



# 3C PL1 – 324 Cherry Street

Schematic Design

November 20<sup>th</sup>, 2019

# Site Context

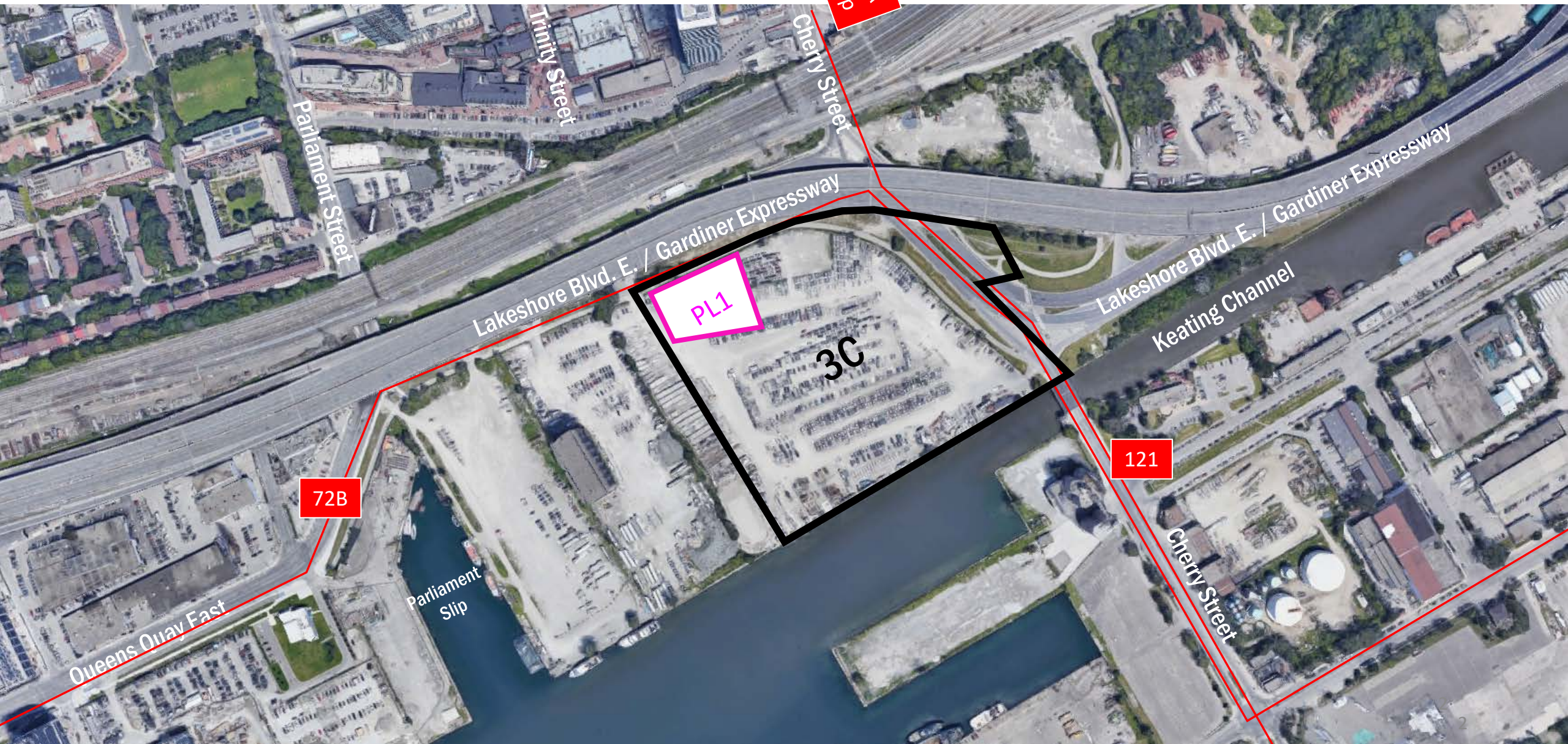
## Existing

# 3C PL1 – 324 Cherry Street

Proponent: 3C Lakeshore Inc.

Design Team: Adamson Associates, PMA Architects, Zero Footprint

Review Stage: Schematic Design



## 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 application for PL1 parcel
- July 2019: 1st DRP presentation for issues identification
- Oct 2019: Submission of the PL1 SPA application, WT and City are in process of review and comment

### Anticipated Development Timeline

- Late 2020: Targeted construction start
- Ongoing: Construction of new Cherry Street through the larger 3C site

### Proposal Summary

- 1st site plan application within a large multi-phased development site
- 11 storey (46.0 m) office building + retail at grade
- 20,058 m<sup>2</sup> total GFA
- 3 levels of below grade parking



# Policy Context

## Keating Channel Precinct Plan

3C PL1 – 324 Cherry Street

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Review Stage: Schematic Design



# Planning Context – Keating Channel Precinct Plan

## 3C PL1 – 324 Cherry Street

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Review Stage: Schematic Design

- 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



# Site Context

## Gardiner East Public Realm

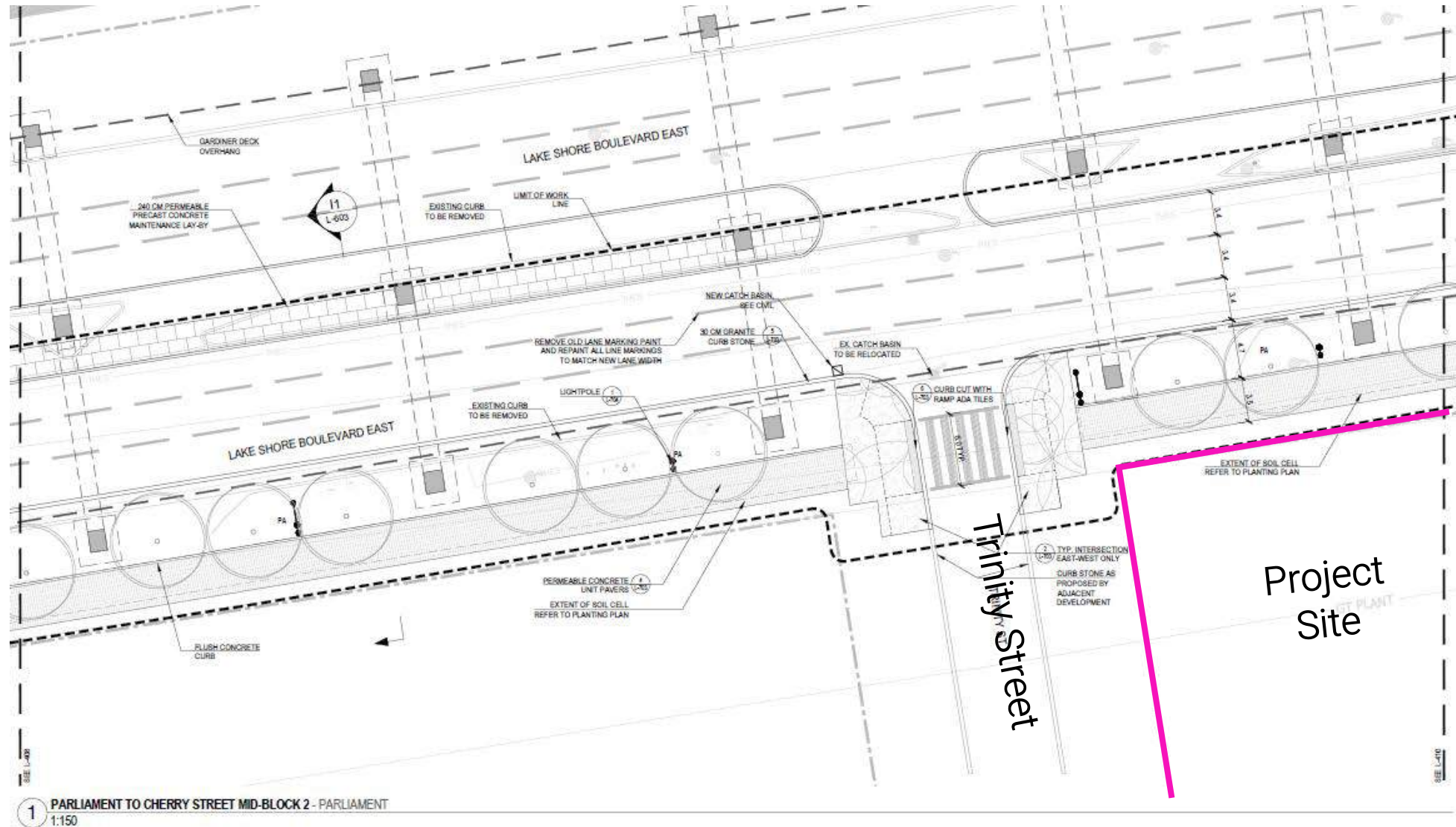
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Review Stage: Schematic Design

- 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

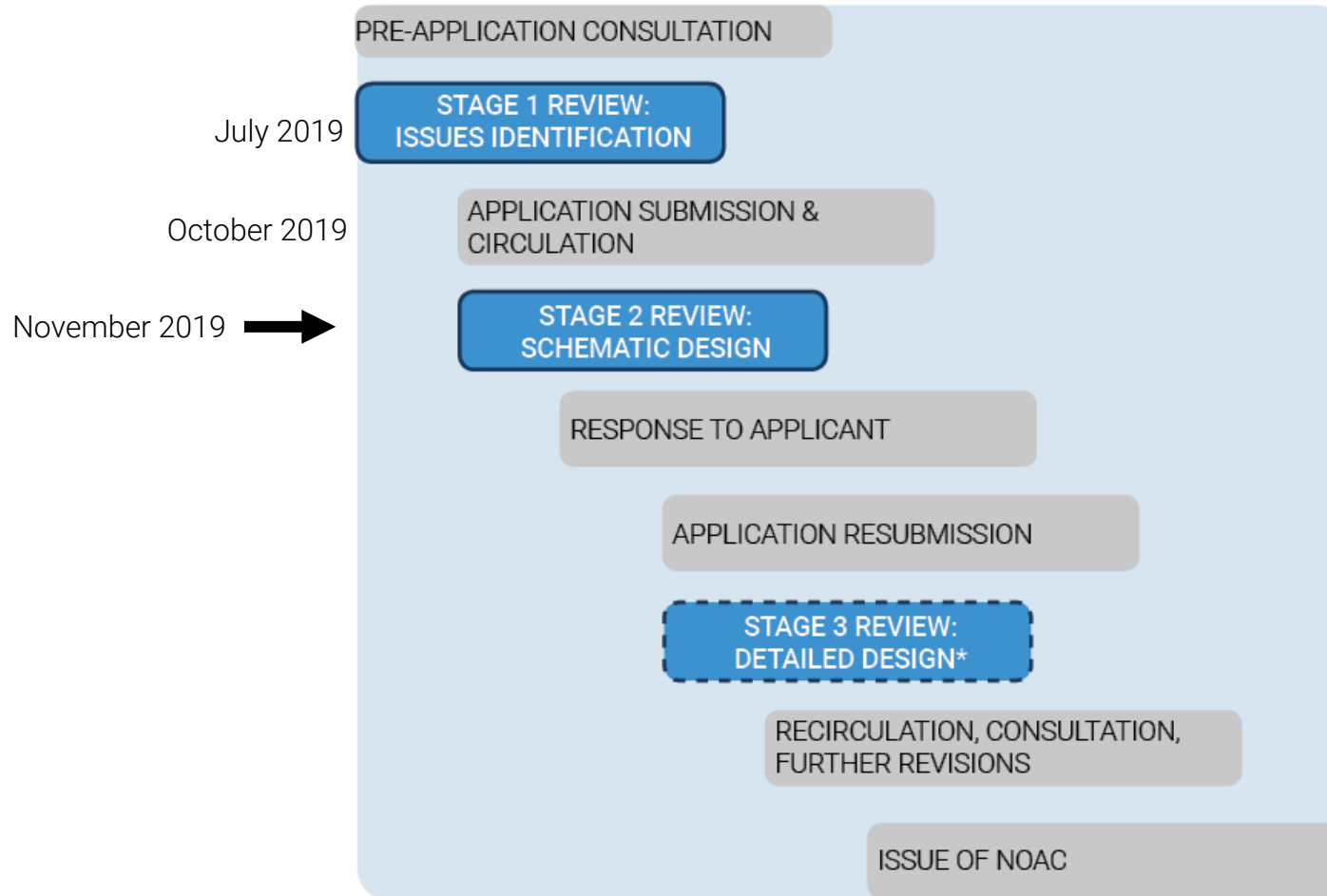
## DRP Stream 1: Private land – Site Plan Approval

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Review Stage: Schematic Design



# Recap from July 2019

## Issues Identification Review Consensus Comments

3C PL1 – 324 Cherry Street

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Review Stage: Schematic Design

### General + Sustainability

- Consider this as a unique opportunity to create something that is bold, exciting, more than just an office building.
- The Panel felt the proposed height of the building is not a concern.
- Provide more information on innovation and sustainability strategy.
- Consider alternative strategies of energy use such as geothermal.

### Public Realm

- Provide up-to-date context showing all buildings and appropriate location of Gardiner.
- Provide a phased site plan analysis that shows the “big picture” relationship as it relates to adjacent blocks and their ultimate vision.
- Consider alternative approaches to take advantage of the bend of Queens Quay and capture the vista and animation east along the street.
- Consider aligning the proposed ground floor passageway more directly to the plaza.

### Landscape

- Consider the importance of good temporary uses of the public realm such as displays, cultural activities, pop-ups, to get people to visit the area- leverage the opportunity to reclaim this site with year-round activities.
- Take advantage of the element of surprise and discovery when designing the public realm.

### Building

- Consider a high-level strategy for sharing parking and loading, perhaps underground, or phased, to maximize valuable ground floor real estate for programming and reduce servicing frontages facing public realm.
- Concerns with the proposed use of precast and glass, consider material that is unique and exceptional.



# Planning Context

## LPAT Settlement: Site Specific OPA to the CWSP

## 3C PL1 – 324 Cherry Street

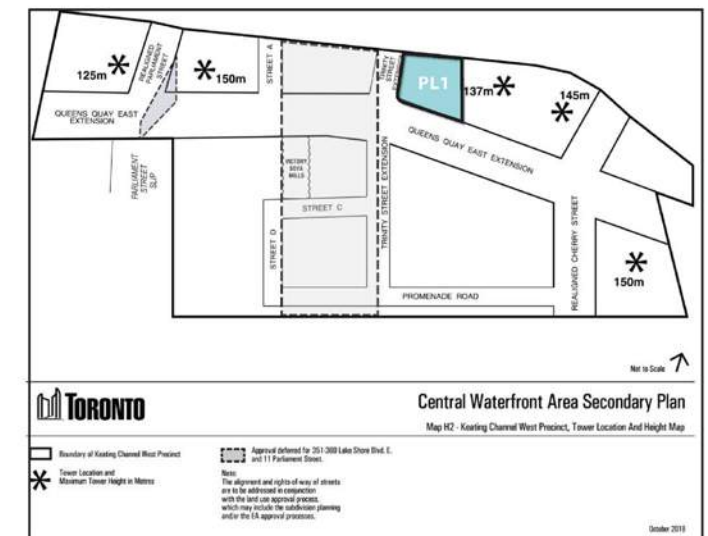
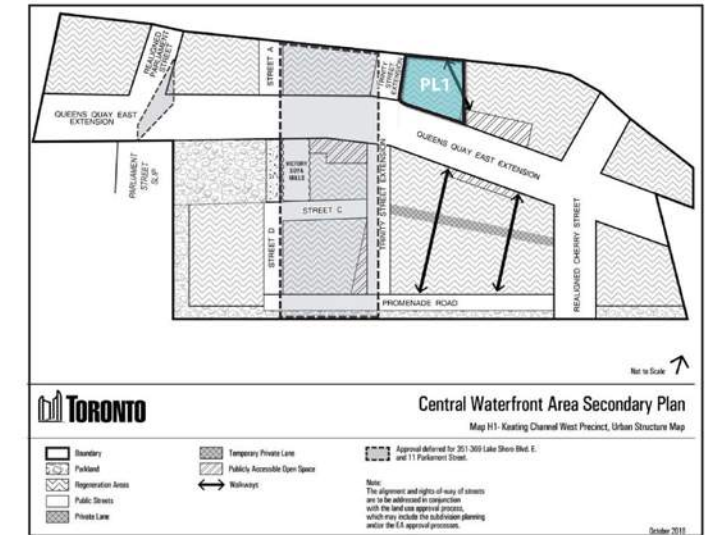
Proponent: 3C Lakeshore Inc.

Design Team: Adamson Associates, PMA Architects, Zero Footprint

Review Stage: Schematic Design

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

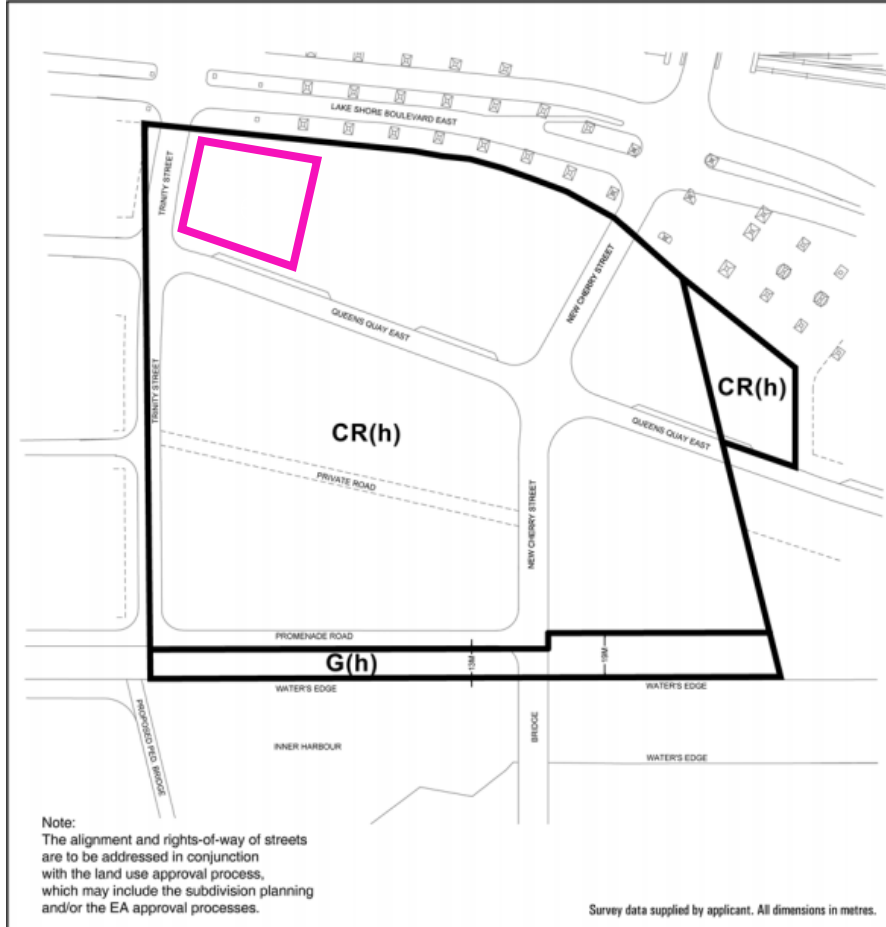
## Keating Channel Precinct West Zoning By-law 1174-2010

# 3C PL1 – 324 Cherry Street

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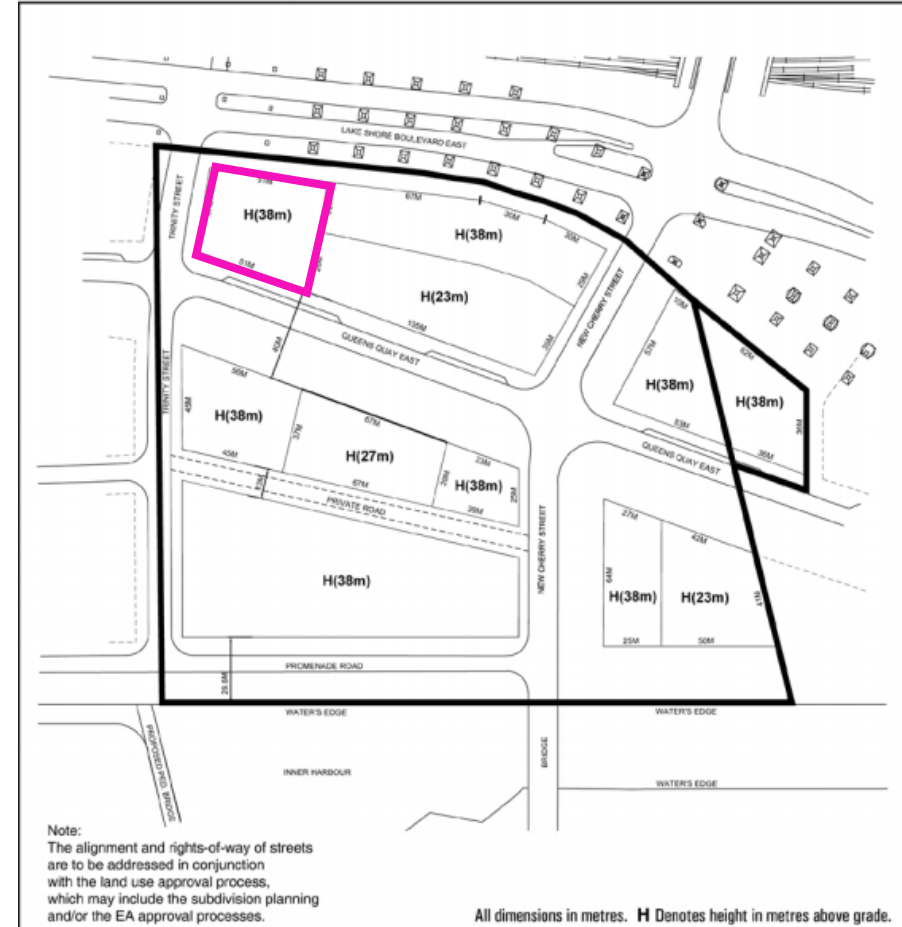
Review Stage: Schematic Design



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

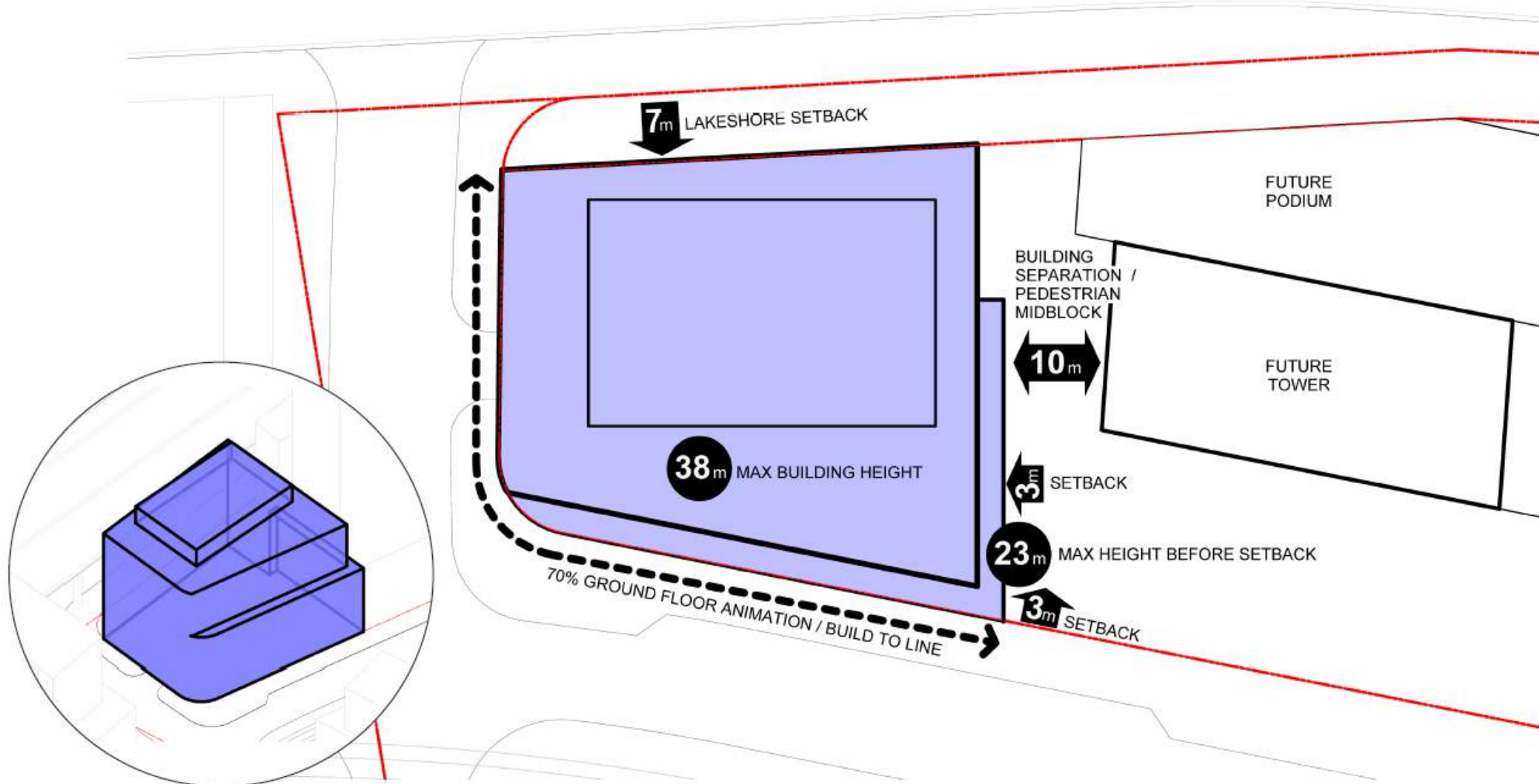
As of Right Zoning Post-Settlement ZBA

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Review Stage: Schematic Design



# Preliminary City Planning Issues

- **Alignment with the Draft Plan of Subdivision** is an ongoing objective
- **Flood protection** considerations and their impacts on grading and public realm conditions require a closer review
- **Interface with Public Streets** - As the design for Lakeshore Blvd. Queens Quay Blvd.E & Trinity Street have not been completed, issues related to public realm and average grades, datum lines become problematic. Future proofing the ground plain to adjust to changing conditions is paramount.
- Impacts to the **Animation Zones** and **Build to Lines**
- Impacts of the additional massing on **pedestrian comfort** need to be better understood (e.g. stepbacks may need to be considered)
- Manage the **commercial-residential interface** of future phases

# Areas for Panel Consideration

## Waterfront Toronto

### Building

- Does the design adequately create a viable **stand-alone development on day one**?
- Does the design adequately **set the tone for the future urban fabric** of the Keating Channel Precinct and **fit into the future master plan**?
  - Site context
  - Materiality and façade design
  - Building and public realm relationship
  - Comprehensive block vision, ie. shared parking/ loading services

### Landscape

- Does the current design thinking support Waterfront Toronto's objectives for **existing and future public realm**? ie. on Lake Shore and Queens Quay East.
  - Permanent and temporary landscape design

### Sustainability

- Does the sustainability proposal meet or exceed WT's objectives?
- Are there other **sustainability features or strategies** the team should consider?

# 30 CAPITAL DRAFT

WATERFRONT DRP PRESENTATION - SCHEMATIC DESIGN PHASE  
Wednesday November 20 2019



adamson  
ASSOCIATES | ARCHITECTS

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# Summary of Feedback & Changes

## FEEDBACK

### CONTEXT

- Context buildings and Gardiner Expressway
- Provide phased site plan analysis
- React to exposure from Queen Quay bend
- Realign ground floor passageway towards plaza
- Pedestrian underpass connection from Distillery District

### BUILDING

- Parking and loading shared with future phases
- Consider alternate exterior finishes

### LANDSCAPE

- Temporary use of public realm during phase 1

### SUSTAINABILITY

- Provide innovation and sustainability strategy
- Alternative strategies of energy use

## RESPONSE

### CONTEXT

- Updated to reflect future conditions
- Design responds to current and future site conditions
- Spiraling mass visually connects street to green terraces
- Realigned to connect Queens Quay/Trinity St. corner to plaza
- Program and orientation protects for future connection

### BUILDING

- Provided optimal design for loading and parking
- Use of bright aluminum to contrast with industrial surroundings

### LANDSCAPE

- Proposal includes public realm concepts for day 1 and full build out

### SUSTAINABILITY

- Included in presentation
- Strategies suitable for an office development are being explored

DRAFT



# 01 ARCHITECTURE

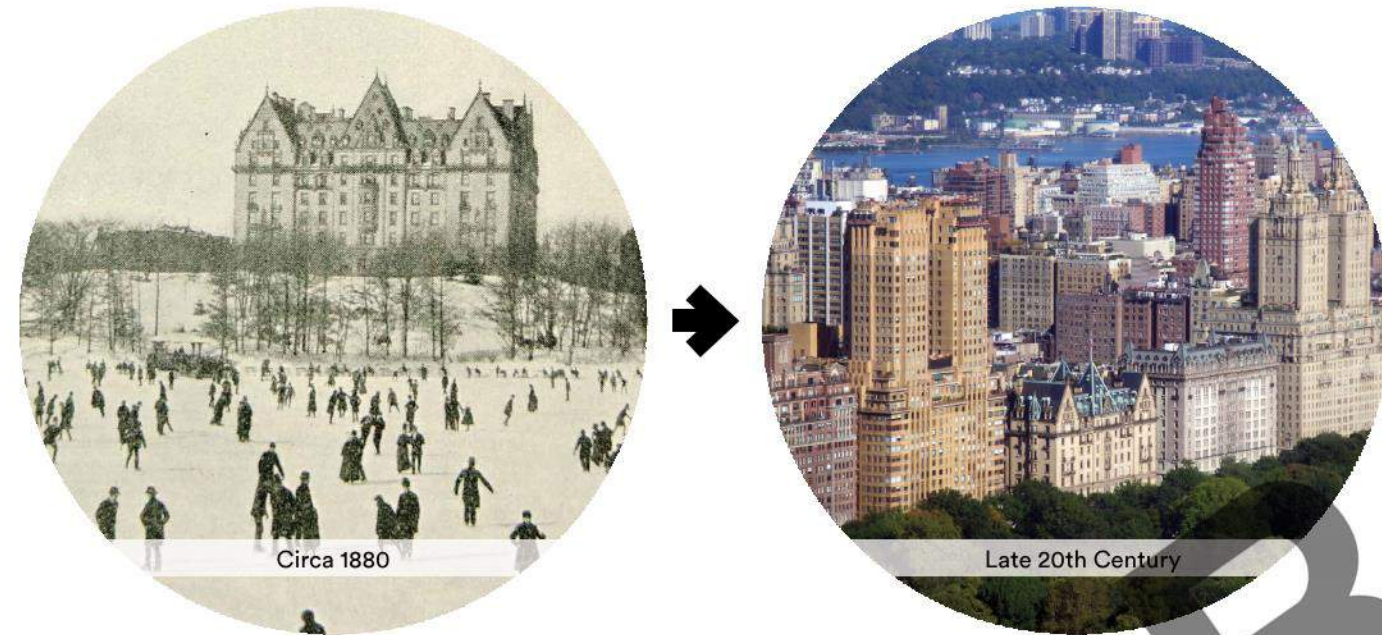
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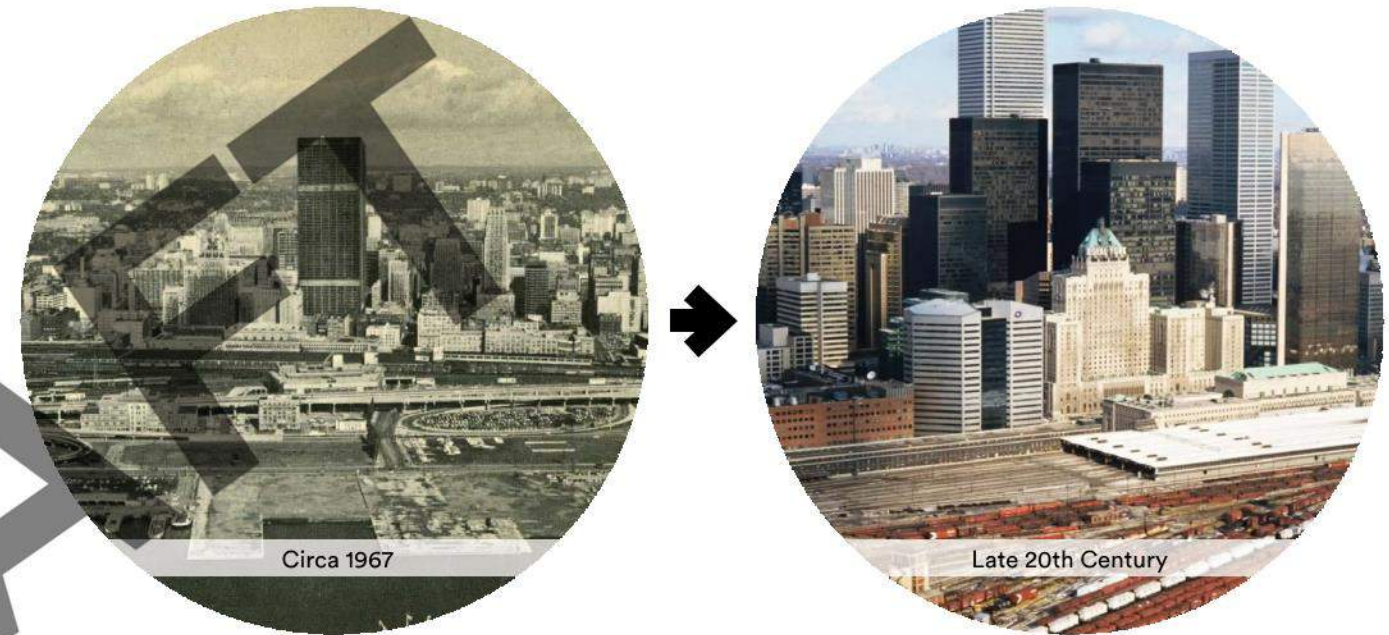
# Precedents of Pioneering Developments

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



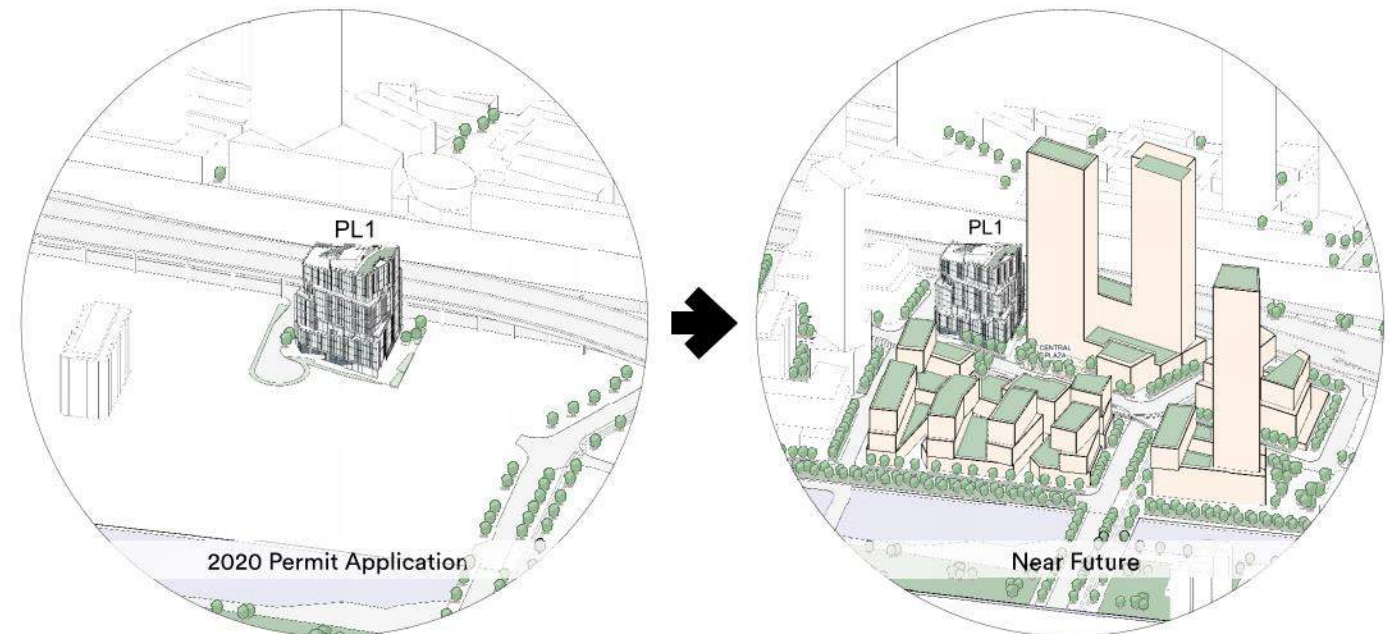
02 TD Centre / King Bay Financial Core



03 25 York / South Core, Maple Leaf Square



04 PL1 Office

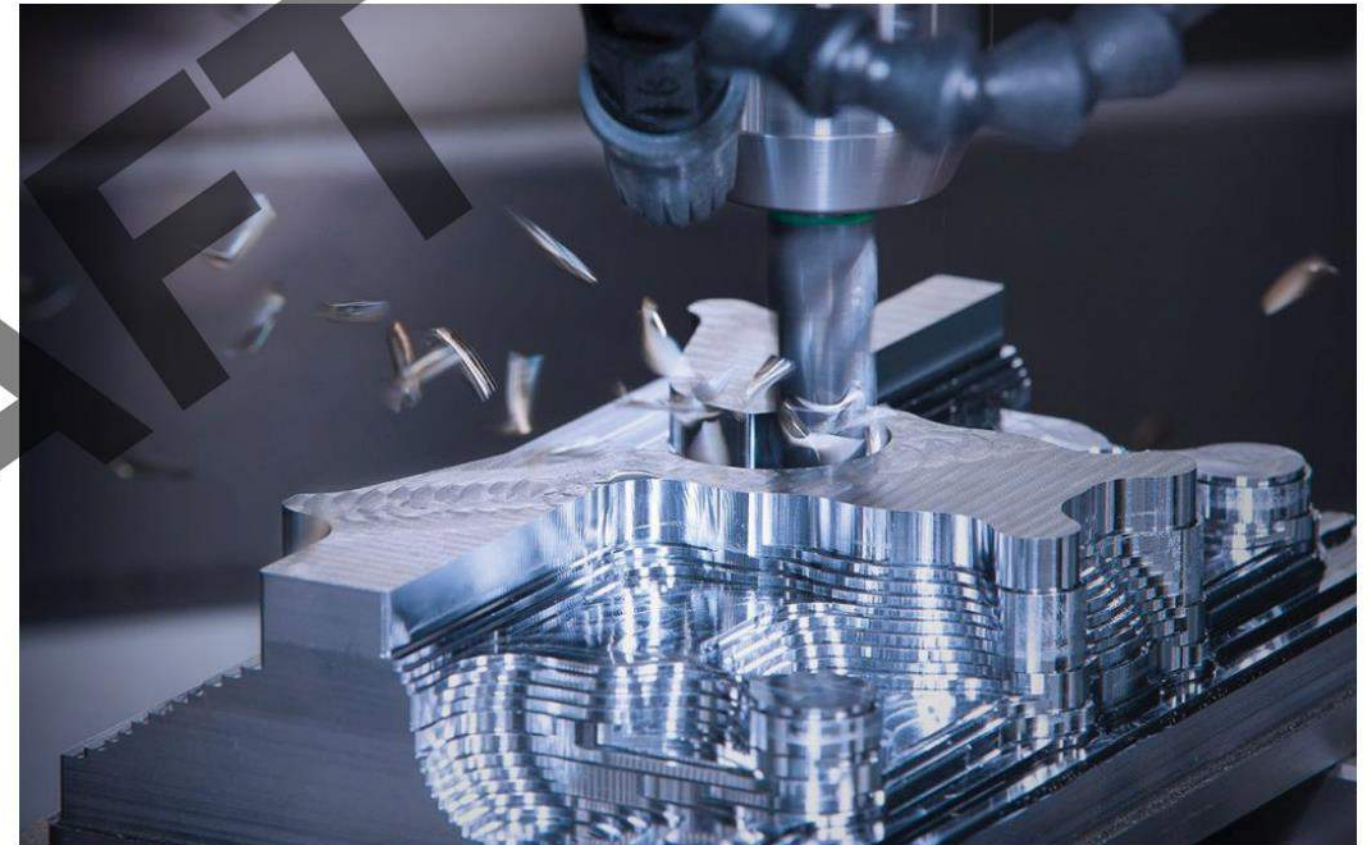


# Project Parti



**NATURE**

+



**MACHINED MATERIALS**

# Building Concept Sketches



# Project Parti



# Precedents

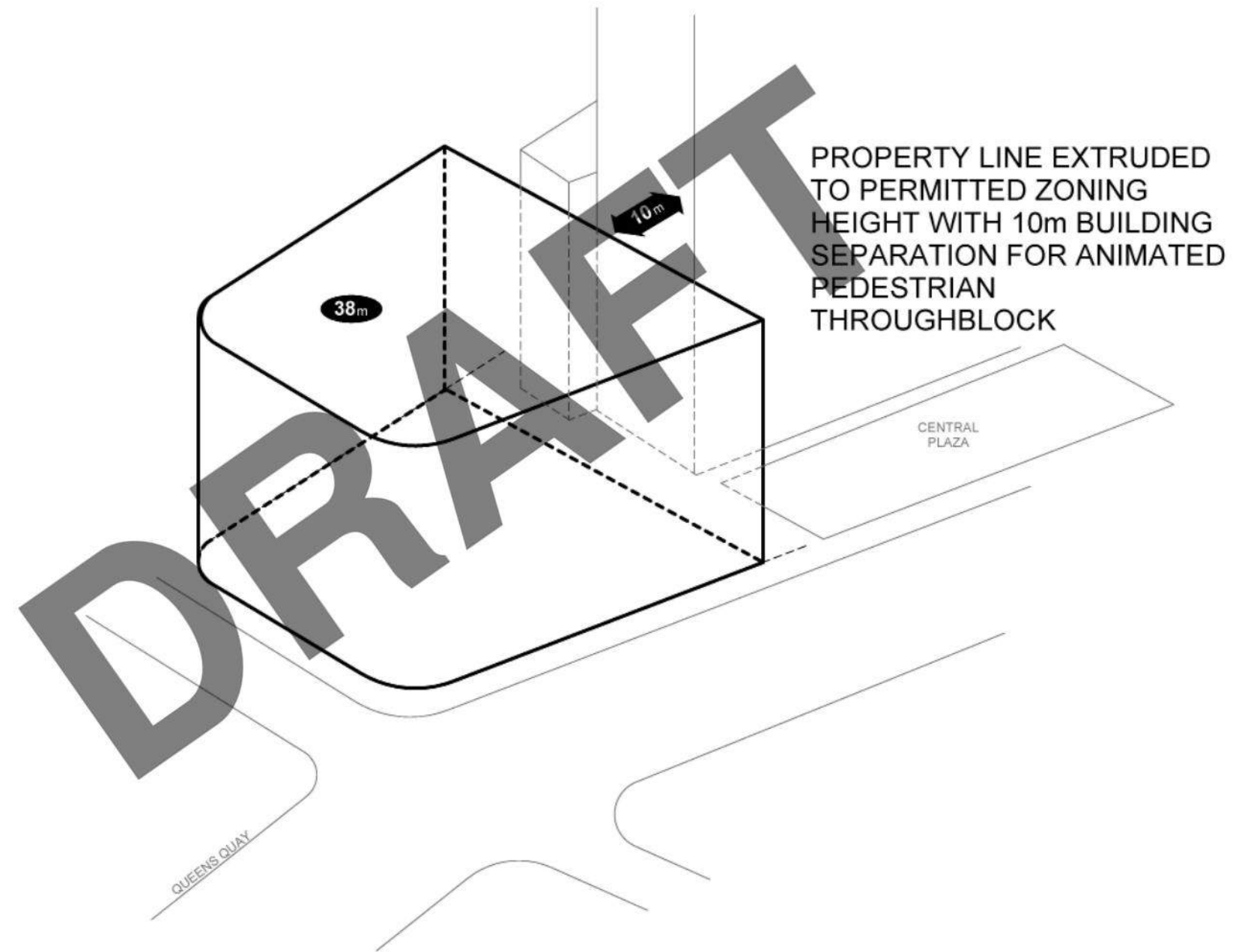


# Precedents



# Building Concept Sketches

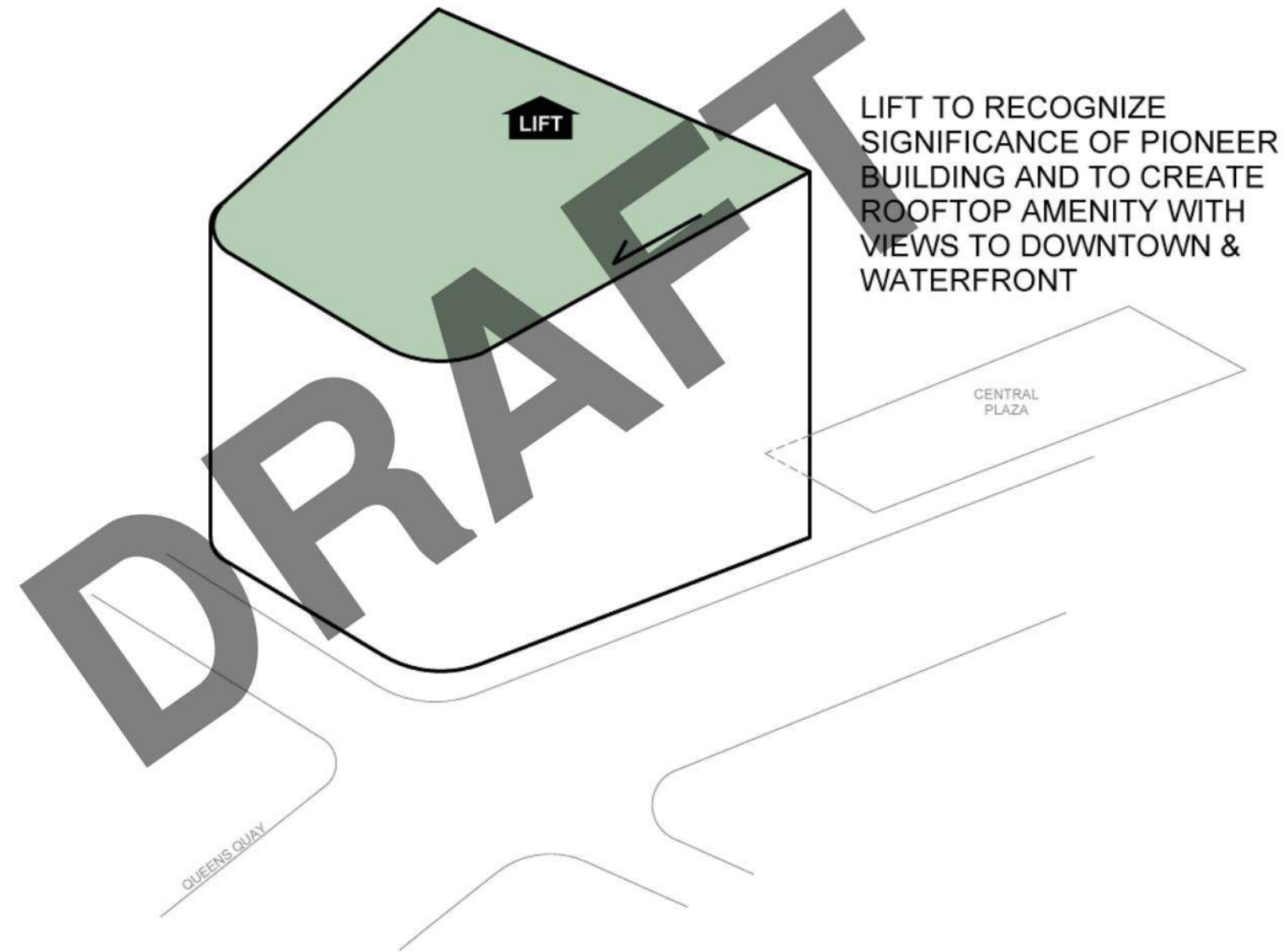
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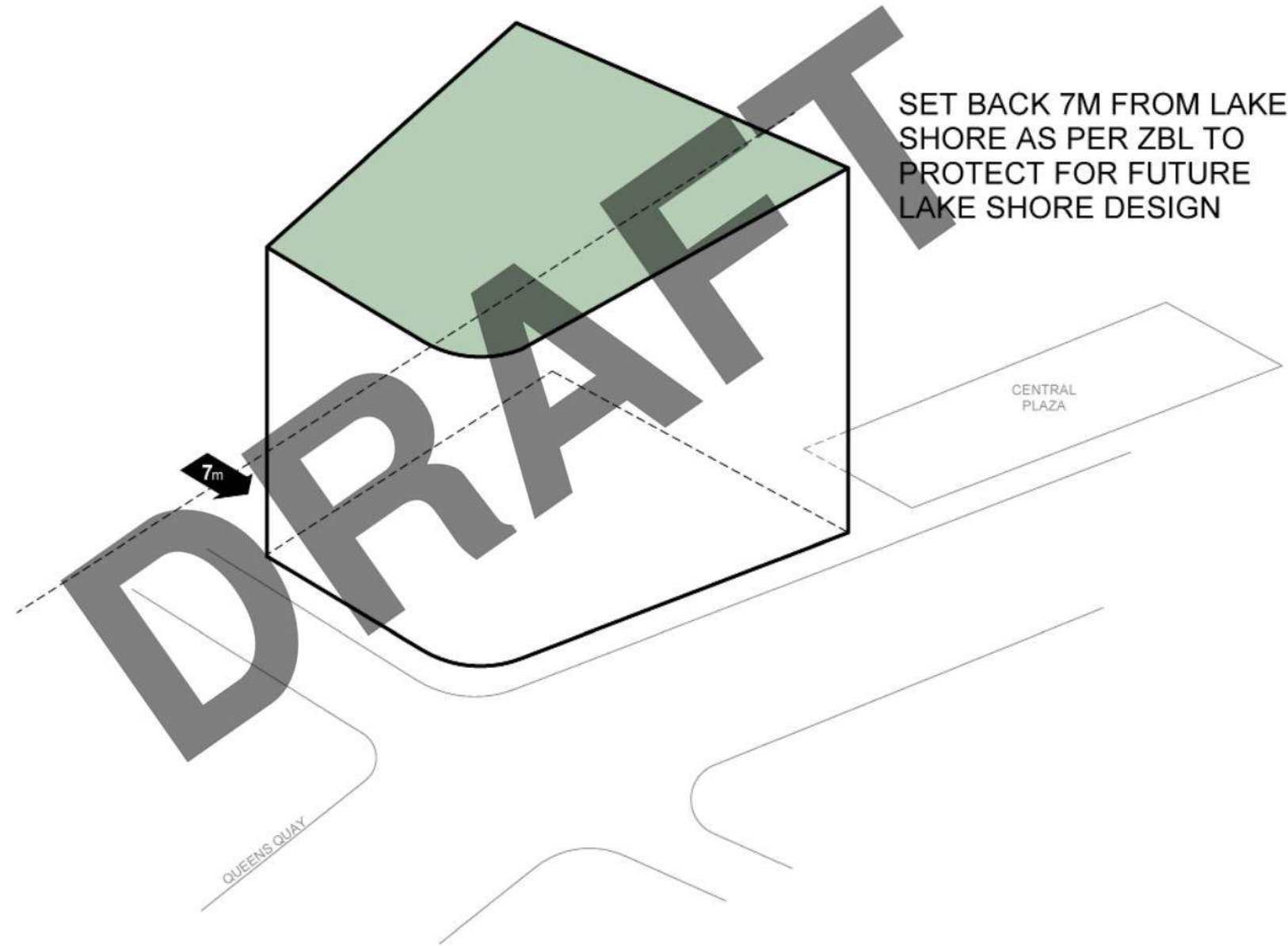
# Building Concept Sketches

# 2

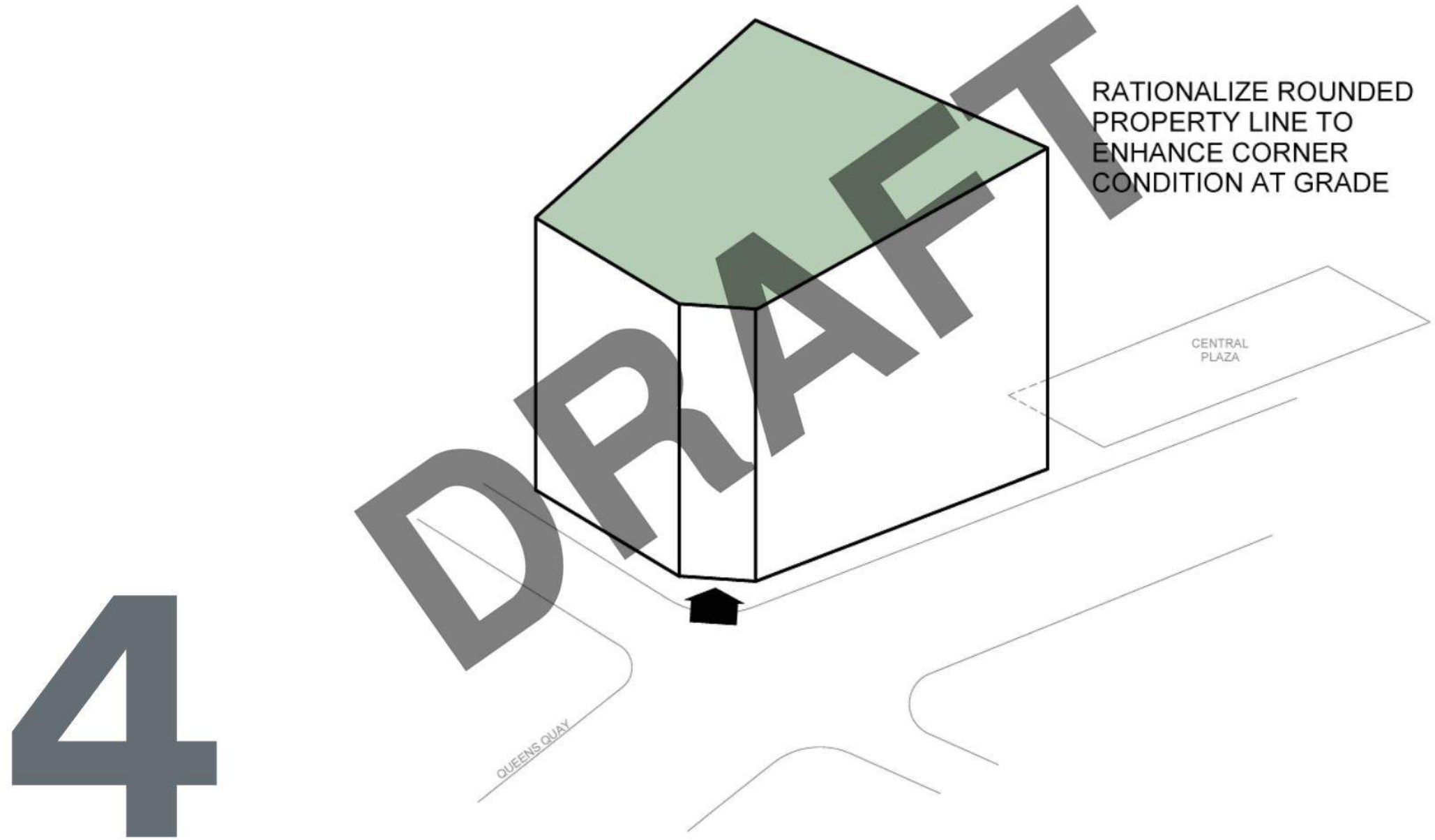


# Building Concept Sketches

3

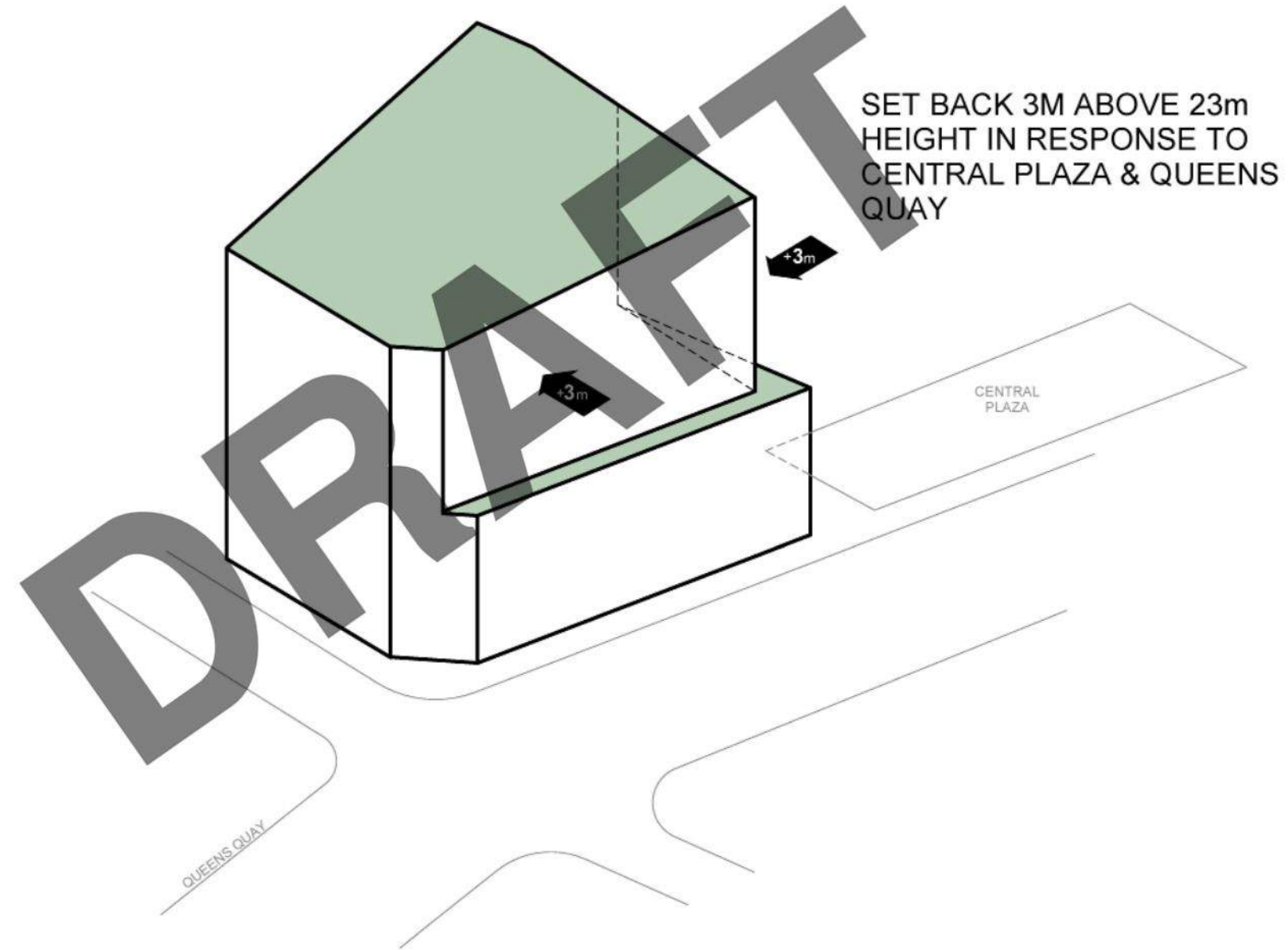


# Building Concept Sketches

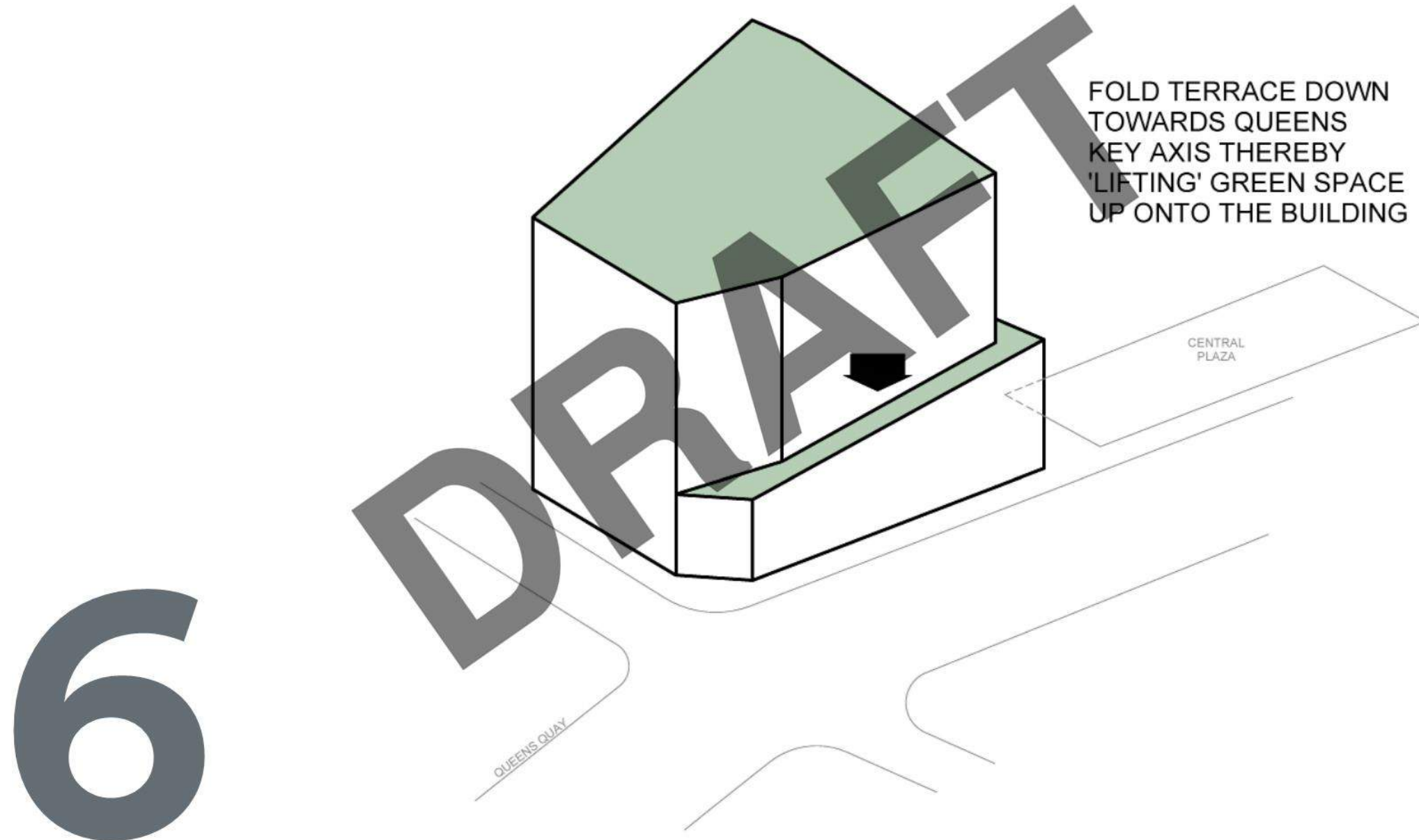


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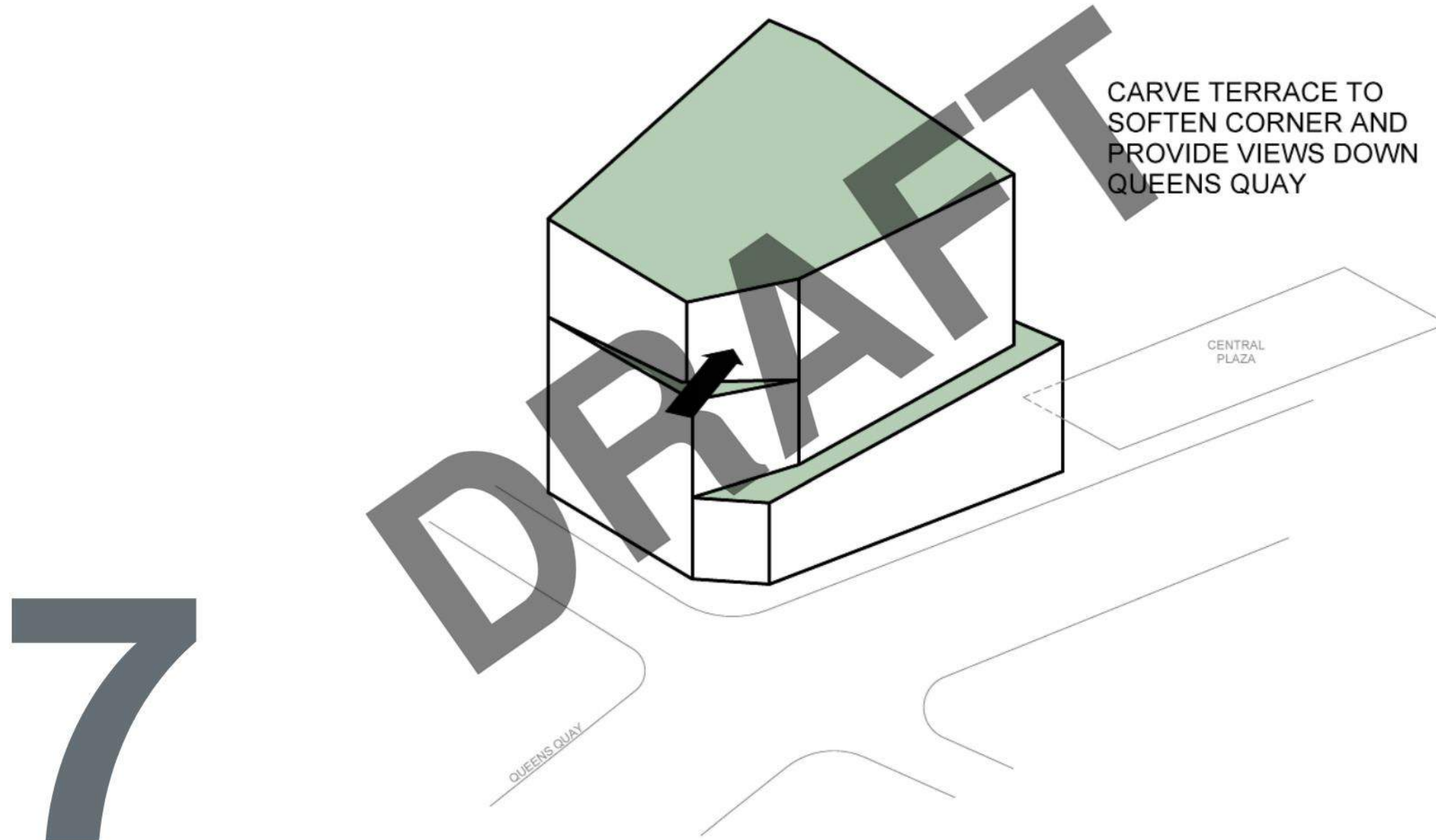
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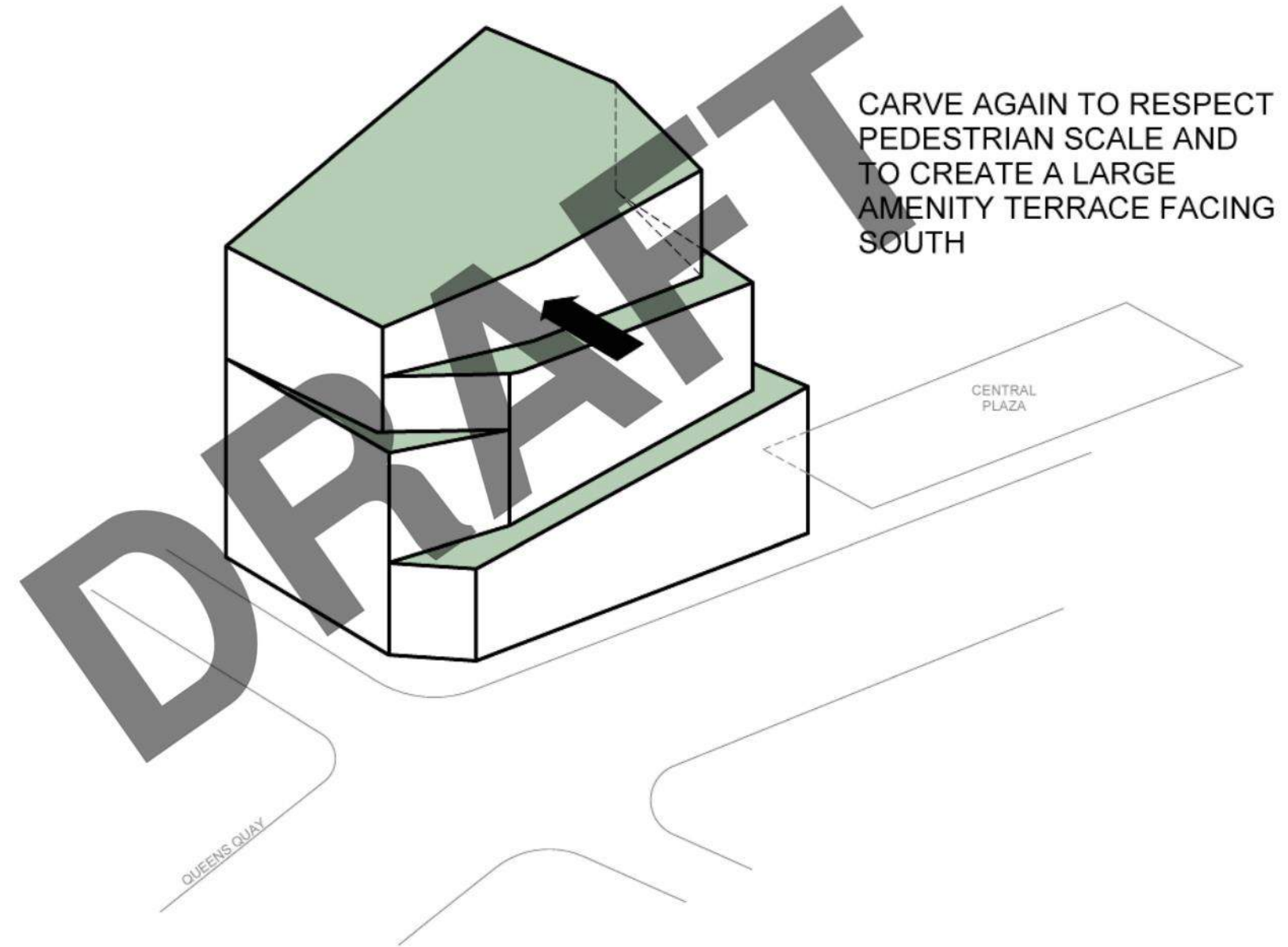
# Building Concept Sketches



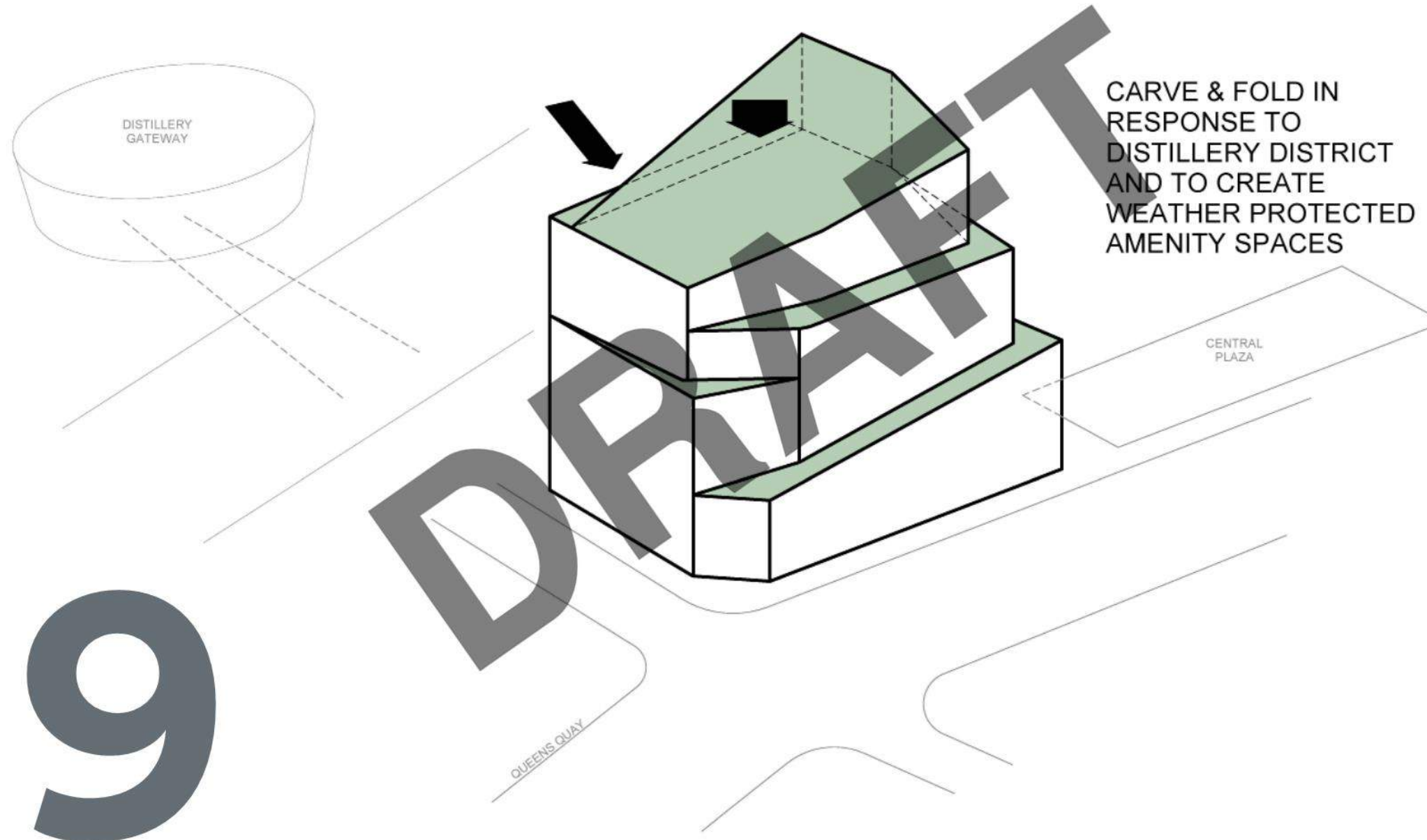
# Building Concept Sketches



8

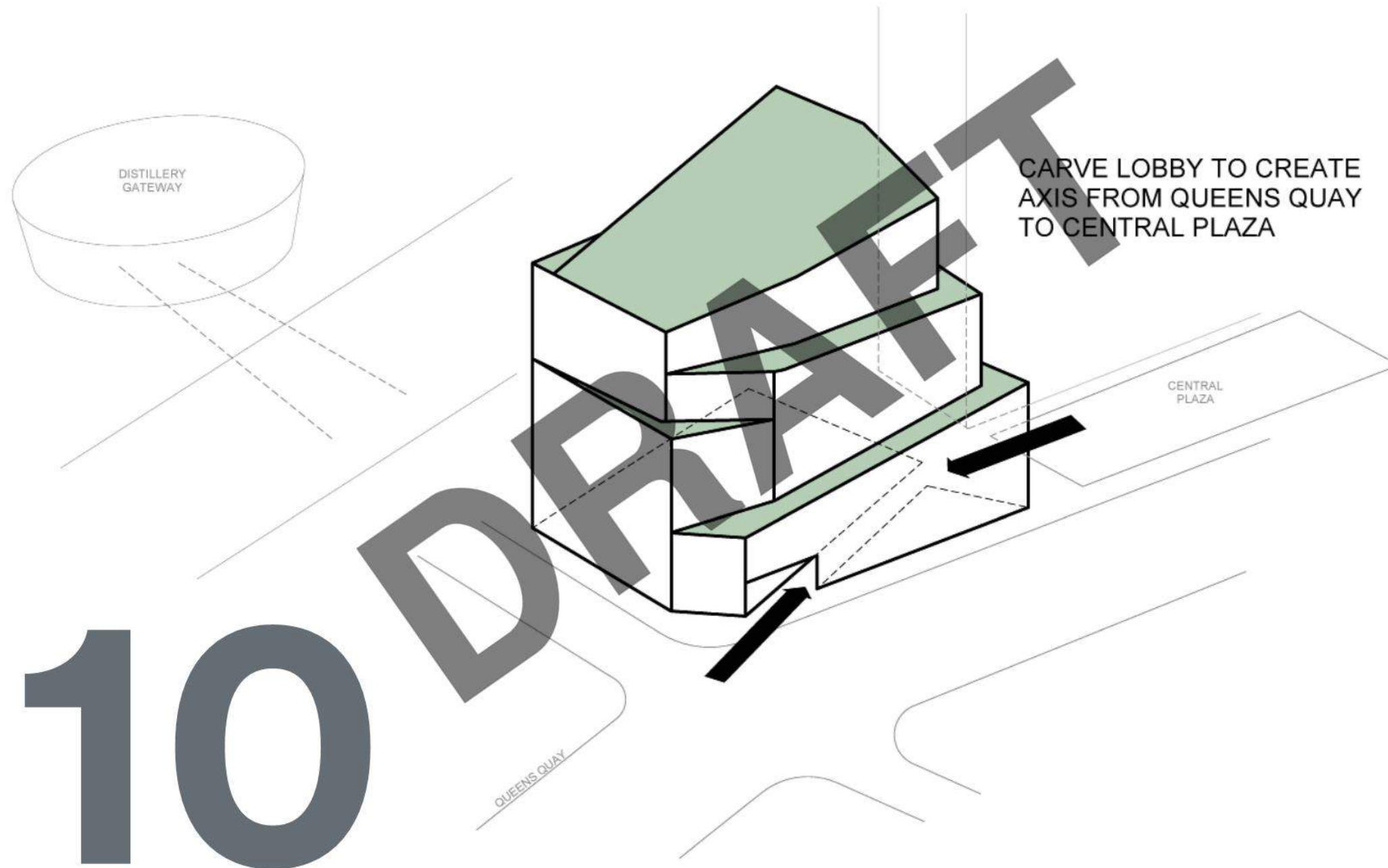


# Building Concept Sketches

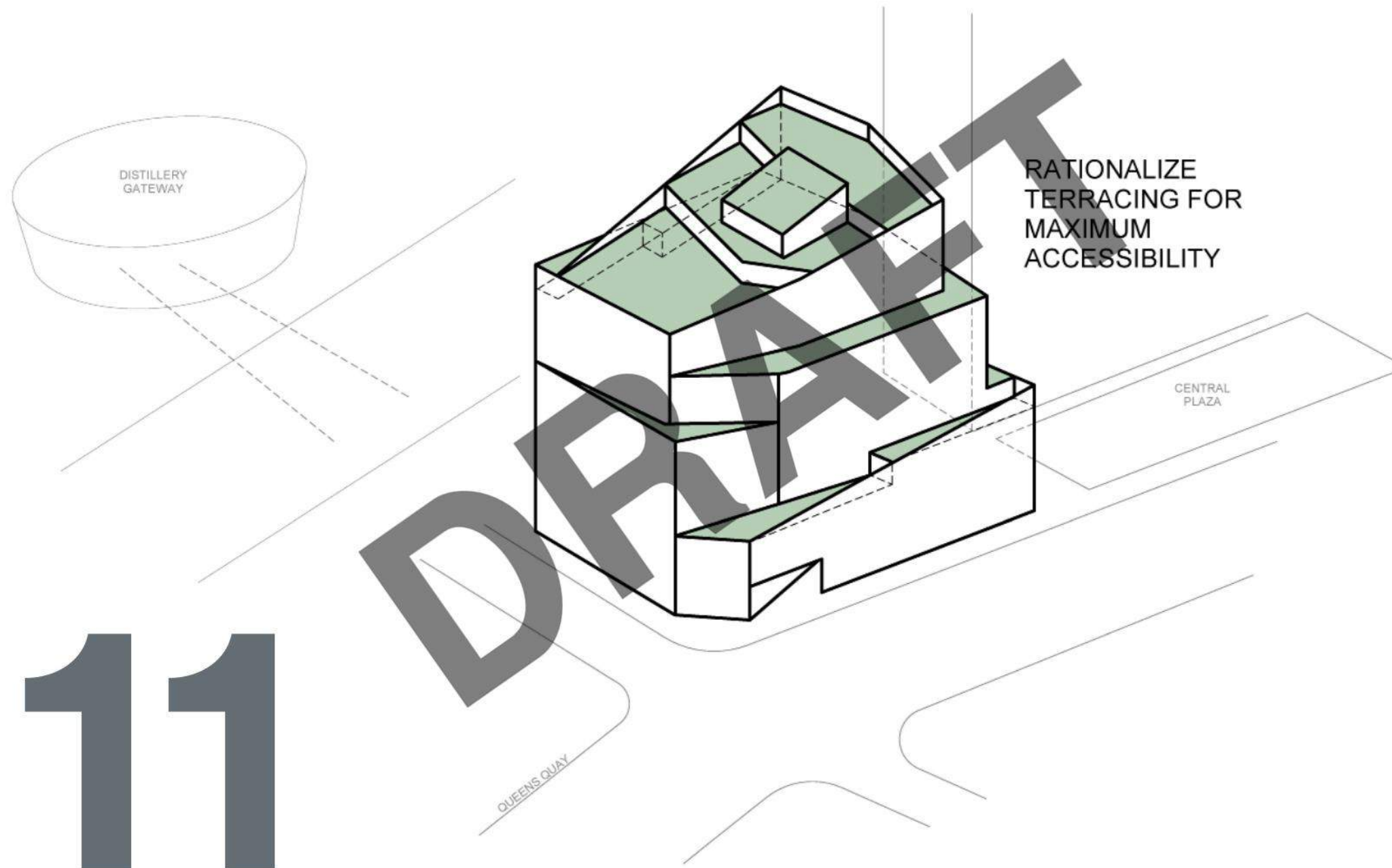




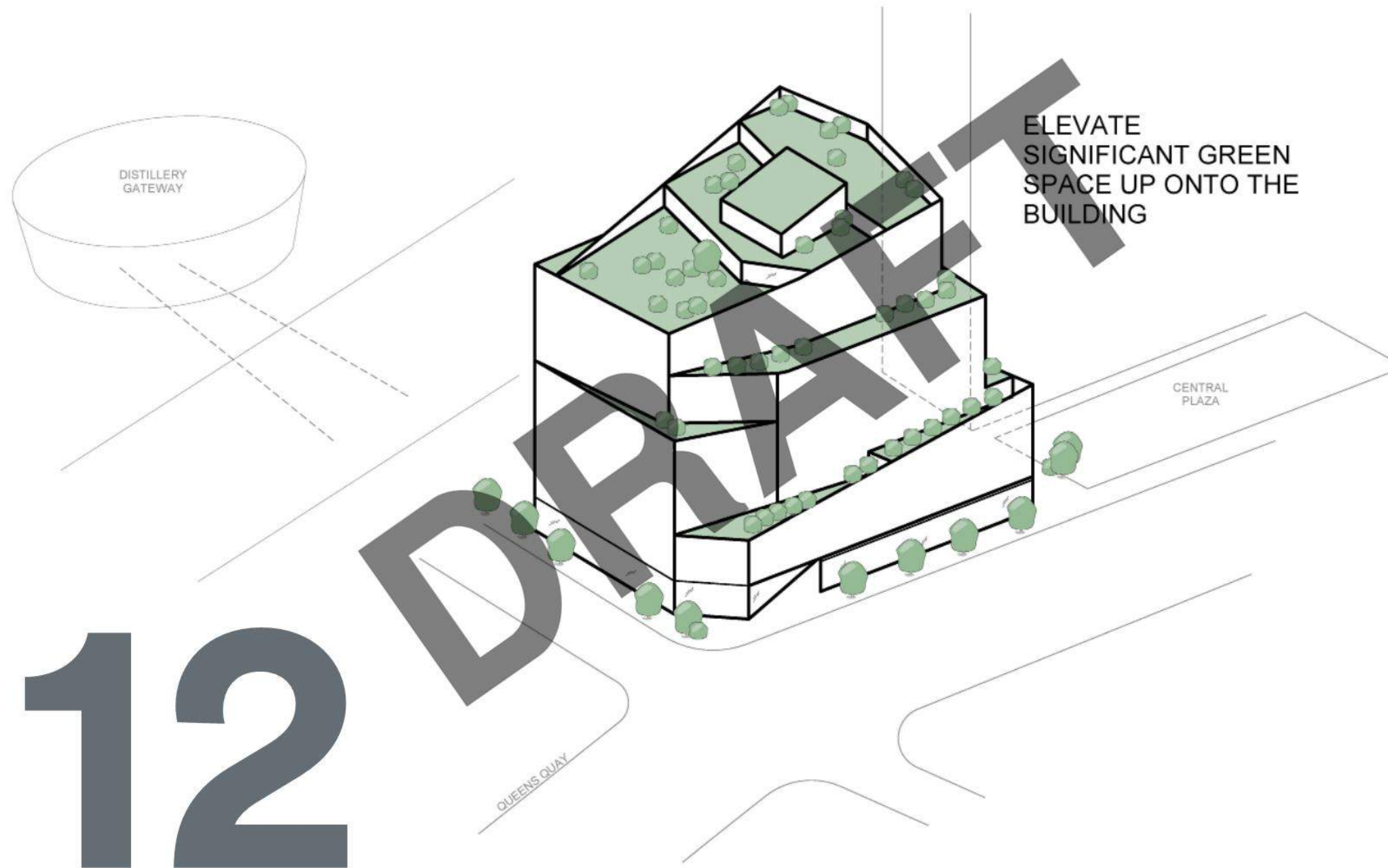
# Building Concept Sketches



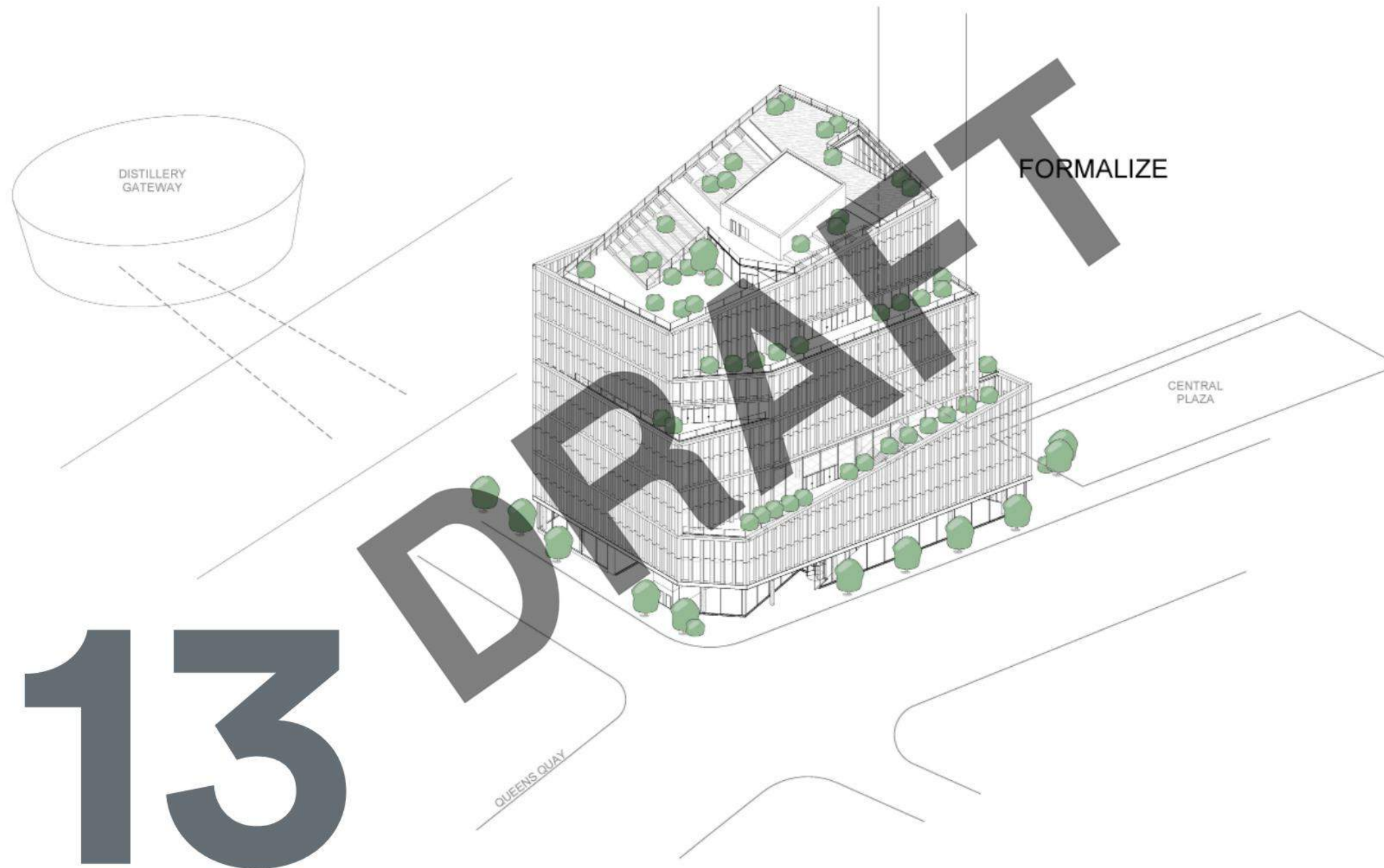
# Building Concept Sketches



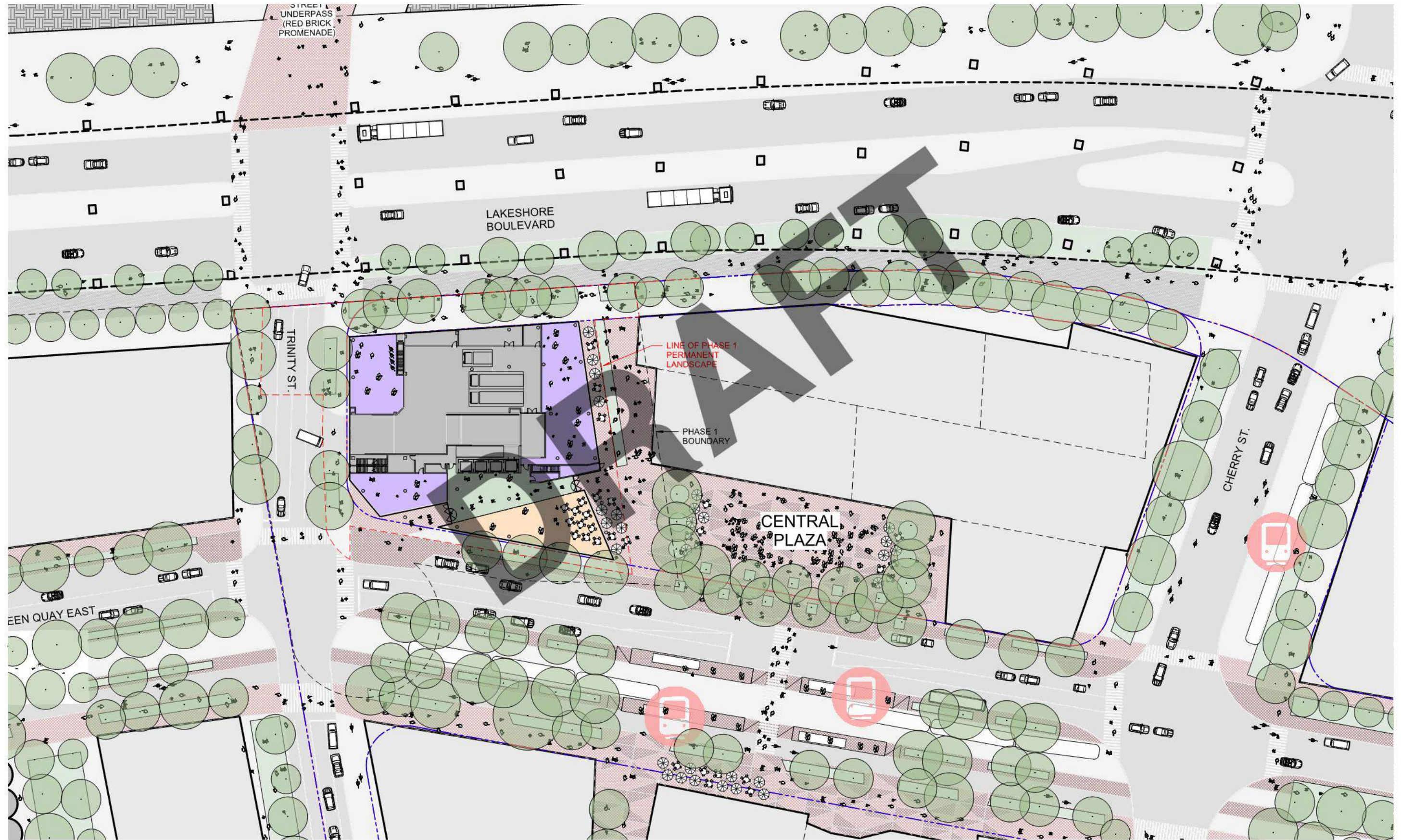
# Building Concept Sketches



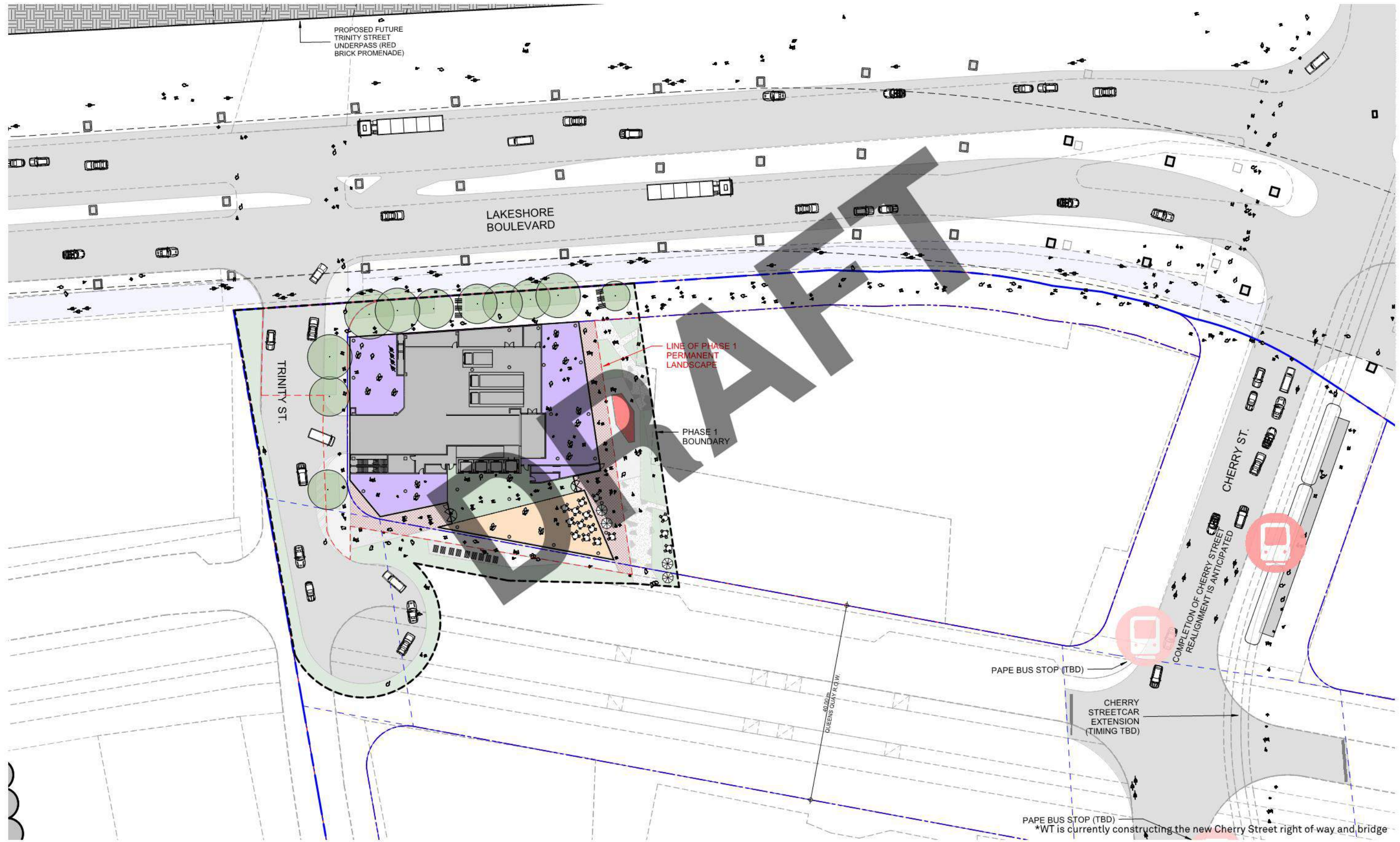
# Building Concept Sketches



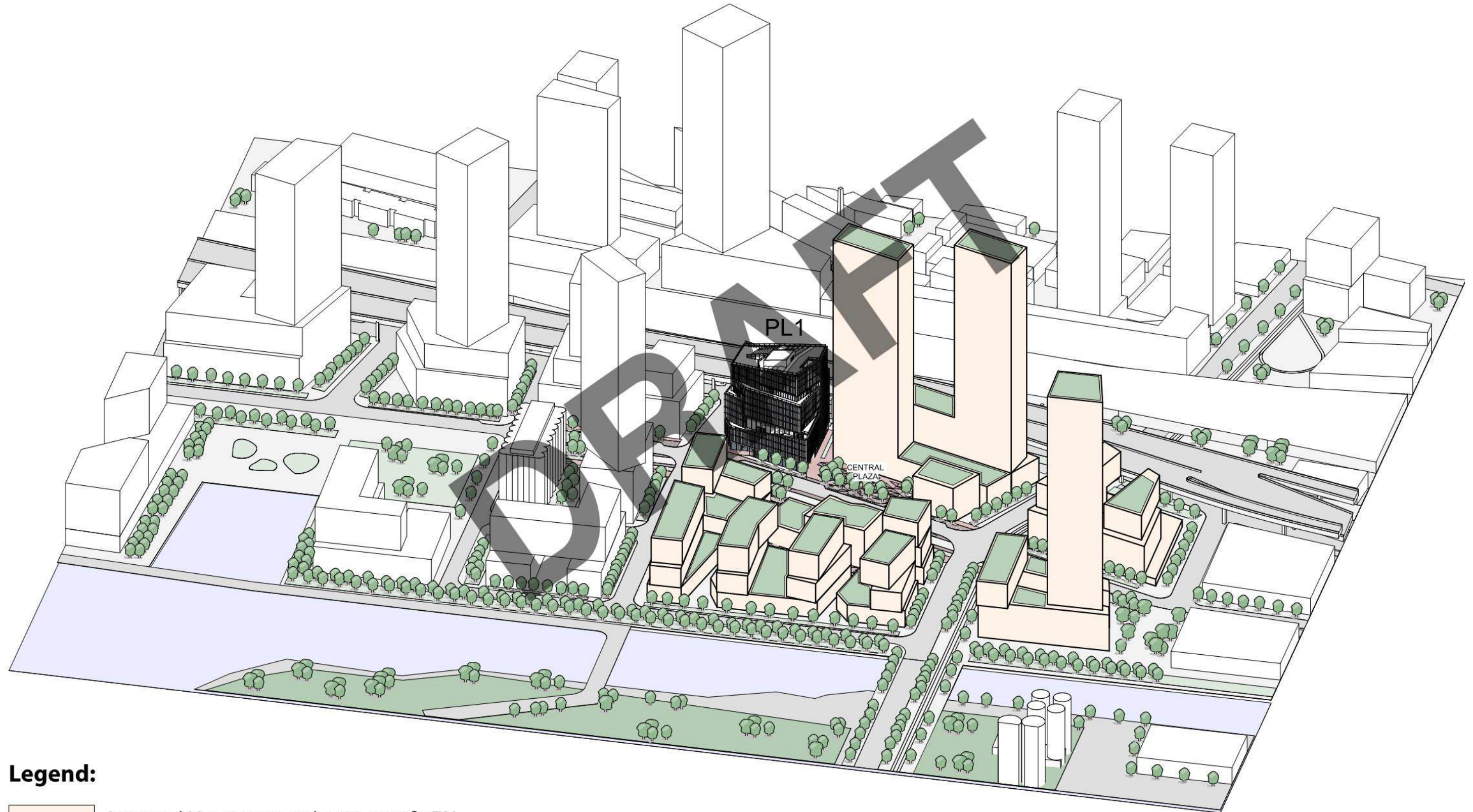
# Complete Master Plan



# Master Plan • Phase 1



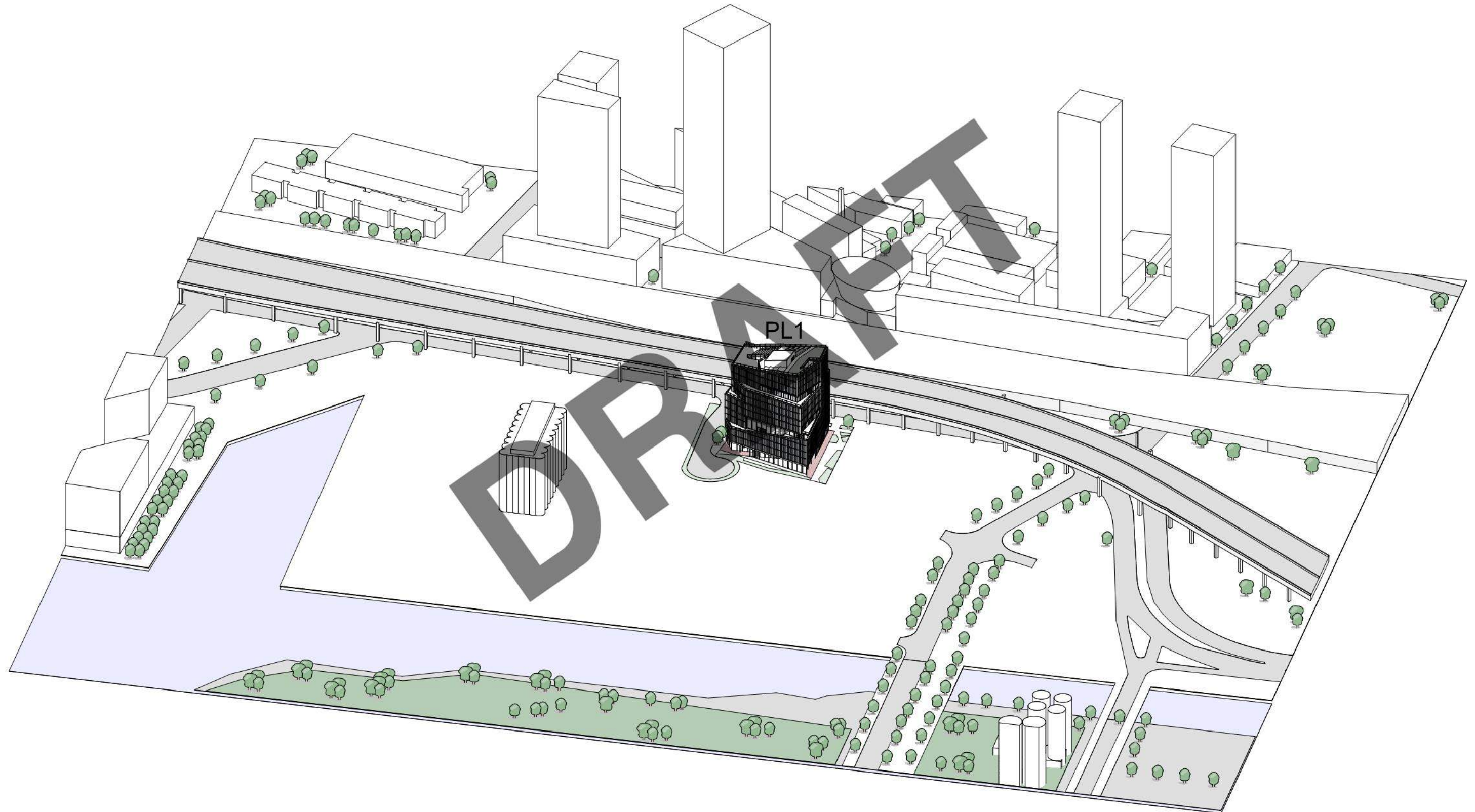
# 3D Site Context · Complete Master Plan



## Legend:

 Approved Massing as per the site specific ZBL

# 3D Site Context • Phase 1

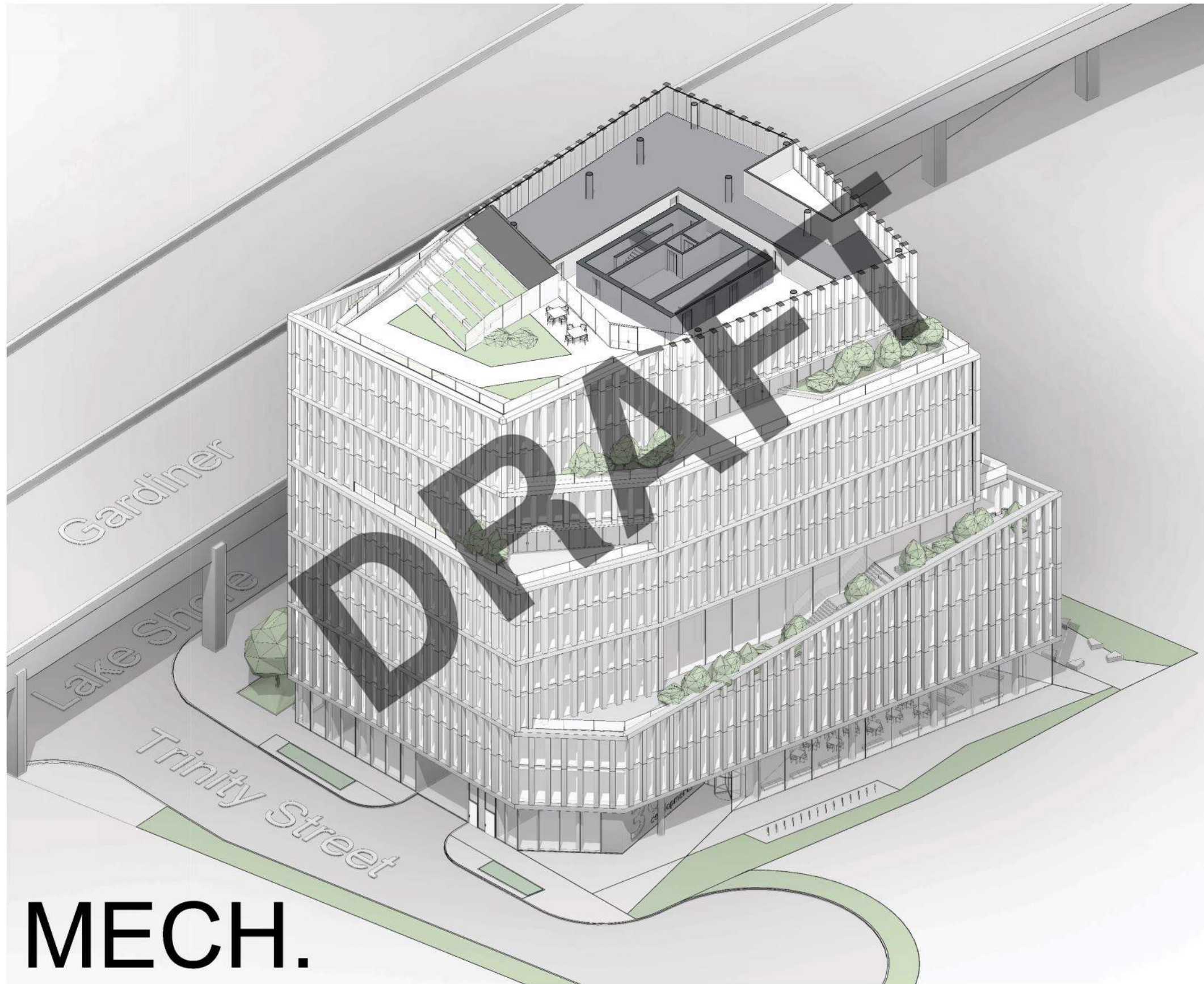




# Roof Plan Axo

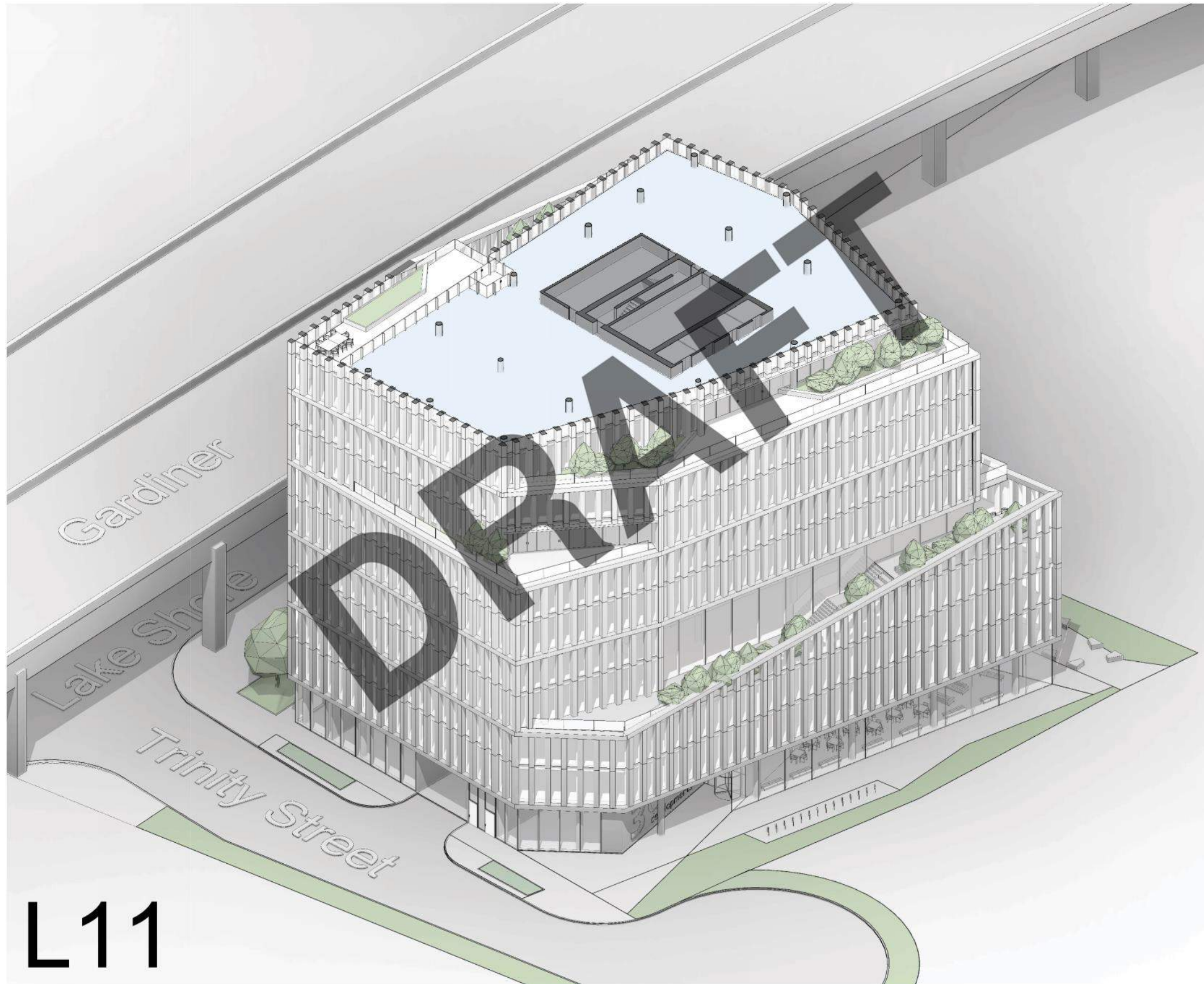


# Mechanical Floor Plan Axo

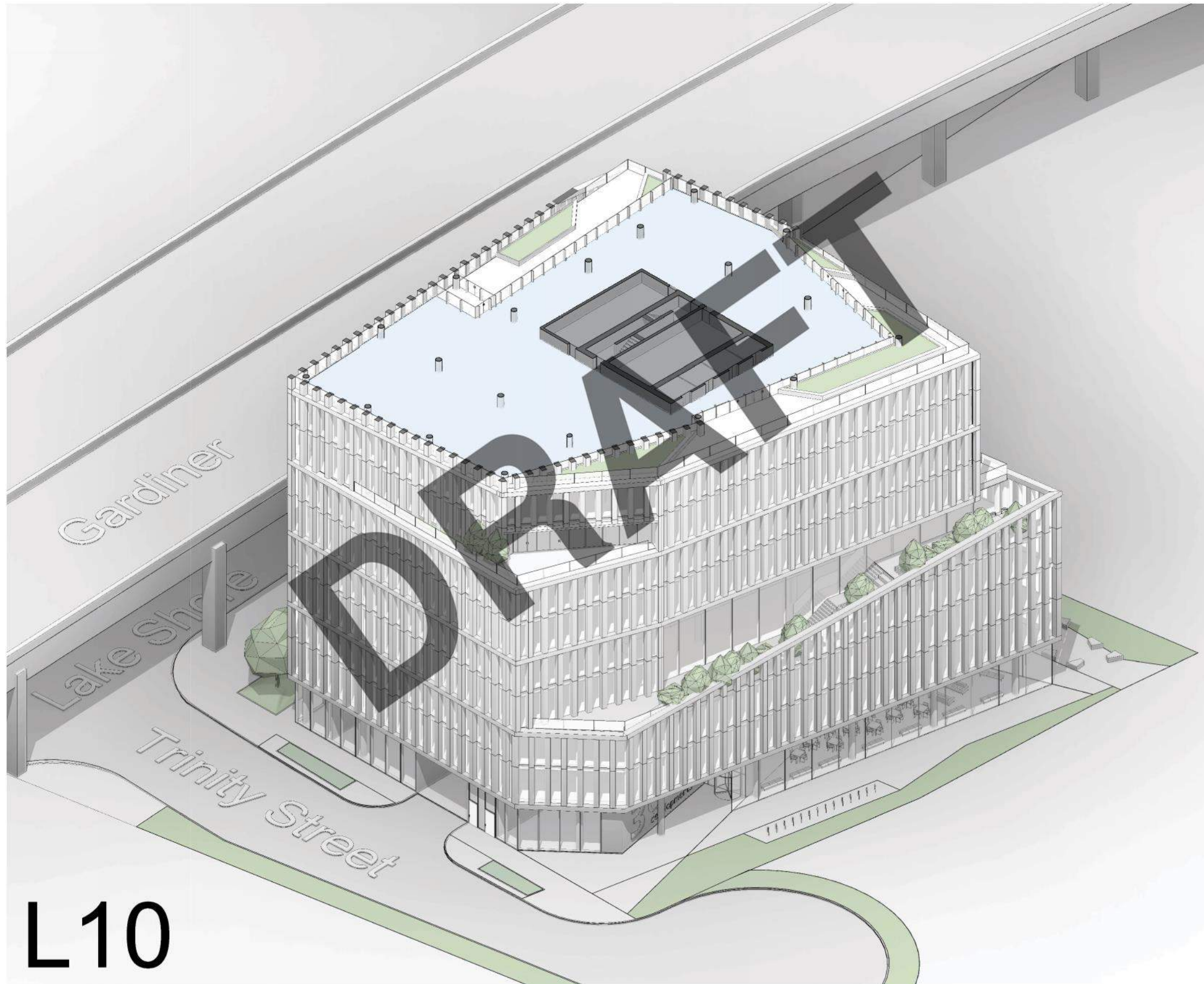


# MECH.

# Level 11 Floor Plan Axo

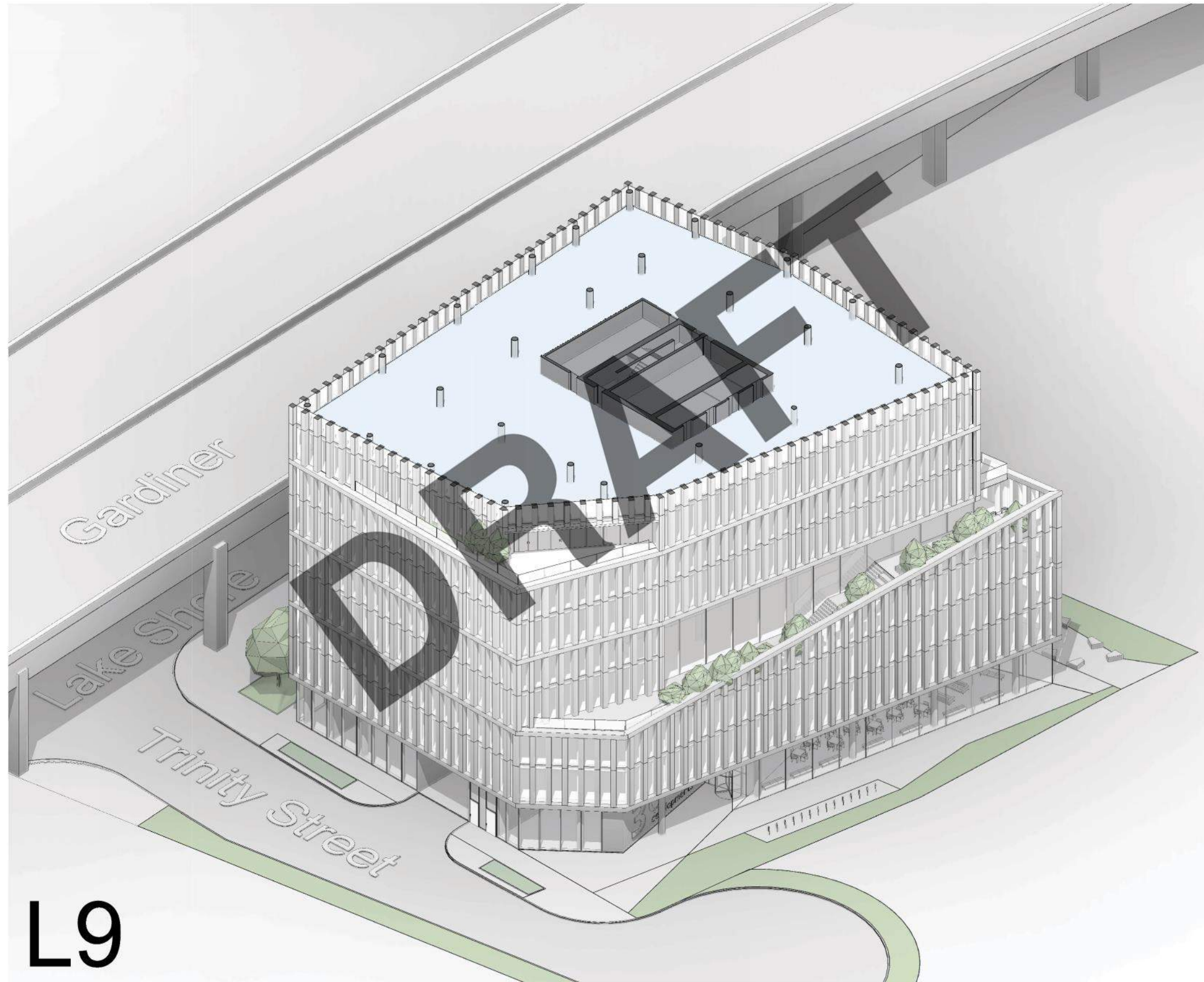


# Level 10 Floor Plan Axo

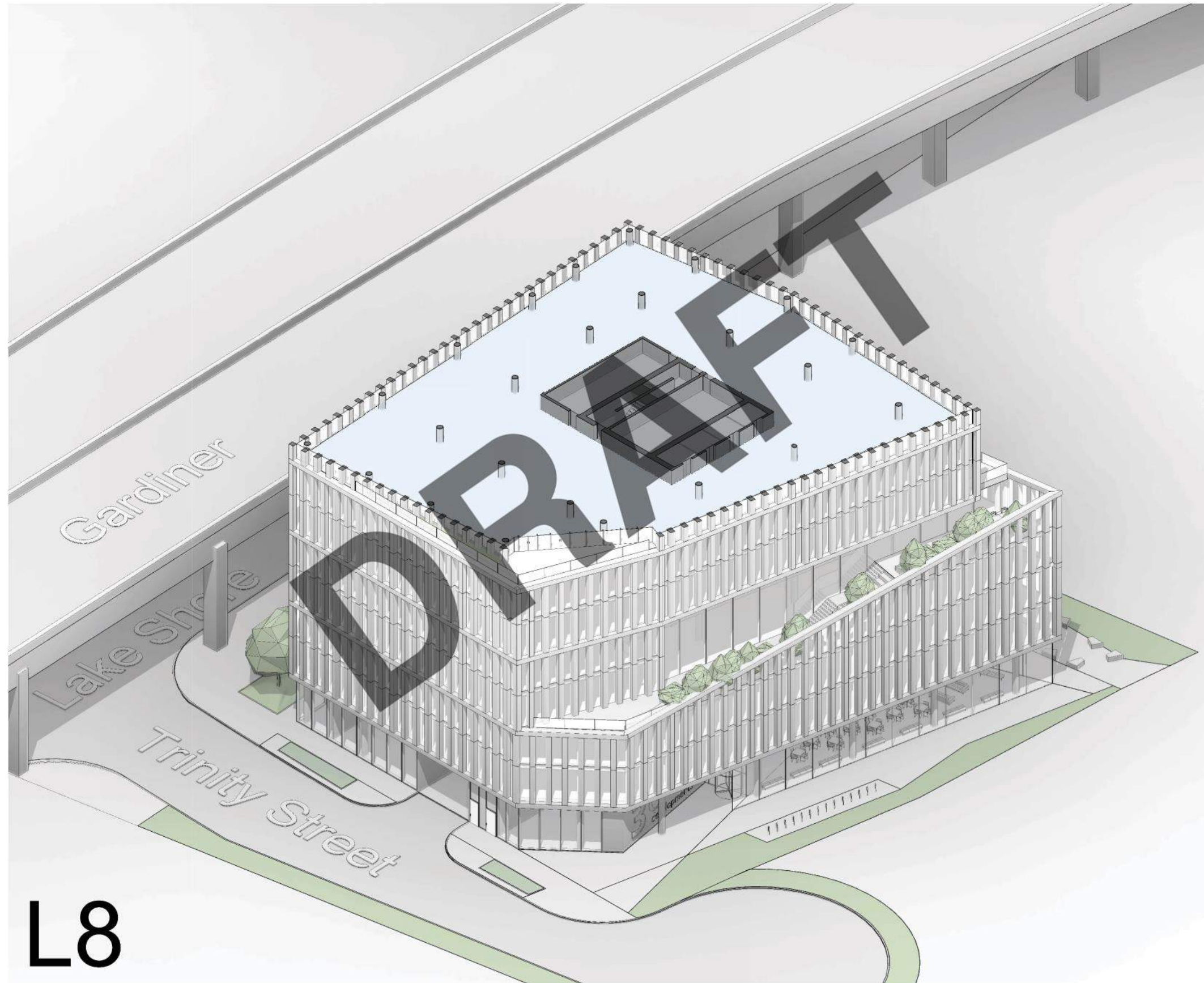


L10

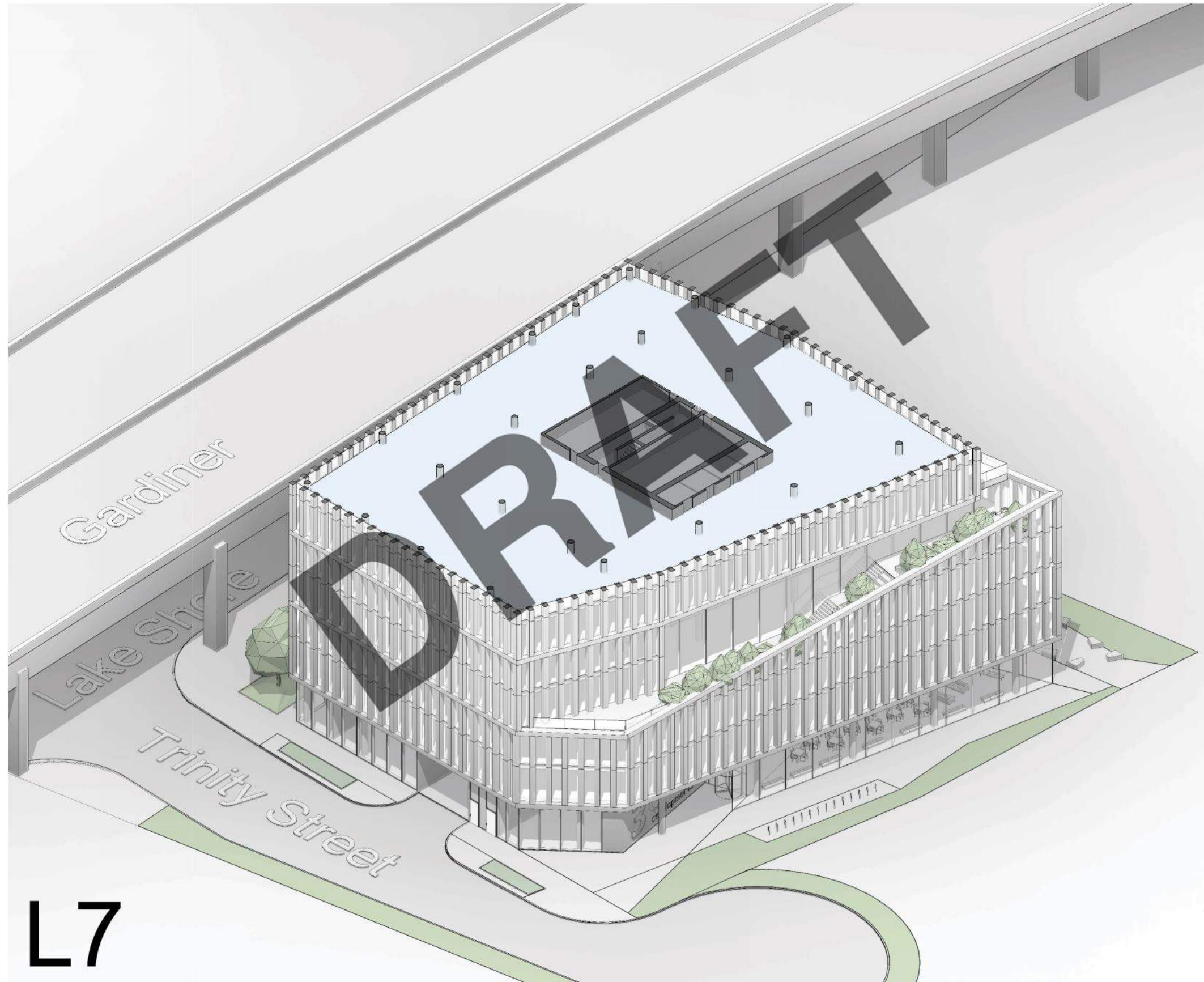
# Level 9 Floor Plan Axo



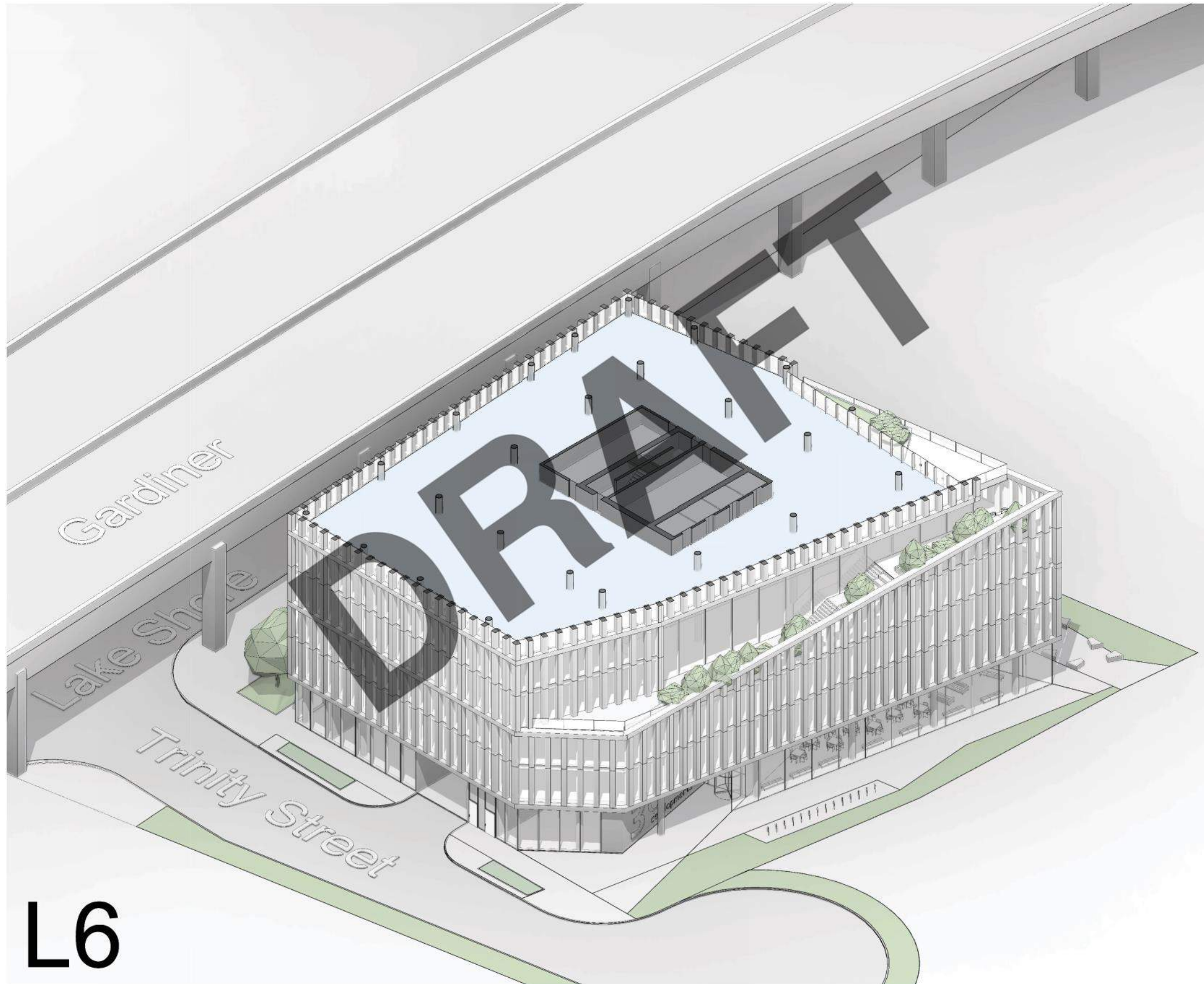
# Level 8 Floor Plan Axo



# Level 7 Floor Plan Axo

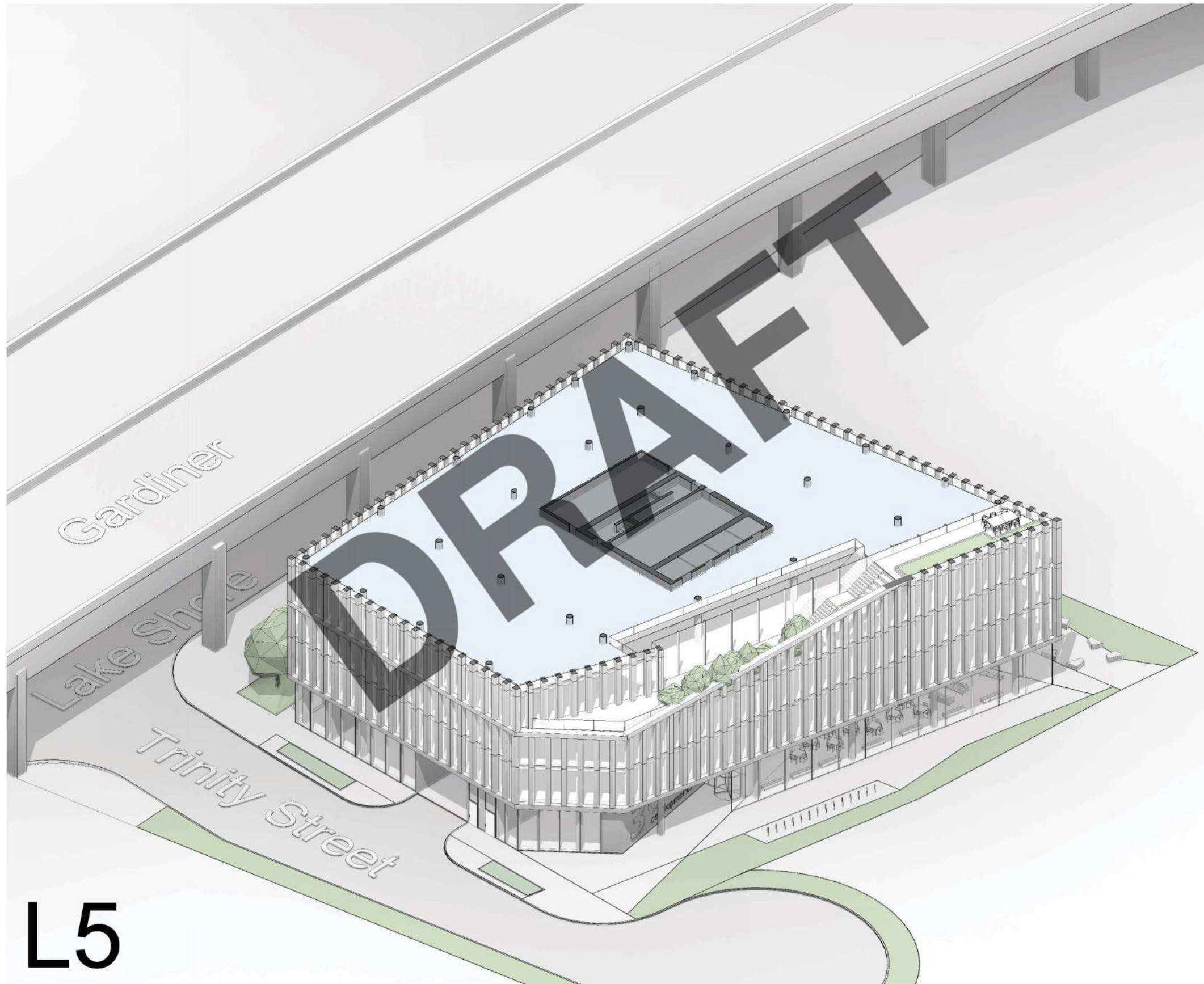


# Level 6 Floor Plan Axo



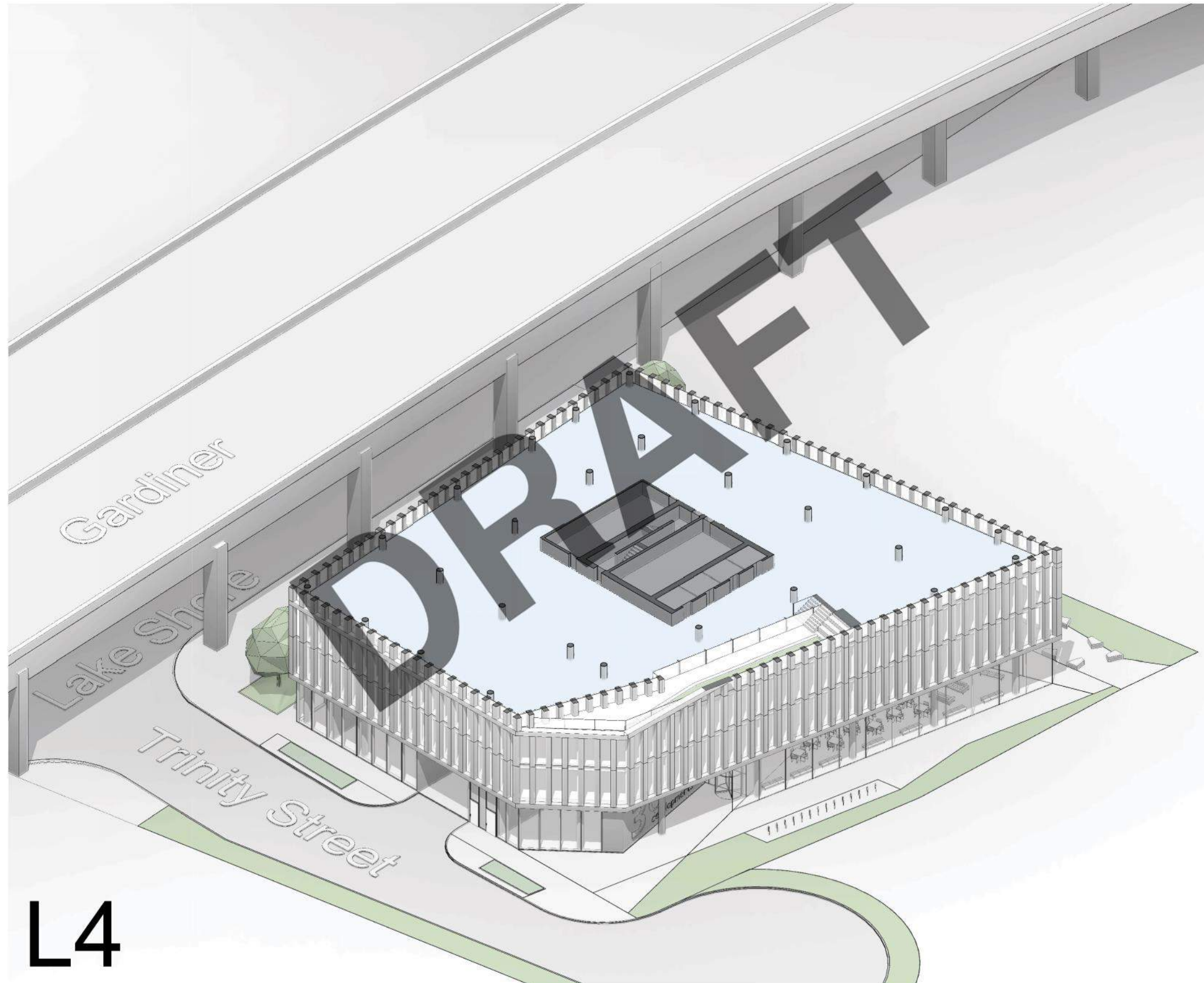


# Level 5 Floor Plan Axo



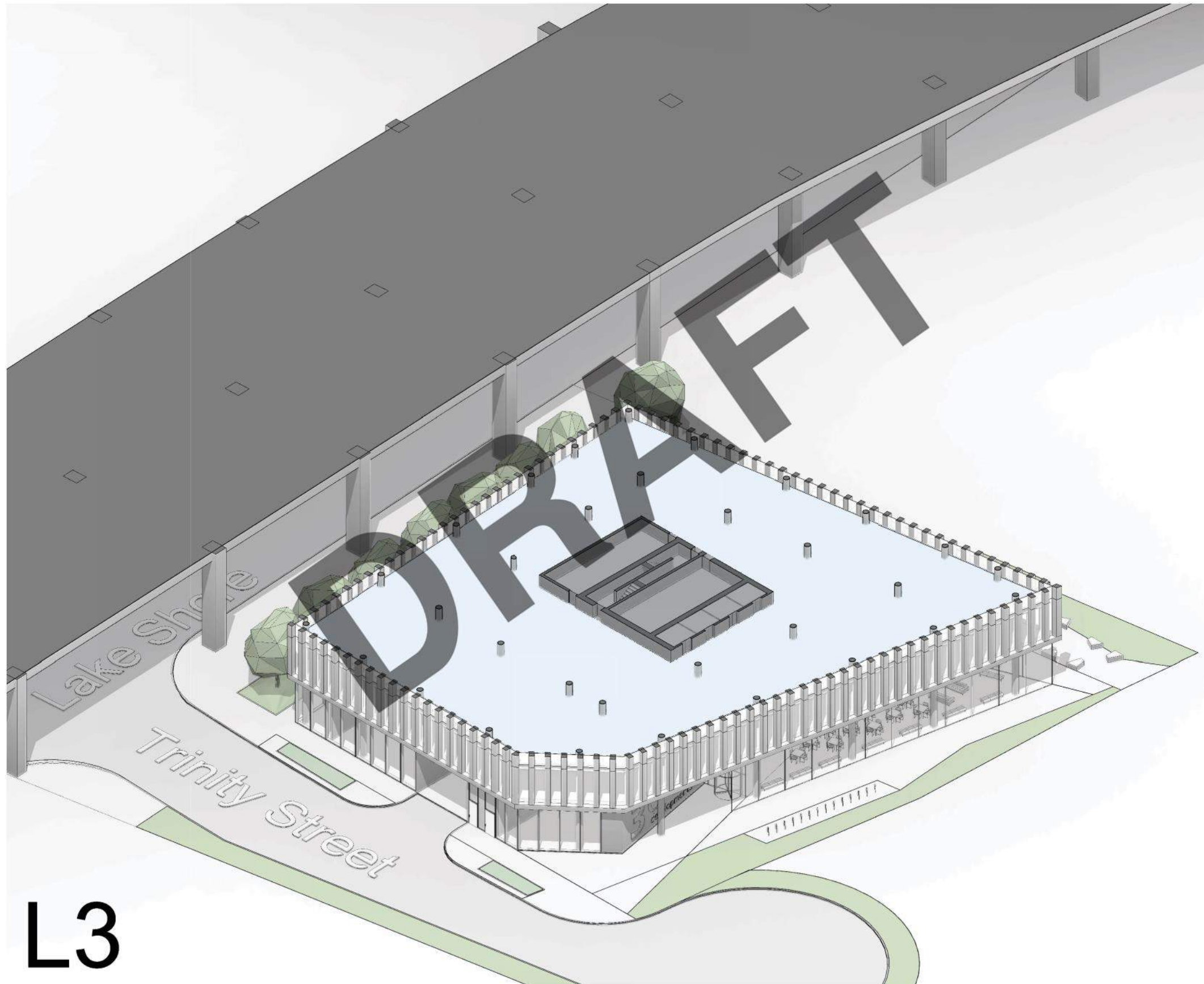
L5

# Level 4 Floor Plan Axo



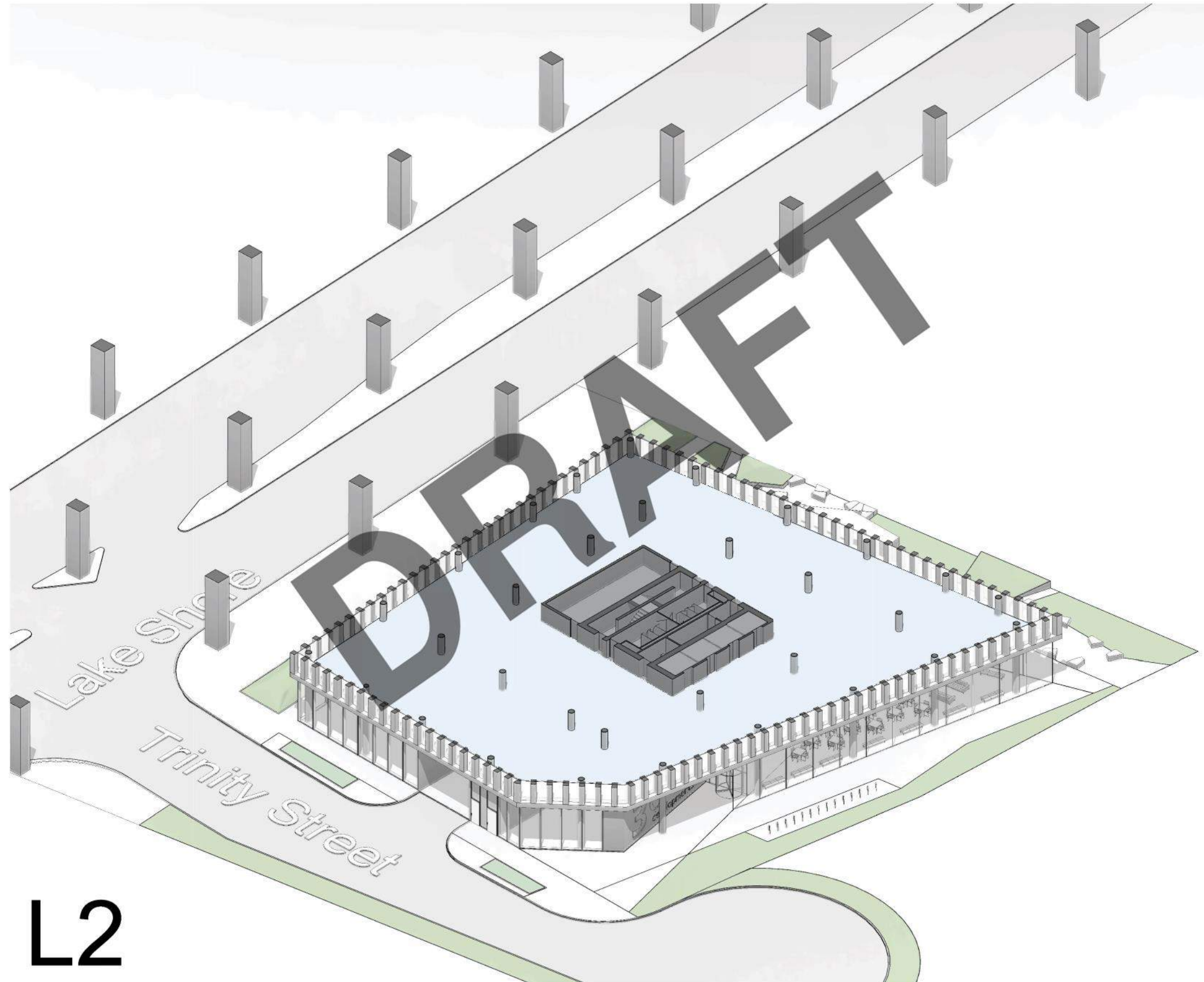
L4

# Level 3 Floor Plan Axo



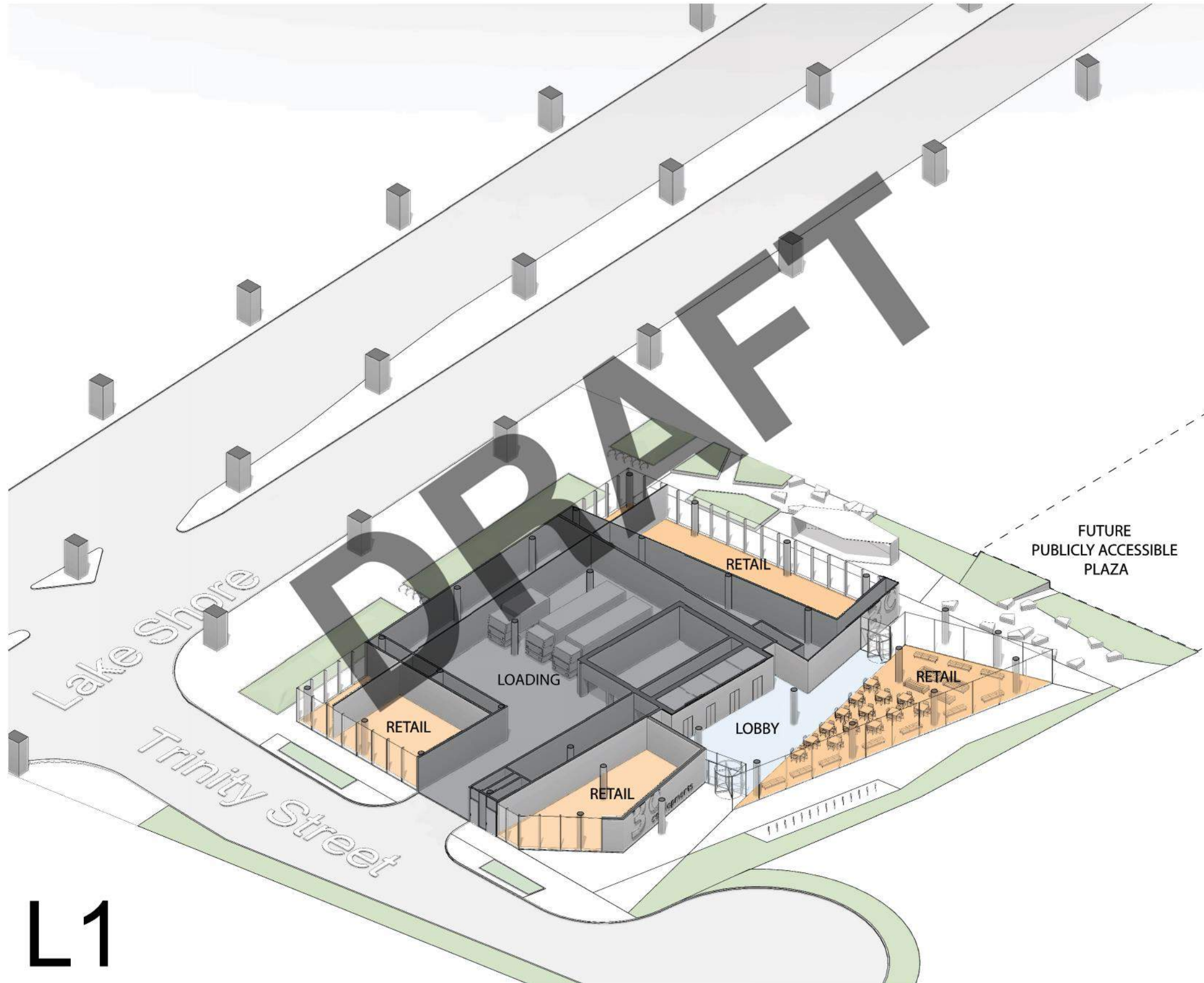
L3

# Level 2 Floor Plan Axo



# L2

# Ground Floor Plan Axo

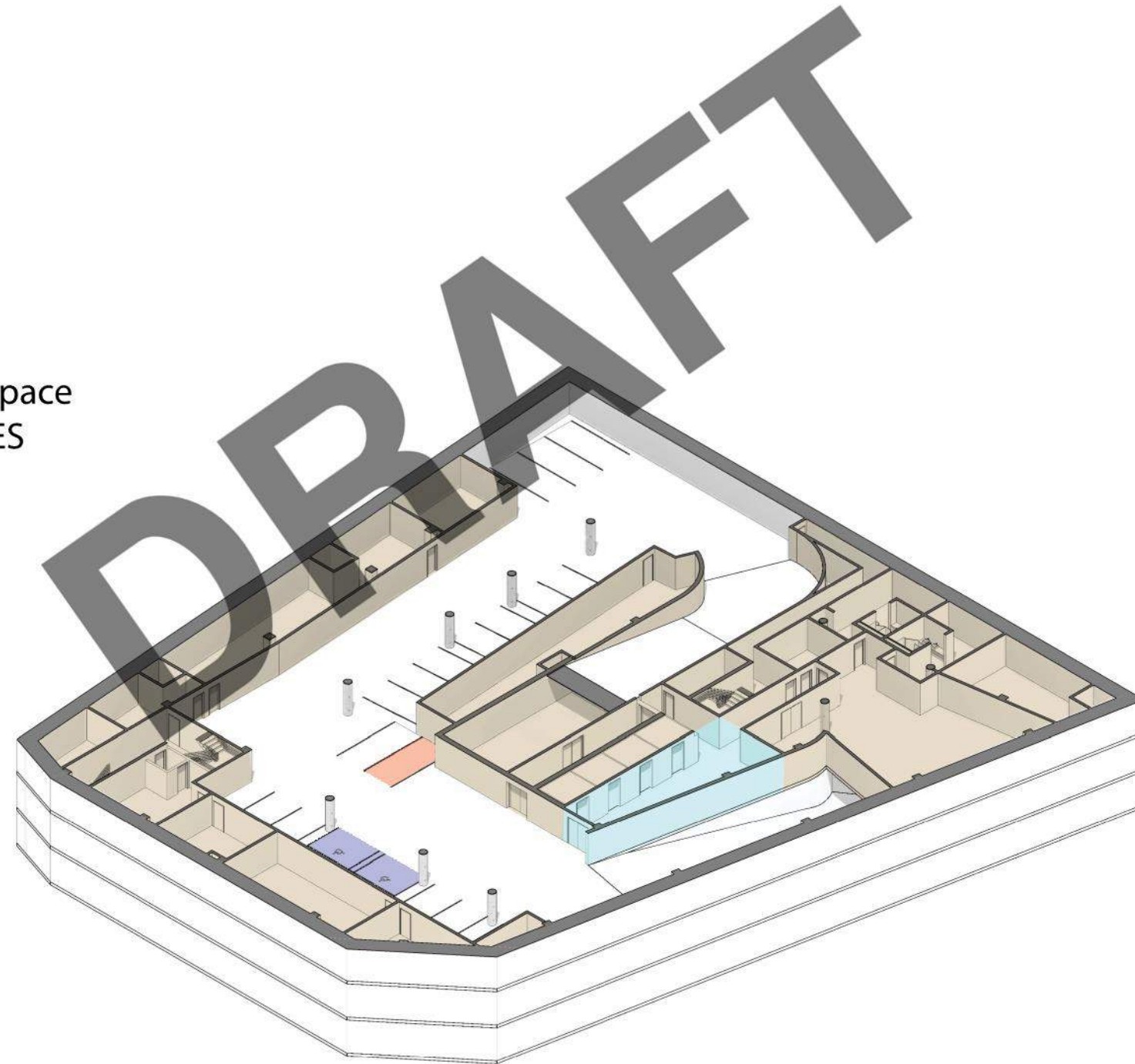


L1

# Parking Floor Plan Axo

19 Parking Spaces

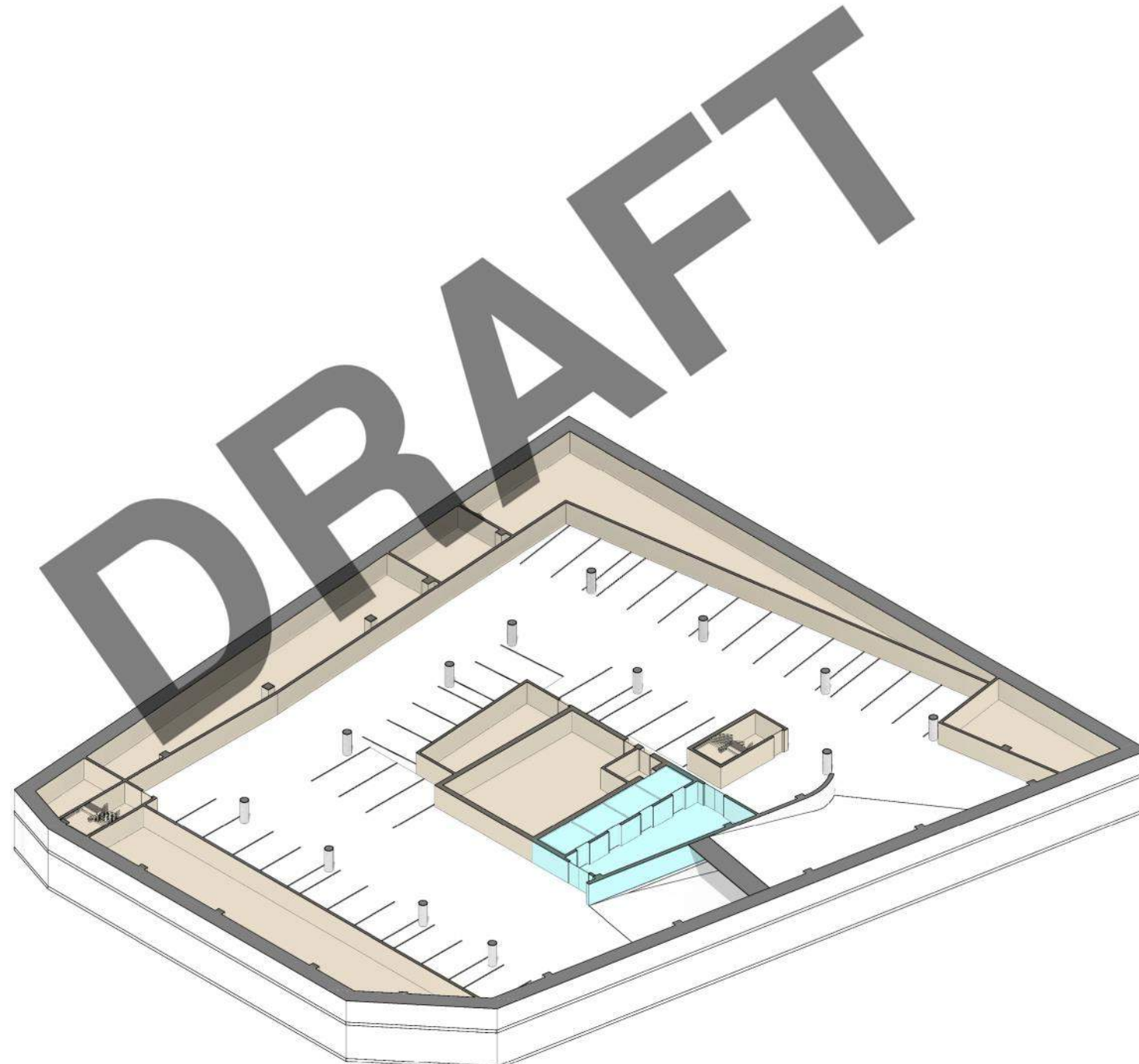
- 2 Barrier Free
- 1 Car Share/EVSE Space
- 16 LEV/EVSE SPACES



# B1

# Parking Floor Plan Axo

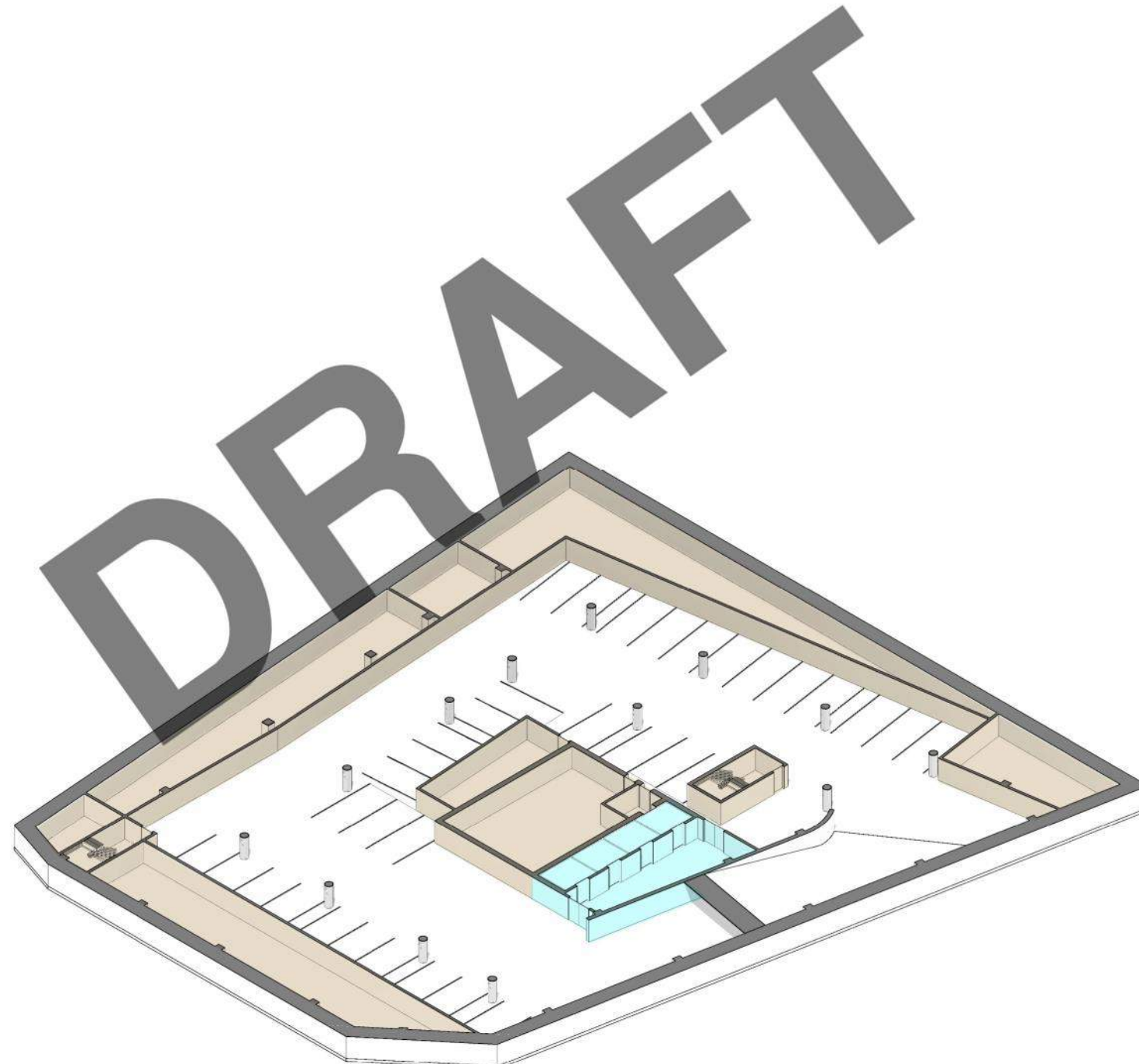
32 Parking Spaces



# B2

# Parking Floor Plan Axo

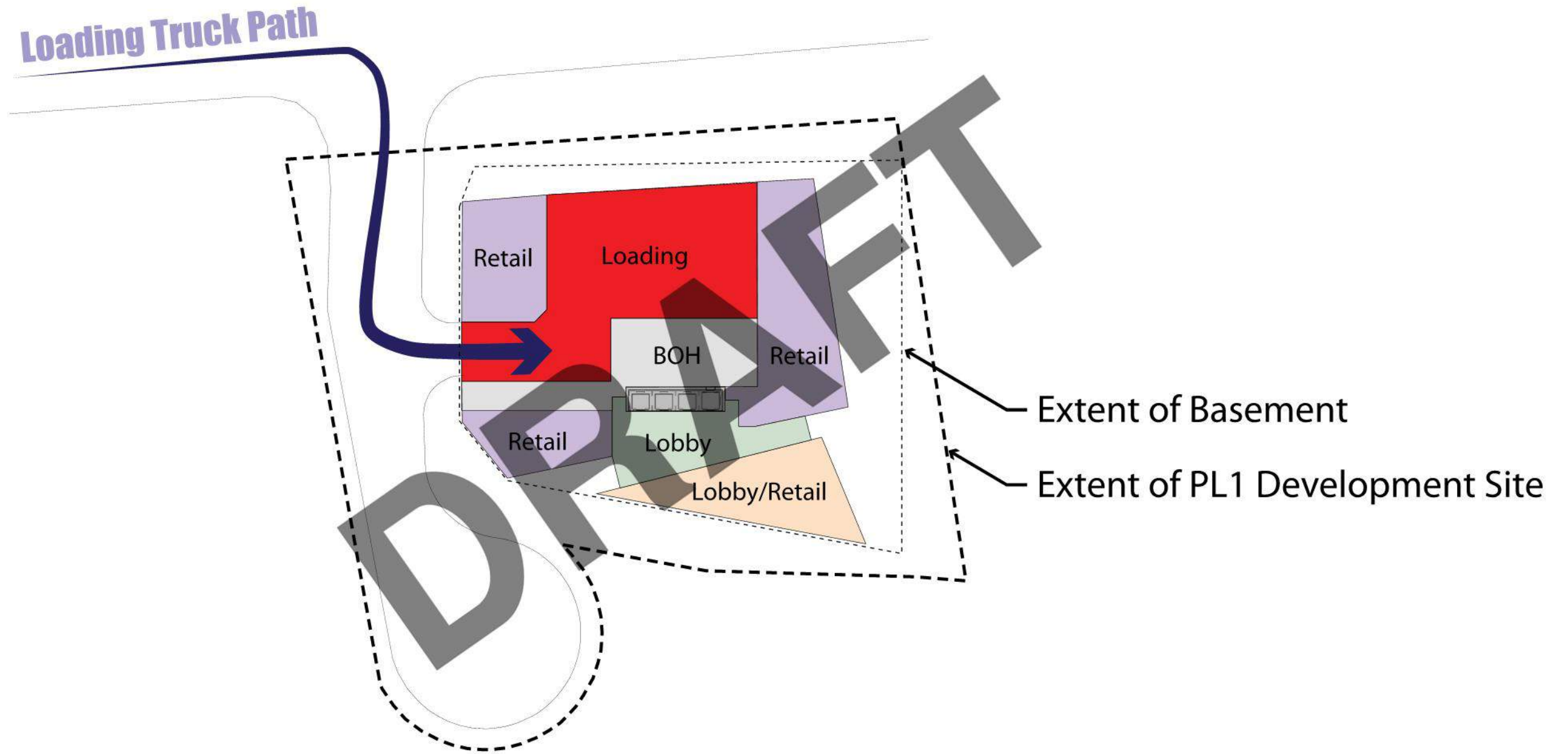
32 Parking Spaces



# B3

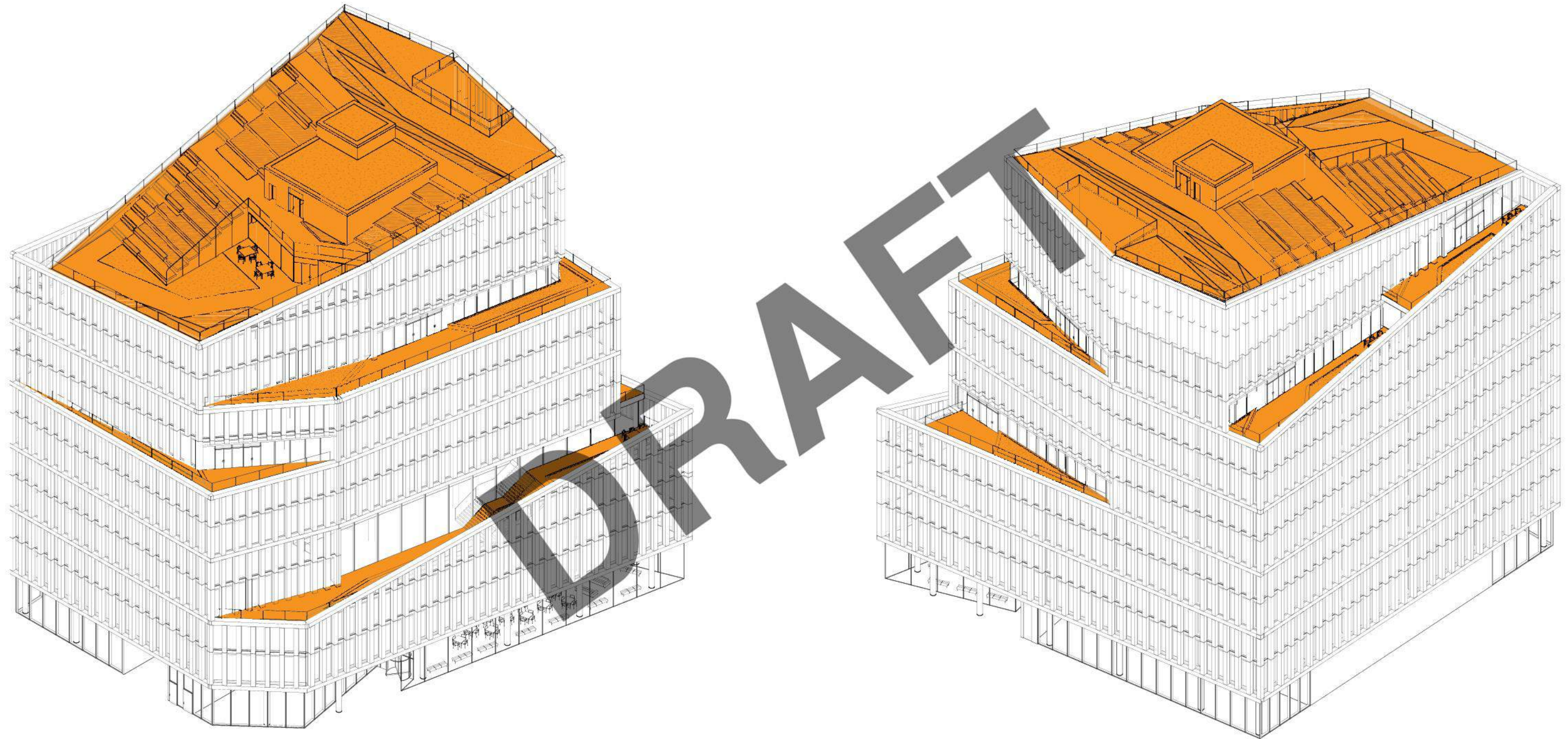


# Loading Strategy Diagram: Loading at Grade



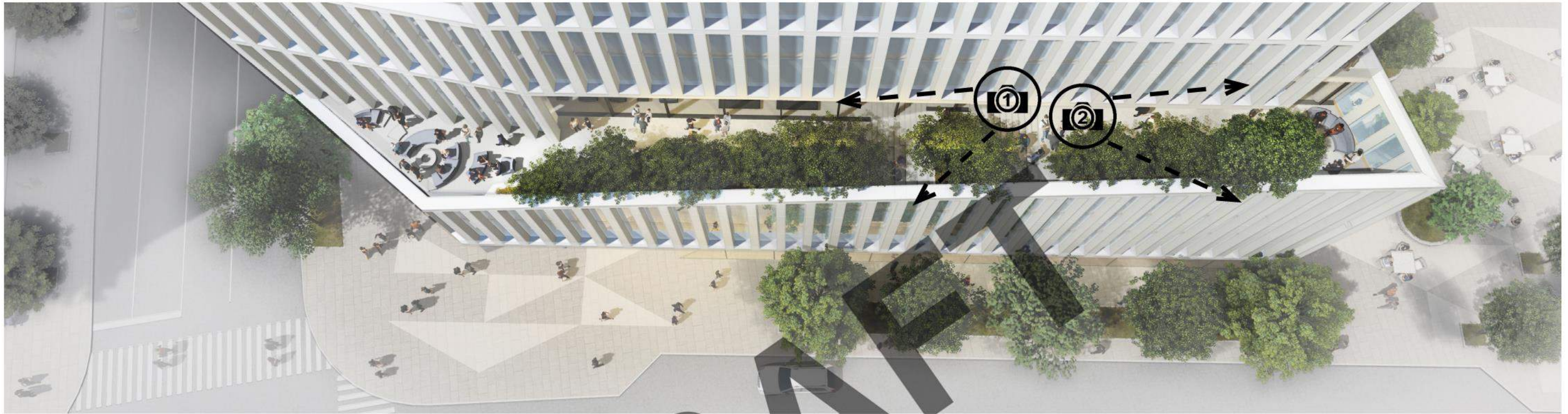
Current Design: Loading at Grade

# Outdoor Terrace Amenities

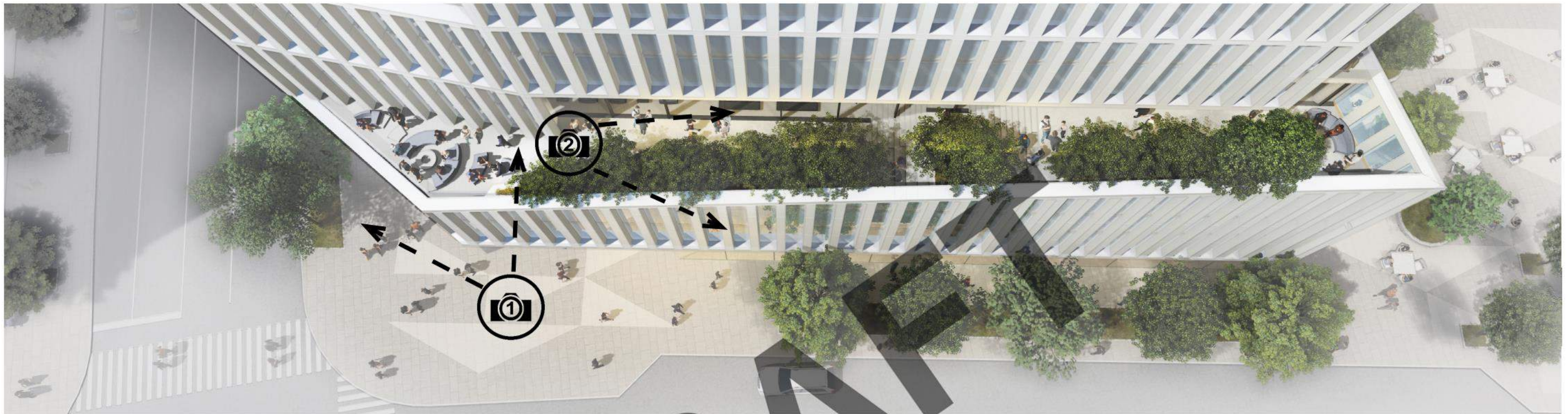


**Design accommodates and promotes outdoor social and physical activities**

# Outdoor Terrace Amenities



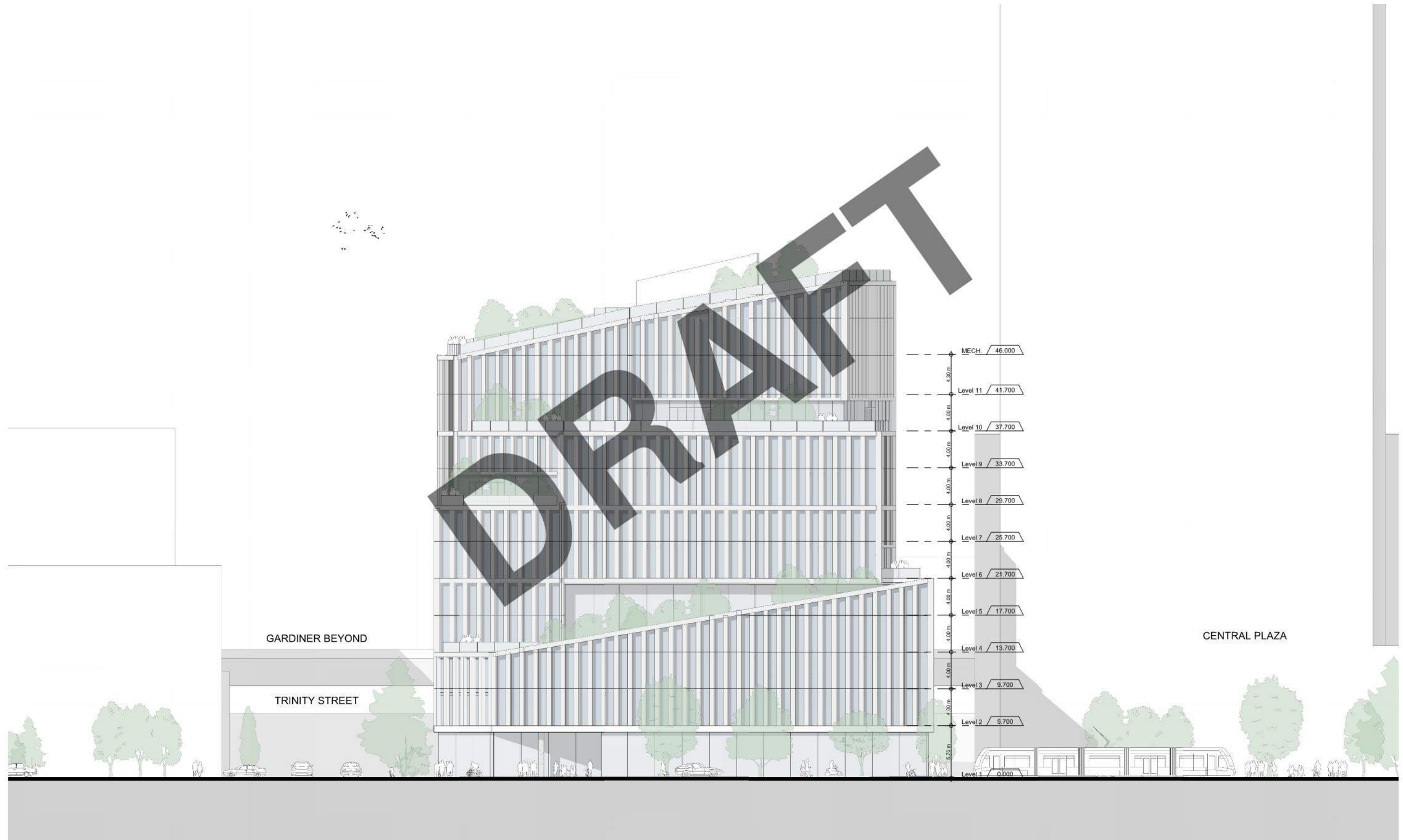
# Outdoor Terrace Amenities



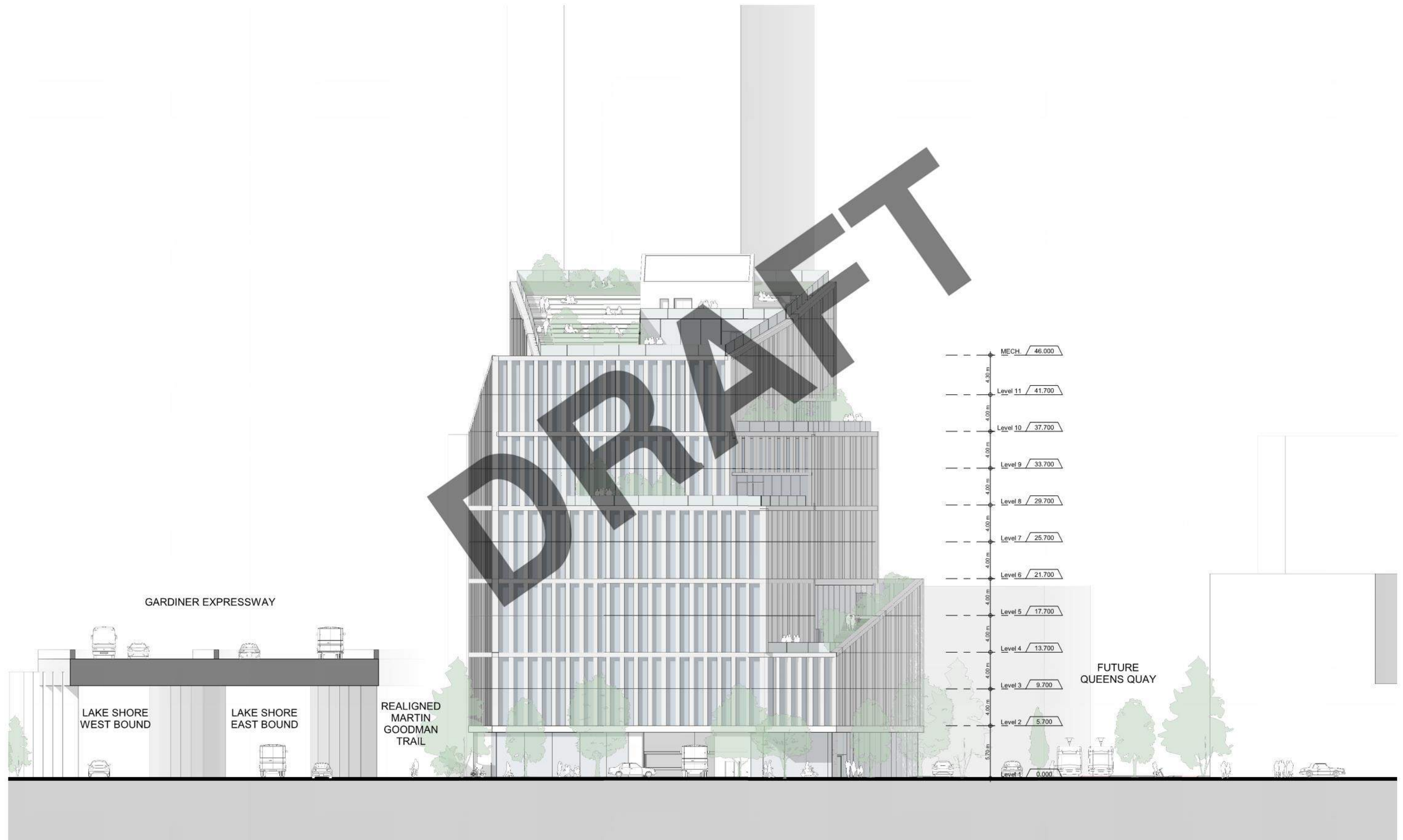
# Outdoor Terrace Amenities - Roof Top



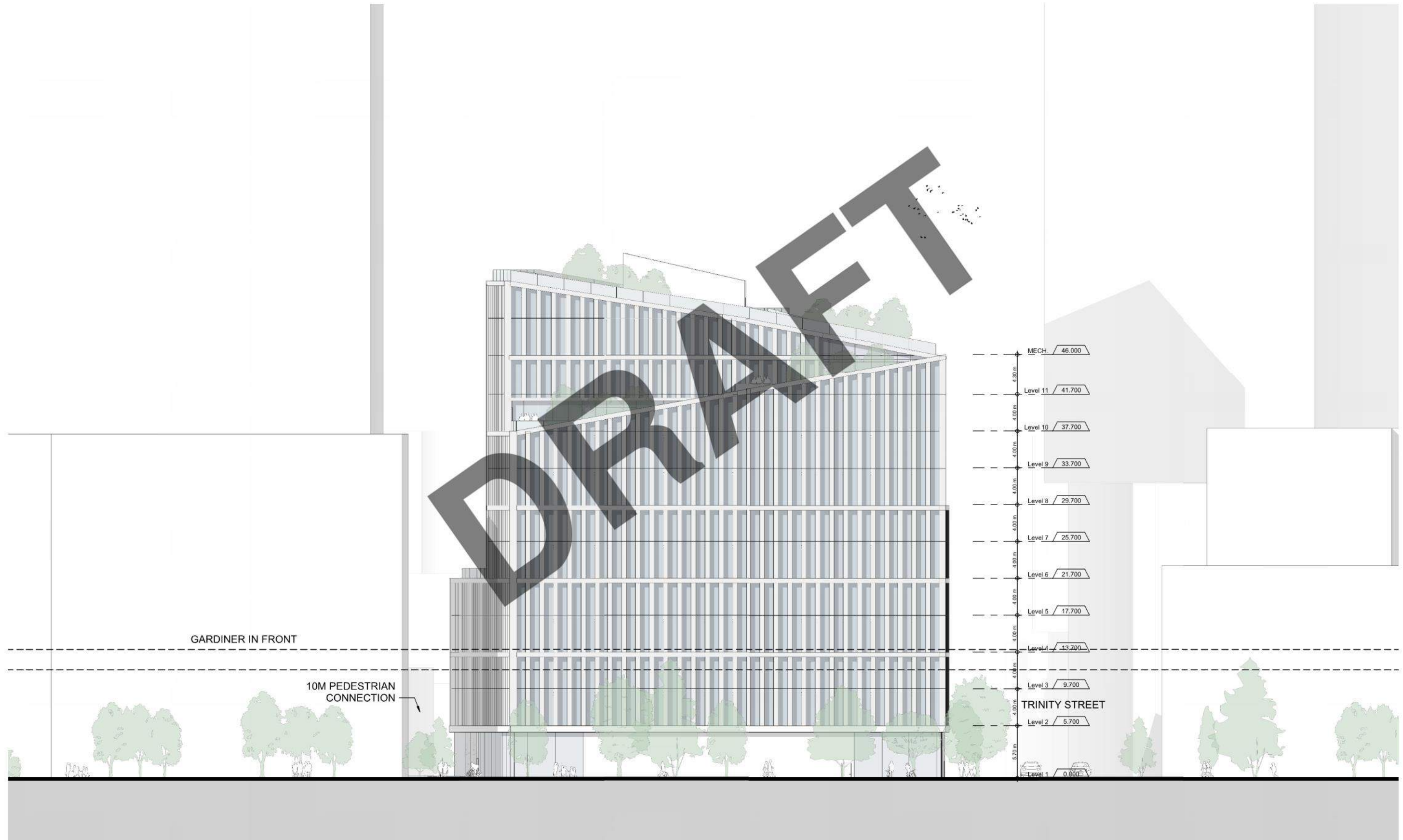
# Building Elevation - South



# Building Elevation - West

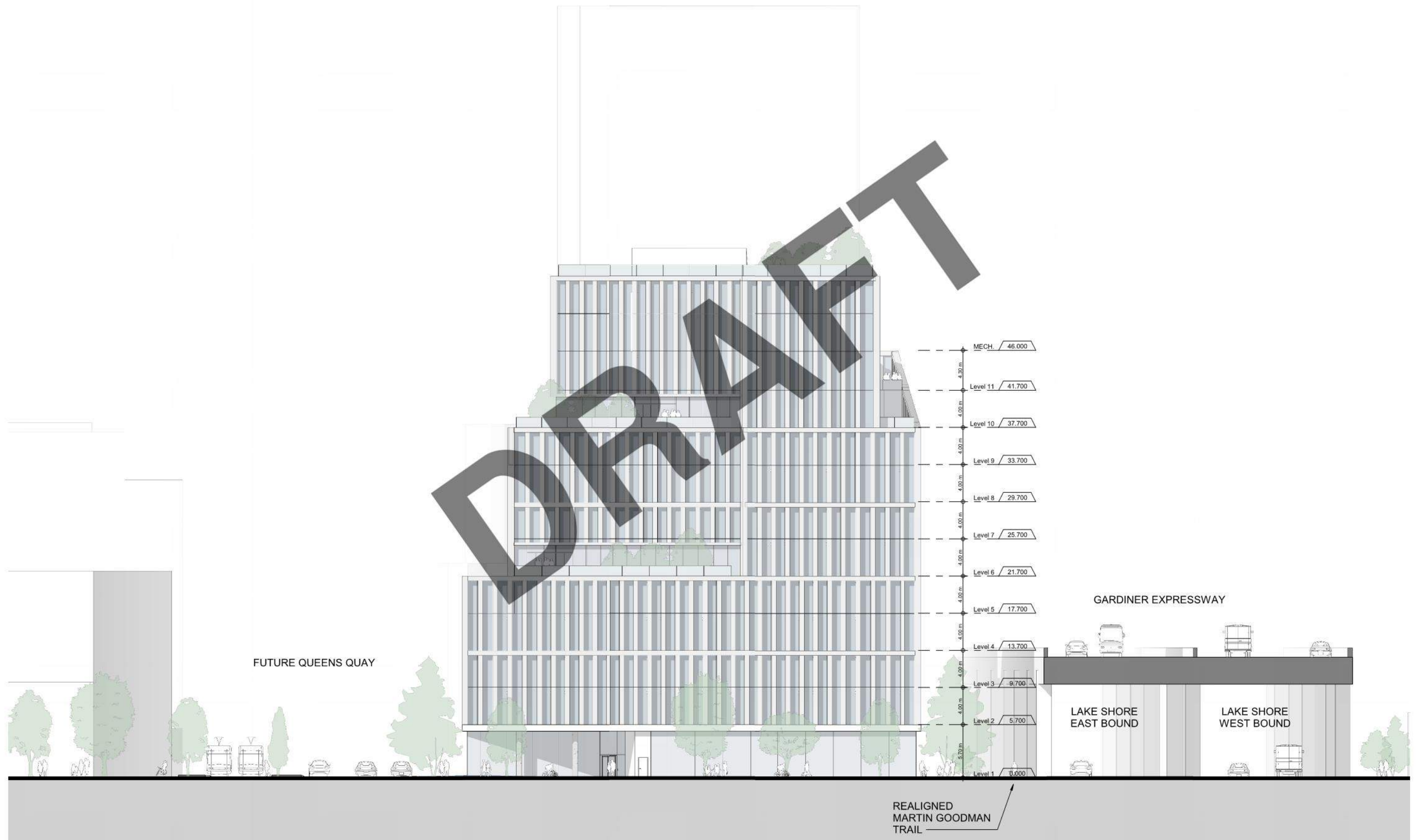


# Building Elevation - North

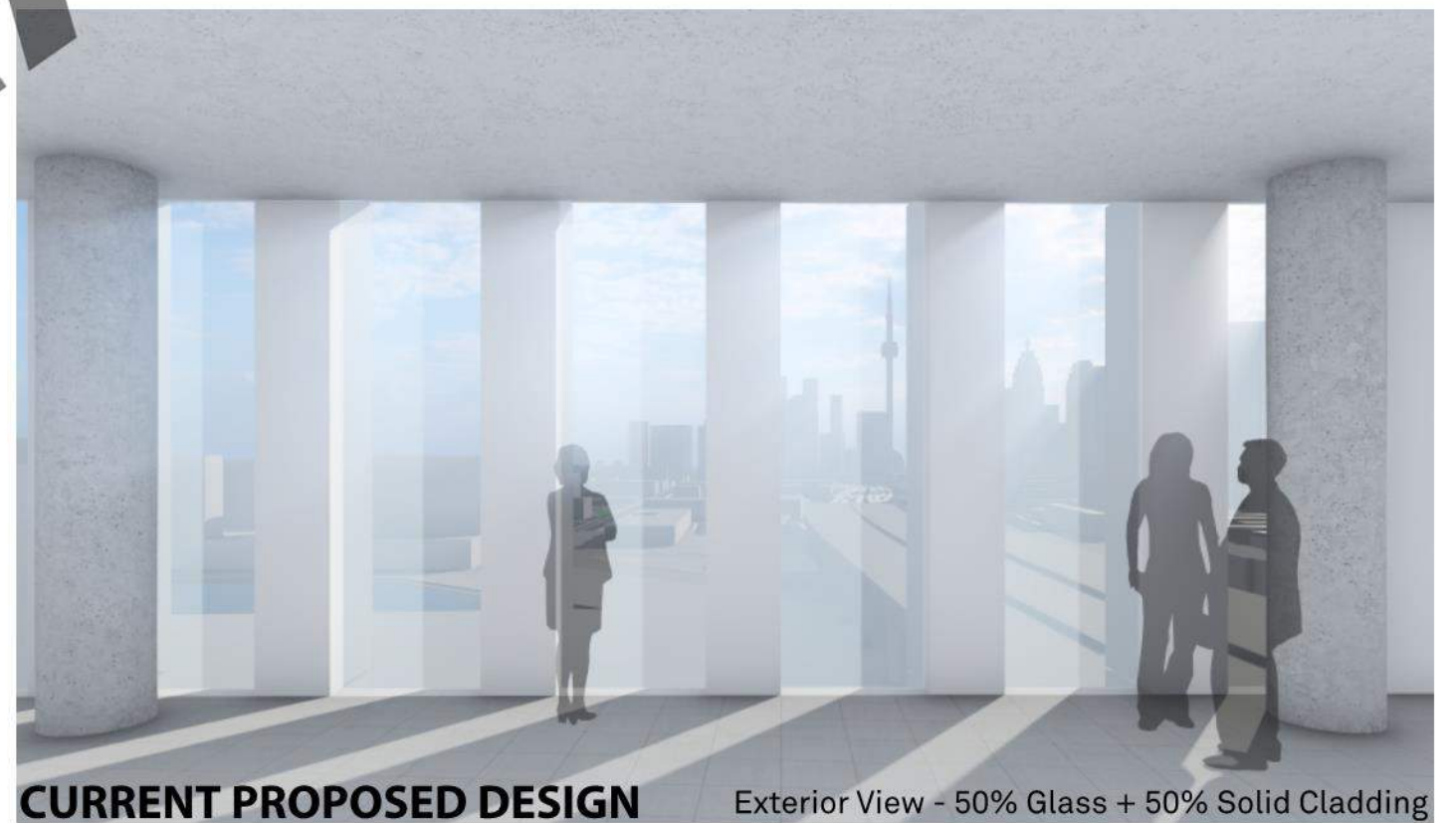
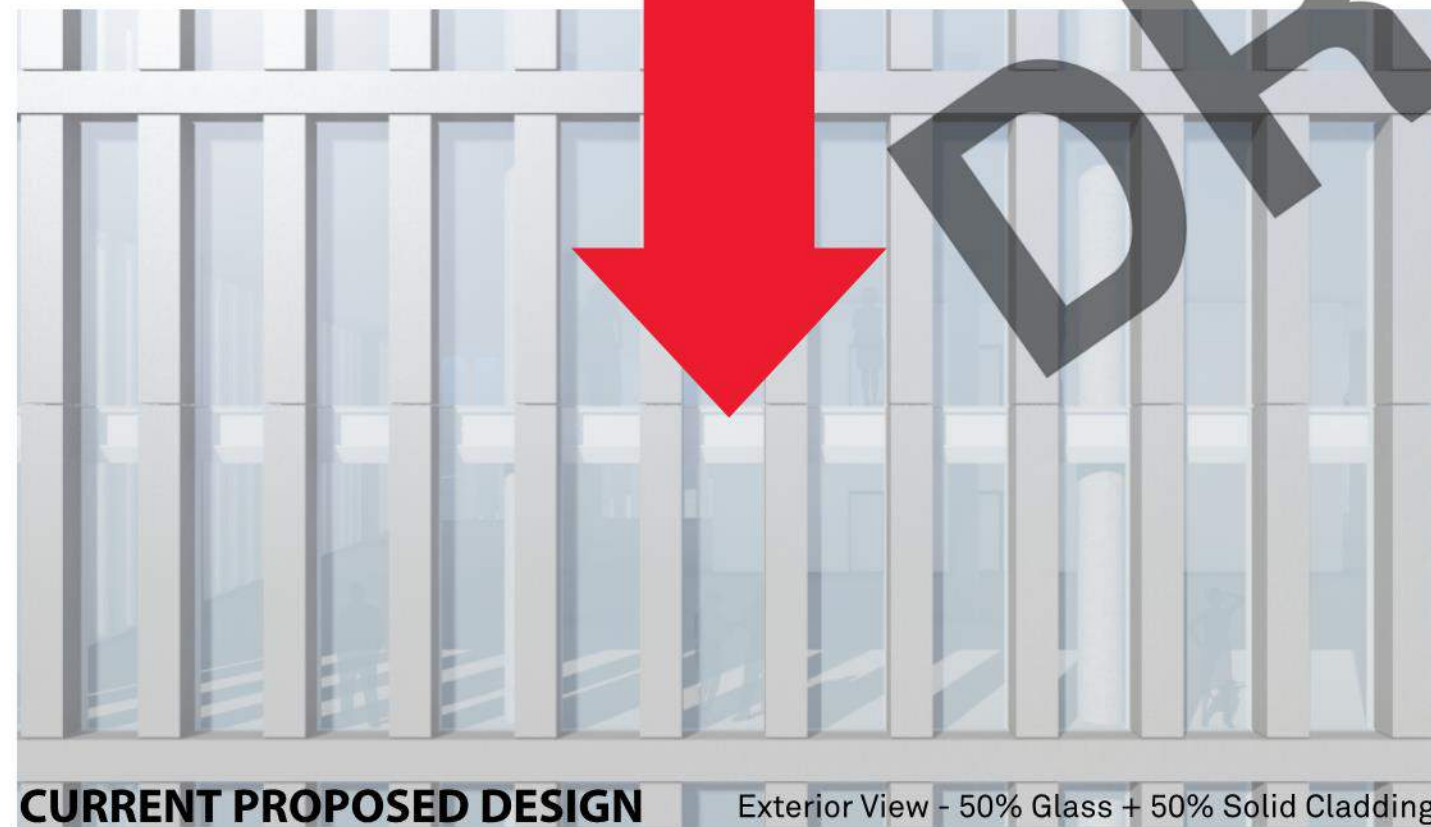
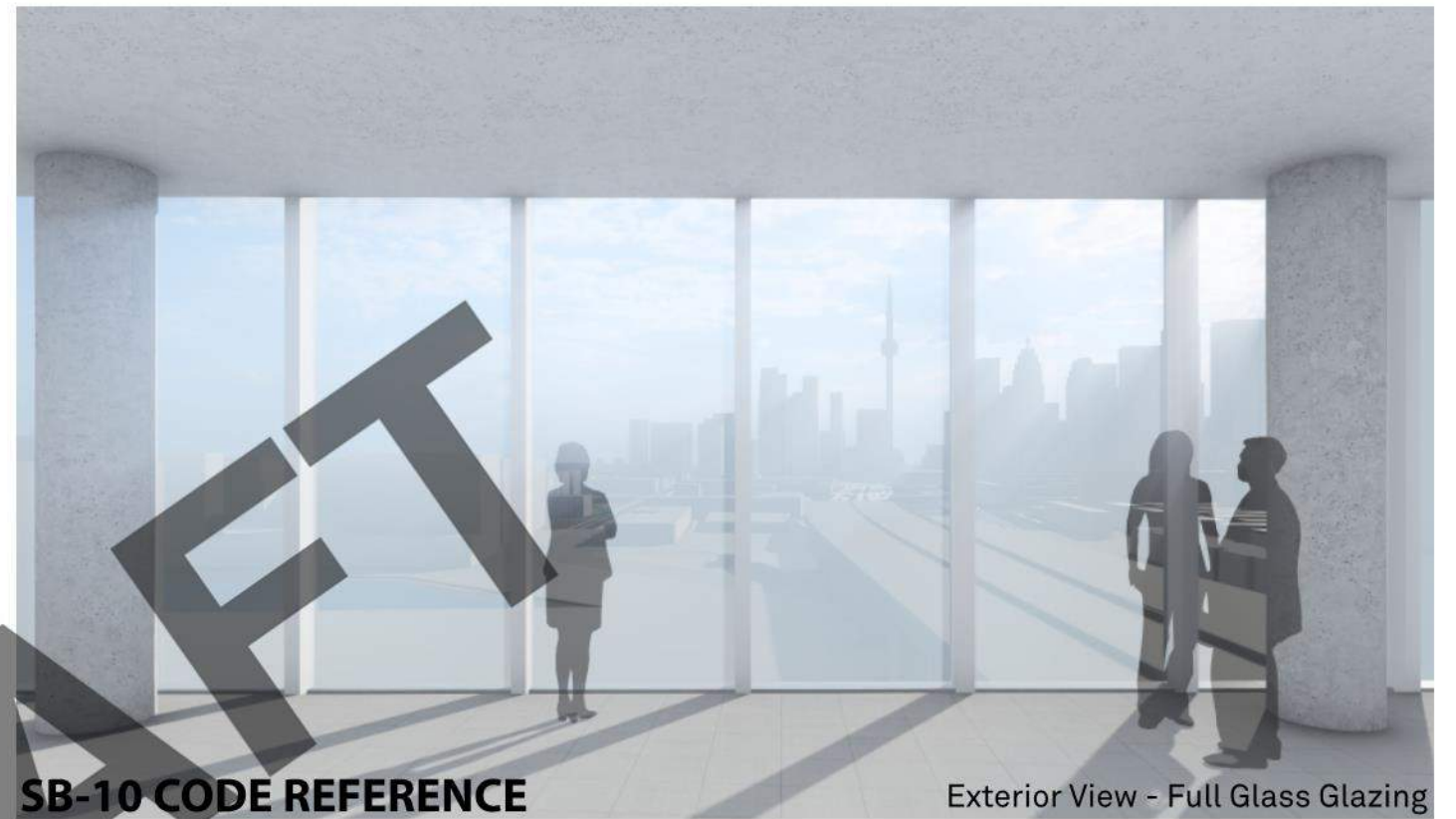
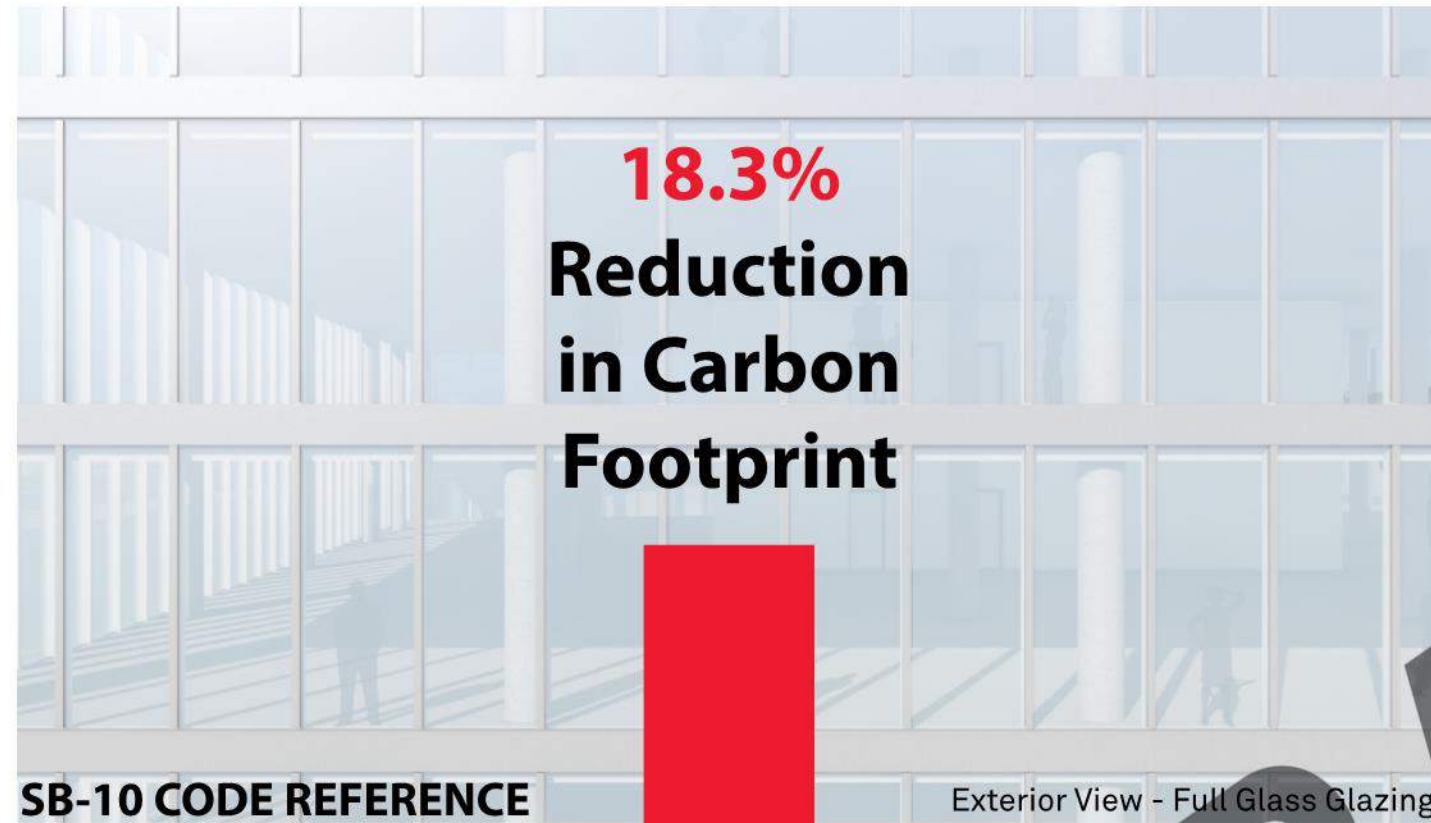




# Building Elevation - East



# Facade Treatment Analysis



**DRAFT**

# Facade Treatment Analysis

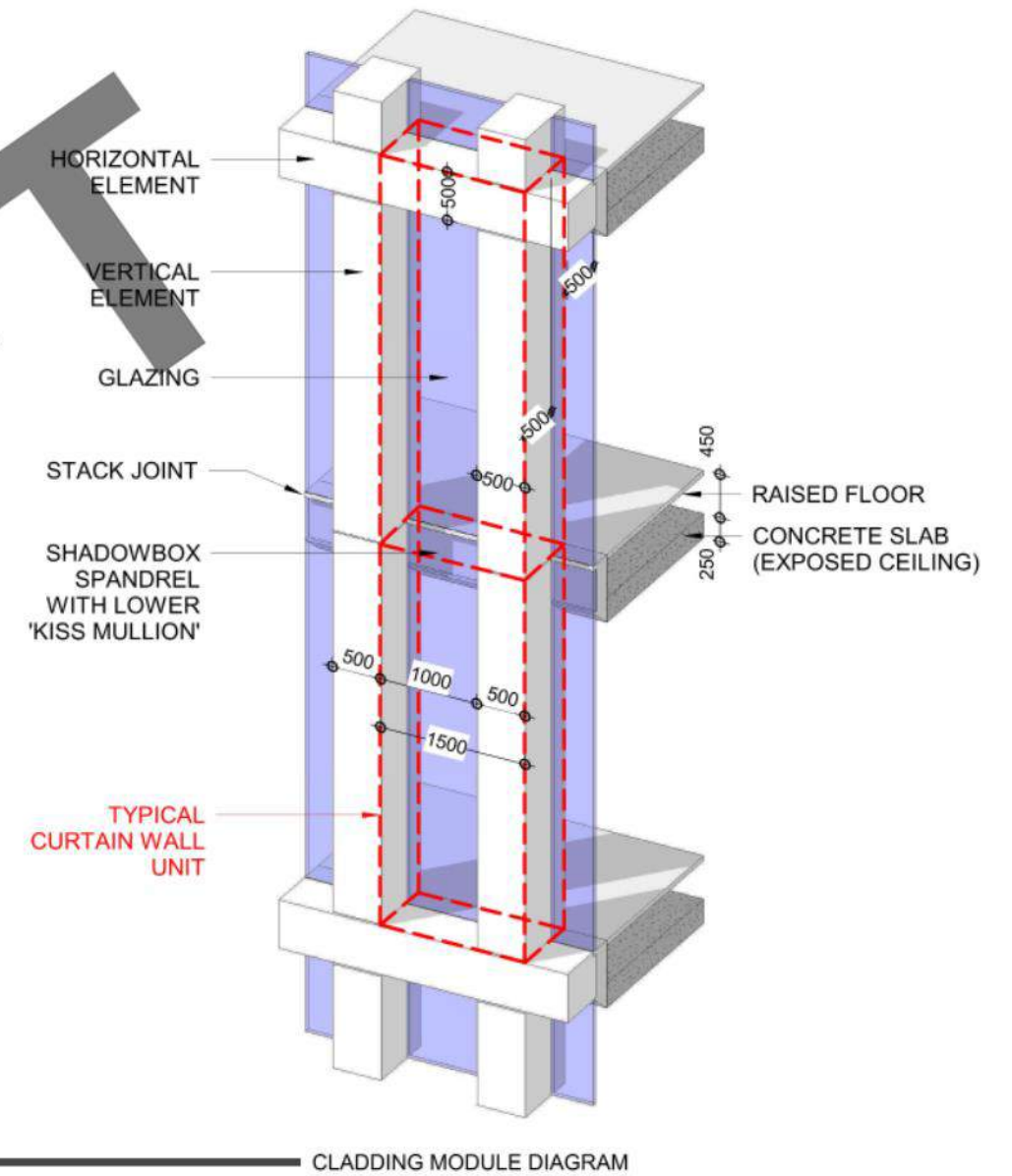


INTERIOR VIEW LOOKING WEST



EXTERIOR VIEW

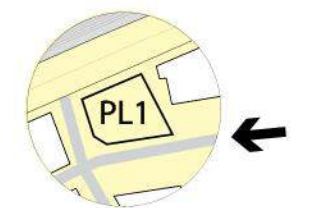
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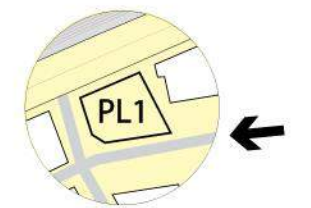
CLADDING MODULE DIAGRAM

Material: Anodized Aluminum  
Linetec CLEAR 215 AE

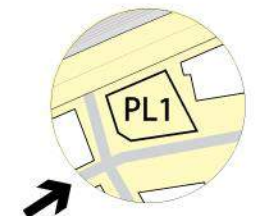
# Current PL1 Office Building Proposal — Preliminary Design



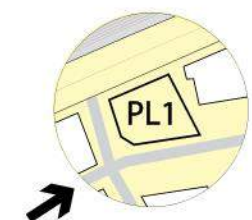
# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design

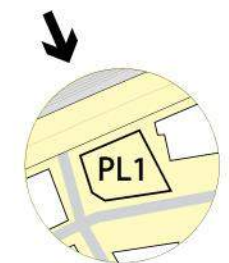




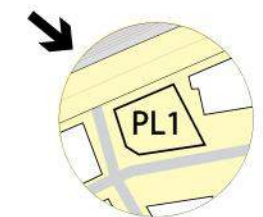
# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



# Current PL1 Office Building Proposal — Preliminary Design



02 LANDSCAPE/  
PUBLIC REALM

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# Landscape | Public Space Principles

Quality Ecologies



Spatially Comfortable



Resilient



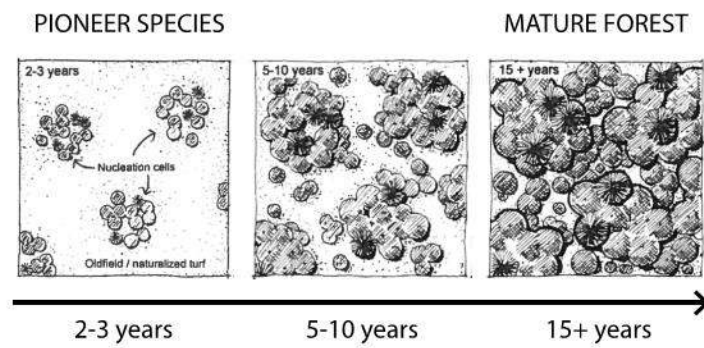
Dynamic



DRP

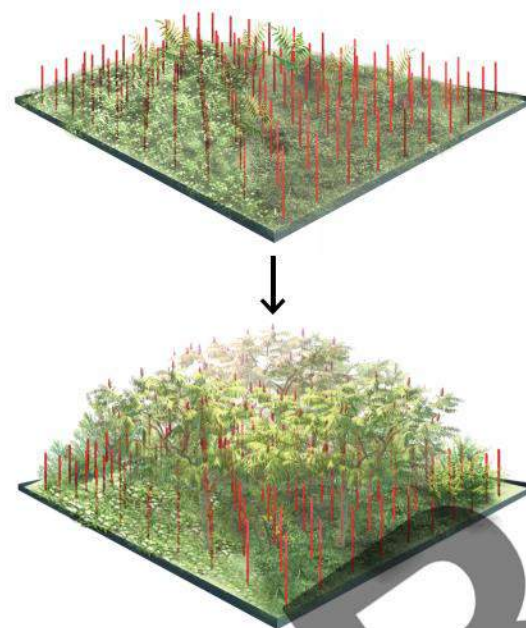
# Landscape | Concept

## Pioneer Landscape



TEMPORAL AND DYNAMIC  
FORMS AND SPECIES

## Process Landscape



EVOLVES AS NEIGHBOURHOOD EVOLVES  
BEAUTIFUL AT ALL STAGES

## Heritage Landscape



CELEBRATE MATERIALITY OF THE HISTORIC  
WATERFRONT AREA

## Future Landscape



ANTICIPATE AND CONNECT TO FUTURE  
LANDSCAPES

LAKE SHORE BLVD EAST

MARTIN GOODMAN TRAIL (REALIGNED) - FUTURE LAKESHORE STREETScape

7m BUFFERED SIDEWALK

EXTENT OF BASEMENT

FUTURE TRINITY STREET

10m PEDESTRIAN THOROUGHWAY PRE-SERVED BETWEEN PL1 AND FUTURE BUILDING

PROPOSED DEVELOPMENT LINE



## LEGEND

- PERMANENT
- TEMPORARY

# Landscape | Materiality

LAKE SHORE BLVD EAST

CONCRETE SIDEWALK (PERMANENT)

CONCRETE SIDEWALK (PERMANENT)

MARTIN GOODMAN TRAIL (REALIGNED) - FUTURE LAKESHORE STREETScape

7m BUFFERED SIDEWALK

LIMESTONE SCREENINGS  
(TEMPORARY)

NATURAL STONE PAVER  
(TEMPORARY)

SOD  
(TEMPORARY)

LIMESTONE SCREENINGS  
(TEMPORARY)

PROPOSED DEVELOPMENT LINE

SOD  
(TEMPORARY)

FUTURE TRINITY STREET

CONCRETE SIDEWALK  
(PERMANENT)

PAVER  
(PERMANENT)

NATIVE SEED MIX (TEMPORARY)

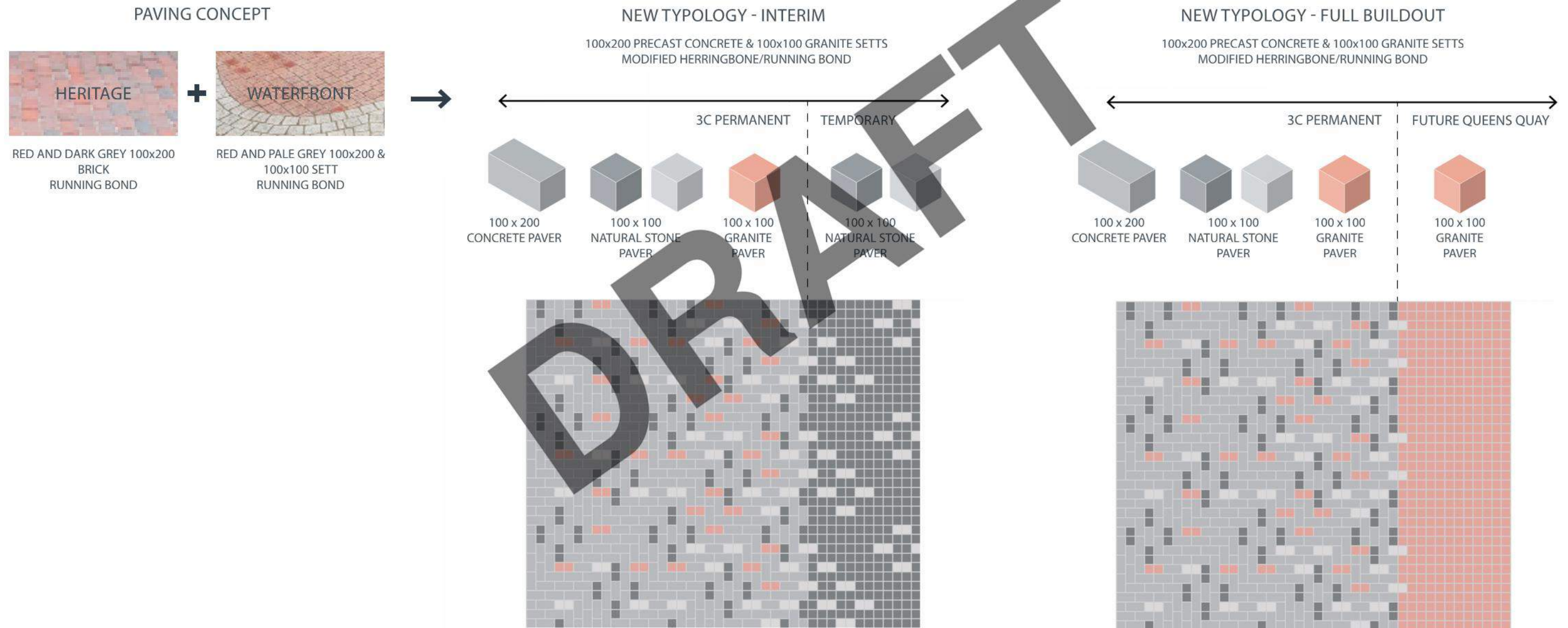
## LEGEND

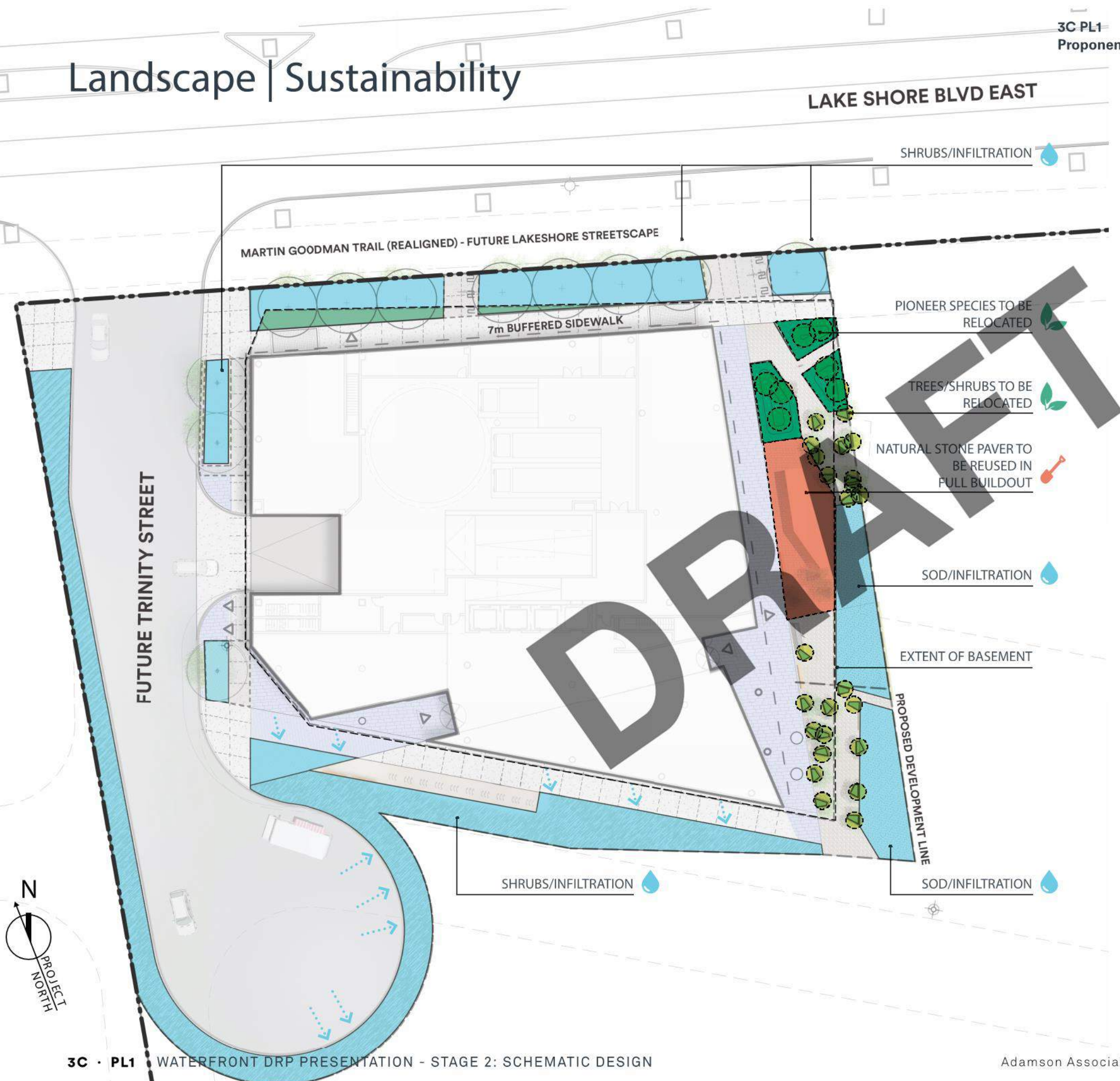
PERMANENT MATERIALS  
WITHIN PROJECT SITE





# Landscape | Materiality





# Landscape | Planting

3C-PL1  
Proponent: 3C Lakeshore Inc.

Review Stage: Schematic Design

LAKE SHORE BLVD EAST

MARTIN GOODMAN TRAIL (REALIGNED) - FUTURE LAKESHORE STREETScape

7m BUFFERED SIDEWALK

FUTURE TRINITY STREET

PROPOSED DEVELOPMENT LINE

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## SHRUBS/PERENNIALS



Fragrant Sumac  
*Rhus aromatica*



Red Osier Dogwood  
*Cornus stolonifera*



Northern Bush Honeysuckle  
*Diervilla lonicera*



Bearberry  
*Arctostaphylos uva-ursi*



Eastern Bluestar  
*Amsonia tabernaemontana*

## TREES



Freeman Maple  
*Acer freemanii*



Hackberry  
*Celtis Occidentalis*



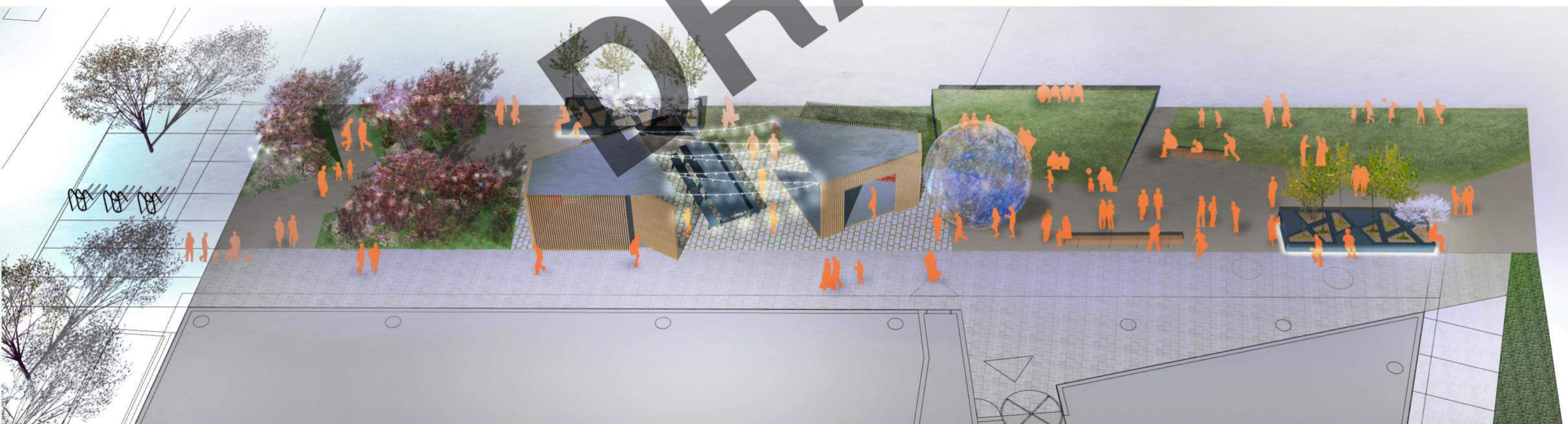
Serviceberry  
*Amelanchier*

## LEGEND

- SOD/TURF
- SHRUBS/PERENNIALS



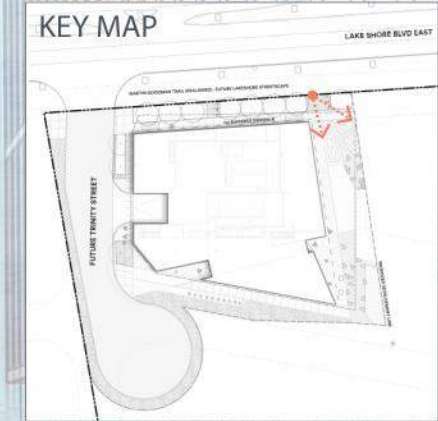
# Landscape | the Everyday & the Event



# Landscape | Fall Illustrative Perspective

3C PL1  
Proponent: 3C Lakeshore Inc.

Review Stage: Schematic Design



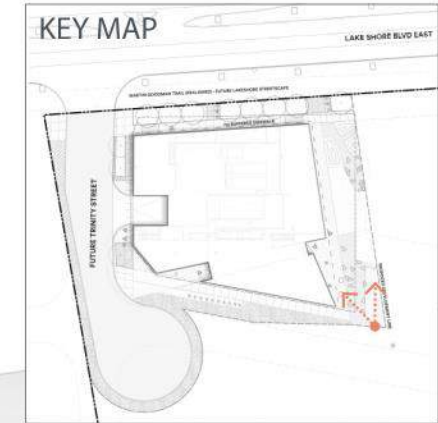
PIONEER SPECIES MOUND

TREE TO BE RELOCATED

PAVILION / WORK STATION

**DRAFT**

# Landscape | Summer Illustrative Perspective



TREE TO BE RELOCATED

TEMPORARY SCREEN

PAVILION / WORK STATION

SLOPED LAWN

SHRUBS PLANTER

MODULAR SEATING

PICNIC TABLES

FLEX LAWN

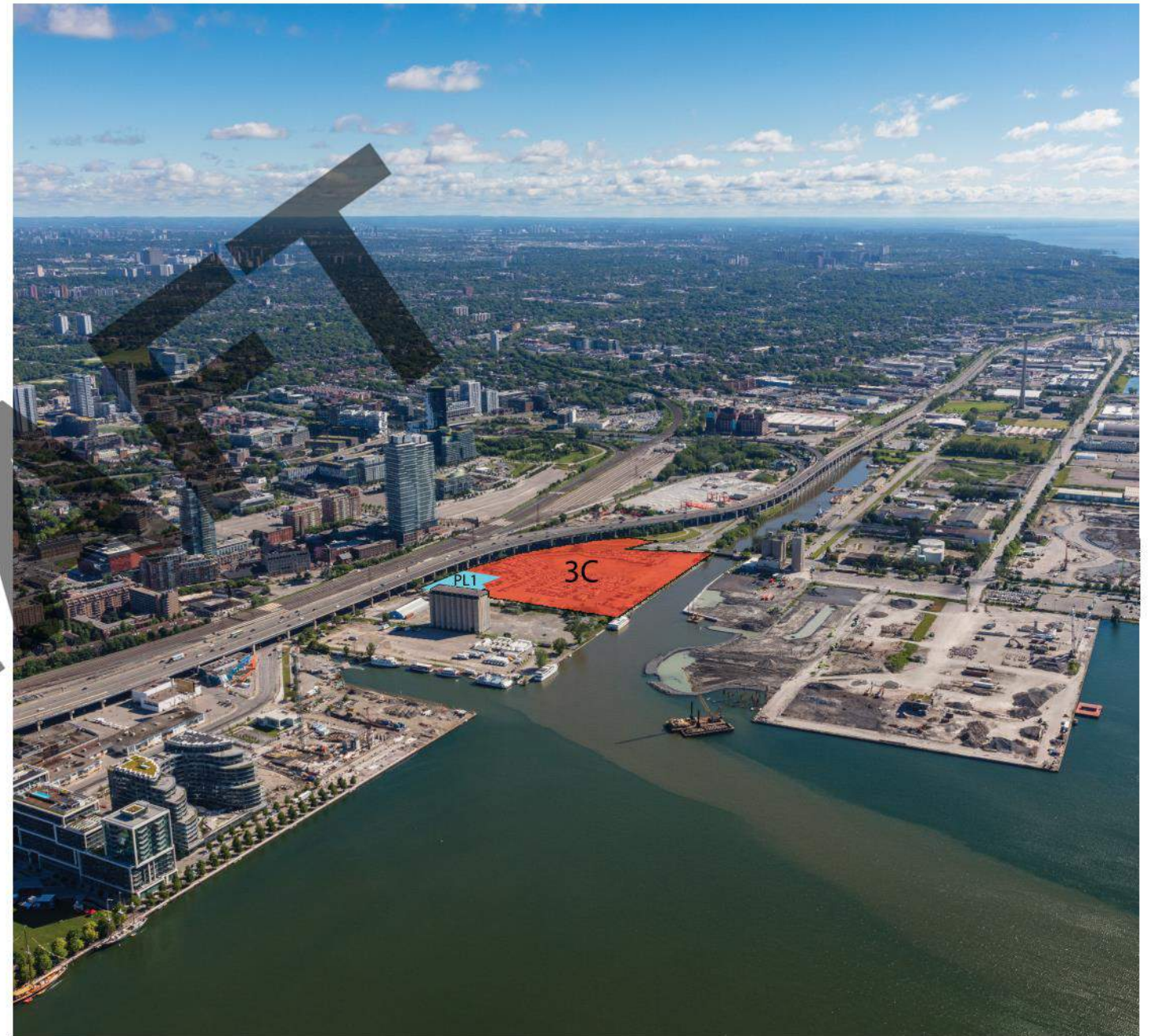
# 03 SUSTAINABILITY

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# Existing Brownfield Site Conditions



View looking Southeast

View looking Northeast

# Toronto Green Standard Matrix

# TORONTO GREEN STANDARD v3

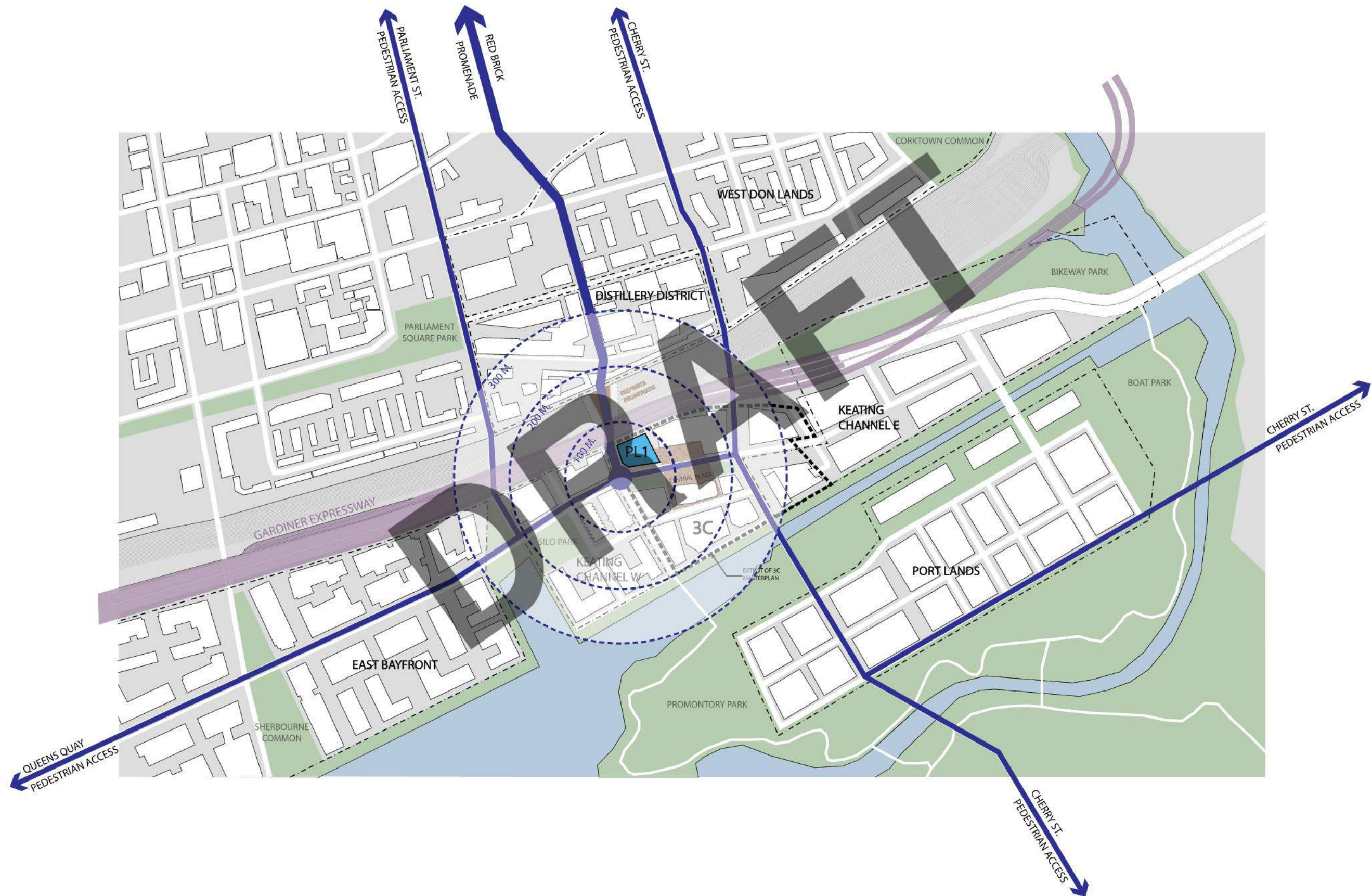


# Toronto Green Standard Matrix

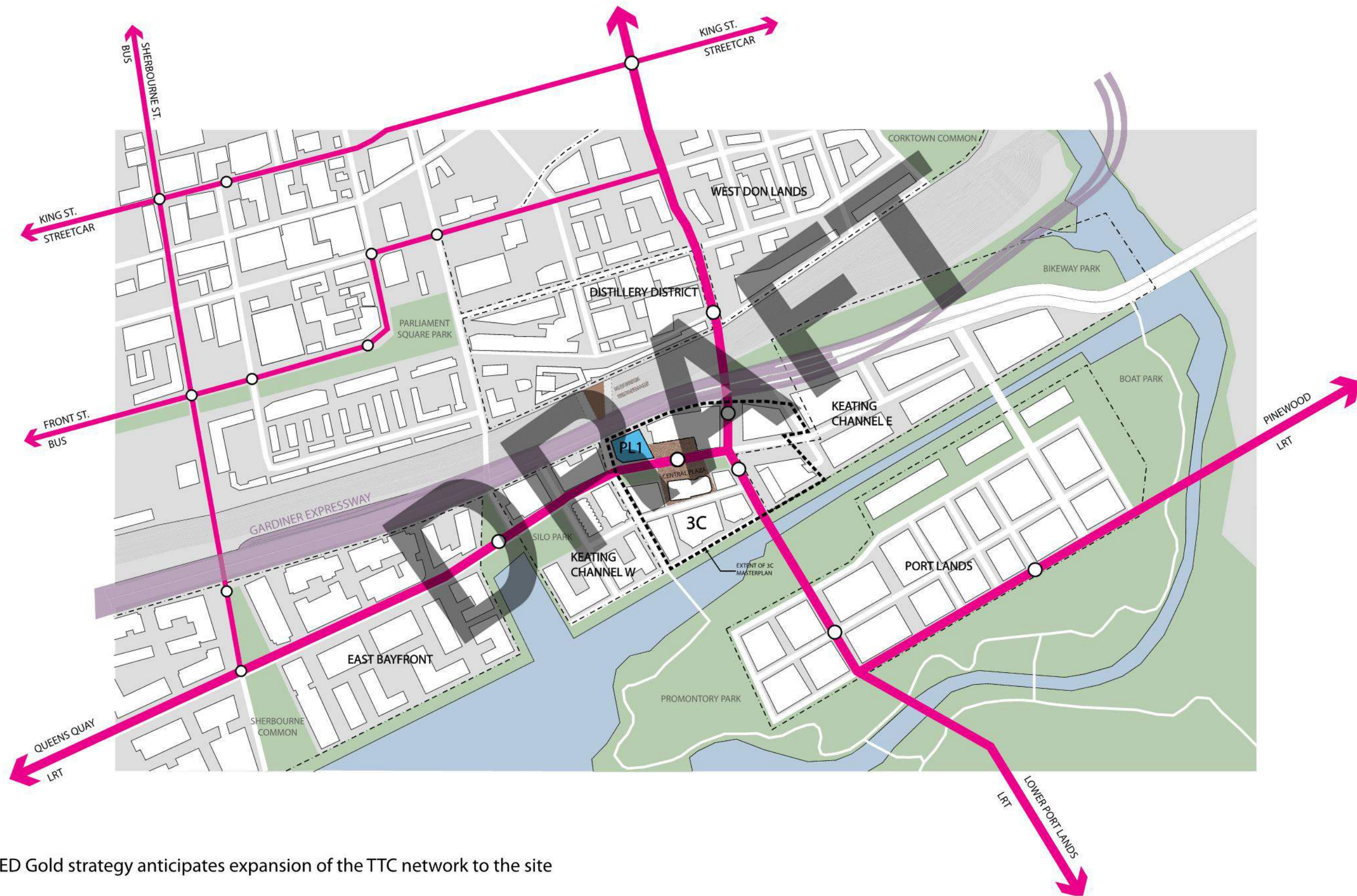


3C PL1		LEED® BD+C v4 New Construction and Major Renovation Summary Scorecard		19414.000	
				October 1, 2019	
<b>1 0 0</b>	<b>INTEGRATIVE PROCESS</b>	<b>5 3 5</b>	<b>MATERIALS AND RESOURCES</b>		
Y ? N	IPc1 Integrative Project Planning and Design	Y ? N	MRp1 Storage and Collection of Recyclables		
1		Y	MRp2 Construction and Demolition Waste Management Plan		
		Y	MRc1 Interior Life-Cycle Impact Reduction		
			MRc2 Building Product Disclosure and Optimization - Environmental Product Disclosures		
			MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials		
			MRc4 Building Product Disclosure and Optimization - Material Ingredients		
			MRc5 Construction and Demolition Waste Management		
<b>12 0 4</b>	<b>LOCATION AND TRANSPORTATION</b>	<b>8 7 1</b>	<b>INDOOR ENVIRONMENTAL QUALITY</b>		
Y ? N	LTc1 LEED for Neighborhood Development Location	Y ? N	EQp1 Minimum Indoor Air Quality Performance		
1	LTc2 Sensitive Land Protection	Y	EQp2 Environmental Tobacco Smoke (ETS) Control		
2	LTc3 High-Priority Site		EQc1 Enhanced Indoor Air Quality Strategies		
2	LTc4 Surrounding Density and Diverse Uses		EQc2 Low-Emitting Materials		
4	LTc5 Access to Quality Transit		EQc3 Construction Indoor Air Quality Management Plan		
1	LTc6 Bicycle Facilities		EQc4 Indoor Air Quality Assessment		
1	LTc7 Reduce Parking Footprint		EQc5 Thermal Comfort		
1	LTc8 Green Vehicles		EQc6 Interior Lighting		
			EQc7 Daylight		
			EQc8 Quality Views		
			EQc9 Acoustic Performance		
<b>6 4 0</b>	<b>SUSTAINABLE SITES</b>	<b>3 3 0</b>	<b>INNOVATION</b>		
Y ? N	SSp1 Construction Activity Pollution Prevention	Y ? N	INc1.1 O+M Toolkit		
Y	SSc1 Site Assessment	Y	INc1.2 Low-Mercury Lamp Purchase		
2	SSc2 Site Development - Protect or Restore Habitat		INc1.3		
	SSc3 Open Space		INc1.4		
2	SSc4 Rainwater Management		INc1.5		
1	SSc5 Heat Island Reduction		IDc2 LEED Accredited Professional		
1	SSc6 Light Pollution Reduction				
<b>7 2 2</b>	<b>WATER EFFICIENCY</b>	<b>4 0 0</b>	<b>REGIONAL PRIORITY</b>		
Y ? N	WEp1 Outdoor Water Use Reduction	Y ? N	RPc1 Regional Priority for Optimized Energy Performance		
Y	WEp2 Indoor Water Use Reduction	Y	RPc2 Regional Priority for High Priority Sites		
Y	WEp3 Building-Level Water Metering		RPc3 Regional Priority for Rainwater Management		
2	WEc1 Outdoor Water Use Reduction		RPc4 Regional Priority for Indoor water use reduction		
4	WEc2 Indoor Water Use Reduction				
	WEc3 Cooling Tower Water Use				
1	WEc4 Water Metering				
<b>20 13 0</b>	<b>ENERGY AND ATMOSPHERE</b>	<b>66 32 12</b>	<b>Certified: 40 - 49 points Silver: 50 - 59 points Gold: 60 - 79 points Platinum: 80+ points</b>		
Y ? N	EAp1 Fundamental Commissioning and Verification	Y ? N	<b>Total Points</b>		
Y	EAp2 Minimum Energy Performance	Y	<b>Targeted LEED Rating: Gold</b>		
Y	EAp3 Building-Level Energy Metering		<b>Current LEED Rating: Gold</b>		
Y	EAp4 Fundamental Refrigeration Management				
4	EAc1 Enhanced Commissioning				
12	EAc2 Optimize Energy Performance				
1	EAc3 Advanced Energy Metering				
	EAc4 Demand Response				
2	EAc5 Renewable Energy Production				
3	EAc6 Enhanced Refrigerant Management				
1	EAc7 Green Power and Carbon Offsets				
2					

# Pedestrian Walking Radii



# Proximity to Public Transportation



Note: LEED Gold strategy anticipates expansion of the TTC network to the site

## Water Management Strategy

Over 35% Indoor  
Potable Water  
Reduction

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# Energy Efficiency

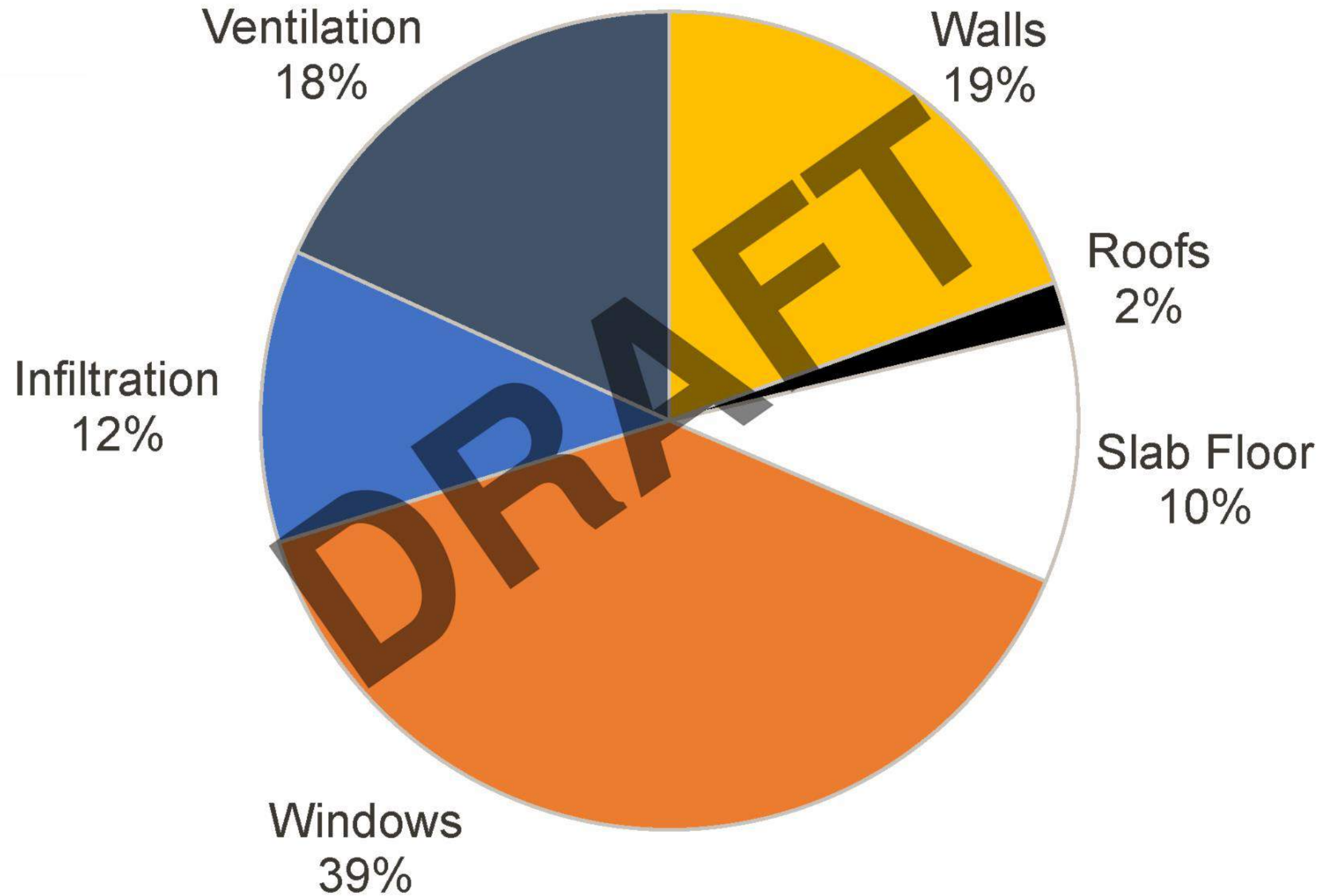


# Overall Performance

<b>Design Cases</b>	<b>TEUI (kWh/m<sup>2</sup>)</b>	<b>TEDI (kWh/m<sup>2</sup>)</b>	<b>GHGI (kgCO<sub>2</sub>/m<sup>2</sup>)</b>	<b>Energy Difference (%)</b>
SB-10 Code Reference	167.5	67	14.3	-
Current Design	138.5	38	9.9	<b>17.3%</b>



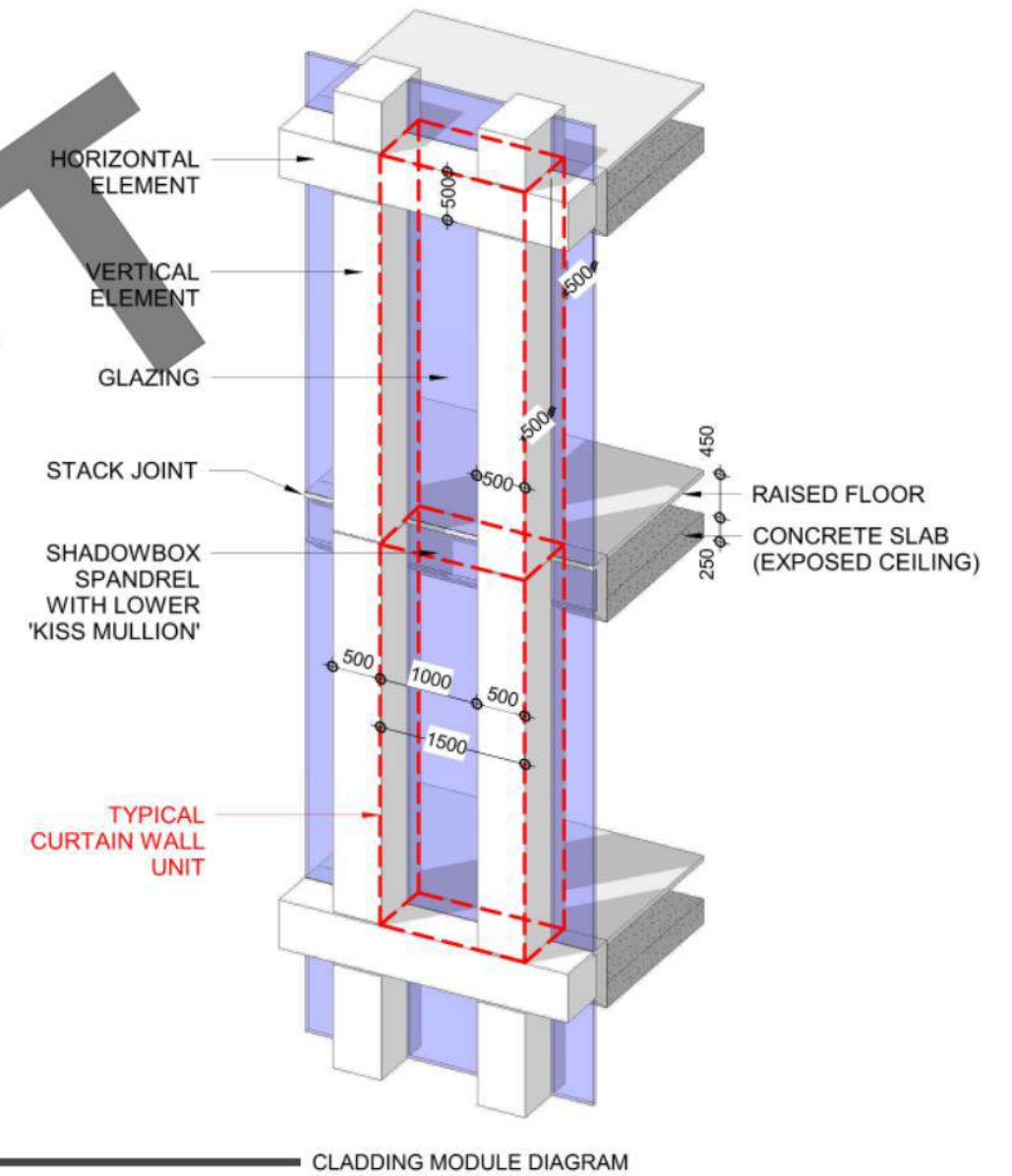
# Thermal Energy Demand Sources



# Envelope Improvements



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Material: Anodized Aluminum  
Linetec CLEAR 215 AE

# Envelope Improvements

<b>Design Cases</b>	<b>TEUI (kWh/m<sup>2</sup>)</b>	<b>TEDI (kWh/m<sup>2</sup>)</b>	<b>GHGI (kgCO<sub>2</sub>/m<sup>2</sup>)</b>
Current Proposed Design	132.8	32.9	8.9
80% Glazing	146.6	43.3	10.9
<b>Savings</b>	<b>9.4%</b>	<b>24.0%</b>	<b>18.3%</b>

# Building Systems - Notional Diagram



# WIRED Score



# WELL Building Standard



# WELL Building Standard



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# WELL Building Standard





# Thank You!



# 04 APPENDIX

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# Contents

## 04 APPENDIX

Material Checklist  
City Context Plan  
Site Context Plan  
Site Context Sections  
Planning Context  
Site Photos  
Height & 3D Site Diagrams  
Constraints and Opportunities Diagrams  
Site Plan Application  
Shadow Studies  
Floor Plans  
Building Sections  
Ground Floor Elevations

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# Material Checklist

## 3C PL1 - WT DRP

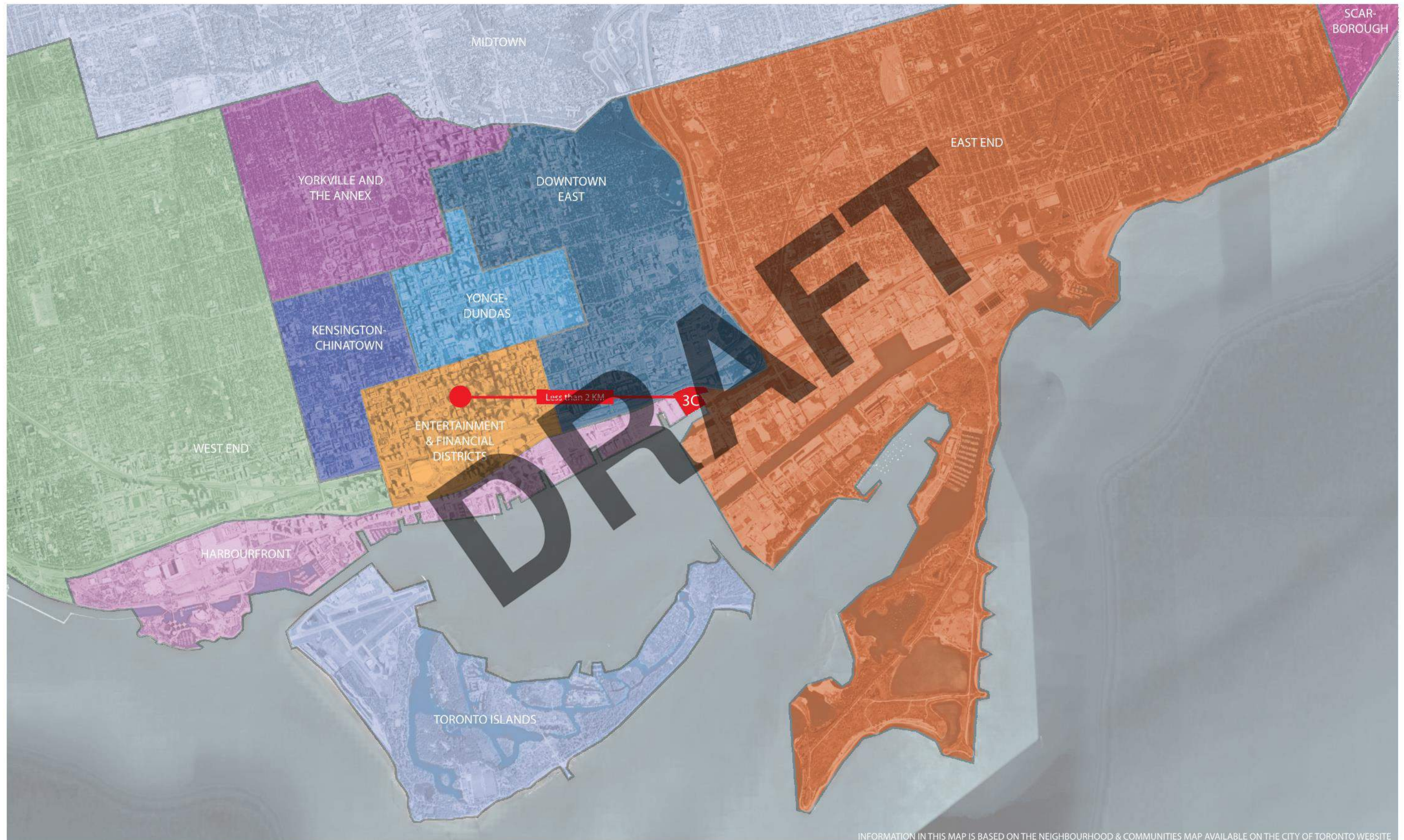
### Review Process for Private Land (Stream 1)

### STAGE 2 - Schematic Design Material Checklist

20-Nov-19

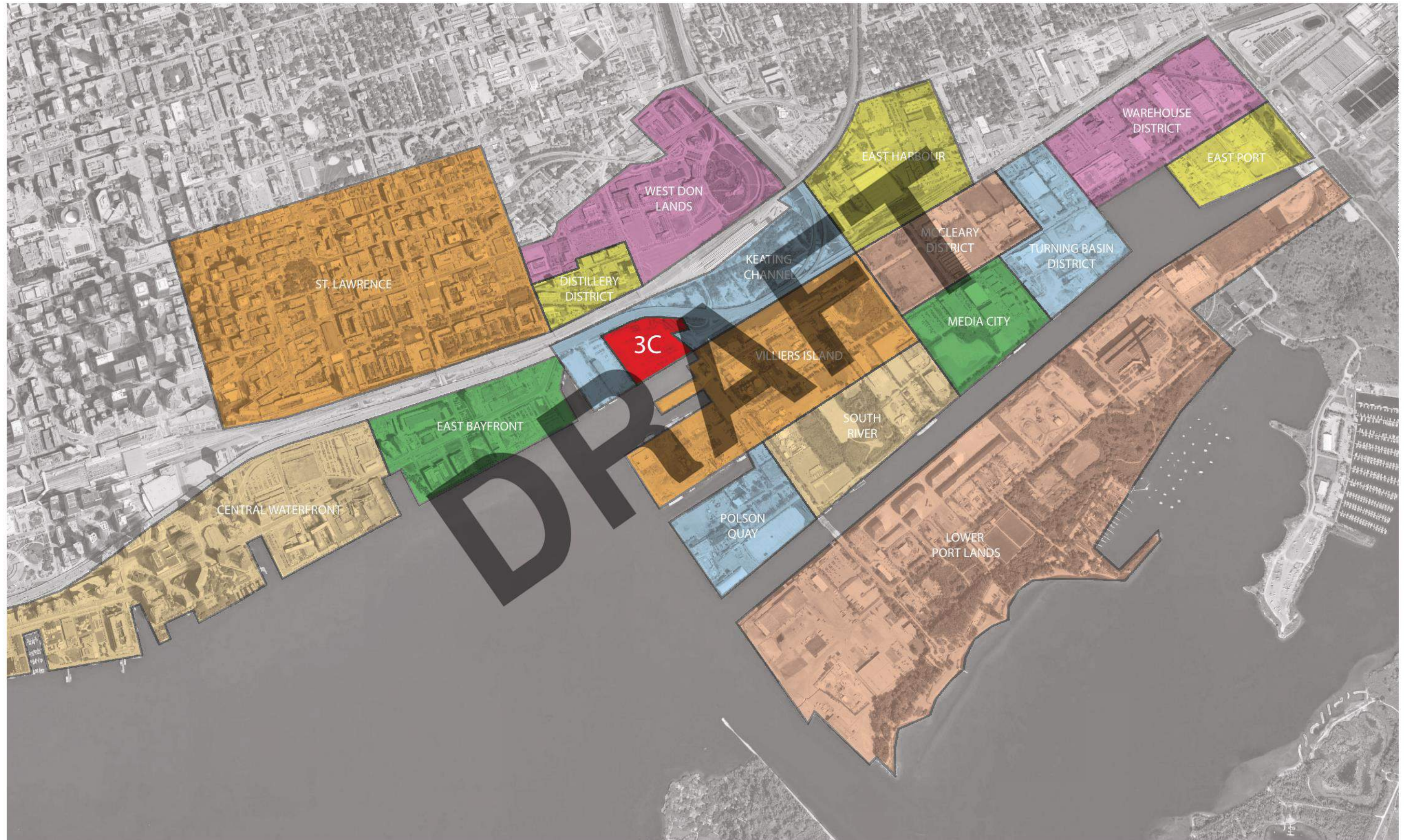
	Submission Requirement	Description	Building	Landscape	Status of the slide		Comment
					Main Presentation	Appendix	
<b>1</b>	<b>WTRP Material</b>						
1.1	Summary of Feedback	Key DRP comments	X	X	X		
1.2	Summary of changes	Key changes from previous DRP	X	X	X		
<b>2</b>	<b>Context</b>						
2.1	City context plan	2D, scale: 1:5,000 - 1:10,000 2D, scale: 1:5,000 - 1:1,000	X	X		X	
2.2	Site context plan	Include existing, approved, and proposed developments	X	X		X	
2.3	Site context sections	Sections with adjacent developments	X	X		X	
2.4	Ownership map	Site and nearby parcel owners	X	X		X	
2.5	Property map	Legal survey	X	X		X	
2.6	Zoning and land use	By-Laws, maps, envelopes, 3D Zoning	X	X		X	
2.7	Site Photos-overall	Aerials, Grounds	X	X		X	
2.8	Site photos-views	Viewsheds, view corridors w/ key map	X	X		X	
2.9	Site photos-adjacencies	Adjacent context, buildings+site with dimensions	X	X		X	
2.10	Site photos-historic	Relevant historic images	X	X		X	
2.11	Official Plan & CWSP	Applicable policies	X	X		X	
2.12	Precinct Plan	Policies and built form control	X	X		X	
<b>3</b>	<b>Design Strategy</b>						
3.1	Project parti diagram	Big idea of project + design approach	X	X	X		
3.2	Massing diagram	Arrangement of volumes	X	X	X		
3.3	Public realm diagram	Building / open space interface	X	X	X		
3.4	Height diagram	Site and adjacent properties	X	X		X	
3.5	Site strategy	Organization of major uses	X	X	X		
3.6	Program diagram	GFA, stats, density, areas	X	X	X		
3.7	Circulation diagram	Site routes, public and transit layers	X	X	X		
3.8	Precedent images	Relevant precedent images	X	X	X		
3.9	Typical issues summary	Identify key design challenges	X	X		X	Diagrams showing site constraints and opportunities in day 1 and final condition
3.10	Public art strategy	Summary of on-site/ off-site strategy	X	X			N/A
	Affordable housing strategy	N/A					N/A
3.11	Innovation strategy	Key innovation element	X	X			Omitted
<b>4</b>	<b>Design Documentation</b>						
4.1	Site plans	Project site plan, landscape	X	X	X		
4.2	Roof plans	Building roof plan, landscape	X	X	X		
4.3	Ground/public realm diagrams	Access, servicing, bikes, peds program	X	X	X		
4.4	Tenancy plans	Tenancy plan if available	X				N/A
4.5	Landscape plans	Pathways, plantings, lighting	X	X	X		
4.6	Material plans	Plants, pavers, etc.	X	X	X		
4.7	Parking plans	Parking access, circulation	X	X	X		
4.8	Upper floor plans	Key building floor plans	X		X		
4.9	Building sections	Key building sections	X			X	
4.10	Site sections	N-S, E-W with adjacent lands	X	X		X	
4.11	Building elevations	N,S,E,W with adjacent context	X		X		
4.12	Ground floor elevations	Public realm elevations with landscape	X	X		X	
4.13	Key wall cross sections	Key wall sections	X			X	Key wall sections replaced with façade treatment analysis diagram
4.14	3D renderings - project	Massing, adjacencies, textures	X	X	X		
4.15	3D renderings - public realm	Critical views at grade	X	X	X		
4.16	Shadow Studies	Sun and shade analysis	X	X		X	
4.17	Site Plan Application	Relevant drawings and tables	X	X		X	
4.18	Innovation Design Elements	Technologies, systems, Energy Use Intensity (EUI)	X	X			Omitted
4.19	Grading Plans	Site topography, stormwater plan		X	X		
4.20	Planting Plans	Plant list and specs		X	X		
<b>5</b>	<b>Ecology, Energy and Sustainability</b>						
5.1	Sustainability vision	Summary of project sustainability vision and principles	X	X	X		
5.2	Integration diagram (??)	Identify all key strategies on one drawing	X	X			
5.3	Energy modeling + other voluntary sustainability metrics	EUI targets, preliminary modeling results, path to low/ zero carbon, sources of heating / cooling (i.e. district energy, gas, etc.)	X	X	X		
5.4	Sustainability building design details	Window to wall ratio, shading strategies, thermal break strategies, envelope strategies, etc.	X		X		
5.5	LEED scorecard (if applicable)	Highlight points targeted for certification	X	X			
5.6	Ecological strategy	Key elements supporting the overall ecological health of the site, including:			X		
5.6.1	Water management strategy	% of rainfall managed on site, use of permeable ground materials	X	X	X		
5.6.2	Grading strategy	Site topography drawings		X	X		
5.6.3	Landscaping strategy	Seasonal plant lists, soil volume diagrams, soil cell technology etc.		X	X		

# City Context Plan

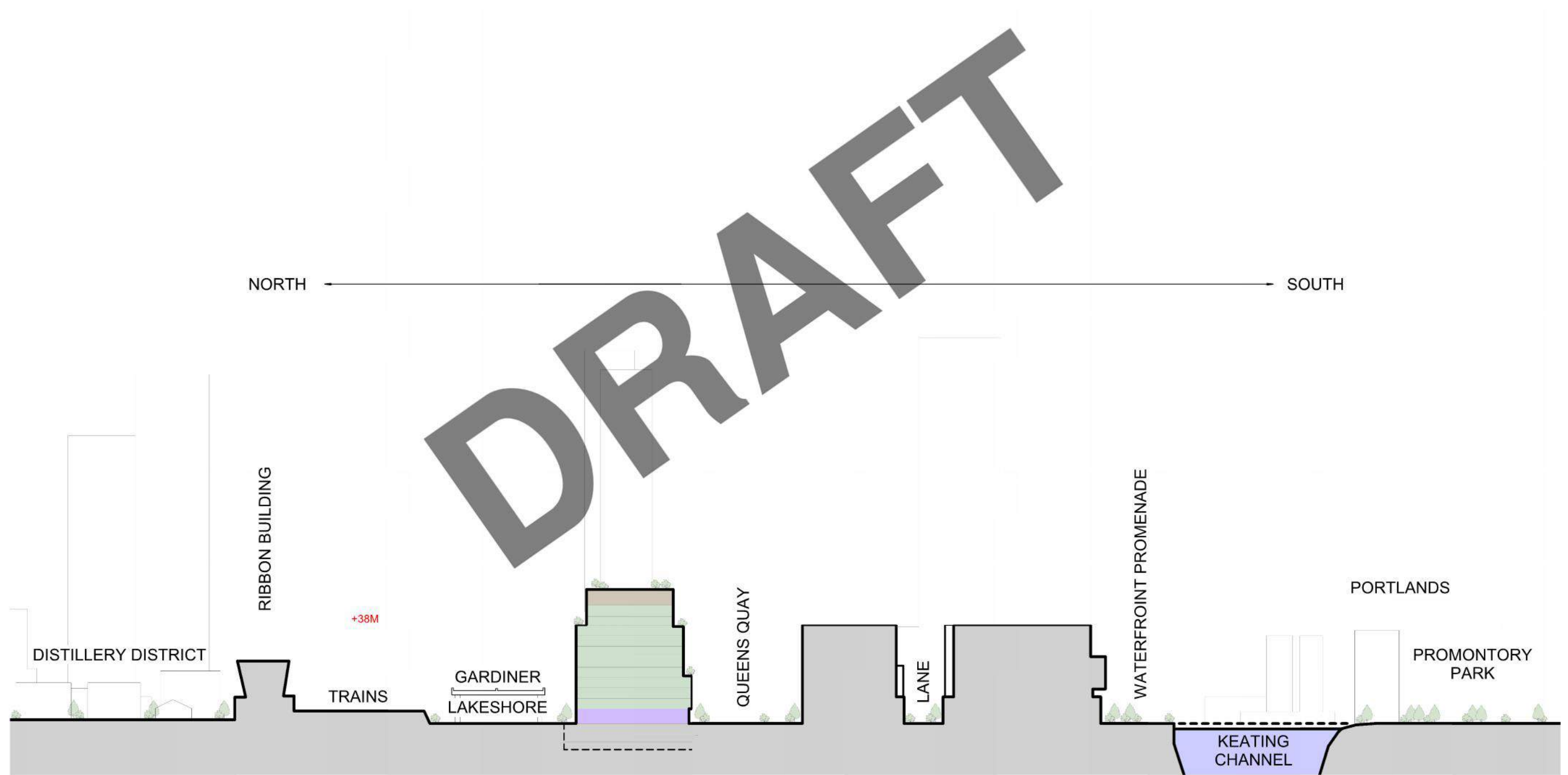


INFORMATION IN THIS MAP IS BASED ON THE NEIGHBOURHOOD & COMMUNITIES MAP AVAILABLE ON THE CITY OF TORONTO WEBSITE

# Site Context Plan

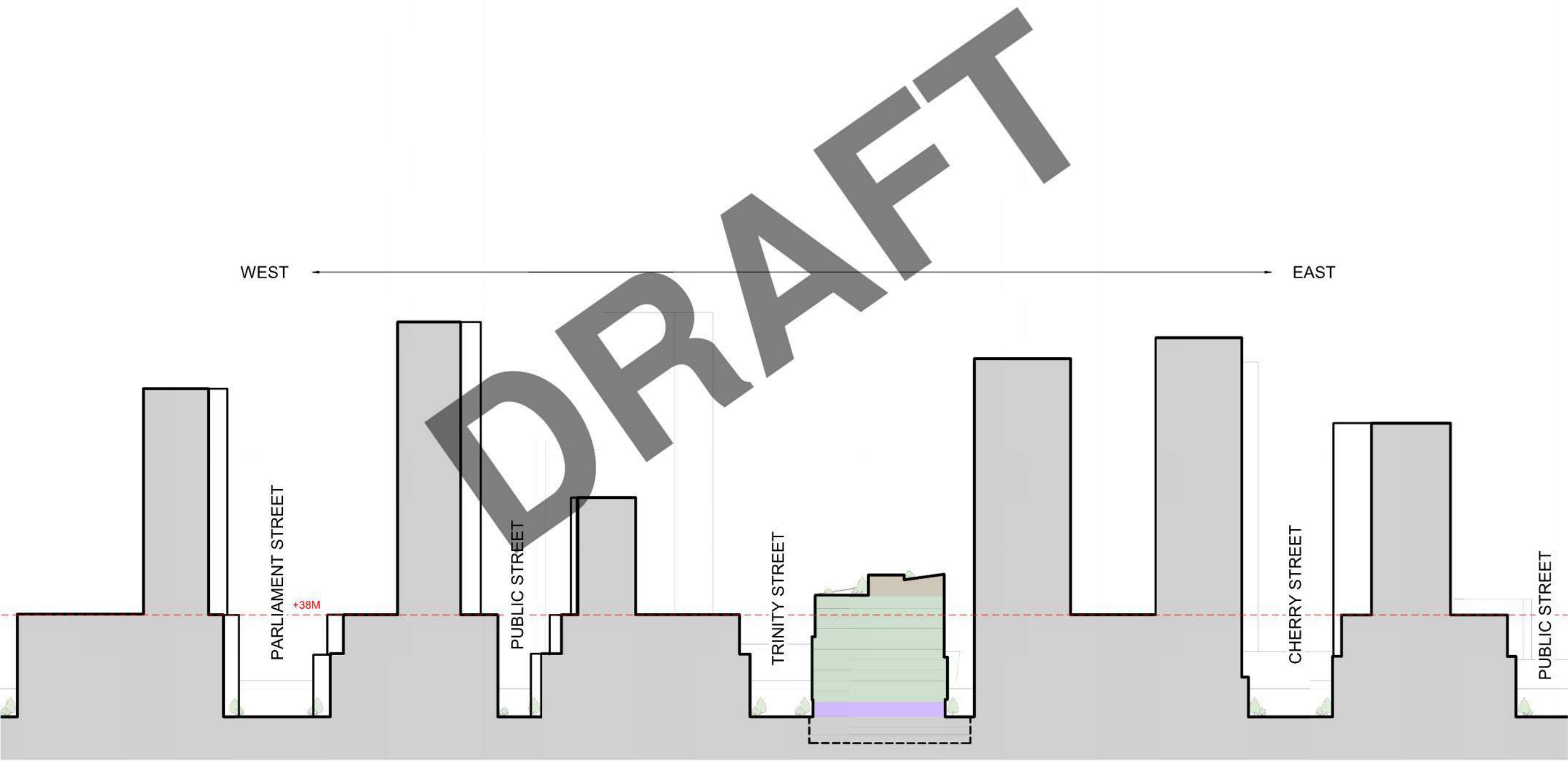


# Site Sections



NORTH SOUTH SITE SECTION  
PARALLEL TO TRINITY STREET

# Site Sections



EAST WEST SITE SECTION  
PARALLEL TO QUEENS QUAY



# Planning Context

## City of Toronto Official Plan (2006)

- The majority of the site is designated ‘Regeneration Area’ under the City of Toronto Official Plan, with the proposed water's edge promenade designated ‘Park’.
- In ‘Regeneration Areas’, a mix of land uses including commercial, residential, live/work, institutional and light industrial uses are permitted.
- Official Plan policies indicate that ‘Regeneration Areas’ will need “tailor-made” strategies and frameworks for development, provided through a Secondary Plan, and require extensive infrastructure improvements.



## Planning Context

### Settlement of Central Waterfront Secondary & Zoning Bylaw No. 1174-2010:

- The waterfront policies and maps of the 2006 City of Toronto Official Plan and the Central Waterfront Secondary Plan (OPA 257), as well as the Keating Channel Zoning By-law No. 1174-2010 were appealed to the Ontario Municipal Board (OMB) in 2006.
- In 2017, the OMB approved modifications to OPA 257 and Keating Channel By-law 1174-2010 for the 3C Master Plan lands.

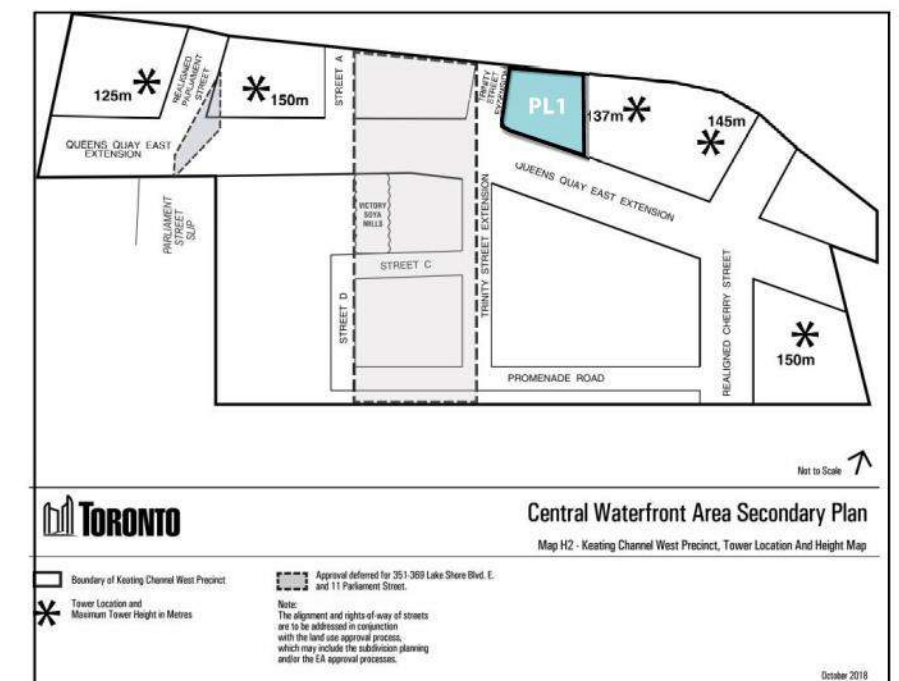
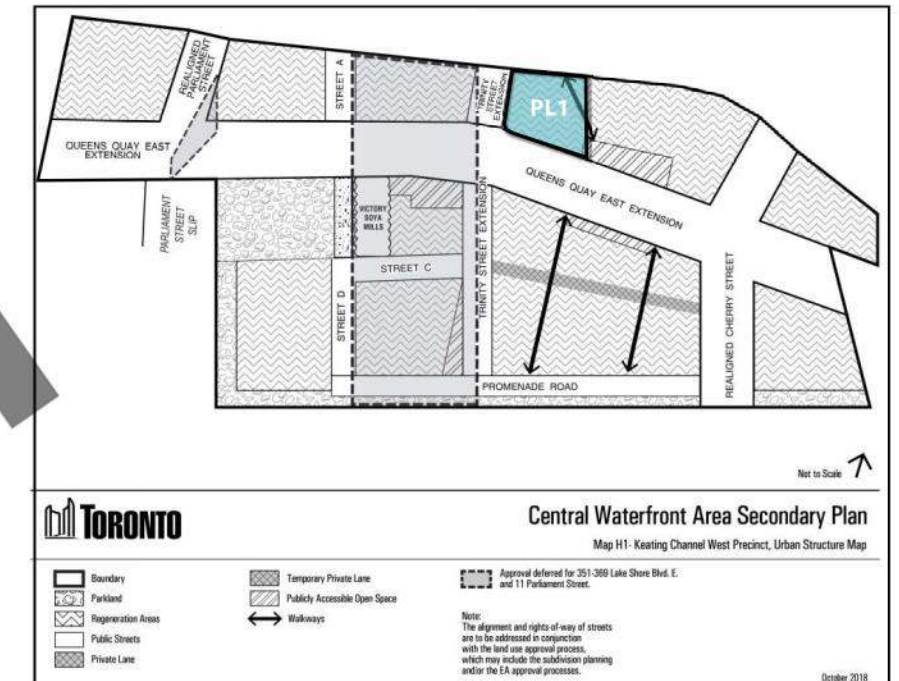
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# Planning Context

## Central Waterfront Secondary Plan:

Structural components of the Secondary Plan include:

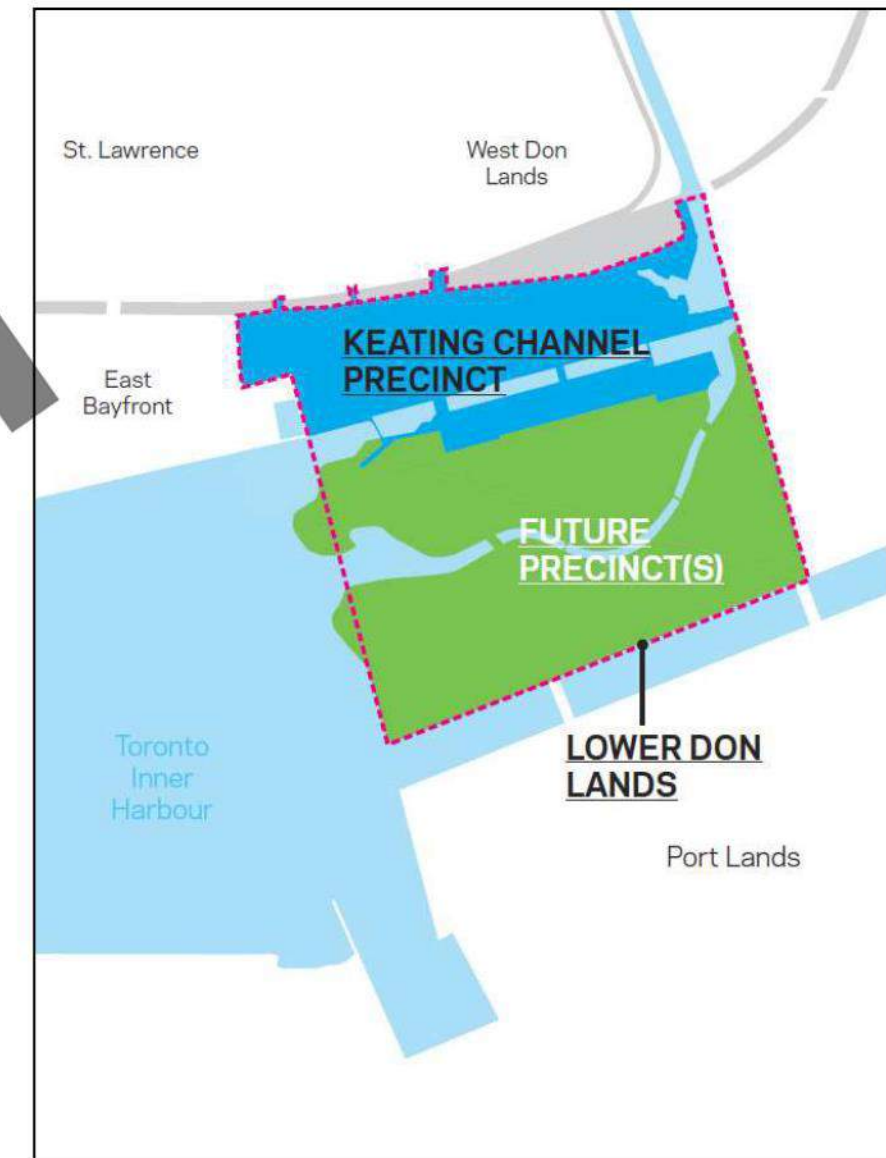
- Identification of the street/lane and walkway networks;
- Provision of built form fronting Queens Quay to emphasize its role as the Keating Channel Precinct's primary street and reinforce the pedestrian comfort, safety and usability of the street;
- Identification of building heights including tall building locations and height; and,
- Identification of public park land and publicly accessible open spaces.



# Planning Context

## Keating Channel Precinct Plan:

- Endorsed by City Council in 2010, the Keating Channel Precinct Plan “provides a vision and rationale for the Keating Channel Precinct, including objectives for the Precinct’s built form and public realm, and how it will relate to adjacent neighbourhoods and districts”.
- The Precinct Plan:
  - guided the development of the site specific Zoning By-law 1174-2010 (which was subsequently appealed to the OMB), and,
  - serves to implement the Central Waterfront Secondary Plan as it pertains to the Keating Channel Precinct.



# Planning Context

## Keating Channel Precinct West Zoning By-law 1174-2010:

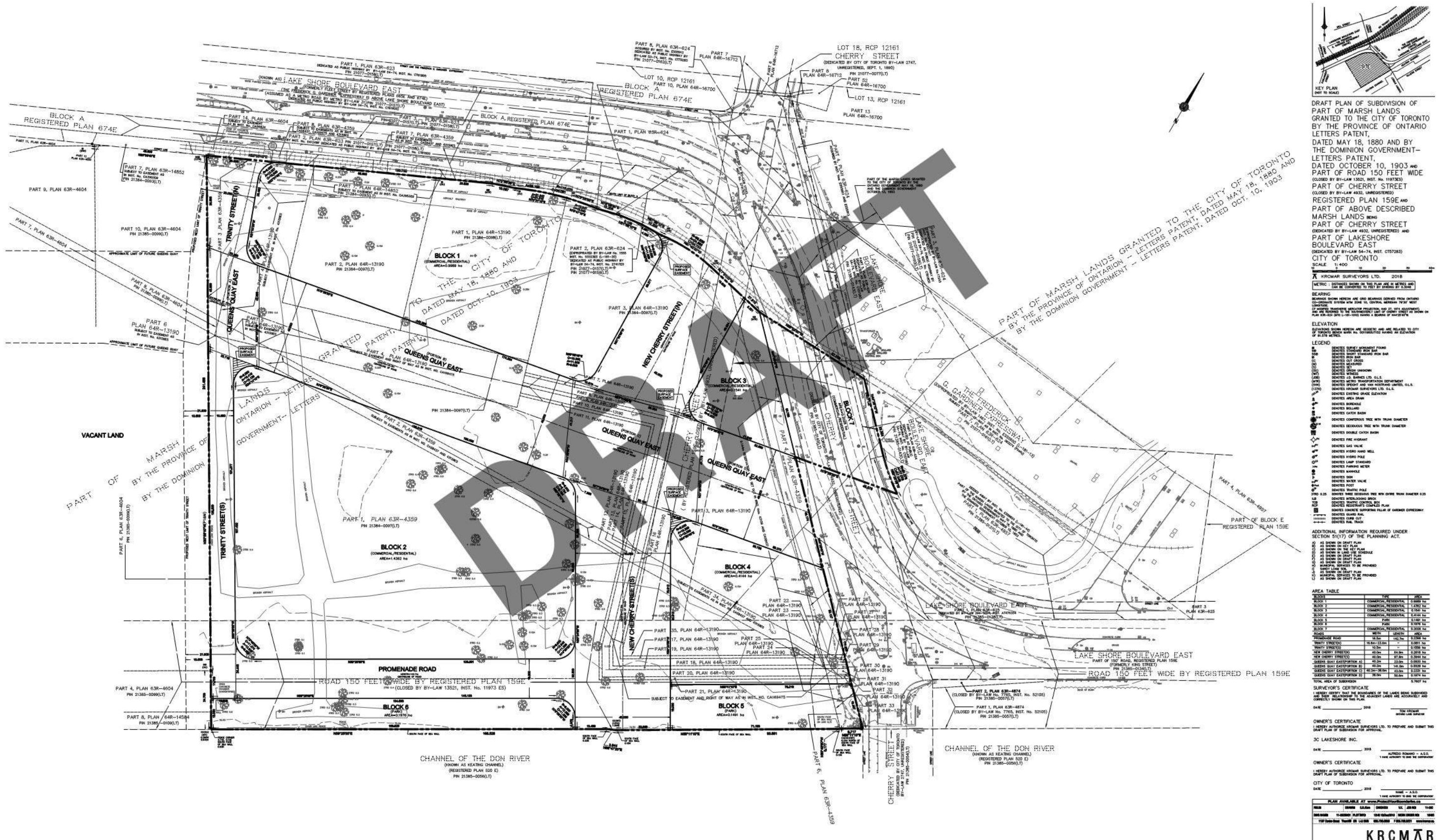
- By-law No. 1174-2010 was appealed to the OMB in 2006, and was approved, with modifications, in 2017 as part of the OMB settlement.
- The majority of the site is zoned ‘Commercial Residential (CR(h))’.
- Detailed regulations include:
  - maximum building height
  - setbacks and stepbacks;
  - building separation distances;
  - maximum density;
  - build-to lines; and
  - permitted plaza areas.
- Zoning By-law 569-2013 does not apply to the site.



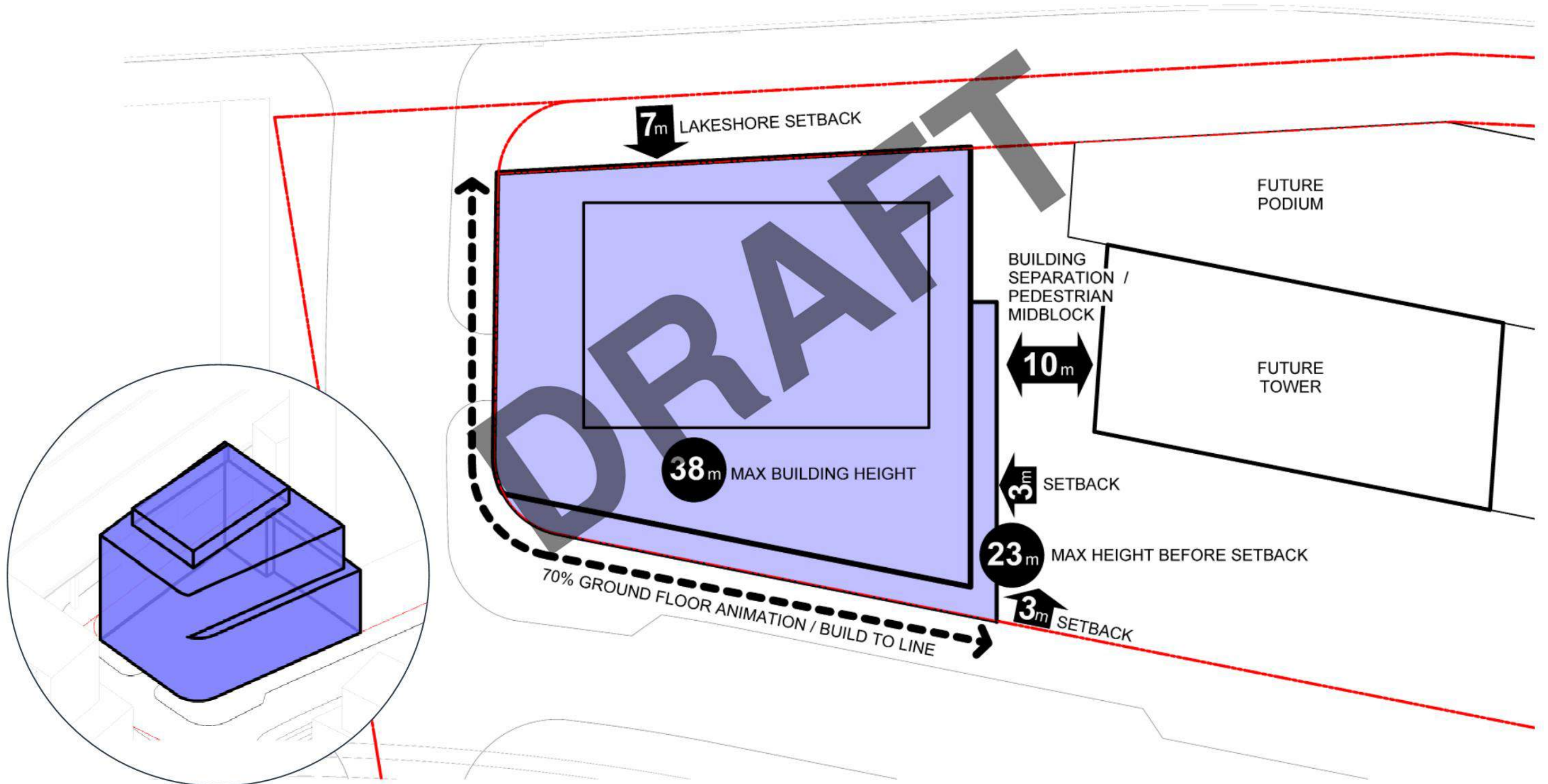
# Planning Context

3C PL1  
Proponent: 3C Lakeshore Inc.

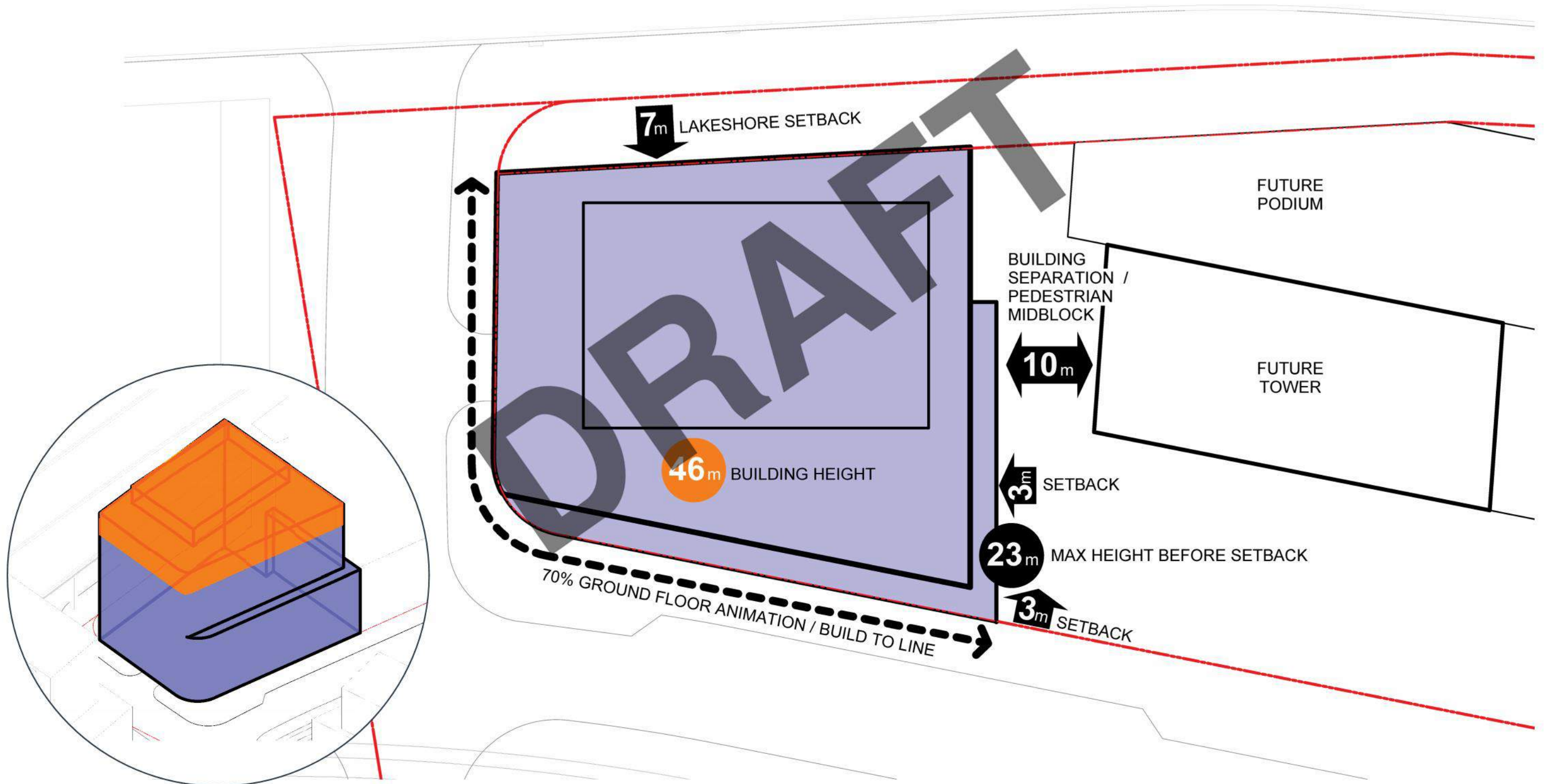
Review Stage: Schematic Design



# Planning Context · As of Right Zoning Envelope

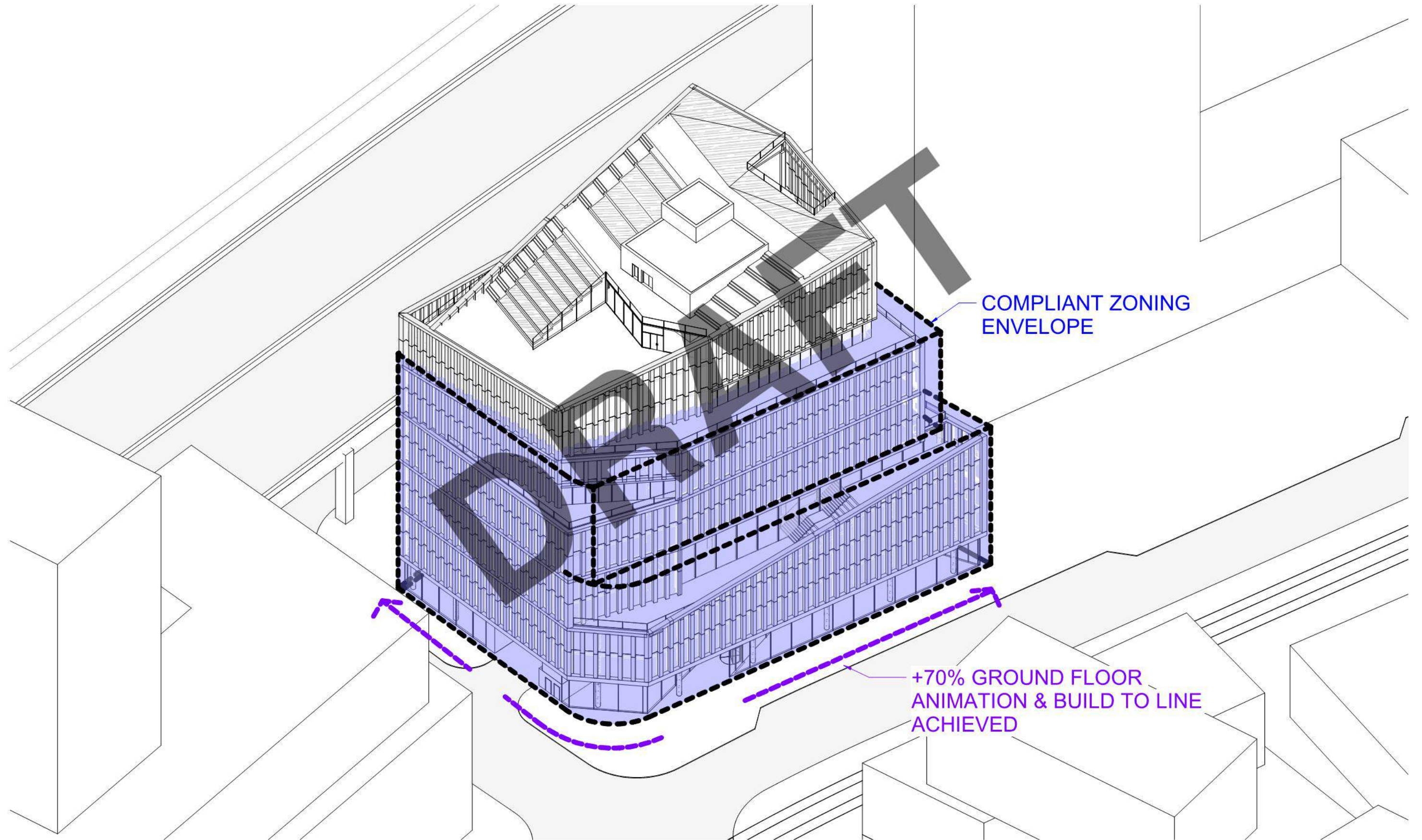


# Planning Context · Proposed Envelope



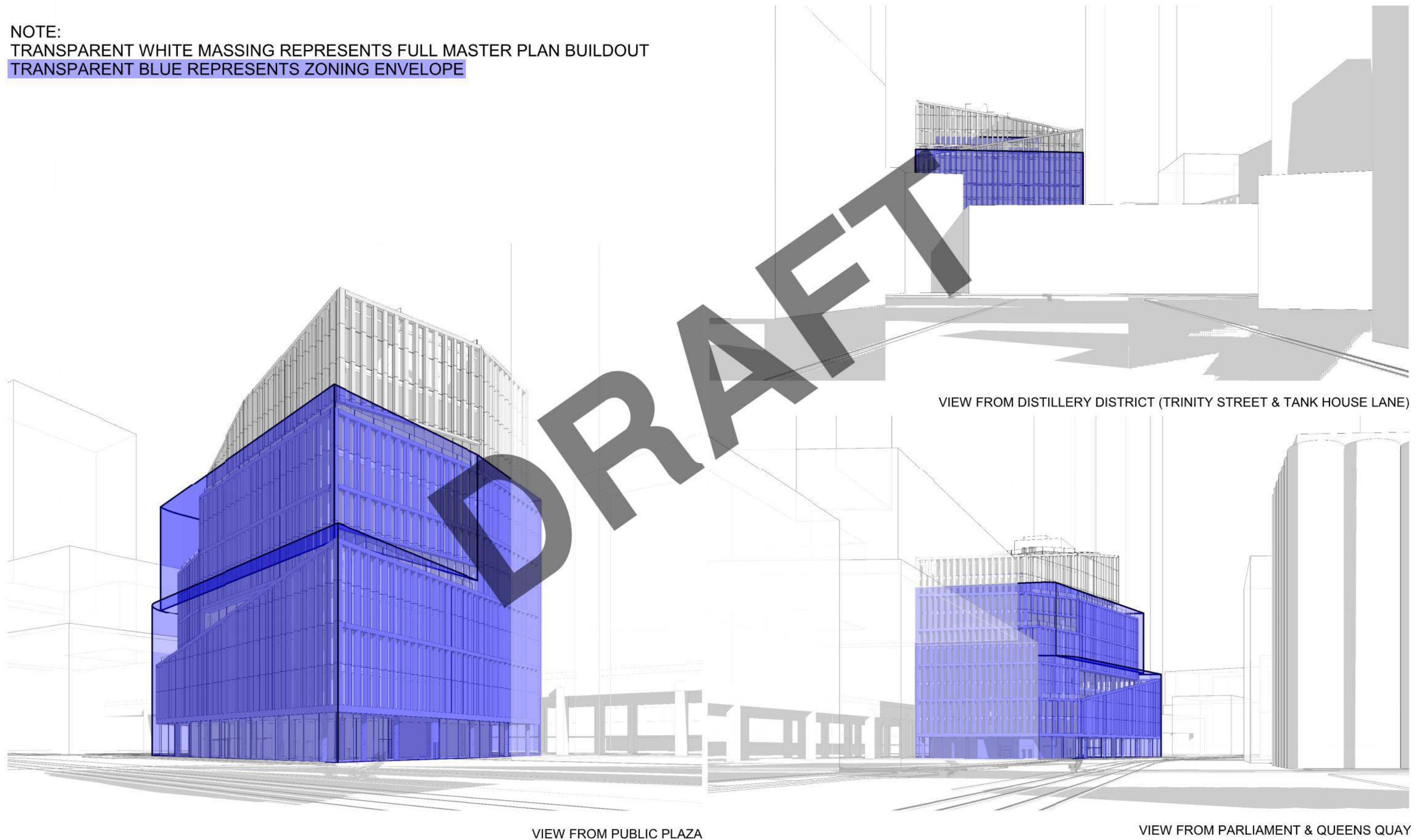


# Zoning Overlay

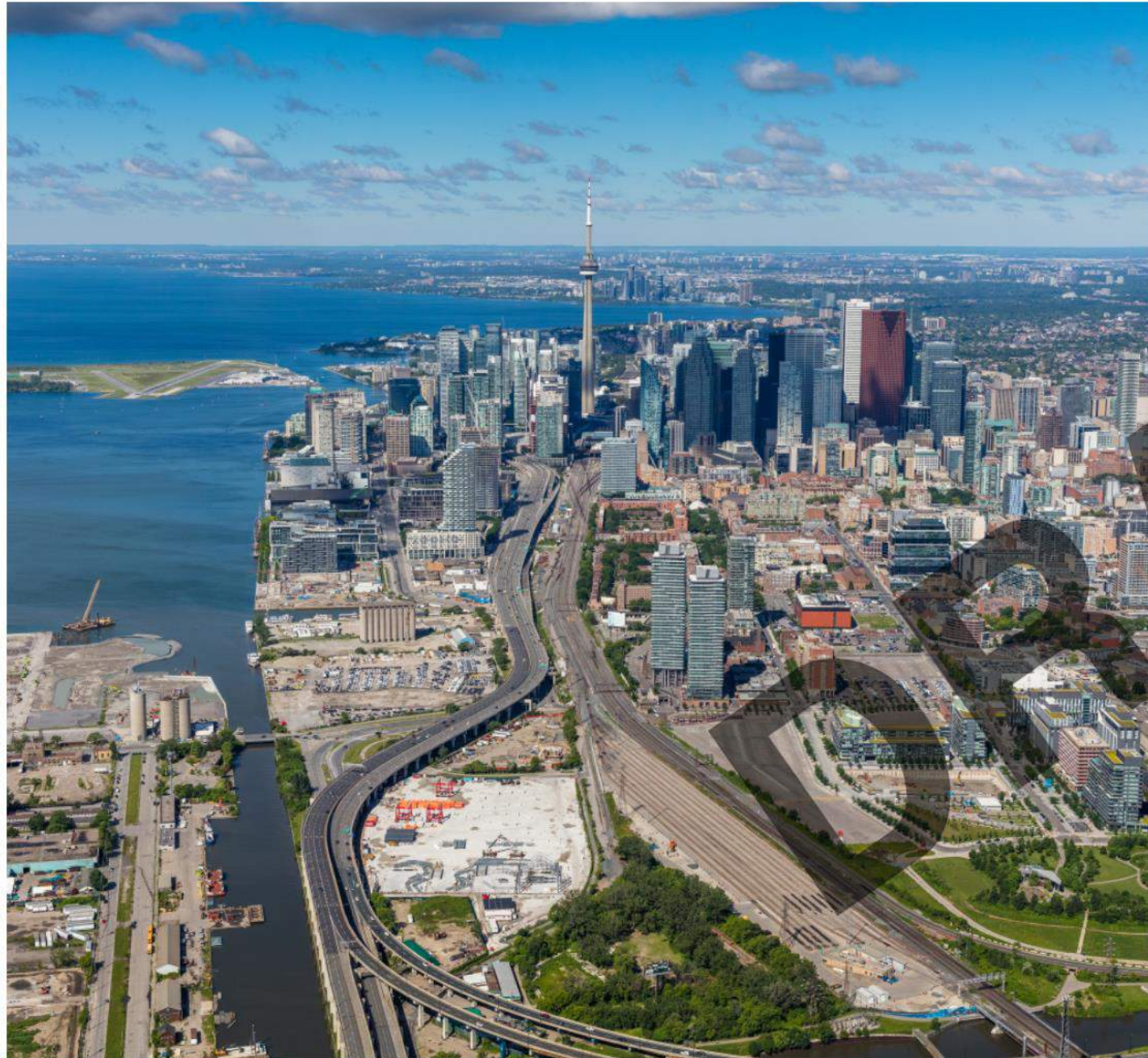


# Zoning Overlay

NOTE:  
TRANSPARENT WHITE MASSING REPRESENTS FULL MASTER PLAN BUILDOUT  
TRANSPARENT BLUE REPRESENTS ZONING ENVELOPE



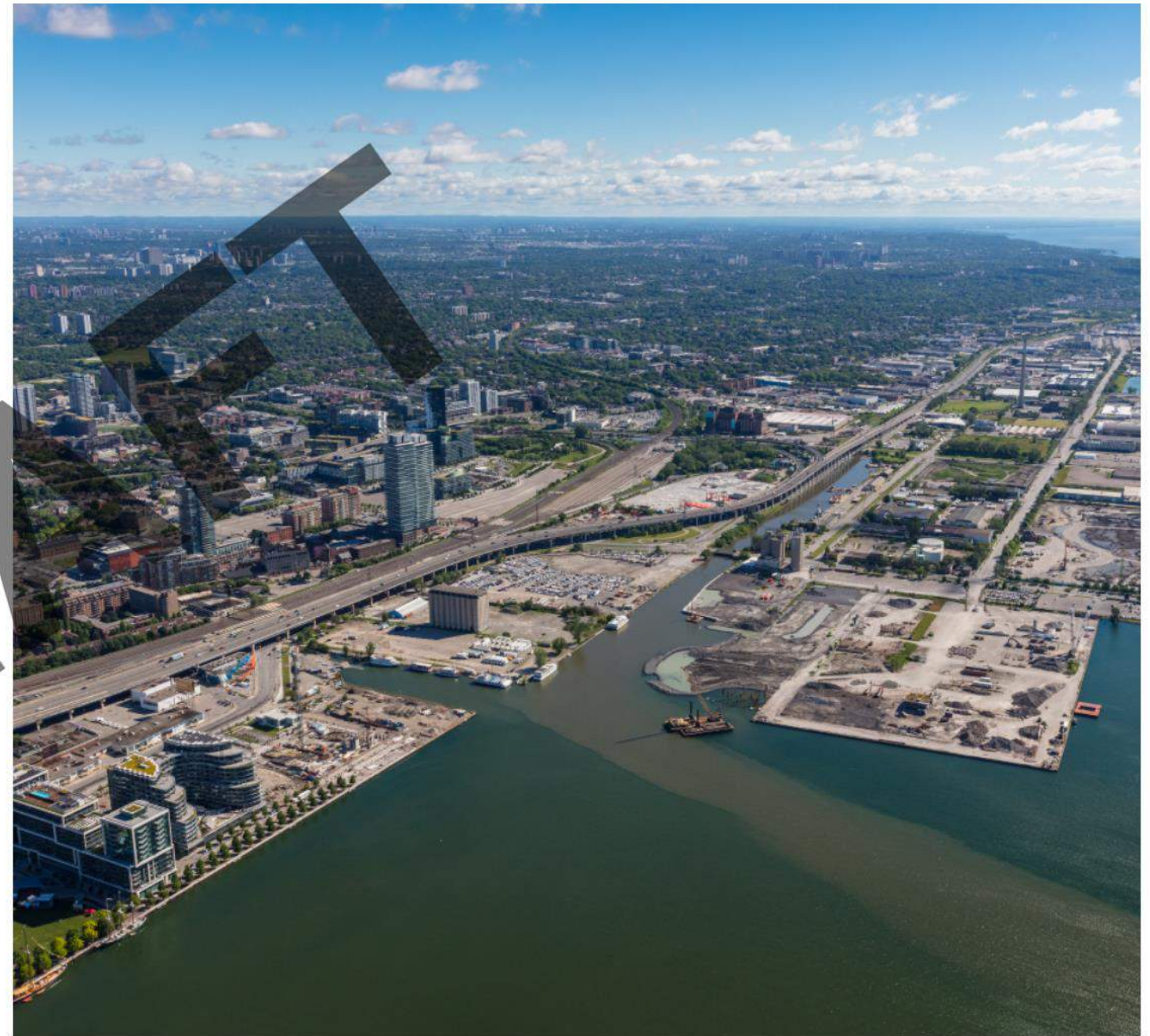
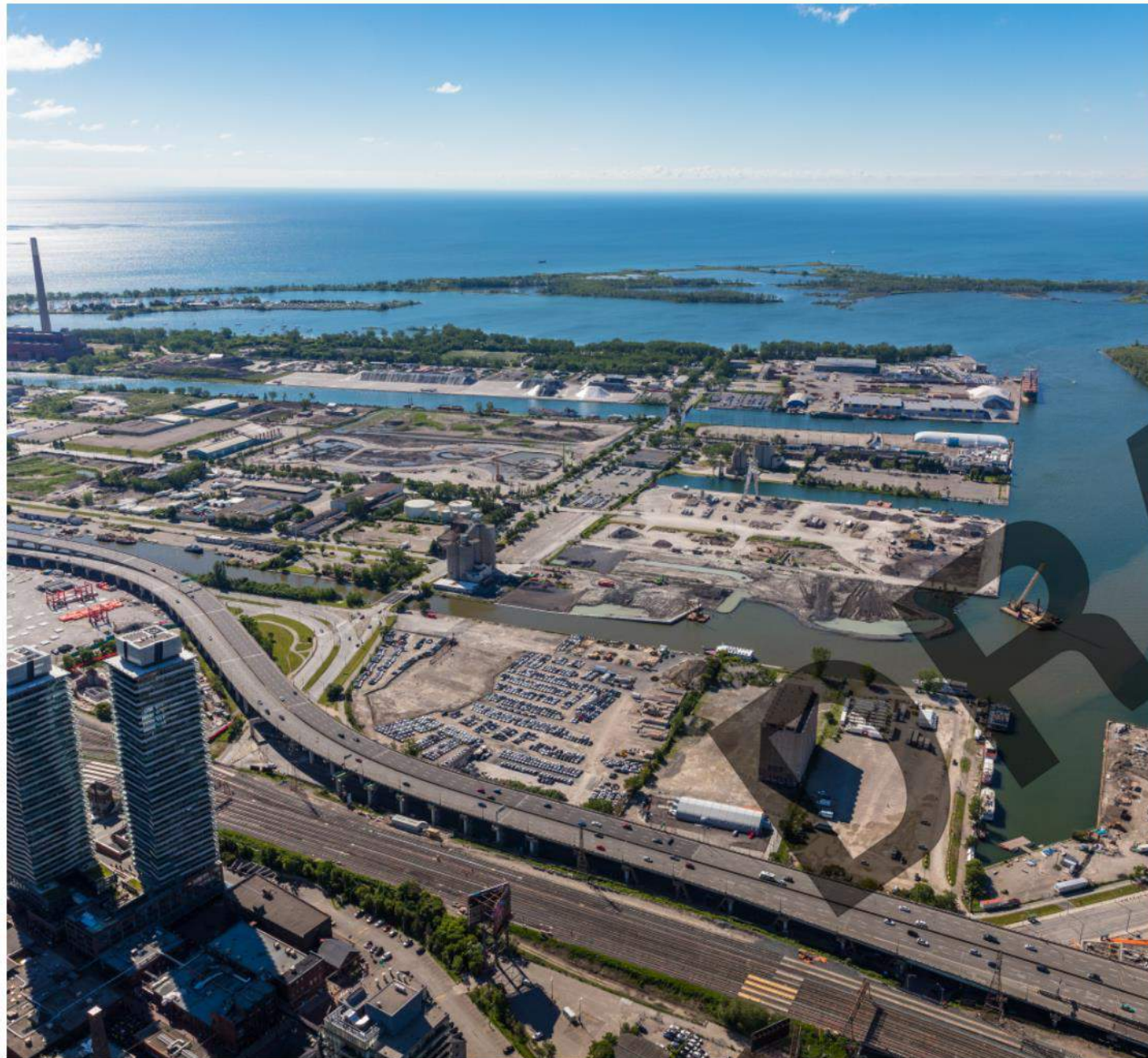
# Site Photos • Overall



View looking West

View looking Southwest

# Site Photos • Overall

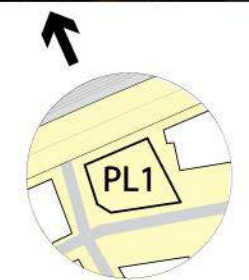


View looking Southeast

View looking Northeast

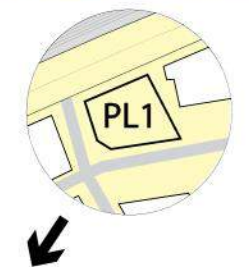
# Site Photos • Adjacencies

## GARDINER

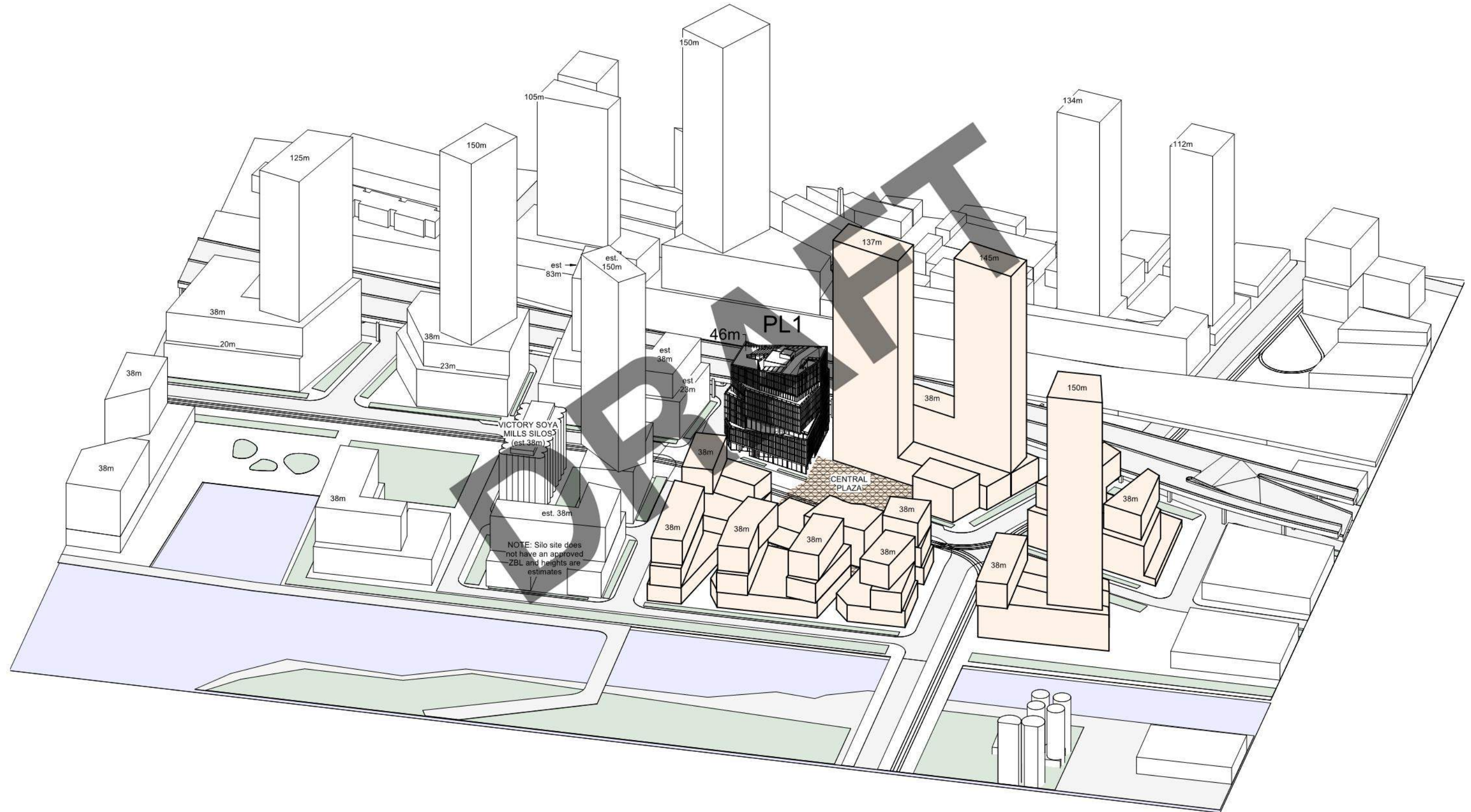


# Site Photos • Adjacencies

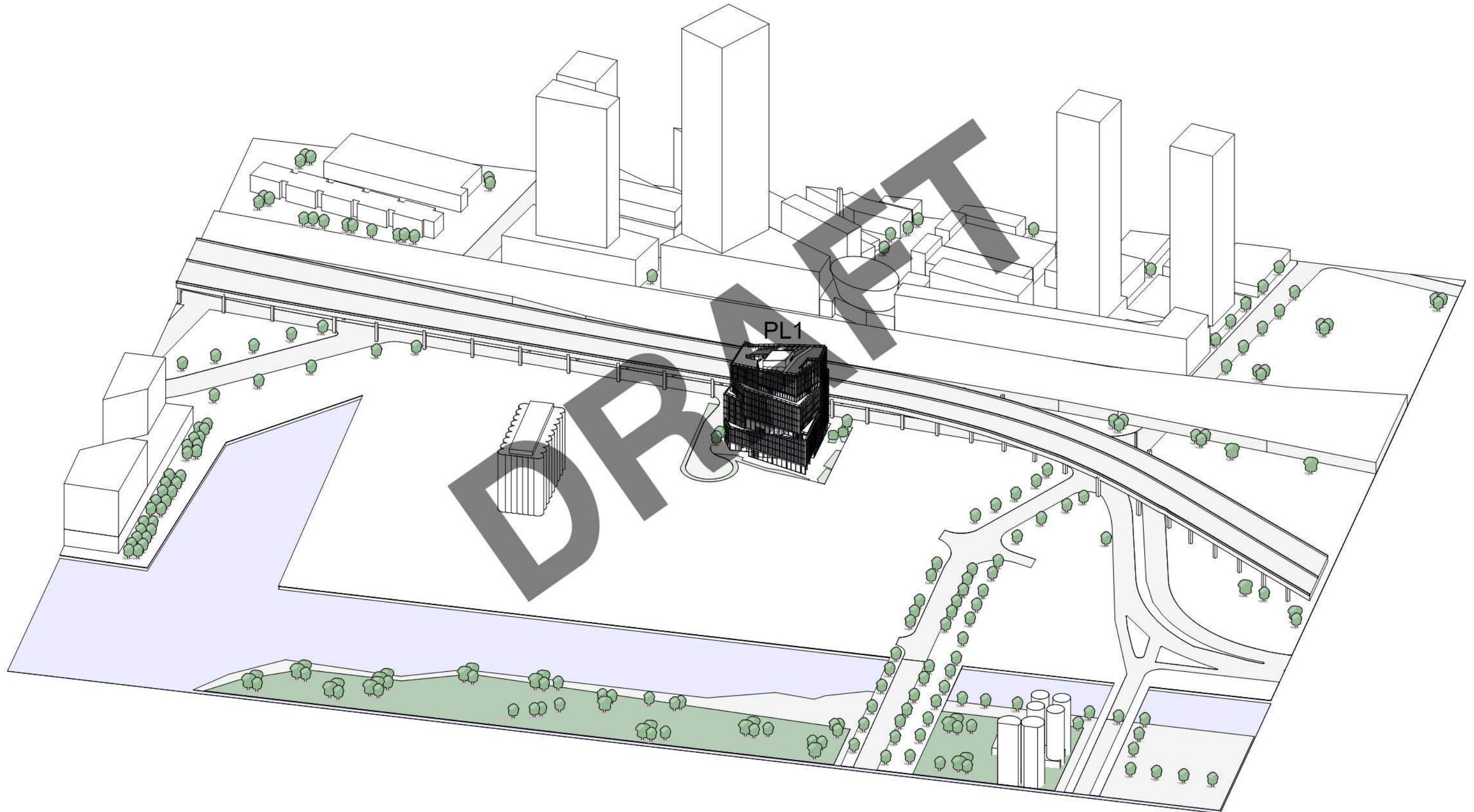
## SILOS



# Height Analysis of the Surrounding Context

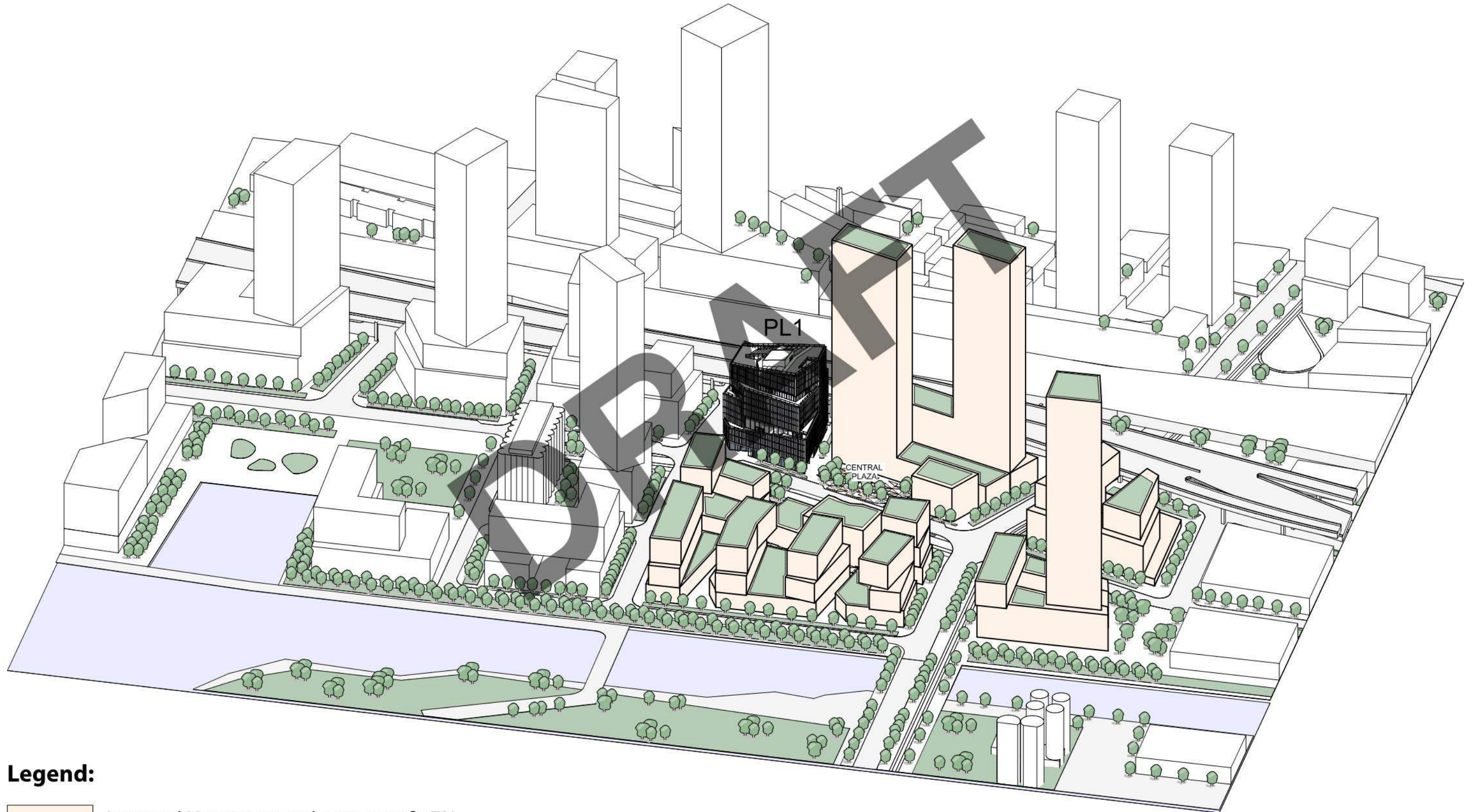


# 3D Site Context • Phase 1





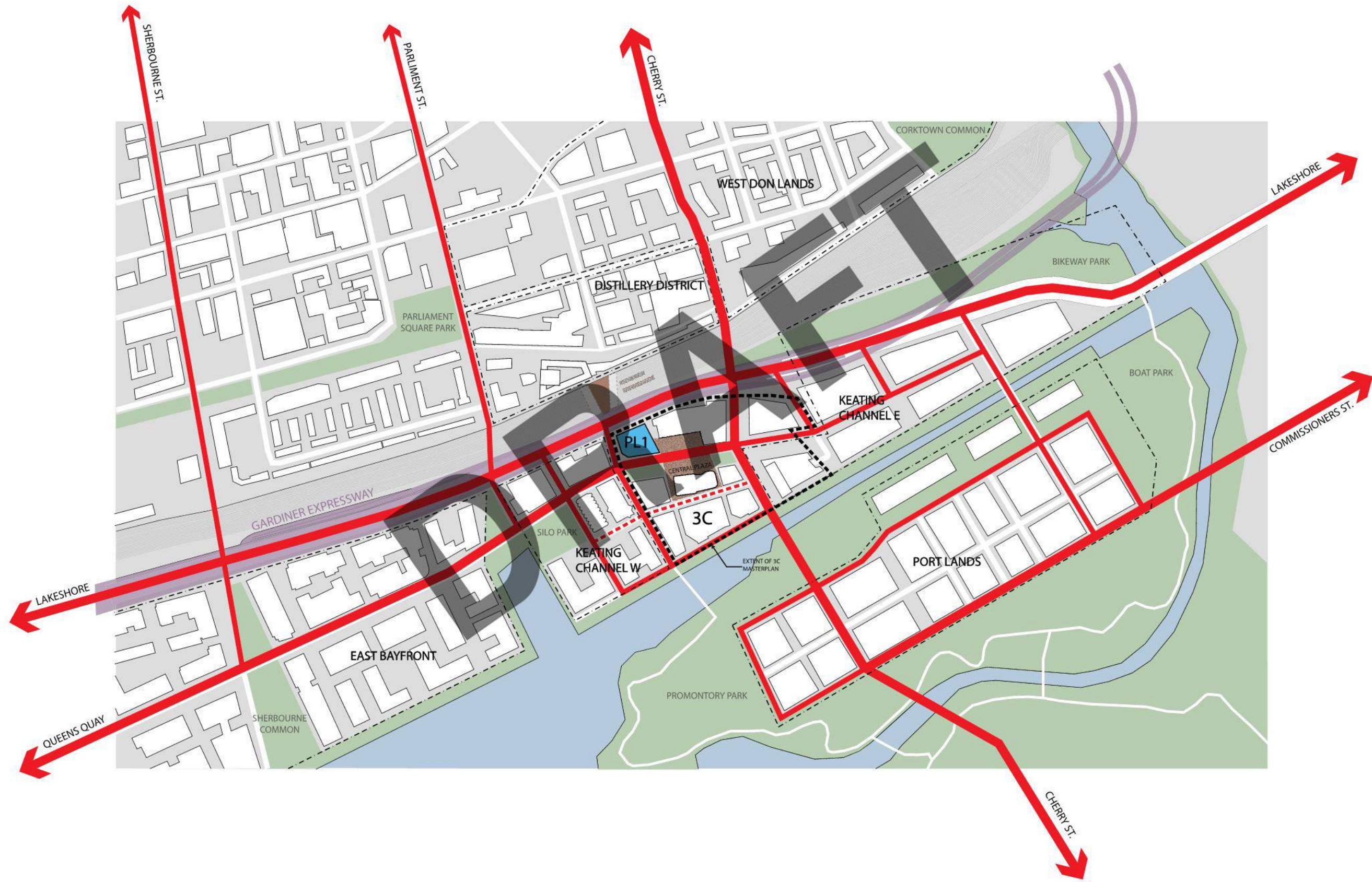
# 3D Site Context · Complete Master Plan



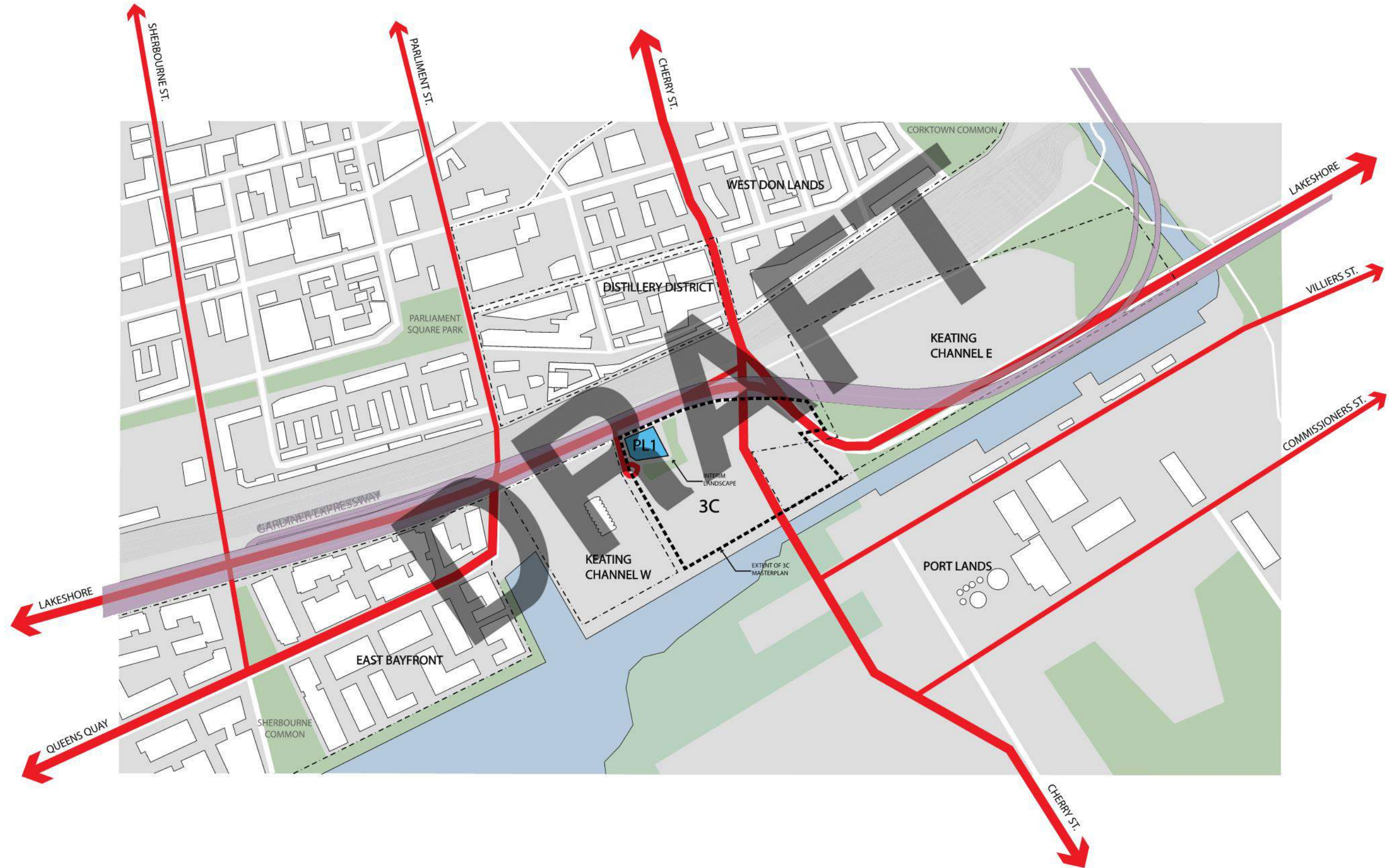
## Legend:

 Approved Massing as per the site specific ZBL

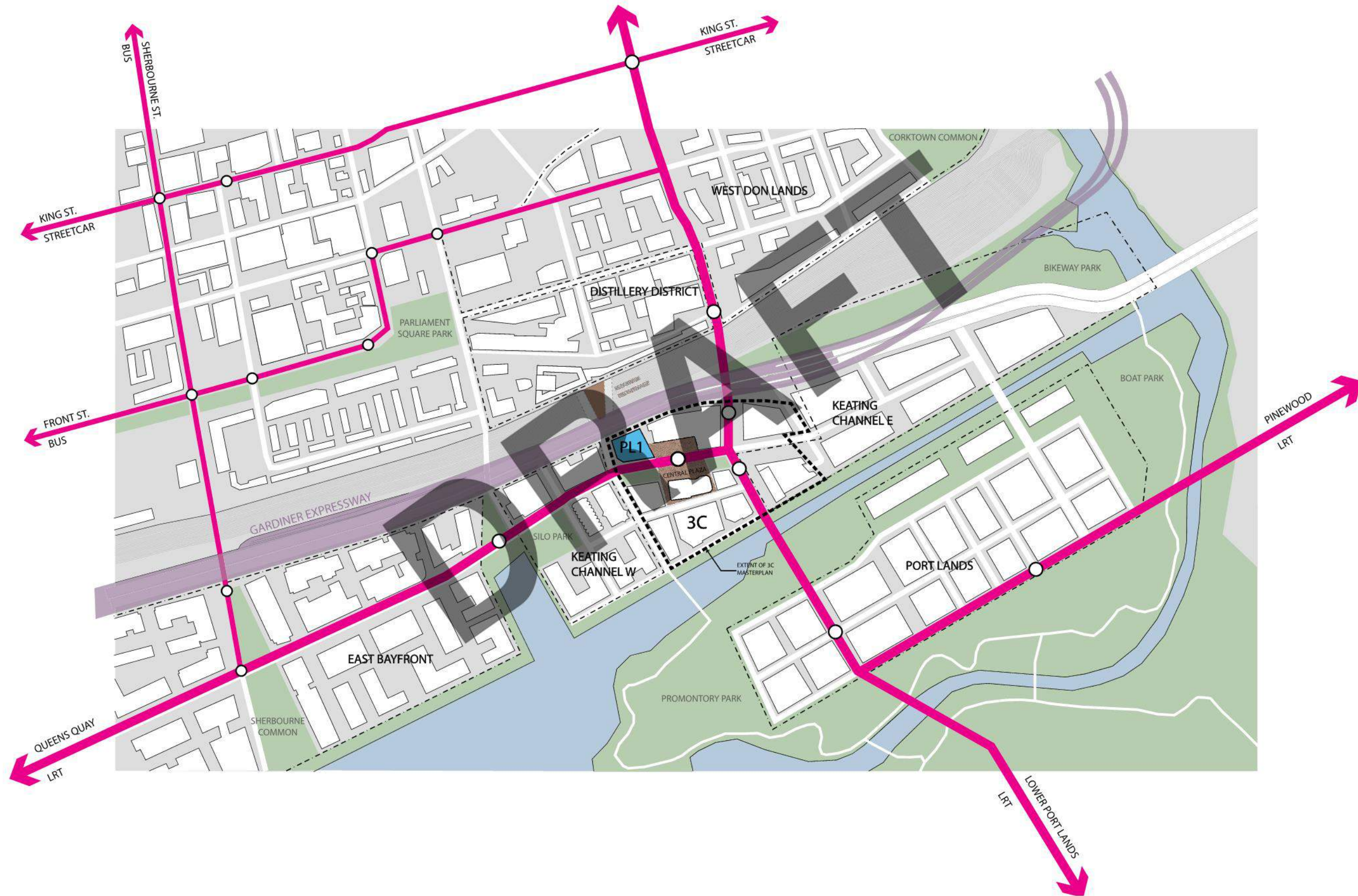
# Street Access Final Phase



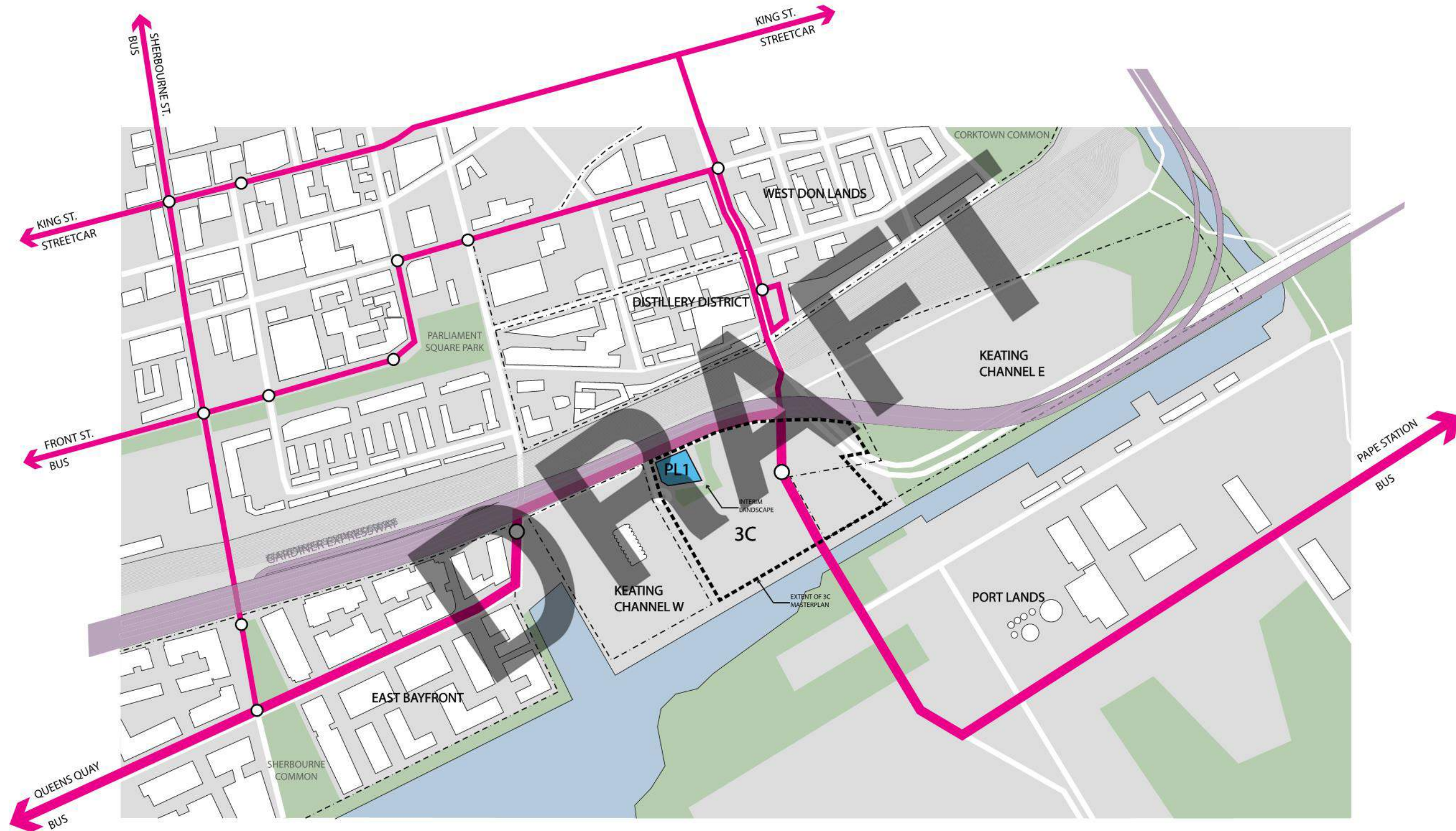
# Street Access Day 1



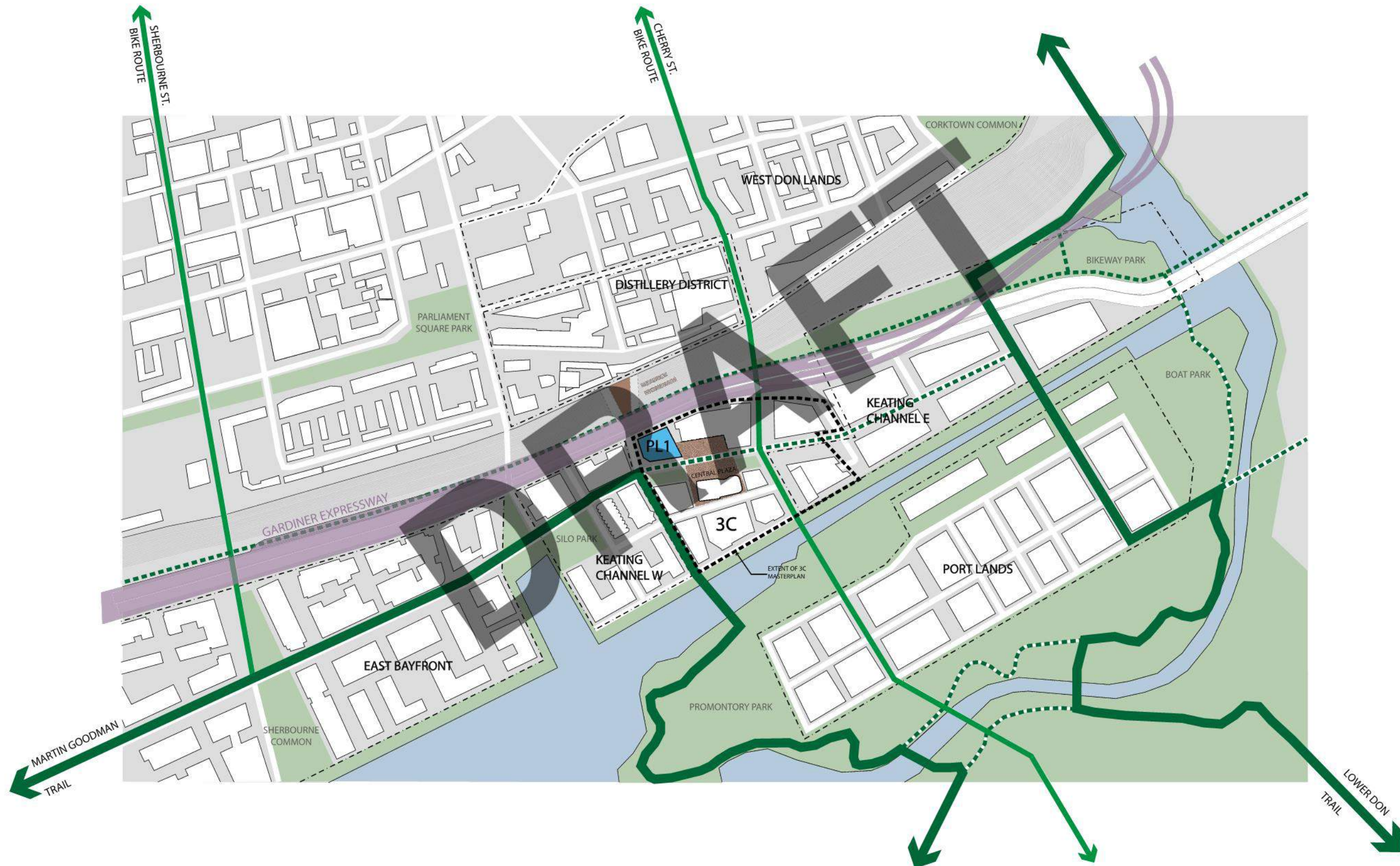
# Proximity to Public Transportation Final Phase



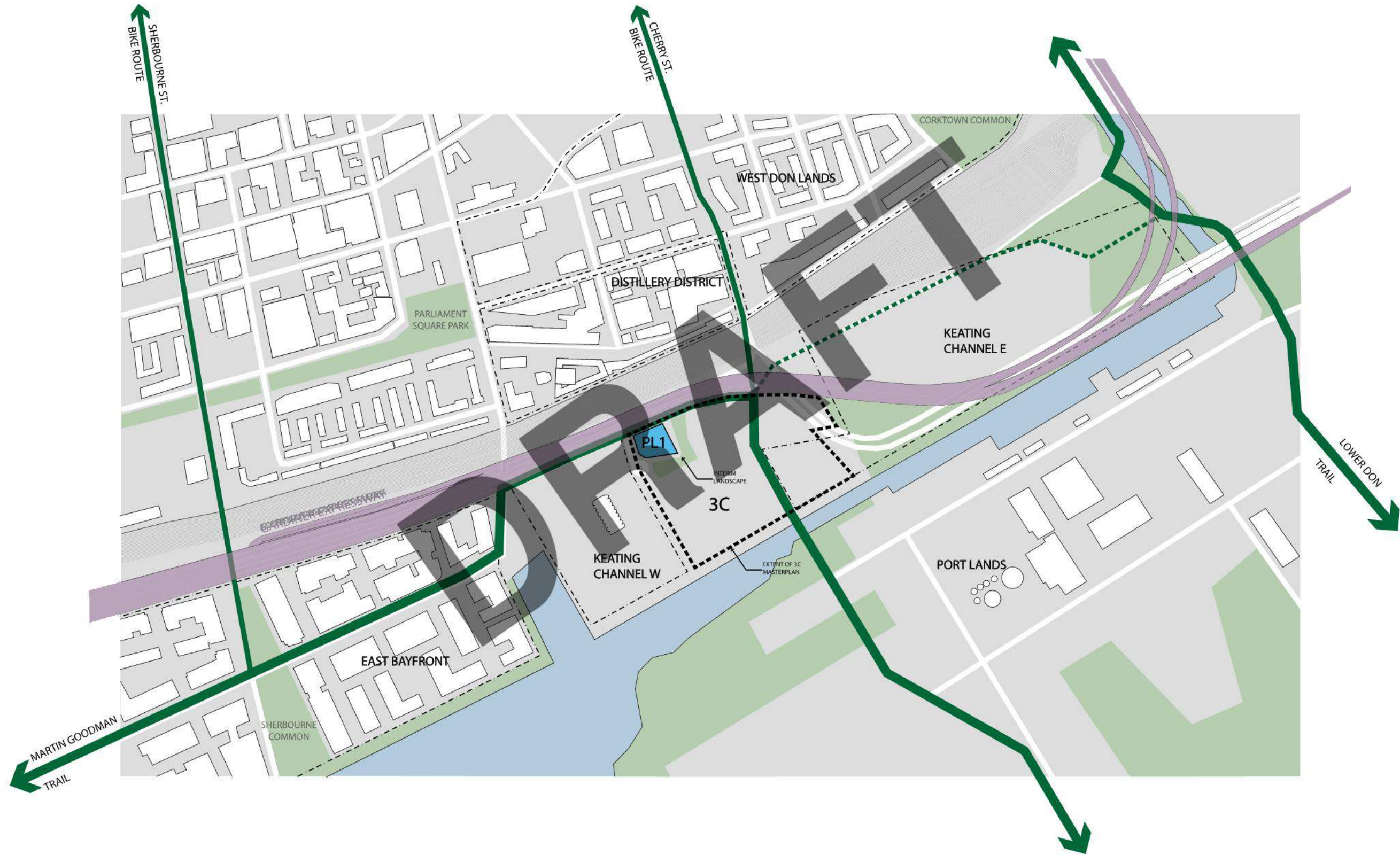
# Proximity to Public Transportation Day 1



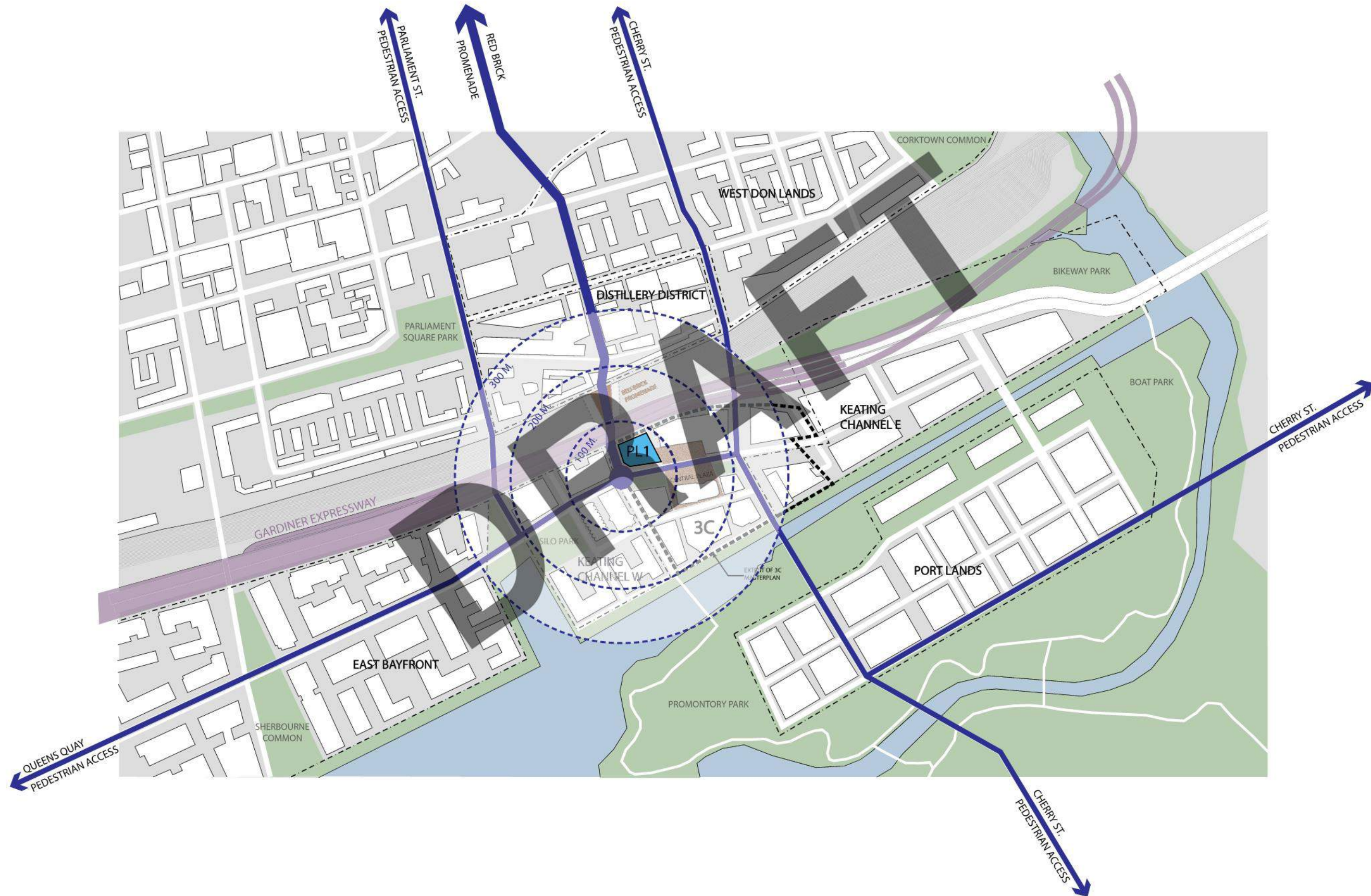
# Proximity to Green Spaces & Trails Final Phase



# Proximity to Green Spaces & Trails Day 1

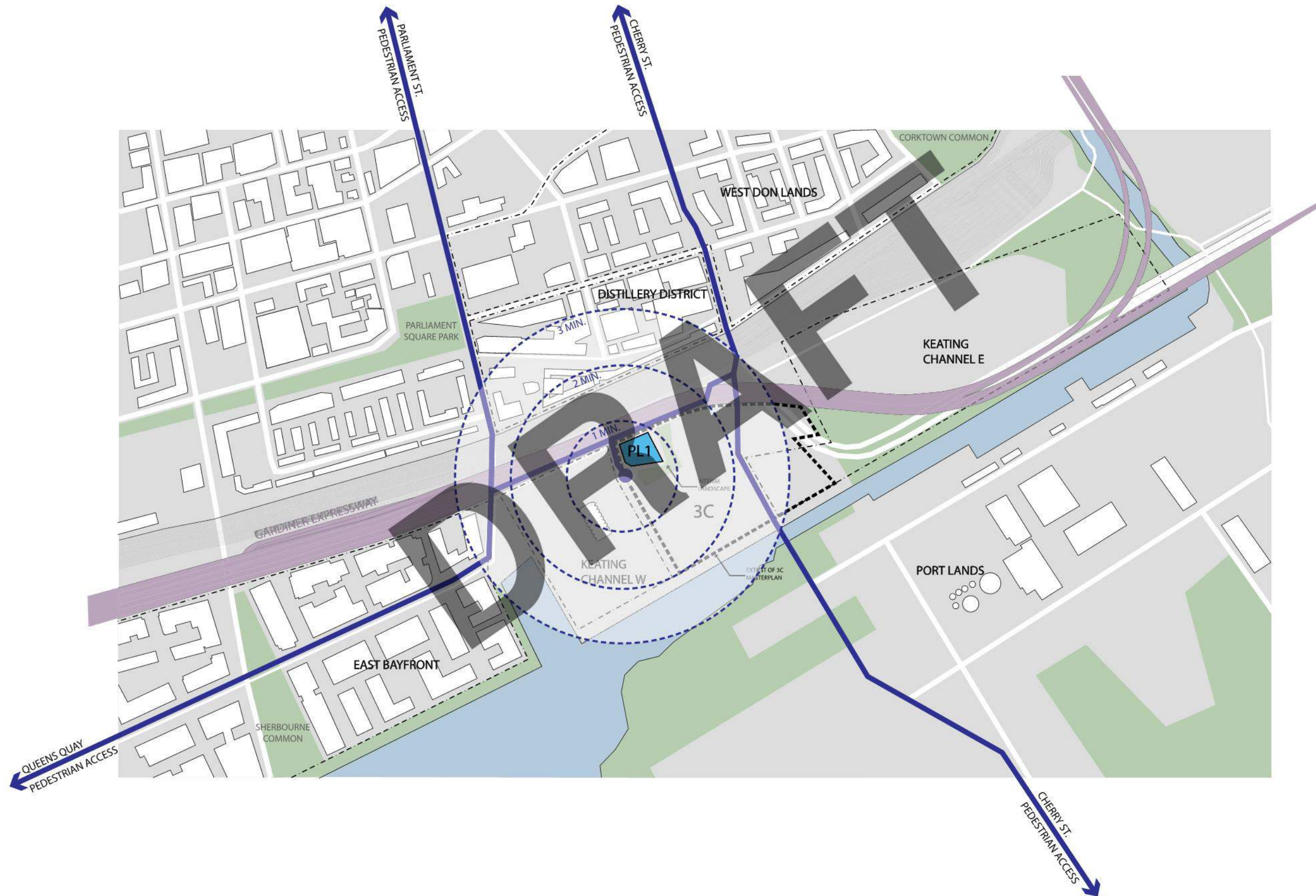


# Pedestrian Walking Radii Final Phase





# Pedestrian Walking Radii Day 1



# Site Plan Application

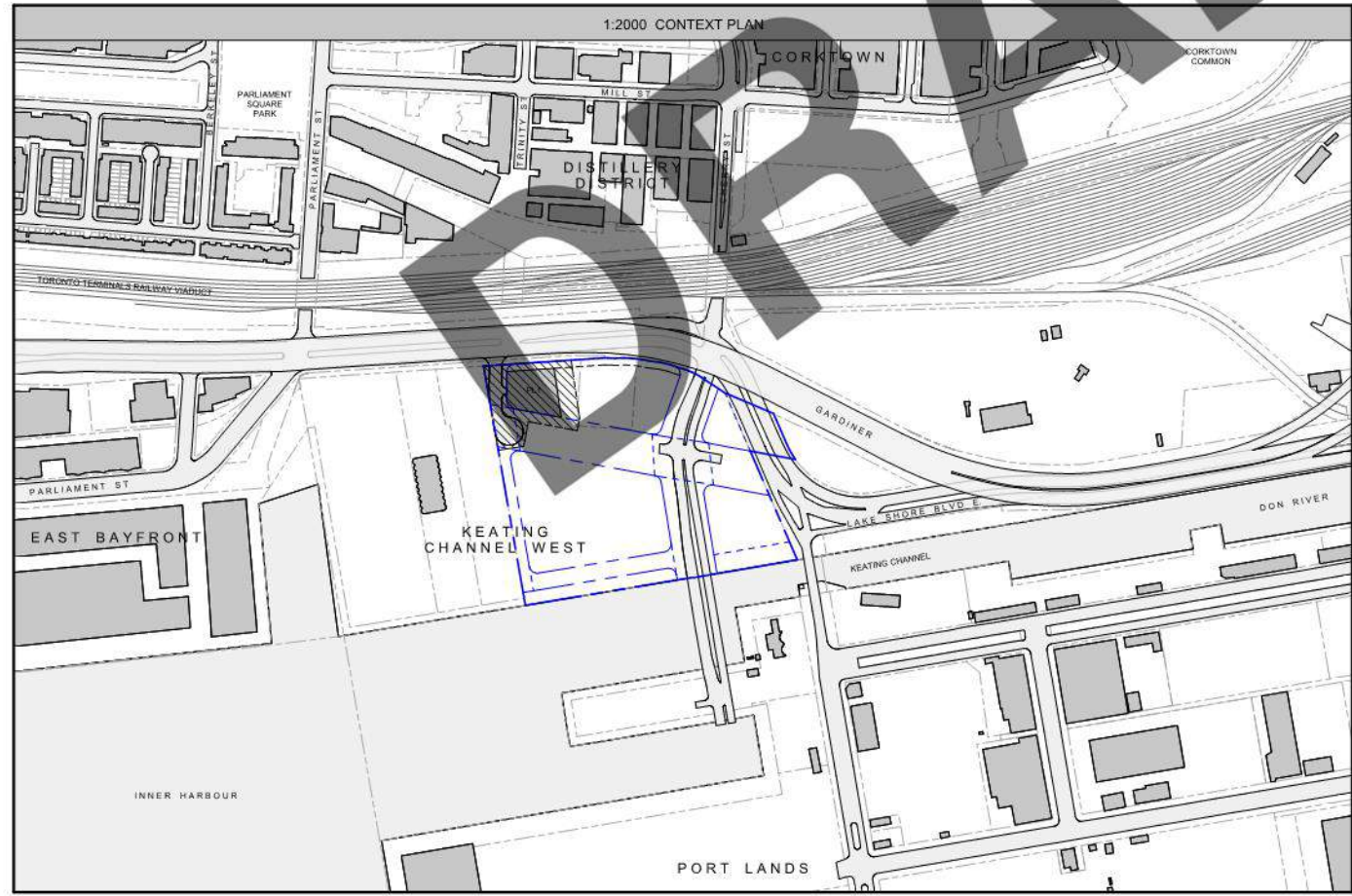
PL1 BUILDING - AREA SCHEDULE											
LEVEL	BUILDING HEIGHT (m)		BUILDING AREA (m <sup>2</sup> ) by occupancy			GROSS FLOOR AREA (m <sup>2</sup> ) without deductions		DEDUCTIONS (1)		NON-RESIDENTIAL GROSS FLOOR AREA (1)	
	HT(F)	Total HT	Office	Retail	Care/Lobby/Other	(m <sup>2</sup> )	(B2)	(m <sup>2</sup> )	(B2)	(m <sup>2</sup> )	(B2)
LEVEL 12 M2	2.5	56.5	0	0	38	38	409	0	0	38	409
LEVEL 12 M1	4	54	0	0	160	160	1,722	421	441	119	1,281
LEVEL 12	4	50	0	0	917	917	9,870	925	6,727	282	3,143
LEVEL 11	4.3	46	1,160	0	221	1,381	14,865	71	764	1,310	14,101
LEVEL 10	4	41.7	3,229	0	221	3,450	15,608	71	764	1,379	14,843
LEVEL 9	4	37.7	1,583	0	221	1,804	19,418	71	764	1,733	18,684
LEVEL 8	4	33.7	1,576	0	221	1,797	19,343	71	764	1,726	18,579
LEVEL 7	4	29.7	1,548	0	221	1,769	20,118	71	764	1,798	19,354
LEVEL 6	4	25.7	1,635	0	221	1,856	19,978	71	764	1,785	19,214
LEVEL 5	4	21.7	1,570	0	305	1,875	20,182	71	764	1,804	19,418
LEVEL 4	4	17.7	1,768	0	221	1,989	21,409	71	764	1,818	20,645
LEVEL 3	4	13.7	1,917	0	221	2,138	23,013	71	764	2,067	22,249
LEVEL 2	4	9.7	1,917	0	221	2,138	23,013	71	764	2,067	22,249
LEVEL 1 M	2.9	8.6	0	0	146	146	1,572	0	0	146	1,572
GROUND FLOOR	5.7	5.7	0	815	1,151	1,966	21,162	742	7,987	1,224	13,175
BASEMENT 1	4.5	0	0	0	2,702	2,702	29,094	2,408	25,920	294	3,165
BASEMENT 2	3.0	0	0	0	2,702	2,702	29,094	2,549	27,437	153	1,647
BASEMENT 3	3.0	0	0	0	2,702	2,702	29,094	2,549	27,437	153	1,647
TOTAL AREA	-	-	16,903	815	12,872	29,630	319,934	9,624	103,549	20,006	215,345

PROJECT DATA	
MUNICIPAL ADDRESS	324 Cherry St. and 429 Lake Shore Blvd., Toronto, Ontario
SITE STATISTICS	
Total Lot Area (m <sup>2</sup> )	5,931.1
Lot Frontage (m)	87.2
Lot Depth (m)	69.7
Proposed Building Frontage (m)	36.9
Proposed Building Depth (m)	45.7
Proposed Height of Building	11 Storeys + MPH 46 m + 8 m
Ground Floor Area (m <sup>2</sup> )	1,966
Non-residential Gross Floor Area (m <sup>2</sup> )	20,006
LOADING REQUIREMENTS (in accordance with ZBL 438-86, per Total Floor Area(2))	
No. of Loading Spaces Required	2 Type B + 2 Type C
No. of Type B Loading Spaces Provided	2
No. of Type C Loading Spaces Provided	1
Total No. of Loading Spaces Provided	3
BICYCLE PARKING REQUIREMENTS (in accordance with ZBL 569-2013, Chapter 230)	
Required short-term parking (3+0.2/100m <sup>2</sup> Office Area) + (3+0.3/100m <sup>2</sup> Retail Area)	42
Short-term parking provided	48
Required Long-term parking (0.2/100m <sup>2</sup> Office Area) + (0.2/100m <sup>2</sup> Retail Area)	35
Long-term parking provided	40
Total provided bicycle parking	88
CYCLIST CHANGE & SHOWER FACILITY REQUIREMENTS	
No. of Change Room Required per Gender	1
No. of Change Room Provided per Gender	1
No. of Showers per Gender Required	1
No. of Showers per Gender Provided	1
PARKING (in accordance with ZBL 438-86, per Net Floor Area(3)) <sup>1</sup> Including Accessible Parking Spaces	
Required Vehicular Parking Spaces* (1/300m <sup>2</sup> Office Area) + (1/100m <sup>2</sup> Retail Area)	62
Provided Vehicular Parking Spaces (Level B1)	17
Provided Vehicular Parking Spaces (Level B2)	32
Provided Vehicular Parking Spaces (Level B3)	32
Total Provided Vehicular Parking Spaces*	81
Required Accessible Parking Spaces	3
Total Provided Accessible Parking Spaces	2
CONTACTS	
OWNER	
3C LAKESHORE INC.	T: 647 616 2810
Jeanine Froick	F: XXX XXX XXXX
ARCHITECTS	
ADAMSON ASSOCIATES ARCHITECTS	T: 416 967 1000
David Koren	

BUILDING STATISTICS SUMMARY	
Drawn	Author
Checked	Checker
Scale @ A0	As Indicated
Date	07/24/19
Project No.	1914
Drawing No.	A1-001
Revision No.	

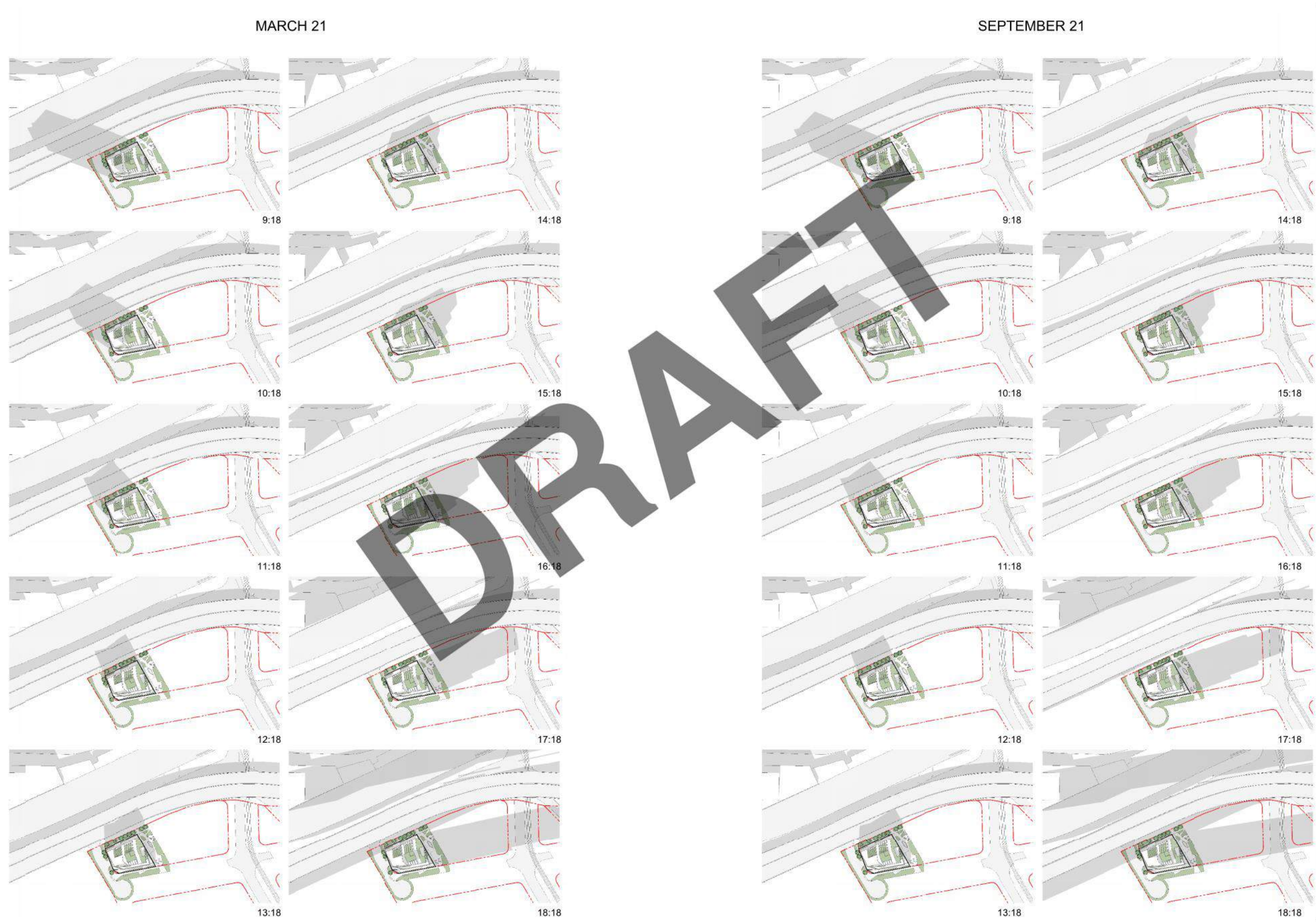


STAMP

DRAWING TITLE

**BUILDING STATISTICS SUMMARY**

# Shadow Studies

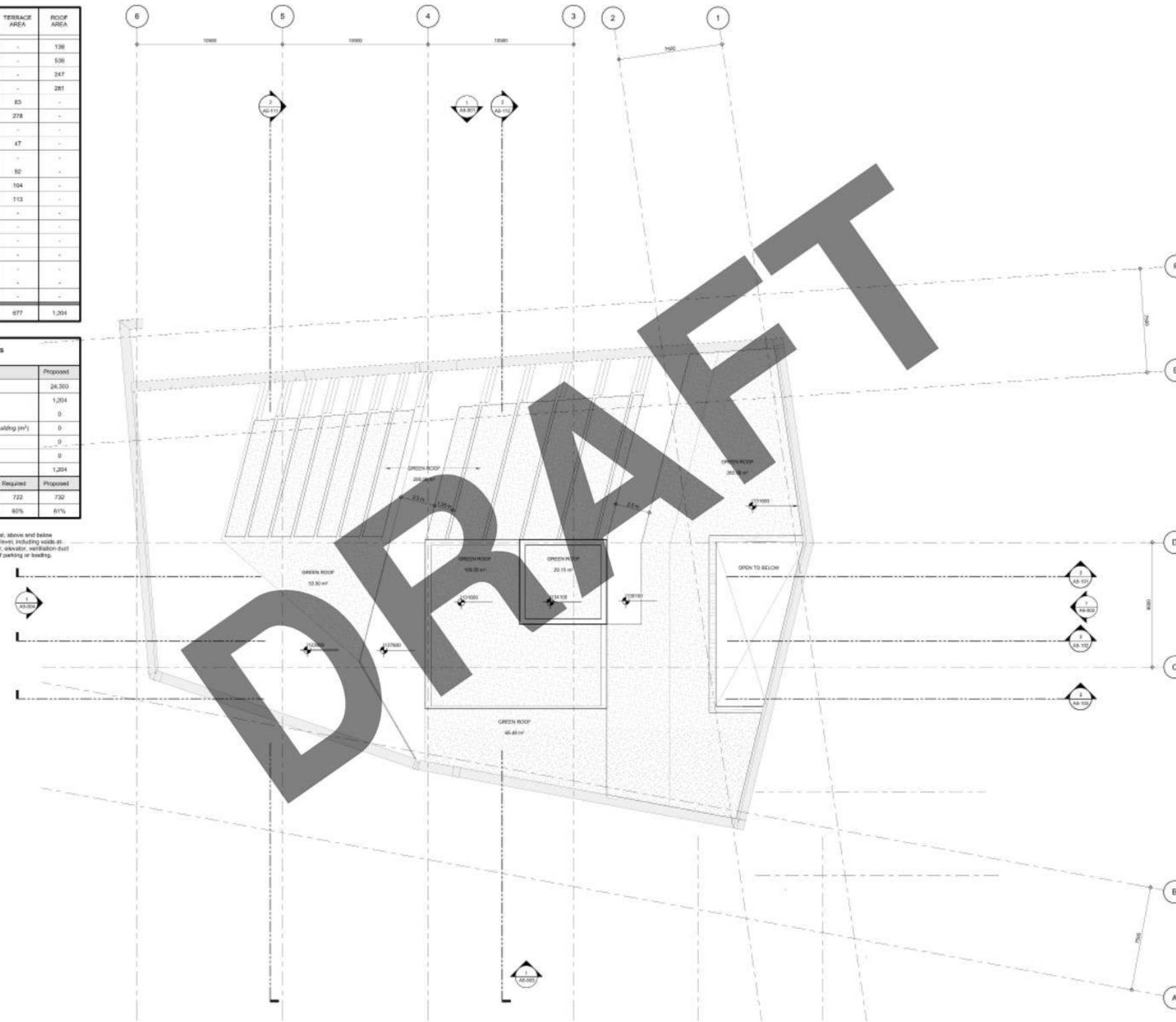


# Roof Plan

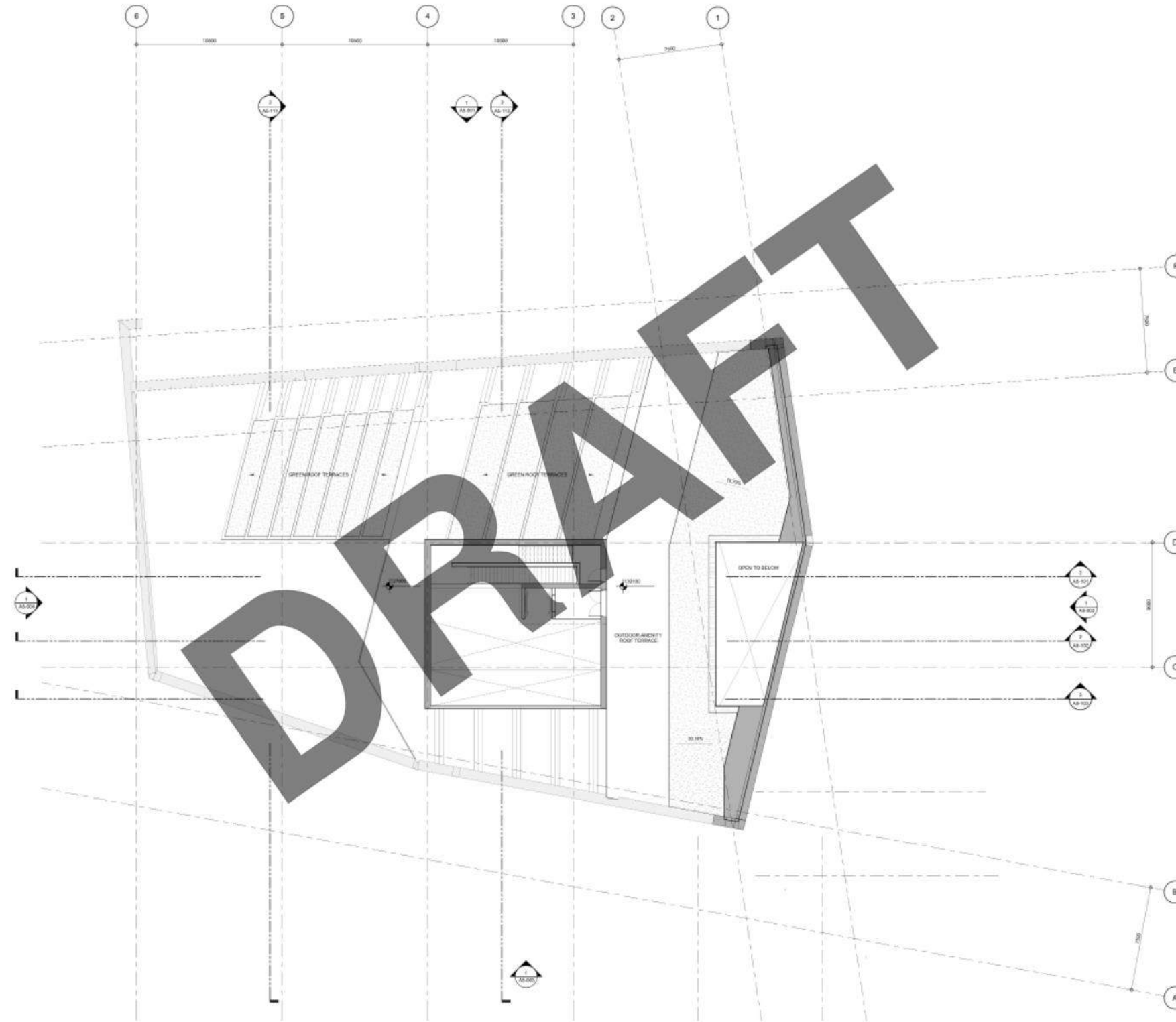
LEVEL	GROSS FLOOR AREA* per Green Roof Bay (m <sup>2</sup> )	TERRACE AREA	ROOF AREA
ROOF	-	-	198
LEVEL 12 M2	35	-	508
LEVEL 12 M1	160	-	247
LEVEL 12	917	-	281
LEVEL 11	1,261	83	-
LEVEL 10	1,400	278	-
LEVEL 9	1,004	-	-
LEVEL 8	1,797	47	-
LEVEL 7	1,969	-	-
LEVEL 6	1,896	52	-
LEVEL 5	1,873	104	-
LEVEL 4	1,869	113	-
LEVEL 3	2,138	-	-
LEVEL 2	2,138	-	-
LEVEL 1 M	146	-	-
GROUND FLOOR	1,303	-	-
BASEMENT 1	1,244	-	-
BASEMENT 2	1,034	-	-
BASEMENT 3	1,034	-	-
<b>TOTAL AREA</b>	<b>24,303</b>	<b>677</b>	<b>1,204</b>

GREEN ROOF STATISTICS		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		24,303
Total Roof Area (m <sup>2</sup> )		1,204
Area of Residential Private Terraces (m <sup>2</sup> )		0
Roof-top Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		0
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower(s) Roof Area with floor plate less than 750 m <sup>2</sup>		0
Total Available Roof Space (m <sup>2</sup> )		1,204
<b>Green Roof Coverage</b>	Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	732	732
Coverage of Available Roof Space (%)	60%	61%

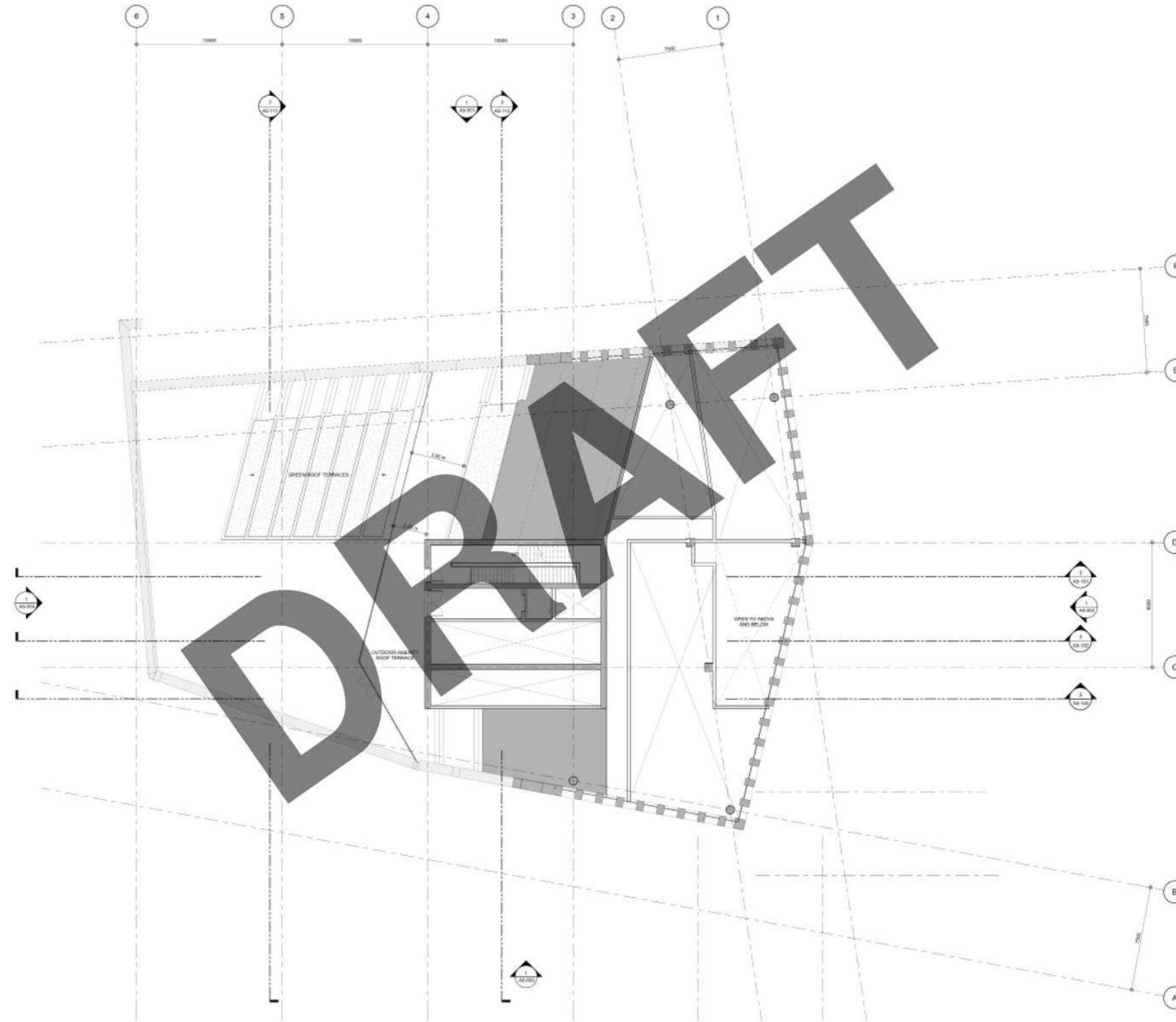
\*GROSS FLOOR AREA - The total area of each floor level, above and below average grade, measured from exterior wall of each floor level, including walls at each floor, such as atrium, mezzanine, stairwell, elevator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.



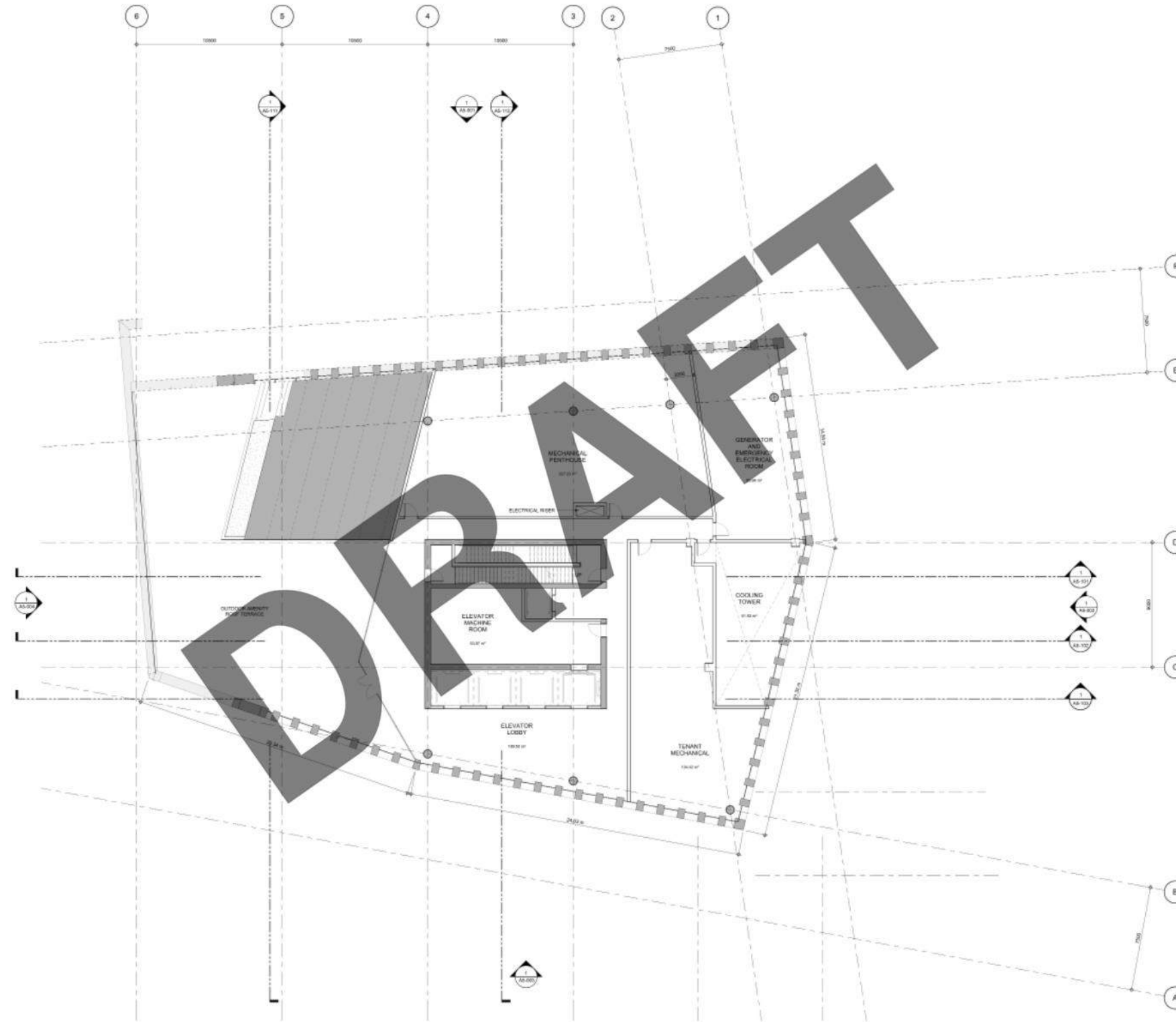
# Floor Plans - L12 M2



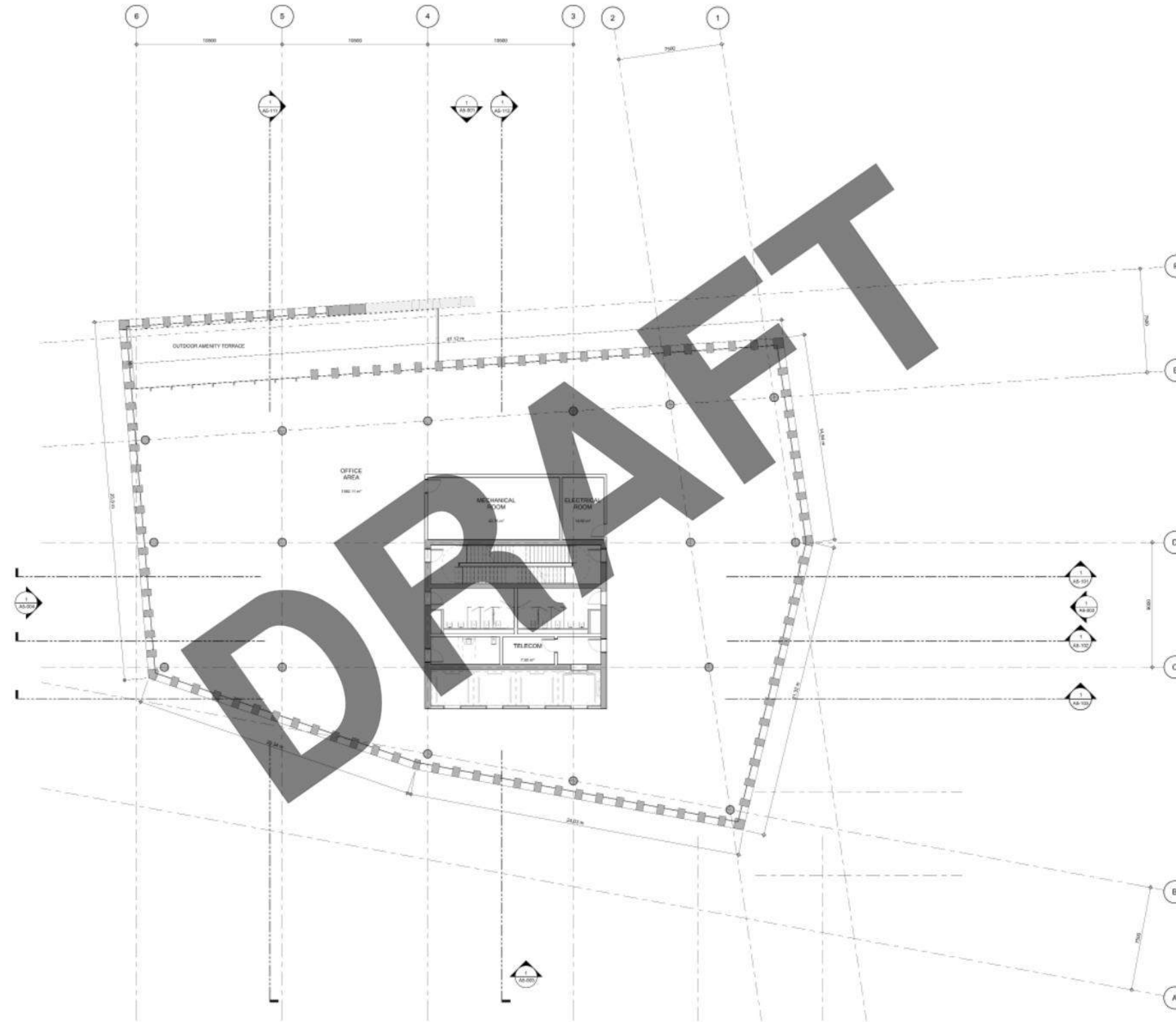
# Floor Plans - L12 M1



# Floor Plans - L12

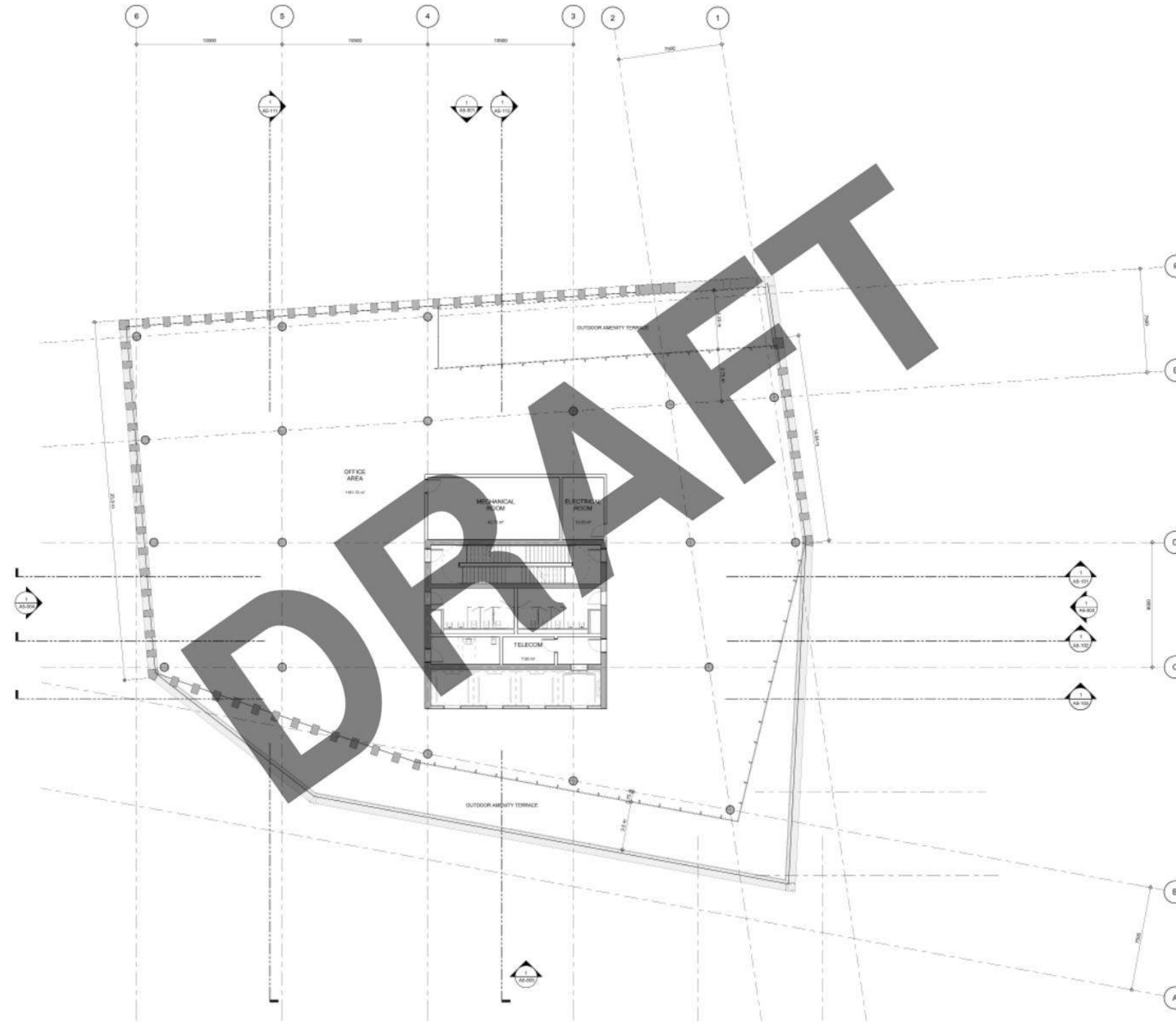


# Floor Plans - L11

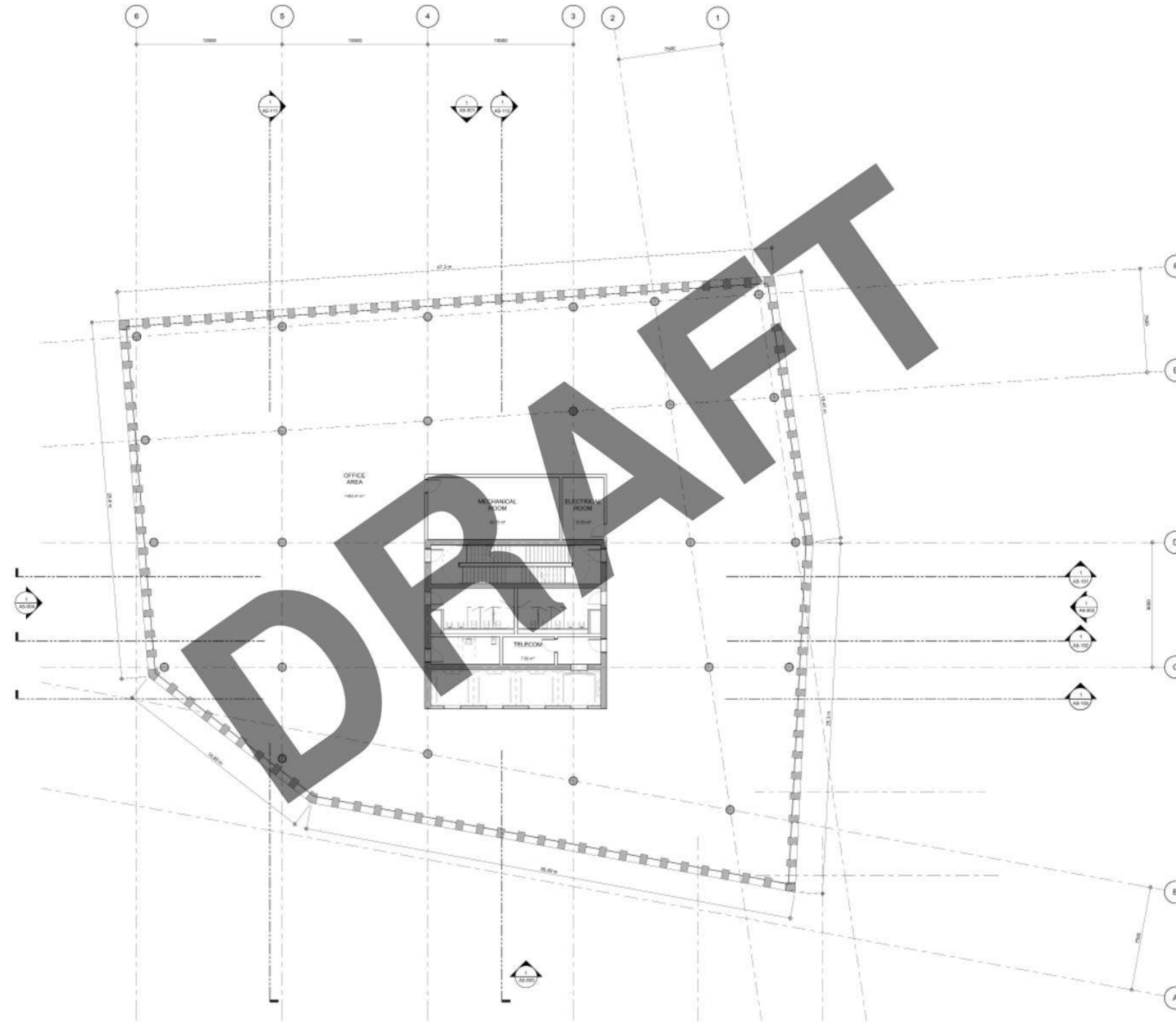




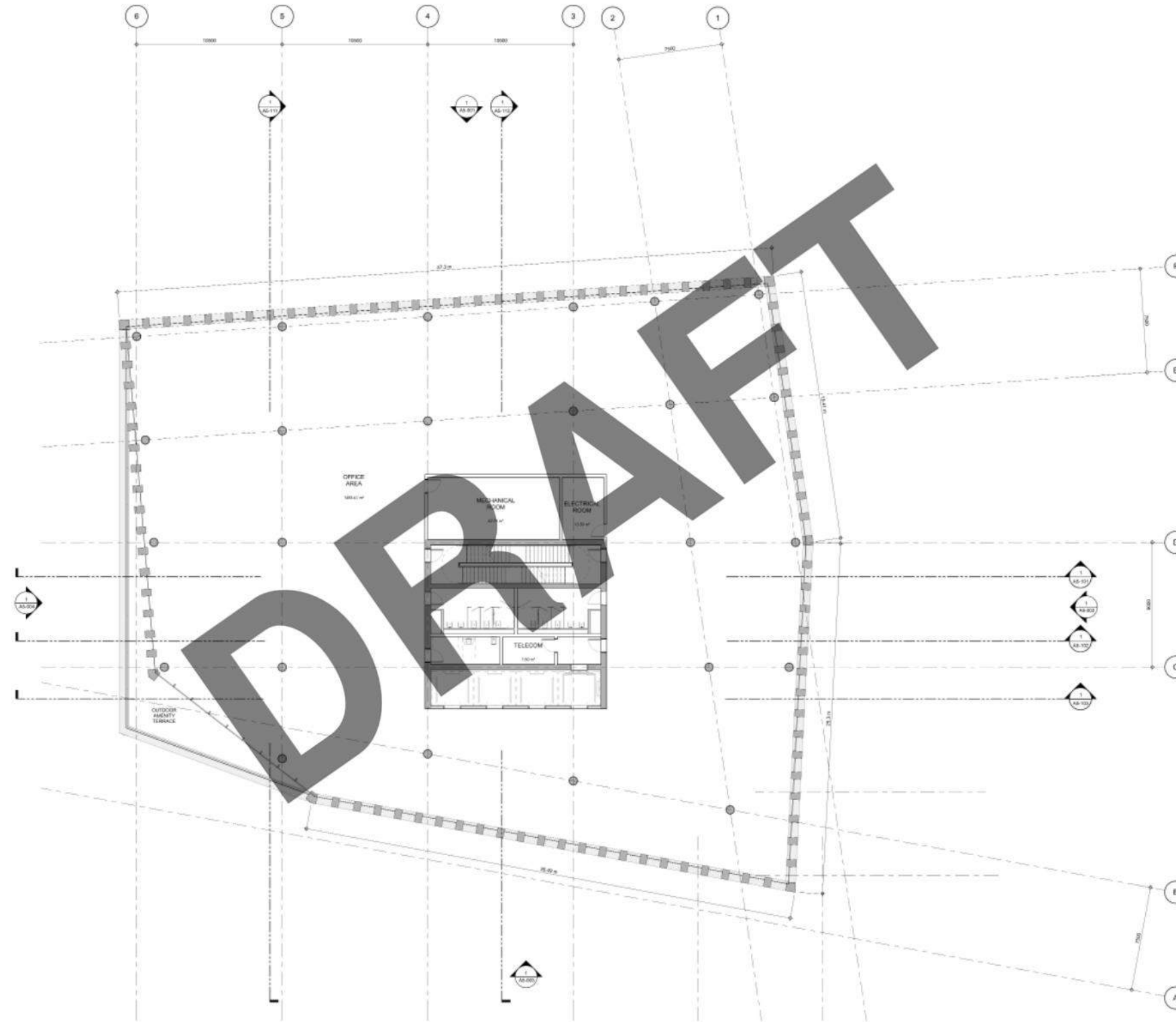
# Floor Plans - L10



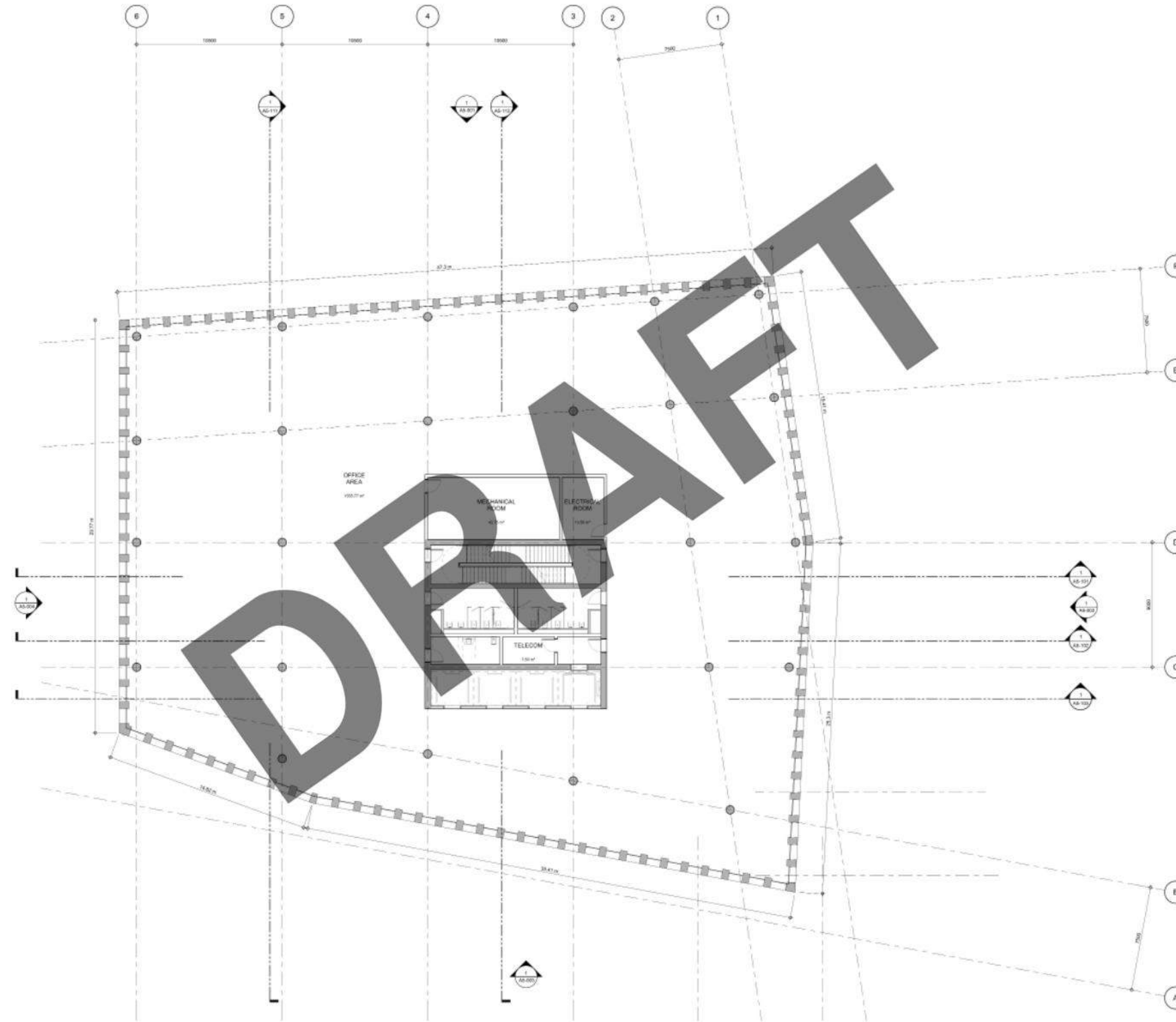
# Floor Plans - L9



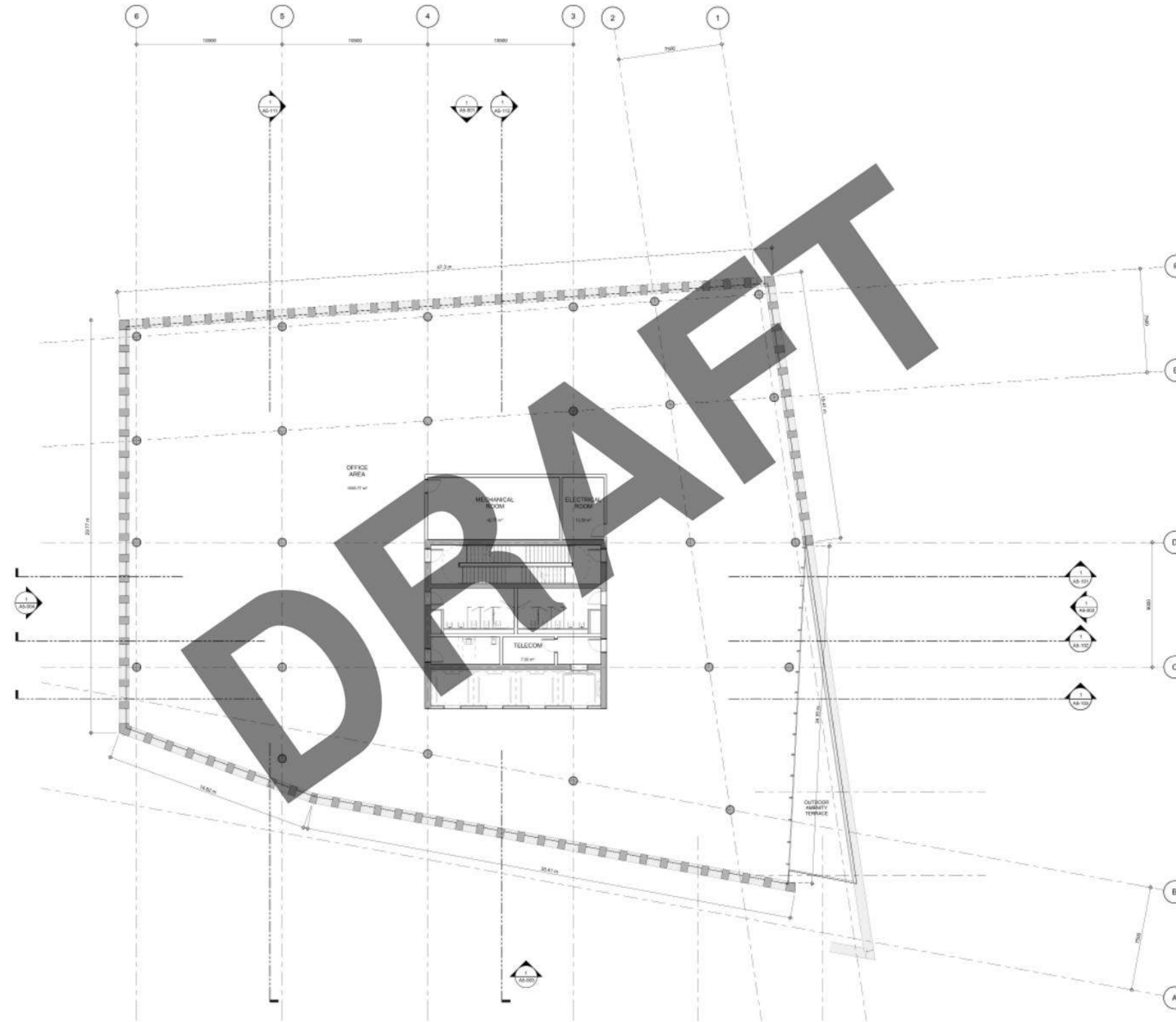
# Floor Plans - L8



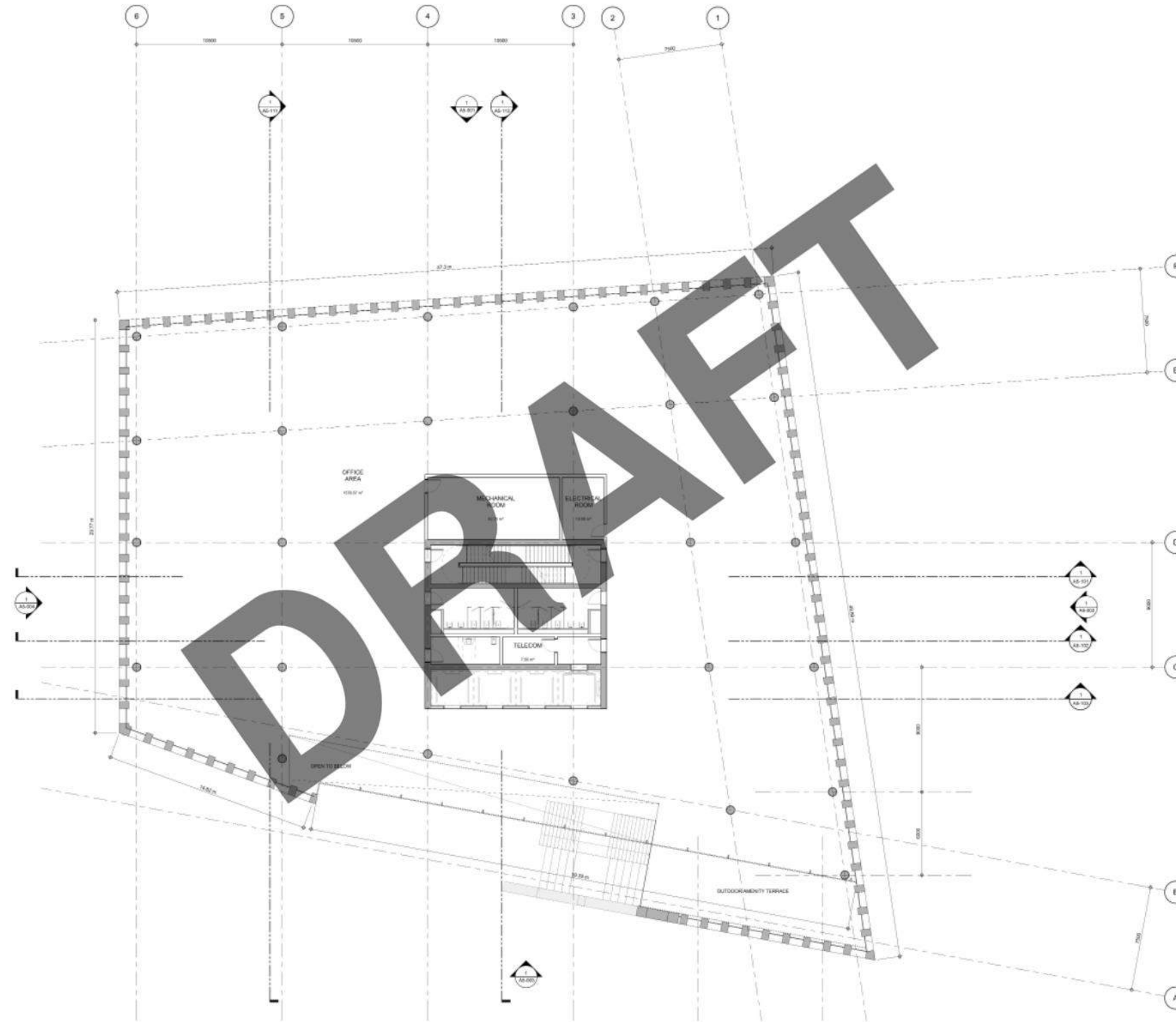
# Floor Plans - L7



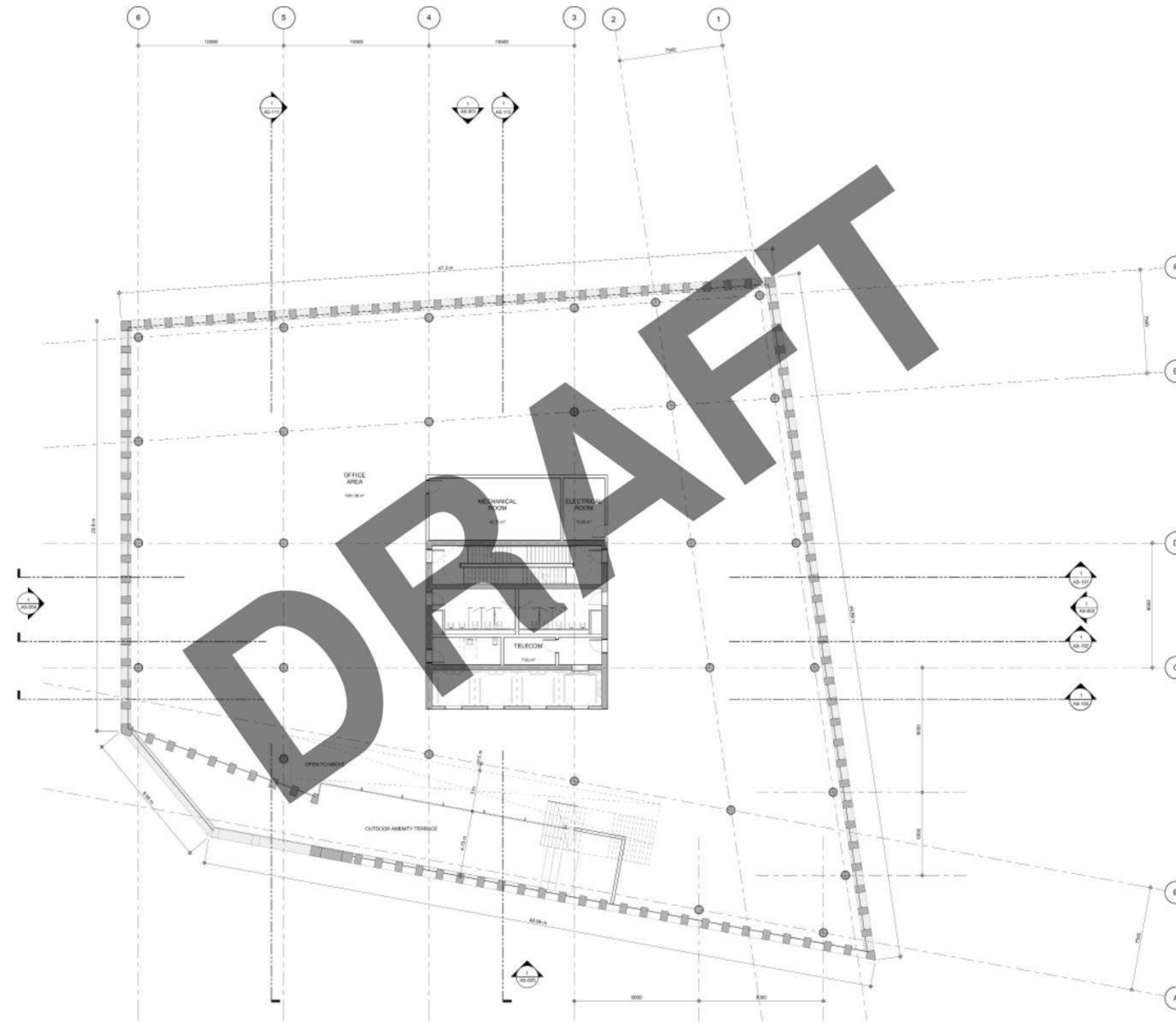
# Floor Plans - L6



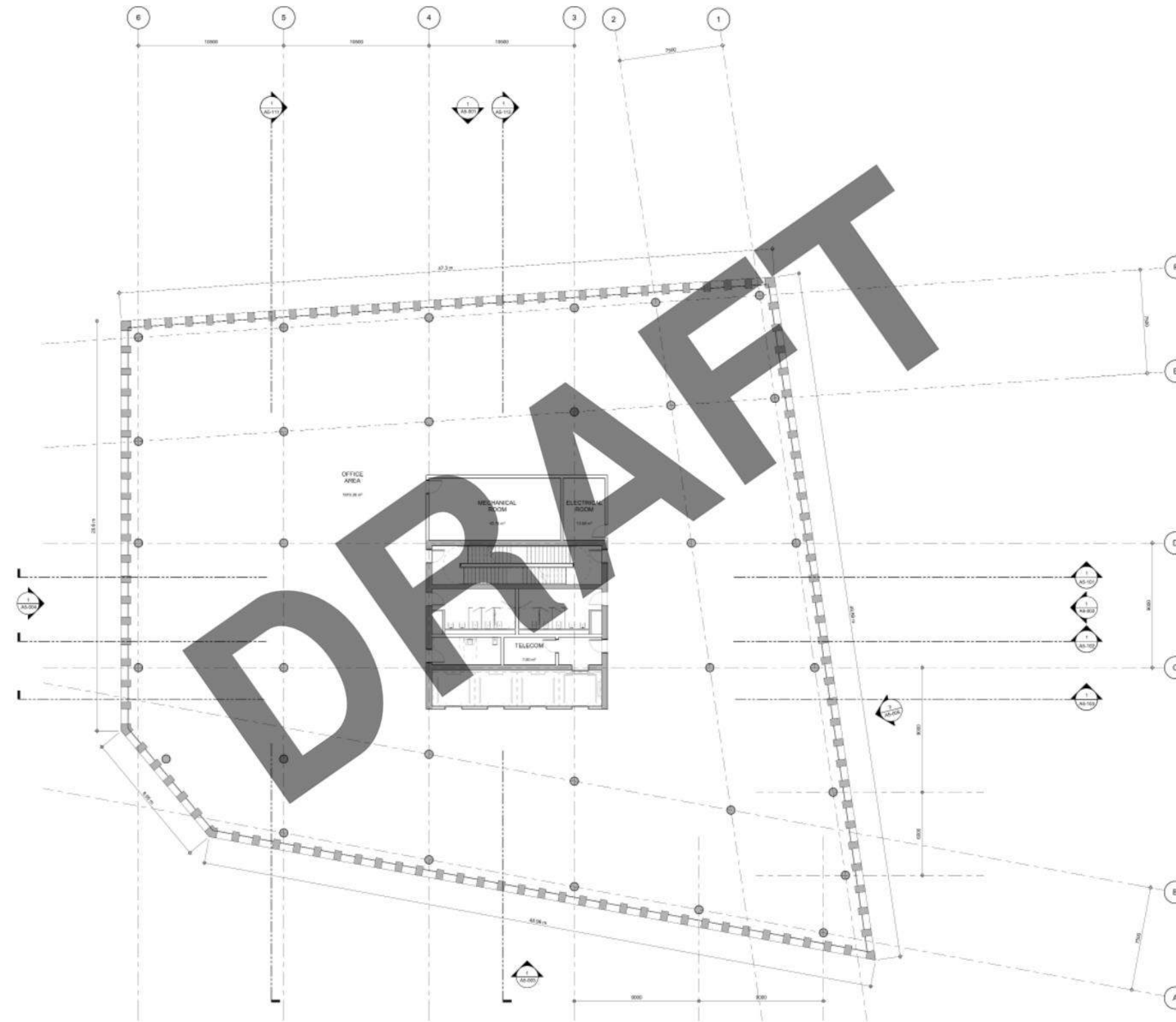
# Floor Plans - L5



# Floor Plans - L4

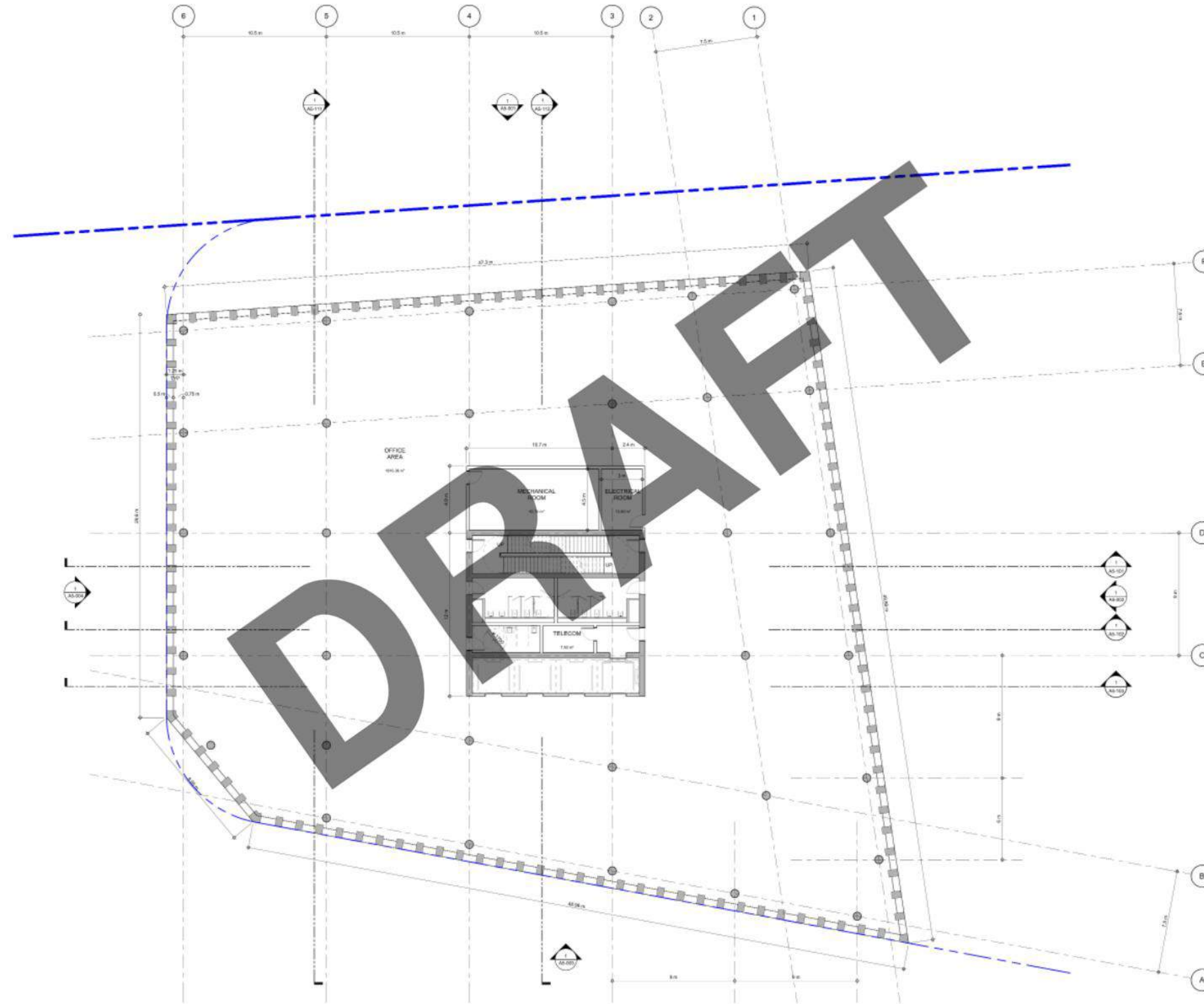


# Floor Plans - L3

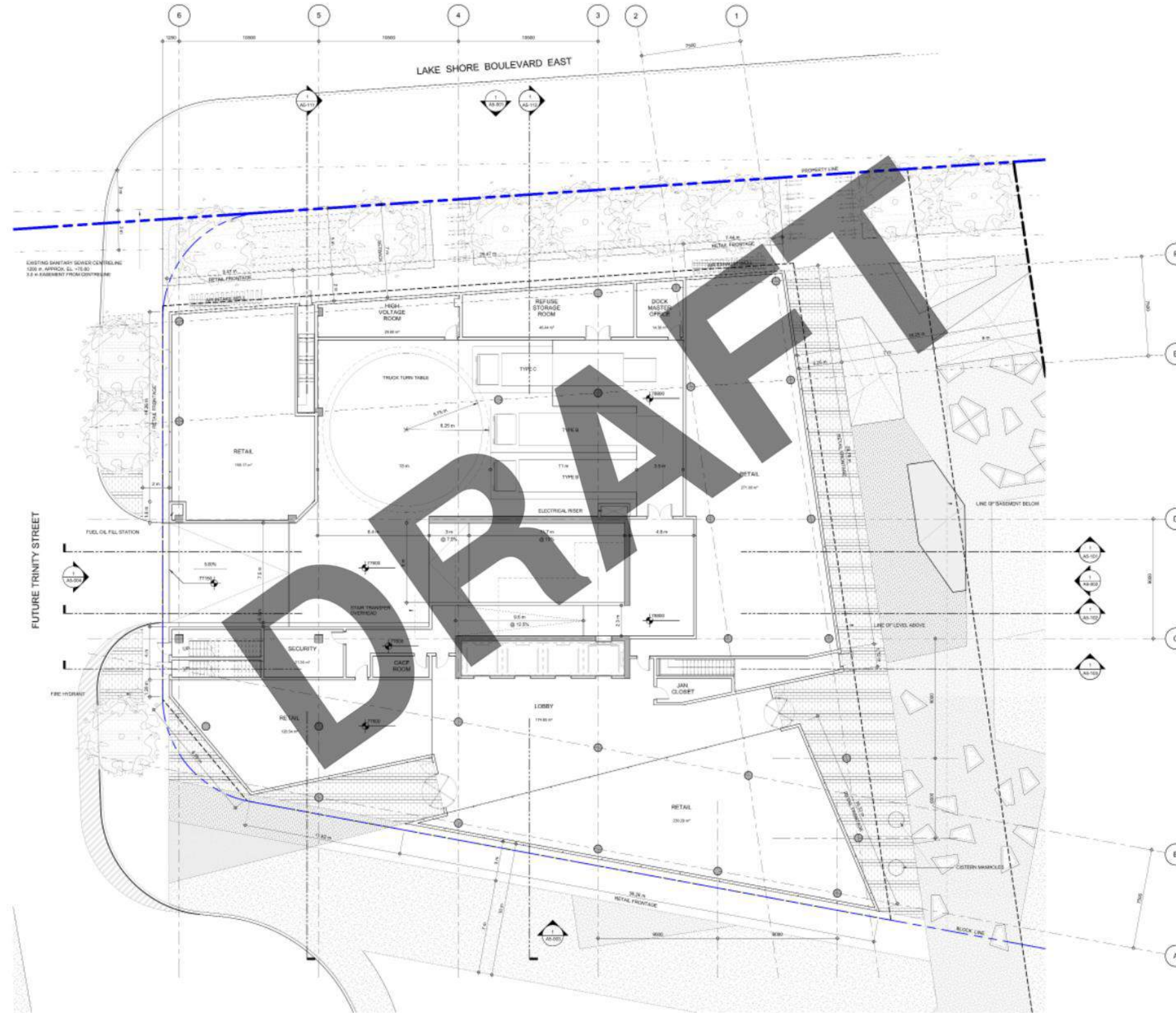




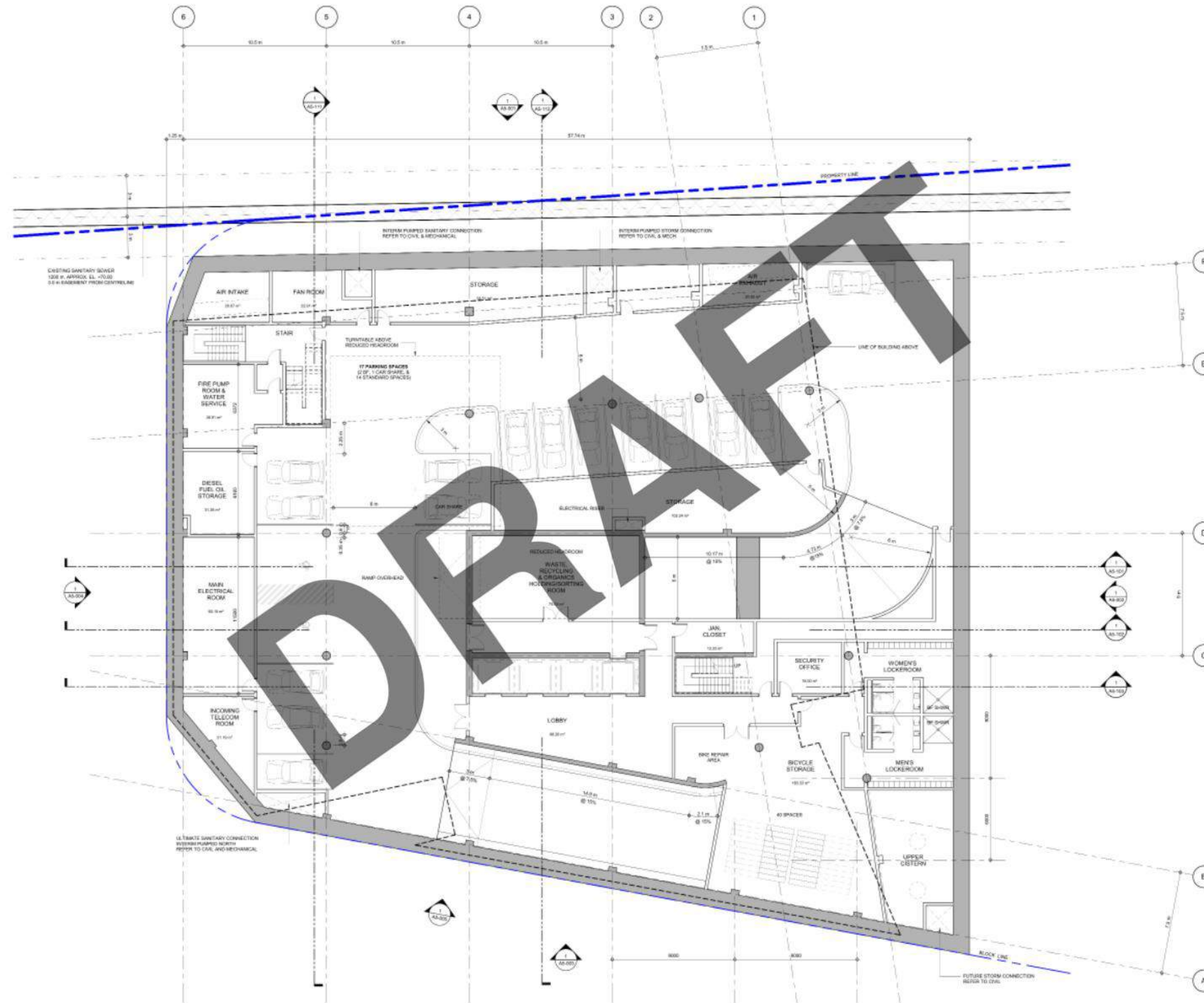
# Floor Plans - L2



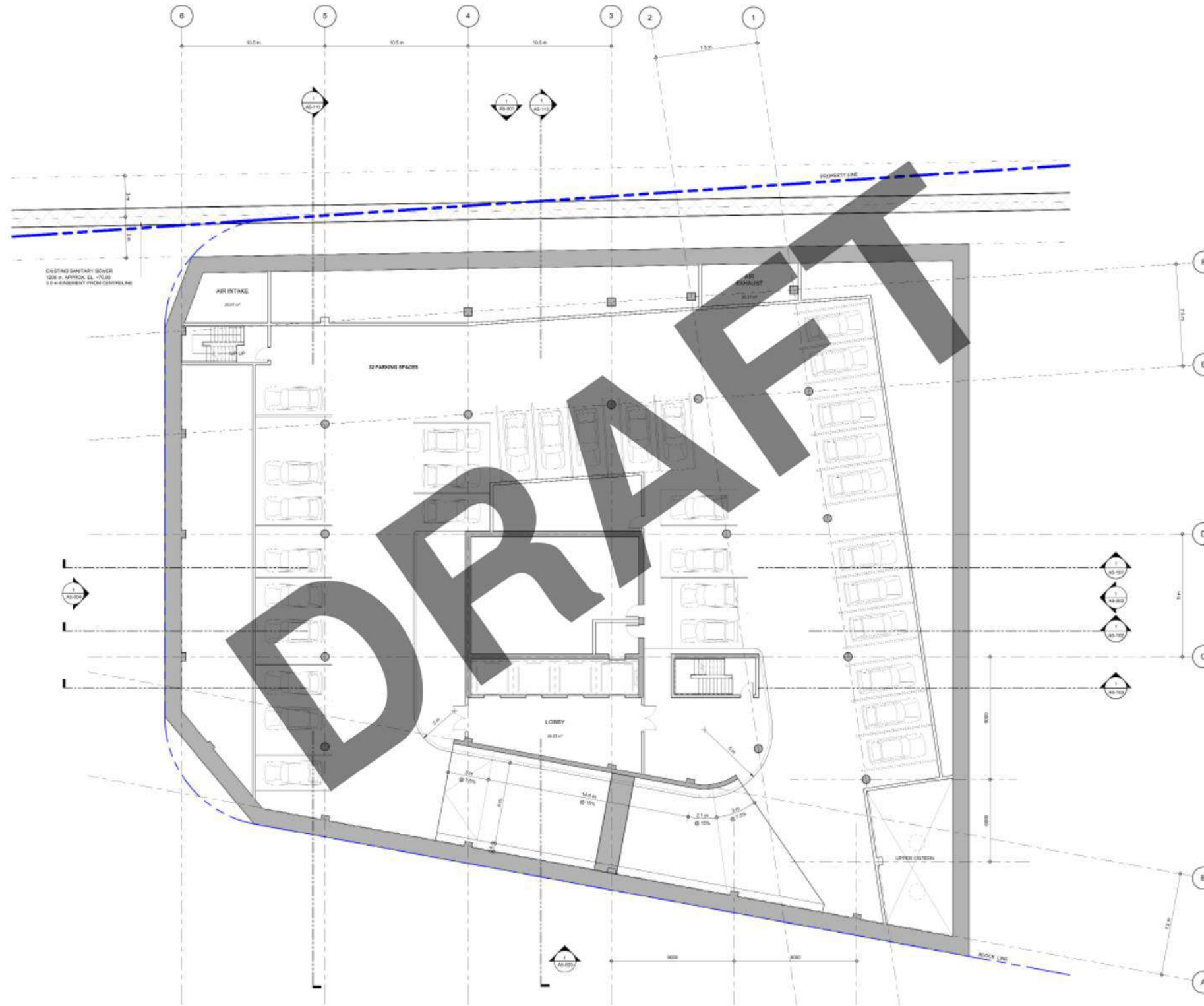
# Floor Plans - L1



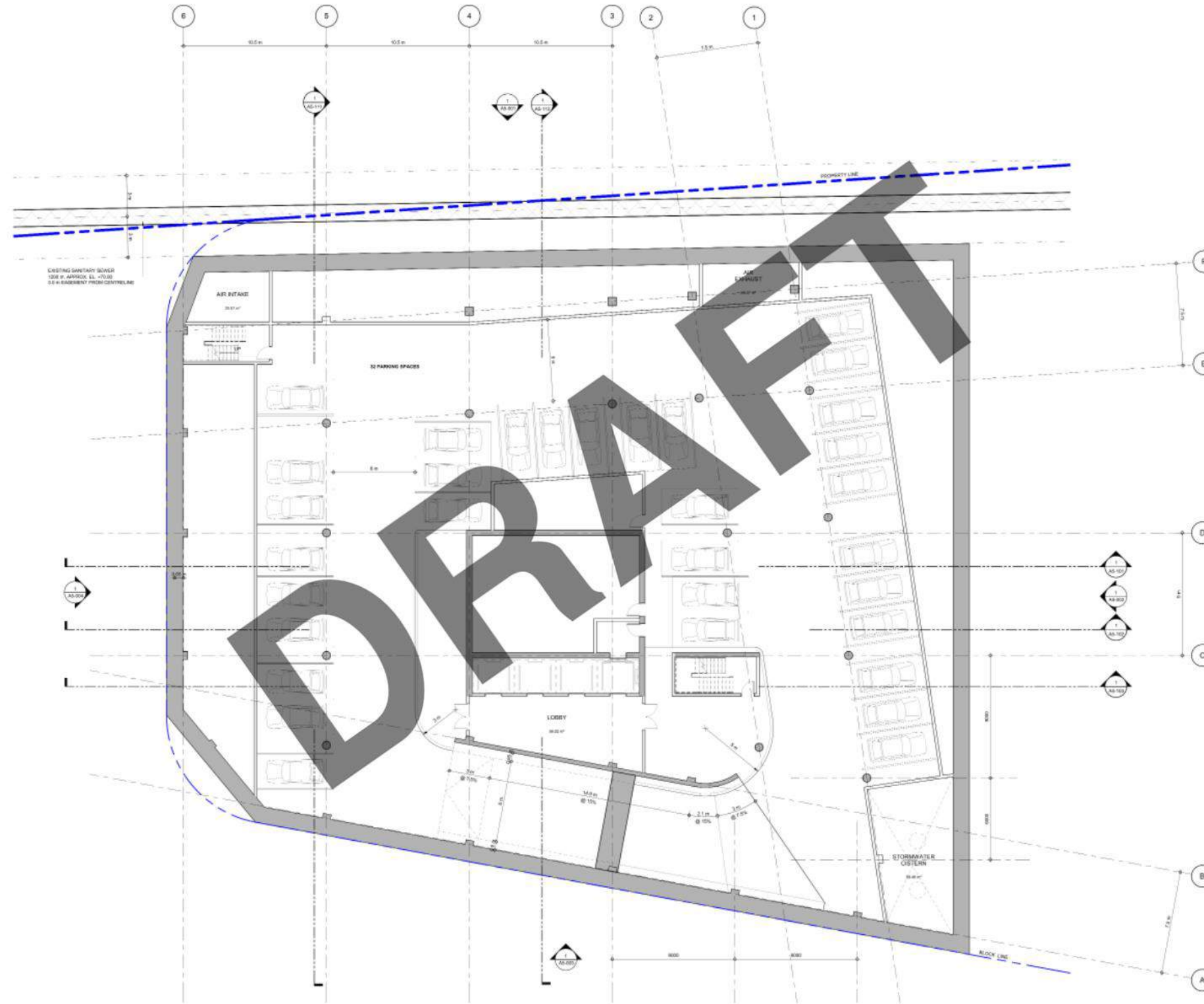
# Parking Plans - B1



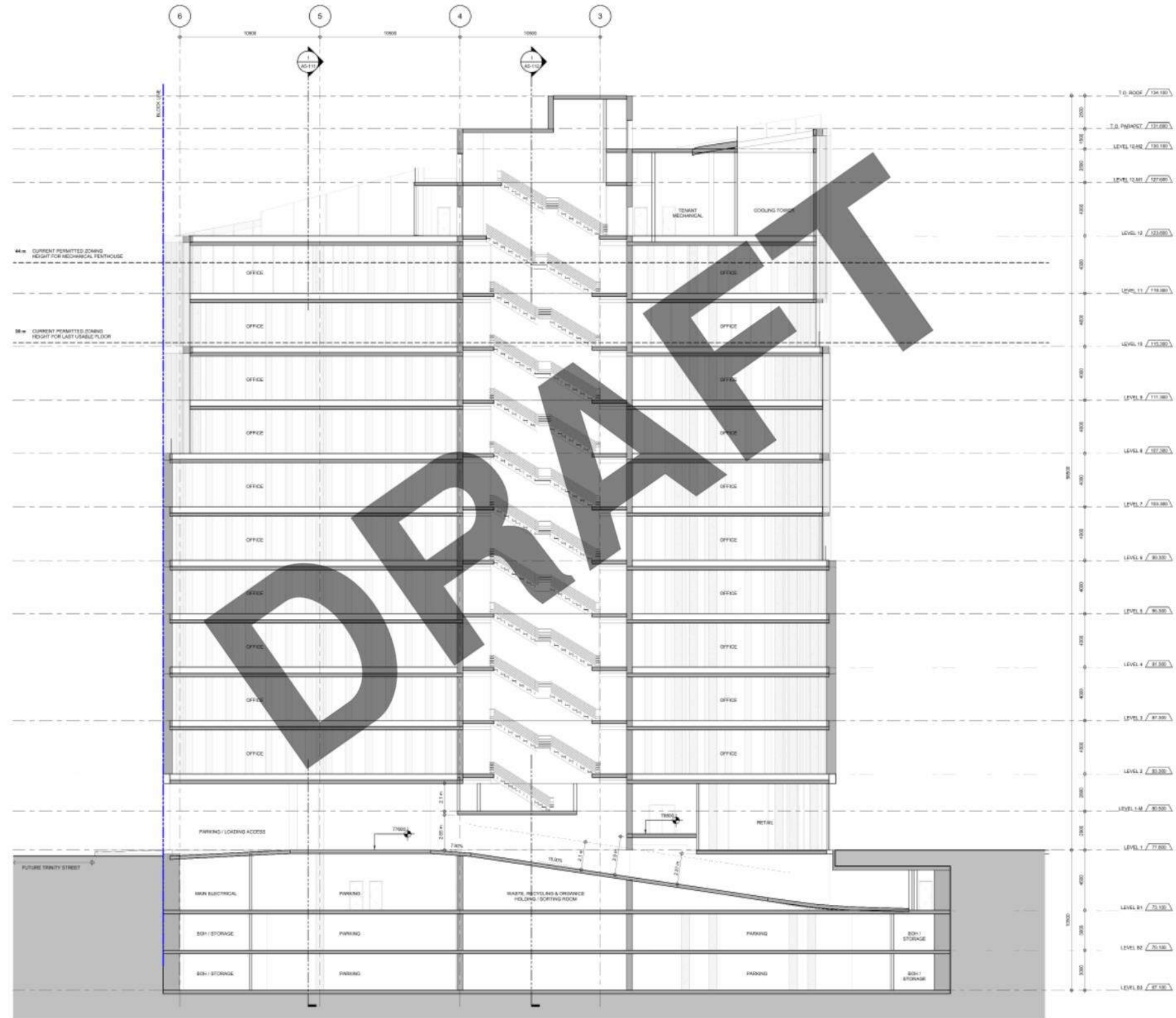
# Parking Plans - B2



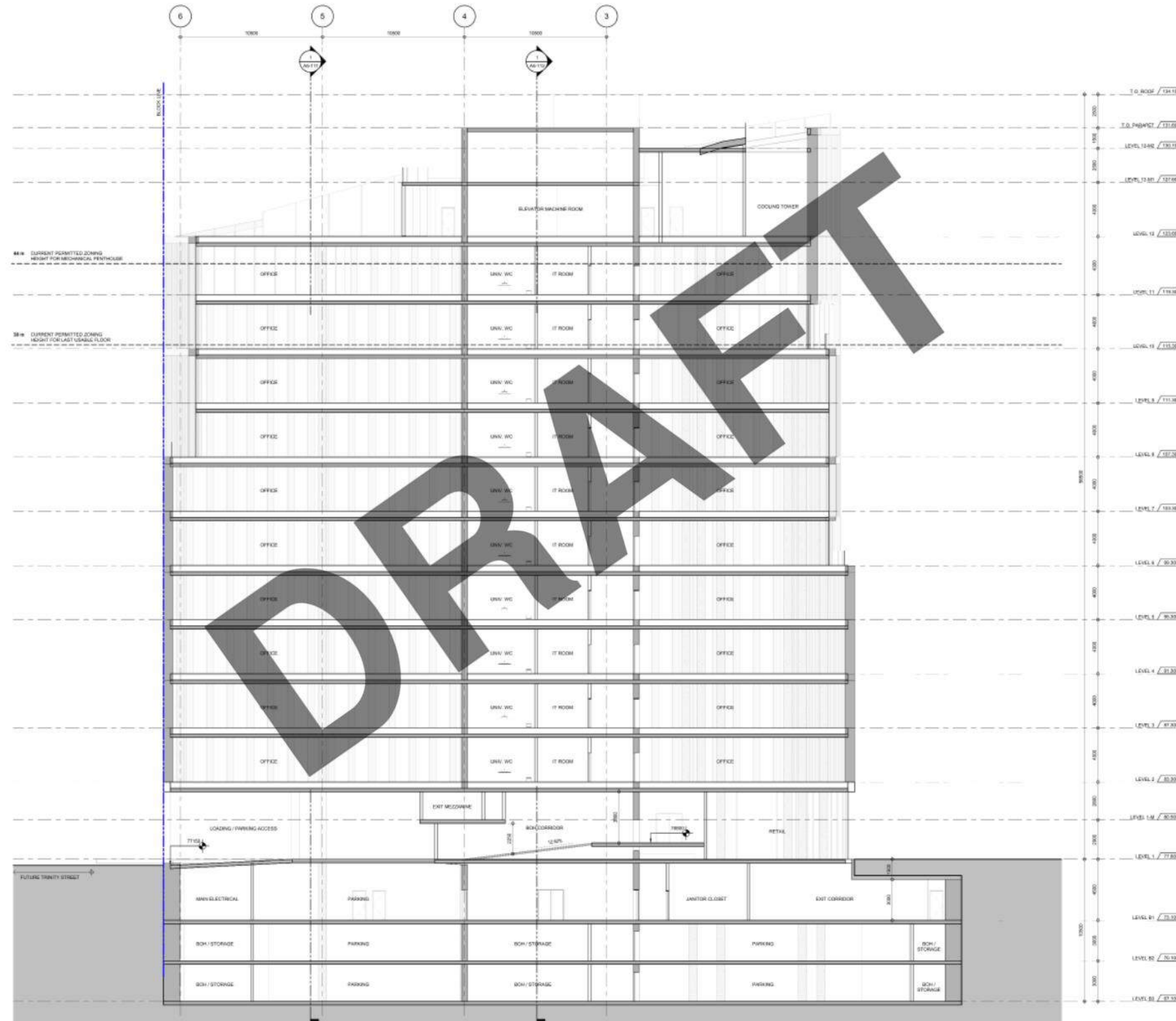
# Parking Plans - B3



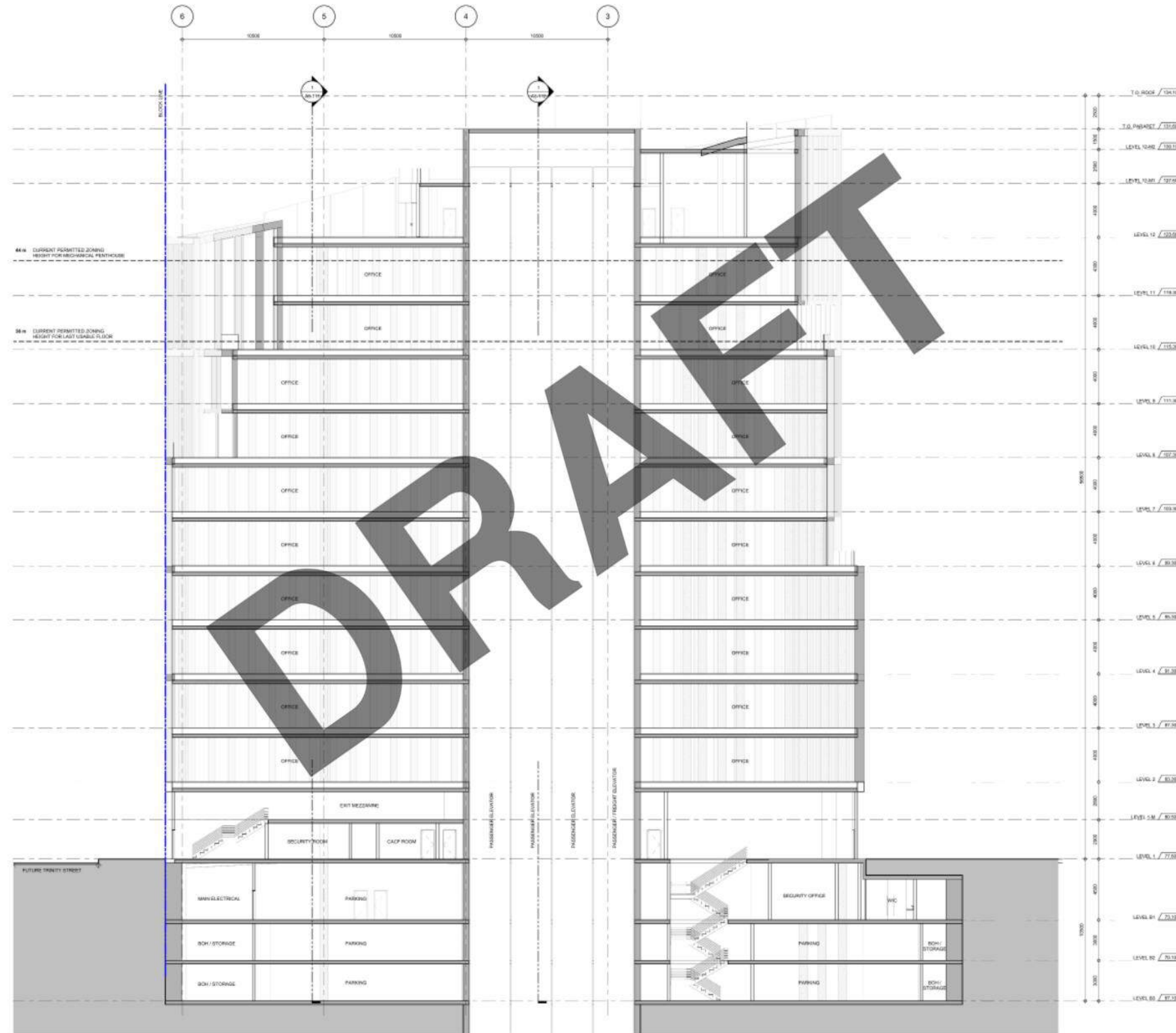
# Building Sections - East West



# Building Sections - East West

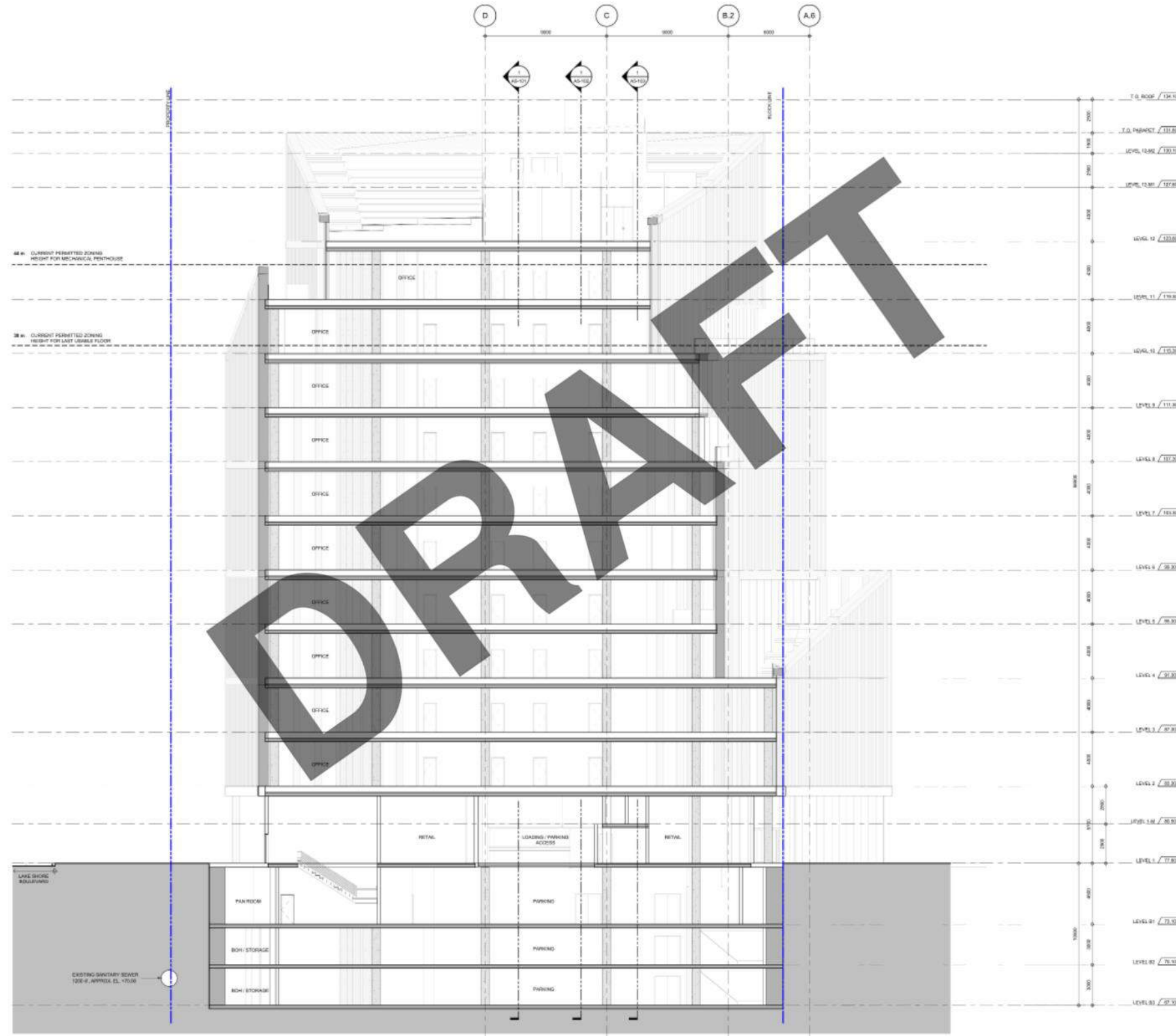


# Building Sections - East West





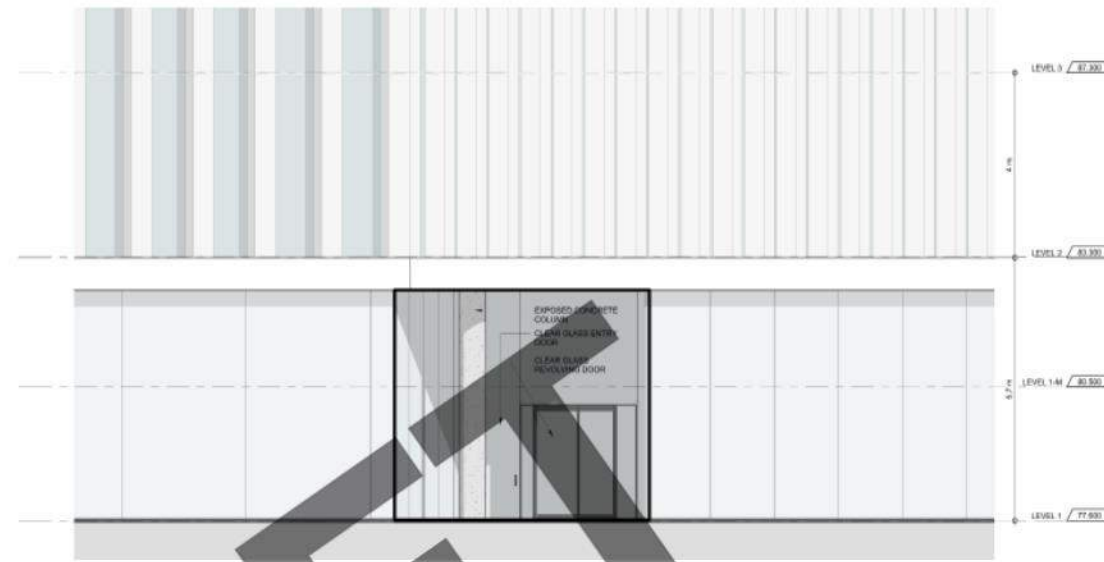
# Building Section - North South



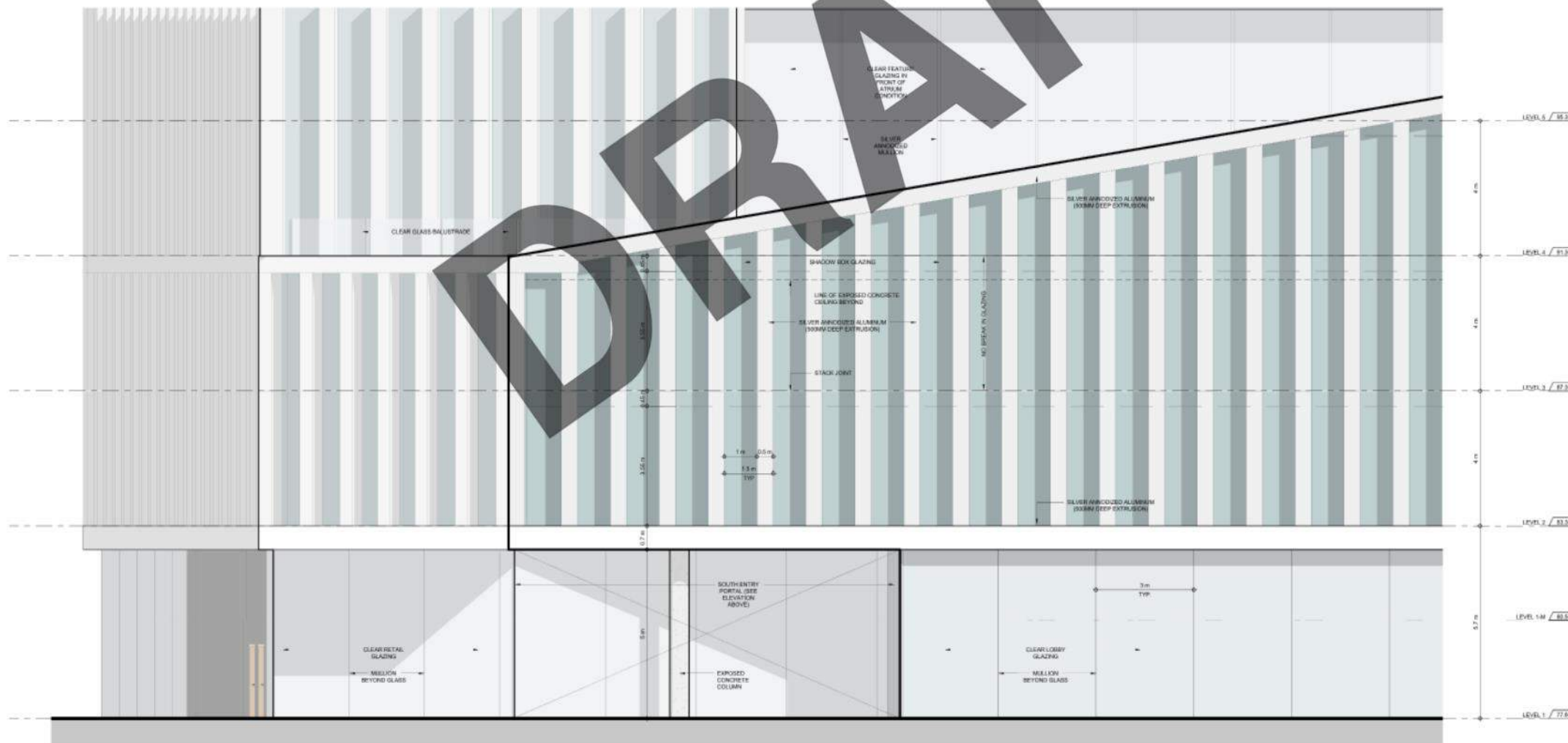
# Ground Floor Elevations



East Entrance Elevation



Main South Entrance Elevation



South Elevation @ Entrance