



West Don Lands – Block 3,4,7

Detailed Design

July 22nd, 2020

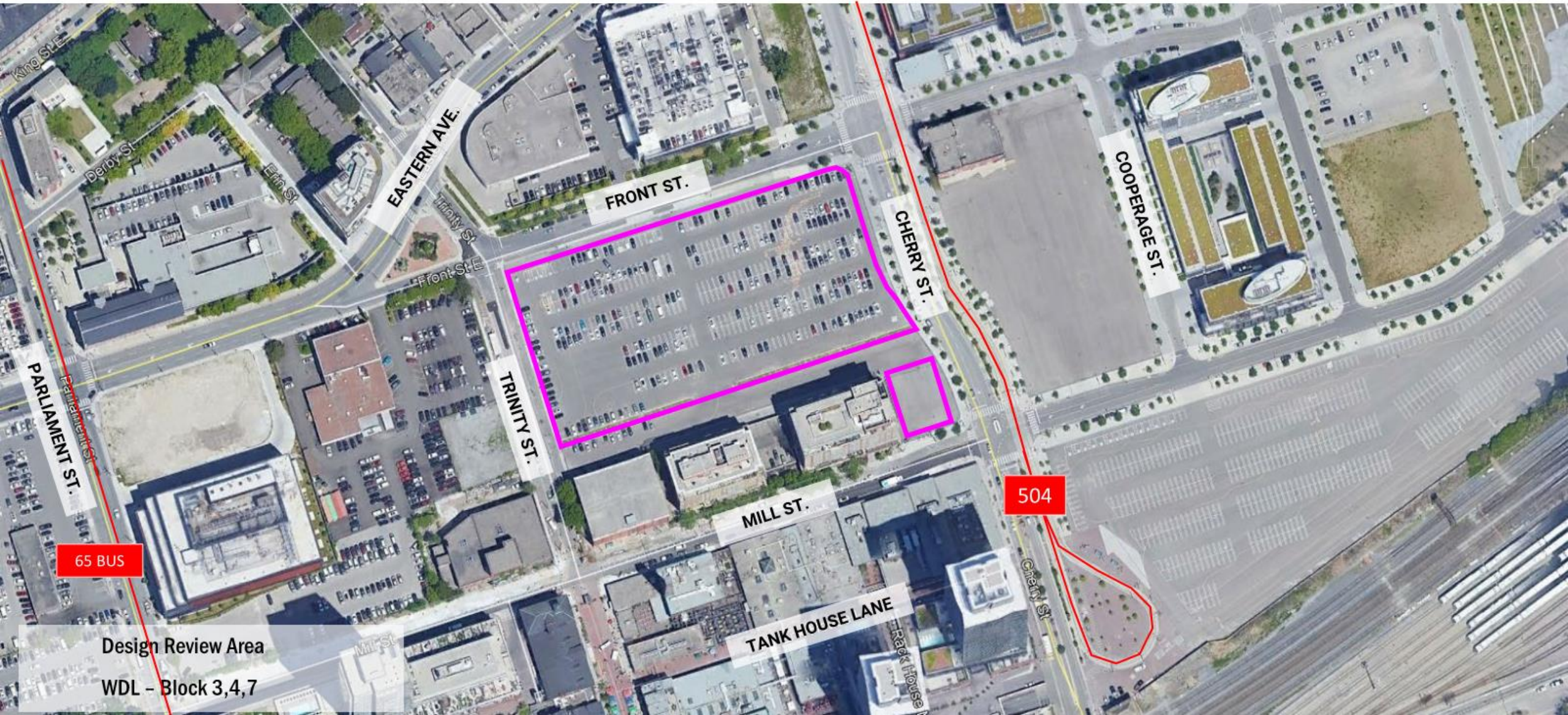
Existing Site Context

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon

Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design



65 BUS

504

Design Review Area
WDL - Block 3,4,7

Existing Site Context

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Review Stage: Detailed Design



Design Review Area

WDL - Block 3,4,7

Project Description & Background

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon

Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design

- In September 2017, Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario's RFP for Blocks 8, 20, 3W, 4W and 7W in West Don Lands
- Part of the Province's Affordable Housing Program as well as the City's Open Door program
- Block 3,4,7 propose a purpose built rental building with affordable units making up 30% of total GFA
- *Pending Panel approval, this is Blocks 3,4,7's final DRP stage and review.*

Precinct Context

West Don Lands Built Form

West Don Lands – Block 3,4,7

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Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design



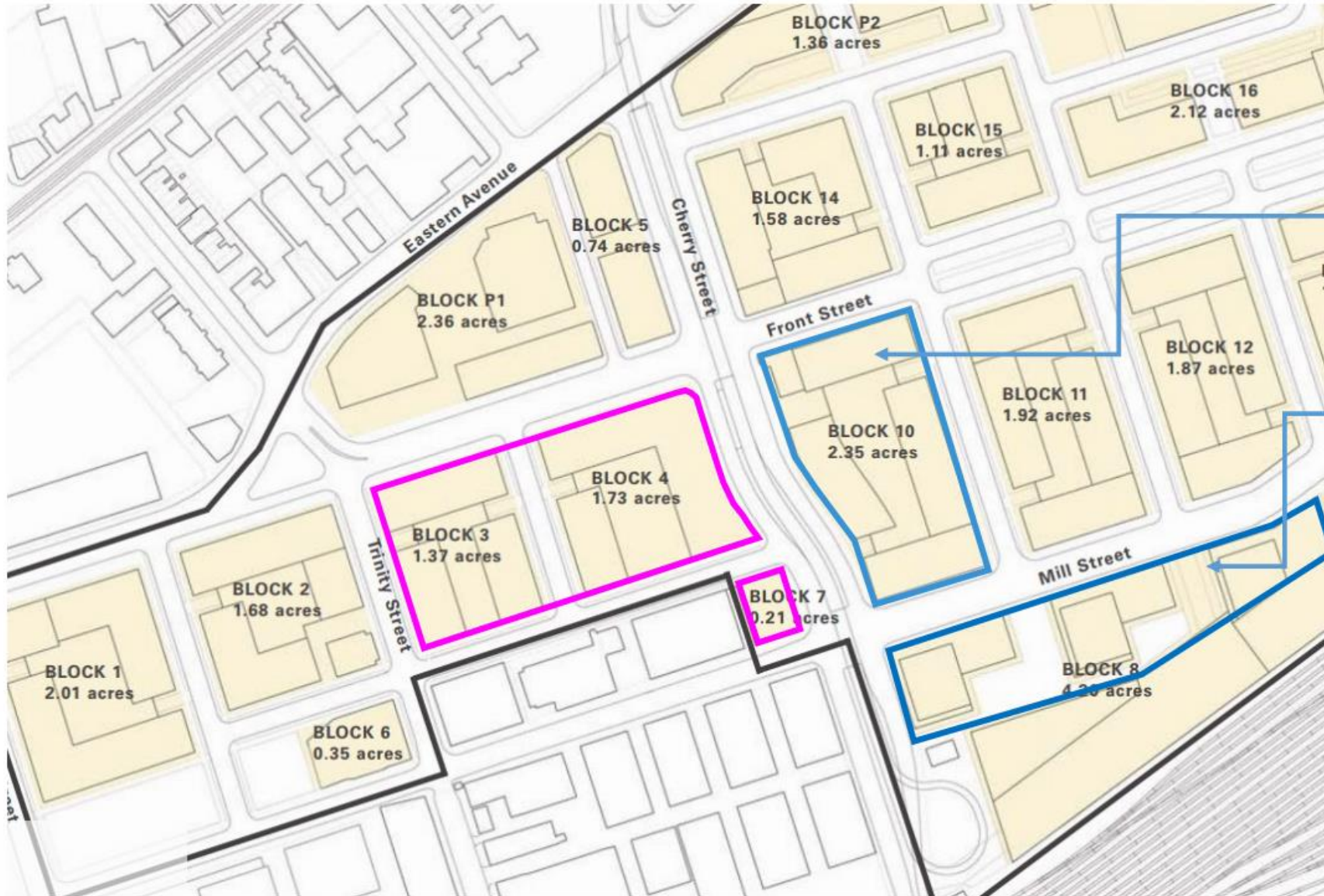
Precinct Block Plans

West Don Lands – Block 3,4,7

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Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design



February 2020 DRP
Detailed Design

Jan. 2019 DRP
Detailed Design

Development Context – WDL Block 10

From May 2019 DRP – Schematic Design

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Detailed Design



Development Context – WDL Block 8

From Jan. 2019 DRP – Detailed Design

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Detailed Design



Project Approval Stage

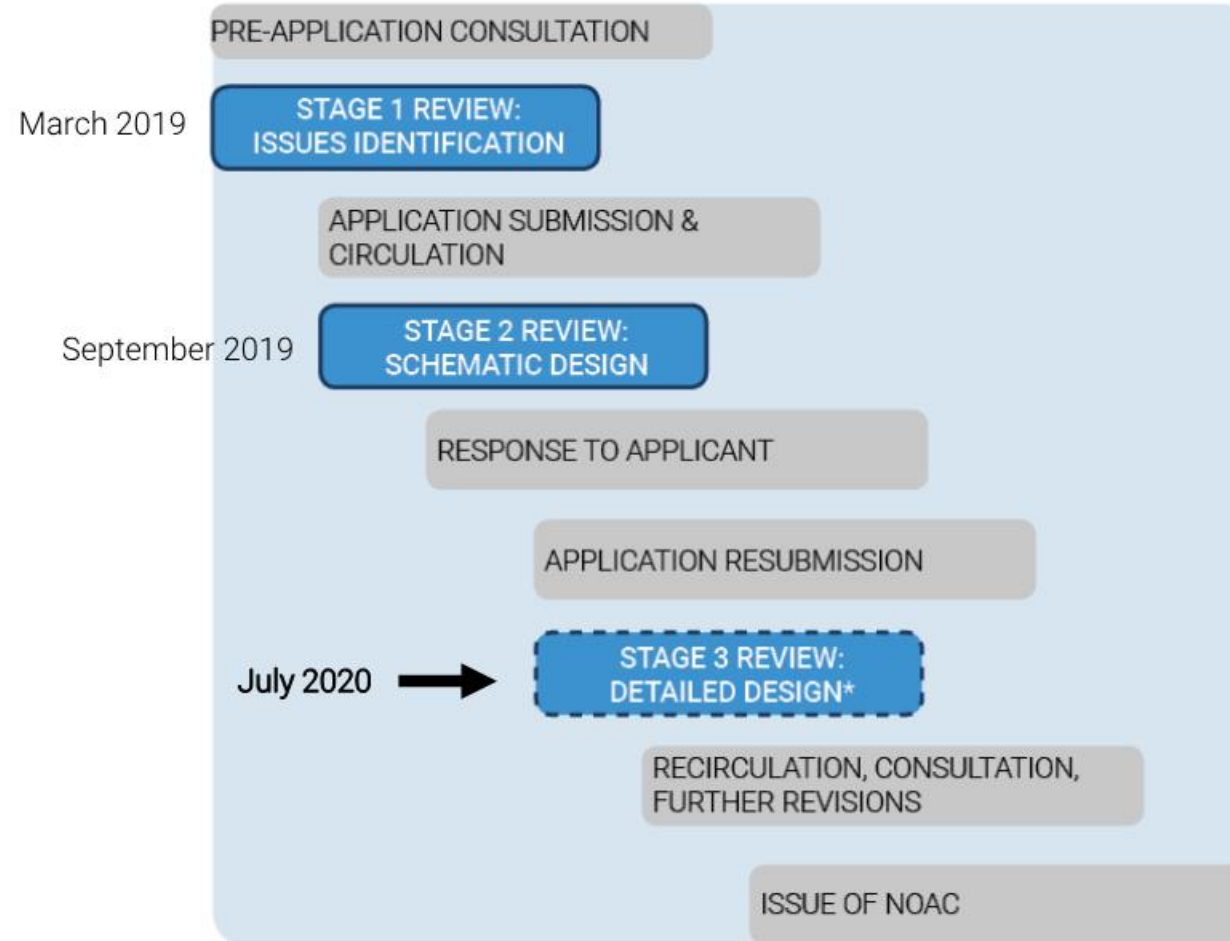
DRP Stream 2: Private land – Site Plan Approval

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon

Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design



Recap from September 2019

Schematic Design Consensus Comments

West Don Lands – Block 3,4,7

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Design Team: architectsAlliance, COBE, Public Work, RWDI

Review Stage: Detailed Design

General

- Many **private versus public relationships in the project are unclear**, including transition zones, thresholds, and townhouses that front onto the POP space, townhouses facing the east-west service street, townhouses on Mill St., and units that look onto the third-floor roof amenity terrace.
- The current townhouse and courtyard relationship creates a very private POP space while introducing **privacy concerns** for the townhouse residents, consider alternatives and rethink the placement of units.

Building

- Appreciated the 3D rendering of the project in the **winter and on a cloudy day**.
- Supported the **massing concept** of brick base with lighter colored volumes on top.
- Recommended the team to **fully represent contextual information** and key neighbouring sites in the presentation, including the Soulpepper Theatre and other buildings on Mill Street.
- For Block 7, given the site context to the south, rethink the appropriateness of **townhouse units at grade**.
- Consider shifting more of the **bicycle parking** underground and free up more ground floor activation space.
- The project corners are underdeveloped, consider further developing Blocks 3 and 4 building massing to **create great public corner spaces**.
- The Panel was concerned with the relationship between Block 7, Block 4, and **the Cherry St. curve**, provide more site context to the east.
- Based on the shadow studies provided, the Panel is concerned that the courtyard POP space will have **little sunlight** even during noon hours in the fall and spring, rethink the POP space strategy and/or building massing.

Recap from September 2019

Schematic Design Consensus Comments

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Review Stage: Detailed Design

Landscape

- Although the biodiversity “round planter” concept in the POP space is appreciated, consider a **more robust ecological landscape strategy** that can contribute to improving the sustainability performance of the project.
- Consider a stronger landscape strategy in the public realm to **improve connectivity**, such as at the corners of the site.

Sustainability

- The **sustainability targets are too low** for the project, it is important for the team to consider **more ambitious objectives**.
- The Panel members that voted Non-support expressed sustainability objectives as a key concern.

The Panel voted in **Conditional Support** for the project (Conditional Support: 5; Non-support: 2).

Areas for Panel Consideration

Waterfront Toronto + City of Toronto

West Don Lands – Block 3,4,7

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Review Stage: Detailed Design

Building

- Revised massing of Blocks 3+4 with respect to major street frontages, corners, and the POPS.
- Revised massing of Block 7 and facing condition along Mill Street.
- Revised ground floor, i.e. program, circulation, service and loading, residential configurations, etc.
- Updated material palette and exterior envelope details with respect to the objectives of design excellence and sustainability.

Public Realm

- Configuration of the revised privately-owned publicly accessible courtyard, north-south corridor, and integration with the surrounding street and open space network.
- Revised east-west street design with respect to integration with existing Mill St. servicing demands and the street network.
- The location of the privatized patios, landscaped front yards, children play space and other programming.

Sustainability

- Updated sustainability targets and strategies.

Cobe



dream

KILMER GROUP

TRICON

aA

**URBAN
STRATEGIES
INC.**

PUBLIC WORK

**West Don Lands Blocks 3,4,&7
Design Review Panel 3- July 22, 2020**

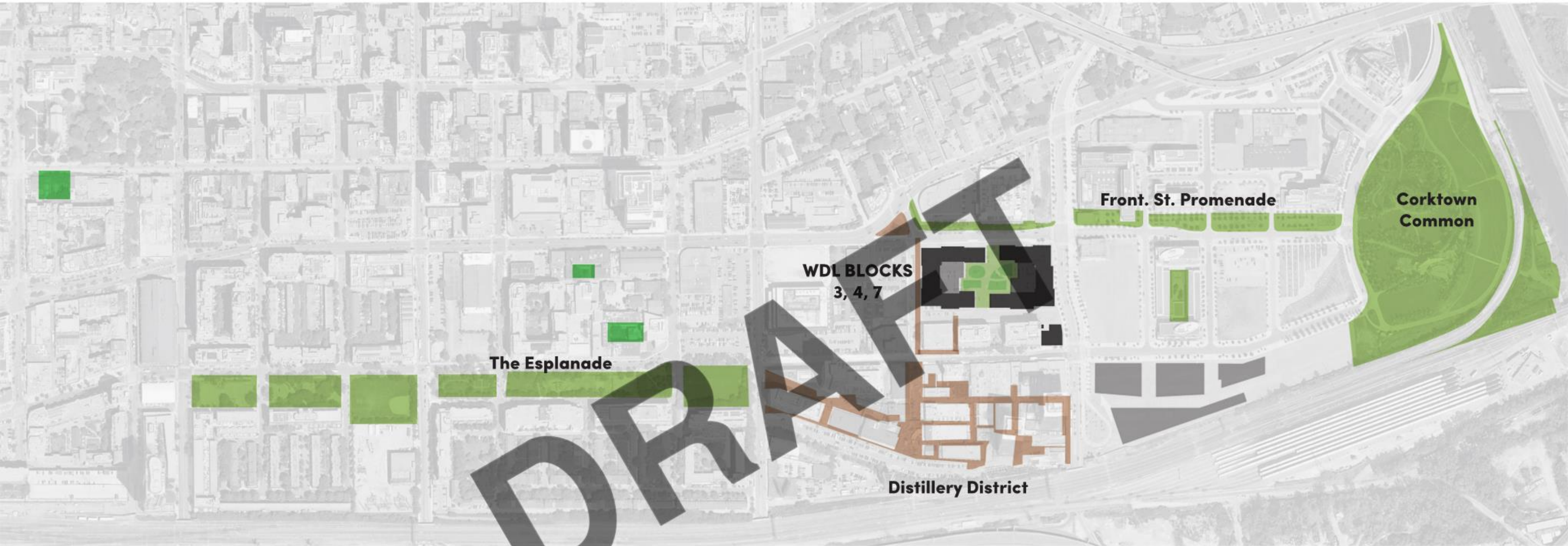
Contents

- 1. Public Realm**
- 2. Design Status & Facade Materiality**
Block 7
- 3. Design Status & Facade Materiality**
Blocks 3&4
- 4. Sustainability**
- 5. Appendices**

Public Realm

DRAFT

A public realm experience at the intersection of Toronto's oldest and newest districts



**The Esplanade /
David Crombie Park**



Distillery District



WDL Blocks 3,4,7

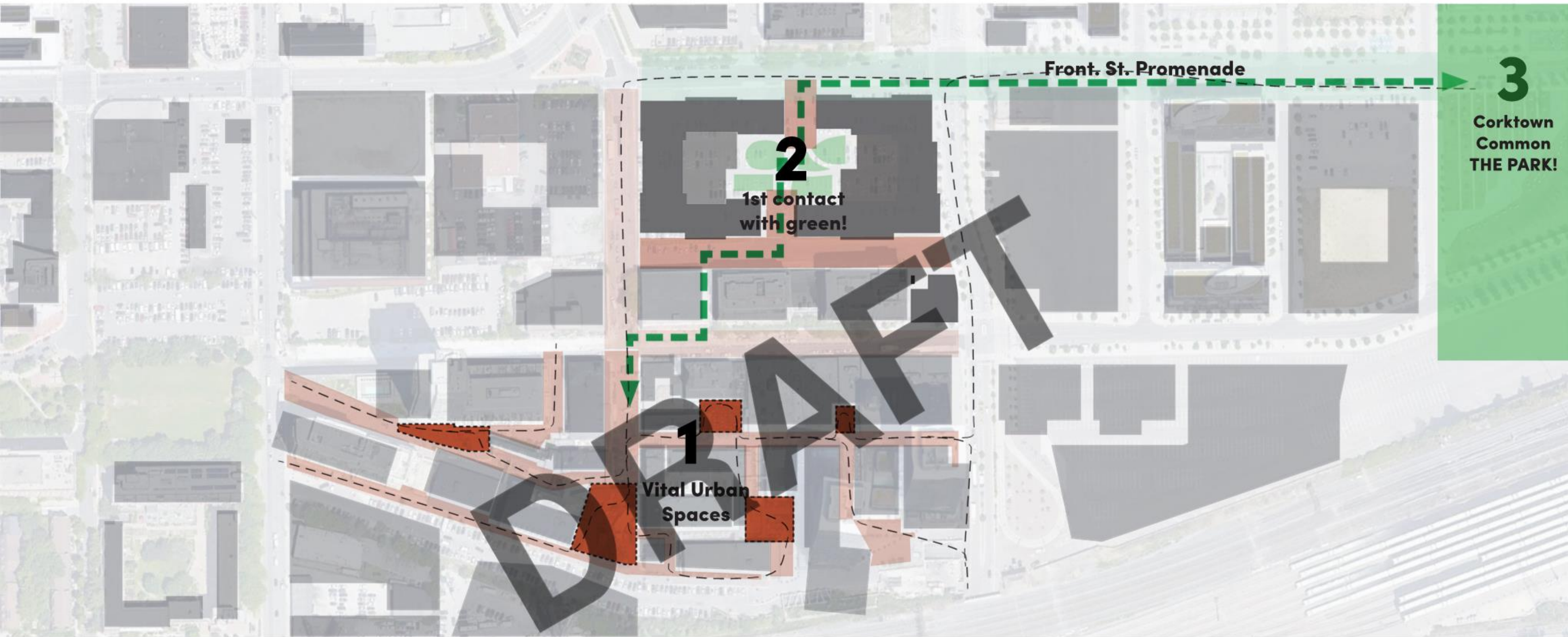


Front St. Promenade



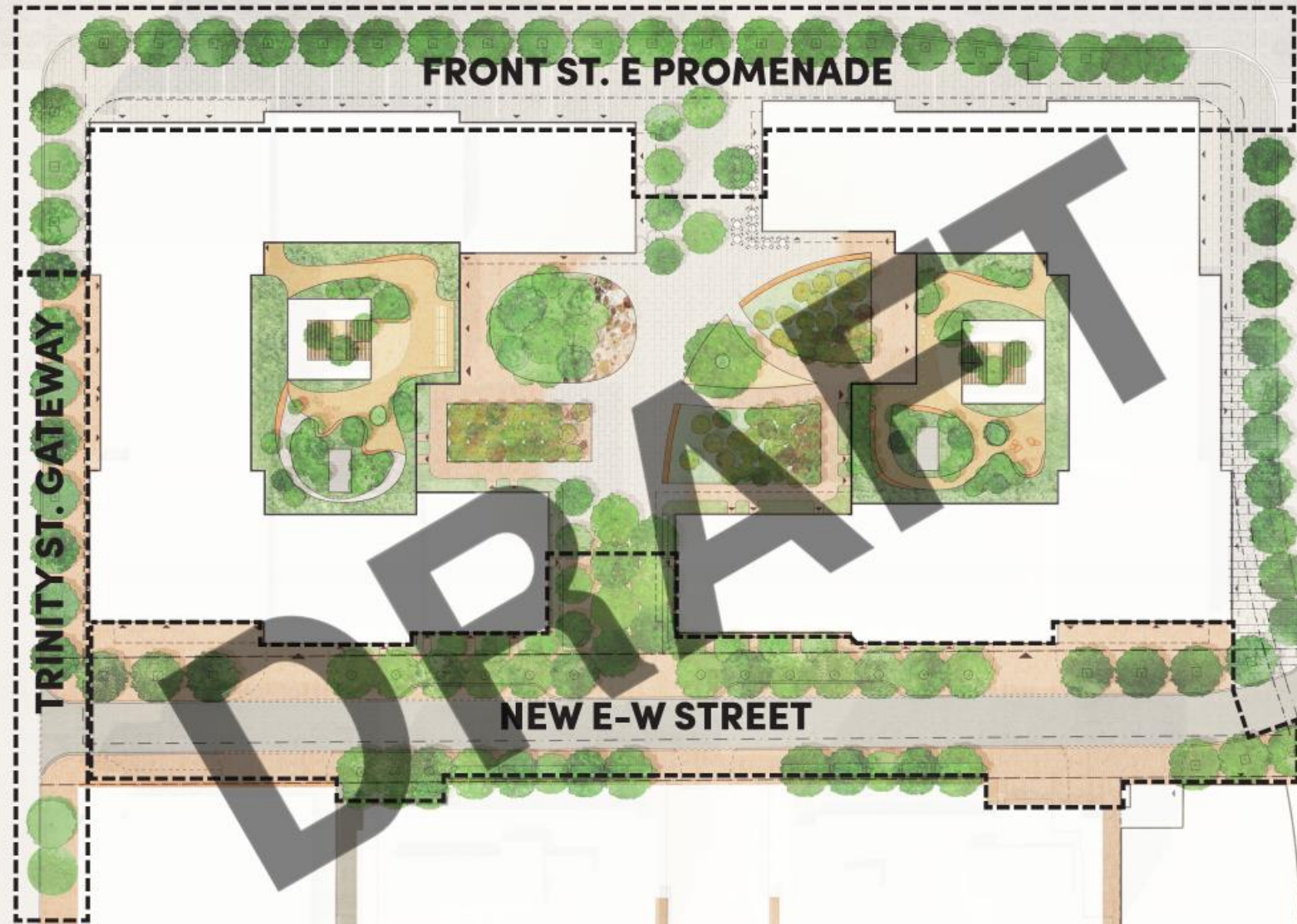
Corktown Common

A Sequence of Complementary Spaces...



Completing the District

Distinct Streets and Frontages



TRINITY ST. GATEWAY

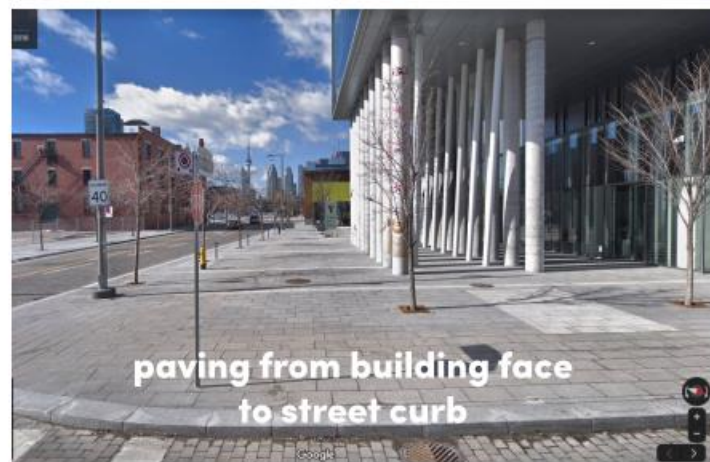
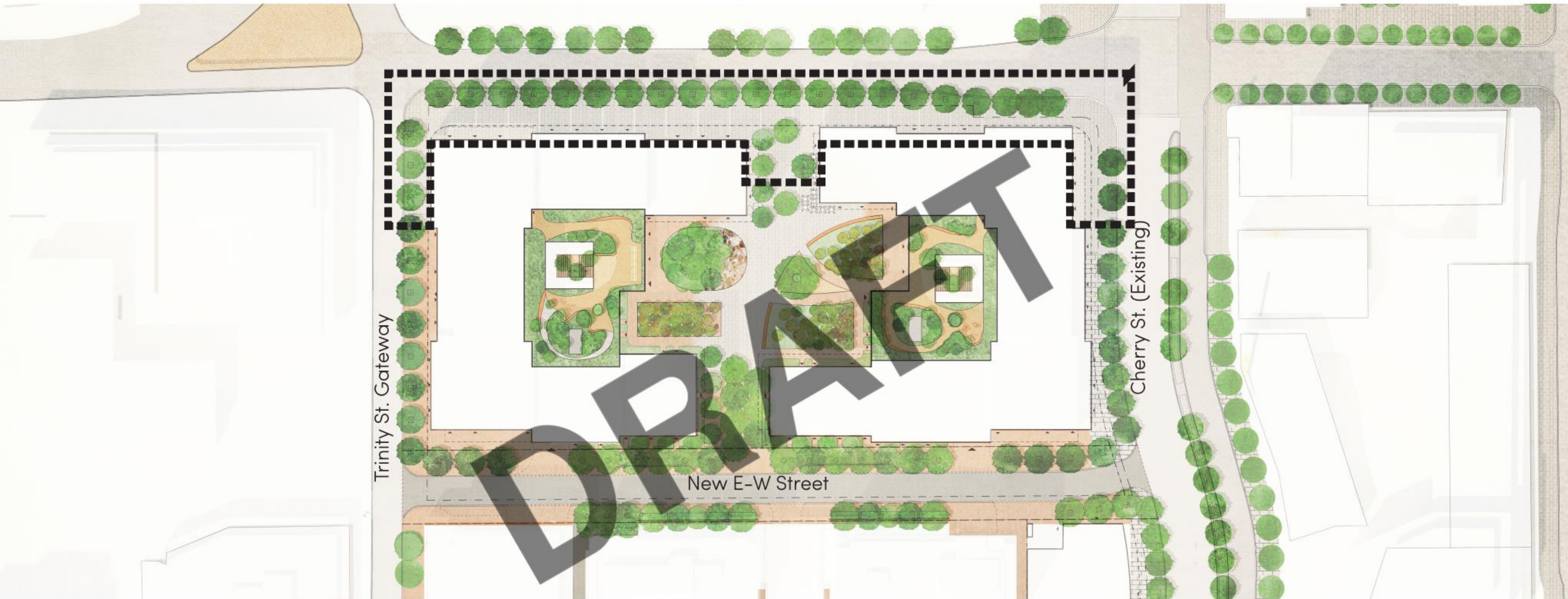
FRONT ST. E PROMENADE

NEW E-W STREET

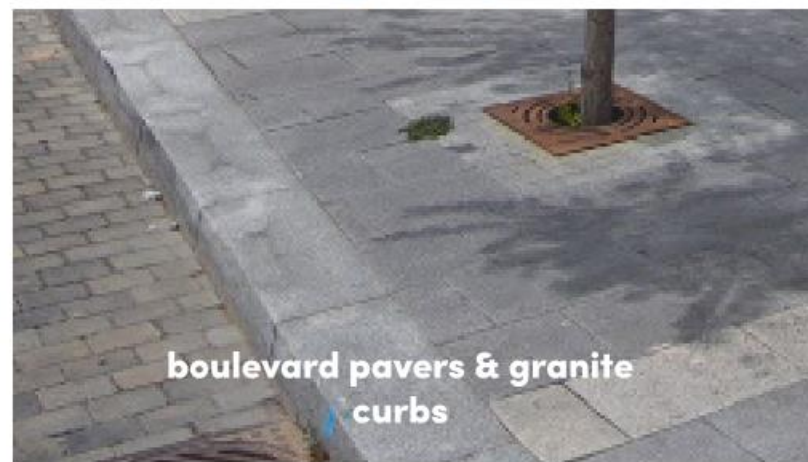
Cherry St. (Existing)

Completing the District

Front St. E Promenade: extending the West Don Lands Public Realm



paving from building face to street curb



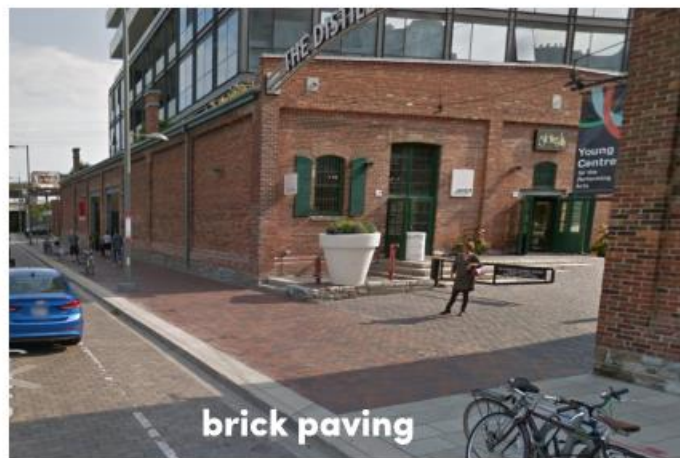
boulevard pavers & granite curbs



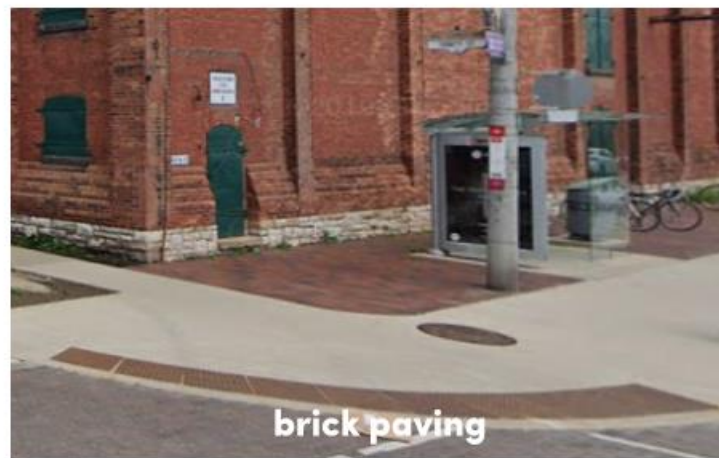
valley forge elms

Completing the Distinct Streets and Frontages

Trinity St: Gateway to the Distillery District



brick paving



brick paving



red maple & red oak gateway



match block 8 brick pavers
(whitacre greer)

A New Complimentary Local East-West Street



Civic Corners

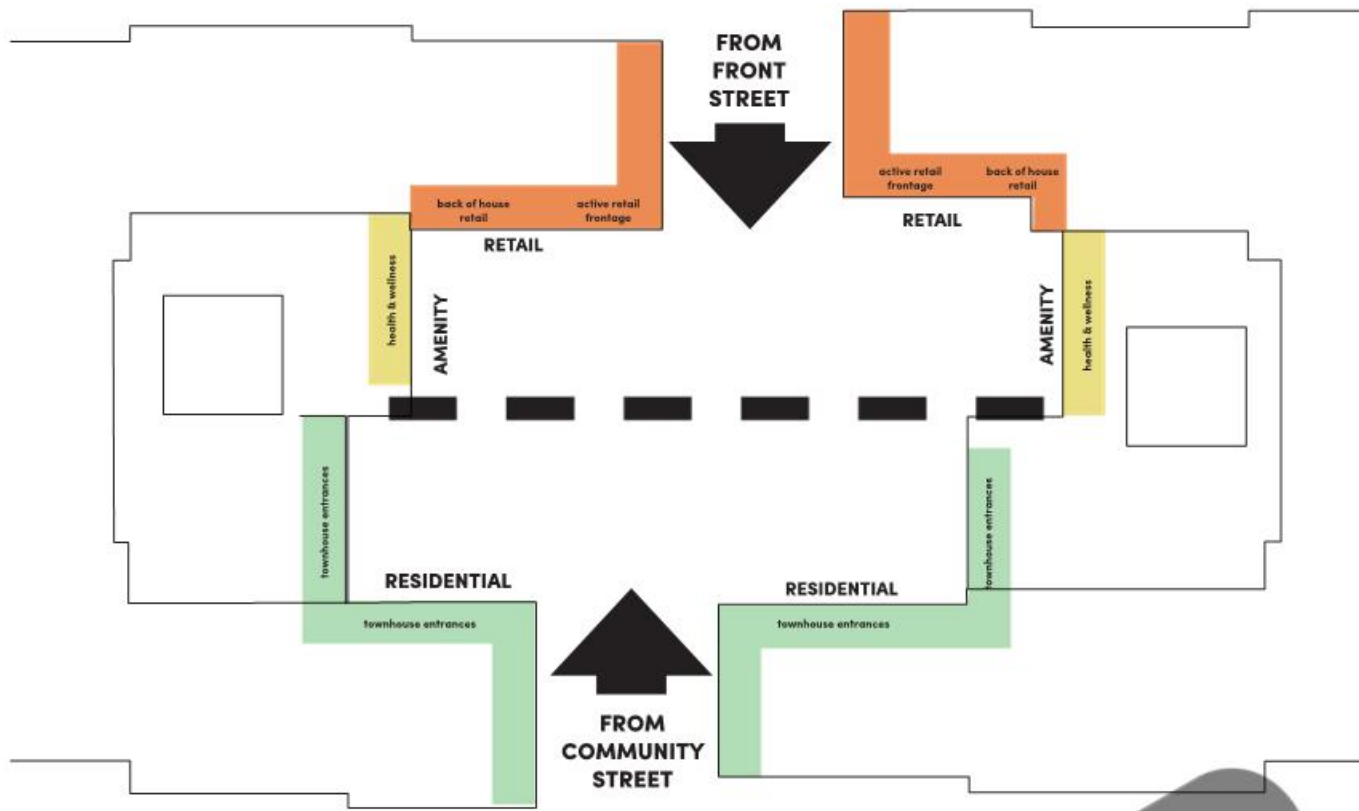


Diverse Residential Gardens



POPS Courtyard

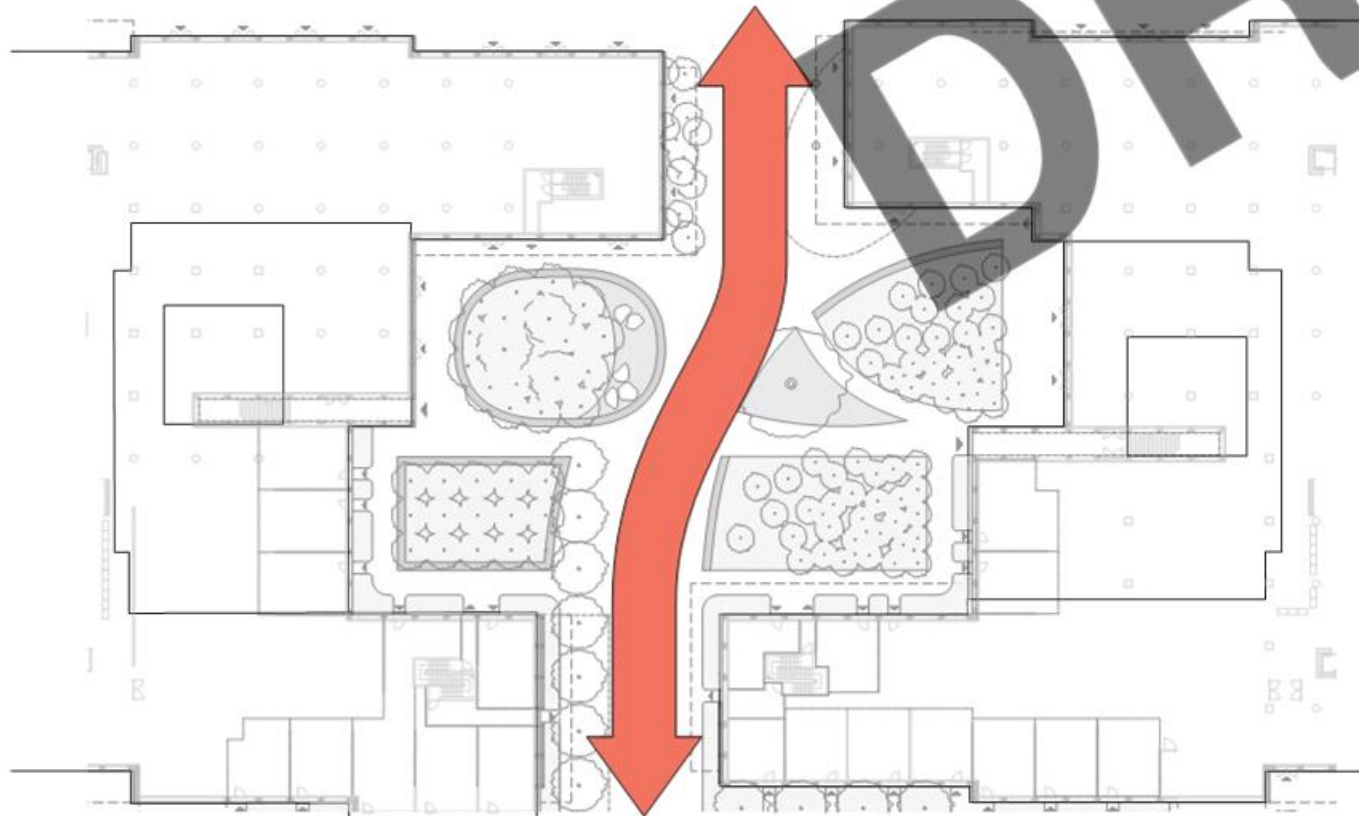
Distinct Frontages and Hemispheres



Solar Diagram - Summer



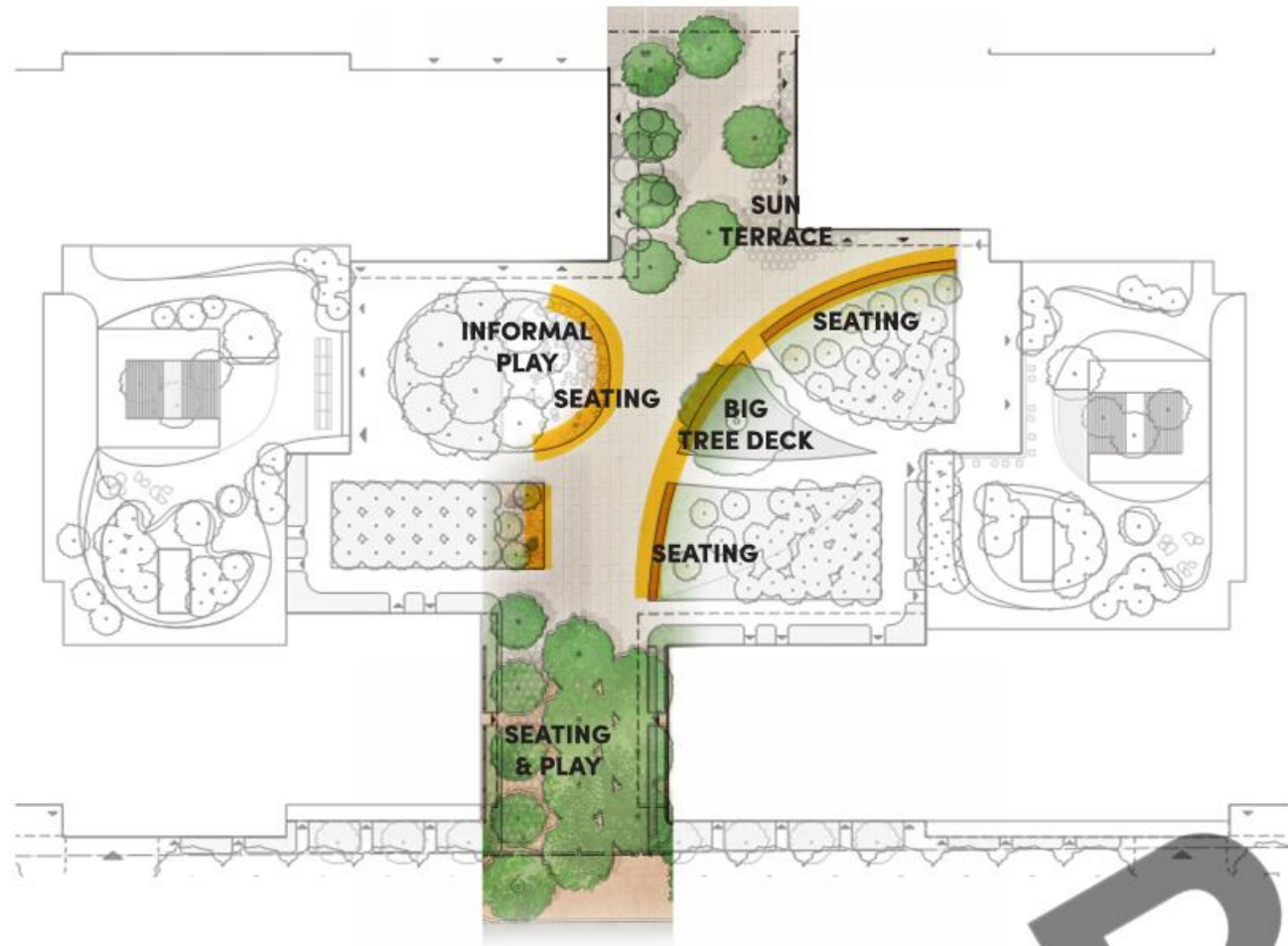
Public Movement Shapes the Space



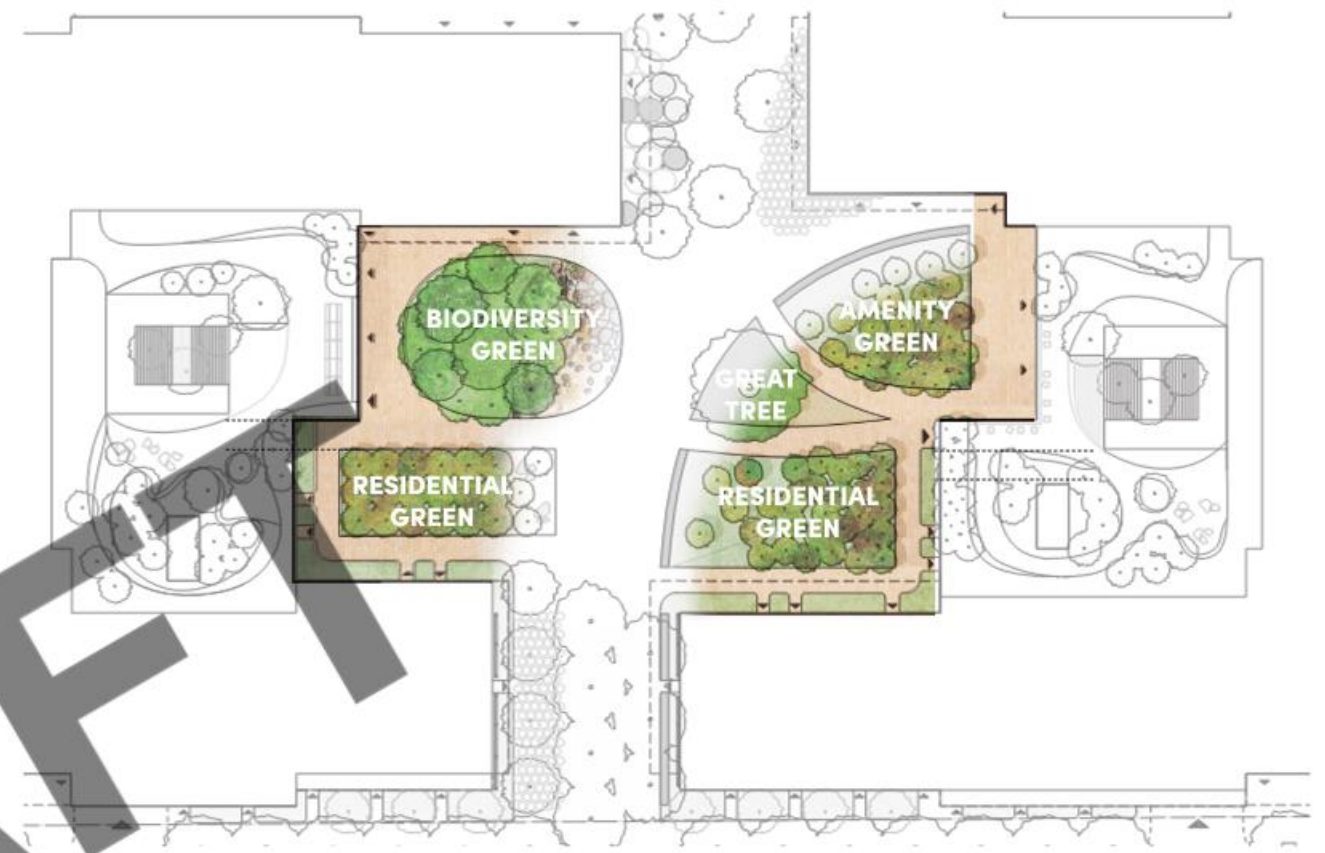
Solar Diagram - Shoulder Seasons



Active Public Edges



Passive Green



Defines and Animates the POPS



Mediates Between Residential and Amenity Zones

Textures of the Courtyard



Public Thresholds

Street Frontage Paving extends into POPS to Guide Public Movement



North threshold: extending the West Don Lands boulevard pavers into the courtyard



South Threshold: transition to brick pavers of E-W Street and historical Distillery District

Public Thresholds



Front St Connection: Active retail and cafe spill out

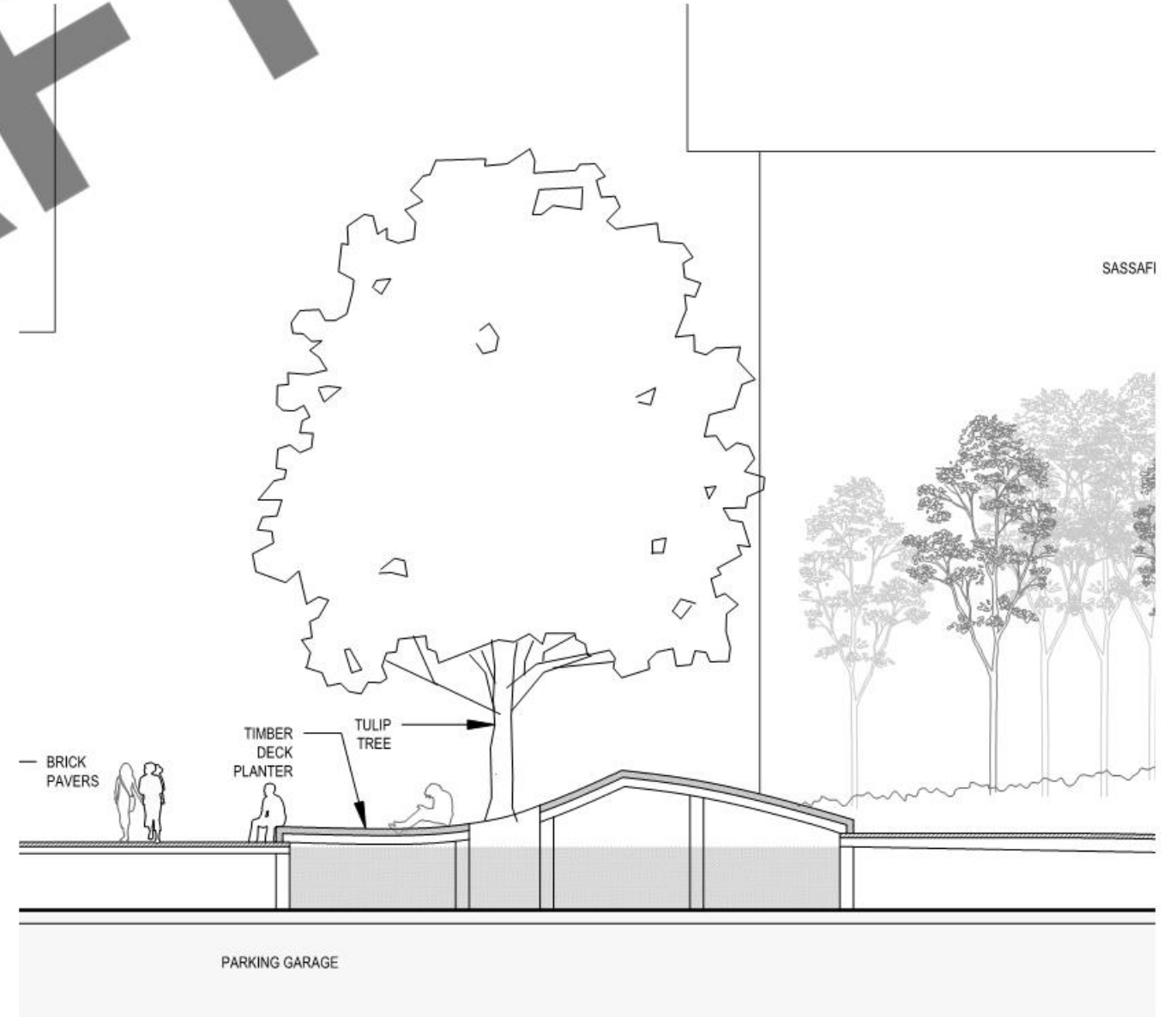


Local E-W St. Connection: Community Access and Informal Play

Great Tree Deck



Tulip Tree (*Liriodendron tulipifera*)

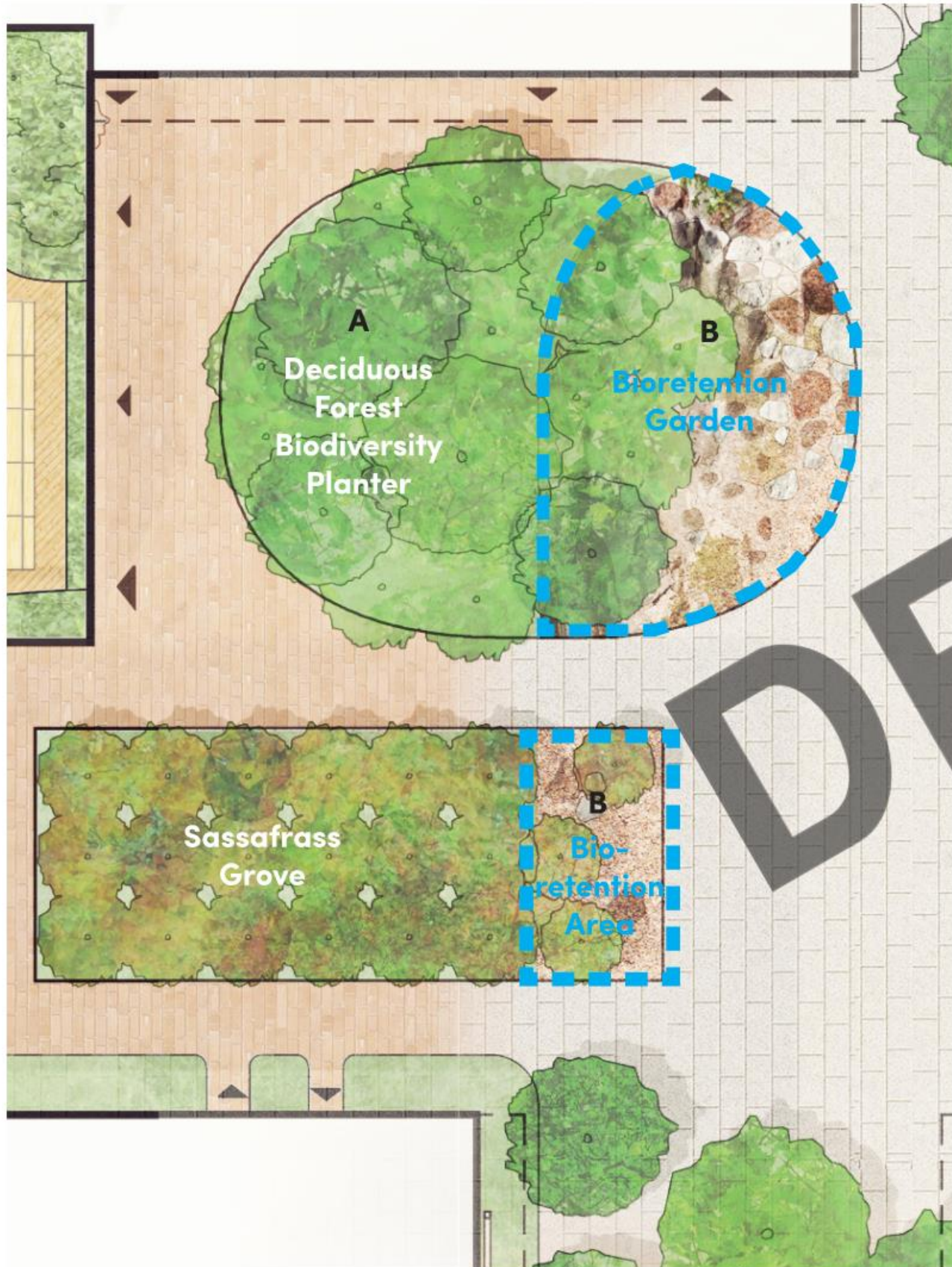


Stormwater Gardens

A. Deciduous Forest Planter with diverse understory shrubs



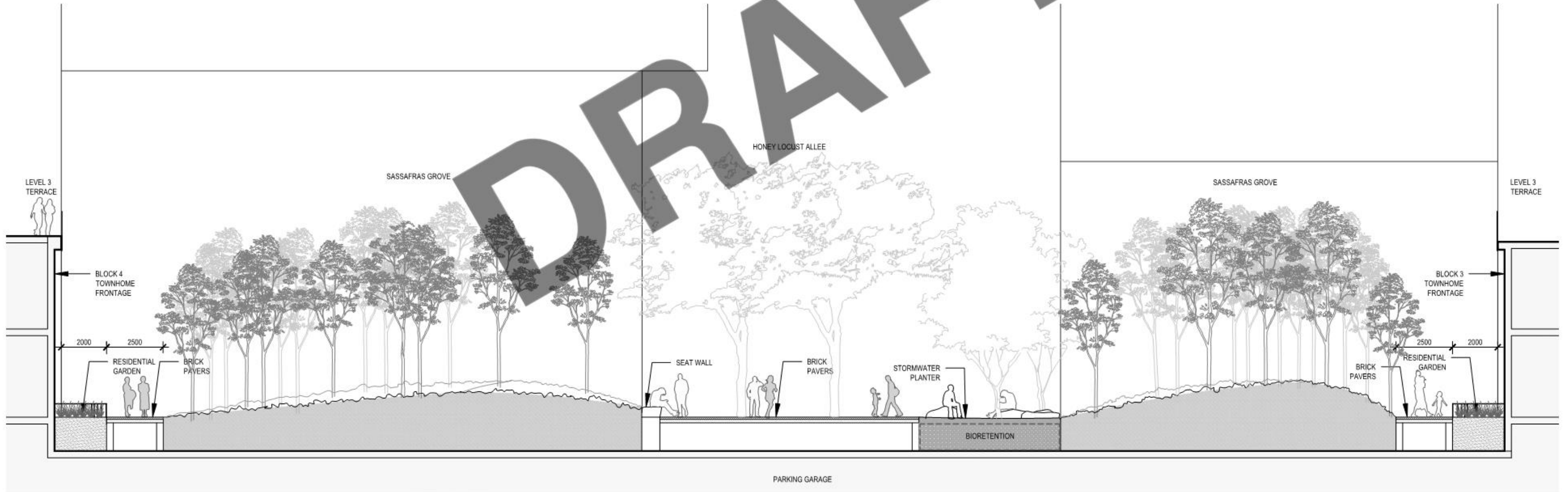
B. Woodland Fern Stormwater Garden w Bioretention



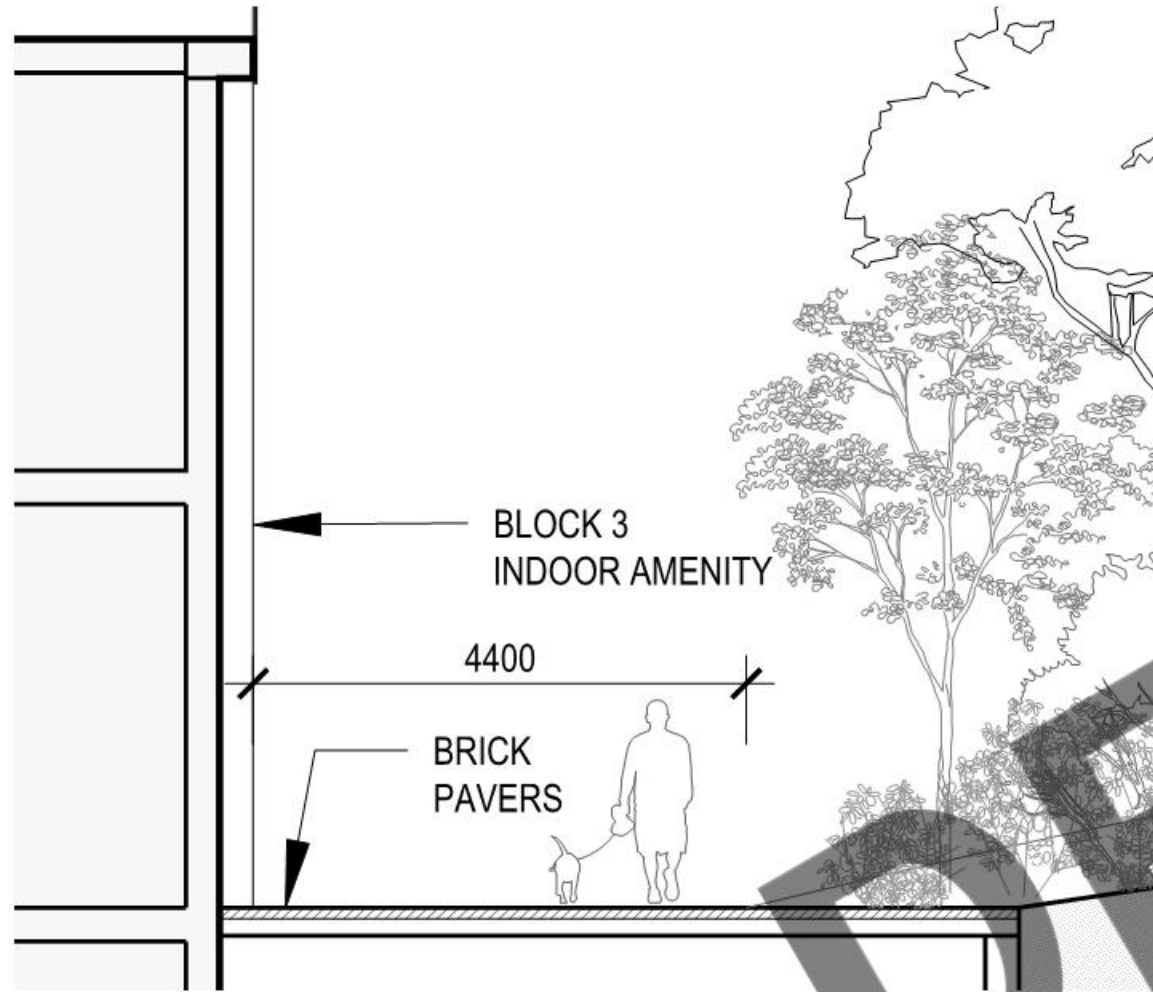
Edge Seating and informal boulder play



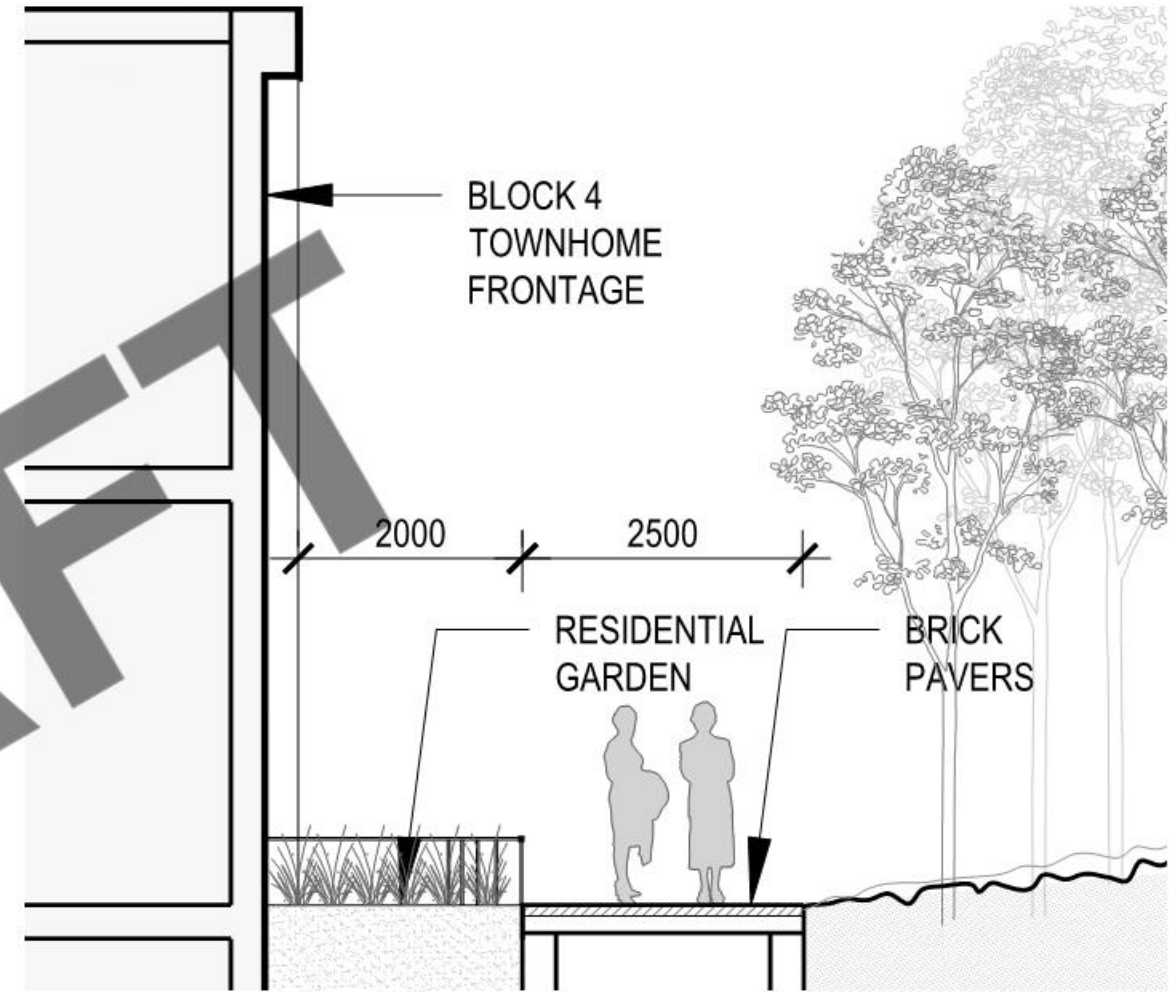
Sassafras Grove - Seasonal Delight



North Courtyard - Retail and Amenity Interface



South Courtyard - Residential Interface



Upper Terrace



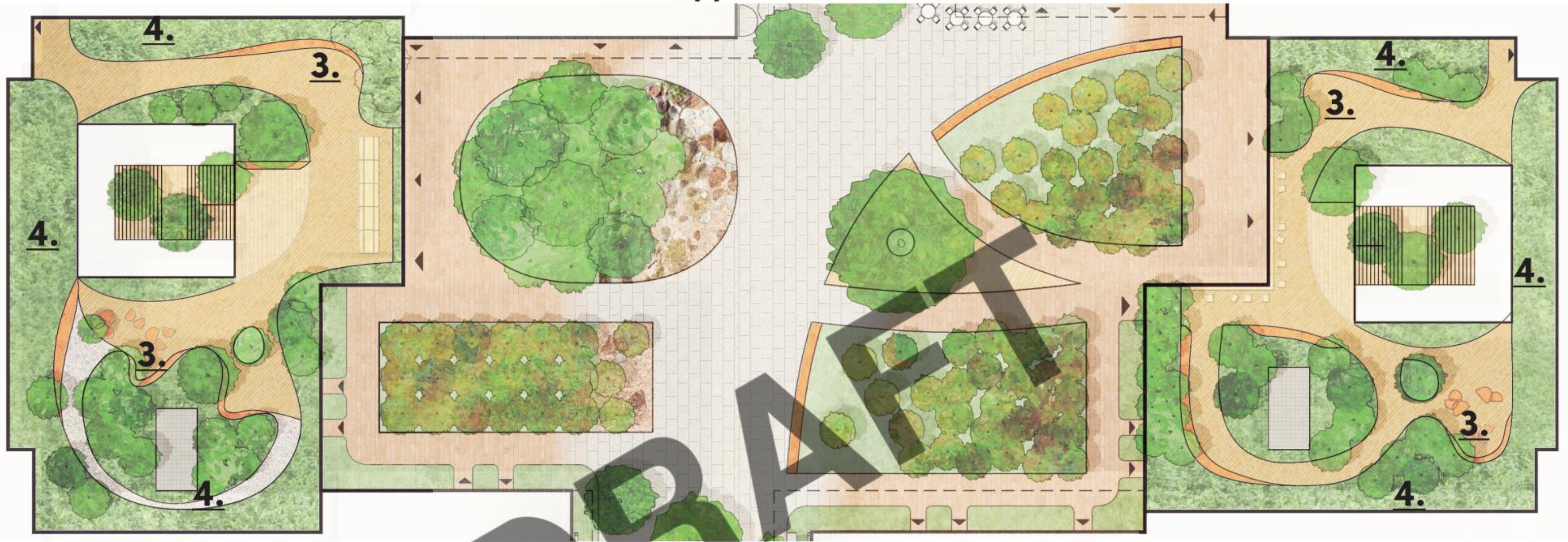
1. Gathering Bleacher



2. Communal Deck and Lounging



Upper Terrace



3. Contemplative Quiet Nooks



4. Passive Residential Gardens



Textures of the Courtyard

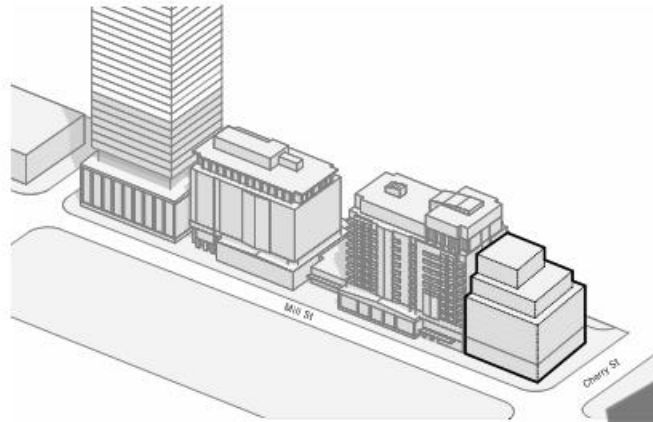


Design Status

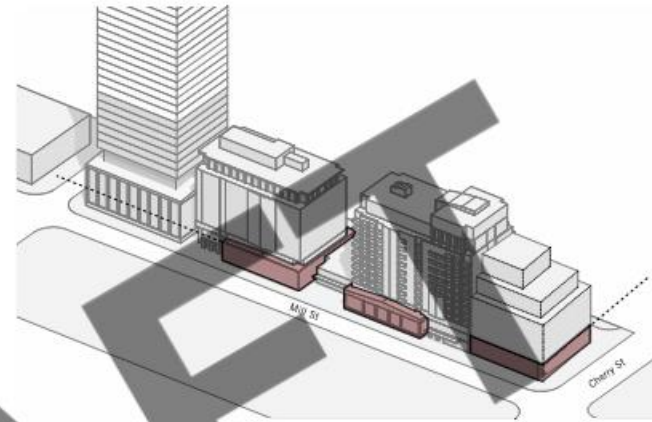
Block 7

DRAFT

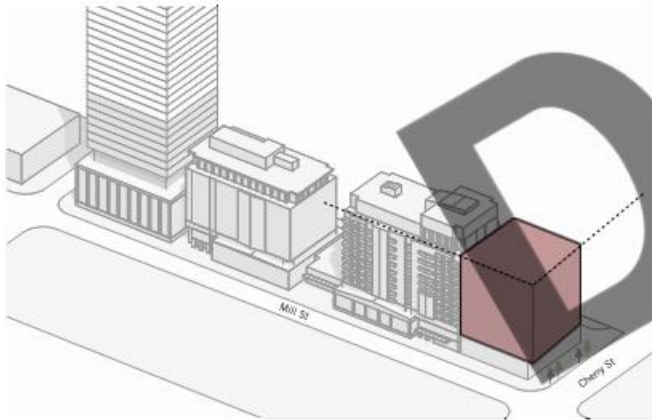
Remassing Strategy



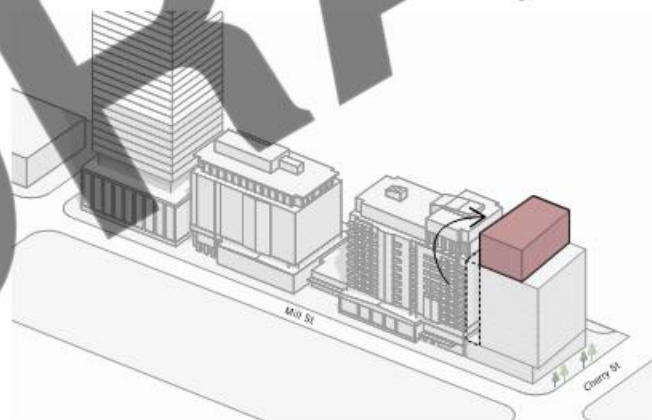
1. Building Envelope Per Block Plan
3-sided building condition



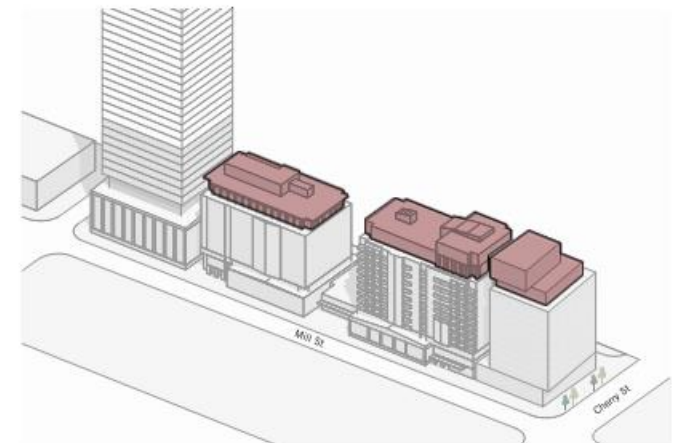
2. Continue Rack House Datum
Define strong street edges at Mill & Cherry



3. Continue Upper Datum
To better relate to context

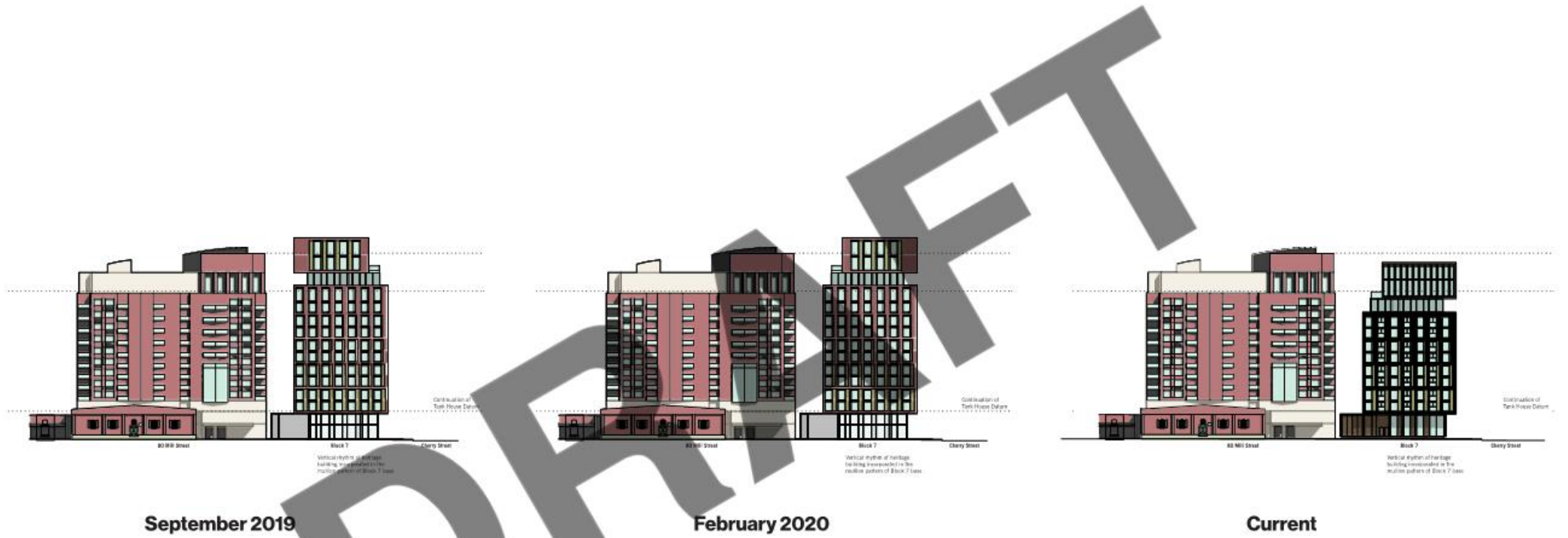


4. Relocate Western Volume to the Top
Transform 3-sided building into a 4-sided building;
Filter light between buildings



5. Further Break Down & Shift Upper Volumes
Improve privacy, views and shadows;
Create additional exterior amenity spaces

Remassing Strategy

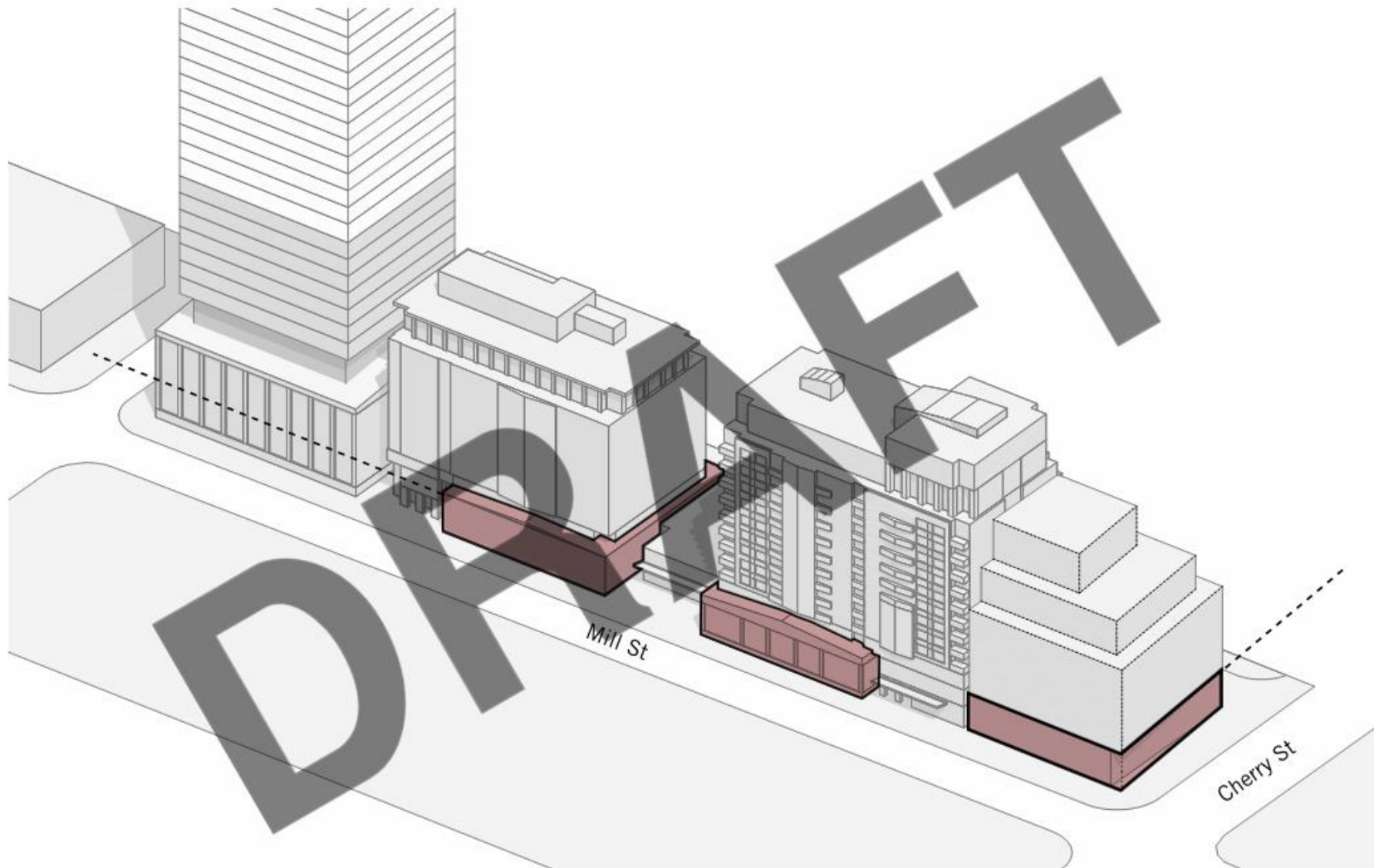


Mill & Cherry Streets



Building Base

Material Expression Strategy

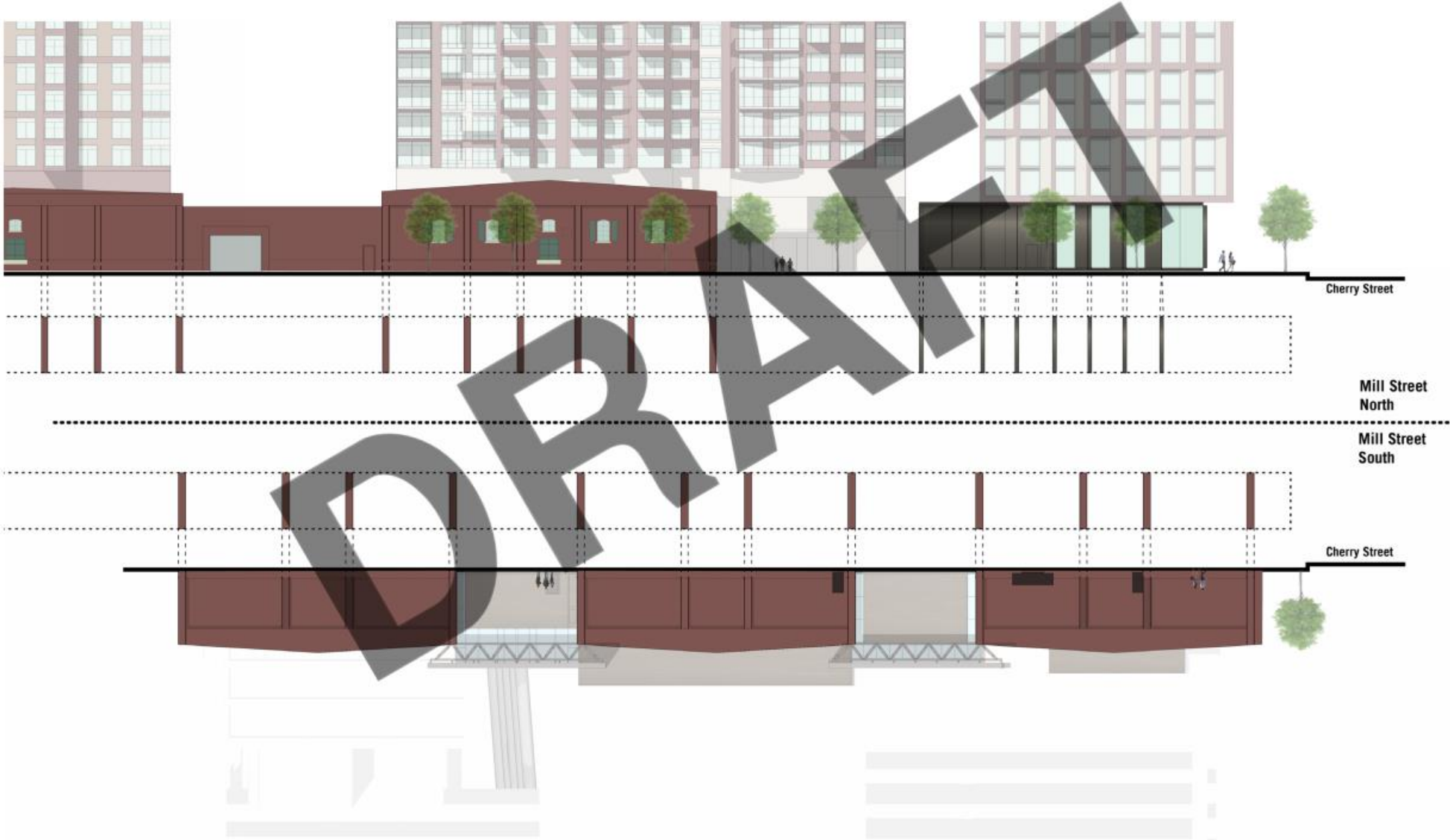


Base - Tank House

Interpret the tank house typology in a contemporary way,
by incorporating facade rhythm of existing facades

Historical Context Strategy

Mill Street

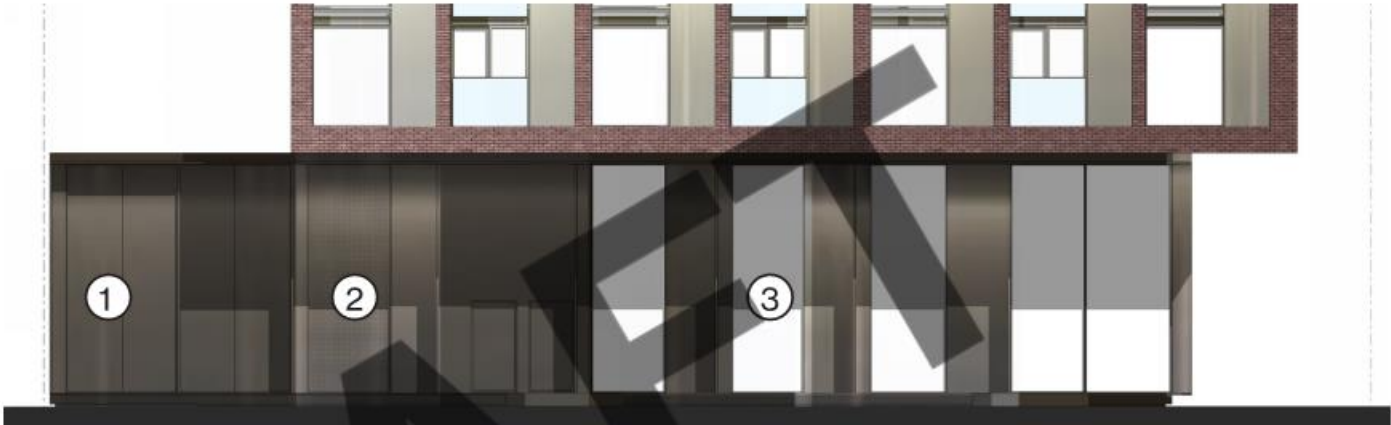


Historical Context Strategy

Cherry Street



Building Base Elevations



South Elevation Detail



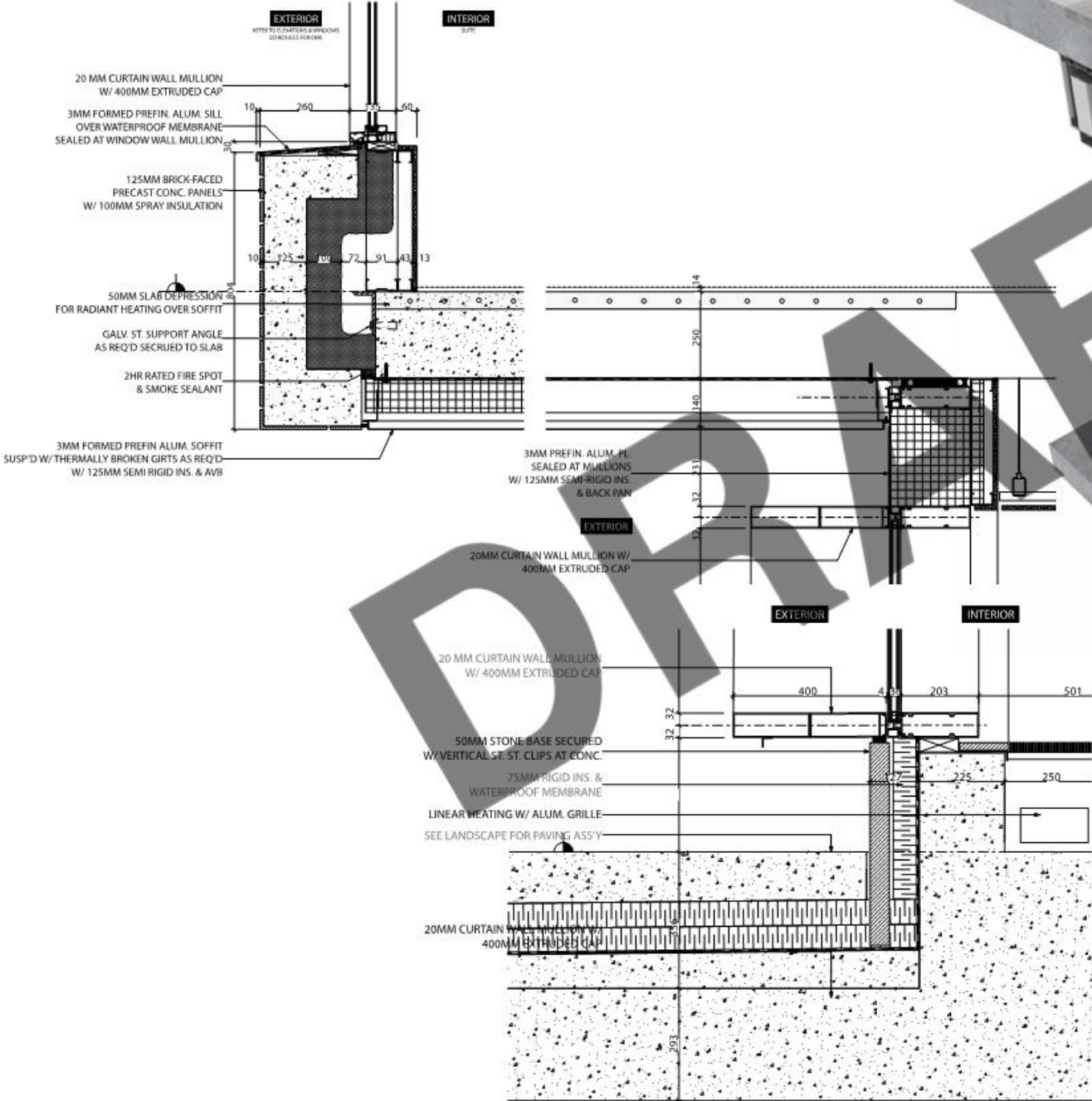
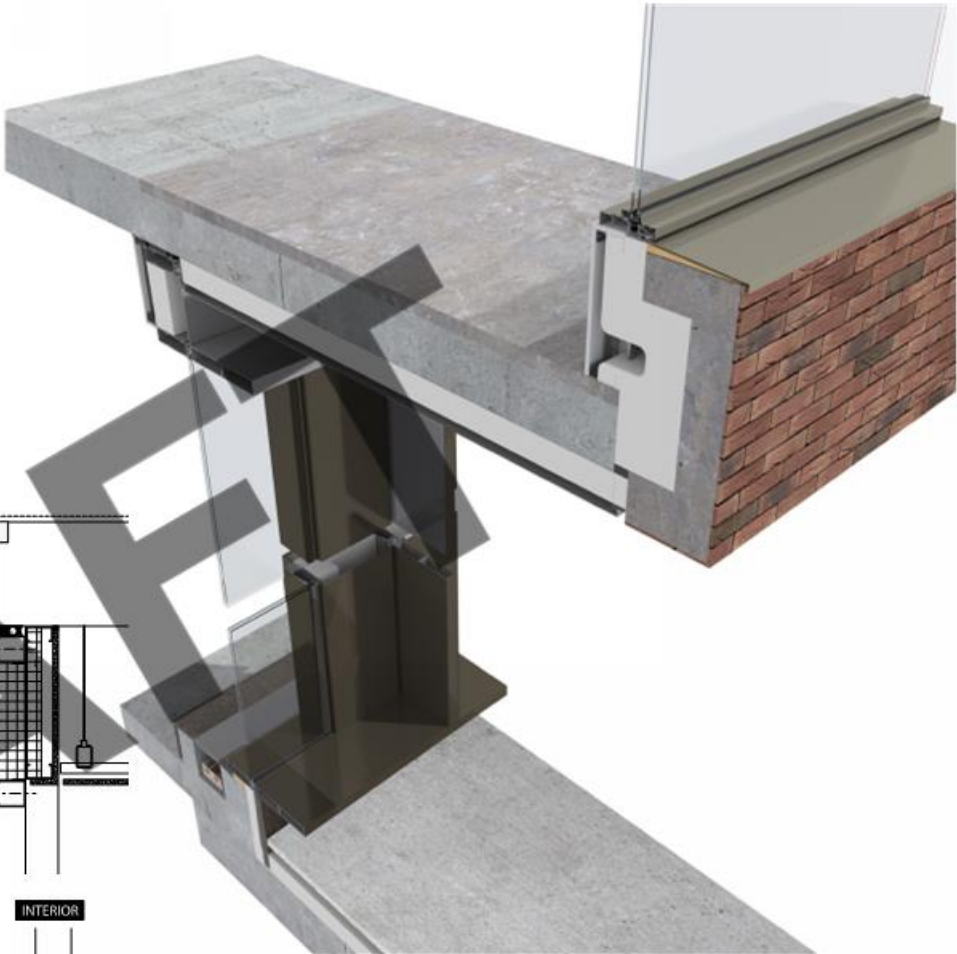
East Elevation Detail

- ① Metal Panel
- ② Perforated Metal Panel
- ③ Curtain Wall

Mill Street Elevation

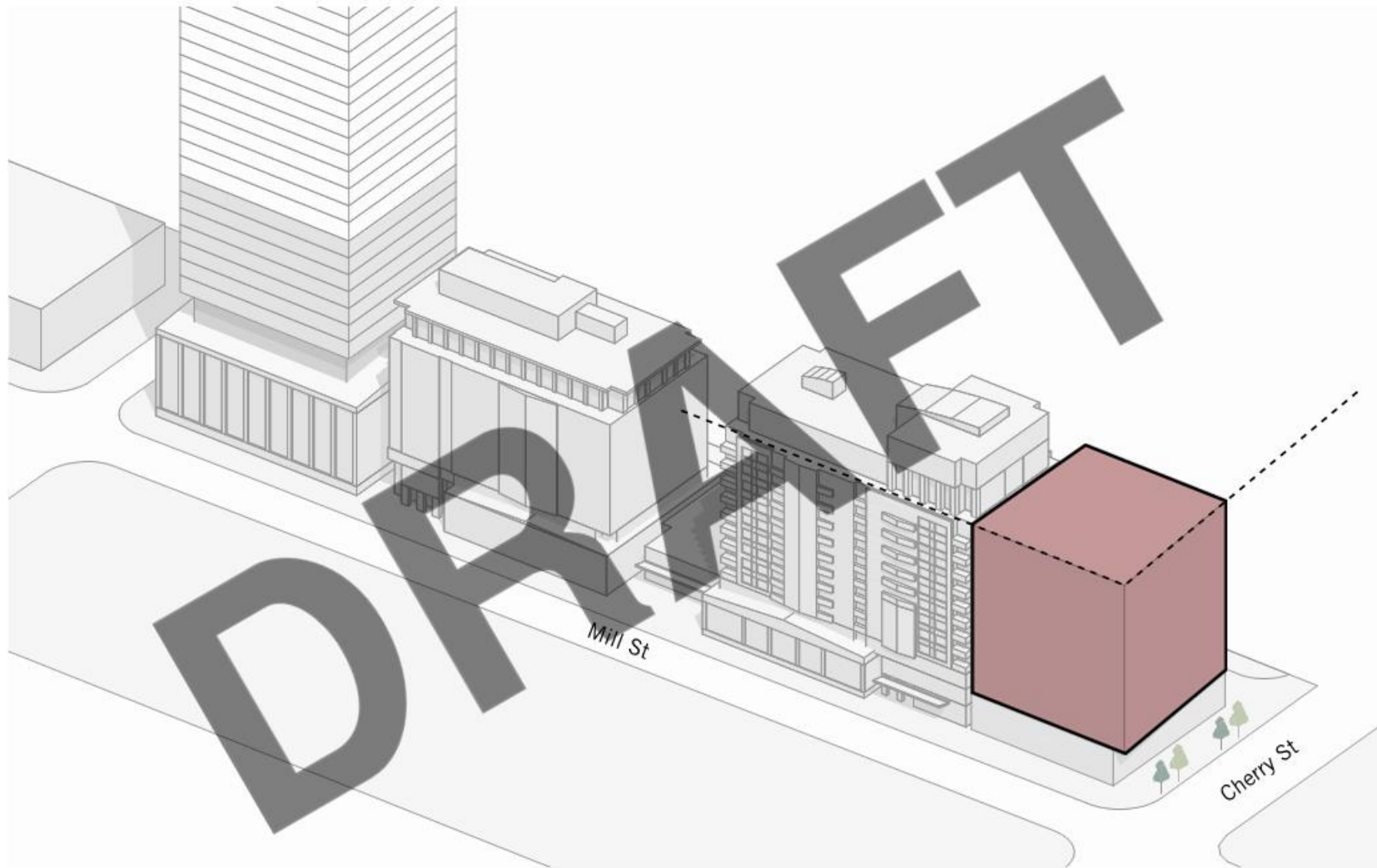


Curtain Wall & Metal Fin Detail at Grade



Building Middle

Material Expression Strategy

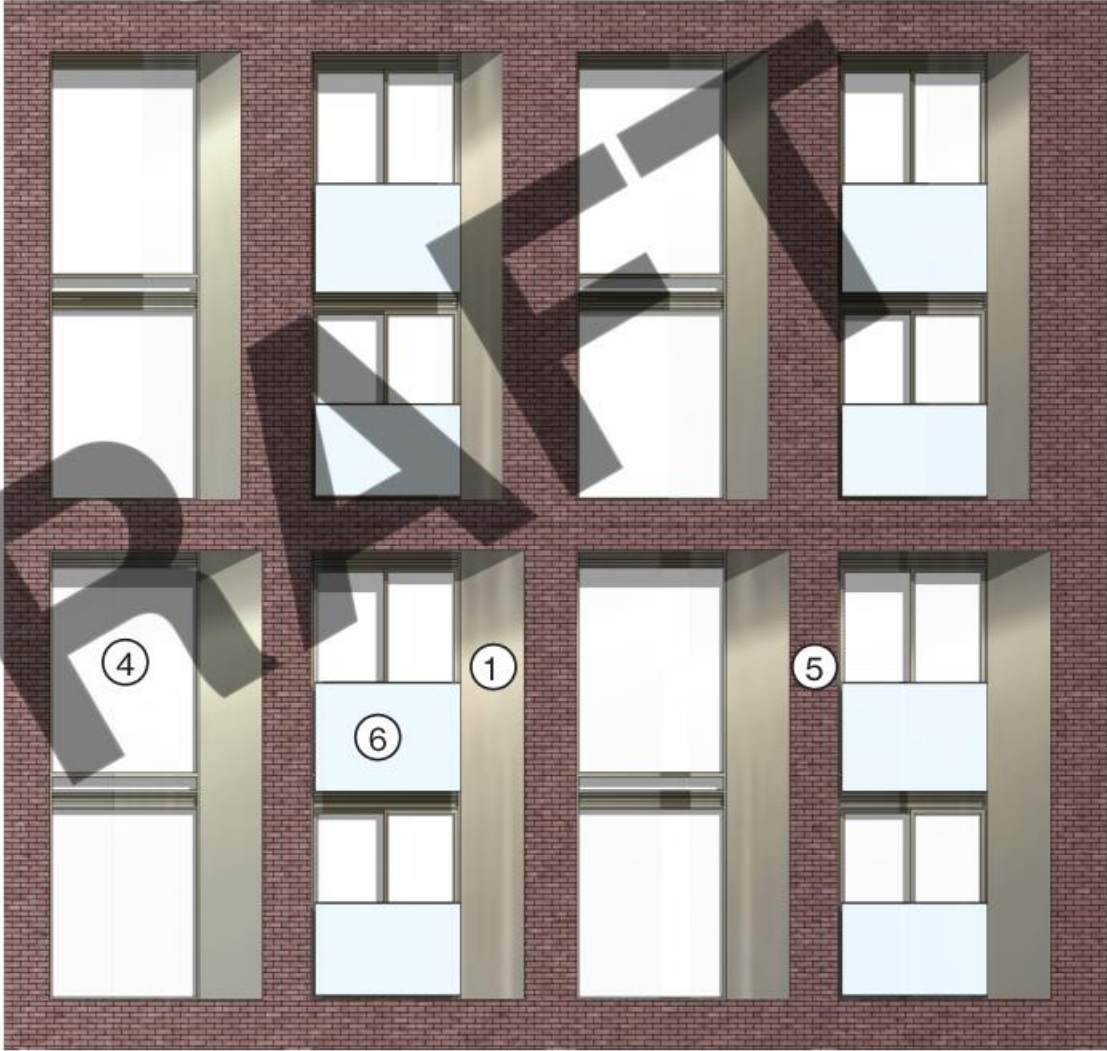


Middle - Brick Warehouse

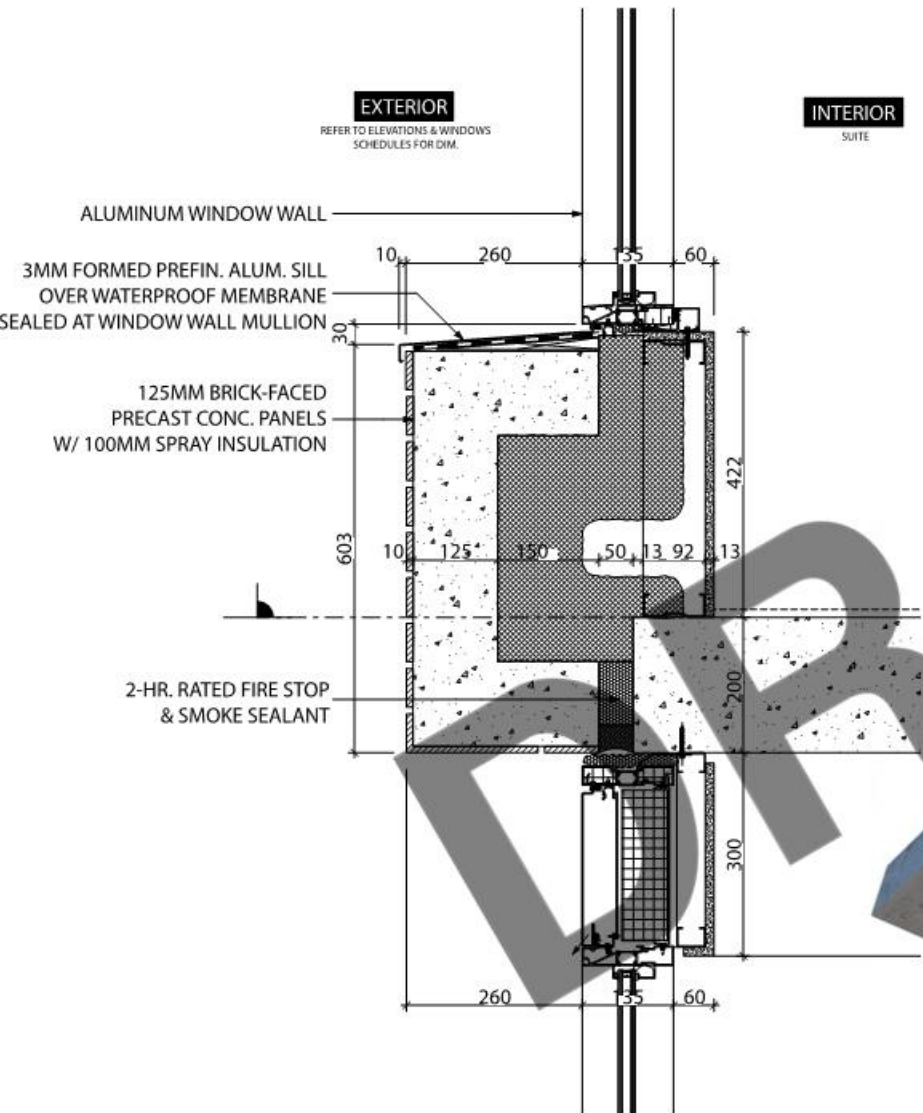
Relate to context by cladding middle portion
of building in brick

Building Middle Elevation

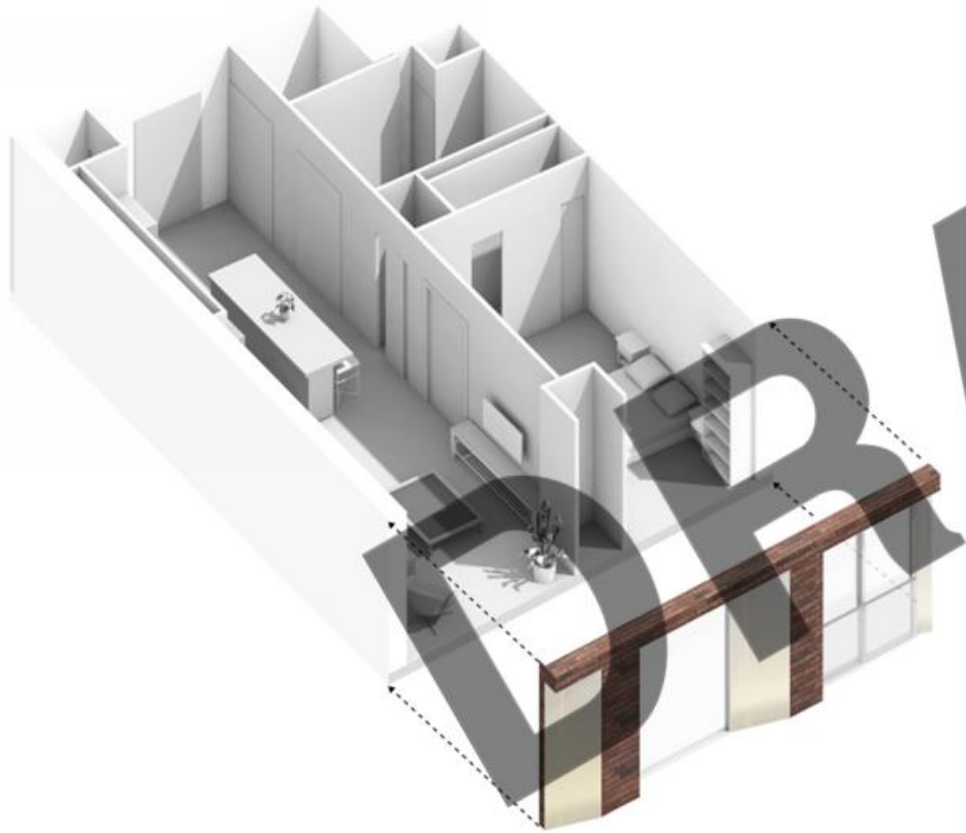
- ① Metal Panel
- ④ Aluminum Window Wall
- ⑤ Brick-faced Precast Concrete Panels
- ⑥ Glass Guard



Window Frame Detail

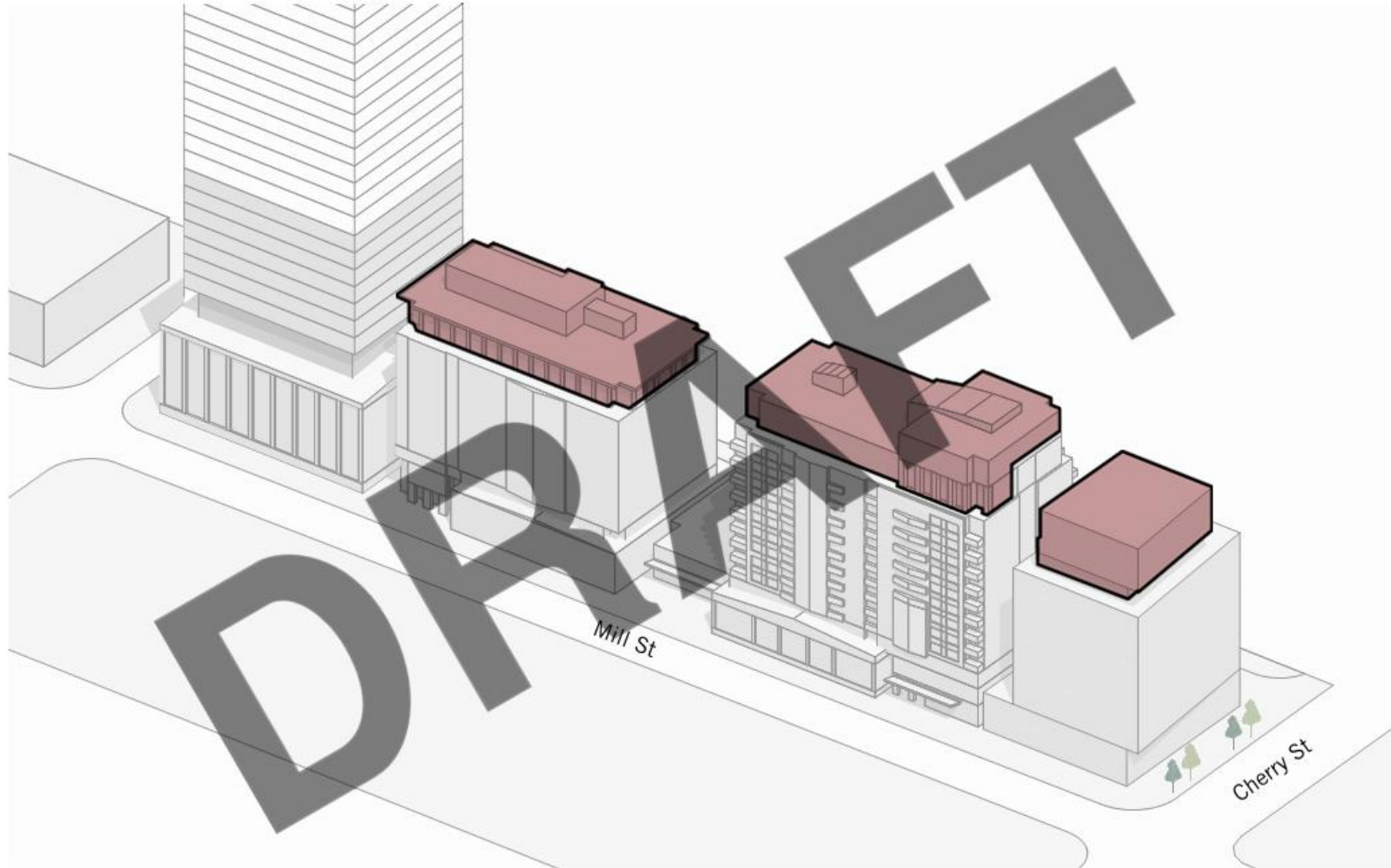


1B Unit



Building Top

Material Expression Strategy

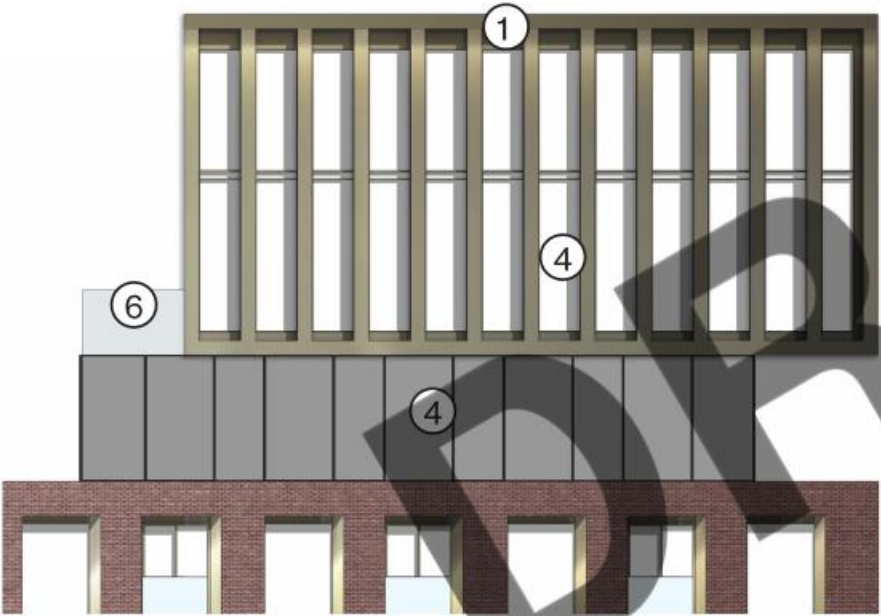


Top-Stack

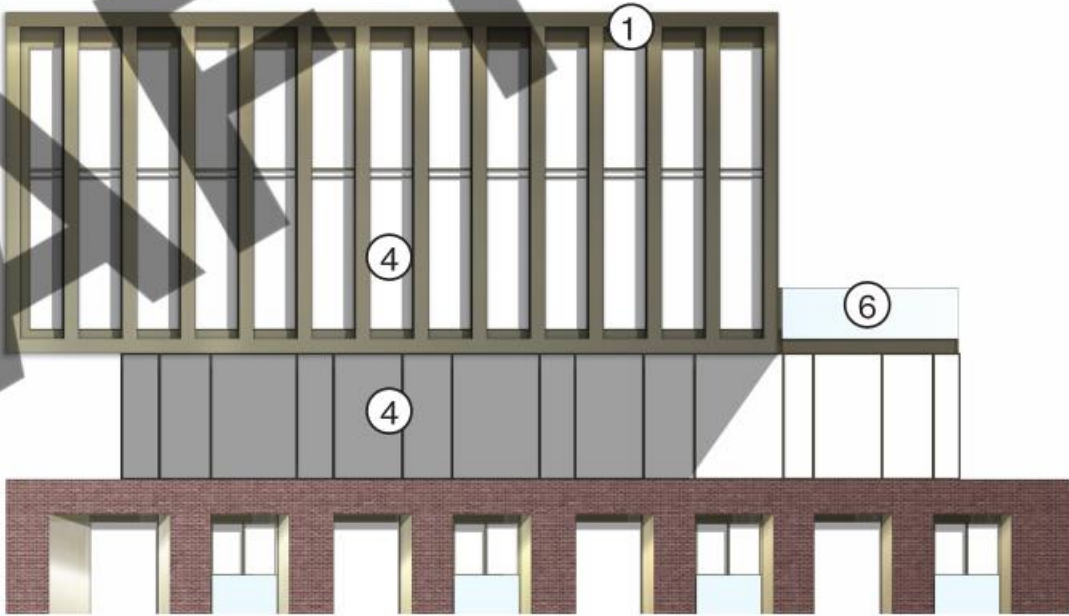
Stack heavier volumes on top of lighter volumes

Building Top Elevations

- ① Metal Panel
- ④ Aluminum Window Wall
- ⑥ Glass Guard

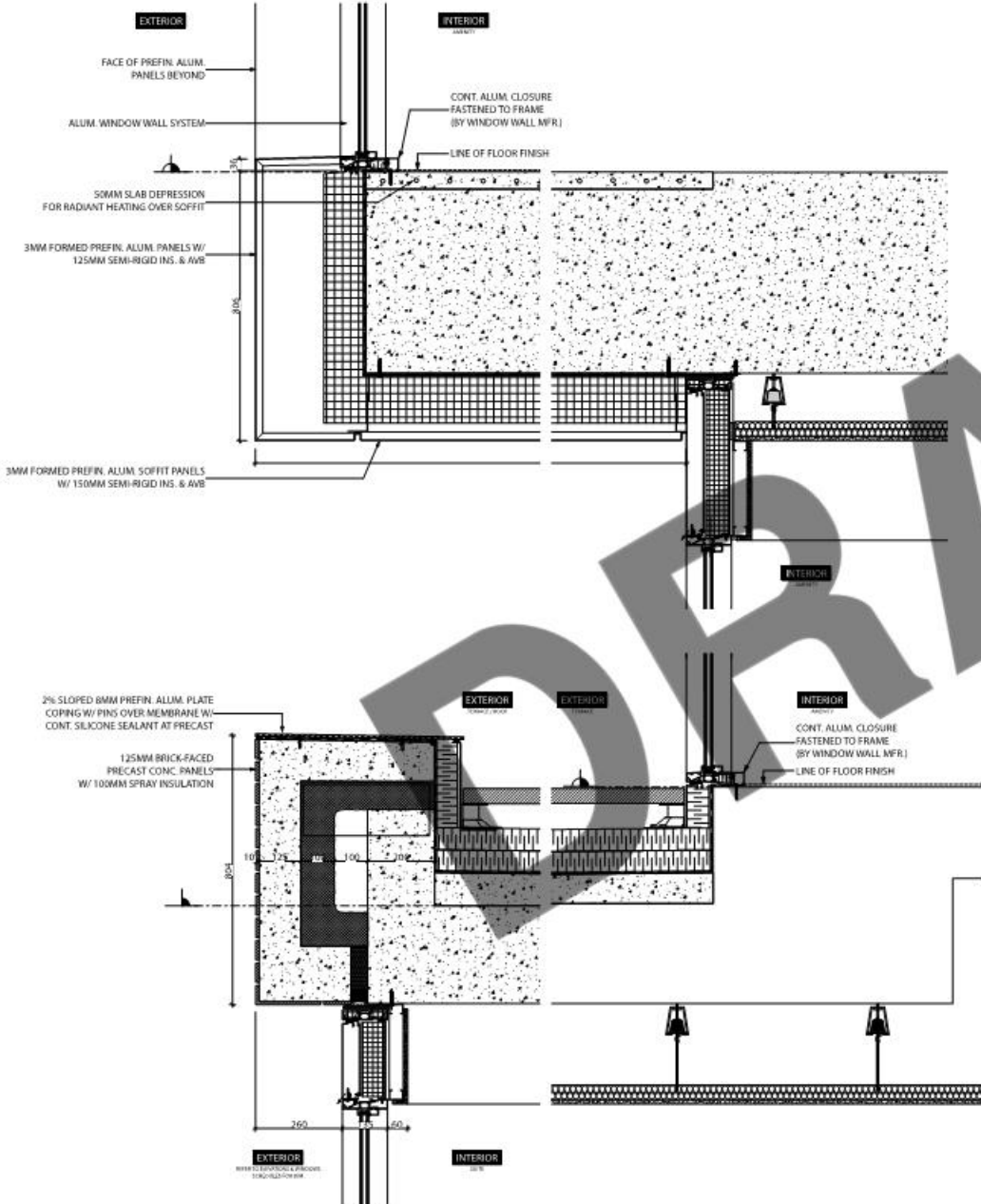


South Elevation Detail



East Elevation Detail

Cantilever MPH Detail



Mill Street South Elevation



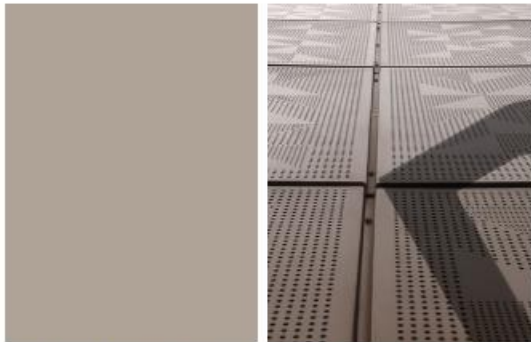
4B Unit



Materials, Colour & Finishes

Base

Curtain Wall (ESR 34, Stopsol Silver Spandrel, ESR 63 at Retail); Solid & Perforated Metal Panel (PPG UC119337XL Vancouver Copper)



Midrise

Brick-faced Precast Concrete Panels (Endicott Meedium Ironspot 46 Brick); Metal Panel (PPG UC119337XL Vancouver Copper); Aluminum Window Wall System; ESR 34, Stopsol Silver Spandrel

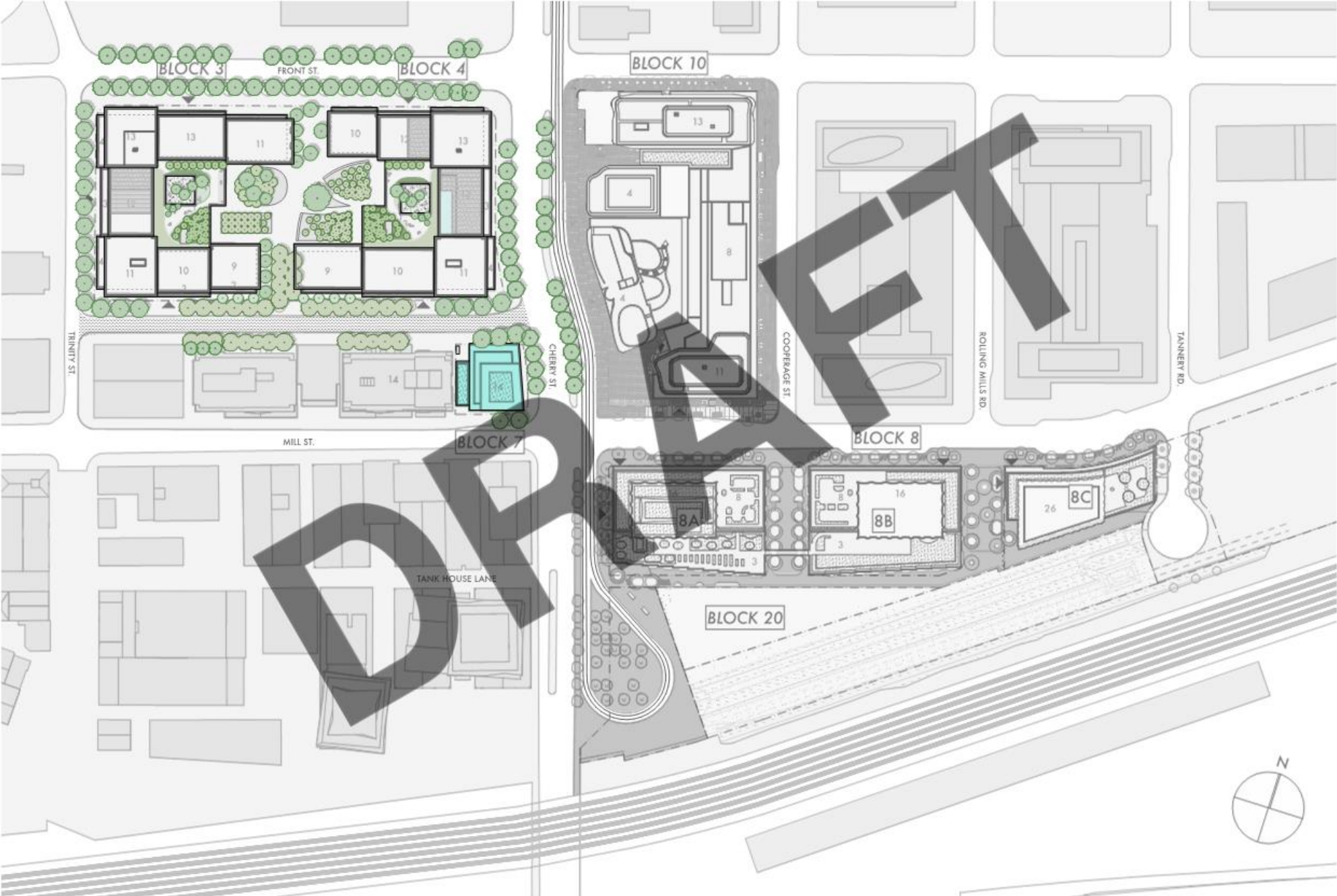


Top

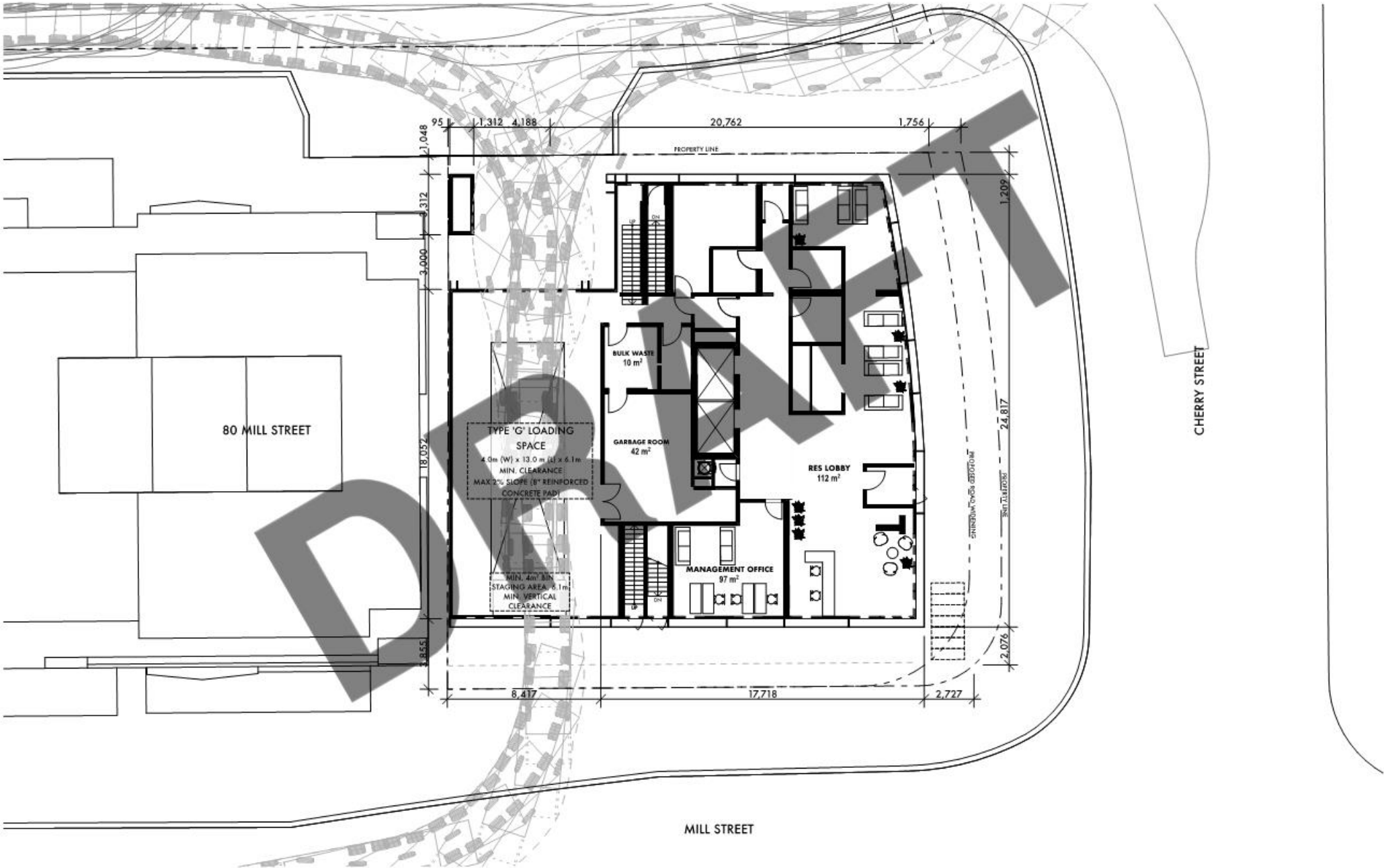
Prefinished Aluminum Panels; Aluminum Window Wall System; ESR 34, Stopsol Silver Spandrel



Site Plan



Ground Floor Plan



Typical Floor Plan



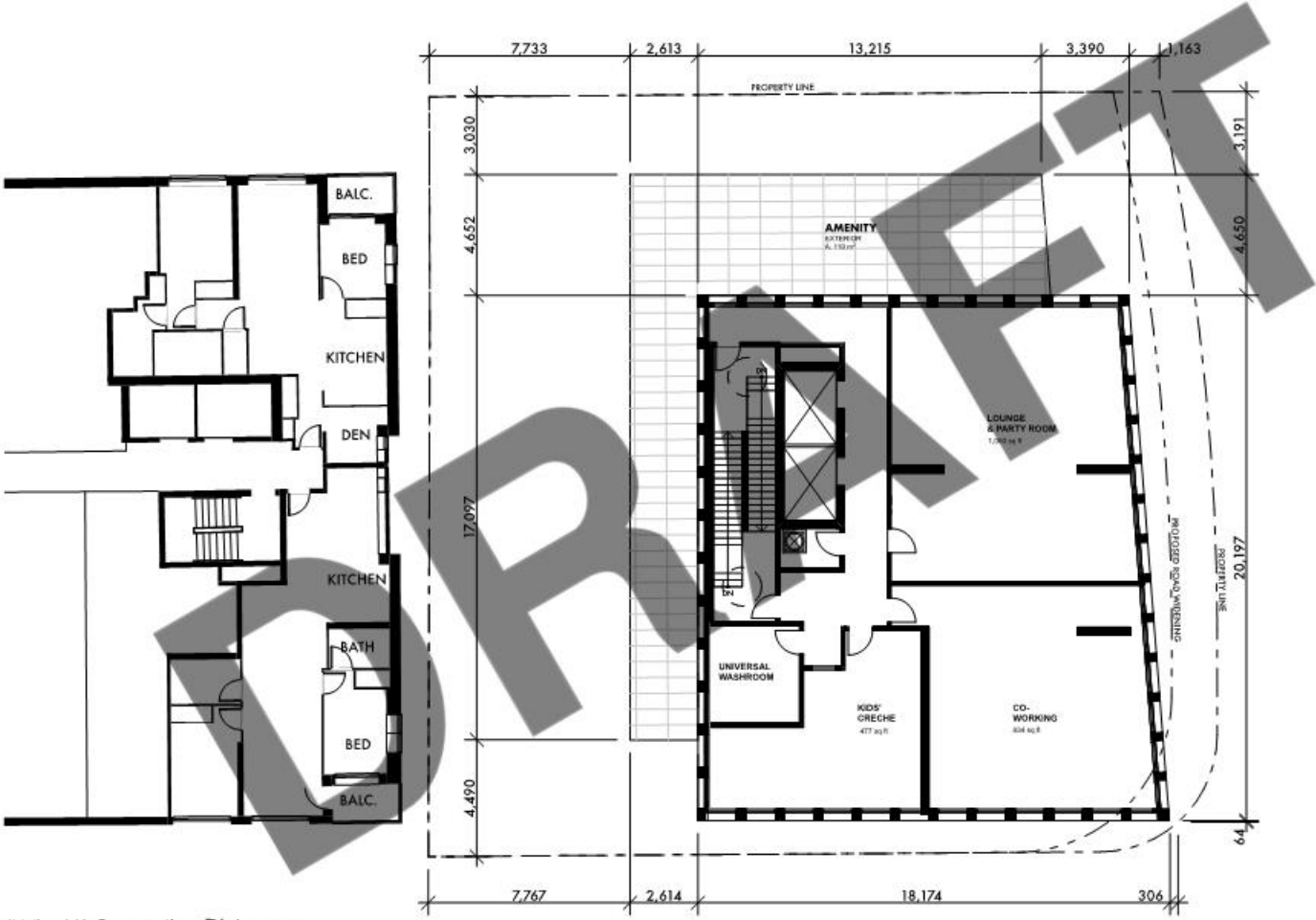
AFFORDABLE	MARKET
1B	1B
2B	2B
3B	3B
4B	

Level 10 Plan



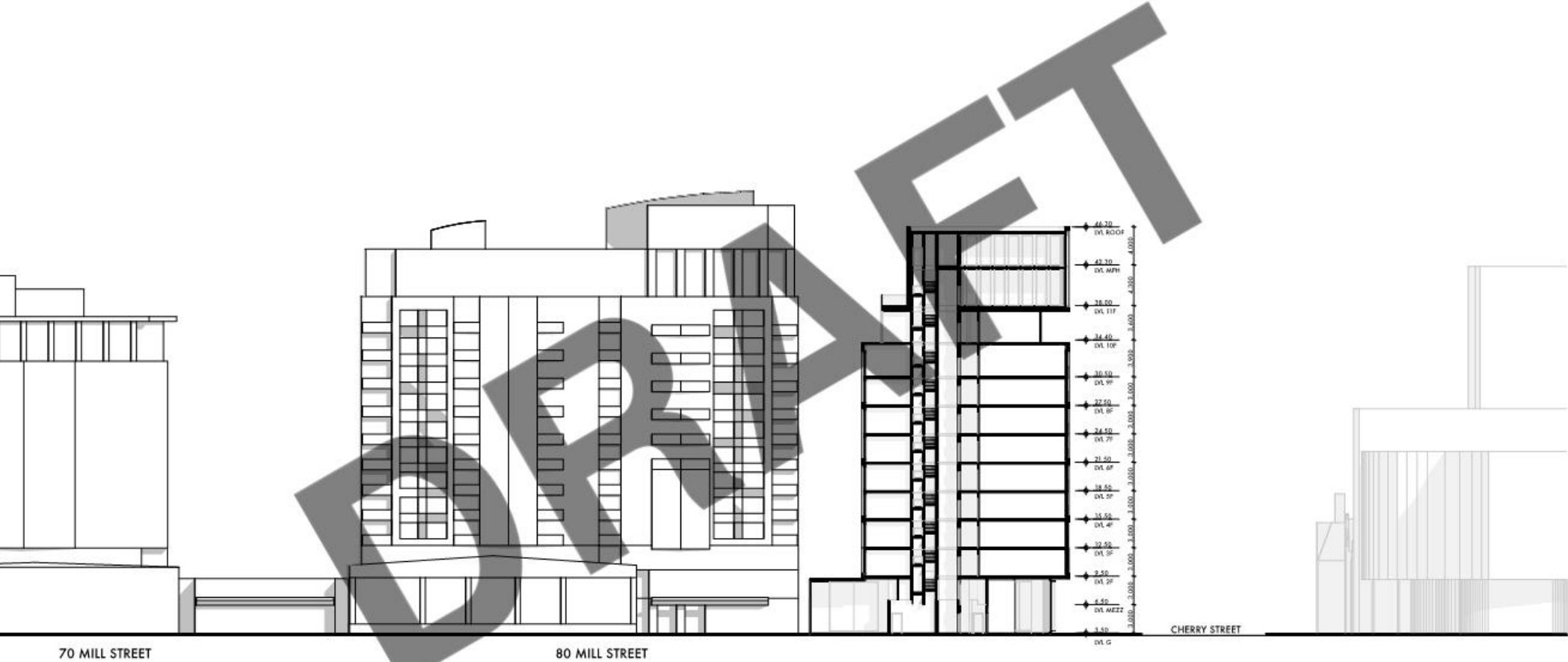
AFFORDABLE	MARKET
1B	1B
2B	2B
3B	3B
4B	

Level 11 Amenity Plan

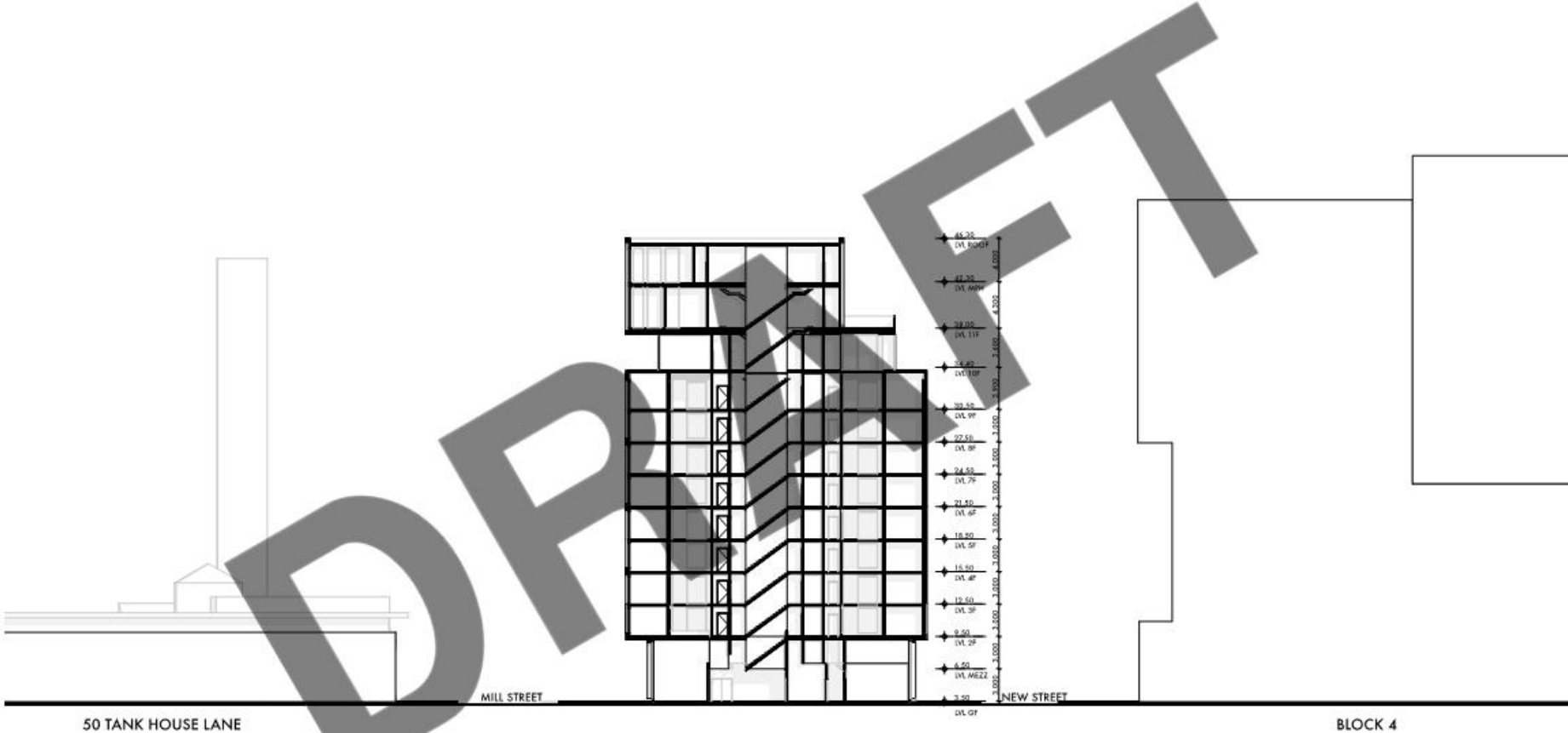


#11 - 11) Specific Details

East West Site Section



North South Site Section



Mill Street



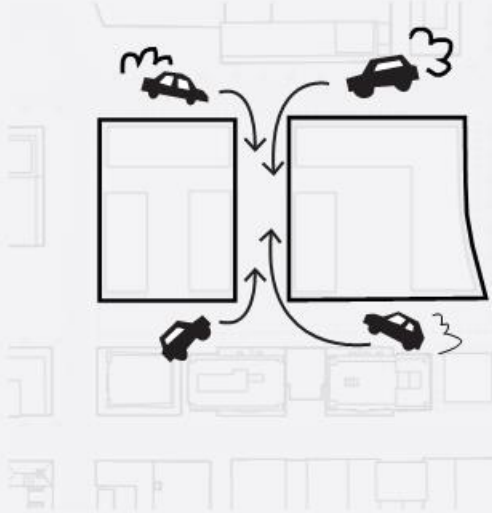
Design Status

Blocks 3 & 4

DRAFT

From Cars to People

Updating the Block Plan to Pedestrian Needs

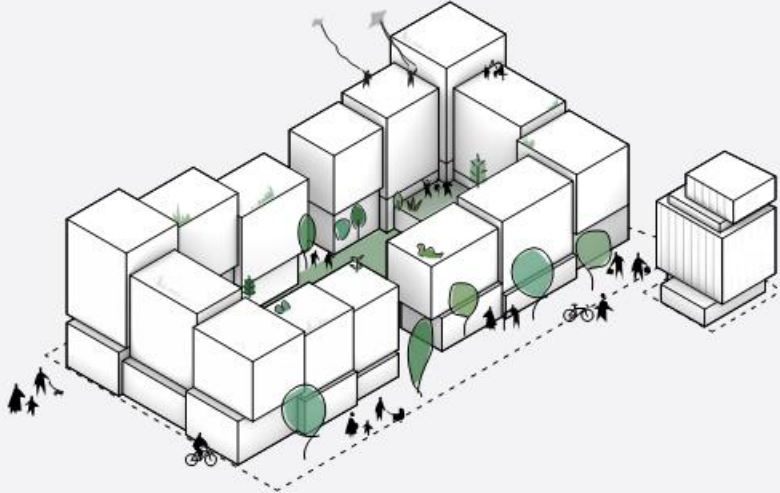


Block Plan
Wide street with cars



Block Plan 2.0
Green courtyard for the people!

**From city blocks
to community destination**



The Site Today



Corner Front St. / Cherry St.



Corner Front St. / Trinity St.



South edge of the site looking West



Corner Front St. / Cherry St.



Cherry Street looking South



Rack House D



Corner Front St. / Trinity St.



Front Street looking East



Canary building

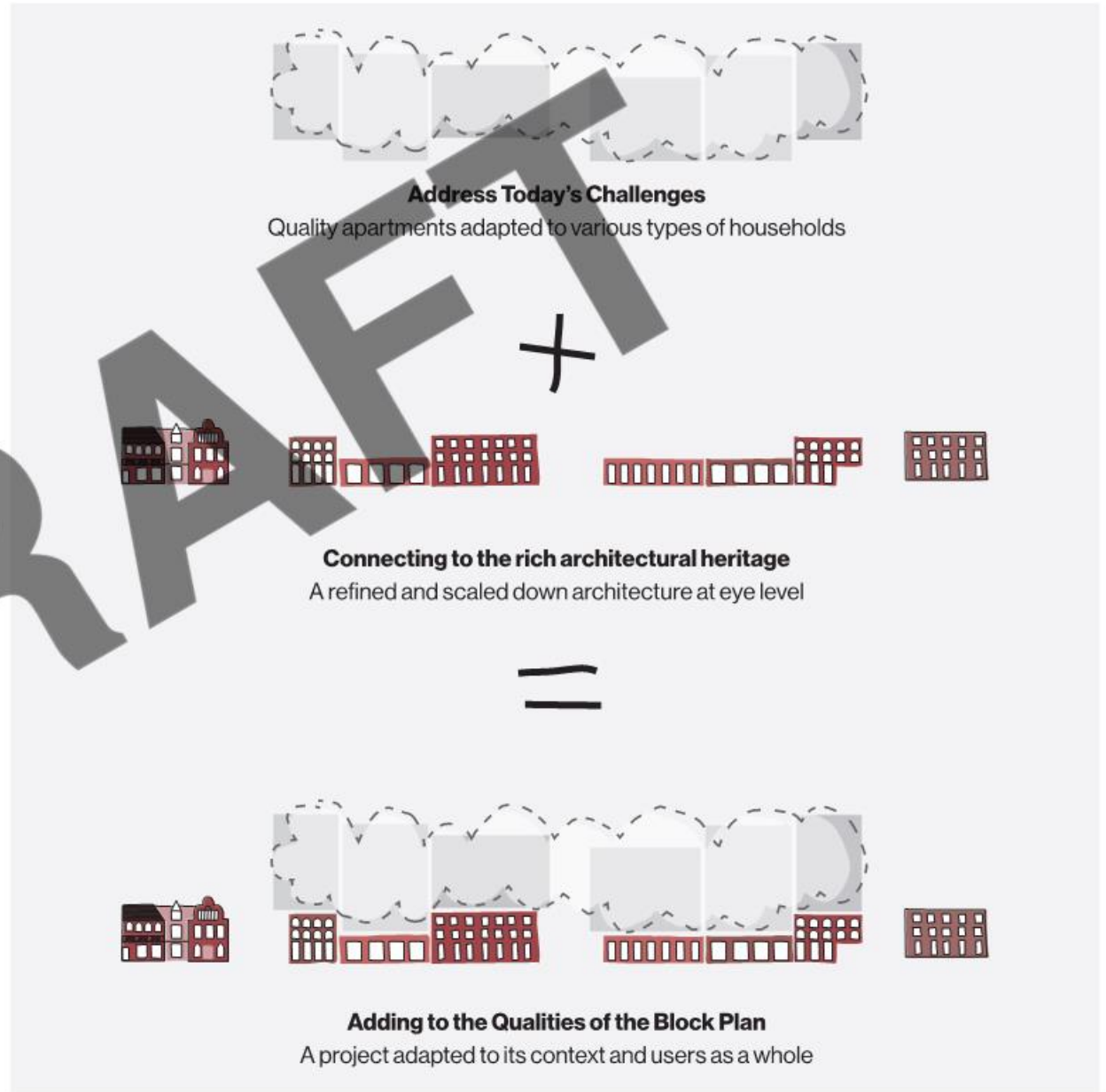
Public Realm Connections

Connecting to the Neighborhood



Concept

Blocks 3 & 4



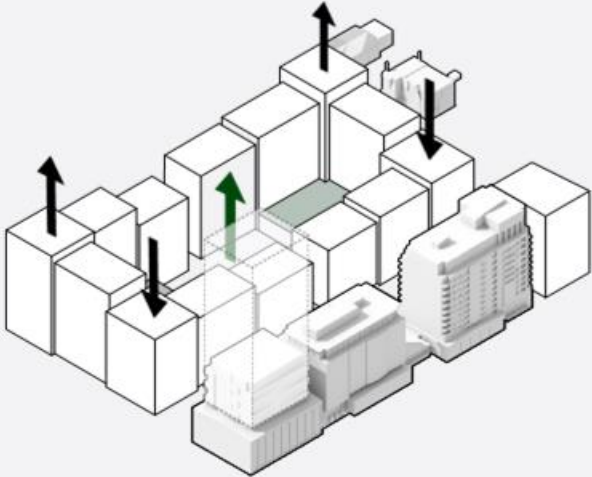
A New Contextual Development



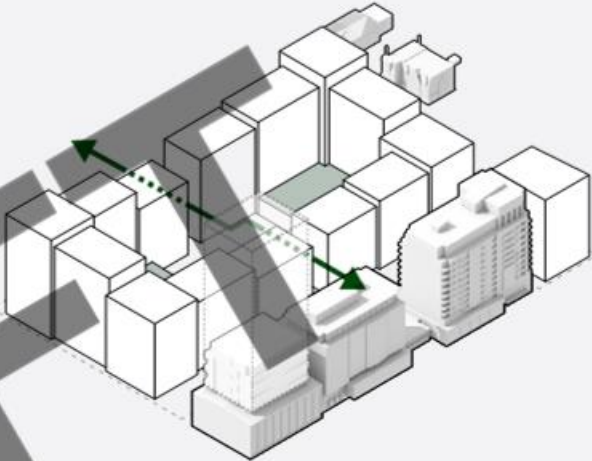
The corner of
Front & Trinity Streets

Design Strategy

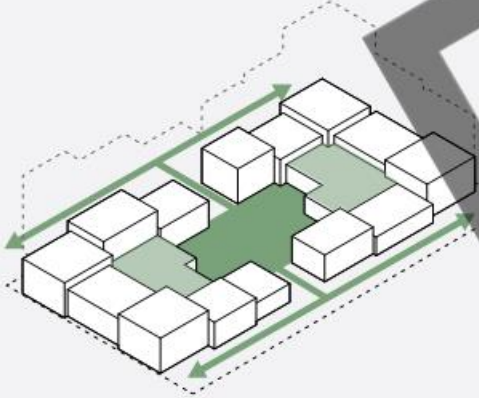
Creating a New Destination in the Canary District



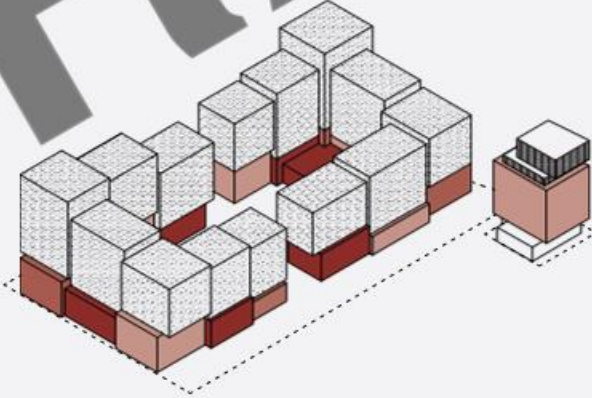
The Height of the Block is Adjusted to Meet the Surroundings



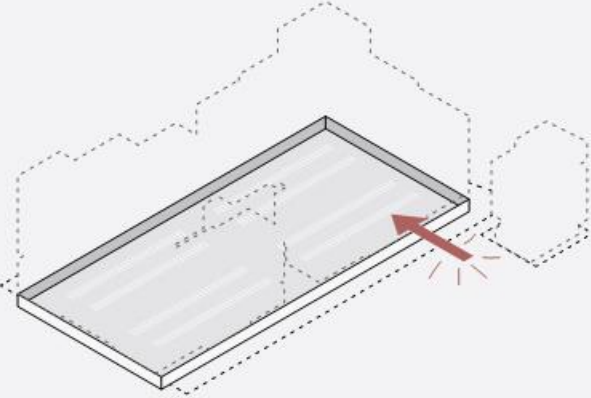
The Plot is Linked through a North-South connection



A Continuous Green Public Space

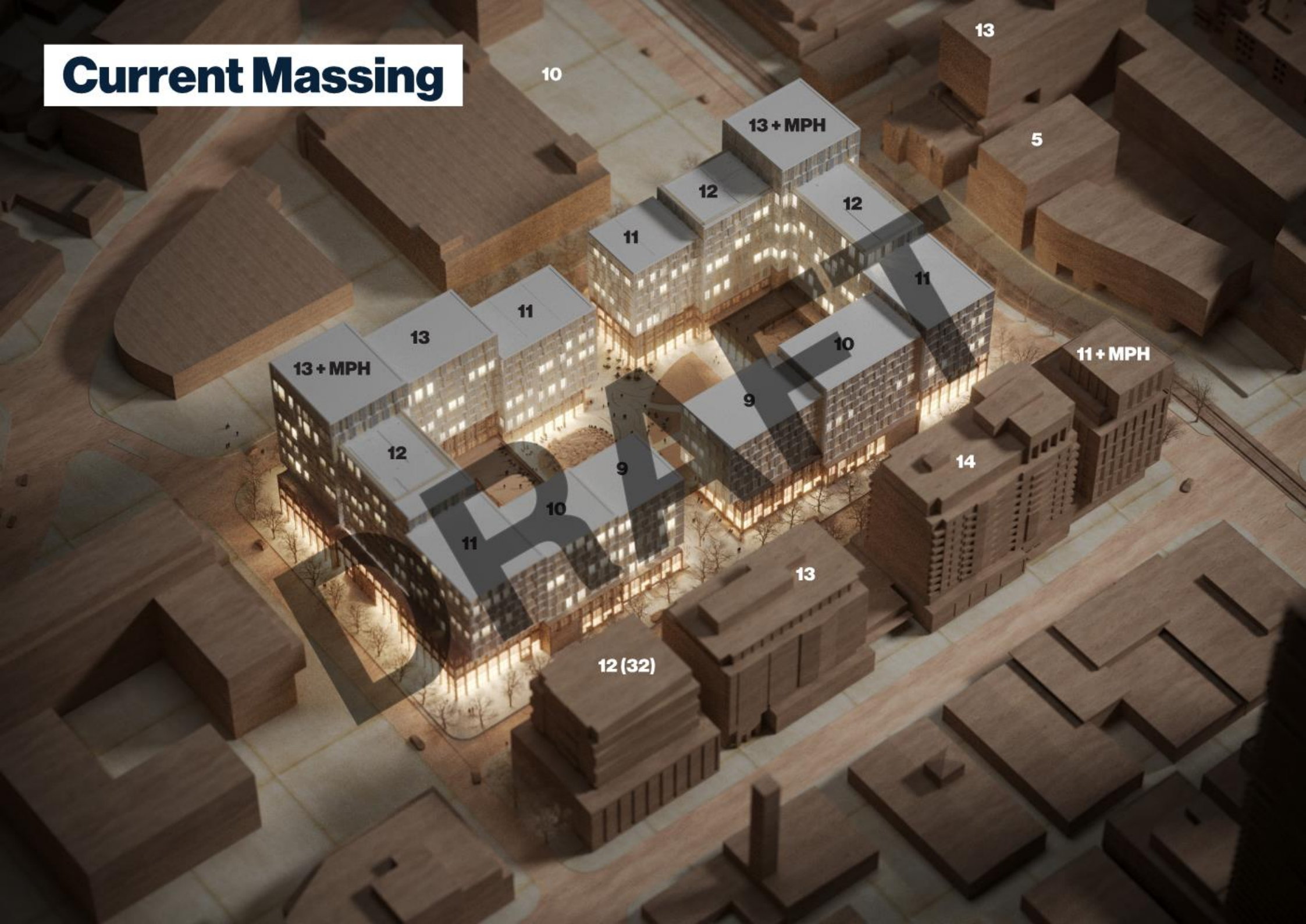


A Cohesive Design in Materials & Massing

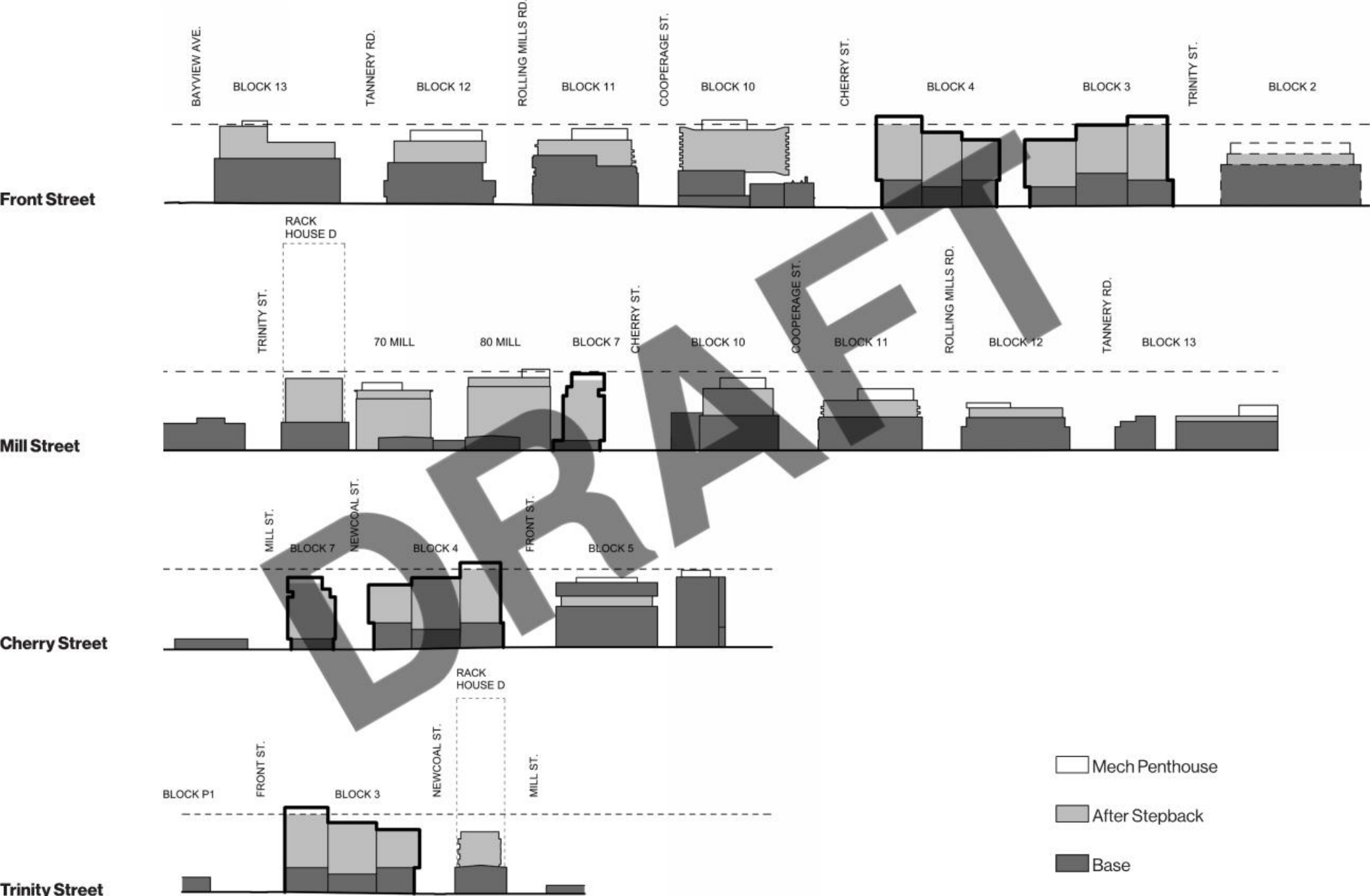


Parking Garage with One Common Entry

Current Massing



Street Elevations



Massing update

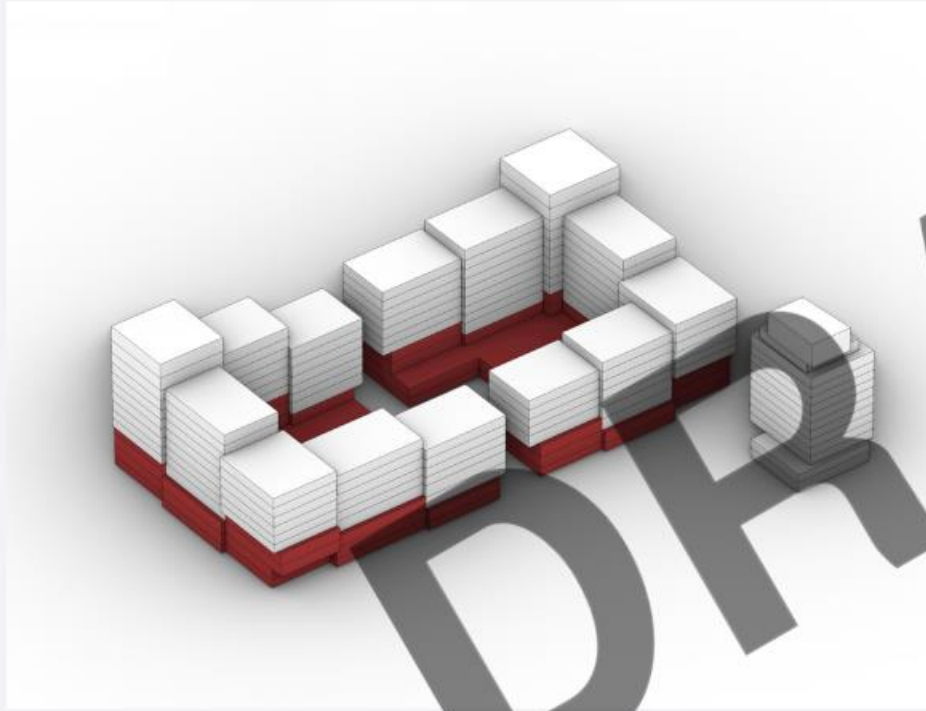
DRAFT

Current Massing

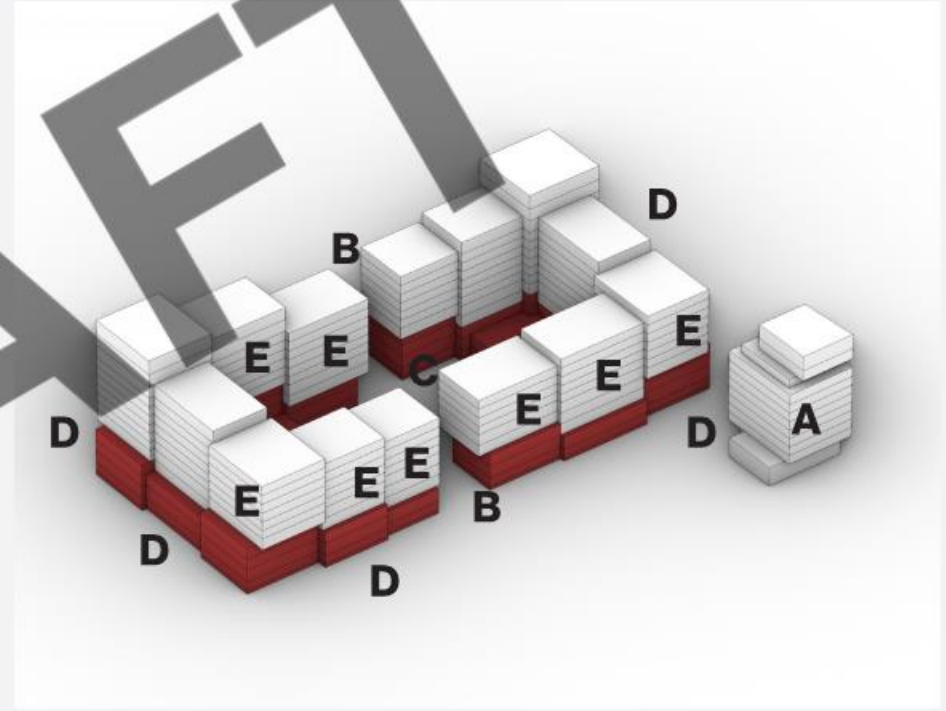


Overall Massing Development

Blocks 3 & 4



Previous

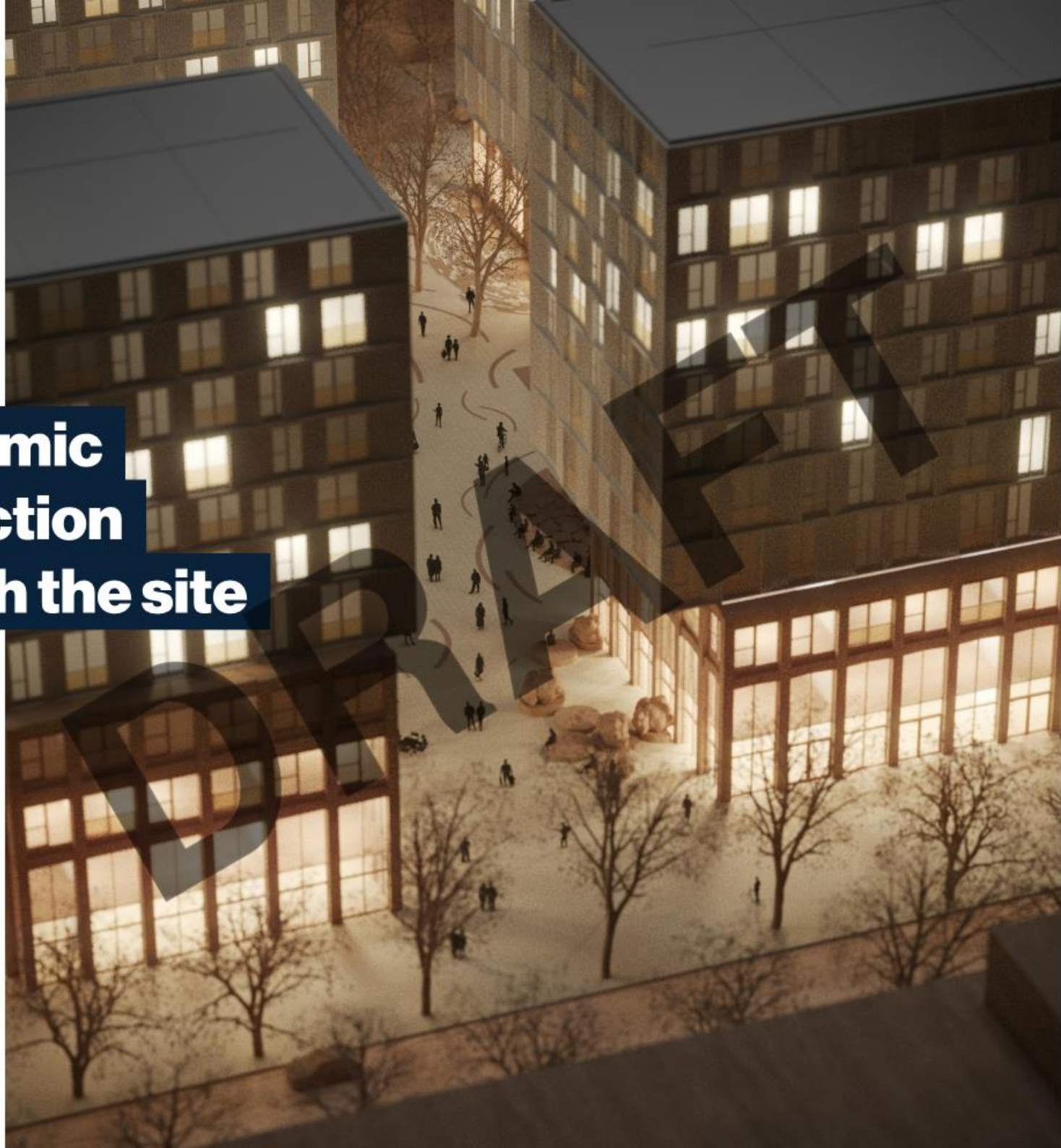


Revisions

- A. Block 7 reduced in height by 2 storeys
- B. N-S Connection shifted & width increased
- C. Courtyard area enlarged, Level 1 area reduced
- D. Changes to setbacks & stepbacks at lower floors
- E. Area redistributed to Blocks 3&4 from A,B,C,D

Current

**A dynamic
connection
through the site**



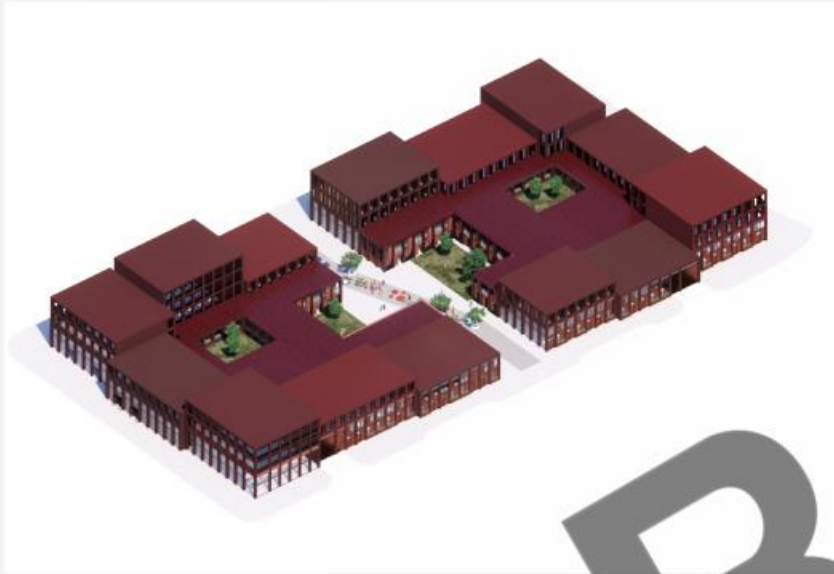
**N-S Connection
looking south**

North South Connection Shifted



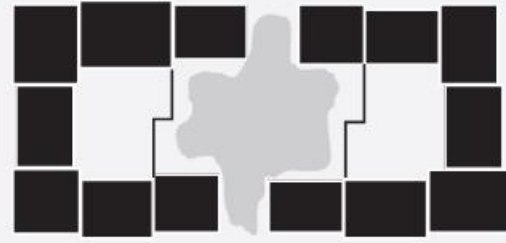
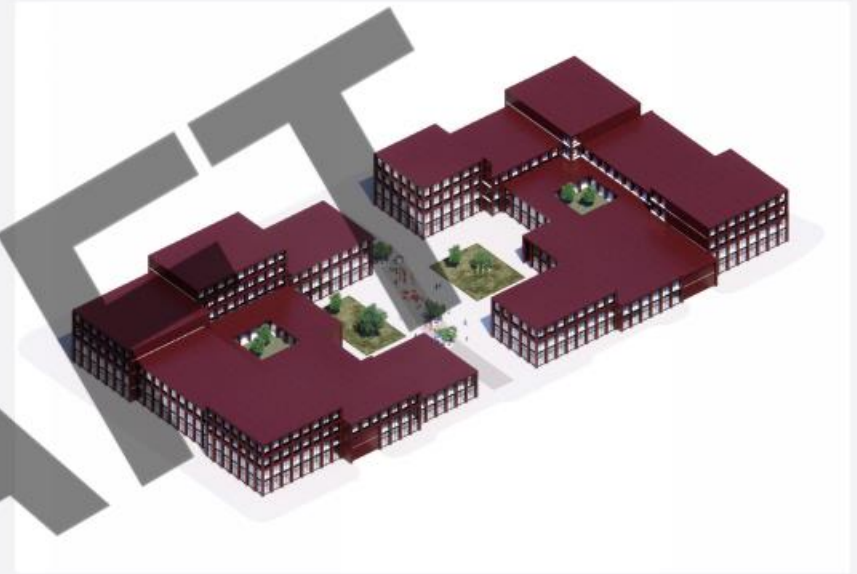
Courtyard Development

Enlarged Area



19m x 63m

Previous



38m x 63m

Current

North South Connection

Increased Width



Previous



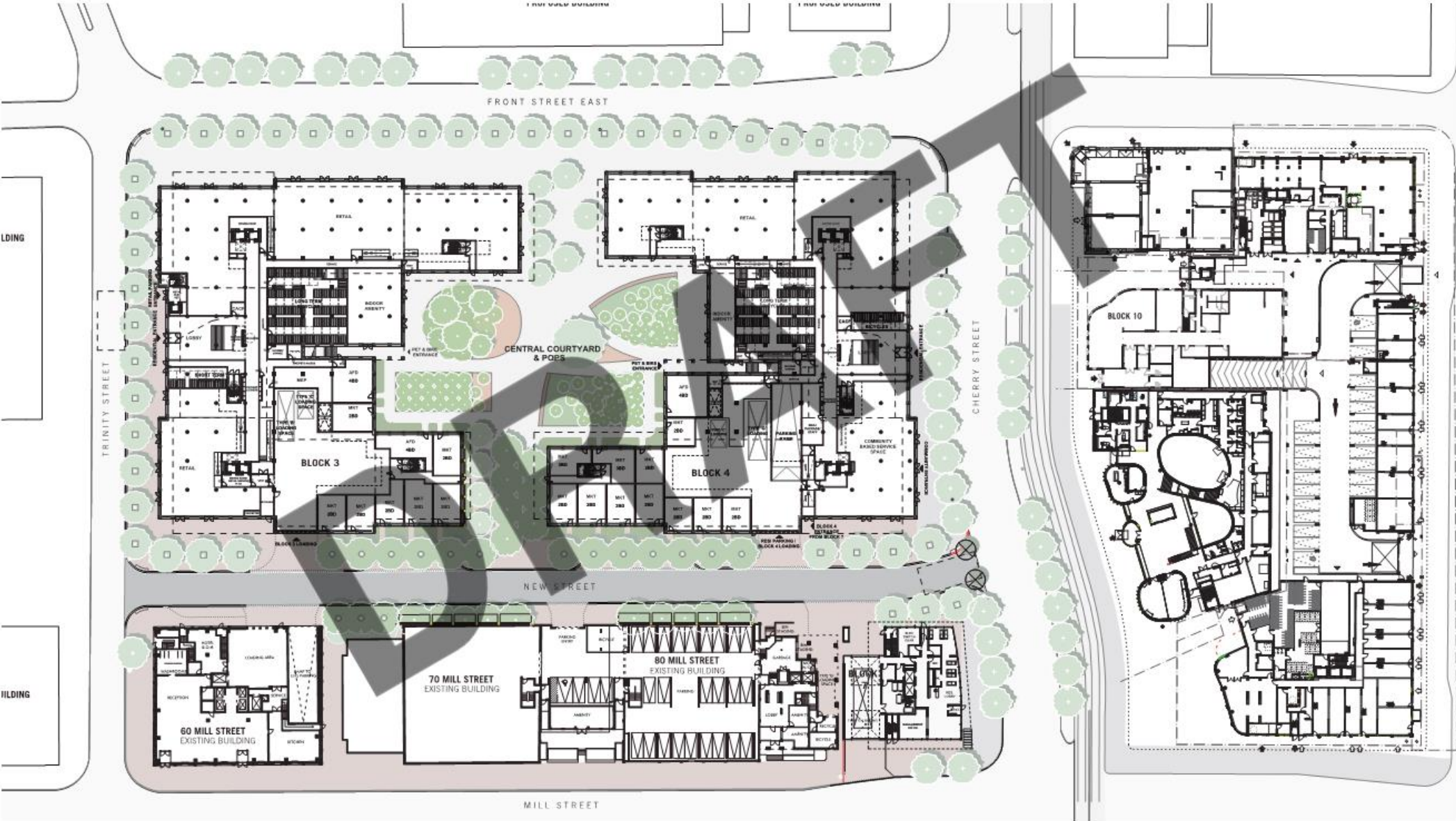
Current

Current Massing



Context

Ground Floor Plan



Urban Porosity

A Generous Connection



Looking south through the N/S connection



Looking East along the E/W Street

Corner update

DRAFT

A Vibrant Cherry Street



VIBRANT

Looking south
on Cherry Street

Streetwalls & Corners

Learning from the Neighborhood



The New Local Street

Looking east on the New E-W Street



Previous

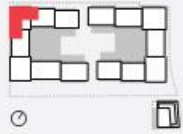


Current

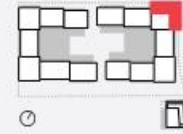
4 Activated Corners

Public Spaces given back to the City

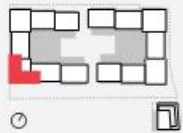
Northwest Corner



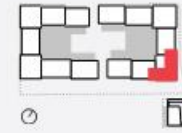
Northeast Corner



Southwest Corner



Southeast Corner



Generous, active city corners



Looking east
on Front Street

Program

DRAFT

Fully Integrated Affordable & Market Suites

Target Mix

- **839** Residential suites will form the development.
- **252** (30%) of the total number of suites are affordable.
- The suite mix is:

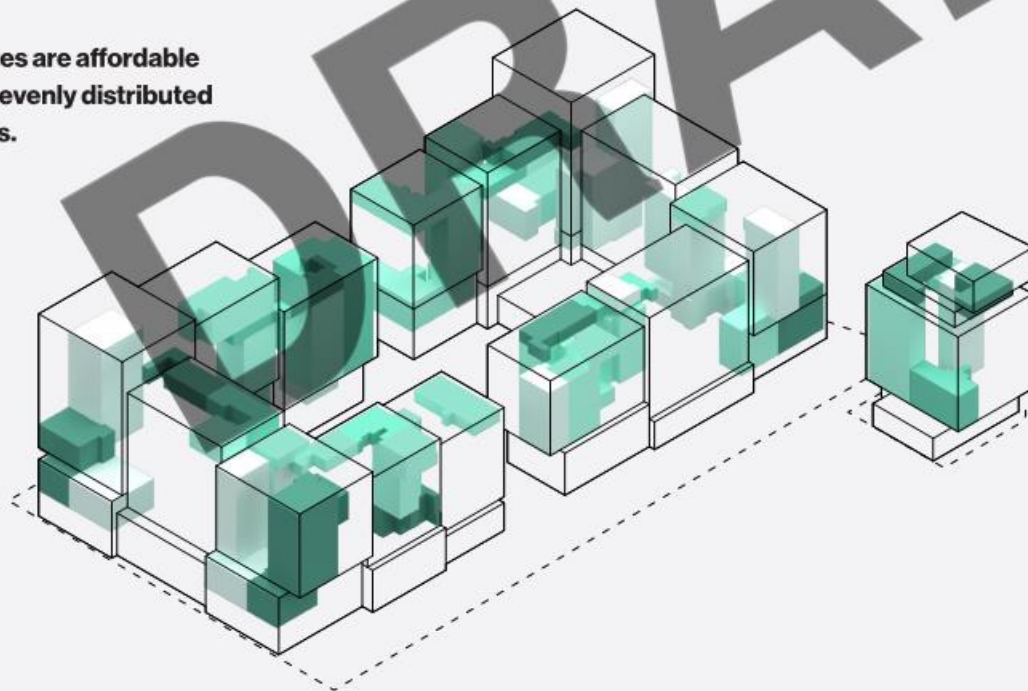
Affordable

40% 1 Bedroom
40% 2 Bedroom
10% 3 Bedroom
10% 4 Bedroom

Market

45% 1 Bedroom
45% 2 Bedroom
10% 3 Bedroom

**30% of Residential suites are affordable
& affordable suites are evenly distributed
throughout the 3 blocks.**



Blocks 3 & 4

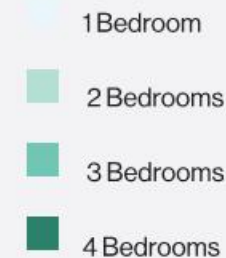
231 Affordable
540 Market

Block 7

21 Affordable
47 Market

Total

252 Affordable
587 Market



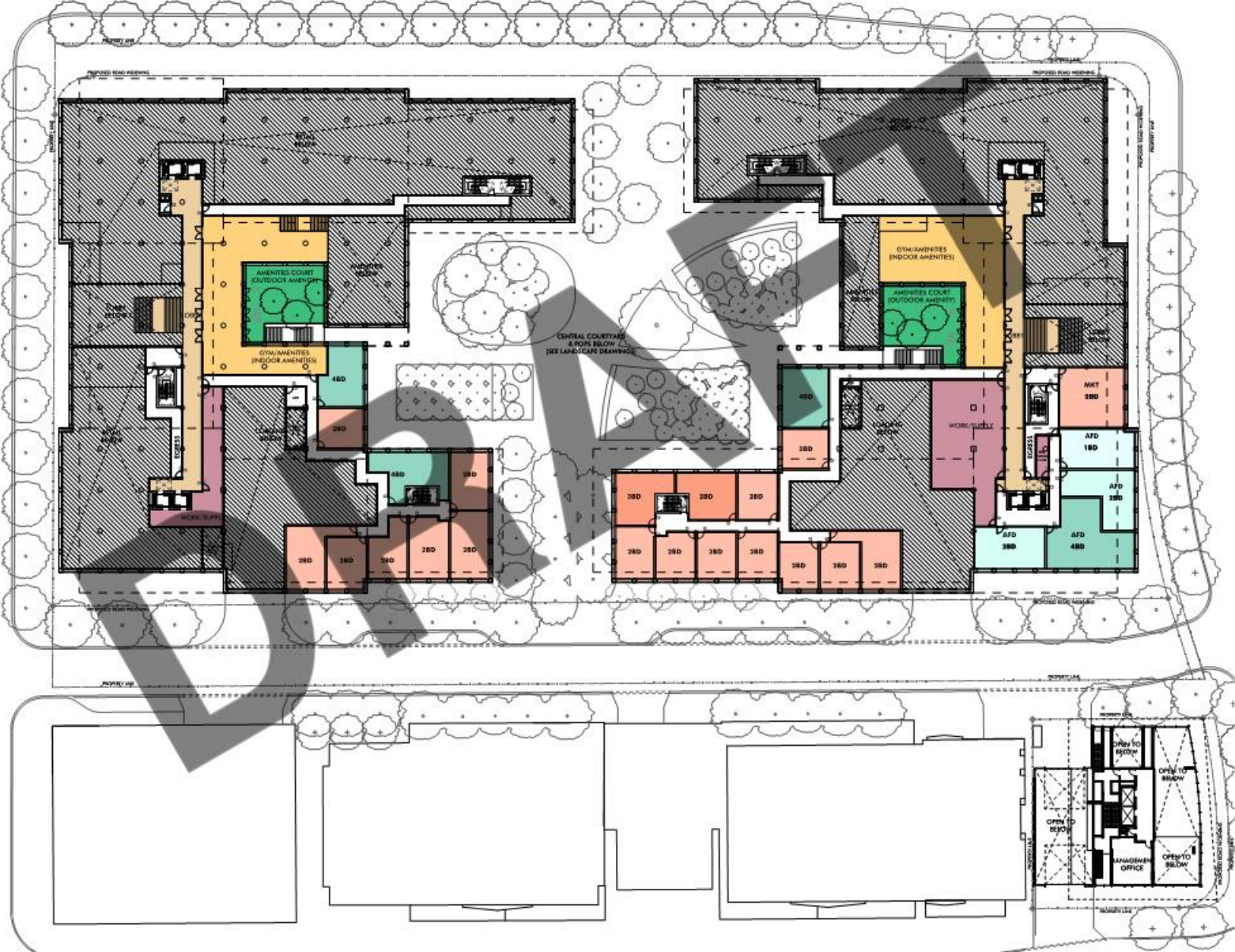
Floor Plans

Ground Floor



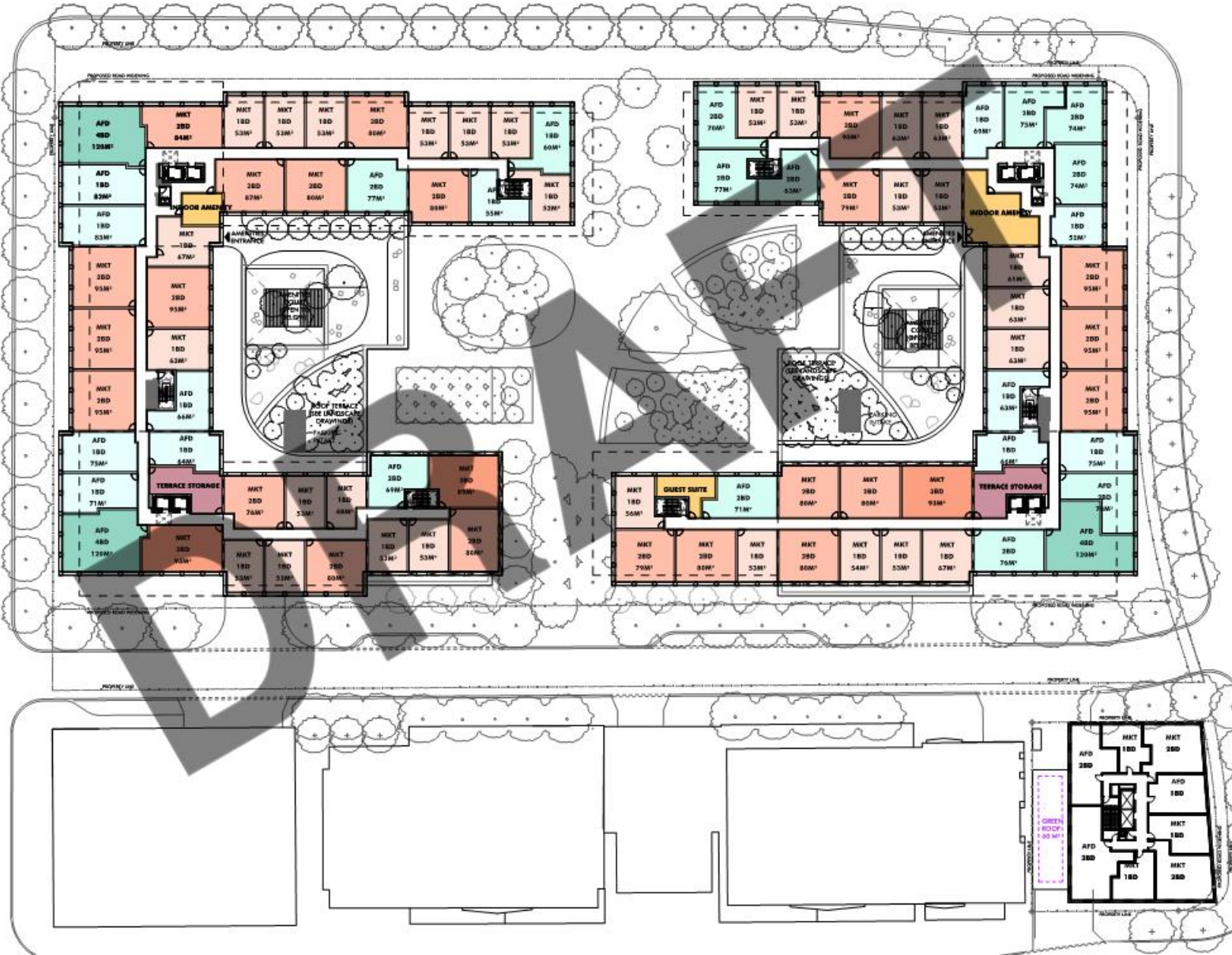
Floor Plans

Level 2



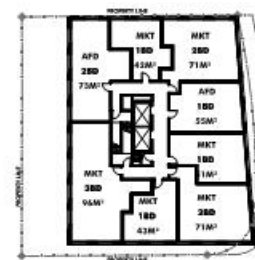
Floor Plans

Level 3



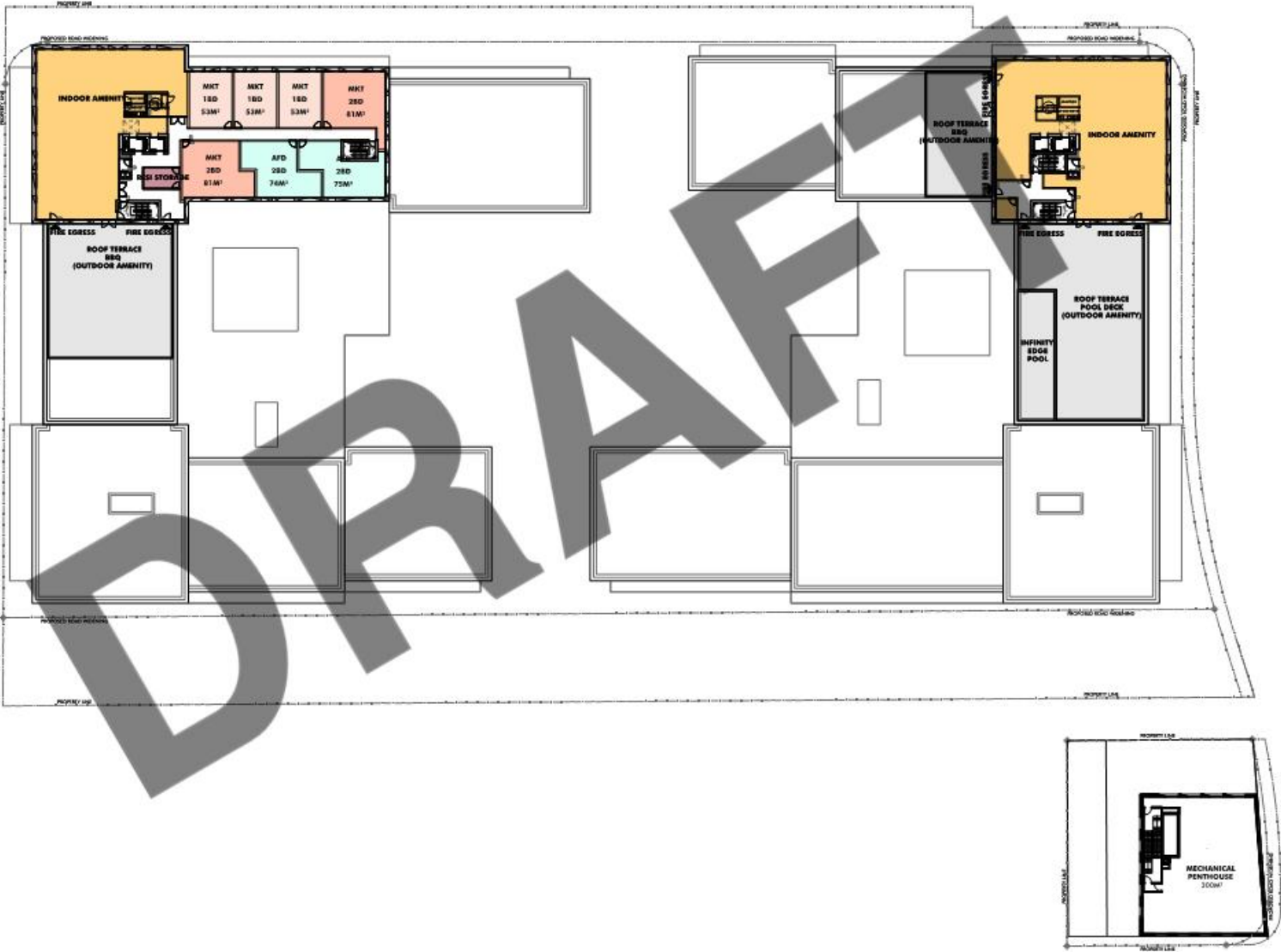
Floor Plans

Typical Floor

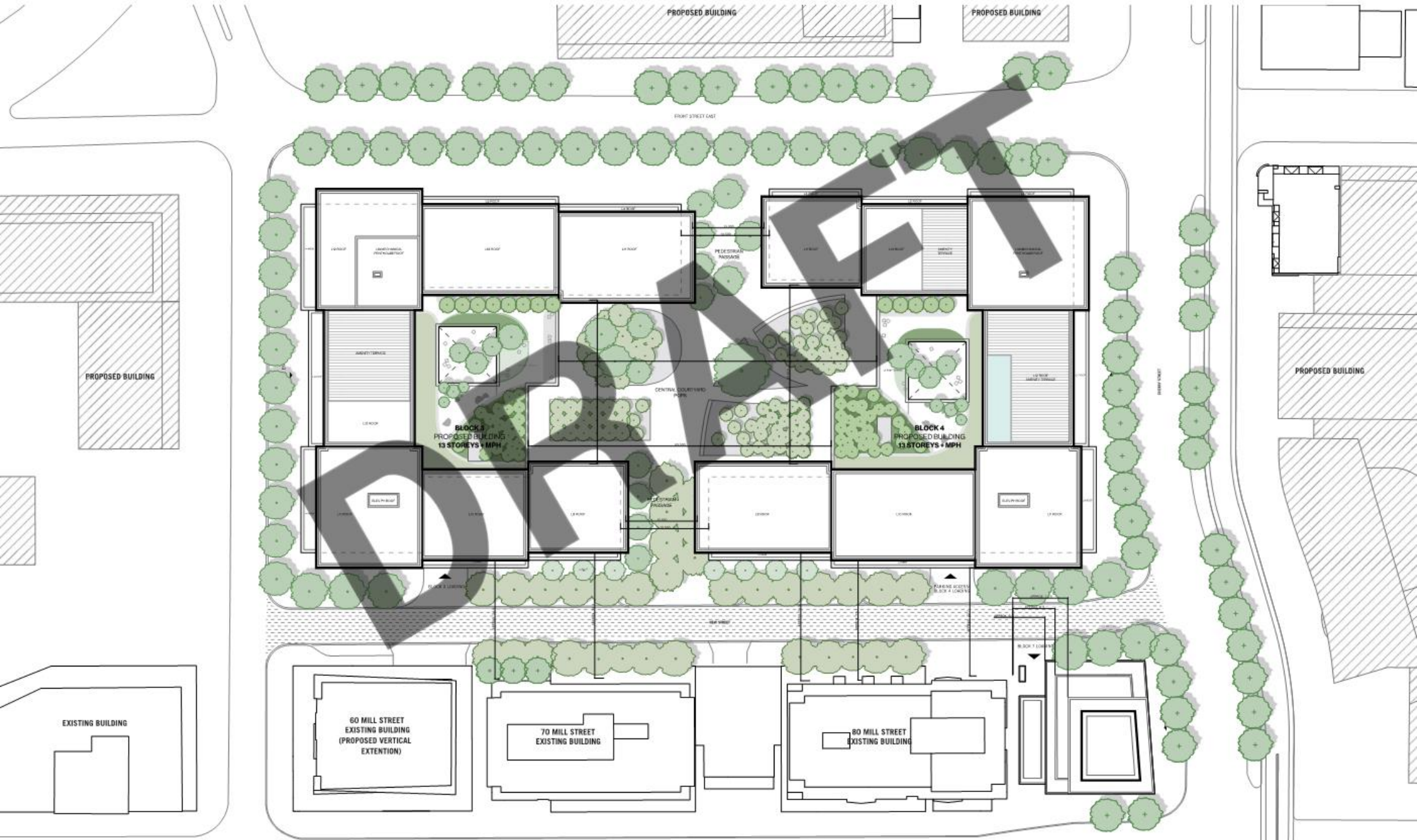


Floor Plans

Level 13



Site Plan



Courtyard Development

Enlarged Area

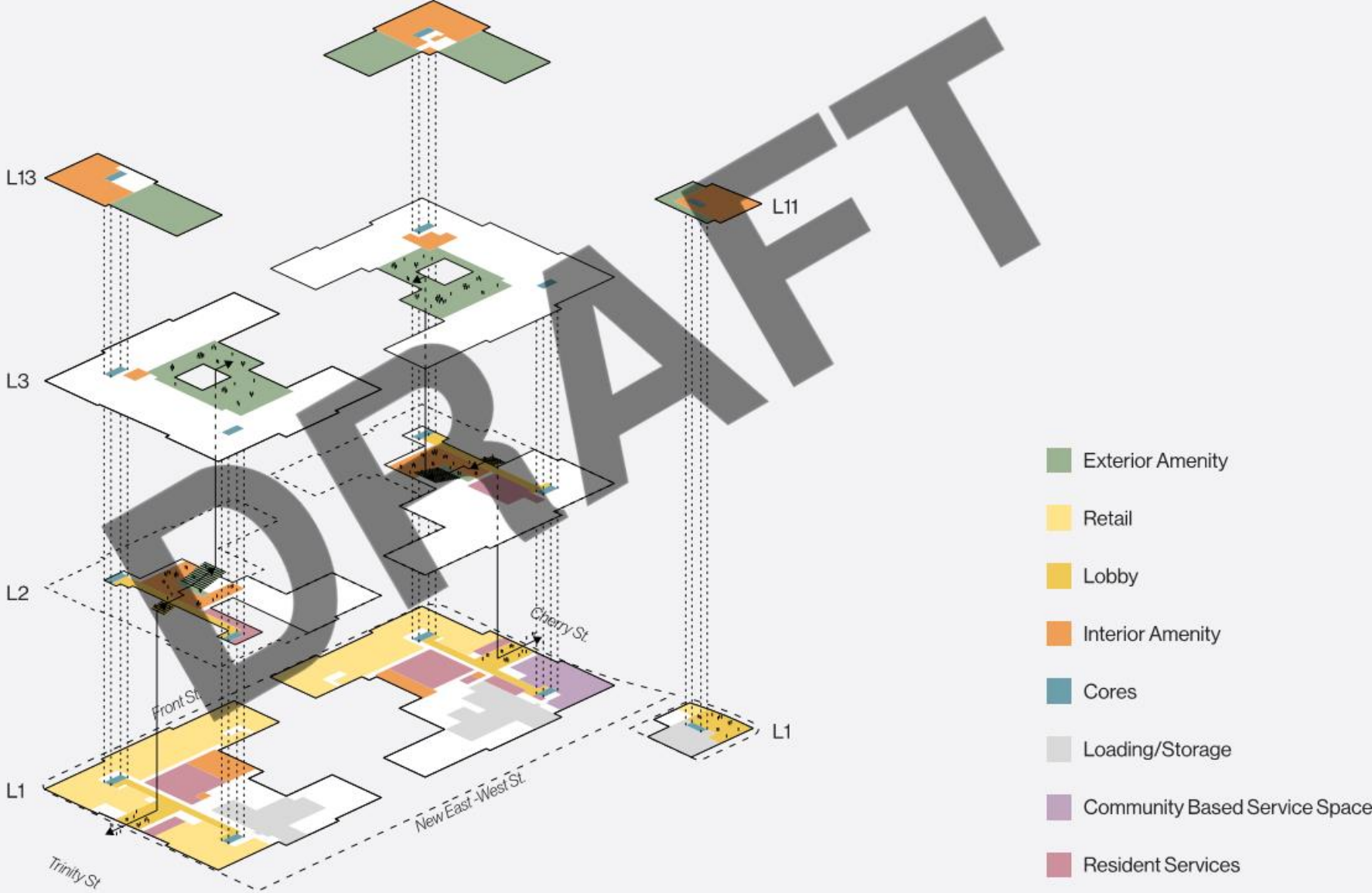


Looking east from above the amenity deck

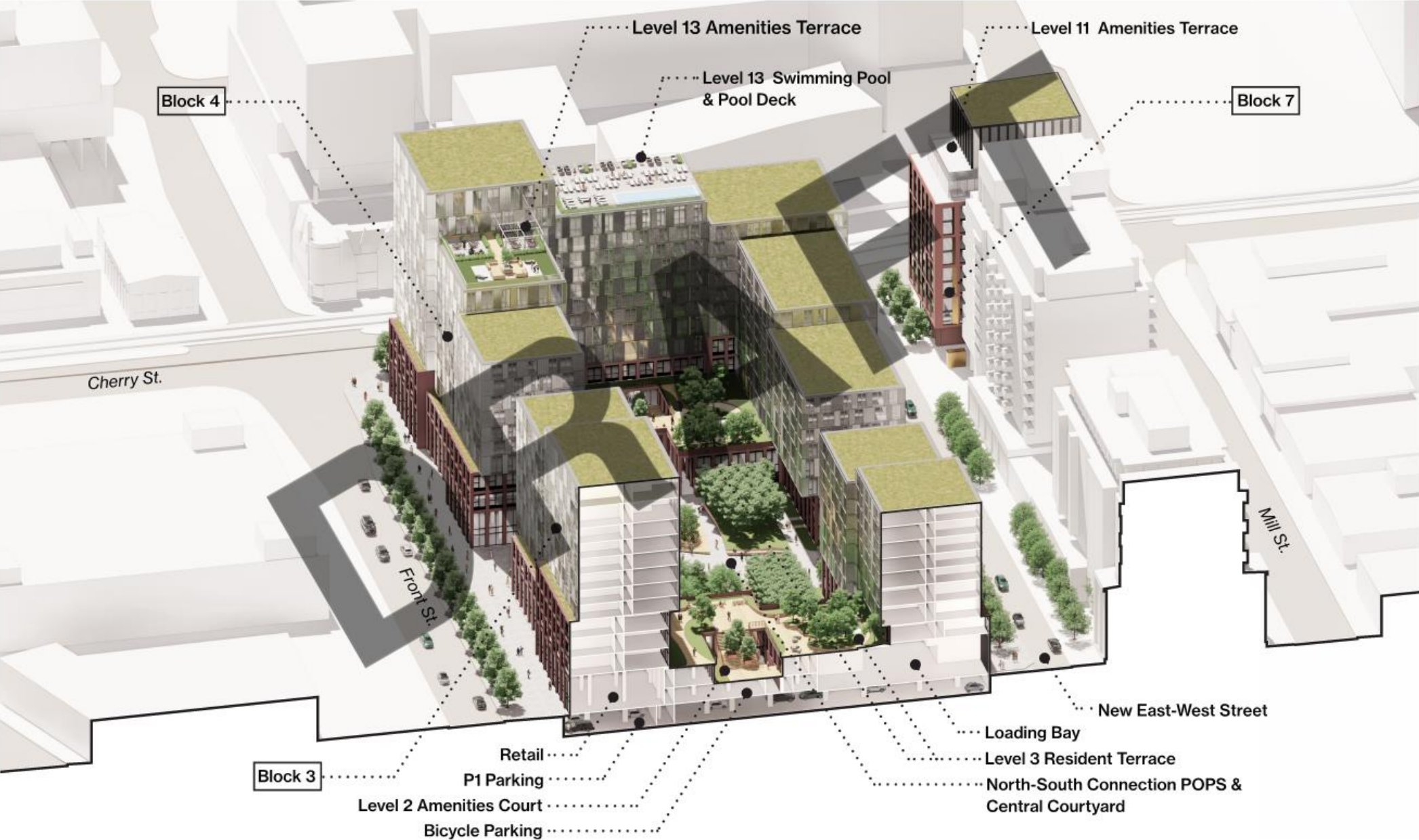
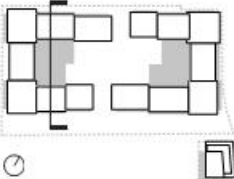


Looking west from above the amenity deck

Program Distribution



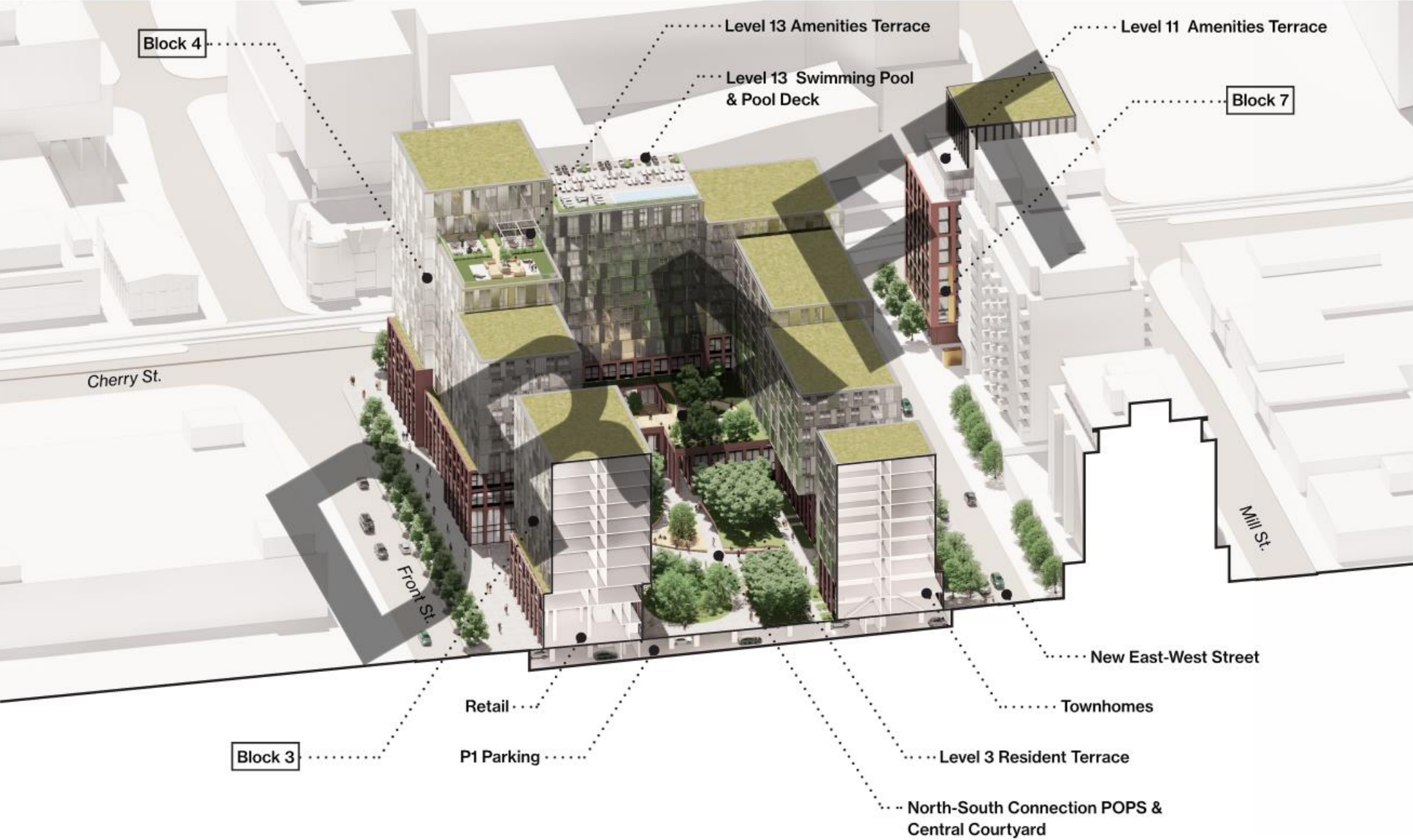
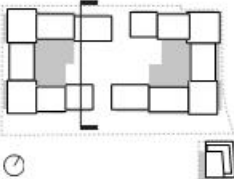
Diagrammatic Section



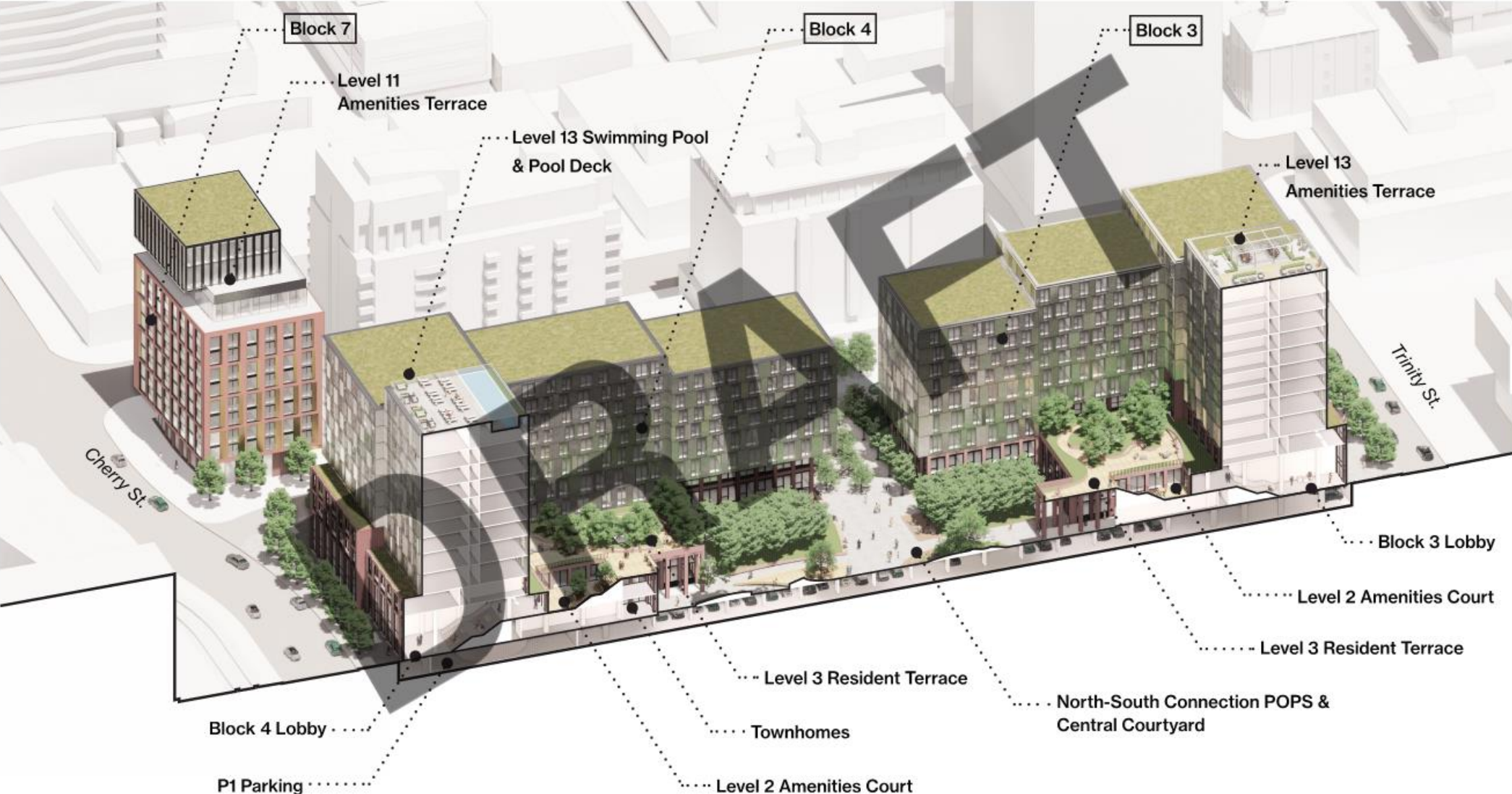
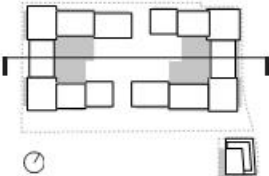
Public and private spaces clearly defined



Diagrammatic Section

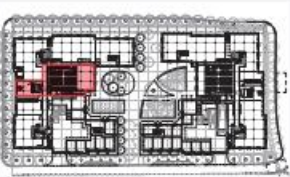
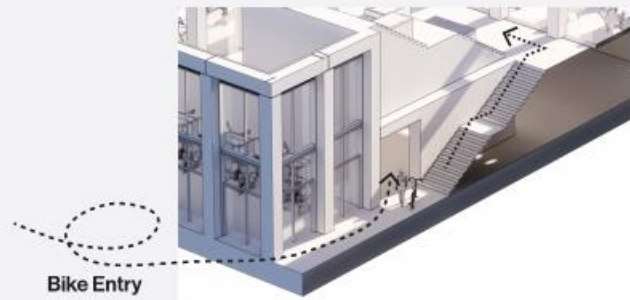


Diagrammatic Section

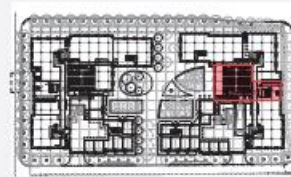


Amenities Block 3 & 4

Levels 1 & 2



Block 3 - Amenity Spaces



Block 4 - Amenity Spaces

Courtyard Development

Enlarged Area



A submerged amenities patio



Entrance to the bicycle parking and fitness center

Facade Materiality

Blocks 3 & 4

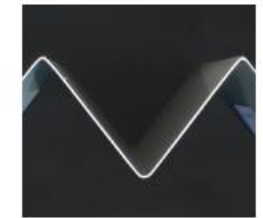
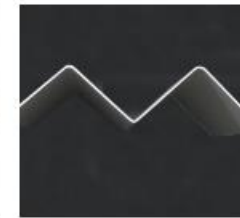
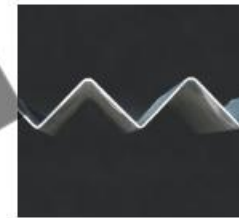
DRAFT

Material Palette

Blocks 3 & 4



The Cloud
Light & Sharp



Zigzag Profile 1
60 mm

Zigzag Profile 2
80 mm

Zigzag Profile 3
150 mm

Zigzag Profile 4
200 mm



The Base
Contextual Grid + Infill



Global IN 28
SANDED

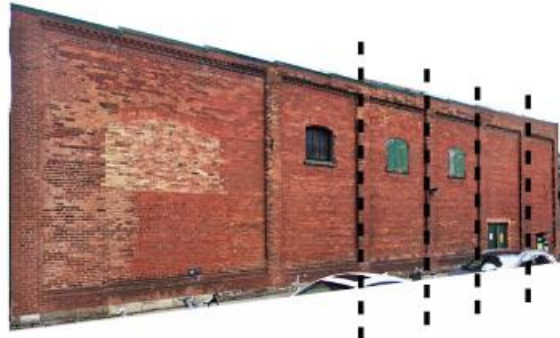
GLOBAL IN 28
ACID

GLOBAL IN 29
SANDED

GLOBAL IN 29
ACID

The Base

Learning from the Context



Vertical Lines Expressed



Terra-Cotta Color



The Cloud

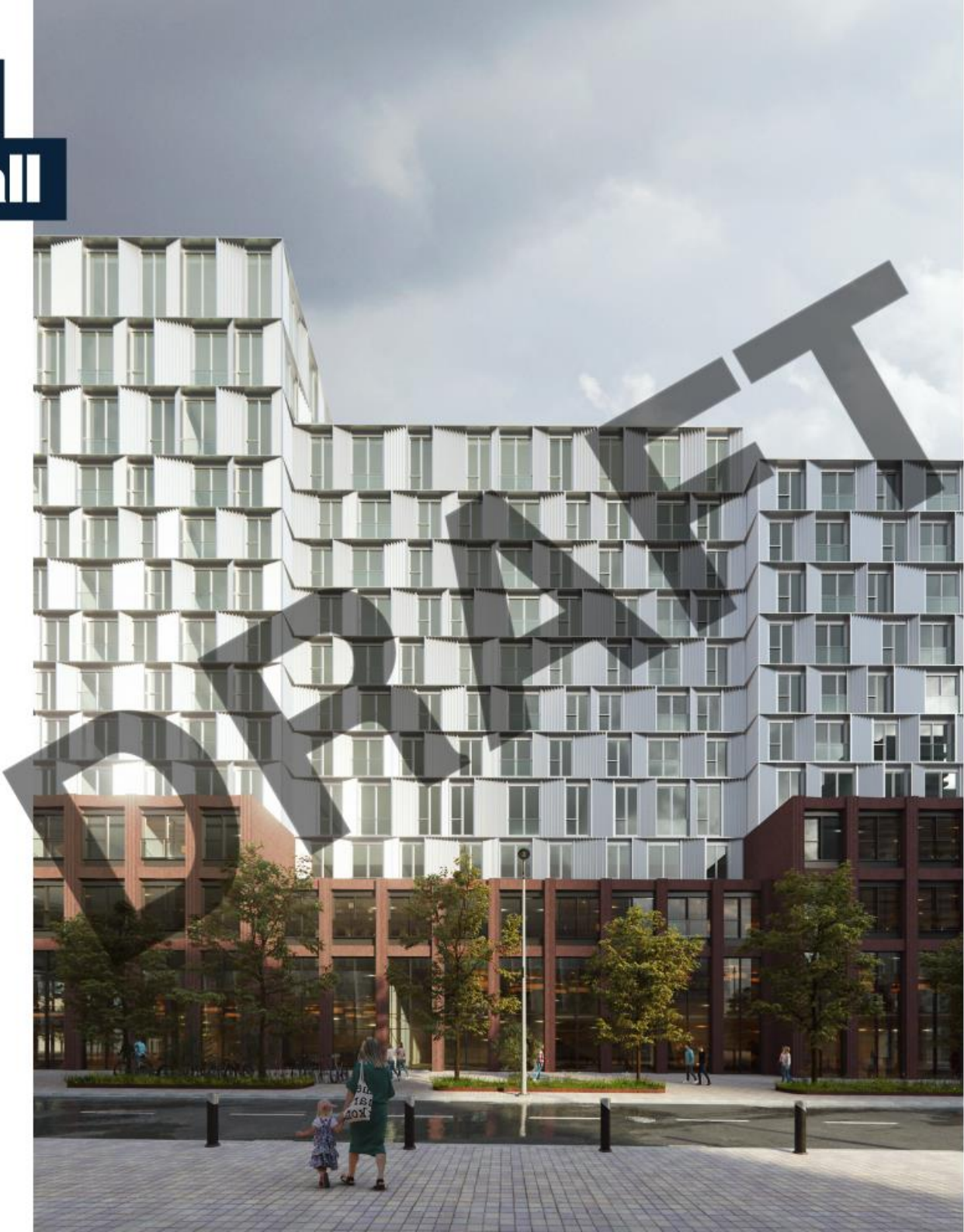
Light and Bright



Reflectivity

Play of metal texturing

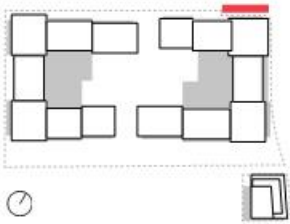
A Varied Streetwall




Along Trinity Street

Enlarged Elevation

Blocks 3 & 4



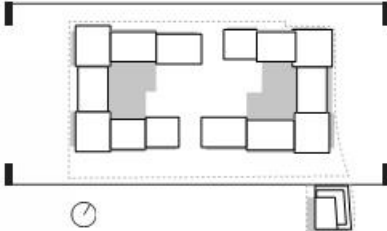
Material Legend

- 1. Aluminum-Frame Window Wall
 - 2. Aluminum-Frame Curtain Wall
 - 3. IGU with Low-E Coating
 - 4. Low Iron Glazing with Low-E Coating
 - 5. Laminated Glass Guardrails
 - 6. Glazed Storefront Entry Doors
 - 7. Metal Panel
 - 8. Metal Panel & Perforated Metal Panel Clad Louvers
 - 9. Precast Concrete
-  Bird Frit

Northeast Corner Looking South

Elevations

Blocks 3 & 4



Cherry St

Front St

Trinity St

Front Street



Top of Bldg
36.67m

Top of Bldg
36.67m

Trinity St

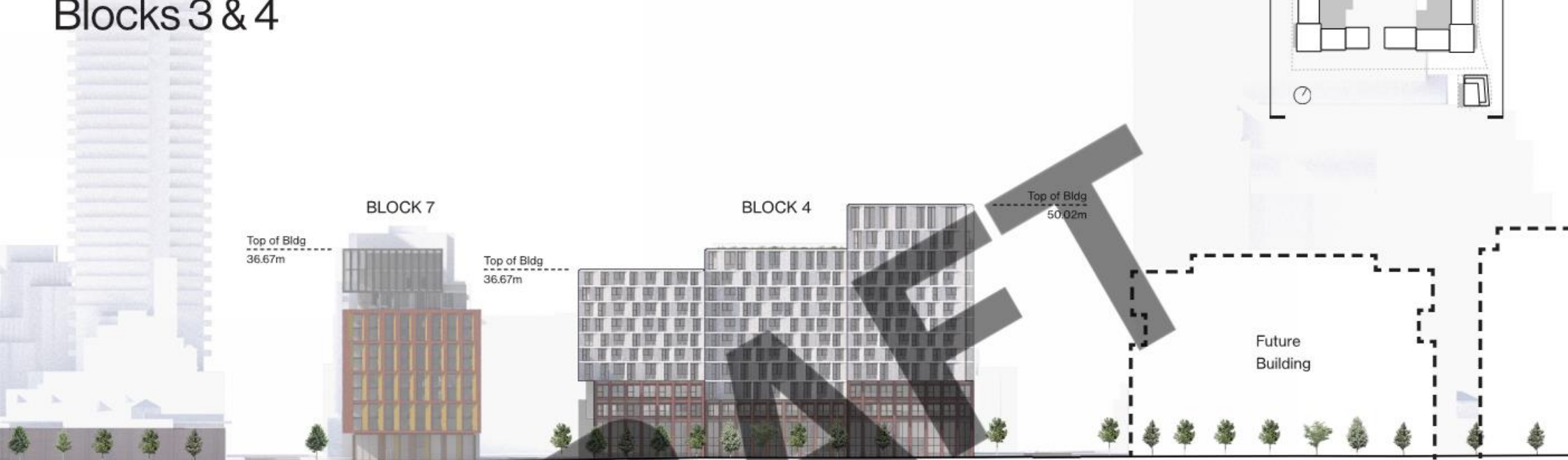
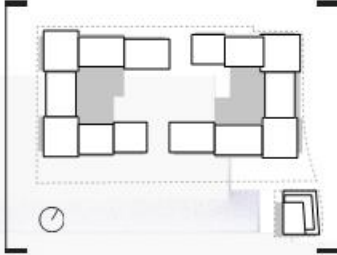
Local Street F.

Cherry St

New E-W Street

Elevations

Blocks 3 & 4

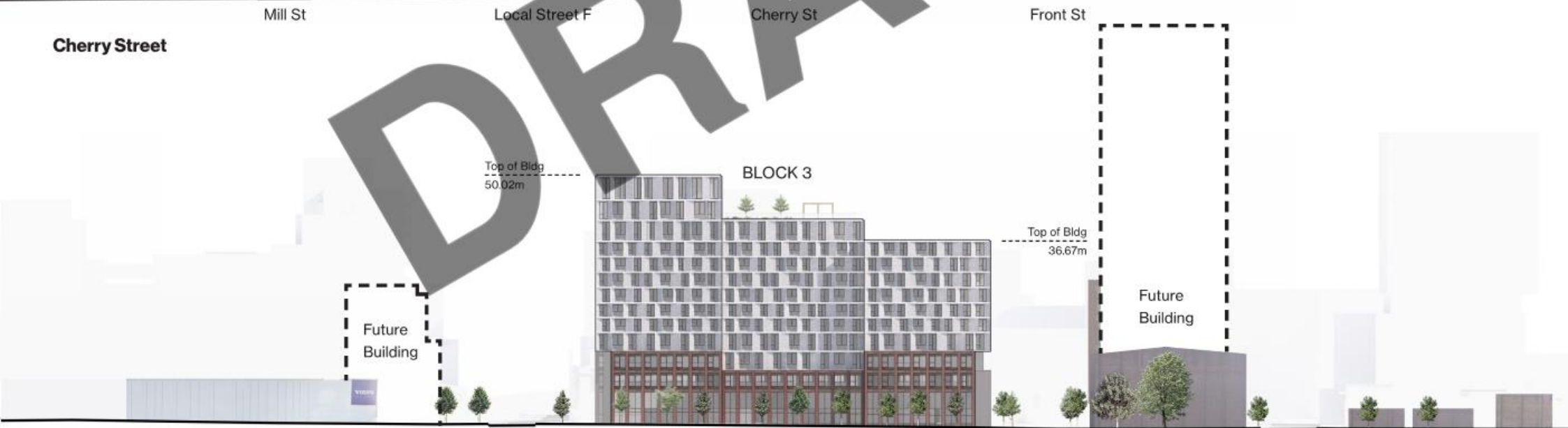


BLOCK 7
Top of Bldg 36.67m

BLOCK 4
Top of Bldg 50.02m

Mill St
Local Street F
Cherry St
Front St

Cherry Street



BLOCK 3
Top of Bldg 50.02m

Top of Bldg 36.67m

Future Building

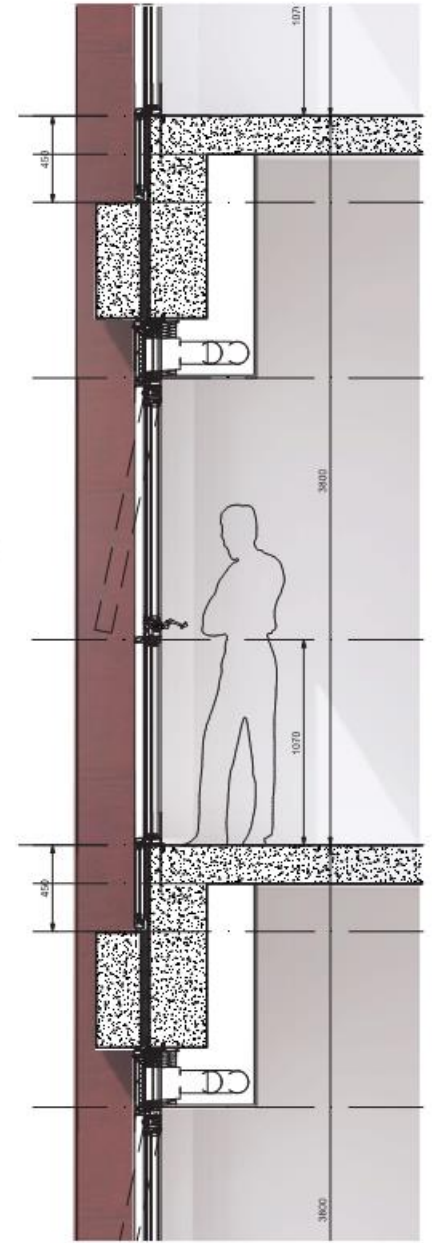
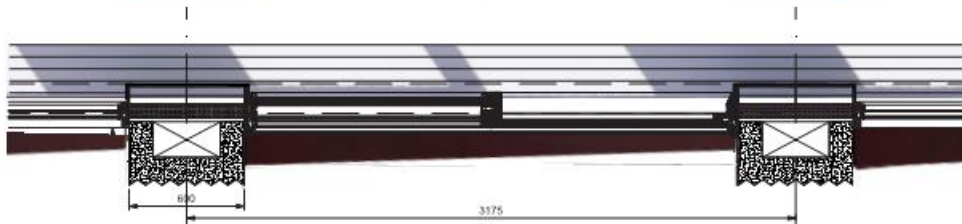
Future Building

Front St
Trinity St
Local Street F
Mill St

Trinity Street

The Base

Blocks 3 & 4

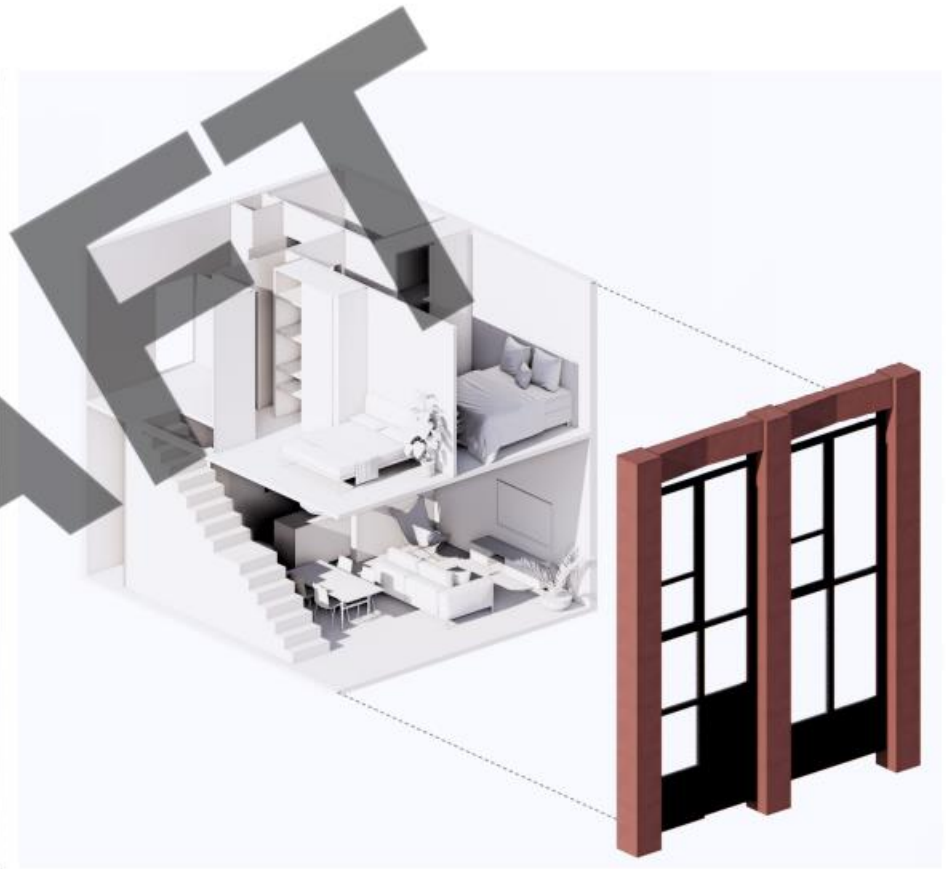


The Base

Blocks 3 & 4



Interior Perspective



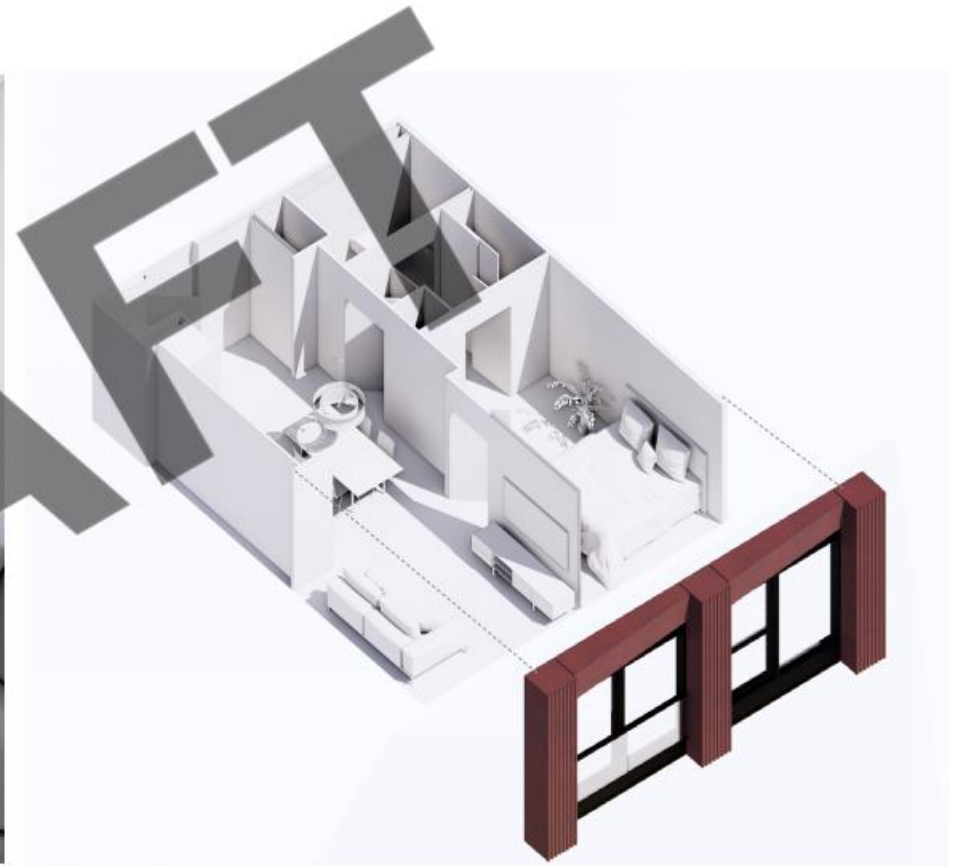
Axonometric

The Base

Blocks 3 & 4



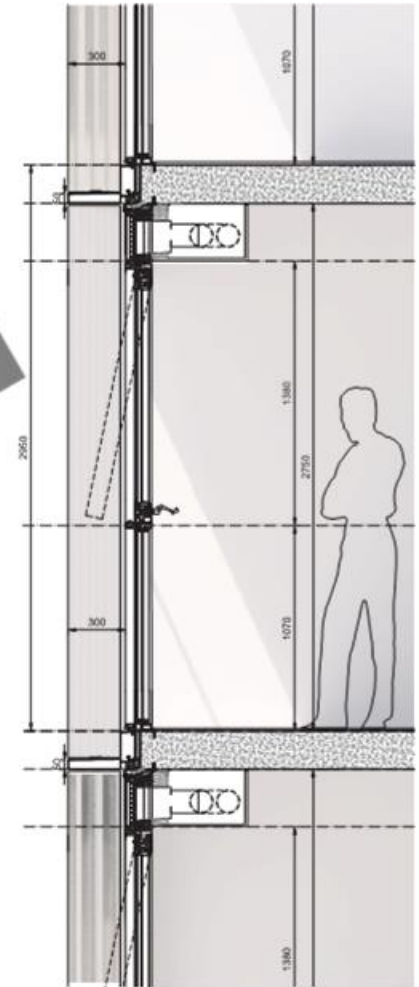
Interior Perspective



Axonometric

The Cloud

Blocks 3 & 4

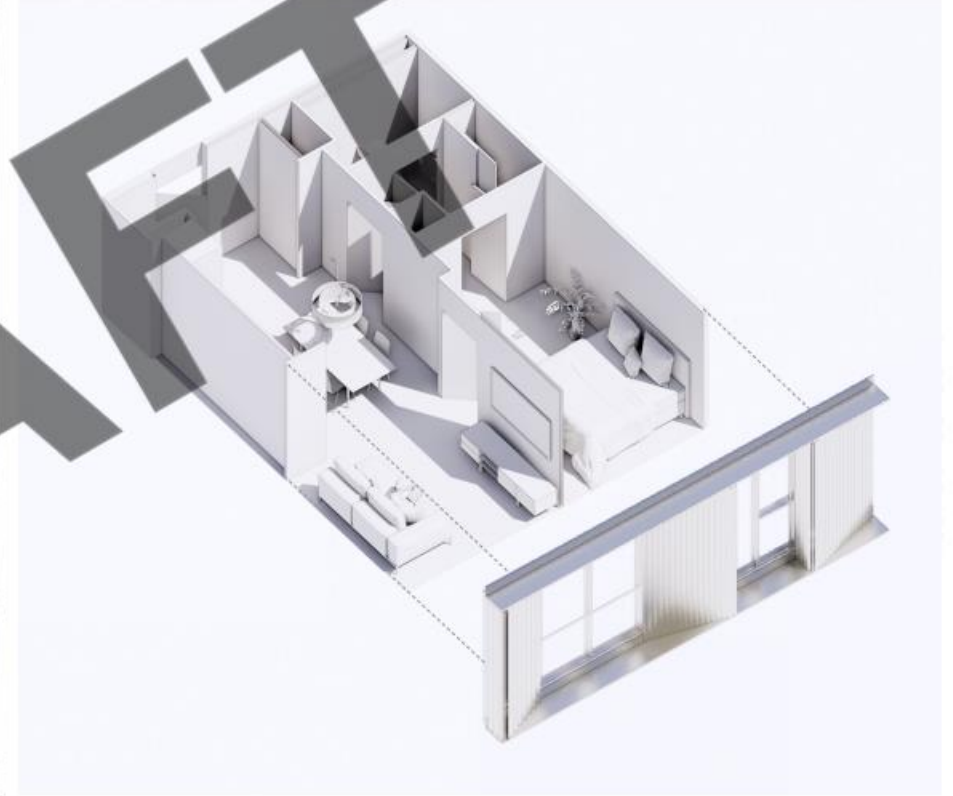


The Cloud

Blocks 3 & 4



Interior Perspective

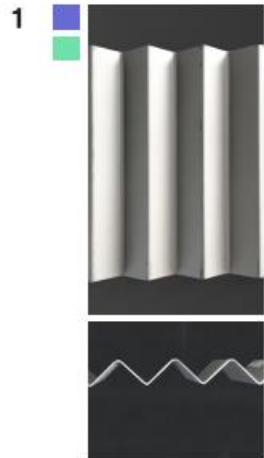


Axonometric

The Cloud

Profile types + surface styles

Different colors differentiate volumes of "The Cloud"



Zigzag Profile 1
60 mm



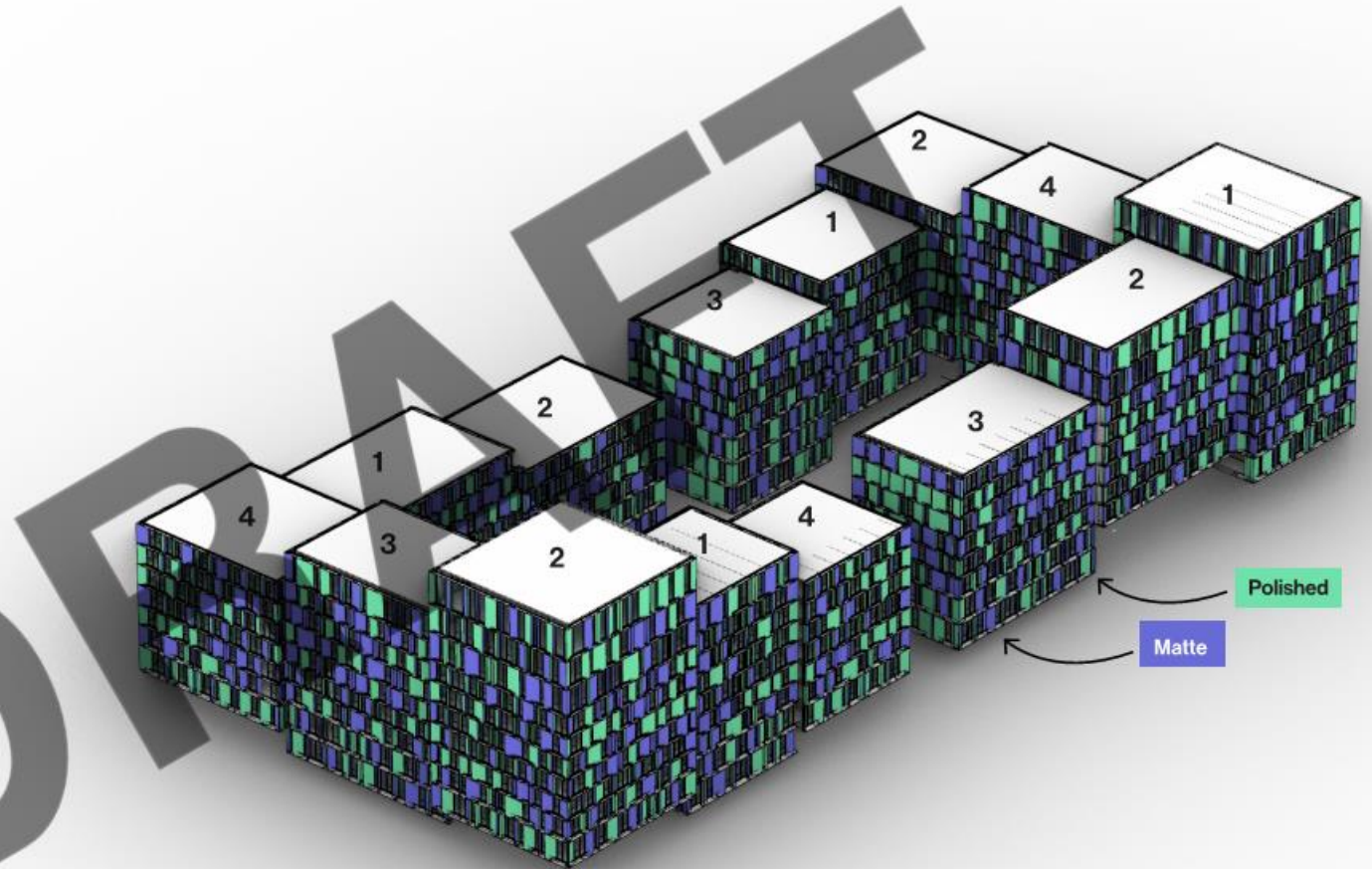
Zigzag Profile 2
80 mm



Zigzag Profile 3
150 mm



Zigzag Profile 4
200 mm

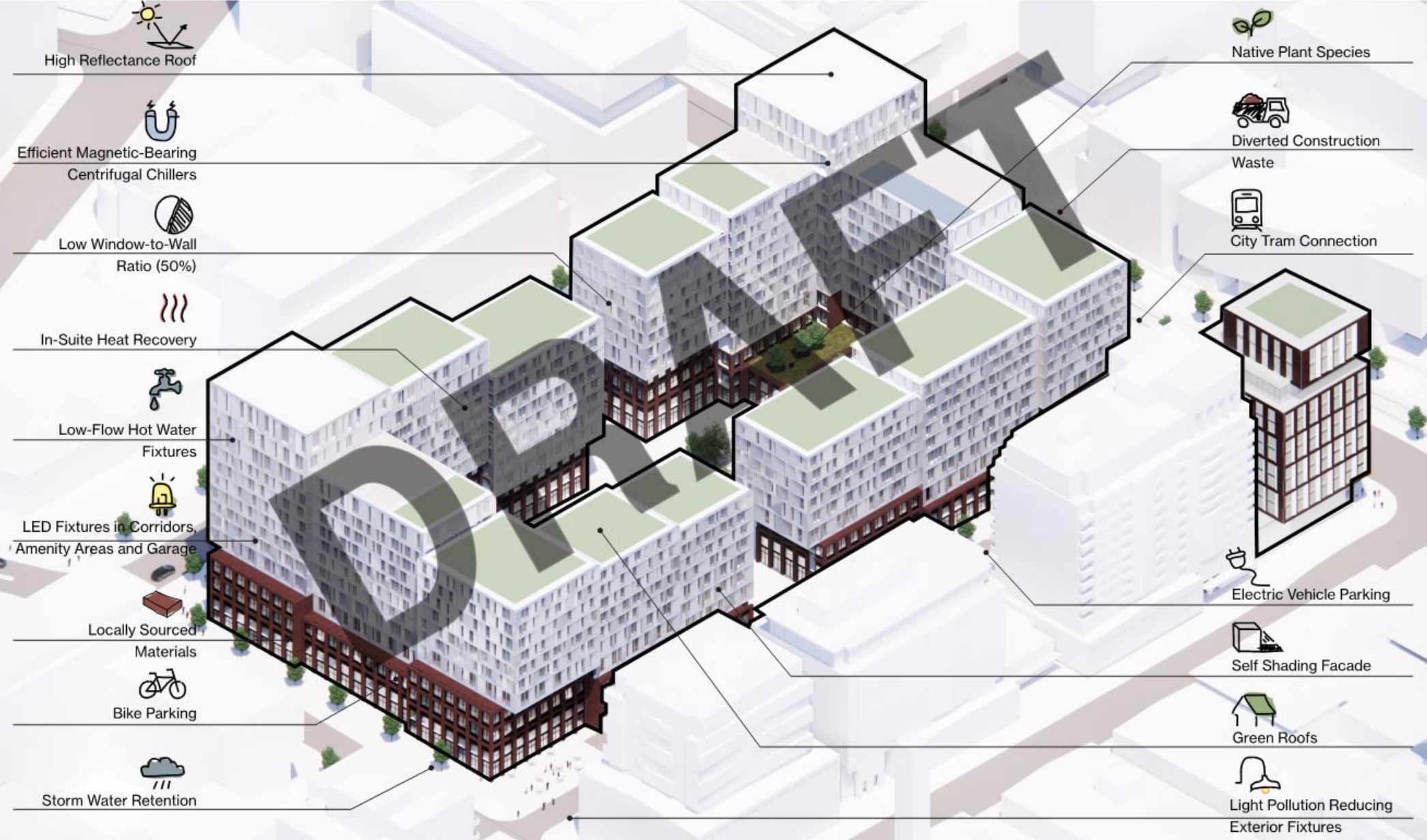


Sustainability

DRAFT

Sustainability

Overview of Solutions



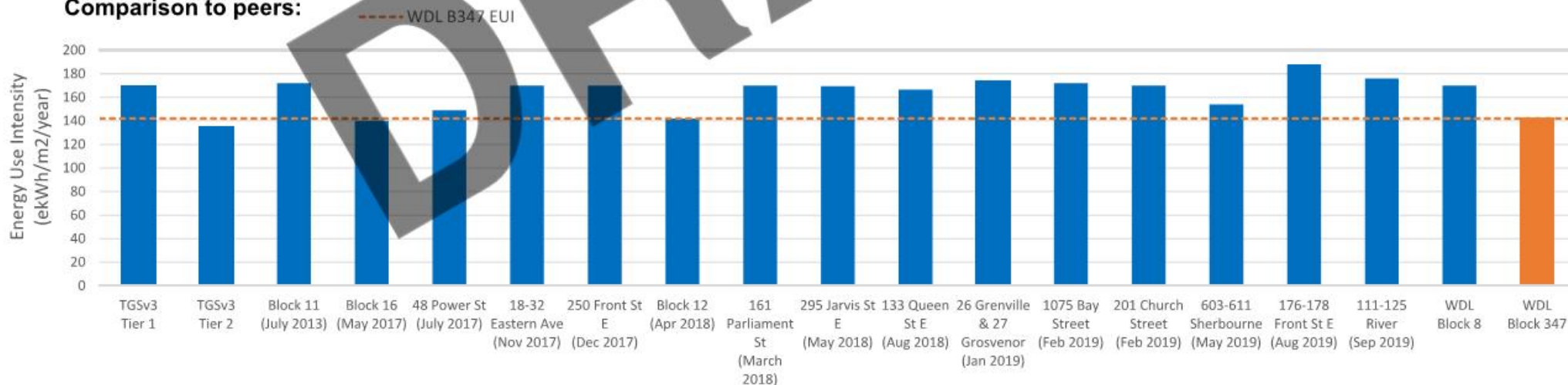
Sustainability

Energy Performance- Initial Goals vs. Current Achievements

Meeting or exceeding all energy goals and requirements:

Program / Standard	Requirement / Initial Goal	Current Site-wide Performance
LEED v4 NC, Gold	At least a 5% cost improvement	>22% cost improvement over v4's NECB 2011
TGS v3 Tier 1	Max EUI: 170 kWh/m ² /yr (residential portion)	142.0 kWh/m ² /yr
	Max TEDI: 70 kWh/m ² /yr (residential portion)	53.3 kWh/m ² /yr
	Max GHGi 20 kgCO ₂ e/m ² /yr for (residential portion)	17.7 kgCO ₂ e/m ² /yr
CMHC	At least a 15% energy and 15% GHG improvement over the 2015 National Energy Code for Buildings (NECB)	22.1% energy improvement over NECB 2015
		20.3% GHG improvement over NECB 2015

Comparison to peers:

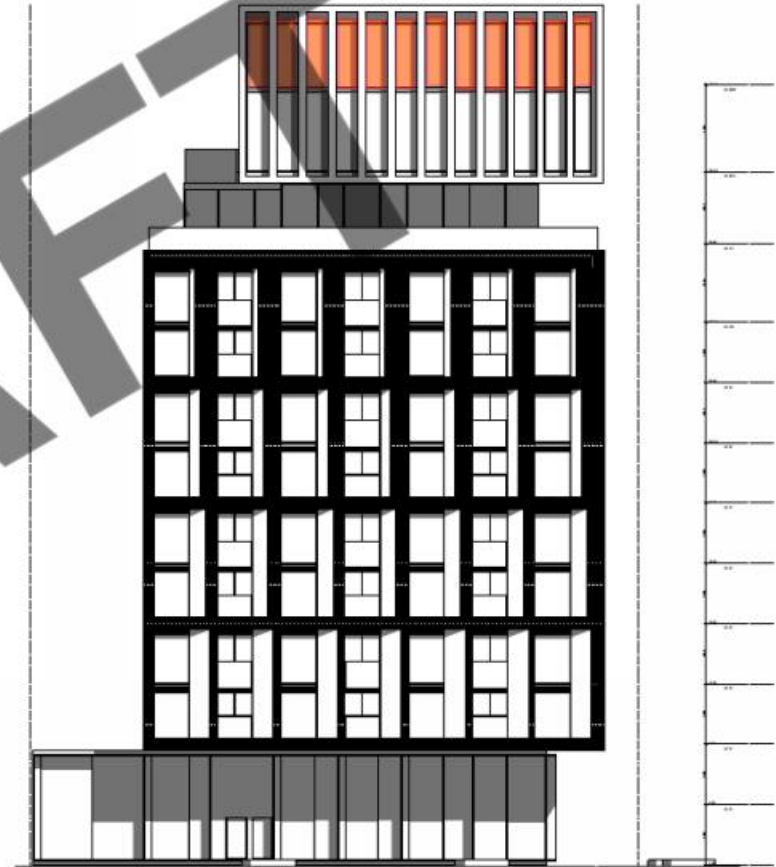
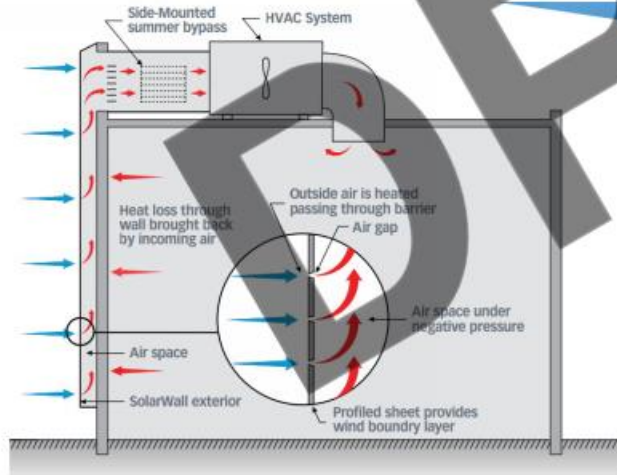


Sustainability

Low-Carbon Solutions

Block 7: SolarWall Collectors

SolarWall collectors to preheat the corridor make-up air is currently being targeted for Block 7. Pending finalization of collector areas and airflow rates, this option could potentially **offset up to 5% of Block 7's annual energy usage** and **6.5% of annual GHG emissions**.



Block 7 South Elevation

Sustainability

Low-Carbon Solutions

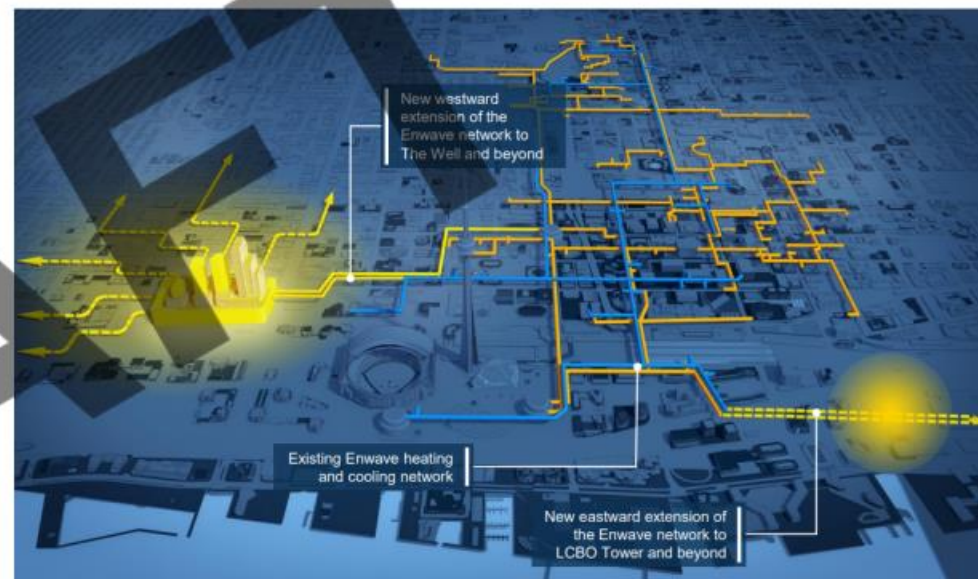
Blocks 3 & 4: Provisions for District Energy

Recognizing the likelihood of Enwave district energy network expansion into the East Bayfront and West Don Lands neighbourhoods, we will be putting in place DES provisions for Blocks 3 and 4.

Details are still being refined with team, but likely to include some combination of the following:

- Sizing heating and cooling equipment (e.g. fan coil units) for **large temperature differentials** and low-temperature hydronic heating.
- Identification of future **energy transfer stations in parking garage** with easements to the property line for district energy connection pipes.
- **Valved and capped pipes** to connect the building hydronic loops to the future energy transfer stations.

Enwave System Expansion



Enwave network expansion underway to 100 Queens Quay East

Sustainability

Preliminary LEED Scorecard

Total Available Points: 110
 Points Required for Gold: 60
 Points Currently Targeted: **65**

Legend:
 Y: Targeted
 ?: Possible / Not Yet Determined
 N: Not Targeted

Y	?	N	ID	LEED Strategy
1			IPc1	Integrative Process
		16	LTc1	LEED for Neighborhood Development Location
1			LTc2	Sensitive Land Protection
1	1		LTc3	High Priority Site
5			LTc4	Surrounding Density and Diverse Uses
3	2		LTc5	Access to Quality Transit
	1		LTc6	Bicycle Facilities
	1		LTc7	Reduced Parking Footprint
1			LTc8	Green Vehicles
Y			SSp1	Construction Activity Pollution Prevention
1			SSc2	Site Assessment
		2	SSc3	Site Development - Protect or Restore Habitat
	1		SSc4	Open Space
1	2		SSc5	Rainwater Management
2			SSc6	Heat Island Reduction
1			SSc7	Light Pollution Reduction
Y			WEp1	Outdoor Water Use Reduction
Y			WEp2	Indoor Water Use Reduction
Y			WEp3	Building-Level Water Metering
2			WEc4	Outdoor Water Use Reduction
3	3		WEc5	Indoor Water Use Reduction
2			WEc6	Cooling Tower Water Use
1			WEc7	Water Metering

Y	?	N	ID	LEED Strategy
Y			EAp1	Fundamental Commissioning and Verification
Y			EAp2	Minimum Energy
Y			EAp3	Building-Level Energy Metering
Y			EAp4	Fundamental Refrigerant Management
5	1		EAc5	Enhanced Commissioning
6	12		EAc6	Optimize Energy
1		2	EAc7	Advanced Energy Metering
		2	EAc8	Demand Response
		3	EAc9	Renewable Energy Production
1			EAc10	Enhanced Refrigerant Management
		2	EAc11	Green Power and Carbon Offsets
Y			MRp1	Storage and Collection of Recyclables
Y			MRp2	Construction and Demolition Waste Management Planning
1		4	MRc3	Building Life-Cycle Impact Reduction
2			MRc4	BPDO - EPD
1	1		MRc5	BPDO - Sourcing
2			MRc6	BPDO - Material Ingredients
2			MRc7	Construction and Demolition Waste Management

Y	?	N	ID	LEED Strategy
Y			IEp1	Minimum Indoor Air Quality Performance
Y			IEp2	Environmental Tobacco Smoke Control
1	1		IEc3	Enhanced Indoor Air Quality Strategies
3			IEc4	Low-Emitting Materials
1			IEc5	Construction Indoor Air Quality Management Plan
2			IEc6	Indoor Air Quality Assessment
1			IEc7	Thermal Comfort
2			IEc8	Interior Lighting
1	1		IEc9	Daylight
	2		IEc10	Quality Views
	1		IEc11	Acoustic Performance
5			INc1	Innovations 1 -5
1			INc2	LEED AP
2	2		RPc	Regional Priorities 1-4
65	61		TOTALS	

Appendices

DRAFT

Design Review Panel 2 Consensus Comments

DRAFT

Consensus Comments

September 25, 2019

General & Building

- Many private vs. public relationships in the project are unclear, including transition zones, thresholds, and townhouses that front onto the POP space, townhouses facing the east-west service street, townhouses on Mill St., and units that look onto the third-floor roof amenity terrace.
- The current townhouse and courtyard relationship creates a very private POP space while introducing privacy concerns for the townhouse residents.
- The Panel appreciated the site context studies and encouraged the team to represent the key neighbouring sites, such as the Soulpepper Theatre and other buildings on Mill Street.
- The Panel supported the massing concept of brick base with lighter colored volumes on top.
- For Block 7, given the site context to the south, rethink the appropriateness of townhouse units at grade.
- Consider shifting more of the bicycle parking underground and free up more ground floor activation space.
- The project corners are underdeveloped, consider further developing Blocks 3 and 4 building massing to create great public corner spaces.
- The Panel was concerned with the relationship between Block 7, Block 4, and the Cherry St. curve, provide more site context to the east.
- Based on the shadow studies provided, the Panel is concerned that the courtyard POP space will have little sunlight even during noon hours in the fall and spring, rethink the POP space strategy and/or building massing.

Consensus Comments

September 25, 2019

Landscape & Sustainability

- Although the biodiversity “round planter” concept in the POP space is appreciated, consider a more robust ecological landscape strategy that can contribute to improving the sustainability performance of the project.
- Consider a stronger landscape strategy in the public realm to improve connectivity, such as at the corners of the site.
- The sustainability targets are too low for the project, it is important for the team to consider more ambitious objectives.
- The Panel members that voted Non-support expressed sustainability objectives as a key concern.

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Appendix 1

East-West Street

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East-West Street Existing Conditions



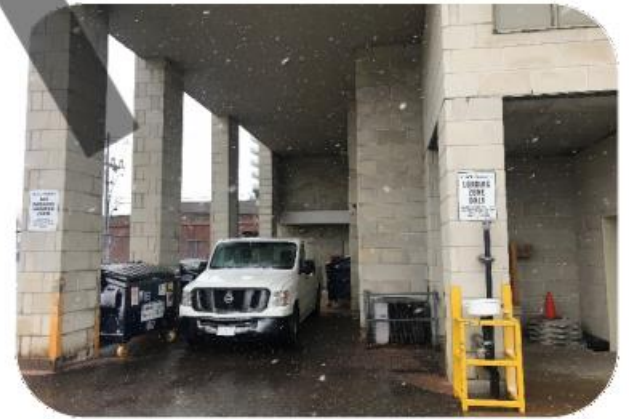
**One-way Access
from Trinity St**

**E-W Laneway
from Trinity St**



70-80 MILL STREET LOADING

**Front of 70-80
Mill St Loading**



**Approach to 70-80
Mill St Loading**



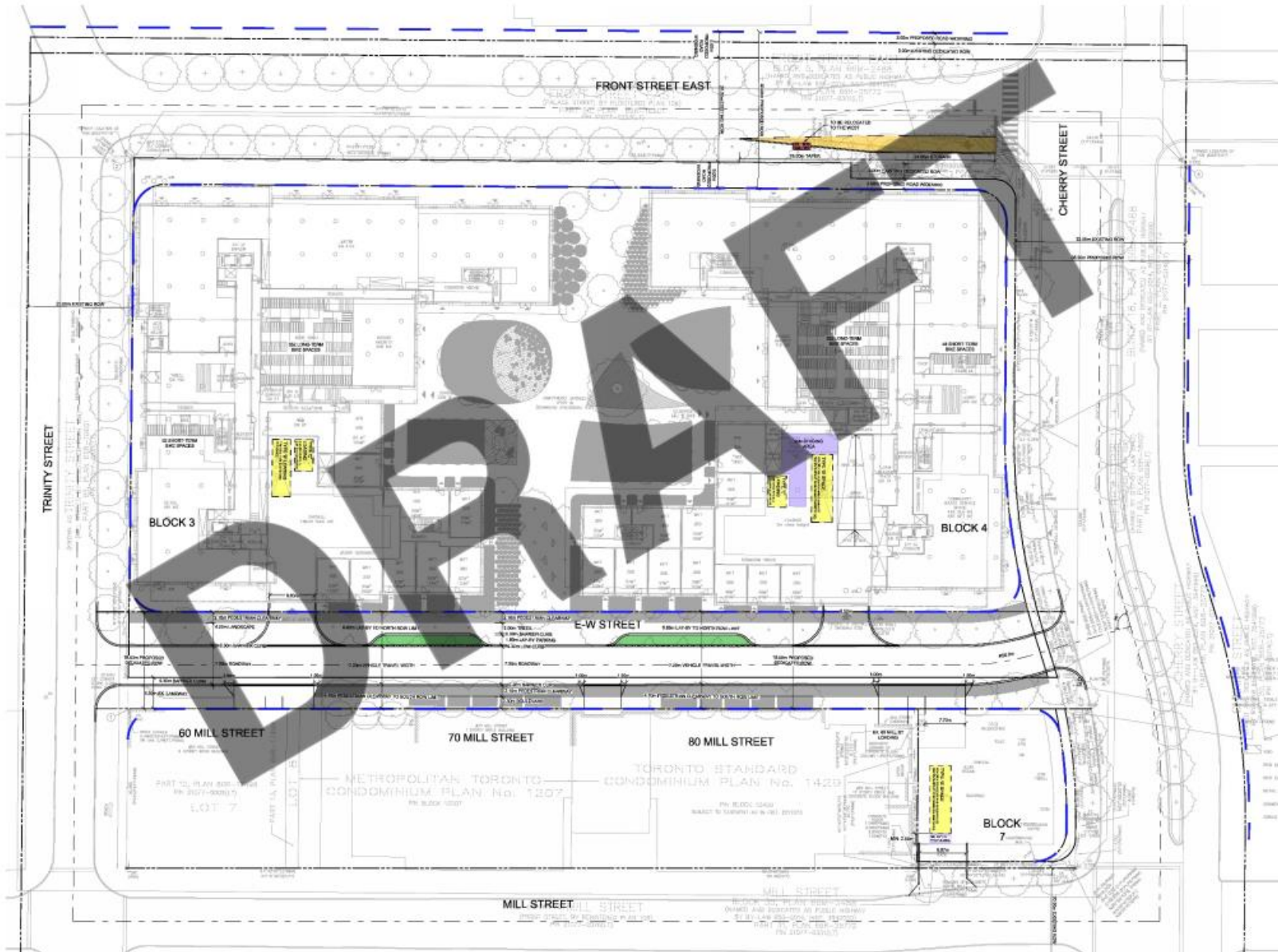
EXISTING E-W LANE

East-West Street

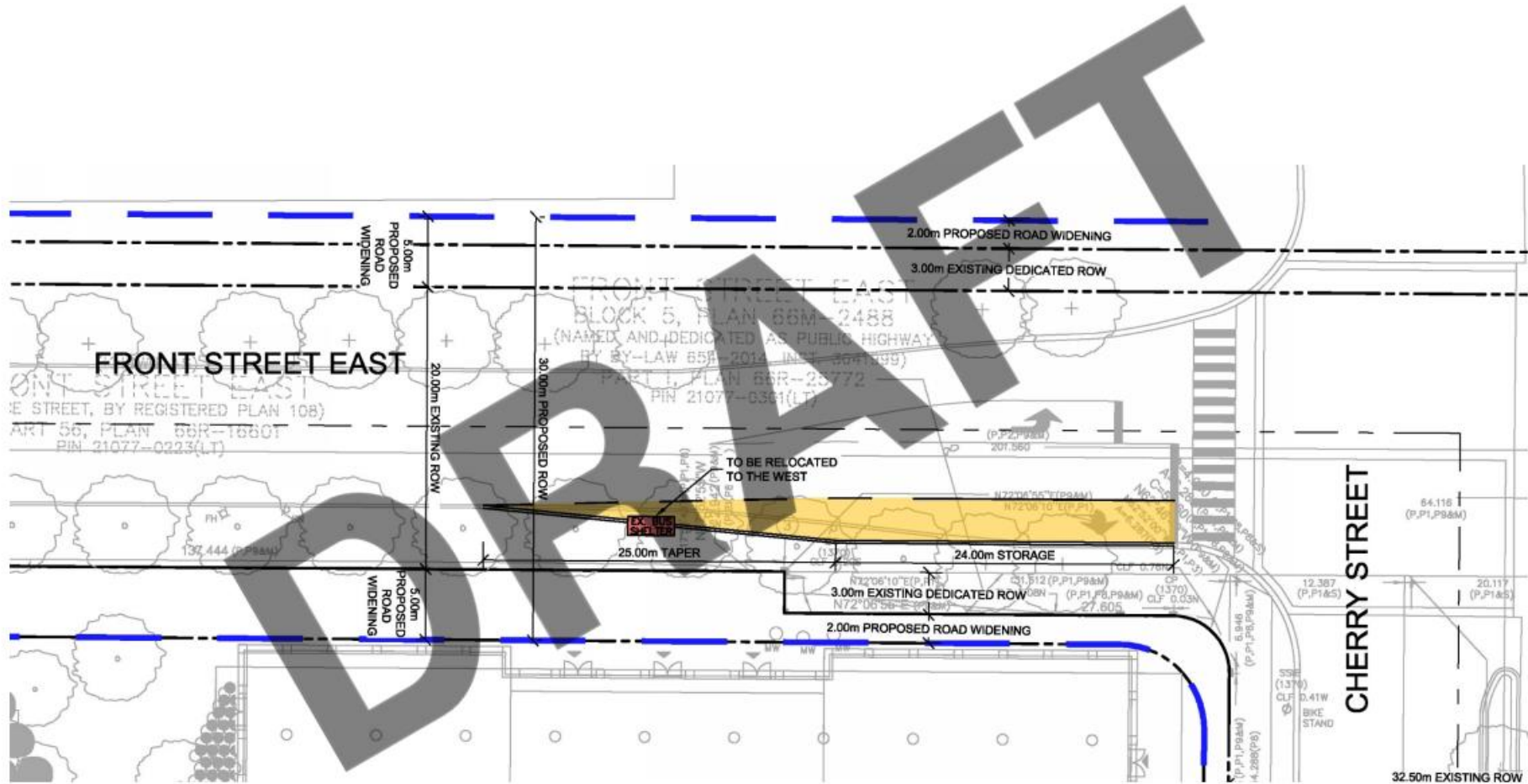
70-80 Mill St. Waste & Recycling



East-West Street Functional Plan



Front St. & Cherry St Bus Layby



East-West Street

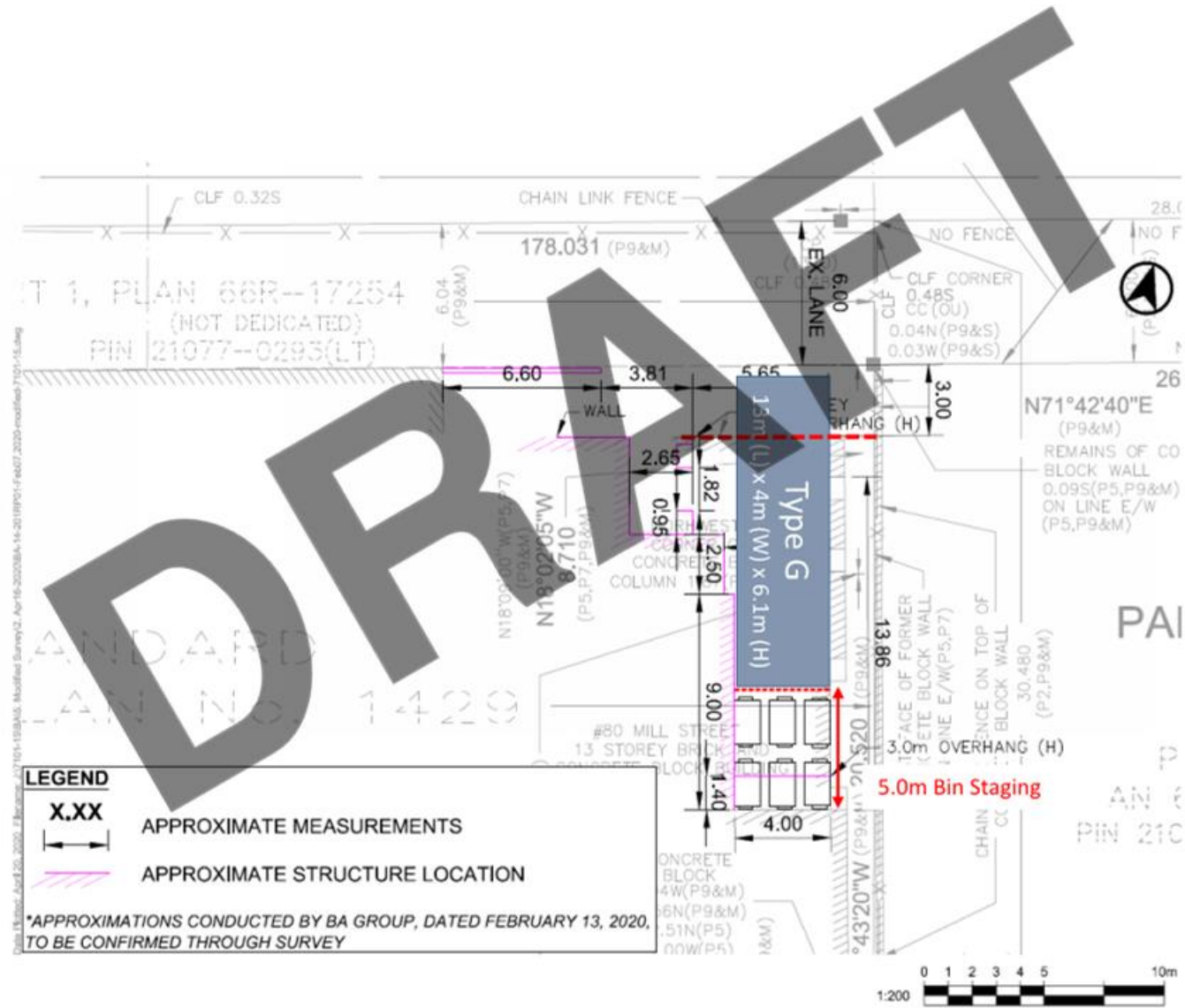
70-80 Mill St. Loading Area



Approximate Measurements by BA Group on Feb 13, 2020

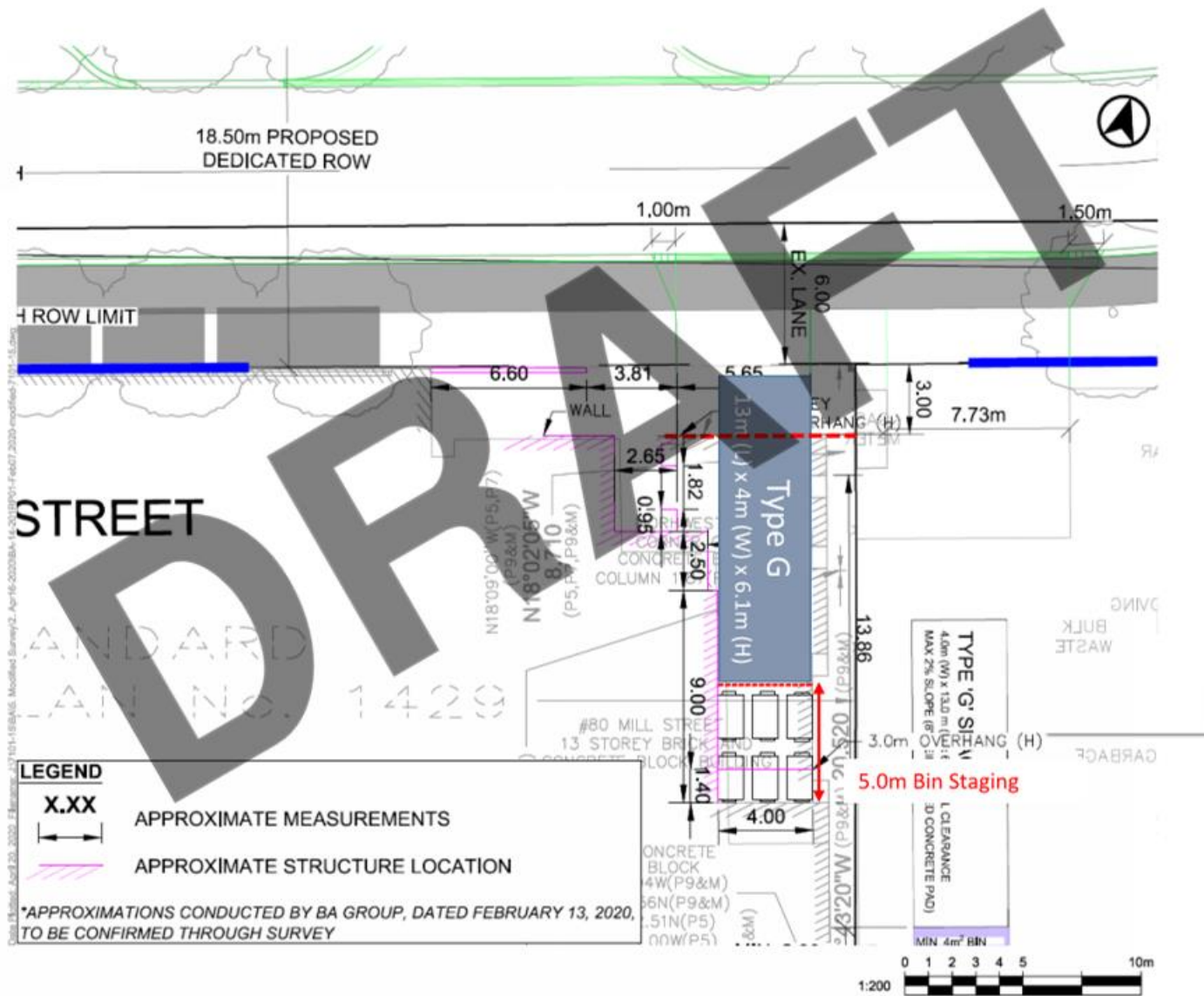
East-West Street

Modified Survey- Existing 6m E-W Laneway



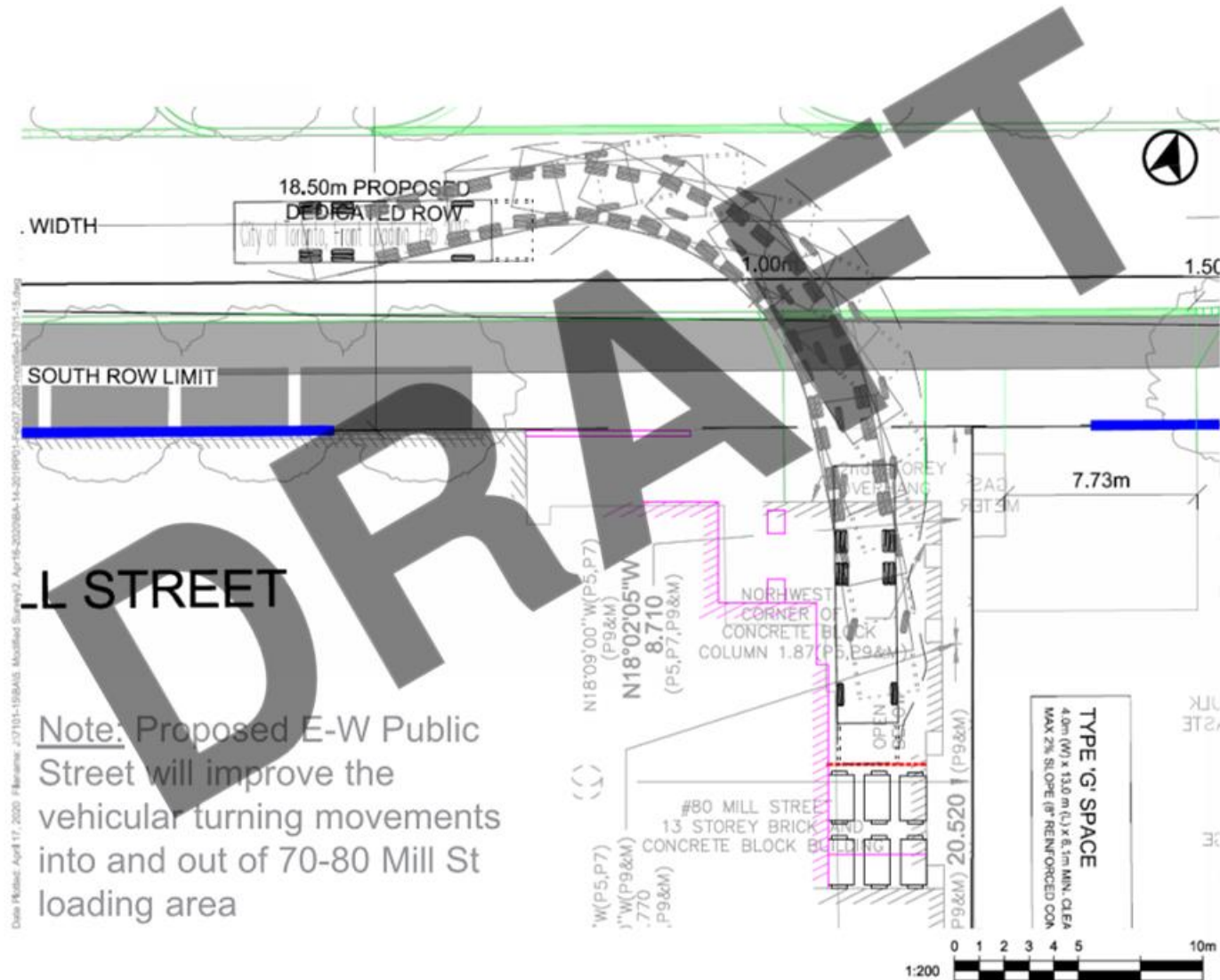
East-West Street

Modified Survey- Future E-W Public Street (18.5m ROW)



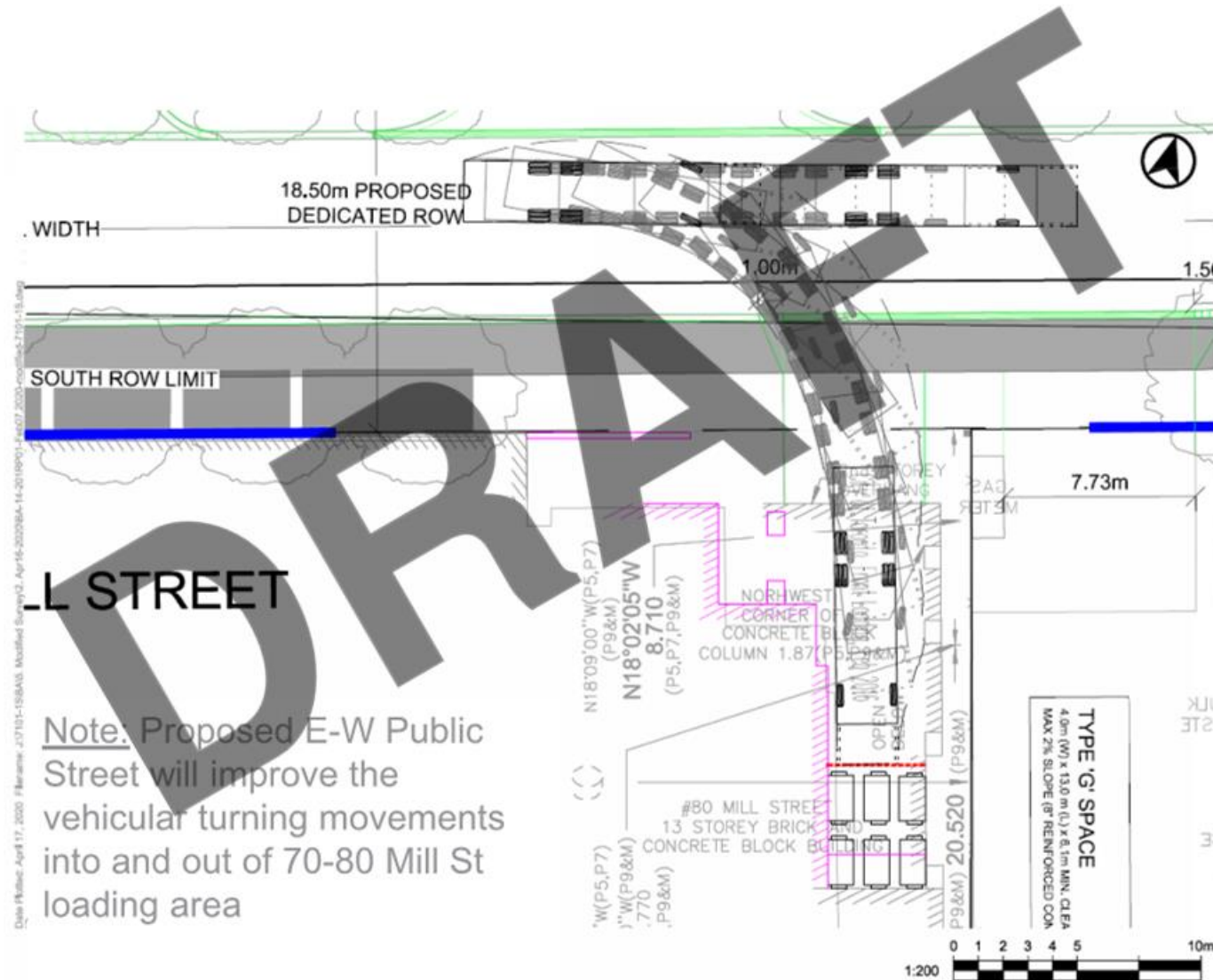
East-West Street

City of Toronto Front Loading Garbage Truck-In



East-West Street

City of Toronto Front Loading Garbage Truck- Out



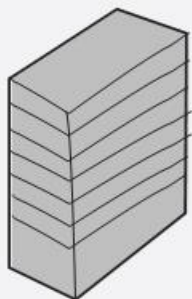
Appendix 2

Additional Drawings

DRAFT

How can we achieve an updated Block Plan?

The Block Plan 2.0 as part site rezoning



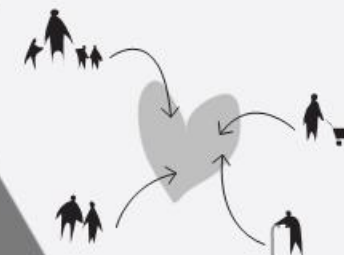
Efficient Built Form

The project should be able to provide high quality and efficient apartments.



Residential Experience

It is important to offer good amenities and conditions for future residents.



Integration in a Broader Community

The project should fit into the context.



Retail

Have a clear strategy for the retail in terms of volume and placement.



Compatibility

Design with respect to the Block Plan while addressing today's challenges.



Radical Mix

Provide for an Affordable mix of units that is fully integrated into the overall design.

Urban Analysis

The Canary District Today



**The Site
seen from
The Globe & Mail**

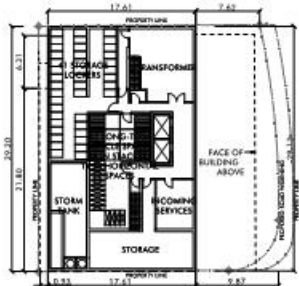
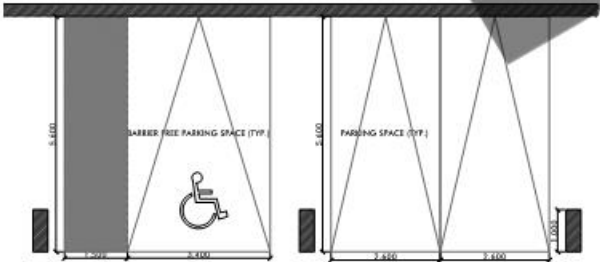
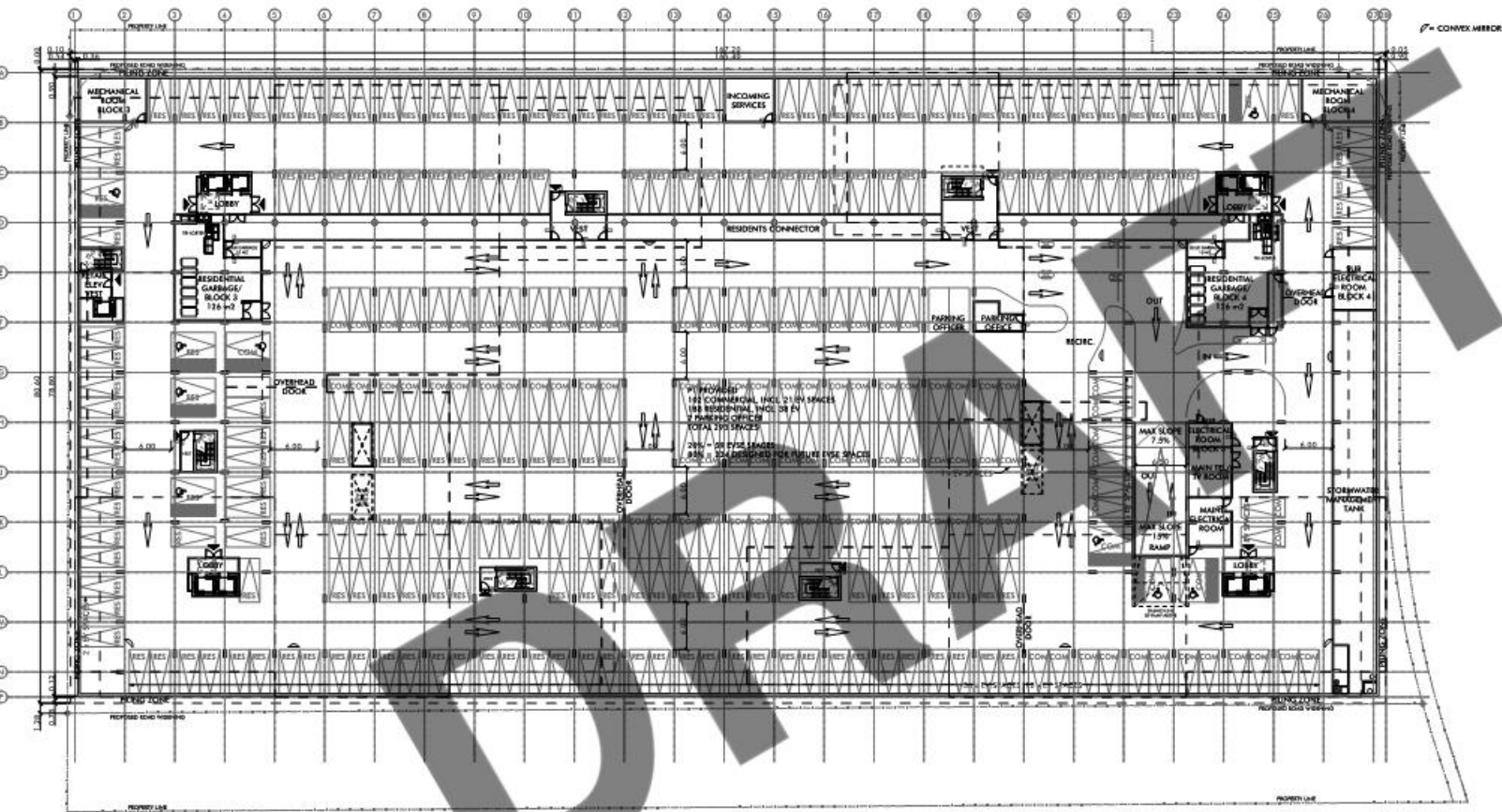


Site Plan



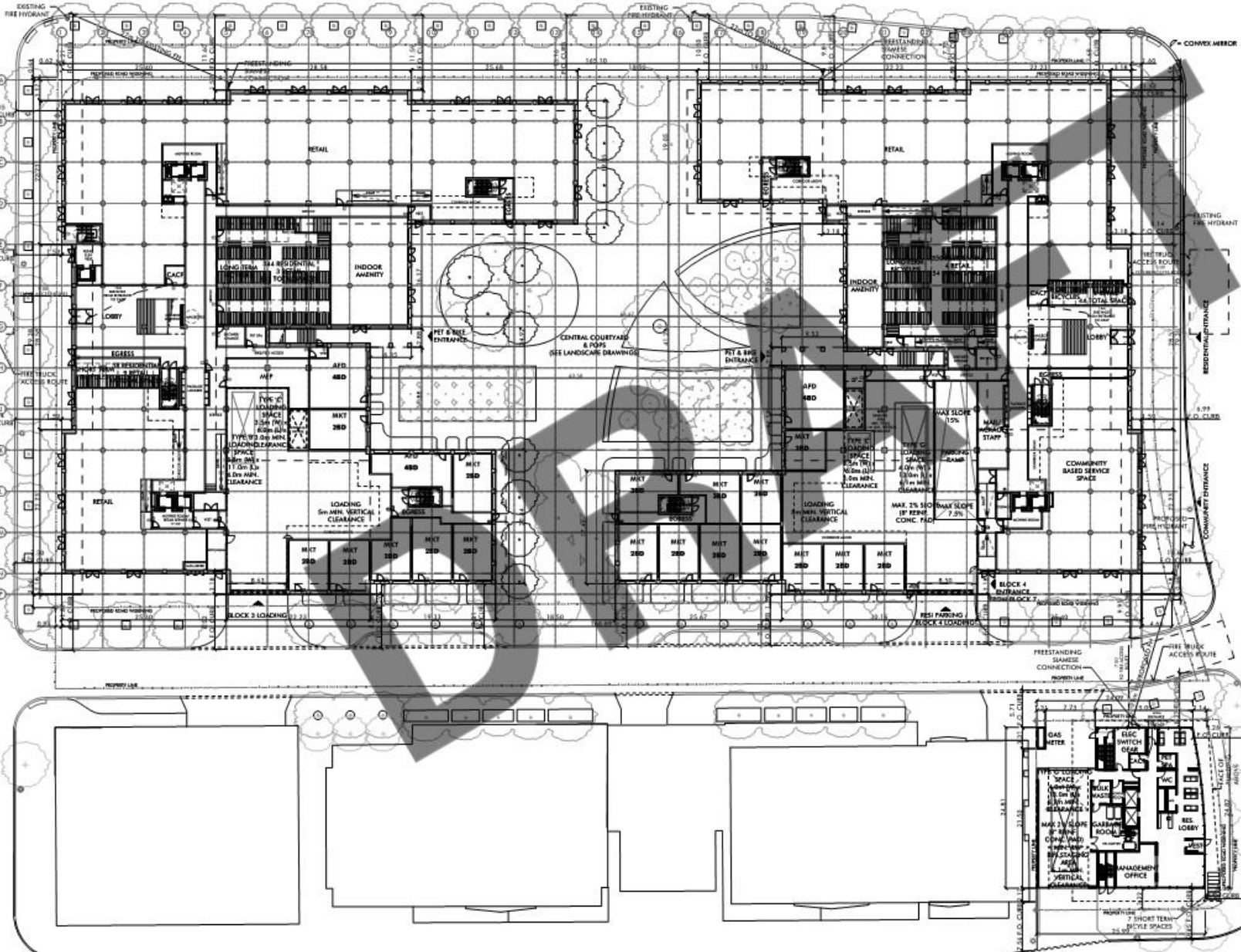
Floor Plans

P1 Level



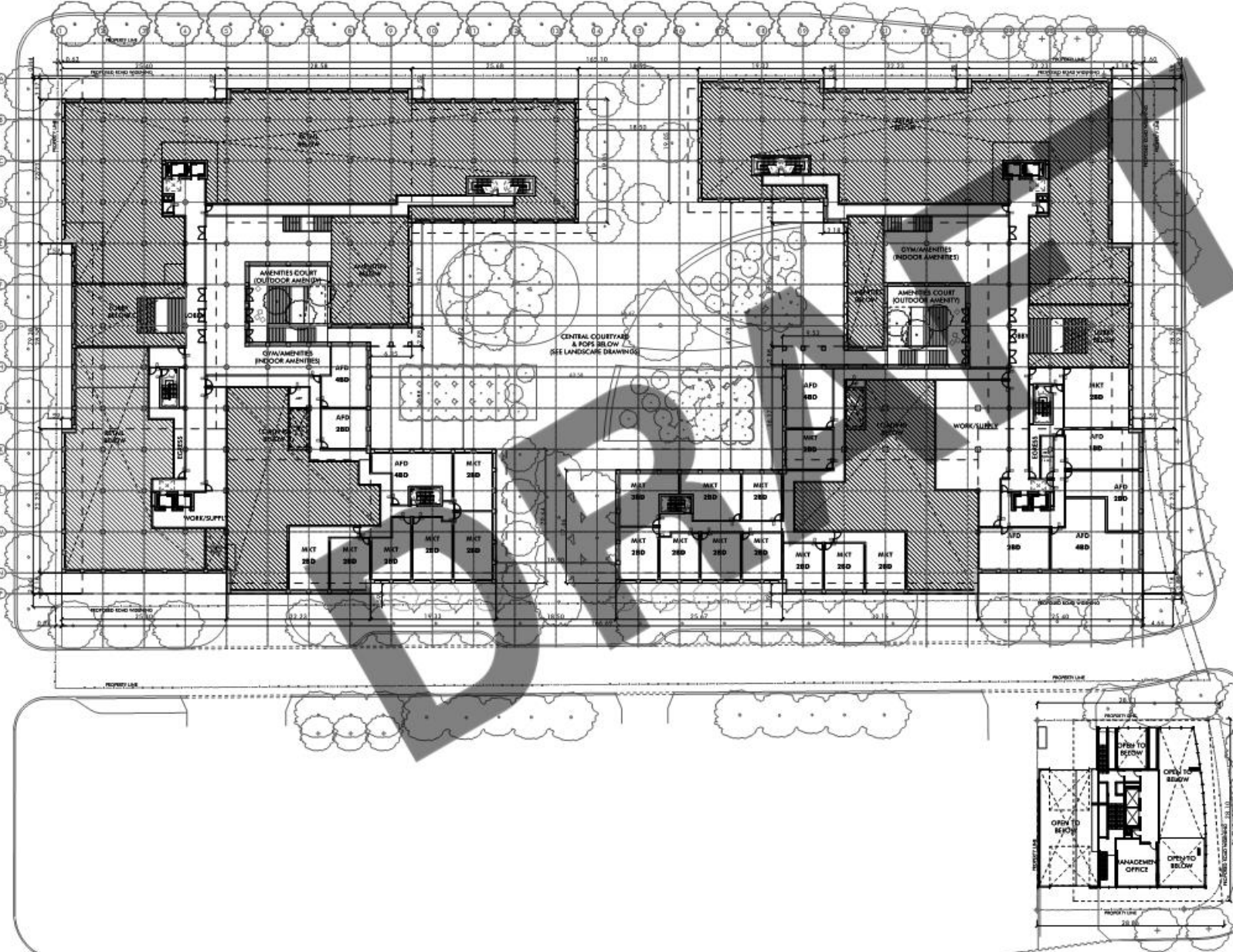
Floor Plans

Ground Floor



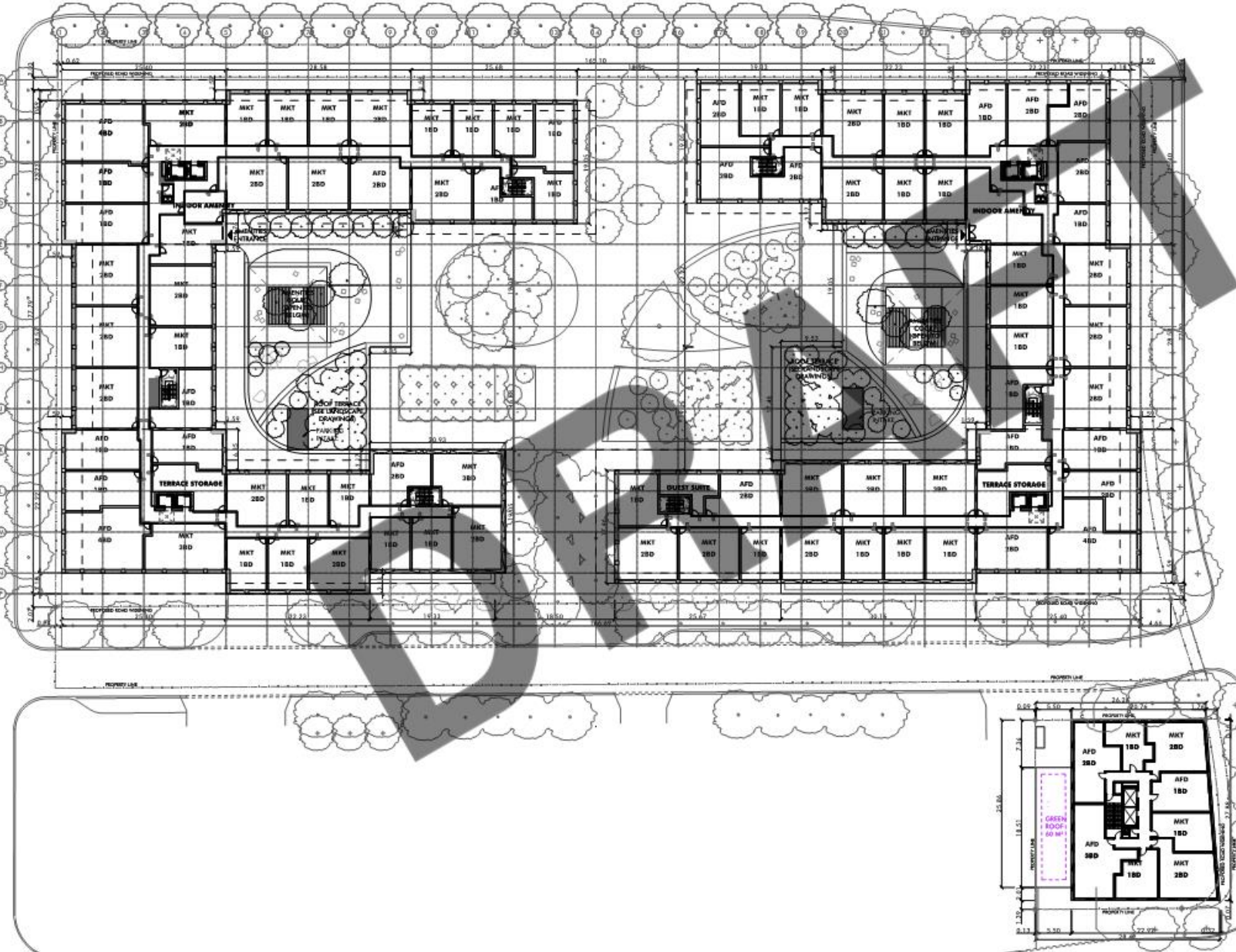
Floor Plans

Level 2



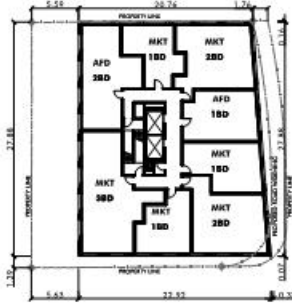
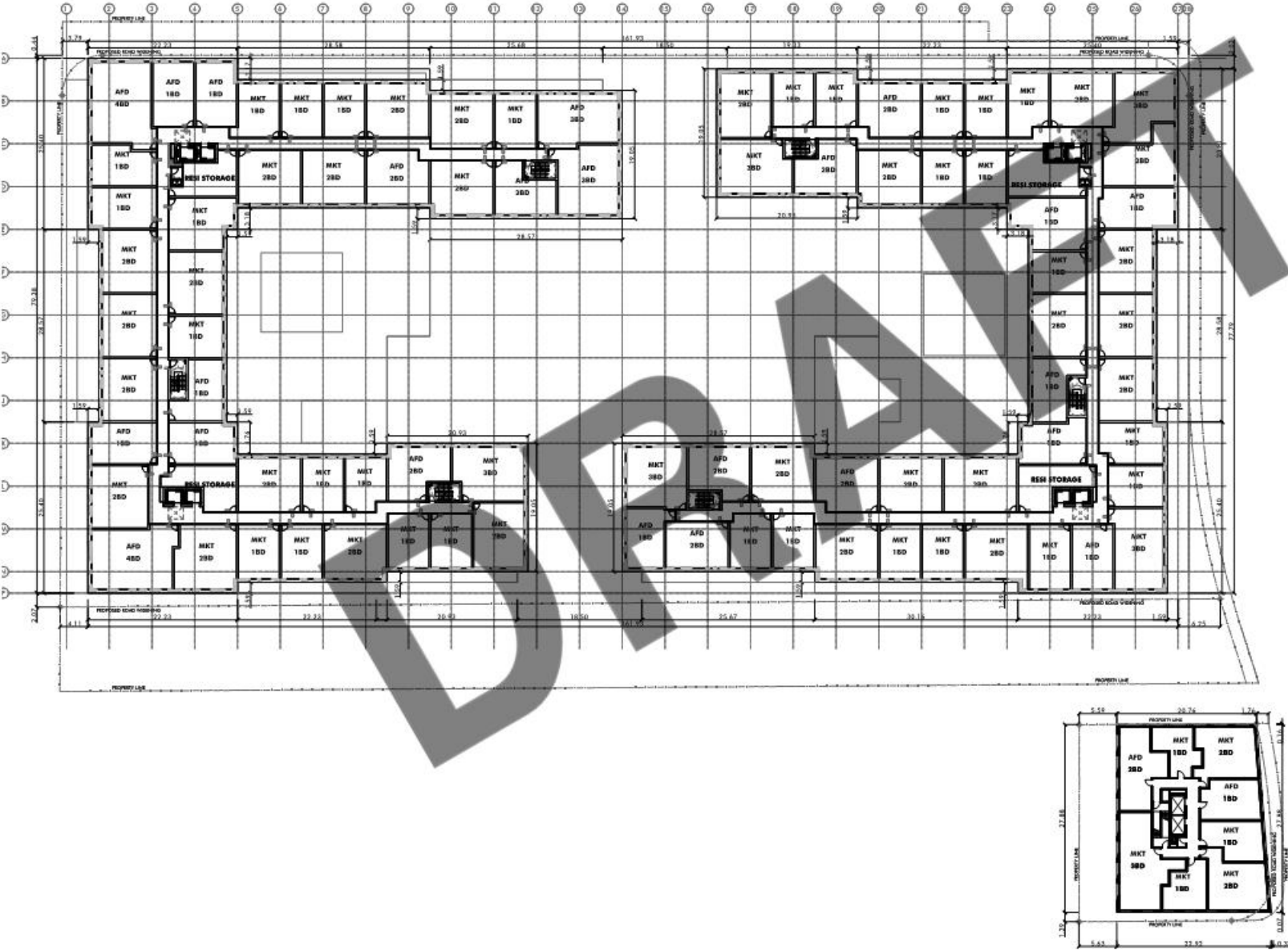
Floor Plans

Level 3 - Amenity



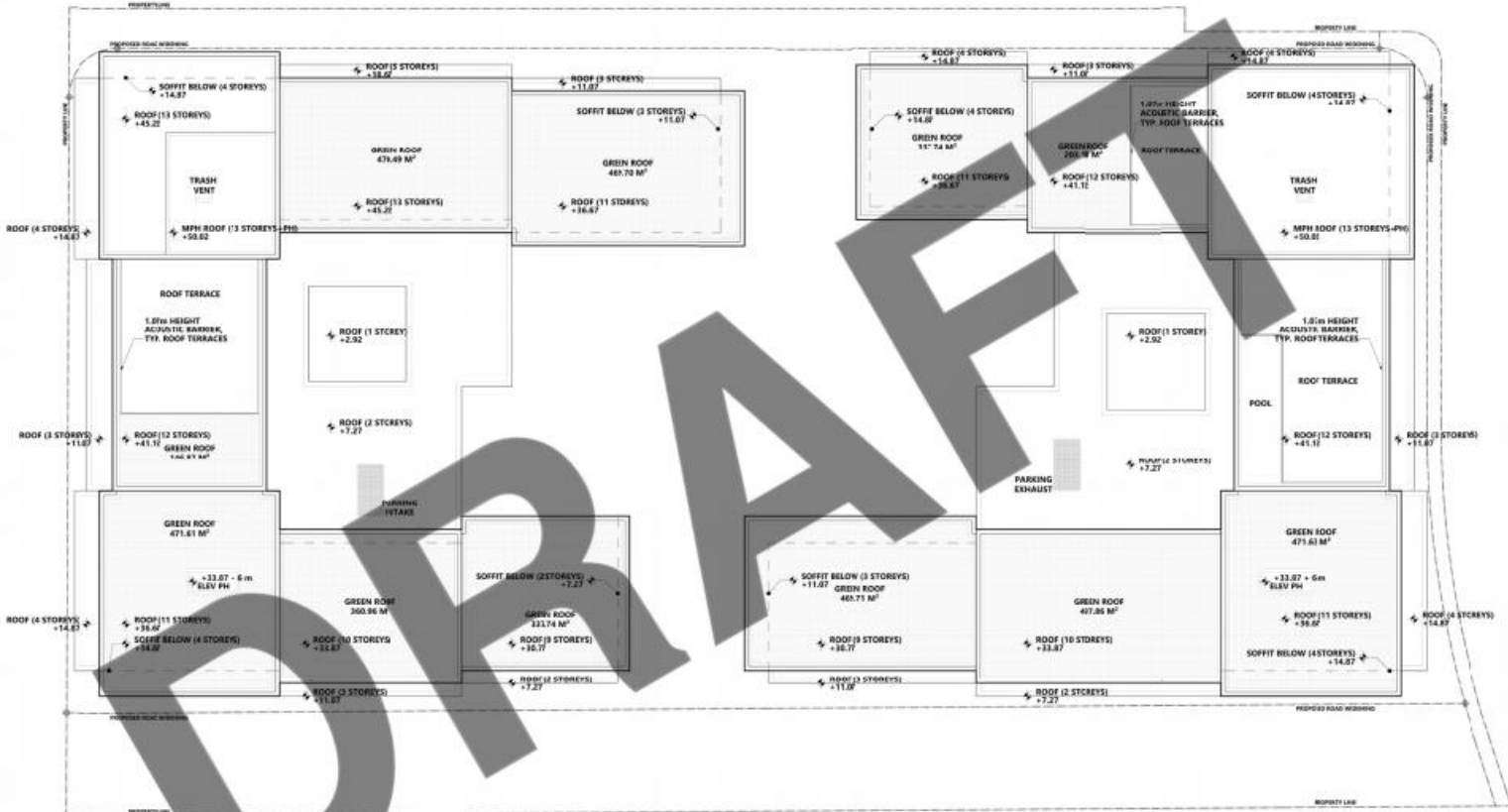
Floor Plans

Typical Upper Level

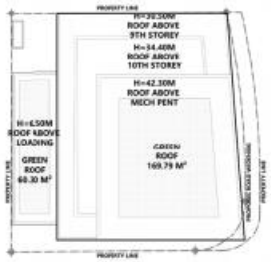


Floor Plans

Roof Plan

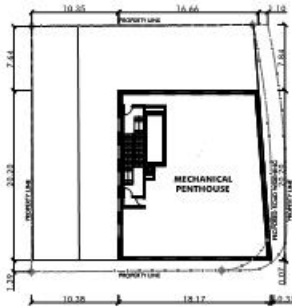
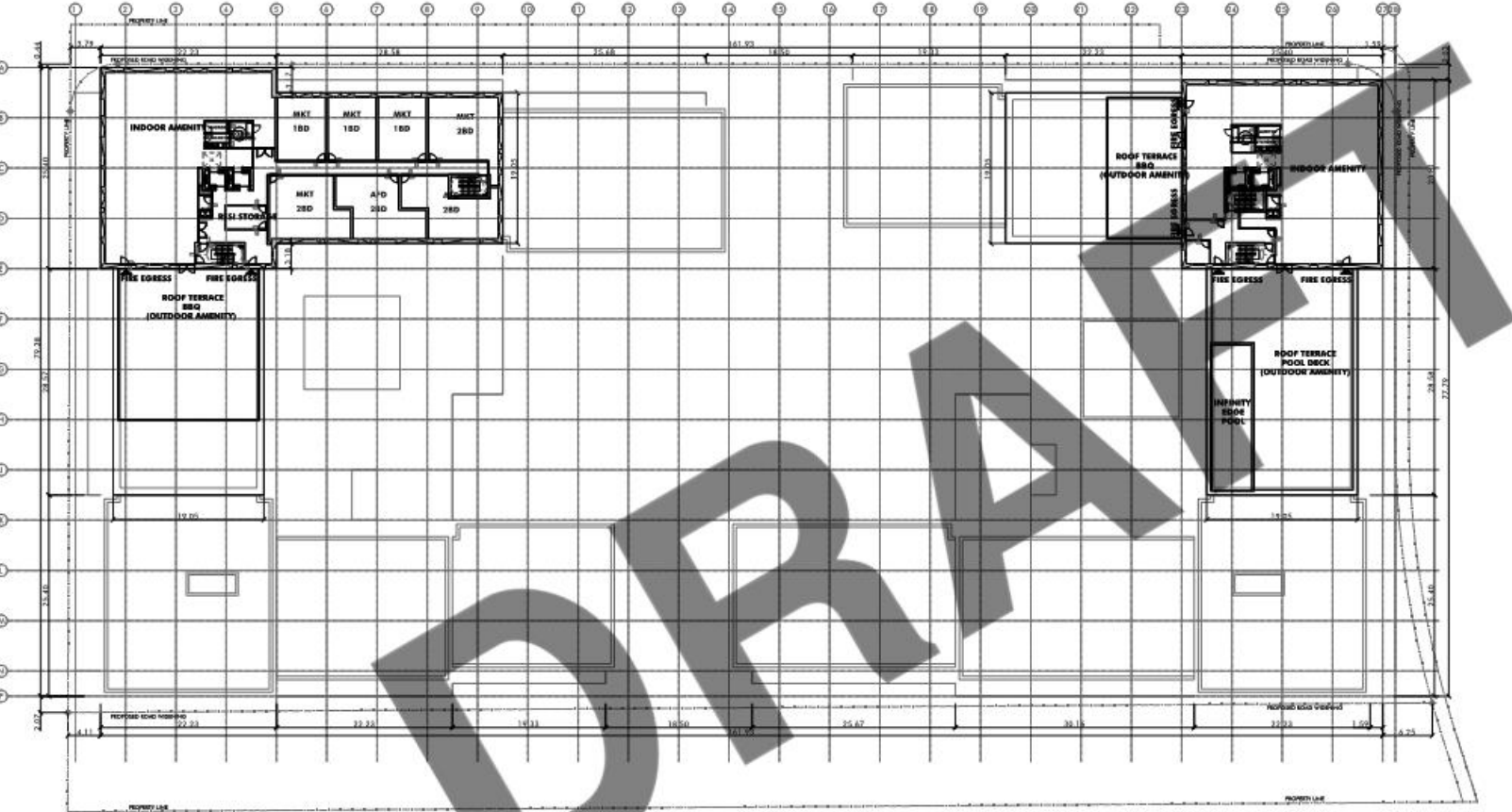


DRAFT

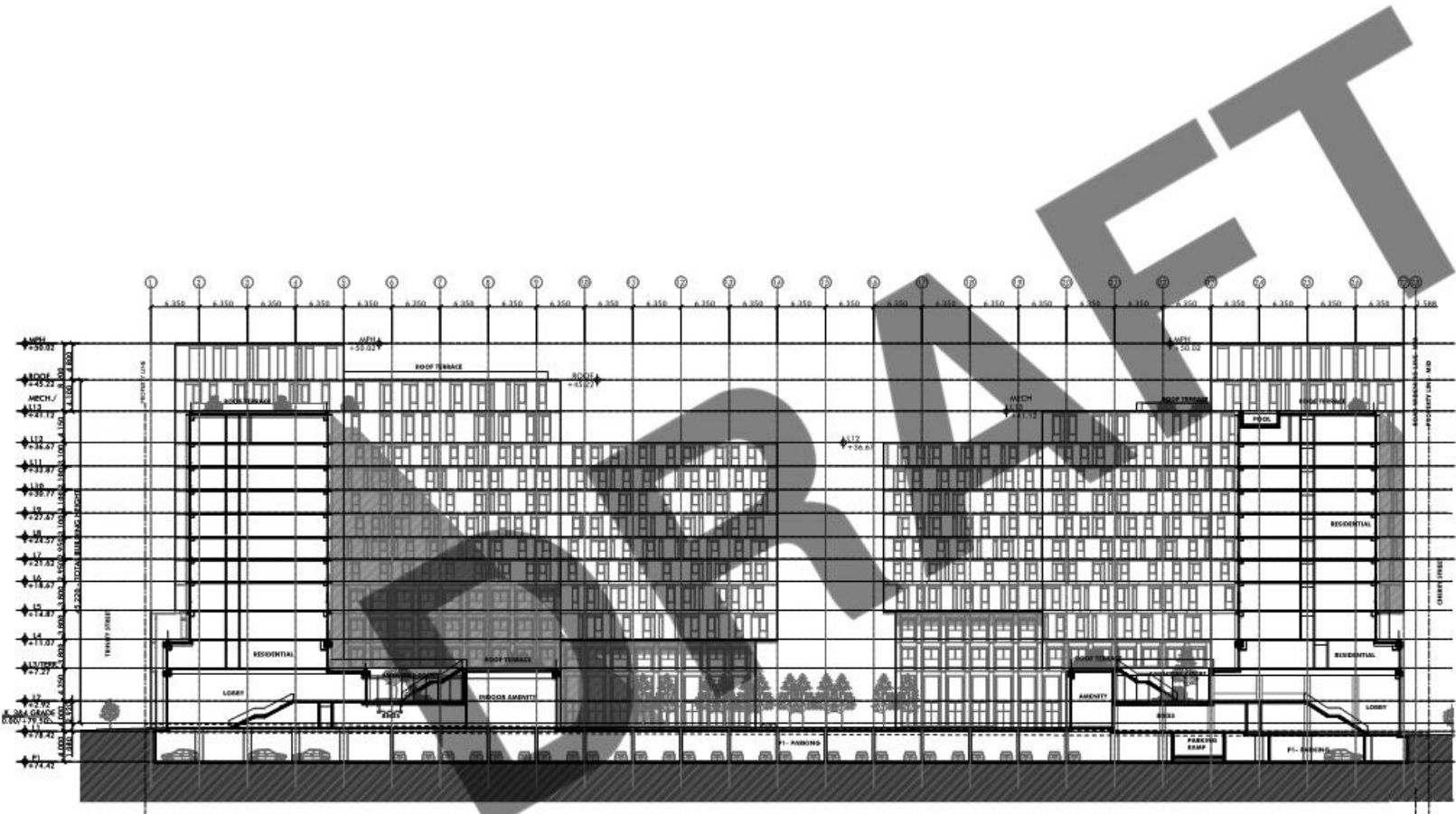


Floor Plans

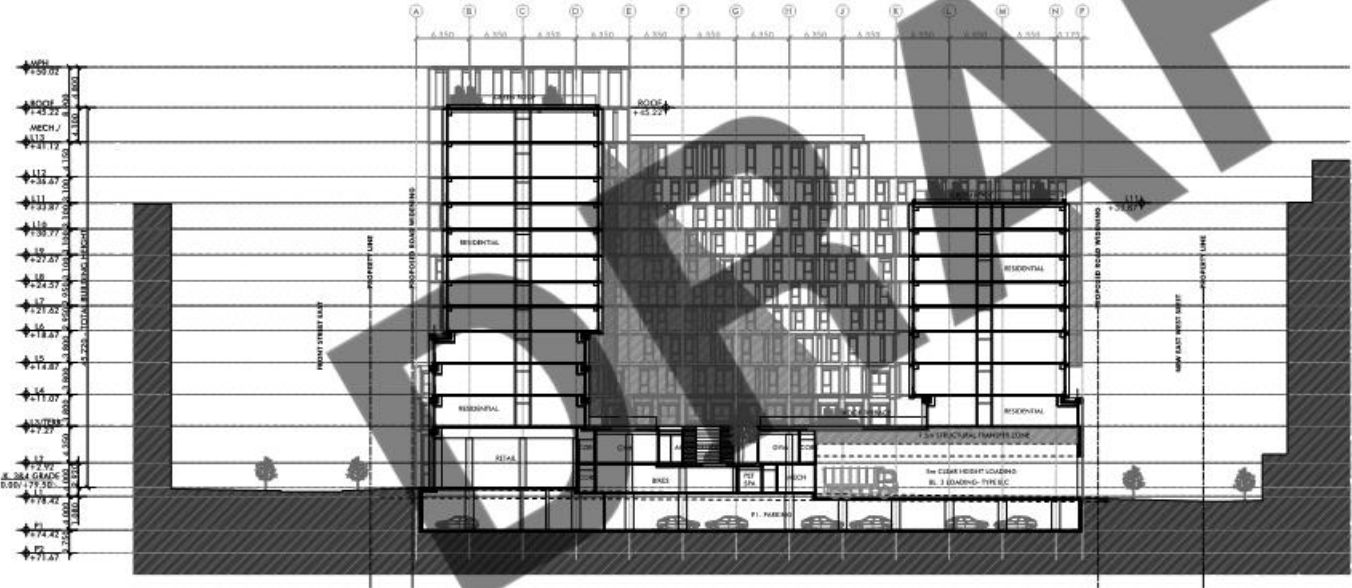
Level 13 - Amenity



Sections



Sections

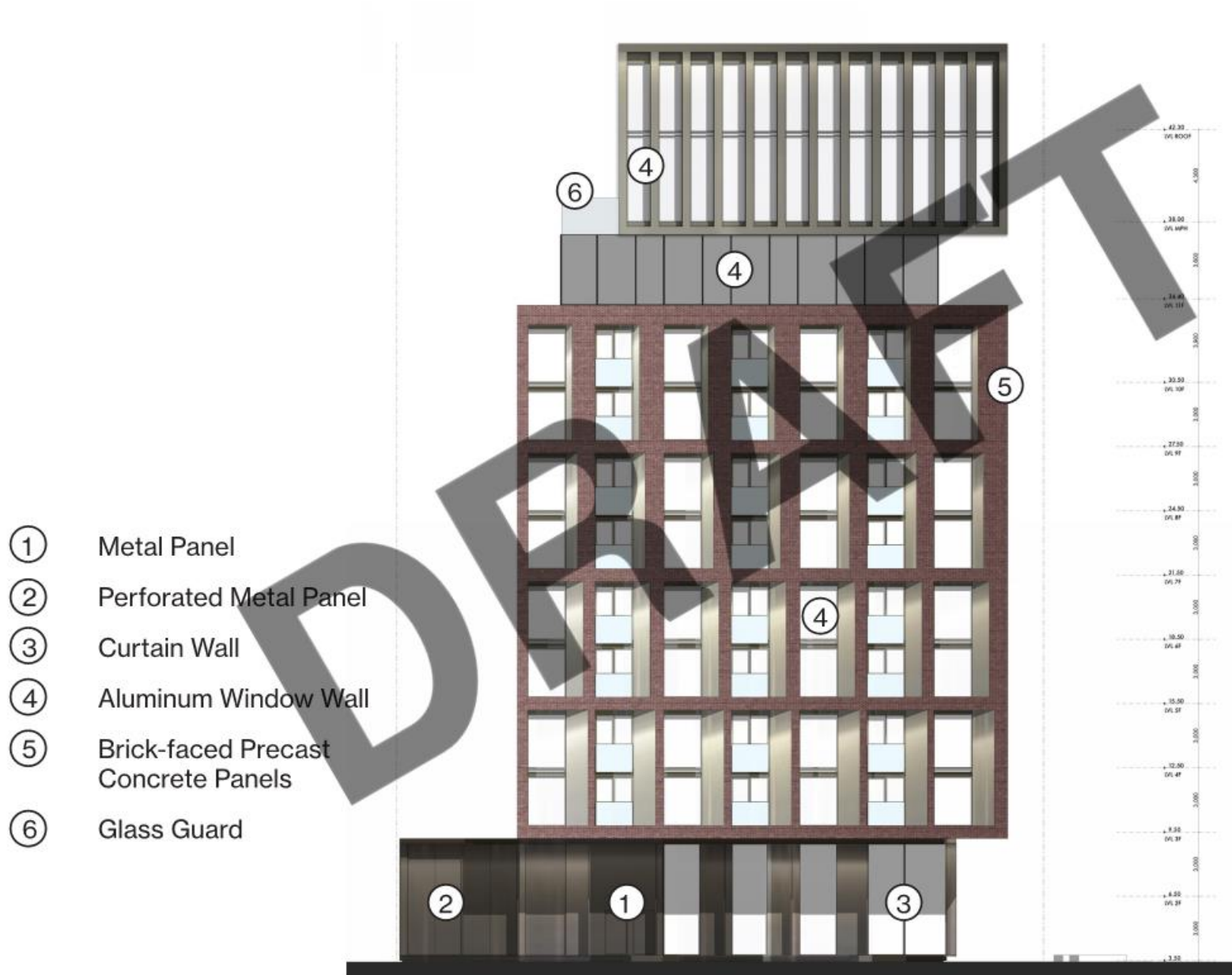


Cherry Street Elevation

- ① Metal Panel
- ② Perforated Metal Panel
- ③ Curtain Wall
- ④ Aluminum Window Wall
- ⑤ Brick-faced Precast Concrete Panels
- ⑥ Glass Guard

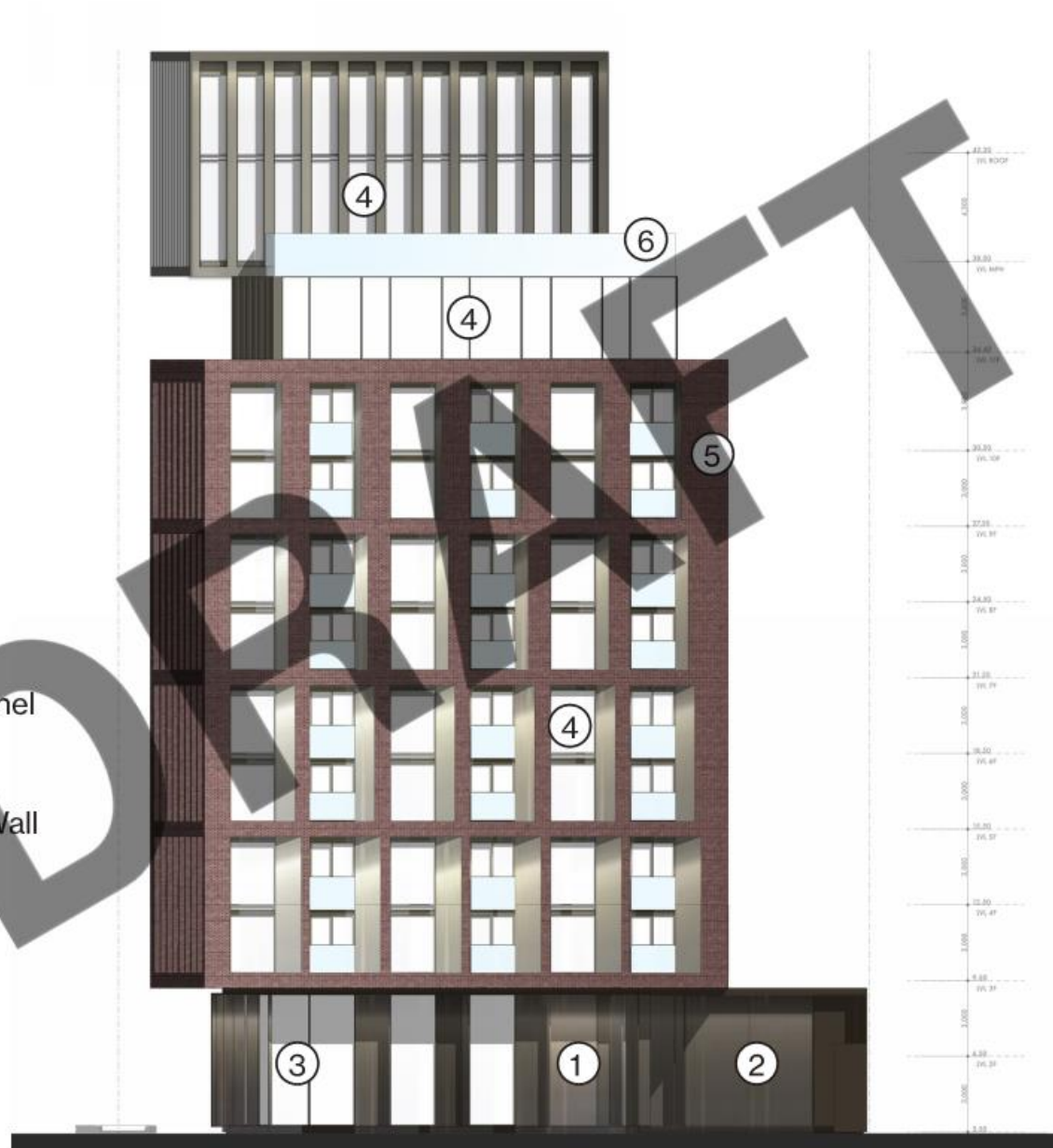


Mill Street Elevation

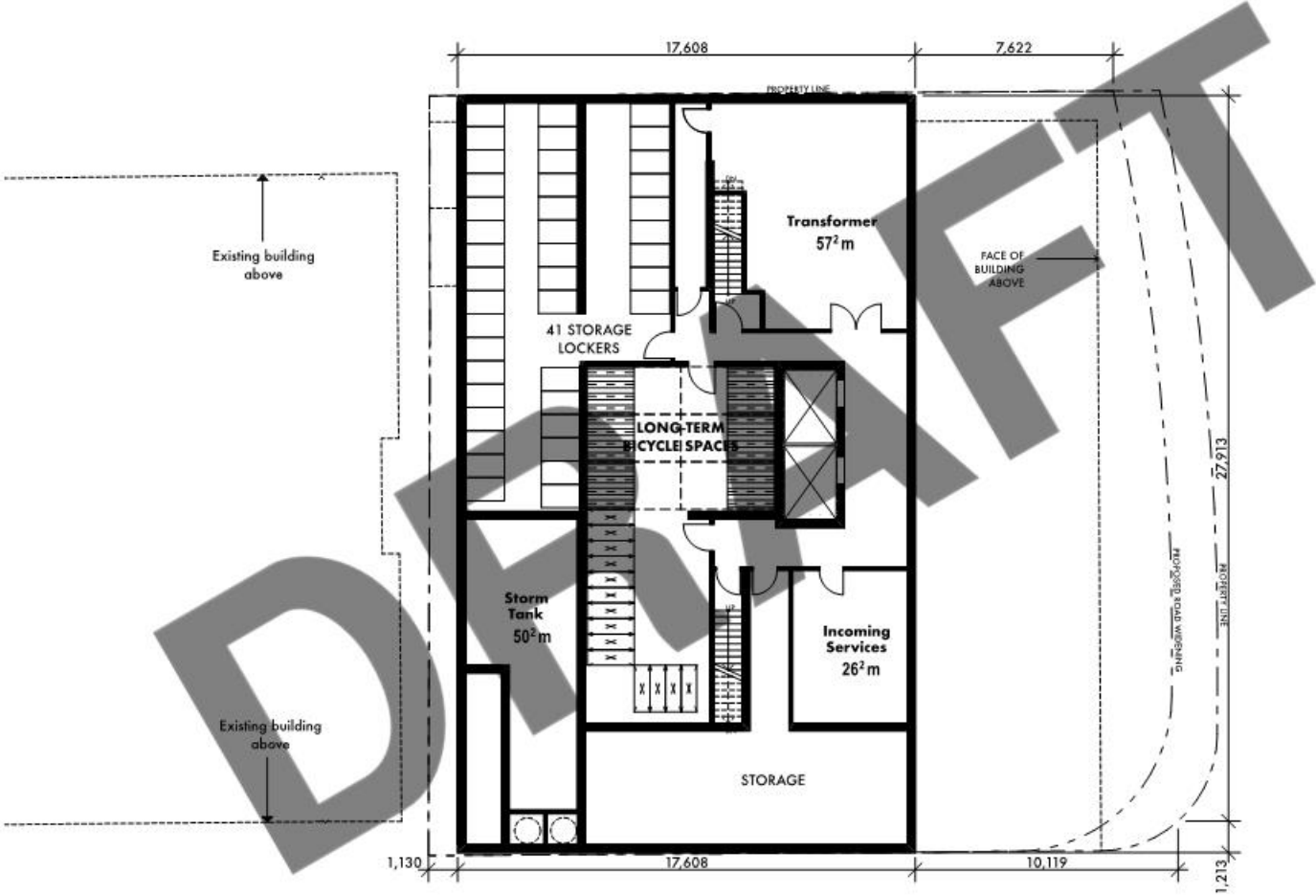


New Street Elevation

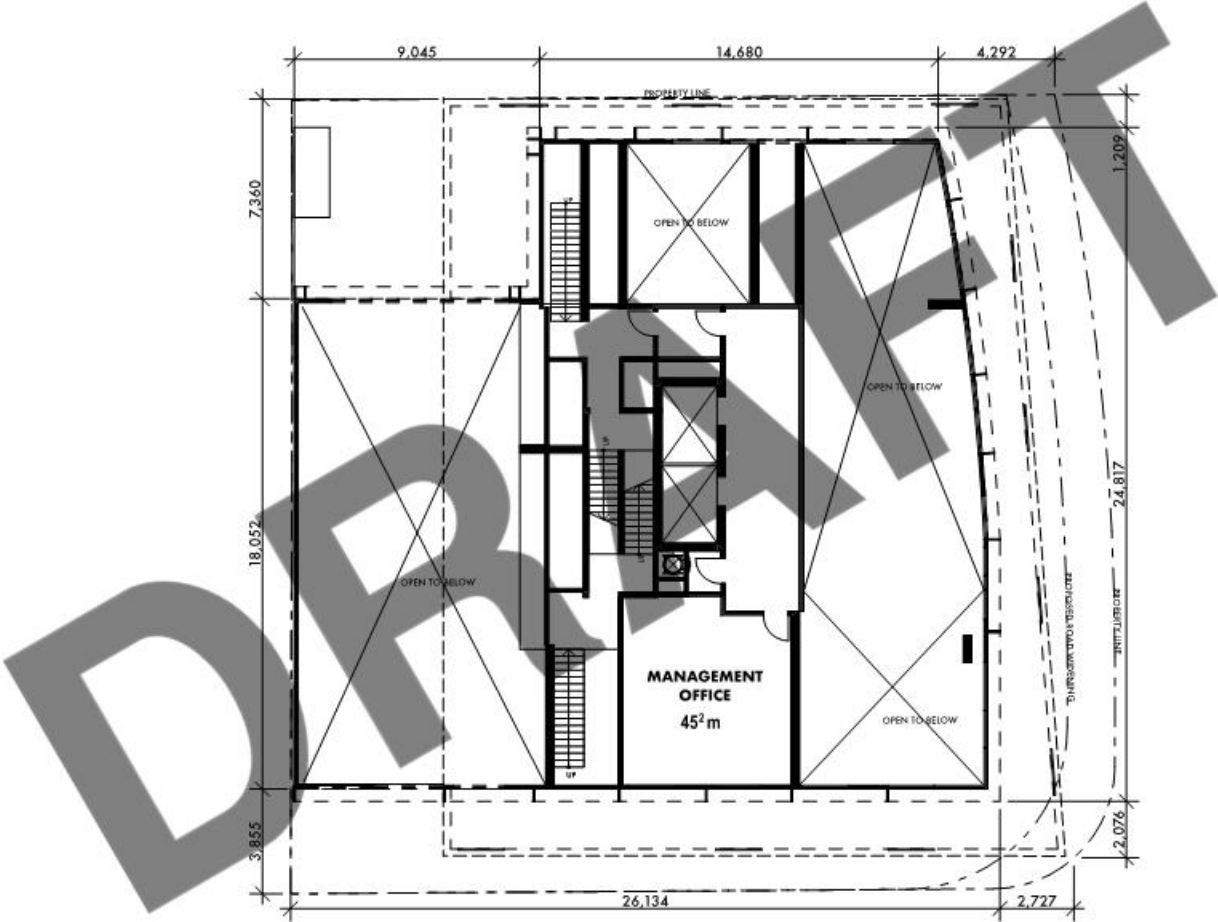
- ① Metal Panel
- ② Perforated Metal Panel
- ③ Curtain Wall
- ④ Aluminum Window Wall
- ⑤ Brick-faced Precast Concrete Panels
- ⑥ Glass Guard



Basement Plan



Mezzanine Plan

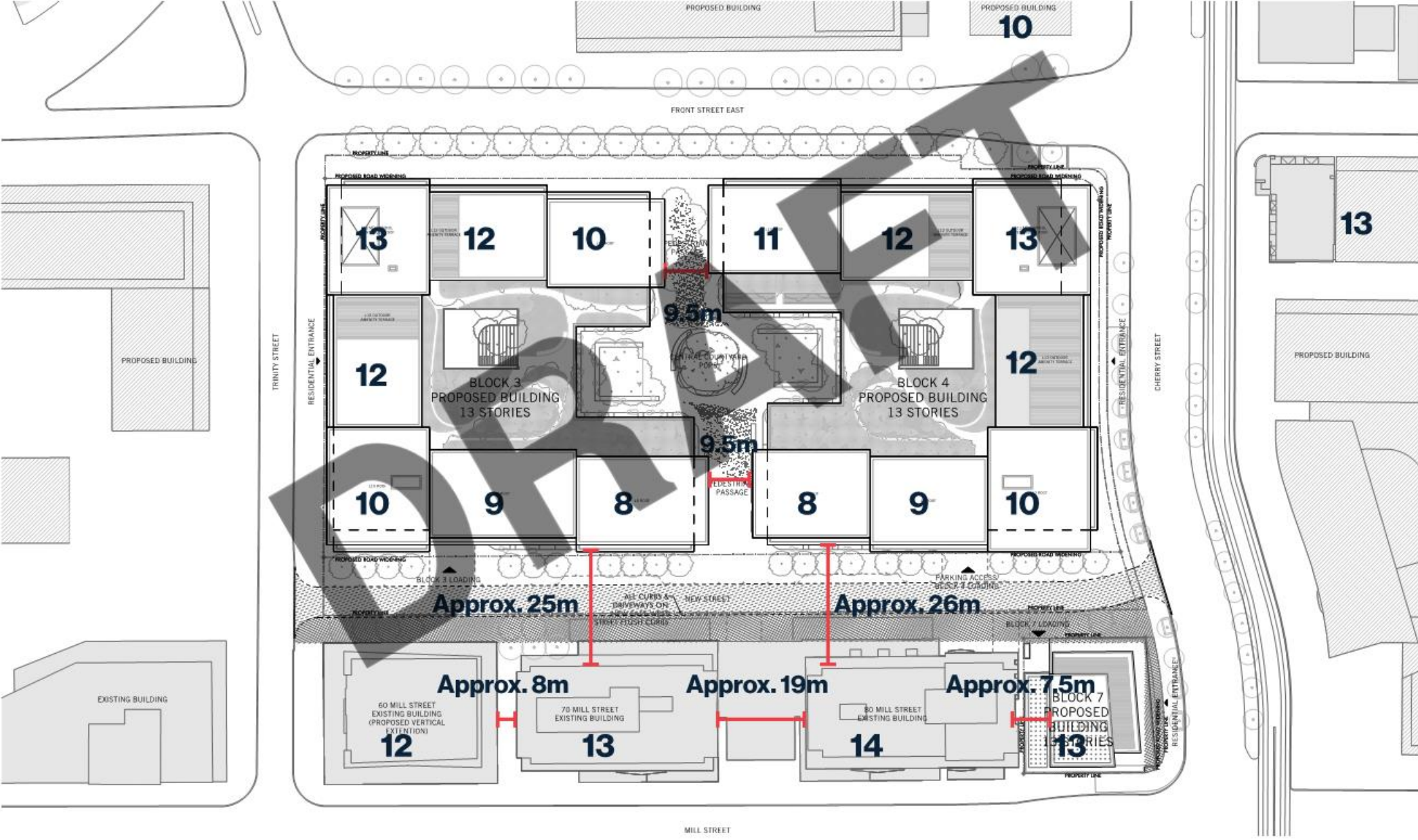
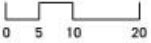


Appendix 3

Stepbacks & Setbacks

DRAFT

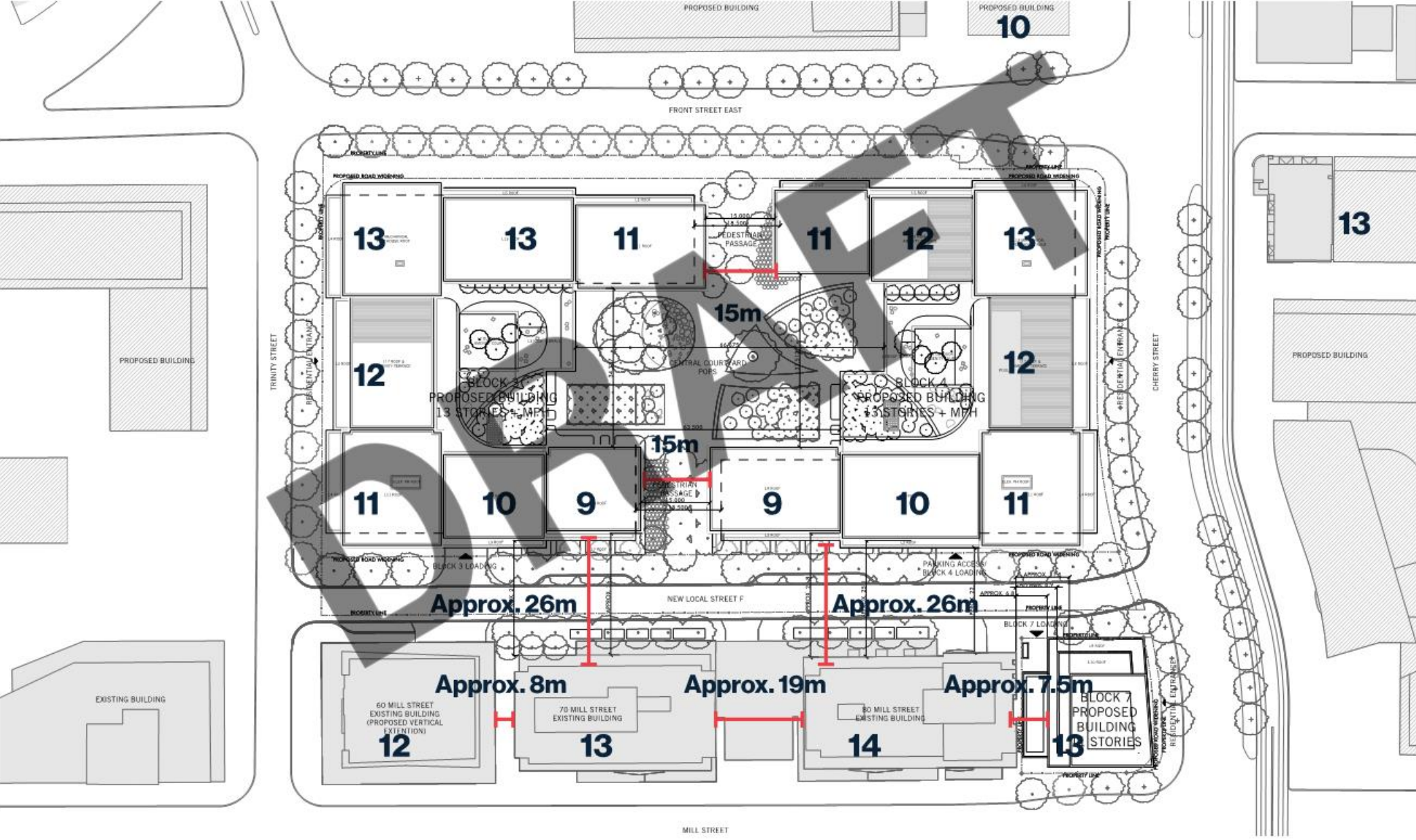
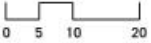
Separation Distance Previous



MILL STREET

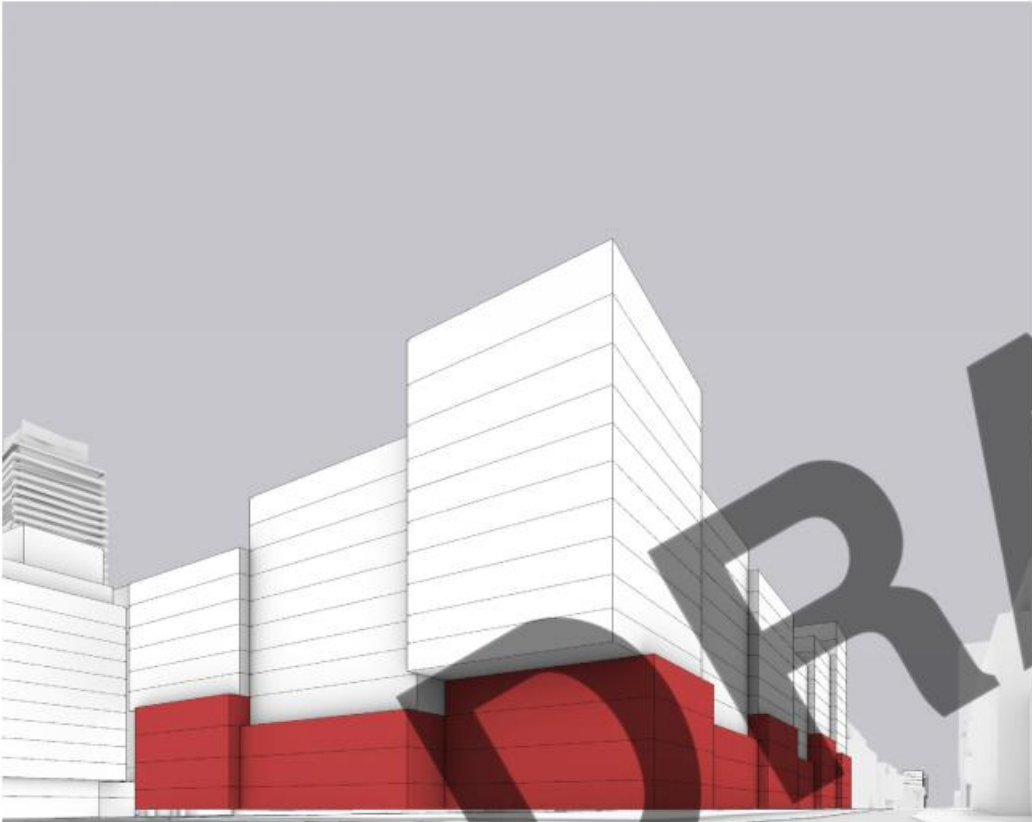
Separation Distance

Current



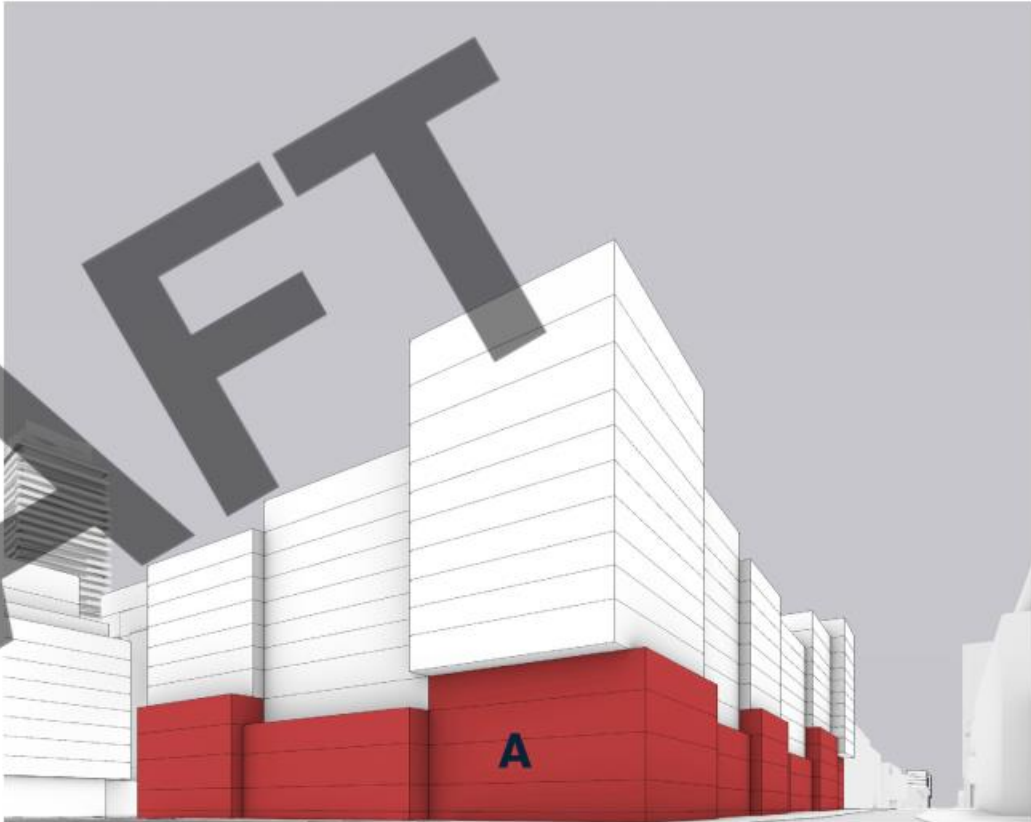
Setbacks and Stepbacks

Front & Cherry Streets



Cherry Street

Front Street



Cherry Street

Front Street

Revisions

A. Setback decreased, projection reduced

Previous

Current

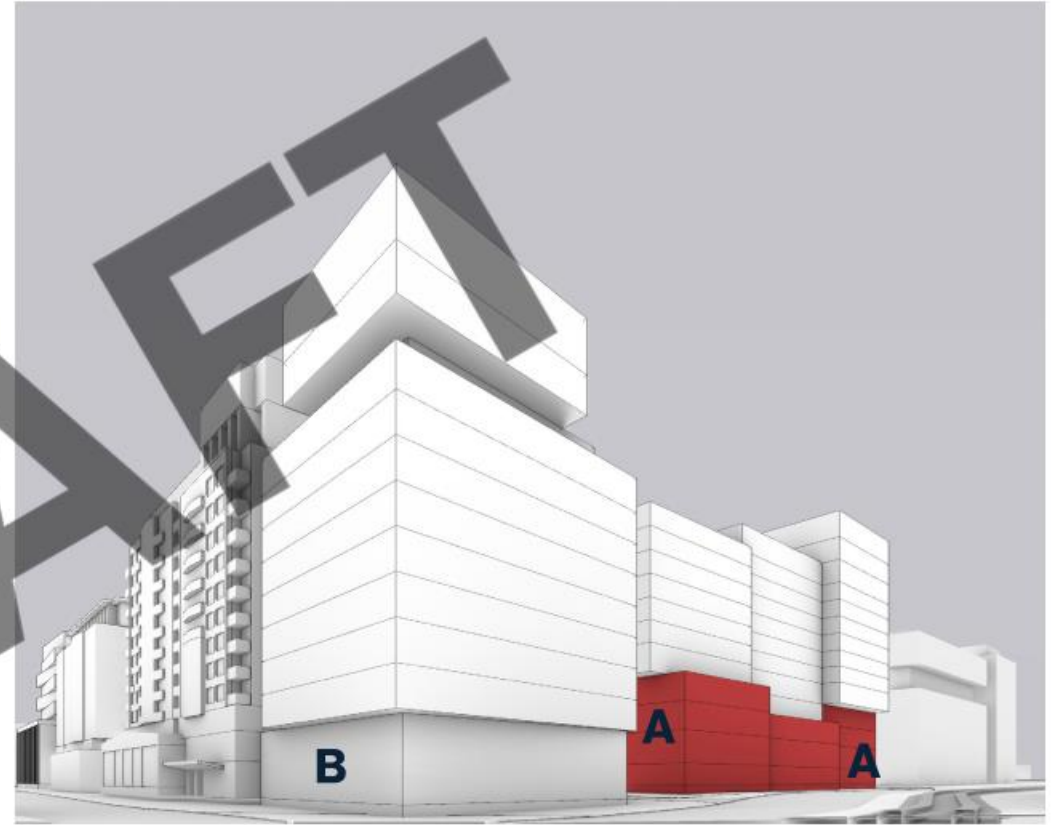
Setbacks and Stepbacks

Mill & Cherry Streets



Mill Street

Cherry Street



Mill Street

Cherry Street

Revisions

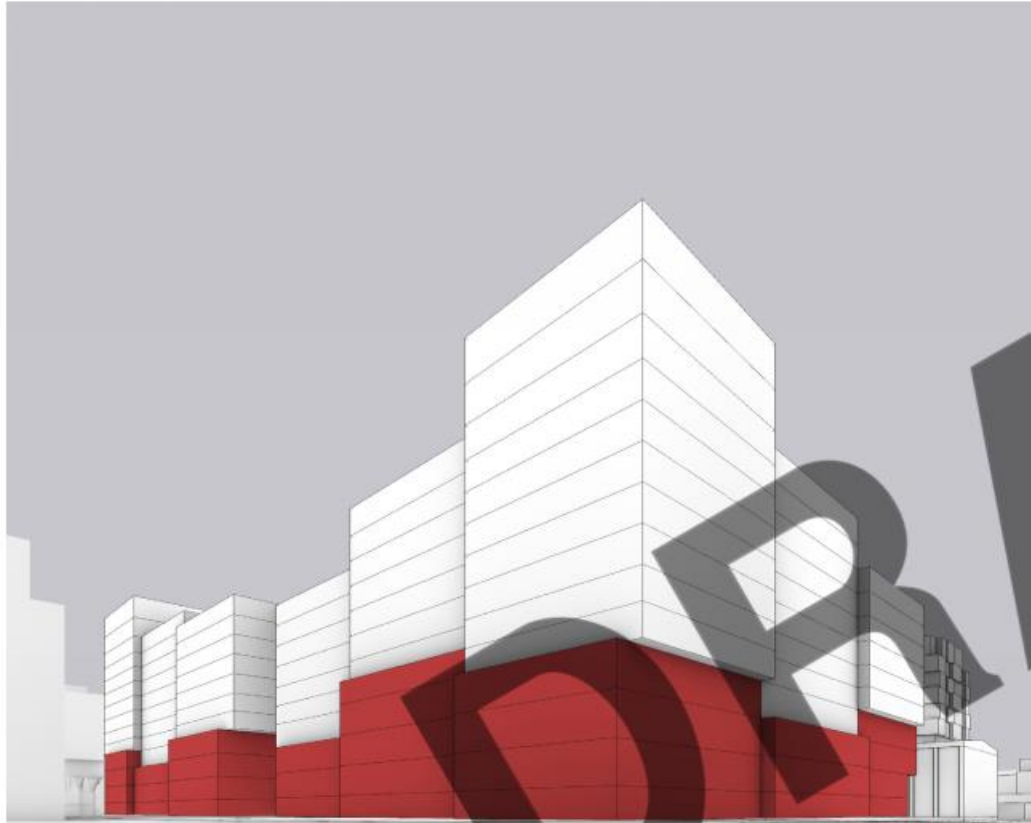
- A. Setback decreased, projection reduced
- B. Setback increased, stepback replaced by projection

Previous

Current

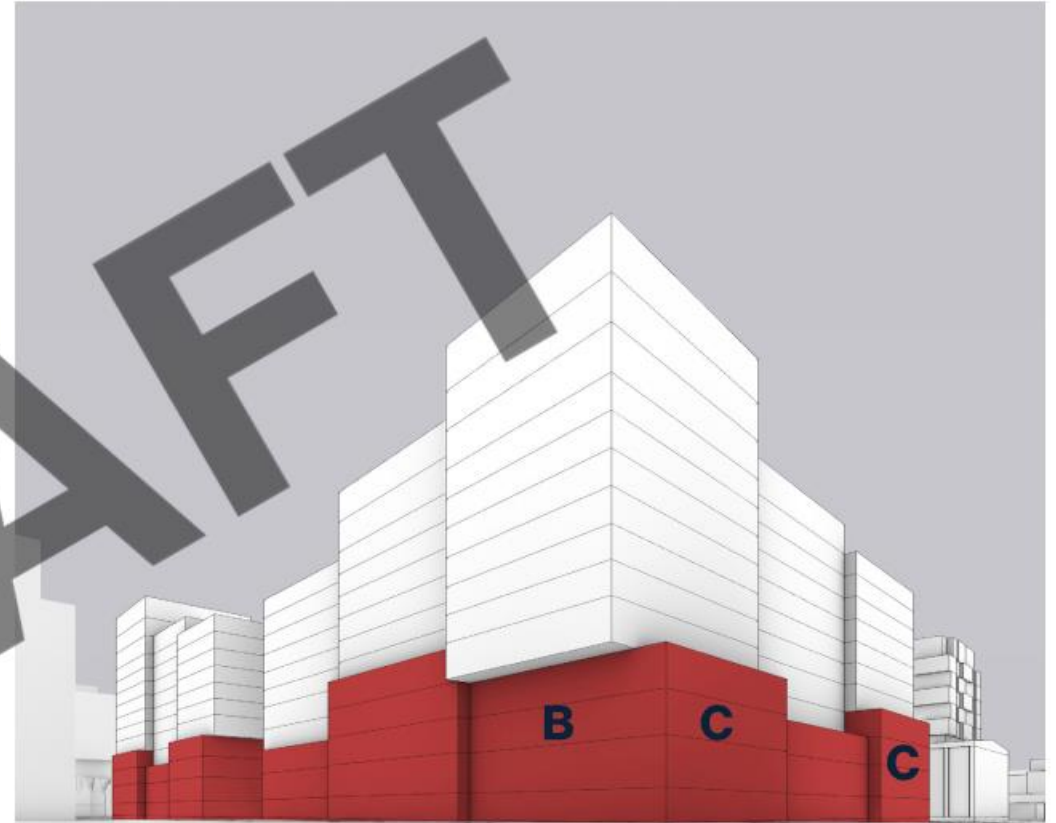
Setbacks and Stepbacks

Front & Trinity Streets



Front Street

Trinity Street



Front Street

Trinity Street

Revisions

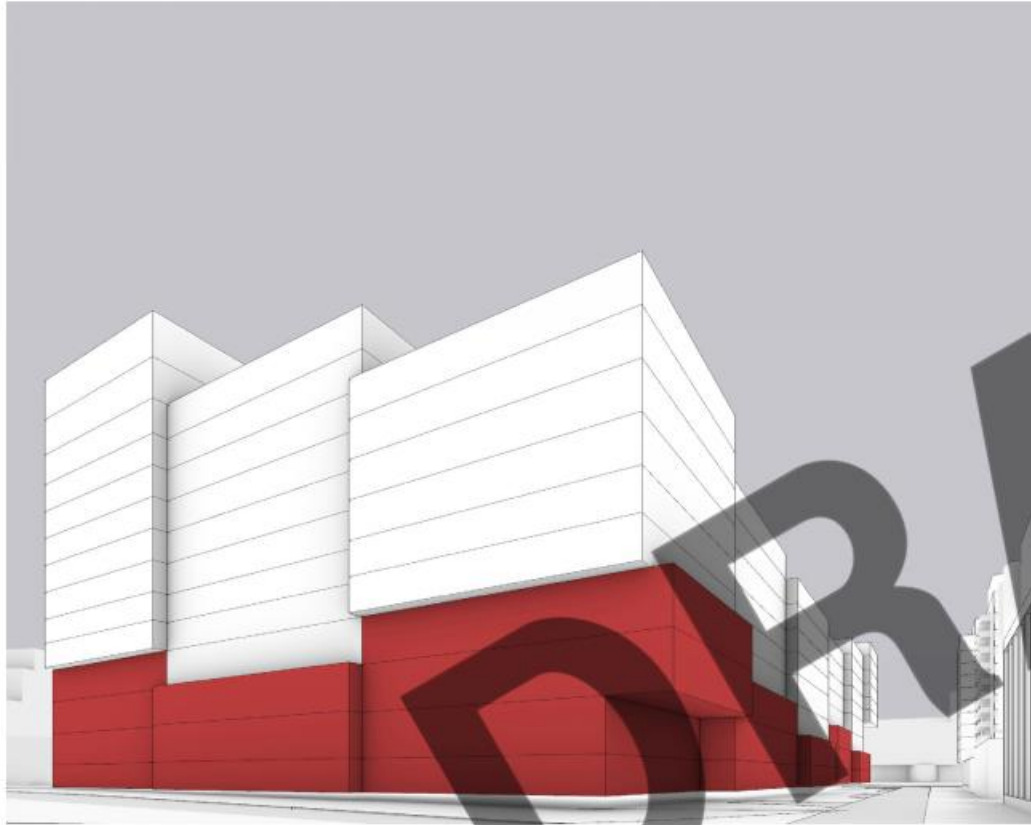
- B. Setback increased, stepback replaced by projection
- C. Setback decreased, projection replaced by +3m stepback

Previous

Current

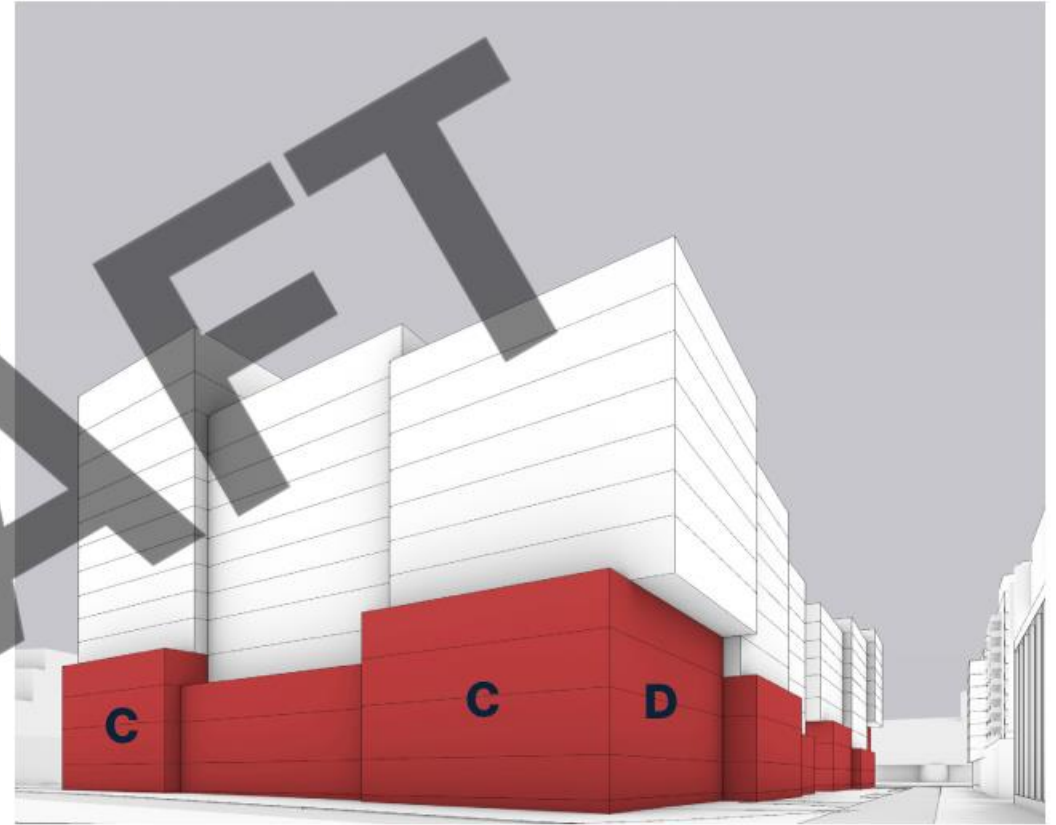
Setbacks and Stepbacks

Trinity & New E-W Streets



Trinity Street

New E-W Street



Trinity Street

New E-W Street

Revisions

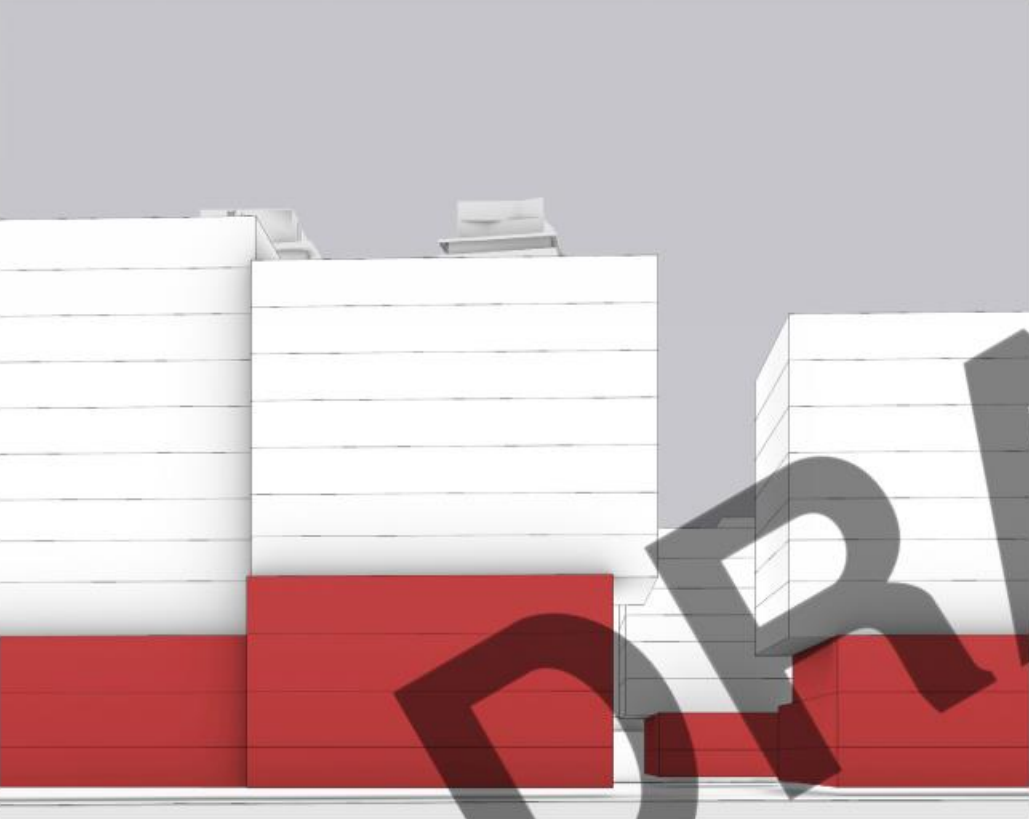
- C. Setback decreased, projection replaced by +3m stepback
- D. Arcade eliminated

Previous

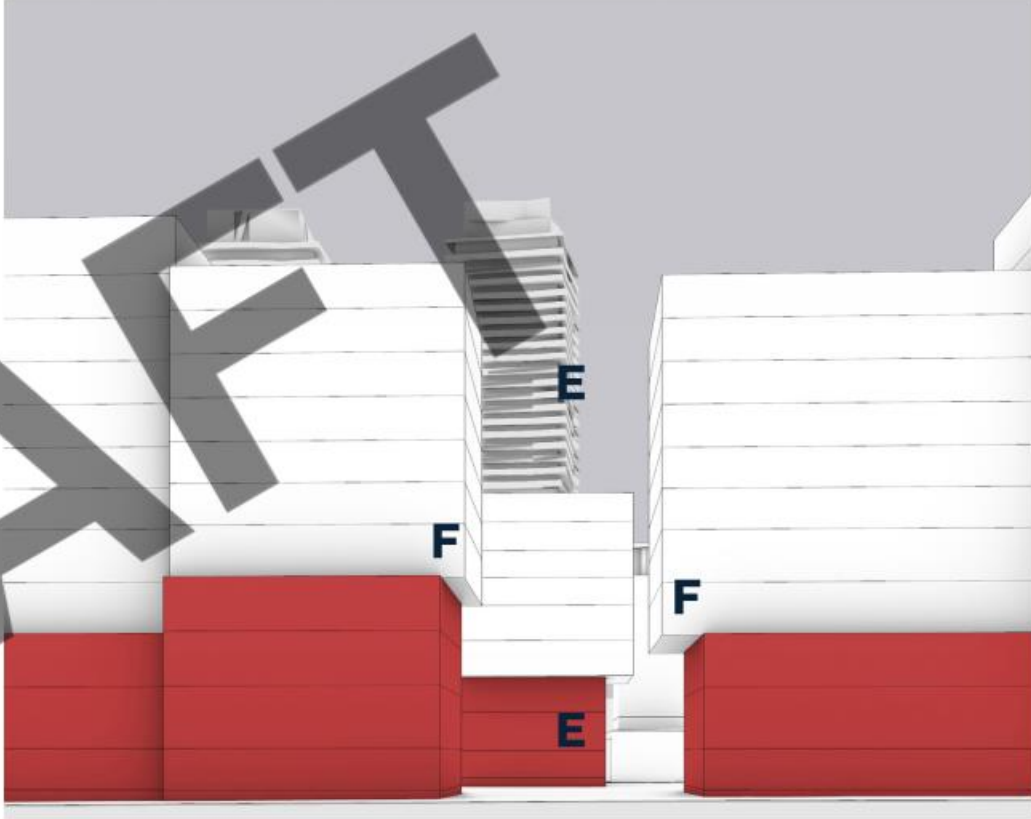
Current

Setbacks and Stepbacks

N-S Connection at Front Street



Front Street



Front Street

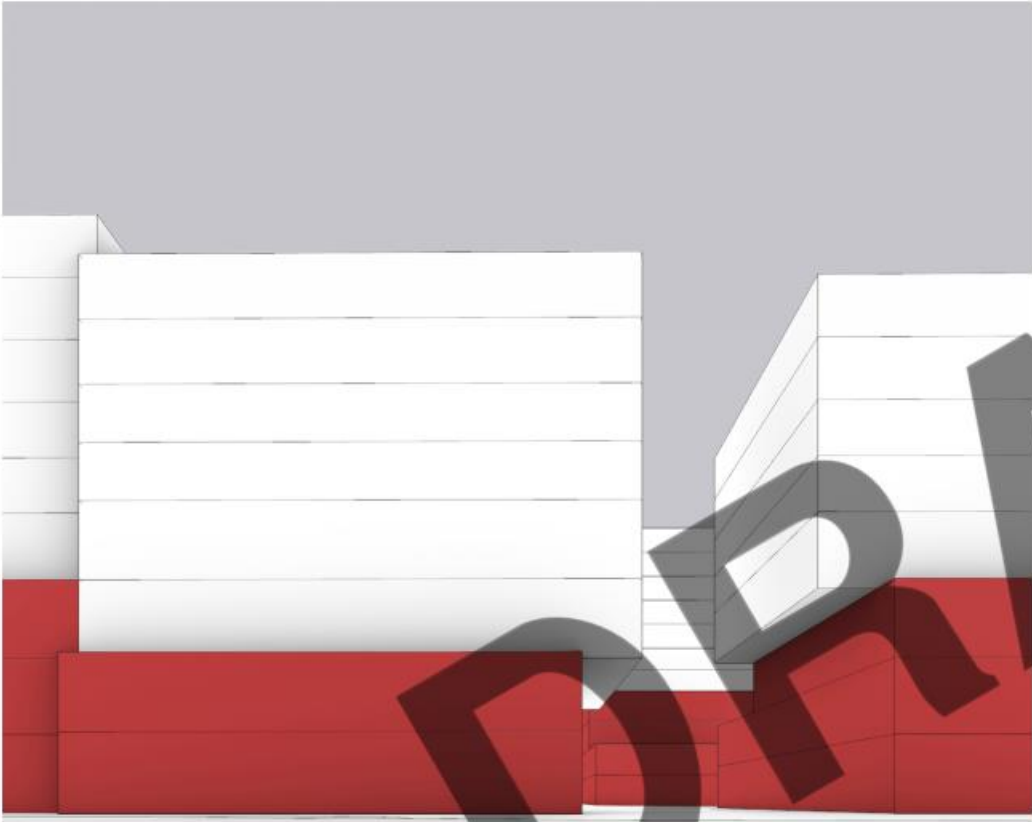
- Revisions**
- E. Separation increased
 - F. Projection reduced

Previous

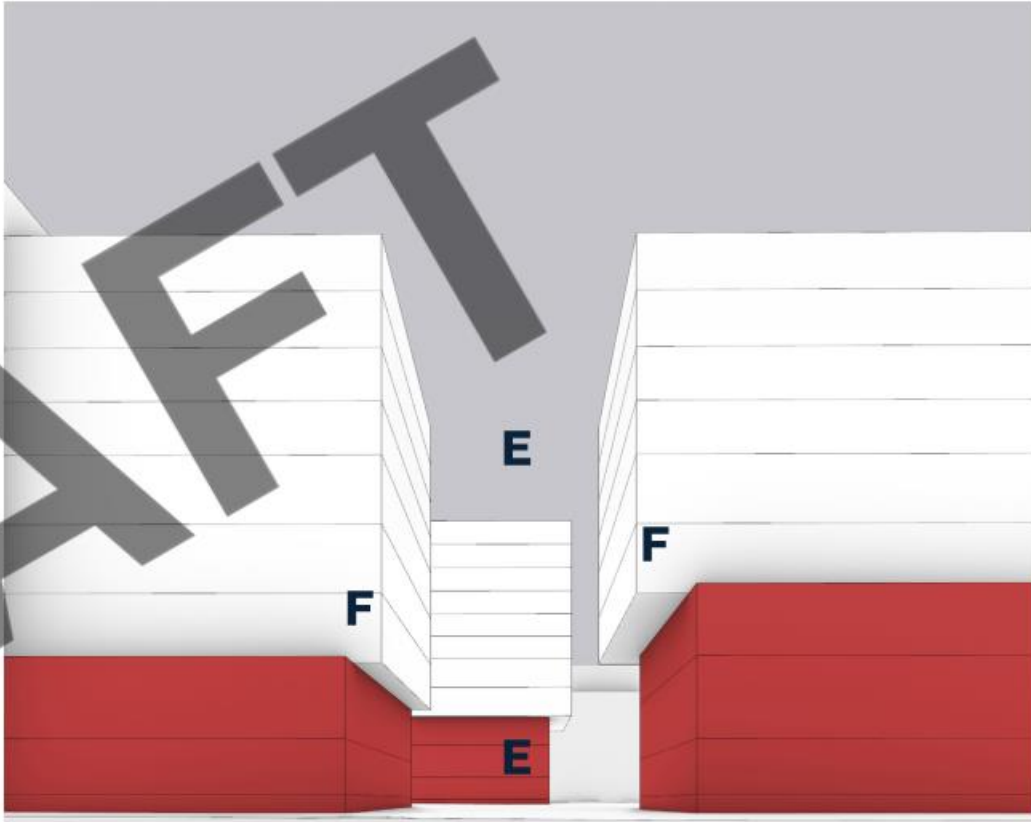
Current

Setbacks and Stepbacks

N-S Connection at New E-W Street



New E-W Street



New E-W Street

- Revisions**
- E. Separation increased
 - F. Projection reduced

Previous

Current

Appendix 4

Shadow Studies

DRAFT

Shadow Studies

01-March 21 09:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

02-March 21 10:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

03-March 21 11:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

04-March 21 12:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



	NET NEW Shadows from WDL Blocks 3,4 & 7
	Blocks 3,4 & 7 New Site
	Existing Shadows
	As of Right Shadows
	City Owned Parks

Shadow Studies

05-March 21 13:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

06-March 21 14:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

07-March 21 15:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

08-March 21 16:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

09-March 21 17:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

10-March 21 18:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

11-June 21 09:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

12-June 21 10:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

13-June 21 11:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

14-June 21 12:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

15-June 21 13:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

16-June 21 14:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

17-June 21 15:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

18-June 21 16:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

19-June 21 17:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

20-June 21 18:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

21-September 21 09:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

22-September 21 10:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

23-September 21 11:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

24-September 21 12:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

March 13 , 2020



URBAN STRATEGIES INC.

Shadow Studies

25-September 21 13:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

26-September 21 14:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



	NET NEW Shadows from WDL Blocks 3,4 & 7
	Blocks 3,4 & 7 New Site
	Existing Shadows
	As of Right Shadows
	City Owned Parks

Shadow Studies

27-September 21 15:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

28-September 21 16:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

29-September 21 17:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Shadow Studies

30-September 21 18:18

373 Front St E (Block 3/4) and 90 Mill St (Block 7)



- NET NEW Shadows from WDL Blocks 3,4 & 7
- Blocks 3,4 & 7 New Site
- Existing Shadows
- As of Right Shadows
- City Owned Parks

Thank You!

DRAFT