



Waterfront Design Review Panel

March 20, 2019



30 Bay Street

DESIGN REVIEW PANEL
March 20, 2019

Leontine Major, Senior Planner

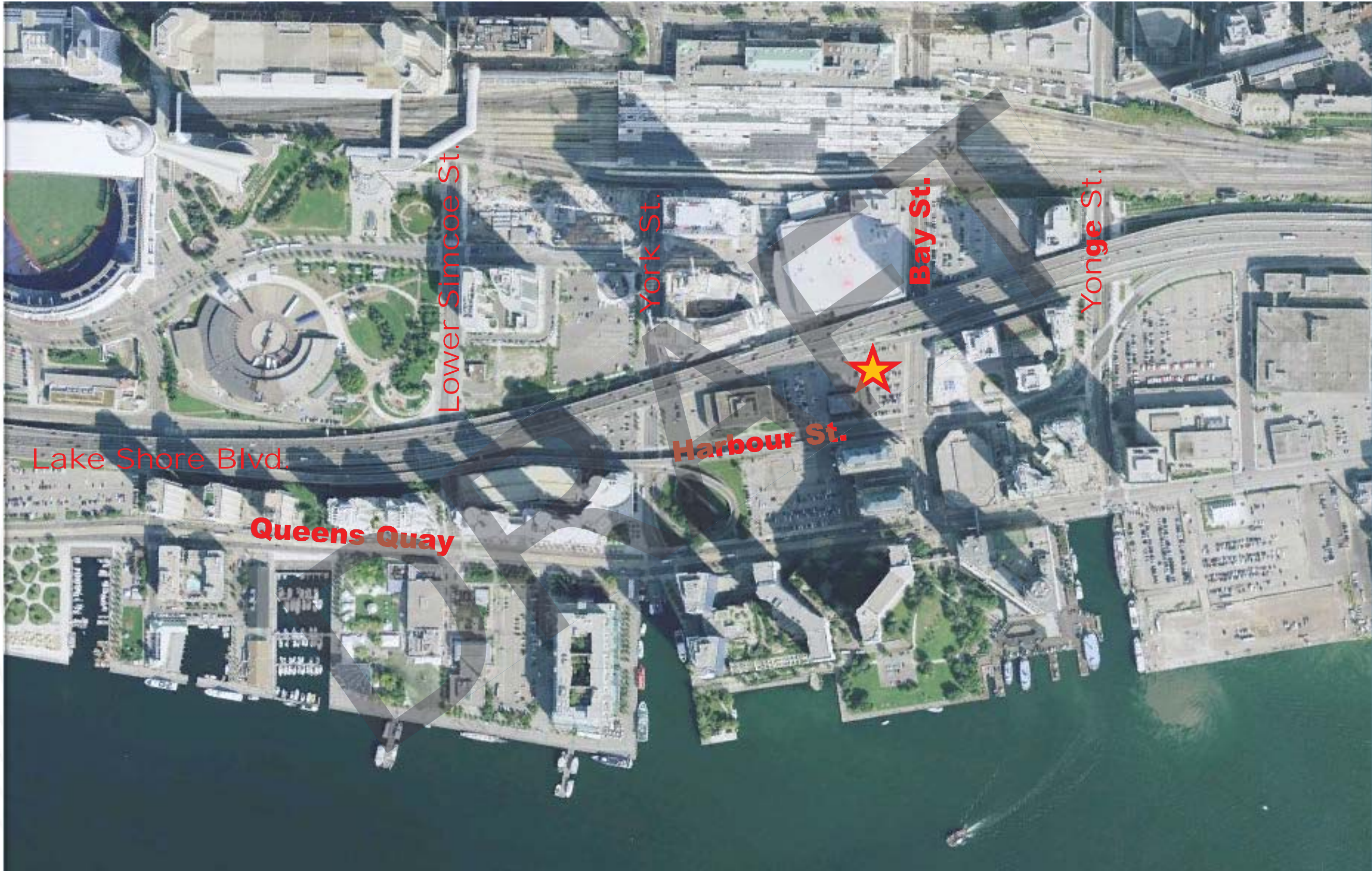


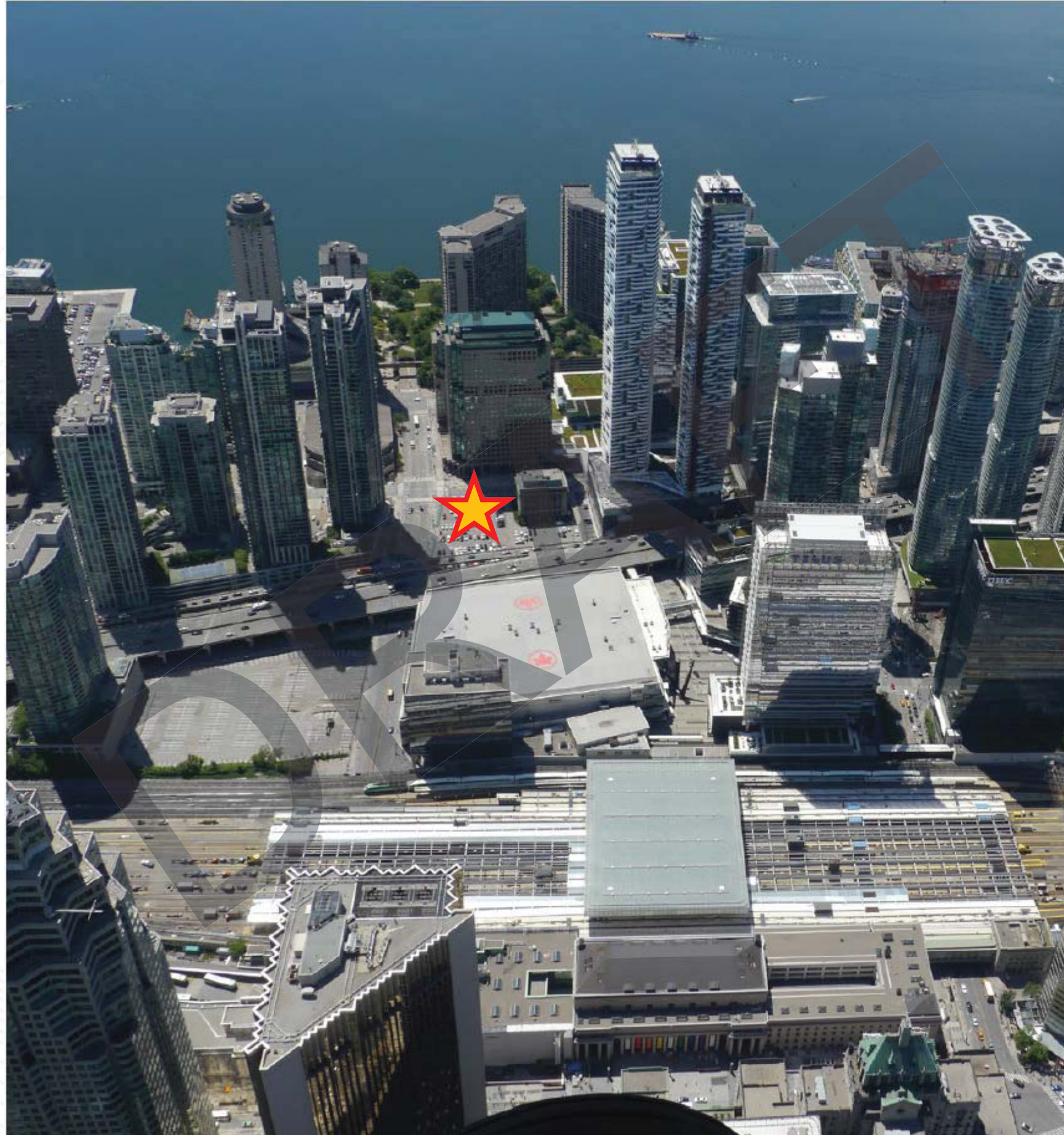
SITE CONTEXT

PLANNING POLICIES

PEDESTRIAN CONNECTIVITY

PANEL REVIEW



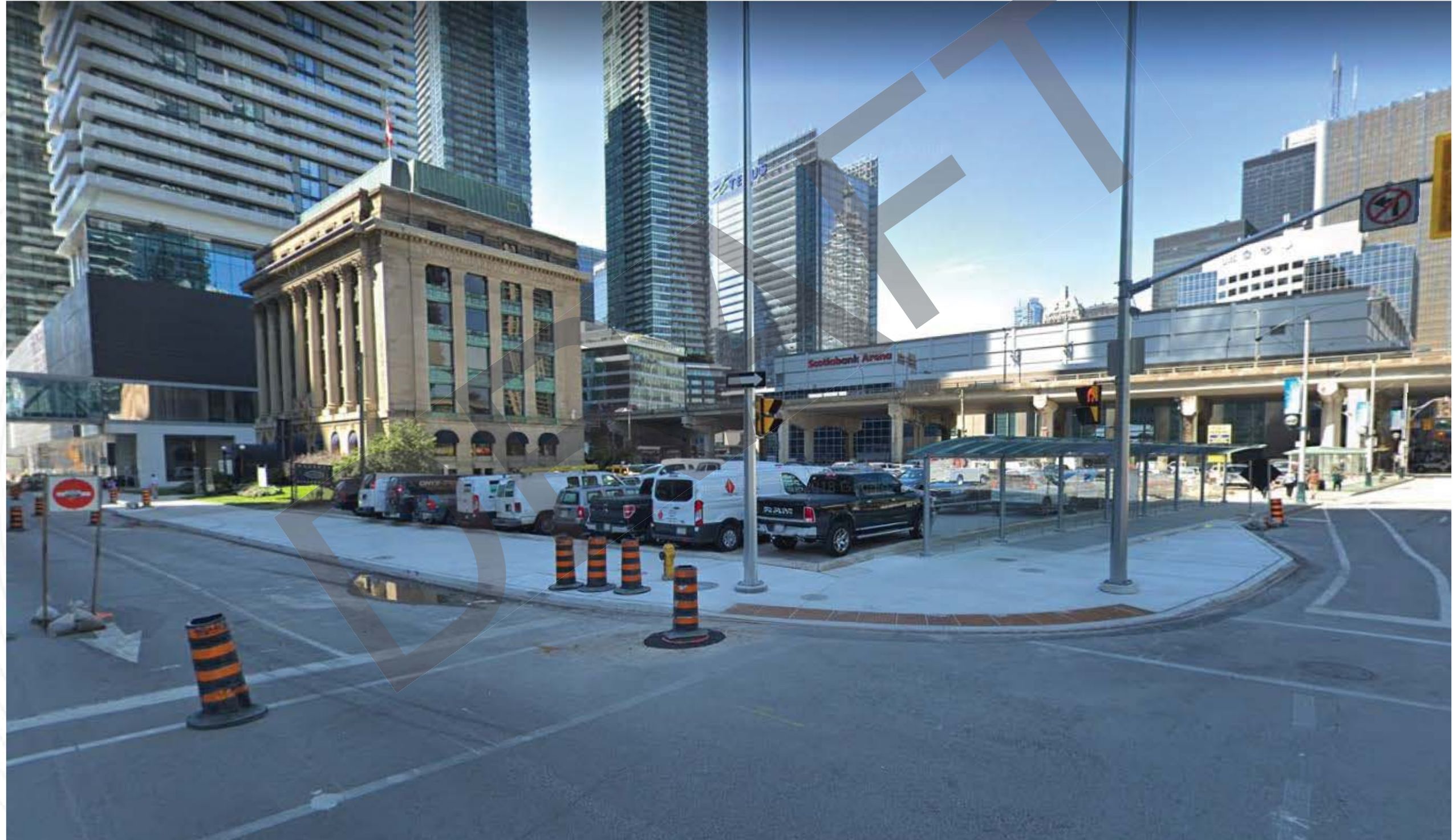








Bay/Harbour Intersection





Bay/Lake Shore Intersection





North side of site – Under the Gardiner





VIEW LOOKING NORTH ON BAY STREET FROM LAKE SHORE BLVD.



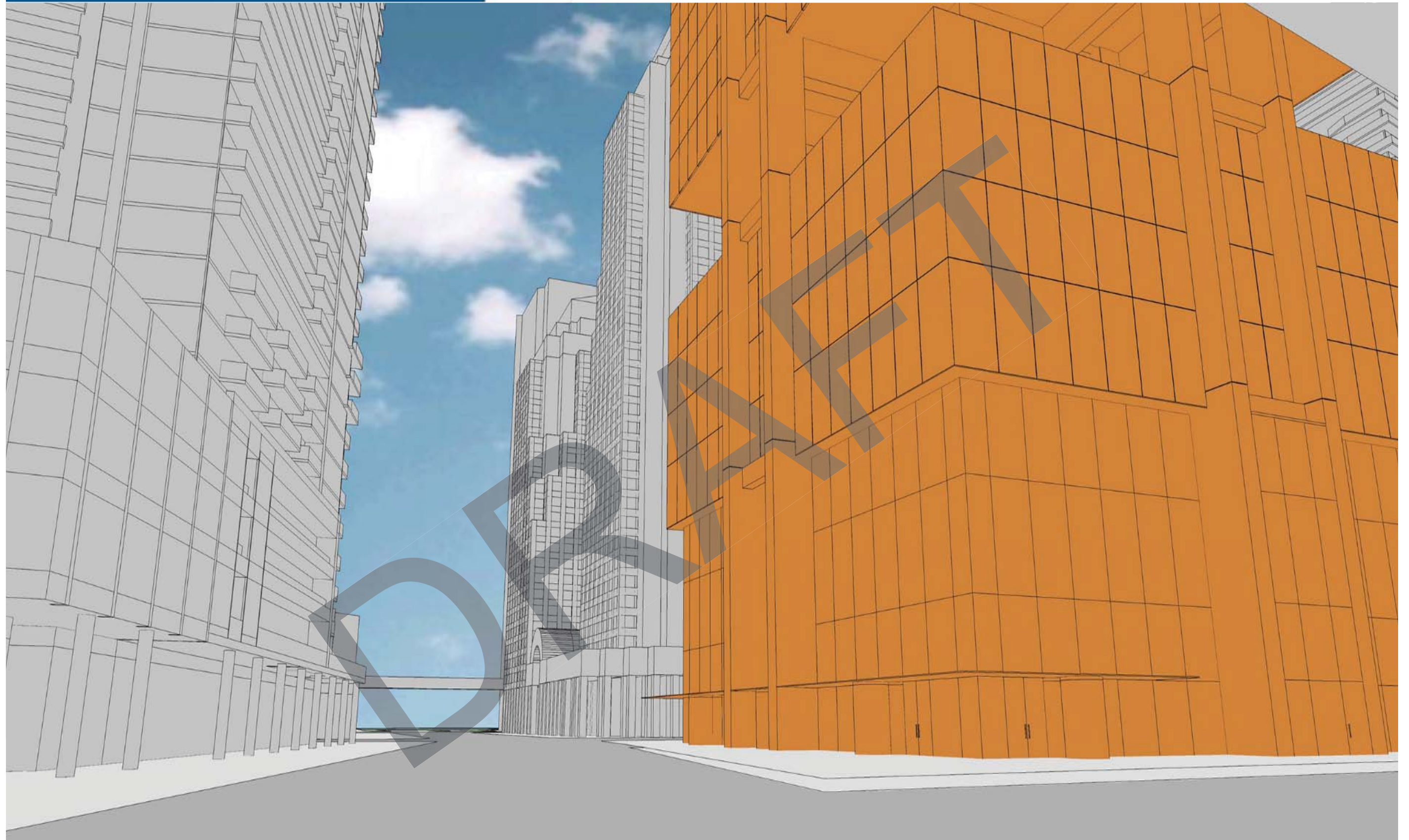
VIEW LOOKING SOUTH TOWARDS SITE FROM CIBC SQUARE



APPLICANT'S PROPOSAL



EXISTING BUILDINGS



APPLICANT'S PROPOSAL



EXISTING BUILDINGS

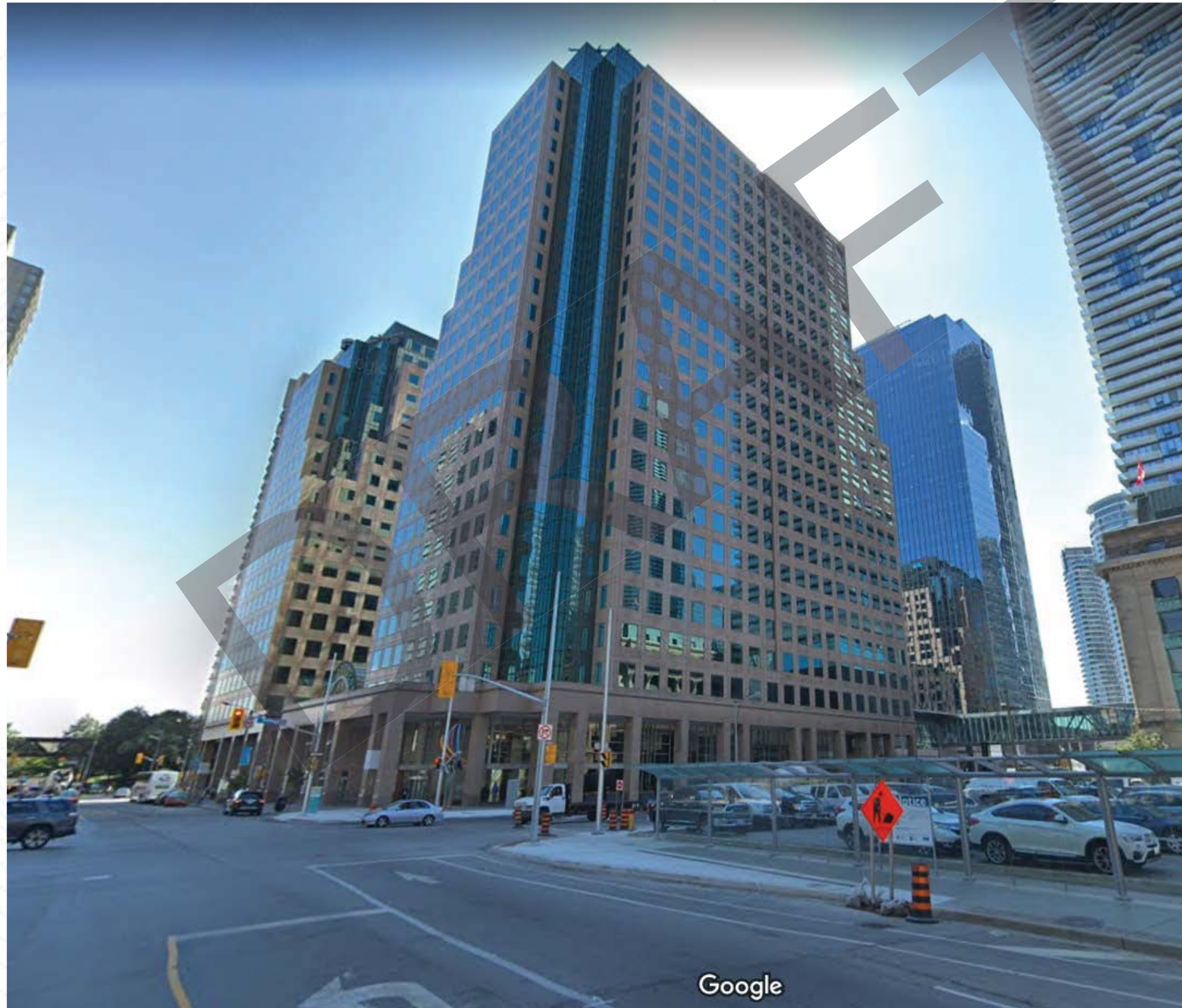


New development to west





Development to south



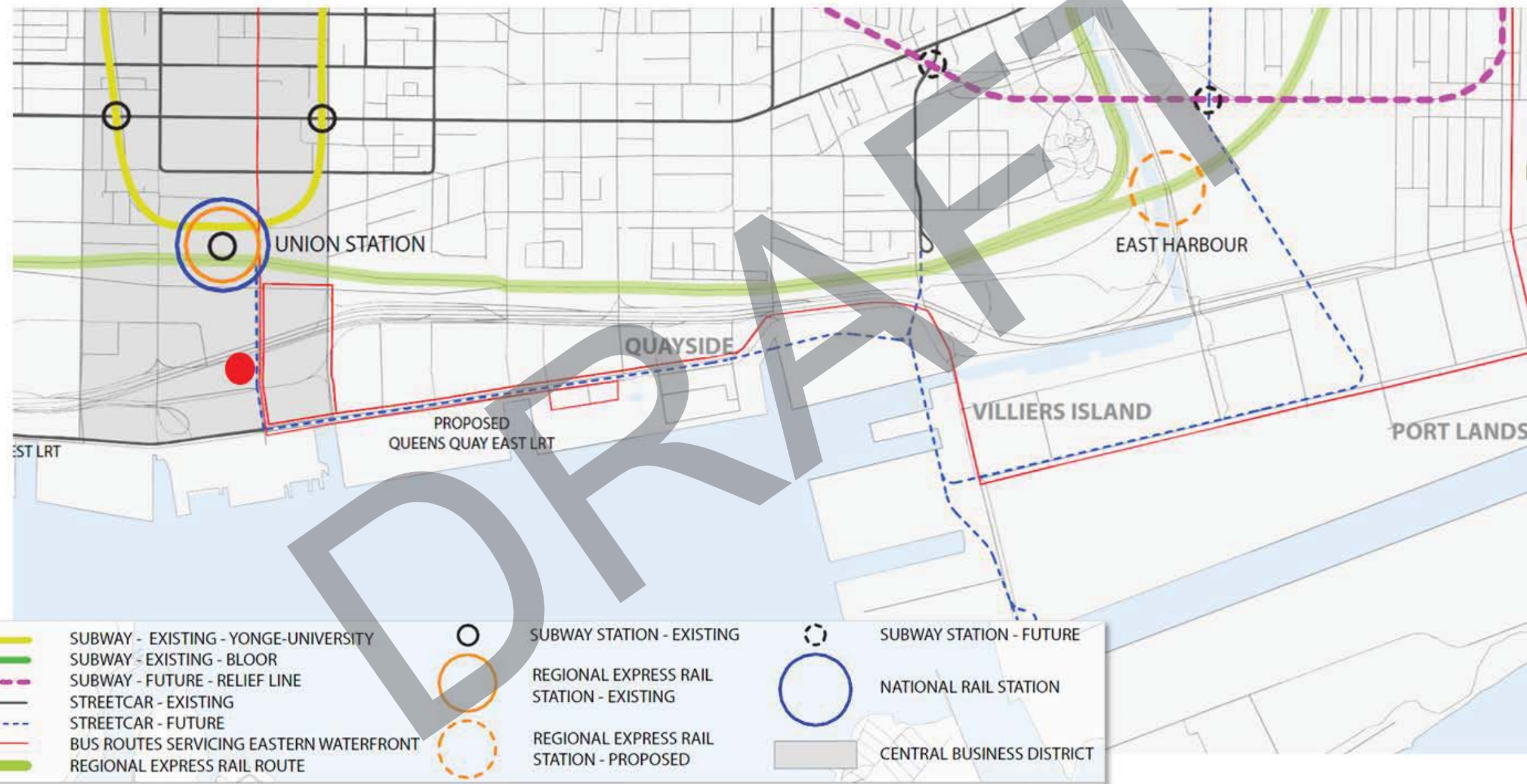


Development to east





Transit





SITE CONTEXT

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PANEL REVIEW



The City of Toronto Official Plan

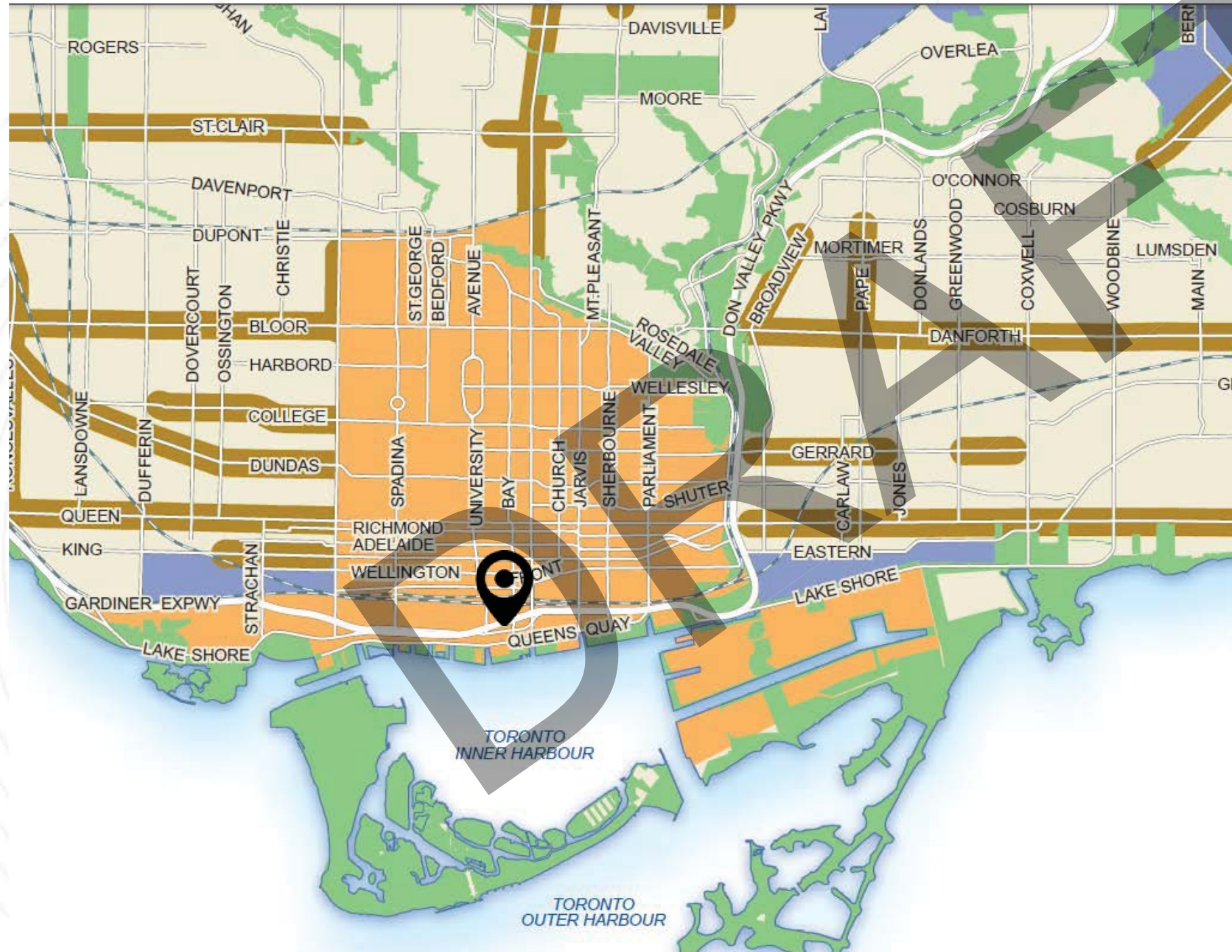
The vision of the Plan is about creating an attractive, diverse, and safe city that evokes pride, passion and a sense of belonging, while offering a dynamic mixture of opportunities for everyone to live, work, learn and play.



www.seantamblyn.com



Official Plan – Urban Structure Map



Official Plan – Map 2
Urban Structure









-  Avenues
-  Centres
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System

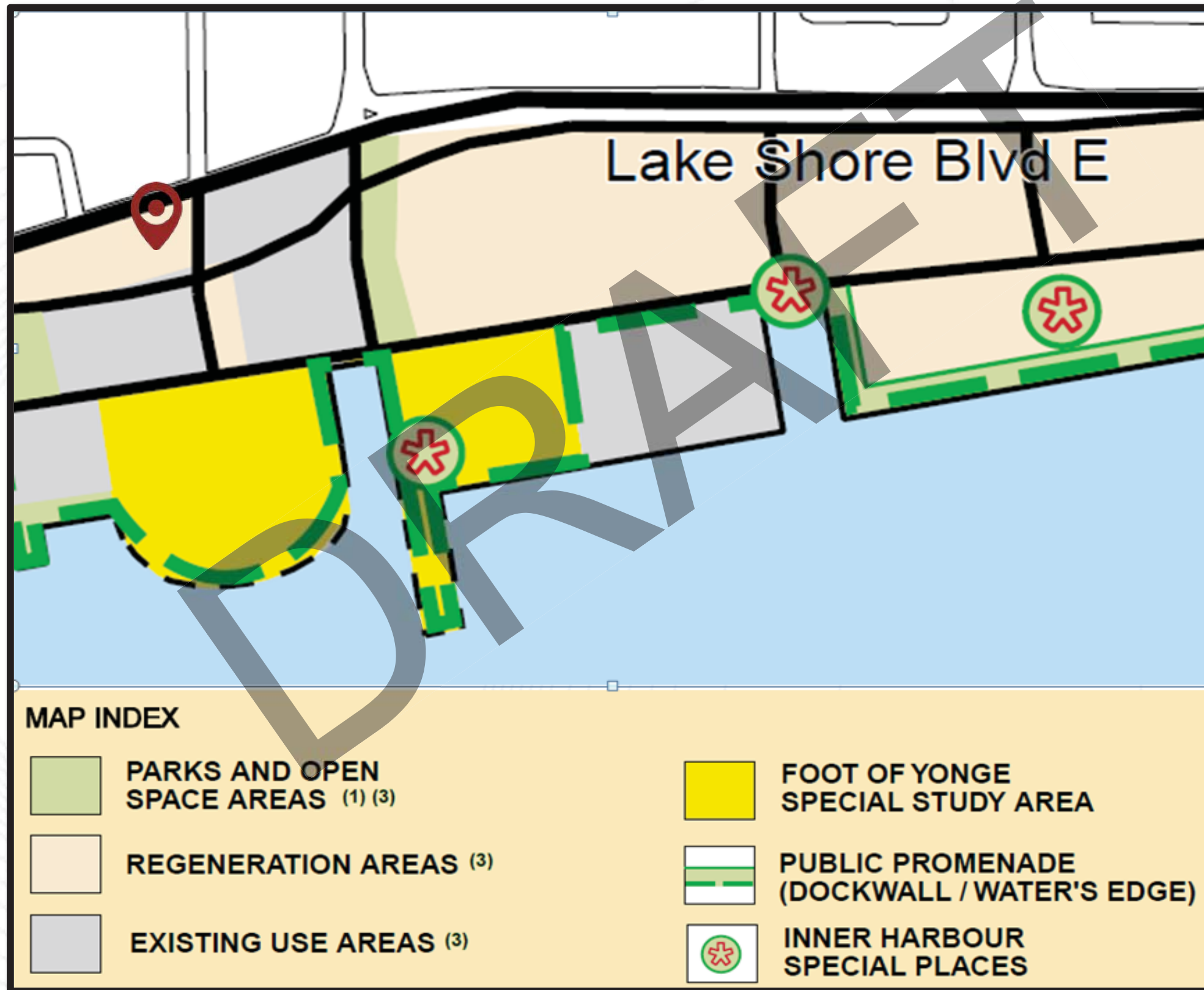


Figure 43. Official Plan Map 18 - Land Use Plan

- | | | | | |
|--|---|--|---|--|
|  Regeneration Areas |  Mixed Use Areas |  Employment Areas |  Parks |  Apartment Neighbourhoods |
|  Utility Corridors |  Subject Site | | | |



Central Waterfront Secondary Plan





Regeneration Areas

- Regeneration Areas are intended to allow a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses
- Used to attract investment to former industrial lands or other underutilized areas



Heritage Policies

- Heritage Policies in the Official Plan state that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council (Policy 3.1.5.4).



HARBOUR COMMISSION BUILDING



DESIGNATED PART V (2006)

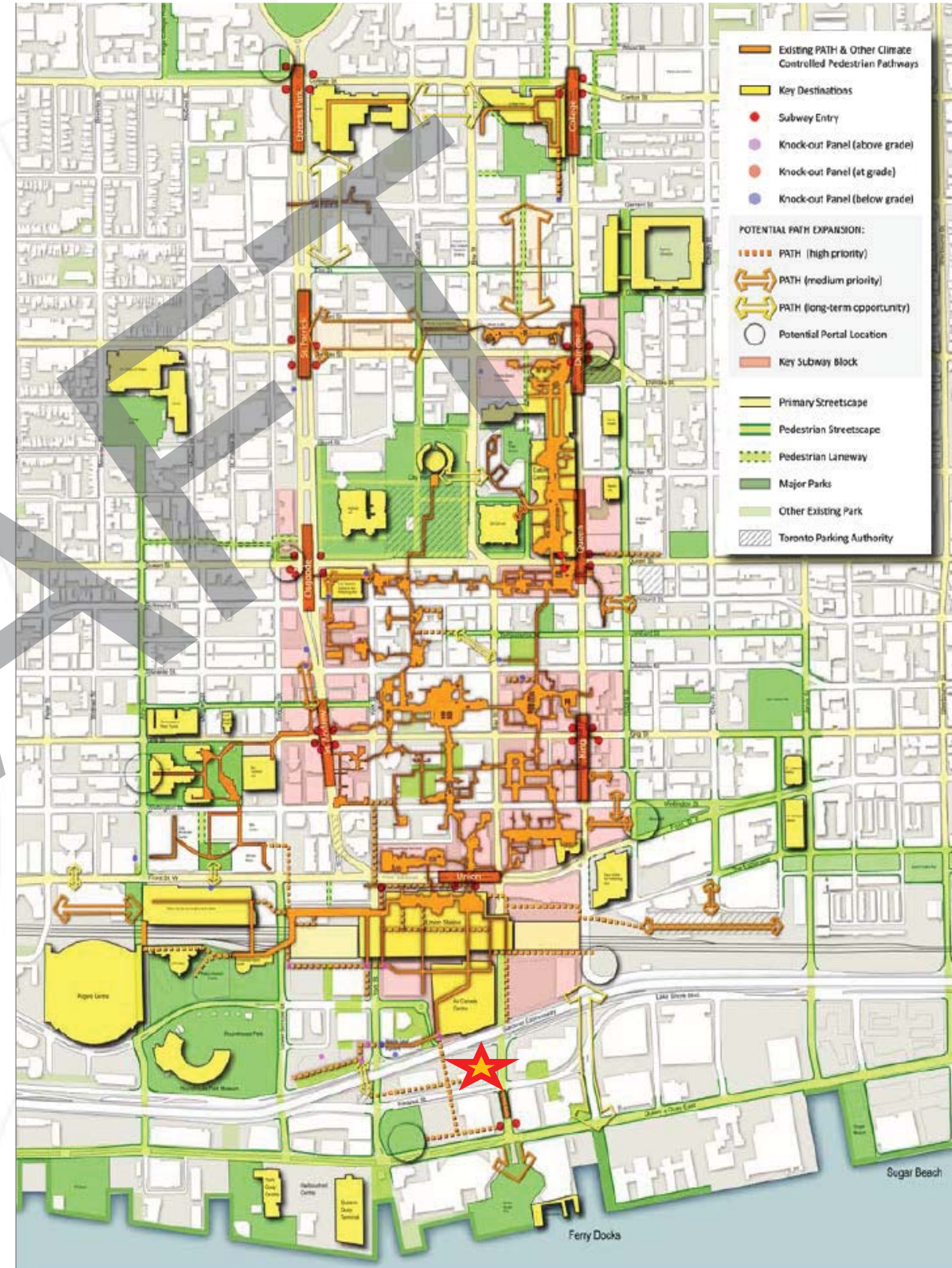
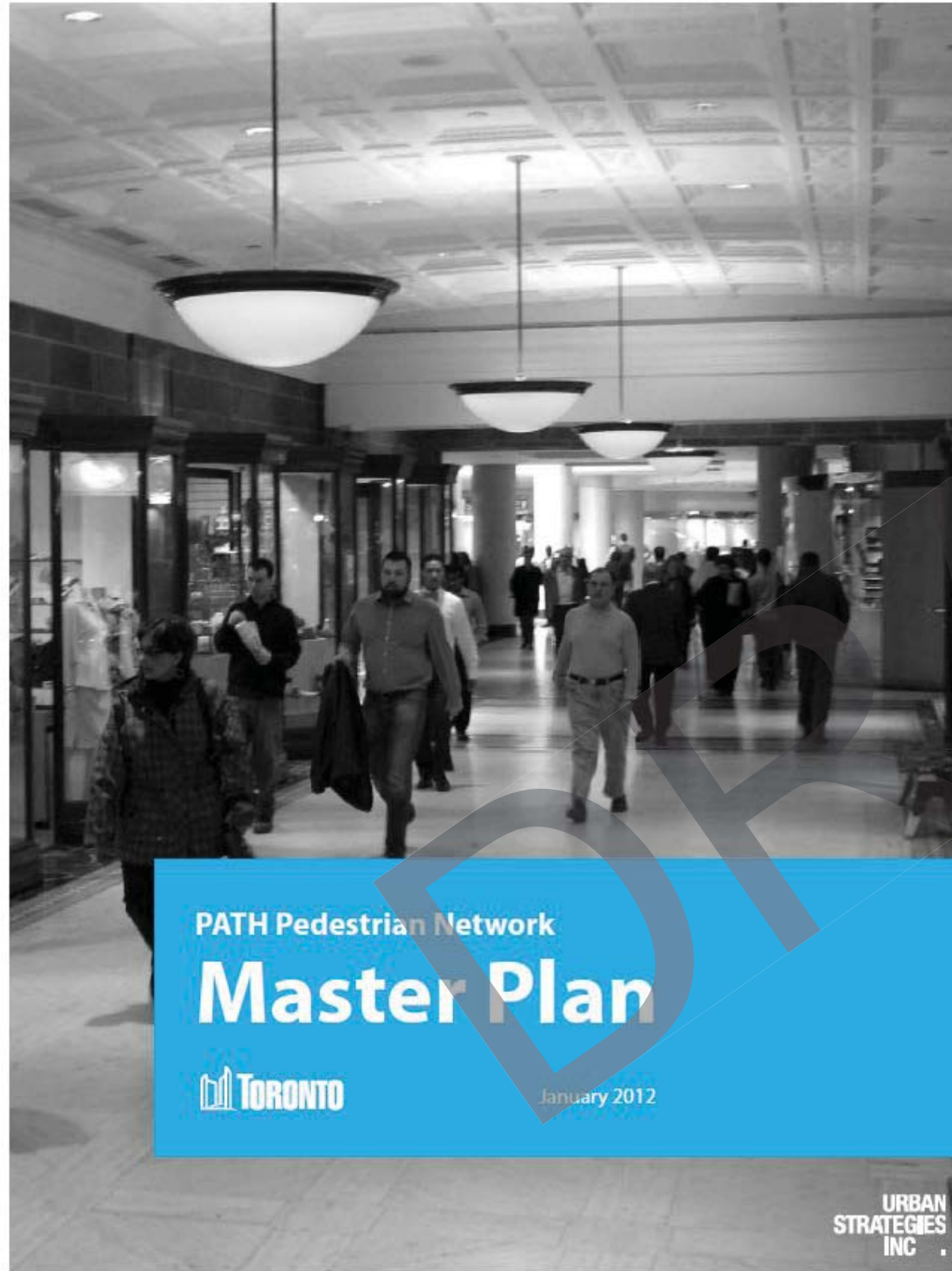


SITE CONTEXT

PLANNING POLICIES

PEDESTRIAN CONNECTIVITY







PANEL REVIEW

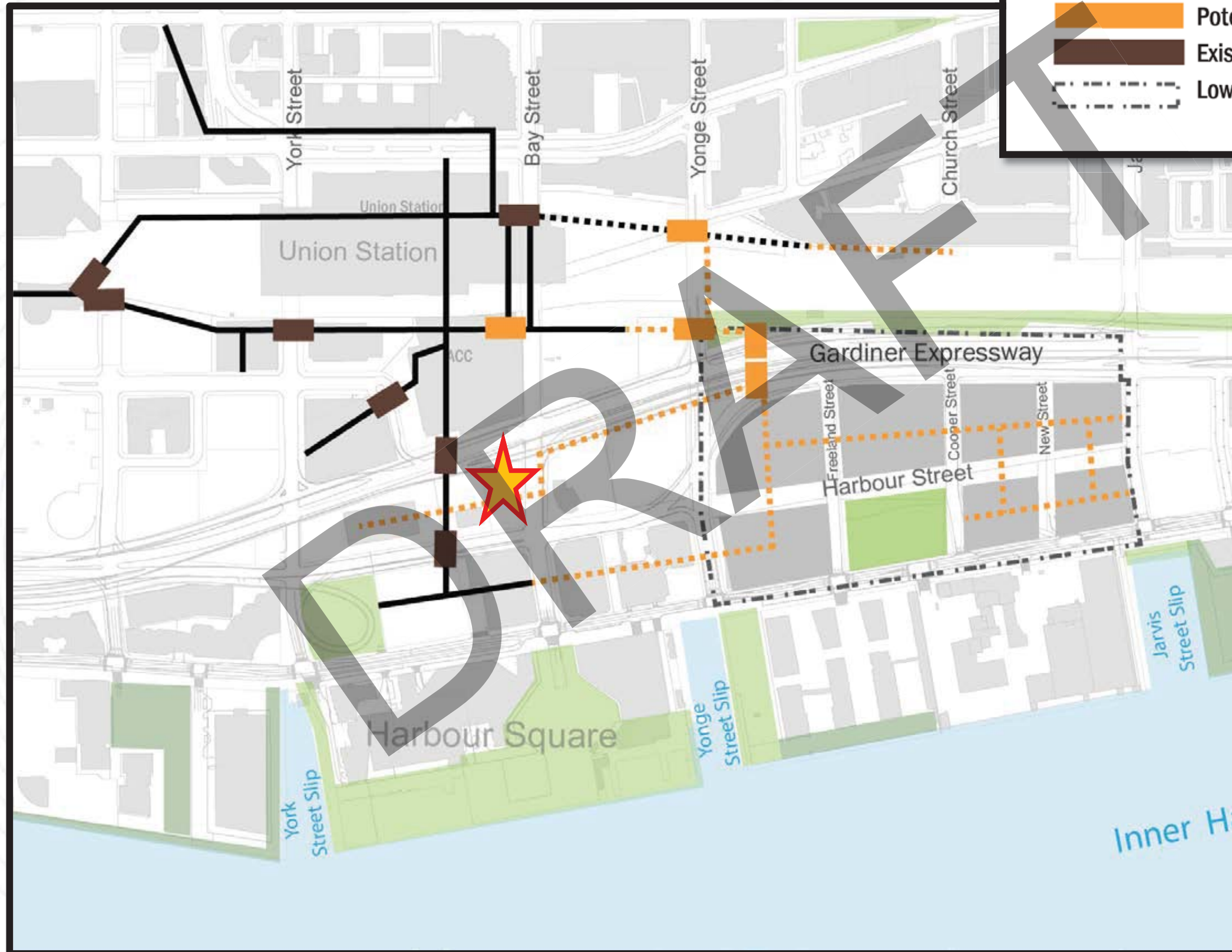




PATH Connections

LEGEND:

-  PATH Existing
-  PATH Proposed
-  PATH Potential
-  Potential PATH Bridge
-  Existing PATH Bridge
-  Lower Yonge Precinct Plan Area

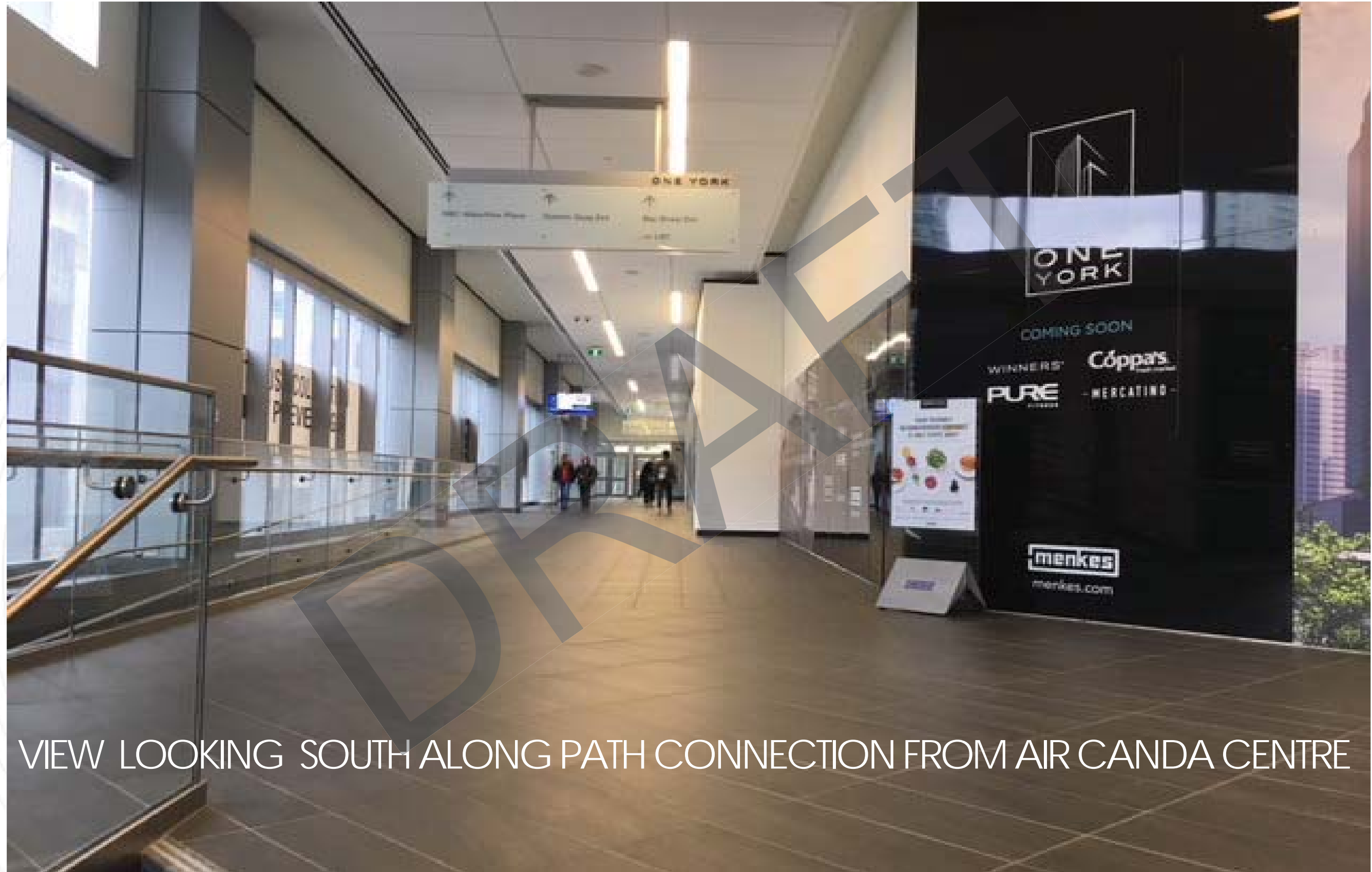




VIEW LOOKING SOUTH FROM AIR CANADA CENTRE



VIEW LOOKING SOUTH ALONG PATH CONNECTION FROM AIR CANADA CENTRE



VIEW LOOKING SOUTH ALONG PATH CONNECTION FROM AIR CANADA CENTRE



VIEW OF SITE FROM PATH LEVEL



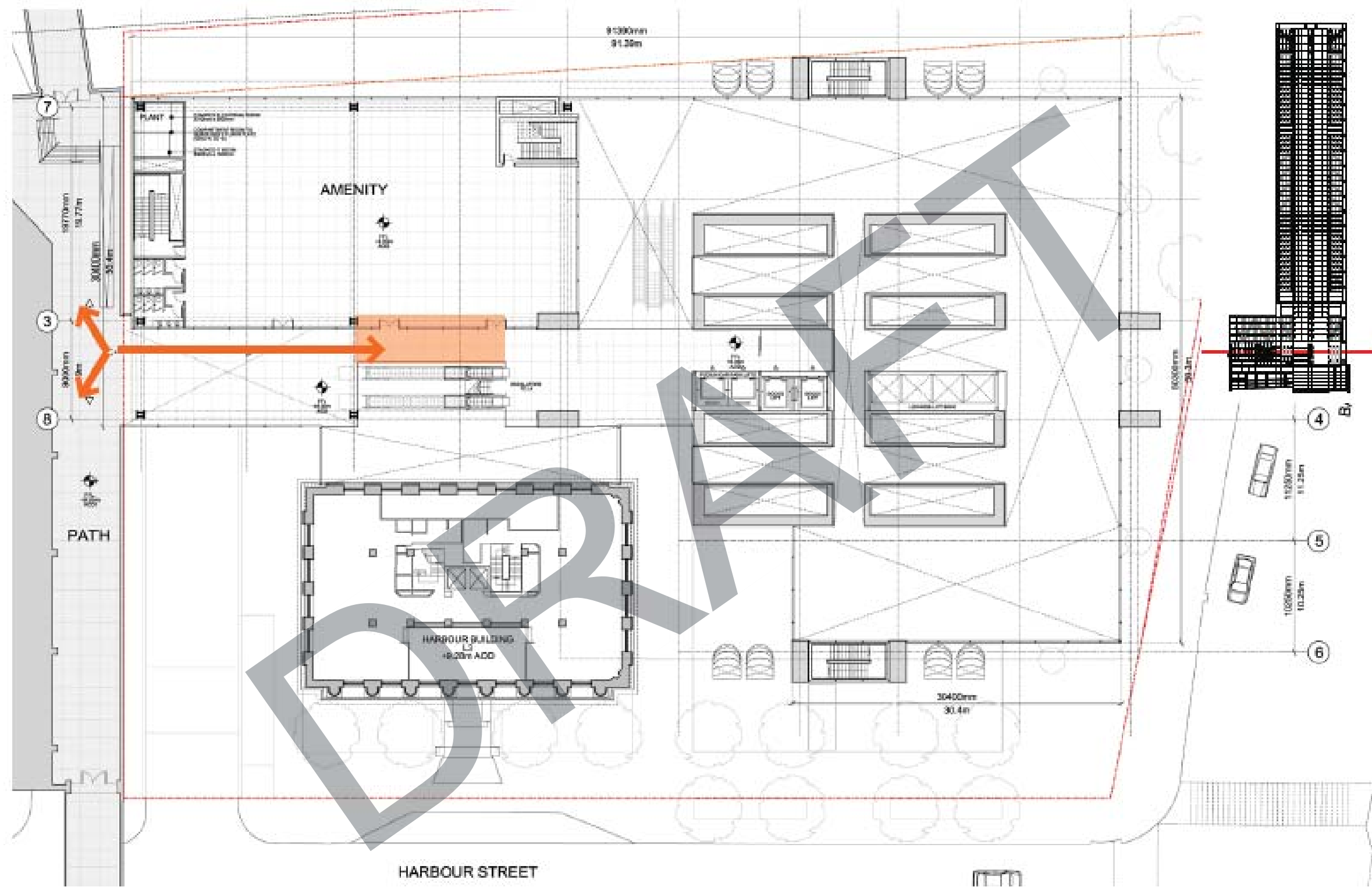
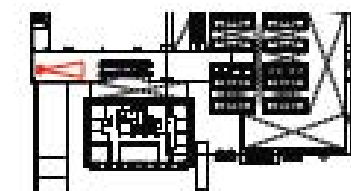


Figure 17. 30 Bay Street Level 3 plan - connection to the PATH network





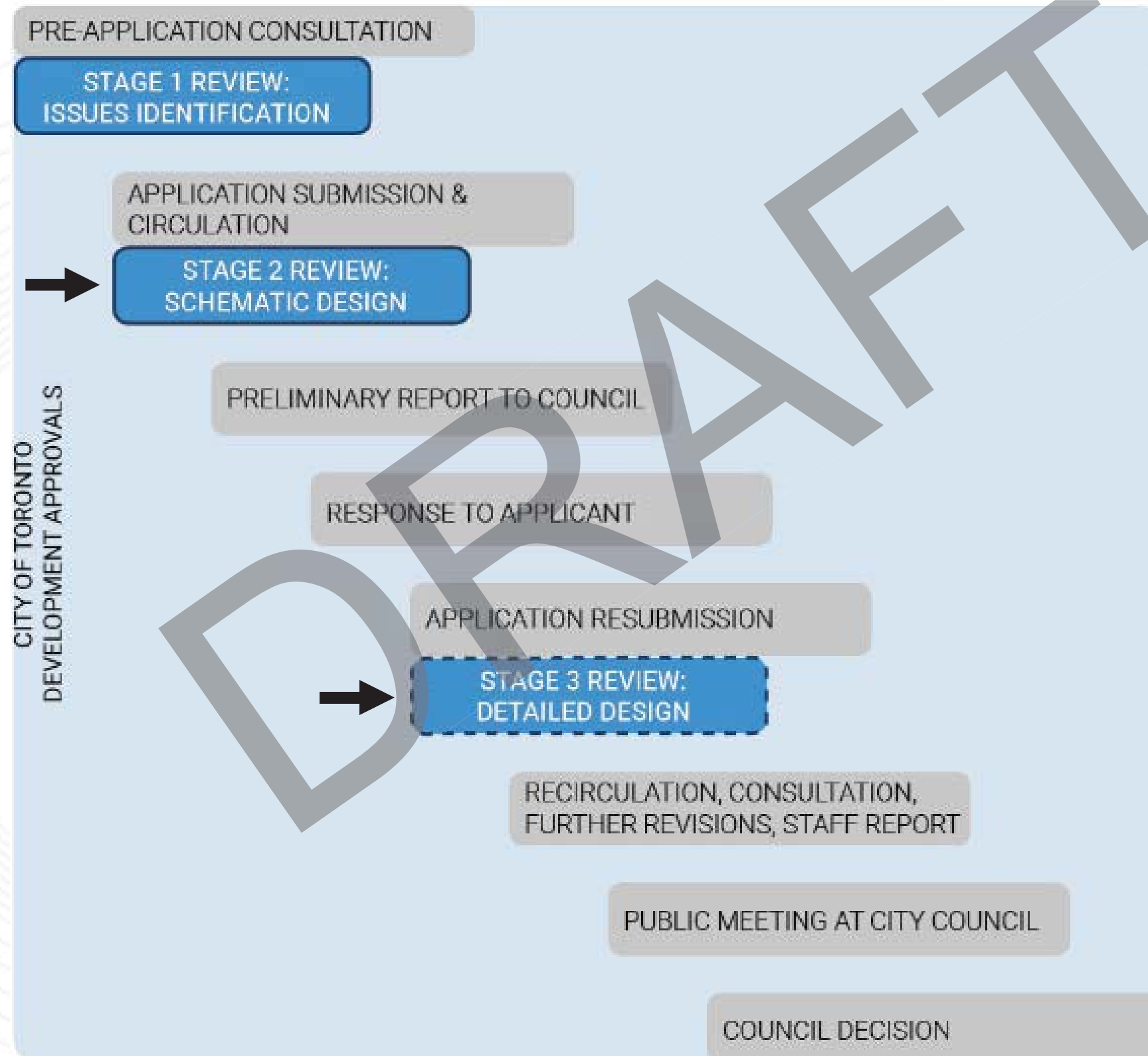
SITE CONTEXT

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PANEL REVIEW

Project Approval Stage – 2/3





Stage 1 - ISSUES OF FOCUS

June 5, 2018

- BAY STREET frontage, streetscape and animation
- Pedestrian connectivity from PATH level to Ground Floor



General Comments

- The panel appreciated the level of sophistication and thought that went into the development of the design
- Supportive of the heritage approach. The relationship and integration of the heritage building handled very well
- Push the elegant simplicity of the proposal by making the fundamental pieces clear, legible and strong



General Comments

- The podium generated different responses in terms of its relationship to the heritage building. Consider a singular expression of the podium instead of the stacked volume approach
- The ground floor space should participate more in the activation of Bay Street through things such as a more porous façade and more interior programming
- Extend the site context analysis to include a wider radius for future reviews



Public Realm

- The public realm needs to acknowledge the importance of Bay Street as a major pedestrian gateway to the waterfront
- Supportive of the simple and straightforward termination of the PATH at the heritage building
- Develop the streetscape in context with the existing adjacent infrastructure
- Establish a finer grained secondary scale of articulation in the public realm



Public Realm

- The water element is not convincing as a public engagement component in its current condition. Consider Harbour Street as an active frontage to the lobby

Sustainability

- Ensure that the sustainability strategy is robust and will carry through the value engineering, particularly the triple-glazed curtain wall and automated blinds

Panel Vote

The panel voted for conditional Support of the project with the conditions of support being:

- resolving the public realm,
- the relationship of the podium to the lobby, and
- the expression of the building relative to the structural design.



Waterfront Toronto & City of Toronto - Design Review Panel
Update Presentation
March 2019

30 Bay Street, Toronto

OX|FORD

GILLESPIES

Rogers
Stirk
Harbour
+ Partners



adamson
ASSOCIATES | ARCHITECTS

A Partnership of Corporations

Three focus areas:

1. Sustainability

Articulate the project's sustainability goals and strategy

2. Public Realm

Enhance the public realm to engage diverse user groups while recognizing Bay Street's importance as a link to the waterfront

3. Architecture

Clarify the fundamental architectural pieces; consider a singular expression for the podium and tower

DRAFT

Sustainability

DRAFT

Our Sustainability Goals:

1. LEED v4 Gold Core & Shell Certification

- Path to LEED Platinum Core & Shell under review

2. Toronto Green Standard v3 Tier 1

- Stormwater retention and reuse remains primary obstacle to achieving Tier 2

3. Waterfront Toronto MGBR

4. CaGBC Zero Carbon Building Certification

- Participating in pilot program to determine feasibility of the CaGBC's Zero Carbon Standard for an urban high rise commercial tower
- Two key obstacles include heating energy source and roof area/floor area ratio



Key Sustainable Design Features:

1. Triple glazed curtain wall
2. LED lighting with daylight/occupancy sensors
3. High efficiency HVAC with DOAS
4. Automated shading at feature spaces
5. Deep Lake Water Cooling (TBC)
6. Low carbon heating system (TBC)
7. Rooftop PV array and green roof
8. Low-emitting materials
9. Water conserving plumbing fixtures
10. Secure bicycle storage with EoT facilities
11. Reduced parking supply with EV charging

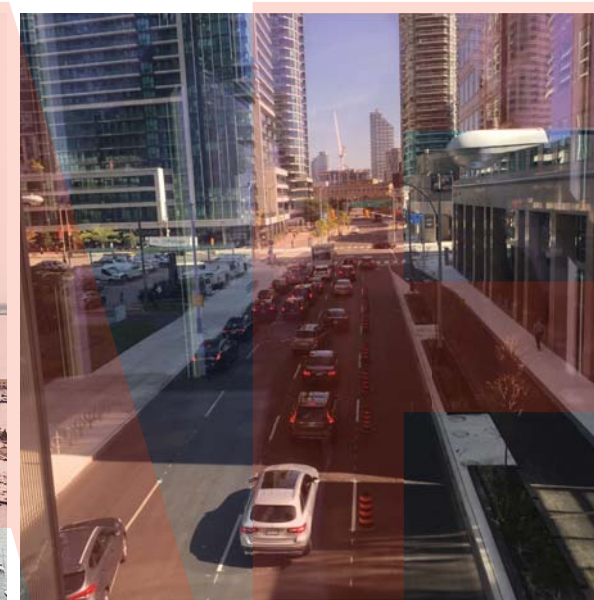
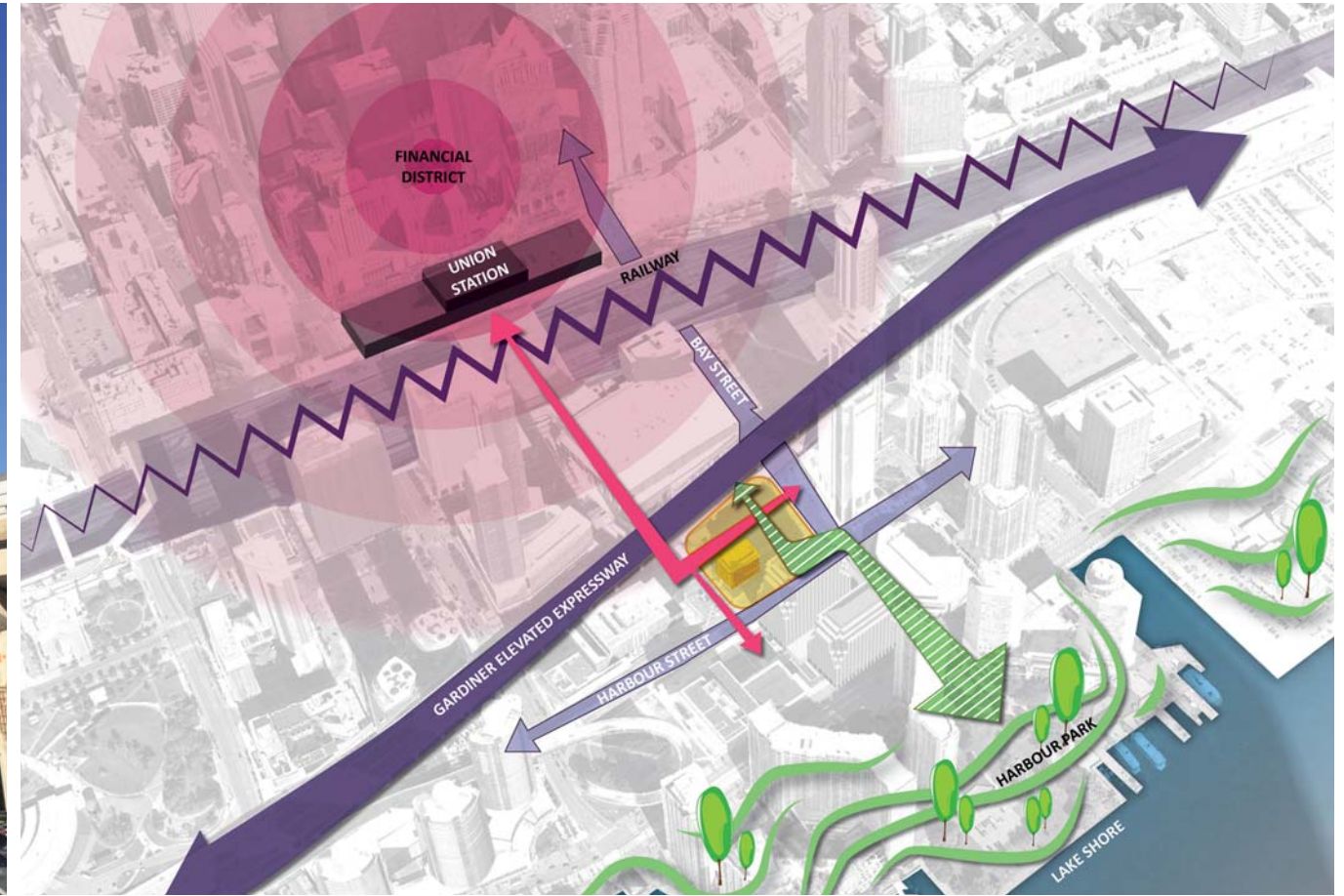
Public Realm

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Wider Context Integration

Connecting the site to the natural elements of the waterfront and the dense urban grain of the financial district

Create a space that expands upon the public open space within the City of Toronto, providing vital connections to the immediate areas



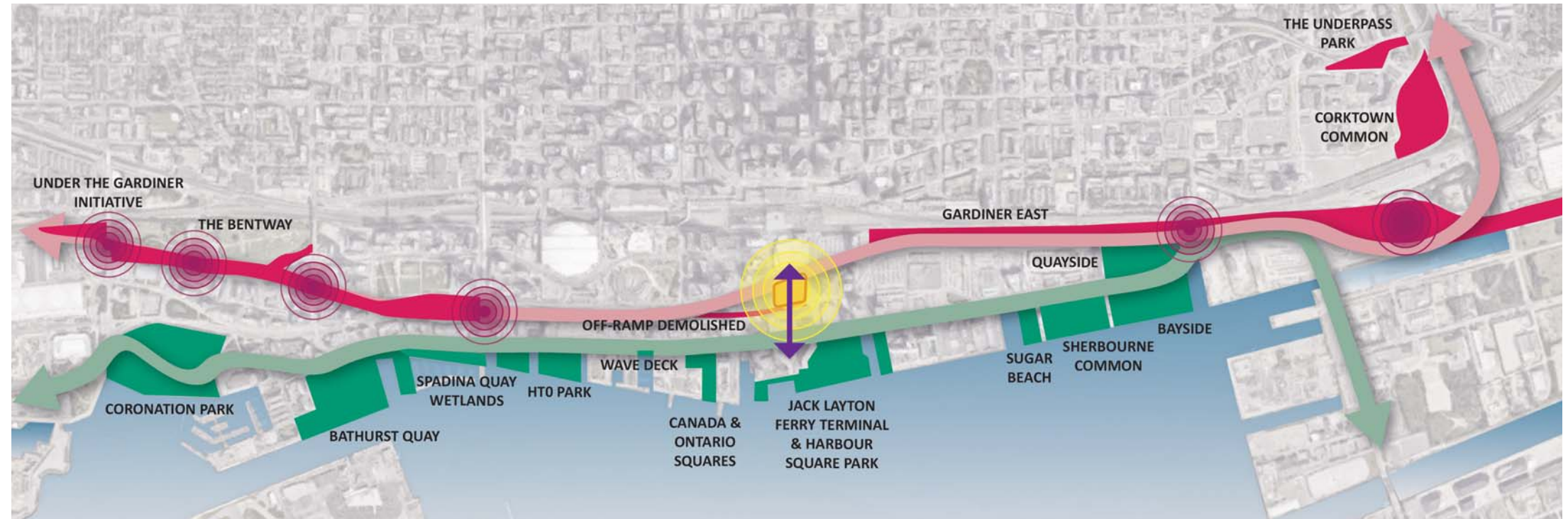
Linking to Wider City Initiatives

Stitching the Waterfront Park to the Gardiner East Public Realm

Creating pedestrian connections

New public realm and streetscapes

Linking to the Gardiner East/Lake Shore Boulevard public realm vision



Site Opportunities

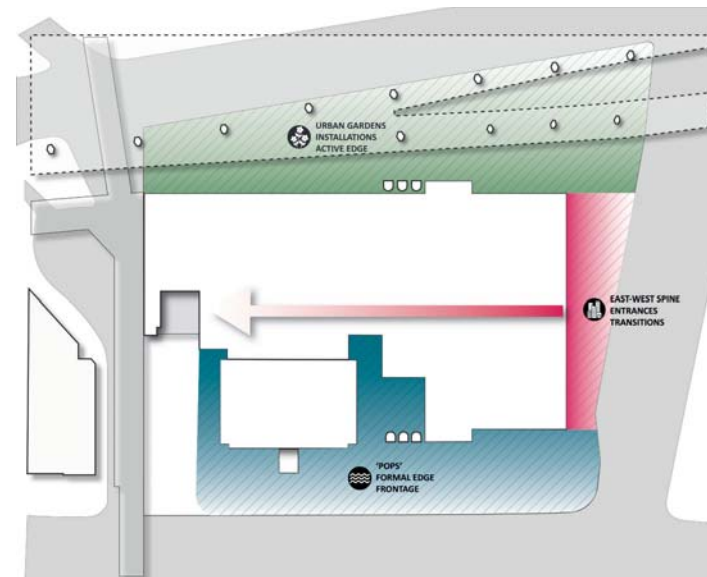
Mitigation & Creation Of Strong Character Areas

Screening

Connection

Vibrant streetscapes

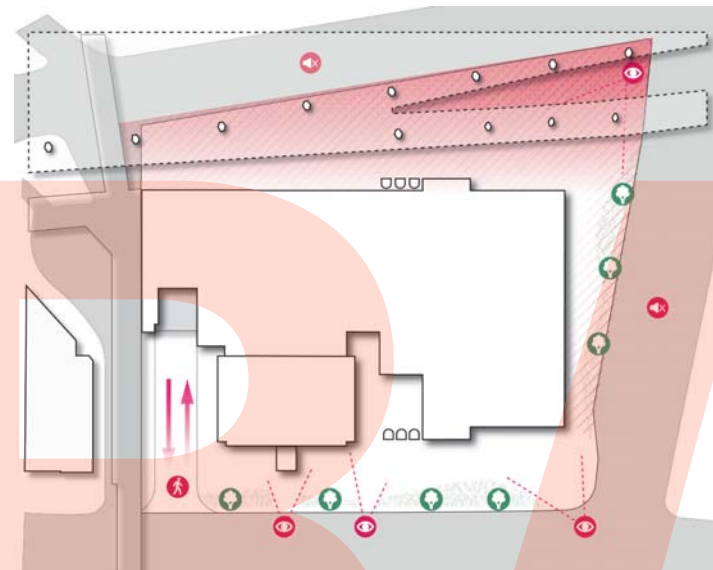
Interfacing with the building



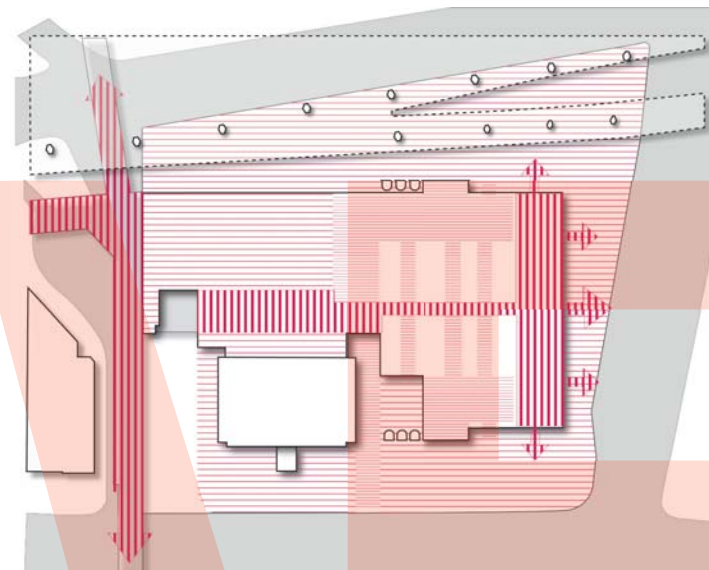
Three Character Areas



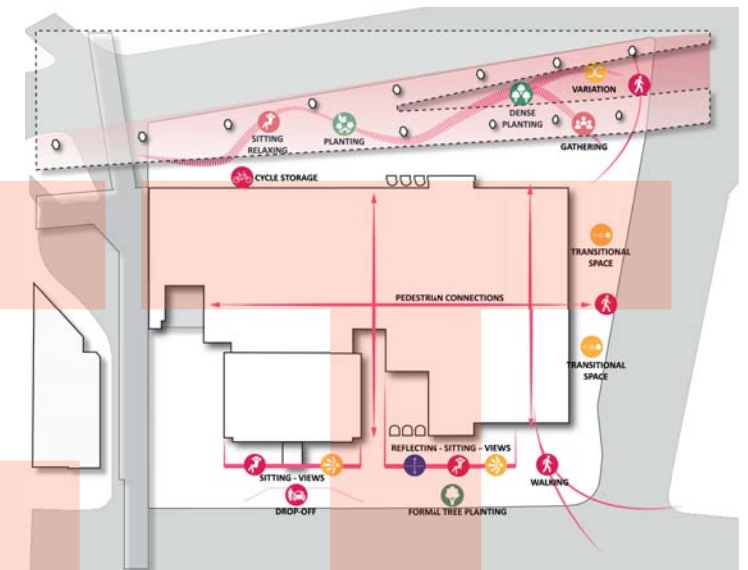
Addressing Desire Lines / Connectivity



Screening / Mitigation



A seamless transition between external and internal ground planes



Programming / Animating

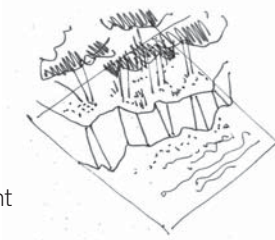


Design Narrative

Re-tracing the Lake Shore and referencing the natural landscapes of Toronto

The landscape design concept tells the story of the ever changing water-front from the natural foreshore around the rim of Lake Ontario, to today where the thriving heart of the City reaches right down to the water

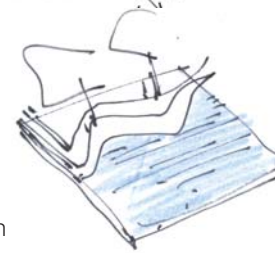
The Escarpment



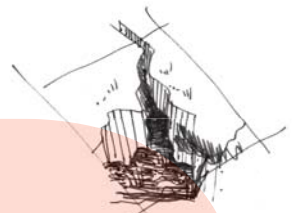
Shoreline / Marsh



Lakeside Beach



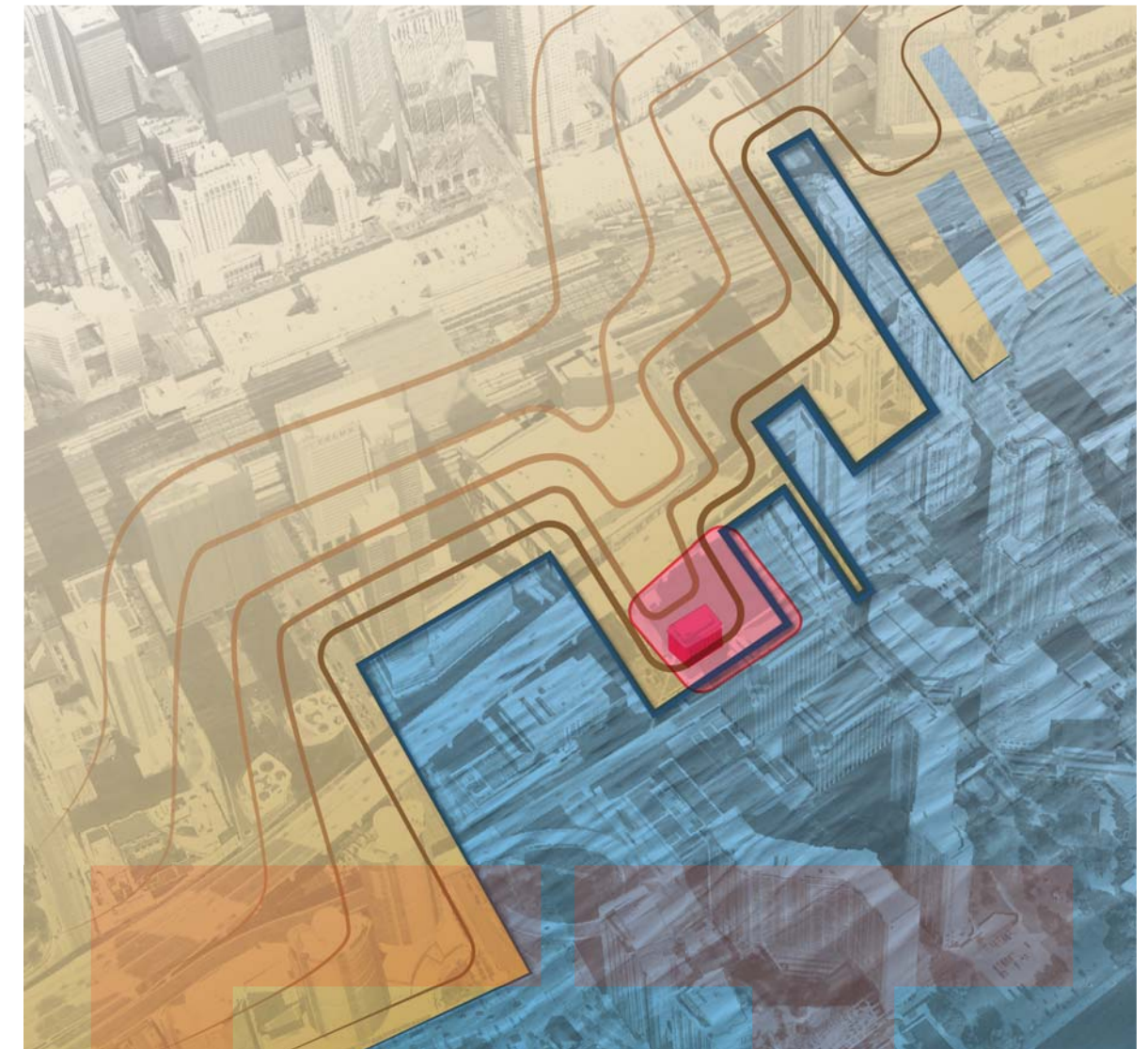
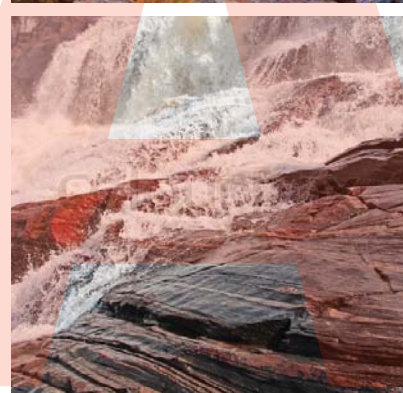
The Ravine



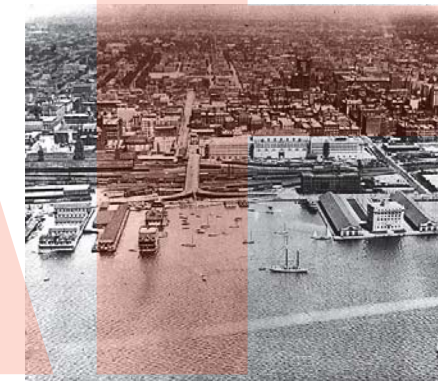
The Plateau



The Woodland Grove



Historic Harbour Waterfront Alignment



Design Themes

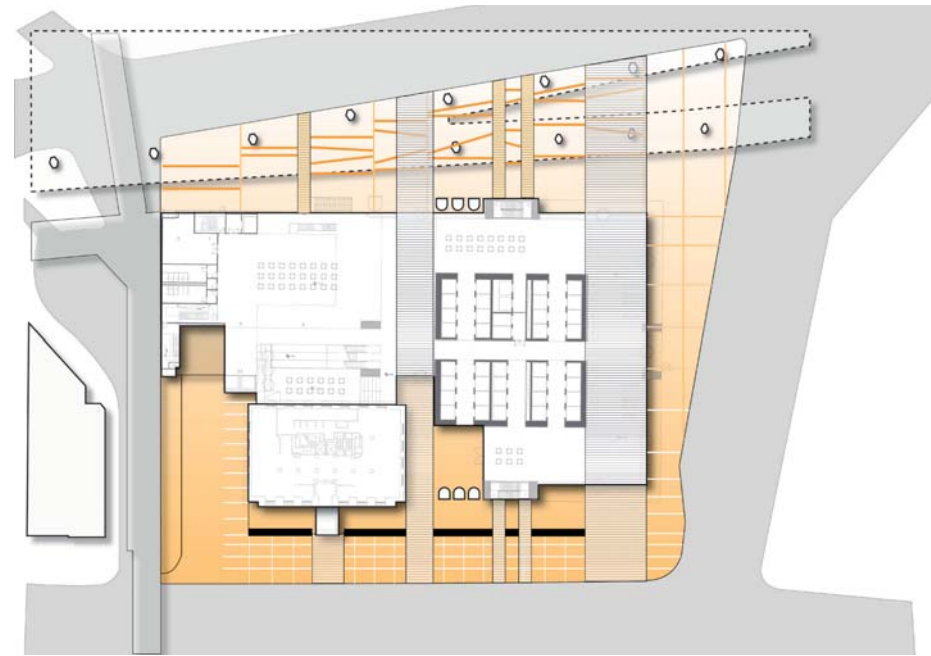
Three thematic layers

Articulating the ground plane and the building grid

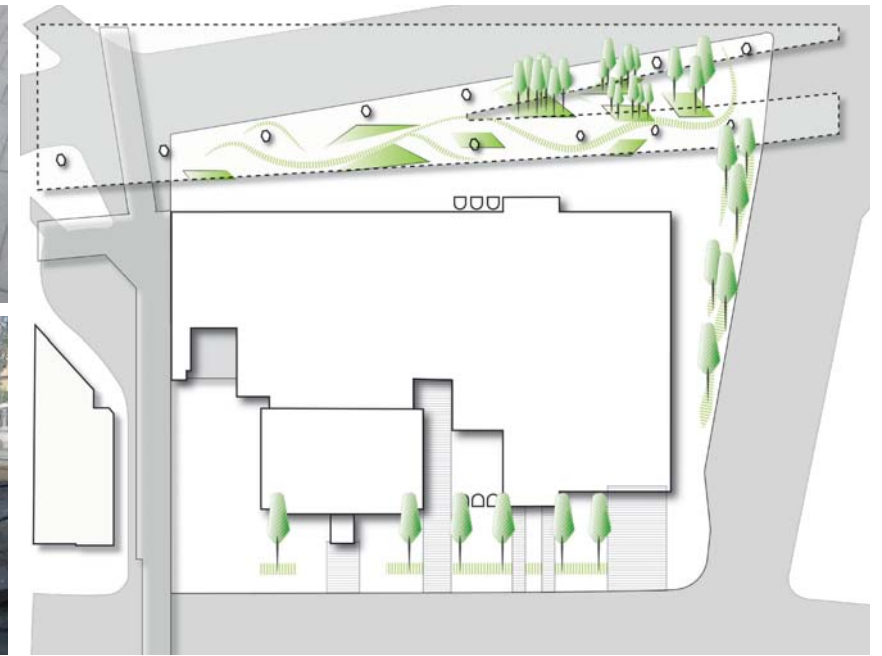
Extrusion of the ground plane

Natural elements - planting and seasonality

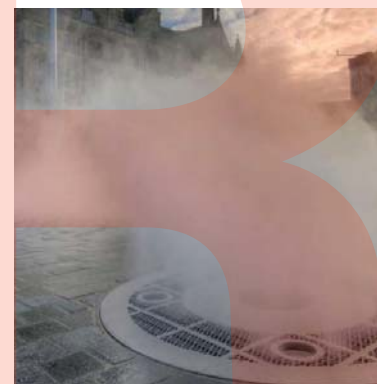
Reflective and animated water as a way-finding element through the public realm



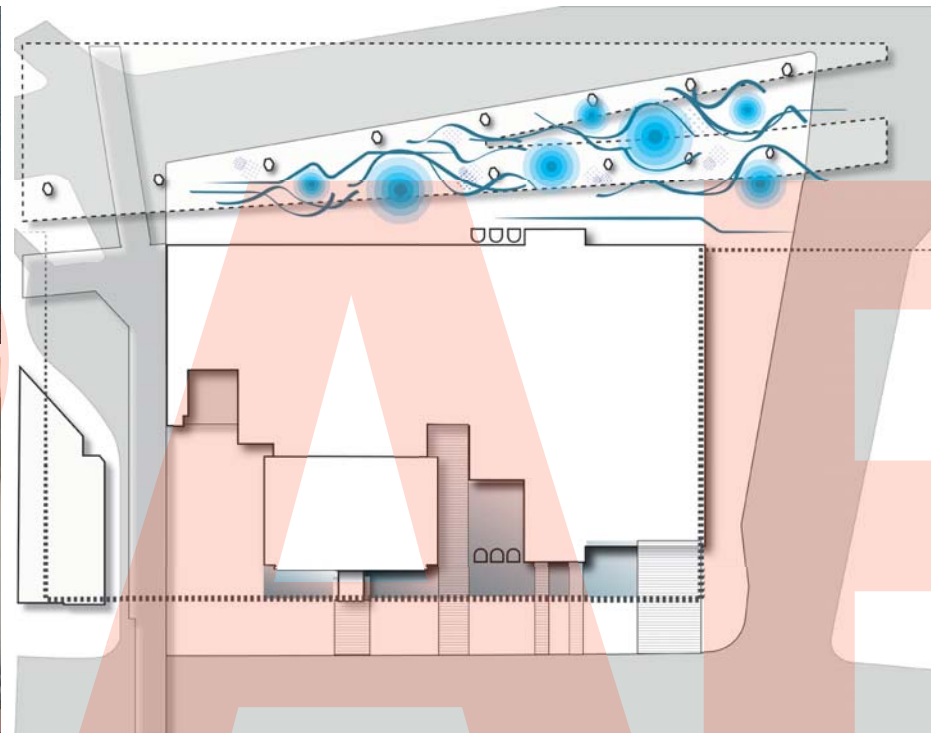
The Articulated Ground Plane



Natural Elements - Street Trees & Woodland Grove



The Water Element



The Landscape Masterplan

World-class public realm, befitting its prestigious location

Contemporary spaces with a rich mix of uses

Containing busy pedestrian thoroughfares, the redesign of the streets is set to transform the environment into exciting public spaces

Creating a place where people will want to work, convene, relax and repose

A versatile public space



Tree Planting Strategy

Linking to the local street tree planting rhythm

Striking form and seasonal interest

Continuation of Maple spp. along Harbour Street

Introduction of Bur Oak/
American Elm/Maple spp.

16 large growing shade street trees in formal arrangement

27 smaller species as single specimens and groves



● *Quercus macrocarpa*



● *Acer x freemanii* 'Jeffersred'



● *Ulmus americana*



● *Gleditsia triacanthos*



● *Ginkgo biloba*



● *Acer pensylvanicum*



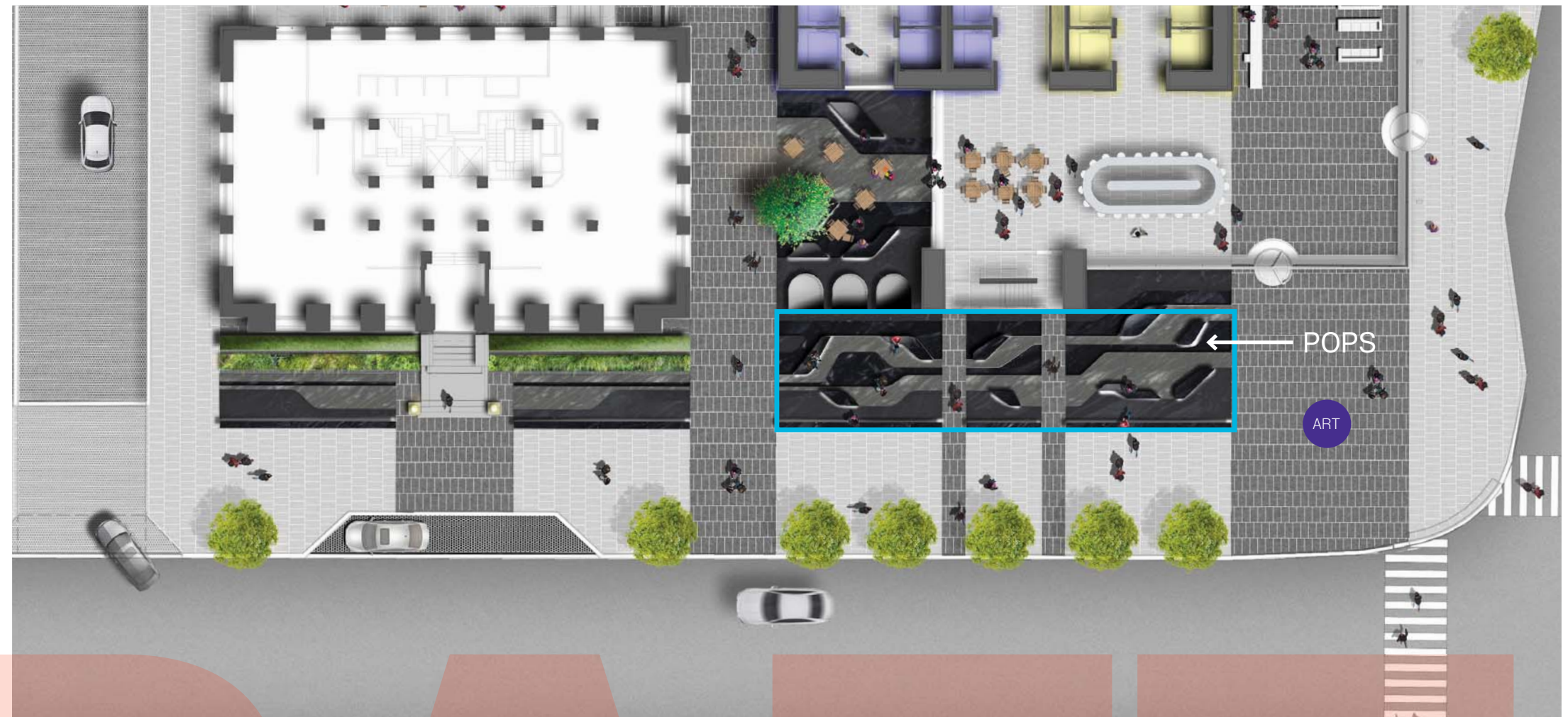
● *Amelanchier x Grandiflora* 'Cole's Select'

Harbour St & Forecourt POPS

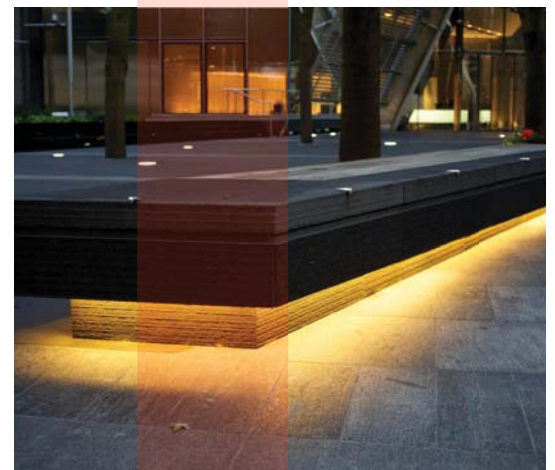
A generous forecourt and a sculptural plaza

Continuation of the Harbour Street streetscape and pedestrian clearway with a fully flexible sculptural plaza which can host a variety of functions:

- Seating
- Relax, pause & congregate
- Events / pop-ups
- Seasonal change
- Trees and planting
- Decorative lighting/public art



Harbour Street & forecourt POPS (privately owned public space)



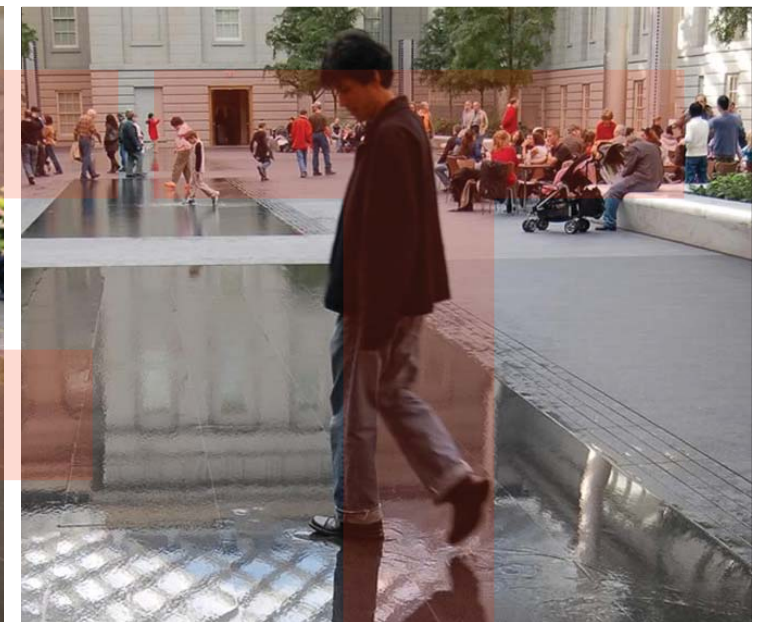
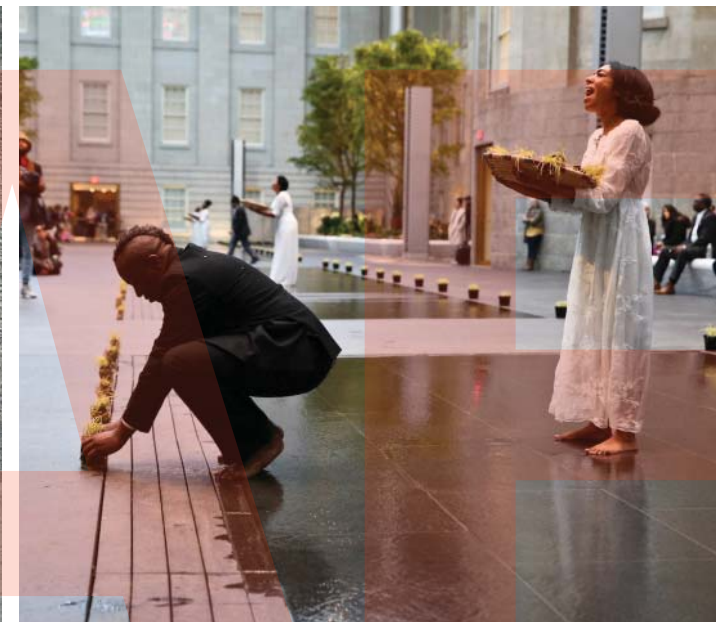
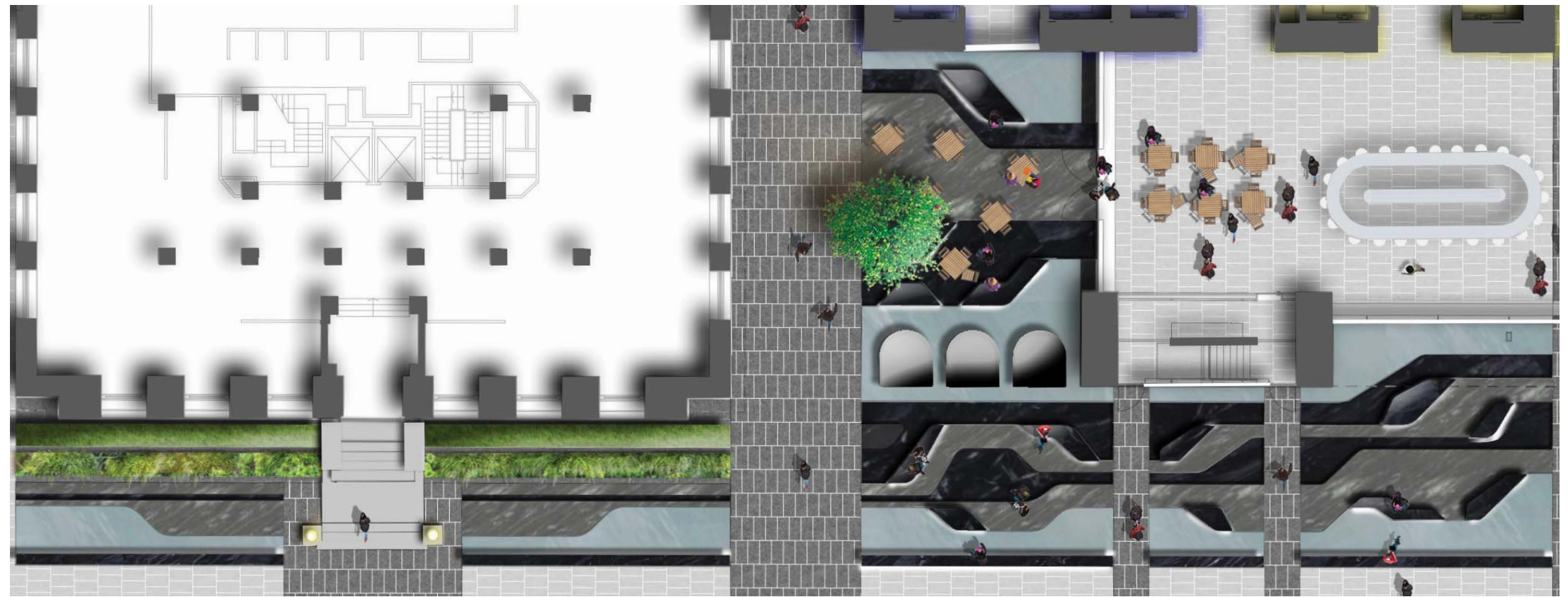
Harbour St & Forecourt POPS

Interactive water feature

To further enhance the public realm along Harbour Street, an interactive 3 to 5mm deep water scrim is proposed in front of 60 Harbour and through the POPS

The flush scrim can emerge and retreat, reacting to seasons (eg. during harsh winter conditions)

When the water is turned off, it vanishes into the surrounding paving



60 Harbour Street Frontage

60 Harbour Street forecourt

Stepped / terraced planters

Structured planting will be reinstated across the southern facade

Textured ground plane linking to the design language of the adjacent POPS



Taxus baccata



Eupatorium 'Little Joe'



Amsonia hubrichtii



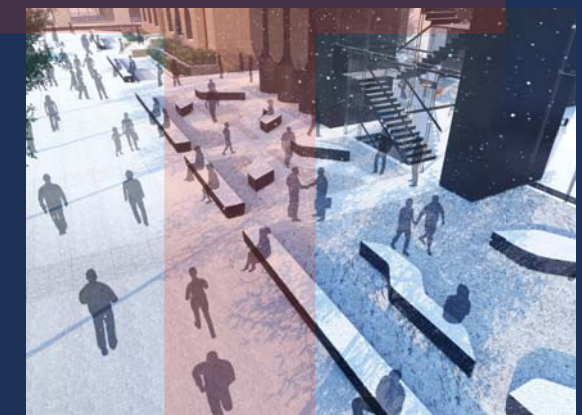
Panicum virgatum 'Heavy Metal'



Echinacea pallida



Sesleria autumnalis



Site View 01, 02

Bay Street

Existing streetscape

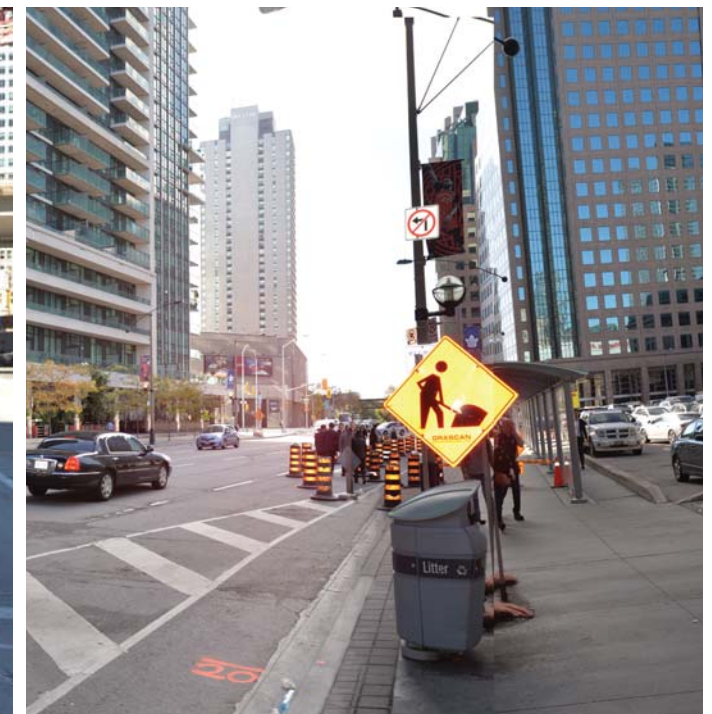
Existing footway width:
approx. 2.5 m

Cluttered environment

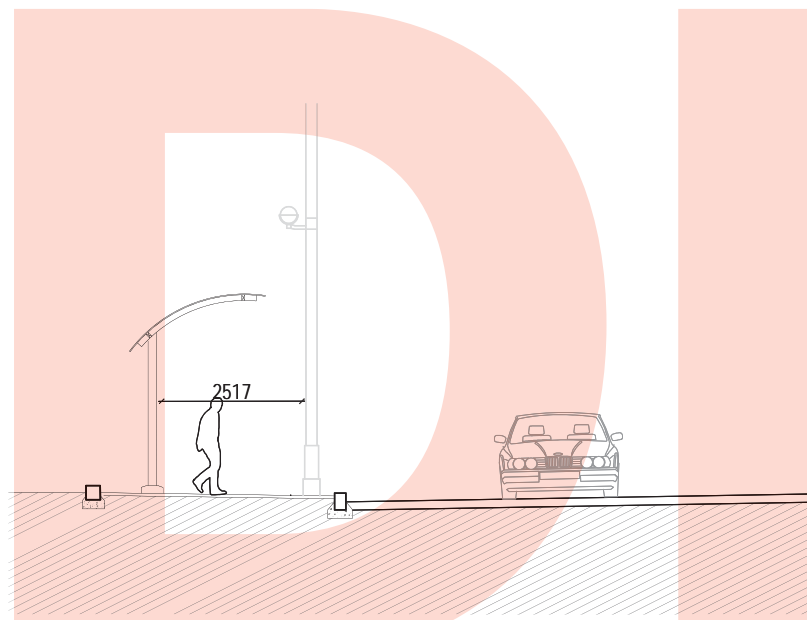
Lack of tree planting



Bay St / Harbour St intersection- looking north towards Gardiner Expressway



Bay St looking south to Harbour St



Bay St - existing footway



Bay St / Harbour St intersection- looking north towards Gardiner Expressway

Bay Street

A generous footway & uncluttered pedestrian environment

Existing Curb

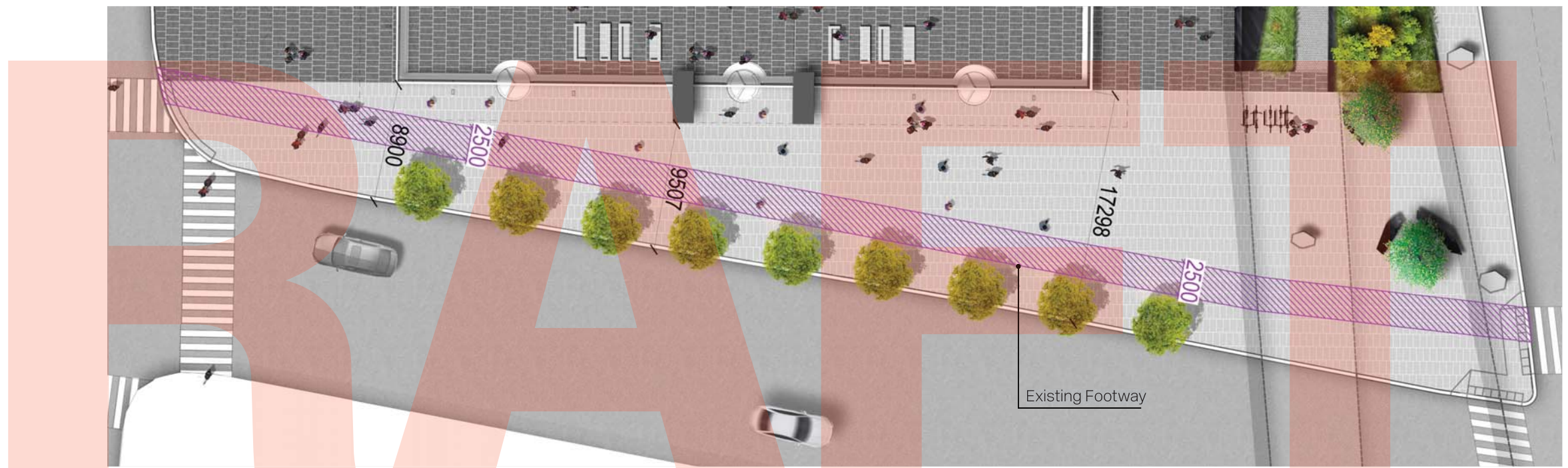
Min. footway width of 6.1m.
Footway width expands to 14.6m at northeast corner of building



Existing vs. proposed footways with existing Bay Street curb

Proposed Extended Curb

Extending the Bay Street curb line eastward results in a wider footpath and additional tree planting. Min. footway width expands to 8.9m and Max. footway width of 17.2m (at northeast corner of building)



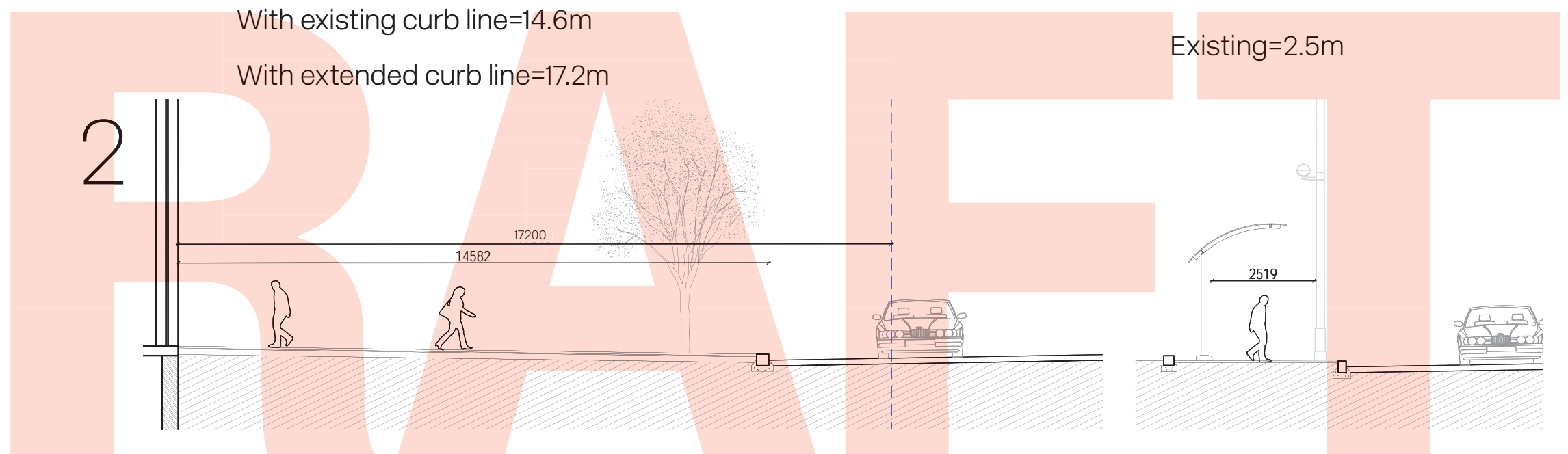
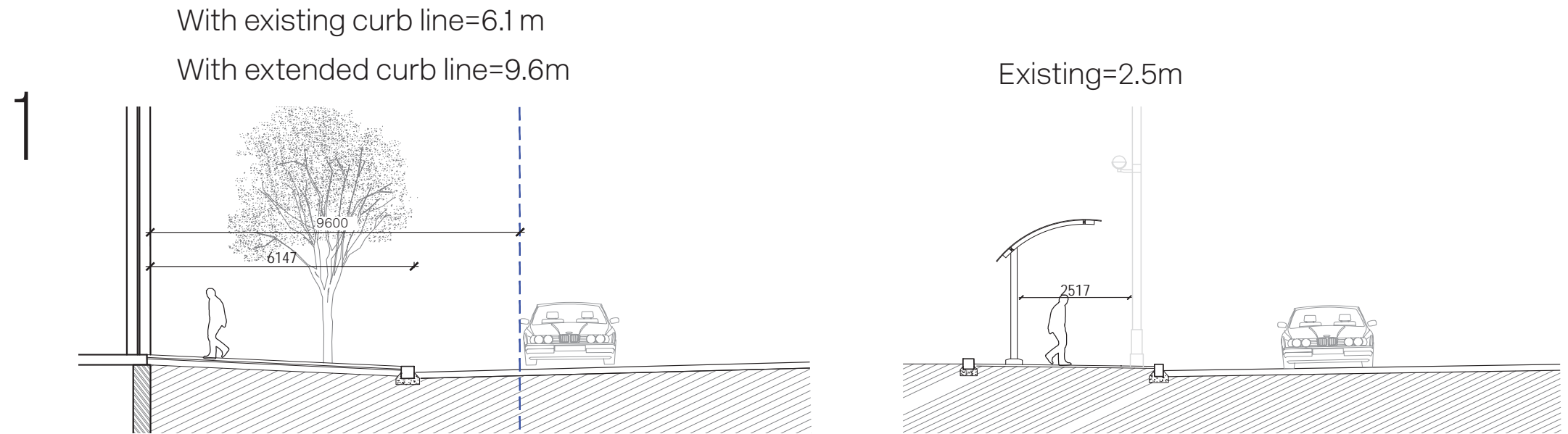
Existing vs. proposed footways with extended Bay Street curb

Bay Street

Sections



Quercus macrocarpa - Street Tree



Lake Shore Boulevard

Existing conditions

Expressway structure in poor state of repair

Underused

Meandering footpath

Heavily shaded area

Poor quality surfacing

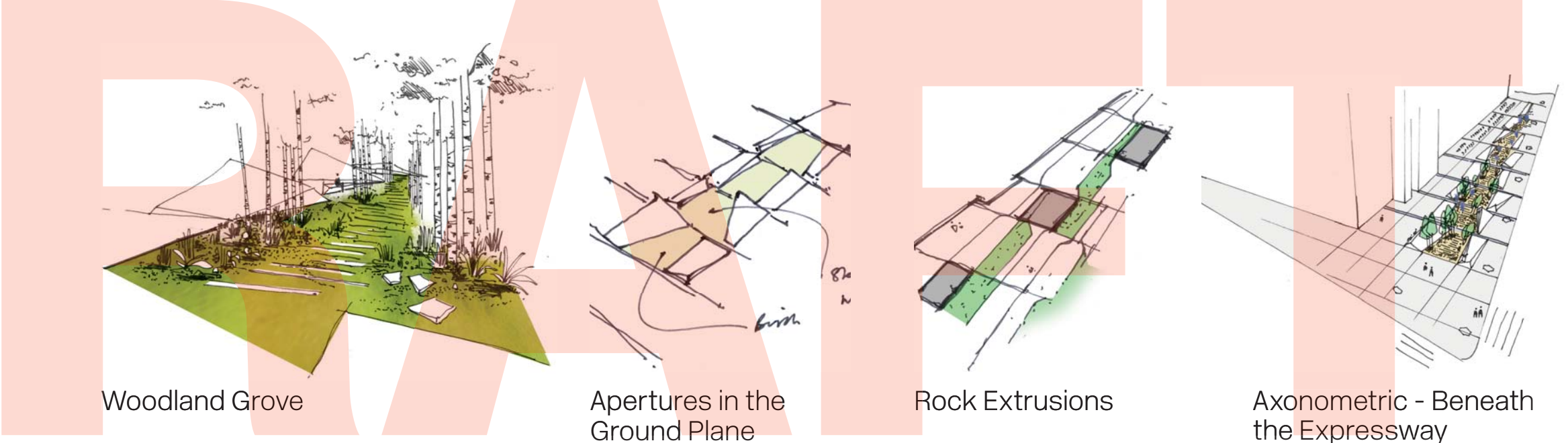
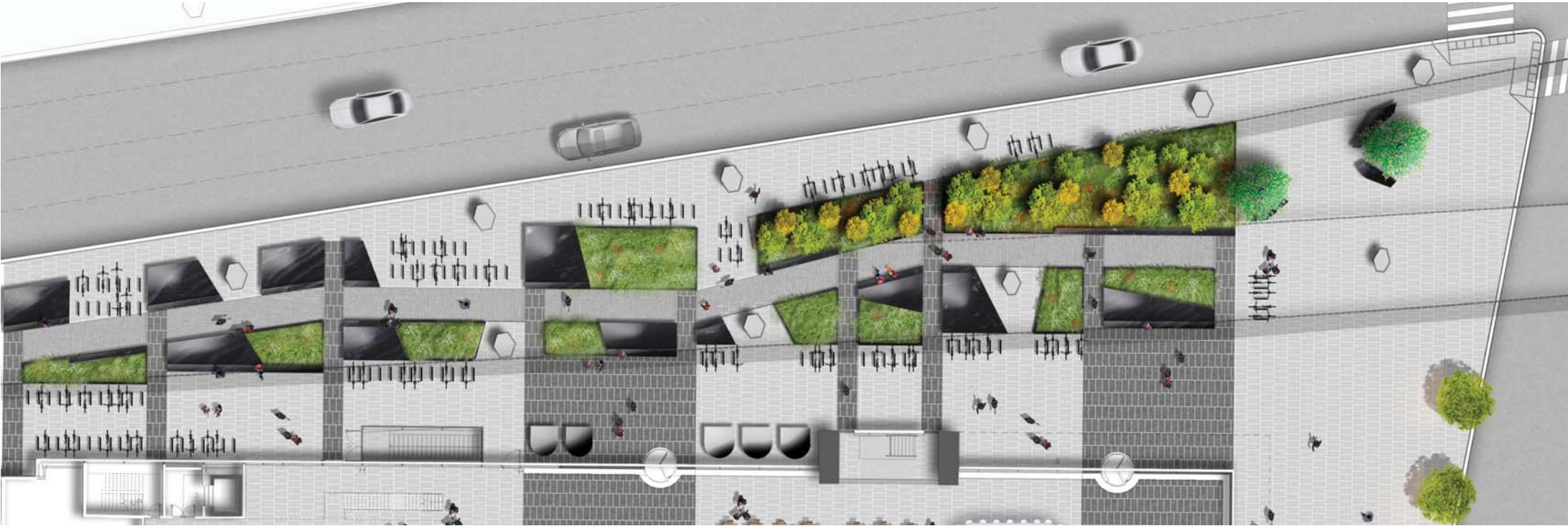
Noise, pollution & high volumes of traffic

Gardiner off-ramp creates a unique constraint for the 30 Bay Street



Lake Shore Boulevard Proposals

An exciting public realm where visitors and those occupying the building can walk, escape and retreat from the city



Woodland Grove

Apertures in the Ground Plane

Rock Extrusions

Axonometric - Beneath the Expressway

Lake Shore Boulevard

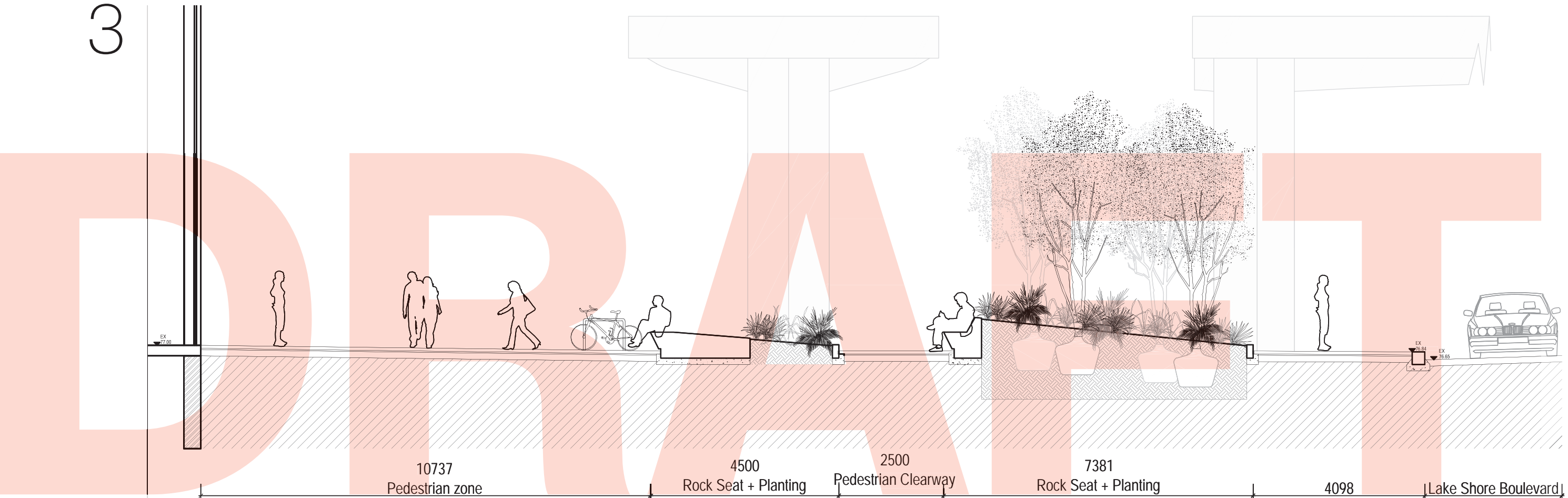
Section



Ulmus americana (Bay St/Lake Shore Blvd corner)



Acer pensylvanicum (Grove Lake Shore Blvd)

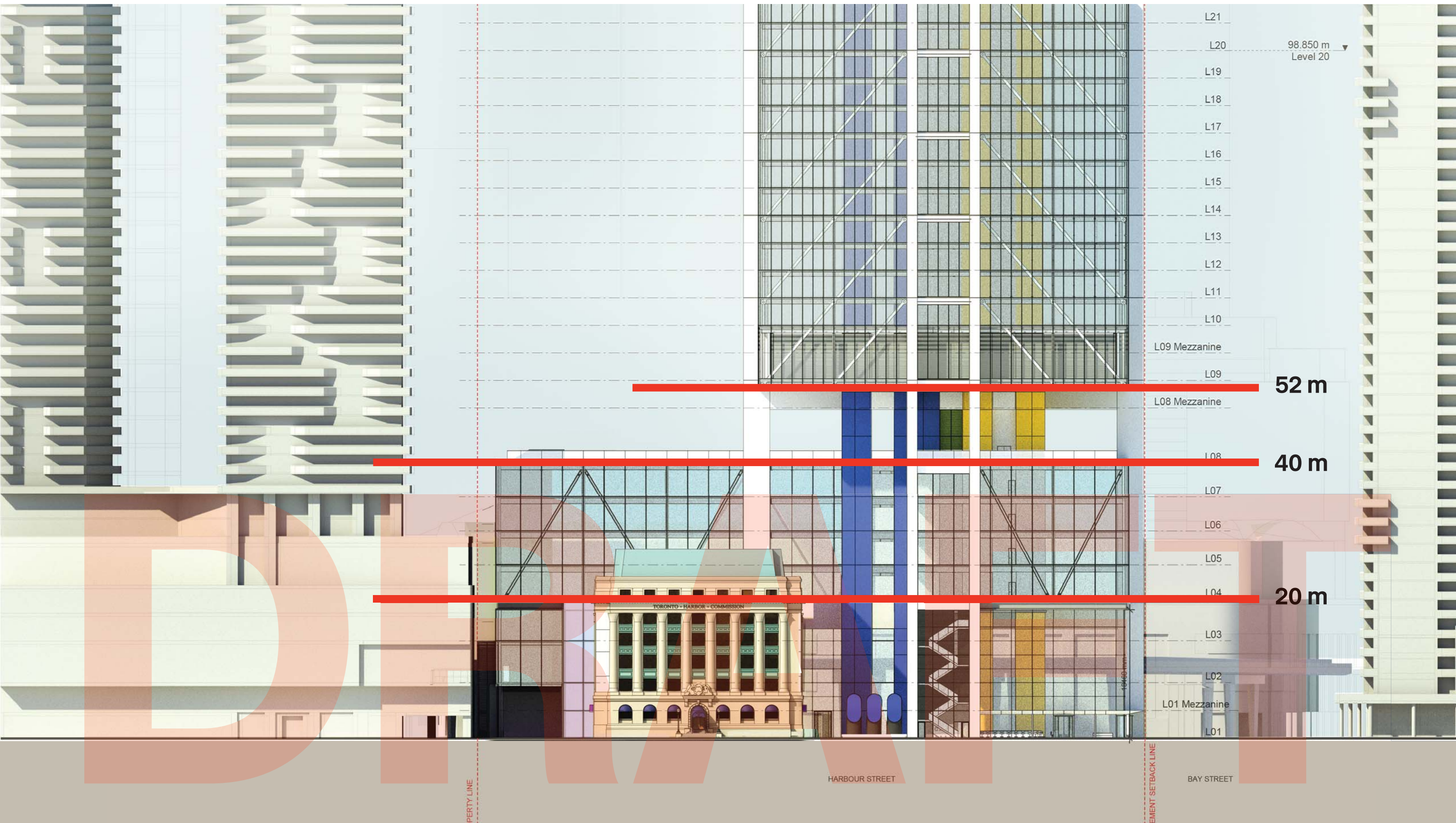




Site View 03

Architecture

DRAFT



L21
L20
L19
L18
L17
L16
L15
L14
L13
L12
L11
L10
L09 Mezzanine
L09
L08 Mezzanine
L08
L07
L06
L05
L04
L03
L02
L01 Mezzanine
L01

98.850 m
Level 20

52 m

40 m

20 m

PROPERTY LINE

HARBOUR STREET

ELEMENT SETBACK LINE

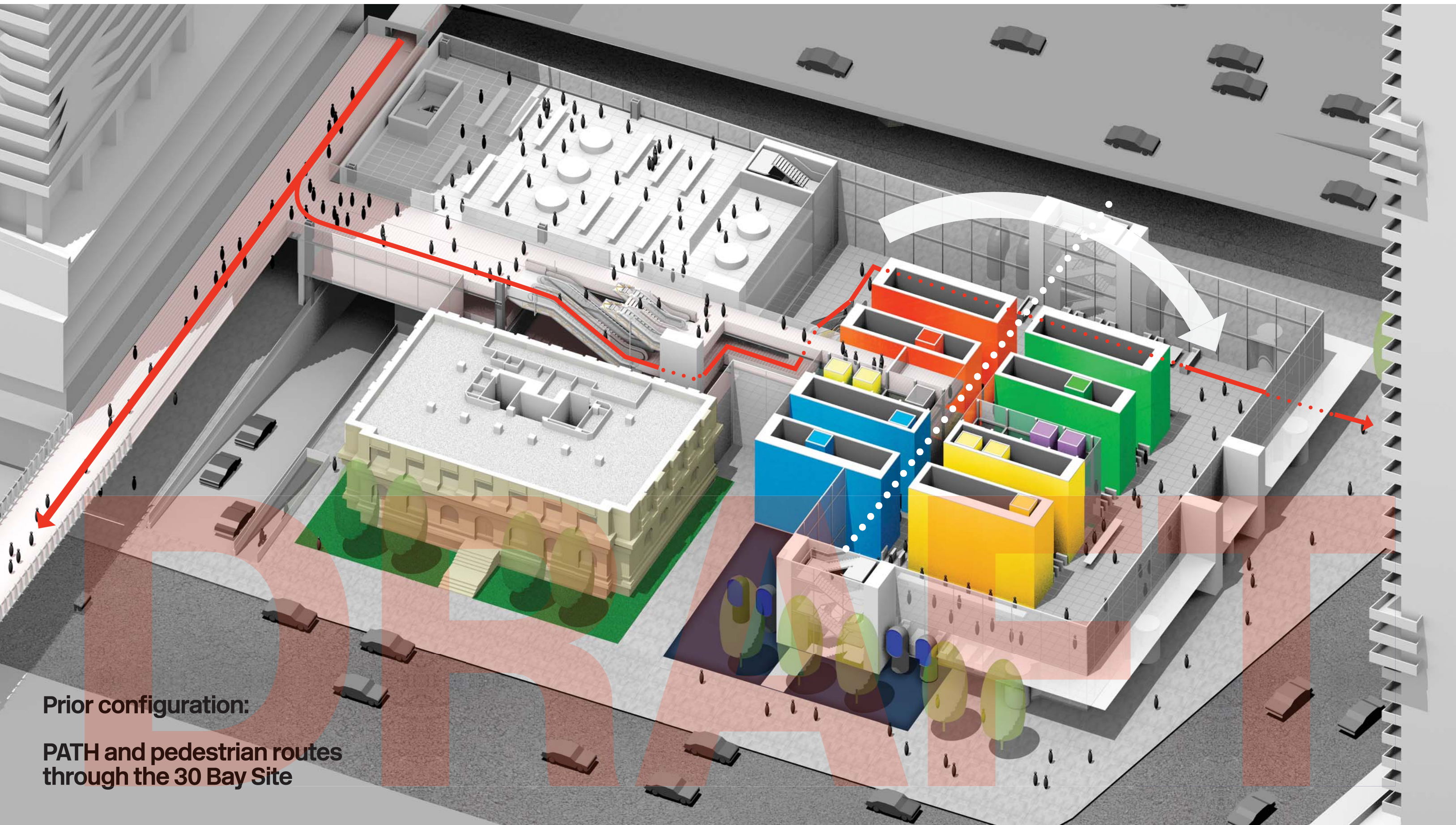
BAY STREET

TORONTO HARBOR COMMISSION

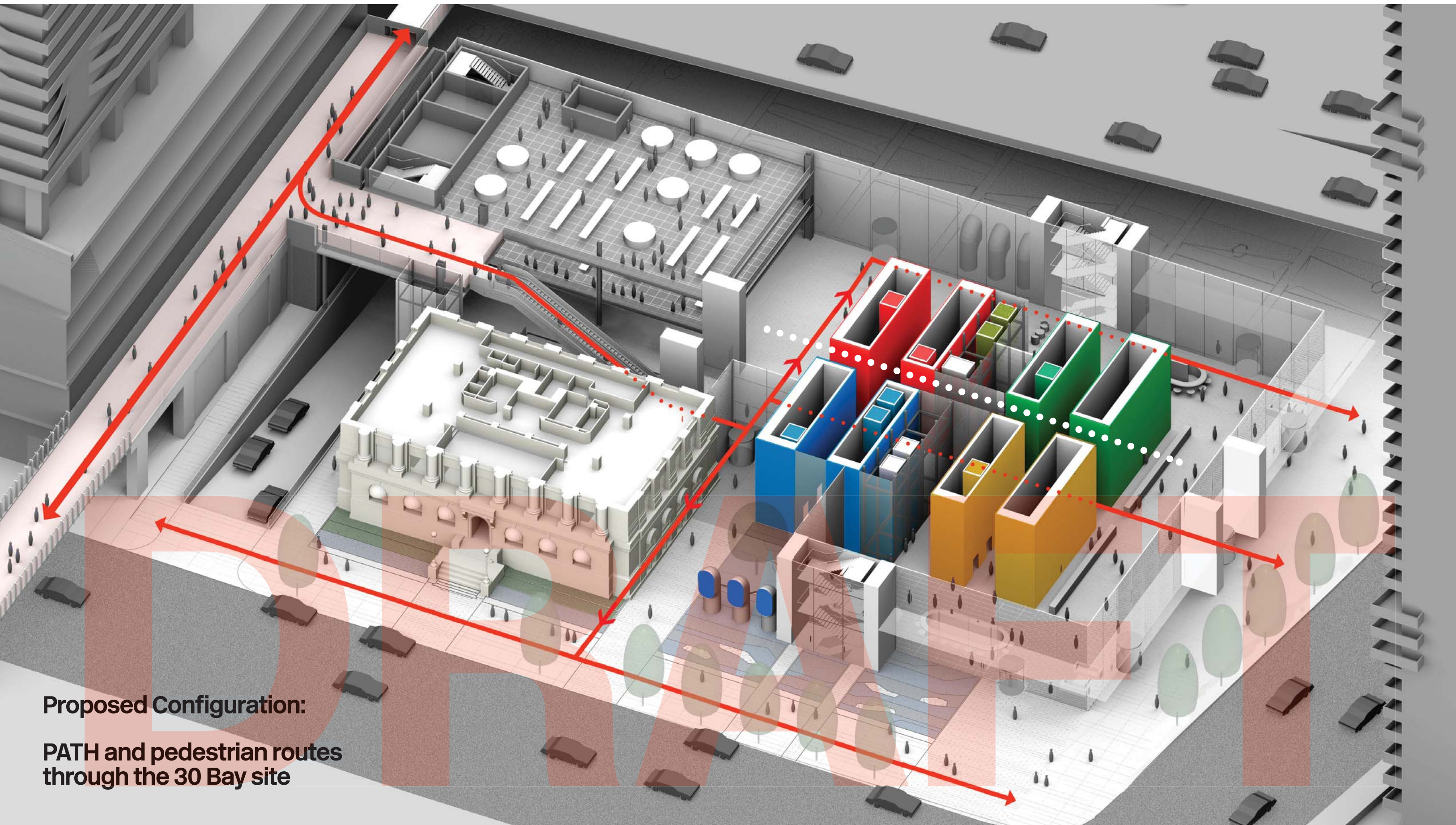
101460 mm



**View from the
corner of Bay St
and Harbour St**



Prior configuration:
PATH and pedestrian routes
through the 30 Bay Site



Proposed Configuration:

**PATH and pedestrian routes
through the 30 Bay site**



Stronger Axial
connection from
PATH to Bay Street

Animated lobby
presence along
Bay Street frontage

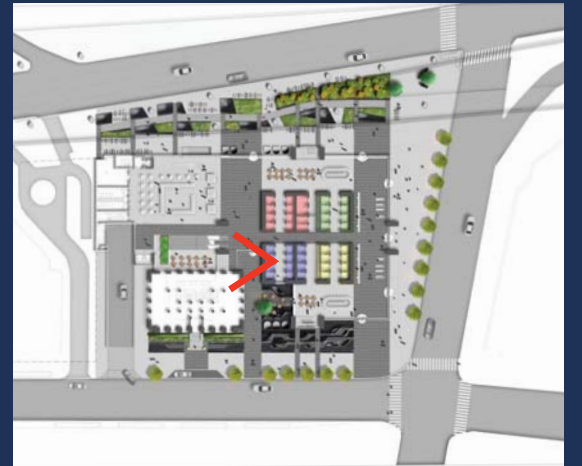
Ground Level 01



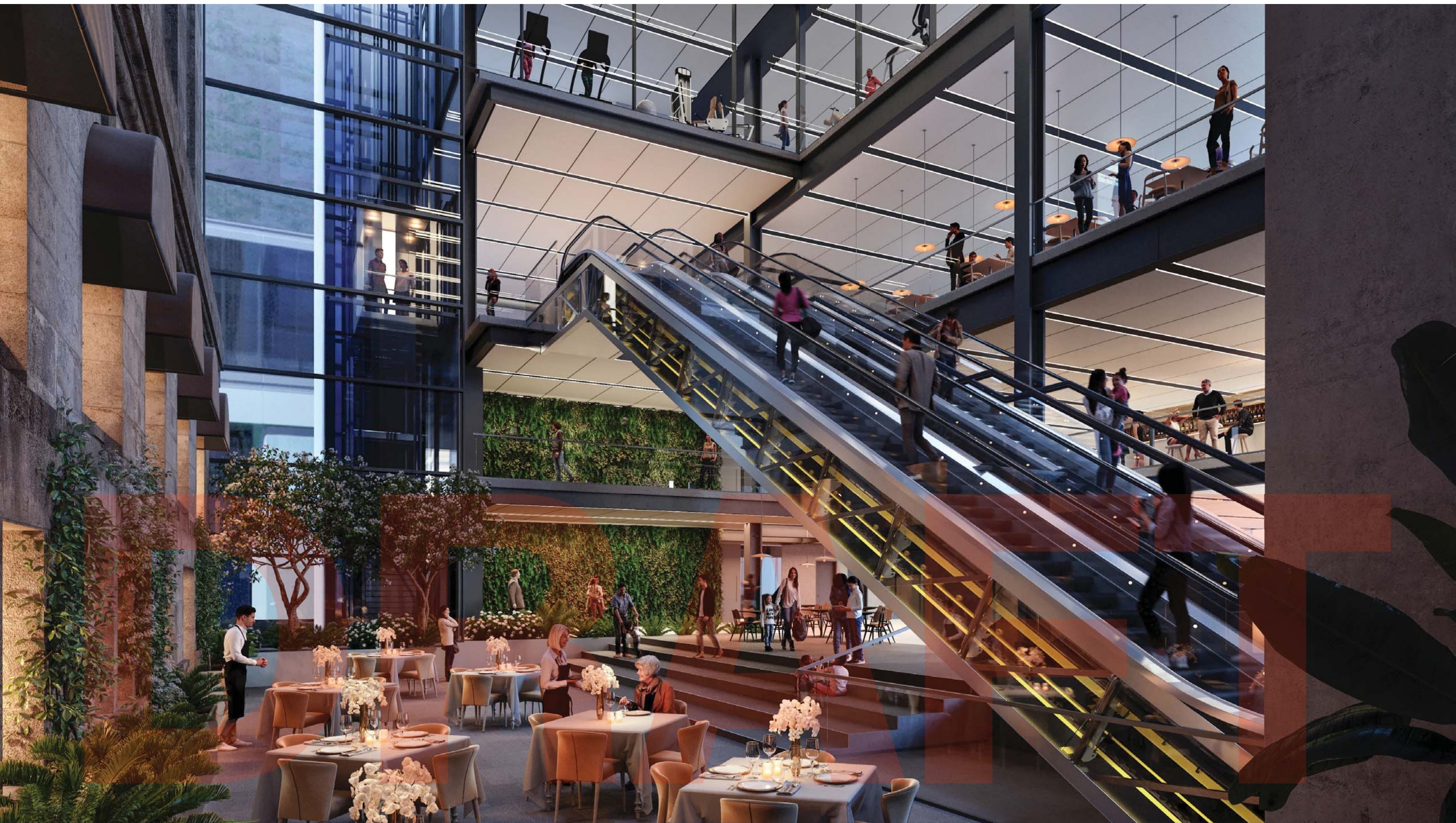
View of glazed atrium link between podium south elevation and the north facade of 60 Harbour



D



Internal atrium linking
60 Harbour with
podium PATH link



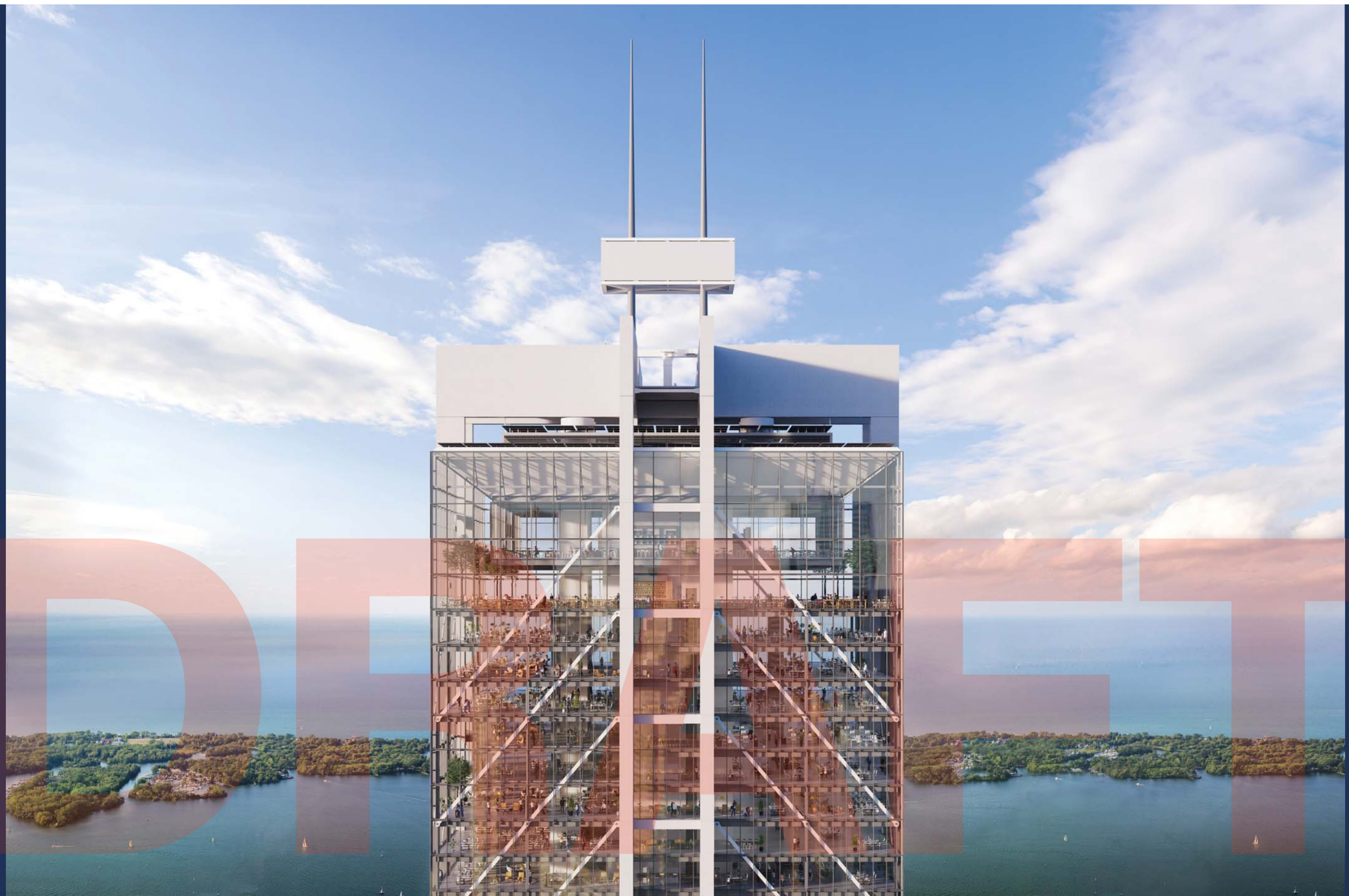


Internal view of
Lobby towards
60 Harbour





View of Harbour
St frontage



One Hyde Park
London, UK



Merano Tower
London, UK



**Precedent use of
precast concrete**

D



T

