



AITKEN PLACE PARK AND BAYSIDE PRIVATE STREETS

75% Schematic Design Presentation to Hines/Tridel

2015 May 22

Queens Quay Place (C1)

Future Mews

Queens Quay Place (C2)

Future Mews

Edgewater Drive

Traffic Table

Future Development (R6)

Merchant's Wharf

Aquavista (R3, R4)

Garden Promenade

Dog Run

Shelter

Knoll

Kanadario Lane

Future Development (R5)

Edgewater Drive

Merchant's Wharf

Podium

Urban Porch

Merchant's Wharf

Water's Edge Promenade

Lake Ontario





TRAFFIC TABLE

ACCESSIBLE RAMP

GARDEN PROMENADE

SEATING NOOKS
WORK SPACES

SUNNING / SLEDDING
PLAY SLOPE

ACCESSIBLE RAMP

MOVEABLE FURNITURE

PLAZA

GRASS HILLOCK AND SEATWALL

DOG RUN PIPE FENCE

DOG RUN

SHELTER

SLOPED TRAIL

PLAY, CLIMBING OBJECTS

TALL GRASSES

WATER RILL

ACCESSIBLE RAMP

WATER TABLE

URBAN PORCH

TIMBER SEAT

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2015/05/22

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SITE PLAN



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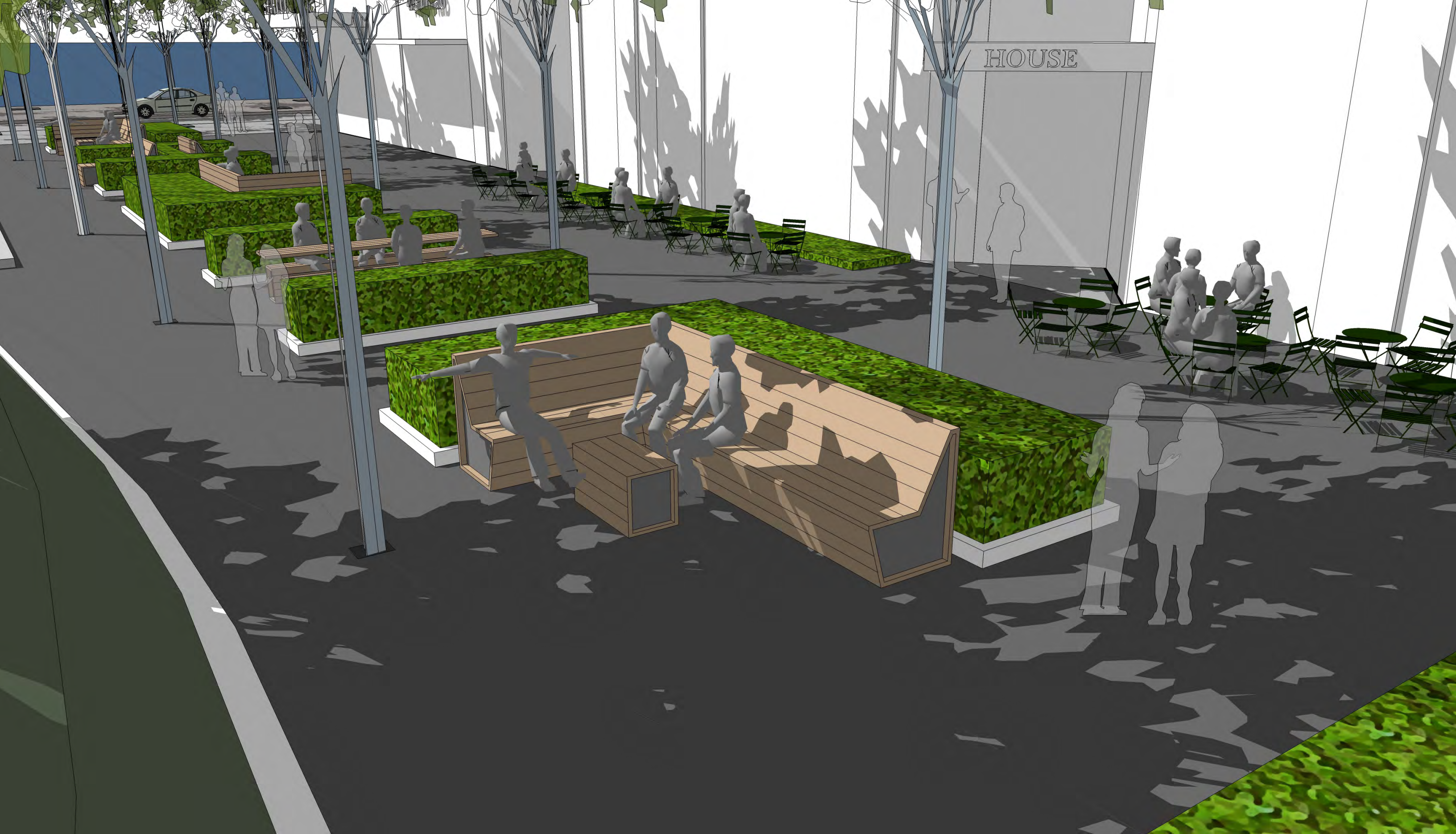
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LONGITUDINAL SECTION



AQUAVISTA
PROPERTY

GARDEN
PROMENADE

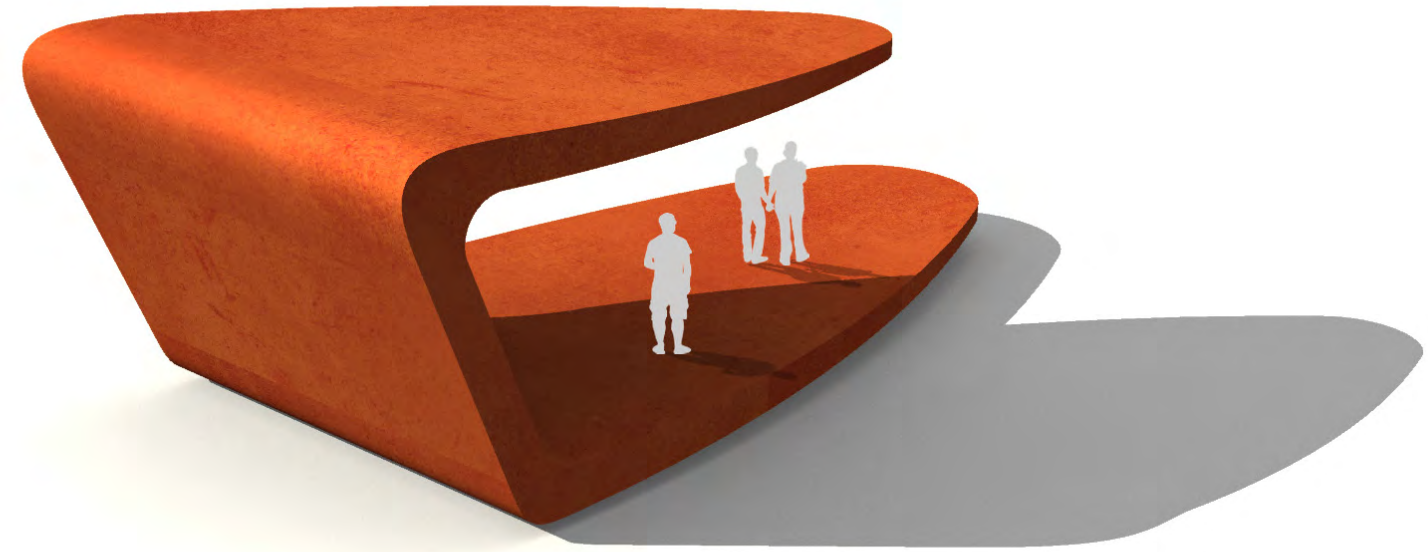
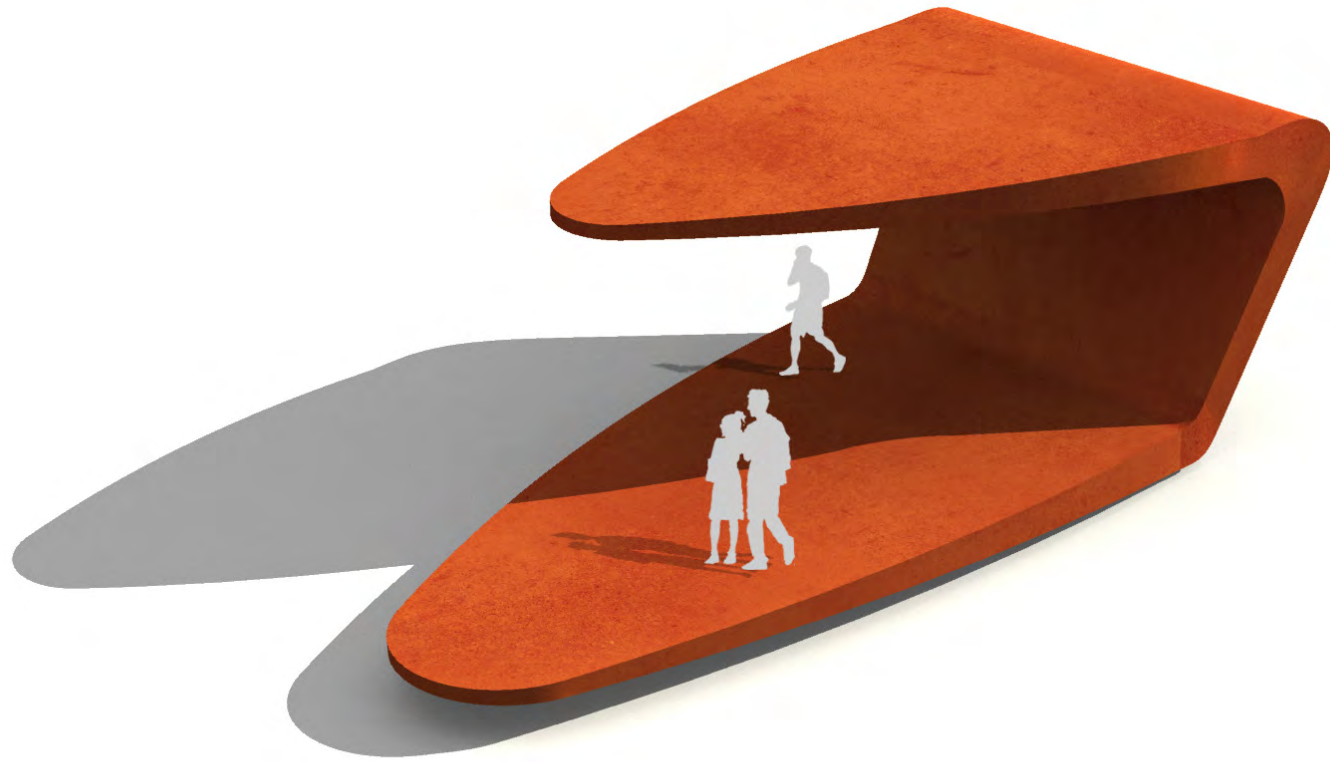
KNOLL

KANADARIO LANE

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CROSS SECTION



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SHELTER - CORTEN STUDY

Hunter's Point South Park New York, NY

Total Park Area: 44,515 m²

Dog Run Area: 170 m² (<0.1%)



Silver Park New York, NY

Total Park Area: 2,144 m²

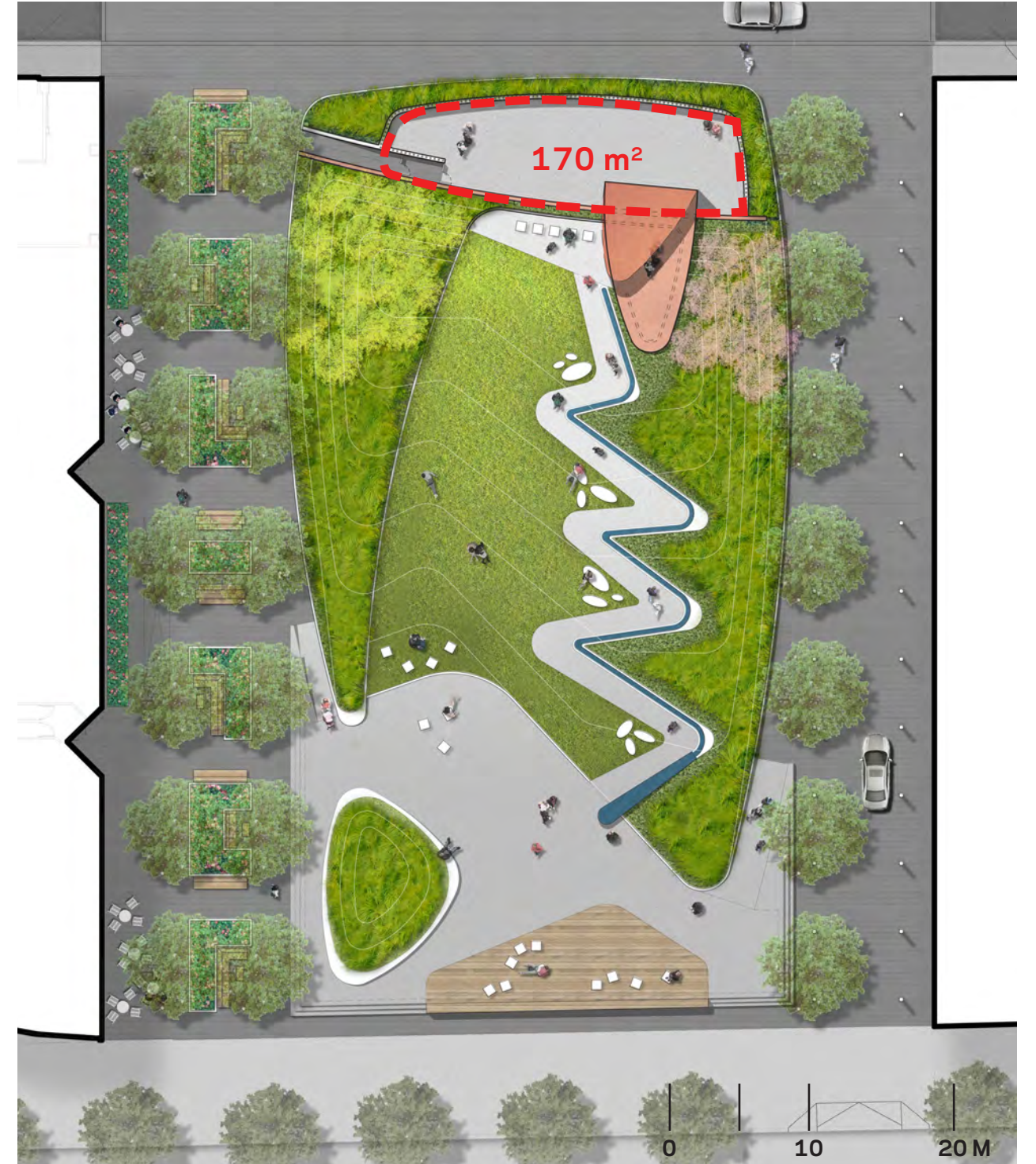
Dog Run Area: 115 m² (5.4%)



Aitken Place Park

Total Park Area: 3,000 m²

Dog Run Area: 170 m² (5.7%)



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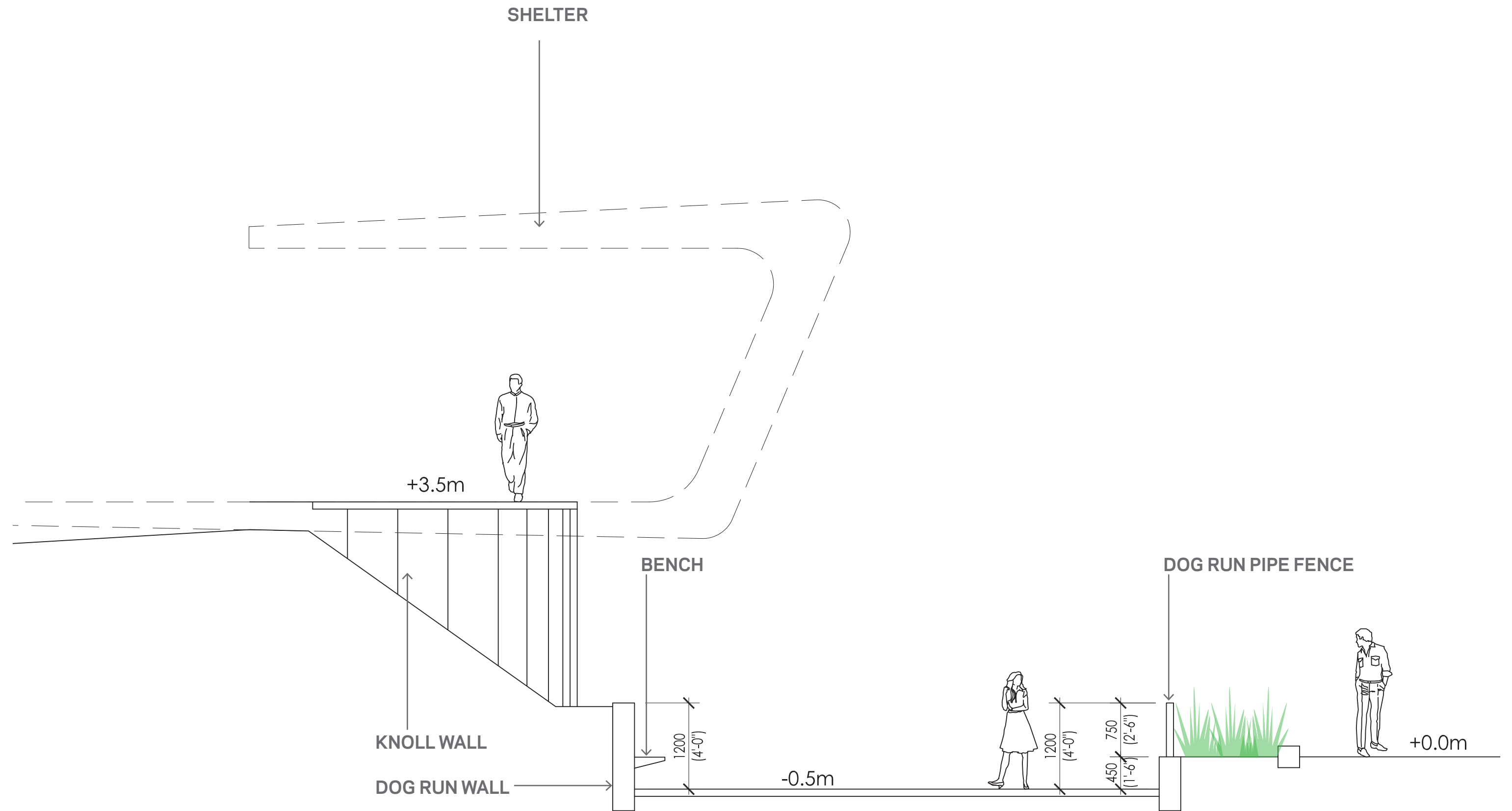
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URBAN DOG RUN





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URBAN DOG RUN CHARACTER

BANQUET SEATING



LOUNGE CHAIRS



PICNIC TABLE



SWIVEL CHAIRS



MOVEABLE CHAIRS



WALL BENCH



HILLSIDE OBJECTS



Sculptural objects embedded into the knoll's slope create imaginative play opportunities like "King of the Mountain" and "Island Jumping." Varying in size and height, the objects provide a diversity of climbing, jumping and sliding challenges to engage children of different ages.

SLEDDING HILL



Snow and wind studies indicate Aitken Place Park will receive significant snow drifts. In union with the knoll, Aitken Place Park will become a favorite neighborhood sledding hill for several months each year.

WATER TABLE



Visitors, of all ages, enjoy a tactile experience from interacting with water. Others enjoy running their hands across the table with light splashes rippling through the placid sheet of water. The sound of trickling water falling over the edges adds an aural quality to the space.

MAP ETCHING



Interpretive map etchings provide out of the classroom opportunities to learn about the City's history and evolution of land building. Intricate map etchings, of varying finishes and textures, encourage finger tracings and understanding of geographic knowledge of their neighborhood.

SLOPE PLAY



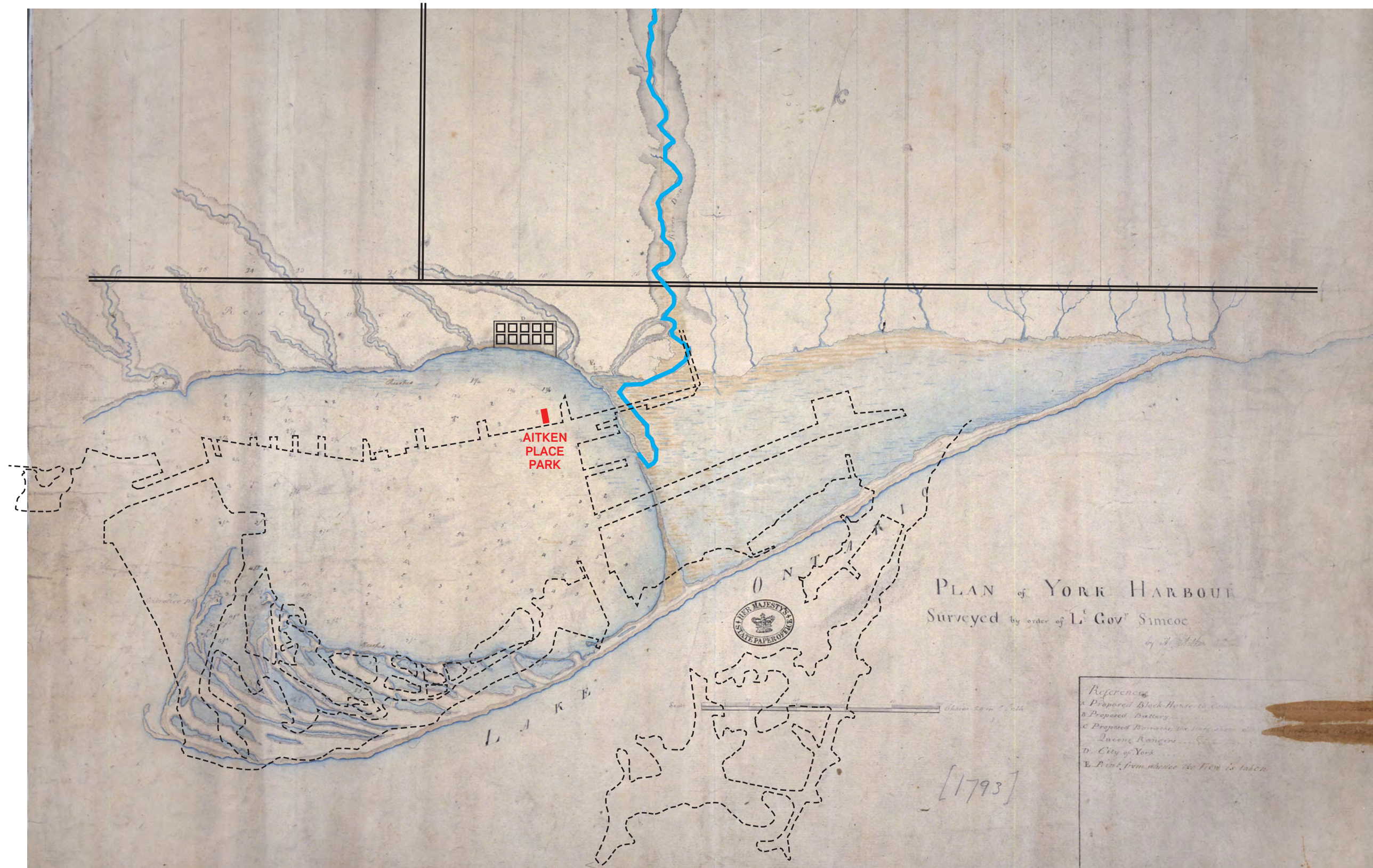
HILL ROLLING

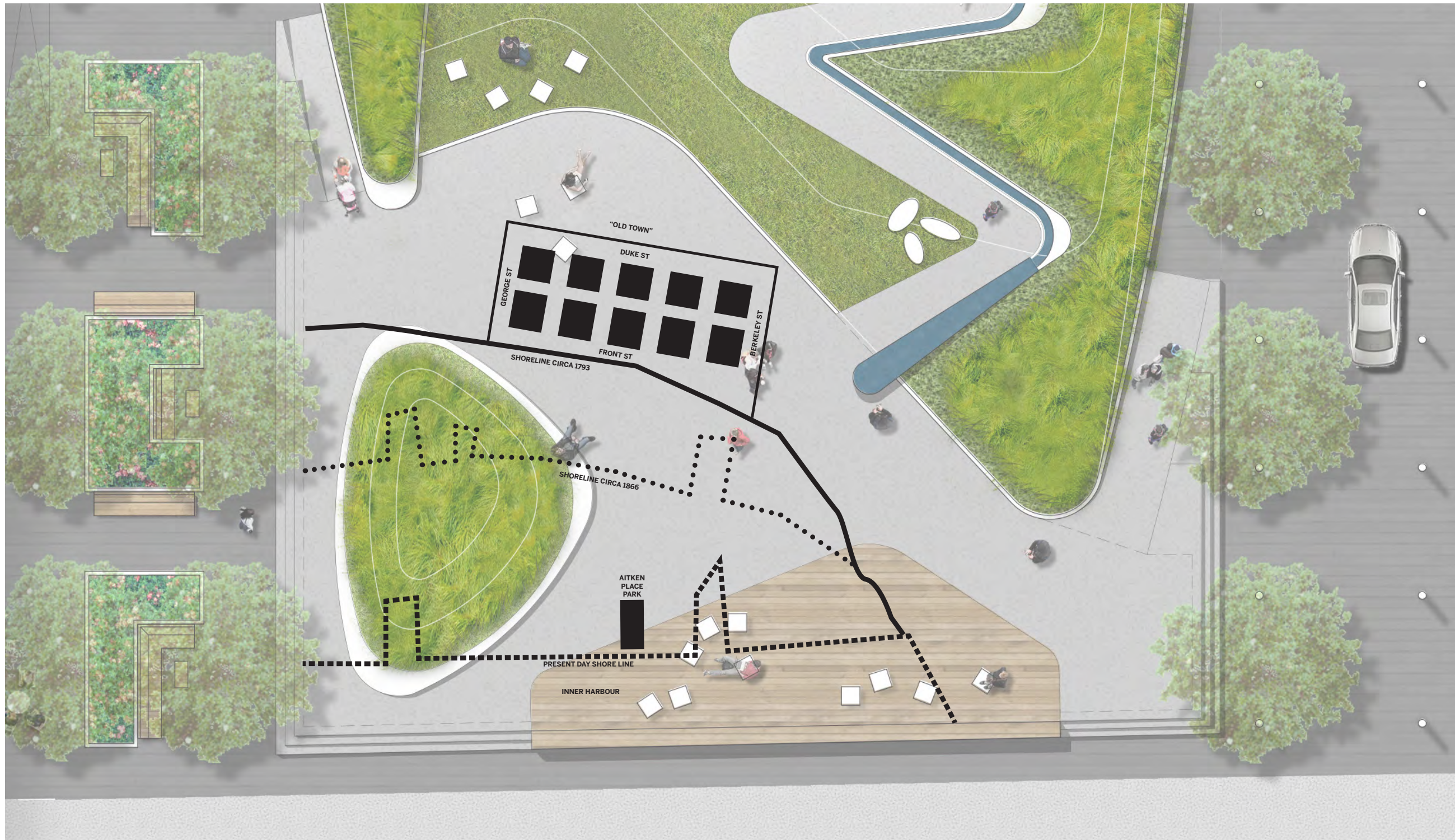


WATER RILL



Children float leaves down the water rill and divert flowing water across their feet.

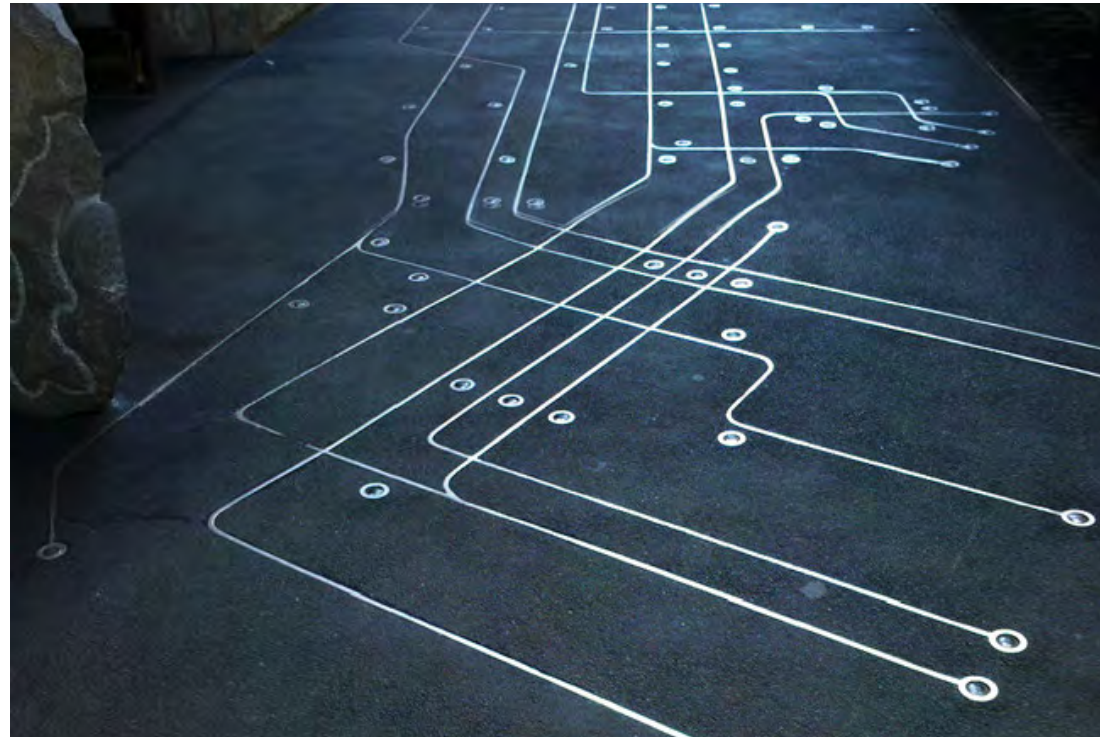




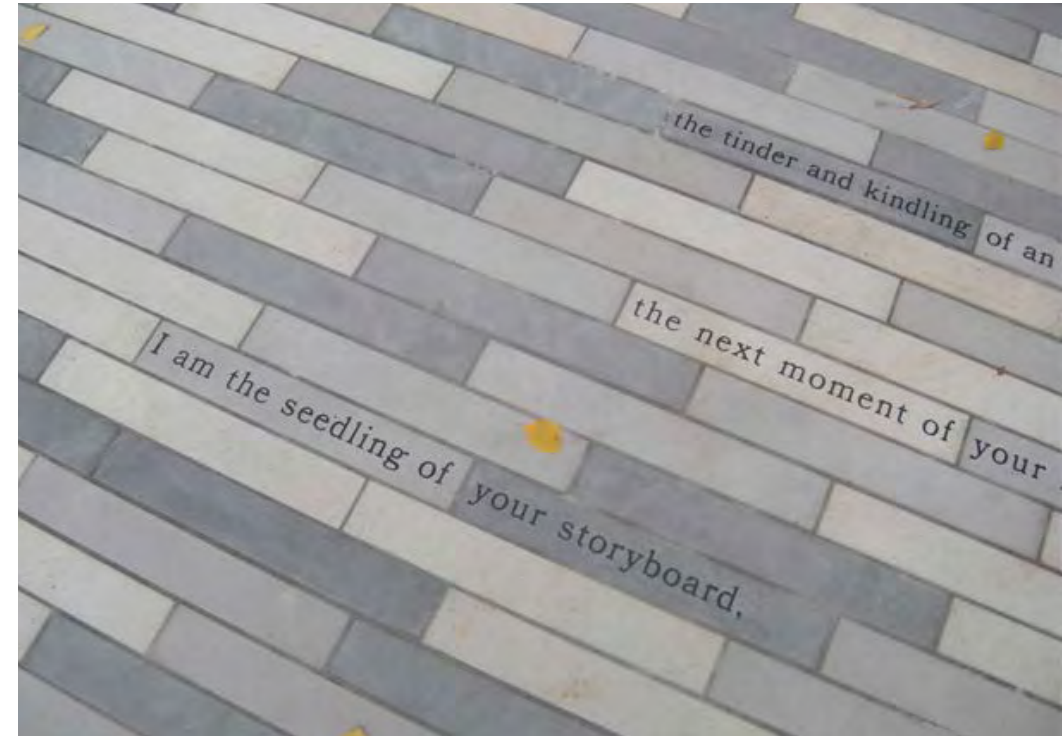
Broadway Theater Map - Duffy Square

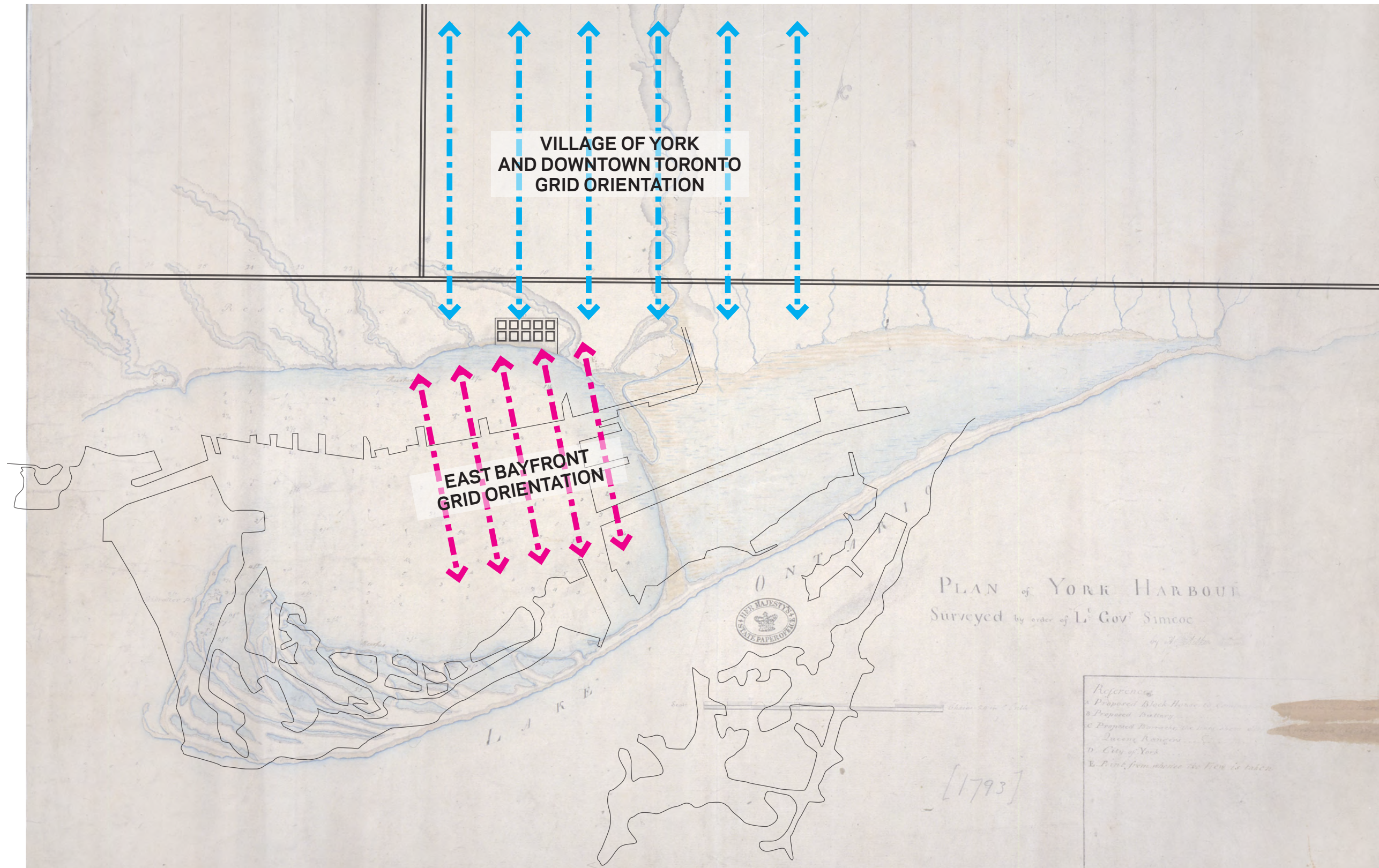


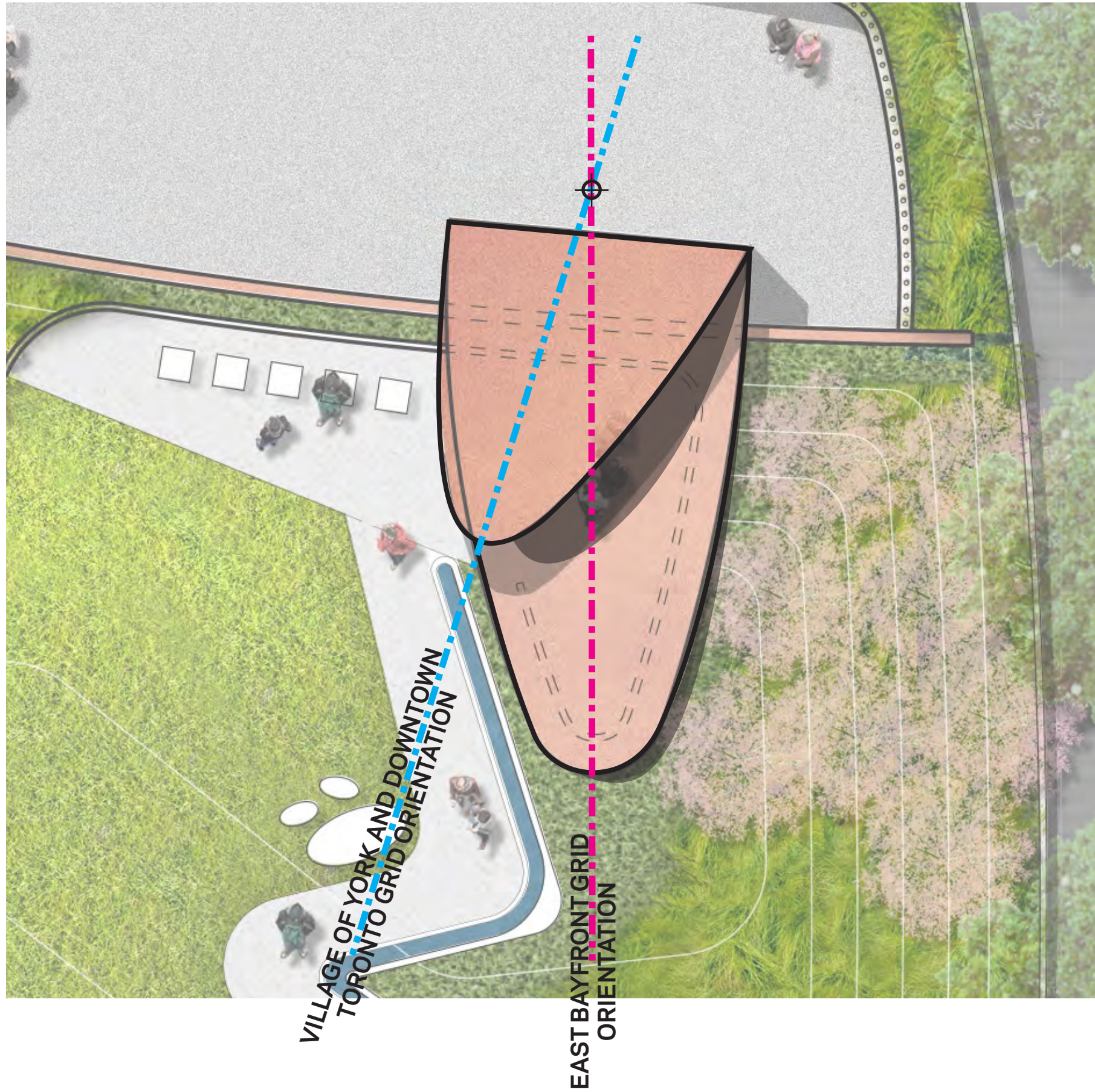
Subway Map Floating on a NY Sidewalk - SoHo



Sandblasting





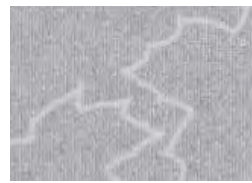


Catalogue

A language of materials, colours, textures and finishes

Paving Surfaces

Granite Mosaic
2-tone granite pavers forming mosaic leaf pattern (Outline and Silhouette)



Outline leaf mosaic



Silhouette leaf mosaic

Granite Types
Canadian Red and San Sebastian Grey for Mosaic; Caledonia Grey for curbstones on streetscapes



Royal Canadian Red



San Sebastian Grey



Caledonia Grey

Granite cobbles
Size: 90 x 90 x 80mm
Top finish: Light Waterjet
Side finish: Split
Joints: 5-8mm

Concrete unit paver
Paleo Tec auto-blocking precast pavers



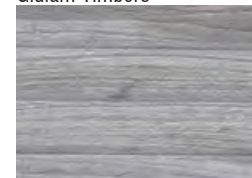
Paleo Tec - light grey

Materials & Finishes

Wood
Yellow Cedar - Structural Timbers
Ipe - Decking and Benches



Yellow Cedar - Structural Glulam Timbers

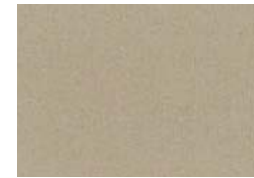


Ipe - Decking and Benches

Metal Finishes
Laser cut steel and cast aluminum with paint system application
Galvanized steel
Stainless Steel - brushed



RAL 7016 Anthracite grey



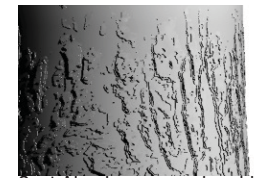
RAL 7048 Pearl mouse grey



Galvanized steel



Stainless steel - brushed

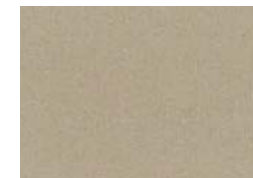


Cast Aluminum - sand mold, bark texture

Colours
For use on signage applications



RAL 7016 Anthracite grey



RAL 7048 Pearl mouse grey



Pantone



Pantone



Pantone

Details
For use throughout the waterfront



Stainless steel guiding spots



Stainless steel handrail



Stainless steel bollard



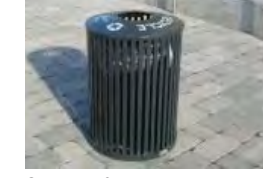
Galvanized steel mooring



Galvanized steel toe rail



Large sized toe rail



Garbage & Recycling bin



Preserve existing mooring elements where possible - paint anthracite grey (RAL 7016)



Yellow coated warning spots

Phasing

Over time, existing furnishings and details will be replaced by the new family of furnishings within a phasing process that incrementally transforms the Central Waterfront into a coherent district - within realistic capital budgets and timeframes. A legible identity for the Central Waterfront must be reinforced by the details of furnishings and urban elements.

PARK MATRIX PAVER

- Precast Concrete Plank Paver
- Paleo-Tec Paver
- Concrete

PODIUM AND TRAIL PAVEMENT

- Granite Slab Pavers
- Precast Slabs

DOG RUN PAVEMENT

- K-9 Turf
- Board Formed Concrete
- Industrial Slab Re-Purposed
- Stone Dust

CURBS

- Corten (1/4" thick)
- Granite
- Cut Limestone
- Precast Concrete
- CIP Concrete

PARK KNOLL WALLS

- Corten (1/4" thick on concrete wall)
- Granite
- Cut Limestone
- Precast Concrete
- CIP Concrete

DOG RUN WALL

- Corten (1/2" thick)
- Precast Concrete
- Corten Steel
- CIP Concrete

URBAN PORCH

- Ipe
- Kebony (kebony.com)

DOG RUN BLADE FENCE

- Corten Steel Blades
- Painted Aluminum Blades
- Galvanized Steel Blades

SHELTER

- Corten Steel
- Galvanized Steel
- Powder Coated Aluminum
- Ipe Cladding

HILLSIDE OBJECTS

- Granite
- Limestone
- Precast Concrete

FURNITURE

- Ipe
- Kebony (kebony.com)

HILLOCK WALL

- Corten (1/2" thick)
- Granite
- Precast Concrete
- CIP Concrete

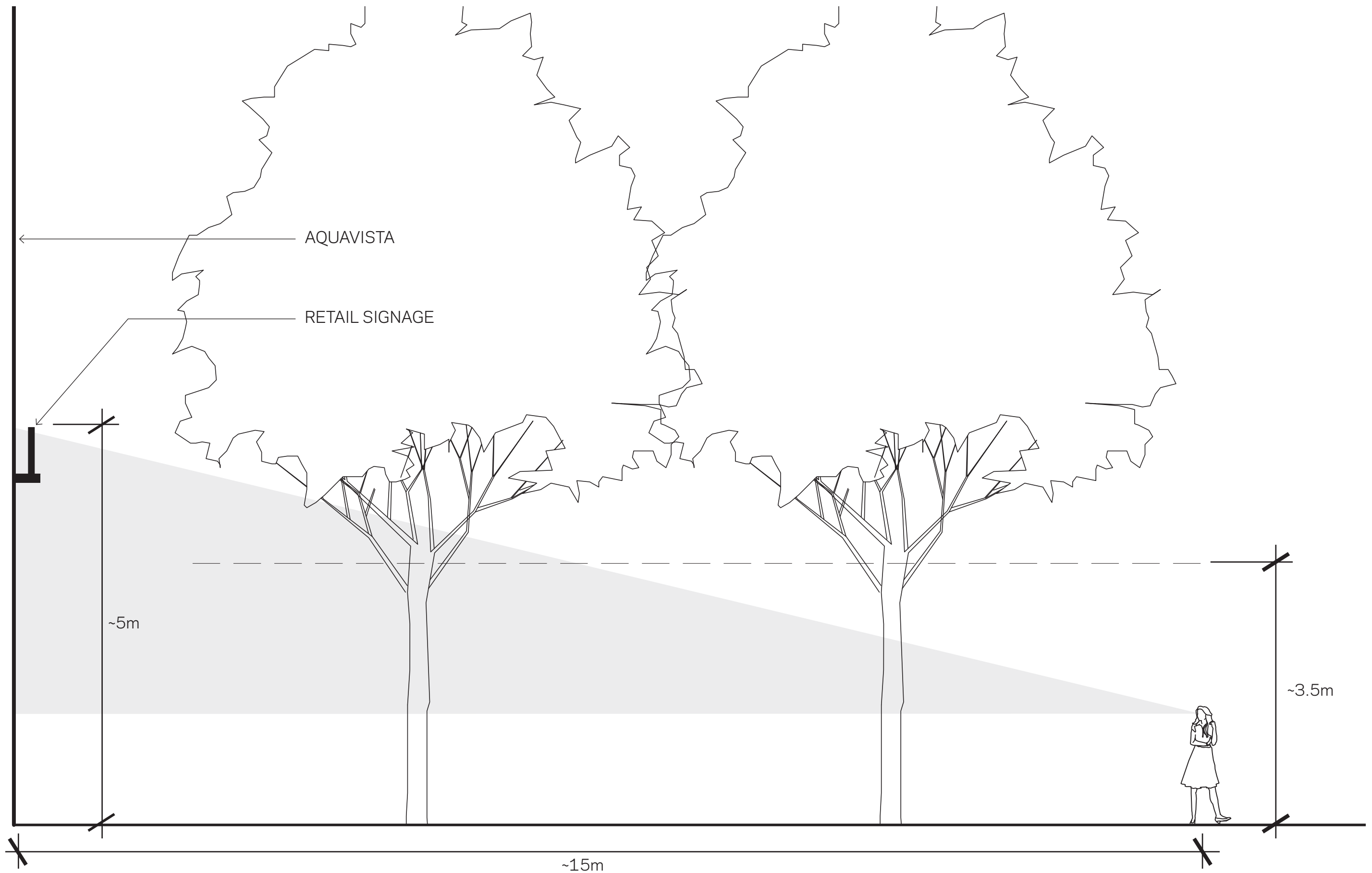


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AQUAVISTA/GARDEN PROMENADE ELEVATION



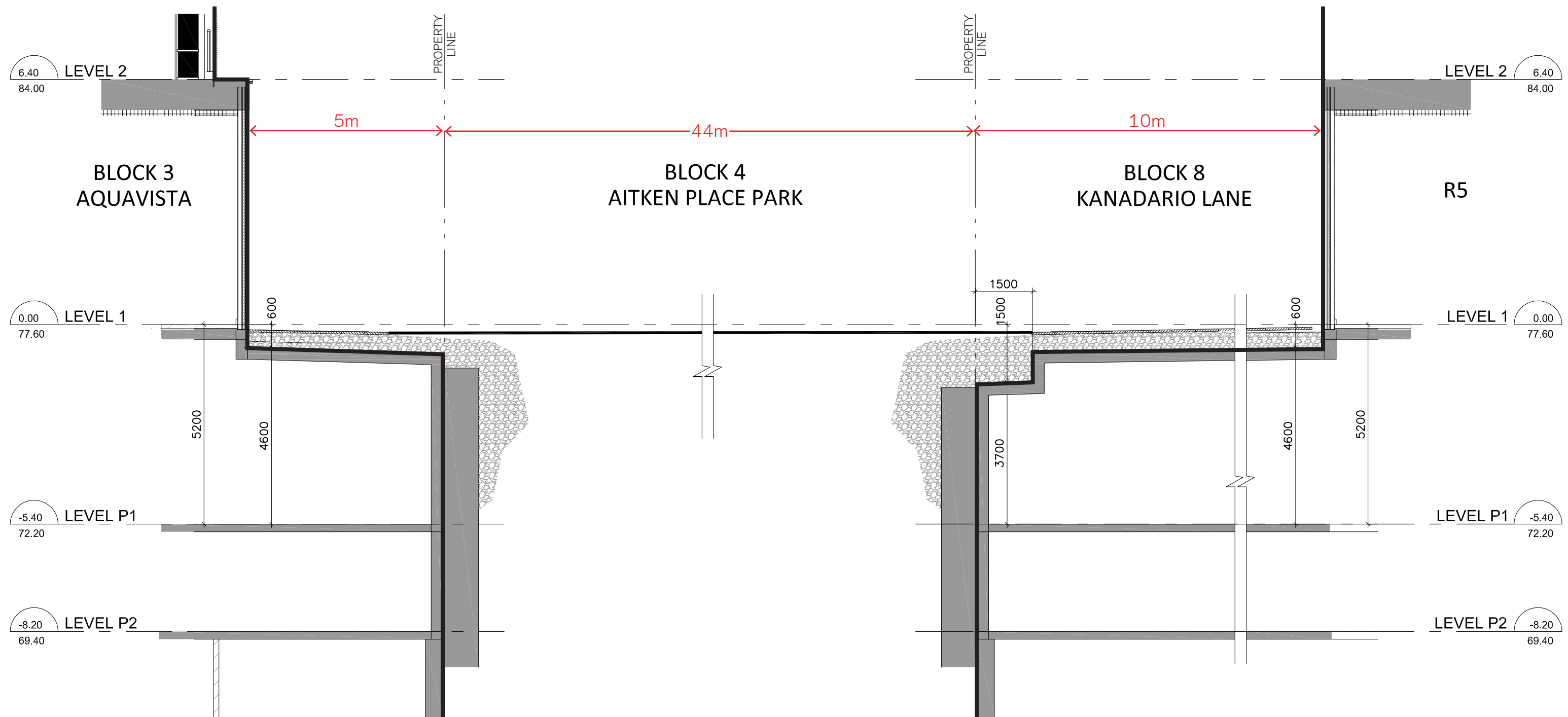


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PROPERTY LINE DIAGRAM





Legend:

-  Signature Light Post (outside park scope)
-  Tall Mast Light
-  Rope Lighting
-  Pavilion Lighting



Rope Lighting



Tall Mast Lighting



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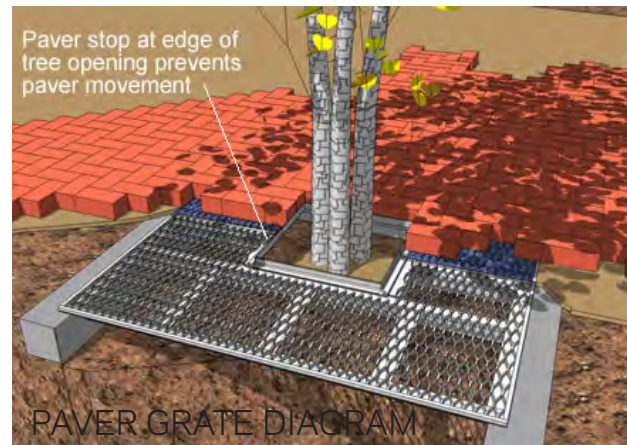
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ACCESSIBILITY DIAGRAM

TREE GUARD ●
PAVER GRATE ■



PAVER GRATE



Paver stop at edge of tree opening prevents paver movement

PAVER GRATE DIAGRAM



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TREE INSTALLATION



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Sustainability Feature	Included (provide explanation)
Access	
Provide opportunities for interaction with nature	The park offers many areas for interaction with nature, including Grass Hillock, Pine Grove, Seasonal Shrubs and Grasses
Attract people during all seasons	Gentle sloped lawn will provide tobogganing for little children.
Provide amenities for all ages	Amenities for a variety of ages will be provided. Gentle sloped lawn will allow for younger children to run up and down. 5% sloped meandering path will allow for elderly users to get up the hill. There will also be plenty of seating areas for those who seek passive activities. Water rill will engage all users.
Ensure safe access for persons with disabilities	Ramps or accessible walkways will be provided to access all spaces in the park. Handrails will be included with the steps. Appropriate widths and turning radii will be incorporated for wheelchair accessibility.
Energy Efficiency and Lighting	
Use efficient lighting	
Consider renewable energy sources	
Avoid up-lighting from light fixtures	No uplighting will be used
Ensure light fixtures are shielded to prevent glare and / or light trespass onto neighbouring properties	
Design lighting to minimize effects on migratory birds	
Stormwater Management and Water Conservation	
Reduce / eliminate the use of potable water	
Use water efficient plant material for at least 50% of landscaped area	Drought resistant plantings will be provided.
Design grading and plan layout to capture and slow runoff	
Capture / treat rainwater runoff using landscape-based treatment methods such as vegetated swales	

Sustainability Feature	Included (provide explanation)
Vegetation	
Use native species (at least 50%)	50% Native plant species will be provided.
Use drought-resistant plantings	Drought resistant plantings will be provided.
Use trees that are tolerant to exposure and pollution	Trees that are tolerant to exposure and pollution will be provided.
Increase the tree canopy by planting large growing shade trees	Large growing shade trees will be provided.
Retain all trees that are 30cm or more DBH (diameter at breast height)	Not Applicable
Materials	
Use materials that are extracted, processed and manufactured locally	
Use sustainably harvested materials such as FSC certified wood and / or use rapid growth materials such as bamboo and jute	
Use durable materials	
Use materials with recycled content (15% of project's construction material based on value)	
Extract and reuse materials onsite or from other site demolitions, if possible	
Avoid toxic release inventory chemicals or toxic, non-renewable materials	
Use high albedo surface materials for at least 75% of the site's hardscape or use open grid pavement	
Ensure that glass treatment meets requirements of the City of Toronto Bird-Friendly Development Guidelines.	Fritting glass railing will be provided.
Other Innovative and sustainability features not covered in this table	



PLANT LIST

Trees:

- Ulmus americana cultivar ('Pioneer', 'Valley Forge', or 'Accolade')
- Zelkova serrata
- Acer miyabei

Monoculture Grove:

- Betula papyrifera or white-barked cultivars of Betula populifolia i.e. 'Whitespire' (both should be considered short-lived species, particularly without consistent irrigation)
- Betula nigra
- Cercidiphyllum japonicum (no distinct winter interest, but are really effective when planted in groups)
- Quercus bicolor (very coarse textured, but bark provides unique winter interest)
- Sassafras albidum (no winter interest and typically a small tree, but would likely spread to form a true grove)
- Larix laricina or decidua (laricina is native, but decidua has much better form)
- Pinus strobus (often doesn't do well in urban environments)
- Pinus sylvestris

Flowering Grove:

- Amelanchier sp.
- Cercis canadensis (form can be variable)
- Cornus alternifolia (typically a small tree, but horizontal form might compliment the pavilion)
- Prunus sp. (Flowering Cherry)

Understorey:

- (west side)*
- Rhus aromatica 'Gro-Lo'
 - Diervilla lonicera
 - Rubus odoratus
 - Xanthorhiza simplicissima
 - Euonymus obovatus
 - Mahonia repens
 - Taxus canadensis (very difficult to source)

- (east side)*
- Ceanothus americanus (in small groups)
 - Hydrangea quercifolia
 - Myrica pensylvanica
 - Rubus odoratus
 - Physocarpus opulifolius
 - Potentilla fruticosa
 - Sorbaria sorbifolia
 - Viburnum dentatum
 - Xanthorhiza simplicissima
 - Mahonia repens
 - Microbiota decussata
 - Taxus x media

Grasses:

- Carex sprengeii (requires consistent moisture/irrigation in full sun)
- Chasmanthium latifolium (self seeds aggressively)
- Deschampsia cespitosa
- Sesleria autumnalis
- Schizachyrium scoparium (full sun only; also grows best in coarse textured soils)
- Sporobolus heterolepis

Mixed Border Planting:

- (low planting or groundcover)*
- Amsonia 'Blue Ice'
 - Astilbe chinensis var. pumila
 - Ceratostigma plumbaginoides
 - Eurybia (Aster) divaricata
 - Fragaria virginiana (spreads aggressively)
 - Geranium x cantabrigiense
 - Heuchera macrorhiza (difficult to source)
 - Heuchera richardsonii (very difficult to source)
 - Pachysandra procumbens (native species, also difficult to source)
 - Solidago flexicaulis
 - Waldsteinia fragarioides/ternata
 - Zizia aurea

(bulbs)

- Anemone blanda
- Camassia sp. (grows best in full sun)
- Galanthus nivalis (grows best in part shade)
- Leucojum aestivum (tolerates part shade)
- Hyacinthoides hispanica (tolerates part shade)
- Narcissus (grow best in full sun)
- Tulipa fosteriana cv. (grows best in full sun, but tolerates part shade)

Bioswale:

TBD