

545 Lake Shore Blvd West- Mixed-Use development

Presentation for Design Review Panel / March 21st, 2018

DRAFT



CONTENT

1. CONTEXT - DRIVERS OF THE DESIGN

2. HERITAGE CONSIDERATIONS

3. CONCEPT DESIGN DEVELOPMENT: ORIGINAL DESIGN SCHEME

4. CONCEPT DESIGN OPTIONS (2 & 3): PROPOSED IN RESPONSE TO
COMMENTS RECEIVED FROM THE CITY

- OPTION 2

- OPTION 3

5. PROS & CONS OF PROPOSED DESIGN OPTIONS

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CONTEXT - DRIVERS OF THE DESIGN

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CONTEXT

LOCATION / PUBLIC PARKS & OPEN SPACES



CONTEXT

LOCAL VICINITY & RECENT DEVELOPMENTS



500 LAKE SHORE/NEW MIXED USE DEVELOPMENT (UNDER CONSTRUCTION)



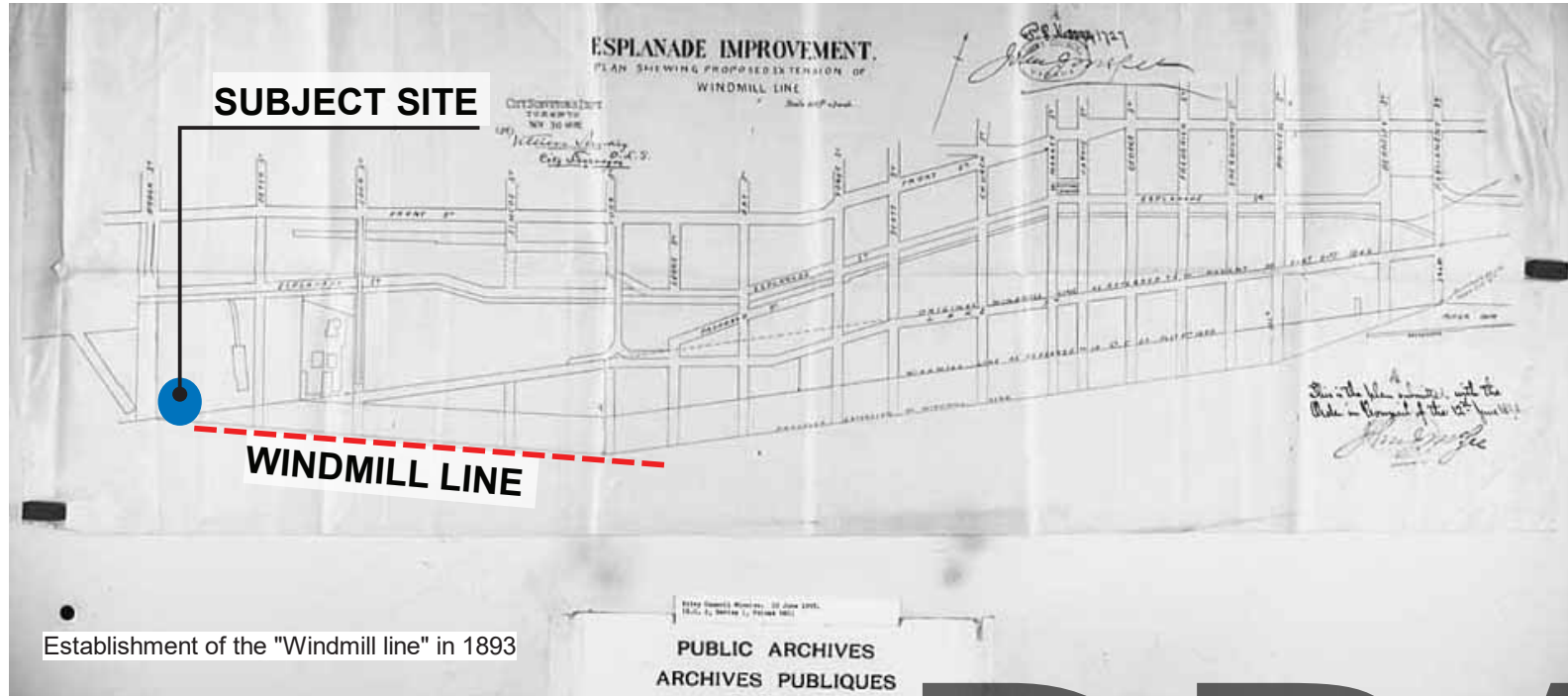
FORT YORK NEIGHBORHOOD & PRINCES' GATE



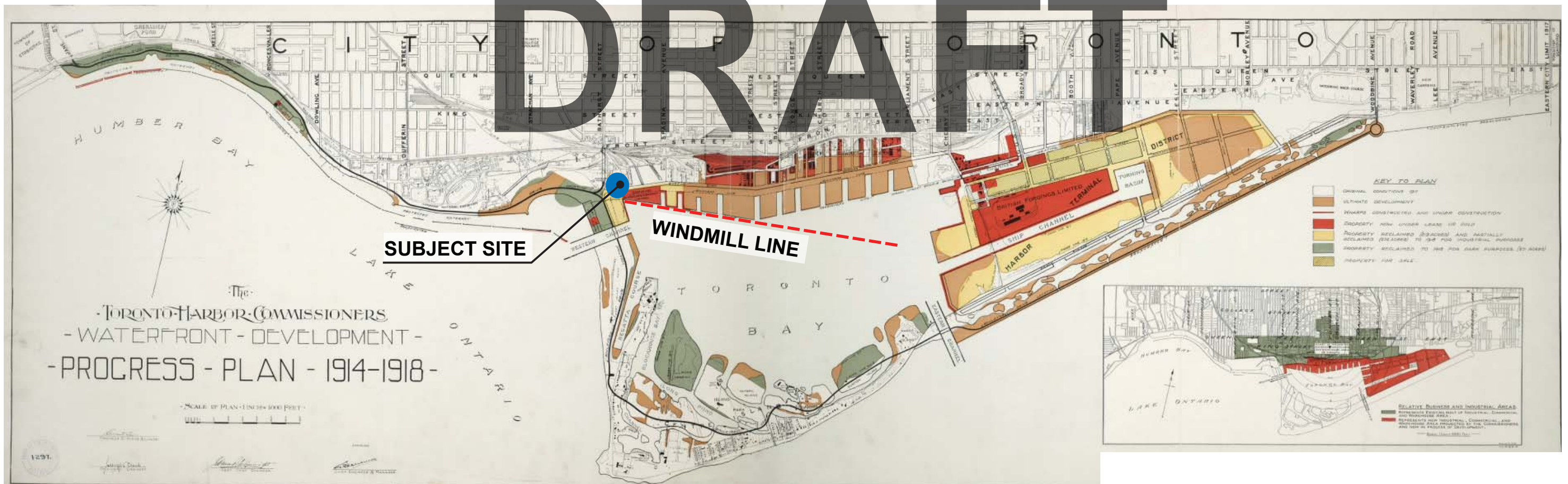
VIEW TO COMMUNITY CENTRE, THE LAKE, BATHURST QUAY, & MALTING SILOS.

CONTEXT

WINDMILL LINE - DEVELOPMENT OF THE HARBOUR



Establishment of the "Windmill line" in 1893



CONTEXT

1988



CONTEXT

2000



CONTEXT

DEVELOPMENTS NORTH OF QUEENS QUAY

QUAY WEST AT TIP TOP
90 STADIUM RD.
23 STOREY
BUILT / 2011

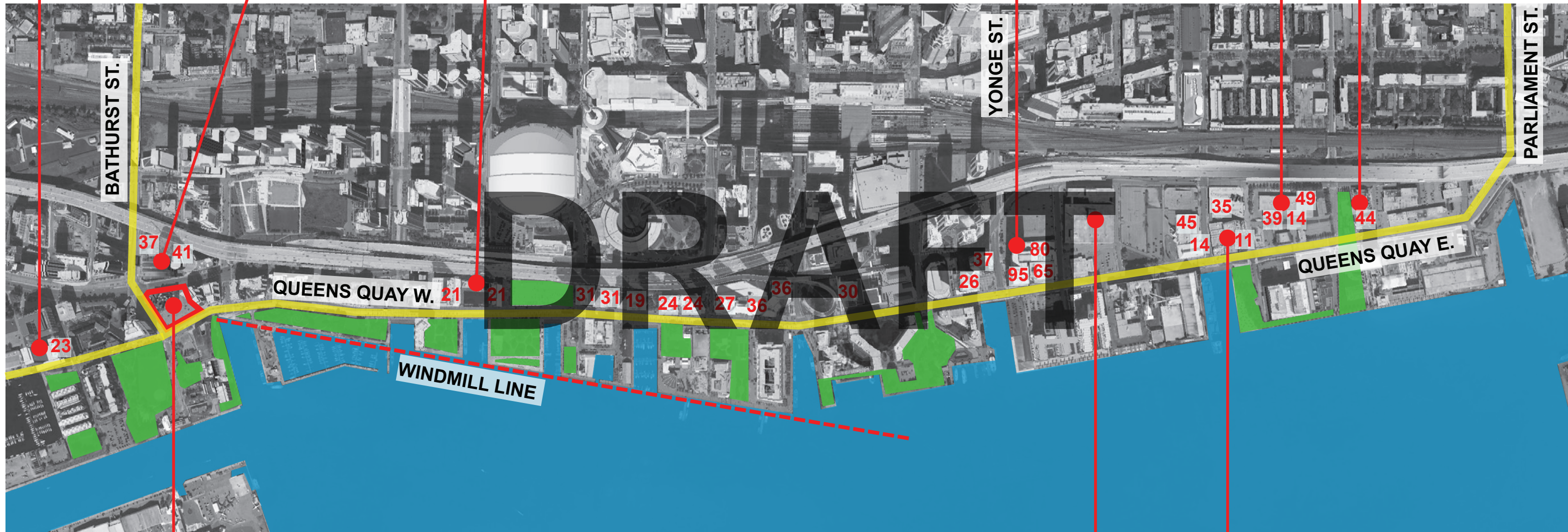
LAKE FRONT, LAKE SHORE
500 LAKE SHORE BLVD
37, 41 STOREY
UNDER CONSTRUCTION

350 - 390 QUEENS QUAY
29 STOREY PROPOSED
(OMB APPROVED)

PINNACLE ONE YONGE
1 -7 YONGE ST.
95, 80 , 65 STOREY
OMB APPROVED

LAKESIDE RESIDENCES
215 LAKE SHORE BLVD E.
49, 39, 14 STOREY
APPROVED

MONDE BUILDING
12 BONNYCASTLE ST.
44 STOREY
UNDER CONSTRUCTION



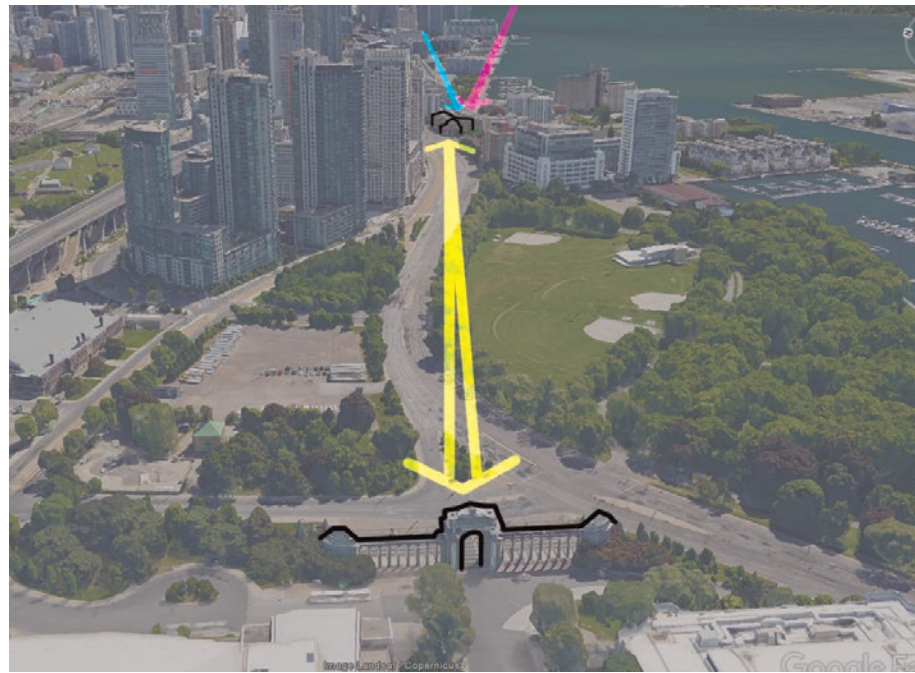
SUBJECT SITE
545 LAKE SHORE BOULEVARD

LCBO LANDS
55 LAKE SHORE EAST
90, 87, 77, 25 STOREY
UNDER REVIEW

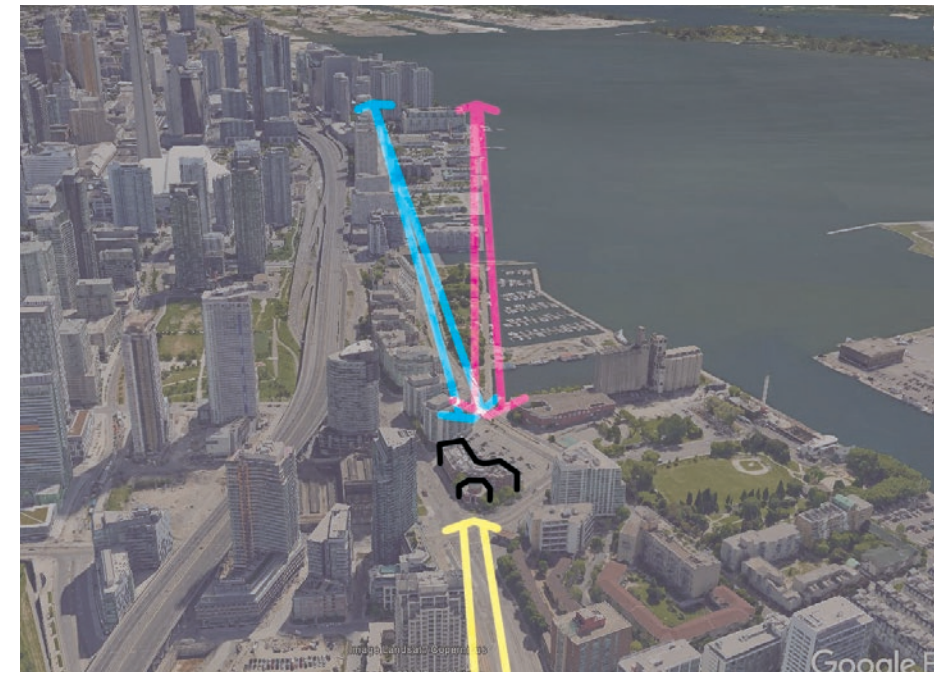
DANIELS WATERFRONT
132 QUEENS QUAY E.
45, 35, 14 ,11 STOREY
UNDER CONSTRUCTION

CONTEXT

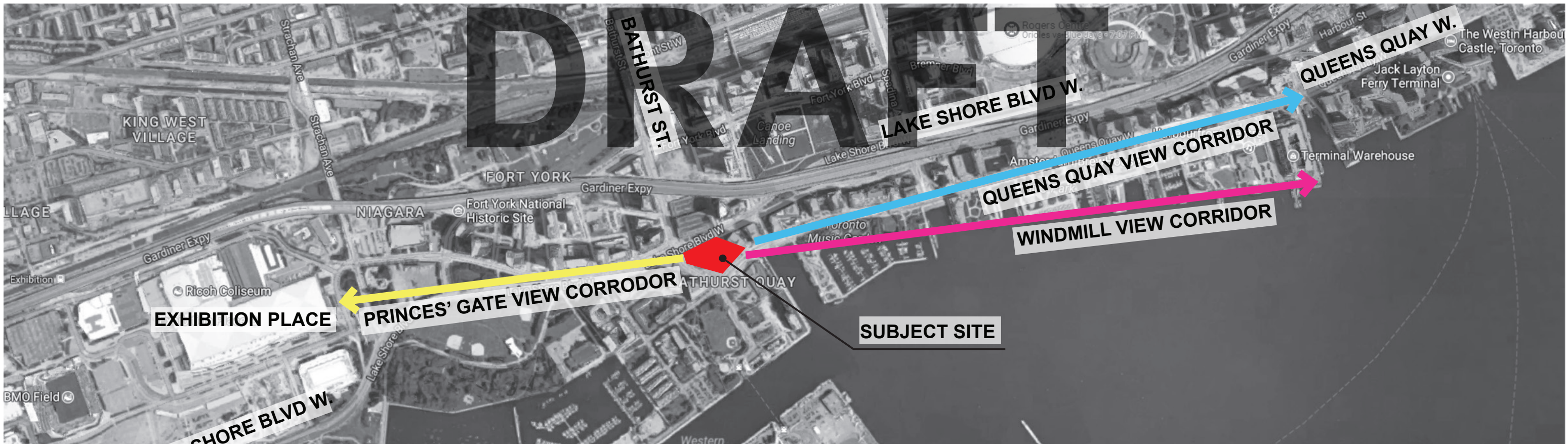
EXISTING VIEW CORRIDORS



PRINCES' GATE WAS DESIGNED BY THE SAME ARCHITECT AS 545 LAKE SHORE WEST; CHAPMAN & OXLEY. THE TWO BUILDINGS BOOKEND THE VIEW ALONG LAKE SHORE



THE HISTORIC WINDMILL LINE THAT IS NOW A PEDESTRIAN PATH ON THE LAKE SHORE INTERSECTS WITH THE END OF QUEENS QUAY



THE DESIGN RESPONDS TO THE SITE AS A TERMINUS OF EXISTING VIEW CORRIDORS

HERITAGE CONSIDERATIONS

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CROSSE & BLACKWELL BUILDING

CROSSE & BLACKWELL BUILDING

CHAPMAN & OXLEY BUILDINGS IN VICINITY



545 LAKE SHORE BOULEVARD - ART DECO ARCH.



PRINCES' GATE - NEOCLASSICAL ARCH.



CNE ONTARIO GOVERNMENT BUILDING
BEAUX-ARTS ARCH.



MAPLE LEAF STADIUM - DEMOLISHED

CROSSE & BLACKWELL BUILDING

DESIGN FEATURES / HERITAGE VALUE



ENTRANCE FRAME DETAIL



BLDG'S PRINCIPAL ENTRANCE



ART-DECO STAIR WITH BRASS RAILING



HEXAGONAL LANTERN WITH PINNACLED ROOF



DECORATIVE STONE BANDING



BLDG'S EXTERIOR DETAILING INCLUDING RED BRICK MASONRY, PRECAST STONE SILLS & LINTELS



DECORATIVE STONE BANDING WITH CROSSE & BLACKWELL COMPANY LOGO ON THE HEXAGONAL PAVILION & BLDG'S EAST ELEVATION

CROSSE & BLACKWELL BUILDING

FOOD PRODUCT MANUFACTURERS

INTERIOR IMAGES OF THE ORIGINAL FACTORY



City of Toronto Archives, Fonds 1266, Item 34831

CROSSE & BLACKWELL BUILDING / LOBLAWS

HISTORY OF FOOD BUSINESS



HERITAGE BUILDING WAS ACQUIRED BY LOBLAWS LTD. FROM 1950 - 1973

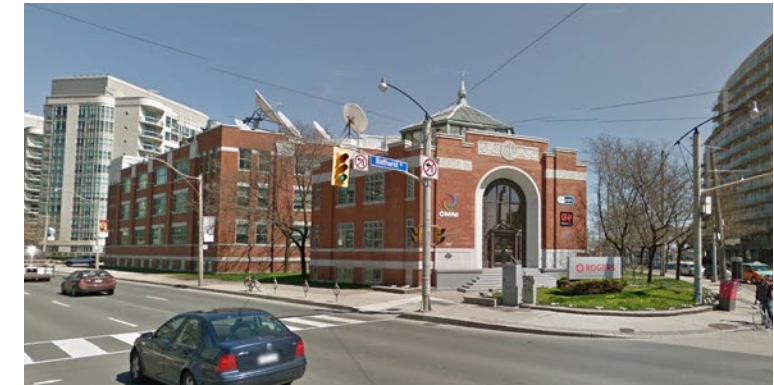
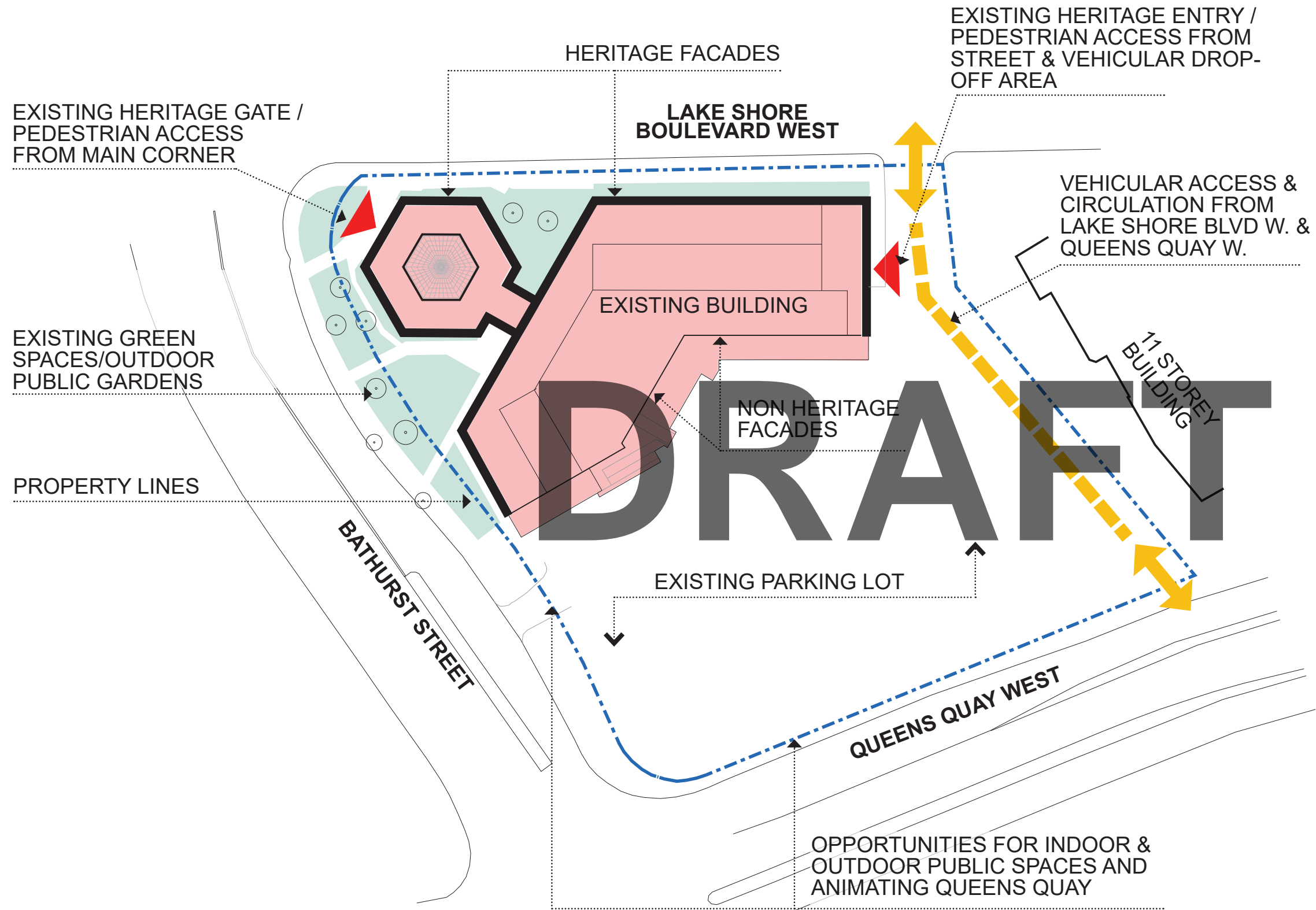


VIEW FROM SUBJECT SITE TO LOBLAWS BUILDING AT 500 LAKE SHORE BLVD (NOW DEMOLISHED - TO BE RECONSTRUCTED)

OPPORTUNITY TO RE-CREATE THE LINK WITH LOBLAWS BY PROPOSING SHOPS & SERVICES AS A CONTINUATION TO GROCERY SHOPPING EXPERIENCE. THIS LINK NOT ONLY SERVES THE COMMUNITY, IT WILL ALSO HELP IN ANIMATING THE STREETS & OUTDOOR PUBLIC SPACES IN THIS NEIGHBORHOOD.

CROSSE & BLACKWELL BUILDING & SITE FEATURES

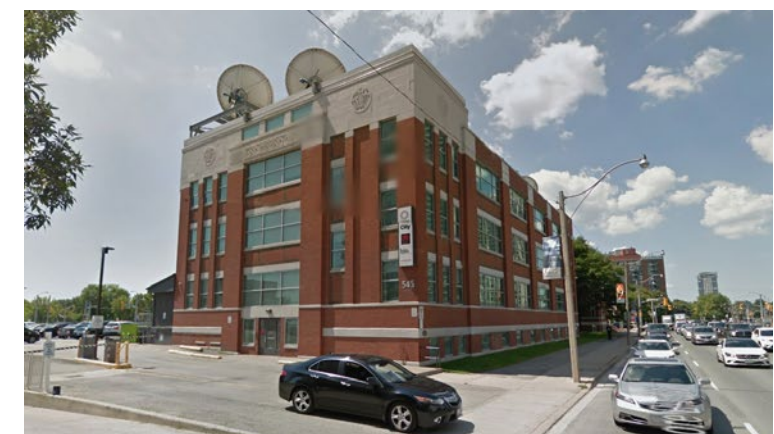
EXISTING CONDITIONS - OPPORTUNITIES



VIEW FROM BATHURST & LAKE SHORE BLVD WEST



VIEW FROM BATHURST



VIEW FROM LAKE SHORE BLVD



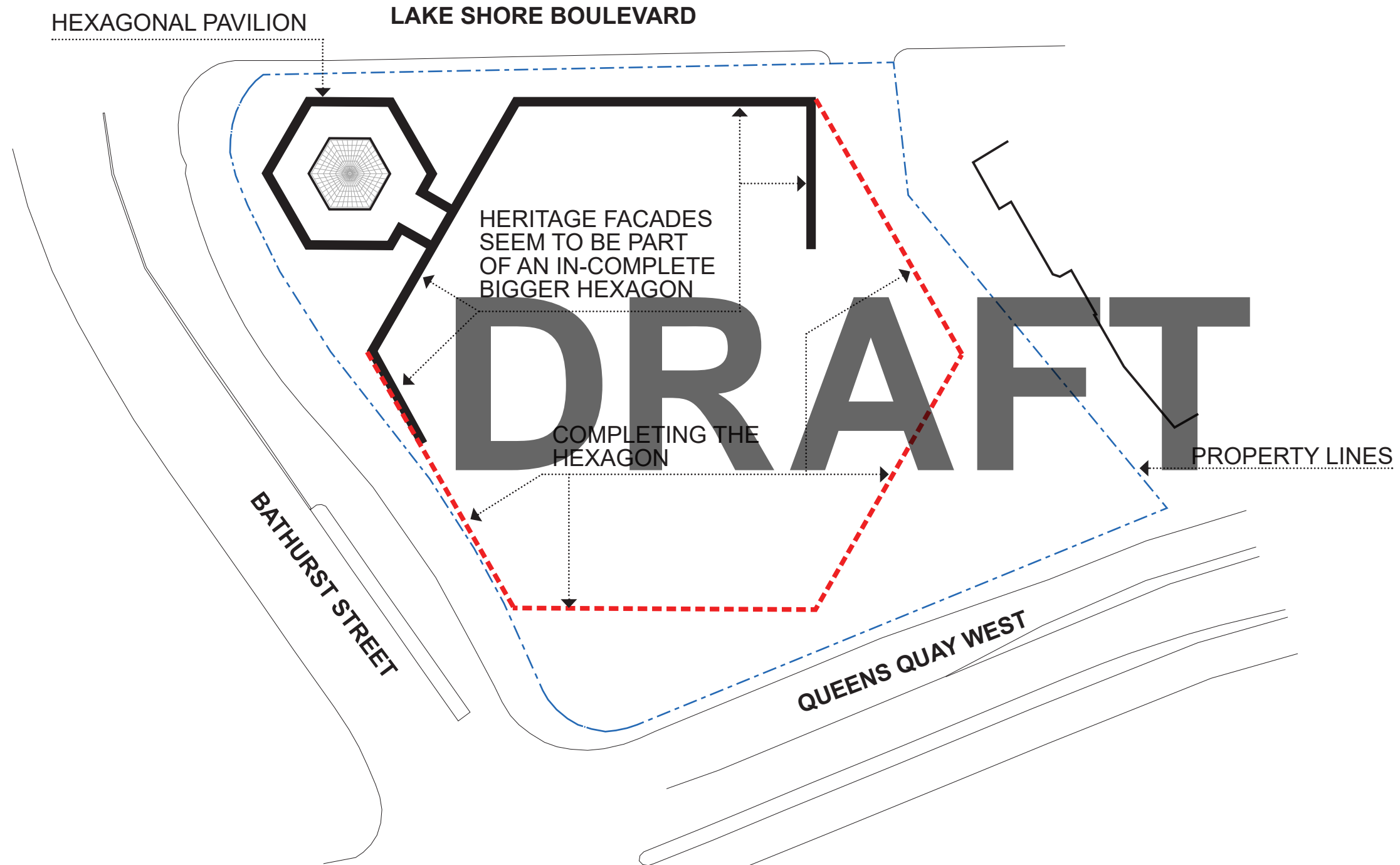
VIEW FROM QUEENS QUAY

CONCEPT DESIGN DEVELOPMENT
ORIGINAL DESIGN SCHEME

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CONCEPT DESIGN DEVELOPMENT

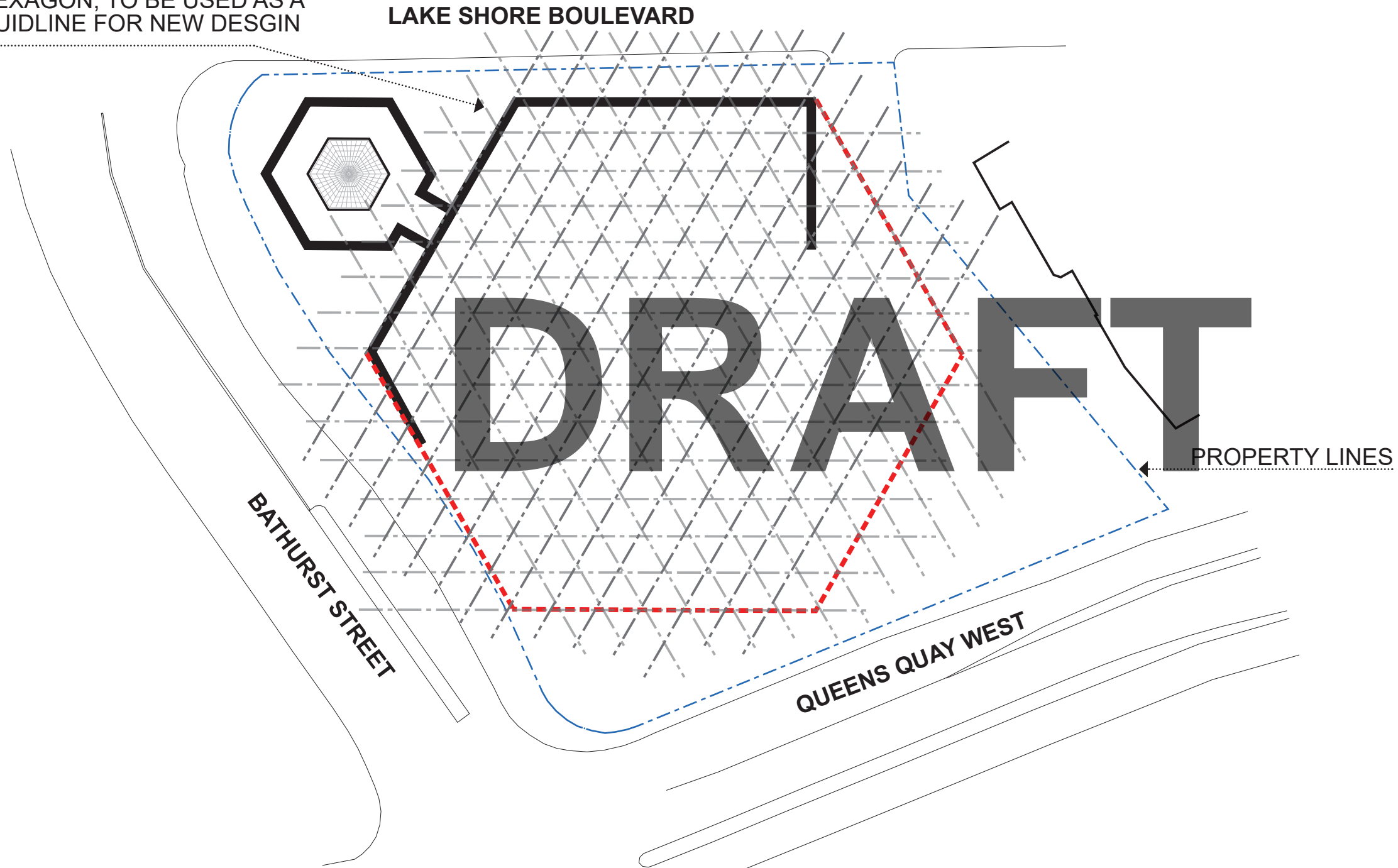
REVIVING "THE HEXAGON" FROM HERITAGE FACADES



CONCEPT DESIGN DEVELOPMENT

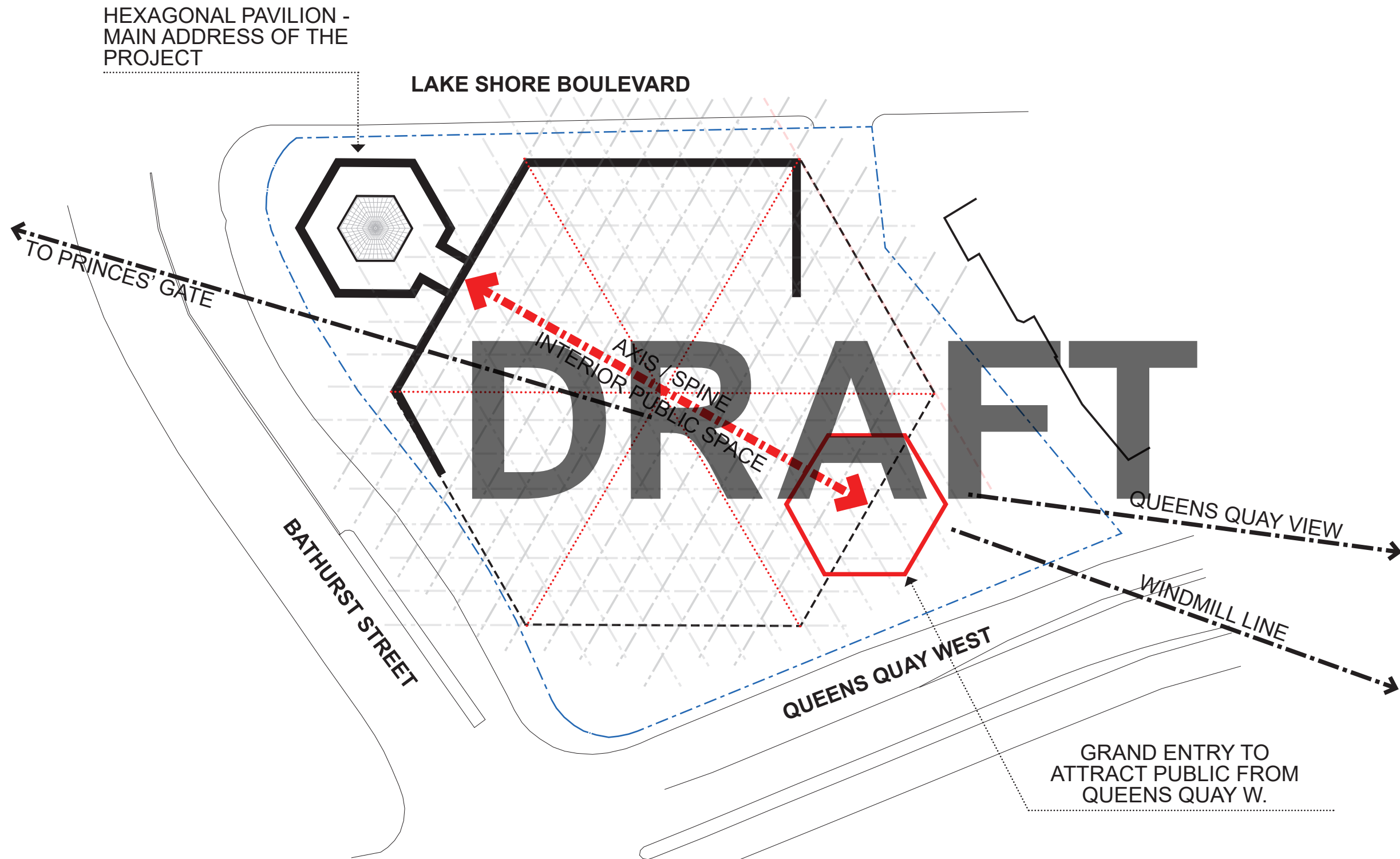
GENERATING A DESIGN GRID

GRID GENERATED FROM THE
HEXAGON, TO BE USED AS A
GUIDLINE FOR NEW DESIGN



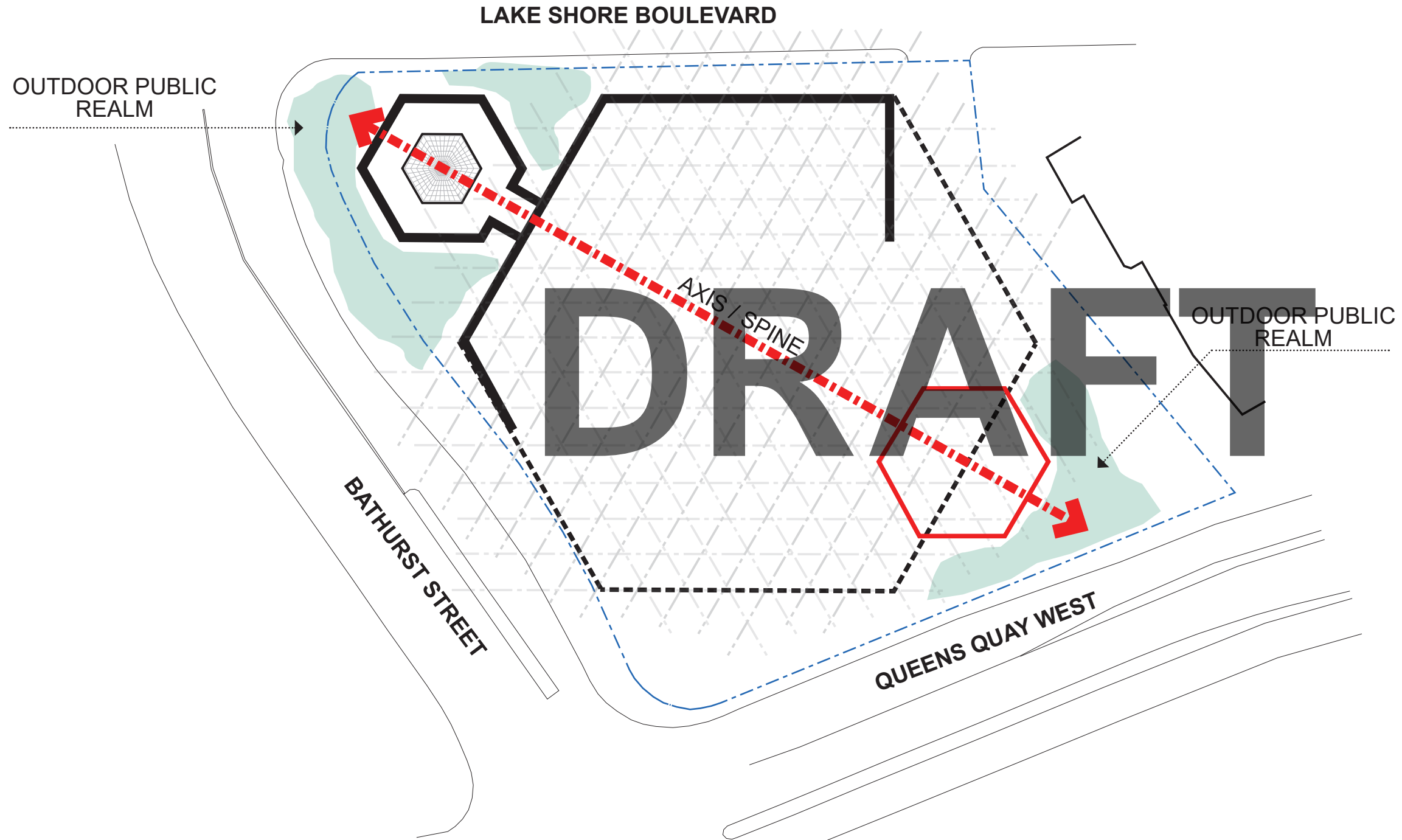
CONCEPT DESIGN DEVELOPMENT

CREATING AN INTERNAL PUBLIC AXIS

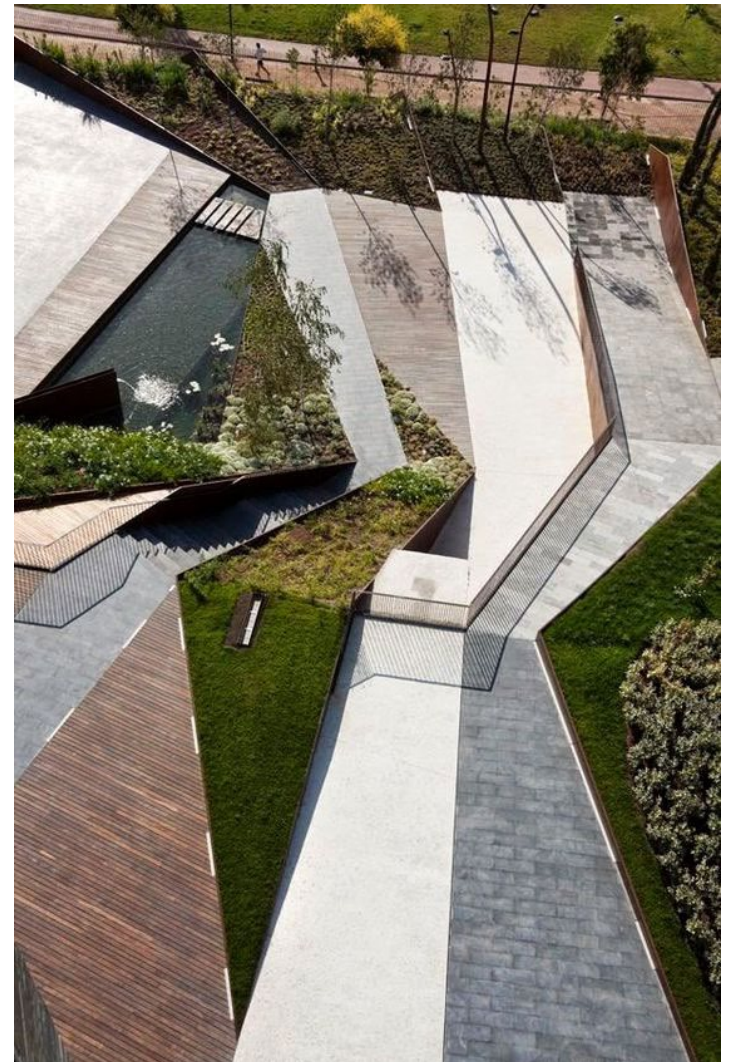


CONCEPT DESIGN DEVELOPMENT

OUTDOOR PUBLIC REALMS



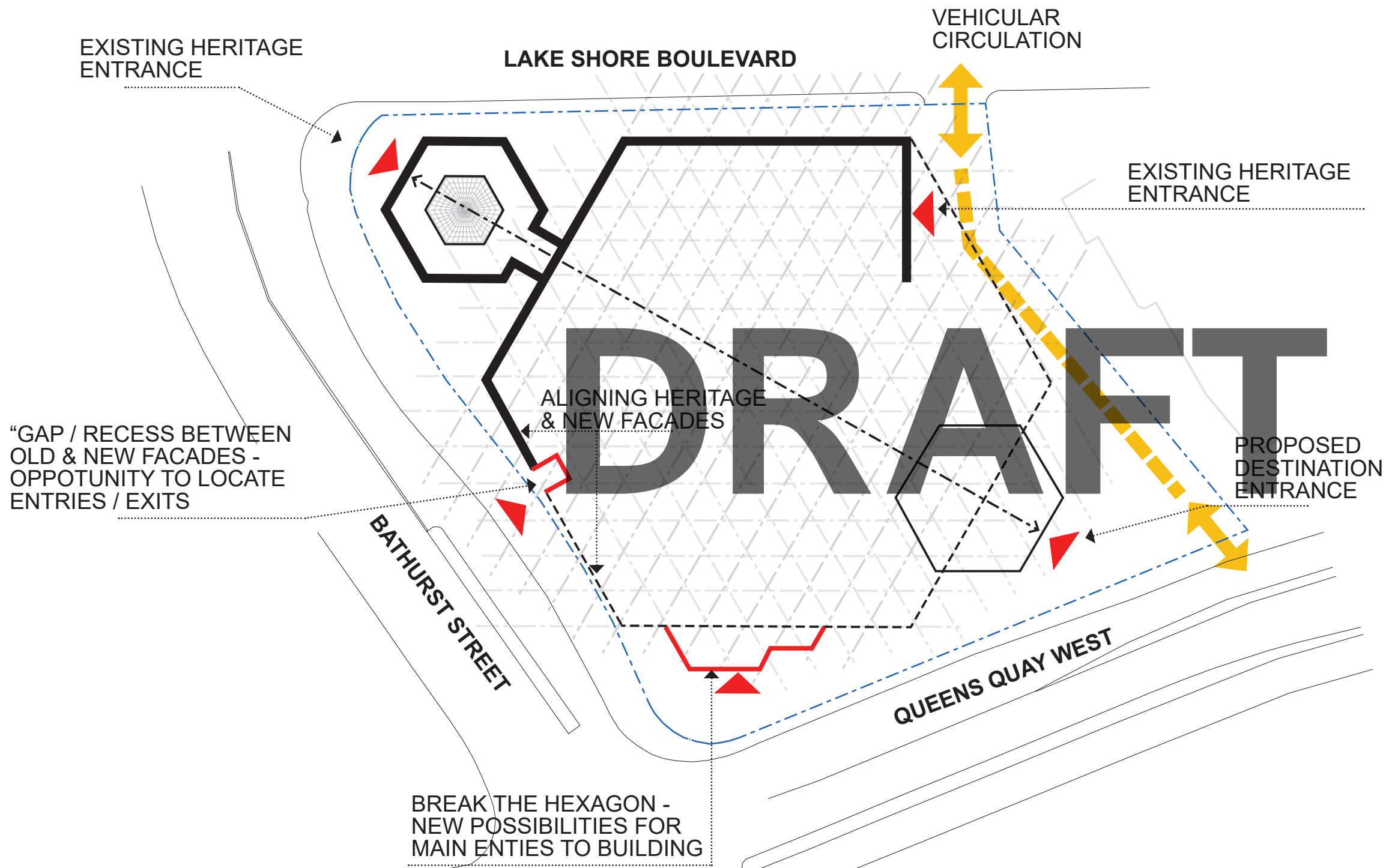
EXISTING OUTDOOR GREEN SPACE AT NORTH/WEST CORNER OF SITE



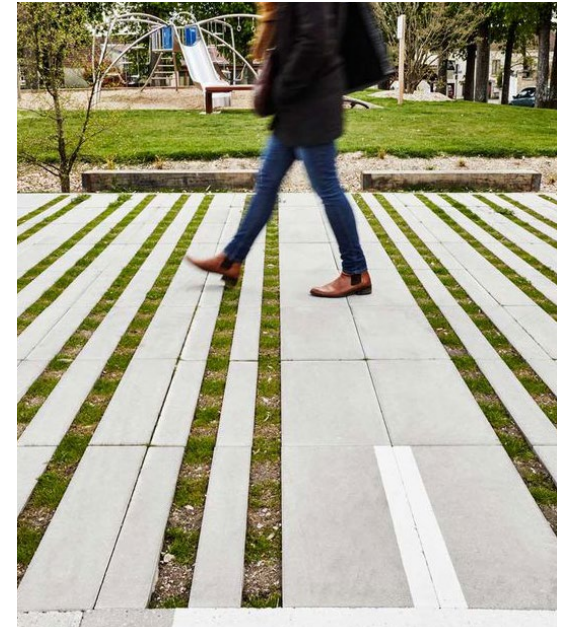
PROPOSING OUTDOOR PUBLIC REALMS BY INTEGRATING LANDSCAPE / HARDSCAPE DESIGN

CONCEPT DESIGN DEVELOPMENT

DESIGN OPPORTUNITIES IN KEY LOCATIONS AT GRADE



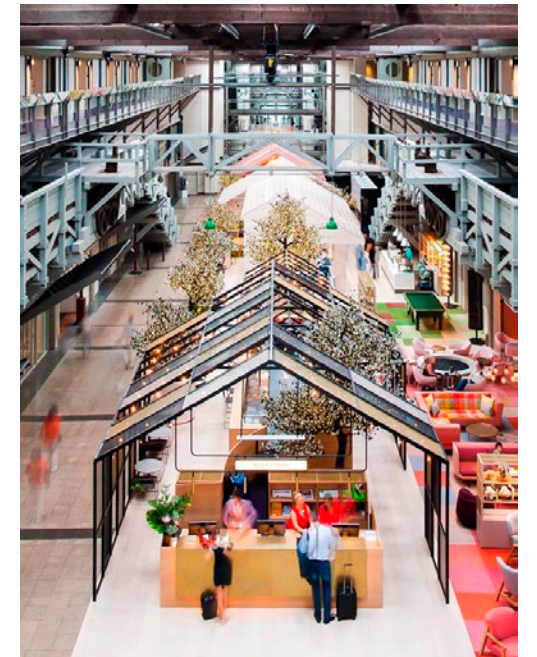
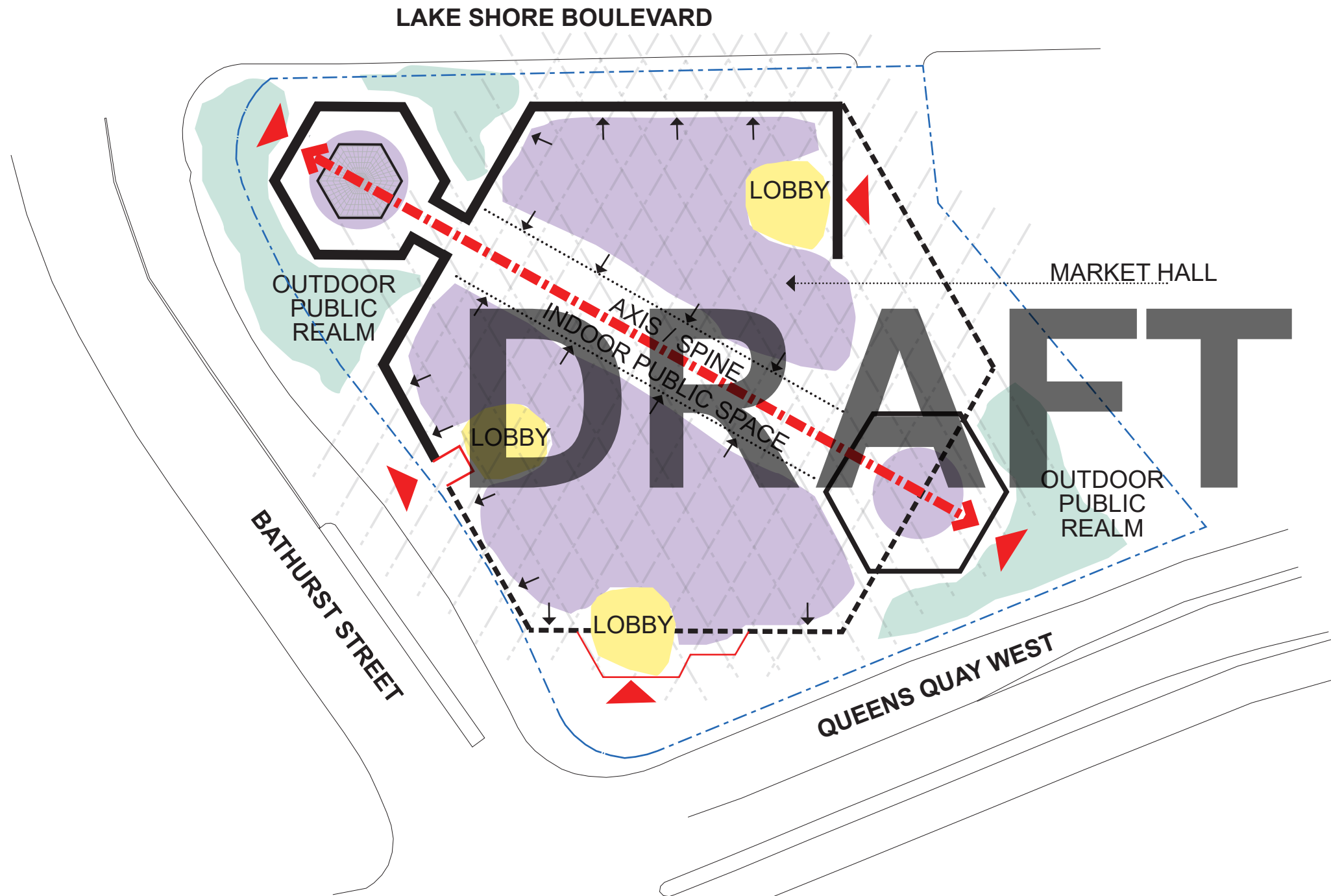
HERITAGE FACADE WITH ENTRANCE ON NORTH/EAST CORNER OF PROJECT SITE



PROPOSING “WOONERF” SYSTEM TO INTEGRATE VEHICLE CIRCULATION WITH OUTDOOR PUBLIC REALMS

CONCEPT DESIGN DEVELOPMENT

RETAIL / MARKET HALL CONCEPT



DESIGN VISION FOR THE RETAIL SPACE AT GRADE

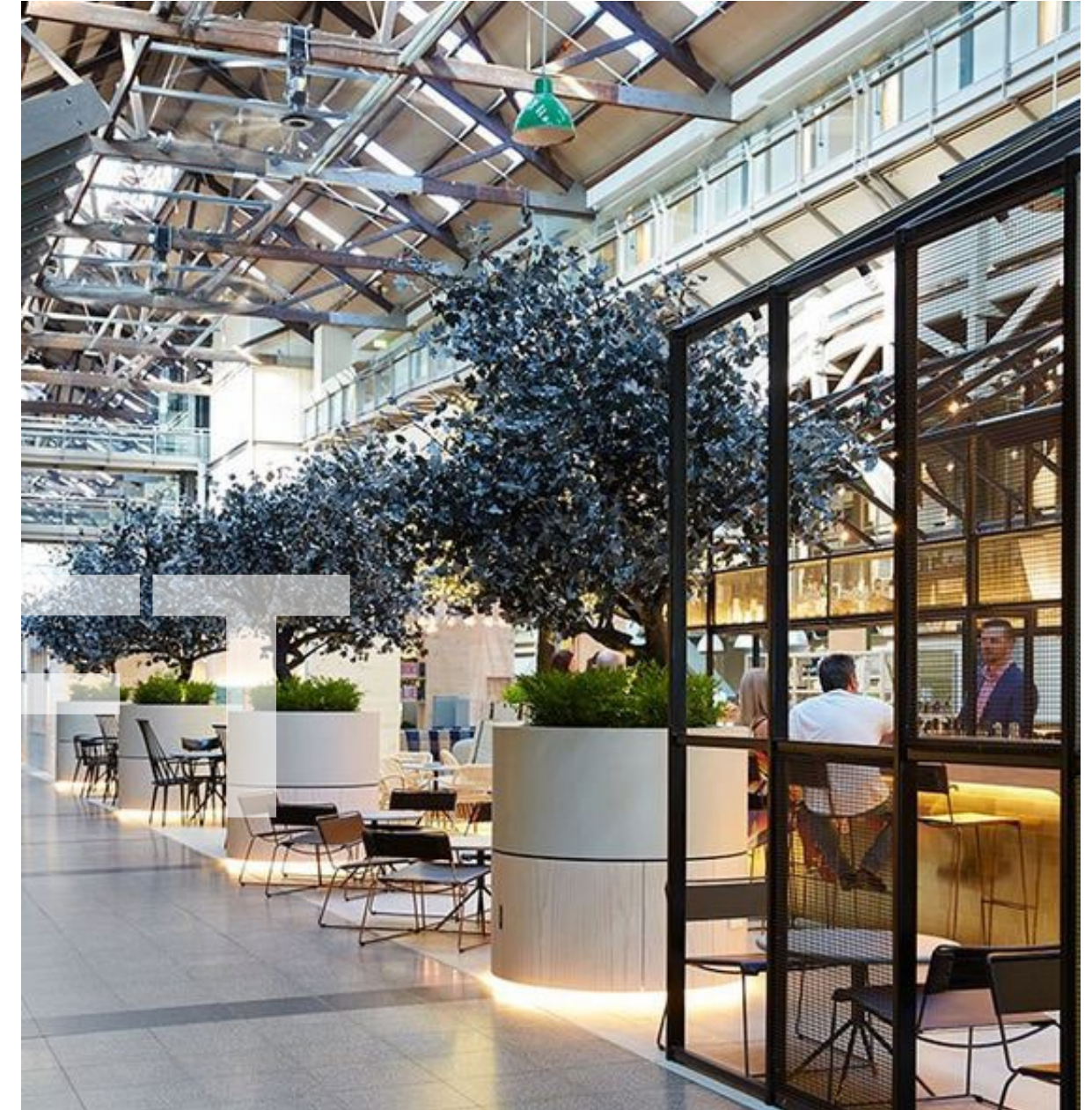
MARKET HALL - SHOPS & SERVICES



RETAIL UNITS WITHIN GRAND ATRIUM SPACE



DISPLAY OF GOODS WITHIN THE INTERIOR PUBLIC HALL



SPILL-OUT OF CAFE / RESTAURANTS SEATINGS INTO THE INTERIOR PUBLIC HALL

DESIGN VISION FOR THE RETAIL SPACE AT GRADE

MARKET HALL - INDUSTRIAL DESIGN EXPRESSION

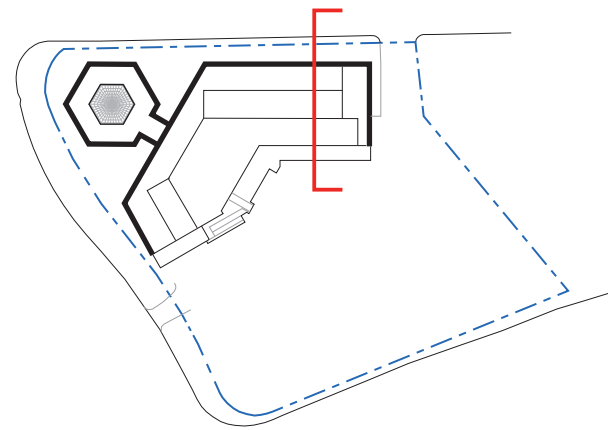


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INTEGRATING INDUSTRIAL MATERIALS TO BRING BACK TRACES OF THE ORIGINAL FACTORY INTO THE INTERIOR PUBLIC SPACES

DESIGN SOLUTIONS IN RELATION TO HERITAGE BLDG

GROUND & PODIUM LEVELS



KEY PLAN

BUILD WITH 5M SET-BACK FROM THE HERITAGE FACADE

EXTENT OF HERITAGE FACADE

LAKE SHORE BLVD W

CROSS SECTION OF EXISTING BUILDING

NON-HERITAGE FACADES TO BE REMOVED

L04

L03

L02

GF

NEW GROUND FLOOR AT GRADE LEVEL - IMPROVE RETAIL OPPORTUNITY & PROVIDE ACCESSIBILITY

LARGE WINDOW OPENINGS - FLEXIBILITY FOR OPEN OFFICE/ COMMERCIAL SPACES

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OFFICE LEVELS TO BE MAINTAINED

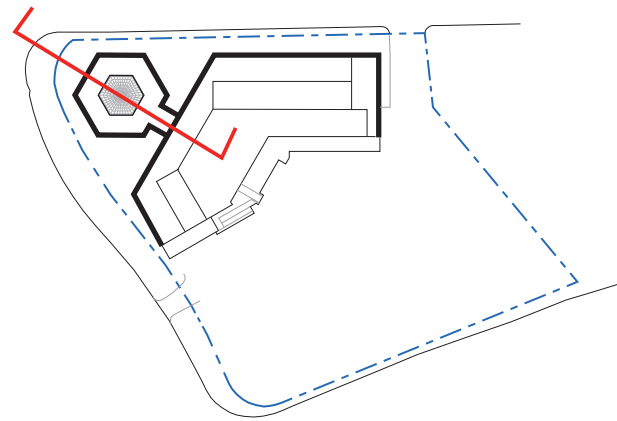
OPPORTUNITY TO PROPOSE RETAIL AT GRADE BY COMBINING THE EXISTING GROUND FLOOR WITH PART OF THE BASEMENT ABOVE GRADE



VIEW FROM LAKE SHORE BLVD W.

DESIGN SOLUTIONS IN RELATION TO HERITAGE BLDG

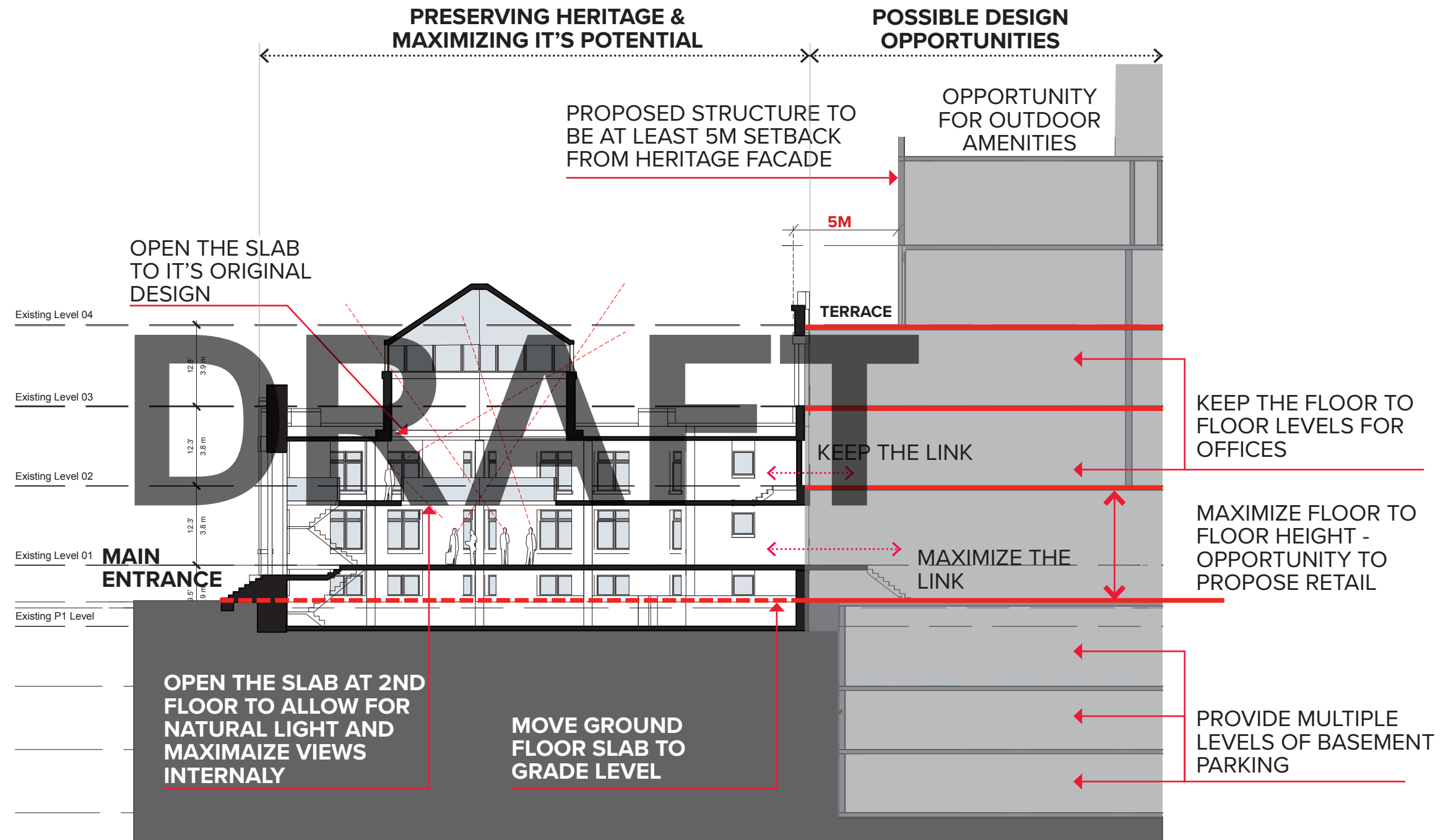
GROUND & PODIUM LEVELS



KEY PLAN

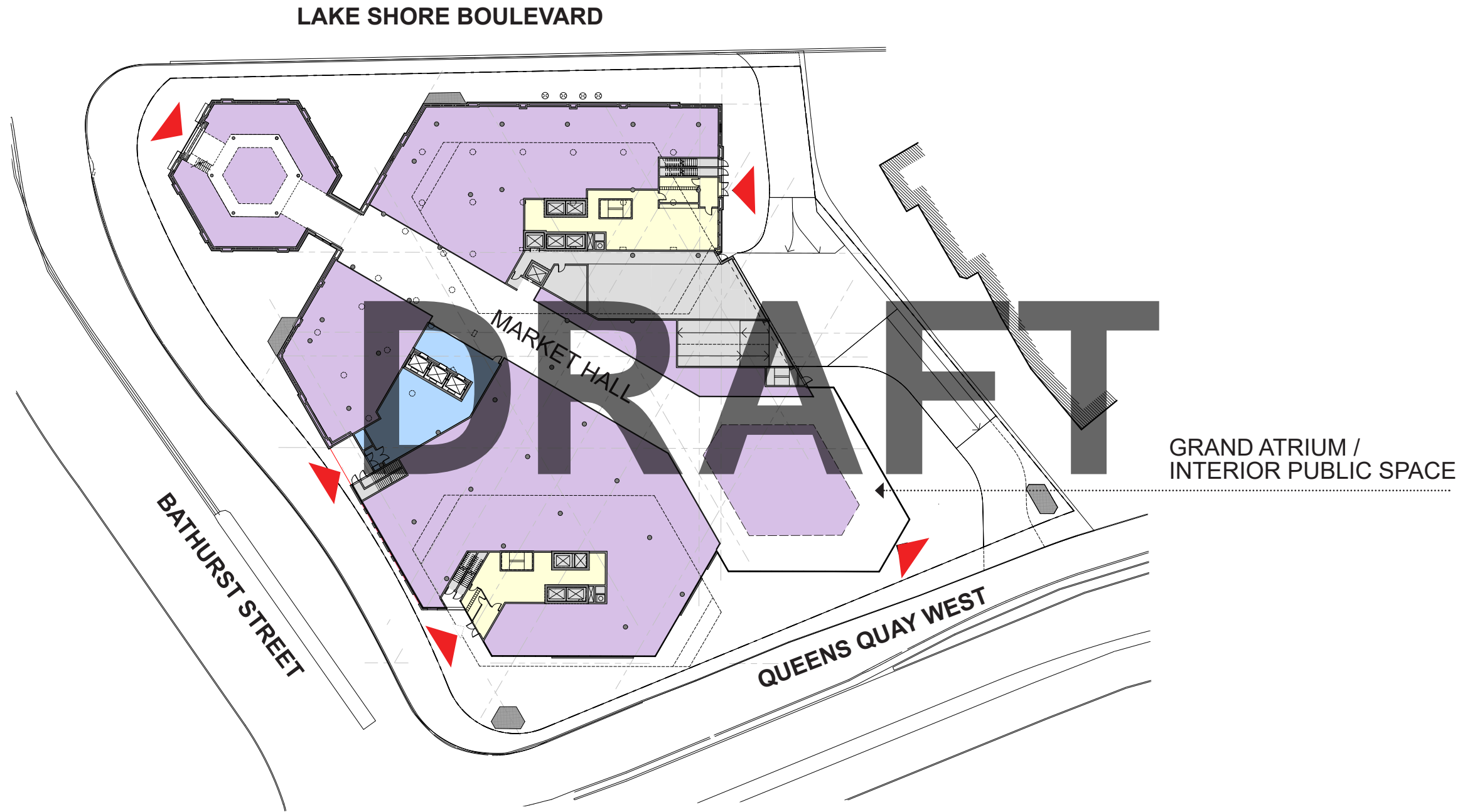


INTERIOR OF THE HEXAGONAL PAVILION IN 1927



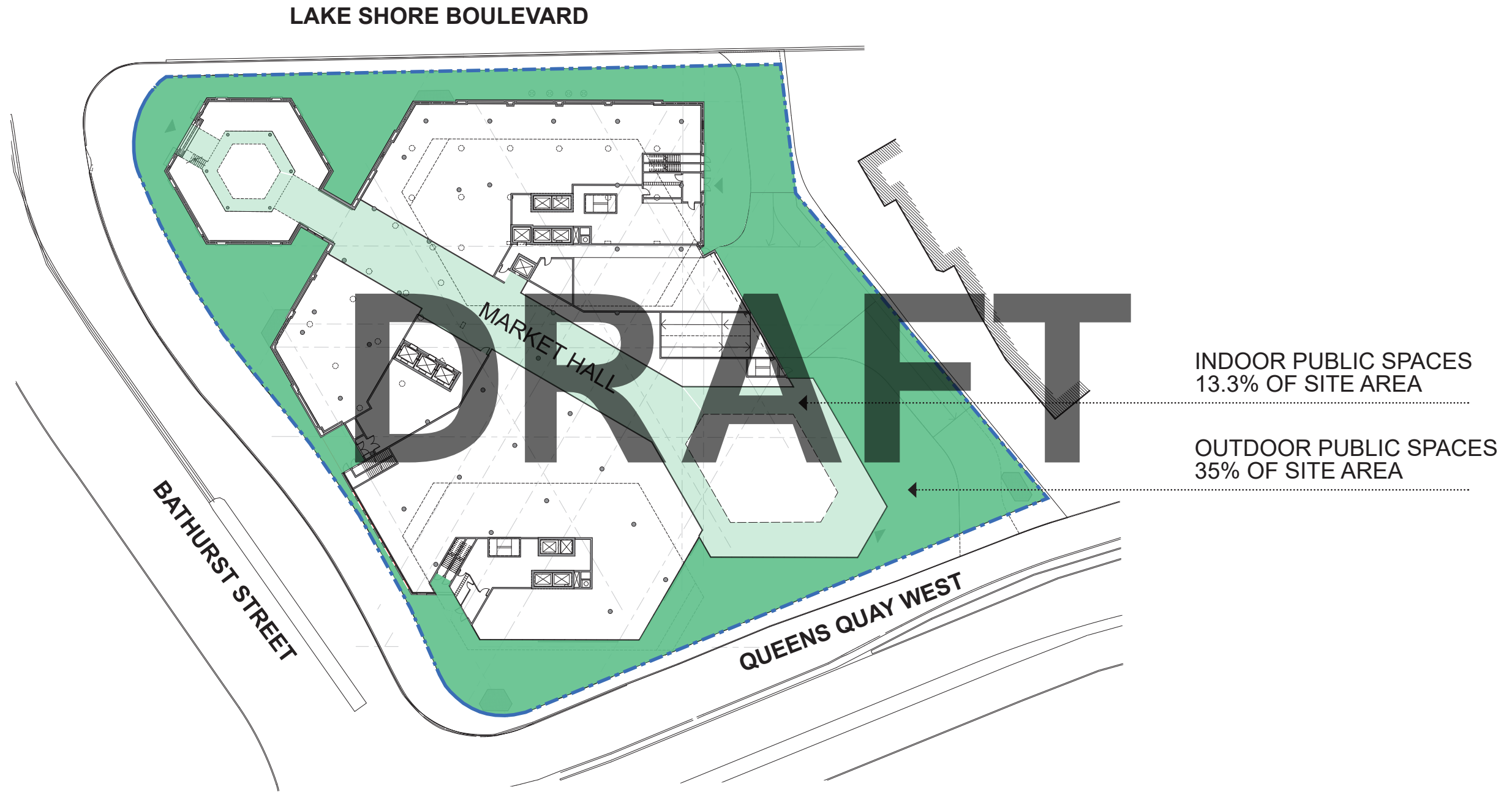
CONCEPT DESIGN DEVELOPMENT

GROUND FLOOR PLAN



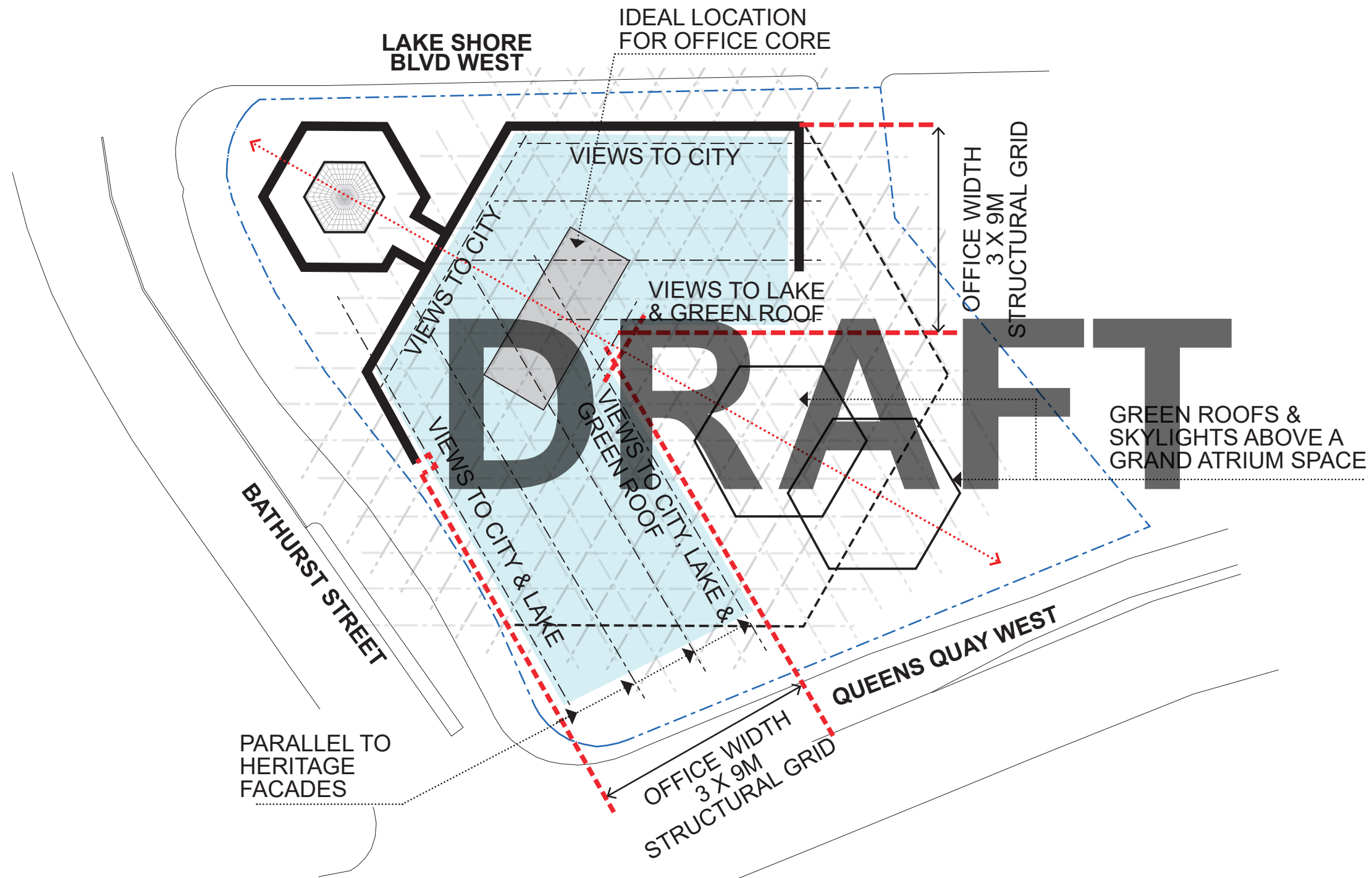
CONCEPT DESIGN DEVELOPMENT

48.3% COMBINED INDOOR & OUTDOOR PUBLIC SPACES AT GRADE



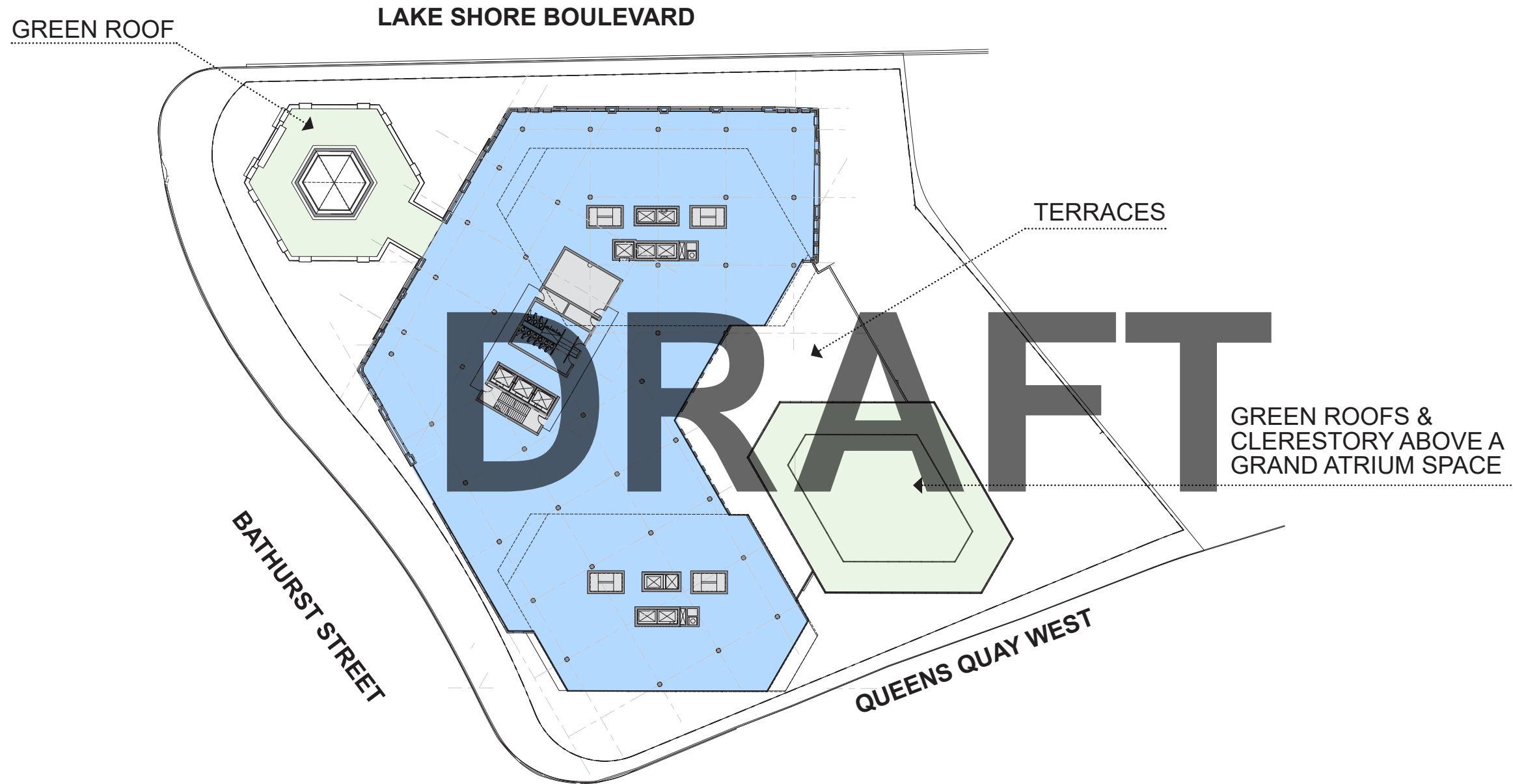
CONCEPT DESIGN DEVELOPMENT

OFFICE CONCEPT



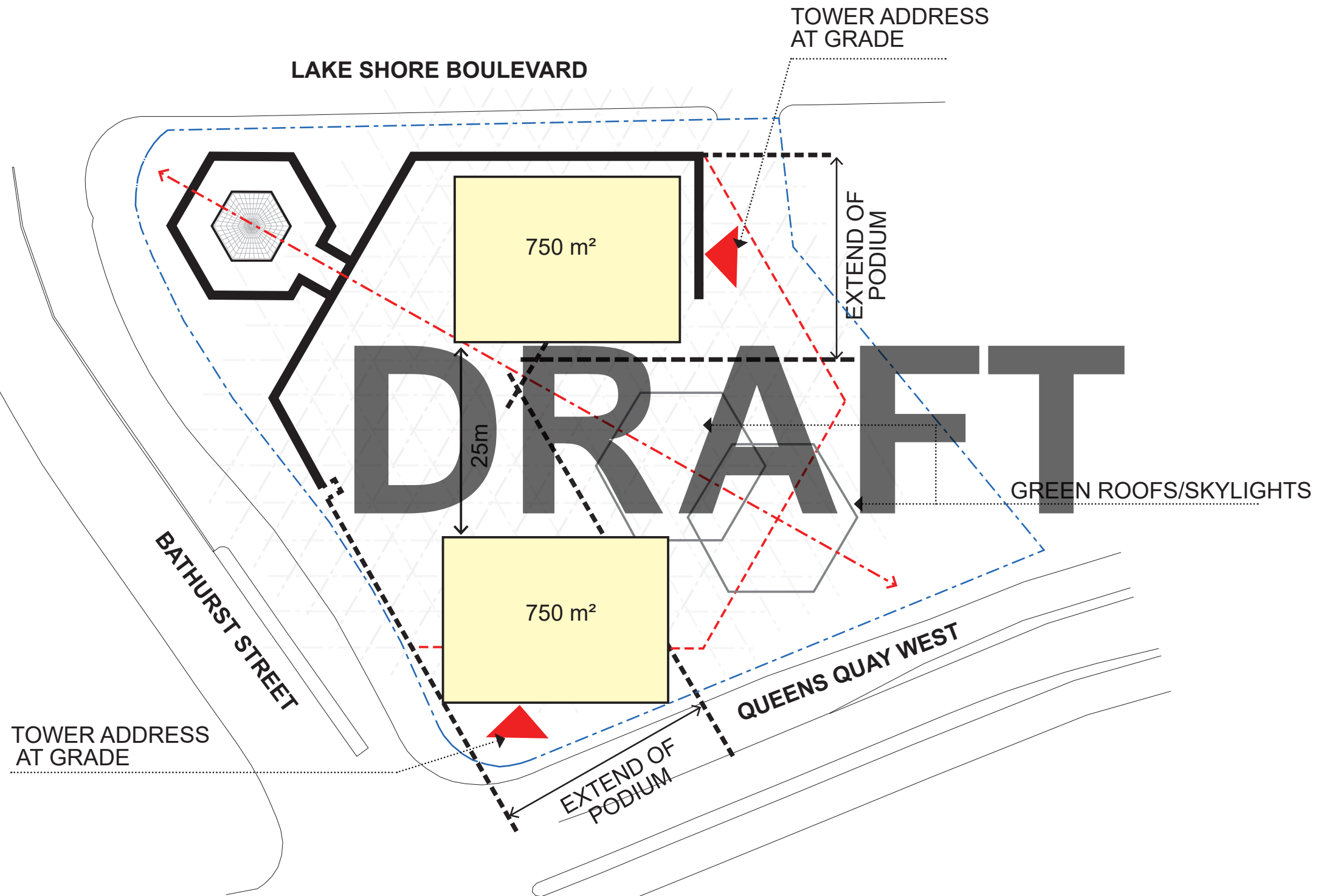
CONCEPT DESIGN DEVELOPMENT

TYPICAL OFFICE PLAN



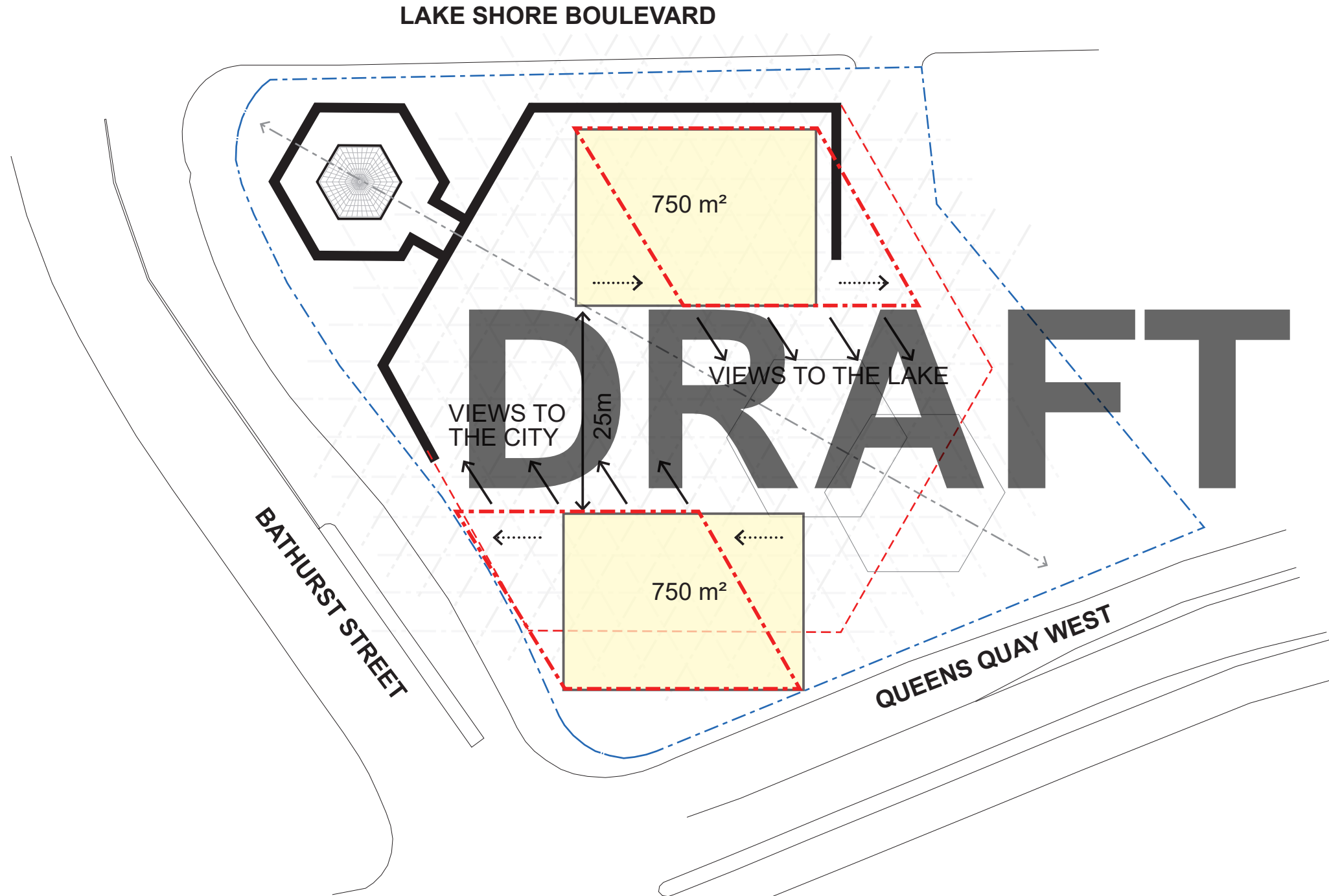
CONCEPT DESIGN DEVELOPMENT

TWO RES. TOWERS CONCEPT



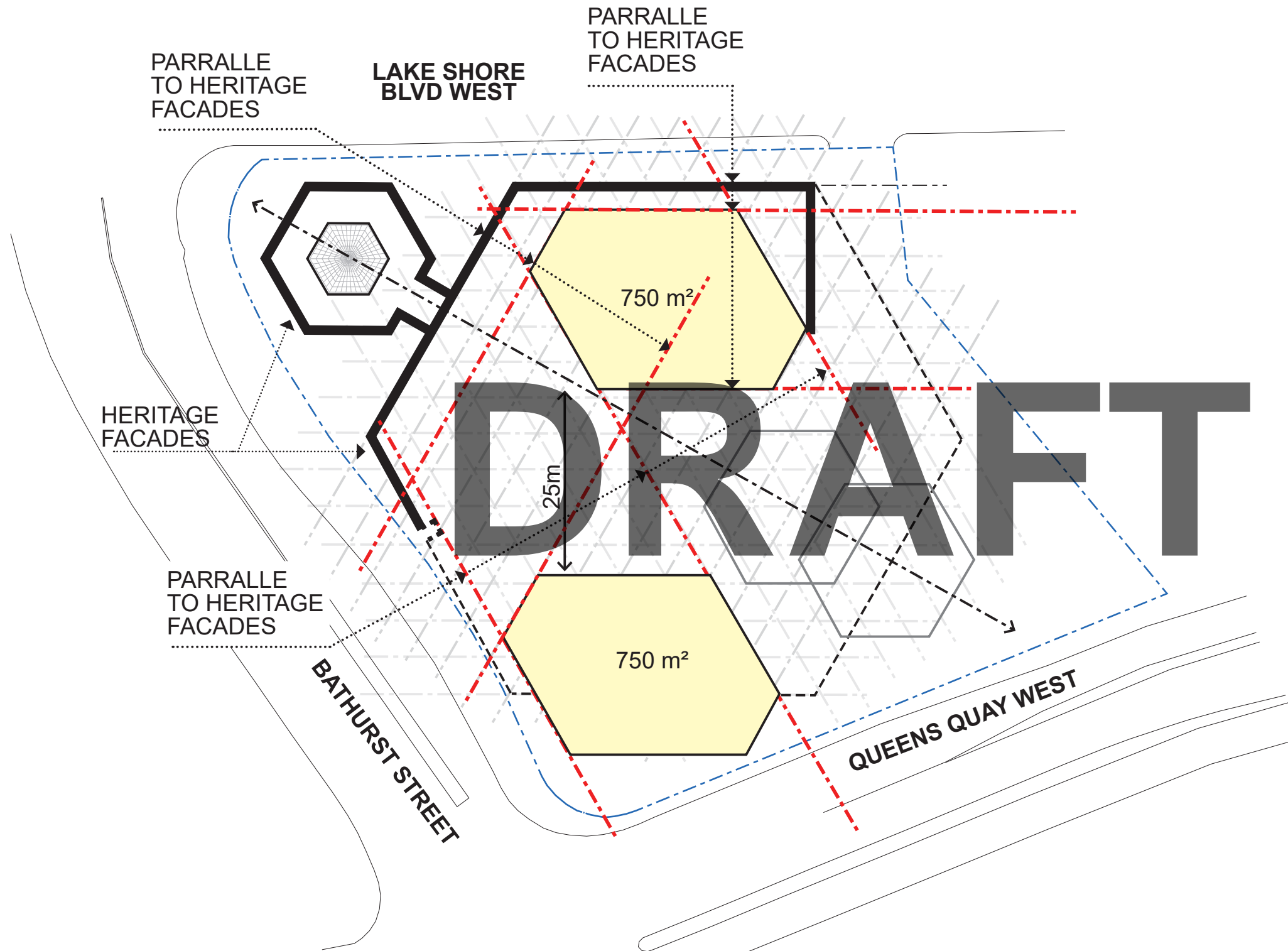
CONCEPT DESIGN DEVELOPMENT

TOWERS RESPONDING TO SITE - MAXIMIZING VIEWS



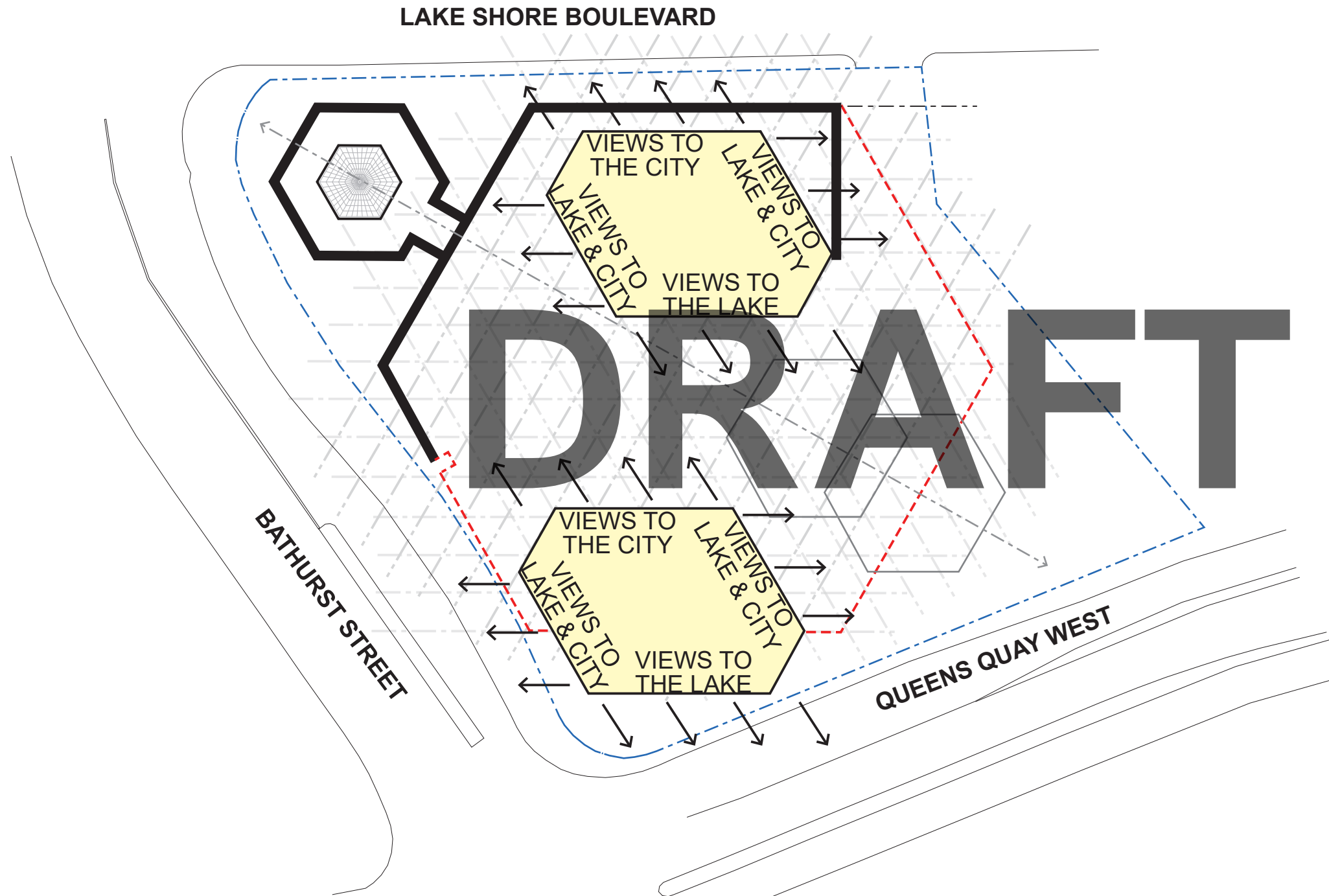
CONCEPT DESIGN DEVELOPMENT

TOWERS RESPONDING TO SITE & HERITAGE FACADES



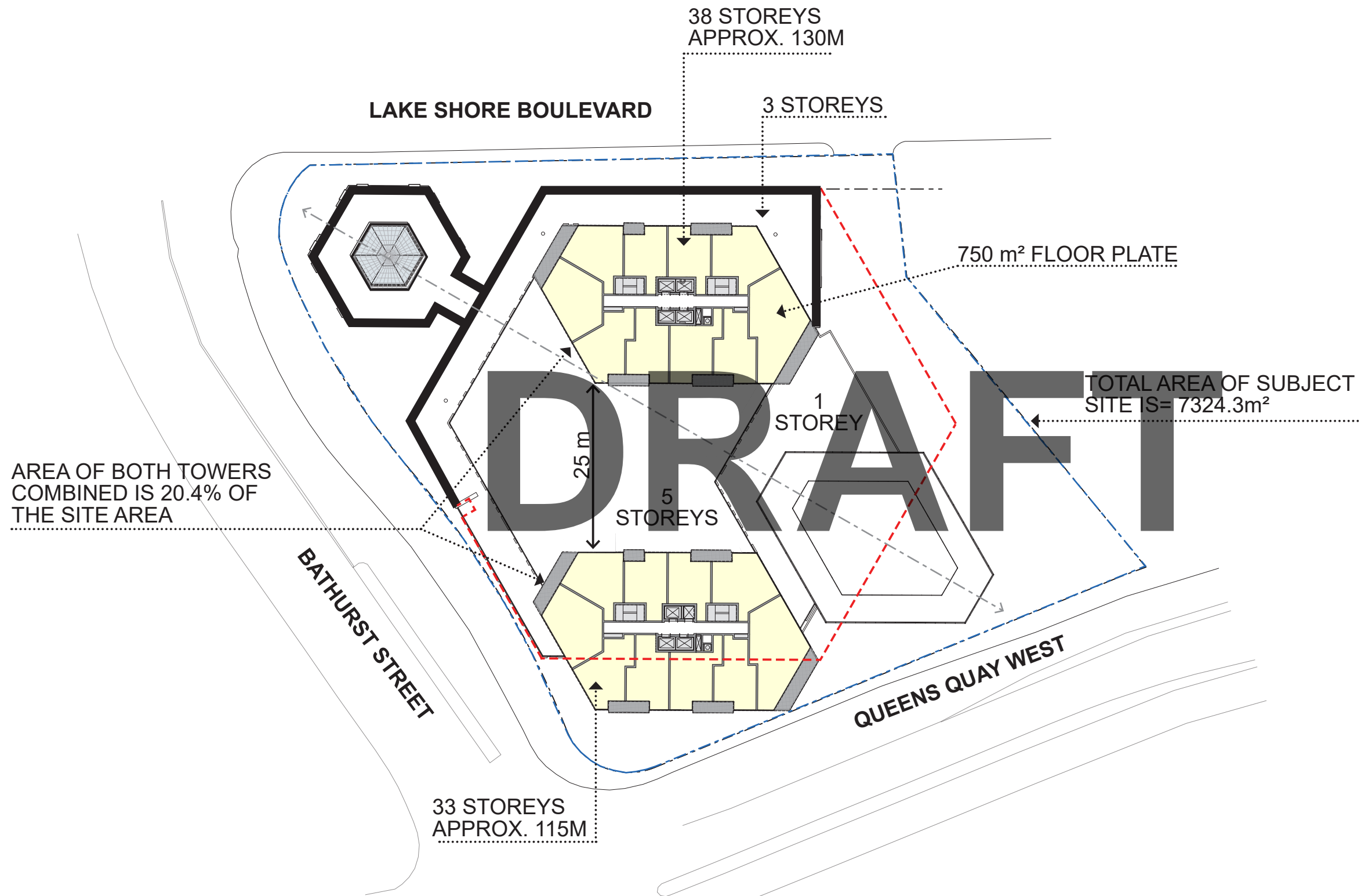
CONCEPT DESIGN DEVELOPMENT

TOWERS FLOOR PLATES - UNOBSTRUCTED VIEWS



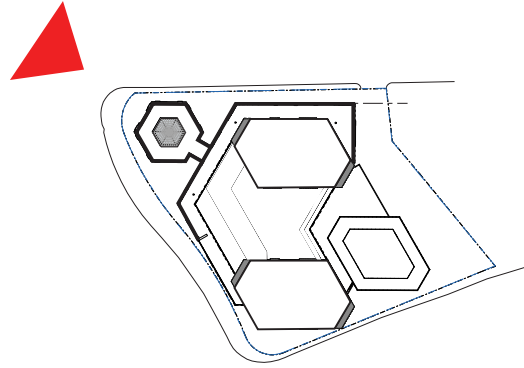
CONCEPT DESIGN DEVELOPMENT

TOWER FLOOR PLATES / TOWER - SITE AREA RATIO 20.4%



CONCEPT DESIGN DEVELOPMENT

VIEW FROM BATHURST & LAKE SHORE BLVD INTERSECTION

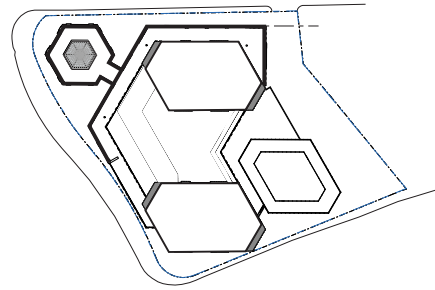


KEY PLAN



CONCEPT DESIGN DEVELOPMENT

VIEW FROM LAKE SHORE / PRINCES' GATE

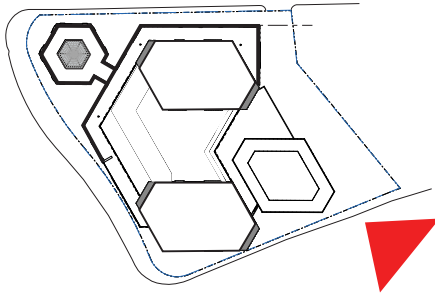


KEY PLAN



CONCEPT DESIGN DEVELOPMENT

VIEW FROM QUEENS QUAY



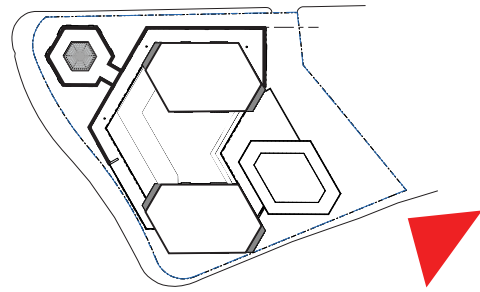
KEY PLAN



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CONCEPT DESIGN DEVELOPMENT

VIEW FROM WINDMILL LINE

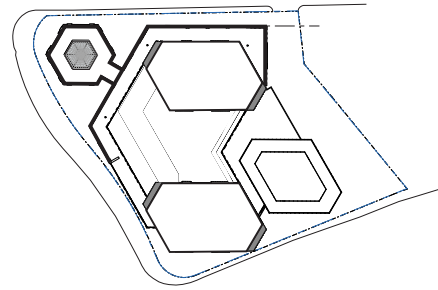


KEY PLAN



CONCEPT DESIGN DEVELOPMENT

AERIAL VIEW FROM BILLY BISHOP AIRPORT



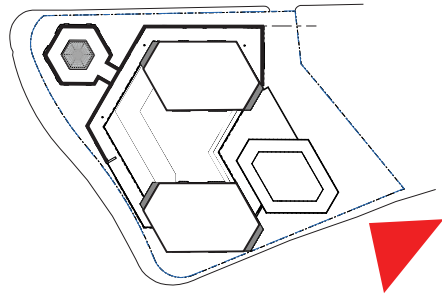
KEY PLAN



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CONCEPT DESIGN DEVELOPMENT

AERIAL VIEW FROM THE LAKE



KEY PLAN



CONCEPT DESIGN DEVELOPMENT

CONTEXT ELEVATION ALONG QUEENS QUAY LOOKING NORTH



CONCEPT DESIGN DEVELOPMENT

CONTEXT ELEVATION ALONG BATHURST LOOKING EAST



CONCEPT DESIGN OPTIONS (2 & 3)
PROPOSED IN RESPONSE TO COMMENTS RECEIVED FROM THE CITY

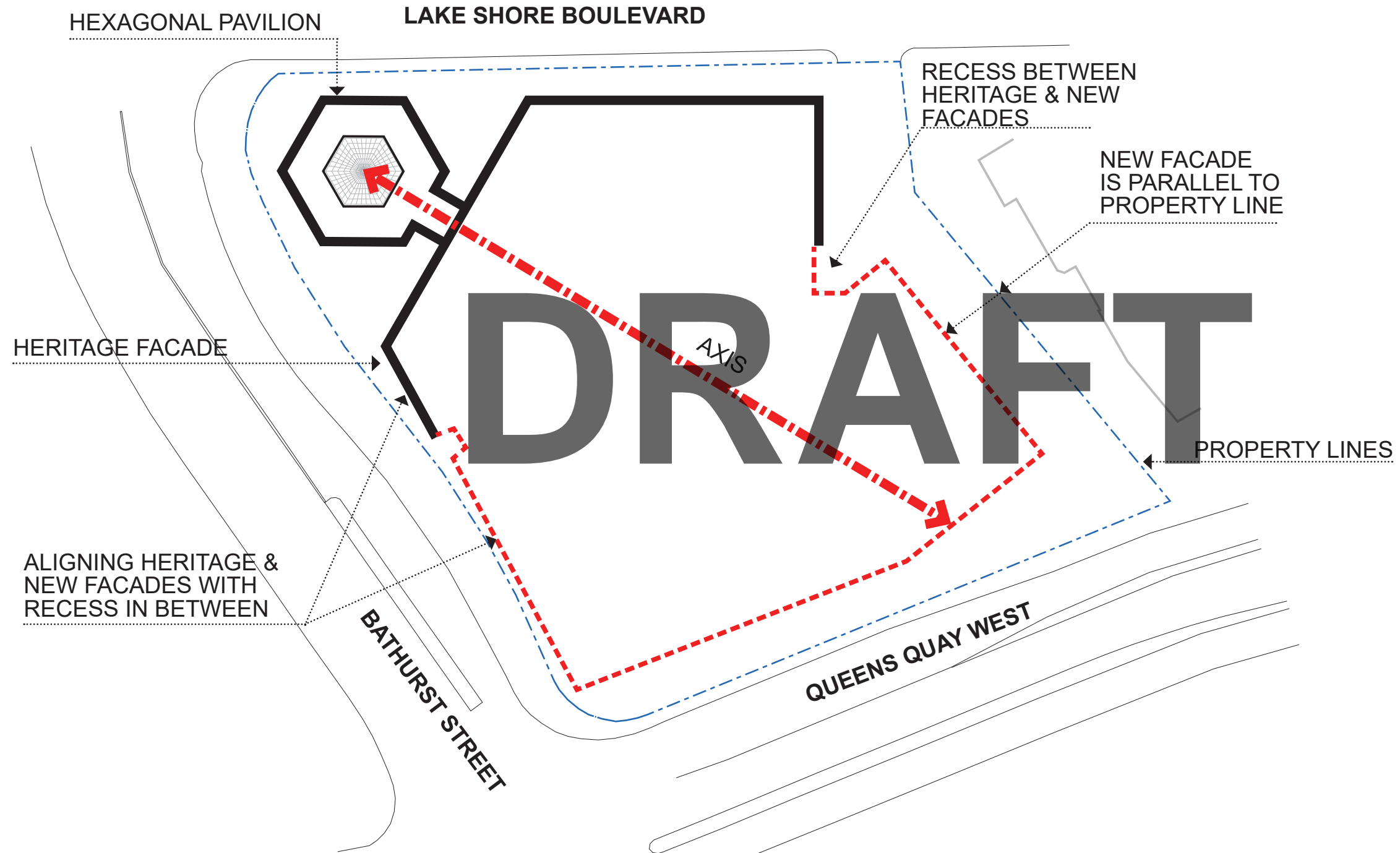
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OPTION 2

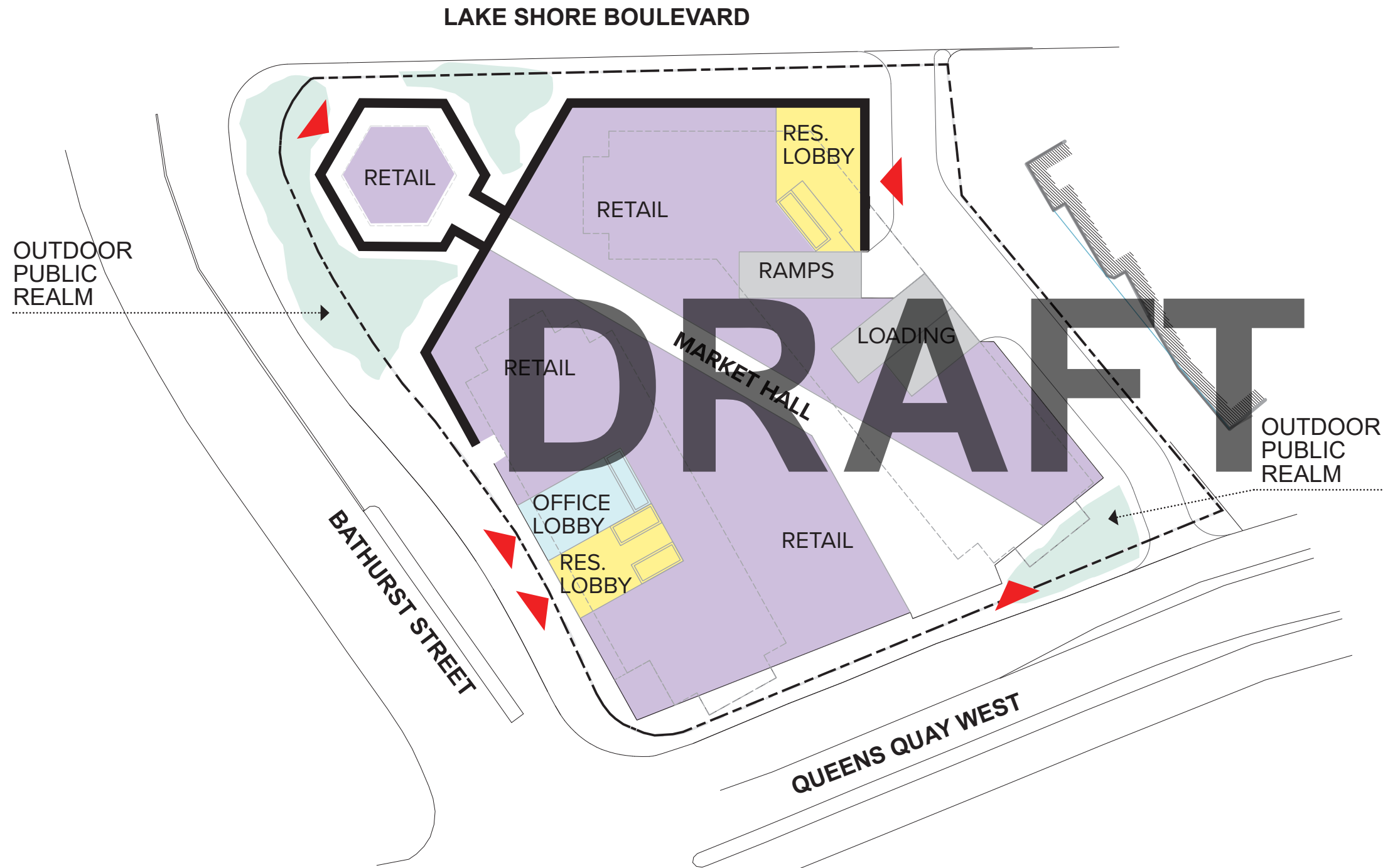
CONCEPT - OPTION 2

RESPONDING TO SITE AND HERITAGE



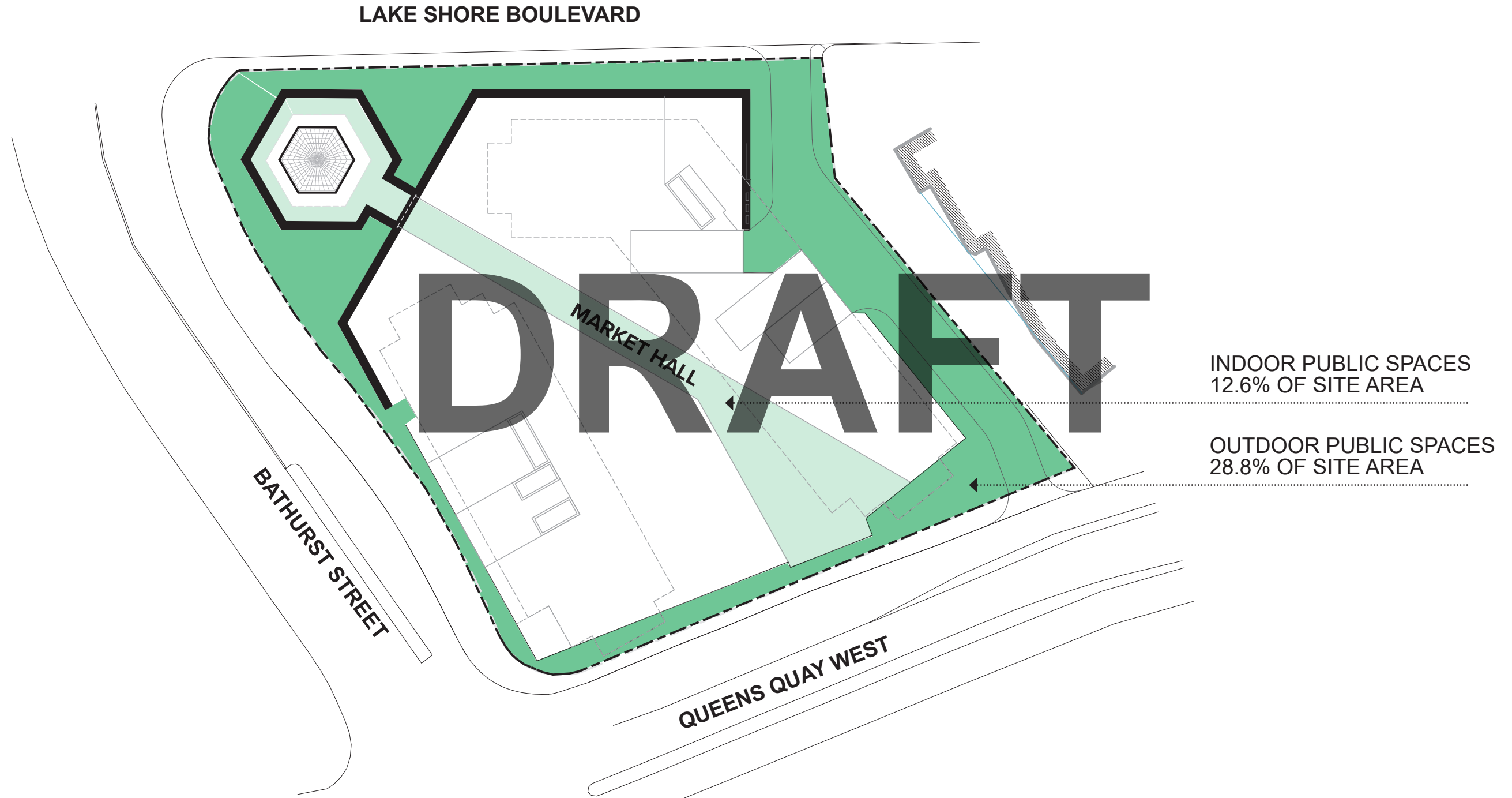
CONCEPT - OPTION 2

GROUND FLOOR PLAN



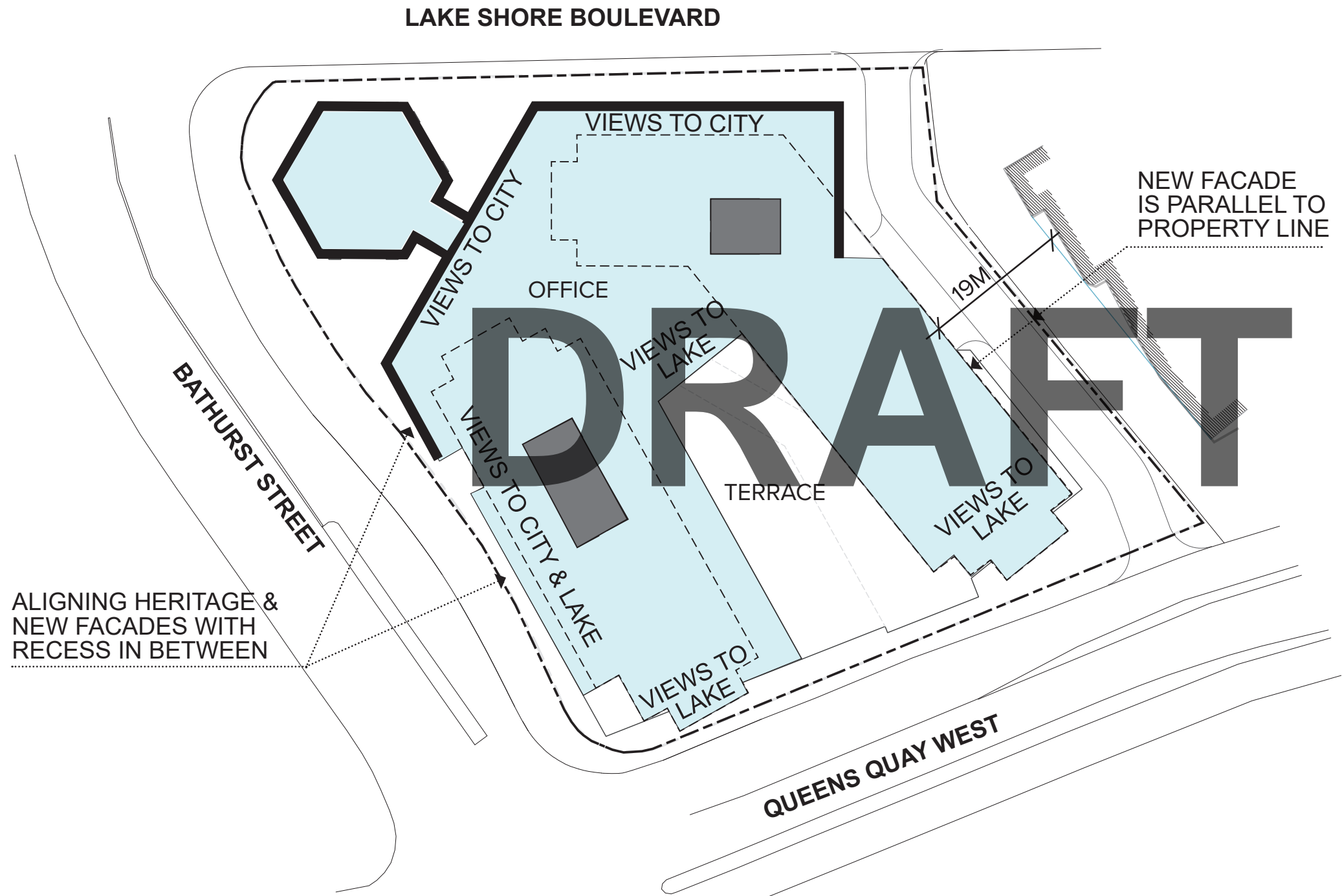
CONCEPT - OPTION 2

41.4% COMBINED INDOOR & OUTDOOR PUBLIC SPACES AT GRADE



CONCEPT - OPTION 2

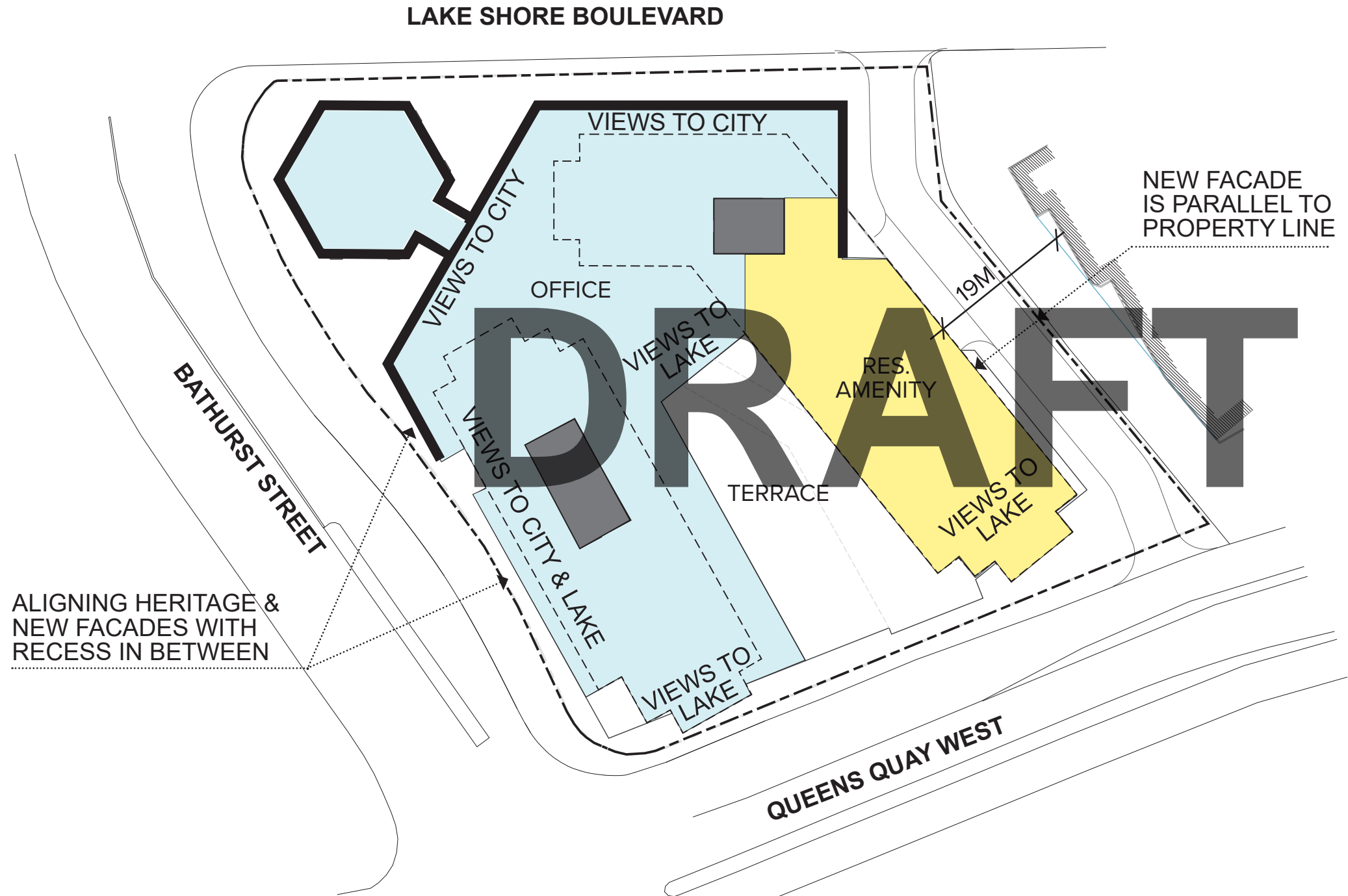
OFFICE FLOOR PLAN - LEVEL 01



ALIGNING HERITAGE & NEW FACADES WITH RECESS IN BETWEEN

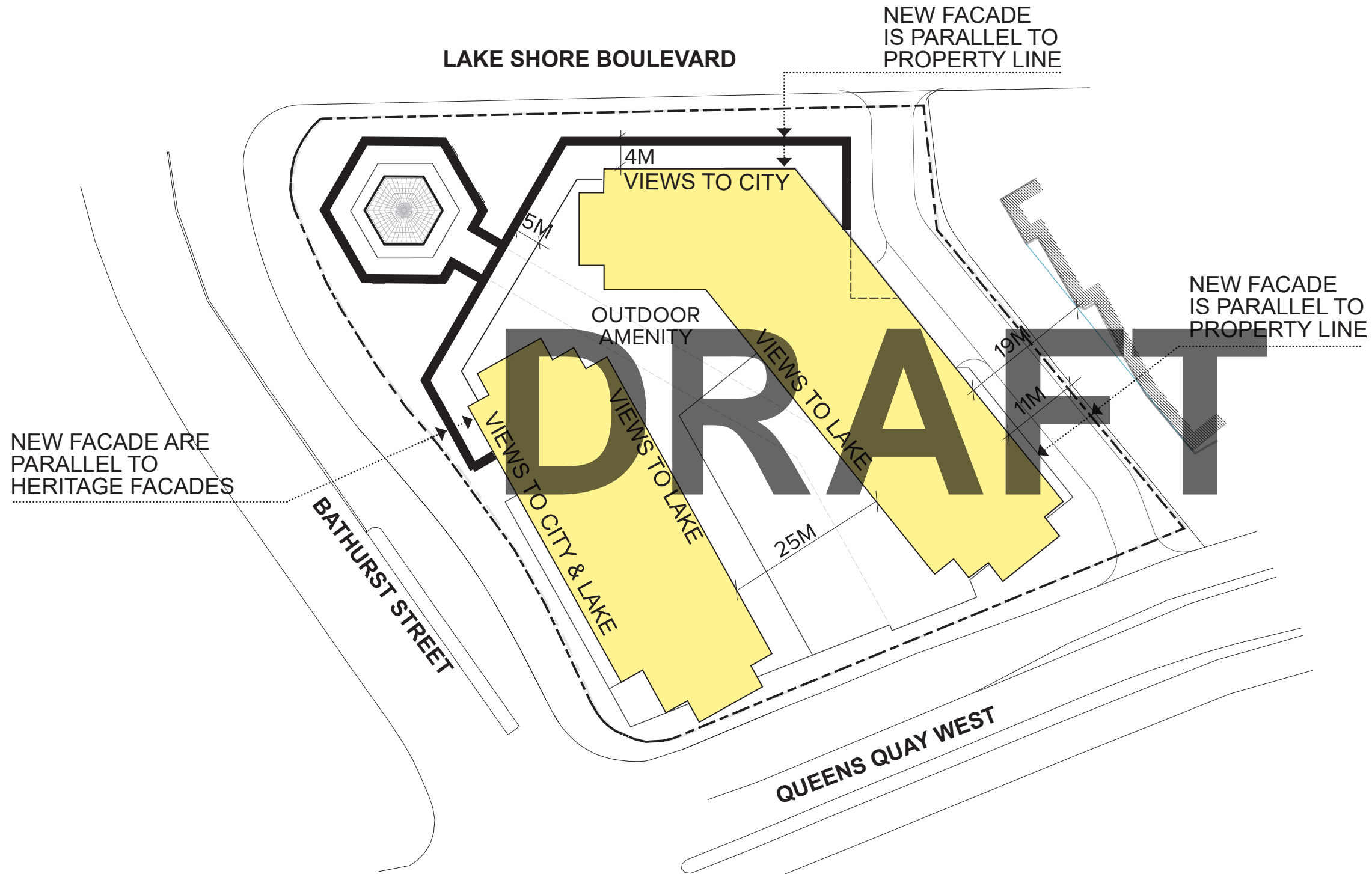
CONCEPT - OPTION 2

OFFICE FLOOR PLAN - LEVEL 02



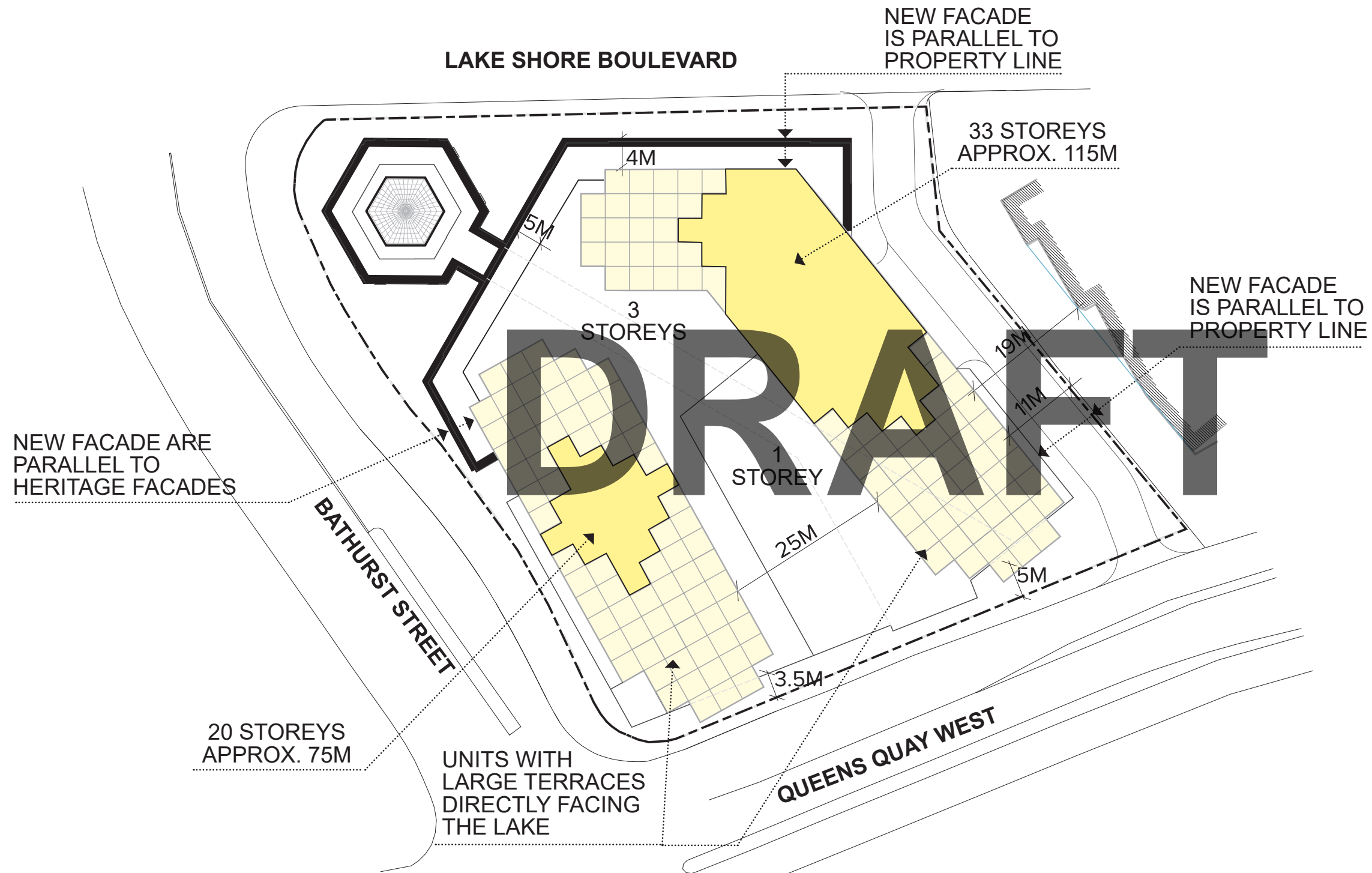
CONCEPT - OPTION 2

RESIDENTIAL FLOOR - LOWER PODIUM LEVELS



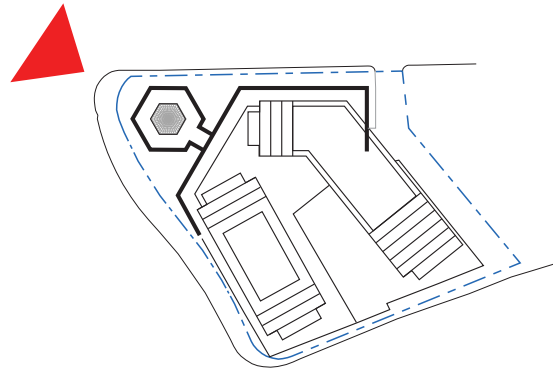
CONCEPT - OPTION 2

RESIDENTIAL FLOOR - TOWER FLOOR & TERRACES PODIUM



CONCEPT - OPTION 2

VIEW FROM BATHURST & LAKE SHORE BLVD INTERSECTION

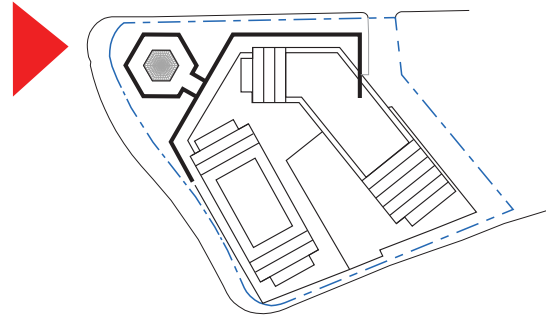


KEY PLAN



CONCEPT - OPTION 2

VIEW FROM PRINCES' GATE

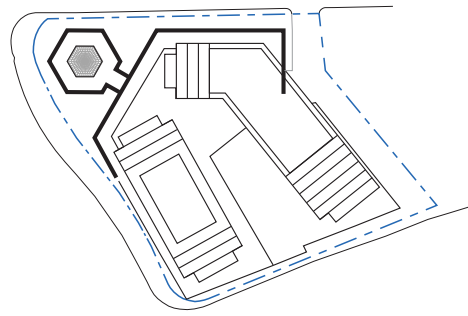


KEY PLAN



CONCEPT - OPTION 2

VIEWS FROM WINDMILL LINE & QUEENS QUAY

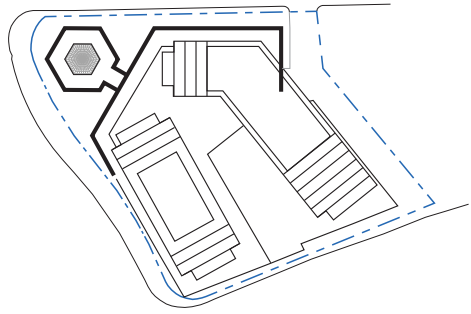


KEY PLAN



CONCEPT - OPTION 2

VIEWS FROM THE LAKE & EIREANN QUAY



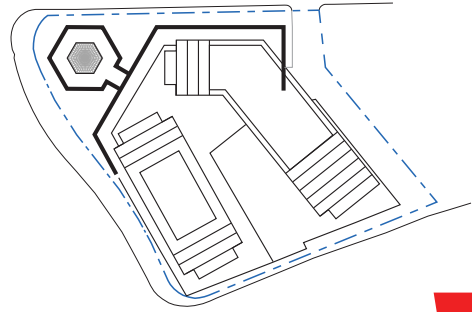
KEY PLAN



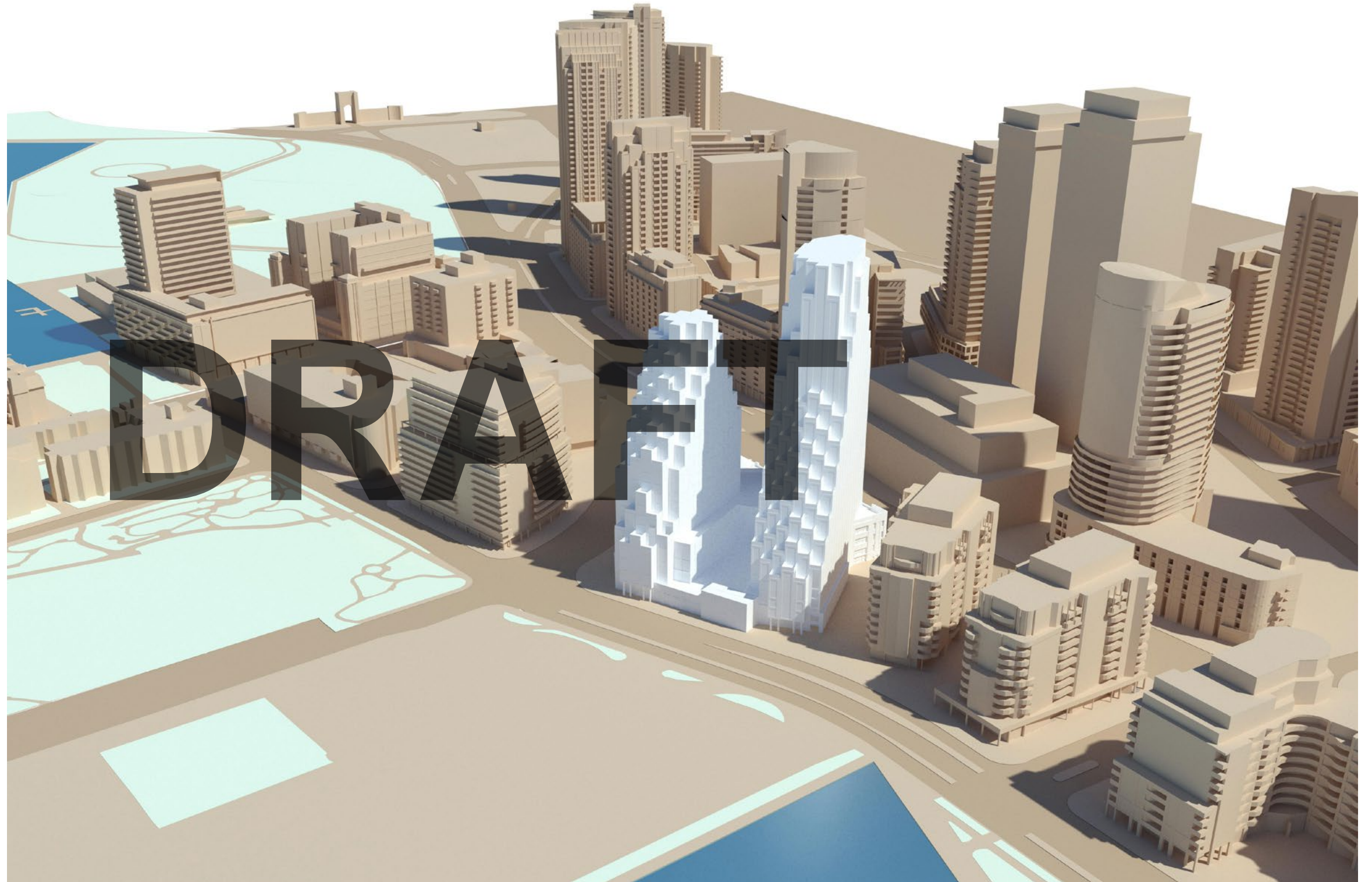
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CONCEPT - OPTION 2

AERIAL VIEW FROM THE LAKE

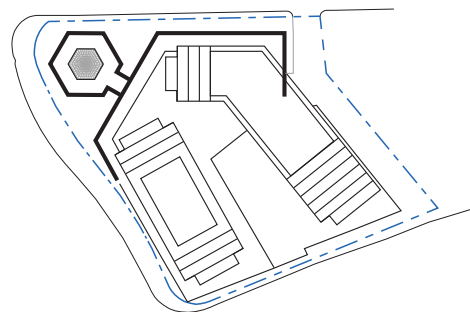


KEY PLAN



CONCEPT - OPTION 2

AERIAL VIEW FROM THE LAKE



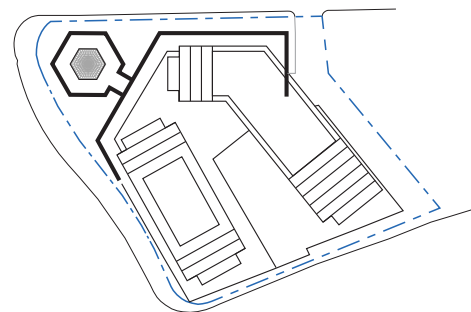
KEY PLAN

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CONCEPT - OPTION 2

AERIAL VIEW FROM THE LAKE



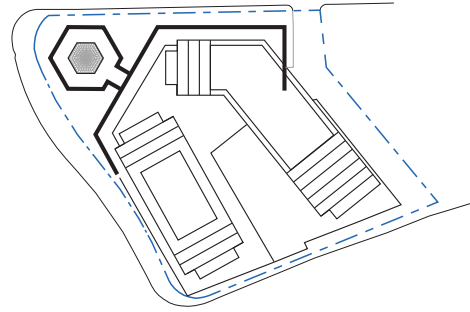
KEY PLAN



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CONCEPT - OPTION 2

VIEW FROM LAKE SHORE BOULEVARD WEST



KEY PLAN



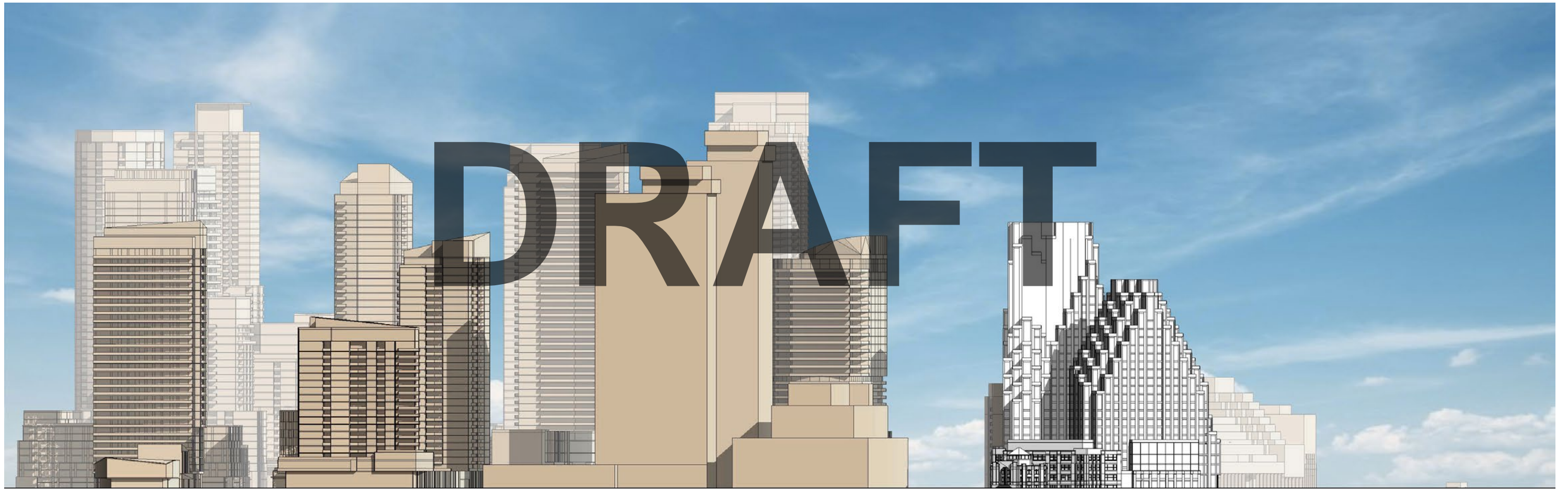
CONCEPT OPTION 2

CONTEXT ELEVATION ALONG QUEENS QUAY LOOKING NORTH



CONCEPT OPTION 2

CONTEXT ELEVATION ALONG BATHURST LOOKING EAST

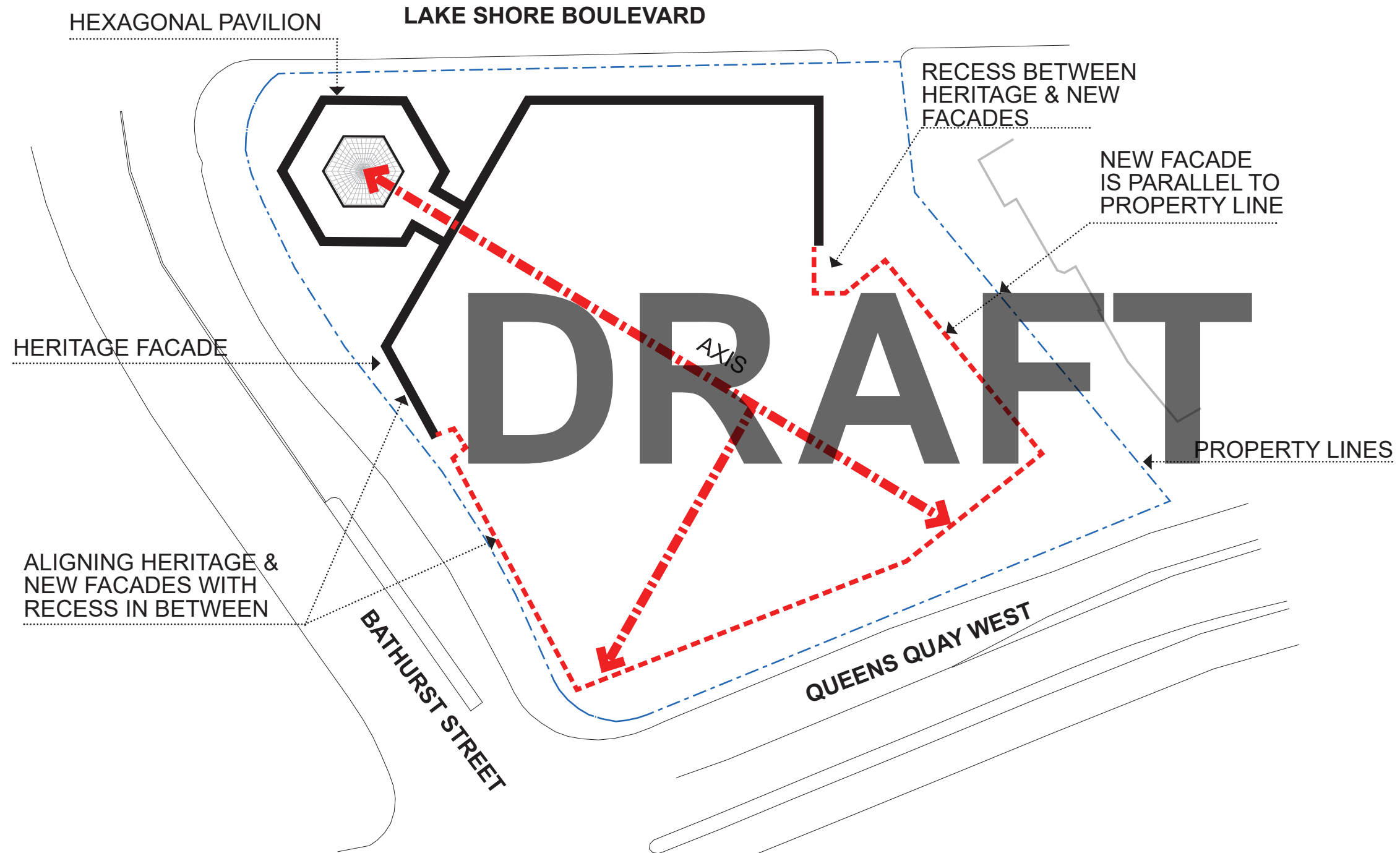


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OPTION 3

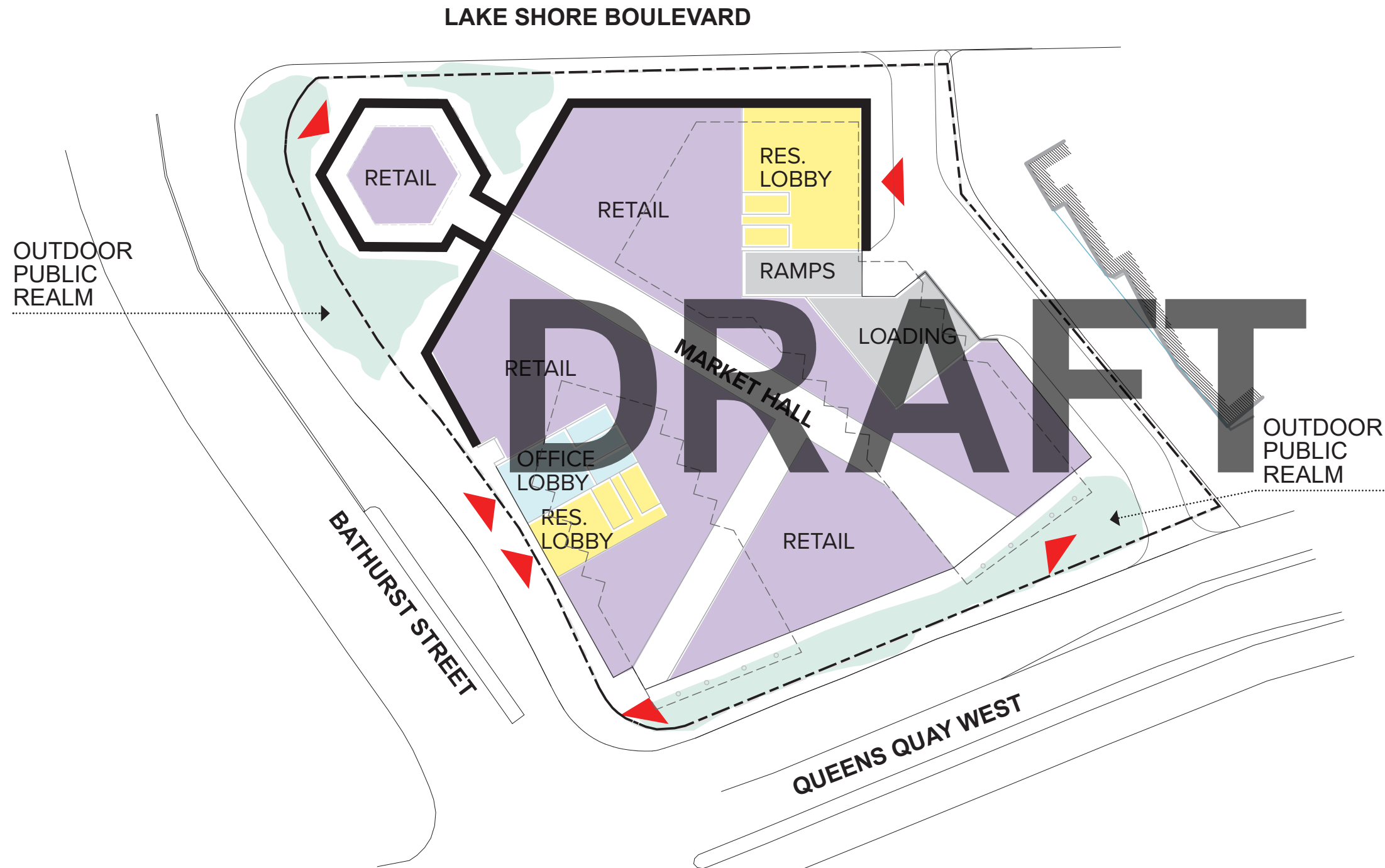
CONCEPT - OPTION 3

RESPONDING TO SITE AND HERITAGE



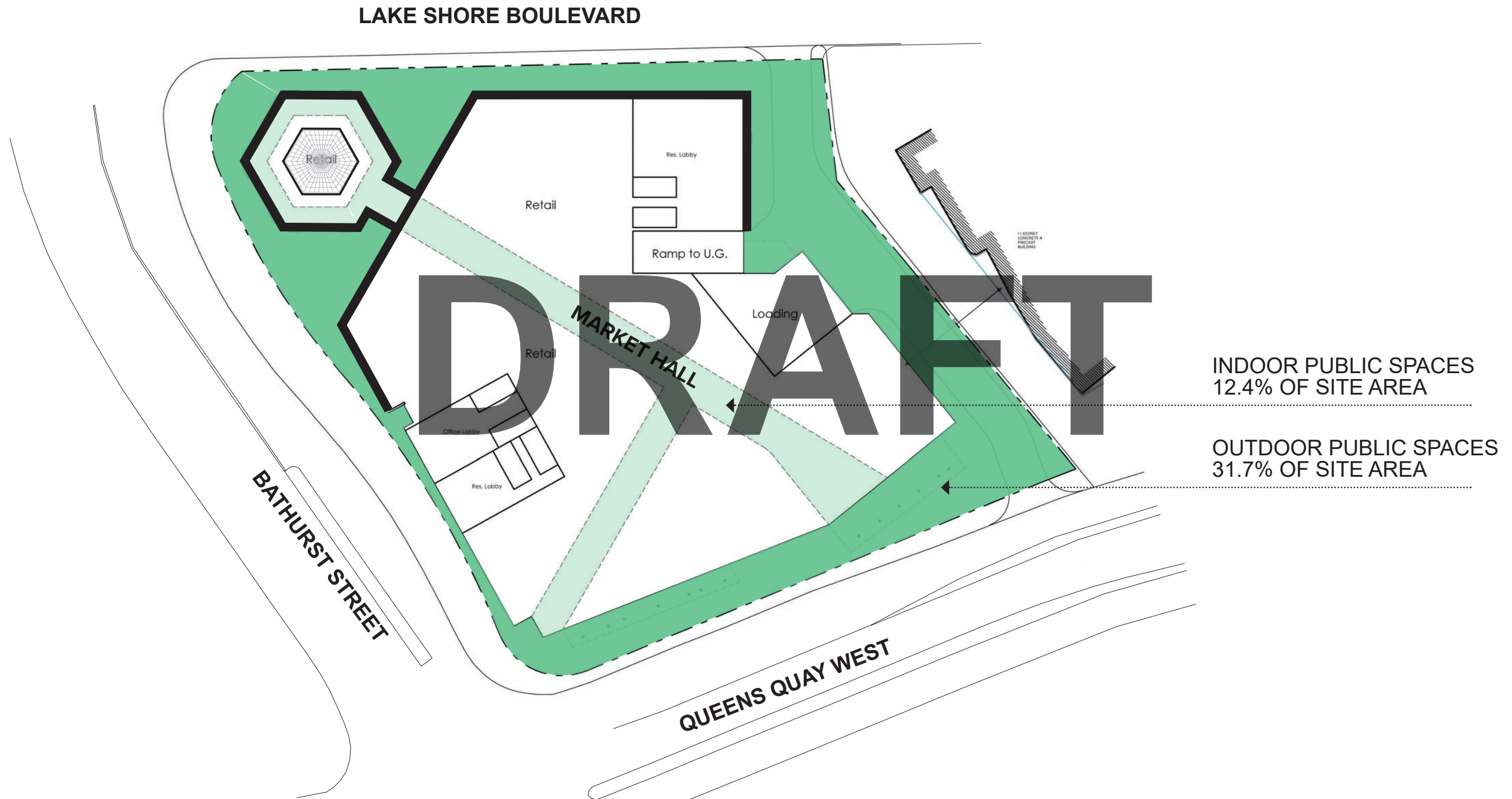
CONCEPT - OPTION 3

GROUND FLOOR PLAN



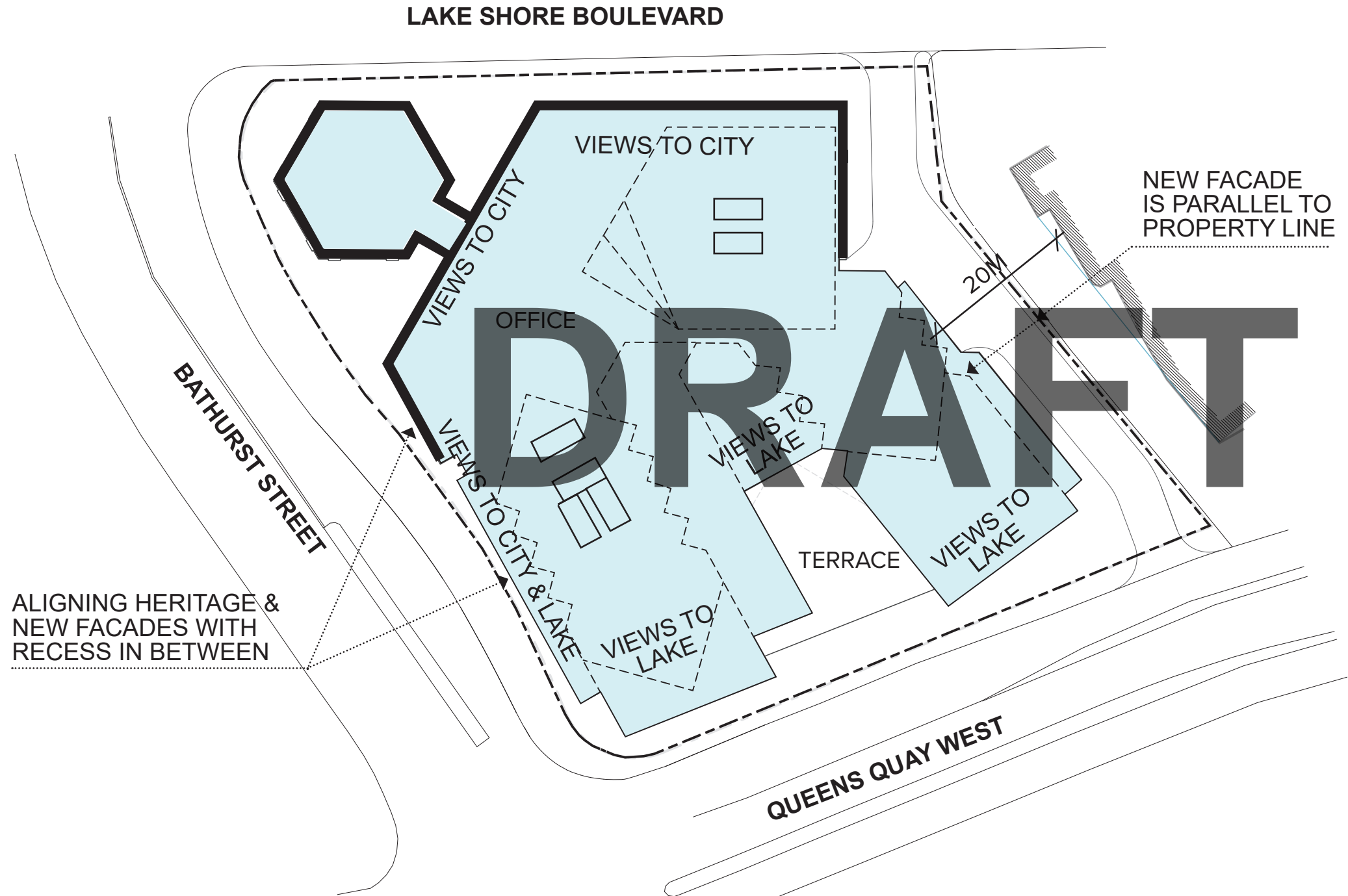
CONCEPT - OPTION 3

44.1% COMBINED INDOOR & OUTDOOR PUBLIC SPACES AT GRADE



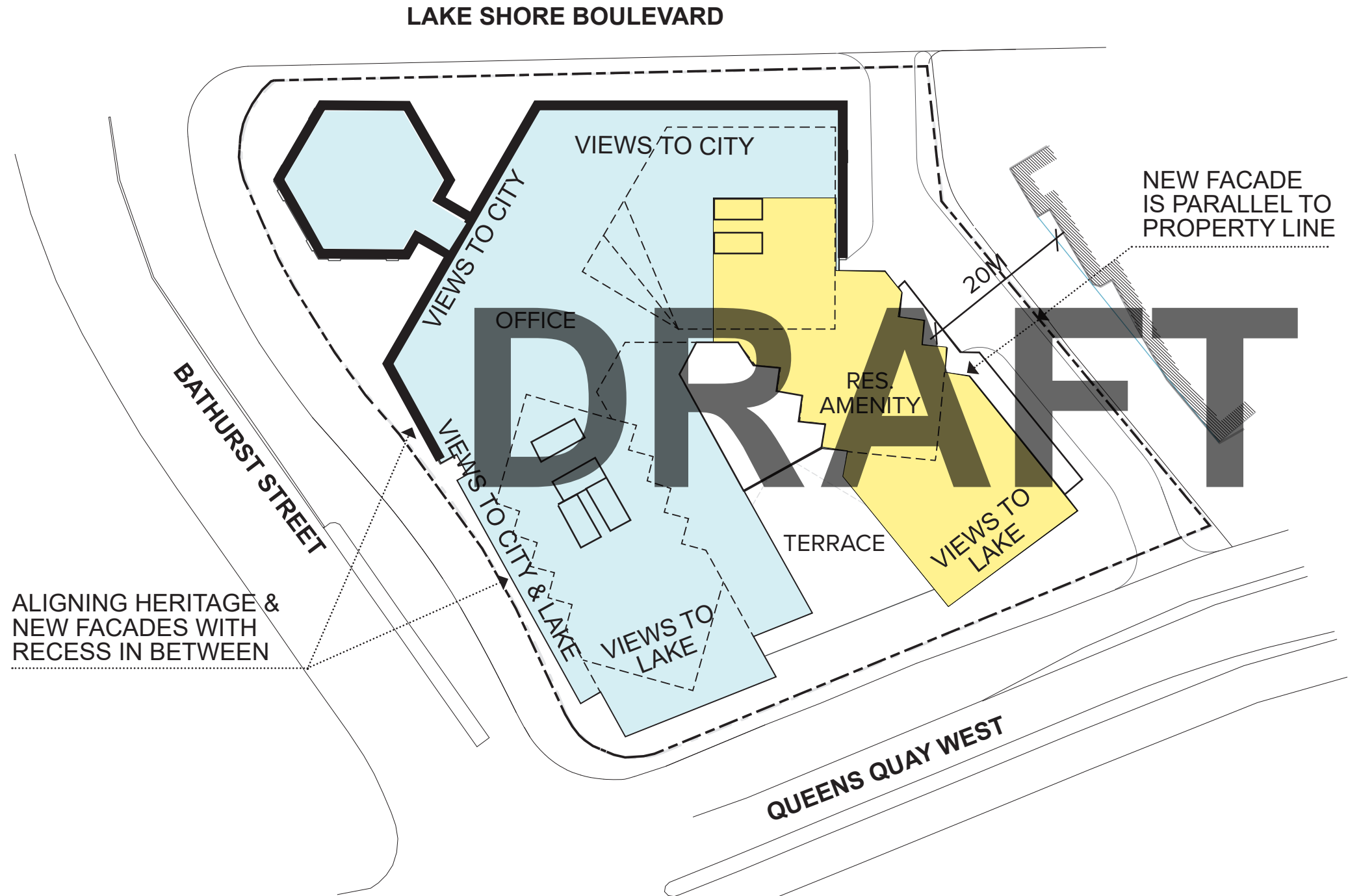
CONCEPT - OPTION 3

OFFICE FLOOR PLAN - LEVEL 01



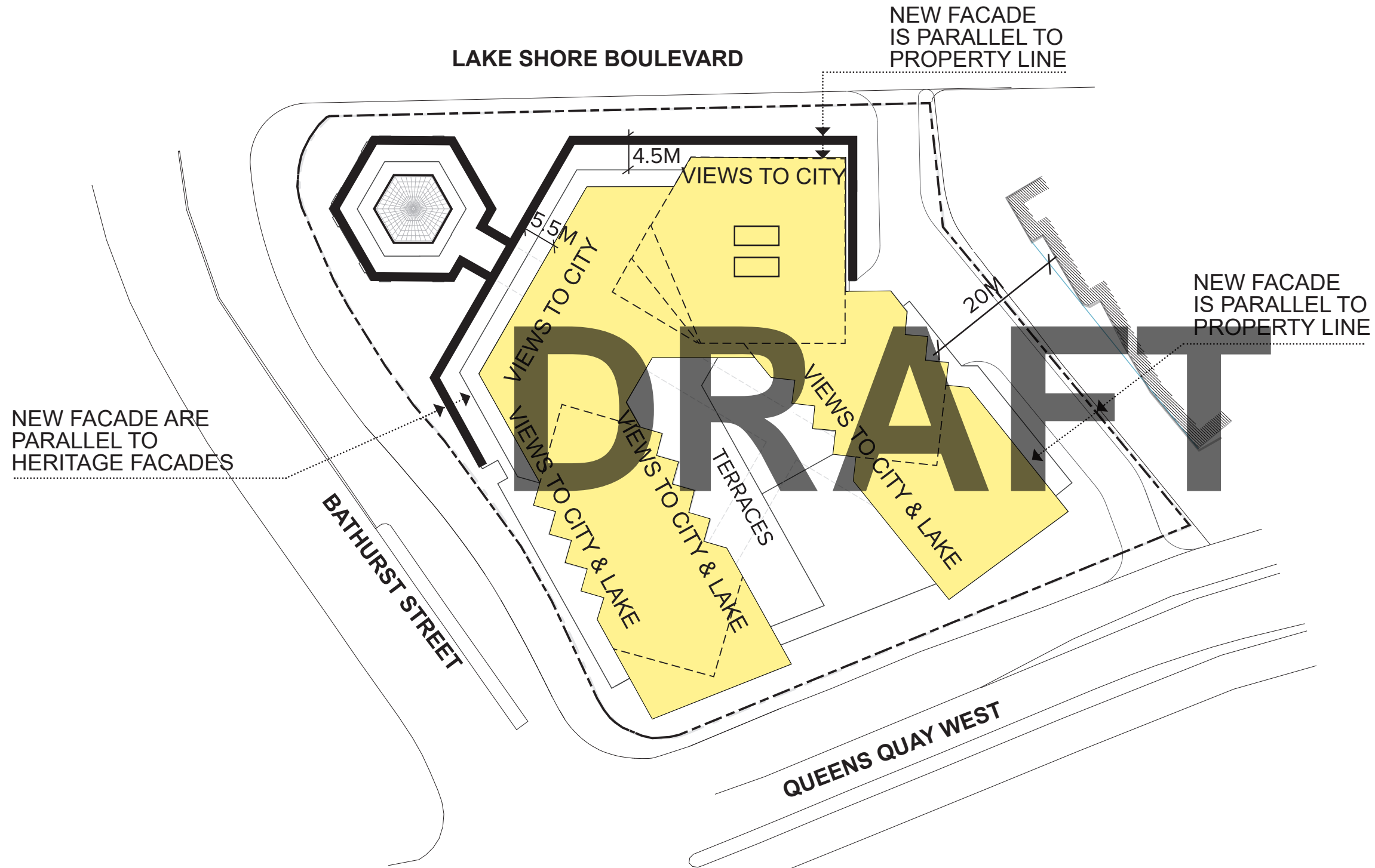
CONCEPT - OPTION 3

OFFICE FLOOR PLAN - LEVEL 02



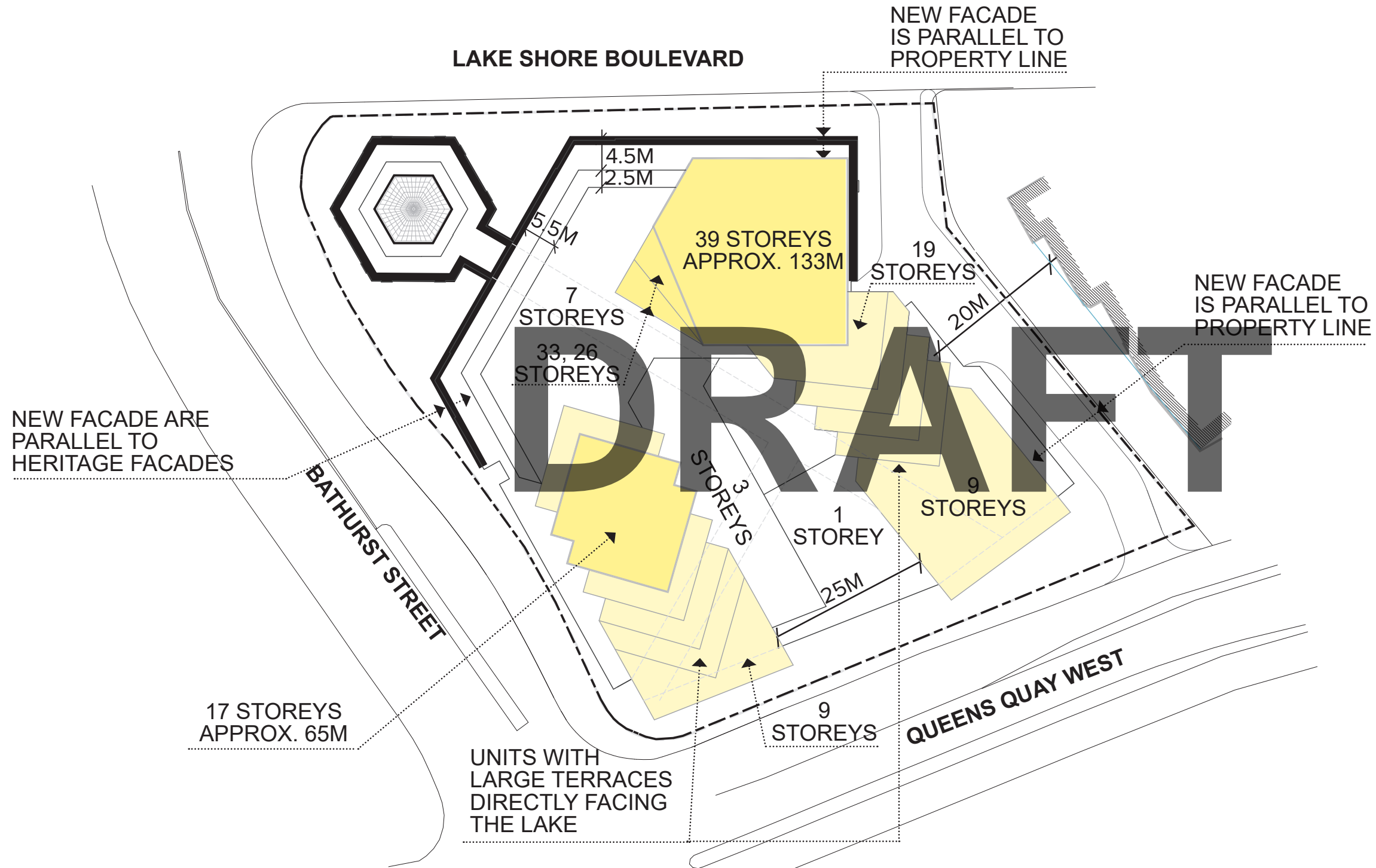
CONCEPT - OPTION 3

RESIDENTIAL FLOOR - LOWER PODIUM LEVELS



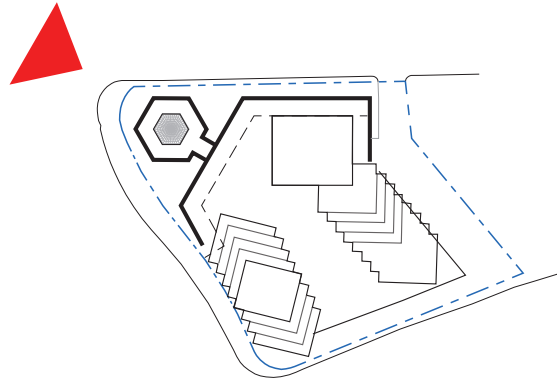
CONCEPT - OPTION 3

RESIDENTIAL FLOOR - TOWER FLOOR & TERRACED PODIUM



CONCEPT - OPTION 3

VIEW FROM BATHURST & LAKE SHORE BLVD INTERSECTION

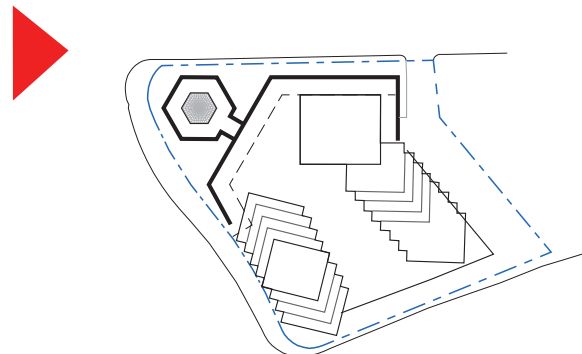


KEY PLAN



CONCEPT - OPTION 3

VIEW FROM PRINCES' GATE

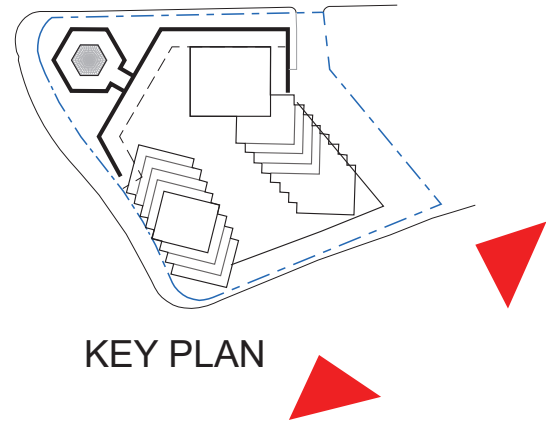


KEY PLAN



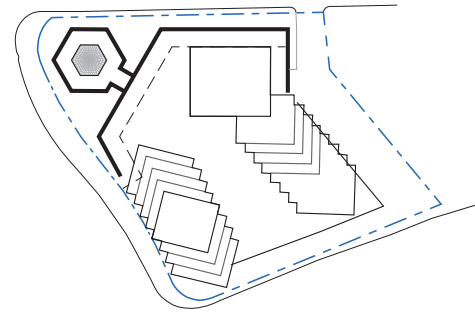
CONCEPT - OPTION 3

VIEWS FROM WINDMILL LINE & QUEENS QUAY



CONCEPT - OPTION 3

VIEWS FROM THE LAKE & EIREANN QUAY



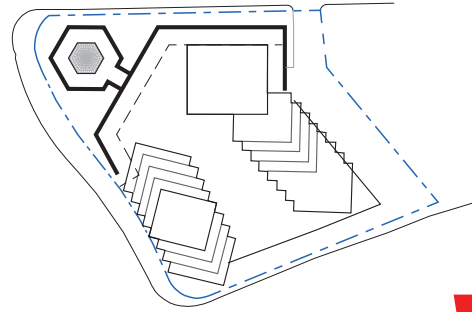
KEY PLAN



DRAFT

CONCEPT - OPTION 3

AERIAL VIEW FROM THE LAKE

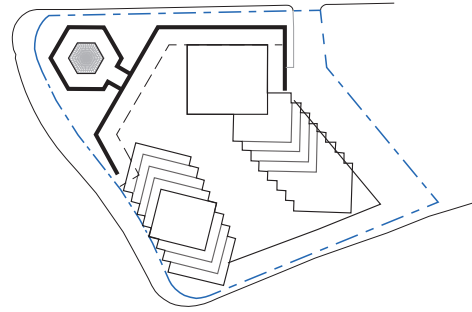


KEY PLAN



CONCEPT - OPTION 3

AERIAL VIEW FROM THE LAKE



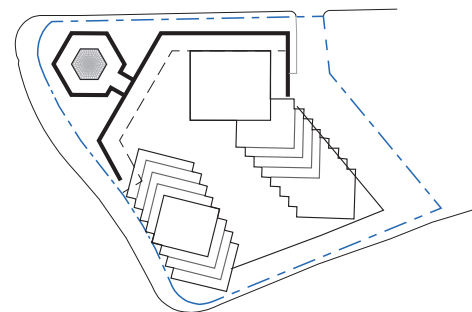
KEY PLAN

DRAFT



CONCEPT - OPTION 3

AERIAL VIEW FROM THE LAKE



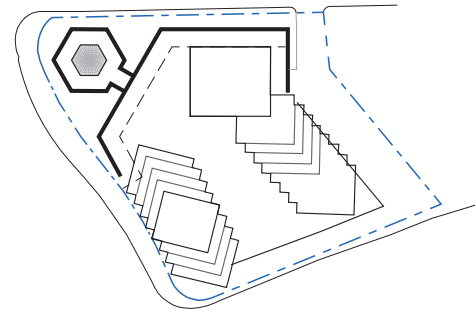
KEY PLAN

DRAFT



CONCEPT - OPTION 3

VIEW FROM LAKE SHORE BOULEVARD WEST



KEY PLAN



CONCEPT OPTION 3

CONTEXT ELEVATION ALONG QUEENS QUAY LOOKING NORTH



CONCEPT OPTION 3

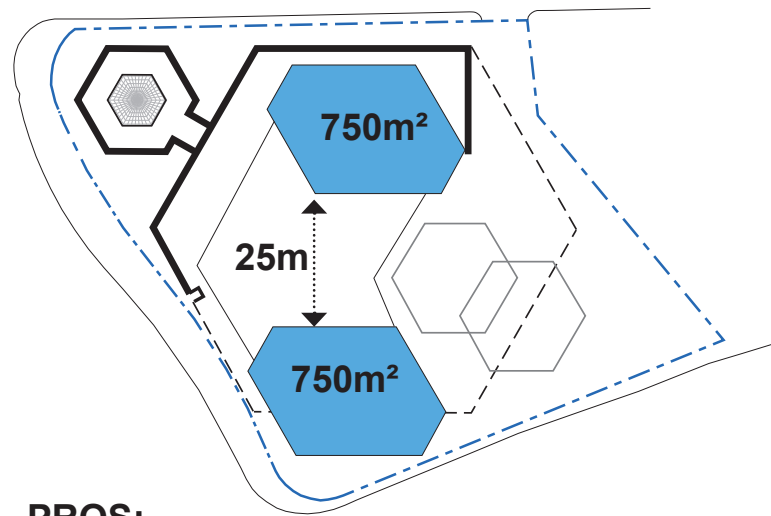
CONTEXT ELEVATION ALONG BATHURST LOOKING EAST



PROPOSED DESIGN OPTIONS

PROS & CONS

ORIGINAL SCHEME



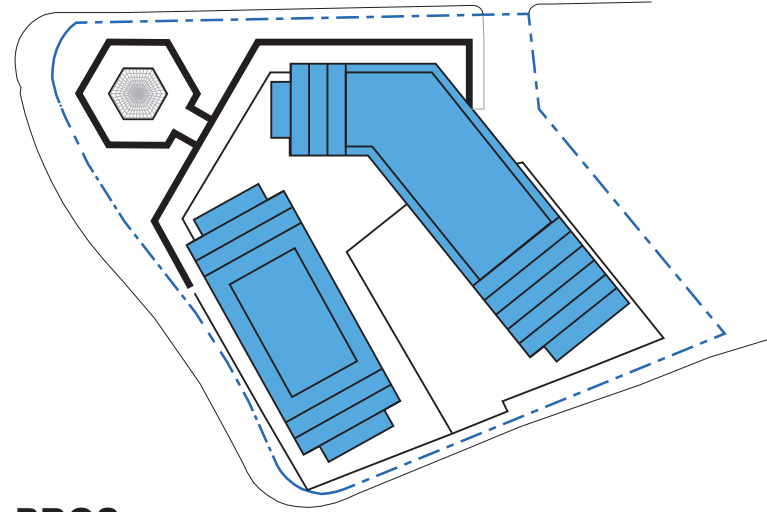
PROS:

- NORTH TOWER IS WELL POSITIONED IN RELATION TO HERITAGE WALLS (MIN. 5M SETBACK), SOUTH TOWER IS DIRECTLY ADDRESSING PRIME CORNER BETWEEN BATHURST & QUEENS QUAY
- EACH TOWER HAS A DIRECT STREET ADDRESS AT GRADE
- 25M SEPARATION CAN BE PROVIDED
- BOTH TOWERS PROVIDE BEST VIEWS TO THE CITY & LAKE
- PROPOSED DESIGN IS ADDRESSING QUEENS QUAY AT GRADE BY CREATING OPEN PUBLIC SPACES & KEY ENTRIES TO INTERNAL PUBLIC SPACES IN SELECTED LOCATIONS
- THIS PROPOSAL PROVIDES SMALLER PODIUM AND MORE OPEN PUBLIC SPACES.

CONS:

- BUILDINGS IN THIS SCHEME ARE TALLER THAN OTHER PROPOSED OPTIONS

OPTION 02



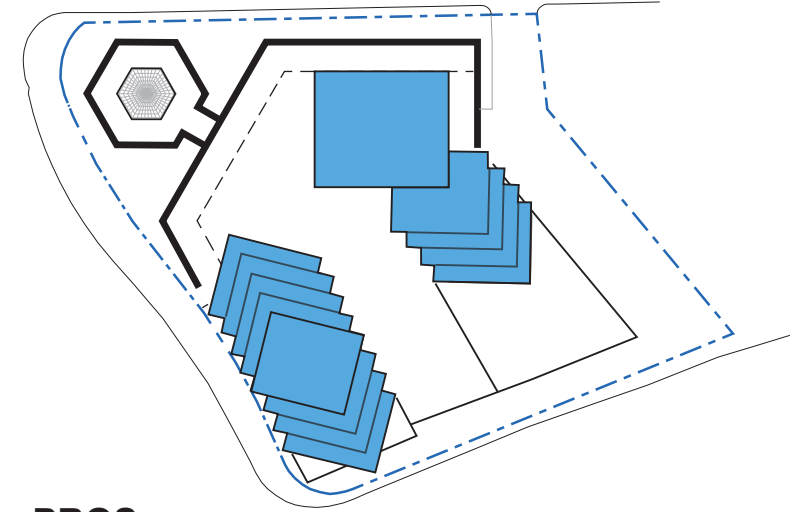
PROS:

- EXTERNAL EDGES OF BUILDINGS ARE DESIGNED IN RESPONSE TO PROPERTY LINE AND HERITAGE FACADES
- TOWER HAS A DIRECT STREET ADDRESS AT GRADE
- SOUTH & NORTH FACING FACADES OF TOWER & TERRACED PODIUM PROVIDE BEST VIEWS TO THE CITY & LAKE
- BUILDING IS ADDRESSING QUEENS QUAY AT GRADE LEVEL BY RESPONDING TO SURROUNDING BUILDINGS & CREATING A STREET WALL ELEMENT. LINEAR OUTDOOR PUBLIC REALM CAN BE PROVIDED

CONS:

- SEPARATION BETWEEN TWO TERRACED PODIUM VARIES BETWEEN 18M-25M
- UNITS FACING INTERNAL SPACE BETWEEN TOWERS WILL HAVE LIMITED VIEWS, AND UNITS FACING EAST/WEST ELEVATIONS HAVE LIMITED VIEWS IN THE FIRST 11-16 LEVELS (FACING NEIGHBORING BUILDINGS)

OPTION 03



PROS:

- TOWER IS WELL POSITIONED IN RELATION TO HERITAGE WALLS (MIN. 5M SETBACK)
- TOWER HAS A DIRECT STREET ADDRESS AT GRADE
- TOWER & TERRACED PODIUM PROVIDE BEST VIEWS TO THE CITY & LAKE
- BUILDING IS ADDRESSING QUEENS QUAY AT GRADE LEVEL BY RESPONDING TO SURROUNDING BUILDINGS & CREATING A STREET WALL ELEMENT. LINEAR OUTDOOR PUBLIC REALM CAN BE PROVIDED

CONS:

- SEPARATION BETWEEN TWO TERRACED PODIUM VARIES BETWEEN 20M-25M

DRAFT

DRAFT

THANK YOU