



200 Queens Quay West

Issues Identification

Jan. 27th, 2021

Site Context

200 Queens Quay West

Proponent: Diamond Corp, Lifetime Development

Design Team: Wallman Architects, DTAH

Review Stage: Issues Identification



Round House Park

Lower Simcoe St.

Lake Shore Boulevard W.

Harbour Street

Future York Street Park (Love Park)

Gardiner Expressway

Lower Simcoe St.

200 Queens Quay West

York Street

Queens Quay West

310/ 509/ 510

Harbourfront Centre

Queen's Quay Terminal

Design Review Area
200 Queens Quay West

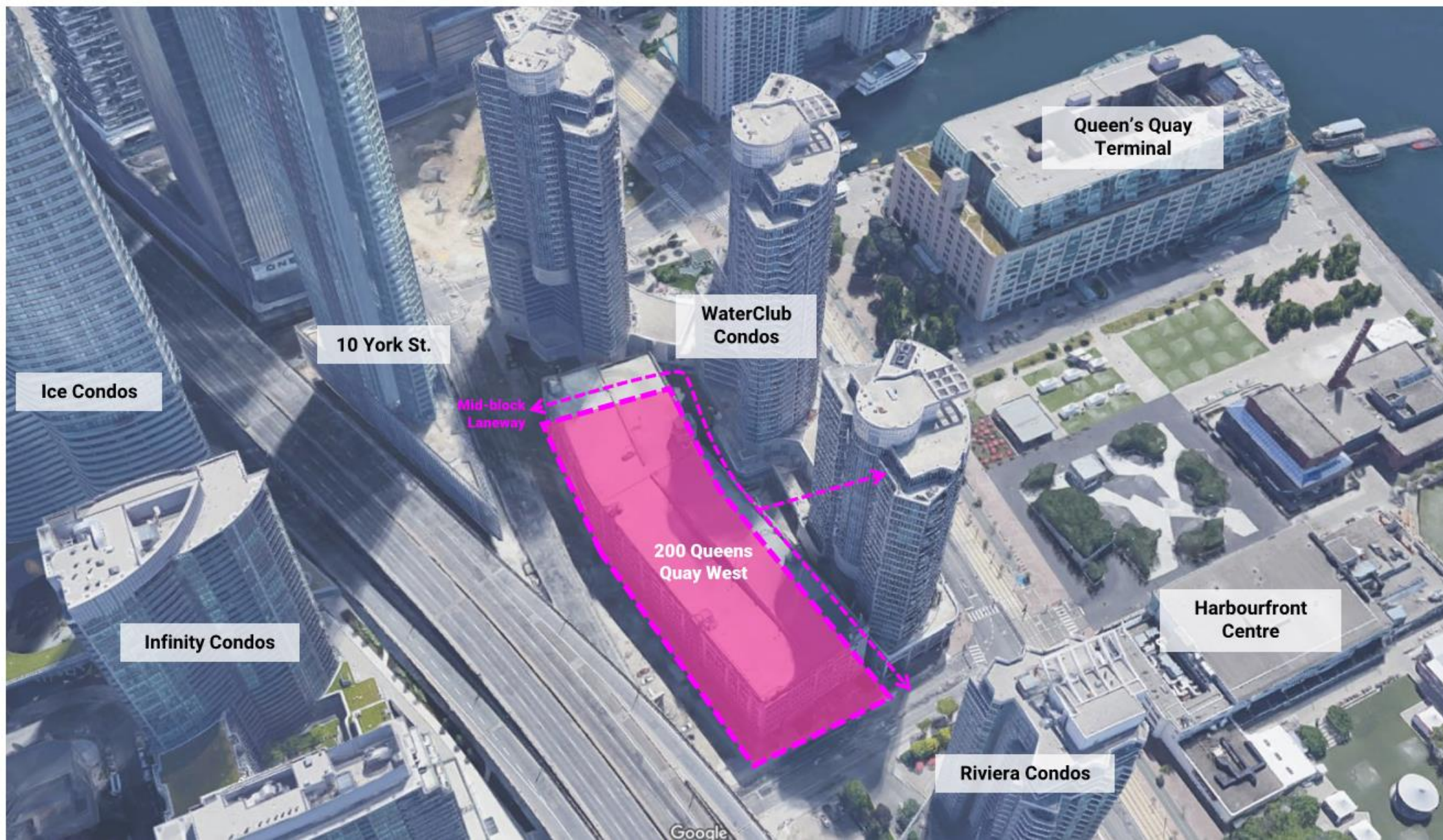
Site Context

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Project Background

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Project History

- Site is situated on Block YQ4 within Harbourfront
- Lands previously owned by Canada Lands Corporation
- Rezoning application submitted in June 2020
- 2 towers: 41-storeys (144m) and 71-storeys (238m) connected by a 12-storey base building with a POPS located at the southeast corner of Lower Simcoe Street and Harbour Street
- City Planning has provided the applicant with formal comments indicating issues relating to the height and massing of the building and have requested amendments.

Historic Parking Agreements

- Application proposes to remove and/or reduce the parking requirements/arrangements with a number of nearby properties: 208, 218 Queens Quay West and 8 York Street (Waterclub), 228-230 Queens Quay West (Riviera Condos), 207 and 211 Queens Quay West (Queens Quay Terminal).

Anticipated Project Timeline

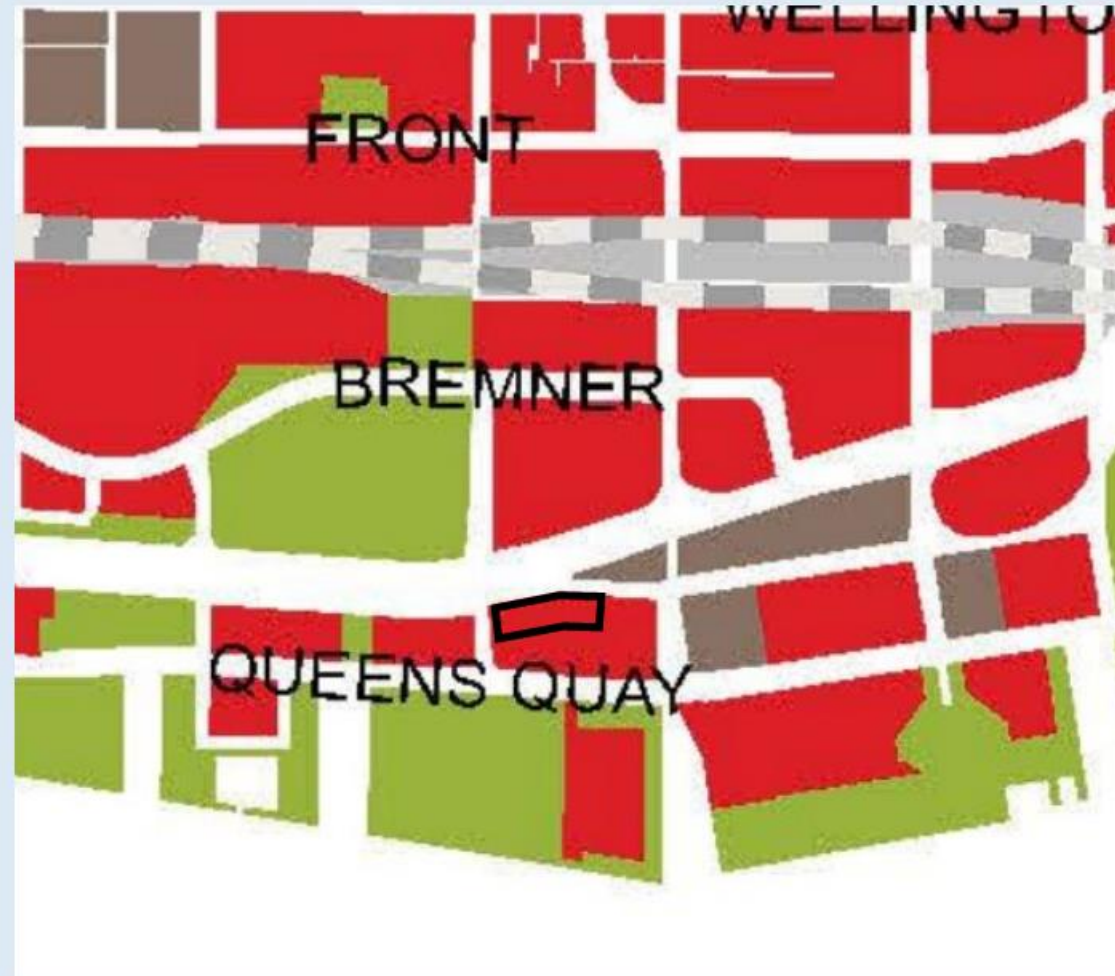
- June 2020 – Rezoning Application
- Jan. 2021 – Community Consultation

Planning Context

City of Toronto Official Plan

200 Queens Quay West
Proponent: Diamond Corp, Lifetime Development
Design Team: Wallman Architects, DTAH
Review Stage: Issues Identification

- The site is designated **Mixed Use Areas** on Map 18 of the Official Plan.



Map 18
Land Use Plan
February 2019

Land Use Designations

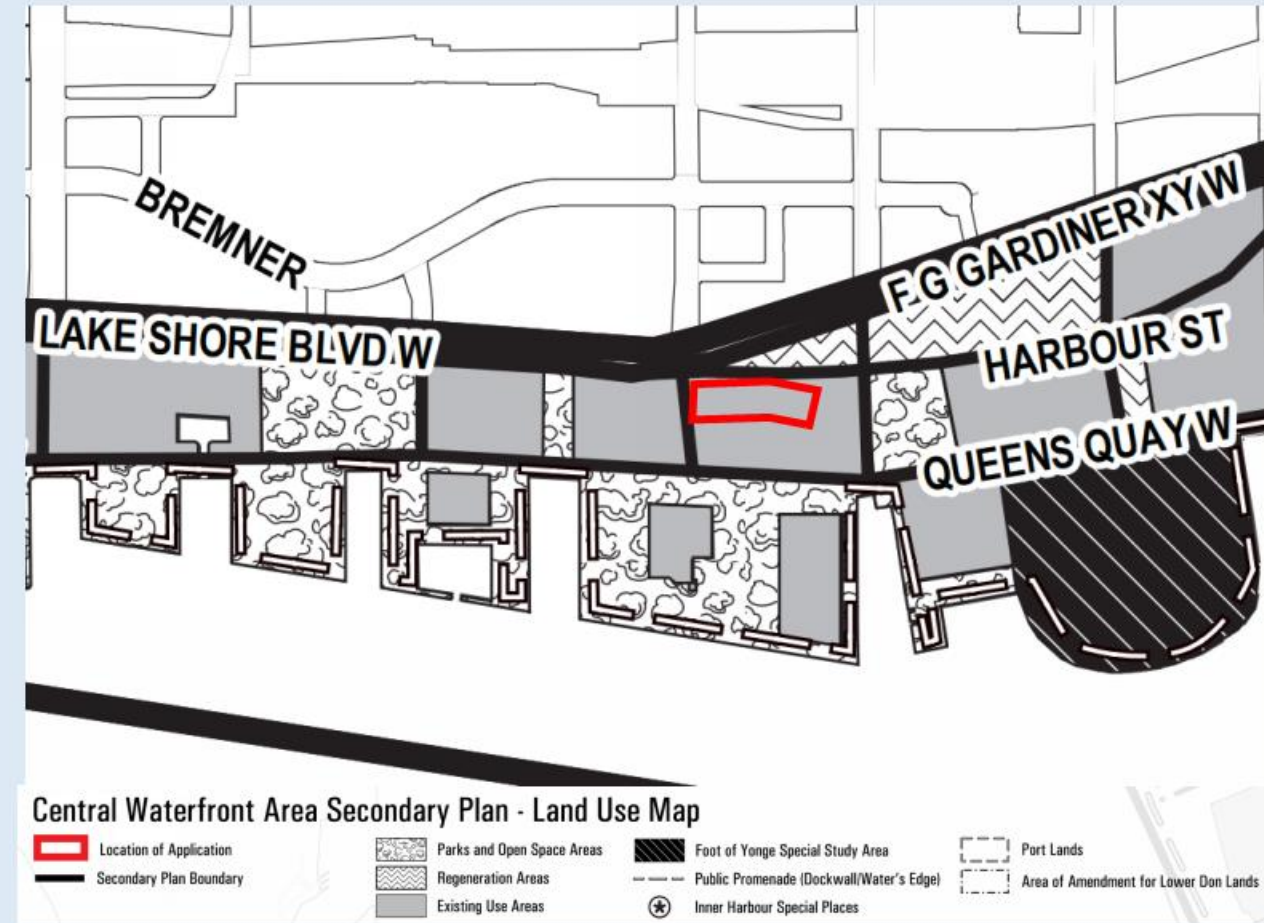
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks

Planning Context

Central Waterfront Secondary Plan

200 Queens Quay West
Proponent: Diamond Corp, Lifetime Development
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- The site is designated **Existing Use Areas** under the Central Waterfront Secondary Plan (CWSP).
- Lands within **Existing Use Areas** will continue to be subject to the parent policies within the Official Plan, and as-of-right permissions.

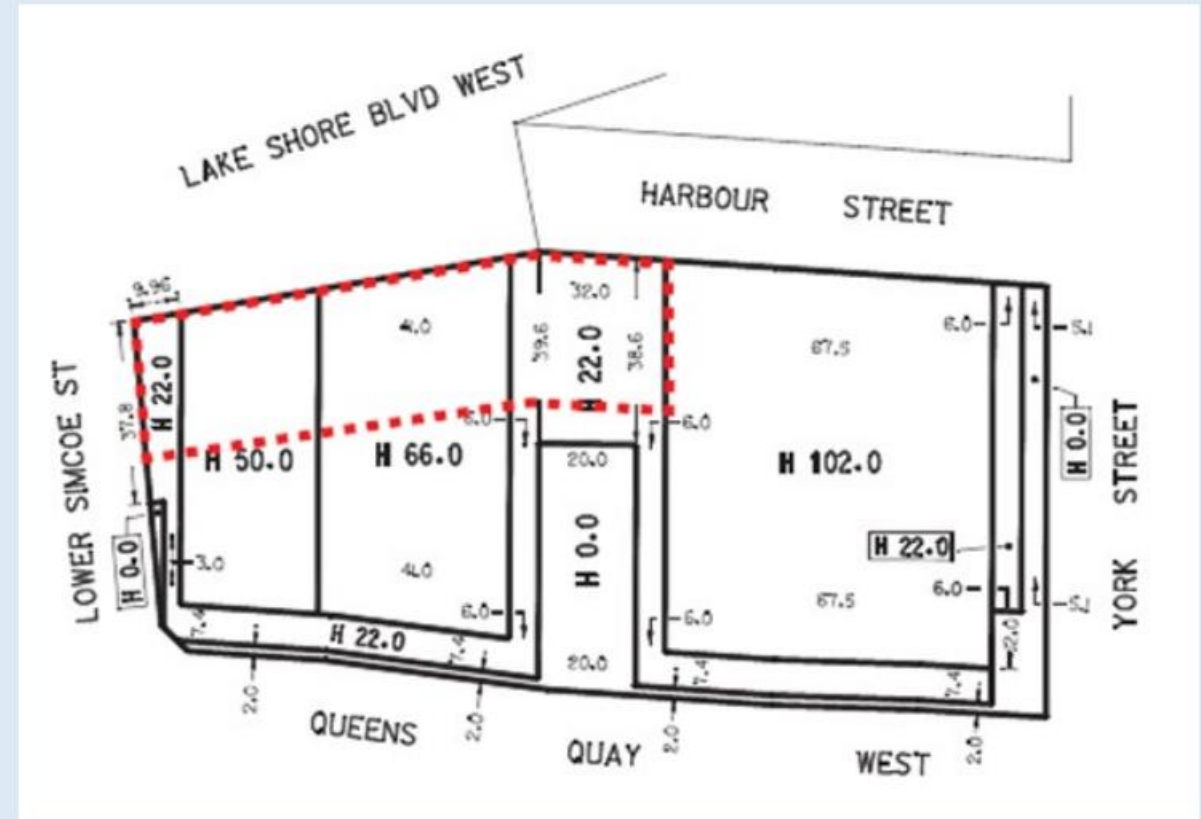


Planning Context

Zoning By-law 438-86

200 Queens Quay West
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- The site is zoned CR - Mixed Use District under the Harbourfront Zoning By-law 289-93 and Site Specific Zoning By-law 609-1998
- The Commercial Residential zone permits a broad range of residential and commercial uses.
- Maximum Height 50-66 metres
- Parking requirements on and off-site
- The approved zoning heights for the 3 towers on the block (Waterclub) were further increased through a minor variance at Committee of Adjustment, ranging from 24-37 storeys (92.25m/118.8m and 118.8m)
- Additional contributions for the Waterclub development included the provision of a daycare, and financial contributions towards community, services and facilities as well as a public library.



Policy Context

Central Waterfront Secondary Plan

200 Queens Quay West
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A. Removing Barriers / Making Connections

- A6 Key cultural and heritage corridors will link the assets of the city with the water's edge
- P7 High quality urban design and landscaping on the north/south connector streets

B. Building a Network of Spectacular Waterfront Parks

- P10 The design of the public realm will be of a standard of excellence...of the great city waterfronts...
- P11 The public realm will be defined by a coherent framework of streets, parks...buildings...walkways...
- P12 Termination of each of the north-south streets...will be celebrated by...unique public places...
- P13 A unifying approach to landscaping and wayfinding...will tie the waterfront together...

D. Creating Dynamic and Diverse New Communities

- P32 New development will be located...and massed to protect view corridors...and frame...the public realm...

Site Context

Existing Condition

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Harbour and York looking southwest

Site Context

Existing Condition

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Review Stage: Issues Identification



Harbour and Lower Simcoe
looking southeast

Site Context

Existing Condition

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Lower Simcoe
entrance to laneway
looking northeast

Site Context

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South elevation of existing parking structure from the east end of the laneway

Site Context

Existing Condition

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Entrance to existing parking structure from the Waterclub Condos

Project Approval Stage

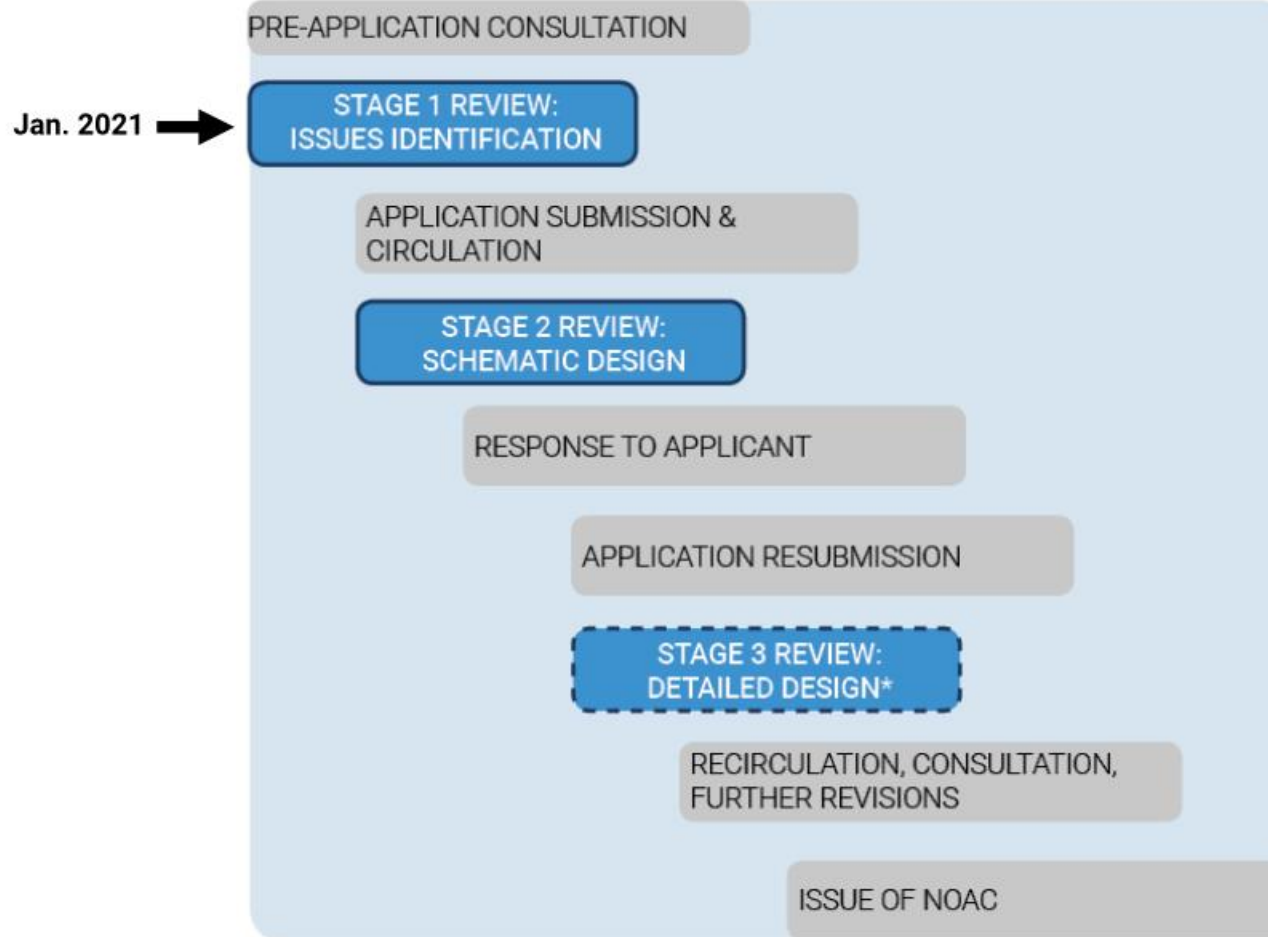
DRP Stream 1: Private Land

200 Queens Quay West

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Review Stage: Issues Identification



*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.

Areas for Panel Consideration

City + Waterfront Toronto

Public Realm and Landscape

Has the team adequately considered the public realm context? Does the ground floor design support animation and a connected public realm?

- Ground floor program along the street frontages
- Design for pedestrian movement through the block: midblock connections and PATH connection
- Landscape improvements to the site
- Public Art opportunities

POPS

- Does it achieve the intent of POPS?
- Location and size of POPS and implications for building footprint, access, parking access, and tower relationships

Vehicular Access & Servicing

Does the proposed organization support the urban design vision of the site?

- Underground Access Location
- Laneway

Areas for Panel Consideration

City + Waterfront Toronto

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Building Design

Does the proposed massing and programmatic strategy support the urban design vision of the site?

- Adjacencies with existing buildings on the block
- Podium massing and programmatic organization: existing daycare use, pet and family friendly amenity spaces

Sustainability

At this stage of design, do the sustainability principles and vision support the City's sustainability objectives?

- Efficient building shape
- Scale and massing
- Location and orientation
- Retention and reusing stormwater on site



200 Queens Quay West

Waterfront Design Review Panel – January 2021

Diamondcorp



Diamondcorp



PROJECT TEAM &
INTRODUCTION
200 Queens Quay West

Diamondcorp



The Well, Toronto



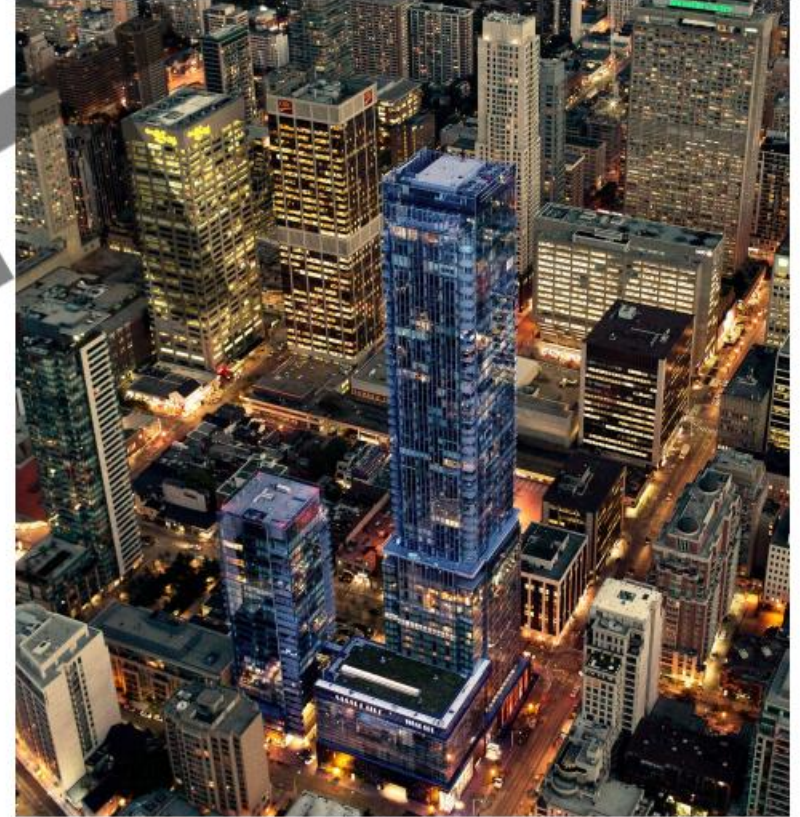
Garrison Point, Toronto



Karma Condos, Toronto



The Yorkville, Toronto



Four Seasons Yorkville, Toronto



**CROSTOWN/
WYNFORD GREEN,
Toronto**

Project Team

WALLMANARCHITECTS



Project Status



City Planning Process Initiated (June 2020)

- Initial outreach to residents & community organizations
- June 2020: Rezoning Application submitted

Application Review Period

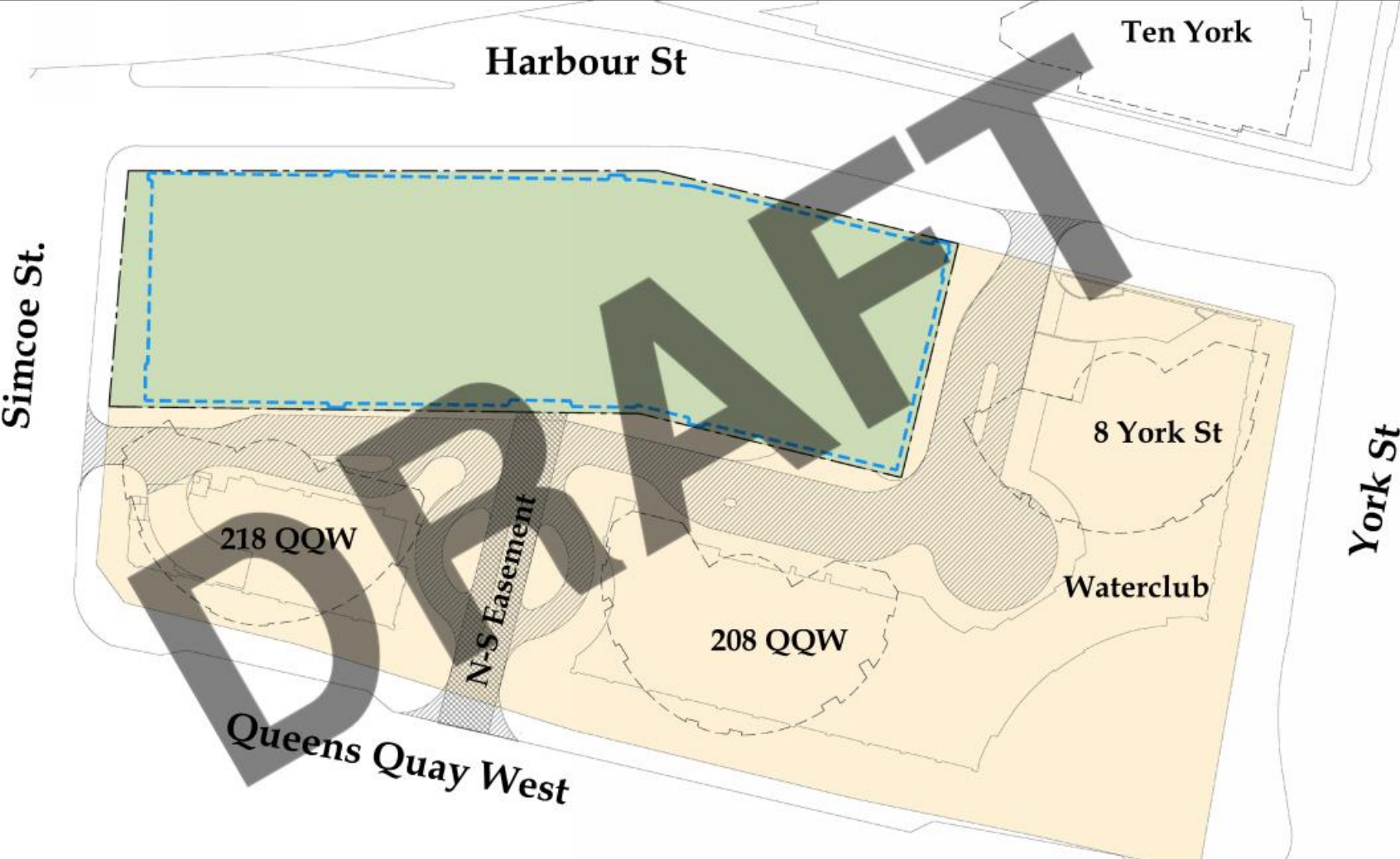
- City & Agency technical review
- Waterfront Toronto Design Review
- Community engagement & feedback

City Council Decision on Application

Ongoing City,
agency, and
community input

Revisions and
refinement to the
plans

Ownership Map



- 200 QQW Property
- Outline of Existing Parking Garage
- Waterclub Property

OPPORTUNITY ON THE
WATERFRONT
200 Queens Quay West



Scotiabank Area

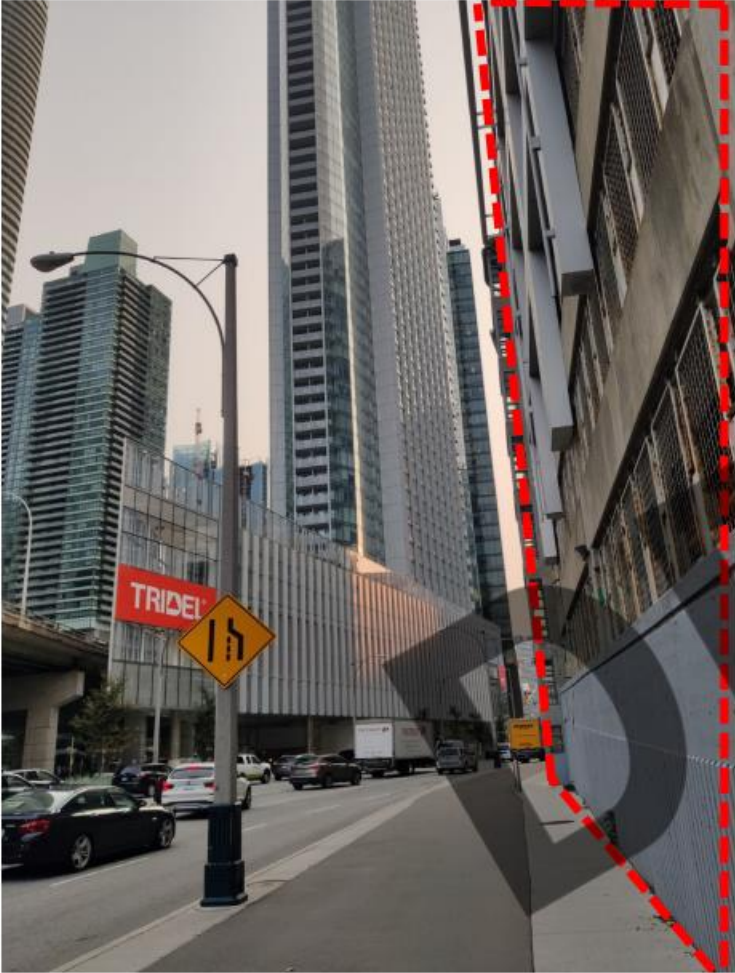
THE QUEEN'S GARDEN
EXIT ONLY EXIT ONLY

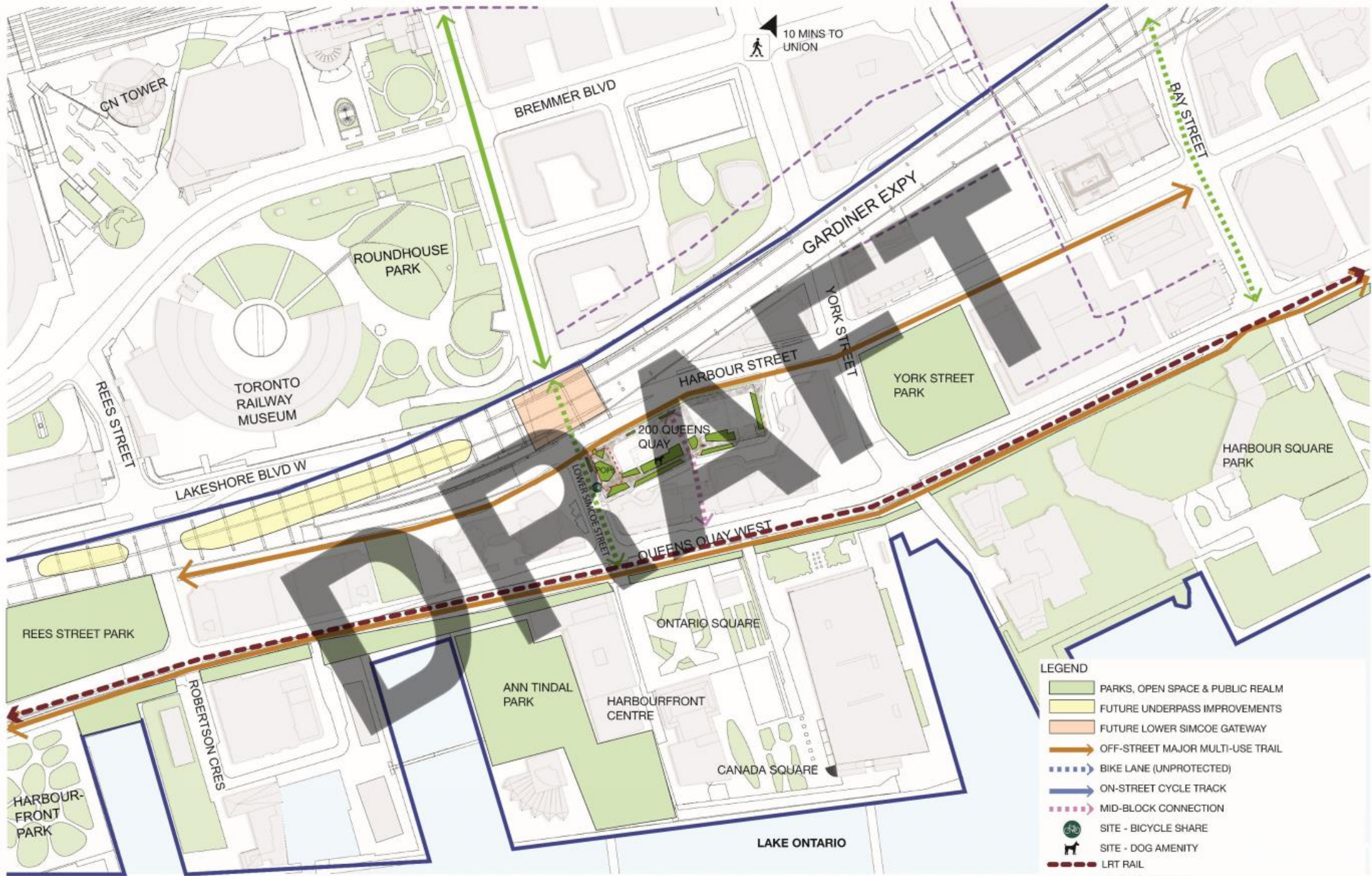


Existing Conditions



Existing Conditions



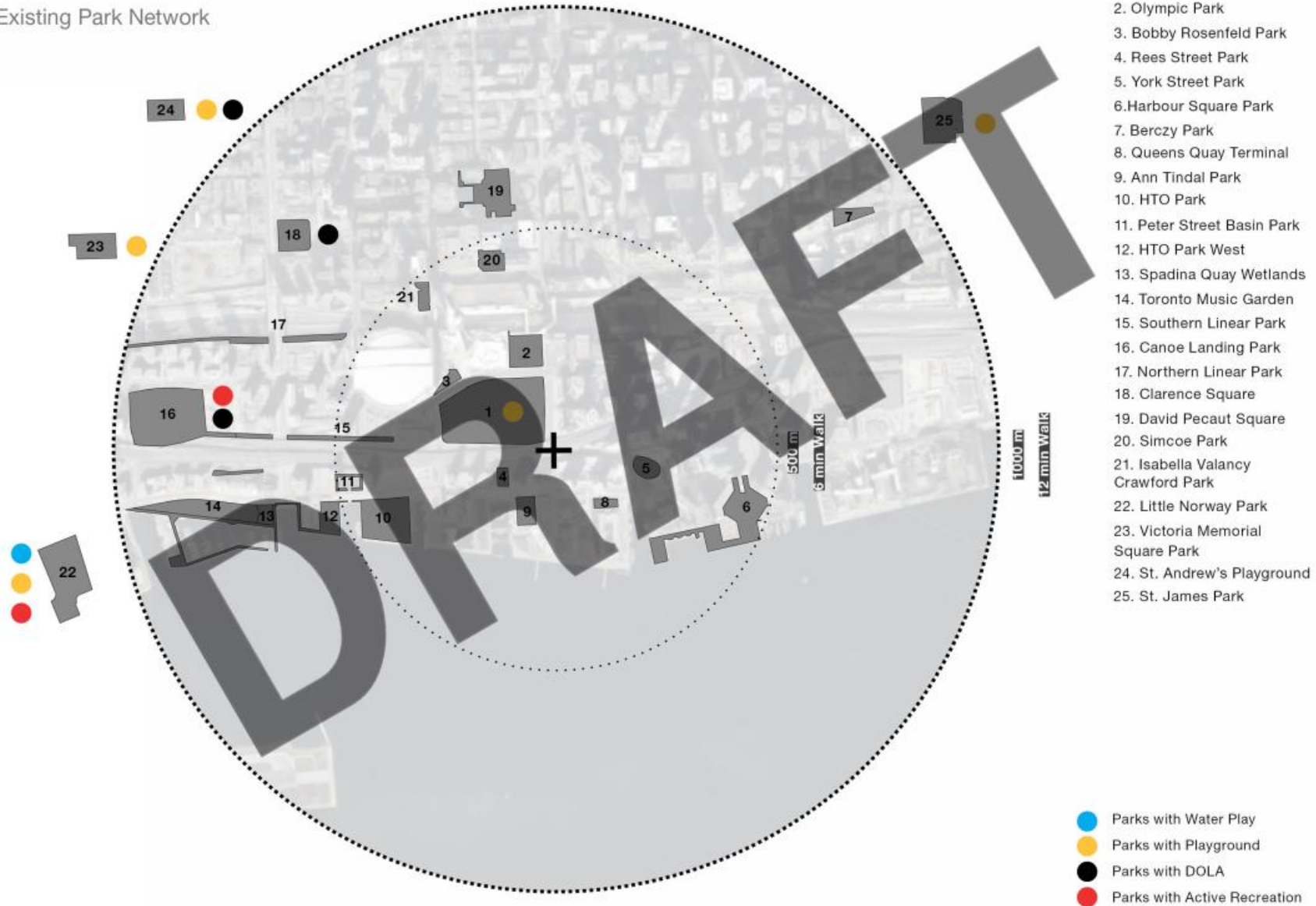


10 MINS TO UNION

LEGEND

- PARKS, OPEN SPACE & PUBLIC REALM
- FUTURE UNDERPASS IMPROVEMENTS
- FUTURE LOWER SIMCOE GATEWAY
- OFF-STREET MAJOR MULTI-USE TRAIL
- BIKE LANE (UNPROTECTED)
- ON-STREET CYCLE TRACK
- MID-BLOCK CONNECTION
- B SITE - BICYCLE SHARE
- D SITE - DOG AMENITY
- LRT RAIL
- PATH CONNECTION
- CENTRAL WATERFRONT SECONDARY PLAN BOUNDARY

Existing Park Network

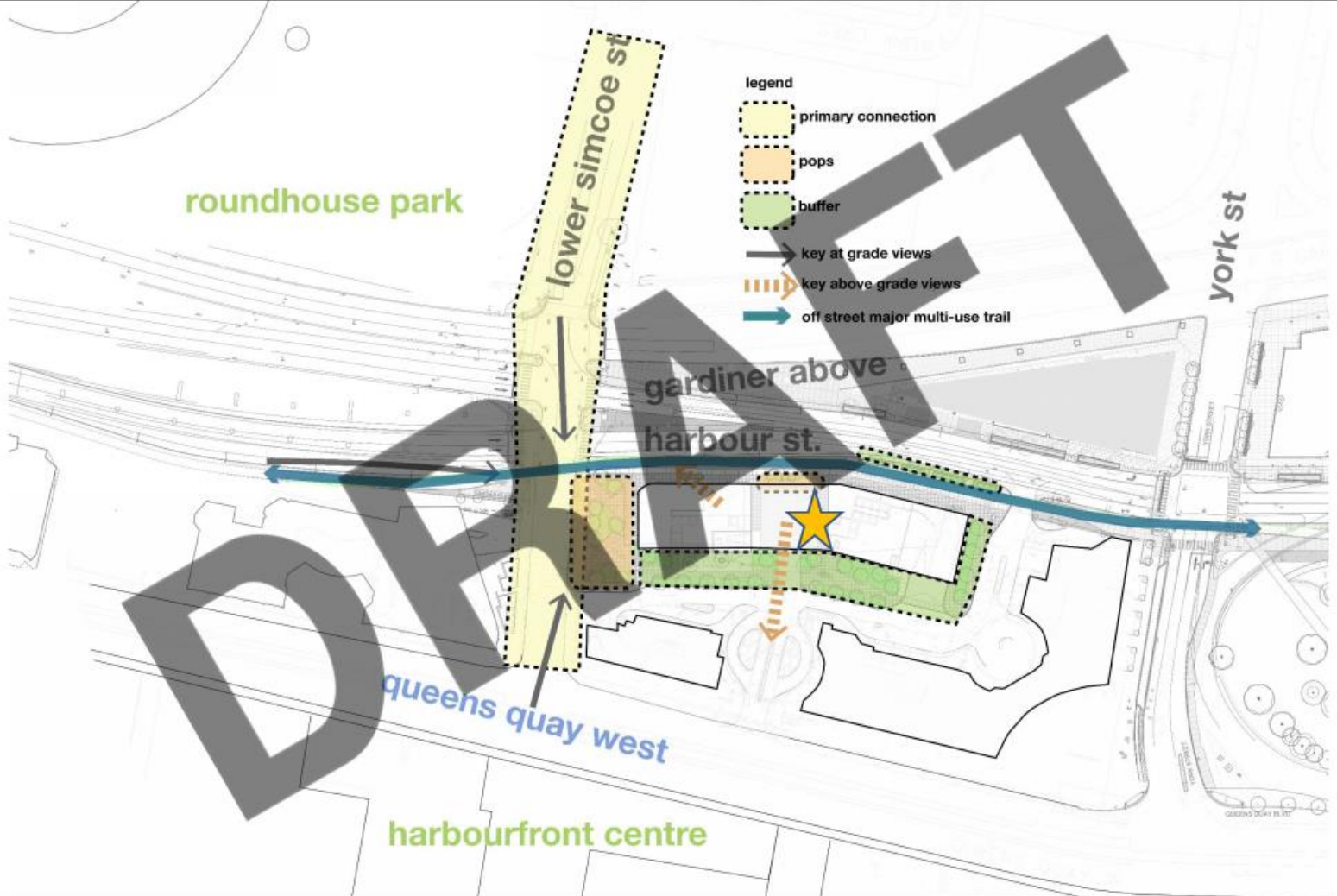


Design Objectives

1. Build high-quality **public spaces**
2. Enhance pedestrian and cyclist **connections** to the Waterfront and Downtown Core
3. Provide a range of **housing** types in an urban environment
4. Deliver high-quality **architectural design**

PUBLIC REALM
200 Queens Quay West

Enhanced Connectivity



Existing Site Considerations

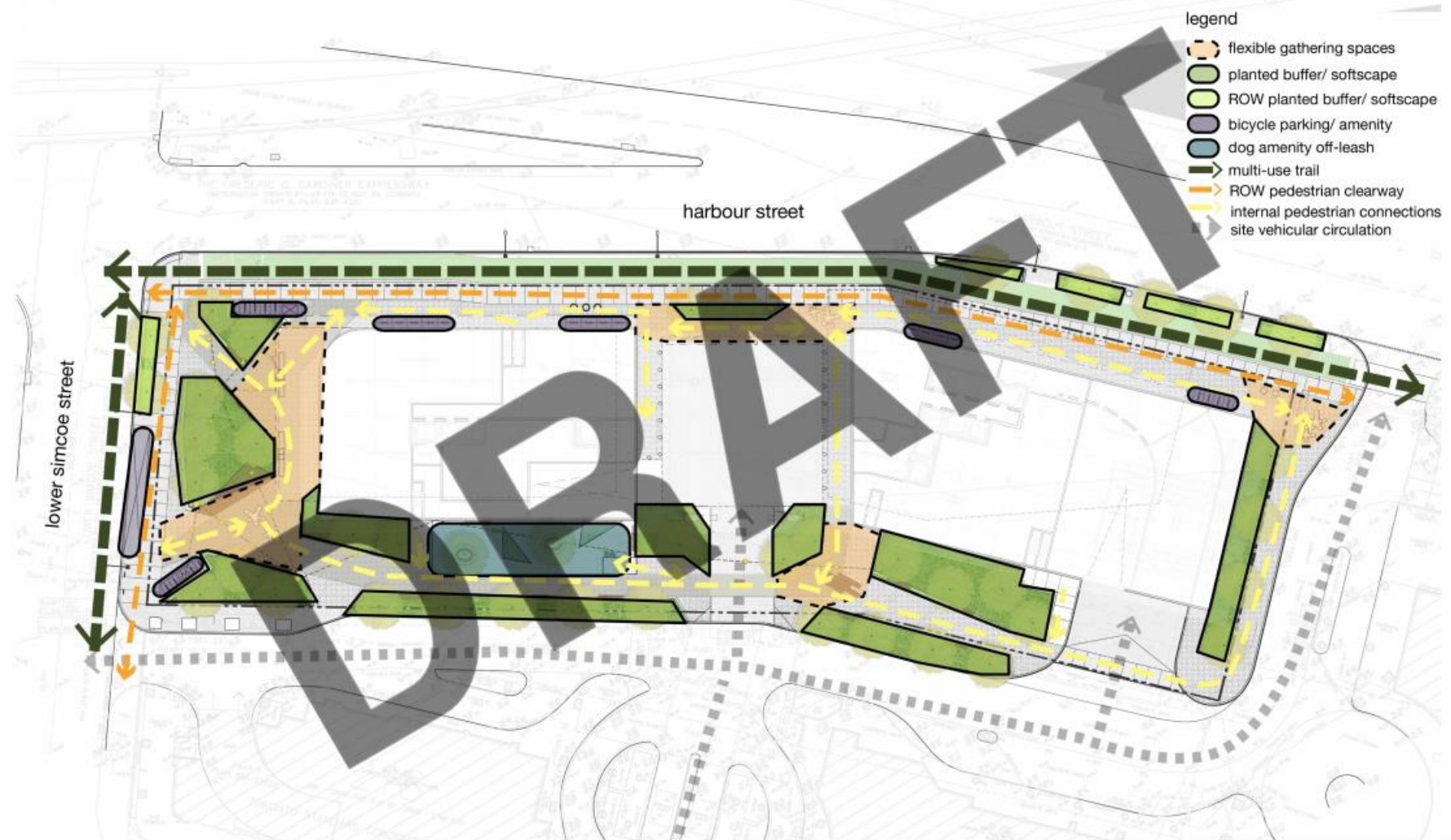
Harbour St



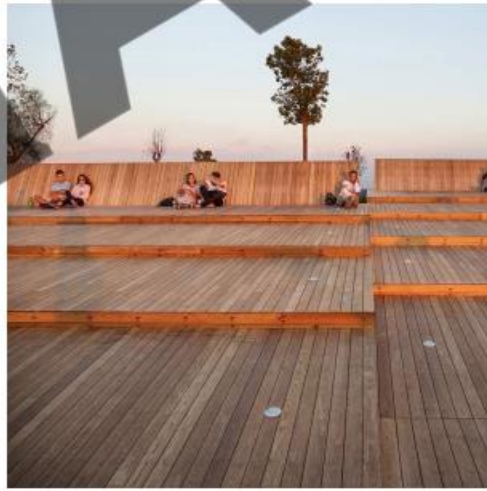
Queens Quay West



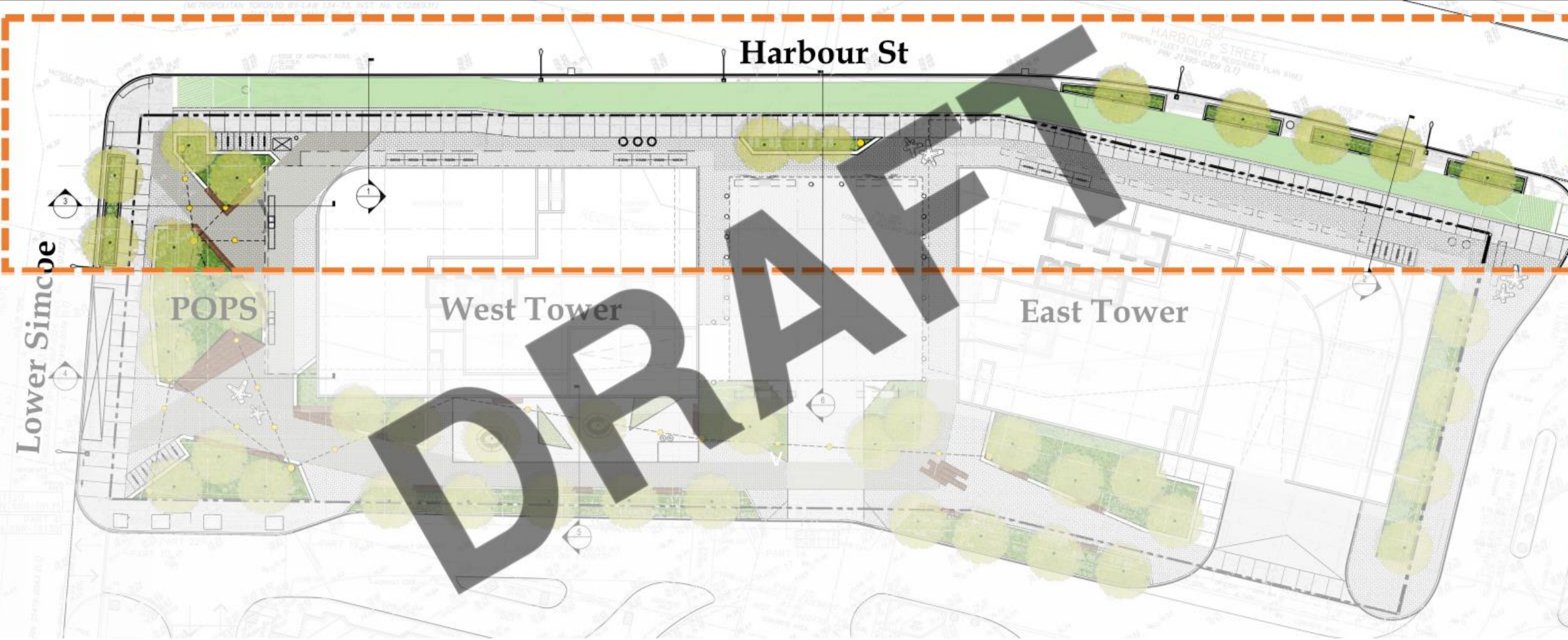
Landscape Concept Analysis



Landscape Examples



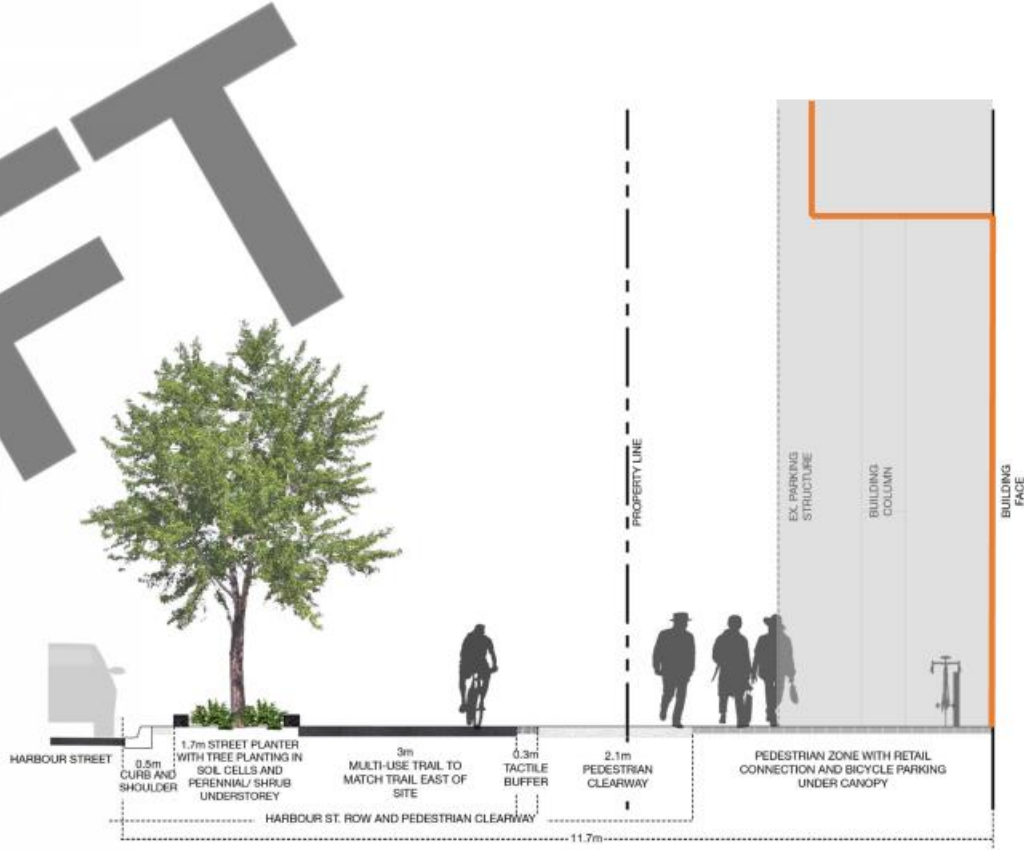
Landscape Plan - Harbour St.



Harbour Street Sections

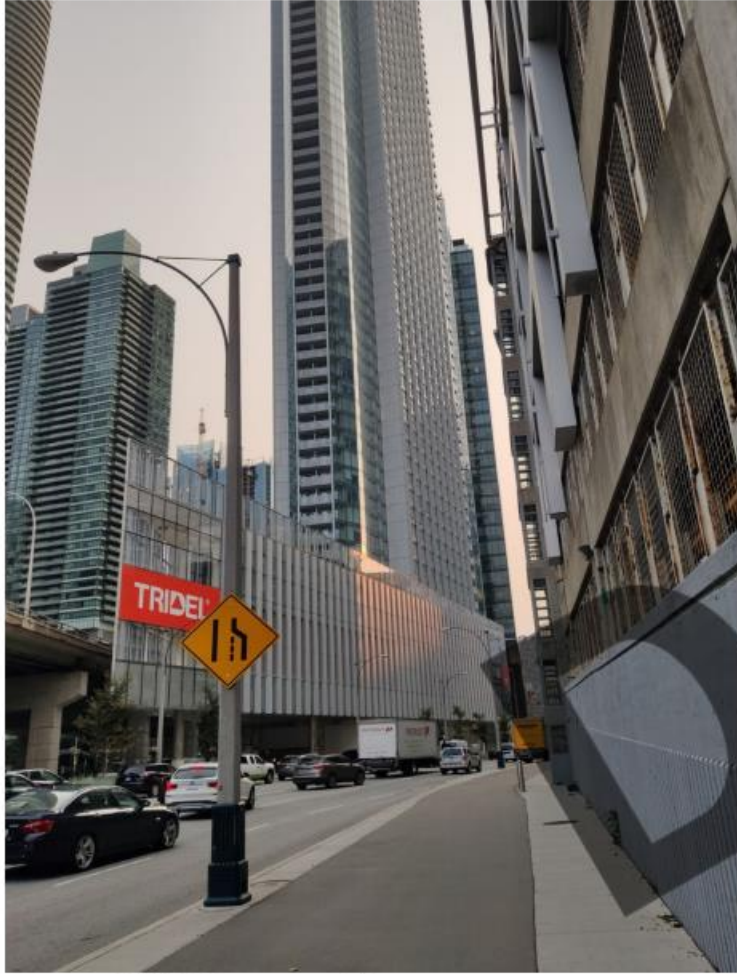


200 Queens Quay West
ROW Section 1



200 Queens Quay West
ROW Section 2

Harbour Street Existing Conditions



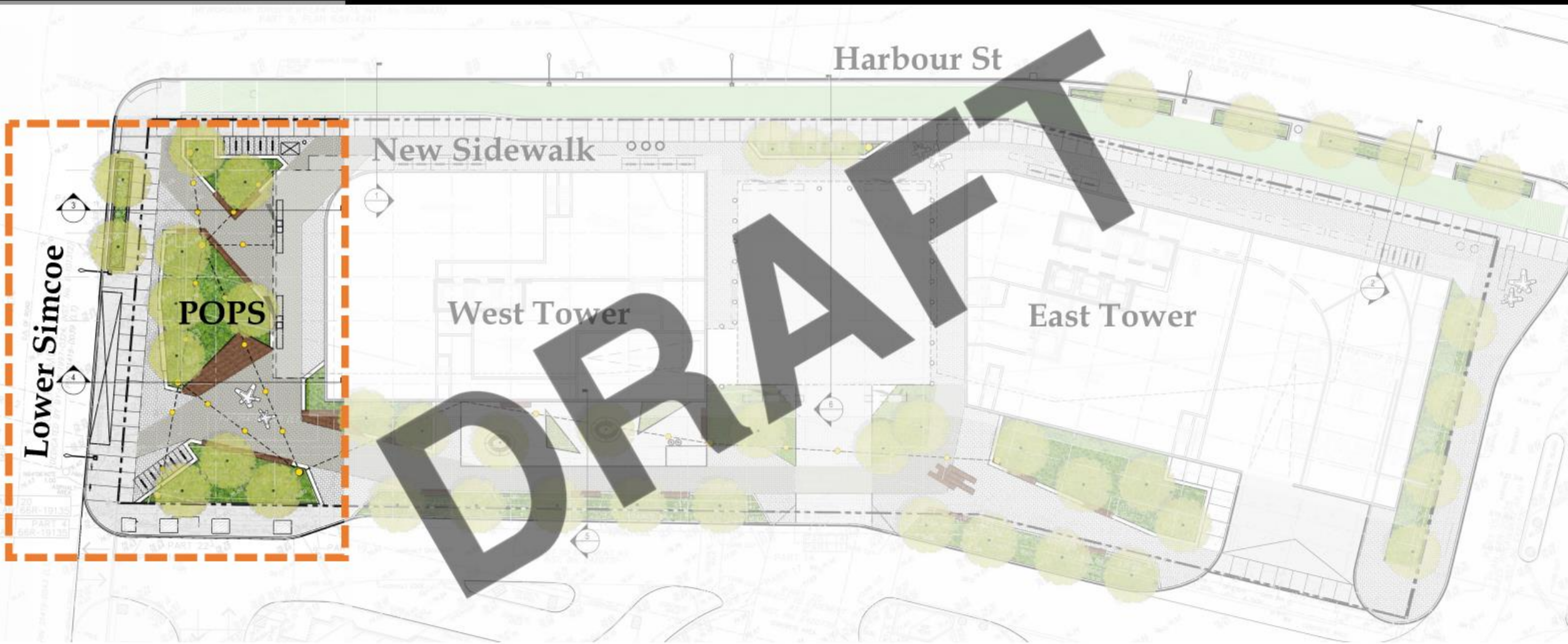
200 Queens Quay



Harbour Street precedents



Landscape Plan – Lower Simcoe St.



Lower Simcoe Sections



200 Queens Quay West
ROW Section 3



200 Queens Quay West
ROW Section 4

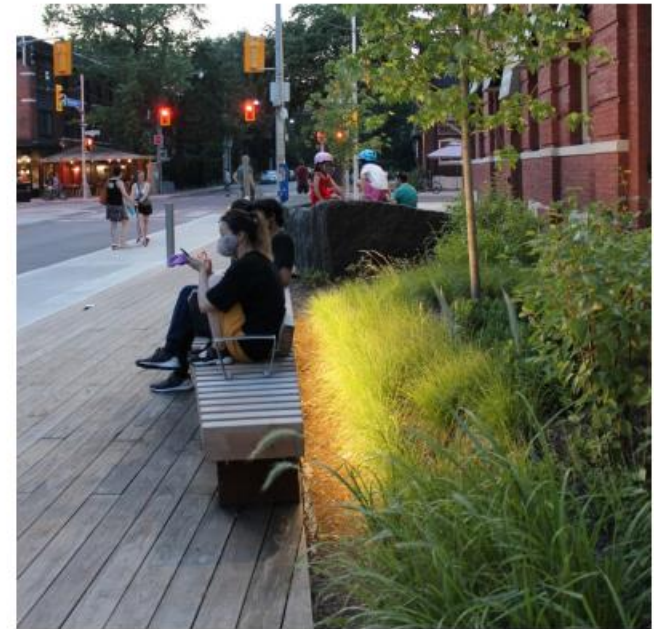
Lower Simcoe Street Existing Conditions



200 Queens Quay

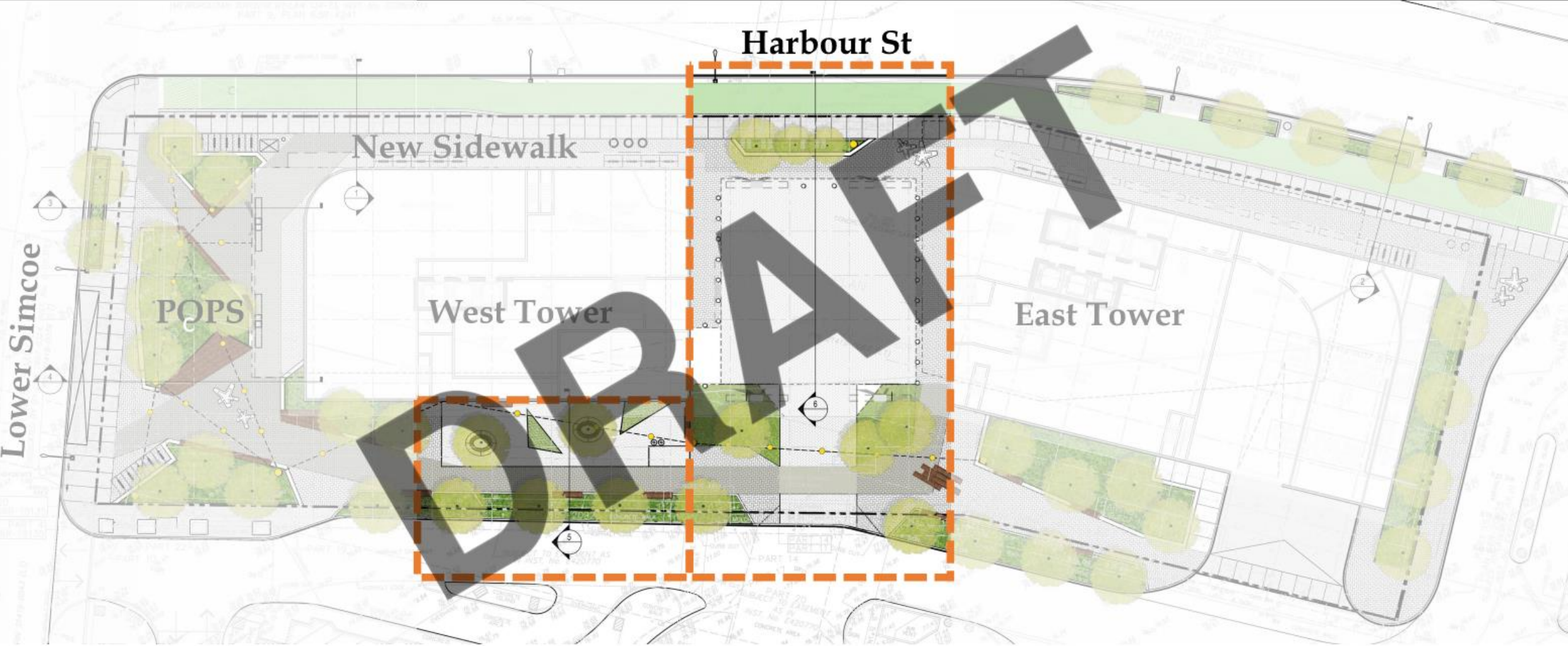


Bank of Canada Ottawa

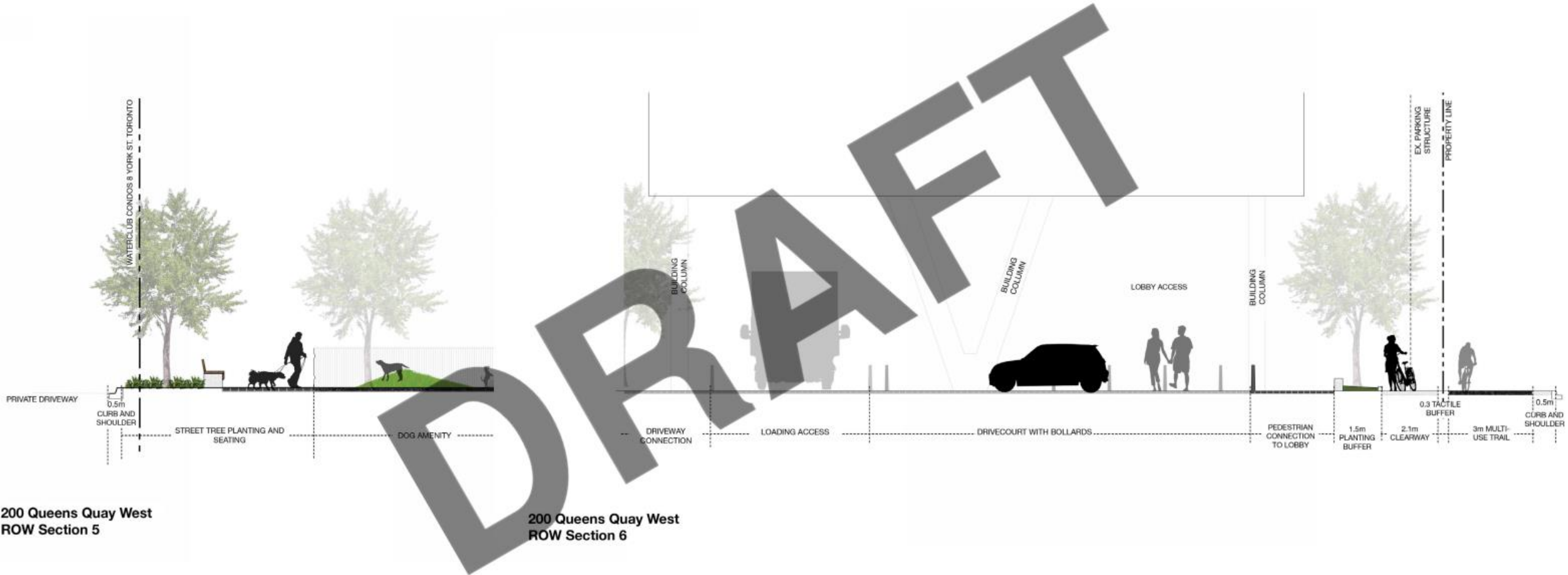


Bloor Parkette

Landscape Plan - Amenity/ Drive Court



Amenity / Drive Court Sections



200 Queens Quay West
ROW Section 5

200 Queens Quay West
ROW Section 6

Laneway/ Public Realm Existing Condition



Waterclub Condos Laneway



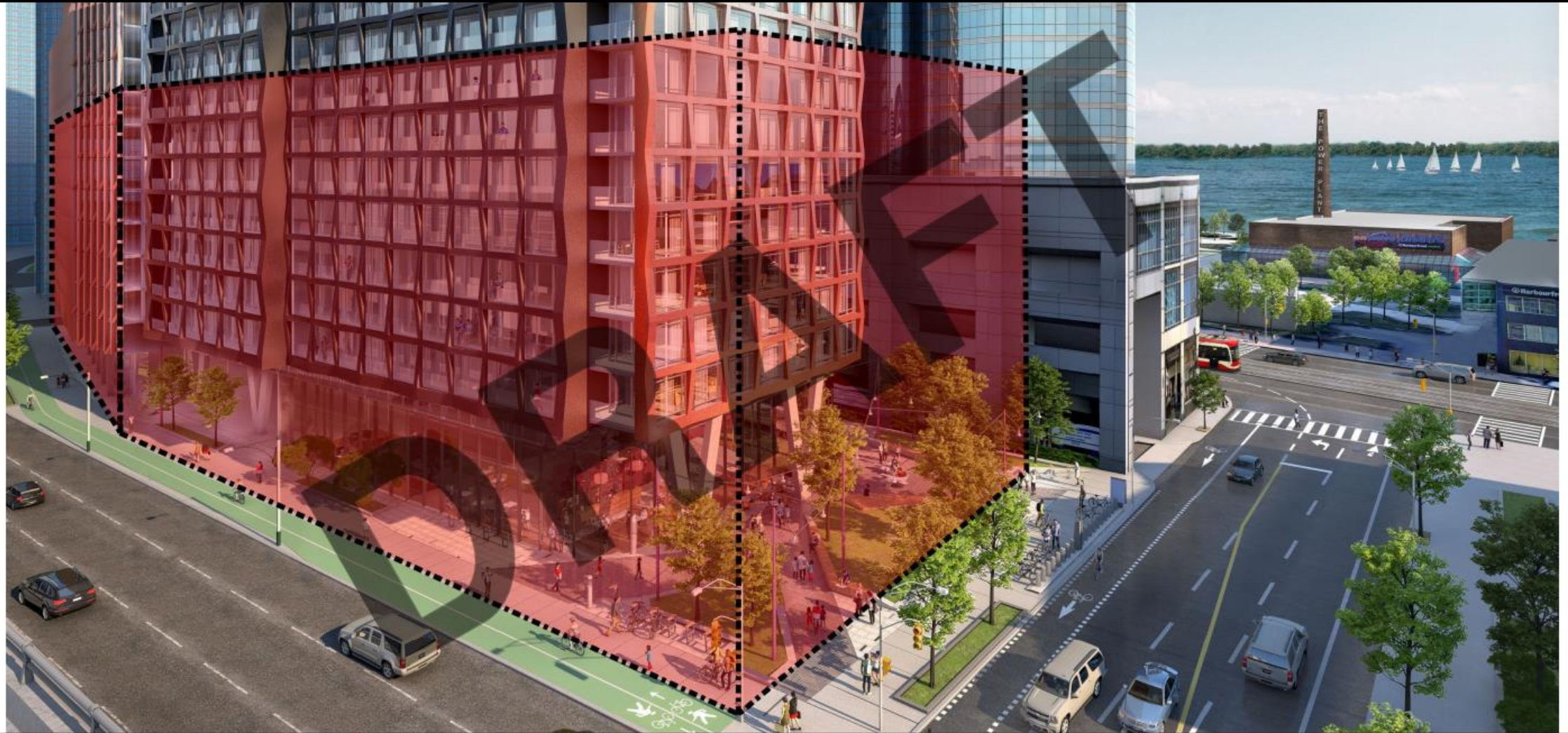
Dog amenity Precedents



Landscape Plan

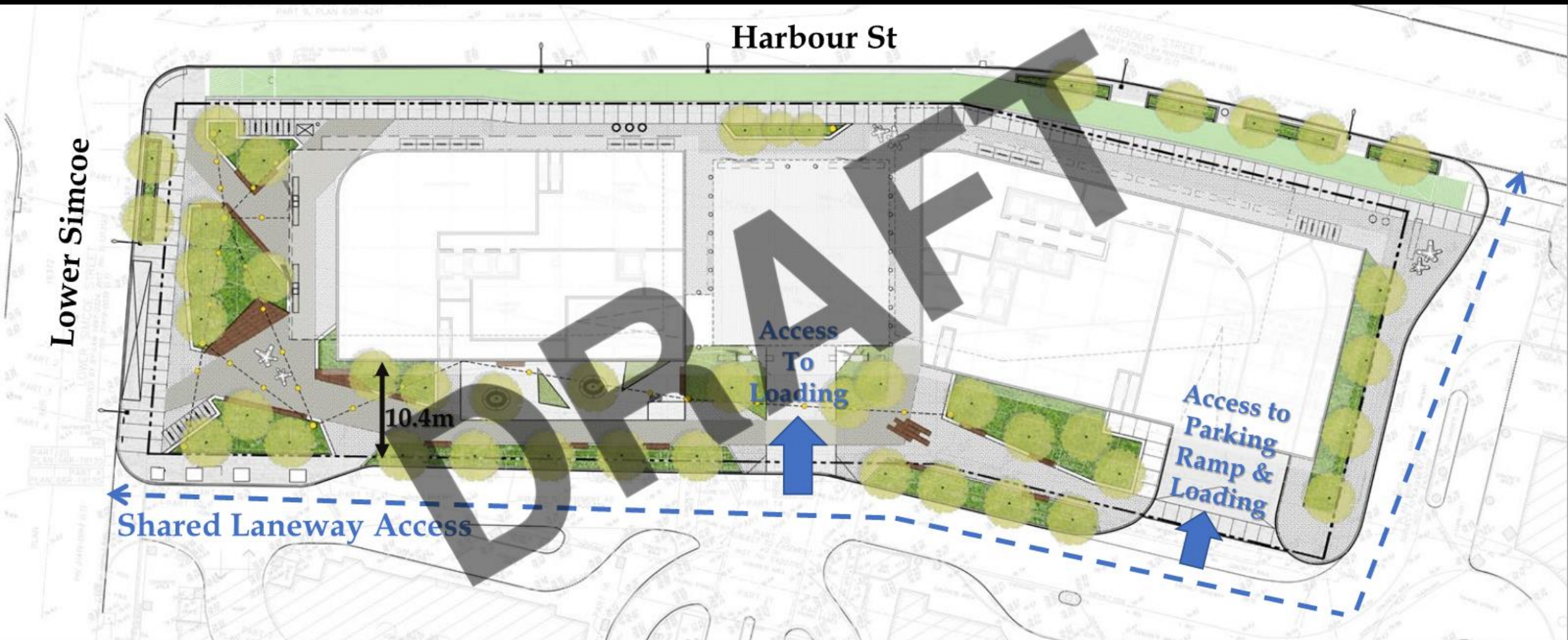


Proposed Building vs. Existing Parking Garage



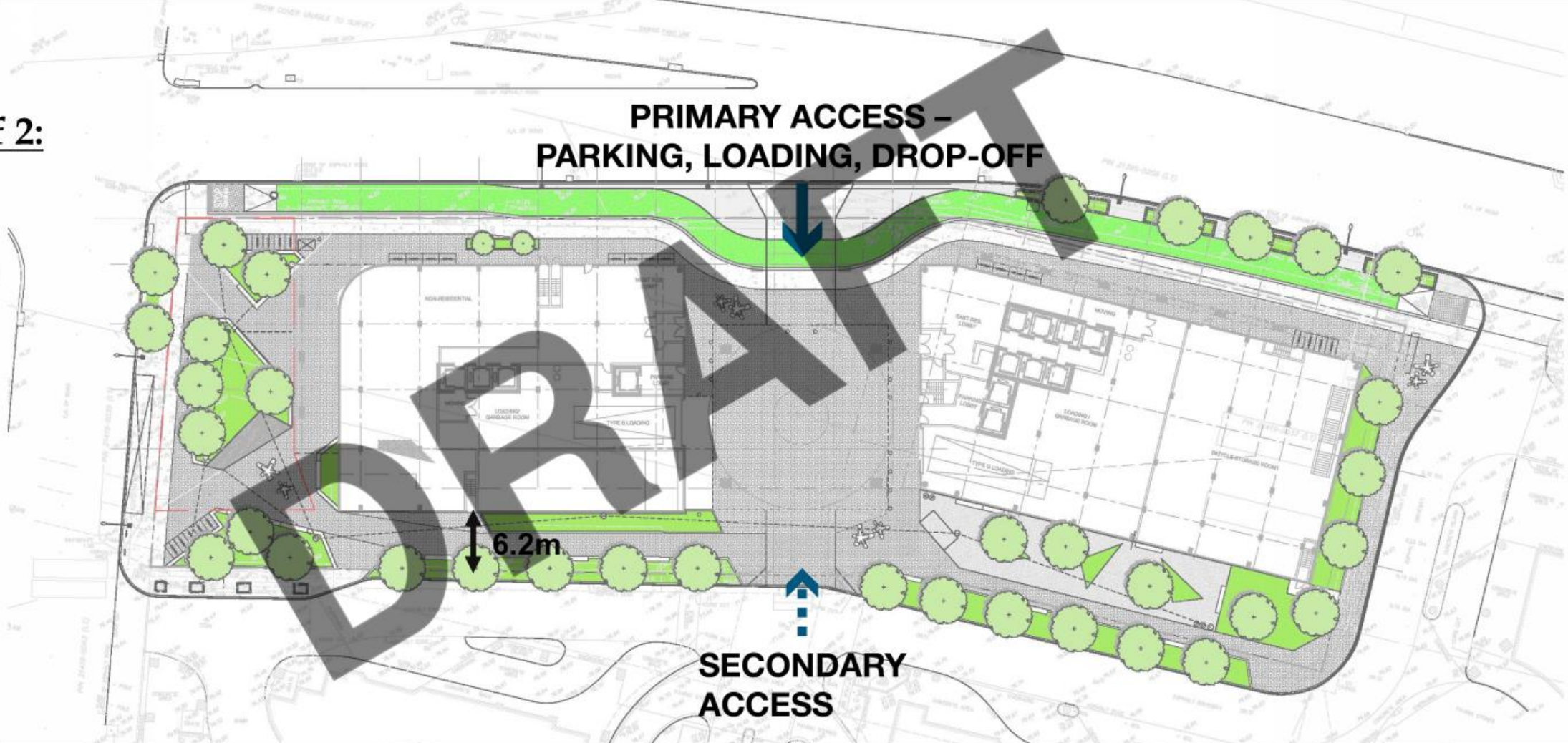


Vehicle Access



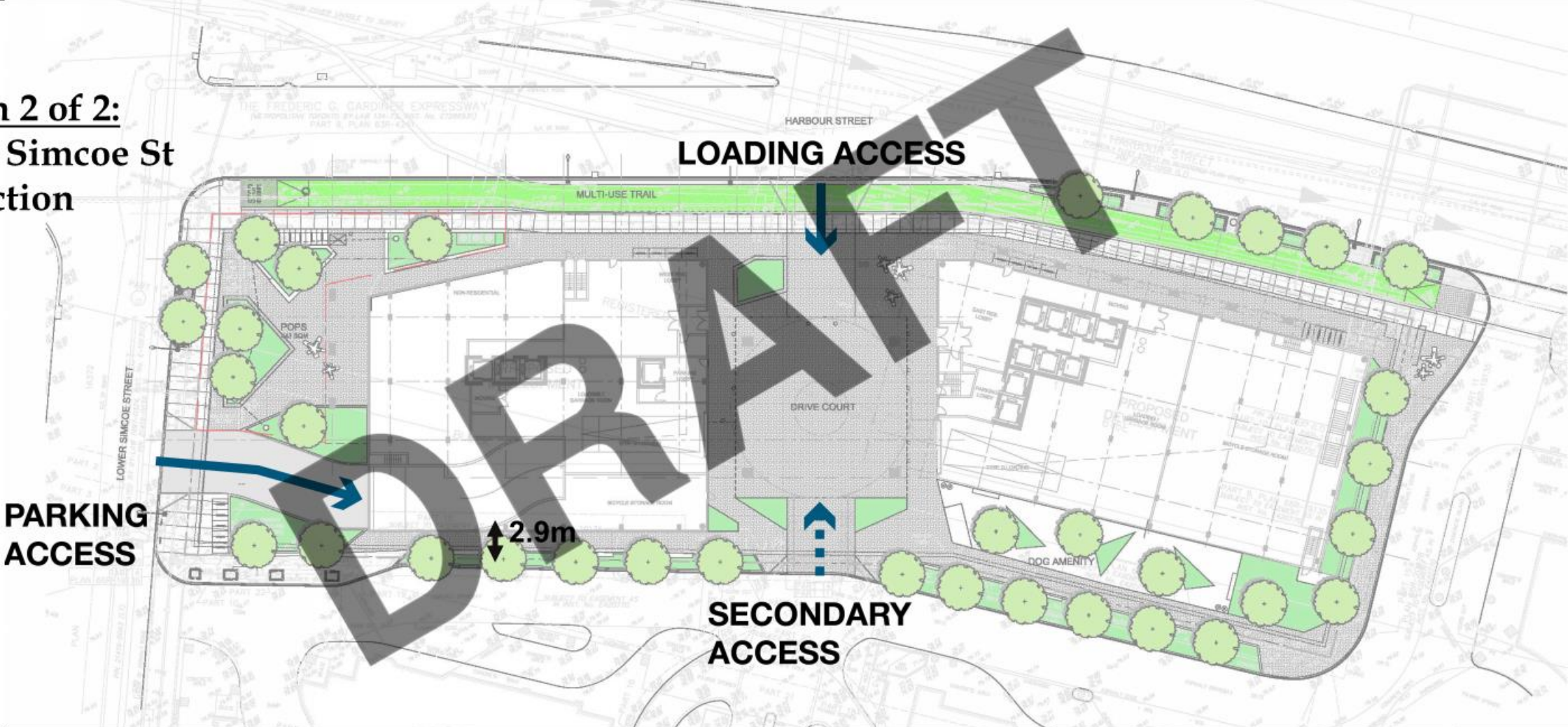
Access Alternatives

Option 1 of 2:
Harbour
Street
connection



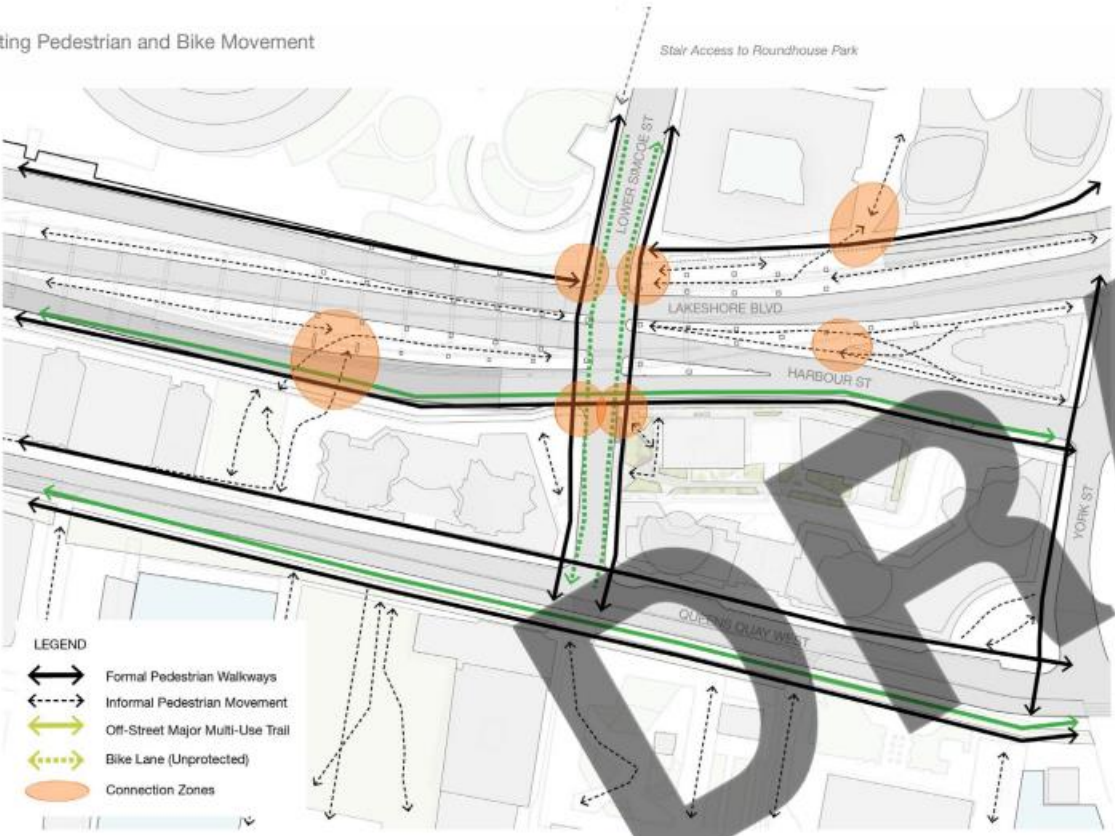
Access Alternatives

Option 2 of 2:
Lower Simcoe St
connection

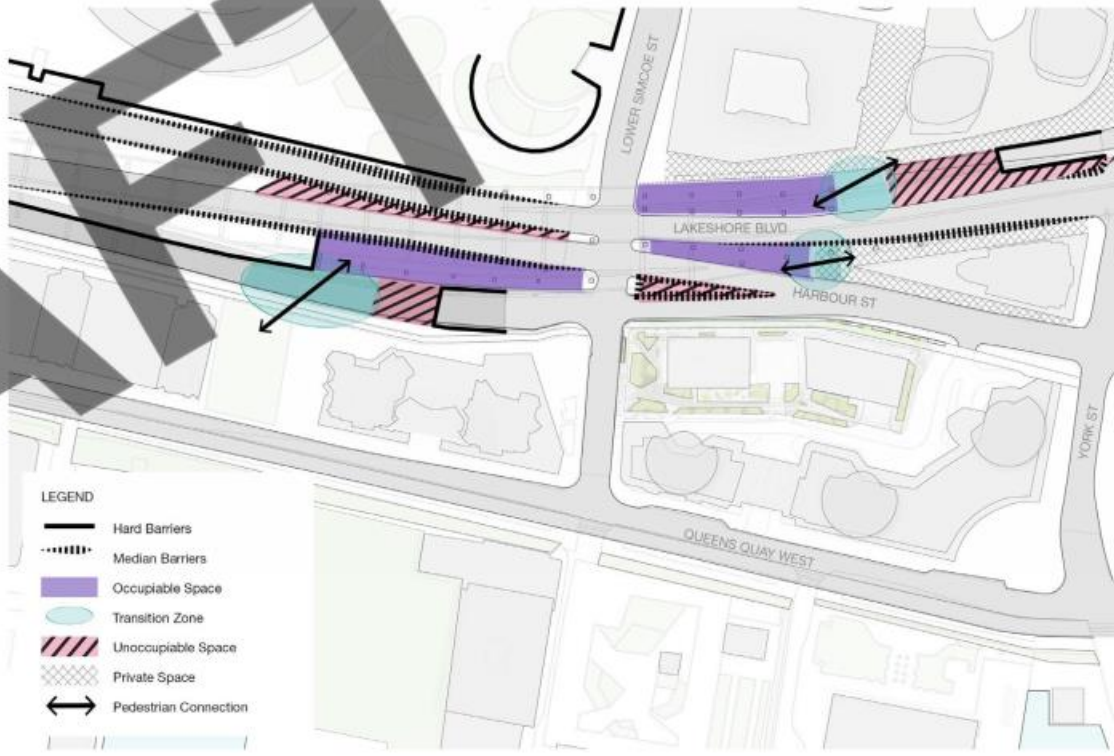


Gardiner Underpass Opportunities

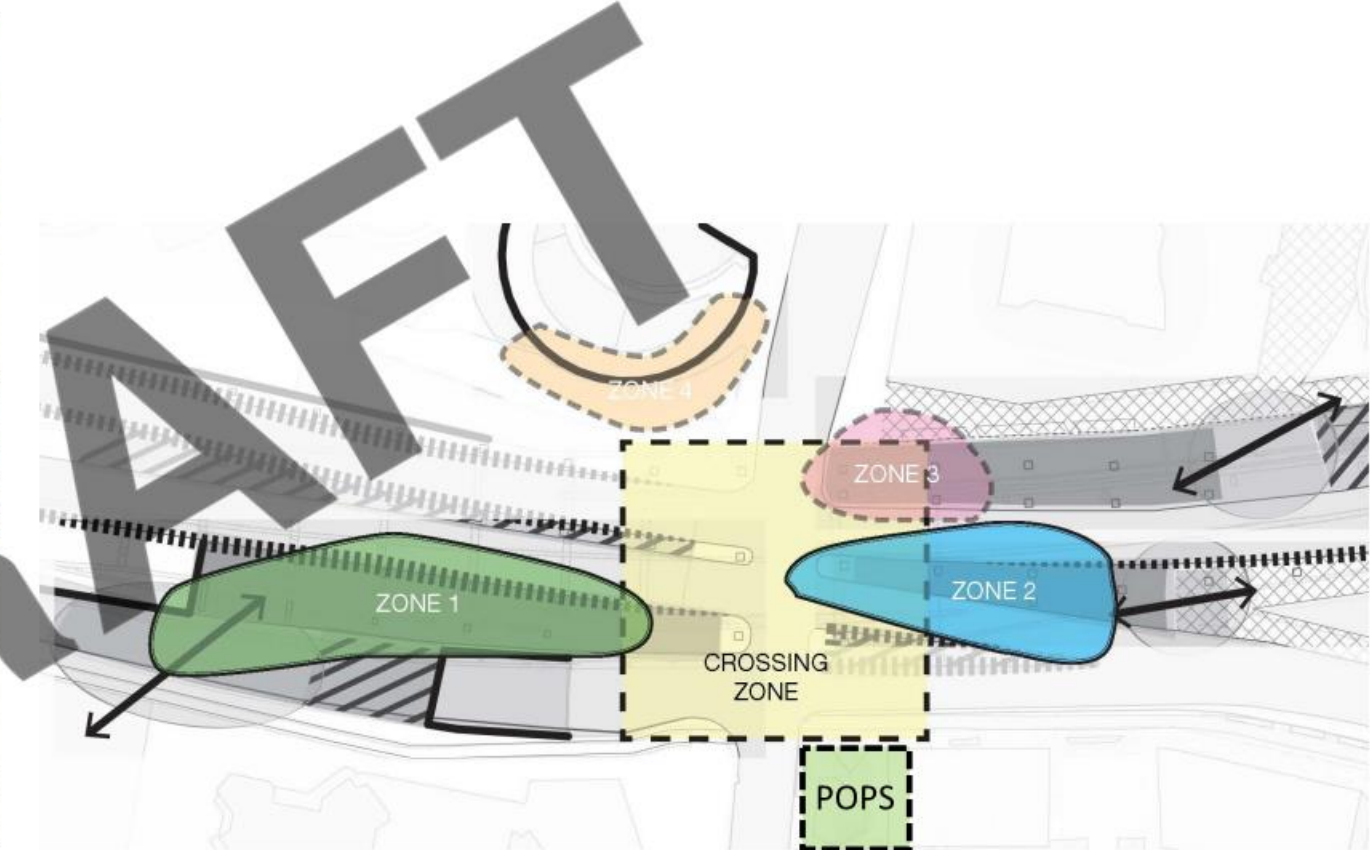
Existing Pedestrian and Bike Movement



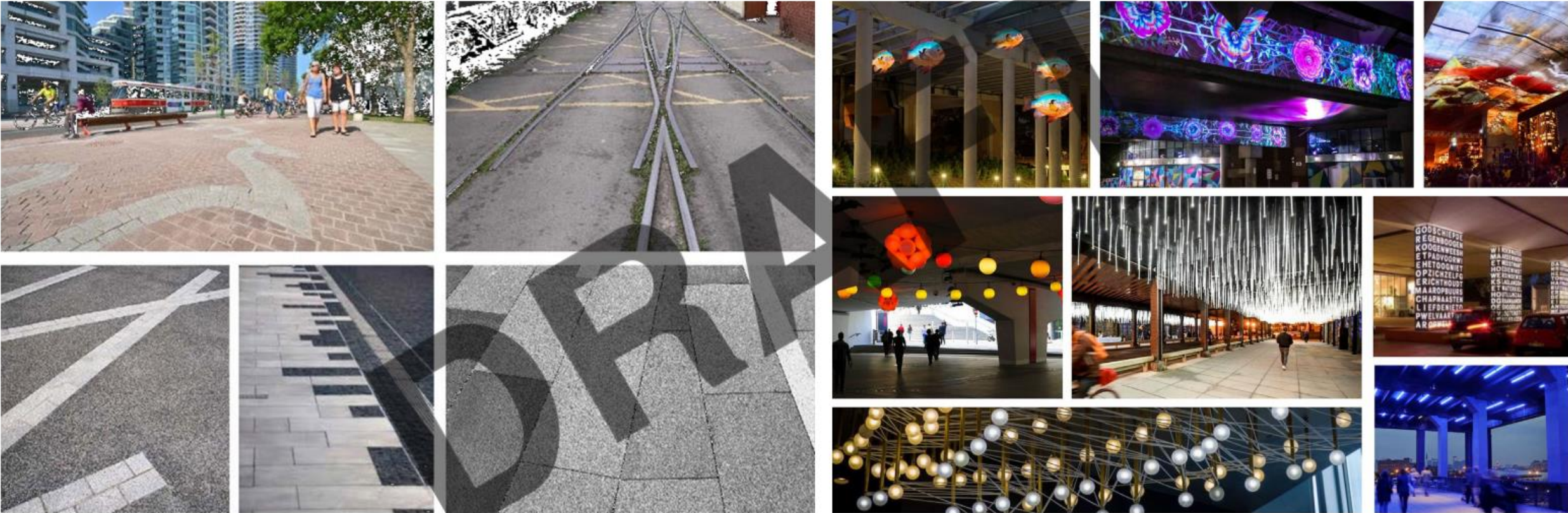
Opportunities, Constraints & Programmable Space



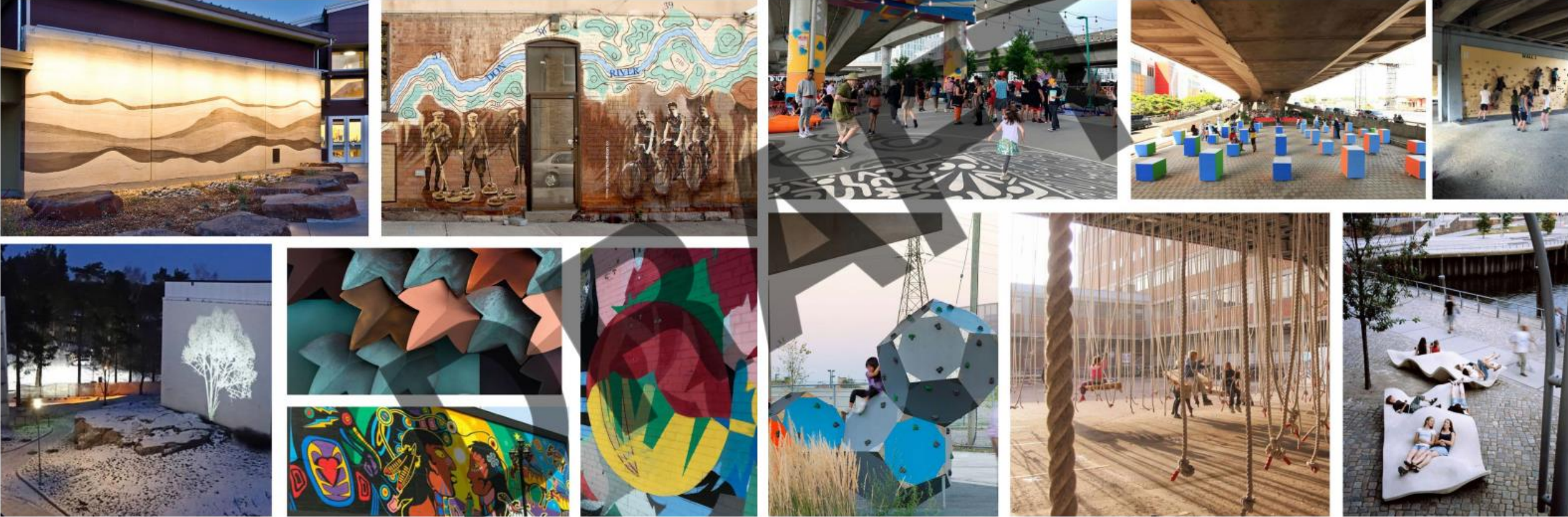
Gardiner Underpass Opportunities



Gardiner Underpass Opportunities



Gardiner Underpass Opportunities





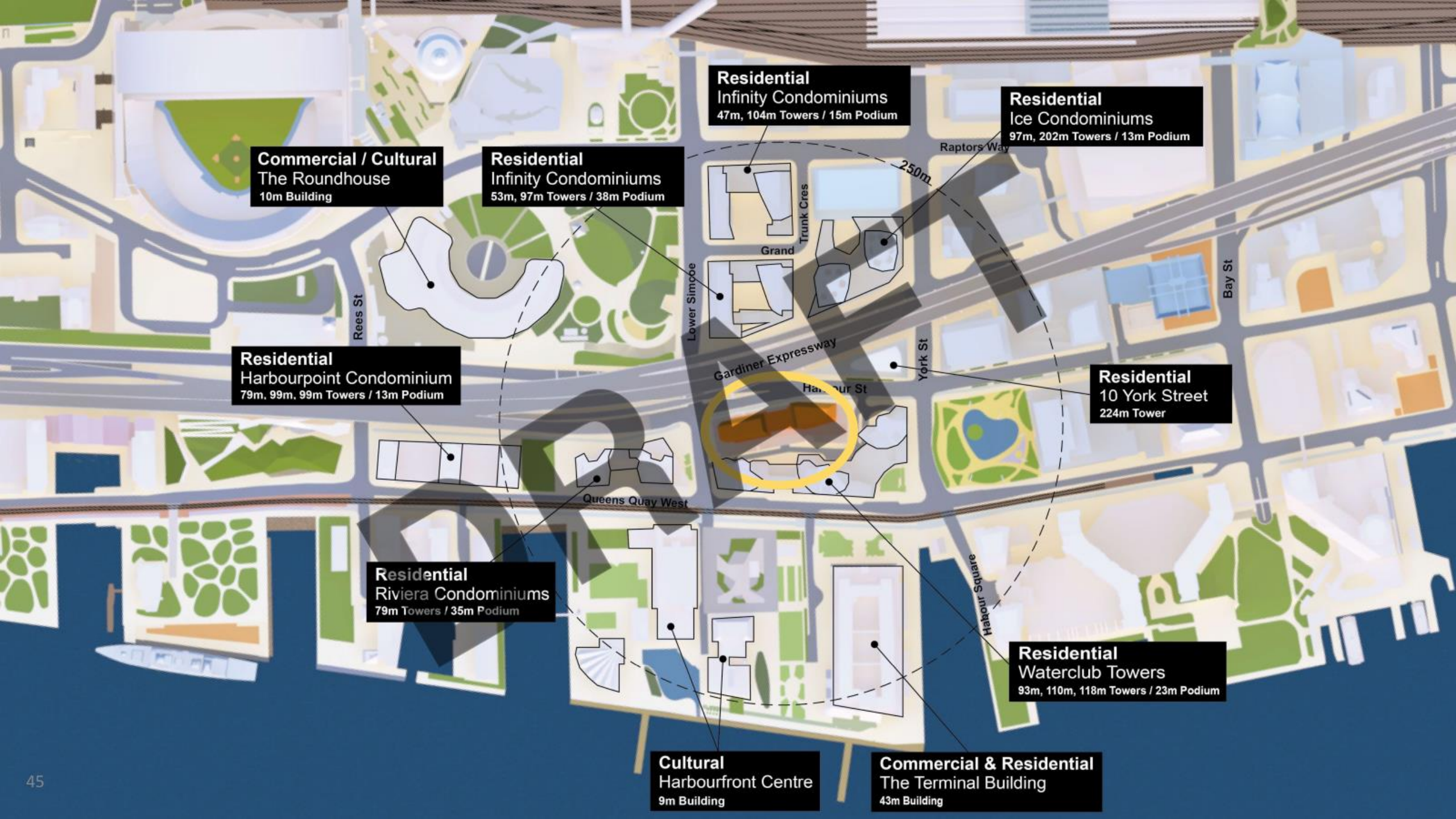
Public Realm and Community Benefits

- New Publicly-Accessible Open Space (POPS)
- Roundhouse Park/Under the Gardiner Improvements
- New Pedestrian and Cyclist Infrastructure

DRAFT

BUILDING DESIGN

200 Queens Quay West



Commercial / Cultural
The Roundhouse
10m Building

Residential
Infinity Condominiums
53m, 97m Towers / 38m Podium

Residential
Infinity Condominiums
47m, 104m Towers / 15m Podium

Residential
Ice Condominiums
97m, 202m Towers / 13m Podium

Residential
Harbourpoint Condominium
79m, 99m, 99m Towers / 13m Podium

Residential
10 York Street
224m Tower

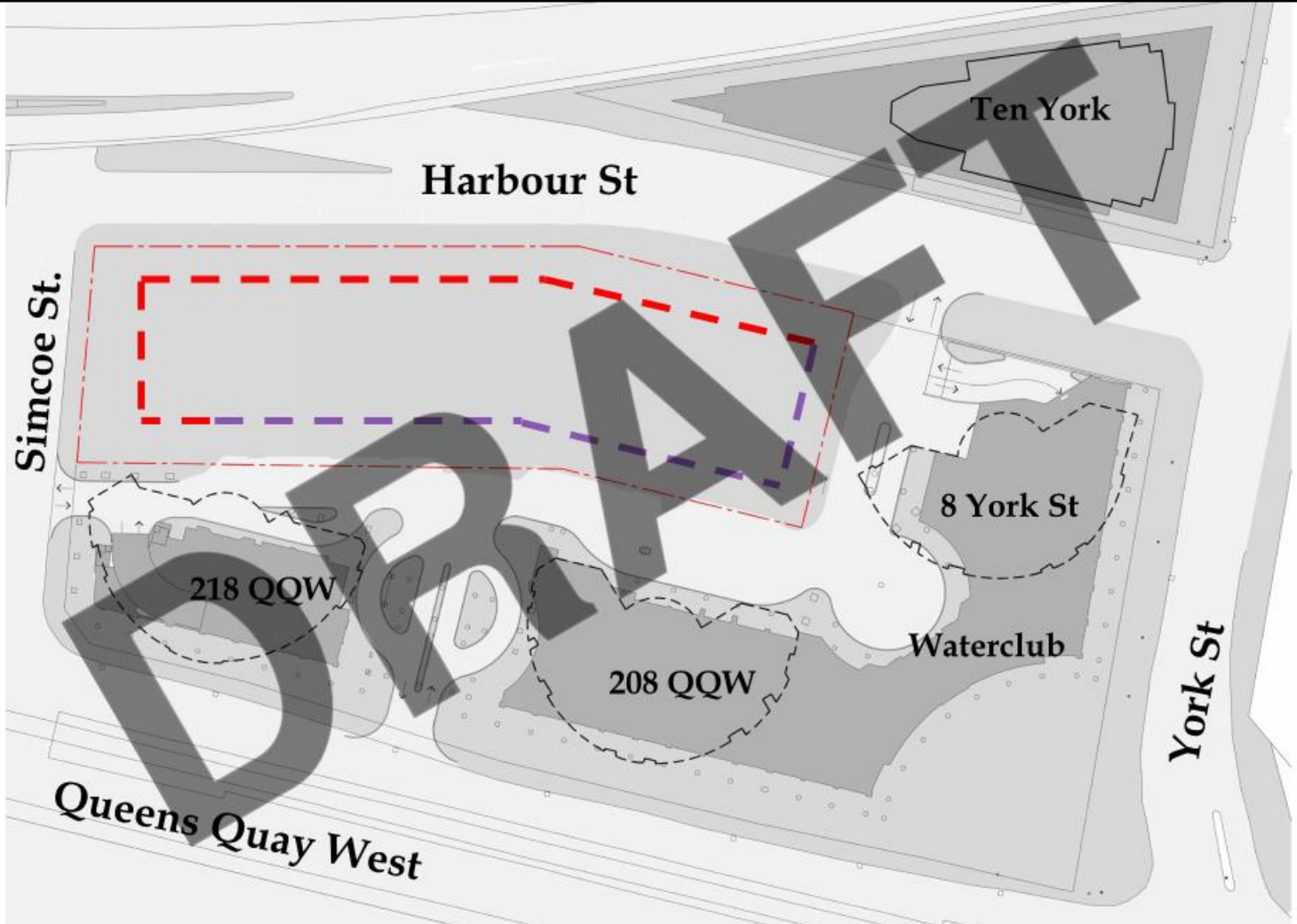
Residential
Riviera Condominiums
79m Towers / 35m Podium

Residential
Waterclub Towers
93m, 110m, 118m Towers / 23m Podium

Cultural
Harbourfront Centre
9m Building

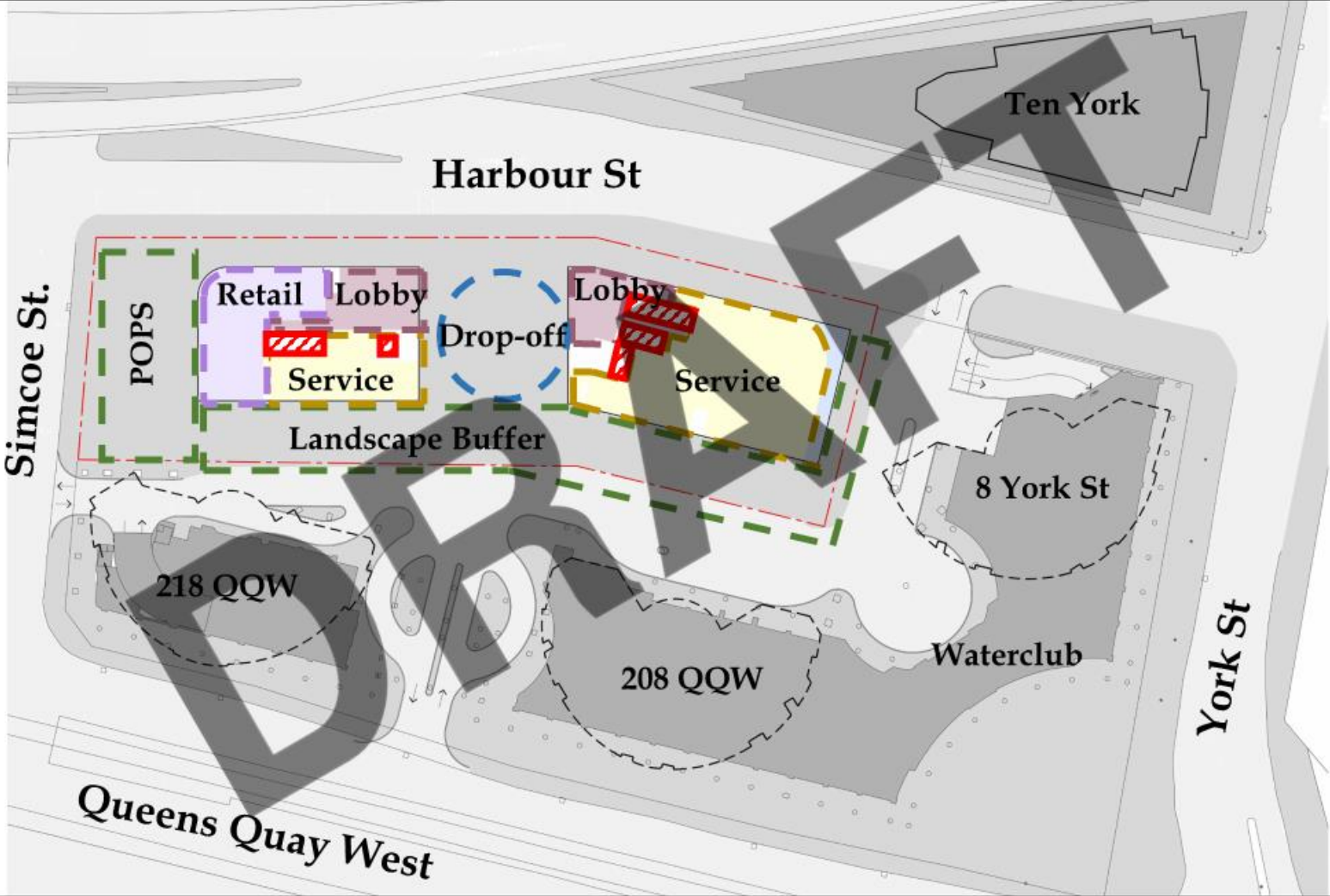
Commercial & Residential
The Terminal Building
43m Building

Ground Level Analysis

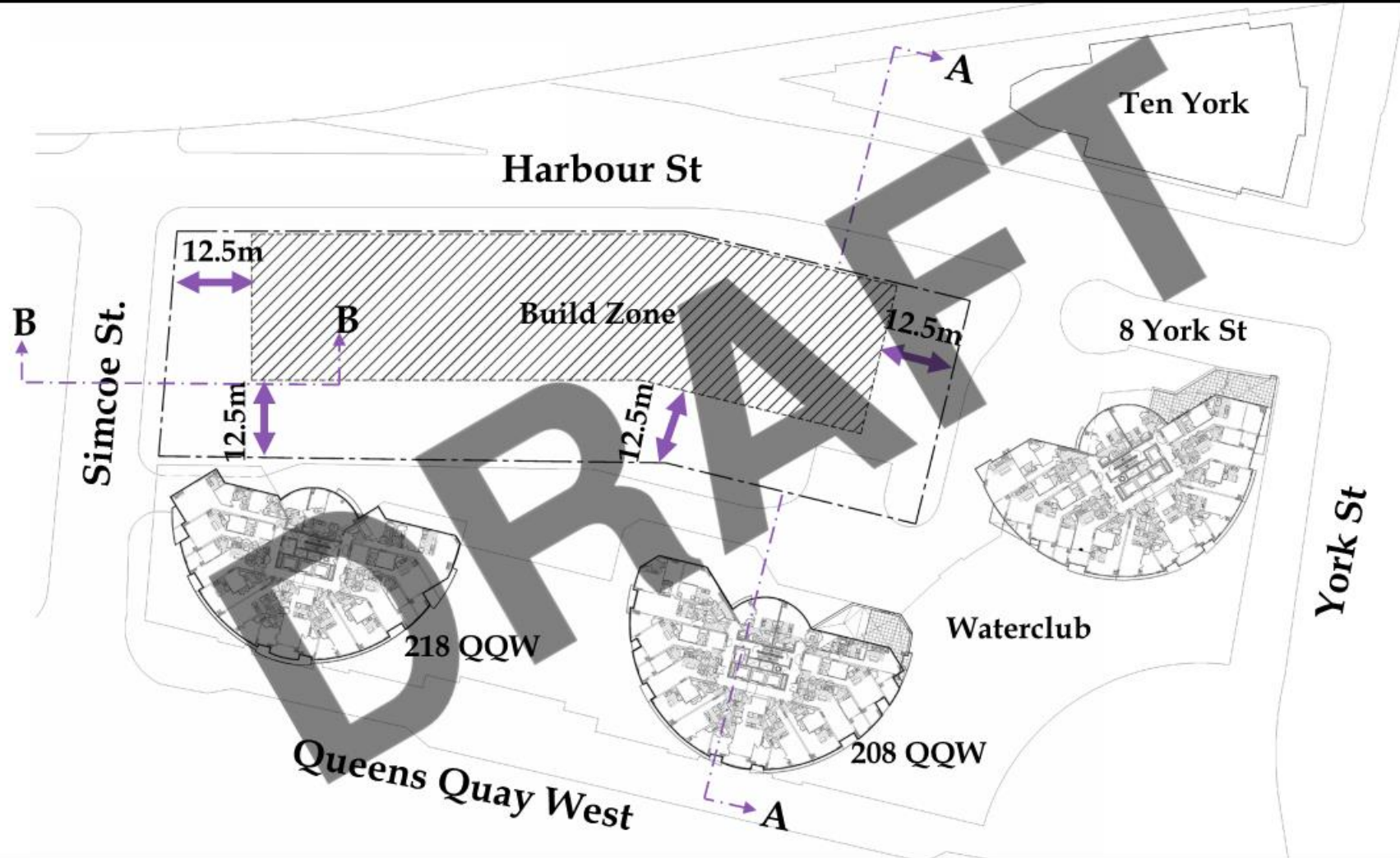


- - - Active Frontage
- - - Service Frontage

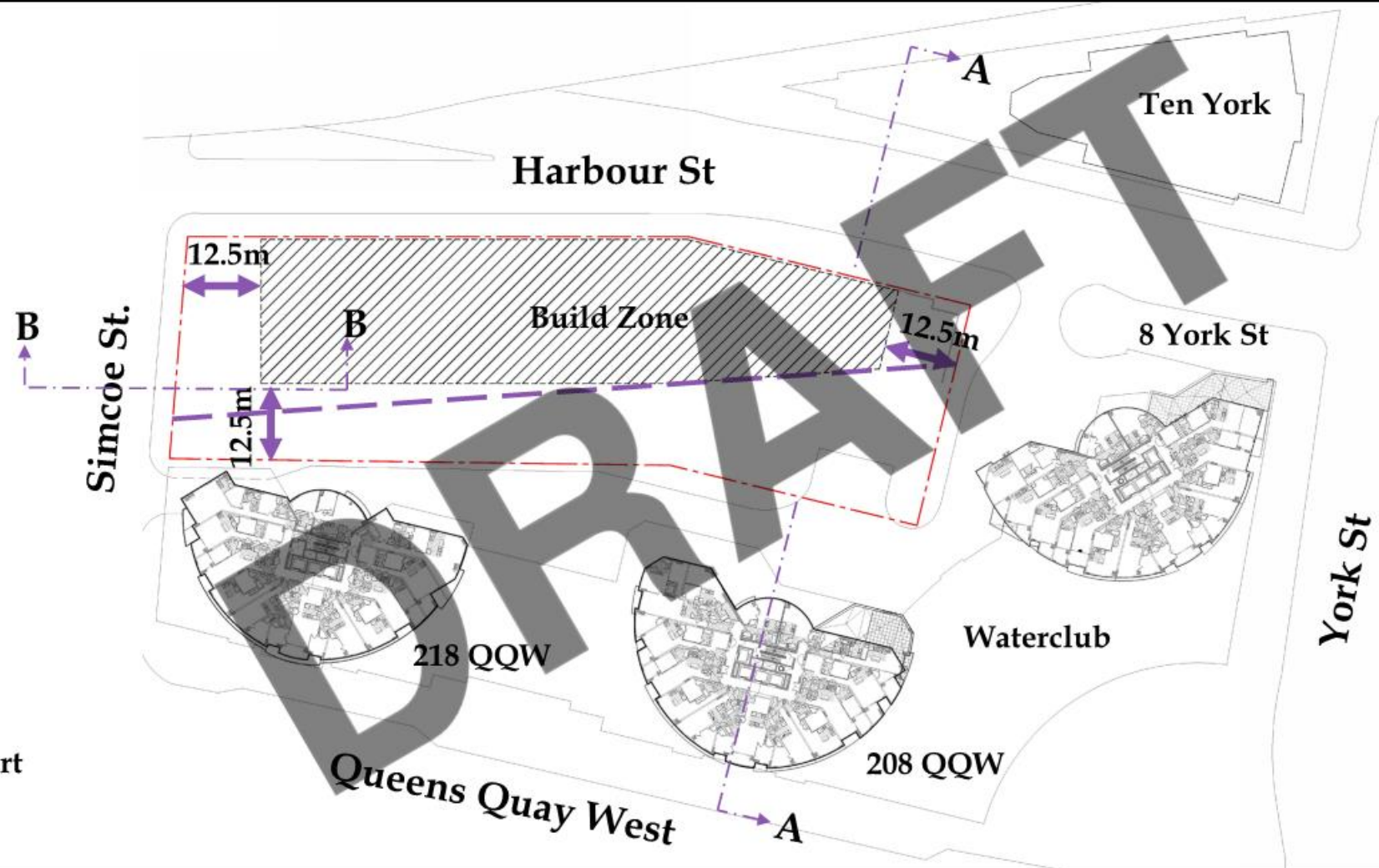
Ground Level



Lower Tower Build Zone

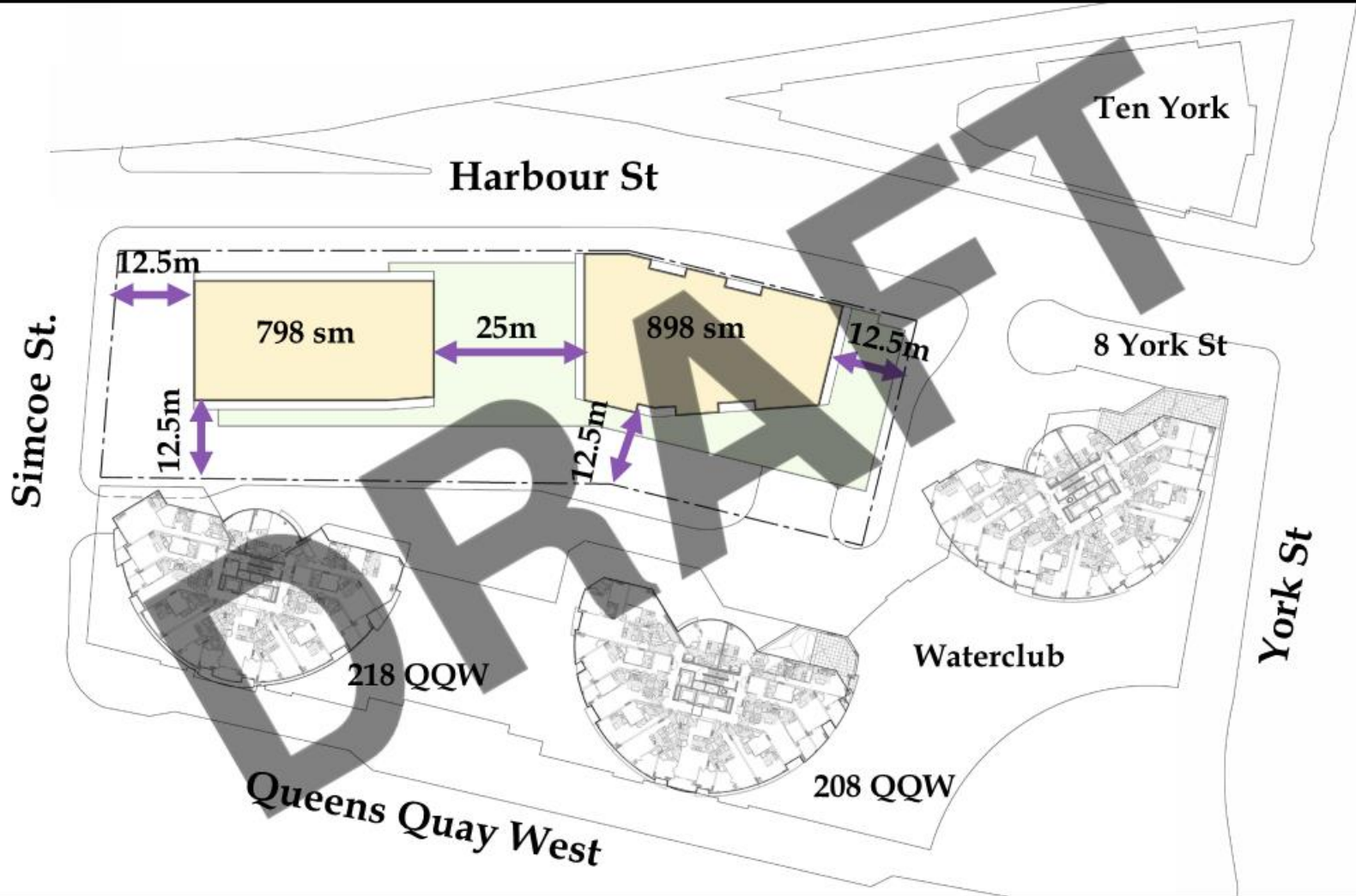


Upper Tower Build Zone

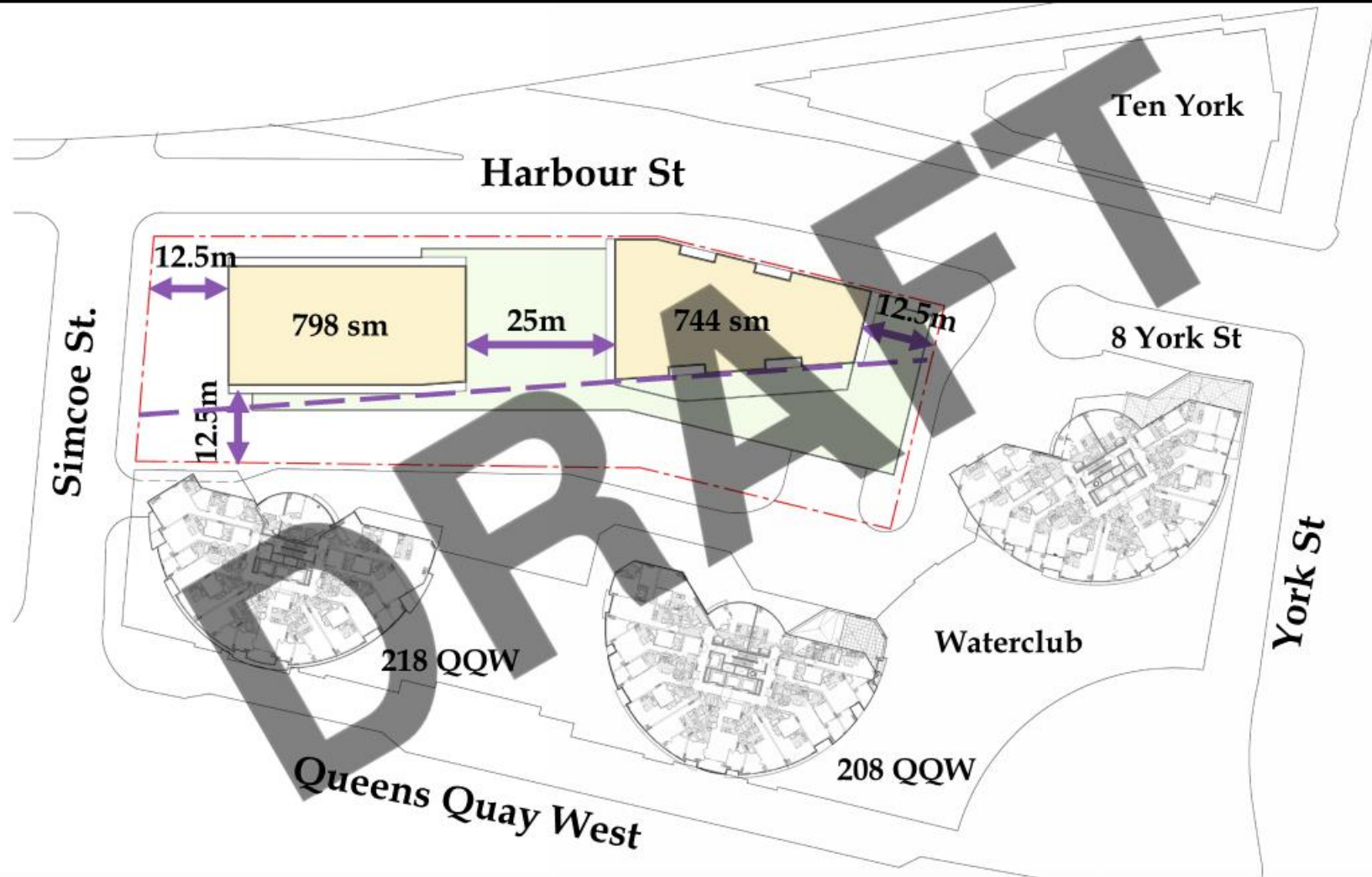


--- Island Airport Flight Path

Lower Tower Floorplate

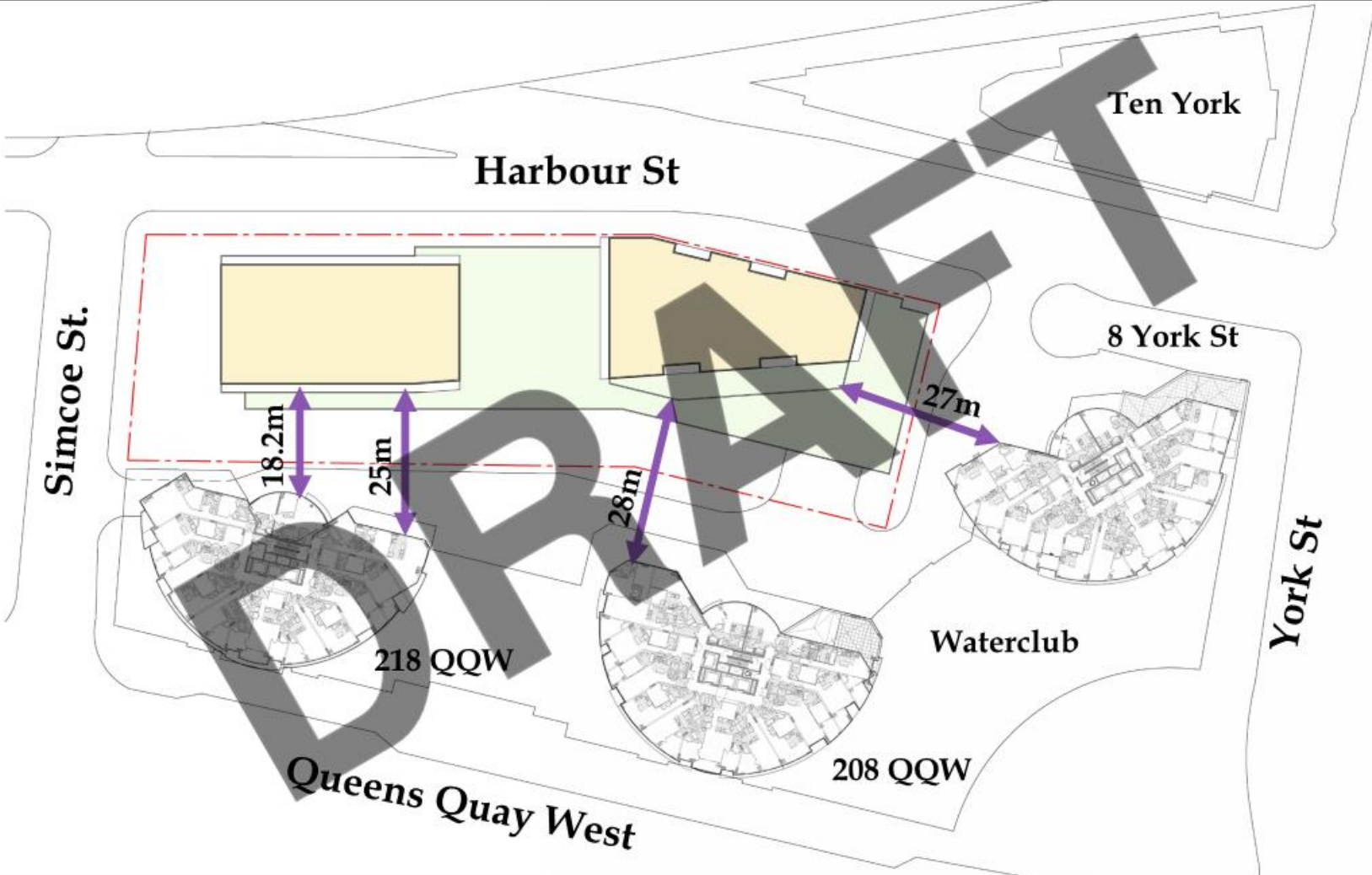


Upper Tower Floorplate

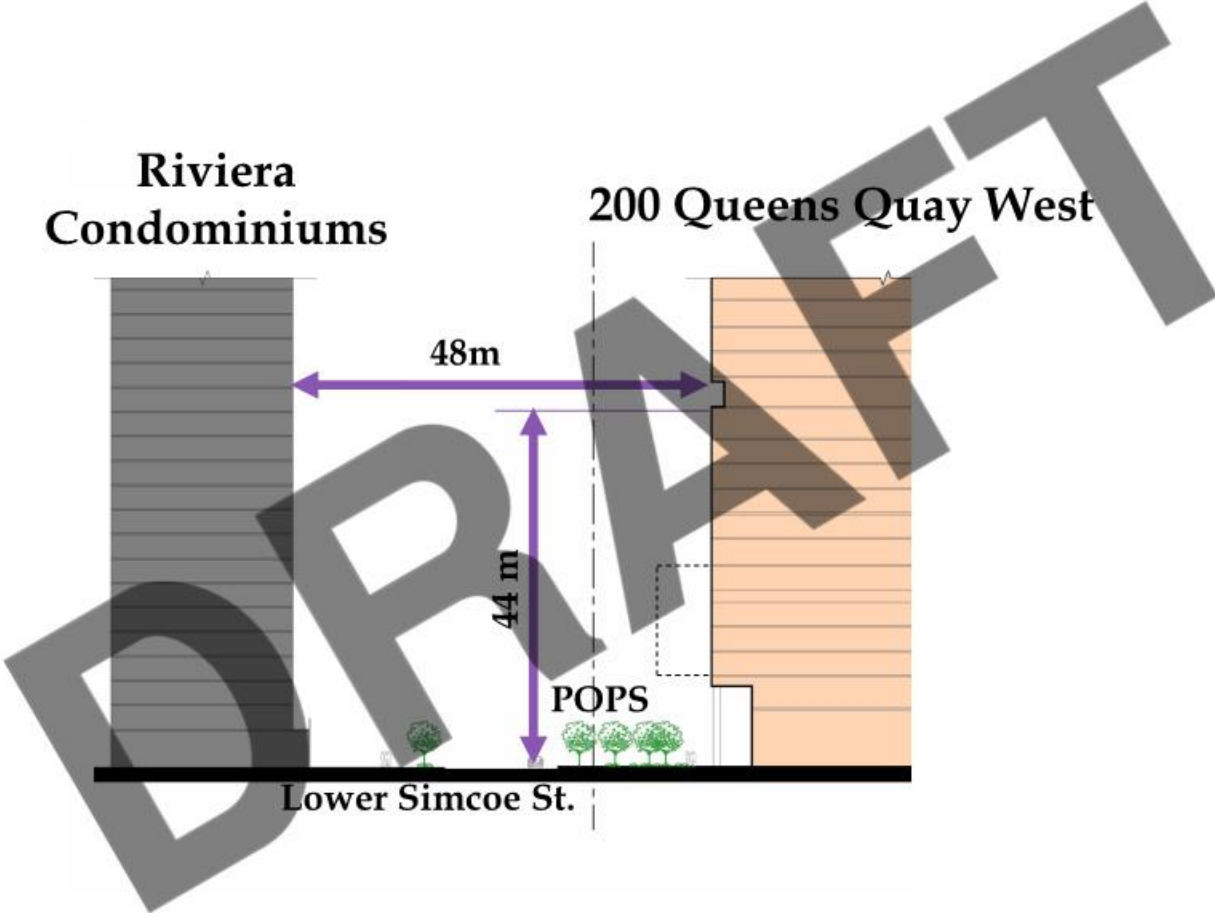


--- Island Airport
Flight Path

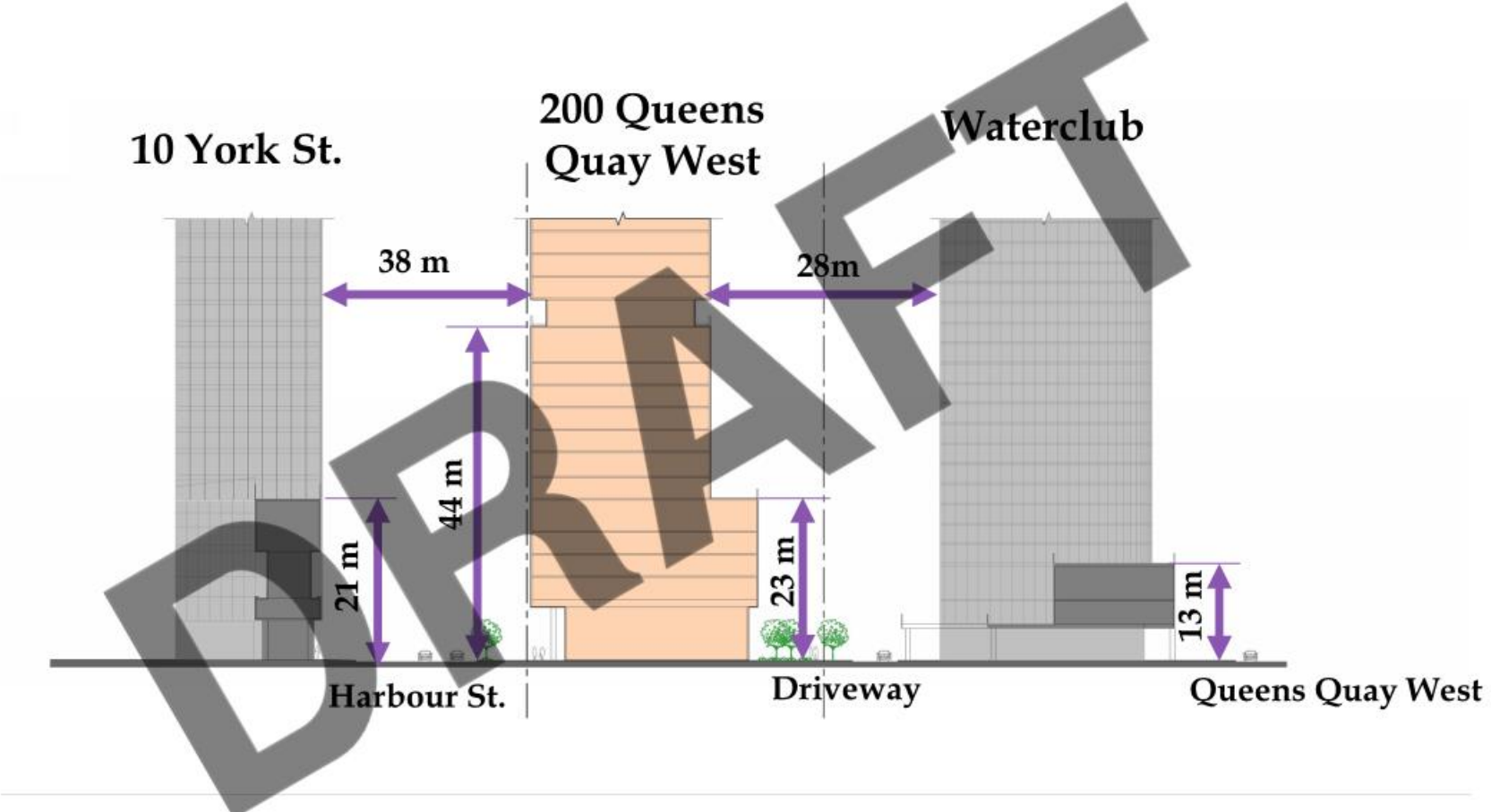
Separation to Waterclub



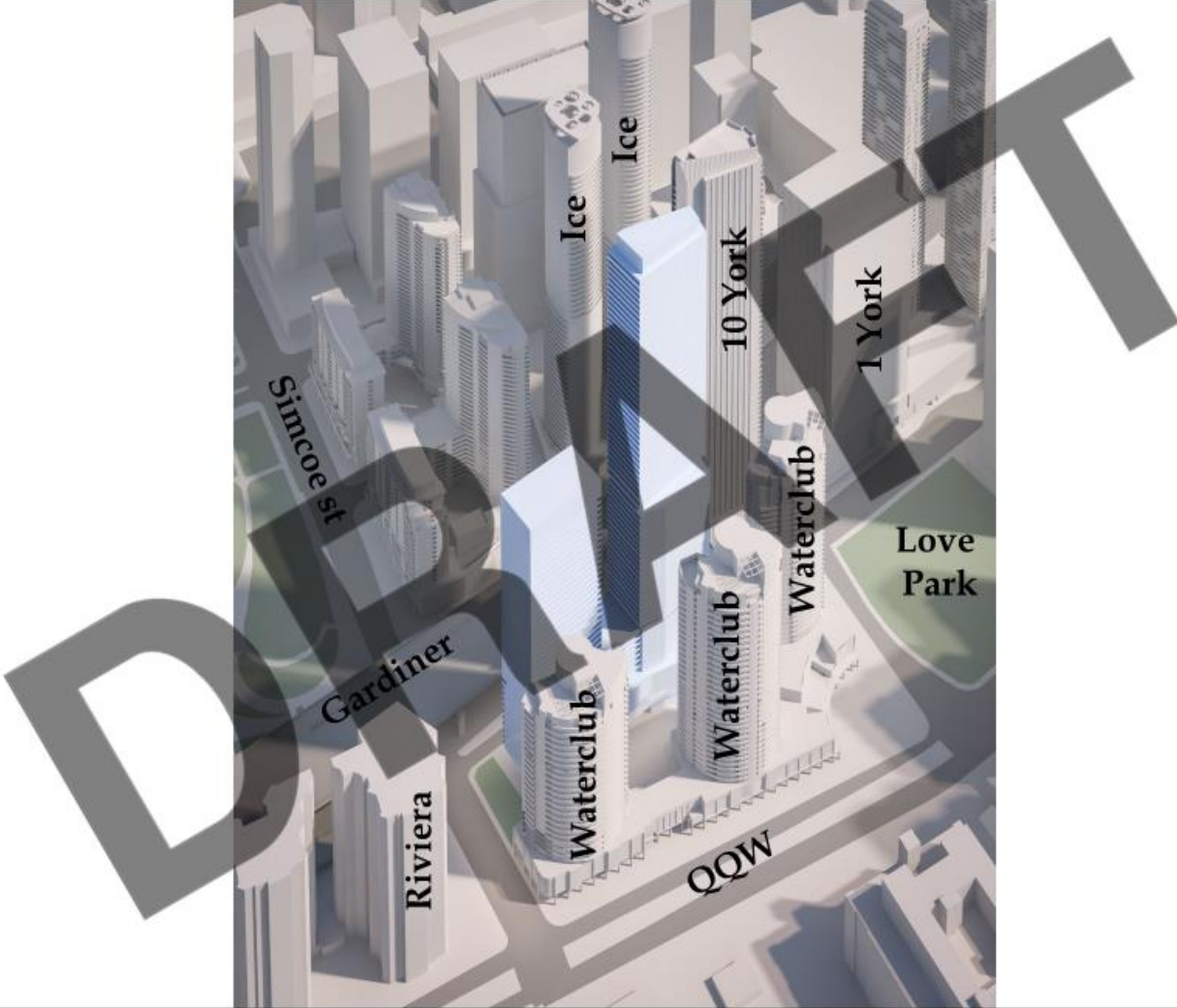
Street Section East-West



Street Section North-South



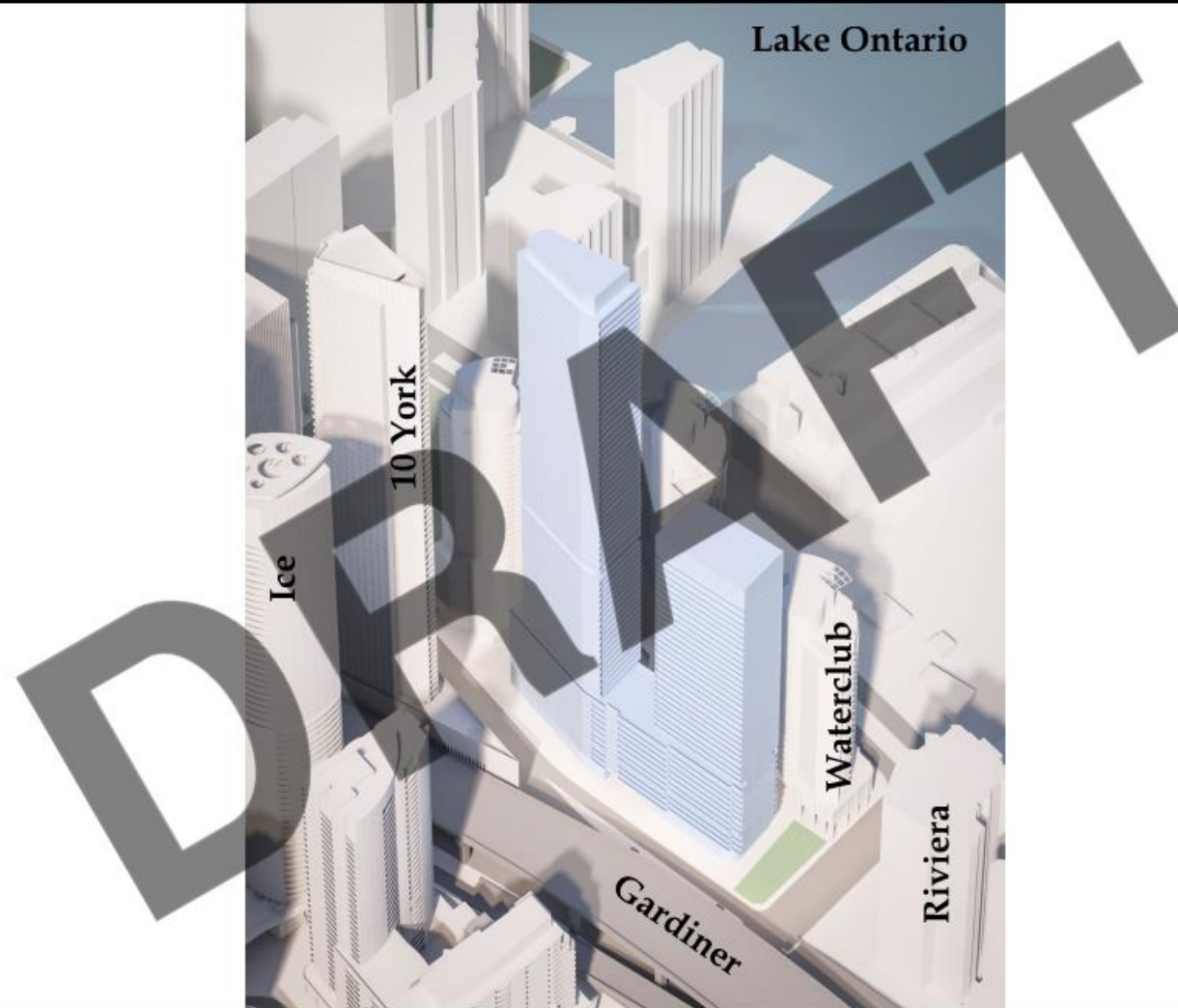
Massing Strategy – North/East View



Massing Strategy – South/West View



Massing Strategy – South/East View



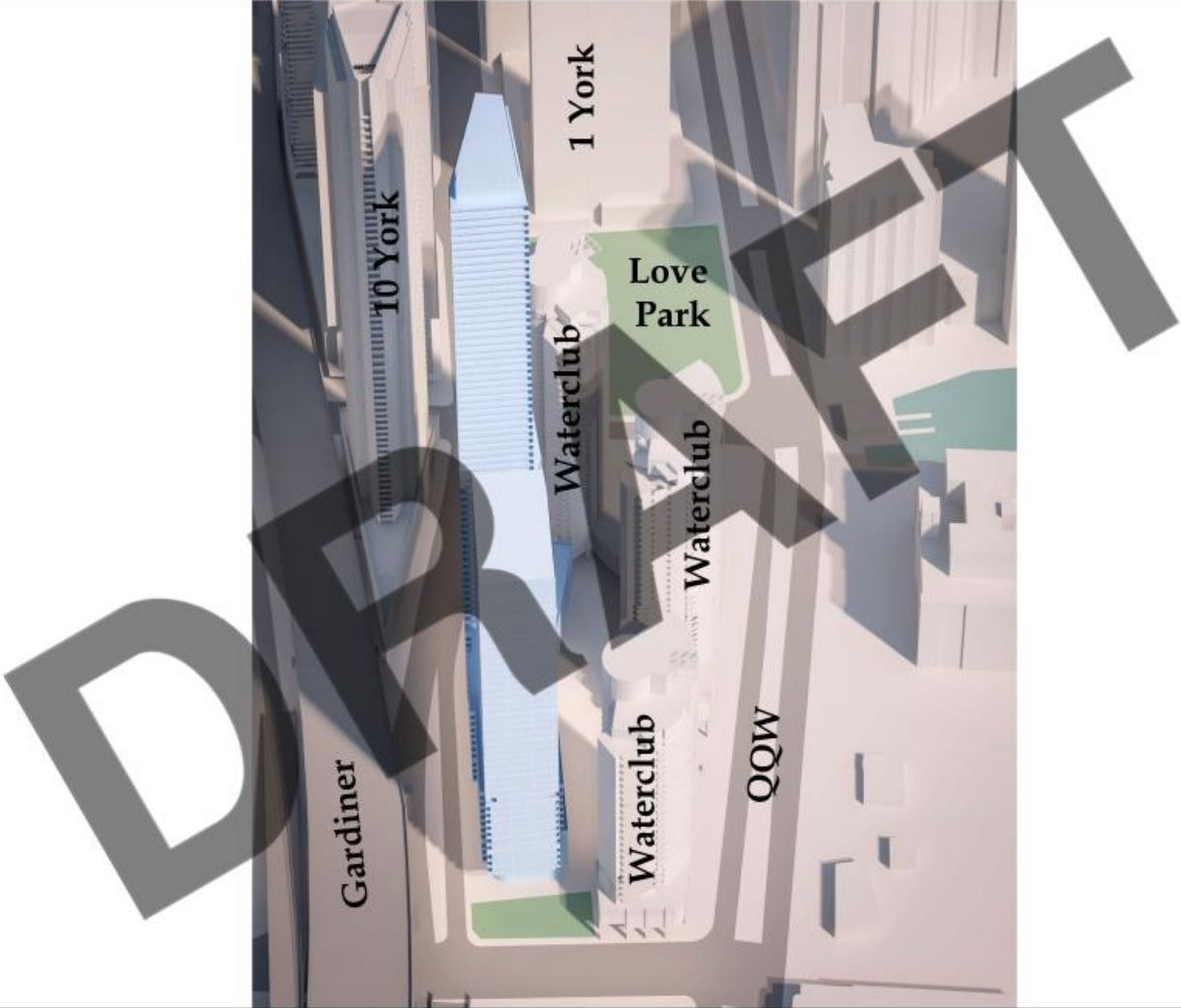
Massing Strategy – North/West View



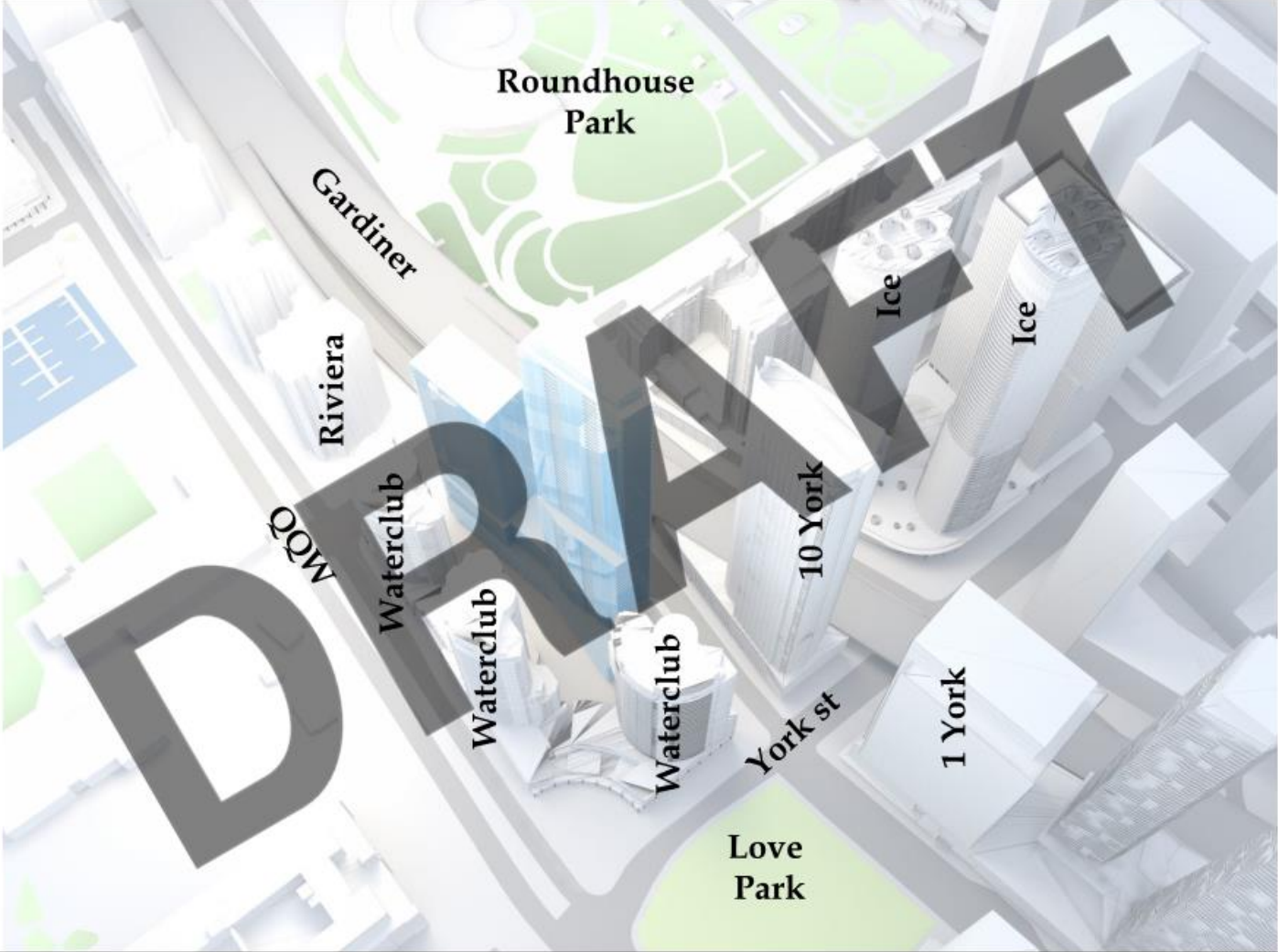
Massing Strategy – View from Simcoe



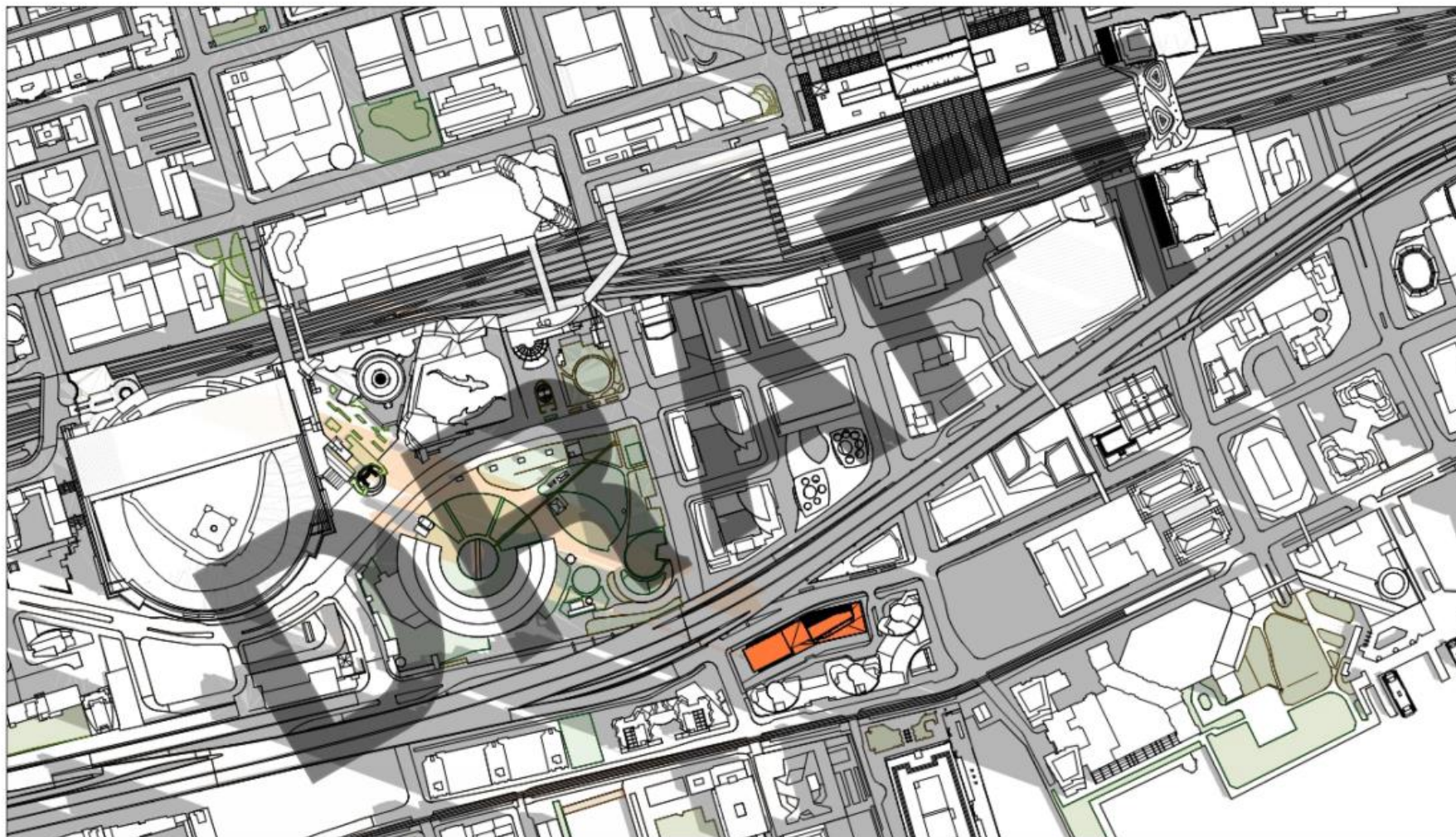
Massing Strategy –View from West



Massing Strategy – Aerial View



Shadow Studies



March 21
9:18am

Shadow Studies



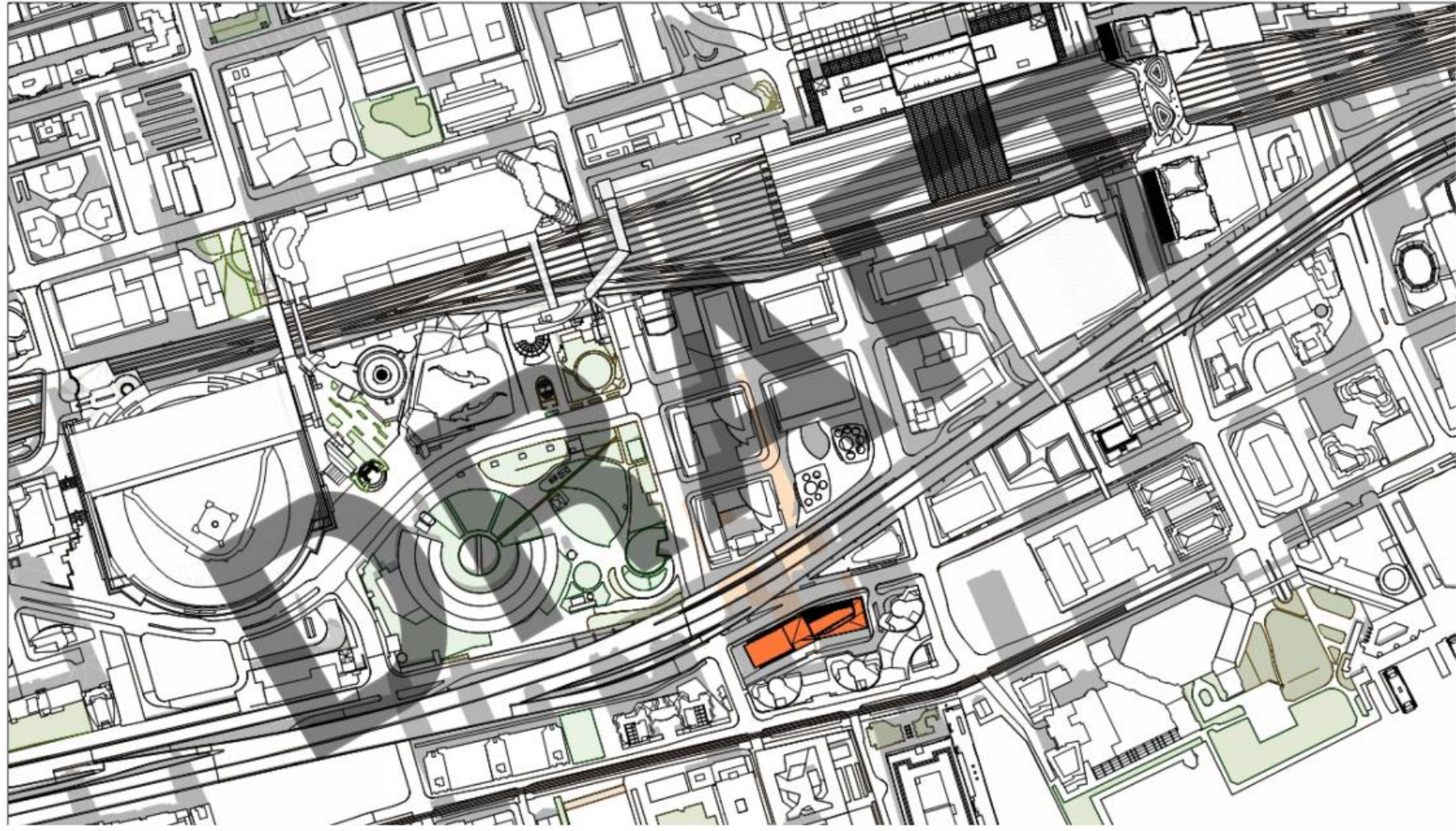
March 21
10:18am

Shadow Studies



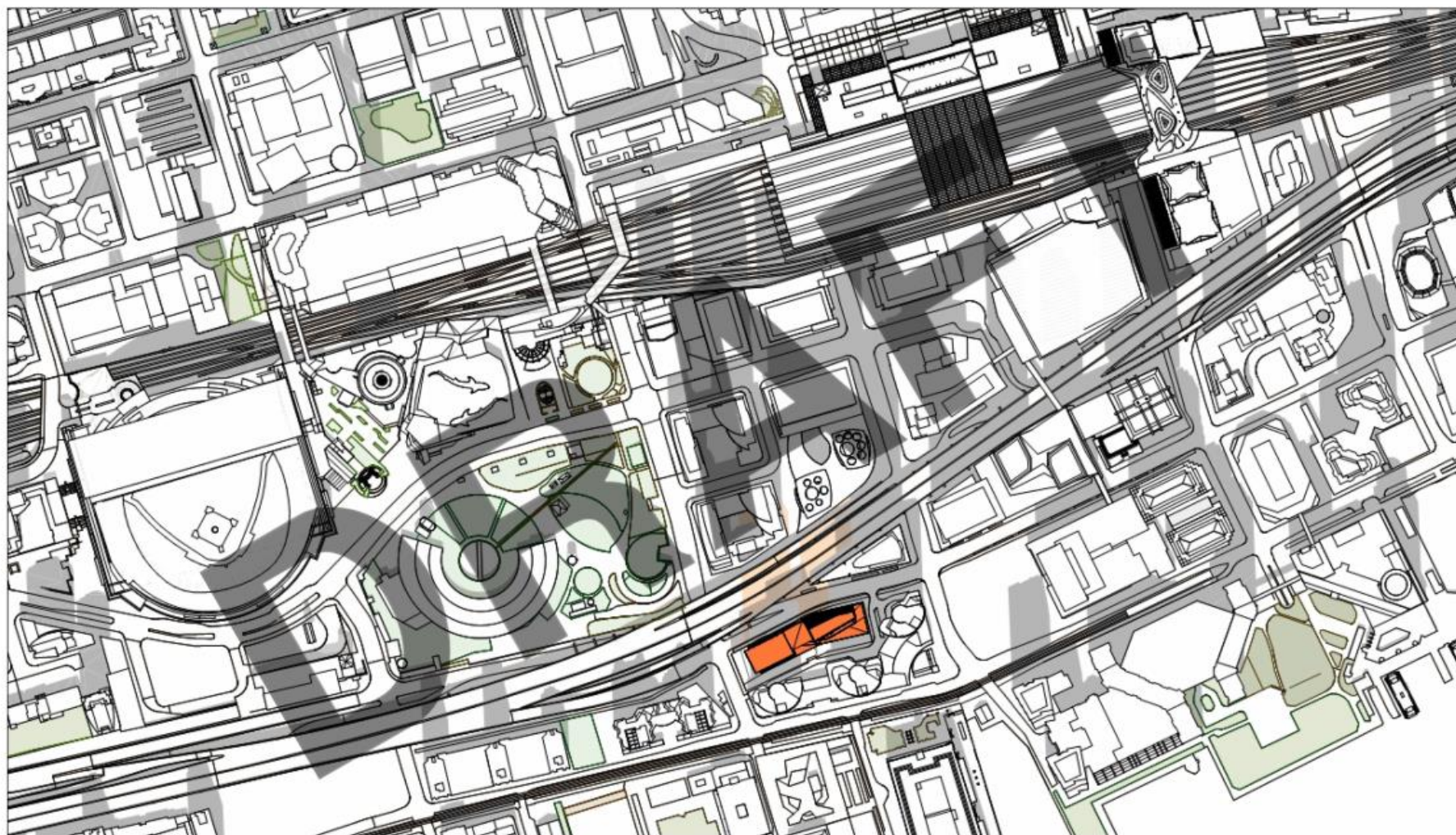
March 21
11:18am

Shadow Studies



March 21
12:18pm

Shadow Studies



March 21
1:18pm

Shadow Studies



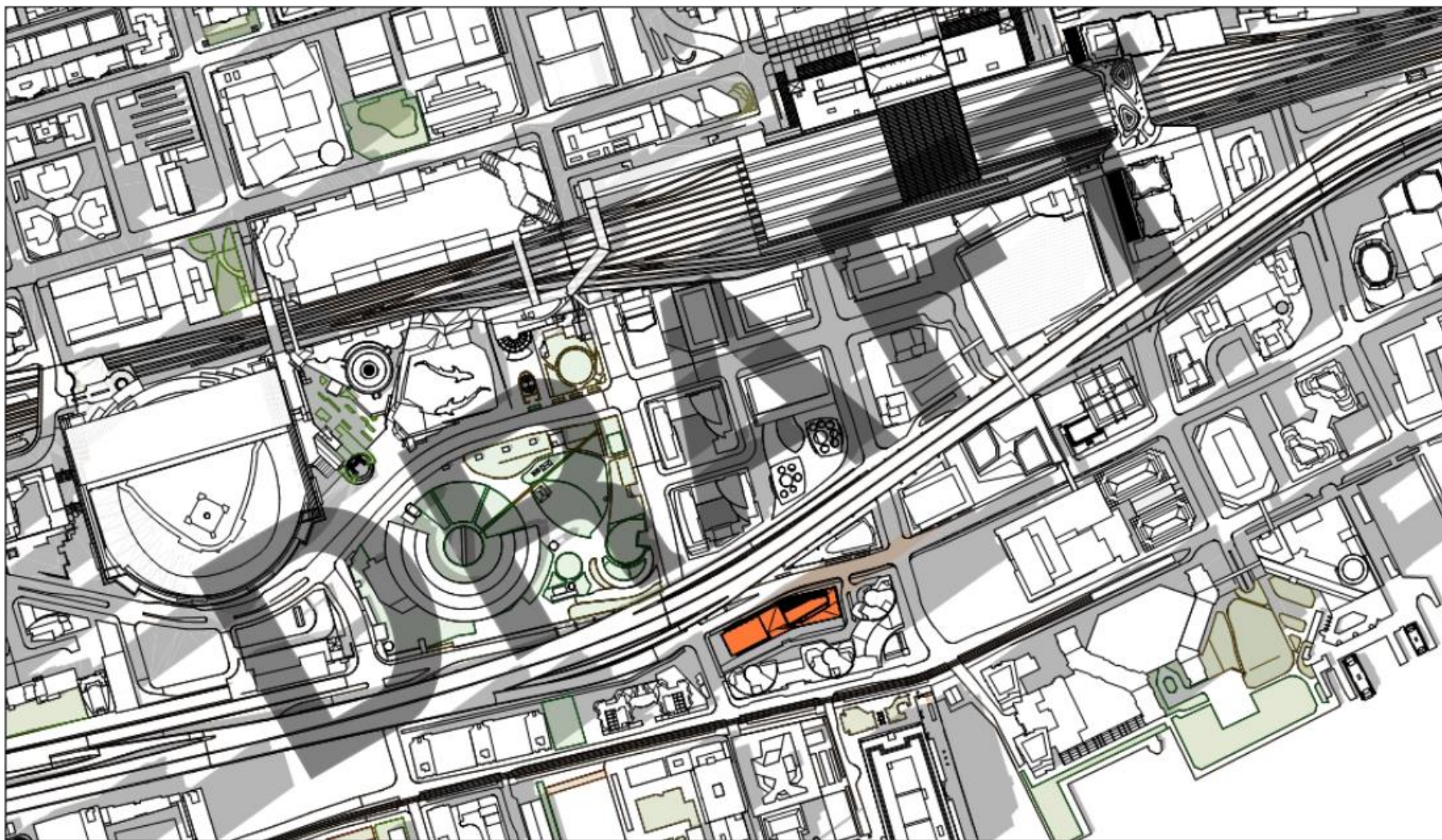
March 21
2:18pm

Shadow Studies



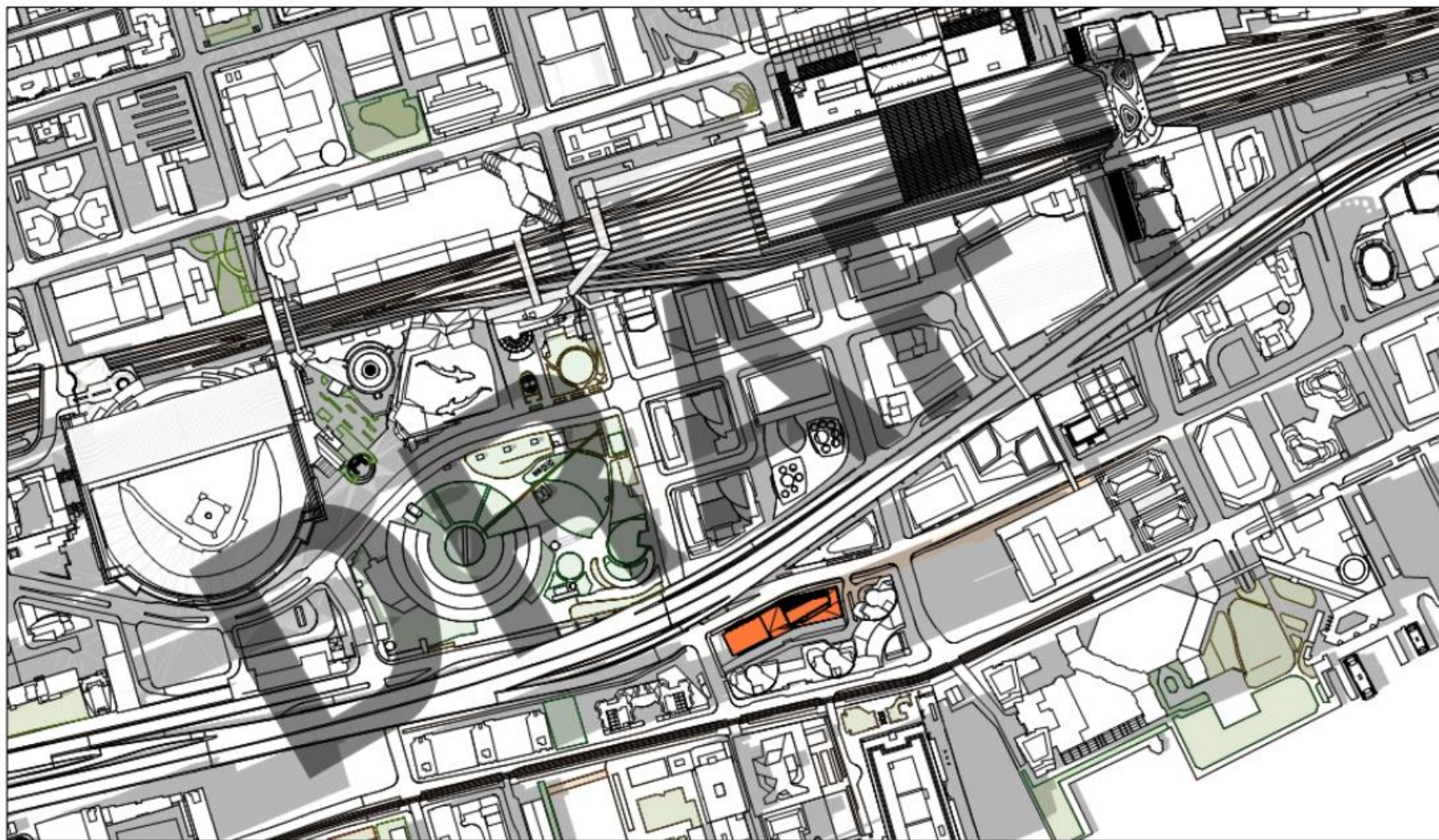
March 21
3:18pm

Shadow Studies



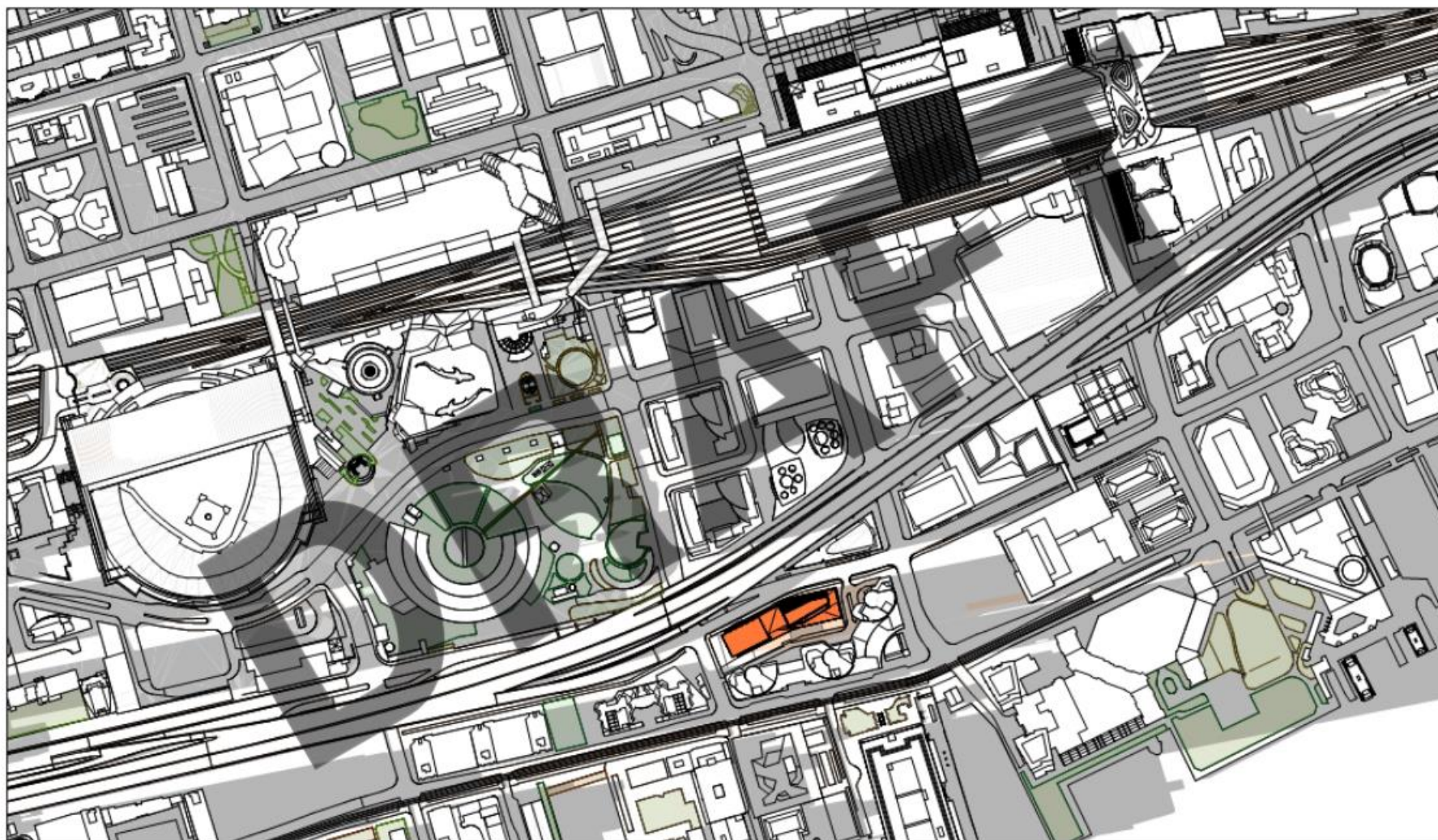
March 21
4:18pm

Shadow Studies



March 21
5:18pm

Shadow Studies

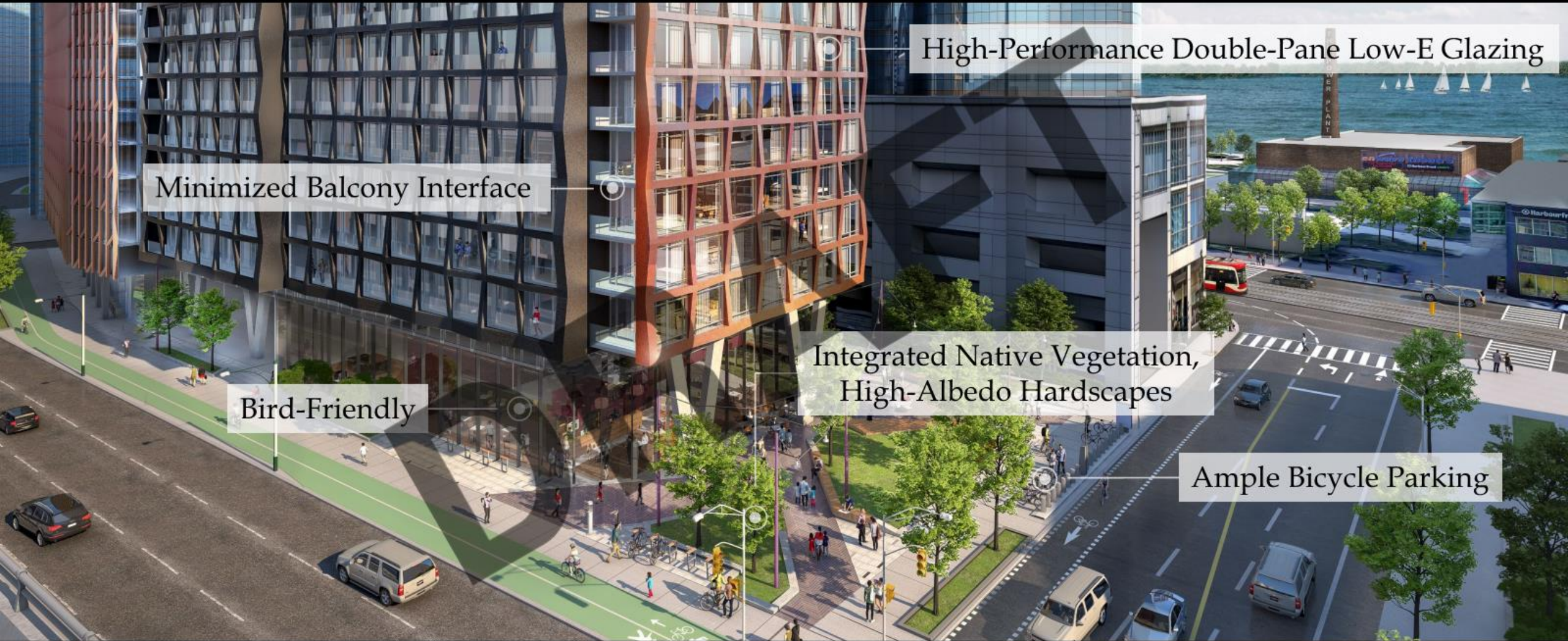


March 21
6:18pm

ENERGY & SUSTAINABILITY

200 Queens Quay West

Energy & Sustainability



High-Performance Double-Pane Low-E Glazing

Minimized Balcony Interface

Bird-Friendly

Integrated Native Vegetation,
High-Albedo Hardscapes

Ample Bicycle Parking

Energy & Sustainability



High Efficiency Condensing Boilers

Magnetic Bearing Chiller


Green Roof


Energy Recovery Ventilators In-Suite


Improved Envelope Performance


Moderate Window-to-Wall Ratio

Energy & Sustainability

- 
- **No excess parking**, ample **bicycle parking**, and access to quality **public transit** will significantly reduce single-occupancy vehicle usage

- 
- Development will, at a minimum, meet **TGS v3 Tier 1 Absolute Targets**, will use SPA model to determine measures
 - Will account for all thermal bridges

- 
- **Low-flow plumbing fixtures** to be provided
 - **Stormwater** will be retained and re-used on-site (methods TBD)

- 
- **Soil volumes** will be provided for all trees to meet requirements; **native and drought-resistant vegetation** only
 - All applicable glazing will have **bird-friendly** treatment

- 
- **Waste storage and sorting** will be provided for residents

Thank you.

Diamondcorp

