



Waterfront Design Review Panel

March 20, 2019



350 Queens Quay West

Schematic Design (2)

March 20th, 2019

350 Queens Quay West

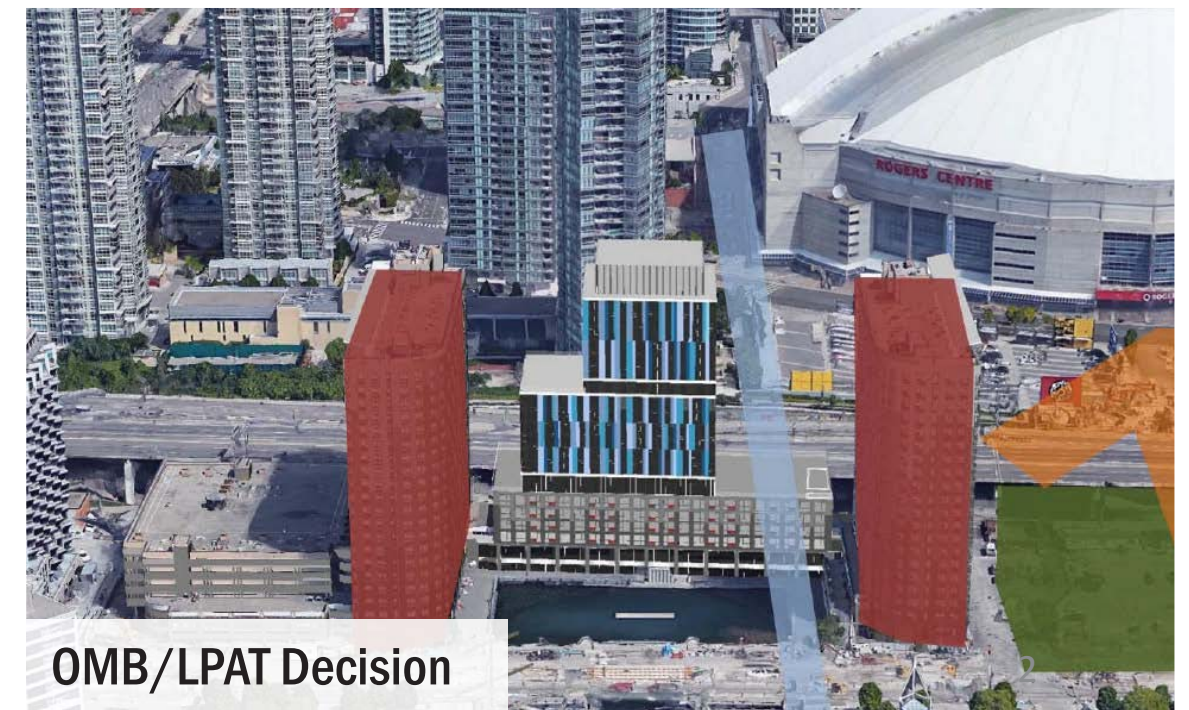
Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (2)

Project Description & Background

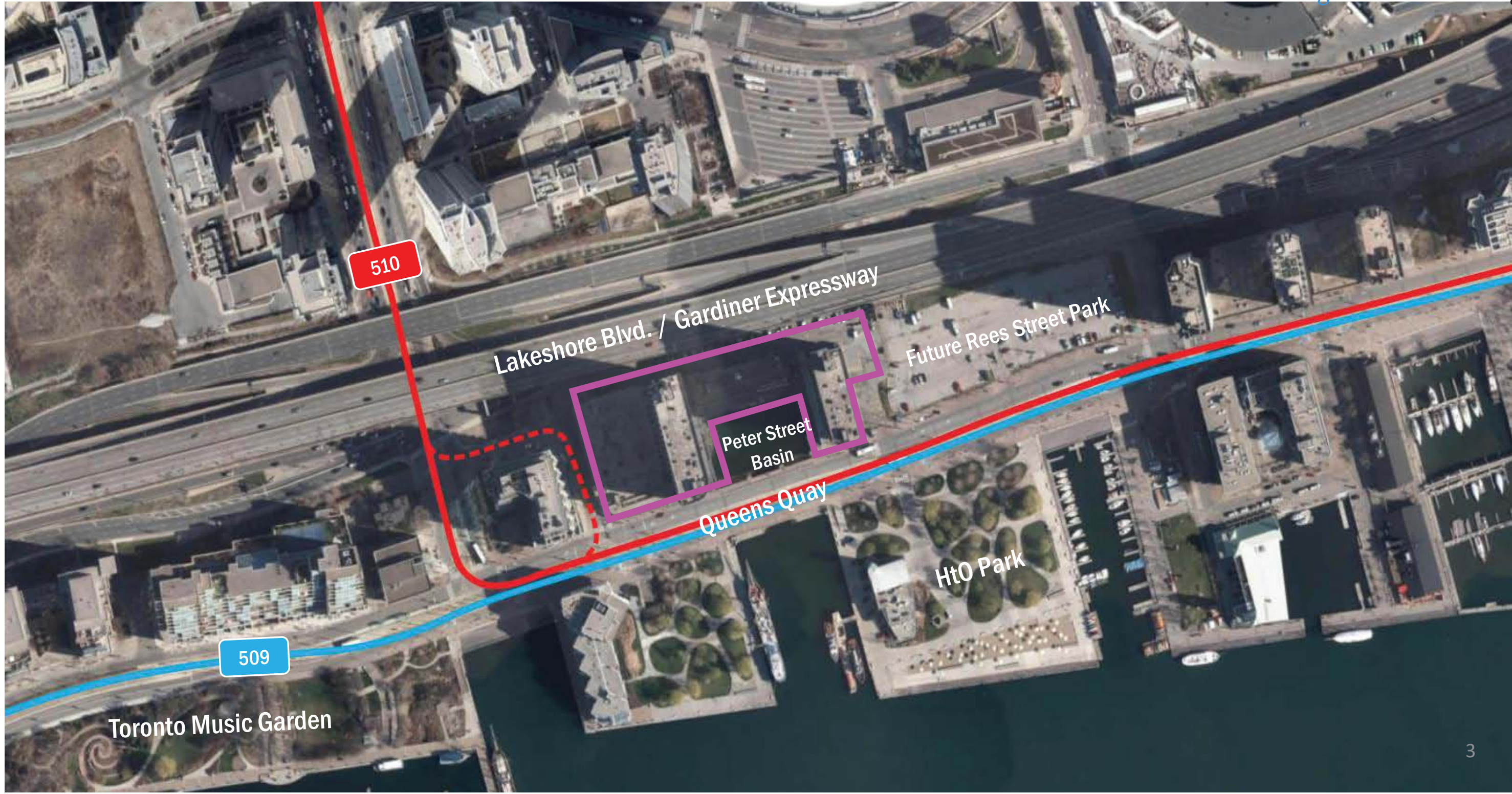
- The site is currently developed with two 21-storey rental apartment buildings, linked by a 3-storey commercial/amenity building, surrounding the Peter Street Basin, with a 5-storey above-grade parking structure located on the westerly portion of the site.
- The project was first presented to the Panel 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 last 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.



Site Context

350 Queens Quay West

Proponent: Pacific Reach Properties Development
Design Team: Quadrangle Architects
Review Stage: Schematic Design (2)



Policy Context – Central Waterfront Secondary Plan

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(P30) Development of the Central Waterfront will maintain Toronto’s successful tradition of city building at a compact scale combining the best of urban living, amenities and built form. The treatment of the development sites abutting the water’s edge, public promenade along the traditional urban dockwall will require particular sensitivity to create a front of publicly accessible and marvelous buildings of appropriate low to moderate scale to complement the character of the neighbourhoods and in keeping with good planning principles. The precinct implementation strategies will specifically address these design issues while defining their scale, range of uses and ensuring that the individual building design meets high standards of excellence through peer review, or a Design Review Board.

(P32) New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

Project Approval Stage

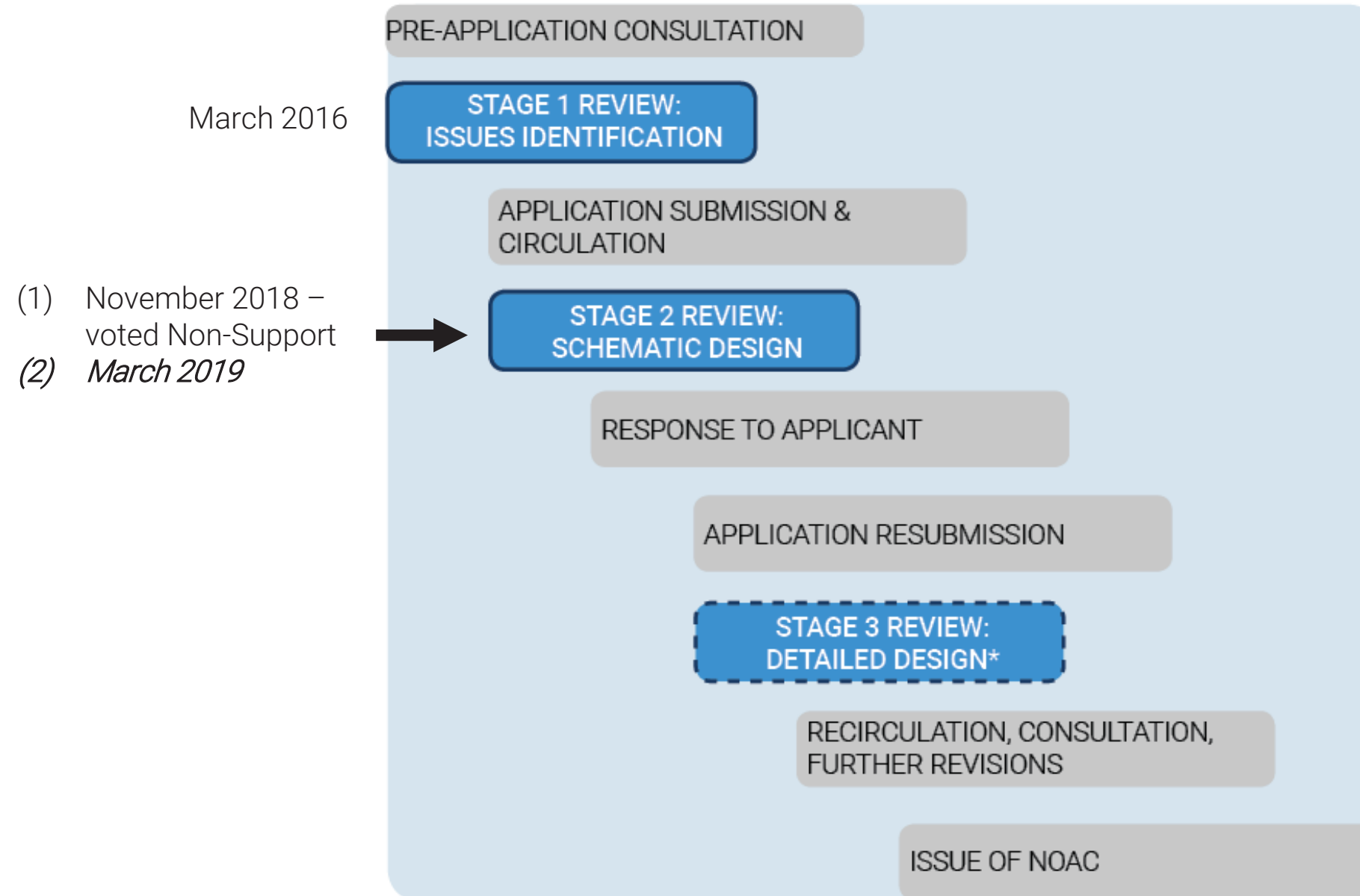
DRP Stream 2: Private land – Site Plan Approval

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Recap from March 2018

Schematic Design (1) Panel Consensus Comments

350 Queens Quay West
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- The project fronts onto Lakeshore Blvd, Rees Street Park and the Peter Street Basin. Consider adding north-south and east-west connections through the buildings.
- The proposed fence and asphalt driveway on the north side of the property incumbers porosity through the site. Consider using a unit paver in place of asphalt on the driveway to slow down traffic.
- Create the image of what Peter Street Basin could be.
- Instead of a green wall on 350 Queens Quay West, focus on grade-related landscaping to soften the edges of the site and provide a reciprocal relationship with the park. Rooftop amenity spaces also offer an opportunity for greening.
- The 370 Queens Quay façade requires further refinement. Acoustics and thermal insulation should be considered when choosing the façade material.
- Create narrower retail spaces connecting the front and back of the building.

Project Updates

350 Queens Quay West

Proponent: Pacific Reach Properties Development

Design Team: Quadrangle Architects

Review Stage: Schematic Design (2)

- Presentation today is focused on a new design strategy for the building massing, fenestration and façade.
- Plan includes a revised elevation design which has been achieved without changing the massing of the new buildings.
- Plan includes a revised North-South passageway at grade.
- Fences have been removed from the public realm, except where required by TTC.
- 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.

City Planning Issues

350 Queens Quay West

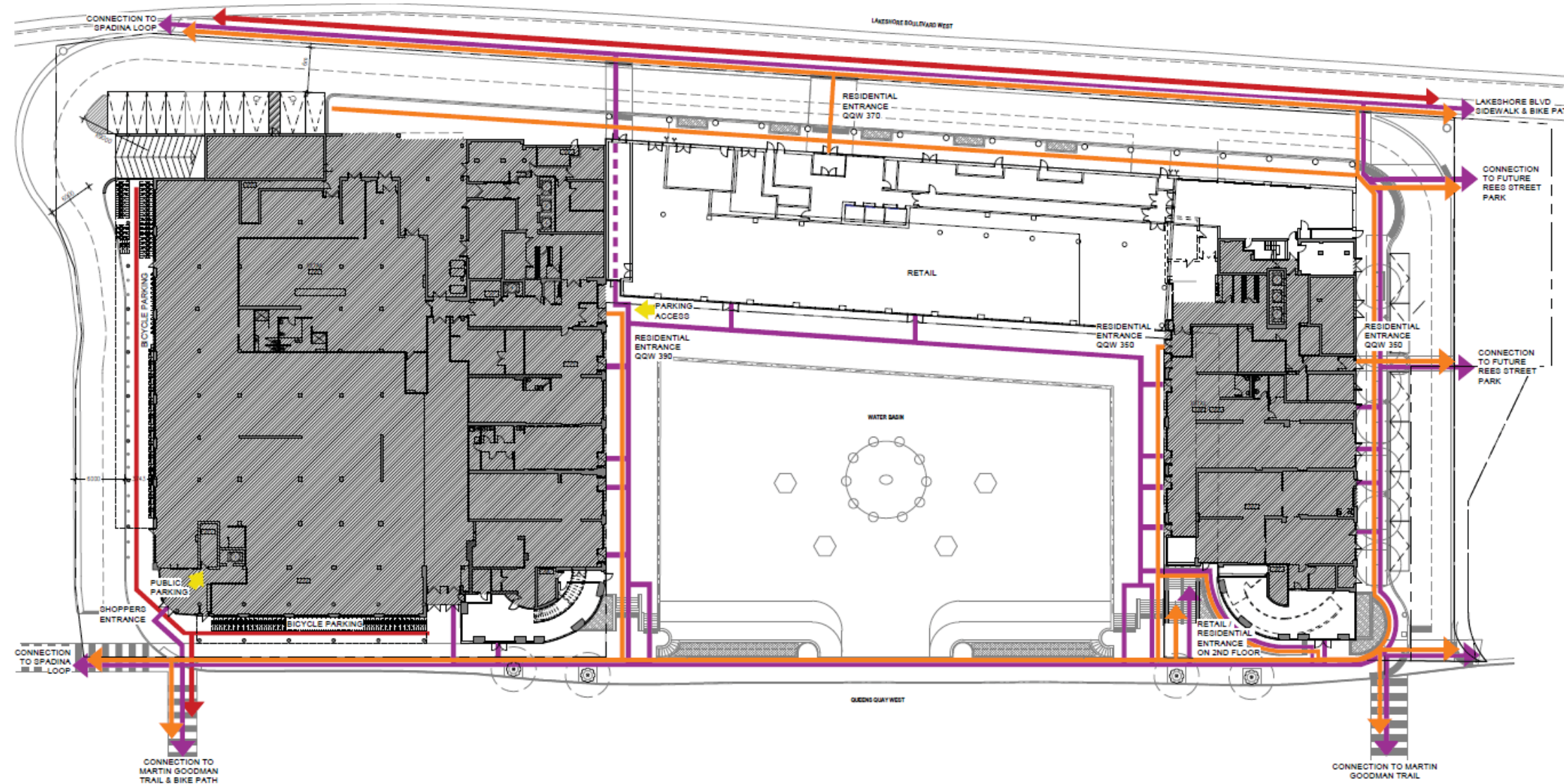
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Review Stage: Schematic Design (2)

Ground Plane Connections Through the Site:

- Is the form of the North-South passageway appropriate? Is there a design solution that would allow for an uncontrolled breezeway?
- Is there a solution to secure an East-West connection now or in the future?
- Is sufficient accessibility (including AODA) provided to the Peter Street Basin?



City Planning Issues

350 Queens Quay West

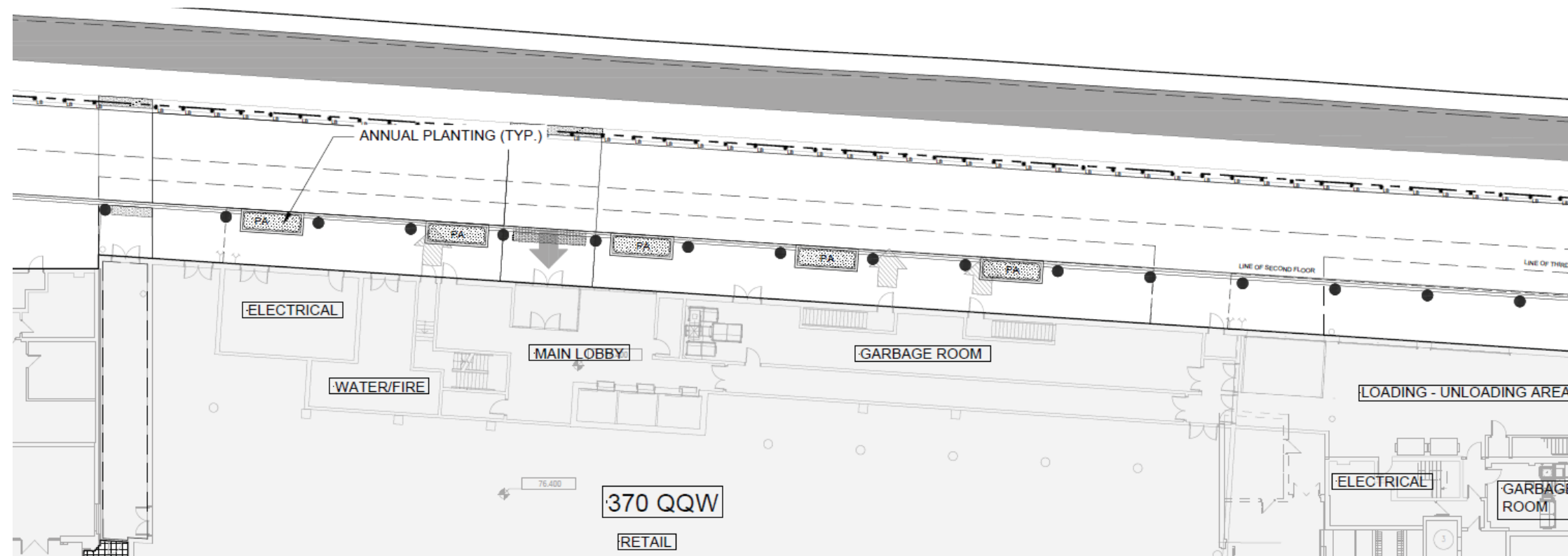
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Relationship to Lakeshore Blvd:

- Does the proposal appropriately respond to the Lakeshore Blvd frontage with respect to the building design, the ground floor uses, and the ground treatment?



"Buildings at Harbourfront which front onto Lake Shore Boulevard should be developed in a manner which creates a positive relationship between buildings and the street. This will prevent a barrier of blank walls that visually and psychologically cut off the waterfront from the City. This can be accomplished by the appropriate placement of entrances and windows facing Lake Shore Boulevard, landscaping and by a high quality of design."

City Planning Issues

350 Queens Quay West

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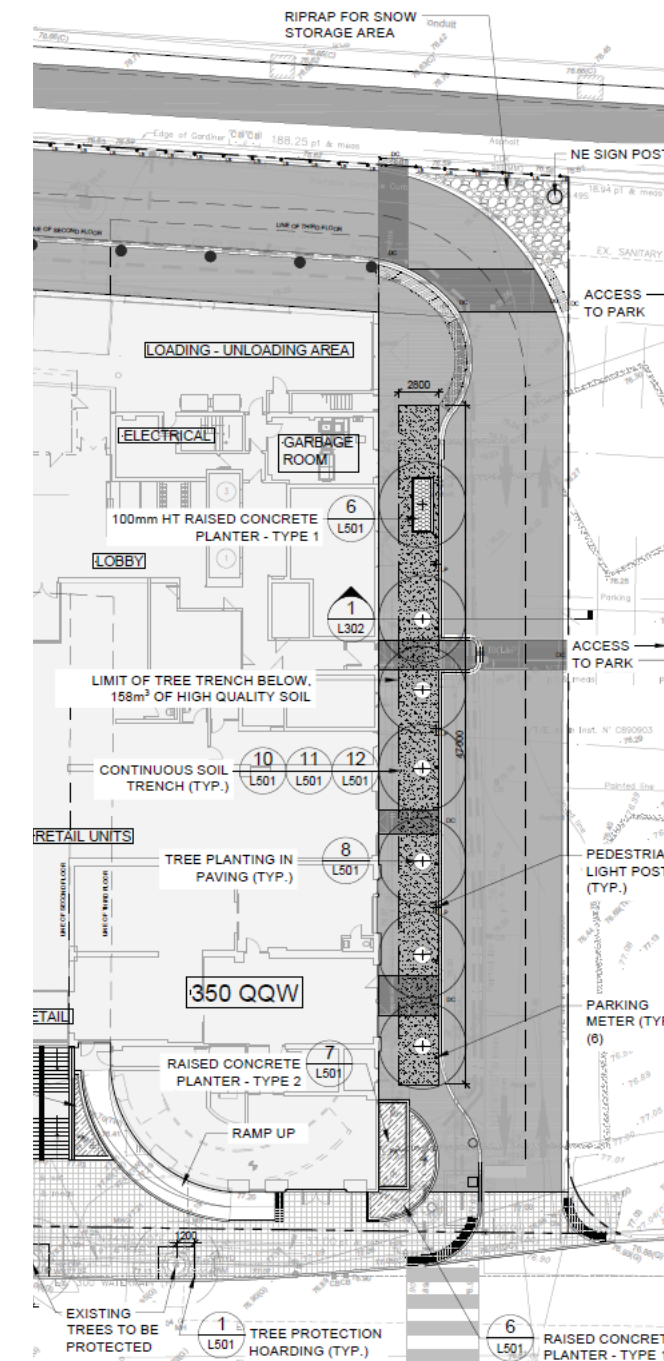
Review Stage: Schematic Design (2)

Façade Treatment:

- Are any further changes required to the elevation design?

Landscape Treatment:

- Does the proposed driveway design appropriately support pedestrian, cyclist, vehicular circulation?
- What design solutions can be employed to make the greatest impact in the constrained space surrounding the buildings?
- Is the proposed landscape design compatible with Queens Quay and the adjacent parks?



Areas for Panel Consideration

- Does the new building design meet or exceed Waterfront Toronto's objectives of design excellence?
- Does the proposed landscape design meet or exceed Waterfront Toronto's objectives of design excellence?
- Do the proposed connections around and across the site provide for public realm continuity and connectivity?
- Does the site and building design appropriately respond to the Lakeshore Blvd frontage?
- Does the current design support pedestrian, cyclist, vehicular circulation throughout the site?



The Quay Redevelopment

For Pacific Reach Properties Development
Waterfront Toronto Design Review Panel

20 March 2019



Aerial View from Southwest

The Quay Redevelopment

20 March 2019



Existing Context Plan



Transit, Bicycle and Pedestrian Circulation

Urban Context

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Google earth
Page Layout / Copernicus
Page 102A

Urban Design Context

The Quay Redevelopment

20 March 2019



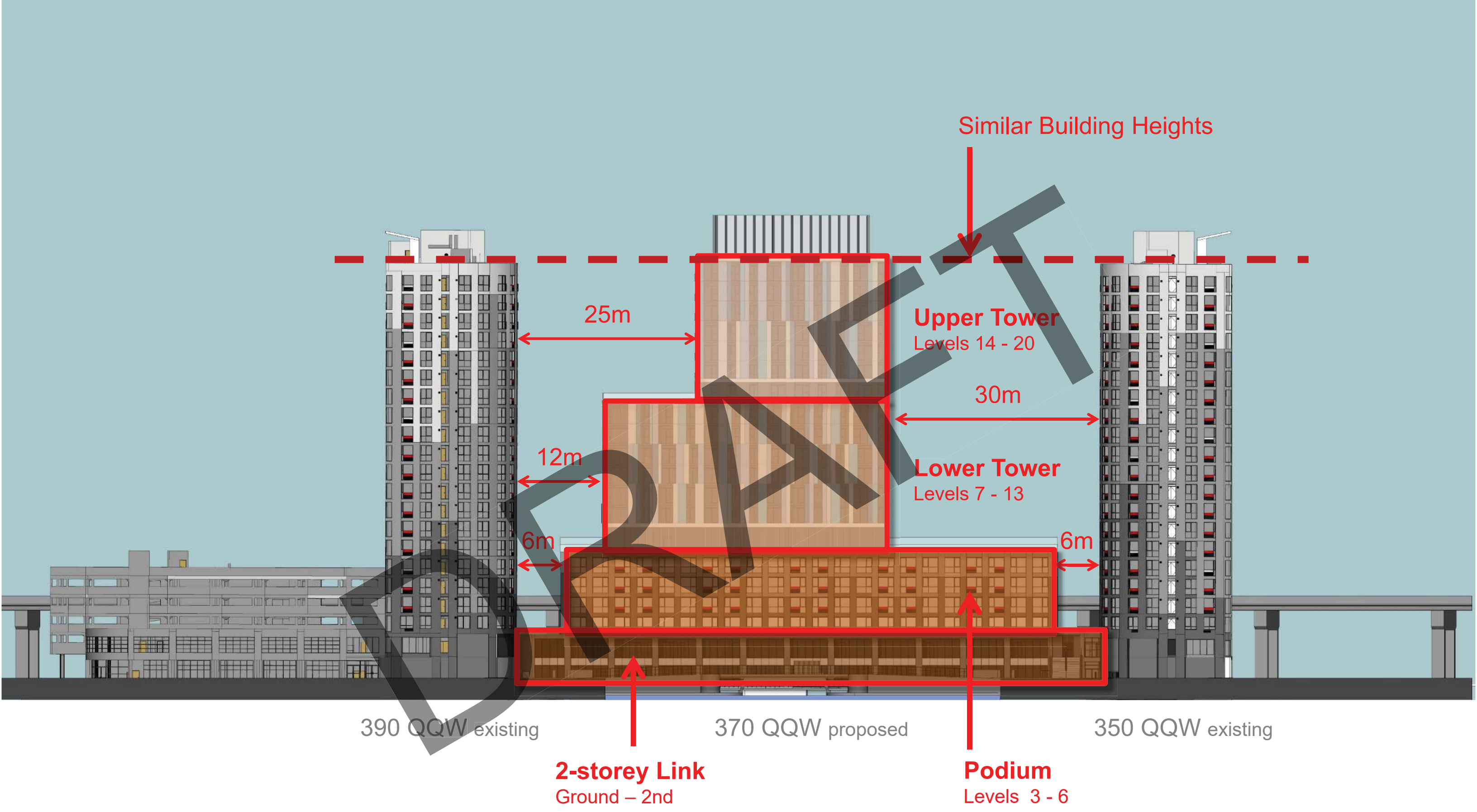
Rezoning Proposal / Urban Design Context

The Quay Redevelopment

20 March 2019



OMB Decision / Urban Design Context



OMB Decision / Building Massing

WTDRP One

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WTDRP Comments

- no green wall
- integrate mechanical penthouse into building massing



SPA / WTDRP 1

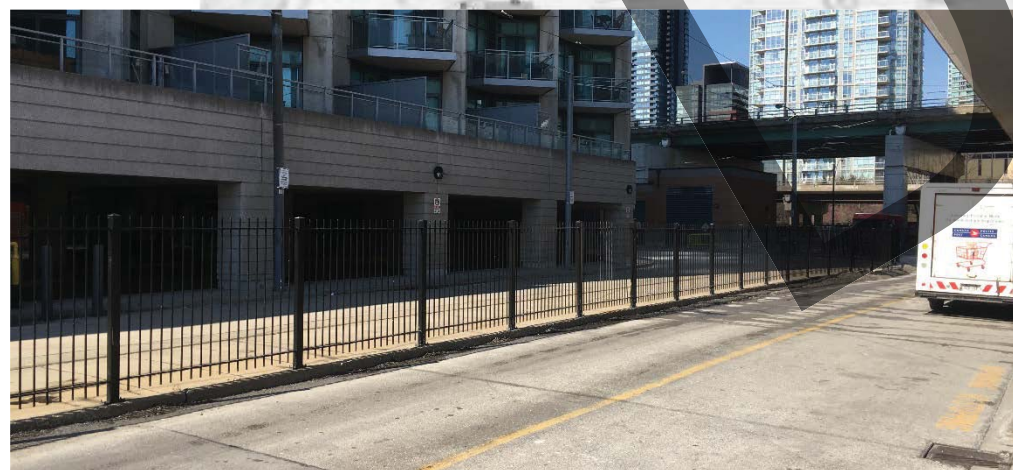
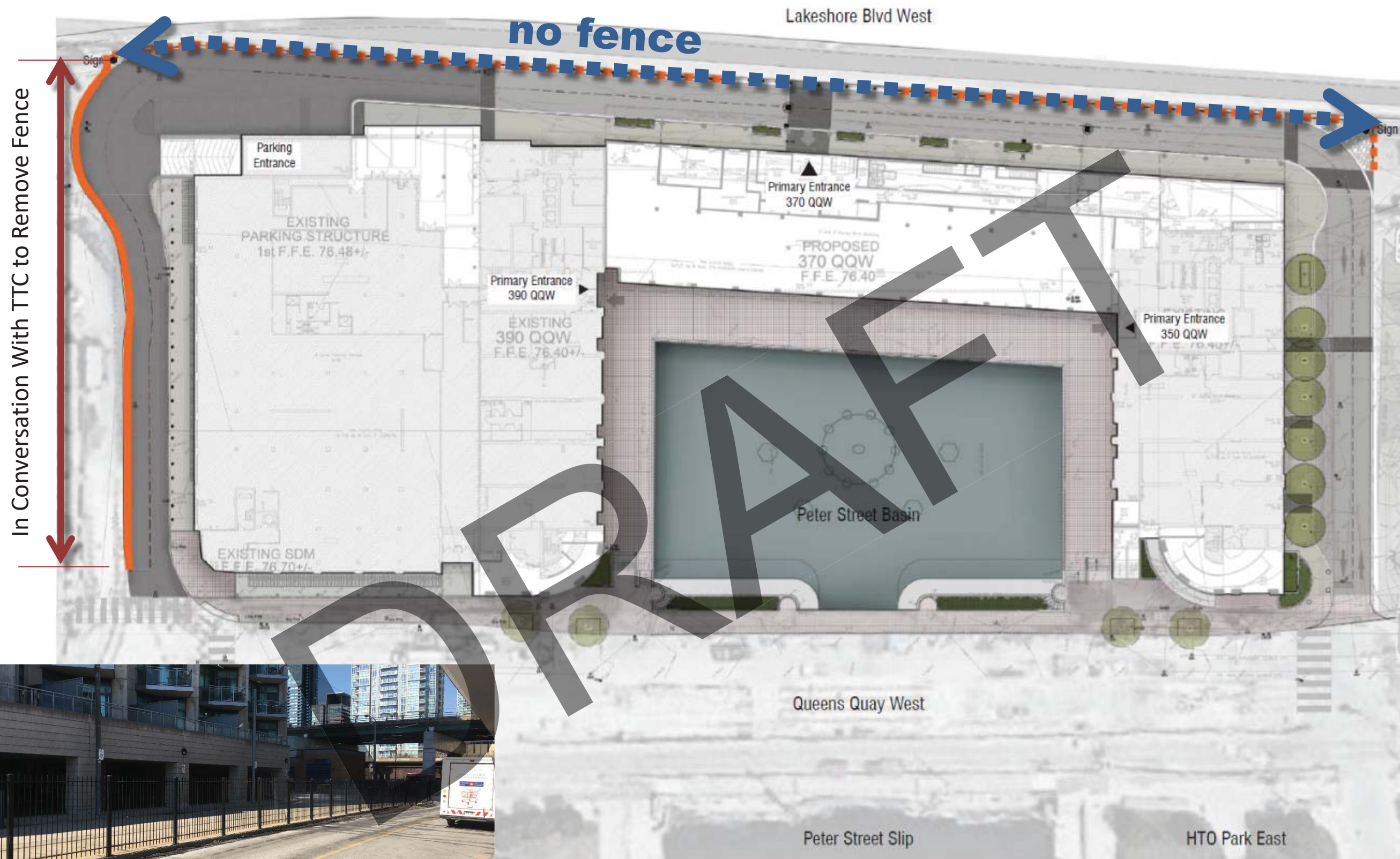
WTDRP Comments

- the new building should have its own identity
- reference the existing buildings but do not mimic them
- simplify the window pattern
- connect the north entry to the water basin
- improve the water basin public realm
- remove the fence along the north and west property lines



Perimeter Fence Response

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view of existing TTC fence

Public Realm / **Fencing**



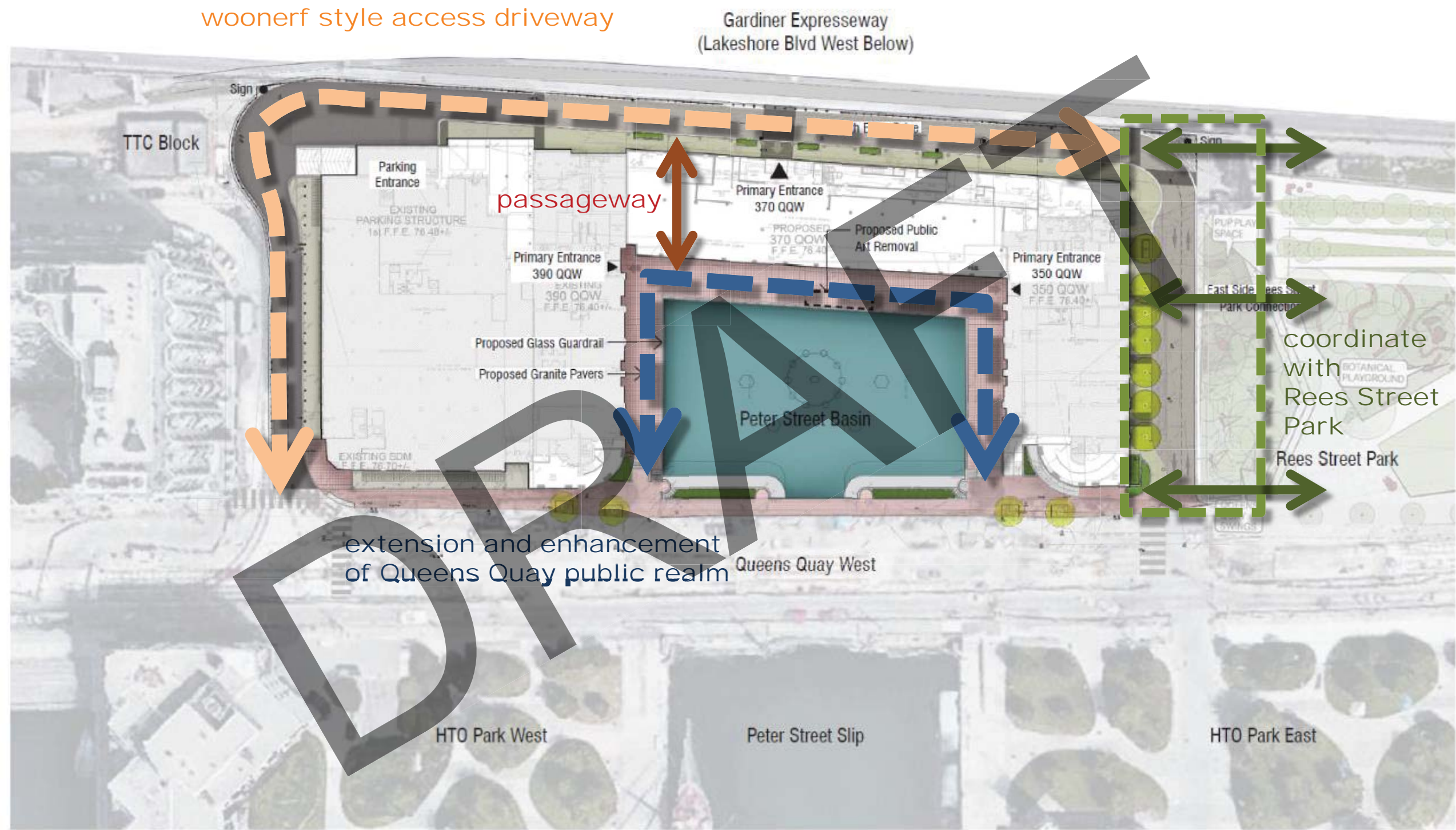
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North Entry Drive / Day View



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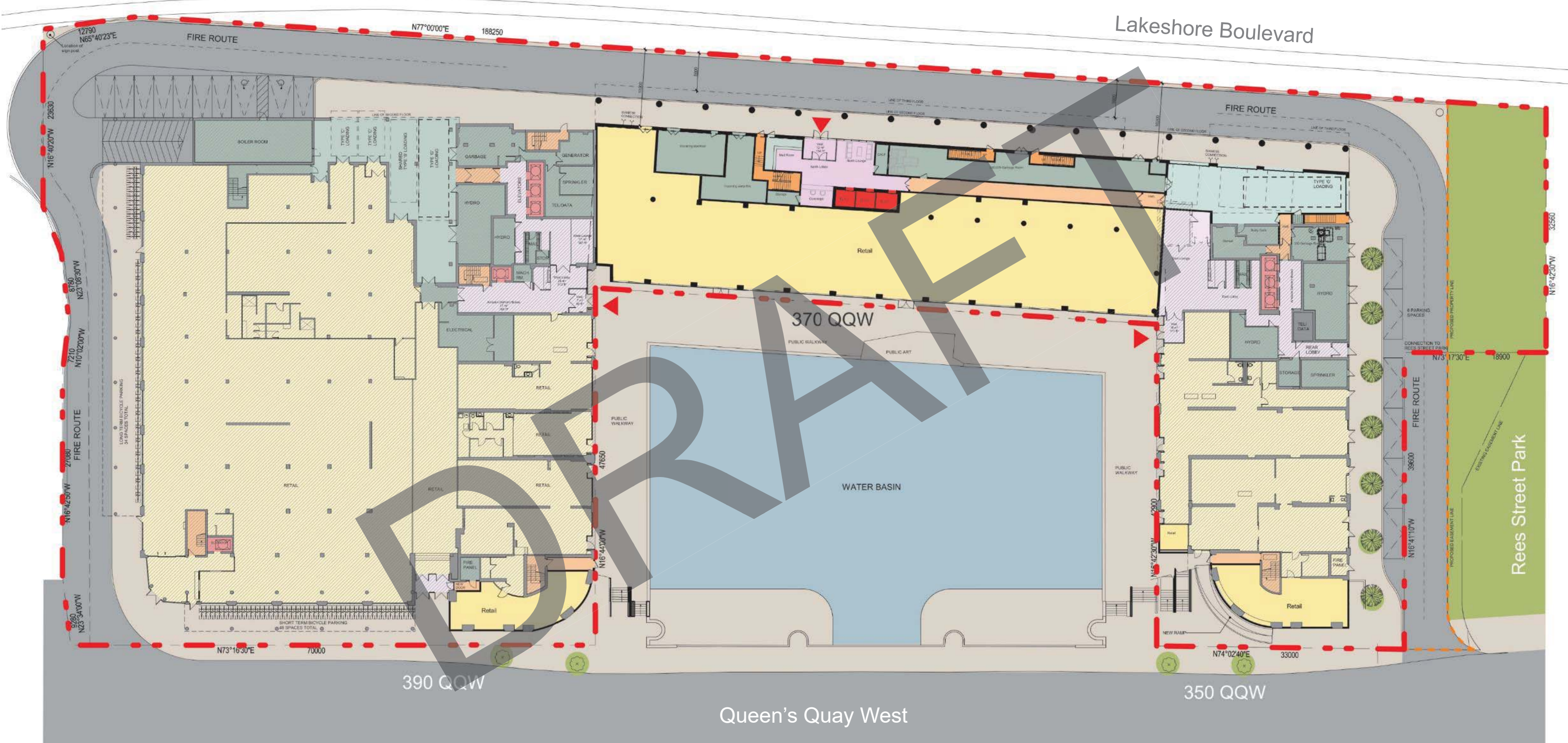
North Entry Drive / Evening View



Public Realm Opportunities

Passageway Response

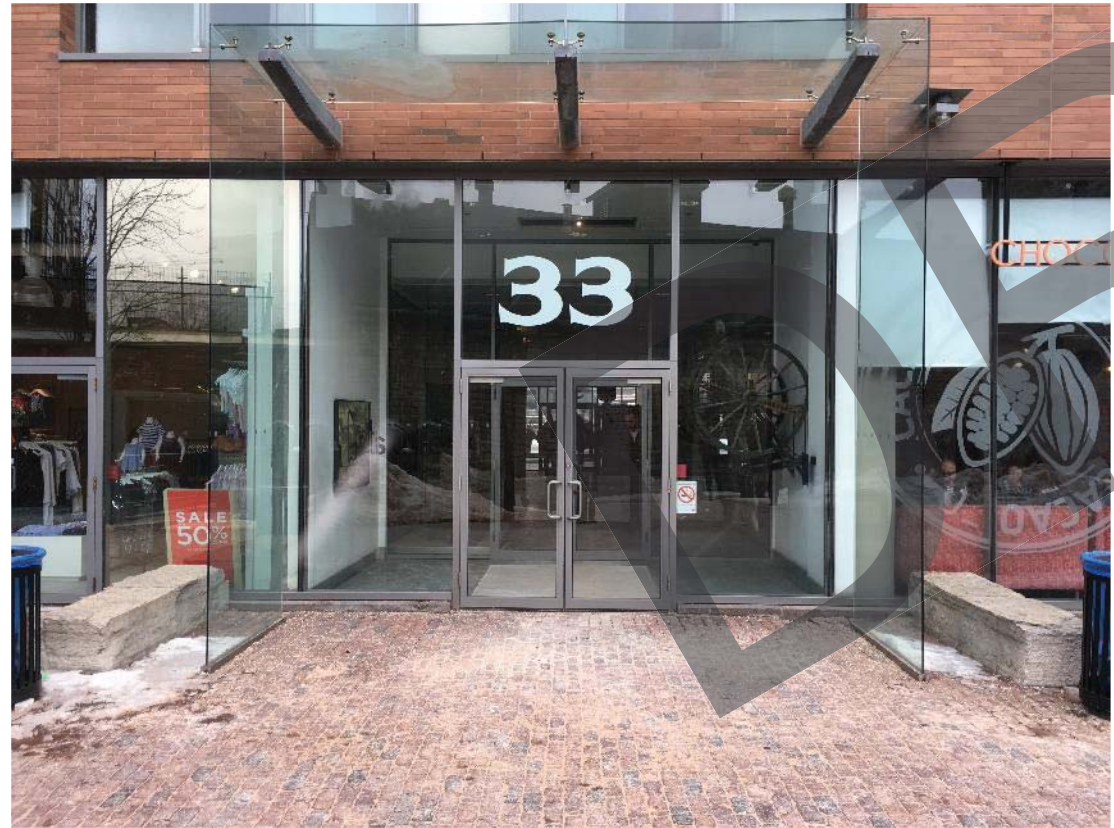
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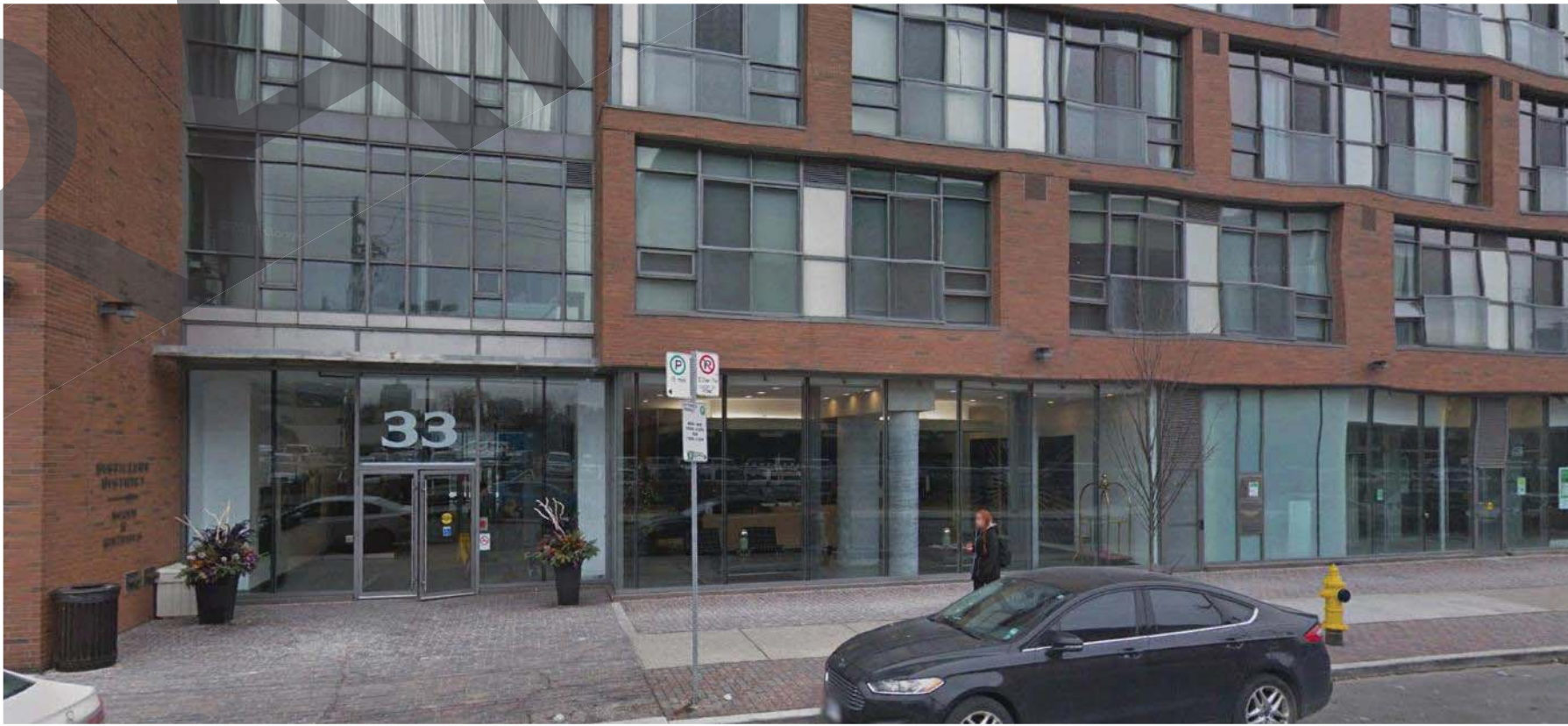
WTDRP 1 / Ground Level



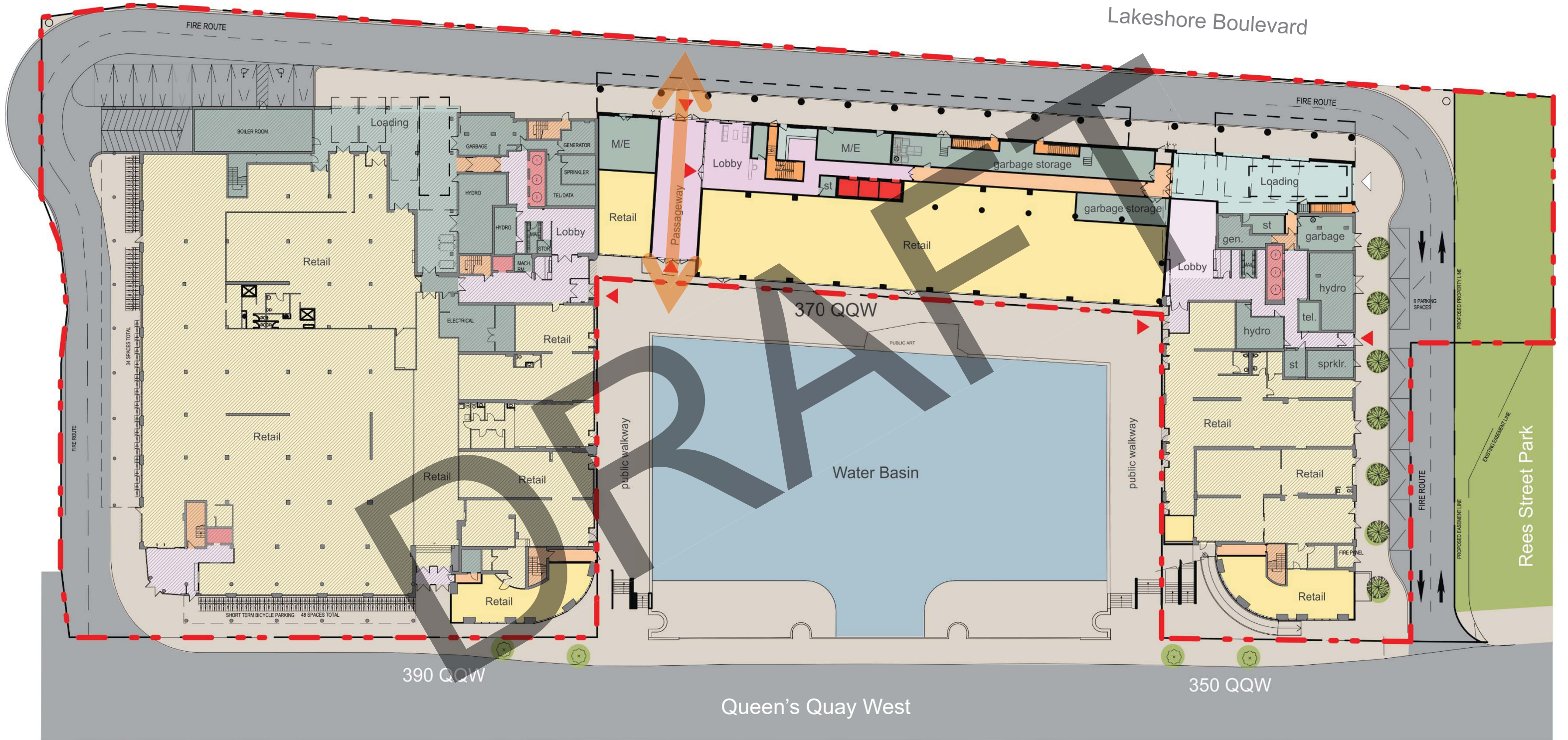
351 King Street East / Globe and Mail Building



33 Mill Street / Distillery District



Mid-block Passageway
Precedents



Proposed Revision / Ground Level

Elevation Redesign

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Skyline Concept



Thin North/South Building Profiles



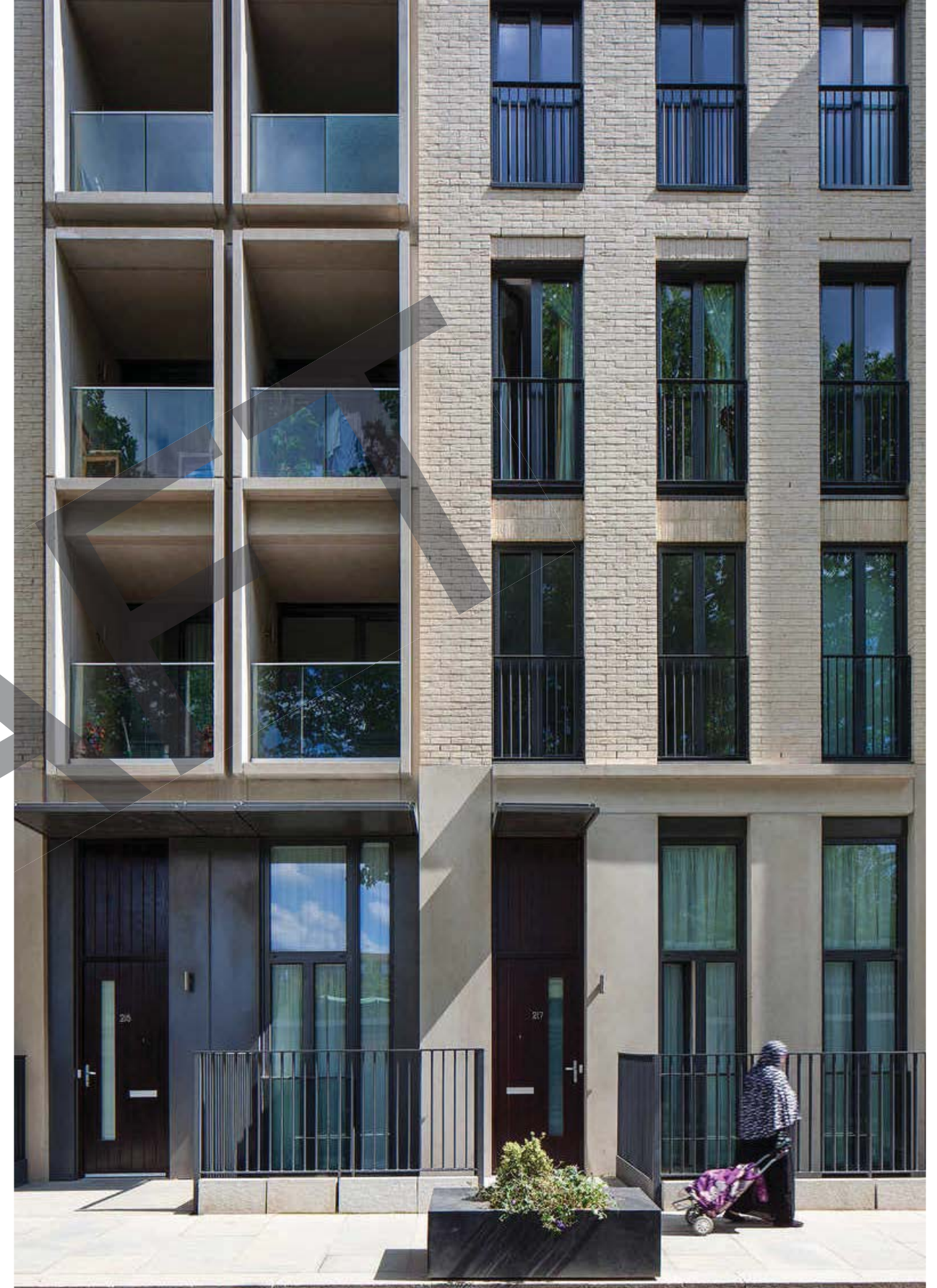
Vertical Village



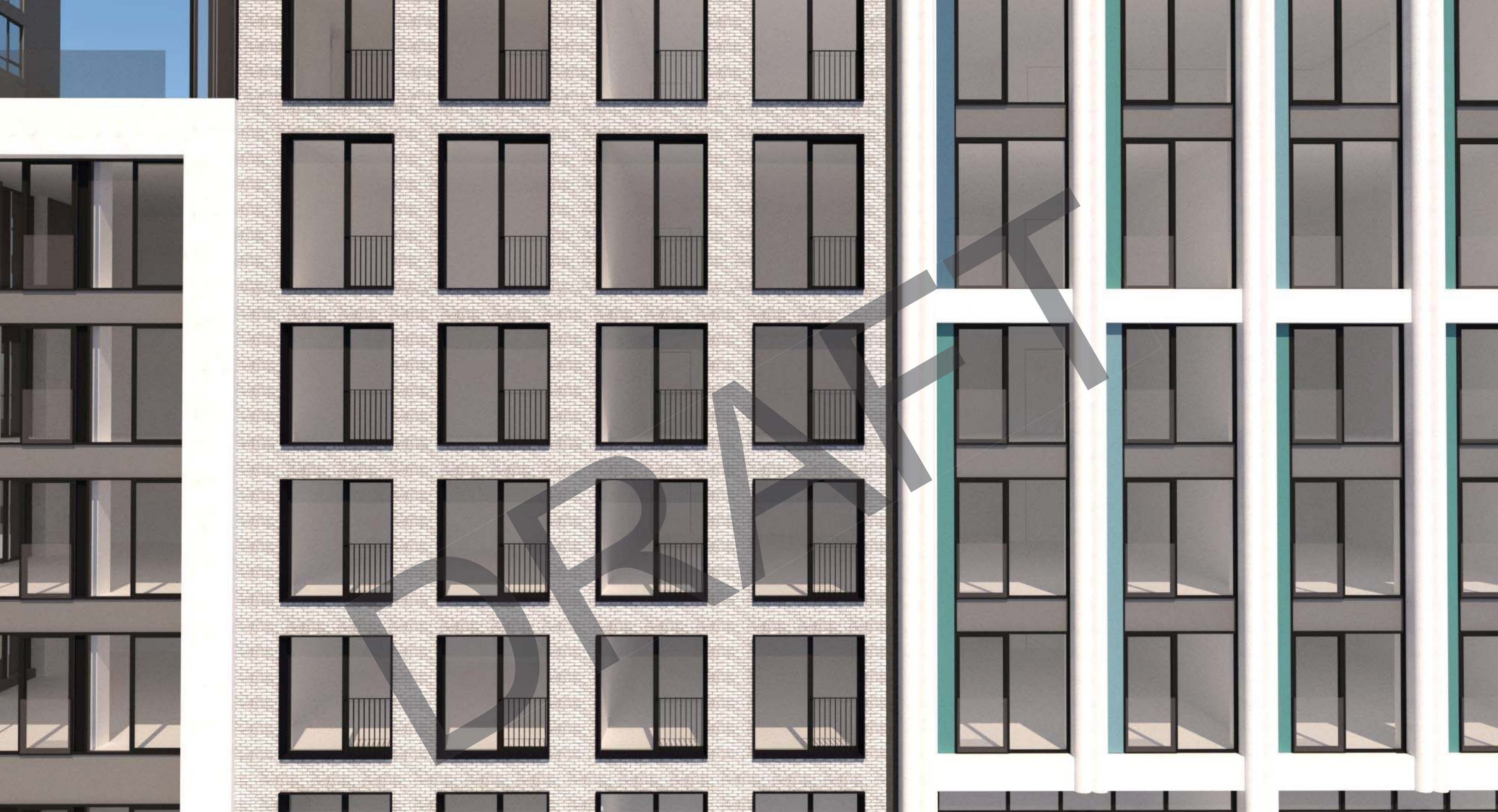
Aerial View from Northwest



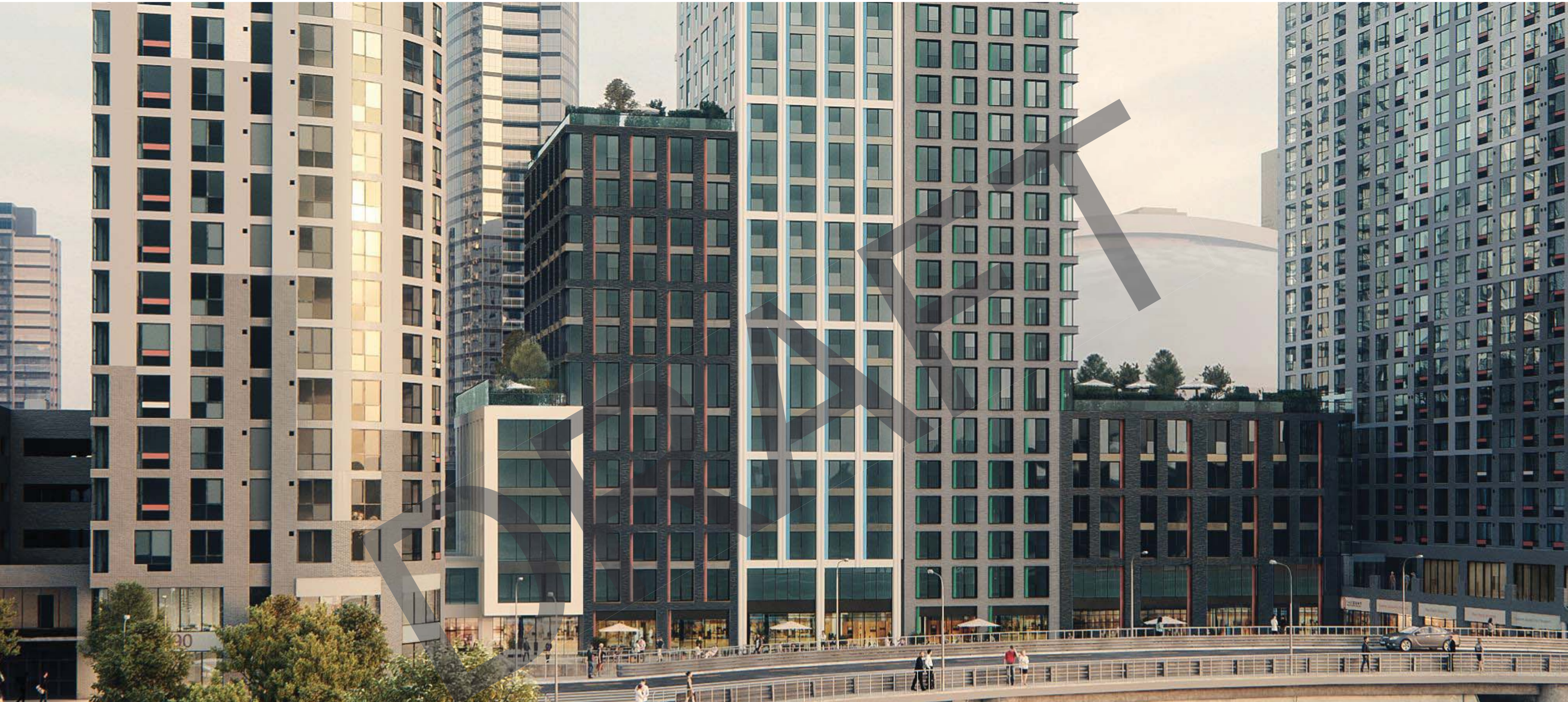
View from Northeast



Precedents / Detail



View from Southwest / **Detail**



View from Southwest / **Detail**



View from Southwest



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