

78-90 Queen's Park

UNIVERSITY OF TORONTO

Centre for Civilization, Cultures and Cities

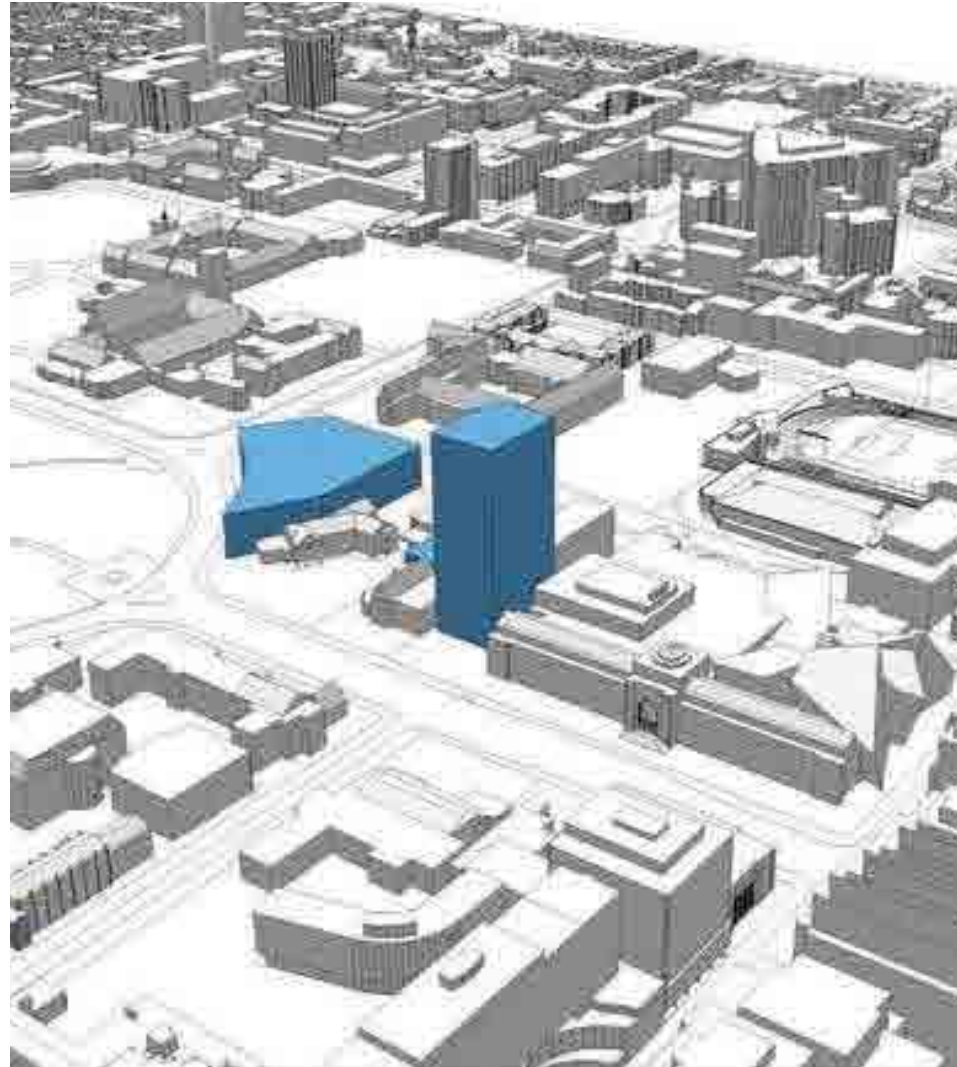
Toronto and East York Community Council Meeting (TEYCC) - Agenda Item TE 19.2 | October 15th, 2020

Diller Scofidio + Renfro | architectsAlliance | ERA | Bousfields | NAK Design Strategies

EXECUTIVE SUMMARY

1. 16 total community consultation meetings held on this subject site by the University of Toronto over a 9 year period from 2011-2020.
2. Positive City Staff recommendation from Community Planning, Urban Design, Heritage Preservation Services.
3. Considerable height reduction from 81m in 2011 down to 42.25m now proposed.
4. Considerable Building Setback 36m from property line at Queen's Park.
5. All applicable planning policy met, including view protection of Ontario Legislature.
6. Retention of heritage buildings on site with all major views to historic house (Falconer Hall) ensured.
7. Cultural Landscape of Queen's Park and Philosopher's Walk strongly considered, respected, and incorporated in the design by architects, landscape architect and heritage consultant.
8. All prominent old-growth trees retained. Some necessary tree removal to facilitate construction, but 31 new trees to be planted, well above tree replacement requirements.
9. Tree removal already reviewed closely and approved by City of Toronto Urban Forestry staff.
10. Approximately 3,380 sm of landscaped open space is proposed across the site (50% of the total site area).
11. No shadow impact to Philosopher's Walk.

EVOLUTION OF CCC SITE MASSING



2011 MASTERPLAN, 81m

**2011
MASTERPLAN**

**BUILDING HEIGHT = 81m
+ small forecourt**



CONSULTATION



**2016
SECONDARY PLAN**

**BUILDING HEIGHT= 66m
+ MPH**



*CONSULTATION
CITY COMMENTS*

**SECONDARY PLAN
(REVISED)**

**BUILDING HEIGHT
= 43.5m + MPH = 49.5m Total**



CONSULTATION

CURRENT PROPOSAL

**BUILDING HEIGHT
= 38.7m + MPH = 42.25m Total**

Secondary Plan Masterplan Workshops

1. March 16, 2010
2. April 26, 2010

Secondary Plan Community Consultation Meetings

1. March 1, 2017
2. May 8, 2018
3. June 22, 2017
4. February 6, 2018
5. April 5, 2018

- Heritage
- Public realm
- Movement policies
- Growth and new buildings
- Student input and
- Overall revisions were discussed

CONTINUED COMMUNITY CONSULTATION PROCESS

Community Liaison Consultation Meetings 2018

Building Height = 49.5m

(Chaired by Councillor Joe Cressy)

PARTICIPANTS:

Huron-Sussex Residents Association (HSRO)
Harbord Village Residents Association (HVRA)
Annex Residents Association (ARA)
Grange Community Association (GCA)
Bay Cloverhill Community Association (BCCA)
Royal Ontario Museum (ROM)
UofT Students' Union (UTSU)

1. June 11, 2018

2. July 5, 2018

- Concerns raised primarily related to interface of new building with Falconer Hall.

Public Meeting & Working Group Meetings 2019-2020

Building Height = 42.25m

(Chaired by Councillor Mike Layton)

PARTICIPANTS:

Huron-Sussex Residents Association (HSRO)
Harbord Village Residents Association (HVRA)
Annex Residents Association (ARA)
Grange Community Association (GCA)
East Annex Condominium Association (EACA)
Greater Yorkville RA (GYRA)
Royal Ontario Museum (ROM)
UofT Students' Union (UTSU)
Architectural Conservancy Ontario (ACO)
Trinity College (TC)
ABC RA (Public meeting only)

1. Public Meeting - June 12, 2019

2. City Design Review Panel - July 18, 2019

3. Working Group #1 - October 15, 2019

4. Working Group #2 - November 20, 2020

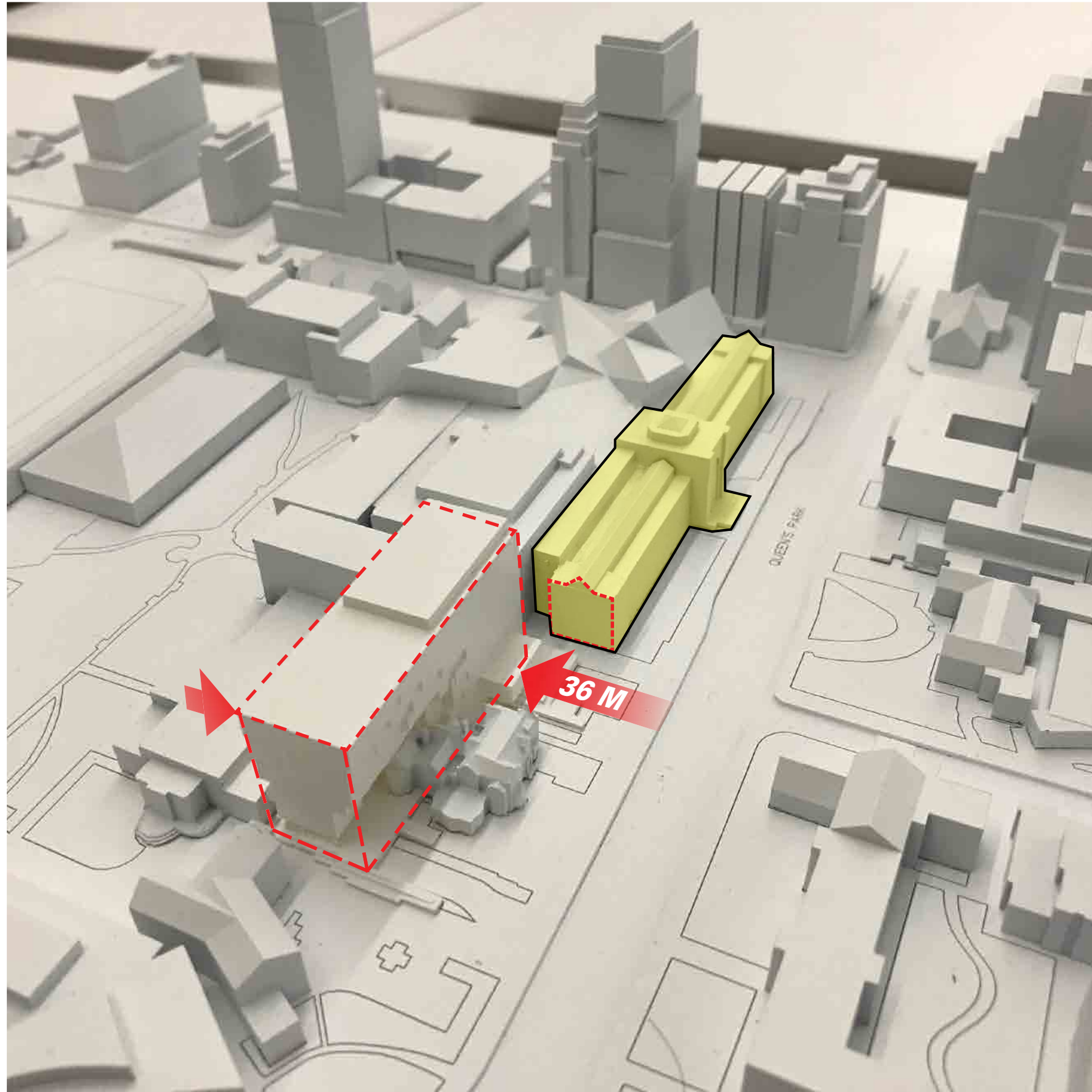
5. Working Group #3 - January 27, 2020

6. Working Group #4 - March 11, 2020

7. Public Meeting - July 14, 2020

1. MASSING DEVELOPMENT & PARAMETERS

SITE MASSING PARAMETERS

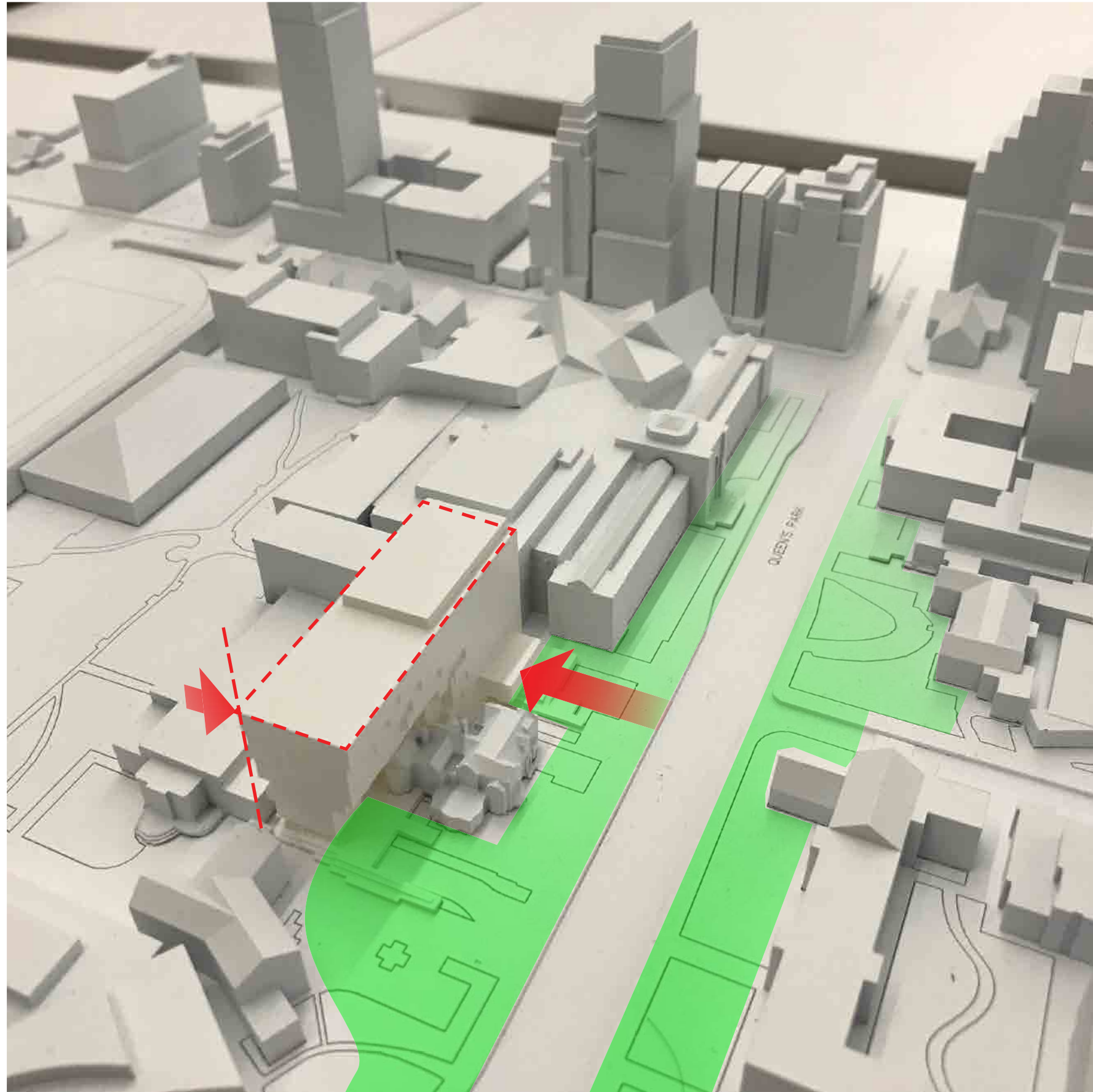


1.

SET BACK BUILDING MASSING FROM STREET TO:

- **MAINTAIN CLEAR VIEW OF ROM SOUTH FACADE**
- **MAINTAIN HISTORIC LANDSCAPE ALLEE ALONG QUEEN'S PARK**
- **MAINTAIN CLEARANCE FROM EXISTING STRUCTURE OF EJB**

SITE MASSING PARAMETERS

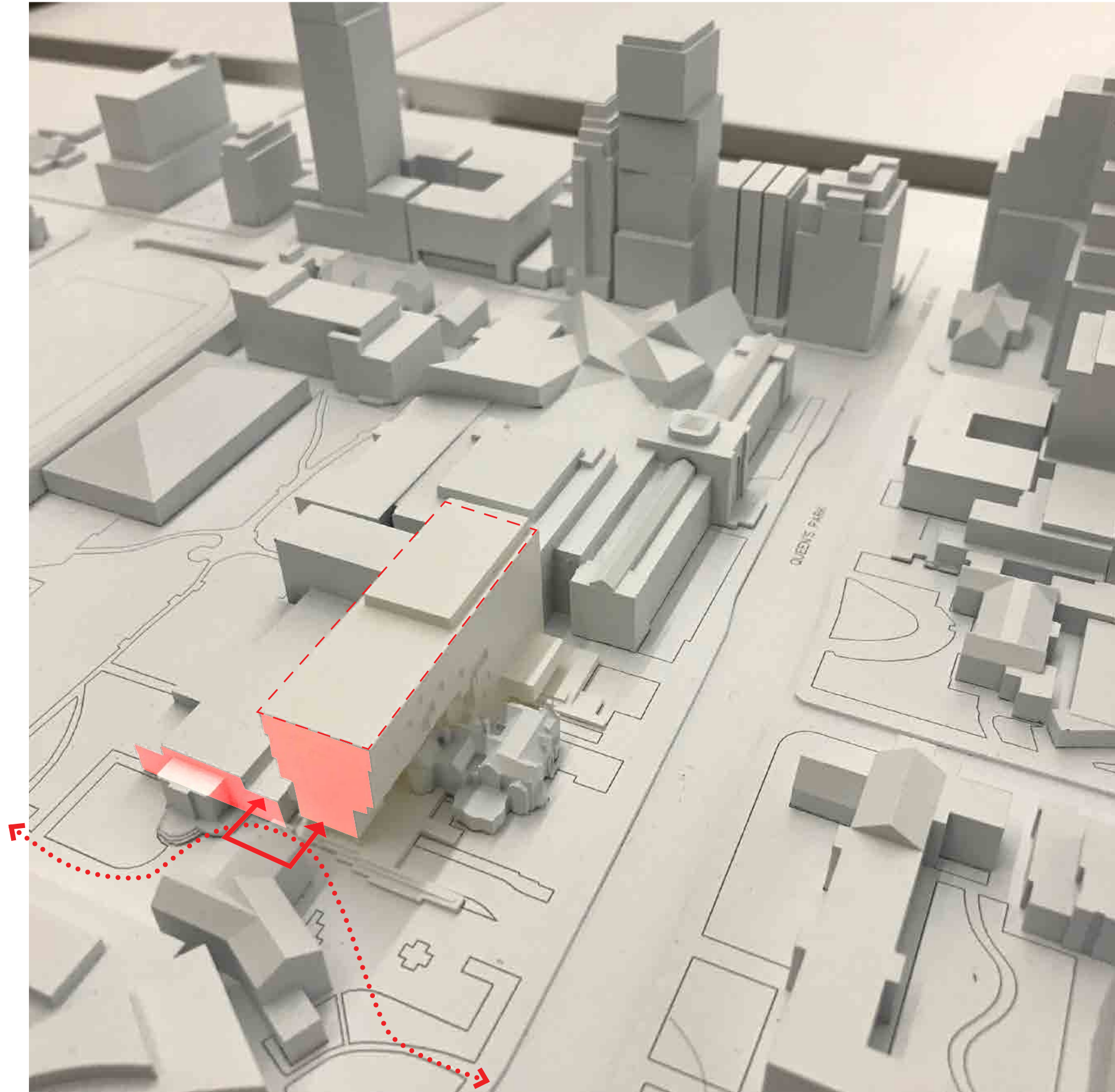


1.

SET BACK BUILDING MASSING FROM STREET TO:

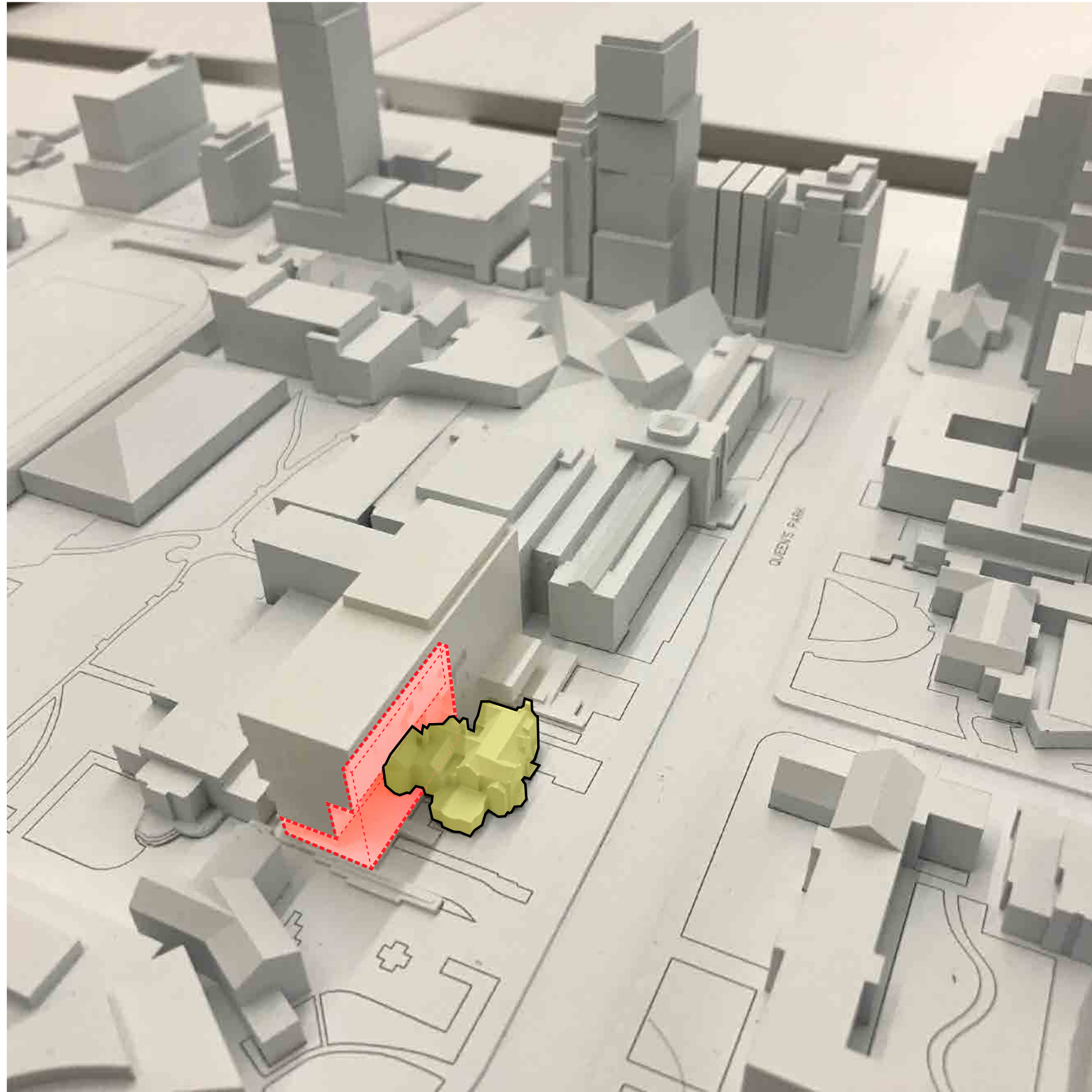
- **MAINTAIN CLEAR VIEW OF ROM SOUTH FACADE**
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SITE MASSING PARAMETERS



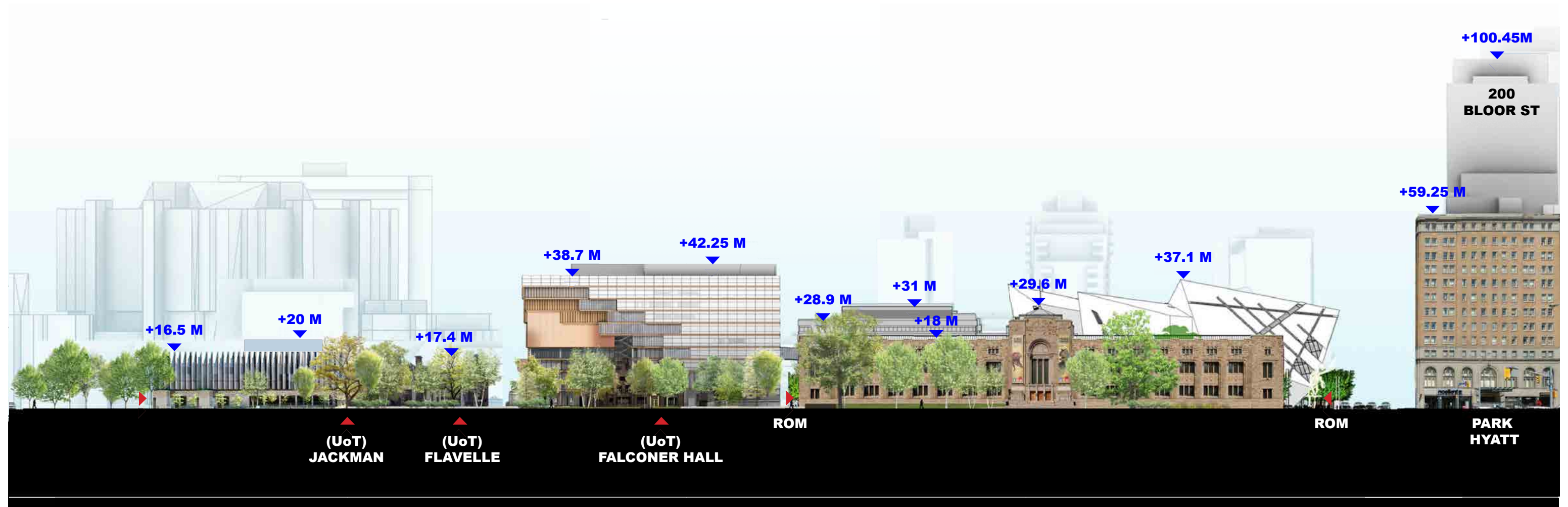
2.
ALIGN SOUTH FACADE OF CCC
TO SOUTH FACADE OF EJB,
MAINTAINING AND ENHANCING
CONNECTION TO PHILOSOPHER'S
WALK.

SITE MASSING PARAMETERS

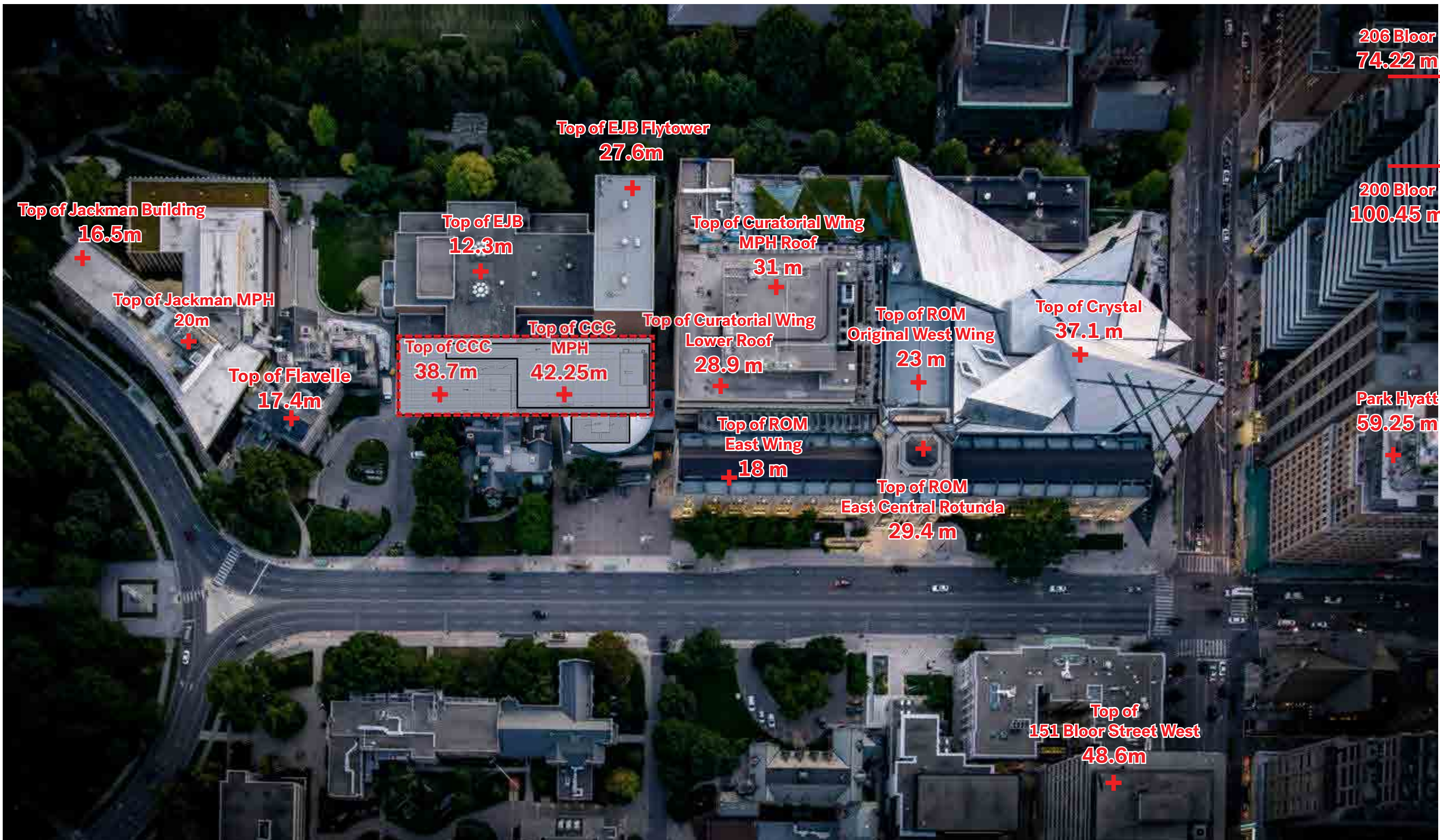


3.
**SCULPT BUILDING MASS AROUND
HERITAGE BUILDING**

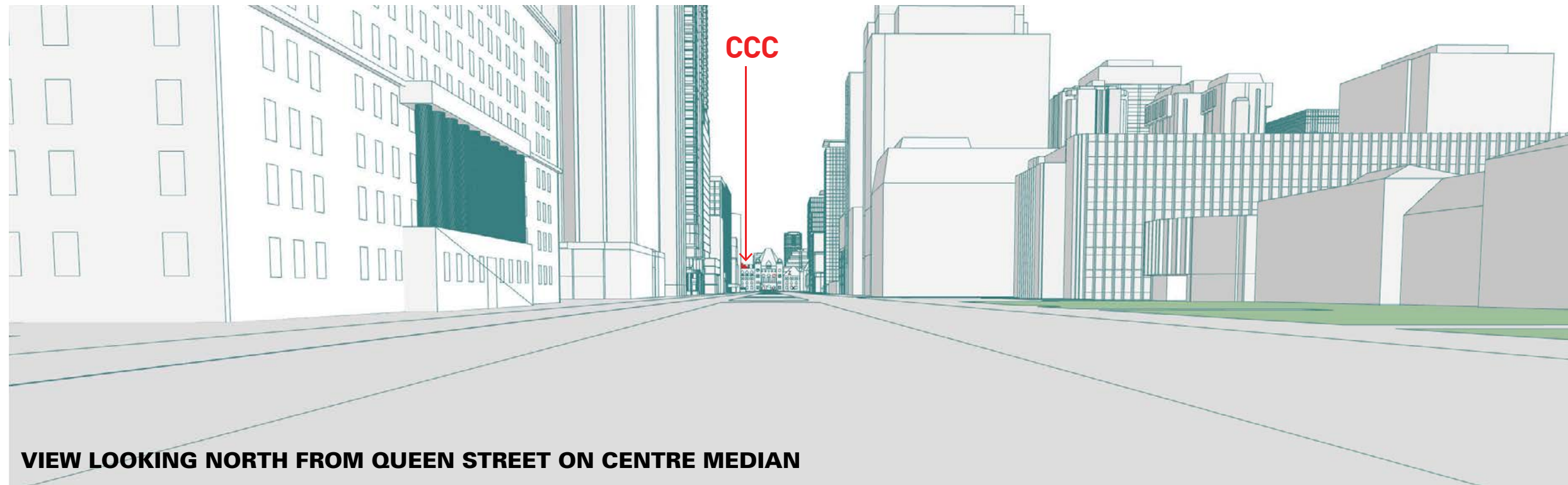
ELEVATION LOOKING WEST



OVERALL HEIGHT CONTEXT

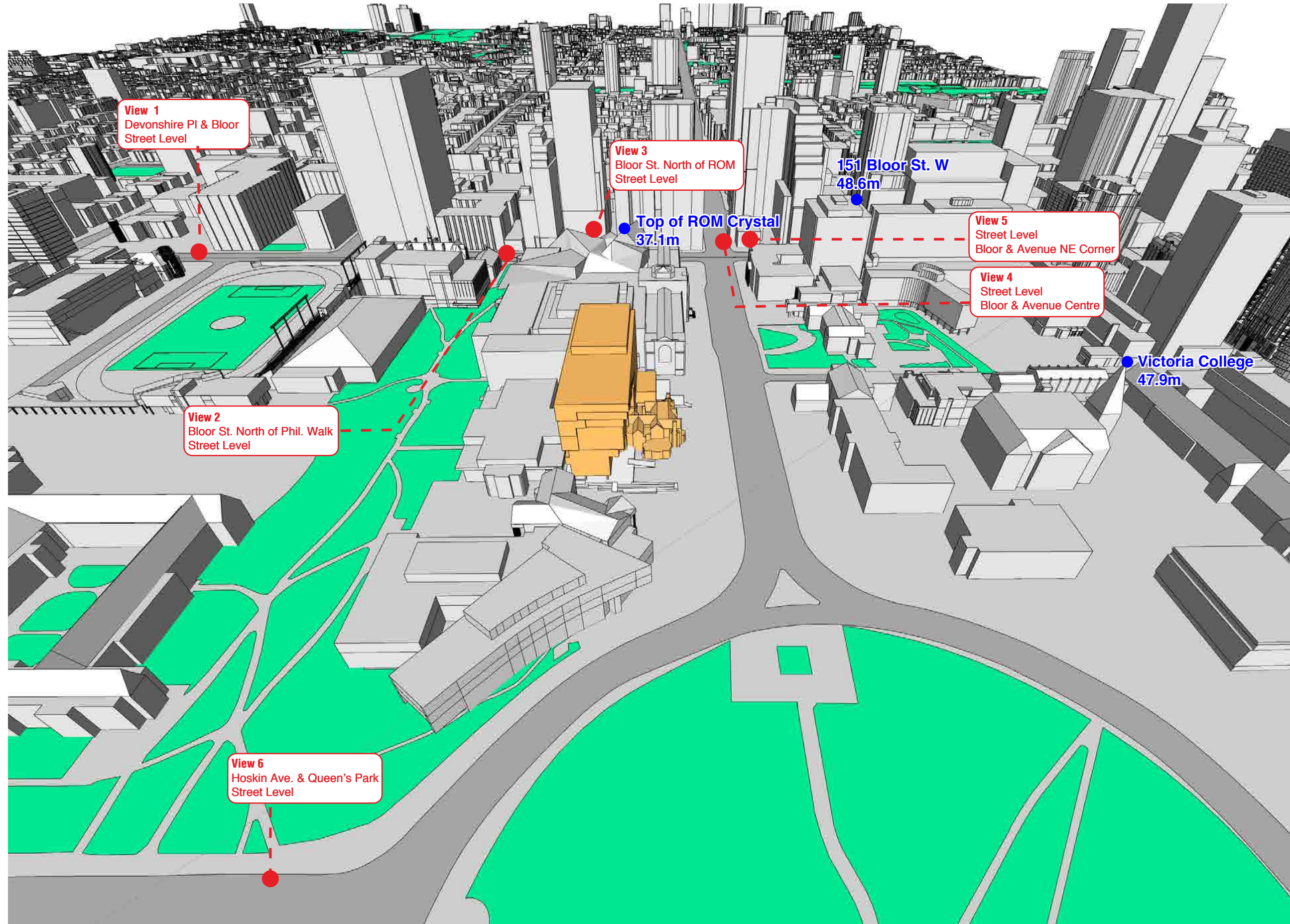


ANALYSIS OF SASP 398 REQUIREMENT TO PROTECT SILHOUETTE OF ONTARIO LEGISLATIVE ASSEMBLY

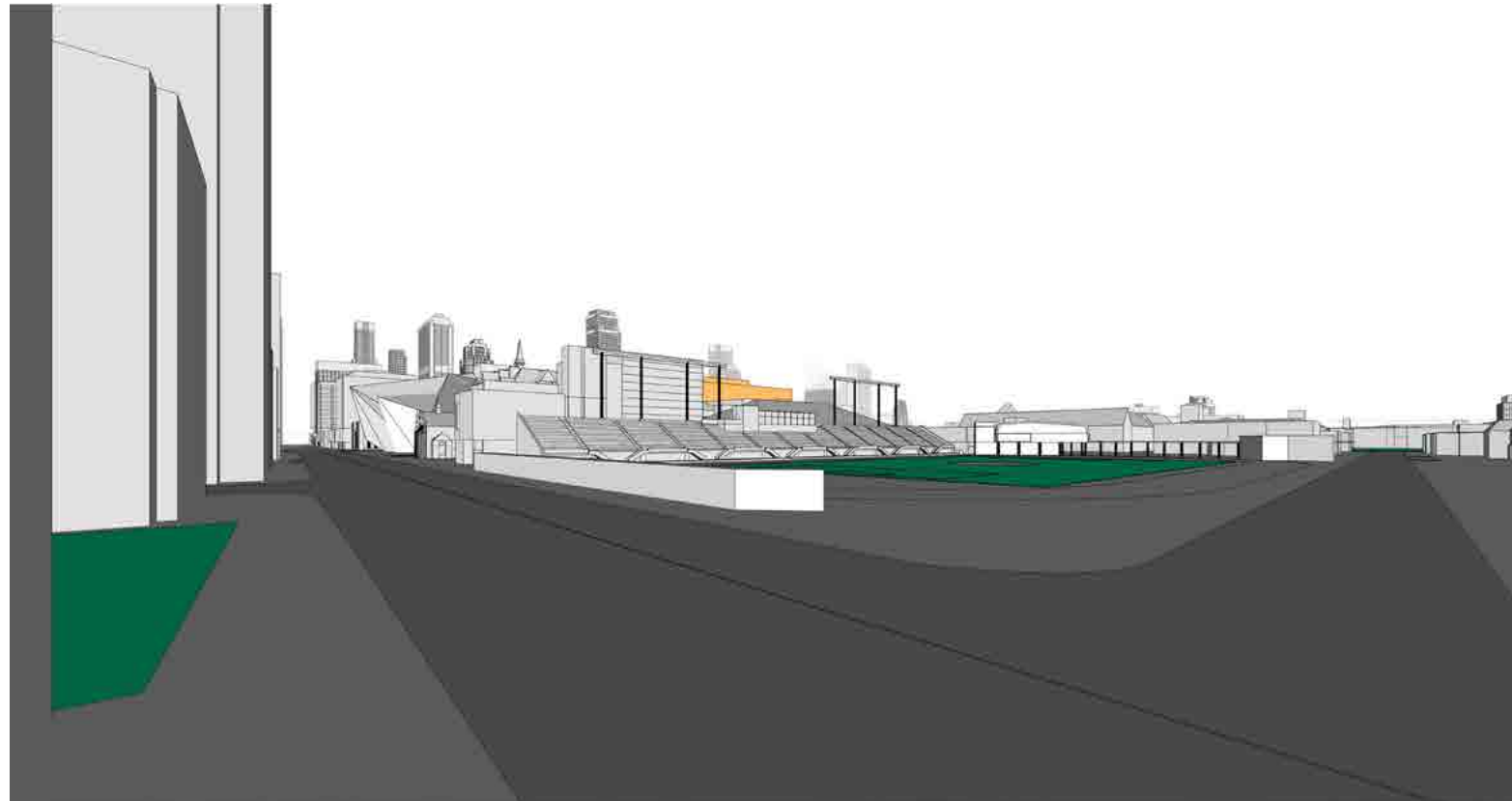


Proposal complies with the SASP 398

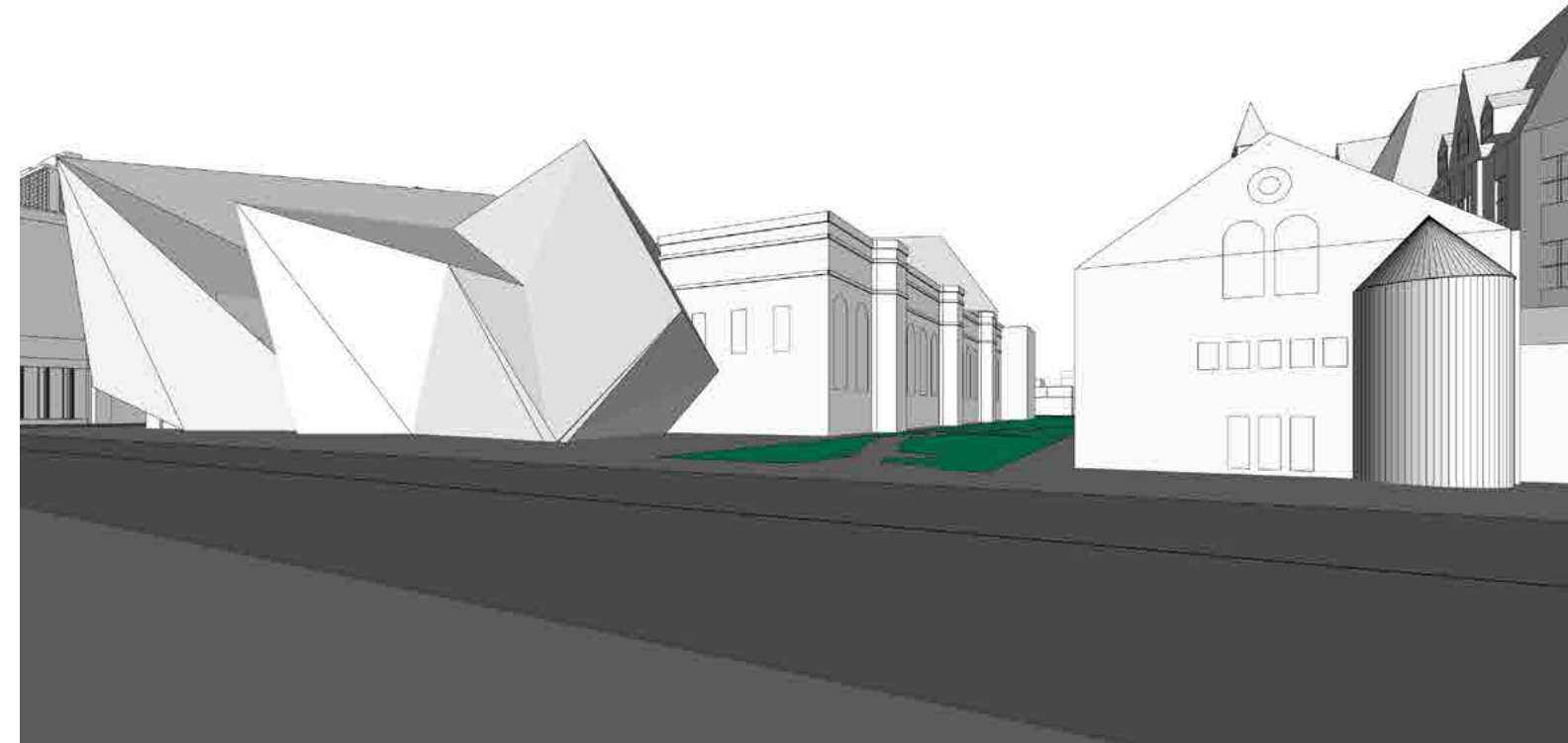
AERIAL VIEW KEY MAP



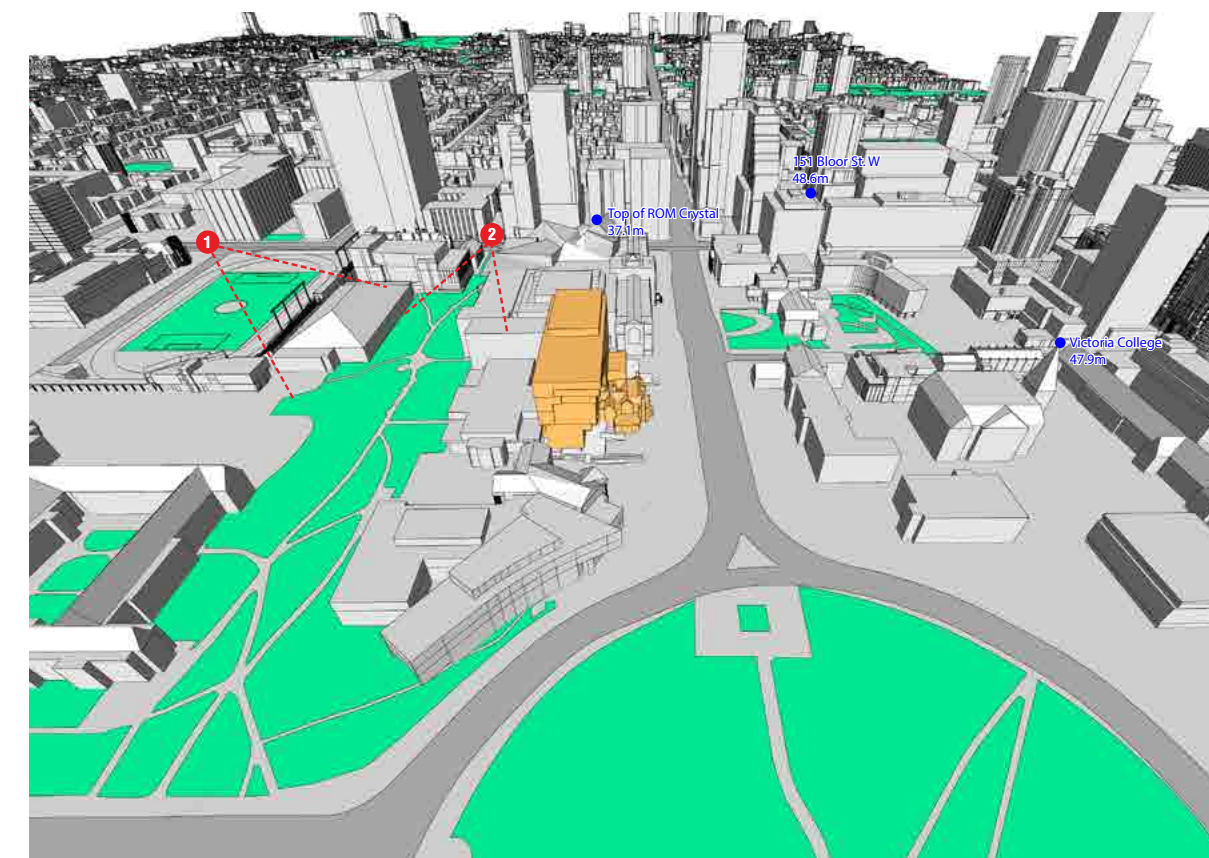
CONTEXT VIEWS WITH PROPOSED BUILDING



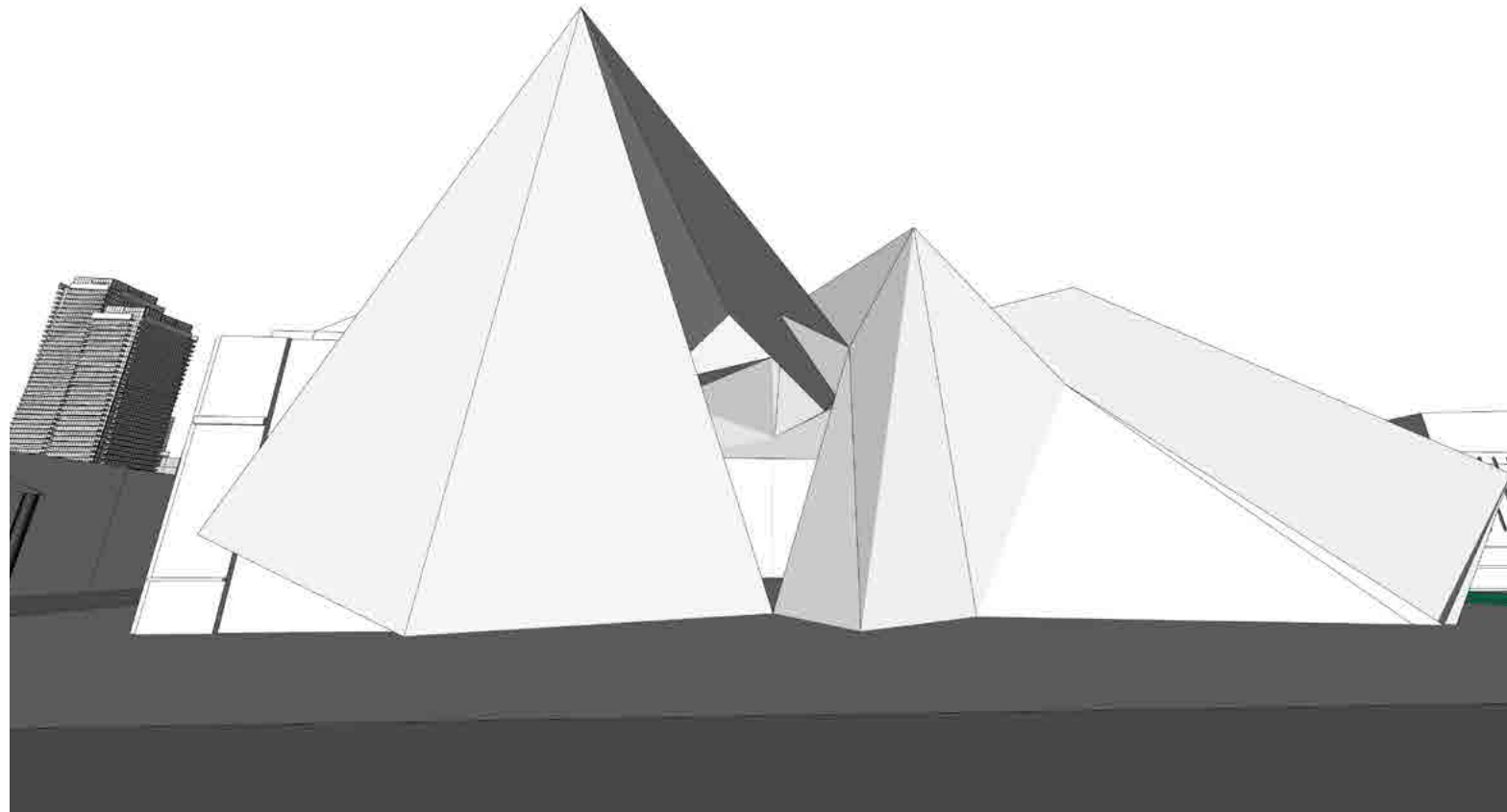
VIEW 1 - DEVONSHIRE PL. & BLOOR_STREET LEVEL



VIEW 2 - BLOOR ST. NORTH OF PHIL. WALK_STREET LEVEL



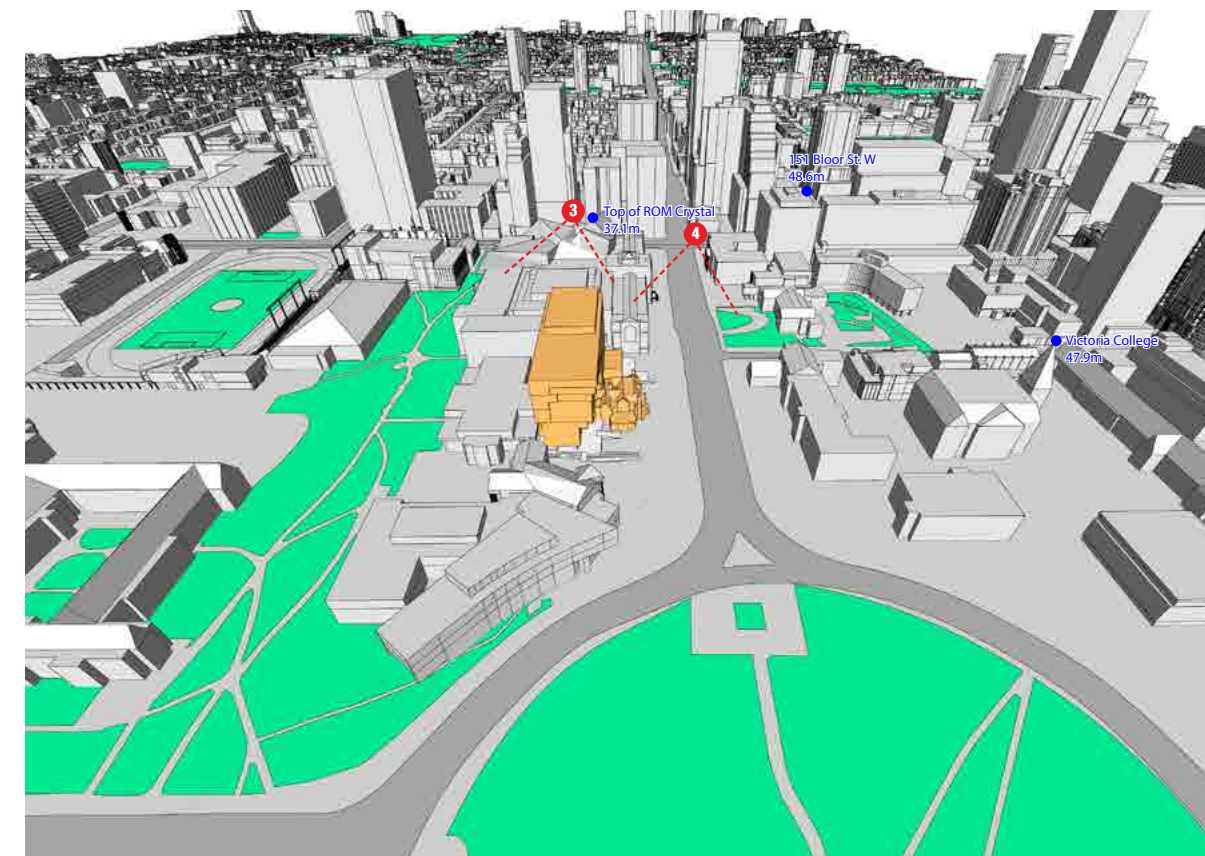
CONTEXT VIEWS WITH PROPOSED BUILDING



VIEW 3 - BLOOR ST. NORTH OF ROM_STREET LEVEL



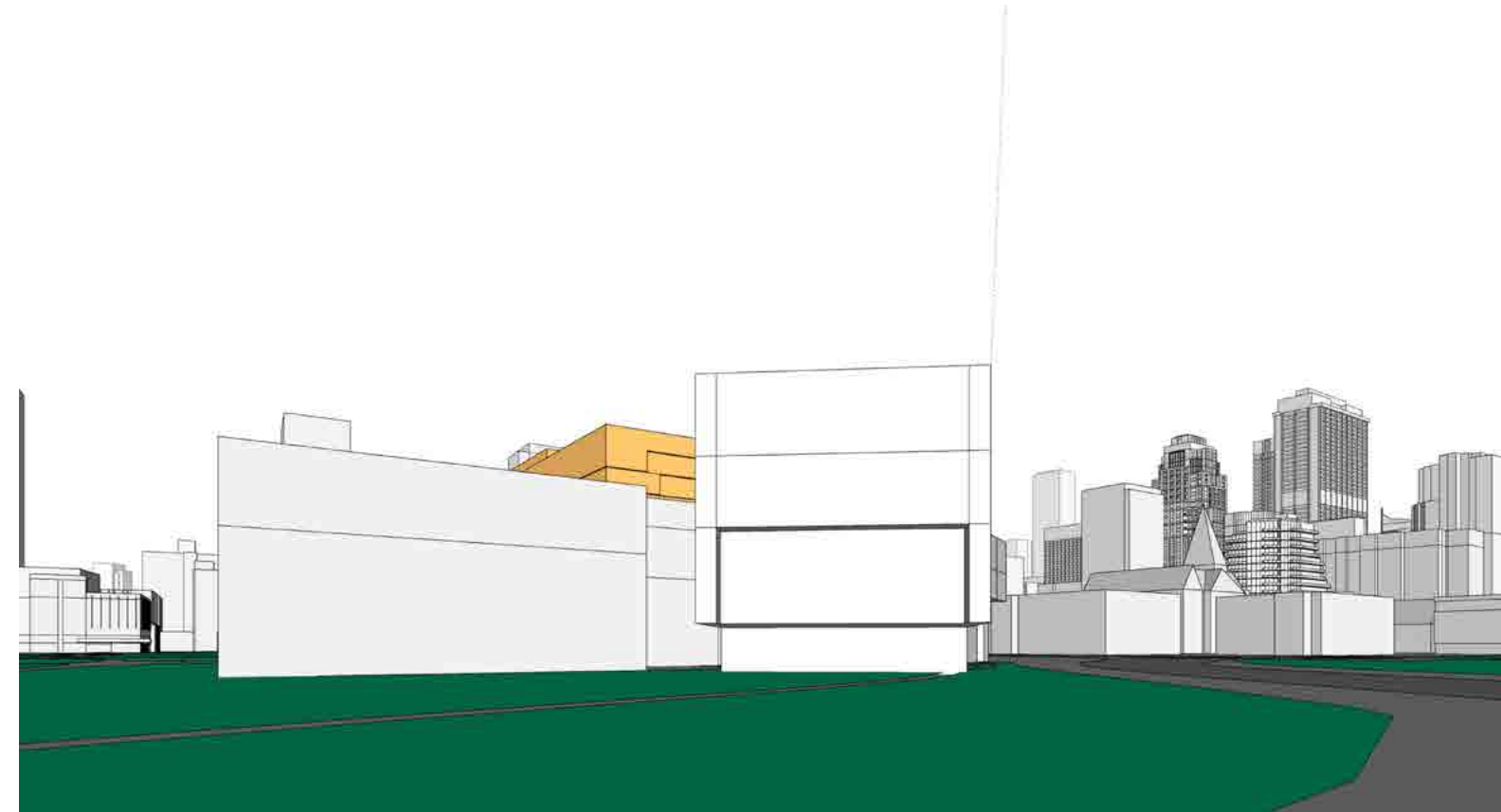
VIEW 4 - BLOOR & AVENUE CENTRE_STREET LEVEL



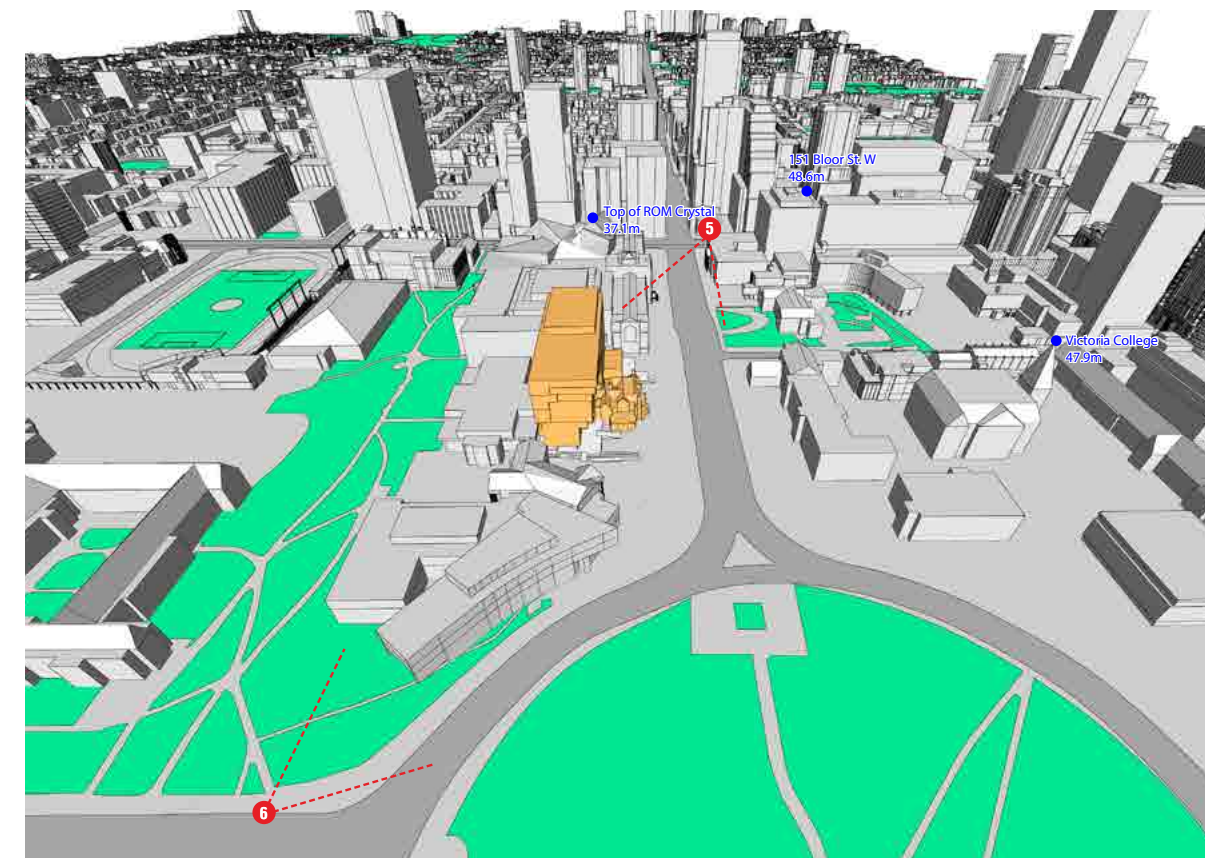
CONTEXT VIEWS WITH PROPOSED BUILDING



VIEW 5 - BLOOR & AVENUE NE CORNER_STREET LEVEL

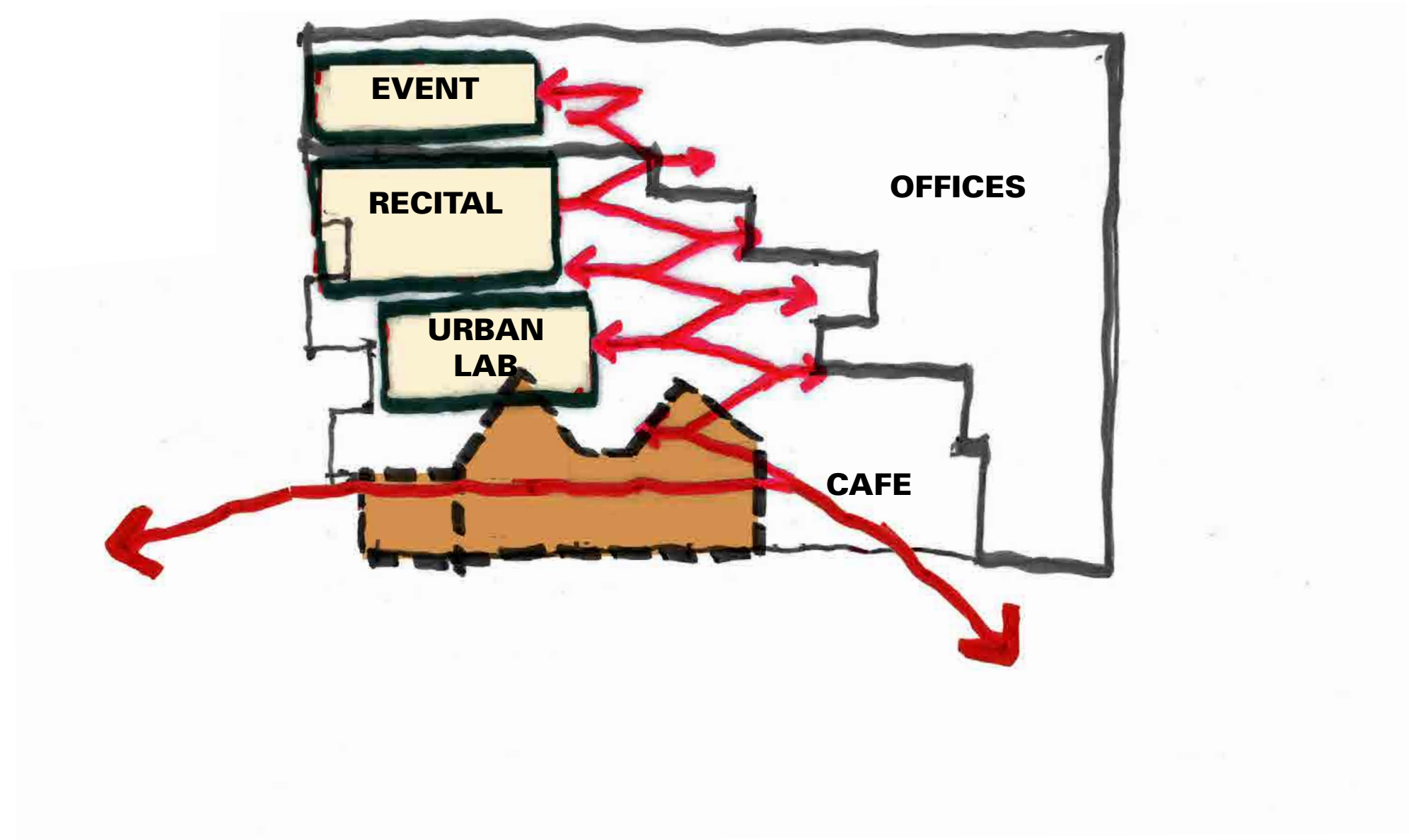
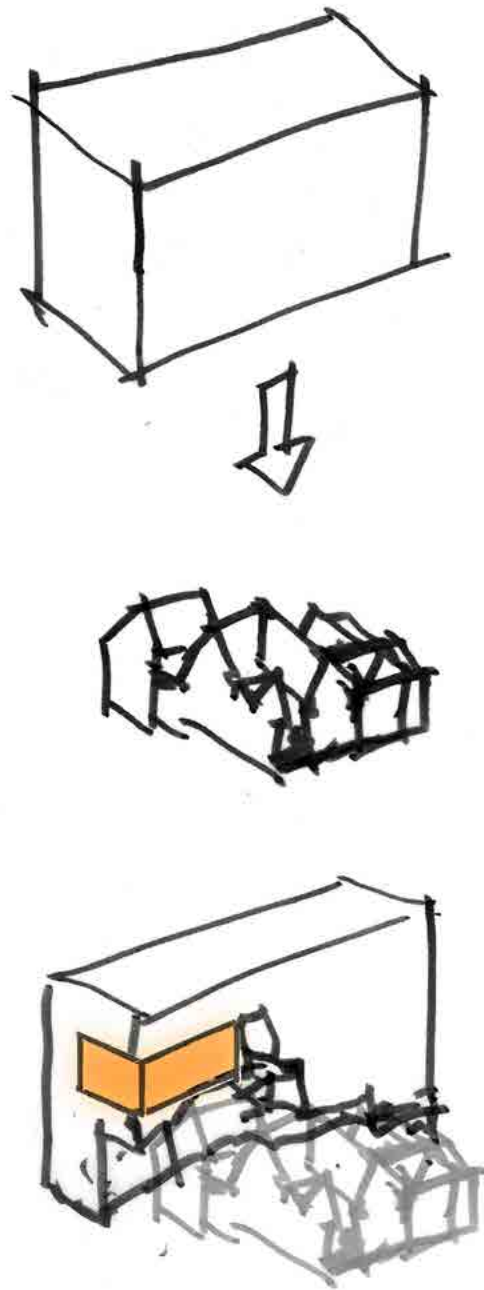


VIEW 6 - HOSKIN AVE. & QUEEN'S PARK_STREET LEVEL

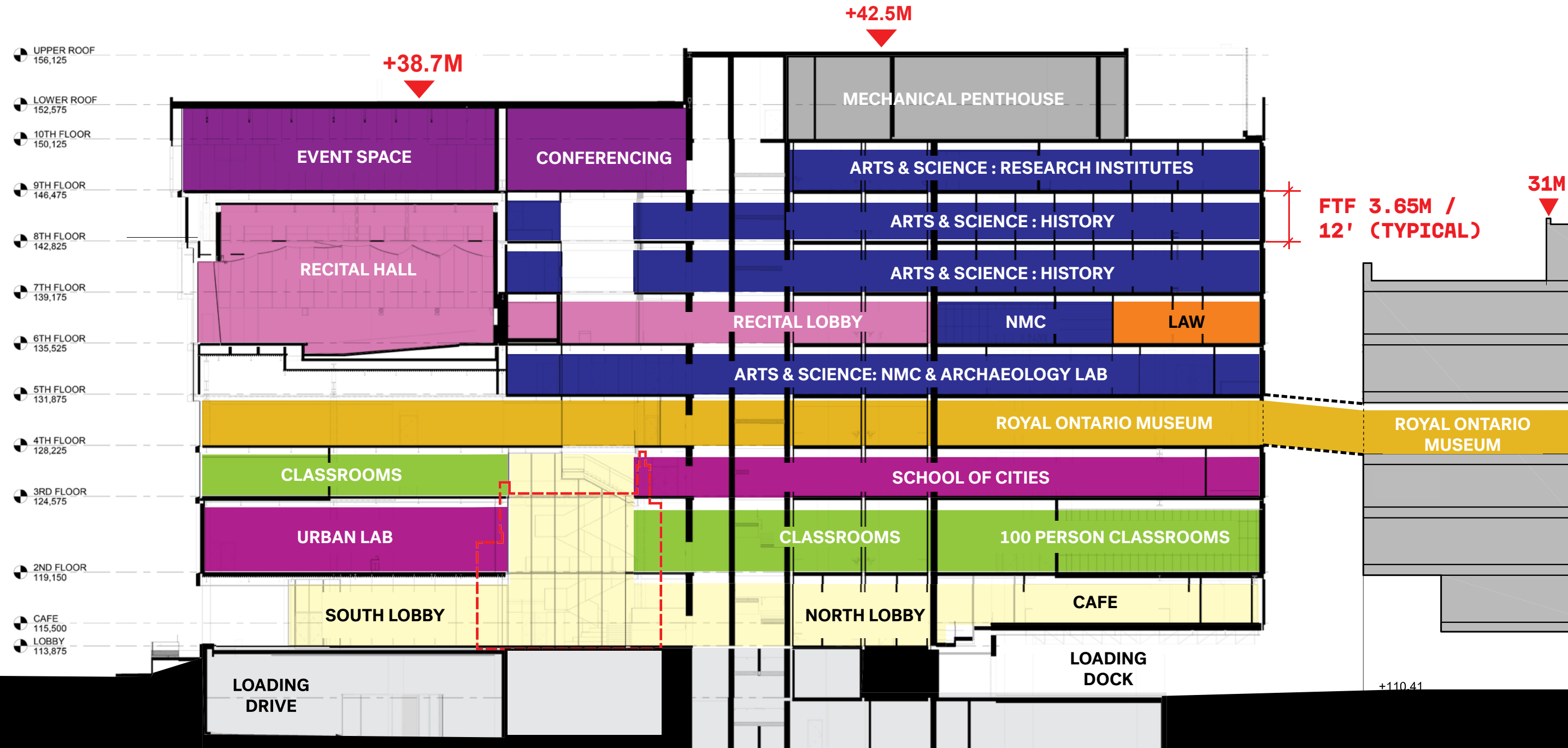


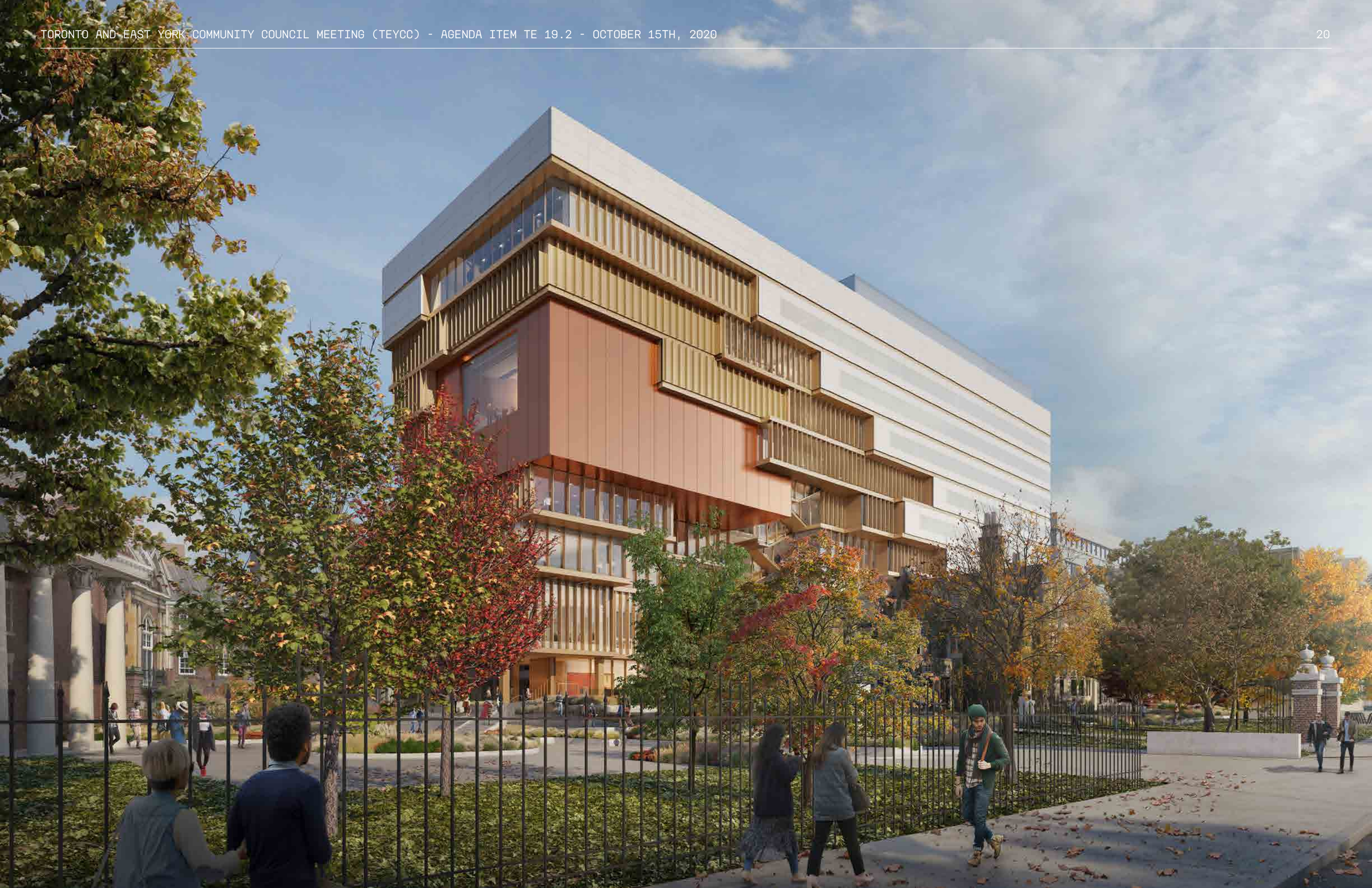
2. BUILT FORM

BUILDING CONCEPT SUMMARY



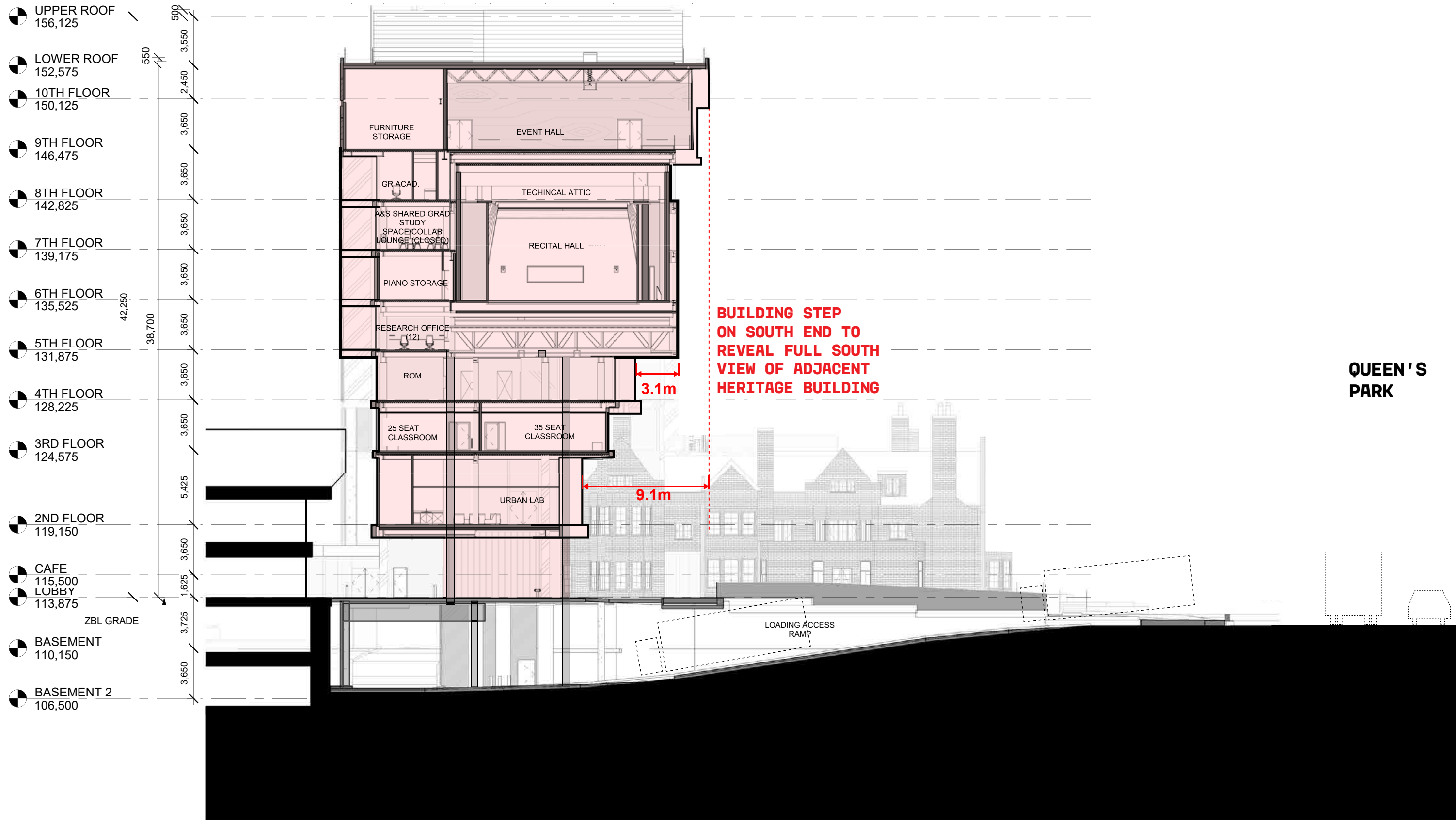
PROGRAM DIAGRAM & NORTH-SOUTH SECTION



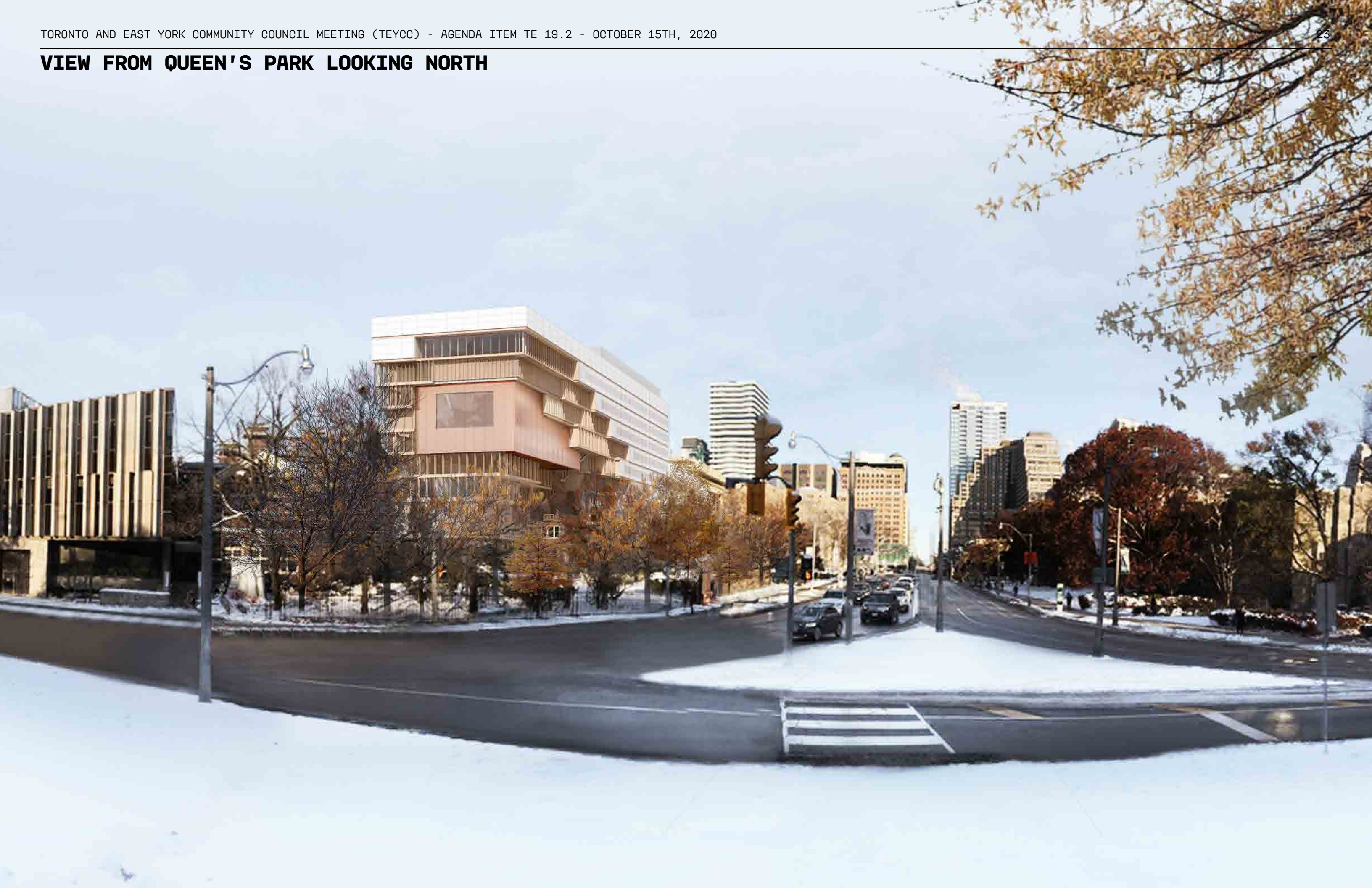




EAST - WEST SECTION



VIEW FROM QUEEN'S PARK LOOKING NORTH



VIEW FROM QUEEN'S PARK LOOKING NORTHWEST



VIEW FROM BLOOR STREET LOOKING SOUTHWEST



VIEW FROM PHILOSOPHER'S WALK LOOKING NORTHEAST



GREATER CONTEXT PLAN | MATERIAL CONTEXT

KOERNER HALL
 RED + PURPLE IRON SPOT BRICK
 GLASS CURTAIN WALL



**ROYAL ONTARIO MUSEUM
 EAST WING**
 WHIRLPOOL SANDSTONE
 QUEENSTON LIMESTONE
 COPPER ROOF



EDWARD JOHNSON BUILDING
 RED BRICK
 CONCRETE
 REFLECTIVE GLASS



FALCONER HALL
 RED BRICK
 STONE UNCERTAIN
 GLASS



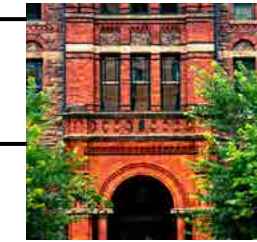
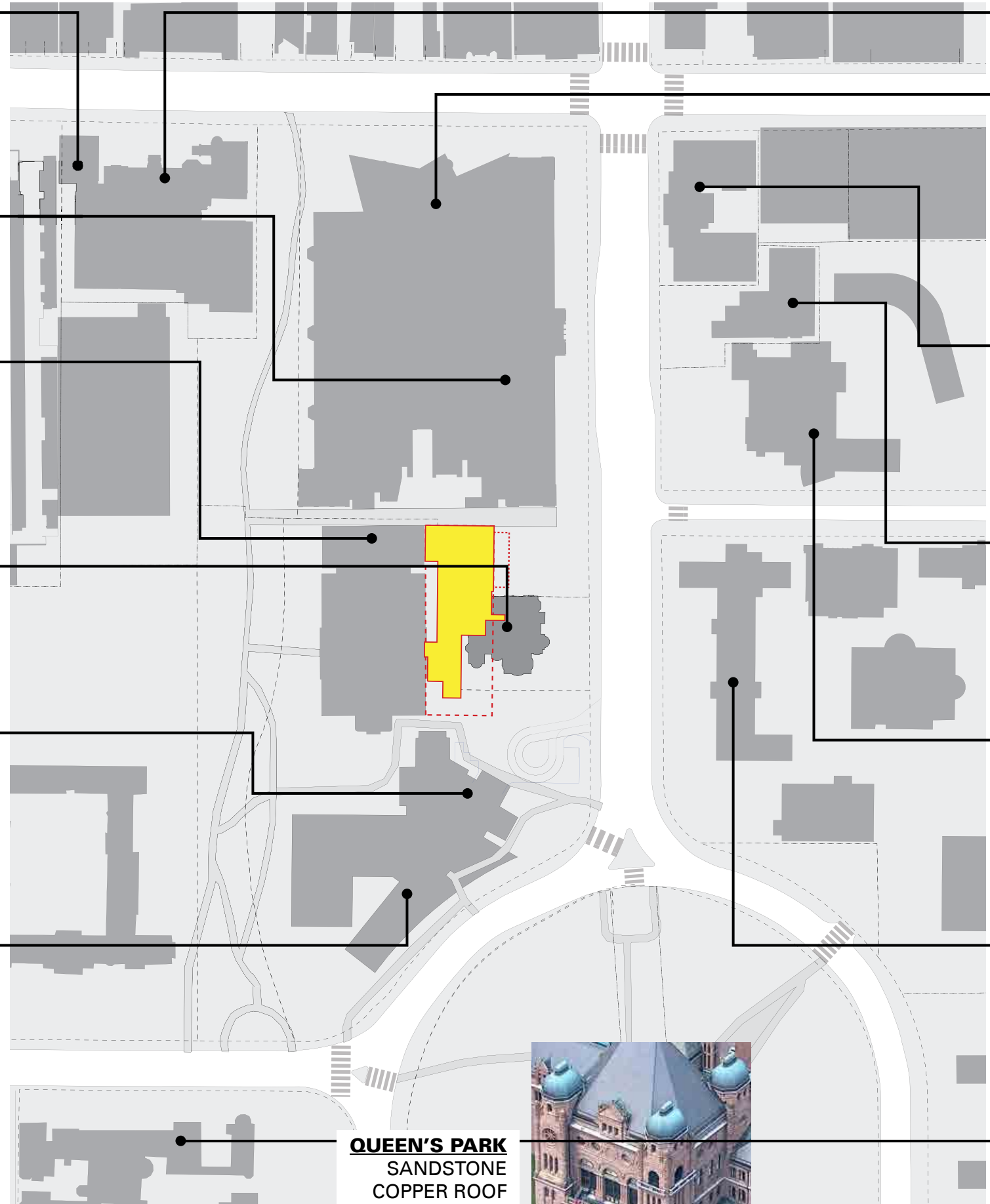
FLAVELLE HOUSE
 RED BRICK
 WHITE PAINTED WINDOW FRAMES
 GLASS
 LIMESTONE



JACKMAN LAW
 LIMESTONE FINS
 ALGONQUIN LIMESTONE GLASS
 CURTAIN WALL



TRINITY
 COPPER ROOF
 STONE UNCERTAIN



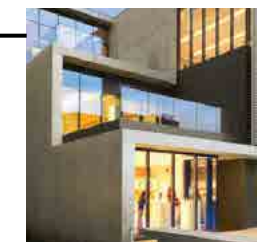
**ROYAL CONSERVATORY OF
 MUSIC**
 RED SANDSTONE
 RED BRICK



**ROYAL ONTARIO MUSEUM
 "CRYSTAL" WING**
 SILVER PAINTED ALUMINUM
 GLASS



LILIAN MASSEY BUILDING
 INDIANA LIMESTONE



GARDINER MUSEUM
 LIMESTONE
 GLASS CURTAINWALL



ANNESLEY HALL
 RED BRICK

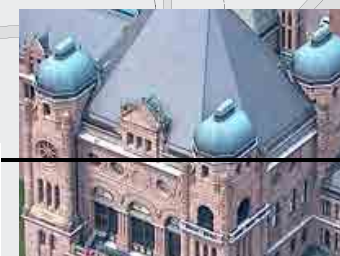


**EMMANUELLE COLLEGE/BIRGE
 CARNEGIE LIBRARY**
 STONE UNCERTAIN
 DARK GREY

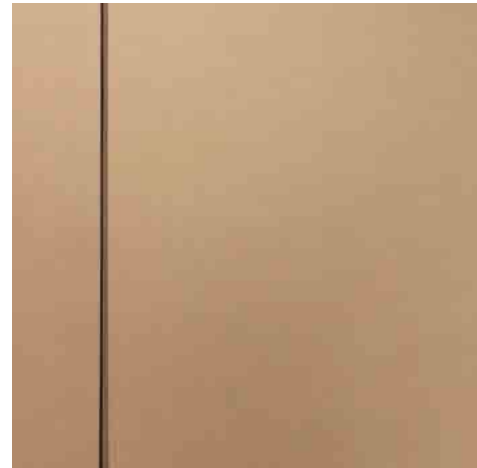


WYCLIFFE COLLEGE
 RED BRICK

QUEEN'S PARK
 SANDSTONE
 COPPER ROOF



FACADE MATERIAL OPTIONS | VIEW #8 FROM EMMANUEL COLLEGE



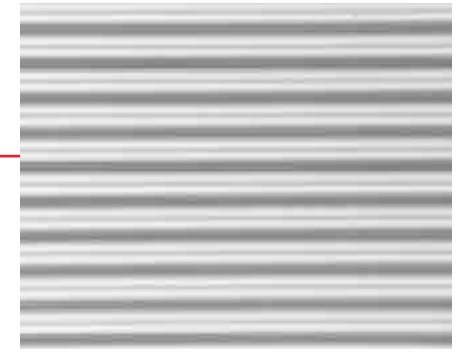
POWDER COATED ALUMINIUM
FINS / SLAB EDGE



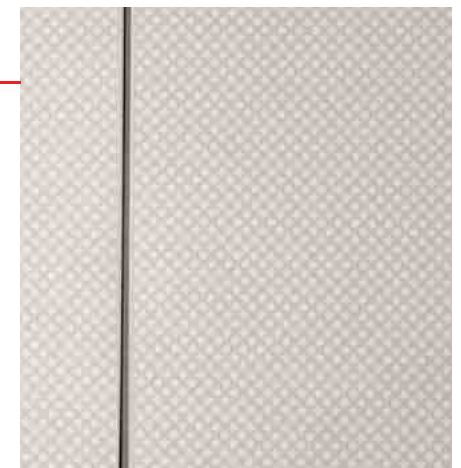
SEALED COPPER CLADDING



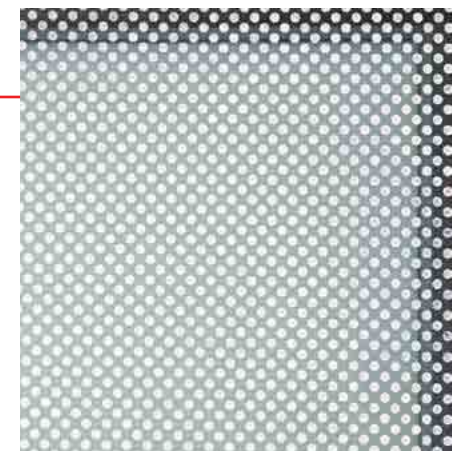
CURTAIN WALL GLAZING



METAL PANEL
MECHANICAL PENTHOUSE



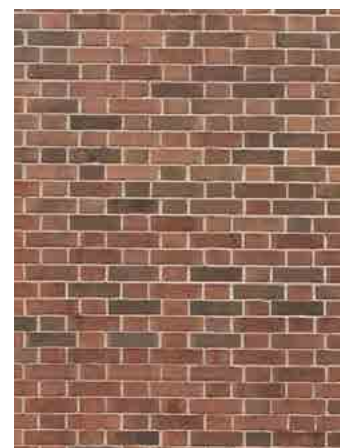
METAL PANEL



FRITTED GLASS WINDOW WALL



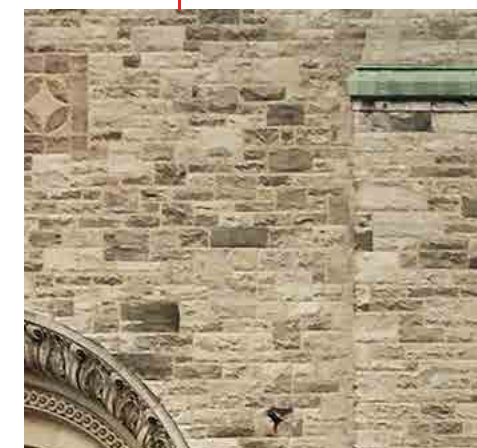
EDWARD JOHNSON BUILDING



FALCONER HALL

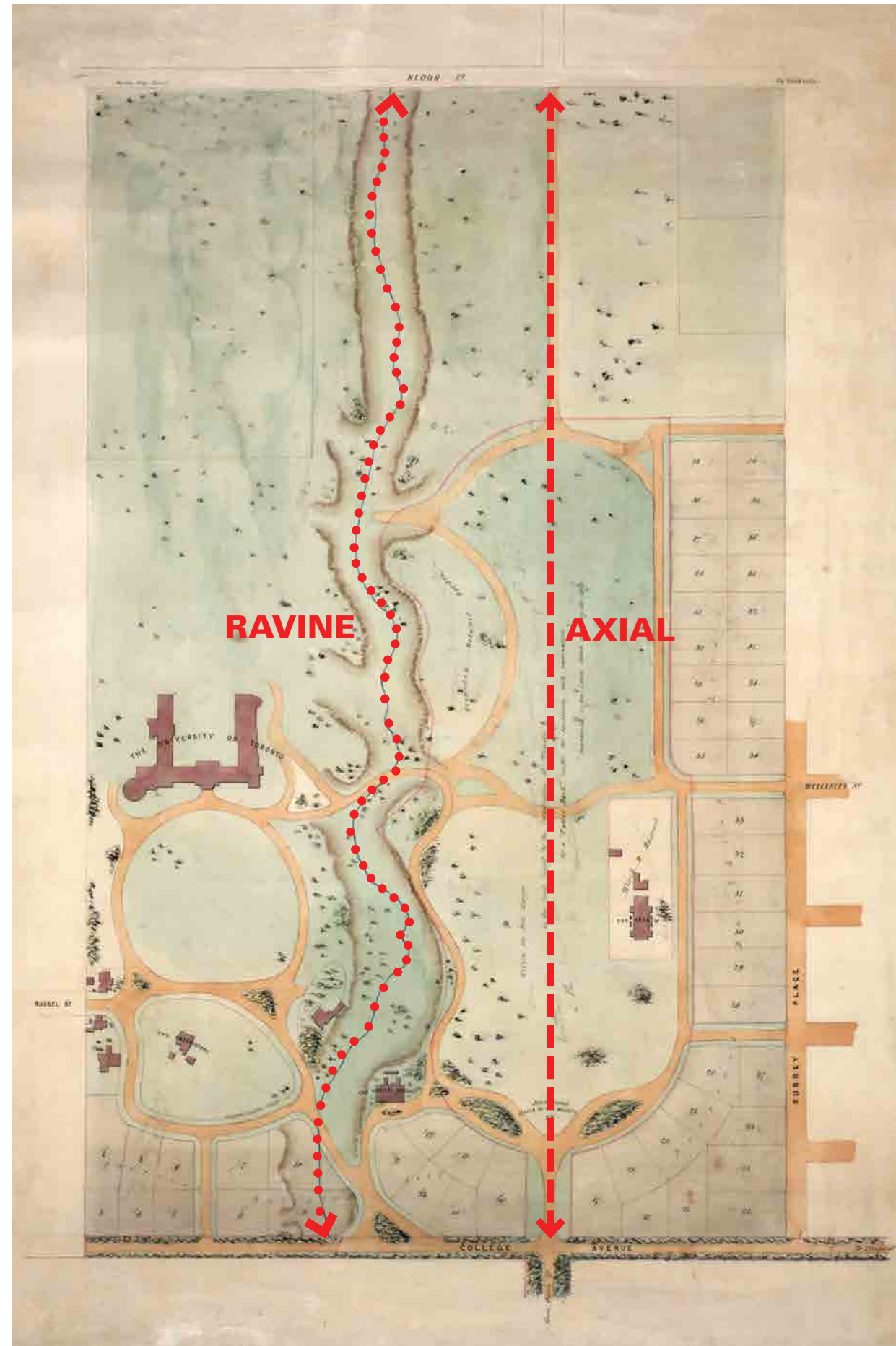


ROYAL ONTARIO MUSEUM

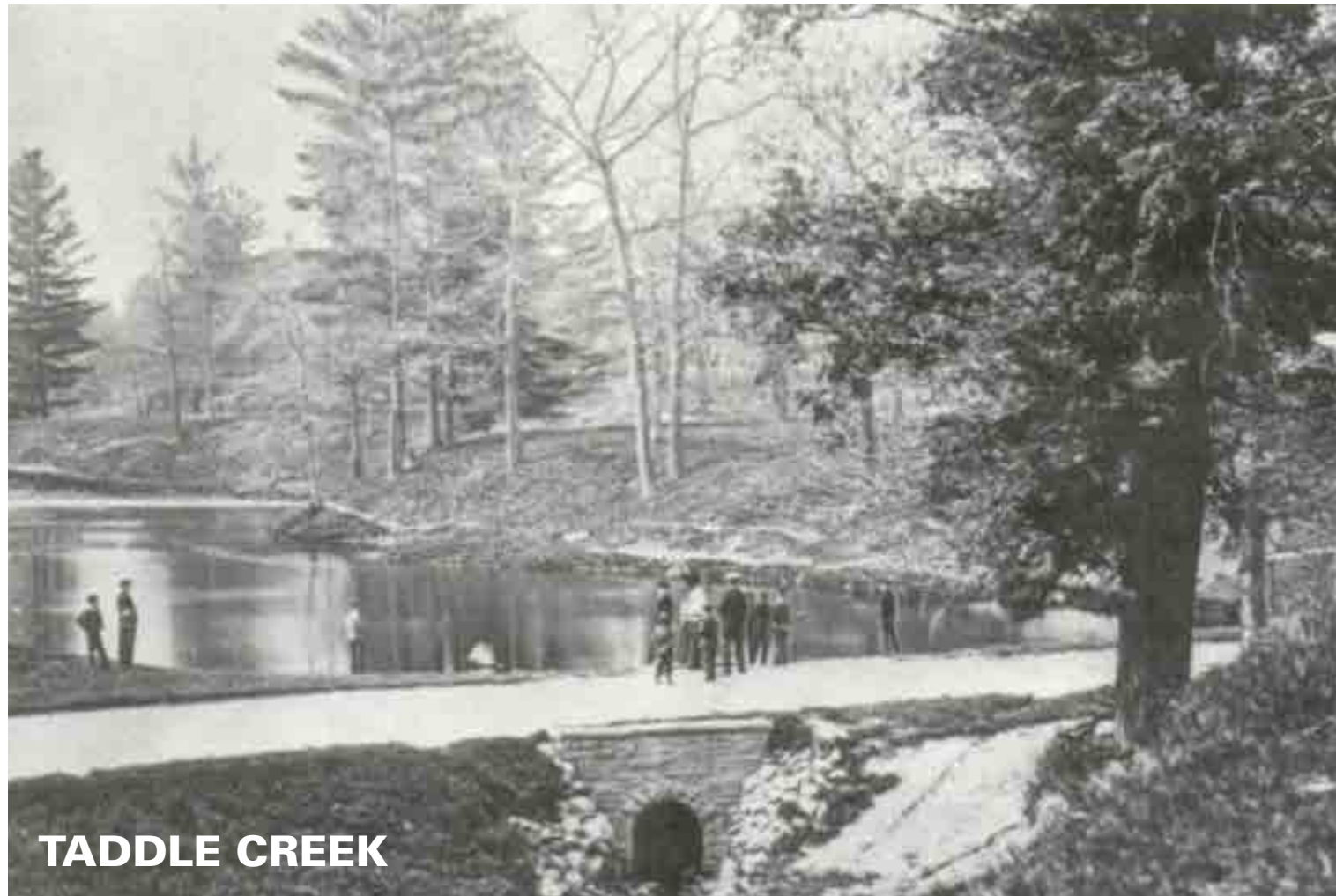


3. PUBLIC REALM & LANDSCAPE

TORONTO'S UNDERLYING URBAN FORM | THE OVERLAY OF THE CITY GRID AND RAVINES 1859 PLAN



HISTORICAL LANDSCAPE CHARACTER



RAVINE



AXIAL

CONTEMPORARY LANDSCAPE CHARACTER



PHILOSOPHER'S WALK

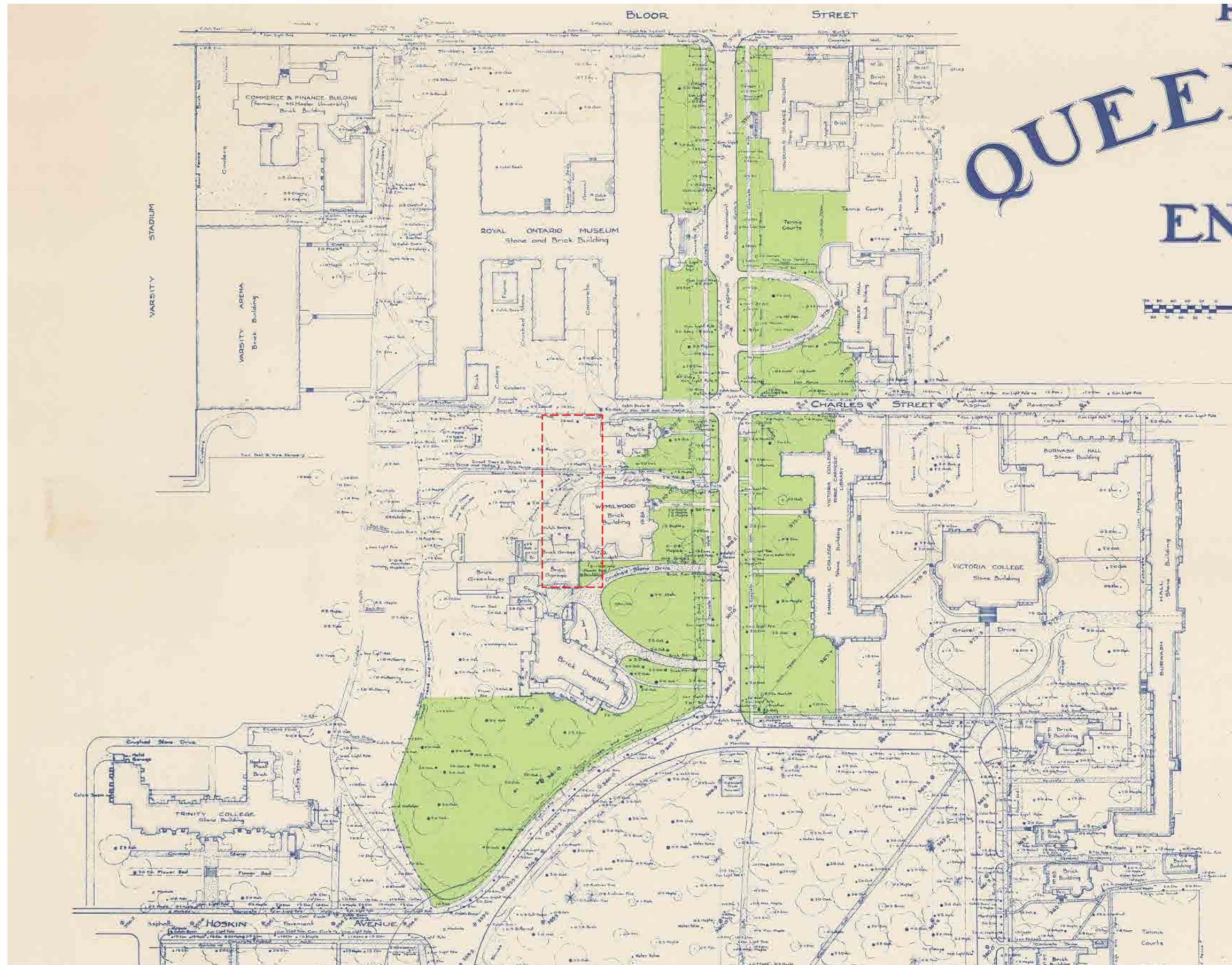
RAVINE



QUEEN'S PARK

AXIAL

LANDSCAPE OF FRONT LAWNS



LANDSCAPE OF FRONT LAWNS



QUEEN'S PARK



FLAVELLE HOUSE

EXTENDING RAVINE LANDSCAPE | 2 PLANTING CHARACTERS REMAIN UNTOUCHED



RAVINE / DENSER, UNDERSTOREY PLANTING



RAVINE LANDSCAPE
TREE CANOPY, CIVIC



TREE BOULEVARD / "FRONT LAWNS"