



# 3C PL1 – 324 Cherry Street

Issues Identification

July 24<sup>th</sup>, 2019

# Site Context

Existing

# 3C PL1 – 324 Cherry Street

Proponent: 3C Lakeshore Inc.

Design Team: Adamson Associates, PMA Architects

Review Stage: Issues Identification



## Project Background & Description

### Project History

- 2011-2012: 3C Waterfront master plan prepared by Foster + Partners, aA and KPMB
- 2012-2016: LPAT mediated settlement process with City of Toronto and WT for OPA and ZBA
- Dec 2016: Plan of Subdivision application submitted
- May 2019: Pre-application consultation with City and WT re: SPA for PL1 application

### Anticipated Development Timeline

- July 2019: Anticipated plan of subdivision application resubmission
- Sept 2019: Anticipated SPA application submission
- Late 2020: Target construction start
- Ongoing: Construction of new Cherry Street through the larger 3C site

### Proposal Summary

- 1st site plan application within a multi-phased development site
- 11 storey office building (46.0 m) + retail at grade
- 18,580 m<sup>2</sup> GFA



# Policy Context

## Keating Channel Precinct Plan

# 3C PL1 – 324 Cherry Street

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Review Stage: Issues Identification



# Policy Context – Central Waterfront Secondary Plan

3C PL1 – 324 Cherry Street

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Design Team: Adamson Associates, PMA Architects

Review Stage: Issues Identification

- (P9) Streets that **extend to the water's edge** will create opportunities to see the lake from the city and the city from the lake. The design of buildings and public and private spaces that frame these streets will be of **high architectural quality** and take advantage of these views. New streets will be laid out to reinforce visual connections between the city and the water.
- (P11) The public realm will be defined by **a coherent framework** of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements. Its design will reflect its exceptional waterfront setting and integrate and interpret the rich natural and cultural heritage of Toronto's waterfront, its industrial dockwall legacy, as well as including the historic Lake Ontario Shoreline
- (P30) The treatment of the development sites abutting the water's edge, public promenade along the traditional urban dockwall will require particular sensitivity to **create a front of publicly accessible and marvelous buildings** of appropriate low to moderate scale to complement the character of the neighbourhoods
- (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
- (A3) **Lake Shore Boulevard will be transformed into an urban avenue** through the Central Waterfront to accommodate its function as an arterial road. The new boulevard will be generously landscaped; will maximize the opportunities for pedestrian crossings through frequent intersections with streets connecting into the downtown core; and will provide ample room for commuter cycling and pedestrians.

# Planning Context – Keating Channel Precinct Plan

- Encourage and support pedestrians, cyclist and transit users over private automobile use
- Publicly accessible **water's edge promenade**; Foster connectivity to adjacent waterfront neighbourhoods
- Create a series of **special public spaces** at major north-south connections; establish as an urban boulevard
- Create a wide range of **open spaces** will be the backbone of the precinct
- Strengthen **visual connections to the water** from the city
  
- Create a predominantly mid-rise built form stepping down to the water's edge
- Support a **wide variety of residential and employment uses** and flexibility across the precinct
  
- Support **economic and social diversity**
- Create a district that serves as a model for **environmental sustainability**, Support the **integration of infrastructure systems**

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Review Stage: Issues Identification



# Planning Context

## LPAT Settlement: Site Specific OPA to the CWSP

# 3C PL1 – 324 Cherry Street

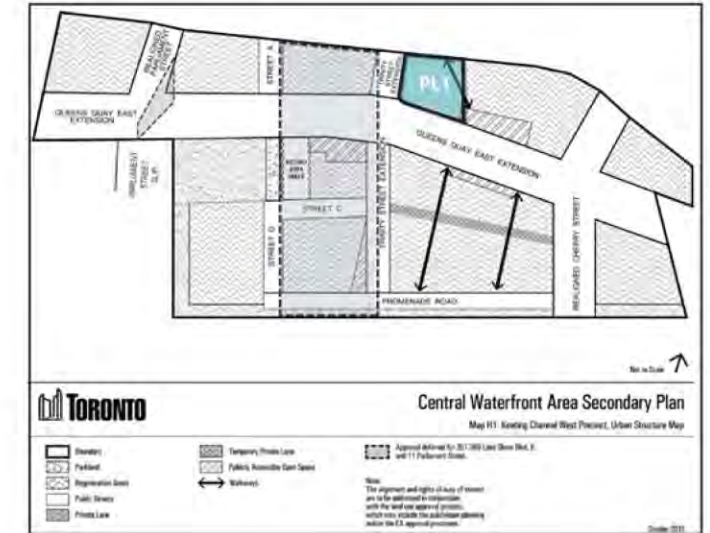
Proponent: 3C Lakeshore Inc.

Design Team: Adamson Associates, PMA Architects

Review Stage: Issues Identification

Negotiated settlement with adjacent land owners approved the following:

- Identification of the streets, lanes and walkway networks
- Identification of building heights including tall building locations and height
- Provision of built form fronting Queens Quay to emphasize its role as the Keating Channel
- Identification of public park land and publicly accessible open spaces
- Appropriate mix of commercial and residential uses
- Affordable housing provisions
- Public realm improvements



# Planning Context

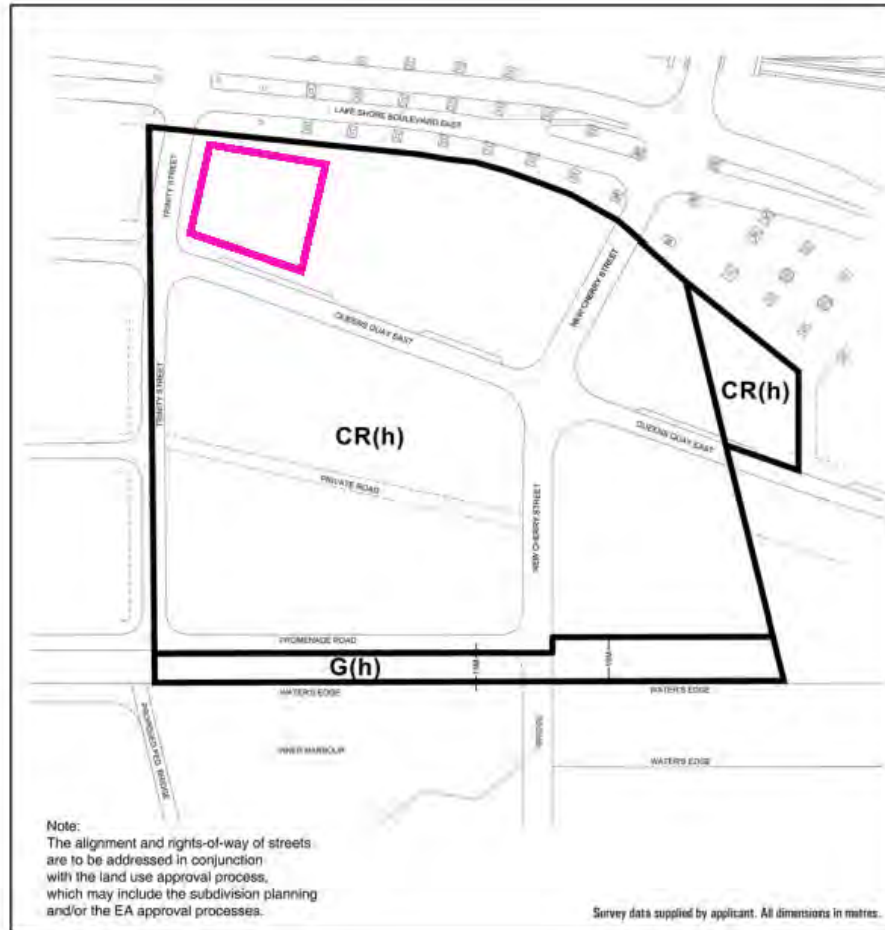
Keating Channel Precinct West Zoning By-law 1174-2010

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Design Team: Adamson Associates, PMA Architects

Review Stage: Issues Identification



429 Lake Shore Boulevard East  
and 324 Cherry Street

Map A - Lands Subject to Exception

File # 16 271924 STE 28 SB



429 Lake Shore Boulevard East  
and 324 Cherry Street

Map B - Maximum Base Building Heights

File # 16 271924 STE 28 SB



# Planning Context

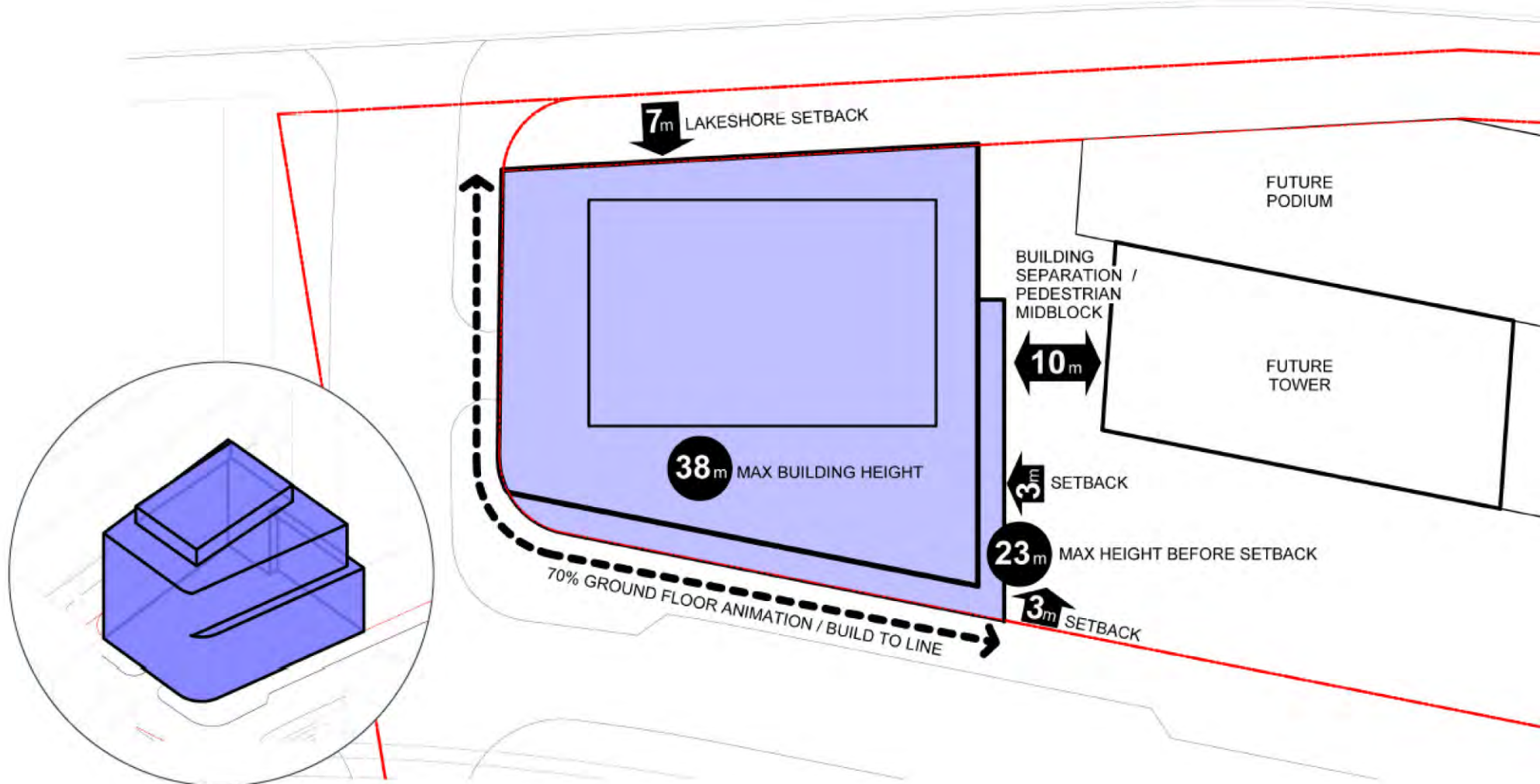
As of Right Zoning Post-Settlement ZBA

## 3C PL1 – 324 Cherry Street

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Review Stage: Issues Identification



## Preliminary City Planning Issues

- **Alignment with the Draft Plan of Subdivision** is a key consideration (e.g. servicing, New Cherry Street ROW widths, identification of development parcels)
- What is the **additional impact** on the Keating Channel Precinct West for the segments of the proposal shown in excess of the zoning envelope?
- **Stepbacks** require further examination in order to accommodate additional massing
- **Public realm and landscape** plans need to distinguish temporary/permanent elements and TGS considerations
- **Pedestrian routes** must be clearly identified in order to inform ground floor program, minimize conflicts and manage the **commercial-residential interface** of future phases

# Site Context

## Gardiner East Public Realm

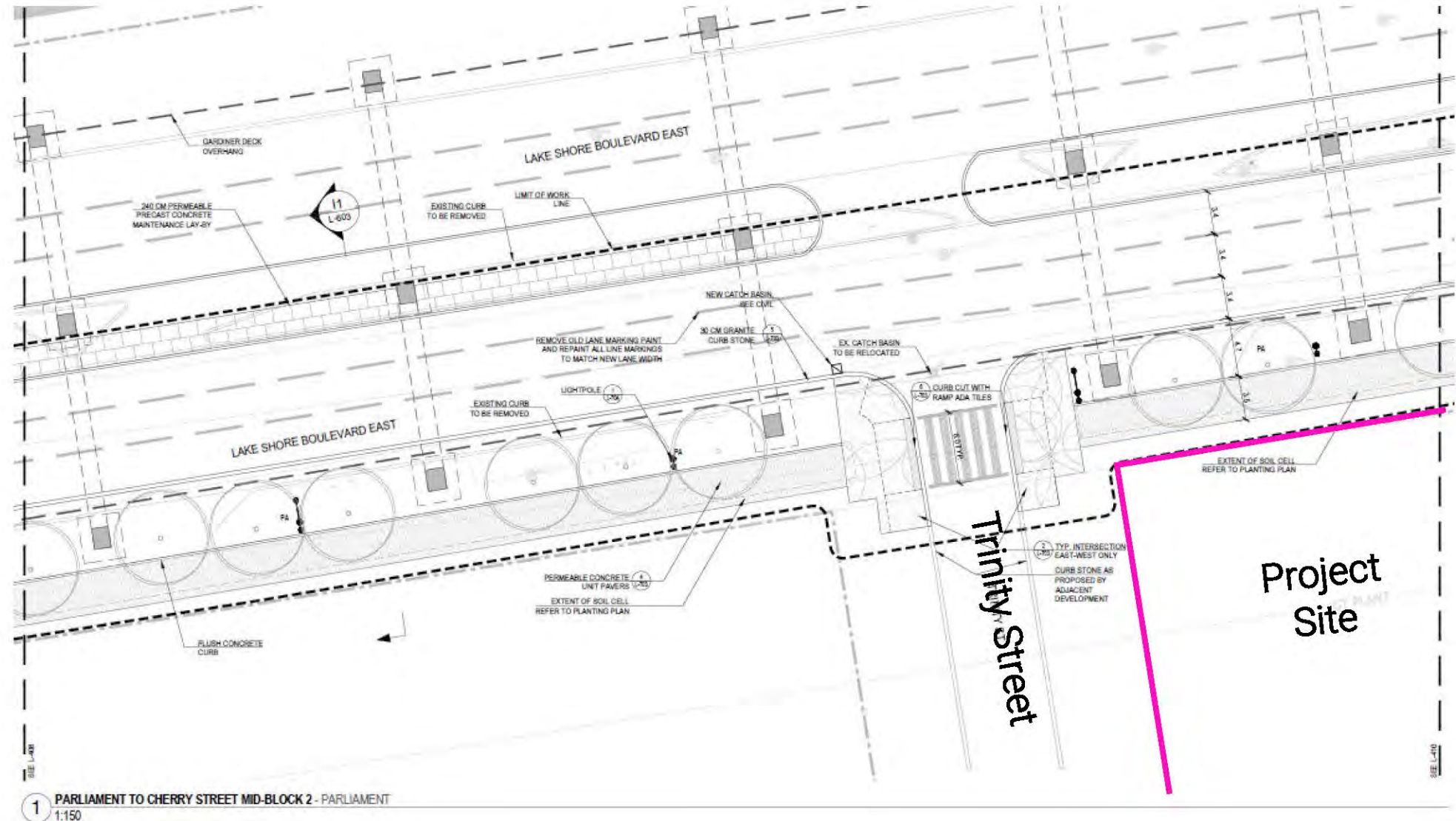
# 3C PL1 – 324 Cherry Street

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Review Stage: Issues Identification

- Anticipated implementation post 2025
- Martin Goodman trail on LSBE moves to Queens Quay East extension
- New Lake Shore Trail along the north side of LSBE
- Planting on south side of LSBE



# Project Approval Stage

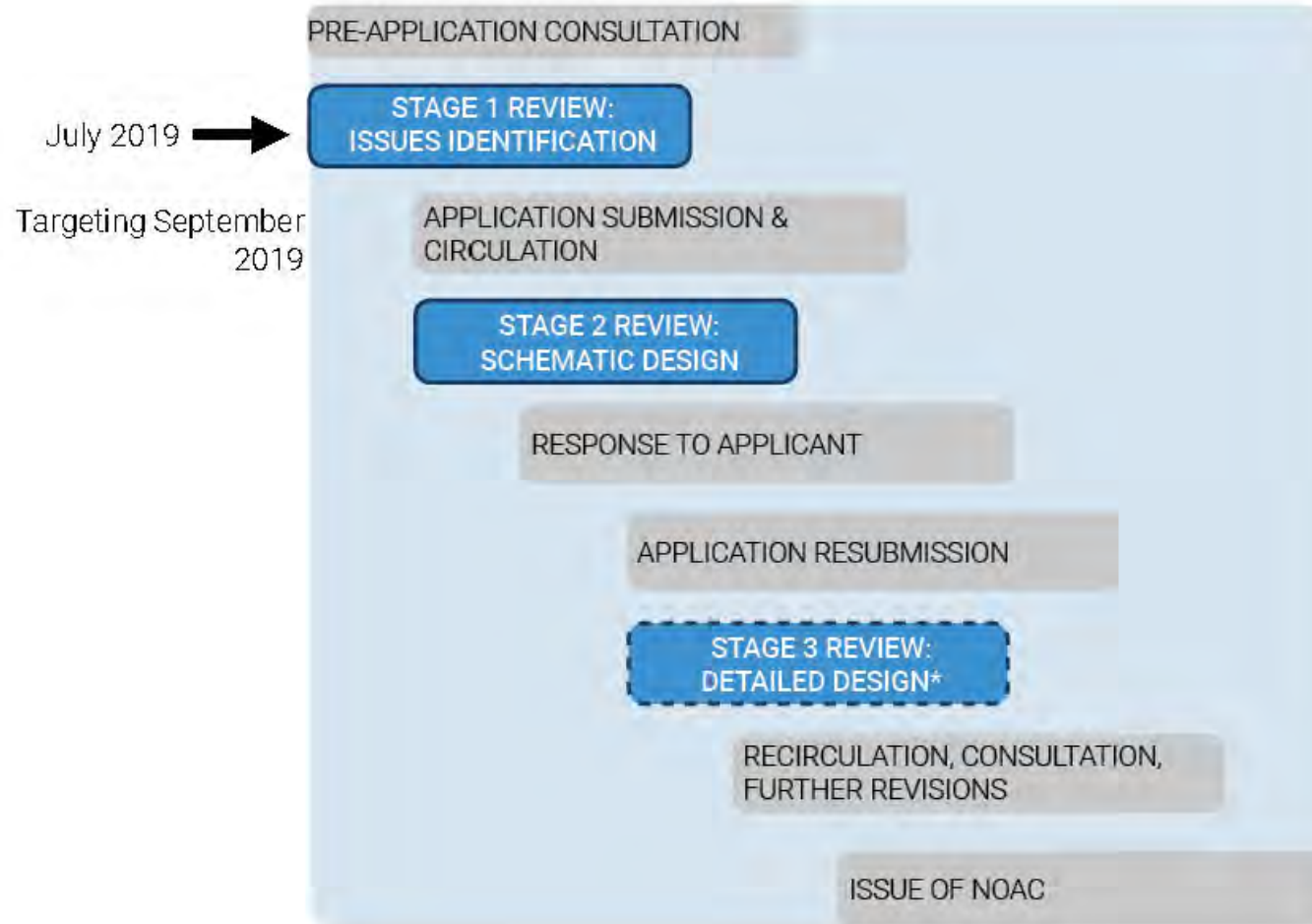
## DRP Stream 1: Private land – Site Plan Approval

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Review Stage: Issues Identification



## Areas for Panel Consideration

- Are there other strategies that should be considered to make the office building viable as a **stand-alone development on day 1**?
- Does the current design **set the tone for the future urban fabric** of the Keating Channel Precinct and **fit into the future master plan**?
- Does the current design thinking support Waterfront Toronto's objectives for **existing and future public realm**? ie. on Lake Shore and Queens Quay East
- Does the **sustainability** proposal meet or exceed WT's objectives?
- Does the proposed **temporary landscape** design support WT's public realm objectives?

# 300 PL1

ISSUED FOR STAGE 1: ISSUES IDENTIFICATION / SITE ANALYSIS / PROGRAM  
Wednesday July 24 2019



adamson  
ASSOCIATES | ARCHITECTS

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Current PL1 Office Building Proposal — Preliminary Design

# 01 DRAFT

## Project Overview





## Project Description & Background

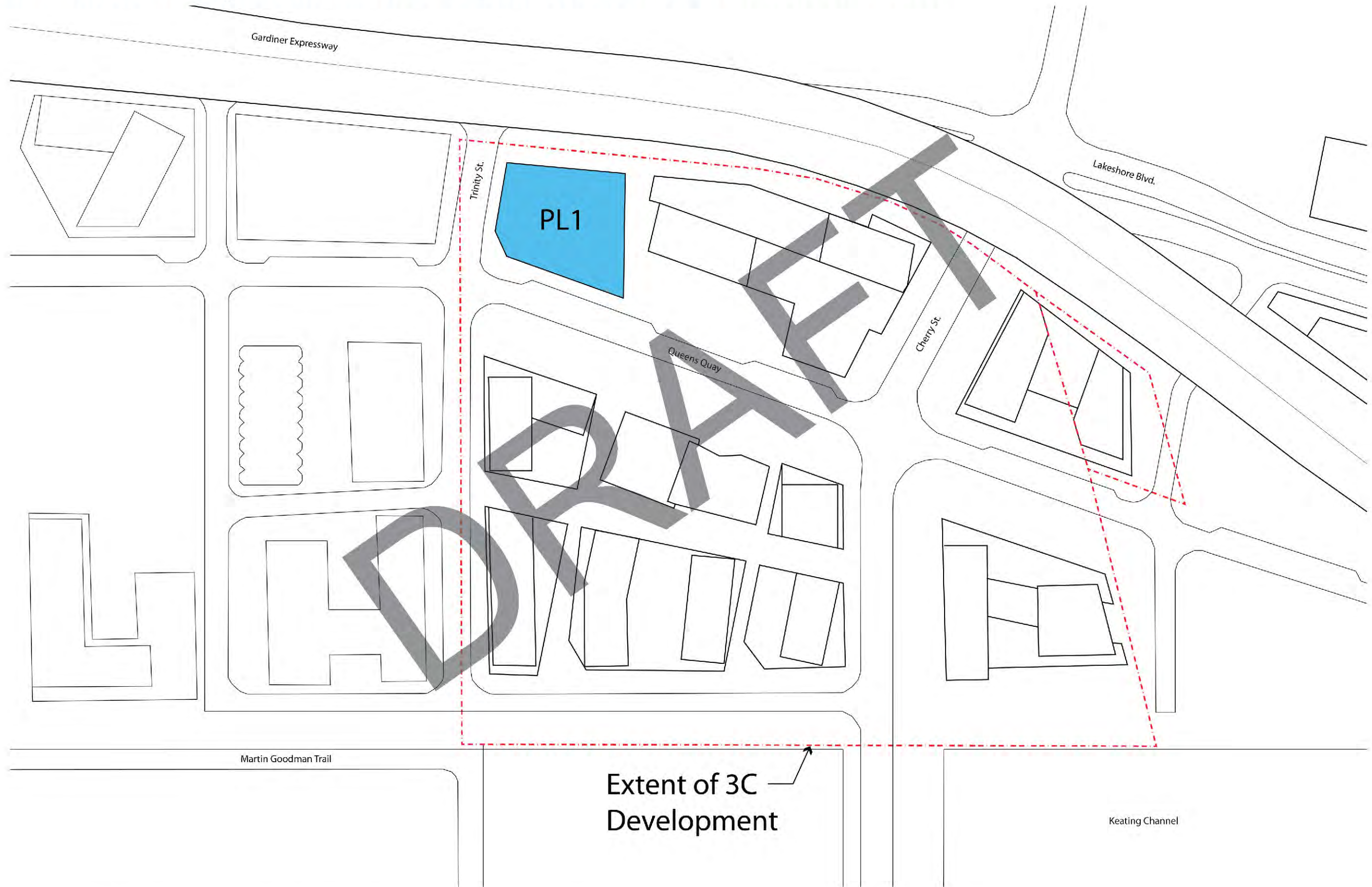
PL1 Office Building is proposed as Phase 1 of the 3C Master Plan development located within the Keating Channel Precinct in the northern quadrant of the Lower Don Lands. This area is envisioned to be a vibrant, sustainable mixed-use neighborhood centered around culture and bolstered by a strong public realm network of open spaces and access to waterfront.

- PL1 will be the first building on the site and will support purpose built office
- This is the project's first presentation to the Design Review Panel for Issues Identification
- Key dates for PL1 Office Building:
  - SPA application: September 2019
  - Building permit by Fall 2020
  - Targeted occupancy goal of Fall/Winter 2023

# Project Timeline



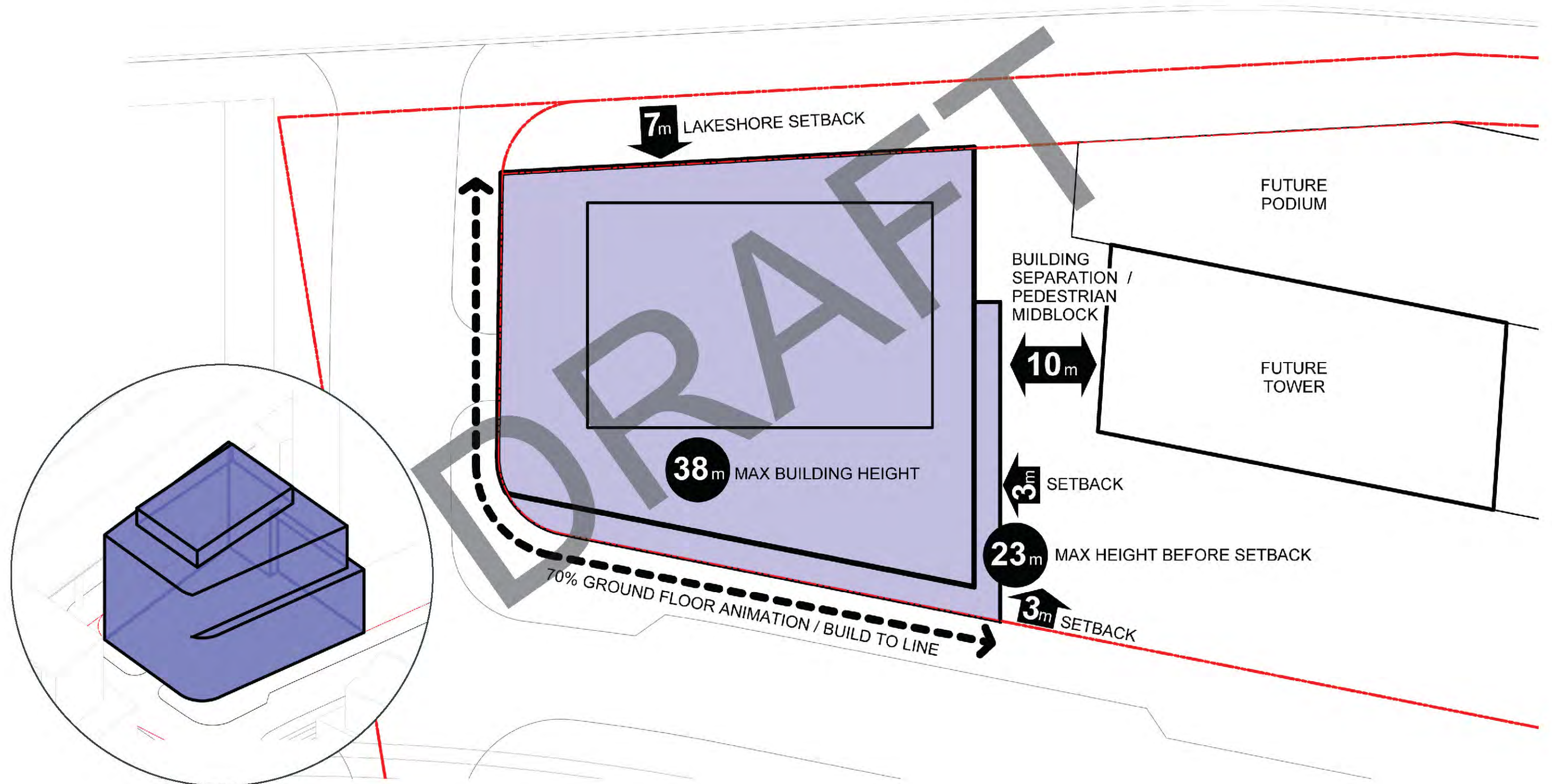
# PL1 Office Proposal in the Context of 3C Master Plan



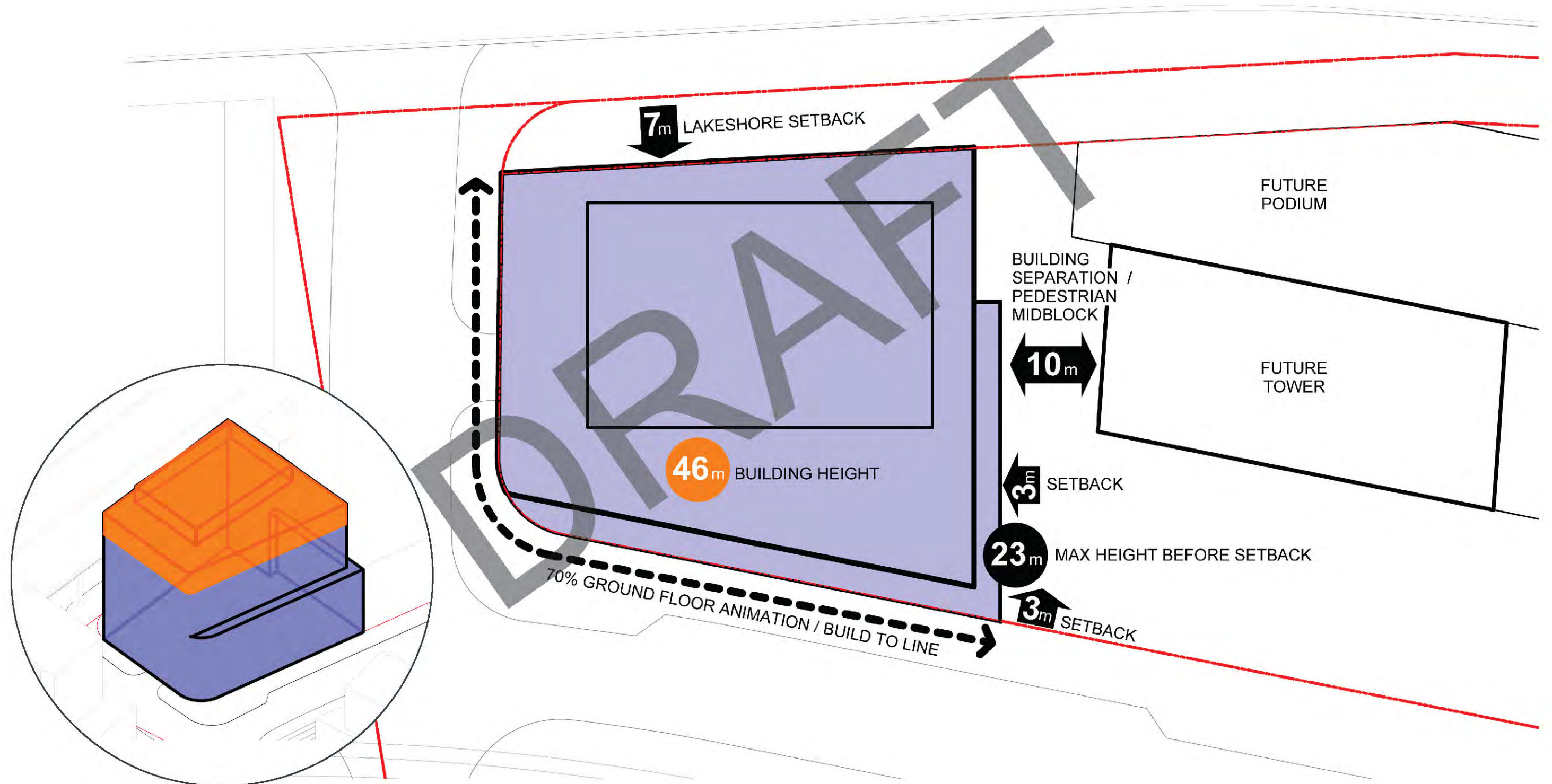
# Evolution of PL1 Design



# Planning Context · As of Right Zoning Envelope



# Planning Context · Proposed Envelope



# Current PL1 Office Building Proposal — Preliminary Design



## Topics for Panel Consideration

- Pioneer building setting tone for the future urban fabric
- Making PL1 Office building viable as a stand-alone development on Day 1
- Relationship to the existing and future Public Realm elements

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## PL1 Office Proposal • Project Statistics

- Approximately 18,580 sm (200,000 sf) GFA (City of Toronto Zoning By-law 438-86)
- Approximately 46.0m (151 ft) building height (exclusive of Mechanical Penthouse)
- 11 floors above grade (exclusive of Mechanical Penthouse)
- 2,044 - 1,579 sm (22,000 - 17,000 sf) typical floor plates
- 4.0m (13 ft) typical floor-to-floor height
- 5.7m (19 ft) floor-to-floor at ground

## Project Objectives

- Office Building with retail at grade
- Ground floor animated by retail
- Efficient 2,044 - 1,579 sm (17,000sf - 22,000sf approx.) typical Office floor plate
- 12 sm (125 sf) (usable) per employee density
- Outdoor amenities distributed throughout the building stack
- Prospective tenant requirements and time to market driving schedule
- Key dates for PL1 Office Building:
  - SPA application: September 2019
  - Building permit by Fall 2020
  - Targeted occupancy goal of Fall/Winter 2023

# Project Objectives

Ground floor as an integral part of the neighbourhood's public realm



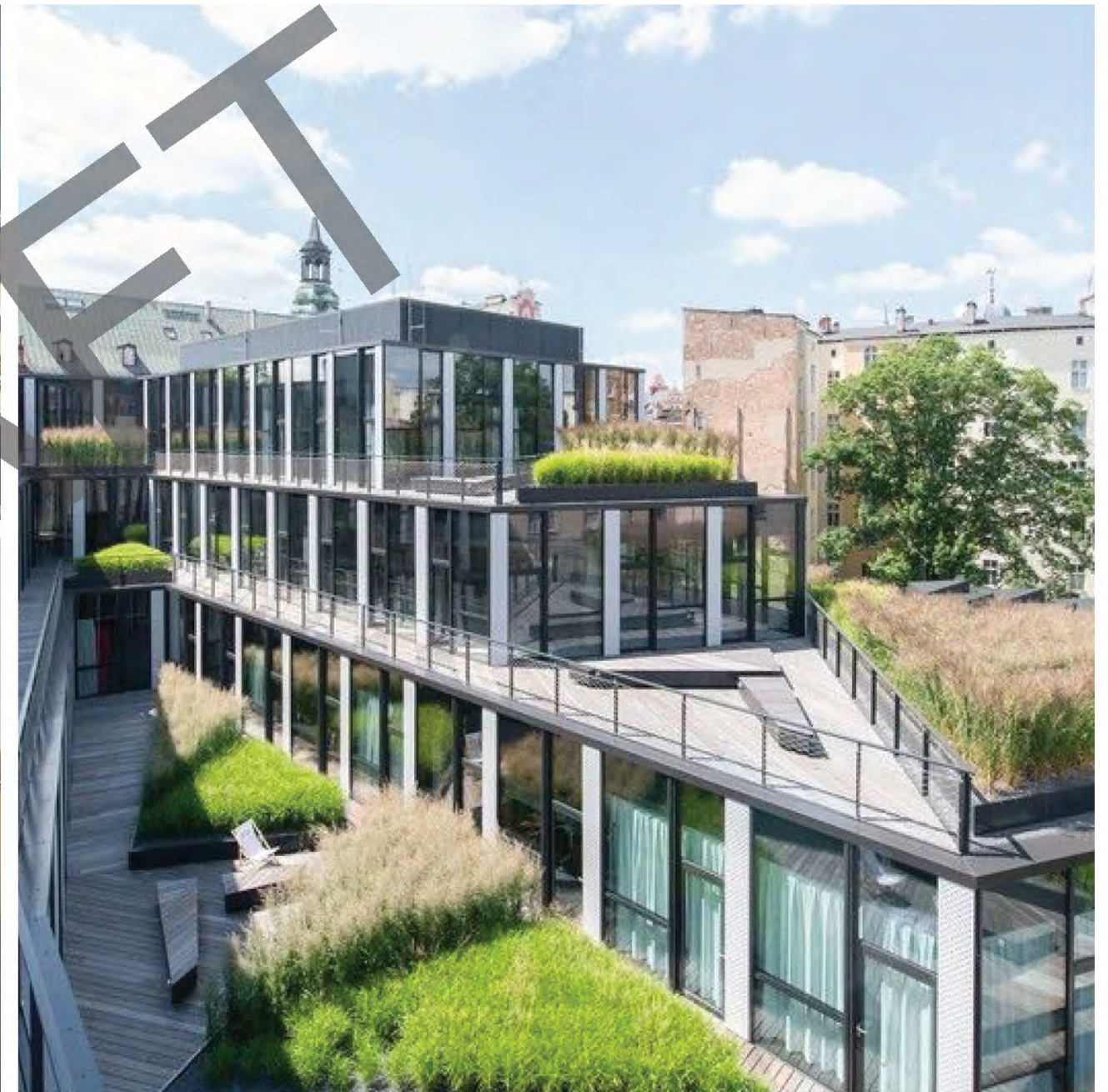
# Project Objectives

## Comfortable and collaborative workspaces



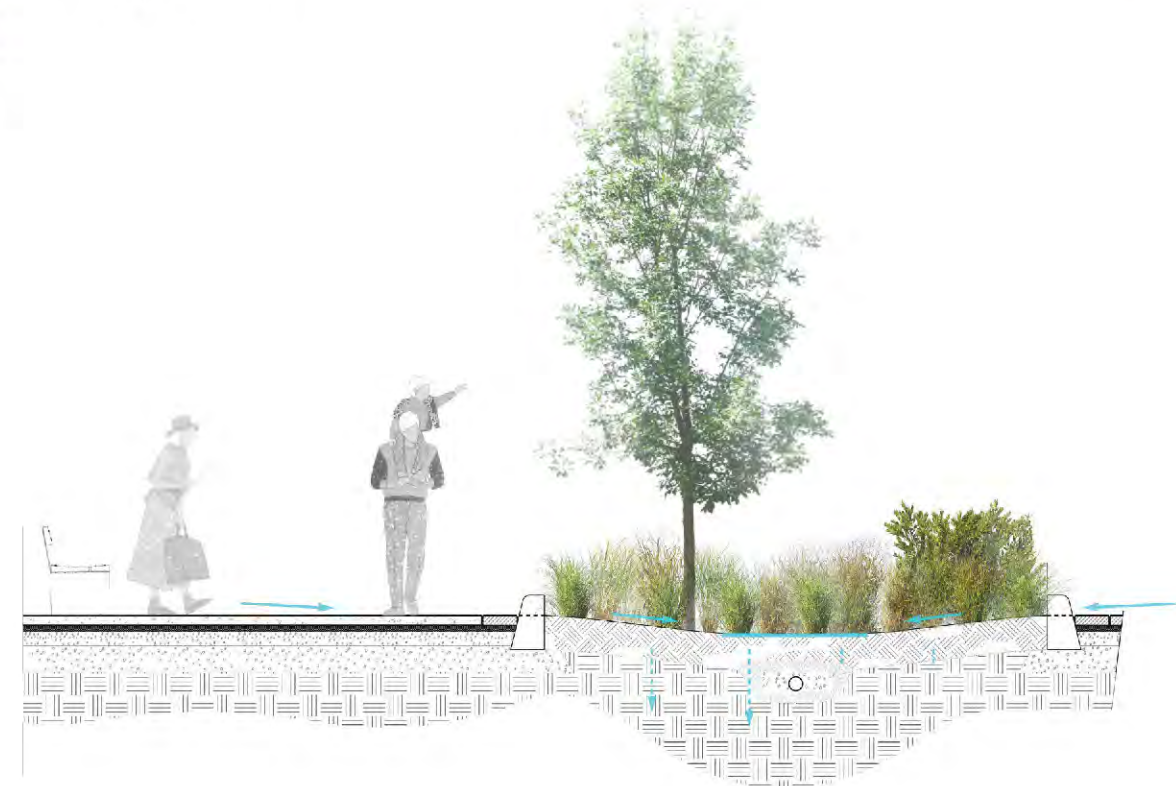
# Project Objectives

## Access to outdoor amenity spaces



# Sustainability

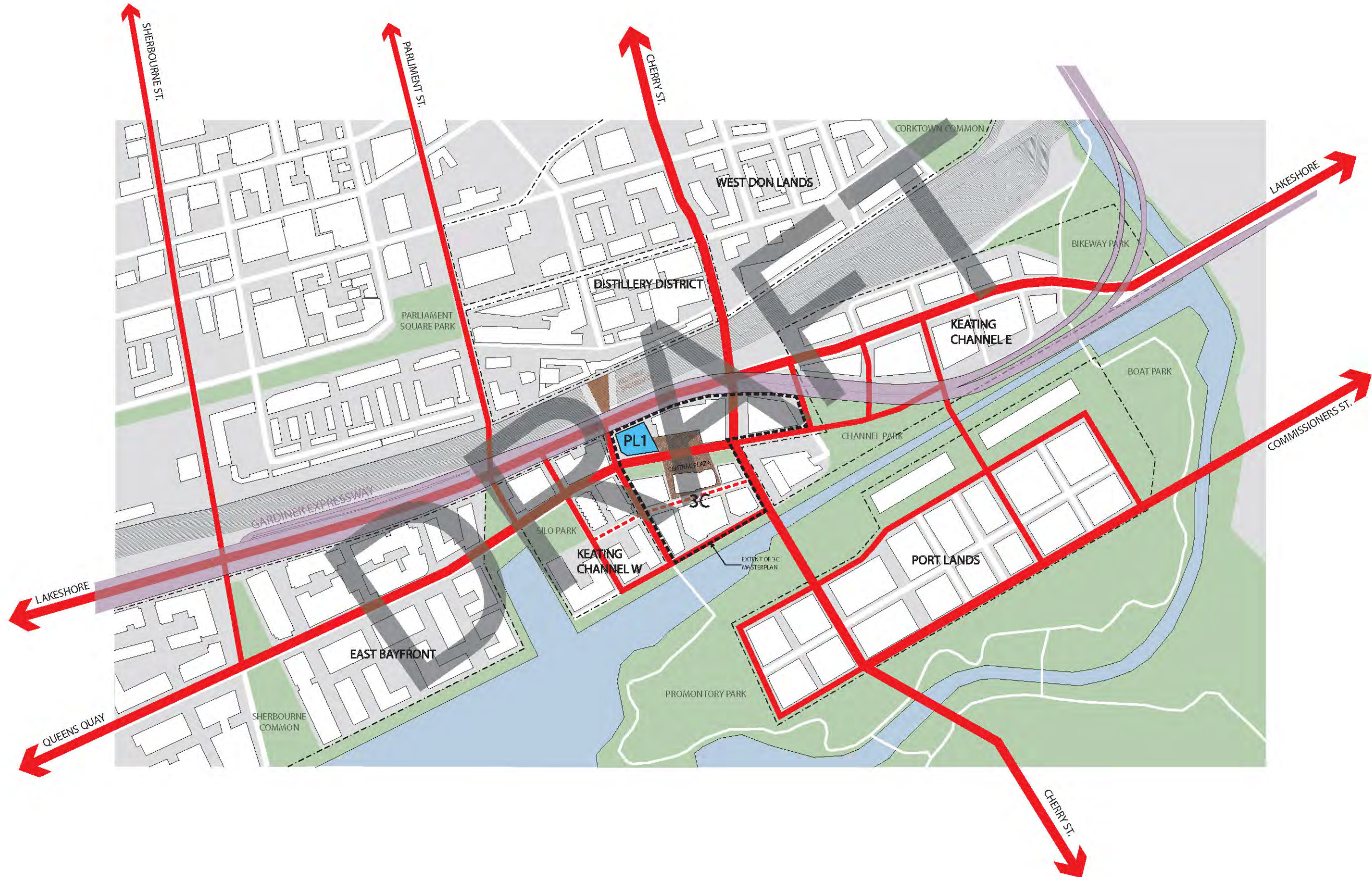
- Following LEED® and WELL™ Building Standard requirements
- Healthy and productive workplace
- Highly energy efficient, exceeding minimum requirements
- Building envelope: well-balanced solid to vision glass ratio
- Low Impact Development storm water strategies
- Synergies between site conditions + massing/orientation + building envelope attributes + HVAC systems
- Positive impact for Toronto
- Brownfield site remediation
- Signature architecture



# 02 Site Opportunities & Constraints

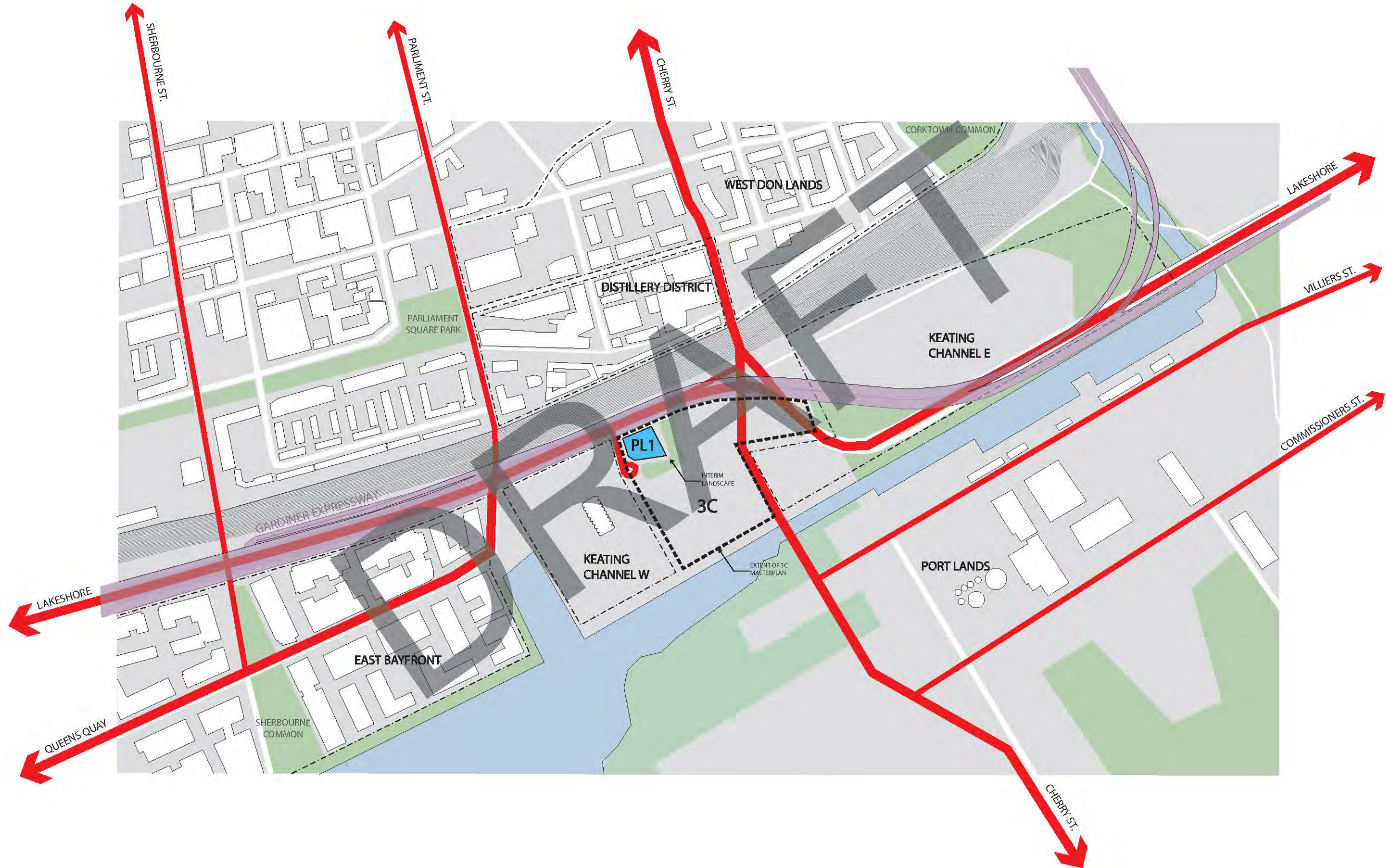


# Street Access Final Phase

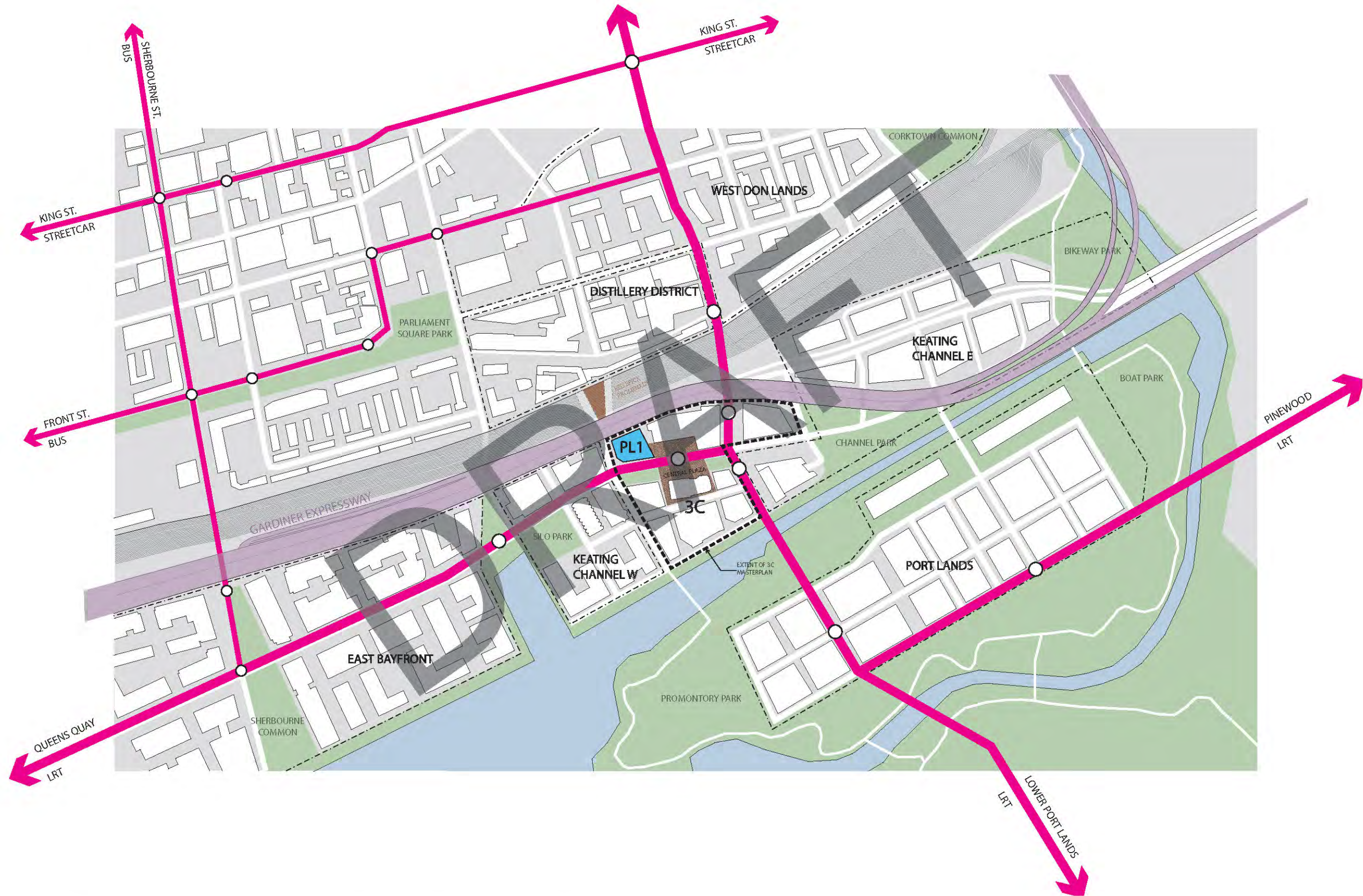




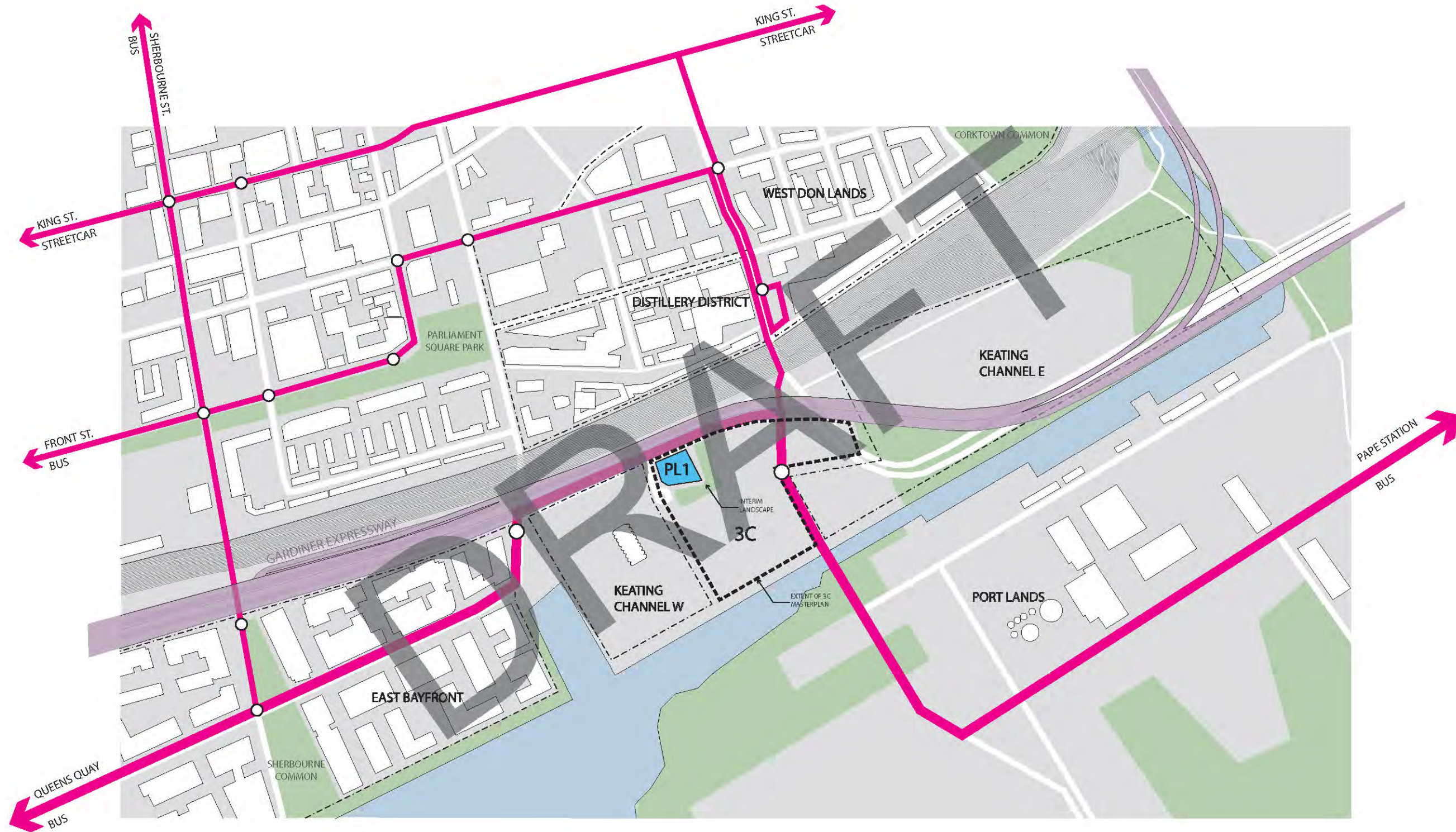
# Street Access Day 1



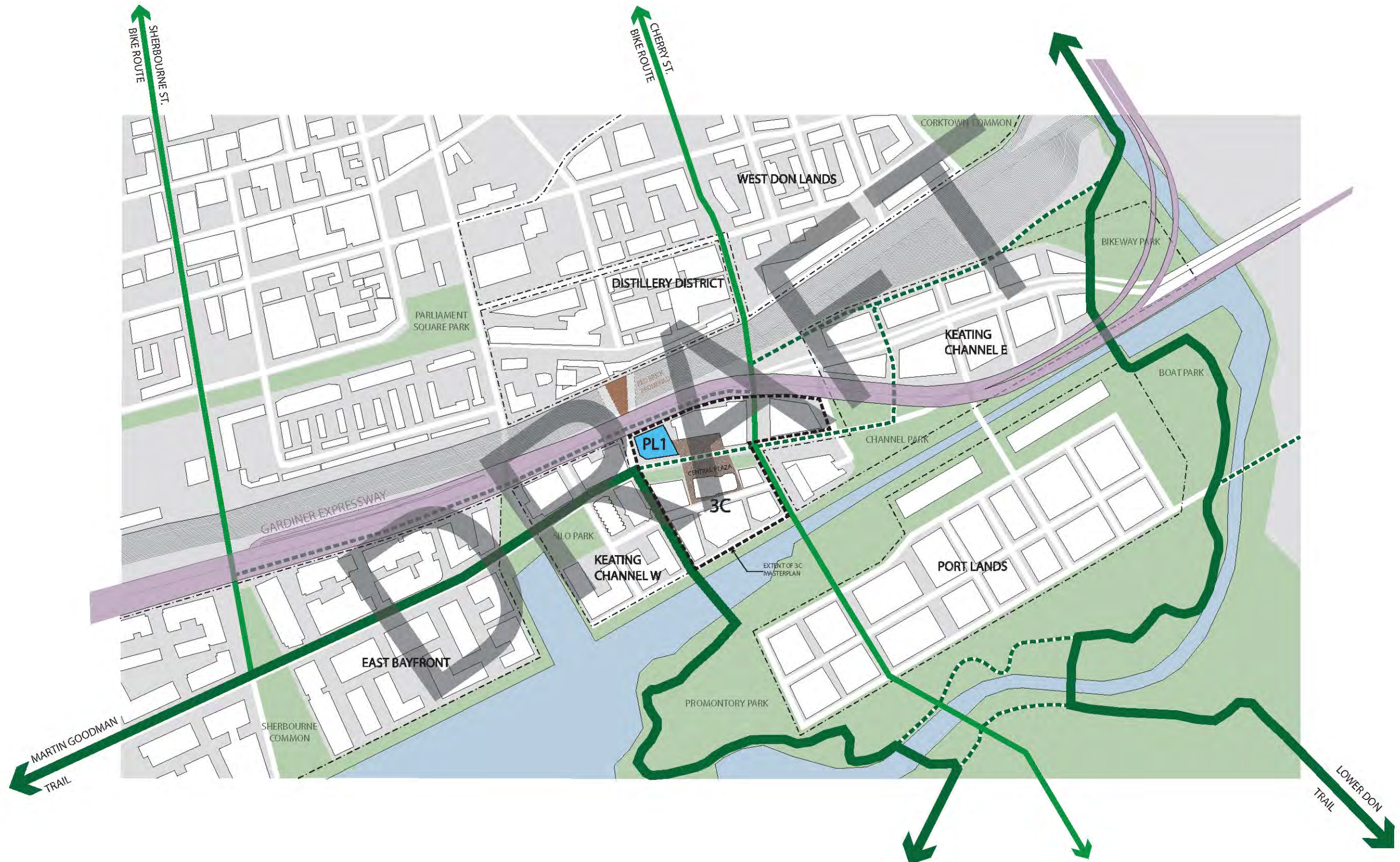
# Proximity to Public Transportation Final Phase



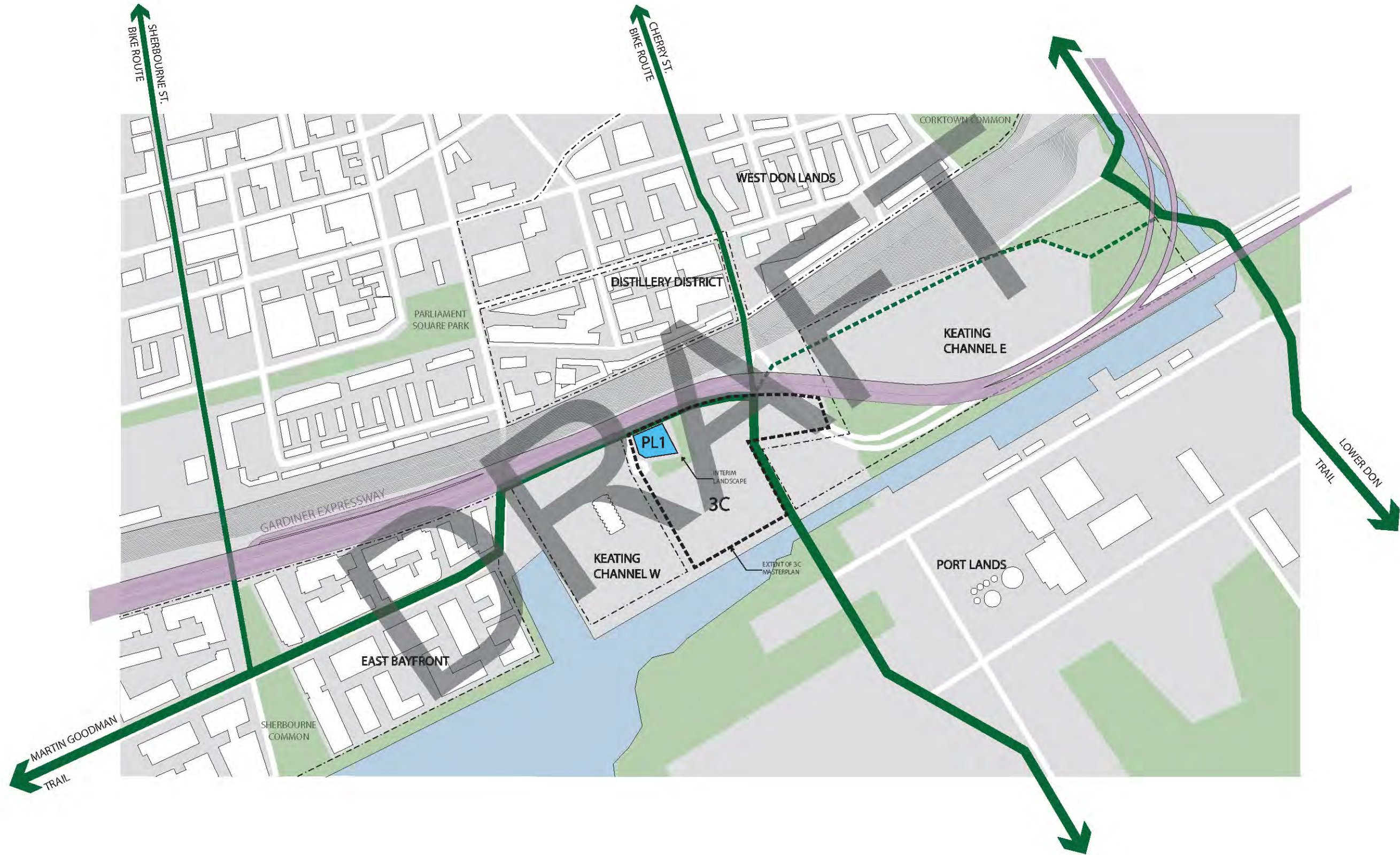
# Proximity to Public Transportation Day 1



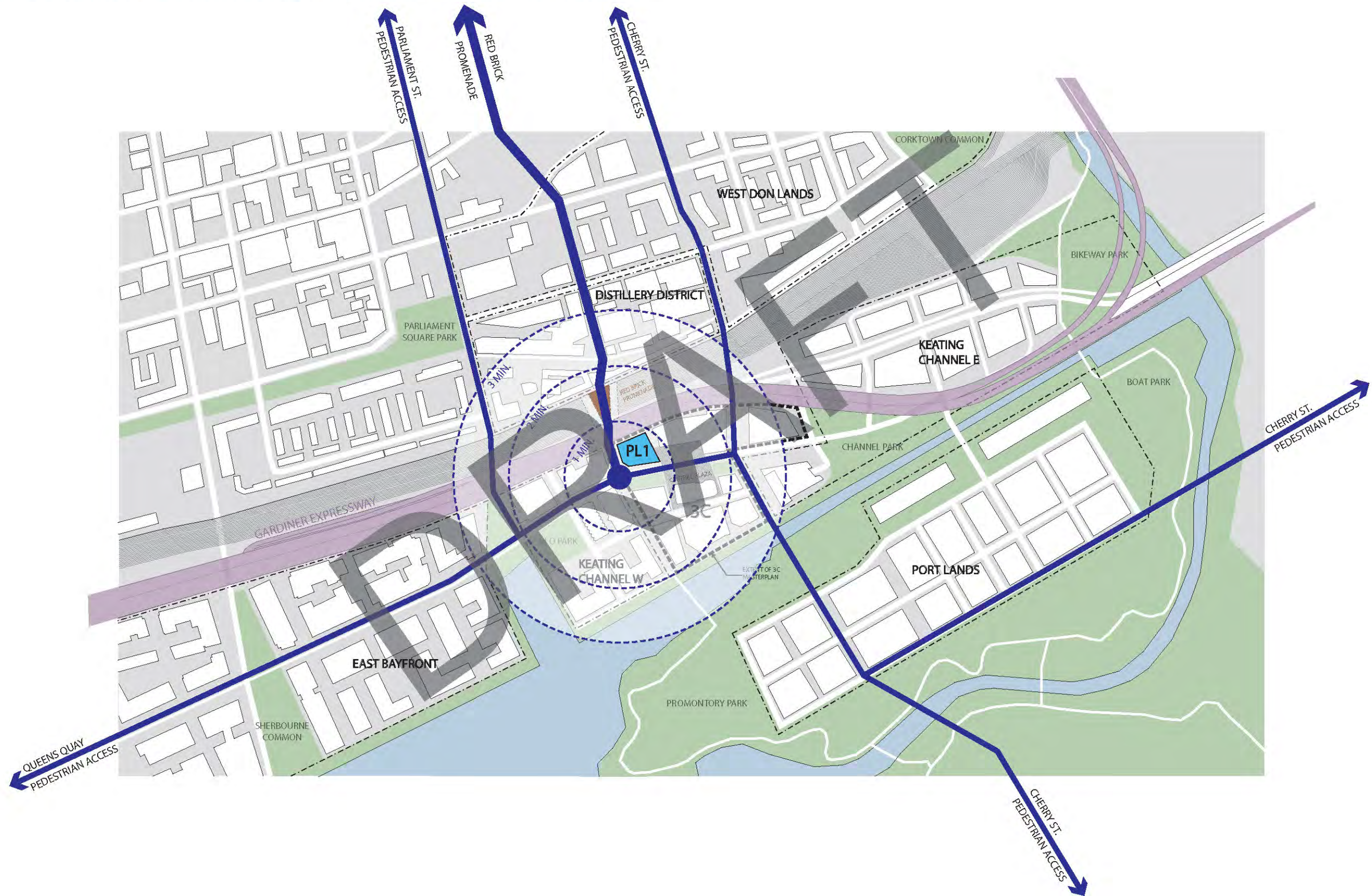
# Proximity to Green Spaces & Trails Final Phase



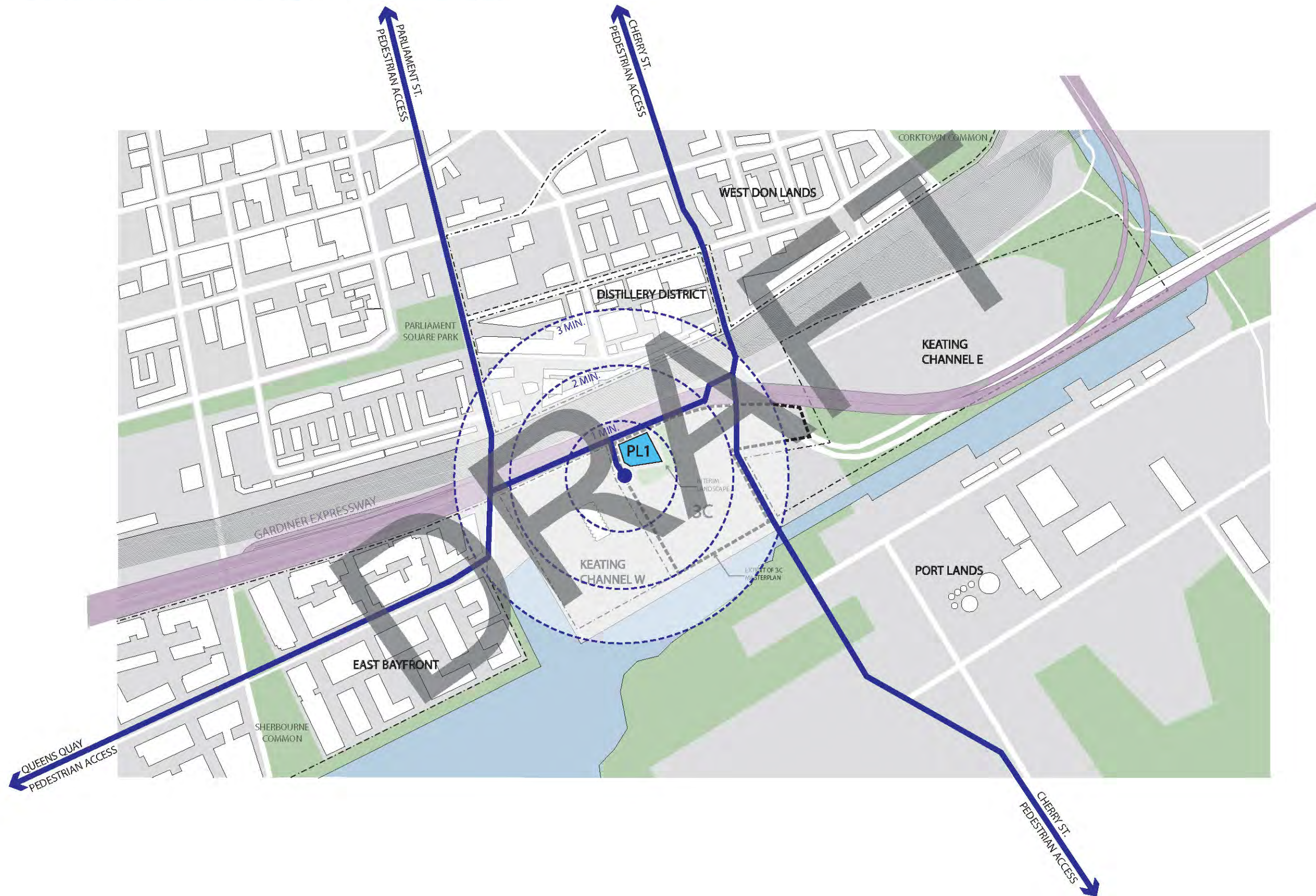
# Proximity to Green Spaces & Trails Day 1



# Pedestrian Walking Radii Final Phase



# Pedestrian Walking Radii Day 1



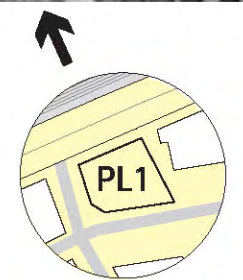
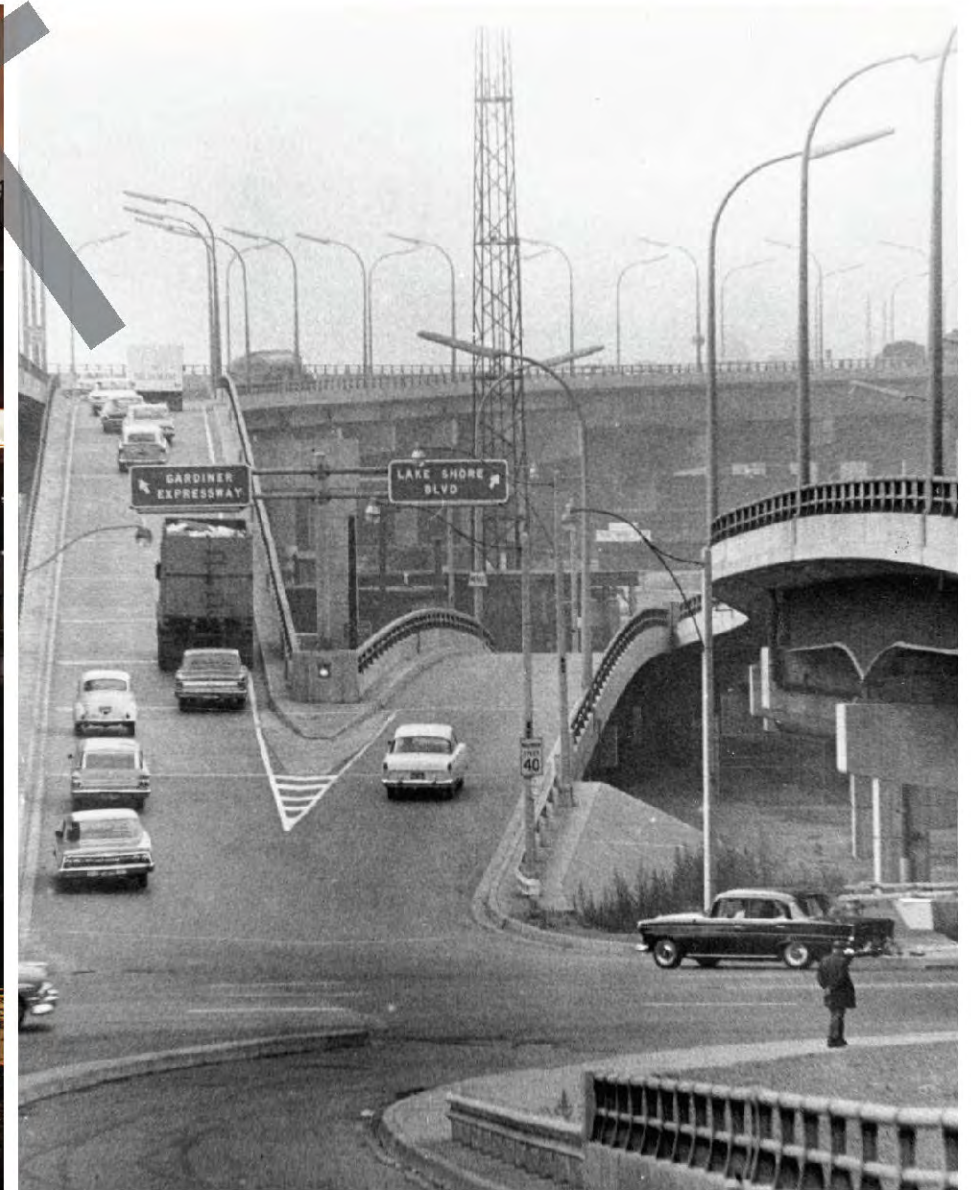
# 03 Site Response





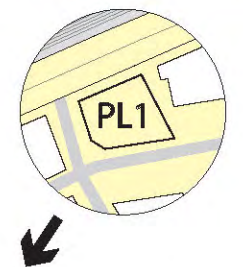
# Existing Site Context

## GARDINER



# Existing Site Context

## SILOS



# Existing Site Components



View looking West

View looking Southwest

# Existing Site Components



View looking Southeast

View looking Northeast

# Precedents of Pioneering Developments

Many precedents exist for successful public spaces that can be wholly or partially attributed to a single ground-breaking building which serves as a catalyst for subsequent development, setting the urban standard for future projects. Notable examples include The Dakota on Central Park, TD Centre in Toronto's financial core and, more recently, 25 York / TELUS in the South Core on Maple Leaf Square. The PL1 Office proposal is well positioned to have a similar or greater impact on the emerging east waterfront district.

01 Dakota Apartment House / Central Park, New York



Circa 1880



Late 20th Century

02 TD Centre / King Bay Financial Core



Circa 1967



Late 20th Century

03 25 York / South Core, Maple Leaf Square

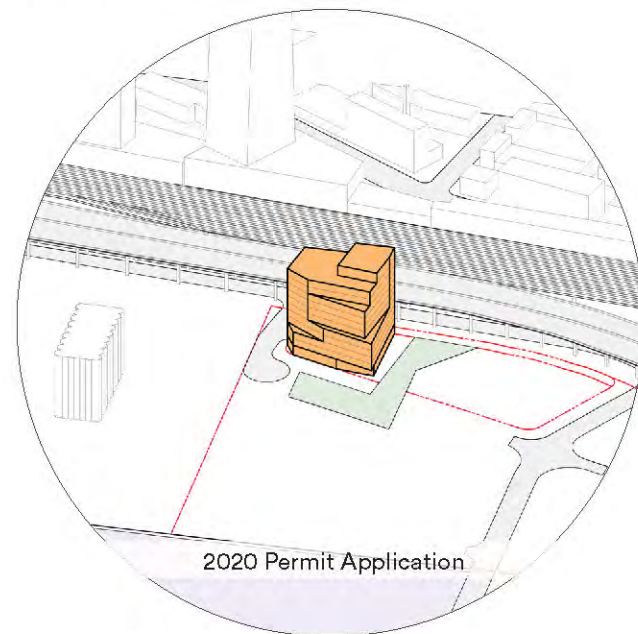


Artist's Representation Circa 2005

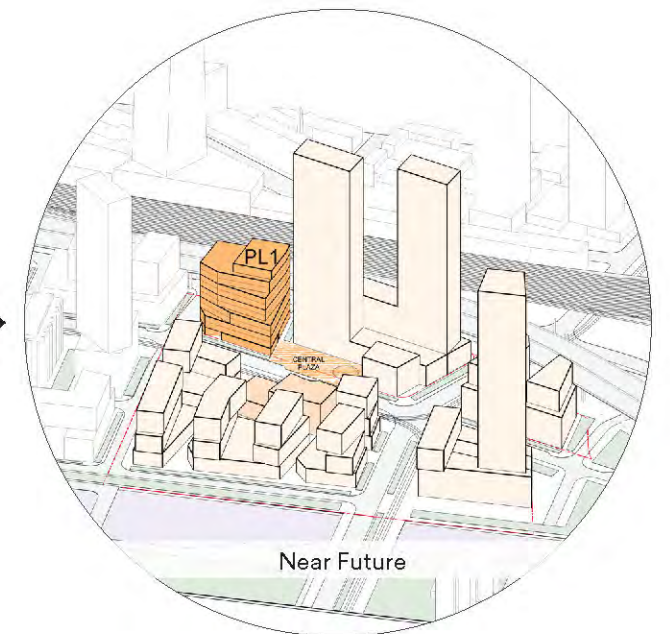


Game Day

04 PL1 Office

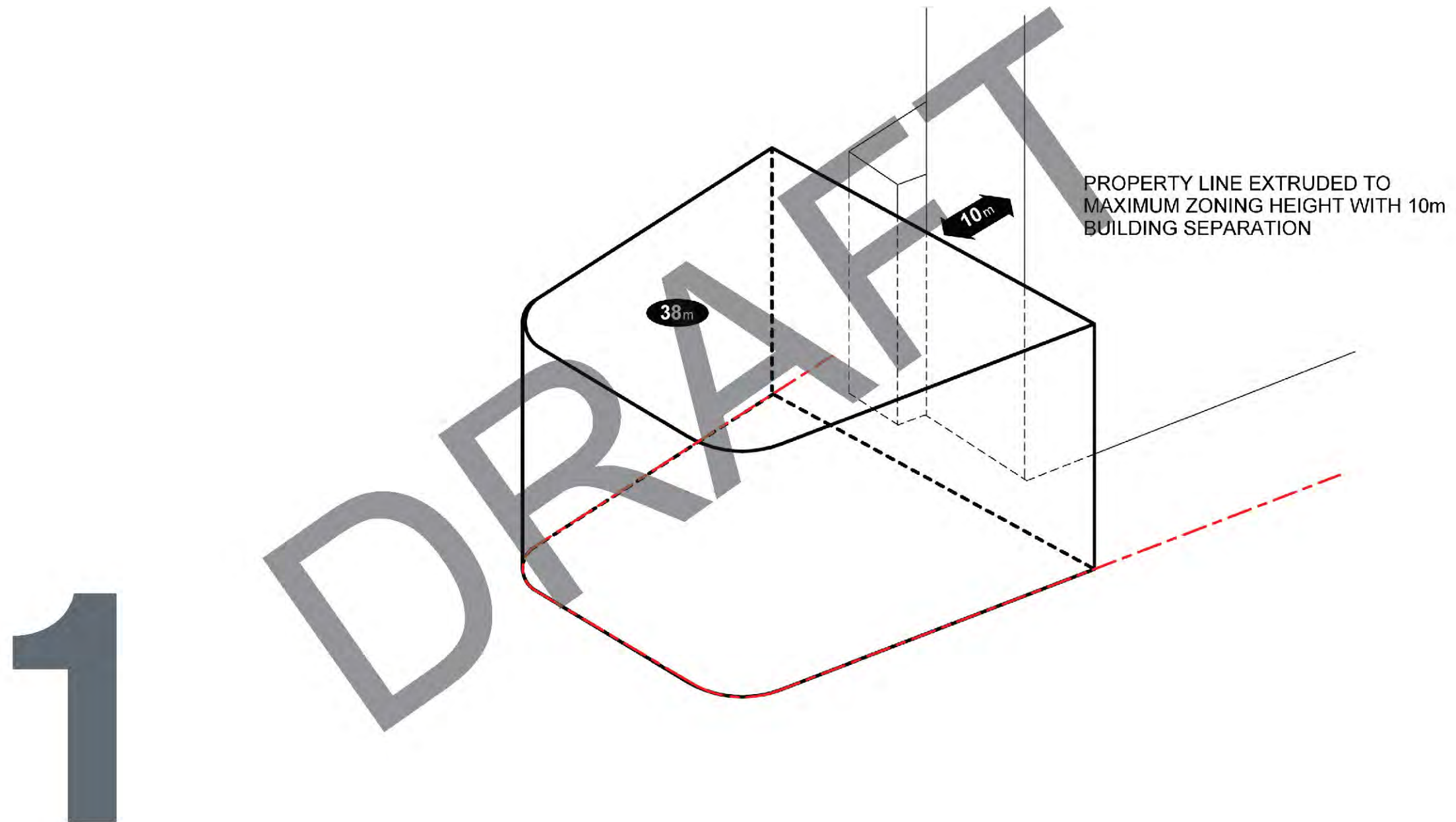


2020 Permit Application



Near Future

# Building Concept Sketches



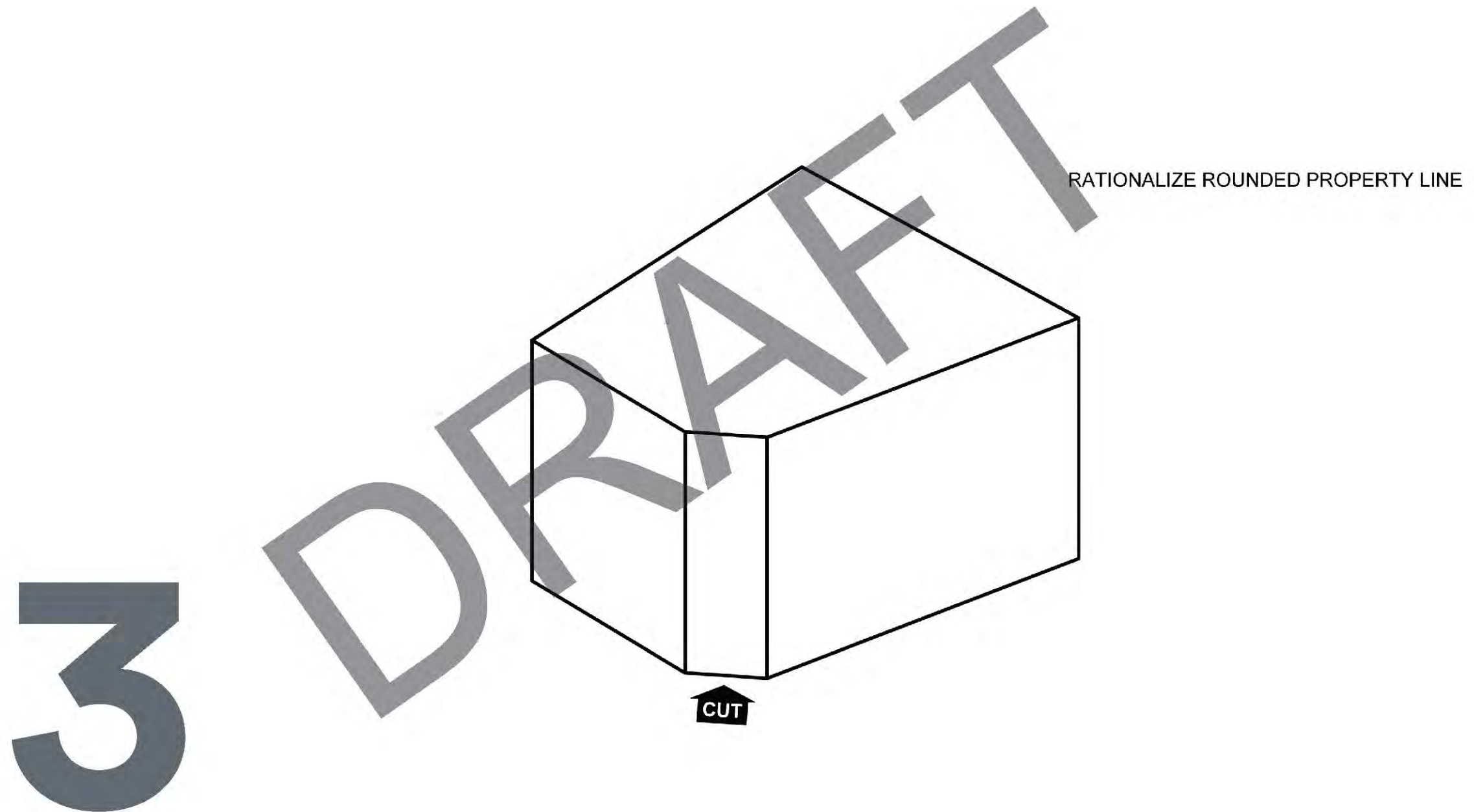
# Building Concept Sketches

2



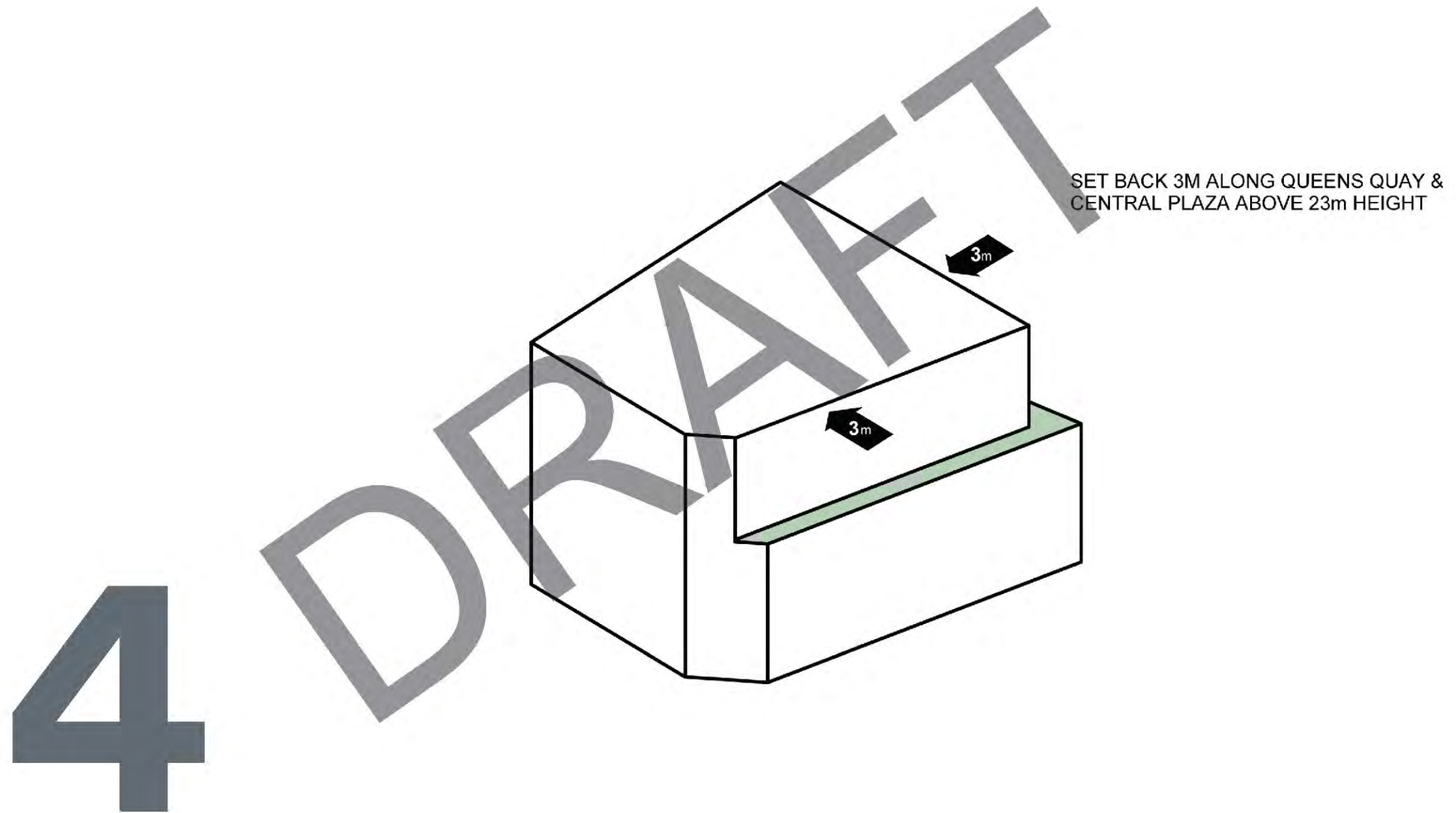
SET BACK 7M FROM LAKESHORE

# Building Concept Sketches

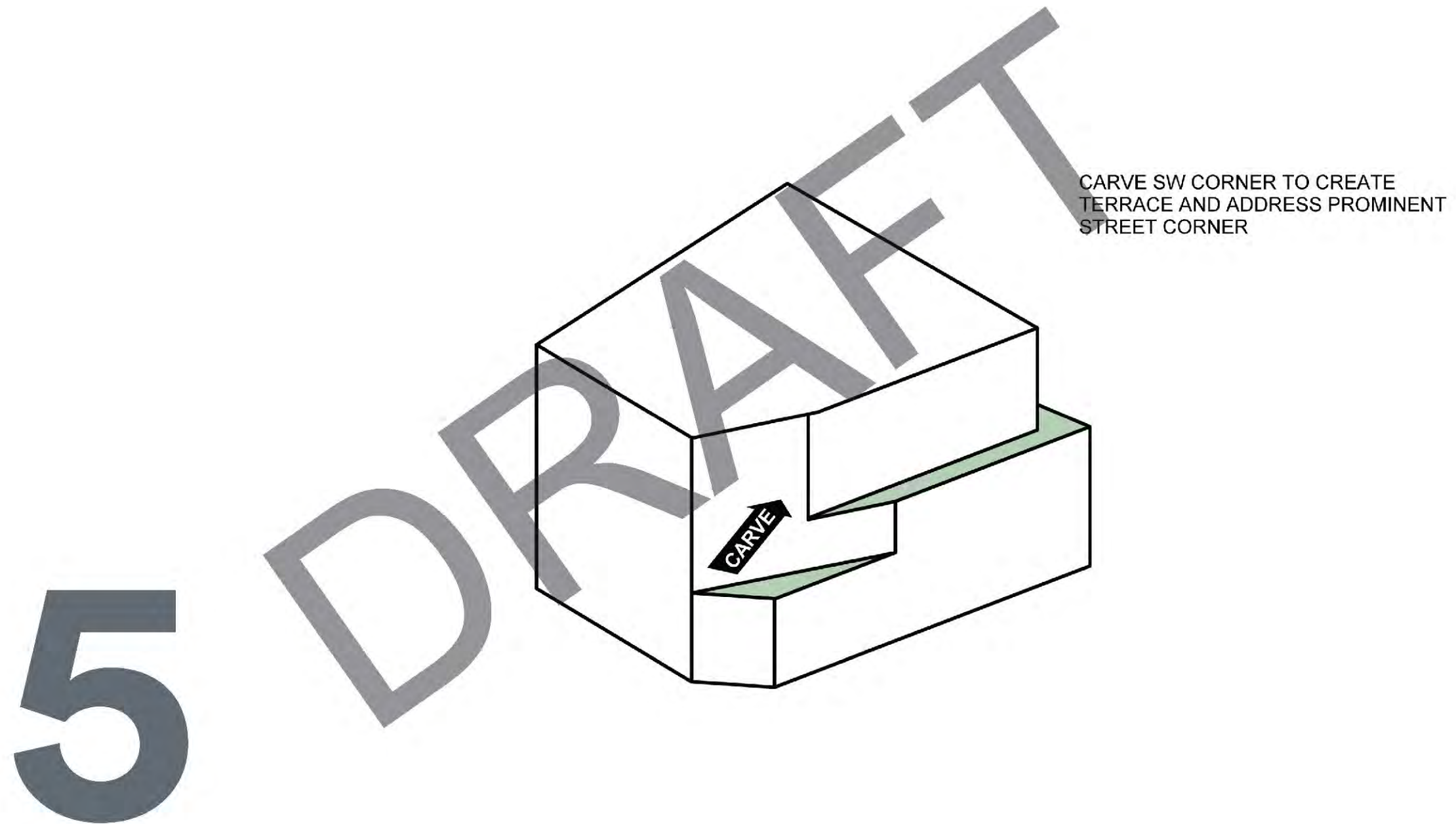




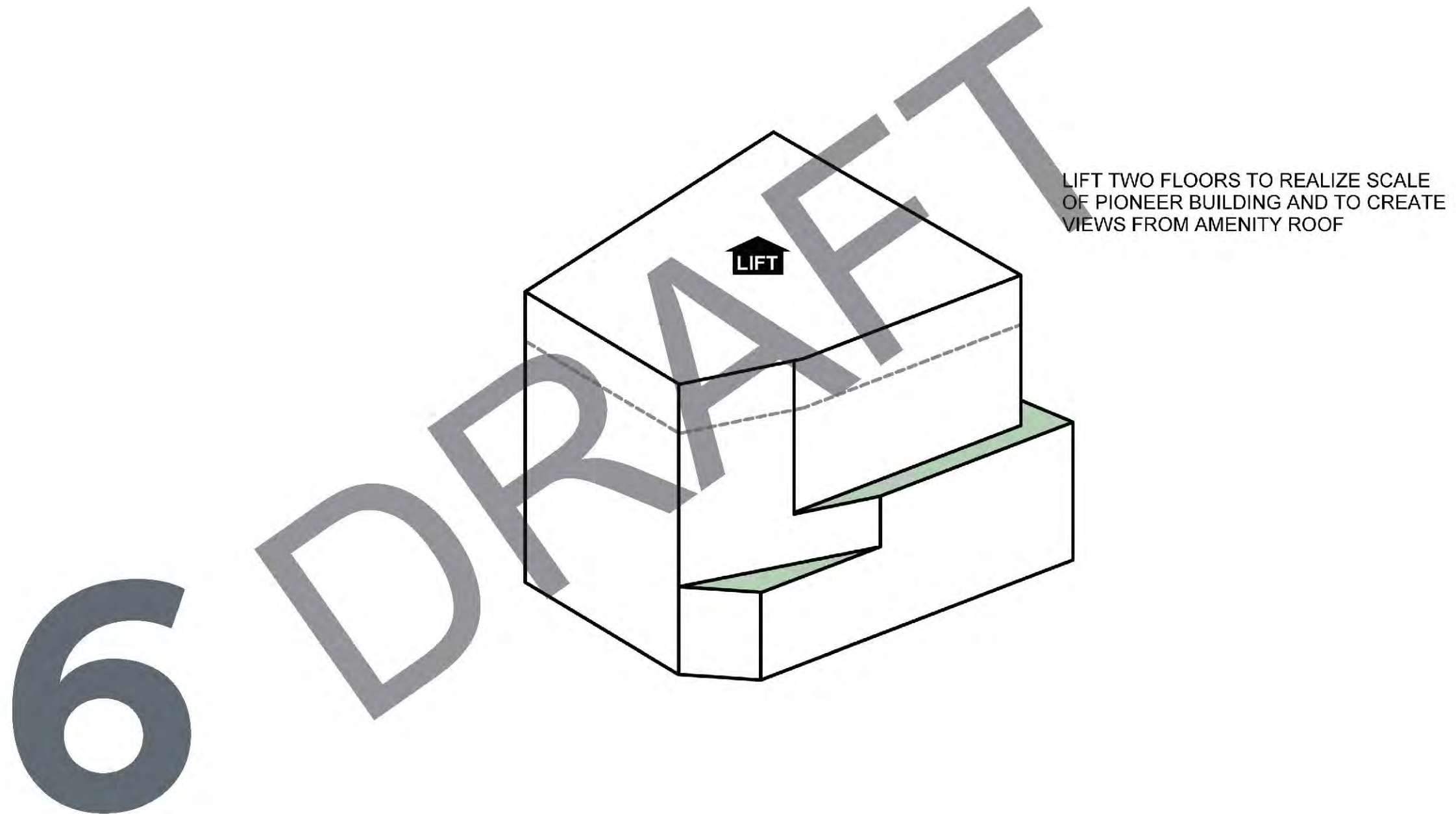
# Building Concept Sketches



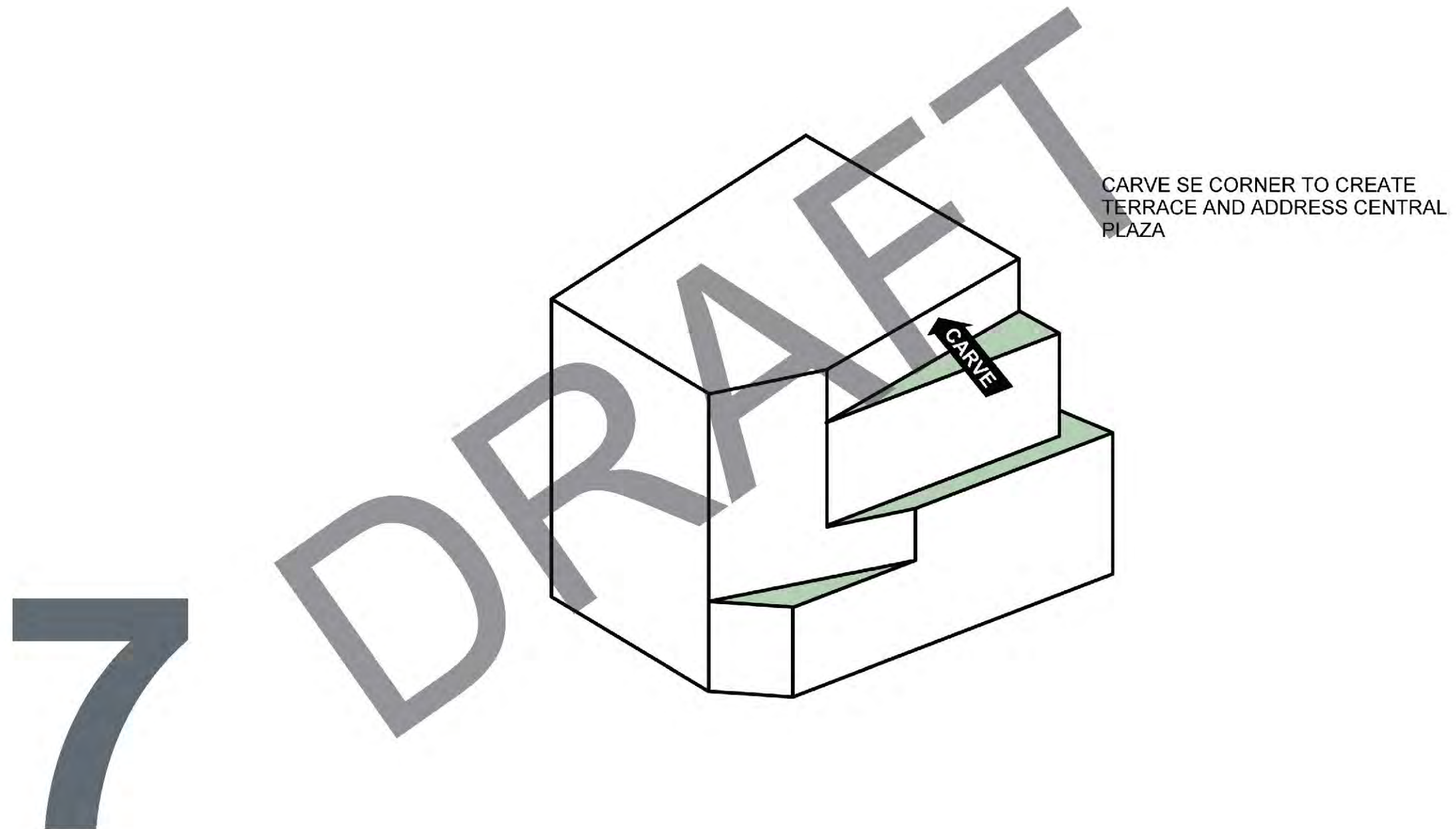
# Building Concept Sketches



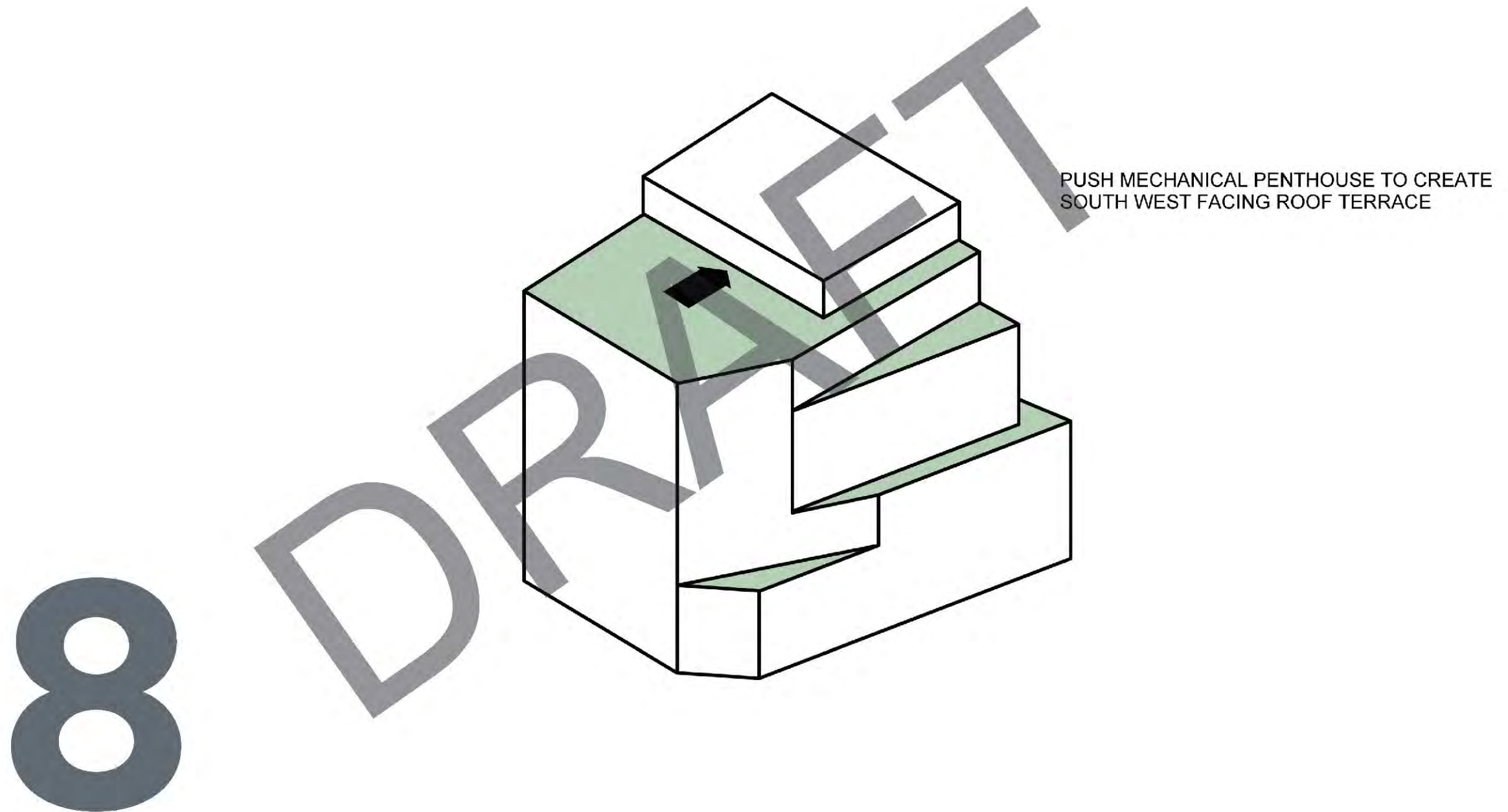
# Building Concept Sketches



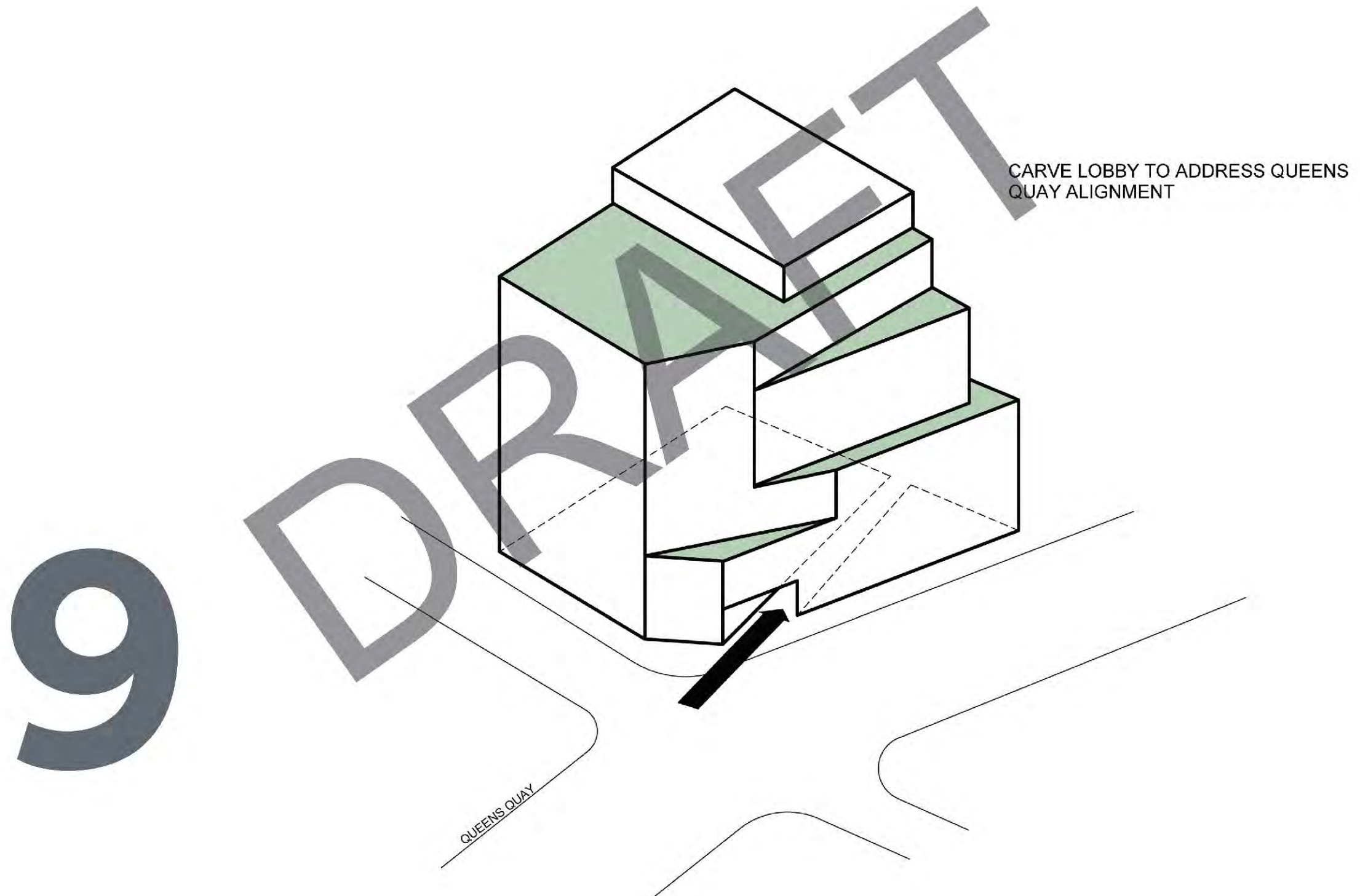
# Building Concept Sketches



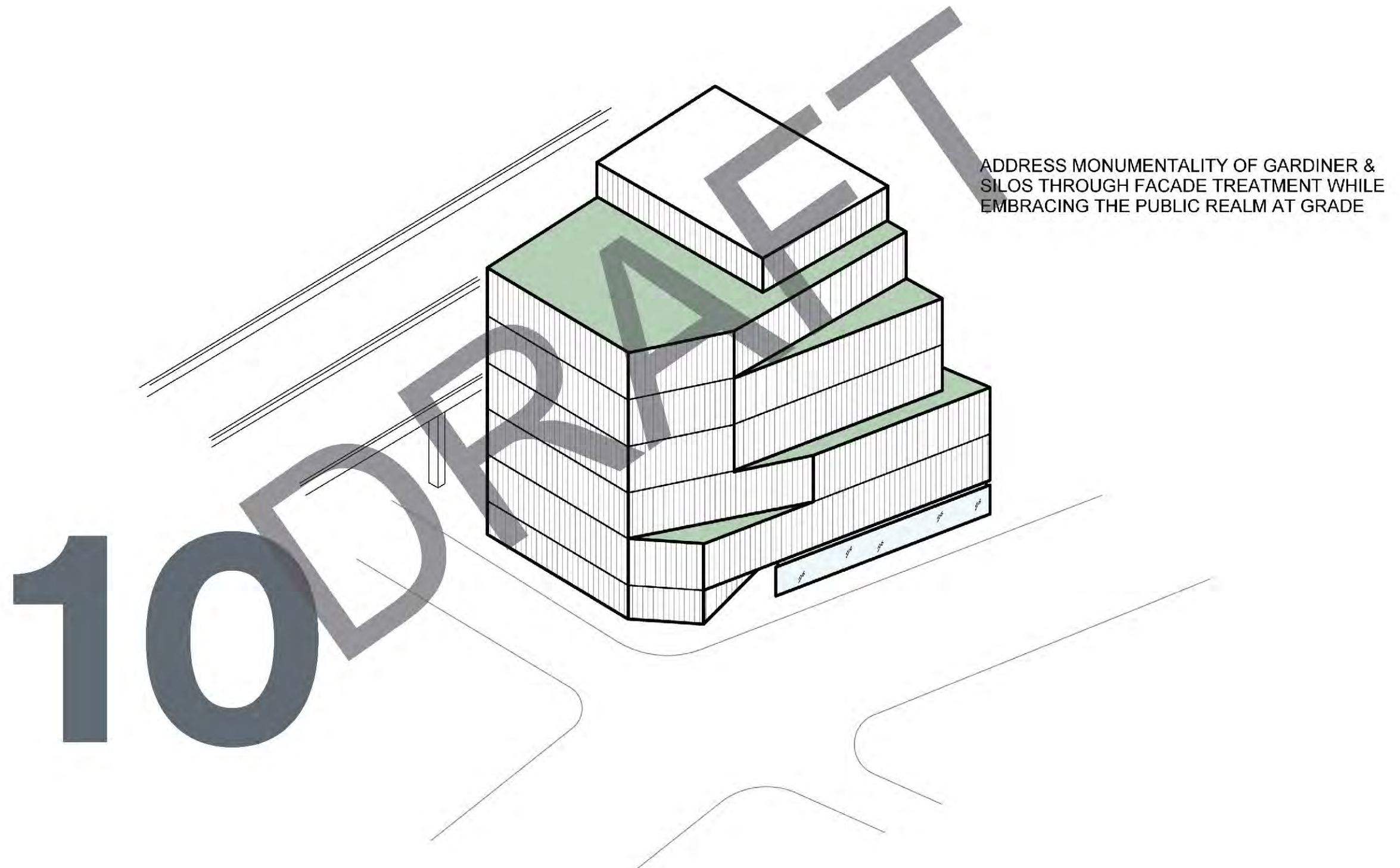
# Building Concept Sketches



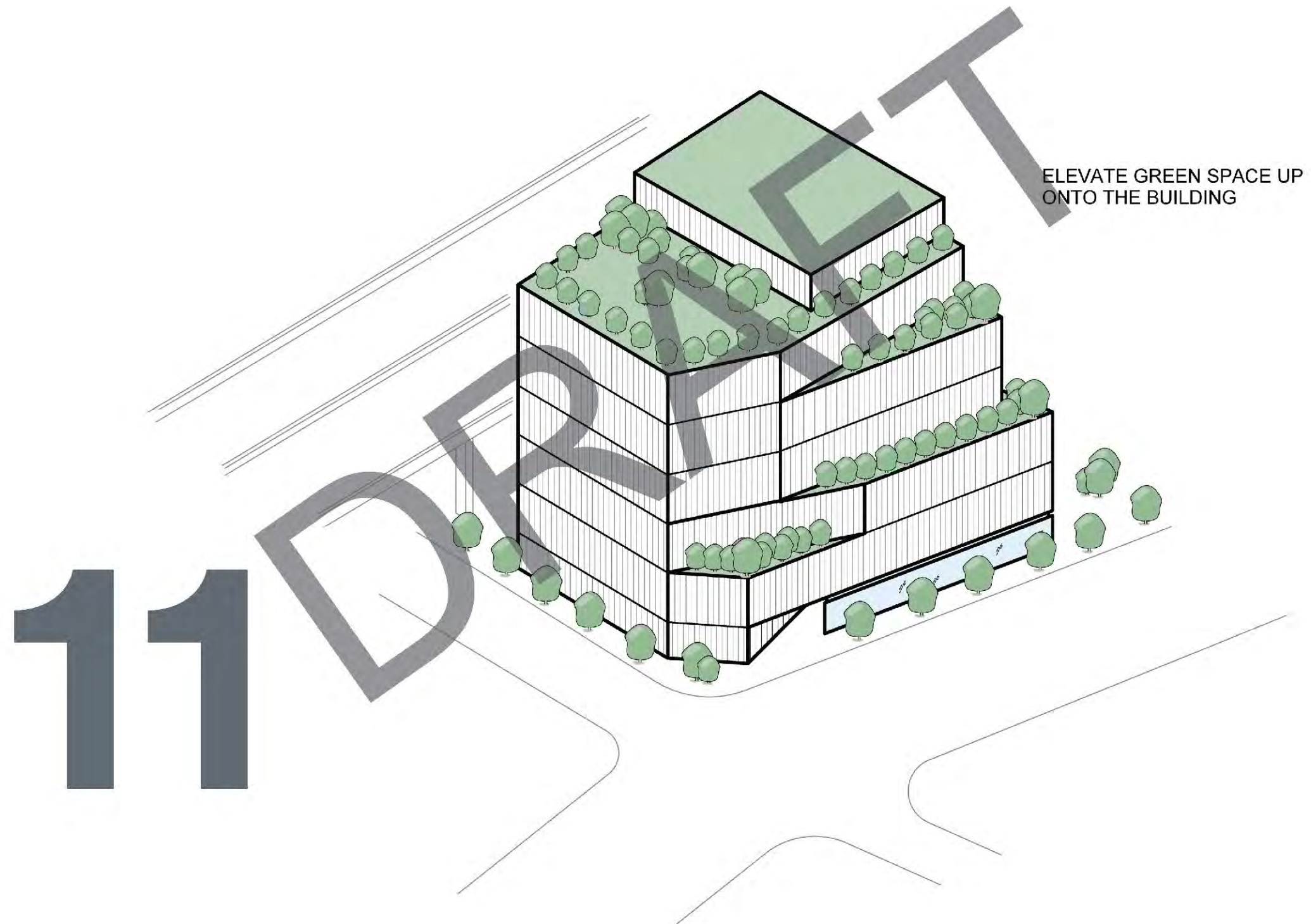
# Building Concept Sketches



# Building Concept Sketches



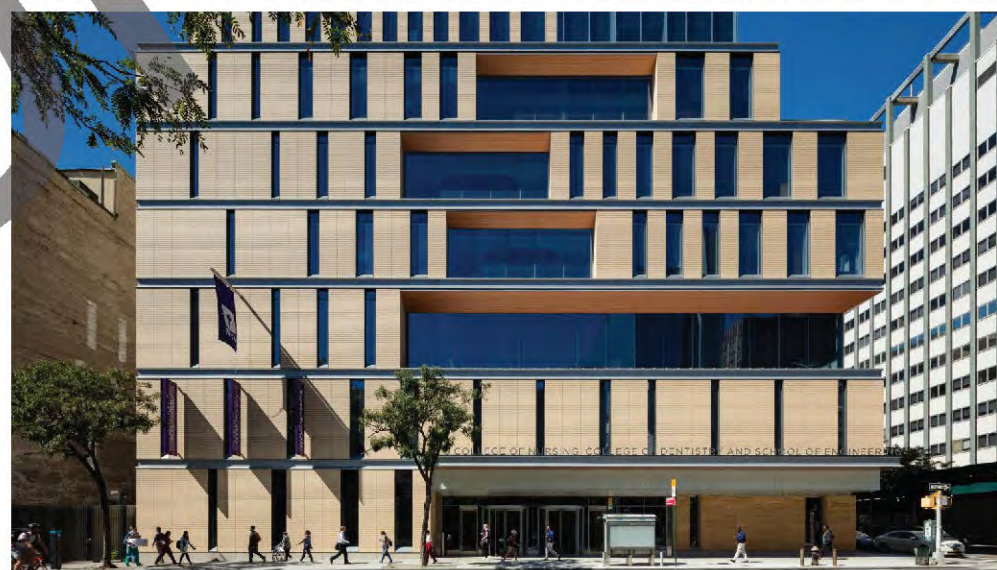
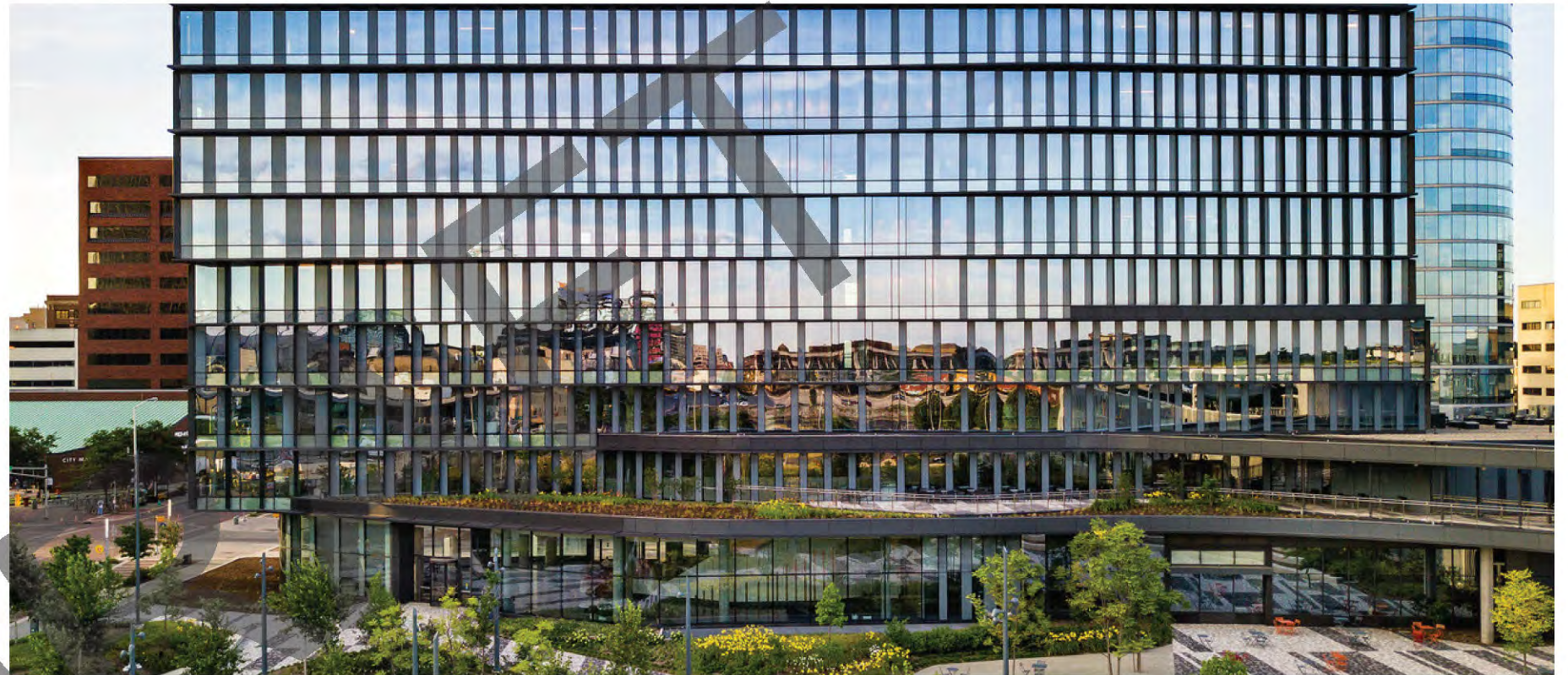
# Building Concept Sketches





# Design Approach Precedent Images

## Massing Precedents



# Design Approach Precedent Images

## Massing Precedents



# Project Objectives

## Facade Treatment



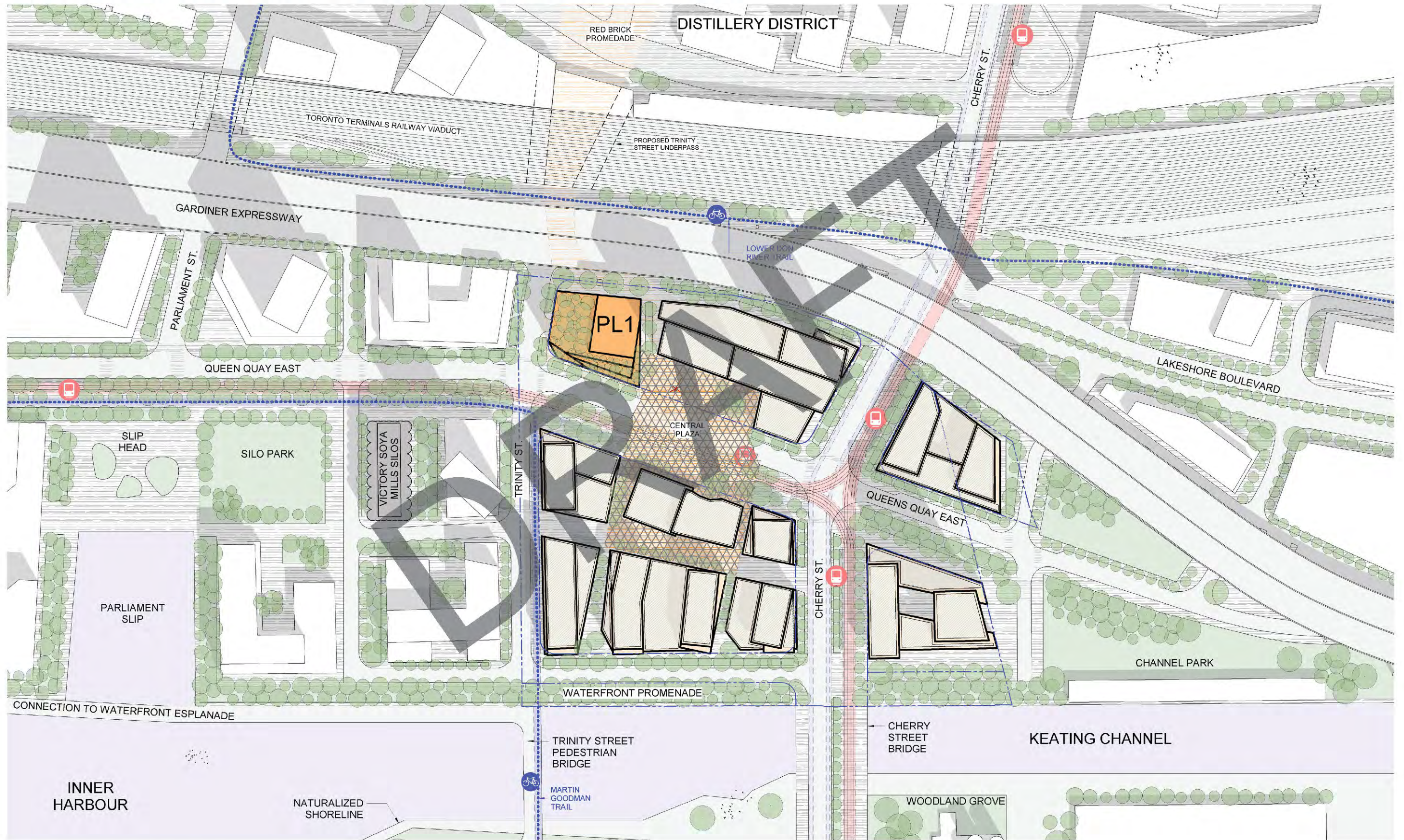
04

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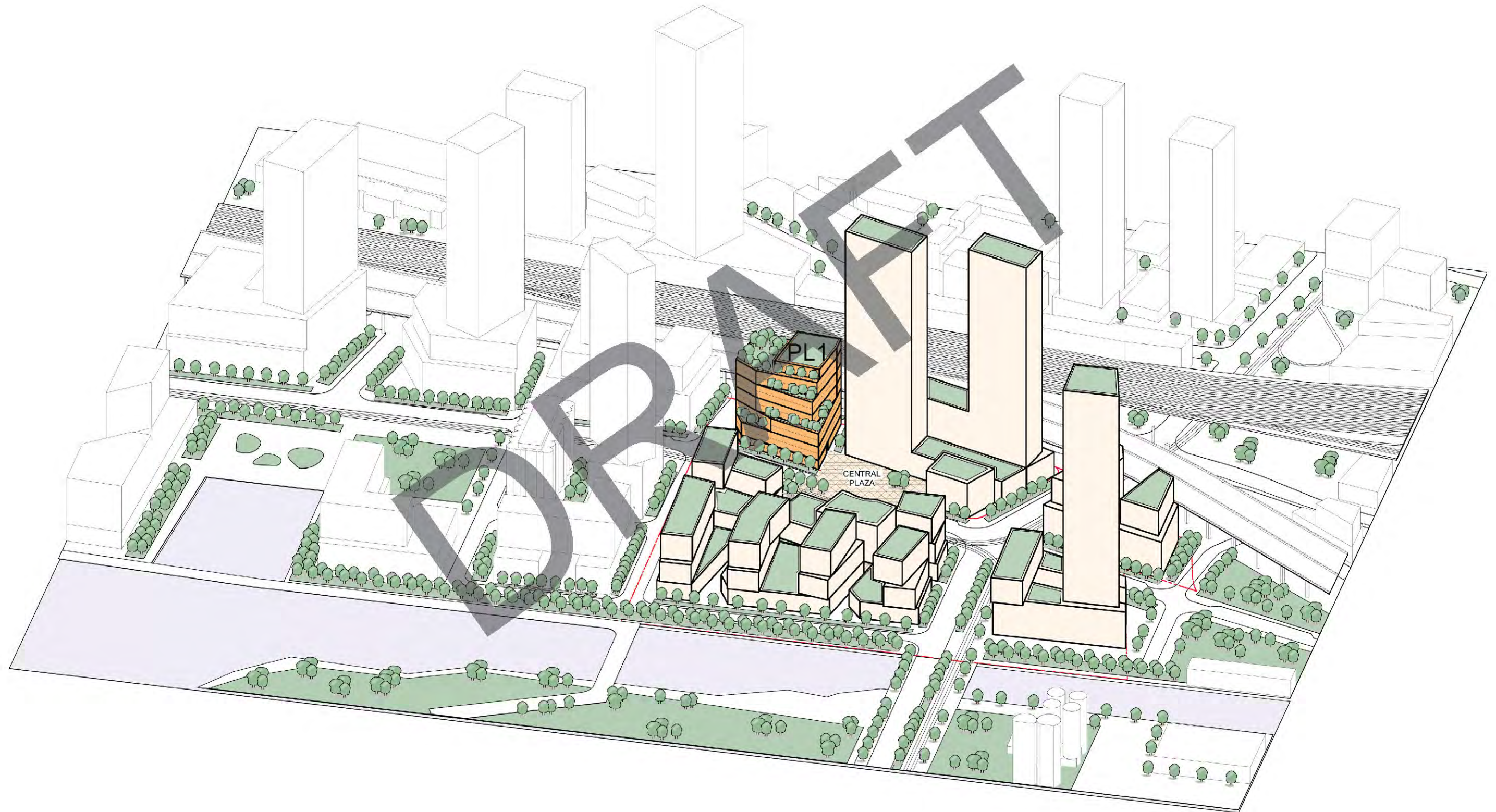
# PLI Office Proposal



# Site Context Plan · Complete Master Plan



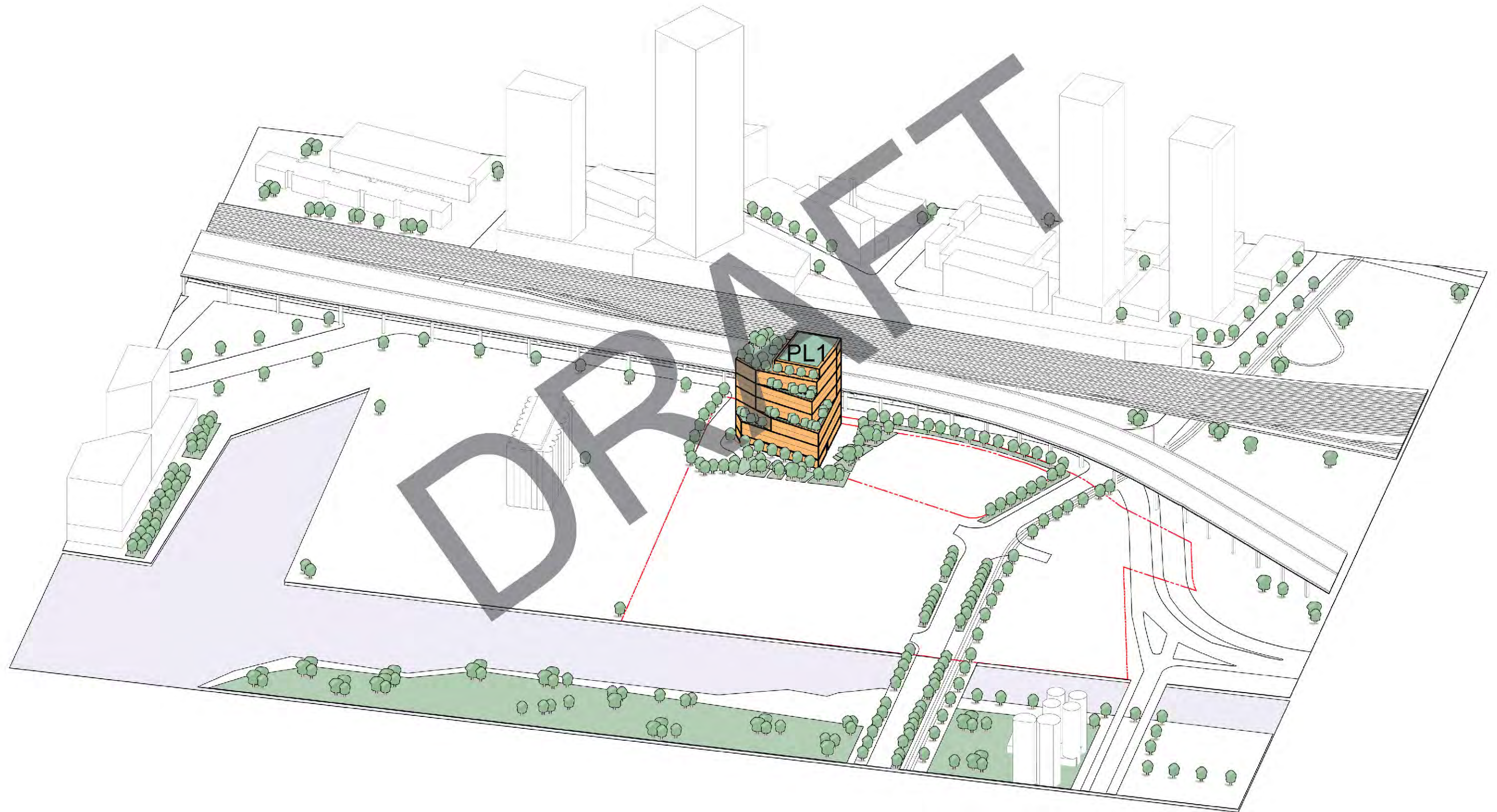
# 3D Site Context • Complete Master Plan



# Site Context Plan · Phase 1

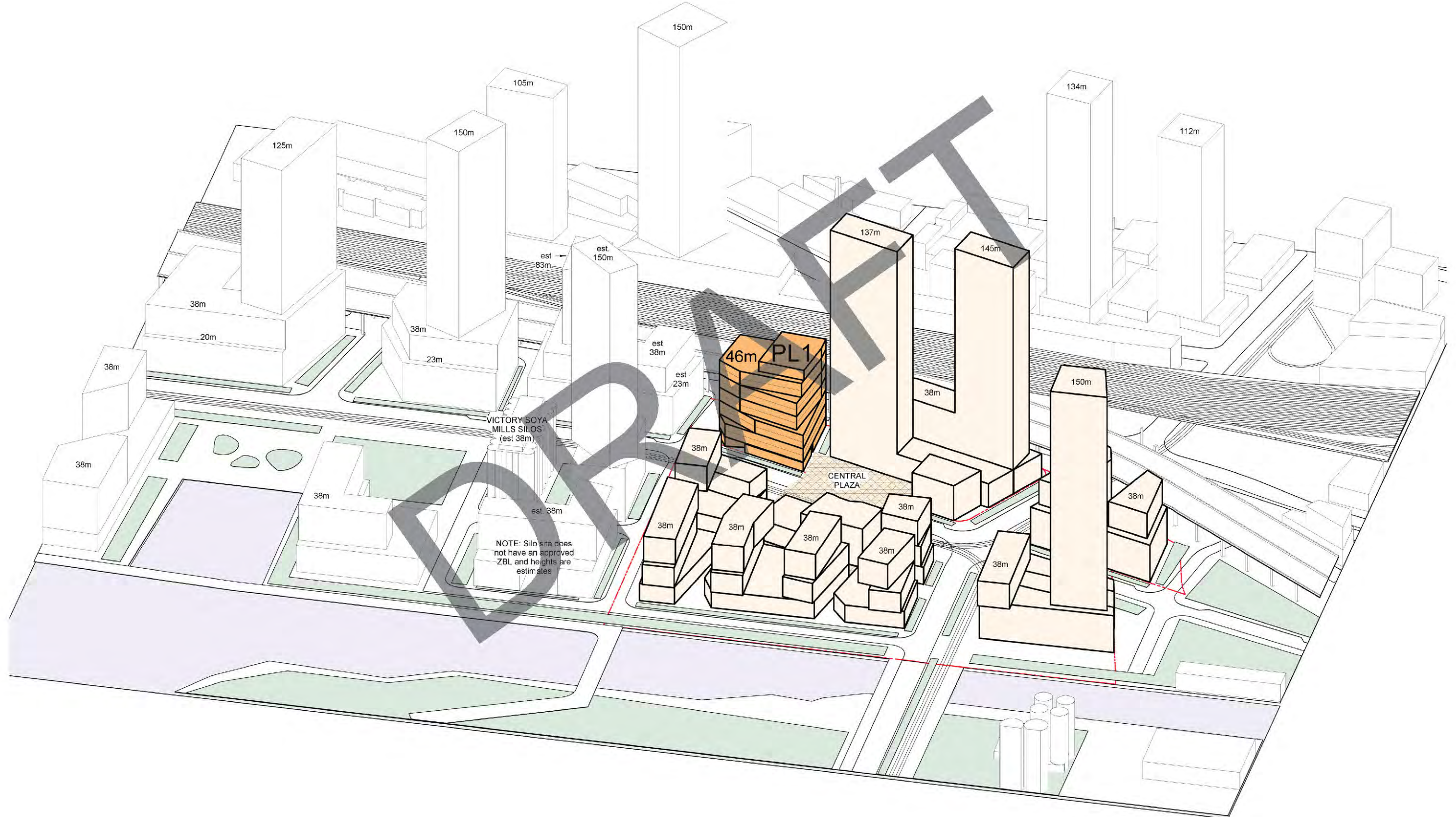


# 3D Site Context • Phase 1

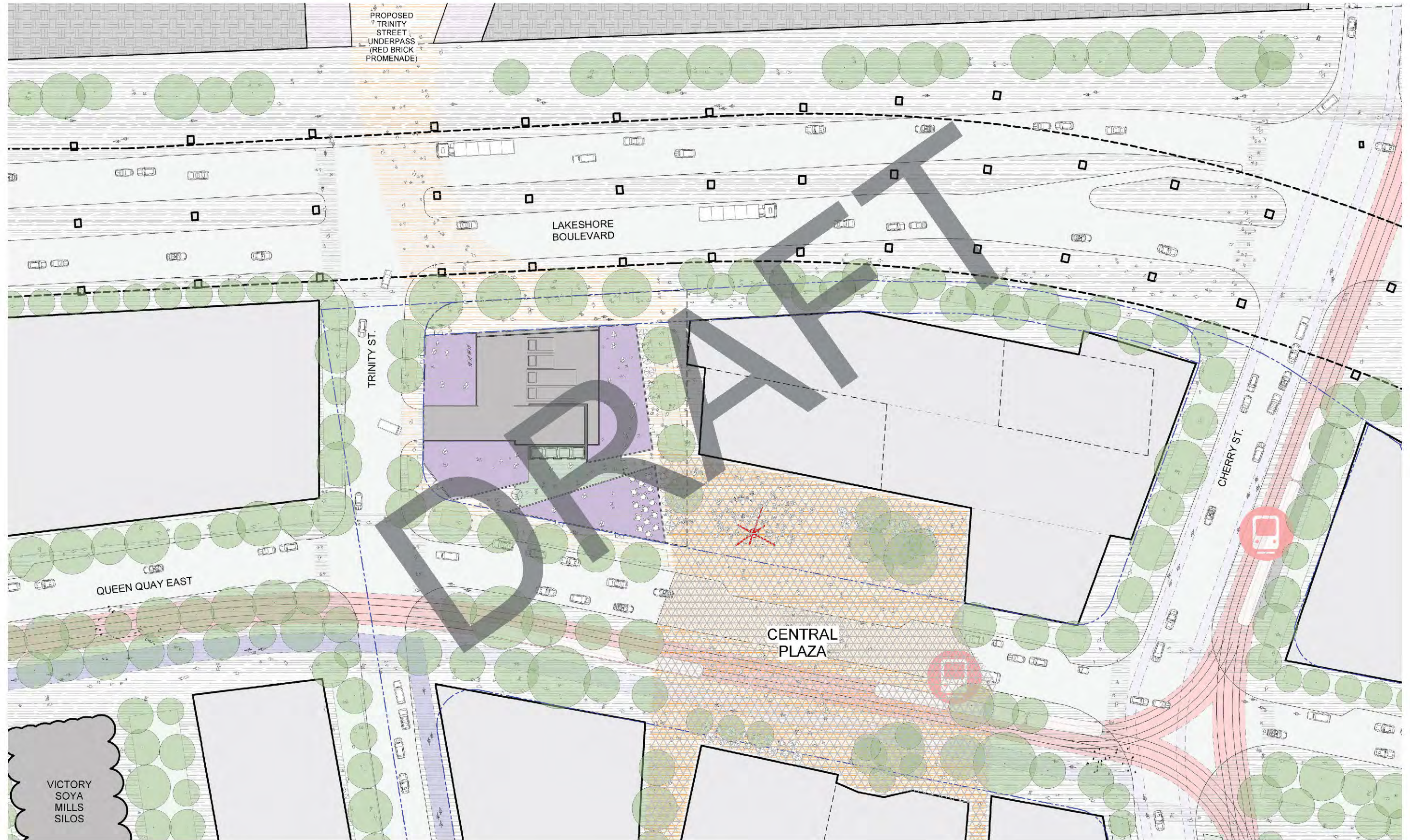




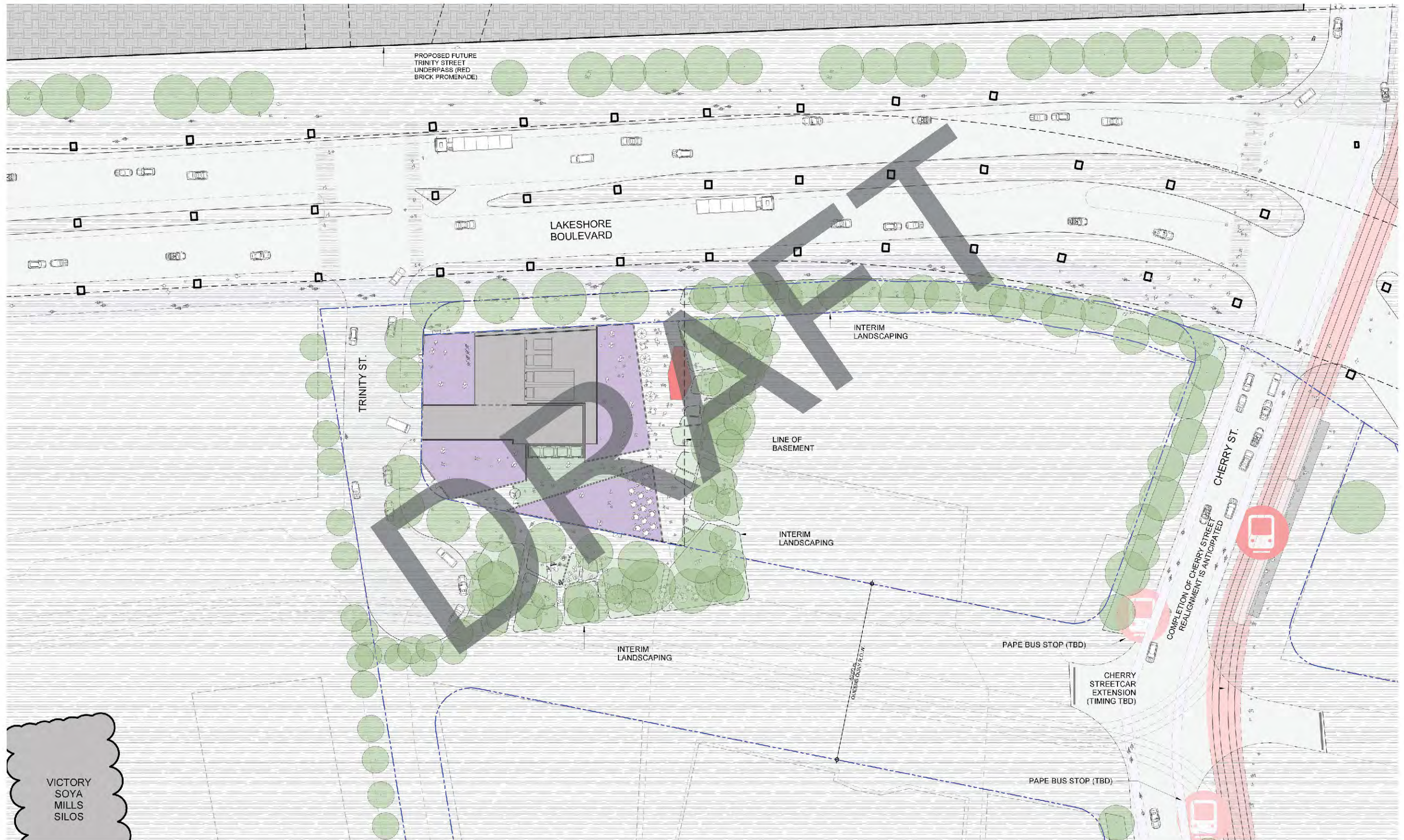
# Height Analysis of the Surrounding Context



# Pedestrian Realm Plan • Complete Master Plan



# Pedestrian Realm Plan • Phase 1



# Landscape Concept

Quality Ecologies



Spatially Comfortable



Resilient



Dynamic

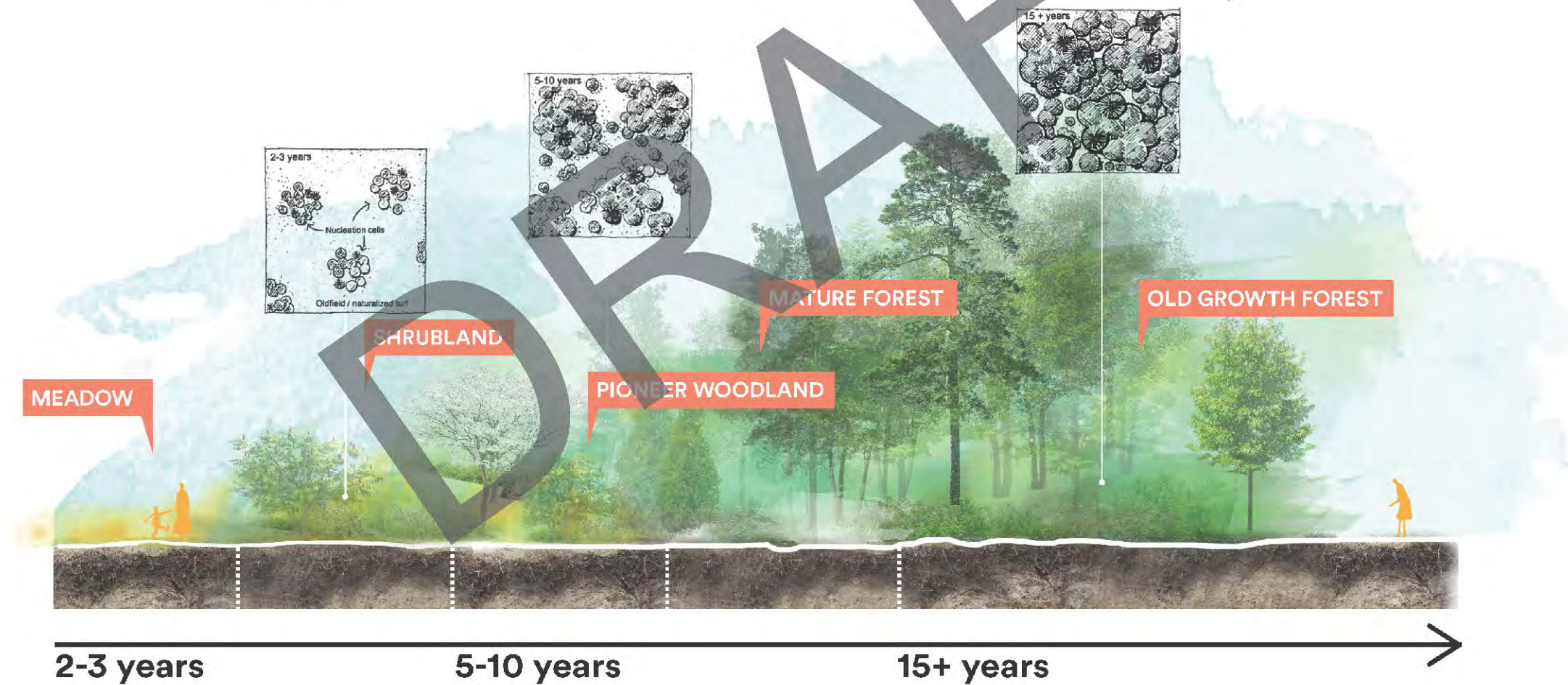


DR

# Landscape Concept

## PIONEER LANDSCAPE

Temporal and dynamic  
Form and species



# Landscape Concept

## PROCESS LANDSCAPE

Evolves as neighbourhood evolves  
Beautiful at all stages



# Landscape Concept

## HERITAGE LANDSCAPE

Celebrate materiality of the historic waterfront area

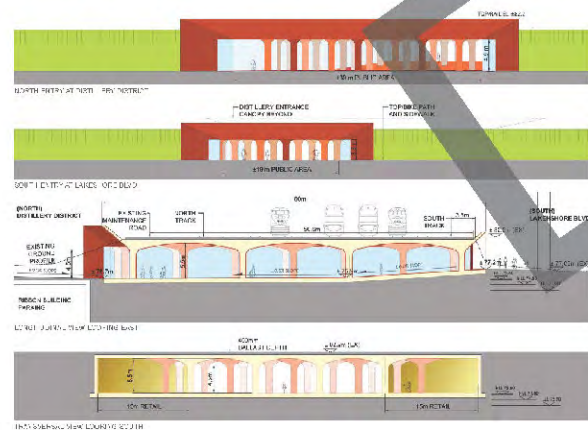
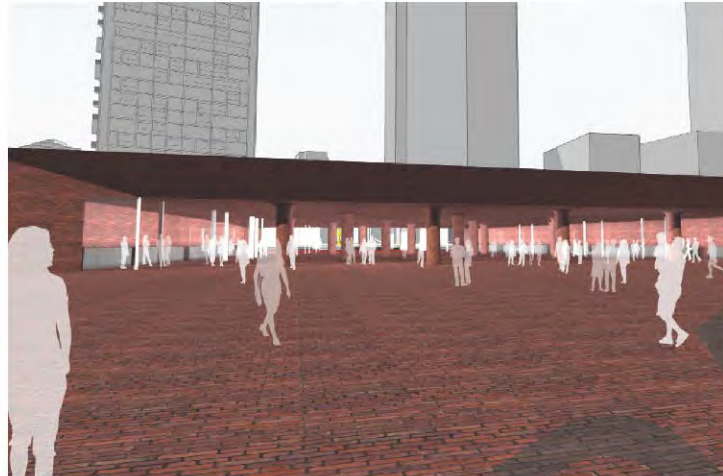


# Landscape Concept

## FUTURE LANDSCAPE

Anticipate and connect to future landscapes

Red Brick Promenade



Keating Channel Precinct Plan

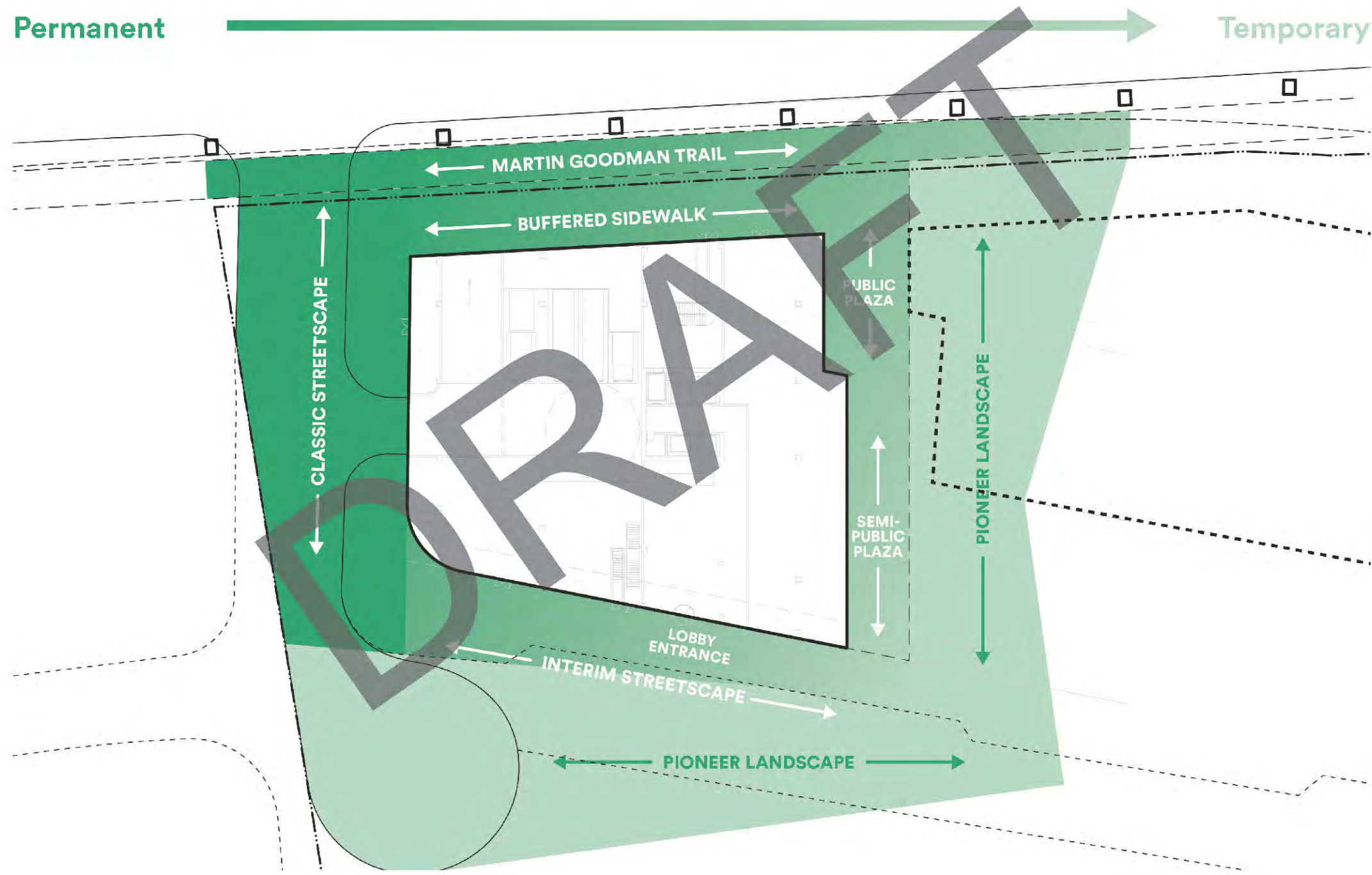


Gardiner East Public Realm

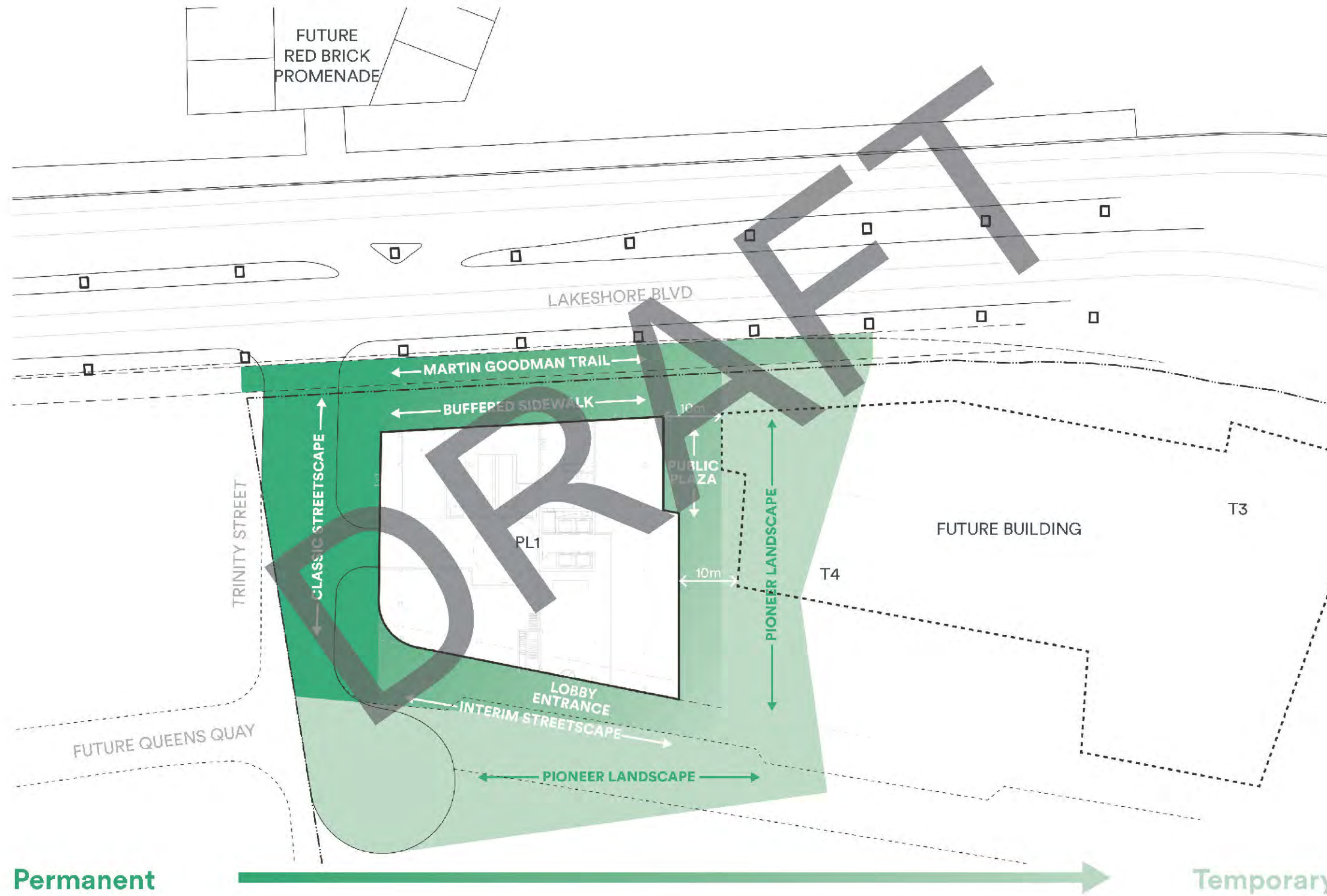




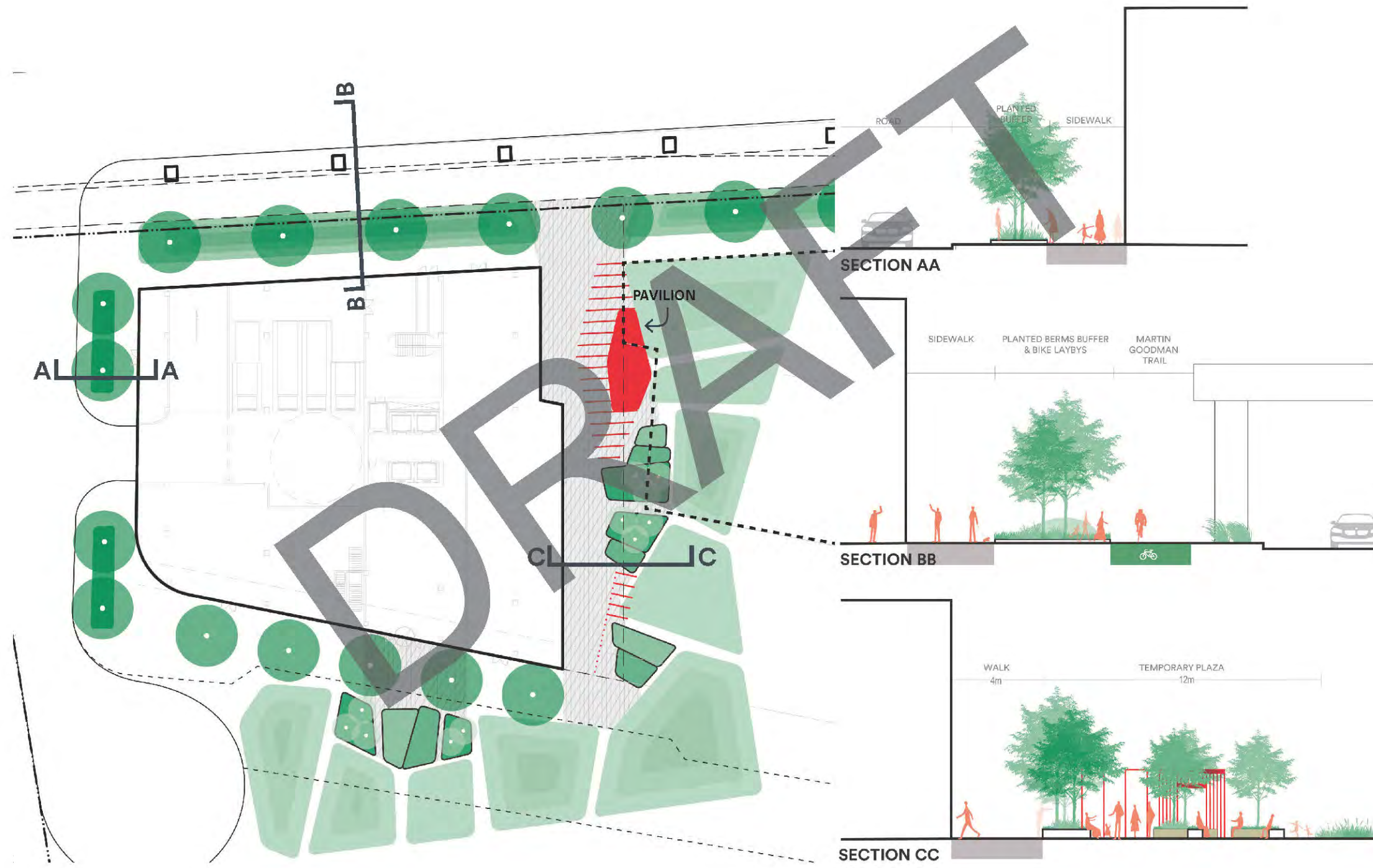
# Landscape Concept



# Landscape Concept



# Landscape Concept



# Landscape Concept



Vancouver Art Gallery (Hapa Collaborative)



Nordic Dreams, 1-1 Landskab



Mint Plaza, CMG



Beekmans Plaza, NYC (JCFO)

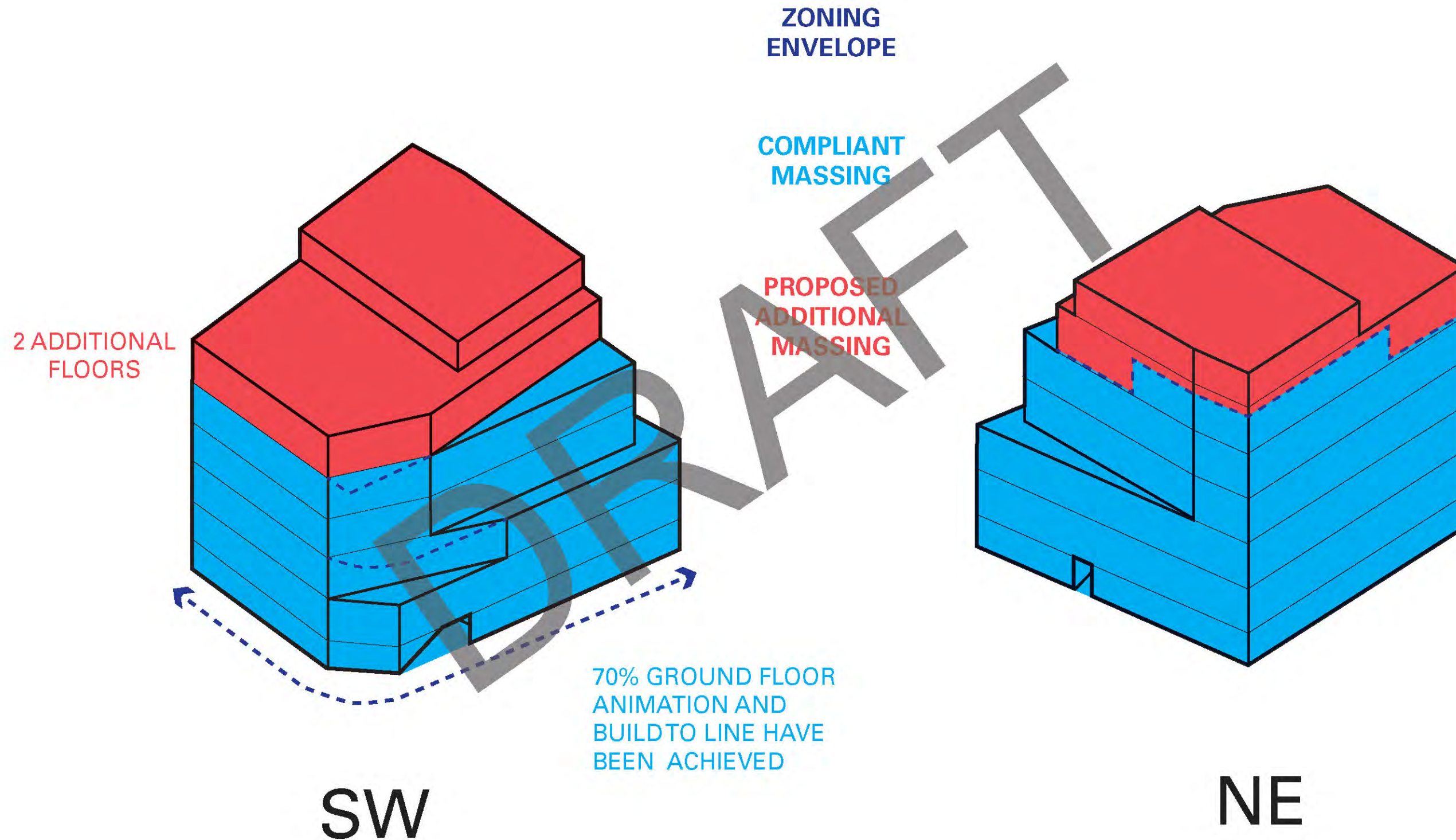


Paradiset, 02Landskap

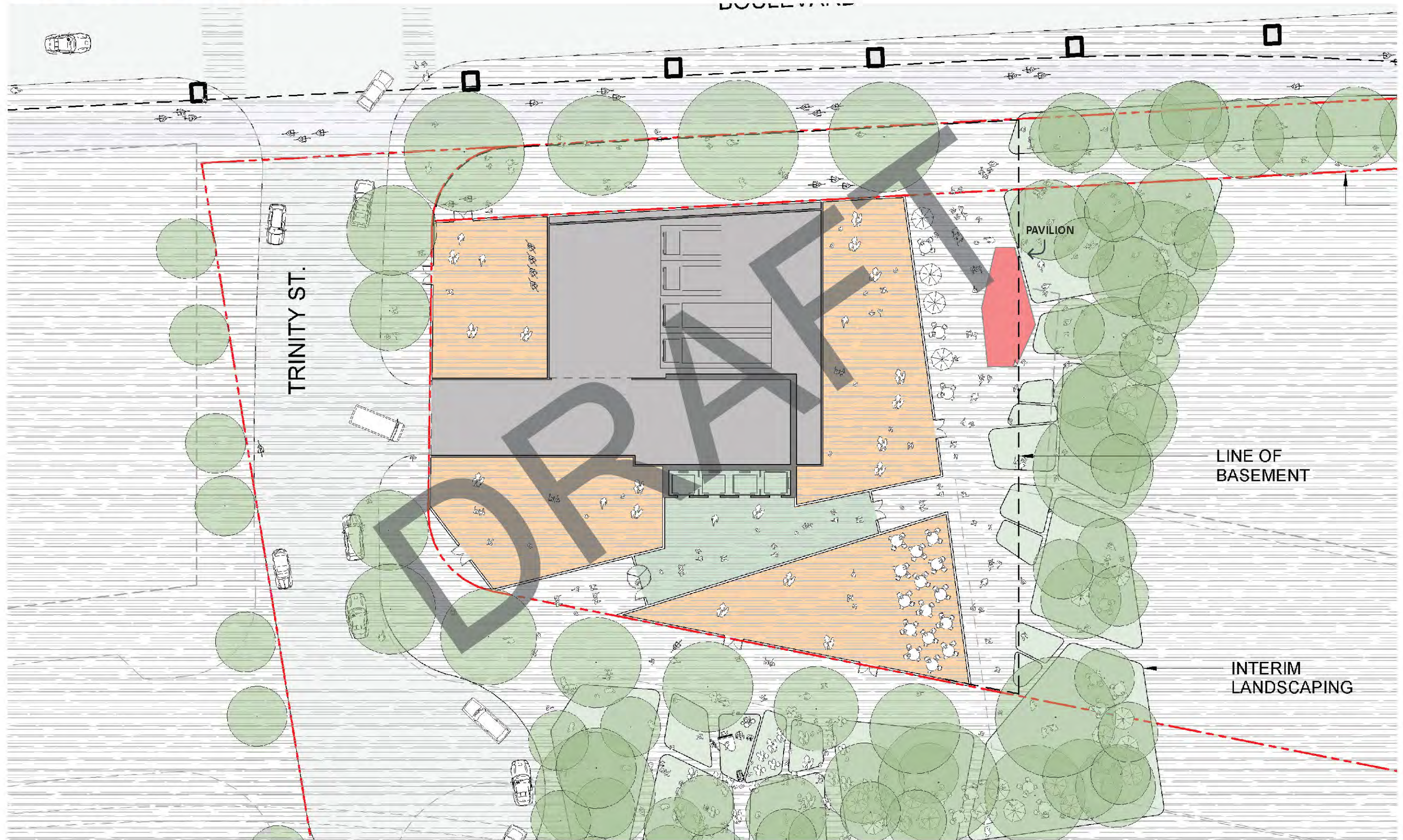


Industry City, New York, Terrain NYC

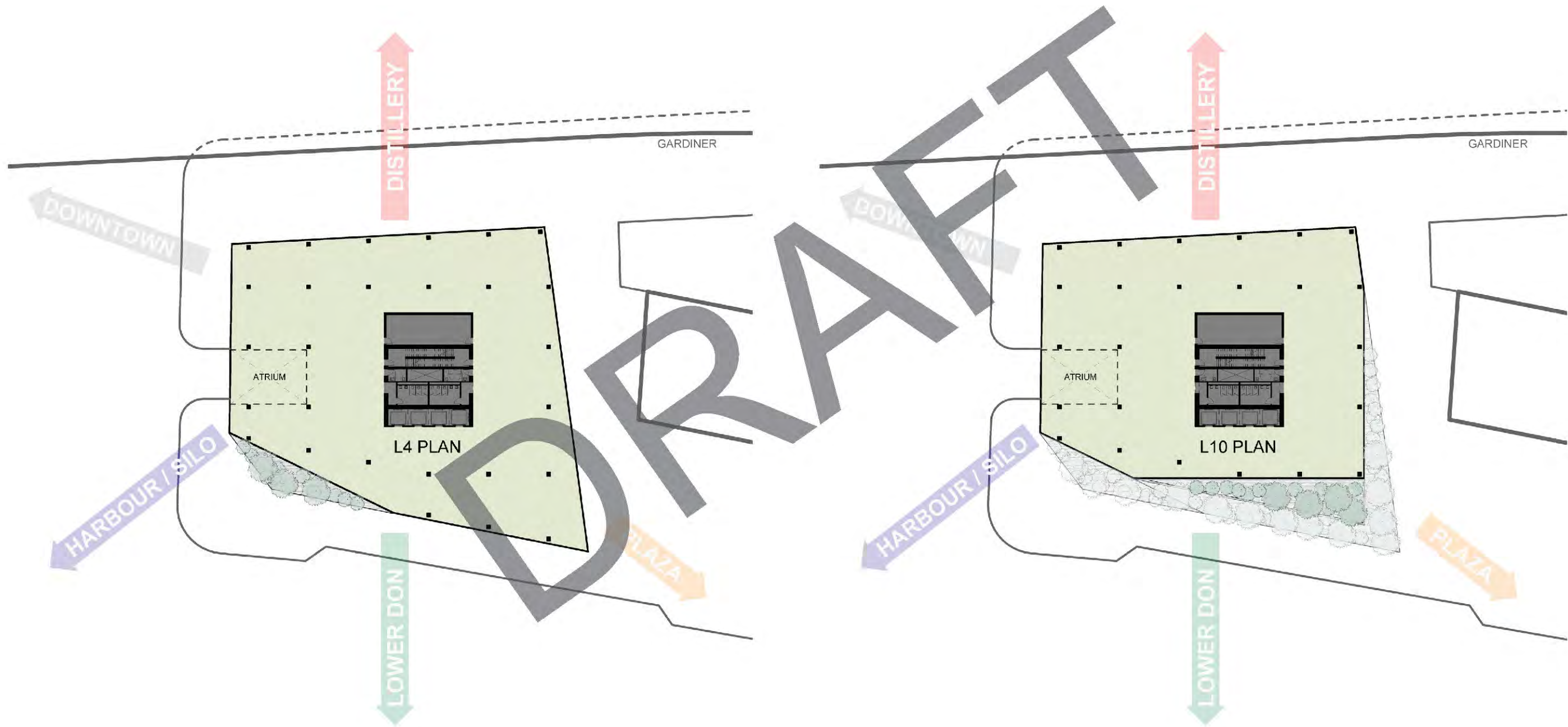
# Zoning Overlay



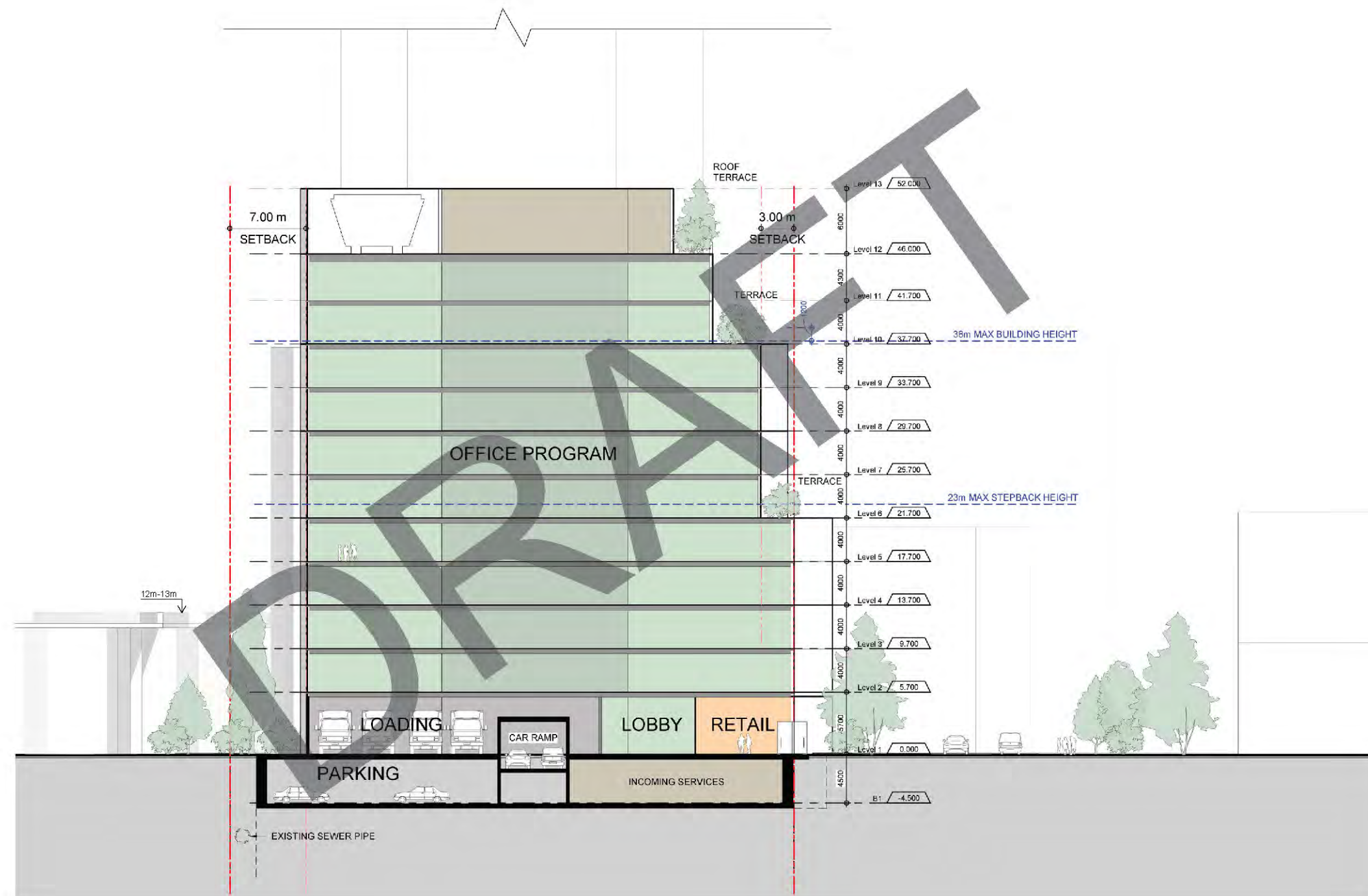
# Ground Floor Plan



# Typical Office Plans



# NS Schematic Section





# Current PL1 Office Building Proposal — Preliminary Design



View from intersection of Trinity and Queens Quay

# Current PL1 Office Building Proposal — Preliminary Design



View from Queens Quay looking North

# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



Aerial View - South East

# Current PL1 Office Building Proposal — Preliminary Design



Aerial View - South West

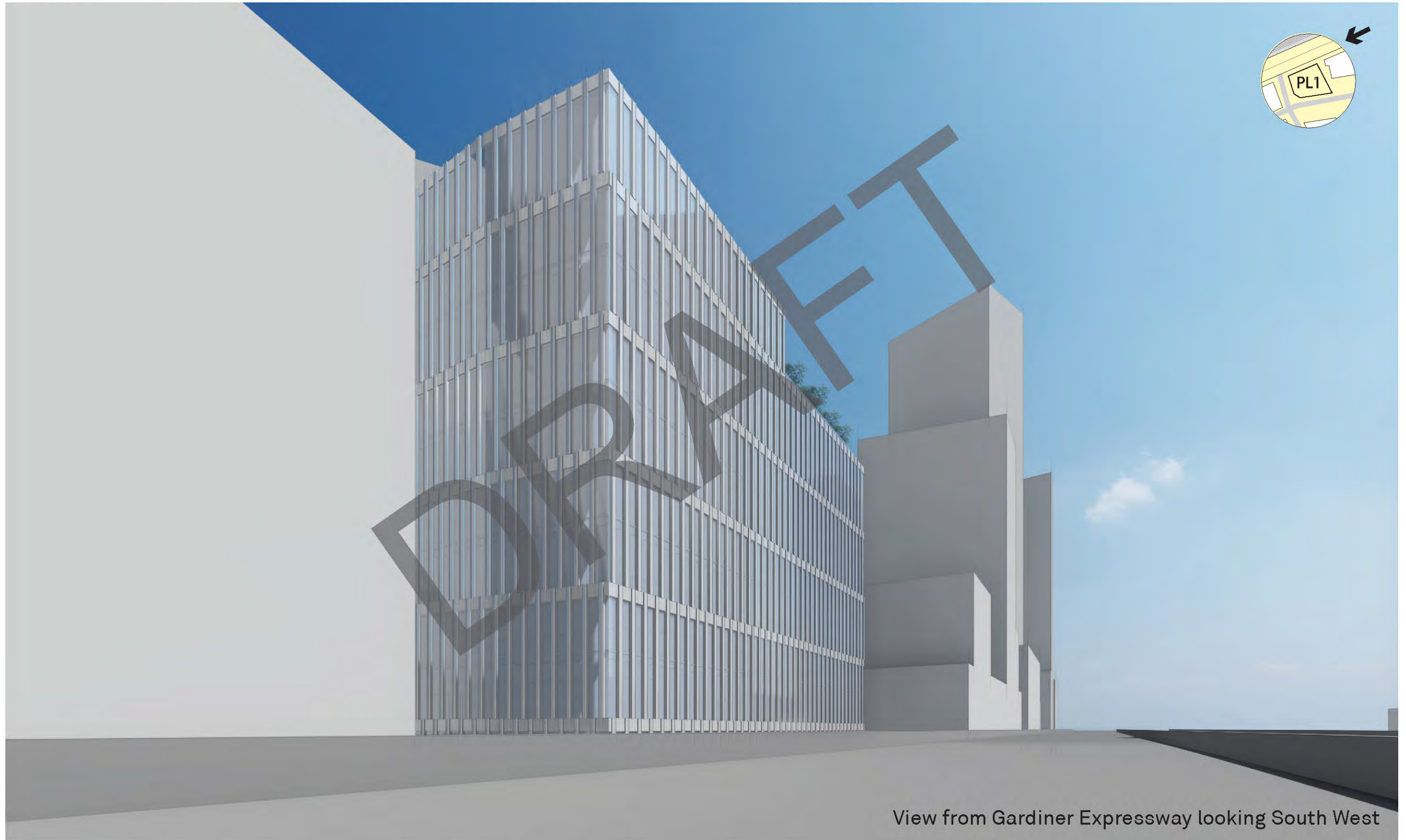


# Current PL1 Office Building Proposal — Preliminary Design



Aerial View of Master Plan from South East

# Current PL1 Office Building Proposal — Preliminary Design



View from Gardiner Expressway looking South West

# Current PL1 Office Building Proposal — Preliminary Design



View from Lakeshore Boulevard and Trinity Street intersection looking South East

# Current PL1 Office Building Proposal — Preliminary Design



View from Queens Quay and Cherry Street looking West

# Current PL1 Office Building Proposal — Preliminary Design



View from Queens Quay Central Plaza looking North West

# Current PL1 Office Building Proposal — Preliminary Design



View from Queens Quay looking East

# Current PL1 Office Building Proposal — Preliminary Design



View from Train Tracks looking South

# Current PL1 Office Building Proposal — Preliminary Design



View from Trinity Street in Distillery District looking South