



# 3C PL1 – 324 Cherry Street

Schematic Design 2

April 22<sup>nd</sup>, 2020

# Site Context

## Existing

# 3C PL1 – 324 Cherry Street

Proponent: 3C Lakeshore Inc.

Design Team: Adamson Associates, PMA Architects, S+A Footprint

Review Stage: Schematic Design 2



# Project Background & Description

## Project History

- 2011-2012: 3C Waterfront master plan prepared by Foster + Partners, aA, KPMB and Claude Cormier + Associés.
- 2012-2017: LPAT mediated settlement process with City of Toronto and WT for site specific OPA and ZBA
- 2018-ongoing: Construction of new Cherry Street through the larger 3C site (Coordination commenced in 2018)

## Application and DRP History

- Dec 2016: Plan of Subdivision application submitted (2 subsequent resubmissions made)
- May 2019: Pre-application consultation with City and WT re: SPA application for PL1 parcel
- July 2019: 1st DRP presentation for issues identification
- Oct 2019: Submission of the PL1 SPA application
- Nov. 2019: 2nd DRP presentation for schematic design
- April 2020: Resubmission of the PL1 SPA application

## Proposal Summary

- 1st site plan application within a large multi-phased development site approved for 2.5 million sf.
- 11 storey (46.0 m) office building + retail at grade, 18,972 m<sup>2</sup> total GFA.
- 3 levels of below grade parking.
- Applicant will also be seeking Minor Variance, consent approval at CofA , and removal of holding symbol.

# Site Context

## Gardiner East Public Realm

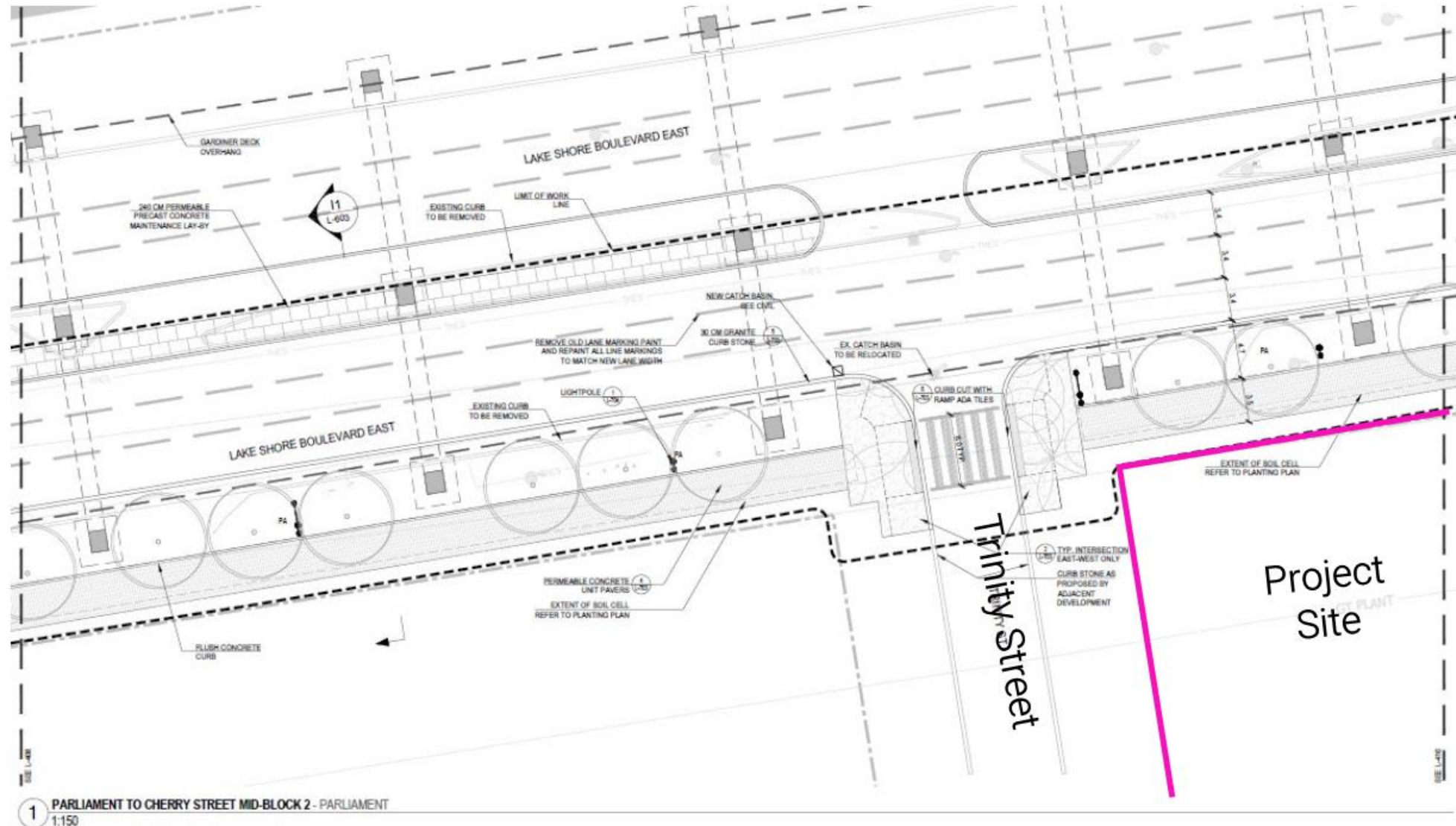
3C PL1 – 324 Cherry Street

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Review Stage: Schematic Design 2

- Anticipated implementation post 2025
- Martin Goodman trail on LSBE moves to Queens Quay East extension
- New Lake Shore Trail along the north side of LSBE
- Planting on south side of LSBE
- In discussions with City and proponent on Trinity street ROW and programming



# Project Approval Stage

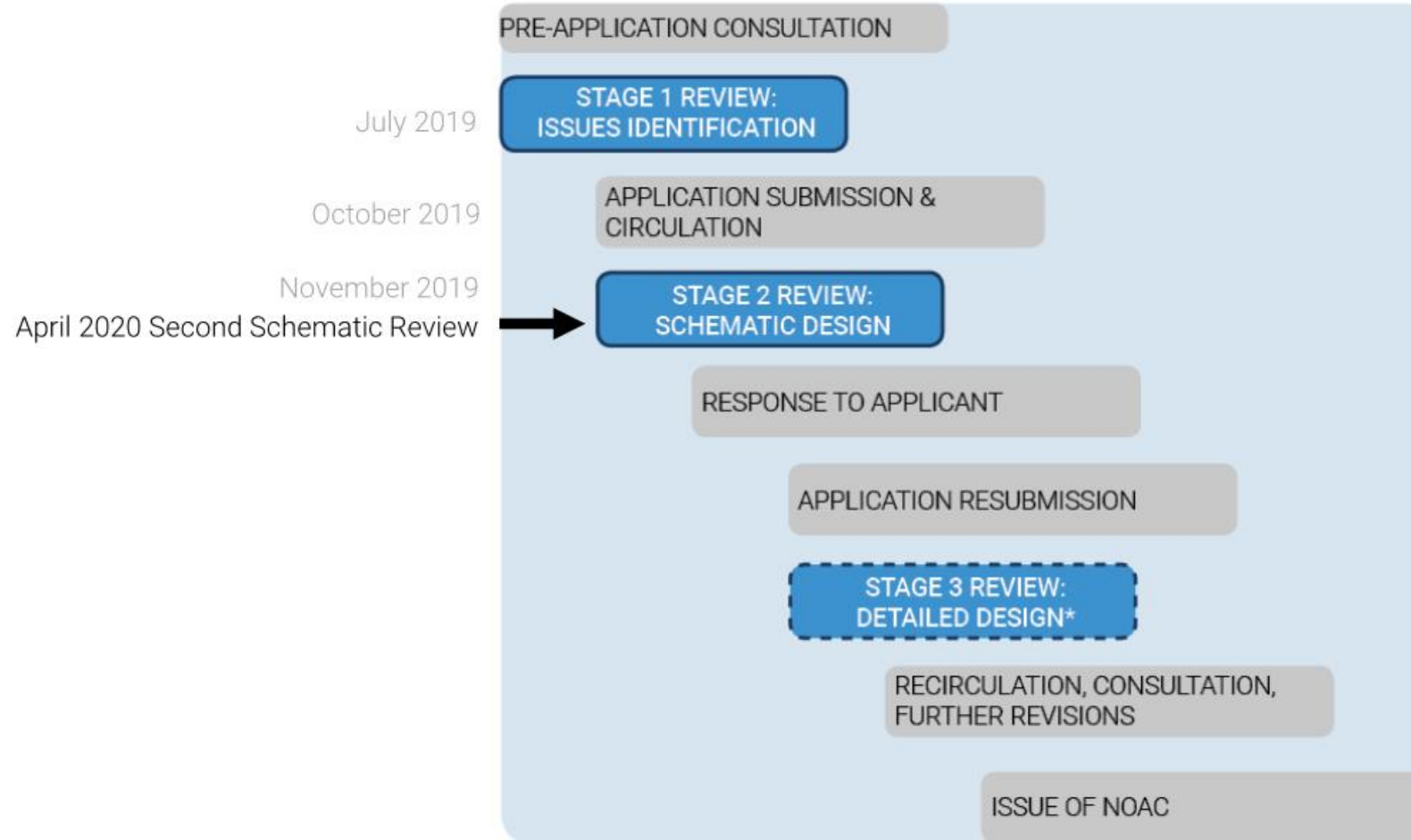
## DRP Stream 1: Private land – Site Plan Approval

3C PL1 – 324 Cherry Street

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# Recap from November 2019

## Schematic Design 1 Consensus Comments

3C PL1 – 324 Cherry Street

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Review Stage: Schematic Design 2

### General

- It is important to consider the greater site, including both Phase 1 and Phase 2, at this stage of design to maximize development, loading/parking, and public realm potential.
- Not supportive of a future service road from Lake Shore Boulevard into Phase 2, leverage the Phase 1 design to consider alternative solutions.

### Building

- Provide more details on retail spaces, including programming strategy, layout & access.
- Consider leveraging the ground floor passageway to create more than a pass-through and capture terminus views, ie. further articulate building parti and massing to address and create interest at the Queens Quay view terminus.
- Supported the overall façade design strategy, but consider further refinement on resolving the exterior details, ie. pattern and continuity of solid volumes.
- Provide more information on fenestration details at next review.
- Consider stainless-steel as an alternative material to anodized aluminum for the exterior cladding and the potential introduction of colour.
- Provide detailed ground floor elevations, specifically at the north elevation, at the next review.

# Recap from November 2019

## Schematic Design 1 Consensus Comments

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Review Stage: Schematic Design 2

### Landscape

- Consider delivering the plaza POPS space as part of the Phase 1 development to provide additional outdoor amenity for tenants on day one.
- The temporary landscape design feels cluttered, consider a stronger landscape design that leverages a more focused, single strategy to create high impact program opportunities.
- Consider how the temporary Phase 1 landscape will connect with future Phase 2 development.
- Provide more information on the building landscape design, such as materiality, vegetation, integration and interaction with building elements, on the terraces and the roof.
- Consider winter performance and opportunities for the building landscape design.
- As a “pioneering site”, public realm is critical for day one success, consider maximizing the ground floor landscape opportunities.
- Incorporate the final streetscape of Queens Quay and Lake Shore Boulevard into the landscape design to anticipate future connection.

### Sustainability

- As certain sustainability targets exceed Tier 1 requirements, it is strongly encouraged to push the project to meet TGS Tier 2.

- **Alignment with the Draft Plan of Subdivision** and the **LPAT Settlement** for the site are ongoing objectives
- **Flood protection** considerations and their impacts on grading and public realm conditions require a closer review
- **Interface with Public Streets :**
  - **Lakeshore Blvd. and Queens Quay E.** design work is ongoing with associated alignment, public realm, average grades considerations **still being determined**
  - **Trinity Street** design, functionality, and alignment with EA and Precinct Plan direction are **under review**
- **Interim alignment of the Martin Goodman Trail** is under review
- Future proofing the ground plain to adjust to changing conditions continues to be important
- Manage the **commercial-residential interface** of future phases
- Strongly encourage the project to meet **Toronto Green Standard Tier 2**



# Areas for Panel Consideration

## Waterfront Toronto

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Review Stage: Schematic Design 2

### Building

Do the ground floor changes address previous Panel concerns?

- Capturing the **vista along Queens Quay East**.
- Addressing the **future plaza** on the east side of the proposed building.
- The triangular **retail space**.

Do the additional details provided adequately respond to Panel concerns regarding the **façade cladding pattern and materiality**?

### Landscape

Do the temporary landscape design revisions adequately address Panel concerns?

- Ability to function as a **Day One pioneer site**.
- Flexible **outdoor amenity space**.
- The revised design of the **roof and rooftop elements** as well as the **updates to landscape**.
- The building's **outdoor terrace landscape design** and planting details.

# 3C DRP PL1

WATERFRONT DRP PRESENTATION - SCHEMATIC DESIGN PHASE  
APRIL 22nd 2020

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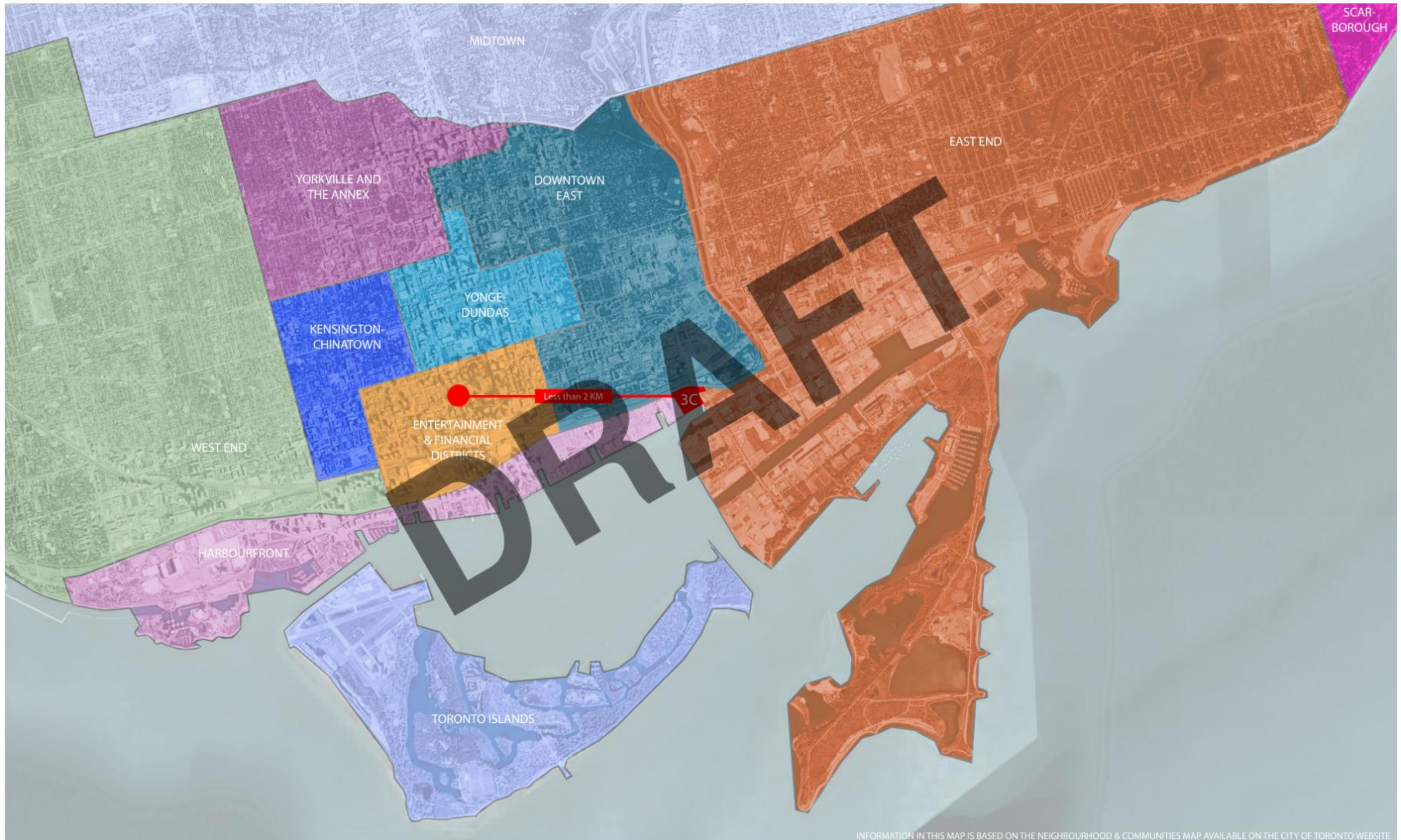
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SITE OVERVIEW

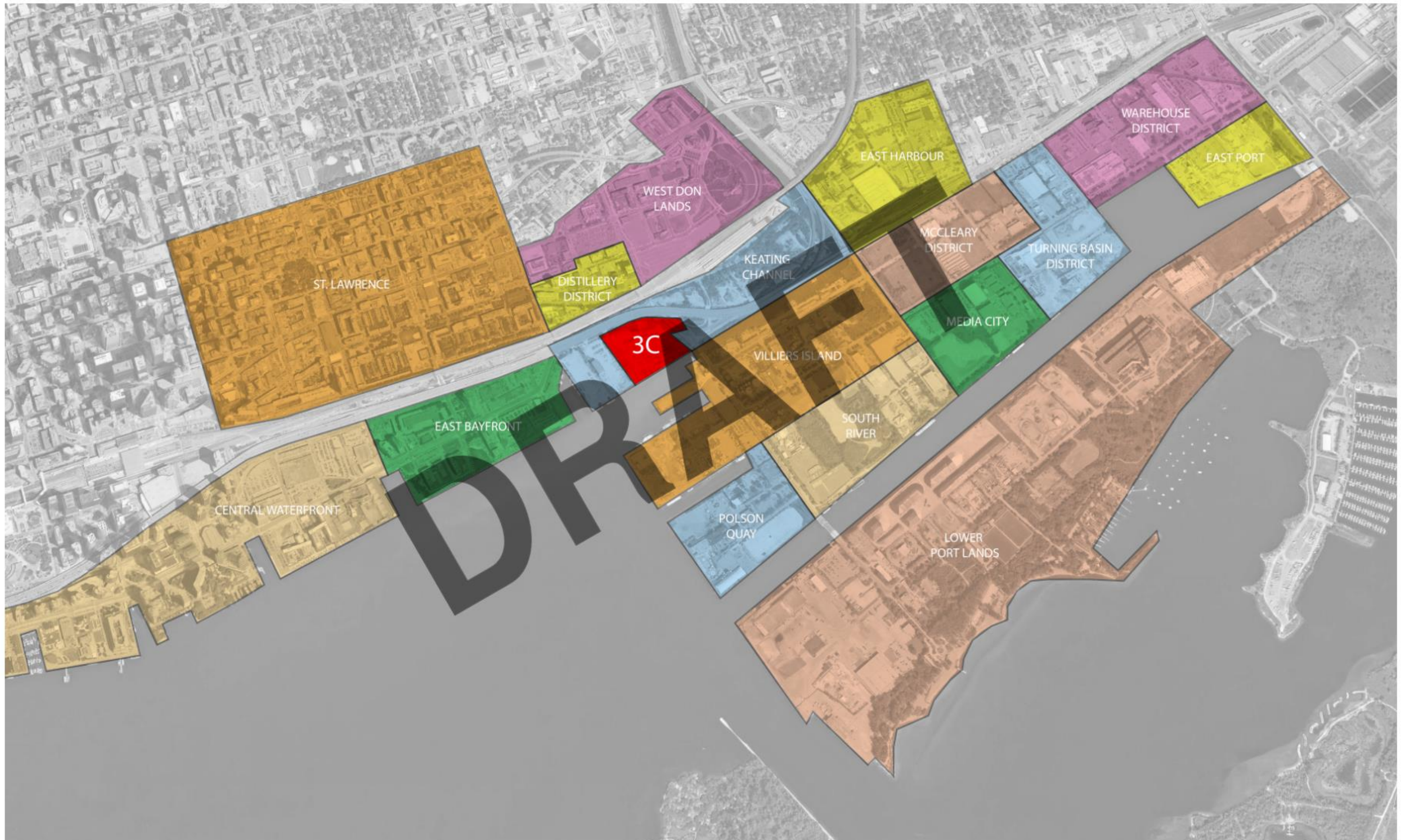


# City Context Plan



INFORMATION IN THIS MAP IS BASED ON THE NEIGHBOURHOOD & COMMUNITIES MAP AVAILABLE ON THE CITY OF TORONTO WEBSITE

# Site Context Plan



# Site Photos · Overall



View looking West

View looking Southwest

# Site Photos · Overall

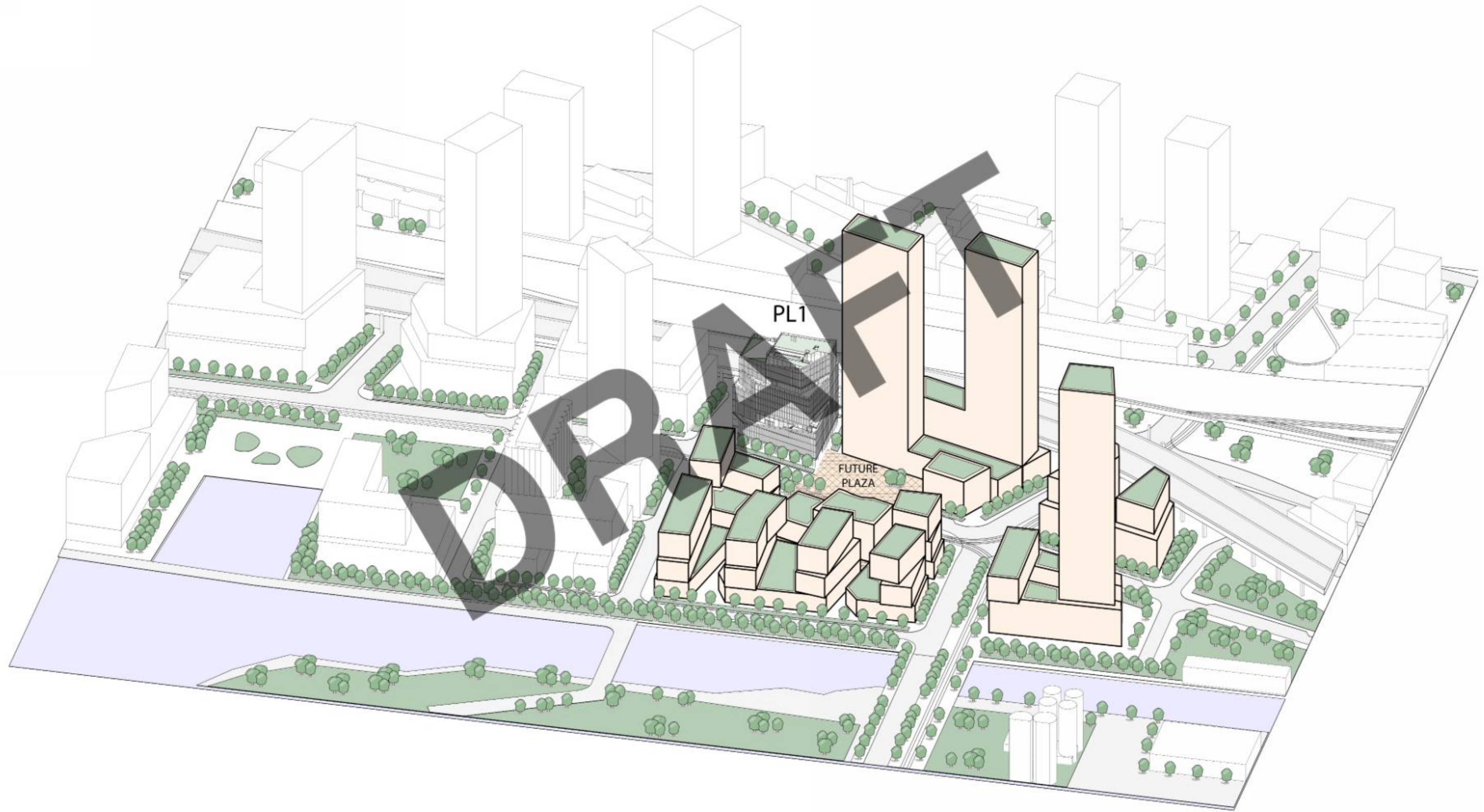


View looking Southeast

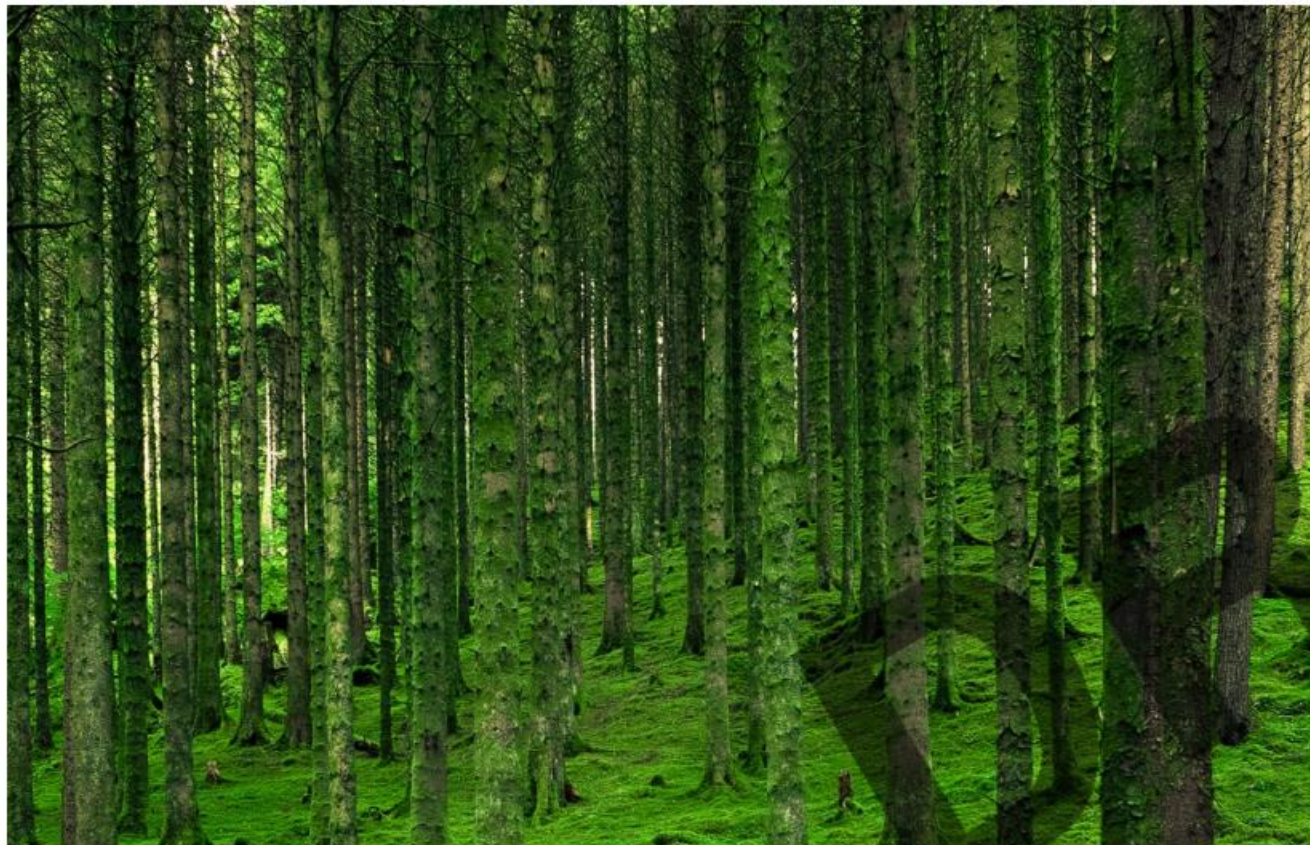
View looking Northeast



# 3D Site Context · Complete Master Plan



# Project Parti Diagram



**NATURE**

+



**MACHINED MATERIALS**

# Project Parti



01

DRAFT

ARCHITECTURE



# Summary of Feedback & Response

## FEEDBACK

### CONTEXT & BUILDING

More detail on ground floor retail design, layout and access

Leverage passageway to capture terminus views on Queens Quay

Loading on Ground Floor continues to be a concern

Further refinement on facade pattern and continuity

Provide more information on fenestration details

Consider alternative cladding materials

Provide detailed ground floor elevations

Building Height Update from SPA Feedback

## RESPONSE

### CONTEXT & BUILDING

- Provided color coded lobby plans to show layout and access

- Lobby has been redesigned to provide an impactful terminus view along QQ

- Provided diagrams showing why alternative loading strategies are not feasible

- Facade spacing has been fine tuned in relation to program and column layout

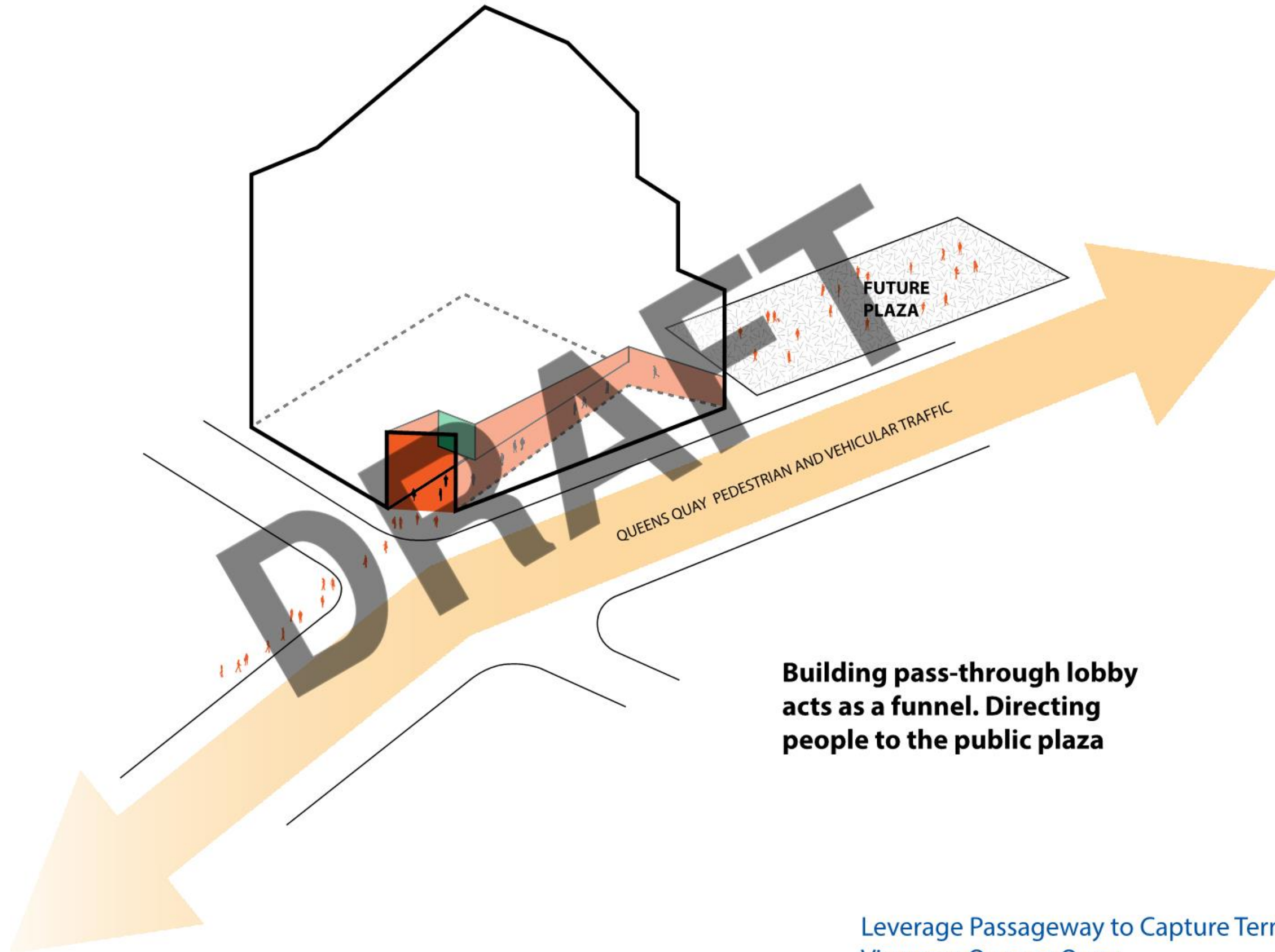
- Typical facade module detail provided

- Provided photo-realistic renderings and precedents for anodized aluminum

- Details from SPA submission have been incorporated into this set

- Building height has been reduced along with a revised roof plan design

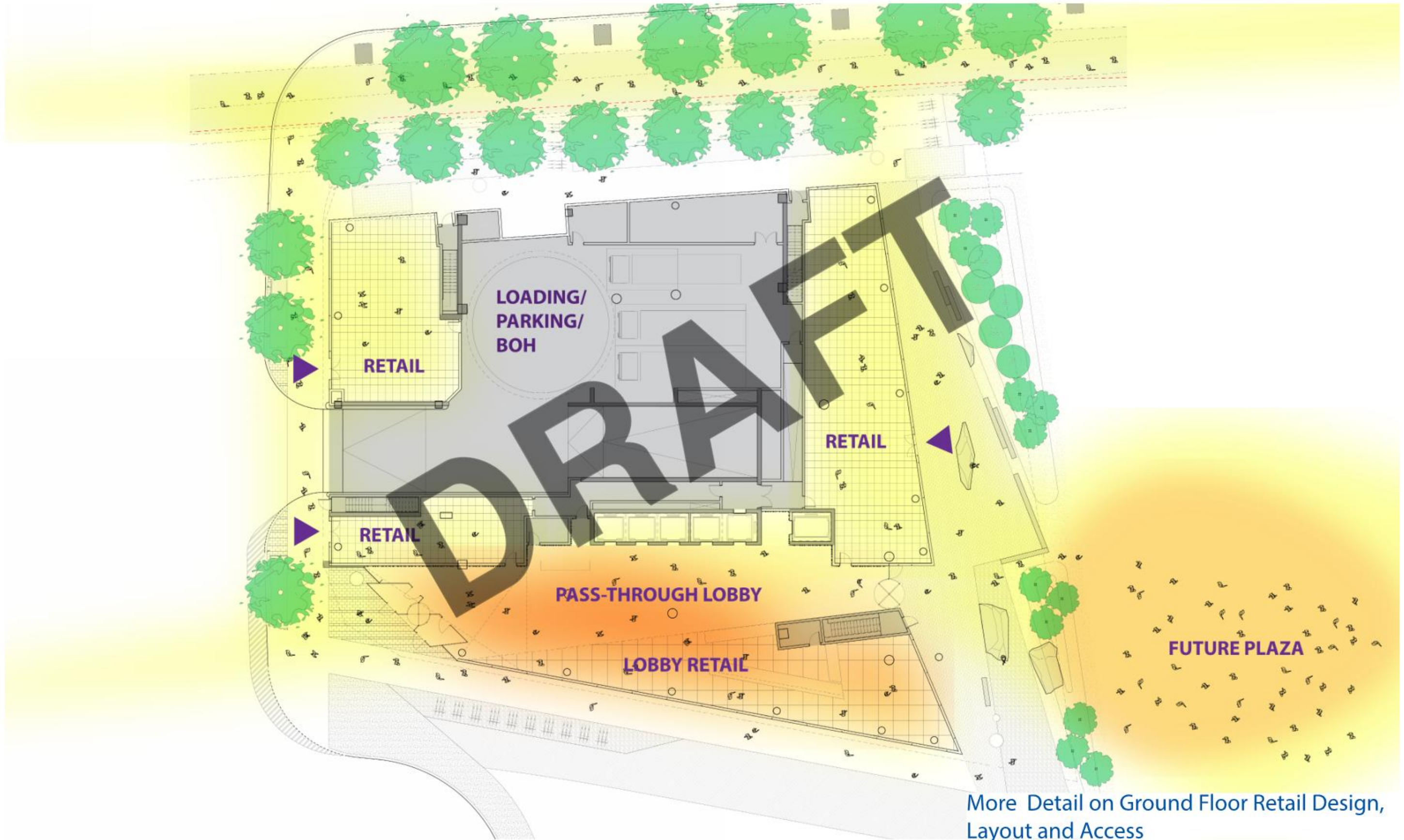
# Queens Quay View Terminus · Public Thoroughfare Strategy



**Building pass-through lobby acts as a funnel. Directing people to the public plaza**

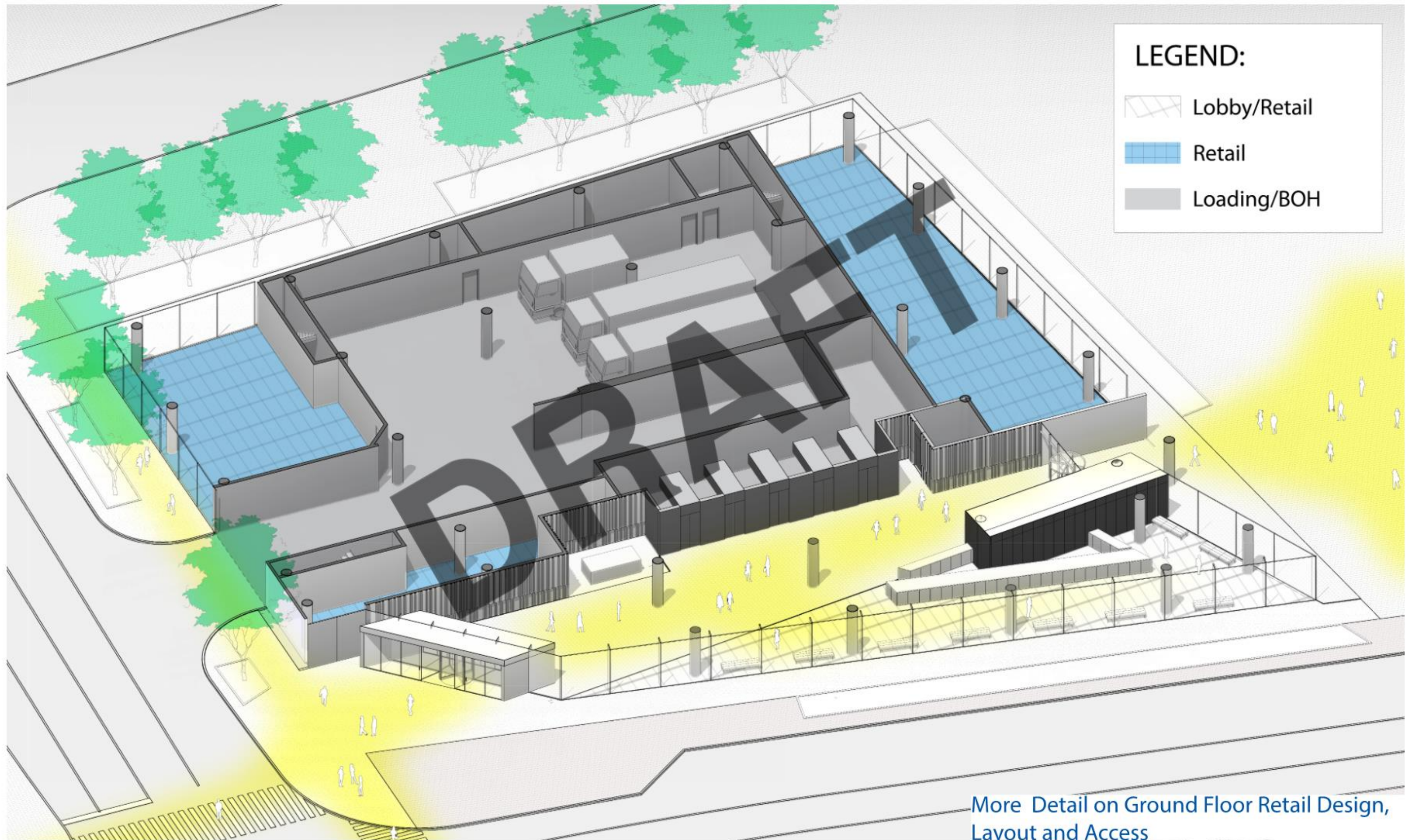
Leverage Passageway to Capture Terminus Views on Queens Quay

# Ground Floor Plan



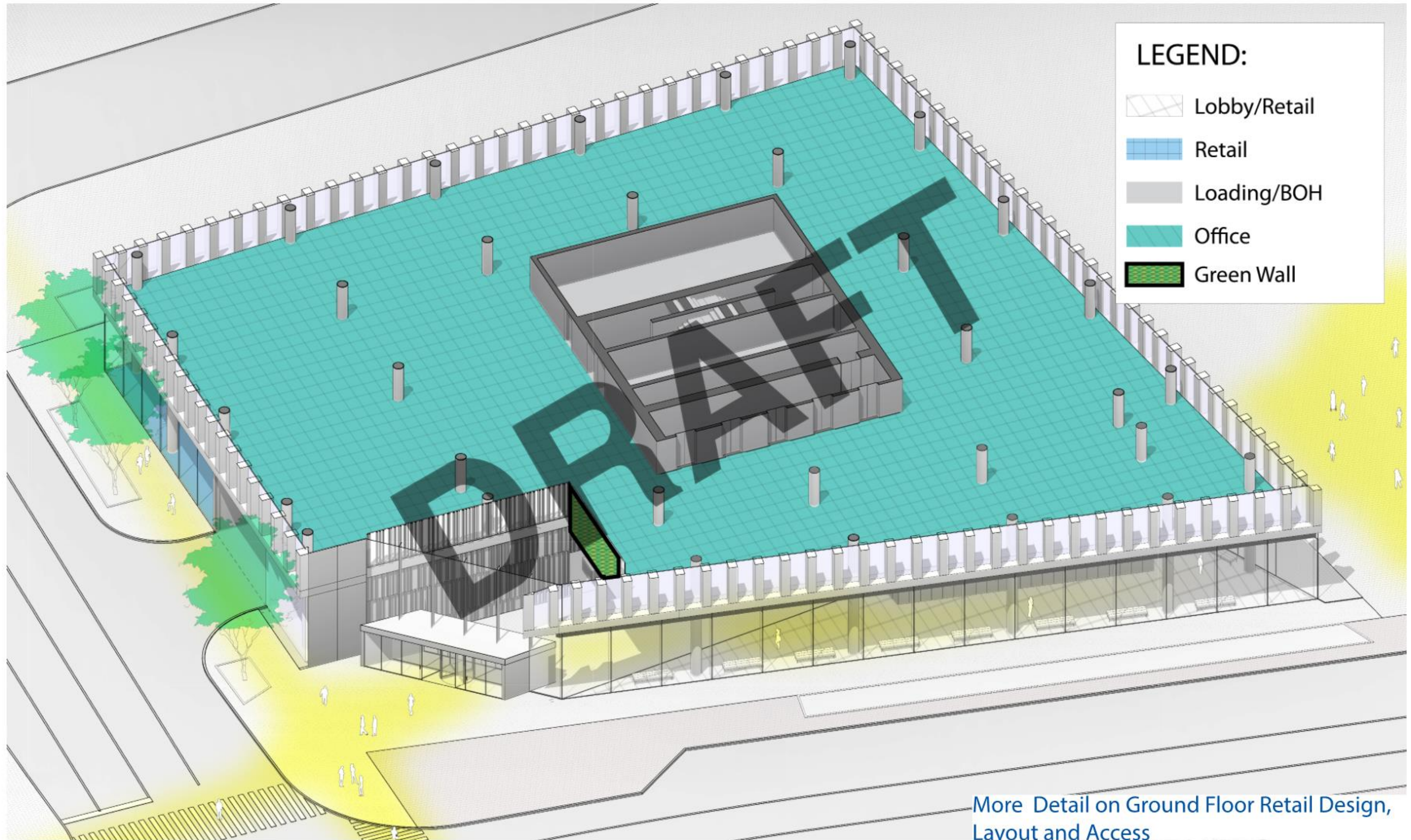
More Detail on Ground Floor Retail Design, Layout and Access

# Triple Height Atrium · Level 1 Axo

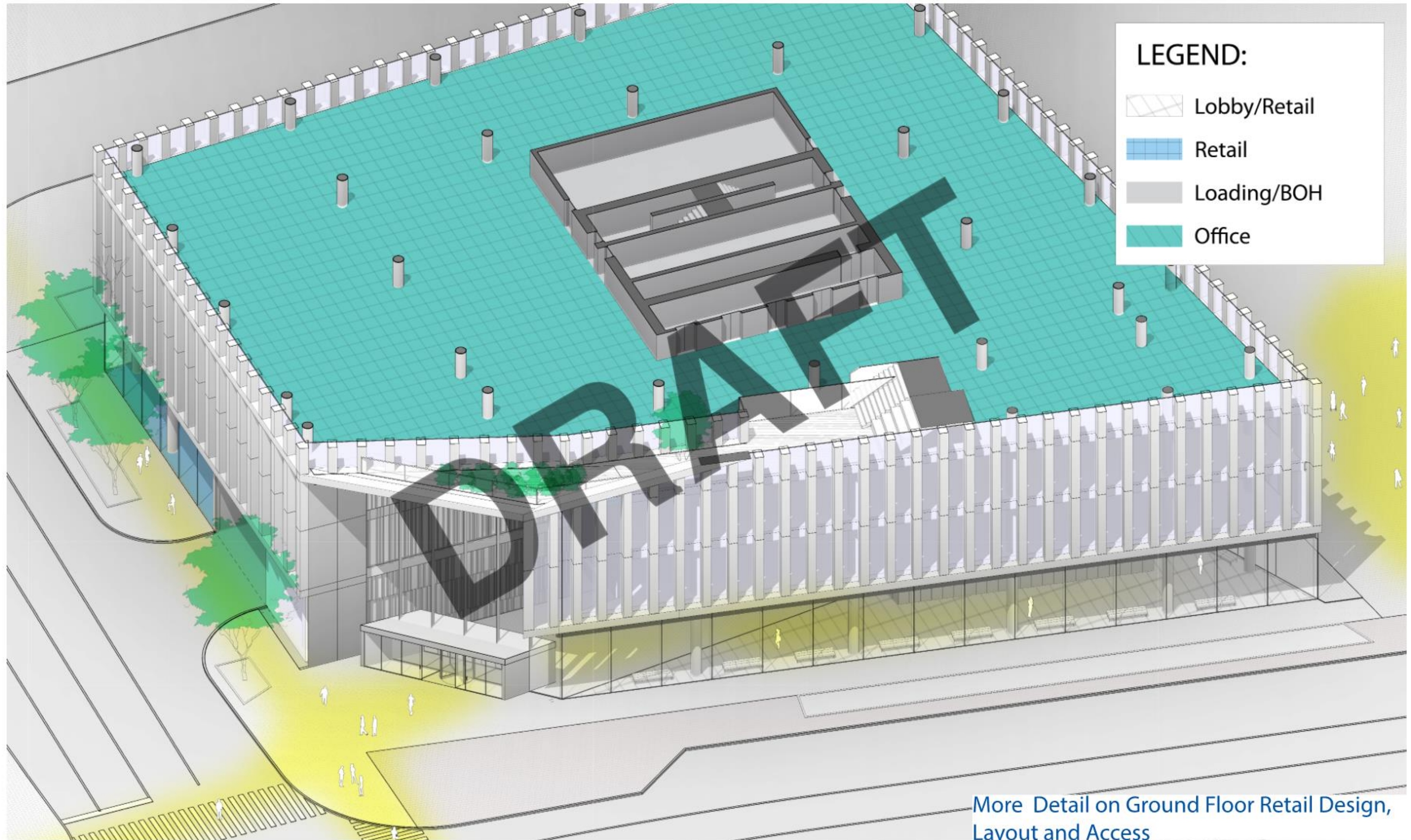




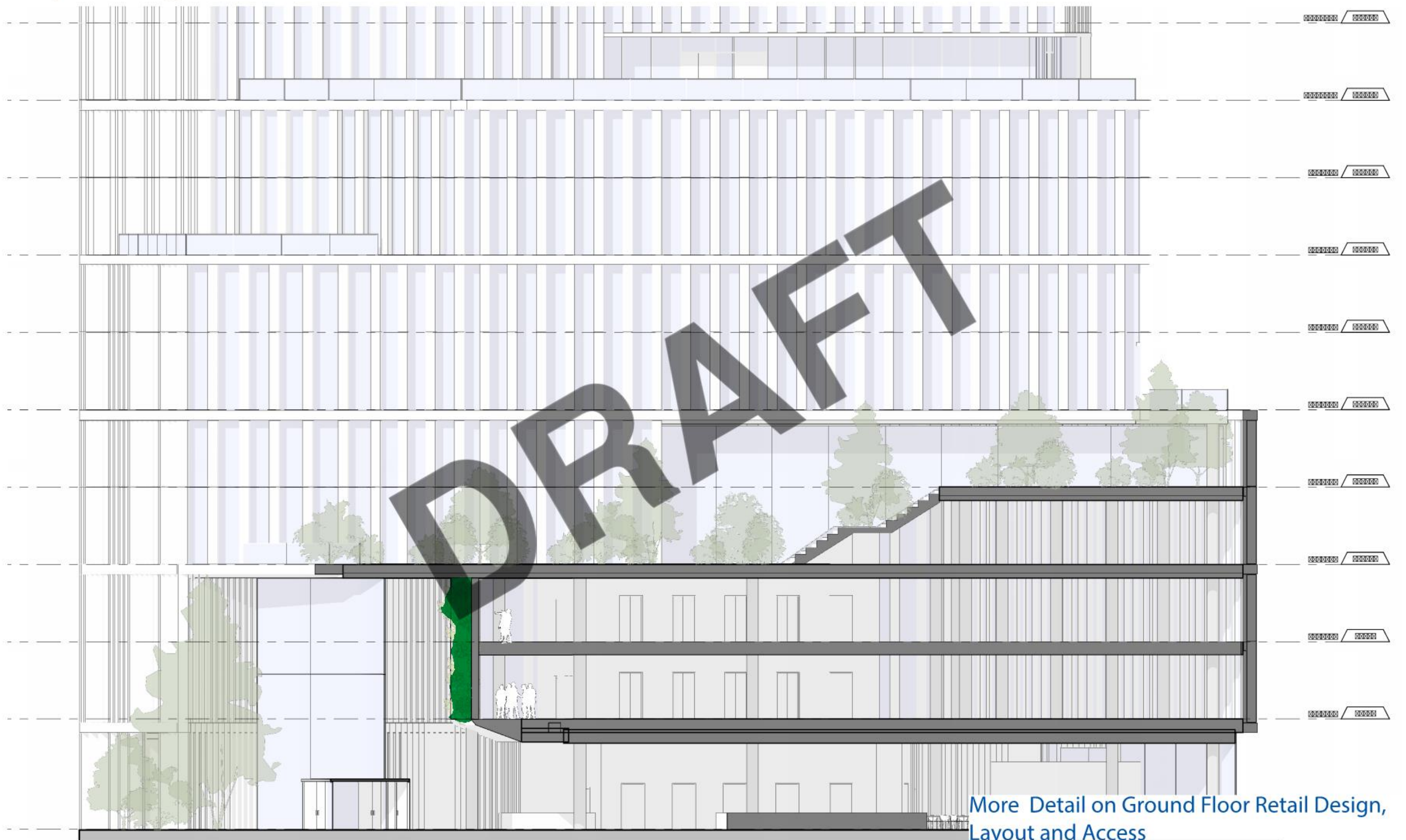
# Triple Height Atrium · Level 2 Axo



# Triple Height Atrium · Level 4 Axo



# Triple Height Atrium · Section · Green Wall



# Triple Height Atrium · Jakob Green Solutions



# Triple Height Atrium · Jakob Green Solutions



# Queens Quay View Terminus · Renders

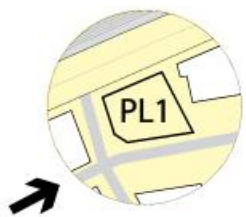


Leverage Passageway to Capture Terminus Views on Queens Quay

# Queens Quay View Terminus · Renders



# Queens Quay View Terminus · Renders





# Queens Quay View Terminus · Renders

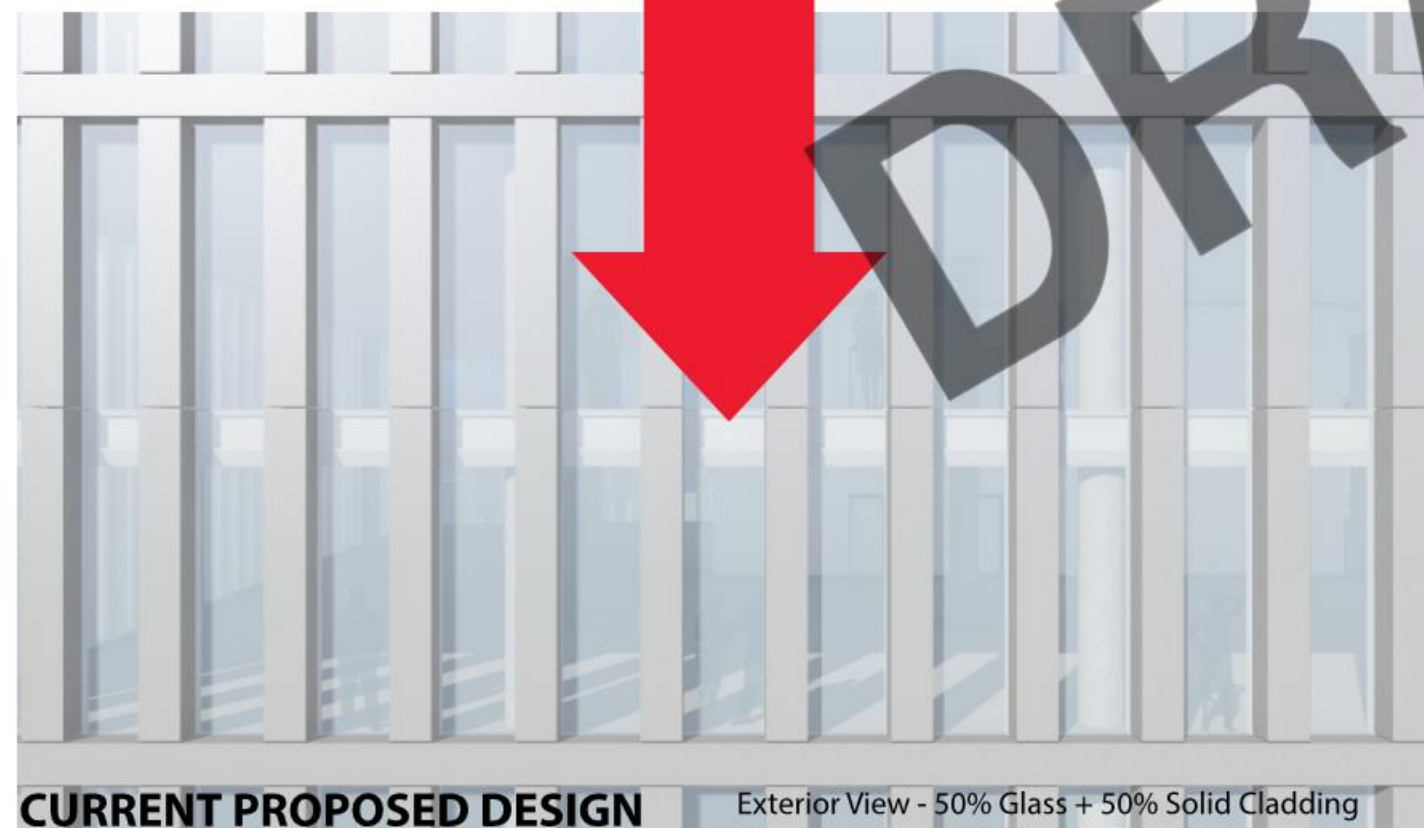
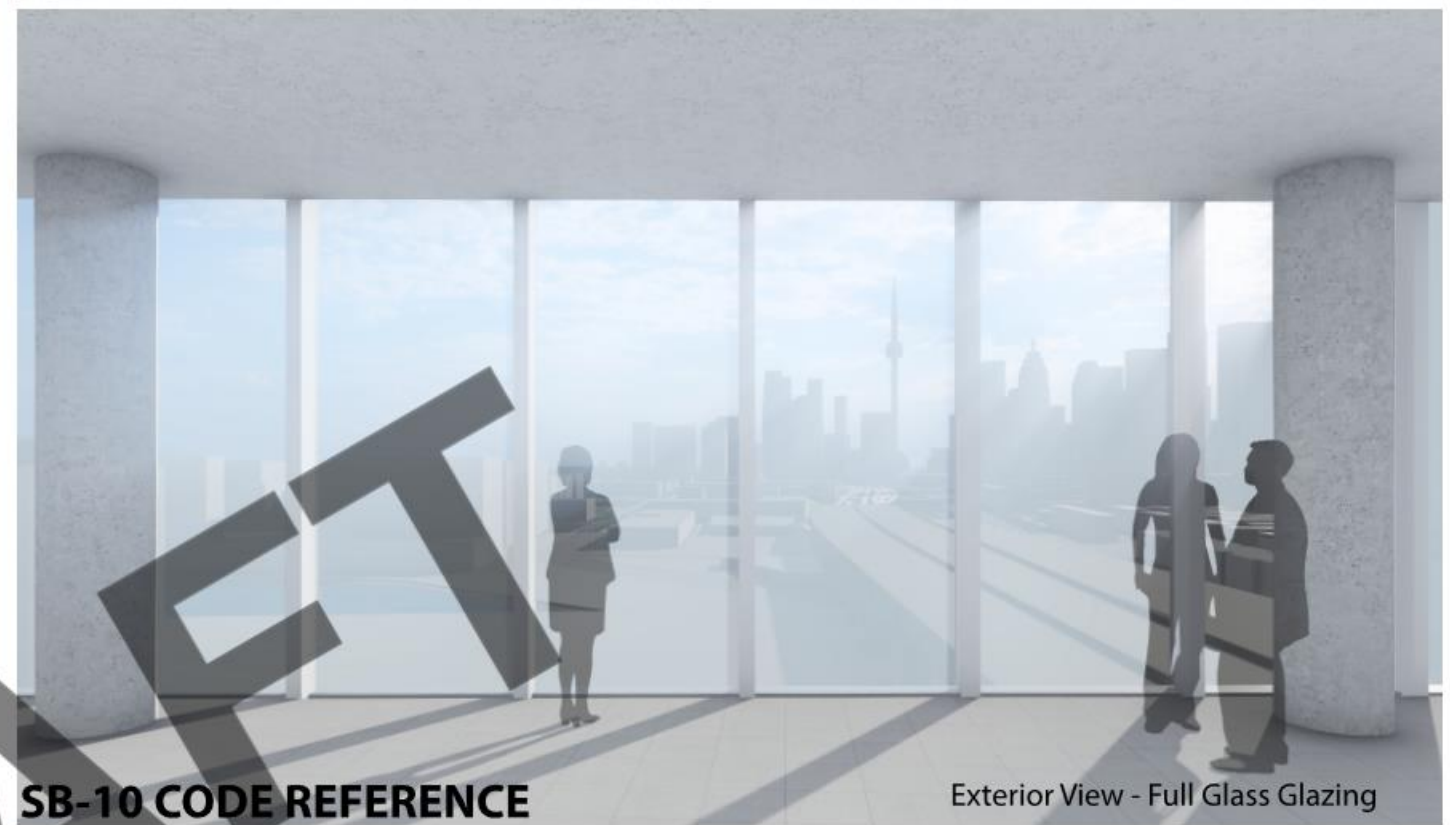
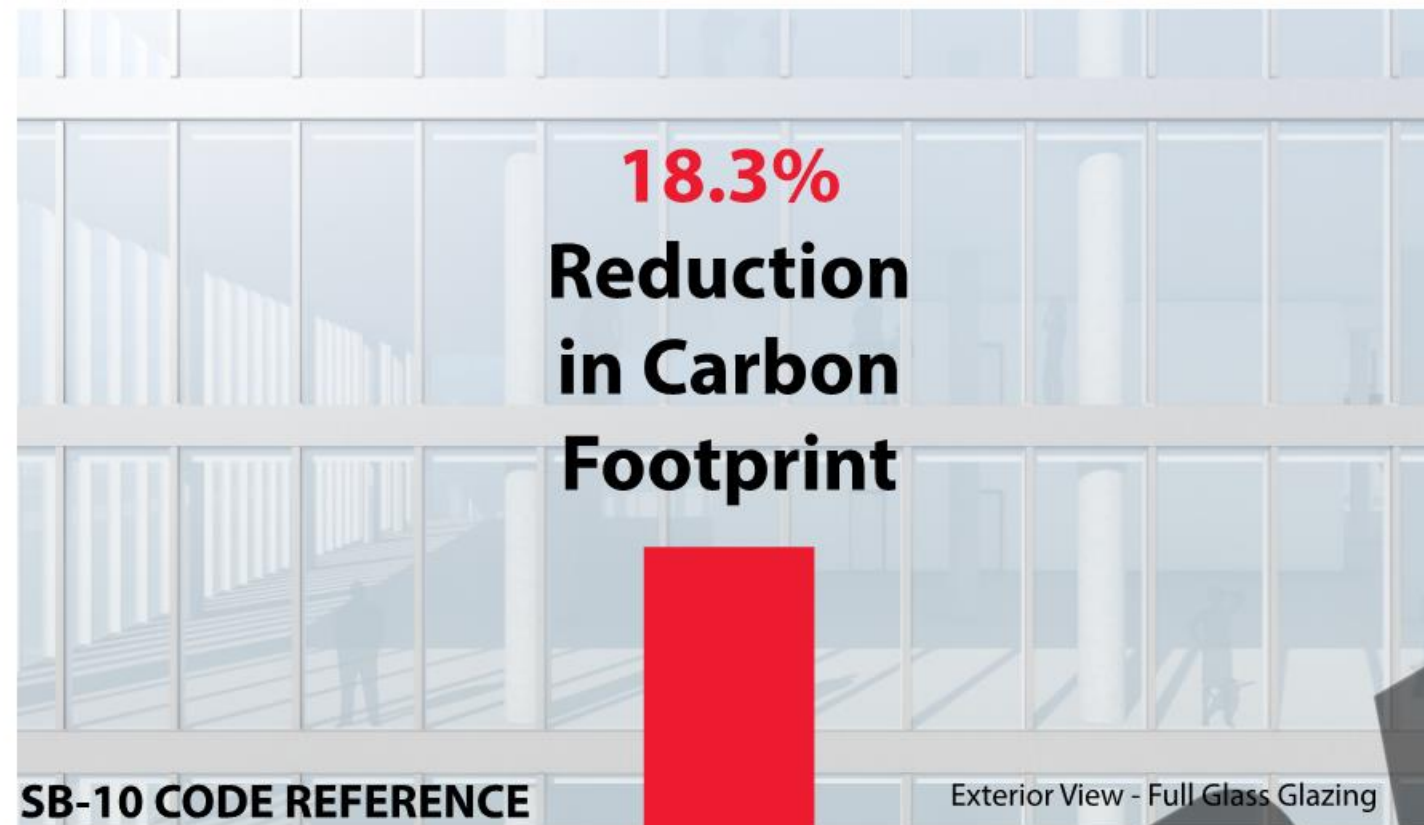


Leverage Passageway to Capture Terminus Views on Queens Quay

# Queens Quay View Terminus · Renders



# Facade Treatment · Analysis

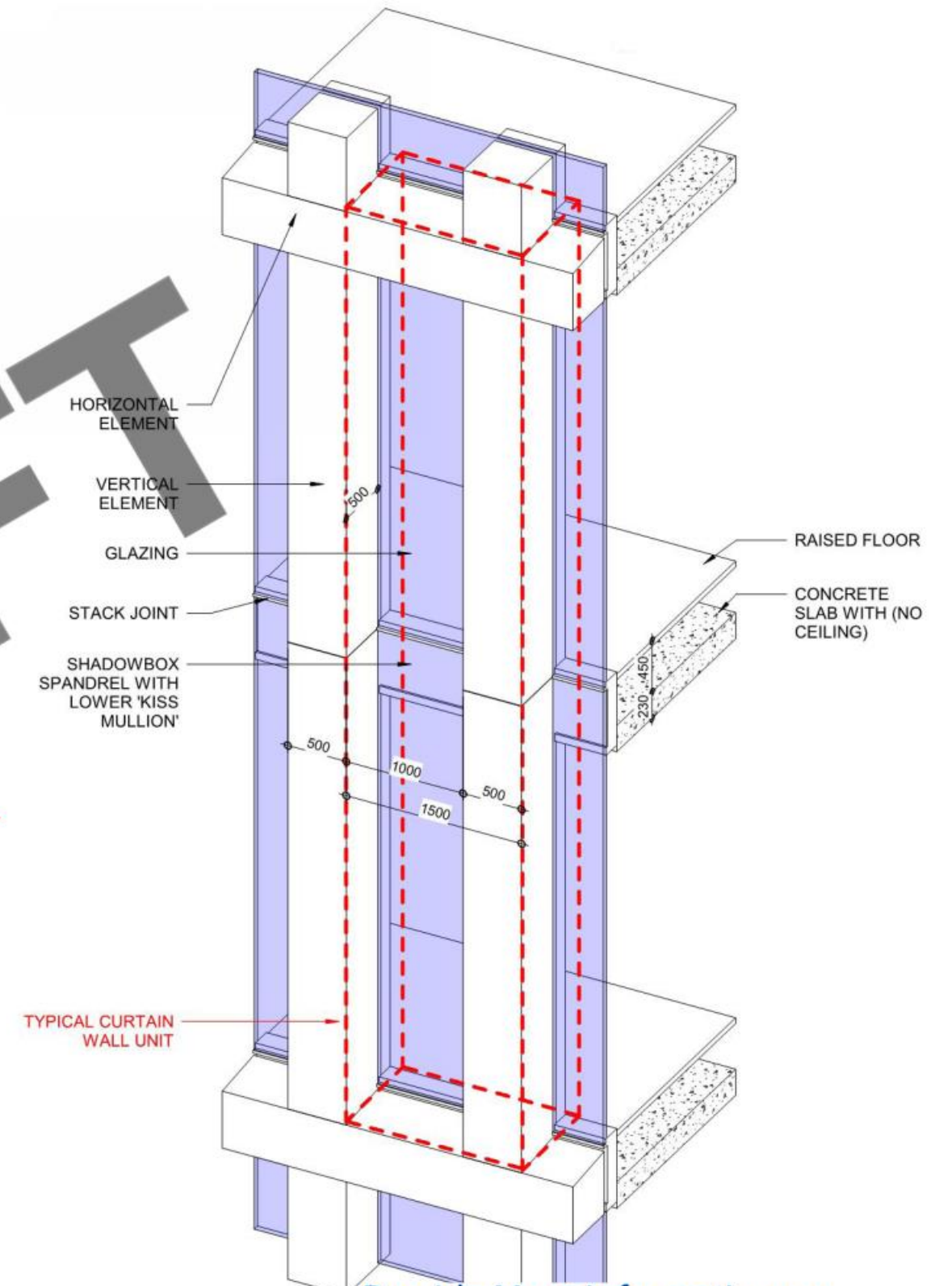


# Facade Treatment · Detail



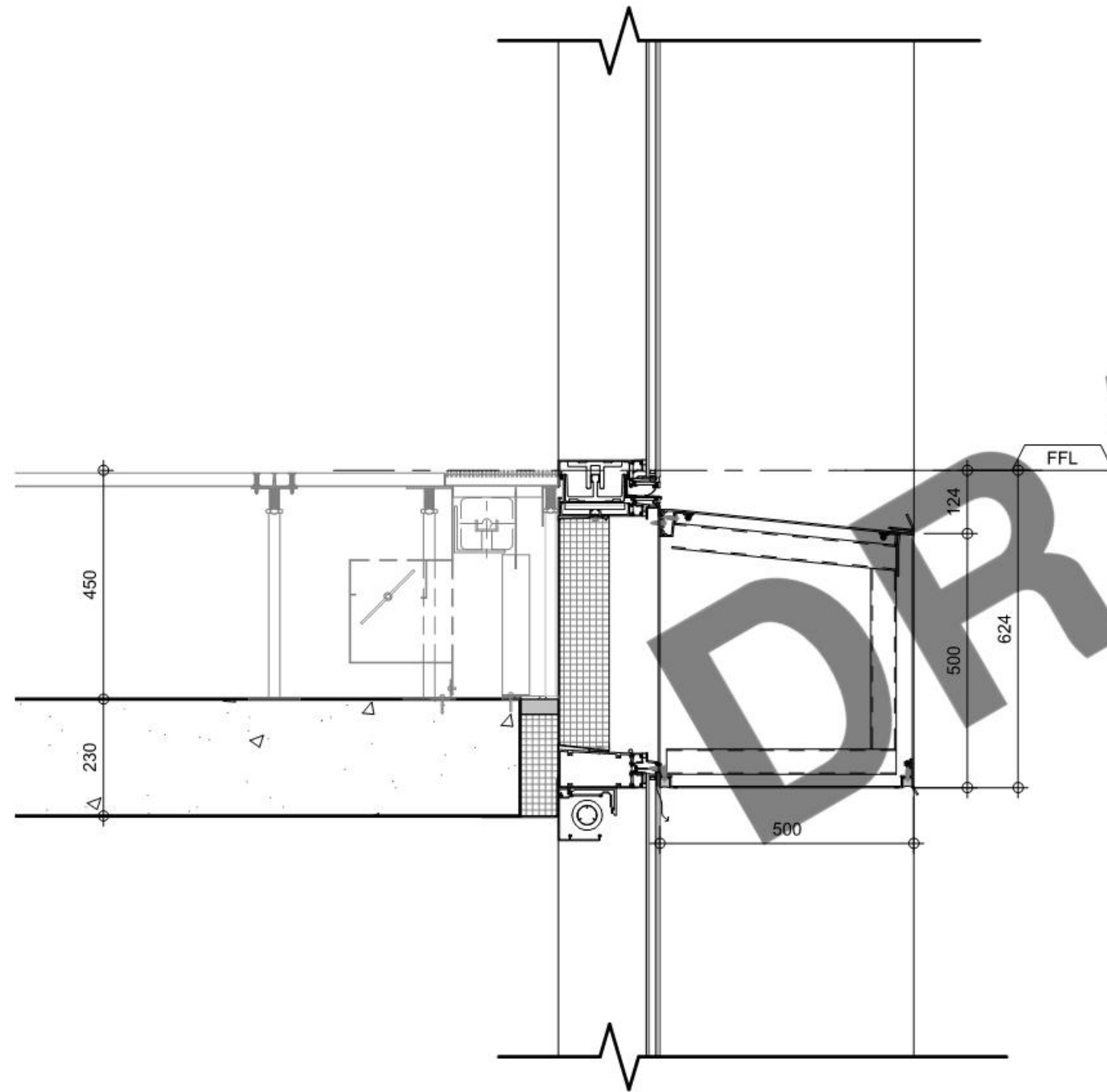
Typical Module

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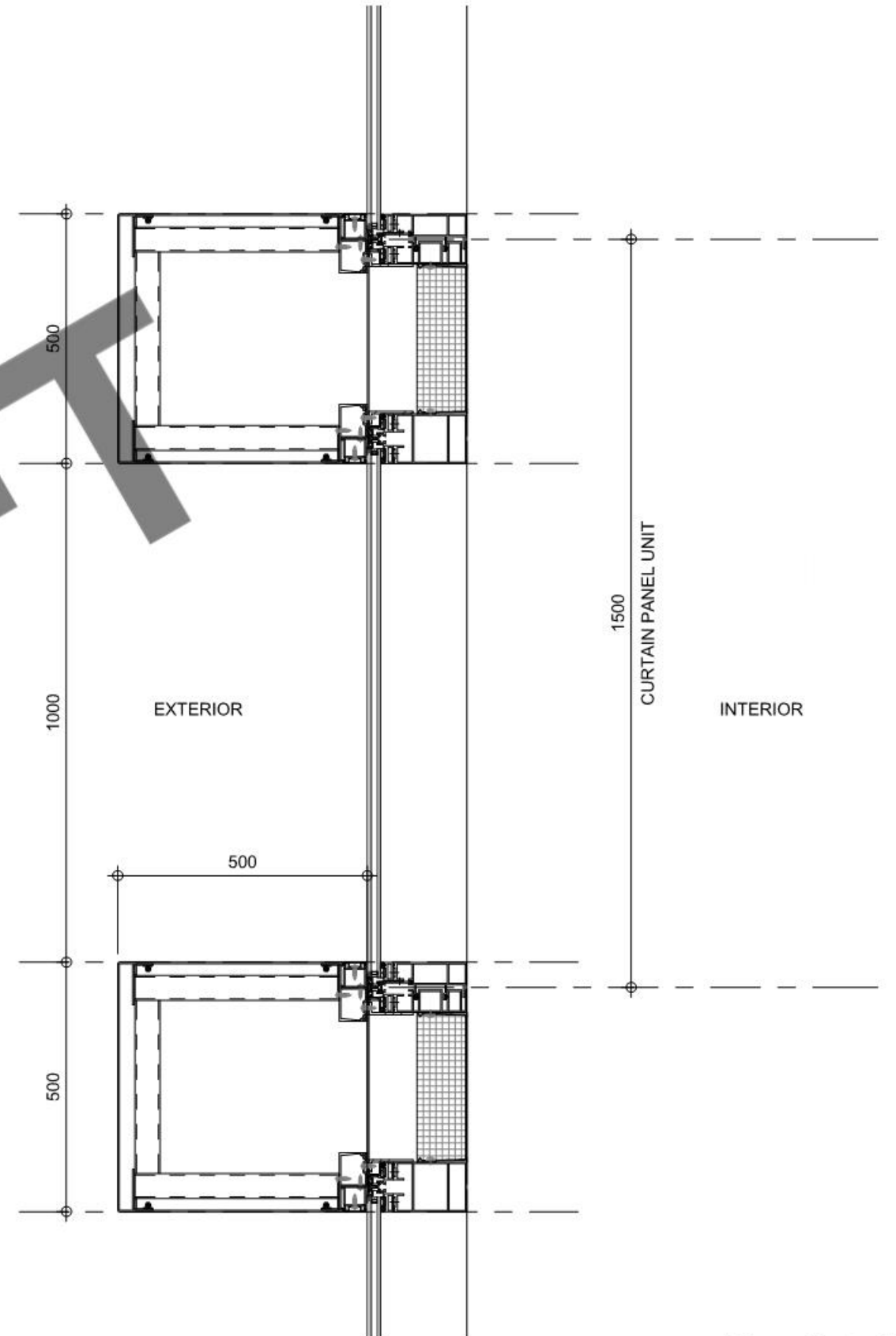


Provide More Information on Fenestration Details

# Facade Treatment · Detail



Section Detail



Plan Detail

# Materiality - Precedents



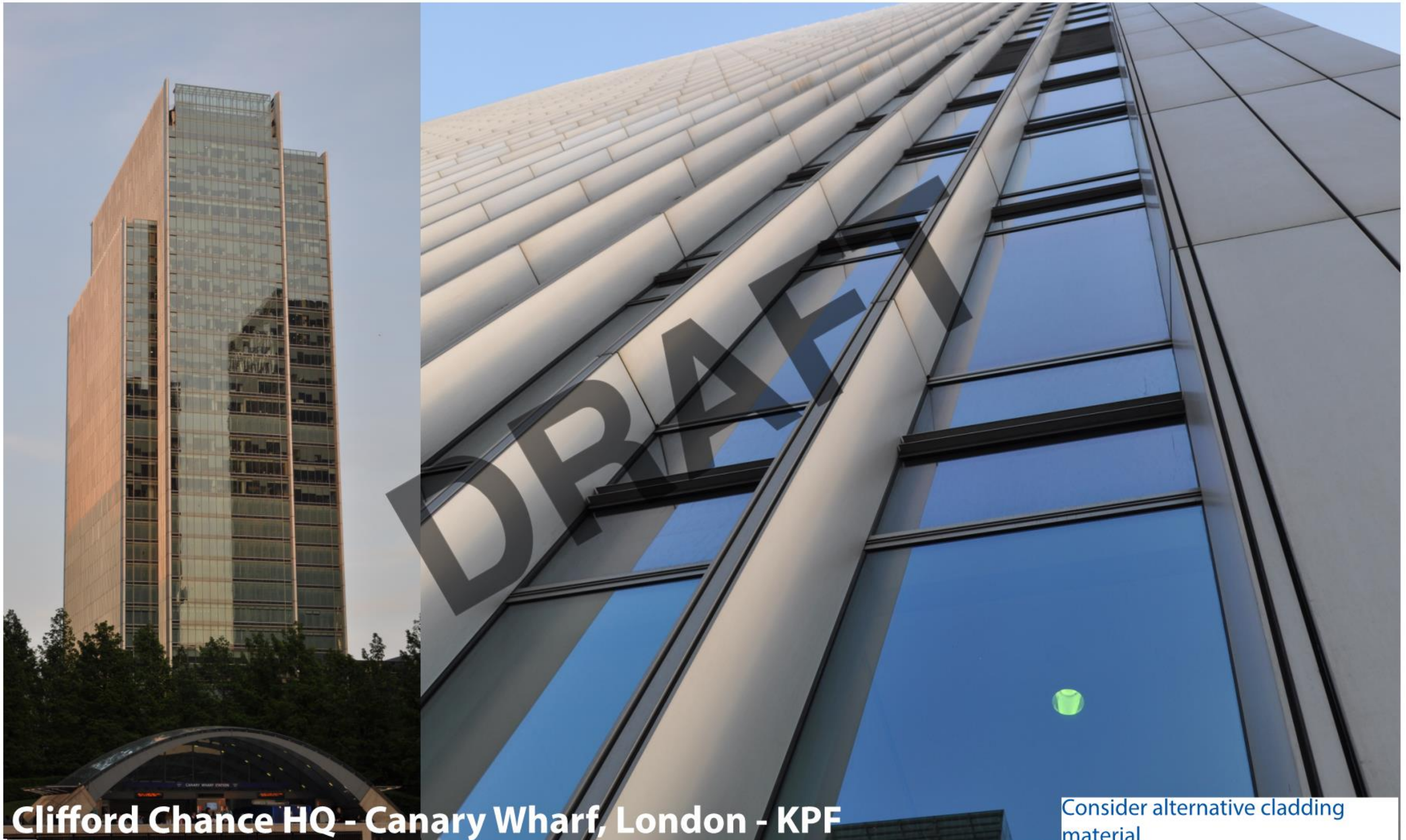
**Make Architects - 5 Broadgate - London**

Consider alternative cladding material

# Materiality · Precedents



# Materiality · Precedents



**Clifford Chance HQ - Canary Wharf, London - KPF**

Consider alternative cladding material



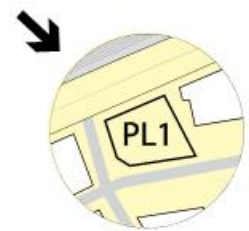
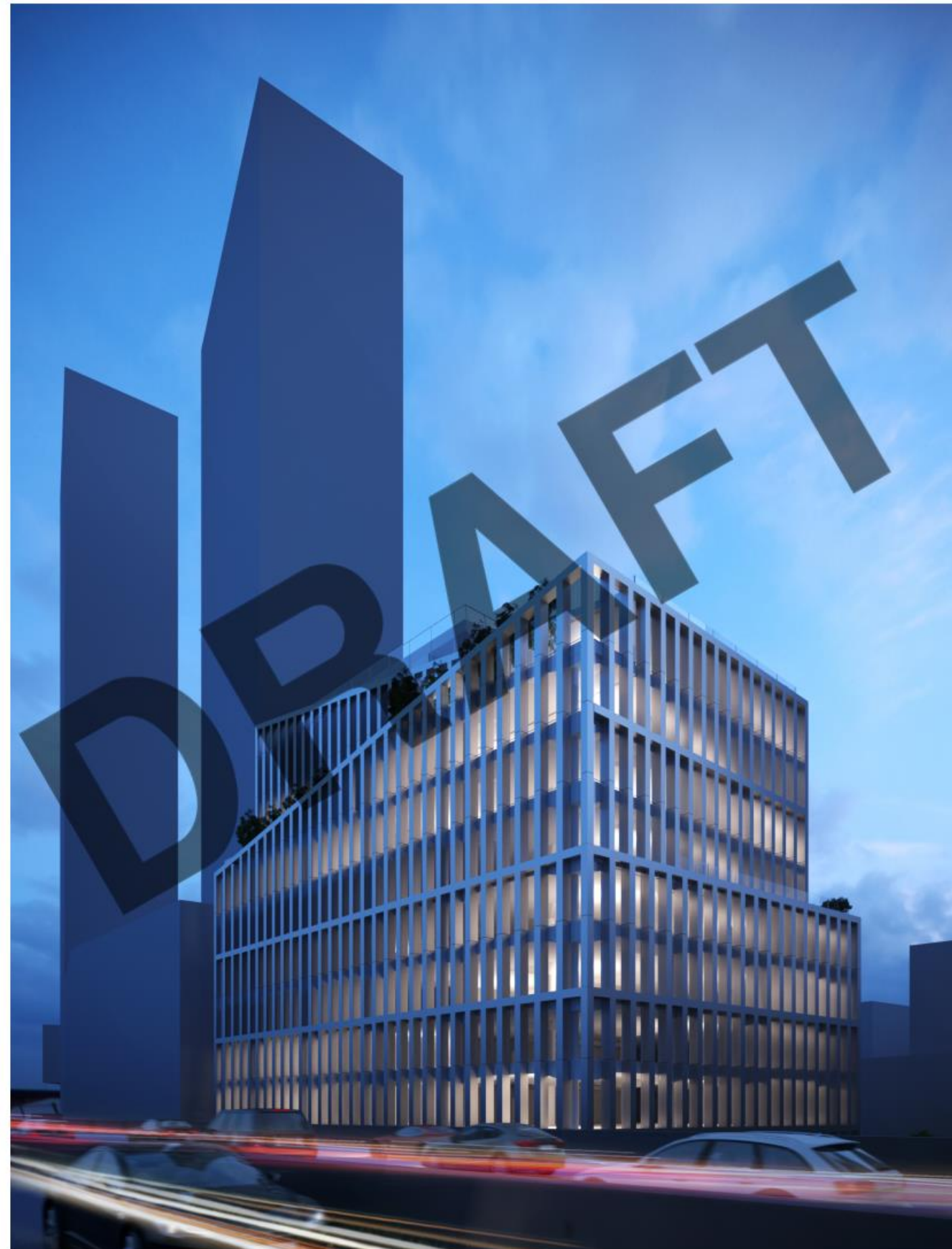
# Materiality · Renders



# Materiality · Renders

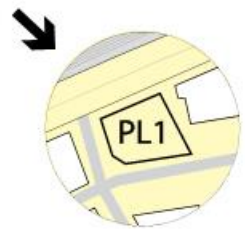


# Materiality · Renders



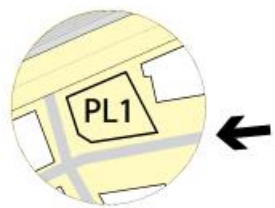
Consider alternative cladding material

# Materiality · Renders



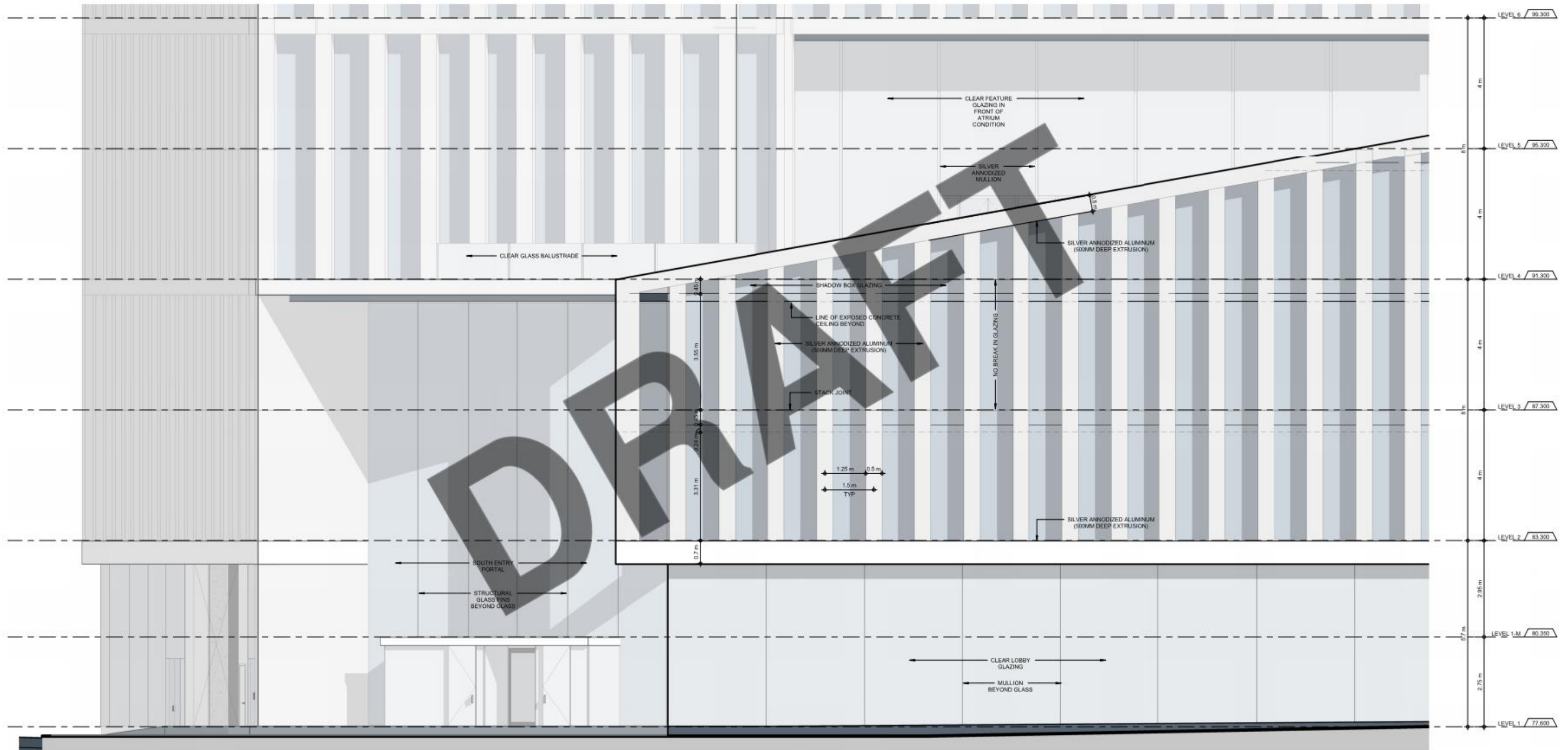
Consider alternative cladding material

# Materiality · Renders



Consider alternative cladding material

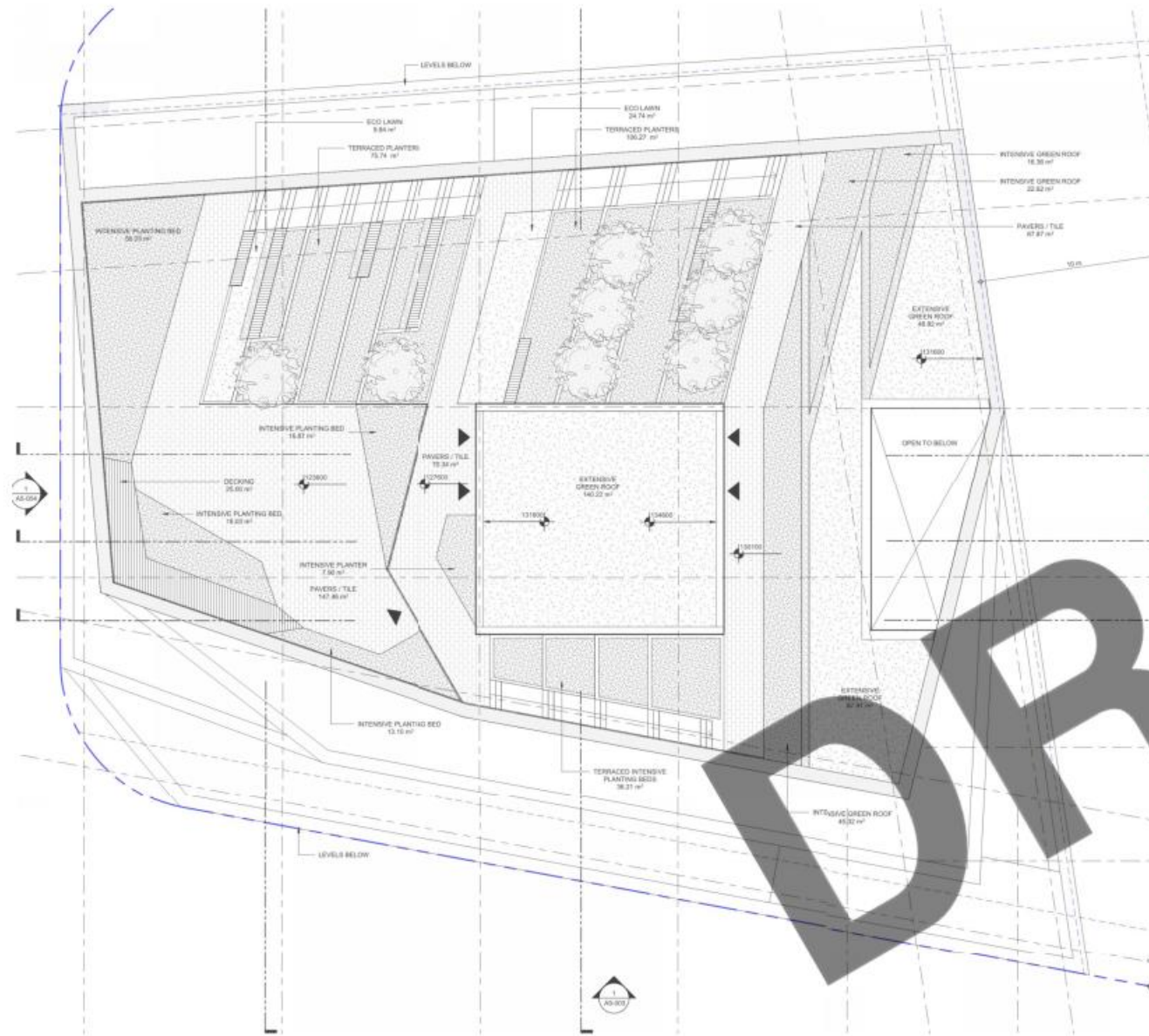
# Ground Floor · Detailed Elevations



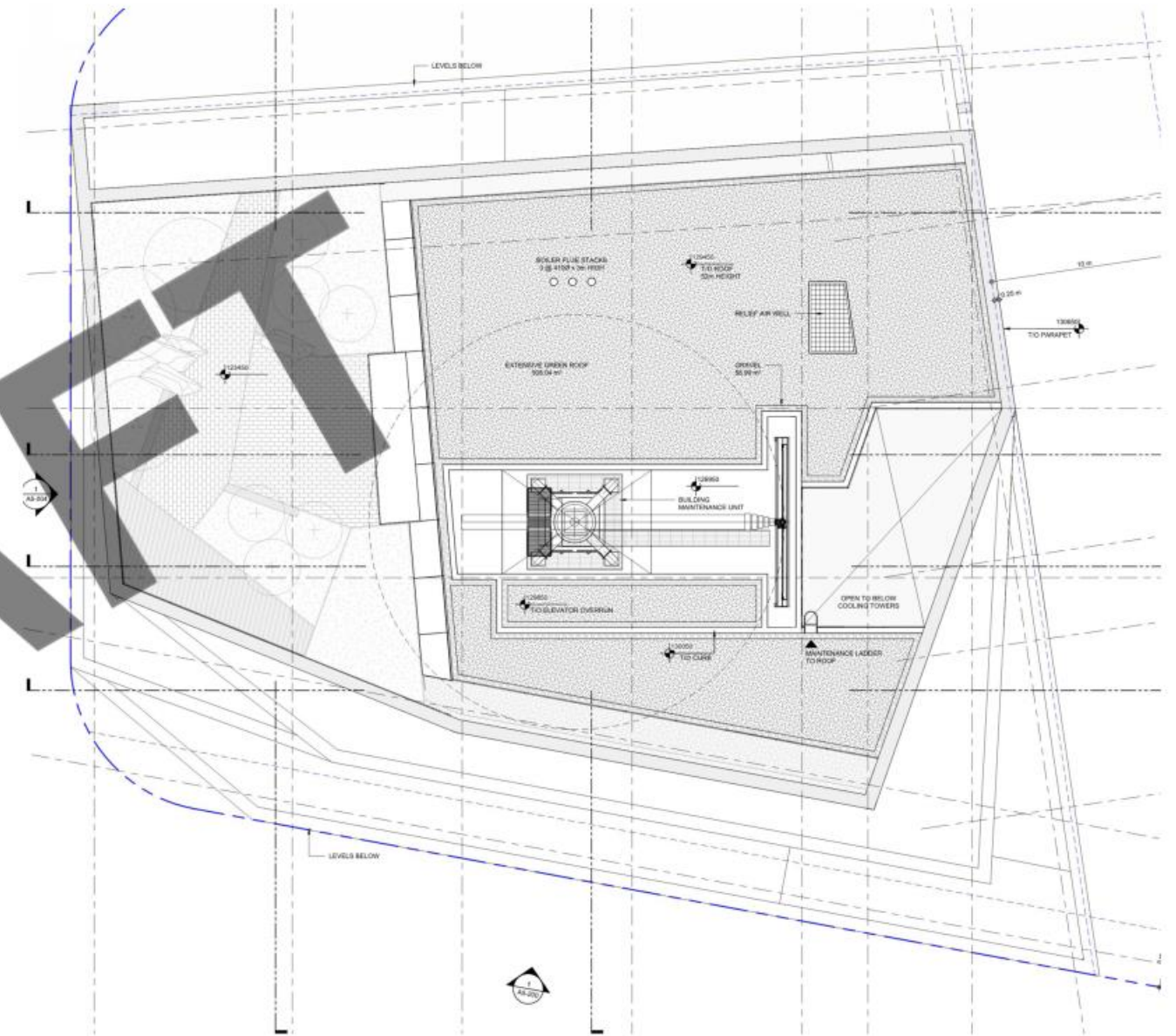
South Elevation @ Entrance

Provide detailed ground floor elevations

# Revised Roof Design · Plan



Previous Roof Design



Revised Roof Design

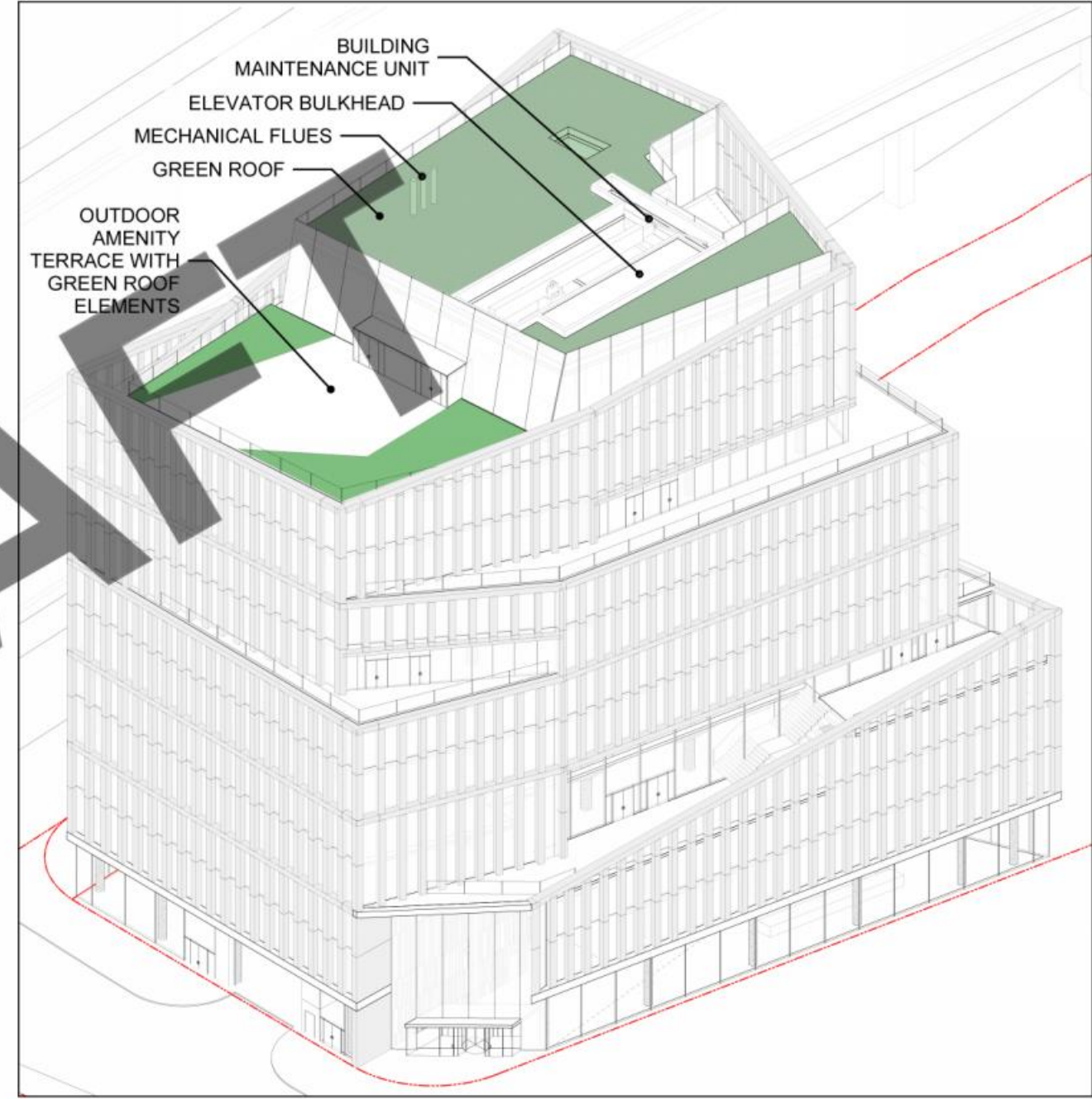
\*Mechanical was reduced from 11m to 6m

Building Height Update  
From SPA Feedback

# Revised Roof Design · Axo



Previous Roof Design

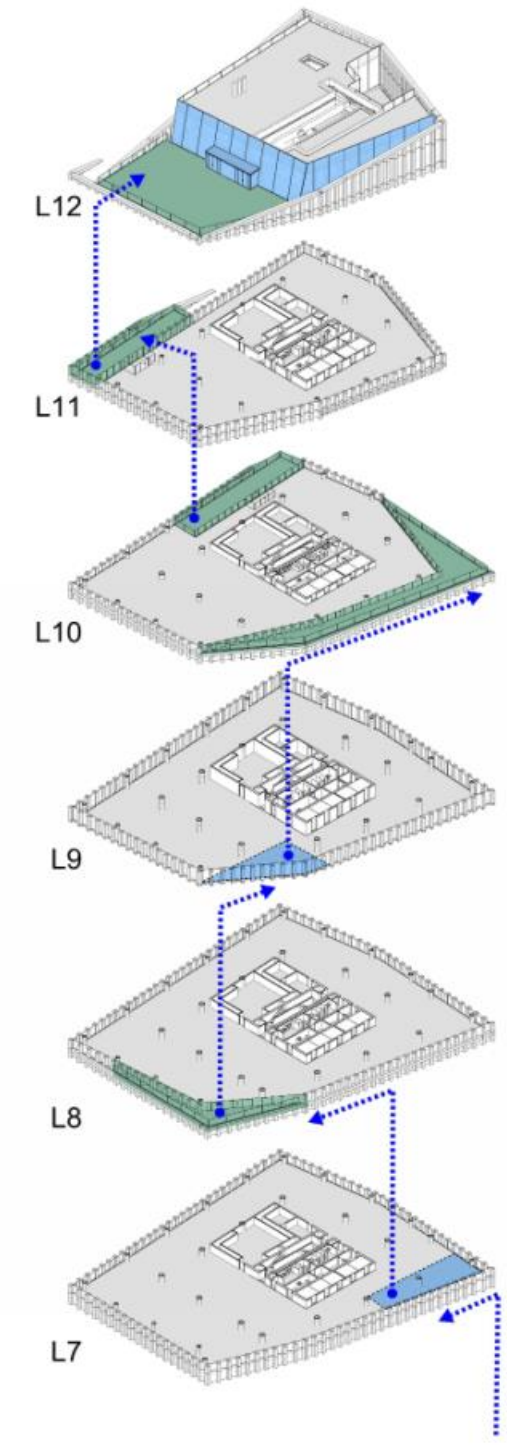
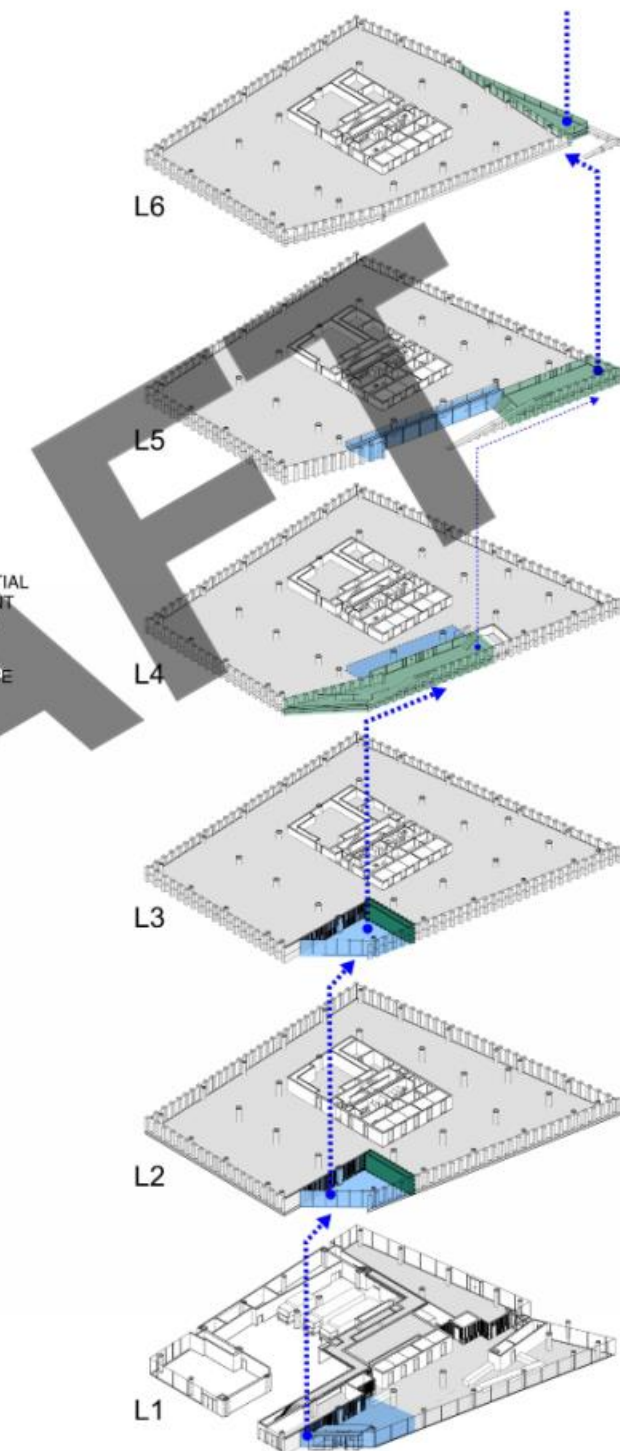
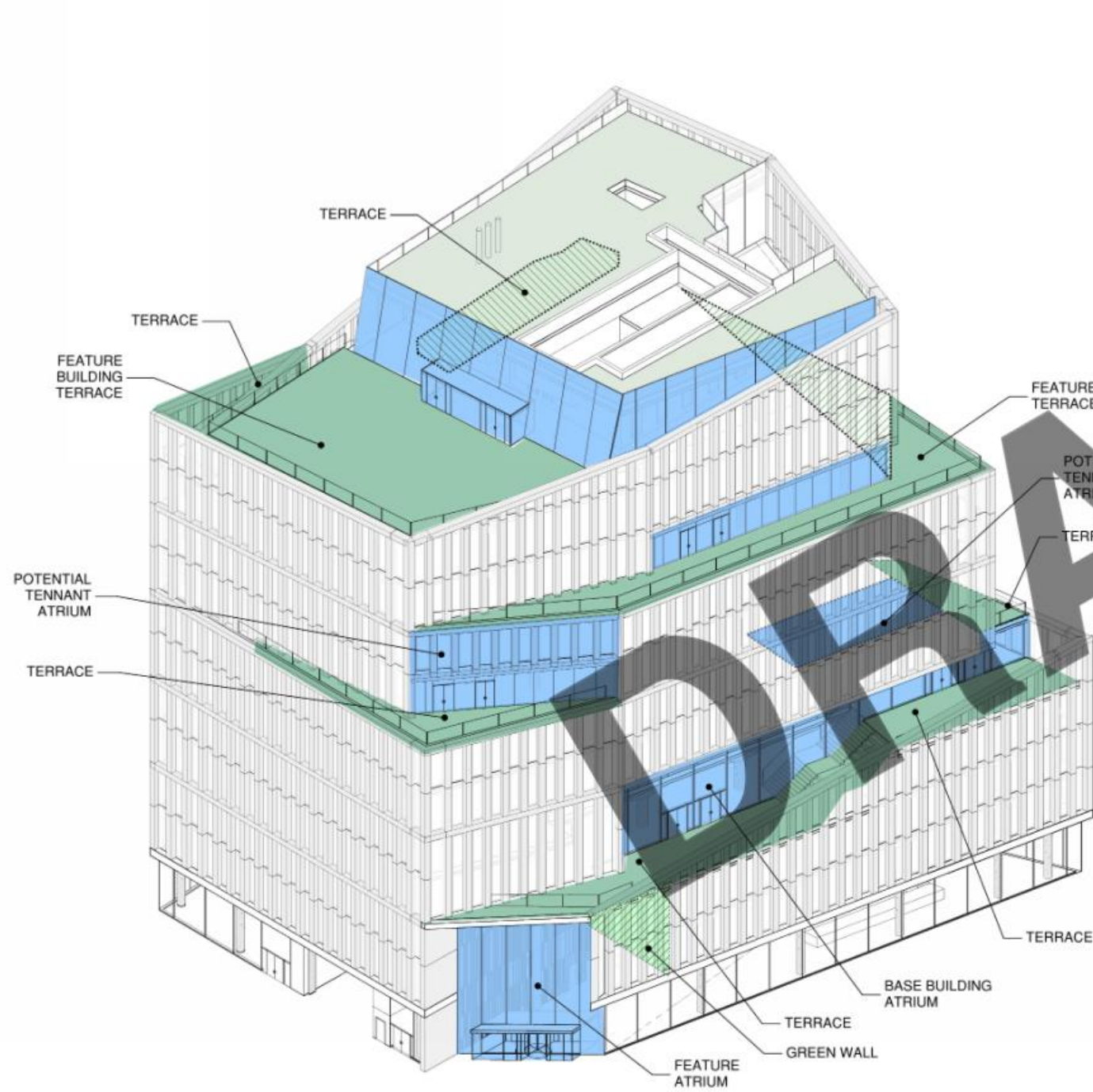


Revised Roof Design

Building Height Update  
From SPA Feedback



# Building Amenity Concept



Building Height Update  
From SPA Feedback

# Revised Roof Design · Render



02 LANDSCAPE/  
PUBLIC REALM



# Landscape | Comment Response

## FEEDBACK

### LANDSCAPE & PUBLIC REALM

1. Consider a stronger landscape design that leverages a more focused, single strategy to create high impact program opportunities.
2. Consider delivering the plaza POP space as part of the Phase 1 development to provide additional outdoor amenity for tenants on day one.
3. Consider limiting movability to only seating.
4. Consider winter performance and opportunities for the building landscape design; as a “pioneering site”, public realm is critical for day one success, consider maximizing the ground floor landscape opportunities.
5. Think ahead and consider how the temporary Phase 1 landscape will connect with future Phase 2 development; Incorporate the final streetscape of Queens Quay and Lake Shore Boulevard into the landscape design to anticipate future connection.
6. Provide more information on the building landscape design, such as materiality, vegetation, integration and interaction with building elements, on the terraces and the roof.

## RESPONSE

### LANDSCAPE & PUBLIC REALM

1. Revised the landscape approach to create a more cohesive, impactful design
2. Incorporated strategies for the interim plaza to evolve into the full build-out.
3. Movable components have been limited to flexible tables and chairs.
4. Furnishings and surfacing of the temporary plaza have been designed to be flexible and accommodate various activities across the seasons. Topography has been integrated to provide a natural buffer and views framed from within the building and along the street.
5. Selected materials that will have a relationship to future adjacent development.
6. Further developed the materials and vegetation palette.

# Landscape | Concept + Design Approach

## 1 Celebrate the heritage landscape of Toronto's evolving waterfront

1700s:  
open water / wetlands



1800s:  
lake-filling, timber crib walls, industrial waterfront, distilleries

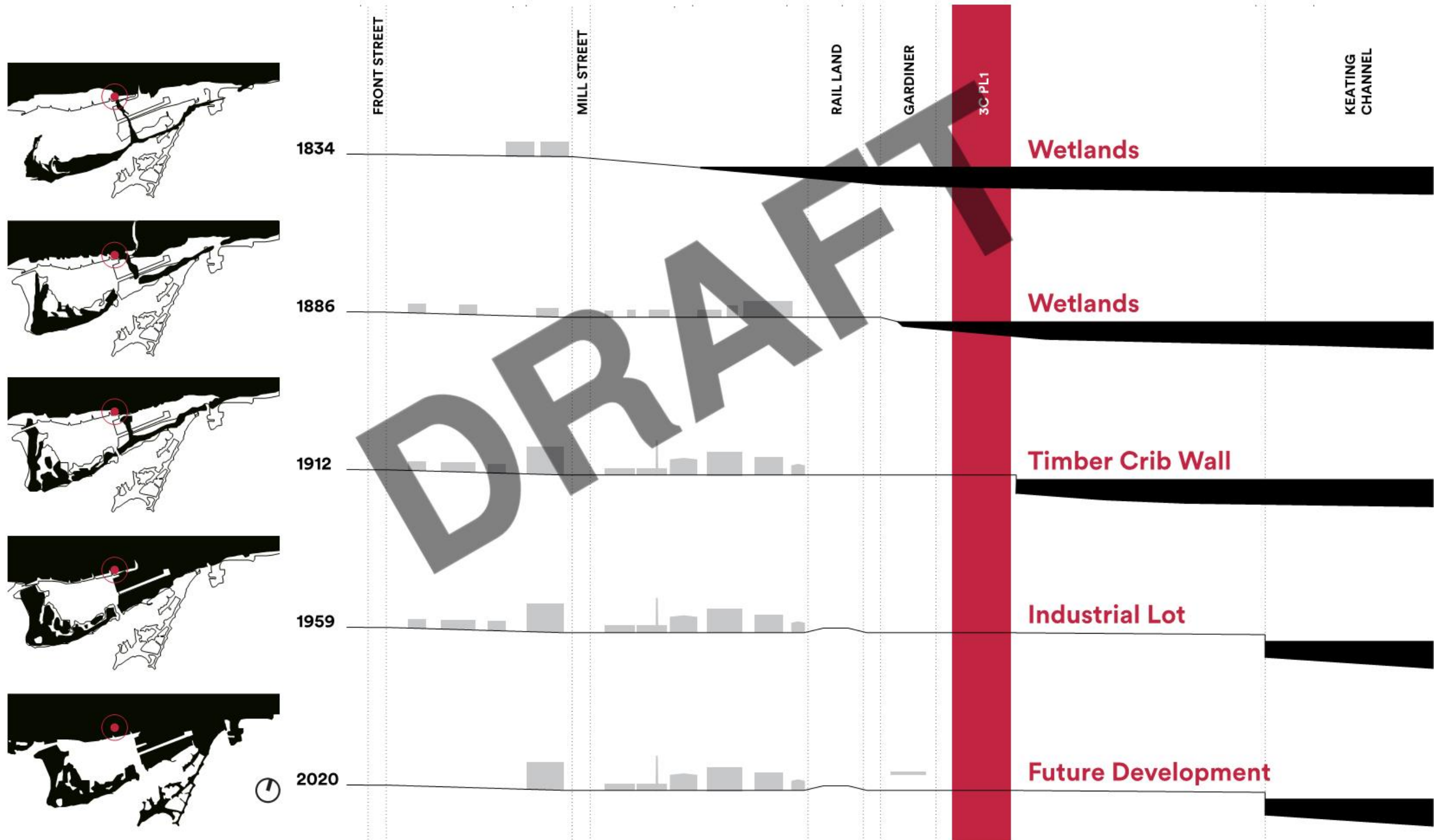


2000's  
waterfront toronto parks and promenades



# Landscape | Concept + Design Approach

## 1 Celebrate the heritage landscape of Toronto's evolving waterfront



# Landscape | Concept + Design Approach

- 2 Contrast and complement the increasingly refined quality of the waterfront through a gradient of raw to refined materials and finishes.

**REFINED**



**RAW**



**Machined Building**



**Granite Pavers**



**Industrial Materials**



**Timber Cribwalls**



**Resilient Fast Growing  
Vegetation**

# Landscape | Concept + Design Approach

- 3** Create a gradient of experience in the landscape through an ascension of topography and scale, density of vegetation and program opportunities.



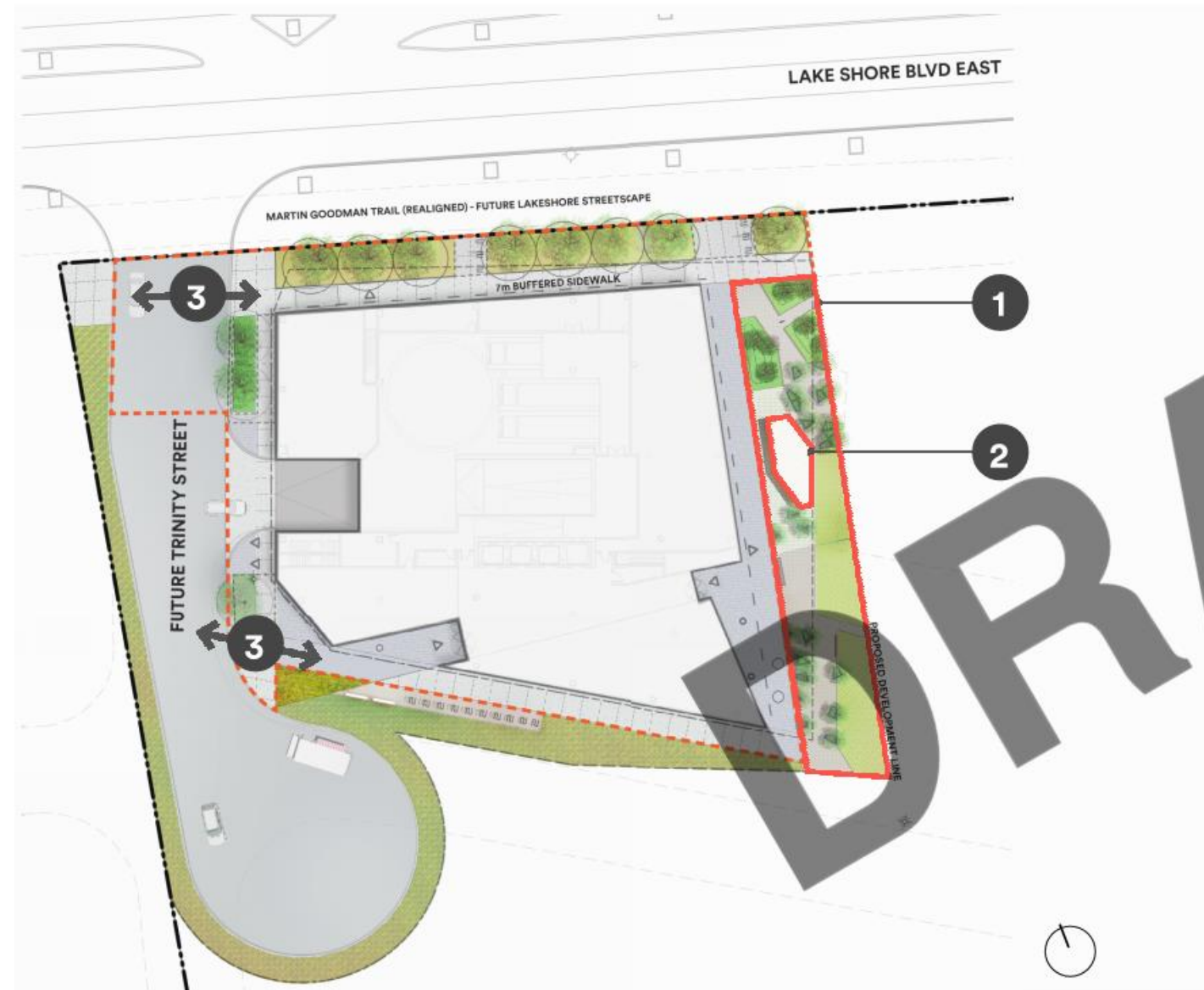


# Landscape | Concept



# Landscape | Overall Design Update

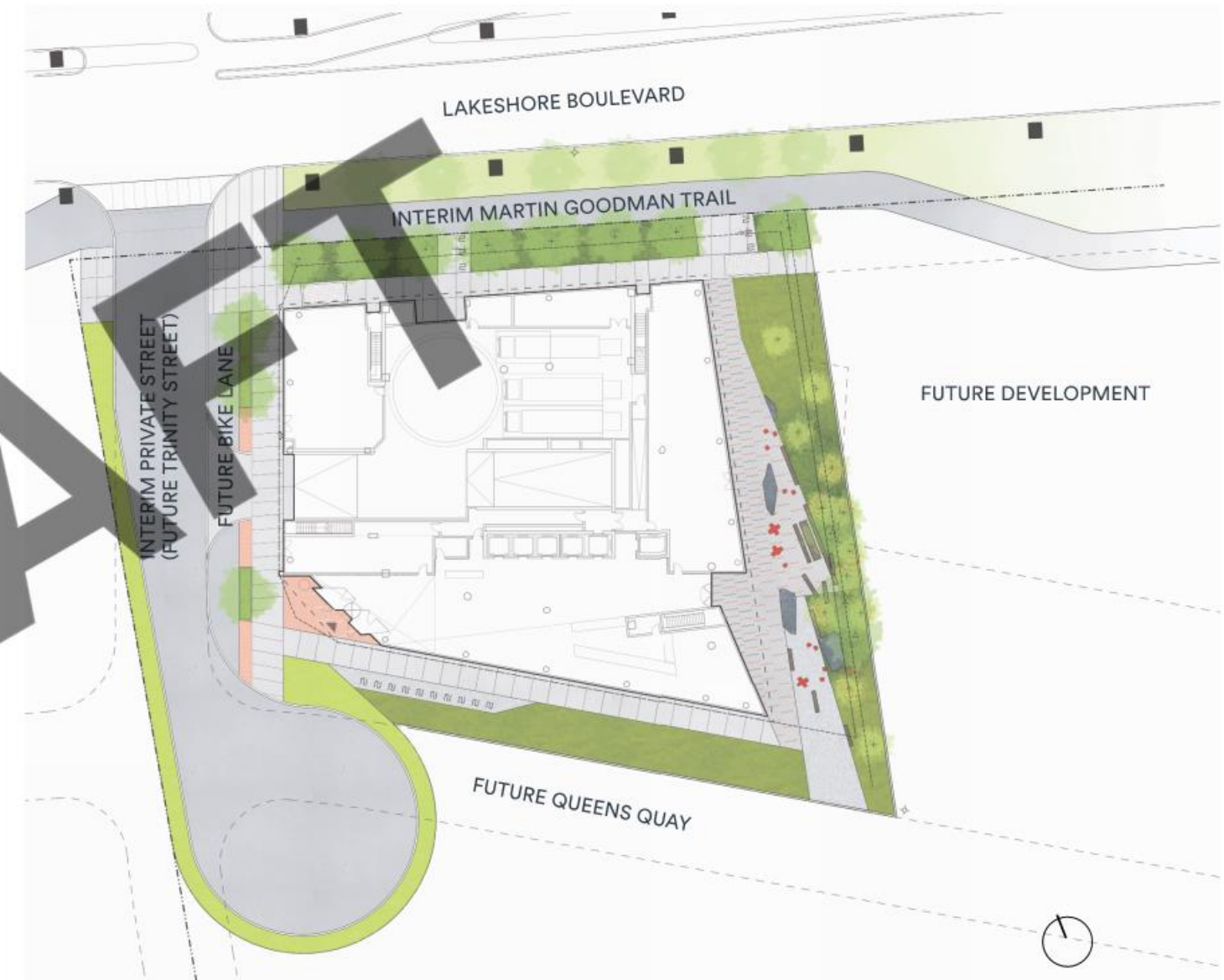
NOVEMBER 2019



## DRP COMMENTS

1. Scattered, consider a more focused single strategy
2. Not supportive of movable elements
3. Consider relationship between present + future development

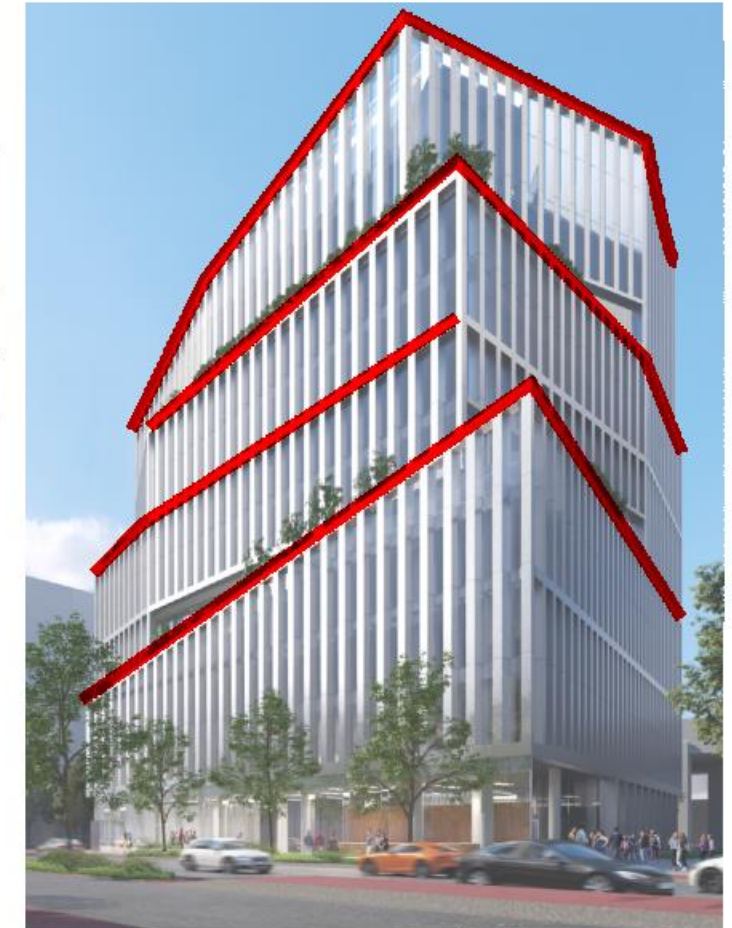
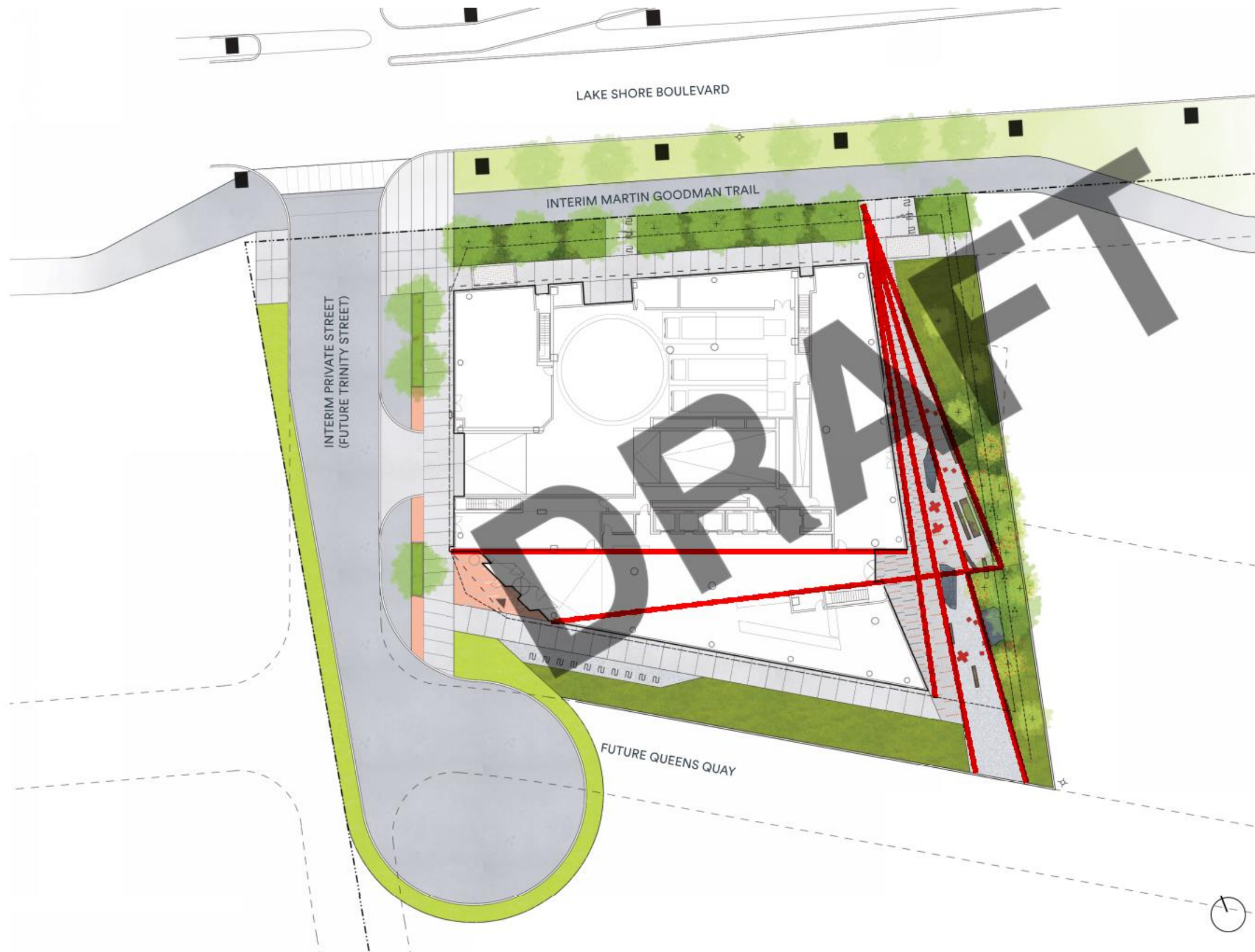
APRIL 2020



## REVISIONS

1. Design altered to become more cohesive with the building and future build-out, and the concept of "refined --> raw"
2. Movable components eliminated and limited to tables and chairs
3. Leverage the temporary landscape for re-use throughout the phased development of the 3C site

# Landscape | Form



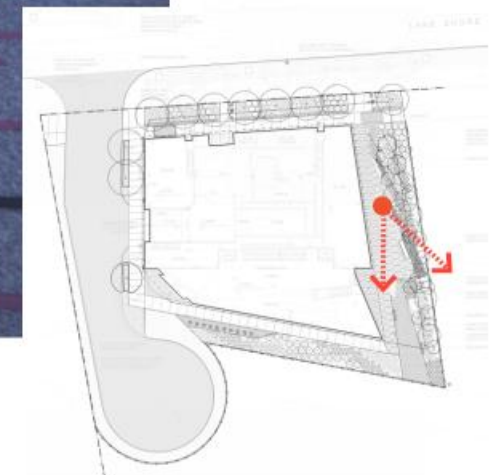
1. Consider a stronger landscape design that leverages a more focused, single strategy to create high impact program opportunities.

**Response:** Revised the landscape approach significantly to create a more cohesive, impactful design.

# Landscape | Form

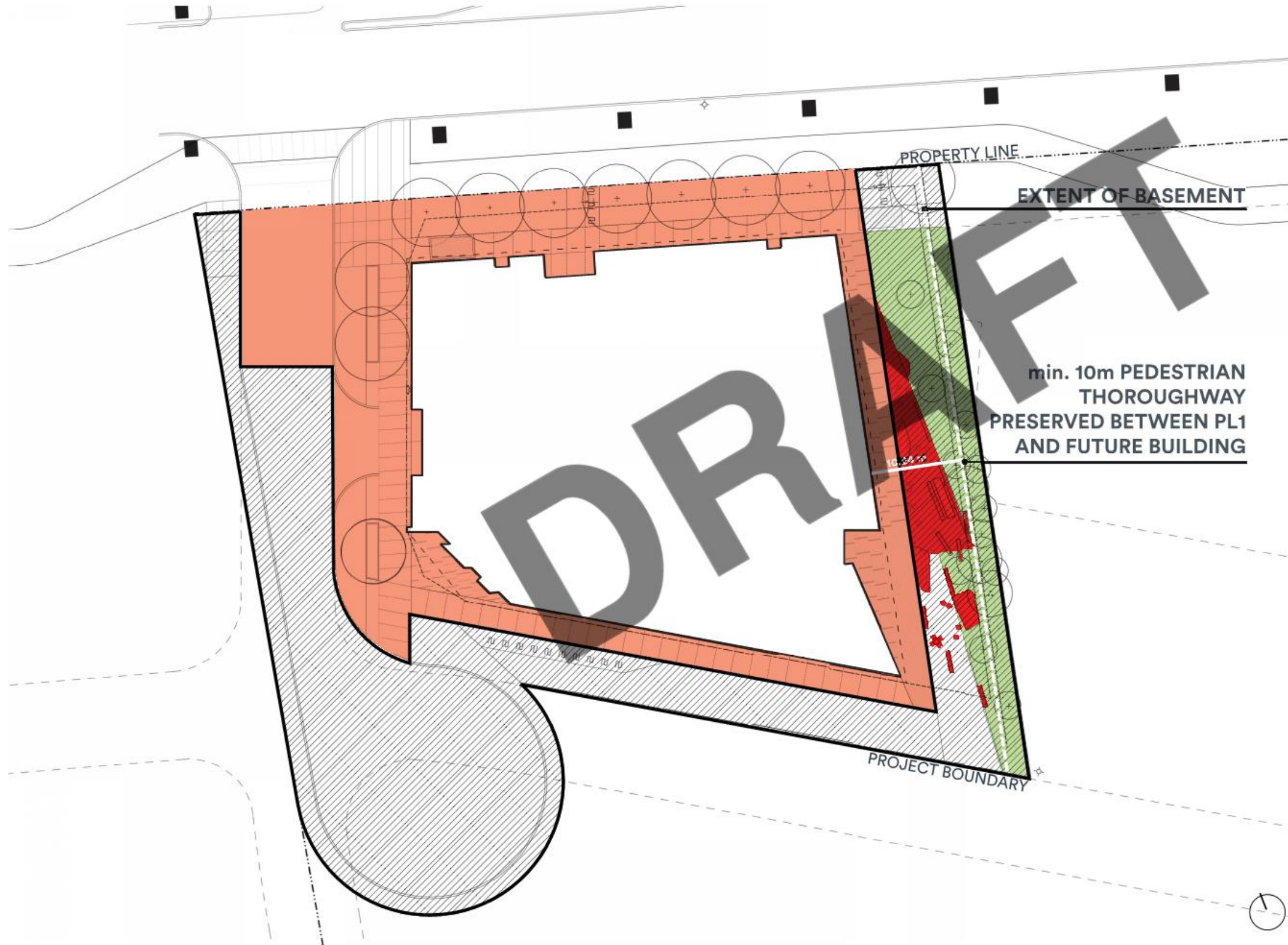


Looking south towards the plaza space with a mix of permanent and flexible seating.



# Landscape | Temporary vs Permanent

## INTERIM CONDITION



## ULTIMATE CONDITION



### LEGEND

- TEMPORARY
- PERMANENT
- VEGETATION TO BE RELOCATED
- PAVERS / BOULDER FORMATIONS / FURNISHINGS TO BE RELOCATED

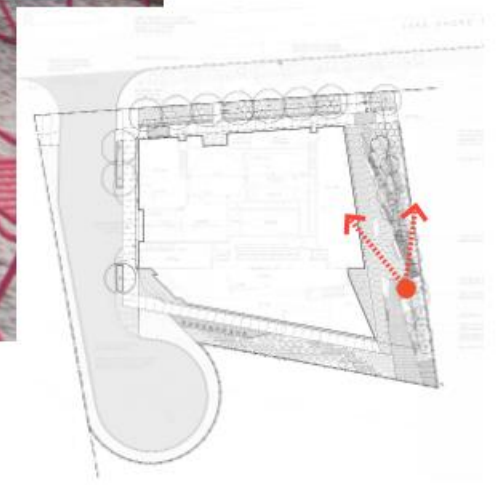
2. Consider delivering the plaza POP space as part of the Phase 1 development to provide additional outdoor amenity for tenants on day one.

**Response:** It is not possible to provide the entire plaza area with the initial phase due to the construction phasing of our underground garage and the impact on the balance of the future plaza area. Instead, we have incorporated strategies to deliver an interim plaza that can evolve into permanent plaza, formally and materially.

# Landscape | Plaza Program



Looking north, the plaza area will contain various pockets for small and larger group gatherings.



# Landscape | Plaza Program



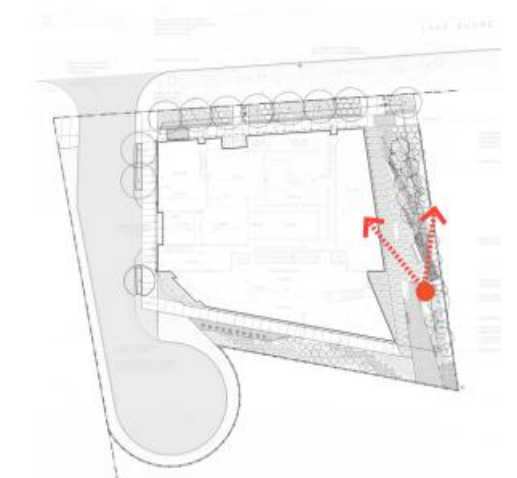
Looking north, the plaza will be enlivened during the cooler months by light installations, the feature fence, and the integrated graphic panels

3. Consider limiting movability to only seating.

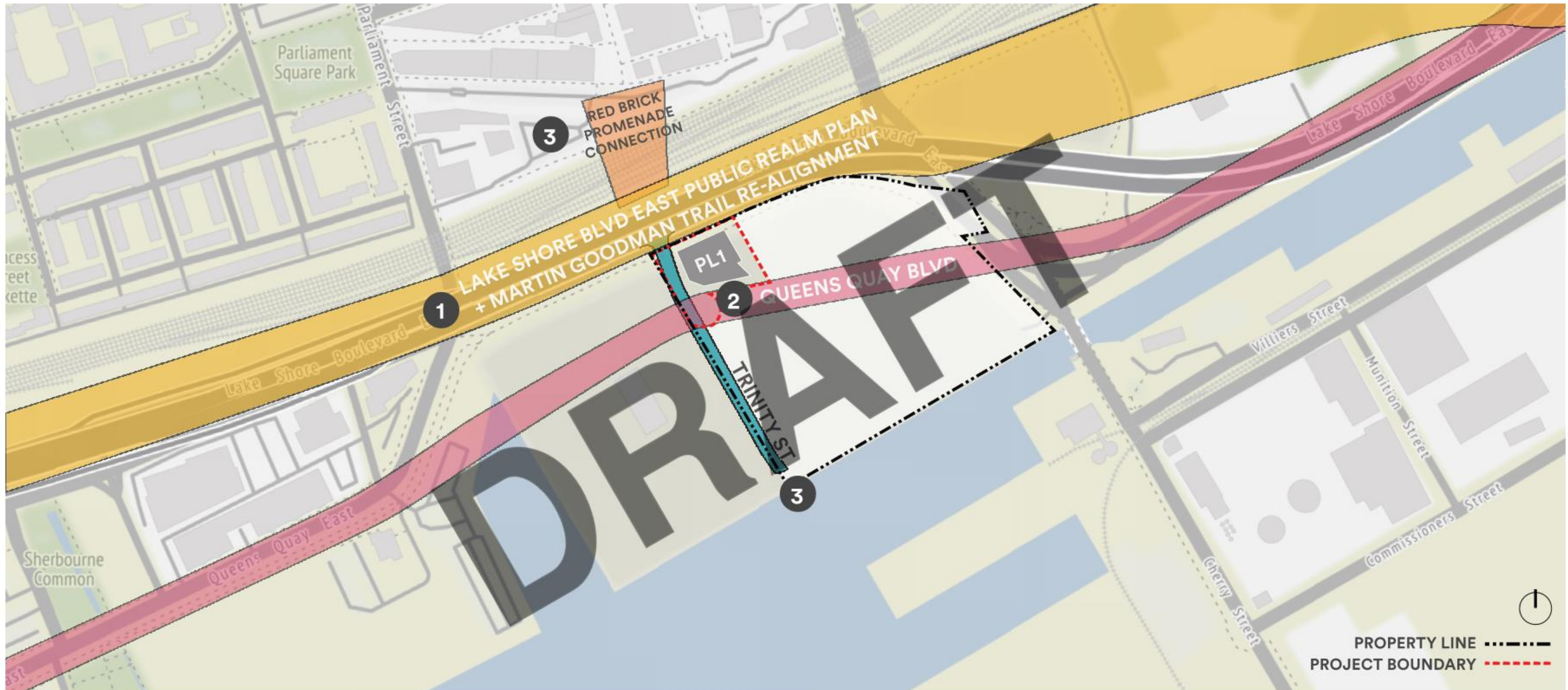
**Response:** Movable components have been limited to flexible seating, tables and chairs.

4. Consider winter performance and opportunities for the building landscape design; as a “pioneering site”, public realm is critical for day one success, consider maximizing the ground floor landscape opportunities.

**Response:** Designed the furnishings and surfacing of the temporary plaza to be flexible—to accommodate various activities across the seasons. Topography and landform are integrated to provide a natural buffer, while providing dramatic views framed from within the building and along the street.



# Landscape | Adjacent Future Revitalization



5. Think ahead and consider how the temporary Phase 1 landscape will connect with future Phase 2 development; Incorporate the final streetscape of Queens Quay and Lake Shore Boulevard into the landscape design to anticipate future connection.

**Response:** Landscape design has protected for future public realm investments i.e. Lake Shore Blvd., Queen Quay and Trinity Street.

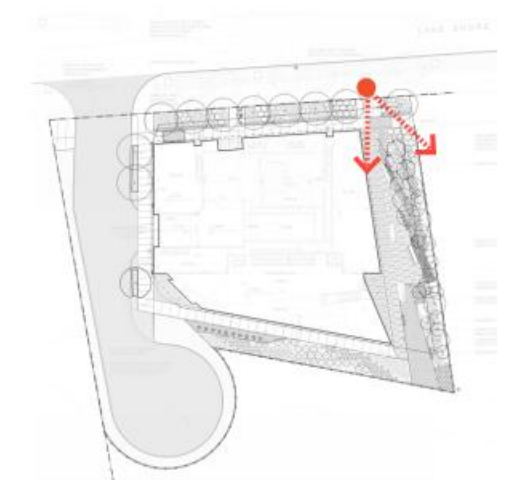


# Landscape | Adjacent Future Revitalization

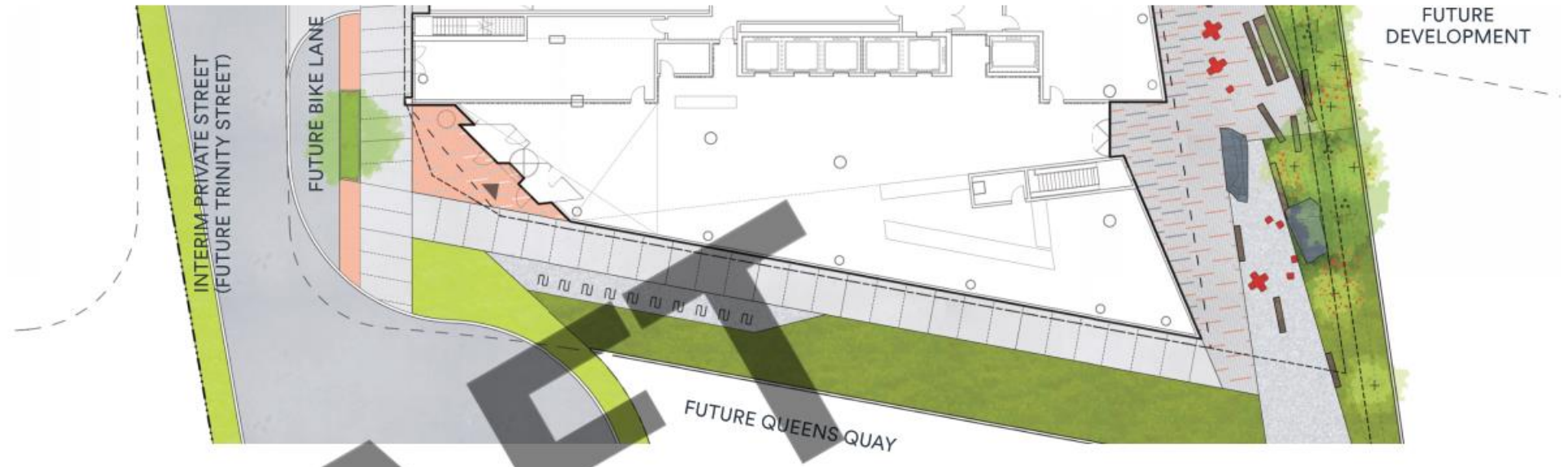


## 1 LAKE SHORE BLVD EAST PUBLIC REALM PLAN + MARTIN GOODMAN TRAIL RE-ALIGNMENT

Protected for future Lake Shore Blvd. public realm plans and have incorporated interim Martin Goodman Trail as part of this design (permanent location proposed along future Queens Quay)



# Landscape | Adjacent Future Revitalization



## 2 FUTURE QUEENS QUAY BLVD



## 3 FUTURE TRINITY ST. + THE RED BRICK PROMENADE

Protected for future Queens Quay, future Trinity Street and future opportunity of the Red Brick Promenade (pedestrian rail underpass connection)

# Landscape | Materiality

REFINED

RAW



Machined Building



Granite Pavers



Timber



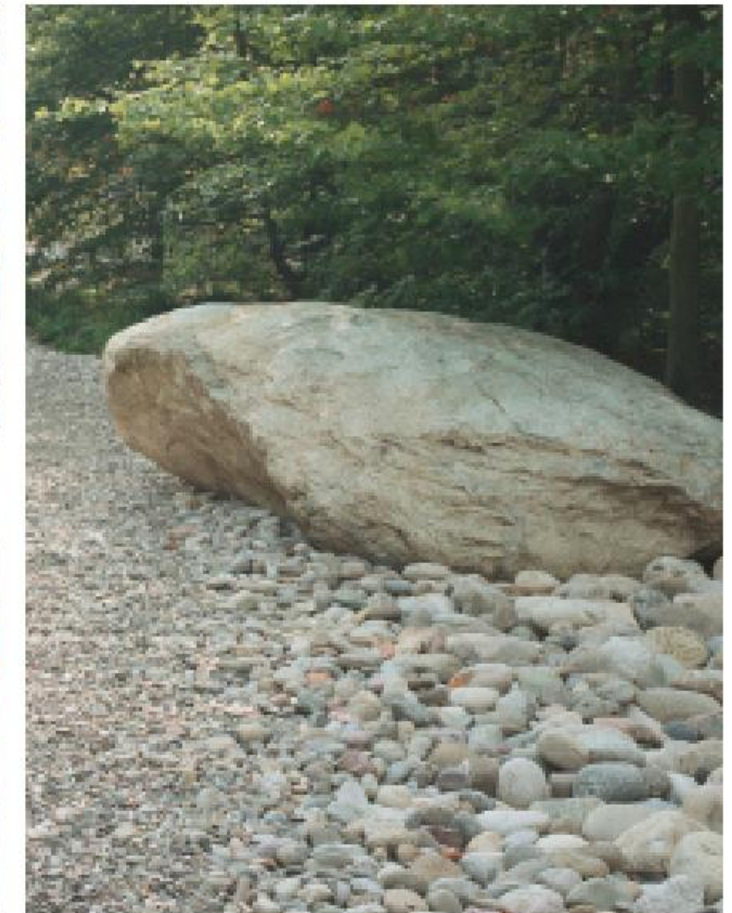
Powdercoated Metal



Limestone Screenings



Temporary Fencing



River Rocks + Boulders

6. Provide more information on the building landscape design, such as materiality, vegetation, integration and interaction with building elements, on the terraces and the roof.

**Response:** Further developed the materials and vegetation palette.

# Landscape | Planting Approach



**Showcase underrated, fast establishing and resilient species**



**Use evolving pioneer ecologies to create a gradient of experience**

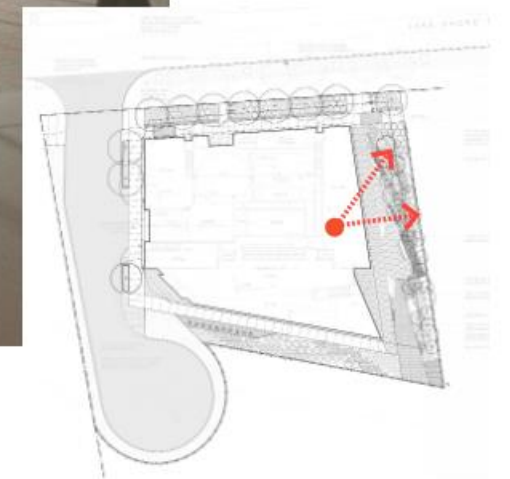


**Celebrate seasonal changes**

# Landscape | Interaction between Architecture



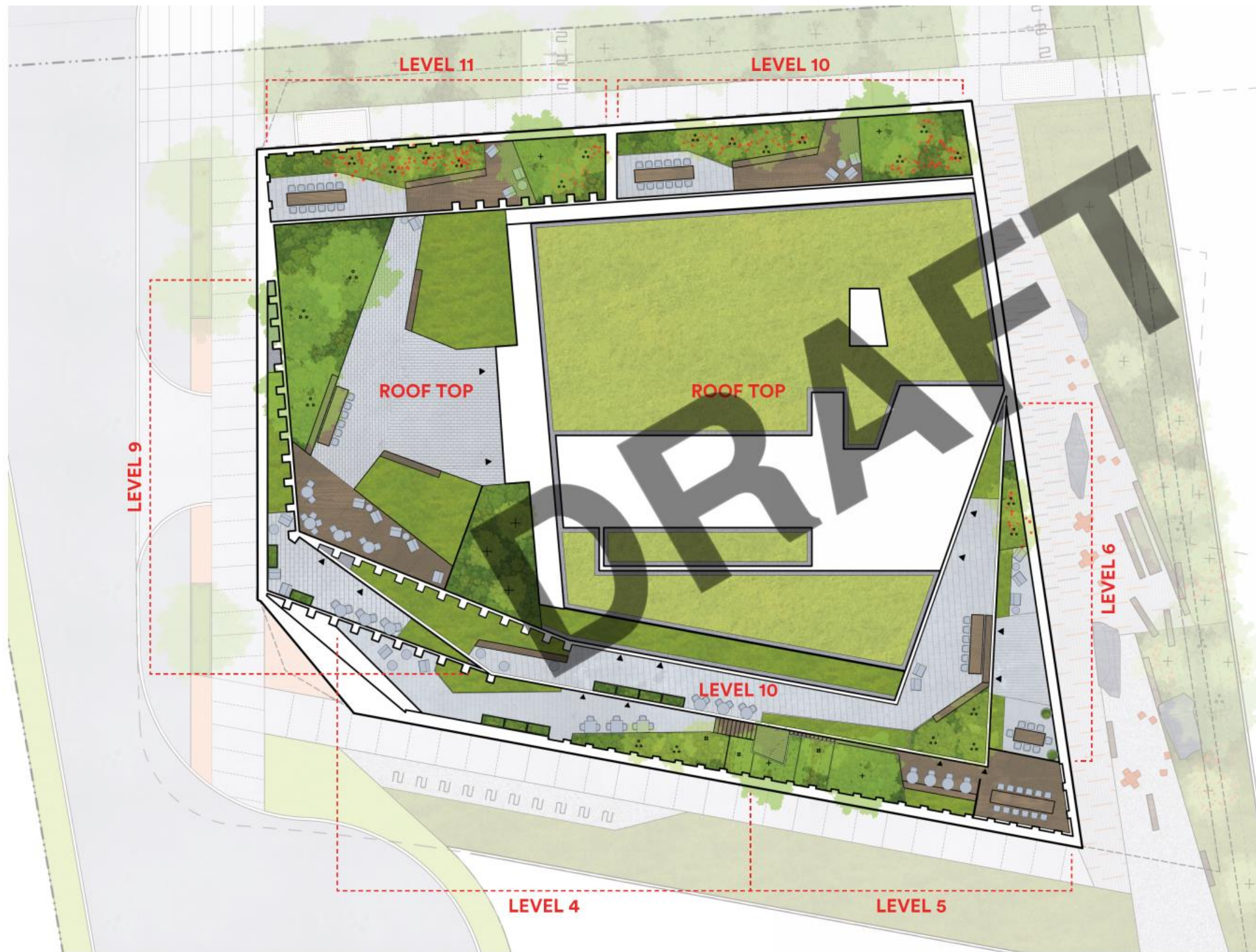
Looking east out onto the interim plaza from the interior.



# Landscape | Terraces + Green Roof

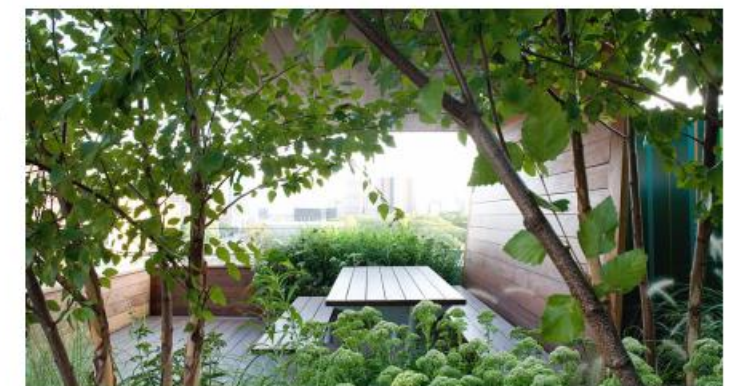


# Landscape | Terraces + Green Roof



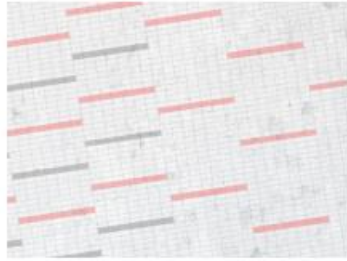
## LEGEND

- |  |                        |  |                          |
|--|------------------------|--|--------------------------|
|  | GREEN ROOF             |  | LARGE SHRUB              |
|  | PERENNIALS/<br>GRASSES |  | MEDIUM TREE              |
|  | SHRUBS                 |  | INTEGRATED<br>WOOD BENCH |
|  | DECKING                |  | MEETING<br>TABLE         |
|  | PAVERS                 |  | MOVABLE<br>FURNITURE     |

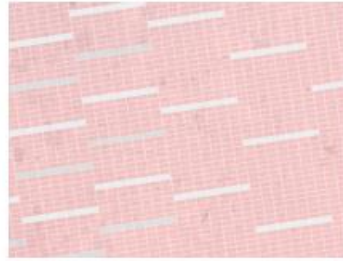


# Landscape | Materiality

## GROUND PALETTE



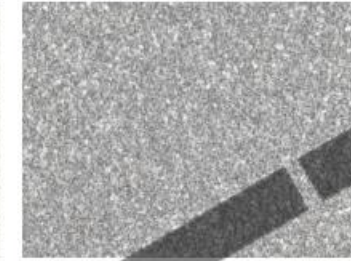
Paving Pattern



Waterfront Promenade  
Red Granite Paver



Pale Grey Granite  
Paver



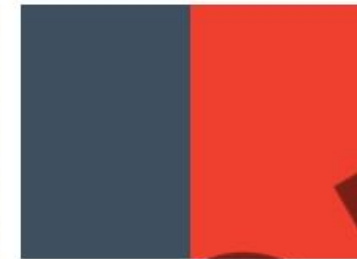
Dark Grey Granite  
Paver



Ontario granite or  
limestone boulders



300 x 300 Timbers



Powdercoated Metal



Limestone Screening

## ROOF PALETTE



Roof Paver



Bamboo Decking



Powdercoated Metal

## FURNISHINGS



Timber Seating



Flexible Seating



# 03 SUSTAINABILITY

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# LEED Summary



3C PL1		LEED® BD+C v4 New Construction and Major Renovation Summary Scorecard		19414.000	
				October 1, 2019	
<b>1 0 0</b>	<b>INTEGRATIVE PROCESS</b>	<b>5 3 5</b>	<b>MATERIALS AND RESOURCES</b>		
Y ? N	IPc1 Integrative Project Planning and Design	Y ? N	MRp1 Storage and Collection of Recyclables		
1		Y	MRp2 Construction and Demolition Waste Management Plan		
<b>12 0 4</b>	<b>LOCATION AND TRANSPORTATION</b>	<b>8 7 1</b>	<b>INDOOR ENVIRONMENTAL QUALITY</b>		
Y ? N	LTc1 LEED for Neighborhood Development Location	Y ? N	EQp1 Minimum Indoor Air Quality Performance		
1	LTc2 Sensitive Land Protection	Y	EQp2 Environmental Tobacco Smoke (ETS) Control		
2	LTc3 High-Priority Site	1	EQc1 Enhanced Indoor Air Quality Strategies		
2	LTc4 Surrounding Density and Diverse Uses	1	EQc2 Low-Emitting Materials		
4	LTc5 Access to Quality Transit	2	EQc3 Construction Indoor Air Quality Management Plan		
1	LTc6 Bicycle Facilities	1	EQc4 Indoor Air Quality Assessment		
1	LTc7 Reduce Parking Footprint	1	EQc5 Thermal Comfort		
1	LTc8 Green Vehicles	1	EQc6 Interior Lighting		
<b>6 4 0</b>	<b>SUSTAINABLE SITES</b>	<b>3 3 0</b>	<b>INNOVATION</b>		
Y ? N	SSp1 Construction Activity Pollution Prevention	Y ? N	INc1.1 O+M Toolkit		
Y	SSc1 Site Assessment	1	INc1.2 Low-Mercury Lamp Purchase		
2	SSc2 Site Development - Protect or Restore Habitat	1	INc1.3		
1	SSc3 Open Space	1	INc1.4		
2	SSc4 Rainwater Management	1	INc1.5		
1	SSc5 Heat Island Reduction	1	IDc2 LEED Accredited Professional		
1	SSc6 Light Pollution Reduction	1			
<b>7 2 2</b>	<b>WATER EFFICIENCY</b>	<b>4 0 0</b>	<b>REGIONAL PRIORITY</b>		
Y ? N	WEp1 Outdoor Water Use Reduction	Y ? N	RPC1 Regional Priority for Optimized Energy Performance		
Y	WEp2 Indoor Water Use Reduction	1	RPC2 Regional Priority for High Priority Sites		
Y	WEp3 Building-Level Water Metering	1	RPC3 Regional Priority for Rainwater Management		
2	WEc1 Outdoor Water Use Reduction	1	RPC4 Regional Priority for Indoor water use reduction		
4	WEc2 Indoor Water Use Reduction	1			
4	WEc3 Cooling Tower Water Use	1			
1	WEc4 Water Metering	1			
<b>30 13 0</b>	<b>ENERGY AND ATMOSPHERE</b>	<b>66 32 12</b>	<b>TOTAL POINTS</b>		
Y ? N	EAp1 Fundamental Commissioning and Verification	Y ? N	<b>Targeted LEED Rating: Gold</b>		
Y	EAp2 Minimum Energy Performance	1	<b>Current LEED Rating: Gold</b>		
Y	EAp3 Building-Level Energy Metering	1			
Y	EAp4 Fundamental Refrigeration Management	1			
4	EAc1 Enhanced Commissioning	1			
12	EAc2 Optimize Energy Performance	1			
1	EAc3 Advanced Energy Metering	1			
2	EAc4 Demand Response	1			
3	EAc5 Renewable Energy Production	1			
1	EAc6 Enhanced Refrigerant Management	1			
2	EAc7 Green Power and Carbon Offsets	1			

# Toronto Green Standard Matrix

# TORONTO GREEN STANDARD v3



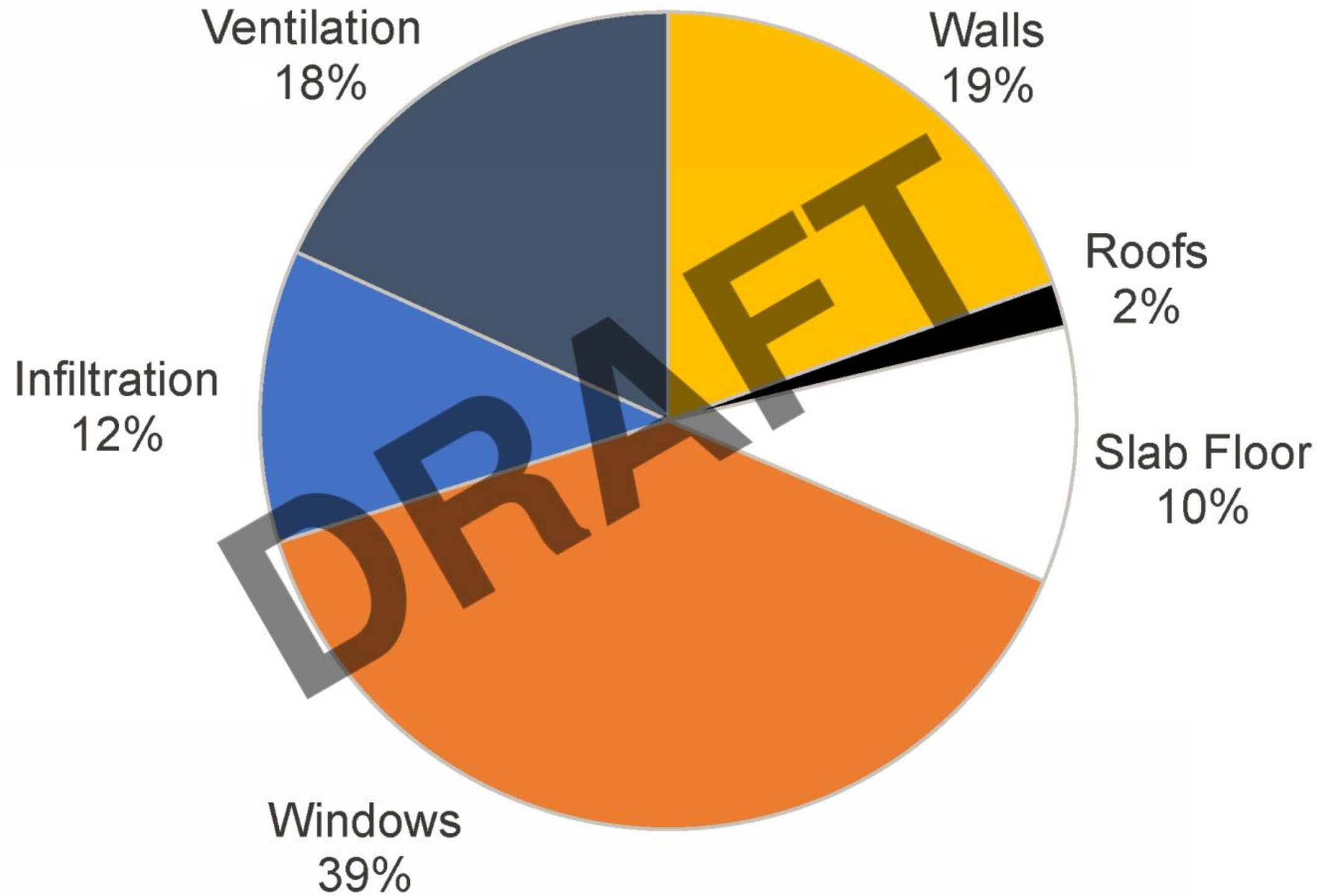
# Energy Efficiency



# Overall Performance

<b>Design Cases</b>	<b>TEUI (kWh/m<sup>2</sup>)</b>	<b>TEDI (kWh/m<sup>2</sup>)</b>	<b>GHGI (kgCO<sub>2</sub>/m<sup>2</sup>)</b>	<b>Energy Difference (%)</b>
SB-10 Code Reference	164	67	17.1	-
Current Design	134	37.9	12.8	18.3%
Tier 2	130	30	15	

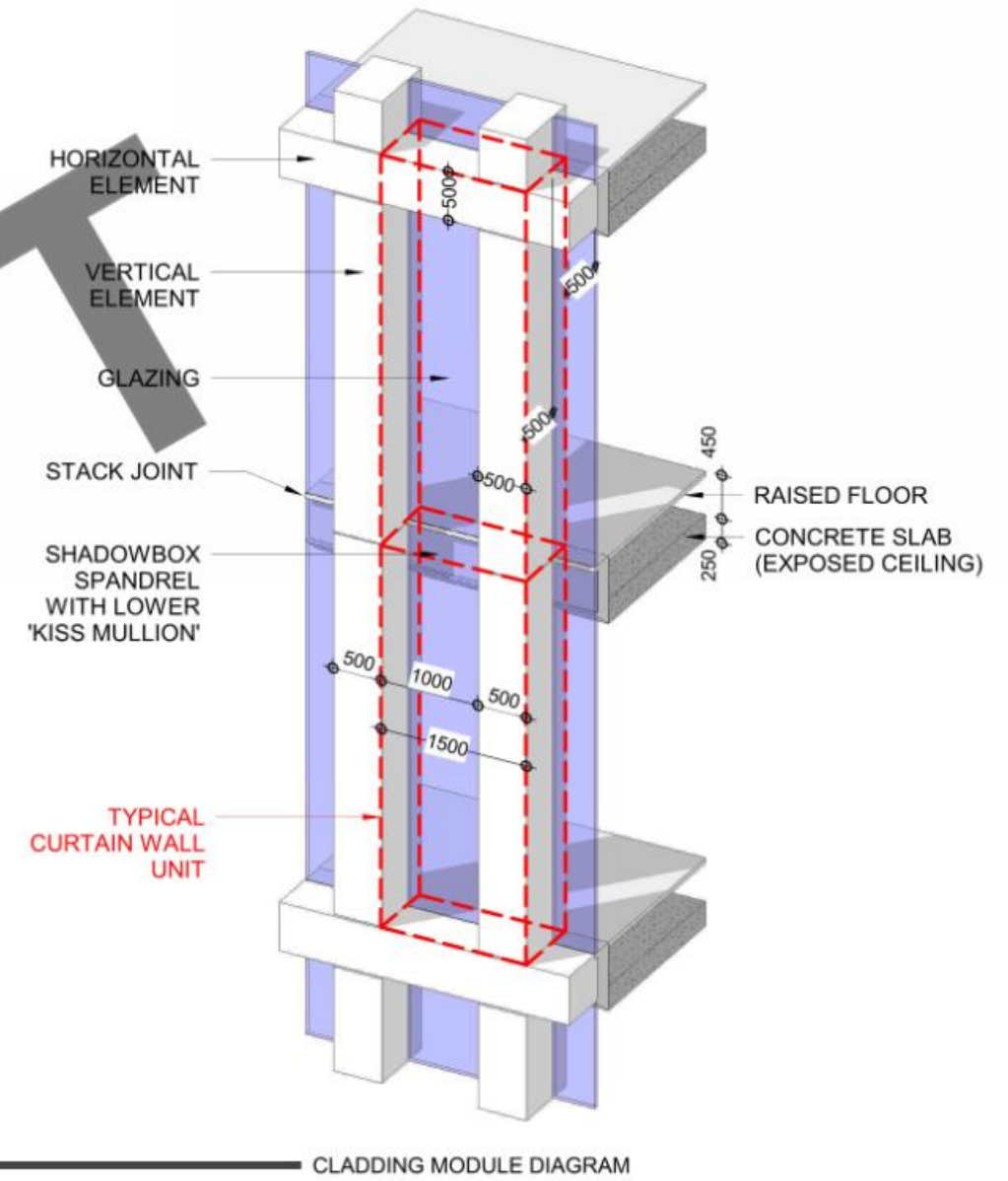
# Thermal Energy Demand Sources



# Facade Treatment Analysis



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Material: Anodized Aluminum  
CLEAR 215 AE

## Outdoor Amenity Spaces

- Significant Amenity Spaces are a building feature
- Project Complies with the City of Toronto Green Roof By-Law
- Little Remaining Space for Photovoltaics or other renewable energy systems





## Storm Water

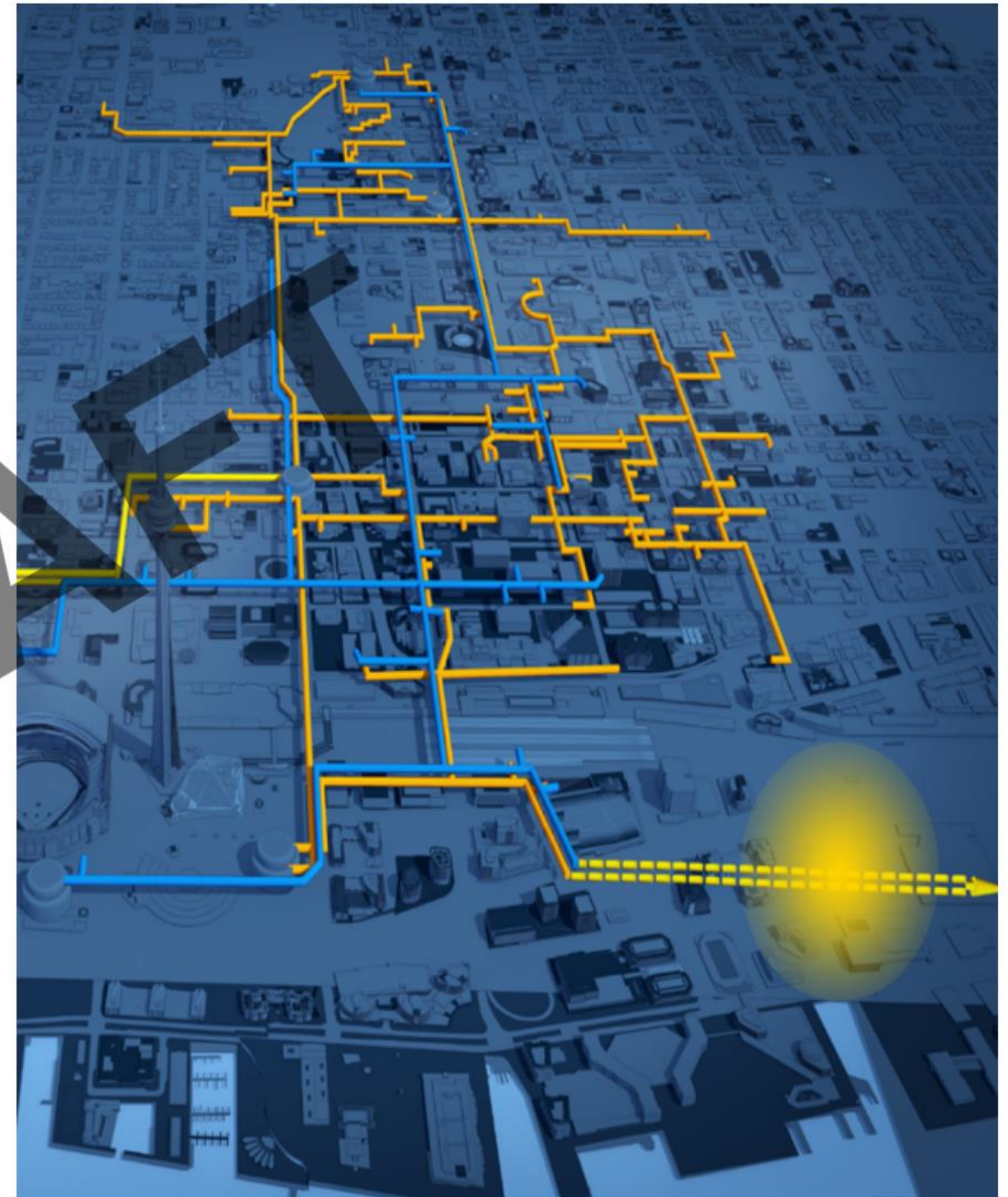
- TGS Tier 1 requires 8.6 m<sup>3</sup> rainwater retention
- 9.0m<sup>3</sup> will be used within 72 hours for irrigation
- TGS Tier 2 requires 24.1 m<sup>3</sup> retention

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## District Energy

- Full size chilled and heating water risers with capped provisions in the basement
- Space for a future energy transfer station
- An easement between the mechanical room and the property line for district energy piping
- Heating systems designed for district energy temperatures



## Sustainable Landscape

- Temporary planting selected for ease in transplanting into permanent locations
- Drought tolerant, adaptive and native species
- Irrigation with rain water

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