

QUAYSIDE

Urban Design Guidelines (Blocks 1 & 2)

April 2026





Land Acknowledgement

Quayside is located on lands covered by Treaty 13 with the Mississaugas of the Credit First Nation (MCFN). In addition, it is acknowledged that Toronto has historically been a gathering place for many Indigenous people including the Anishinaabe, the Haudenosaunee and the Wendat peoples, and is now home to diverse First Nation, Inuit, and Métis peoples.

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1 Project Vision



1.1 Vision

Quayside will be a place that will be highly livable, that is connected to its past and its future, and that is a confluence of city and nature, land and water, river and lake, of Indigenous culture and global diversity, of a neighbourhood and a destination, of homes and workplaces, and of place making and place keeping.

The Vision for Quayside features and organizes a mix of affordable and market housing, as well as retail and community-oriented uses with goal of fostering a complete community that is highly sustainable and accessible to everyone. The selection, location, and configuration of these uses with respect to the public realm is intended to support the growth of a complete and vibrant community.

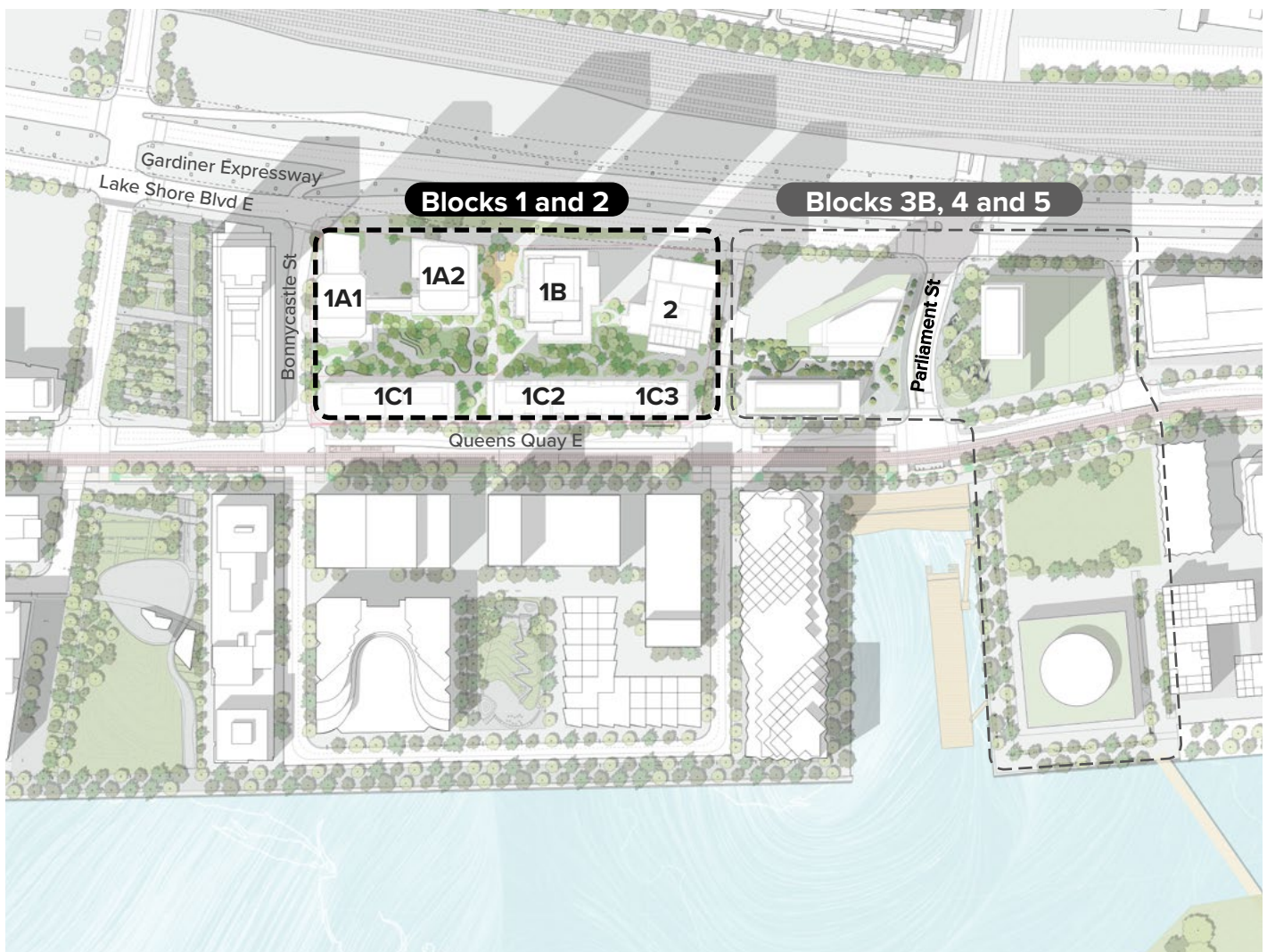


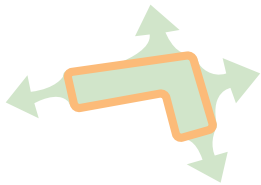
Figure 1. The master plan vision for Quayside



Figure 2. Aerial view of the full build-out of Quayside

1.2 Design Principles

The master plan vision for Quayside and the Urban Design Guidelines in the following chapters are informed by a series of broader design principles. Together these design principles determine the unifying values of the plan and the Urban Design Guidelines. The Guidelines aim to describe forward-thinking urban design that reflects the culture, history, nature and climate of Quayside. The basis of the design principles are rooted in place and incorporate Indigenous culture and knowledge. Sustainability, urban vibrancy and the restorative nature of green spaces drive these concepts throughout the guidelines.



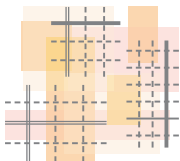
The Connector

Quayside is at a point where Toronto connects with the waterfront. The master plan vision embraces this nature by creating vibrant networks of mid-block POPS, interwoven with lively streets along Parliament and Queens Quay East so as to stitch Quayside into the broader fabric of the City.



Living with Nature

Sustainability is built into the master plan vision for Quayside, with a major feature being its green heart of the Community Forest. The design of the Quayside neighbourhood aims to create a symbiotic relationship with the environment by creating a highly resilient, low-carbon community that supports biodiversity.



Inclusive by Design

Quayside will be an inclusive and complete community, and an Accessibility Advisory Committee has been established to provide crucial input. Quayside will be designed as a welcoming community that is universally accessible. Accommodating community uses and providing a mixed- income community with a range of housing sizes and tenure, including affordable housing units, have been key tenets of the Quayside master plan.



Cohesive Diversity

The master plan leverages design collaborations to build a neighbourhood with the richness of cities built over time. Quayside should be built out with world-class architecture across all scales, finding complements between iconicity and continuity, self-expression and shared values.



Raising a Destination

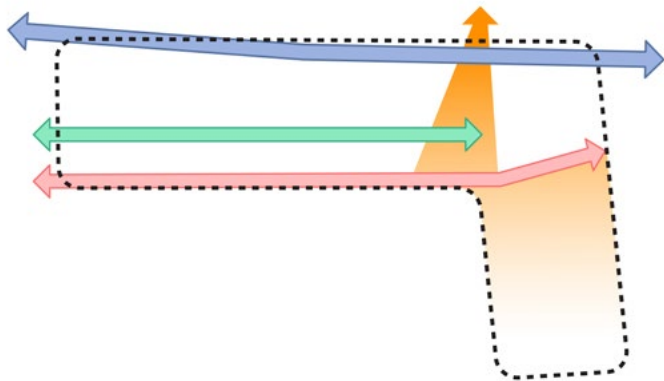
Quayside is a place for those who call it home and those who come from near and far to visit. This duality is supported through fluid indoor/outdoor activation, varied programming, and active public spaces for all seasons.

1.3 Key Moves

The master plan vision for Quayside was informed by a series of key moves. The vision for Quayside features and organizes a mix of affordable and market housing, as well as retail and community-oriented uses with the goal of fostering a complete community. The organization and configuration of uses in relation to the public realm are intended to support the growth of a vibrant community and reinforce the broader vision for the Eastern Waterfront.

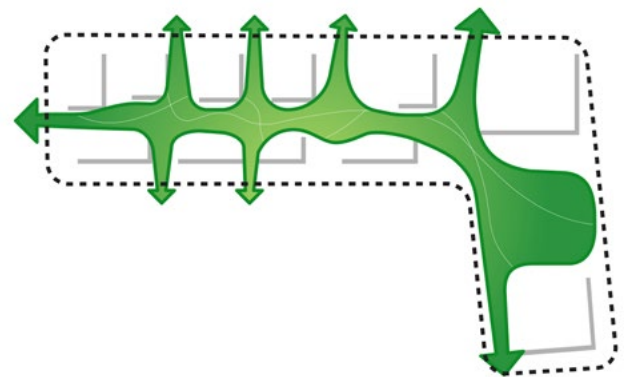
Defining Edges

Streets and corridors with varied character define the development blocks at Quayside and establish hierarchy across the site.



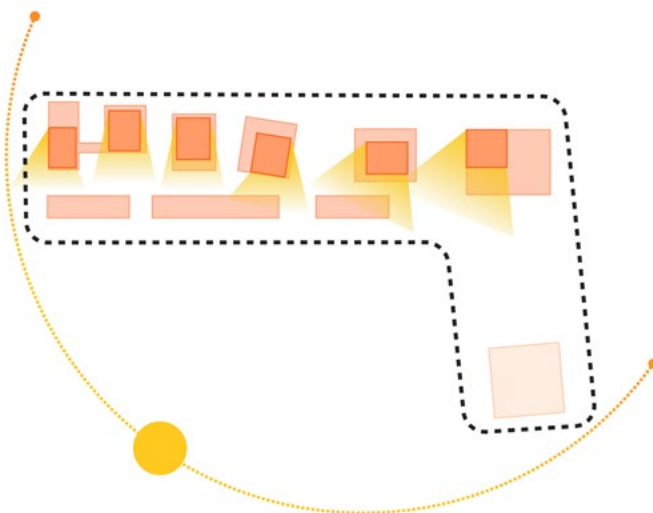
Green Heart

Connective green spaces create a porous and generous public ground floor experience.



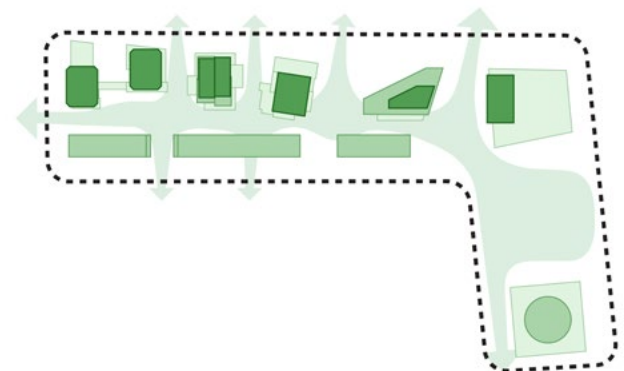
Strategic Density

The built form strategy places height to the north to provide shelter from the Gardiner Expressway, while lining Queens Quay East with a mid-rise form.



Vertical Communities

Podiums and building terraces offer outdoor access for shared social spaces and views of the Community Forest.



1.4 Integrated Indigeneity

Process for Engagement

Critical to the implementation of the master plan is building meaningful relationships with Indigenous communities to foster trust, respect, and mutual understanding. A process has been undertaken to engage in meaningful dialogue and feedback with the Mississaugas of the Credit First Nation (MCFN) in the development of the Quayside master plan and in particular the Community Forest.

Cultural Sensitivity and Respect

Cultural sensitivity and respect are paramount in these engagements. As such, the project team participated in cultural awareness and sensitivity training provided by Indigenous-led organizations. This training enabled the project team to better understand the historical and current context of MCFN and Indigenous communities at large, as well as providing insight into appropriate engagement and communication strategies.

Planning for the Seventh Generation

Stewardship of Mother Earth is rooted in the values of the MCFN and many other North American Indigenous cultures as expressed through the practice known as of Planning for the Seventh Generation.

The project should be respectful to the environment by using materials appropriately, reducing energy usage, reducing water usage, and utilizing green technologies where possible.

Integrating Values

The values of the Mississaugas of the Credit (MCFN) and other indigenous groups are fundamental to the vision for Quayside. It is the intention that MCFN values will be incorporated into the design of Quayside and specifically of the Community Forest, as well as the architecture details of the buildings.

MCFN Heritage

Indigenous heritage is directly connected to the land and not to the built form. Understanding the natural history of the great lakes region provides a basis to understand the importance of water to the Mississaugas of the Credit and the multiple other First Nations that have inhabited and cared for this land. With the retreat of the glaciers starting 14,000 years ago, a dynamic and active landscape was carved from the land forming the great lakes, significant wetlands, and dynamic river deltas.

Lake Ontario is a result of this processes and contains hundreds of rivers in its water shed today, including what is now called the Credit River, an important place for the MCFN. This tradition continues on today with Toronto being traversed by nine major rivers including the Don and Humber which frame the Quayside project in the Downtown core.



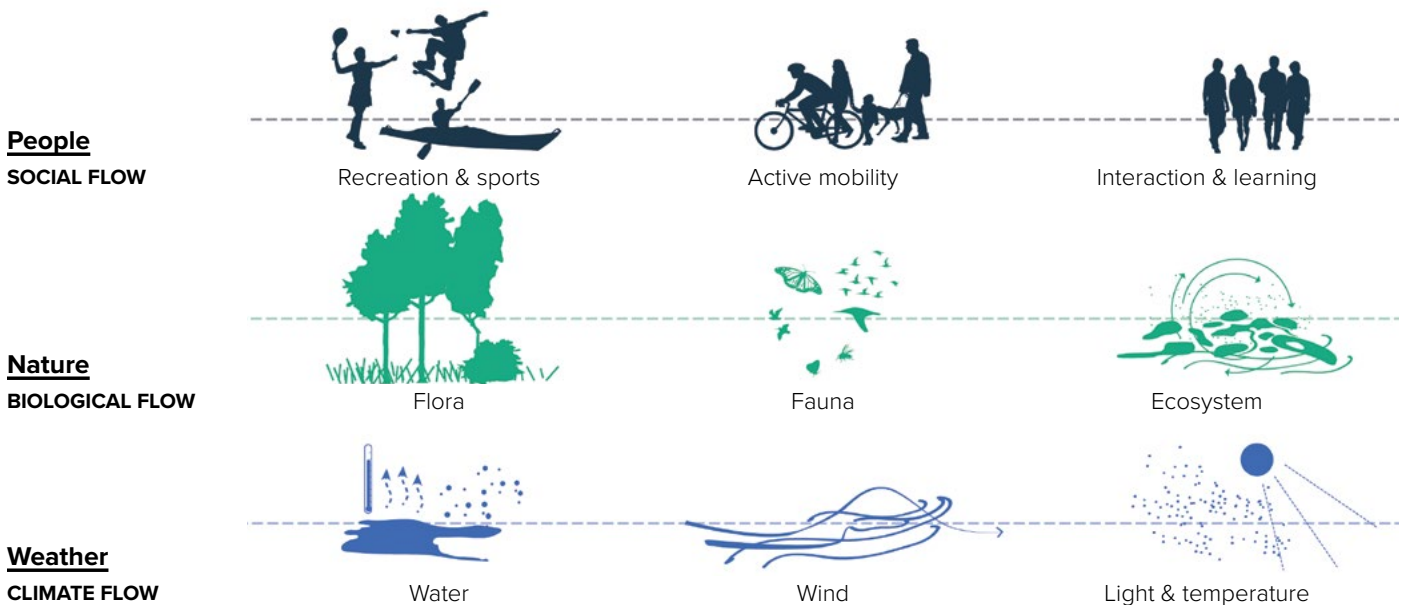
Figure 3. Canadian and local geological and aquatic flows will form the inspiration for the design of the Community Forest

Interconnected Flows

Toronto’s waterfront is gifted with unique natural resources - from the water of Lake Ontario, the dynamic wind, drastic temperature changes and rich forests and ravines. Dynamic natural elements such as wind, water, temperature and light have shaped the Quayside plan and will continue to be influential factors for the design of its open spaces.

Taking inspiration from Indigenous ways of thinking and doing, the public realm should be designed to host diverse natural flows that are integral to achieving resiliency in our modern lifestyles. Nature-based solutions can influence residents’ daily lives, optimizing the outdoor environment to create vibrant new spaces for surrounding communities.

The Quayside development will envision the reinterpretation of the site’s historical and natural flows, integrating them into the design of open spaces. It will introduce interconnected flows linking the city to its waterfront, the built and natural environment, and people to nature. These flows will guide the design of the landscape and open spaces, and ensure a cohesive, inclusive, and sustainable new landmark in the waterfront.



1.5 Site and Context

Waterfront Revitalization

Beginning with the formation of Waterfront Toronto in 1999, Toronto's waterfront has undergone successive transformations moving from the west to the east. This development has focused on removing barriers and making connections, building a network of spectacular waterfront parks and public spaces, and promoting a clean and green environment. The development of Quayside will build upon this momentum and create a bridge to the future redevelopment of Keating Channel and beyond to Ookwemin Minising.

Neighbourhood Context

Quayside will be part of a new hub in the eastern downtown that supports housing, workplace and public amenities, all within a 15-minute walk. By linking the public realm framework of Quayside with the existing and emerging neighbourhoods that surround it, both along the waterfront and inland, an authentic community can be stitched together that will attract residents, visitors and those who want to know the story of this place, including its Indigenous significance.



Figure 4. Quayside and the Surrounding Context

1.6 Sustainability

Quayside is an opportunity build a community that smartly advances strategies, techniques and technologies to respond to climate change in environmentally and fiscally responsible manner. The integration of sustainability principles from the earliest stages of master planning through to individual building design is essential to creating a district that supports ecological resilience while enhancing the quality of urban life.

The sustainability goals for Quayside are realized through adherence to the Zero Carbon Building – Design Standard v3 and Waterfront Toronto’s Green Building Requirements, which together provide a rigorous framework for achieving environmental performance excellence. The Waterfront Toronto Green Building Requirements ensure a comprehensive suite of sustainability and energy efficiency measures are incorporated into all Waterfront Toronto buildings through the achievement of specified performance measures. These standards represent the convergence of leading-edge building science, energy modeling, and environmental stewardship, establishing clear pathways

toward reducing carbon emissions while addressing the broader spectrum of sustainable design considerations.

A key aspect of the sustainability framework for Quayside is supporting local biodiversity by increasing the variety of habitats for flora and fauna at Quayside, promoting a sustainable, robust, and self-regenerative landscape. Quayside will provide habitat for species native to Toronto and Ontario, aiming to promote a healthier ecosystem in the City. The use of native trees will additionally promote tree growth within the urban forest.

By embedding these requirements into the project's foundational guidelines, we ensure that every building, public space, and infrastructure element contributes to a coherent sustainability strategy at the neighborhood scale. This approach acknowledges that meaningful climate action requires both ambitious targets and practical implementation tools, bridging the gap between aspiration and execution in ways that can be measured, verified, and replicated in future waterfront developments.



Figure 5. Quayside connecting into the nexus of parks, commons and landscapes to enrich the City's urban biodiversity corridors

1.7 Purpose of these Guidelines

Quayside is comprised of five blocks: Blocks 1, 2, 3B, 4 and 5. Together, these blocks 4.9 hectares, and are located at the junction of Parliament Street, Lake Shore Boulevard East, Queens Quay East. In total, Quayside includes a proposed development area of approximately 2.8 hectares (Blocks 1, 2, 3B and 4). The project is being developed in partnership with Waterfront Toronto and City of Toronto, who are undertaking substantial public realm improvements to the surrounding area and delivering over 45,600 m² of gross floor area of affordable housing.

Blocks 1 and 2 will include four towers along the north of the properties (Buildings 1A1, 1A2, 1B and 2) and three mid-rise buildings along Queens Quay East (Buildings 1C1, 1C2, and 1C3). Development of Block 1 and 2 will be phased with hoarding used to screen construction and maintain a connected public realm.

These Urban Design Guidelines have been created to describe how, within Blocks 1 and 2, the streets, open space, buildings, built form and landscape elements

will work together to create a new neighbourhood that supports mixed-use, transit-oriented intensification while achieving a range of city-building and urban design objectives.

These Urban Design Guidelines provide information the overall design of the public realm, new buildings and open spaces of Blocks 1 and 2 and are intended to provide further detail on urban design that was included in the application documents for the rezoning of Blocks 1 and 2 (By-law 1510-2025).

These Urban Design Guidelines should be read in conjunction with other documents and reference materials, including the City of Toronto Official Plan, the Central Waterfront Secondary Plan, East Bayfront Precinct Plan and other relevant City design guidelines.

Blocks 3B, 4, and 5 will be subject to a future Urban Design Guidelines.



Figure 6. Quayside blocks 1 and 2 development concept

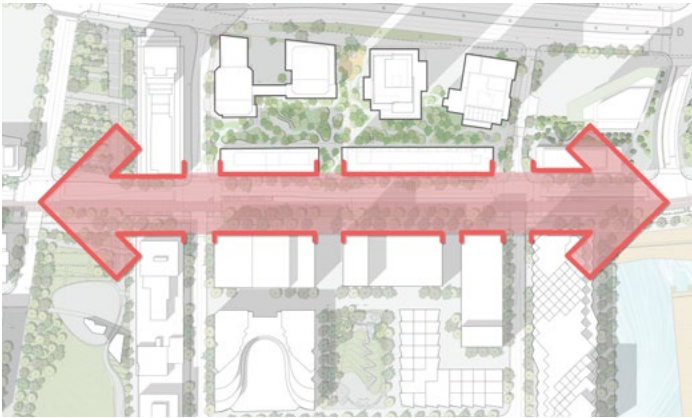
2 Public Realm



2.1 Public Realm

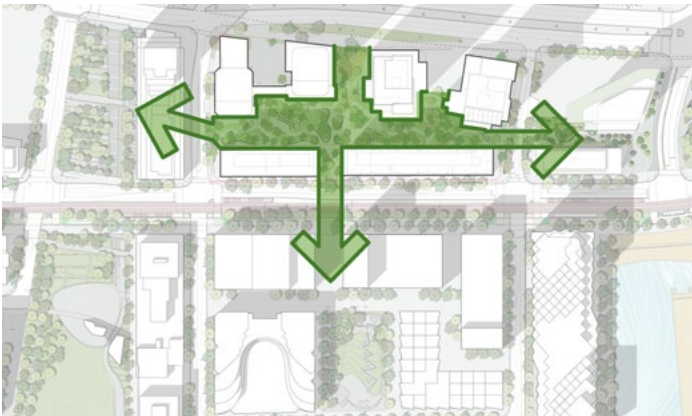
Activating a Neighbourhood

The public realm strategy for the Block 1 and 2 development is focused on three key components: activating Queens Quay East, creating a central east-west green space connection, and providing connection from the City to Lake Ontario.



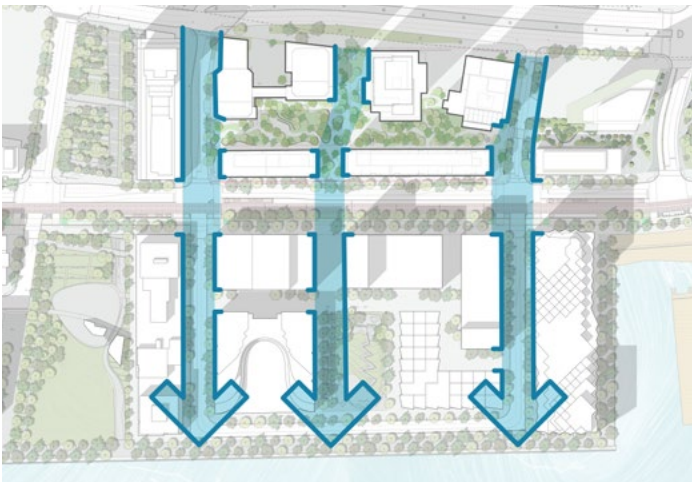
Responding to Queens Quay East

Queens Quay East is anticipated to form a major spine throughout Toronto's waterfront communities, informed by Waterfront Toronto's design to accommodate a generous pedestrian promenade, the Waterfront East Light Rail Transit (LRT) line, and improved access to the Martin Goodman multi-use trail. Quayside Blocks 1 and 2 will respond to these changes by providing an activated interface of retail and patio spaces along facing the street and multiple connections into the heart of Quayside.



Creating a Central Green space

The Community Forest, a publicly-accessible open space, will provide a range of programmatic experiences and respite from the urban environment in the heart of Quayside. The Community Forest will add porosity into and throughout the development block, expanding on the East Bayfront Precinct Plan's vision for an east-west connection through development blocks north of Queens Quay Boulevard. Buildings have been sited with back of house uses strategically placed away from this green heart, towards Lake Shore Boulevard.



Connecting to the Lake

The site's proximity to Lake Ontario will be celebrated by maintaining key view corridors and pedestrian connections to Lake Ontario along Bonnycastle and Parliament Streets, as well as from within the Community Forest. The lake will additionally be visible from a number of amenity spaces and patios located on terraces and rooftops, providing opportunity for reconnection to this vital aspect of Toronto's waterfront.

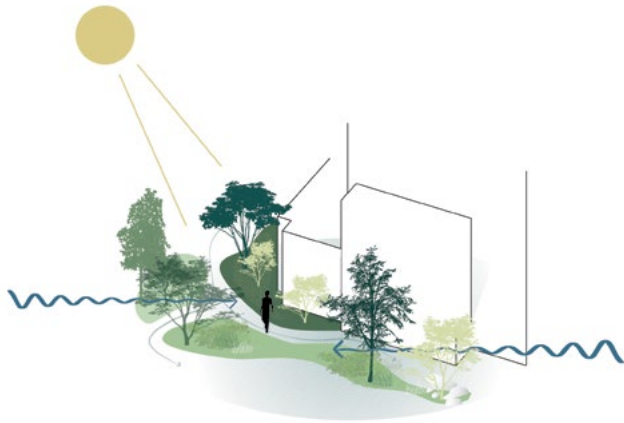
Figure 7. Public Realm Key Moves

2.2 Community Forest

Community Forest Design Principles

Microclimate

The Community Forest has been carefully designed with plants selected to not only withstand but thrive in the unique microclimate conditions of the Community Forest.



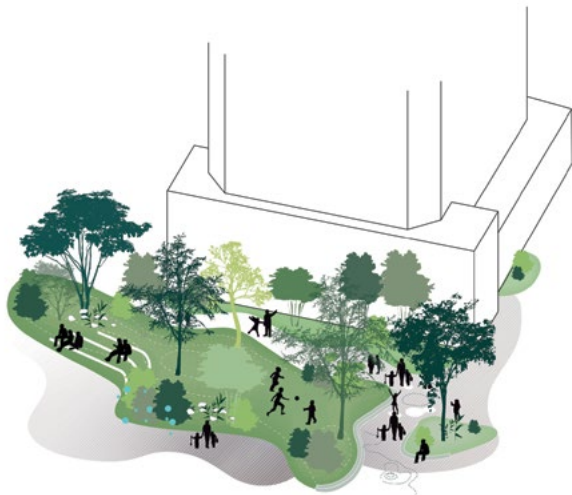
Experience

The experience of walking through the Community Forest is intended to provide a respite from urban living and access to nature.



Scale

Plantings will be placed strategically to create a sense of scale mimicking a true forest. A visitor should feel like the Community Forest predates the buildings, and was organically grown prior to the project.



Topography

Adding a range of topography will enhance the flow of the site, further simulating a forest-like feel, and provide for differing areas for passing-through, relaxation, and contemplation.



Following the East Bayfront Precinct Plan and aligning with Waterfront Toronto’s ambitions, the Community Forest will deliver an internal open space and east-west pedestrian connection through the site, shared between for residents and visitors alike.

The forest is inspired by the concept of flow. Taking inspiration from the Carolinian Forest, dense planted zones will perform year-round, creating an intense nature experience that looks and feels like a forest. This space will foster a rich biodiversity through a unique nature approach that steps away from cultivated high-maintenance landscape, and distinguishing itself from its surroundings.

The ground floor experience should be as porous as possible creating accessible connections through a generous public space. It is also the site of primary entrances for pedestrians entering the residential towers, encouraging an active public realm day and night, all year round. The Community Forest will expand to link between Block 1 and Block 2 and will be designed as one connection to avoid fragmentation

and to provide a larger area at the centre of the site that accommodates a varied range of programs and social functions. Features of the Community Forest will extend to Queens Quay East, Bonnycastle Street, and Small Street to create welcoming and organic thresholds into the space.

The design prioritizes pedestrian movement and considers existing view lines in the placement of walkways - always taking inspiration from the key driver of flow.

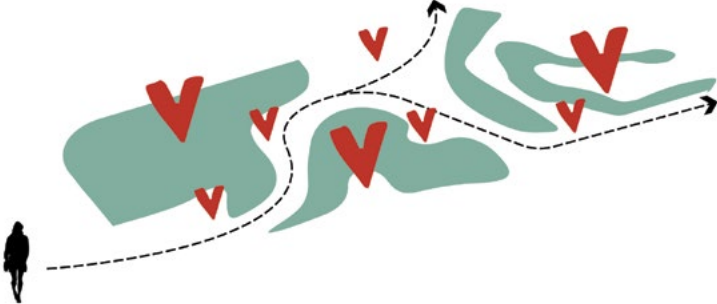


Figure 8. The pattern of weaving paths is informed by the concept of flow, enhancing the experience of passing through the Community Forest and supporting discovery of the diverse program spaces and plantings

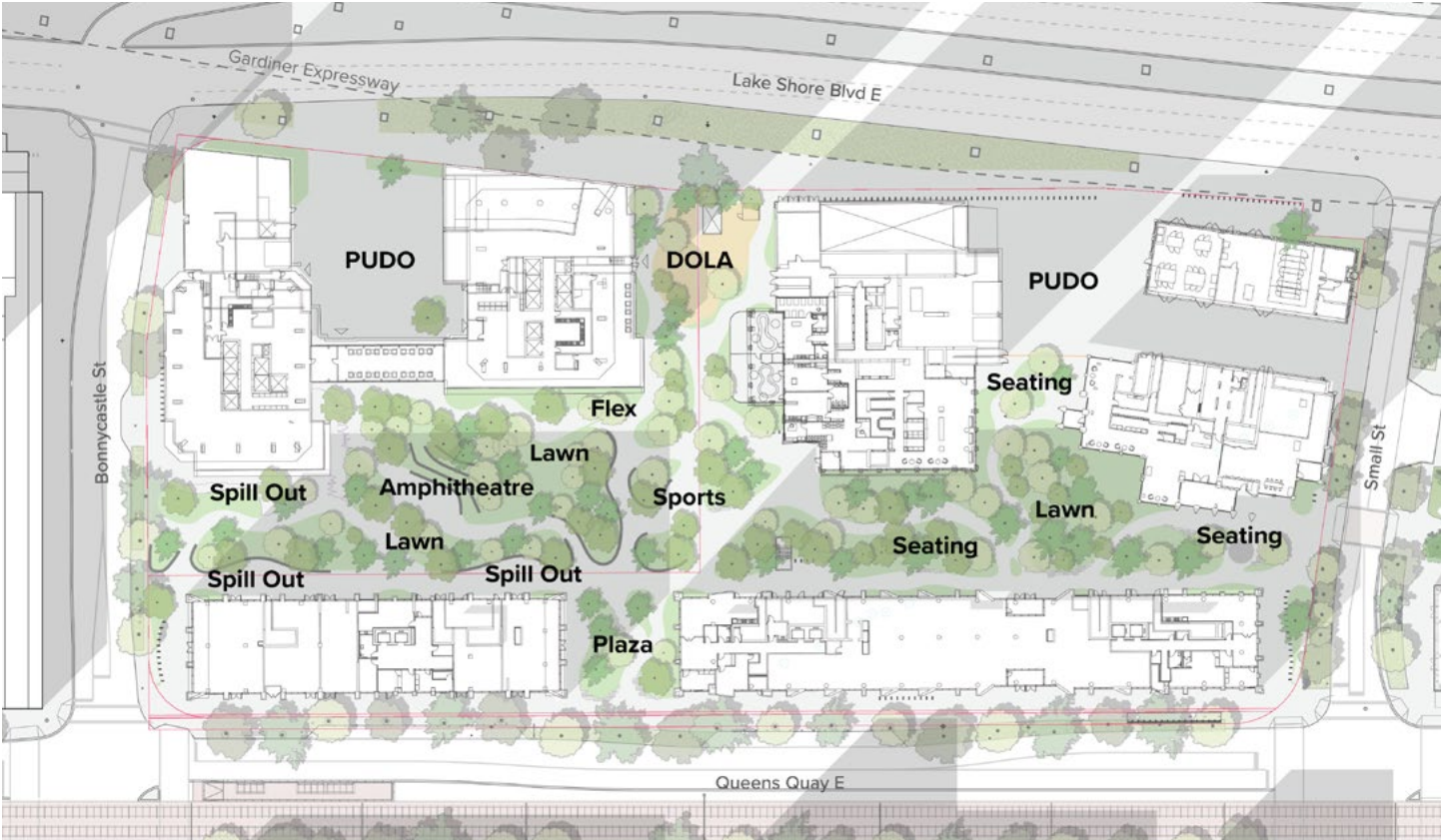


Figure 9. Community Forest programming

Programmatic Elements

A key consideration of the Community Forest has been finding a balance between nature and programs. Programs have therefore been carefully integrated into the Community Forest, maintaining the natural flow of the space while also providing a range of recreational opportunities for residents and visitors. In addition to uses within the Community Forest, the edges will be defined by a mix of retail uses and community programs to further animate the public realm.



Amphitheater

A raised amphitheater utilizes landscaping and topography to create an outdoor stage for a variety of artistic and cultural uses.



Seating

Seating will be available in both activated areas overlooking other programming, as well as in quieter green spaces, providing a variety of experiences.



Recreation

Table tennis, flexible paved and lawn areas for group fitness activities are all example of recreational opportunities within the Community Forest.



Dog off-leash area

As more and more Torontonians welcome dogs into their families, dog off-leash areas provide a vital area for canine exercise, relief, and socialization.



Flexspace

A flexible space for pop-ups and other small businesses will further animate the Community Forest throughout the year.



Figure 10. Distribution of program elements in the Community Forest

Planting and Biodiversity

The Community Forest will maximize native species, and species selected to thrive in local conditions, which have been carefully considered in the choice and placement of species. Imitating the variation of a natural forest, the Community Forest will include broadleaf and coniferous trees, shrubs, and areas mimicking forest clearings and forest floors.

Soil volumes have been carefully coordinated with underground parking structure to ensure plant material have adequate soil and conditions to thrive. An average of 30 square metres of soil per tree give roots room to grow and thrive. The planting strategy in the Community Forest aims to showcase the versatility of the Carolinian Forest, as a nature typology that:

- Is resilient throughout all seasons
- Can incorporate native and adaptive species
- Can thrive in both dry and wet conditions
- Can adapt to open and dense vegetation
- Can perform in light and dark environments.

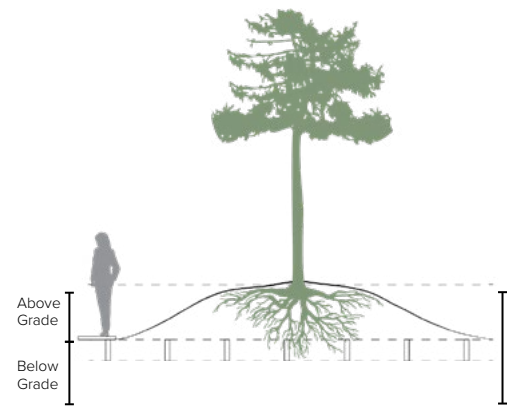


Figure 11. Topography will shape spaces in the Community Forest and create additional soil depth

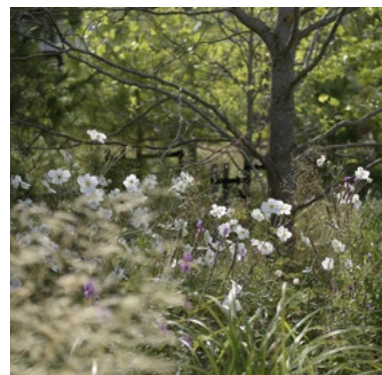


Figure 12. Section through the Community Forest over the underground parking lot looking north towards buildings 1A1, 1A2, 1B and 2



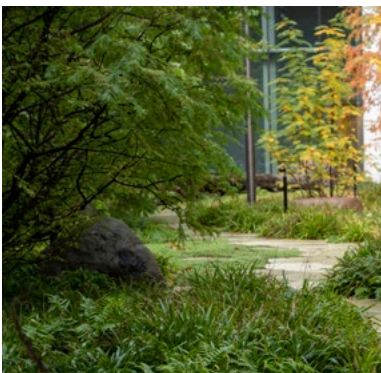
Broadleaf and coniferous trees

Implementing a mixed forest typology will ensure canopy coverage throughout the four seasons support both aesthetics and biodiversity. Sugar maples, yellow birch, and American Hornbeam are some examples.



Forest floor

The forest floor consists of species adapted to extremely shaded conditions, such as partridgeberry, wild ginger, and big leaf asters. The Carolinian forest is also home to many shade tolerant flowering species like the Anemone.



Shrub and smaller trees

A multi-layered forest is a well-balanced ecosystem. A lower layer of shrubs and smaller multi-stem trees create more intimate spaces and are home to many birds, including low serviceberries and flowering dogwood.



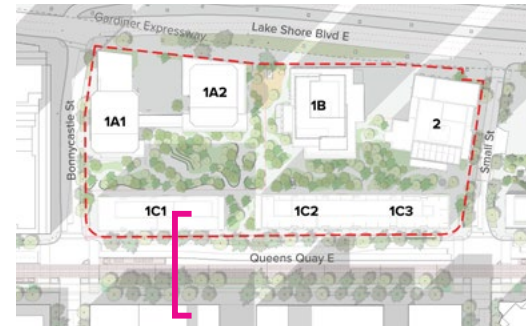
Forest clearing (lawn)

Forest clearings are represented in an urban context as lawn and small creeping ferns acting as a lawn. These openings are characterized by forest edges of grasses and small trees.

2.3 Public Streets

Queens Quay East

Queens Quay East is an arterial street and the main connection across the waterfront in Downtown. The western portion of Queens Quay is characterized by the dedicated LRT route, a two-way cycle track on the southern portion of the street, one driving lane in each direction, street trees on both sides of the street with a double row of trees on the south side of the street and a generous public realm. The segment of Queens Quay adjacent to Blocks 1 and 2 has two driving lanes in each direction, the two-way cycle-tracks on the south side of the street and no street trees. Improvements to Queens Quay East will reflect the general street design of Queens Quay West. The waterfront LRT will be extended to Queens Quay East and the street will be realigned beyond Small Street to connect into Ookwemin Minising.



The ground floor of the mid-rise buildings along Queens Quay East will provide the flexibility to attract a range of small and medium size retail spaces which cater to the daily needs of residents and visitors. A 3-metre at-grade setback should be provided along Queens Quay East in support of a vibrant and active street environment by providing additional pedestrian amenity space and allowing for spill out of retail and other ground level uses.

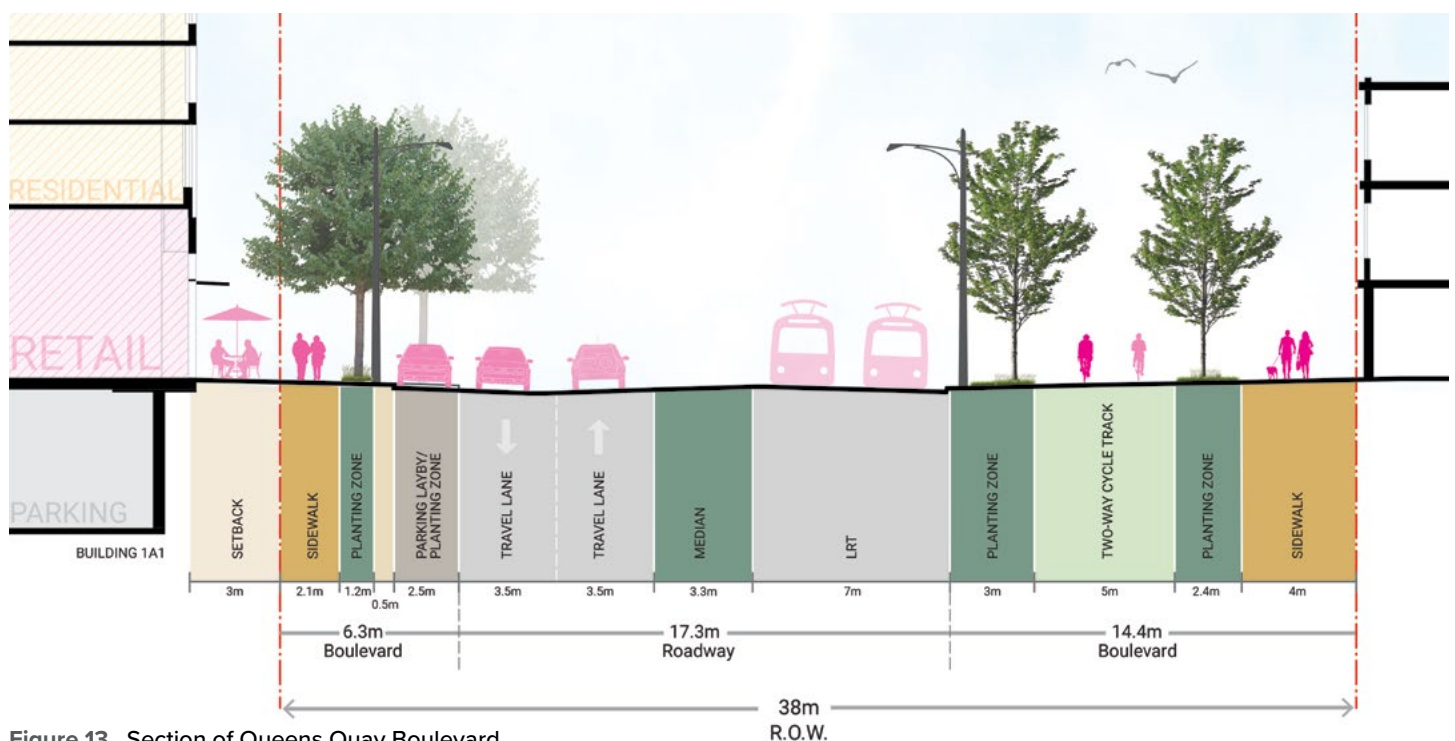


Figure 13. Section of Queens Quay Boulevard

Lake Shore Boulevard East

Lake Shore Boulevard East will be subject to future design, with consideration for a mandatory 5-metre setback from the Gardiner Expressway. This setback zone must accommodate heavy vehicle access for maintenance of the Gardiner as needed, and as such cannot have any permanent obstructions including trees or landscaping elements. This setback zone can function as a wide sidewalk for the majority of the time when maintenance vehicle access is not required.

Opportunities for planting and locating street furniture outside of the Gardiner setback zone should be maximized and should be located between the 5-metre setback zone and proposed buildings. Additional planting space can be located underneath the Gardiner along the edge of the curb. Landscape plantings should be salt tolerant and able to thrive in low-light conditions. Retail uses along Bonnycastle and, if provided, building lobby/amenity areas in Buildings 1A and 1B are encouraged to extend across Lake Shore Boulevard. Where back of house uses face Lake Shore Boulevard, the building design should use high quality materials, changes in materials, building articulation, projections and recesses to create visual interest.

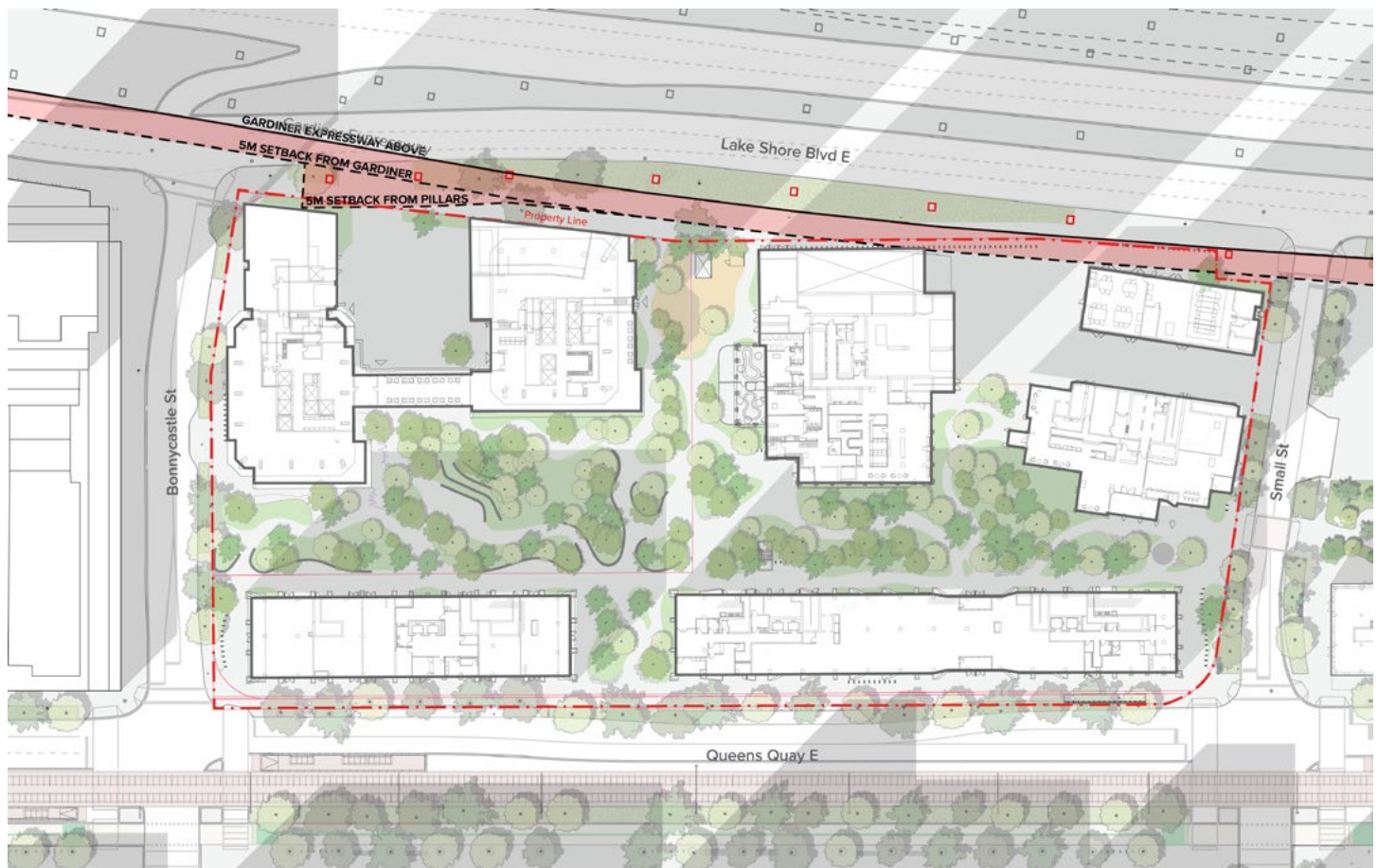
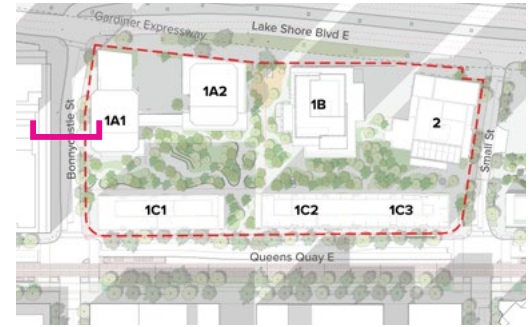


Figure 14. Lake Shore Boulevard East - Gardiner Expressway and setback zones

 Gardiner Setback Zone

Bonnycastle Street

Bonnycastle Street is a north-south local street along the west edge of the site that is one block long, extending from Lake Shore Boulevard to Queens Quay East. The street includes two driving lanes with one lane in each direction and an additional turning lane at the intersection with Queens Quay. On-street parking is located on both sides of the street. The west side of the street is planted with street trees. The streetscape will be improved with street trees along the east side of the street and a mid-block pedestrian crossing leading from the Community Forest to the alcove through the building to the west (The Monde) that connects to Sherbourne Common.



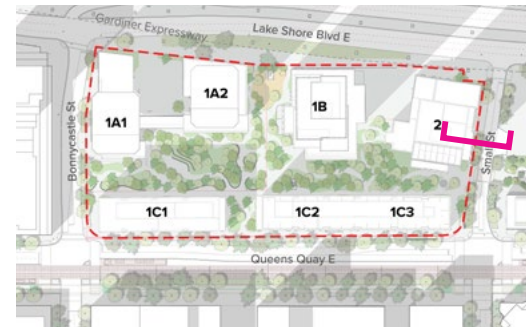
The proposed development frames Bonnycastle Street with retail uses. A 1- to 3-metre at-grade setback will support a vibrant and active street environment by providing additional pedestrian amenity space and allowing for retail spill-out and other ground level uses. Building 1A1 retail frontage is encouraged to extend north to animate the entire Bonnycastle frontage, and building design should maintain appropriate pedestrian clearways while supporting street trees.



Figure 15. Section of Bonnycastle Street

Small Street

Small Street is a north-south local street along the east edge of the site that is one block long, extending from Lake Shore Boulevard to Queens Quay East. The street currently has a wide roadway with no street trees or sidewalks. The streetscape will be improved to create a narrow local street with one driving lane in each direction. A generous planting zone on both sides of the street will provide space for street trees and shrubs. A 3-metre sidewalk will be provided on both sides of the street. A mid-block pedestrian crossing of the street will connect from the Community Forest to the future phase of Quayside, Block 3B.



Due to wider boulevard widths, Building 2 will be set back by 1 metre to allow a nearly 8-metre curb to building face condition. A larger setback to Building 1C3 will support views and a more generous entry into the Community Forest from Queens Quay. The community Centre in the base of Building 2 will have frontage on both the Community Forest and Small Street, and building entrances to the community centre may be located directly facing the street or the Community Forest. The TTC substation in Building 2 should be designed with high quality materials and articulation to minimize visual impacts to Small Street.

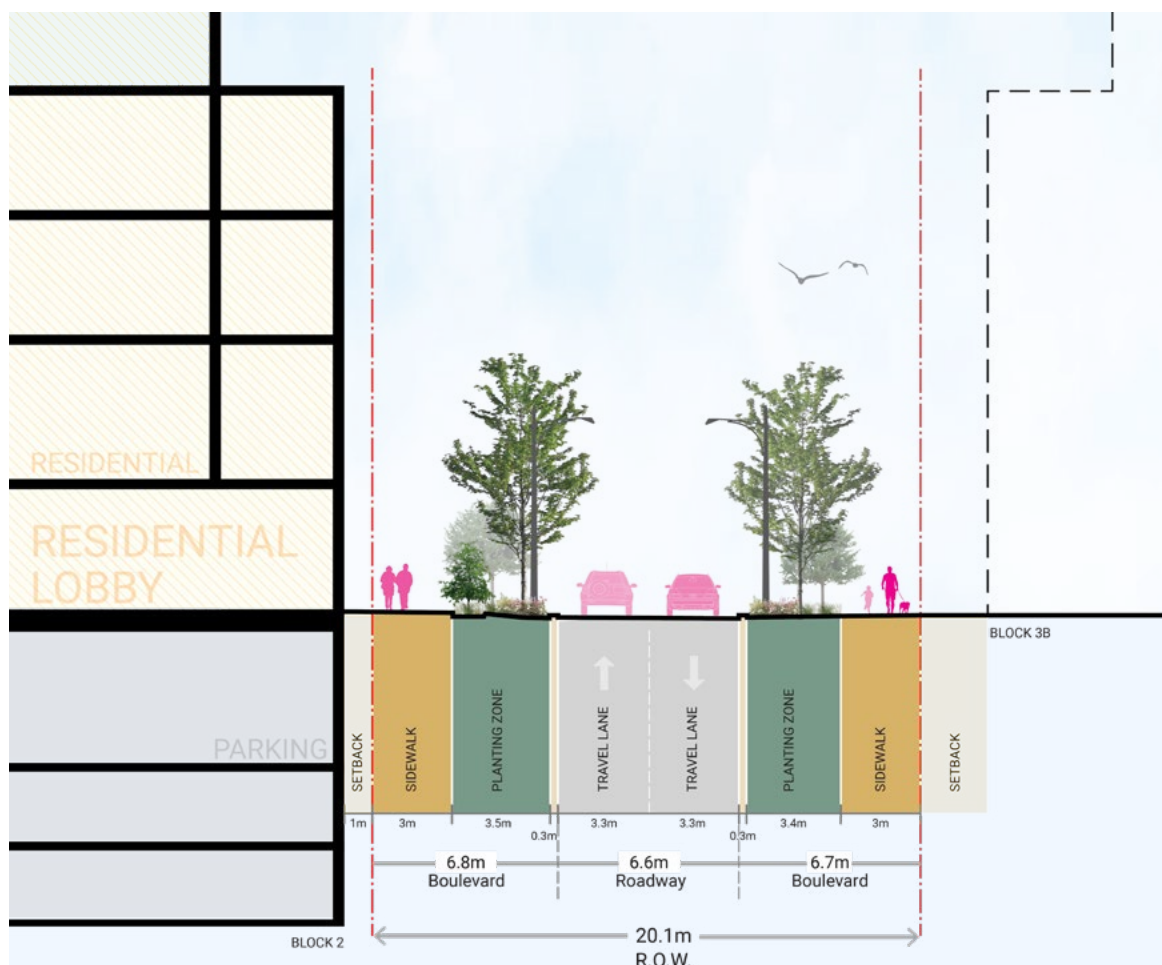


Figure 16. Section of Small Street

2.4 Ground Floor Animation

Community Animation

Ground floor animation is a key component of the Quayside master plan for creating enriching human experiences around food, recreation, wellness, and culture. The plan is organized in two sub-areas:

Neighbourhood Cluster: Block 1 and 2 will include neighbourhood-focused retail and uses, including smaller scale retail units which could include health and wellness, convenience/ anchor retail, or food and beverage.

Community uses will include a private daycare with spaces for approximately 62 children, and community facilities with the potential for educational, collaborative working, and outdoor spaces.

Retail and community uses will wrap the frontages of Queens Quay and Bonnycastle have secondary access to the Community Forest on the north side for ancillary patio space, secondary entrances and service functions, all supporting the primary Queens Quay and Bonnycastle retail frontage.

Destination Cluster: Blocks 3B, 4 and 5 are proposed to include larger format health and wellness retailers, cluster of food related-uses and a cultural facility that link the waterfront to the Distillery District and celebrate the water and heritage of the Victory Soya Mills Silos.

The focus of these guidelines are on The Neighbourhood Cluster (Blocks 1 and 2).

Neighbourhood Cluster retail spaces, residential lobbies, community uses, and ground level residential amenities will be oriented toward the public spaces. This range of uses will provide synergies to the Community Forest programming, creating a unique and vibrant ground floor animation throughout the entire site.

The architectural design of the buildings will contribute to an animated public realm, building articulation and materiality to support a fine-grained pattern, clearly defined entrances, retail signage, building lighting, weather protection and a high degree of glazing.

Frequent building entrances will contribute to the visual interest in the architectural design and animate the public spaces with pedestrian activity.

Building 1C will be designed with space for patios and retail spill out along the Streetscape Frontages (Queens Quay East, Small Street and Bonnycastle Street). More intimate “backyard” spaces will be located along the Community Forest frontage while front doors will be located on Queens Quay or Bonnycastle.

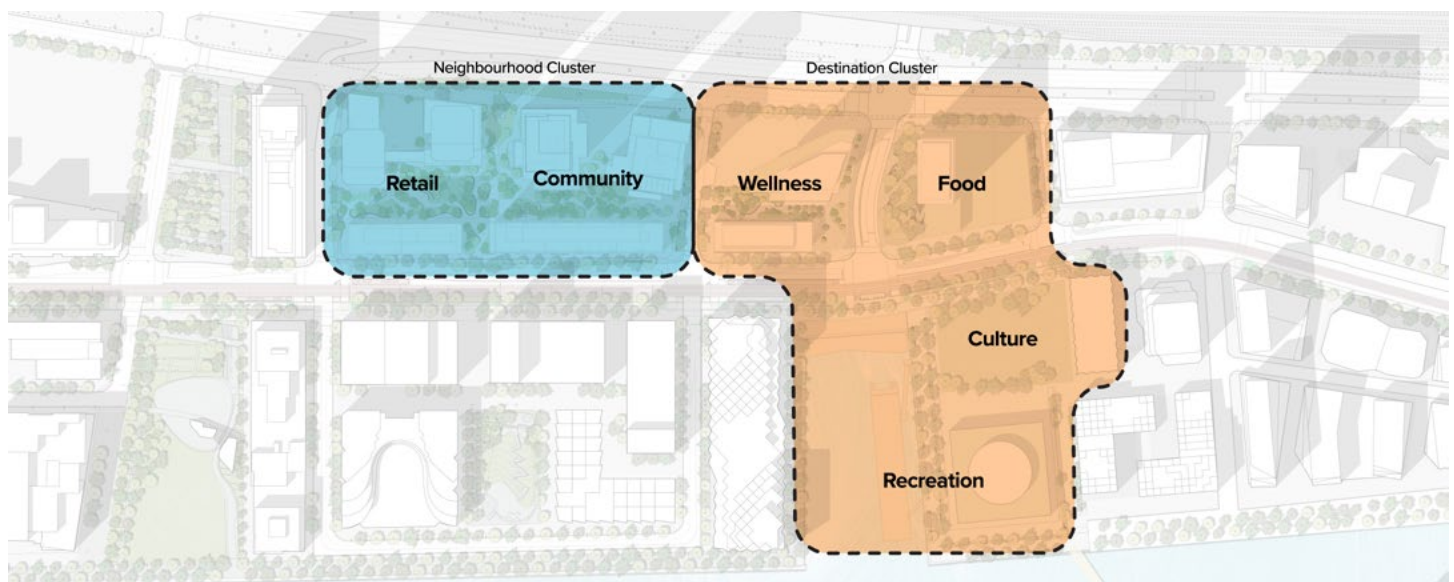


Figure 17. Animation Clusters



Figure 18. Building design creates a strong relationship to public realm (Austin, Texas)



Figure 19. Patio space contributes to an active public realm (King's Cross, London, UK)



Figure 20. The flexible design of the public realm in the Distillery District allows for a range of pedestrian uses



Figure 21. Active building interfaces enhance safety and quality of space (Smoky Hollow District, Raleigh, North Carolina)



Figure 22. Queens Quay East will be activated with a fine-grained pattern of building materials and articulation to reinforce a main street retail condition

Ground Floor Programming

An animated pedestrian experience:

The public realm will be animated by both retail and community uses. Depending on the final tenants, it is anticipated that there would be that 3 to 5 retailers and a substantial community use along Queens Quay. This density of retailers and community use will meet the objectives for an animated ground floor, providing over 100 m of animated frontage along Queens Quay alone.

Flexibility to respond to a changing market: Adaptability to respond to the retail market has been built into the design of the Queens Quay frontage strategy. This strategy protects for retail units ranging from approximately 75 m² to 450 m². The retail spaces are designed to be flexible as retail tenants do not commit to leasing space until closer to occupancy and their requirements evolve. This flexibility in retail infrastructure will accommodate various tenant requirements including size and location, with consideration for how that will evolve over time.

A range of retail uses:

The ground floor animation approach allows for a range of uses at grade and a diversity in retail unit sizes and frontages along Queens Quay East, Bonnycastle and Small St. The retail strategy is to offer a mix of retail amenities to support the neighborhood that could include any of the following: health and wellness, convenience and anchor retail, food and beverage.

Potential Ground Floor Uses

Health and wellness such as a fitness studio or a variety of smaller local boutique health, wellness, and fitness option.

Convenience and anchor retail such as primarily locally owned uses such as specialty food shops, florists, and other convenience and service-type uses that support residents and visitors in both Quayside and Bayside.

Food and beverage could include restaurants, bakeries or cafes along Queens Quay East. These spaces would benefit from both a sidewalk and “backyard”. With frontage along Queens Quay and patios in the Community Forest, users from this tenant mix will greatly benefit from the adjacency to the Community Forest and other Public Realm elements of Quayside. Spill-out patio spaces at the building edges will blend and connect the public realm on Queens Quay East and that of the interior to the Community Forest.

Residential indoor amenity could include animating residential amenities, such as makers spaces, co-working spaces, or lounges that will have an animated and inviting feel, together creating ground floor amenity activation zones.

Community use zone will include further animating spaces, lining Queens Quay East with welcoming public uses. The potential educational, collaborative working, and outdoor spaces each provide vibrancy to the pedestrian experience.



Figure 23. Ground Floor Programming



Figure 24. Health/Fitness



Figure 25. Convenience/Anchor Retail



Figure 26. Food & Beverage



Figure 27. Ground Floor Amenity Activation Zone



Retail Design

Unit and streetscape scale: The design of the ground floor prioritizes a fine-grained pattern through a combination of strategies including smaller unit sizes and design details including glazing, signage, canopies that contribute to the perception of a fine-grained retail regardless of the retail unit demising.

Small scale units: Great urban streets have a rhythm and scale that reflect the uses of the retailers. Unit sizes will allow a fine grained retail experience, similar to many of the older retail streets of the City.

Weather protection, lighting and signage: weather protection, lighting and signage will provide visual interest and variety between units and will further emphasize the fine-grained retail scale along Queens Quay East.

Flexible retail unit layouts: Retail units will provide the opportunity for small-scale and fine-grained retail, but also can be combined to create larger retail spaces for appropriate tenants who may require it. Larger retail spaces will maintain a fine-grained expression, and continue to contribute to the emerging “high street” character.



Figure 28. Overhead awnings contribute to pedestrian comfort in the public realm (Seattle, Washington)



Figure 29. Signage integrated to complement architectural form (Arlington, Virginia)

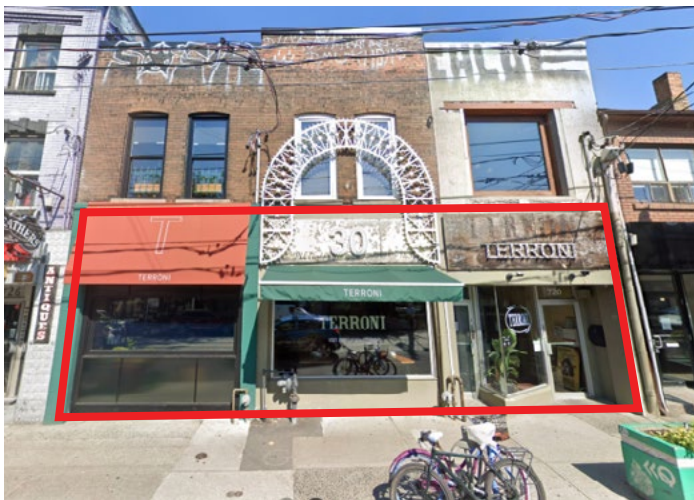


Figure 30. The look and feel of fine-grained retail storefronts can be maintained despite changes to retail unit sizes (the recently expanded Terroni on Queen St West)



Figure 31. Protruding signage to create engaging storefronts and visual interest (Seattle, Washington)



Figure 32. Block 1C has a retail frontage of over 70% of the building frontages facing Queens Quay East. Animated uses will benefit from both frontage and “backyard” rear spaces.

Retail Scale Comparison

Nearby mixed-use buildings have a range retail unit sizes, width, and depth, with units ranging from less than 60 m² to over 400m². Drawing is to scale with the Quayside drawing above.

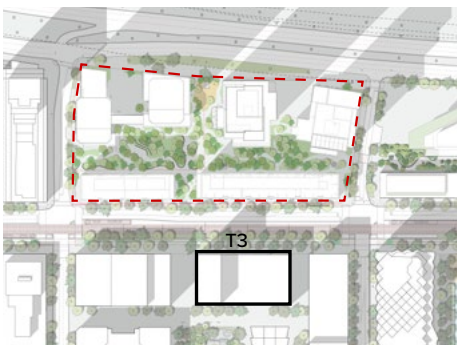


Figure 33. Key Map



Figure 34. T3 - 200 Queens Quay West

Community Use Design

Ground level façade treatment: The community use lining Queens Quay East should be designed to reinforce the pedestrian experience. Architectural detailing such as vertical columns and a continued rhythm of materiality can mimic the fine-grained cadence of the retail uses. Glazing will additionally contribute to the visual porosity of the site, creating a window into the animated spaces of the community use and beyond into the Community Forest.

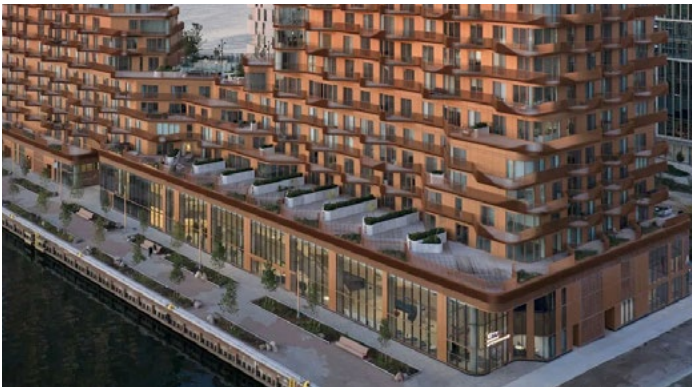


Figure 35. Double height glazing and warm colours contribute to an attractive facade. Vertical facade elements create a series of segments along the length of the building contributing to a comfortable pedestrian scale. (East Bayfront Community Centre)



Figure 36. Frequent ground level entrances, variation in colours, materials and building articulation contribute to an attractive and active facade along the length of the building (Regent Park Community Centre)



Figure 37. Bright colours, a unique facade design and a legible entrance creates a distinctive appearance for the community use (Daniels Spectrum in Regent Park)

Animating Frontage

High proportion of animating frontage: Overall, Buildings 1C1, 1C2, and 1C3 will provide 70% of their frontage animating Queens Quay East, ensuring the vibrancy of this major urban boulevard. This frontage will extend along the edges of Building 1C1, which will invite people into the Community Forest and increase the porosity of Quayside. These building edge retail units are being considered for food and beverage uses that benefit from, and can maximize, such exposure.

The animation of Queens Quay East is a key component of the City's intentions for the central waterfront neighbourhoods, and will creating a new urban experience in the area.



Figure 38. The transparent view into Pilot Coffee Roasters on Ossington Ave helps create street interest and enhances pedestrian realm

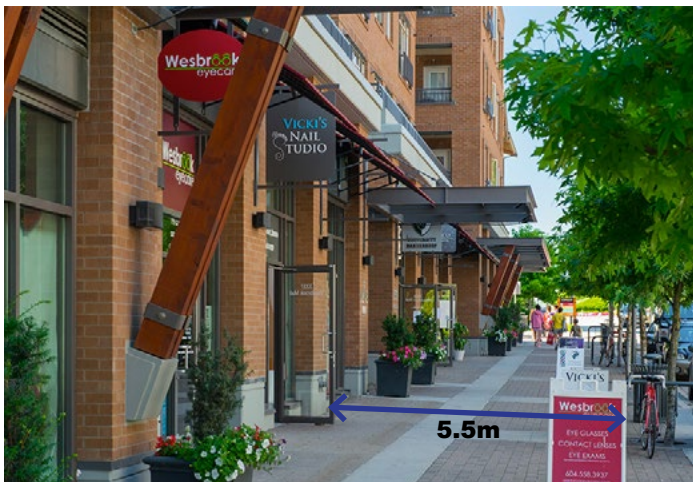


Figure 39. Frequent retail entrances, signage, and awnings enhance public realm, while acting as an extension of the retail environment, as seen in Wesbrook Village at UBC



Figure 40. The wide sidewalk at La Plume in The Well supports the pedestrian experience and enhances walkability

Backyard

Rear and side spaces: Each retail unit will include a rear space in the ‘Retail Rear.’ These spaces will provide potential patio space for food and beverage or a secondary entrance for retail tenants.

Community uses or other retail tenants without patio needs can utilize the “backyard” space for staff as best suits the their needs: as additional patio spaces, entrances, or spillover.



Figure 41. The Amsterdam Brewhouse on Queens Quay has patios on the side and the back of the building facing the lake



Figure 43. The Waterworks Food Hall incorporates a variety of patio spaces, within the courtyard, along St. Andrew's Park, and at the side of the building



Figure 42. The back patio within the courtyard along Yorkville Lane

Interim Condition

In order to achieve the rapid delivery of housing, the construction of Blocks 1 and 2 will proceed in two phases. The Purpose-Built Rental and Affordable Rental Housing Phase (“PBR and ARH Phase”), which includes Buildings 1B, 1C, and 2, will advance first. Block 1A, including Buildings 1A1 and 1A2, will be delivered later as the “Condo Phase.”

In the event that the PBR and ARH Phase is completed and occupied prior to the commencement of the Condo Phase, there may be opportunities for temporary animation within the Condo Phase, including utilizing funding for publicly accessible activations within the Privately-Owned Publicly Accessible Spaces secured in the zoning by-law.

During construction of the Condo Phase, there will be a hoarding wall with the potential for temporary public art to animate the edges of the Community Forest. The area will be well lit and safe for pedestrians within the space. The details of the construction conditions will be further identified by the project’s Construction Liaison Committee.

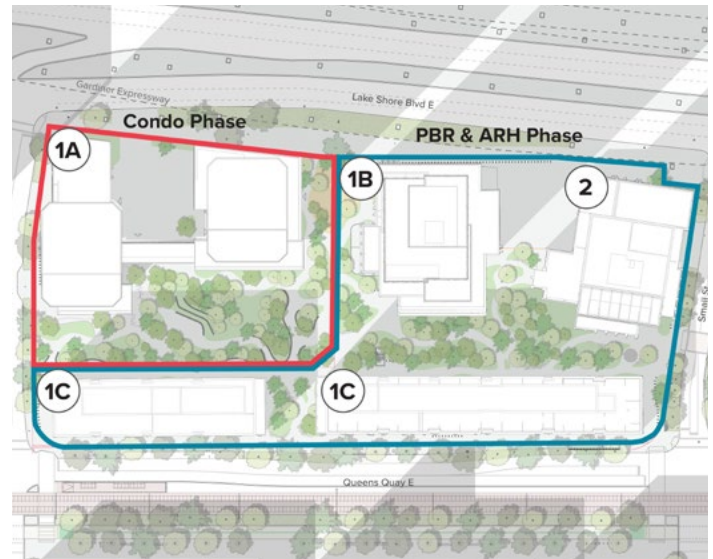


Figure 44. Phasing Strategy to Achieve Rapid Delivery of Affordable Housing



Public art on the construction hoarding in Regent Park, Toronto (left) and Rue Ste Catherine, Montreal (right)

3 Mobility



3.1 Pedestrian and Transit Access

Circulation networks: The design of Quayside’s public realm and the circulation networks that support and connect it with its surroundings will balance various modes of mobility while prioritizing active mobility and a pedestrian-first public realm. A public realm that is welcoming, accessible, and active supports pedestrian-first mobility.

Pedestrian movement: Primary pedestrian movement will be focused along Queens Quay East with a robust pedestrian network on all four adjacent streets. The site design invites the public into the site with multiple north-south and east-west pedestrian connections through the site. Entrances into the Community Forest will be clearly identified through the landscape design and provide a

glimpse into the public space from the adjacent streets. A series of main pedestrian paths connecting from the street into the Community Forest will lead to the main program areas of the open space and main buildings entrances while a series of smaller paths provide additional walking routes and pedestrian connectivity.

The pedestrian network will have clear connections to transit options. Quayside is well served by a public transportation network that includes the TTC streetcar and bus routes, and the future Waterfront East LRT extension will complement and connect the site directly to Toronto’s broader transit system.

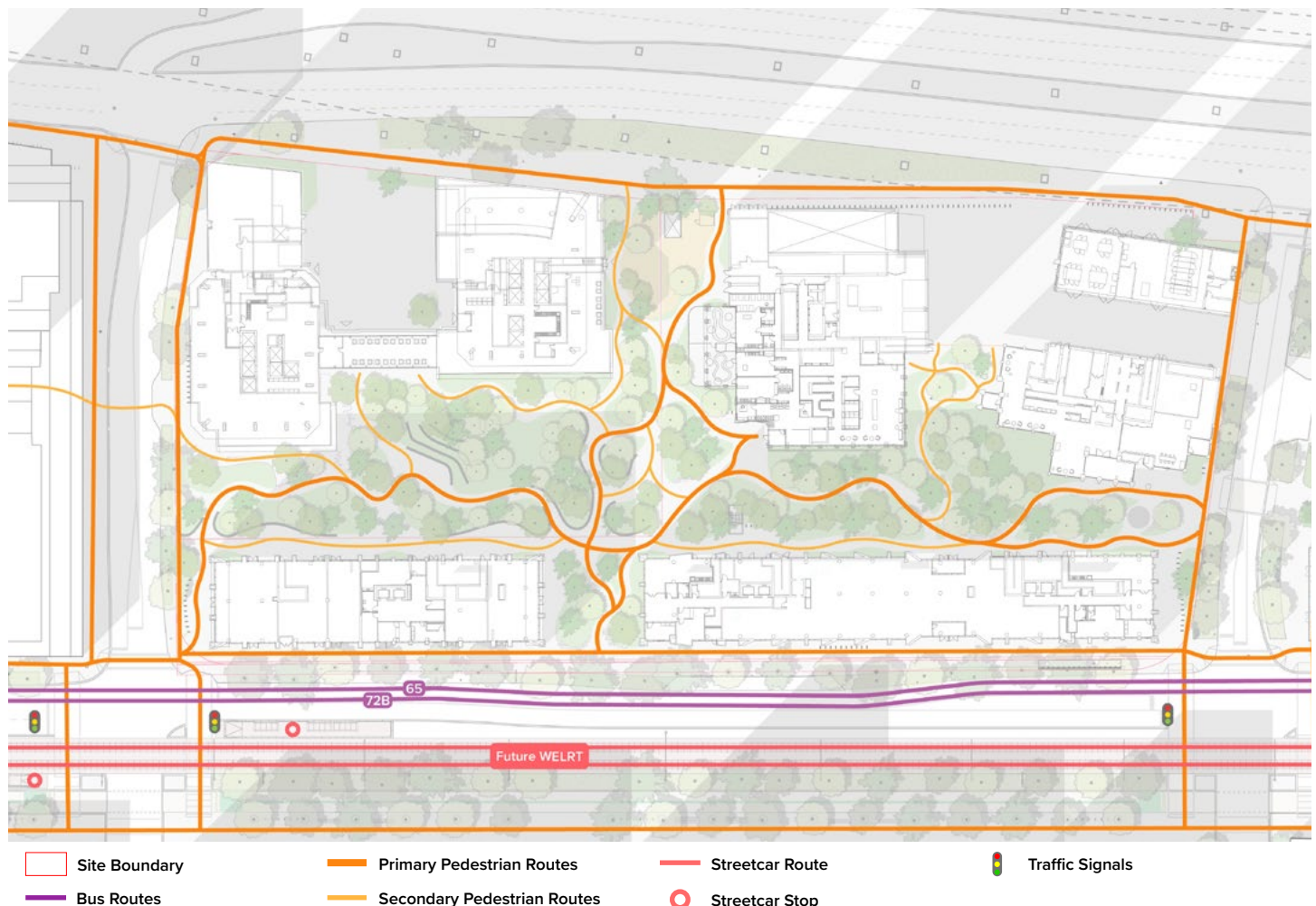


Figure 45. Pedestrian and Transit Access

3.2 Bicycle Access

Cycling networks: The site is served by conveniently located cycling networks. Primary cycling movement will be focused on Queens Quay East providing an east-west route across the waterfront and connecting to the broader city-wide cycling network. A planned bicycle path on the north side of Lake Shore Boulevard will provide an additional east-west cycling connection. Both east-west bicycle paths will provide a direct connection to Sherbourne Street, which has protected bike lanes that link to the north and to the east-west cycle tracks on the Esplanade and Mill Street.

Bicycle parking: Access to indoor bicycle parking will be along the periphery of the block to provide efficient routes to bicycle parking and to maintain the Community Forest as

a pedestrianized area, where cyclists dismount to access indoor bicycle parking. Generous and easily identifiable entrances will be provided for indoor bike parking.

Outdoor bicycle parking will be provided on the site along the edges of the Community Forest close to Queens Quay East. Bicycle parking will also be incorporated into the streetscape in the planting and furnishing zone along the edge of the curb. Outdoor bicycle parking should be located near the main residential and retail entrances. Where possible, outdoor bicycle parking should be protected from the weather and located under a canopy or within a shelter. Bike share stations should be considered within the public realm and be coordinated with the City.

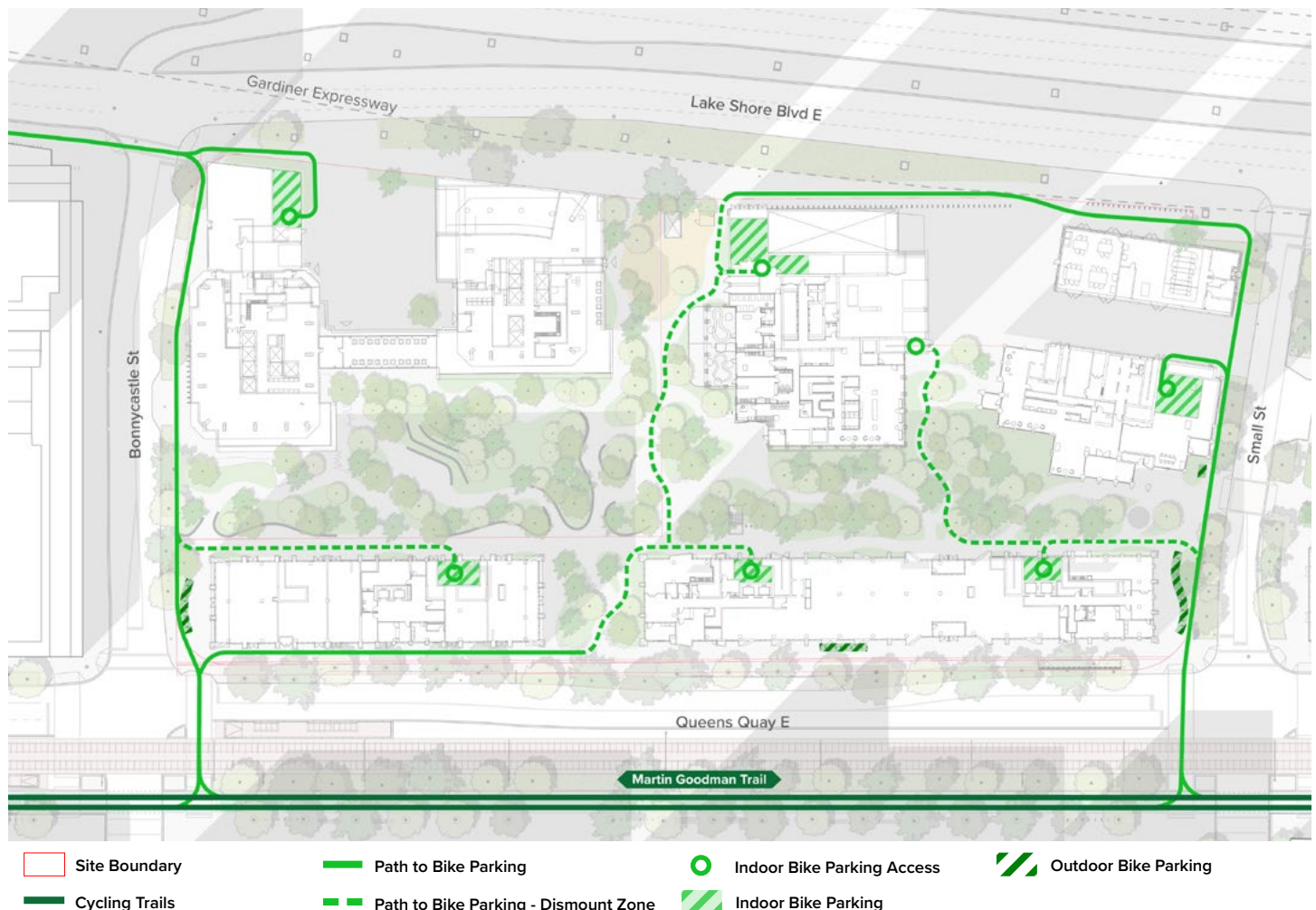


Figure 46. Bicycle Access

3.3 Vehicular Access and Loading

Consolidated vehicular access and PUDOs: Vehicular access is through two driveways into the block, one on Lake Shore Boulevard and another on Small Street. The two driveways lead to a consolidated vehicular access and loading area internal to the block that includes entry points to below grade parking ramps, entry points to the loading areas, including consolidated waste collection areas, and pick-up and drop-off (PUDO) areas for passengers, deliveries and para-transit. Consolidation of vehicular access will minimize impacts on the public realm, reduce curb cuts, and prioritize the pedestrian realm.

This consolidation of vehicular access and loading areas maintains a pedestrian-oriented public realm where back-of-house uses are directed away from the streetscape and the Community Forest.

Vehicular entrances for parking and loading are internal to the block and do not have building frontage on the public realm, maximizing the opportunity for active frontages along the public realm. Loading access to Block C, including at-grade retail users, is provided below-grade in the form of smaller Type-C loading spaces adjacent to circulation corridors for the entire building. Parking and servicing will be integrated within two below-grade garages serving all buildings.

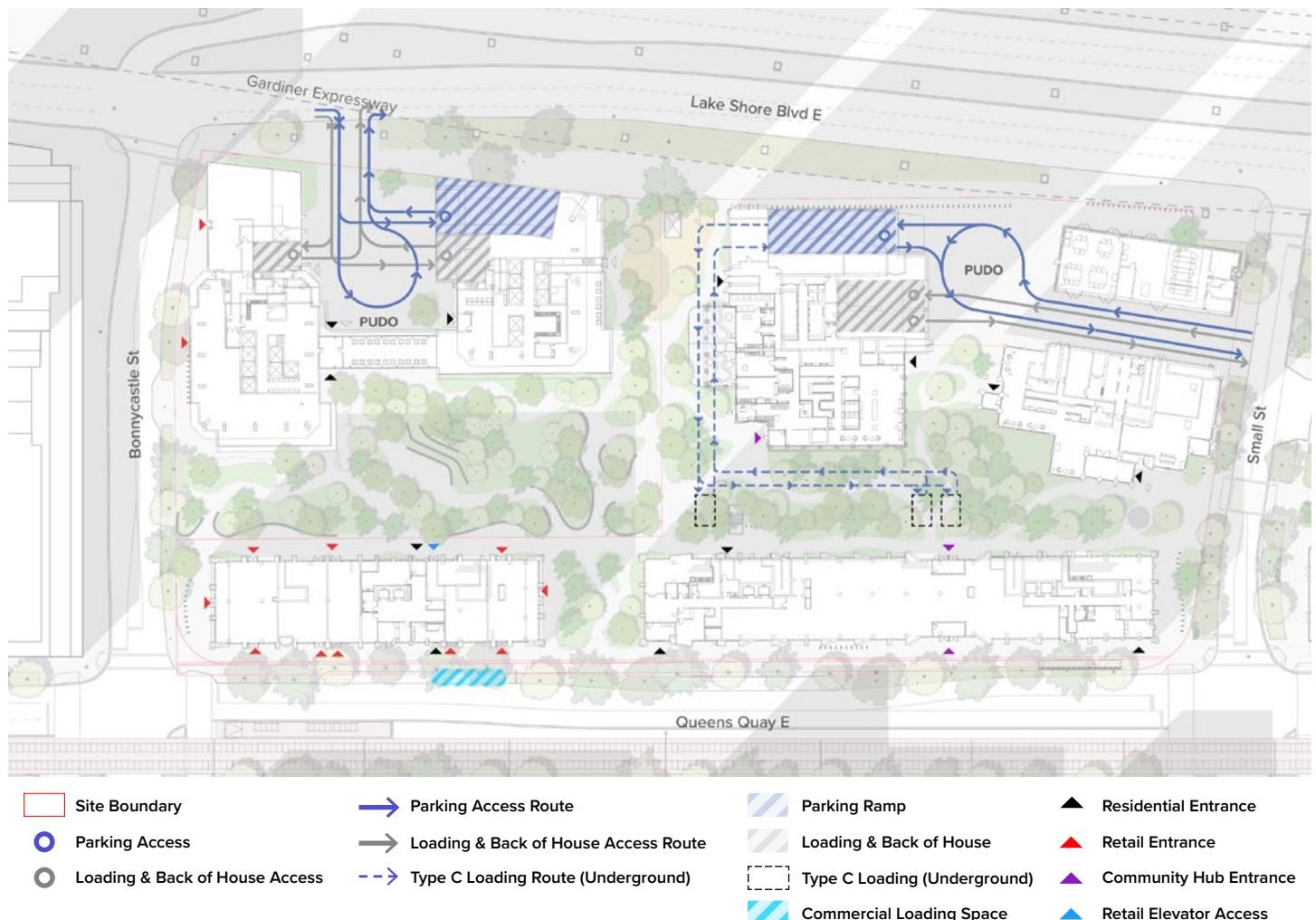


Figure 47. Vehicular Access and Loading

4 Building Design



4.1 Built Form and Massing

From Toronto to the Lake: Quayside is situated in a pivotal Location for Toronto and its ongoing re-engagement with lake Ontario. It is a final piece in one chapter of Toronto's waterfront, connecting East Bayfront to Keating Channel along the Queens Quay East, and connecting the waterfront to greater Toronto by means of the Parliament Extension. With this crossing also serving as a gateway to Silos park, Parliament Slip, and beyond to Ookwemin Minising, it is also a bridge to Toronto's future waterfront expansion.

The waterfront context: Buildings will fit within and relate to the broader context and define the surrounding public realm. Concurrently, the built form massing has an overall structure in-line with the waterfront context by placing towers to the north of the Blocks to provide shelter from the Gardiner Expressway and transitioning down to a mid-rise built form along Queens Quay. Buildings are placed to frame the edges of streets and the Community Forest. The building massing contributes to a pedestrian scale public realm with the podium and tower built form at the northern portion of the site and a mid-rise built form along Queens Quay. Variation in tower heights with taller buildings in the middle contributes to a distinctive skyline, and tower are carefully positioned to minimize direct facing relationships and maximize tower separation.



Figure 48. The massing of the site is designed to fit within the built form context of the waterfront

Tower separation: Development in the waterfront has generally maintains generous tower separations, and these have been incorporated into Blocks 1 and 2. Buildings have been carefully sited to maximize sun access as well as screening from major infrastructure to the north.

Tall buildings will have a minimum separation distance of 25 metres between the facing walls of towers, and a minimum separation of 17.5 metres from the centre line of the adjacent right-of-way. Tall buildings will be designed with a slender floorplate to minimize adverse shadowing, maximize sun exposure, support north-south visual porosity from the Downtown and enhance the skyline.

Building massing: The mid-rise form lining Queens Quay East complements the East Bayfront Precinct Plan and Central Waterfront Secondary Plan's vision for Queens Quay East and its framing of mid-rise structures lining the grand boulevard.

Tall buildings will be designed with a distinct building base, middle and top. Building should have a strong relationship with the public realm, framing the edges of streets and the Community Forest. Towers should generally

step back 3 metres or more from the base building to create a pedestrian scale streetwall framing streets and the Community Forest. Additionally, amenity spaces on terraces should be sited and landscaped to respond to their relationship with the Community Forest.

Generous separation between base buildings should be applied between the base buildings to maximize porosity through the Community Forest and ensure privacy, with strategically located pinch points to create a sense of enclosure. Additionally, base buildings will be massed to reinforce key points of entry into the Community Forest, using strategies such as terracing or building articulation.

Contribution to Toronto's evolving skyline: Top floors should be designed to achieve a distinctive skyline profile. Mechanical uses should be incorporated into the building or screened and setback from the edge of the roof to limit visibility from the public realm. Rooftop mechanical space should be integrated into the architectural design of the building.

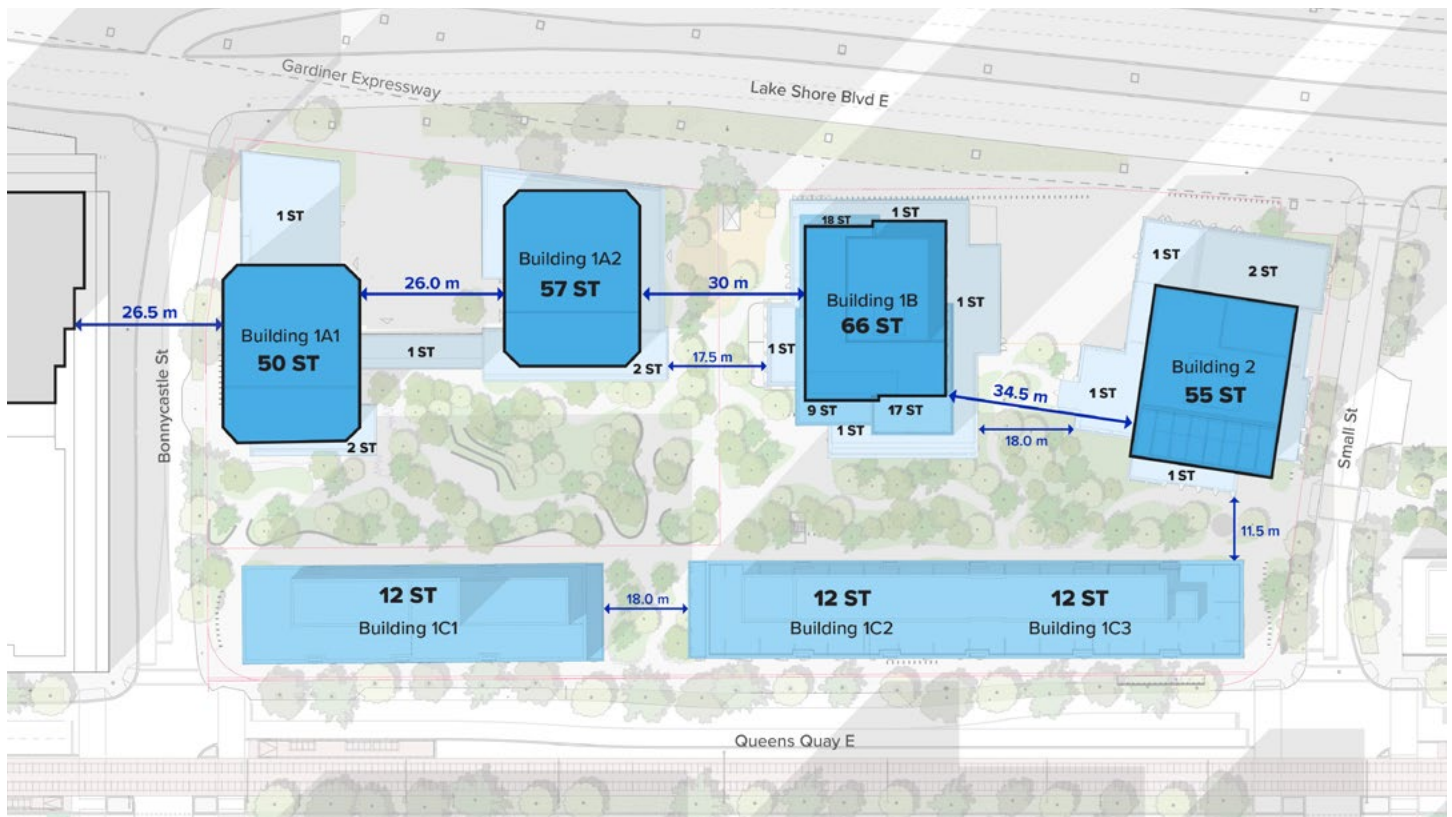


Figure 49. The building massing creates a high density urban neighbourhood with generous building separations that contribute to a comfortable public realm. Mid-rise buildings face Queens Quay Boulevard while towers are located to the north and step back from a low-scale podium that frames the north edge of the Community Forest.

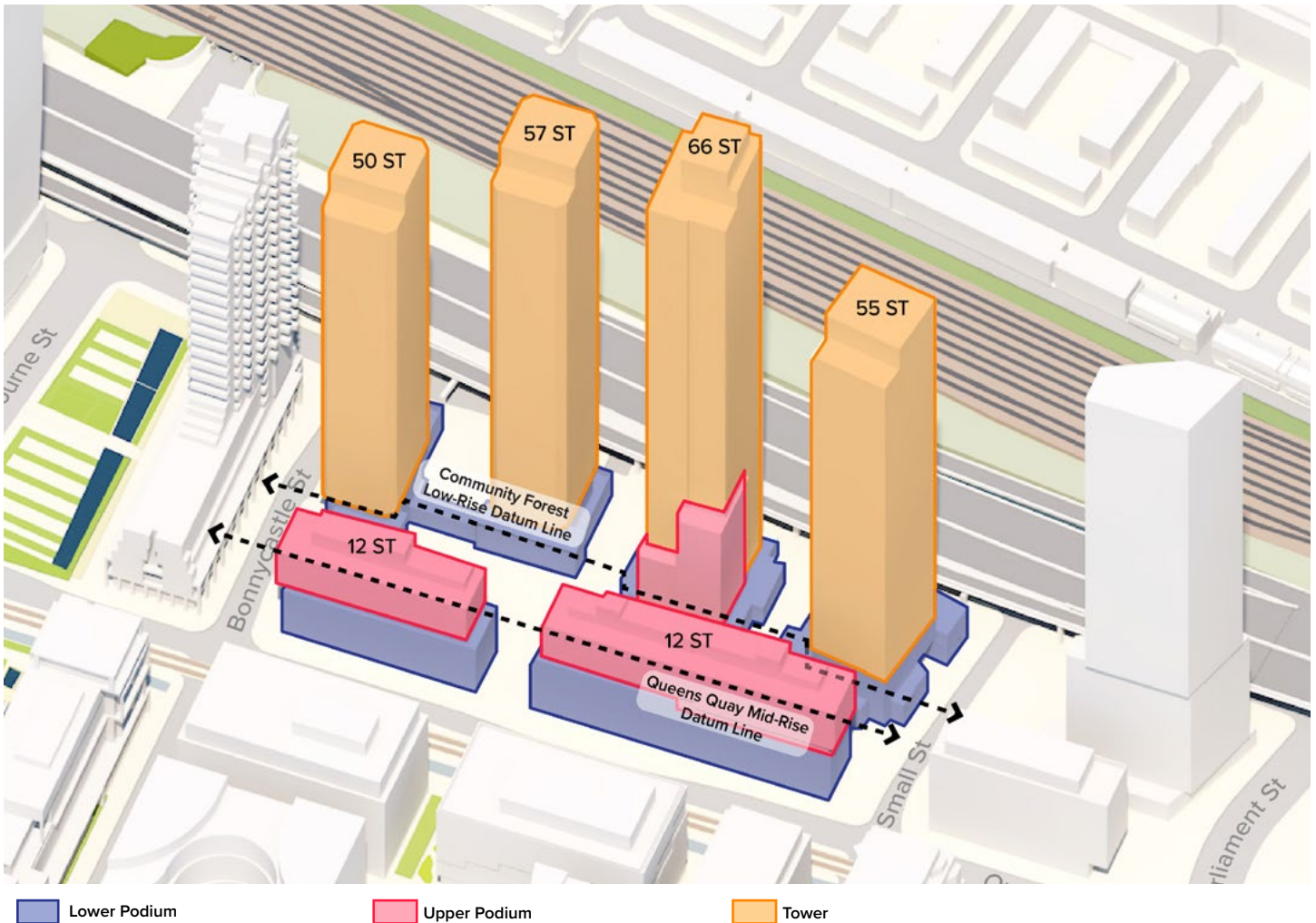


Figure 50. Distinctions in the podium and tower massing will support the pedestrian realm at grade while enhancing Toronto's skyline.

Framing the interior pedestrian realm: The towers will incorporate base buildings that utilize a common horizontal datum language, helping to frame the public realm and ensure that the Community Forest is surrounded by a low, pedestrian-scaled built form. The interplay between the Community Forest and amenity spaces located on the rooftops of these base buildings will create a dynamic ecosystem that further enhances this built form language and the intended flow of the Community Forest.

4.2 Architectural Character

Reflecting the history of the waterfront: The character of Quayside should reflect the historic fabric that has dominated this landscape for thousands of years. Contemporary ideas of place will reflect the cultural histories and identities of the host nation's aesthetics and Indigenous values. Buildings will be oriented towards the lake as much as possible to maximize the potential for views of the water.

Cohesive diversity: Architectural character in Quayside will exhibit cohesive diversity of architectural form and expression, aiming to create an organically interesting and unique neighbourhood. Development will provide architectural variation to create an interesting, varied and visually appealing built form. Colours and material tonalities will take from the context around the site, referencing Toronto's rich palette of materials.

Materiality: It is important that Blocks 1 and 2 will show a range of architectural styles, creating a cohesive diversity that provides visual interest, and reflects an old urban environment. Blocks 1 and 2 will include an assembly of buildings that, while related, show a range of articulation and variation in the facade, materiality, and glazing. Materials will be selected to interplay with one another and the Community Forest, while also creating unique expressions for each building.

Continued design excellence: Future components of Block 1 and 2 will be designed to continue the high level of design excellence already demonstrated in the proposed buildings of the PBR and ARH Phase, as demonstrated through site plan control submissions. Specifically, Buildings 1A1 and 1A2 will provide further opportunity to reinforce the architectural language of Quayside, enhancing the waterfront skyline, introducing a distinct entry into the Community Forest and creating further visual interest in the area.

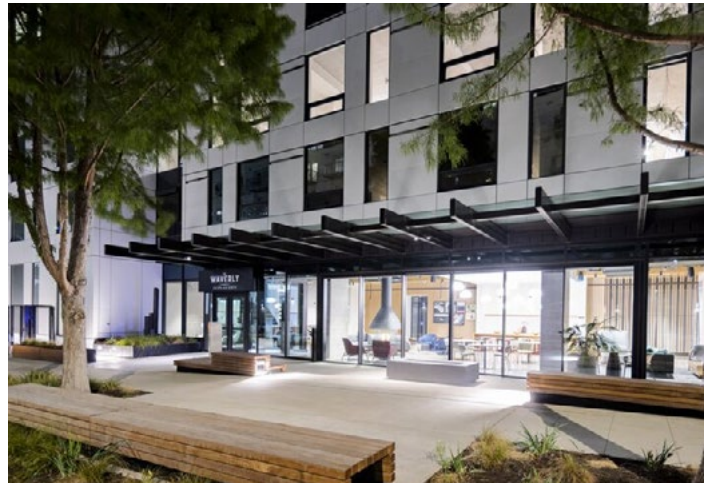


Figure 52. The lobby entrances at The Waverley at College St and Spadina Ave were designed as distinct features with a high level of glazing, creating a transition from inside to outside



Figure 51. An articulated building design on the ground level helps to animate the public realm and create a fine-grain retail pattern (Seattle, Washington)



Figure 53. A variety of materials and warm colours contribute to a dynamic and welcoming street level (Portland, Oregon)

