



# 475 Unwin Avenue- Outer Harbour Rowing Facility

Issues Identification

October 23<sup>rd</sup>, 2019

## Project Description & Background

- A new 10,700sf (1,050 m<sup>2</sup>) single storey plus mezzanine Rowing Facility for Upper Canada College.
- Located at the Outer Harbour Marina owned by Ports Toronto.
- First DRP review, expected to return.

### Project Background

- The use was approved at the Committee of Adjustment earlier this year.
- As a condition of approval, PortsToronto (a Federal Enterprise not bound to Provincial and Municipal planning laws) agreed to enter into a voluntary Site Plan Approval process with the City of Toronto.
- As part of the Minor Variance application, Waterfront Toronto provided a letter to the Committee in support of the project and requesting the project to attend the WDRP when the design of the project proceeded.

### Key Dates

- Anticipating to submit SPA by end of the year.
- Late spring or summer 2020 construction.

## Project Description & Background

### Design Team

- SvN Architects and Planners are acting as the planning agents.
- The design of the facility is being led by VJAA architects from Minneapolis in collaboration with RDHA architects here in Toronto.



# Site Context

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification





# Ownership Policy Context

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification



Source: CreateTO (2015)



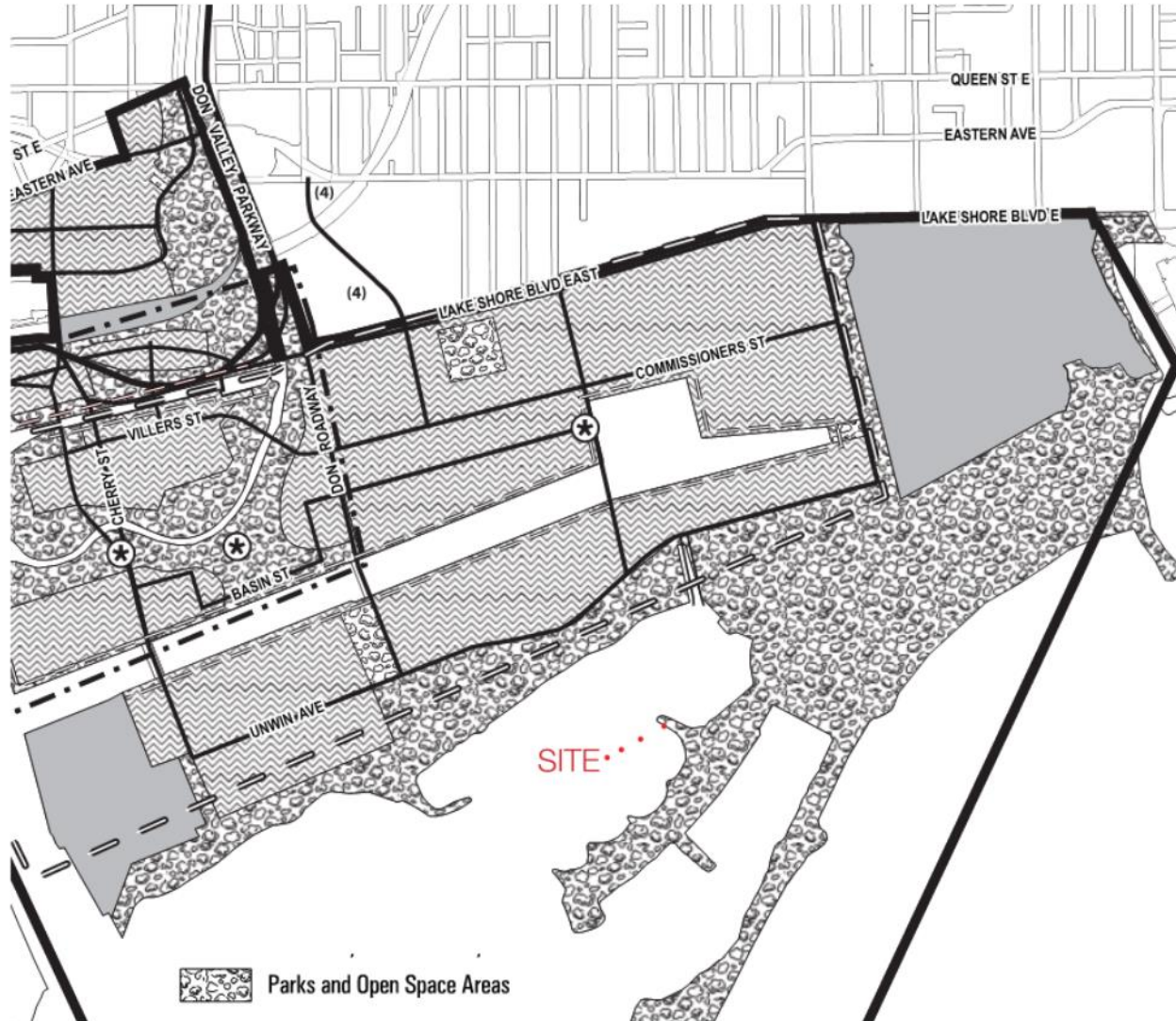
# Central Waterfront Secondary Plan Policy Context

## Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification



- Site is designated Parks and Open Space Areas
- Parks and Open Space Areas are areas for use as parks, open spaces, natural areas and plazas, and can include compatible community, recreation, cultural, restaurant and entertainment facilities



# Central Waterfront Secondary Plan Policy Context

## Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification

### Creating Dynamic and Diverse New Communities

(P37) Parks, transportation...and...buildings will...ensure accessibility to persons with disabilities

(P49) Boating opportunities will be expanded to draw city residents, workers and tourists to the waterfront.

# Port Lands Planning Framework Policy Context

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification





# Lake Ontario Park Master Plan Policy Context

## Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification

Proposed LOP Master Plan contemplated:

- A boat club at the location (19)
- Hanlan Boat Club (13) was a consideration but chosen to stay at their current location





# Hanlan Boat Club

## Context

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification

DRP #1  
March 2017  
Issues Identification  
Conditional Support

DRP #2  
June 2017  
Schematic Design  
Conditional Support

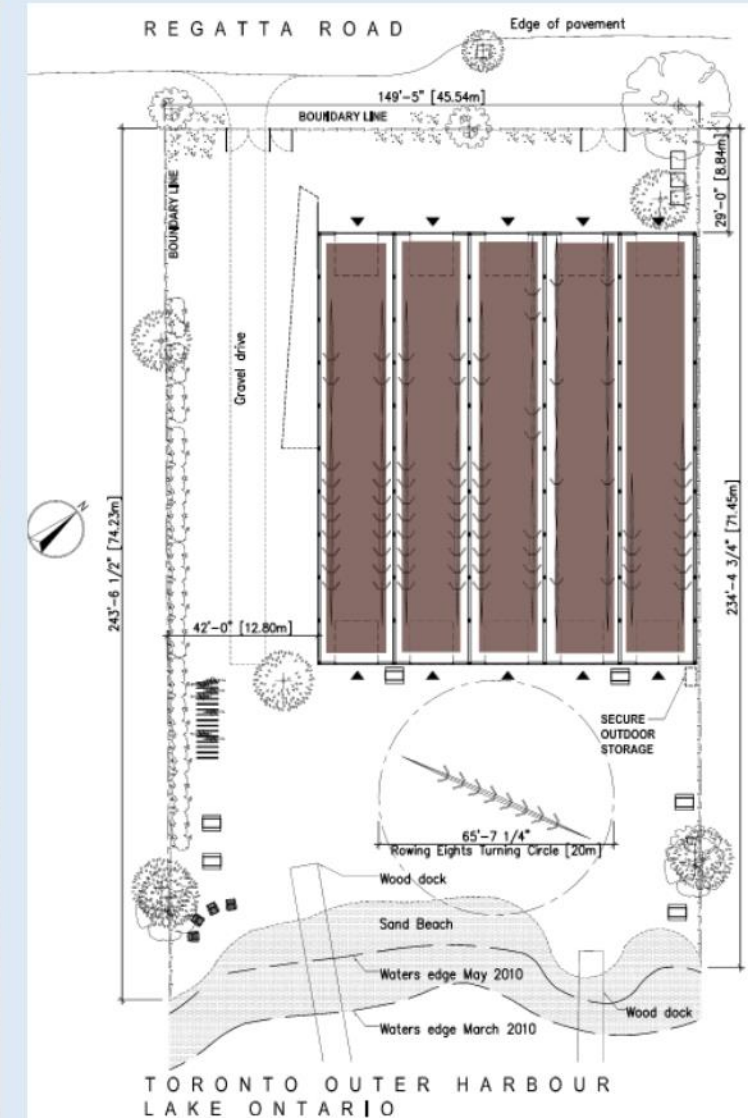
DRP #3  
October 2017  
Detailed Design  
Full Support



Looking south east



Looking south





# Hanlan Boat Club

## Context

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification

### Issues ID

- The possibility of having a weather protected waiting area
- Building presence from road
- Working with existing landscape features and tree strategy
- Provide some indoor amenity space

### Schematic Design

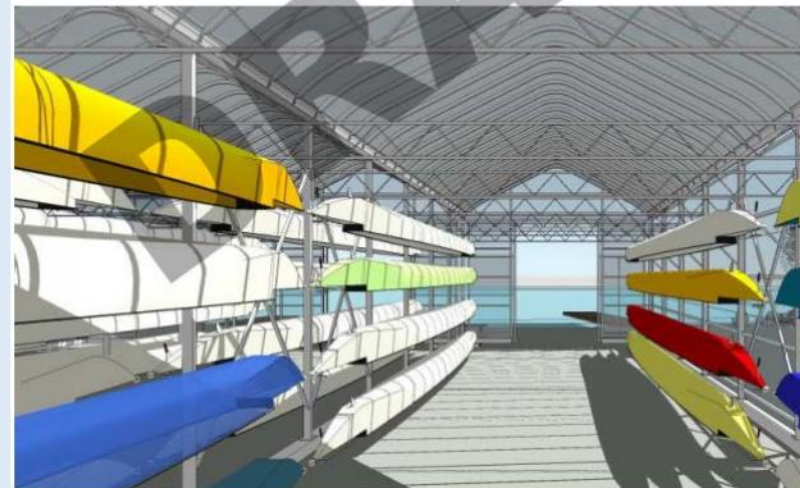
- Materiality and colour of the garage doors
- Keep the landscape rough and scruffy and avoid a suburban look
- Opportunity to create an interesting landscape element using the stormwater drainage
- Accessibility of the site

### Detailed Design

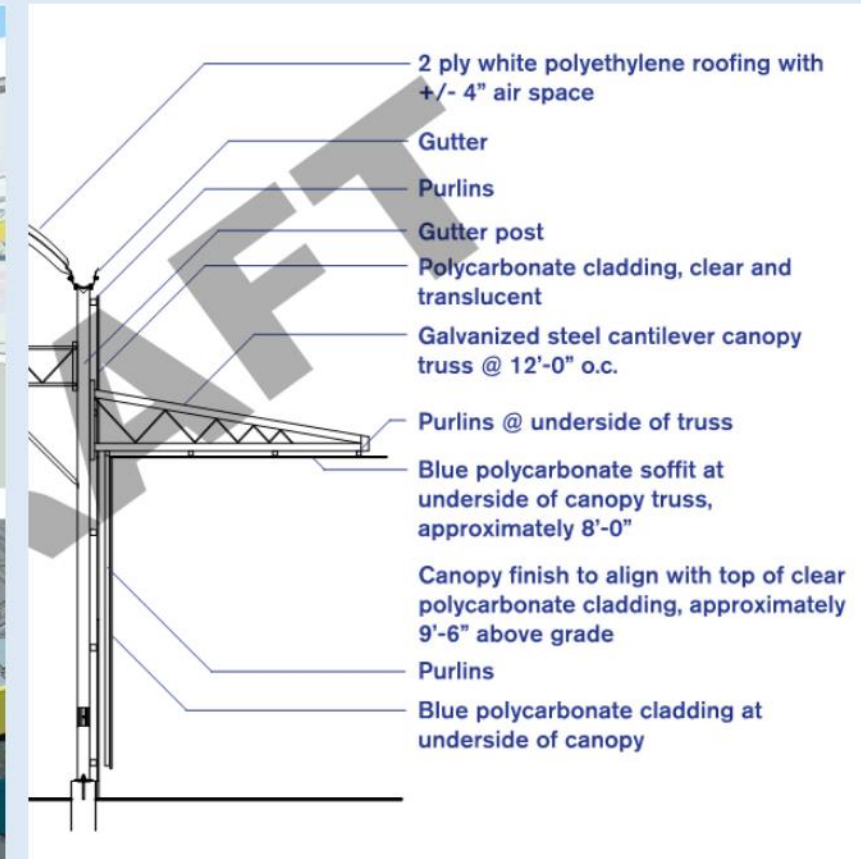
- The details of the joints need to be resolved
- The possibility of condensation and mould growth
- The parking on site impact



Looking north



Looking south



# Project Approval Stage

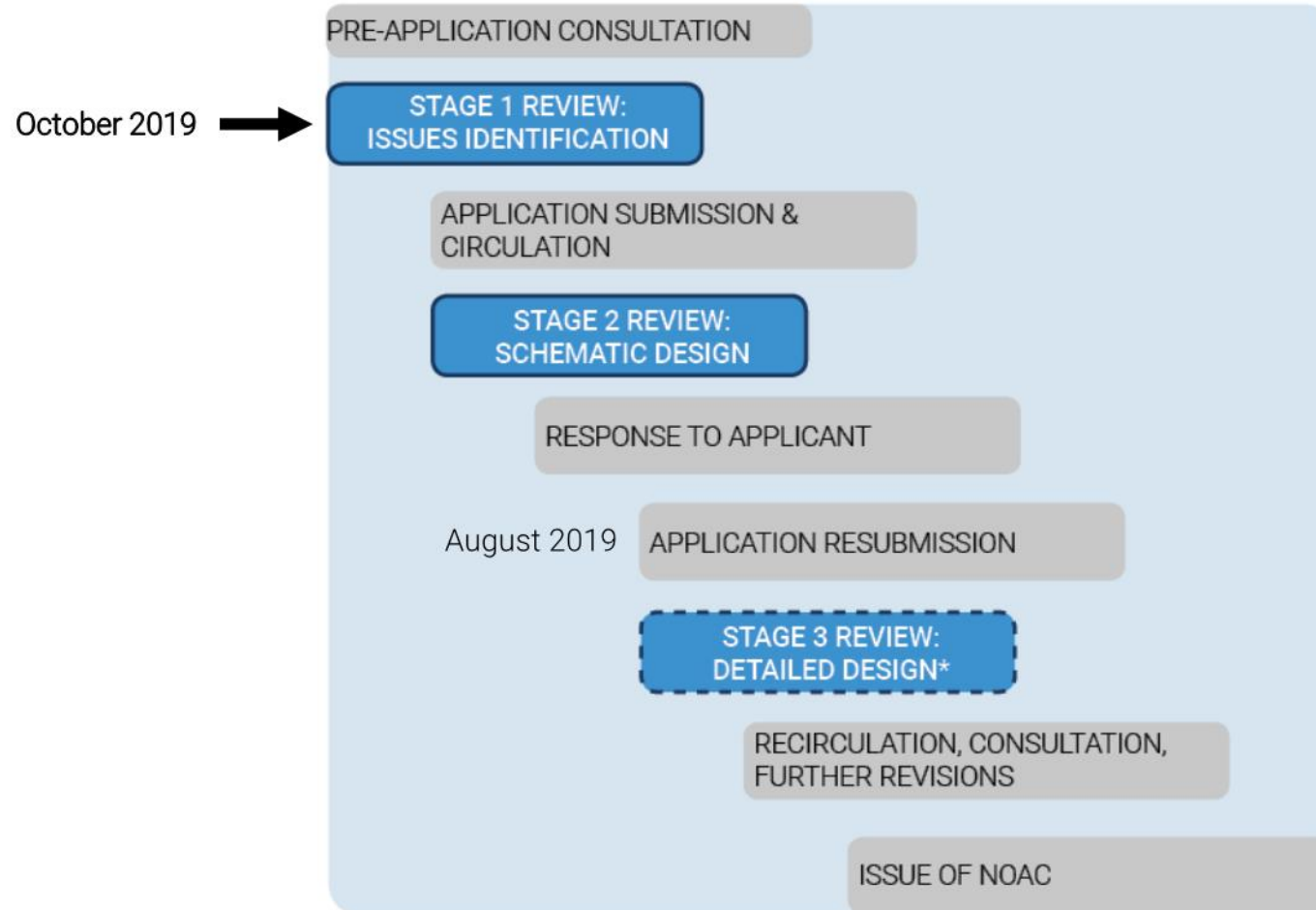
DRP Stream 2: Private land – Site Plan Approval

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification





# Zoning By-law

# Outer Harbour Rowing Facility

Proponent: Ports Toronto, Upper Canada College

Design Team: VJAA, RDHA, SvN

Review Stage: Issues Identification

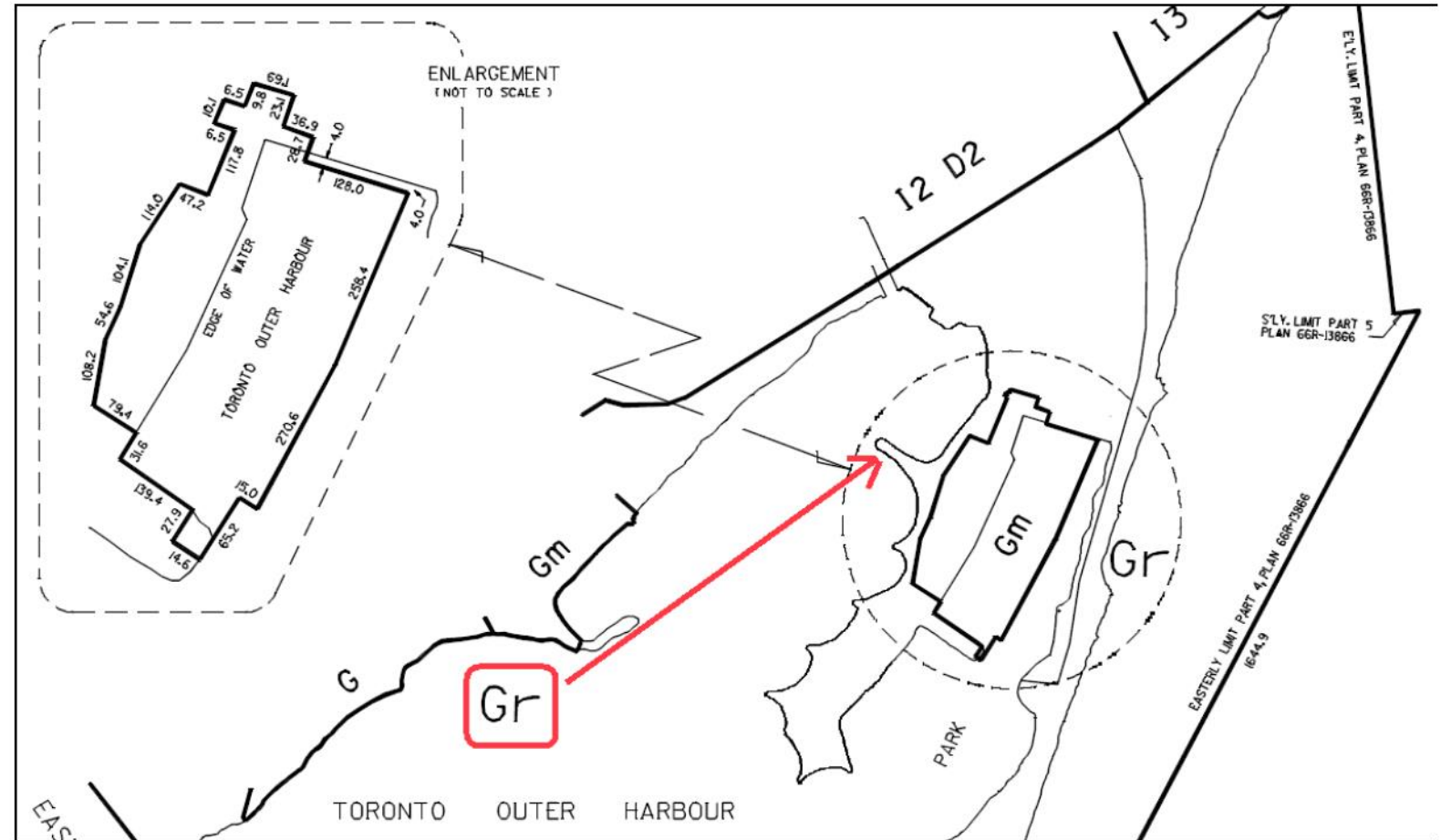
The subject site is zoned Gr in Zoning By-law 438-86

The Gr Zone permits **conservation lands** and **bathing station** uses.

The remainder of the Outer Harbour is zoned Gm.

Gm permits recreational boating, marina and related uses in addition to conservation lands and bathing station uses.

Exception 277 under Section 12(2) of by the Zoning By-law delineates the Gm zone, as well as provides a series of performance standards for the marina use.



## Areas to be Reviewed City Planning

Through a Site Plan Application, City Planning will be reviewing the following:

- The public realm
- The building location, design and materials
- Site circulation, parking, and transportation impacts
- Stormwater management
- Functional servicing
- Emergency services
- Environmental impacts
- Sustainability and adherence to Toronto Green Standard



## Areas for Panel Consideration Waterfront Toronto

Does the building and landscape concept meet or exceed Waterfront Toronto's objectives of design excellence?

- **Siting** of building
- Building **massing and orientation**
- Building's relationship with **water and landscape**
- The **public realm strategy**: drop-off and connectivity with existing trails and parking lots
- **Sustainability features and targets**

# UPPER CANADA COLLEGE ROWING FACILITY

Waterfront Toronto Design Review Panel

23 October 2019





PROPONENT



CORE TEAM



## APPLICATION HISTORY

**Early 2018:** Preliminary consultations with Waterfront Secretariat & Community Planning

**August 2018:** Minor variance application submitted to Committee of Adjustment

**January 2019:** Application deferred to enable further conversations with stakeholders

**April 2019:** Variances approved, on the condition that Ports Toronto participate in a site plan review process

**April 2019:** Pre-Application Consultation with City Planning for site plan review process

**Late Summer 2019:** Design team retained



## ANTICIPATED TIMELINE

Oct 2019: First Waterfront DRP presentation (Issues Identification)

Late Nov 2019: SPA submission

End of Dec/Early Jan: Second Waterfront DRP presentation (Schematic Design)

Spring/Summer 2020: Site work to begin

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# CONTEXT MAP



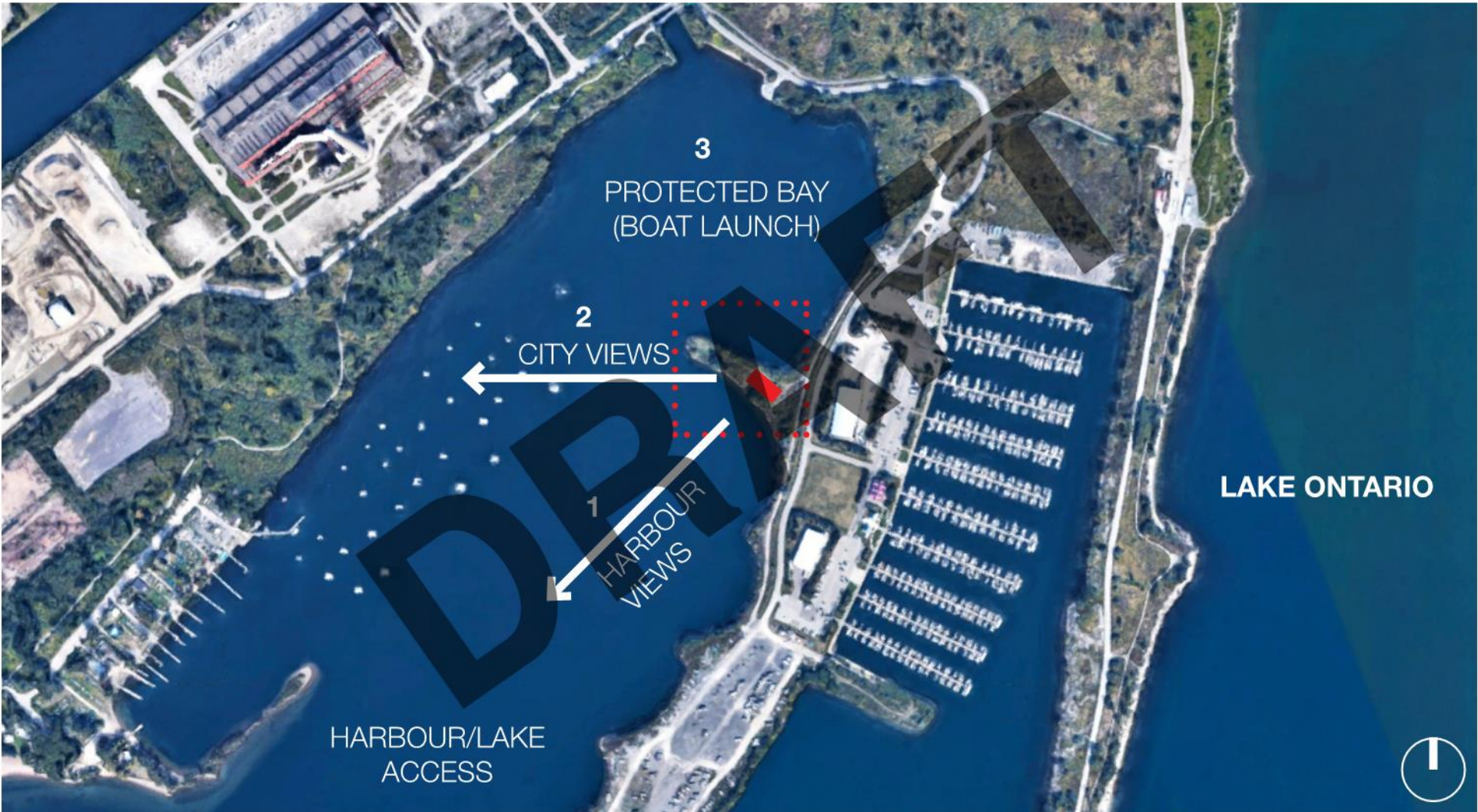


# CONTEXT | SITE PHOTOS





CONTEXT | SITE VIEWS





CONTEXT | SITE VIEWS



HARBOUR VIEW



DOWNTOWN CITY VIEWS



PROTECTED BAY

CONTEXT | SITE VIEWS







SITE ENTRY VIEW LOOKING SOUTHWEST

CONTEXT | SITE VIEWS



2

HARBOUR VIEW FROM CENTER OF SITE

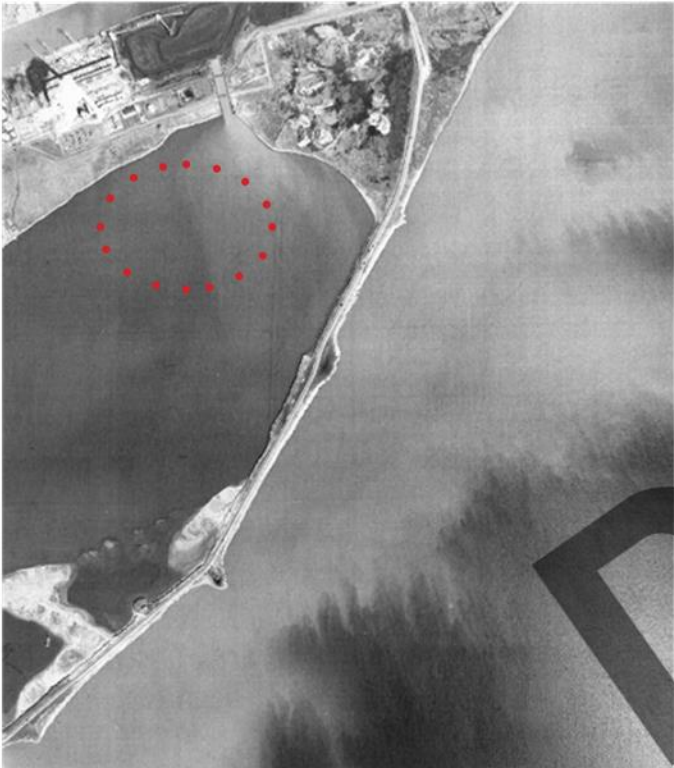


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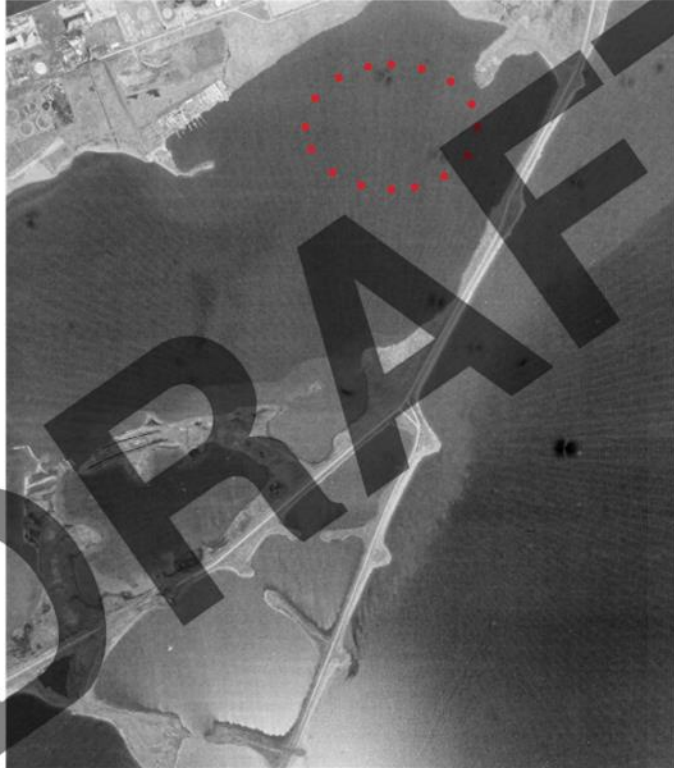
CITY VIEW FROM SITE



CONTEXT | SITE PHOTOS - HISTORIC



1975



1987



1991

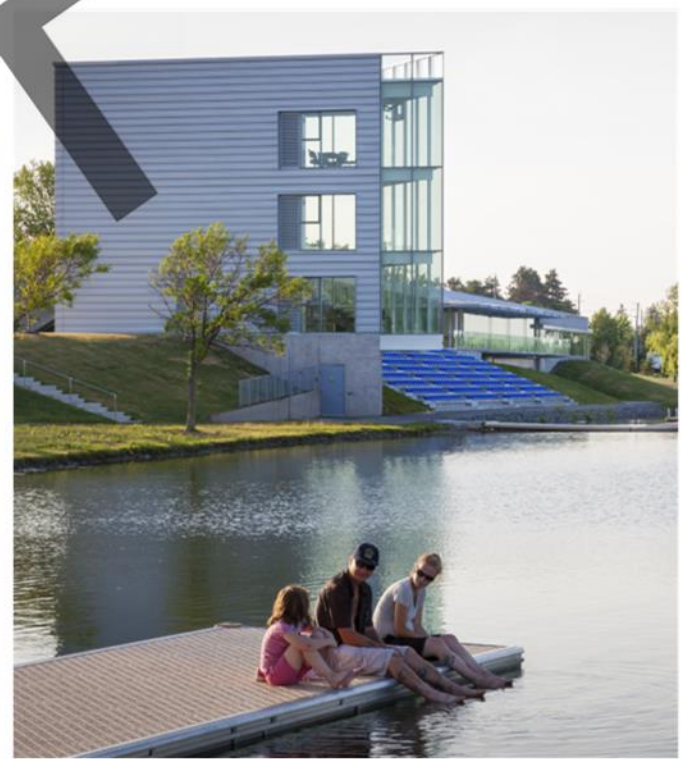


CONTEXT | SITE AERIAL



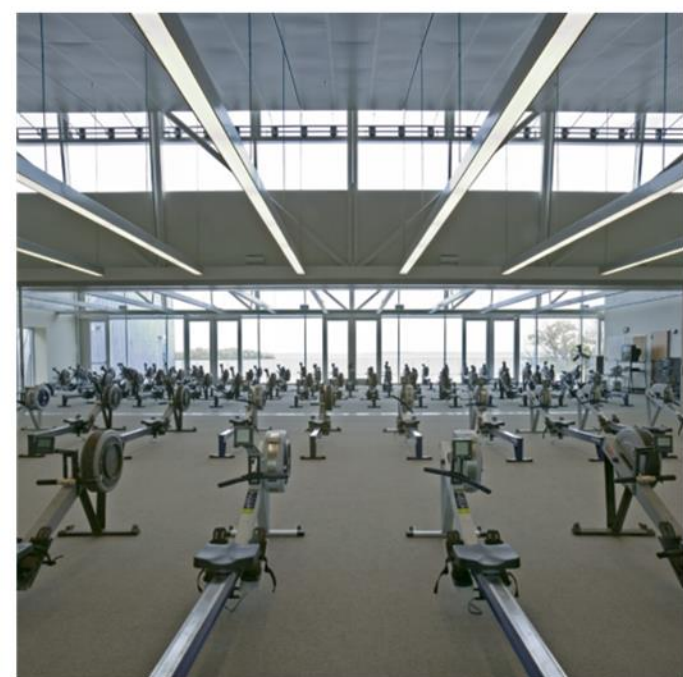
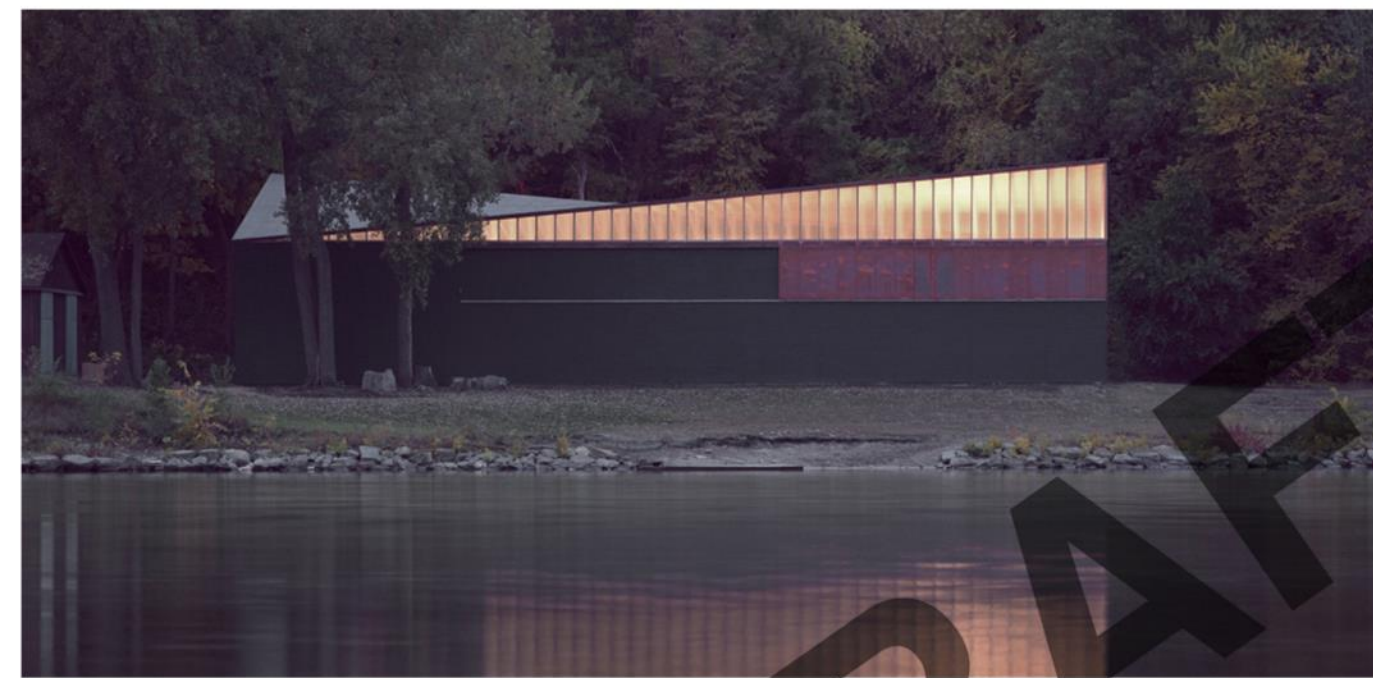


# VJAA / RDHA PREVIOUS EXPERIENCE | WELLAND INTERNATIONAL FLATWATER CENTER



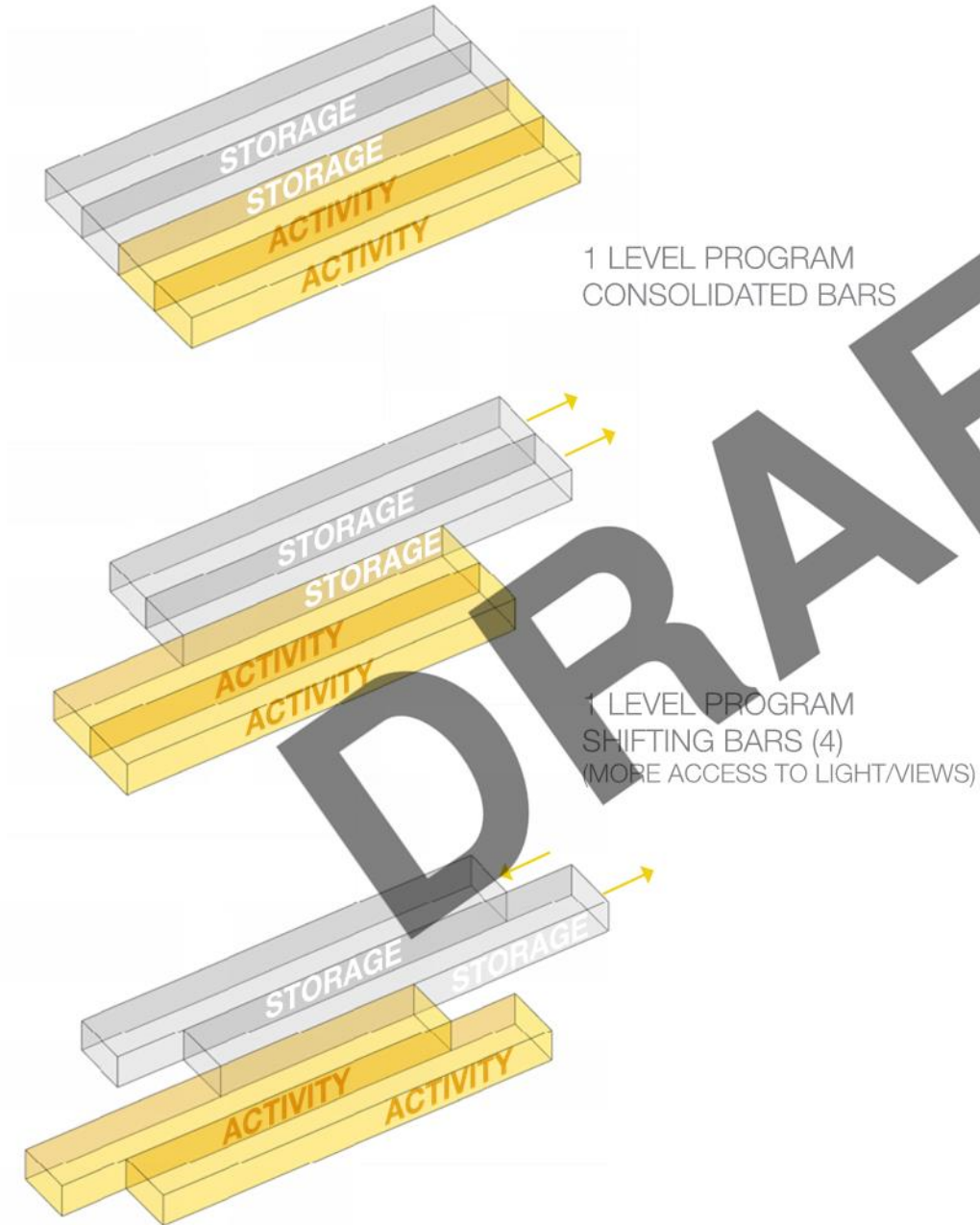


VJAA | PREVIOUS EXPERIENCE | MINNEAPOLIS ROWING CLUB BOATHOUSE | UNIVERSITY OF WISCONSIN PORTER BOATHOUSE

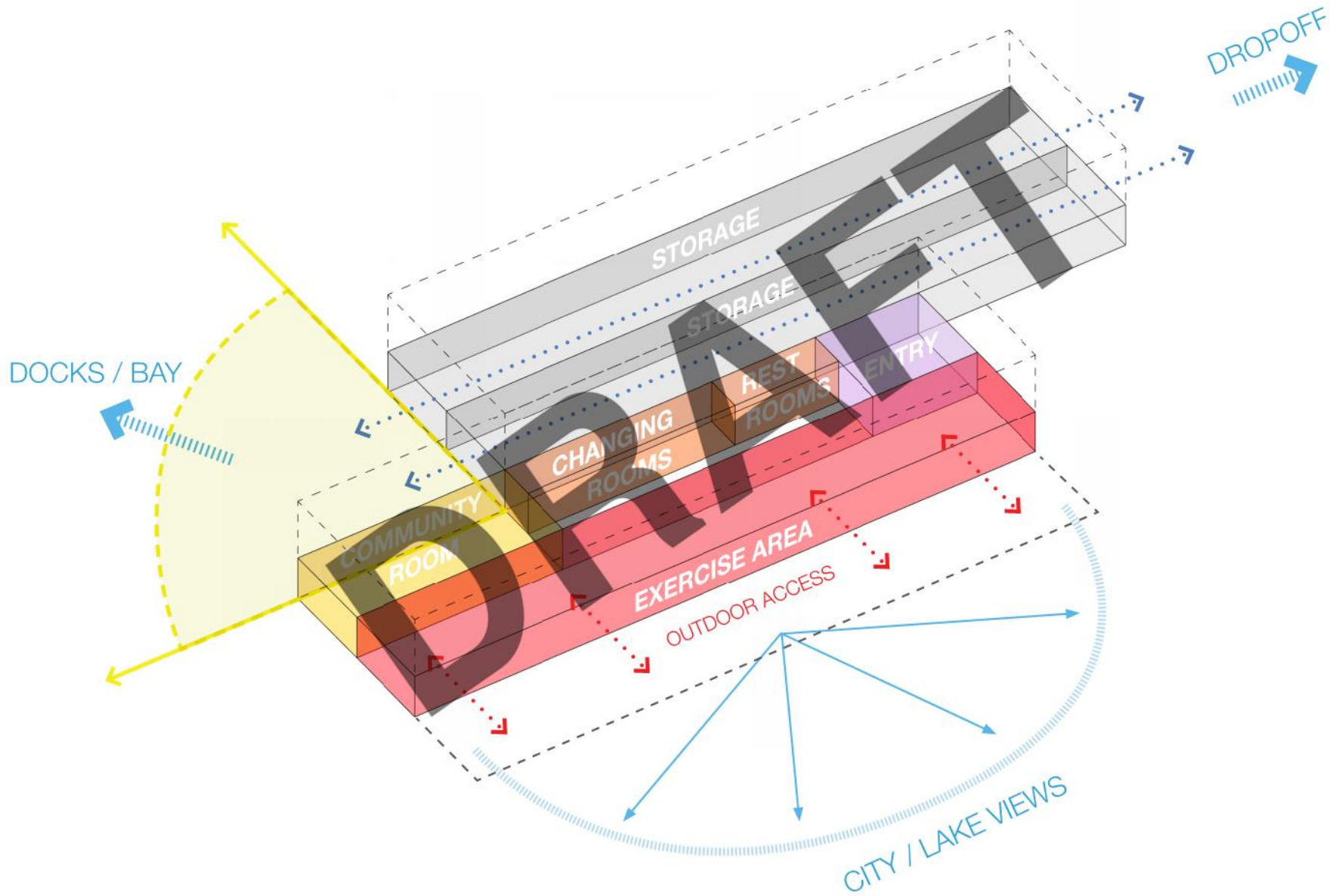




# DESIGN STRATEGY | PROJECT PARTI DIAGRAM



# DESIGN STRATEGY | MASSING DIAGRAM





DESIGN STRATEGY | SITE AERIAL



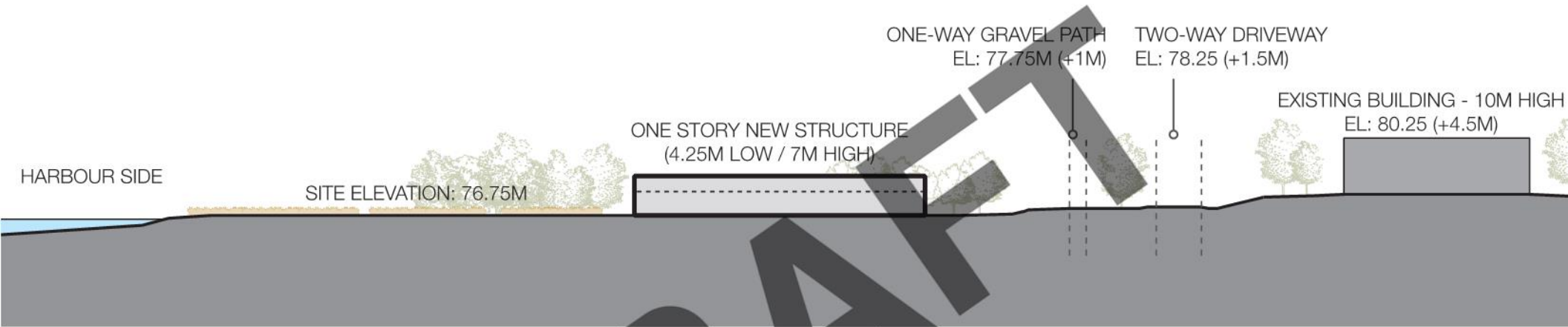


# DESIGN STRATEGY | SITE & CIRCULATION DIAGRAM





# DESIGN STRATEGY | HEIGHT DIAGRAM



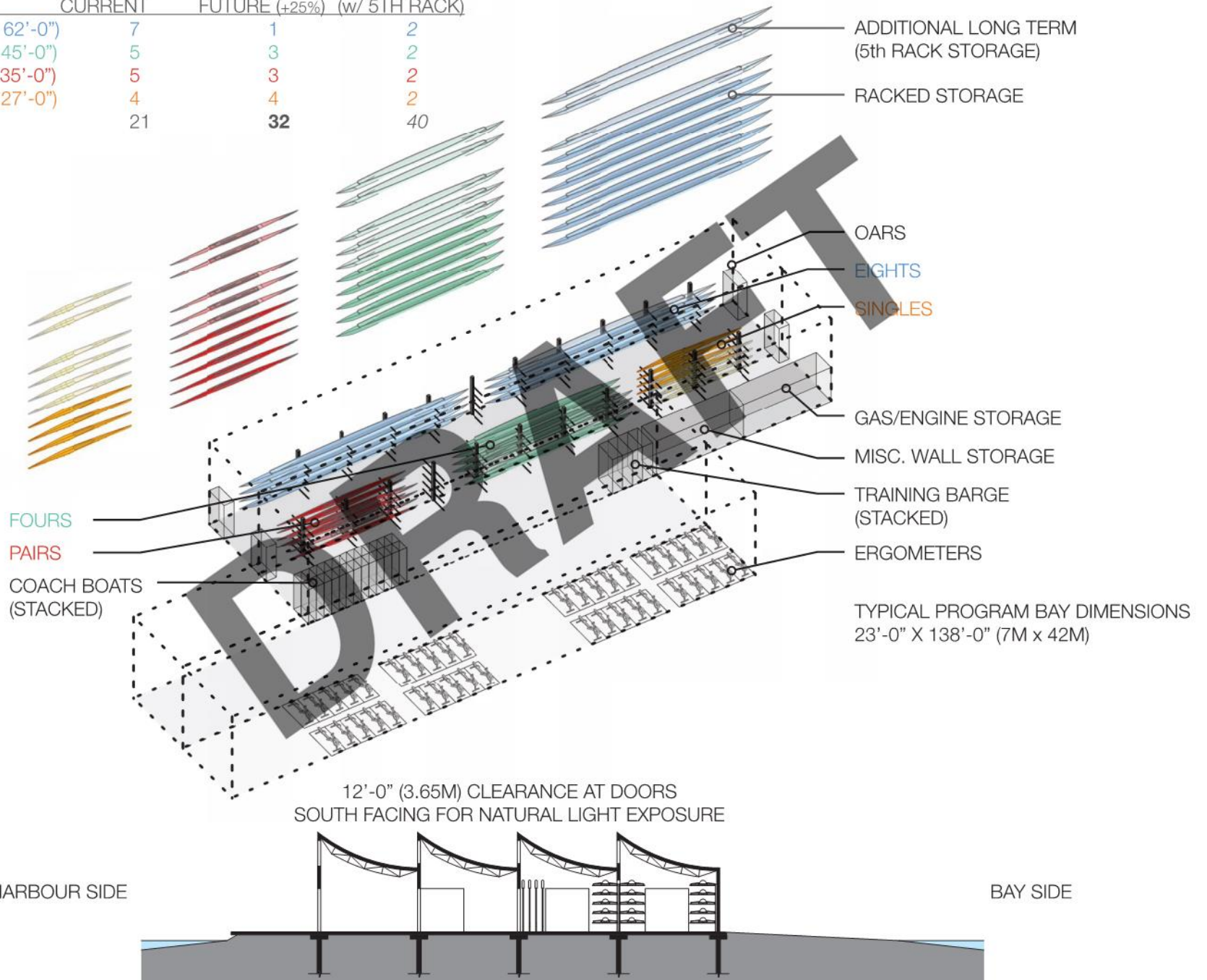
LONGITUDINAL EAST-WEST SECTION



TRANSVERSE NORTH-SOUTH SECTION

# DESIGN STRATEGY | PROGRAM / HEIGHT DIAGRAM

MAKE	CURRENT	FUTURE (+25%) (w/ 5TH RACK)	
EIGHTS (57'-0" - 62'-0")	7	1	2
FOURS (40'-6" - 45'-0")	5	3	2
PAIRS (29'-6" - 35'-0")	5	3	2
SINGLE (24'-5" - 27'-0")	4	4	2
<b>TOTAL</b>	21	<b>32</b>	40



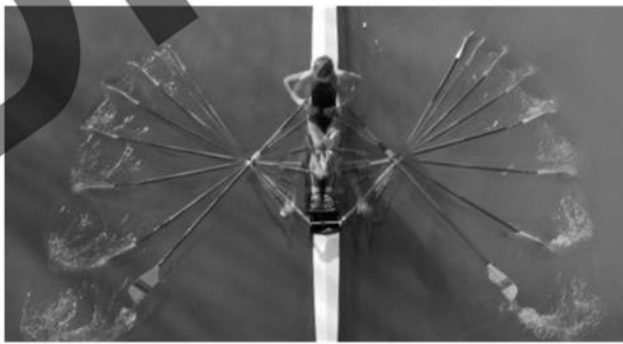
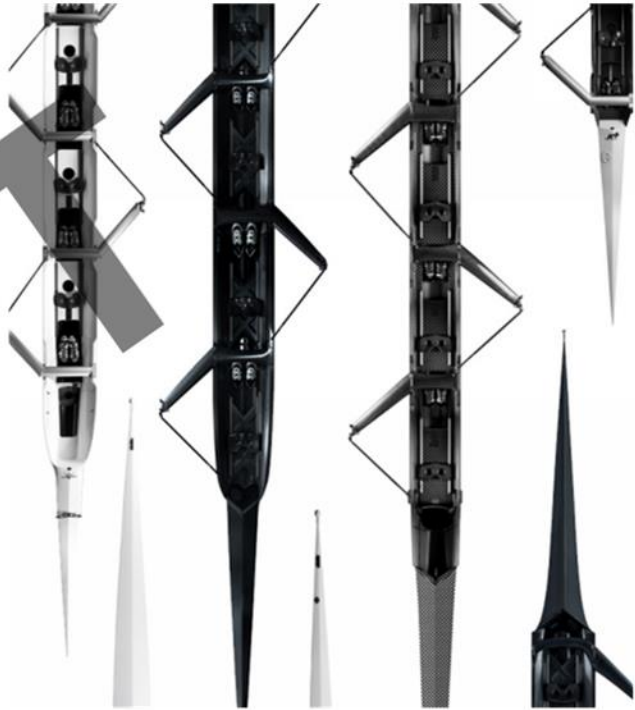


# CONCEPT IMAGES | FORM / MASSING





CONCEPT IMAGES | STRUCTURE / DETAIL





# DESIGN STRATEGY | LANDSCAPE DESIGN

## MEADOW



Canada goldenrod  
(*Solidago canadensis*)

## BEACHES



Canada bluegrass  
(*Poa compressa*)

## AQUATIC



White water-lily  
(*Nymphaea lotus*)



## FORESTS

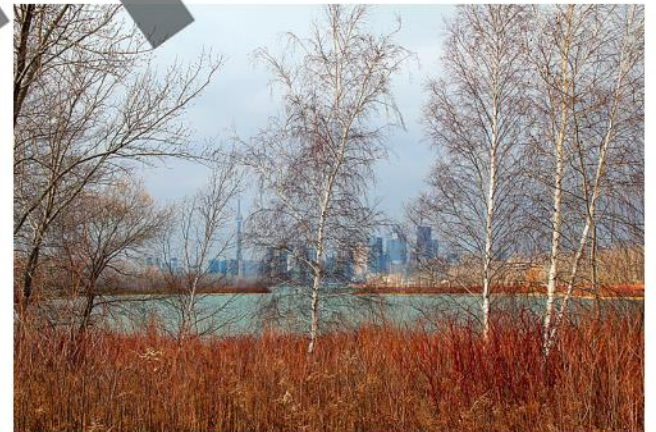


Red-osier dogwood  
(*Cornus stolonifera*)

## WETLAND



Common cattail  
(*Typha latifolia*)



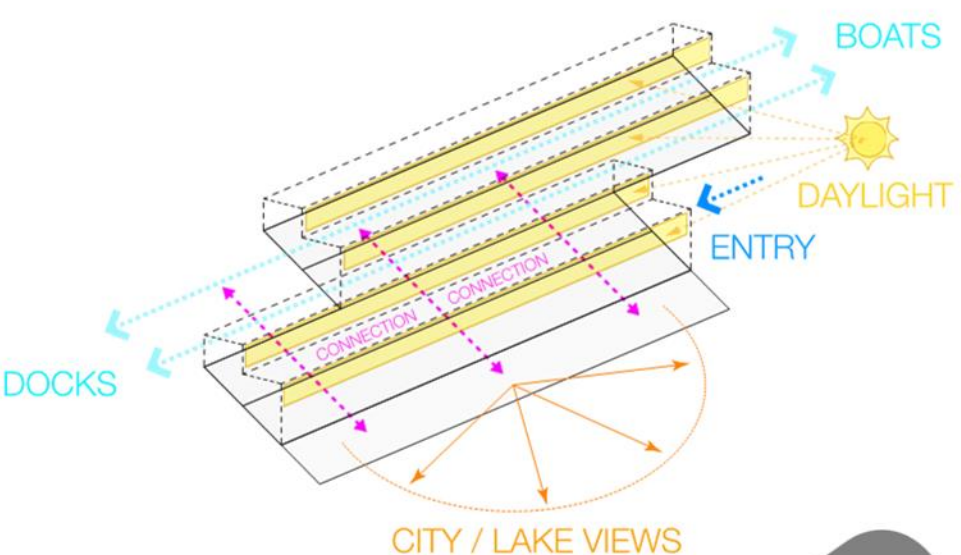
PRECEDENTS: LESLIE STREET SPIT

- VEGETATION COMMUNITIES WITH NATIVE FOCUSED PLANTING

WILL CHANGE AS THE SITE MATURES

- BIRD FRIENDLY
- EDUCATIONAL SIGNAGE





- GREEN ROOF
- PASSIVE VENTILATION
- ACCESS TO DAYLIGHT
- BIRD-FRIENDLY DESIGN
- MINIMAL ENERGY CONSUMPTION FOR SEASONAL
- WATER MANAGEMENT



**Steeply Pitched Roof 30-45°**



Green roofs are a perfect solution to create green spaces on any type of surface. In addition to green roofs on flat surfaces, a green roof on a curved or sloping surface can be a real eyecatcher. Sempergreen has the perfect solution for sloping roofs. Read below about our green roof system for sloping roofs to transform your roof into a sustainable green roof.

**Steeply Pitched Green Roof 30-45° Specifications**

- ✓ Pitch: 30-45°
- ✓ System structure thickness including Sedum: 5-8"
- ✓ Saturated weight: 30-50 lbs / sq. ft.





## DESIGN STRATEGY | TYPICAL ISSUES SUMMARY

- PROVIDING FOUNDATION SYSTEM SOLUTIONS GIVEN EXISTING SITE FILL MATERIAL
- PROGRAM: BOAT CIRCULATION, STORAGE, ACCESS TO WATER
- ACCOMMODATING CURRENT ROWING INVENTORY AND PROJECTED EXPANSION
- DESIGNING FOR A SEASONAL FACILITY

DRAFT



EXTERIOR VIEW FROM PROTECTED BAY





INTERIOR VIEW FROM TRAINING AREA



INTERIOR VIEW FROM BOAT STORAGE BAY