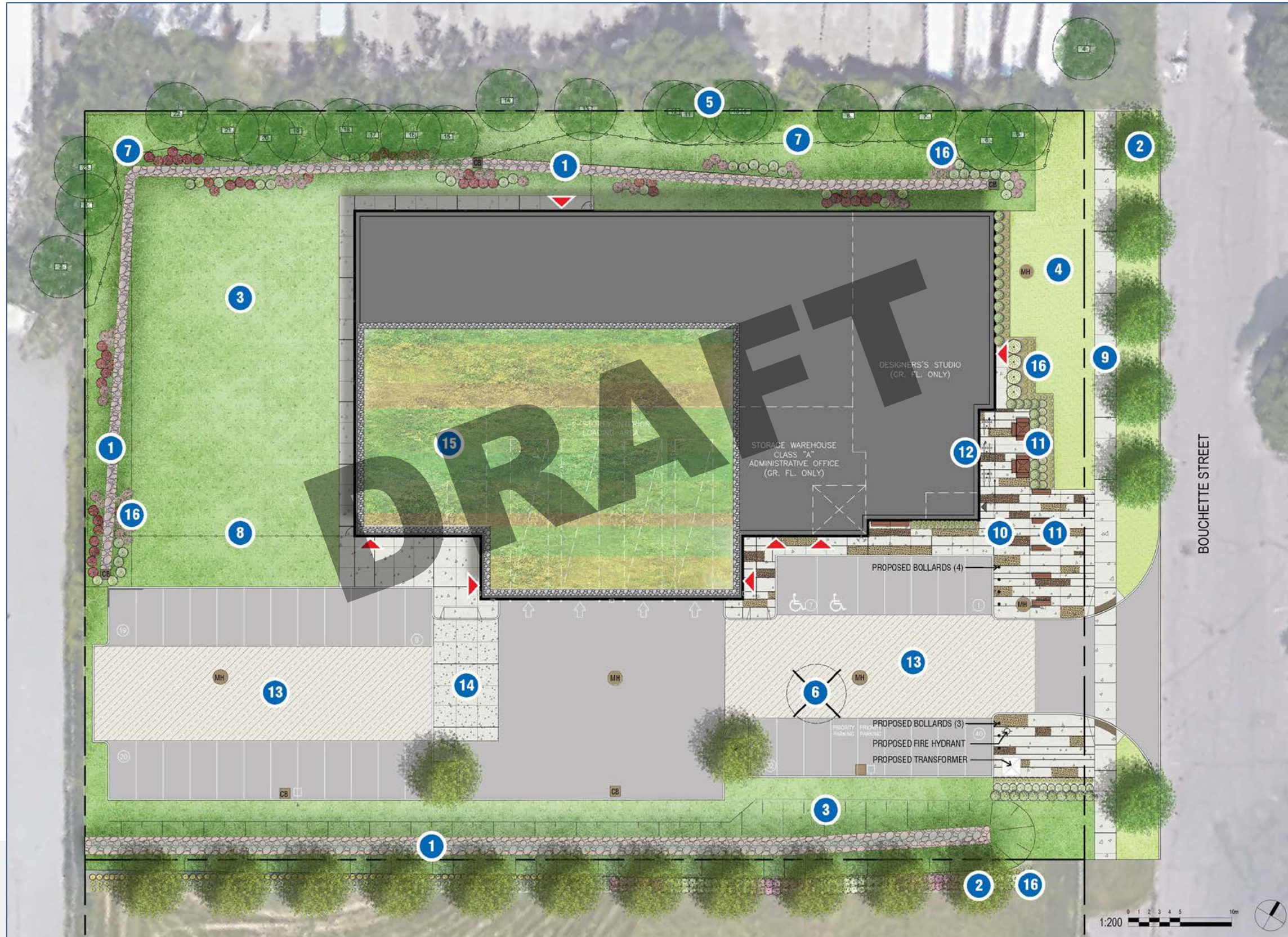
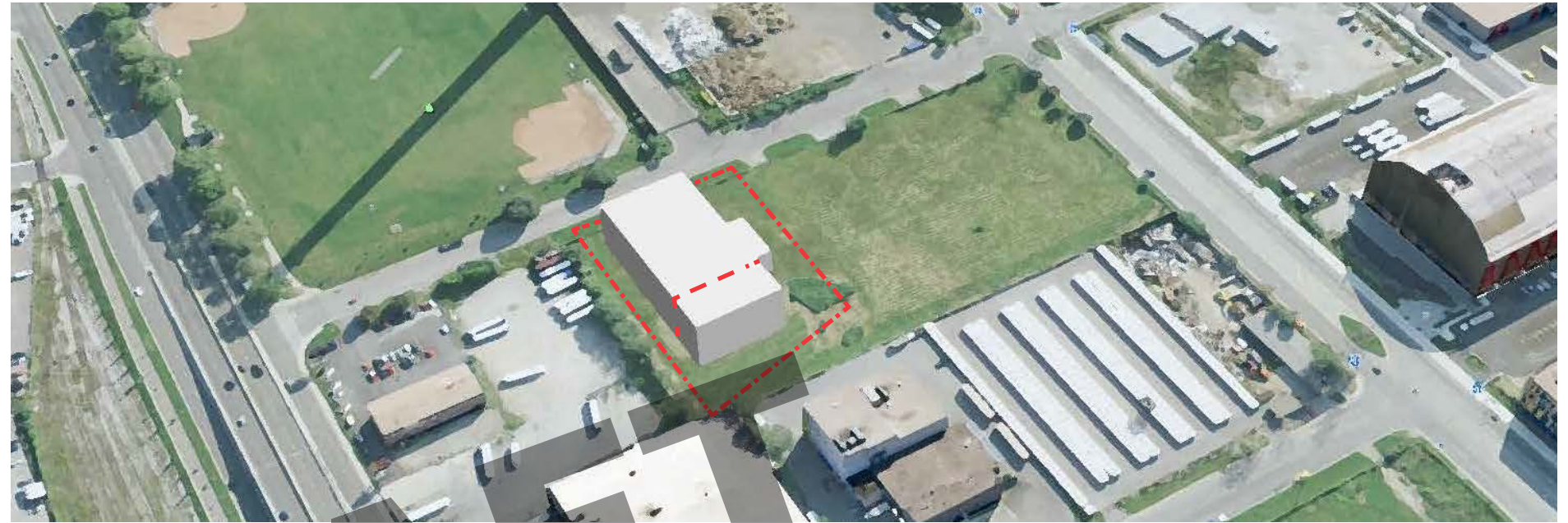


300 Commissioners Street



January 25, 2017



DRAFT

300 Commissioners Street

Toronto, Ontario

Design Review Panel
8 July 2015

t 416 598 1240
www.quadrangle.ca

Quadrangle Architects Limited
901 King Street West, Suite 701
Toronto, ON M5V 3H5

Film Precinct

Official Plan

- The site at 300 Commissioners Street (Northern portion) lies in a 'Regeneration Area' and is adjacent to a 'Park' to the east.
- Toronto's Official Plan recommends that the City be very cautious in rezoning its employment and regeneration lands.

Zoning (zoning by-law 438-86): I3 D2

- The I3 zone allows for a mixture of light industrial uses including storage facilities to a maximum density of 2 FSI.

Filmport

In late 2003, Quadrangle worked as the coordinating architect with long time client, the Toronto Film Studios (TFS), owned by another long-time Quadrangle client, The Rose Corporation, on a submission in response to a proposal call from the Toronto Economic Development Corporation (TEDCO) for the development of a new, world-class film studio in the former industrialized Port Lands. FILMPORT was proposed as a film and media complex to further Toronto's reputation on the international film stage and provided the level of facility required to attract and sustain blockbuster productions.

The built form along the key public edges was intended to be six to eight storey buildings containing offices and other commercial spaces, including cafés, restaurants and a boutique hotel. These urban rooms were to be landscaped to provide visual scale and cohesion to the larger plan, with a variety of paving surfaces, trees, street and pedestrian lighting.

Intensification

Landmark Development

Film Industry Jobs

Content Media

Mixed Use Development

Background

The concept of a storage facility is not new to the area. When the original Filmport master plan was developed, storage was integral and designed into the second phase of development. It is a good use for the lands and was complimentary to the larger mixed use media centric film community. While regrettably the entire plan was shelved as a result of a great economic recession, the logic remains.

Through a number of discussions with studio owners, it's been determined that there is a dearth of temporary storage of sets, costumes and props convenient to the production facilities nearby. Such an amenity will strengthen the local film industry as producer's operations become more physically "wedded" to the area. We are of the view that this will help nurture a culture of permanent residency and incubate long term office users. Regular storage facilities are typically not suitable for the industry as units require special accommodations to fit oversized sets/props that may not be easily disassembled. This means higher ceiling heights, larger units and truck level access, all of which are being designed into this purpose built facility.

Evolution of the Industry

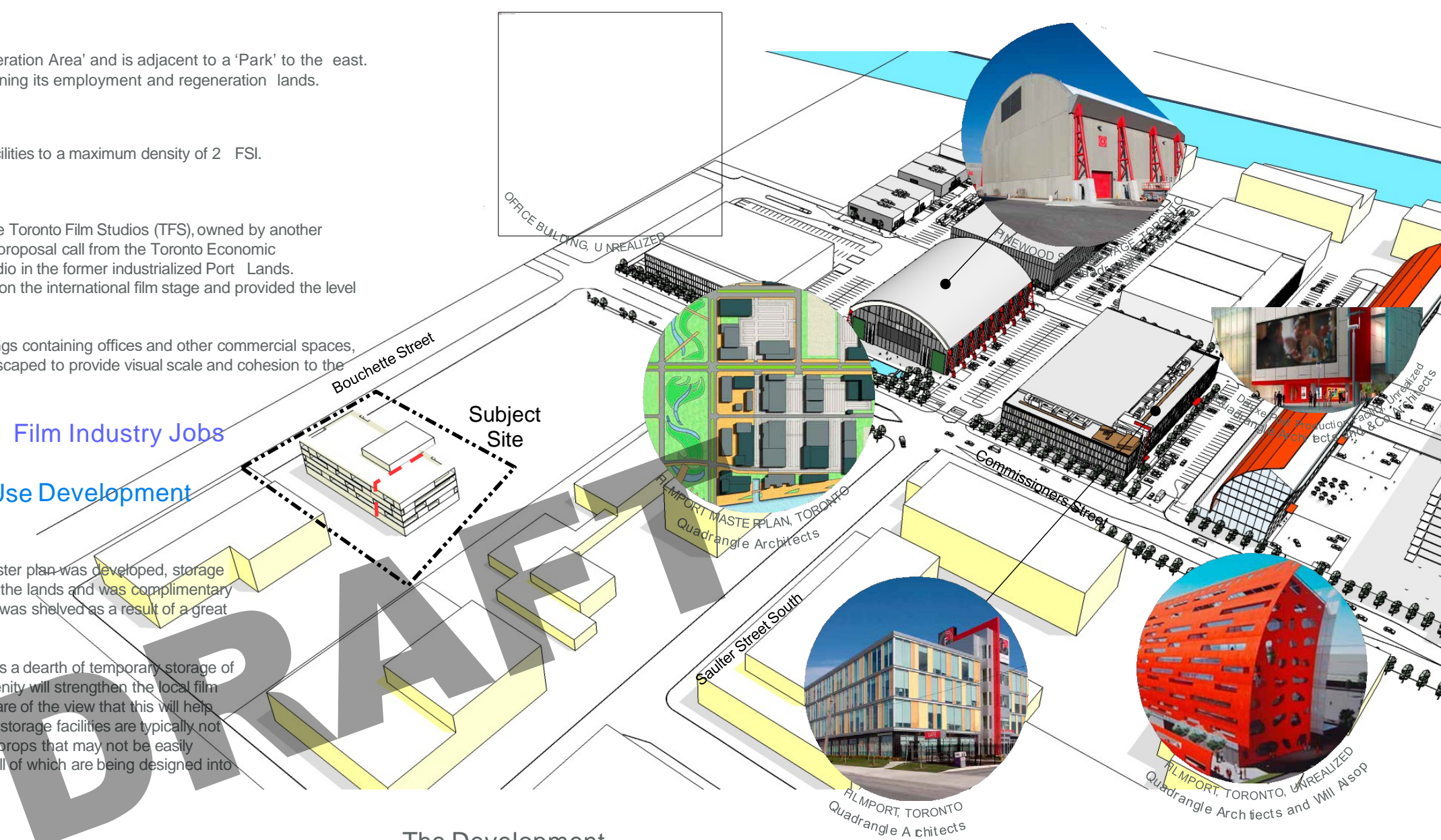
The storage business has seen profound changes over the past decade, particularly at urban in-fill locations like the subject location. Storage of today is no longer a dormant place where you visit once a year to retrieve some files or an heirloom. They have become active hubs where small businesses operate out of, using them as office and fulfillment centres, especially amongst the growing proliferation of web based businesses. Condominium dwellers stop by frequently to exchange items as the unit becomes an extra closet for space challenged high rise dwellers.

As such, the amenities provided by storage facilities has also changed. On site office facilities and/or business centers are often designed into the properties, as are truck level loading facilities and pick-up and delivery services for many downtown dwellers without vehicles of their own. The facilities themselves are constructed to blend in with their surroundings (not the drive up style garages of old) that more closely resemble an office building than they do an industrial property. As the industry has matured, they are increasingly being incorporated into mixed use development plans, paired with office or retail uses in a symbiotic relationship.

The Development

We initially envisage a storage anchored commercial center that includes incubator space for new startups that helps jump start the business ecosystem in the local area. Each of the startup will have access to a storage unit and business center that dramatically reduces the cost of starting their businesses. Their costs will be variable and relatively cheap and can scale with them until they are ready to afford permanent residency hopefully in our office complex.

The building will be designed to be "iconic" to emphasize the area's Landmark profile. The appealing form will improve the skyline and strengthen the studio's unique presence. The large size of the development (eventually totalling as much as 300,000 ft²) will hopefully be a catalyst to accelerate interest in this under-utilized area of the city and help turn it into a burgeoning technology/media centre. While some may question how a storage facility could be economically transformative, one only has to examine the history of Amazon, Apple, Disney, Google, Harley Davidson, Hewlett Packard and Mattel. What do they have in common aside from being some of the most valuable companies in the world? They were all formed in a garage.



Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701
Toronto, ON M5V 3H5

300 Commissioners Street

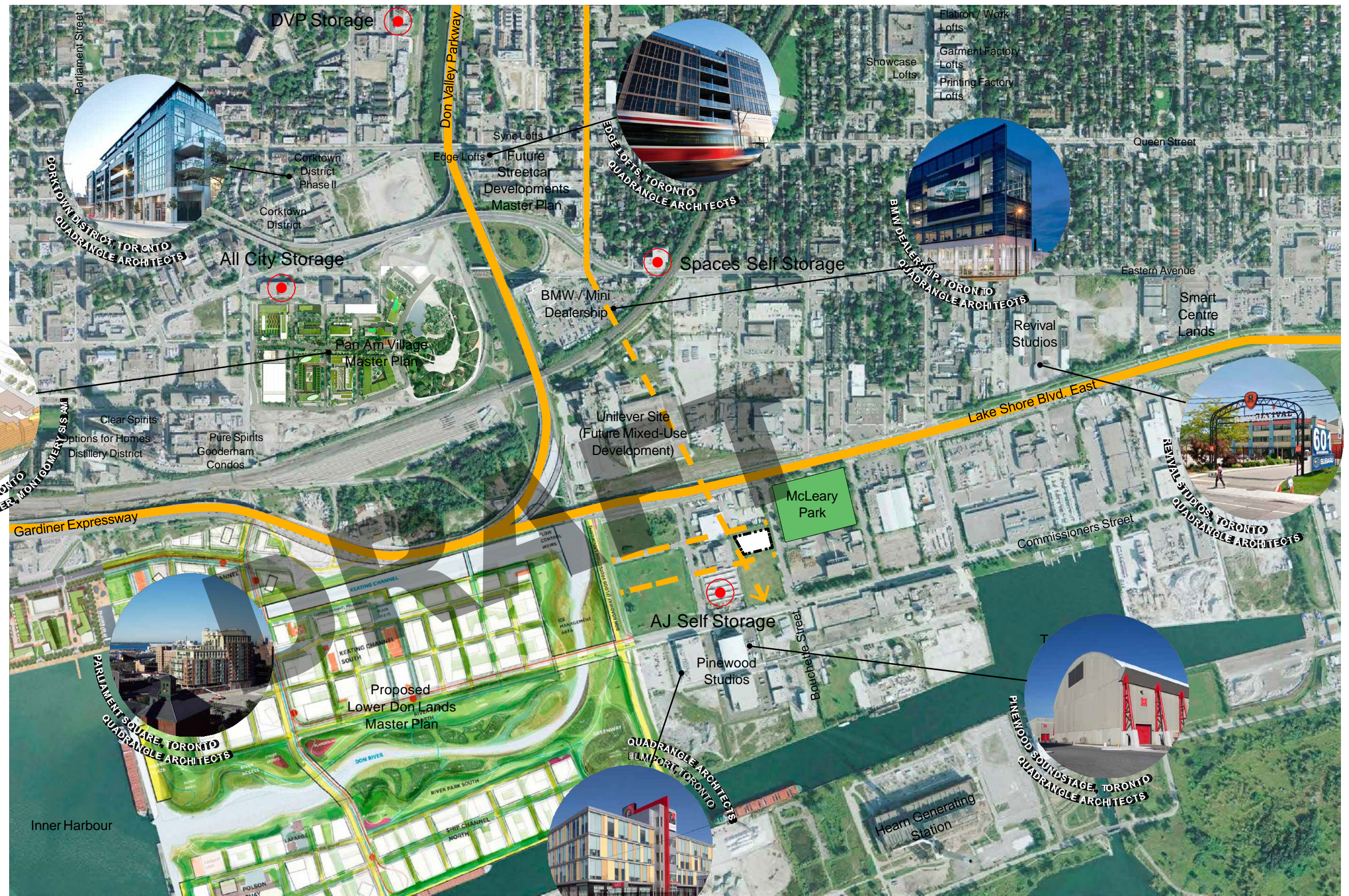
Toronto, Ontario
Project No. 14076
8 July 2015

Film Precinct



Legend

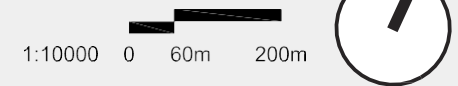
- Site
- Existing Storage Facility
- Existing Road
- Potential Proposed Road Extensions
(As per drawing from Atkins + Van Groll Inc.)

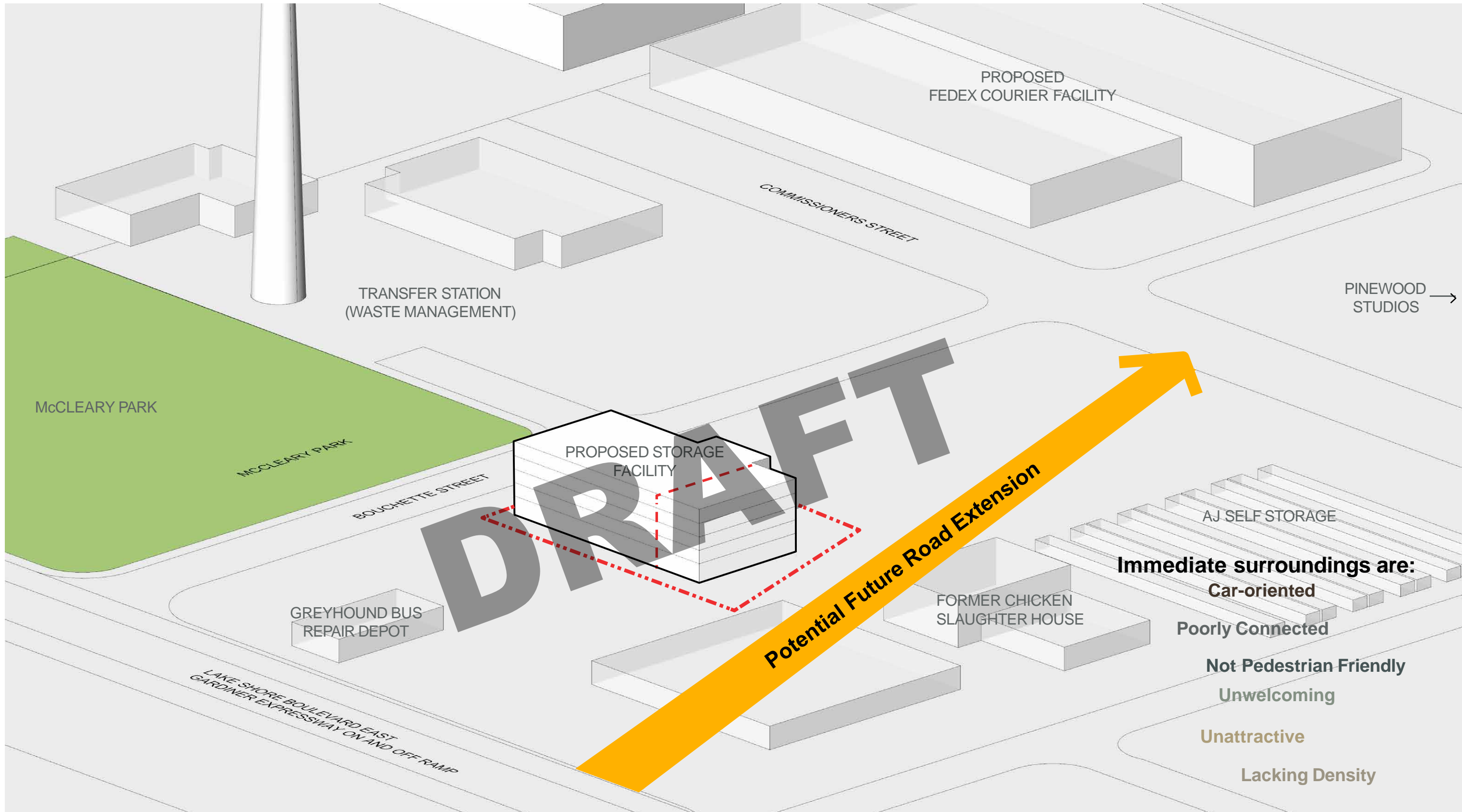


Quadrangle
 Quadrangle Architects Limited
 901 King Street West, Suite 701
 Toronto, ON M5V 3H5

300 Commissioners Street
 Toronto, Ontario
 Project No. 14076
 8 July 2015

Context Plan





SITE STATISTICS

Lot Area: 8,456.53 SM
Total Floor Area Allowed: 16,913.06 SM
(2x lot area)
Total Floor Area Proposed: 11,113.3 SM
Max. Height Allowed: No Restriction
Building Footprint: 2,284.7 SM
24,593 SF
Proposed Coverage: 27.42%

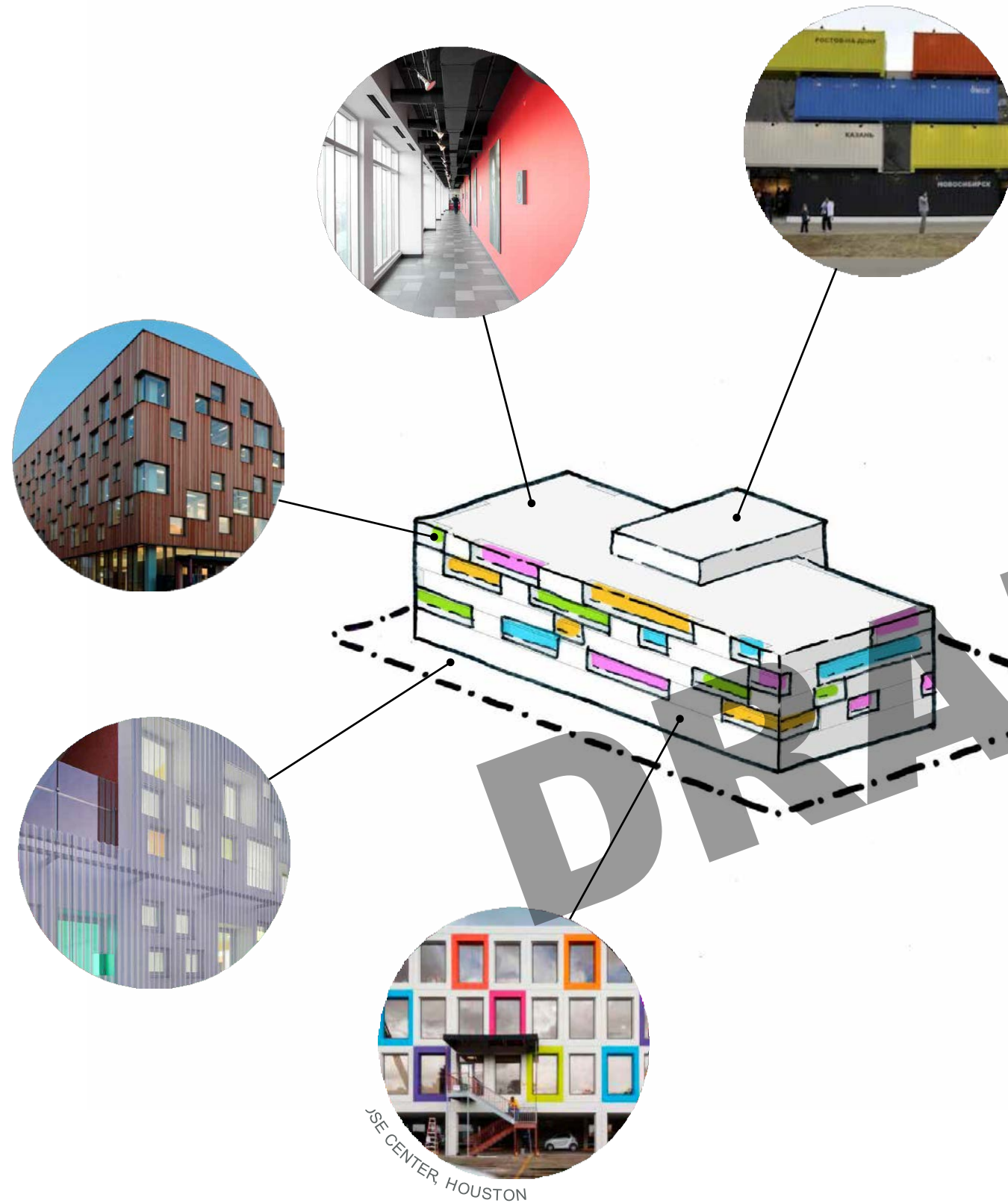
PROPOSED STORAGE FACILITY FLOOR AREA:

Phase 1 GFA: 11,113.3 SM
119,628 SF

PARKING

Required Parking: 27
Provided Parking: 37
(Including 2 accessible spaces)
Loading Spaces Provided: 4
Minimum Aisle: 6m





Articulated Skin

A composition of solid walls and transparent window elements will produce an unusual and exciting exterior building facade.

Walking through the building's corridors will also be a unique experience aided by colour coded interior storage units and enhanced by views to the exterior.

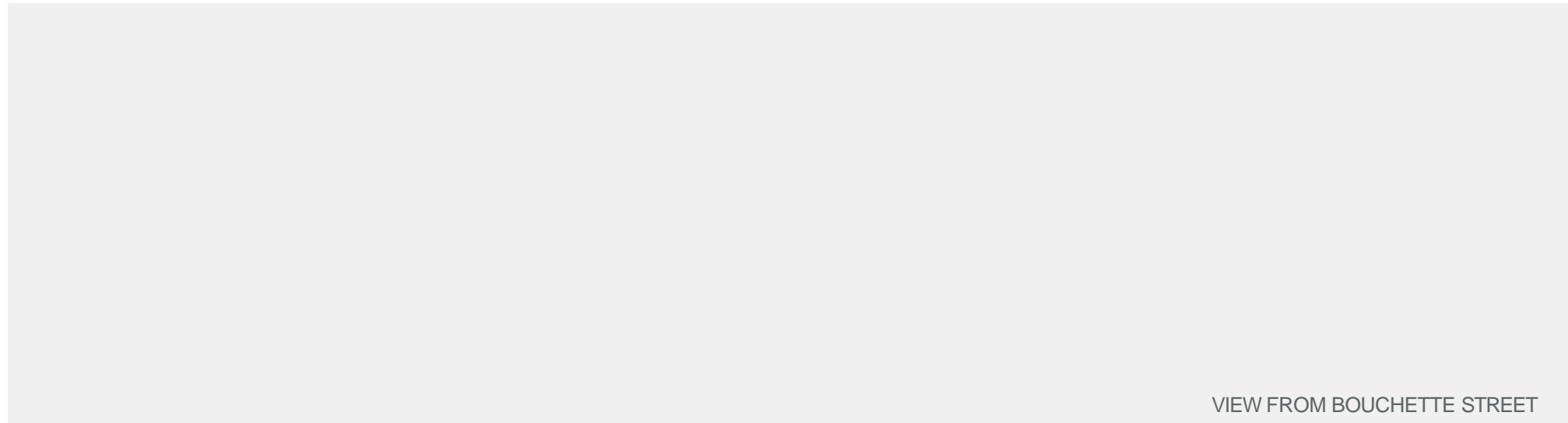
300 Commissioners Street

Toronto, Ontario
 Project No. 14076
 8 July 2015

Articulated Skin Conceptual Diagram



VIEW FROM GARDINER EXPRESSWAY



VIEW FROM BOUCHETTE STREET



Articulated Skin

Creating a composition of solid wall, transparent window elements and providing a peek into what is within the building will produce an unusual and exciting exterior building facade. Walking through the corridors within the building will also be an unusual and unique experience. Colour coding the walls of the interior storage units will further enhance the experience. Bright colours and lighting change the appearance of the structure throughout the day and night.

300 Commissioners Street

Toronto, Ontario
 Project No. 14076
 8 July 2015

**Articulated Skin
 Conceptual Perspective Views**

Waterfront Design Review Panel

Notes of Meeting #83

Wednesday, July 8 2015

- Overall a refreshing and positive concept that could set the bar higher for storage facilities
- Refine initial concepts further (fewer windows, functionality of the corridors)
- Blank wall treatment, could be a potentially undesirable situation
- Landscape could be more unique
- Would be helpful to bring some precedents of industrial facilities to the next meeting
- Conditional support of the project providing these recommendations are integrated into the plan presented today.

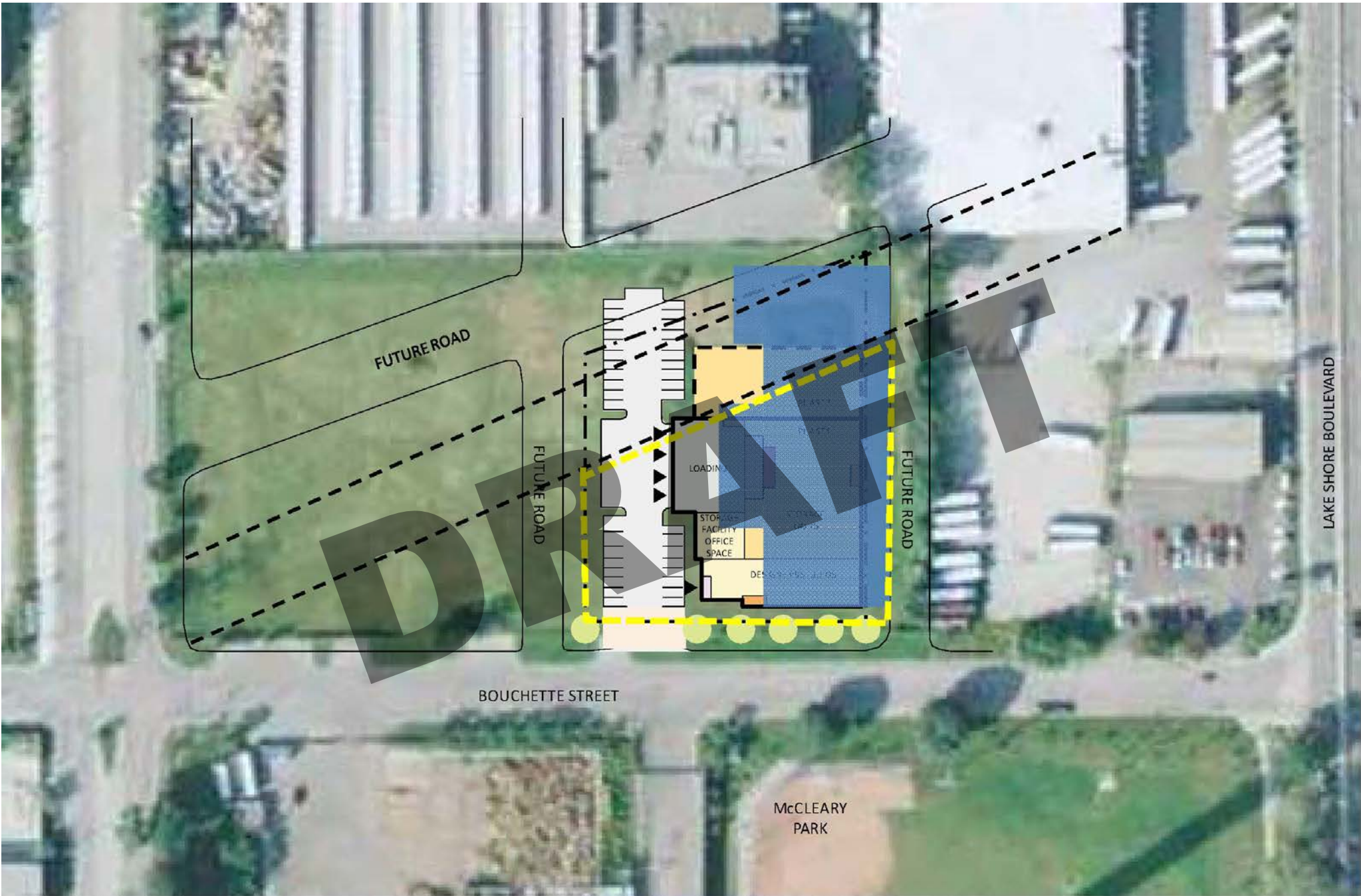
300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

BROADVIEW ALIGNMENT / SITE PLAN CHANGES



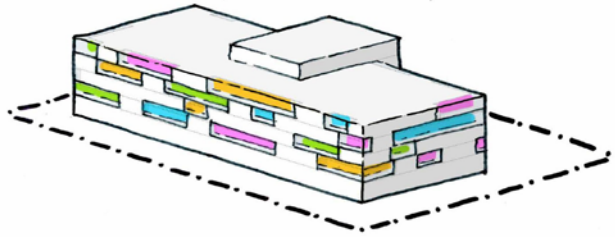
300 Commissioners Street

Toronto ON

January 14, 2017



PRECEDENTS



DRAFT

300 Commissioners Street

Toronto ON

January 14, 2017



CONCEPT REFINEMENT



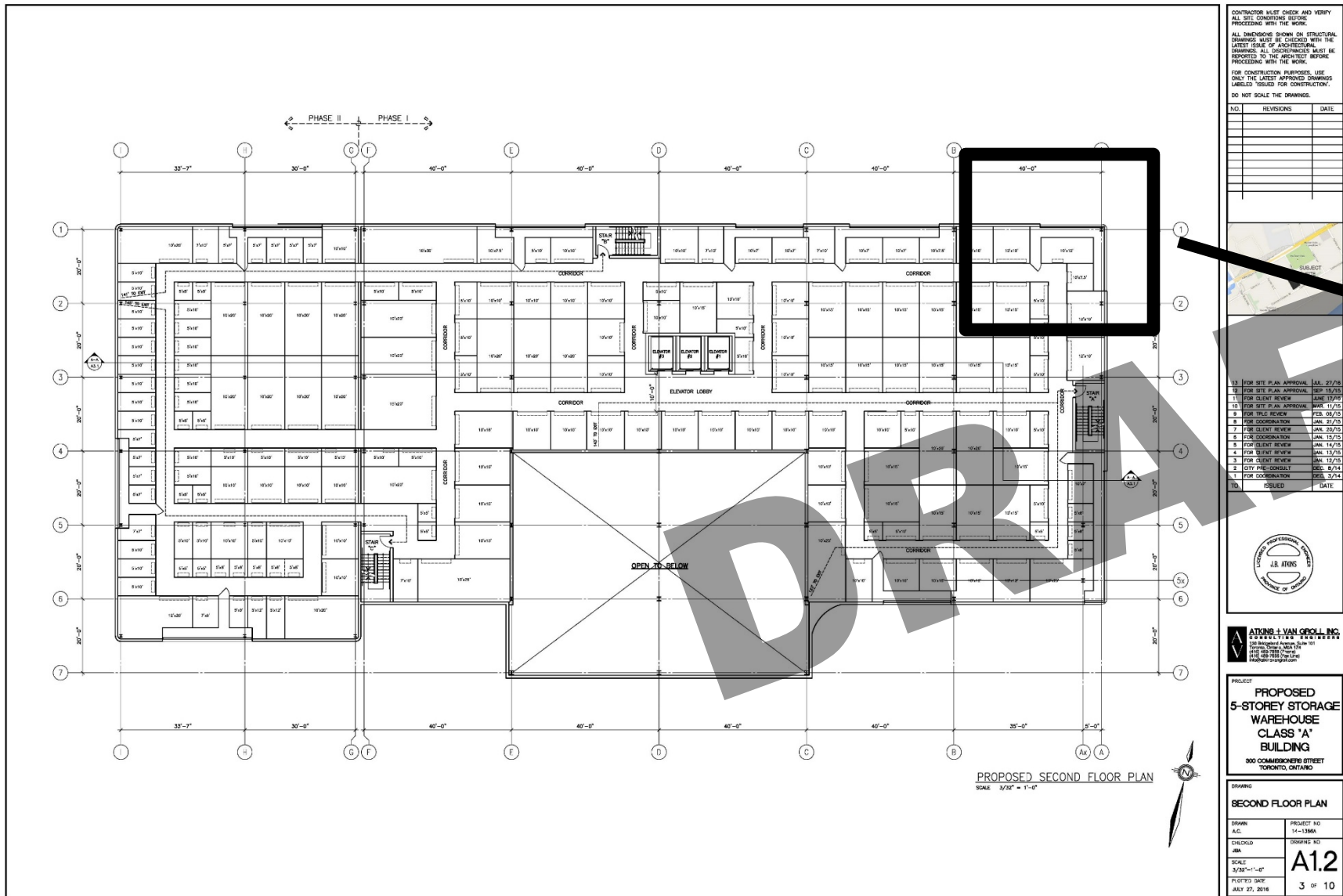
300 Commissioners Street

Toronto ON

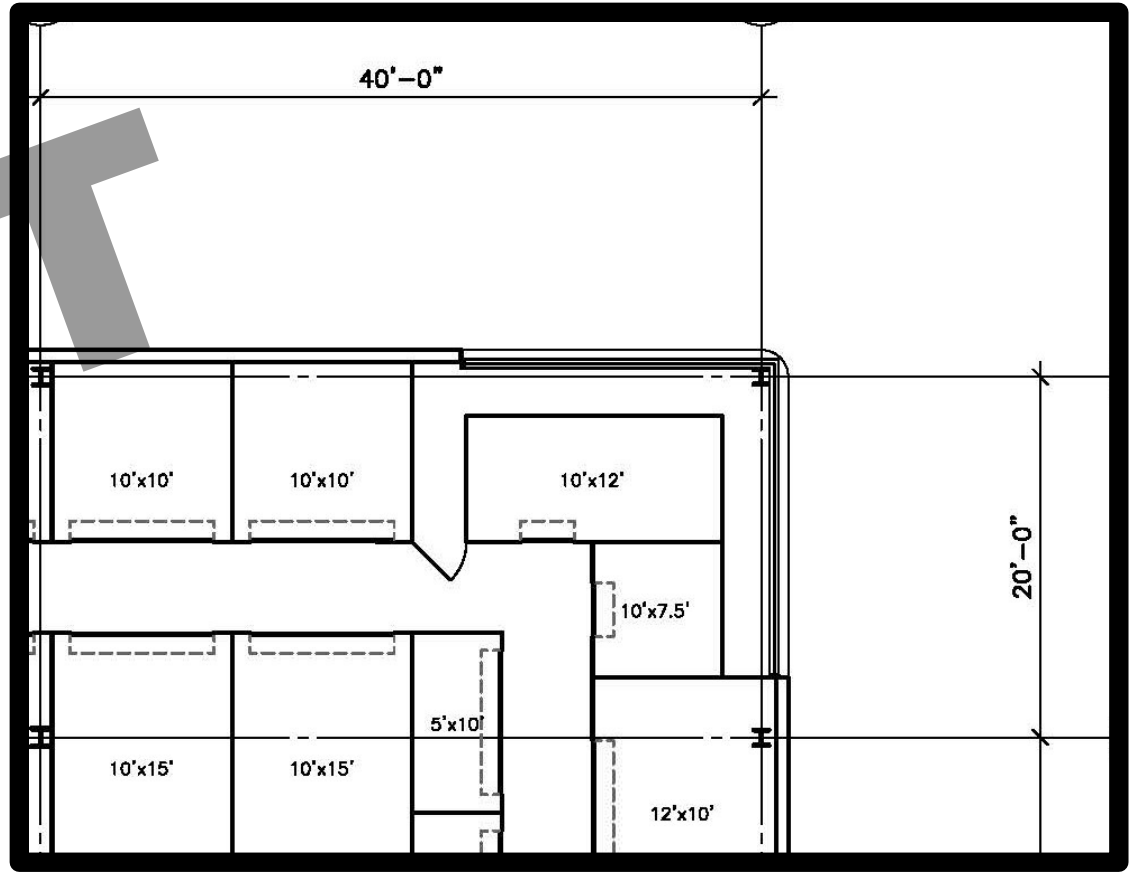
January 14, 2017

belleterre
Real Estate Partners Limited

CONCEPT REFINEMENT



Presentation Corridor Detail



300 Commissioners Street

Toronto ON

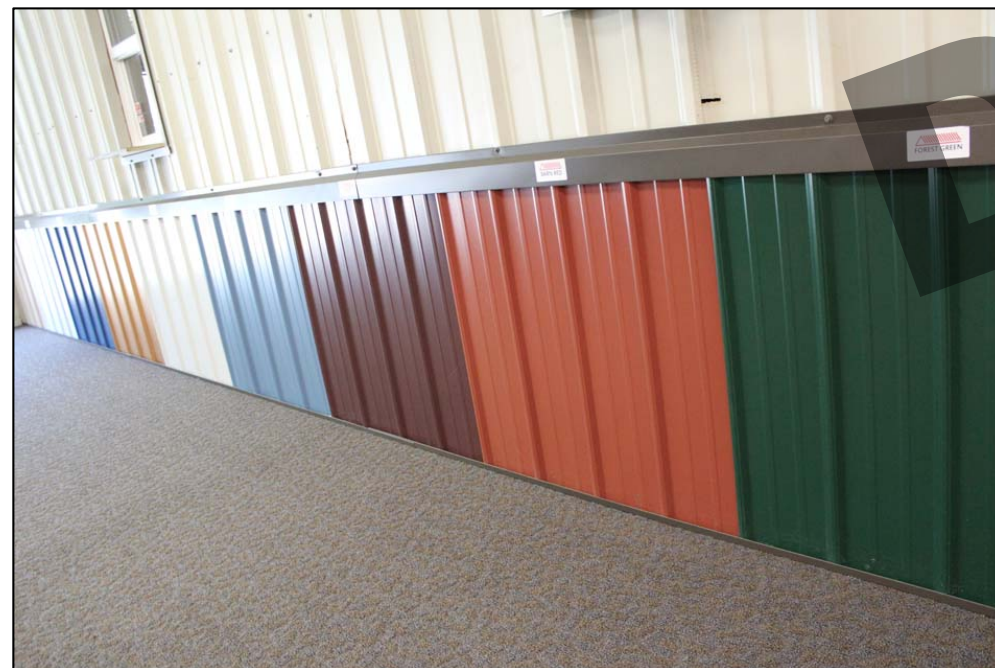
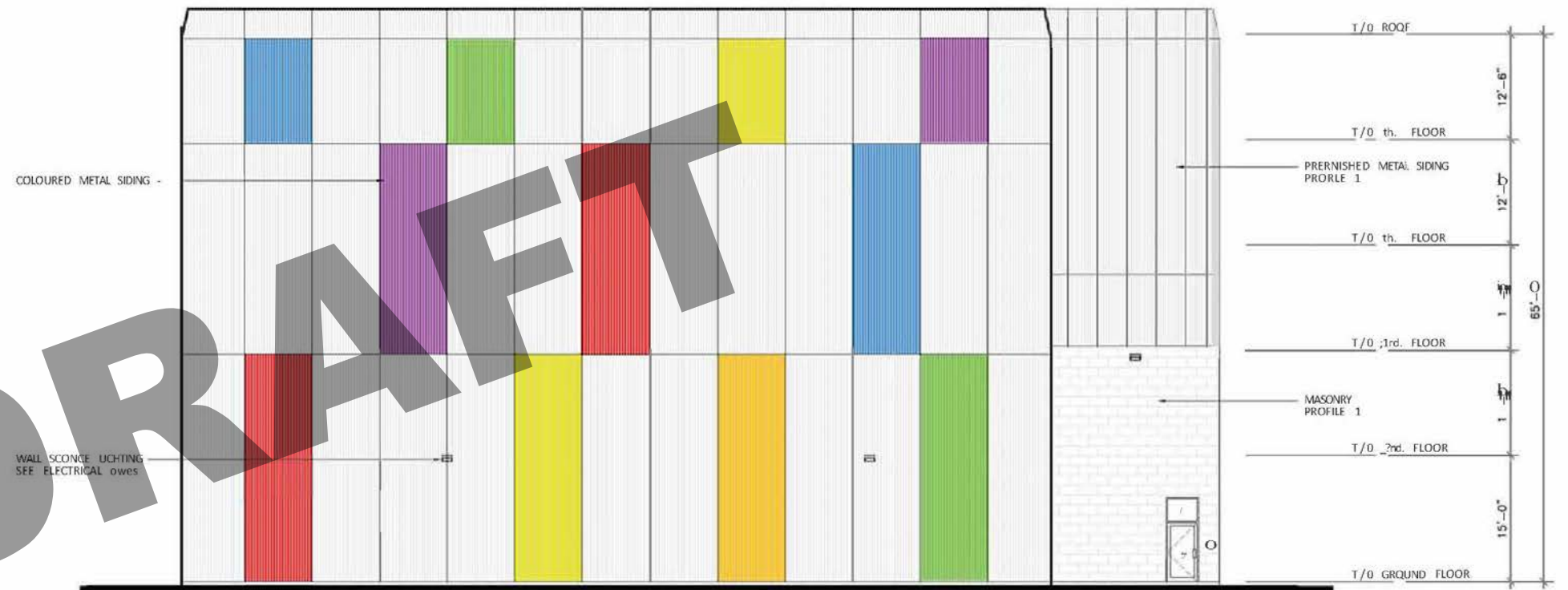
January 14, 2017



WEST WALL INTERIM CONDITION



HORIZONTAL AND VERTICAL SILHOUETTES



PROPOSED WEST ELEVATION (PHASE 1) TEMPORARY WALL

SCALE 3/32" = 1'-0"

300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

UNIQUE LANDSCAPE

- Emphasis on sustainable design elements such as bioswales and a green roof
- Use of reflective asphalt coating
- Ensure there are barrier free pedestrian desire lines from the public sidewalk to the building entrances
- Create both active and passive outdoor space for design studio tenants and storage facility clients

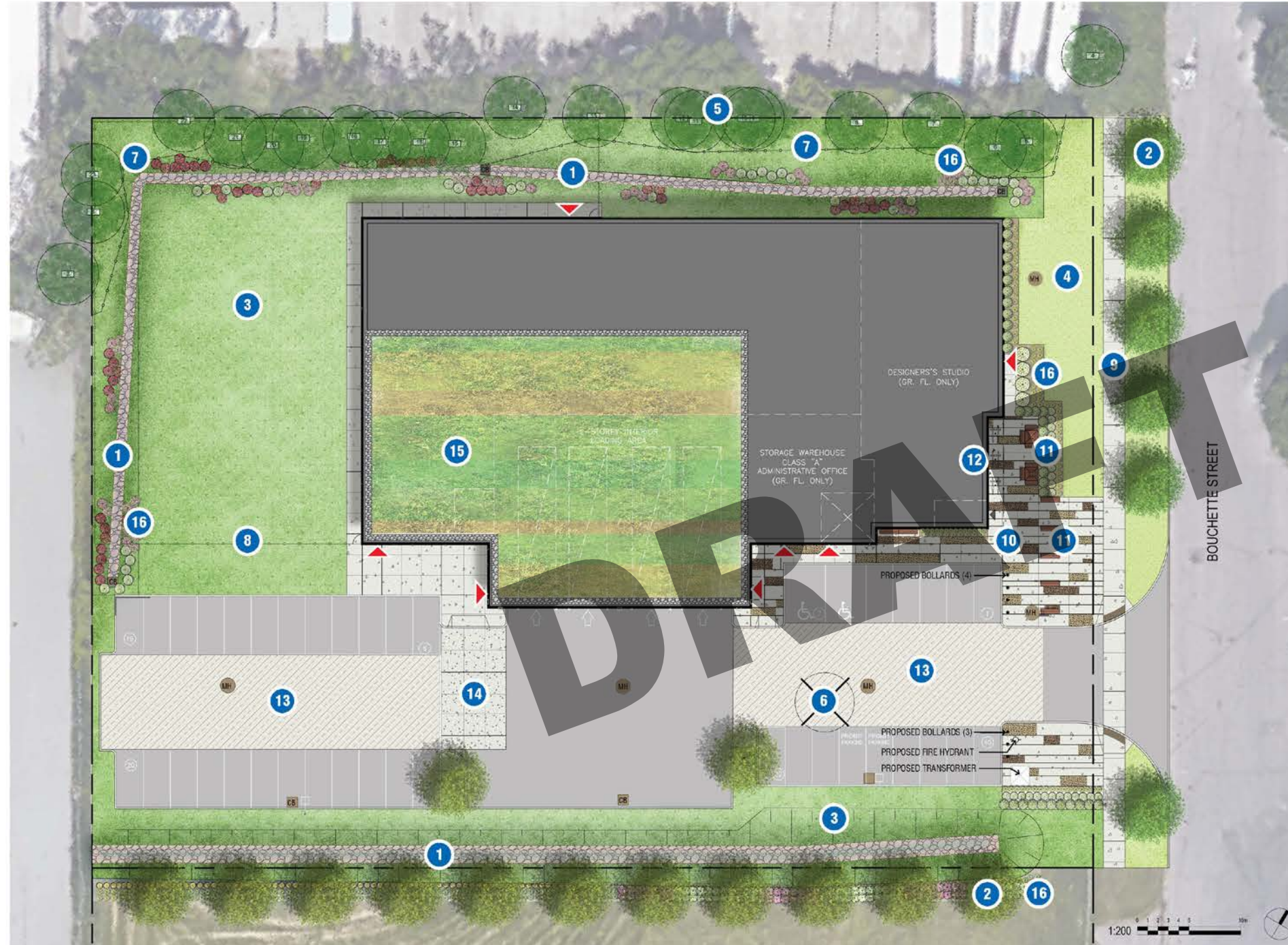
300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

UNIQUE LANDSCAPE



LEGEND

- 1 BIOSWALE
- 2 NEW DECIDUOUS TREE PLANTING
- 3 LOW MAINTENANCE NATIVE, WET MEADOW HYDROSEED MIX
- 4 SOD
- 5 EXISTING TREES TO REMAIN
- 6 EXISTING TREE TO BE REMOVED
- 7 TREE PROTECTION FENCE
- 8 CHAINLINK FENCE
- 9 NEW 2.1m WIDE MUNICIPAL SIDEWALK
- 10 ENTRY COURTYARD WITH DECORATIVE CONCRETE PAVING
- 11 SITE FURNISHINGS; SEATING AND TABLES
- 12 BIKE RACKS (6 PARKING SPOTS)
- 13 SRI REFLECTIVE ASPHALT COATING
- 14 HEAVY DUTY CONCRETE
- 15 GREEN ROOF WITH 600mm WIDE MAINTENANCE STRIP SURROUND
- 16 NATIVE SHRUB AND ORNAMENTAL GRASS PLANTING
- ▶ BUILDING ENTRANCE

KEYPLAN



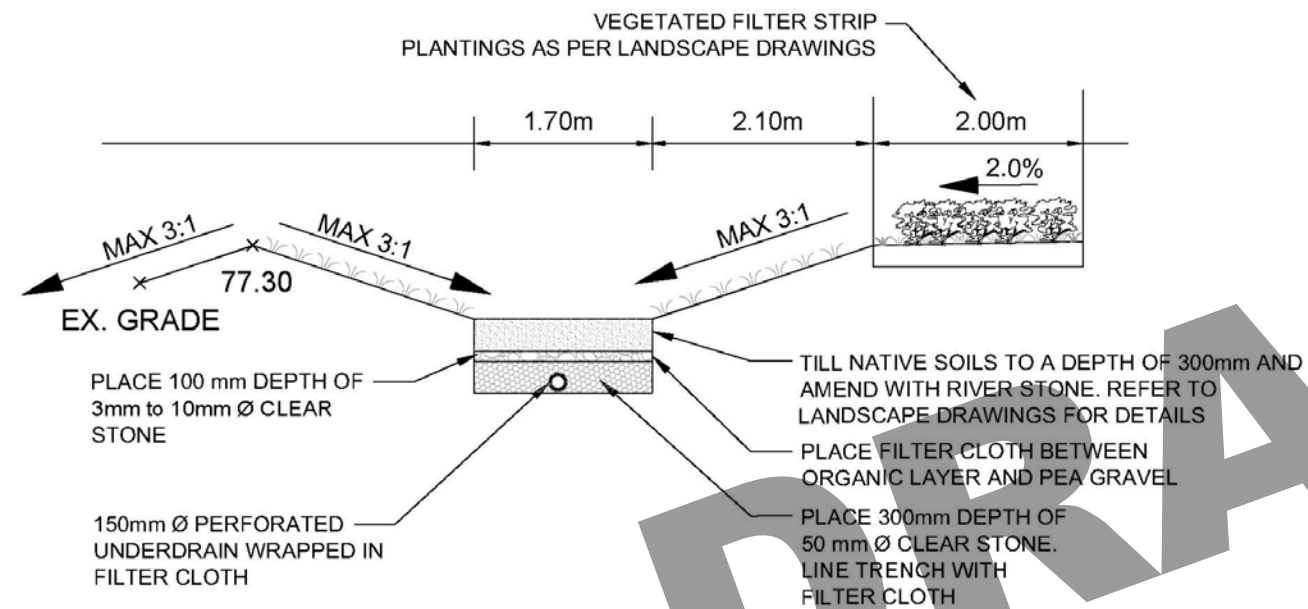
300 Commissioners Street

Toronto ON

January 14, 2017



UNIQUE LANDSCAPE (Bioswales)



SECTION D-D
PROPOSED BIOSWALE



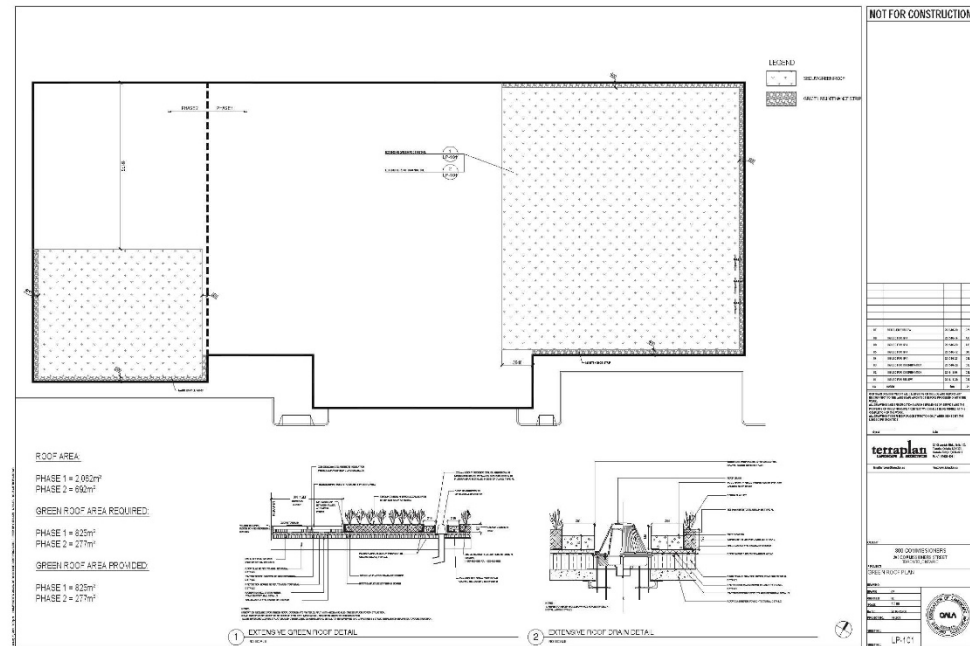
300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

UNIQUE LANDSCAPE (Green Roof)



300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

UNIQUE LANDSCAPE (Forecourt)



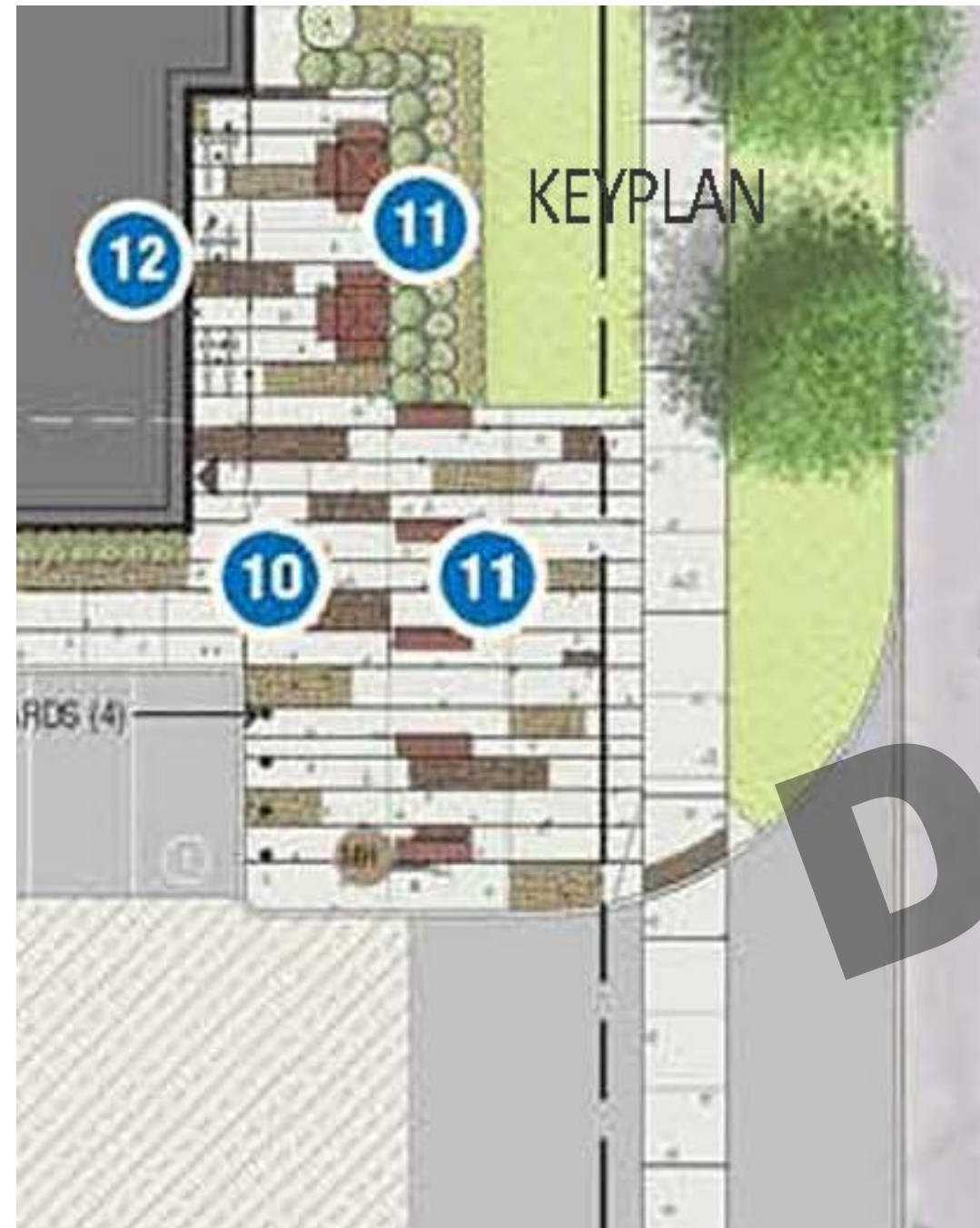
300 Commissioners Street

Toronto ON

January 14, 2017

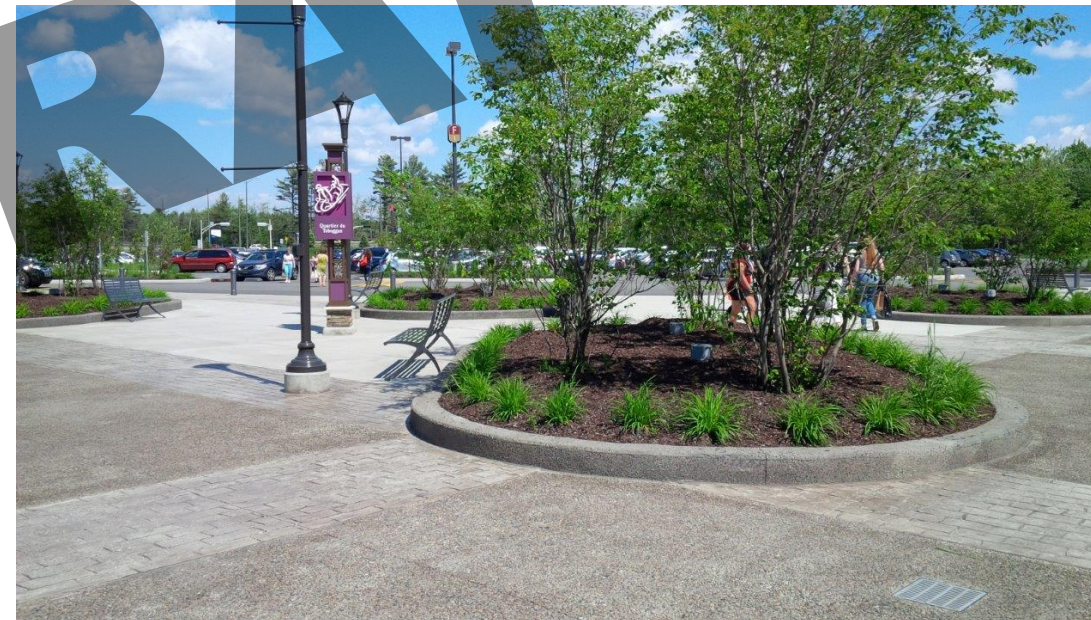
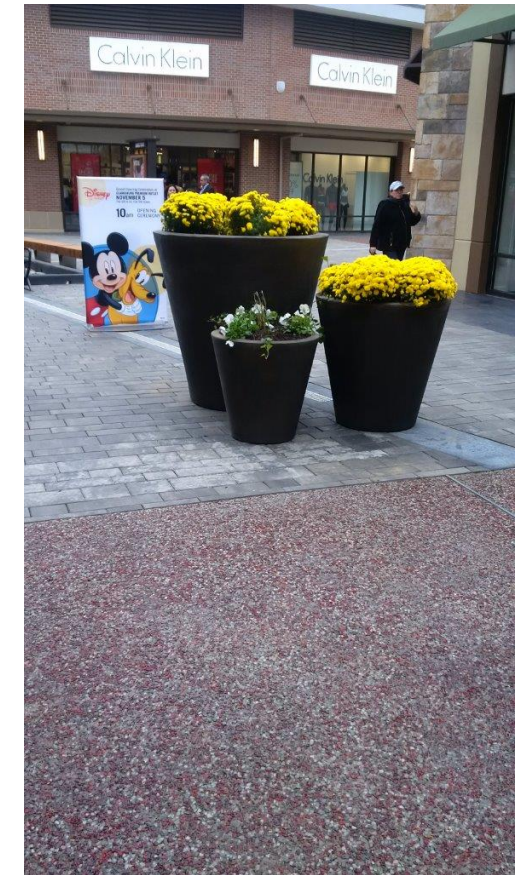
belleterre
Real Estate Partners Limited

UNIQUE LANDSCAPE (Forecourt)



ISSUES

- Desire Lines
- Planting
- Furniture



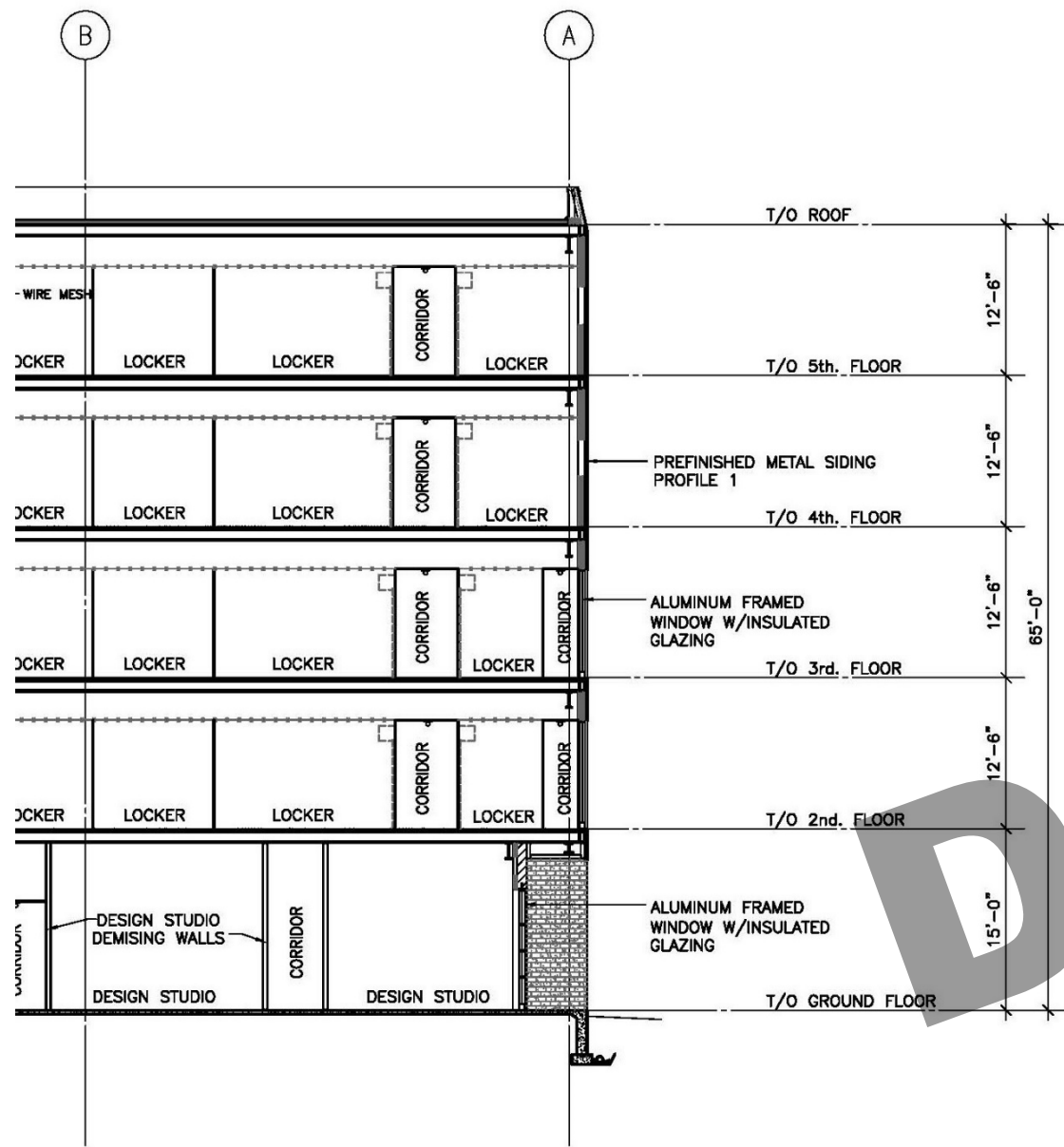
300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited

ADAPTABILITY TO FUTURE USE



12 FT to 15 Ft Floor to Ceiling Heights

BUILDING SECTION
SCALE 3/32" = 1'-0"

300 Commissioners Street

Toronto ON

January 14, 2017

belleterre
Real Estate Partners Limited