



350, 370, 390 Queens Quay

Schematic Design

November 21, 2018

Project Description and 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 last presented to the Panel in March 2016 for concept design with a proposed 29-storey mixed use building.
- At the LPAT (OMB) hearing on February 12, 2018, the Tribunal found that *“the revised proposal was substantially redesigned in response to City comments by reducing the height to 21-storeys, increasing separations, reducing the tower section footprint, and preserving views. Overall the proposal introduces a complementary building in scale with its context and which implements the City’s housing, waterfront and urban design policies.”*



Context

350, 370, 390 Queens Quay

Review Stage: Schematic Design

Proponent: Coal Harbour Properties

Design Team: Quadrangle and Forrec



- Design Review Area
- 350, 370, 390 Queens Quay

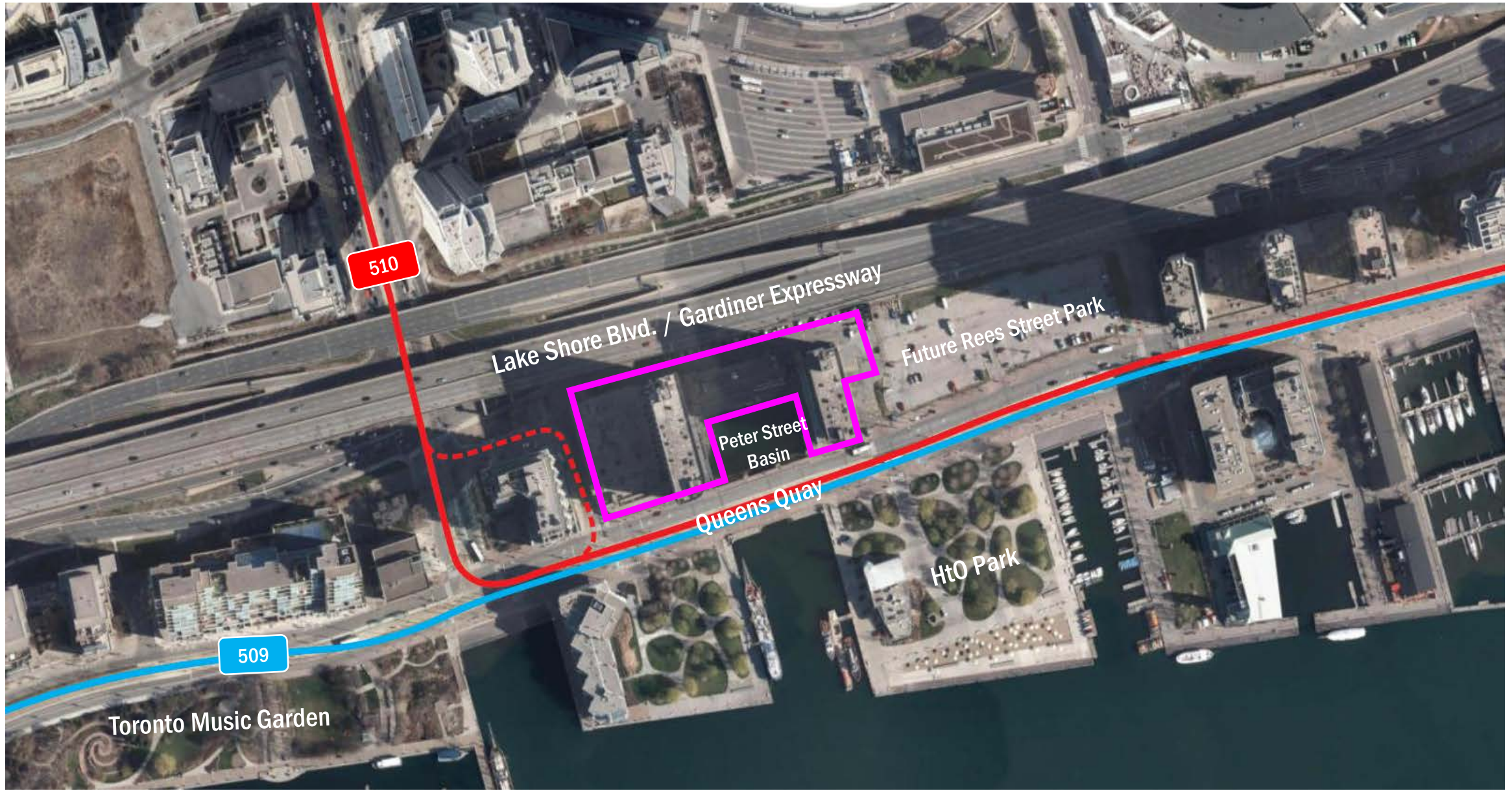
Context

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Policy Context – Central Waterfront Secondary Plan

(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.

Recap from March 2016

Public realm related comments:

- Great front porch to the waterfront and Queens Quay.
- Unique opportunity to get it right.
- Explore all alternatives including, land exchanges, transfers, etc, in order to figure out how this will come to life and be maintained over time.

Buildings related comments:

- Important to have a view from the back lobby through to the front of the building.
- The retail strategy needs to receive a lot of attention given the history of previous uses not working well. Need to determine the mix and whether it will be small boutique or larger floorplates.
- **Facing distance:** lower the podium so you can see the water.
- **Colour:** good idea, needs a lot of study, to achieve harmony
- **Parking:** should be eliminated if possible
- **North façade:** Do not treat it as a back end
- Show the future basin improvements in the plans

Areas for Panel Consideration

- The proposed fencing along the north and west side of the property
- Pedestrian, cyclist, vehicular circulation on Lake Shore Boulevard frontage
- Modifications to retail frontages on Queens Quay
- Interface with proposed Rees Street Park



The Quay Redevelopment

For Pacific Reach Properties Development
Waterfront Toronto Design Review Panel

21 November 2018



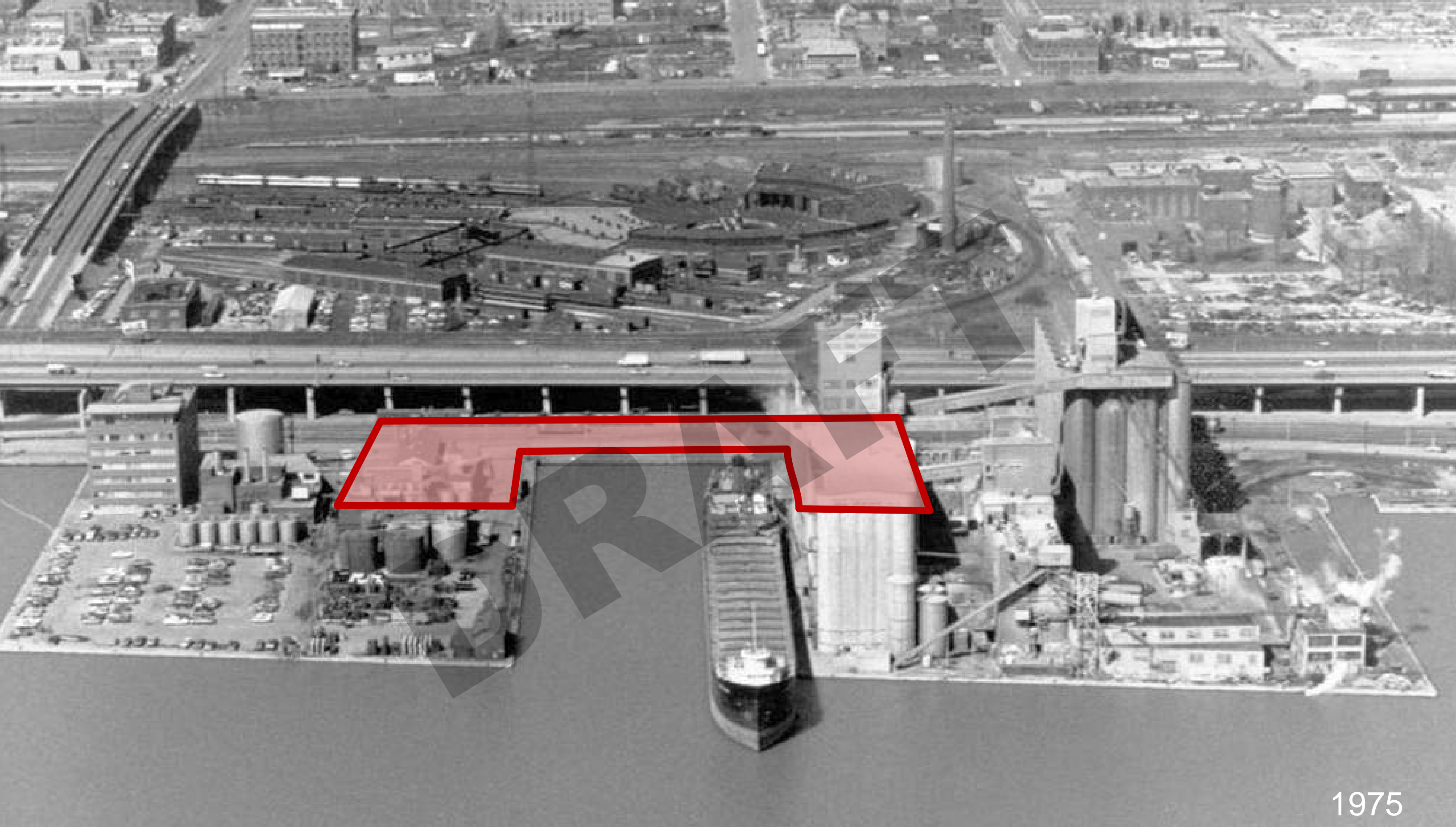
Aerial View from Southwest

The Quay Redevelopment

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Context Evolution and Growth

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1975



1985

The Quay Redevelopment

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2015

The Quay Redevelopment

Public Realm Evolution

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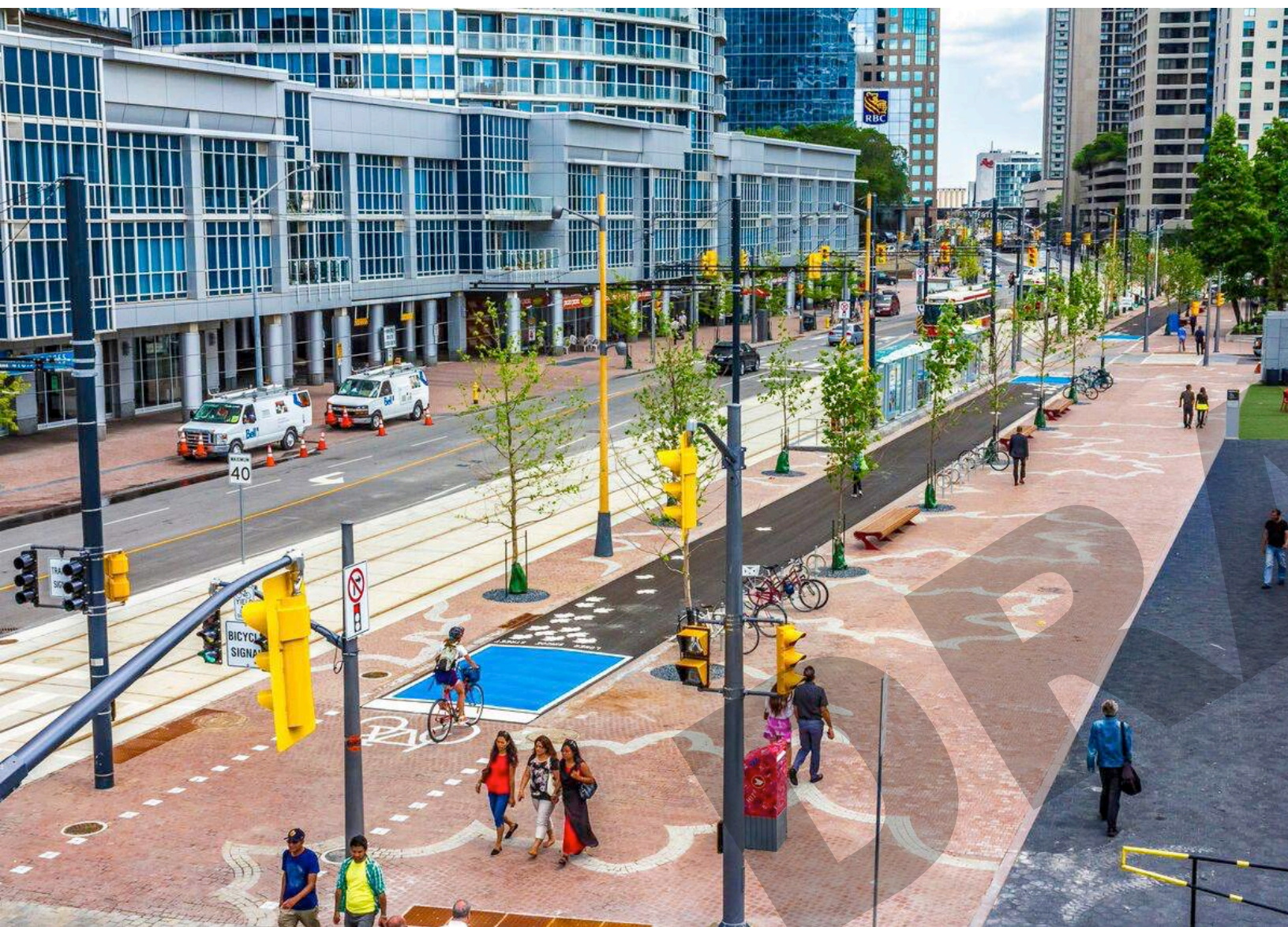


Queen's Quay Industrial Heritage

The Quay Redevelopment



Toronto Central Waterfront / West 8 / DTHA



Active / Vibrant / Fun

Toronto Central Waterfront / West 8 / DTHA

Community Benefits

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Section 37

- Public realm improvements to the water's edge promenade surrounding the Peter Street Basin
- Capital Revolving Fund for Affordable Housing for the provision of new affordable rental housing in the Alexandra Park Revitalization
- Toronto Community Housing Revolving Fund for capital repairs to existing Toronto Community Housing buildings in Ward 20.
- Cash contributions to be used for community services, facilities, parkland acquisition and/or parkland improvements related to the implementation of the Bathurst Quay Neighbourhood Plan.

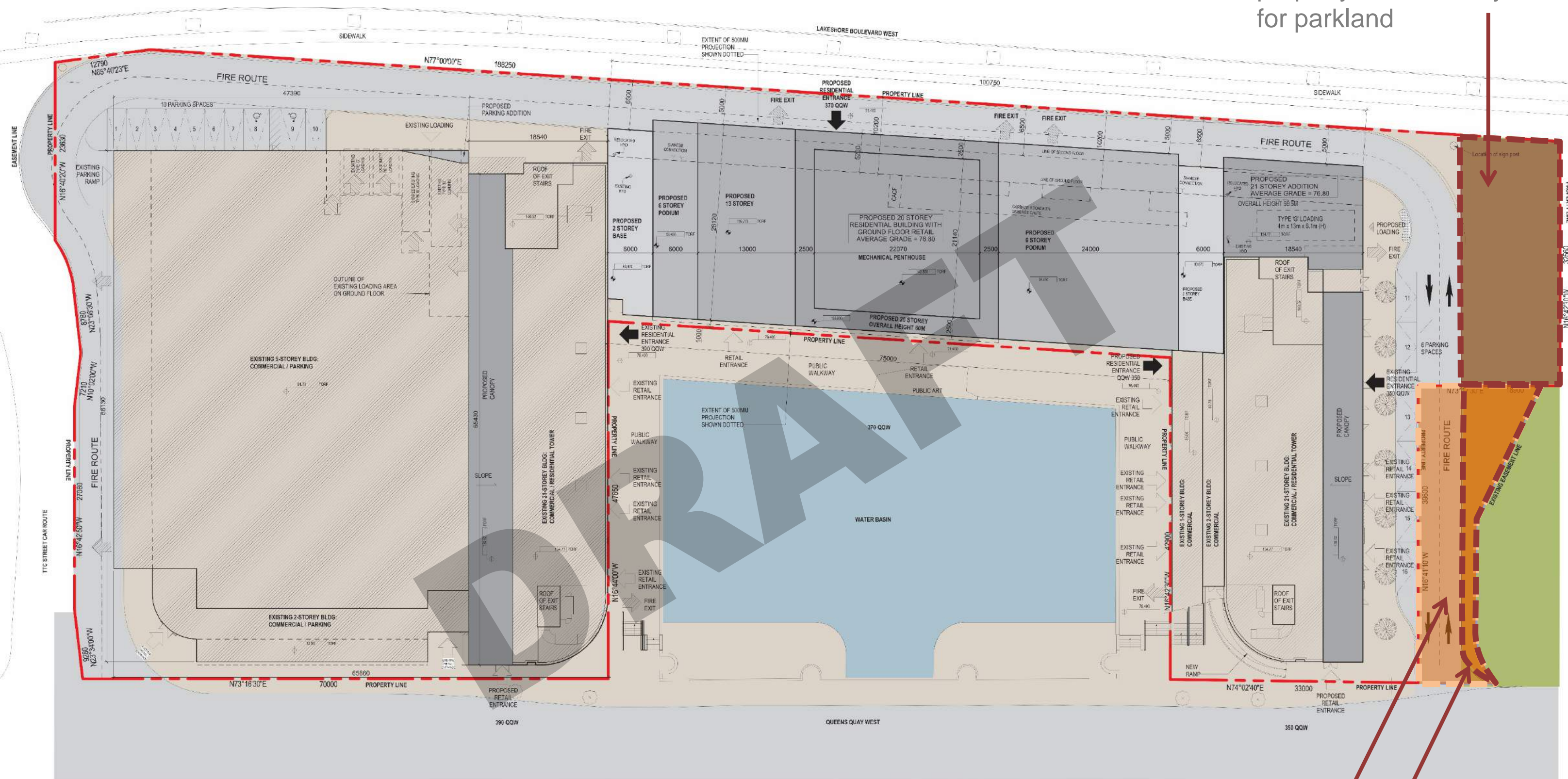


Alexandra Park Revitalization



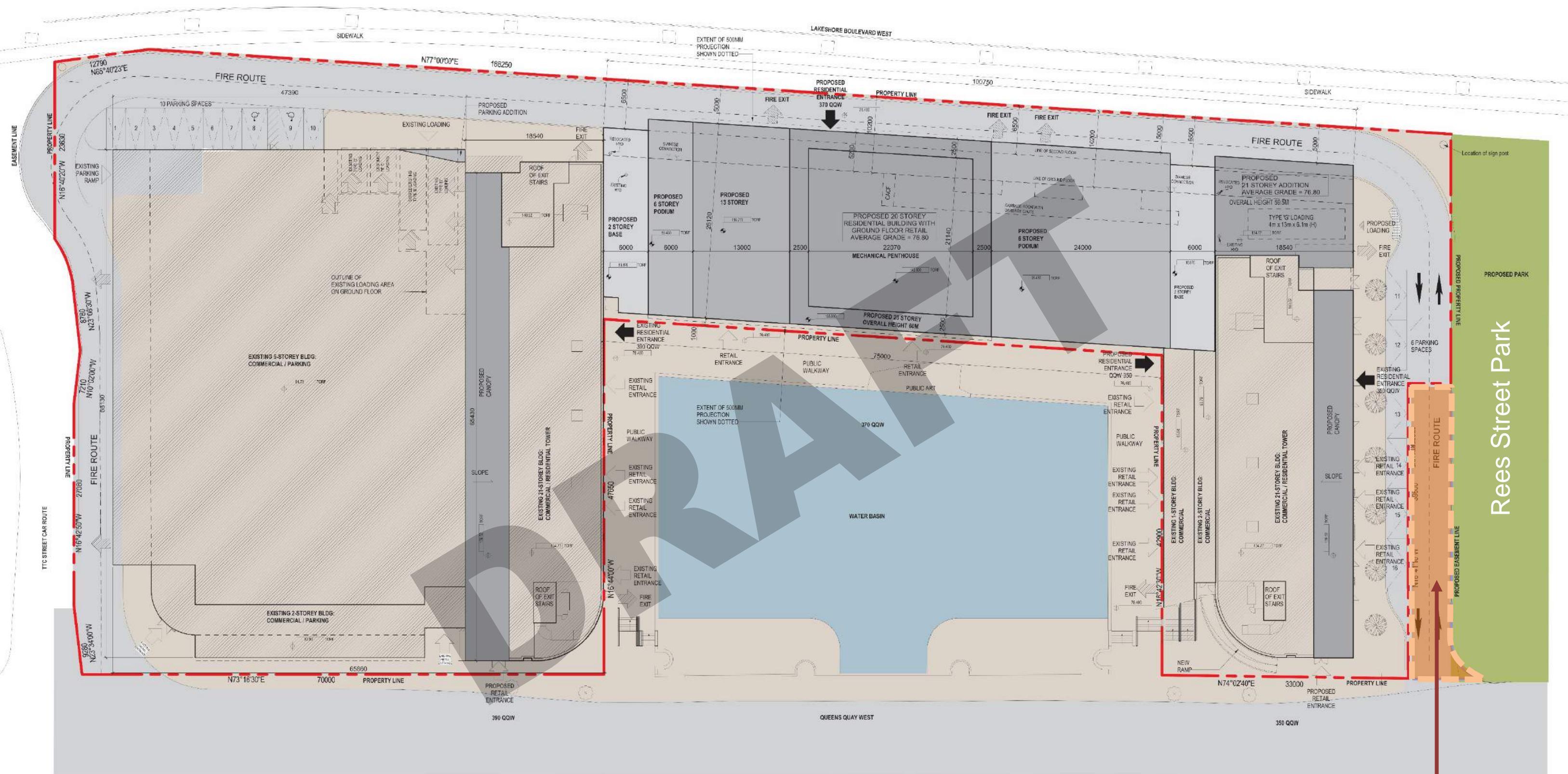
Bathurst Quay Neighbourhood Plan

property to be conveyed for parkland



Site Plan Adjustments

existing easement
portion of easement to be released

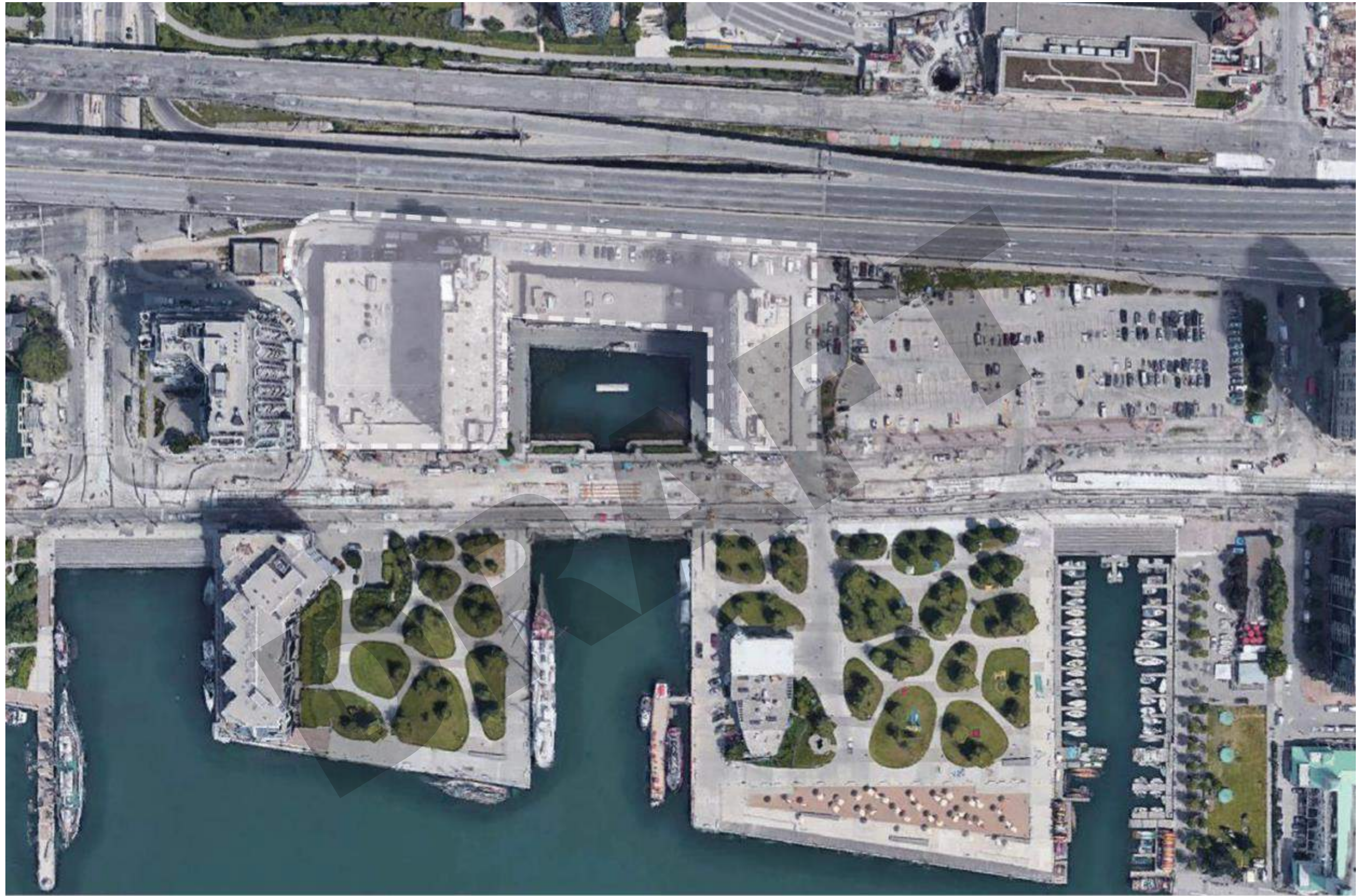


Site Plan Adjustments

portion of easement to be retained

Landscape Design

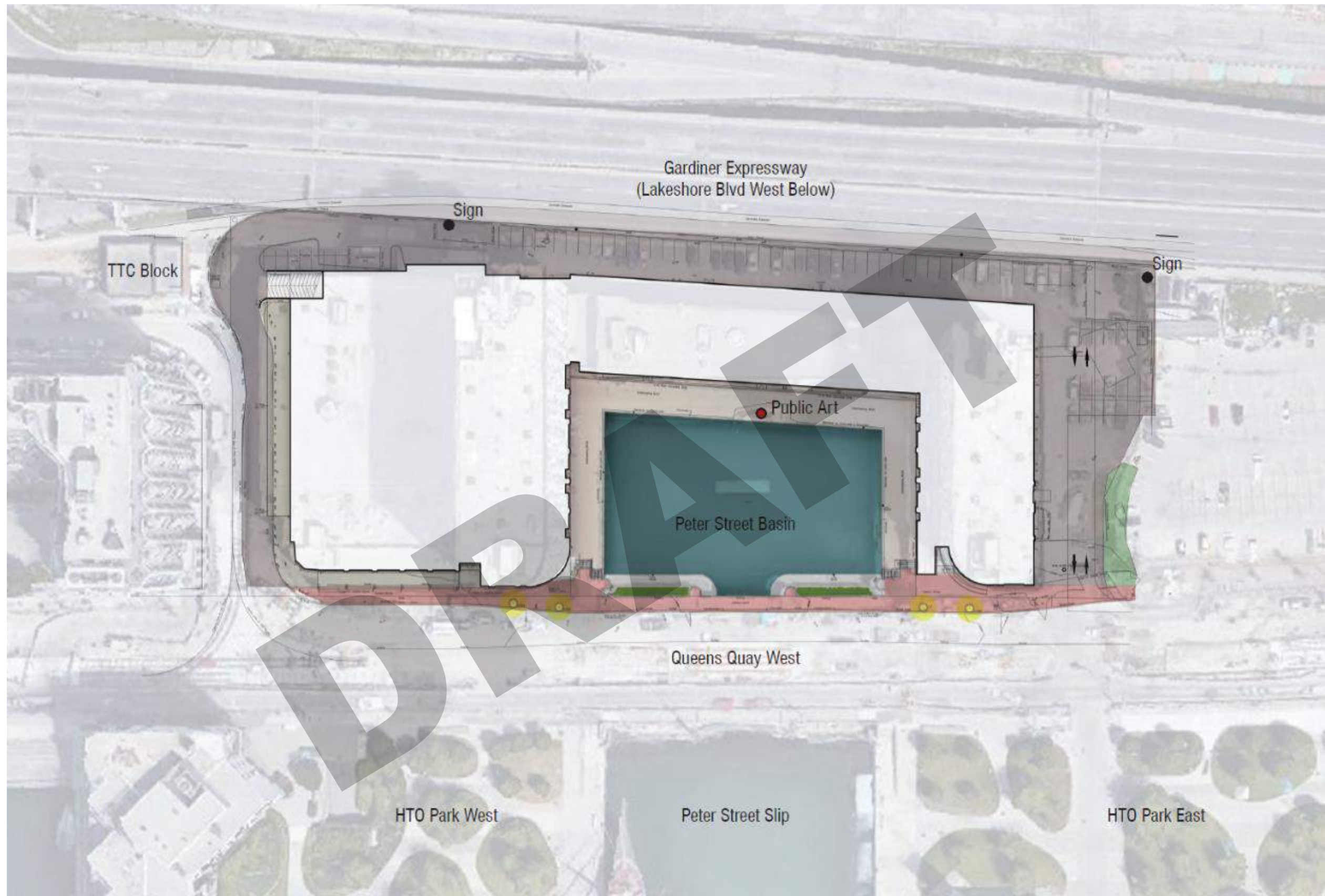
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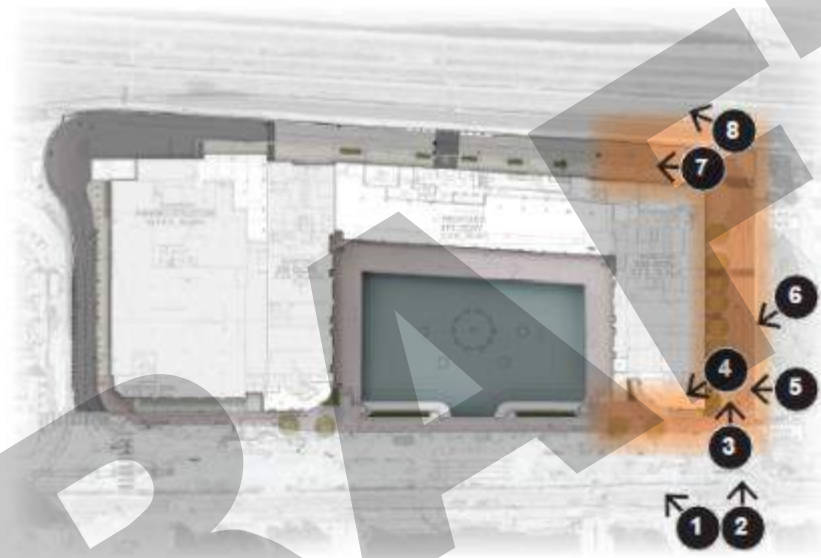
Existing Context Plan



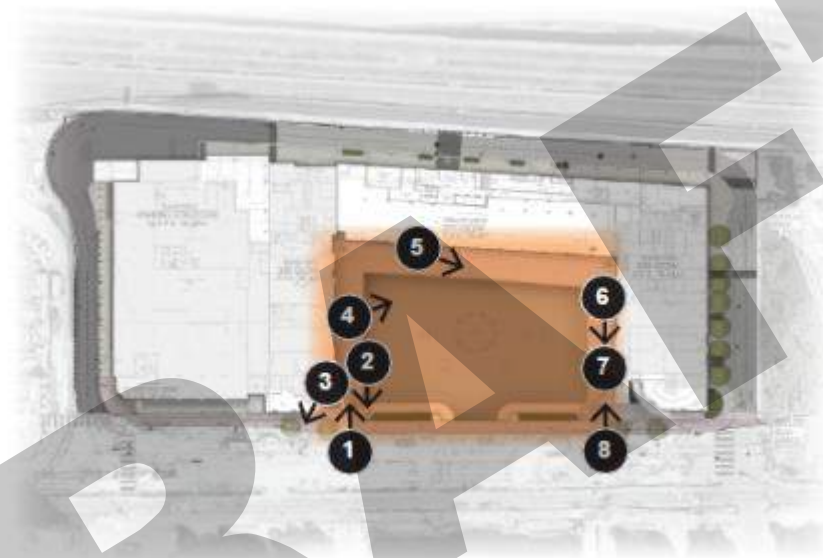
Transit, Bicycle and Pedestrian Circulation



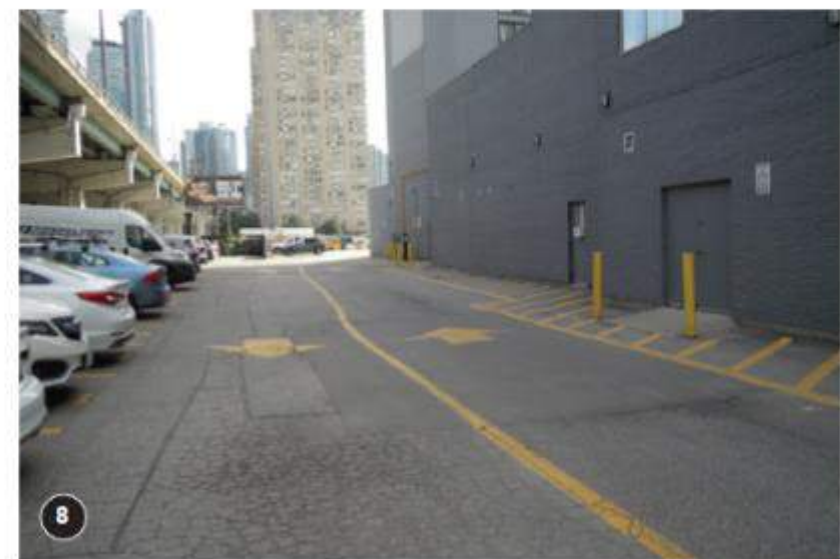
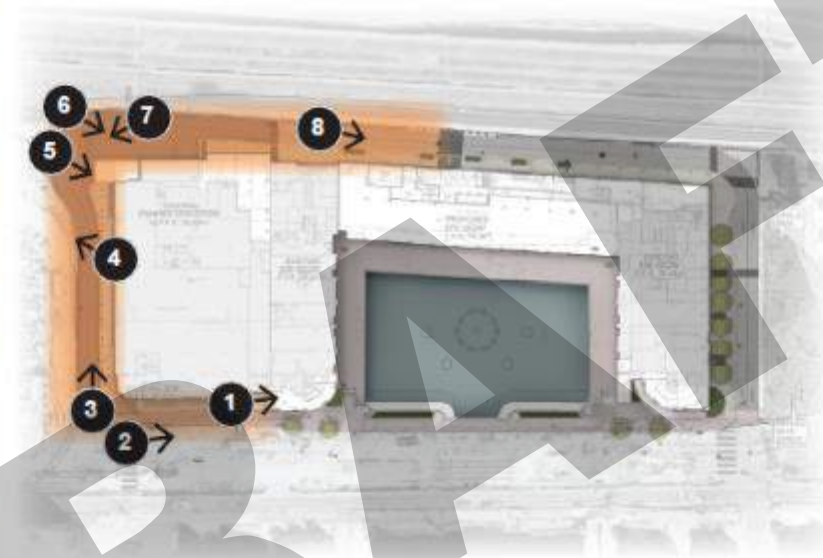
Existing At-Grade Conditions



East Site Photos



Peter Street Basin Photos



West Site Photos

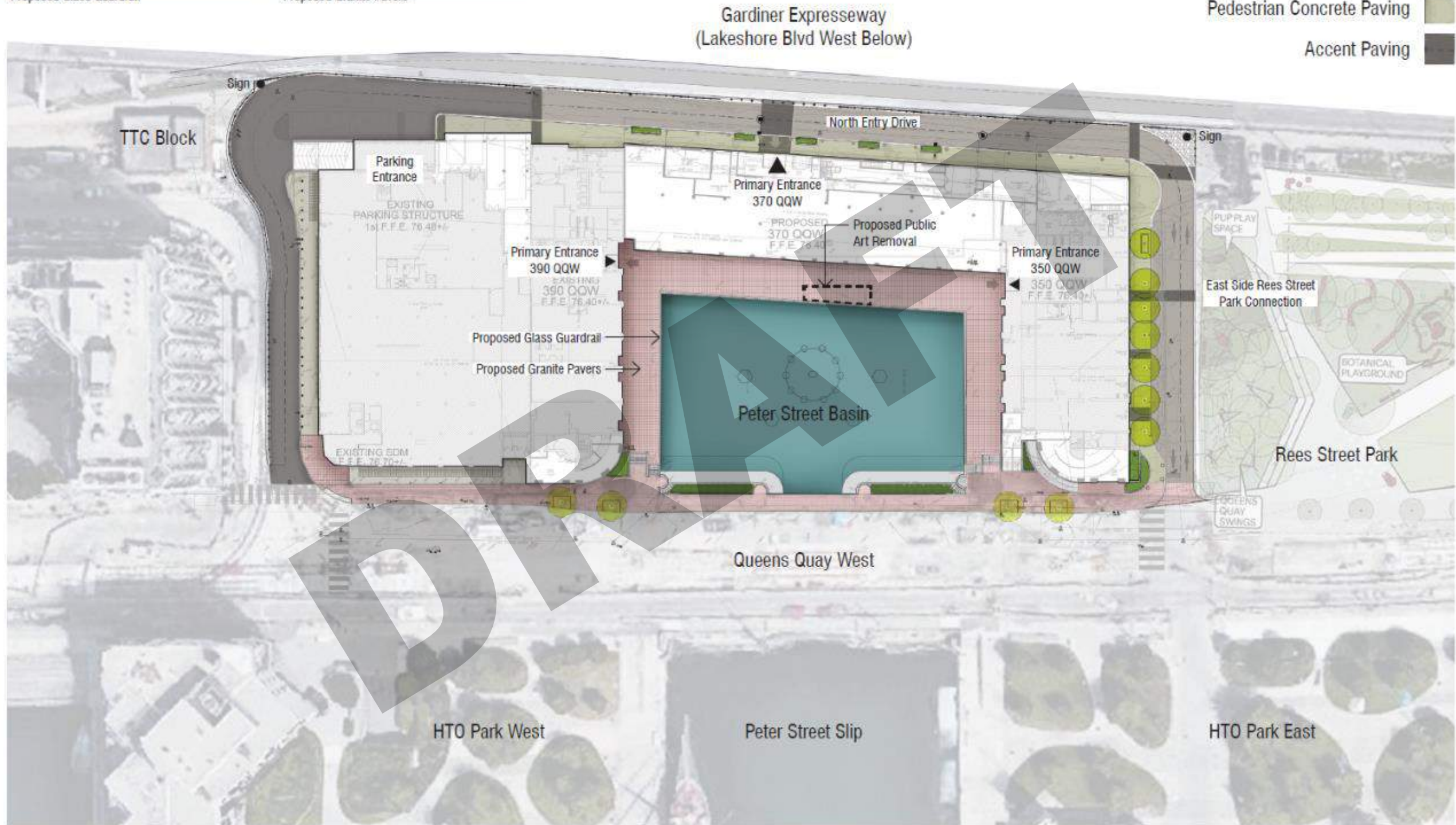


Proposed Glass Guardrail



Proposed Granite Pavers

- Granite Paving 
- Asphalt Paving 
- Vehicular Concrete Paving 
- Pedestrian Concrete Paving 
- Accent Paving 



Public Realm Concept



STUDIO SCHAFFER

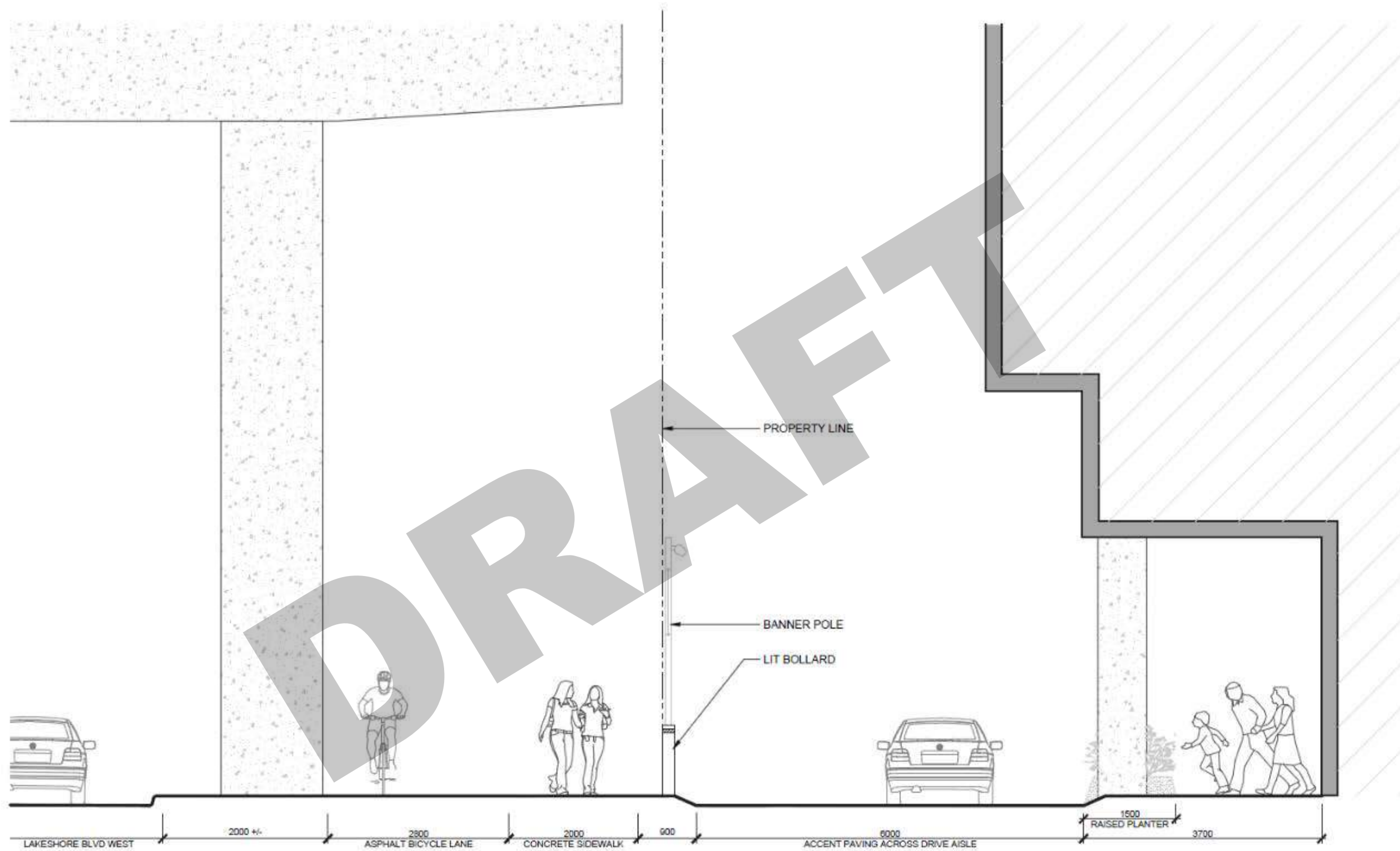
North Entry Drive / Day View

The Quay Redevelopment



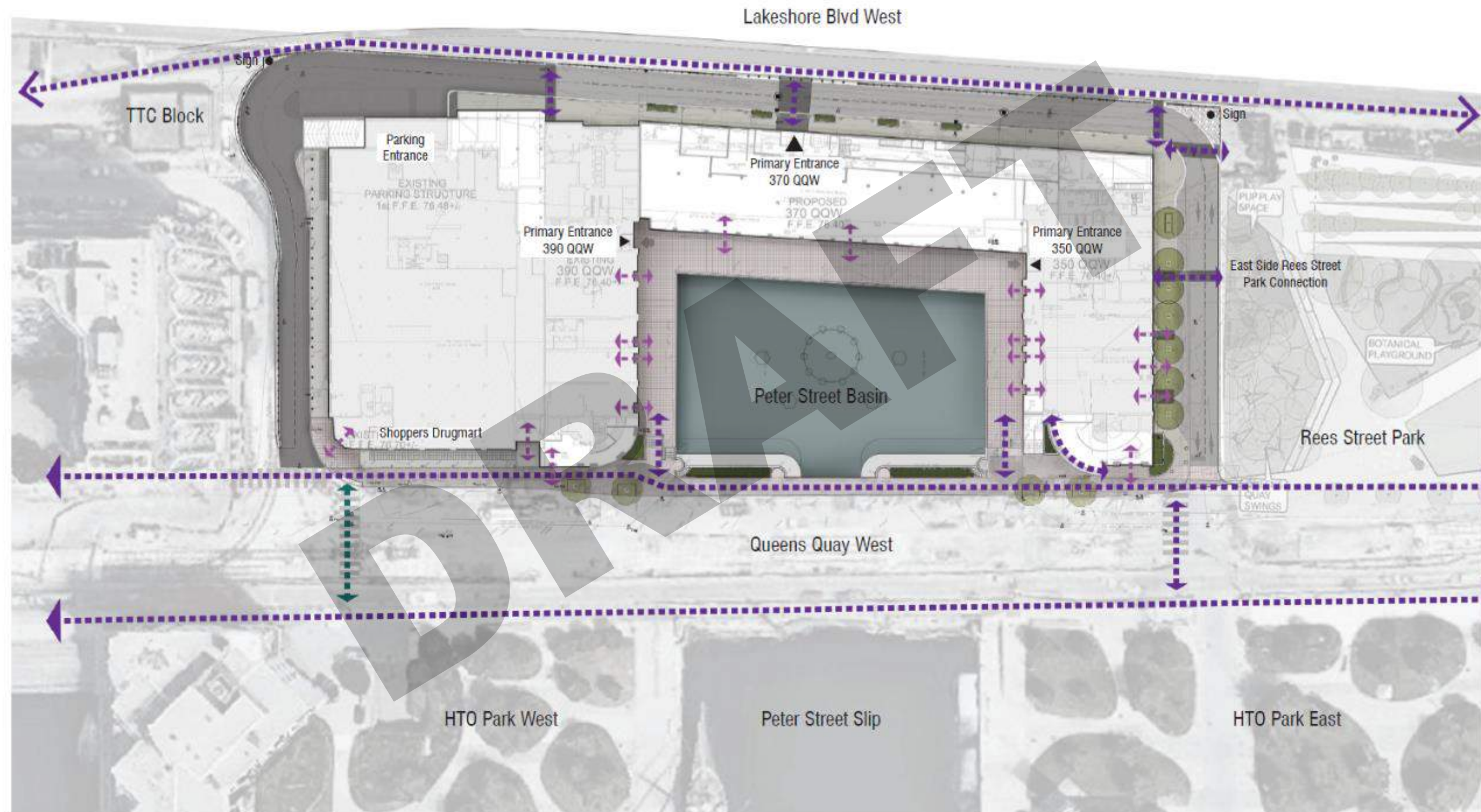
STUDIOSCHAFFER

North Entry Drive / Evening View

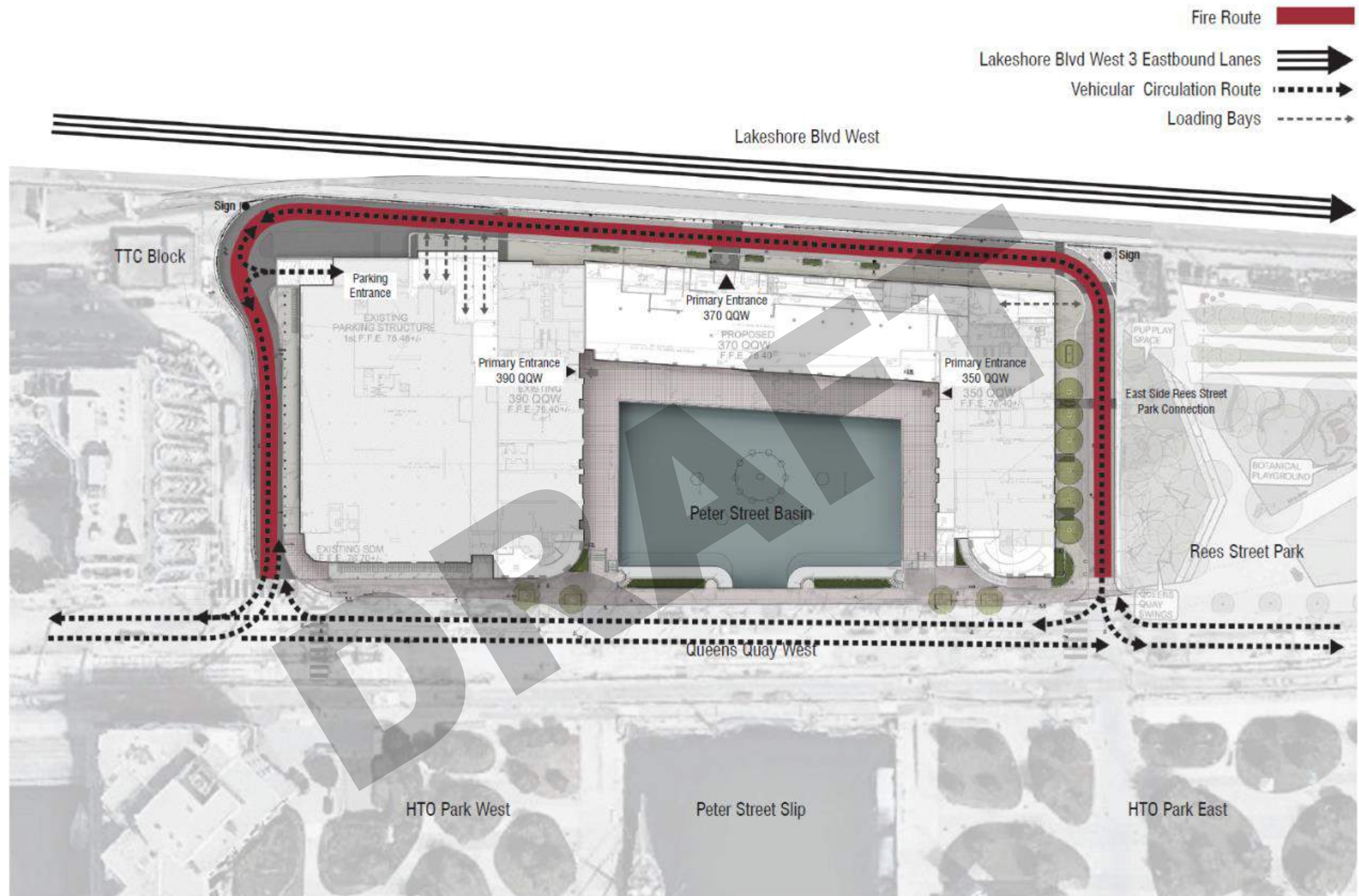


North Entry Drive / Section


- Proposed Pedestrian Crossing 
- Pedestrian Circulation Route 
- Retail Entrance 



Pedestrian Circulation

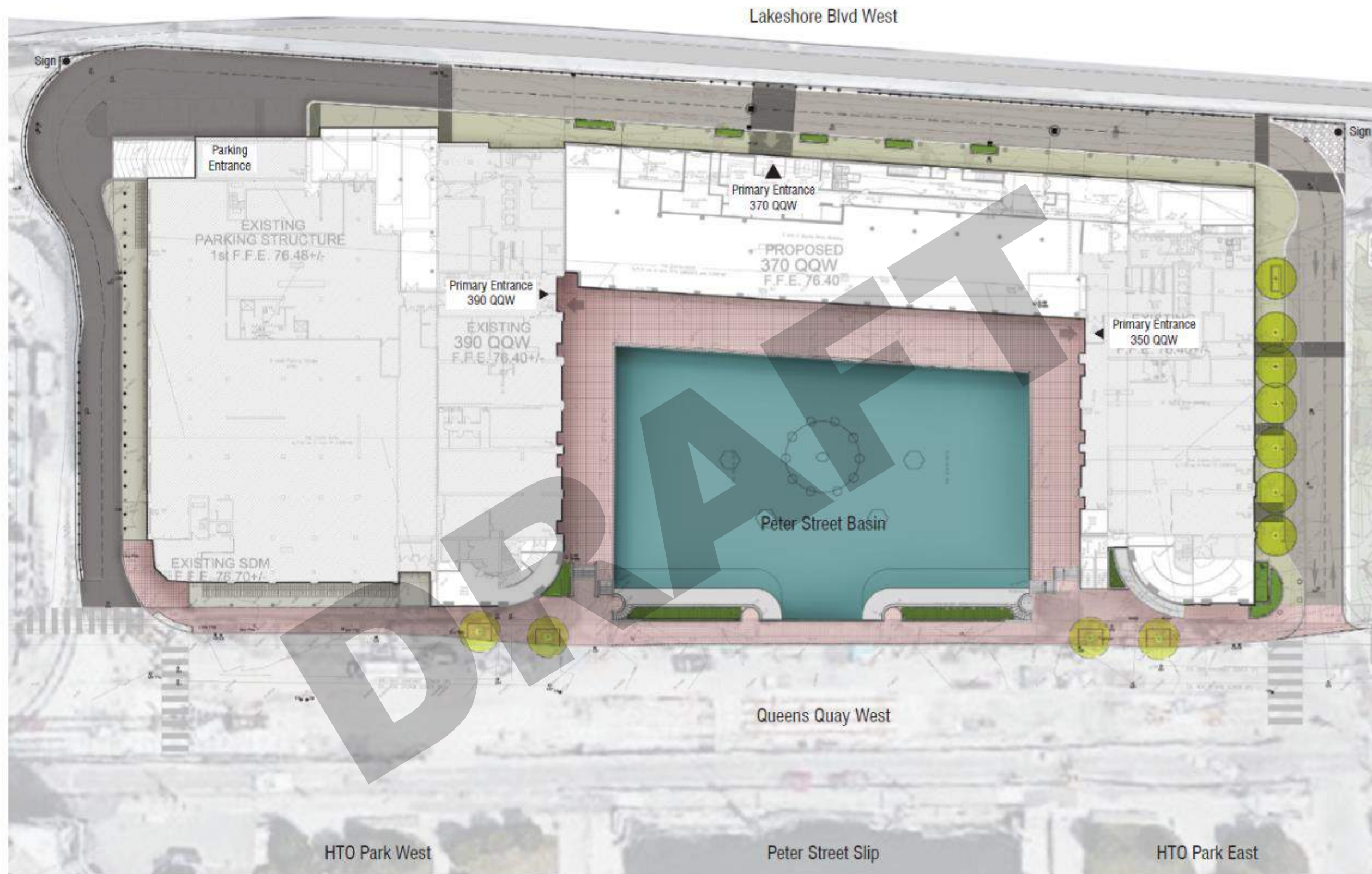


Vehicular Circulation

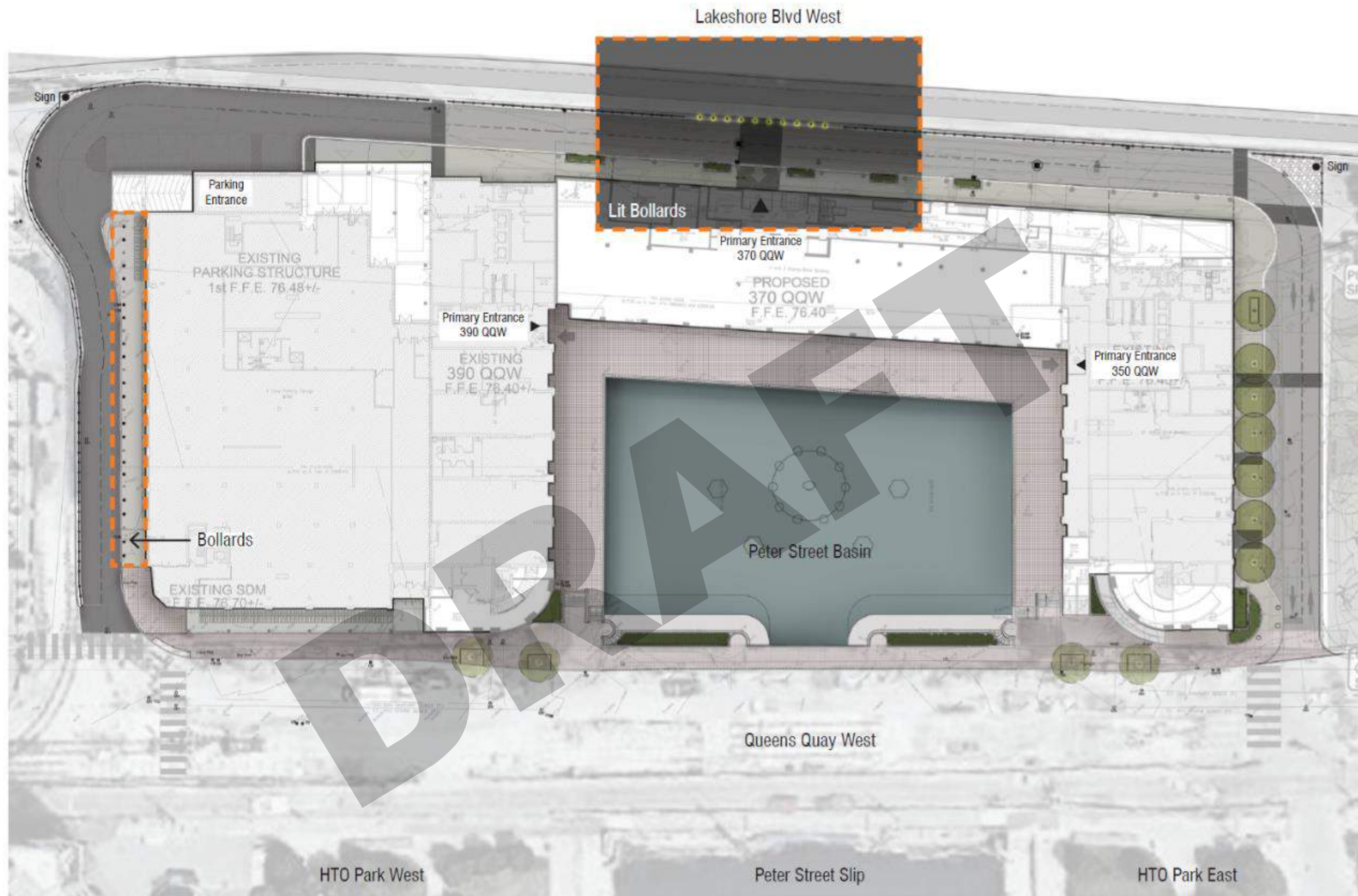
Bicycle Circulation Route 
Mixing Zone 



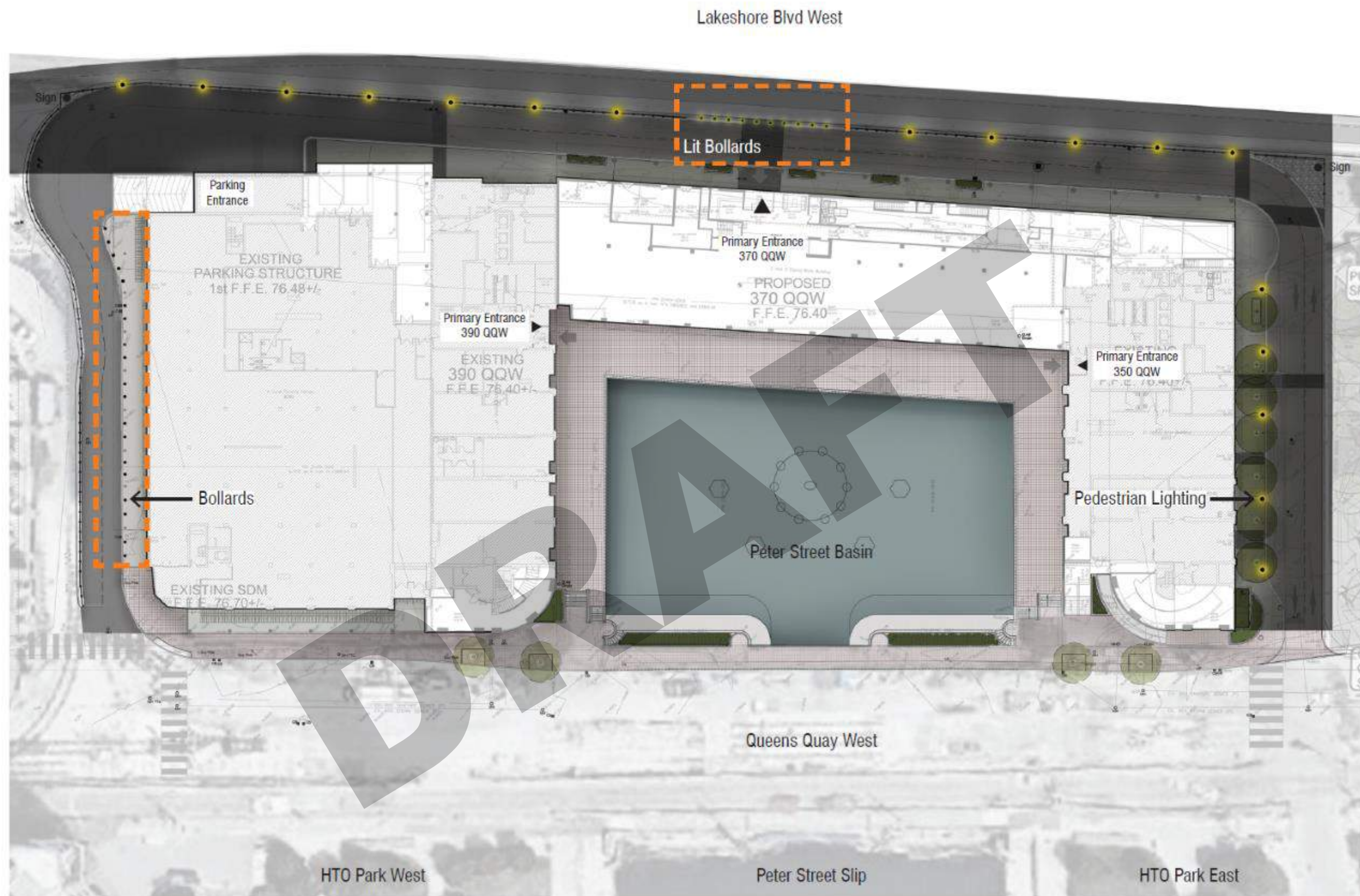
Bicycle Circulation



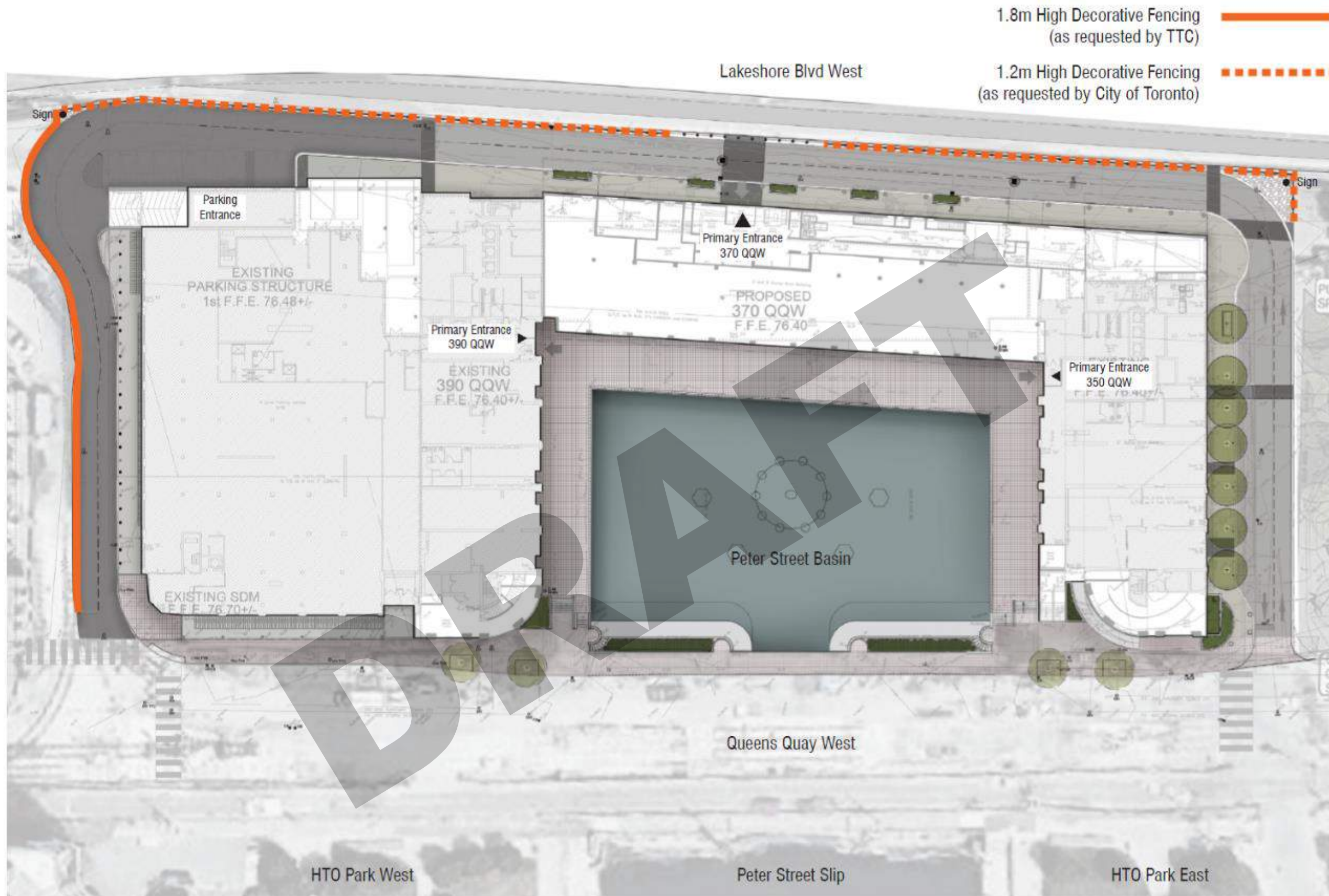
Public Realm



Public Realm / **Bollards**



Public Realm / **Bollards and Lighting**



1.8m High Decorative Fencing
(as requested by TTC)

1.2m High Decorative Fencing
(as requested by City of Toronto)

Lakeshore Blvd West

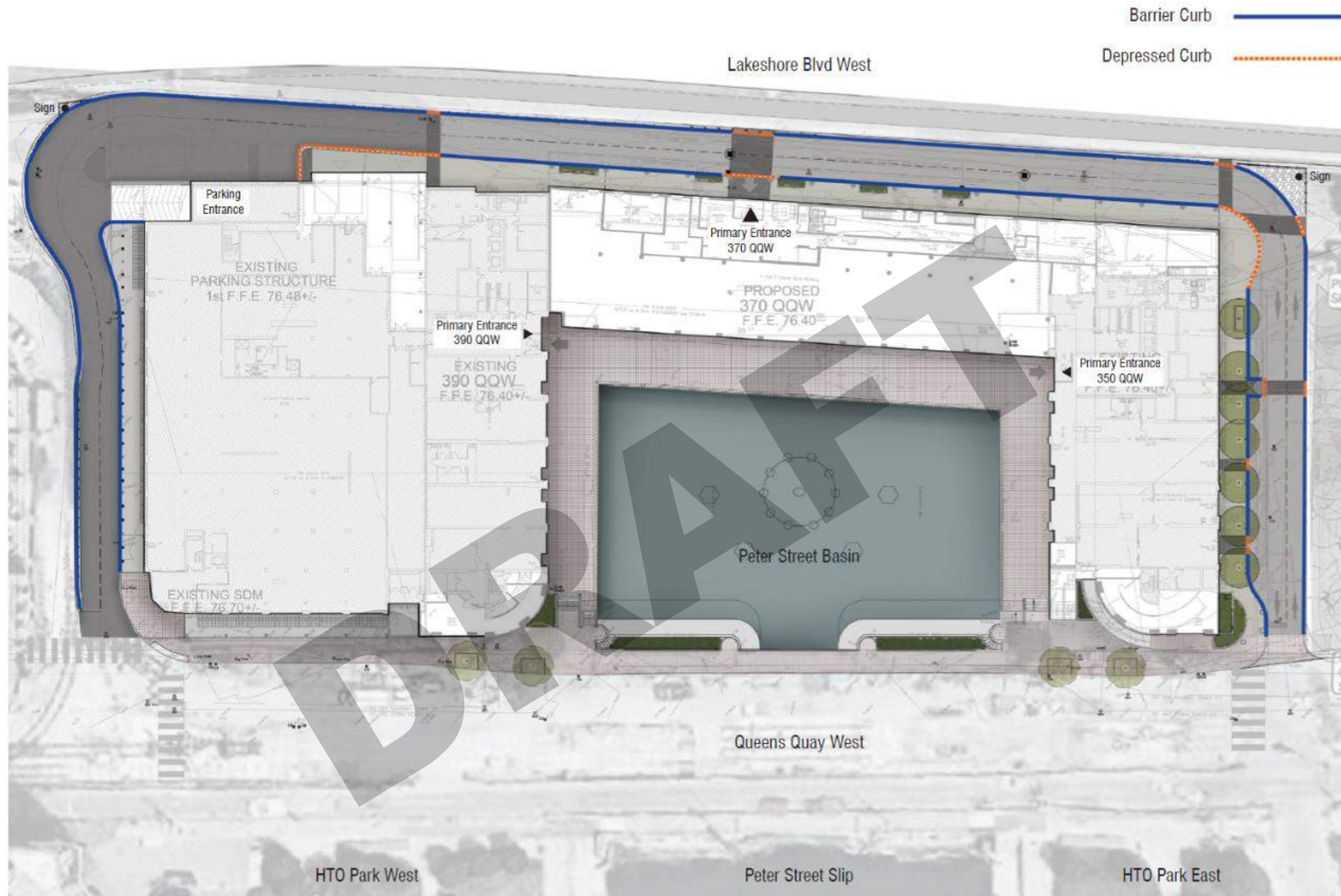
Queens Quay West

HTO Park West

Peter Street Slip

HTO Park East

Public Realm / **Fencing**



Public Realm / Curbs

Urban Design Opportunities / Lake Access and Views

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Google earth
Image © 2018 Google
Map data © 2018

Urban Design Context

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Rezoning Proposal / Urban Design Context

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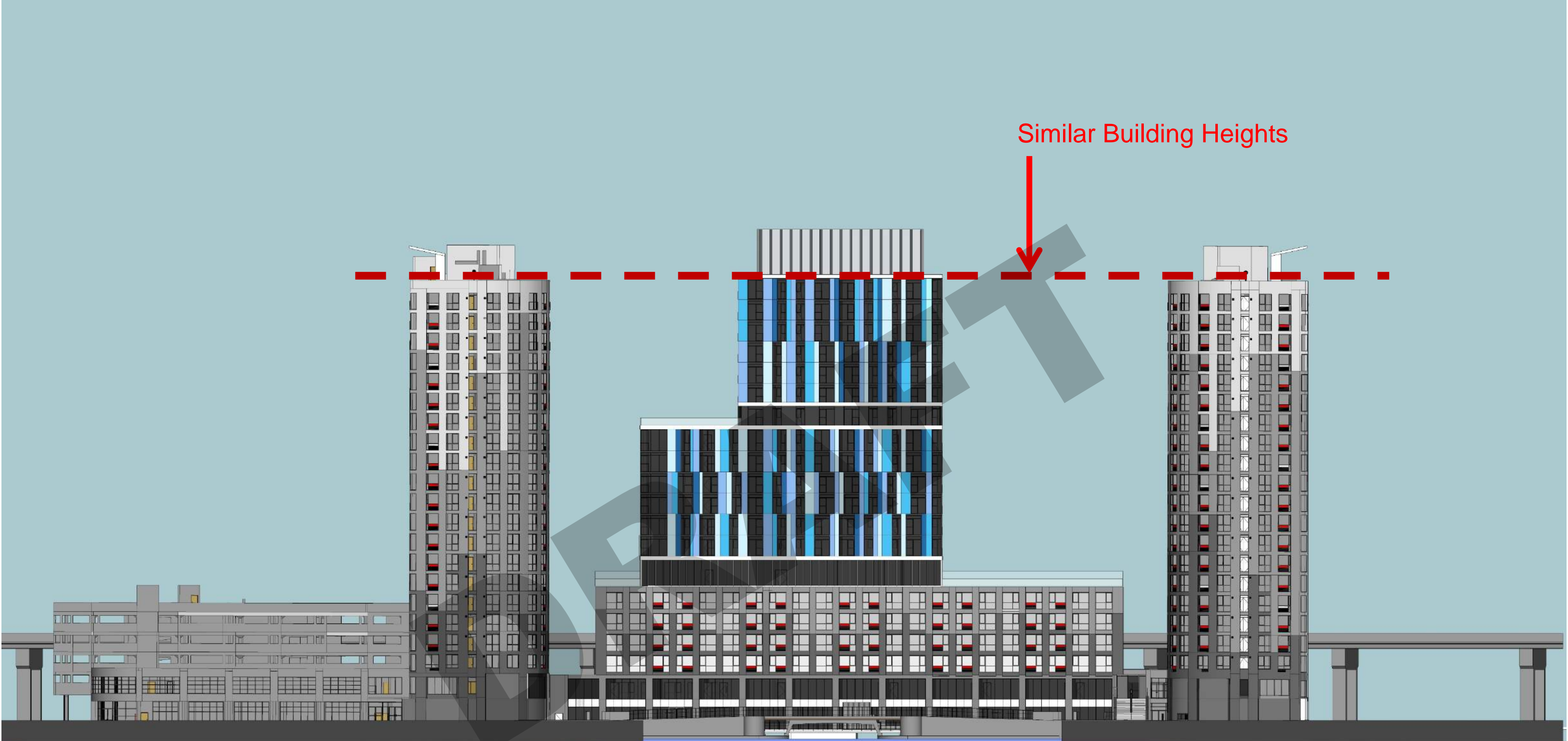
OMB Decision / Urban Design Context

The Quay Redevelopment

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Building Massing

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390 QQW existing

370 QQW proposed

350 QQW existing

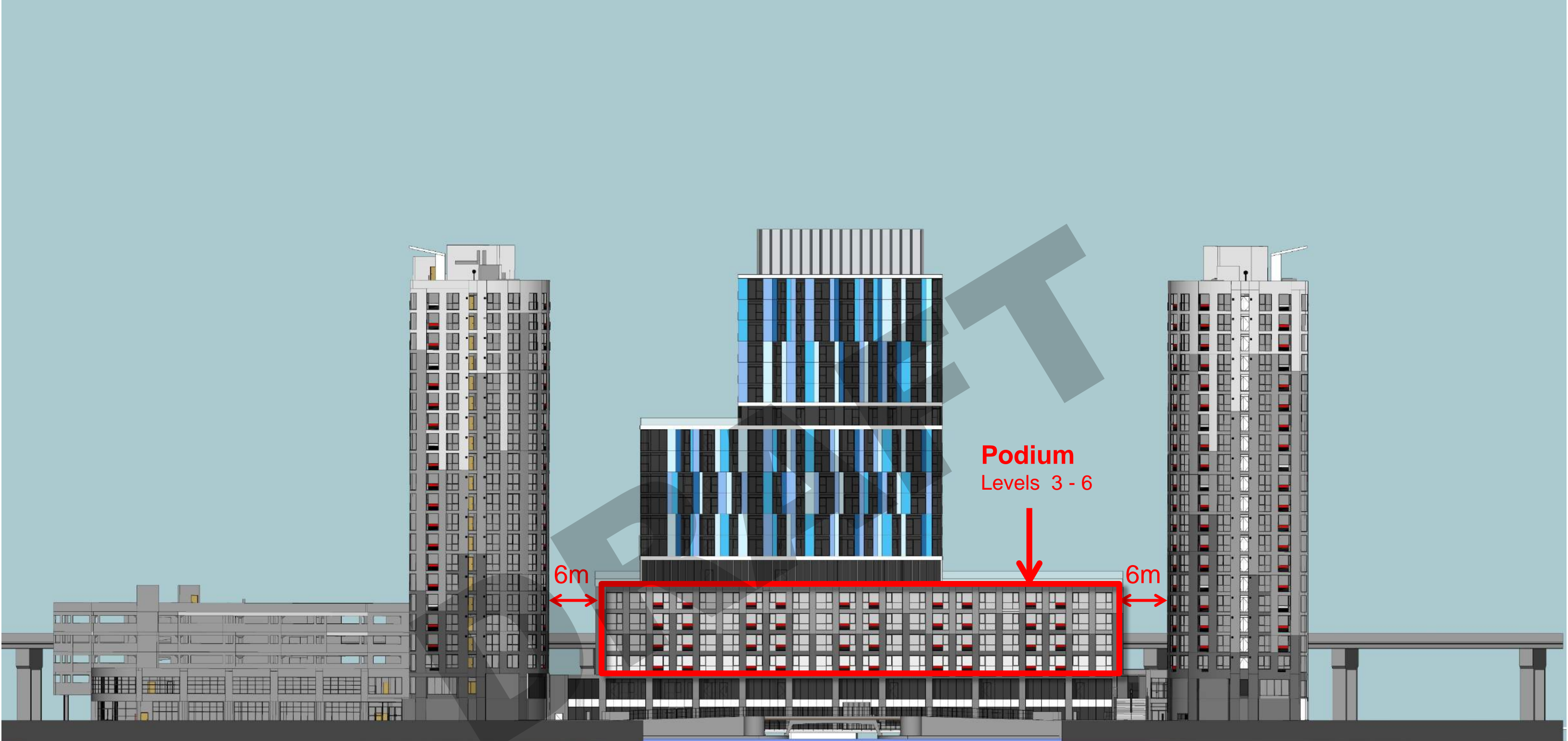


390 QYW existing

370 QYW proposed

350 QYW existing

Building Massing



390 QYW existing

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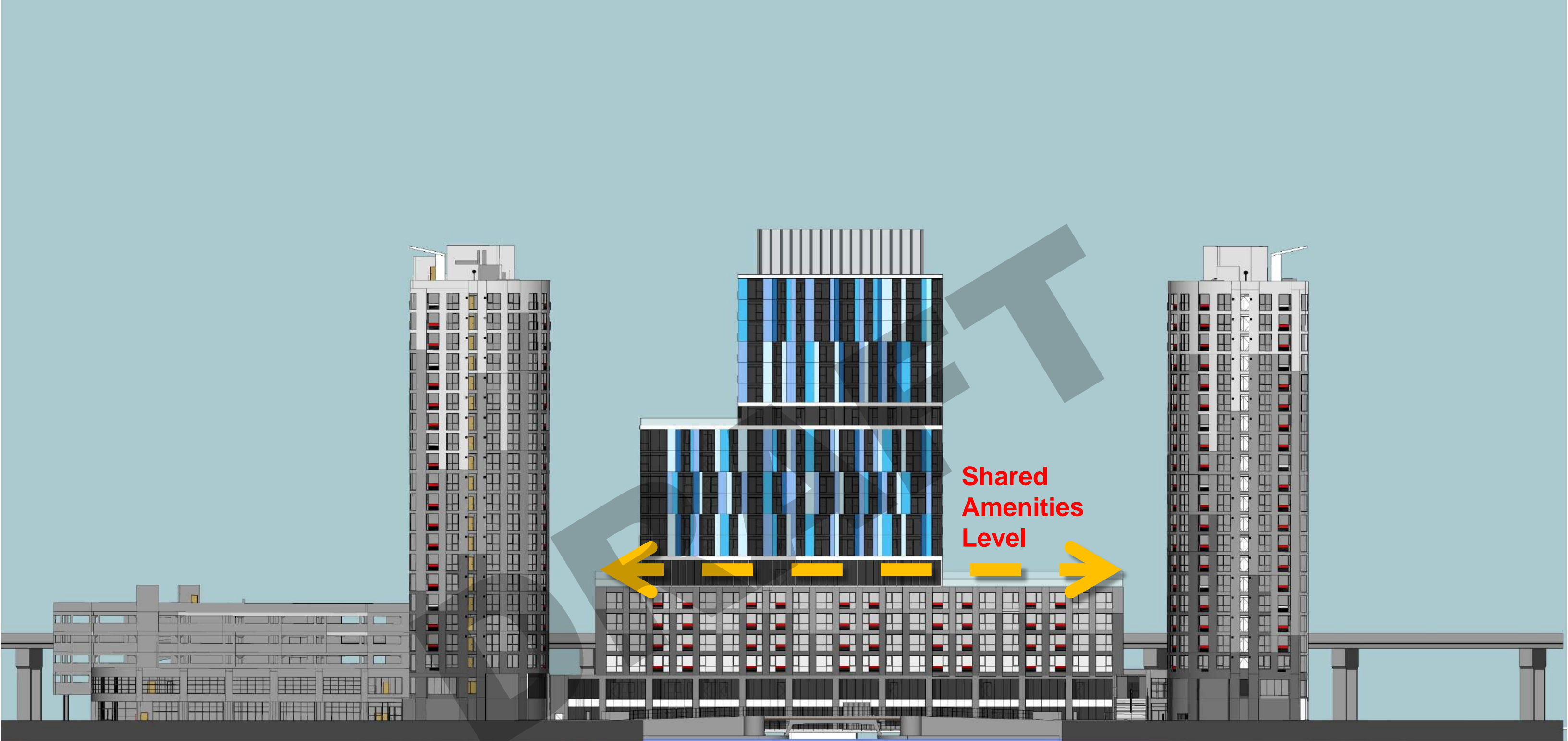
350 QYW existing

Podium
Levels 3 - 6

6m

6m

Building Massing



390 QYW existing

370 QYW proposed

350 QYW existing

Building Massing

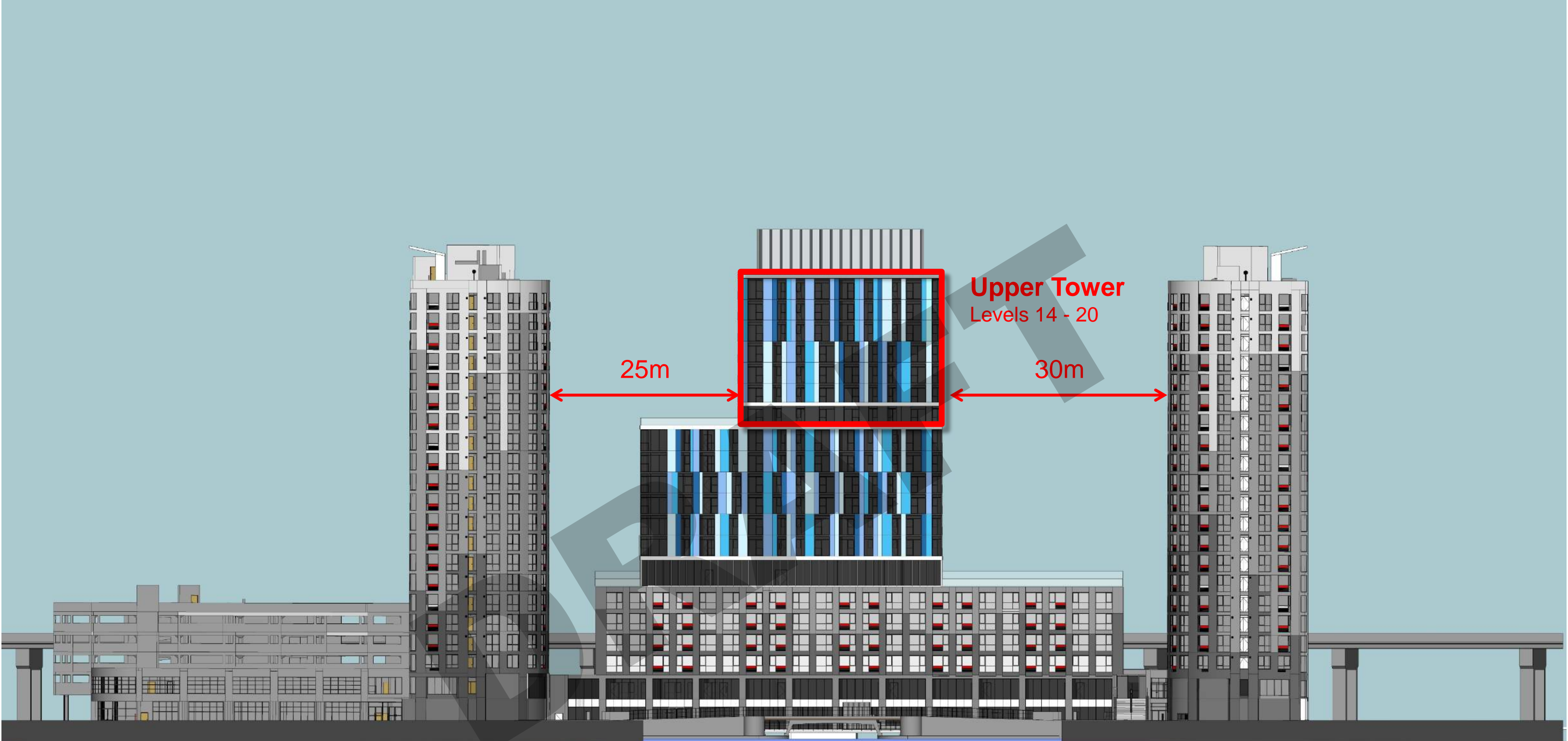


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Building Massing

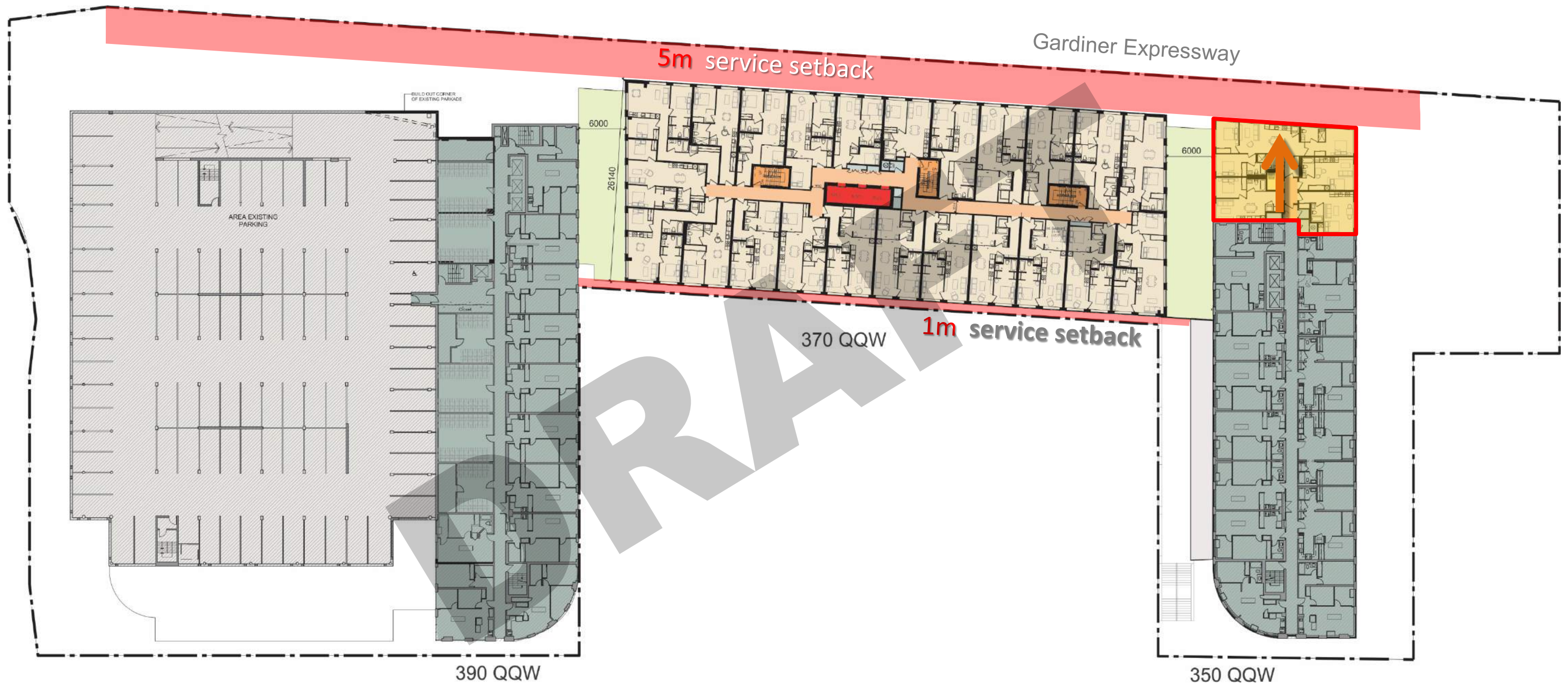


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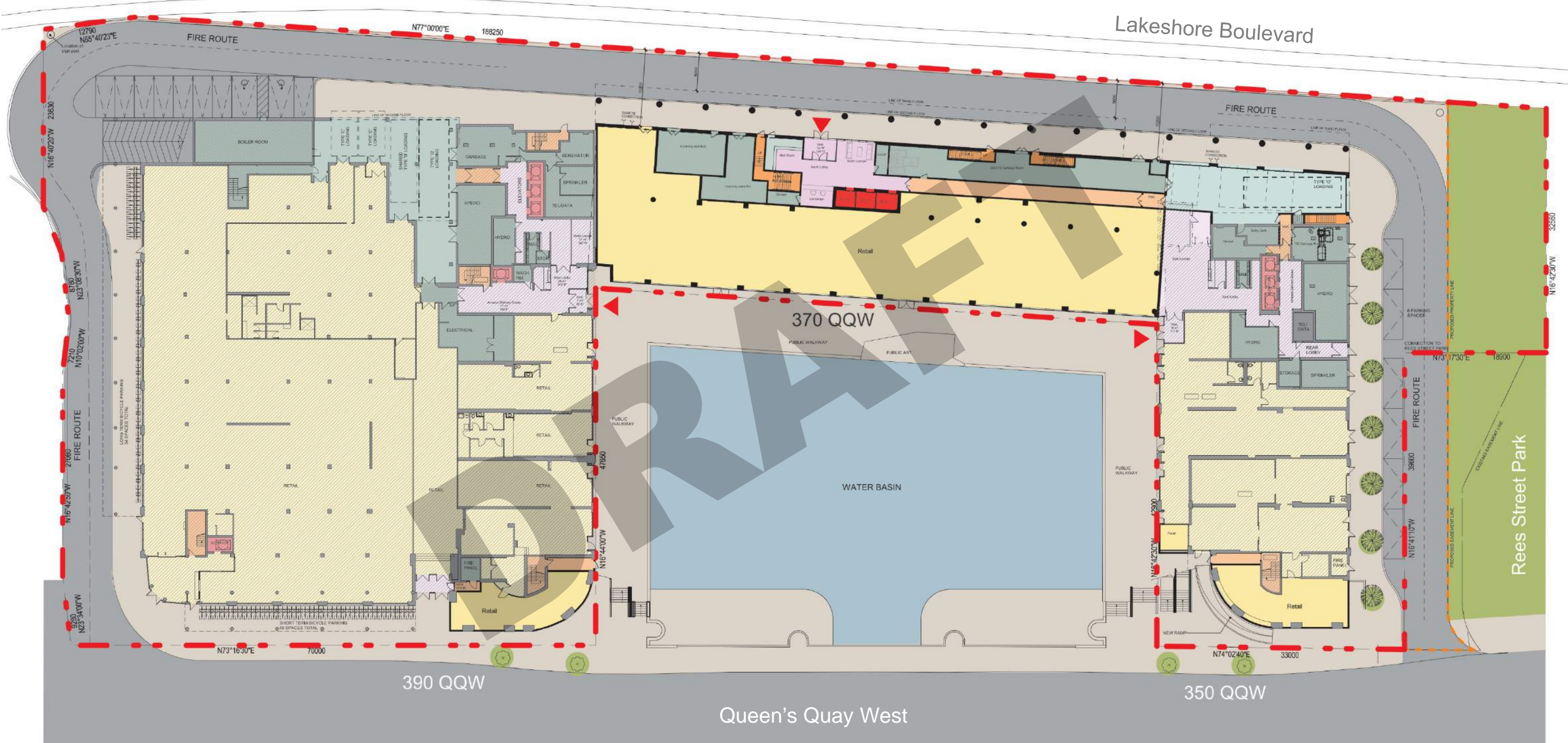
Building Massing



Service Setbacks / Building Massing

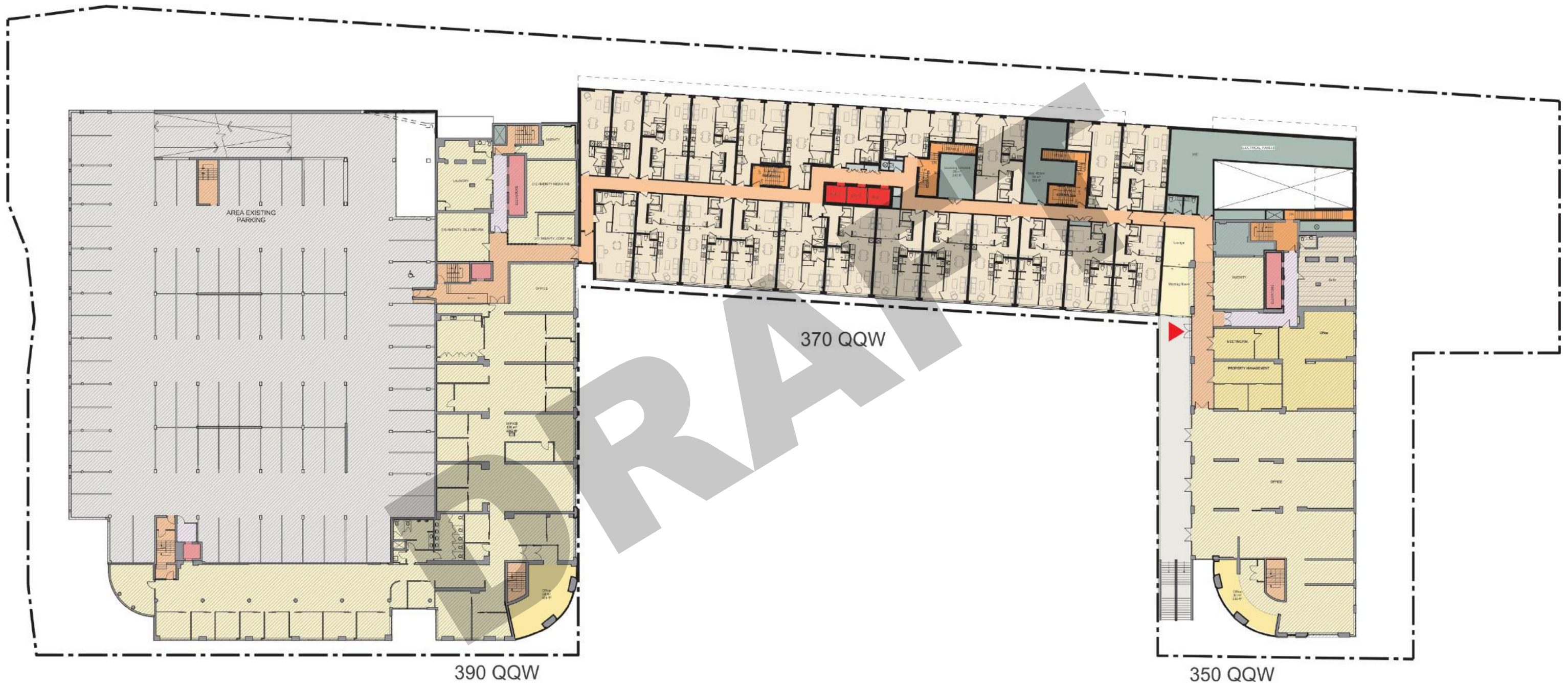
Floor Plans

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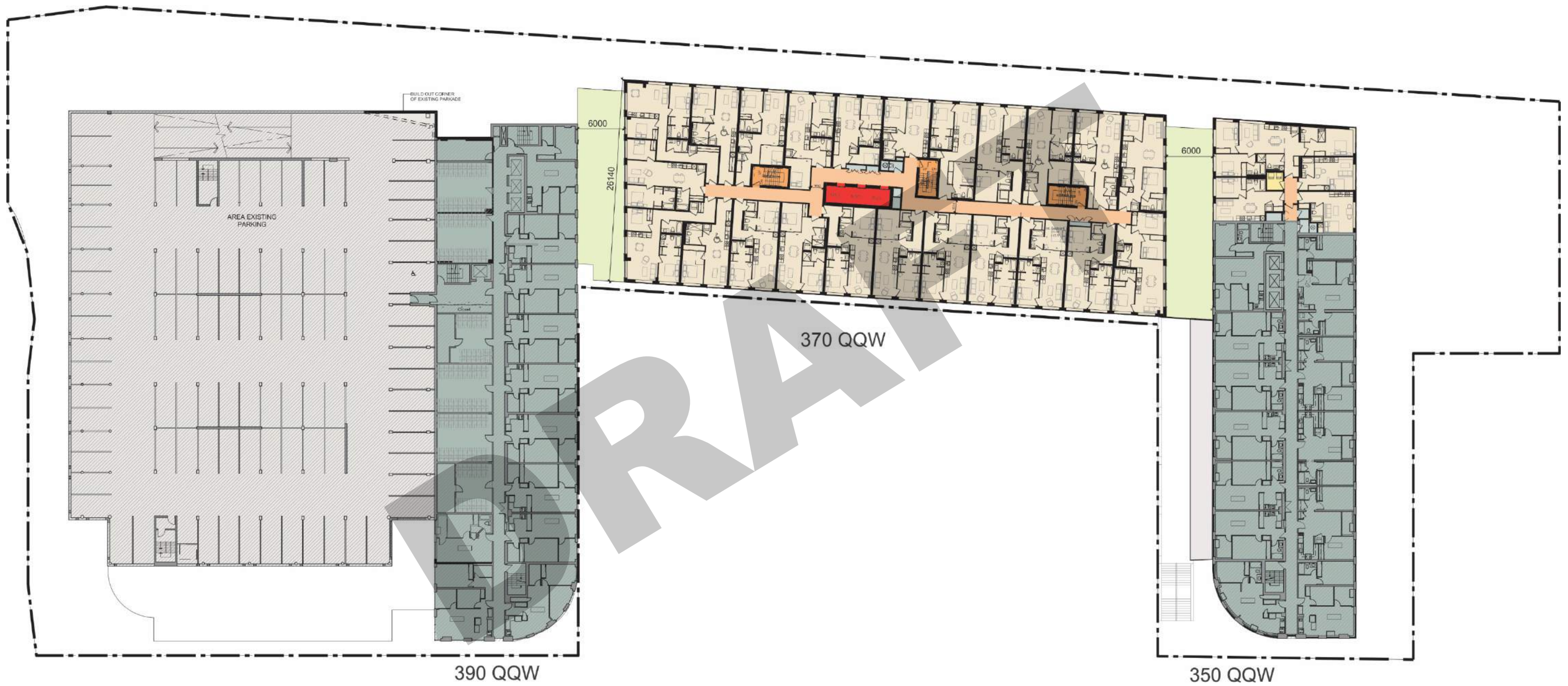


Queen's Quay West

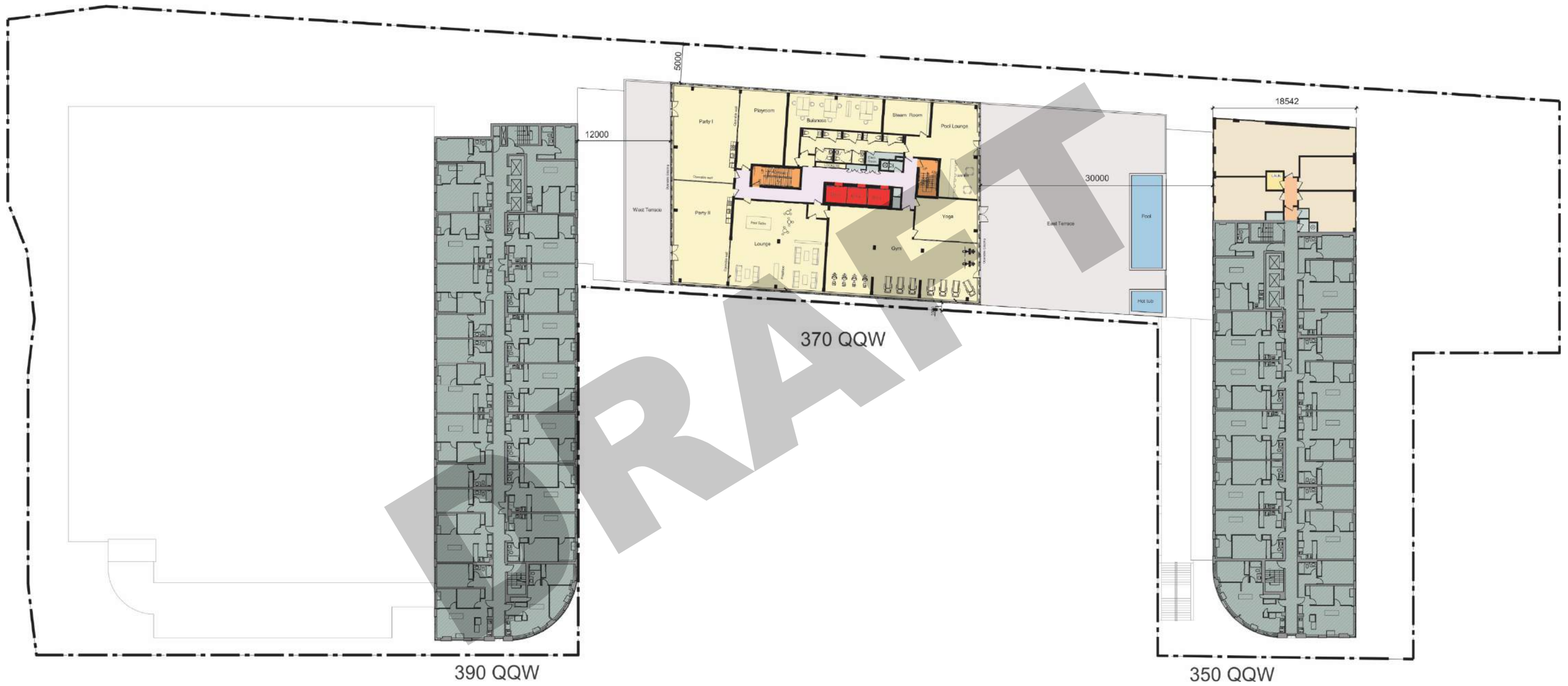
Ground Level



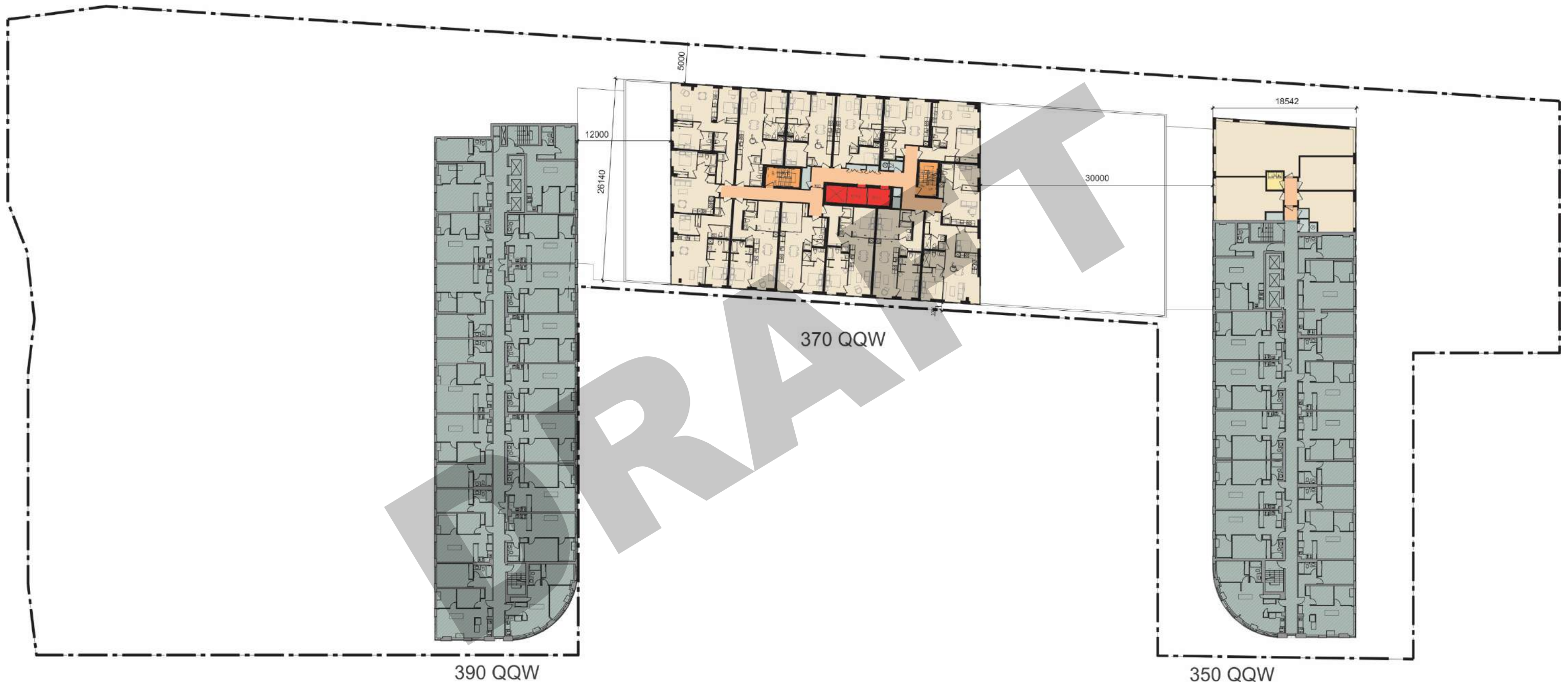
Second Level



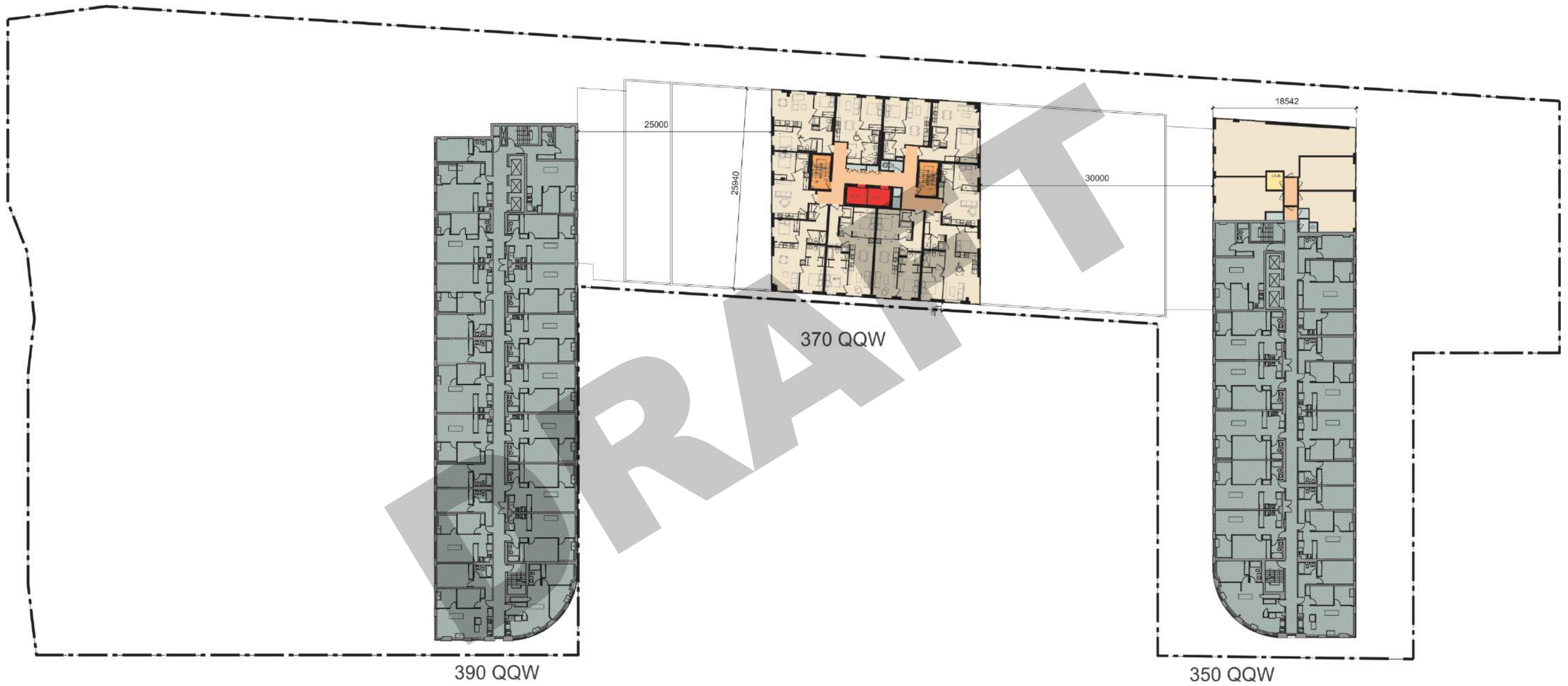
Podium Levels



Amenity Level



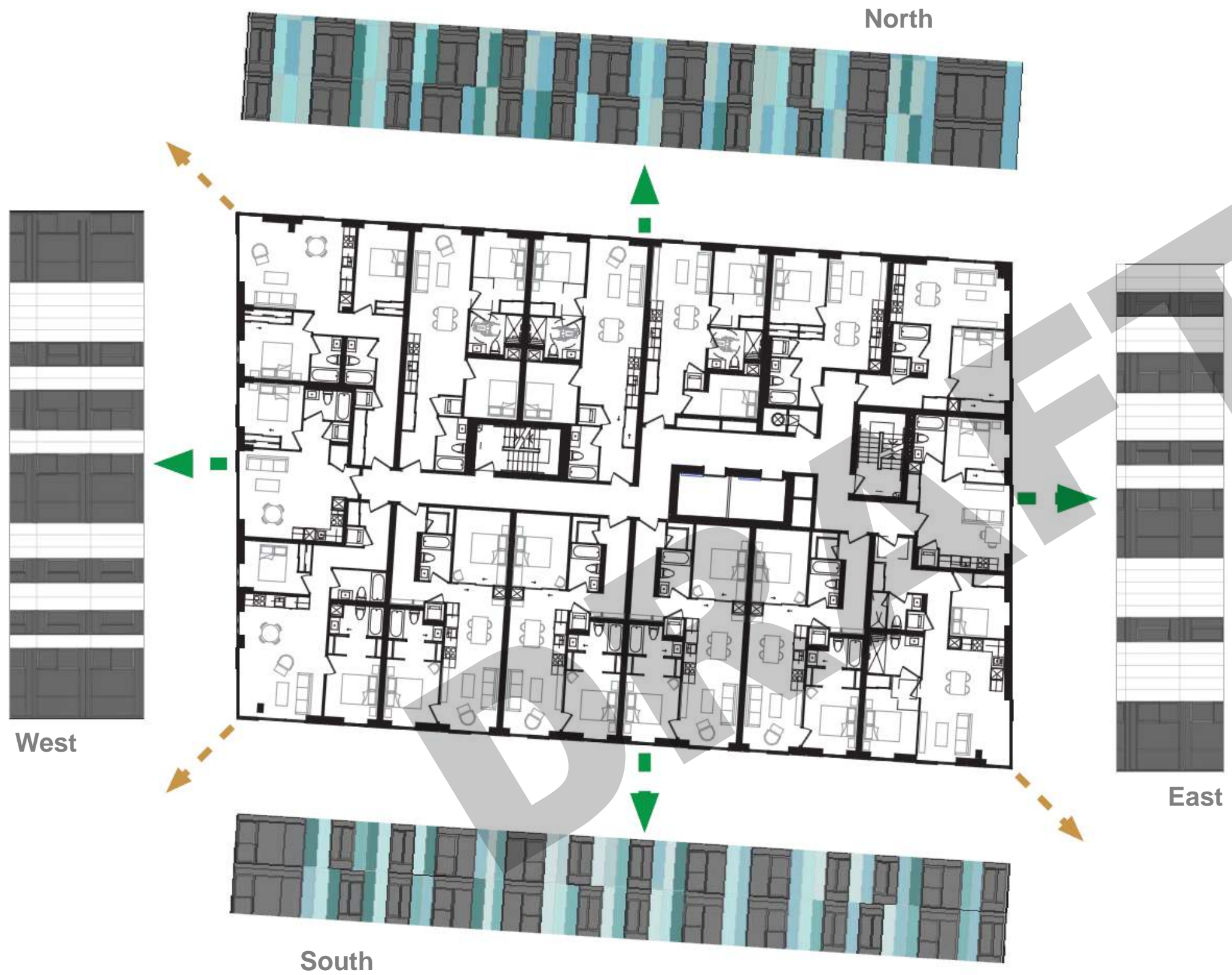
Lower Tower Levels



Upper Tower Levels

Elevation Design Studies

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Building Envelope Design

No Balconies
- Minimize thermal bridges

Solid Walls for Thermal Performance
~ 48% window to wall ratio

Sustainable Design Integration



Integrated Design Process

- Structural / Mechanical / Electrical / Civil / Transportation / Landscape / Planning / Acoustic / Wind / Elevator / and Waste Handling consultants have collaborated to date



Energy Efficiency

- High performance HVAC, domestic hot water systems and appliances
- Sub-metering systems / in-suite heat recovery / LED lighting
- Building systems controls / programmable thermostats



Water Conservation

- Low-flow plumbing fixtures
- Minimal landscape irrigation requirements



Green Roof Provisions

- Conforming with Toronto Green Standards



Bicycle Parking Provisions

- Conforming with Tier 1 Toronto Green Standards



Optimized Car Parking Provisions

- Developed from studies tracking actual utilization over time / no new parking
- Electric charging stations to suit needs assessment



Waste Management

- Tri-sorters for new tower and retrofitted to existing 350 QQW tower

Sustainable Design Strategies

1987

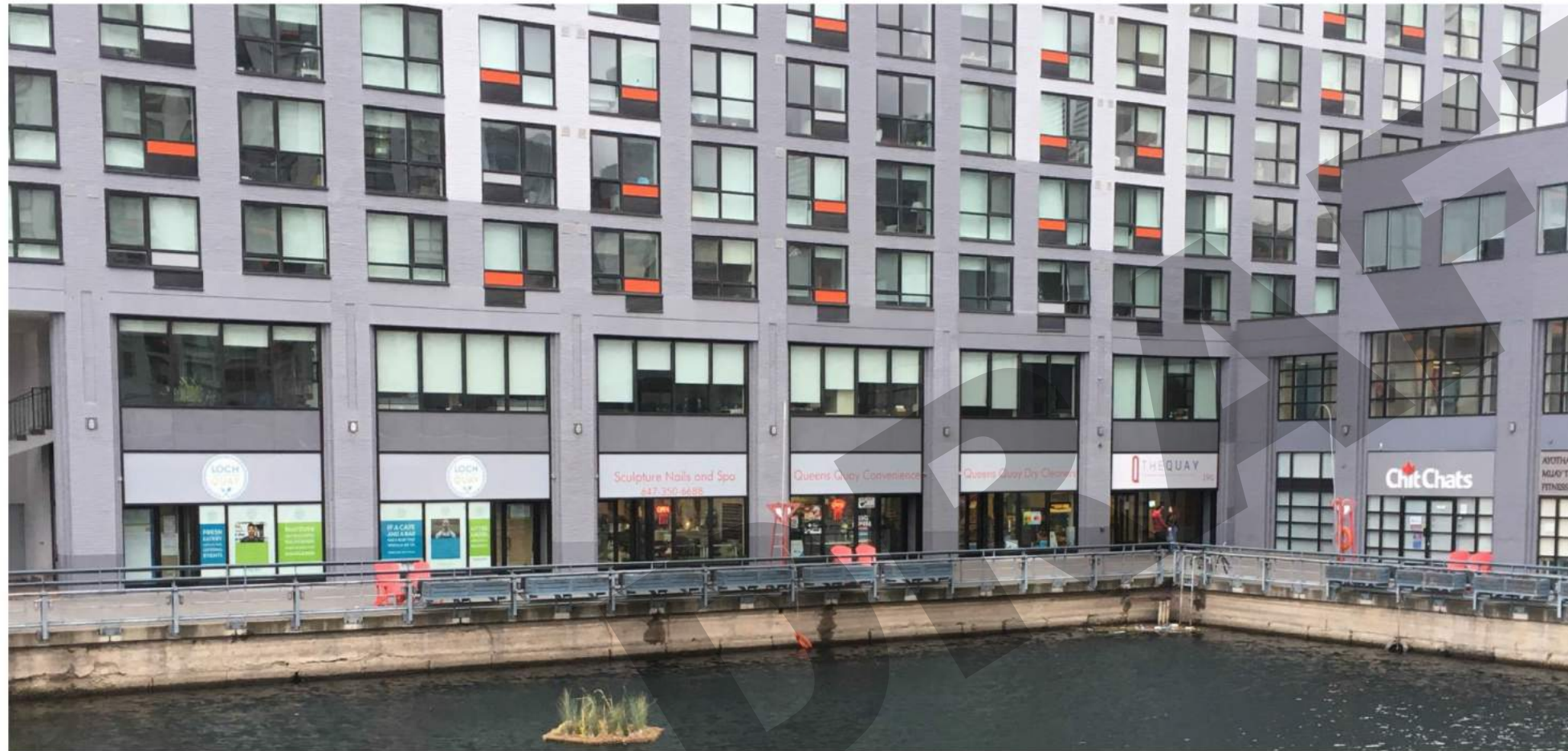


Maple Leaf Quay Original Condition

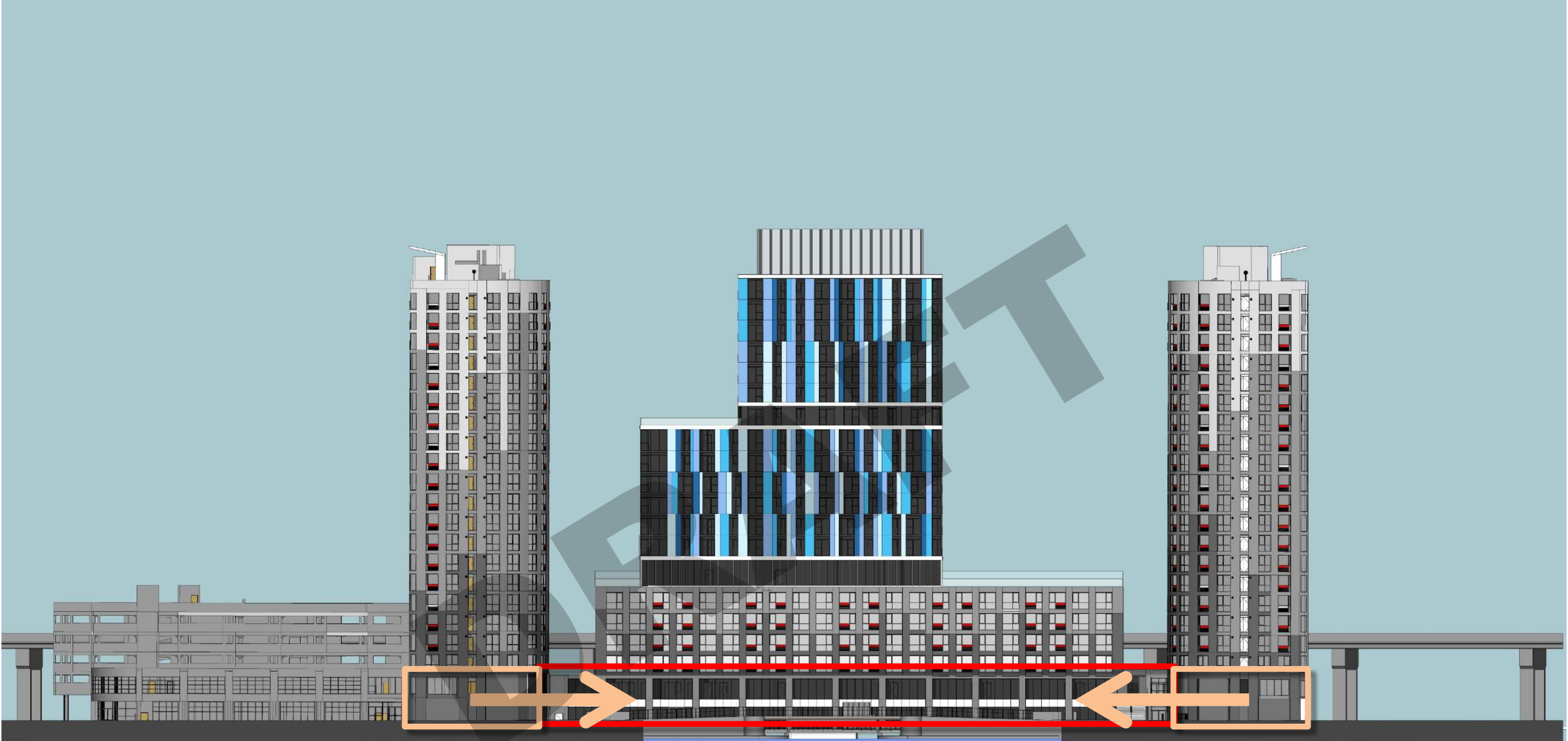
2016



Maple Leaf Quay Revitalization



Retail / Commercial Two-Storey Base



390 QYW existing

370 QYW proposed

350 QYW existing

Retail / Commercial Base

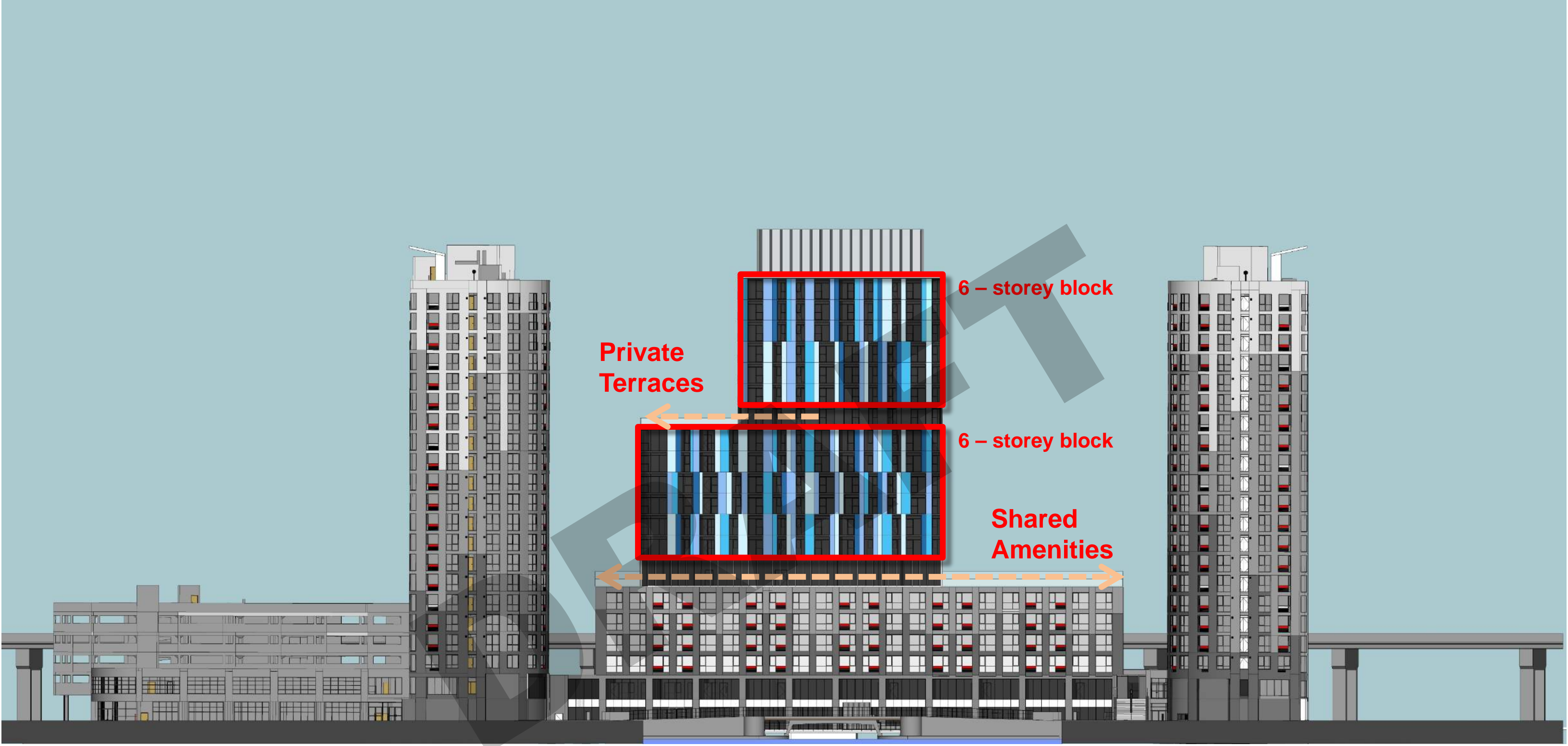


390 QQW existing

370 QQW proposed

350 QQW existing

Podium Expression Linked to Existing Towers



390 QYW existing

370 QYW proposed

350 QYW existing

Stacked Lower and Upper Tower Blocks



390 QQW existing

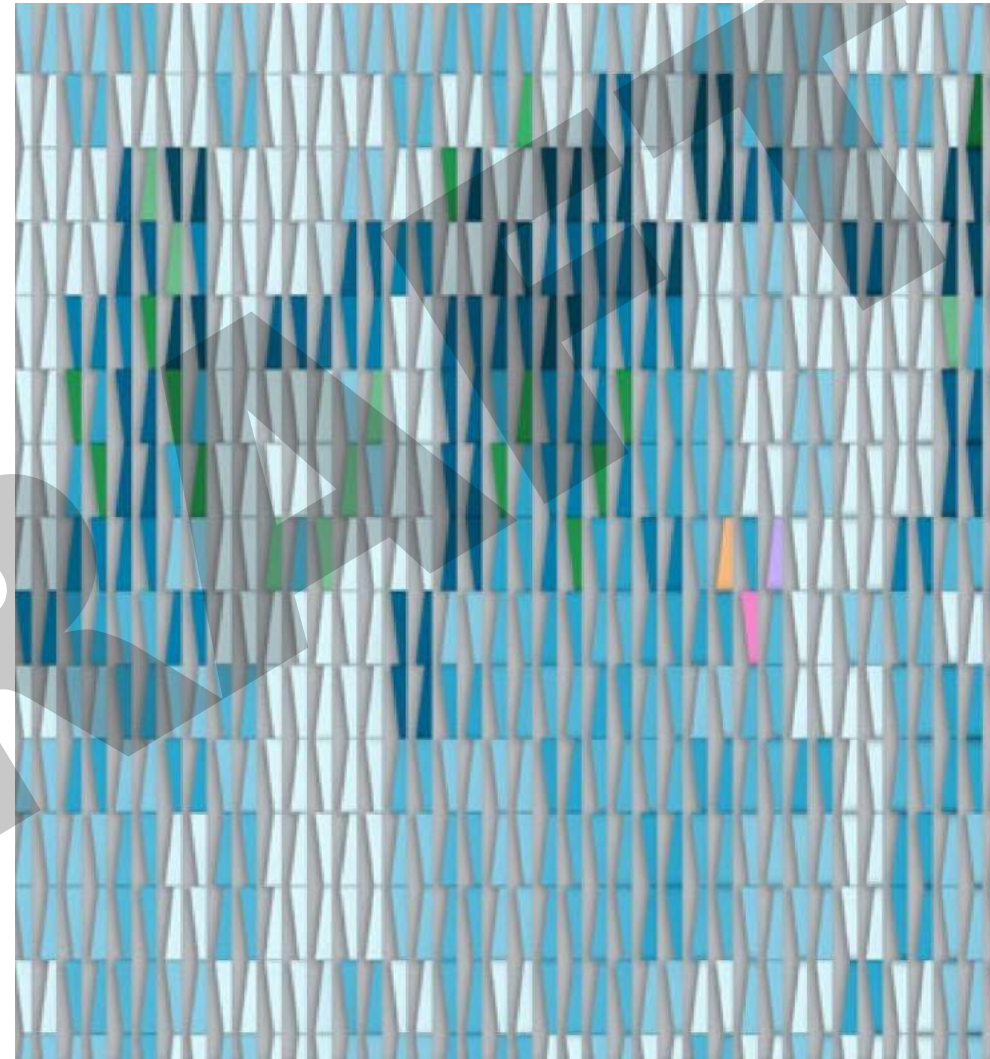
370 QQW proposed

350 QQW existing

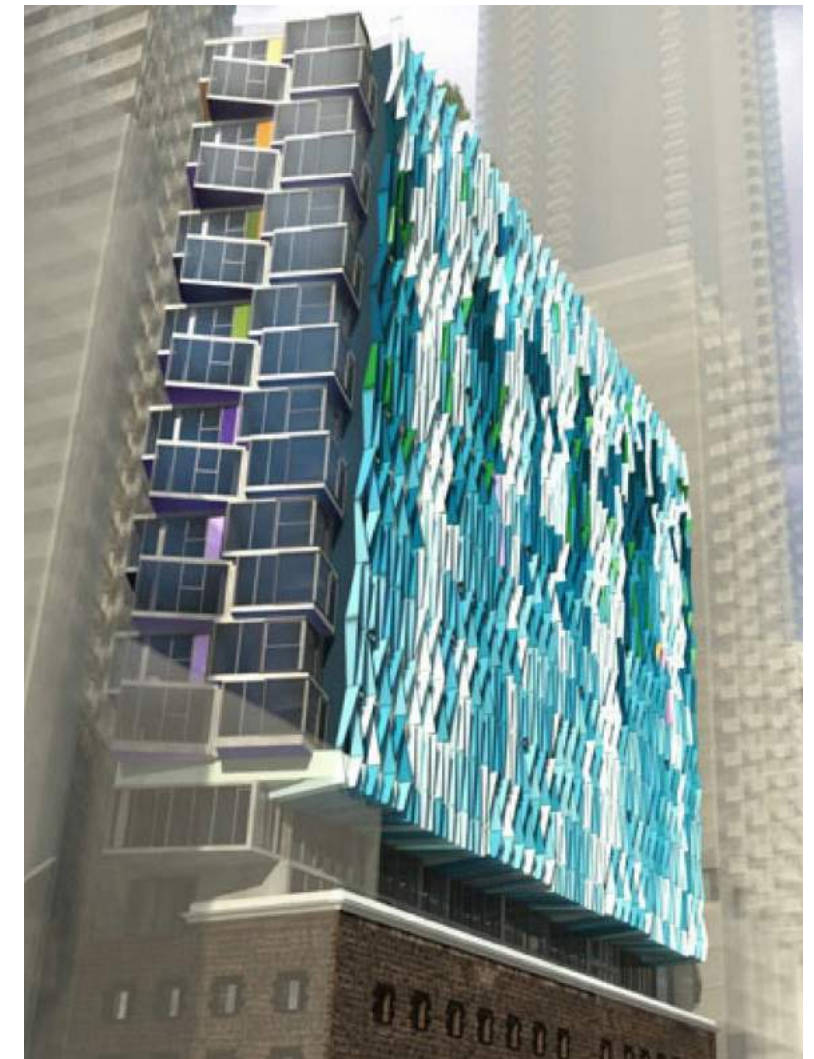
Tiered Waterfall Reference



KfW Headquarters / Frankfurt / Sauerbruch Hutton



Bouverie Street Apartments / Melbourne / studio505



Colour Precedents



Aerial View from Northwest

The Quay Redevelopment

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View from City

The Quay Redevelopment

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View from Lake

The Quay Redevelopment

21 November 2018



DR

The Quay Redevelopment

For Pacific Reach Properties Development
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