



West Don Lands Block 20

Detailed Design

October 20th, 2021

Project Description & Background

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc, RWDI

Review Stage: Detailed Design

Background

- In September 2017, Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario (IO)'s RFP for Blocks 8, 20, 3W, 4W and 7W in West Don Lands.
- Block 20 was originally envisioned as a District Energy building described in the 2006 Block Plan and 2011 Zoning By-law, that use is no longer contemplated for this site.
- Rail protection is required along the southern boundary with the rail corridor (in conjunction with Block 8).

Affordable Housing

Part of the Provincial Lands Affordable Housing Program

- Meet minimum 30% affordable rental units

Sustainability Requirements (with Infrastructure Ontario)

- LEED Gold Certification

Community Benefits

- As directed by Council following the issuance of the three MZOs in the West Don Lands, community benefits are to be secured by the City
- Proponent to provide funding or an onsite contribution as part of a community benefits agreement

Program & Timeline

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Programmatic Overview

Project proposes a mix of residential and office/commercial areas:

- Ground floor with retail, residential lobby, office lobbies, and loading/services
- 32m podium with office areas with rooftop amenities
- 119m tall east residential tower
- 162m tall west residential tower
- 1 level of underground parking

Project Timeline

- April 2021 – DRP #2
- August 2021 – Site Plan Working Group with Community
- **October 2021 – DRP #3 Detailed Design**
- August 2022 – Notice of Approval Conditions (NOAC)

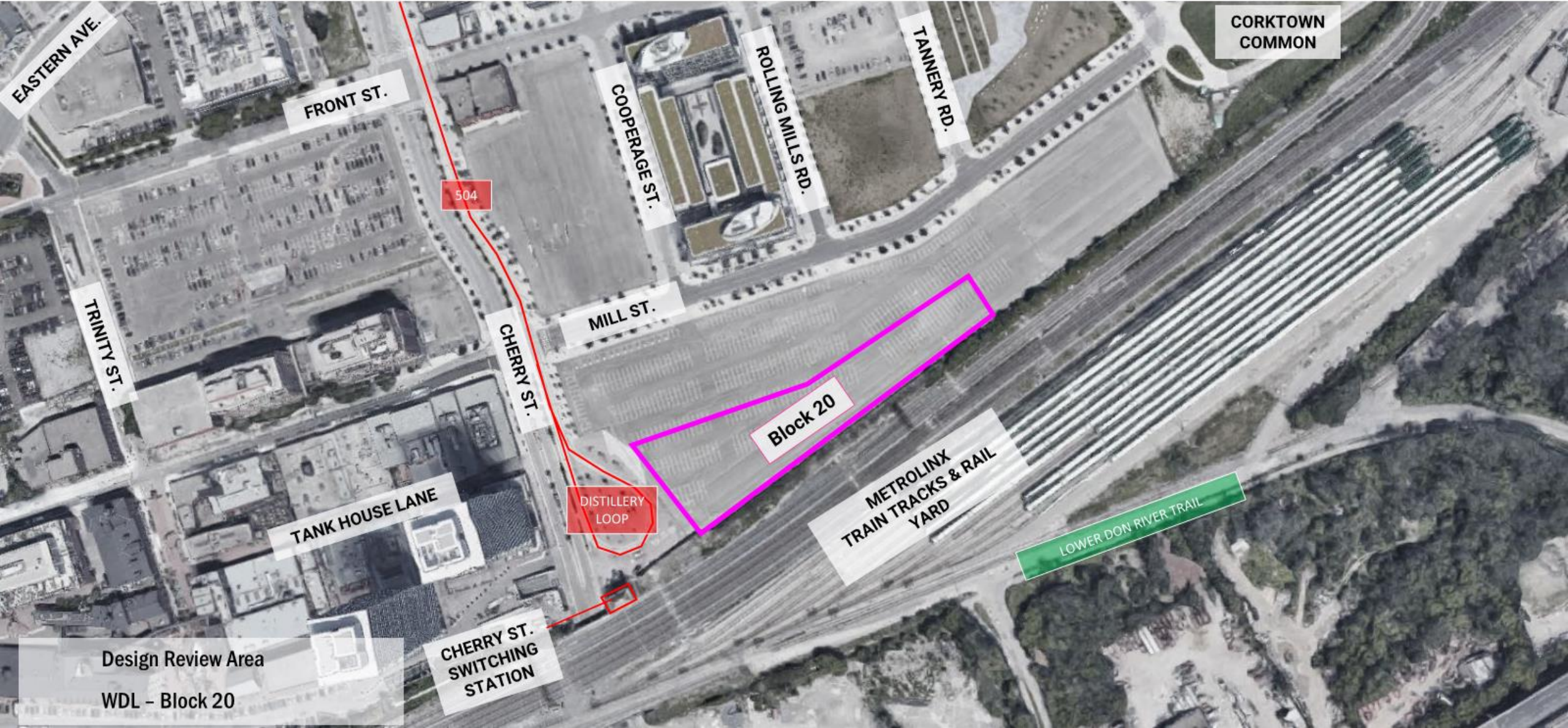
Existing Site Context

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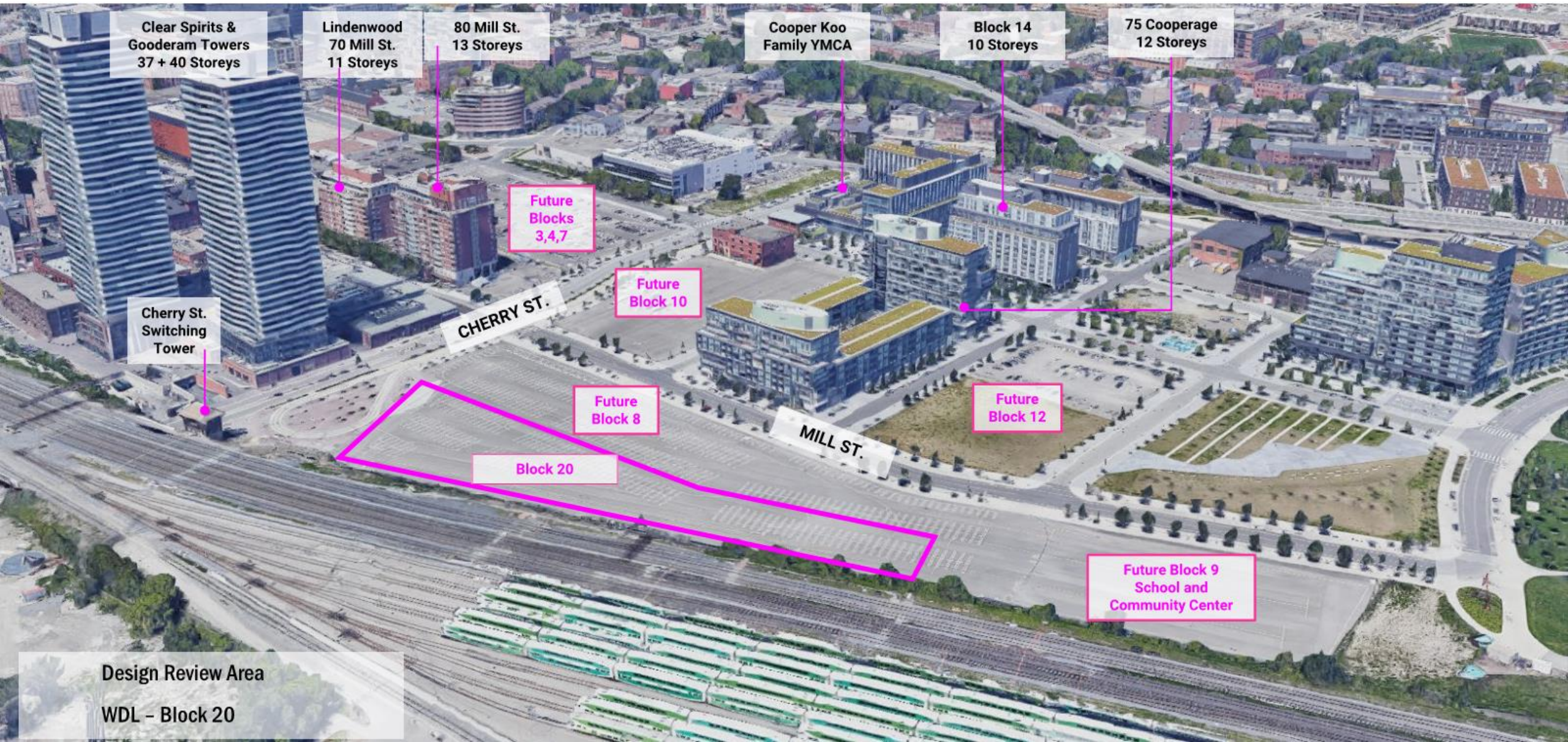
Existing Site Context

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Review Stage: Detailed Design



Project Approval Stage

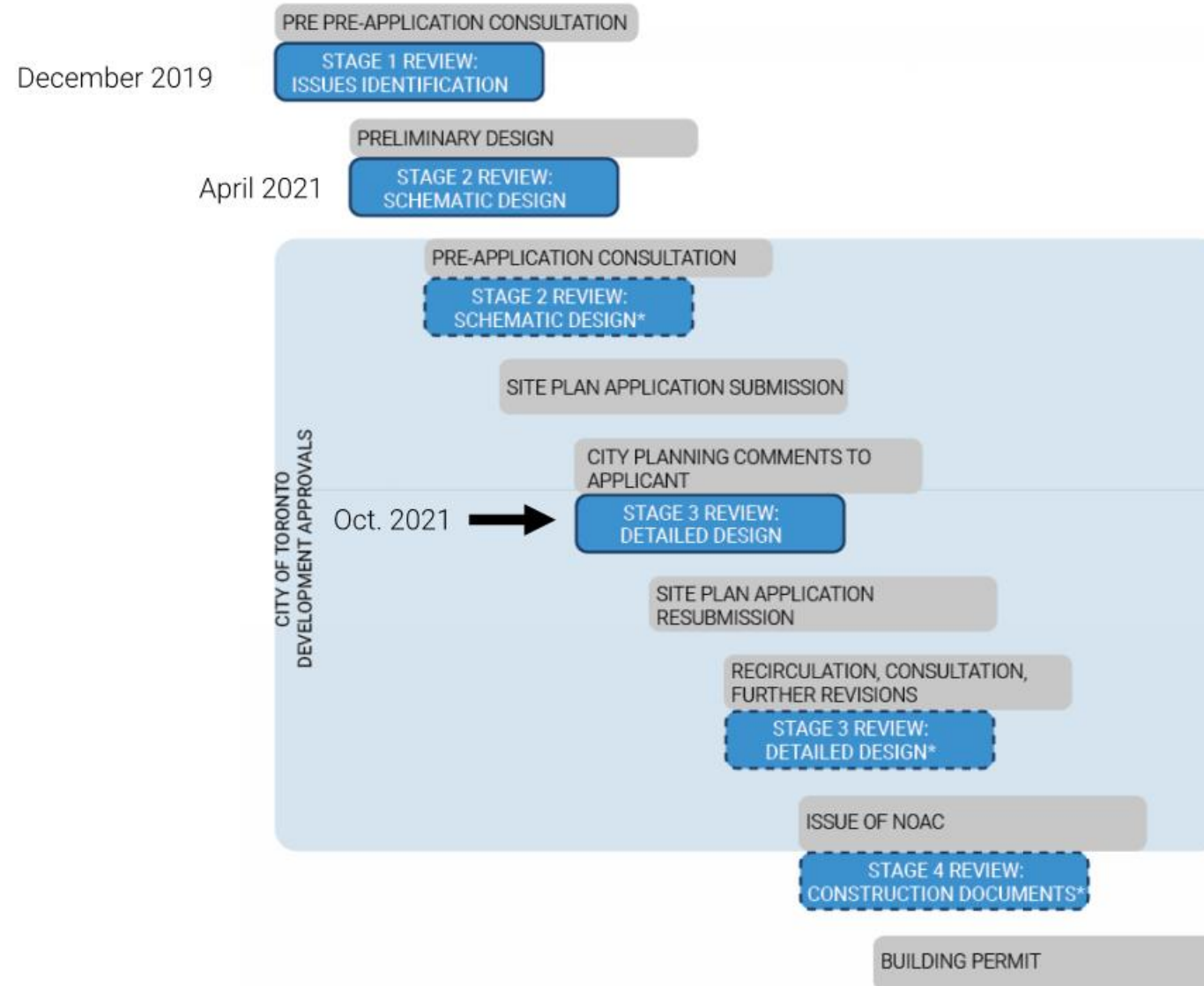
DRP Stream 2: Public land – Site Plan Application

West Don Lands Block 20

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Review Stage: Detailed Design



Recap from April 2021

Stage Two WDRP Consensus Comments

West Don Lands Block 20

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Review Stage: Detailed Design

General

- Commended the team for developing a well-considered design on a challenging site.
- Overall massing and landscape approaches are positive.
- City to provide feedback on pedestrian crossing safety from Cherry Street to the site.

Building

- Building façade materiality requires further explorations, consider **bringing more Distillery District “red” to the base of the building**, i.e. extending the palette from the towers to grade to support the character of the neighbourhood while creating a unique identity for the project.
- The large, glazed atrium spaces on the ground floor do not feel appropriate to the Distillery District, **consider finer-grain facade alternatives** to provide transparency and openness that are in keeping with the characteristics of the neighbourhood.
- The location of the parking entrance interrupts the public realm pedestrian experience, **consider further enhancement by rethinking the location of the parking entrance** to provide a complete pedestrian clearway across the site.
- As an important visual gateway into the city from the east, **provide design opportunities for the crash wall**, consider the design, façade materiality, public art opportunities.
- The TTC Loop is an important gateway to the project, **consider working with TTC and the City to enhance the TTC Loop as an extension of the public realm**.
- Wind impact are concerns for terraces and roof top amenity areas, conduct studies, and **provide further mitigation strategies** to ensure comfort.

Recap from April 2021

Stage Two WDRP Consensus Comments

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

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Review Stage: Detailed Design

Sustainability

- Current sustainability targets can be improved, **consider targeting and integrating higher energy performance targets** into the business plan at this stage of the project.
- Provide energy modelling and outputs from the “Savings by Design” program at the next review, i.e. review of alternative solutions for reducing energy consumption and greenhouse gas emissions and the impact of carbon pricing.

Areas for Panel Consideration

City Planning + Waterfront Toronto

West Don Lands Block 20

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Review Stage: Detailed Design

Building

Does the revised exterior design successfully extend the palette from the towers to the podium to better respond to context?

Do the revised window configurations and atrium facades successfully create a finer-grain characteristic that feels appropriate for the Distillery District and West Don Lands? Are the different types of facades well integrated?

Has the ground floor been sufficiently animated along its entire length? How does the new Tank House Lane interact with the various servicing areas within the podium?

Public Realm

Does the revised landscape design support the public realm vision and pedestrian circulation at the site?

Does this proposal sufficiently protect pedestrians from potential vehicular conflicts?

Has the new Tank House Lane been properly designed for shady conditions? Will this outdoor space be comfortable and functional throughout the seasons?

- Are the plant species shade tolerant?
- Is the lighting appropriate?
- Is there sufficient wind protection?
- Is seating properly located to take advantage of sunny spots?

Sustainability

Given the sustainable ambition for the site previously and Waterfront Toronto's objectives on sustainability, does the Panel support the current sustainability targets?

How can the design be more adequately prepared to achieve the future objective of net-zero-carbon?

BLOCK 20

Design Review Panel 3 - Site Plan #2 Submission

DRAFT

October 20, 2021



KILMER GROUP



TRICON



Henning
Larsen



Contents

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- 2. Concept Recap**
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- 6. Sustainability**
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1. DRP #2 Comments

DRP #2 Comments

General

- Commended the team for developing a well-considered design on the challenging site.
- Overall massing and landscape approaches are positive.
- City to provide feedback on pedestrian crossing safety from Cherry Street to the site.

Building

- Building facade materiality requires further explorations, consider bringing more Distillery District “Red” to the base of the building, i.e. extending the palette from the towers to grade to support the character of the neighbourhood while creating a unique identity for the project.
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- Wind impact are concerns for terraces and rooftop amenity areas, conduct studies, and provide further mitigation strategies to ensure comfort.

Sustainability

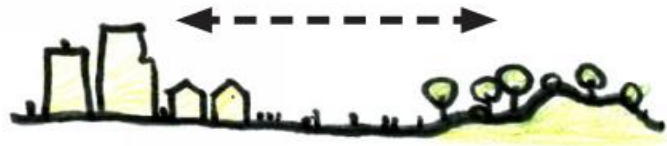
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Key Takeaways

- **Materiality of Distillery District**
- **Finer grain texture to podium glass curtain wall**
- **Crash wall design opportunities**
- **TTC Loop part of public realm**
- **Wind mitigation strategies**
- **Current sustainability strategies**

2. Concept Recap

Design Objectives



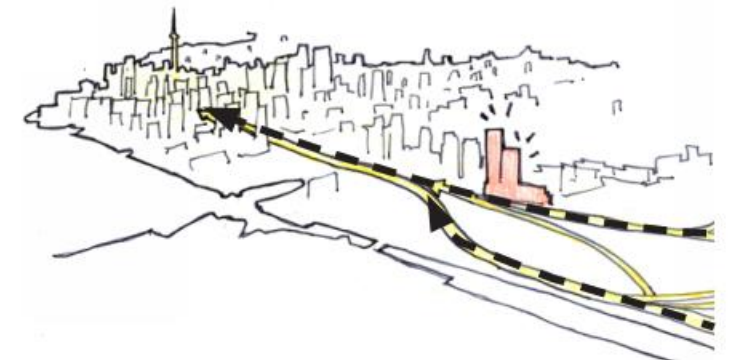
Bridge natural and urban contexts



Create people first streetscape

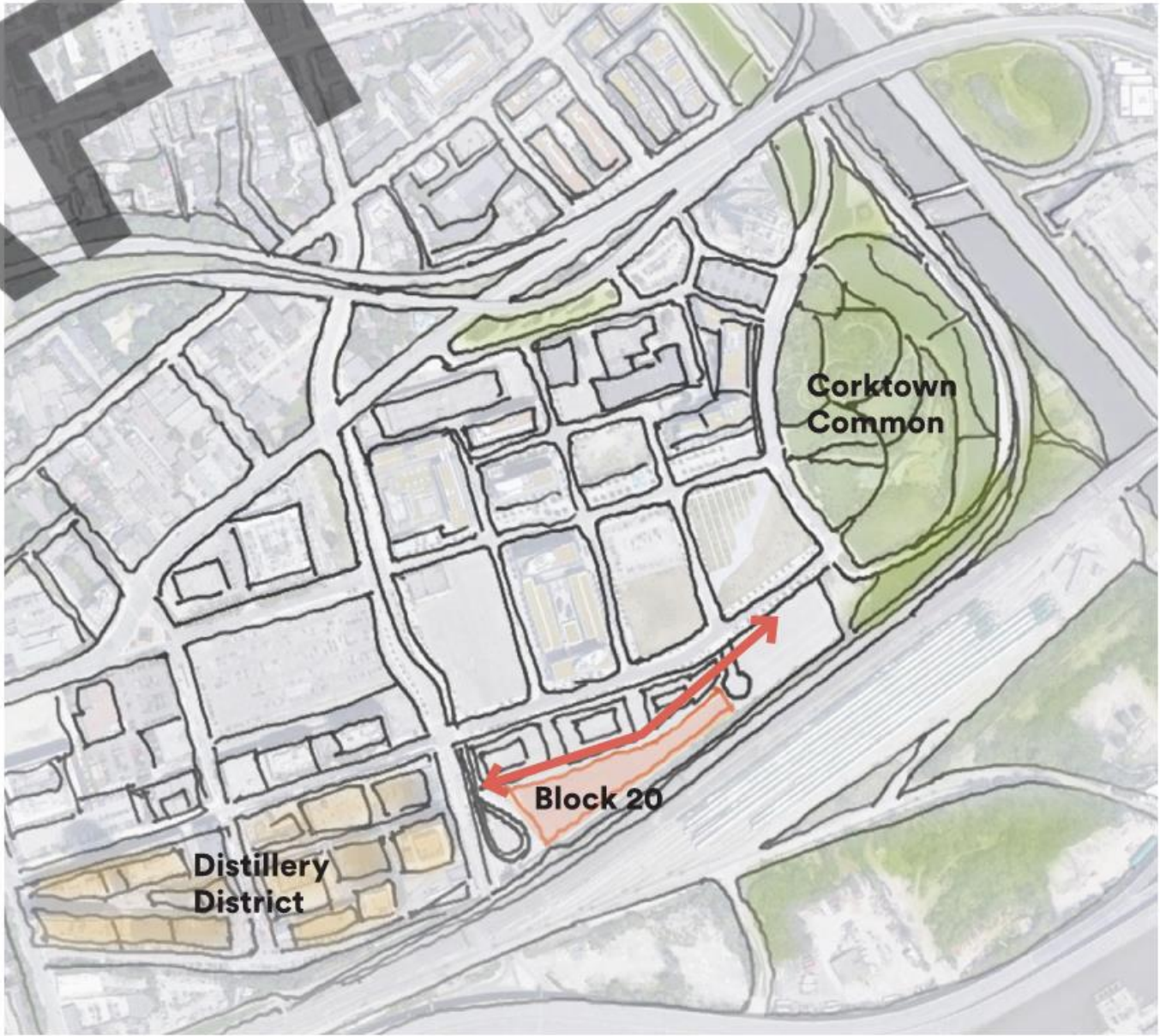


Mark Distillery District in the Skyline

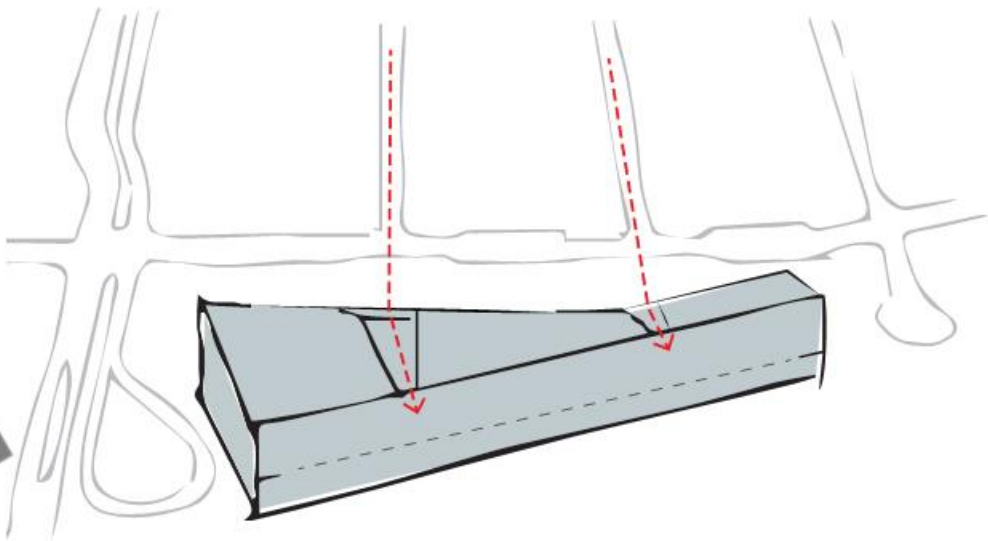
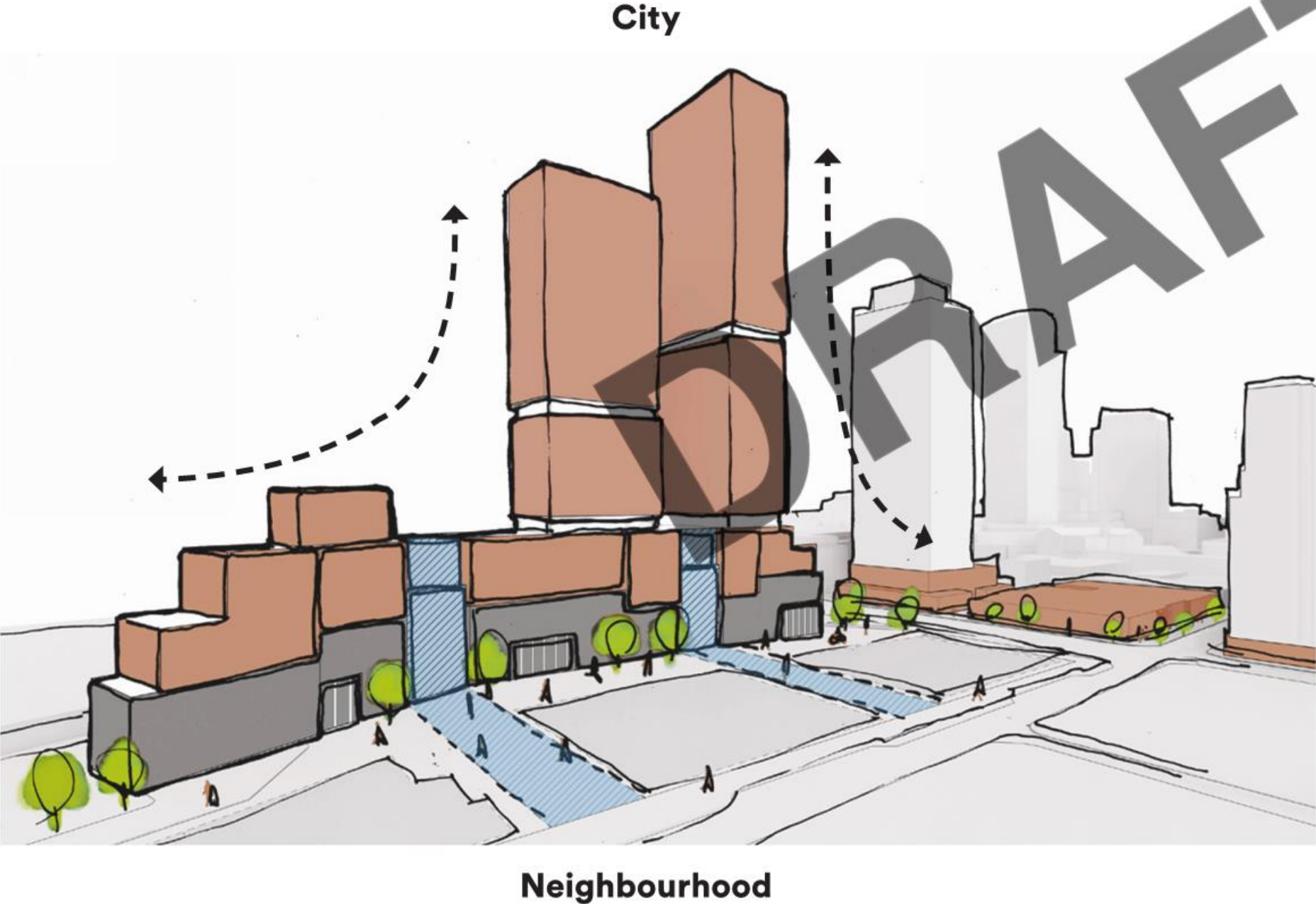


Eastern Gateway into Toronto

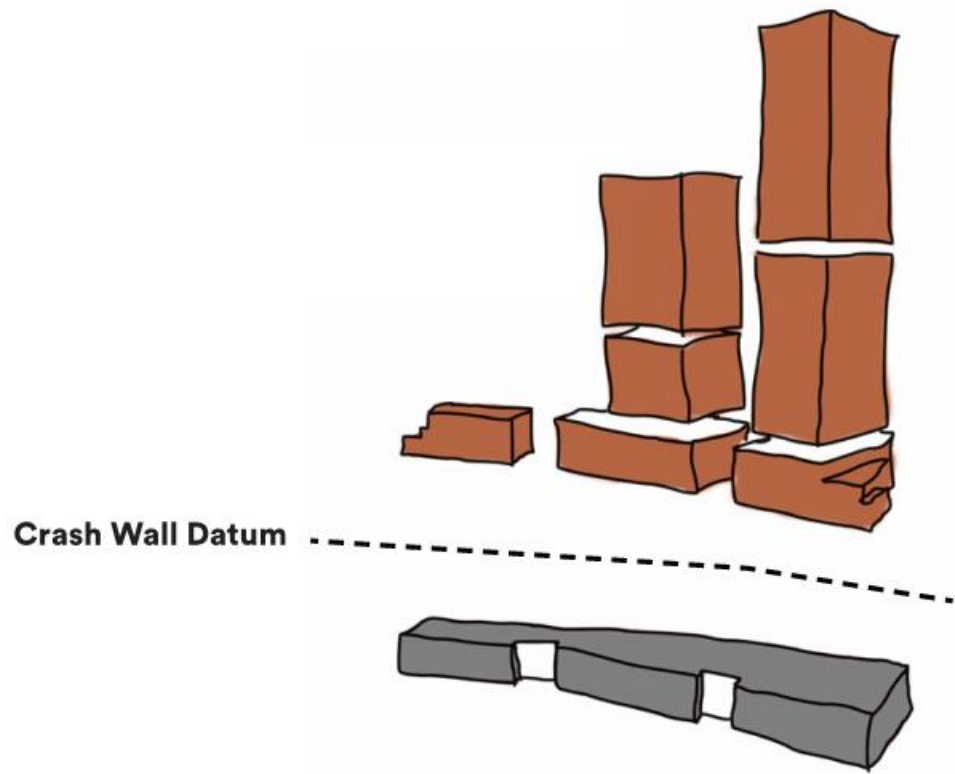
Bridging Nature and City



People First Streetscape

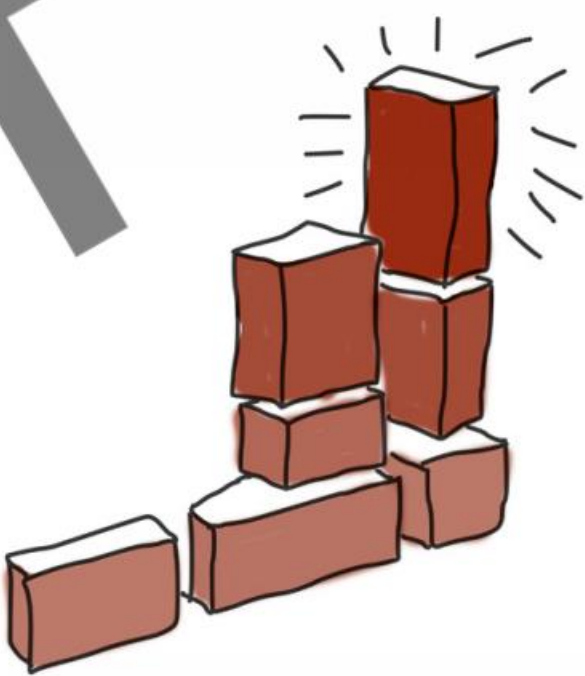
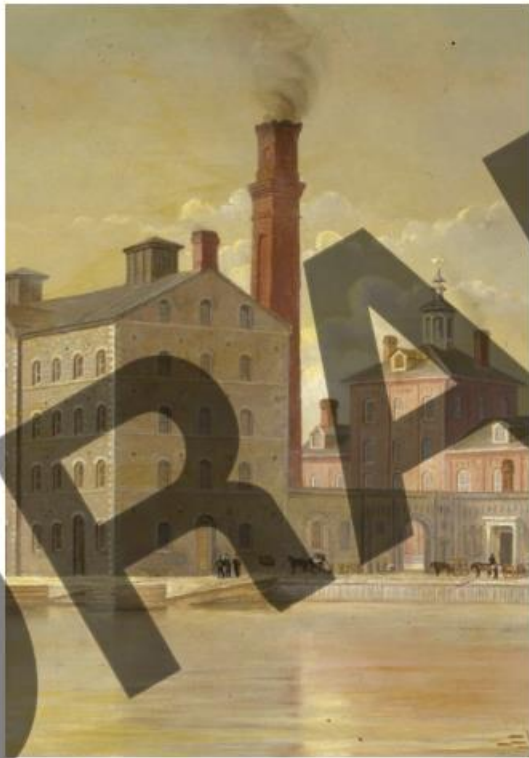
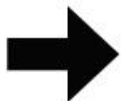


Toronto Street Grid



Streetscape Datum

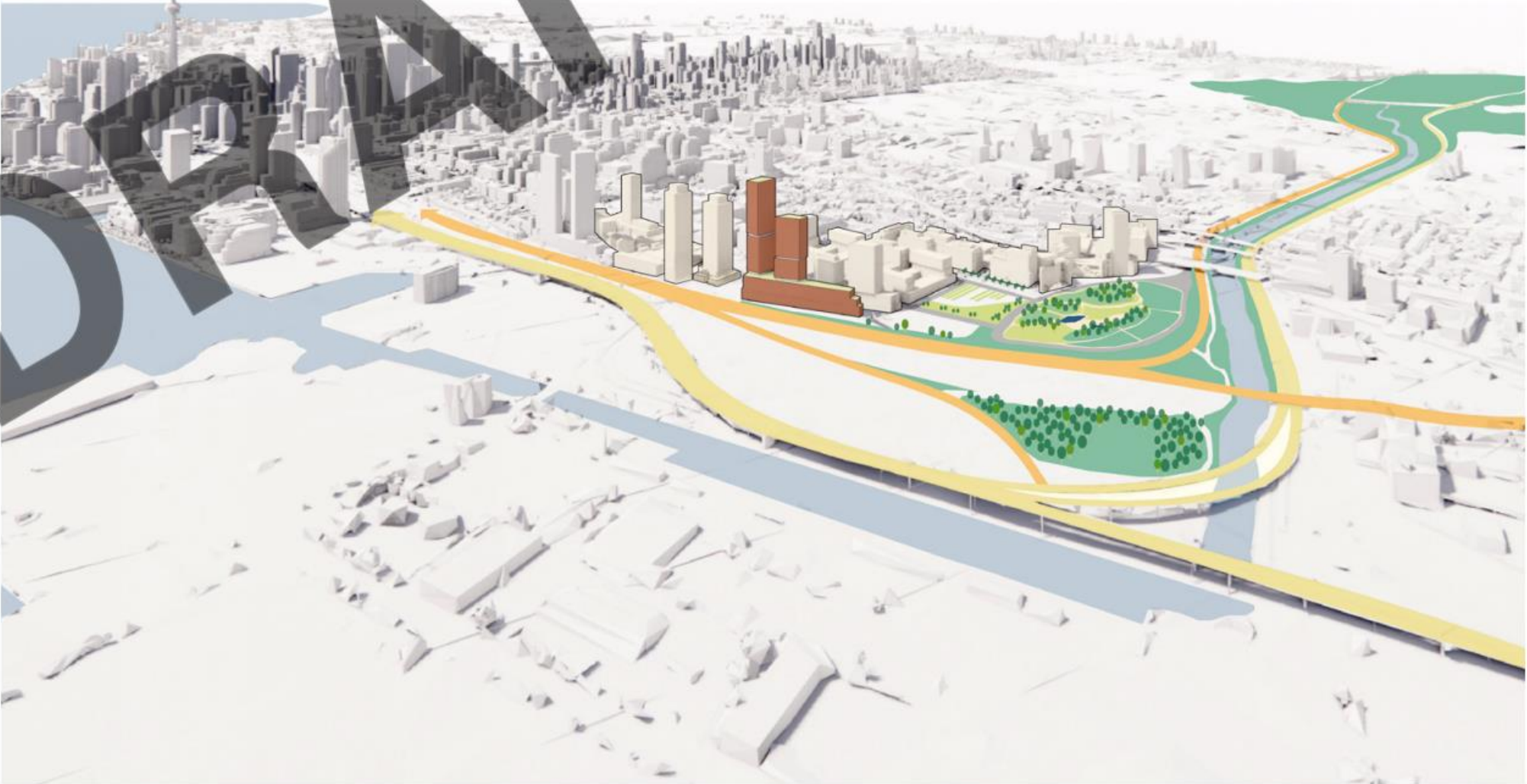
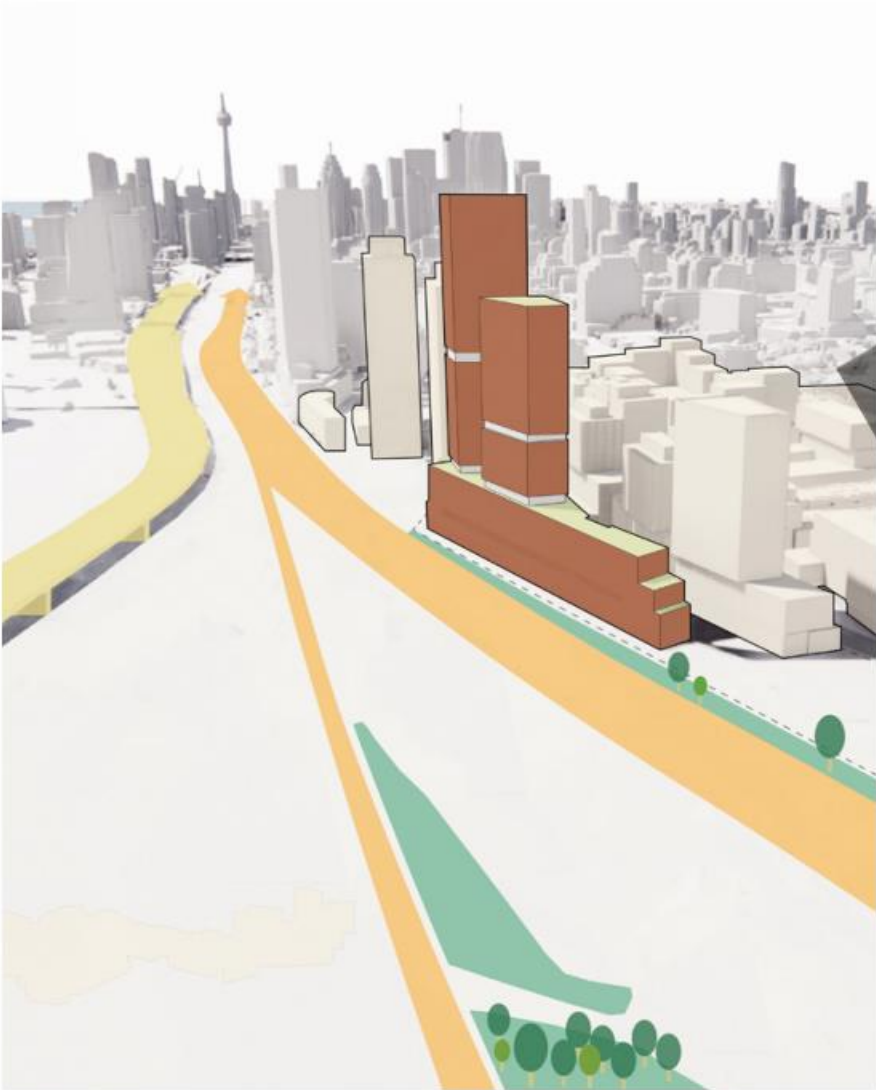
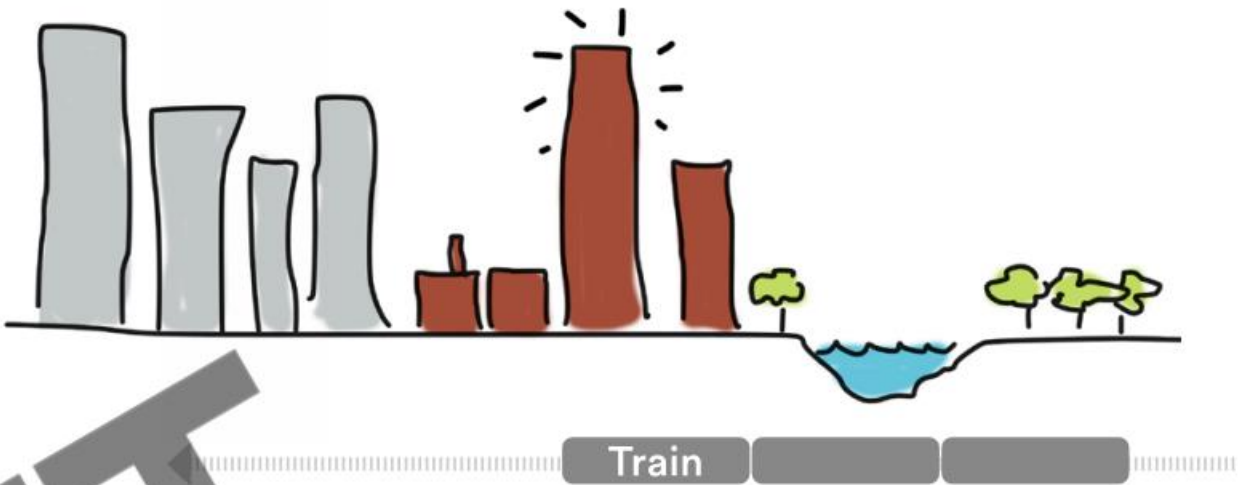
Distillery District Beacon



**Create a Beacon
A New Red Brick Windmill**



Gateway to Toronto

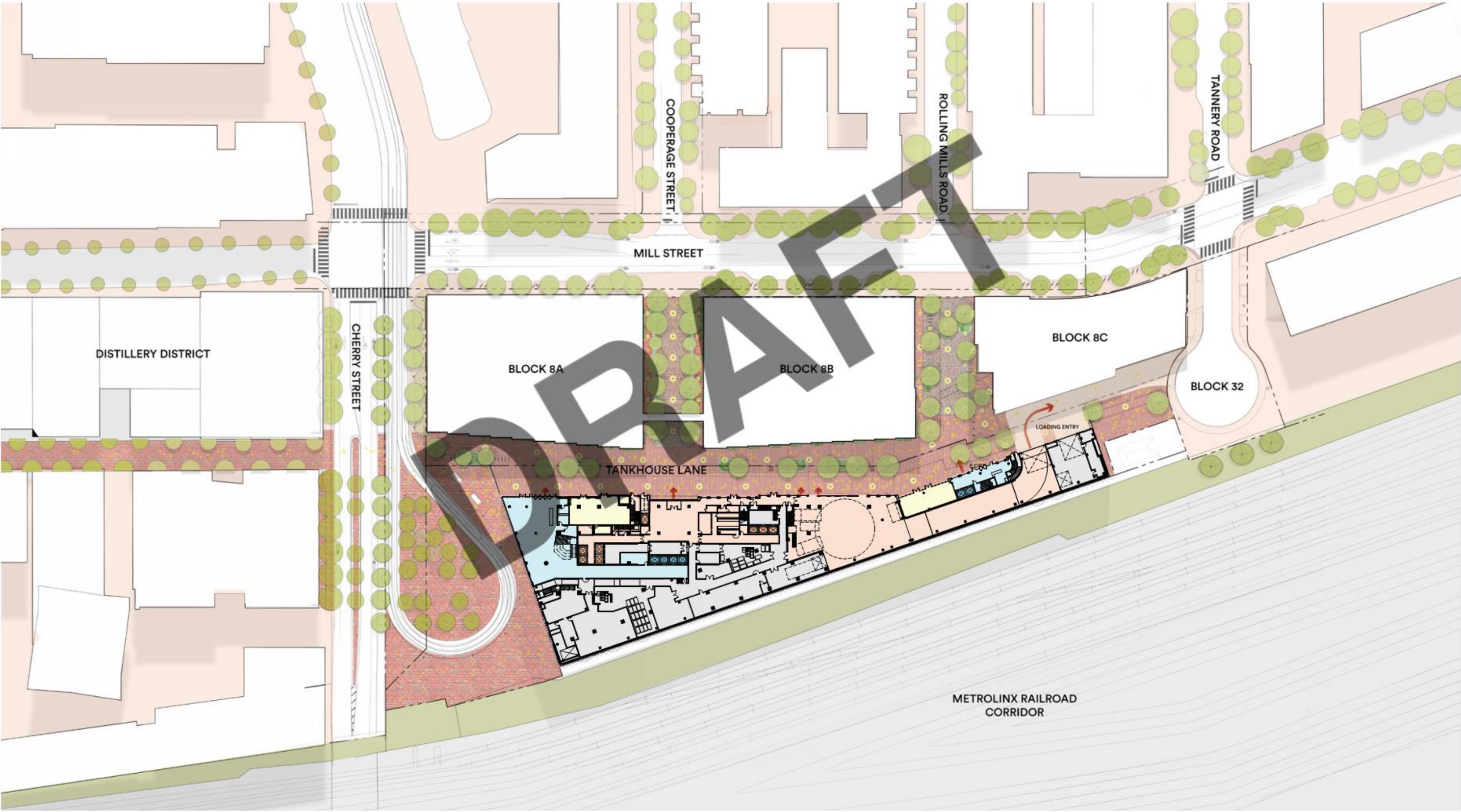




3. Design Update



Site Plan



Overall Massing

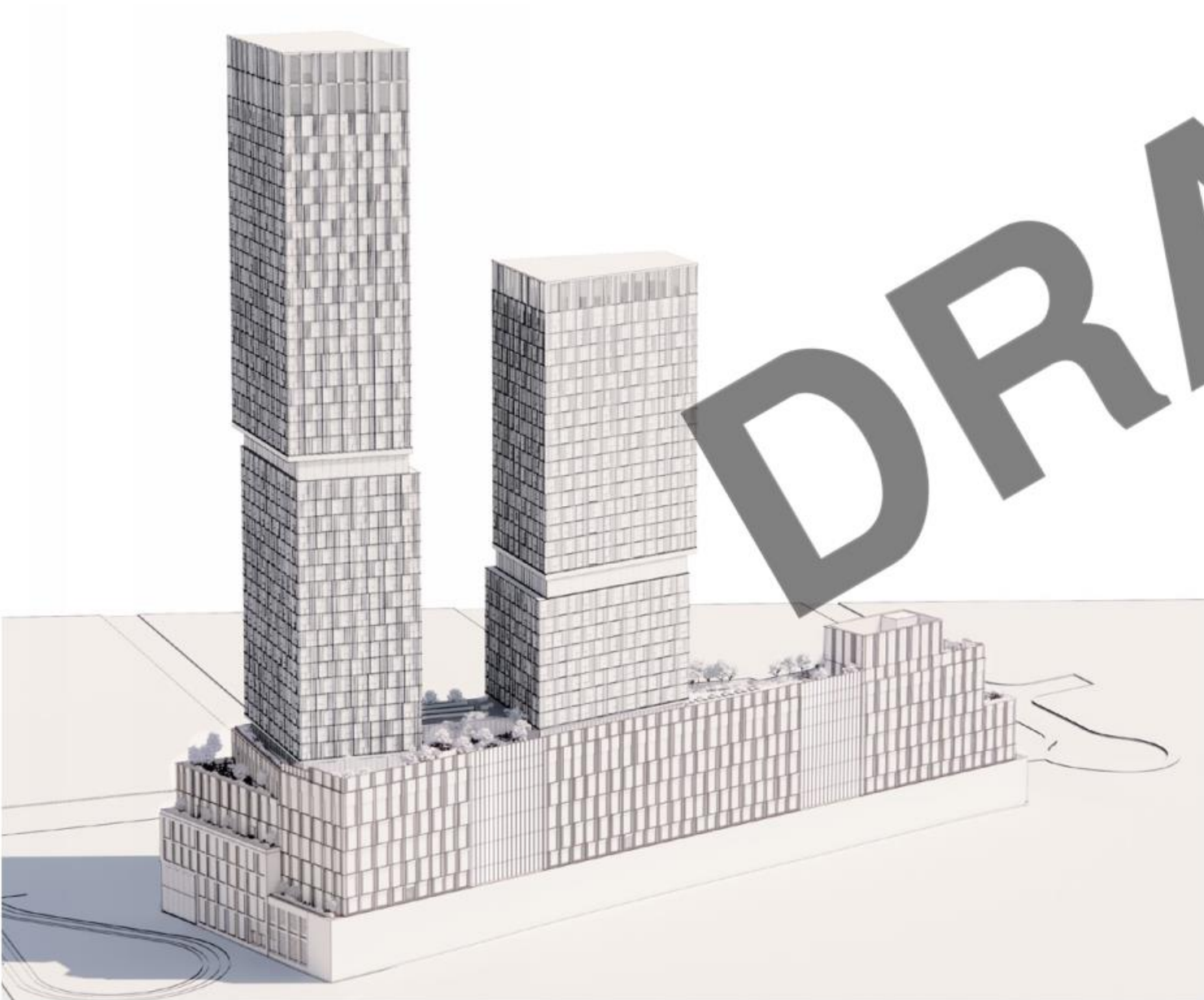
GFA (Above Grade) 75,856 sf

Commercial 23,938 sf
Exterior Amenity: 984 sf

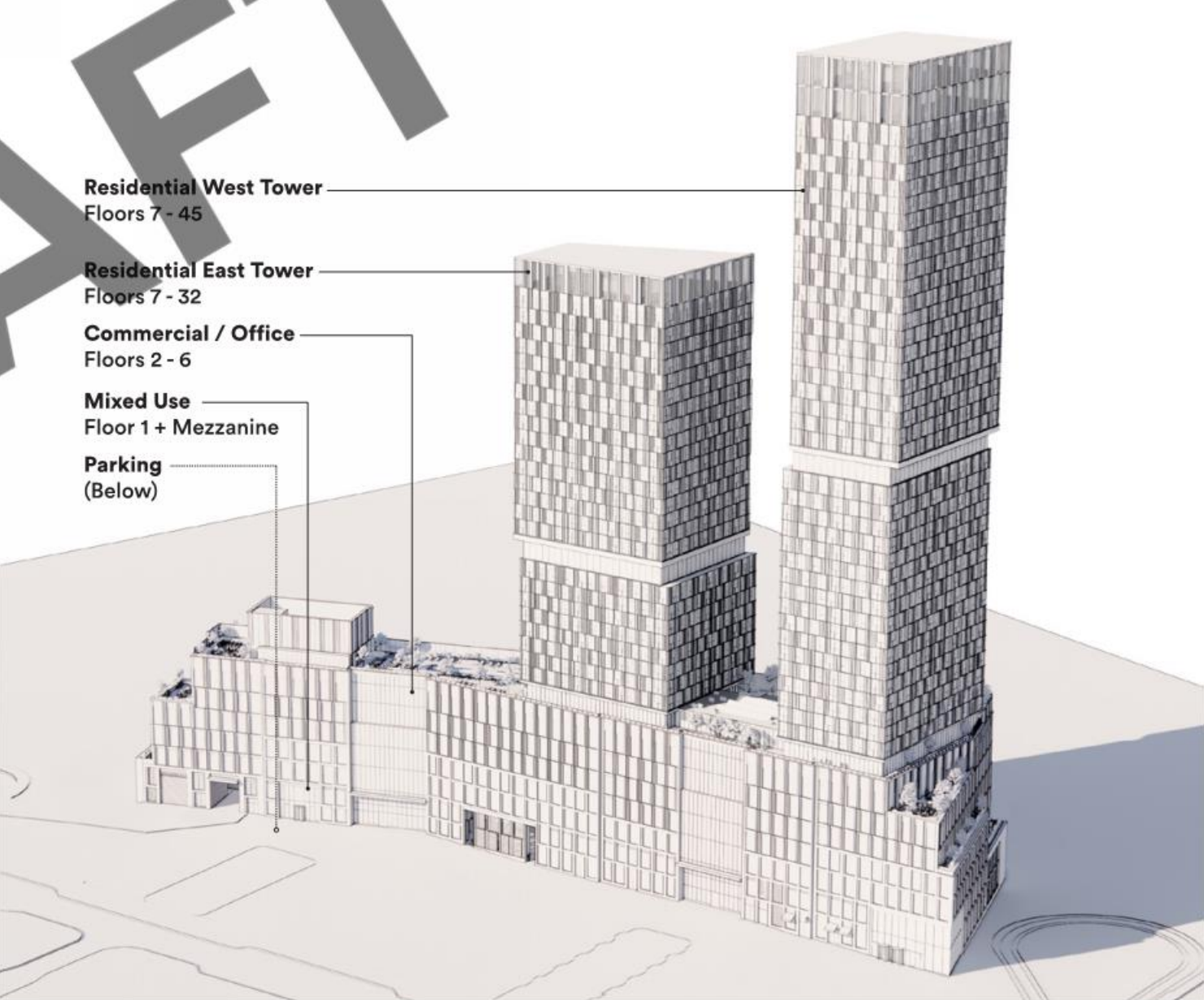
Residential 51,918 sf
Exterior Amenity: 1,918 sf
Interior Amenity: 1,679 sf

Market Units: 458
Affordable Units: 196
Total Units: 654

SW Axon



NW Axon



Design Updates



DRP #1



DRP #2



Current



Design Concept

West Commercial Lobby

October 20, 2021 | DR Presentation

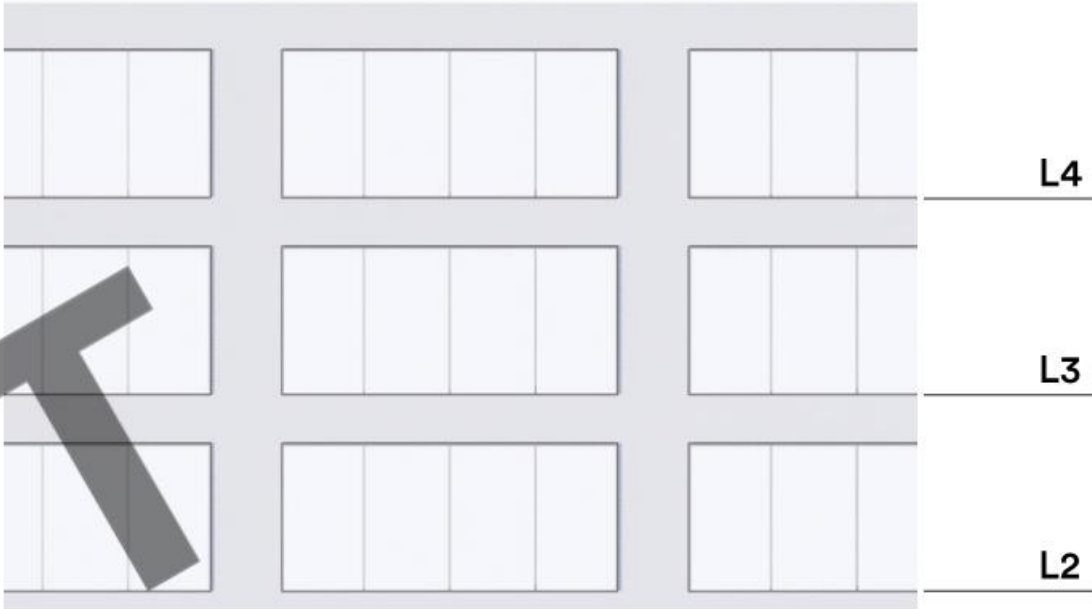
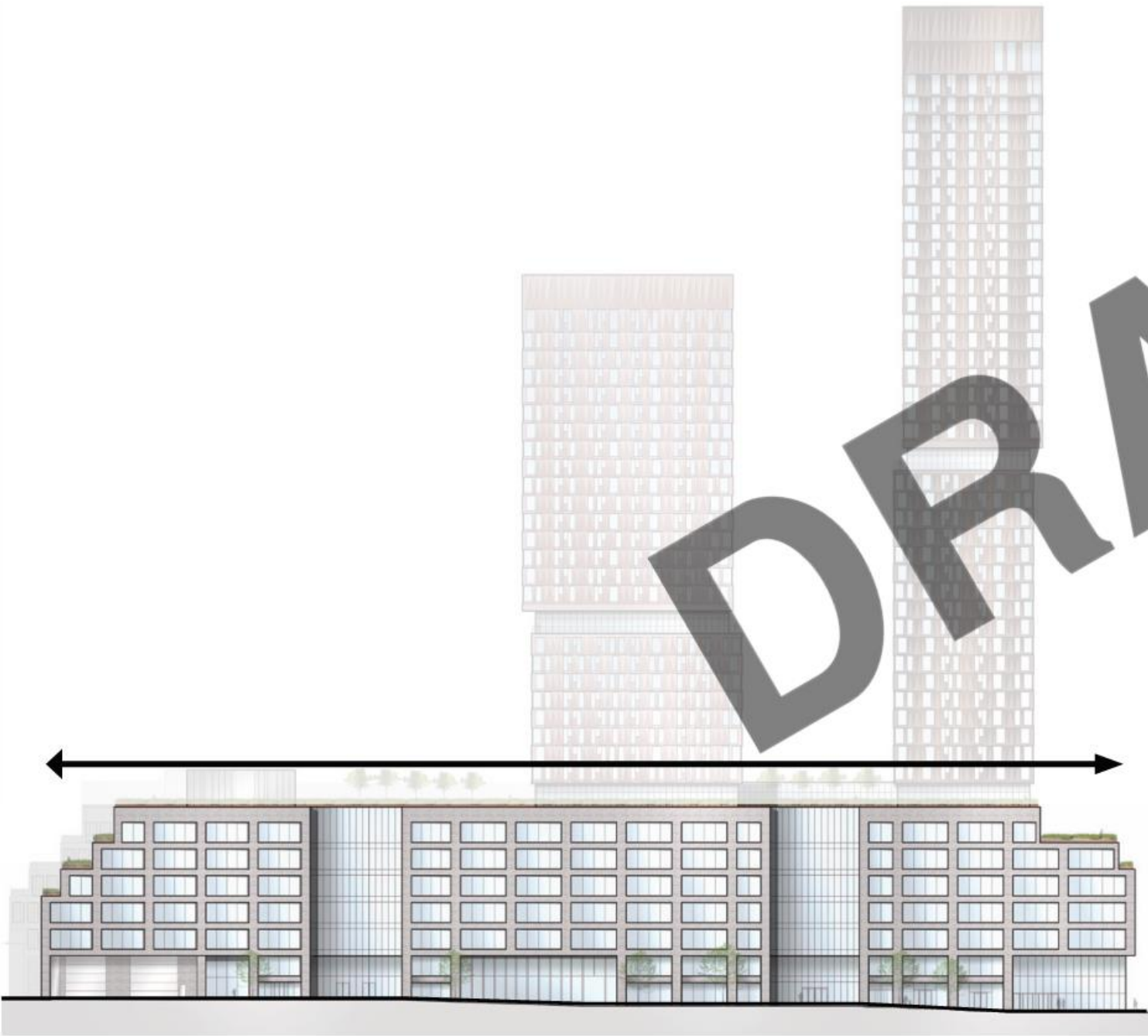
BLOCK 20

2022/03/28 16:50

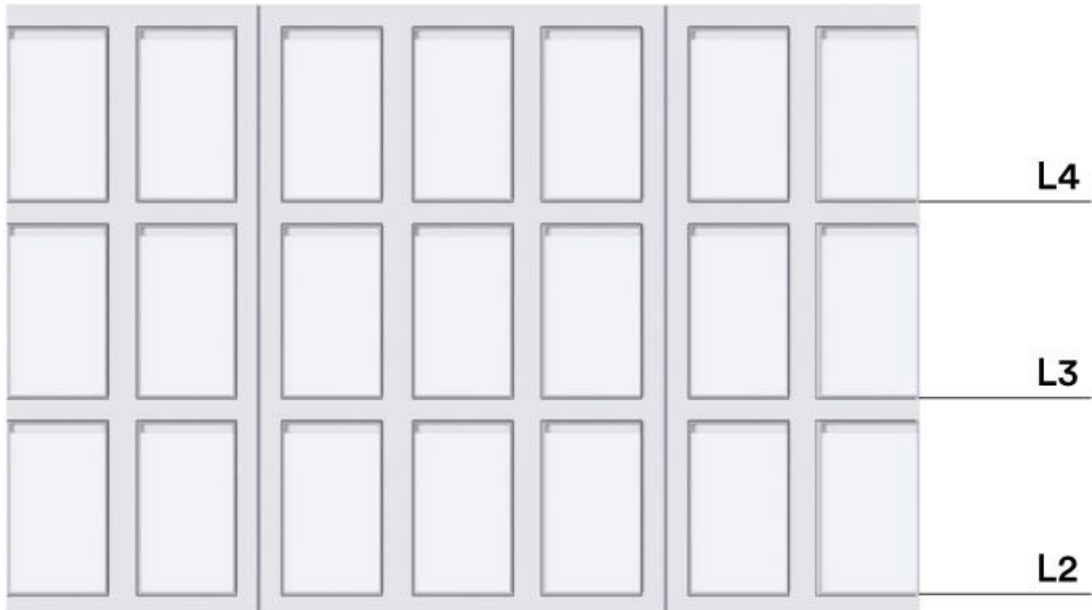
Henning Larsen

18

Podium Windows

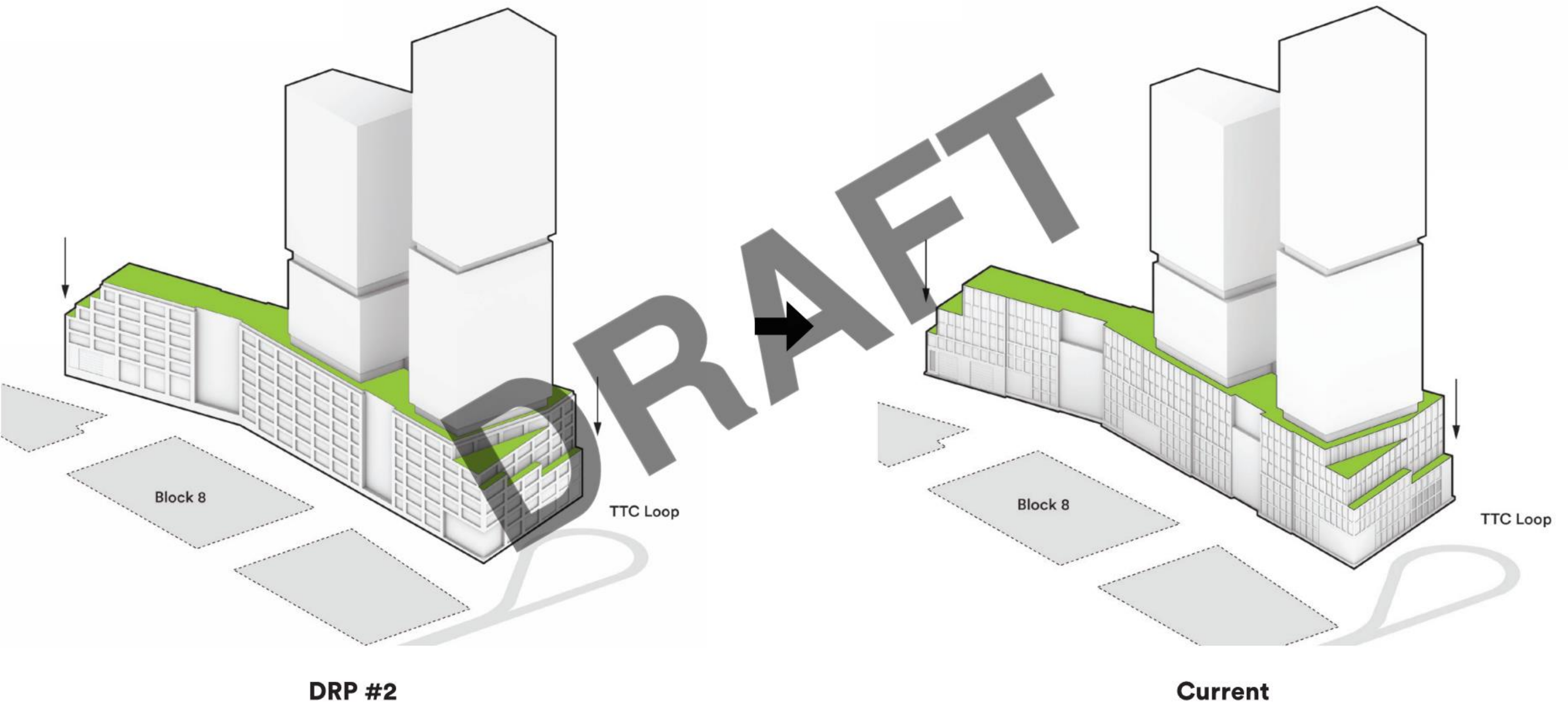


DRP #2 Proportions



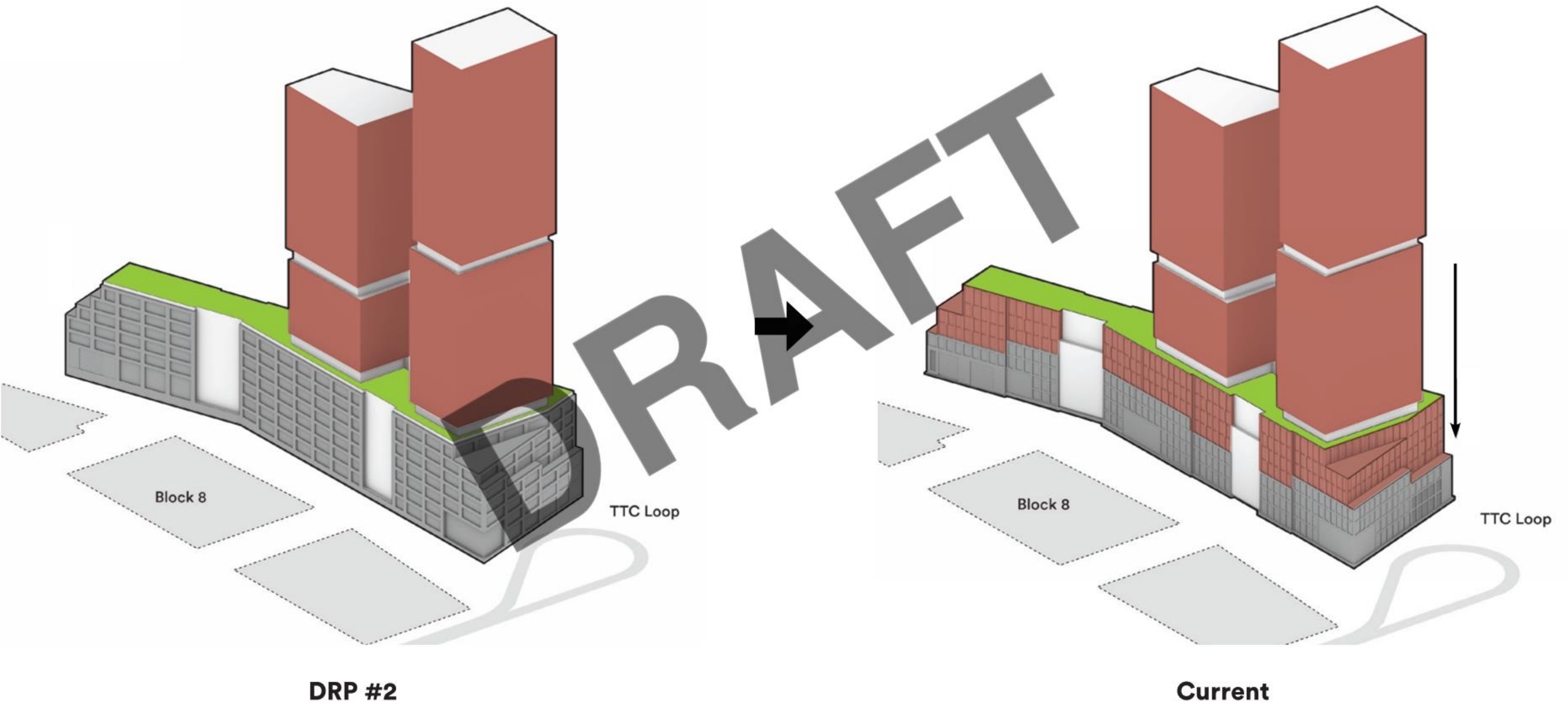
Current Proportions

Terracing



Materiality

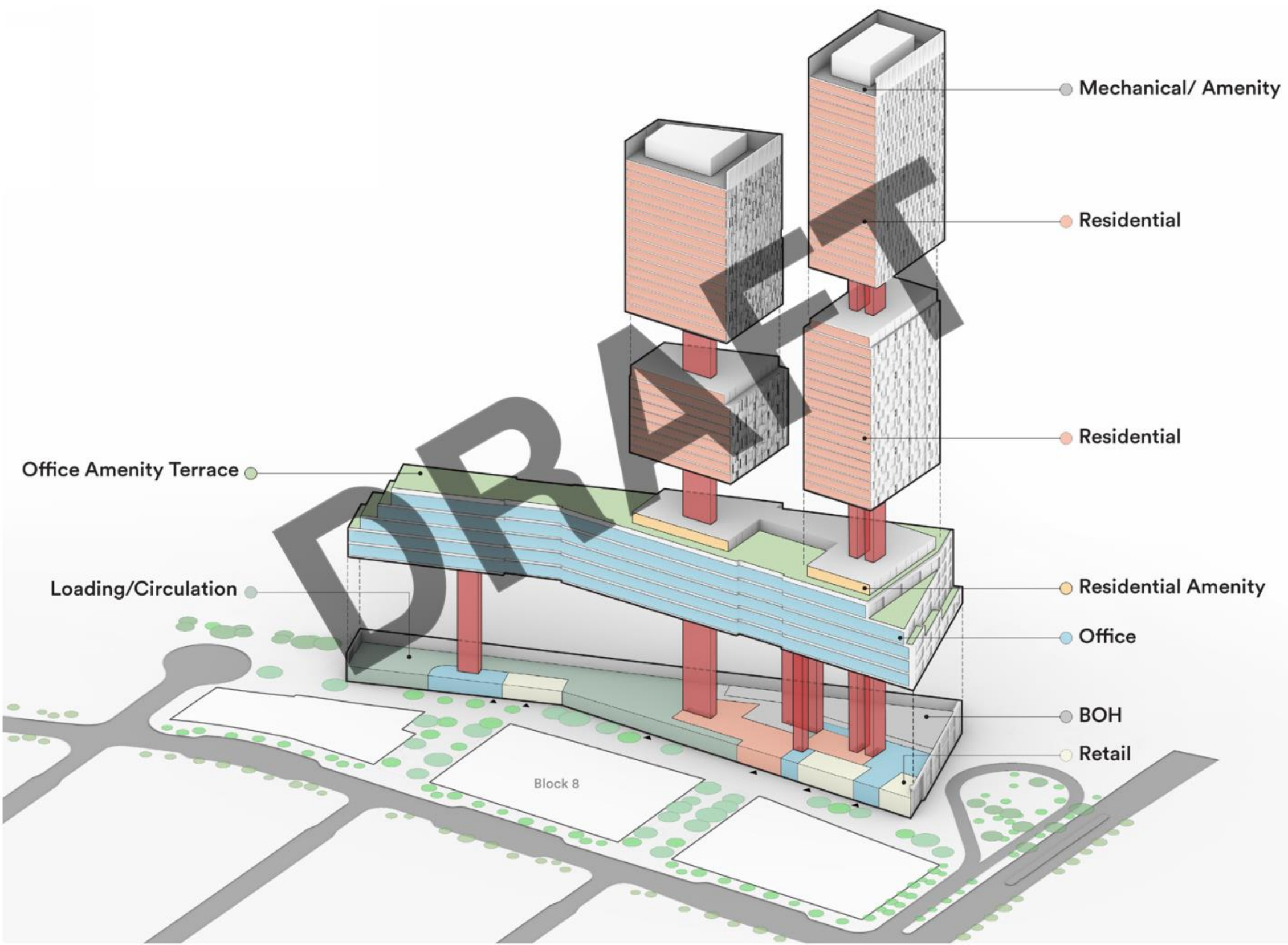
Red Closer to the Ground







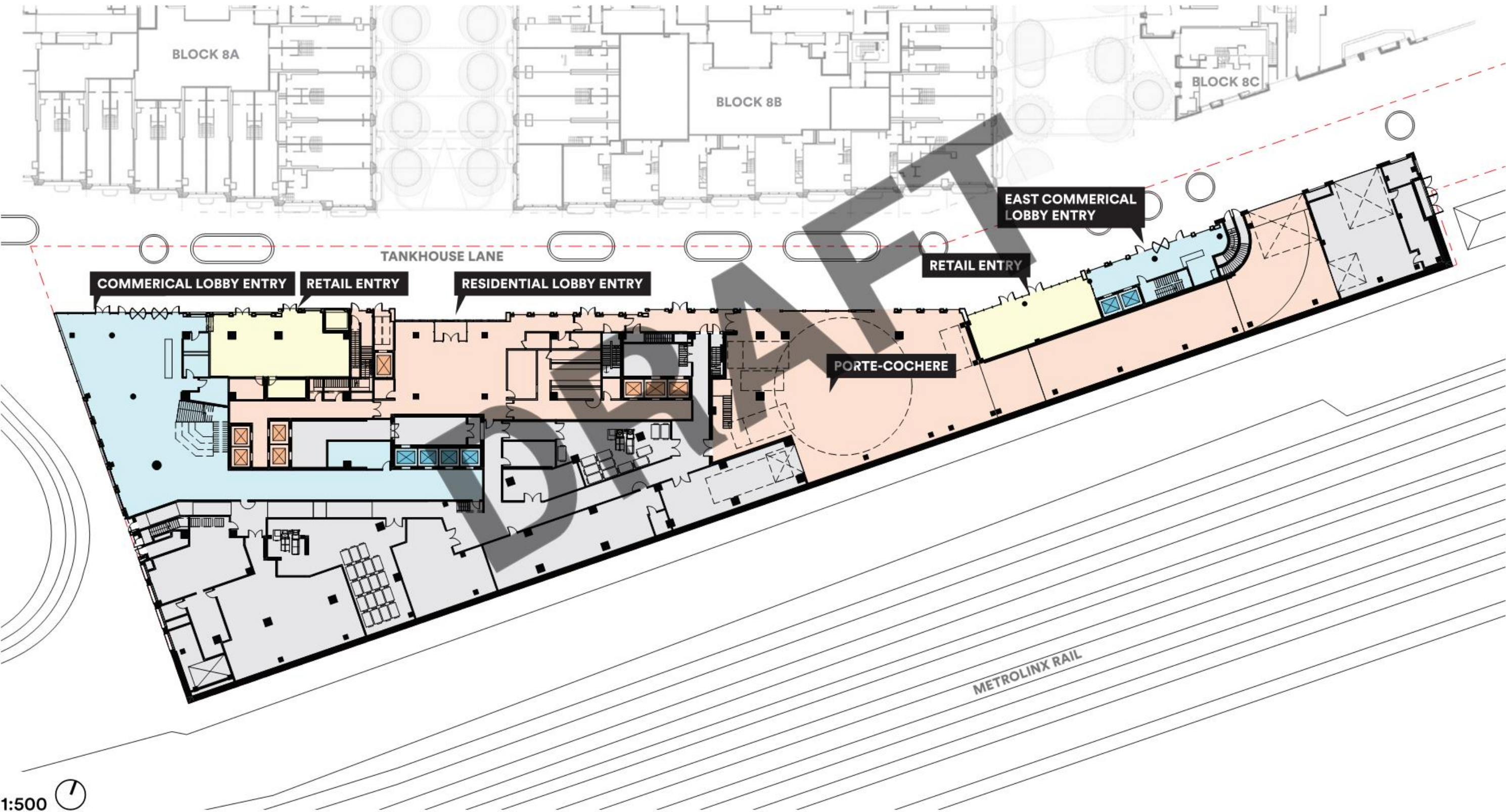
Program



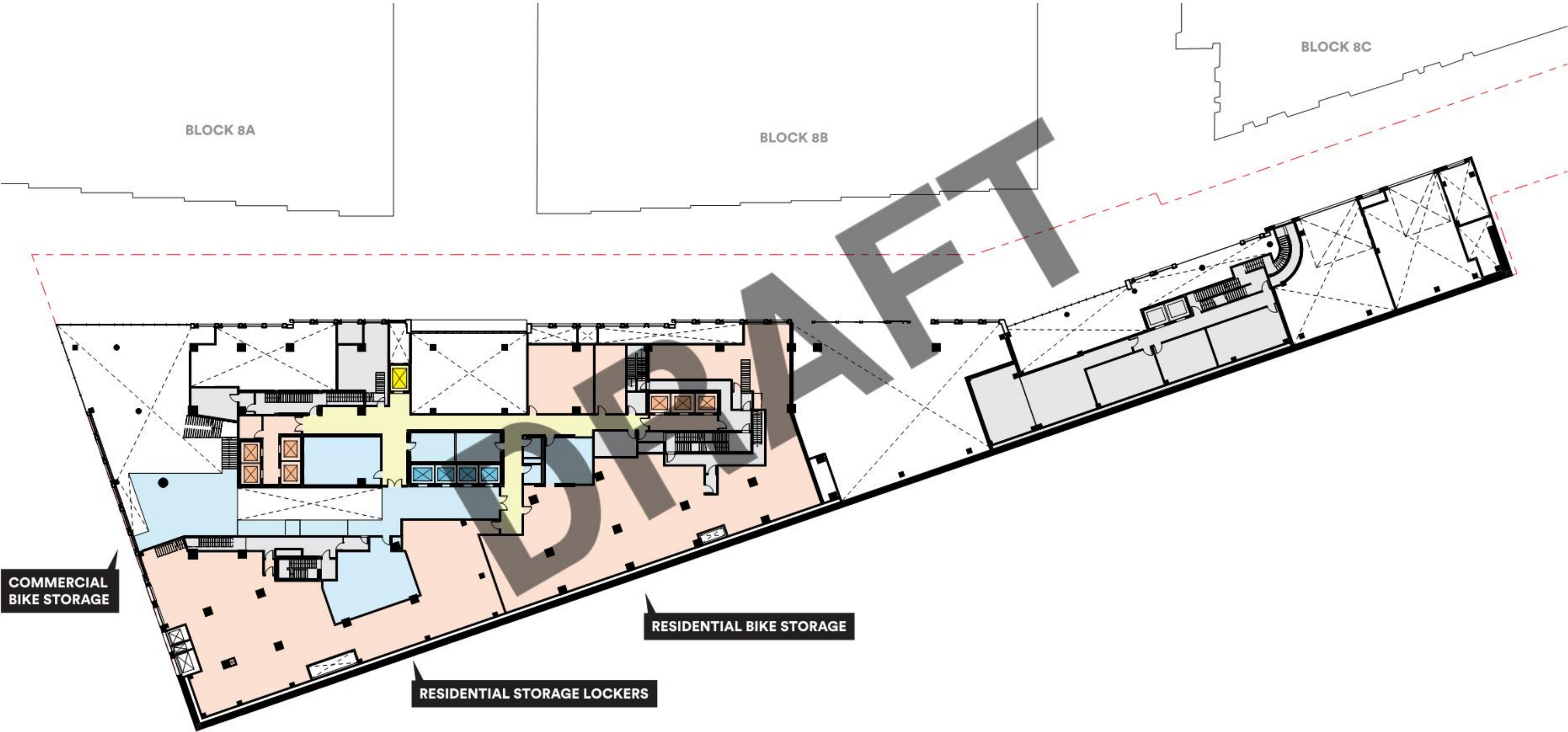
Ground Floor



Ground Floor

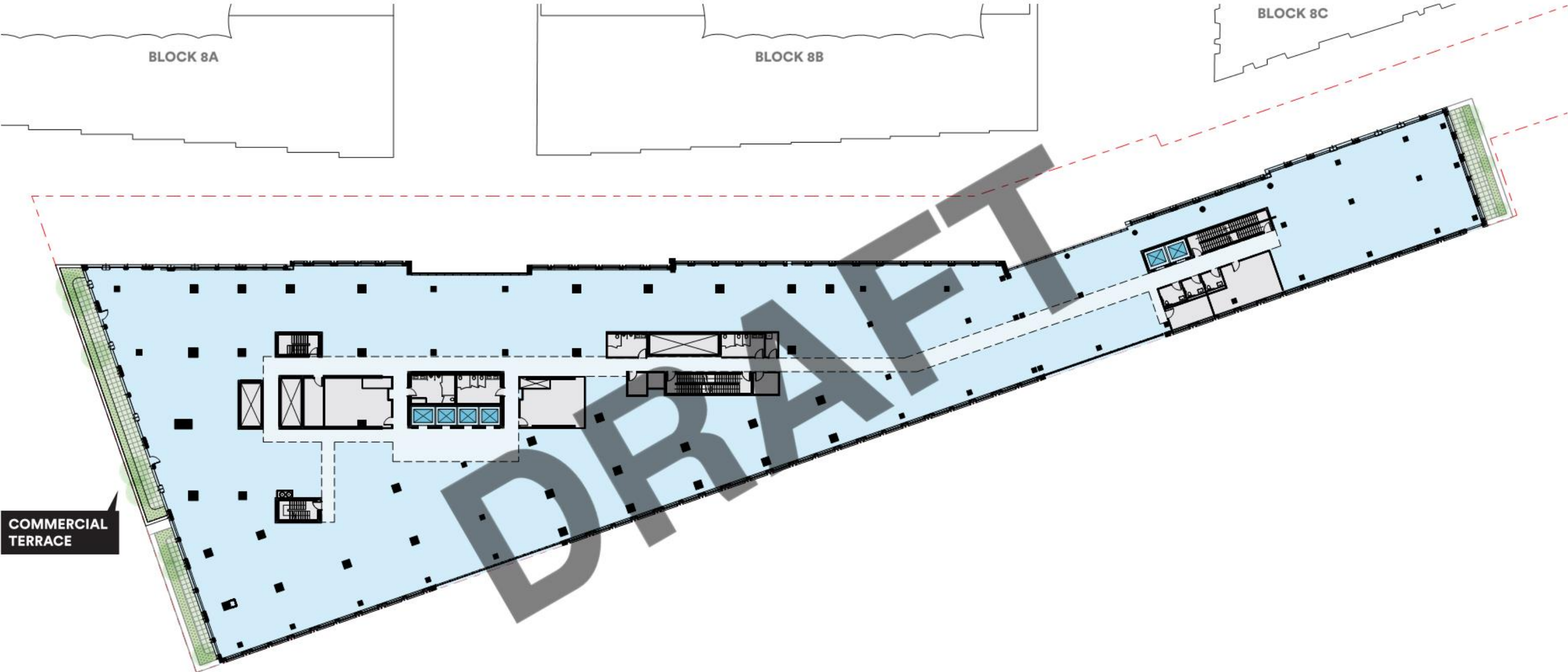


Mezzanine

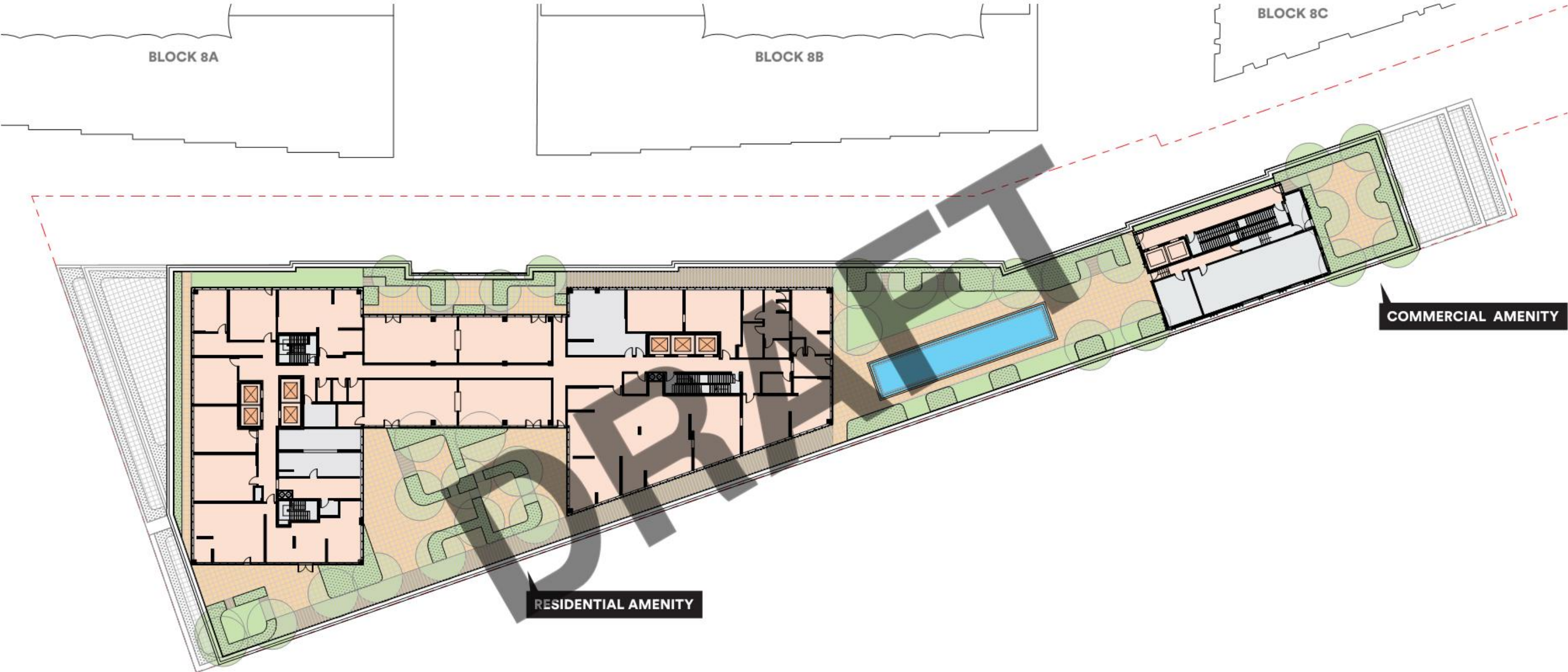


1:500 

Typical Office (Level 4)



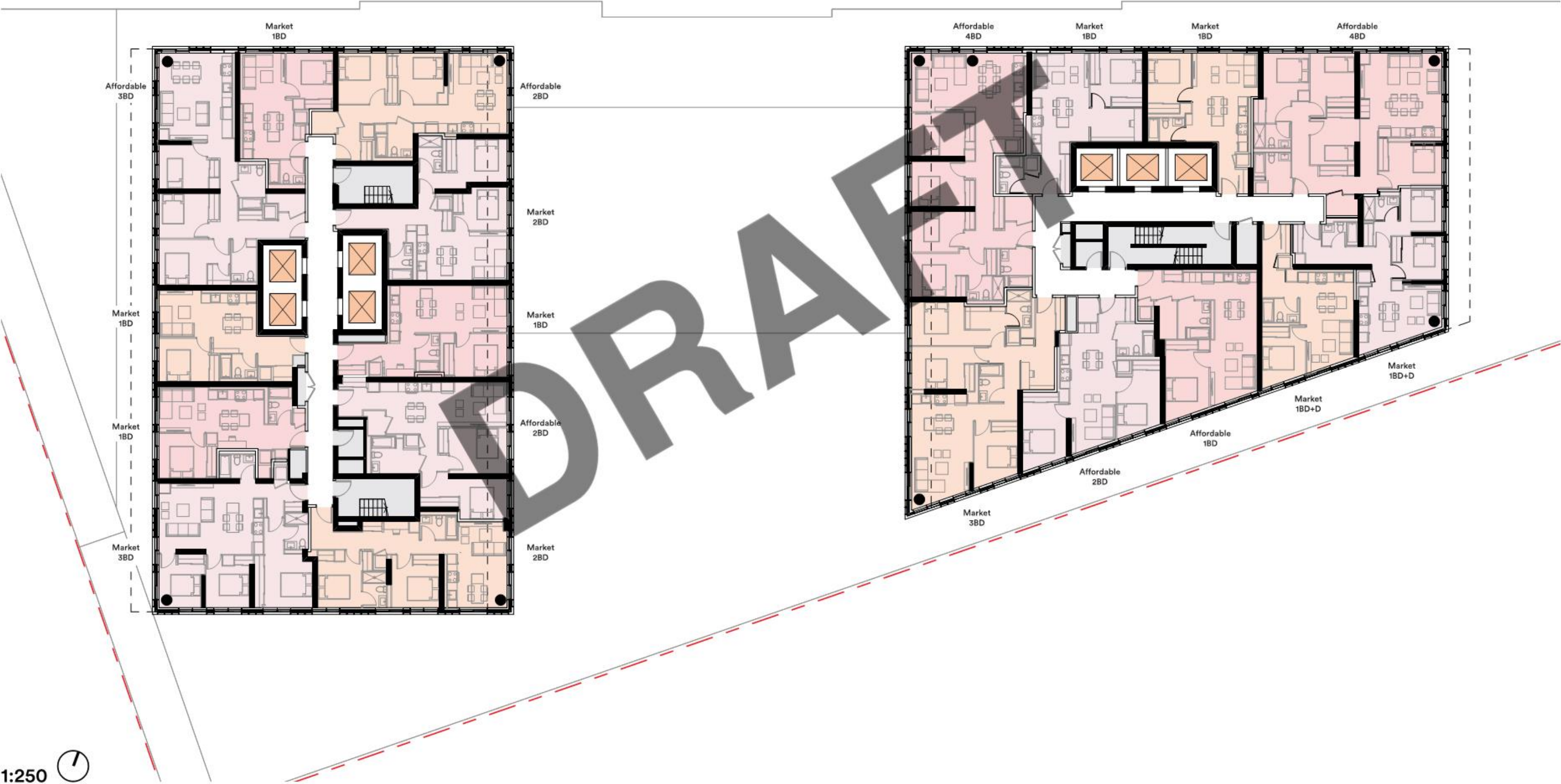
Level 7 (Amenity)



Tower: Low-Rise Floors

West Tower: Levels 8-24

East Tower: Levels 8-15



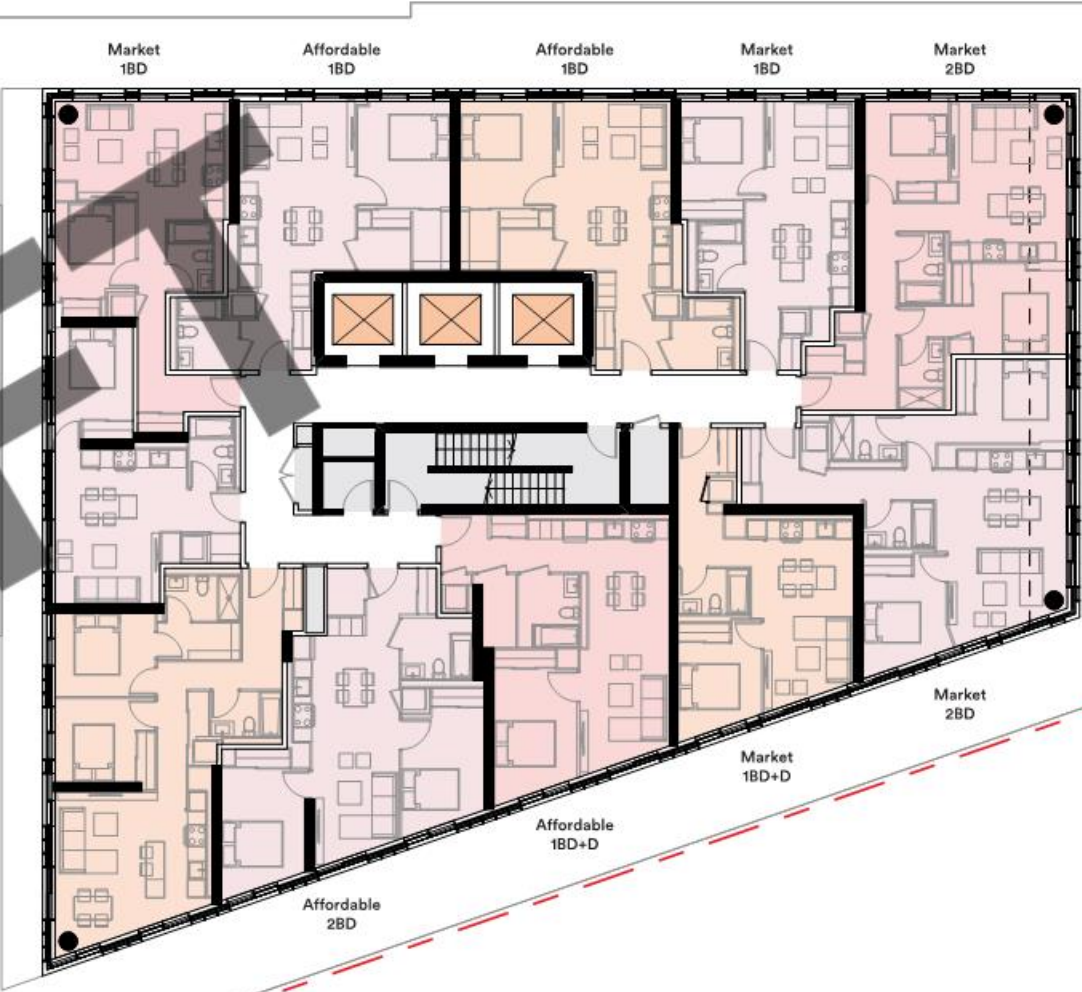
1:250

Tower: High-Rise Floors

West Tower: Levels 26-45

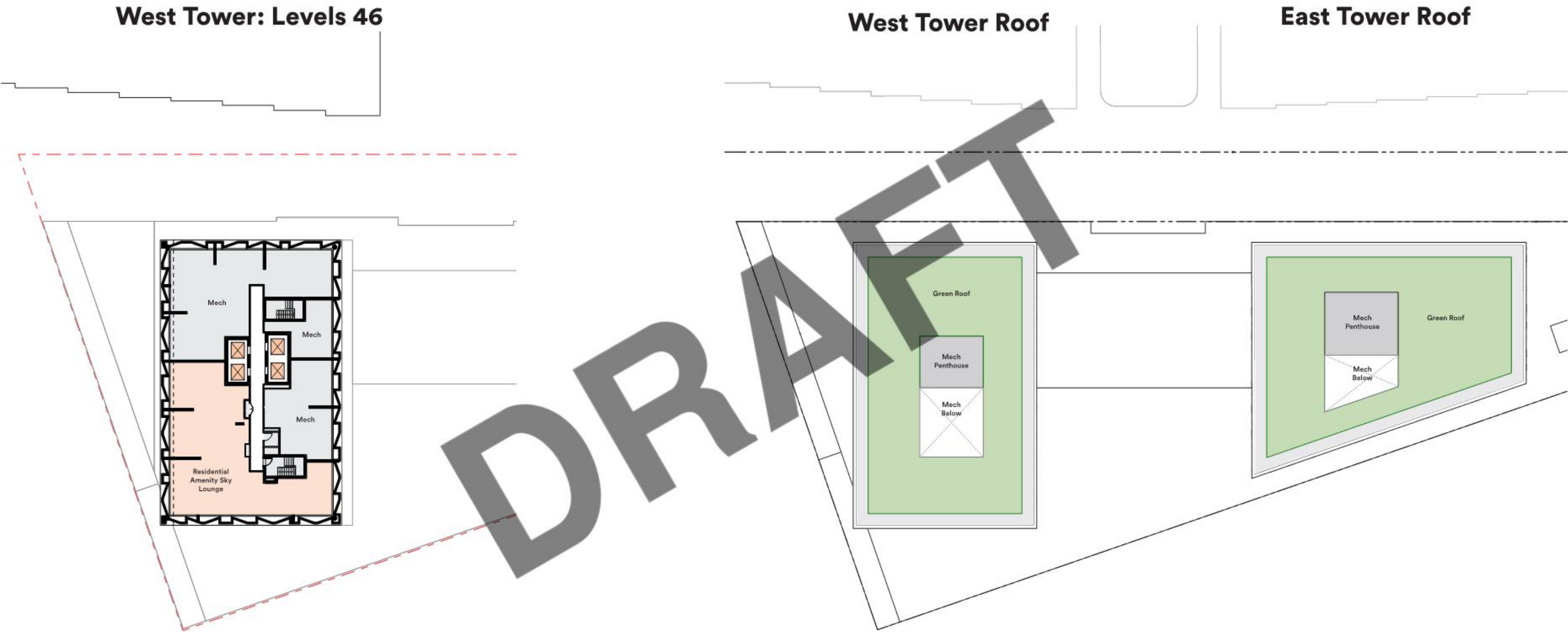


East Tower: Levels 17-32



1:250

Tower: Sky Lounge & Roof





View from Distillery District

4. Facade & Materiality



Southeast View

Material Concept



Material Palette

Lower Podium Facade



Brass-Coloured Feature Metal



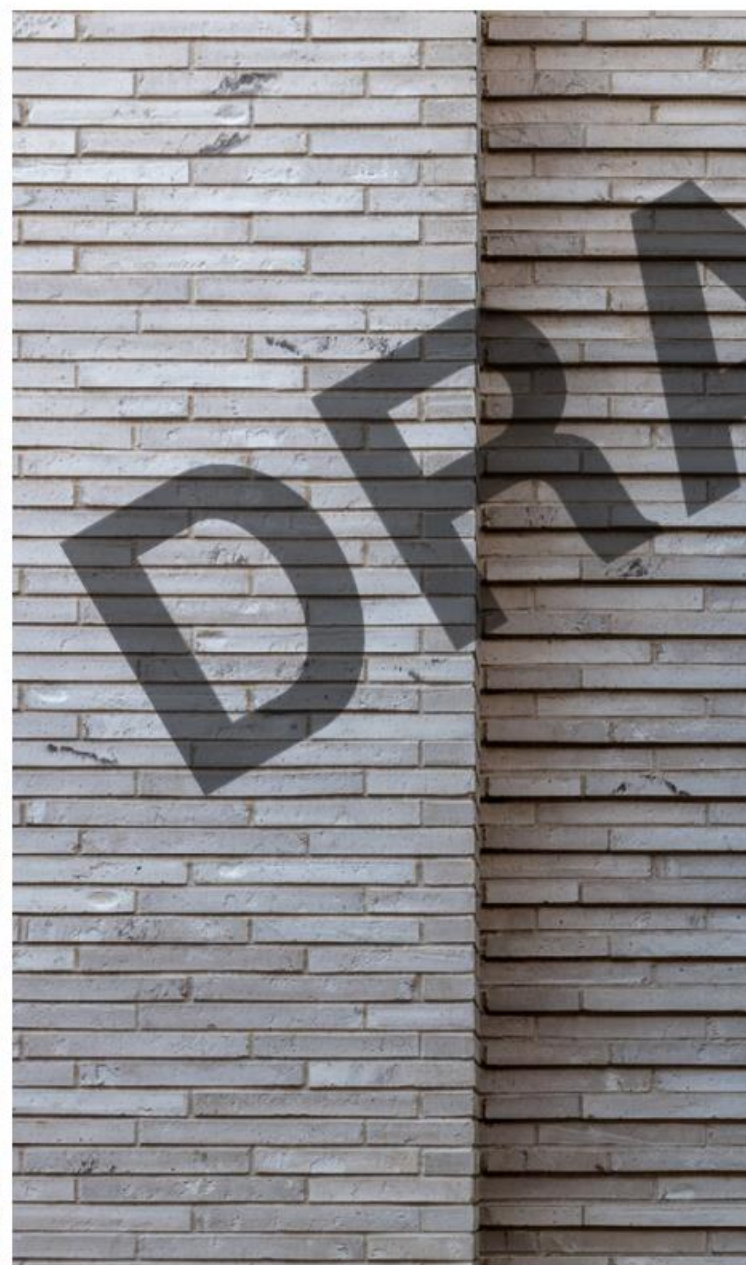
Distillery District Palette



Copper-Coloured Tower Facade

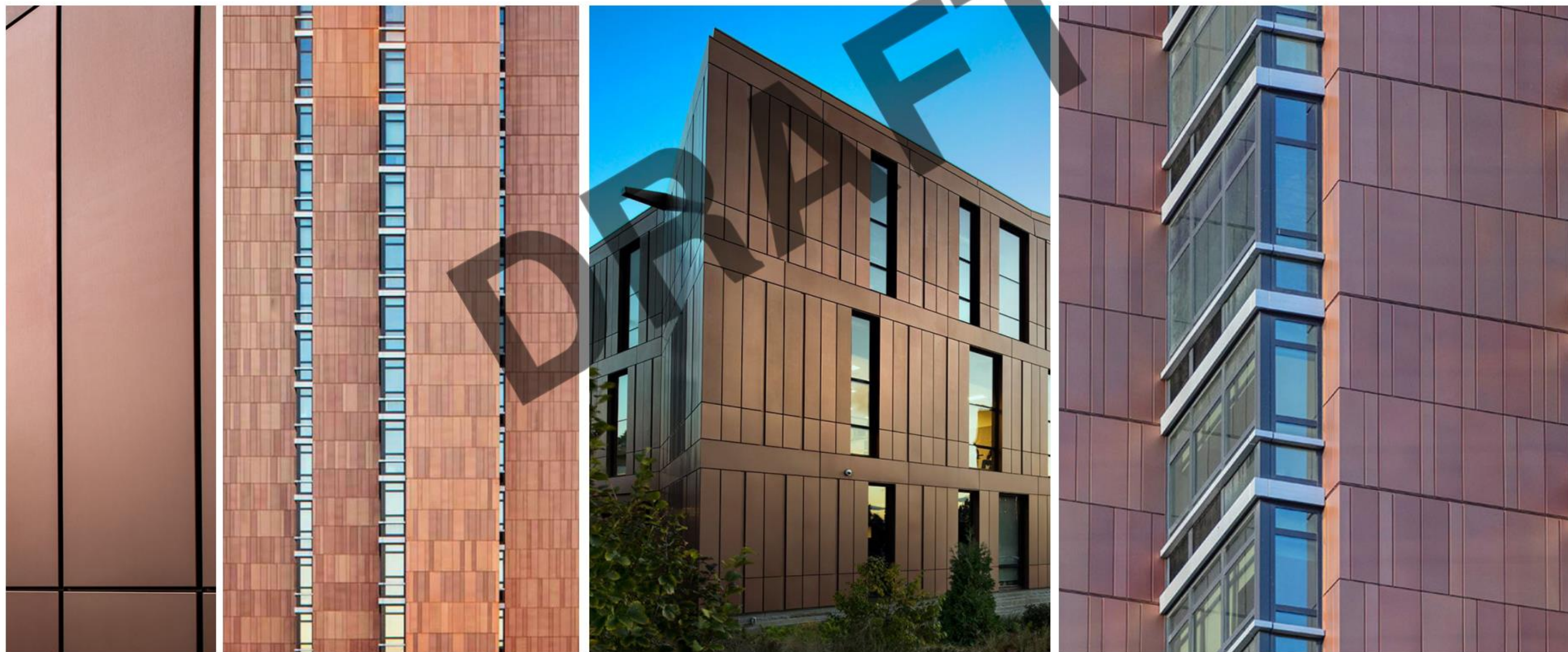
Material Palette

Grey Wirecut Brick



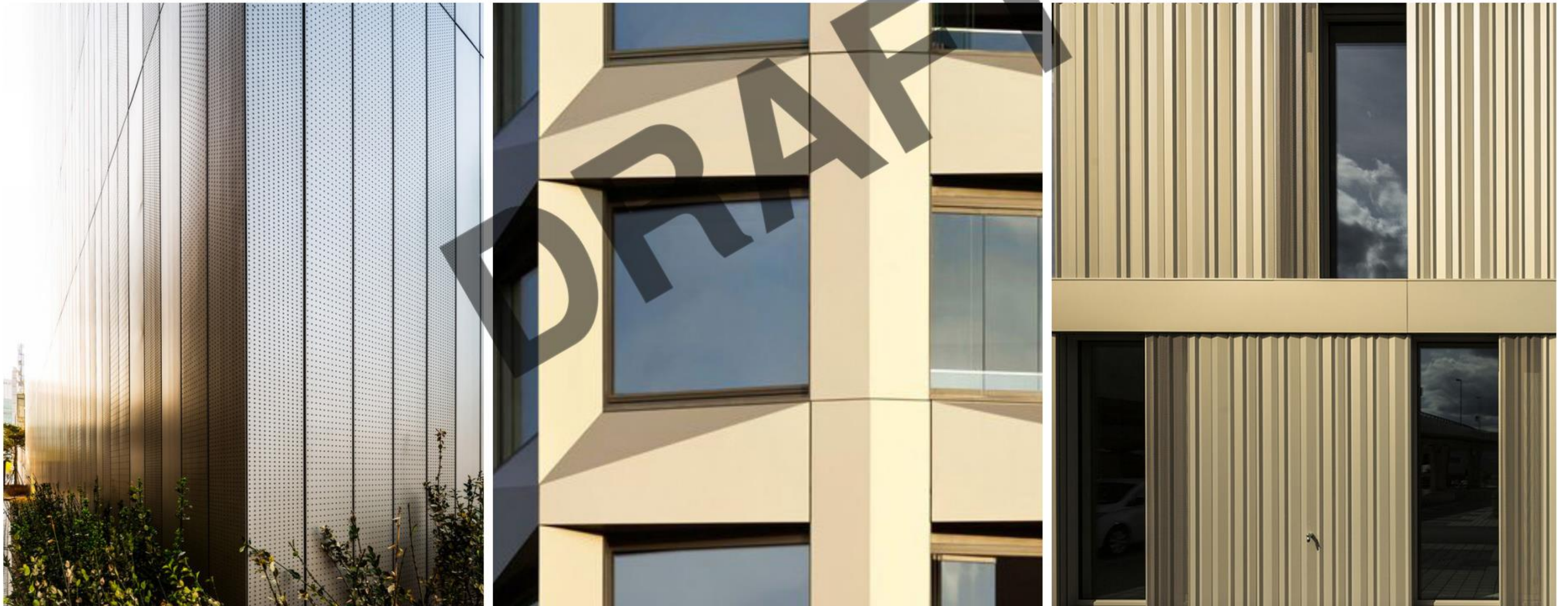
Material Palette

Copper Anodized Aluminum



Material Palette

Brass Anodized Aluminum



Previous Materiality



North Elevation

Current Materiality

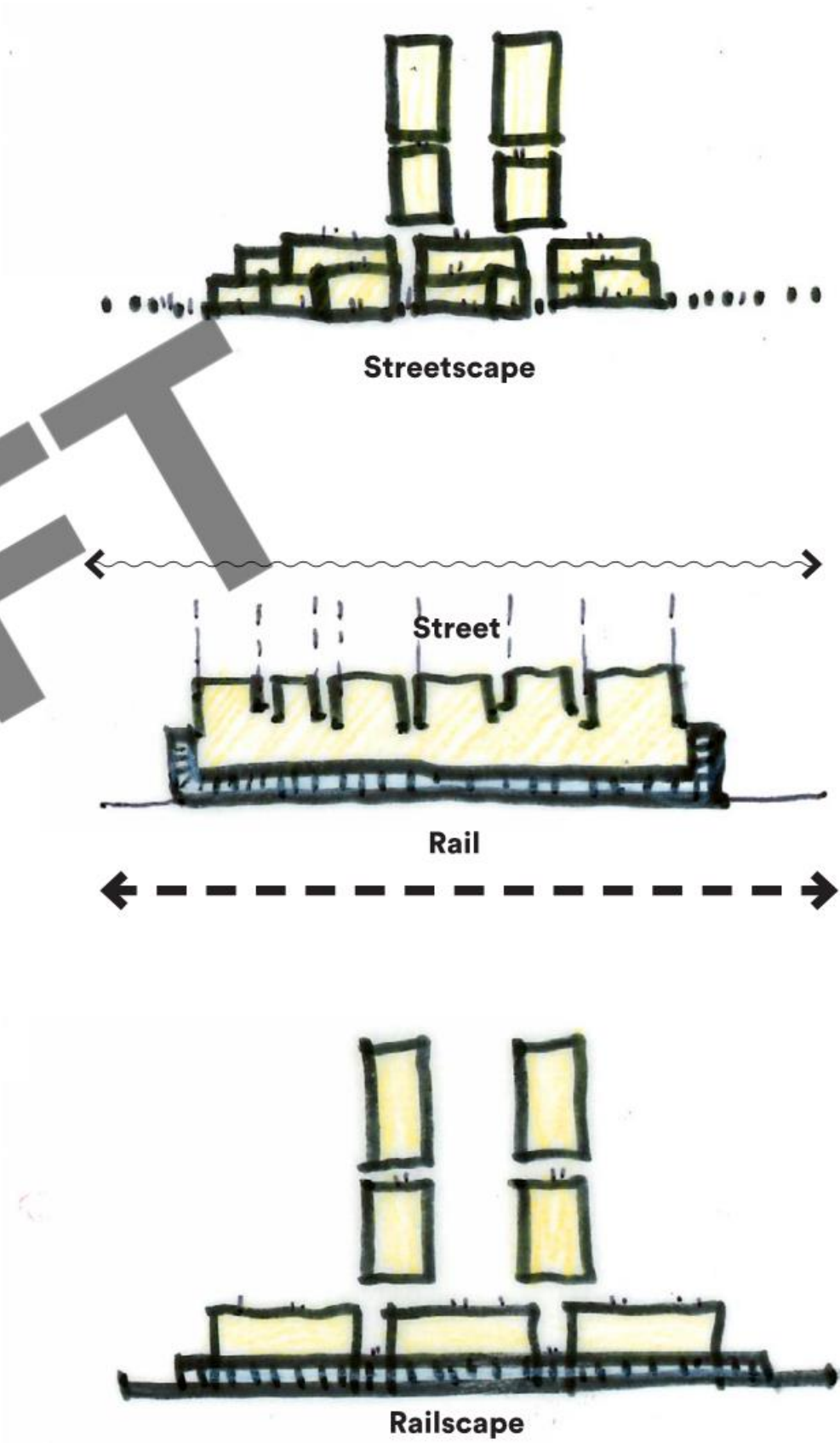


North Elevation

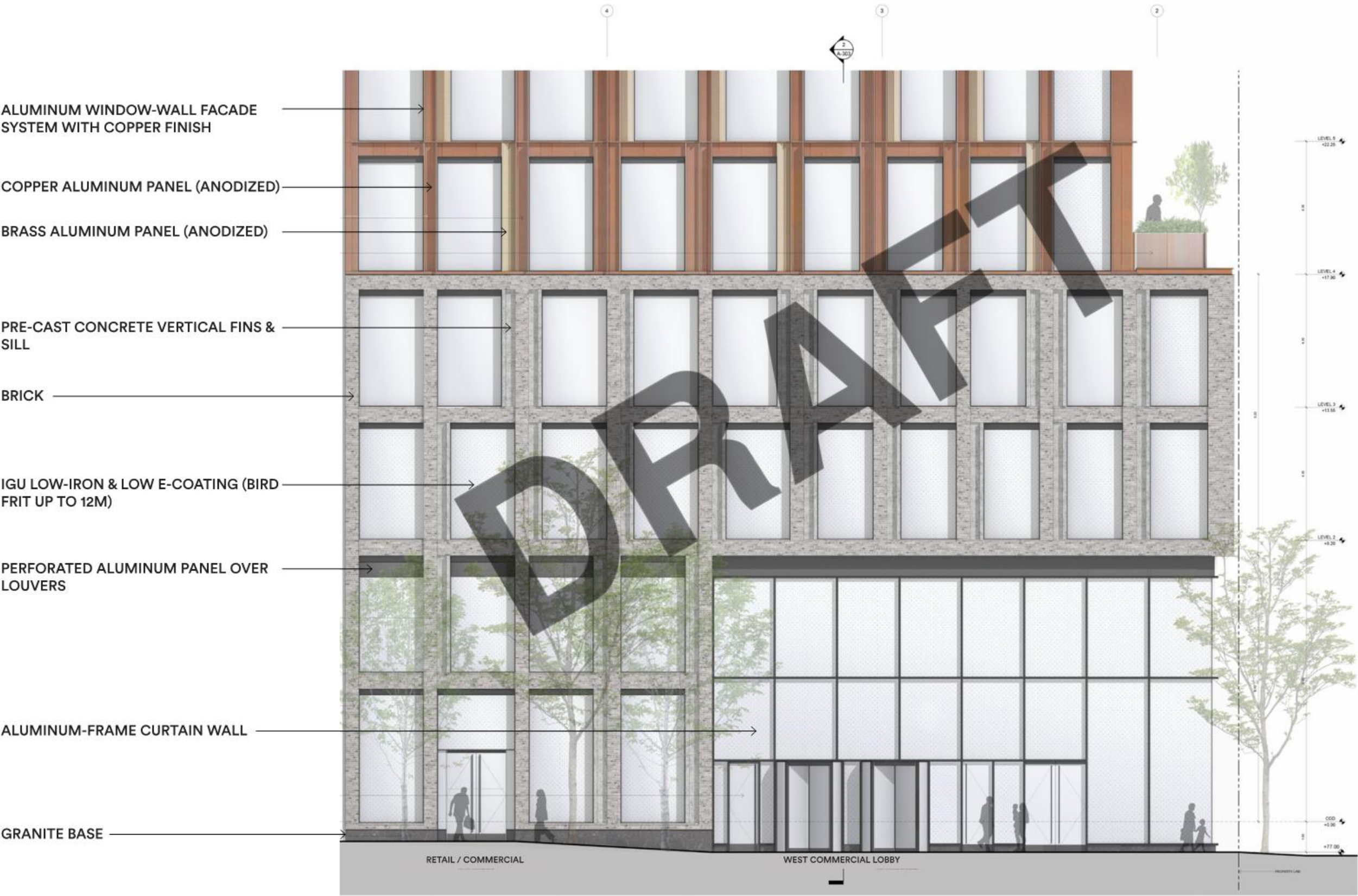


Northwest View

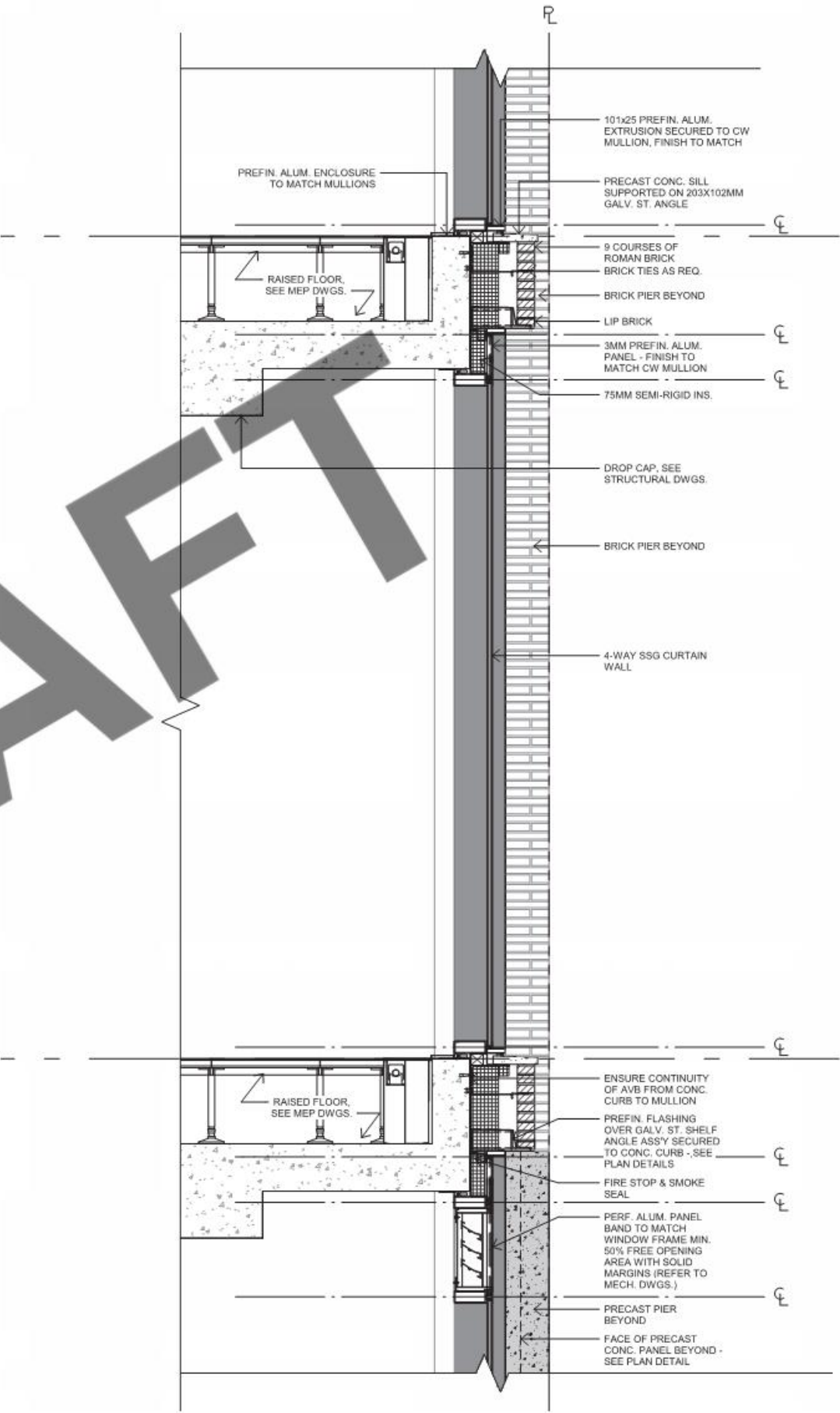
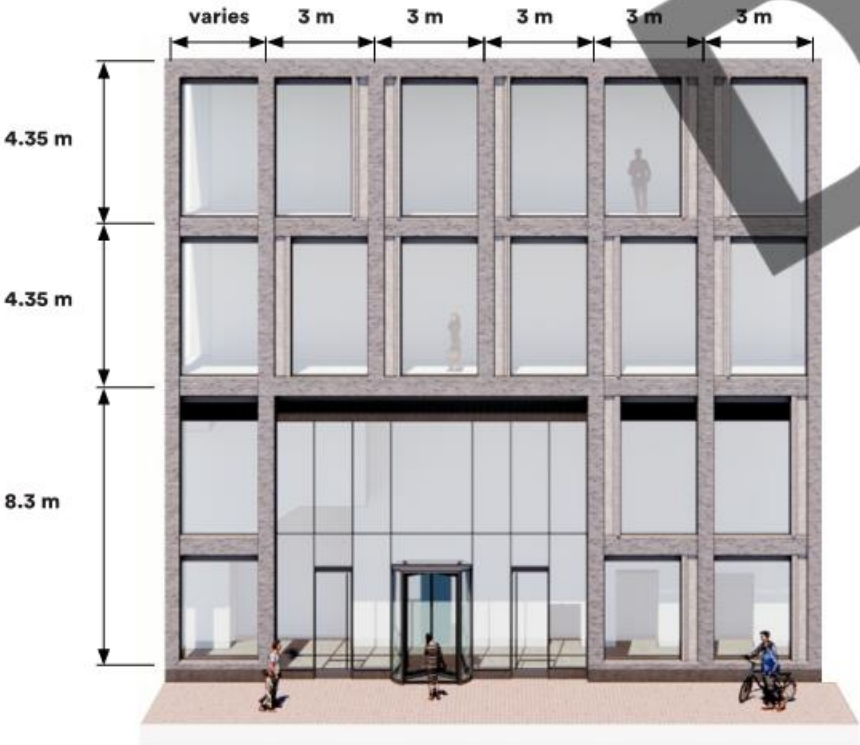
Podium Facade



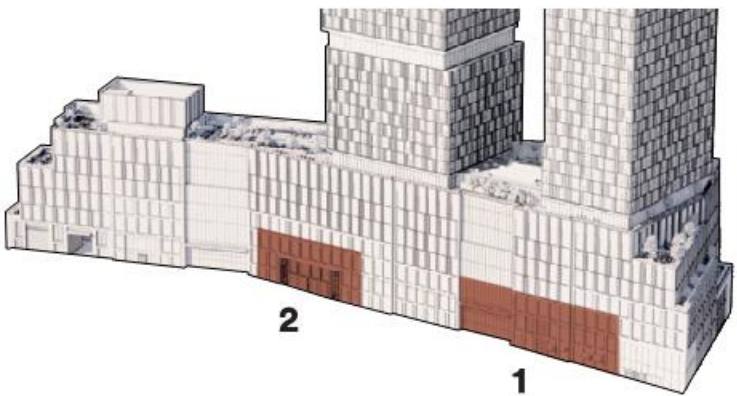
Podium Materiality



Podium Brick Facade



Ground Floor Fabric



View 1



View 2

Ground Floor Fabric





Tankhouse Lane Looking East



Tankhouse Lane Looking West

Podium Glass



DRP #2

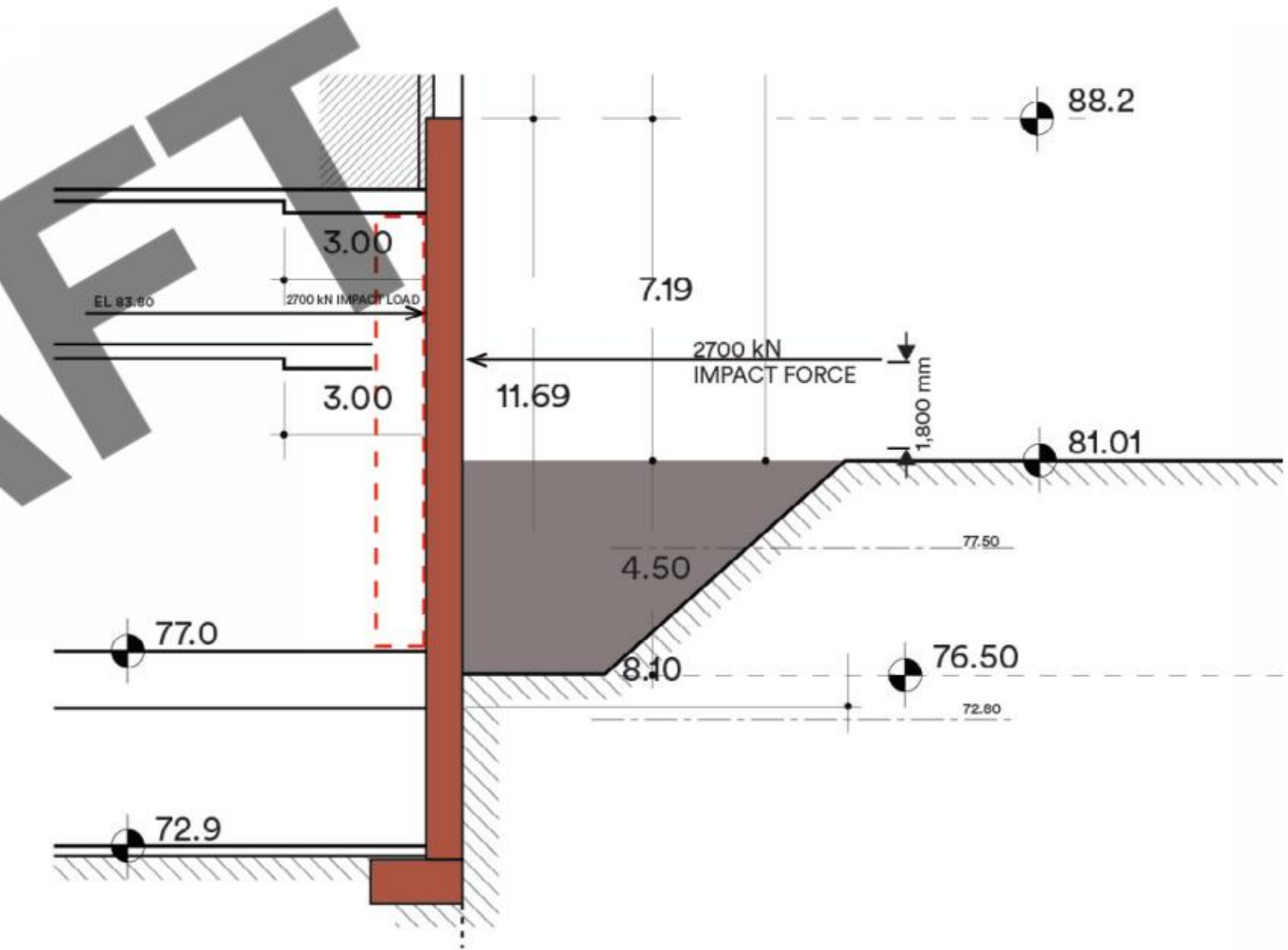


Current

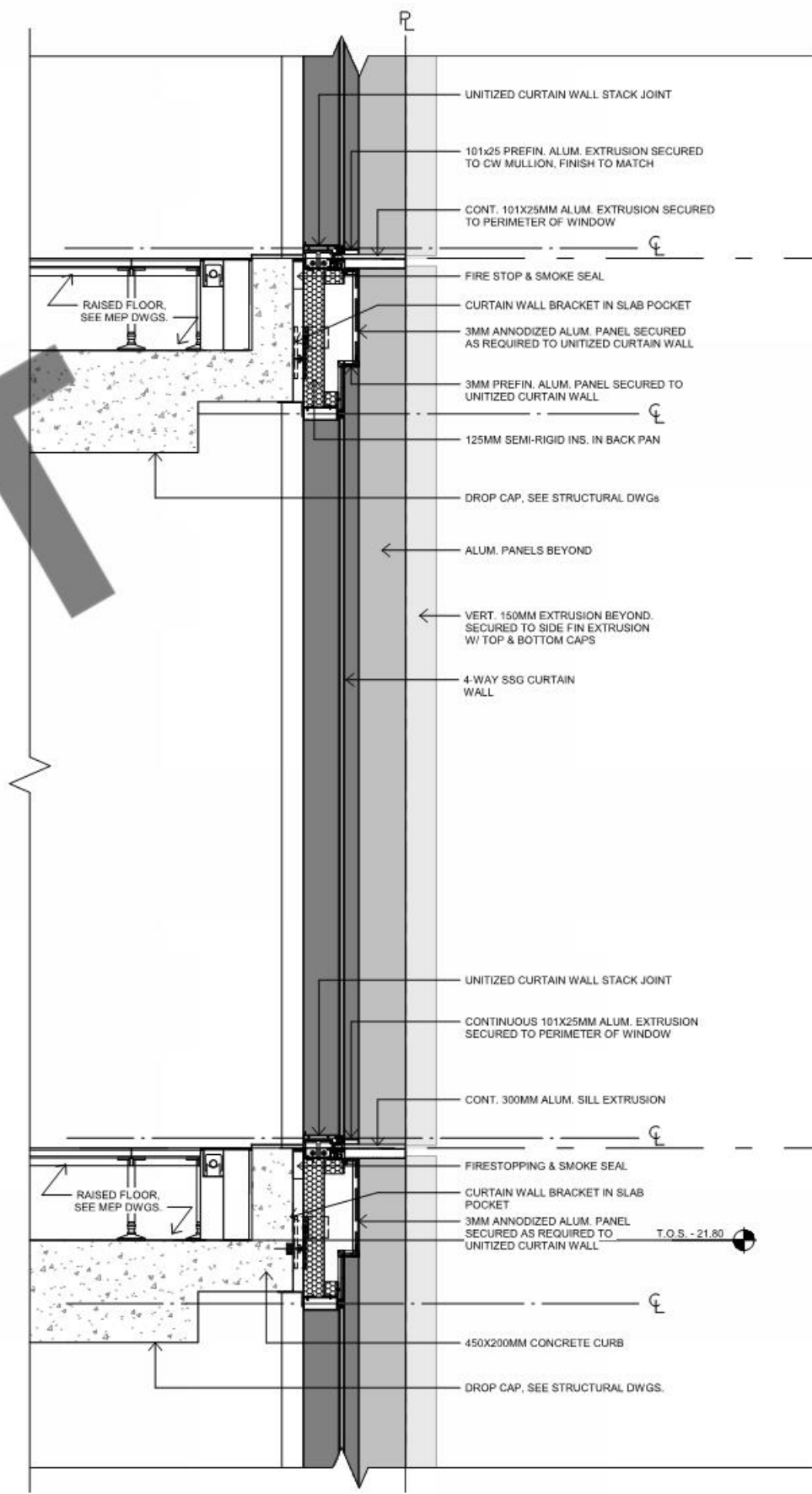
Crash Wall Finish



Crash Wall Section



Podium Metal Facade





Cherry Street Loop Looking North

Facade & Circularity

Previous



West Commercial Lobby

© 2023 The City of New York

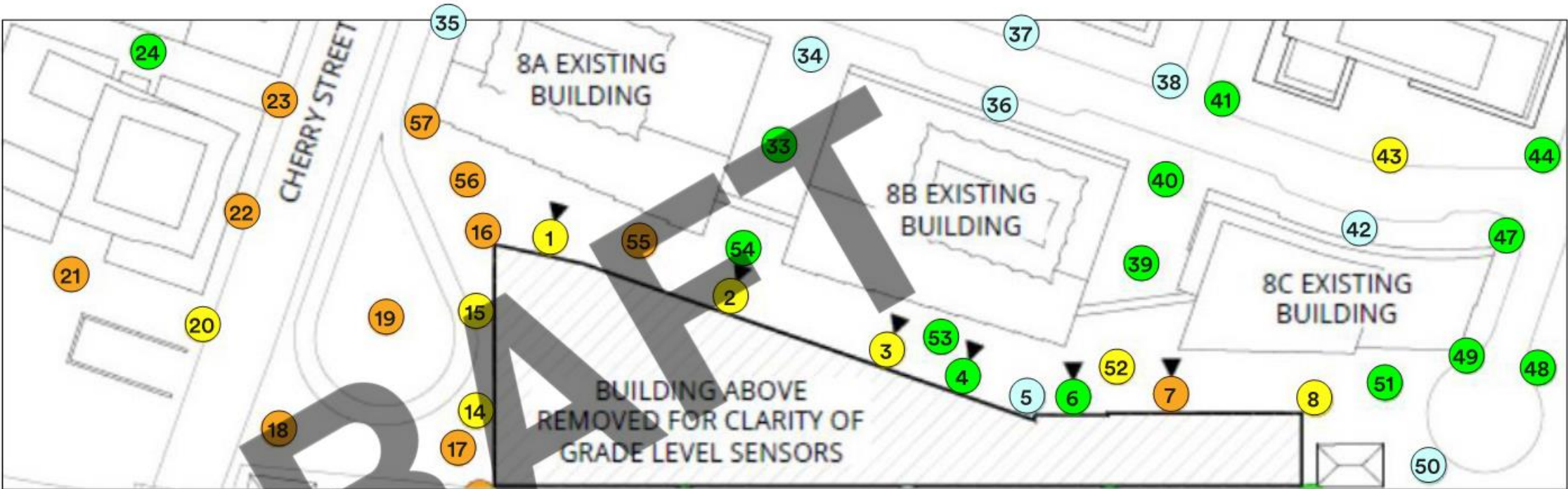
BLOCK 20

Current

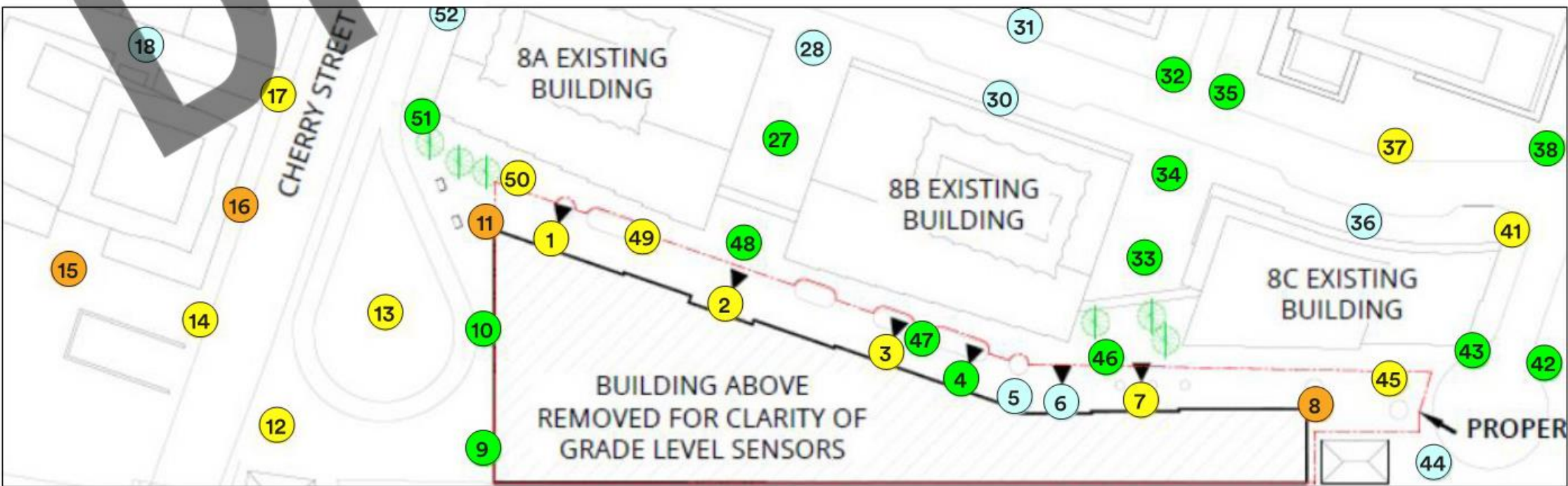


Pedestrian Level Wind

Original Design



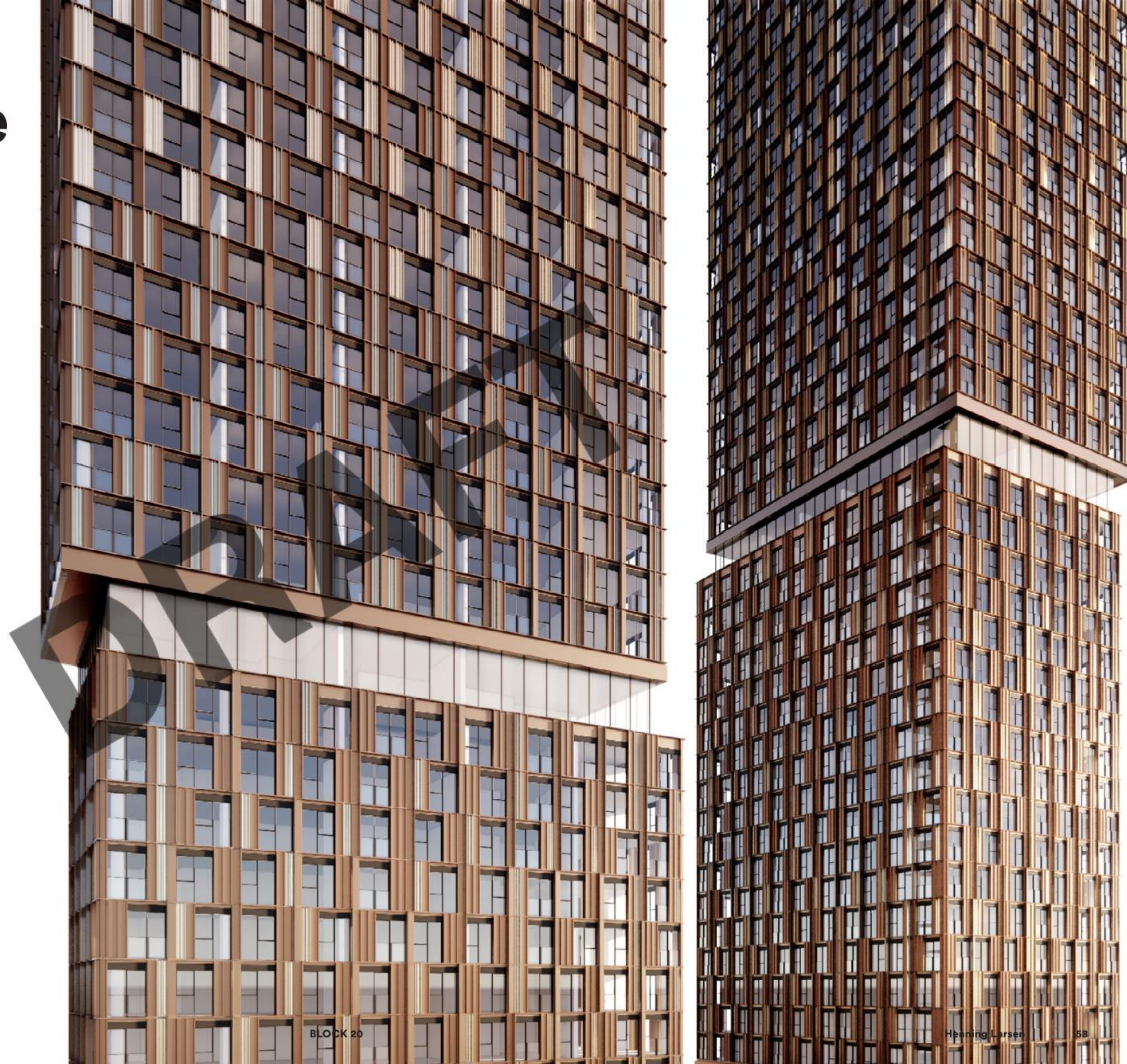
Current Design



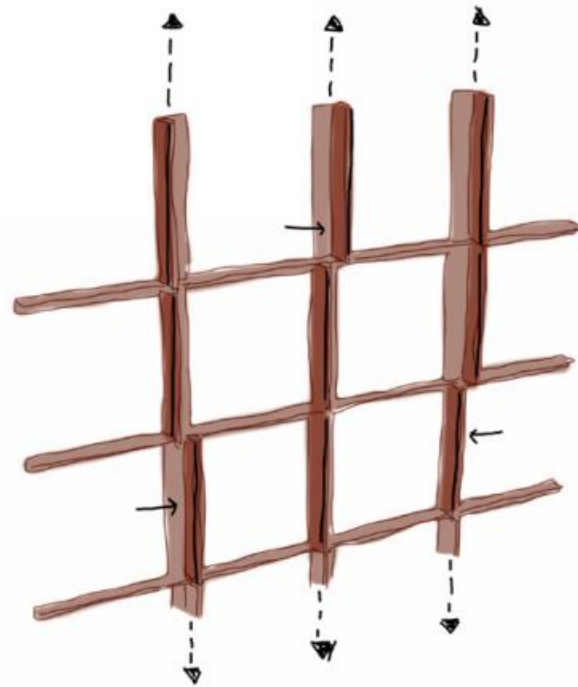
LEGEND:
Comfort Categories

- Sitting ————— ● (Blue)
- Standing ————— ● (Light Blue)
- Strolling ————— ● (Green)
- Walking ————— ● (Yellow)
- Uncomfortable ————— ● (Orange)

Tower Facade

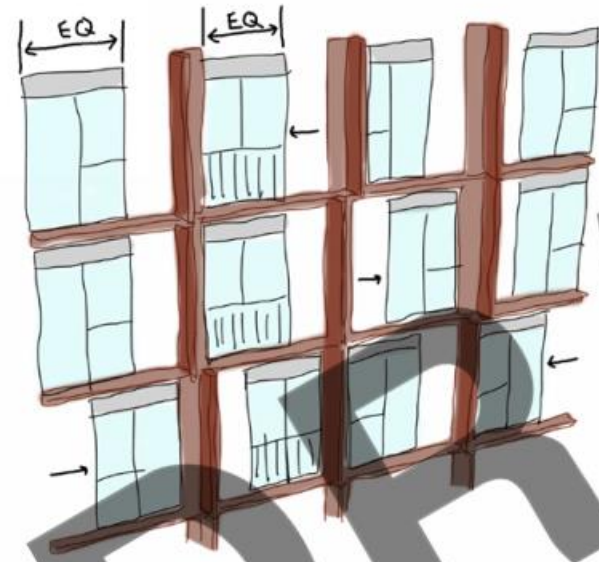


Tower Facade Concept



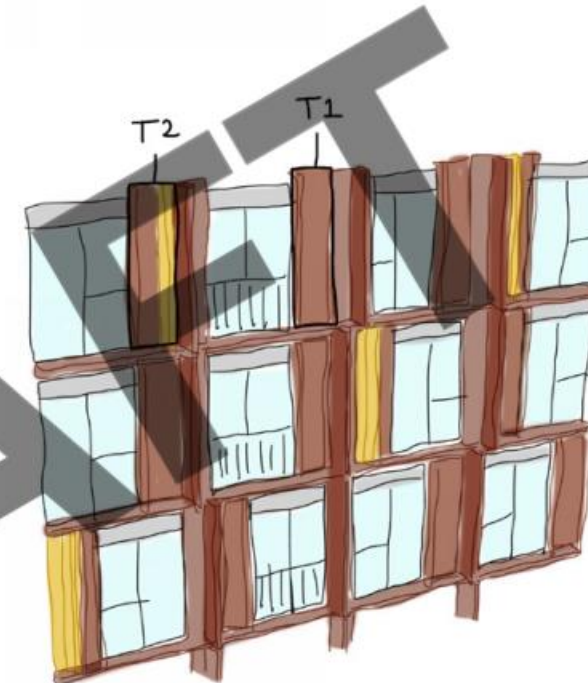
Grid

- Emphasize Vertical
- Create Randomness



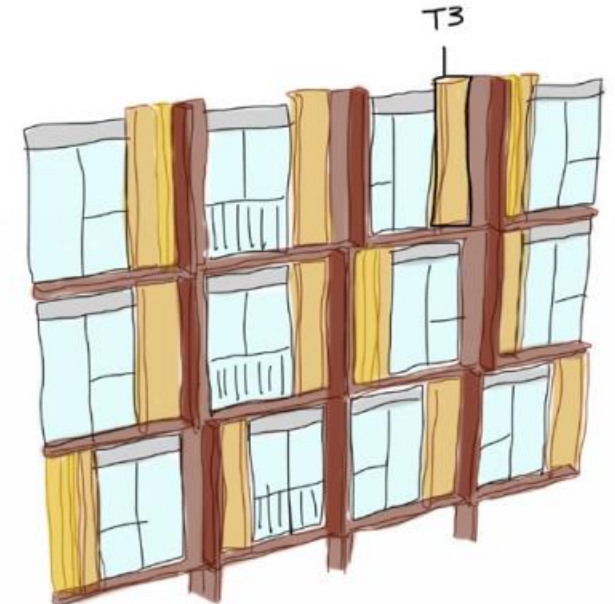
Windows

- Two Types
- Same Dimension



Infill Panel (lower)

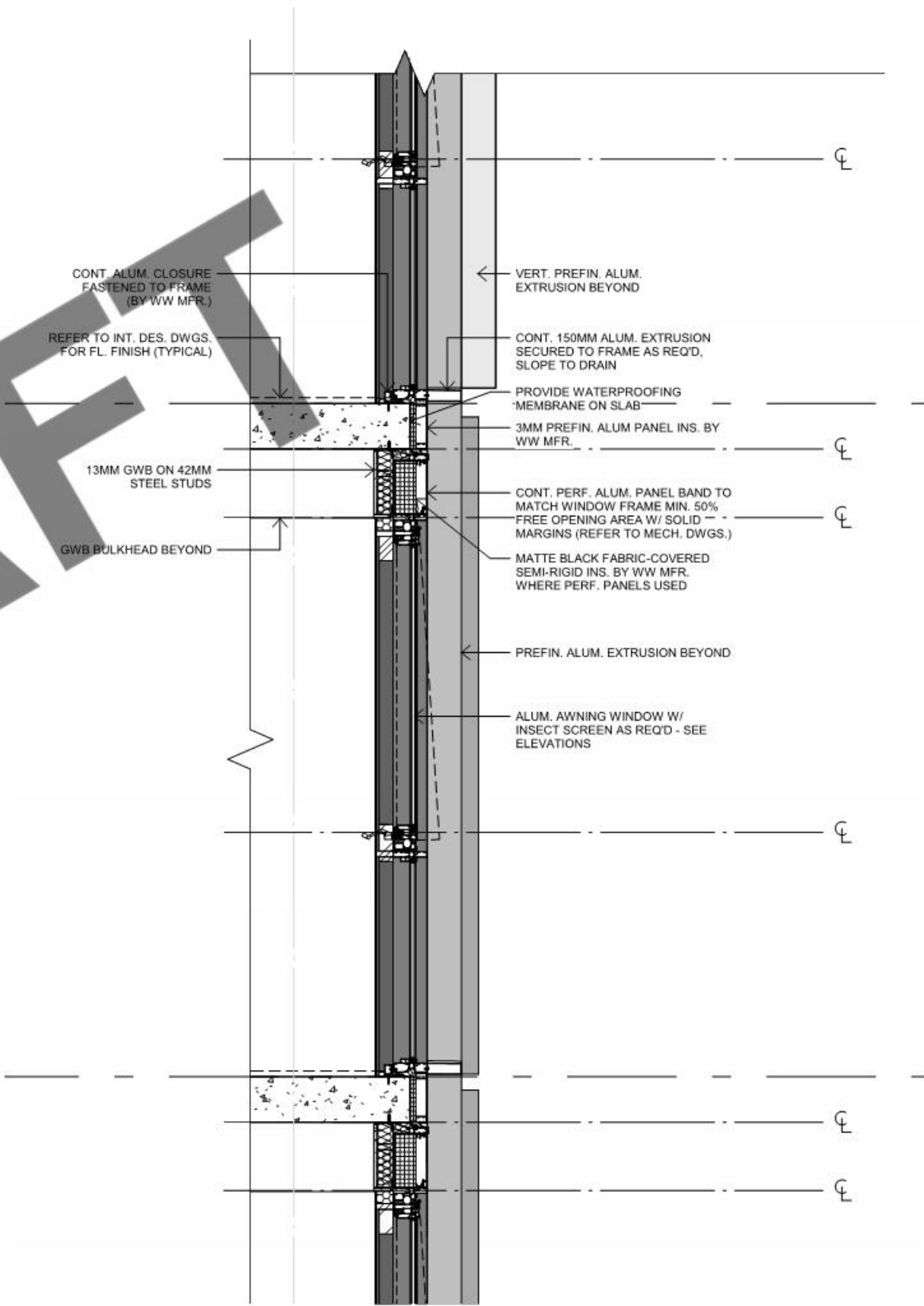
- Two Types
- Subtle Shimmer



Infill Panel (Upper)

- One Type
- Emphasized Shimmer

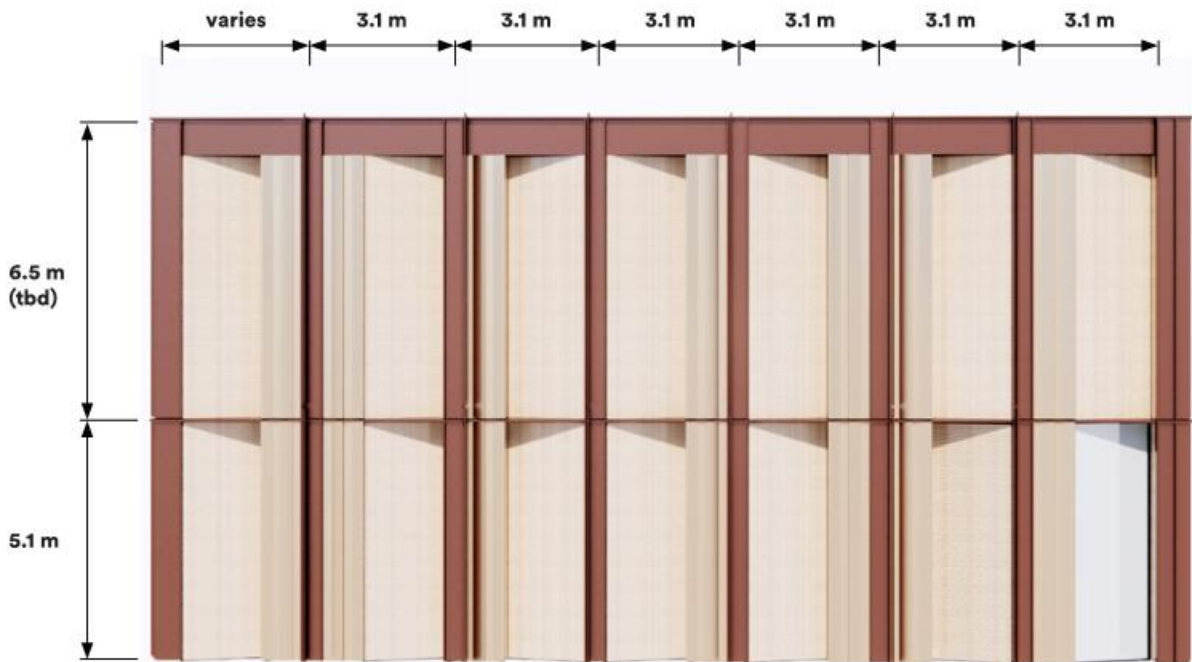
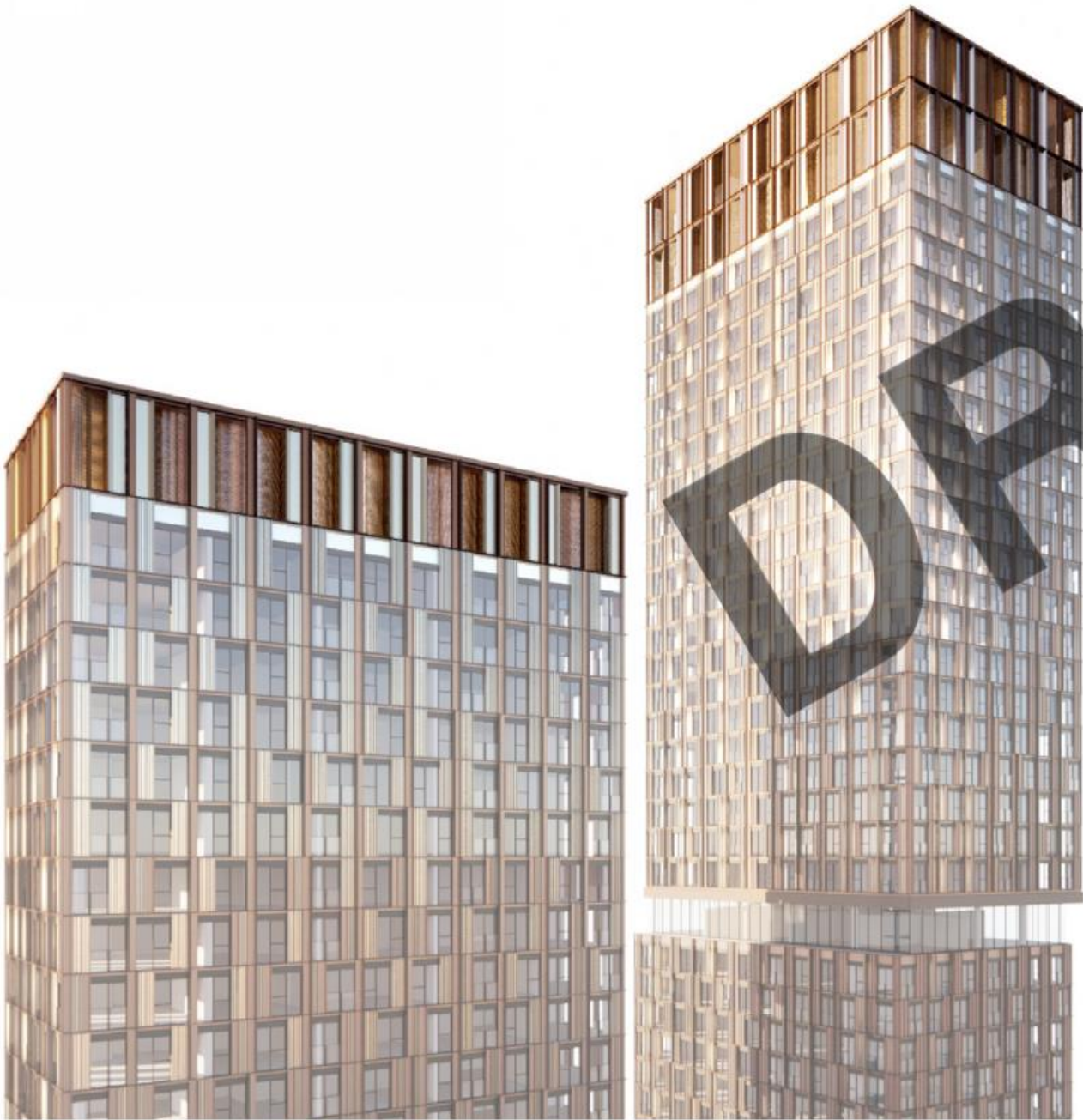
Tower Facade: Low-Rise (Tier 1)



Tower Facade: High-Rise (Tier 2)



Tower Facade: Crown

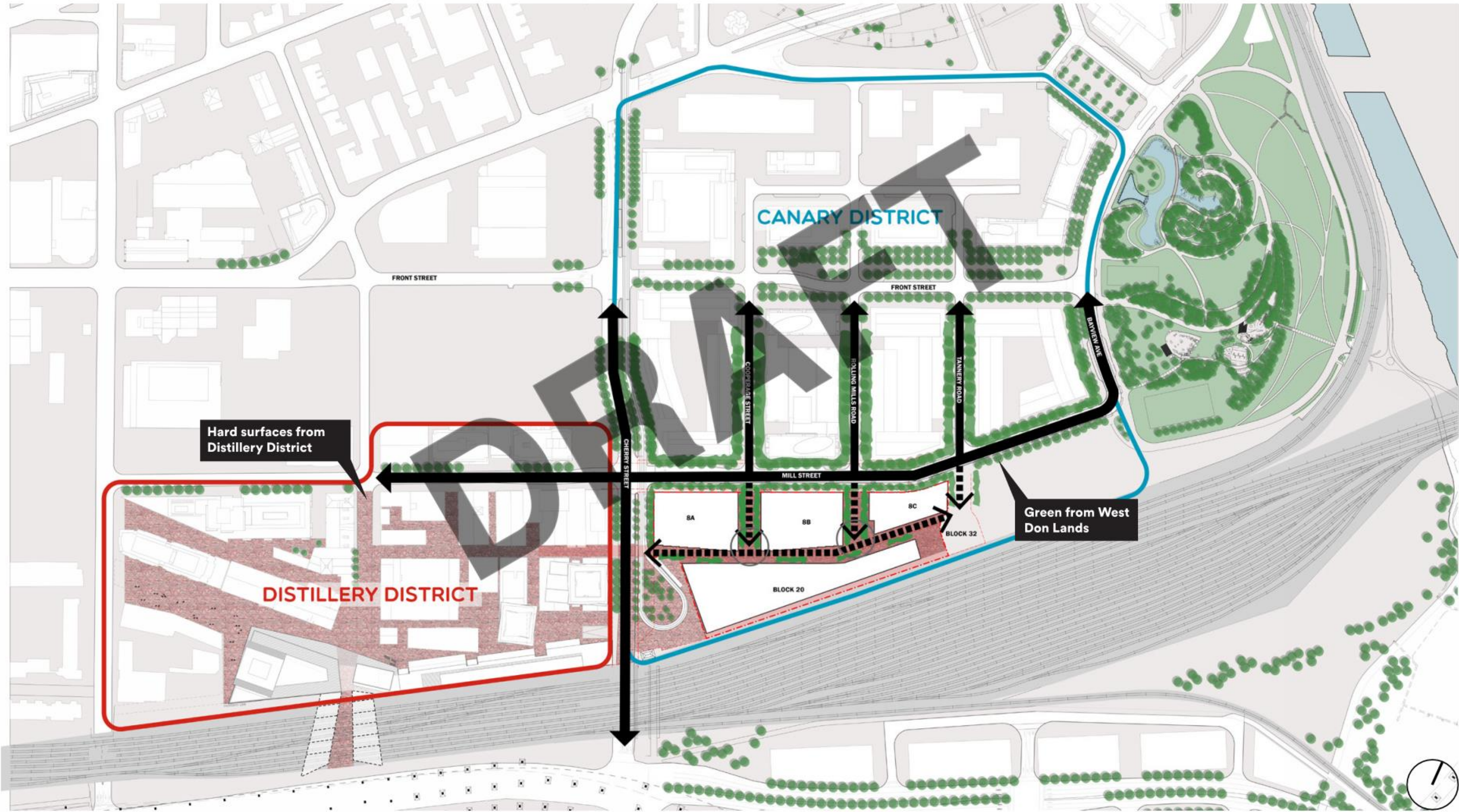




North View Looking South

5. Public Realm & Landscape

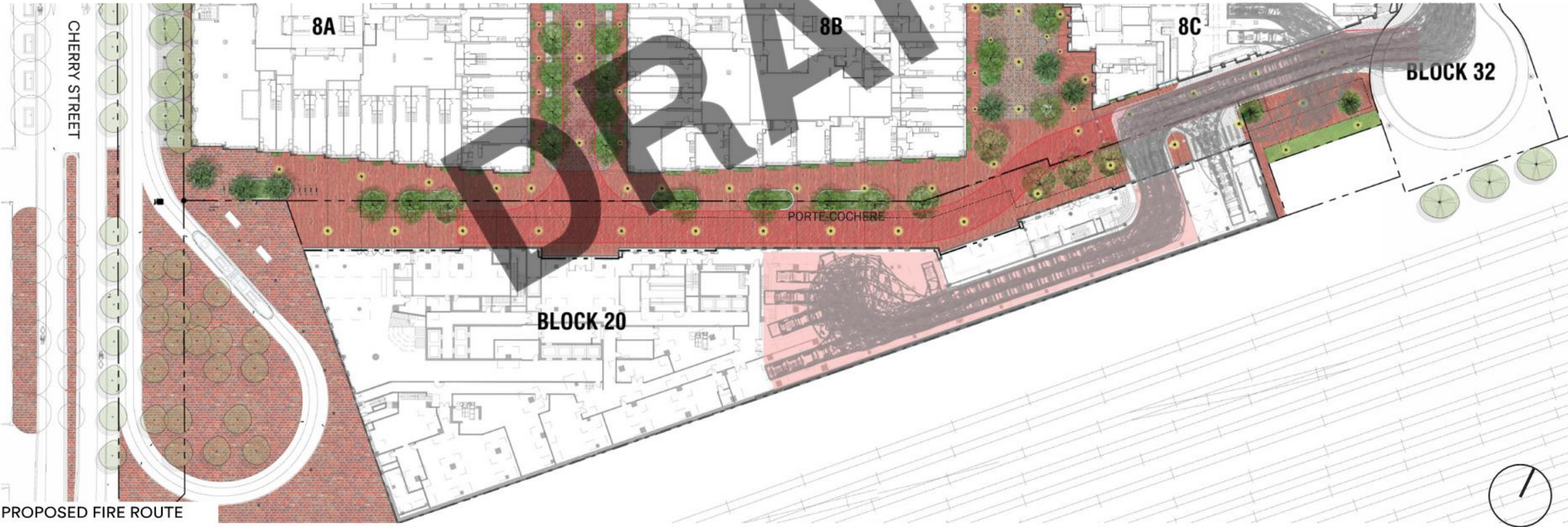
Context Plan



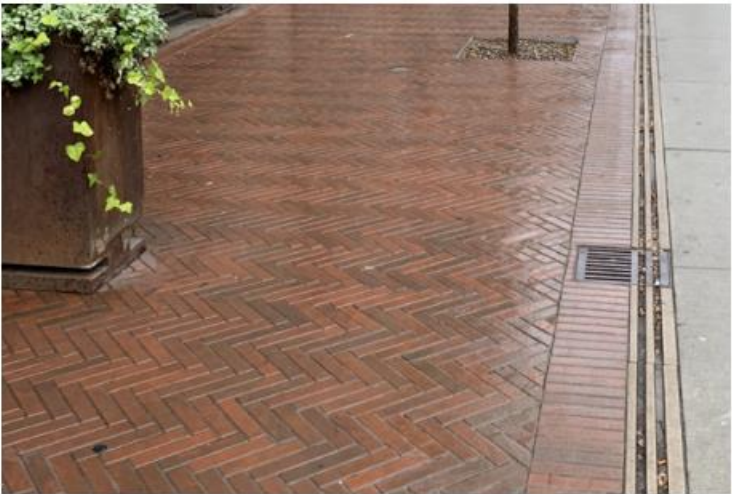
Landscape Masterplan: Phases 1 + 2



Landscape Ground Floor Plan: Phases 1 + 2



Landscape Ground Floor: Materiality



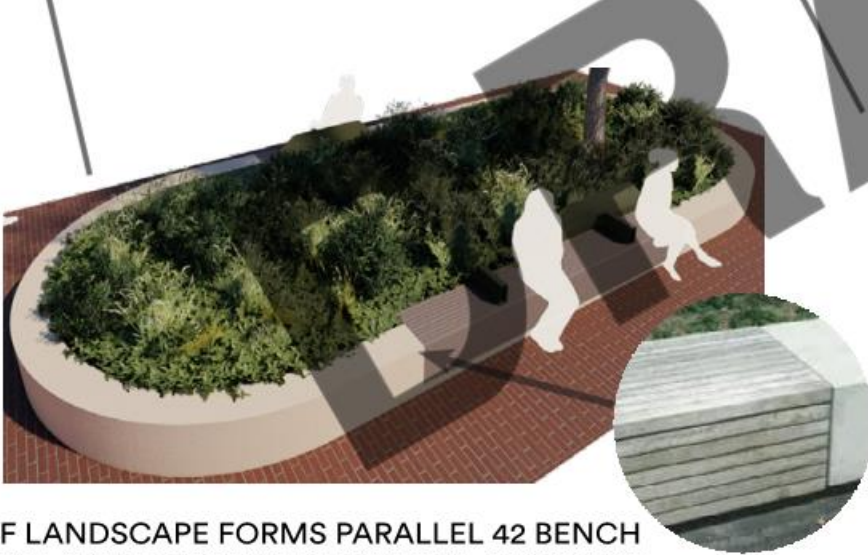
① WHITACRE GREER – BOARDWALK CLAY PAVERS (KING PORTLAND CENTRE)



② PALEOTEC PRECAST CONCRETE PAVERS



WOODEN BENCH : MODIFIED VERSION OF LANDSCAPE FORMS PARALLEL 42 BENCH EMBEDDED INTO CONCRETE PLANTER WALL (WITH OR WITHOUT METAL BACKREST AND ARMREST)



WOODEN BENCH WITH METAL BASE : VESTRE STRIPES BENCH



WOOD : DOMESTICALLY SOURCED THERMALLY MODIFIED ASH



COLOUR : RAL 6003

Landscape - Ground Floor - Planting Palette



N - NATIVE
D - DROUGHT TOLERANT

SHRUBS / PERENNIALS / GRASSES



Asarum canadense - N



Aster divaricatus - N



Cimicifuga racemosa - N



Geranium macrorrhizum - D



Hosta 'Abby' - D



Hosta 'Big Daddy' - D



Carex pensylvanica - N + D



Calamagrostis canadensis - N + D



Euonymus fortunei 'Coloratus' - D



Clethra alnifolia 'Hummingbird'



Diervilla lonicera - N + D



Rhus aromatica 'Gro-Low' - D



Physocarpus opulifolius 'Nanus' - N + D



Taxus canadensis - N + D



Buxus 'Mont-Bruno' - D



Buxus 'Green Gem' - D



Ilex glabra 'Compact'

TREES - LARGE



Carya cordiformis - N + D



Gleditsia triacanthos var. inermis - N + D



Ostrya virginiana - N + D



Gymnocladus dioica - N + D

TREES - SMALL



Amelanchier laevis - N + D

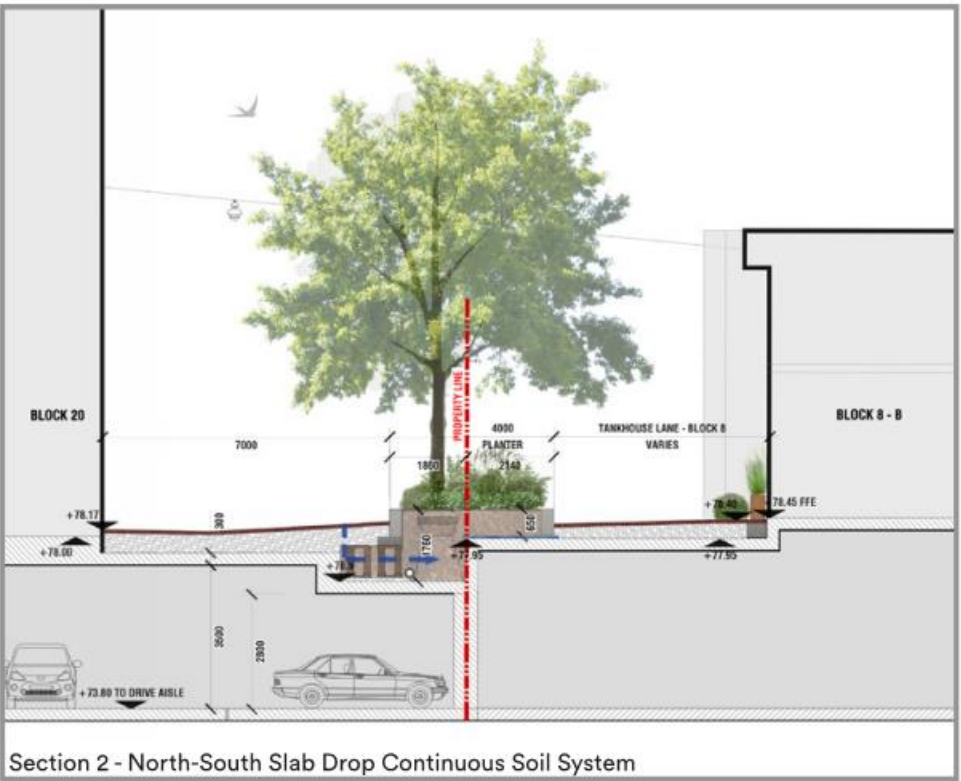
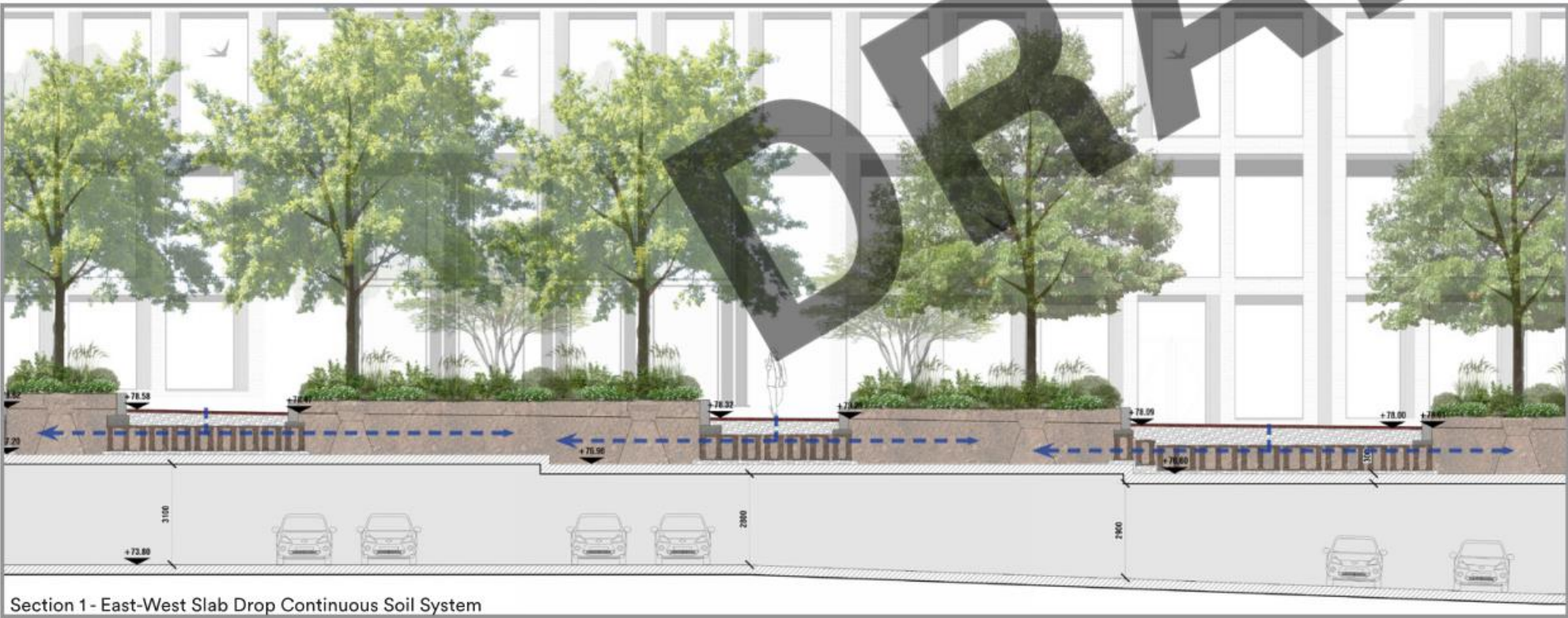
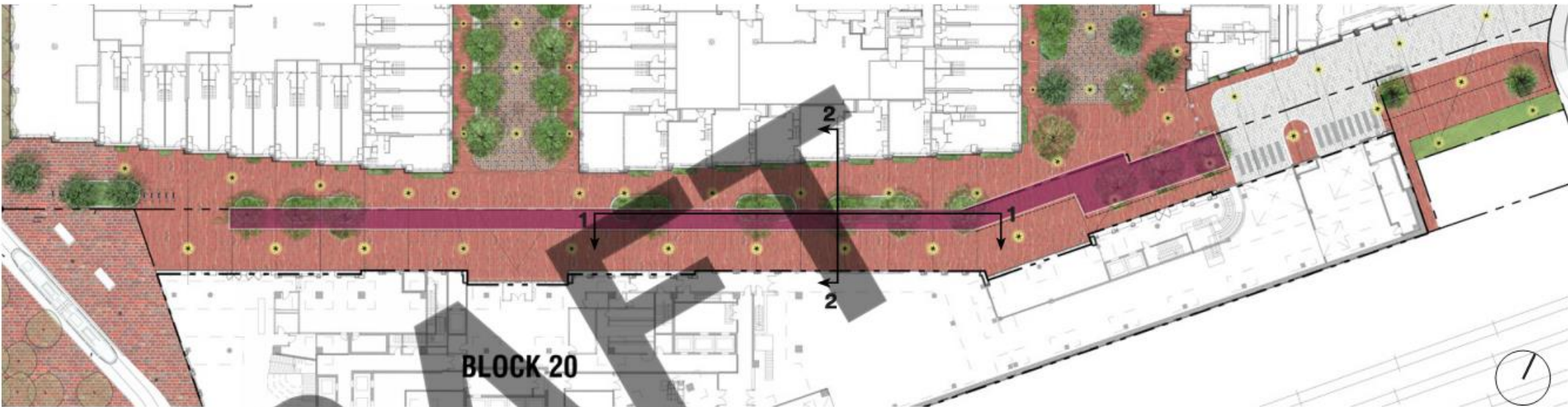
CONIFER



Pinus resinosa - N + D

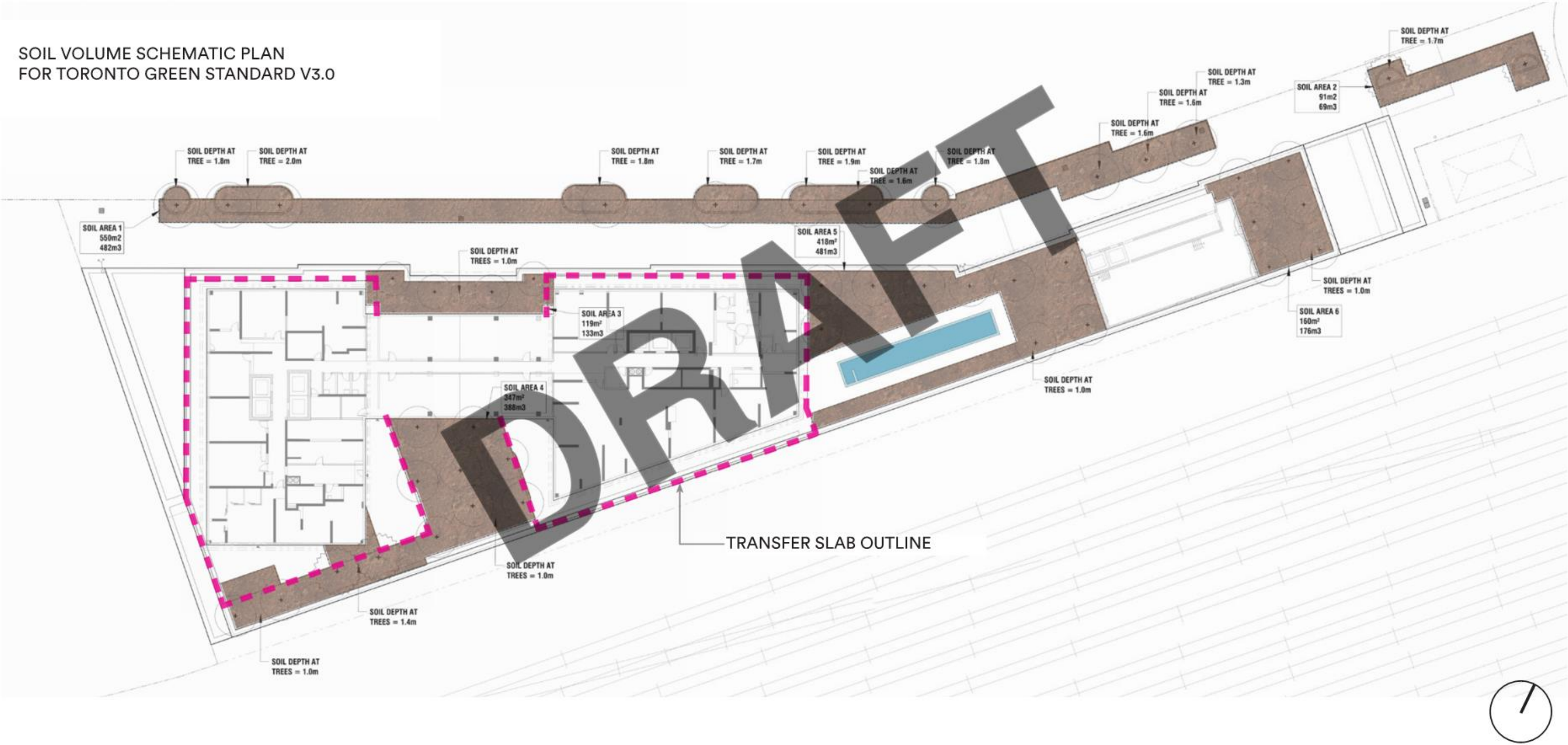
Interconnected Tree Soils & Passive Stormwater Reuse

- SUSTAINABILITY FEATURES:
- 1. SOIL VOLUME AND DEPTH
 - 2. SOIL CONNECTIVITY
 - 3. STORMWATER CAPTURE FOR PASSIVE IRRIGATION
 - 4. >50% INDIGENOUS SPECIES + DROUGHT TOLERANT

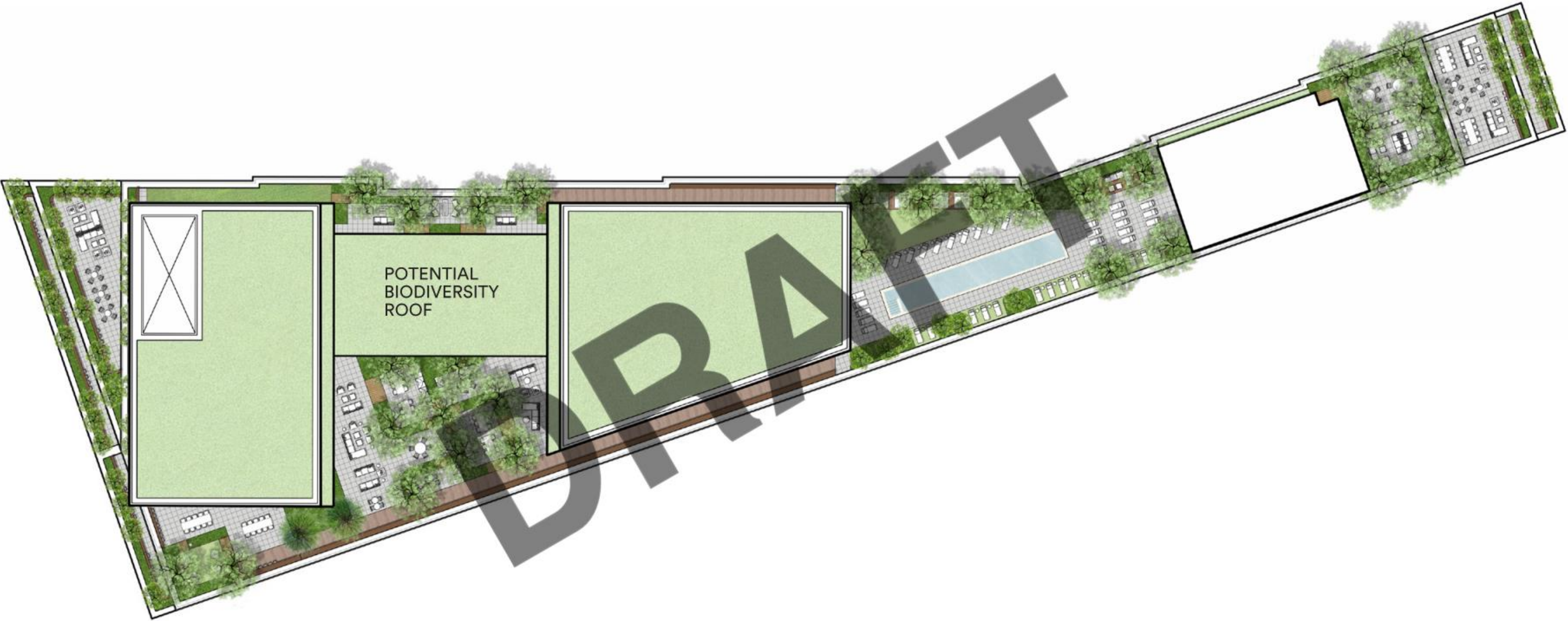


Soil Volumes

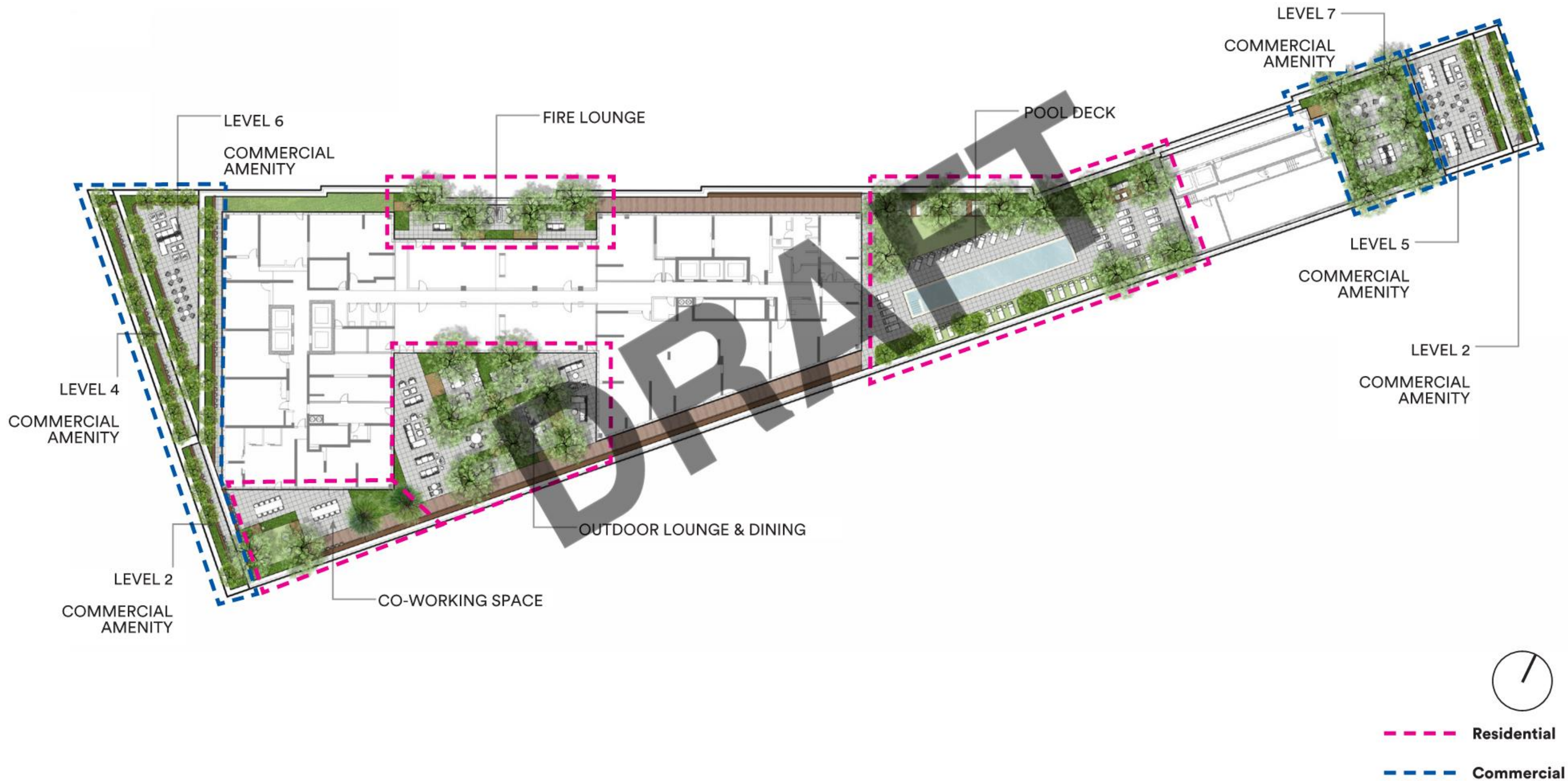
SOIL VOLUME SCHEMATIC PLAN
FOR TORONTO GREEN STANDARD V3.0



Green Roofs



Outdoor Amenities Layout



Amenity Levels - Rooftop Planting Palette

N - NATIVE
D - DROUGHT TOLERANT
(0x-0x) - FLOWERING TIME



Carex grayi
N



Carex pensylvanica
N + D



Carex sprengelii
N + D



Deschampsia cespitosa
N + D



Elymus canadensis
N



Sesleria autumnalis
D



Achillea millefolium
N + D (06-09)



Allium cernuum
N + D (06-08)



Allium schoenoprasum
N + D (05-06)



Amorpha canescens
N + D (05-06)



Cichorium intybus
D (06-10)



Echinacea pallida
N + D (06-07)

Echinacea purpurea
N + D (06-08)



Galium odoratum
N (05-06)



Liatris spicata
N + D (07-08)



Monarda fistulosa
N + D (06-07)



Solidago flexicaulis
N + D (07-09)



Symphyotrichum
Novae-Angliae - N
(08-10)



Verbena hastata
N (07-09)

Clematis virginiana
N (06-08)



Aronia melanocarpa
'Low scape' - N + D



Comptonia
peregrina - N + D



Hydrangea
quercifolia - D



Hydrangea petiolaris



Hypericum
kalmianum - N + D



Rhus aromatica
'Gro-Low' - N + D

Buxus 'Green Gem' - D

Pinus mugo 'Jakobsen' - D

Taxus canadensis - N + D



Gleditsia triacanthos
var. inermis - N + D



Gymnocladus dioica - N + D



Pinus resinosa - N + D

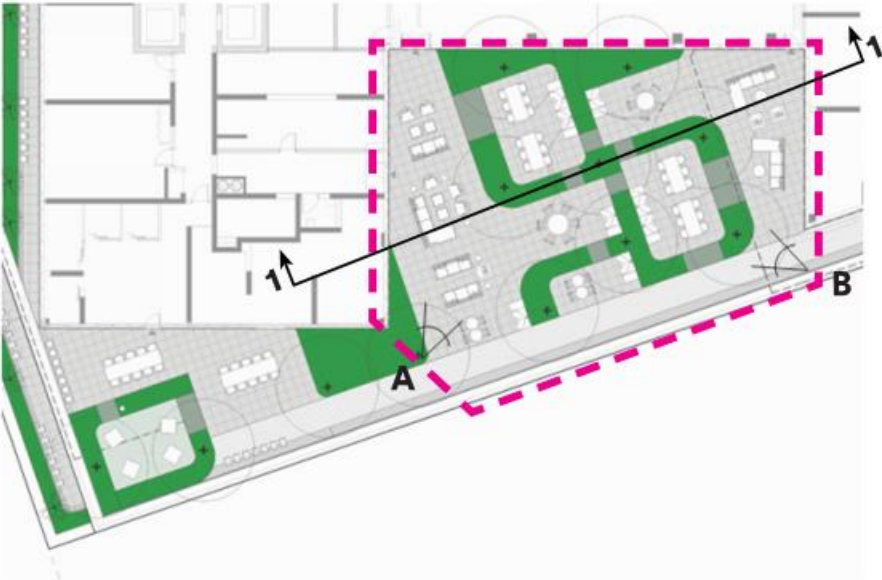


Amelanchier laevis - N + D

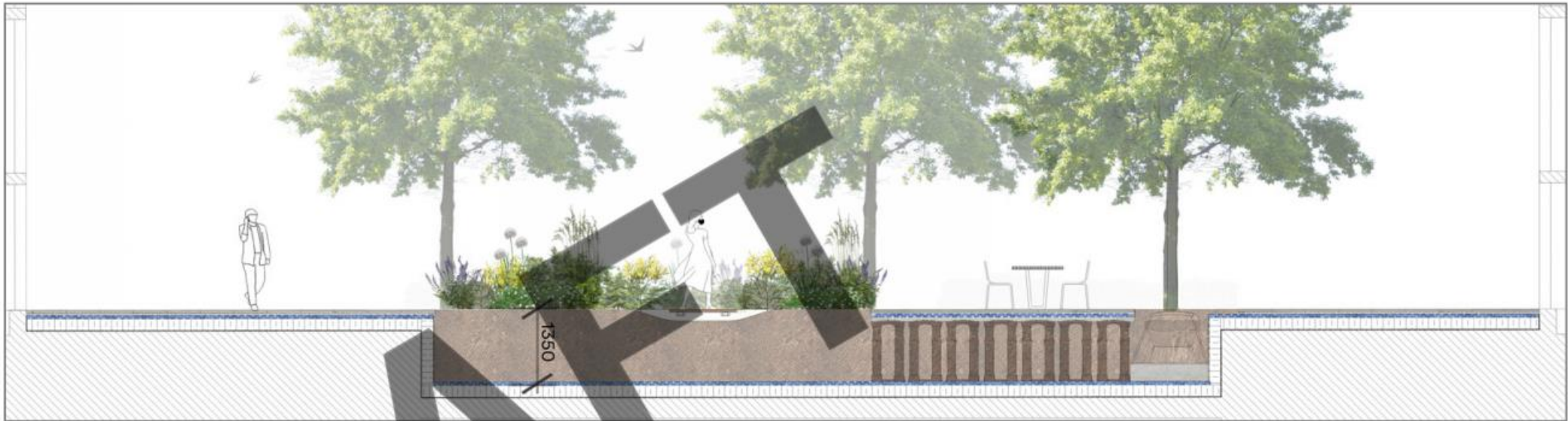


Rhus typhina - N + D

Level 7 - Residential Outdoor Amenities



OUTDOOR LOUNGING & DINING



SECTION 1

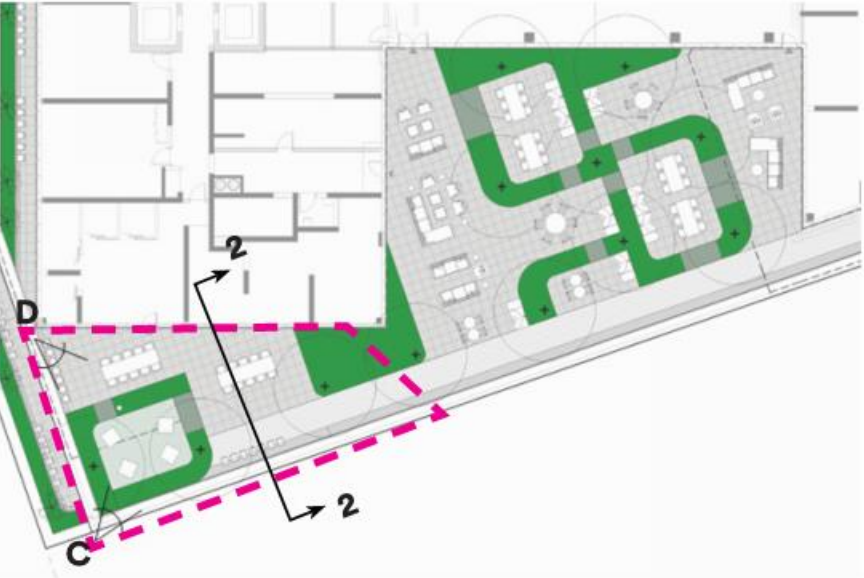


VIEW A - OUTDOOR LOUNGE & DINING



VIEW B - OUTDOOR LOUNGE & DINING

Level 7 - Residential Outdoor Amenities



CO-WORKING SPACE



SECTION 2

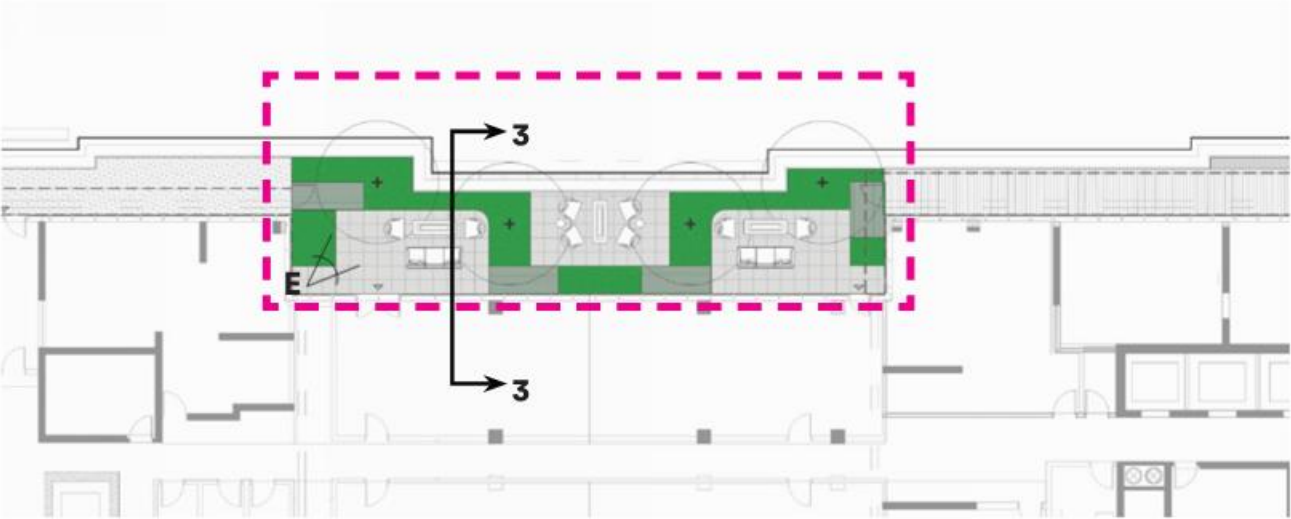


VIEW C - CO-WORKING SPACE

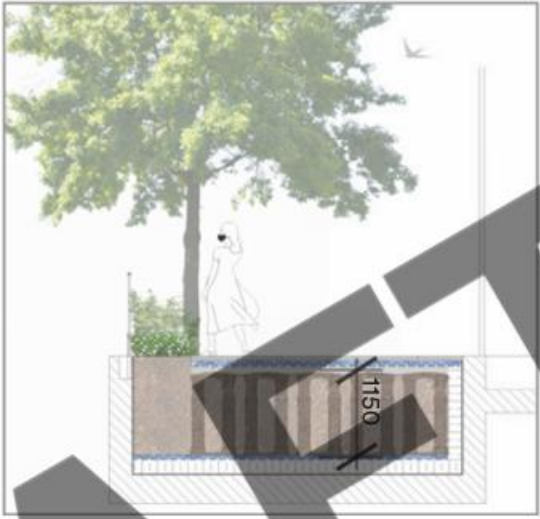


VIEW D - CO-WORKING SPACE

Level 7 - Residential Outdoor Amenities



FIRE LOUNGE

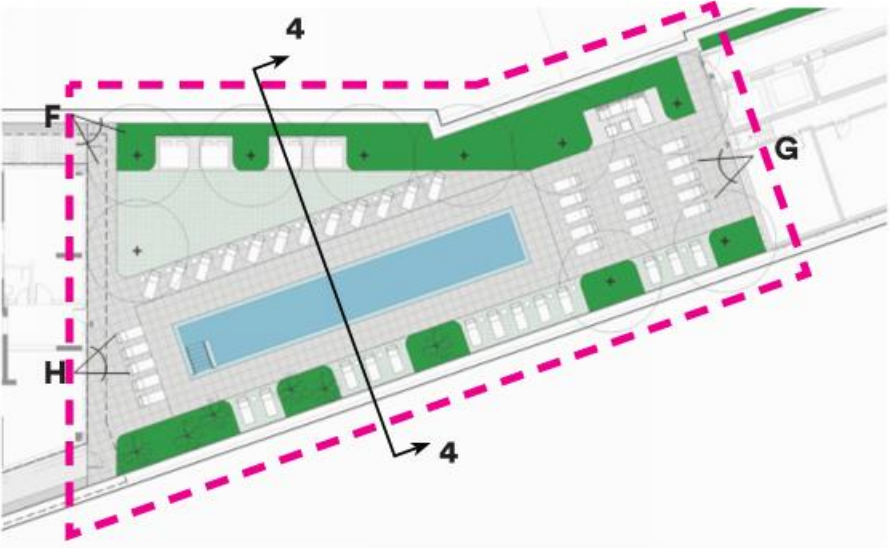


SECTION 3

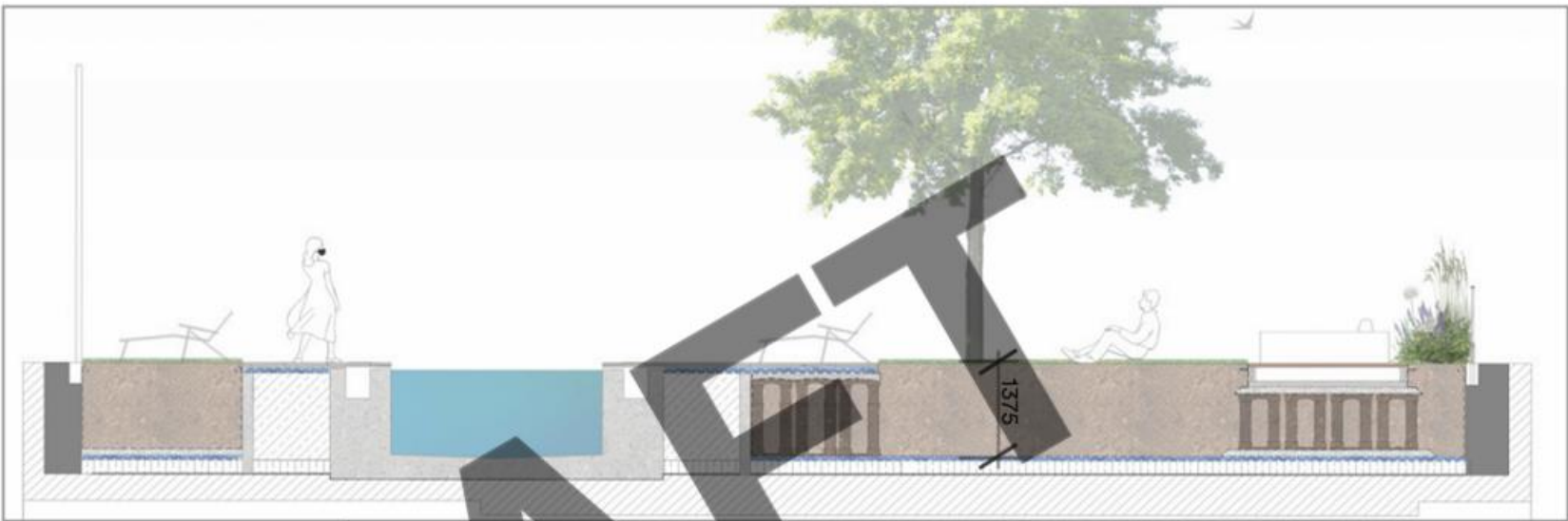


VIEW E - FIRE LOUNGE

Level 7 - Residential Outdoor Amenities



POOL DECK



SECTION 4



VIEW F - VIEW TO POOL OVER LAWN



VIEW G - VIEW FROM MECHANICAL TOWER

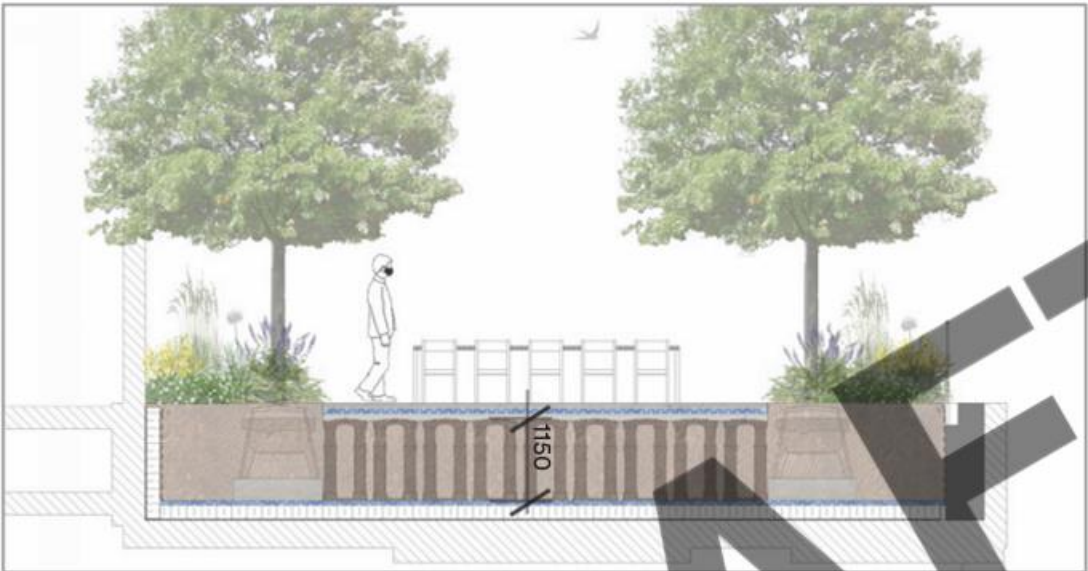


VIEW H - VIEW FROM POOL DECK ENTRY DOORS

Level 7 - Commercial Outdoor Terraces



LEVEL 7 COMMERCIAL TERRACE



SECTION 5



VIEW I - LEVEL 7 COMMERCIAL TERRACE



VIEW J - LEVEL 7 COMMERCIAL TERRACE

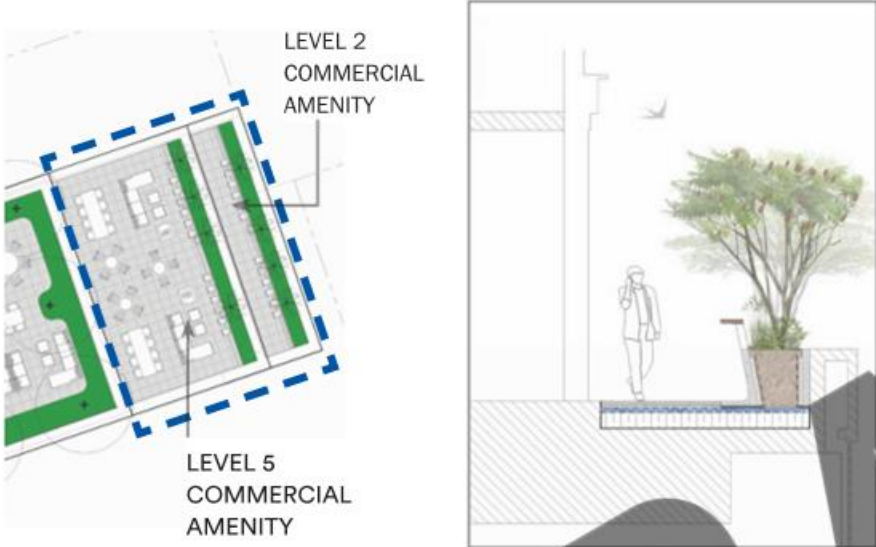
Commercial Outdoor Terraces



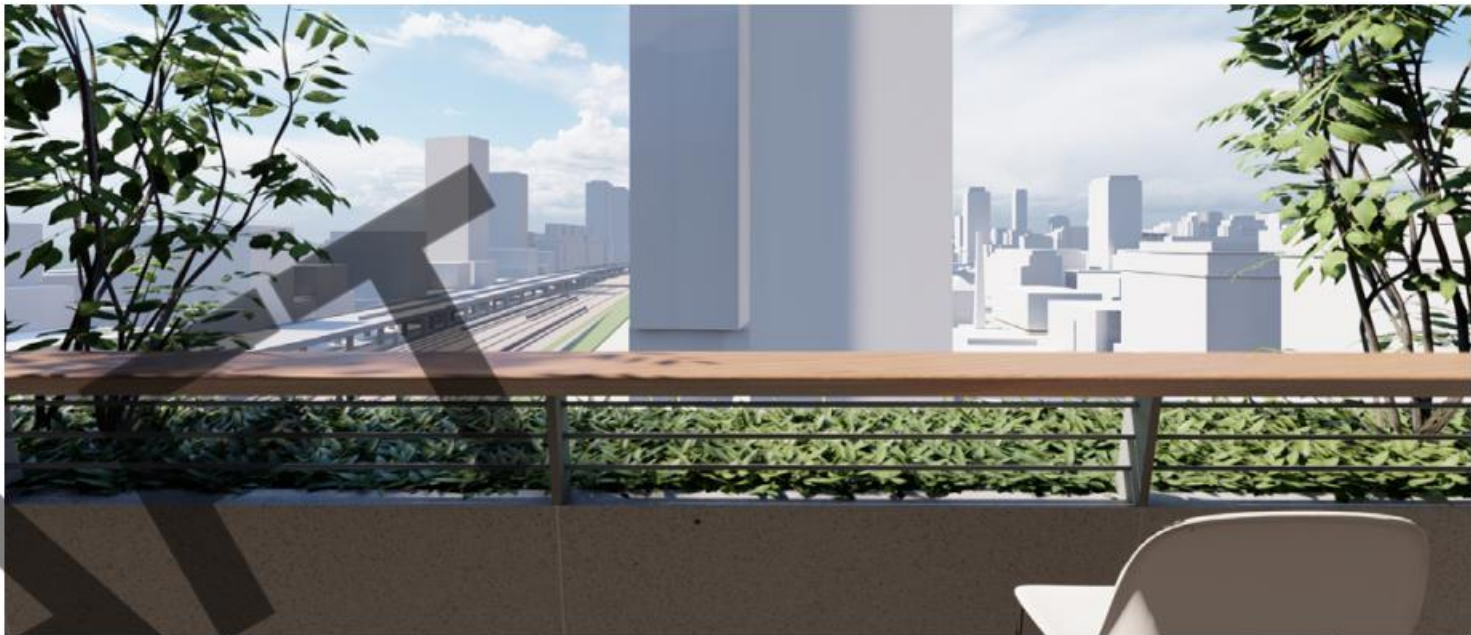
LEVELS 2-6 COMMERCIAL TERRACES ALONG PARAPET



PARAPET PLANTER AS GREEN EDGE



PARAPET PLANTER ON COMMERCIAL TERRACES



VIEW K - VIEW LOOKING SOUTH-WEST FROM LEVEL 6 COMMERCIAL TERRACE



VIEW L - VIEW LOOKING SOUTH-WEST FROM LEVEL 6 COMMERCIAL TERRACE

6. Sustainability

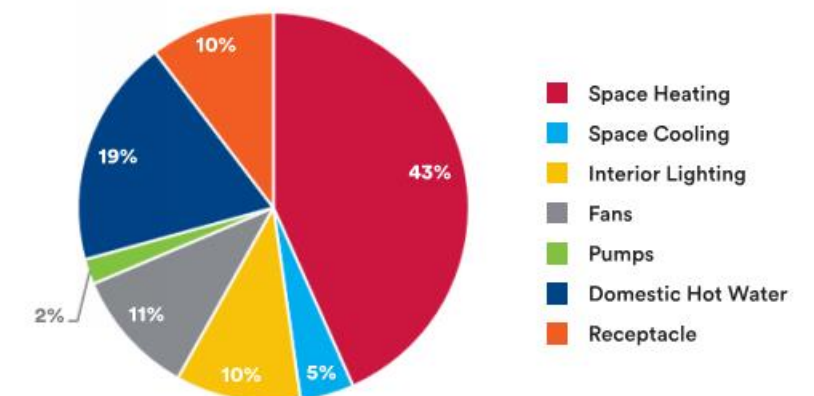
Energy Performance

The team participated in the Savings by Design program charrette in June 2021. During that workshop, several energy conservation measures were recommended by the subject matter experts that were then tested in the energy model. The charrette resulted in several additional conservation measures being incorporated into the design.

The below energy conservation measures are currently being targeted:

- Low window to wall ratio (<45%)
- High performance opaque walls targeting overall effective values between R-10 to R-12
- Glazing targeting between USI 1.7 and USI 1.85 effective
- Podium roof targeting R-40
- Demand control ventilation throughout commercial
- Airside energy recovery (residential: >65% sensible, office: >80% sensible)
- Variable speed EC motors in terminal equipment
- Condensing boilers with seasonal efficiencies > 93%
- Magnetic bearing chillers with seasonal COPs > 5.5
- DHW low flow fixtures (5.7 LPM kitchen, 5.7 LPM shower, 2.5 LPM lavatory)
- Solarwall on tower mechanical penthouses to preheat ventilation air
- District energy readiness provisions

Other strategies where feasibility studies have been undertaken include: geothermal, domestic hot water heat recovery, building integrated photovoltaics. These are still under evaluation by the team.



Energy Performance

Applicable “Critical Path” Programs	Requirement	Current Project Performance
Toronto Green Standard v3	<div>Tier 1</div> <div>EUI: 172 (ekWh/m²)</div> <div>TEDI: 70 (ekWh/m²)</div> <div>GHGi: 20 (kgCO2e/m²)</div>	<div>Tier 1</div> <div>EUI: 140 (ekWh/m²)</div> <div>TEDI: 52 (ekWh/m²)</div> <div>GHGi: 18 (kgCO2e/m²)</div>
Canadian Mortgage Housing Corp Rental Construction Financing	<div>15% better energy than NECB 2015</div> <div>15% better GHGi than NECB 2015</div>	<div>18% better energy than NECB 2015</div> <div>19% better GHGi than NECB 2015</div>

LEED Gold Update

Currently Targeting > 63 Points

INTEGRATIVE PROCESS				
1	1			D
1	1	0	0	
LOCATION & TRANSPORTATION				
16			16	D
1	1			D
2	2			D
5	5			D
5	4	1		D
1	1			D
1			1	D
1		1		D
16	13	2	1	
SUSTAINABLE SITES				
P	Y			C
1	1			D
2		2		D
1	1			D
3		2	1	D
2	2			D
1	1			D
10	5	4	1	
MATERIALS & RESOURCES				
P	Y			D
P	Y			D
5		1	4	C
2	1		1	C
2	1	1		C
2	1	1		C
2	2			C
13	5	3	5	

WATER EFFICIENCY				
P	Y			D
P	Y			D
P	Y			D
2	1	1		D
1	1			D
1	1			D
1		1		D
1		1		D
1			1	D
1			1	D
2	2			D
1	1			D
11	6	3	2	
INDOOR ENVIRONMENTAL QUALITY				
P	Y			D
P	Y			D
2	1	1		D
3	3			C
1	1			C
2		1	1	C
1	1			D
2	1	1		D
3			2	D
1	1			D
1			1	D
16	8	3	4	

ENERGY & ATMOSPHERE				
P	Y			C
P	Y			D
P	Y			D
P	Y			D
6	5		1	C
1	9			D
1	1			C
2			2	D
3		3		D
1	1			D
2		2		C
33	16	5	12	
INNOVATION				
1	1			C
1	1			C
1	1			C
1	1			C
1		1		C
1	1			C
6	5	1	0	
REGIONAL PRIORITY				
1	1			C
1	1			D
1	1			D
1	1			C
				D
				D
4	4	0	0	

Total Points Possible: Certified 40-49, Silver 50-59, Gold 60-79, Platinum 80+

7. Appendix