



Tommy Thompson Park Entrance Development Project

October 18, 2017

Project Description & Background

- The Tommy Thompson Park Entrance Development Project is a proposed pavilion and entranceway that seeks to establish a new front door to the park that is welcoming, engaging, and ecologically sensitive to its context
- The scope of work includes:
 - A serviced park entrance, parking, accommodation for bus (tour/school) turnaround
 - A serviced public pavilion / outdoor interpretive area
- The project builds on the previous master planning, architecture and landscape architecture of Tommy Thompson Park, which includes:
 - Staff booth (2013)
 - Environmental Shelter (2013)
 - Bird Banding Station (2013)
 - Entranceway Pavilion (concept design 2010, not implemented)

Key Dates:

- Spring 2018 construction start



Site Context

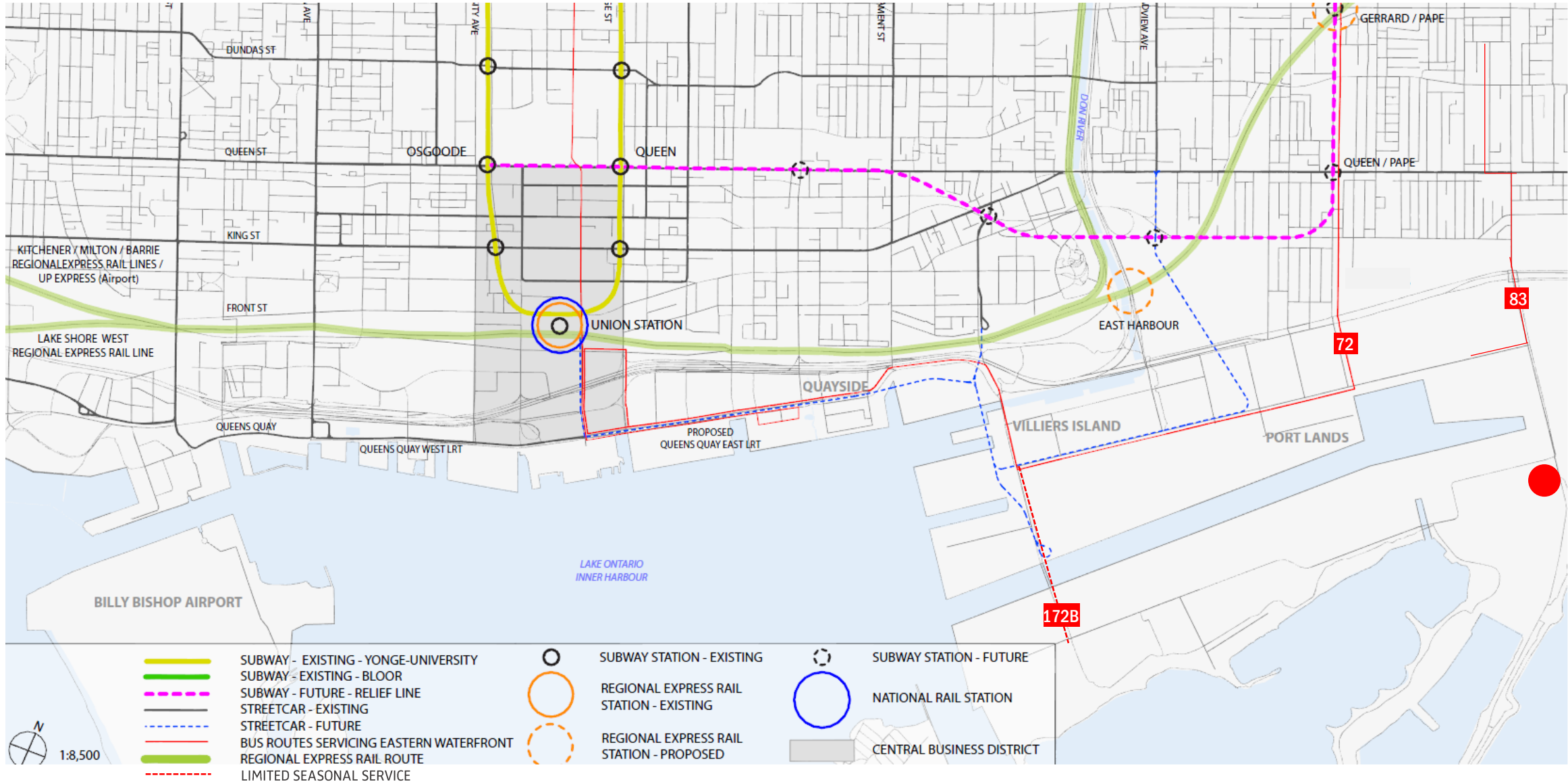


— Design Review Area
— Tommy Thompson Entrance Development Project

Site Context – Existing Site



Site Context - Transit



Policy Context - Central Waterfront Secondary Plan

- (P17) Sustainable management practices and design and construction techniques that have minimal environmental impacts and return the greatest ecological rewards will be utilized in waterfront parks.
- (P31) Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.), parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

Recap: Panel Comments from May 2017:

- 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 reconceptualising the pavilion design.
- Consider using solar domes and solar panels on the roof and adding car charging stations to the parking lot.



Rendering from May 2017

Topics for Panel Consideration

- Appropriateness of further refinements to parking lot design and stormwater management strategy
- Modifications to pavilion design including materiality, form and scale of soffit

City of Toronto + Toronto and Region Conservation

Tommy Thompson Park Park Entrance Development Project

Waterfront Toronto Design Review Panel

October 18, 2017

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The Entranceway and Pavilion Project seeks to establish a new front door to the Park that is welcoming, engaging, and ecologically sensitive to its context.

The scope of work includes:

- A serviced park entrance, parking, accommodation for bus (tour/school) turnaround, and;
- A serviced public pavilion / outdoor interpretive area

Key opportunities in this work include:

- Establishing the identity of the Park
- Providing visitors with crucial information on the Park and its unique features
- Better connecting the Park to the surrounding pedestrian and bicycle networks
- Protect the existing ecologies that surround the entranceway
- Better defining where cars are welcome and where they are not

Our work on the Entranceway and Pavilion Project builds upon the previous master planning, architecture and landscape architecture of Tommy Thompson Park.

- Tommy Thompson Park Master Plan (1989) and Addendum (1992)
- Tommy Thompson Park Revised Trails Master Plan and Park Infrastructure (2006)
- Lake Ontario Park Master Plan (2008)
- Tommy Thompson Park Master Plan Implementation Projects:
 - Staff Booth (2013)
 - Environmental Shelter (2013)
 - Bird Banding Station (2013)
 - Entranceway Pavilion (concept design 2010, not implemented)
- Urban Wilderness Principles Document (2014)
- Baselands Trails Master Plan (2016)

Existing Conditions

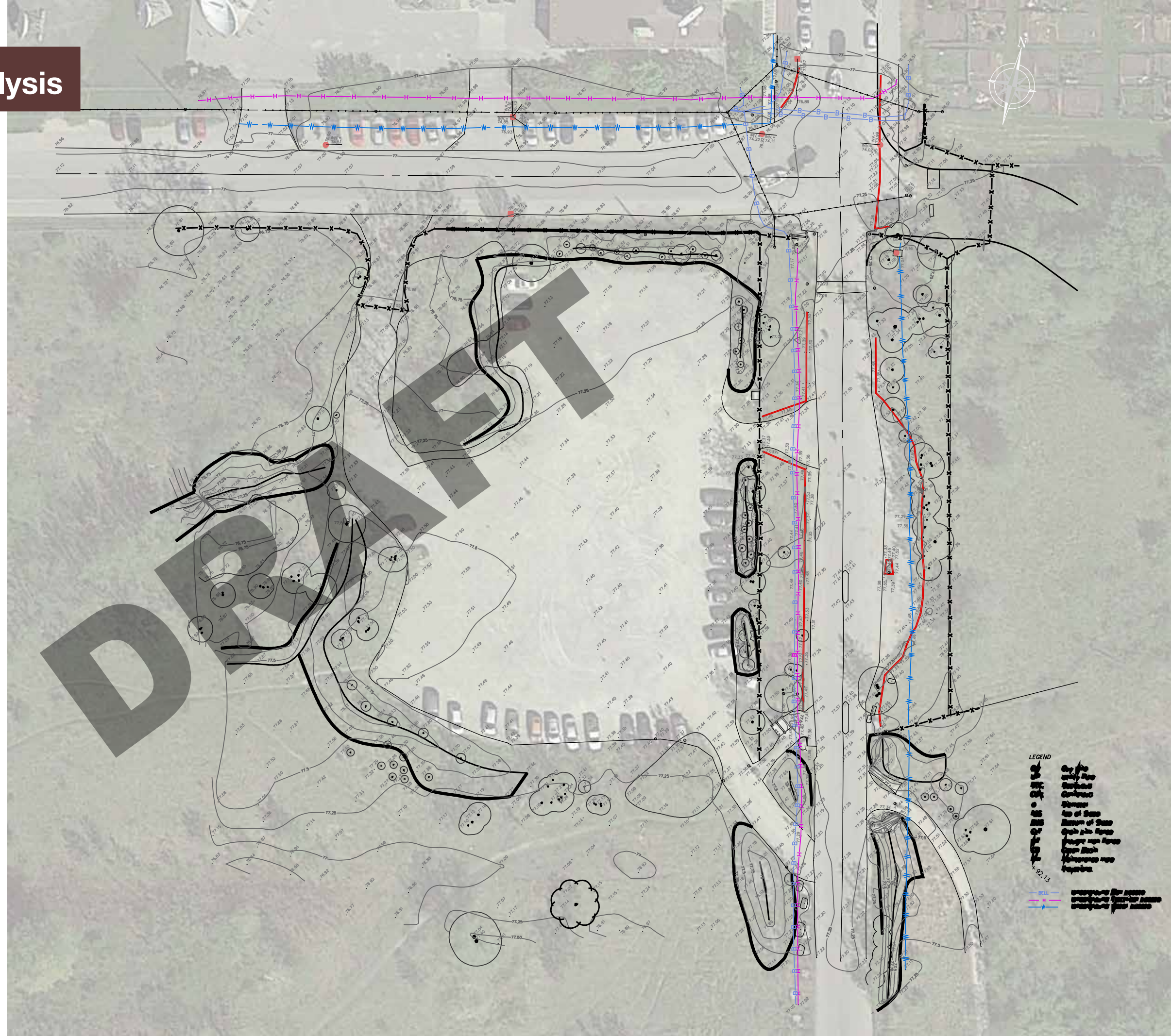
- The new development will occur within the existing footprint of the current parking lot
- Development will not encroach on existing landscapes



Site Understanding and Analysis

Survey

- Topography of the site relatively flat apart from mounded landscapes at the southern edge
- Perched wetlands within Base Lands west/south west of existing parking lot
- Tree planting at eastern edge of the parking lot for screening - consistent with TRCA Site Plan strategy of 2010
- Edges to hard surface areas generally lacking definition with gravel bleeding into surrounding landscape



Existing Conditions



Site Understanding and Analysis

Edge Conditions: East Multi-Use Trail

- Main vehicular entry - first impression of TTP
- Road design, landscapes to either side lacking definition/function, with drainage issues
- Signage and wayfinding improvements
- Gateway control - how and where



Site Understanding and Analysis

Edge Conditions: West Isolated Ecologies

- Consider views of Base Lands landscape
- Consider stormwater management integration
- Protect valuable tree stands and underbrush ecology
- Control Access



Site Understanding and Analysis

Edge Conditions: South Trail Connections to Park

- Consider views of Base Lands landscapes
- Consider stormwater management integration
- Maintain trail connections into Park while controlling access



What We Heard from DRP #1:

(Items within project scope)

- Gate at entrance - could it be more than an ordinary gate?
- Increase quantity of tree planting (Poplars/ Cottonwoods) in swales / separation of multi use trail from parking.
- Consider using alternative material other than Cor Ten steel on the soffit due to impacts of potential run-off.
- Material selection for pavilion should serve more than a decorative purpose - in relation to gabion wall use in particular.
- Lighting needs to be effective and sensitive.

Our Response

- City of Toronto direction to use standard park gate due to maintenance and durability concerns
- Additional trees have been added to swales and to perimeter of parking
- Alternate soffit materials investigated - phenolic panel selected and detailed in place of Cor Ten.
- Use of gabion reduced to privacy screening wall at washroom doors.
- Lighting directionality changed to wall wash down instead of up onto soffit. Site lighting is minimal, located adjacent to pavilion and entrance ways to parking and multi-use trail.

What We Heard from DRP #2:

(Items within project scope)

- The landscape design of lush and rough details works well on the site - however 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 rough nature of the site. Consider reconceptualizing the pavilion design. Hesitation around phenolic panels for soffit - too smooth and refined.
- Consider using solar domes and solar panels on the roof and adding car charging stations to the parking lot.

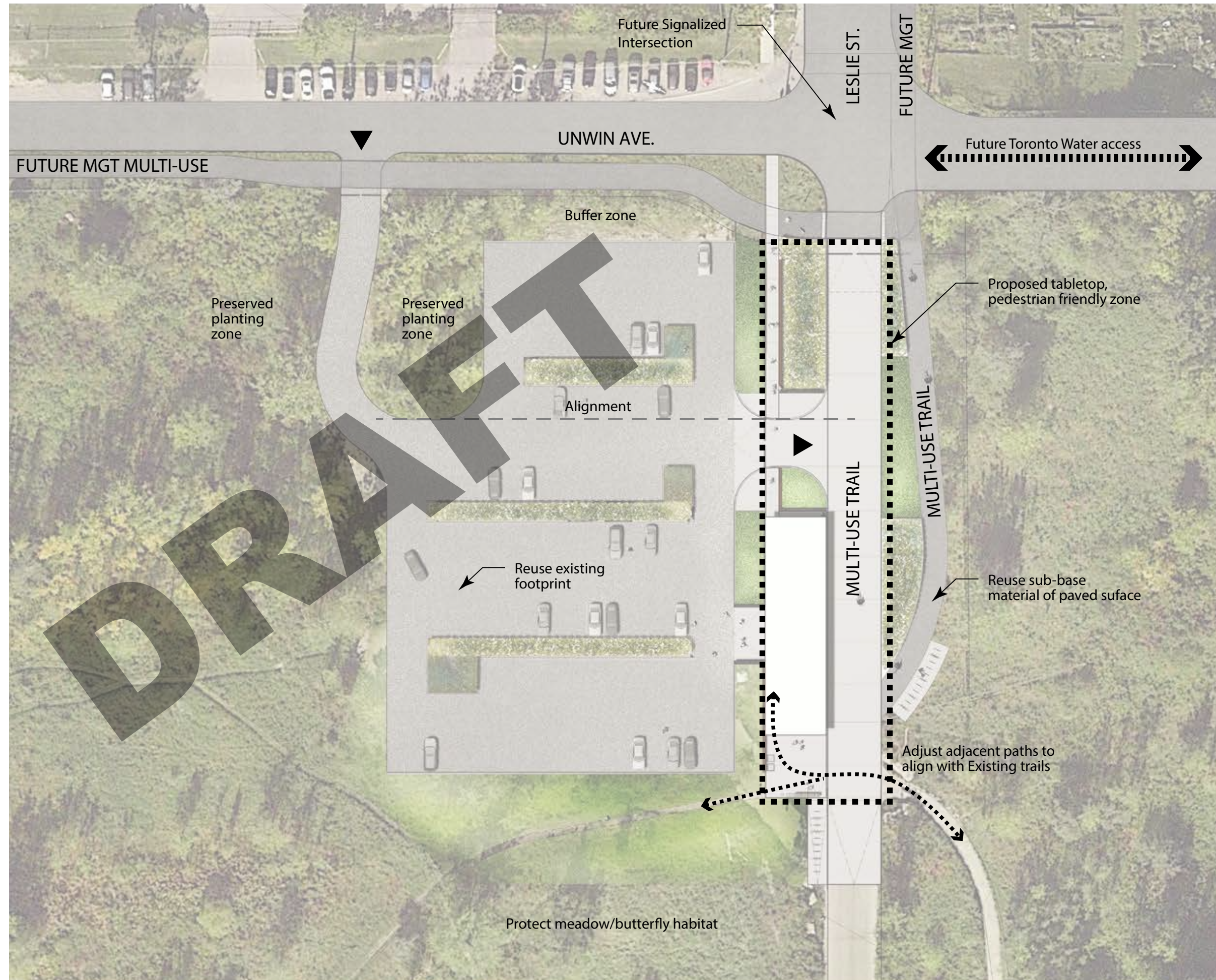
Our Response:

- Parking lot has been revised to reduce parking, and to include additional trees in order to break up plan.
- Pavilion roof structure redesigned to cantilever and deepen, disconnected from base and columns removed; windows inset; concrete texture roughened to expose aggregate; inset lettering introduced
- Soffit returned to Cor Ten to relate to other TTP pavilions as directed by WT. Run-off minimized by pre-weathering + soffit orientation and details.
- City of Toronto direction to not introduce skylights or solar panels due to budget, maintenance constraints and durability concerns.

Site Organization Strategy

Layout Strategy

- Provide for future MGT connection along the northern edge of parking lot, with landscape buffer
- Preserve tree stand adjacent to western entrance driveway
- Align vehicular connection to multi-use trail to facilitate bus movements and allow for the removal of the bulb-out
- Establish tabletop at the northern edge of Multi-Use Trail to identify pedestrian-priority zone



Site Organization Strategy

Stormwater + Planting

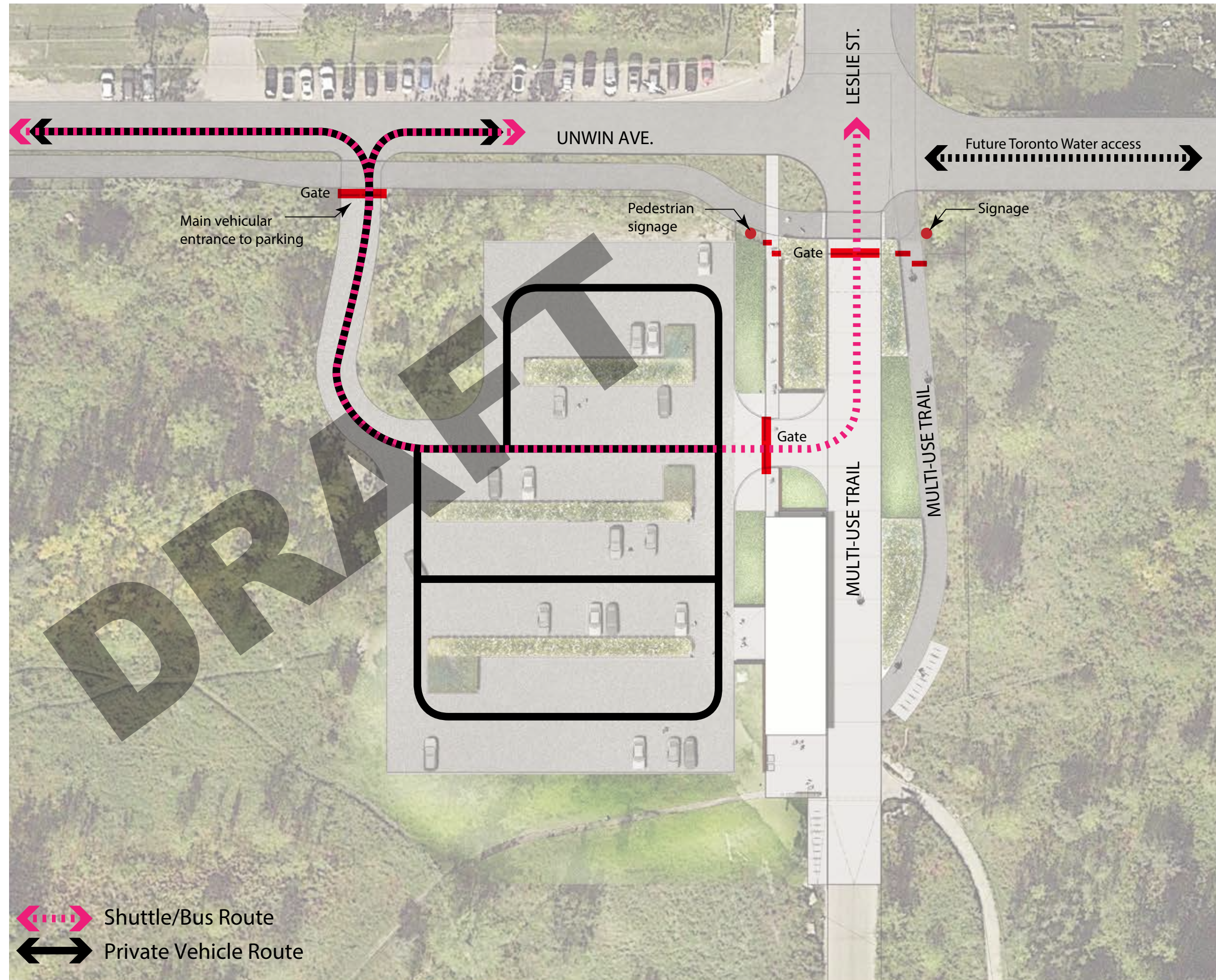
- Regrade parking lot to drain excess surface flow into landscaped swales, that in turn overflow into adjacent wetland landscapes to the west
- Create sculpted landform to the east and south to screen view of parking lot from entrance and trails and control access
- Develop drainage swales along multi-use trail to resolve current ponding issues on the trail



Site Organization Strategy

Site Circulation + Access Control

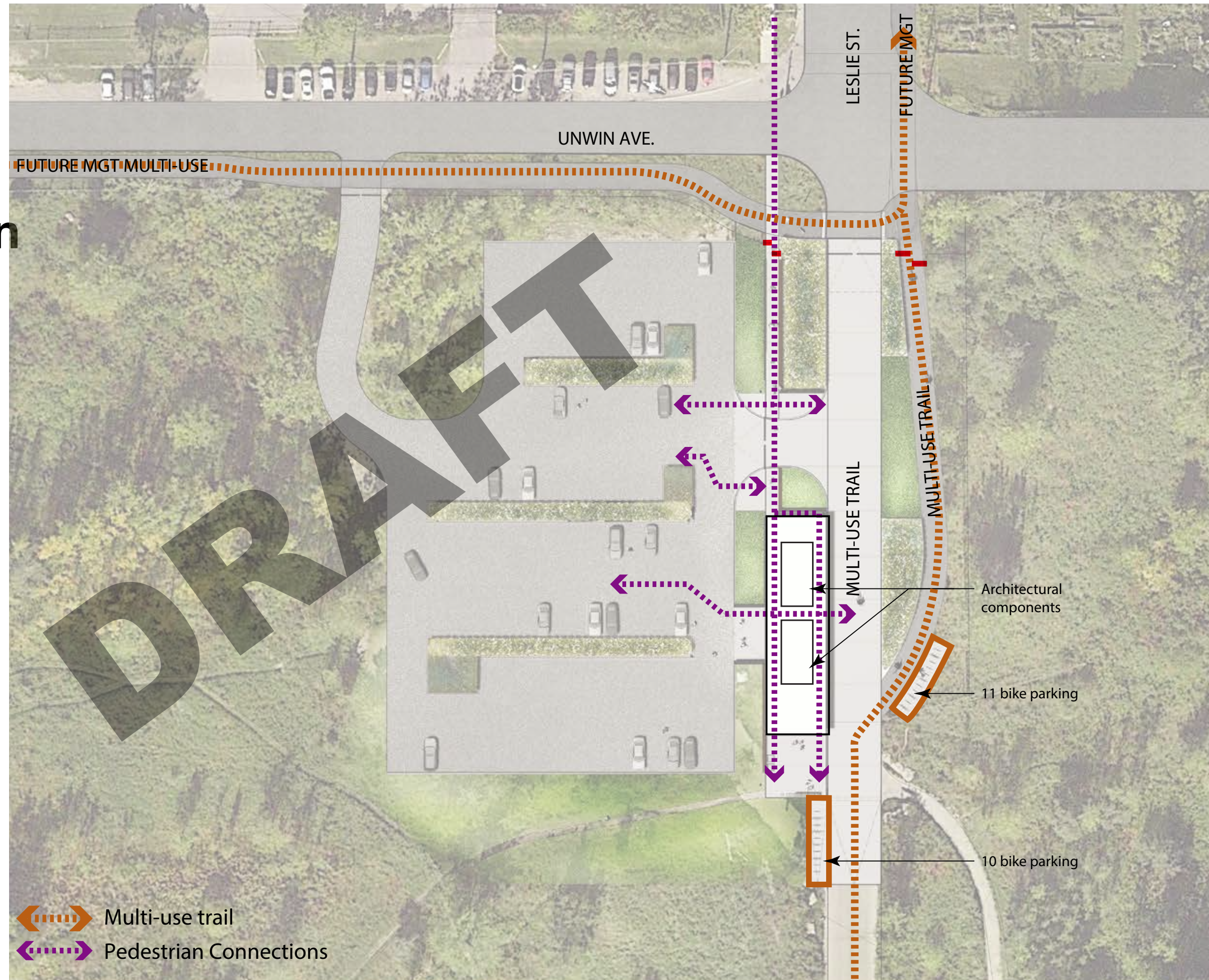
- Entry and exit for private vehicles from Unwin Avenue gate
- Two-way drive aisles within parking lot facilitate movements
- No access to multi-use trail - controlled by gate
- Tour bus/school bus drop off and exit controlled by gates at Multi-use trail



Site Organization Strategy

Site Circulation - Bicycle & Pedestrian

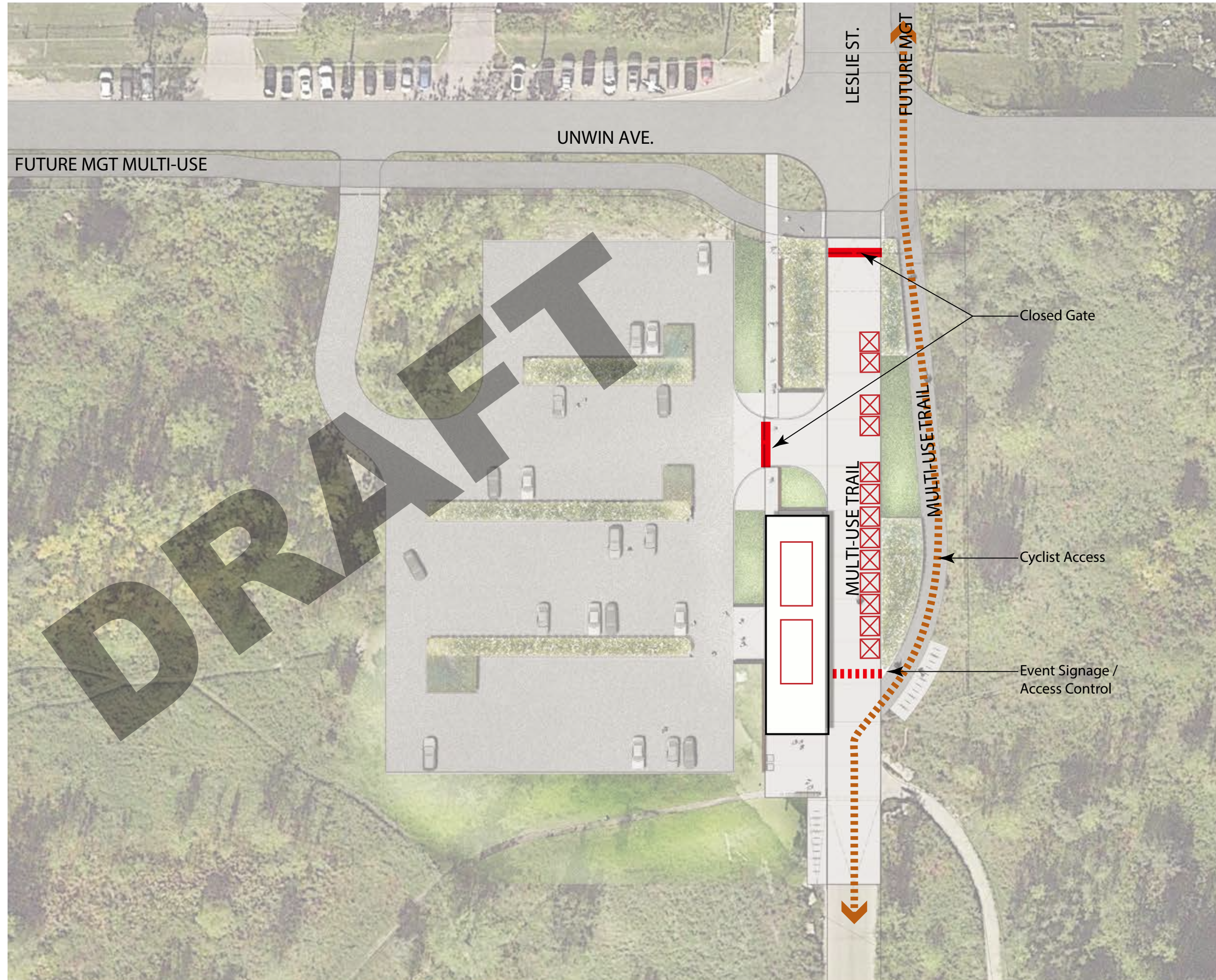
- MGT connection to multi-use trail
- Bicycle parking provided adjacent to pavilion along the multi-use trail
- Pedestrian connection along western edge of Leslie Street through the landscape, passing adjacent to the entry pavilion to the Base Lands trail heads
- Pedestrian connection from parking lot to the multi-use trail, passing through or adjacent to the pavilion



Site Organization Strategy

Special Event Set-Up

- Reconfigured entrance table top area can accommodate vendors for special events while minimizing conflicts with park users/cyclists



Landscape Material Selection



raised landforms w/ groundcover/ planting



porous granular pavement
concrete /asphalt



trees/shrubs- screening
(Eastern Cottonwood Red Osier Dogwood)

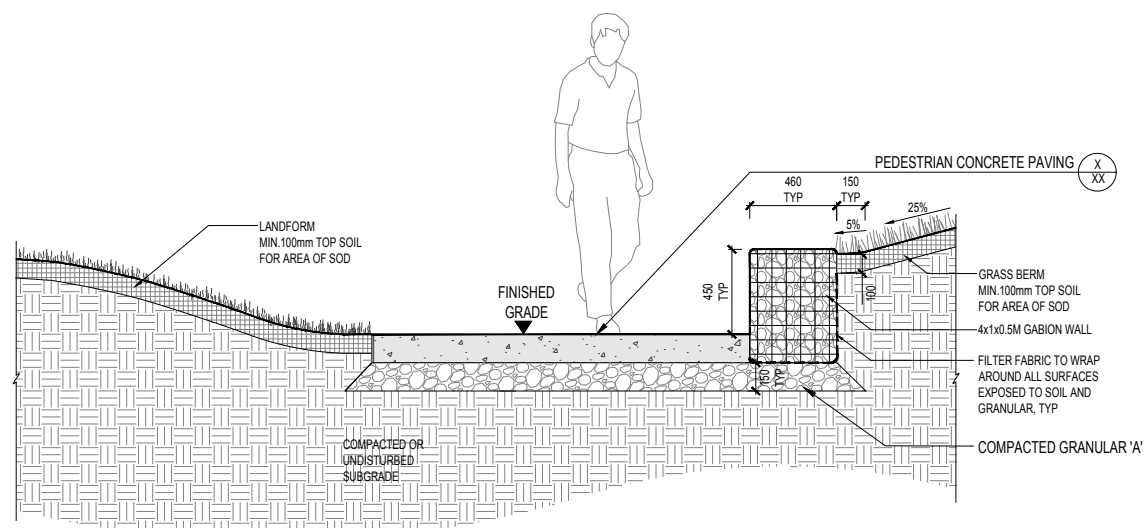


concrete retaining walls/gabion

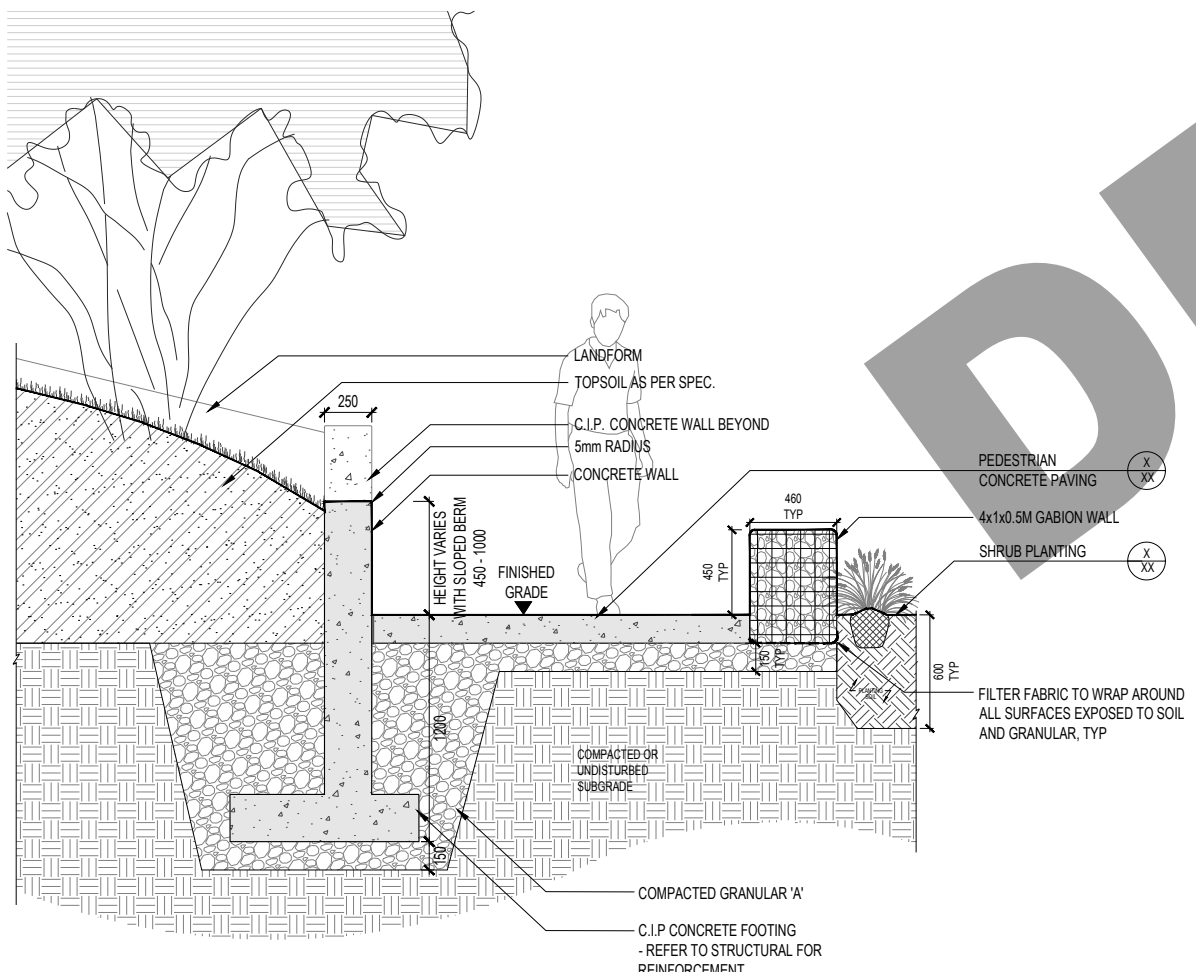


planted swales

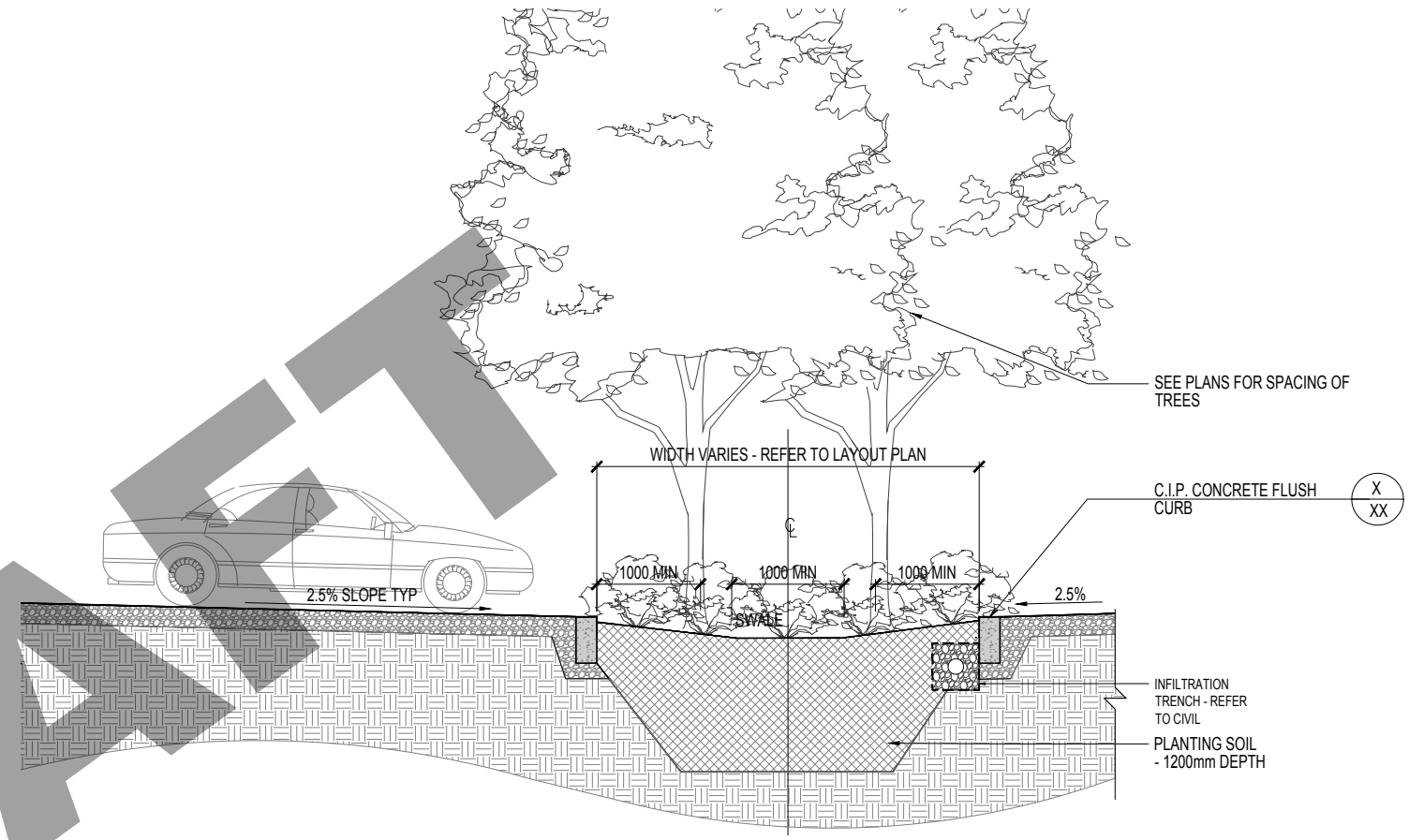
Landscape Design



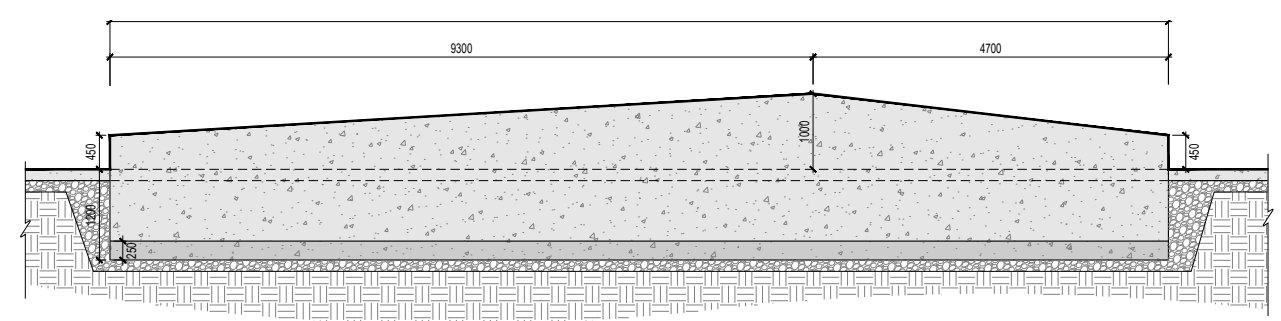
Gabion Wall



Retaining Wall

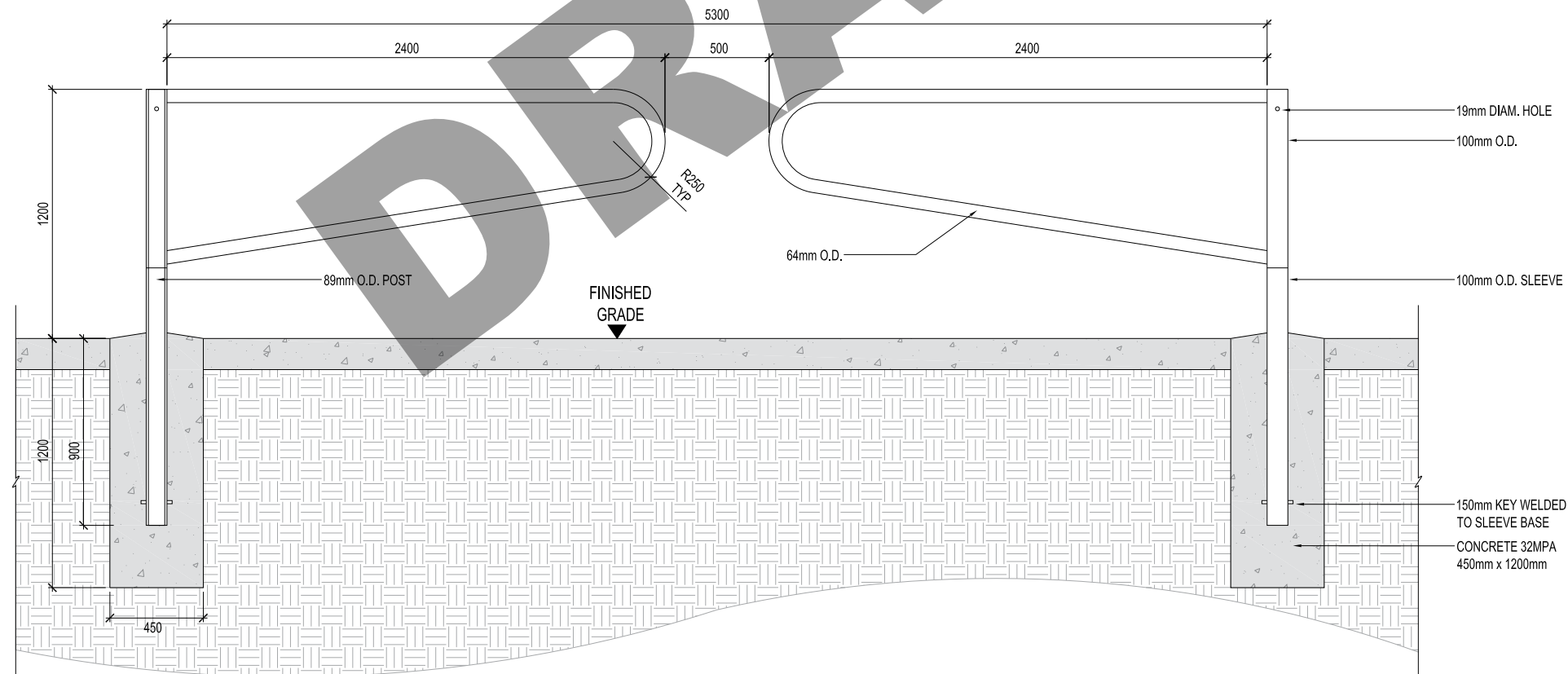
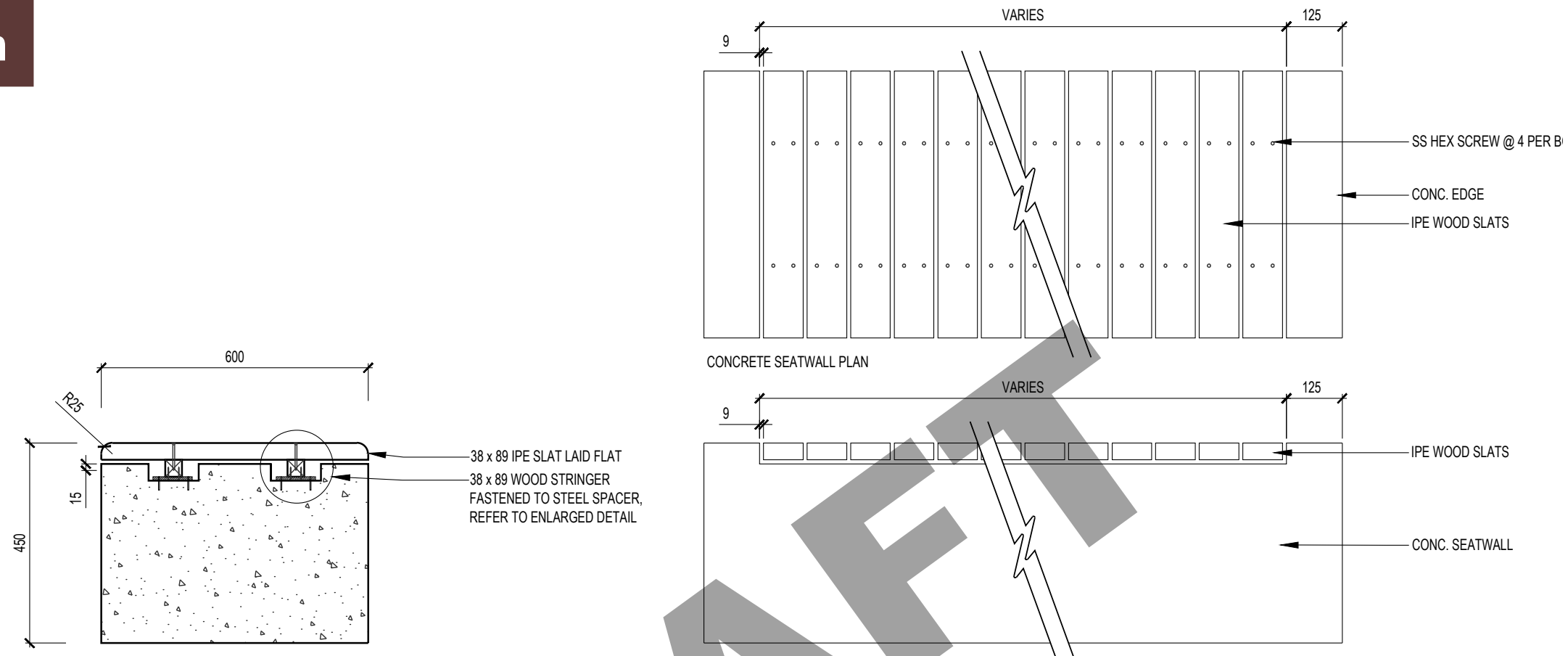


Planted Swale



Retaining Wall Elevation

Landscape Design



Typical Vehicular Entrance Gate

Landscape Design



Entry Pavilion Program

- 4 unisex washrooms, at least one of which is universally accessible
- office / storage room with sightline to multi-use trail entry, approximately 60' linear storage
- outdoor covered interpretive space to accommodate 30 people

Entry Pavilion Design Criteria

- bird-friendly design
- maintain the look and feel of the existing TTP infrastructure
- organically integrated with the site
- low operation and maintenance needs
- vandal-proof, sustainable and enduring

Existing Pavilions

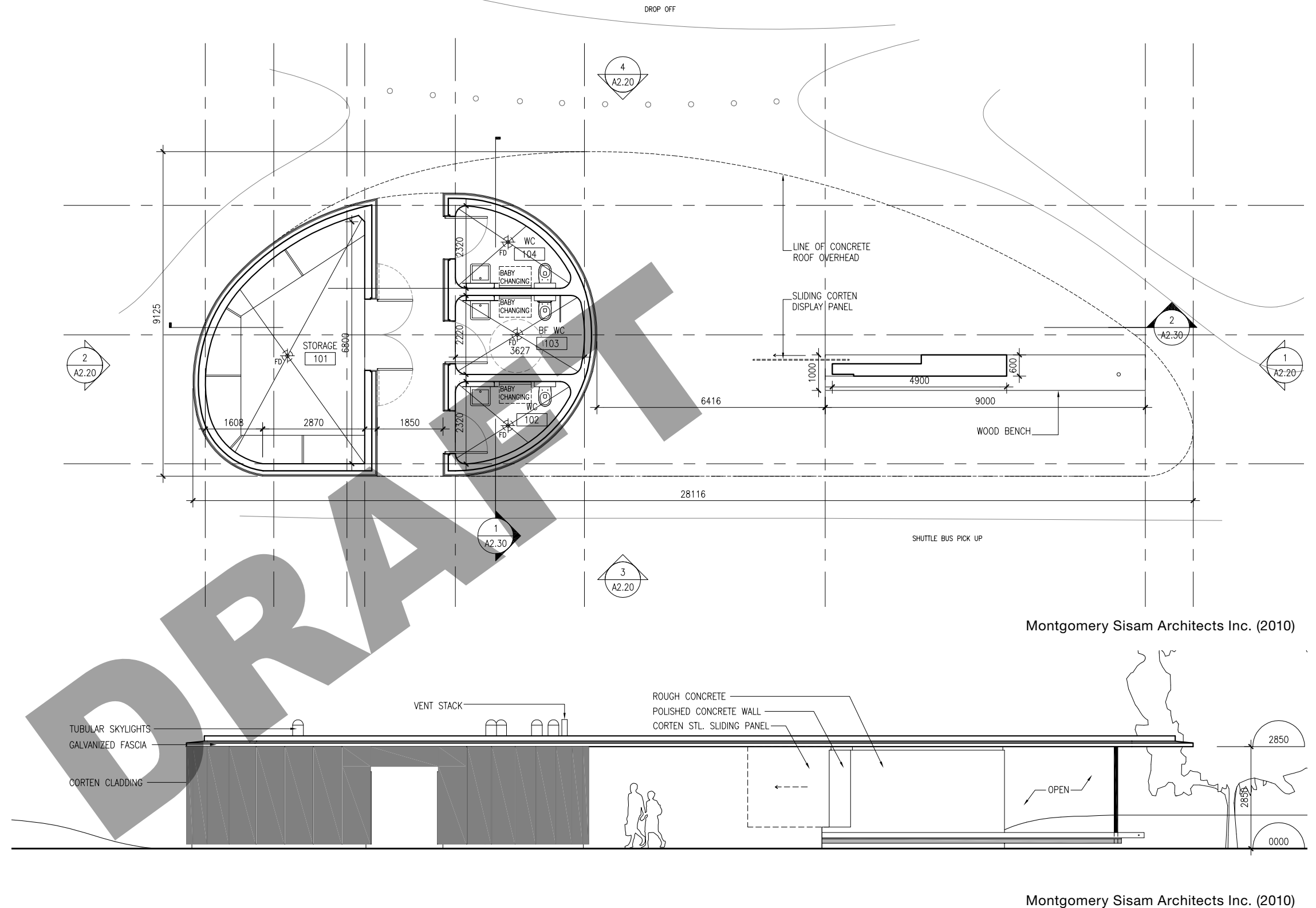
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Pavilion Design

Entry Pavilion Previous Design

- design similar to Staff Booth - same palette of materials, construction methodology, form
- storage room much smaller than now anticipated to be required
- fully opaque, no windows anticipated in the design
- curved floor plan areas difficult to efficiently utilize for storage



Pavilion Concept



Pavilion Rendering from DRP #1



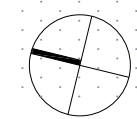
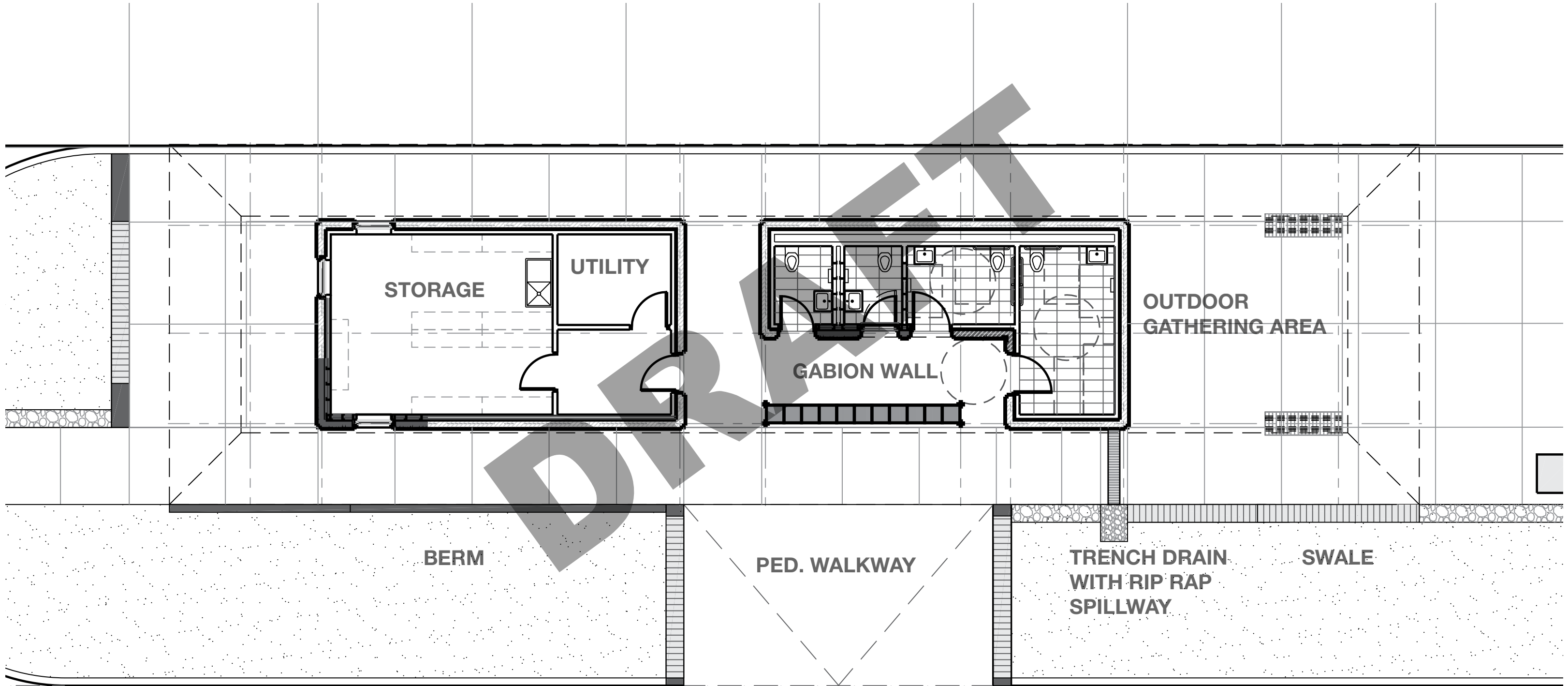
Pavilion Rendering from DRP #2



Pavilion Rendering from DRP #3



Pavilion Design



Pavilion Plan

Pavilion Design



West Elevation

BERM

PEDESTRIAN WALKWAY

GABION WALL

SWALE



East Elevation

TOMMY THOMPSON PARK

Architectural Material Selection



chisel-tooled
concrete



CorTen soffit



recessed
glazing



cast-in
lettering



gabion wall

Gabion Wall Material Selection



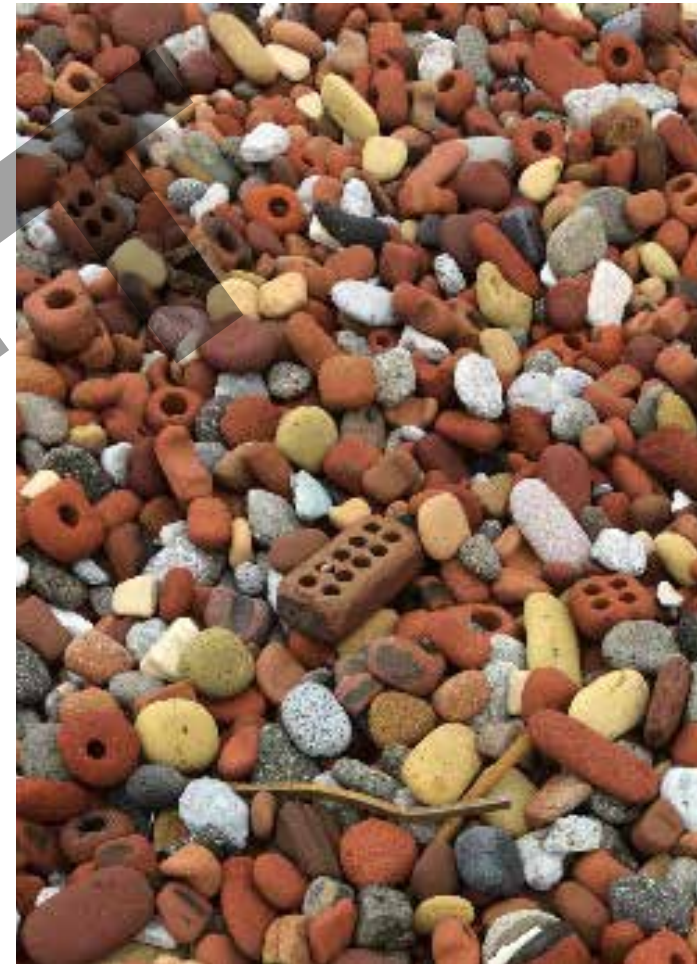
original rubble



concrete rubble



storm debris

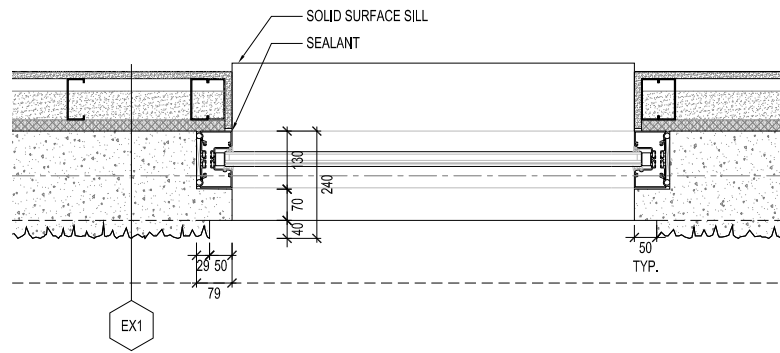


coarse aged rubble

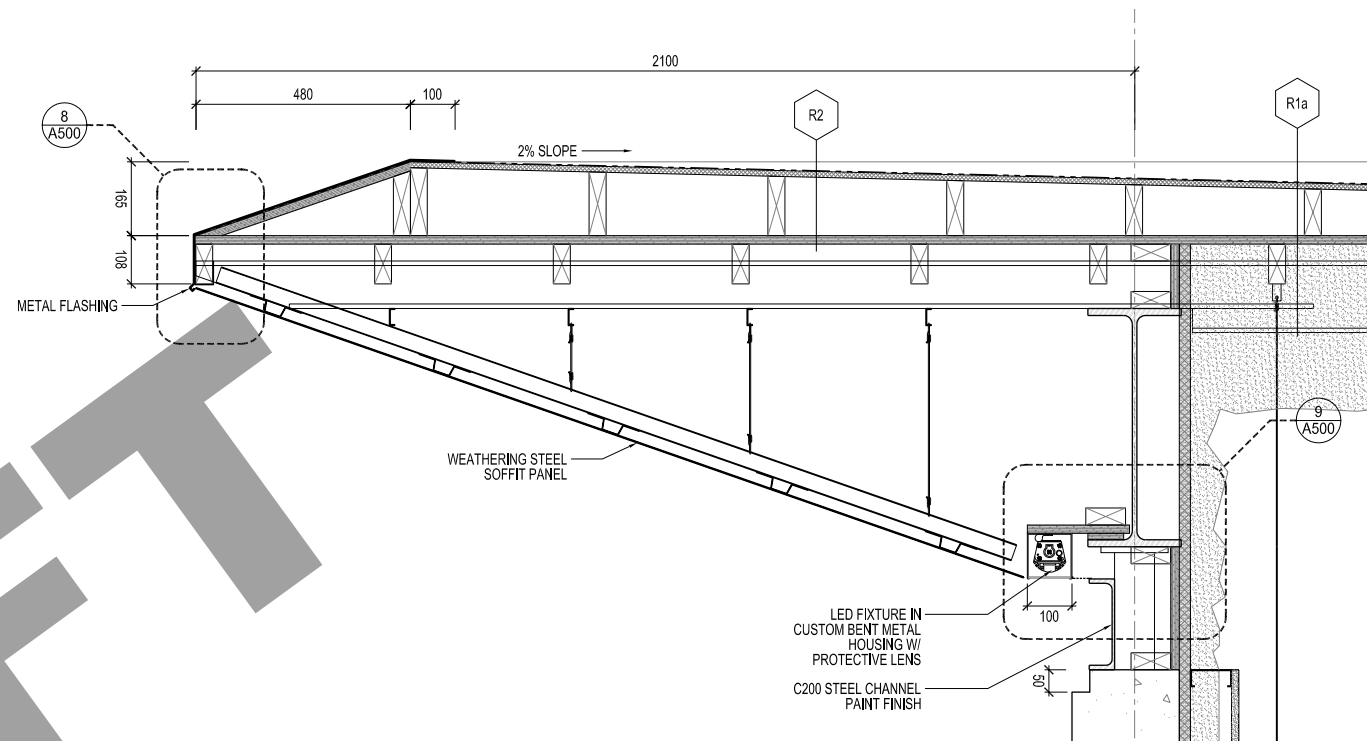
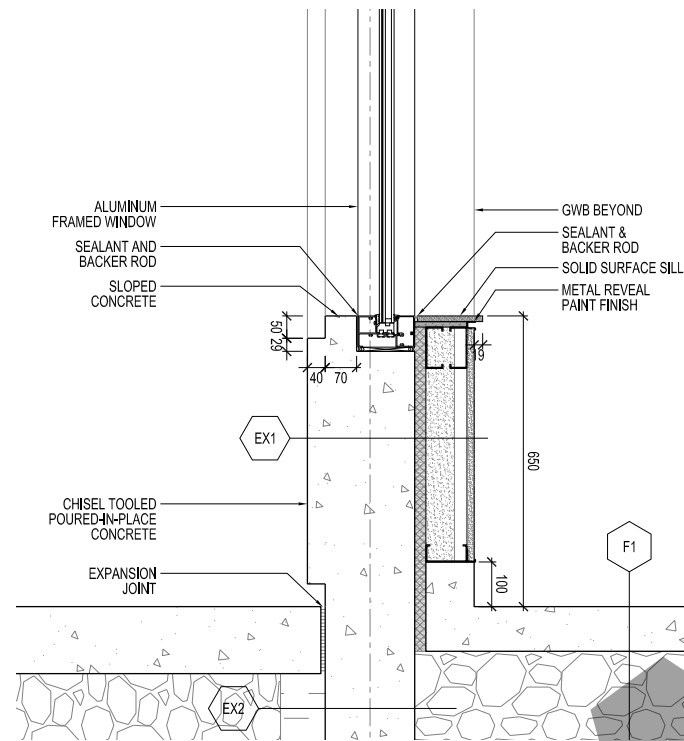


fine aged rubble

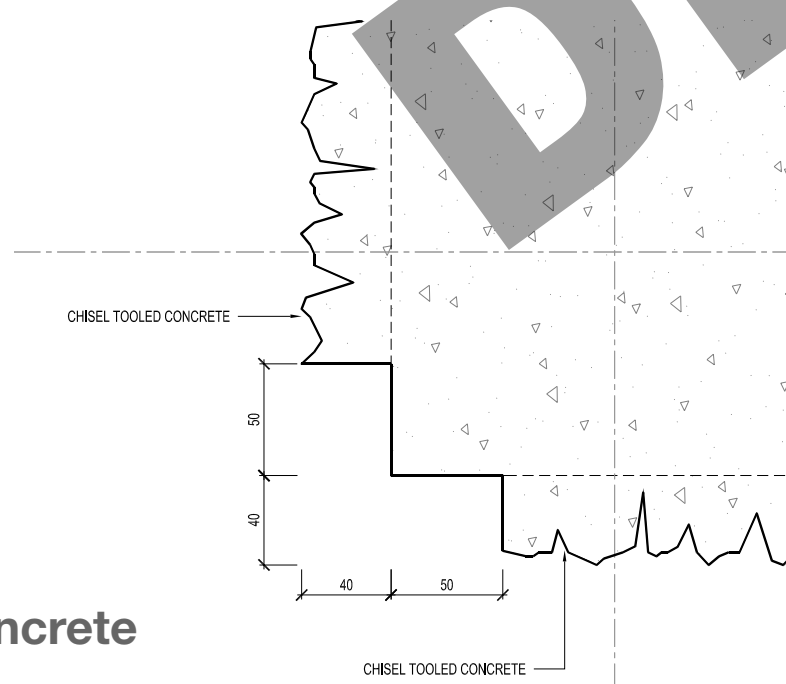
Pavilion Design



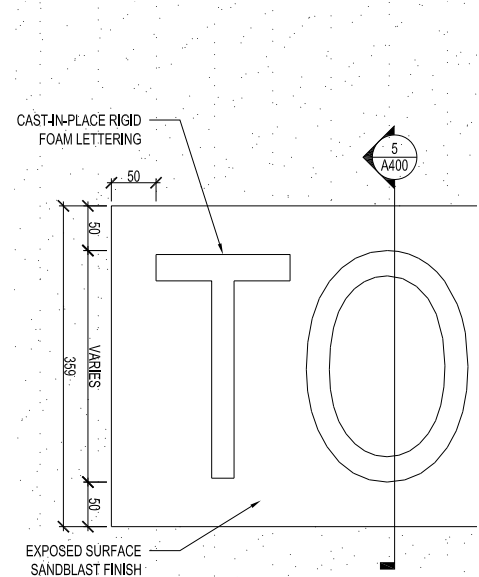
Recessed window



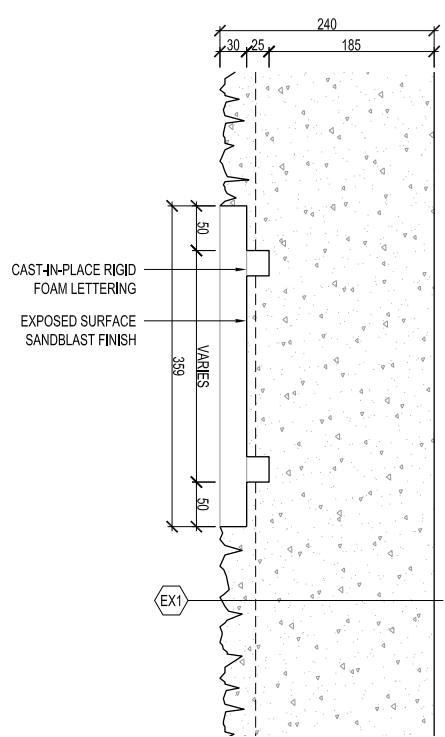
CorTen soffit



Chisel-tooled concrete



Cast-in lettering



Pavilion Design



Pavilion Design



Topics for Panel Consideration

- Appropriateness of further refinements to parking lot design and stormwater management strategy
- Modifications to pavilion design including materiality, form and scale of soffit

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