

Cherry Street Lakefilling Design Review Submission

19 April 2017

**Michael Van Valkenburgh Associates, Inc.
Landscape Architects**

Project Name: Cherry Street Lakefilling

Proponent: Michael Van Valkenburgh Associates, Inc. Landscape Architects

Design Review Panel Consensus Comments	Proponent's Response
1. Include the context of the 3C development site and the Trinity Bridge connection in the next review.	1. Trinity pedestrian bridge is shown based on the 2010 LDL ESR and the 3C development site is shown based on backgrounds provided by WT.
2. Provide sectional diagrams to understand the proposed topography and relationship to built form.	2. Sections, axonometric diagrams and perspective views depicting the topography and built form have been included for review.
3. Establish a program for the MT-35 building given its size and relation to the project.	3. A series of programmatic strategies for the MT-35 building have been included for review based on a meeting with Heritage Preservation Services.
4. Ensure that there will be enough open space given the large coves and adjacent MT-35 building.	4. A series of scale comparisons for the north and south areas of promontory park have been included to demonstrate that the limits of the lakefill can accommodate a range of program types.
5. Avoid the perception of the natural landscape "slamming" into the built form landscape.	5. The relationship of the park has been carefully considered to create threshold spaces that transition from the natural landscape to the built form.
6. Consider this as one point of an urban system along the waterfront connected through topography.	6. The park is envisioned as a landmark for the new waterfront that continues a strategy of defining open spaces through the bold use of topography.

Proponent Response Chart



Toronto Inner Harbour

Marine Terminal 35

Cousins Quay

Central Waterfront Esplanade

East Bayfront

Queens Quay Alignment

Slip Head

Victory Soya Silos

Gardiner Expy

Essroc Silos

Essroc Quay

Downtown Grid Alignment
Trinity Street

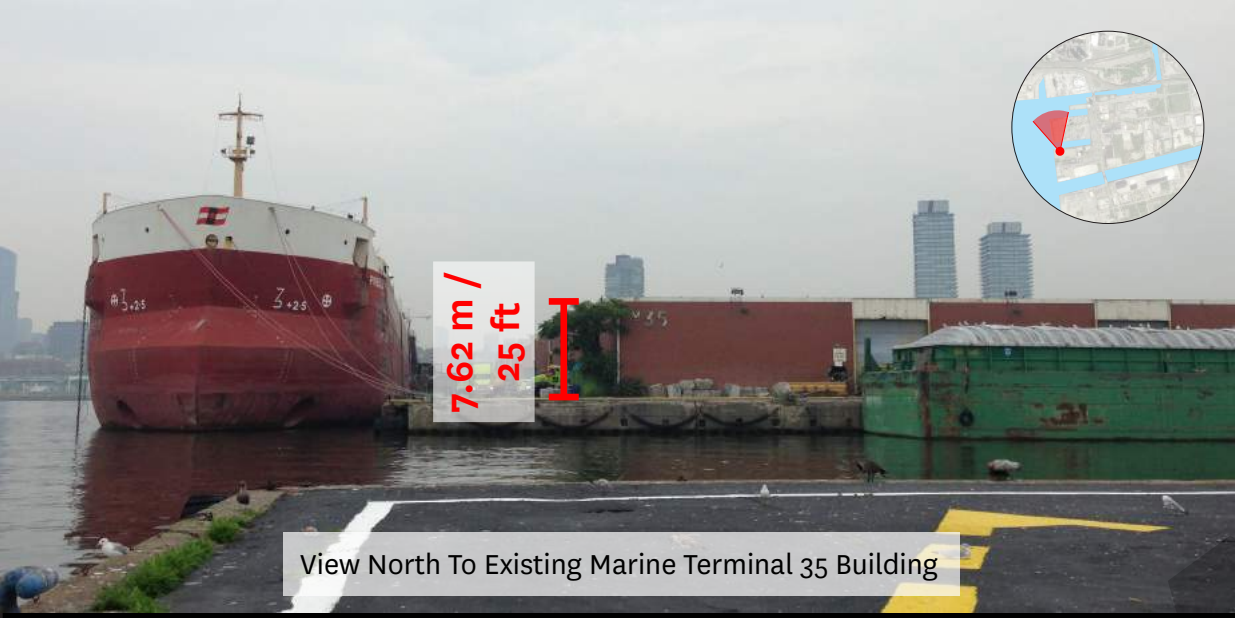
Downtown Grid Alignment
Cherry Street

Keating Channel

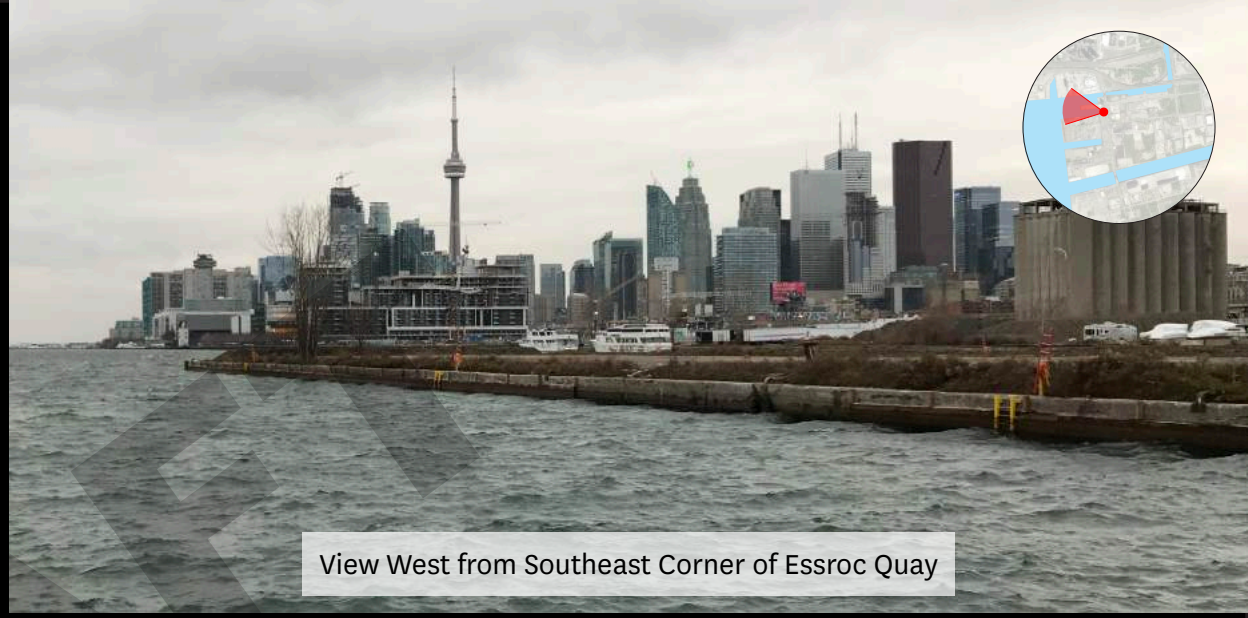
Existing Cherry Street R.O.W.

Villiers Street

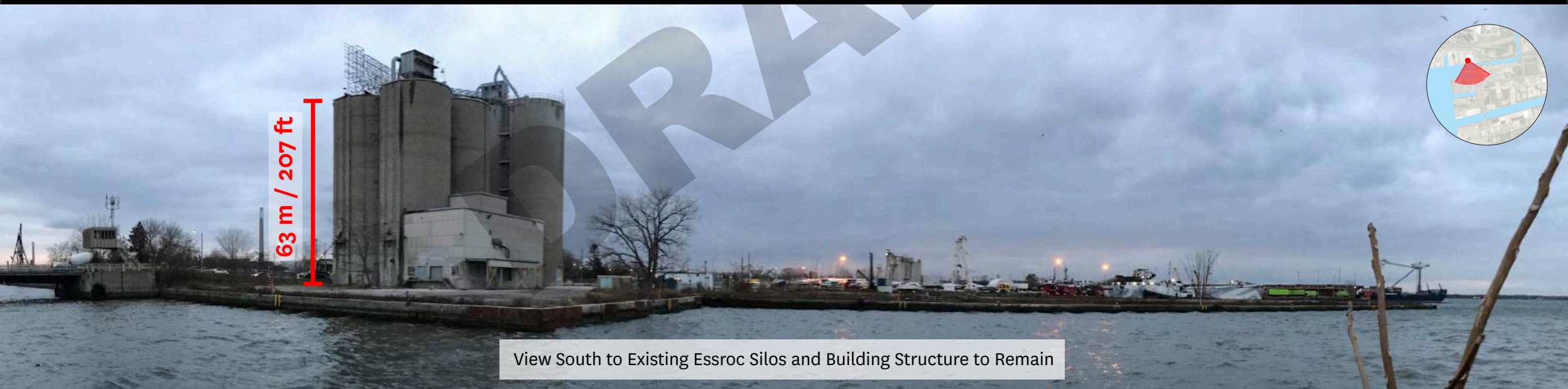
Cherry Street Lakefill Project Area



View North To Existing Marine Terminal 35 Building

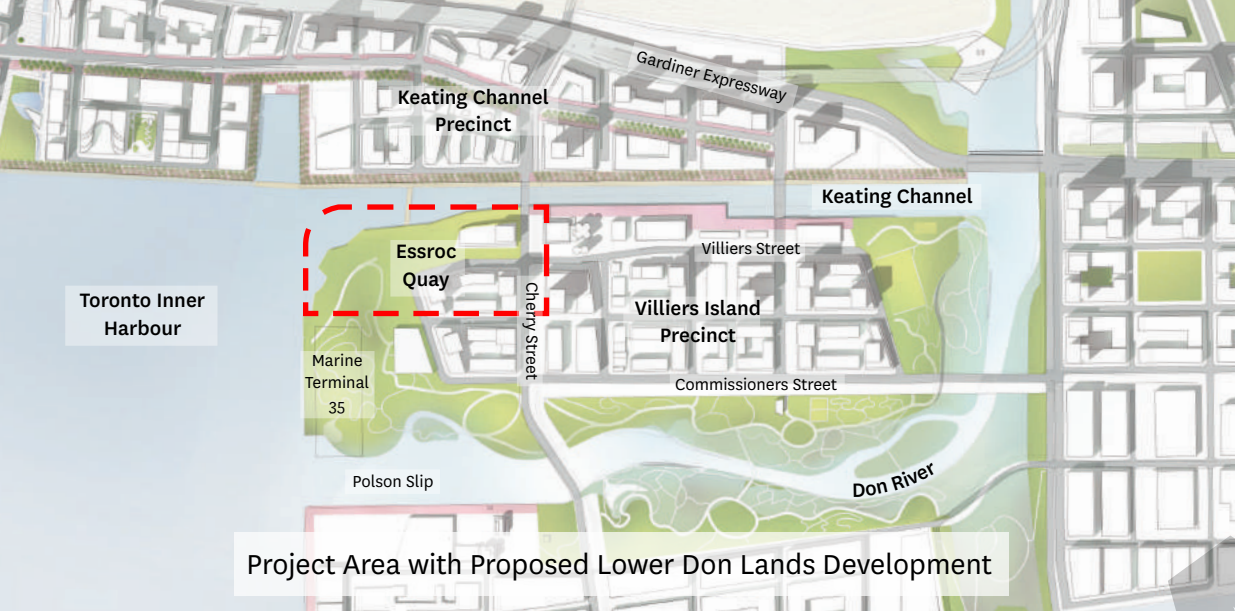


View West from Southeast Corner of Essroc Quay

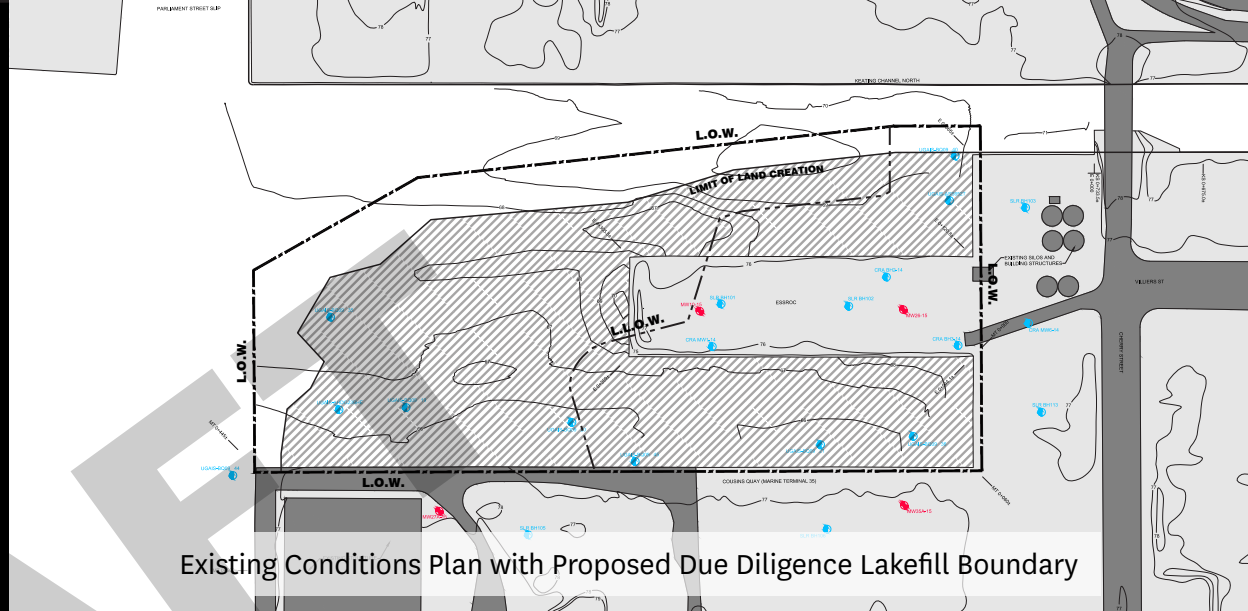


View South to Existing Essroc Silos and Building Structure to Remain

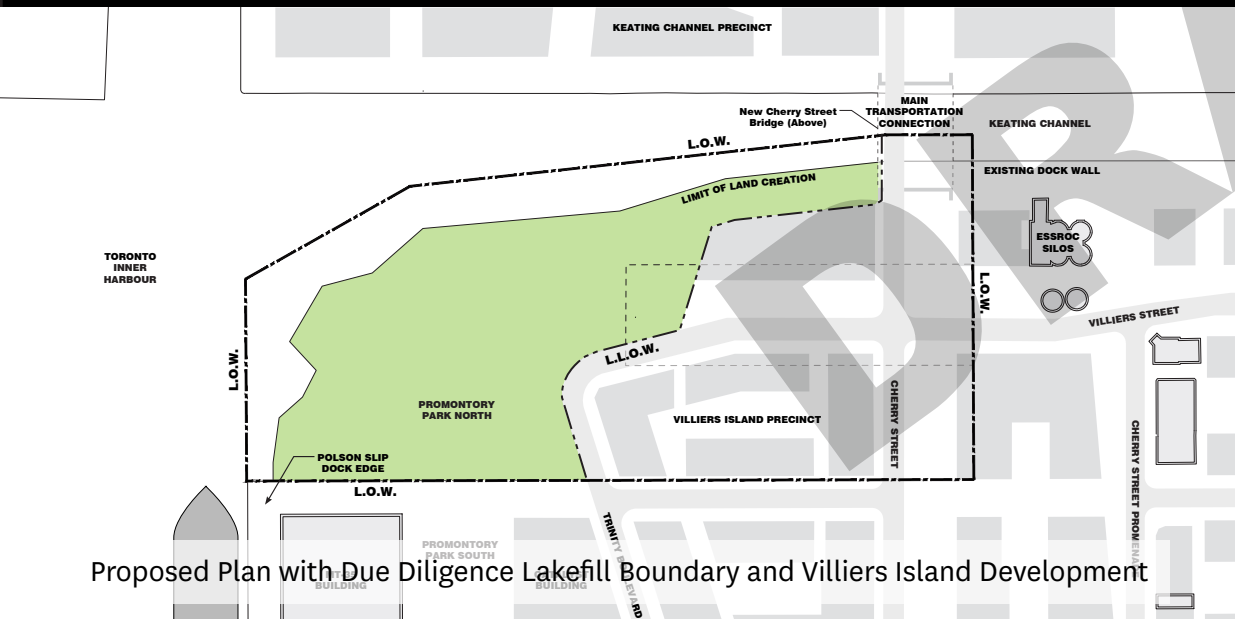
Existing Site Conditions



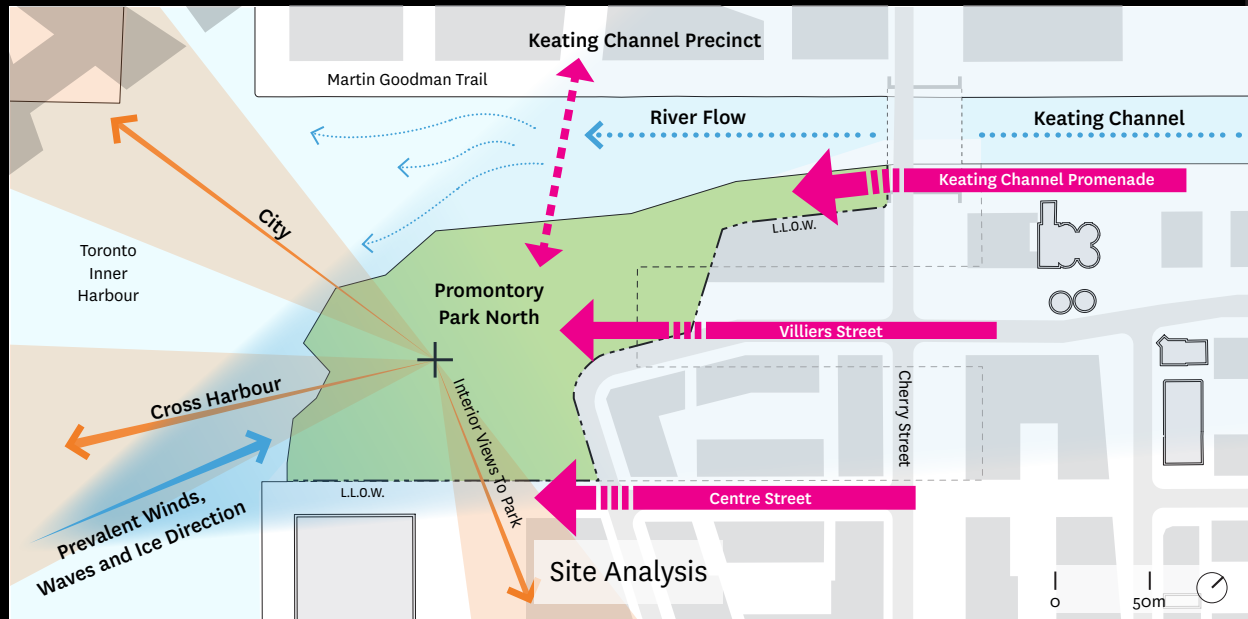
Project Area with Proposed Lower Don Lands Development



Existing Conditions Plan with Proposed Due Diligence Lakefill Boundary



Proposed Plan with Due Diligence Lakefill Boundary and Villiers Island Development



Site Analysis

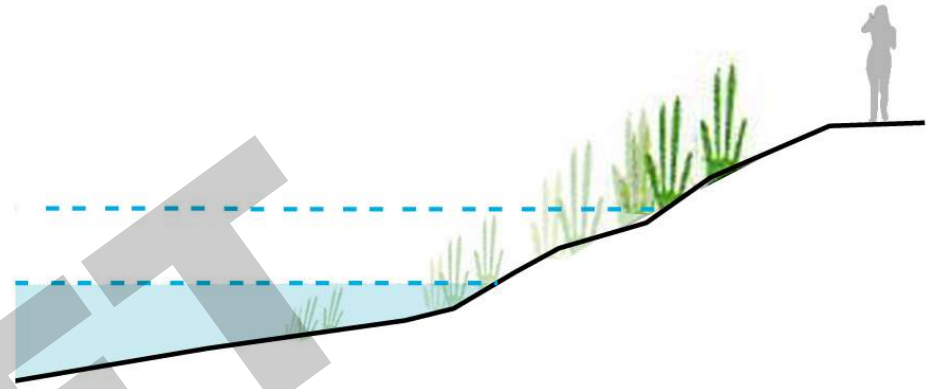
Cherry Street Lakefill Site Context



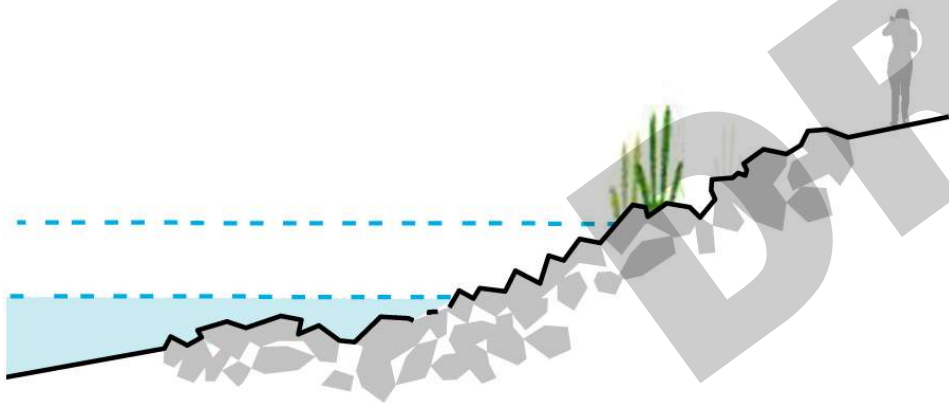
Habitat and Shoreline Treatment Concept Diagram



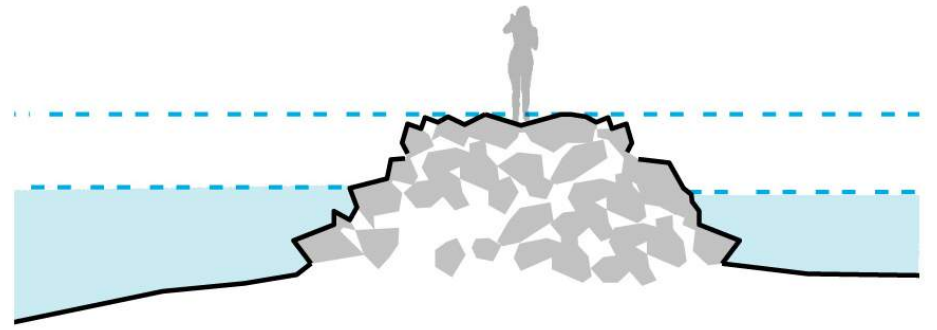
Constructed Edge



Natural Edge

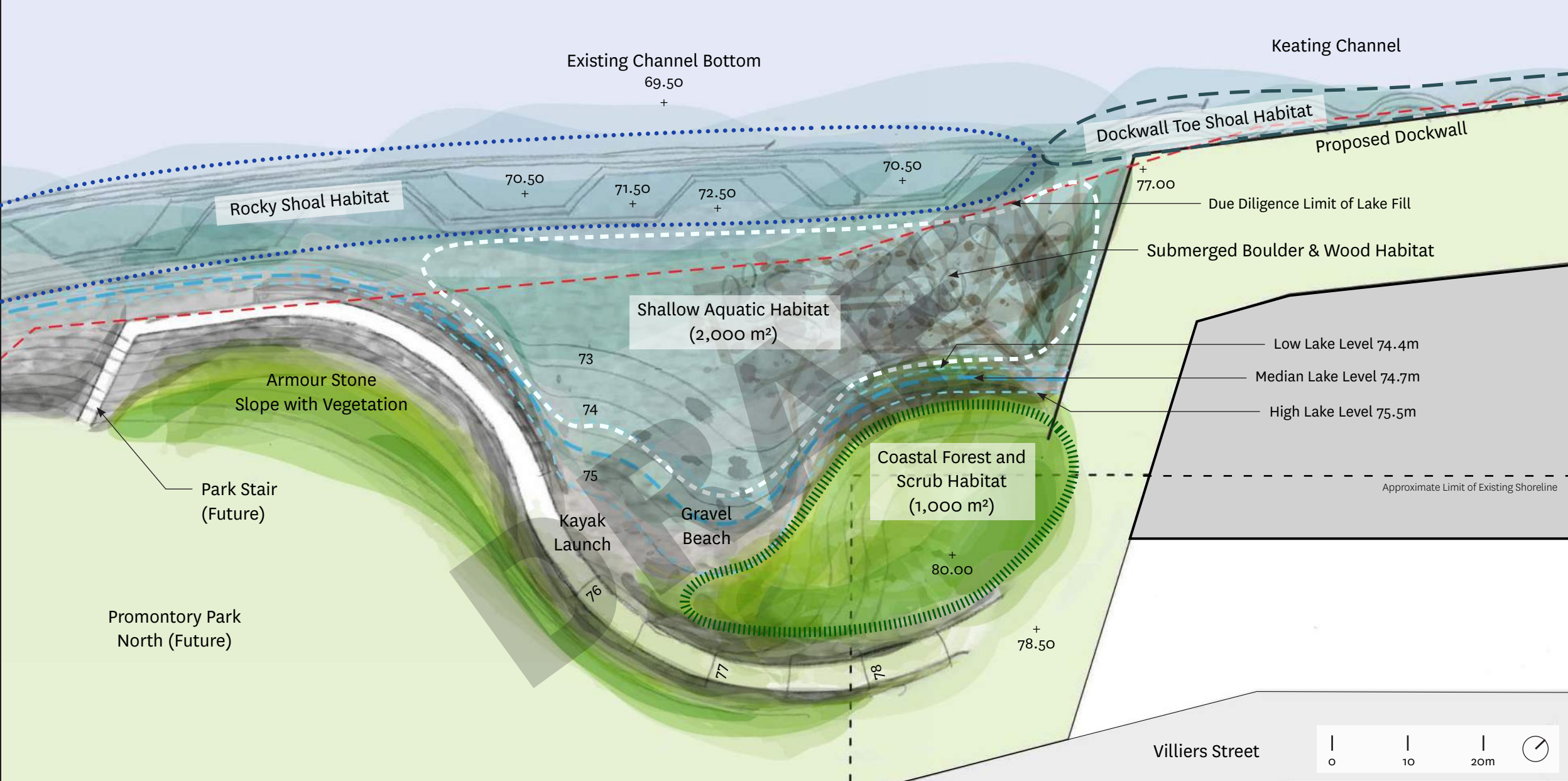


Armour Stone Edge

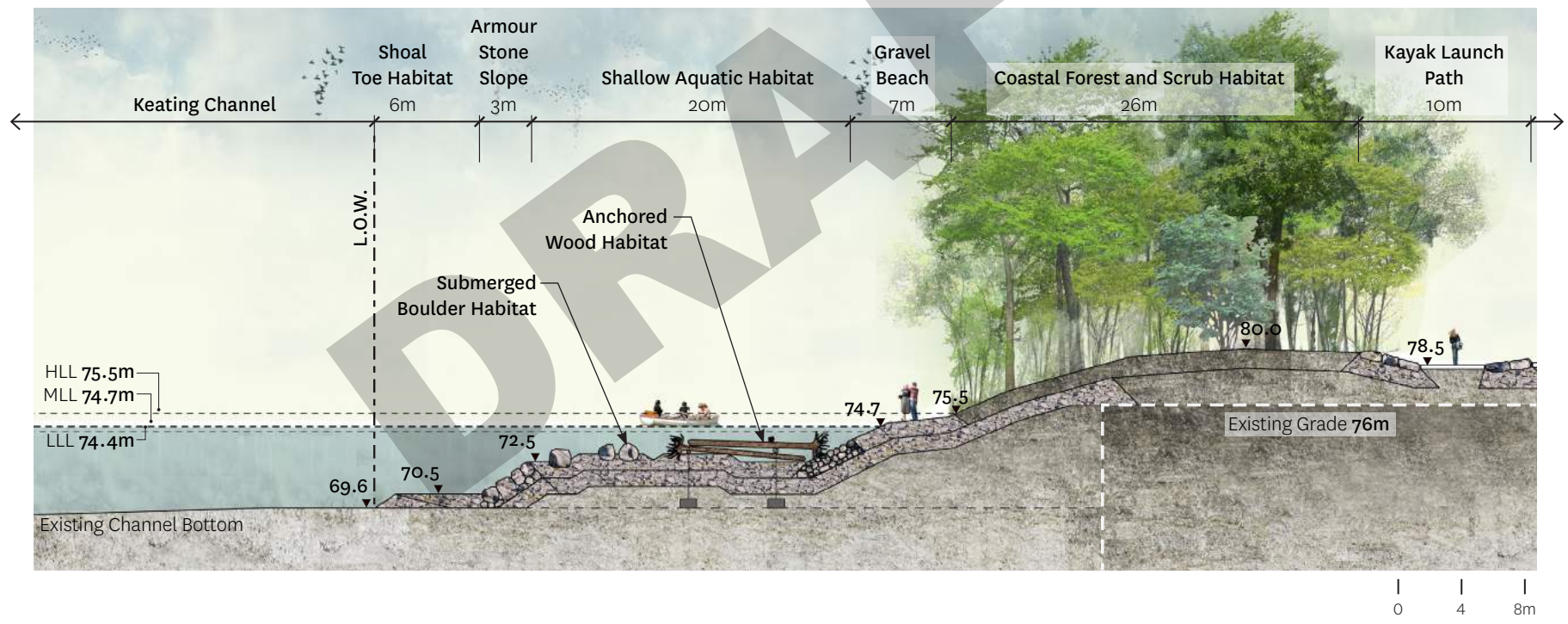
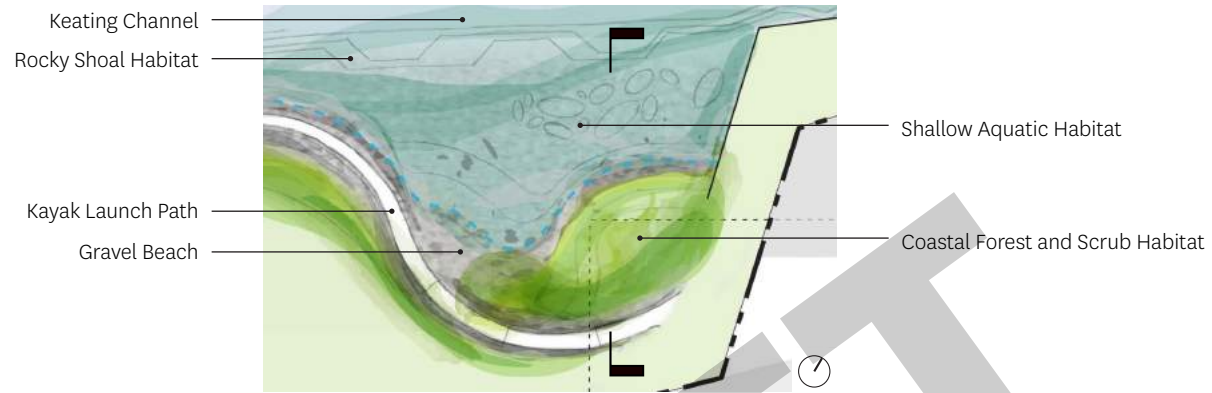


Wave Break

A More Complex Water's Edge

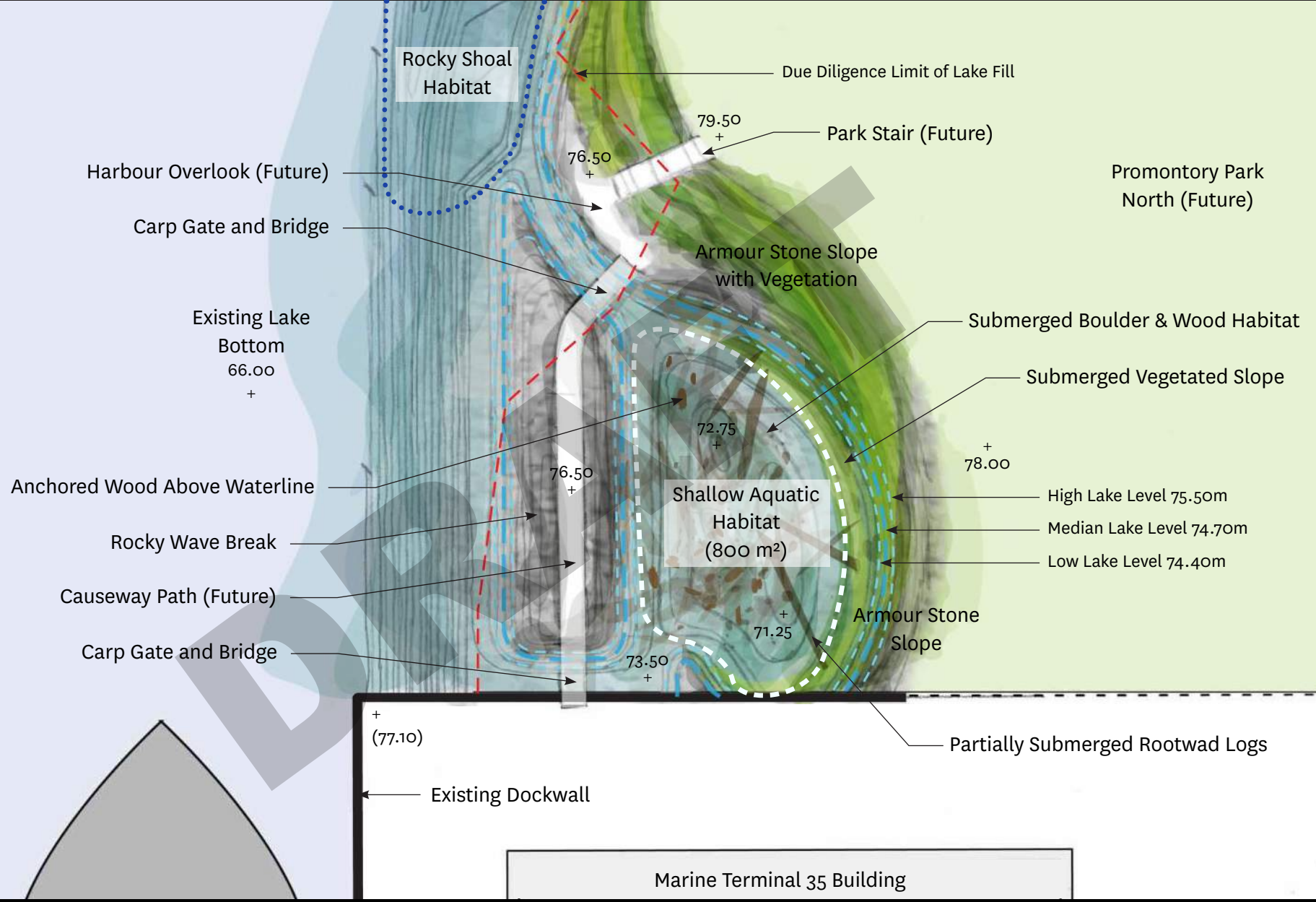


North Habitat Cove Enlargement

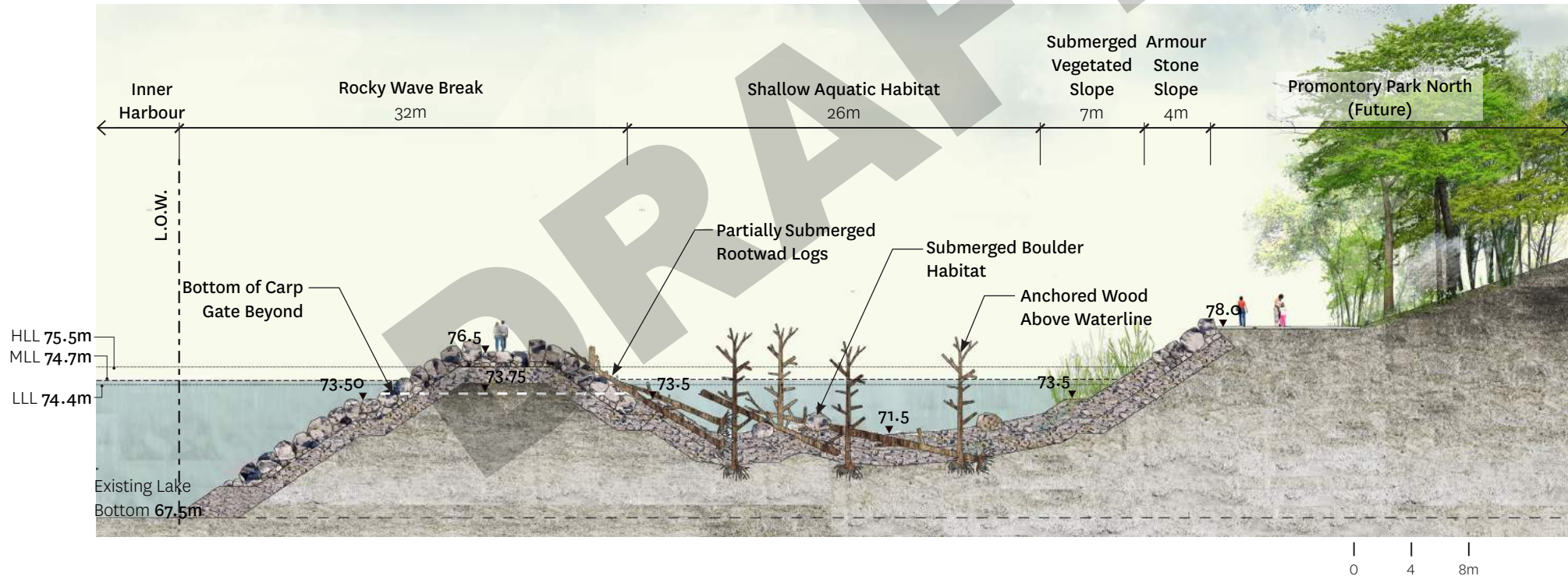
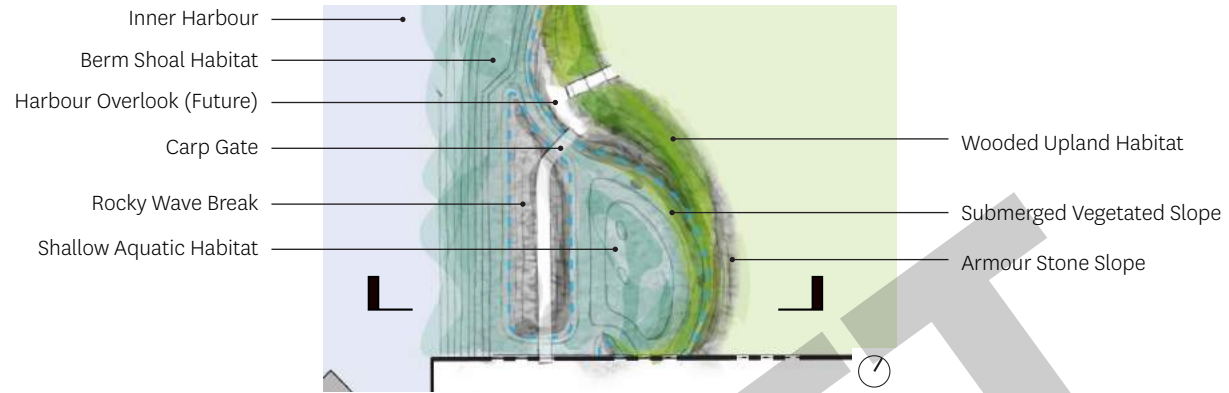


North Habitat Cove Section

Inner Harbour



West Habitat Cove Enlargement

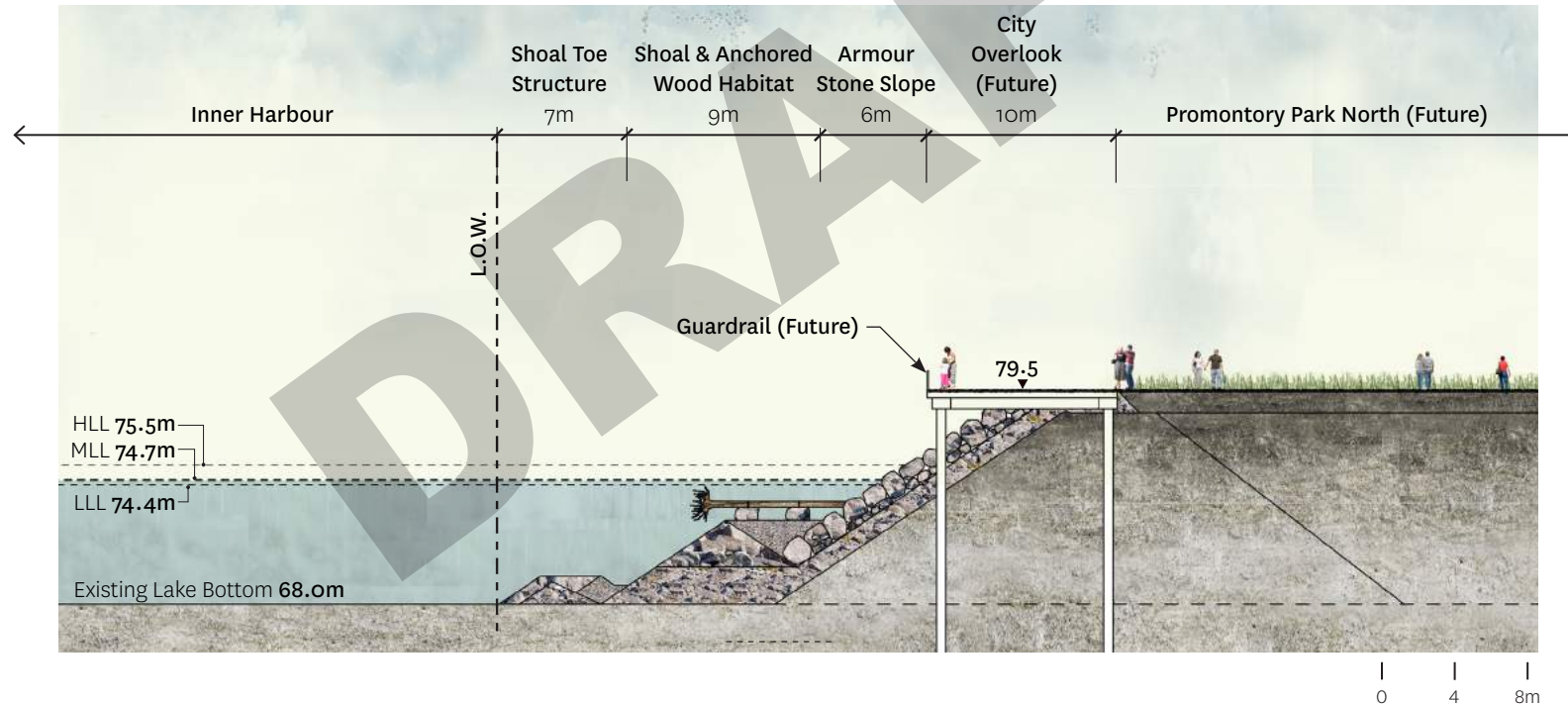
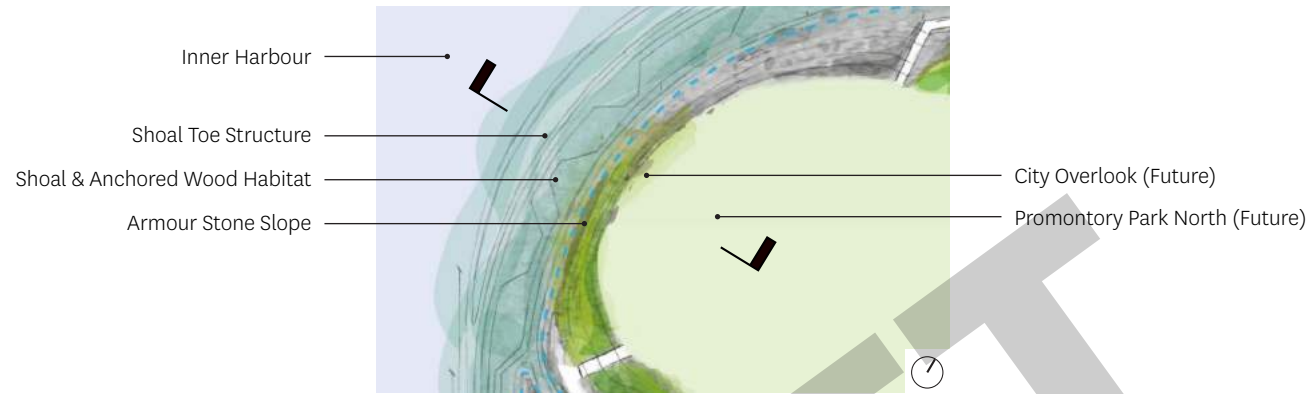


West Habitat Cove Section

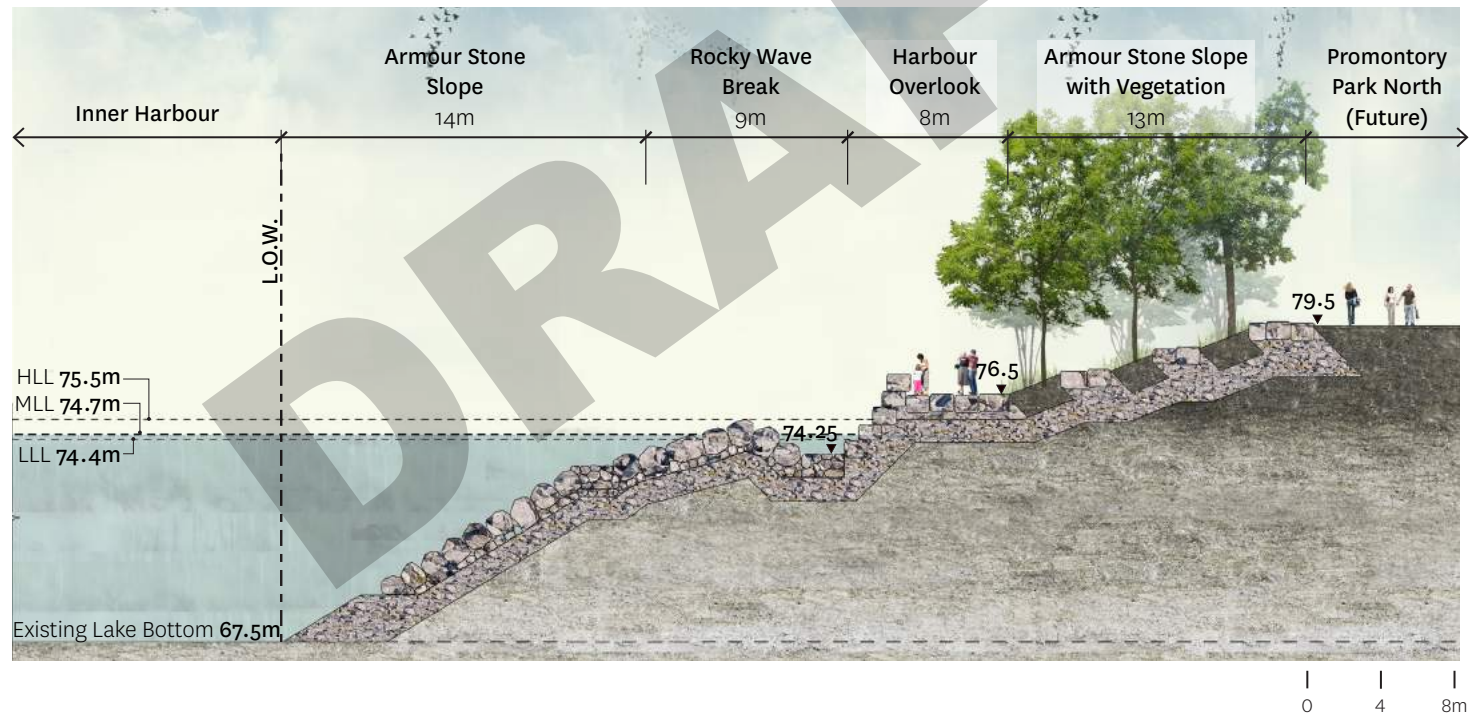
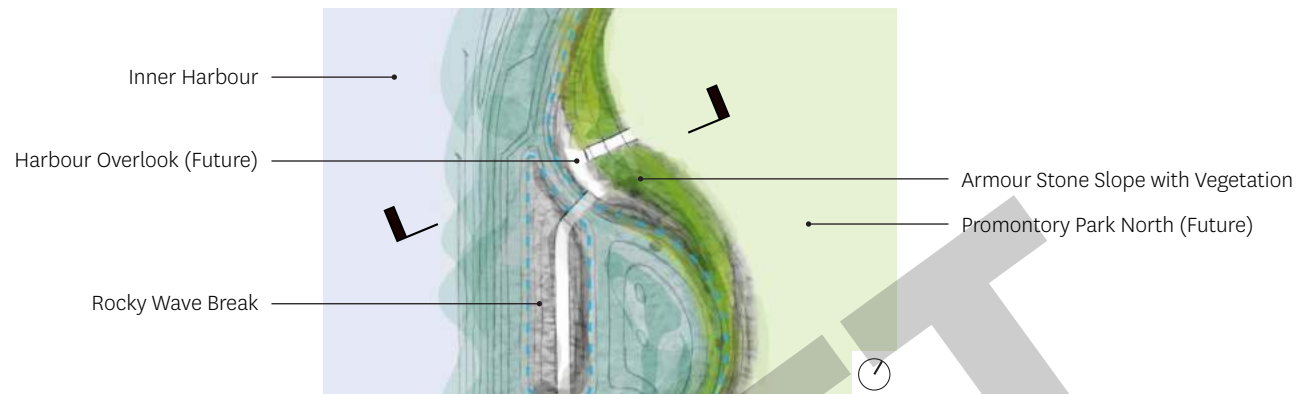


**Wetland
Spadina Quay
1,500 m²**

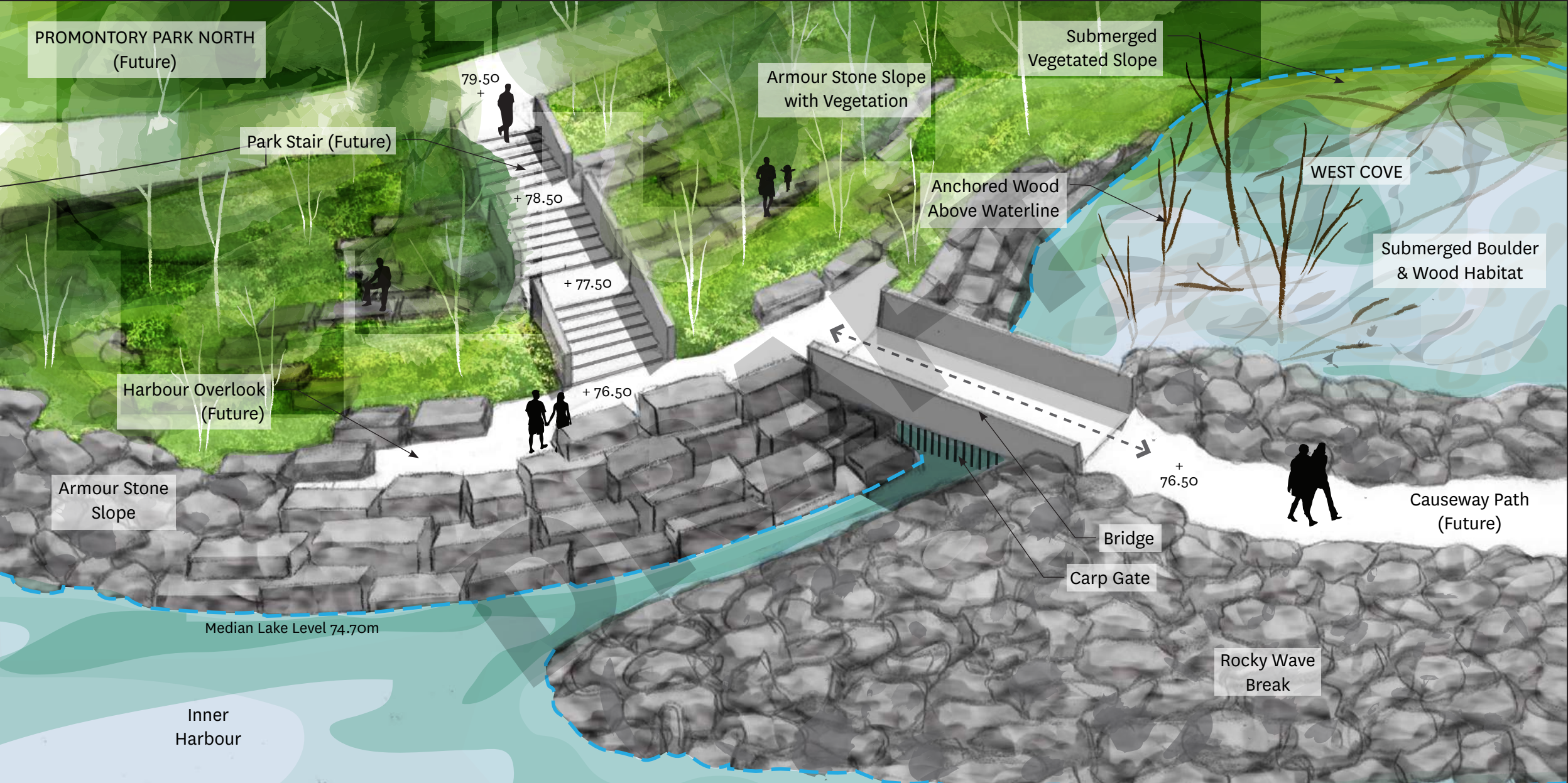
West Habitat Cove Scale Comparison



West Shoals Section at Overlook



Harbour Overlook - Section



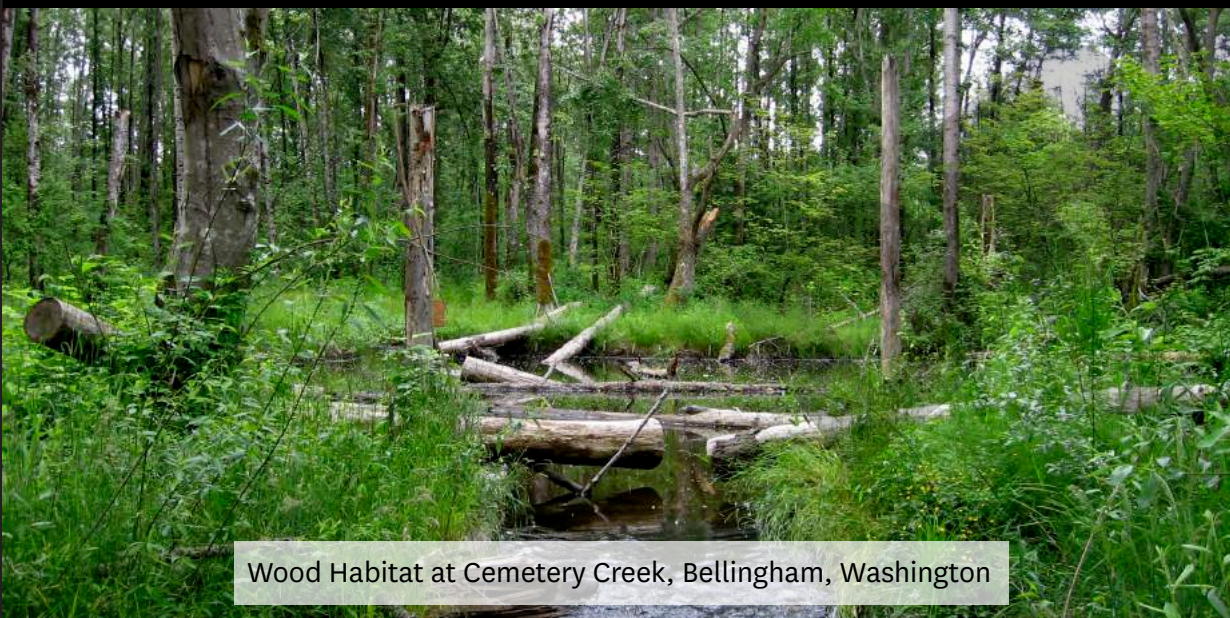
Harbour Overlook - Axonometric Diagram



Rocky Harbour Edge at Brooklyn Bridge Park, Brooklyn, NY



Gravel Beach at Humber Bay Shore, Toronto, ON



Wood Habitat at Cemetery Creek, Bellingham, Washington



Shallow Aquatic Habitat at John Day River, Oregon

Precedent Material Palette



Submergent - Deep



Submergent - Shallow



Wetted Fringe



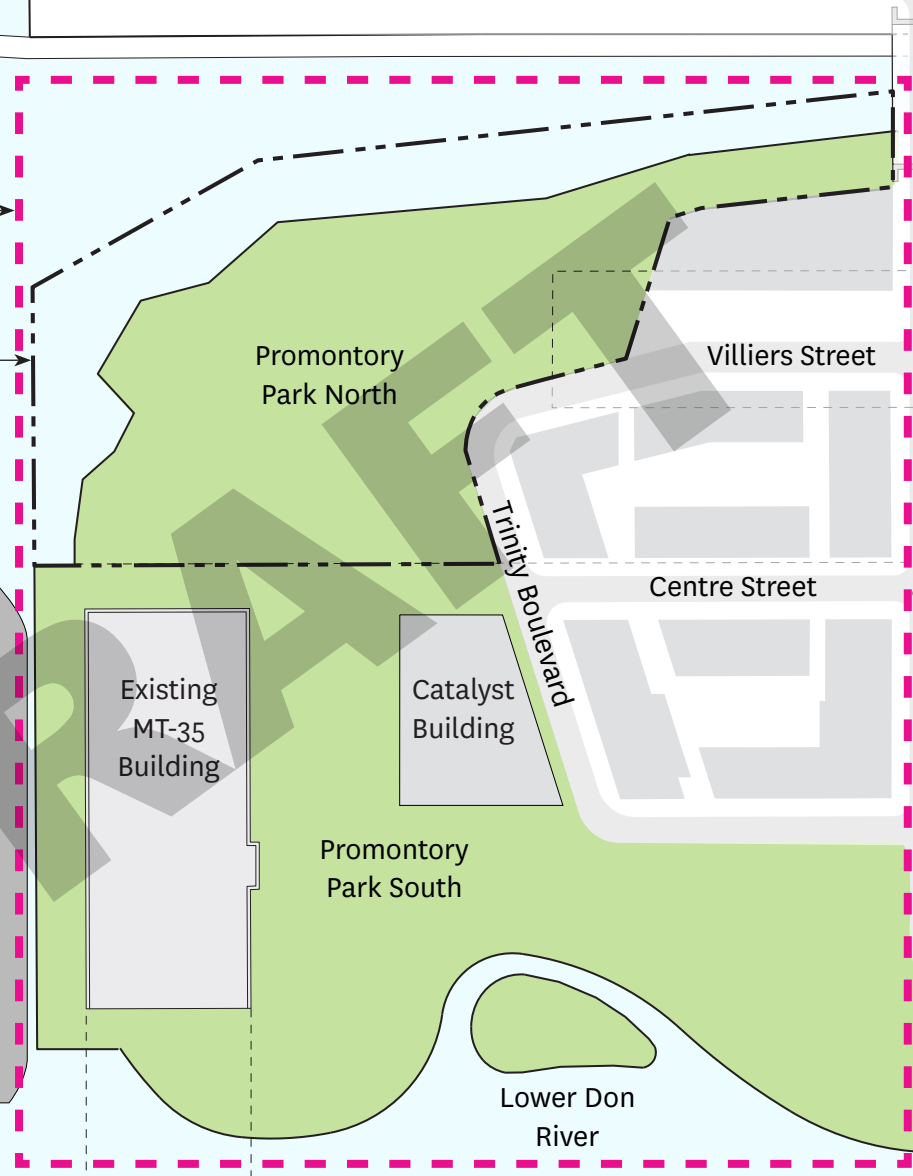
Lowland Lacustrine

Precedent Planting Palette (Aquatic Vegetation)

Inner Harbour

Area of Study

Limit of Work



Keating Channel

Promontory Park North

Villiers Street

Trinity Boulevard

Centre Street

Cherry Street

Villiers Island Precinct

Existing MT-35 Building

Catalyst Building

Promontory Park South

Commissioners Street

Lower Don River



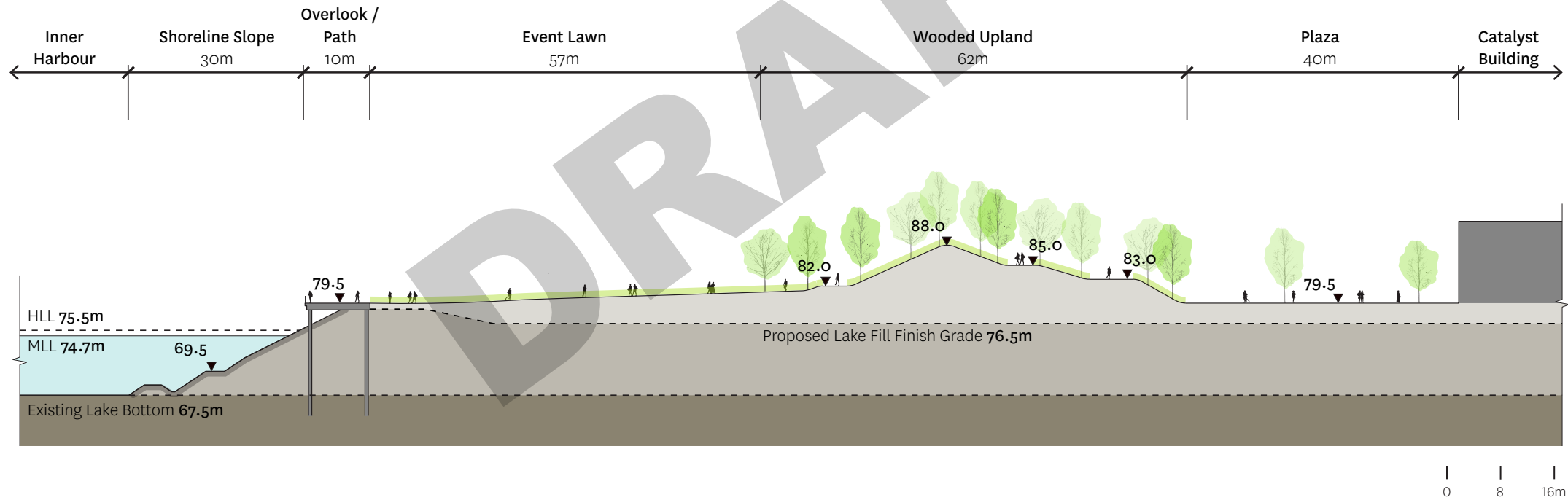
Cherry Street Lakefill Project Study Area



Promontory Park - Program Diagram



Promontory Park North - Concept Diagram



Promontory Park North - Section



Prospect at Shoreline



Promontory Park North - Scale Comparison



Promontory Park North - Scale Comparison



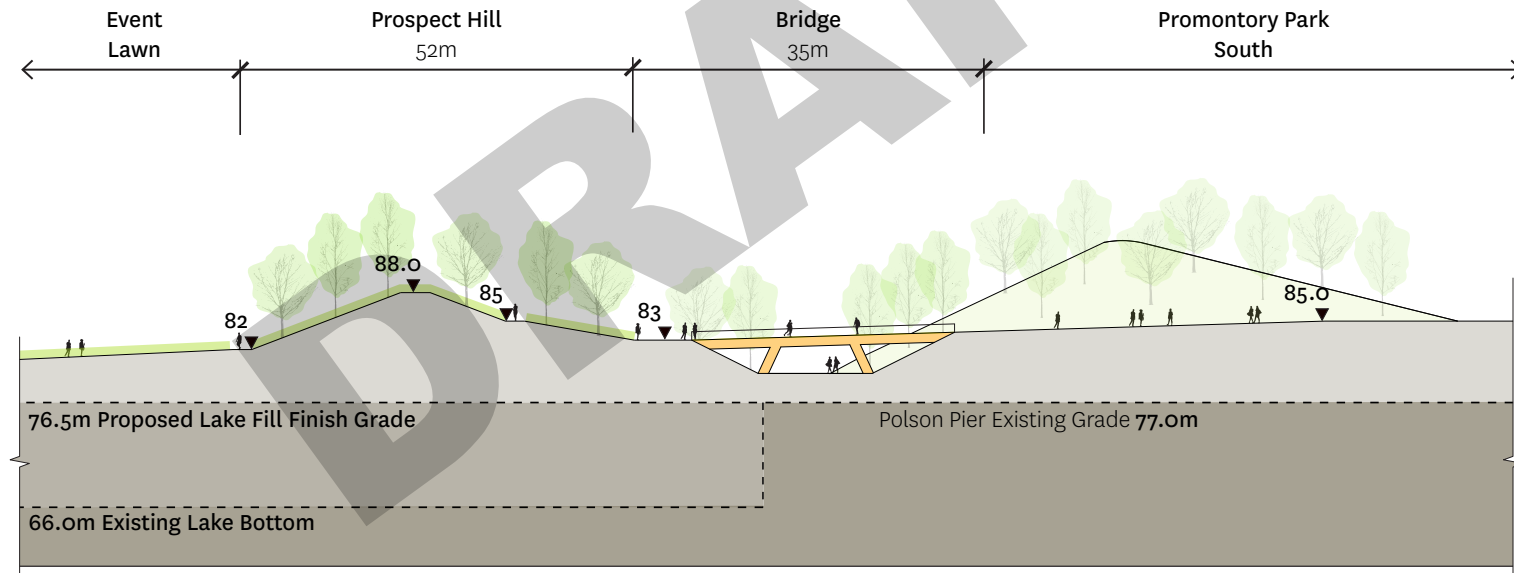
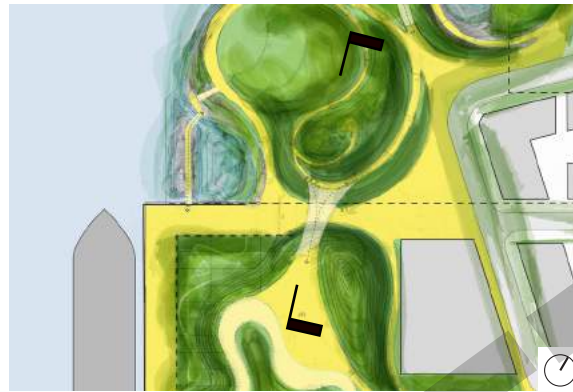
Event Lawn at Toronto Music Garden, Toronto, ON



Promontory Park North - Scale Comparison



Event Lawn at Brooklyn Bridge Park, Brooklyn, NY



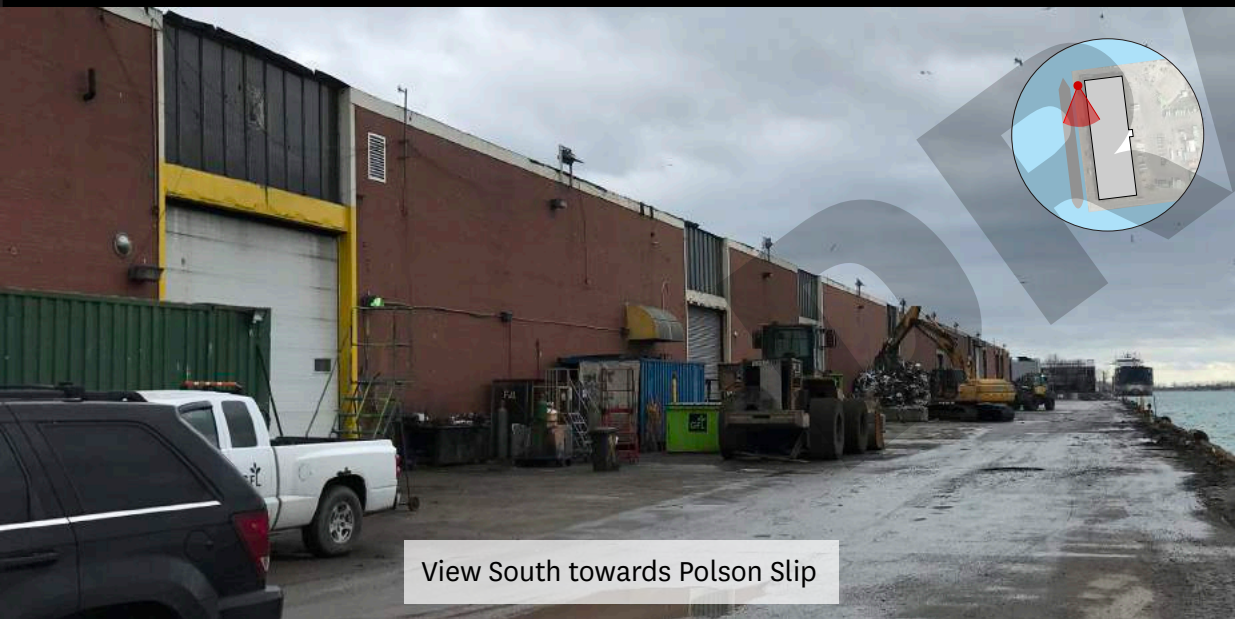
Promontory Park North and South - Section



View of Damaged Structure/Cladding on East Façade



View towards North East Corner of MT-35

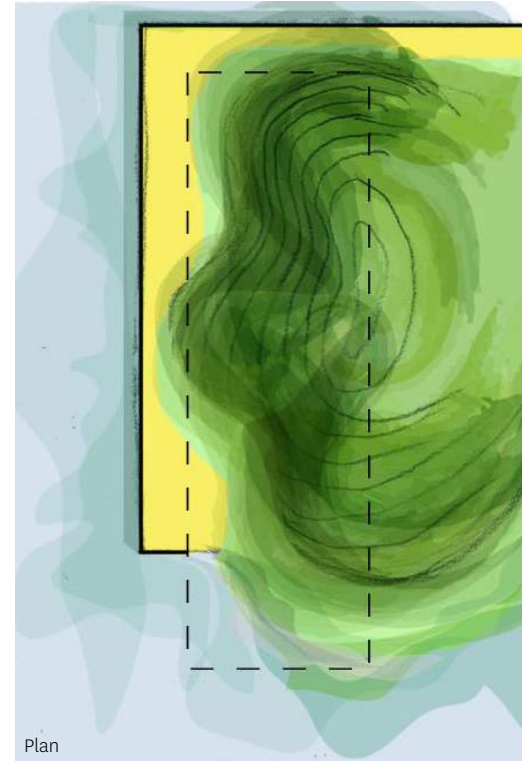
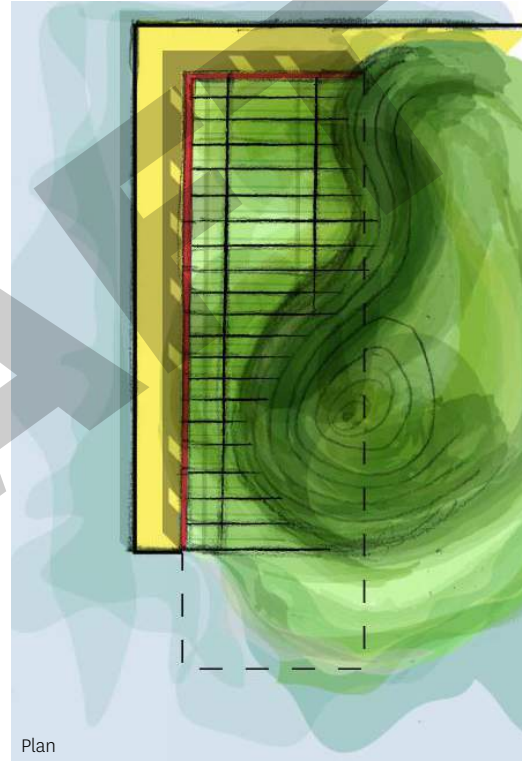
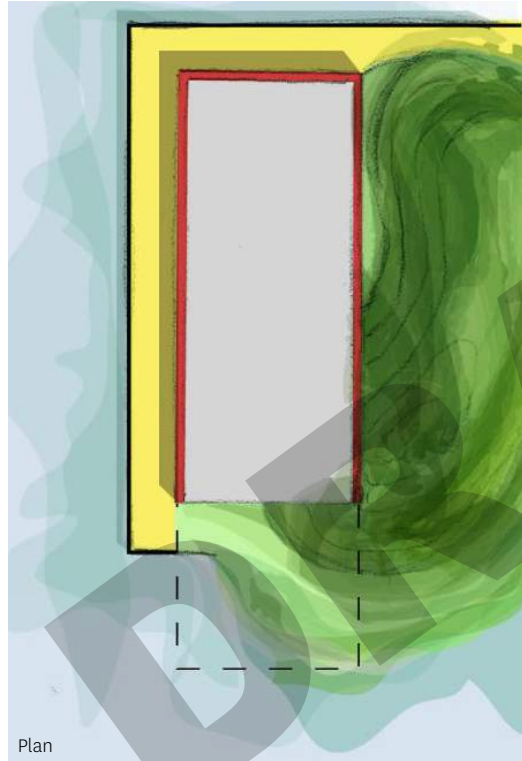
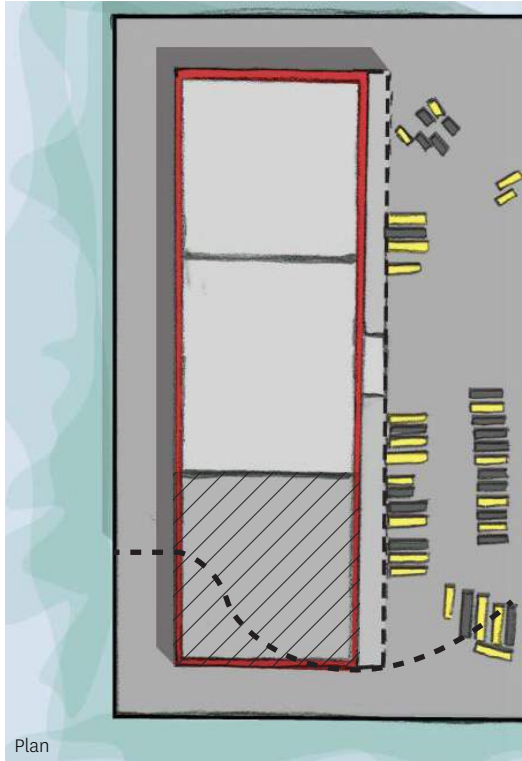
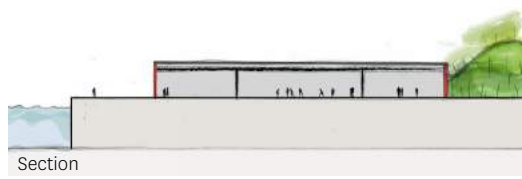
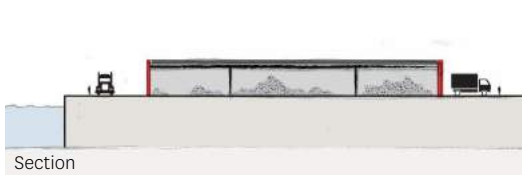


View South towards Polson Slip



View North from Northwest Corner of MT-35

Existing MT-35 Building Conditions



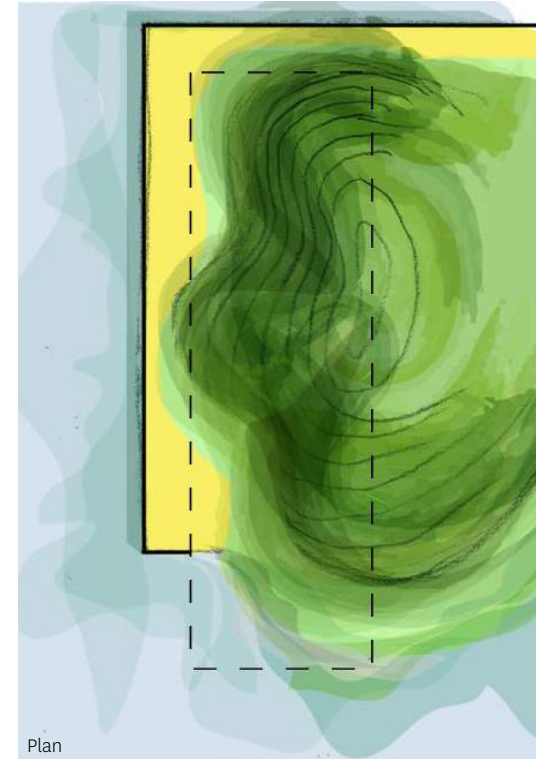
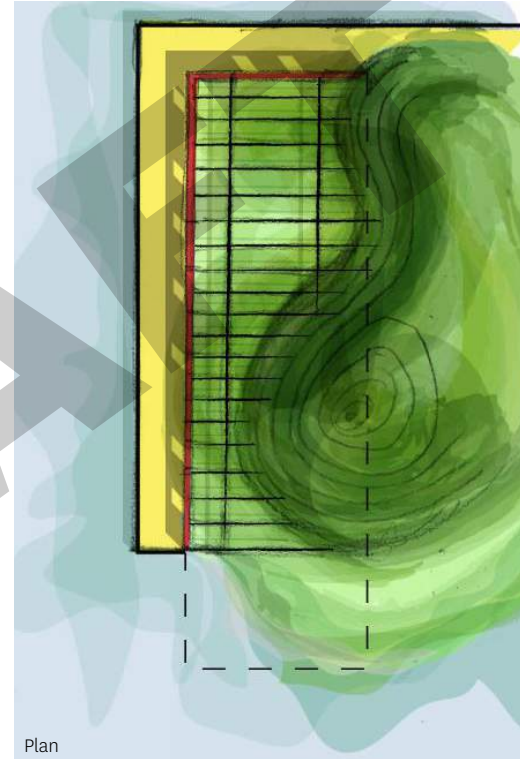
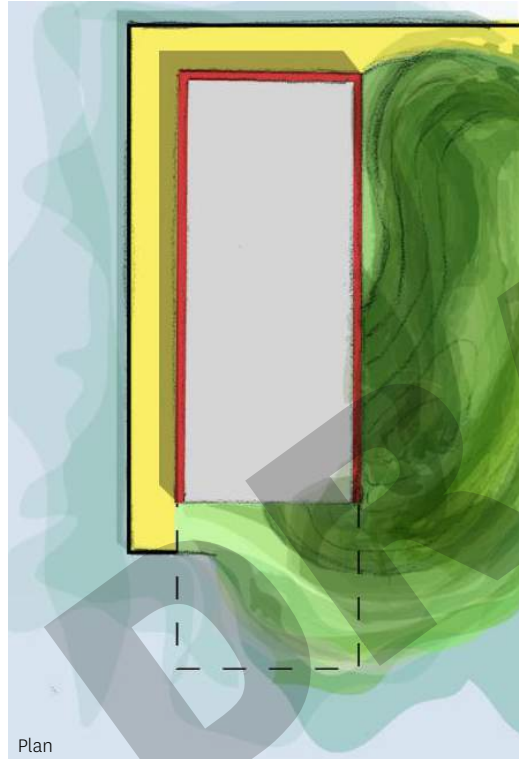
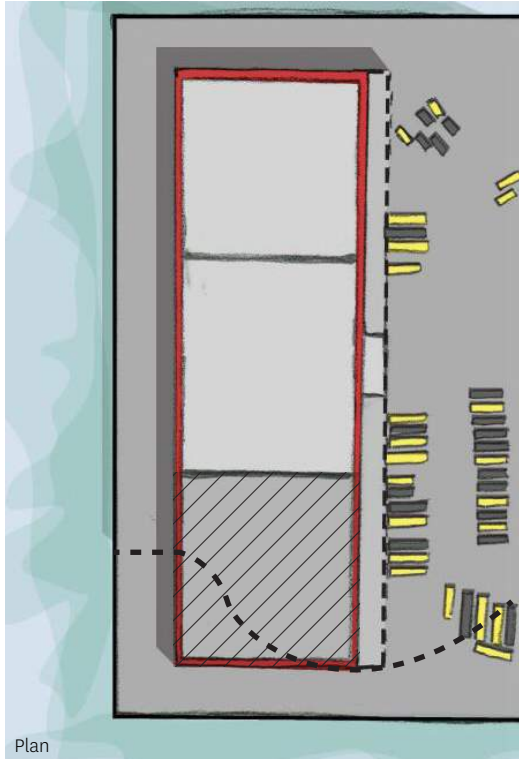
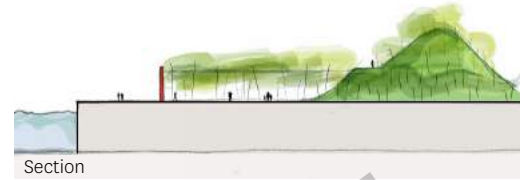
EXISTING CONDITION
+
Structural Removal

MAINTAIN AS BUILDING
+
Indoor Programming

SELECTIVE REPURPOSE
+
Outdoor Programming

TOTAL REMOVAL
+
Parkland

MT-35 Building Approach Strategies



EXISTING CONDITION
+
Structural Removal

MAINTAIN AS BUILDING
+
Indoor Programming

SELECTIVE REPURPOSE
+
Outdoor Programming

TOTAL REMOVAL
+
Parkland

MT-35 Building Approach Strategies

Inner Harbour

Rocky Causeway

West Cove

Promontory Park North

Plaza + 79.00

Villiers Street

Villiers Island Precinct

Approximate Limit of Existing Shoreline

Pedestrian Bridge

Centre Street

(77.10)

MT-35 Gardens

HP 94.00

Plaza + 85.00

Catalyst Building

Trinity Boulevard

Cherry Street

Existing MT-35 Wall

Cafe/Rental Shop

77.50

Ice Ribbon

79.00

Commissioners Street

Polson Pier Promenade

Polson Pier Dockwall

HP 97.00

HP 92.00

River Park North

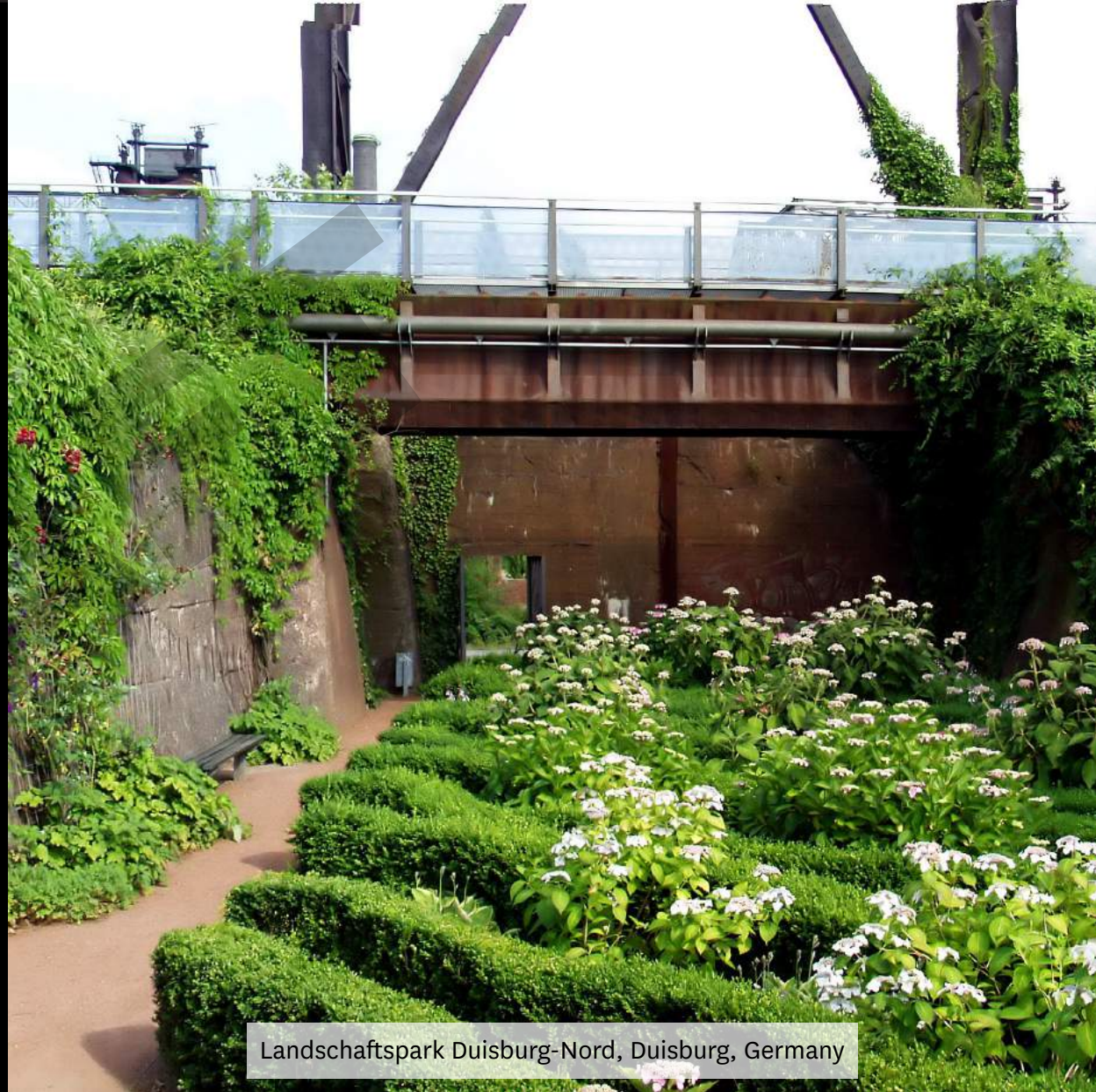
Lower Don River



Promontory Park South - Concept Diagram



Marine Terminal 35 Building, Toronto, ON

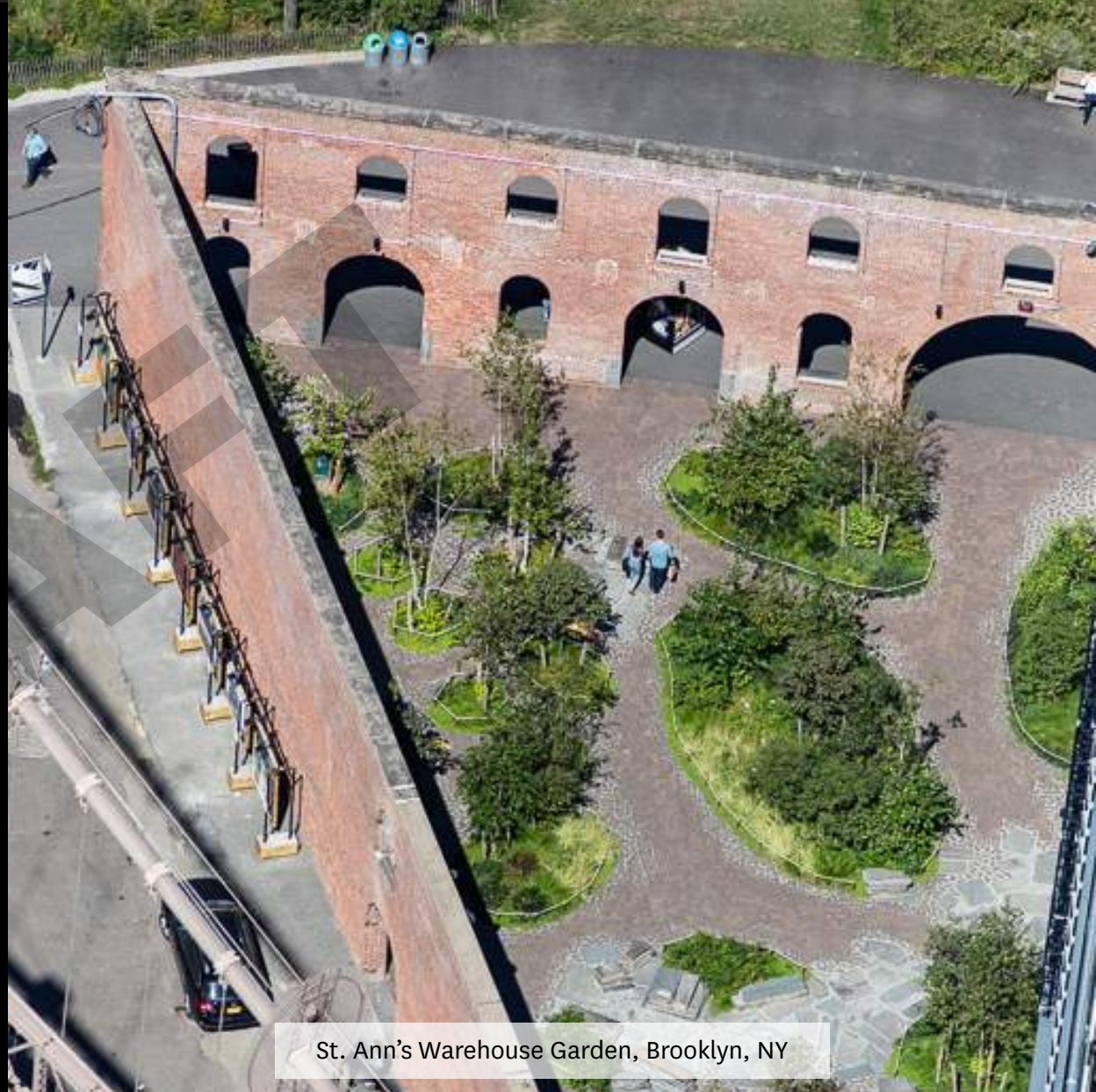


Landschaftspark Duisburg-Nord, Duisburg, Germany

Marine Terminal 35 - Selective Repurposing

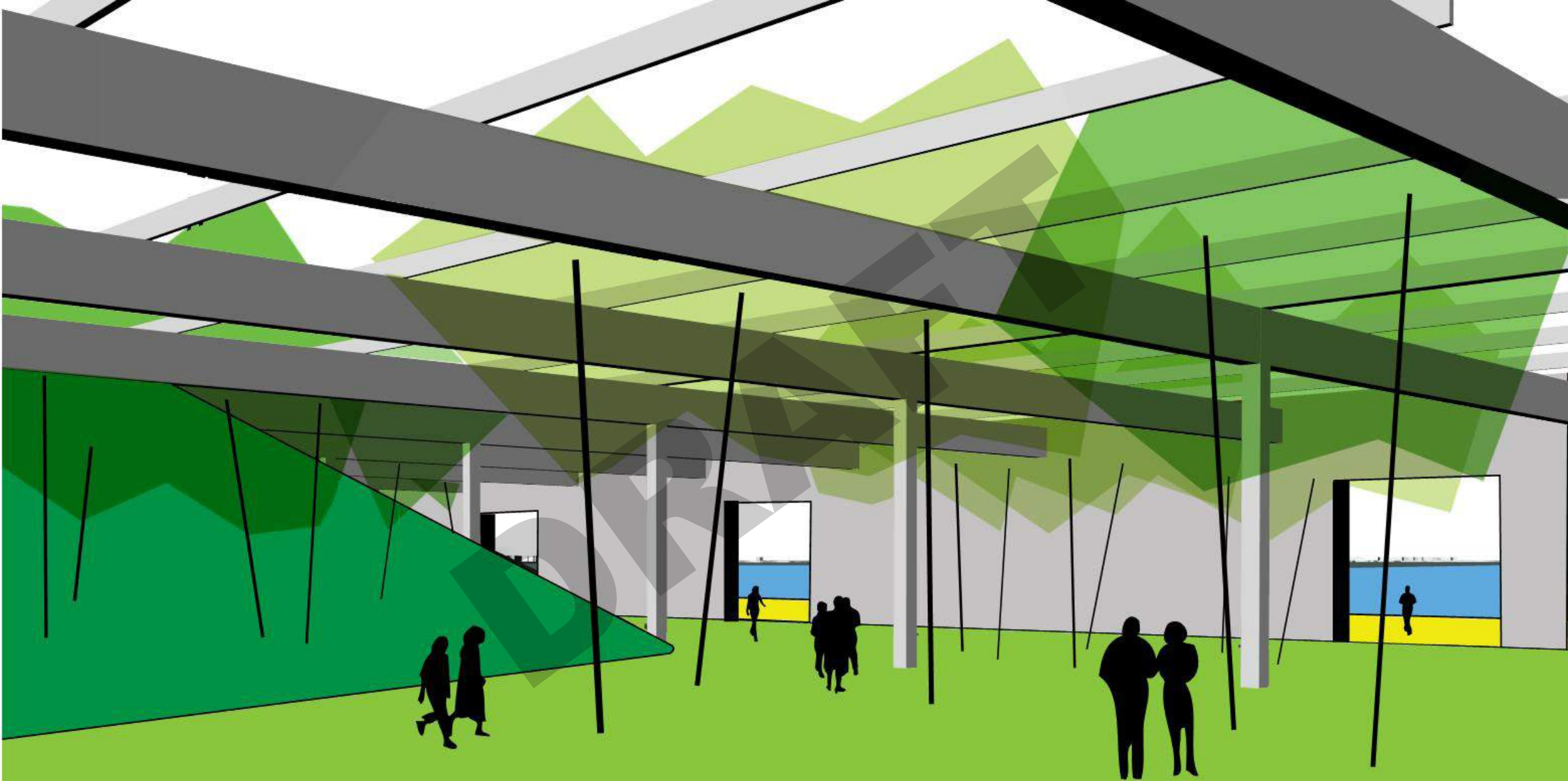


Seonyudo Park, Seoul, South Korea

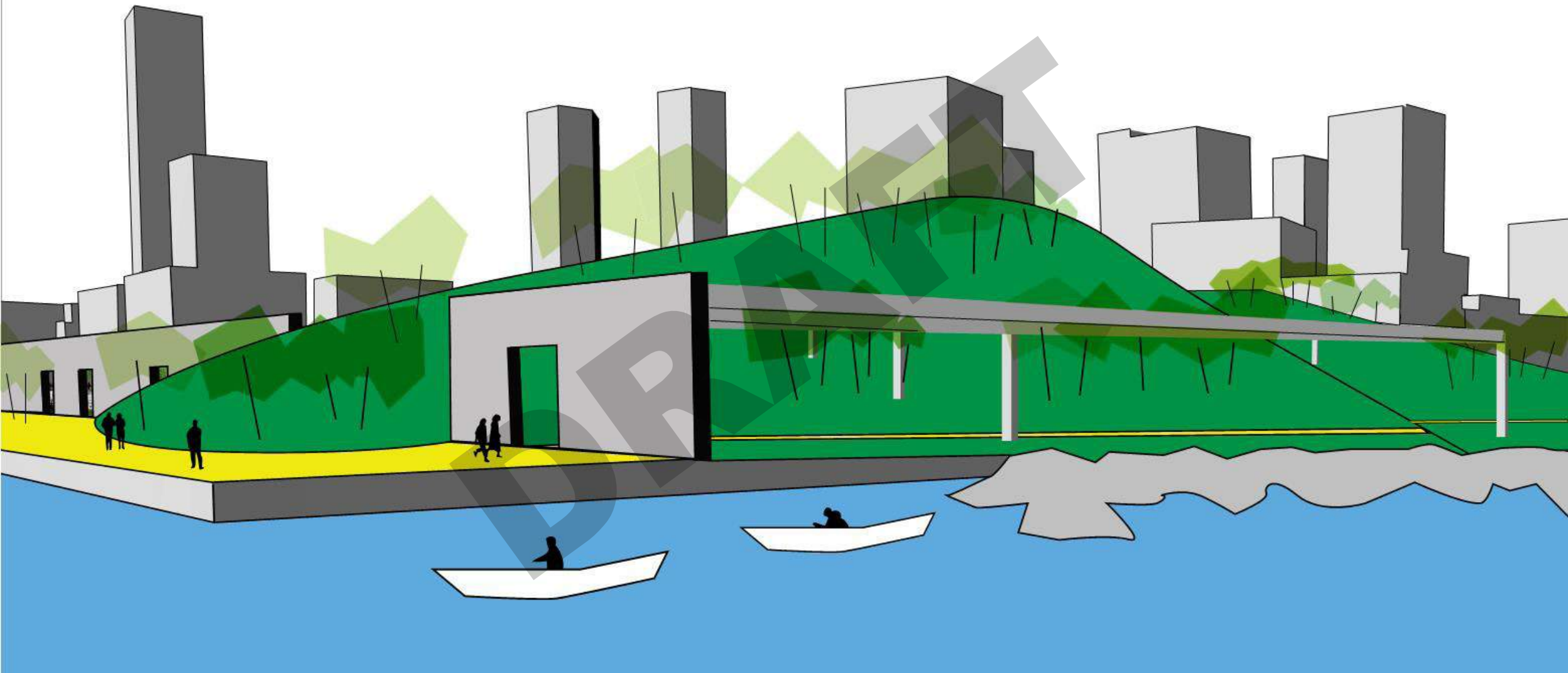


St. Ann's Warehouse Garden, Brooklyn, NY

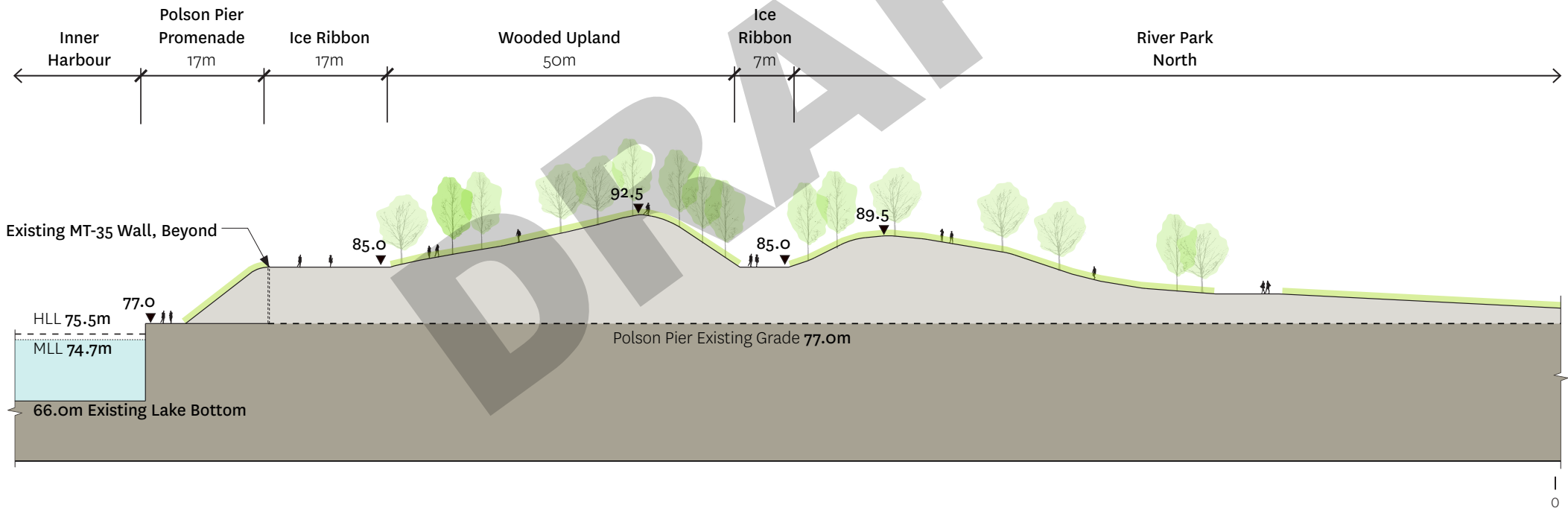
Marine Terminal 35 - Selective Repurposing



View South towards MT-35 Gardens



View North towards Promontory Park South



Promontory Park South - Section

**Proposed Ice Ribbon
350 lm**



**Ice Ribbon
Maggie Daley Park
350 lm**



Promontory Park South - Scale Comparison



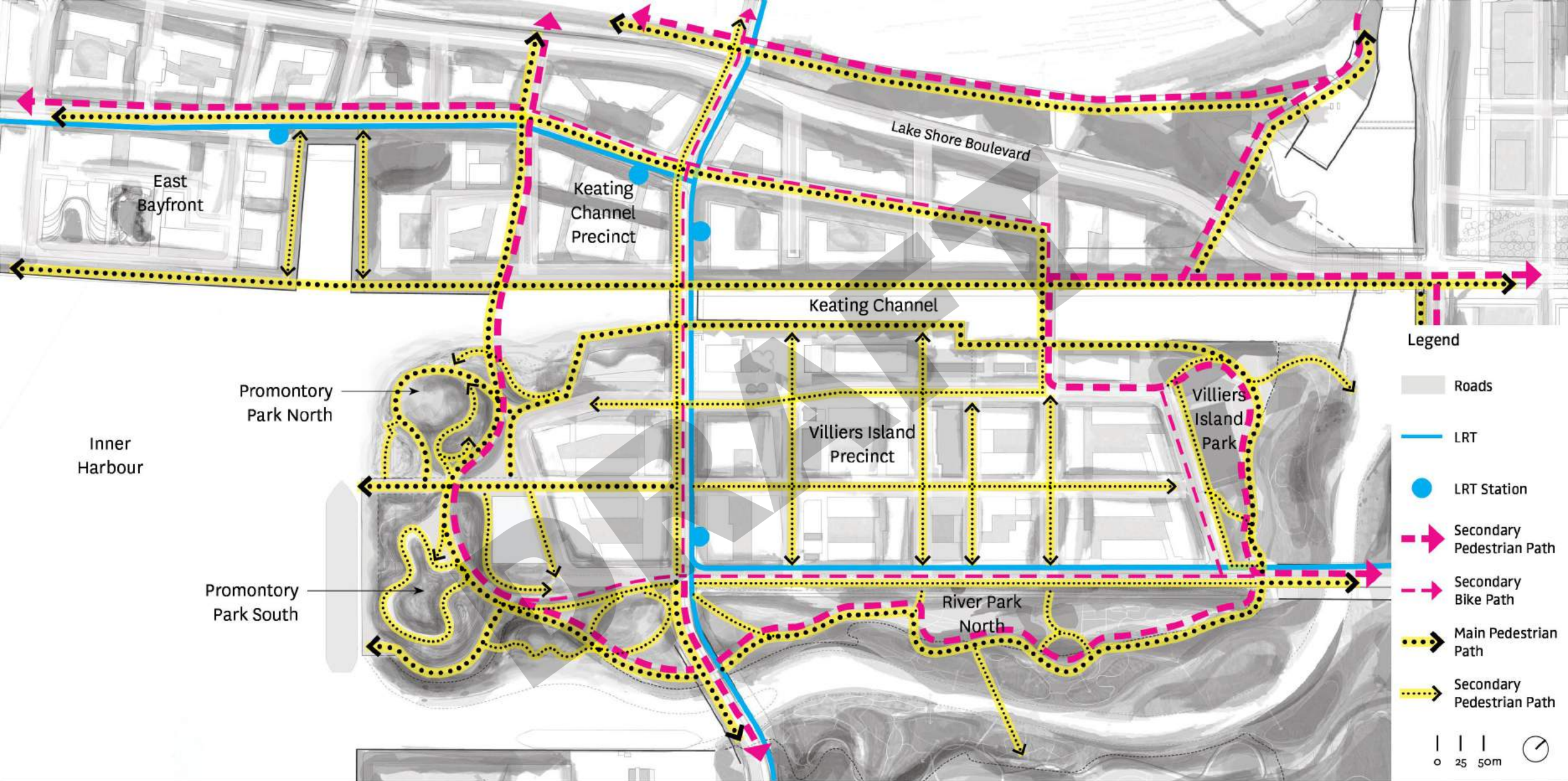
Ice Ribbon at Maggie Daley Park, Chicago, IL



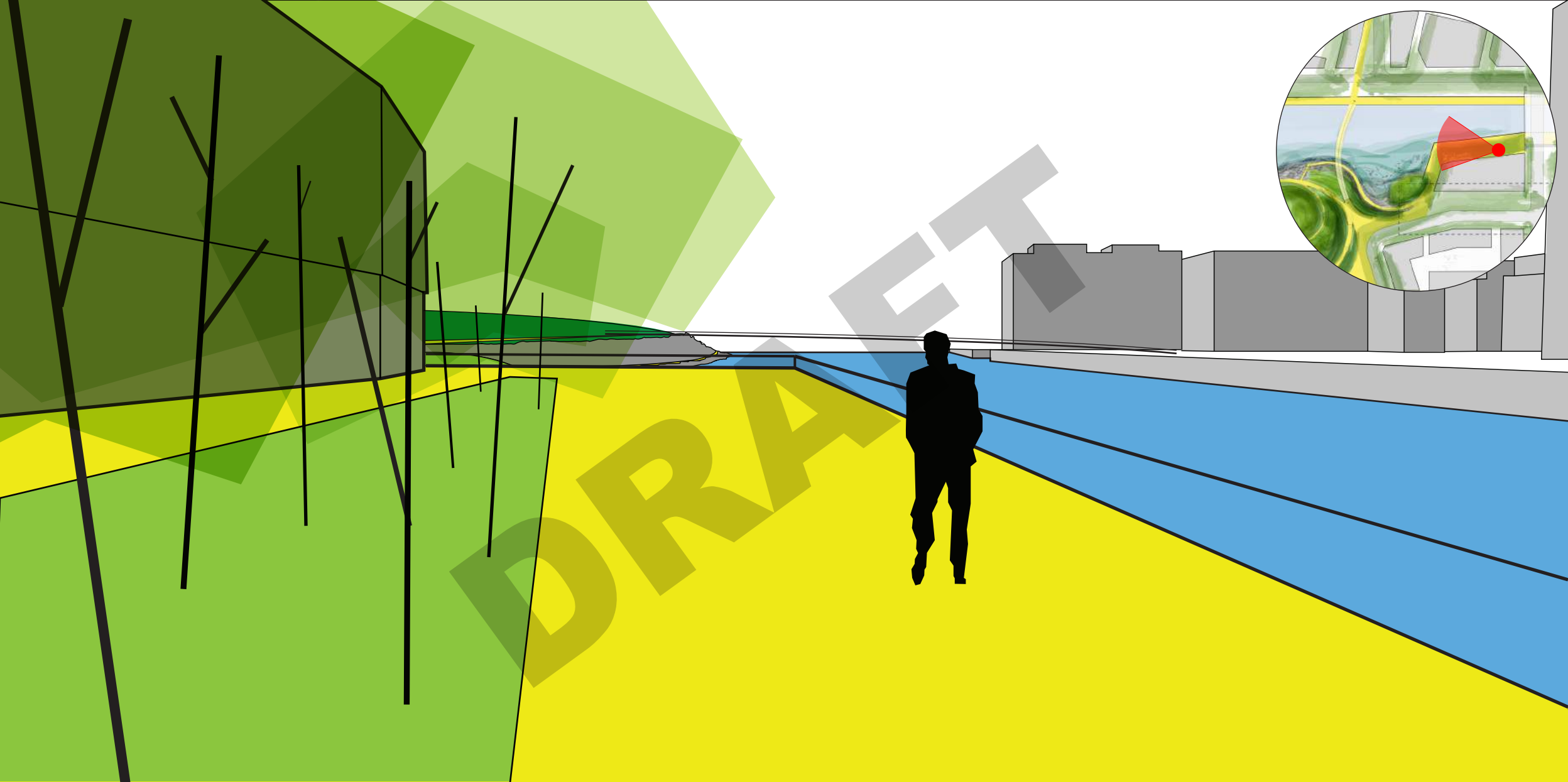
Ice Ribbon in Summer at Maggie Daley Park, Chicago, IL



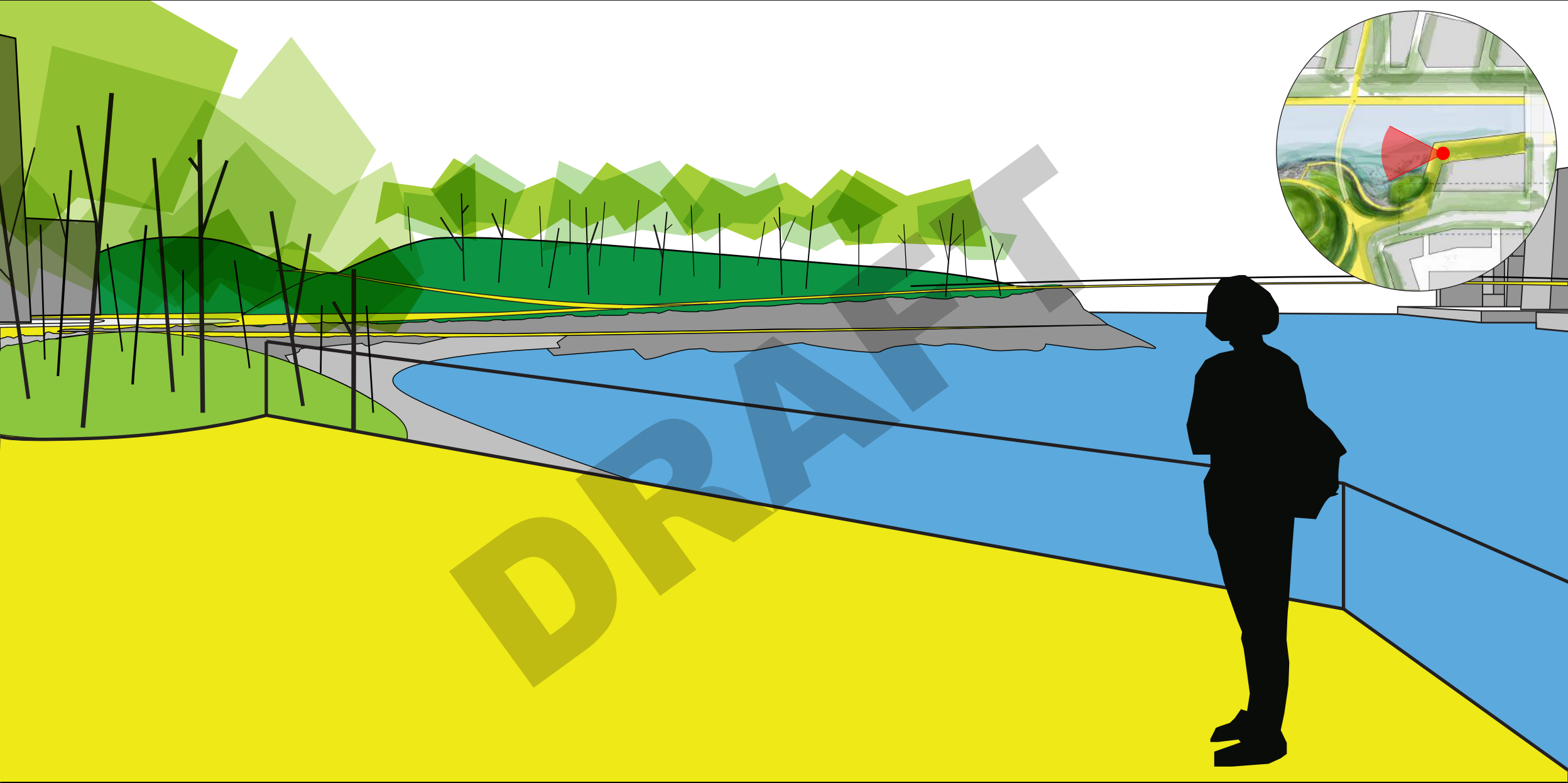
Promontory Park North and South - Axonometric Diagram



Promontory Park North and South - Connectivity Diagram



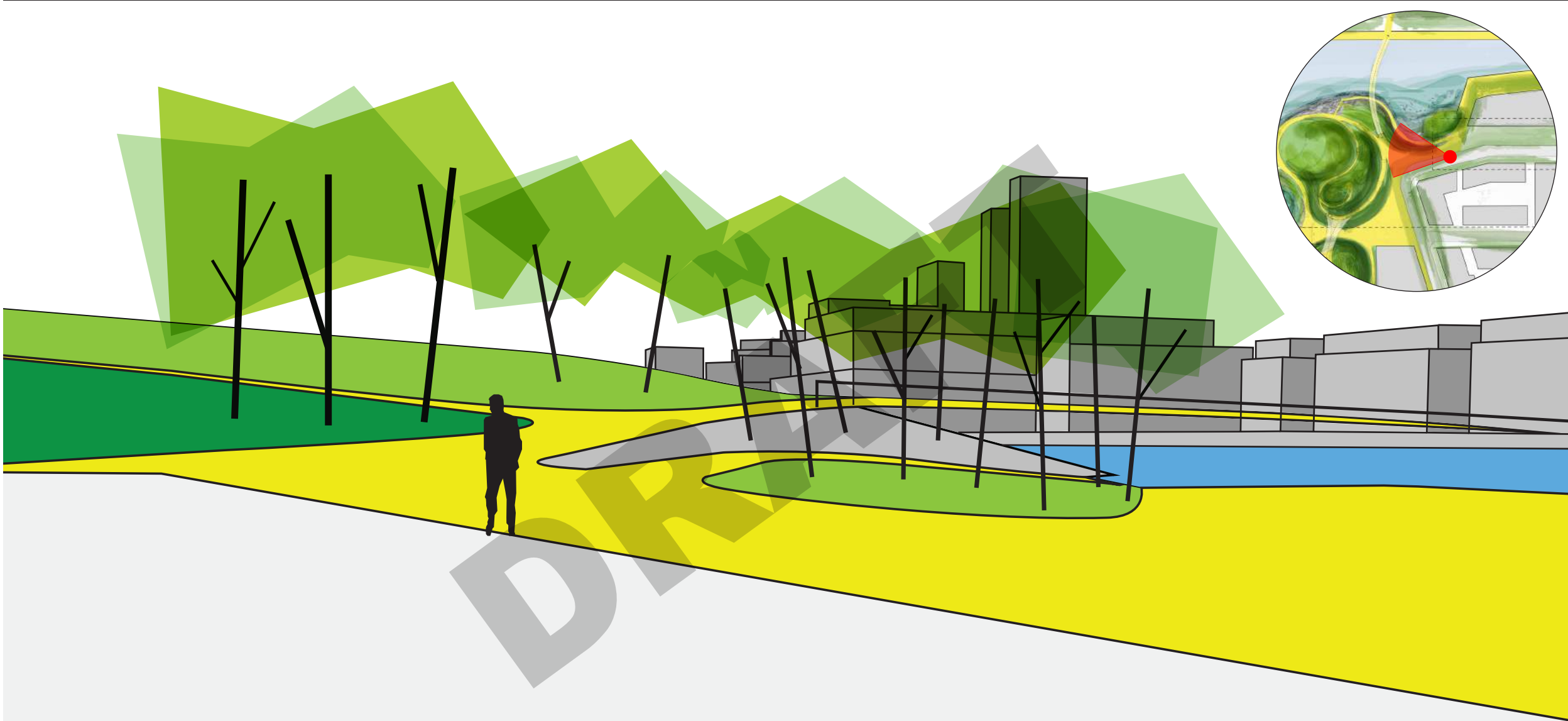
Keating Channel Promenade - Sequence towards Promontory Park



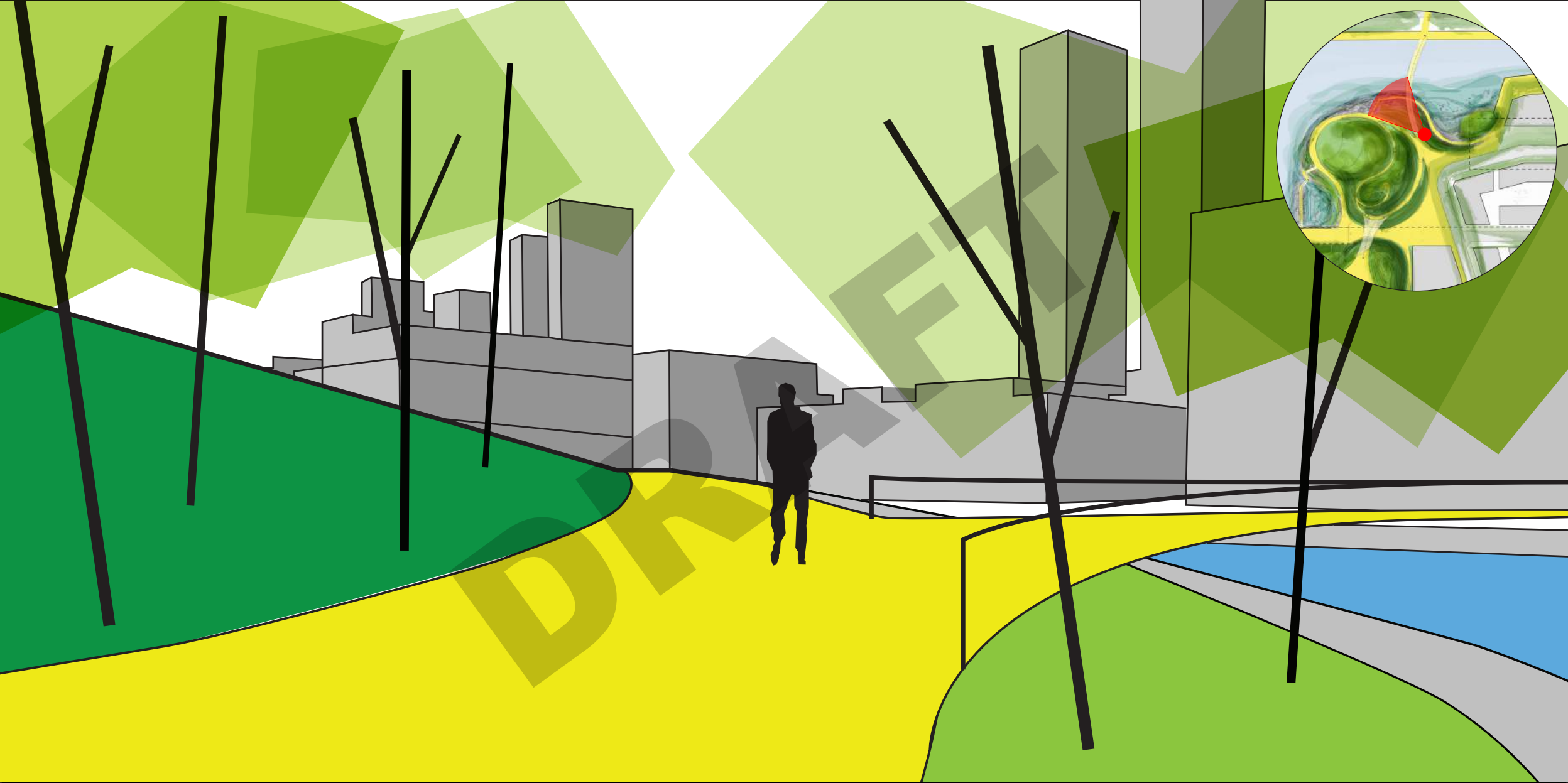
Keating Channel Promenade - Sequence towards Promontory Park



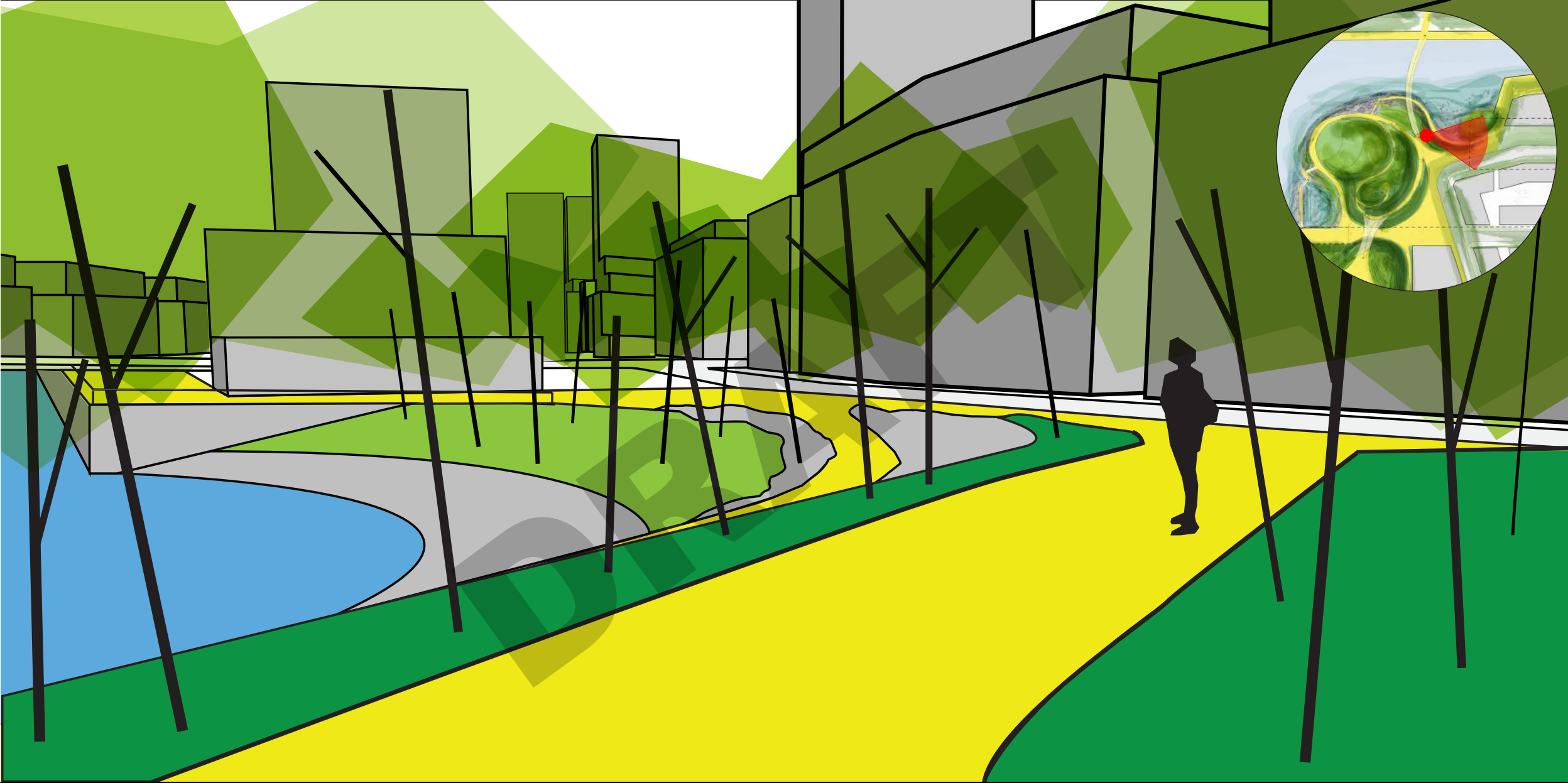
Villiers Street - Sequence towards Promontory Park



Villiers Street - Sequence towards Promontory Park



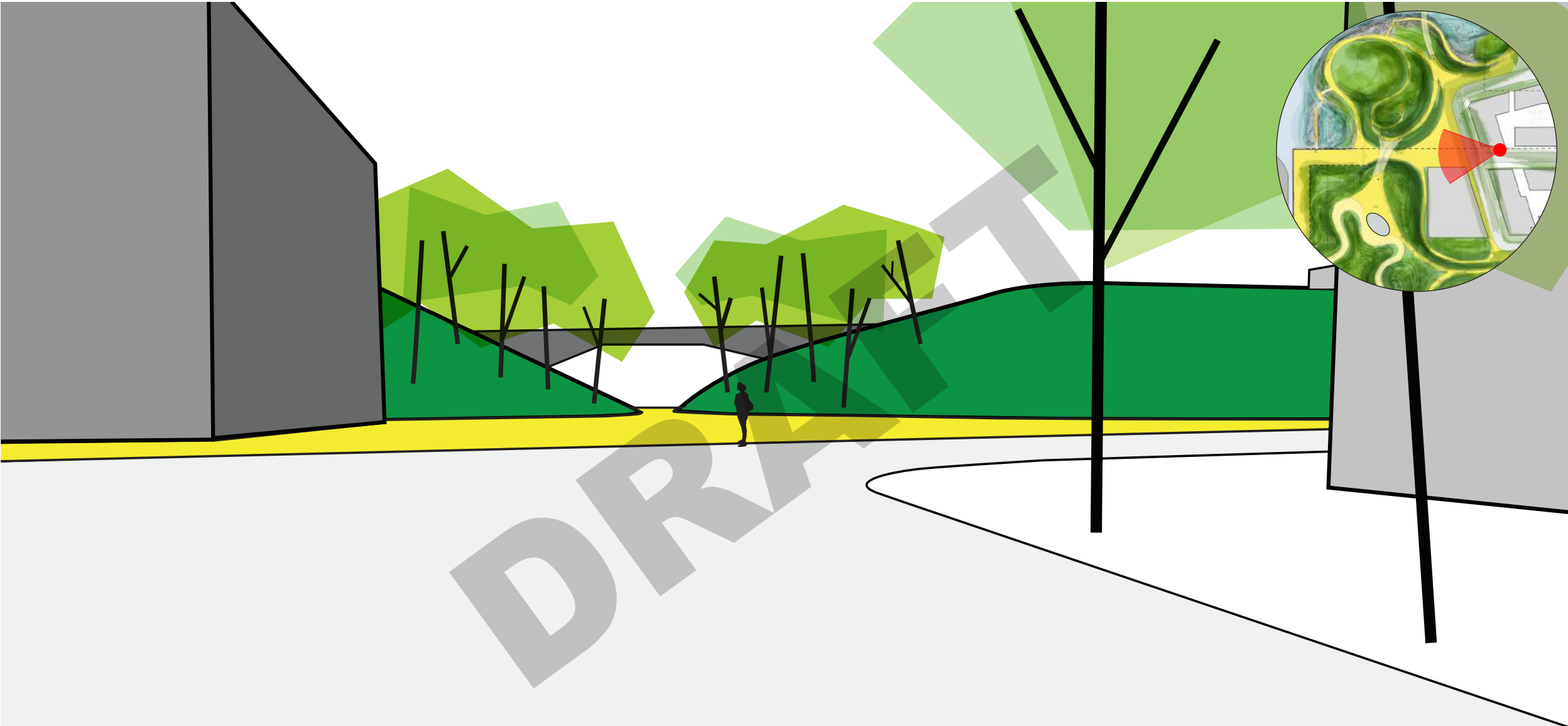
Villiers Street - Sequence towards Promontory Park



Villiers Street - Sequence Looking Back from Promontory Park



Centre Street - Sequence towards Promontory Park



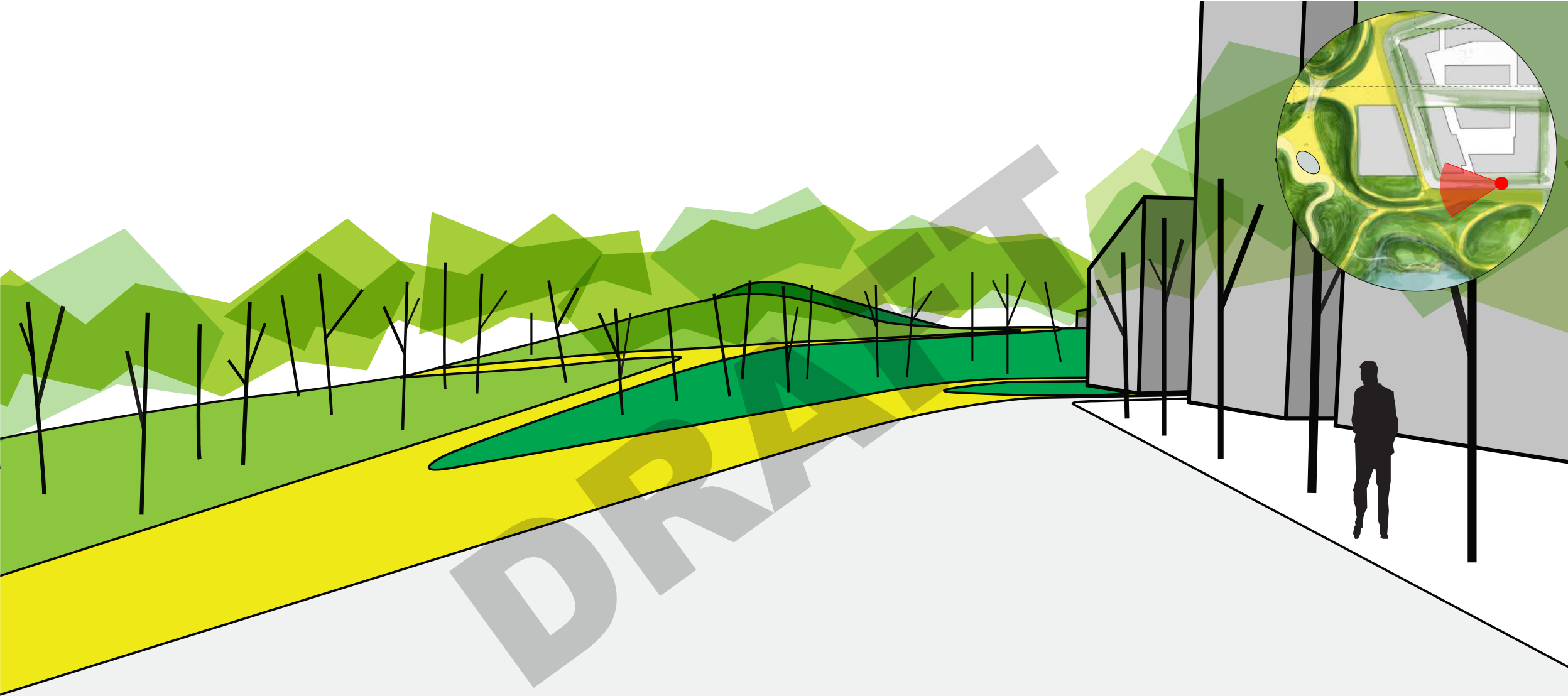
Centre Street - Sequence towards Promontory Park



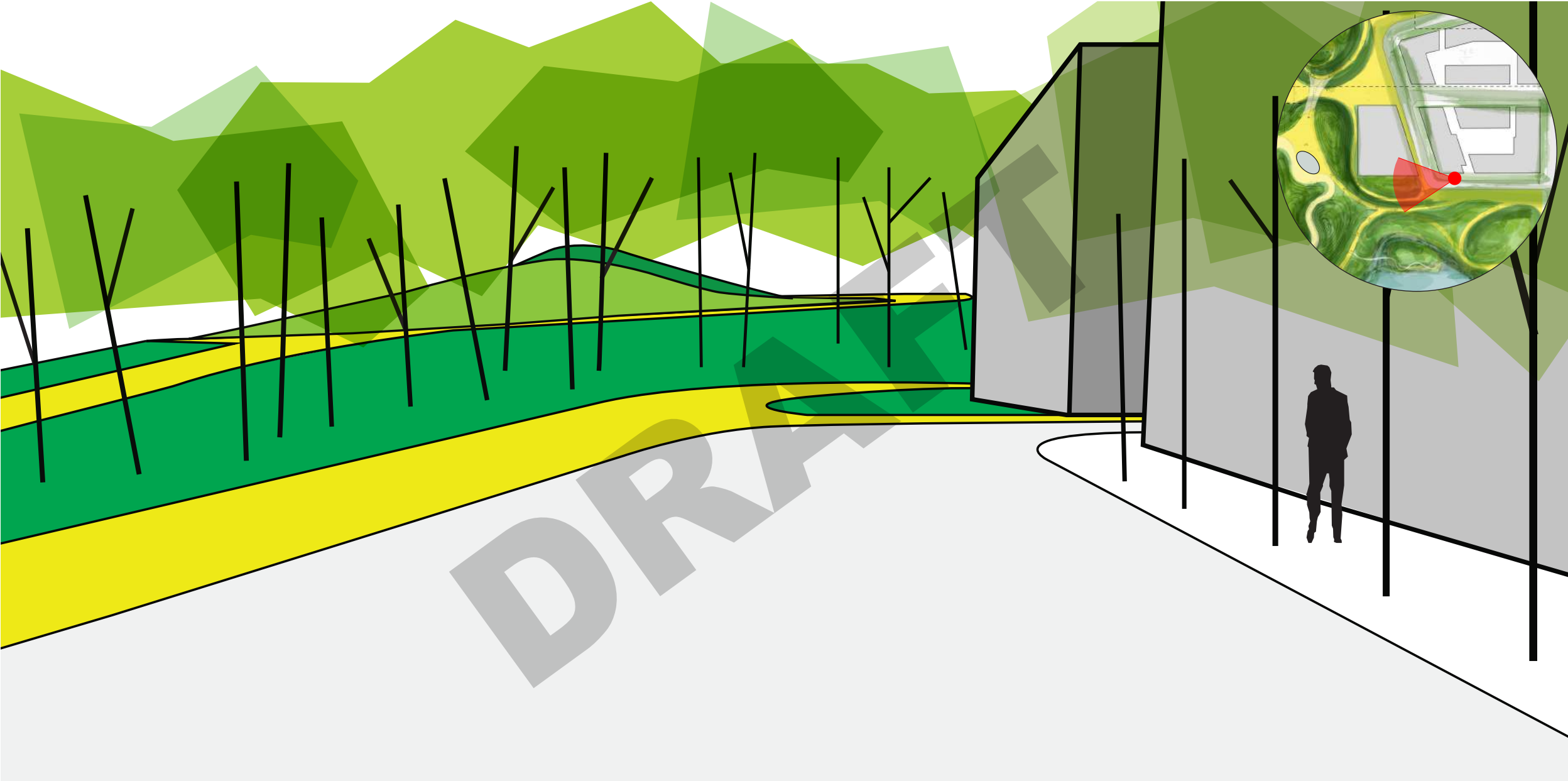
Centre Street - Sequence towards Promontory Park



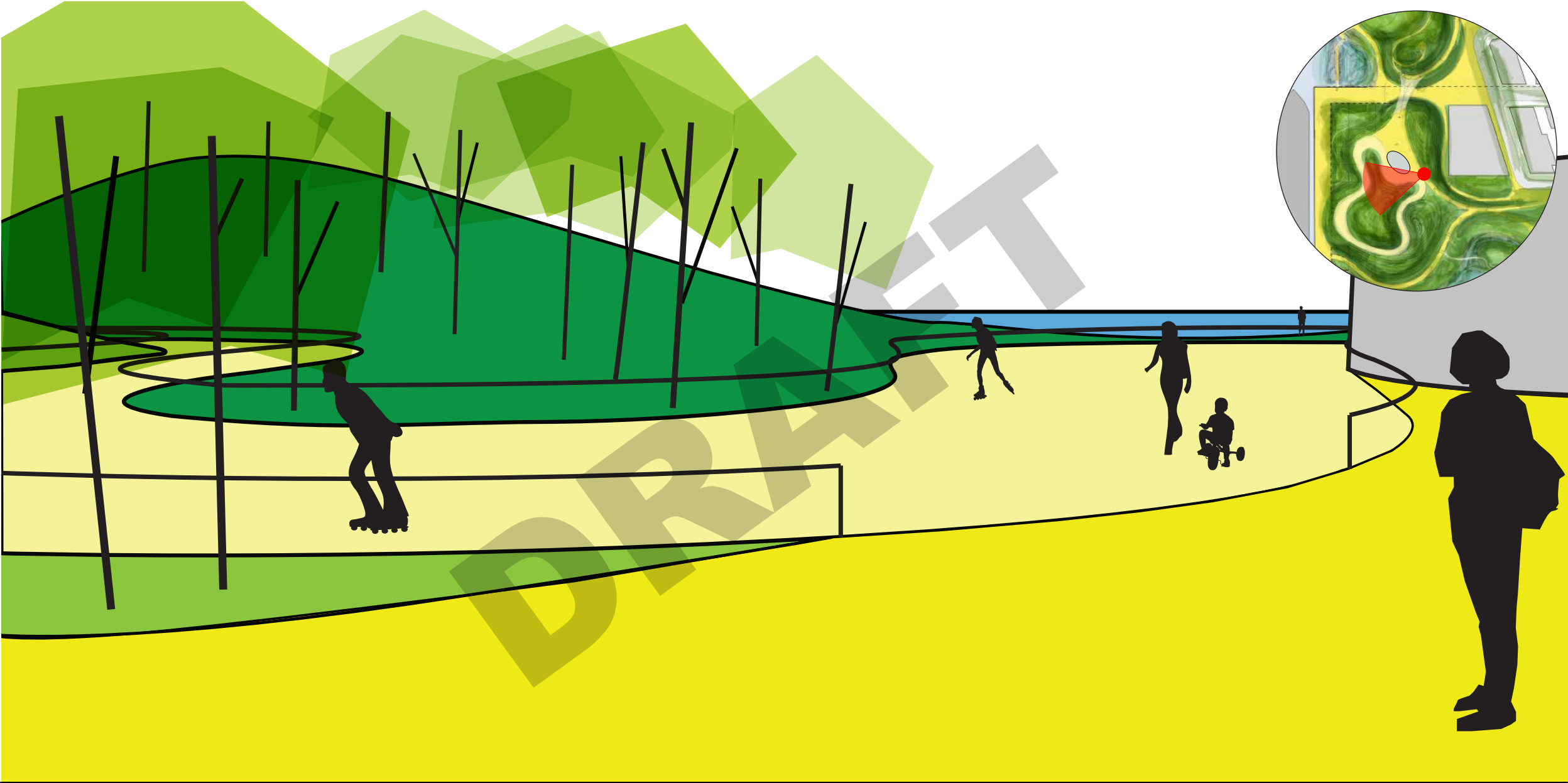
Centre Street - Sequence Looking Back from Promontory Park



Commissioners Street - Sequence towards Promontory Park



Commissioners Street - Sequence towards Promontory Park



Commissioners Street - Sequence towards Promontory Park



Commissioners Street - Sequence Looking Back from Promontory Park



Promontory Park North and South - Axonometric Diagram