



Gregg Lintern, MCIP, RPP
Acting Chief Planner & Executive Director
City Planning Division

Toronto and East York District
18th Floor East Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Lynda H Macdonald
Acting Director, Community Planning

Tel: (416) 338-2073
Fax: (416) 392-1330
Refer to: Nathaniel Baker
E-Mail: nathaniel.baker@toronto.ca
www.toronto.ca/planning

Ms. Diane Young
Chief Executive Office -Exhibition Place
Suite 1 Enercare Centre
100 Prices' Boulevard
Exhibition Place
Toronto ON M6K 3C3

January 16, 2018

Subject: Pre-application City Planning Comments
Proposal for pedestrian bridge between Hotel X and the Beanfield Centre
Exhibition Place - Newfoundland Road
Ward 19 - Trinity-Spadina

Dear Ms. Young,

Thank you for the opportunity to provide preliminary comments on the proposed pedestrian connection bridge between Hotel X and the Beanfield Centre at Exhibition Place. The proposed pedestrian bridge would extend over Newfoundland Road from a second floor terrace and meeting facility breakout space at Hotel X into an existing second floor window opening at the Beanfield Centre. The proposed pedestrian bridge is envisaged to cantilever from Hotel X with a support pier in the landscaped boulevard of Newfoundland Road, to avoid structural support where the bridge meets the Beanfield Centre.

The below comments are further to previous discussions with City Planning and are based on the NORR 'Exhibition Place South Bridge Feasibility Report' (dated June 13, 2017), the supporting 'Competitive/Economic Impact Analysis' and the details discussed at the site meeting on January 3, 2018.

As noted in the NORR report, City Planning staff previously identified concerns with the introduction of a bridge crossing over Newfoundland Road. These include:

- An overhead structure that would interfere with the established Newfoundland Road north and south visual linkages;
- Impacts on Beanfield Centre, including means of connection and integration of a structure to the heritage building façade; and
- The alignment of the bridge over Newfoundland Road.

The NORR report discusses the concerns regarding views, suggesting that Hotel X significantly reduces views to the north and south, but particularly of the Enercare Centre. The report also

provides technical detailing of how the proposed bridge may connect to the Beanfield Centre, the geometry of the bridge and a technical rationale for the preferred bridge option. It further states that the proposal is in the initial conceptual design stage.

City Planning staff acknowledge the impact of Hotel X and other changes to the surrounding context on the north-south visual link along Newfoundland Road. However, the visual link remains of considerable significance to the public orientation through the site, contribution to the visual identity of Exhibition Place and reinforces the strategic location of heritage buildings. Additionally, the addition of Hotel X and the resultant context reinforce the need to carefully consider any further impact on these views.

To this end, City Planning staff do not support the proposed elevated pedestrian bridge and recommend further investigations into less intrusive options to strengthen the pedestrian connection between the two buildings.

Current proposal

Without prejudice to the previously raised concerns and those detailed above, it is understood that the applicant considers the introduction of an elevated pedestrian bridge as the most economic, viable and expedient way forward. Should such a proposal be advanced, the points/issues raised below should be considered:

Design considerations

Notwithstanding that the proposed pedestrian bridge would partly block views towards the Enercare Centre building, given its close proximity to Lake Shore Boulevard and the more expansive views of the site from the south, the proposed bridge could create an interesting and inviting gateway into Exhibition Place.

To achieve this, the pedestrian bridge should be of limited scale that is elegantly designed, with a focus on high quality and interesting materials. The materials would need to fit well within the historic context and create visual interest. The use of appropriate lighting may further aid this and there could be scope for signage incorporated into the design or combined with the glazing to further signpost Newfoundland Road as an gateway into Exhibition Place.

As part of any further design work or submission, views/renderings of the proposed pedestrian bridge should be provided from Lake Shore Boulevard and other vantage points from within and around Exhibition Place. Details/samples of materials should also be provided.

It was noted at the meeting of January 3, 2018, that as part of the proposal there is the potential to refurbish/renovate the service area on the western side of the Beanfield Centre along the Newfoundland Road frontage. Although no details have been provided at this time, sensitive improvements to this area would be supported and should be advanced concurrent with any future pedestrian bridge work. City Planning staff also request continued involvement in discussions regarding these works.

Heritage

For a proposed pedestrian bridge connection to be supportable in heritage terms, the quality, compatibility and legibility of materials and the quality of design is imperative. The bridge would

also need to sympathetically attach through the existing window opening of the Beanfield Centre, with all work required to be reversible and any heritage material removed from the site securely stored.

Any pedestrian bridge design submission would be reviewed by the Heritage Preservation Services to assess its impact on the heritage attributes of the property.

Procedure

The proposed pedestrian bridge would require an amendment to the existing Memorandum of Understanding for Hotel X. This would require the submission of drawings and supporting materials to City Planning.

With regard to any proposed heritage alteration works, these would require Council approval and the amendment of the existing Heritage Easement Agreement. Should an acceptable design be forthcoming, staff would recommend that approval be conditional on the submission of a conservation plan.

As part of the ongoing work towards an Exhibition Place Master Plan, future pedestrian connections throughout the site should be considered.

Conclusion

City Planning staff support improving the pedestrian connection between Hotel X and the Beanfield Centre.

It is understood that tunnel options have been considered in the NORR report but dismissed due to various issues with length of route, safety considerations, utilities location, complexity of connection, cost efficiency and/or impact on the heritage buildings. Introduction an enclosed connection can be complex, particularly in an established context defined by heritage resources. In light of City Planning staff concerns, it is recommend that further options be considered for the site.

We are looking forward to continuing working with your team to improve pedestrian connections between the buildings as well as throughout Exhibition Place and the surrounding area. We would welcome further meetings/submissions to discuss options and work through the detailed design of any proposal.

These comments have been prepared in consultation with City Planning's Urban Design and Heritage Preservation Services sections.

If you have any questions regarding the above, or wish to arrange a meeting to discuss the proposal further, please contact the planner assigned to this file, Nathaniel Baker at 416-338-2073.

Yours truly,



Corwin Cambray, Acting Manager, Community Planning,
Toronto and East York District

