

215 Lakeshore Blvd East, Phase 1 Waterfront Design Review Panel

May 16, 2018



HARIRI PONTARINI
ARCHITECTS

Janet
Rosenberg
& Studio





Lake Shore Blvd E

Phase 2

45 m + 6 m
14 sty

150 m + 6 m
49 sty

120 m + 6 m
39 sty

Lower Sherbourne St

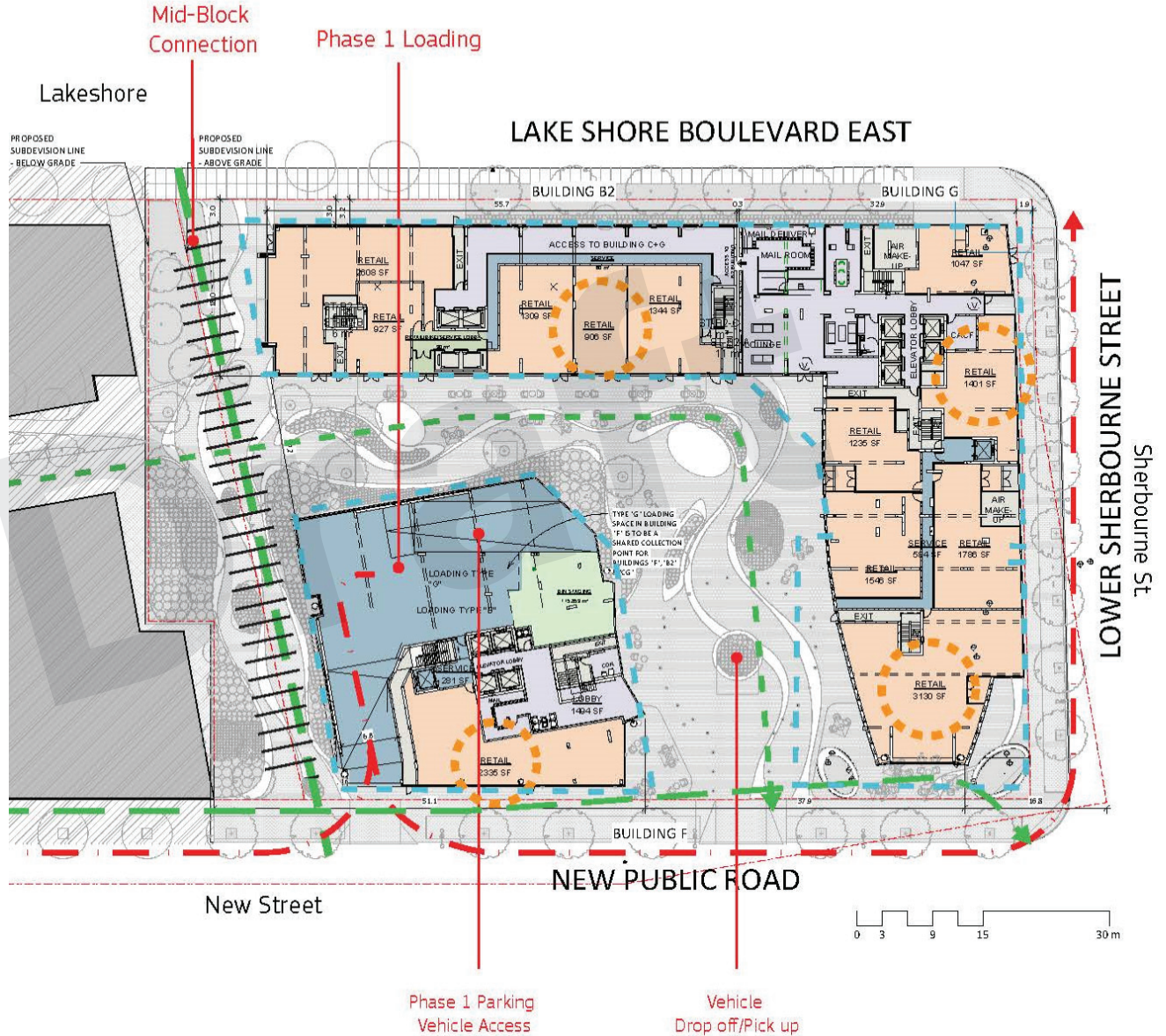
New Street

Richard

Architectural Update

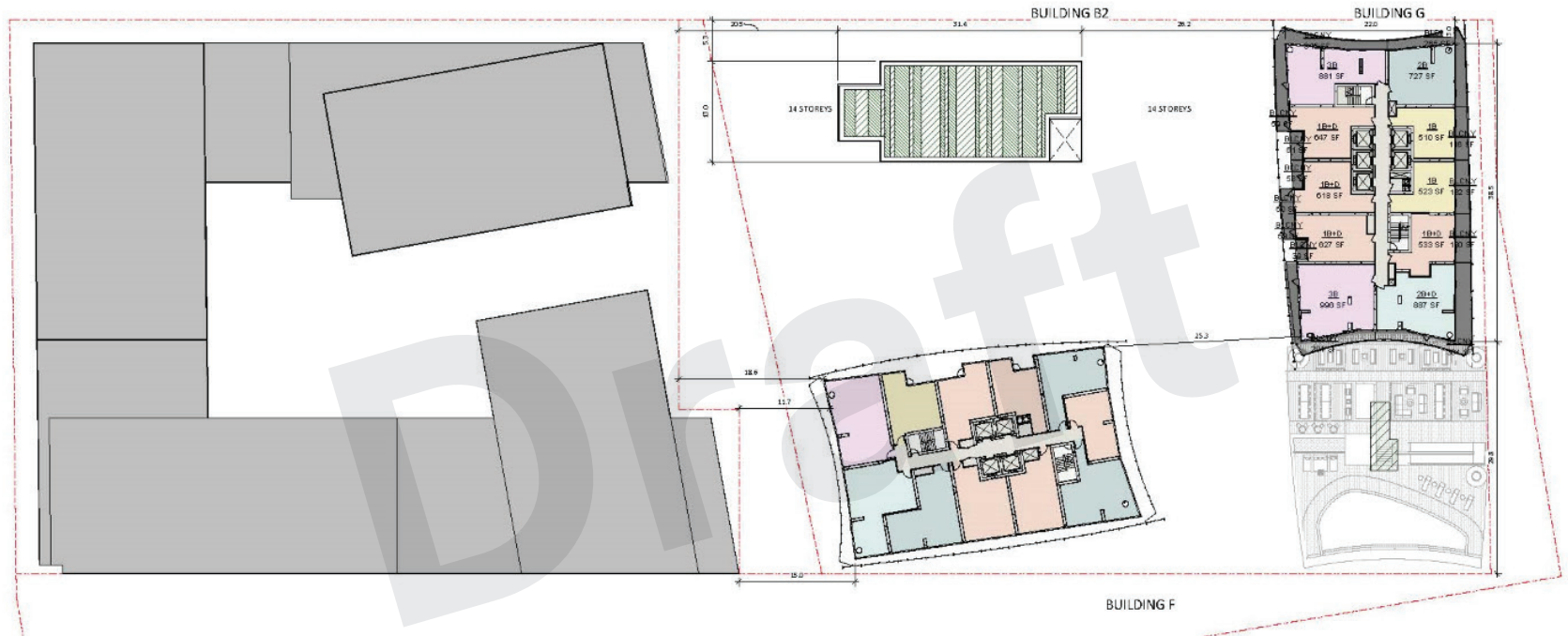
Ground Floor, Loading & Circulation Plan

- Mid-block Pedestrian Circulation
- Vehicular Circulation
- Retail Animation
- Permitted Building Envelope per Zoning Map

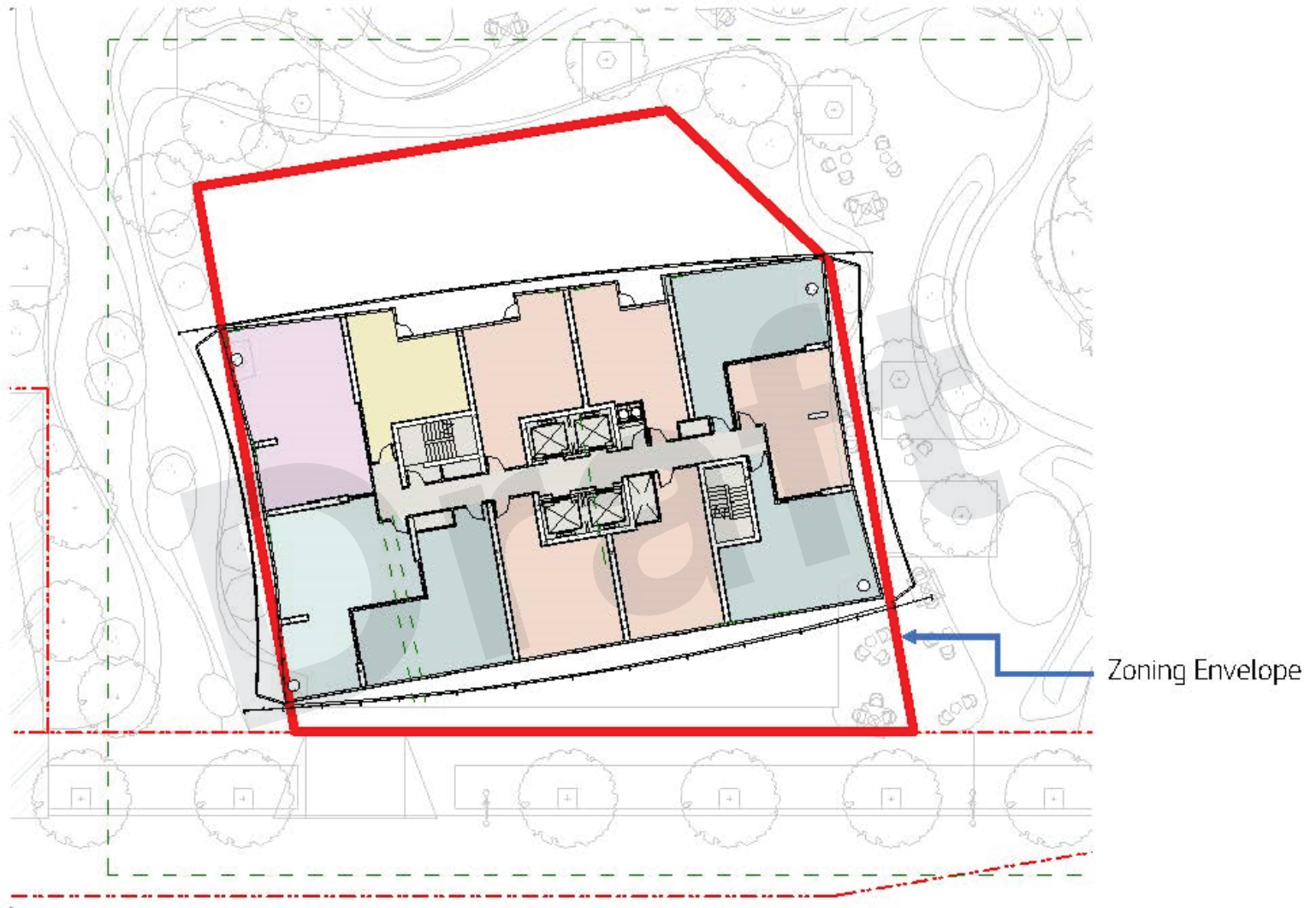




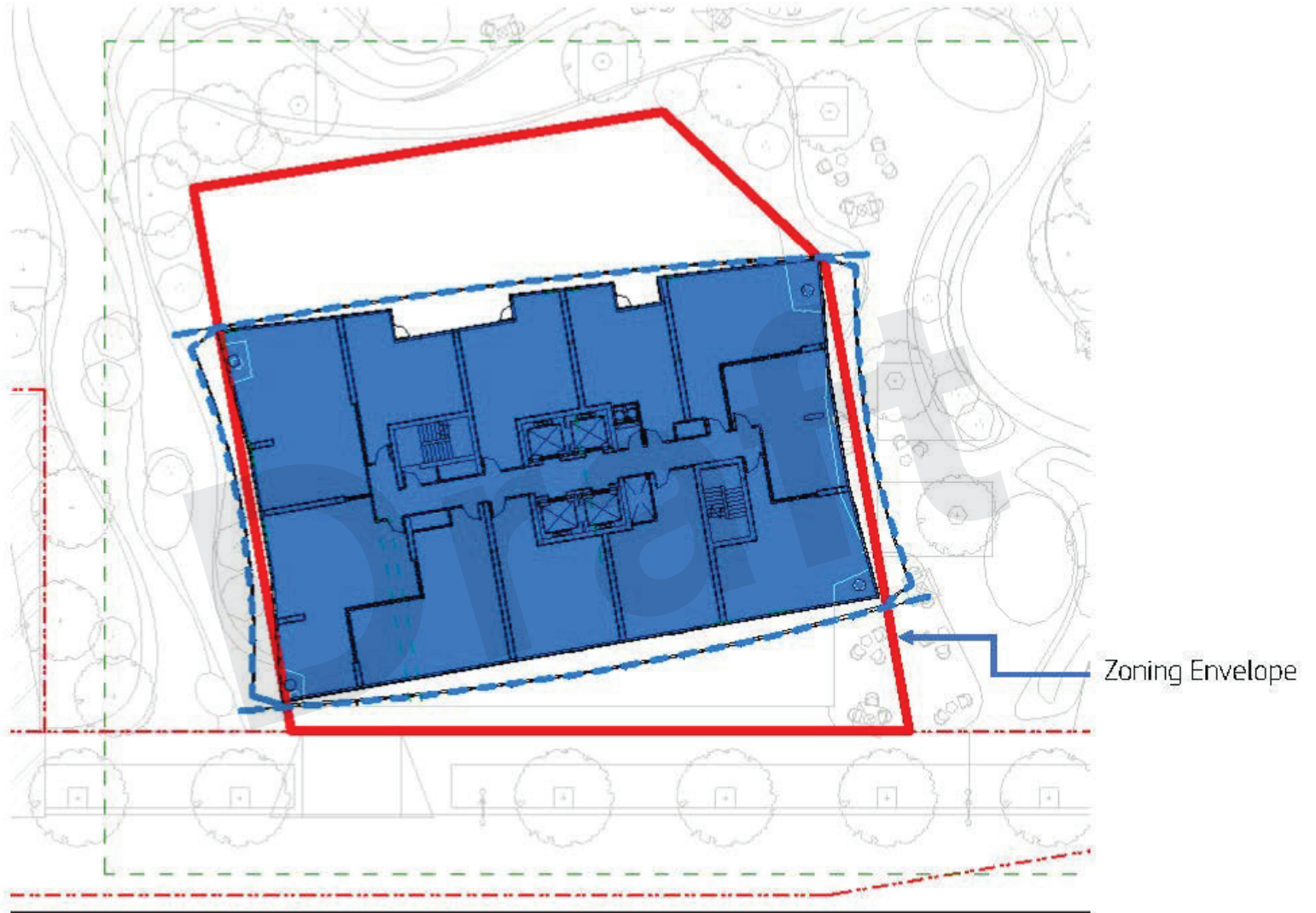
16th - and Above Floor Plan



Building F Tower Footprint
Tower Orientation Study

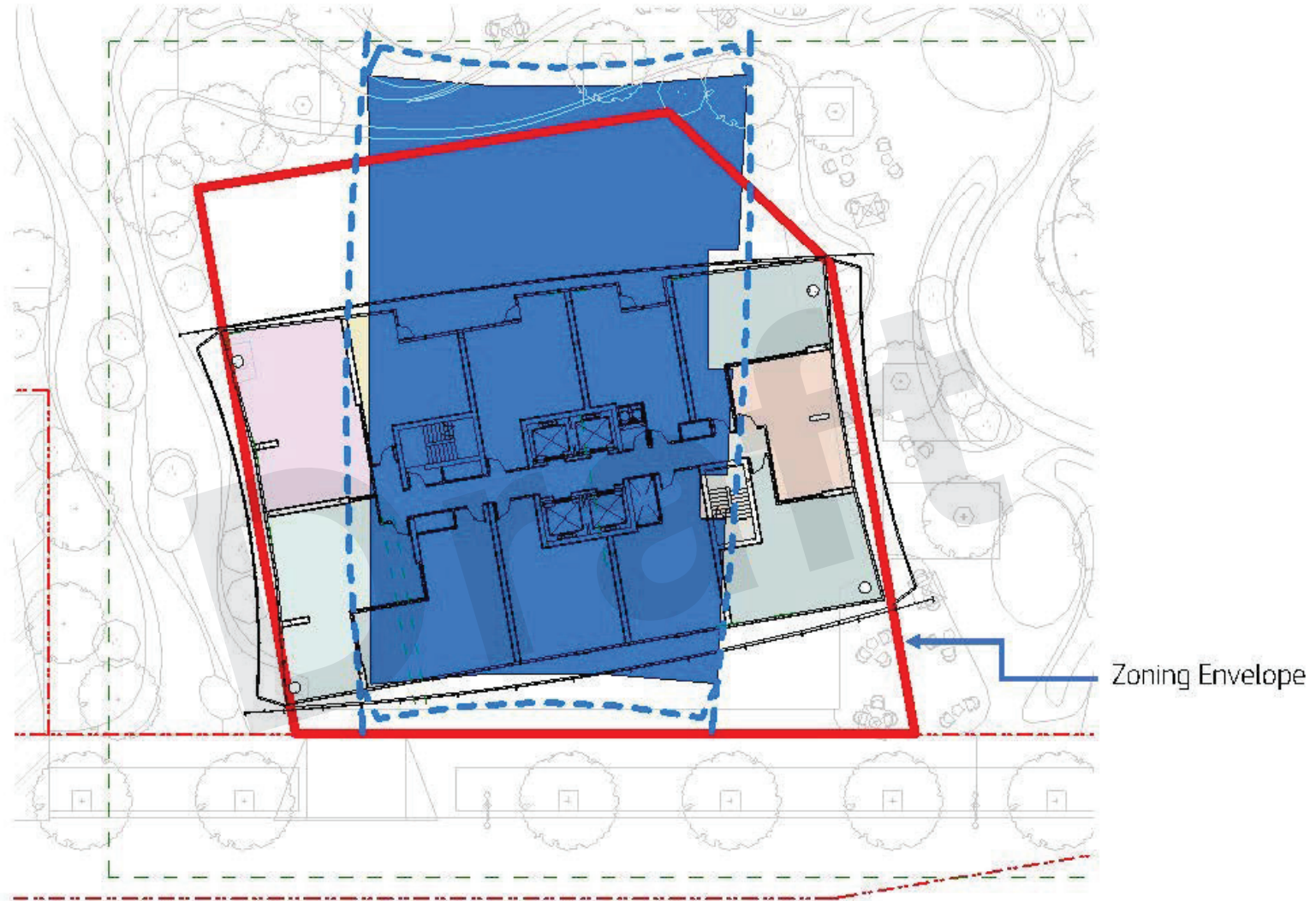


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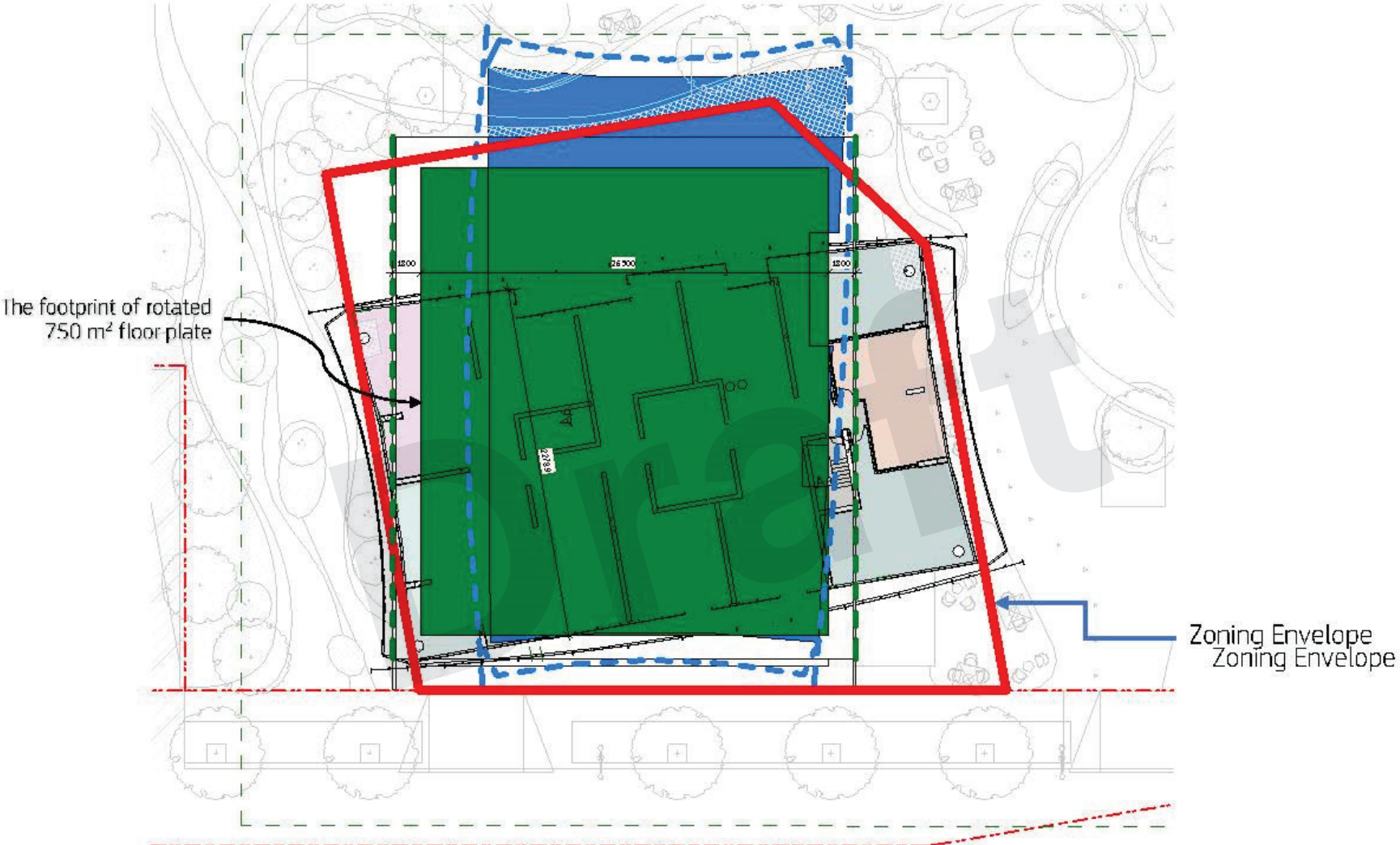
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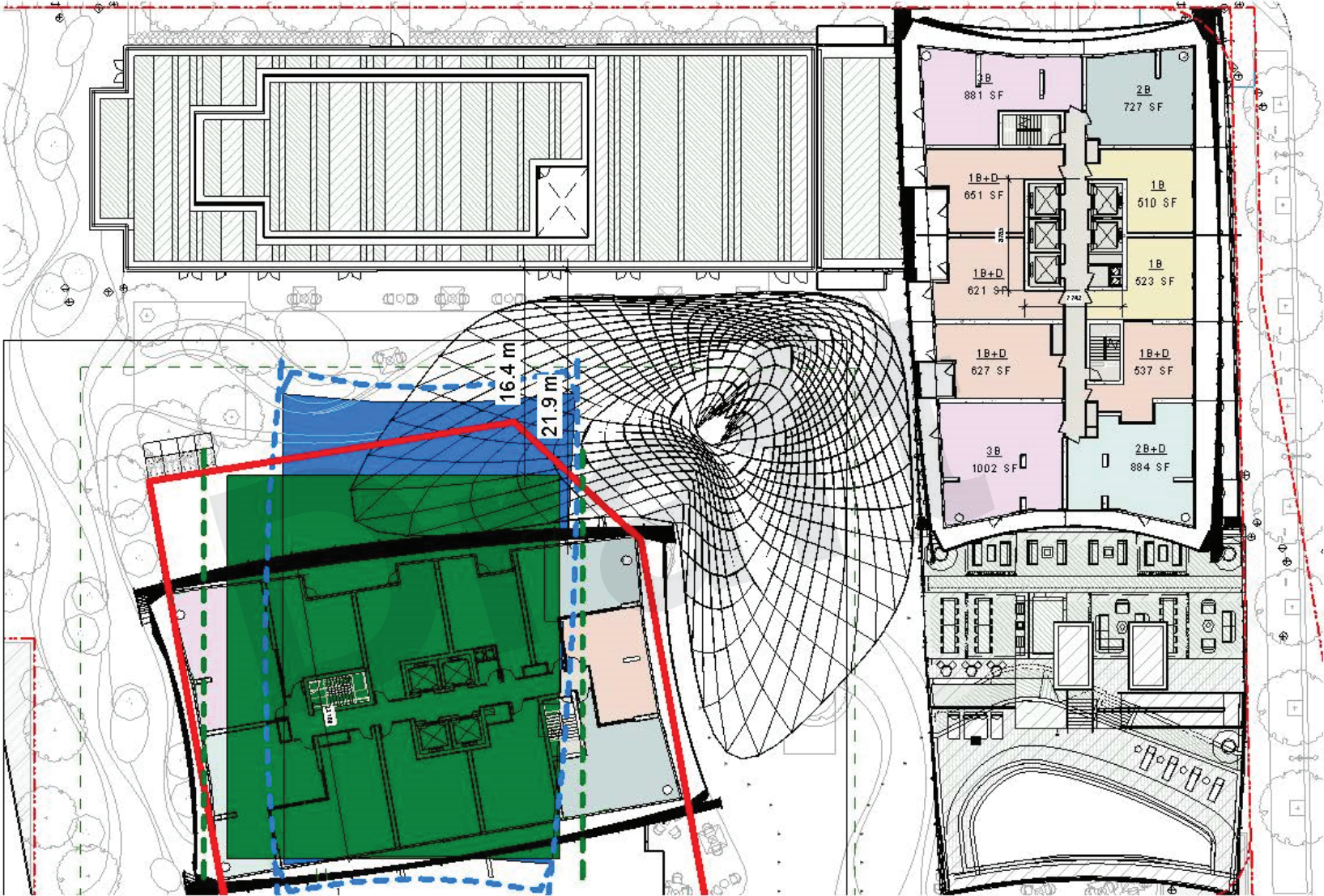
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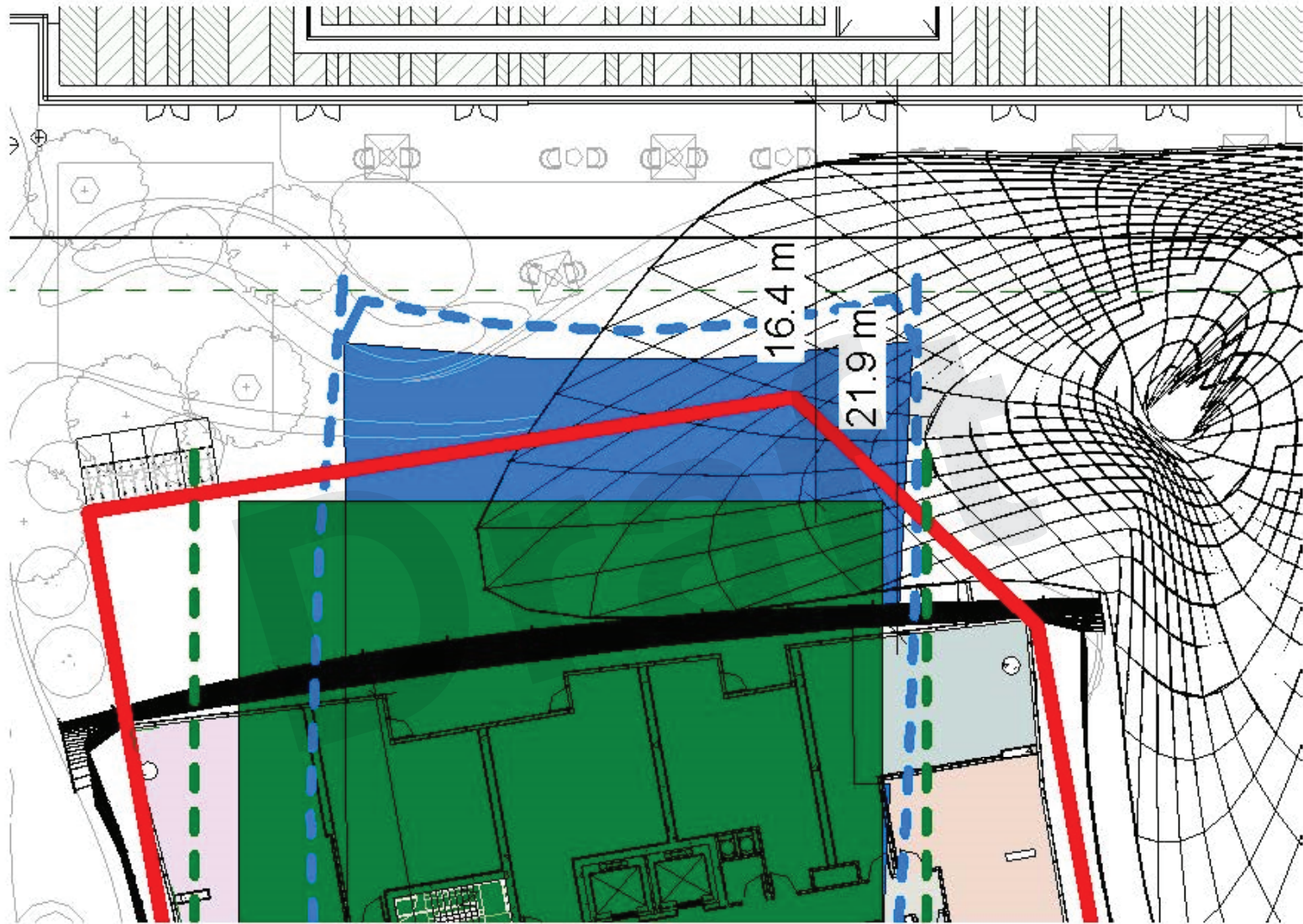


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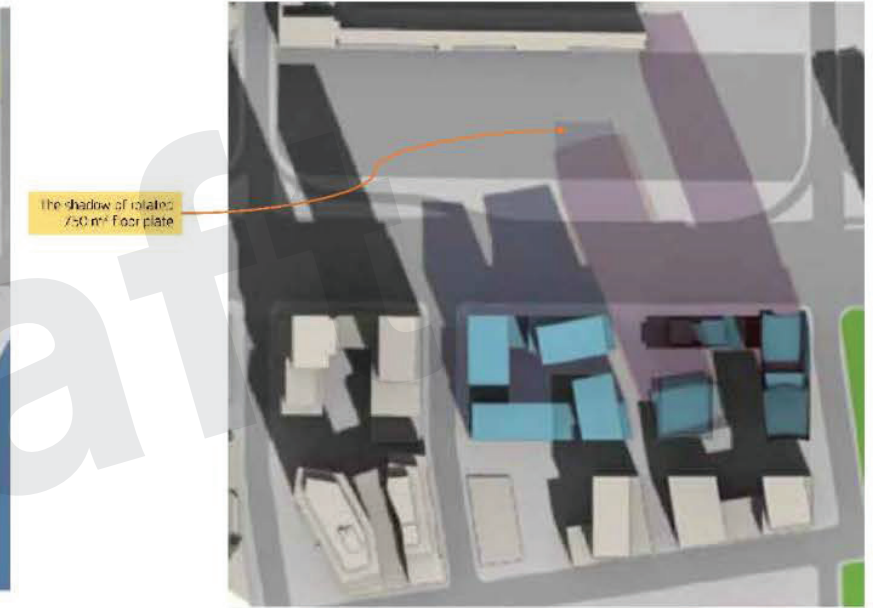
Tower Orientation Study



Building F Tower Footprint
Tower Orientation Study



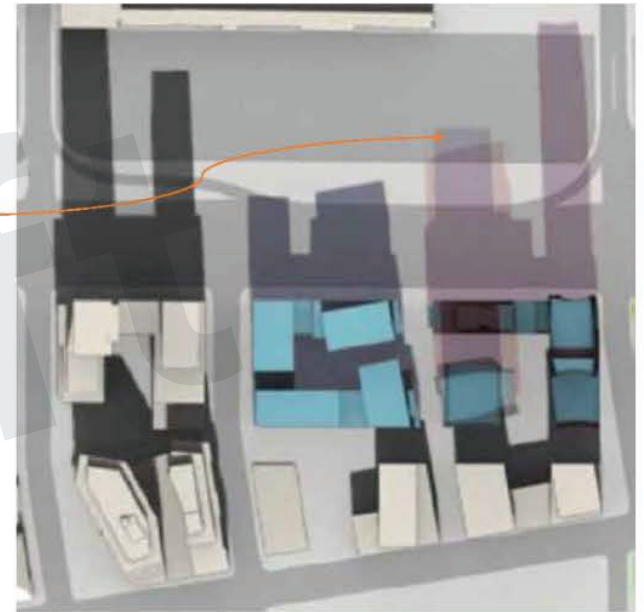
Shadow Study



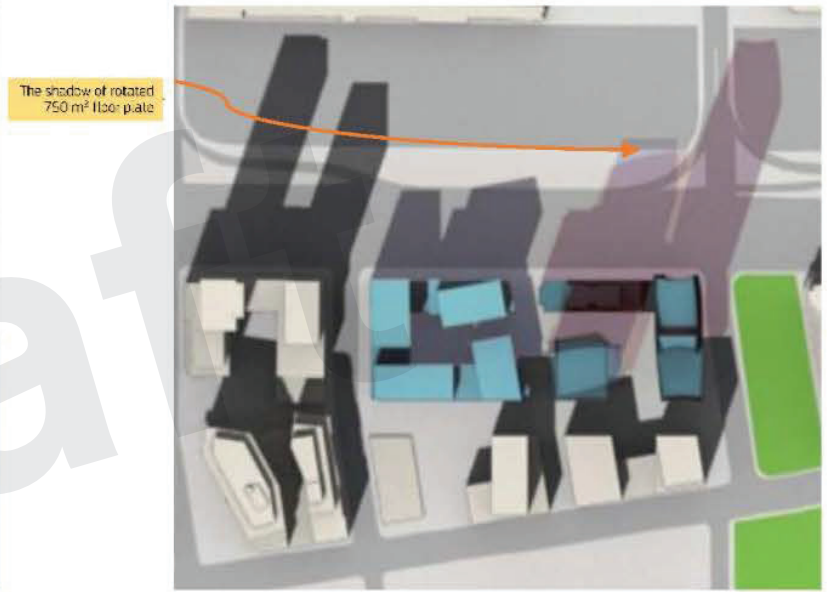
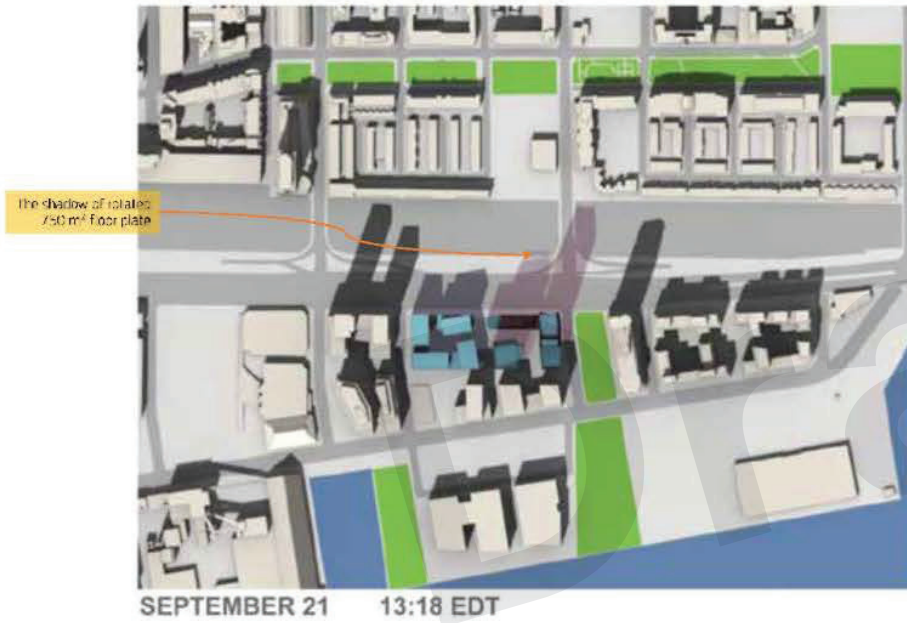
Shadow Study



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Shadow Study



View from South-West (2017 Scheme)



View from South-West (Current Scheme)

1. Added Building F Podium Along New Public Road to create a set-back for the tower.
2. Removed Canopy.



View from South-East (2017 Scheme)

View from South-East (Current Scheme)

1. Added Building F Podium Along New Public Road to create a set-back for the tower.
2. Removed Canopy.
3. Added Building CG Podium Along Lower Sherbourne for "Build-to-Line".

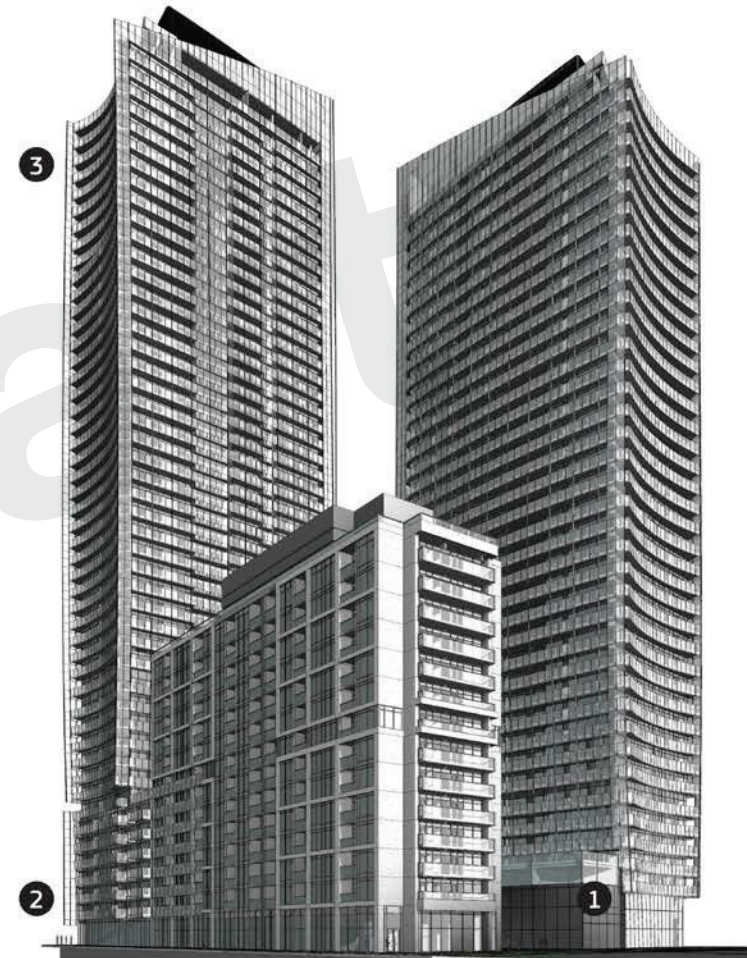


View from North-West (2017 Scheme)



View from North-West (Current Scheme)

1. Relocated Vehicular Entrance Away from Woonerf.
2. Cleared Visual Obstruction at NE Corner of Building CG.
3. Added Tower Set-Back on Tower C Top 10 Floors.

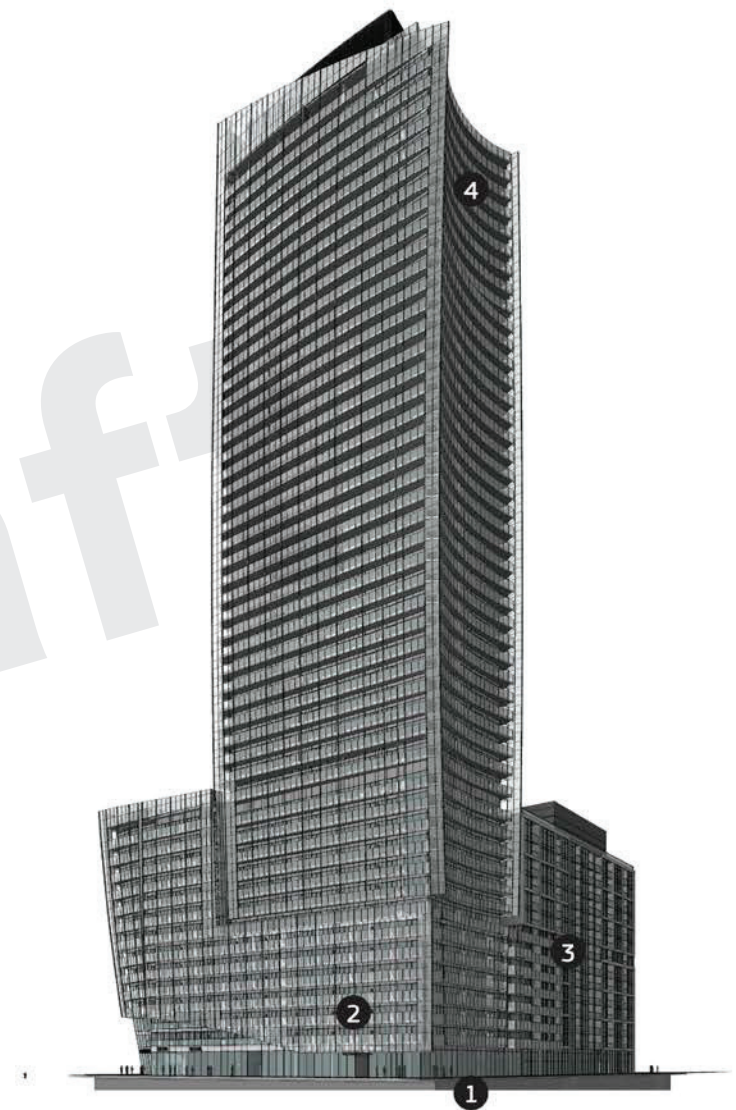


View from North-East (2017 Scheme)



View from North-East (2017 Scheme)

1. Cleared Visual Obstruction at NE Corner of Building CG.
2. Added Building CG Podium Along Lower Sherbourne for "Build-to-Line".
3. Integrated Building B2 with CG.
4. Added Tower Set-Back on Tower C Top 10 Floors.



View from North-East Close Up



Concept View (2017 Scheme)
View from South East



Concept View (Current Scheme)
View from South East



Close-up View of Urban Plaza (2017 Scheme)



Close-up View of Urban Plaza (Current Scheme)

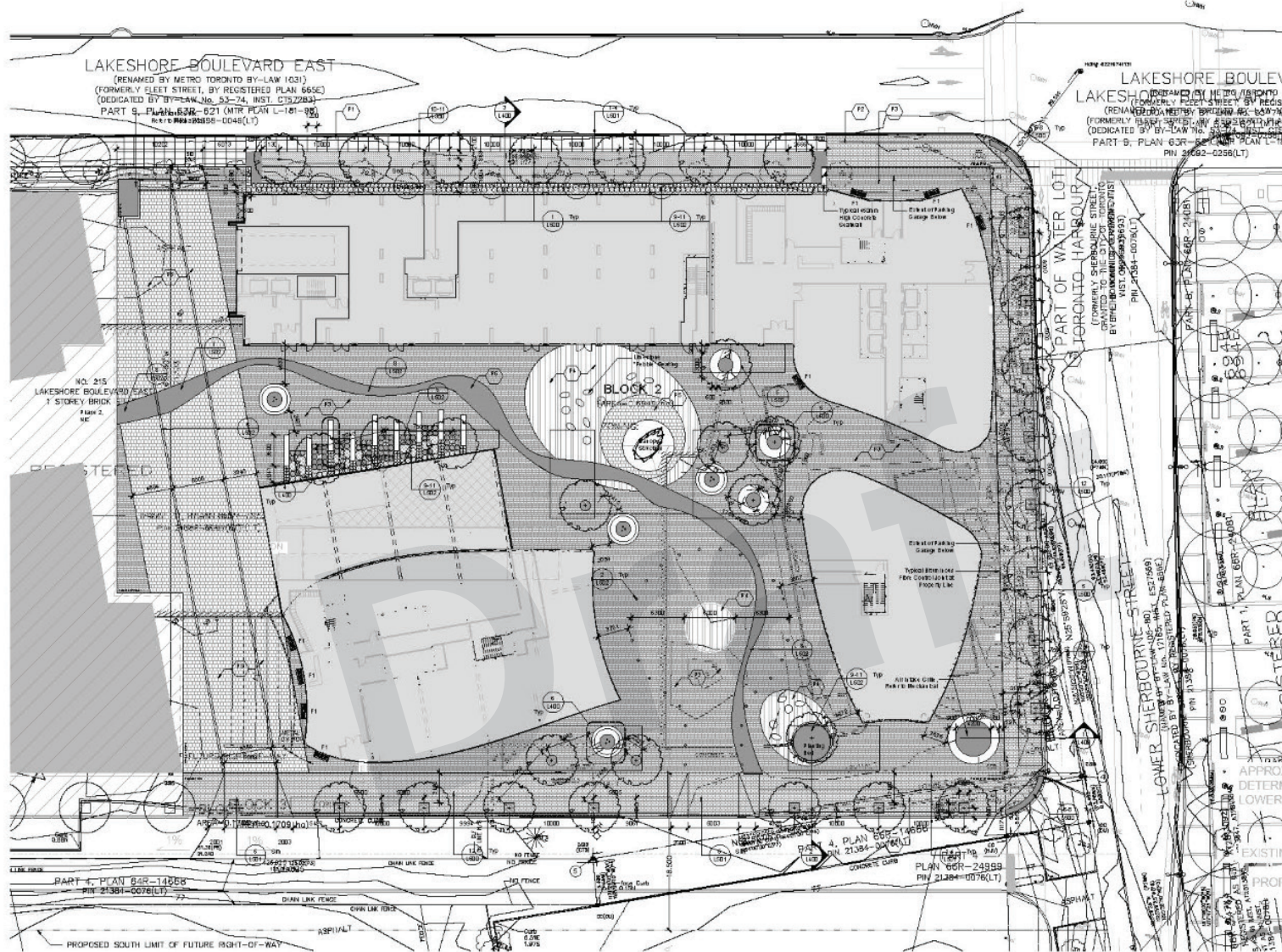


Initial Courtyard Rendering (2017 Scheme)
Urban Plaza/Public Art Glass Canopy



Initial Courtyard Rendering (Current Scheme)
Urban Plaza





Landscape & Public Realm Update

Current Ground Floor Layout Plan - Phase 1
 Showing full mid block connection

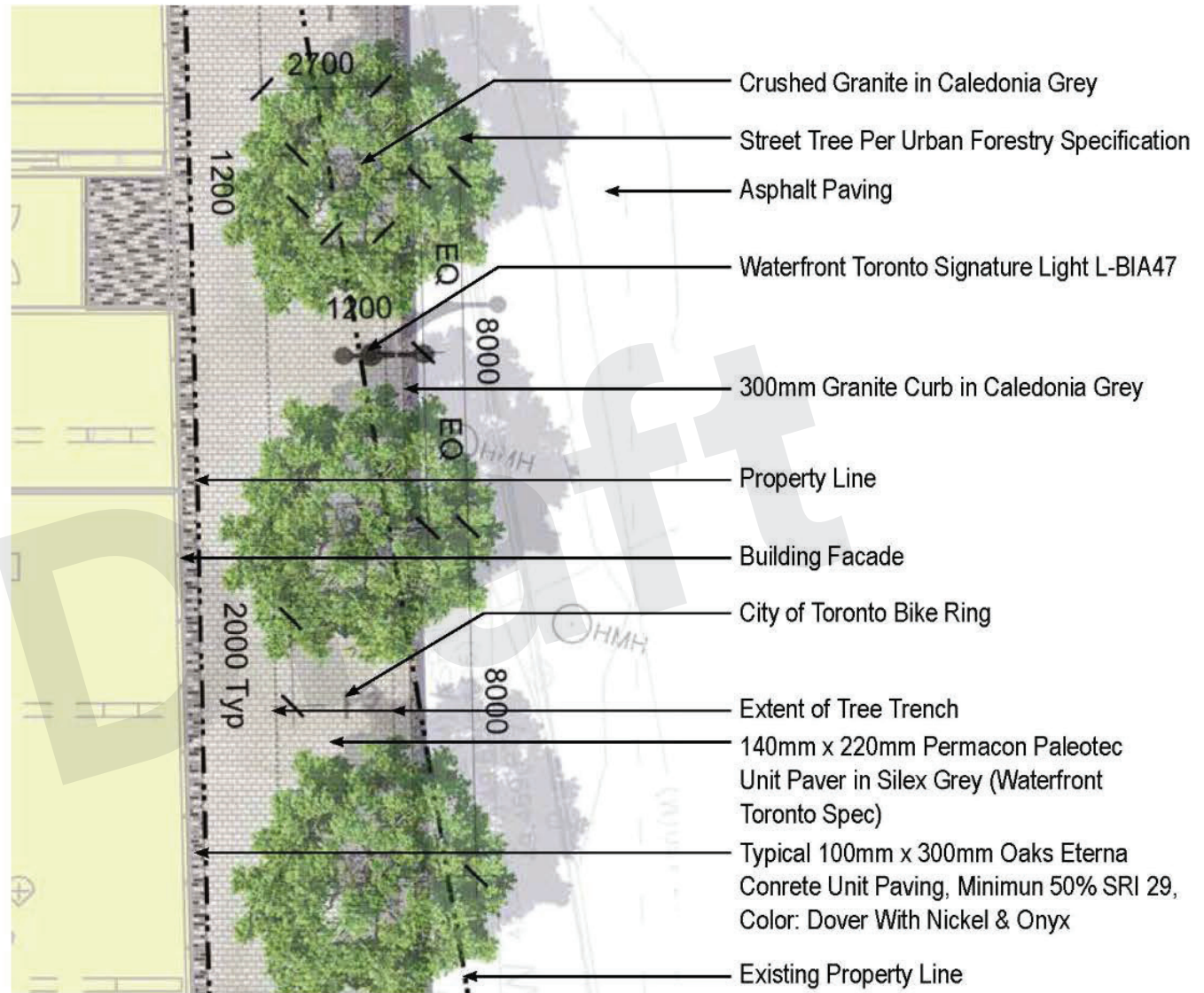


1. Added Building F Podium Along New Public Road to create a set-back for the tower.
2. Removed Canopy.
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Current Ground Floor Layout Plan - Phase 1

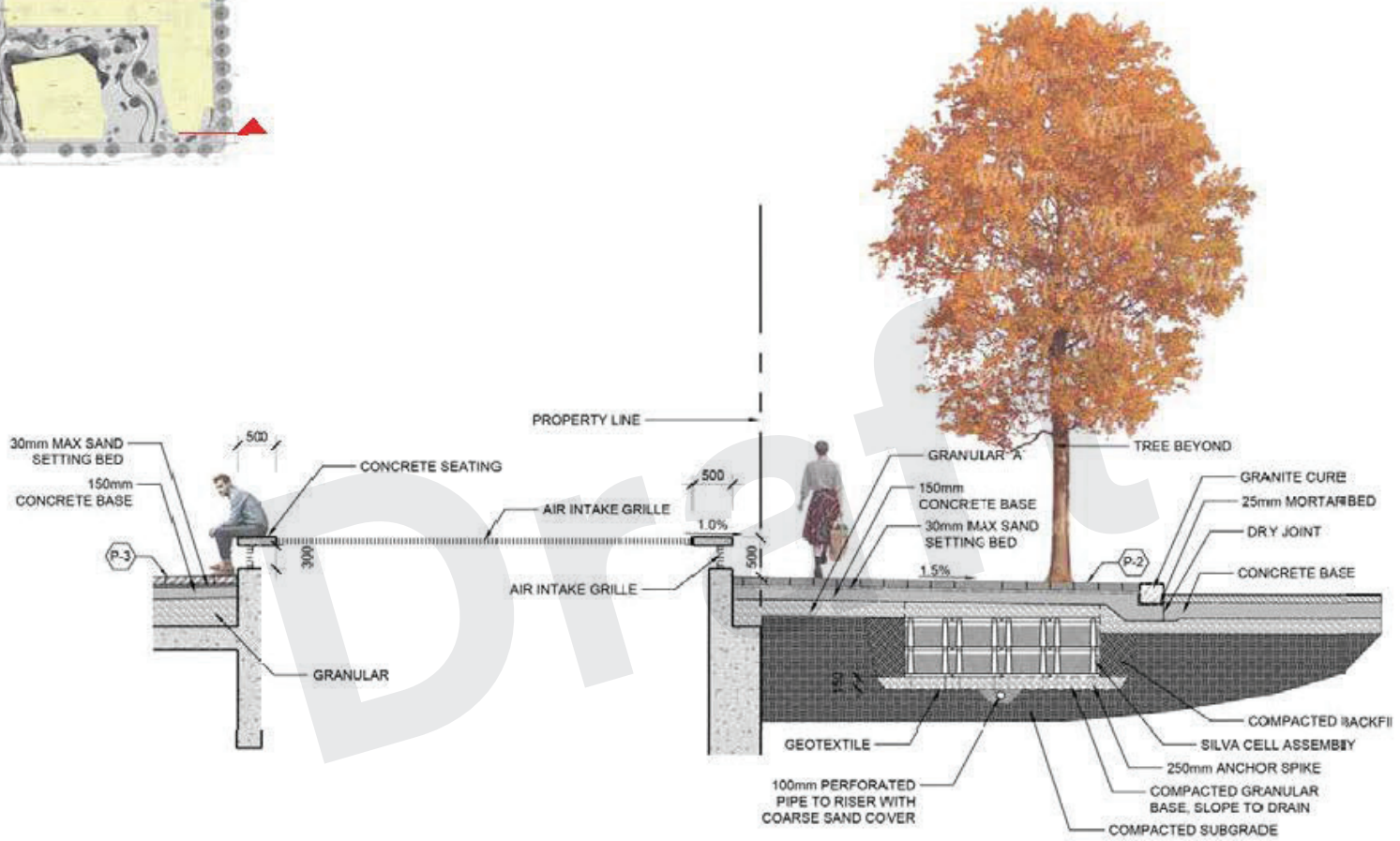


Partial Streetscape Layout Plan



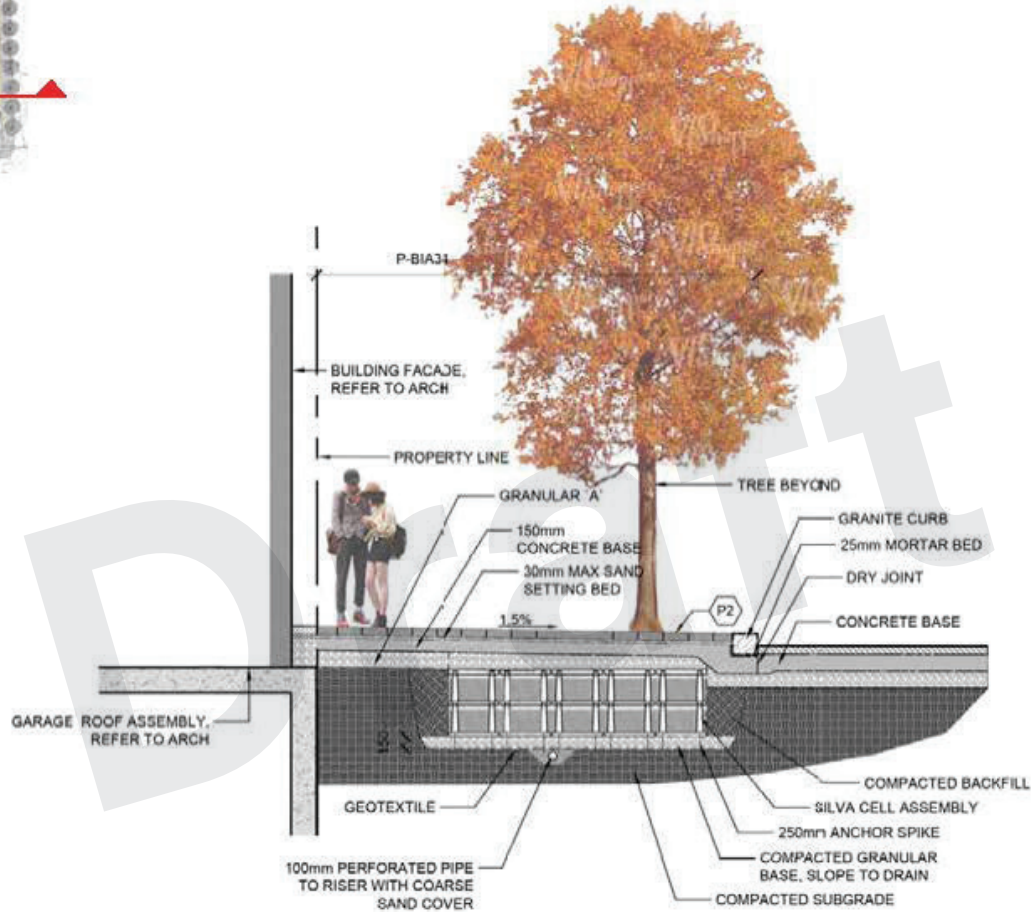
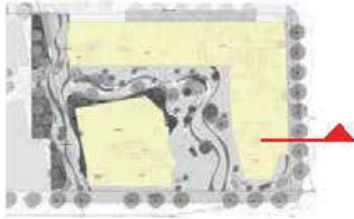
Landscape Sections

East-West Section Through Grille/Bench And Sherbourne Row

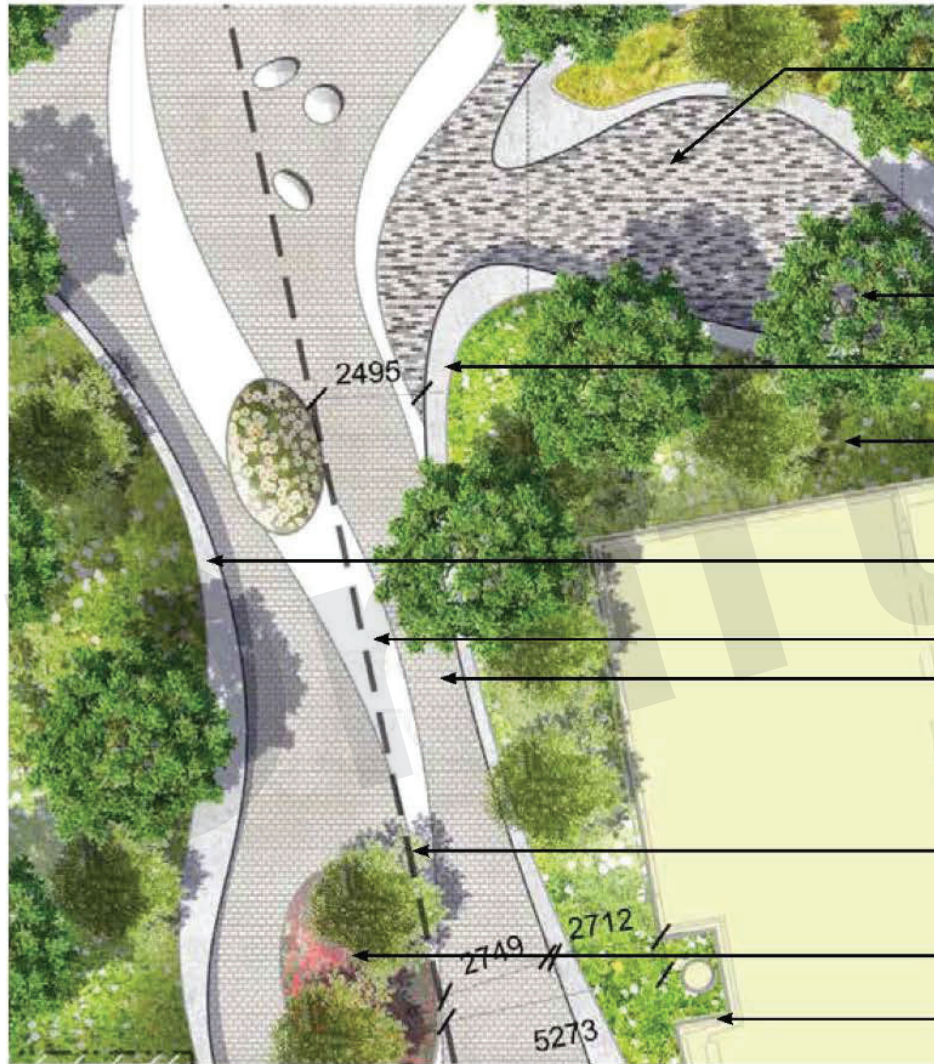
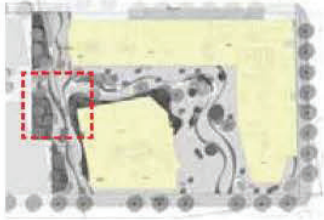


Landscape Sections

East-West Section Through Sherbourne Row



Partial Mid Block Connection Layout Plan



- Typical 100mm x 300mm Oaks Eterna Concrete Unit Paving, Minimum 50% SRI 29, Color: Dover With Nickel & Onyx
- Typical Tree in Silva Cell Soil Trench
- Typical 450mm High Concrete Seatwall
- Typical Planting Bed
- Typical 450mm High Concrete Seatwall (Phase 2)
- CIP Concrete Paving
- 140mm x 220mm Permacon Paleotec Unit Paver in Silex Grey (Waterfront Toronto Spec)
- Proposed Subdivision Line - Above Grade
- Typical Planting Bed (Phase 2)
- Building Facade

2495

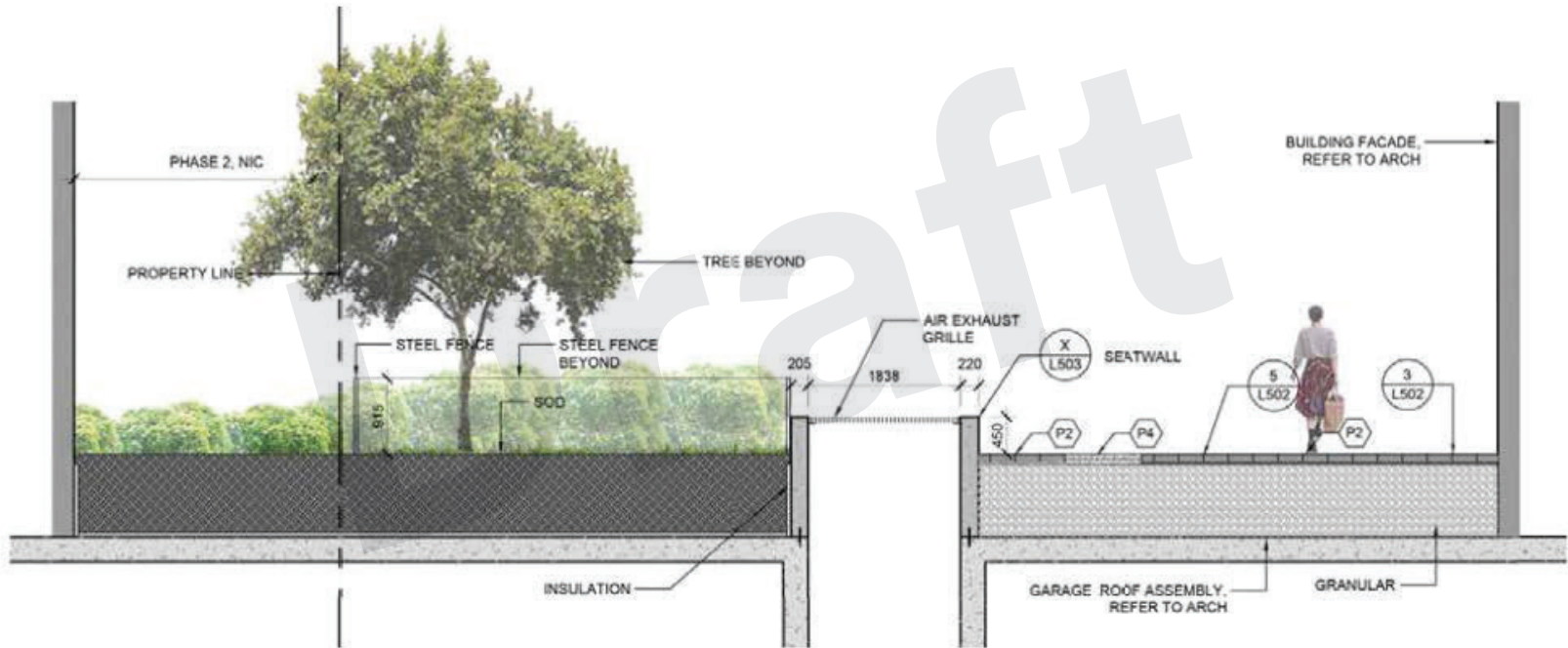
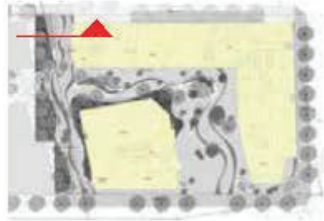
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2712

5273

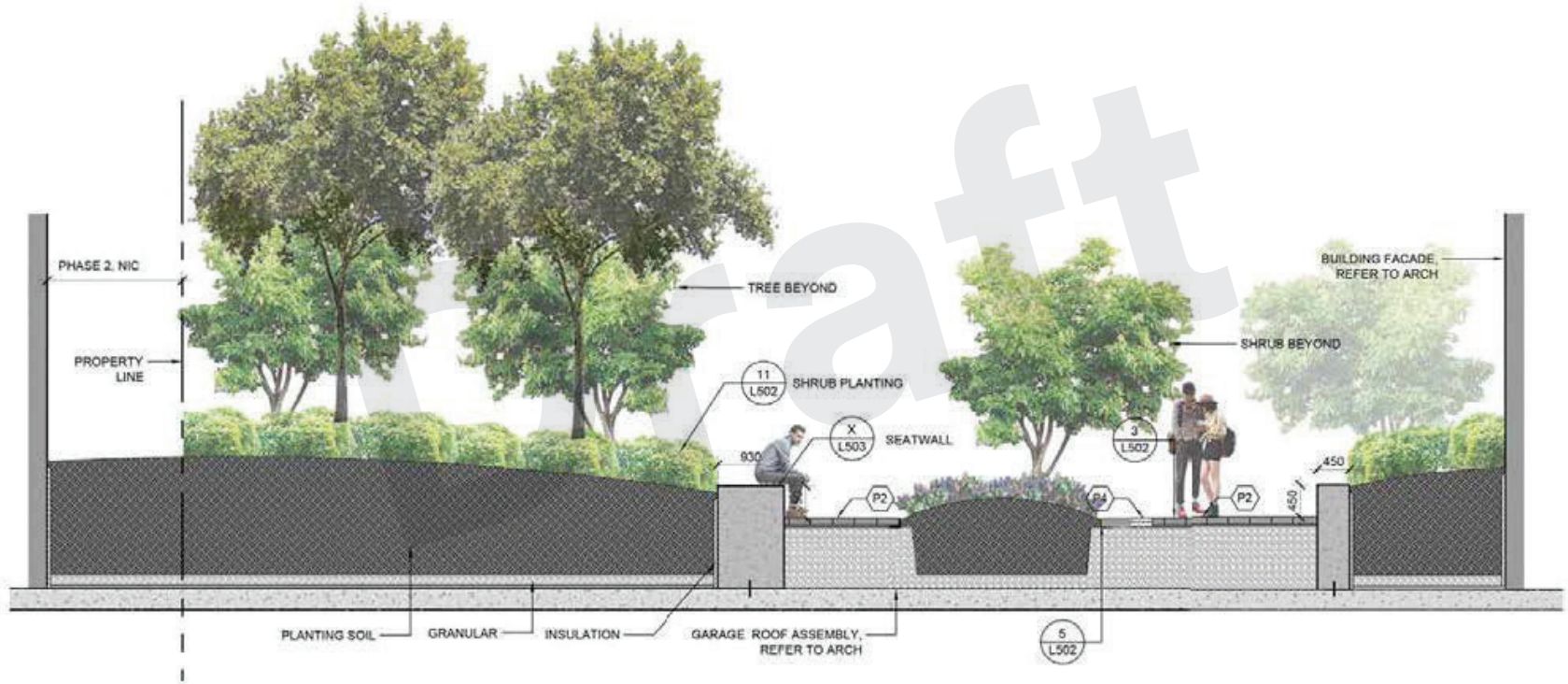
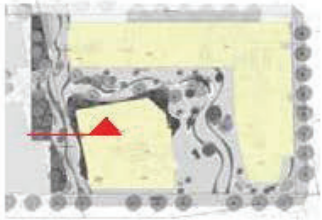
Landscape Sections

East-West Section Through Dog Park and Air Exhaust Grille



Landscape Sections

East-West Section Through Planting Bed And Seatwall

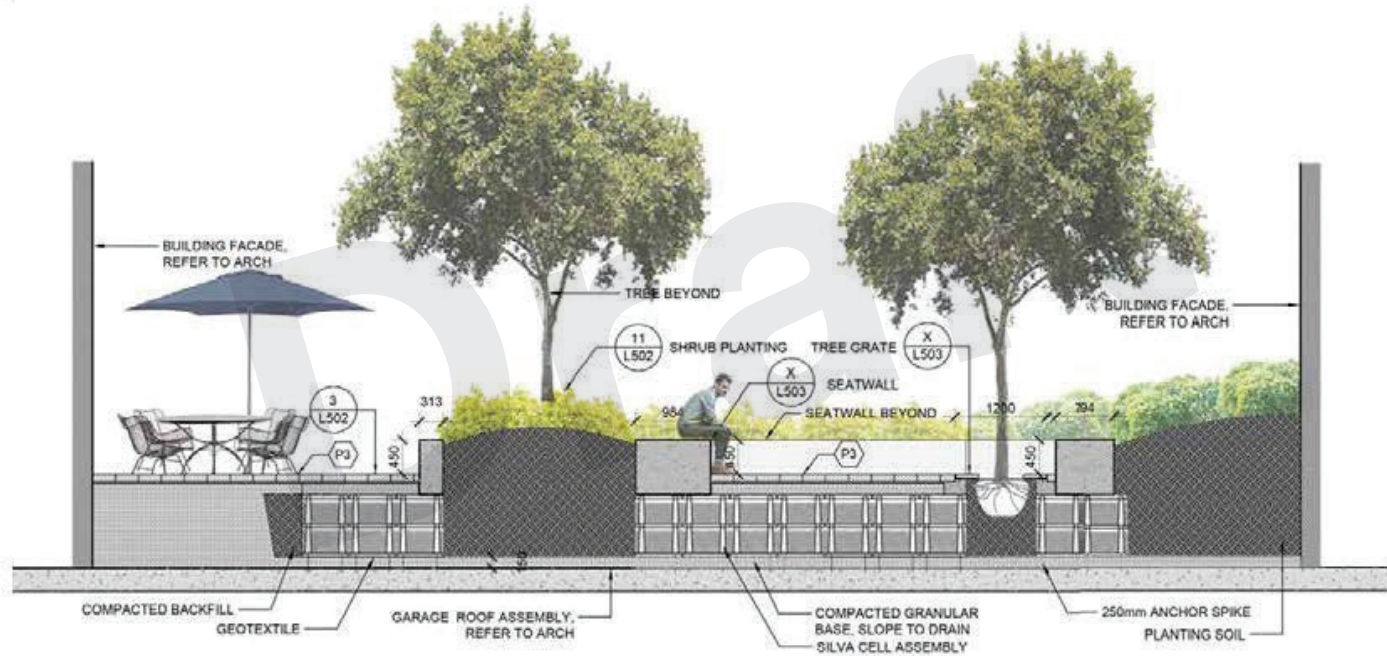
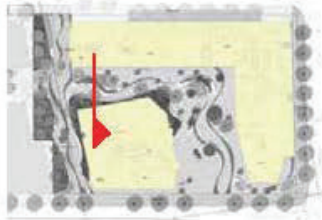


Landscape Perspective



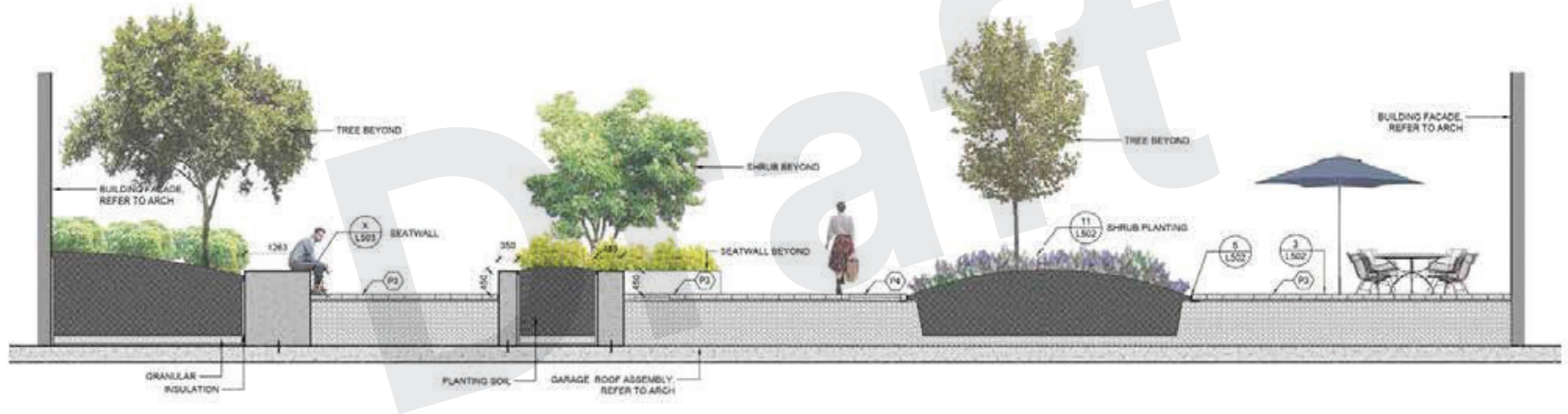
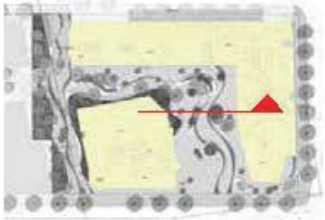
Landscape Sections

North-South Section Through Planting Bed and Seatwall



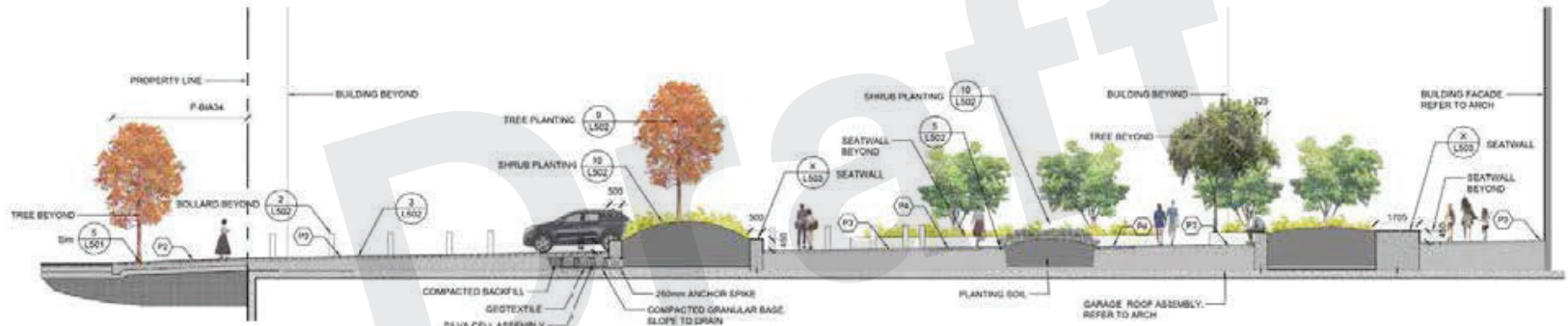
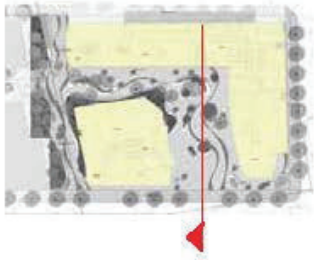
Landscape Sections

East-West Section Through Planting Bed and Seatwall



Landscape Sections

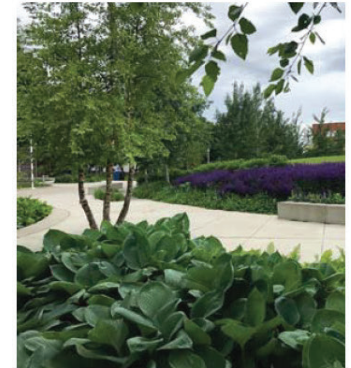
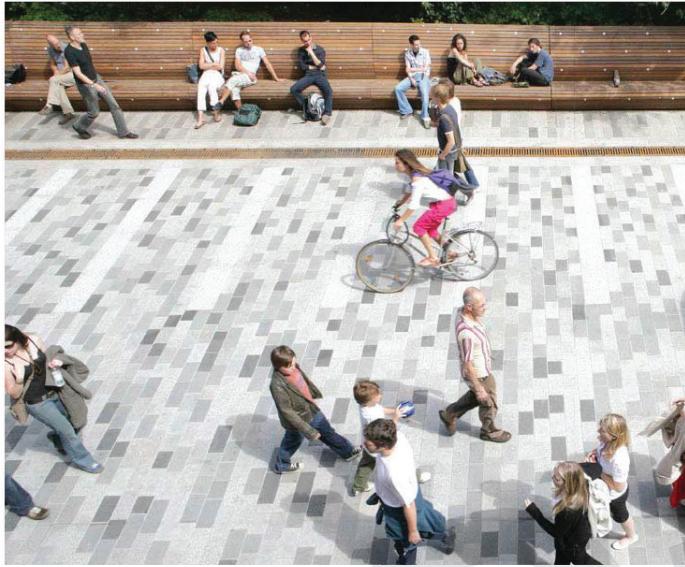
North-South Section Through Planting Bed and Seatwall



Landscape Perspective



Landscape Precedent Images



Sustainability Design

- Heat recover units are used in all residential suits and building air ventilation systems.
- Car share parking stalls are provided.
- Extra bicycle parking spaces are provided in lieu of car parking.
- All light fixtures will be shielded to meet IESNA Full Cutoff Classification or an Uplight Rating of 0 (Zero).
- A water management plan is in effect, including a 200m³ cistern. Water harvested will be reused for irrigation and toilet flushing.
- All planting beds are irrigated.
- 45 trees are proposed (50% more than the previous submission).
- Over 1000m² of softscape is proposed (3X the previous submission).
- 66% of proposed plant species are native, and greater than 50% are drought tolerant.
- A green roof covers 60% of available roof space.
- Greater than 50% of at grade hardscape is high albedo.

