



# 350 Queens Quay West

Schematic Design (3) Public Realm + Building Update

September 25<sup>th</sup>, 2019

# 350 Queens Quay West

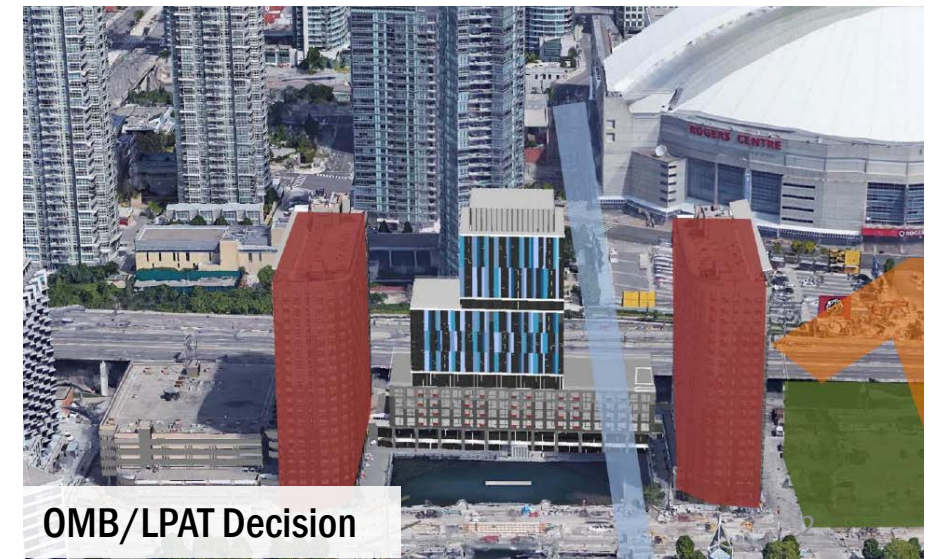
Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (3)

## Project Description & Background

- The site is currently developed with two 21-storey rental apartment buildings, linked by a 3-storey commercial/amenity building, surrounding the Peter Street Basin, with a 5-storey above-grade parking structure located on the westerly portion of the site.
- The project was first presented to the Panel in March 2016 for issues identification.
- The project was subject to a LPAT ruling in 2018. The Tribunal decision included height and building separation restrictions and resulted in a parkland dedication in the northeast corner of the site.
- The project was presented to the Panel in November 2018 for schematic design with a proposed 21-storey mixed use building that responded to Tribunal direction to increase separation, reduce height and preserve views.
- The project last returned to DRP in May 2019 for an update on the building design.
- Today's presentation includes the public realm design and an update on building design in response to previous Panel comments – will be the final review.





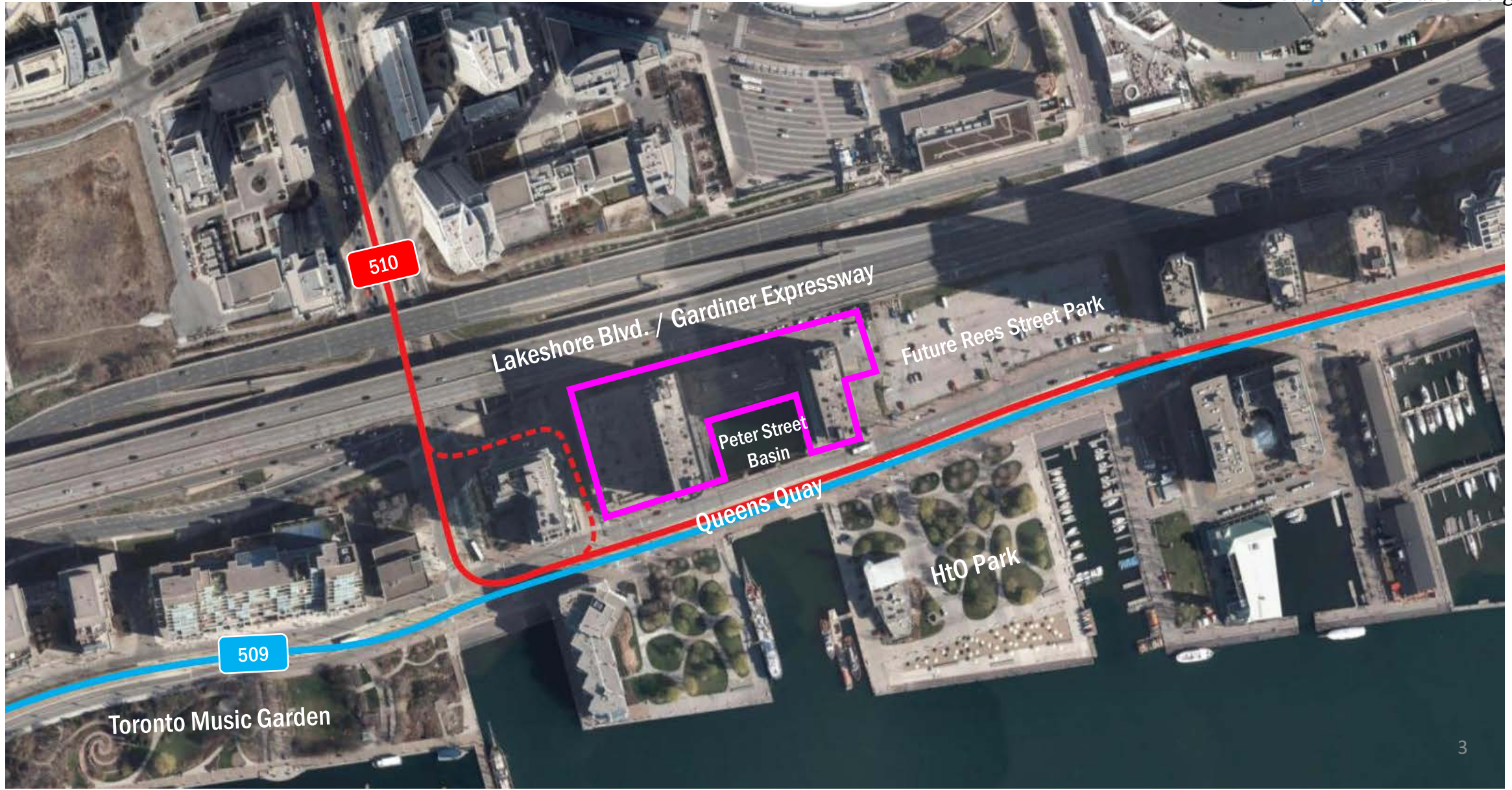
# Site Context

## 350 Queens Quay West

Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (3)



# Policy Context – Central Waterfront Secondary Plan

350 Queens Quay West

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## Creating Dynamic and Diverse New Communities

(P30) Maintain Toronto's successful...compact scale...[and] excellence through...a Design Review Board

(P32) New development will be located...and massed to protect view corridors...and frame...the public realm...



# Project Approval Stage

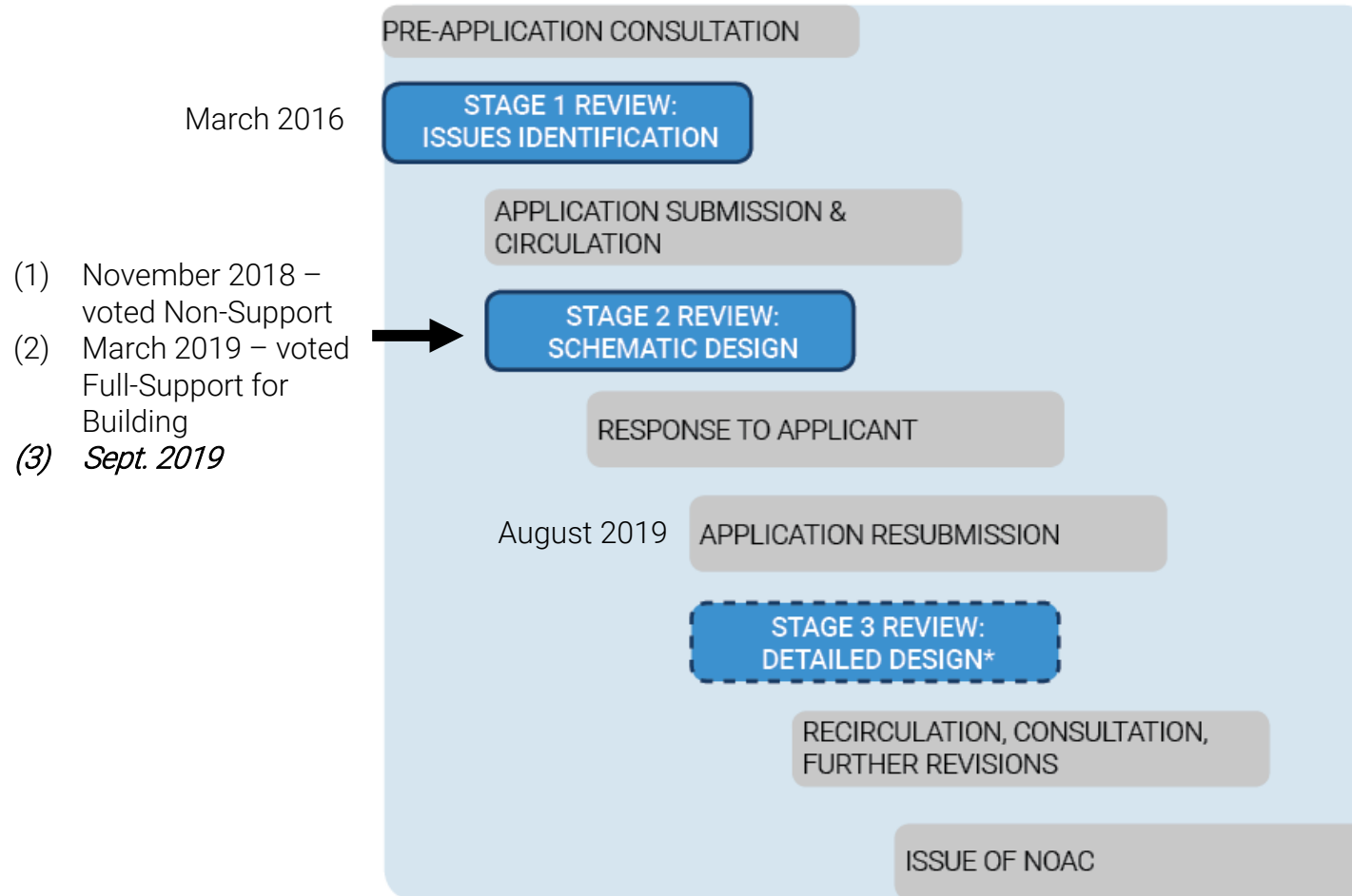
## DRP Stream 2: Private land – Site Plan Approval

# 350 Queens Quay West

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# Recap from March 2019

## Schematic Design (2) Panel Consensus Comments

# 350 Queens Quay West

Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (3)

### General

- The Panel commends the Proponent for responding to previous DRP review comments and is supportive of the revisions.

### Building

- Appreciates the façade and exterior re-design, however the Panel questions the design rigor of the new strategy- consider further studies to strengthen the design language, relationship between interior and exterior, and inform the public realm.
- For future phases of the project, consider opportunities for wrapping units to the north faces of the west buildings to take advantage of the views looking north like the proposed east building.

### Ground floor

- The Panel encourages the team to make the north-south passageway an openable or open double-height space that provides a clear view through the project and a safe pedestrian experience.
- Commends the removal of the north fence- a major improvement for public realm access and porosity of the site
- Consider re-configuring the ground floor services to articulate a stronger front entrance and elevation on north façade

### Public Realm

- Public realm continuity is critical for the project, ramps on both sides of the Peter Street Basin to bridge the two levels are needed.
- Provide more detailed public realm plans at the next review and a revised landscape strategy.
- The identity and public realm relationships relating to the Peter Street Basin must be clarified and developed as the project progresses to the next stage of design.



# Project Updates

## 350 Queens Quay West

Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (3)

- Presentation today is focused on the design strategy of the public realm and a building design update in response to previous Panel comments
- Public realm design includes new ramps from Queens Quay to Basin level, new “table-top” crossings, and a revised North-South passageway at grade
- Building design update includes revised elevation design
- Portion of Section 37 funds allocated to Peter Street Basin improvements includes handrail and lighting upgrades and repair of concrete. Coordination with Parks, Forestry and Recreation is ongoing.
- When completed, the project will provide the largest number of rental units in the western waterfront

## Areas for Panel Consideration Waterfront Toronto

### Building Design

Does the latest building design meet or exceed Waterfront Toronto's objectives of design excellence?

- How the **building meets the ground** (especially the north façade)
- The design of the **passageways** through the buildings
- The **revised material palette and elevation design** (especially the proposed graphic panels on the north façade)

### Public Realm

Does the proposed landscape design meet or exceed Waterfront Toronto's objectives of design excellence?

- Interface with **Lakeshore Boulevard and Queens Quay**
- Achievement of **public realm continuity** (including connections to Rees Street Park)
- Quality of the **landscape strategy**





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**Waterfront Toronto Design Review Panel**

25 September 2019



Aerial View from Southwest

The **Quay** Redevelopment

25 September 2019





Existing Context Plan





Proposed Development and Circulation Routes



# WTDRP One

21 November 2018

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WTDRP 1 / View from Southwest

The Quay Redevelopment

25 September 2019

# WTDRP Two

20 March 2019

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WTDRP 2 / View from Southwest

The Quay Redevelopment

25 September 2019



## WTDRP Comments

- focus on the public realm – especially the area around the water basin
- make the north/south passageway linking the north driveway to the water basin more generous
- provide accessible ramps from Queens Quay to both sides of the water basin promenade
- allow for small scale retail opportunities
- possibly too many elevation components



WTDRP 2 / View from Southwest



## WTDRP Comments

- consider building out the north face of 390 QW similar to 350 QW



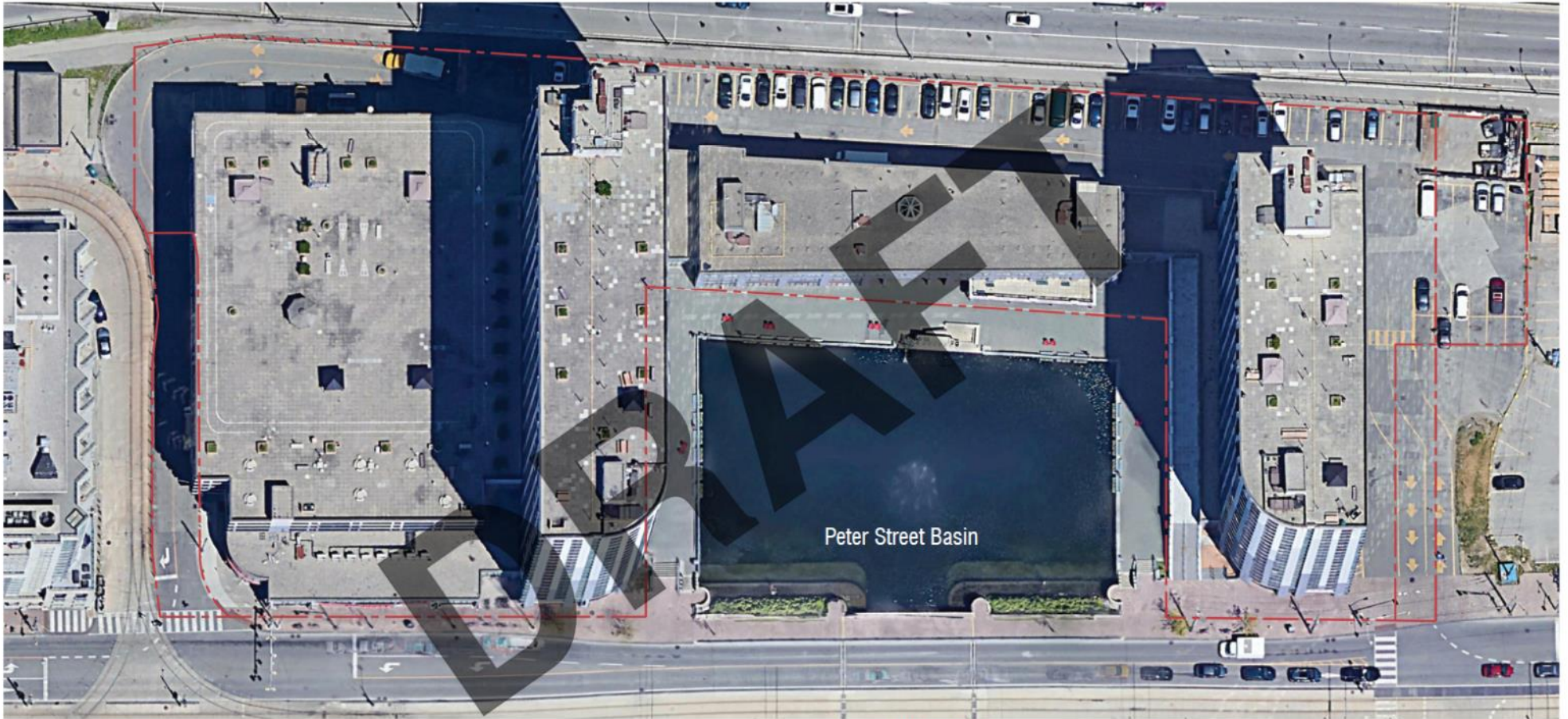
WTDRP 2 / View from Northeast



Public Realm

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Lakeshore Blvd West



Peter Street Basin

Queens Quay West

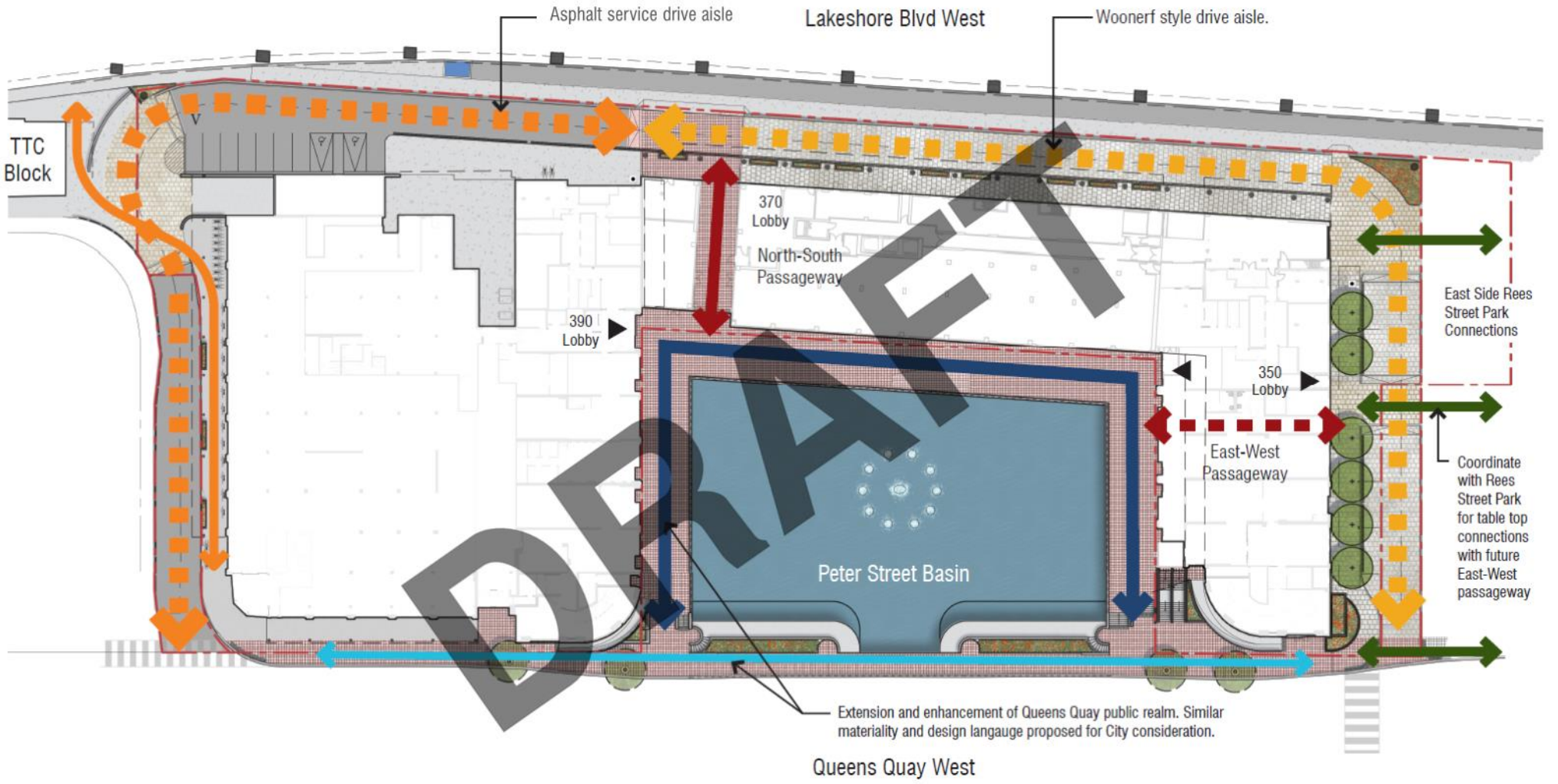
Existing Conditions



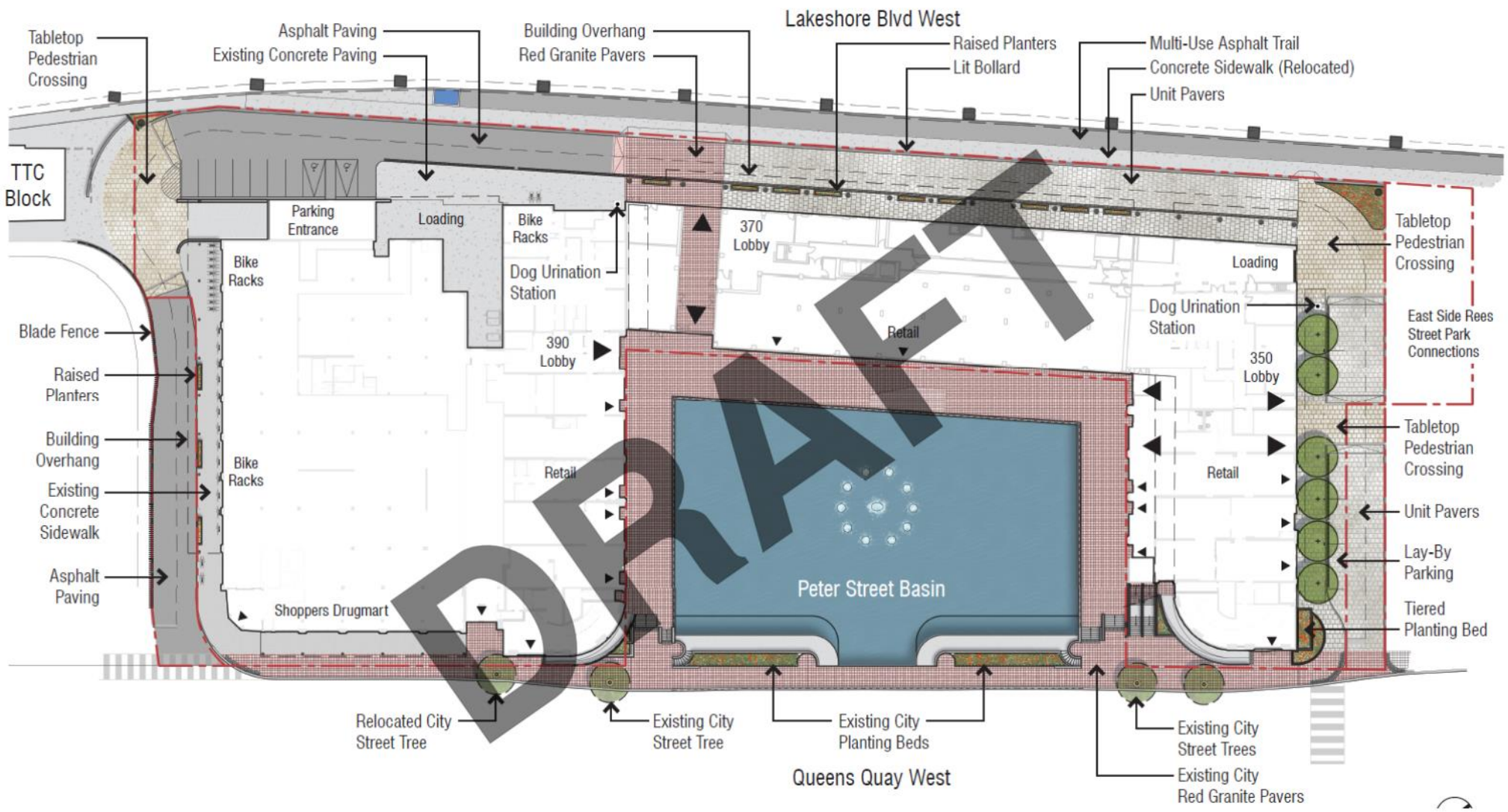


Design Concept / Existing Conditions





Public Realm Opportunities



Design Concept

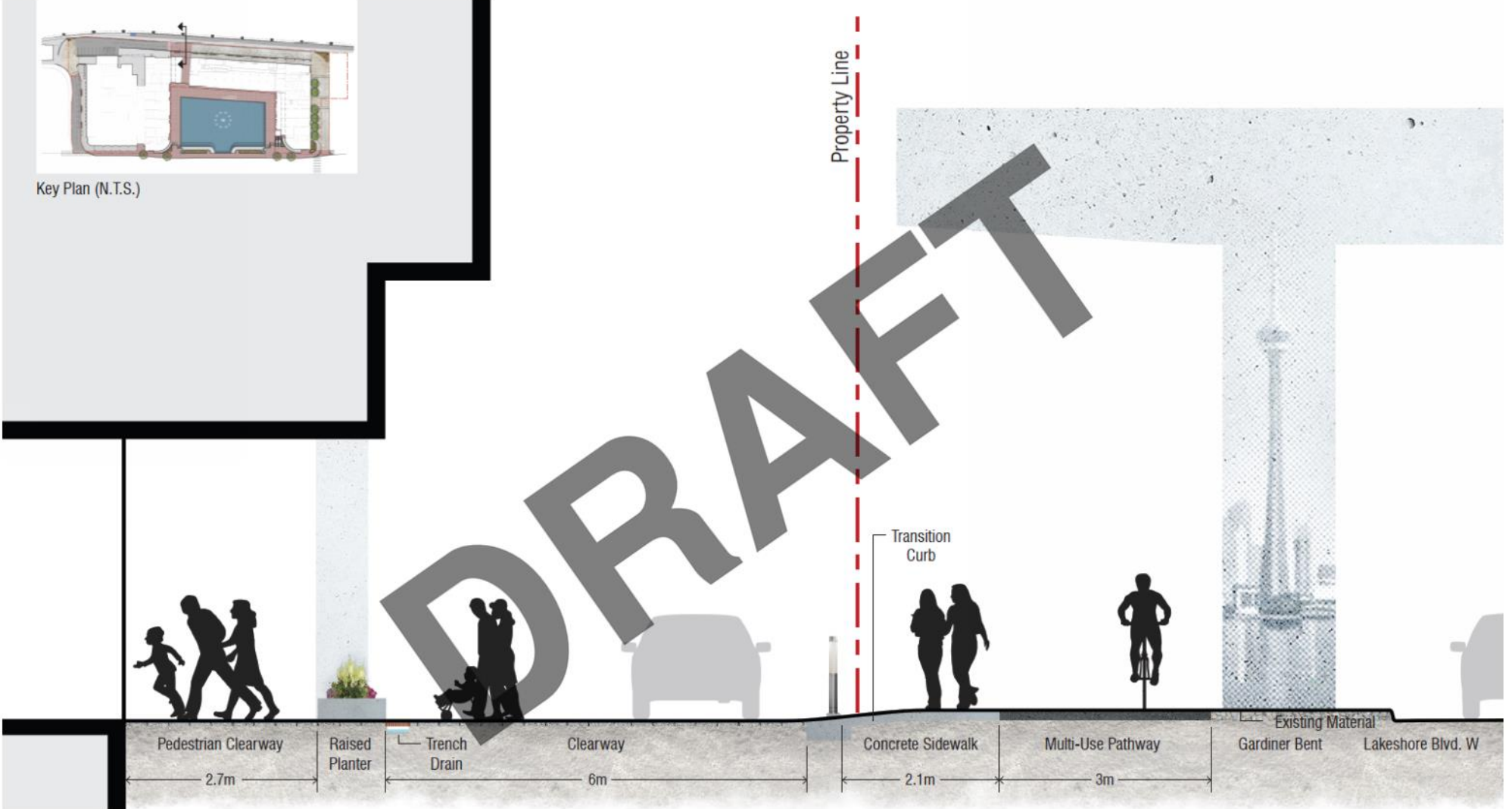




North Entry Drive

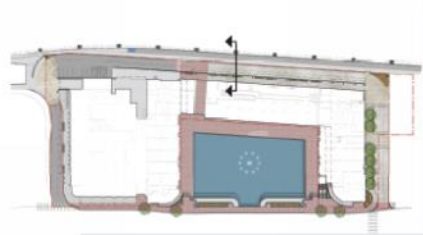
The Quay Redevelopment

25 September 2019

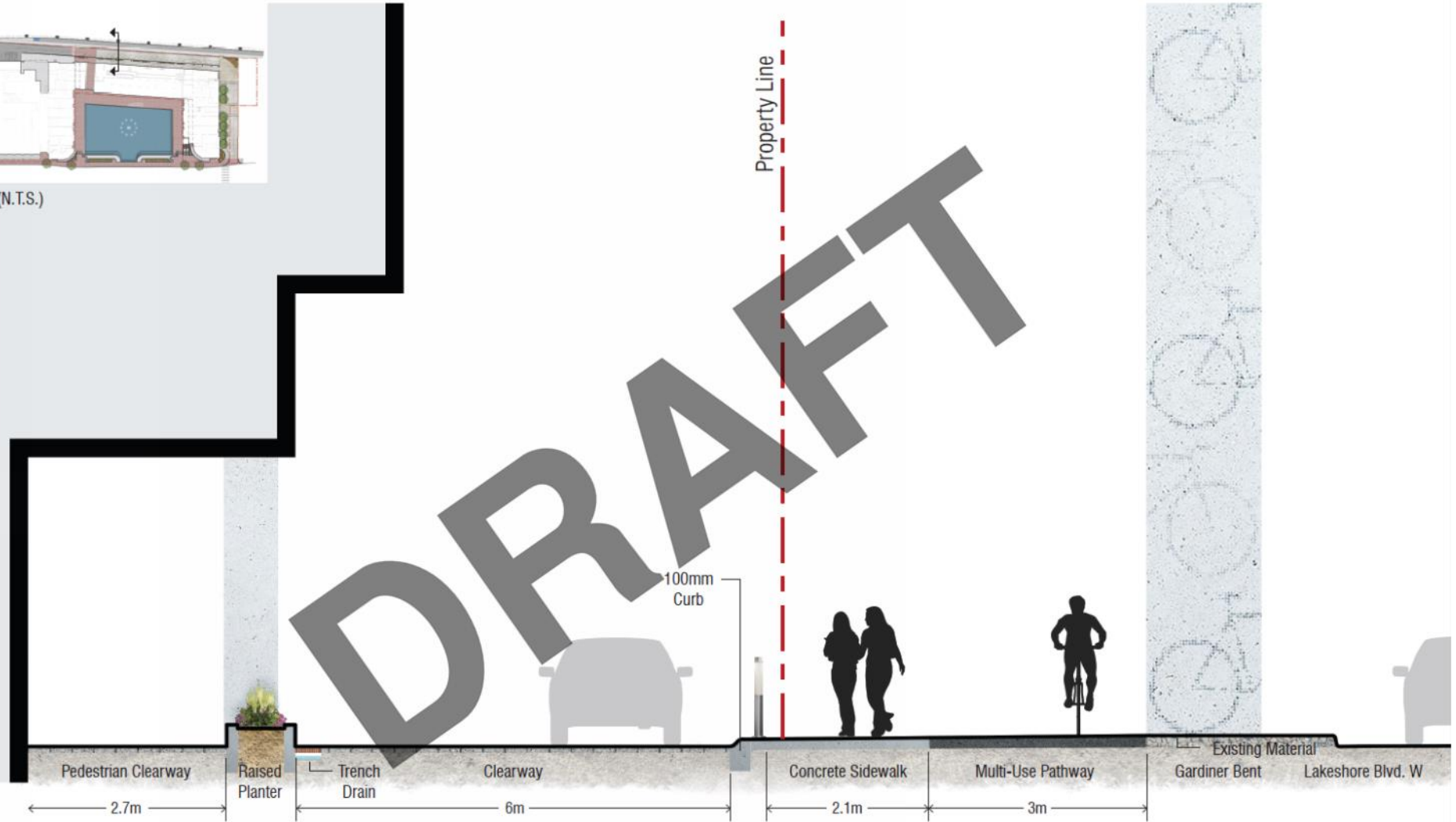


North Entry Drive Cross-Section at Passageway / Woonerf Condition



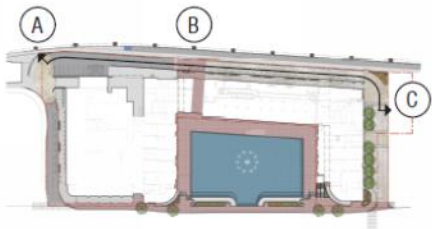


Key Plan (N.T.S.)

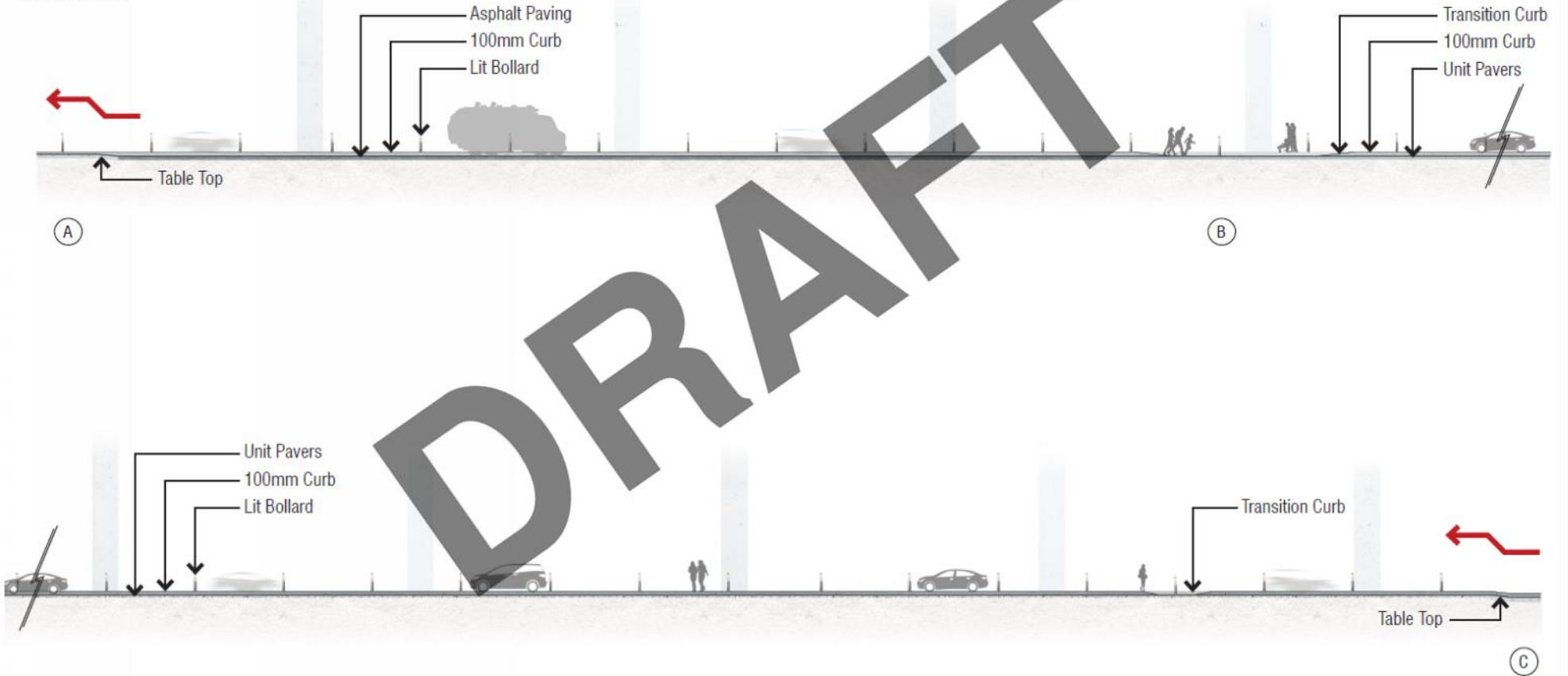


North Entry Drive Cross-Section / Woonerf Condition

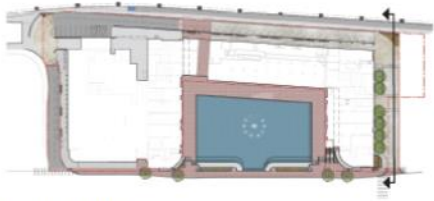




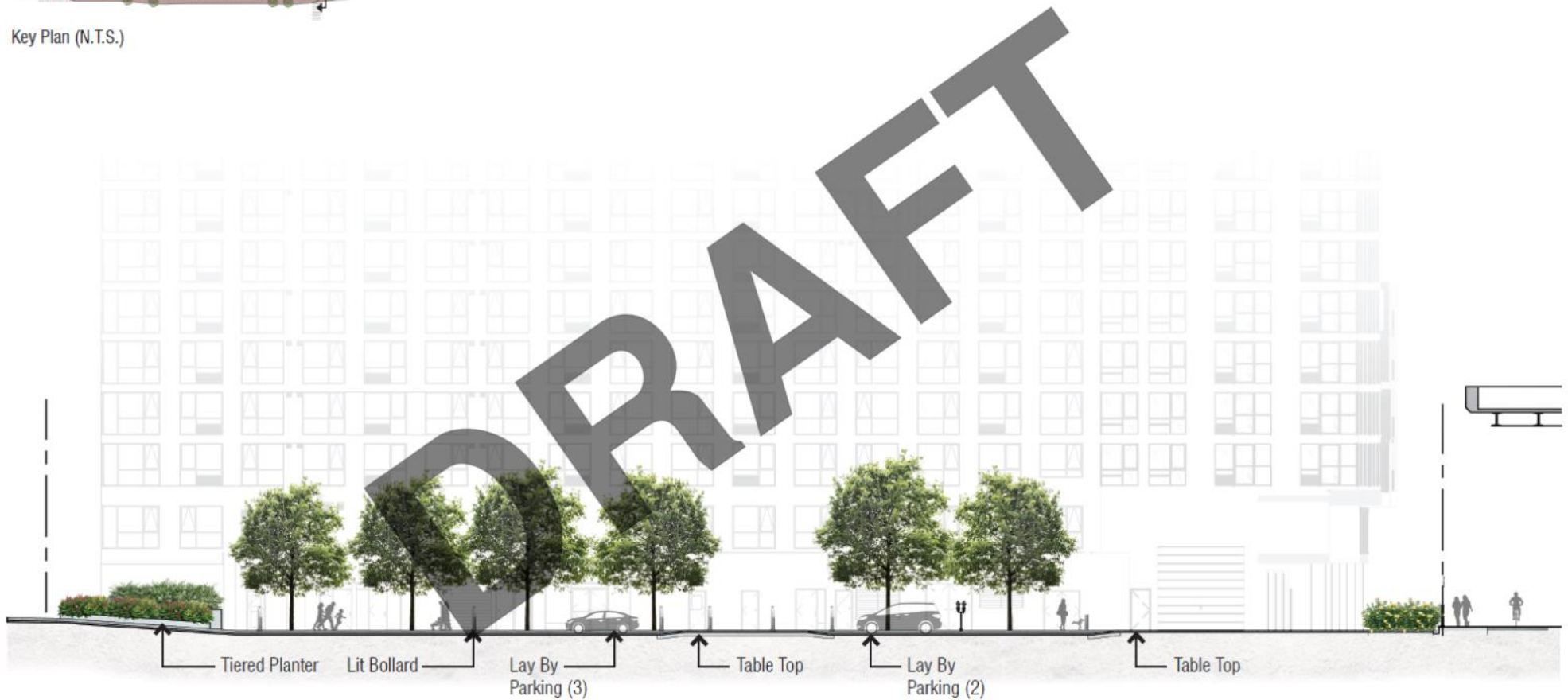
Key Plan (N.T.S.)



North Entry Drive / Tabletop Condition

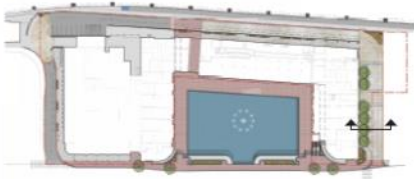


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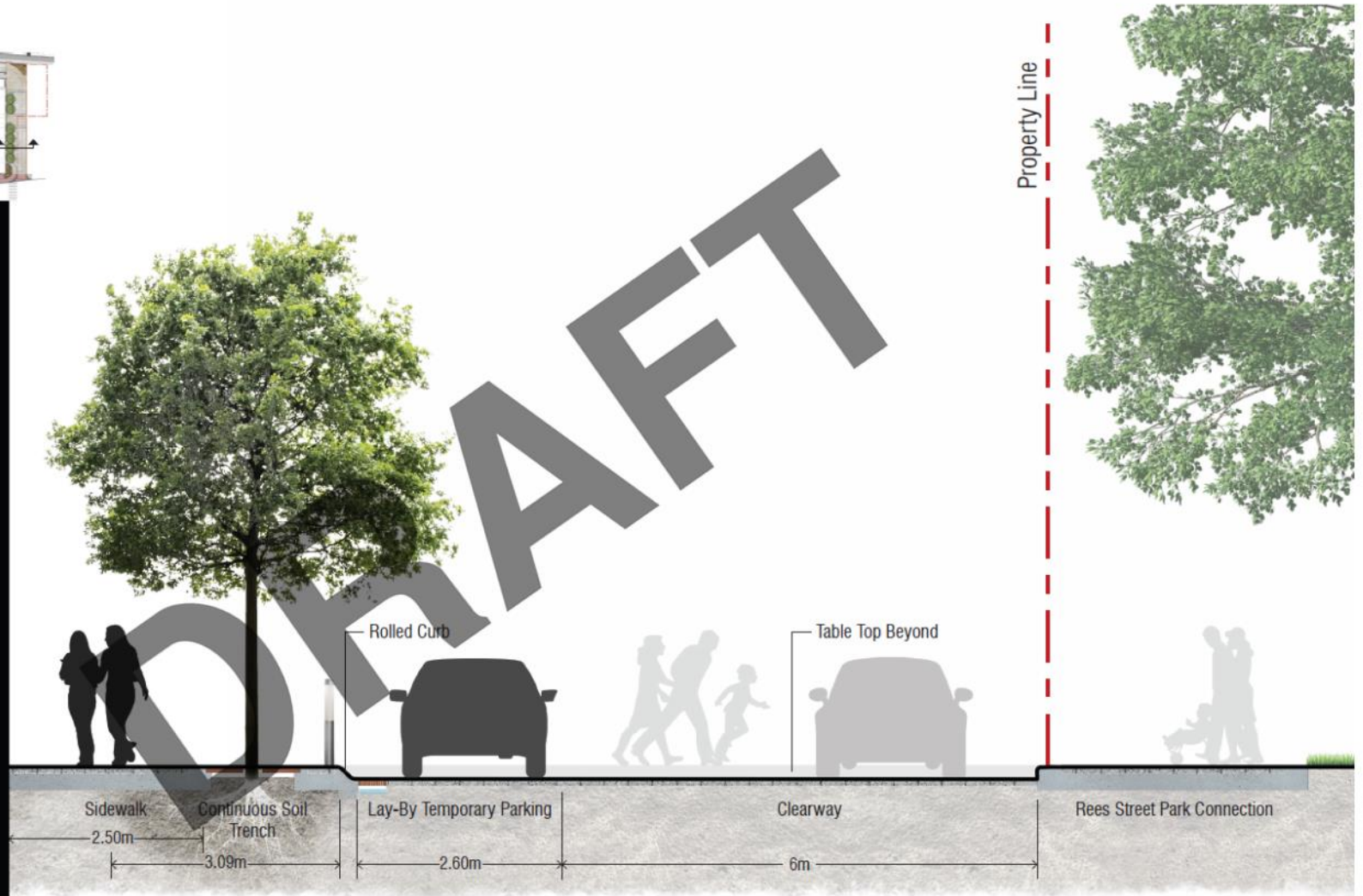


East Entry Drive / Tabletop Condition





Key Plan (N.T.S.)



East Driveway Cross-Section / Woonerf Condition

## Paving



Unit Paving - Vehicular Clearway



Unit Paving - Tabletop



Optional



Asphalt Paving



Existing Granite Sett Pavers



Existing Concrete

## Planting



Annuals



Shrub - Dogwood



Perennial - Anise Hyssop



Grass - Prairie Dropseed



Tree - Honeylocust

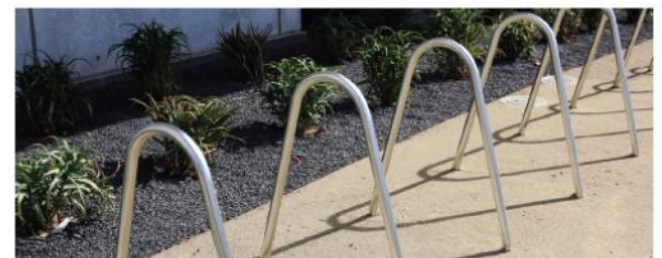
## Site Furnishings



Site-Wide Lit Bollard



Blade Fence Lit Bollard



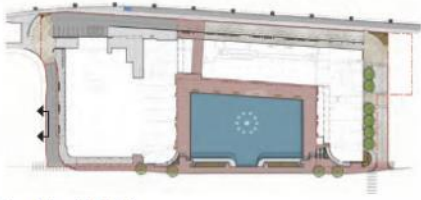
Bicycle Rack



Tree Grate

## Public Realm Material Palette





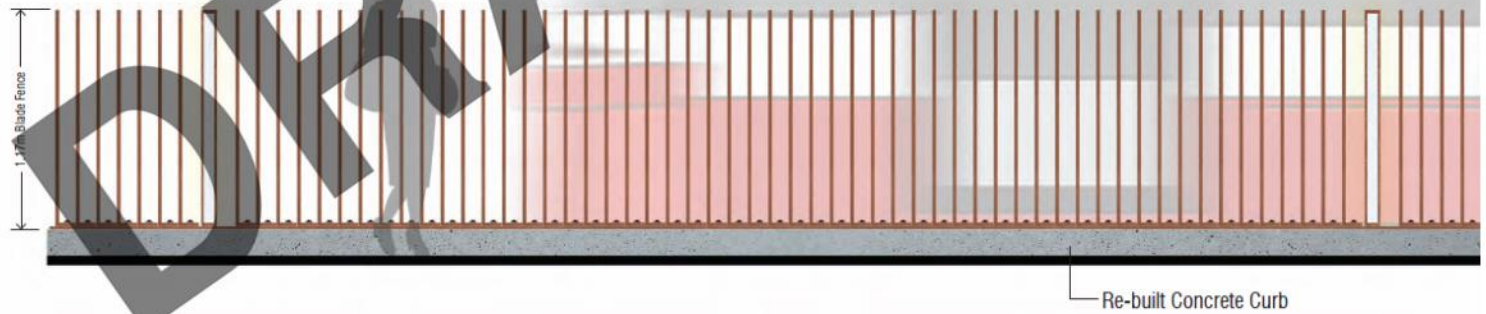
Key Plan (N.T.S.)



Powder-Coat Flat Bar

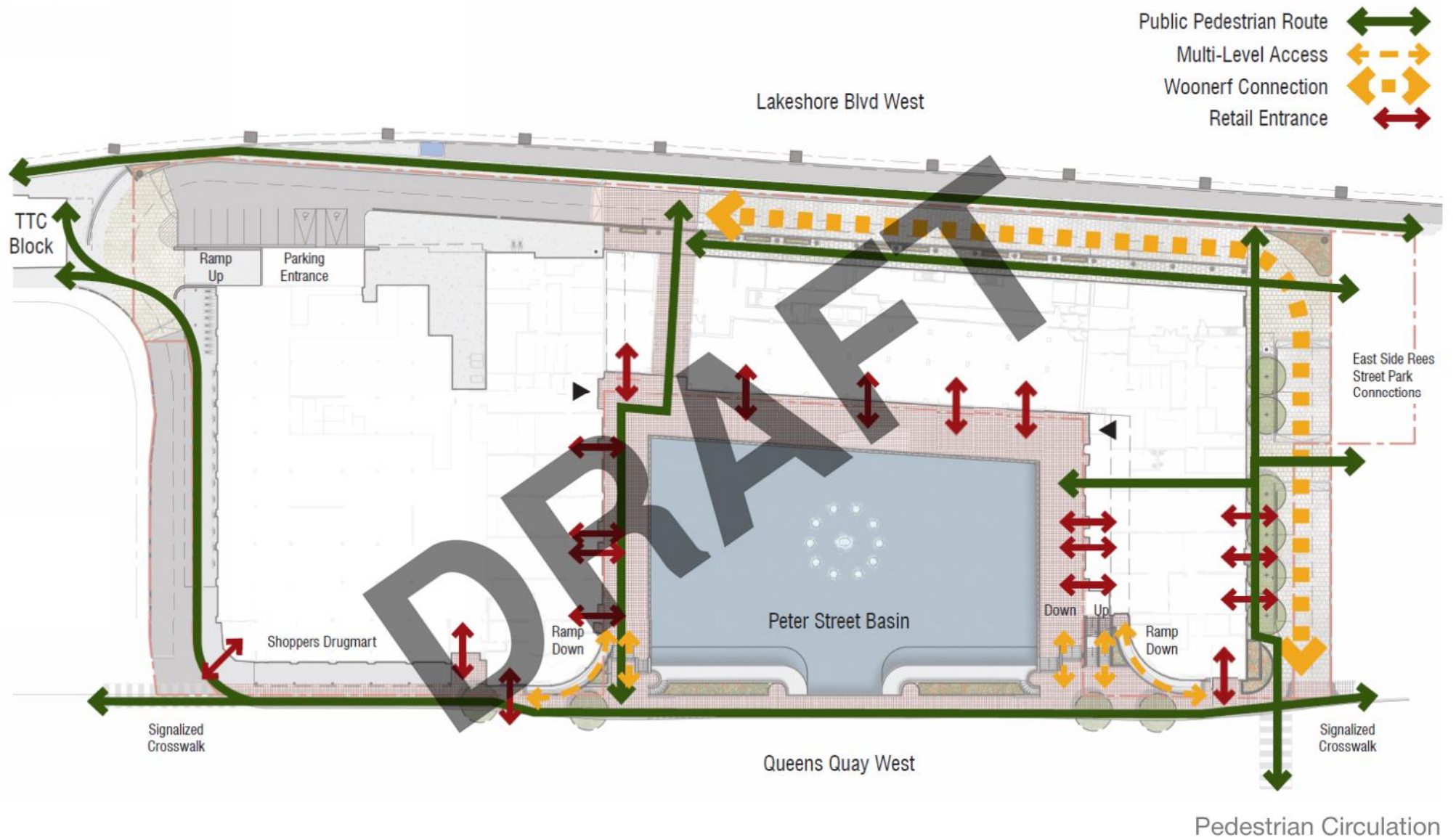


Weathered Steel Flat Bar



Note: TTC requesting fence along west property line. Streetcars moving at low speeds to complete two turns before resting at the Lower Spadina stop. Panel input is sought.

## West Property Line Blade Fence



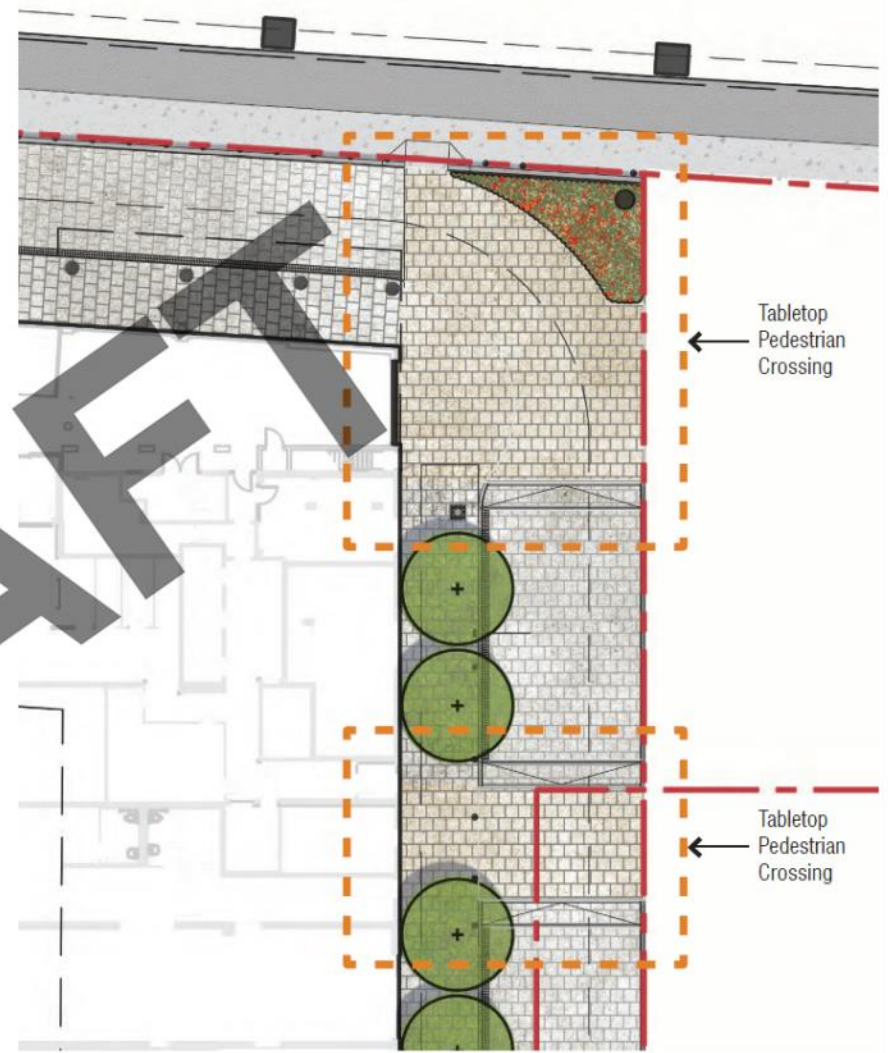




Key Plan (N.T.S.)

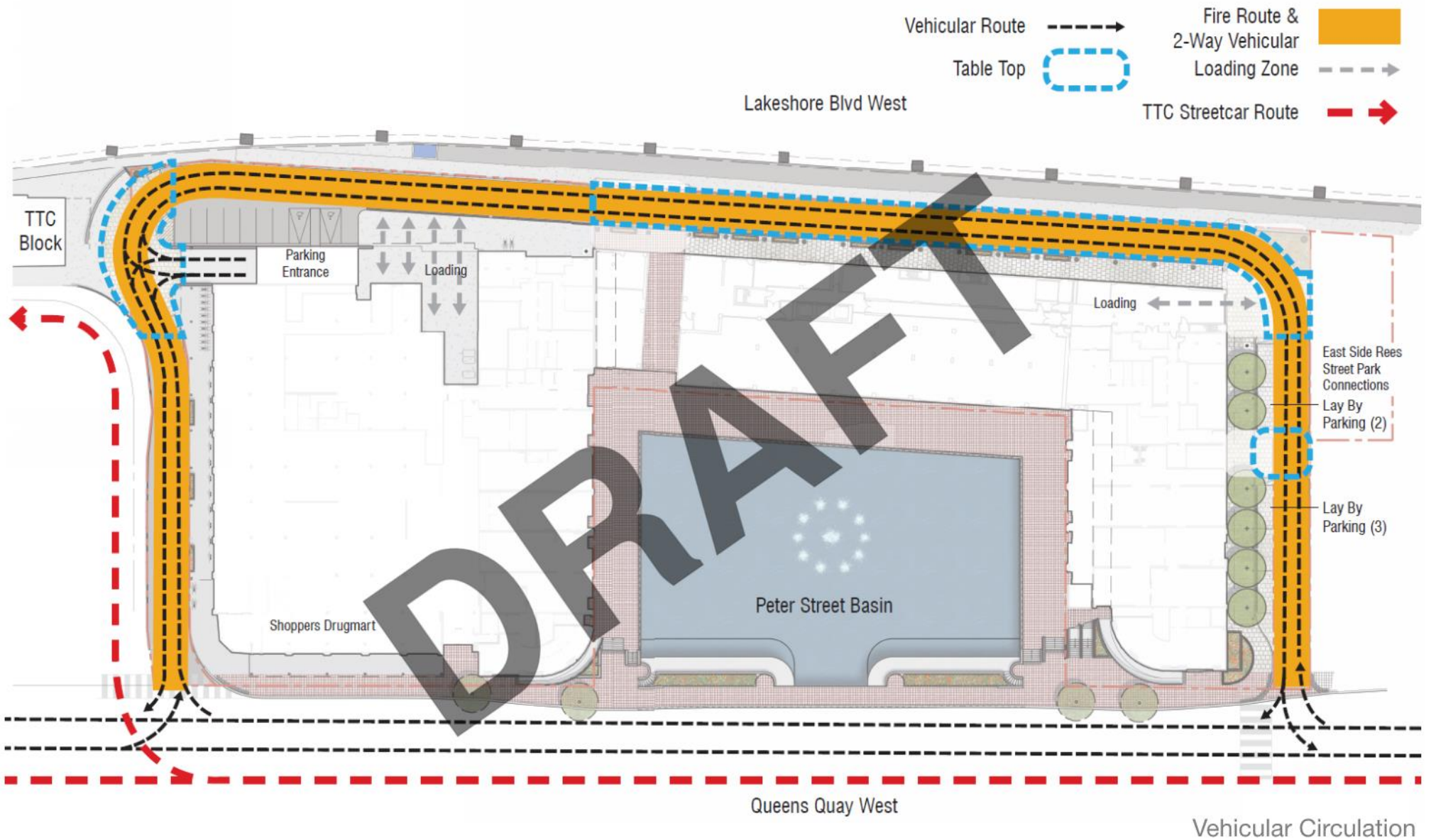


Tabletop Crossing - Section

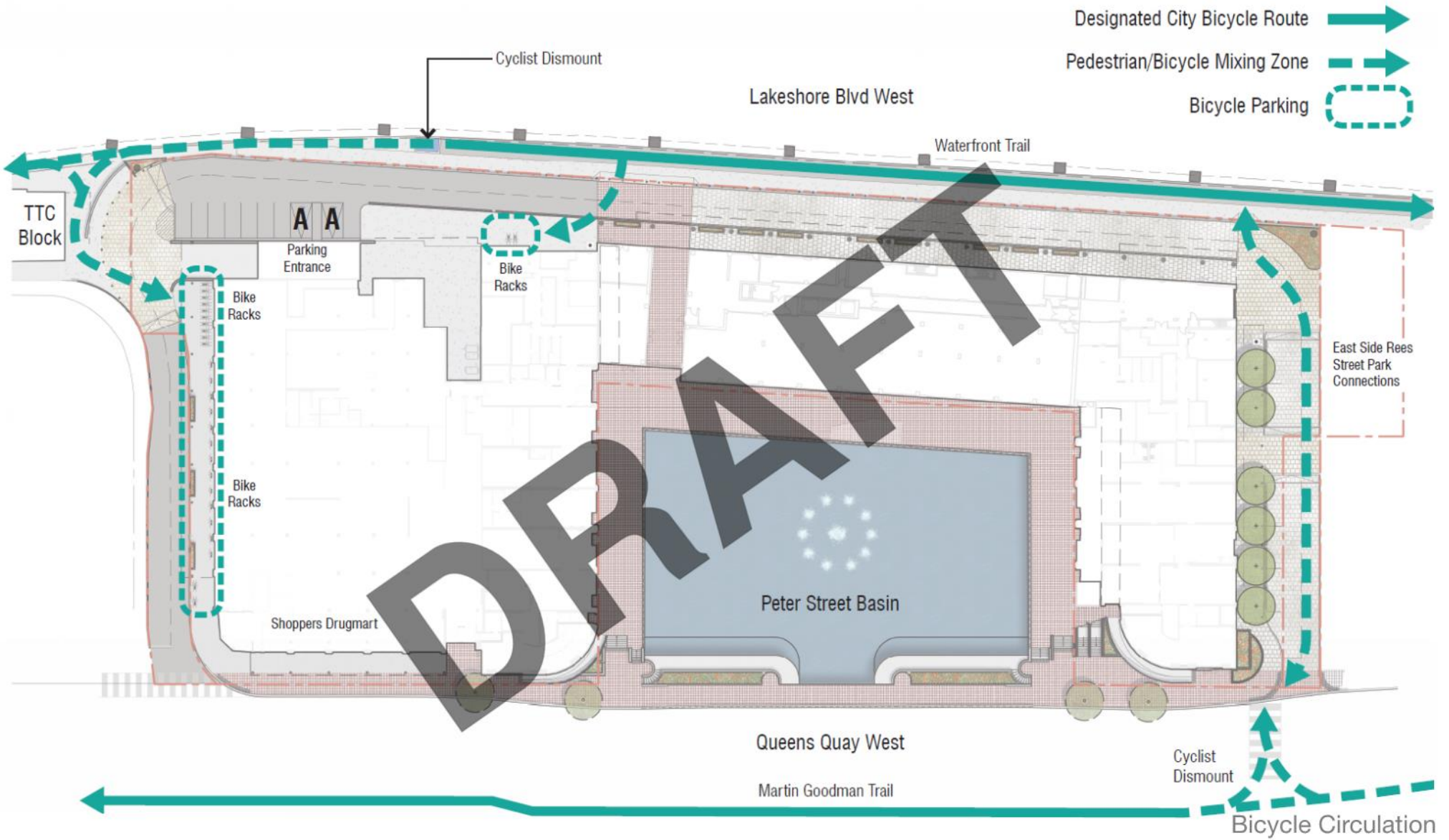


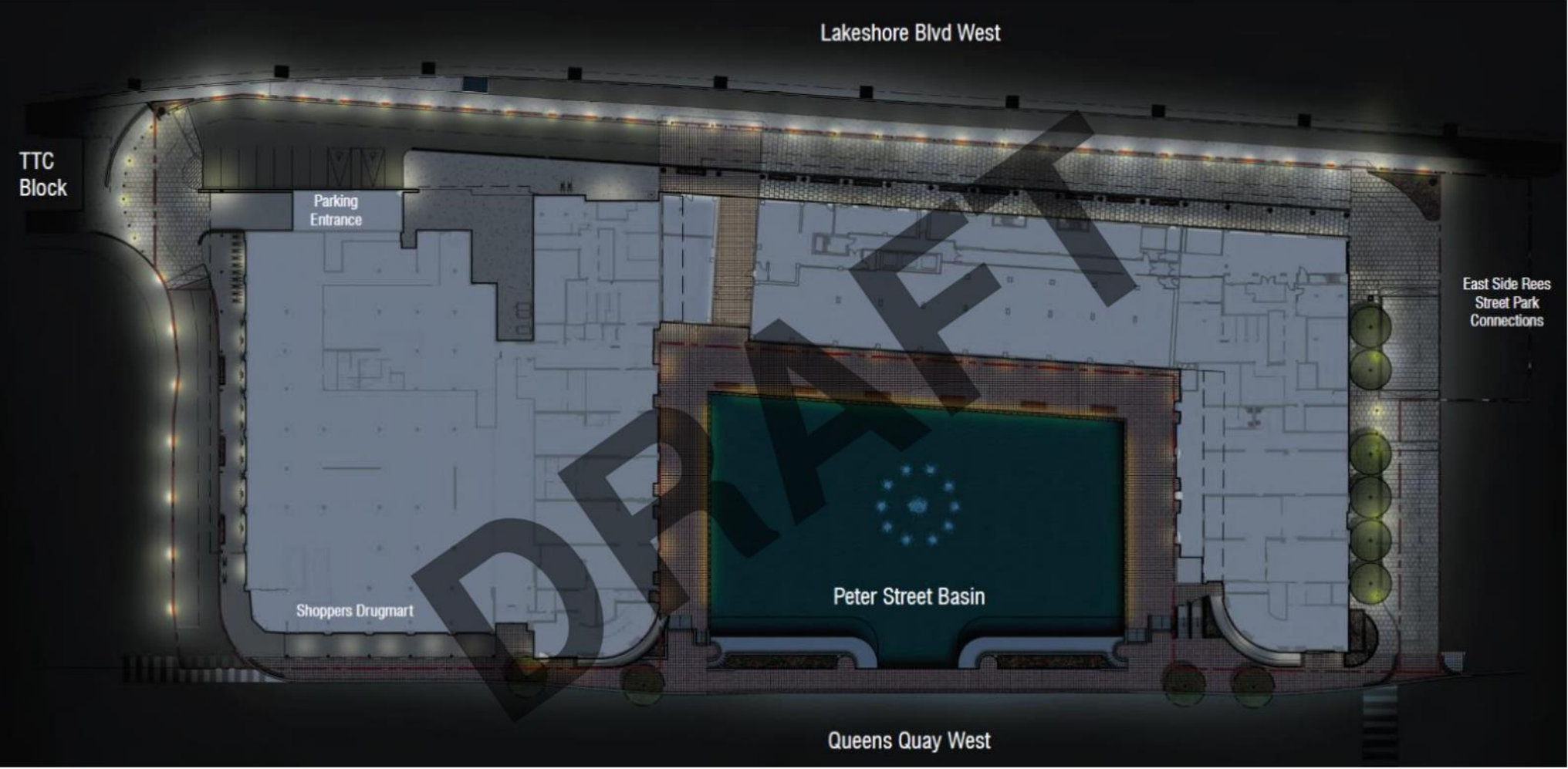
Tabletop Crossing - Plan

### Pedestrian Crossings / Tabletop Conditions









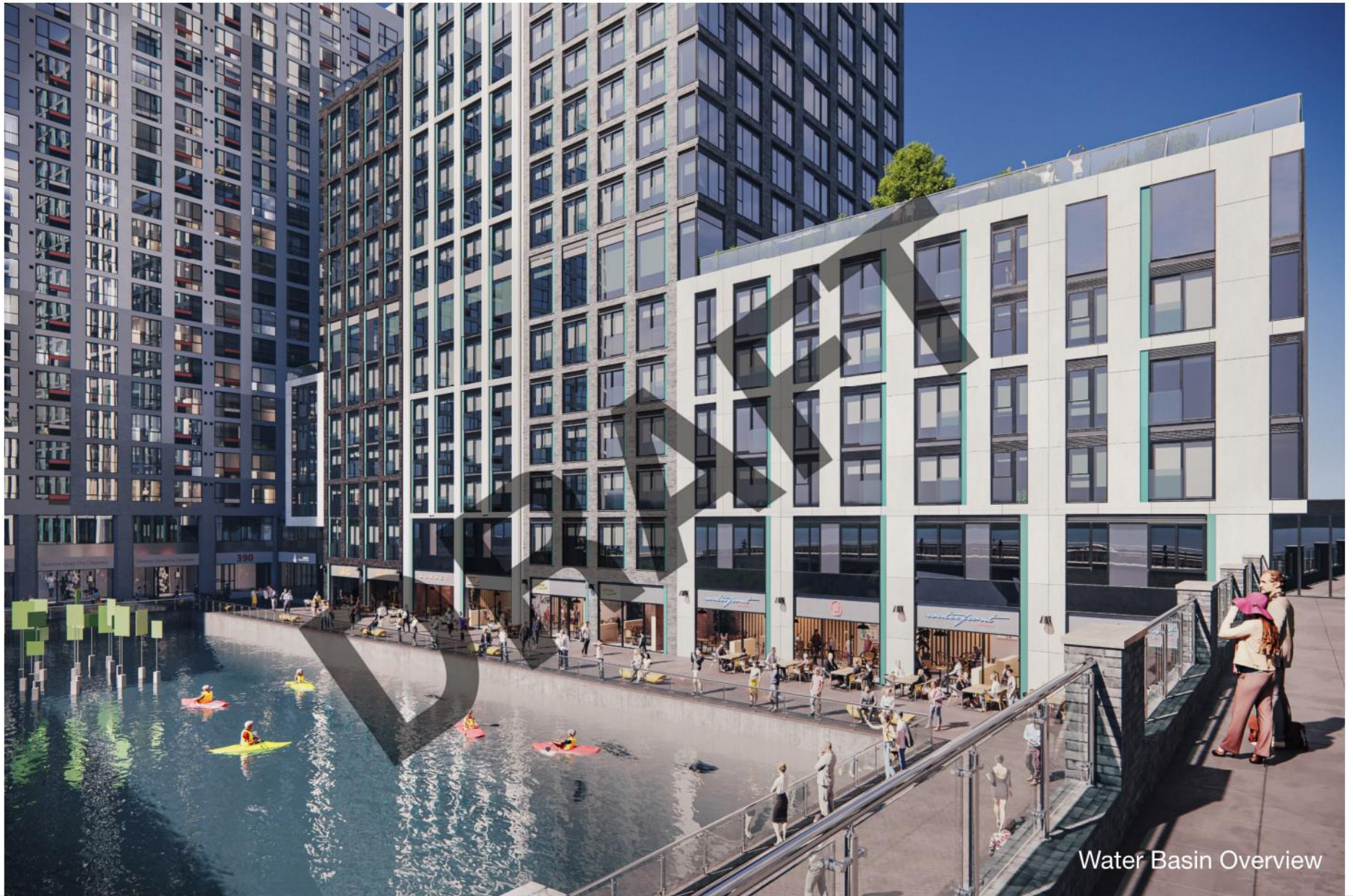
Landscape Illumination





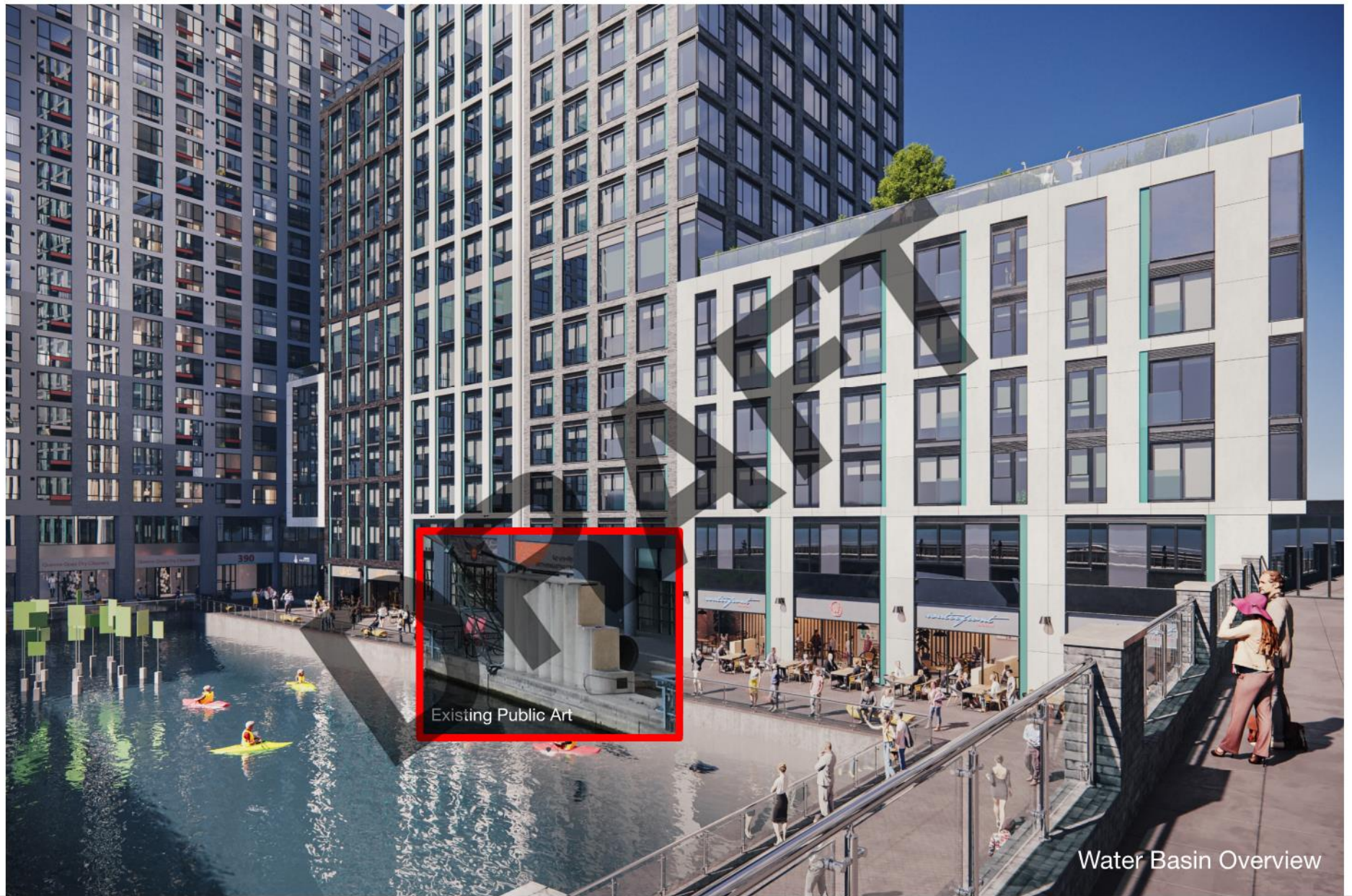
Water Basin Overview





Water Basin Overview

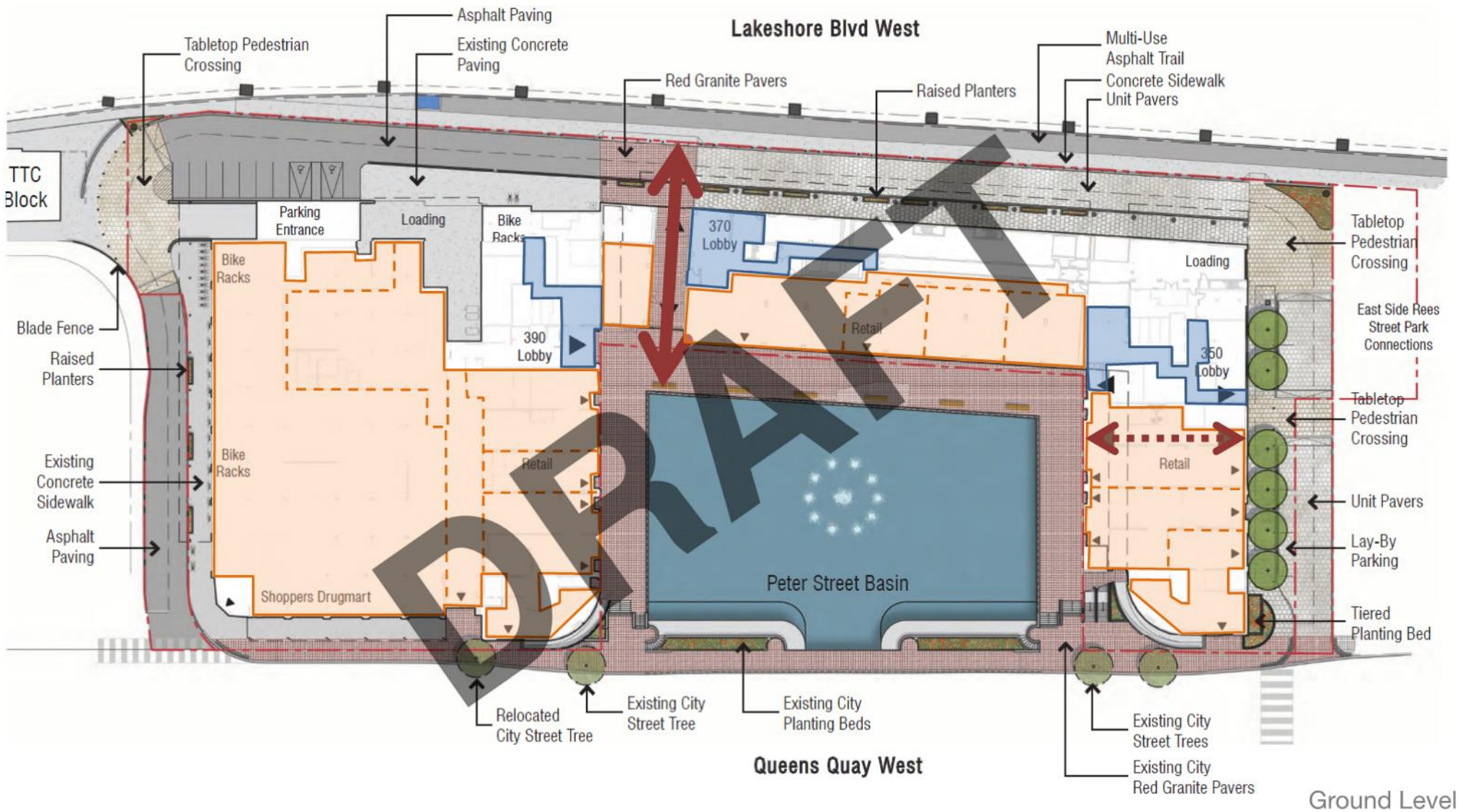




# Passageway Improvements

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Aqualina Condominium / Seasonal Passageway Enclosure



Monde Condominium

Mid-block Passageway Precedents



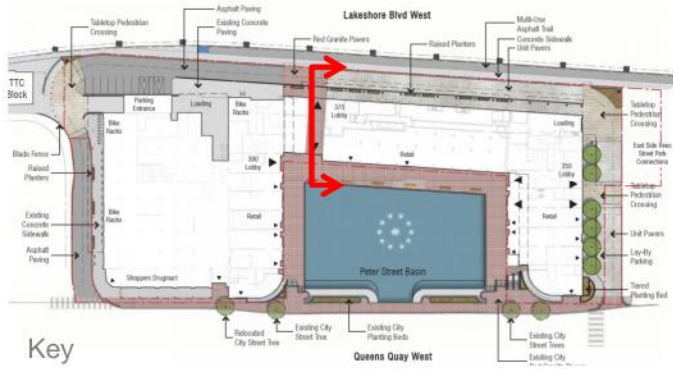


North Entry Drive

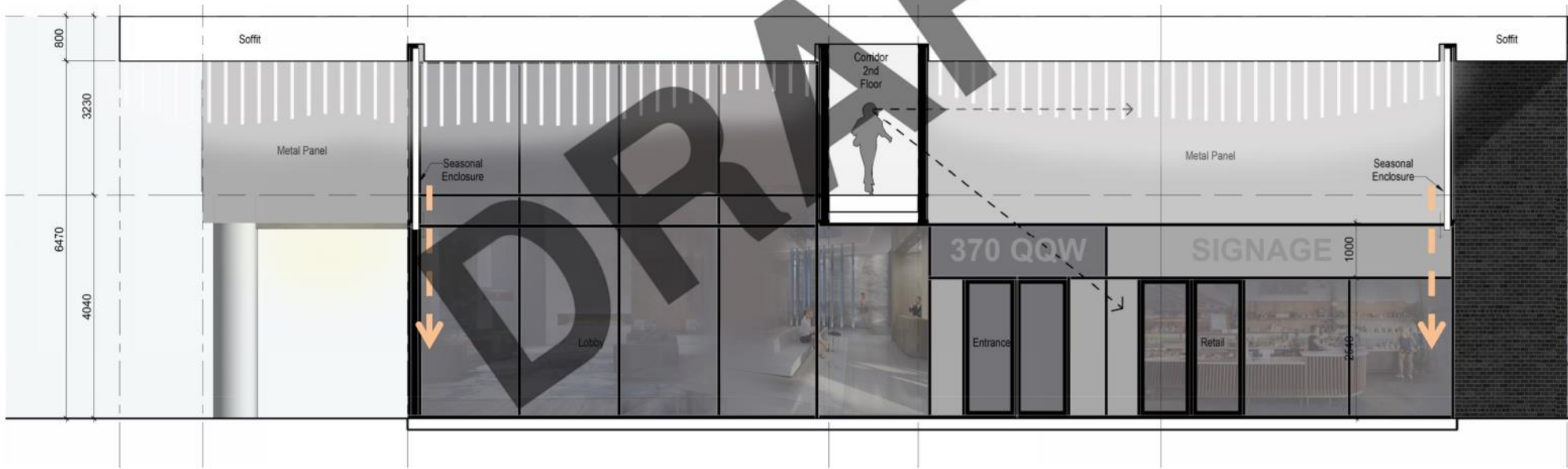
The Quay Redevelopment

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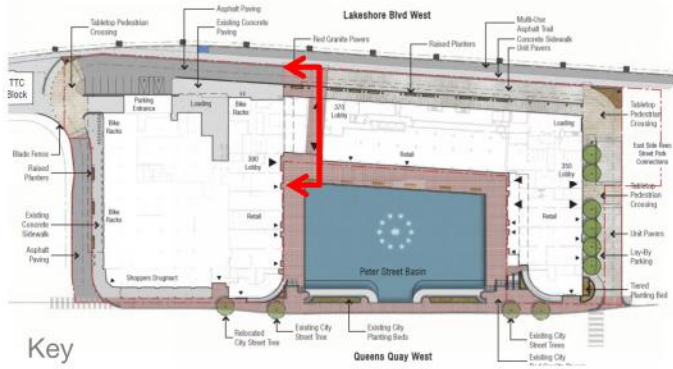


Soffit Lighting Precedent



East Elevation / **Passageway**





Key

Perforated Metal Panel  
Artwork Precedent



West Elevation / **Passageway**



Water Basin Terrace



# Elevation Updates

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Aerial View from Northwest



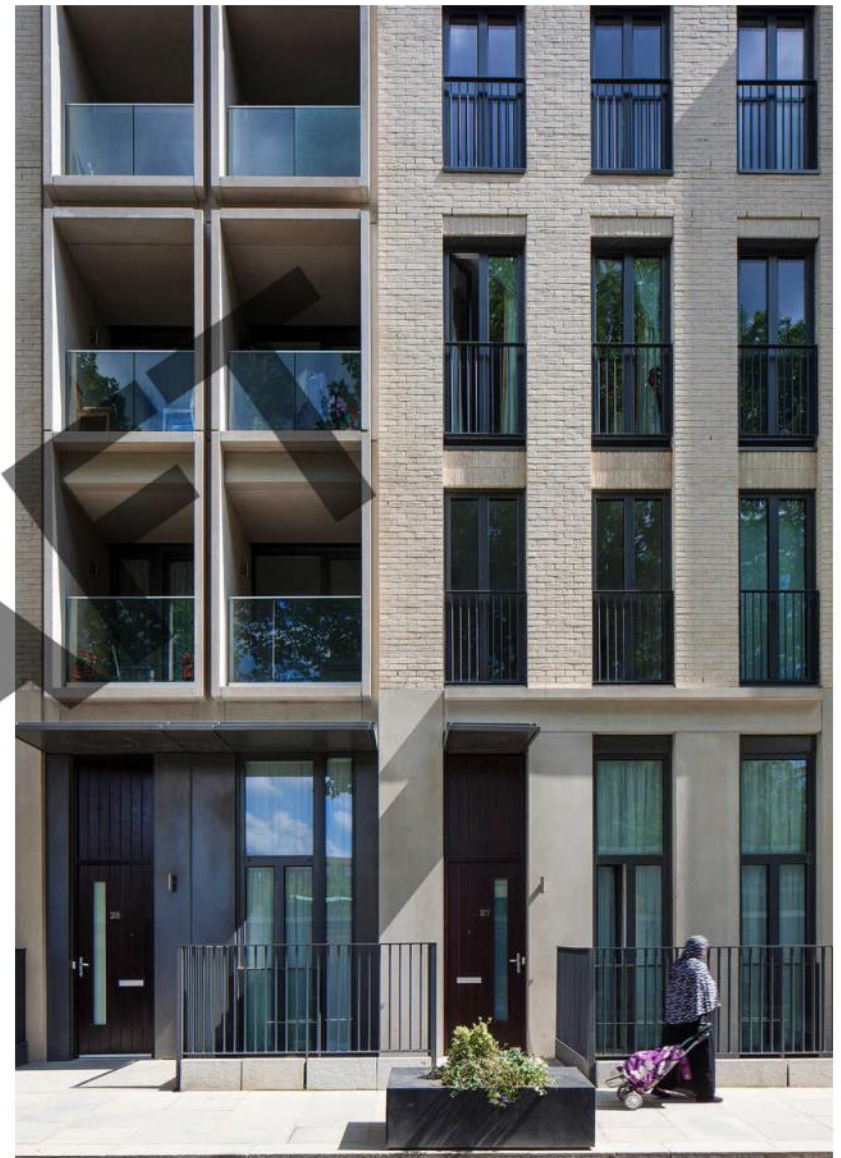


View from Northeast

The Quay Redevelopment

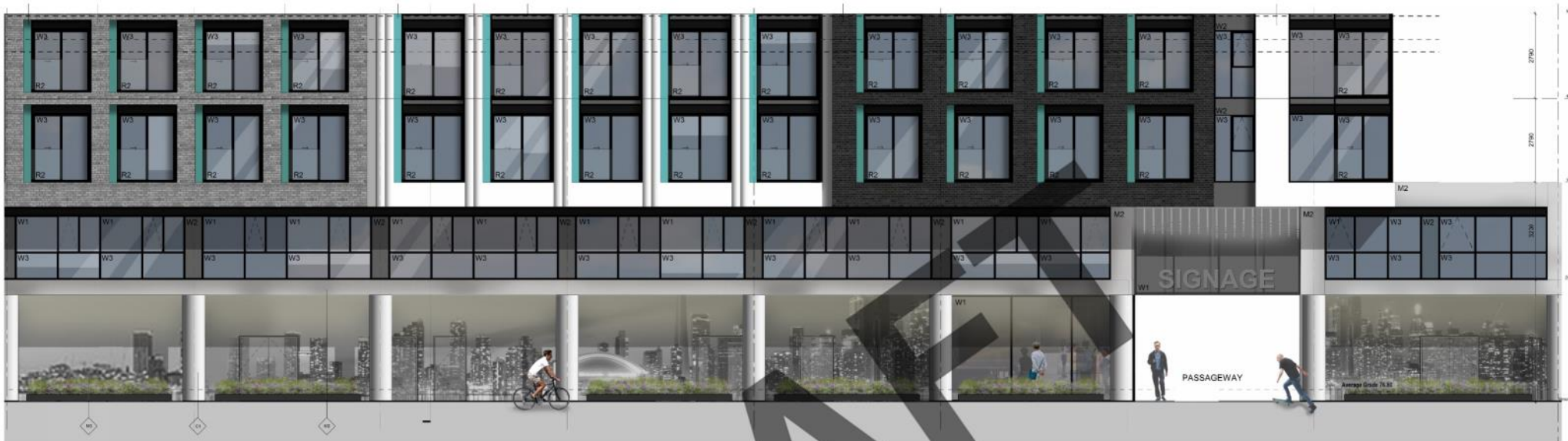
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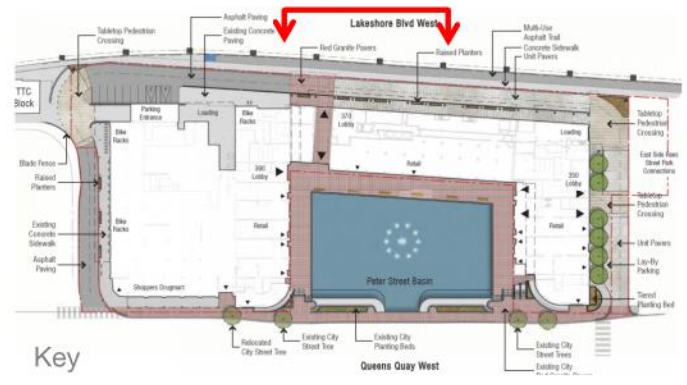


Precedents / **Detail**





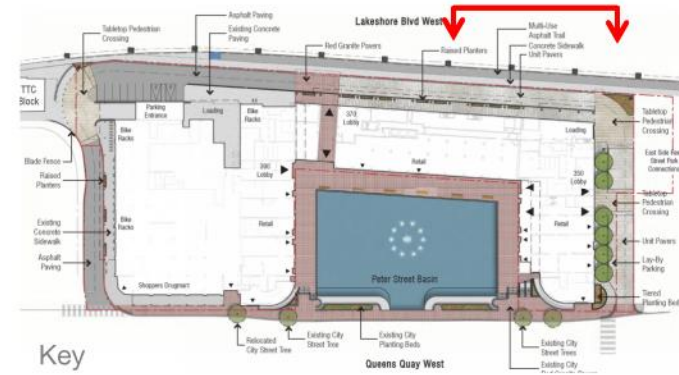
North Elevation of 370 QW / West Portion



Detail Elevations



North Elevation of 370 QW / East Portion

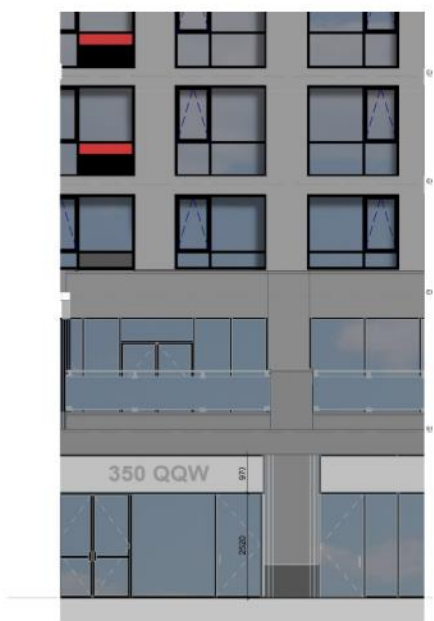


Detail Elevations



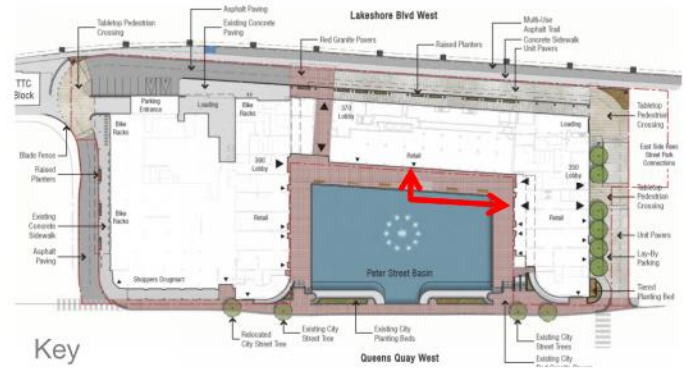


South Elevation of 370 QW



Existing West Elevation of 350 QW

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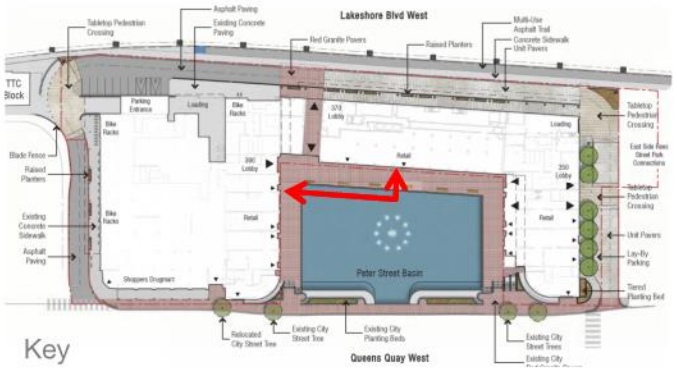
Key

Detail Elevations



Existing East Elevation of 390 QQW

South Elevation of 370 QQW



Key

Detail Elevations





View from Southwest

The Quay Redevelopment

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