



Bathurst Quay Streetscape & Public Realm

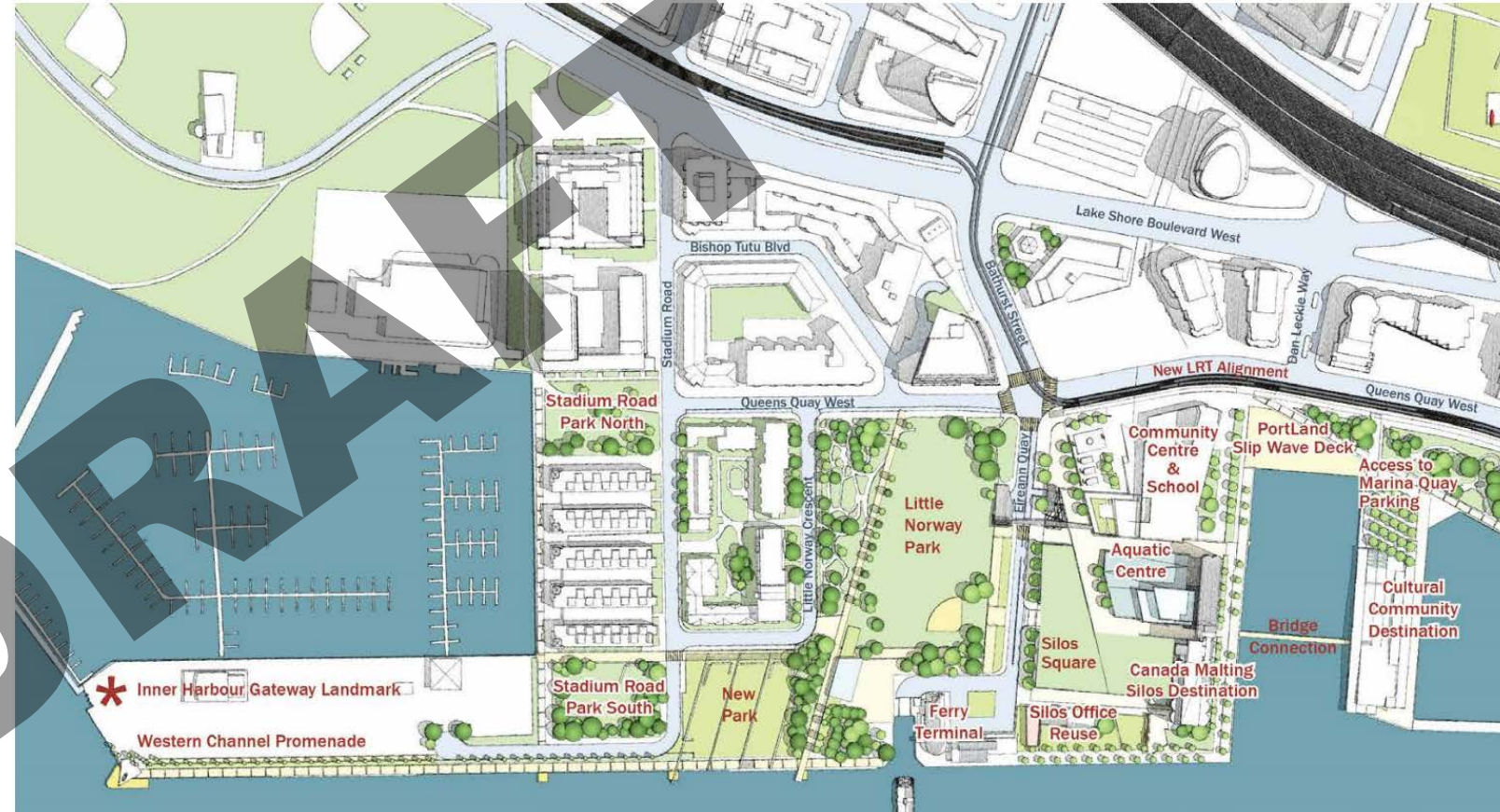
September 20, 2017



-  Designated Design Review Area
-  Bathurst Quay Neighbourhood Plan

Project Description & Background

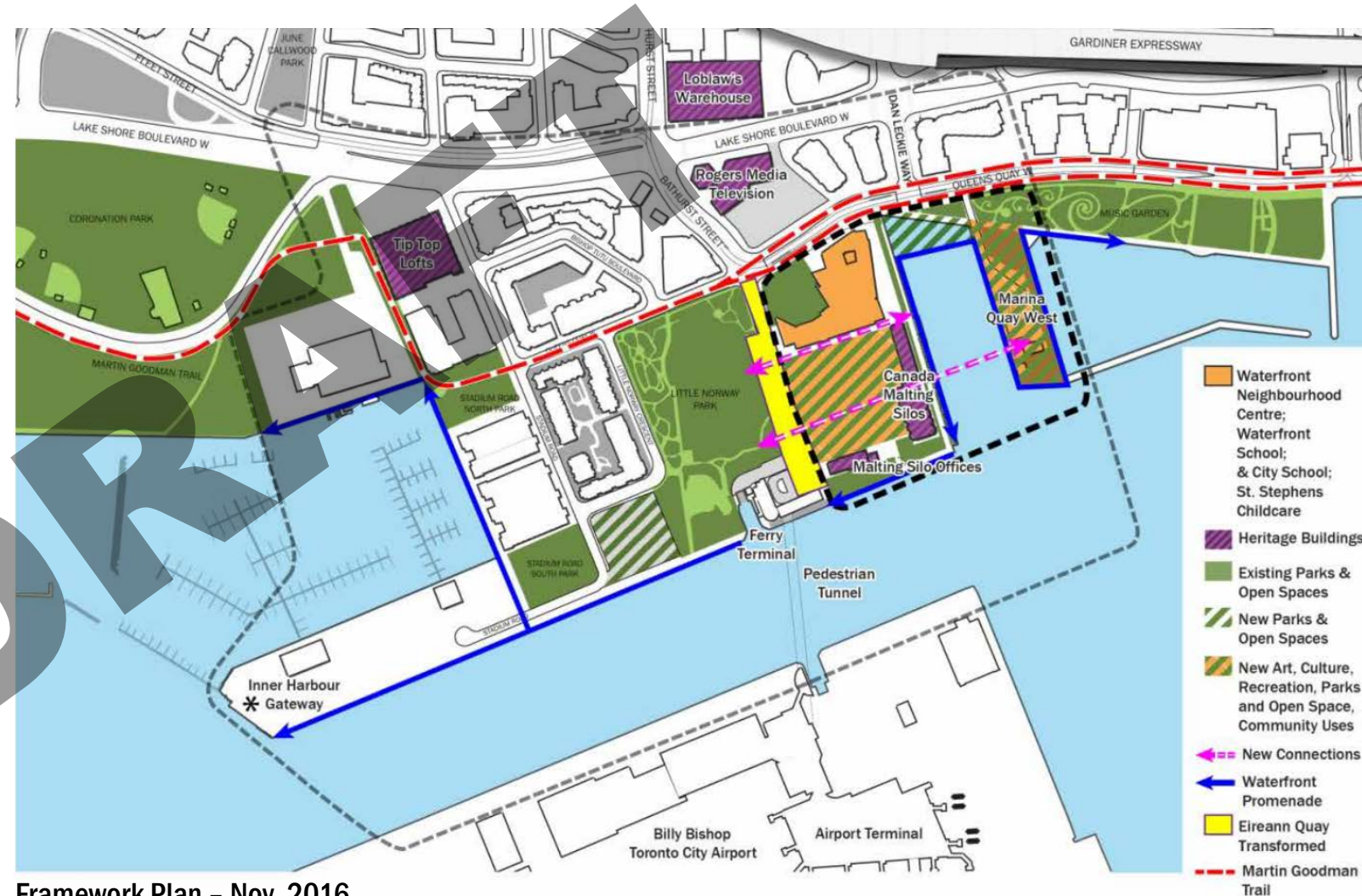
- From Late 2017 – 2017, City of Toronto conducted a series of consultations to create a neighbourhood plan for Bathurst Quay
- July 4, 2017: City Council Endorsed the Bathurst Quay Neighbourhood Plan Interim Report after consultations that began in 2014.



Demonstration Plan – Nov. 2016

Bathurst Quay Neighbourhood Plan

- The BQNP describes a new **long-term** vision for the silo site as a community and cultural hub on the waterfront, and potential future location of an aquatic centre.
- In the **near term**, the BQNP recommends creating a **streetscape and public realm improvement plan** to identify ‘quick start’ improvements to existing conditions.

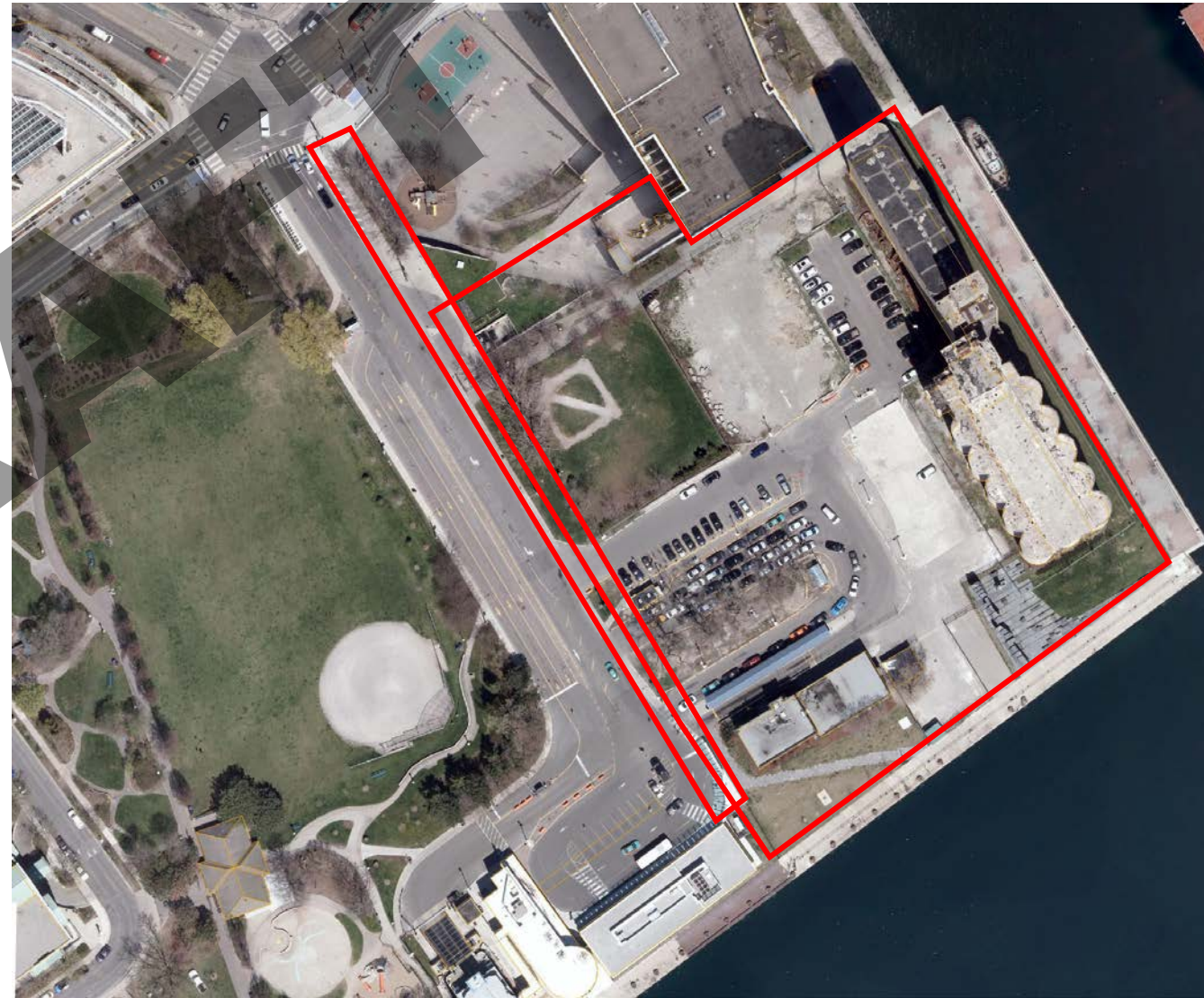


Framework Plan – Nov. 2016

Bathurst Quay Streetscape & Public Realm Improvements

Building on BQNP findings and recommendations, today's presentation will outline issues in the design of near-term improvements to two focus areas within BQNP study area:

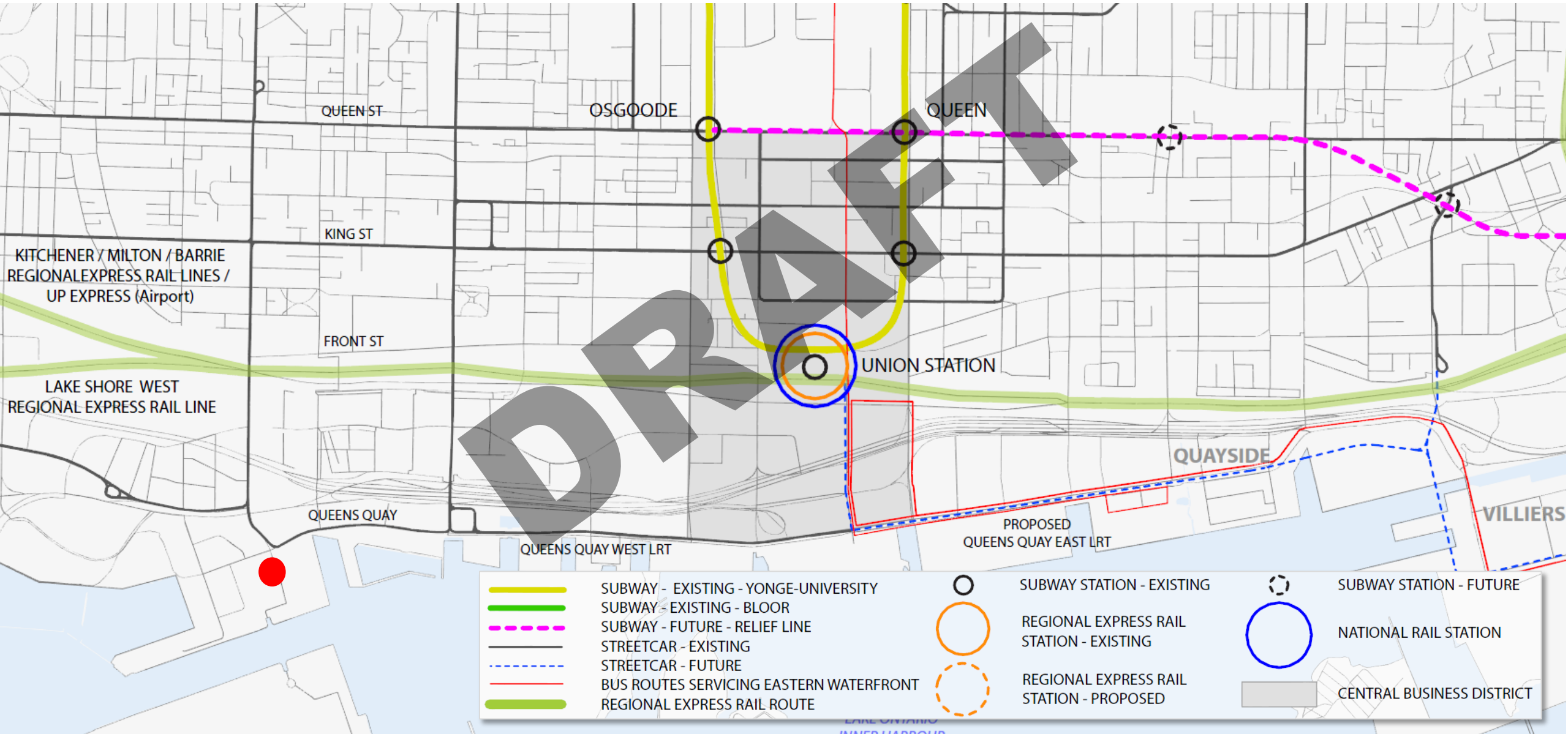
- Eireann Quay streetscape improvements (East Side)
- Revitalize Canada Malting silo site, including buildings and open spaces around the silo



Site Context - Transit

Bathurst Quay Public Realm

Proponent: City of Toronto
 Design Team: Scott Torraine, LA – a division of Forrec Ltd.
 Review Stage: Issues Identification



Policy Context – Central Waterfront Secondary Plan

- (P5) Waterfront streets will be remade as “places” with distinct identities. Streets will act as lively urban connections as well as traffic arteries. The needs of motorists will be balanced with efficient transit service and high-quality amenities for pedestrians and cyclists.
- B7_RESERVING THE WATER’S EDGE FOR PUBLIC USE: A continuous and highly accessible public water’s edge promenade will connect a series of parks, open spaces, squares and plazas.
- B17_CANADA MALTING, A LANDMARK SITE AND SPECIAL PLACE The Canada Malting Silos, a landmark and important heritage feature on the Central Waterfront, will be retained and improved. The City will pursue innovative proposals for a mix of public and private activities and uses that can successfully transform the silos building into a unique special place on the Toronto waterfront.
- (P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.
- (P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

Topics for Panel Consideration

- Integrating Parking with Pedestrian circulation
- Stormwater management & planting within high-volume parking lots
- Activation/Program for South Building
- Integrating safety/security perimeter barrier surrounding the Silos into design

DRAFT



BATHURST QUAY NEIGHBOURHOOD PLAN IMPLEMENTATION

Streetscape & Public Realm Improvement Plan - Canada Malting Silo Site and Eireann Quay

Issues identification at Waterfront Design
Review Panel

Bryan Bowen, Waterfront Secretariat
Lei Chang, Forrec Ltd. | Scott Torrance
September 20, 2017

Presentation overview

BQNP Implementation:
Streetscape & Public Realm
Improvement Plan

Description of Canada Malting
Complex and Eireann Quay

Issues identification for the silo site
and Eireann Quay

Emerging concepts

Next steps

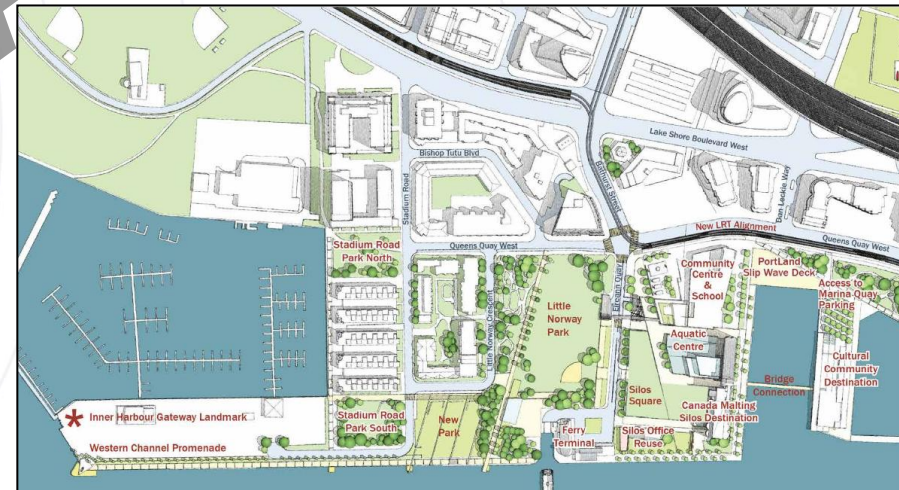
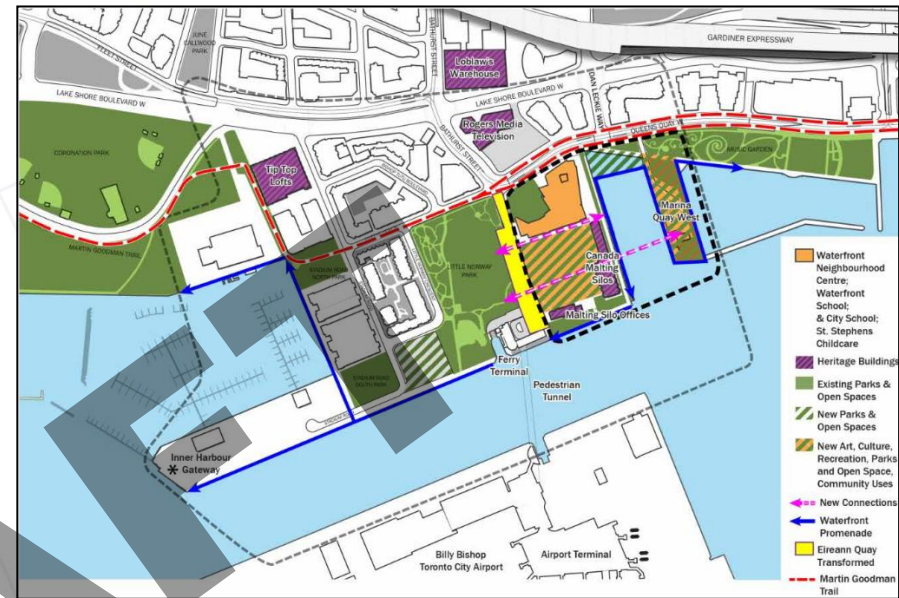


Bathurst Quay Neighbourhood Plan (BQNP): Overview of recommendations

The silo site and Eireann Quay will play important roles in improving the Bathurst Quay neighbourhood and central waterfront.

The BQNP describes a new **LONG-TERM** vision for the silo site as a community and cultural hub on the waterfront, and potential future location of an aquatic centre.

In the **NEAR-TERM**, the BQNP recommends creating a streetscape and public realm improvement plan to identify 'quick start' improvements in priority focus areas.



BQNP – Overview of Streetscape & Public Realm Improvement Plan

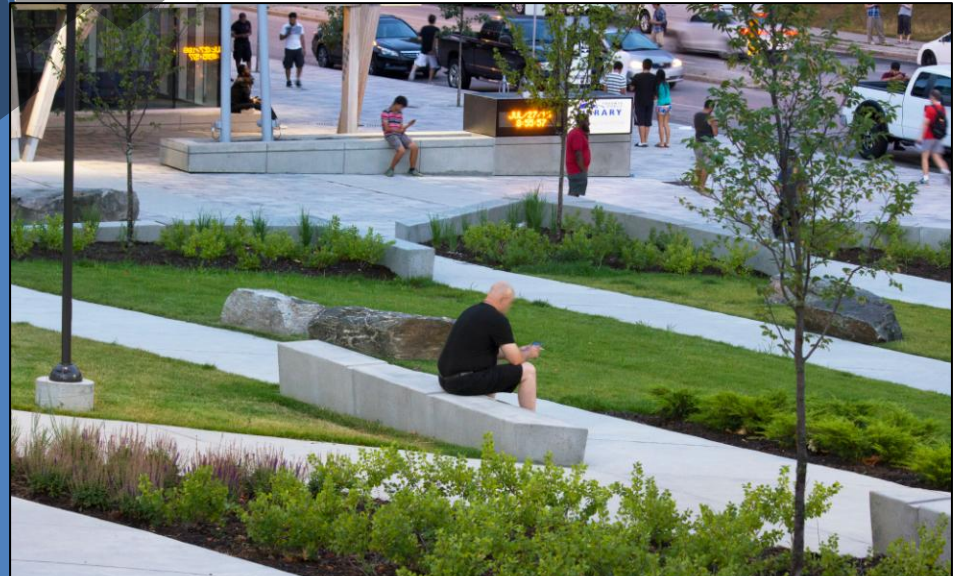
Managed by City Planning (Waterfront Secretariat) with input from inter-divisional project team: Heritage, Transportation, PF&R, Real Estate and Legal.

Consultant team: Scott Torrance Landscape Architect (a division of Forrec Ltd.)

Collaborative process involving multiple government agencies, community stakeholders and implementation partners: Waterfront Toronto, Ports Toronto, WNC, TDSB, BQNA, BIA, others.



West Toronto Rail Path (above) and TPL Scarborough Civic Centre branch (below)



BQNP – Streetscape & Public Realm Improvement Plan Focus Areas

Phased Revitalization of the Canada Malting Complex (Silo Site)

Rationalizing and improving the Eireann Quay streetscape



Description of silo site

Approximately 1.5 ha in area.

Silo structures date to 1929 (south) and 1944 (north). Administration Building built in 1953. Active industrial site until 1980's.

Transferred to City in 2002 by Harbourfront Corporation for “public purposes” (including existing parking uses).

2009 Council direction to explore potential partial sale of site for private development (reversed via BQNP).

Designated under Ontario Heritage Act in 2010.

Site is designated “Parks” in Official Plan and zoned “G” in Zoning By-law.



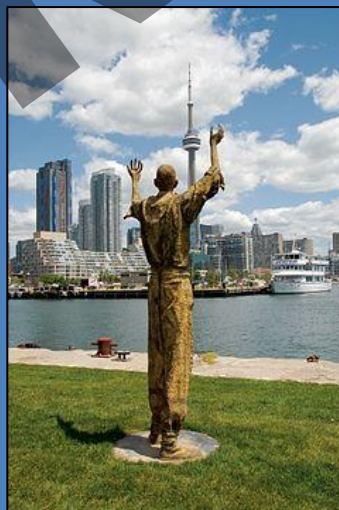
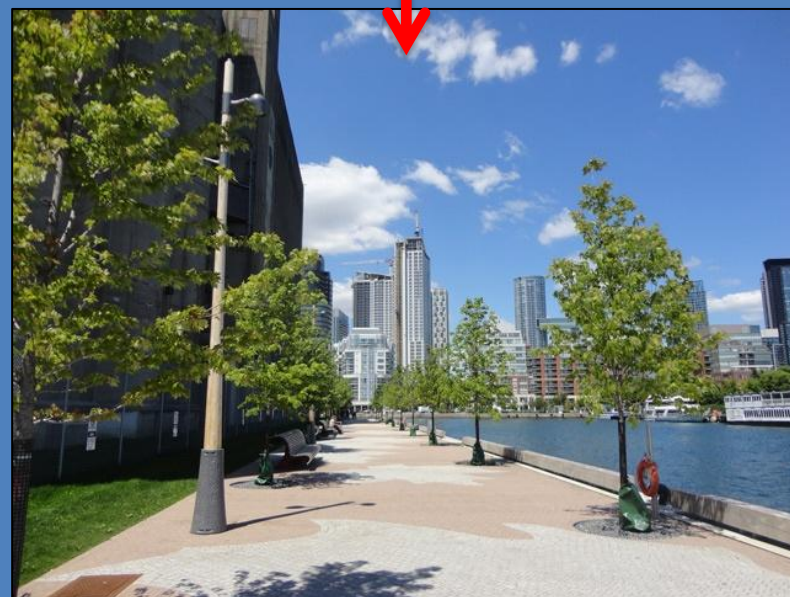
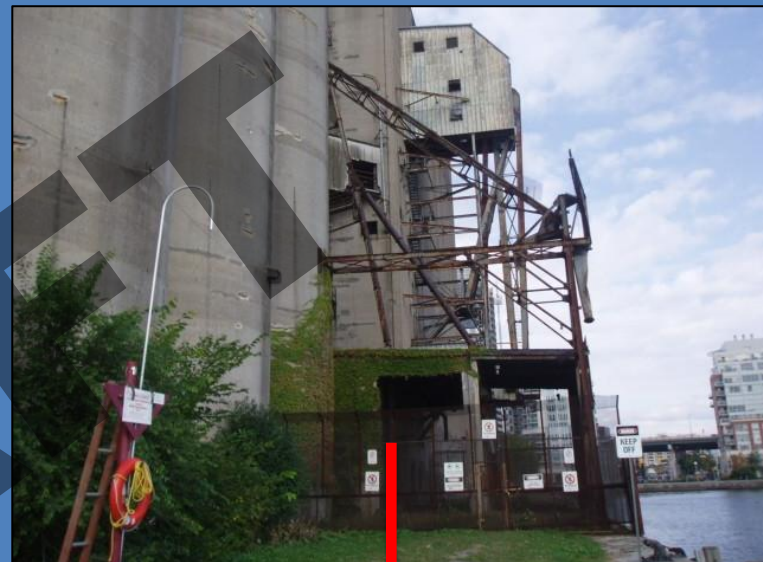
Recent planning efforts and improvements

Subject of various re-use proposals, including “Metronome” proposal in the 1990’s (below left).

Ireland Park opens 2007 (below middle).

Demolition of germination and kiln buildings and promenade construction in 2010 (right and below right) by City of Toronto and Waterfront Toronto.

BQNP adopted July 2017.



The silo site today

Partially licensed to TDSB for outdoor play space.

Partially leased short-term (since 2012) to PortsToronto to support BBTCA operations:

- 56-vehicle taxi corral
- 10 short-term parking spaces
- 26 long-term parking spaces
- office space in Admin Building

Community parking spaces (7 total) for community centre and TDSB.

Home of Ireland Park.

Temporary City works yard.



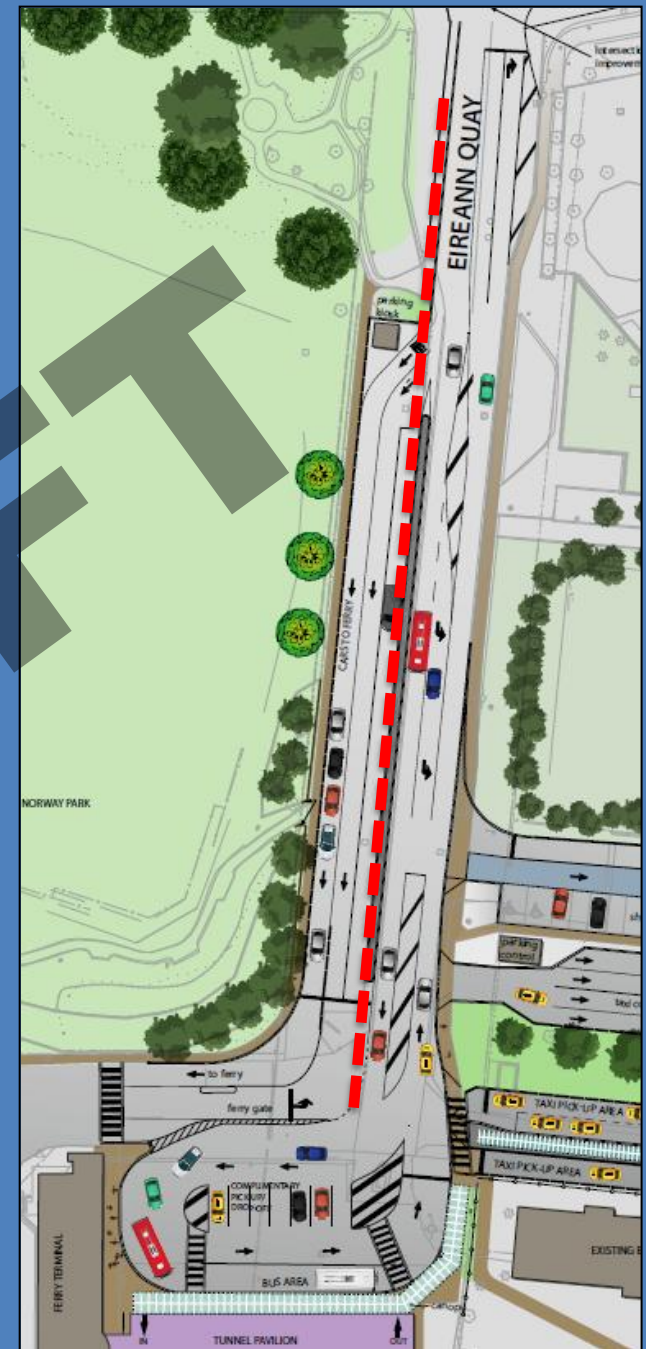
Description of Eireann Quay

Gateway and sole public right-of-way to BBTCA – Canada’s ninth busiest airport serving 2.7 million annual passengers in 2016 (2.1 million passengers to/from City).

Provides access to BBTCA ‘finger lot’: City-owned/PT-licensed 3-lane ferry queue serving private and commercial vehicles to/from the airport and Toronto Islands.

Recent pedestrian tunnel construction has noticeably reduced vehicle queuing, but ROW and intersection operating at capacity in peak hours.

Also used as primary vehicular access for parking and PU/DO functions associated with Waterfront Neighbourhood Centre and TDSB.



Issues identification (1/2)

Driveway access to long stay airport parking bisects the silo site, prohibiting through access for pedestrians.

Edges of airport operations are poorly delineated and appear to occupy more driveway and circulation space than is required.

Proximity of corral to Administration Building results in lack of proper address and discernible access to building.





CURRENT: Looking south (above) and west (below) through silo site.



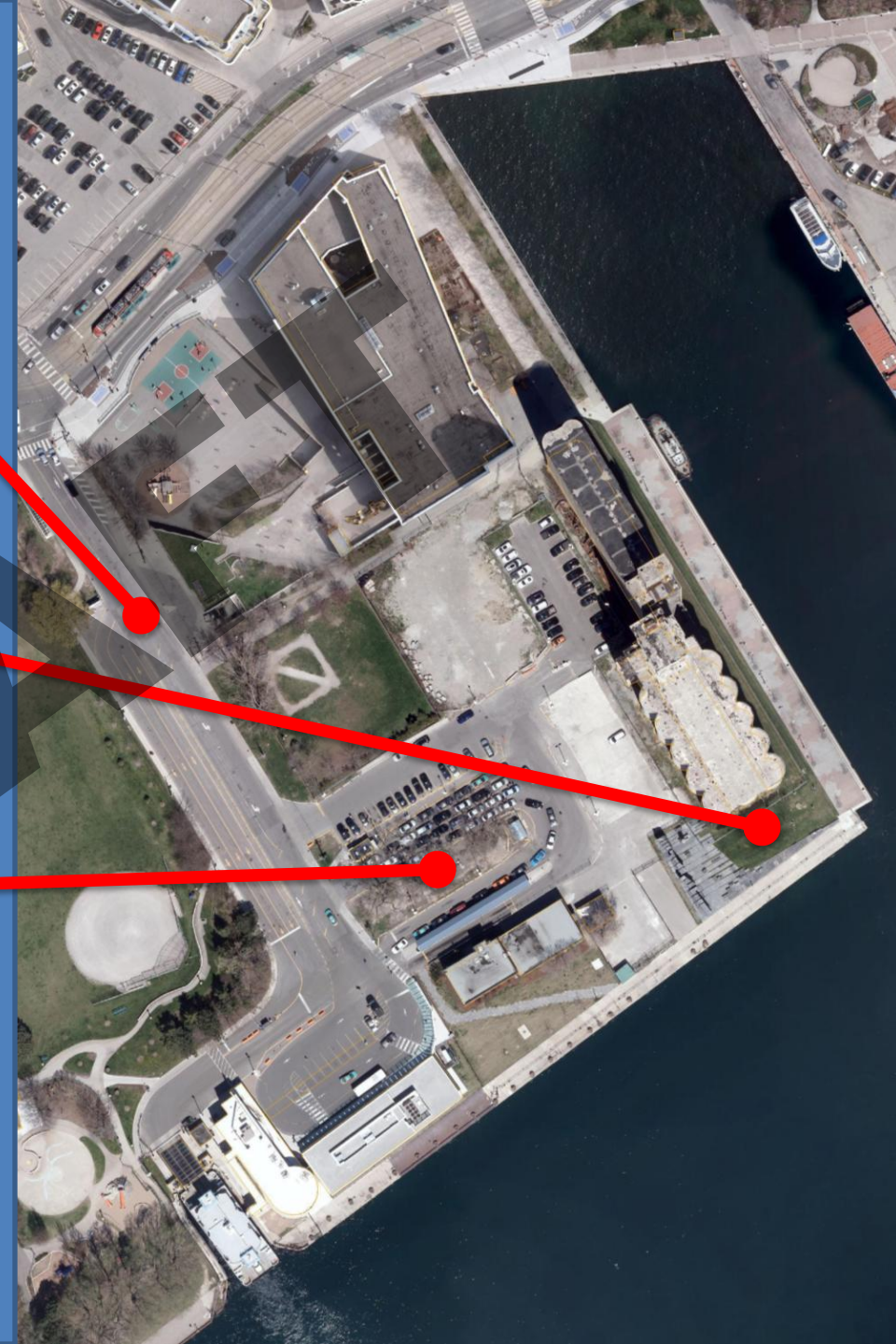
Challenges of current configuration (2/2)

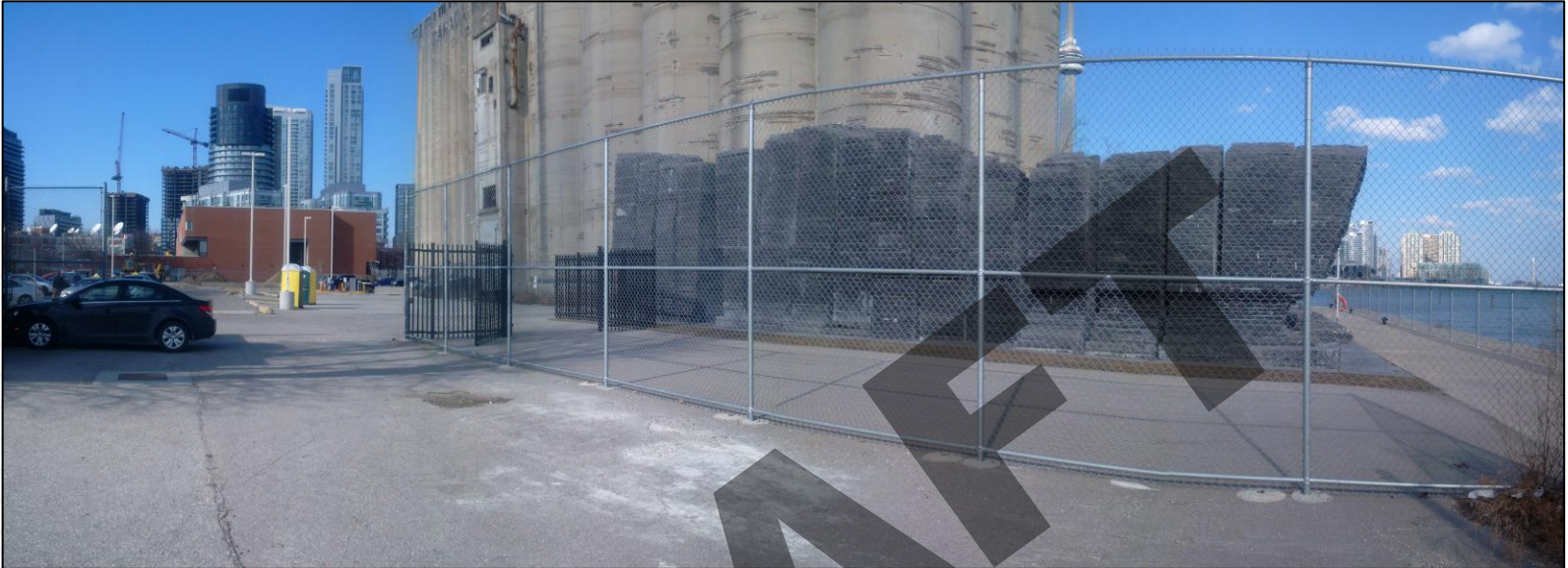
Overall poor quality and legibility of Eireann Quay streetscape (parking, curb edges, driveways, crossings, signage, etc.)

Visibility, access and profile of Ireland Park are compromised.

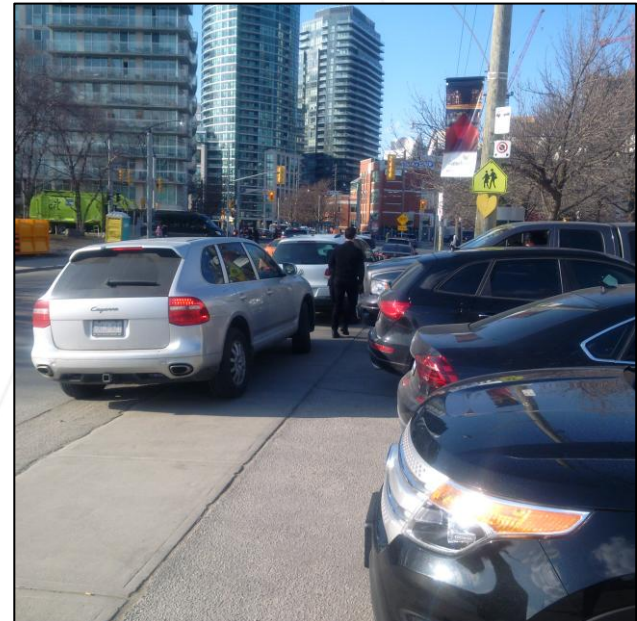
Change in shuttle operations affords new look at corral geometry and operations.

Multiple licensing and short-term lease arrangements result in confusion and uncertainty.





CURRENT: Restricted access to Ireland Park (above) and illegal parking on Eireann Quay (below).



Objectives for silo site and Eireann Quay

Make the site and street look and feel like a part of the neighbourhood, central waterfront and downtown core.

Maximize flexibility of new open space for both programmed and passive uses. Develop a 'stage' for future revitalization of the silo structures.

Create environment for transformation of Administration Building as a community and cultural hub.

Improve sight lines and access to Ireland Park.

Achieve compact and clearly-articulated BBTCA footprint.

Examine potential vehicular access and parking at rear of WNC & City school.

Normalize traffic operations on Eireann Quay.



Inspiration:



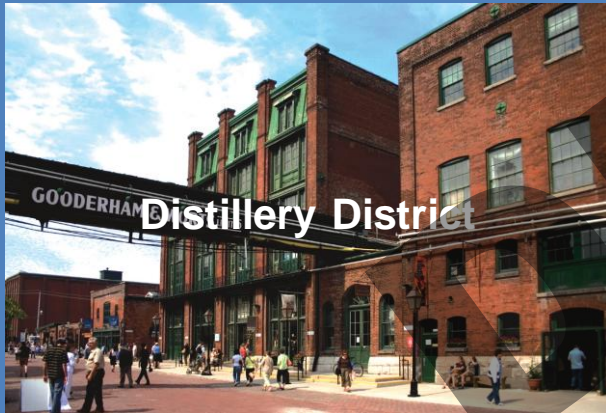
Evergreen Brickworks



Auckland, NZ



Portland Slip



Distillery District



Auckland, NZ



Queens Quay

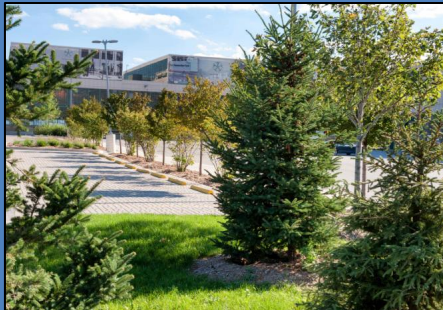
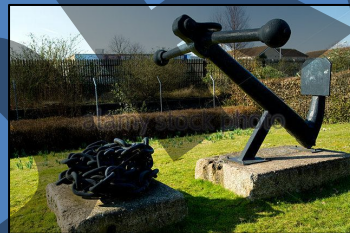
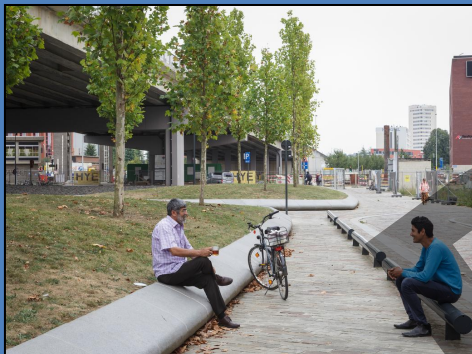
Think big.
Start small.

Embrace
maritime
heritage.

Build on what's
working.

Emerging concepts:

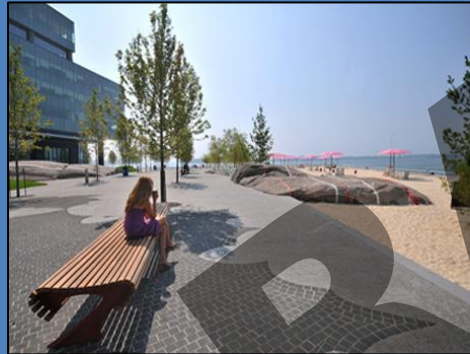
Conceptual-level sketches and precedent imagery to explore key approaches to improving the site and street.



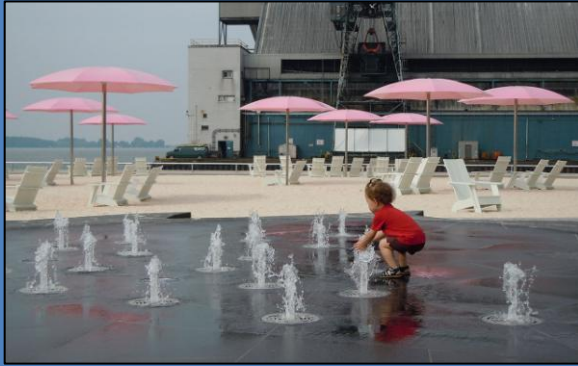
Draft concept sketch for discussion purposes: April 26, 2017

Linear open space as pedestrian 'spine' and organizing feature

Hardscape and landscaping provide seamless and enhanced connections to new plaza and open spaces, silo structures, Admin Building, Ireland Park, BBTCA, and water's edge.

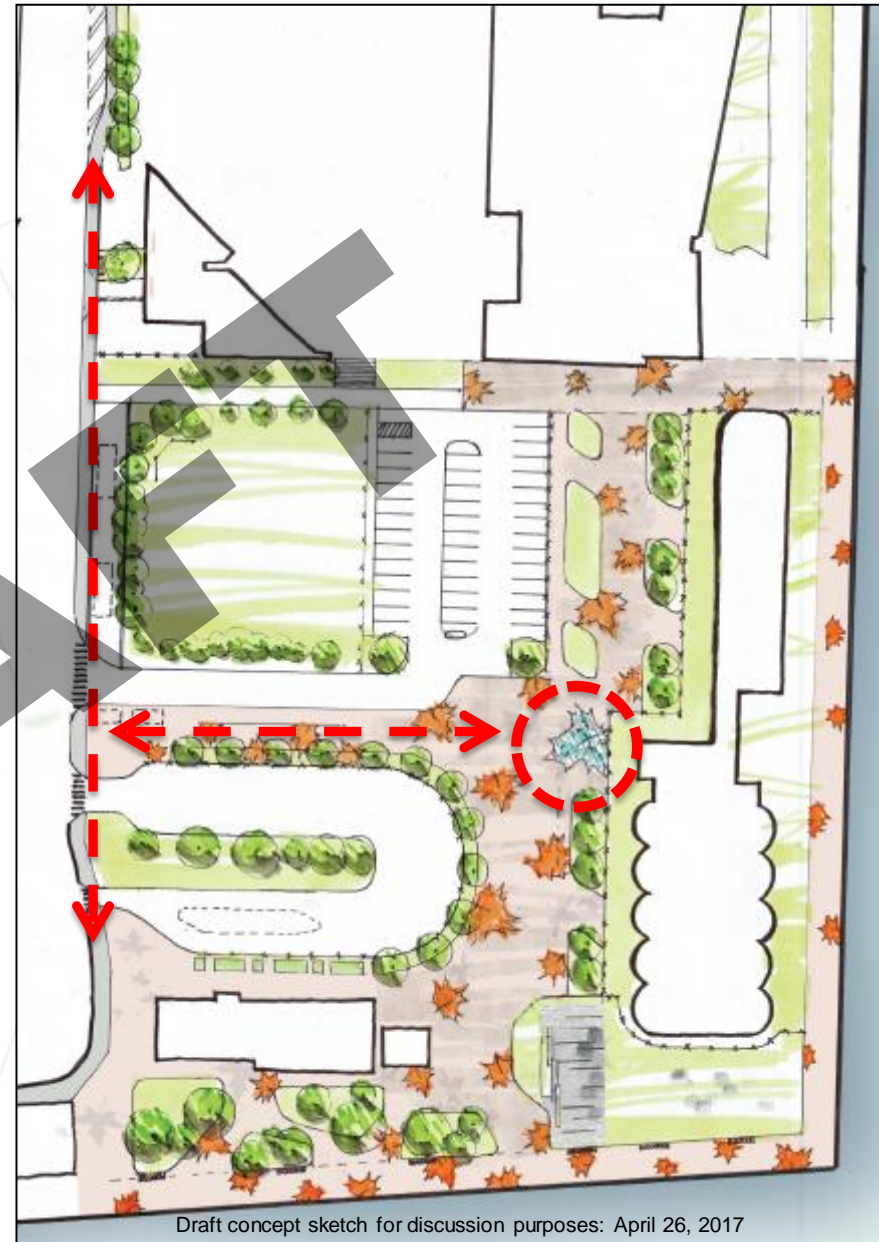


Visible and accessible core



Emphasis on pedestrian movement and connectivity. Widened sidewalk along Eireann Quay. New east-west pedestrian connection into heart of the silo site.

Public art and/or interpretive heritage feature on visual axis with east-west pedestrian connection.



Community and cultural hub as anchor and destination

Solicit partners for comprehensive revitalization of under-utilized Administration Building.

Creation of forecourt to Administration Building provides proper access and visibility. Redesigned waterfront plaza/patio space to provide outdoor event space.



Improve Ireland Park

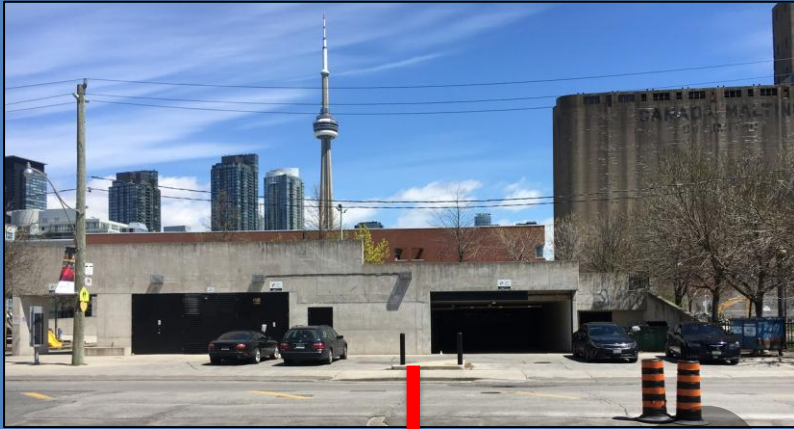
Greatly enhanced access and profile for Ireland Park. Explore relationship to Admin Building.



Draft concept sketch for discussion purposes: April 26, 2017

Improving Eireann Quay

Removal of illegal parking within Eireann Quay ROW and redesigned with widened sidewalk, pedestrian furniture and landscaping.



Engelsplein Plaza, Netherlands: West 8

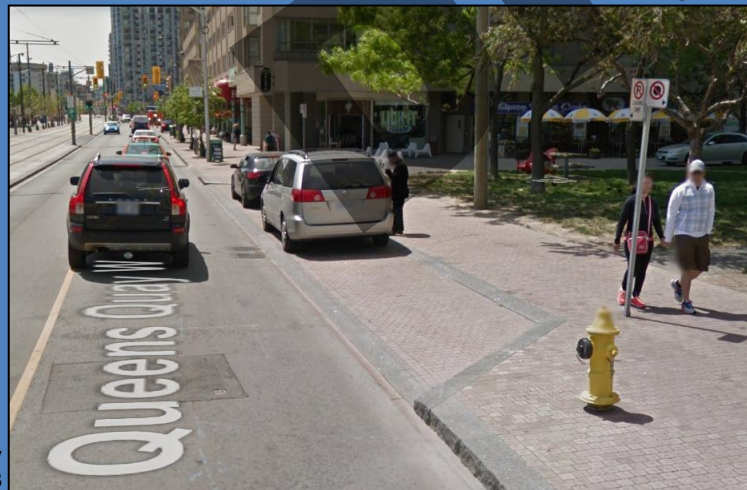


Rationalizing parking

Approximately 12 new/relocated, controlled access parking spaces for shared use between Waterfront Neighbourhood Centre and the Waterfront School.



Parc Downsview Park
Scott Torrance



Queens Quay
West 8

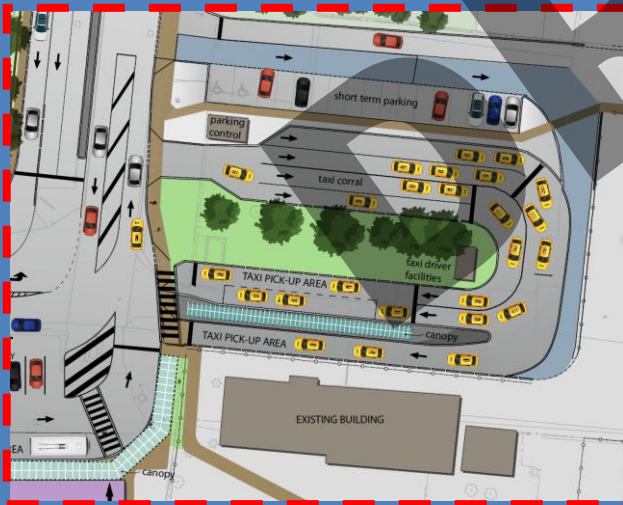


Draft concept sketch for discussion purposes: April 26, 2017

Reducing BBTCA footprint

Renewal and relocation of 26 long-term parking spaces for BBTCA. Removal of short-term parking from silo site.

Taxi corral footprint reduced in size. Driveway connections to Eireann Quay reduced and narrowed. Edge condition to be defined by low fence, landscaping and lighting.



Draft concept sketch for discussion purposes: April 26, 2017

Current & next steps

Stakeholder consultation: ongoing

- Resident groups (BQNA & YQNA)
- Waterfront Neighbourhood Centre
- TDSB
- Ports Toronto
- Ireland Park Foundation
- Waterfront Toronto
- Waterfront BIA
- Others

Funding and implementation strategy: ongoing

Plan refinement: conceptual to schematic design

Incorporate with related projects/processes:

- Admin Building Proposal Call
- WNC Needs Assessment
- Dockwall rehabilitation
- Silo rehabilitation
- BQNP long-term recommendations
- TOcore Secondary Plan and PF&R FMP

Additional stakeholder consultation: Fall 2017

Detailed design and approval: end of 2017

Construction: starting 2018



Draft concept sketch for discussion purposes: April 26, 2017



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