



## Department of the City Clerk

City Hall, Toronto, Ontario, Canada M5H 2N2

Roy V. Henderson / City Clerk

Barbara Caplan / Deputy City Clerk

Ms. Christine Dodds

392-7033-4

April 27, 1989

To: All Interested Persons

At its meeting held on Wednesday, April 26, 1989, the Land Use Committee deferred consideration of the communication (April 4, 1989) from the Administrator of the Harbourfront Review Committee, forwarding that Committee's decision of March 31, 1989, respecting the Revised Development Concept Plan Proposal and Possible Settlement of Objections to the Interim Control By-law to its meeting to be held on May 10, 1989.

The Committee also had before it a communication (April 3, 1989) from Cheryl A. Bradbee, Apt. 608, 350 Queen's Quay West, Toronto, M5V 3A7.

No further notice will be given on this matter.

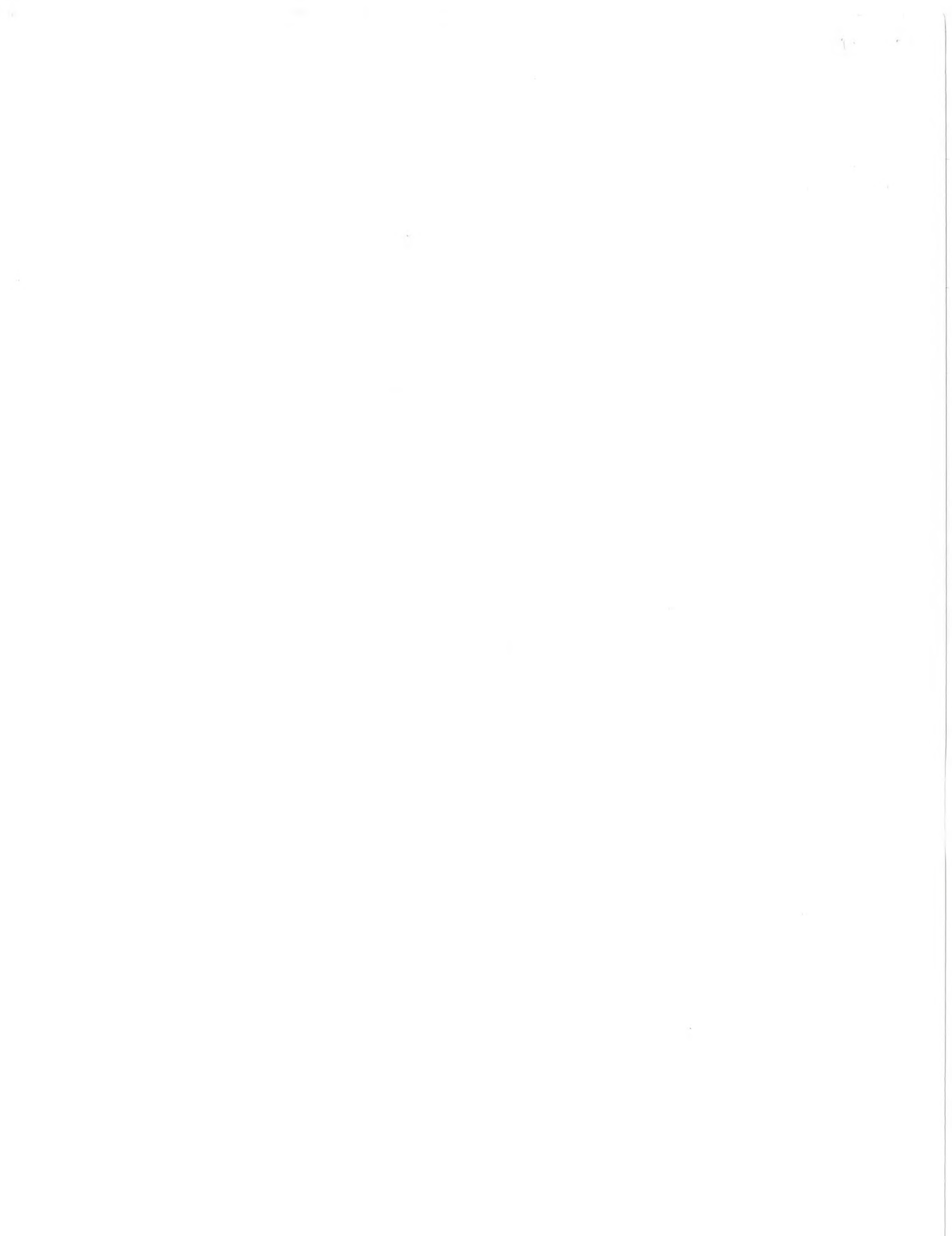
Yours truly,

*Christine Dodds*

Administrator,  
Land Use Committee.

CD:lg  
Enclosures

c.c.: Mrs. Merle Macdonald,  
Administrator,  
Harbourfront Review Committee.





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## Department of the City Clerk

City Hall, Toronto, Ontario, Canada M5H 2N2

**Roy V. Henderson** / City Clerk

**Barbara Caplan** / Deputy City Clerk

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Merle C. MacDonald 392-7022  
April 4, 1989

**TO:** Land Use Committee (c03luc89038:566)

**FROM:** Harbourfront Review Committee - April 3, 1989

**SUBJECT:** Revised Development Concept Plan Proposal and  
Possible Settlement of Objections to the Interim  
Control By-law

### COMMENTS:

On April 3, 1989, the Harbourfront Review Committee gave consideration to a presentation made by Richard Shibley, solicitor acting for the City, on a revised development concept plan proposal and possible settlement of objections to the Interim Control By-law.

The Harbourfront Review Committee also had before it a copy of a communication (March 14, 1989) from E. H. Zeidler of Zeidler Roberts Partnership, Architects, a member of the Design Panel to reconsider the urban form of Harbourfront.

The following persons addressed the Committee:

- Bill Phillips, Wynward Co-op, 34 Little Norway Crescent, Suite 702
- Tayce Wakefield, 401 Queen's Quay West, Ste. 503
- Cheryl Bradbee, 350 Queen's Quay West, Suite 608
- Paul Wang, 218 Woodhall Road, Markham
- K. Hashmani, 50 Chapel Park Square, Scarborough

April 4, 1989

- Elizabeth Nielsen, 5 Earl Haig Avenue
- Tony Policelli, on behalf of Anna Verruno, 28 Scarborough Heights Boulevard, Scarborough
- Celeste Sansregret, Treasurer of Harbourfront Residents' Association, 699 Queen's Quay West, Suite 311
- Greg Yarrow, 34 Little Norway Crescent, Suite 510
- Veronica Brown, 1098 Dunbarton Road, Pickering
- William Rosart, 390 Queen's Quay West, Suite 606
- Martin Amber, c/o 41 Colgate Avenue
- Bill Merdzan, 3000 Yonge Street, Apt. 1206
- Frances Gardiner, Bathurst Quay Tenants' Association
- Brenda Sweeney, 390 Queen's Quay West, Suite 704
- Richard Brandenburg, 390 Queen's Quay West, Suite 611
- George Wolff, 460 Queen's Quay West, Apt. 203
- Ian Fox, 460 Queen's Quay West, Apt. 403 East
- Yashar Moustafa, 42 Pauline Avenue

The Harbourfront Review Committee:

1. recommends that the appropriate Civic Officials be requested to continue their attempts to negotiate a settlement out of court, and that, should a settlement be reached, it be subject to consideration by the Harbourfront Review Committee at a public meeting. In the event that a settlement cannot be reached, that staff continue to pursue every and any legal means to stop any further buildings from being built in the area known as Harbourfront. Further, that staff take into consideration the various comments made by the deputants.
2. recommends that the Land Use Committee and City Council ensure that before any decisions are made about a Harbourfront development plan, public hearings preferably in the evening, be held with adequate notice and adequate circulation of all material to all relevant parties.
3. endorsed the previous Harbourfront Review Committee's position, namely that there be no further building next to the Water's Edge in Harbourfront, and requests that City Council

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forward this position to the Crombie Commission when it submits its preferred plan.

4. urges the Harbourfront Corporation to release all of the documents that are necessary for the City to evaluate the position of the Pipeline Projects.
5. requested the Commissioner of Planning and Development to report on how the proposal submitted by Richard Shibley relates to the guidelines recommended originally by this Committee, and where the discrepancies are.
6. requested that the various reports previously requested at the September 26, 1988 meeting of the Committee be submitted to its next meeting.

Yours truly,

*Myrtle C. MacDonald*

Administrator,  
Harbourfront Review Committee

MCM/es

Encls.

cc: Commissioner of Planning and Development

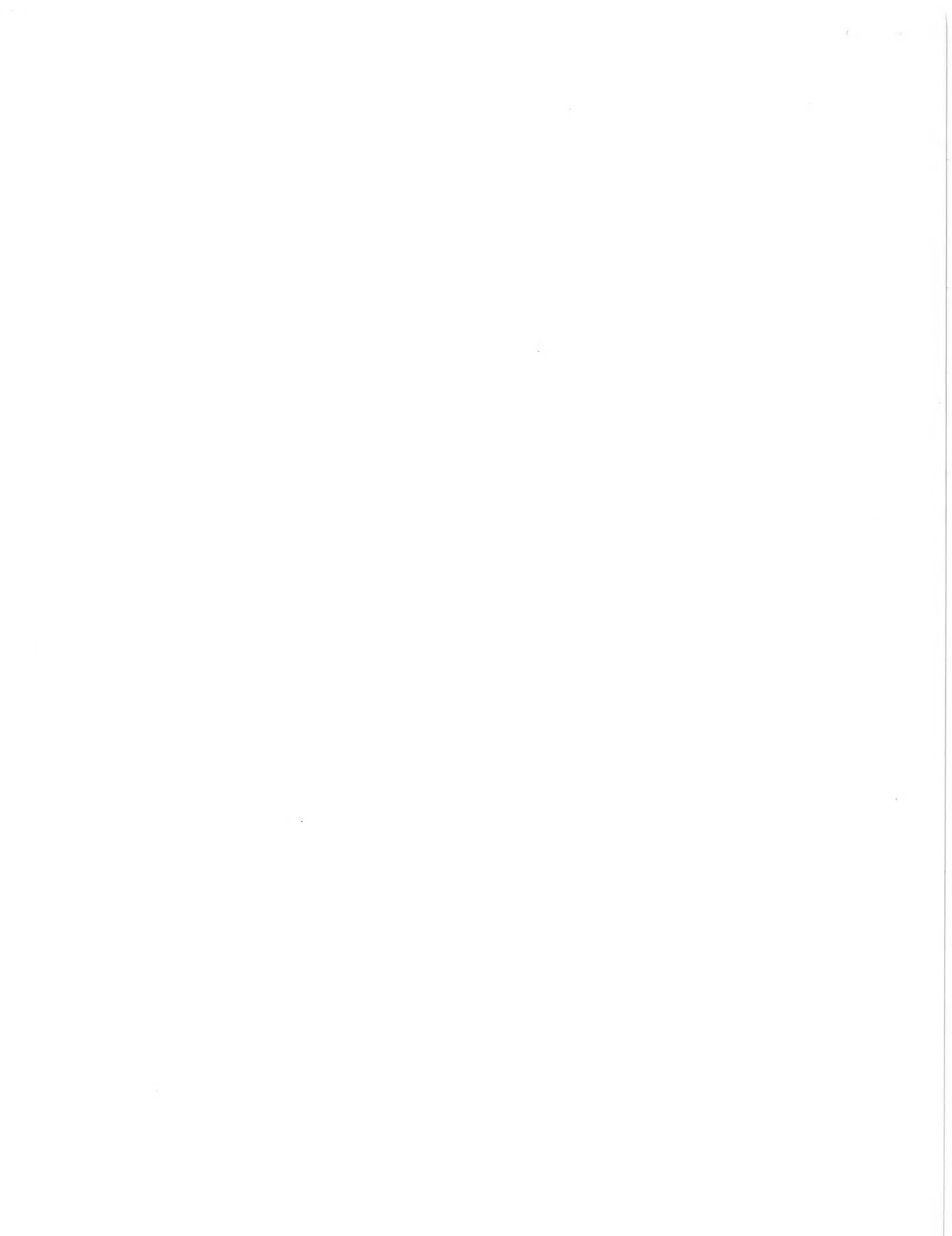
City Solicitor

Commissioner of Parks and Recreation

Commissioner of Buildings and Inspections

Harbourfront Corporation  
410 Queen's Quay West  
Suite 500  
Toronto  
M5V 2Z3

All Interested Parties



# Zeidler Roberts Partnership

Architects

14 March 1989

The Honourable David Crombie, P.C.  
Commissioner  
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(C9907hr 89036:566)

Dear Mr. Commissioner

I regret that I cannot express my thoughts personally to you at this moment, but I am delighted to be able to present them in this form.

As a member of the <sup>Panel</sup> Urban Design Group, we were asked to reconsider the urban form of Harbourfront. We have worked jointly and independently for over a year and a half on this problem and the discussions and arguments with my colleagues have been extremely stimulating. What impressed me most was that at the end of our deliberations six very individual architects could all agree unanimously on the direction in which the urban form of Harbourfront should proceed.

Let me reiterate what perhaps already has been said by others. However, it is essential that it be written because cities do not grow out of individual buildings created by individual designers but are a conglomerate of common consent. Even an array of the most brilliantly-designed individual buildings cannot achieve the delight of a coherent urban space unless they relate to each other in such a common consent. The delight of a Georgian Street in London is born out of this secret.

The main principle that should be followed in the urban design for Harbourfront is:

Urban activity cannot unfold properly without delightful and coherent urban space and the most delightful urban space is meaningless unless it encourages urban activities to unfold within them.

When we talk about urban space it should not only be seen in the limited sense of architectural built form, but also as the space that is created through landscaping, i.e. the urban park. One of the cities which can teach us about landscaped open space within the urban fabric is Barcelona which considers urban park as urban space. There, all the rules of urban form and its useability apply also to the urban park.

#### Partners

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CO, B Arch, MRAIC

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Director of Finance  
Bernice S. Williams



Letter to  
The Honourable David Crombie, P.C.  
Commissioner  
14 March 1989

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The following goals are very site specific and pragmatic, because the building of a city is a pragmatic issue. The theory of the Modern Movement which believed that each generation can start afresh is not true. We must accept what has been built. To ignore what is there and pretend that it is not and in the newly-built, show what should have been done is worse than doing nothing. Neither can we tear down what exists. We must continue within the existing fabric even if we disagree with what has been done in the past. One word about tearing things down. Not long ago our city fathers were quite willing to destroy the old Toronto City Hall that was considered out of date and useless. Times change and our attitude toward architecture changes also.

The urban principles that we developed for Harbourfront grew out of the pragmatic assessment of what is there now and how, within what exists, a new fabric could mend some of the old wounds and create a strong new Harbourfront that is not only the precinct for the people that live there but also the gateway to the water for the enjoyment of all.

We all felt that there are three definite urban elements to Harbourfront that must be considered in its urban design.

**Goal one:** To achieve a continuous urban edge in the form of a built podium filled with retail and restaurants on the north side of Queen's Quay Boulevard. This has to be almost continuous, creating an urban definition of the city at the waterfront, hiding the Gardiner Expressway with a nearly continuous facade. Other than in some visionary dream, the Gardiner Expressway will remain in its present form and we must accept that. The podium should be built to a height which will not block the view from the Gardiner to the lake and should be terminated by a strong cornice to relate to the height of strolling pedestrians. All higher buildings should be set back from this urban edge.

The city grid should be continued through this podium to the waterfront and create vistas to the lake at the end of the many streets penetrating Harbourfront.

**Goal two:** to transform Queen's Quay into a grand boulevard which is strongly defined by the buildings to the north. It should have trees on both sides, reminiscent of Les Champs Elysées and should not only be used for vehicular traffic but invite use by pedestrians.