



30 Bay Street

DESIGN REVIEW PANEL

APRIL 18, 2018

James Parakh O.A.A. Urban Design
Manager

Leontine Major, Senior Planner

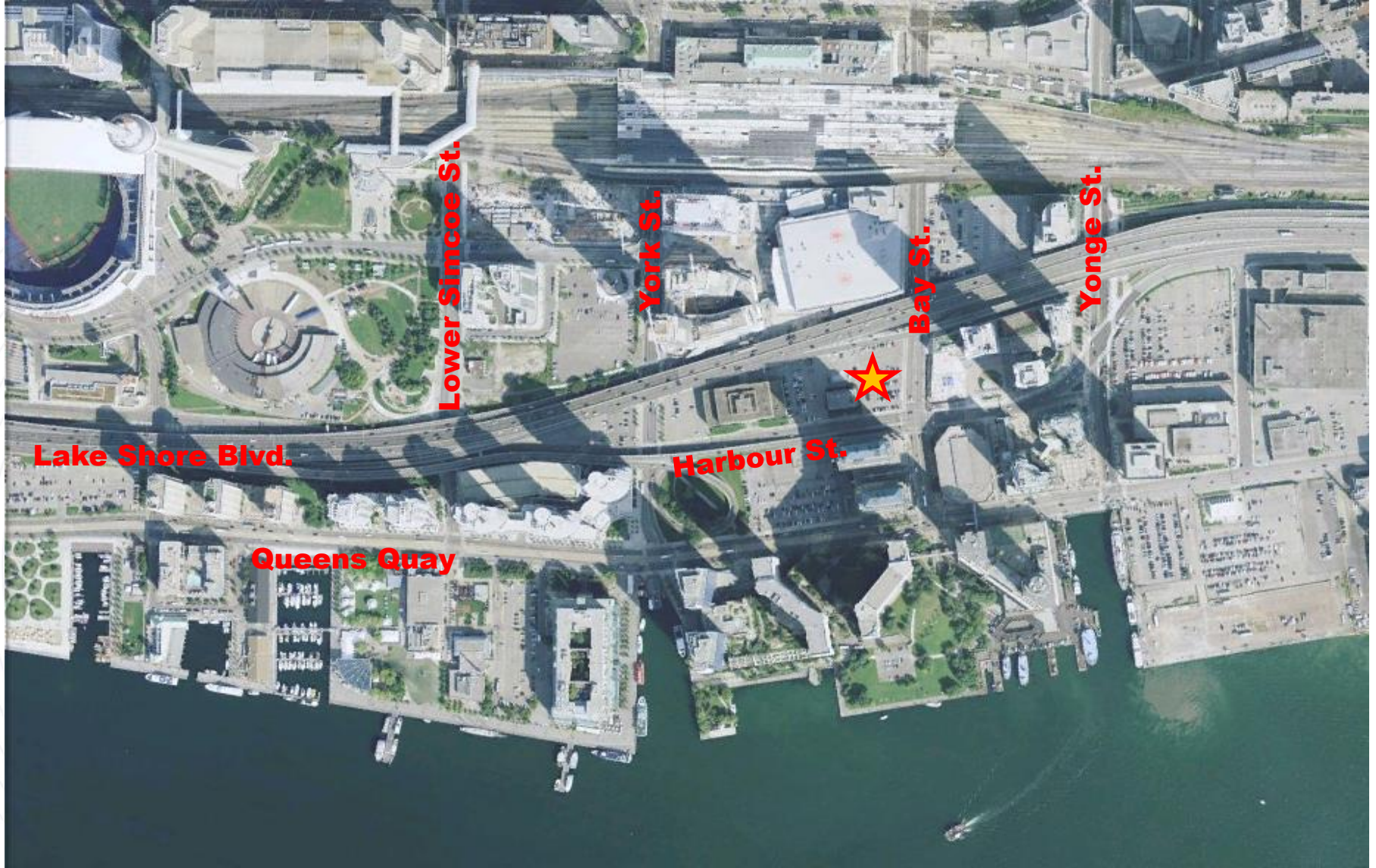


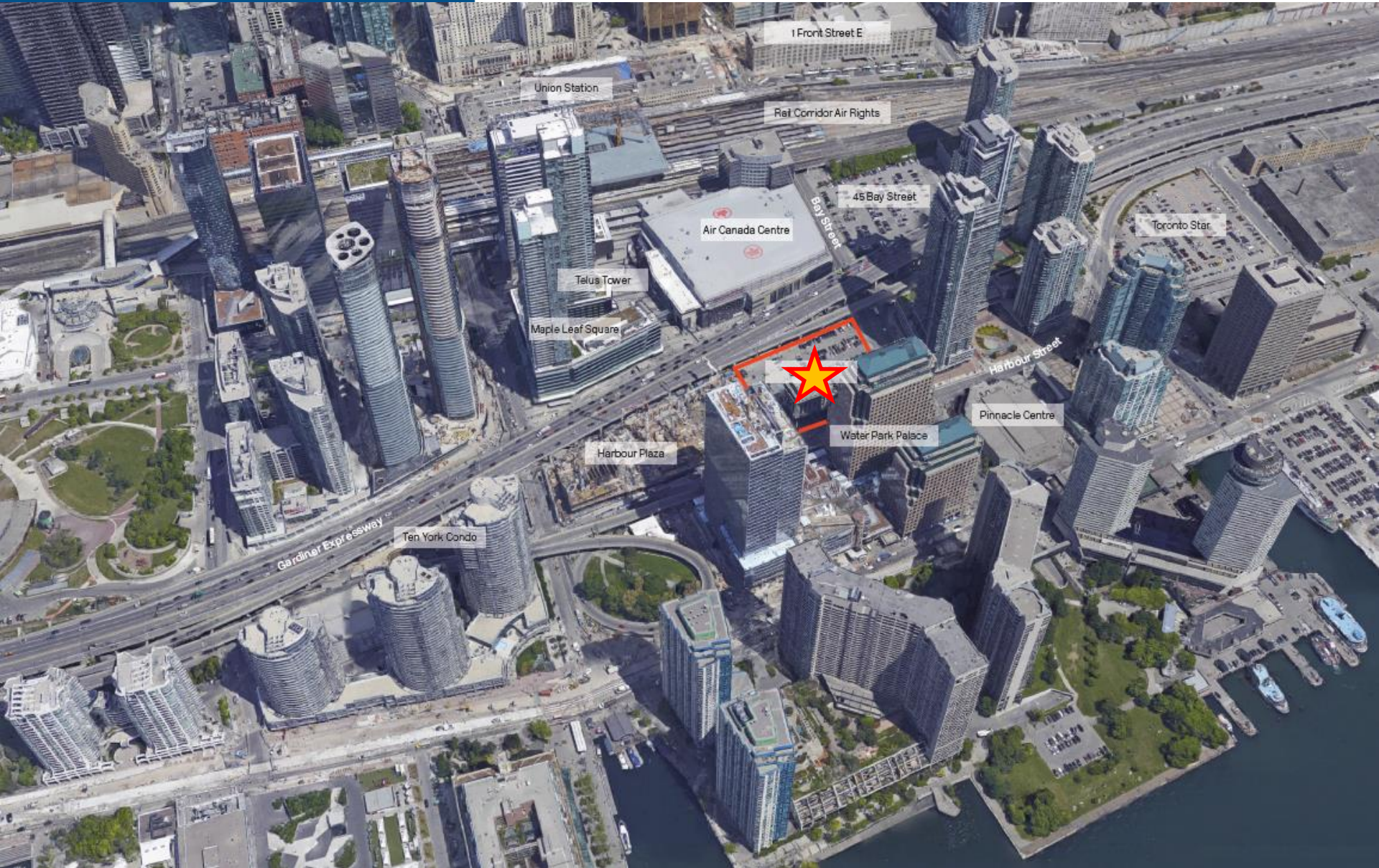
SITE CONTEXT

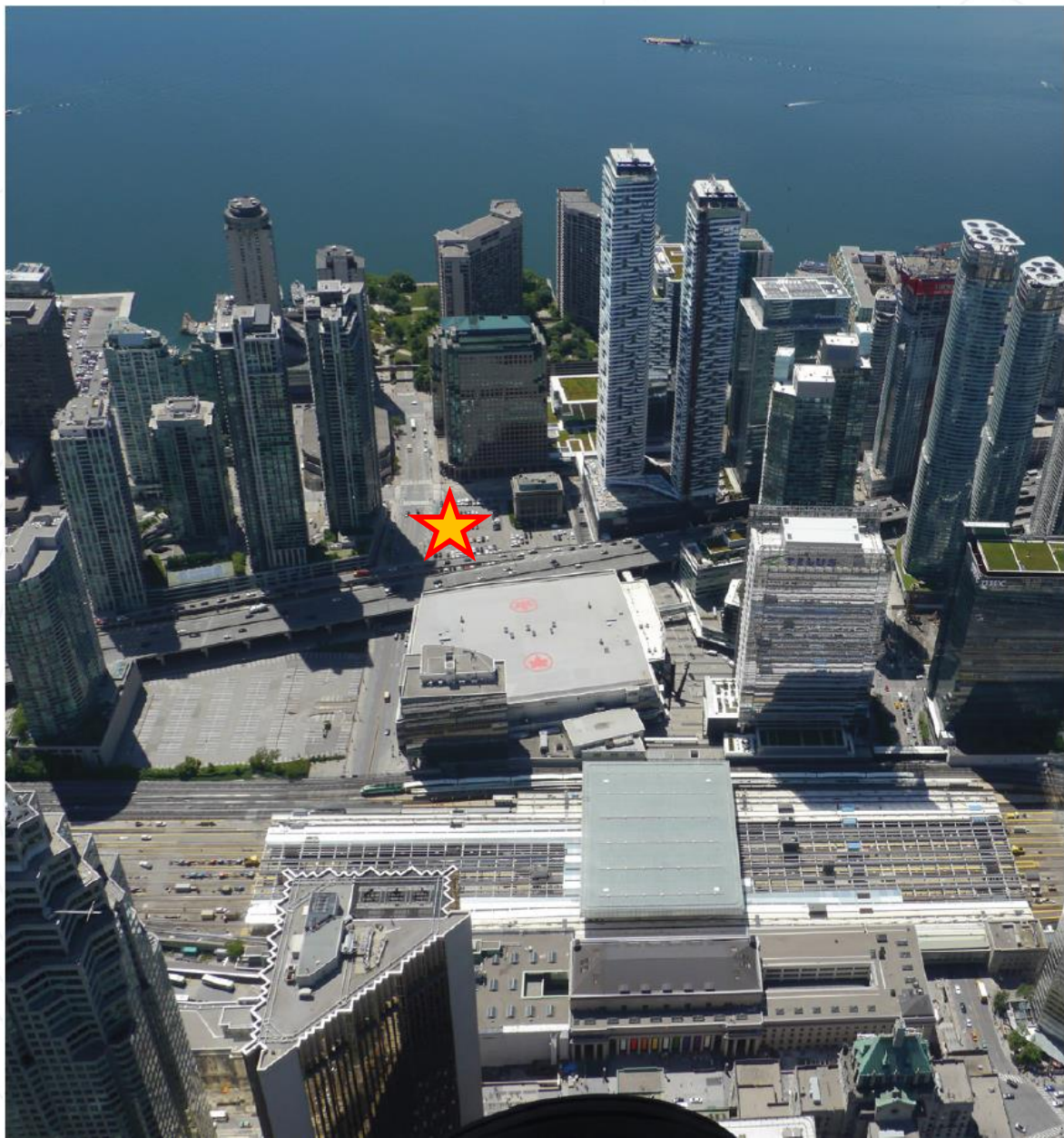
PLANNING POLICIES

PEDESTRIAN CONNECTIONS

APPLICANT'S PROPOSAL









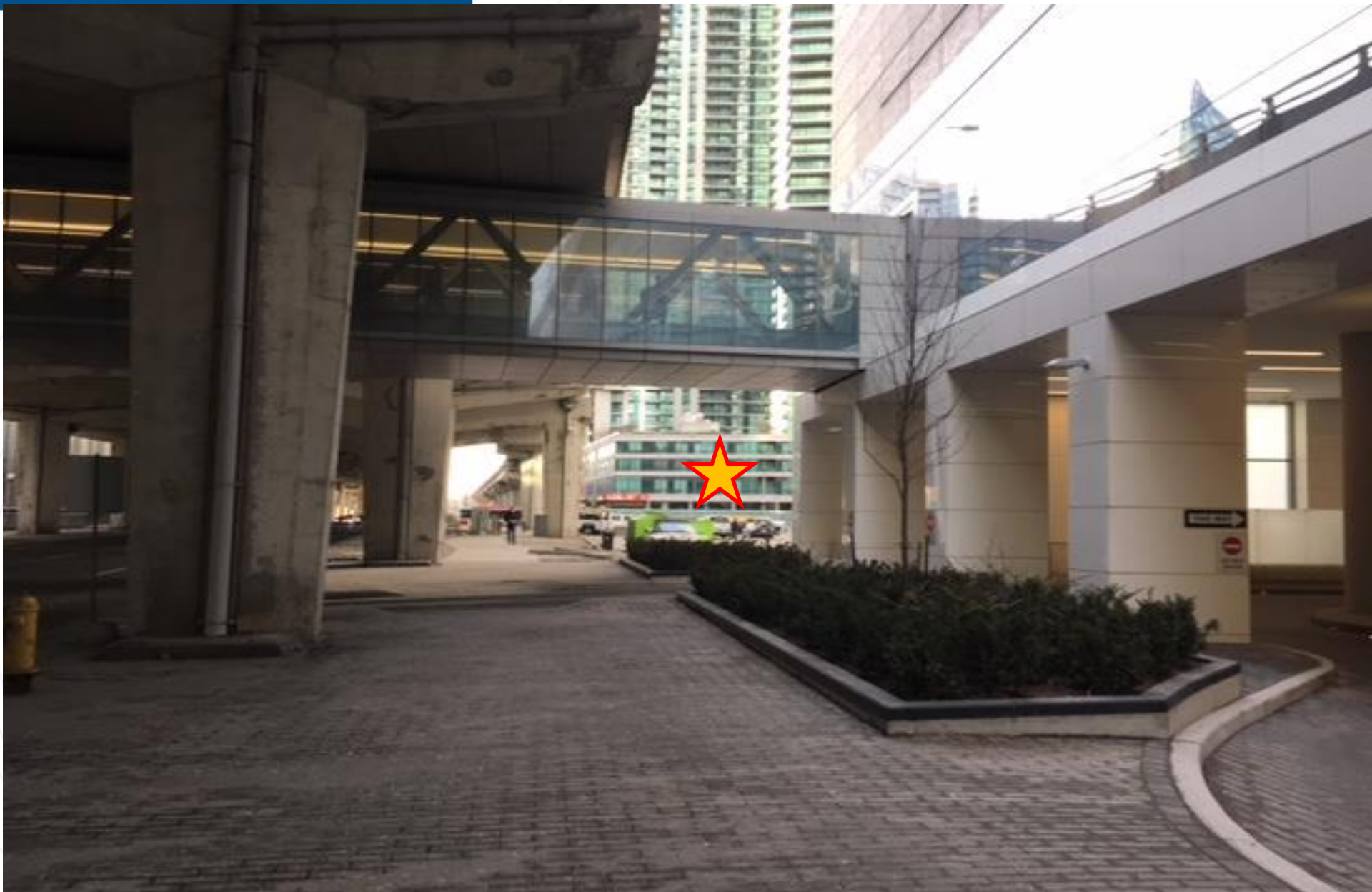




AERIAL VIEW WEST

2017-02-28 | 15







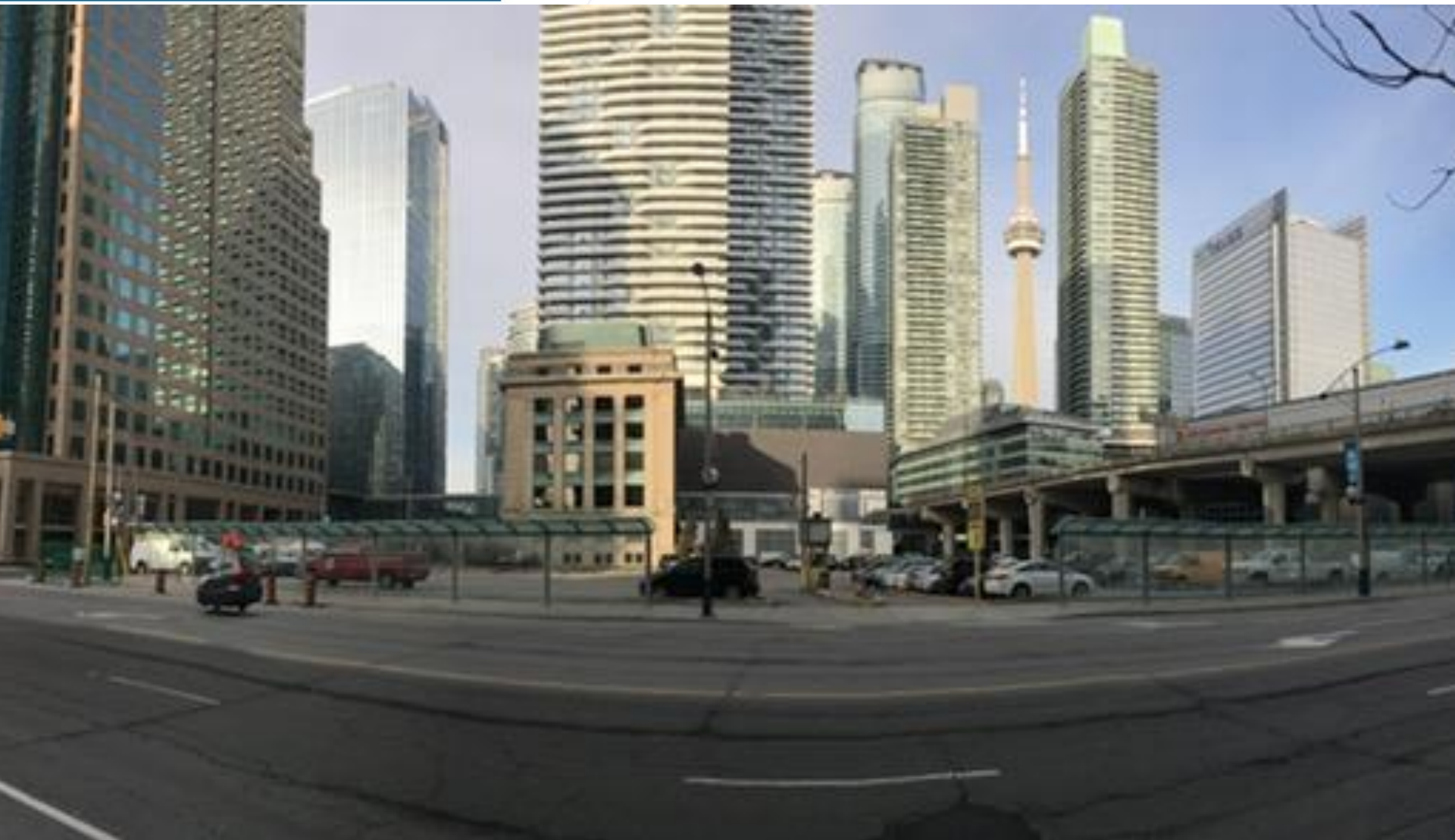




















SITE CONTEXT

PLANNING POLICIES

PEDESTRIAN CONNECTIONS

APPLICANT'S PROPOSAL



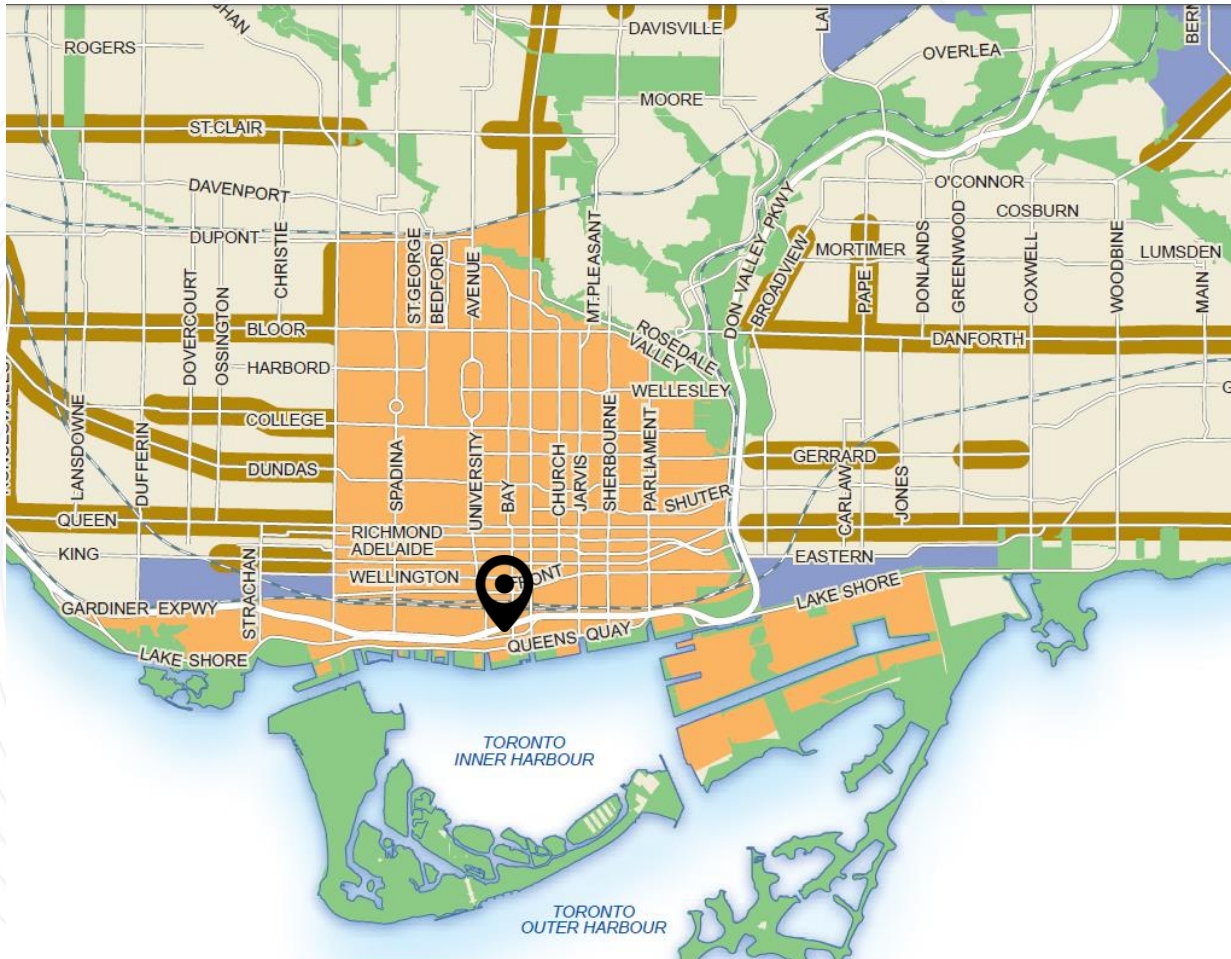
The City of Toronto Official Plan

The vision of the Plan is about creating an attractive, diverse, and safe city that evokes pride, passion and a sense of belonging, while offering a dynamic mixture of opportunities for everyone to live, work, learn and play.





Official Plan – Urban Structure Map



Official Plan – Map 2
Urban Structure












-  Avenues
-  Centres
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System

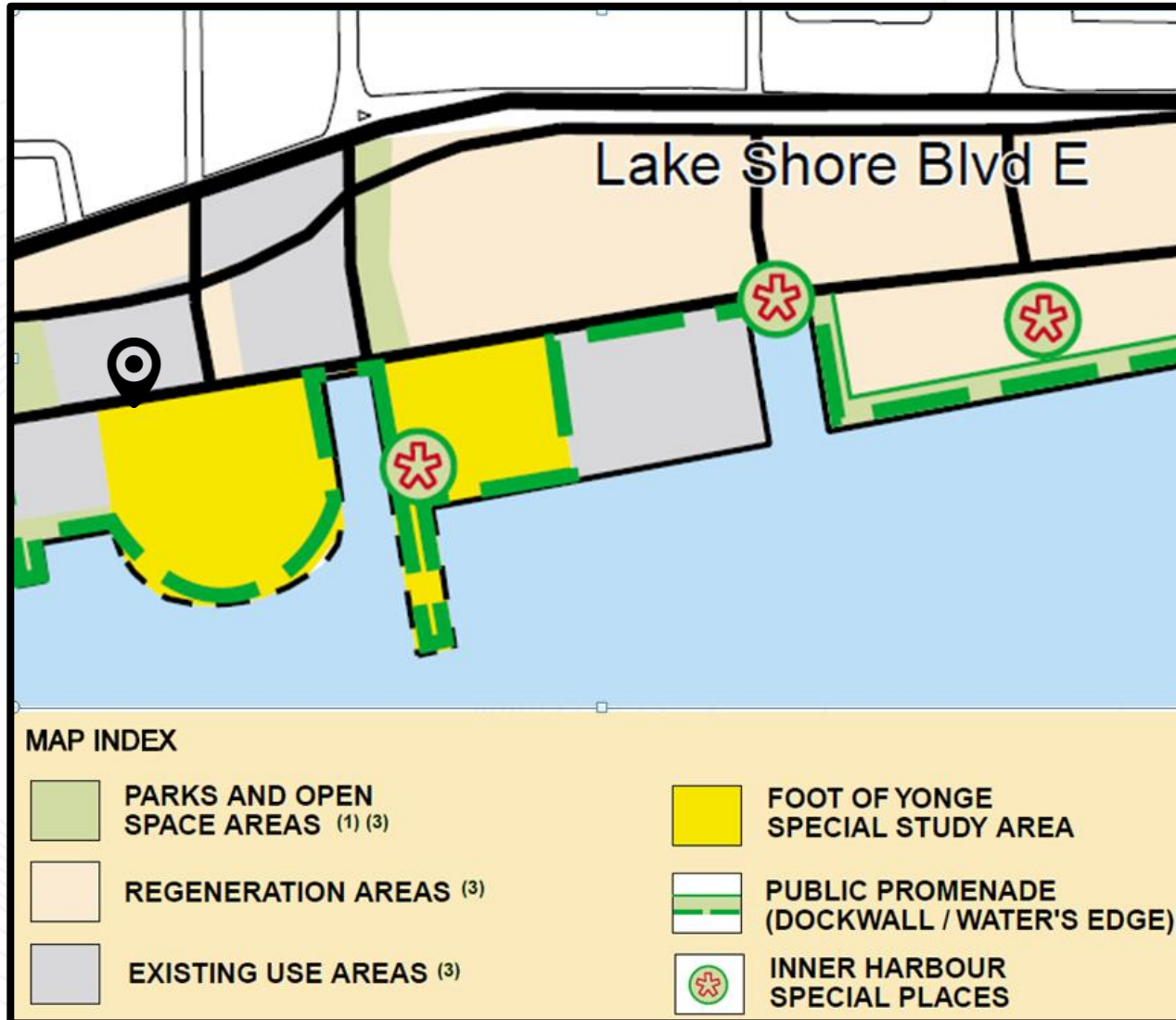


Figure 43. Official Plan Map 18 - Land Use Plan

- | | | | | |
|--|---|--|---|--|
|  Regeneration Areas |  Mixed Use Areas |  Employment Areas |  Parks |  Apartment Neighbourhoods |
|  Utility Corridors |  Subject Site | | | |



Central Waterfront Secondary Plan





Heritage Policies

- Heritage Policies in the Official Plan state that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council (Policy 3.1.5.4).





SITE CONTEXT

PLANNING POLICIES

PEDESTRIAN CONNECTIONS

APPLICANTS PRESENTATION



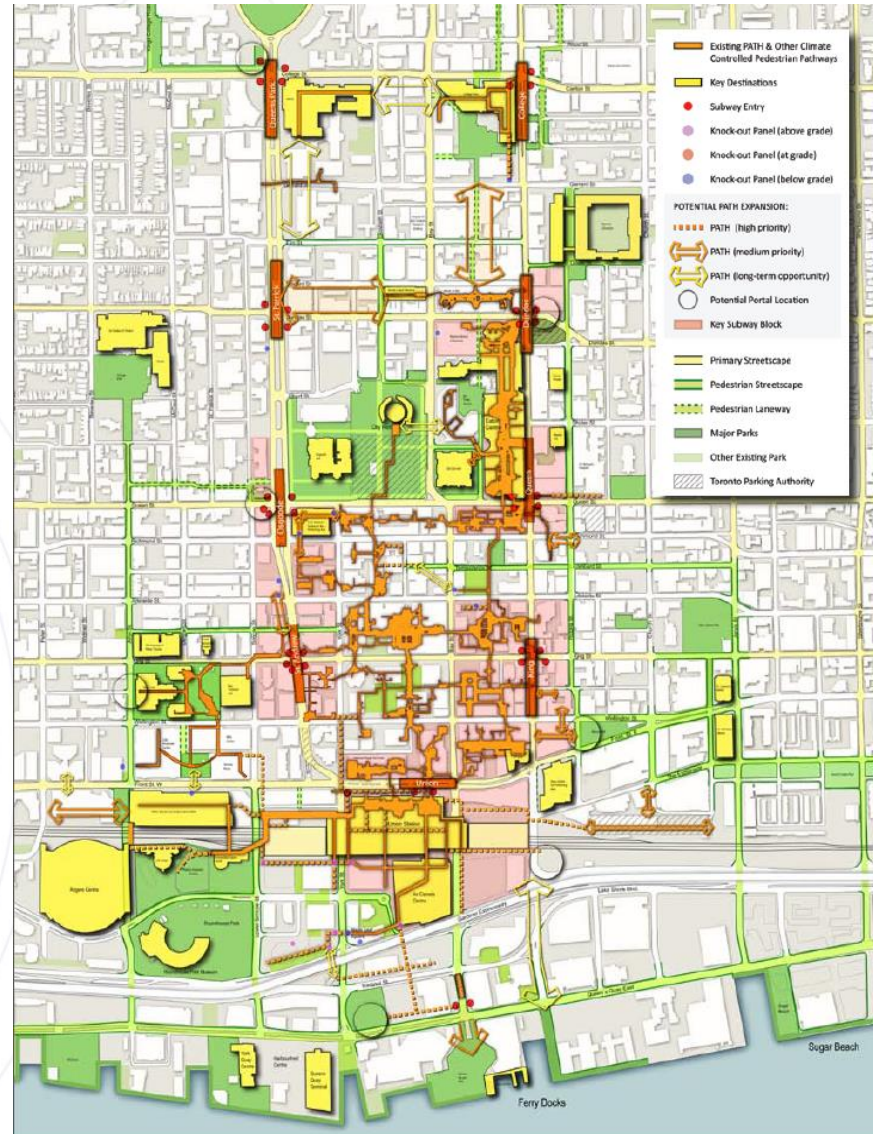
PATH Pedestrian Network

Master Plan



January 2012







URBAN STRATEGIES INC.

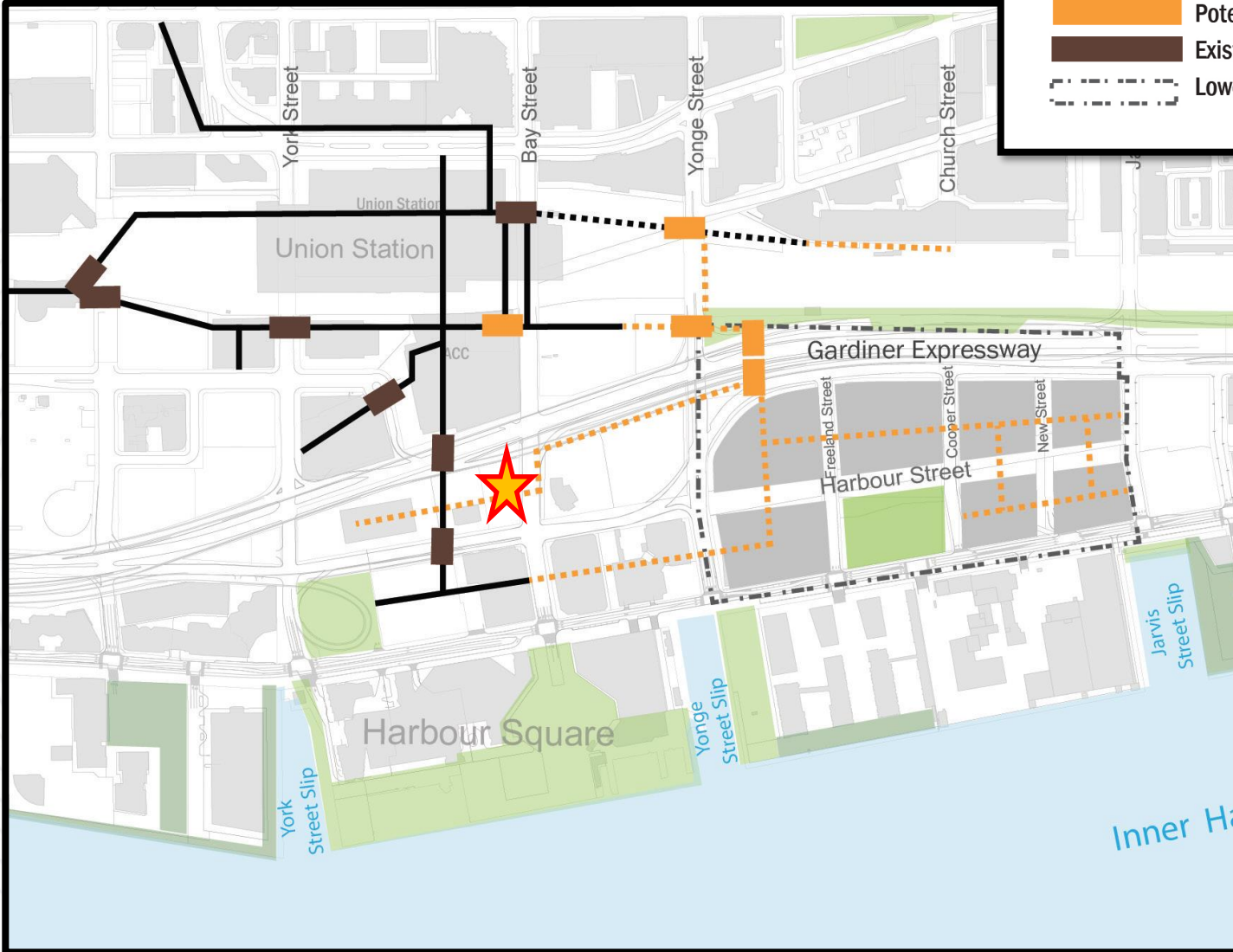




PATH Connections

LEGEND:

-  PATH Existing
-  PATH Proposed
-  PATH Potential
-  Potential PATH Bridge
-  Existing PATH Bridge
-  Lower Yonge Precinct Plan Area











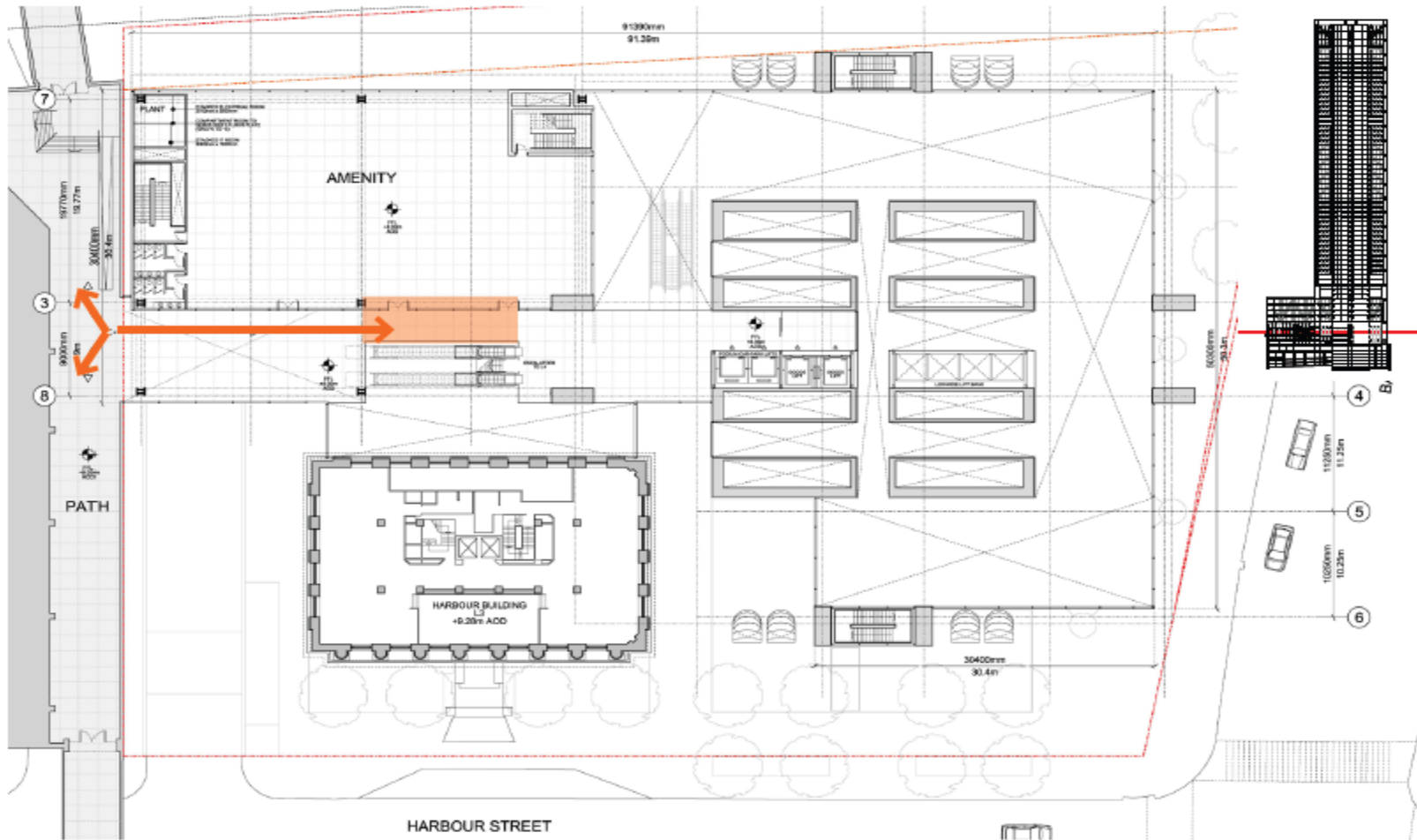


Figure 17. 30 Bay Street Level 3 plan - connection to the PATH network





ISSUES OF FOCUS

Bay Street frontage, streetscape and animation

Pedestrian connectivity from Path level to Ground Floor



SITE CONTEXT

PLANNING POLICIES

PEDESTRIAN CONNECTIVITY

APPLICANT'S PRESENTATION





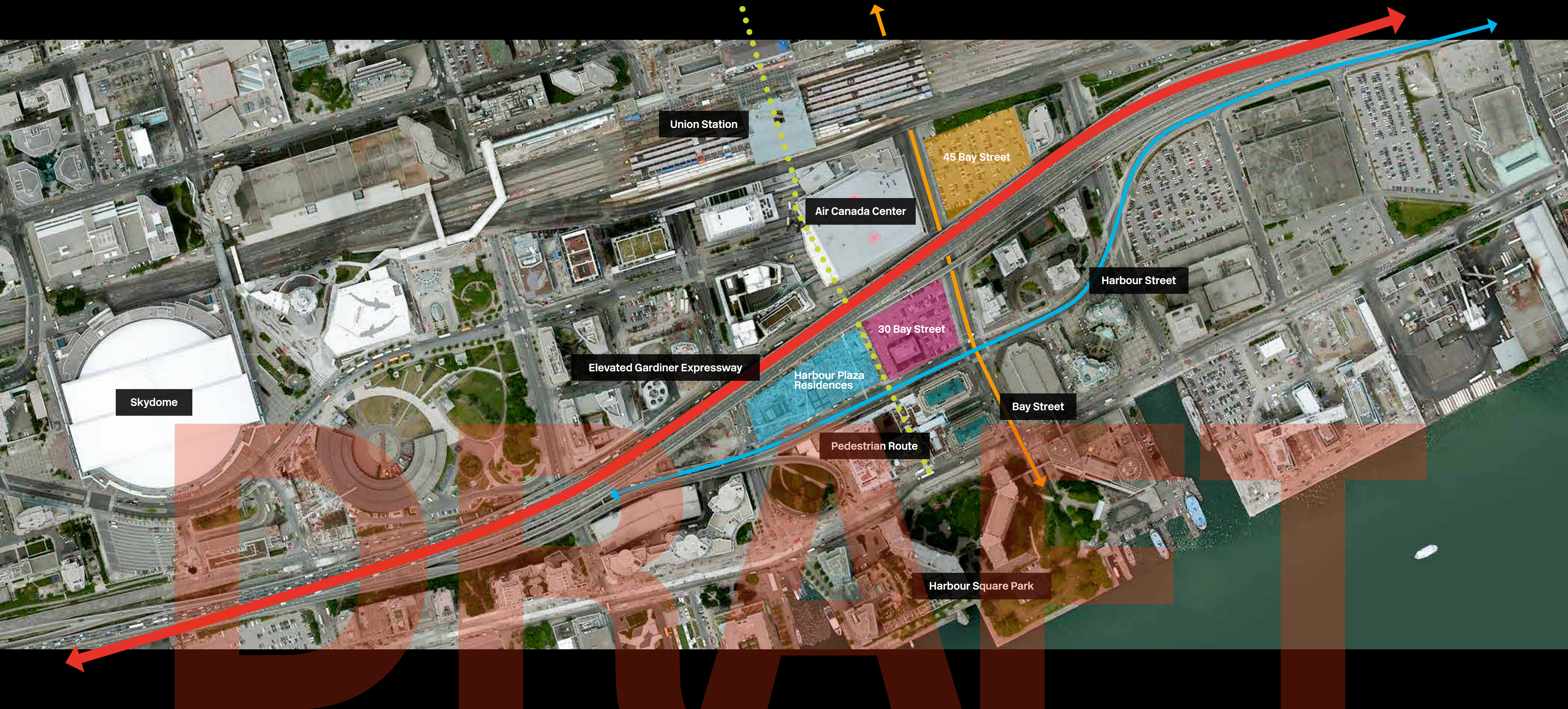
30

Bay St
TORONTO

URBAN



Site & Context

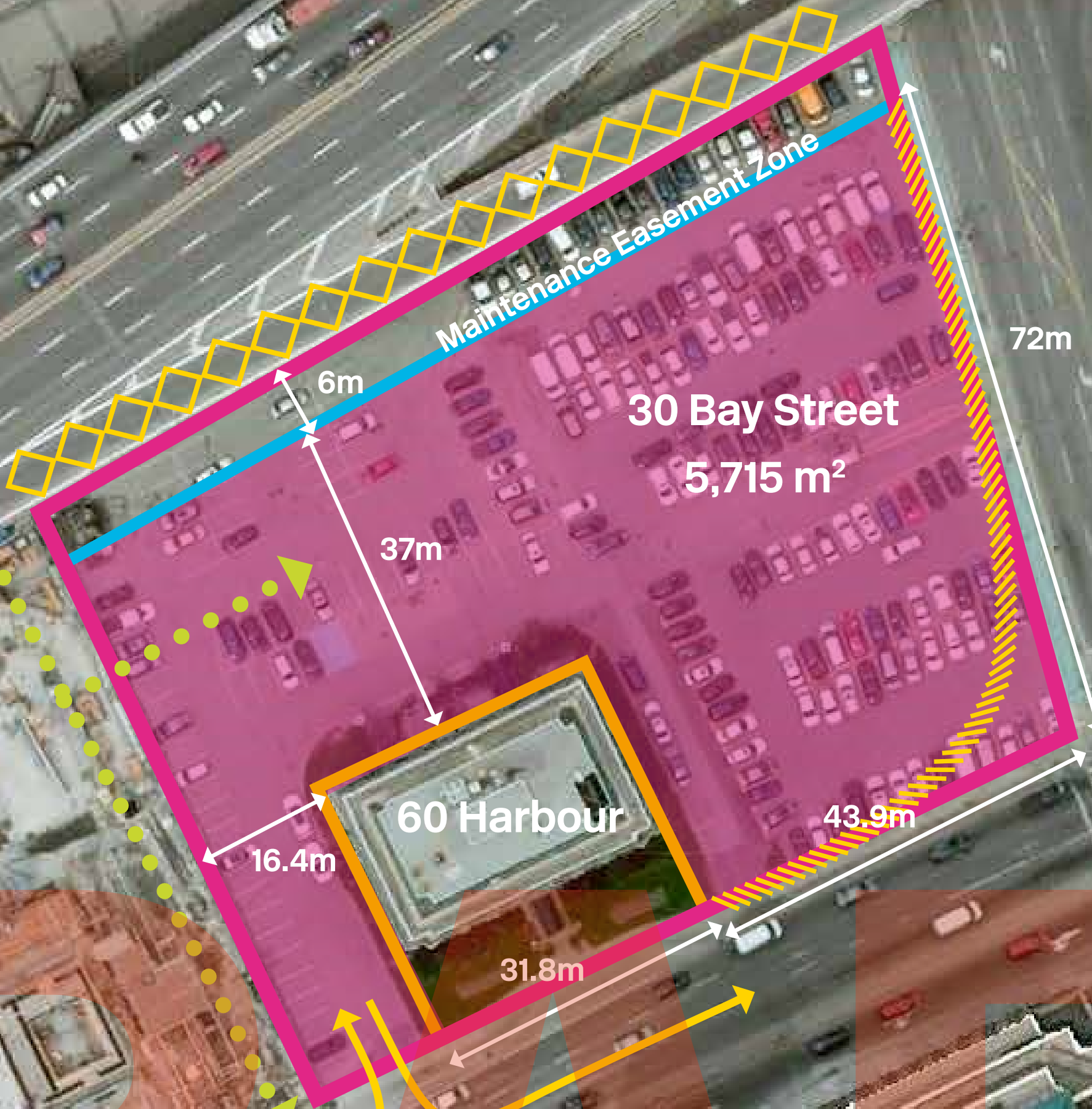


Elevated Gardiner Expressway



Harbour Street

Bay Street



Site Constraints





64 m

Southern Boundary Line

Northern Boundary Line

35 m

Available site footprint north of existing building

21 m

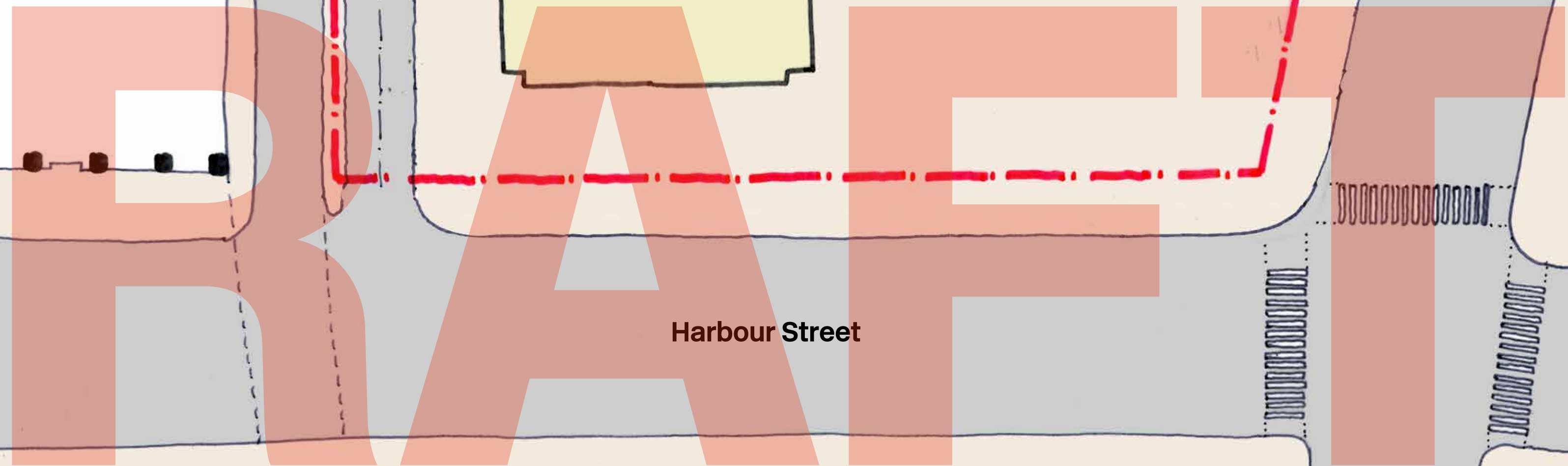
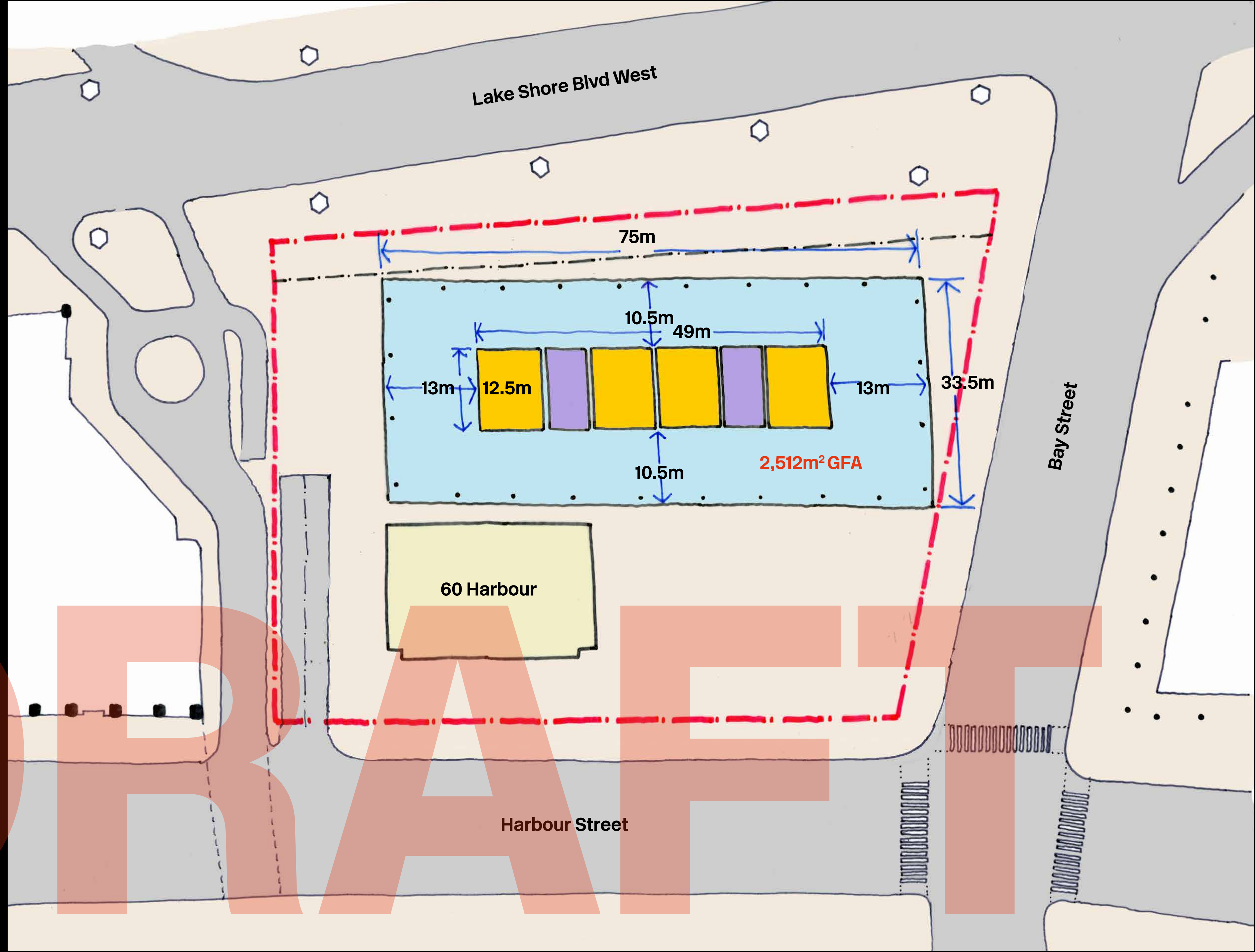
Maximum width of 60 Harbour Building

27.76 m
Height of building

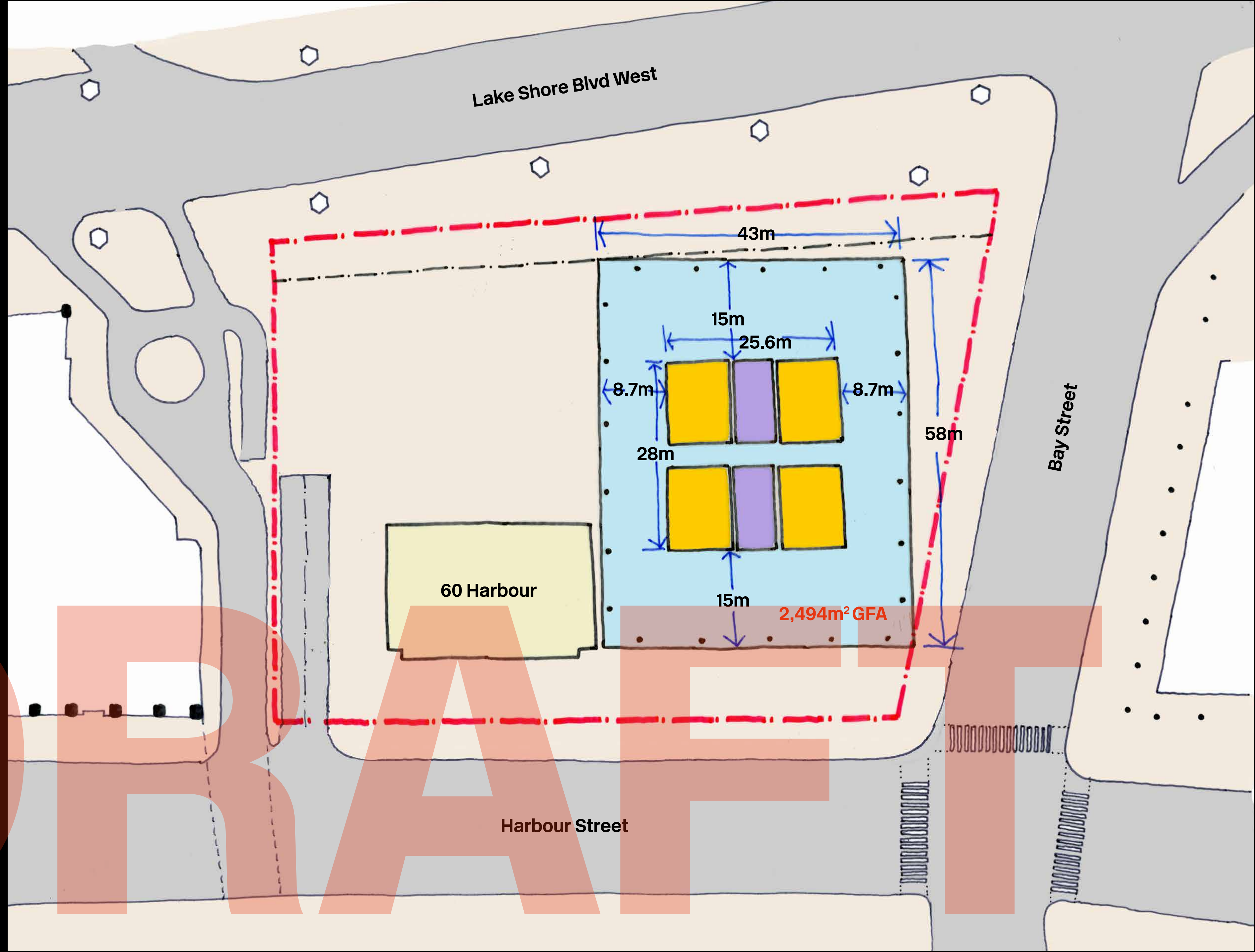
The elevated Gardiner Expressway forms a physical barrier along the northern boundary

Elevated enclosed pedestrian walkway

Site Response



Site Response



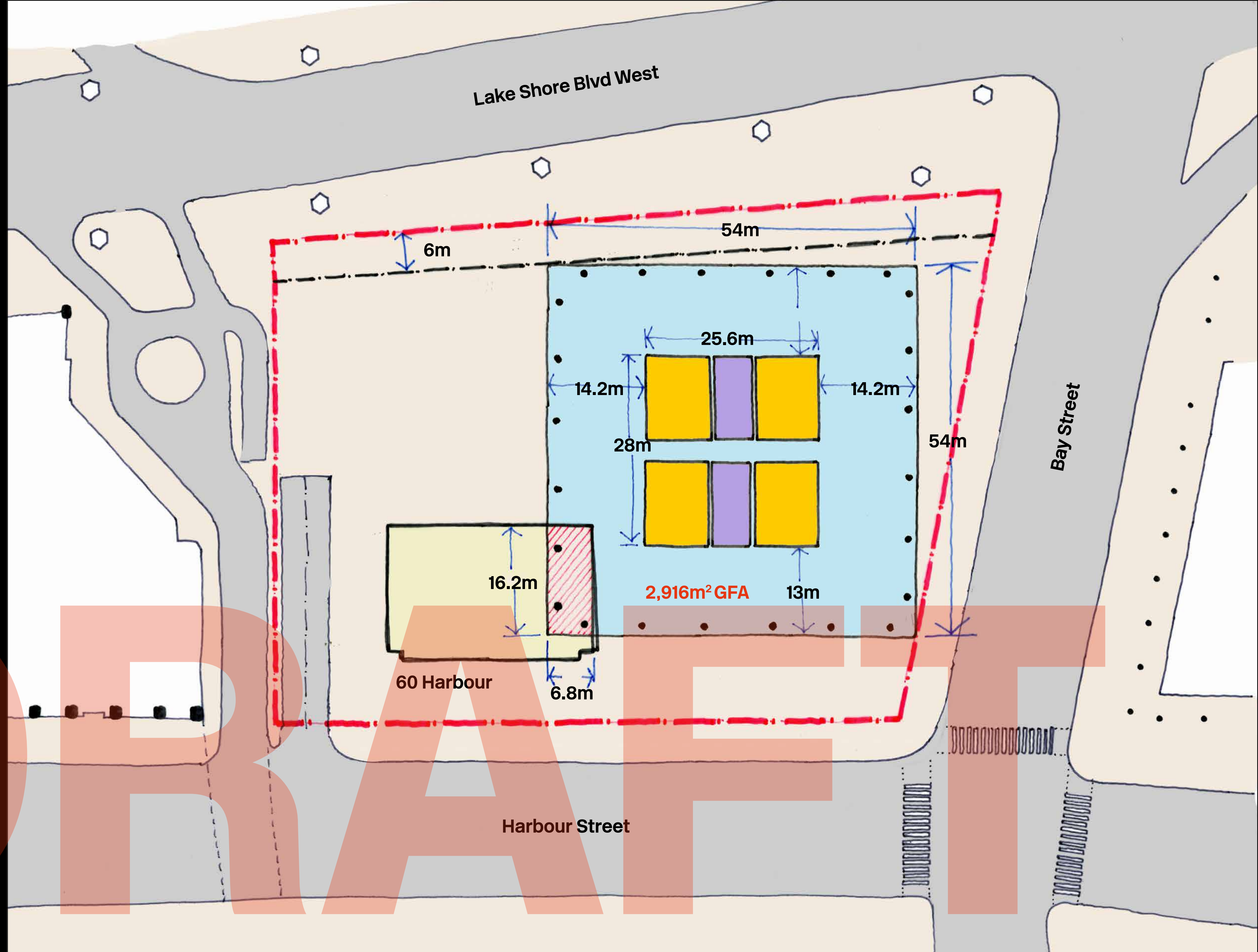


Citi Group Building, New York



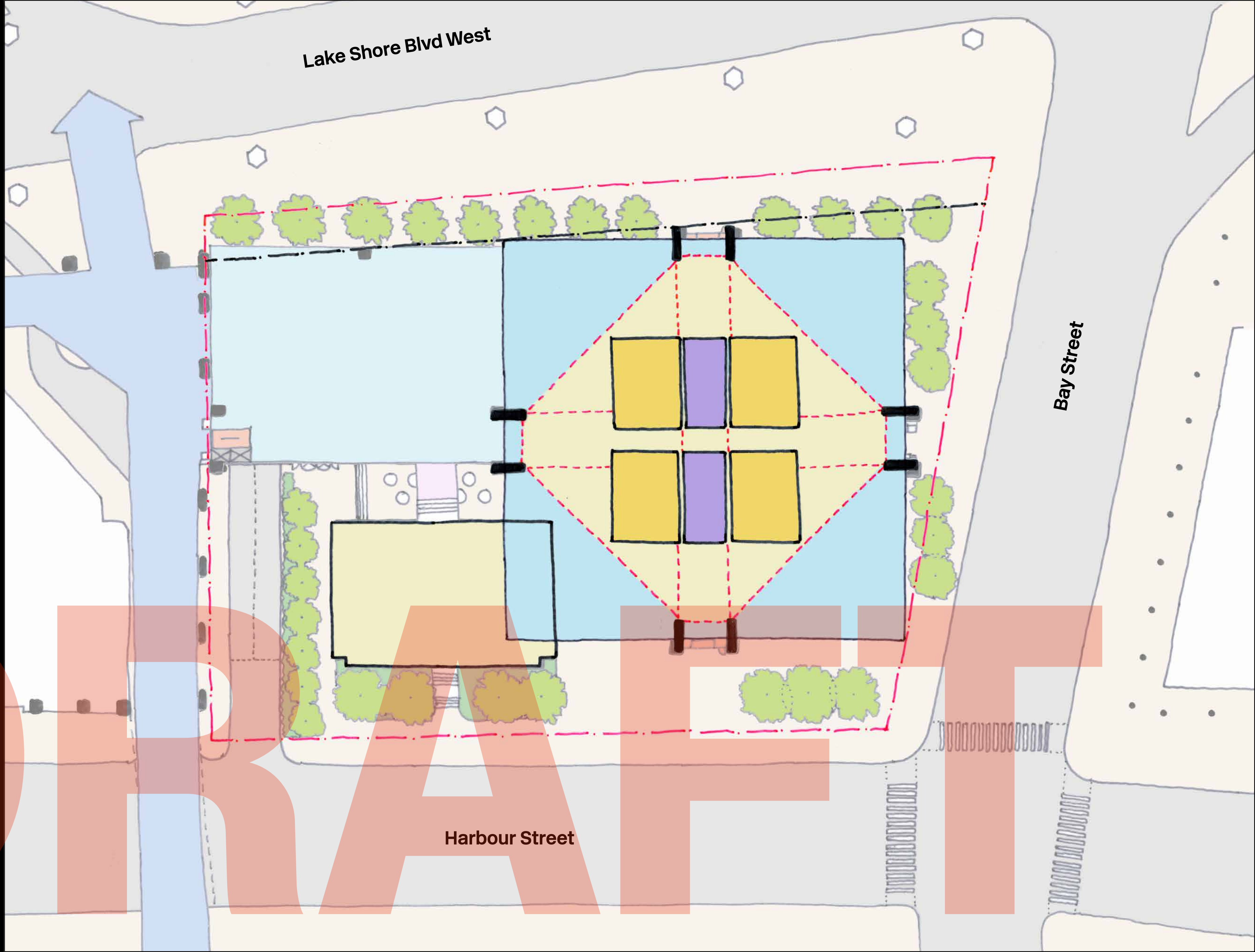
The Leadenhall Building, London

Site Response



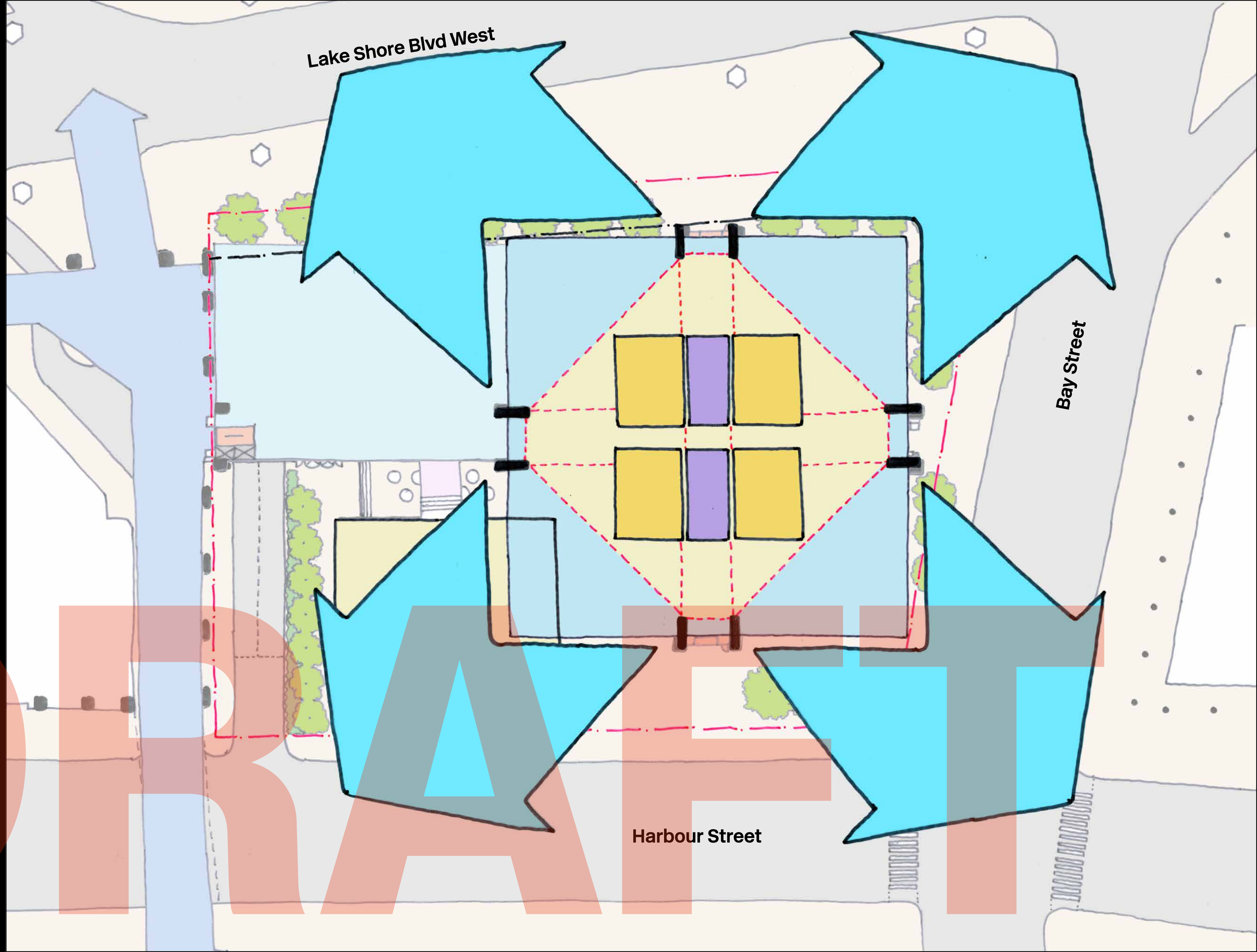
Site Response

D



Site Response

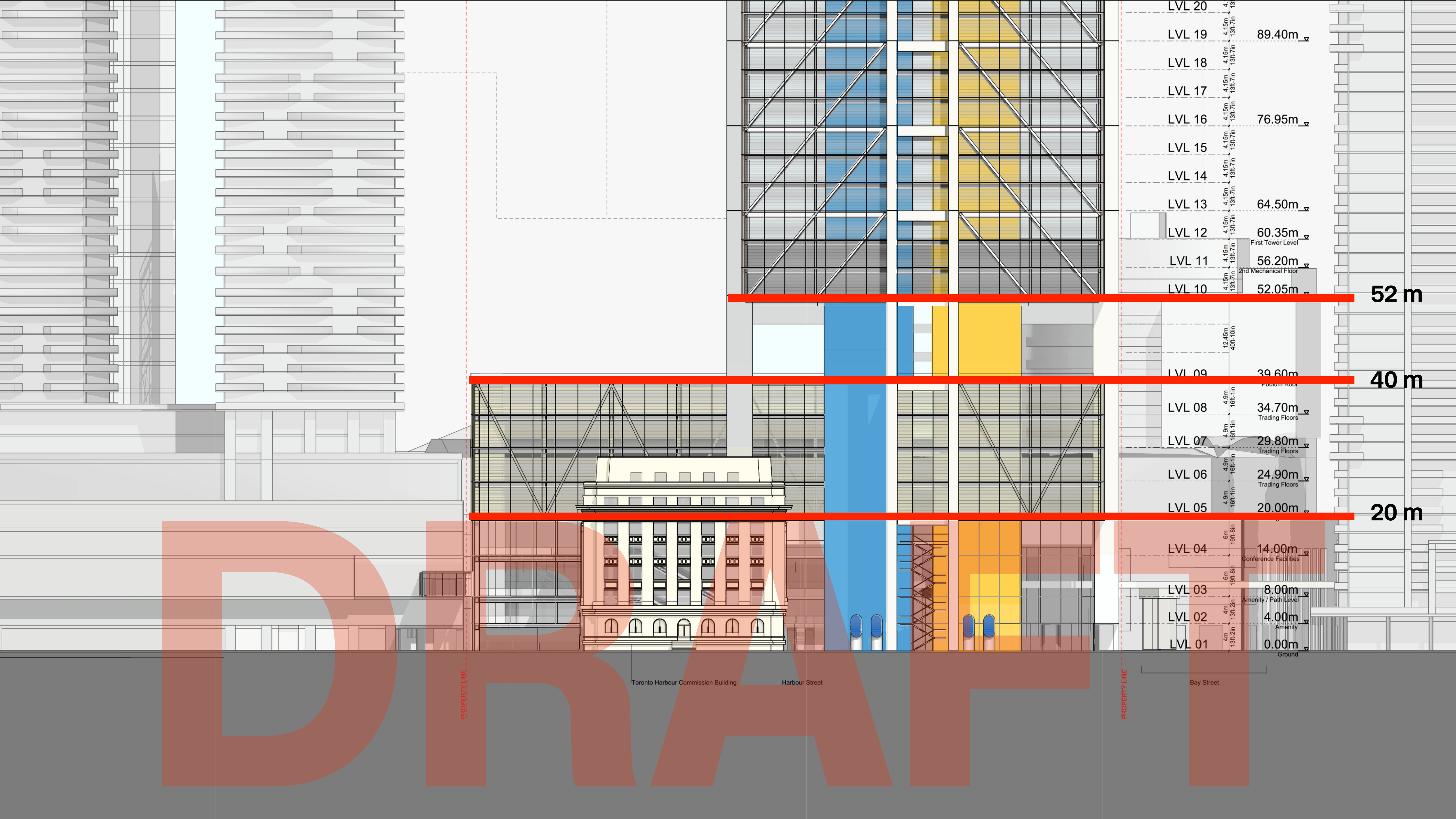
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PORTS
TORONTO

LOA CENTRE



Floor Level	Height (m)	Height (ft-in)	Notes
LVL 20	4.15m	13ft-7in	
LVL 19	89.40m		
LVL 18	4.15m	13ft-7in	
LVL 17	4.15m	13ft-7in	
LVL 16	76.95m		
LVL 15	4.15m	13ft-7in	
LVL 14	4.15m	13ft-7in	
LVL 13	64.50m		
LVL 12	60.35m		First Tower Level
LVL 11	56.20m		2nd Mechanical Floor
LVL 10	52.05m		
LVL 09	39.60m		Podium Roof
LVL 08	34.70m		Trading Floors
LVL 07	29.80m		Trading Floors
LVL 06	24.90m		Trading Floors
LVL 05	20.00m		
LVL 04	14.00m		Conference Facilities
LVL 03	8.00m		Amenity / Path Level
LVL 02	4.00m		Amenity
LVL 01	0.00m		Ground

52 m

40 m

20 m

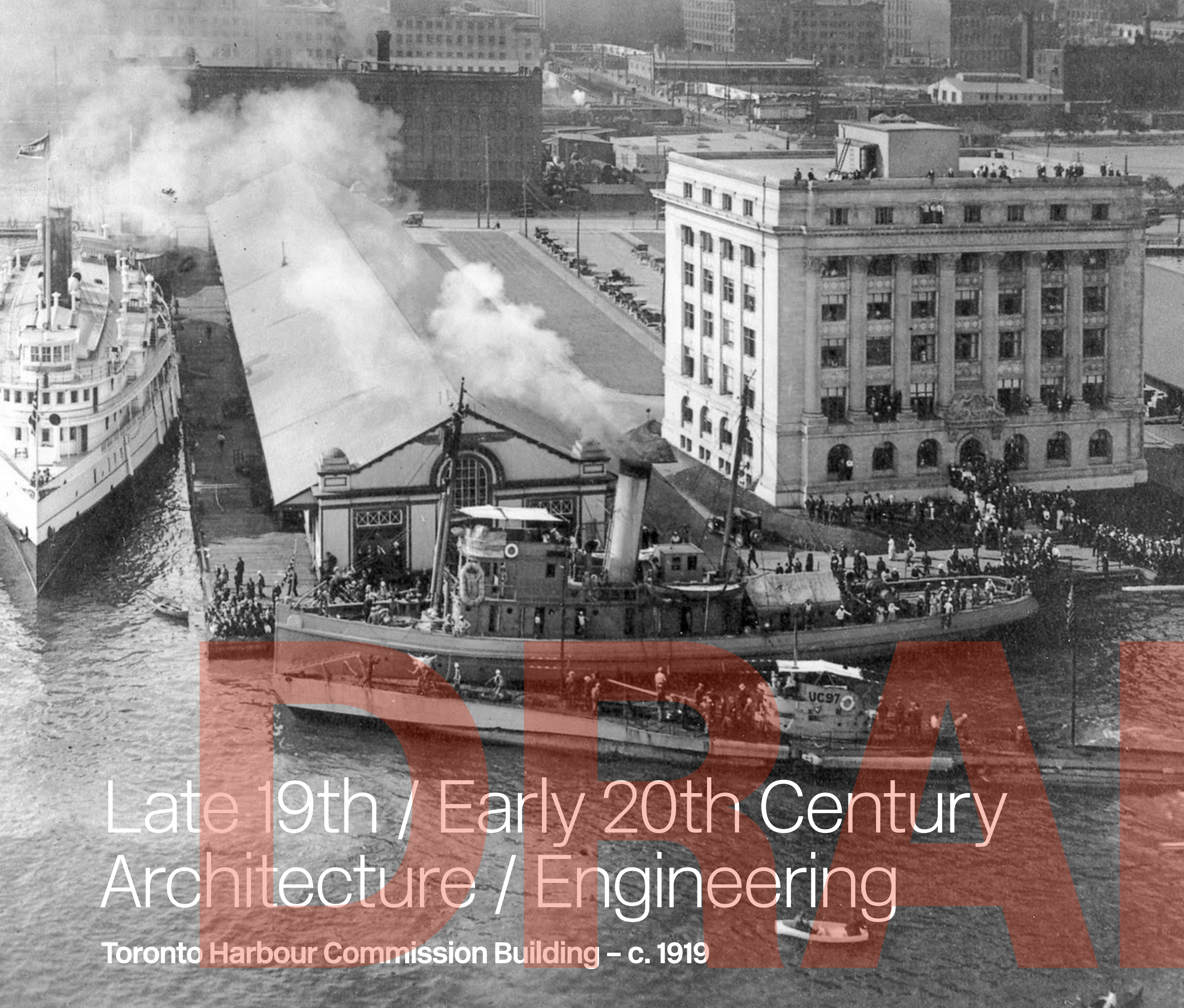
PROPERTY LINE

Toronto Harbour Commission Building

Harbour Street

Bay Street





Late 19th / Early 20th Century Architecture / Engineering

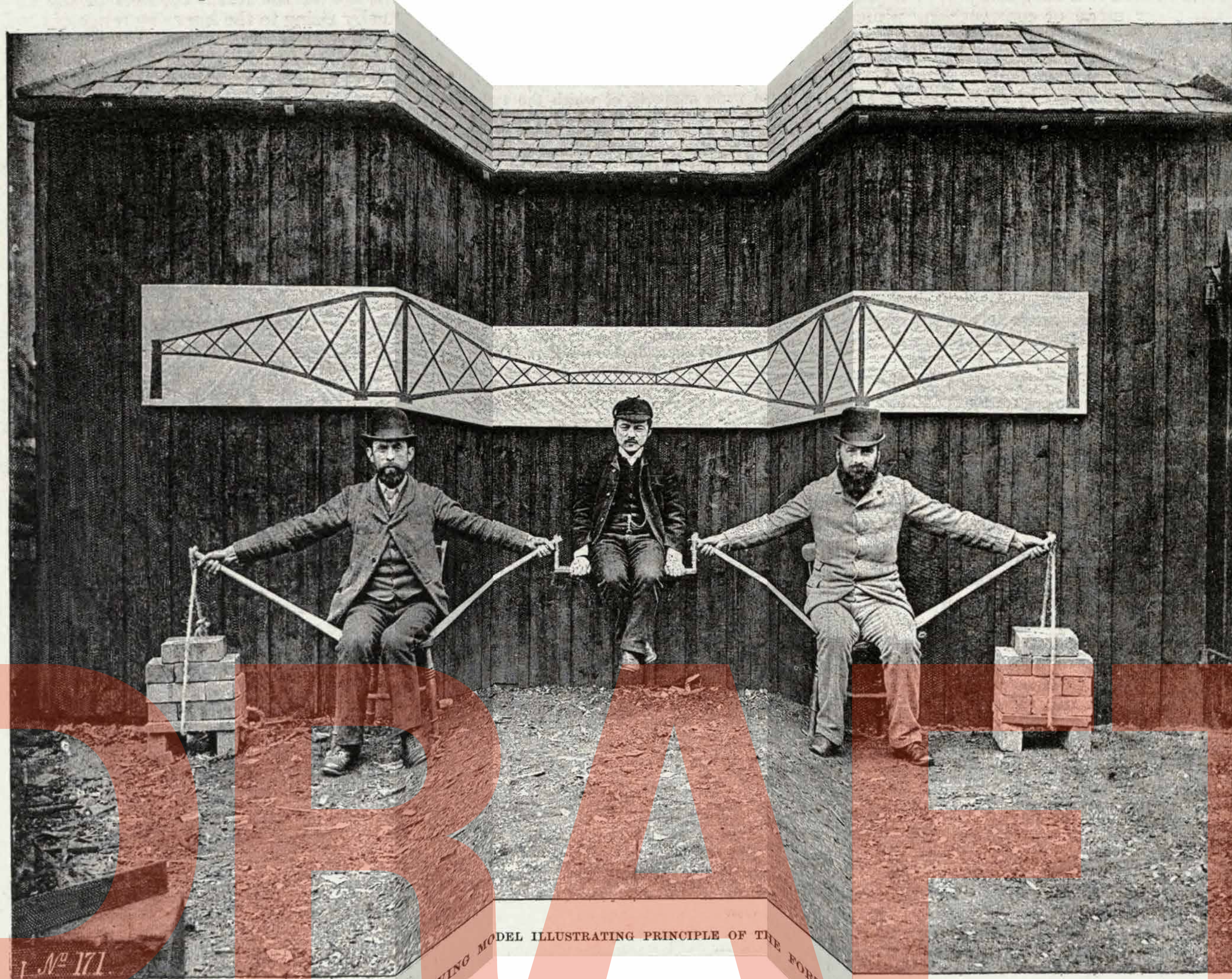
Toronto Harbour Commission Building – c. 1919



Brooklyn Bridge – 1883



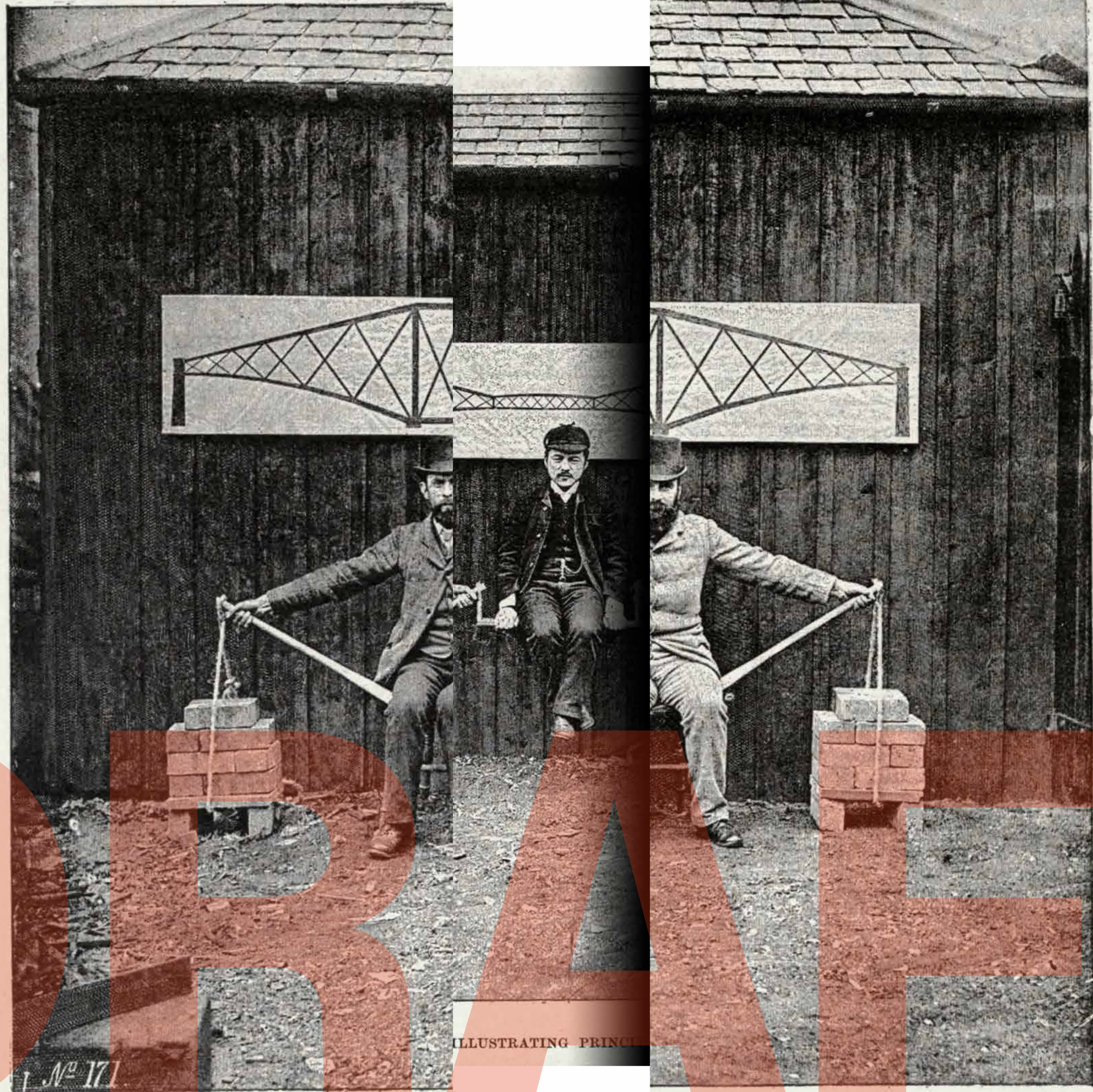
FIG. 5A. LIVING MODEL ILLUSTRATING PRINCIPLE OF THE FORTH BRIDGE.



N^o 171

FIG. 5A.

LIVING MODEL ILLUSTRATING PRINCIPLE OF THE FORTH BRIDGE.



N^o 171

ILLUSTRATING PRINCIPLES

FIG. 5A.

RIDGE.

DRAFT

D

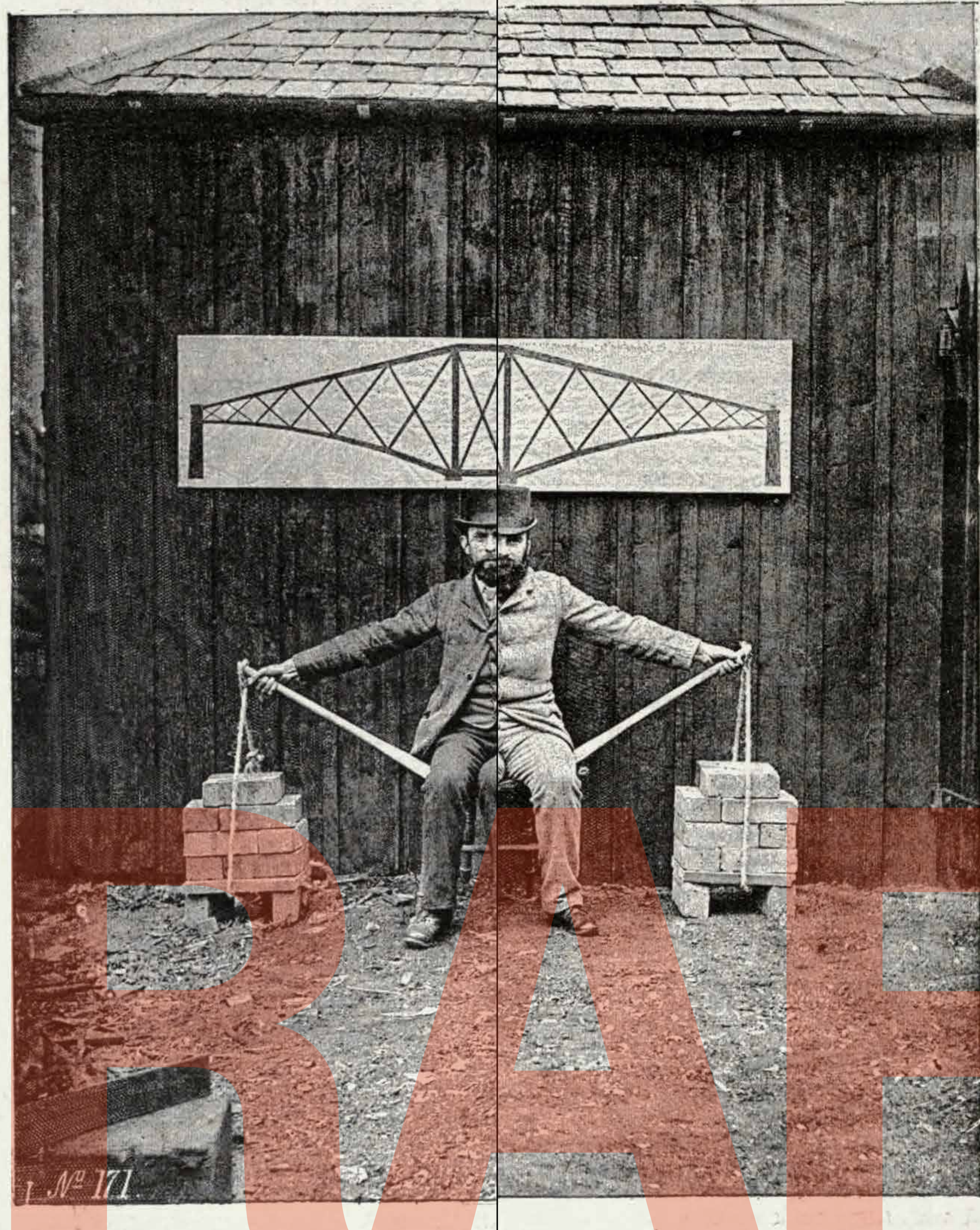


FIG. 5A RIDGE.

T



Forth Bridge

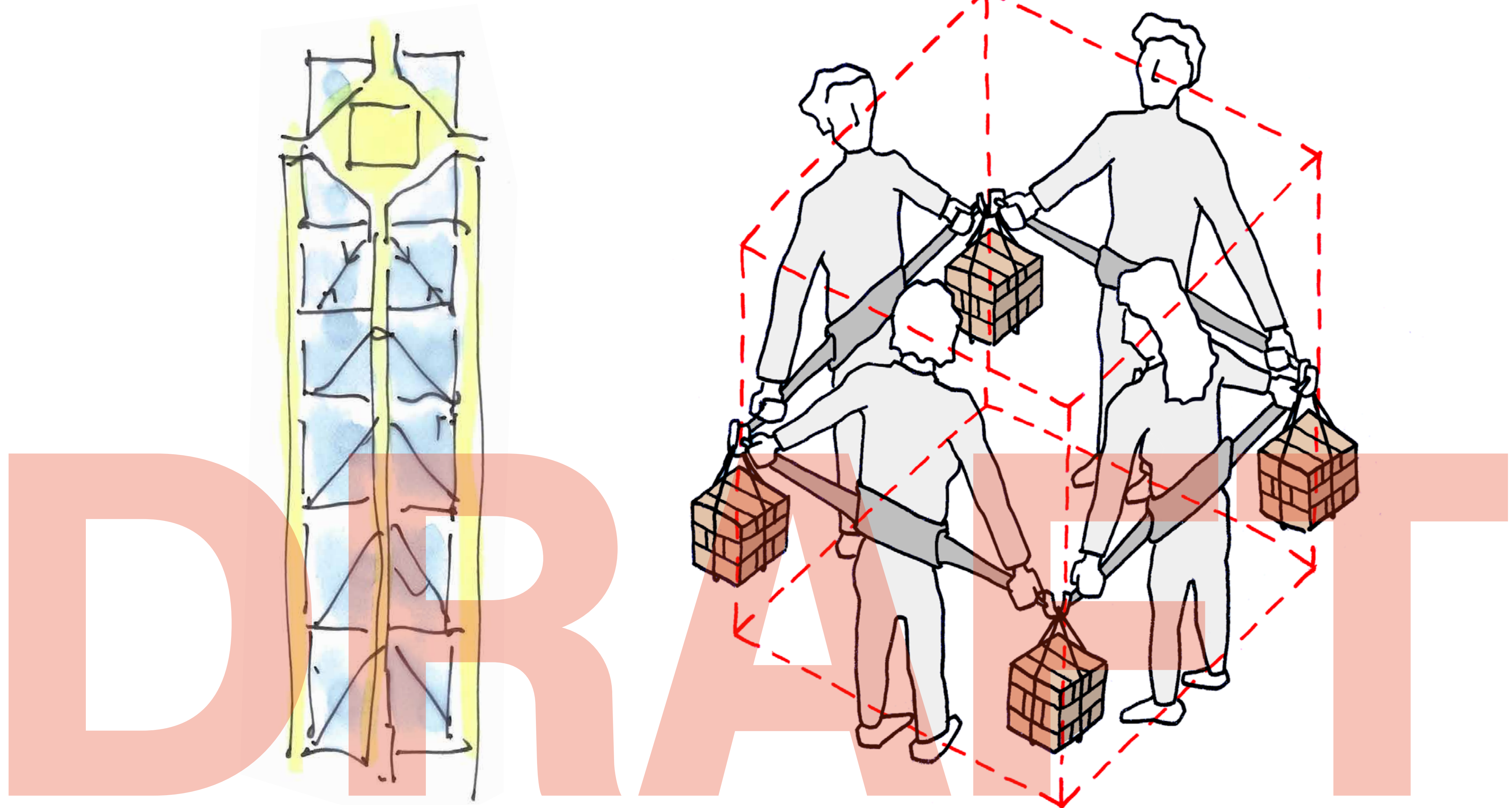
Opened 1890



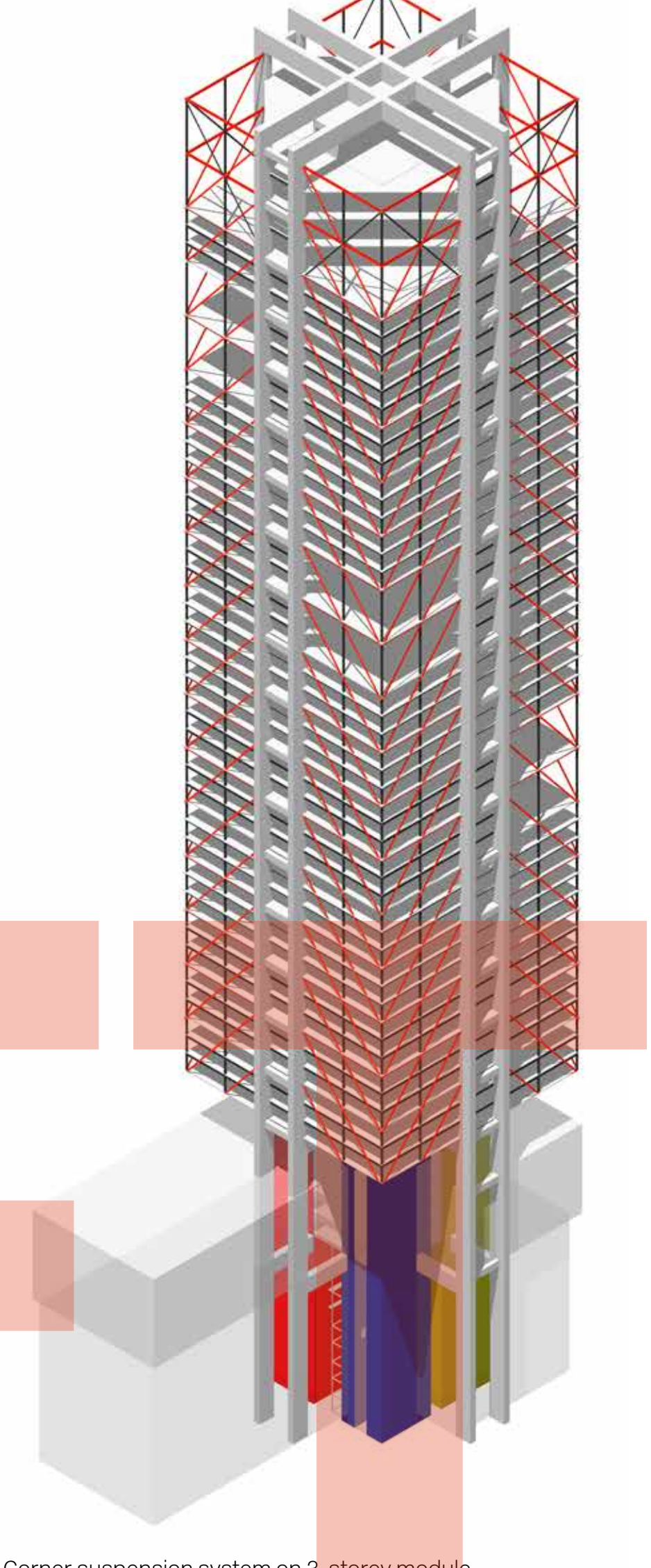
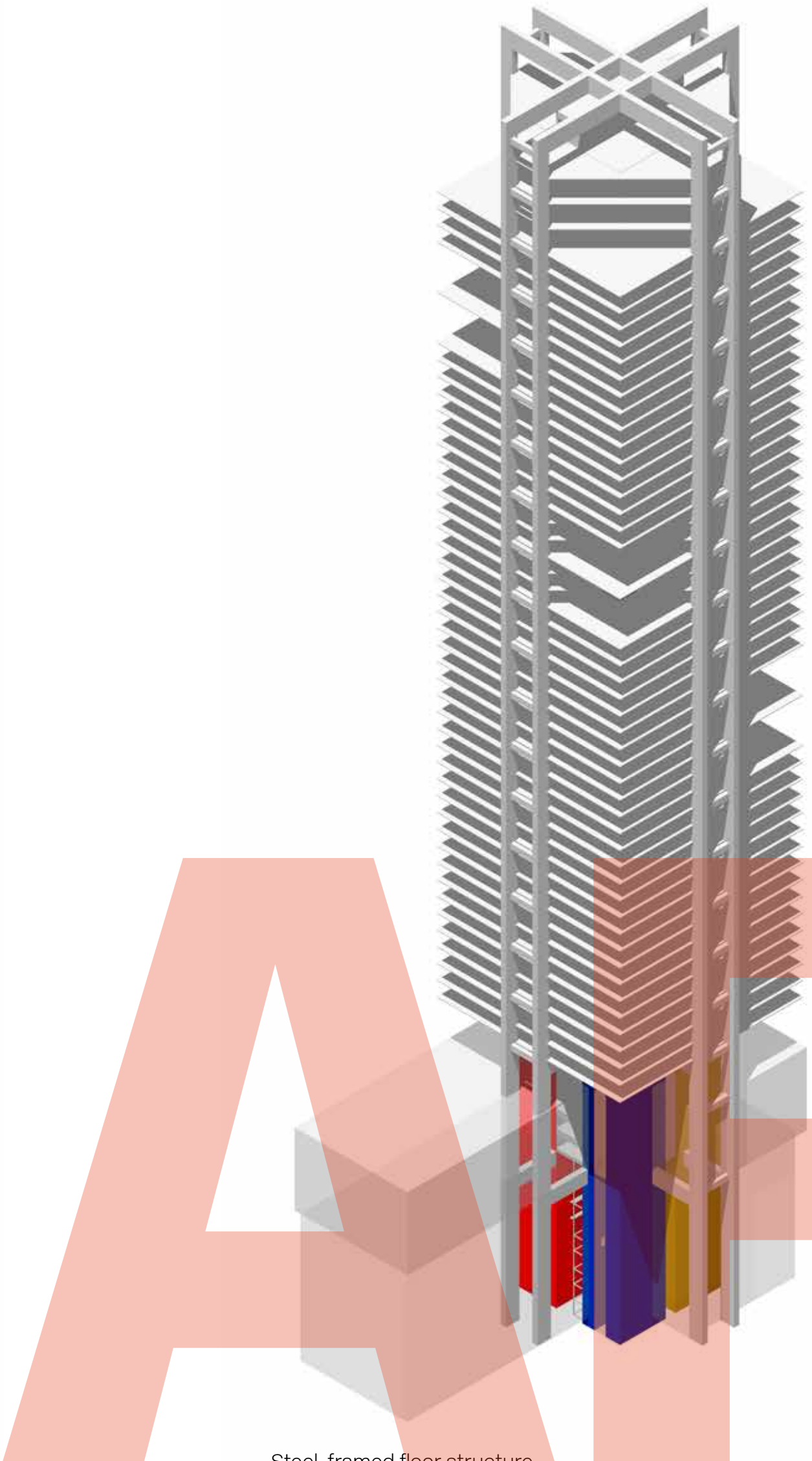
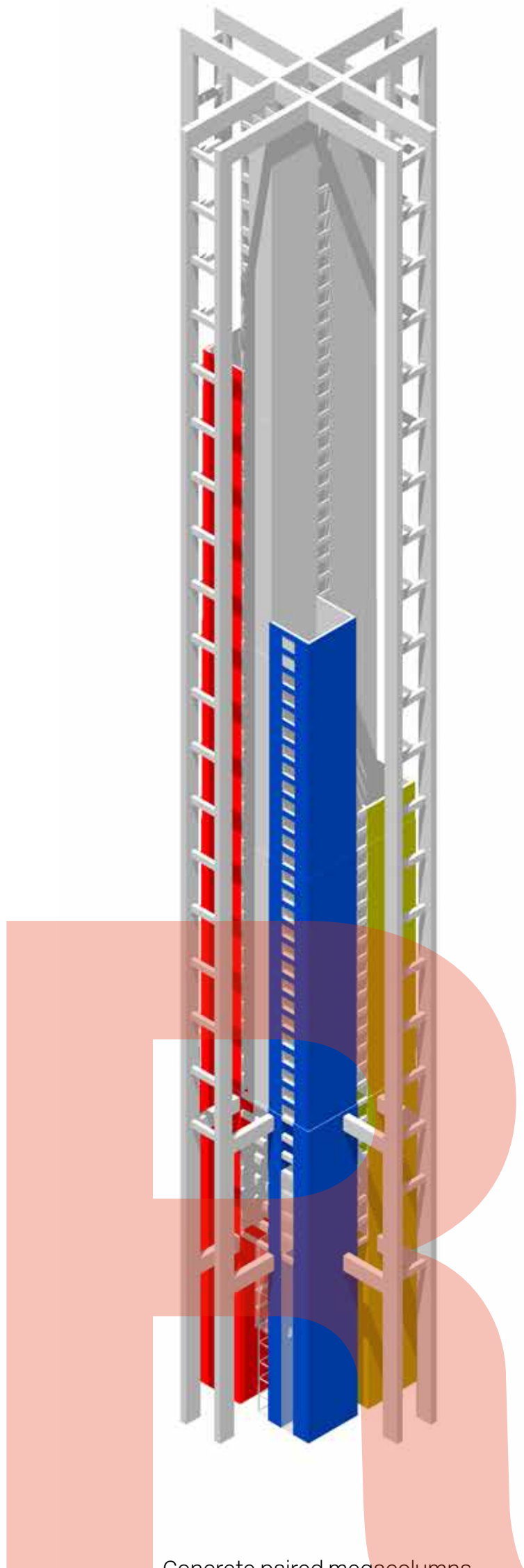
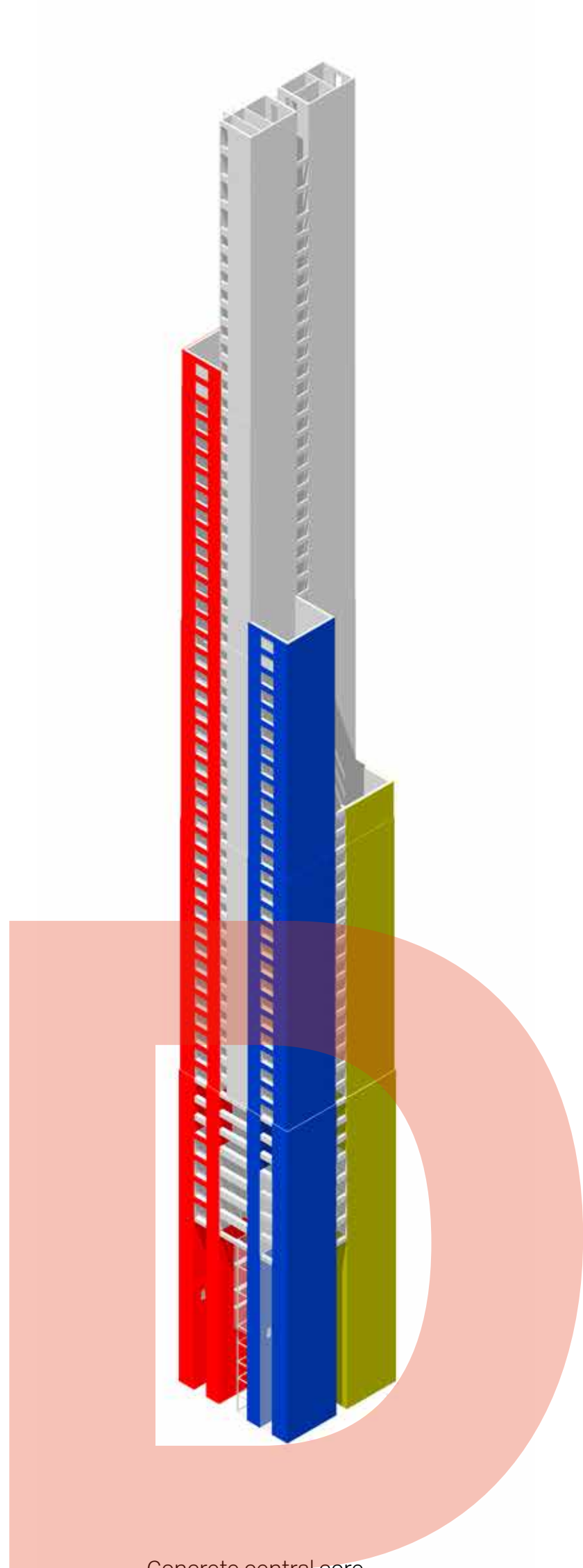
Diagonal Corner Structure



Diagonal Corner Structure



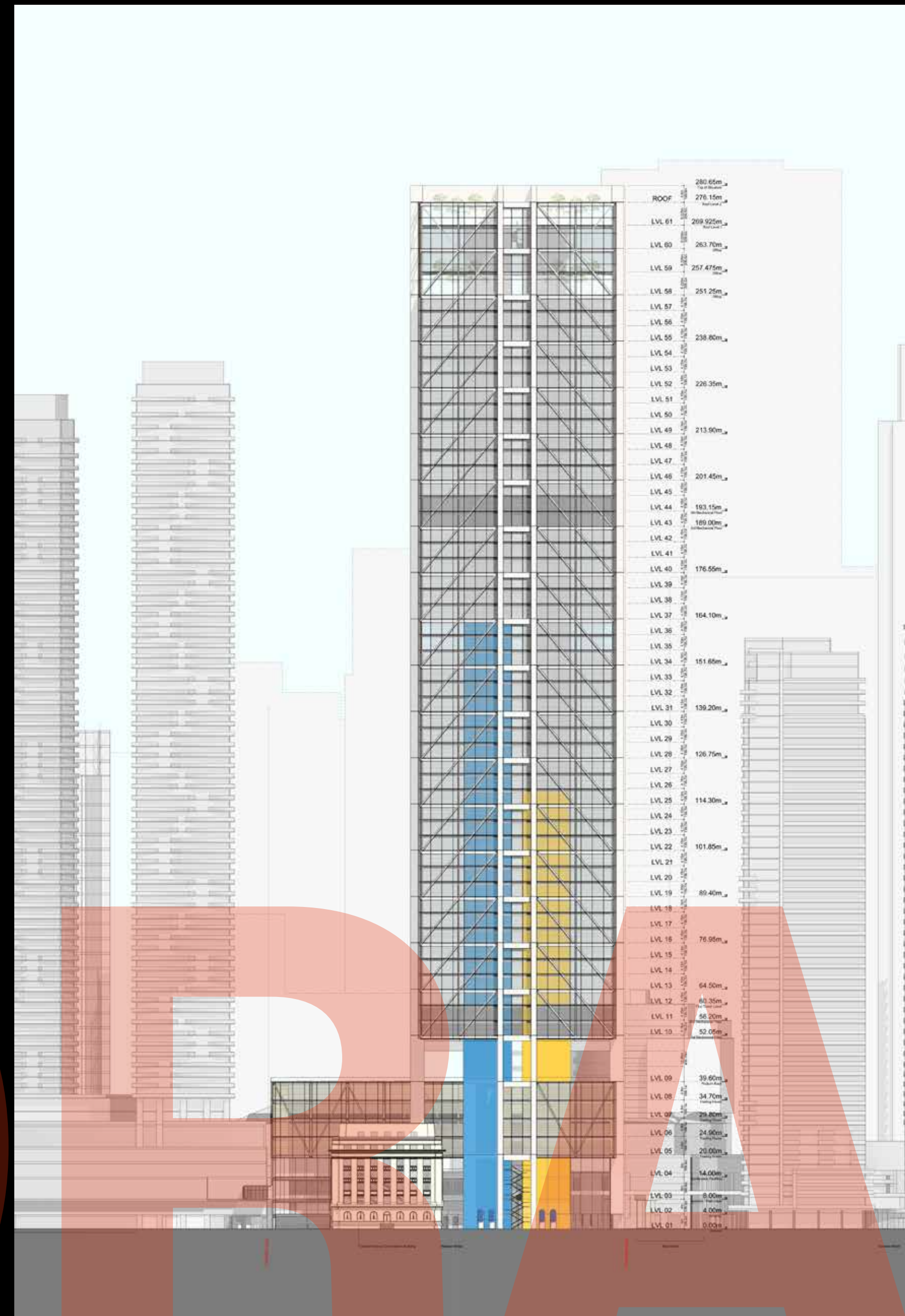
Tower Structure



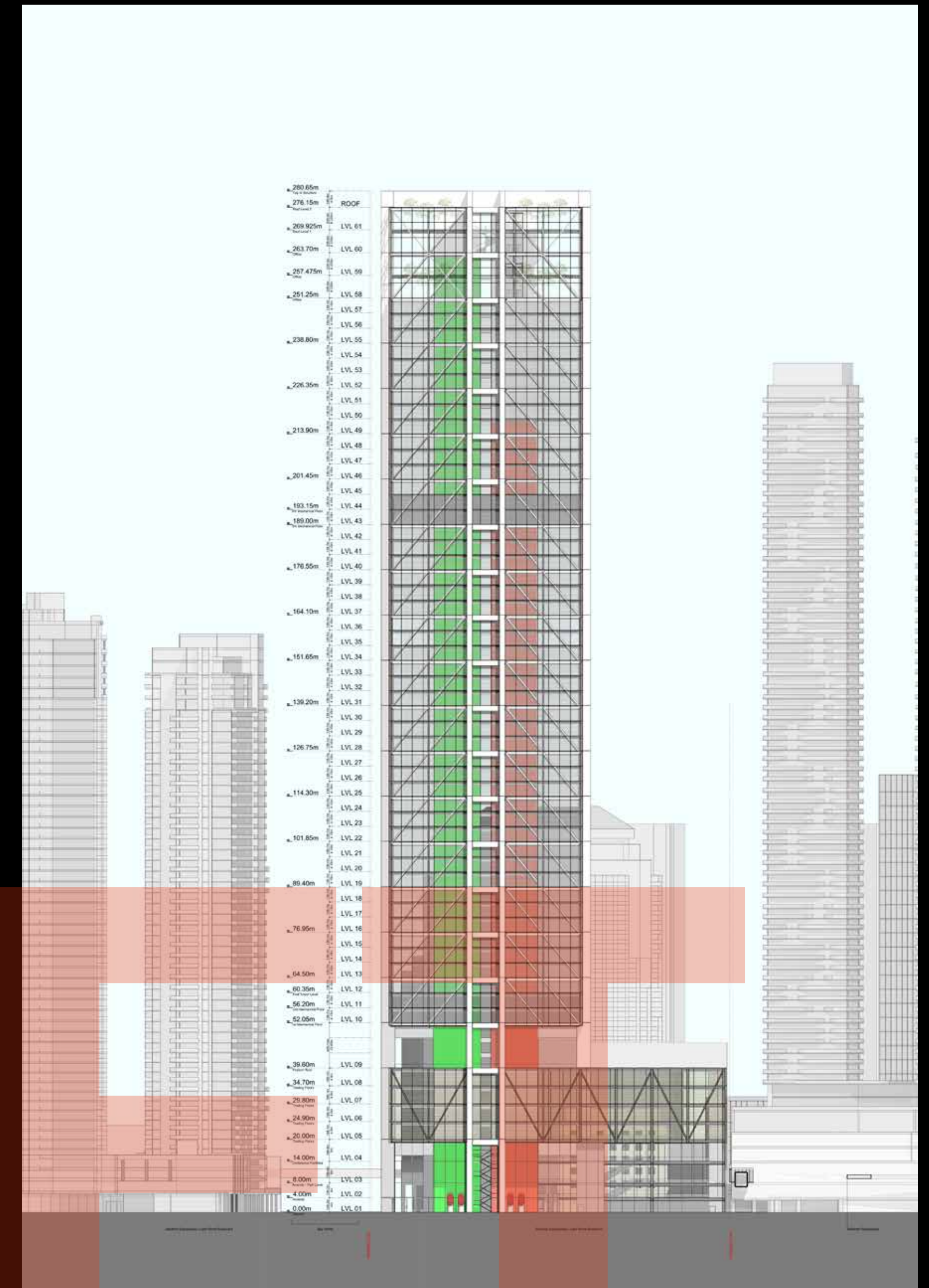


DRAT

Elevations



South Elevation



North Elevation



Building Organisation

Lot Area: 7,259 m²

NRGFA: 136,405 m² (excl. THC Building)

Lot Coverage: 18.79

Storeys above grade: 60

Highest Point of Building: 280.65m

Highest occupied floor level: 263.70m

NRGFA by Use

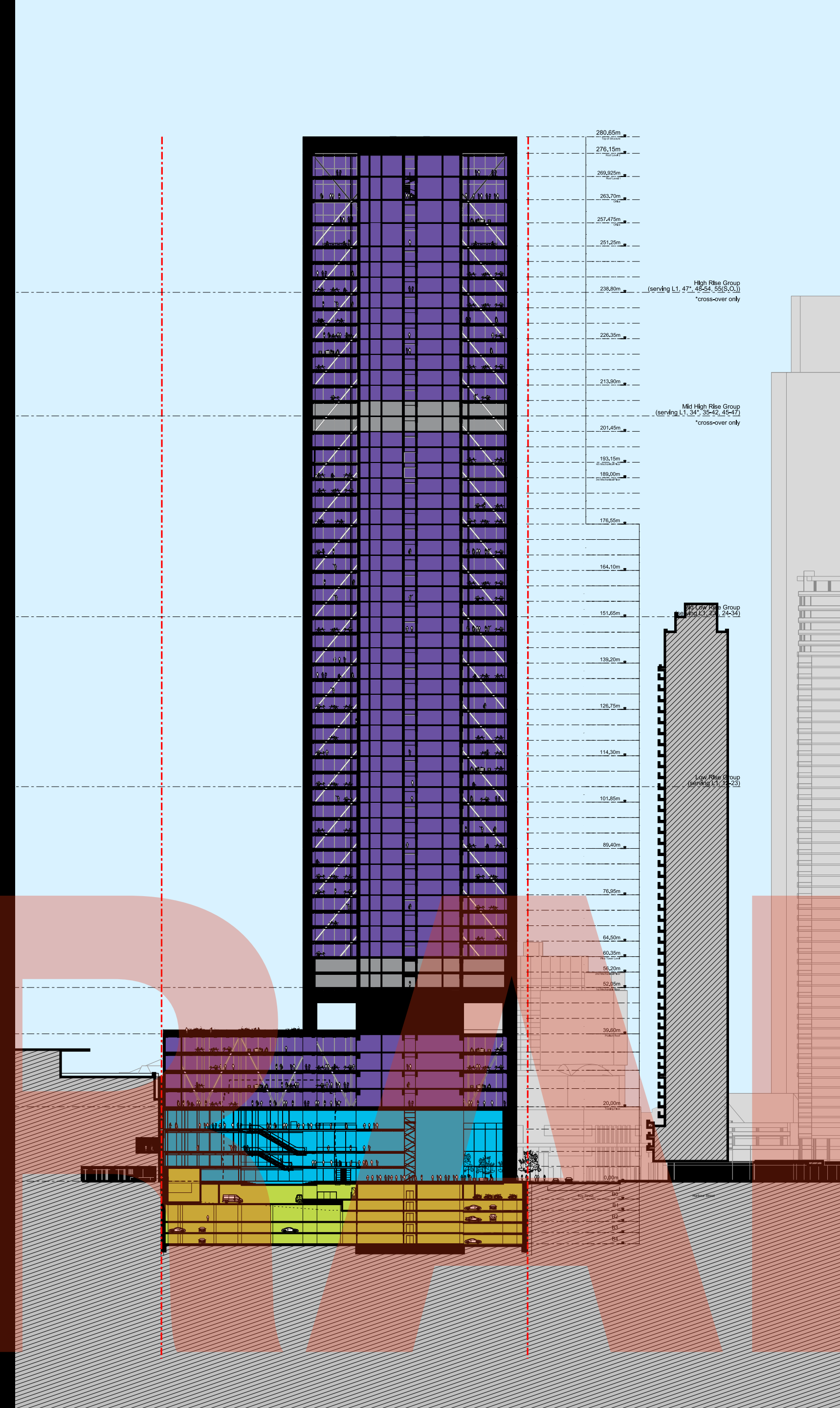
Office: 134,277m²

Retail/Amenity: 2,128m²

Parking: 280 stalls below grade

Loading: 9 loading bays below grade

- Plant / Mechanical
- Offices
- Lobby / Retail
- Car Parking / Loading



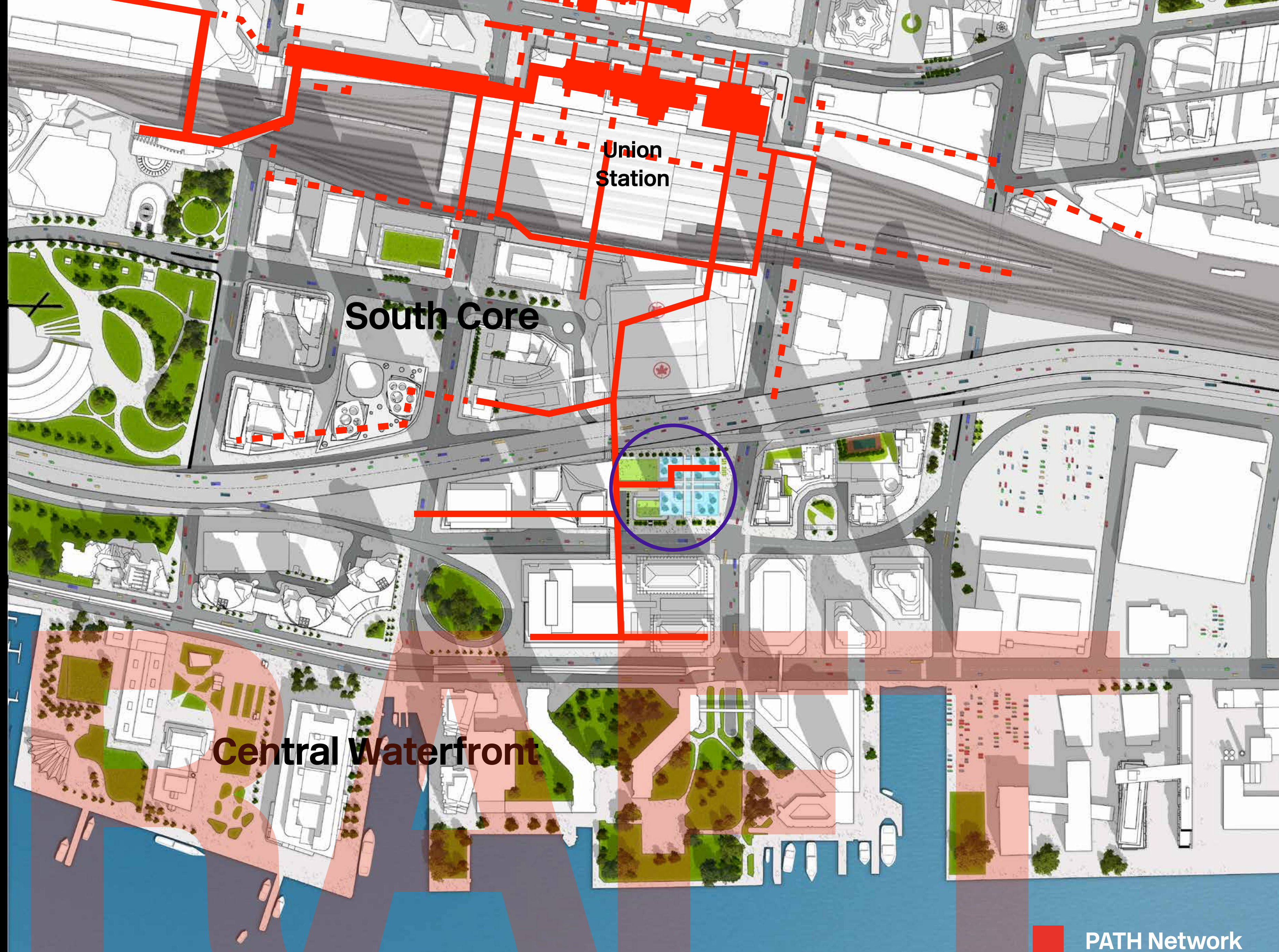


Approach from the city south along Bay Street





TORONTO HARBOR COMMISSION



Union Station

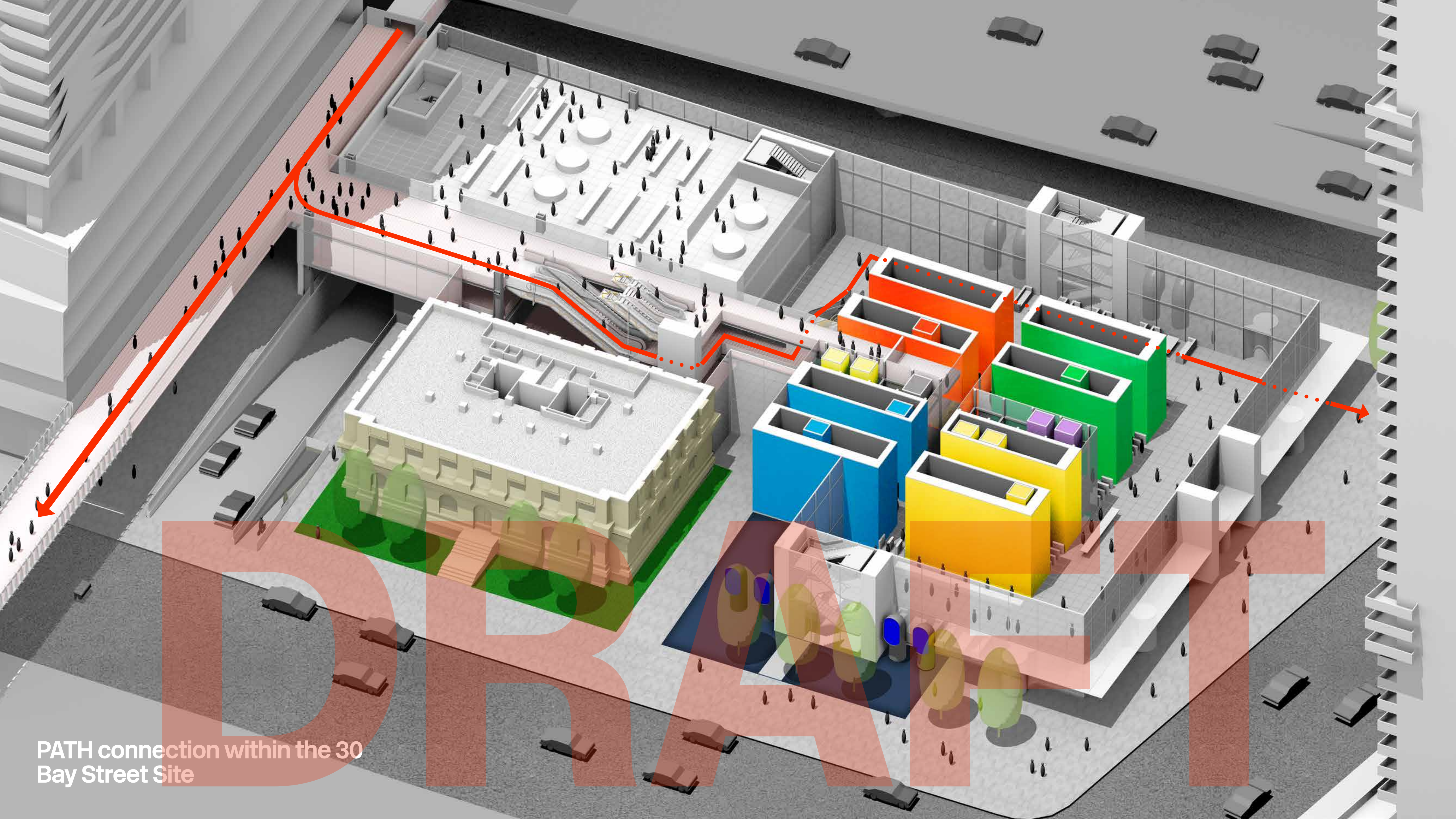
South Core

Central Waterfront

 PATH Network

D

Extending the elevated PATH network to 30 Bay Street



PATH connection within the 30 Bay Street Site

LAKE SHORE BLVD

BAY STREET

HARBOUR STREET

CACF



PATH Level



LAKE SHORE BLVD

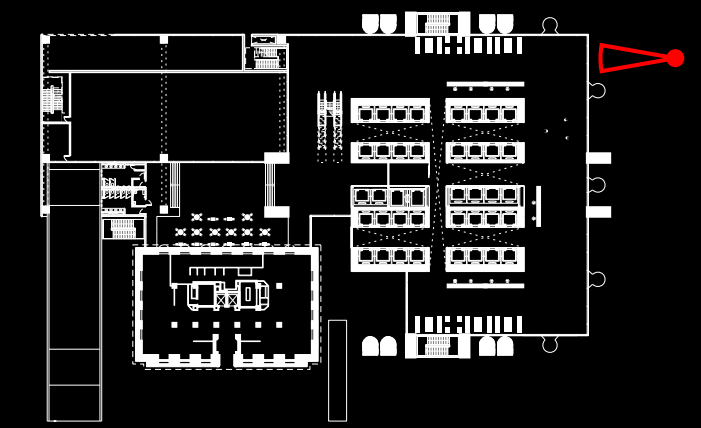
BAY STREET

HARBOUR STREET

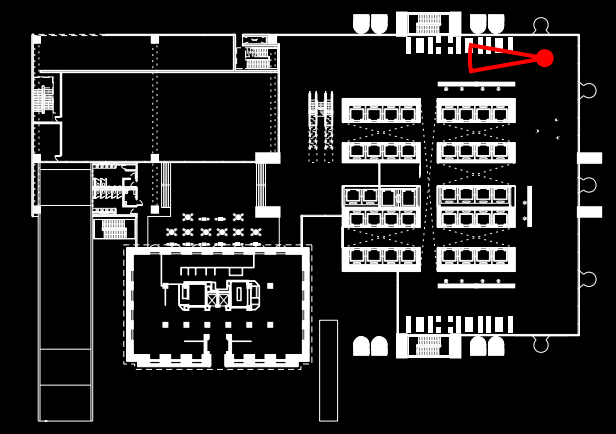
CACF



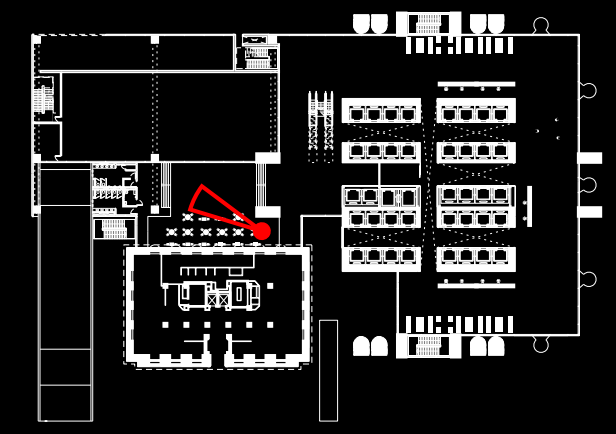
Ground Level 01



View into Lobby from corner of Bay St and Lake Shore Boulevard West



**Lobby at corner of Bay St and
Lake Shore Boulevard West**

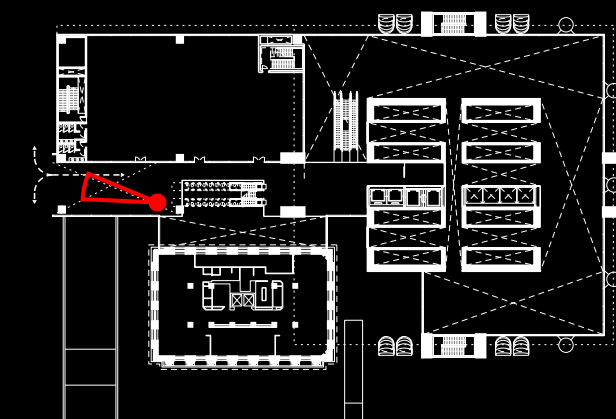


Internal atrium linking 60 Harbour with podium PATH link

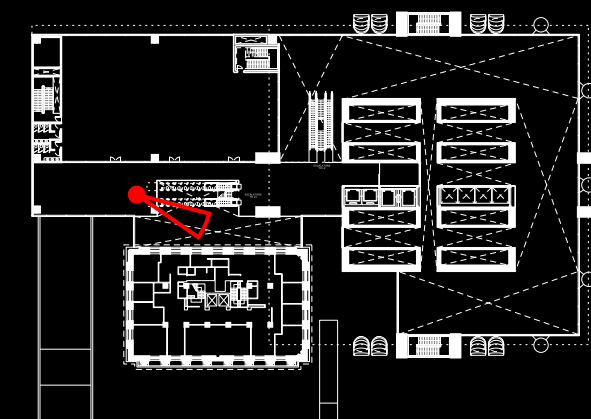


DRPRAFT

Current study of a direct
escalator link between
ground and PATH level

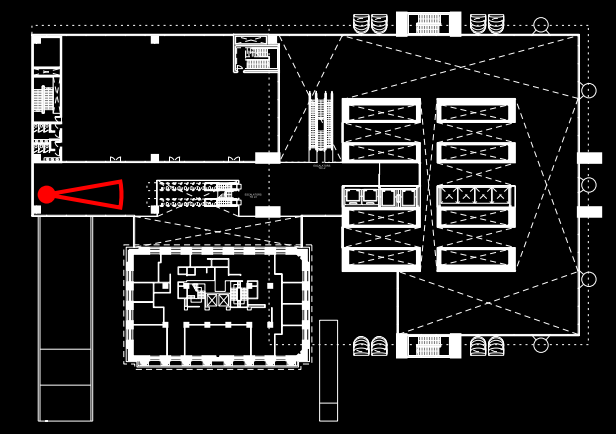


Top of escalator at +8.0m Level 3 looking west towards the PATH connection below Harbour Residences

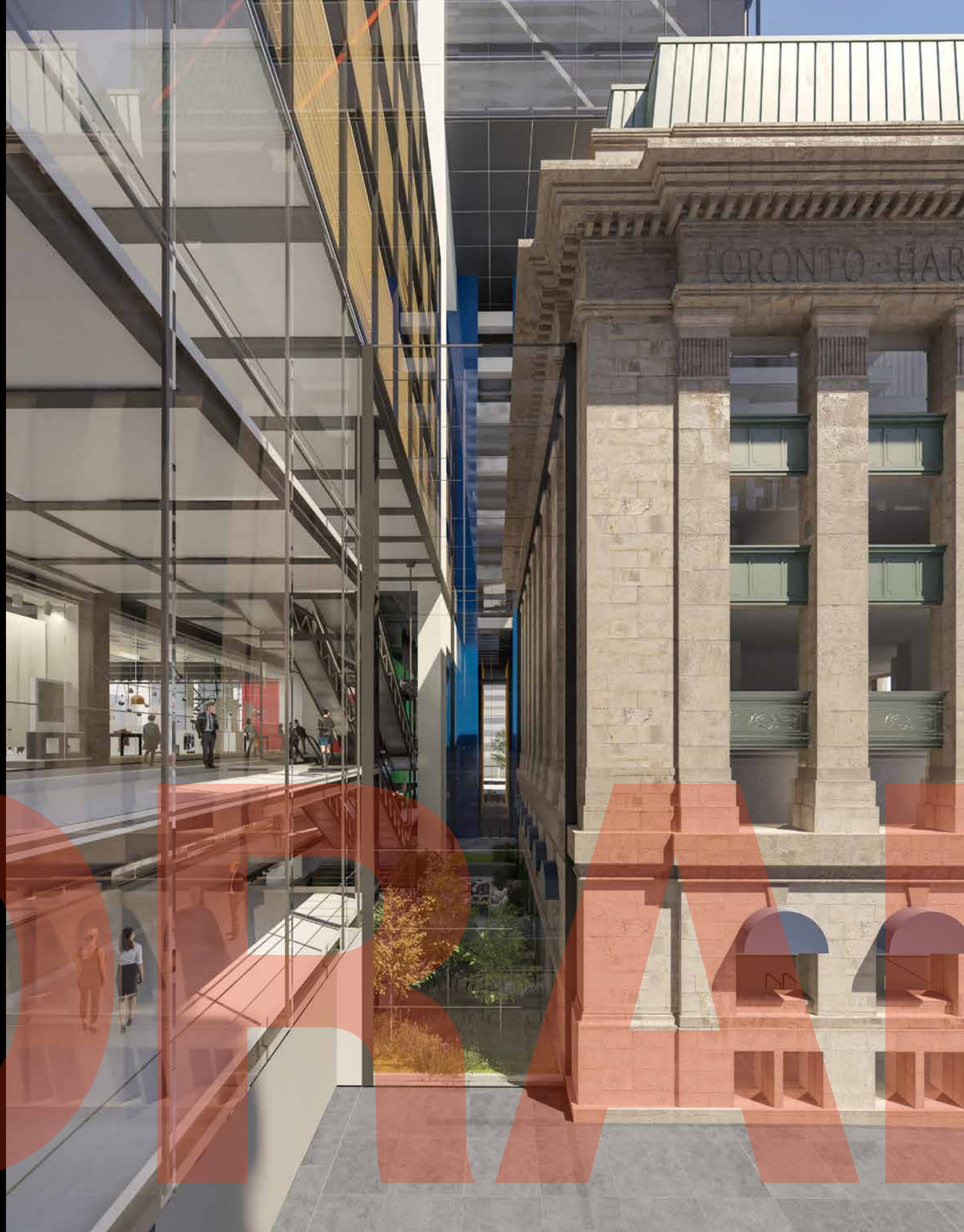


PATH

View looking back from top of
escalators at PATH +8.0m Level 3



**View from PATH entrance
via bridge link from Harbour
Residences looking east towards
Bay Street**

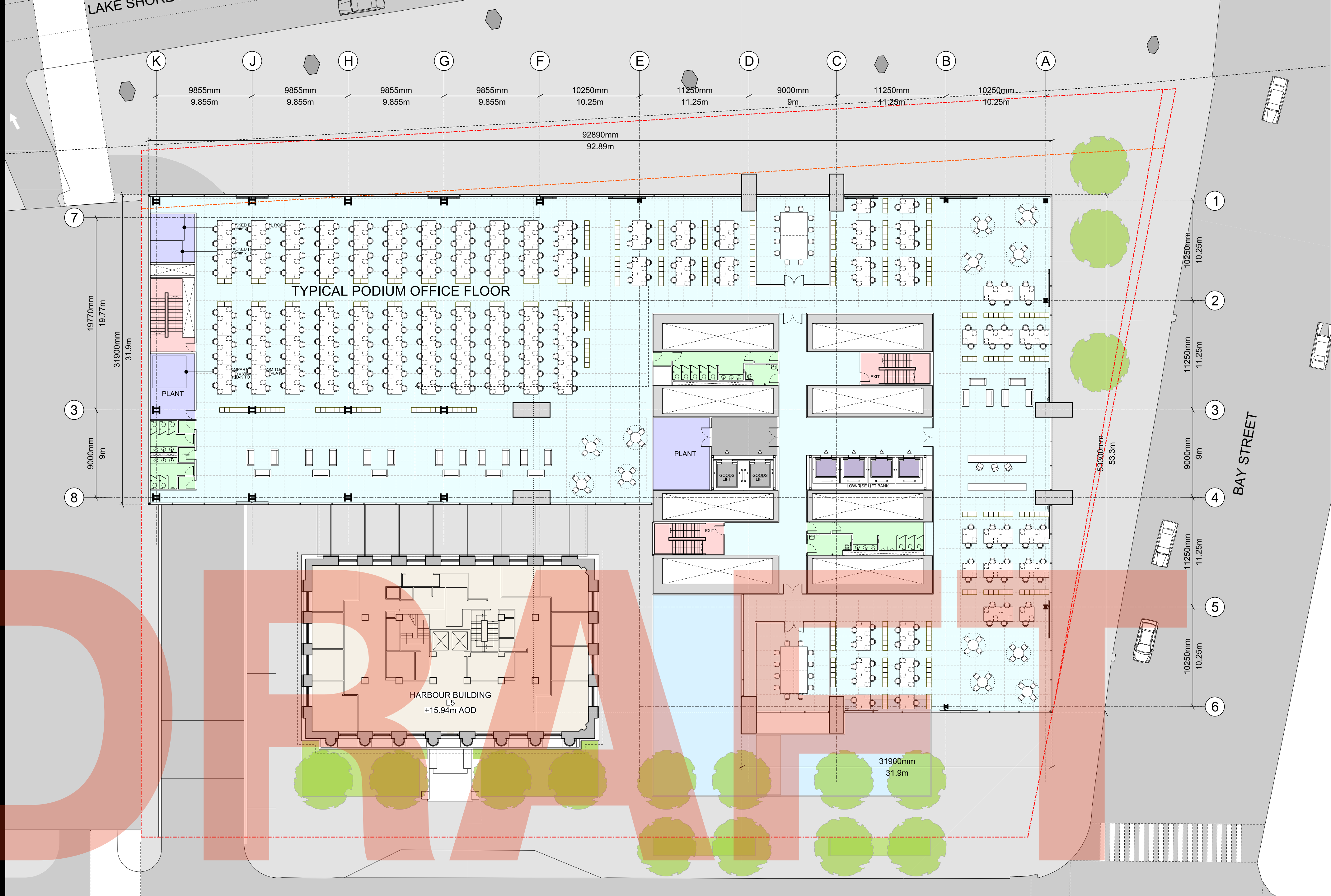


**View of glazed atrium link
between podium south elevation
and the north facade of
60 Harbour**

**Non-Residential
Gross Floor Area**

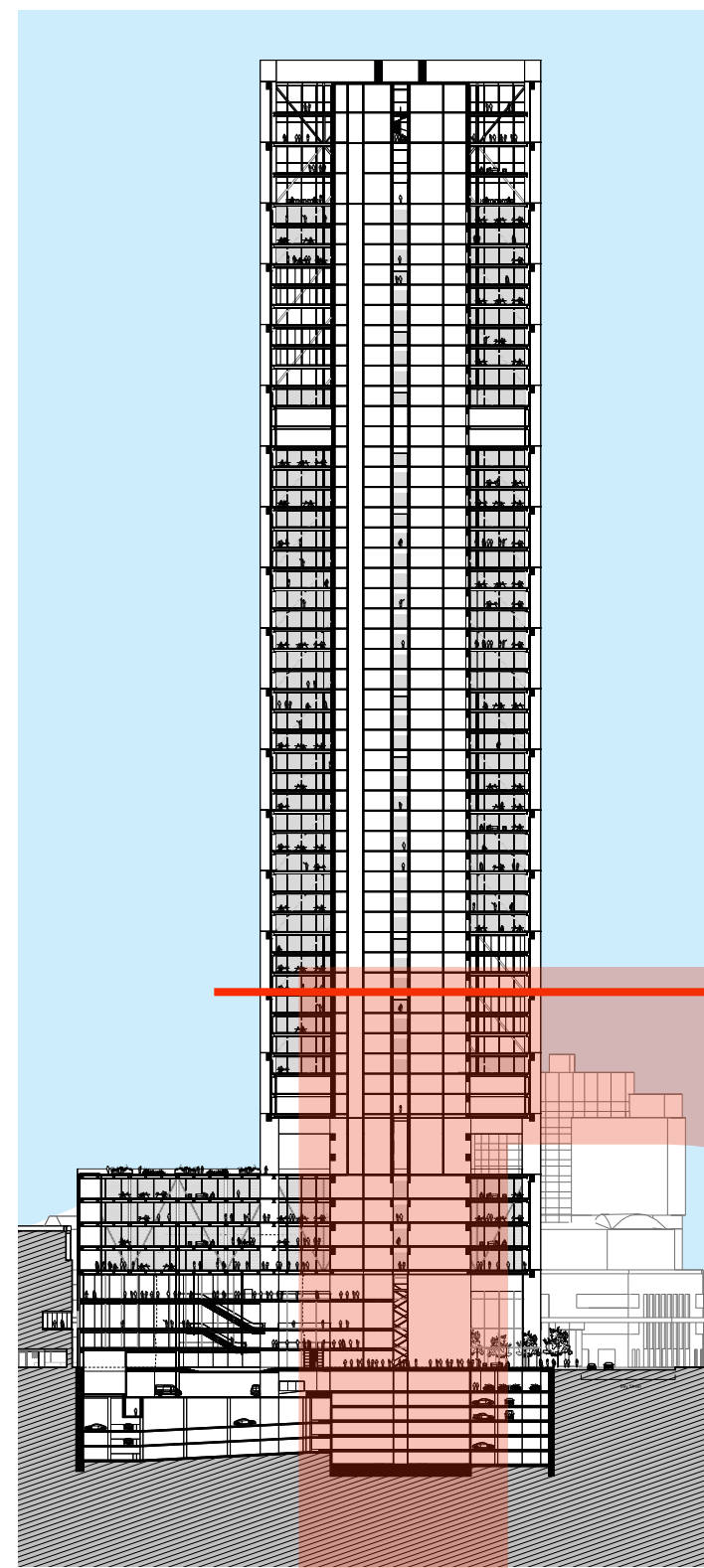
3,200 m²
34,443 ft²

**Podium Office
Levels 05-08**



Tower Plan

Typical Low-Rise (Level 16) shown for reference



16

**Average Non-Residential
Gross Floor Area**

2,505 m²

26,964 ft²

