

**WATERFRONT**Toronto

# Waterfront Design Review Panel

March 8, 2017

# Agenda

8:30 am Breakfast

## Public Session

8:45 am

### **Call to Order**

Approval of minutes  
Review of the day's agenda and conflict declaration  
Report back on last month's projects  
New business

9:15 am

### **TOCore and Growing Up Vertical** (For Information)

10:25 am

Break

10:30 am

### **Hanlan Boat Club**

11:40 am

Break

## In Camera Session

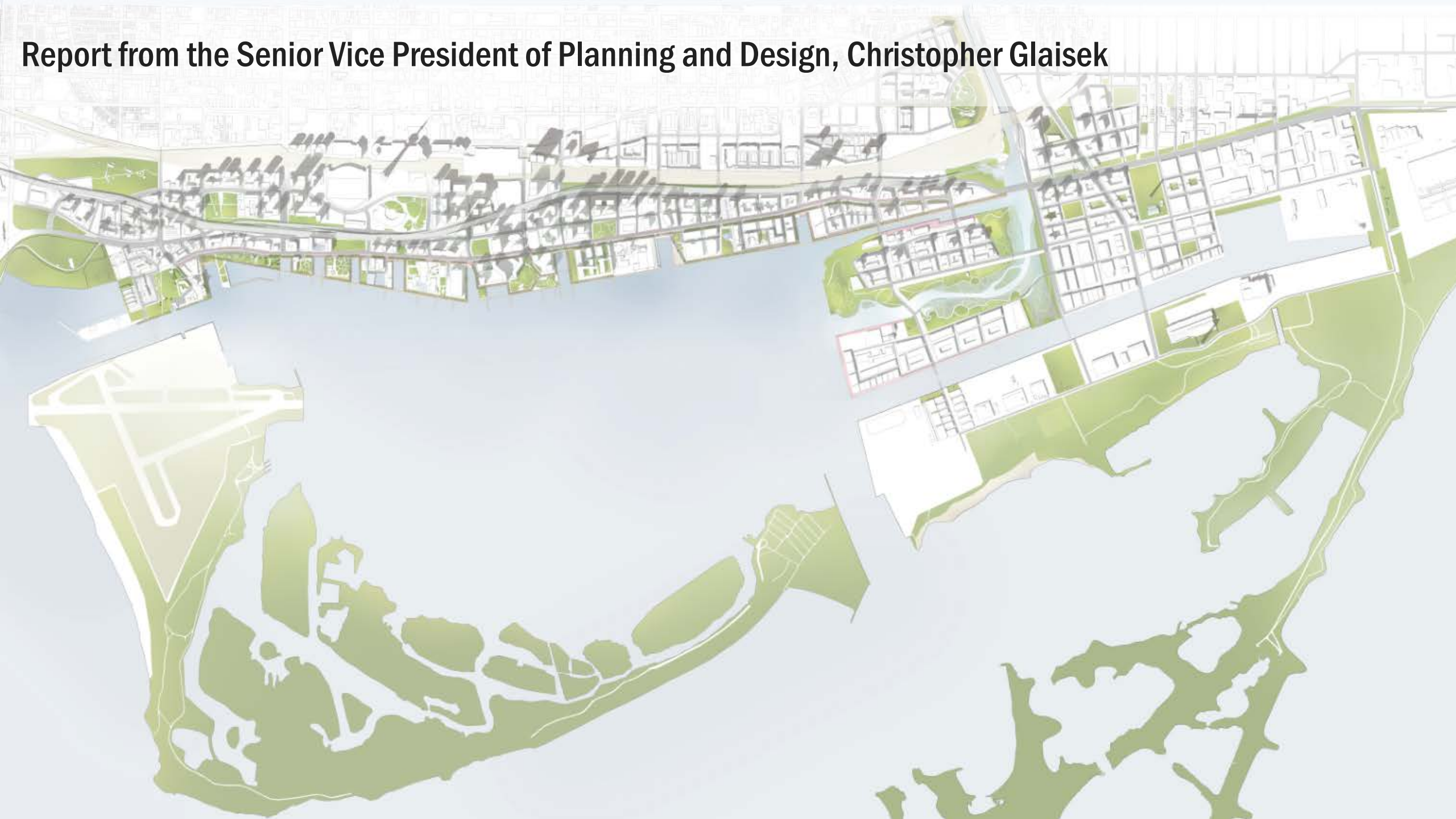
11:45 am

**Wrap-Up Discussion**

12:00 pm

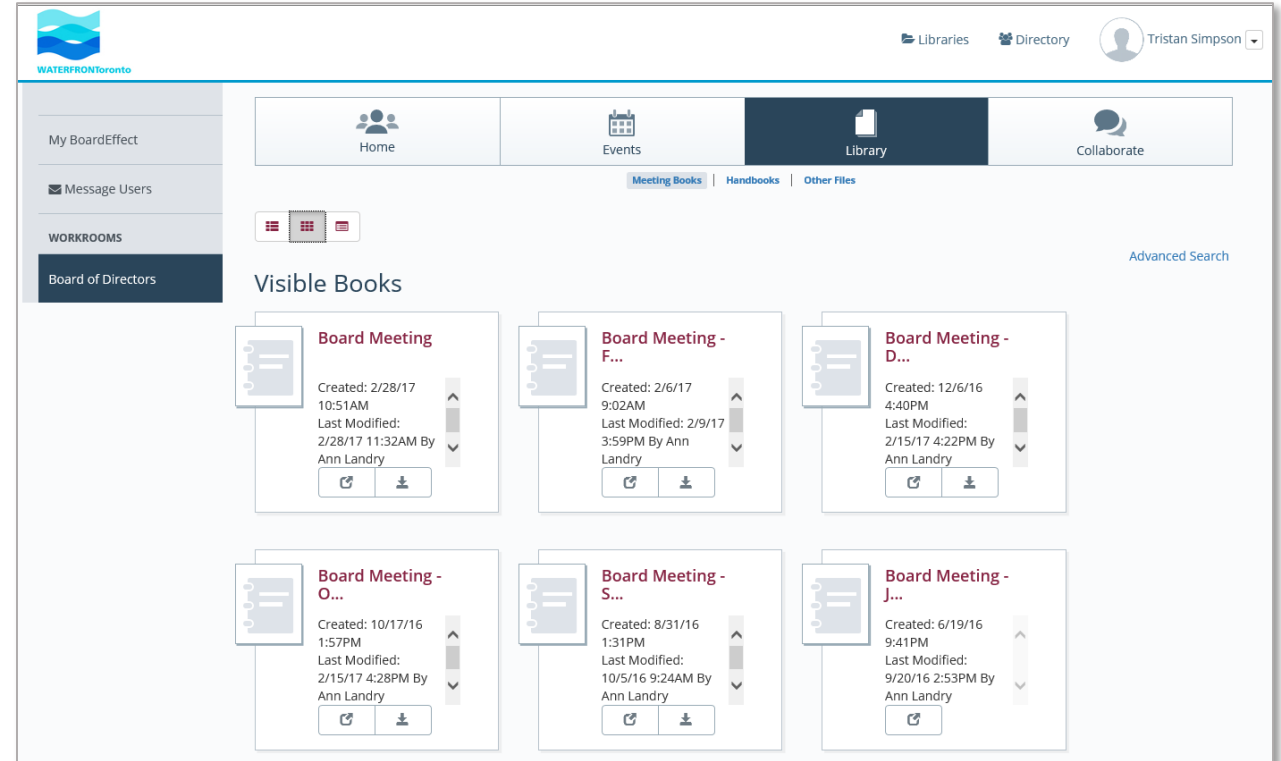
**Adjournment**

**Report from the Senior Vice President of Planning and Design, Christopher Glaisek**



# Board Effect

- Online secure portal where Panel members can access all Design Review Panel material
- One location for all important announcements and access to past and present documents
- A more sustainable process with the reduction of paper usage and waste



The screenshot displays the Board Effect online secure portal interface. At the top, there is a navigation bar with the Waterfront Toronto logo on the left and user information (Tristan Simpson) on the right. Below the navigation bar, there are four main tabs: Home, Events, Library (which is currently selected), and Collaborate. Under the Library tab, there are sub-tabs for Meeting Books, Handbooks, and Other Files. The main content area is titled "Visible Books" and displays a grid of six document cards. Each card represents a "Board Meeting" document with the following details:

- Board Meeting**: Created: 2/28/17 10:51AM, Last Modified: 2/28/17 11:32AM By Ann Landry
- Board Meeting - F...**: Created: 2/6/17 9:02AM, Last Modified: 2/9/17 3:59PM By Ann Landry
- Board Meeting - D...**: Created: 12/6/16 4:40PM, Last Modified: 2/15/17 4:22PM By Ann Landry
- Board Meeting - O...**: Created: 10/17/16 1:57PM, Last Modified: 2/15/17 4:28PM By Ann Landry
- Board Meeting - S...**: Created: 8/31/16 1:31PM, Last Modified: 10/5/16 9:24AM By Ann Landry
- Board Meeting - J...**: Created: 6/19/16 9:41PM, Last Modified: 9/20/16 2:53PM By Ann Landry

Each document card includes a document icon, a title, creation and modification dates, the name of the user who last modified it, and icons for sharing and downloading. An "Advanced Search" link is visible in the top right corner of the main content area.

# Villiers Island Update



- The sustainability audit (by SSG) is complete and we are in the process of making the report accessible to the public
- In the process of incorporating some of the sustainability audit recommendations into the Precinct Plan, including revisiting tower placement
- These changes are being made in conjunction with the City

# The Bentway (Project: Under Gardiner) Update

- Construction has begun on The Bentway, with mobilization in early March, followed by removals and grading beginning in April
- The project has been broken down into several trade packages, Site Grading and Civil Utilities being the first awarded
- The close of the Skating Trail/Refrigeration package in March represents an important milestone for the project
- Kearns Mancini/Patkau have now issued drawings for a building permit for the Fort York Visitor's Centre Extension
- Regular meetings continue to be held with the design team to ensure co-ordination
- The Conservancy has now hired a CEO who will be joining March 27<sup>th</sup>, and who will work closely with the team on programming and activation for The Bentway.



# Project Updates from February 18<sup>th</sup> DRP Meeting

## Tommy Thompson Park Entrance Development Project

- The Proponent is returning to DRP for Design Development





# Hanlan Boat Club

March 8, 2017



WATERFRONToronto



# Background

## Project

Proponent: Hanlan Boat Club

Presenter: Patrick Okens

Review Stage: Issues Identification



# Background

Project

Proponent: Hanlan Boat Club

Presenter: Patrick Okens

Review Stage: Issues Identification



Hanlan Boat Club is one of several boating clubs that lease parkland south of Regatta Rd.

# Background

## Project

Proponent: Hanlan Boat Club

Presenter: Patrick Okens

Review Stage: Issues Identification



All the lands South of Unwin are part of one undivided park parcel. The lands in green are subject to TRCA planning controls and regulations.

# Background

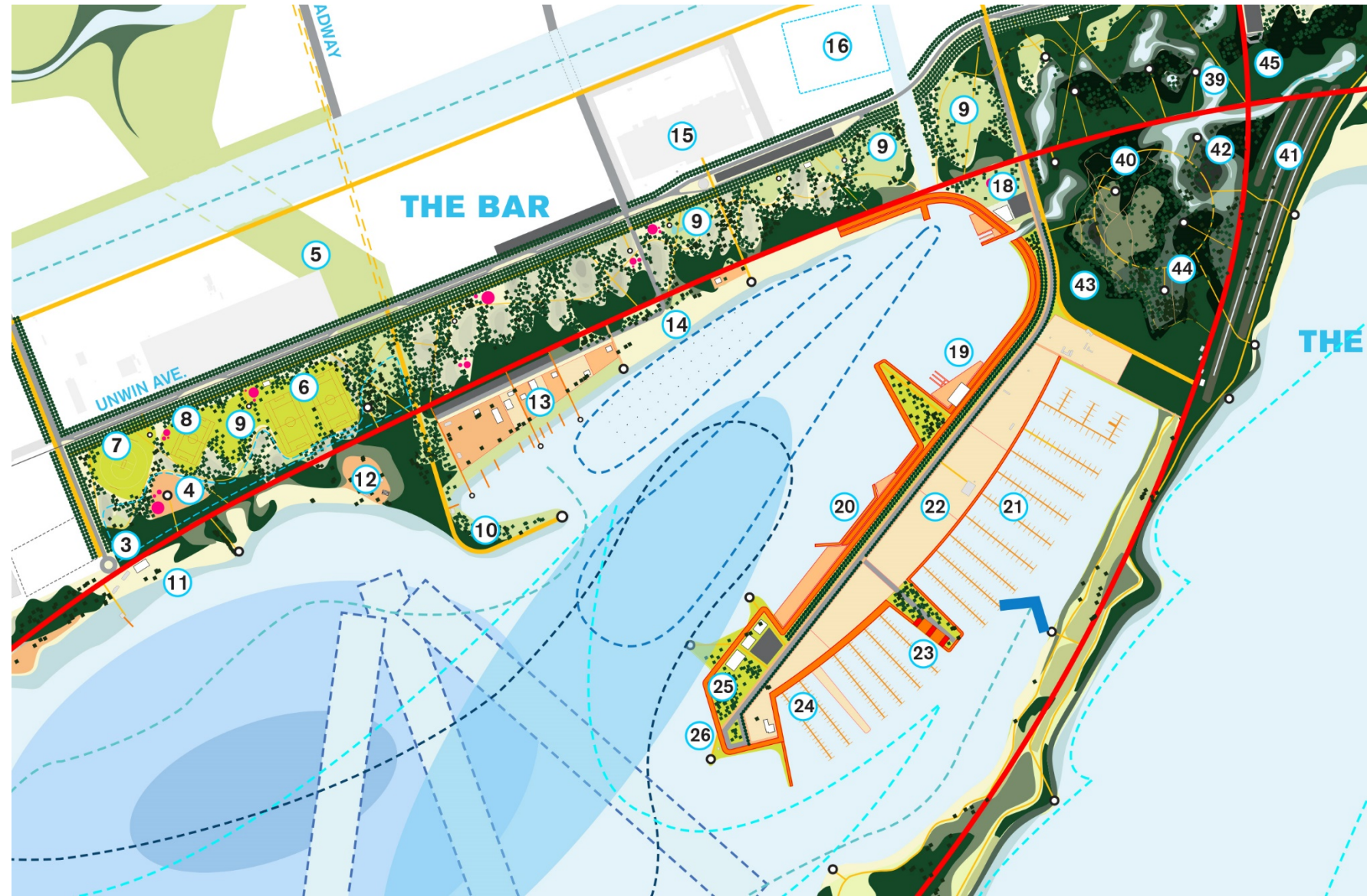
Regatta Road is an un-serviced park road, with a rural cross-section, +/- 20m south of the Martin Goodman Trail.



# Background

The LOP Master Plan contemplated:

- Realigning Regatta Rd. and formalizing its cross-section
- Moving Hanlan Boat Club to another location (19)
- Re-organizing Boat Clubs (13) to allow public access to peninsula (10)
- Creating a main pedestrian/cycling transect that would run parallel to Regatta Rd.

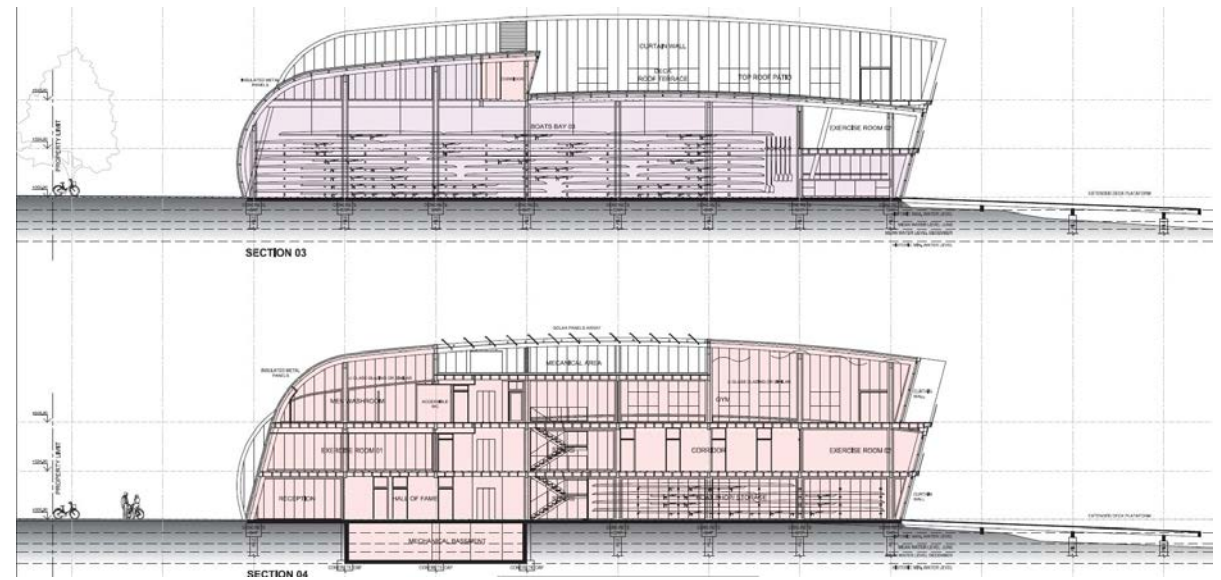


# Background

Hanlan Boat Club presented a new building to the Panel in January, 2014.

The previous proposal was a more ambitious and larger building than the current proposal.

The original program would have required servicing not available on Regatta Road.

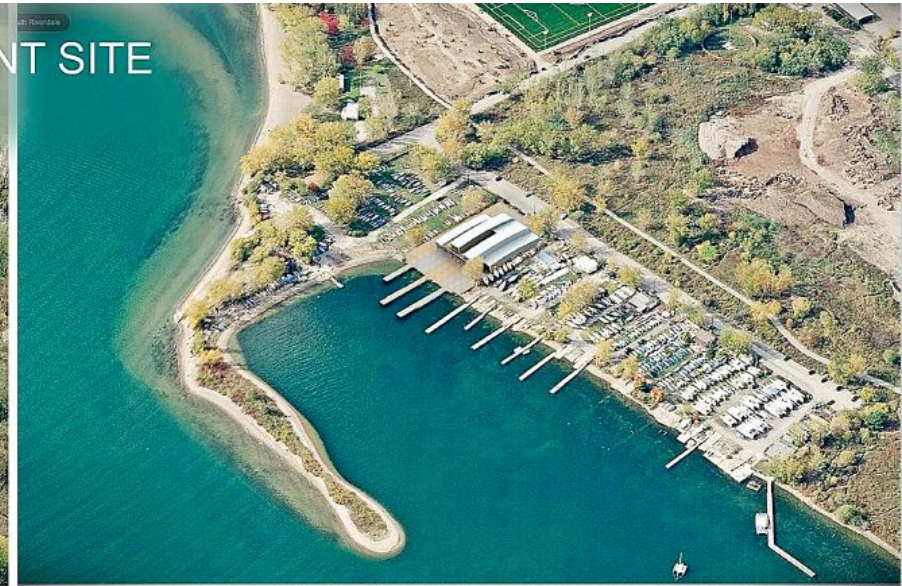


# Background

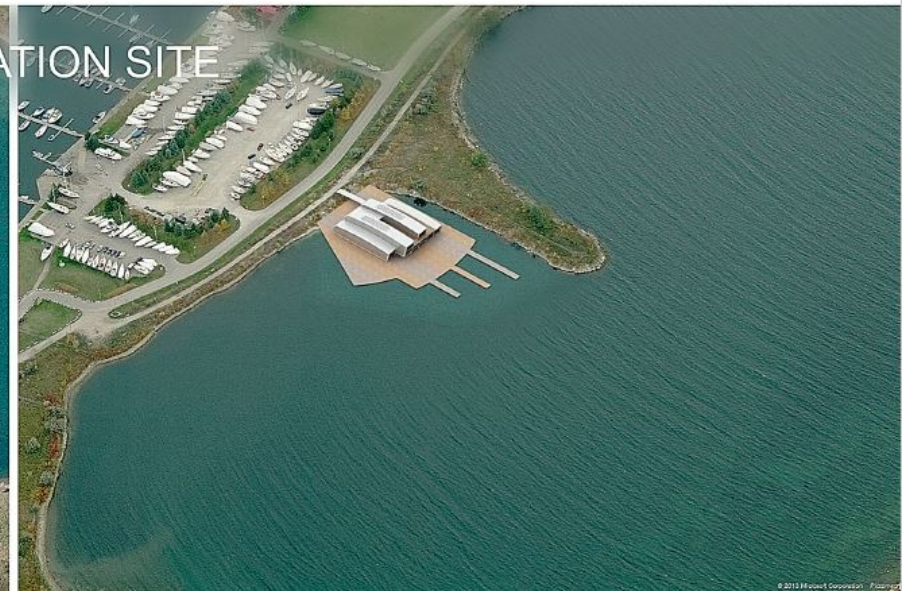
Hanlan Boat Club was aware and supportive of the idea of moving their club to a new site and included this as a possible option within their original design.



HBC BOATHOUSE PROPOSAL - CURRENT SITE

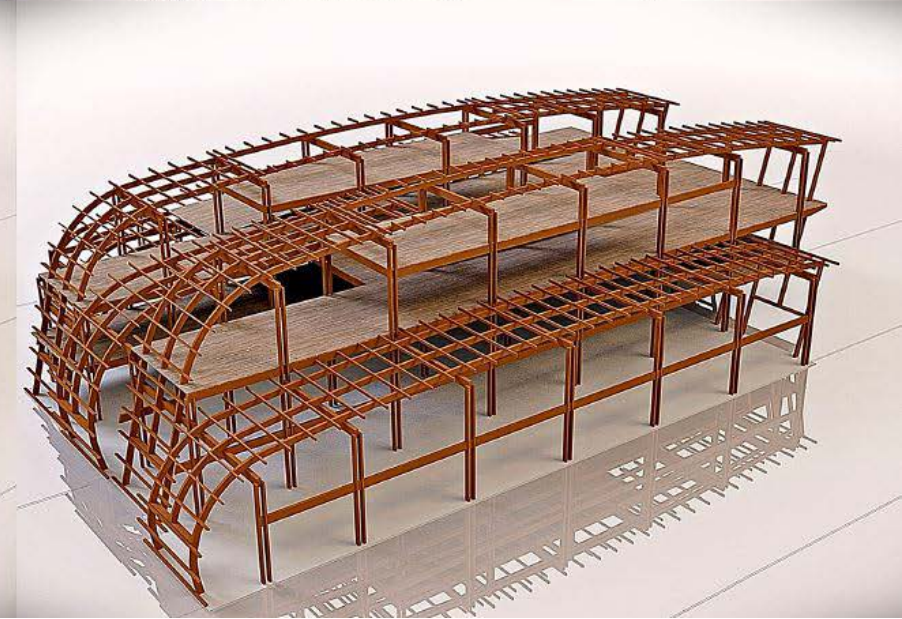
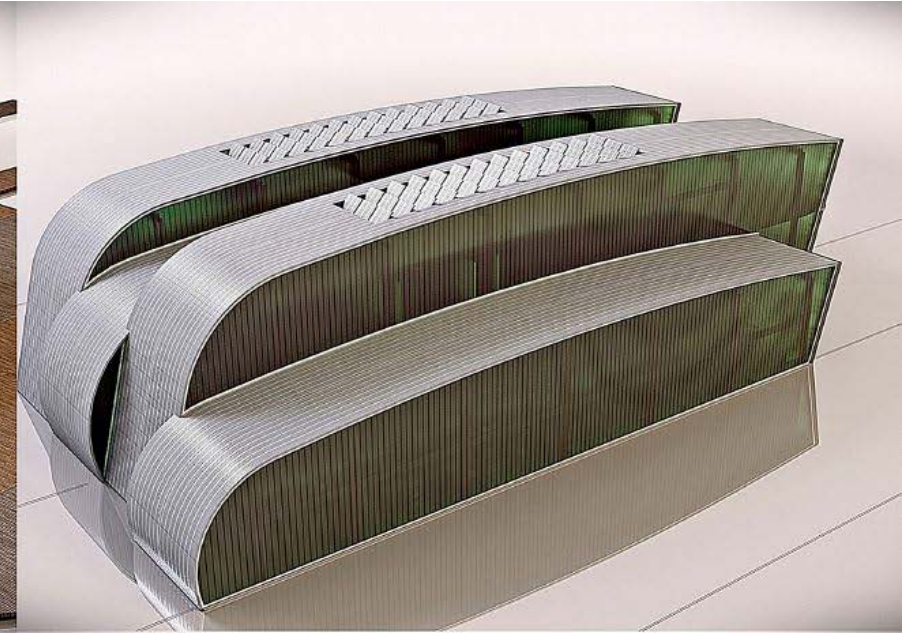


HBC BOATHOUSE PROPOSAL - RELOCATION SITE



# Background

The Panel voted in support of the original proposal but requested that Hanlan Boat Club return when funding for the project was secured.





# Background

Issues for consideration:

- Relationship of the building to Regatta Rd. frontage – address on Regatta Rd.
- Scale and character of modular greenhouse structure as a precedent for built form on Regatta Rd.
- Relationship of building to fence line
- Advice on colour, materiality of cladding and ratio of transparent to opaque
- Security, doors, access & egress
- Rainwater Management