OAA HQ Landscape Design Competition Jury Report – June 27, 2024

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Land Acknowledgement	For generations, the place we call Ontario has been inhabited by Indigenous peoples and nations who have been stewards of the land.
	The OAA Headquarters is located at 111 Moatfield Drive in Toronto.
	The Association acknowledges the land on which its Headquarters are built and where its staff and members gather. For millennia, it has been the traditional territory of the Mississaugas of the Credit, as well as the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat.
	The OAA honours the rich cultural and natural landscape our buildings and spaces are a part of and the connection to the land Indigenous peoples have valued since time immemorial.
	The Association is grateful for Indigenous knowledge that guides us. It commits to building in harmony with the land and creating sustainable spaces for generations to come.
	In the spirit of Reconciliation, the OAA acknowledges its responsibility to address past and present injustices and provide space for Traditional Knowledge and worldviews to shape the architectural landscape of Turtle Island.
	In early 2022, the OAA partnered with <u>Creative Fire</u> , an Indigenous-owned consulting agency that provides expertise in strategy, communications, Indigenous engagement, and reconciliation action plans, to develop this land acknowledgment. As part of its <u>Strategic Plan</u> , the OAA commits to ongoing Reconciliation.
Introduction	In early 2024, the OAA launched its Landscape Design Competition to revitalize its Toronto headquarters. Among the goals is a furthering of the <u>Renew +</u> <u>Refresh</u> initiative, which made the building a model of net-zero design. The winning team for this anonymous, juried competition will be awarded the contract to redesign the landscaping of the OAA property at 111 Moatfield Drive.
	The competition was open to teams led by a licensed member of the OAA or a Full Member of the <u>Ontario Association of Landscape Architects (OALA)</u> who is able to conduct the work through a certificate of practice or landscape architecture firm.
	All participating teams included an OALA landscape architect and a civil engineer. The balance of team composition was at the discretion of each team.
	Registration for the competition process was required by March 22. Registered teams were given separate online access to a selection of documents and files, including the <u>Project Brief</u> which outlined the objectives of the competition process, program requirements as well as competition procedures. Teams were provided access to a Submission Portal to upload the required components of their Design Package.
	An anonymous designation—in the form of a tree name—was provided to the 19 submitting teams for use in their submissions. To preserve anonymity, no identifying images, logos, or other features of the teams or any of their members were accepted in any visual or written materials submitted as part of the design package.
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	In addition to showcasing design excellence, competitors were asked to create a welcoming arrival experience, enhance the building, incorporate public art, recognize the role of sustainability and water use in the health of the environment, and acknowledge the Don River ravine context. See the <u>Project</u> <u>Brief</u> for complete details. A key objective for the competition is to promote architecture and the allied arts and sciences as an integral component of the quality of life and well-being of our society.
	With assistance from Association staff, this Jury Report has been prepared by architect <b>Joe Lobko</b> , the professional advisor engaged to assist the OAA with the execution of the design competition process. It includes input from the jury members involved in this process, outlines the requirements of the competition, includes the jury composition, and details the reasoning behind the decision to select the winner, as well as three Honourable Mentions.
The Jury	The OAA invited the following jurors to participate in the competition process:
	<b>Susan Speigel</b> (jury chair) OAA Past-President and Vice President Susan Speigel Architect Inc.
	<b>Sheila Boudreau</b> Principal Landscape Architect and Planner SpruceLab Inc.
	Michelle Longlade Lieutenant Governor-Appointed Member of the OAA's Governing Council
	<b>Marc Ryan</b> Principal Landscape Architect and Co-Founder Public Work
	<b>Liz Wreford</b> Principal Landscape Architect and Co-Founder Public City
	The jury would like to thank the Technical Advisory Team for their invaluable knowledge, experience, and expertise in the decision-making process. The jury received an evaluation report and presentation from the Technical Advisory Team which reviewed each submission to determine whether submissions met the necessary criteria, and to identify any potential areas of concern. The Technical Advisory Team included:
	<b>Sibylle von Knobloch,</b> Principal Landscape Architect, O2 (Landscape Design Considerations)
	<b>Steve Hollingworth,</b> Head of Water Resources Team, TYLin (Stormwater Management Design Considerations)
	<b>Tom Ingersoll,</b> Principal Ingersoll & Associates Inc. (Construction Cost Estimates)

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	The jury would also like to thank the dedicated OAA staff in facilitating this competition and ensuring a seamless process from start to finish. In aligning with the OAA's five-year strategic plan, the landscape competition also collected public feedback from the 800+ visitors who visited the site during Doors Open Toronto weekend in late May. Members of the Association and the public alike were able to view the submissions at the OAA Headquarters to promote public engagement, and further the appreciation of architecture and the allied arts. Additionally, all five-page submissions were posted on the <u>OAA Website</u> for review.
Key Project Objectives	In accordance with the criteria provided within the Project Brief, submissions were assessed by the jury to ensure compliance, design quality, and that all key project objectives were met. The areas of assessment include:
	<ol> <li>Complement and enhance the building.</li> <li>Create a welcoming arrival experience.</li> <li>Provide a design solution that meets budgetary parameters.</li> <li>Acknowledge the Don River watershed context.</li> <li>Acknowledge our relationship with Indigenous Peoples.</li> <li>Deliver sustainable stormwater design solutions.</li> <li>Promote public Education and Awareness.</li> <li>Improve pedestrian and vehicular access to the site and building.</li> <li>(Objectives 2 and 8 involve compliance with the Accessibility for Ontarians with Disability Act [AODA] and Design of Public Spaces Standard [DOPS].)</li> </ol>
Selection Criteria	The following criteria, excerpted from the Project Brief were provided to the jury to assist in focusing their discussion on the identified priorities of the OAA. Each of the following criteria were deemed to be an essential aspect of a successful design concept, and ultimately determined the winning submission for this competition:
	<ol> <li>The ability to achieve the proposed design within the stated construction budget is feasible and clearly articulated.</li> <li>Proposed design is safe and secure for users and potential users while providing an accessible, delightful, and welcoming experience for all.</li> <li>Proposed landscape revitalization demonstrates innovative and attractive design that preserves, complements, and enhances the features of the OAA Headquarters Building.</li> <li>Proposed design responds sensitively to the land of the Don River watershed context, with special consideration given to the integration of local Indigenous values and traditions.</li> <li>Proposed design seamlessly incorporates best practices in sustainability, including effective management and mitigation strategies for stormwater.</li> <li>Design Concept successfully responds to all required aspects of the Project Brief.</li> </ol>
	It is important to note that most submissions demonstrated a clear understanding of the Project Brief and achieved a high level of compliance with key objectives. All submissions fulfilled the project requirements.

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## **Deliberation Process Overview**

The jury was provided digital access to all 19 submissions, including each team's five-page and 20-page PDF summaries, as well as their project budgets in advance of deliberations. The jury was also provided a range of other supplementary documents to assist in their selection process, including:

extensive reports and in-person presentations by the Technical Advisory Team;
 public feedback regarding the 19 submissions on display during the Doors
 Open Toronto open house; and

- assessments of each submission by senior OAA staff and members of the OAA Council Building Committee, highlighting their analysis, areas of concern, and anticipated challenges (if any).

On Thursday, June 6, 2024, the members of the Technical Advisory Team provided the jury with a concise summary of their understanding and characteristics of each of the submissions relative to their areas of knowledge and expertise. The jury was able to ask questions and engage in discussion around each of the submissions and was appreciative of the advice and insight provided.

Following the morning review with the Technical Review Team (and their subsequent departure from the discussion), the jury began its deliberations. This discussion was held with all members of the jury present, as well as the Professional Advisor engaged by the OAA to assist with the management of the competition process.

Each of the 19 submissions underwent a thorough review with a focus on the themes articulated considering the technical, aesthetic, and practical elements of each design proposal. The quality and diversity of each of the beautifully crafted submissions led to lengthy discussions, including vigorous debate, on the vision and concept of each design.

This included the acknowledgement that these submissions are initial conceptual visions and that the winning design proposal will need to further evolve through the normal process of discussion between the design team and the OAA client team.

The jury reviewed each submission against the key project objectives outlined in the Project Brief to determine how requirements were captured and effectively represented in each submission. Several design proposals came under consideration as the winning selection. However, after careful consideration, the jury arrived at the selection of one design submission that best reflected the full range of identified criteria and key objectives.

# The Jury's Selection

The Grounding Meadow, submitted by Team Chestnut - Ja Architecture Studio (with Janet Rosenberg & Studio and MTE Consultants), has been chosen as best meeting the ambitious range of objectives and targets identified. (To view the team and submission, see Appendices A and B, respectively.)

There were many compelling qualities of this scheme that swayed the jury in its favour. Its simple, strong, clean forms and dynamic landscape showcased an expansive meadow inviting the valley right onto the property in a very direct and immediate way. It demonstrated a respect for nature by allowing it to run its course, embracing natural evolution over time as a biodiverse ecosystem with minimal manipulation or grooming, allowing nature to remain evident in its purest form.

The Grounding Meadow presents a theme of being *light on the land* as it works directly with the site in a minimalist way. It allows water to freely run underneath the wild meadow, bringing a more natural ecology to the site and welcoming stormwater to support and sustain the habitat. It pays homage to Indigenous communities by including plants of cultural significance, including a diversity of perennials and grasses. This will consequently attract pollinators, wildlife, and birds, activating the surrounding landscape with its natural activity. Over the years, it will naturally continue to evolve into a majestic meadow.

This concept also introduces unique and innovative strategies to address the stormwater challenge with roof and surface runoff being directed to bioretention areas for treatment. Further, it stands out as one of the least carbon-intensive proposals, using less concrete than most other team designs. The meadow restoration will require the removal of the existing driveway entrance to allow the flow of the meadow to grow underneath the entry bridge. Overall, the proposal offers a carbon friendly design, closely aligned with the performance of the net-zero OAA Headquarters.

The Grounding Meadow also promotes a powerful landscape gesture that complements the heroic nature of the OAA Headquarters in a profound and extraordinary way. The entry walkway transforms into a bridge, allowing the Don River ecosystem to connect with the building. The walkway is elevated much like the Headquarters is elevated, providing a sense of continuity as a freestanding, floating structure sitting atop a hill. It provides a welcoming and inviting experience as the transparent curved walkway grants a view of the natural habitat below, creating a sense of openness and a connection to the earth as one approaches the building.

It is important to acknowledge a few areas of concern that will need to be addressed during the next phase of design, including a modified and fully accessible pedestrian walkway that conforms with AODA/DOPS guidelines. The metal grate structure proposed will need to be adapted for improved accessibility and safety when walking with various footwear, as well as accommodations to pedestrians who may have disabilities, including invisible disabilities. While this design has the potential and the space to resolve these concerns, it requires adjustment to meet accessibility standards effectively. In addition the jury felt that some architectural "support" aligned with the spirit of the submission was necessary to improve the character of the area under the building and for staff and visitors to be able to wander through and safely occupy the embracing arm of the entrance to experience it as an inhabitable entrance and a place of contemplation within the meadow.

Overall, The Grounding Meadow was determined to be the strongest submission conceptually. It features a landscape that embraces natural systems, processes, and generational evolution. It reflects respect of the land in allowing nature to flourish in its own way. The jury felt this submission was thoughtful, innovative, and fulfilled the key objectives of this competition through its creation of a lush meadow of sublime character.



Entry View from Moatfield



View to the Don Valley

# **Honourable Mentions**

The jury agreed that the **three** teams listed below provided exceptional submissions that exceeded the criteria identified in the Project Brief and possessed very strong and accomplished attributes. These teams are recognized for their conceptual forward thinking and are listed alphabetically, by "anonymous tree" name.

# Team Basswood - Catch/Renew/Release



# Catch/Renew/Release, by PLANT Architect Inc. (with Aplin Martin

**Consultants Ltd.),** provided a thorough and complete submission which displayed a distinctive integration of public art with its thoughtfully designed pedestrian entrance strategy. It offered multiple pathways to the building, inclusive of visitors and pedestrians with disabilities allowing entry from various directions. The conceptual clarity of this submission was very strong, with an exemplary approach to all four-season design.

This design proposal celebrated water and incorporated organic forms that provided a warm and welcoming invitation to the building. The jury also praised the inclusion of an artful bench/water element, allowing individuals to sit outside and congregate along the entry path.

(To view the complete team, please see Appendix A. To view their five-page submission, please <u>click here</u>.)

# Team Elm – 4887 Saplings



**4887 Saplings (Weiss Architecture & Urbanism Limited with Robert Wright Landscape Architect and Husson Engineering + Management)** proposed a bold statement with its submission. The evolution of the landscape over time was a powerful theme that complemented the heroism of the original design of the OAA building.

The reclamation strategy responded to the strength of the OAA Headquarters building by inviting the forest in, creating a biological veil of extraordinary character and proportion. This design submission was provocative as it clearly situated the Modernist OAA Headquarters within its environmental context, harmonizing with its natural surroundings and suggesting an absorption/extension of the valley onto the site.

(To view the complete team, please see Appendix A. To view the five-page submission, please <u>click here</u>.)

# **Team Ironwood - Landscape Reconnect**



from a building beside the ravine to a building within it



Landscape Reconnect, by Make Good Projects Inc. (with VTLA Studio and Watercom Engineering Inc.), presented a robust water management strategy by bringing treatment to the surface to daylight the water. This proposal tackled stormwater challenges visibly and elegantly through innovative design and artwork, while acknowledging indigenous learning through the integration of the ravine forest onto the site to enhance the landscape.

This design proposal also created a unique entry route where visitors and staff are provided with a direct access to the front door, while adhering to the significant challenge of meeting AODA guidelines. This was a visually compelling submission, beautifully illustrated with many notable attributes.

(To view the complete team, please see Appendix A. To view the five-page submission, please <u>click here</u>.)

Appendix A: OAA Landscape Design Competition— Full Team Member List

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# **Jury Selection**

# Team Chestnut's The Grounding Meadow

**OAA Architect:** Nima Javidi and Behnaz Assadi, Ja Architecture Studio (team co-leads) **OALA Full Member:** Todd Douglas, Janet Rosenberg & Studio

Civil Engineer: Kayam Ramsewak, Director, MTE Consultants

# Additional Team Members:

ManLam Cheng, Assistant Designer, Ja Architecture Studio Zhiyuan Zhu, Assistant Designer, Ja Architecture Studio

# Honourable Mentions (three)

# Team Basswood's Catch/Renew/Release

OAA Architect: Lisa Rapoport, PLANT Architect Inc. (team lead)

OALA Full Member: Eric Klaver, PLANT Architect Inc.

Civil Engineer: Chesley Blahut, Aplin Martin Consultants Ltd.

# Additional Team Members:

Todd Fell, Dougan & Associates Heather Schibli, Dougan & Associates Elvan Eryoner, A.W. Hooker Quantity Surveyors Julie Ourceau, PLANT Architect Inc. Siqi Lyu, PLANT Architect Inc. Nico van Loggerenberg, PLANT Architect Inc.

# Team Elm's 4887 Saplings

**OAA Architect:** Kevin Weiss, Principal, Weiss Architecture & Urbanism Limited (team lead)

OALA Full Member: Robert Wright, Robert Wright Landscape Architect

Civil Engineer: David Sharp, Husson Engineering + Management

# Additional Team Members:

Minette Murphy, Weiss Architecture & Urbanism Limited: Design Team, Model Maker Andrew Ard, Weiss Architecture & Urbanism Limited: Design Team, Model Maker Bennett Weiss: Model Tree Maker Michael Pewes, Husson Engineering + Management Melony Ward: Copy Editor Eden Robbins: Photographer

# Team Ironwood's OAA Landscape Reconnect

OAA Architect: Joël León Danis, Principal, Make Good Projects Inc. (team lead)

OALA Full Member: Victoria Taylor, Principal, VTLA Studio

Civil Engineer: Frank Fisl, Watercom Engineering Inc.

# Additional Team Members:

Kurtis Chen, Make Good Projects Inc. Amelia Hartin, VTLA Studio Andrew Hellebust, Rivercourt Engineering James Bird, PhD Candidate, University of Toronto

# **Registered Teams**

# Team Birch's Reconcilience

**OALA Full Member:** Terence Lee, Senior Associate Landscape Architect, NAK Design Strategies (team lead)

**Civil Engineer:** Andrea Dasek, Associate, Project Manager, Counterpoint Engineering Inc.

# Additional Team Members:

Robert Ng, Principal Landscape Architect, NAK Design Strategies Haniya Abi Khuzam, Landscape Designer/Senior Project Manager, NAK Design Strategies Carolinh Do, Design Intern, NAK Design Strategies Betsy Williamson, Architect, WILLIAMSON WILLIAMSON Cameron Laidlaw, Senior Passive House Consultant, RDH Building Science Inc. Scott Cressman, Partner - Estimating, Aldershot Landscape Contractors L.P.

# Team Black Walnut's An Organized Wild

**OALA Full Member:** Jean-Marc Daigle, Senior Landscape Architect, Beacon Environmental Ltd. (team lead)

Civil Engineer: Greg Rapp, Husson Engineering and Management

# Additional Team Members:

Todd Smith, OALA Stephan Crispin, OALA Jenny Andrews, OALA Associate Mike Bellingham, OALA Associate Christie So, OALA Associate

# Team Butternut's Glass Bird

OAA Architect: Loghman Azar, Principal, LINE Architect Inc. (team lead)

**OALA Full Member:** Wm Jeffrey Cock, Principal Landscape Architect, MWLA Landscape Architects

**Civil Engineer:** Heather Simpson, Project Manager, R.J. Burnside & Associates Limited

# Additional Team Members:

Kishika Mittal, LINE Architect Inc. Jessica Costantin, Principal, Blackwell Structural Engineers Ernie Groskopfs, Senior Civil Engineer, R.J. Burnside & Associates Limited Harold Faulkner, Senior Stormwater Engineer, R.J. Burnside & Associates Limited Jason Connacher, Project Manager, MWLA Landscape Architects Zoe Scott, Landscape Architectural Designer, MWLA Landscape Architects

# Team Cedar's Nested Within

**OALA Full Member:** Bryce Miranda, Partner/Landscape Architect, DIALOG (team lead)

**Civil Engineer:** Charles Ormsby, Senior Civil Engineer/Associate/Canadian Climate and Sustainability Services Leader, Arup

# Team Cherry's Tread Lightly

**OALA Full Member:** Amy Lejcar, Landscape Architect, INTO THE WOODS Landscape Architecture & Arboriculture Ltd. (team lead)

**Civil Engineer:** Don McBrayne, Water Resources Engineer, Associated Engineering (Ont.) Ltd.

# Team Fir's Luminous Patchworks

OAA Architect: James Kenneth Brown, Brown & Storey Architects Inc. (team lead)

OALA Full Member: Lisa Mactaggart, Brown & Storey Architects Inc.

Civil Engineer: Elia Edwards, Associated Engineering

# Team Hemlock's The Once and Future Forest

OALA Full Member: Ina Elias, Principal/Owner, Elias+ Inc. (team lead)

Civil Engineer: Patrice Desdunes, Manager, WSP

# Additional Team Members: Xi Bai, Landscape Architectural Intern: Rendering Helen Mills, Historian Alyssa Mohino-Barrie, Civil Engineer Heather Schibli, Consultant, Miyawaki Forest

# Team Hickory's Roost Roost: A Landscape Becoming

**OAA Architect/OALA Full Member:** Francesco Martire, Principal, Architect/ Landscape Architect, large [medium] design office (team lead)

**Civil Engineer:** Cristina Iliescu, Project Manager/Senior Civil Engineer, LEA Consulting Ltd.

# **Additional Team Members:**

Adrian Phiffer, Principal, Office of Adrian Phiffer Nadia Cannataro, Principal/Interior Designer, large [medium] design office Ankita Hazarika, Project Engineer, LEA Consulting Ltd.

# Team Honeylocust's Laminae

**OALA Full Member:** Aaron Hirota, Practice Lead– Landscape Architecture, Architecture49 Inc. (team lead)

**OALA Full Member:** Bhavana Bonde, National Practice Leader– Landscape Architecture & Urban Design, Architecture49 Inc.

**Civil Engineer:** Iain Smith, Senior Project Engineer– Water Resources, WSP Canada

# Additional Team Members:

Jayant Gupta, Principal, Architecture49 Inc. Stef Goldsborough, Landscape Architectural Intern, Architecture49 Inc. Lara Kurosky, Landscape Technician, Architecture49 Inc.

# Team Maple's From Memory

**OALA Full Member:** Mike Barker, Principal, SHIFT Landscape Architecture (team lead)

Civil Engineer: Andrew Tulk, WT Infrastructure

Additional Team Members: Ben O'Brien, Wild by Design: Planting

# Team Pine's A Layered Renewal

OAA Architect: Nicolas Koff, Office Ou Ltd. (team lead)

OALA Full Member: Kaari Kitawi

**Civil Engineer:** Kayam Ramsewak, Operational Director, Burlington & Toronto, MTE Consultants Inc.

# Team Spruce's Vision Canadensis

**OALA Full Member:** Kent W. Ford, Principal, Kent Ford Design Group Inc. (KFDG Inc.) (team lead)

Civil Engineer: Marco Zucarro, Senior Engineer, EMC Group

# **Additional Team Members:**

David Orsini, Senior Consulting Arborist and Landscape Architect, SunArts Design Sami Hassanian, Computer 3D Renderer, KFDG Inc. Nicholas Fung, CAD Manager, In-Design, Photoshop, Sketch-Up, KFDG Inc. Mark Kimmerly, Landscape Cost Estimator, Allweather Landscape Co. Ltd.

# Team Sumac's + Reconnect

OALA Full Member: Mark Schollen, Schollen & Company Inc. (team lead)

Civil Engineer: Chris Denich, Senior Engineer, Aquafor Beech Limited

# **Additional Team Members:**

Joel Sypkes, Landscape Architect, Aquafor Beech Limited

Team Sycamore's The Talking Landscape

**OALA Full Member:** Yvonne Battista, Principal/Landscape Architect, STUDIO tla (team lead)

Civil Engineer: Paolo Albanese, Managing Partner, Fabian Papa & Partners

# Team Tamarack's Golden Repair

**OAA Architect:** Tekleab Schewai, Architect, Tekleab Hadgembes Schewai (team lead)

**OALA Full Member:** Lucien Marton, Landscape Architect, Marton Smith Landscape Architects (MSLA)

Civil Engineer: Justin Mawoko, KMG CivilEng Inc.

# Additional Team Members:

Andres Solanos, Tekleab Hadgembes Schewai Dave Reid, Landscape Architect, MSLA Connor Flannery, MSLA Scott Passek, MSLA Ally Lam, MSLA Silvia Loschiavo, MSLA Jacob Bethell, MSLA Filmon Bein Appendix B: OAA Landscape Design Competition—The Grounding Meadow (Team Chestnut)

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The Grounding Meadow OAA Landscape Competition Team Chestnut

# **The Grounding Meadow**









of the forces that have acted on it. change. (Fig 1) celebrate these natural processes.

#### **Design Strategies**

the driving force that shapes each decision.

#### Cut

Today, much of the site sheds water directly into the storm sewer system, contributing to peak flows and downstream pollution in the Don River, or Wonscotonach to the MCFN people. By removing some of the non-permeable hardscapes, we can make room for water. Infiltration is increased, and a series of sculptural bio-retention ponds are created along Moatfield Drive. The excavation also severs the direct storm sewer connection, allowing stormwater to be treated on-site through filtration and sedimentation.

Vertical planes are removed to enhance the horizontality of the ground and highlight the building's delicate structural pillars. Excavated fill is reused to undulate the meadow, softening the presence of cars and capturing more drainage area within the site. (Fig 2) Equally important is what is not removed. Much of the existing parking lot can remain, reducing the amount of disturbance and waste. Reclaimed paving blocks of the entry drop-off areas are stacked as a series of plinths within the pond's landscape, around which the pedestrian will ascend. The space, defined by the cut of the ground and the pedestrian ramp, can act as an outdoor gallery, which acts as an ideal interface between the public and the OAA. There is potential for an annual exhibition curated through a competition amongst the emerging and new members of the association. (Fig 3)

#### Bridge

Ground is not two-dimensional but the aggregation of a series of layers, both physical and immaterial. Where previously there was a paved path, this proposal dissolves the ground surface by dividing layers and adding space between them. A permeable metal grid is overlaid on the main landscape design episode, the stormwater management strategy, and the public art program at the moment of entry into the site, turning the arrival experience into an immersive sequence of passing through an ecological threshold. At the northeast corner of the property, a metal grate surface projects north from the parking lot, pro-

#### Plant

In the end, our planting scheme will become a tapestry that records the history of this land on which we build, as a sign of our gratitude for being able to live and work there.

1 Wybenga, Darin, and Waterfront Toronto. "Mississaugas Were a People of the Waters." Mississaugas of the Credit First Nation, November 21, 2021. https:// mncfn.ca/mississaugas-were-a-people-of-the-waters/.

Architects build on a ground plane that is often horizontal, but not flat. They work on ground that has history; millennia of geologic time shapes our landforms, thousands of years of Indigneous stewardship is followed by centuries of settler resource extraction and construction. The land bears the scars

Buildings are no different. The OAA Headquarters is a clear modernist paradigm in its typology (The Corbusian villa on Pilotis), its monoculture landscape, and its location next to the Don Mills neighborhood, where the first corporate suburb of Toronto was proposed and developed in 1954 (Hancock and Lee). The OAA has identified their landscape as a canvas to question that which has come before, and as a place to respond to two of the most pressing issues of our time; reconciliation and climate

Mississaugas of the Credit identify as a people of the water and have called for settlers to work with them in environmental stewardship of water to restore a respectful, harmonious, and grateful relationship with water<sup>1</sup>. The OAA can answer this call by shaping ground to capture stormwater on-site and

Three operations transform the site; cut, bridge, and plant. The act of accepting and treating water is

viding more maneuvering room for service vehicles. Like the entry bridge, the surface is permeable, allowing the meadow to intersect and grow through.

The form of the bridge is a negotiation between circulation and stormwater management. By overlaying the two processes, a form emerges which is in conversation with both. (Fig 4)

As an association that deals with building on the land of the Wendat, the Seneca, and the Mississaugas of the Credit, it is only fitting that the planting scheme for this building reflects some of the ethos and respect the Indigenous communities show towards the land.

A wild meadow is a rejection of the manicured, unproductive lawn that exists today. The meadow will be a rich biotic layer, providing habitat, attracting pollinators, and managing stormwater.

Depressions created by the cut operation create bioretention cells. These cells have three distinct moisture zones: Dry, medium and wet. Each zone is planted with a combination of low-maintenance native perennials and grasses, creating a wild meadow registered precisely to the anticipated degree of wetness, The proposed plants are selected for their cultural significance amongst the Indigenous communities.





#### Fig 1.

A physical model shot of the existing landscape circulation in relation to the OAA building and the neighbouring properties.

#### Context

A new landscape for the OAA headquarters must adhere to Toronto and Region Conservation Authority and City of Toronto regulations regarding natural heritage systems, including use of native species and meeting water balance metrics. This proposal is sensitive to the ravine edge conditions, intervening the existing engineered stormwater conveyances, and bringing a more natural ecology to the site. Bridges over the Don River / Wonscotonach are echoed on site, forming the central element of the approach sequence.









**Design Iteration** A new approach. A variety of bridge conditions were tested physically to study how the entryway meets the sidewalk and building.



# G | | | |

# | 15m

#### Legend

- 5
- OAA Building Moatfield Drive Existing Fire Route Thales Canada Transportation Solutions David Duncan House Bioswale/Detention Pond/Rain Garden

#### Proposed Plants

Milkweed (Asclepias syriaca) Awned Sedge (Carex atherodes)
Spotted Joe-pye Weed (Eupatorium maculatum )
Blue Giant Hyssop (Agastache foeniculum)
Common Boneset (Eupatorium perfoliatum)
Swamp Aster (Symphyotrichum puniceum)
Flat-top White Aster (Doellingeria umbellata)
Great Blue Lobelia (Lobelia siphilitica)
Marsh Fern (Thelypteris palustris)
Wild Columbine (Aquilegia canadensis)
Hoary Vervain (Verbena stricta)
Foxglove Beardtongue (Penstemon digitalis)
Sage (various) (Artemisia Iudoviciana)
Tufted Hairgrass (Deschampsia cespitosa)
Sky-blue Aster (Symphyotrichum oolentangiense)

### **Ground Conditions**

100	Parking Surfaces
[]]	Proposed Grating
	Coarse Grating for Cars
Ħ	Fine Grating for Pedestrians
	Plinths for Outdoor Gallery
0	Detention Pond Drain
e	Electric Vehicle Spots
ô.	Accessible Parking Spots





#### **Planting Strategy**

A wild meadow replaces the high maintenance sod that exists today. A mix of native perennials and grasses have been selected for there tolerance to specific growing conditions, heartiness, Indigenous significance, and aesthetic appeal.

The meadow is a field condition, but is not homogenous. As described above, planting is registered to anticipated soil moisture zones based on the site's grading. Native species that are tolerant of the full water inundation are adapted to thrive in the moist soils expected at the low zones in the bio retention cells. The middle zone includes plants that thrive in alternating wet and dry periods. The highest zone has drought tolerant plants that prefer low soil moisture.

Plants under the grating are expected to intersect and blur the delineation between planting and surface.

#### **Ecological Threshold**

Our design proposal for the OAA headquarters tries to re-form the land to retain and control its surface water runoff, reshape the outlines of its vehicular traffic areas to reduce its presence from the main iconography of the building and substitute it with a permeable territory to define the arrival experience as an ecological threshold at the scale of the site. A combination of low-maintenance native perennials and grasses, creating a wild meadow registered precisely to the anticipated degree of wetness. The proposed plants are selected for their cultural significance amongst the indigenous communities



100-175cm

# Doellingeria umbe Flat-top White Aster Y Med-Wet Low Med-High

Native

Soil Moisture

Shade Toleranc

Salt Tolerance

Drought Tolerance

Pollution Tolerance

Compaction Tolerance



45-70cm 

Marsh Fern

Med-Wet

Low- Med

Y

Low



	Symphyotrichur oolentangiense
	Sky-blue Aster Y
	Dry Y
	Med-High
	Med
	Y
,	

60-80cm 

SILL THE STORE AND THE THE THE		Salt Tolerance
CONTRACTOR FOR AND	TI CREATE CONTRACTOR	Pollution Toleran
		Compaction Tole
	Gazan - Change - Chan	
	LODERVICE ATTORNATION AND A CONTRACTOR	Pollinators
		Height
UNDER KUCHT HURKER CONTRACTOR		
	No Carton Constants Maximum	
CARLON MARKEN CARLON CONTRACTOR		
ALCONTRACTOR AND ALCONTRACT		
		Scientific Name
		Scientific Name
		Common Name
	<ul> <li>Milkweed (Asclepias syriaca)</li> </ul>	Native
	Awned Sedge (Carex atherodes)	Soil Moisture
	Spotled Joe-pye weed (Euplatonium maculatum)     Blue Giant Hyssop (Agastache foeniculum)	Shade Tolerance
	<ul> <li>Common Boneset (Eupatorium perfoliatum)</li> </ul>	Drought Tolerand
Carlos Alexand	<ul> <li>Swamp Aster (Symphyotrichum puniceum)</li> </ul>	Salt Tolerance
	<ul> <li>Flat-top White Aster (Doellingeria umbellata)</li> <li>Groat Plue Lebelia (Lebelia ciphilitica)</li> </ul>	Pollution Toleran
K. ALL CO	Marsh Fern (Thelypteris palustris)	Compaction Tole
	Wild Columbine (Aquilegia canadensis)	•
	Hoary Vervain (Verbena stricta)	Pollinators
	<ul> <li>Foxglove Beardtongue (Penstemon digitalis)</li> <li>Sage (verieue) (Attemicie Indevisione)</li> </ul>	Height
	<ul> <li>Sage (various) (Artemisia ludoviciana)</li> <li>Tufted Hairgrass (Deschampsia cespitosa)</li> </ul>	noibit
	<ul> <li>Sky-blue Aster (Symphyotrichum oolentangiense)</li> </ul>	

to the state

7





llata	Symphyotrichum puniceu
	Swamp Aster
	Y
	Med-Wet
	Low-Med
	Med-High



um Verbena stricta Hoary Vervain Y Dry-Med Med-High med

90-125cm



#### Penster 10n digitalis

Foxglove Beardtongue

Y Dry-Med Med-High Med-High

50-60cm

Asclepias Syriaca

Milkweed

Wet

Med

Med

Y

v Y

80-100mm



Common Boneset

Med-Wet Y Med Low Y

90-125cm 



Thelypteris palustris var. pubescens

Agastache f Blue Giant Hyssop Y Med-Wet Υ Med-Wet High

100-125cm

Wet Med Med

Carex atherodes

Awned Sedge





Eupatorium maculatum Spotted Joe-pye Weed Wet

Med Med

150-175cm 



#### Deschampsia cespitosa

# Tufted Hairgrass Wet Med Med-High

60-100cm





#### Aquilegia canade

Wild Columbine Med

Y Med med v



90-125cm 



Artemisia lu

Sage(various) Y Dry-Med

High Med

Υ

60-75cm





#### Lobelia siphi

Great Blue Lobelia Y Med-Wet Low

Low

50-60cm 

TEAM CHESTNUT



# A Wild Meadow for the City

The site's context is critical to the landscape expression. Views from the site are just as important of views of the site.



#### **Existing Storm Water Management Conditions**

- 4 CBs on-site capture flows and discharge to municipal storm sewer along Moatfield Drive
- Roof drainage collected and conveyed via internal mechanical system and discharges to storm sewers below covered parking area
- No storm quality or quantity controls in existing
- Don River Floodplain limits may encroach slightly onto eastern limits
- Under jurisdiction of TRCA

#### **Storm Water Management Requirements**

- Meet City of Toronto Wet Weather Flow Management Guidelines (2006)
- Meet Tier 1 of the Toronto Green Standard (Non-Residential Version 4)
- Retain first 5mm of every rainfall event through onsite infiltration, evapotranspiration and rainwater reuse (across impervious surfaces)
- 80% TSS removal "enhanced protection"
- 100-year post to 2-year pre-peak flow controls (max. 0.50 runoff coefficient for pre- calculations)

#### Storm Water Management Design Notes

- All roof drainage (clean) to bypass OGS unit and drain directly to bioswale/bioretention cells
- Overflow structure in bioretention cells to be slightly raised to allow for stormwater to pond and to promote infiltration (5mm retention criteria)
- OGS (up to 60% credit) + bioretention cell/ bioswales (60-80% per TRCA) = >80% Total TSS Removal (water quality criteria)
- Orifice control utilizing ponding (above raised overflow structure) in bioretention cells to meet 100-year post to 2-year pre-development flows (water quantity objective)
- If additional water quantity control is required, a review of the roof mechanical and structural design can be explored to confirm if flow control roof drains and rooftop ponding can be utilized



# Site's Exiting Topography

Today, much of the site sheds water directly into the storm sewer system, contributing to peak flows and downstream pollution in the Don River, or Wonscotonach to the MCFN people



## **Grading Strategy**

Where possible, this strategy seeks to work with the site's existing grades and avoid excessive cut and fill. To create space for water, the proposal cuts back the existing steep slope between the parking lot and sidewalk, creating a swale that leads to a series of circular depressions near the site's low point. Cut created by the excavation is reused at the northwestern corner of the parking lot, capturing more surface runoff before it leaves the site. Changes in grades are limited to areas outside of existing tree root zones on the south, with minimum impact to tree planting on the west. Much of the existing parking is left as is, with the current grading maintained.

The new entry way permeable metal surface is graded to provide accessible paths for pedestrians, and acceptable slopes for vehicular traffic movement.



#### Sculpted Ground

This proposals approach to water is to use natural process-



# Entry at Night

Linear lights embedded into the metal grating structure. The ephemerality of the metal grating surface is enhanced by lighting the meadow below. The entry sequence is transformed from day to night, especially dramatic during evening public events hosted at the OAA Headquarters.



# Lighting Strategy

The existing lighting is augmented with linear lights embedded into the metal grating structure. Fixtures are positioned within the I-beams to prevent uplighting. At night, the ephemerality of the metal grating surface is enhanced by lighting the meadow below. The entry sequence is transformed from day to night, especially dramatic during evening public events hosted at the OAA Headquarters.





#### **Outdoor Gallery**

The reclaimed paving blocks of the entry drop-off areas will remain on site and stacked as a series of plinths within the pond's landscape around which the pedestrian will ascend. The space, defined by the cut of the ground and the pedestrian ramp, will naturally act as an outdoor gallery for the OAA. We believe this can become an ideal interface space between the public and the OAA and an ideal setup bi-annual exhibition curated through a competition amongst the emerging and new members of the OAA and the notion of competition keeps repeating itself.



## Vehicular Circulation and Logistics

Diagram depicting the service vehicle circulation of the west end which was made possible through the expansion of the parking to the north. The diagram also depicts the proposed location for the accessible parking as well as the electric vehicles.



#### Legend

- Existing wall (removed) Steel railing (galvanised) Steel grating (galvanised, square) Primary I joists to support grating Primary structural beam (galvanised) Concrete pier (depth TBC)



## **Grounding Meadow**

Tries to bring the experience of the ravine into the site. The ground is sculpted to capture water, while planting treats and gradually releases it. The undulating landscape recontextualizes the building and reminds visitors of the vast natural features of the city around them.



### **OAA\_Annual Maintenance Obligations**

#### ANNUAL

### Spring

- Routine inspection: check for vegetation density (≥ 80% coverage), damage by pedestrians or vehicles, erosion, debris, and sediment accumulation in landscape areas and oil grit separator.
- Weekly watering regime using mechanical irrigation system for two years until plant establishment.
- Maintenance crew visit: weeding, pruning and removal of trash, debris, and sediment from pretreatment areas, inlets, and outlets. Cut back perennials down to about 50mm above grade. Ensure mulch layer is approximately 100mm in depth, re-mulch as needed.
- Art program: issue RFP for annual installation series.

#### Summer

- Weekly watering regime using mechanical irrigation system for two years until plant establishment.
- Maintenance crew visit: weeding, pruning and removal of trash, debris, and sediment from pretreatment areas, inlets, and outlets.
- Art program: rehome previous artworks. Install current artist works.

#### Fall

- Routine inspection: check for vegetation density (≥ 80% coverage), damage by pedestrians or vehicles, erosion, debris, and sediment accumulation in landscape areas and oil grit separator.
- Maintenance crew visit: weeding, pruning and removal of trash, debris, and sediment from pretreatment areas, inlets, and outlets.

# OCCASIONAL

- Camera inspection of underdrain pipes every five years to ensure pipes are free from blockages. Any obstructions should be removed using hydraulic flushing processes or root removal.