

TABLE I.0
EVALUATION GUIDELINES
 (TO BE DETERMINED IN
 CONJUNCTION WITH THE
 WATERFRONT TORONTO
 PROJECT MANAGER)

CONCEPT DESIGN / SCHEMATIC DESIGN / DESIGN DEVELOPMENT PHASES

CONSTRUCTION DOCUMENTS

	Questions of intent	Key information required
IMAGE	What is the image/vision of the project? What is the idea/parti behind the project	Key Vision Image Key Concept Drawings
CONCEPT/PRINCIPALS	What are the organizational principals of the project? How are those principals moving the project forward and manifesting themselves at every scale?	Site Analysis and Diagrams
CONTEXT City Precinct Streetscape	What is the project's relationship at the city scale? What is the relationship of project to the Approved Precinct Plan? How does the proposal impact the surrounding development parcels? How does this project respond to the Urban Design Guidelines?	1:10000 or 1:5000 Drawing, Figure Ground Diagram 1:1000 Plan Drawing
SITE Prospect-Orientation	How does this project function within the immediate context? What is the public's visual and physical connection to this project?	1:500 Drawing (key dimensions) Diagram
BUILDING PLANS Below Grade Plans Ground Floor Plan Upper Floors Roof Plan		1:100 Drawings (fully dimensioned) 1:100 Drawing (fully dimensioned, with site context) 1:100 Drawings (fully dimensioned) 1:100 Drawing (fully dimensioned, with site context)
LANDSCAPE PLANS		1:100 Drawings (fully dimensioned)
SECTIONS	What are the sectional relationships to the Public Realm and/or the public water's edge? What are the interior relationships?	1:100 Drawing (fully dimensioned) 1:100 Drawing (fully dimensioned)
ELEVATION Exterior Interior Over all Opacity	North elevation South elevation East elevation West elevation Primary interior elevations What is the rhythm or cadence of the elevation? What is transparent, opaque, solid.	1:500 Drawing 1:500 Drawing 1:500 Drawing 1:500 Drawing
PERSPECTIVES Aspect-Views	Primary City View Primary Water View	
PROJECT IMPACT Accessibility Image Lighting Shadows Grading Site Servicing Ground Floor Animation	Where are the people coming from? One foot, bicycle, public transit, car or taxi? What will people take away from their experience of this project? What is the cultural impact of the building? How will this building be seen day and night? How will this building effect light on the street as well as adjacent buildings? What are the planning strategies to animate the ground floor?	Shadow studies Grading Plan Site Servicing Plan
SUSTAINABILITY	How does the project respond to the TWRC's Sustainability Framework? What are the health implications of the project to both the occupants and maintenance workers?	Sustainability checklist Distances to light, fresh air, non toxic environment, cycling/public transportation considerations.
DETAILING	What is the interface between the private and public realm? How are the corners treated? What is the connection between the raised plinth and the promenade? Where are the hydro vaults, mechanical units?	1:50 Wall Section out to the water's edge 1:20 Section
MATERIALITY	What is the material pallet that will help to reinforce the ideas of the project and our sustainability mandate?	Sample board
FACTUAL DATA GFAs General	Overall GFA of active ground floor use Permitted zoning GFA vs. proposed GFA GFA of each program element Number of occupants/residents/jobs Number of car and bicycle parking spots Typical Floor to Floor Heights	
MODELS	TWRC will provide a model base for proponent to drop in a 3D or Physical Model	Sketch up, AutoCAD etc...