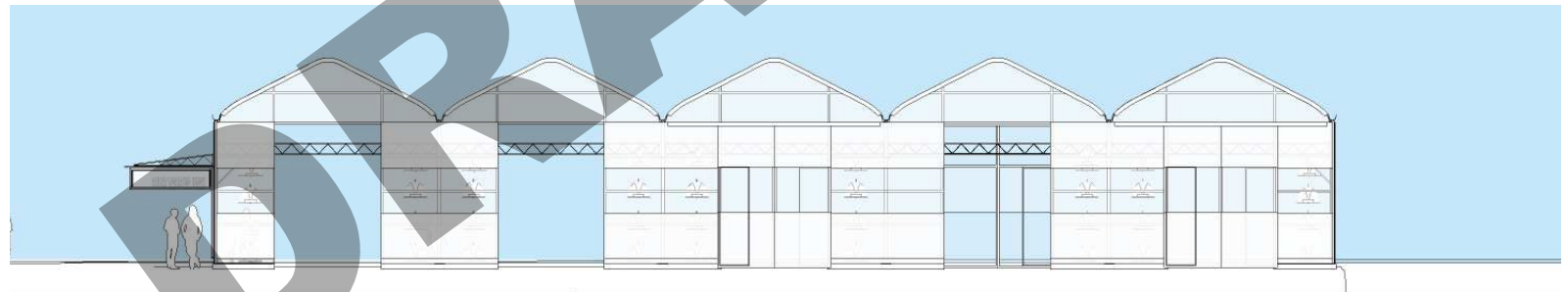
Conclusion



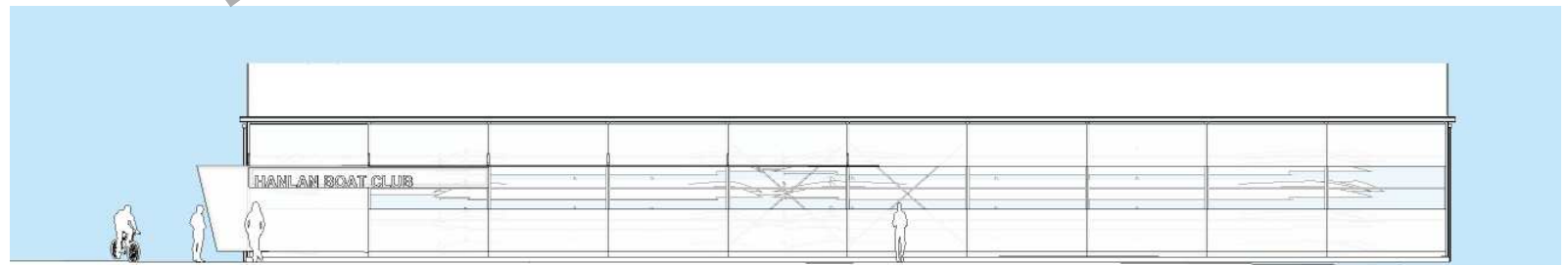
North Elevation



East Elevation



South Elevation



West Elevation



Existing Site

Response Stage 2

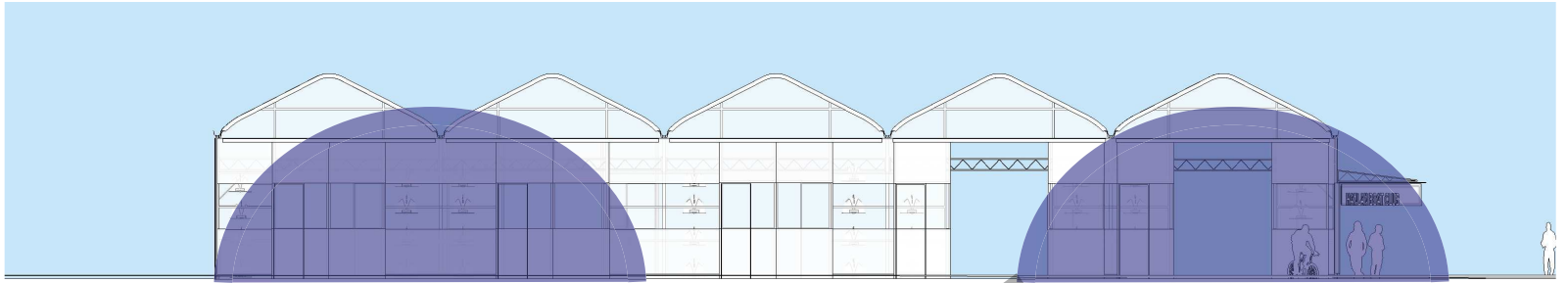
Design Development

Drawings

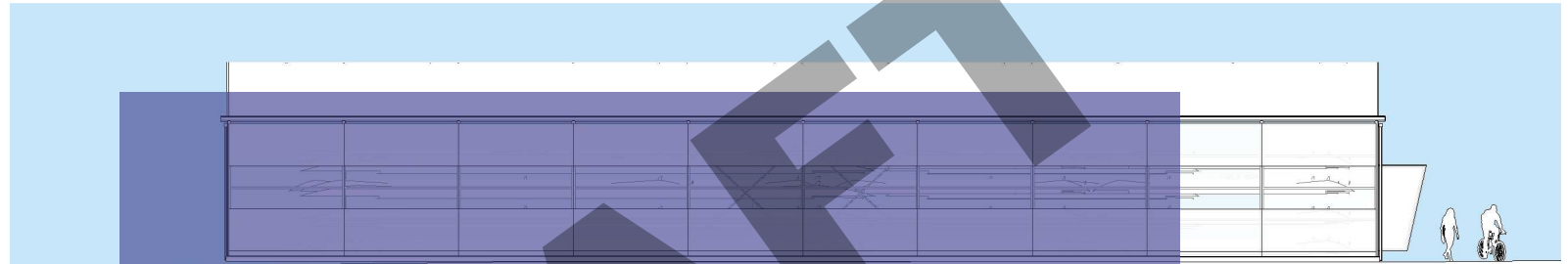
Finish Materials

Plantings

Conclusion



North Elevation

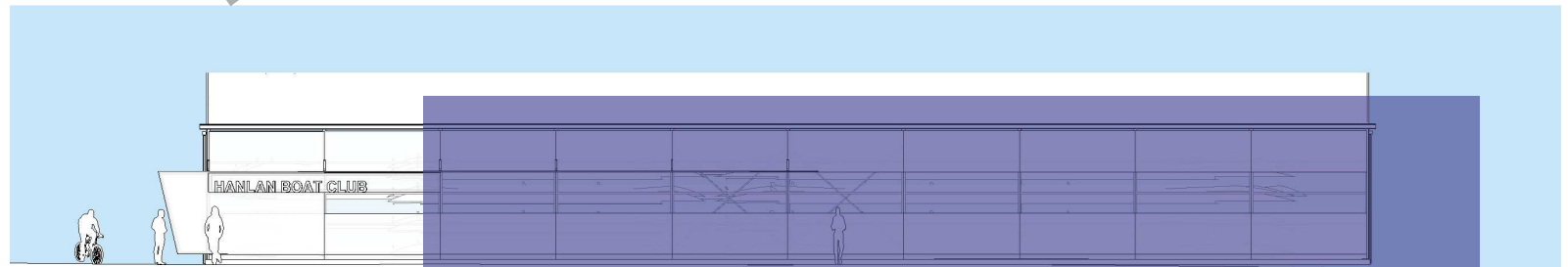


East Elevation

Volume of existing buildings



South Elevation



West Elevation

Existing Site

Response Stage 2

Design Development

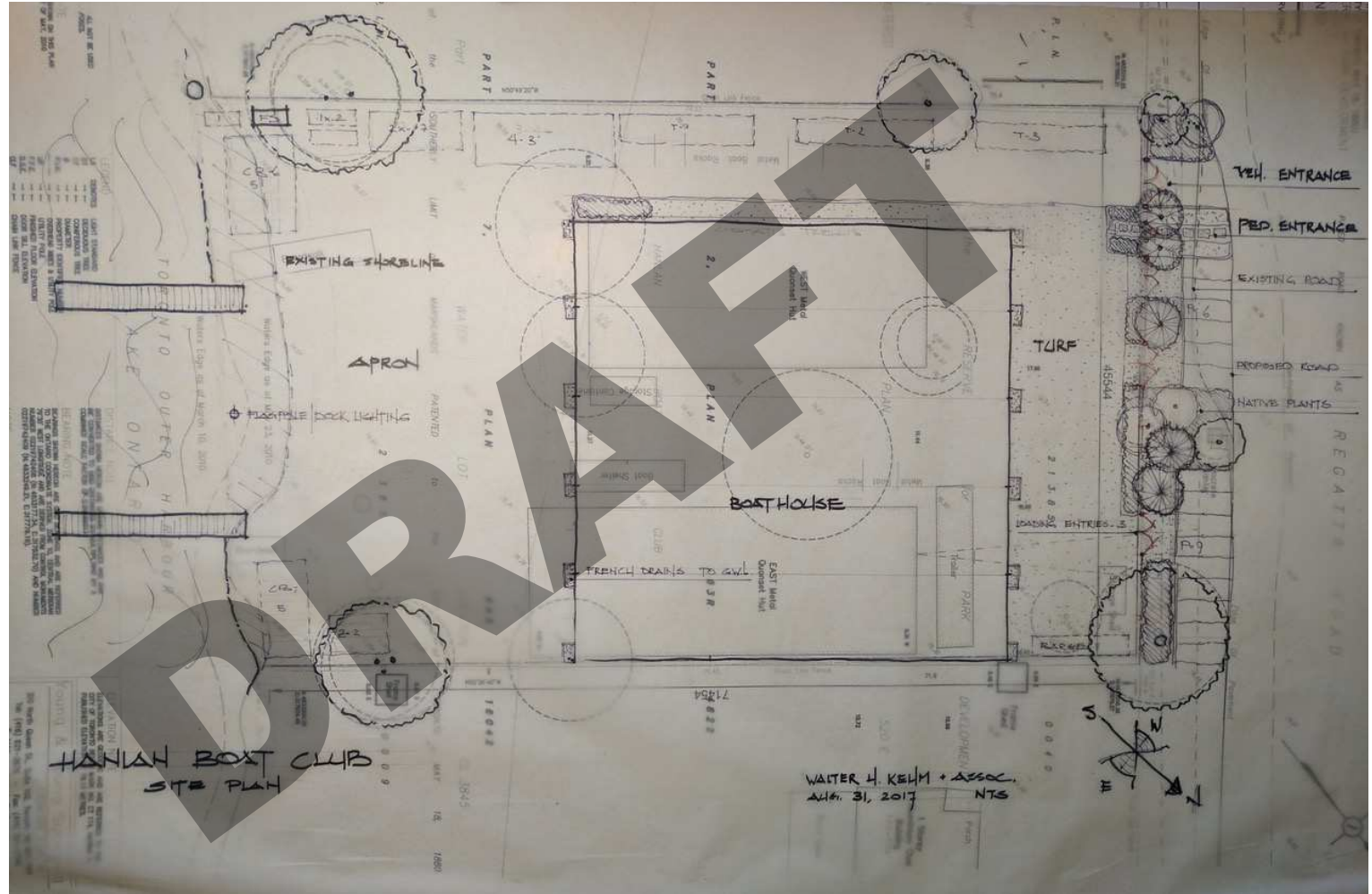
Drawings

Finish Materials

Plantings

Conclusion

# Landscape Sketch



Existing Site

Response Stage 2

Design Development

Drawings

Finish Materials

Plantings

Conclusion



Looking south east



Looking north



Existing Site

Response Stage 2

Design Development

Drawings

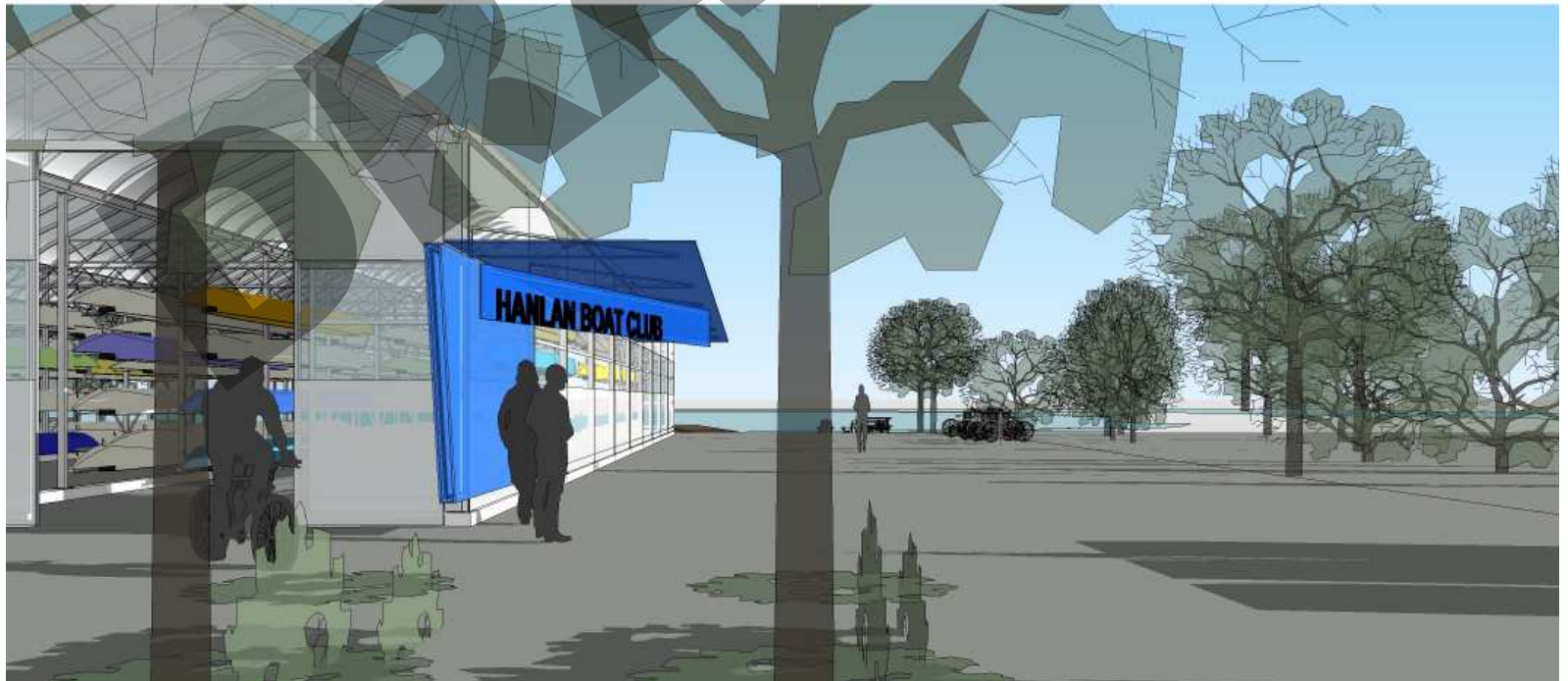
Finish Materials

Plantings

Conclusion



Looking south east



Looking south

Existing Site

Response Stage 2

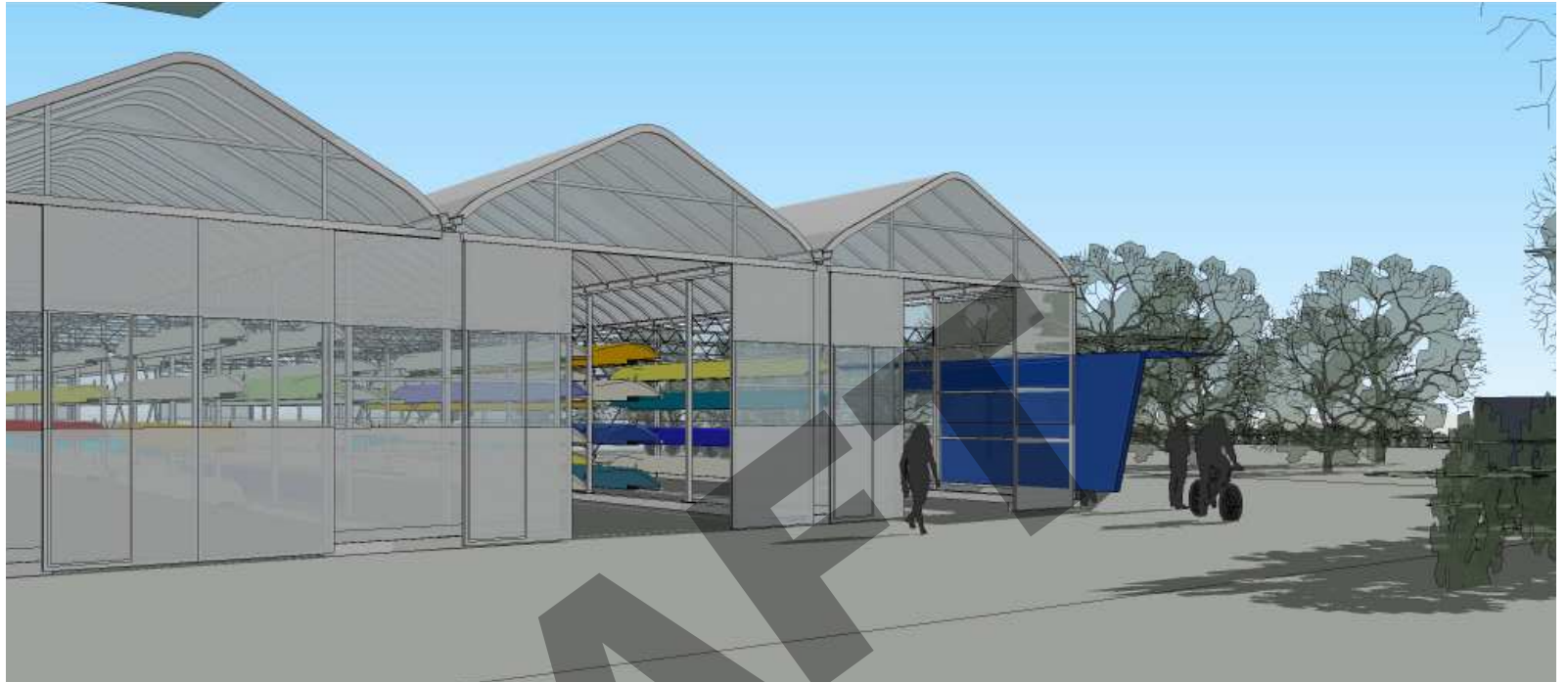
Design Development

Drawings

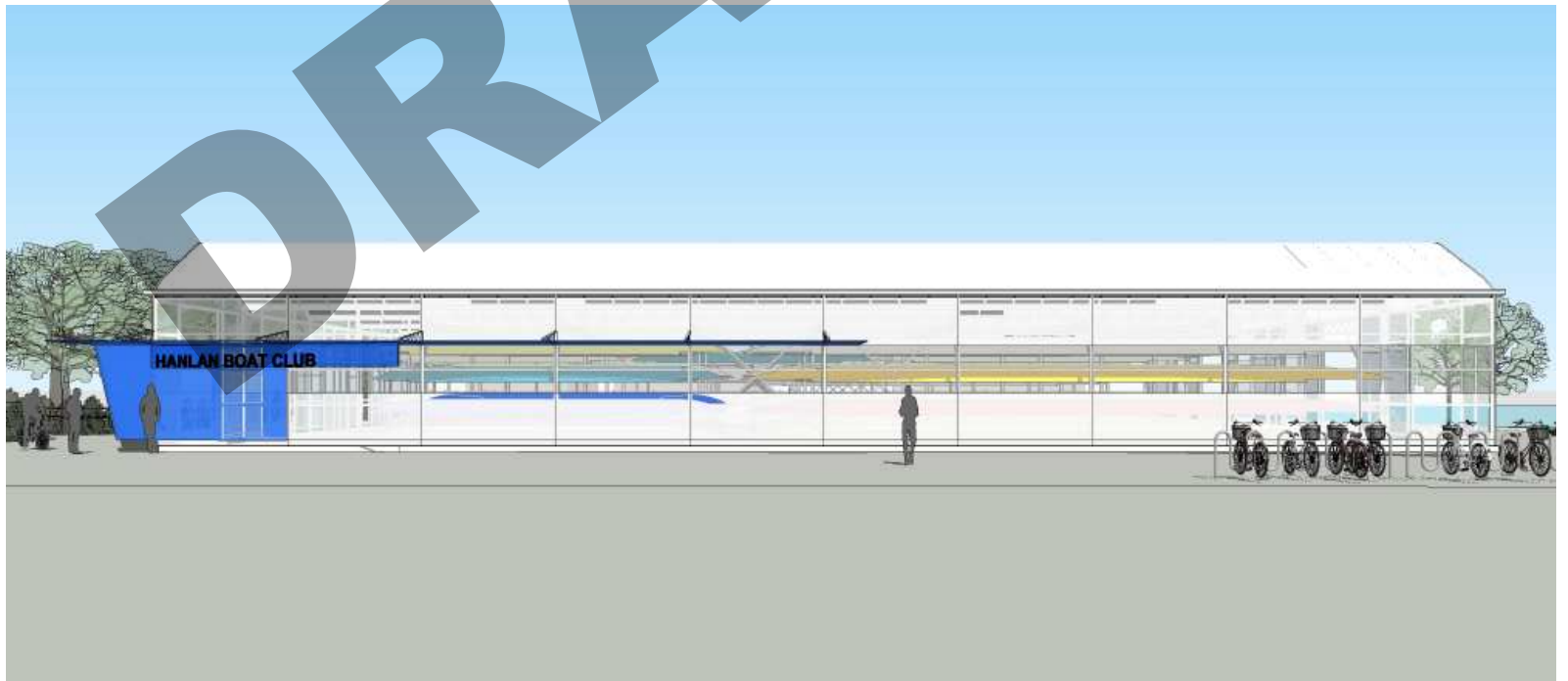
Finish Materials

Plantings

Conclusion



Looking south west



Looking east



Existing Site

Response Stage 2

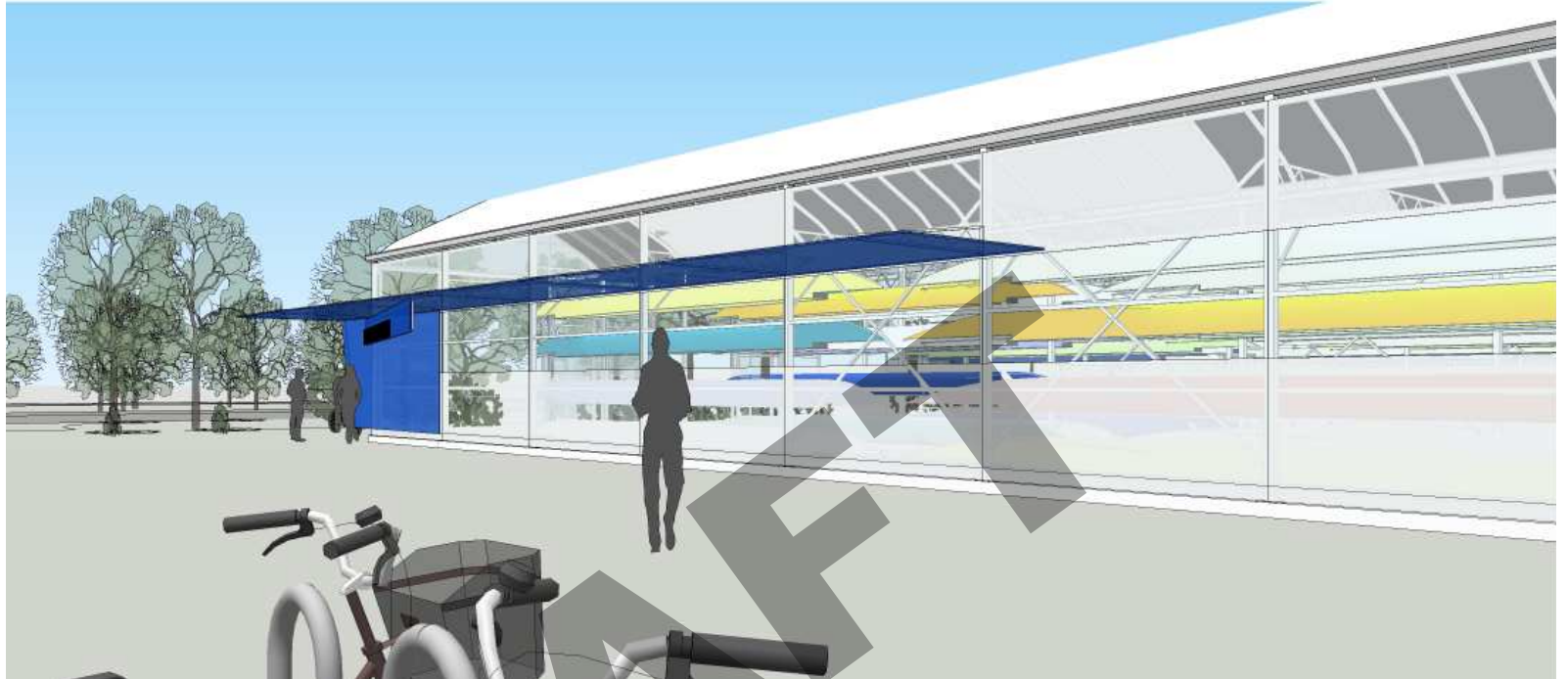
Design Development

Drawings

Finish Materials

Plantings

Conclusion



Looking north



Looking south

Existing Site

Response Stage 2

Design Development

Drawings

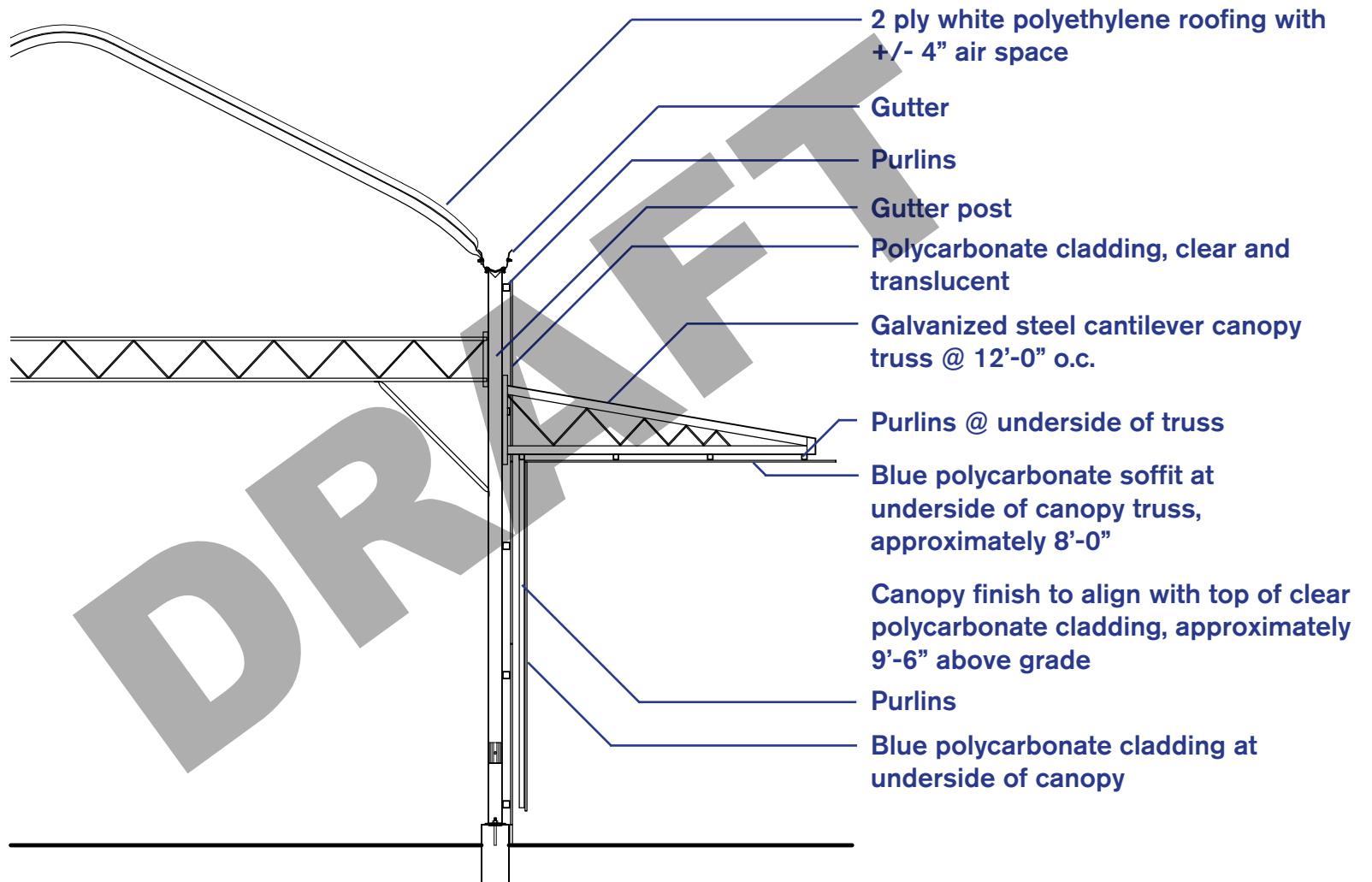
Finish Materials

Plantings

Conclusion

## Roof & Canopy Design Detail

Section, NTS





Existing Site

Response Stage 2

Design Development

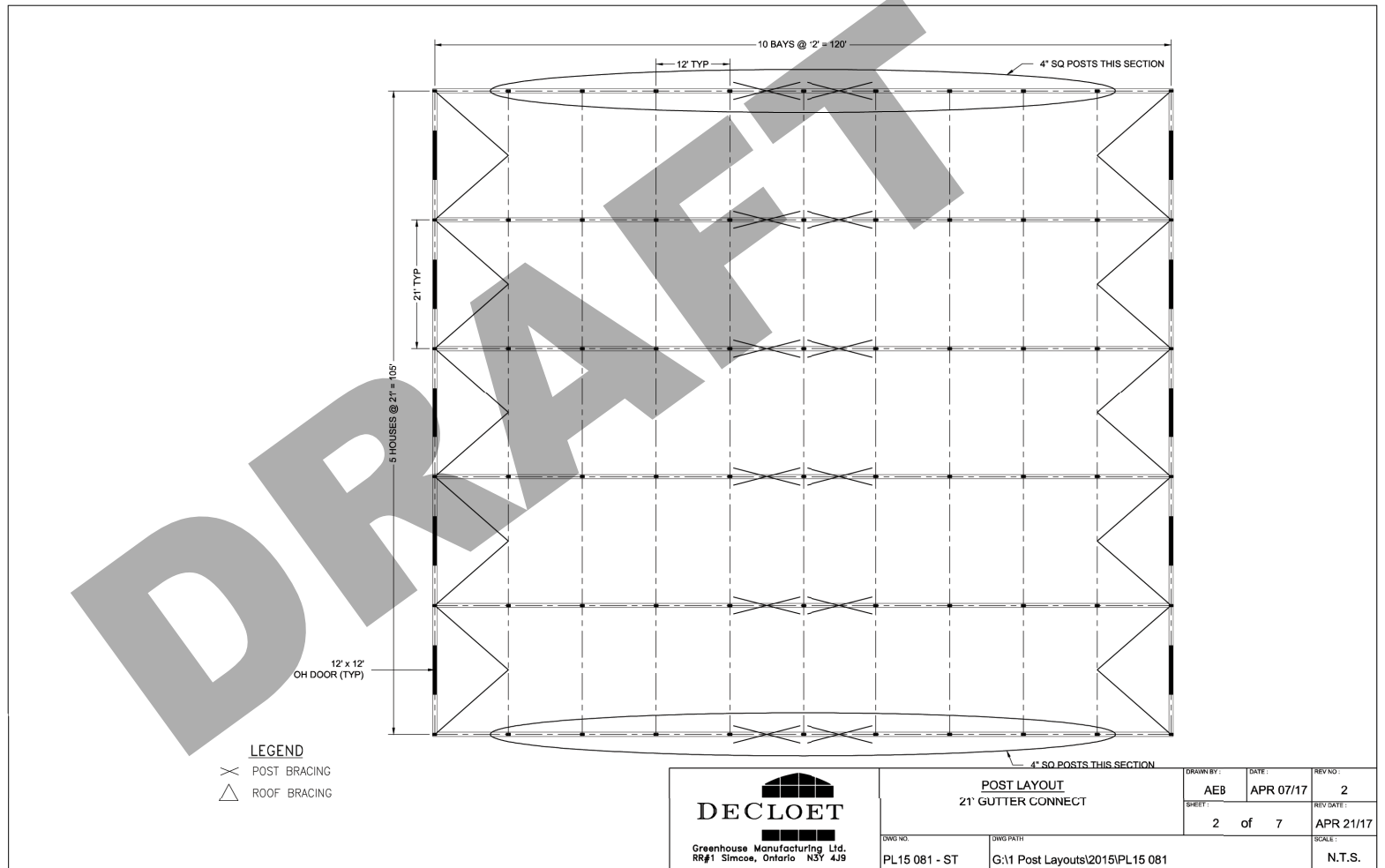
Drawings

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Conclusion

# Ground Floor



Existing Site

Response Stage 2

Design Development

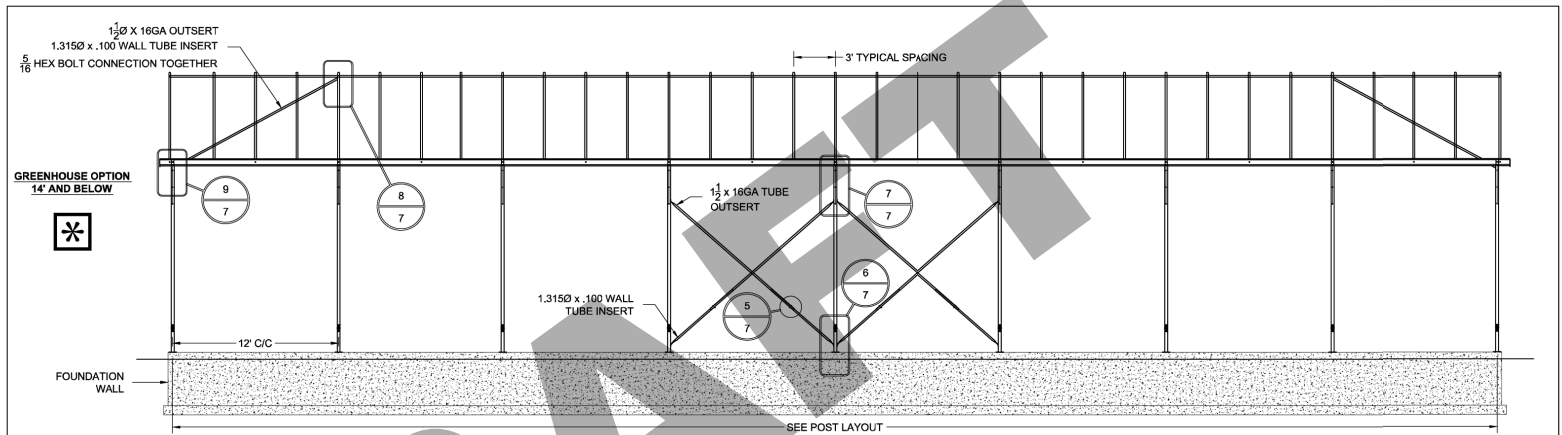
Drawings

Finish Materials


Plantings

Conclusion

# Section



DRAFT

 <b>DECLOET</b> Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N3Y 4J9	<b>SIDEWALL ELEVATION</b> 21' GUTTER CONNECT		DRAWN BY: <b>AEB</b>	DATE: <b>APR 07/17</b>	REV NO: <b>2</b>
			SHEET: <b>6 of 7</b>	REVISION DATE: <b>APR 21/17</b>	
	DWG NO: <b>PL15 081 - ST</b>	DWG PATH: G:\1 Post Layouts\2015\PL15 081	SCALE: <b>N.T.S.</b>		

Existing Site

Response Stage 2

Design Development

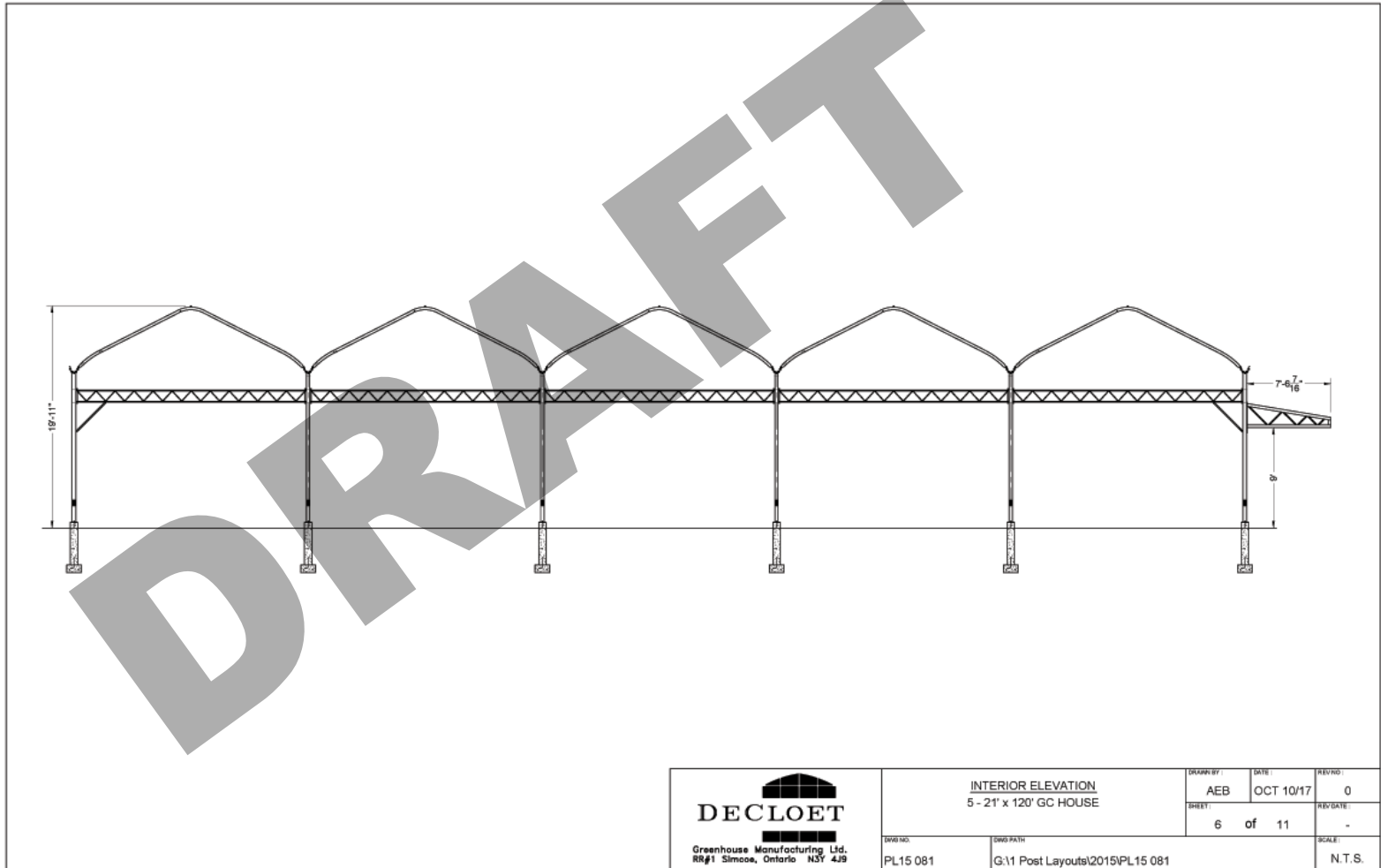
Drawings

Finish Materials

Plantings

Conclusion

# Section





Existing Site

Response Stage 2

Design Development

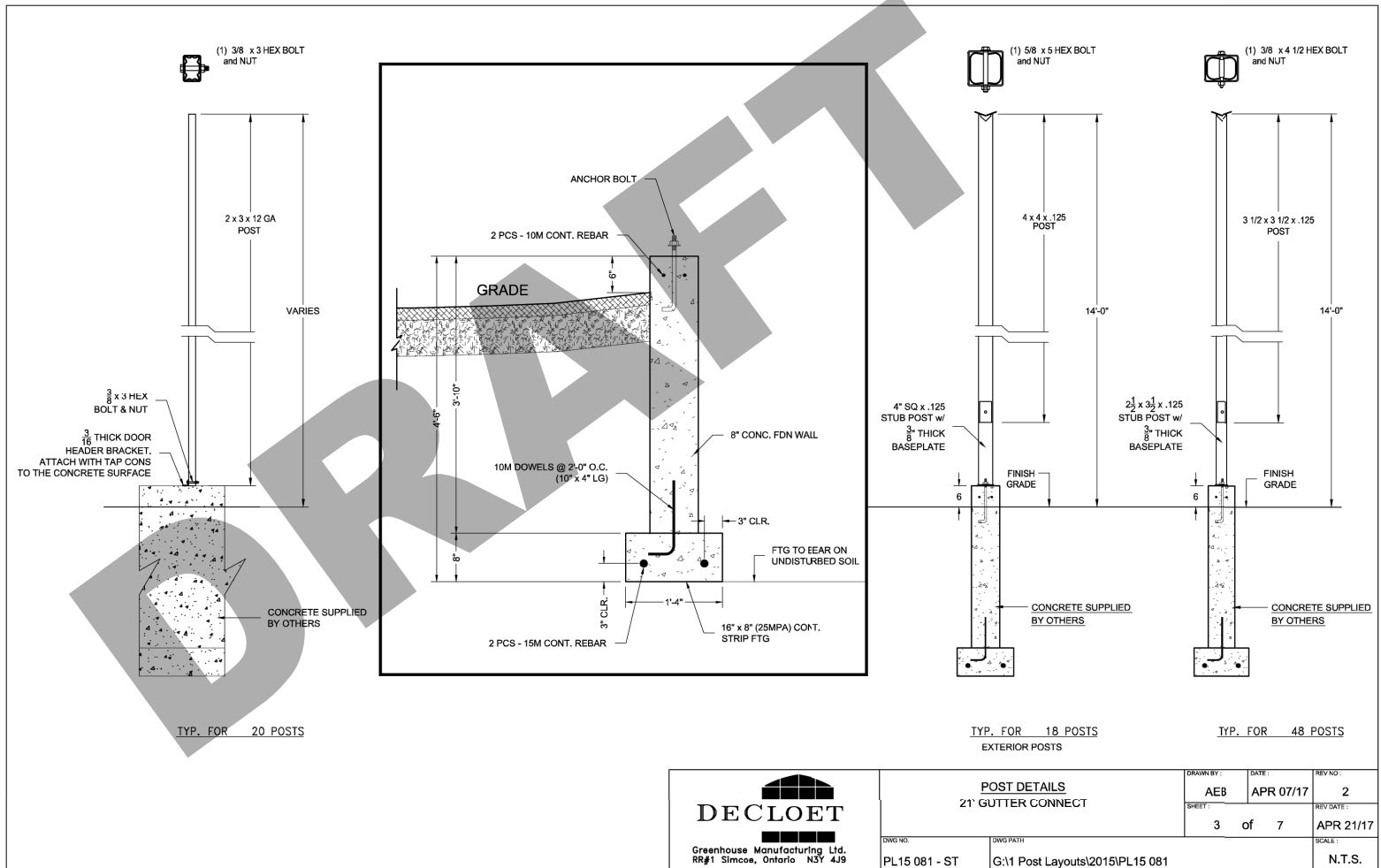
Drawings

Finish Materials

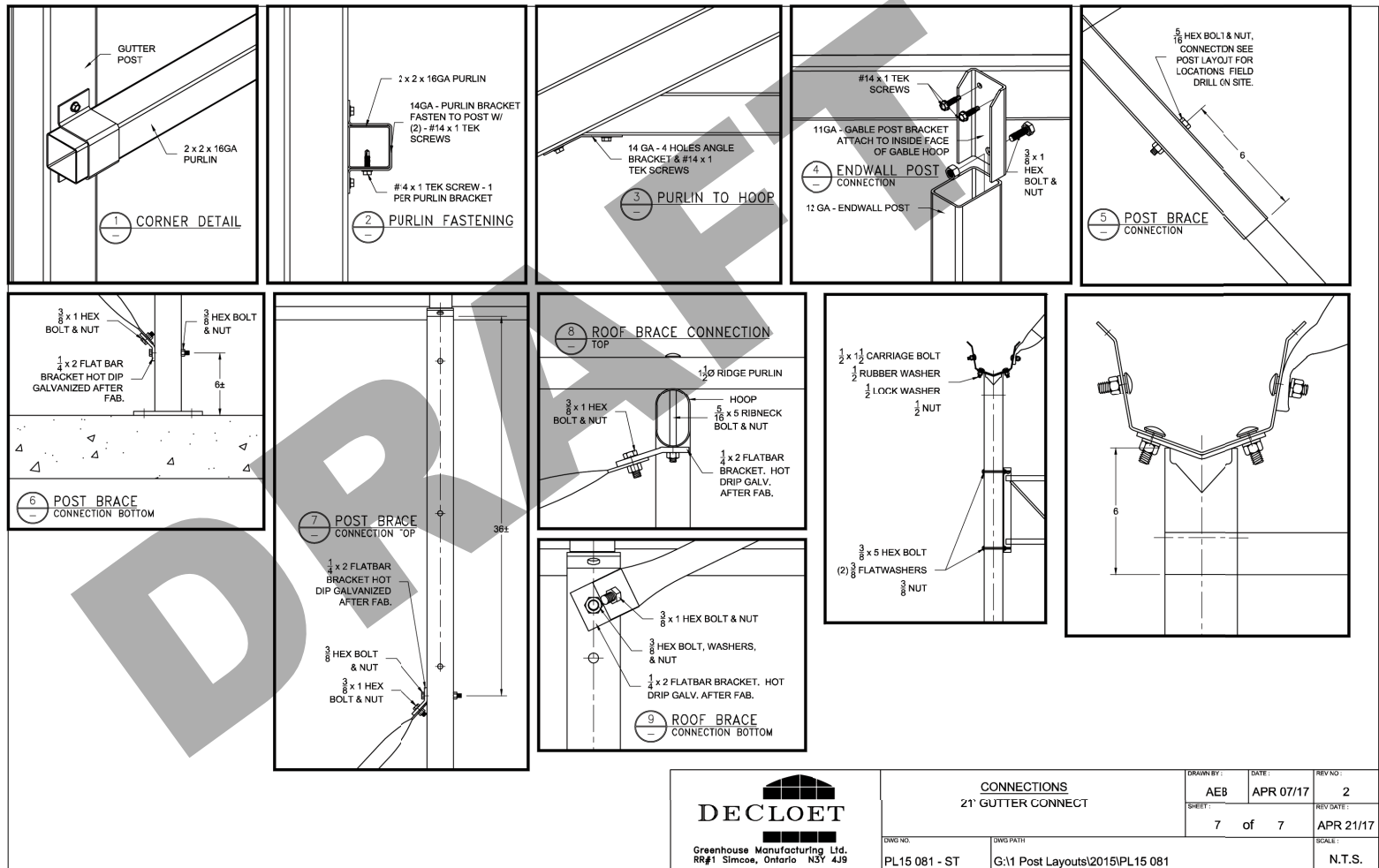
Plantings

Conclusion

# Details



# Details



 Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N3Y 4J9	<b>CONNECTIONS</b> 21' GUTTER CONNECT		DRAWN BY: <b>AEB</b>	DATE: <b>APR 07/17</b>	REV NO: <b>2</b>
	DWG NO: <b>PL15 081 - ST</b>	DWG PATH: <b>G:\1 Post Layouts\2015\PL15 081</b>	SHEET: <b>7 of 7</b>	REV DATE: <b>APR 21/17</b>	SCALE: <b>N.T.S.</b>

Existing Site

Response Stage 2

Design Development

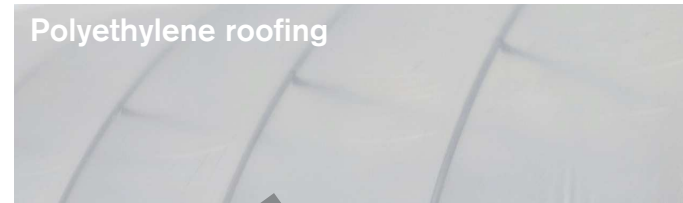
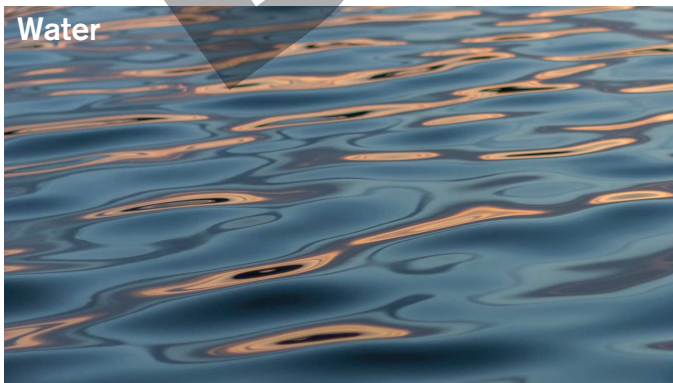
Drawings

Finish Materials

Plantings

Conclusion

# Concept & Inspiration





Existing Site

Response Stage 2

Design Development

Drawings

**Finish Materials**

Plantings

Conclusion

## Selected Materials



Existing Site

Response Stage 2

Design Development

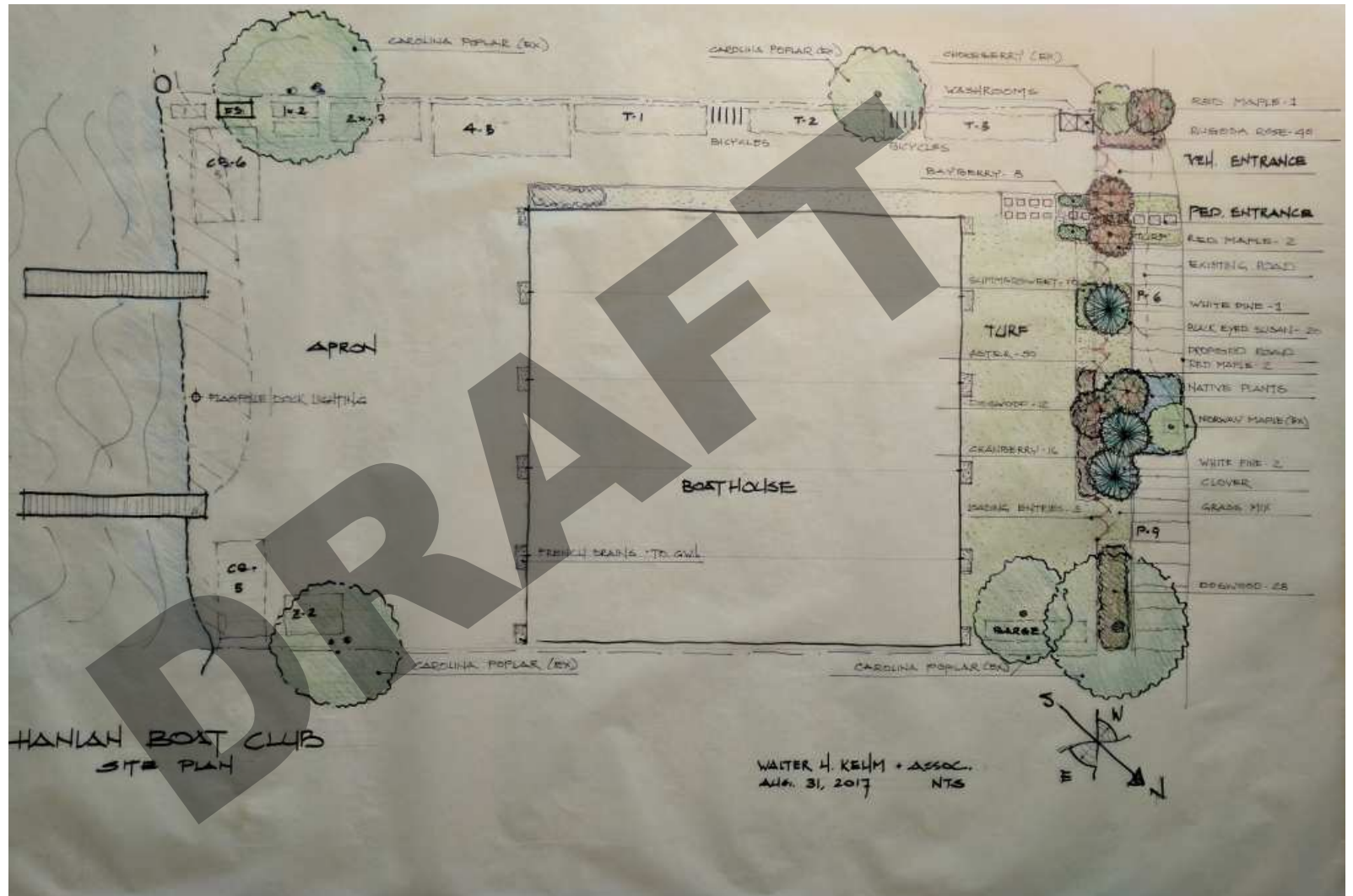
Drawings

Finish Materials

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Conclusion

# Landscape Site Plan



Existing Site

Response Stage 2

Design Development

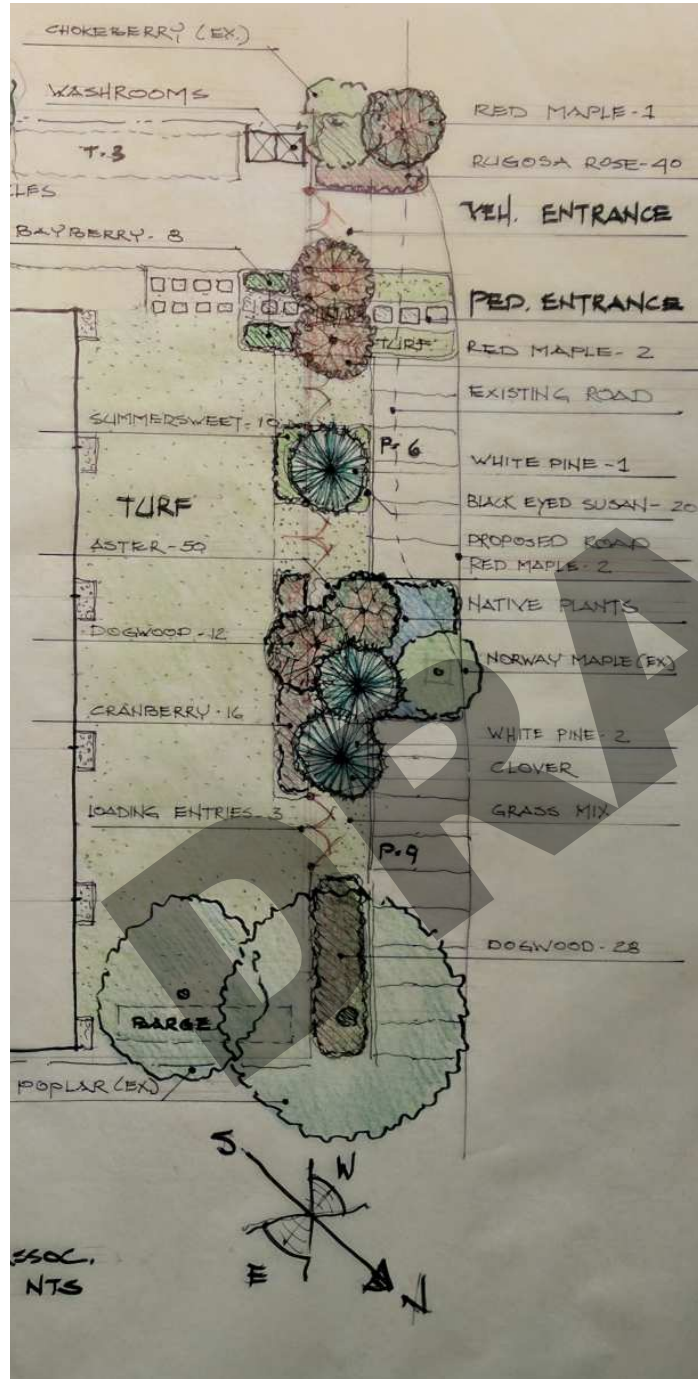
Drawings

Finish Materials

Plantings

Conclusion

# Landscape Site Plan Detail



## Planting List

Species	Size	Quantity
<b>Trees:</b>		
White pine - <i>Pinus strobus</i>	250 cm	3
Red Maple - <i>Acer rubrum</i>	200 cm	4
<b>Shrubs:</b>		
Native rose - <i>Rosa rugosa</i>	2gal. Pots	40
Red osier dogwood - <i>Cornus stolonifera</i>	2 gal. Pots	40
Sweet gale - <i>Myrica gale</i>	2 gal. Pots	12
Summer sweet clethra		
"Ruby spice" - <i>Clethra alnifolia</i>	2 gal. Pots	10
Cranberry bush viburnum - <i>Viburnum trilobum</i>	3 gal. Pots	16
<b>Perennials:</b>		
New England aster - <i>Aster novae- Angliae</i>	1 gal. Pots	50
Bee balm - <i>Monarda dydima</i> "Purple rooster "	1 gal. Pots	50
Black Eyed Susan - <i>Rudbeckia fulgida</i>	1 gal. Pots	20
<b>Ground cover:</b>		
Clover and wildflower mix	10 pounds	

## Landscaped surfaces

- Service road and apron: compacted limestone fines
- Pedestrian entrance: Unilock red paving blocks
- Maintain existing compacted fill ground cover



Existing Site

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## Areas for Panel Consideration

- Further details of the weather protected waiting area, including appropriateness of location, materiality & colour
- Materiality and colour of the building including revised doors and roof system
- The treatment of the landscape / ground plane
- Building location and relationship with Regatta Rd

DRAFT