



178–180 Queens Quay East

Issues Identification

July 24th, 2019

Site Context

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification



Design Review Area
178-180 Queens Quay East

Site Context – East Bayfront Precinct Plan

178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification



Site Context

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Design Review Area
178-180 Queens Quay East

Site Context

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215 Lake Shore Blvd.
(East FedEx North)

162 Queens
Quay East

178-180 Queens Quay East
(East FedEx South)

75

72B

6

Design Review Area

178-180 Queens Quay East

Site Context – 215 Lake Shore Blvd E.

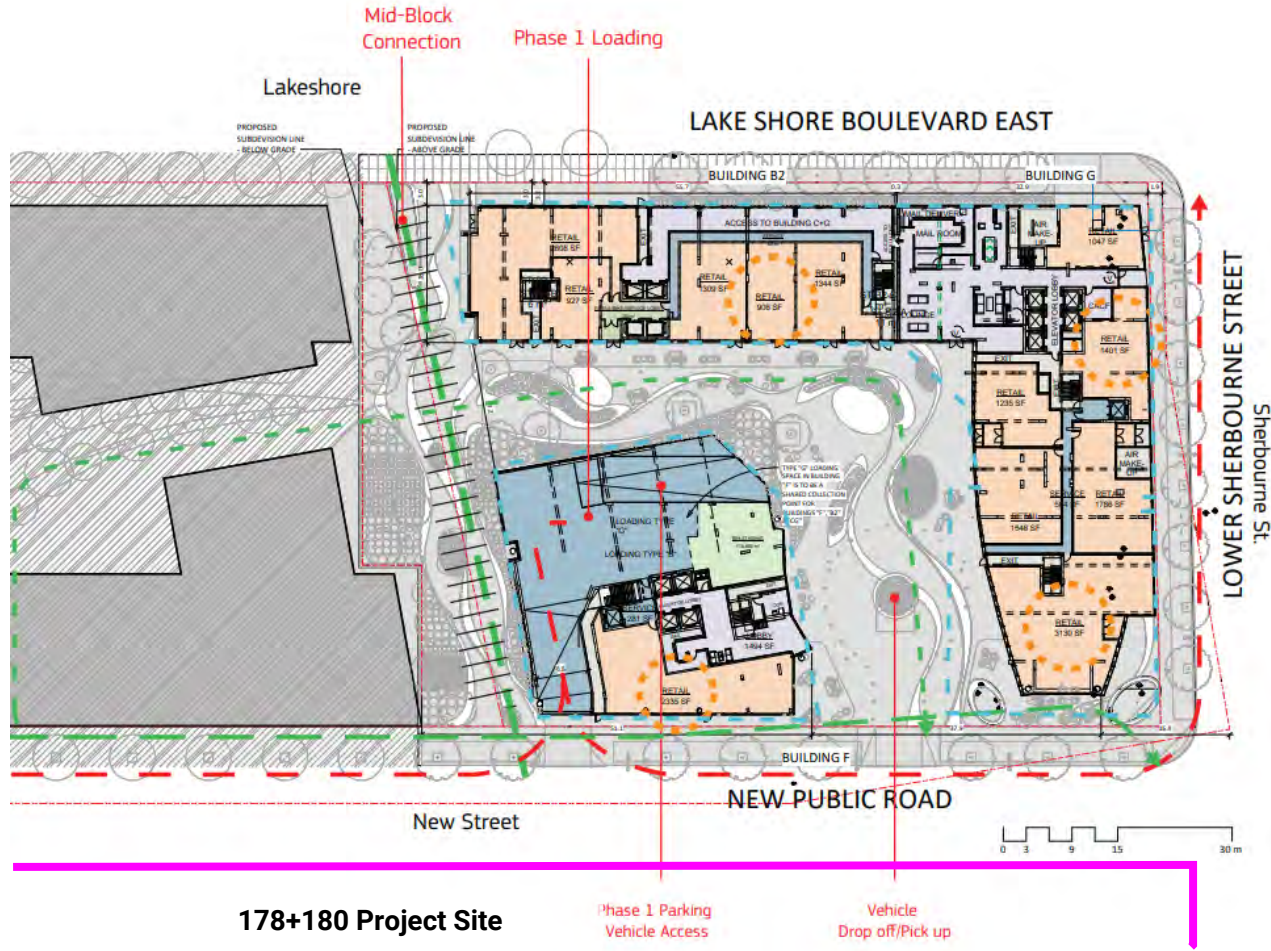
From May 2018 DRP – Schematic Design

178-180 Queens Quay East

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Design Team: architectsAlliance

Review Stage: Issues Identification



Site Context – 162 Queens Quay East

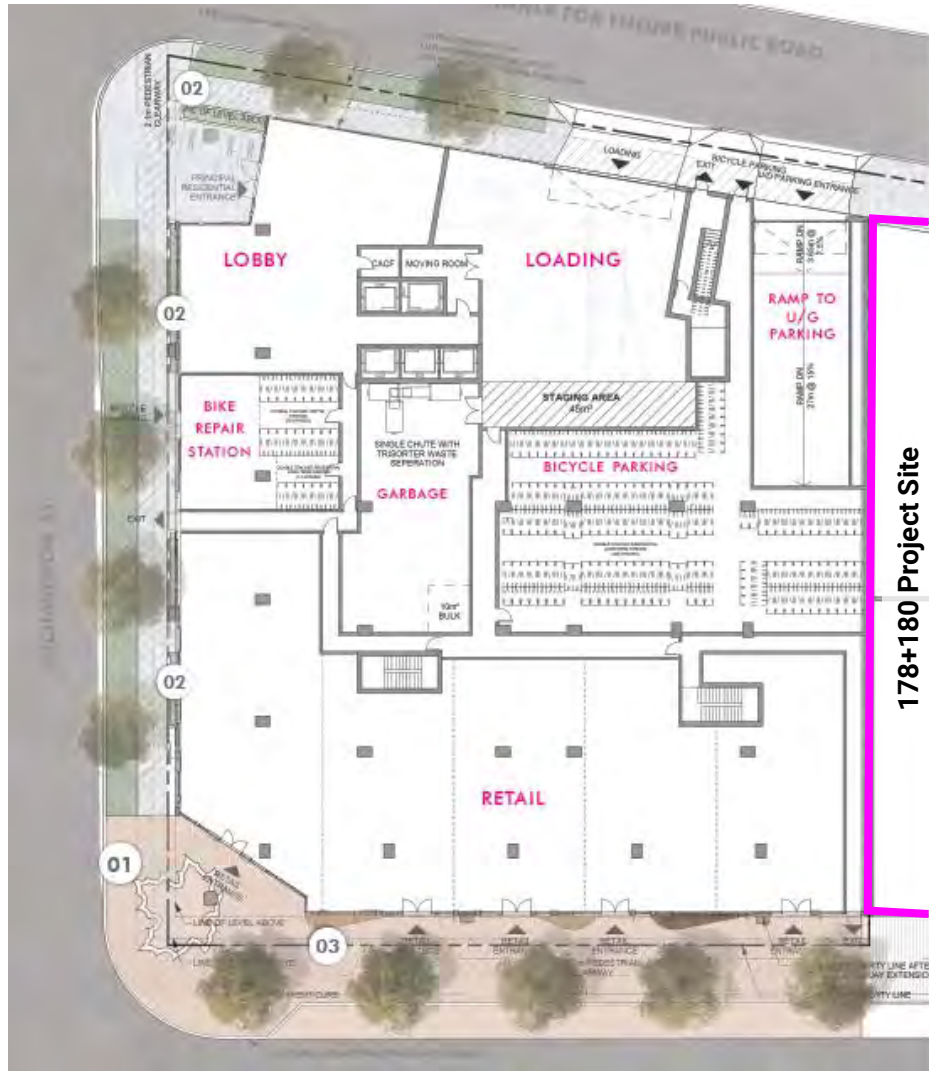
From May 2019 DRP – Schematic Design

178-180 Queens Quay East

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Review Stage: Issues Identification



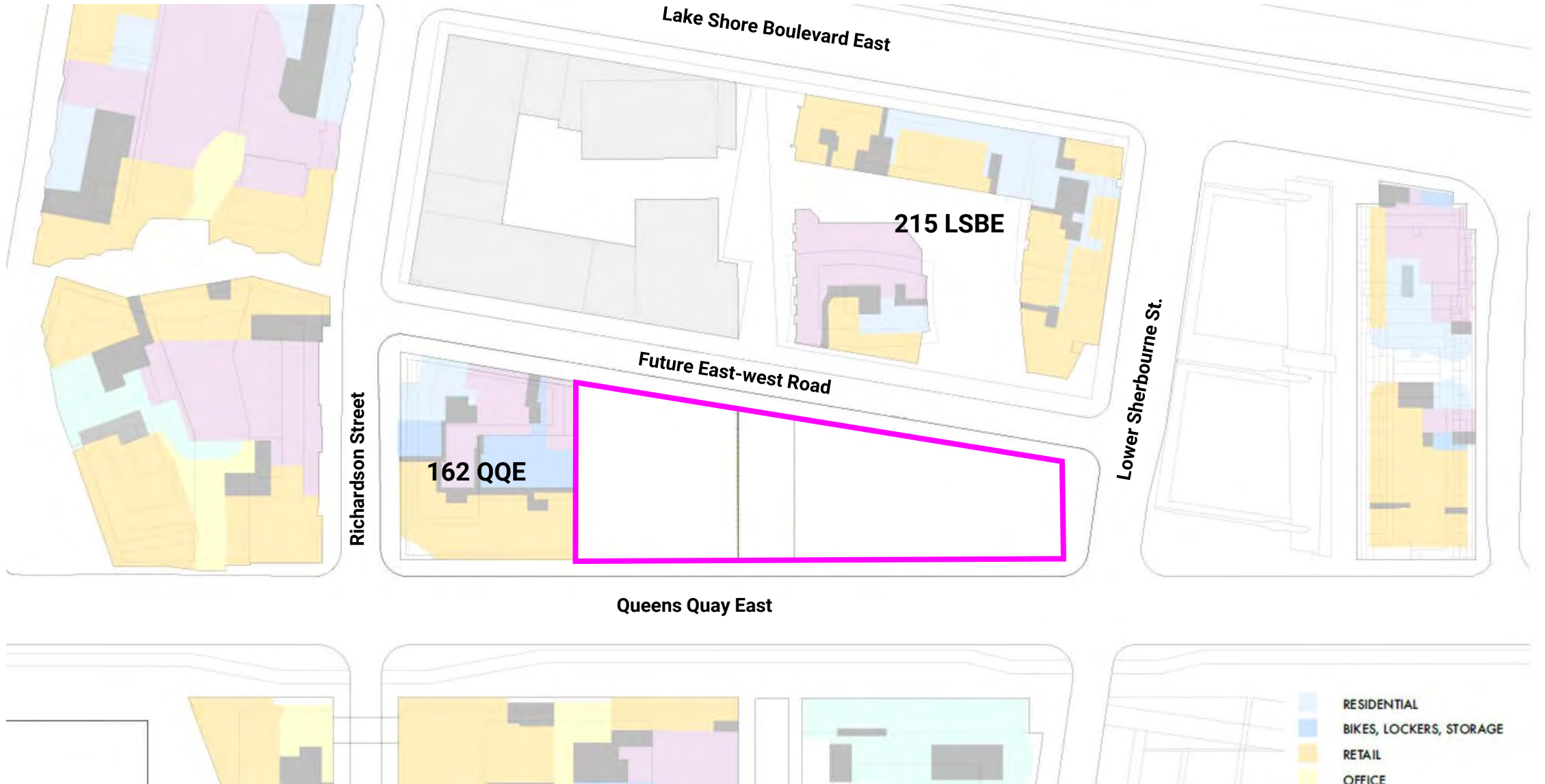
Site Context – Ground Floor Uses

178-180 Queens Quay East

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Design Team: architectsAlliance

Review Stage: Issues Identification



Site Context

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

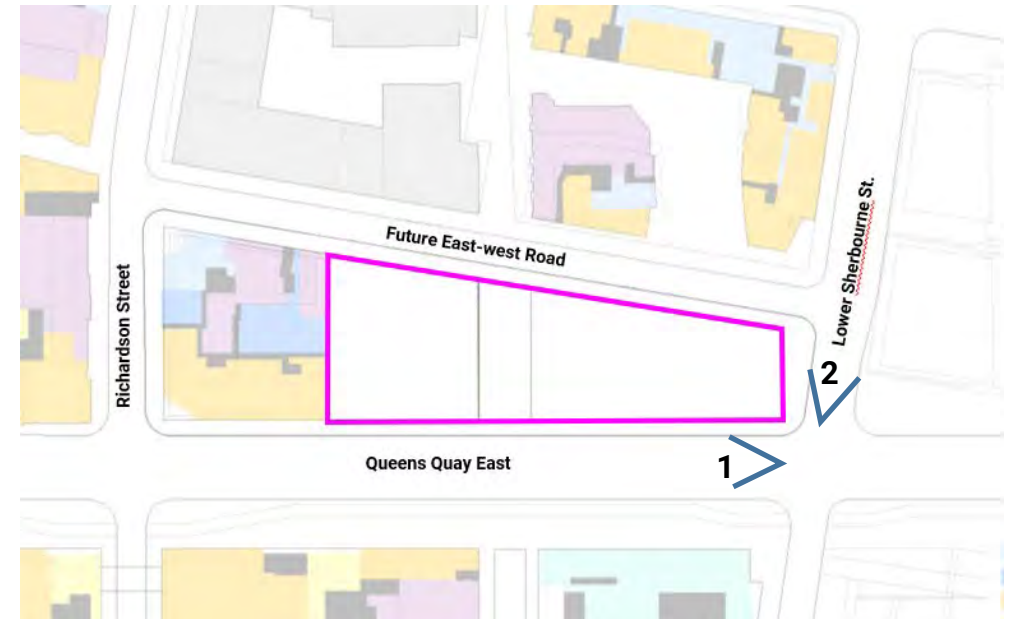
Design Team: architectsAlliance

Review Stage: Issues Identification

1.



2.



Policy Context – Central Waterfront Secondary Plan

178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification

D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces.

P31 - Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.) parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

P32 - New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

Project Description & Background

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification

- The development parameters defined through an appeal and subsequent Minutes of Settlement (2016).
- The southern portion of the FedEx Block (178-180 & 162 Queens Quay East).
- 41,850 square metres of GFA
- The building program will be primarily residential with retail uses at grade.
- 20% of Residential GFA to be provided as Affordable Rental Housing either as:
 - Cash-in-lieu contributions
 - Affordable housing units
 - Land dedication
- Key Milestones for other buildings on the FedEx block:
 - 215 Lake Shore Blvd. East – targeting Summer/Fall 2019 for excavation and structural permits.
 - 162 Queens Quay East – 1st Site Plan Application submitted March 2019

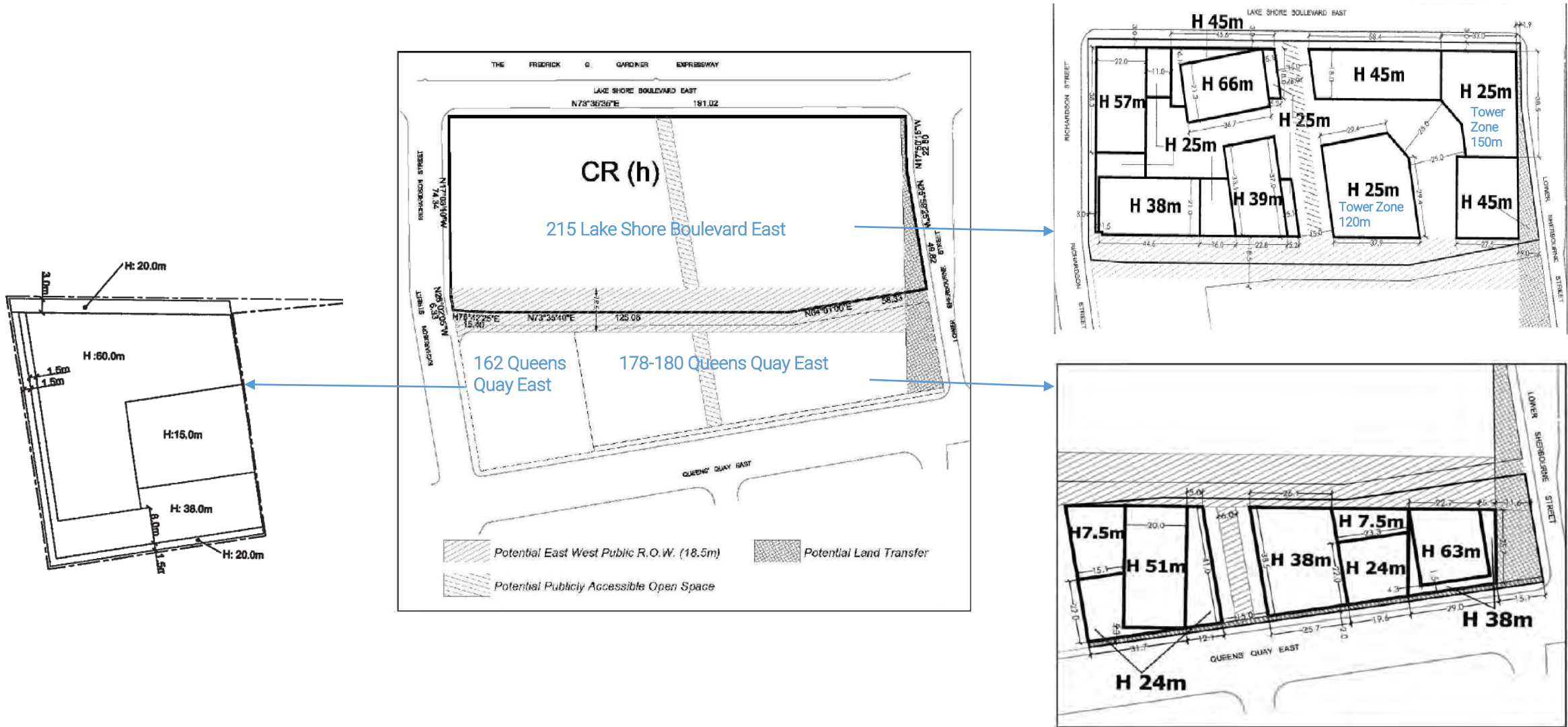
Planning Context – OMB Settlements

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification



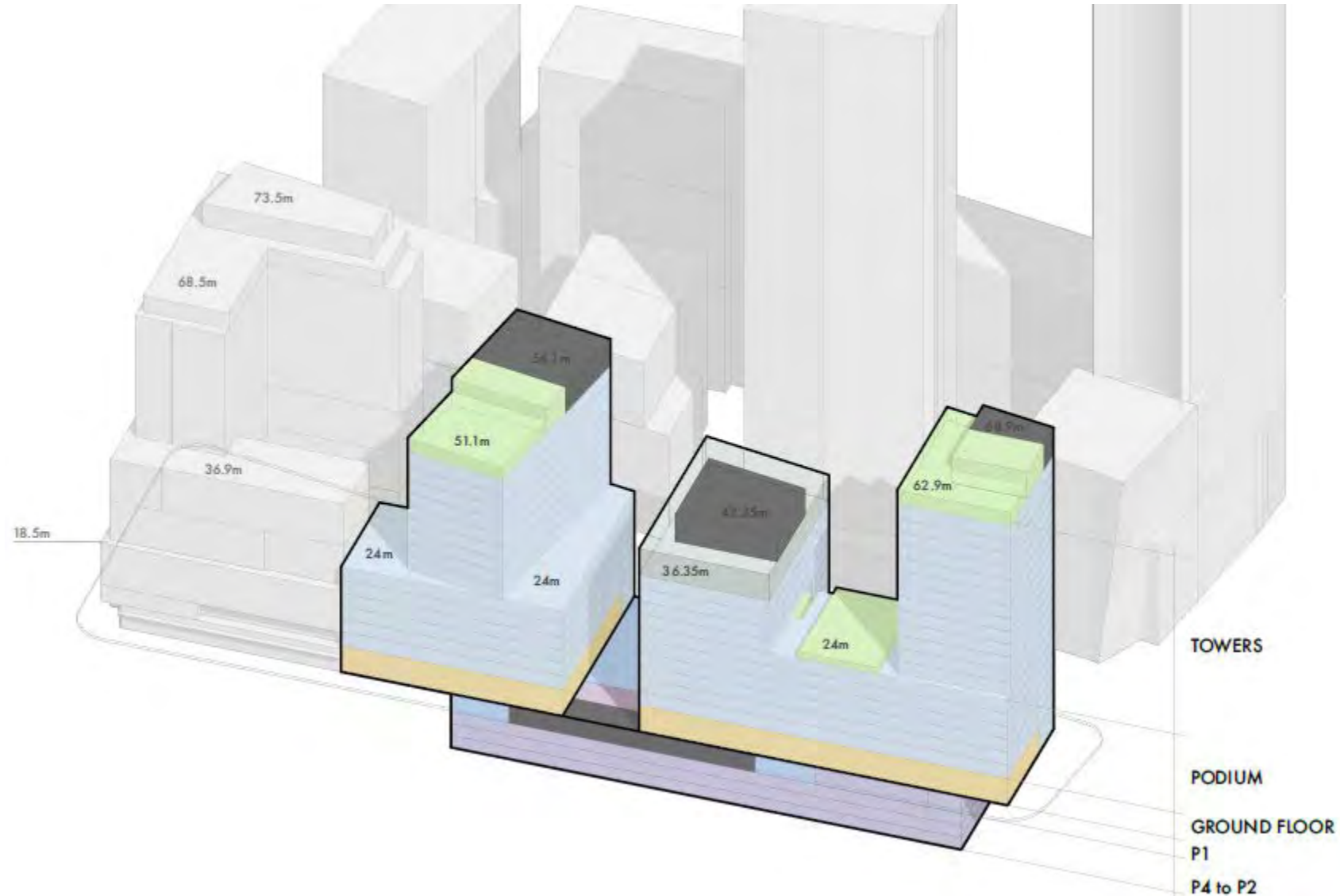
Planning Context – AOR Massing

178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification



Project Approval Stage

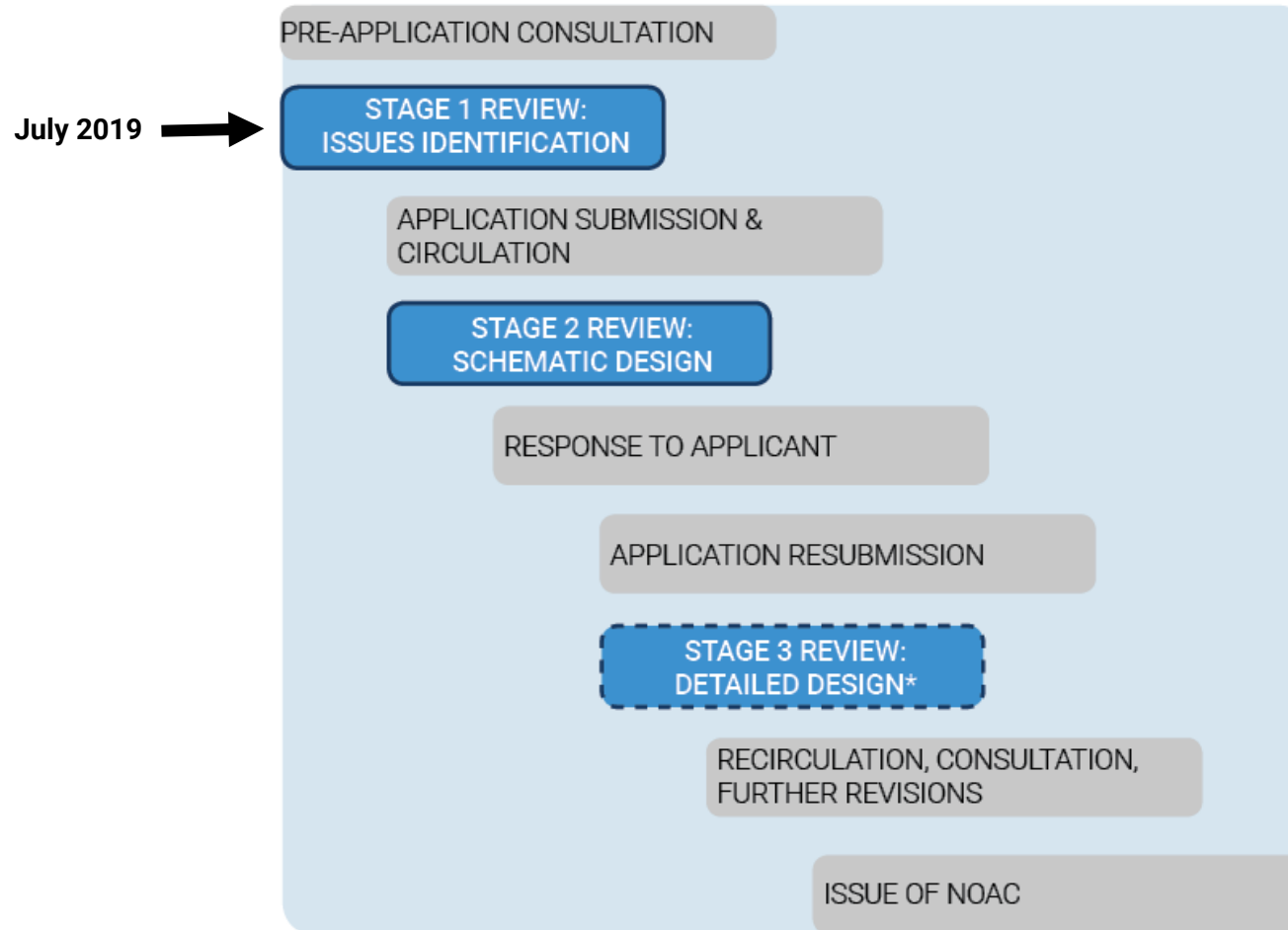
DRP Stream 2: Private land – Site Plan Approval

178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification



Areas for Panel Consideration- City Planning Issues

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance

Review Stage: Issues Identification

1. **Built Form:** consistency of the proposed streetwall and building fit within planned scale of the development block and consistency with the East Bayfront planning and urban design vision.
2. **Site organization and coordination:** The site plan composition including relationship within the FedEx block.
3. **Frontages:** The overall built form composition along all street frontages and the new public street with special regard for scale, character, transparency and architectural fit.
4. **Amenity:** integration and interface with the indoor and outdoor amenity spaces, program, function, landscape treatment, and how the landscape concept improves the user experience of the amenity space for enhanced comfort, safety, and general use.
5. **Sustainability and Innovation:** Use of sustainable building technologies, energy efficiencies, green infrastructure, how the proposal integrates innovations in sustainability through programming or design.

Areas for Panel Consideration- Waterfront Toronto

178-180 Queens Quay East

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Review Stage: Issues Identification

Building

- Does the proposed massing and program distribution support Waterfront Toronto's vision for design excellence and building frontage datum along Queens Quay? Is it consistent with the adjacent developments (from Monde to the east and Daniels on the west)
- Does the proposed ground floor support retail continuity and anchor the corners of the site?
- Does the Panel have suggestions for resolving the podium step-back discrepancies (20m vs 24m) between 162 and 178 QQE ("FedEx" lands) that resulted from two OMB settlements?

Landscape / Public Realm

- Does the proposed mid-block open space provide continuity with the public realm vision of Queens Quay East, the proposed open space at 215 LSBE?
- Does the proposed Northwest building corner condition and streetscape treatment support the future public realm of the new street?

Sustainability

- Does the project support Waterfront Toronto's sustainability objectives?

178 - 180
QUEENS QUAY EAST

**WATERFRONT TORONTO
DESIGN REVIEW PANEL**

JULY 2019

CONTENTS

1. CONTEXT ANALYSIS

2. PROPOSAL - STRATEGIES

3. OPPORTUNITIES - MASSING

1. CONTEXT ANALYSIS


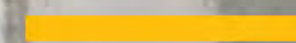

DRAFT







SITE PLAN

-  DESIGN REVIEW AREA
-  178, 180 QUEENS QUAY EAST
-  EAST BAYFRONT PRECINCT PLANNING STUDY AREA



FINANCIAL DISTRICT

ENTERTAINMENT DISTRICT

HARBOURFRONT

ST. LAWRENCE

EAST BAY FRONT

LAKE ONTARIO

CORK TOWN

CANARY DISTRICT

DISTILLERY DISTRICT

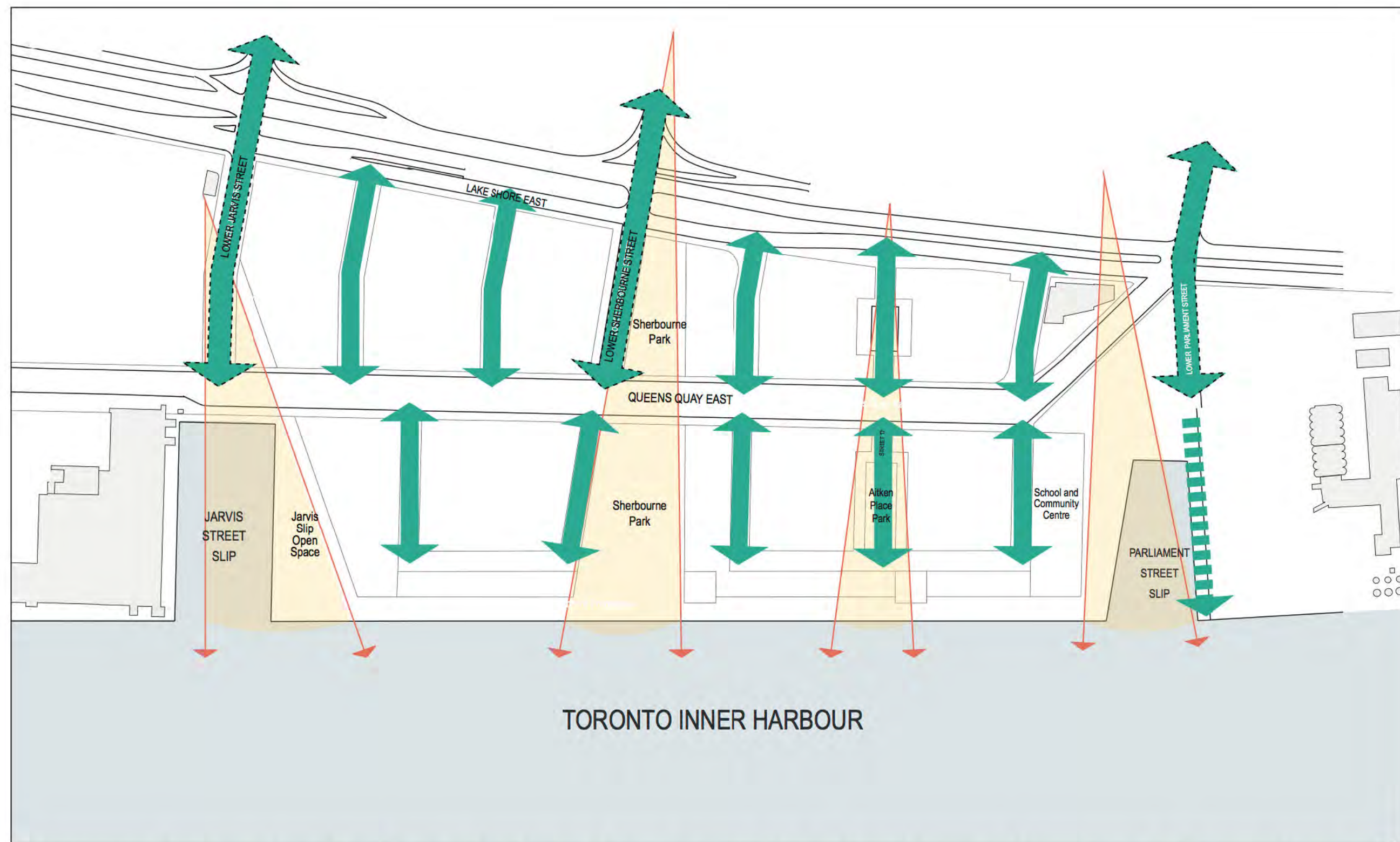
LOWER DON LANDS

NEIGHBOURHOODS

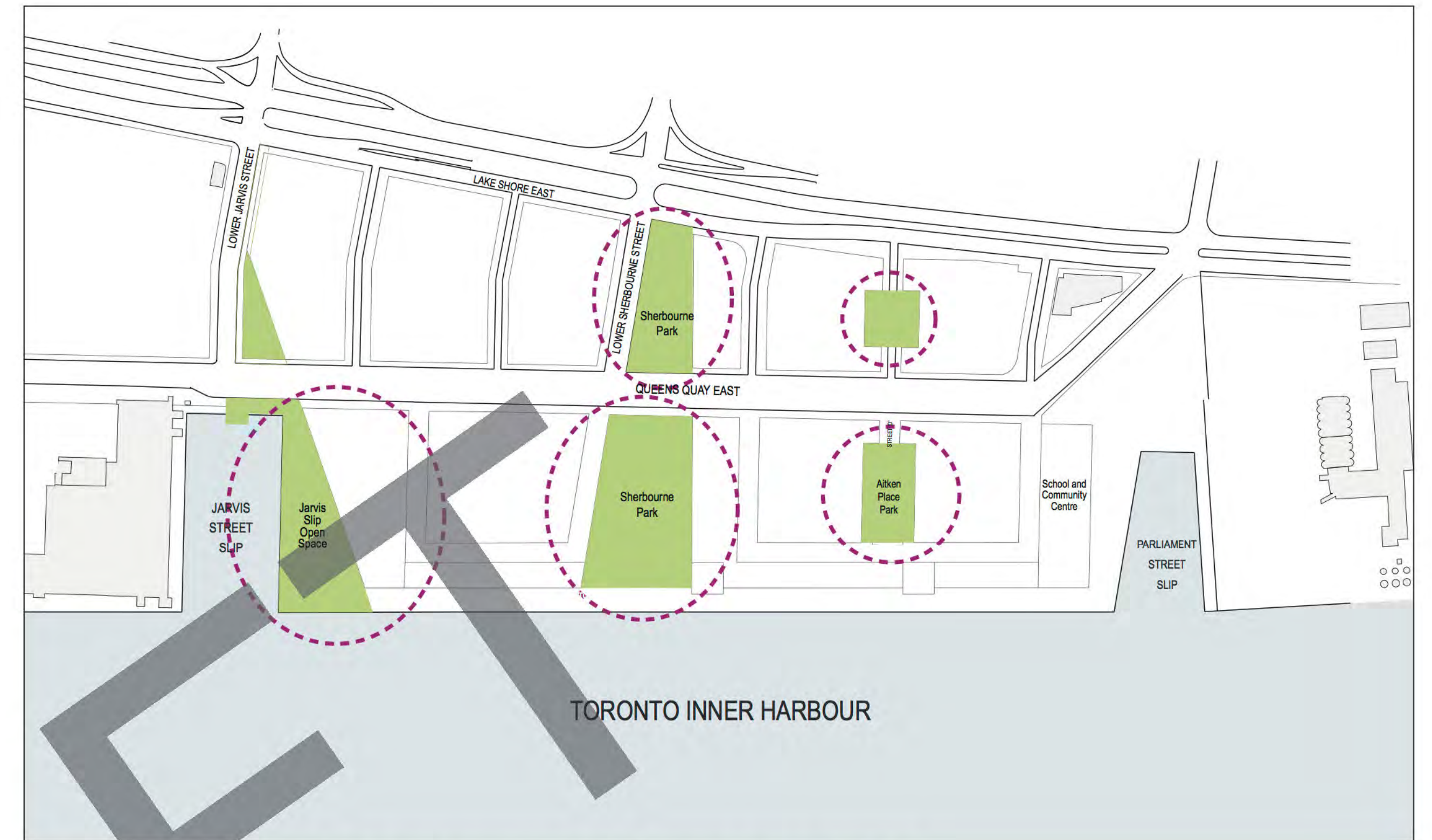
East Bayfront Master Plan



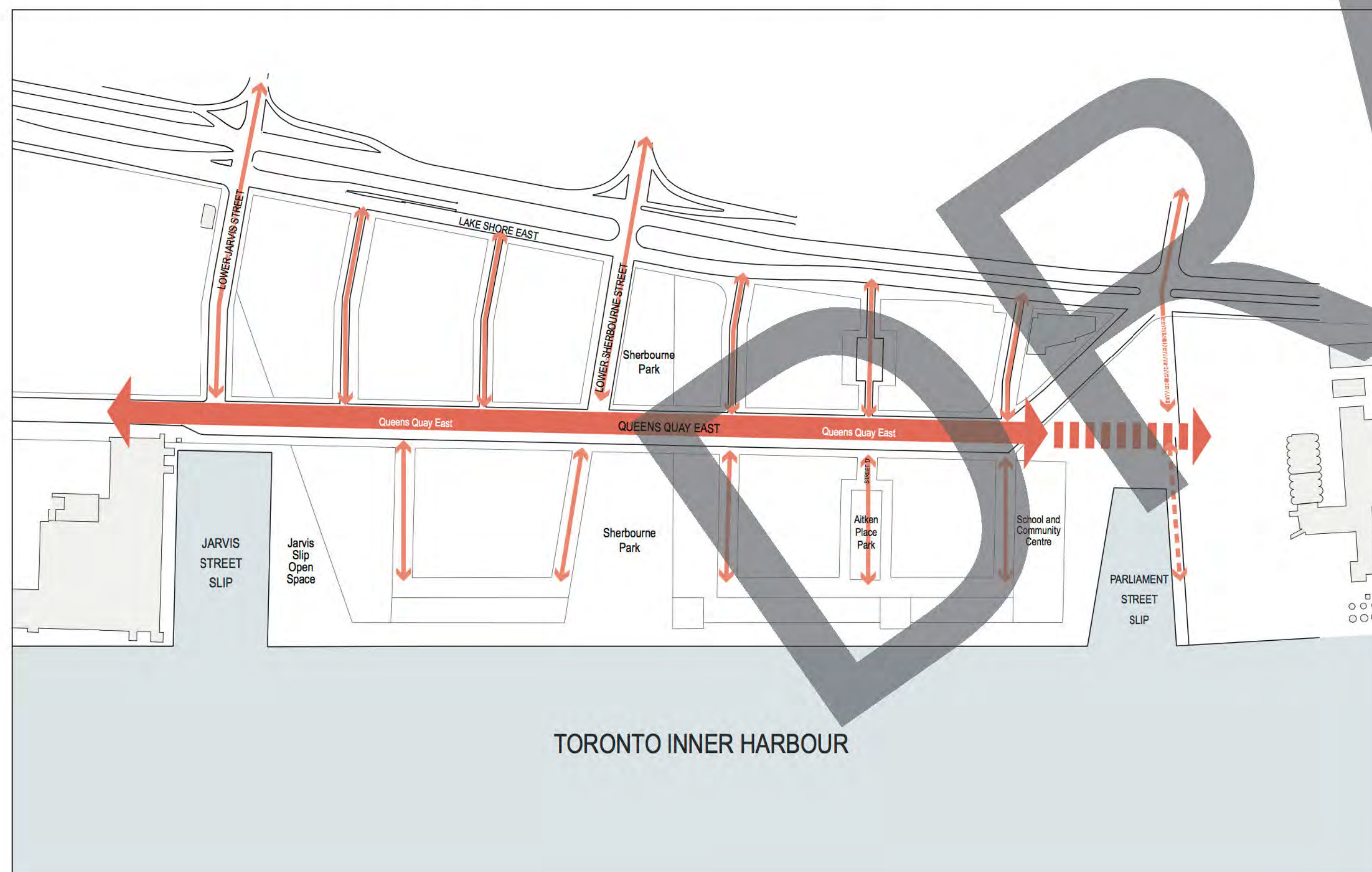
EAST BAYFRONT PRECINCT PLAN



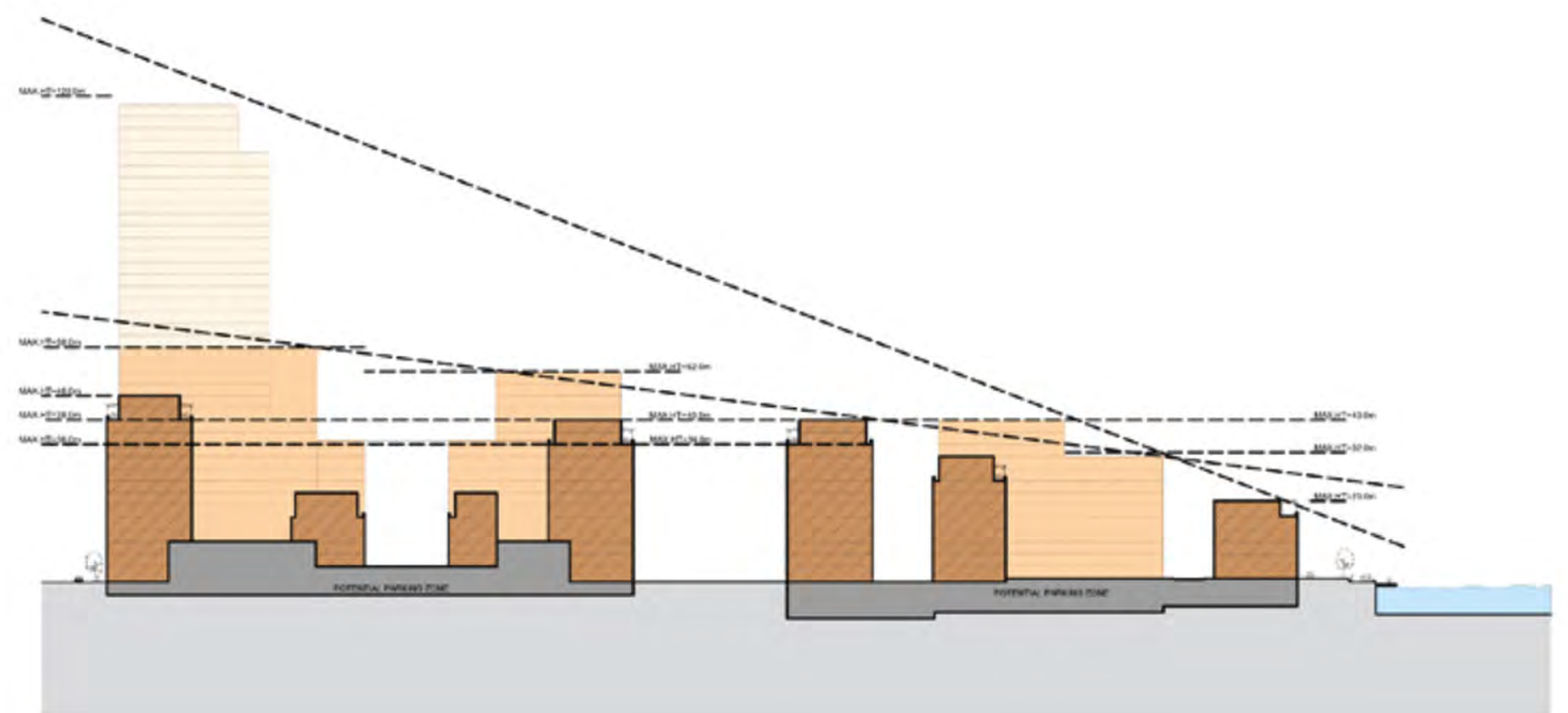
Strengthen physical and visual connection to the water from the city



Create focal points around public open spaces

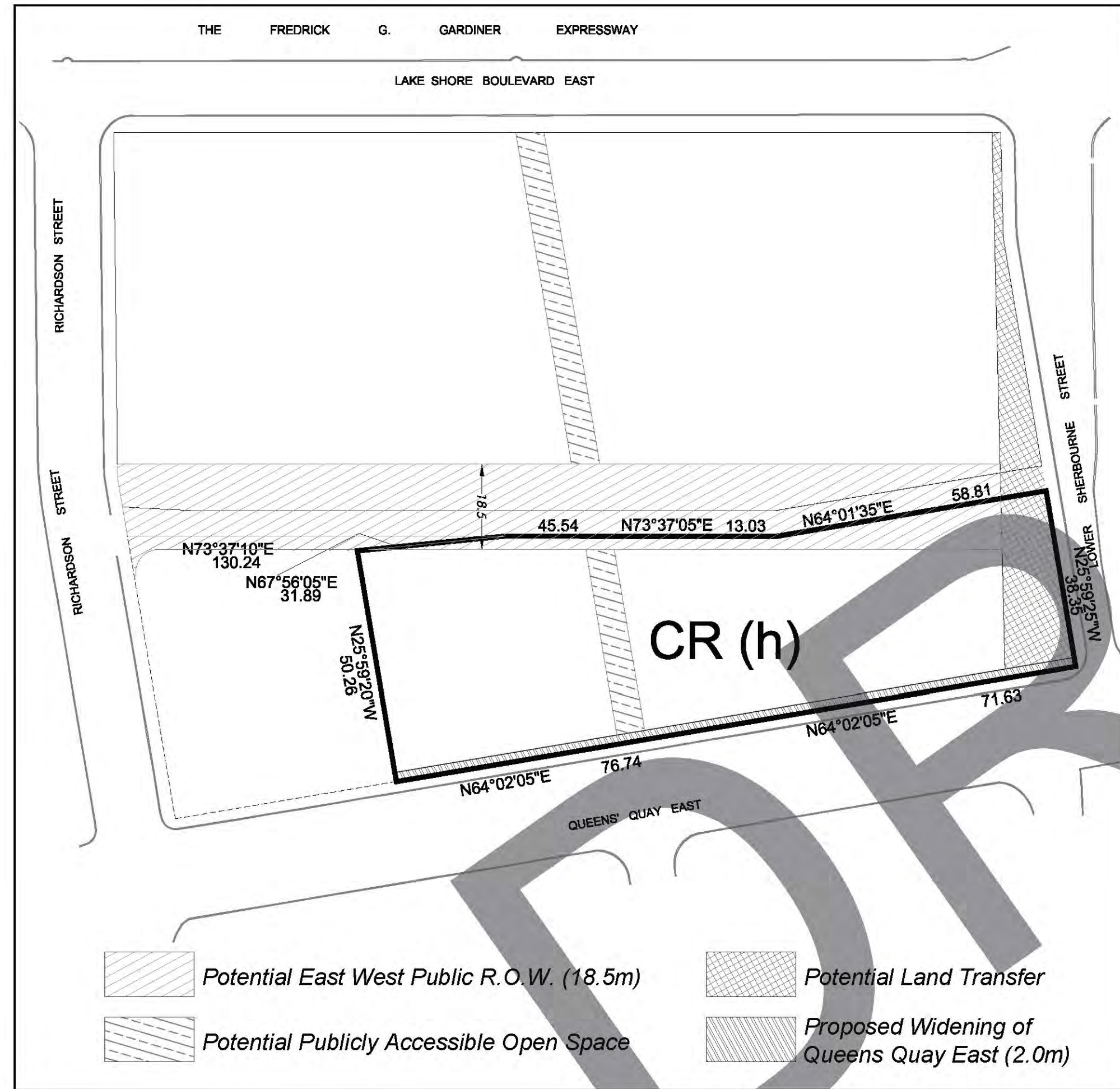


Establish Queens Quay East as the main east-west spine



Generally, buildings in the East Bayfront are mid-rise and step down toward the waters edge. Primary gateways are highlighted by distinctive architectural treatments.

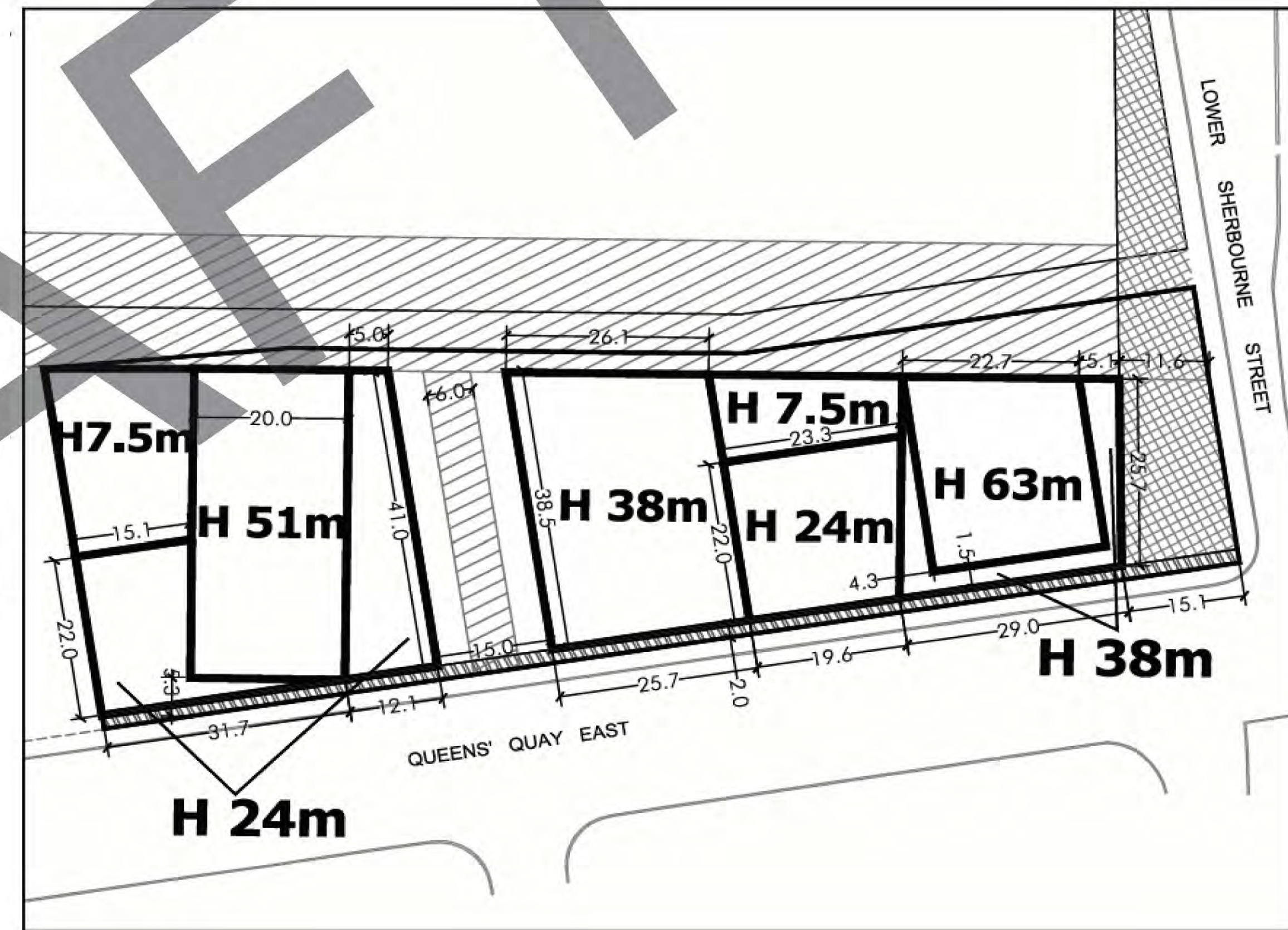
URBAN DESIGN GUIDELINES



Toronto City Planning Division
Map 1
May 11, 2015

File #10

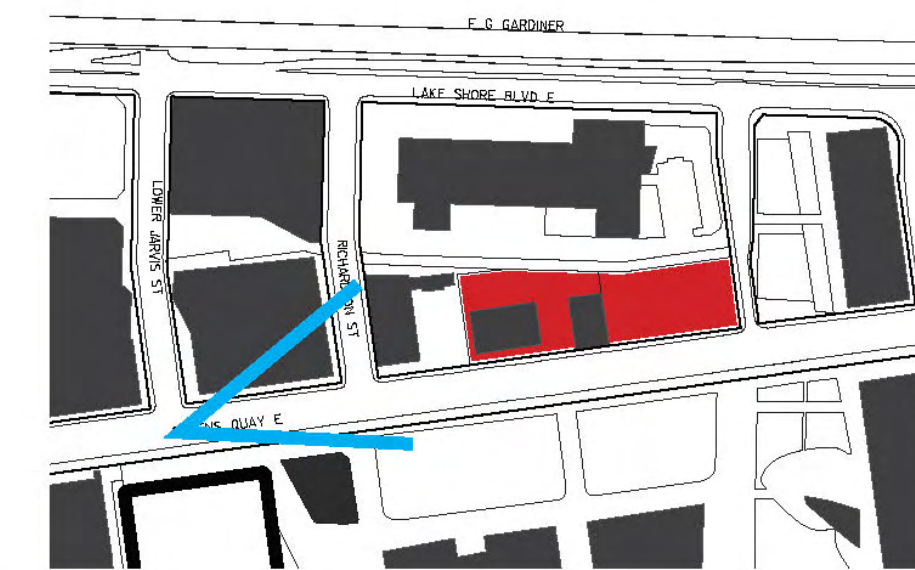
↑
Not to Scale



May 11, 2015

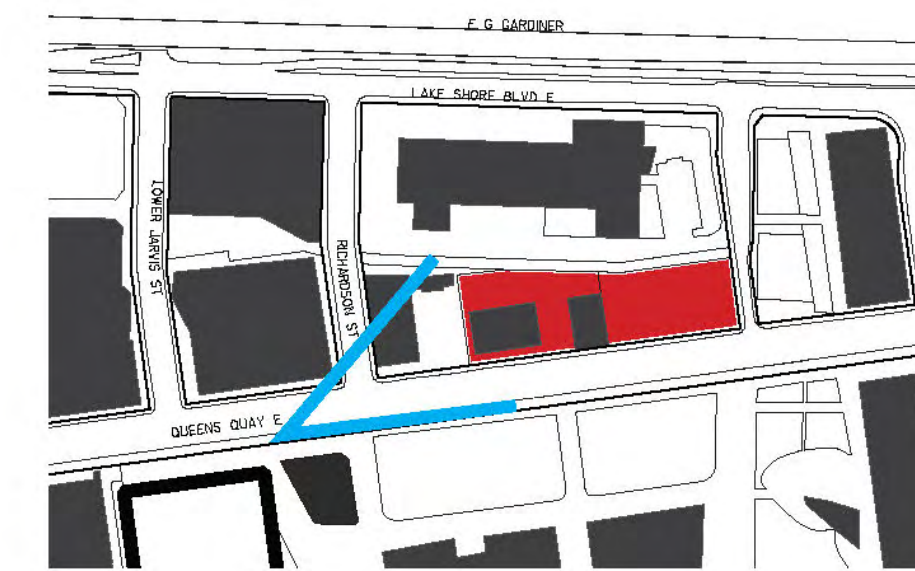
Potential East West Public R.O.W. (18.5m)
Potential Land Transfer
Potential Publicly Accessible Open Space
Proposed Widening of Queens Quay East (2.0m)

BY-LAW - MAXIMUM HEIGHTS & LOT LINES



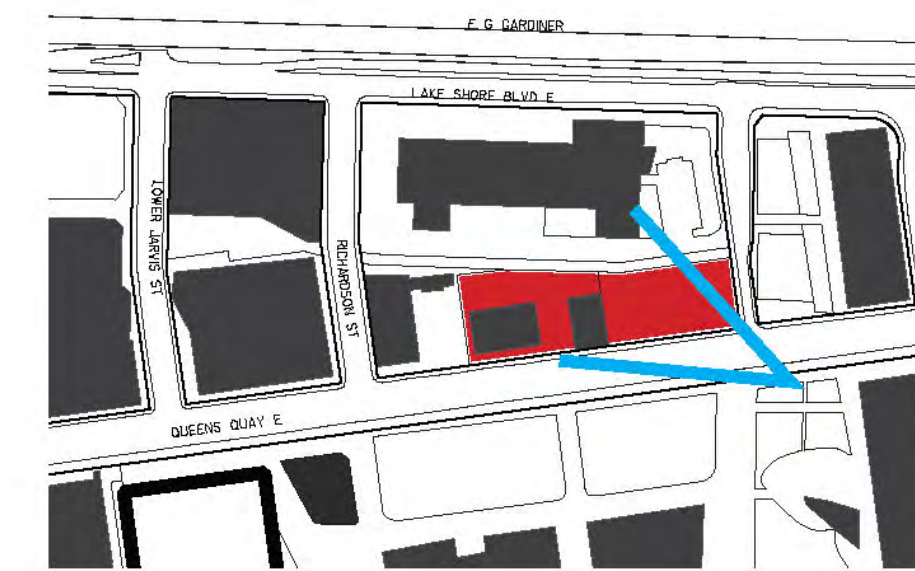
VIEW LOOKING EAST ON QUEENS QUAY EAST

SITE VIEWS



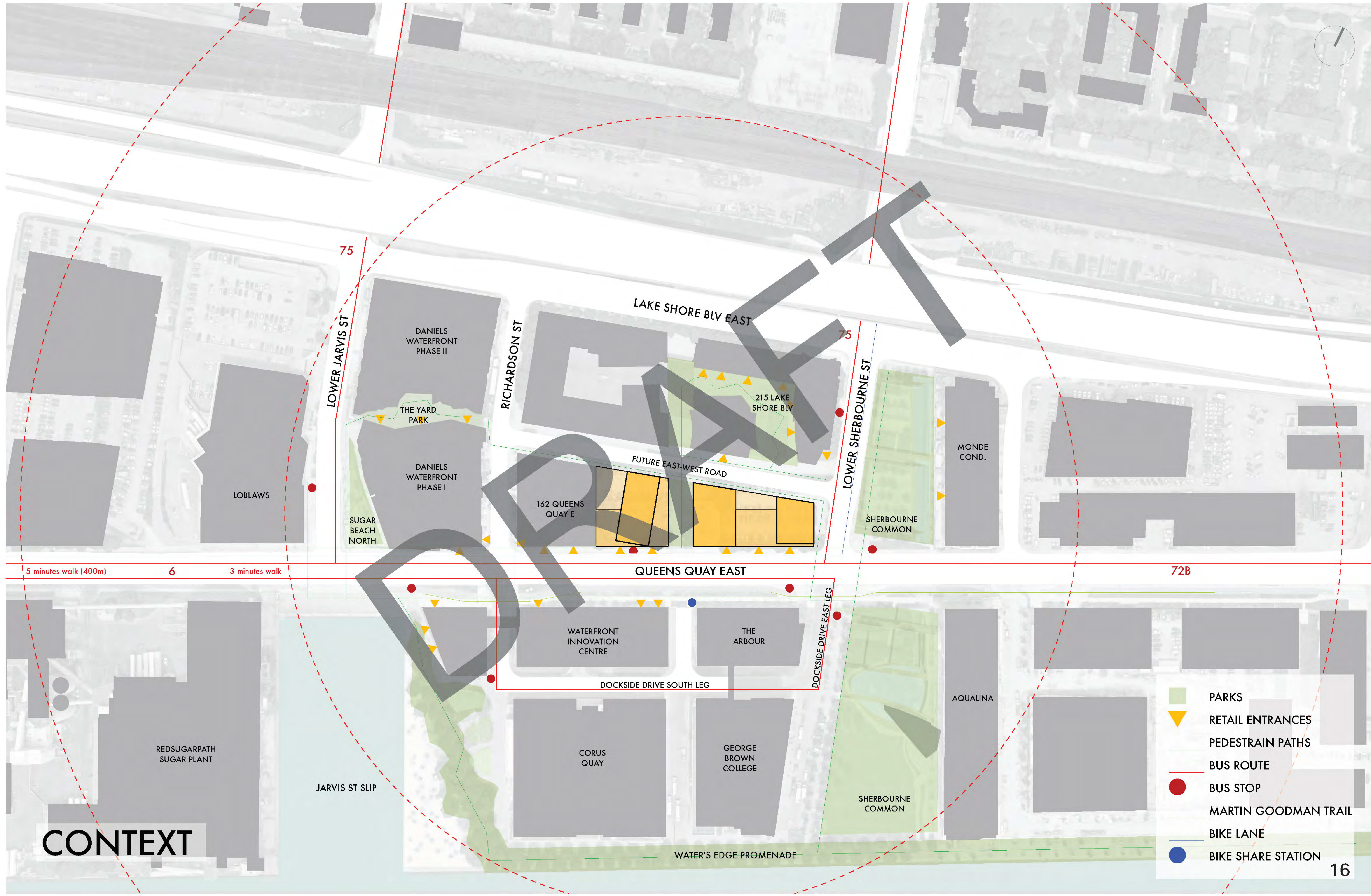
VIEW LOOKING EAST ON QUEENS QUAY EAST

SITE VIEWS



VIEW LOOKING NORTH ON QUEENS QUAY EAST

SITE VIEWS

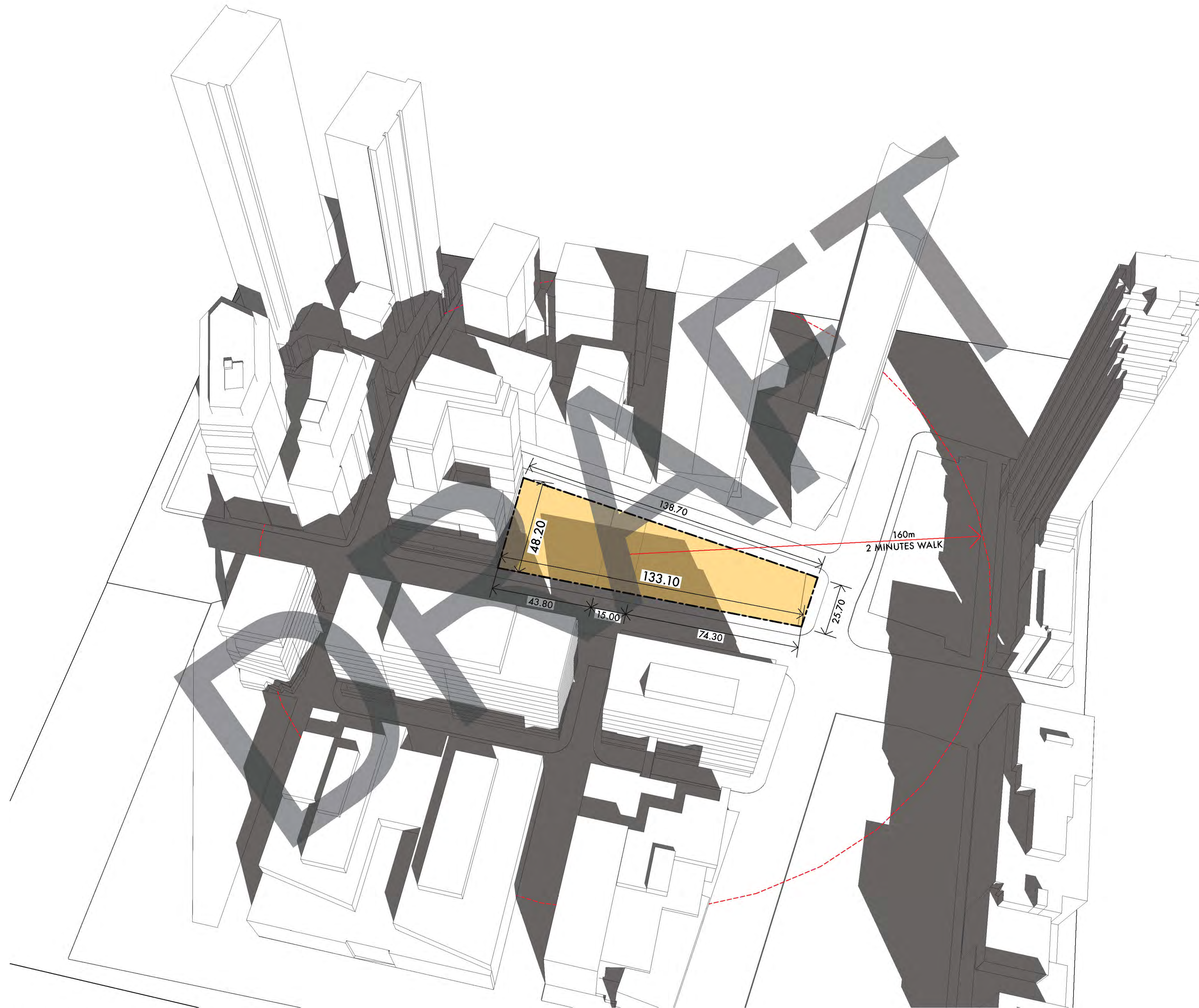


5 minutes walk (400m) 6 3 minutes walk

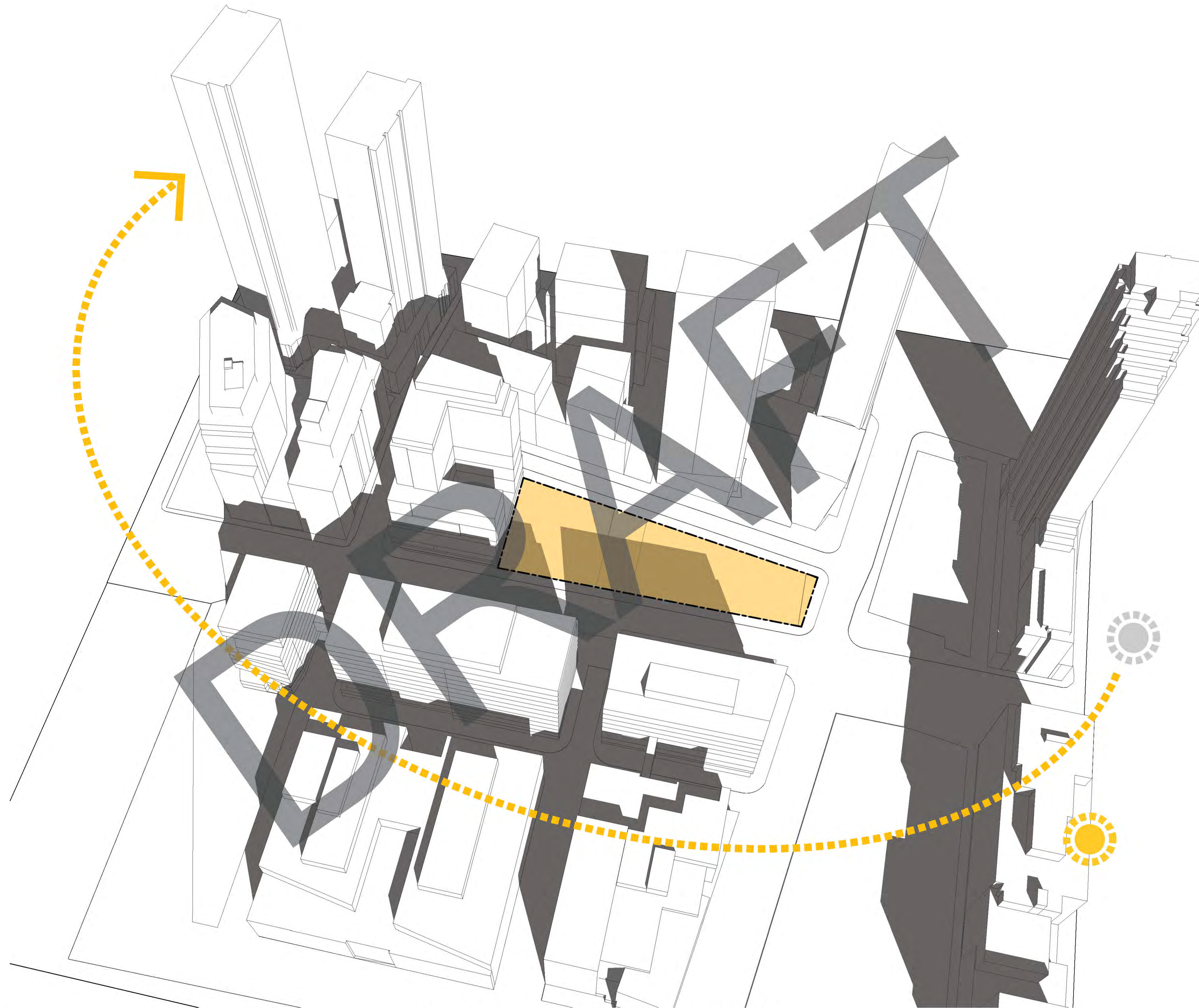
72B

CONTEXT

- PARKS
- RETAIL ENTRANCES
- PEDESTRAIN PATHS
- BUS ROUTE
- BUS STOP
- MARTIN GOODMAN TRAIL
- BIKE LANE
- BIKE SHARE STATION

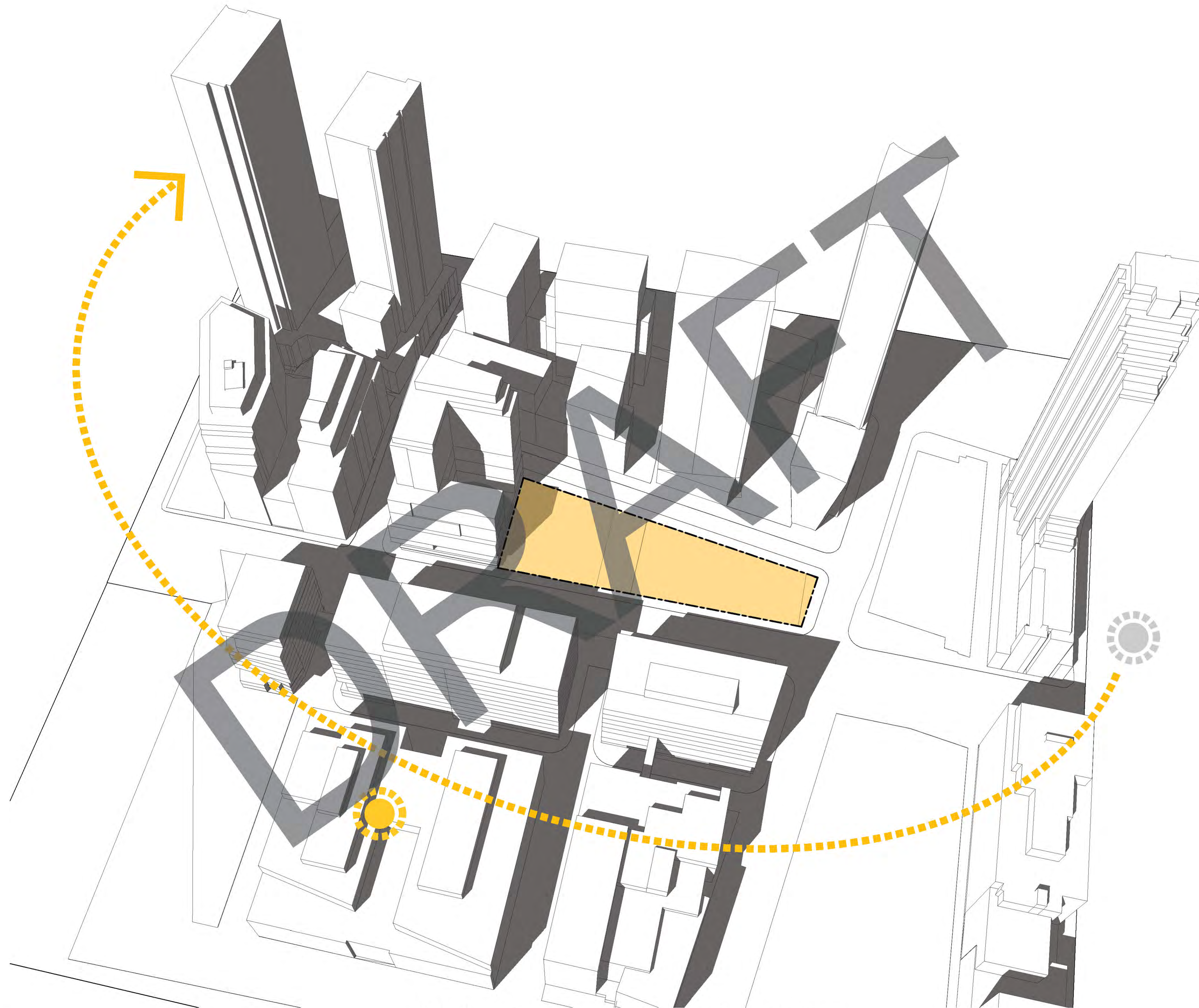


SITE DIMENSIONS



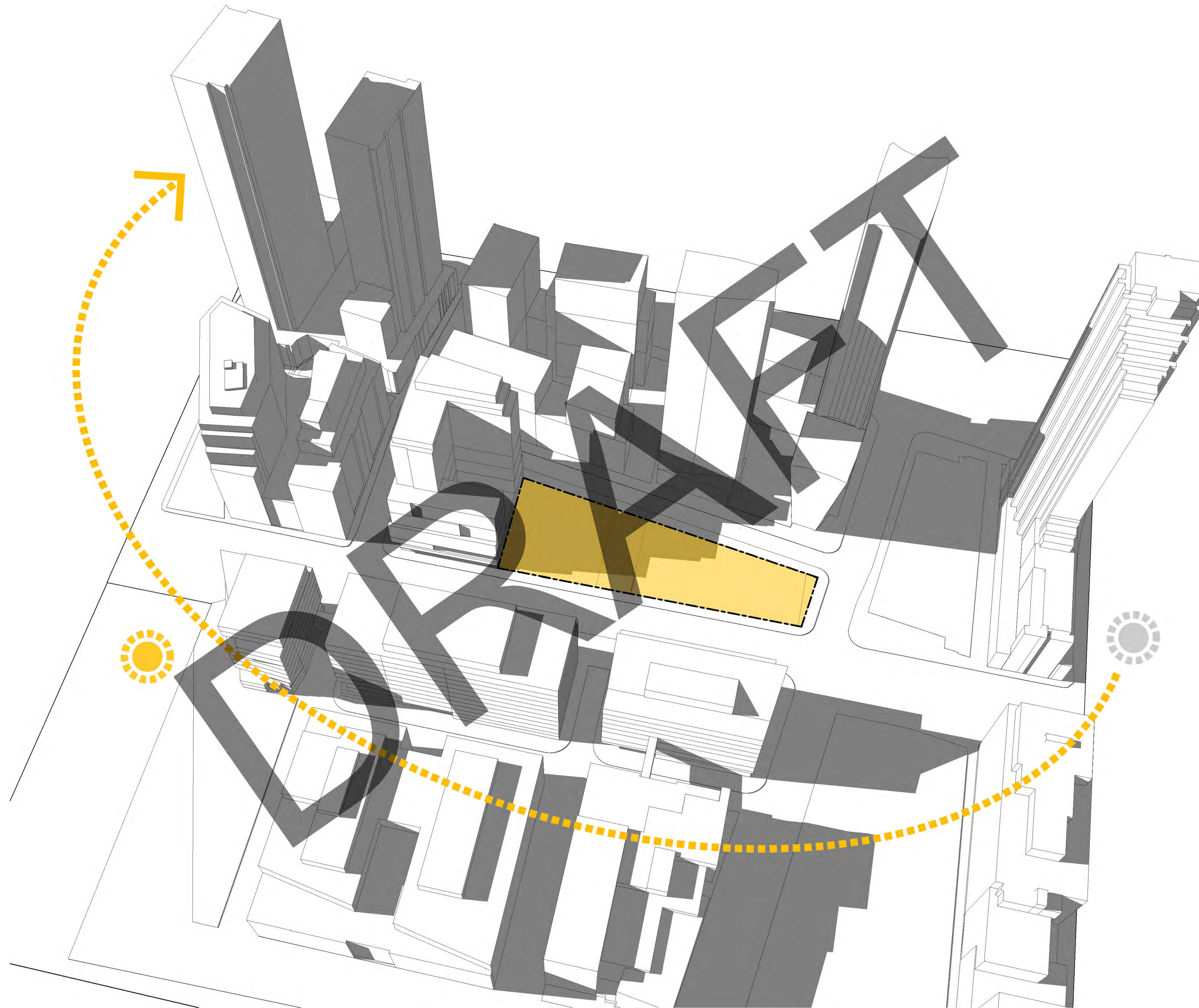
SUN COURSE

01 - Sun Shadows - September 21 - 9:18 am



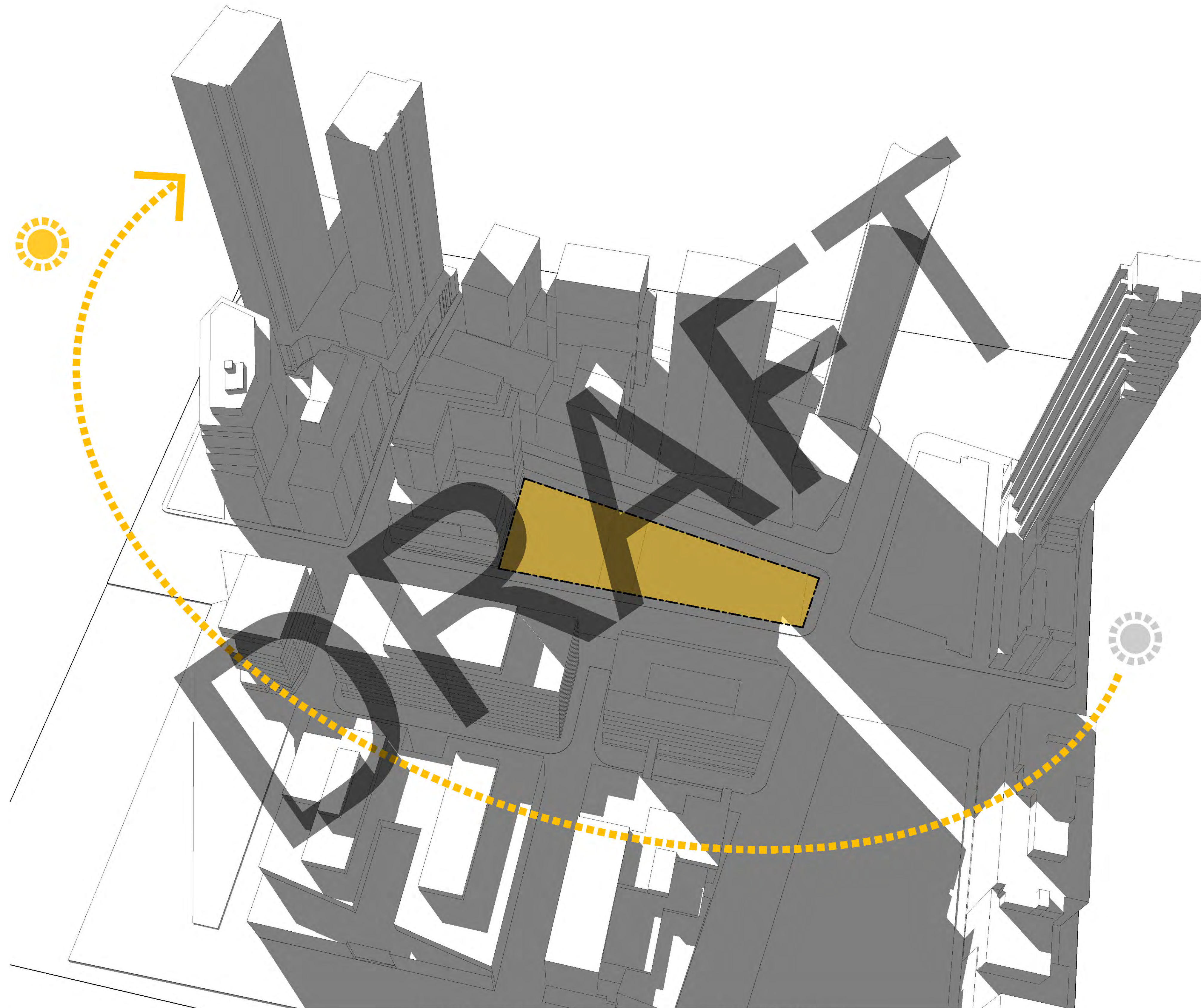
SUN COURSE

02 - Sun Shadows - September 21 - 12:18 pm



SUN COURSE

03 - Sun Shadows - September 21 - 15:18 pm



SUN COURSE

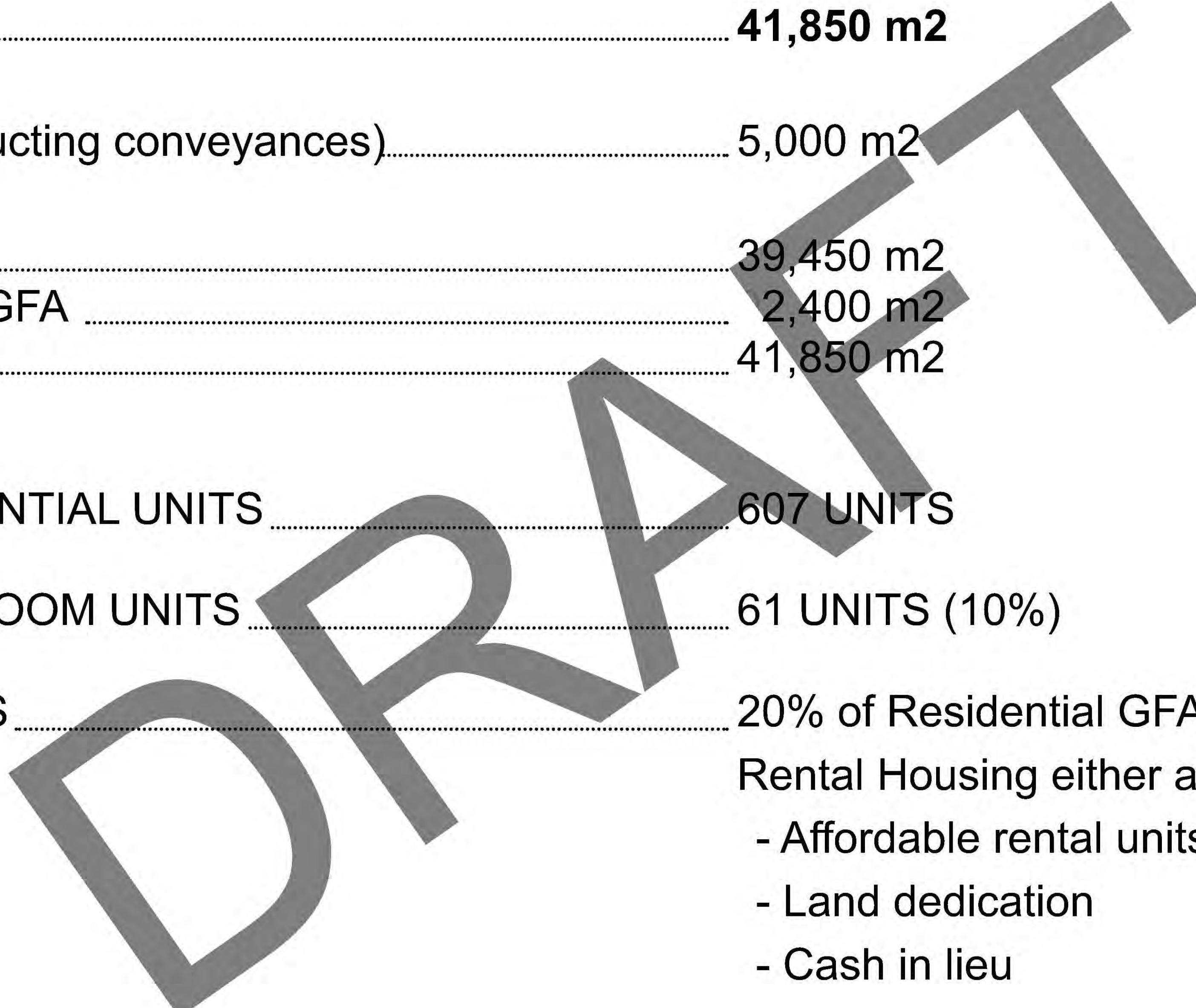
04 - Sun Shadows - September 21 - 18:00 pm

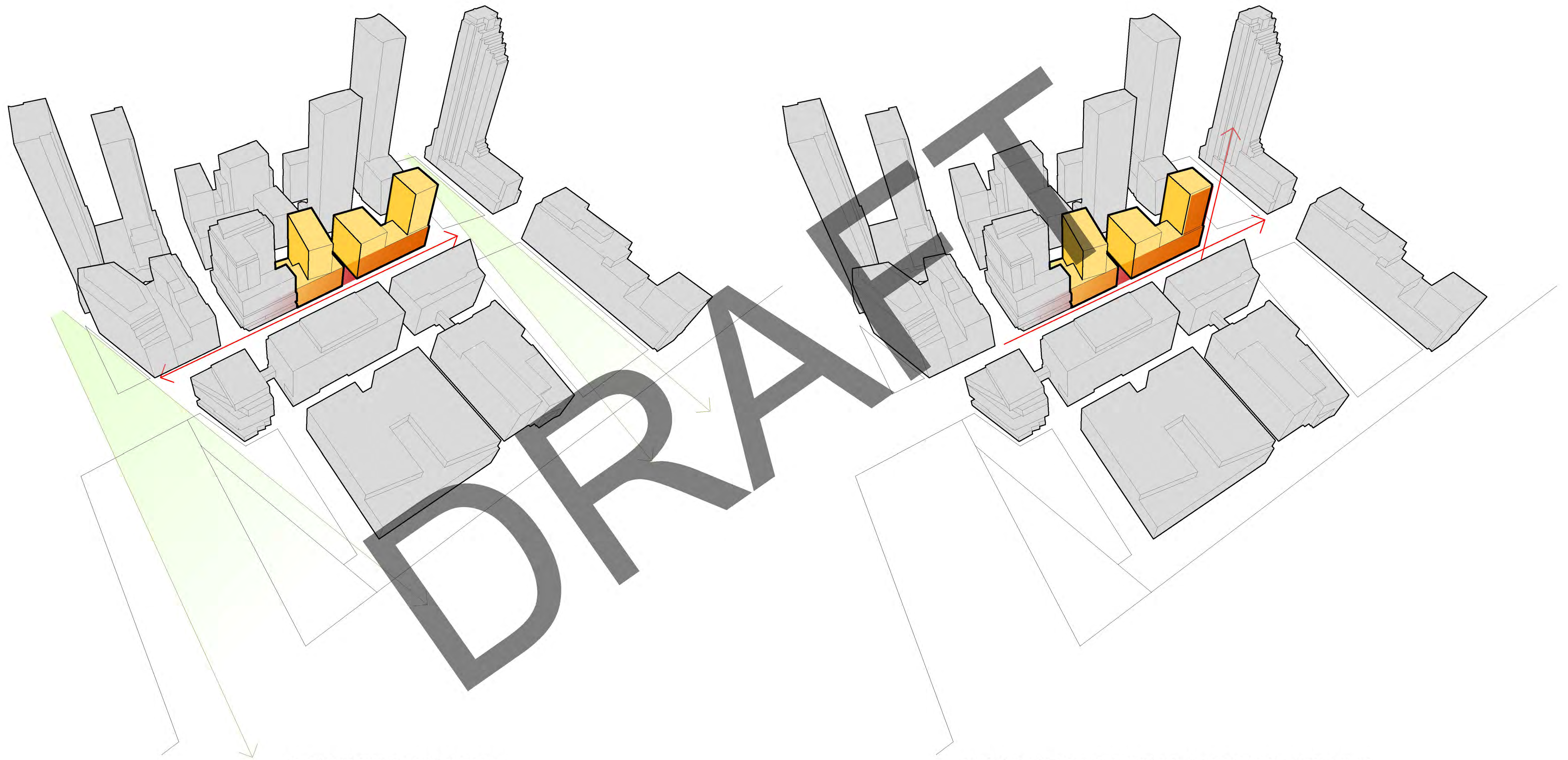
2. PROPOSAL - STRATEGIES

DRAFT

SITE STATISTICS

ZONING	Former Zoning By-Law 438-86
MAXIMUM GFA	41,850 m2
LOT AREA (after deducting conveyances)	5,000 m2
RESIDENTIAL GFA	39,450 m2
NON RESIDENTIAL GFA	2,400 m2
TOTAL GFA	41,850 m2
ESTIMATED RESIDENTIAL UNITS	607 UNITS
ESTIMATED 3 BEDROOM UNITS	61 UNITS (10%)
AFFORDABLE UNITS	20% of Residential GFA to be provided as Affordable Rental Housing either as: <ul style="list-style-type: none"> - Affordable rental units - Land dedication - Cash in lieu
ESTIMATED VEHICLE PARKING	245
ESTIMATED BYCICLE PARKING	614
LOADING	1 type G + 1 type B

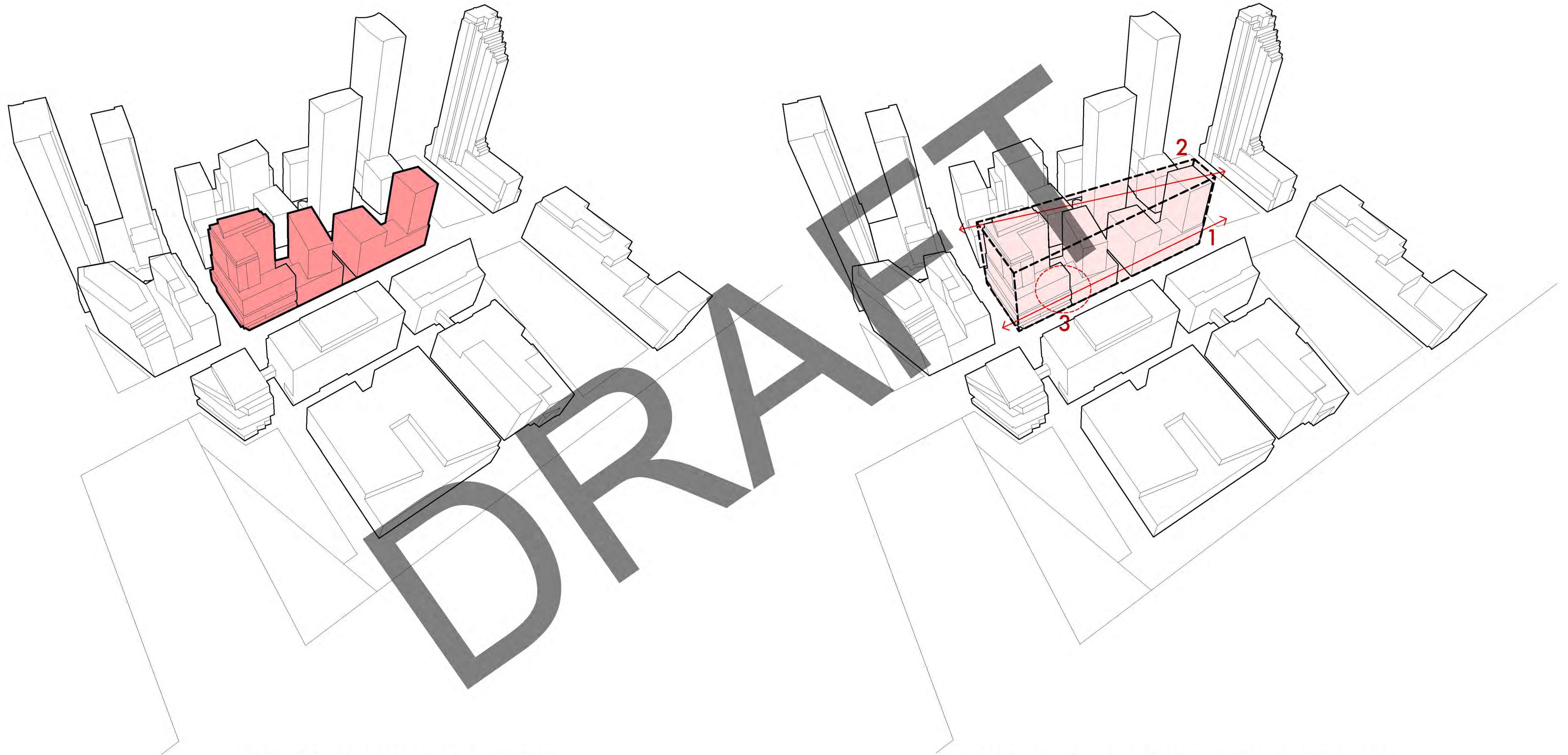




CONTINUITY OF STREET

IMPORTANCE OF BEING A CORNER BUILDING

DESIGN APPROACH

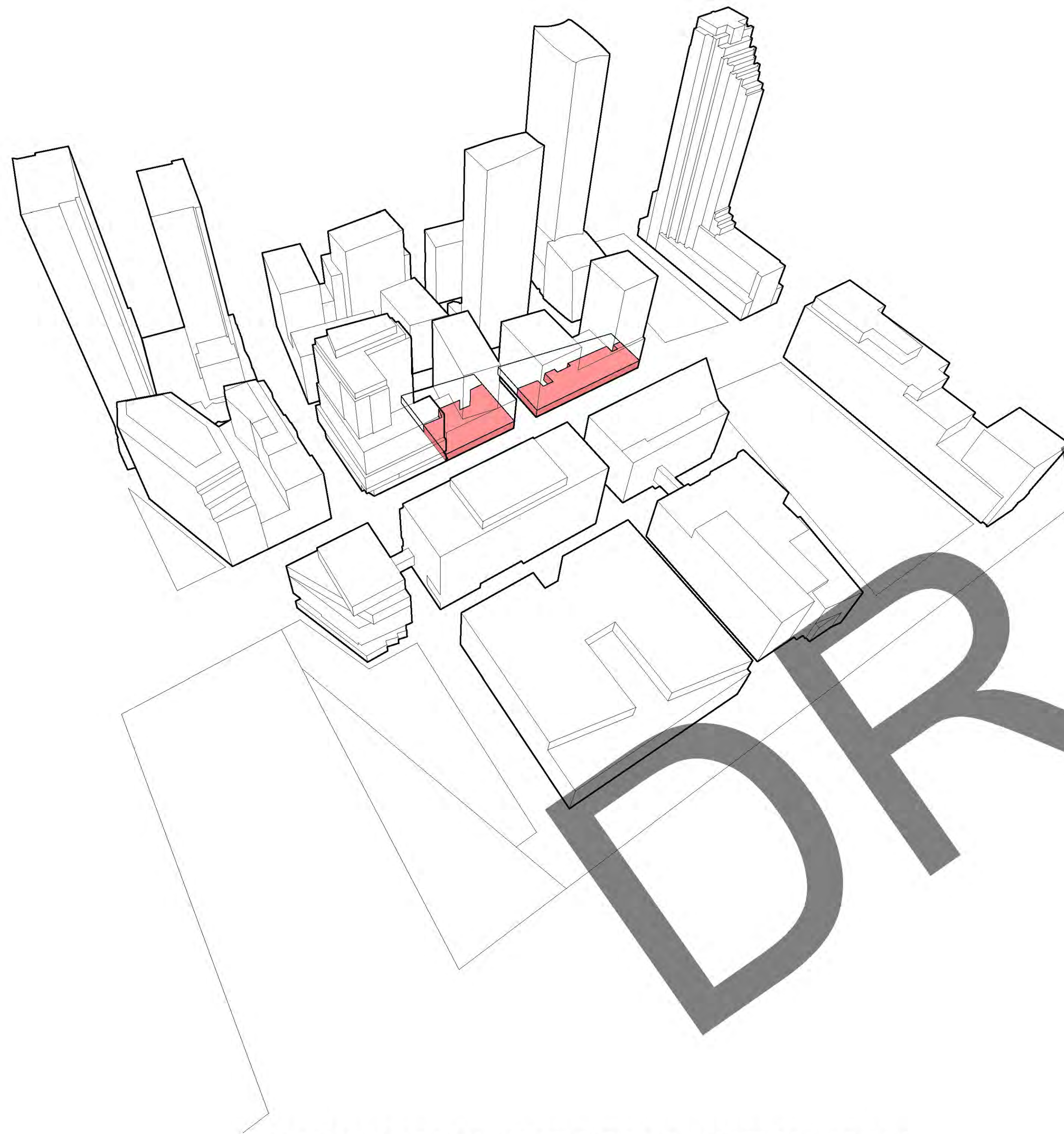


VIEWING THE BLOCK AS A WHOLE

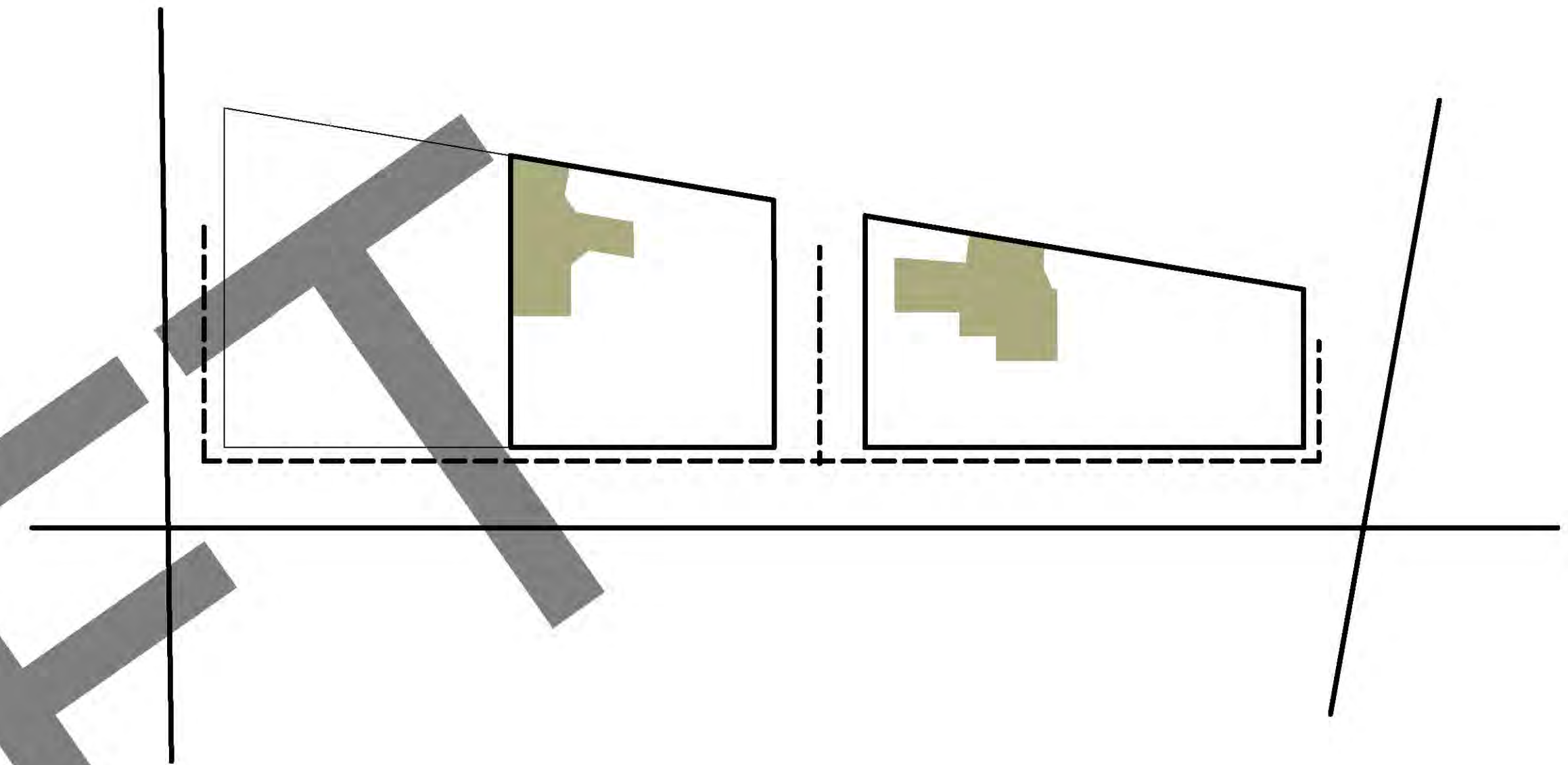
IDENTIFYING OPPORTUNITIES AND CONSTRAINTS

DESIGN APPROACH

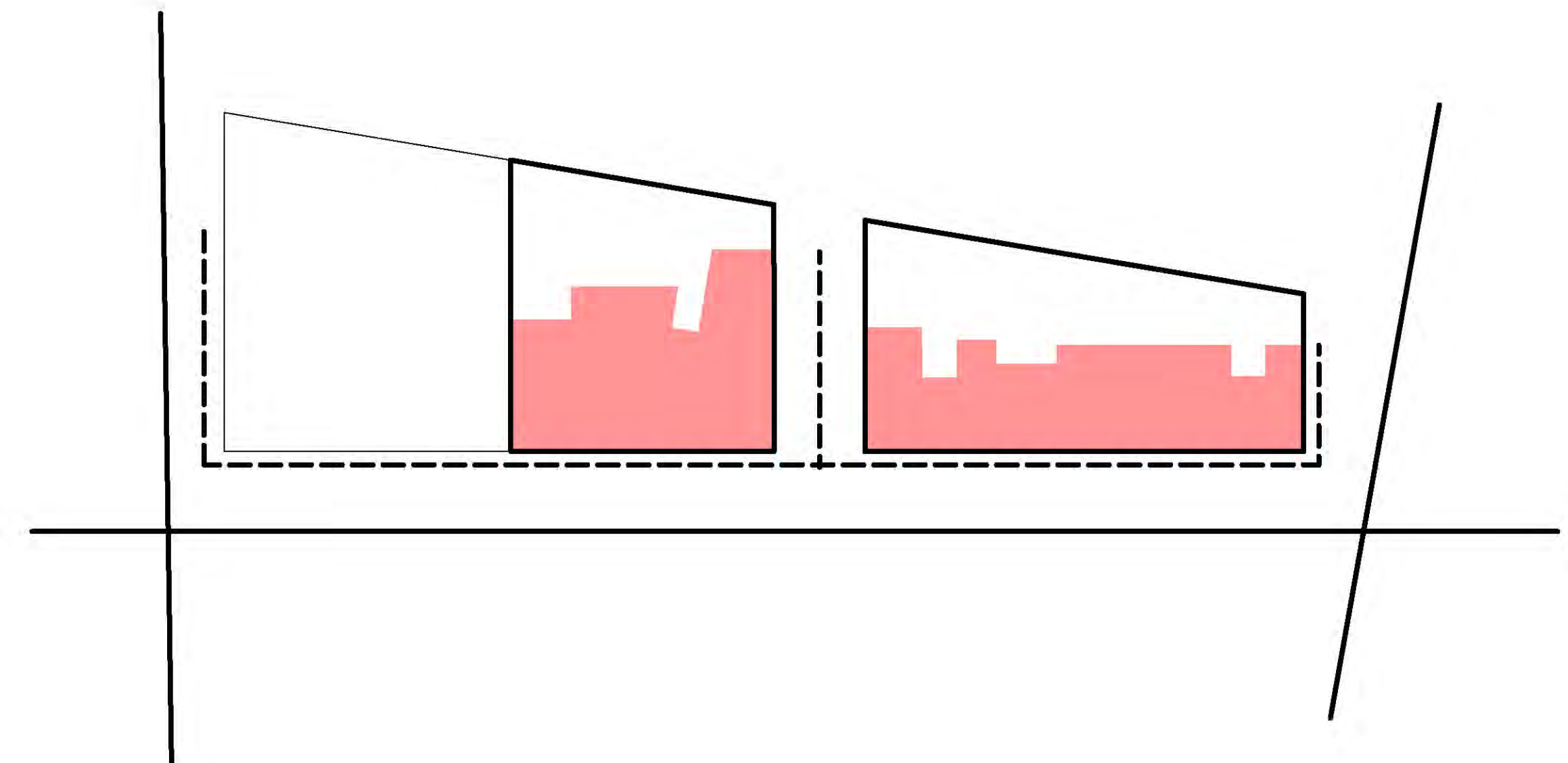
- 1 - STREET WALL ALIGNMENT
- 2 - HEIGHTS ACROSS THE BLOCK
- 3 - INTERFACE BETWEEN PROJECTS



VALUING GROUND FLOOR ANIMATION AREAS

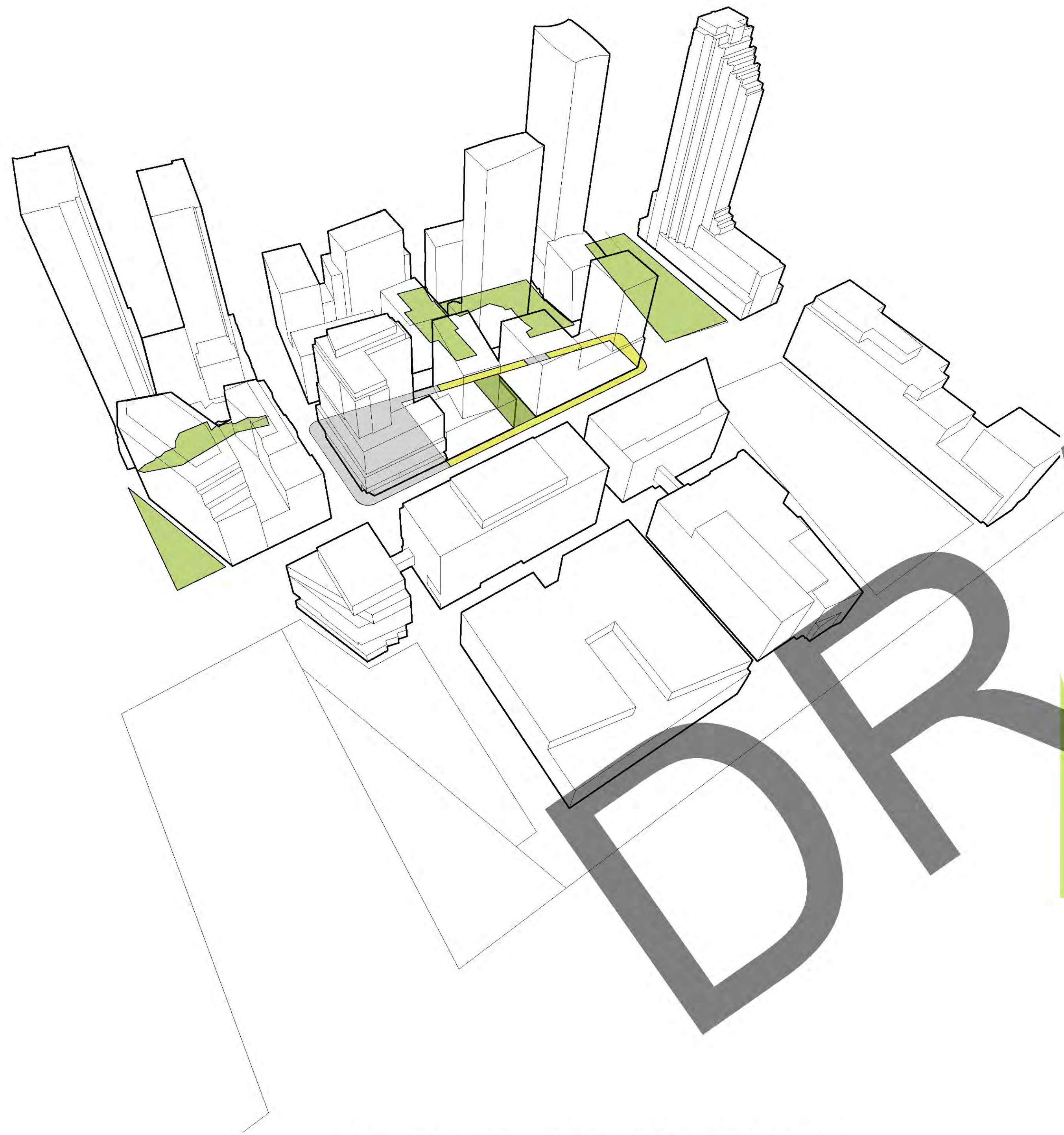


MINIMIZING LOADING FRONTAGE

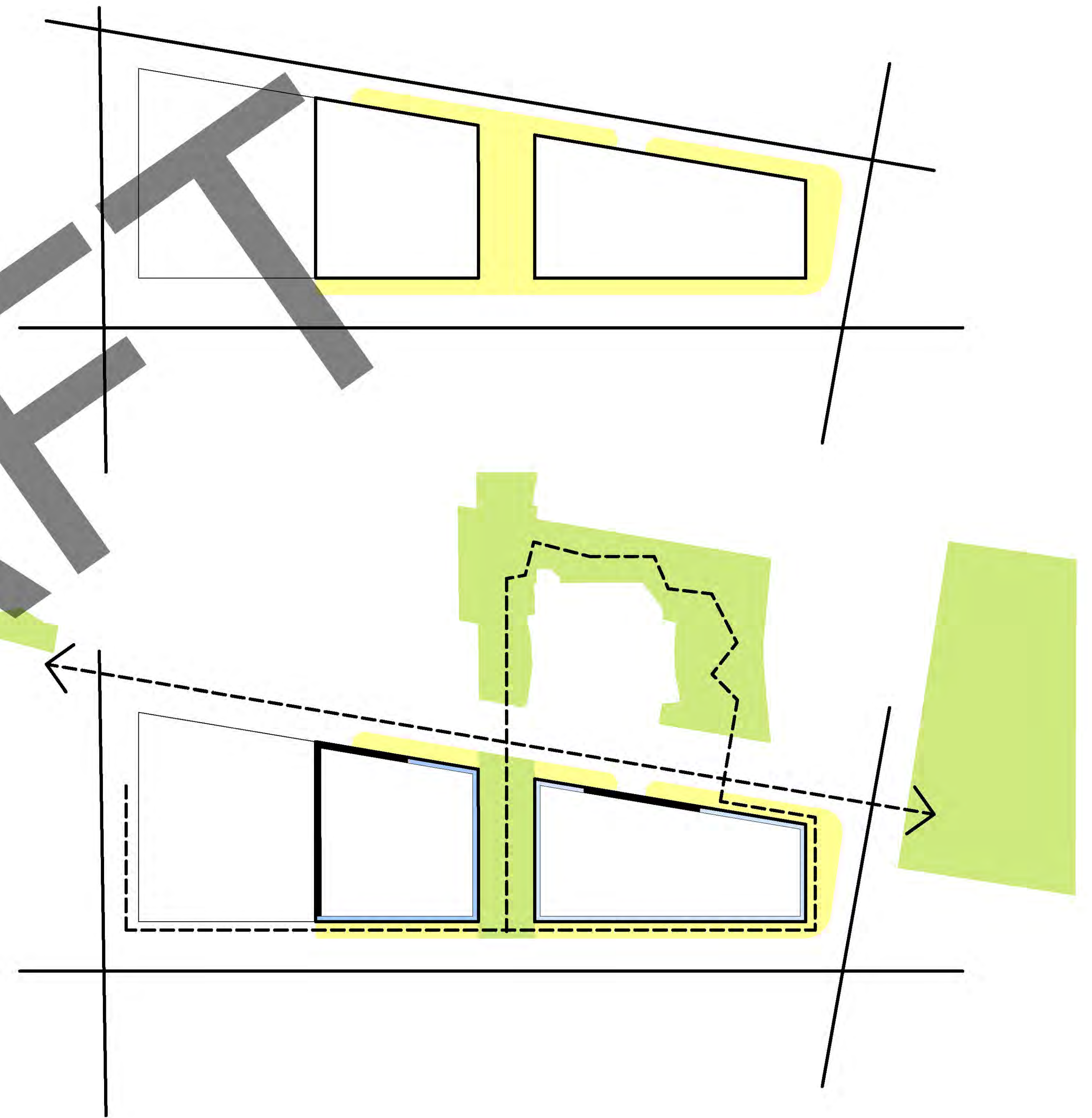


MAXIMIZING RETAIL FRONTAGE

DESIGN APPROACH



VALUING THE PATHS BETWEEN PARKS

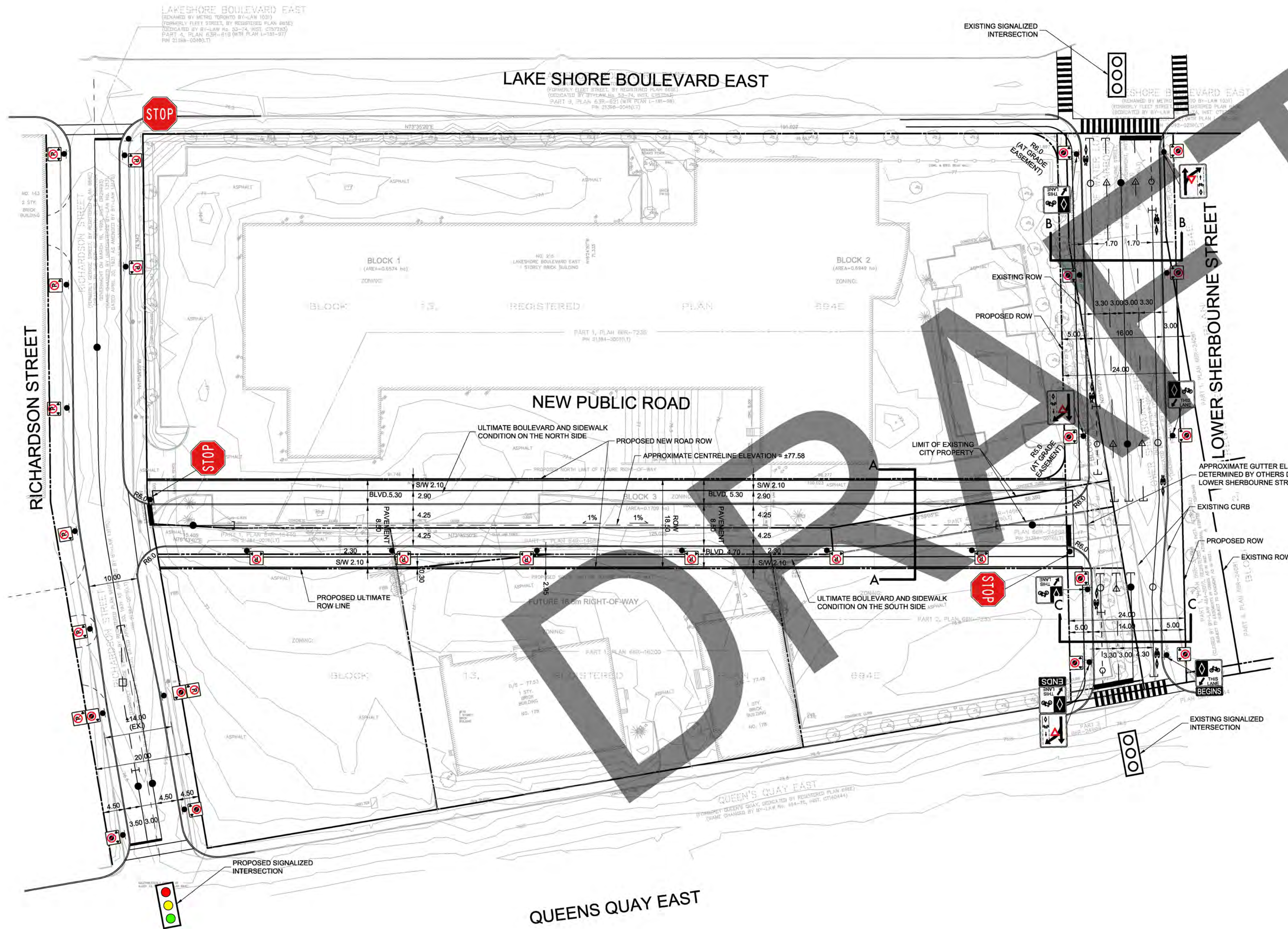


LANDSCAPE DESIGN TO BOOST NATURAL PEDESTRIAN CONNECTIONS

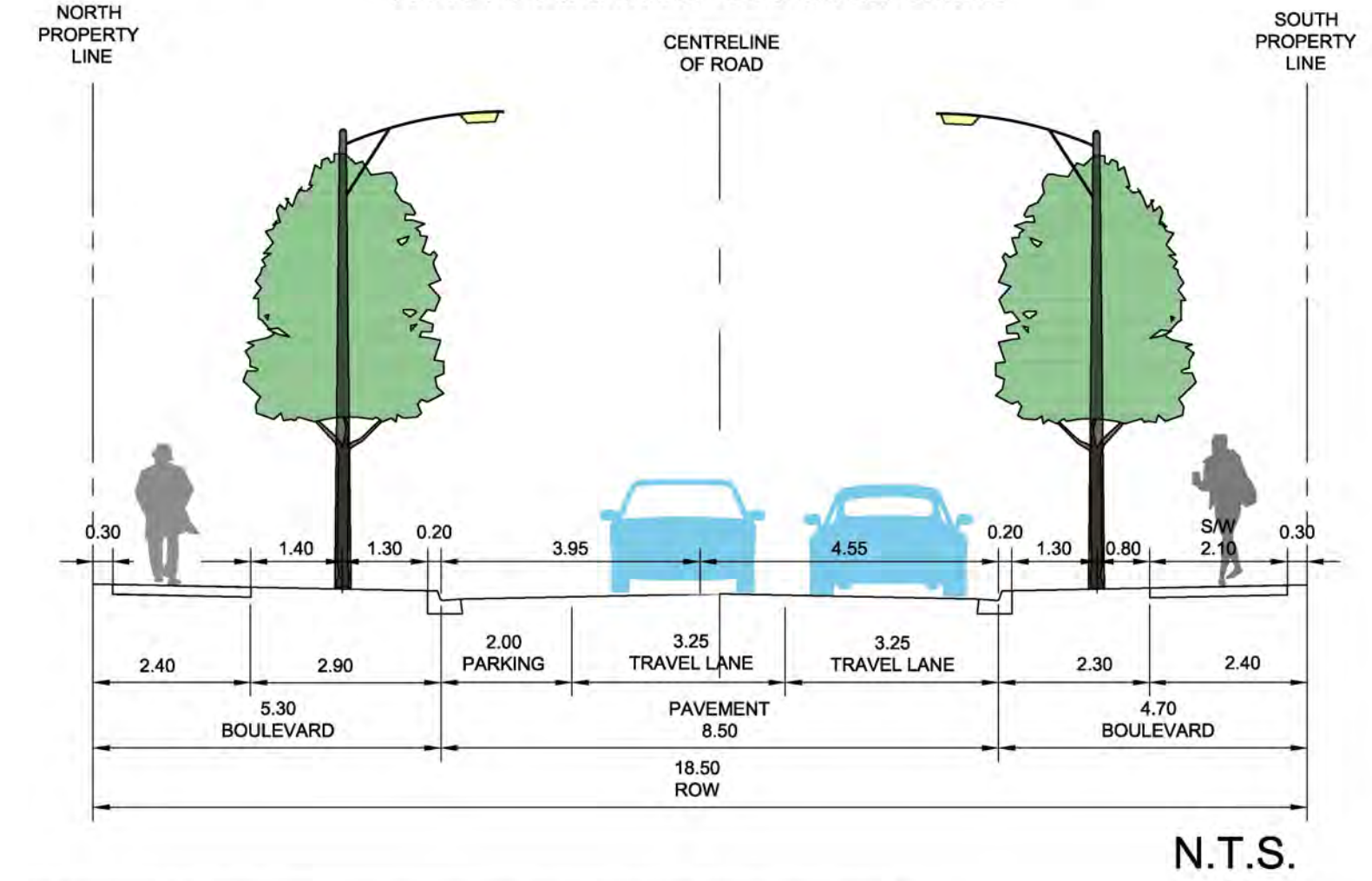
DESIGN APPROACH



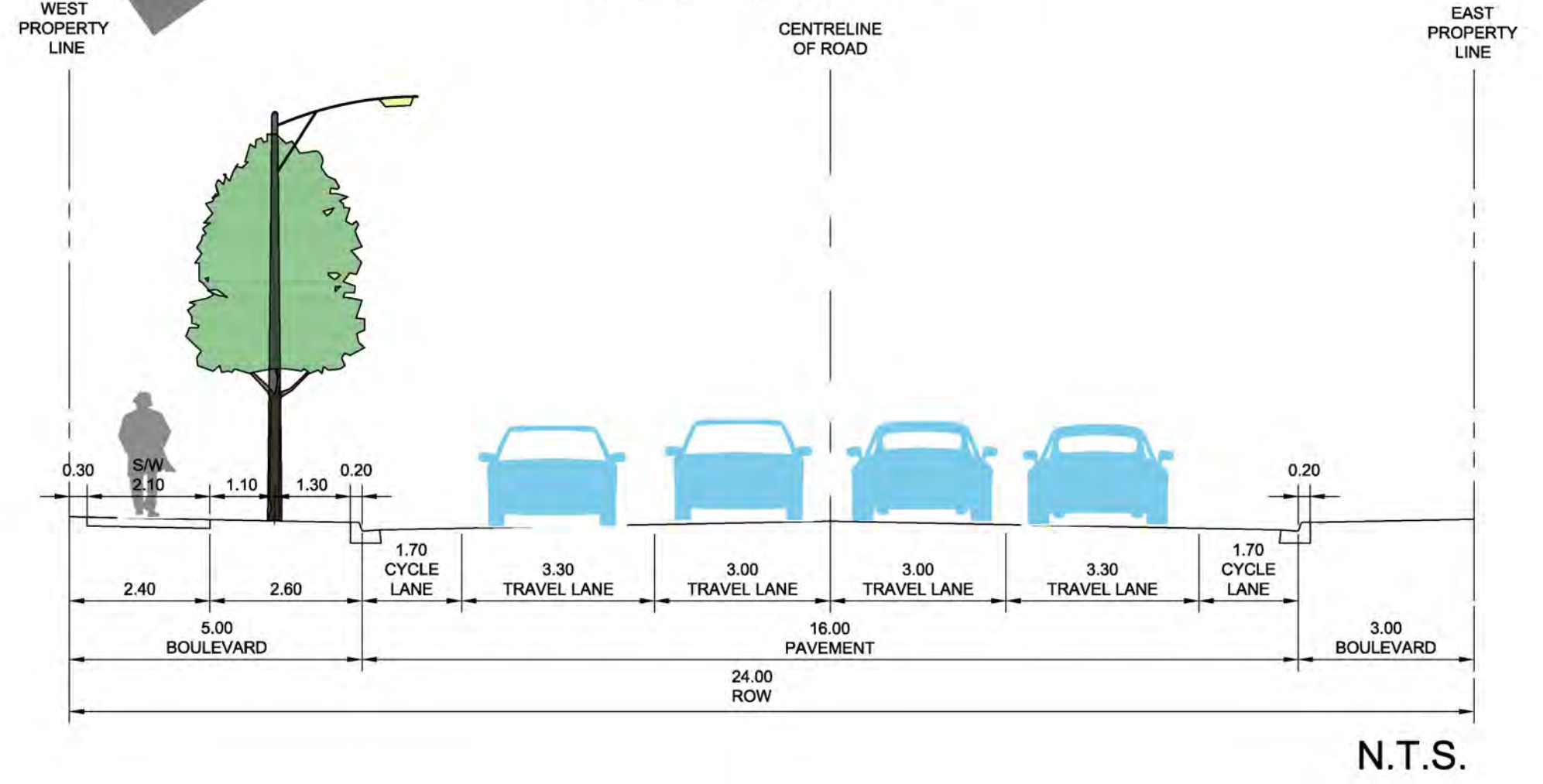
LANDSCAPE DESIGN - PRECEDENTS



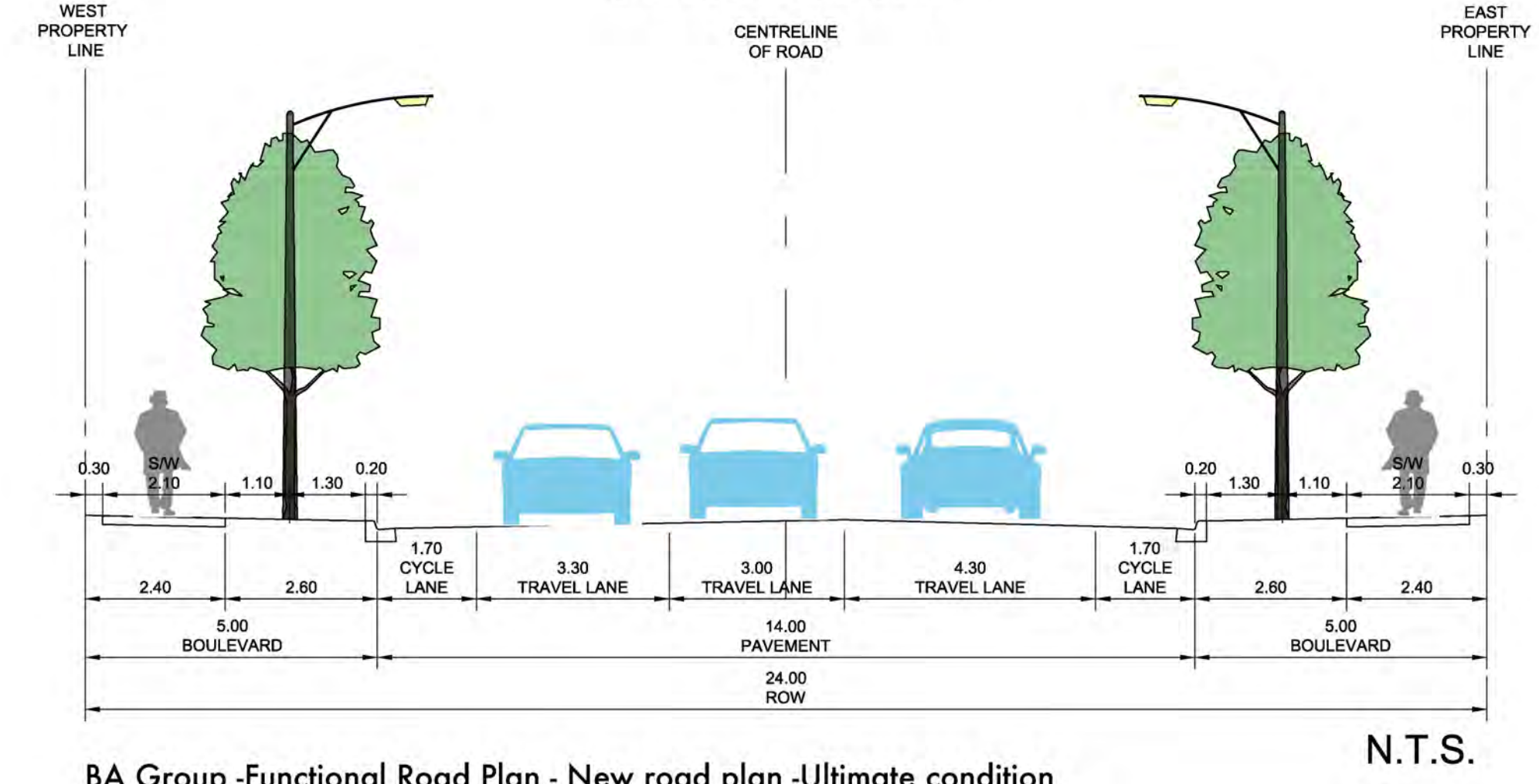
**SECTION A-A
NEW STREET 18.5m ROW - 2 LANE ROADWAY
WITH PARKING ON ONE SIDE**



**SECTION B-B
LOWER SHERBOURNE STREET
4 LANE ROADWAY**



**SECTION C-C
LOWER SHERBOURNE STREET
3 LANE ROADWAY**



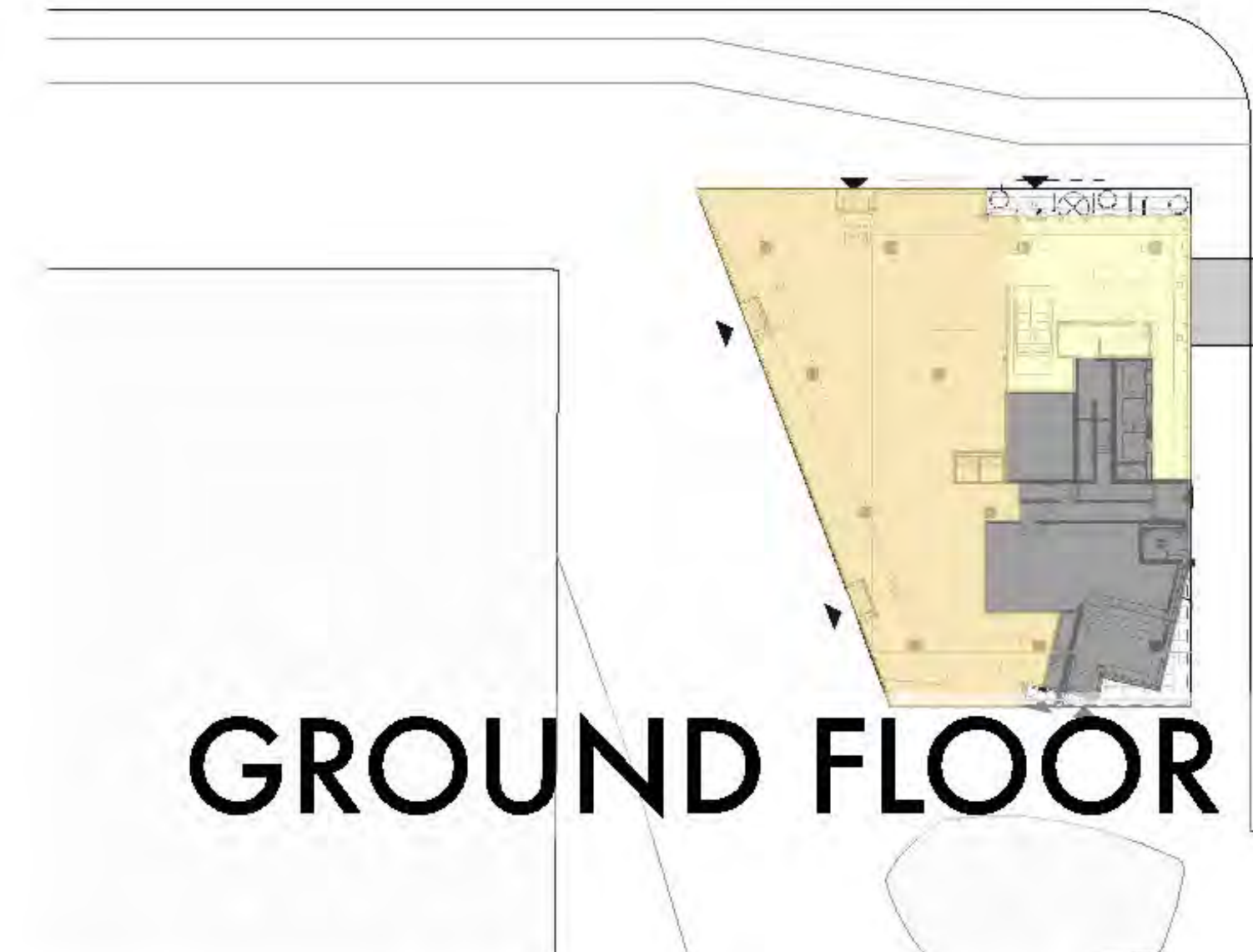
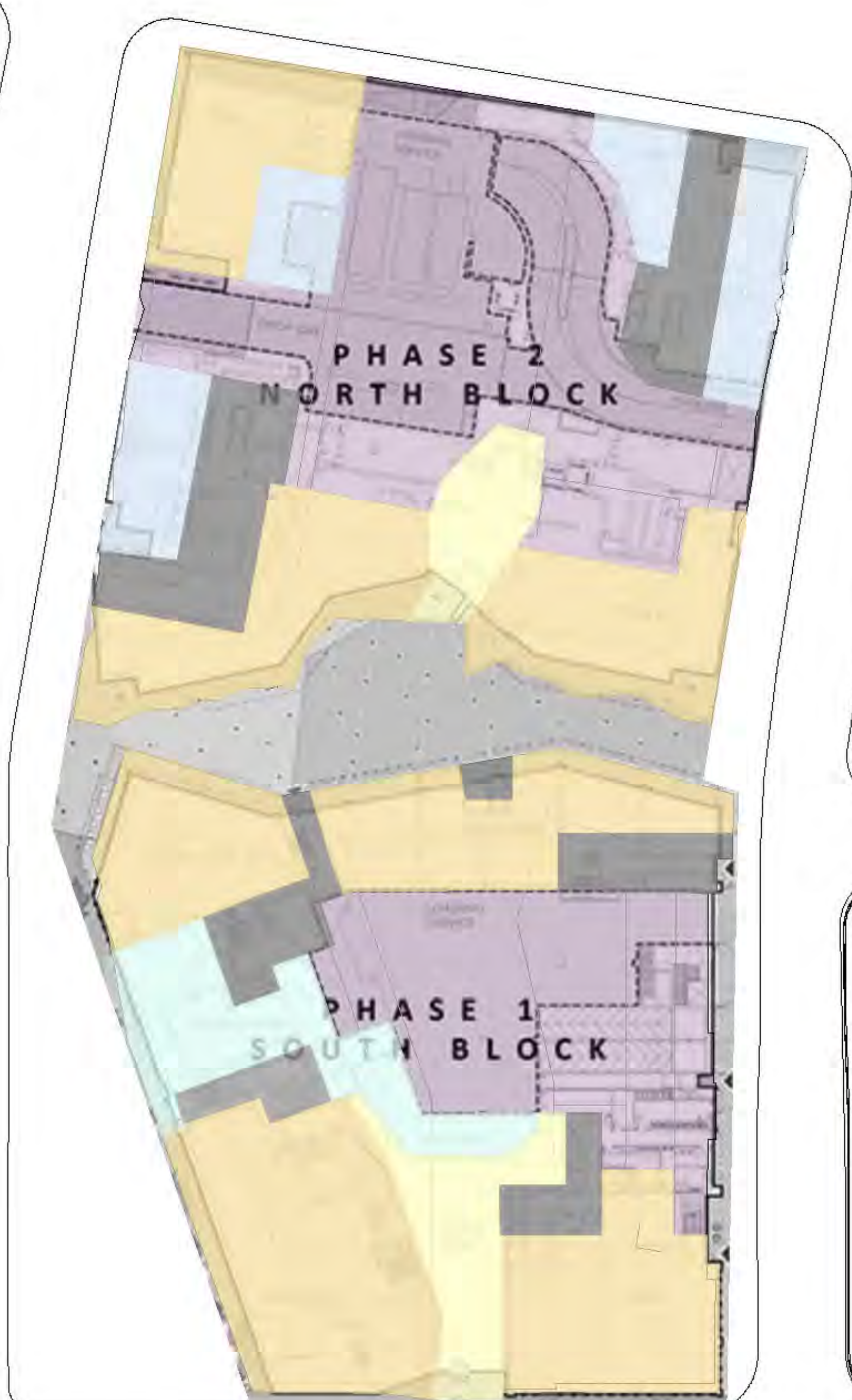
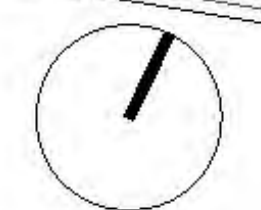
NEW EAST-WEST PUBLIC ROAD



MASSING - AOR

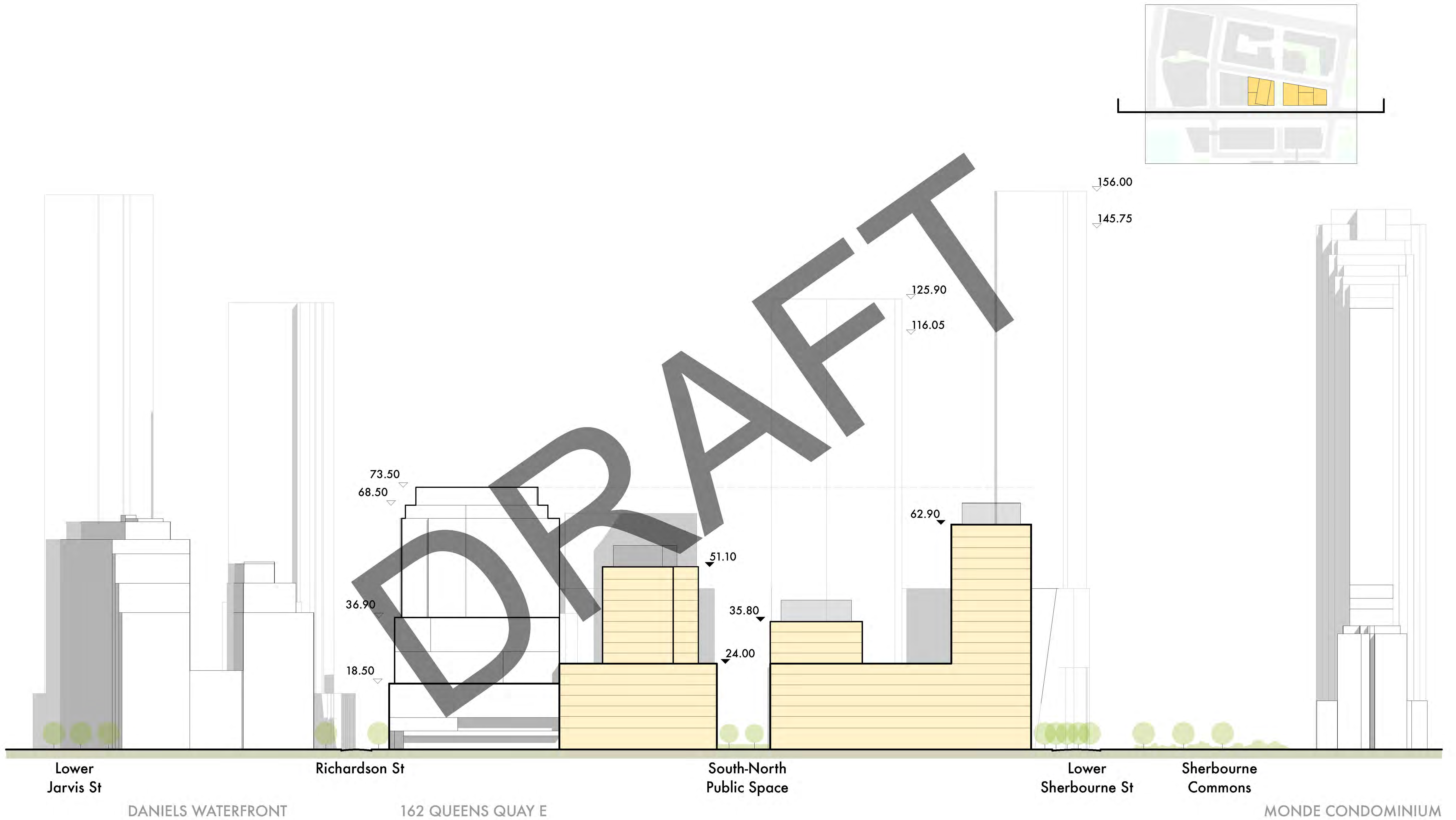


MASSING - AOR

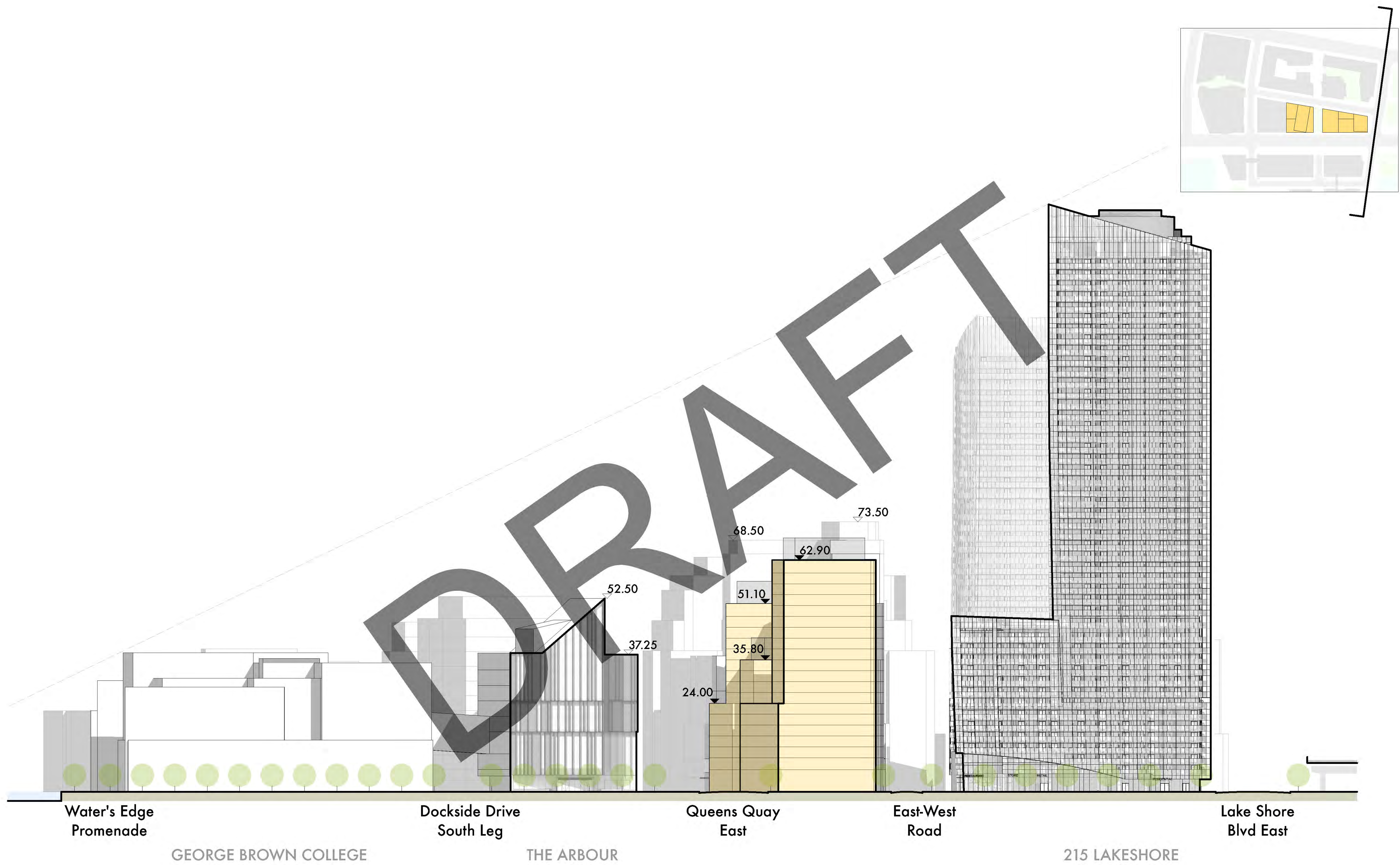


GROUND FLOOR

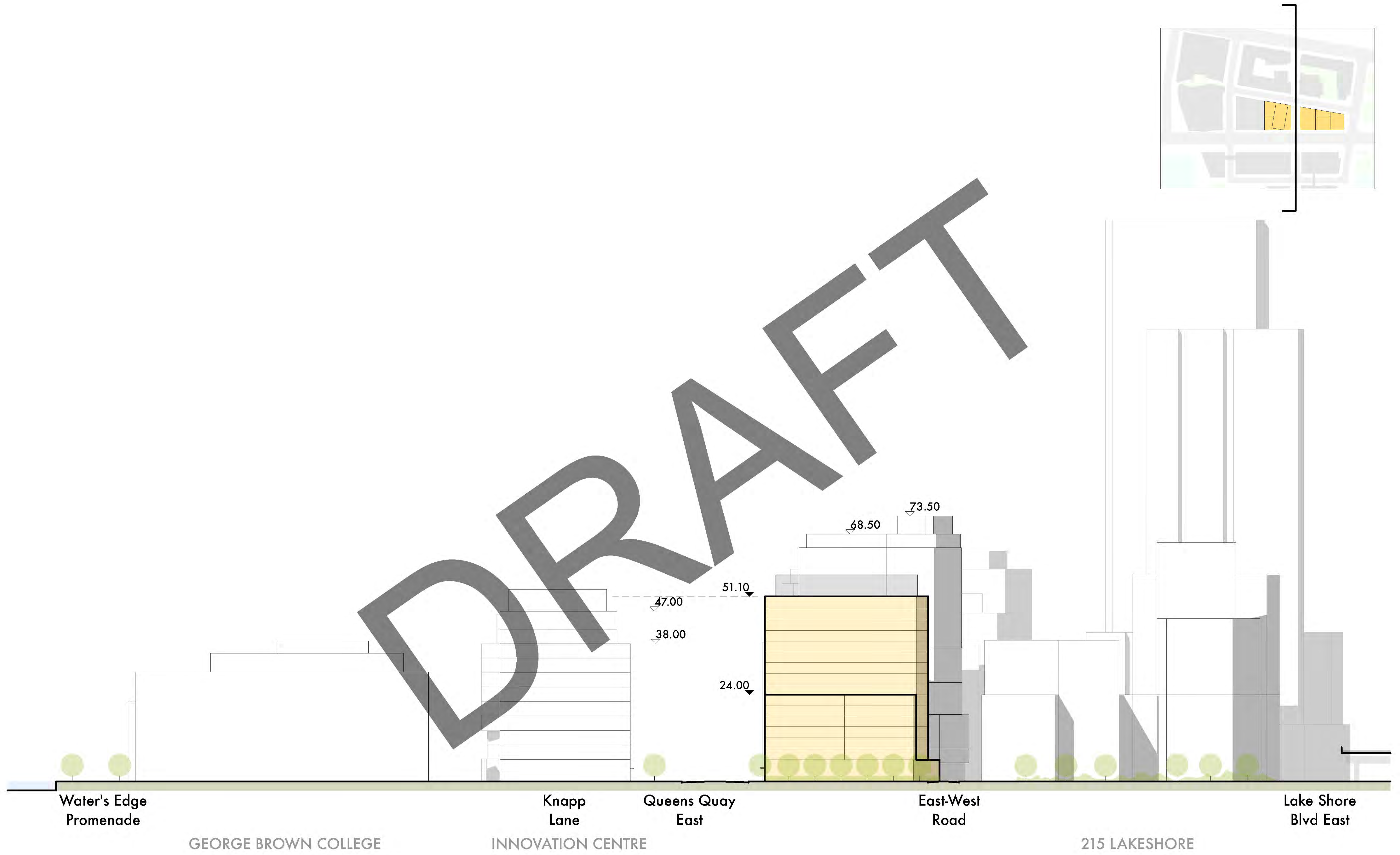
- RESIDENTIAL
- BIKES, LOCKERS, STORAGE
- RETAIL
- OFFICE
- STAIRS, ELEVATORS
- EDUCATION
- LOADING/ GARBAGE ROOM, PARKING ENTRANCE
- AMENITY



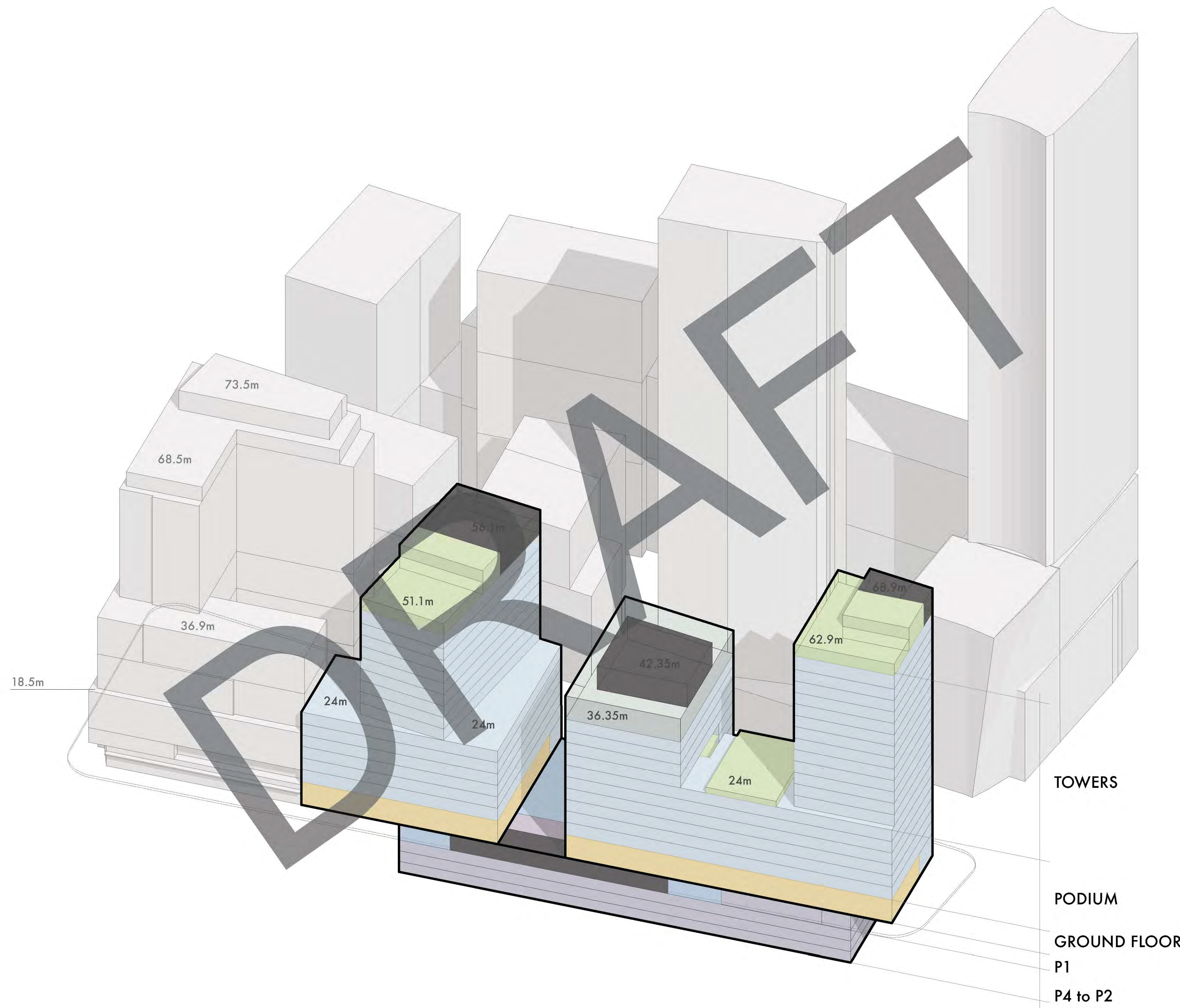
SCHEMATIC ELEVATION - QUEENS QUAY EAST



SCHEMATIC ELEVATION - LOWER SHERBOURNE

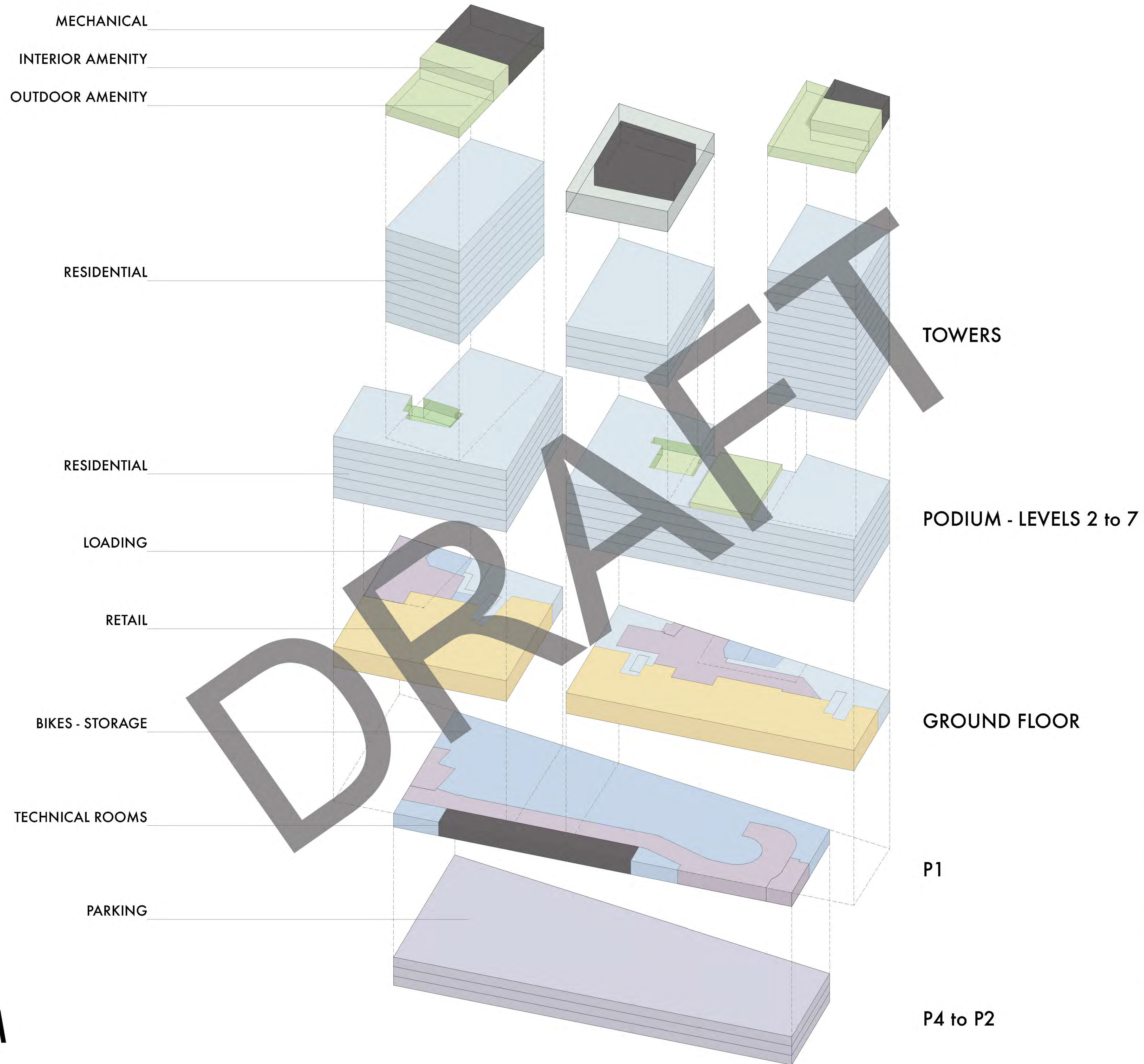


SCHEMATIC ELEVATION - PUBLIC SOUTH-NORTH PUBLIC SPACE - TO WEST



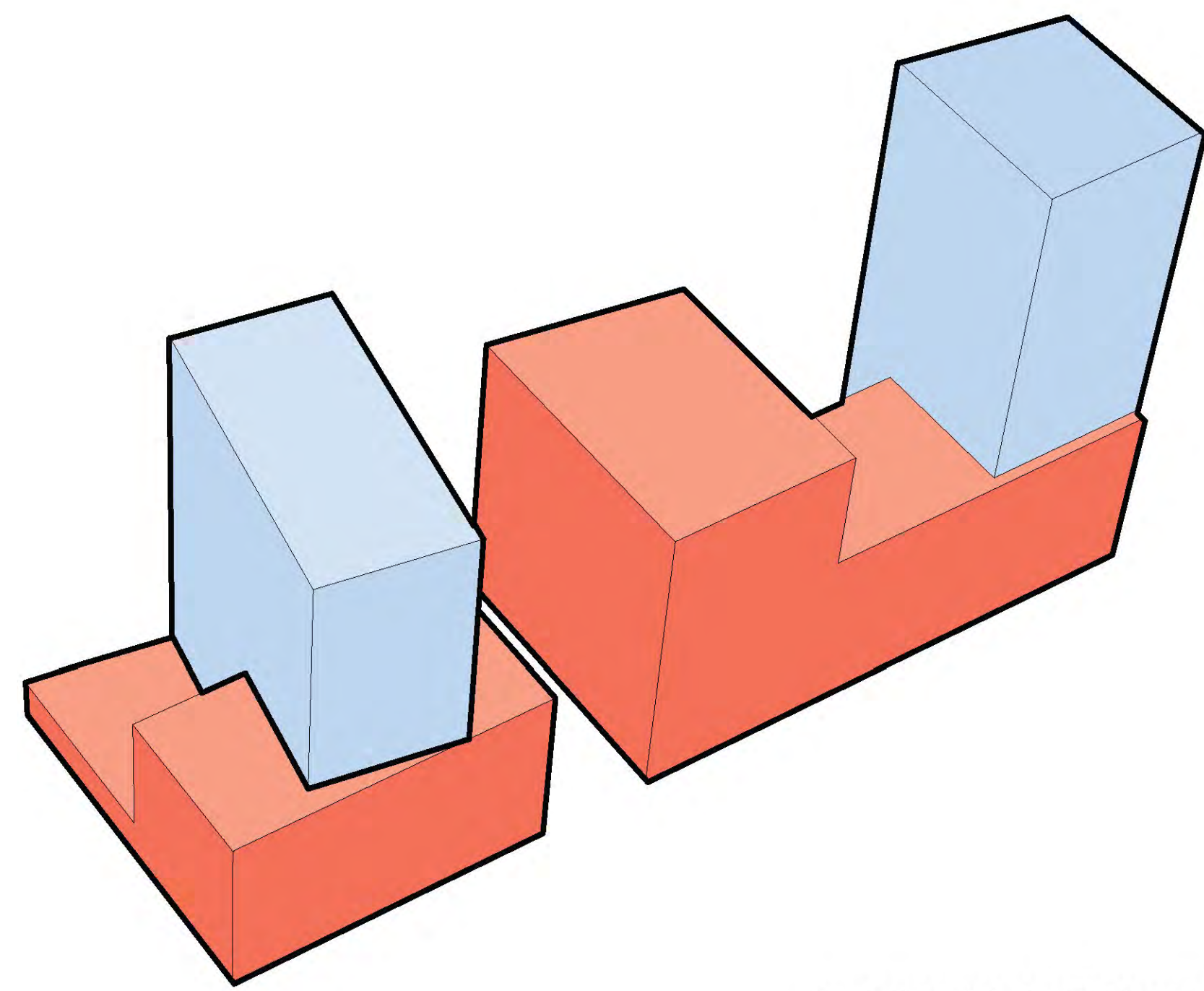
- RESIDENTIAL
- AMENITY
- BIKES, LOCKERS, STORAGE
- RETAIL
- OFFICE
- STAIRS, ELEVATORS
- TECHNICAL ROOMS
- PARKING
- LOADING/ GARBAGE ROOM, PARKING ENTRANCE

PROGRAM

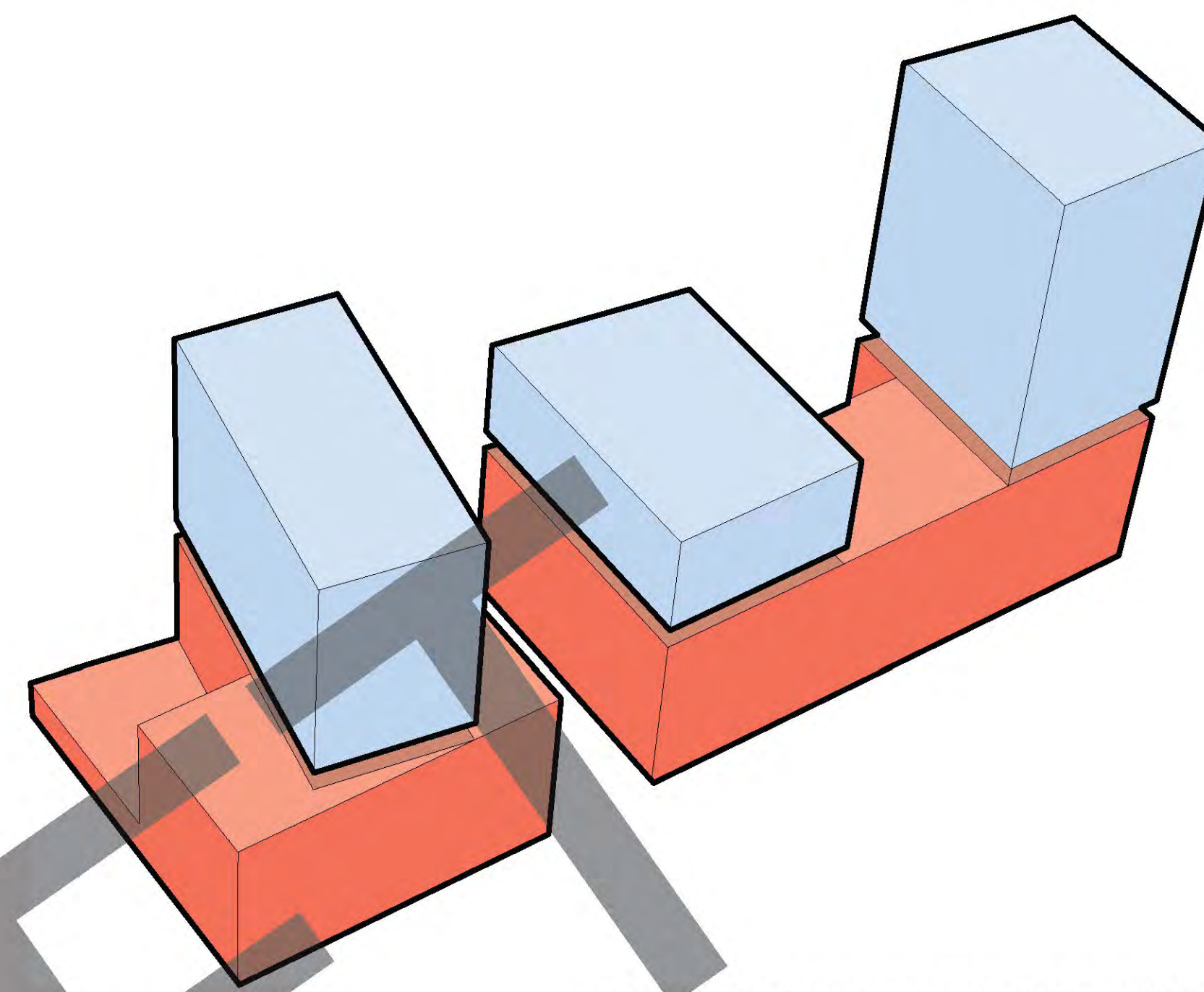


- RESIDENTIAL
- AMENITY
- BIKES, LOCKERS, STORAGE
- RETAIL
- OFFICE
- STAIRS, ELEVATORS
- TECHNICAL ROOMS
- PARKING
- LOADING/ GARBAGE ROOM, PARKING ENTRANCE

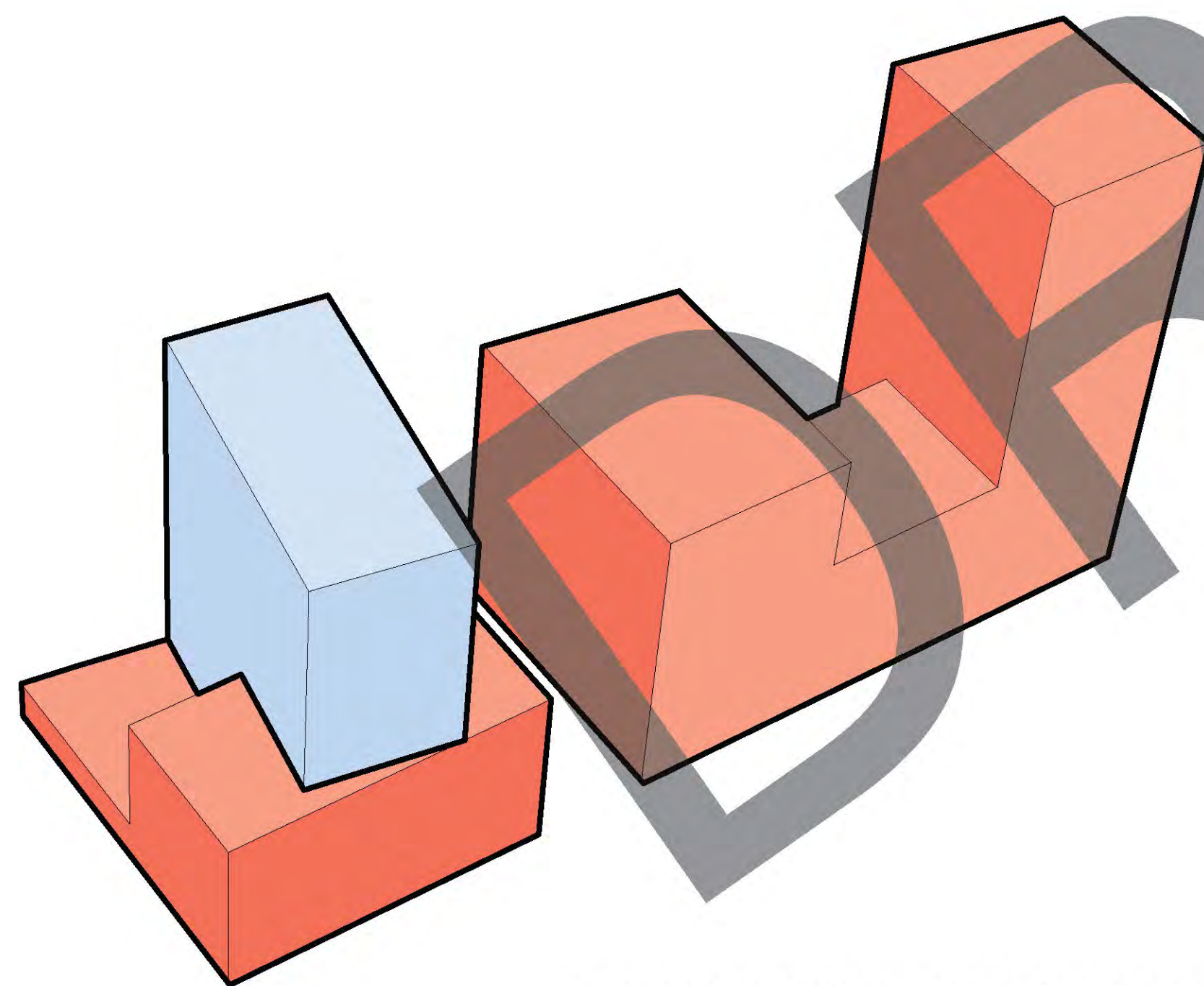
PROGRAM



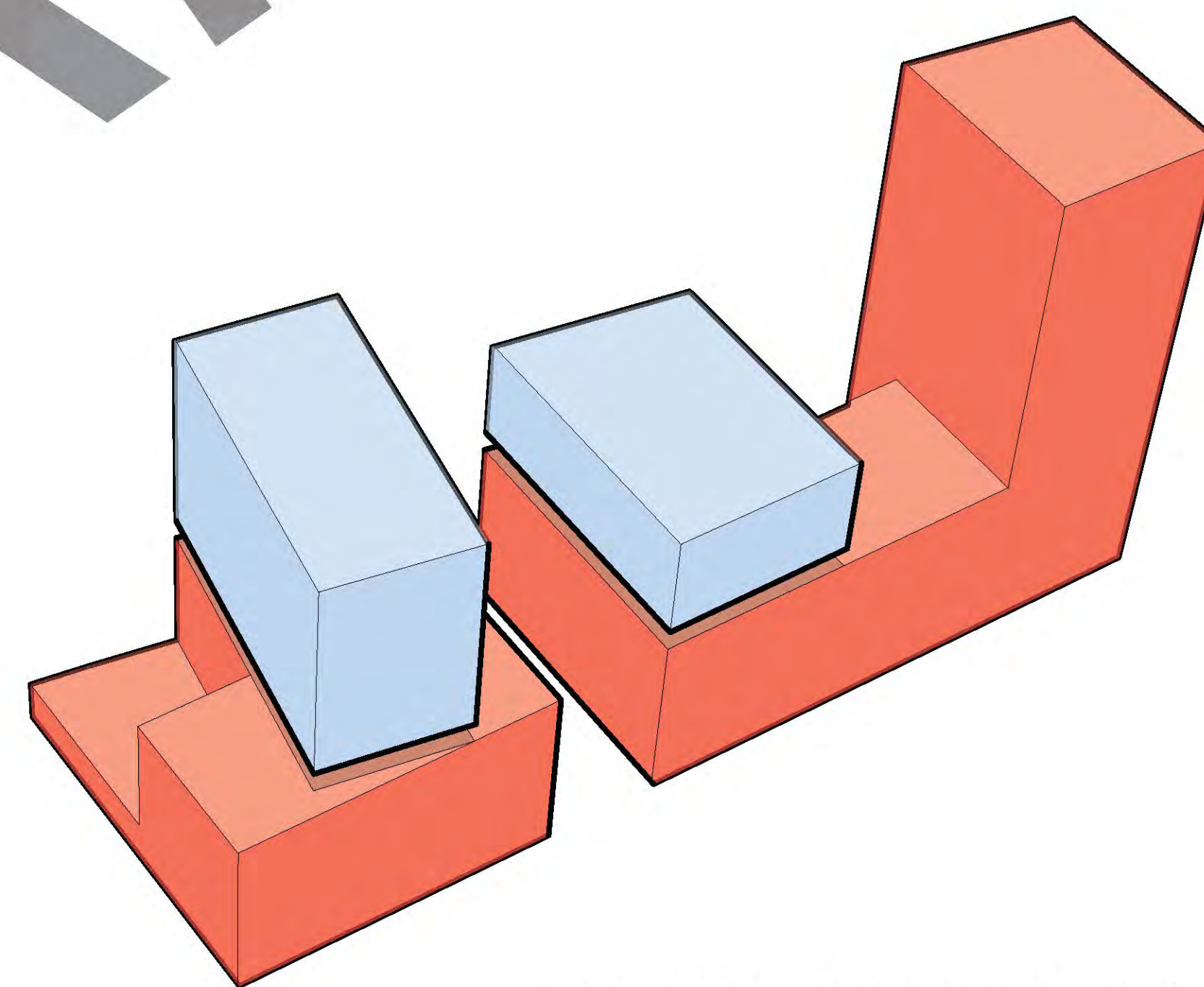
BASE MASSING



VOLUMETRIC STRATEGY 2



VOLUMETRIC STRATEGY 1



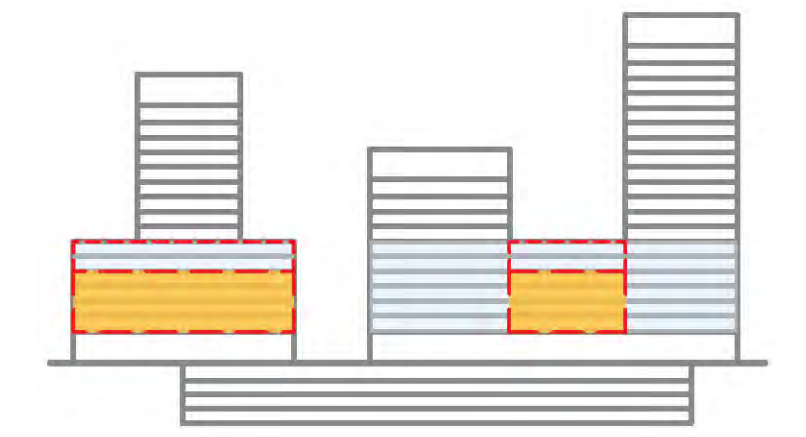
VOLUMETRIC STRATEGY 3

RA

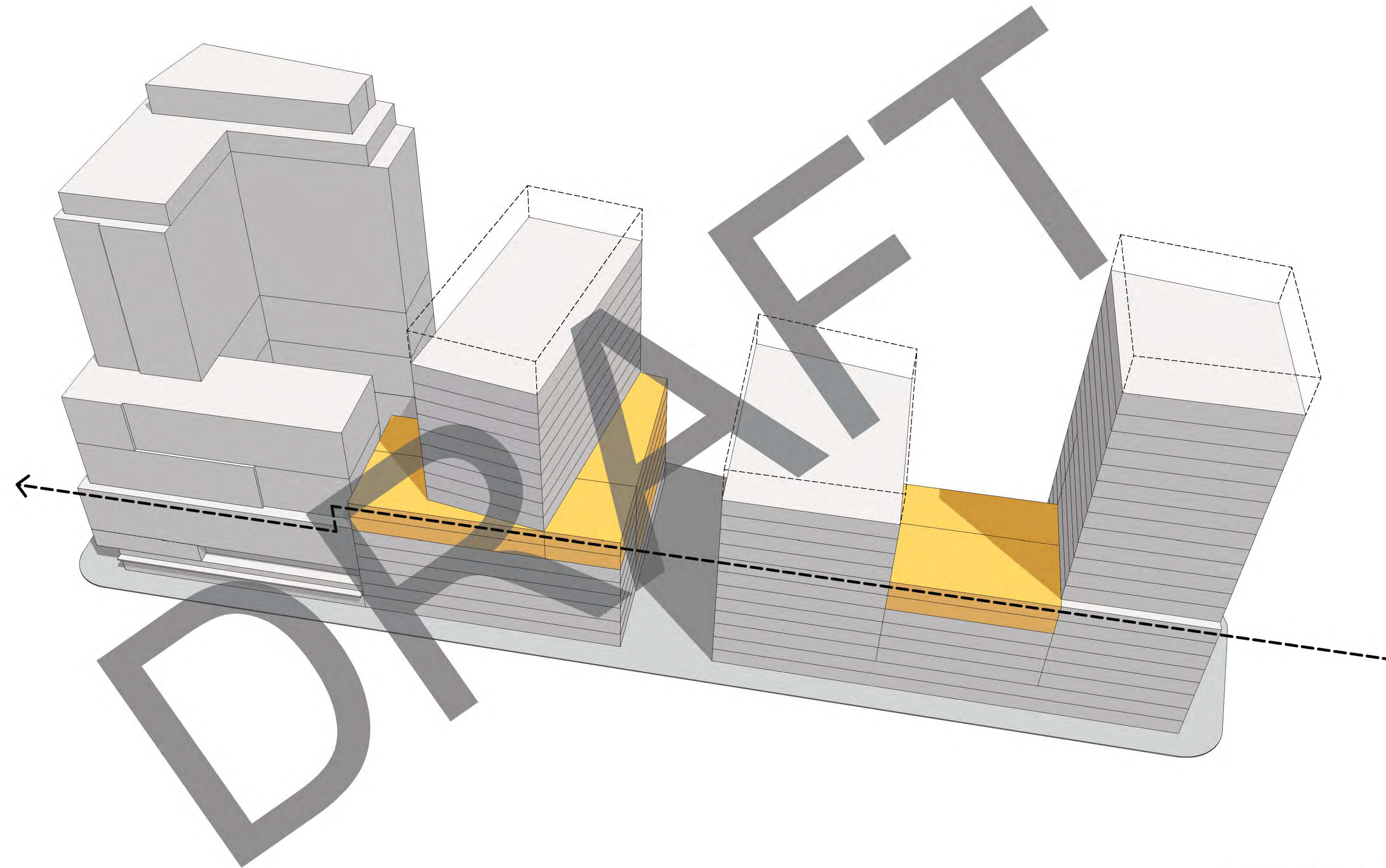
DESIGN APPROACH

3. OPPORTUNITIES - MASSING

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ALTERNATIVE MASSING - PODIUM PLAN

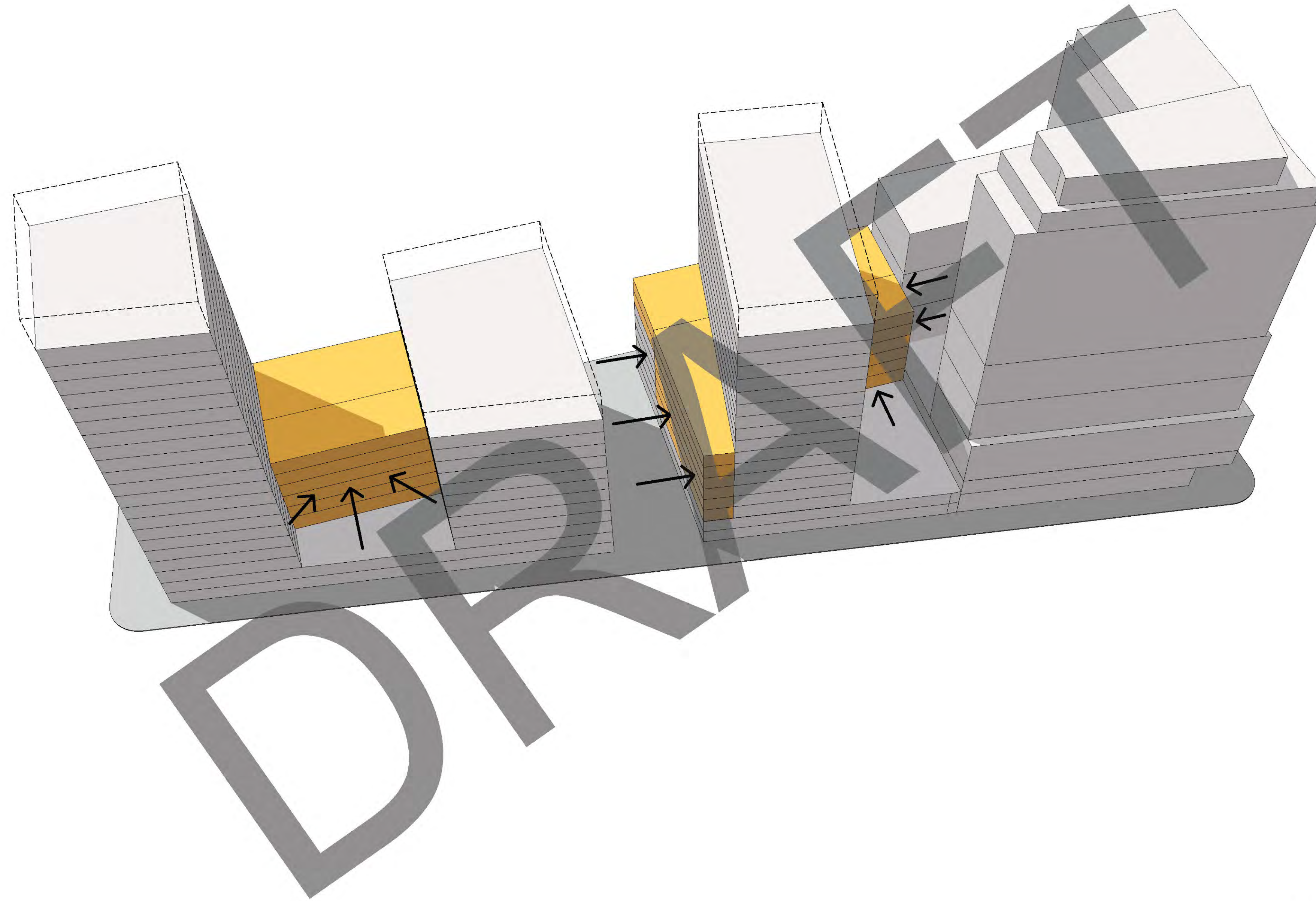


VIEW FROM SOUTH

DETECTED ISSUES:

1 - QUEENS QUAY PODIUM ALIGNMENT

ALTERNATIVE MASSING

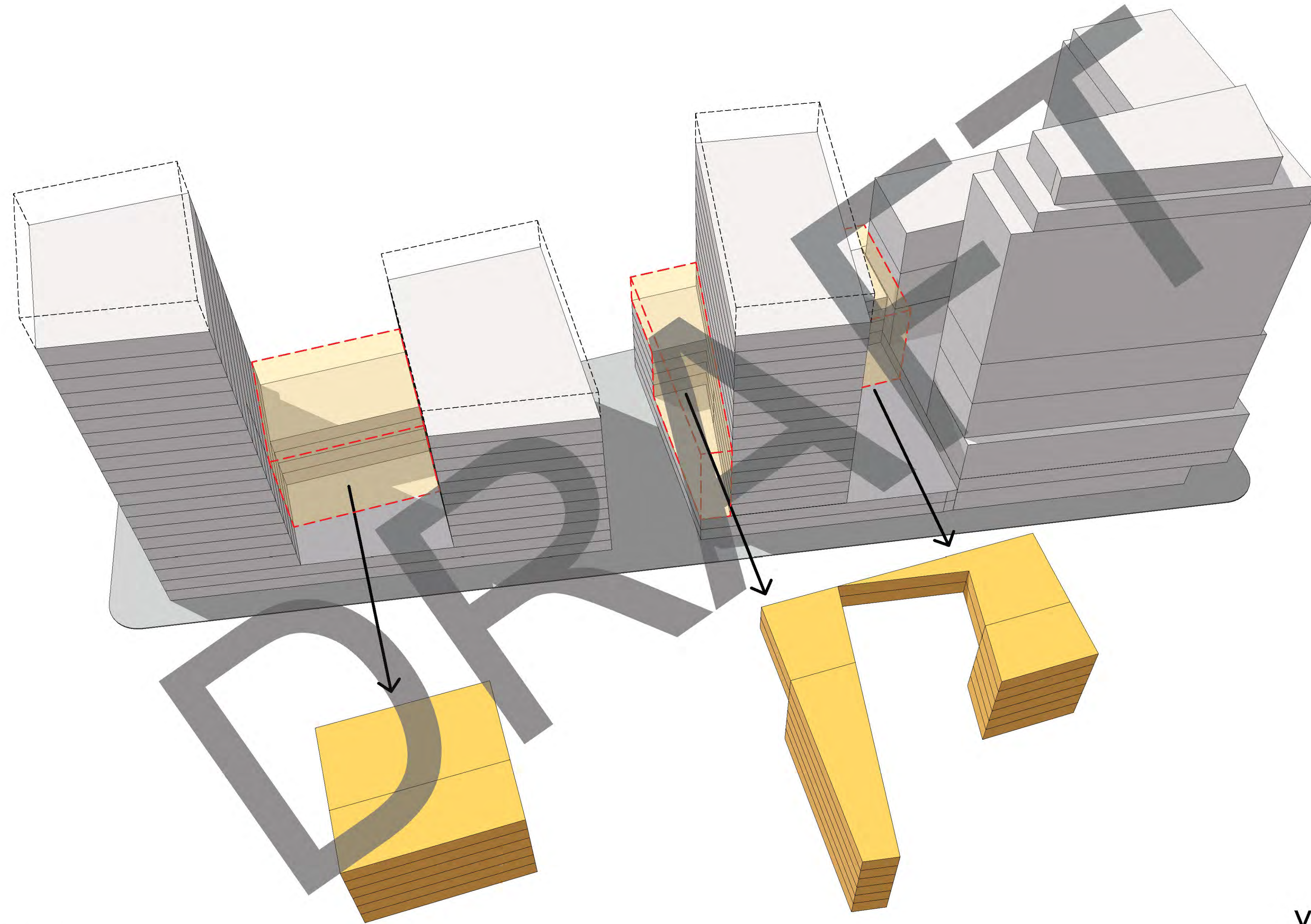


VIEW FROM NORTH

DETECTED ISSUES:

- 2 - LOW SOLAR ACCESS
- 3 - PROXIMITY BETWEEN OPPOSED FACADES
- 4 - RELATION WITH NEIGHBOUR

ALTERNATIVE MASSING



VIEW FROM NORTH

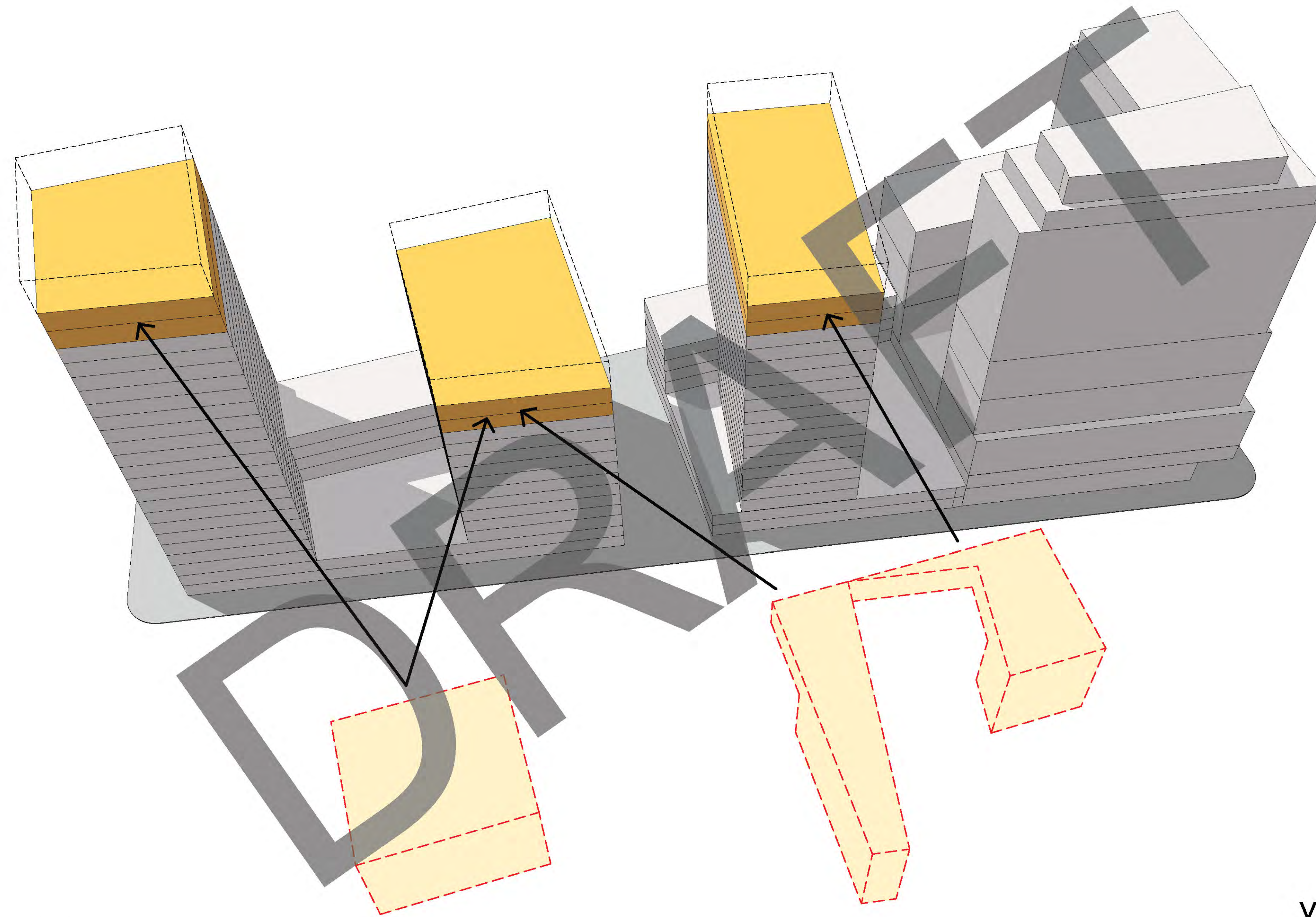
PROPOSED SUBTRACTED AREAS:

WEST BLOCK: 2,740 m²

EAST BLOCK: 2,004 m²

TOTAL AREA: 4,744 m²

ALTERNATIVE MASSING



RELOCATION OF AREAS:

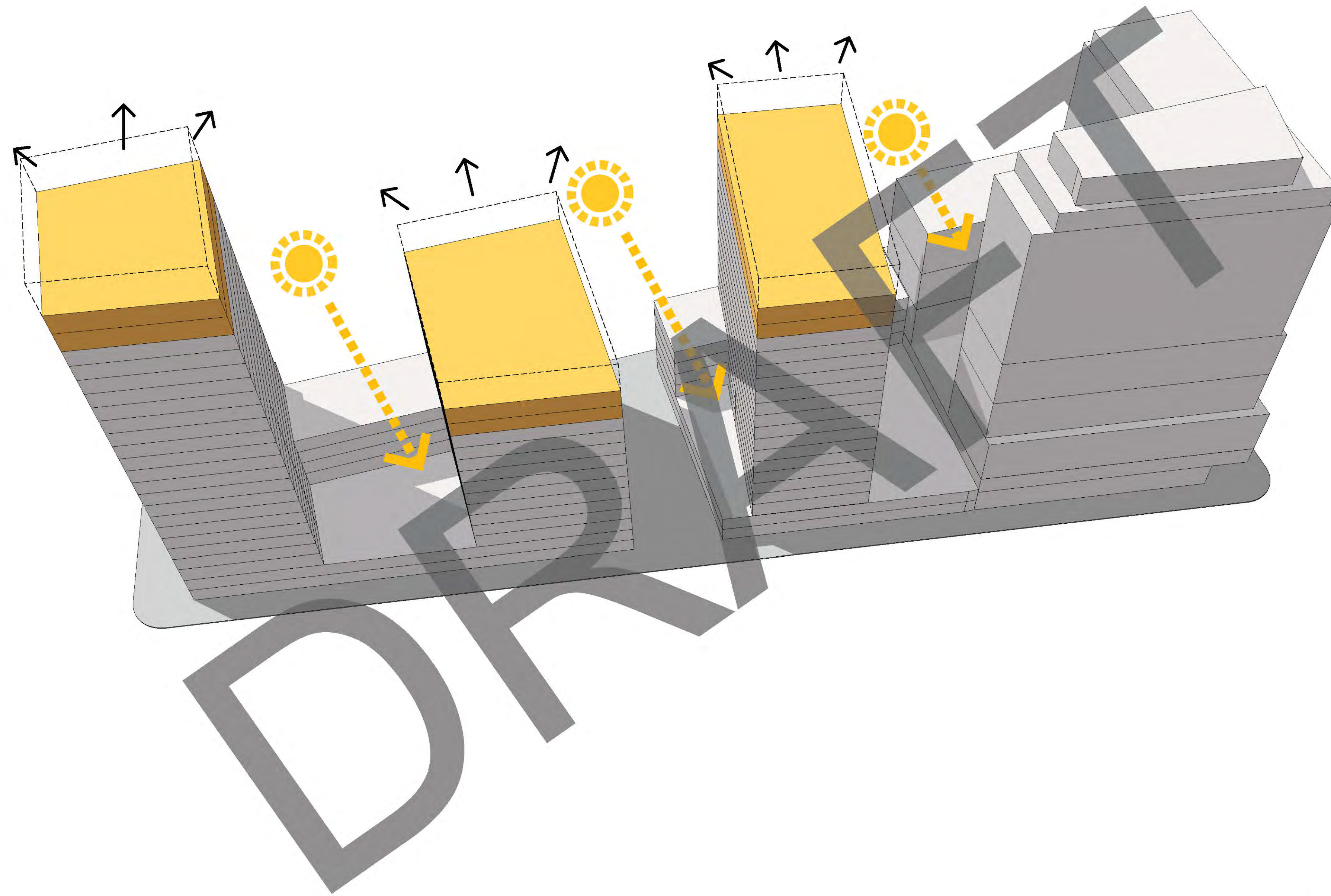
WEST TOWER: 1,698 m²

MID TOWER: 1,866 m²

EAST TOWER: 1,118 m²

VIEW FROM NORTH

ALTERNATIVE MASSING

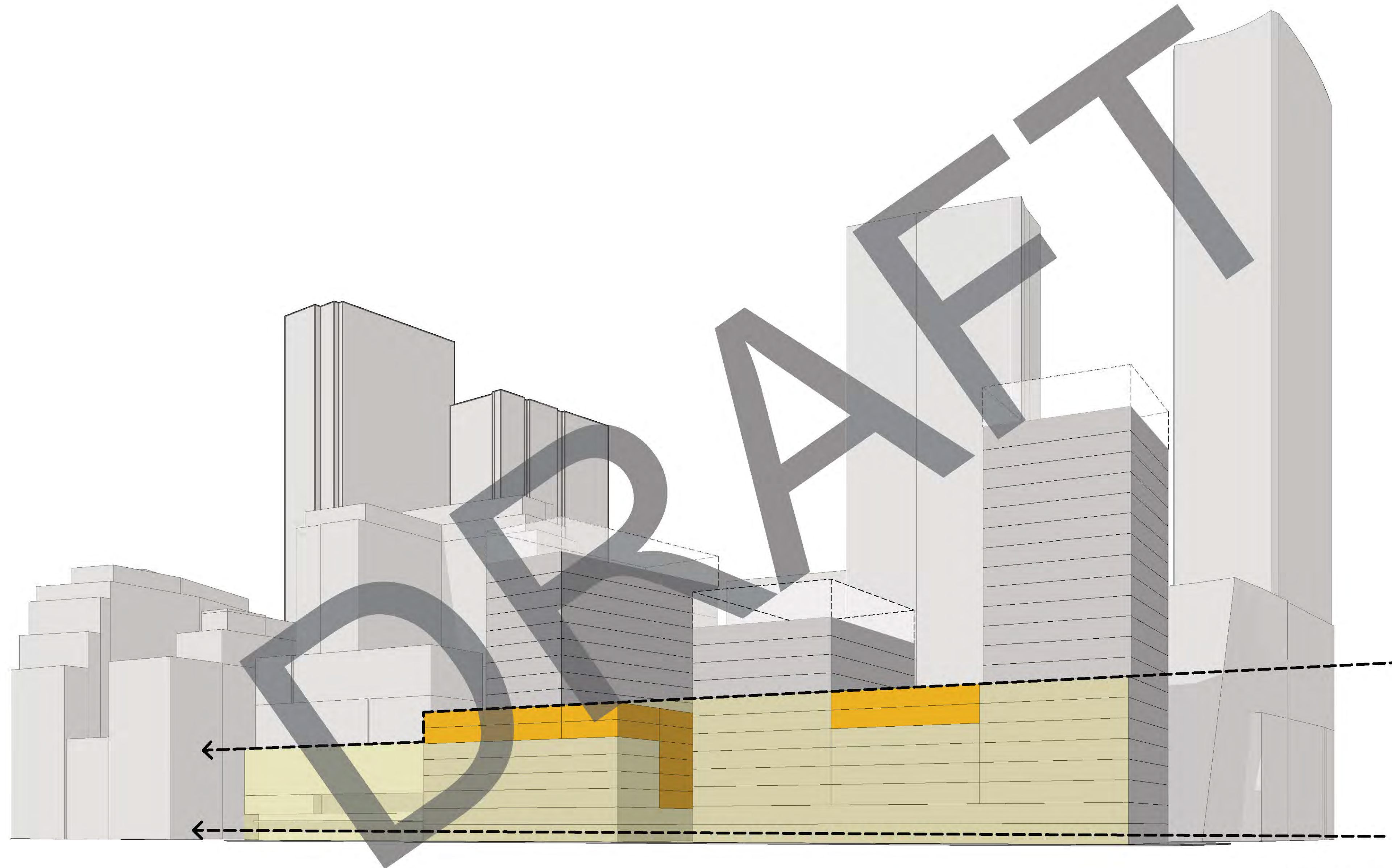


VIEW FROM NORTH

IMPROVEMENTS:

- 1 - SOLAR ACCESS TO UNITS
- 2 - MORE DISTANCE BETWEEN OPPOSITE FACADES
- 3 - RELATION AND ALIGNMENTS WITH ADJACENT BUILDING

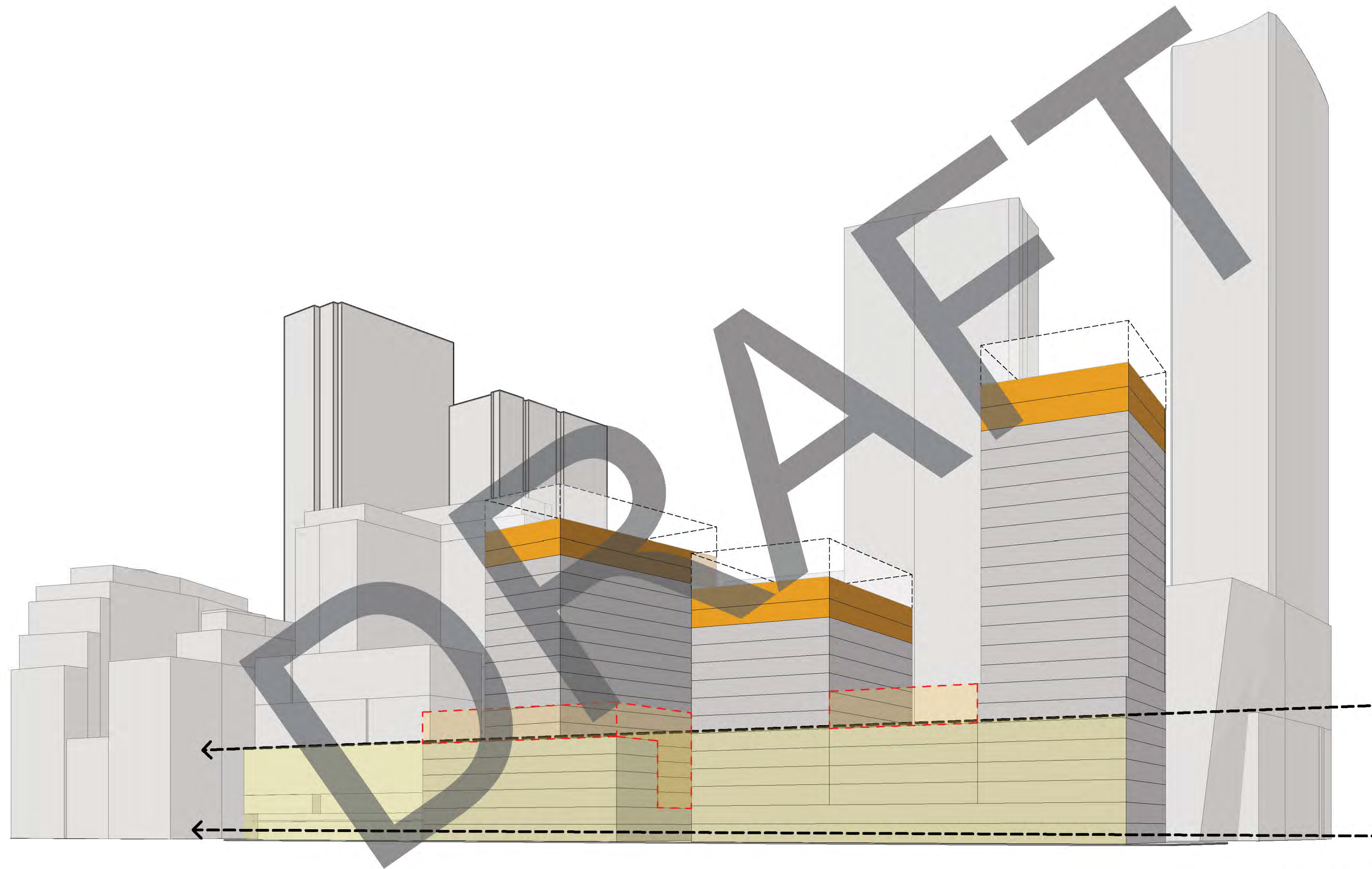
ALTERNATIVE MASSING



VIEW FROM SOUTHEAST

DETECTED ISSUES:
DISCONTINUITY IN PODIUM ALIGNMENT WITH 162 QUEENS QUAY EAST

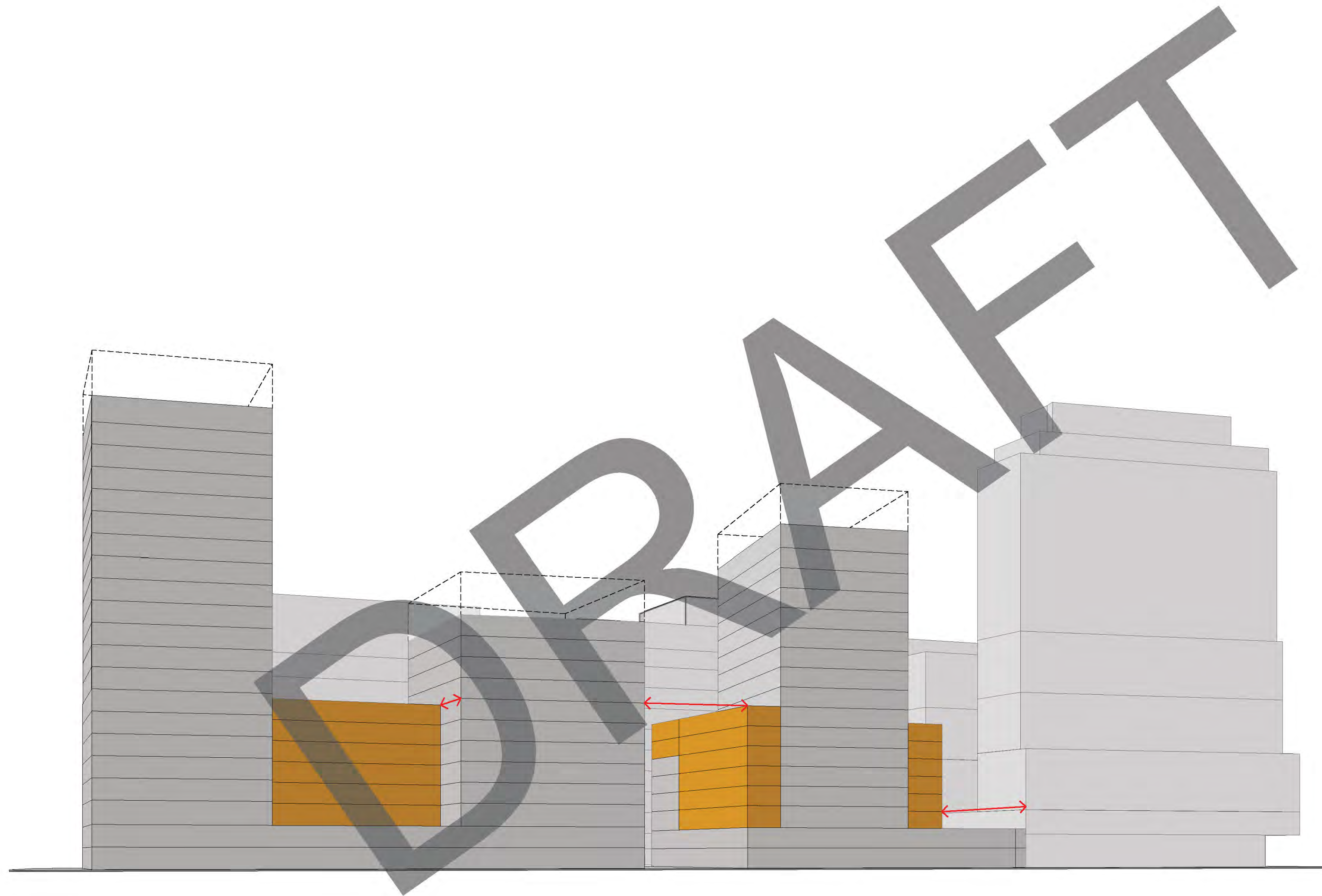
ALTERNATIVE MASSING



VIEW FROM SOUTHEAST

POTENTIAL IMPROVEMENT:
LOWERING 2 LEVELS OF PODIUM WILL PROVIDE A SENSE OF CONTINUITY ALONG ALL STREET BLOCK

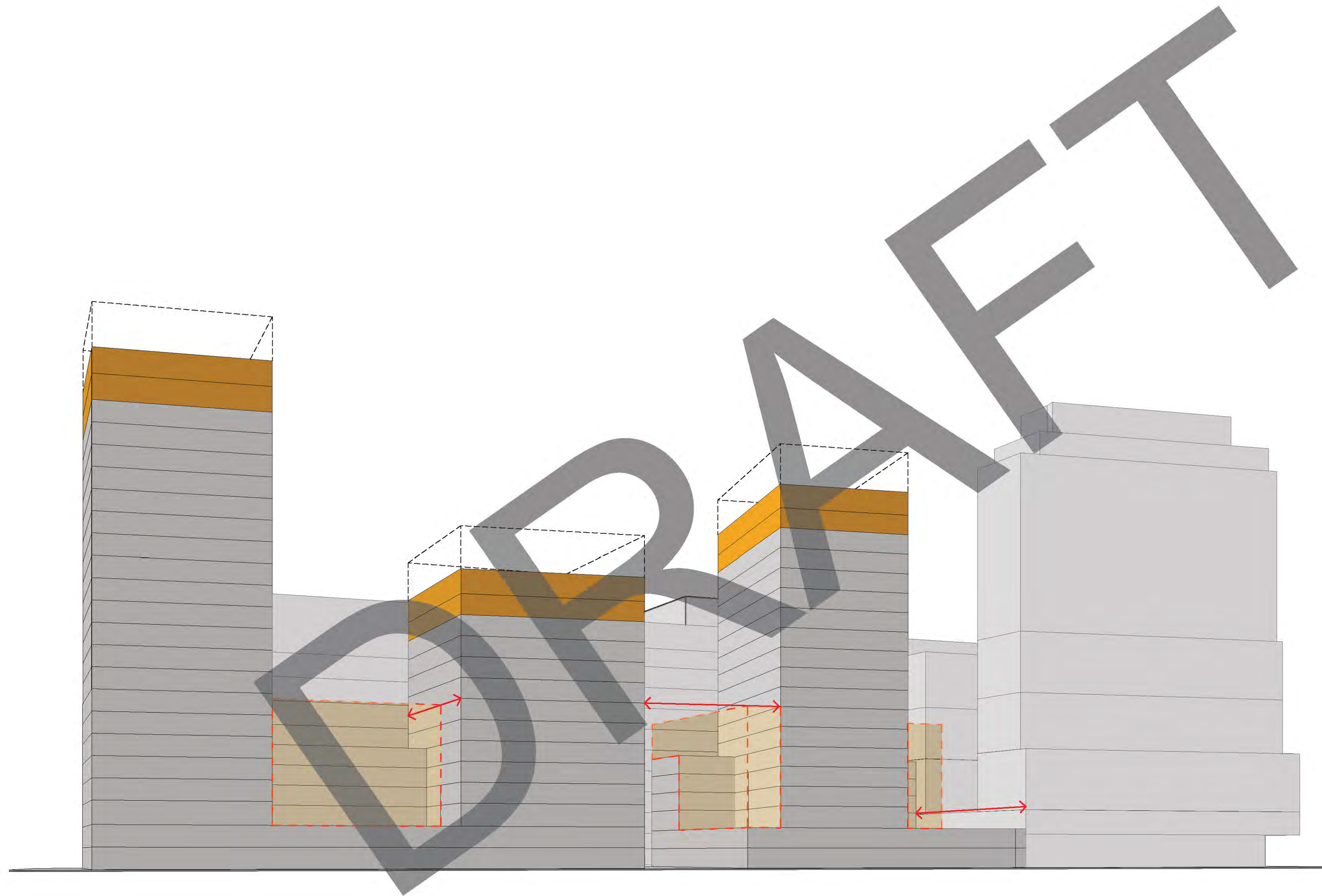
ALTERNATIVE MASSING



VIEW FROM NORTH

DETECTED ISSUES:
PODIUM UNITS AT NORTH SIDE ARE DIFFICULT TO ORGANIZE
NORTHERN LOWER PODIUMS ARE TOO DEEP
CONTACT WITH 162 QUEENS QUAY EAST IS OBSTRUCTIVE

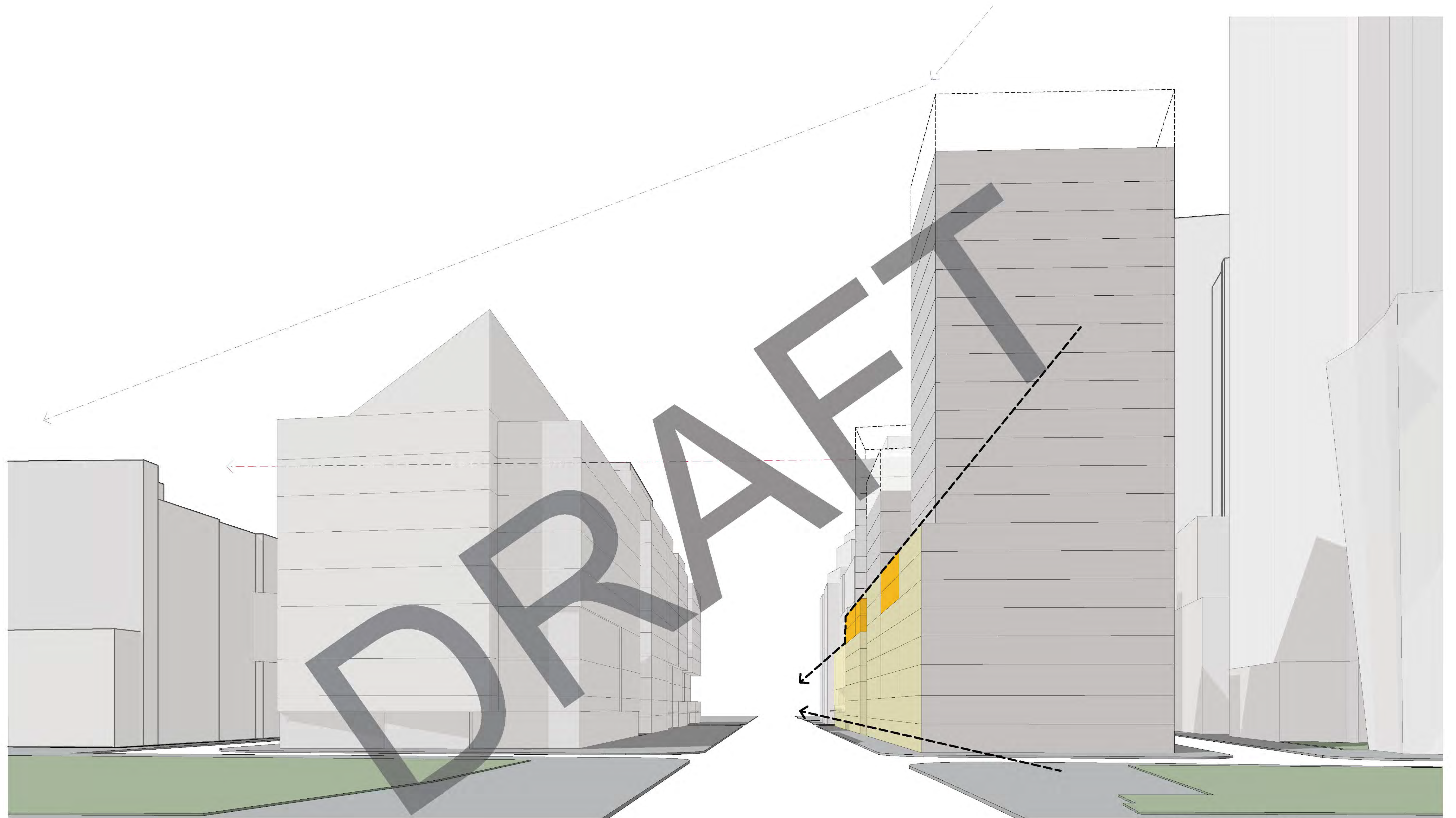
ALTERNATIVE MASSING



VIEW FROM NORTH

POTENTIAL IMPROVEMENTS:
PODIUM UNITS WILL BE TRANSFERRED TO THE 3 TOWERS
NORTHERN LOWER PODIUMS BECOME MORE SPACIOUS
LOWER PODIUM OF 162 QUEENS QUAY BECOMES OPEN

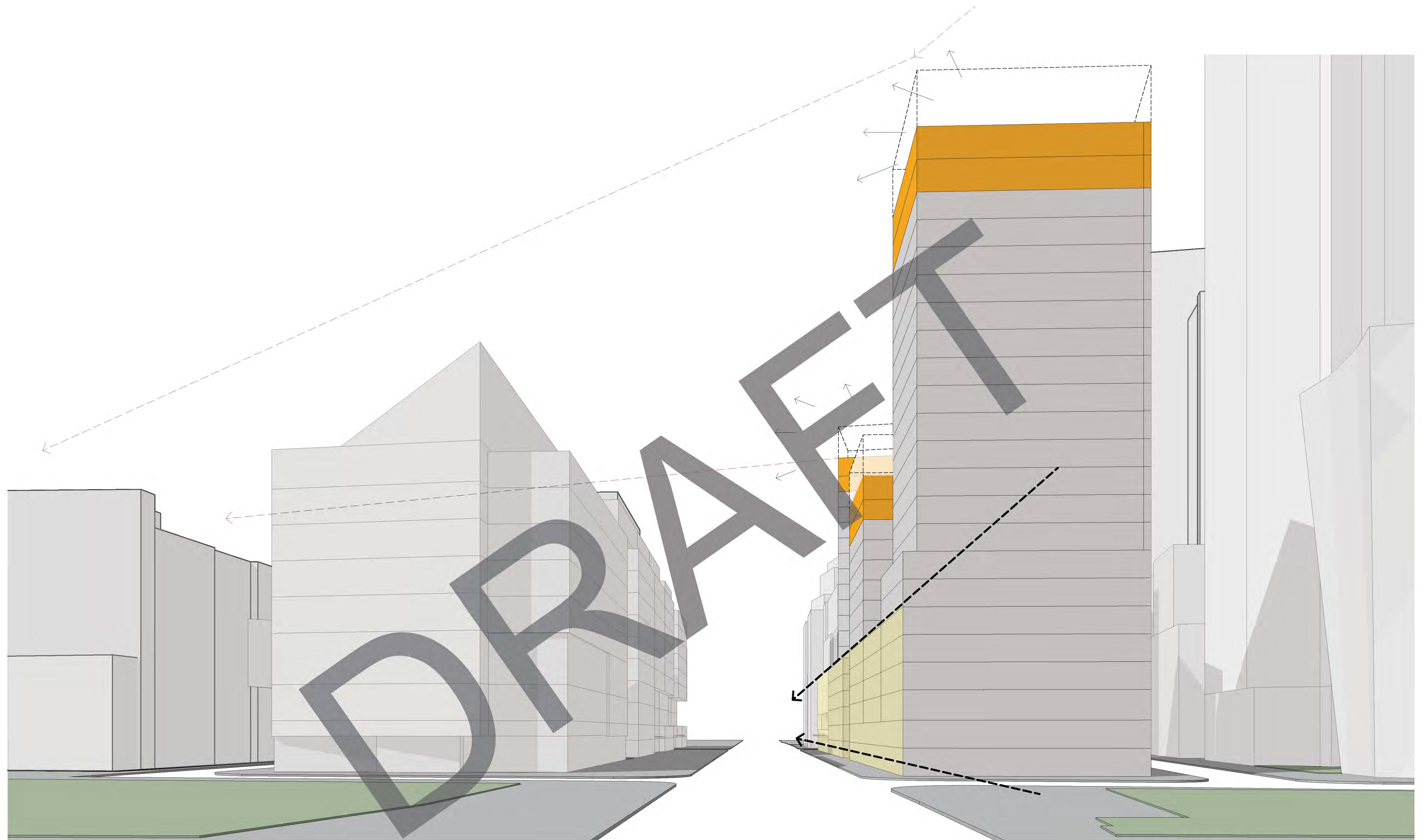
ALTERNATIVE MASSING



VIEW FROM EAST

DETECTED ISSUES:
BUILDINGS AT SOUTH SIDE OF QUEENS QUAY EAST ARE AN OBSTACLE
THE TRANSITION FROM BUILDINGS LOCATED NORTH IS TOO ABRUPT

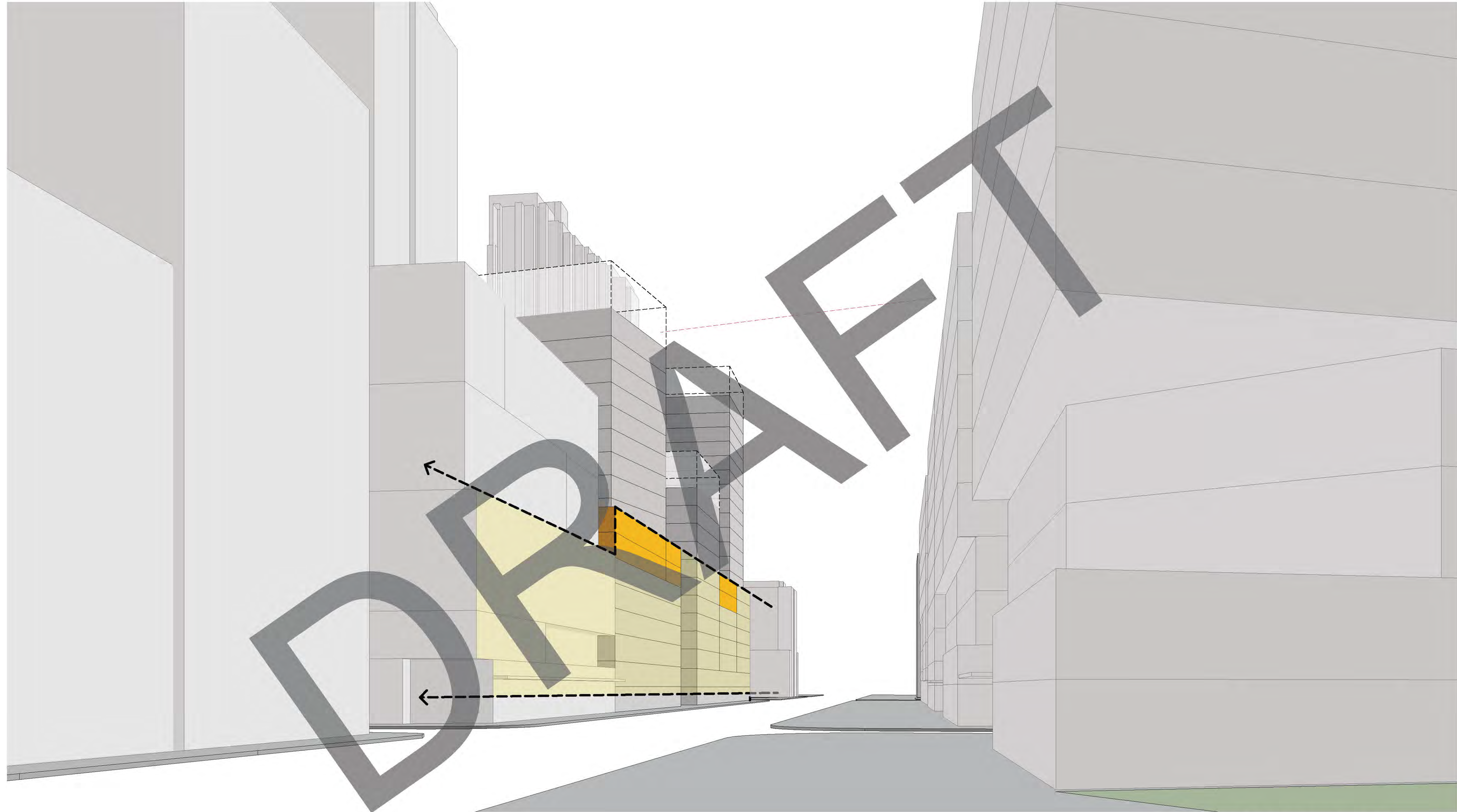
ALTERNATIVE MASSING



VIEW FROM EAST

POTENTIAL IMPROVEMENTS:
AMENITY SPACES AT TOP OF TOWER WILL GET BETTER VIEWS
LESS ABRUPT TRANSITION FROM BUILDINGS LOCATED NORTH
STRENGTHEN THE CORNER BUILDING AS AN ARTICULATION POINT BETWEEN TWO IMPORTANT ROADS

ALTERNATIVE MASSING



VIEW FROM WEST

DETECTED ISSUES:
BUILDINGS AT SOUTH SIDE OF QUEENS QUAY EAST ARE AN OBSTACLE
DISCONTINUITY IN PODIUM ALIGNMENT WITH 162 QUEENS QUAY EAST

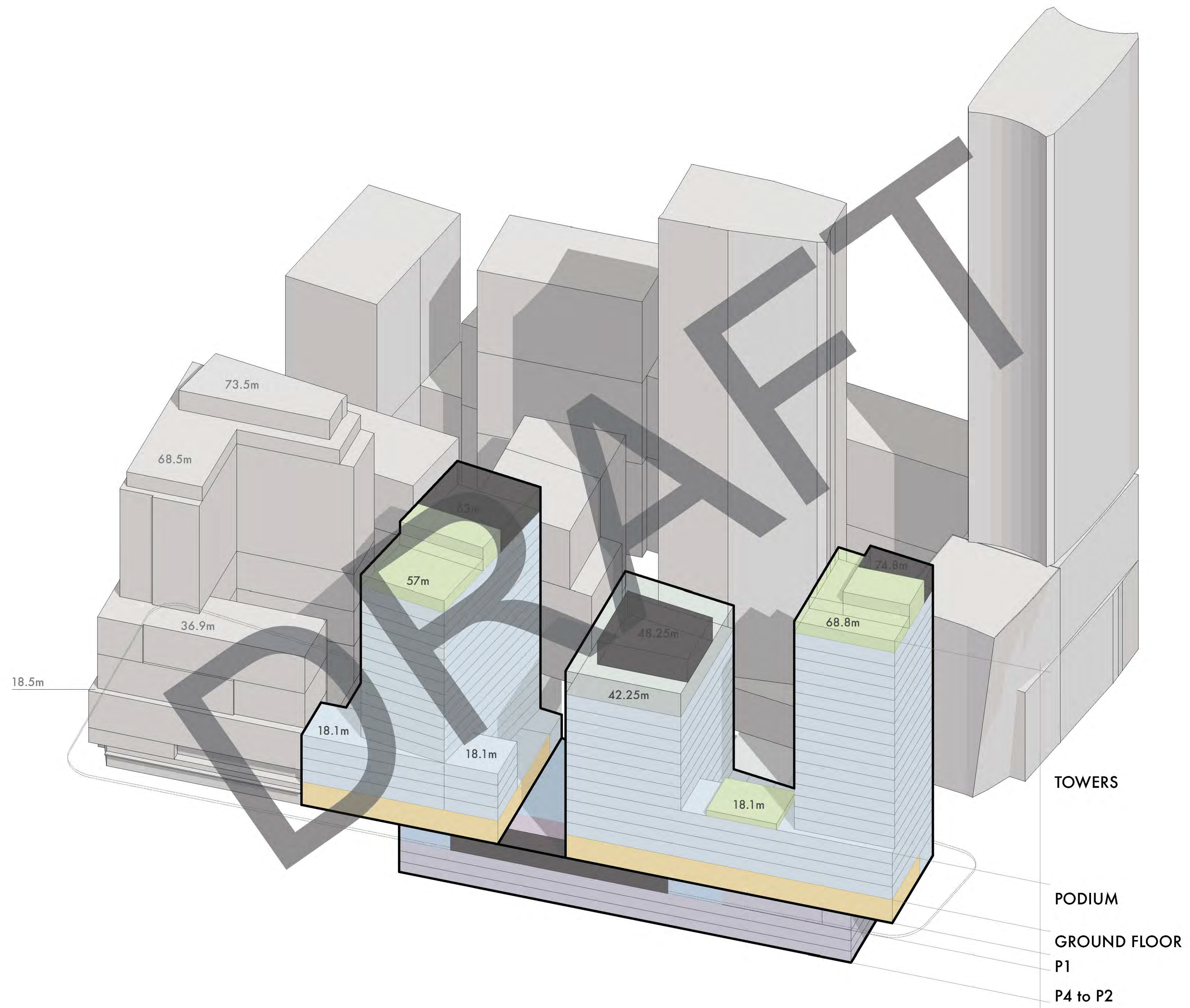
ALTERNATIVE MASSING



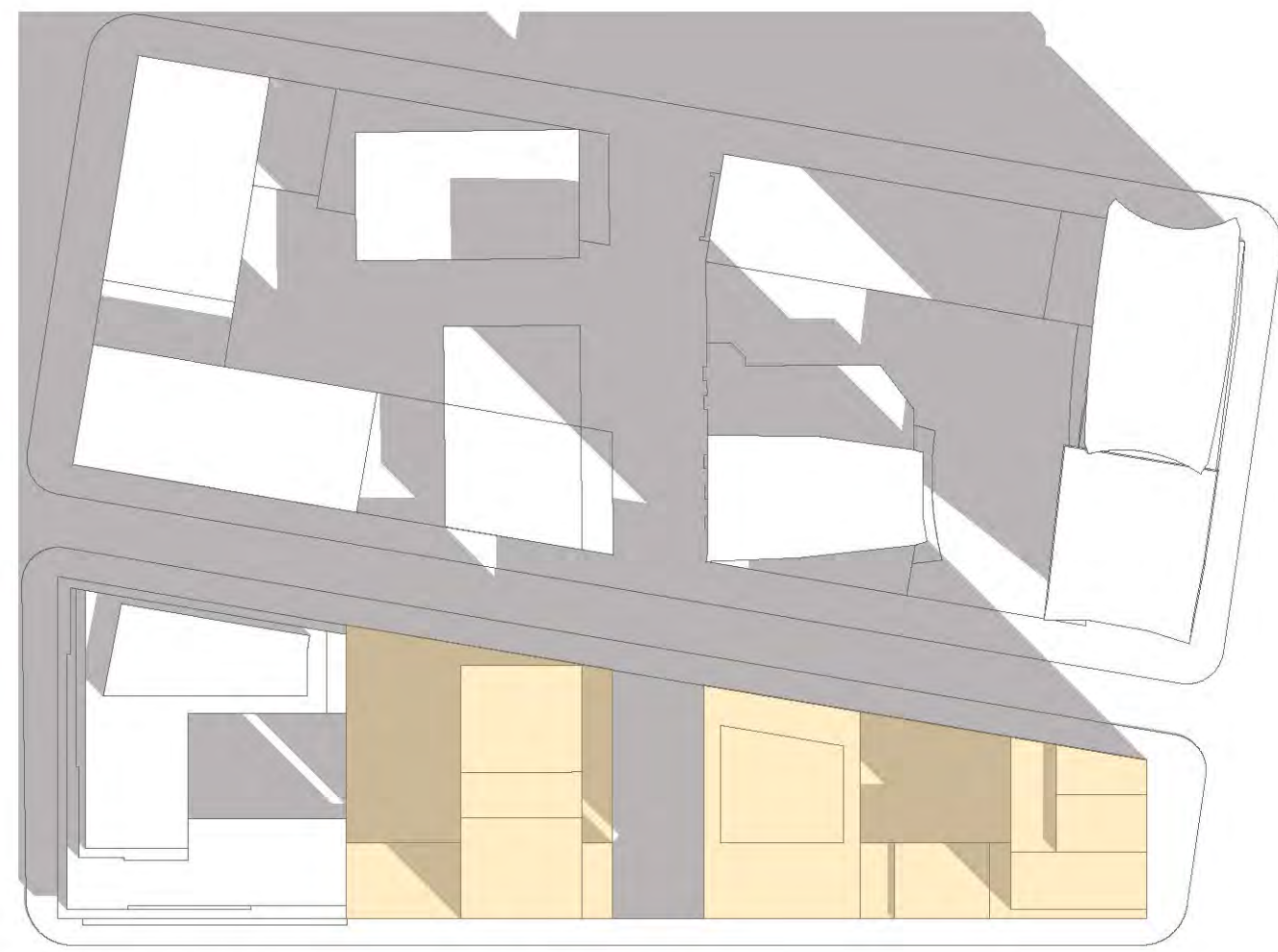
VIEW FROM WEST

POTENTIAL IMPROVEMENTS:
AMENITY SPACES AT TOP OF TOWER WILL GET BETTER VIEWS
LOWERING 2 LEVELS OF PODIUM WILL PROVIDE A SENSE OF CONTINUITY ALONG ALL STREET BLOCK

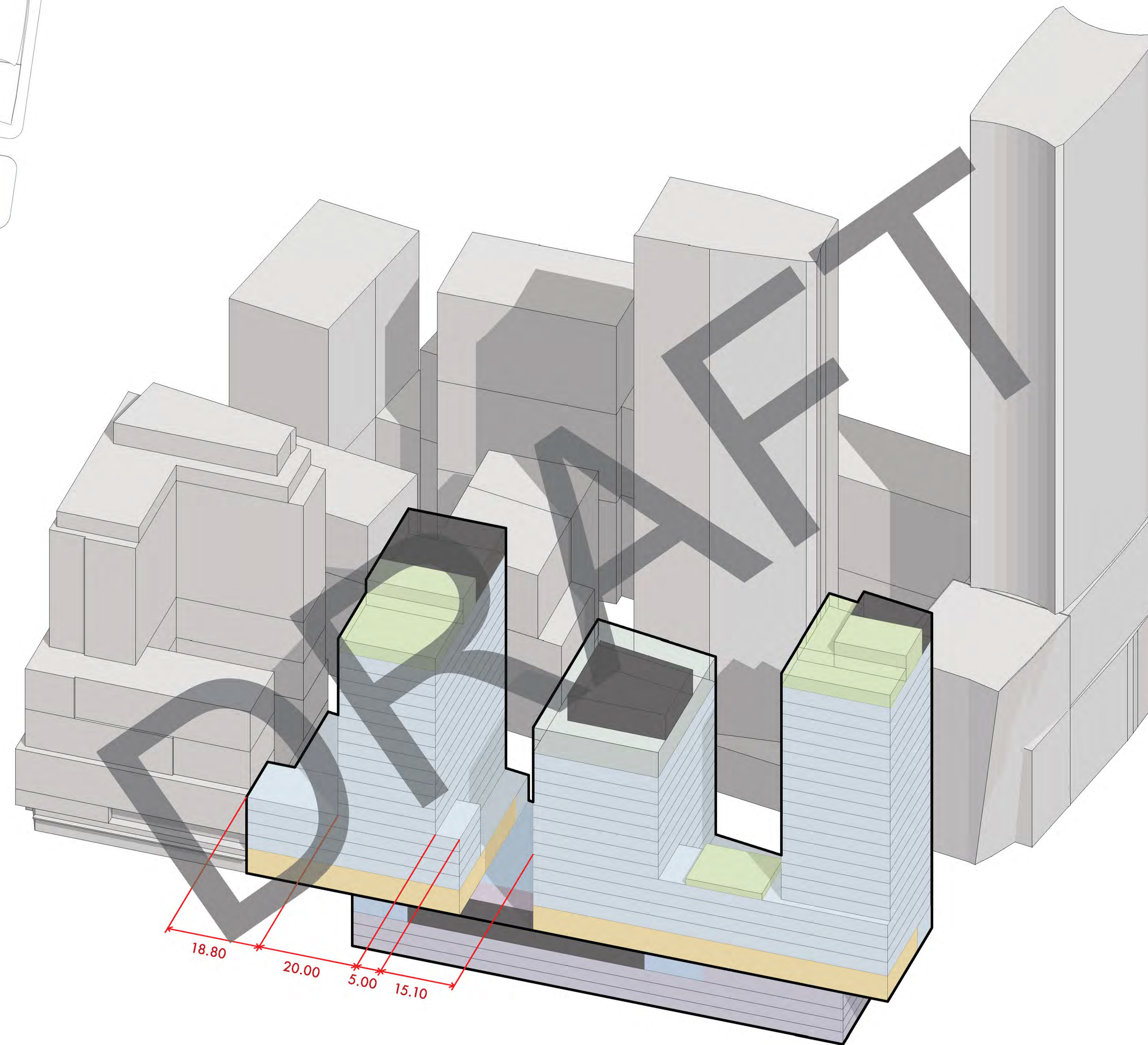
ALTERNATIVE MASSING



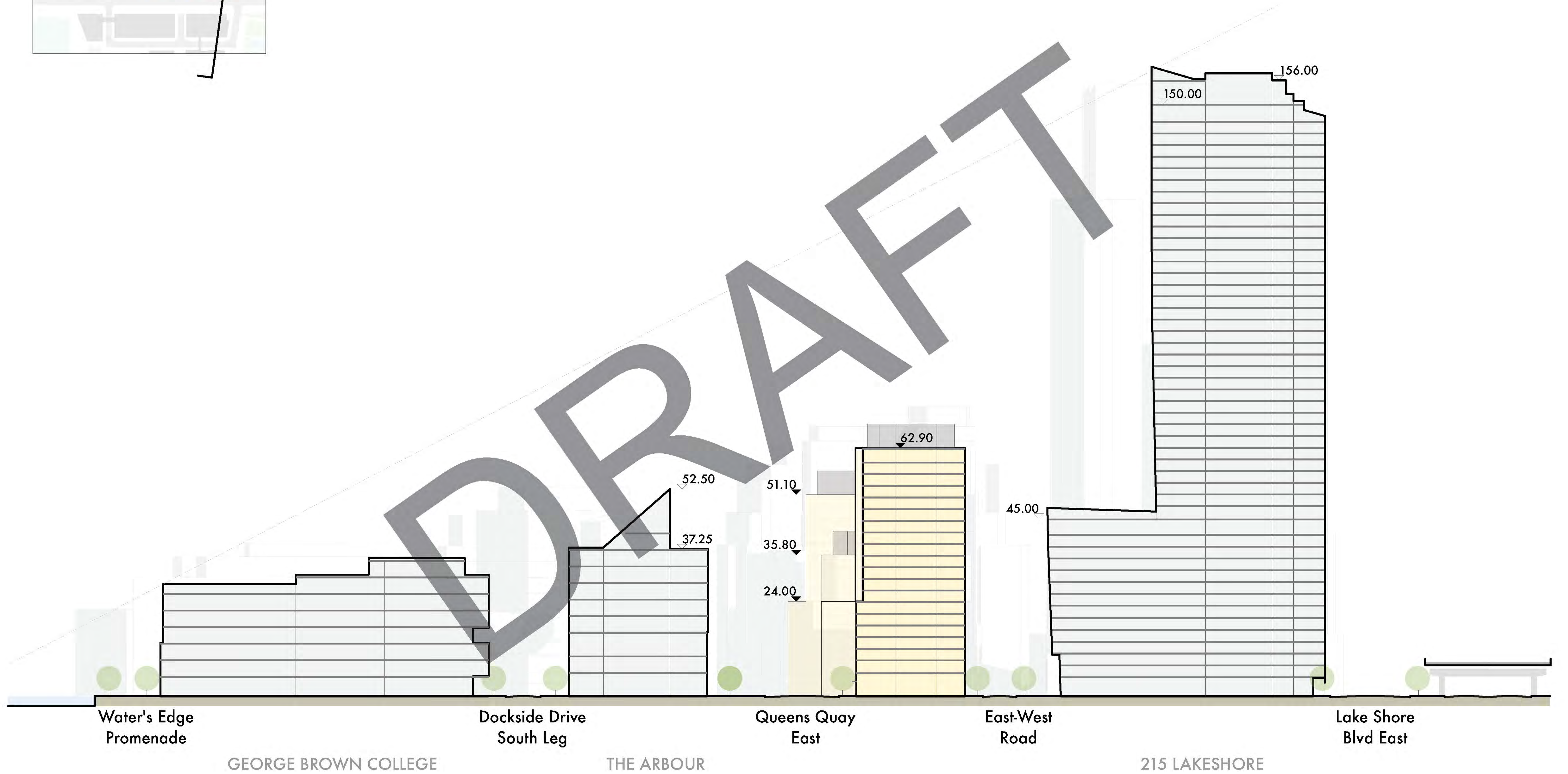
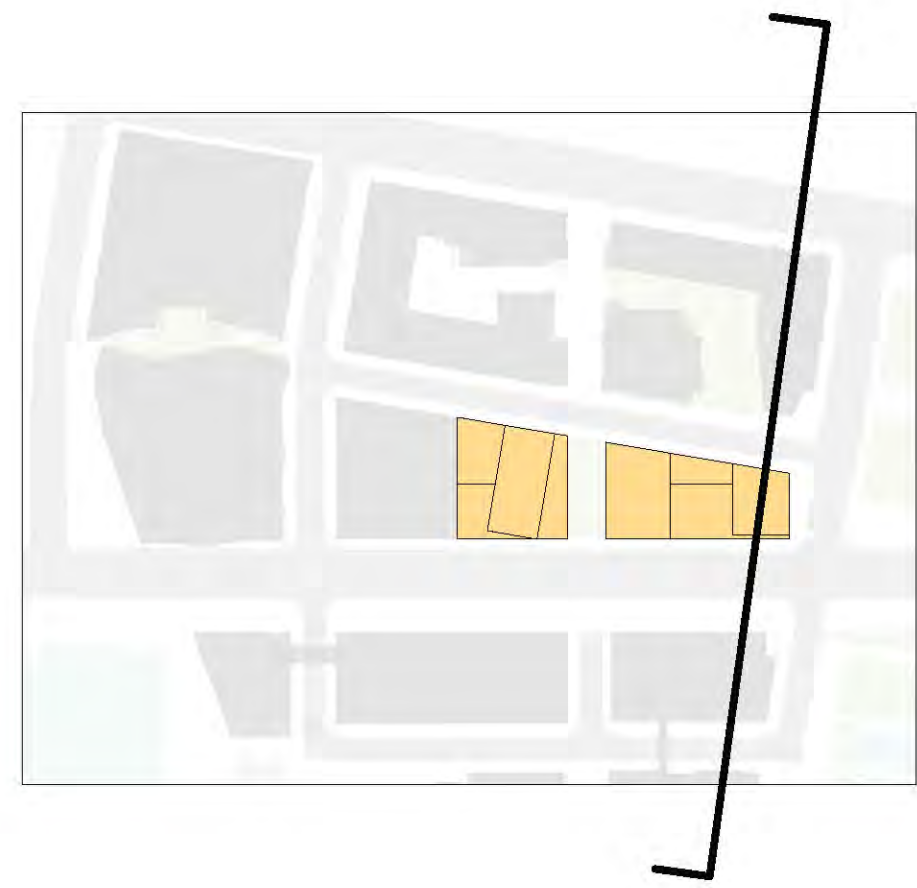
PROGRAM - FINAL VERSION



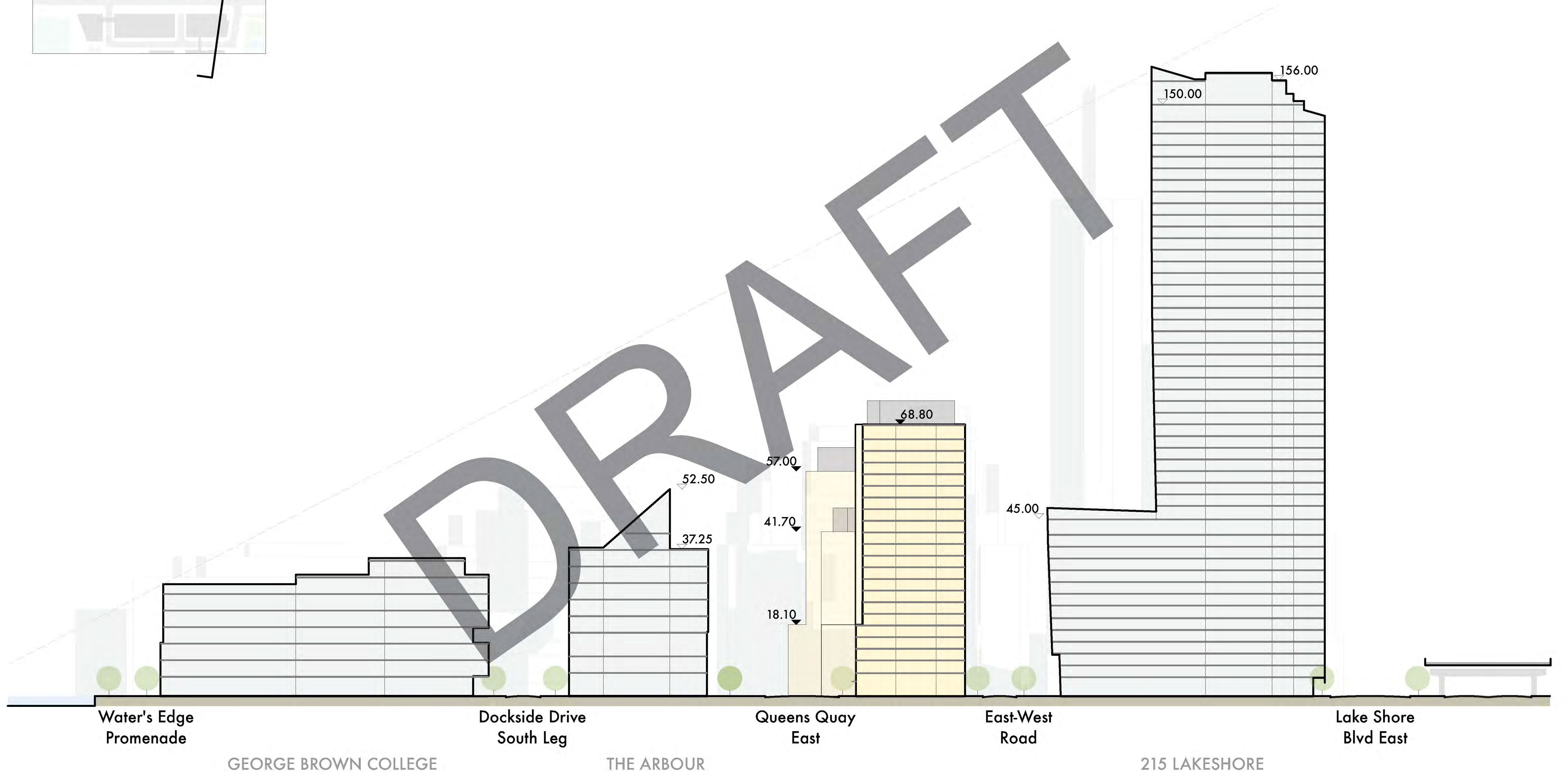
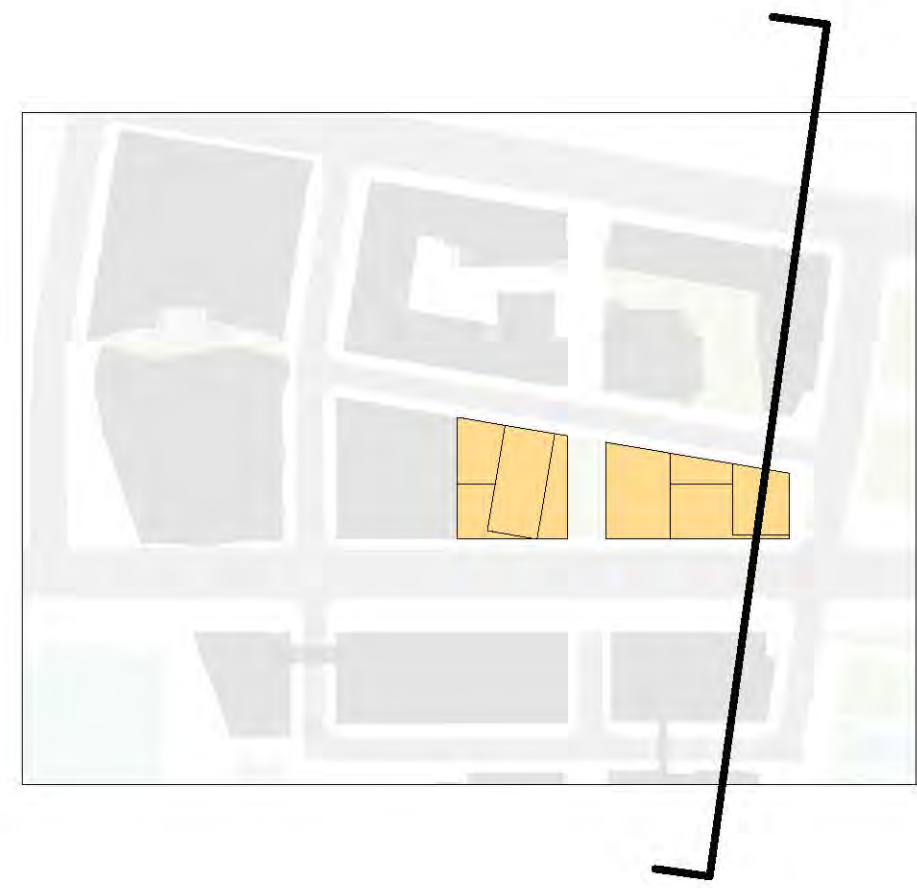
PLAN WITH WEST TOWER ROTATION



MASSING ALTERNATIVE - WEST TOWER ROTATION



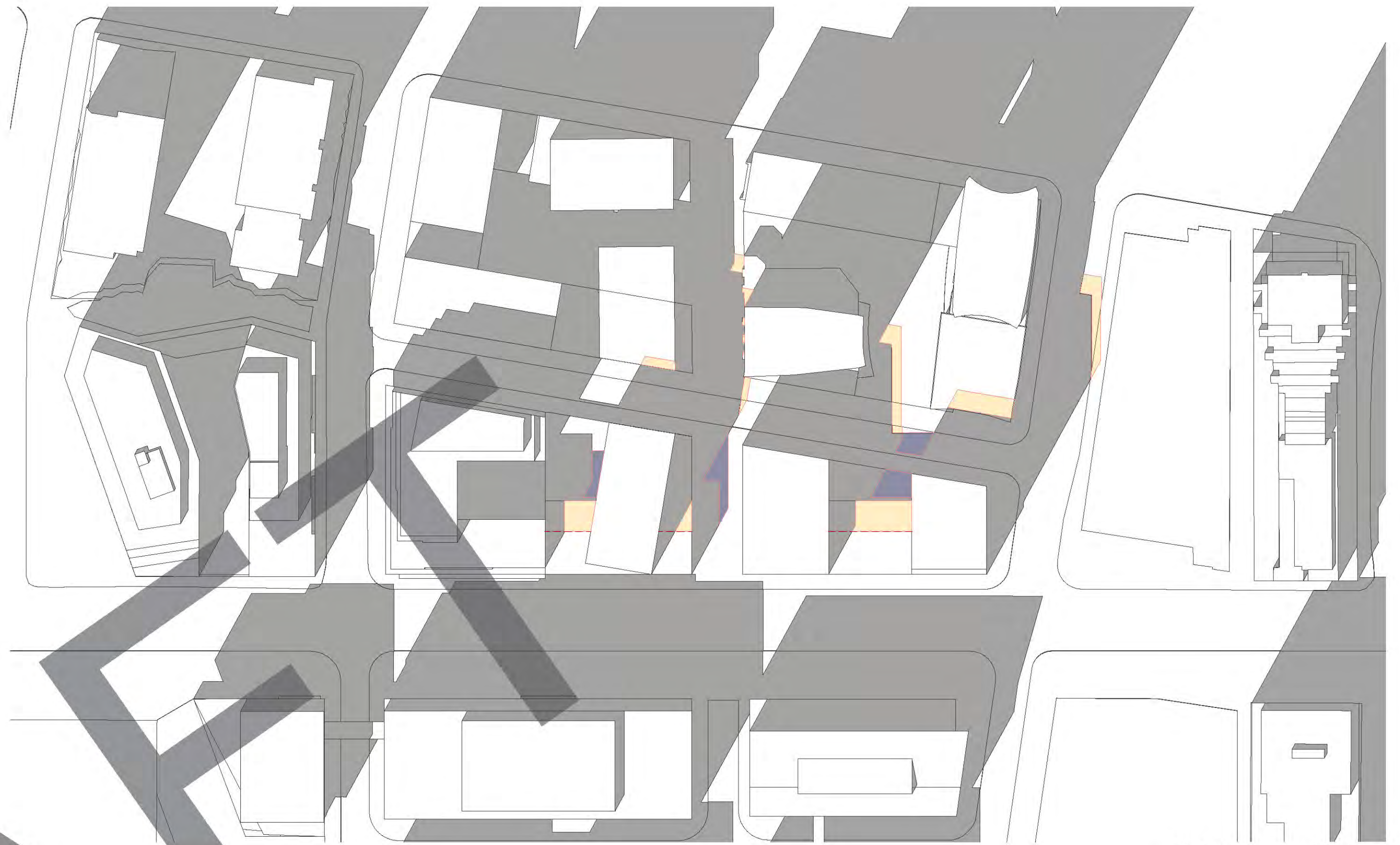
SCHEMATIC ELEVATION



SCHEMATIC ELEVATION - ALTERNATIVE



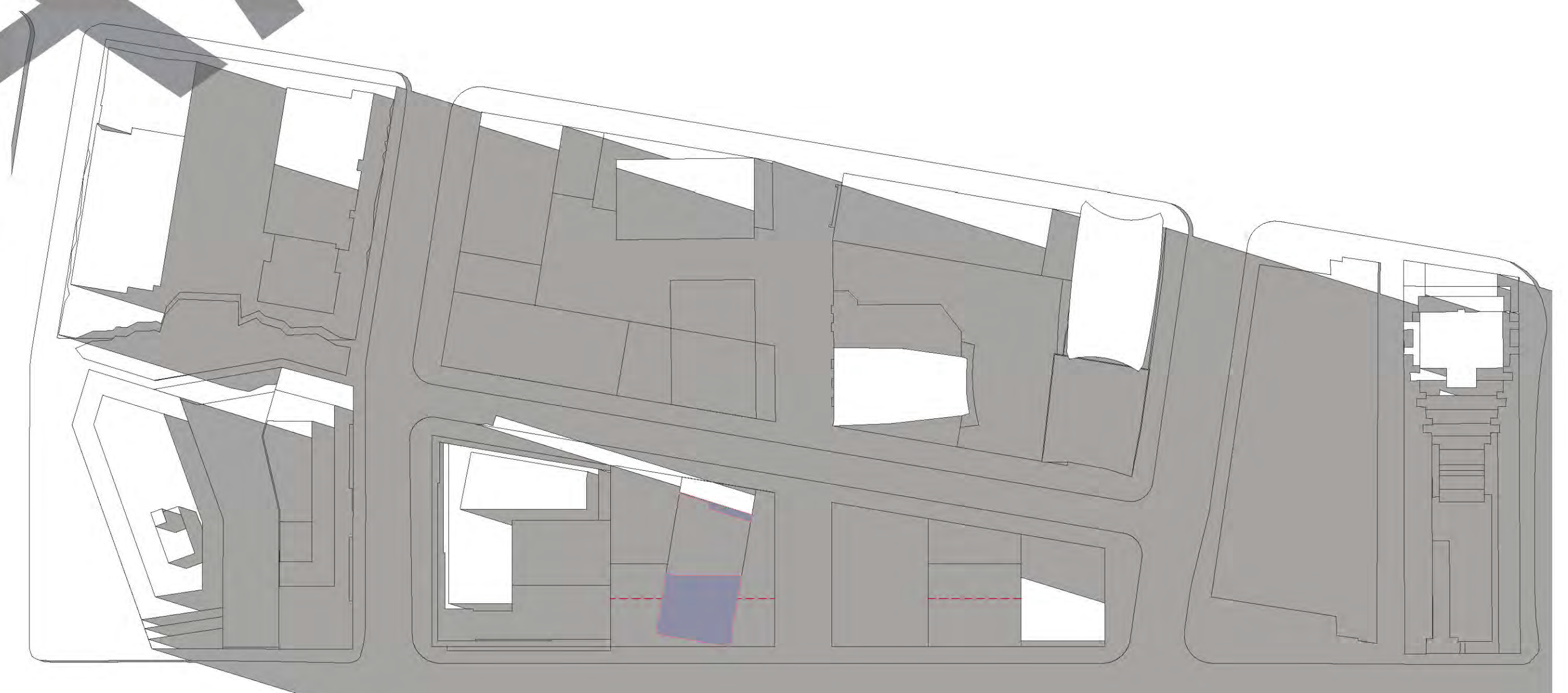
SEP 21 - 9:18 AM



SEP 21 - 11:18 AM



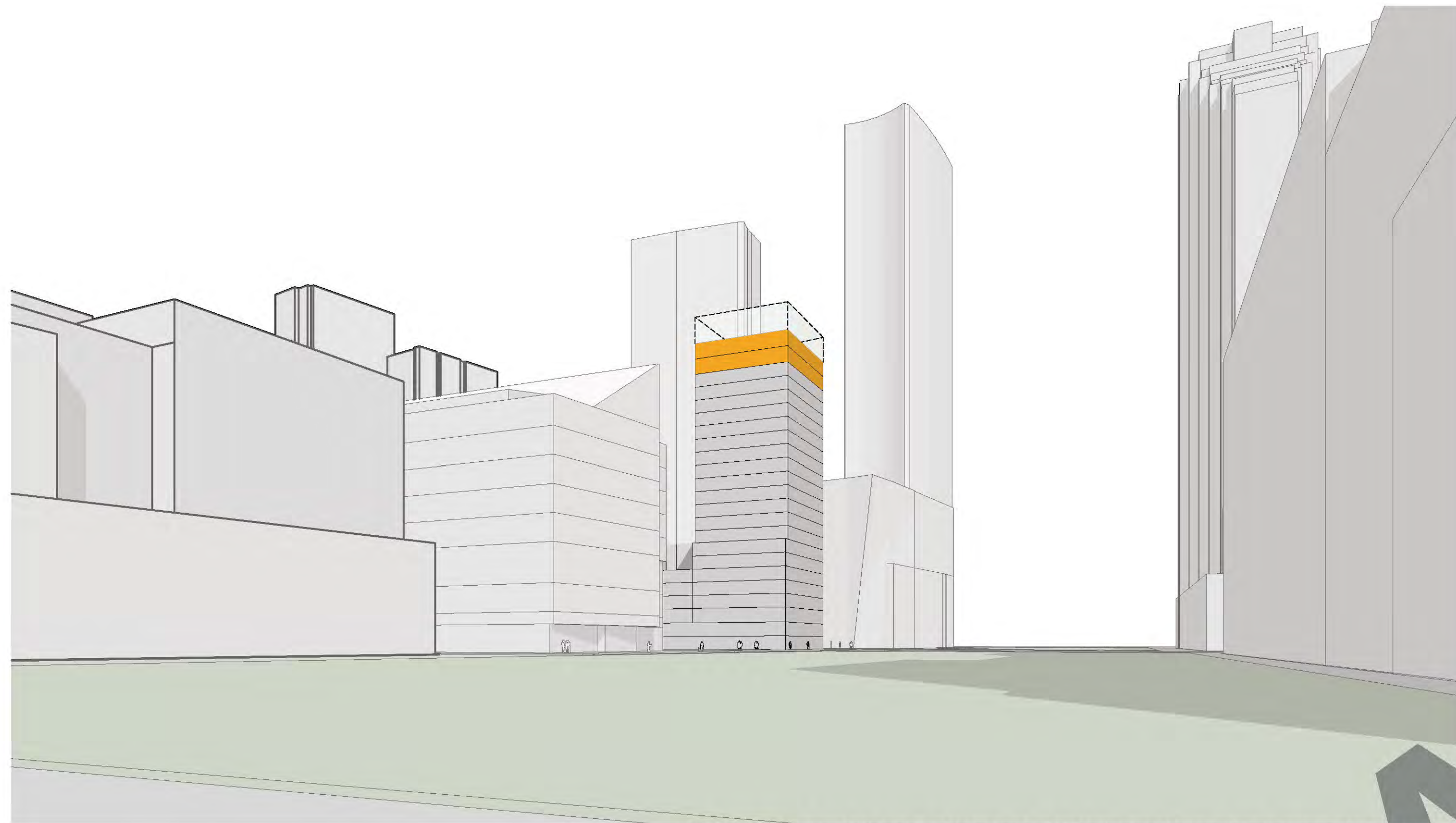
SEP 21 - 2:18 PM



SEP 21 - 5:18 PM

SHADOWS STUDY

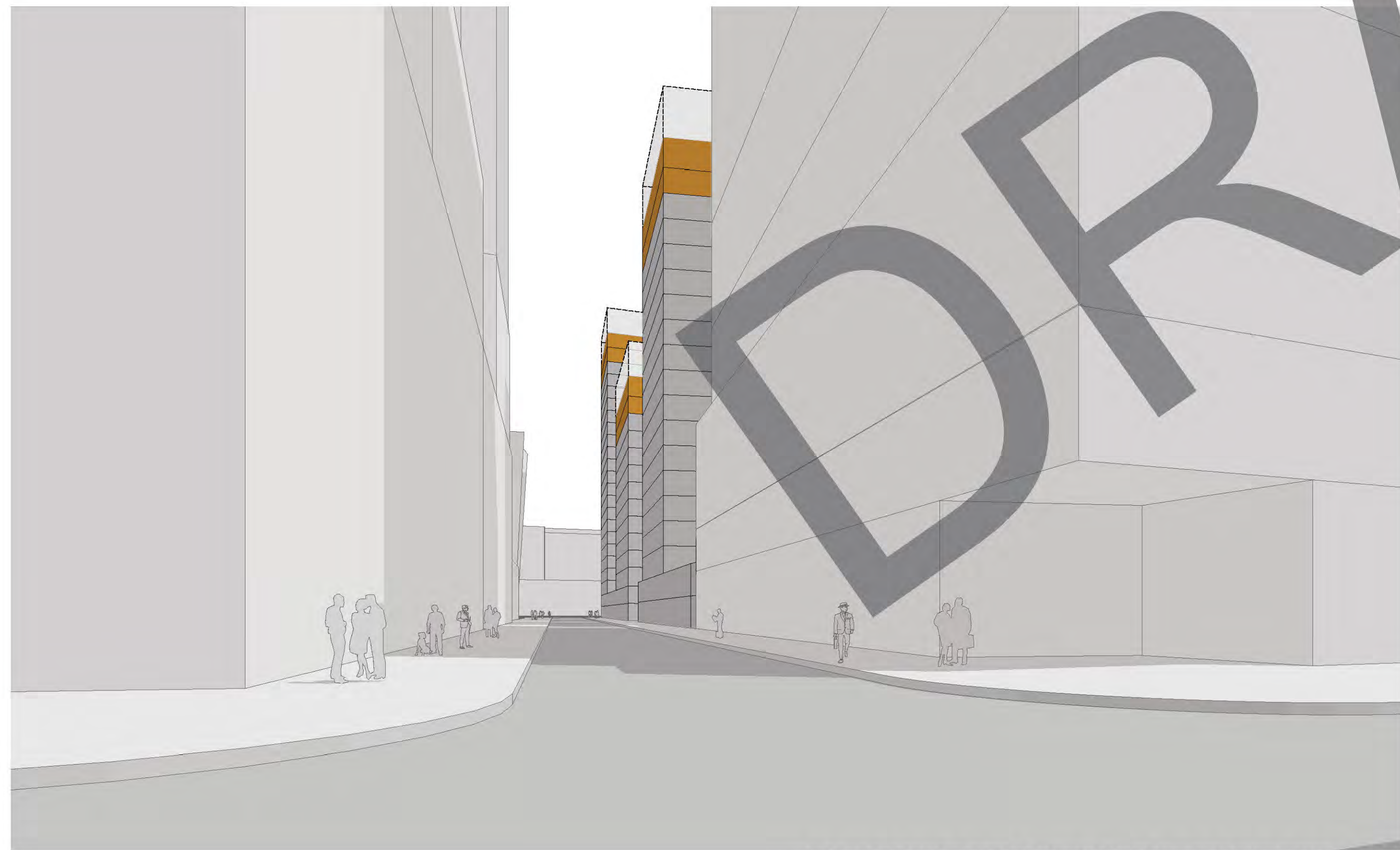
- ADDITIONAL SHADOW IN ALTERNATIVE
- REDUCED SHADOW IN ALTERNATIVE
- LINE OF ALTERNATIVE PODIUM



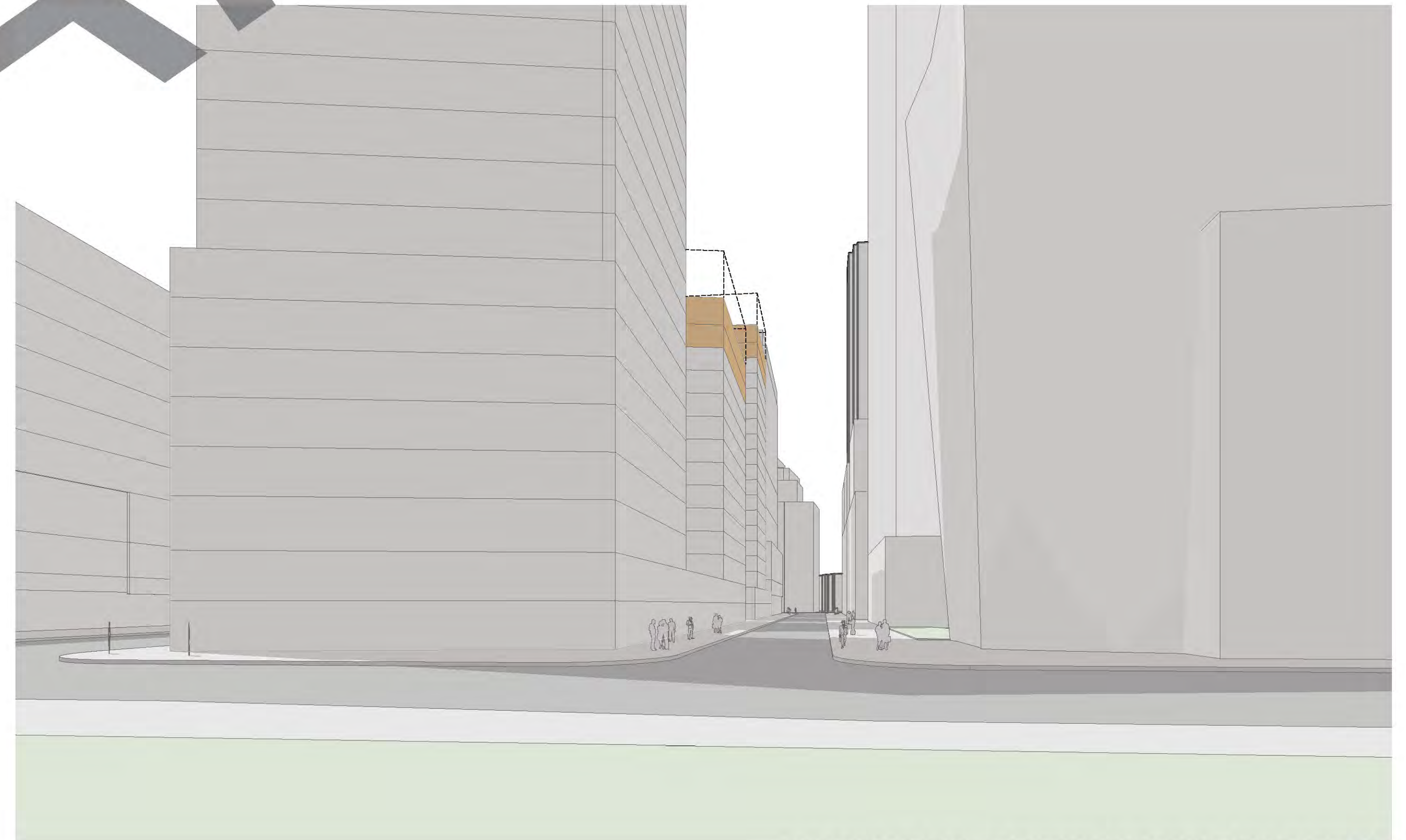
VIEW FROM SHERBOURNE COMMON LOOKING NORTHWEST



VIEW FROM QUEENS QUAY EAST, LOOKING EAST



VIEW TO NEW EAST-WEST ROAD LOOKING EAST



VIEW TO NEW EAST-WEST ROAD LOOKING WEST

STREET VIEWS

SUSTAINABILITY

TORONTO GREEN STANDARDS TIER 1

- AIR QUALITY

- Low-emission transportation
- Cycling Infrastructure
- Pedestrian Infrastructure
- Urban Heat Island

- ENERGY EFFICIENCY, GHG & RESILIENCE

- Energy efficiency
- Renewable energy
- District Energy System
- Operational Systems
- Building Resilience

- WATER BALANCE, QUALITY & EFFICIENCY

- Construction activity
- Water balance (stormwater retention)
- Water quality (stormwater run-off)
- Water efficiency

- ECOLOGY

- Urban Forest: Increase tree canopy
- Natural heritage
- Biodiversity in Landscapes
- Bird collision deterrence
- Light Pollution

- SOLID WASTE

- Storage and collection of recycling and organic waste
- Building reuse
- Construction waste materials

DRAFT

DRAFT

THANK YOU