



# 1-7 Yonge Phase 2+3

Schematic Design

May 24<sup>th</sup>, 2023

# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Context

1-7 Yonge Phase 2+3

Proponent: Pinnacle

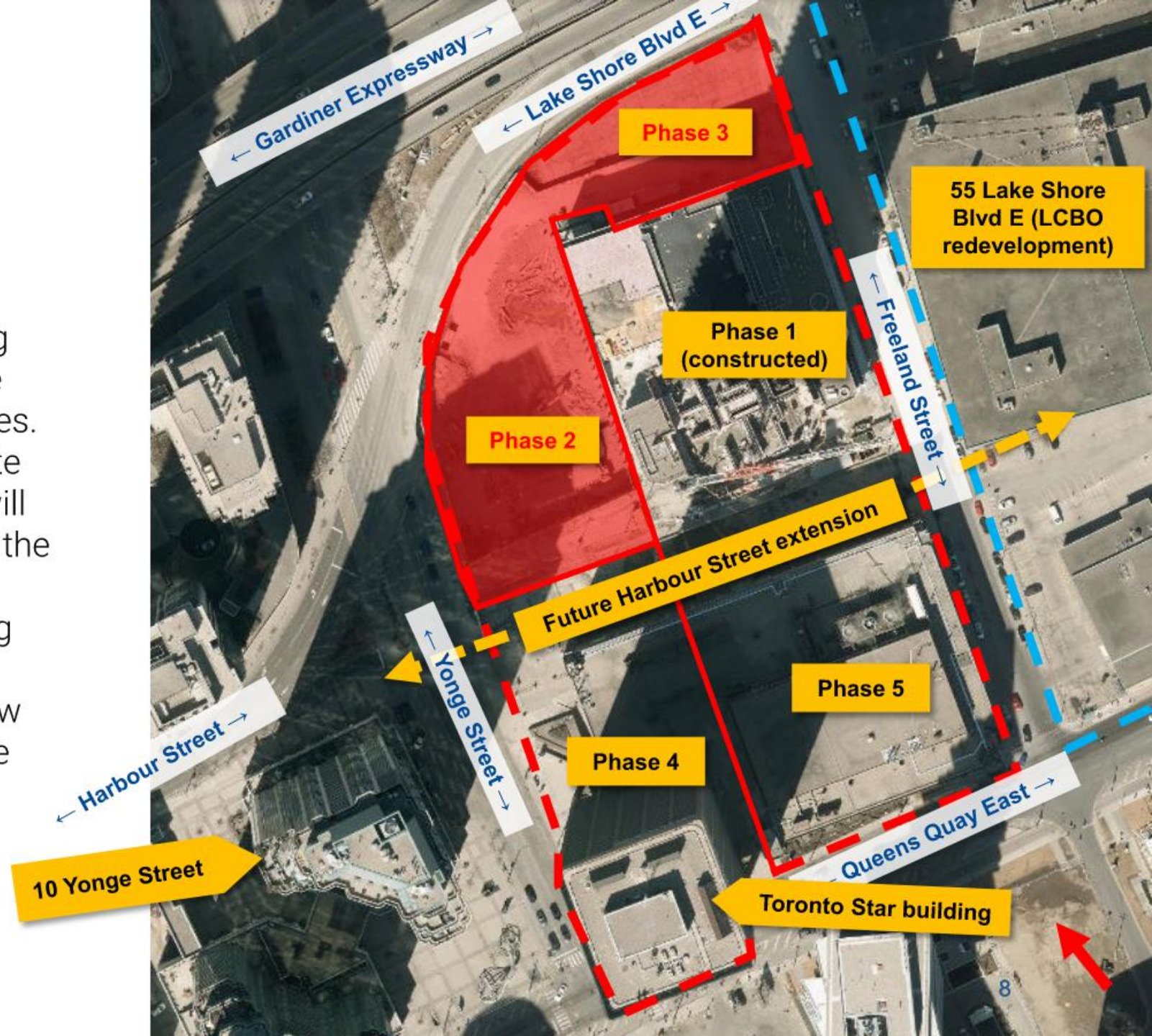
Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



# Site Details

- Phase 1 is complete.
- Phase 2 and 3 have site specific zoning and OPA but applicant is amending the zoning and OPA to add additional stories.
- Phase 2 has approval conditions for site plan control; however, the conditions will need to be amended to accommodate the additional stories (if approved)
- Phase 3 SPA is submitted but not being reviewed (held in abeyance)
- Phase 4/5 zoning and OPA under review with a decision report targeted for June TEYCC.

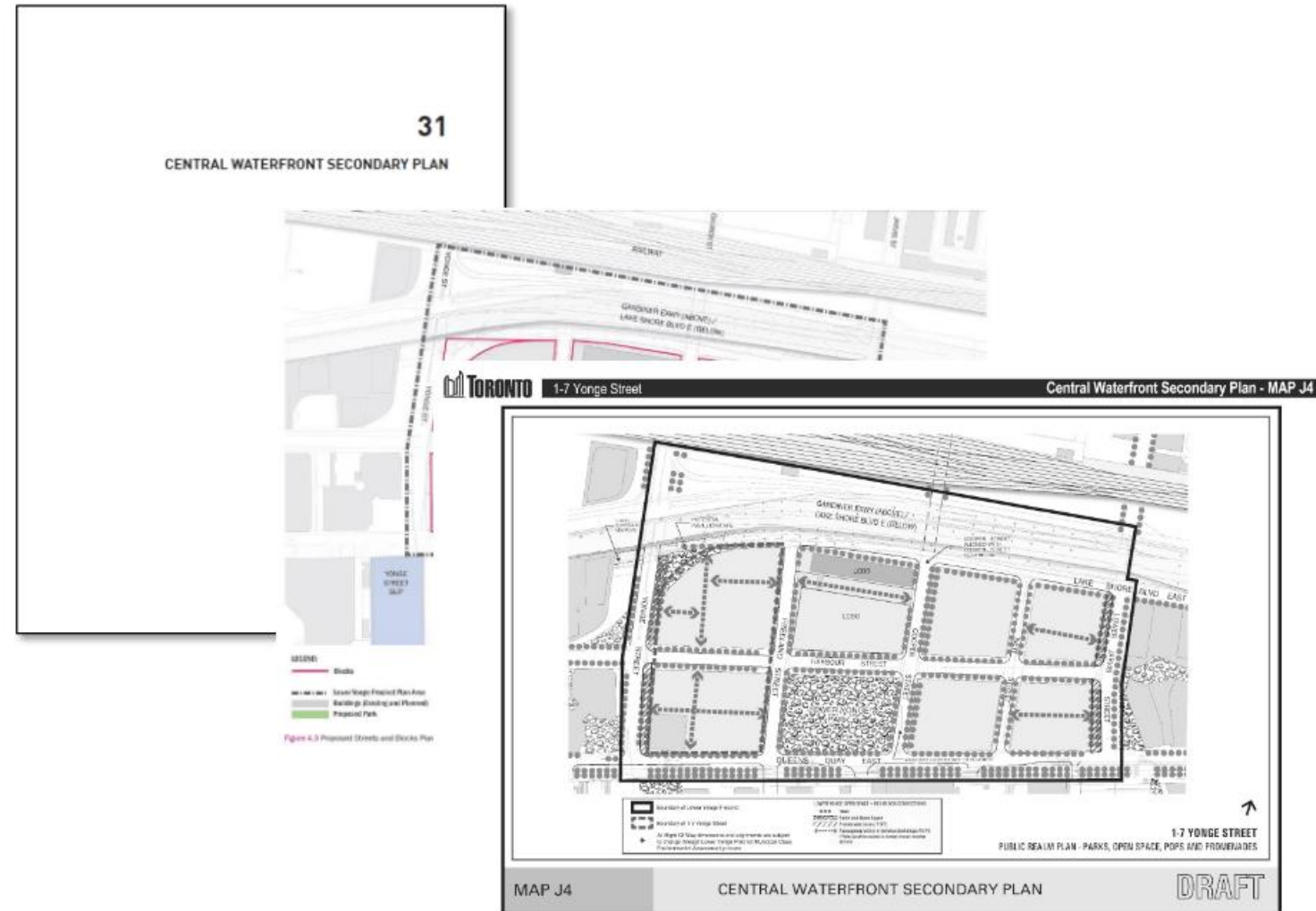




# Policy Context

1-7 Yonge Phase 2+3  
Proponent: Pinnacle  
Design Team: Hariri Pontarini Architects, WSP  
Review Stage: Schematic Design

- Central Waterfront Secondary Plan
- Lower Yonge Precinct Plan
- Official Plan Amendment OPA 487



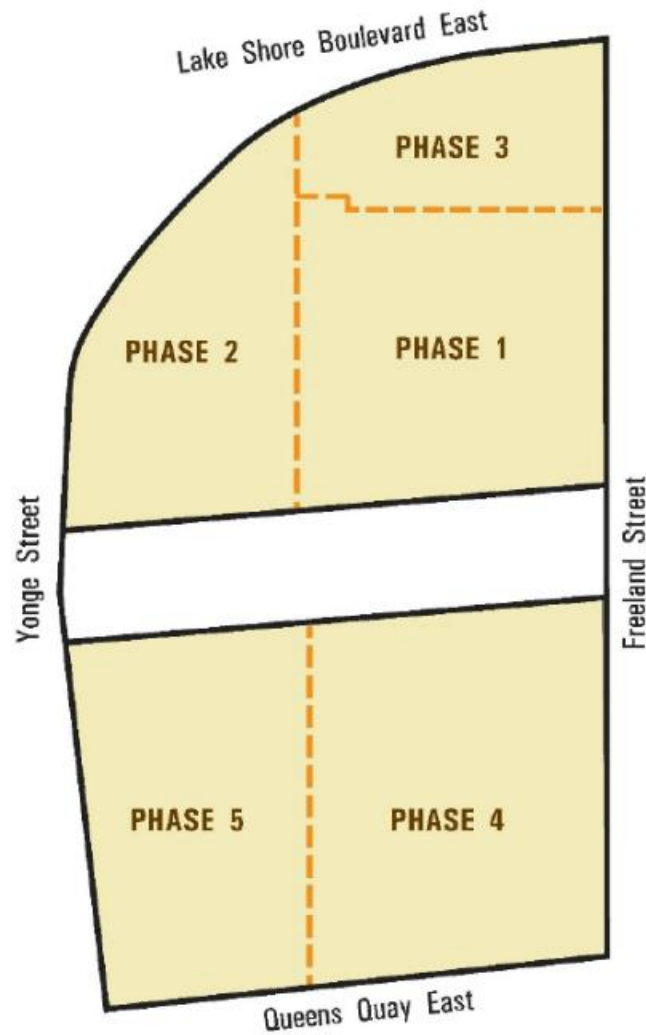
# Official Plan Amendment 487

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



- Breaks up the 1-7 Yonge lands into north and south blocks
- North Block:
  - Phases 1, 2 and 3
- South Block:
  - Phases 4 and 5

# Lower Yonge EA Implementation

1-7 Yonge Phase 2+3

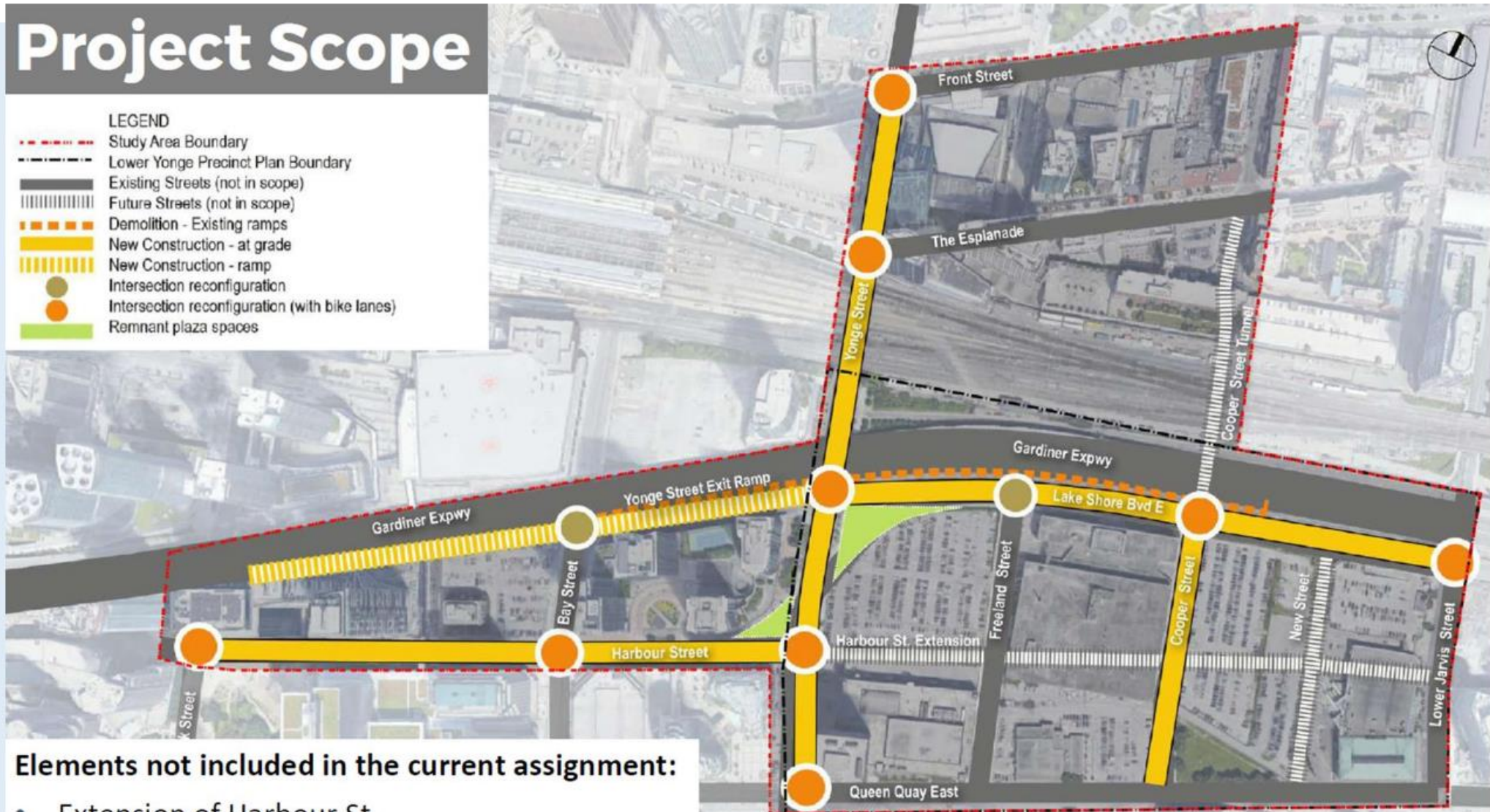
Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design

## Project Scope

- LEGEND**
- Study Area Boundary
  - - - Lower Yonge Precinct Plan Boundary
  - Existing Streets (not in scope)
  - ||||| Future Streets (not in scope)
  - - - Demolition - Existing ramps
  - New Construction - at grade
  - ||||| New Construction - ramp
  - Intersection reconfiguration
  - Intersection reconfiguration (with bike lanes)
  - Remnant plaza spaces



### Elements not included in the current assignment:

- Extension of Harbour St.
- Cooper St. Extension to Esplanade

# Public Realm, Mid Block Connections

## Lower Yonge Precinct Plan 2016

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



MAP 5 Public Realm/ Mid Block Connections. (Extracted from the Lower Yonge Precinct Plan 2016)

# Street Types

## Lower Yonge Precinct Plan 2016

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



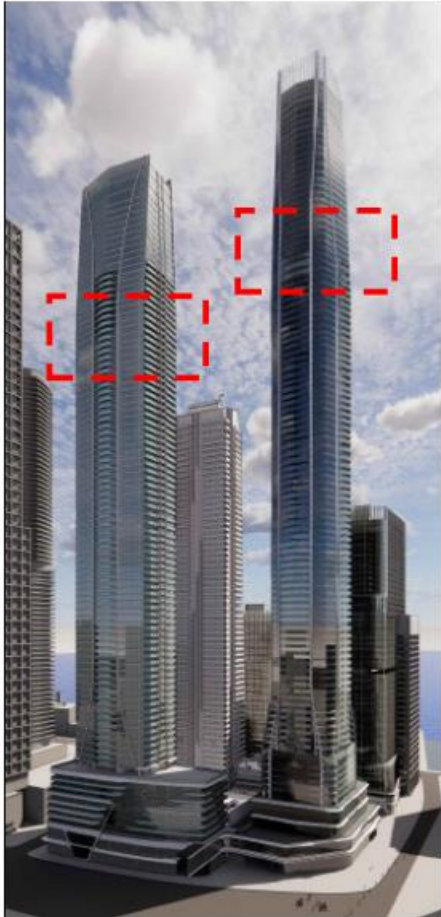
# Proposal Overview

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



Applicant rendering; approximate location of new massing

- Proposal to increase height and residential density of the previously LPAT-approved Phase 2 and 3 mixed-use buildings (roughly where **red hatching** shown in image)
- Height:
  - Phase 2: from 95 storeys (294 metres) to 105 storeys (326 metres)
  - Phase 3: from 80 storeys (251 metres) to 92 storeys (287 metres)
- Residential units:
  - Phase 2: from 842 to 958
  - Phase 3: from 868 to 1,000

# Site Context

## Existing Condition

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



View #1 – Yonge and Lake Shore looking southeast

# Site Context

## Existing Condition

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



View #2 – Freeland and Lake Shore looking southwest



# Site Context

## Existing Condition

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



View #3 – Freeland midblock looking northwest

# Site Context

## Existing Condition

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

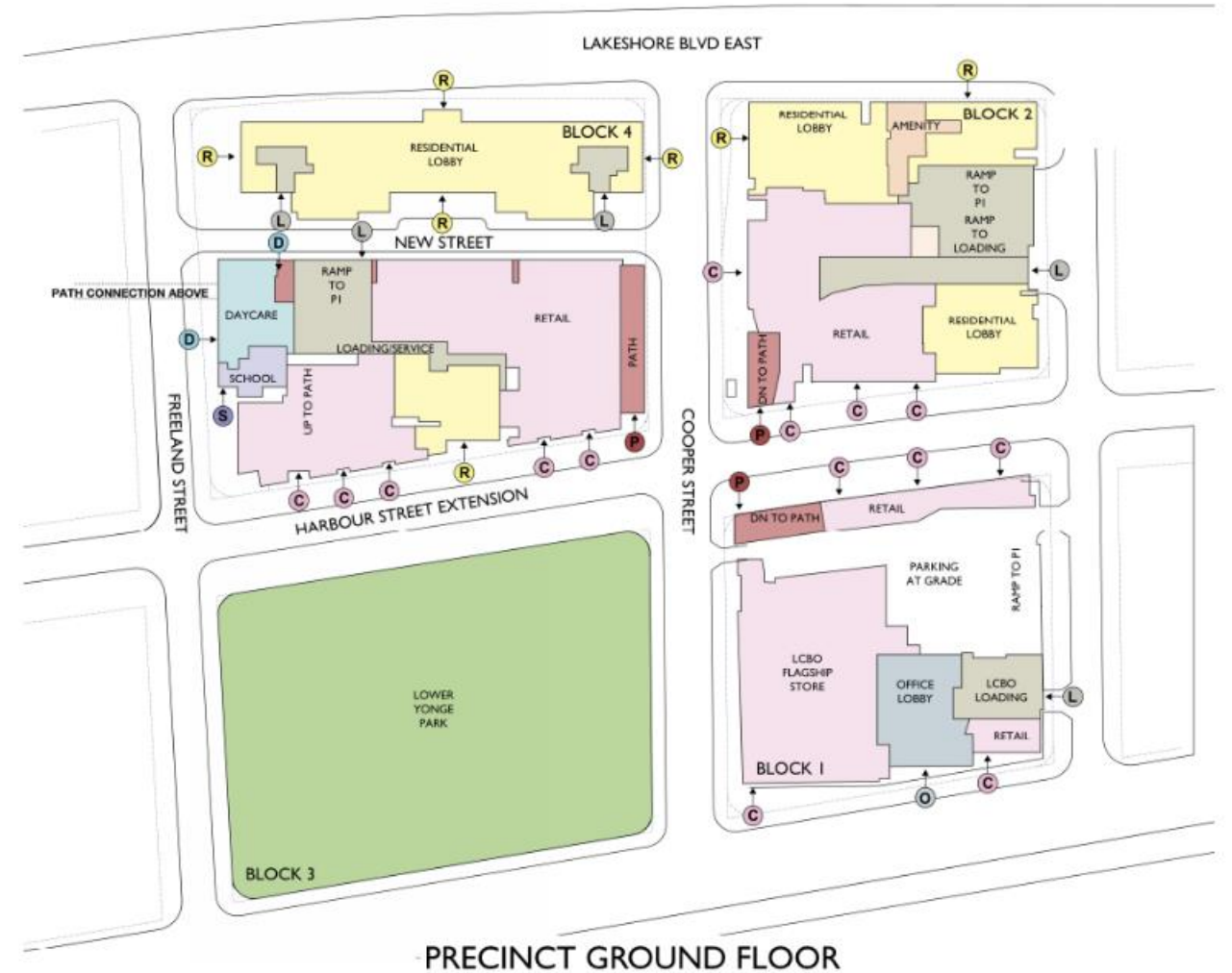
Review Stage: Schematic Design



View #4 – Yonge and Harbour St. looking northeast

# 55 Lake Shore Boulevard East

## Development Context



# 55 Lake Shore Boulevard East Development Context



# Height relationship to the CN tower and Skyline



# Design Review Panel History

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design

1-7 Yonge Master Plan Stage One - Sept. 2015 Waterfront DRP

Vote: Non-Support

1-7 Yonge Master Plan Stage Two - Dec. 2015 Waterfront DRP

Vote: Support

**1-7 Yonge Phase 1-3** Oct. 2017 Joint-Panel review at the City of Toronto DRP

No Vote

Yonge / Lake Shore SE Corner Open Space Schematic Design - March 2020 Waterfront DRP

Vote: Non-Support

1-7 Yonge Phase 4-5 Schematic Design - Dec. 2020 Waterfront DRP

Vote: Non-Support for building base and above-grade bridge, Conditional Support for massing

1-7 Yonge Phase 4-5 Detailed Design - June 2022 Waterfront DRP

Vote: Full Support

# Phase 2+3 Project Approval Stage

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

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.

# Renderings from 2017 DRP

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design

76



View Looking South-East

77



View Looking South West



# Phase 2+3 Previous Consensus Comments

Oct. 2017 Joint-Panel Review

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design

The Panel would like to thank the proponent for a well-presented scheme, and for their further design evolution since earlier reviews. This development adds a considerable concentration of population, built form and infrastructure reliance to the City's fabric, resulting in a significant game-changing level of impact on its immediate and broader context. With this in mind further design is needed, including but not limited to the following:

- Avoid +15 bridge connections, including across Harbour St., in favour of increasing pedestrian activity and animation at street level.
- Provide a comprehensive green space and amenity strategy that supports the proposed development's population, and contributes to the broader community.
- Initiate a design competition for City-owned ground plane.
- Further develop visual variation between towers including:
  - Reconsidering degree of curving/swooping sculpting of built form.
  - Adjusting tapered sculpting of tower forms.
  - Proposed built form envelope evokes too much of a corporate character; at odds with the largely residential use of this development. Develop design to portray residential programme inside.
  - Options for providing usable balconies at upper floors.
- Increase access to natural light and sun for amenities at lower levels.
- Provide holistic sustainability strategy that includes but is not limited to: solar control, envelope performance, on-site renewables, etc.

# Areas for Panel Consideration

1-7 Yonge Phase 2+3

Proponent: Pinnacle

Design Team: Hariri Pontarini Architects, WSP

Review Stage: Schematic Design

## Top Portion of the Towers

Given the prominence of the Phase 2 and 3 towers at the proposed heights of 105 and 92 storeys, making them some of the tallest residential towers in Canada, does the design of the top of the towers make an appropriate contribution to the City's skyline?

## Architectural Design of Phase 3

Does the exterior architectural expression of the Phase 3 tower appropriately complement the composition of towers and public realm proposed for the block?

## Sustainability

Do the design strategies proposed for both Phases 2 and 3 achieve the highest standard of sustainability for these super tall buildings?

An aerial photograph of the Toronto skyline at sunset. The sky is a mix of orange, yellow, and light blue. The city is densely packed with skyscrapers, with the CN Tower on the left. The water of Lake Ontario is visible at the bottom. A large, semi-transparent watermark with the letters 'DRP' is overlaid on the image.

# One Yonge Street

North Parcel  
Phase 2 & 3, Extra Height  
May 24<sup>th</sup> WTDRP

# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering , Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- City Requested View Studies

# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- City Requested View Studies



# 1-7 Yonge Street Joint Waterfront Toronto Design Review Panel DRP Minutes

---

Design Review  
Application  
Developer

Third Review  
OPA, Rezoning & Site Plan  
Pinnacle International

Presentations:  
City Staff

Daniel Woolfson, Community Planning;  
Caroline Kim, Urban Design;  
Chris Glaisek, Waterfront Toronto

Design Team

Hariri Pontarini Architects

Vote

No Vote

## Chair's Summary of Key Points

“ The Panel would like to thank the proponent for a well-presented scheme, and for their future design evolution since earlier reviews. This development adds a considerable concretion of population, built form and infrastructure reliance to the City's fabric, resulting in a significant game changing level of impact on its immediate and broader context. With this in mind further design is needed, including but not limited to the following:

- Avoid +15 bridge connections in favour of increasing pedestrian activity and animation at street level.
- Provide a comprehensive green space and amenity strategy that supports the proposed development's population, and contributes to the broader community.
- Initiate a design competition for City-owned ground plane.
- Further develop visual variation between towers including:
  - \* Reconsidering degree of curving/swooping sculpting of built form.
  - \* Adjusting tapered sculpting of tower forms.
  - \* Proposed built form envelope evokes too much of corporate character; at odds with the large residential use of this development. Develop design to portray residential programme inside.
  - \* Options for providing usable balconies at upper floors.
- Increase access to natural light and sun for amenities at lower levels.
- Provide holistic sustainability strategy that includes but is not limited to: Solar control, envelope performance, on-site renewables, etc. ”

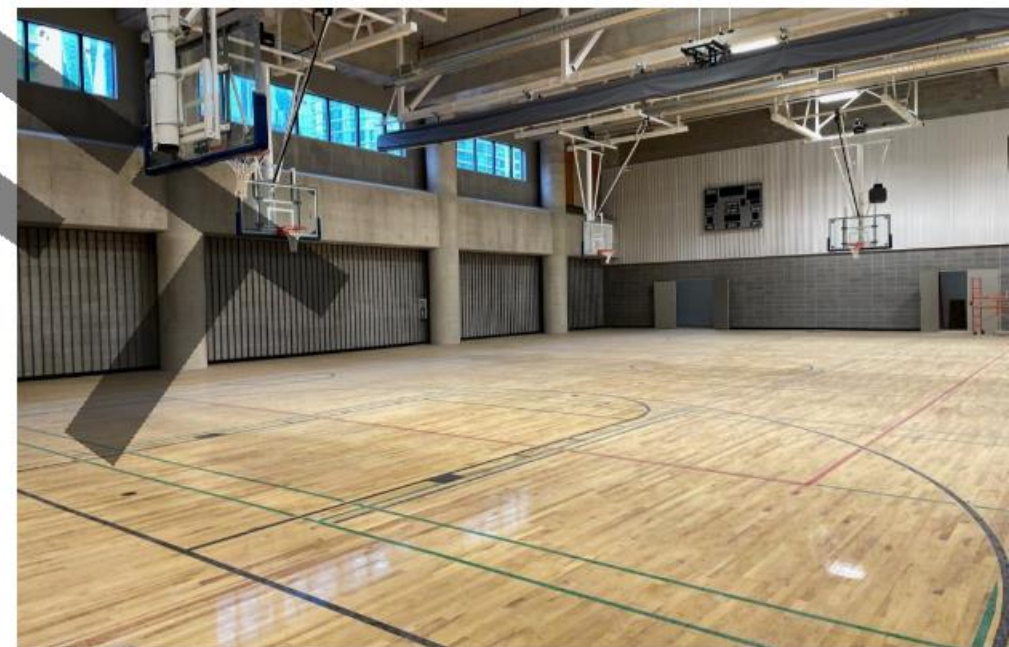
DRAFT

## Chair's Summary of Key Points

- “ Provide a comprehensive green space and amenity strategy that supports the proposed development's population, and contributes to the broader community. ”







Construction Photo, Phase 1 — 5,000 sq.m Community Centre

## Tower Design

“ Although the Panel appreciated the evolution of the tower, with multiple members noting the elegance of the proposed design, most members were not convinced that the “Sweeping Curvilinear Motifs” were the most effective design solution. Many members felt that the tapering of the towers, especially the largest one, needed further refinement and attention. One Member stated that, as designed, the tallest tower was bending too much; most noticeably where the tower comes down to meet the ground.. ”

2017



2020



2023



DRAFT

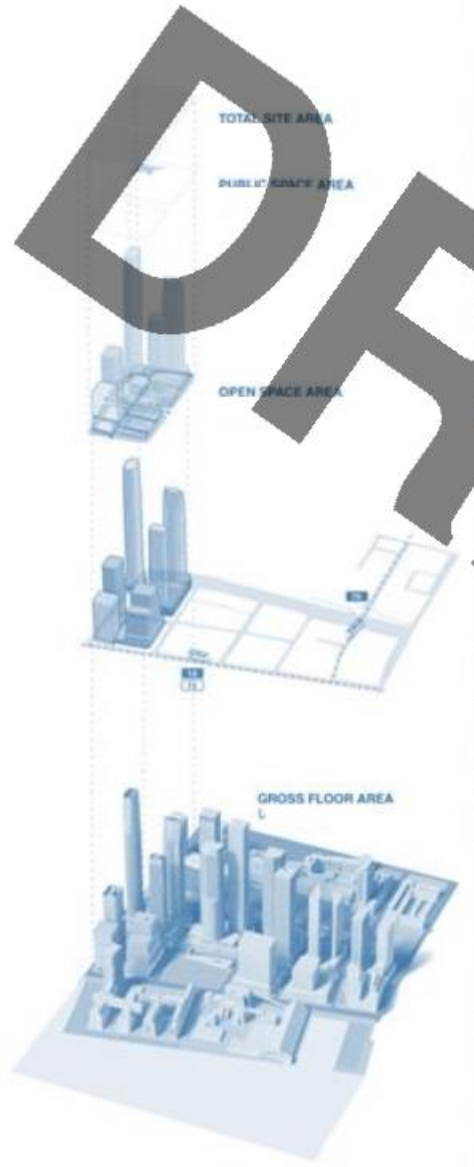
## **Tower Design**

“ A few panel members suggested the design team look at such precedents as the Rockefeller Centre in New York City and the TD Centre in Toronto for examples of similar projects that took tower building to a new level by both reorienting and creating new foci for their respective cities. ”



# ONE YONGE 1 YONGE ST

- ✓ Delivers a larger public park.
- ✓ Sets the framework for accommodating a significant community use space.
- ✓ Creates a large urban plaza on Key adjacent public streets.
- ✓ Integrates a public realm strategy that improves connectivity across the site.
- ✓ Proposes wider pedestrian boulevards.
- ✓ Retains Existing buildings wherever possible.
- ✓ Incorporates links to existing and potential future transit facilities and infrastructure.
- ✓ Delivers a greater diversity of office spaces.
- ✓ Provides additional retail space.
- ✓ Delivers new housing at a major transit station.



## Podium Design

“ Several members, while acknowledging the improvement to the podium design, felt the podia still needed further articulation, with one commenting that they felt “a bit chunky and divorced from the elegant towers. “A different member agreed, feeling that the base was “overwrought” and pointing out that, as the towers had such a strong form the base could become more normative. ”





**North**

**West**

## Podium Design

“ Regarding the scale of the podia, a member mentioned that it was very important to get the Scale and design of the base buildings right as they will affect quality of space in the surrounding neighbourhood. this member noted that the area below Lakeshore was already designed at a large scale than the “Victoria” Streetscapes found elsewhere in the city. ”



Construction Photo and Rendering, Phase 1  
Podium at Freeland and Downes Street



Construction Photo of Phase 1,  
Illustrating Tower Podium Relationship



## Relationship of the Three Towers

“ One member mentioned that they appreciated the design team had moved the tallest buildings to the south of the site.

The Panel noted that one of the owners struck out from the rest in terms of the design language, with one member saying that it currently looked like the smallest tower was “adopted.’ The Panel didn’t necessarily think that there should be three identical towers, but felt that the relationship between three would be strengthened if they were somehow more similar. One Member suggested that making the tops of the buildings more alike was a way to address this, as it would use the three towers to look as if they all belonged to the same family. Another member commented that it was okay for the towers to share a more similar architectural language as the project was proposing an entire new district for the city. ”



2023 Design Evolution of the towers



Downes St. View



Yonge St. View



Lakeshore View



Freeland St. View

DRAFT

## **Relationship of the Three Towers**

- “ A different member suggested that the design team could use the evolving podia as a way to develop a more cohesive design language between the towers. This member also mentioned the TD Centre as an interesting precedent, noting that “similarity doesn’t prevent exploration. ”

2023 Design Evolution of North Parcel Podium, Phase 1, 2 & 3



North

South



East

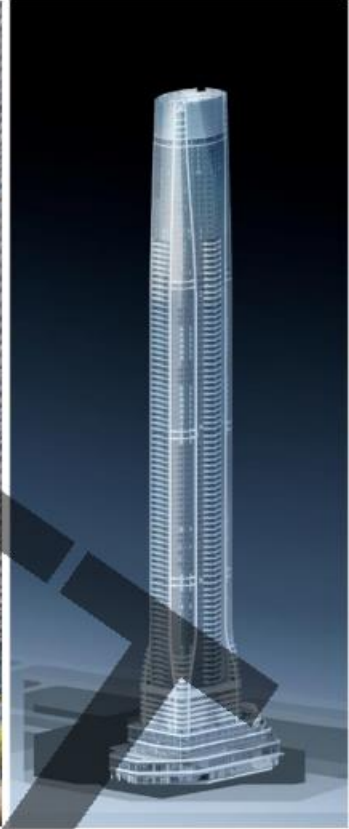
West



## Materiality

“ One Panel member suggested looking at “roughening up” the tower and podium skins, to make the towers less aerodynamic as well as to possibly introduce a new architectural language to residential tower design.

Another member, commenting on the proposed diagram, said they should be made a meaningful part of the building and structure rather than just a “graphical exercise.”



## **Public Realm and Relationship to Context**

“ Although the majority of the Panel appreciated the evolution of the public realm, with one Panel member noting the current approach was “quite wonderful,” the Panel felt the more refinement was required, and that the design team should develop an overarching public realm strategy for the space at grade. ”



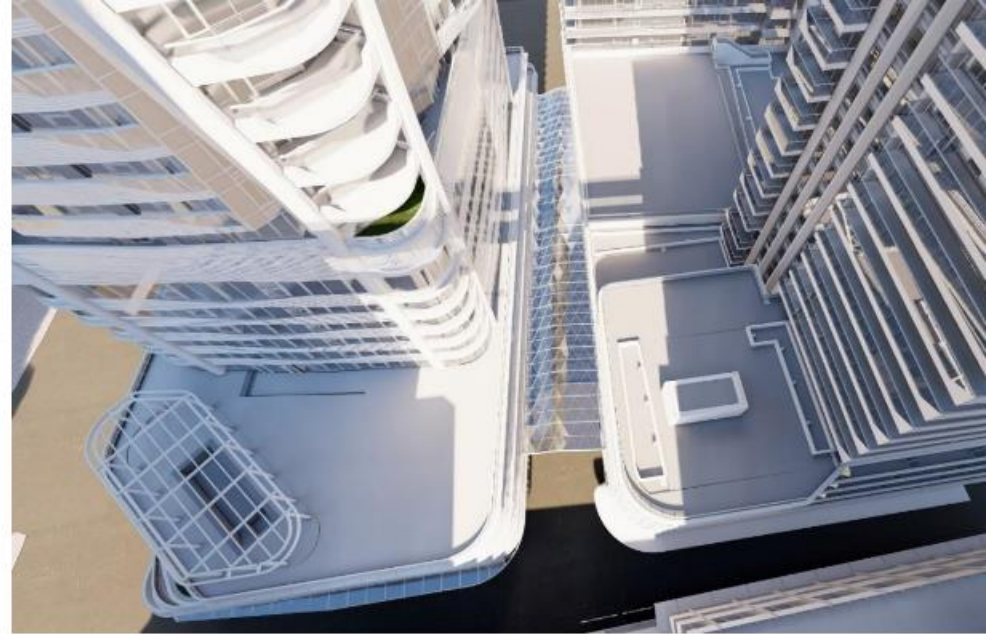
## **Public Realm and Relationship to Context**

“ A couple member noted that while many of the interior spaces on the ground level had been developed well (“more rational and generous than [they were] before”) more refinement was necessary in the corresponding exterior spaces. One member was concerned that these spaces had become “a bit amorphous and non-hierarchical” and thought that simplification would help improve them. ”



## **Mid-block Connections**

“ Several members thought the north-south connection between the buildings had been resolved very well compared to the last time they saw the project. However, one member conversely thought some of the previous schemes with diagonal walkways through the buildings had held “very viable” public realm potentials. ”





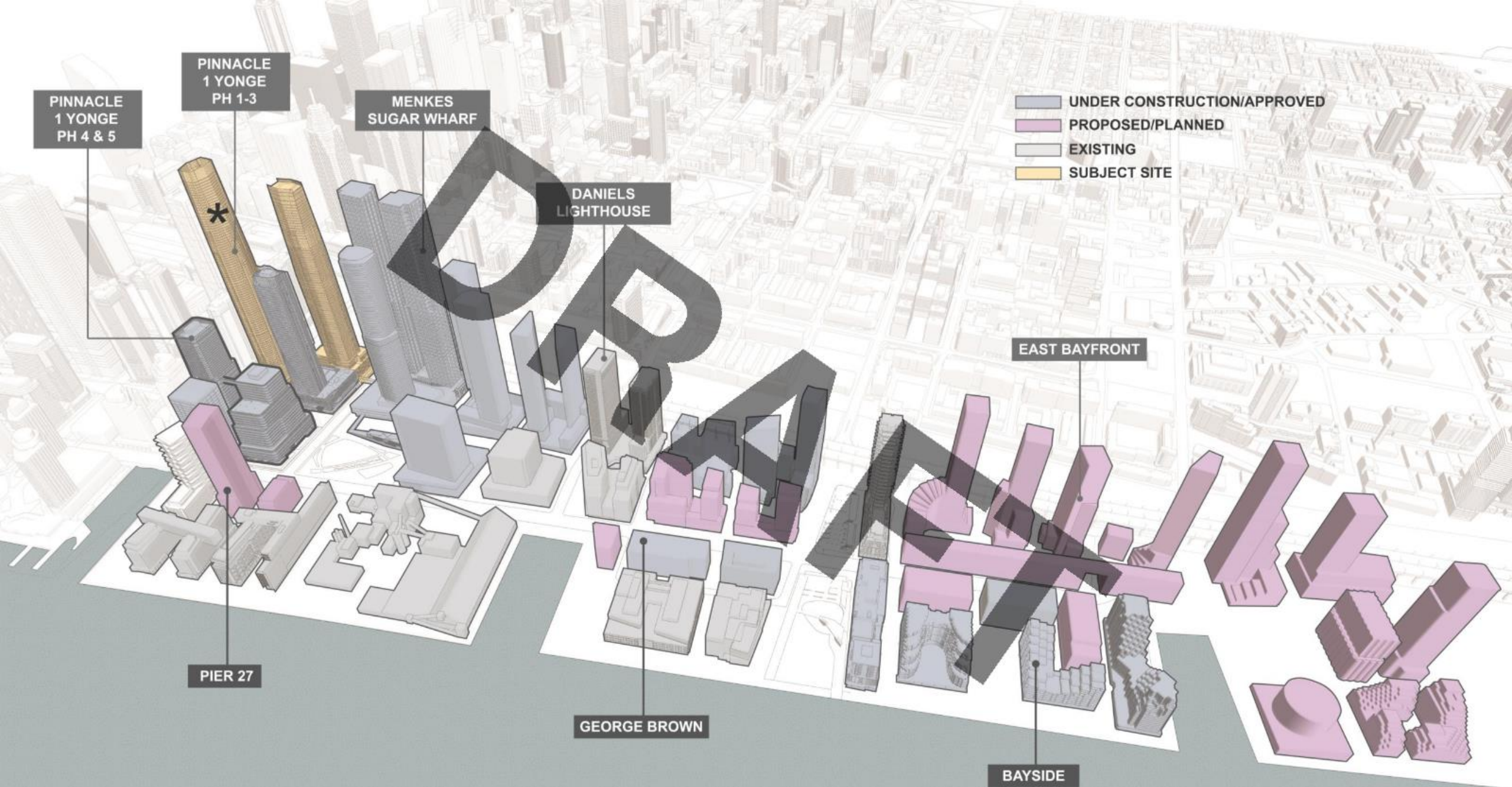
# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- **Overview of Towers 2 & 3**
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- City Requested View Studies



**Lower Yonge Precinct  
& Surrounding  
Waterfront Context**





PINNACLE  
1 YONGE  
PH 4 & 5

PINNACLE  
1 YONGE  
PH 1-3

MENKES  
SUGAR WHARF

DANIELS  
LIGHTHOUSE

- UNDER CONSTRUCTION/APPROVED
- PROPOSED/PLANNED
- EXISTING
- SUBJECT SITE

EAST BAYFRONT

PIER 27

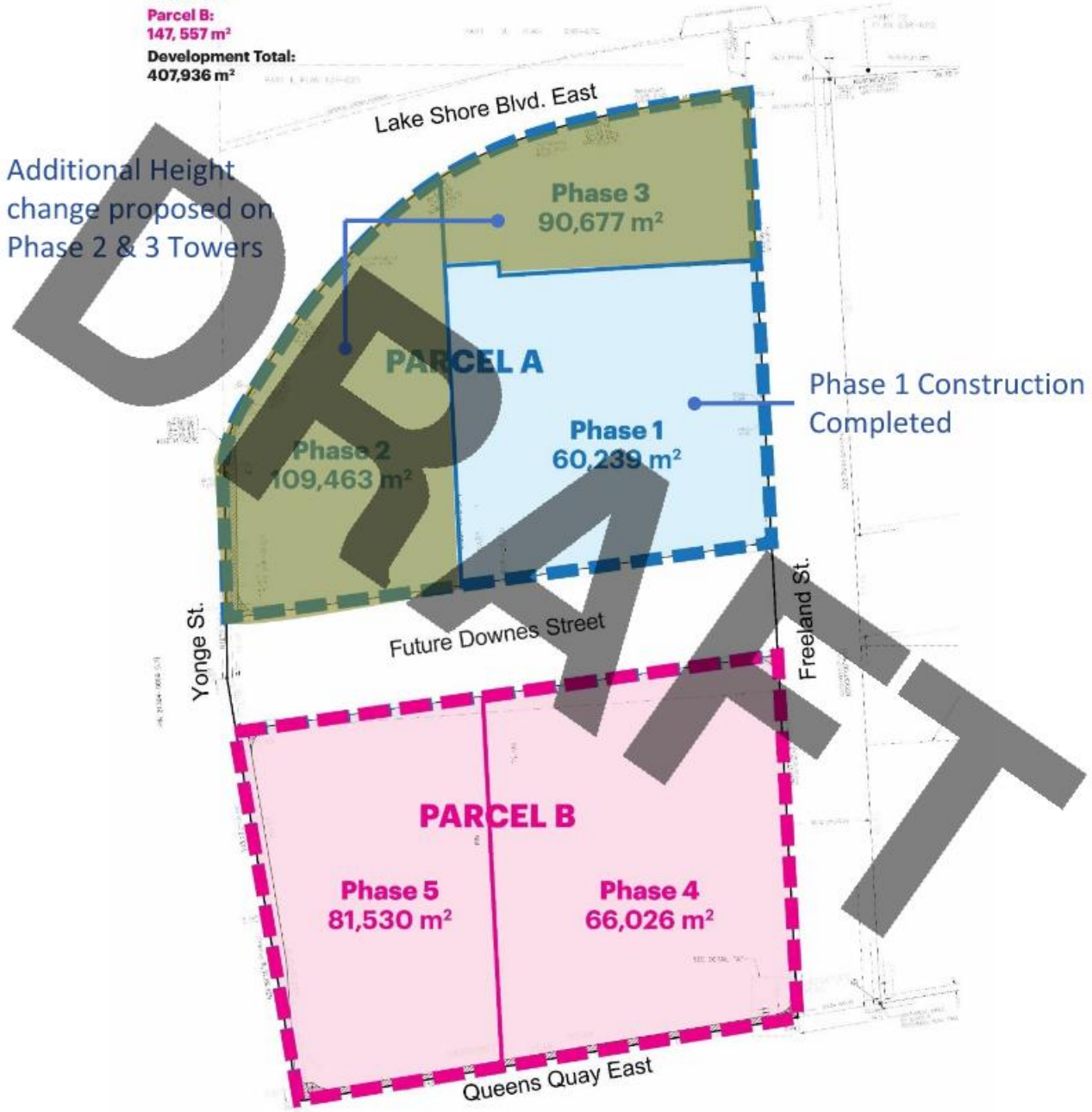
GEORGE BROWN

BAYSIDE

# Phasing Site Plan

Parcel A:  
260,379 m<sup>2</sup>  
Parcel B:  
147,557 m<sup>2</sup>  
Development Total:  
407,936 m<sup>2</sup>

Additional Height  
change proposed on  
Phase 2 & 3 Towers



Phase 1 Construction  
Completed

**PARCEL A**

**PARCEL B**

Lake Shore Blvd. East

Yonge St.

Future Downes Street

Freeland St.

Queens Quay East

# Project Stats

## Previous Overview

Total GFA 178,362 Sq.m  
 Total Residential= 144,898 Sq.m  
 Total Affordable Housing= 12,457 Sq.m  
 Total Hotel= 16,452 Sq.m  
 Total Non-Residential (PATH)= 943 Sq.m  
 Total Retail= 3,612 Sq.m

### Phase 2

Residential= 80,639 Sq.m  
 Hotel= 16,452 Sq.m  
 Non-Residential (PATH)= 495 Sq.m  
 Retail= 872 Sq.m

### Phase 3

Residential = 64,259 Sq.m  
 Affordable Housing= 12,457 Sq.m  
 Retail= 2,740 Sq.m  
 Non-Residential (PATH)= 448 Sq.m

Residential Units= 1,598  
 Affordable Housing Units= 121

Total Parking Space (including PH1) = 1,031

Bicycle Parking (including PH1) = 2,546

## Current Overview

↑ Total GFA 200,140 Sq.m  
 ↑ Total Residential= 163,889 Sq.m  
 ↑ Total Affordable Housing= 14,374 Sq.m  
 ↑ Total Hotel= 17,471 Sq.m  
 Total Non-Residential (PATH)= 939 Sq.m  
 Total Retail= 3,467 Sq.m

### Phase 2

↑ Residential= 90,680 Sq.m  
 ↑ Hotel= 17,471 Sq.m  
 Non-Residential (PATH)= 478 Sq.m  
 Retail= 834 Sq.m

### Phase 3

↑ Residential = 73,209 Sq.m  
 ↑ Affordable Housing= 14,374 Sq.m  
 Retail= 2,633 Sq.m  
 Non-Residential (PATH)= 461 Sq.m

↑ Residential Units= 1,813  
 ↑ Affordable Housing Units= 140

↑ Total Parking Space (including PH1) = 1,111

↑ Bicycle Parking (including PH1) = 3,117

## Increase

21,778 Sq.m  
 18,991 Sq.m  
 1,917 Sq.m  
 1,019 Sq.m

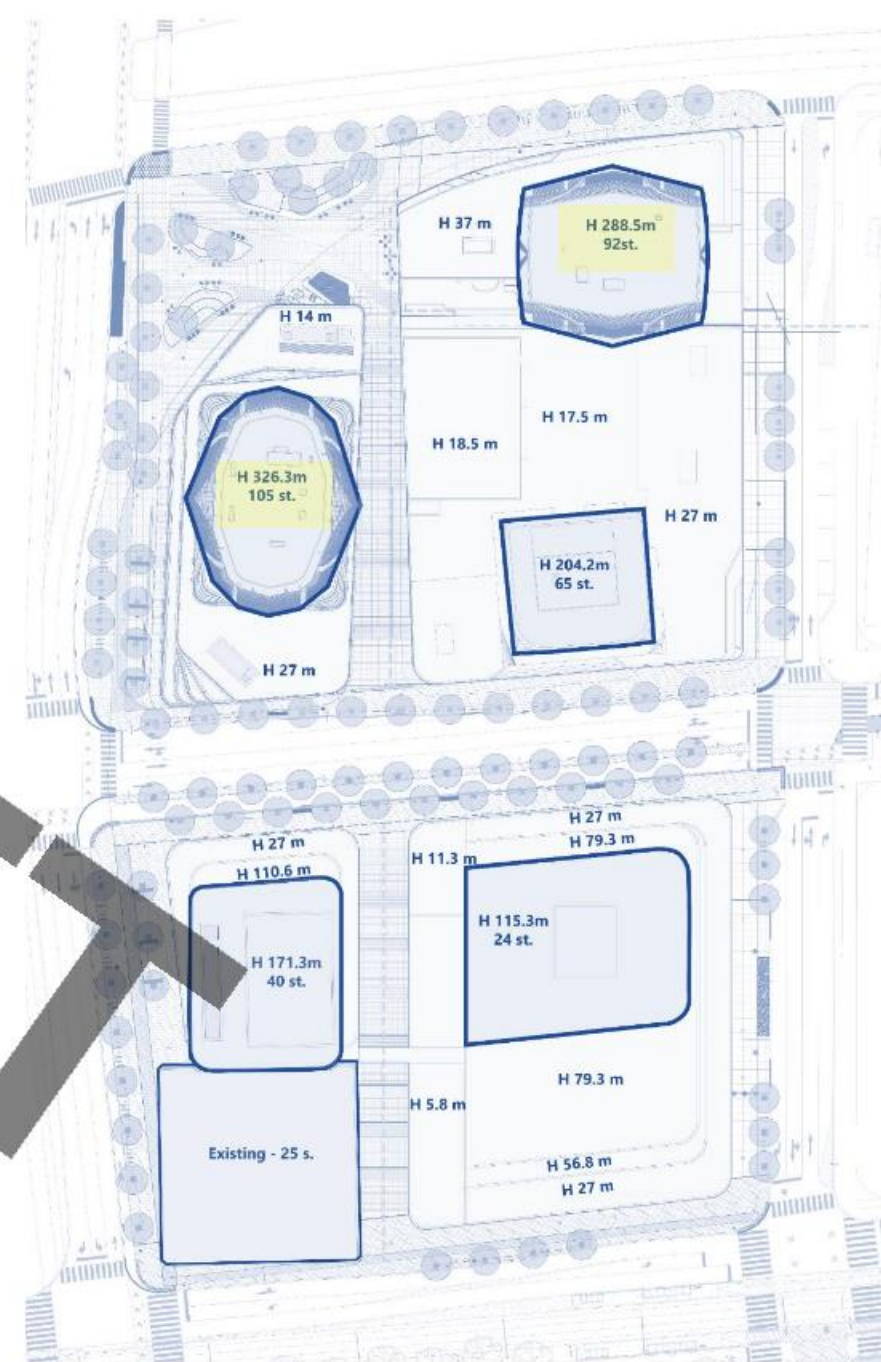
Phase 2  
 10,141 Sq.m  
 1,019 Sq.m

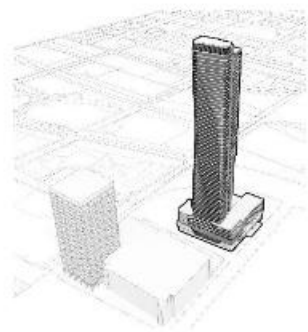
Phase 3  
 8,950 Sq.m  
 1,917 Sq.m

215  
 19

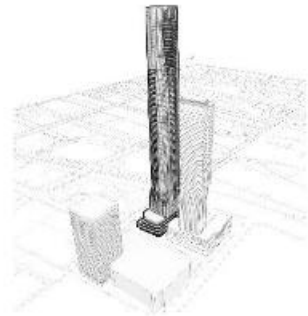
80

571

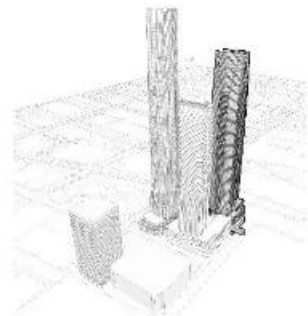




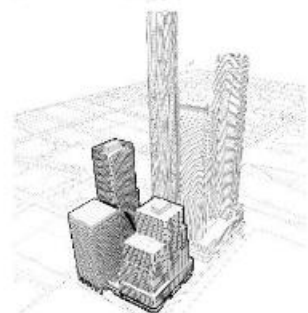
**PHASE 1 - 65 STOREY TOWER**



**PHASE 2 - 105 STOREY TOWER**



**PHASE 3 - 92 STOREY TOWER**



**PHASE 4 AND 5 -  
24 STOREY AND 40 STOREY TOWER**

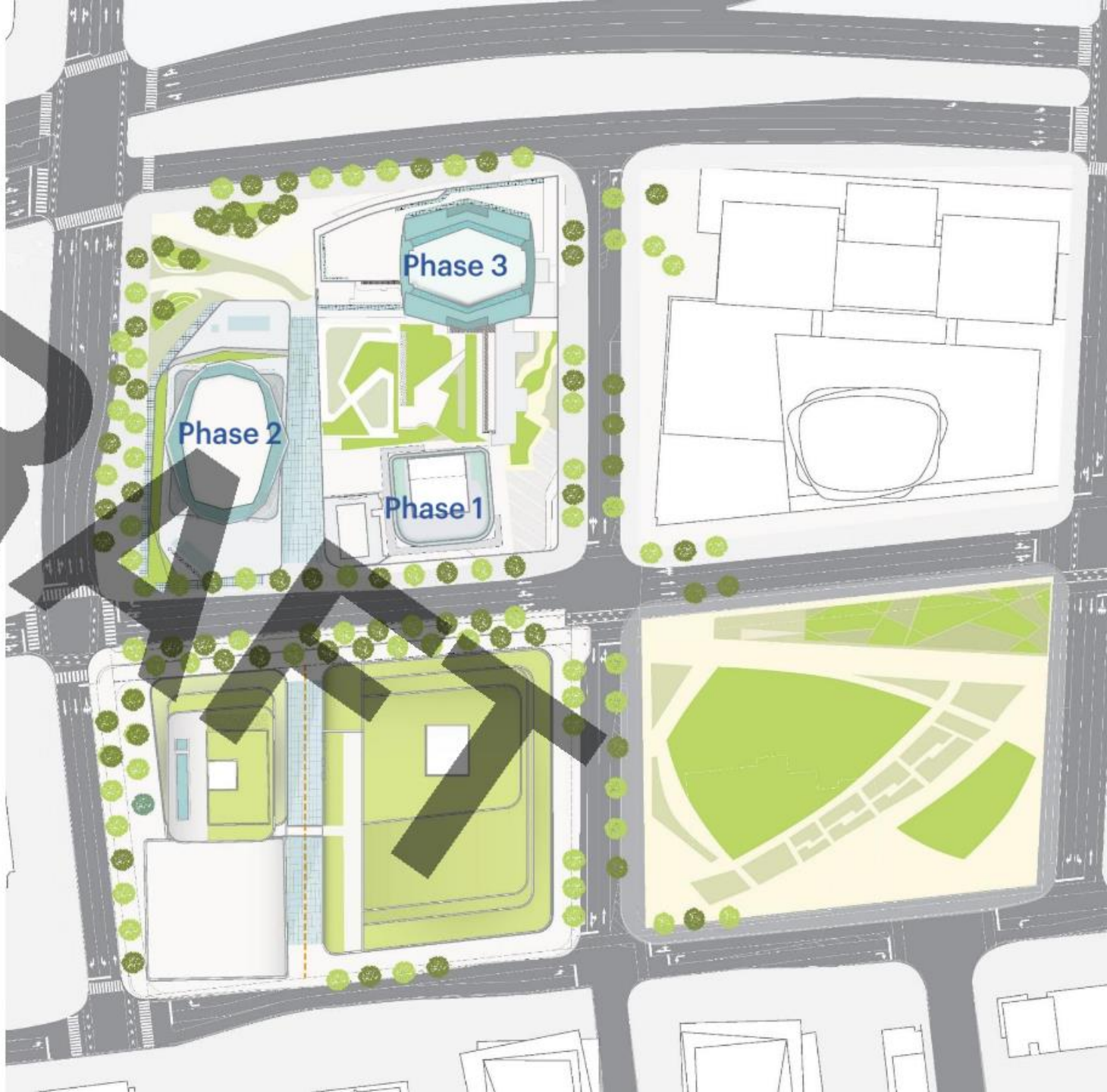
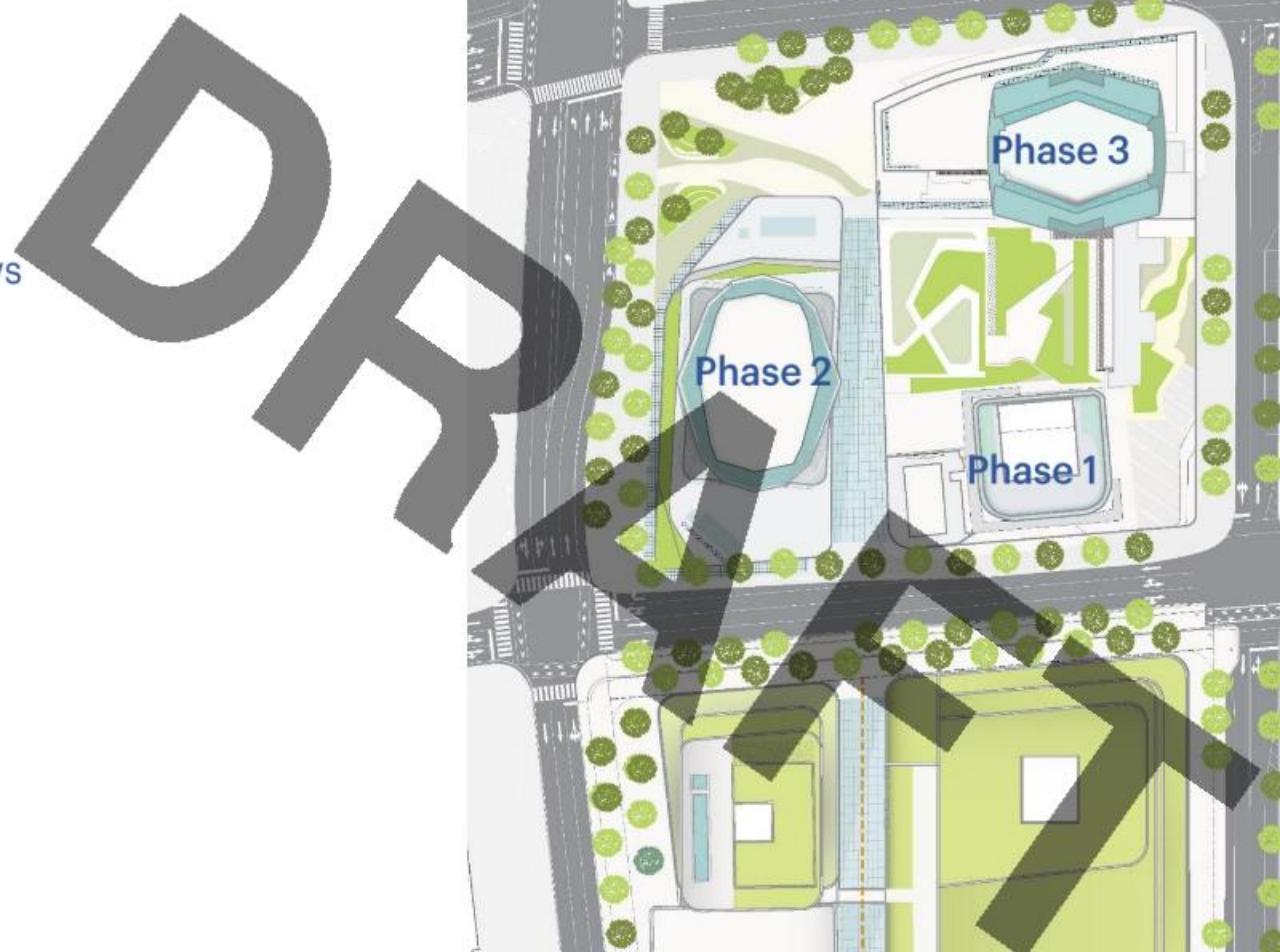
**DRAFT**



Phasing Diagram and overall site plan

# Lower Yonge Precinct Site Plan

Phase 2 Proposed Height 105 floors vs 95 floors currently approved & Phase 3 Tower proposed height is 92 Floors vs currently approved 80 floors





# Lower Yonge Precinct Aerial Site Plan

Phase 2 Proposed Height 105 floors vs 95 floors currently approved & Phase 3 Tower proposed height is 92 Floors vs currently approved 80 floors

DRAFT



**Phase One**

**DRAFT**

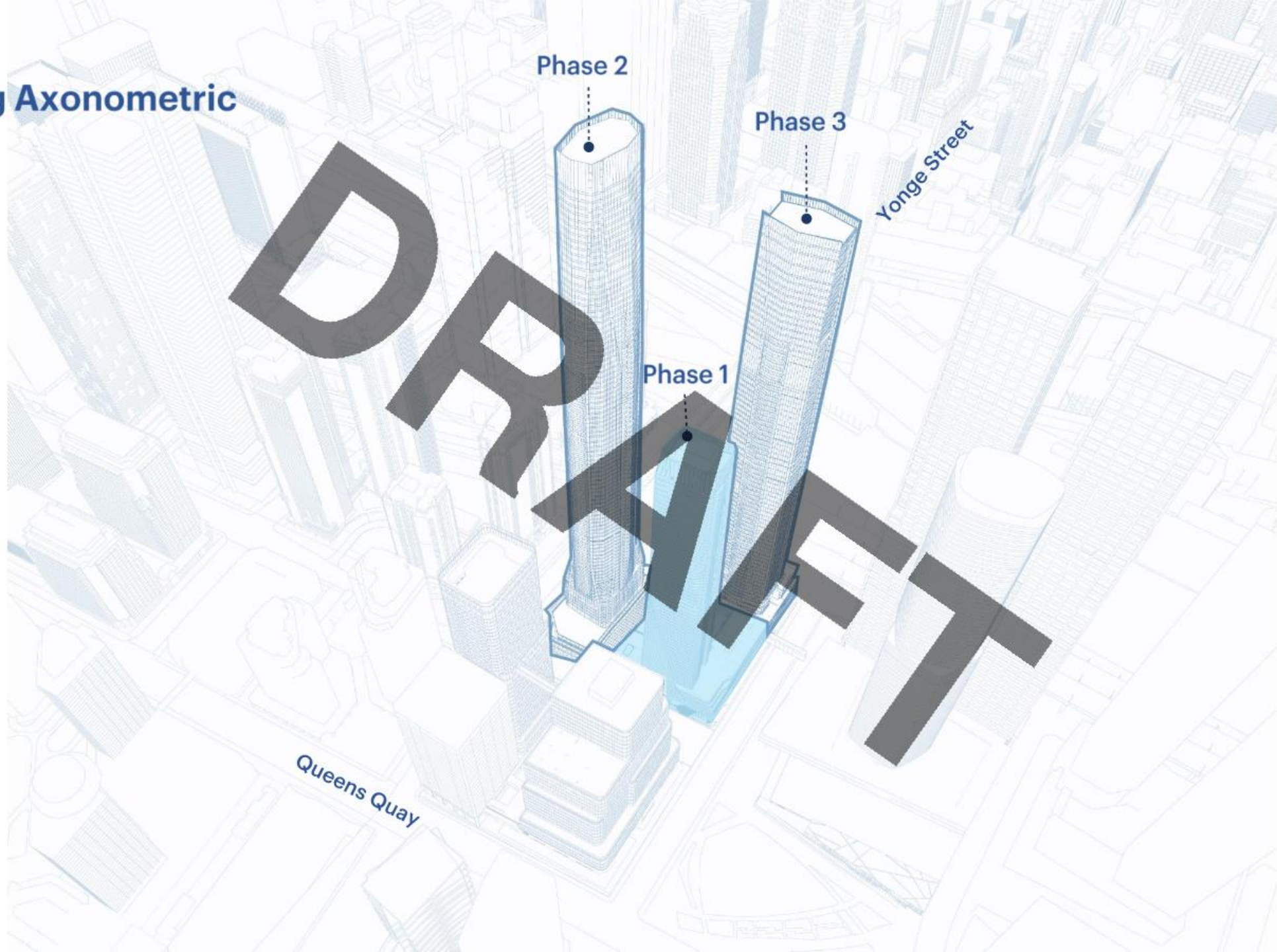
Community Centre

Freeland

Hastings



# Phasing Axonometric



Phase 2

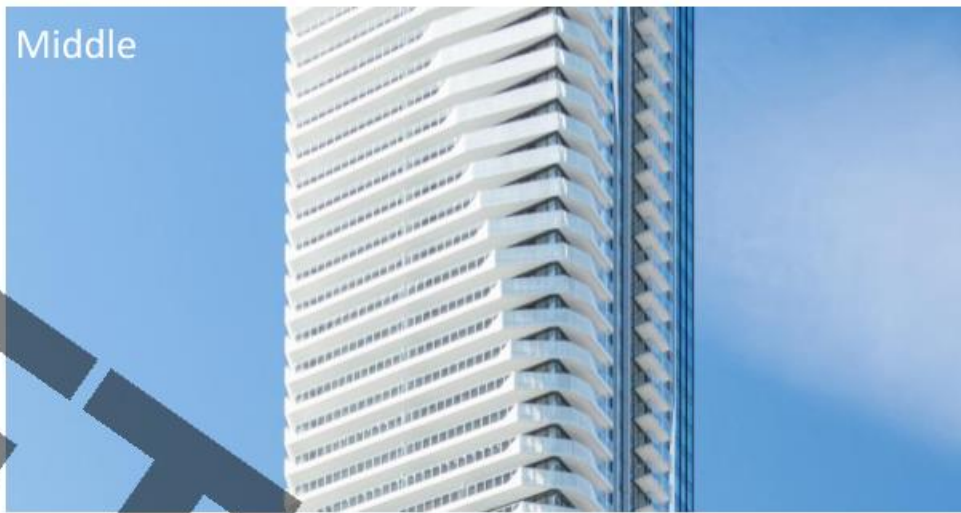
Phase 3

Yonge Street

Phase 1

Queens Quay

DRAFT



Construction Photo, Phase 1

PHASE 1



Phase 1 Tower in Context

# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- **3d views, Street views, Skyline Views**
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- City Requested View Studies

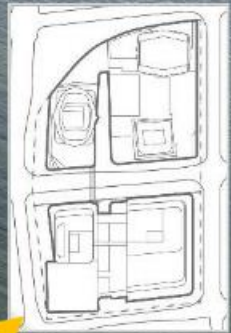
An aerial, monochromatic blue-toned rendering of a dense urban skyline. The buildings are represented as white and light blue 3D models of varying heights and shapes, creating a complex, layered cityscape. A large, dark grey, semi-transparent watermark with the word "DRAFT" in a bold, sans-serif font is oriented diagonally across the center of the image.

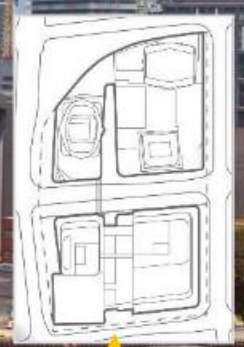
**DRAFT**

**Lower Yonge Precinct &  
Immediate Context,  
Skyline & Street level views**

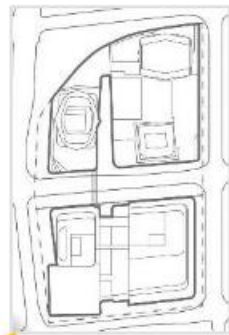








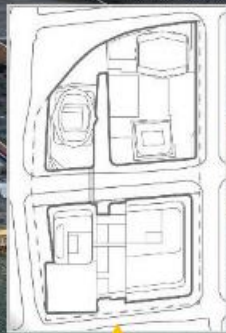
DRAFT

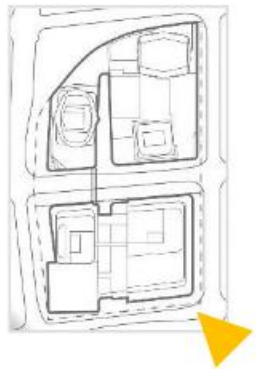




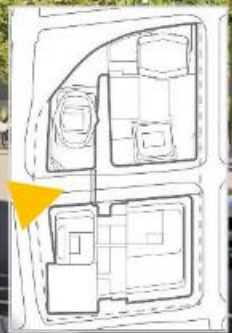
DRAFT





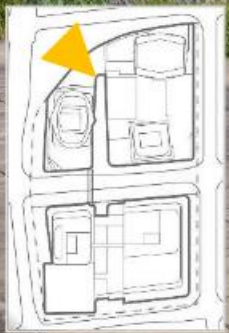


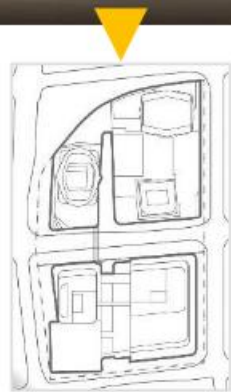


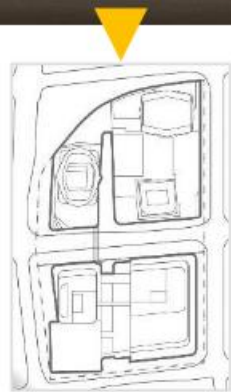


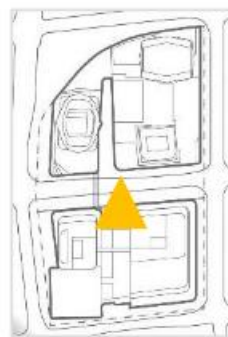


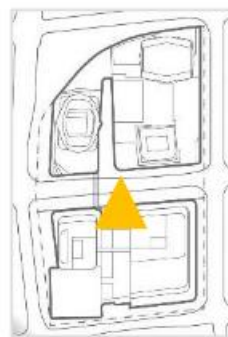






















LCBO

MINNAPOLIS HOTEL

SKYTOWER



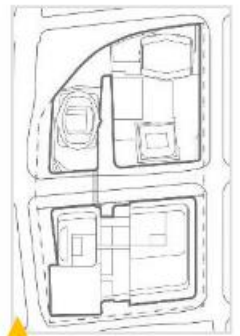
# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- **Review Tower Design Expression Covering , Base, Middle & Top**
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- City Requested View Studies

# Phase 2 Under Construction

**DRAFT**

Construction Photo and Phase 2 Podium looking North-East along Downes Street



# Phase 2 Tower

Revised, 105 Floors

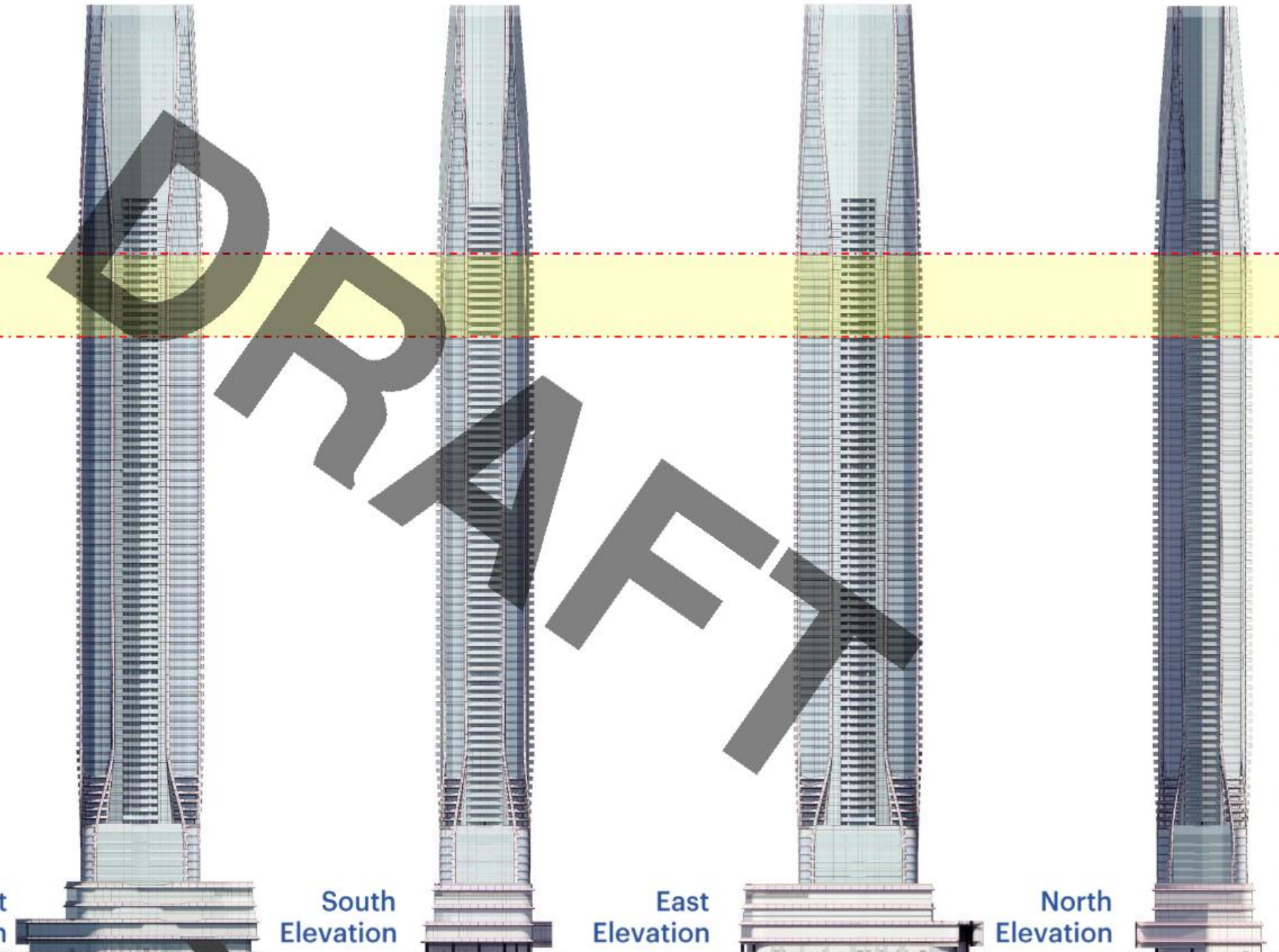
10 ADDITIONAL  
TYPICAL FLOORS

West  
Elevation

South  
Elevation

East  
Elevation

North  
Elevation



# Phase 3 Tower

Revised, 92 Floors

12 ADDITIONAL  
TYPICAL FLOORS

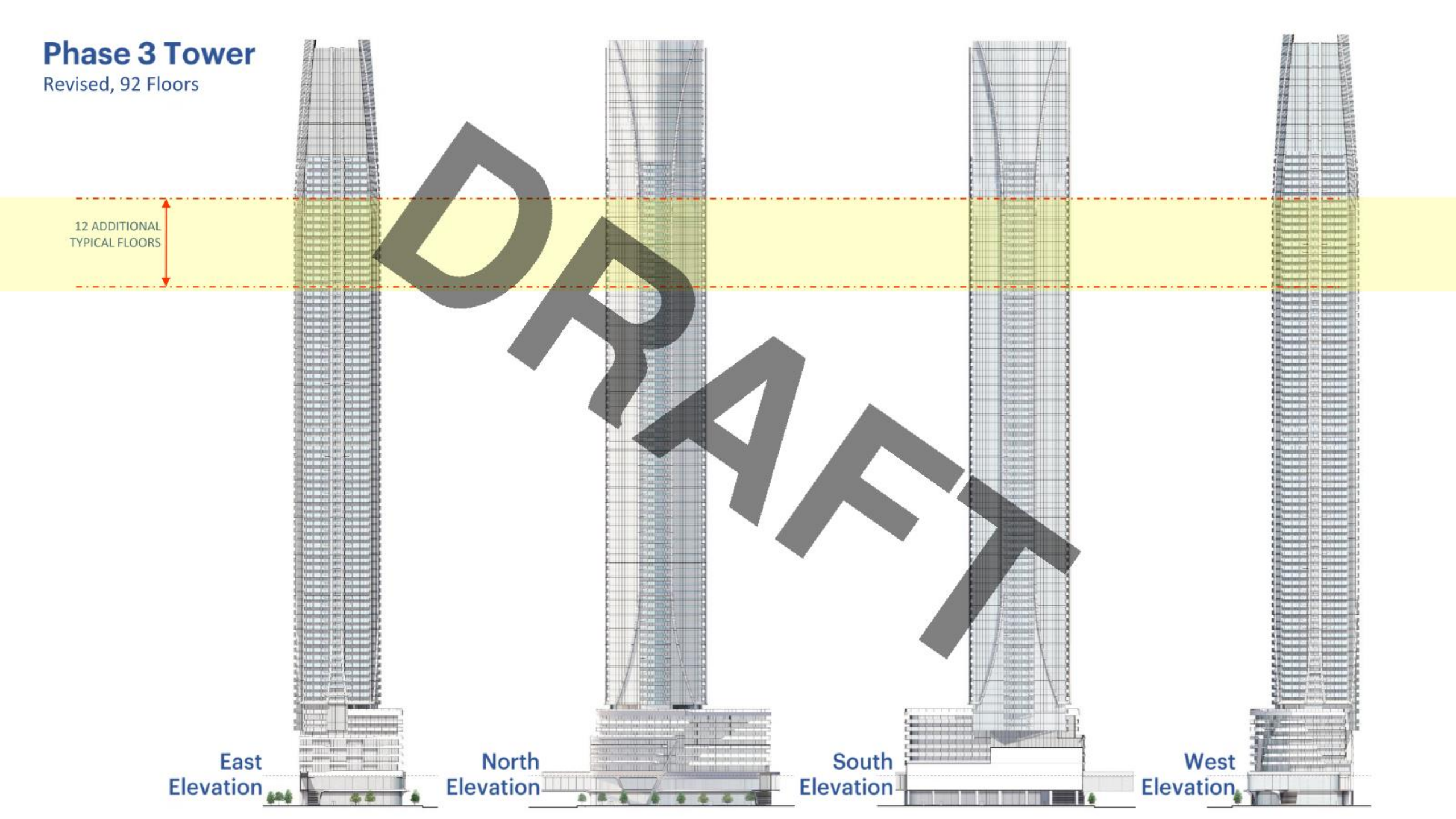
East  
Elevation

North  
Elevation

South  
Elevation

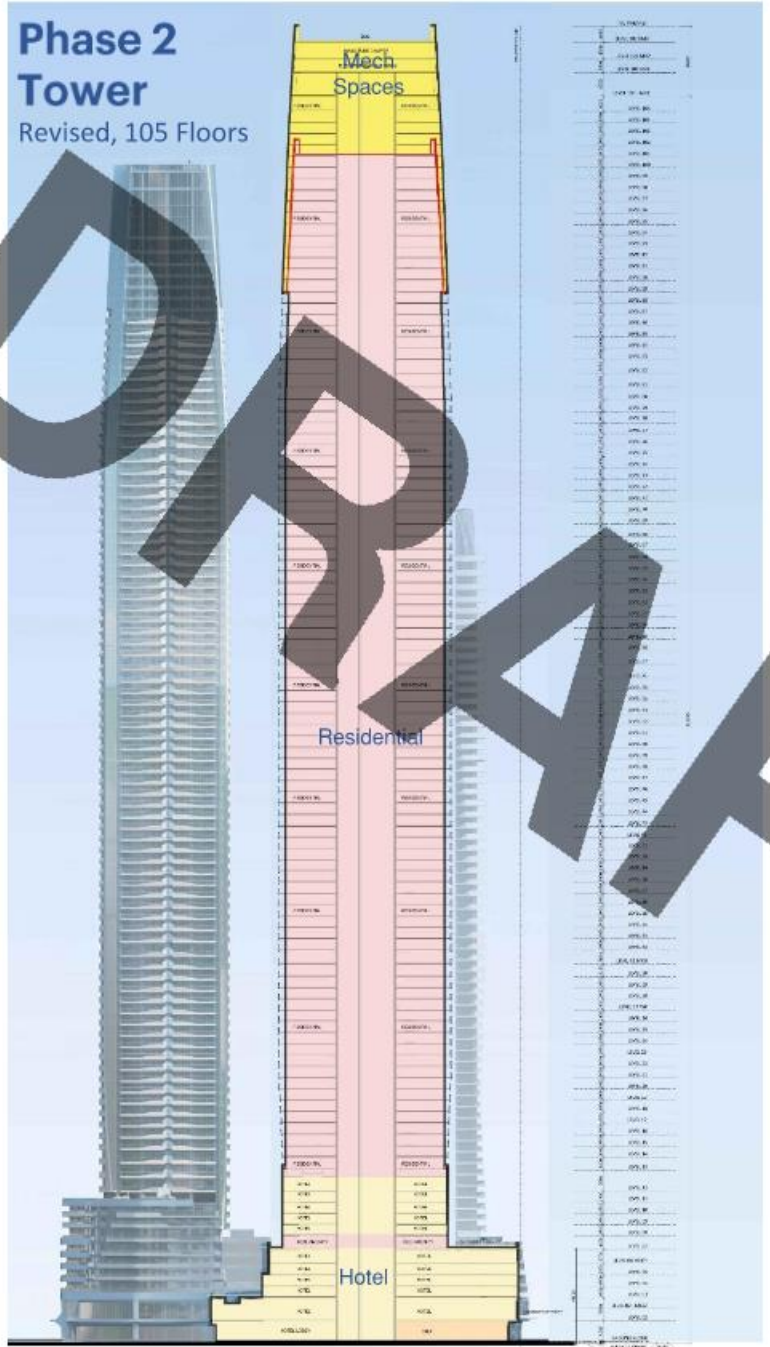
West  
Elevation

DRAFT

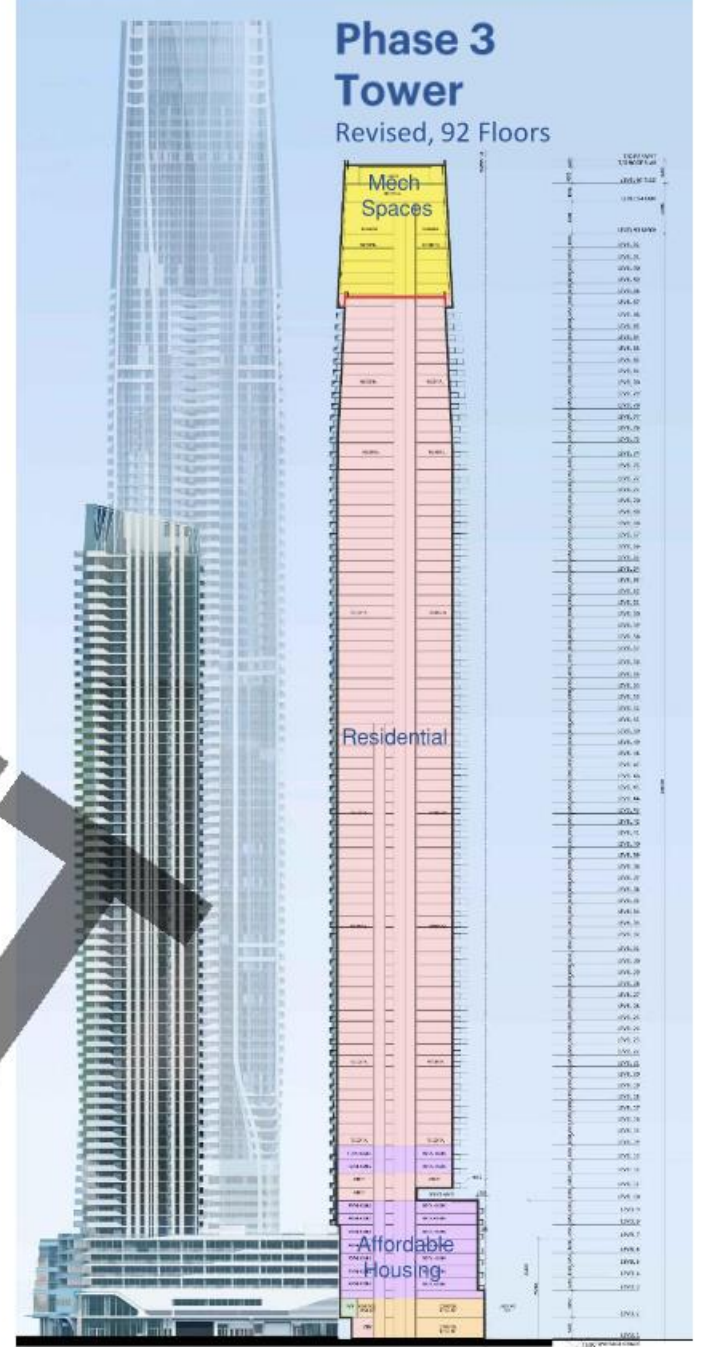


# Tower Cross Sections

**Phase 2 Tower**  
Revised, 105 Floors



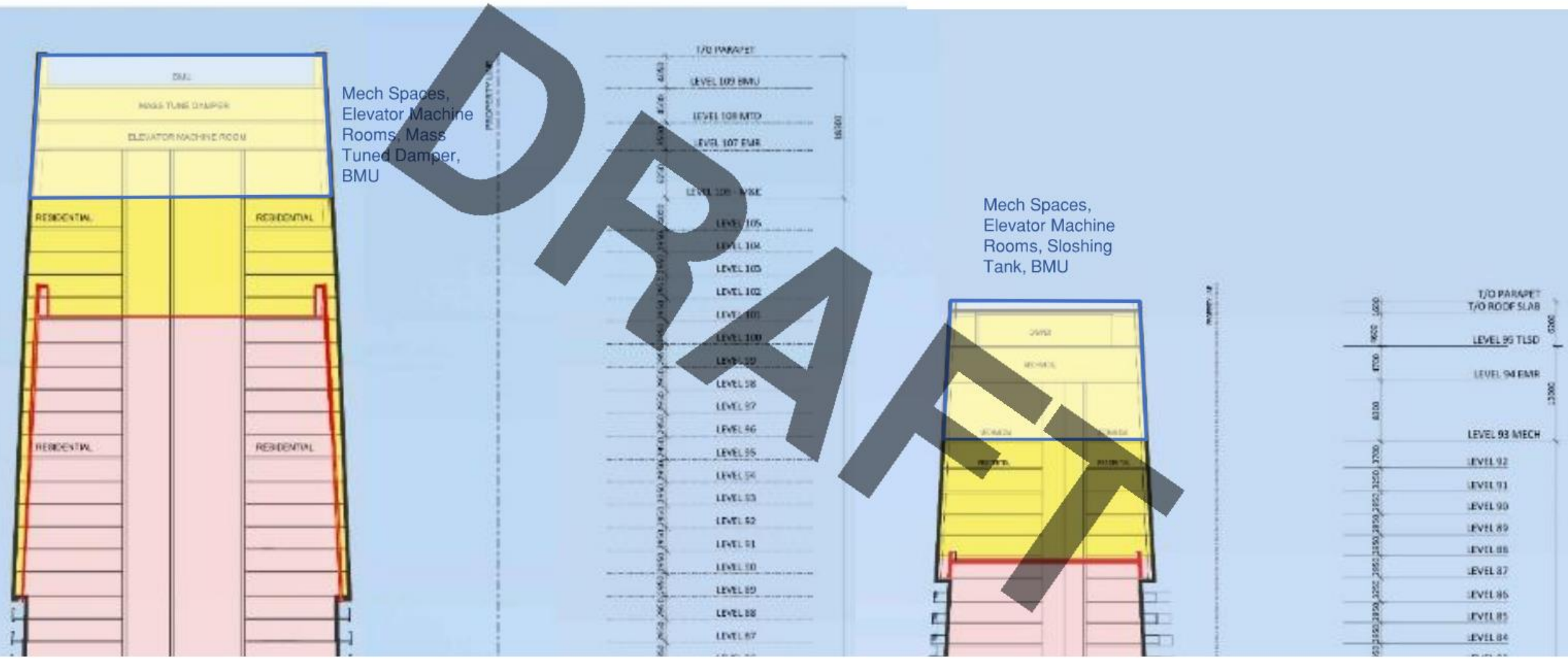
**Phase 3 Tower**  
Revised, 92 Floors



**DRAFT**

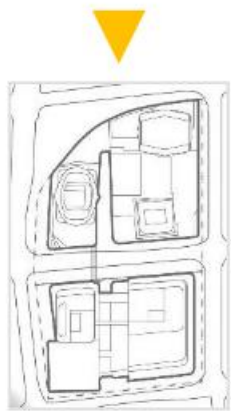


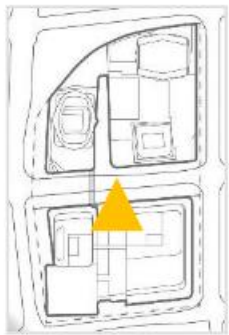
# Tower Top Cross Sections

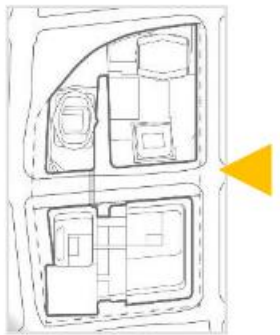


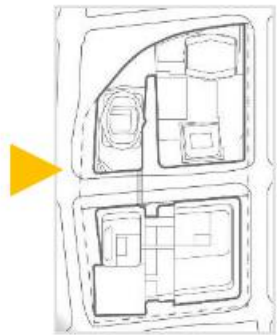
**Phase 2 Tower**  
Revised, 105 Floors

**Phase 3 Tower**  
Revised, 92 Floors



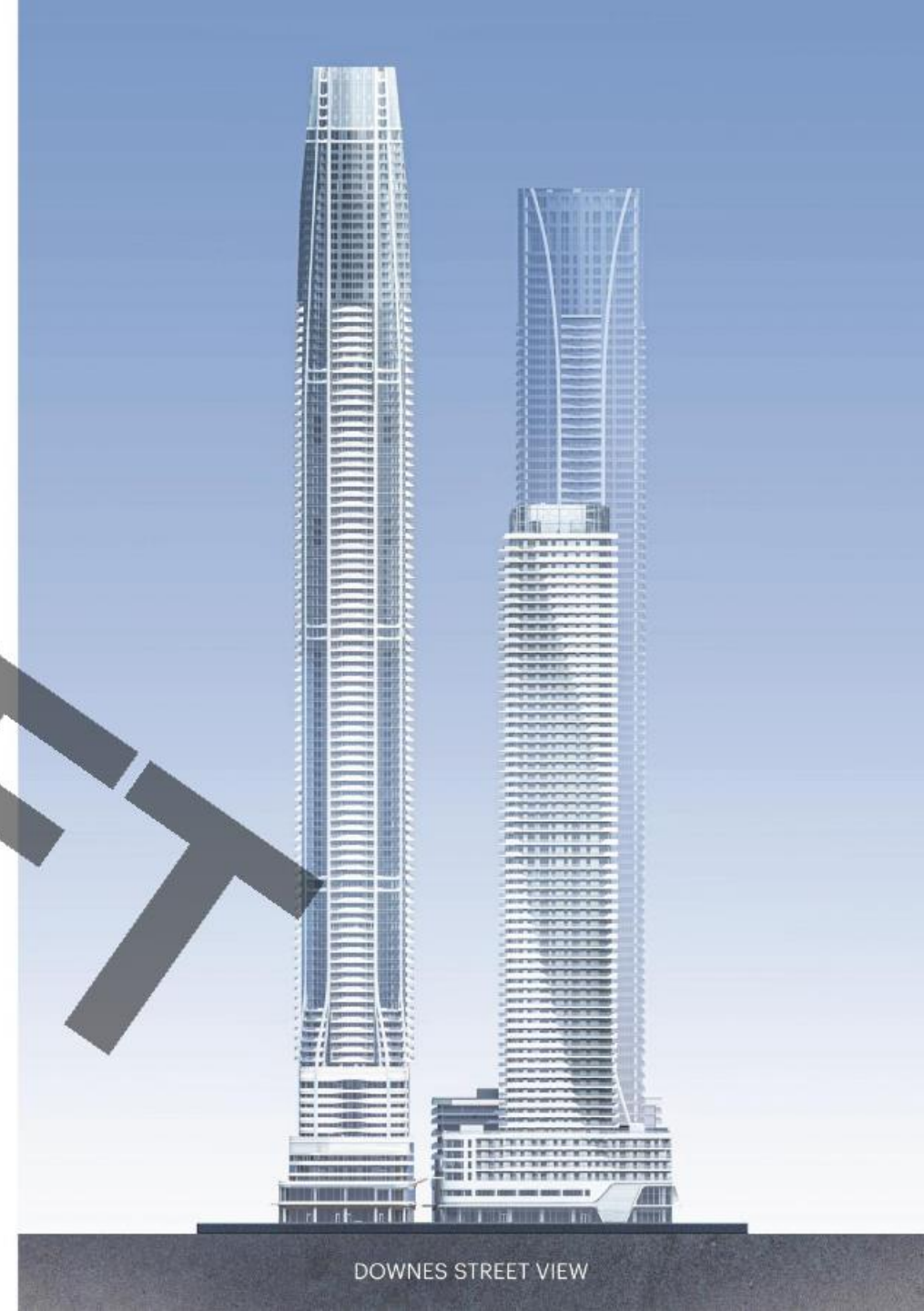
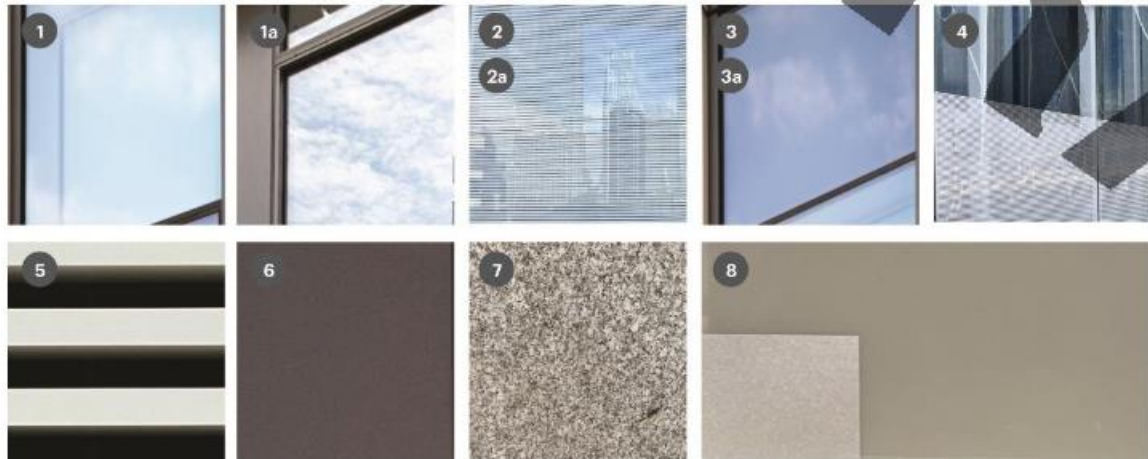






# Material Palette - Downes Street View

1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
4. Frit Glass - by - Pass Balcony
5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
6. Metal Panel - Mullions, Louvre
7. Granite Stone - Entrance
8. Glass Spandrel & Metal - Horizontal Accent Band



DOWNES STREET VIEW

# Material Palette - Downes Street View

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Material Palette - Downes Street View No Ph 1

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



DOWNES STREET VIEW NO PHASE 1



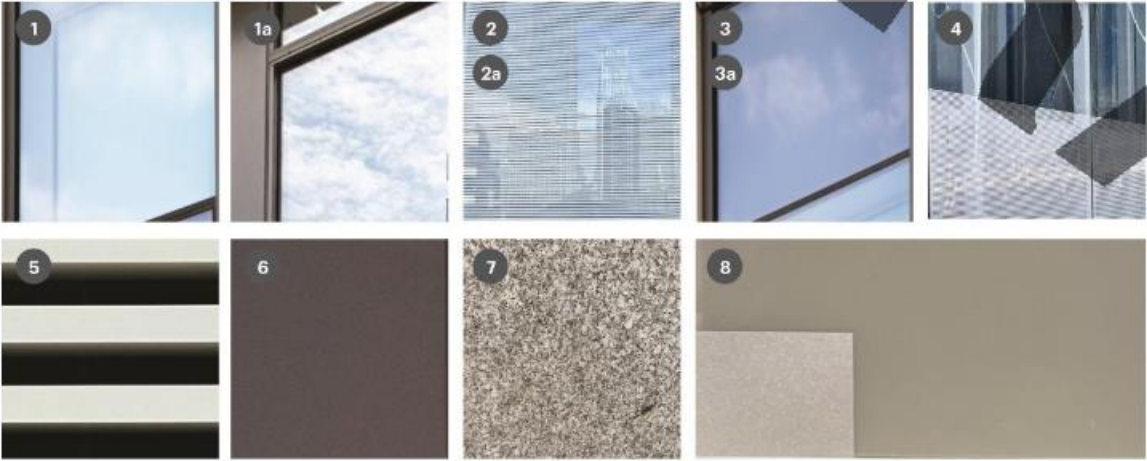
# Material Palette - Downes Street View No Ph 1

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Material Palette - Freeland Street View No Ph 1

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



FREELAND STREET VIEW NO PHASE 1

# Material Palette - Freeland Street View No Ph 1

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit

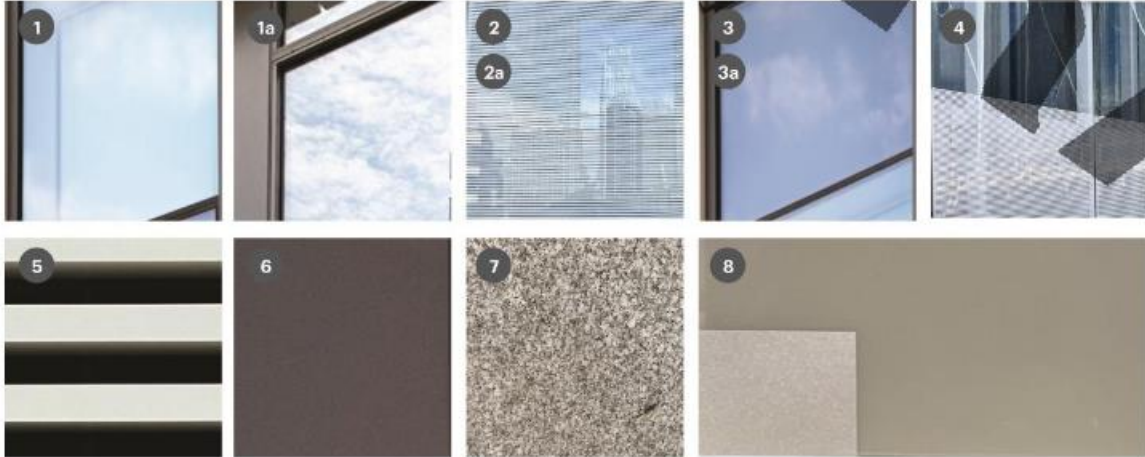
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers

- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Material Palette - Freeland Street View

1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
4. Frit Glass - by - Pass Balcony
5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
6. Metal Panel - Mullions, Louvre
7. Granite Stone - Entrance
8. Glass Spandrel & Metal - Horizontal Accent Band



FREELAND STREET VIEW

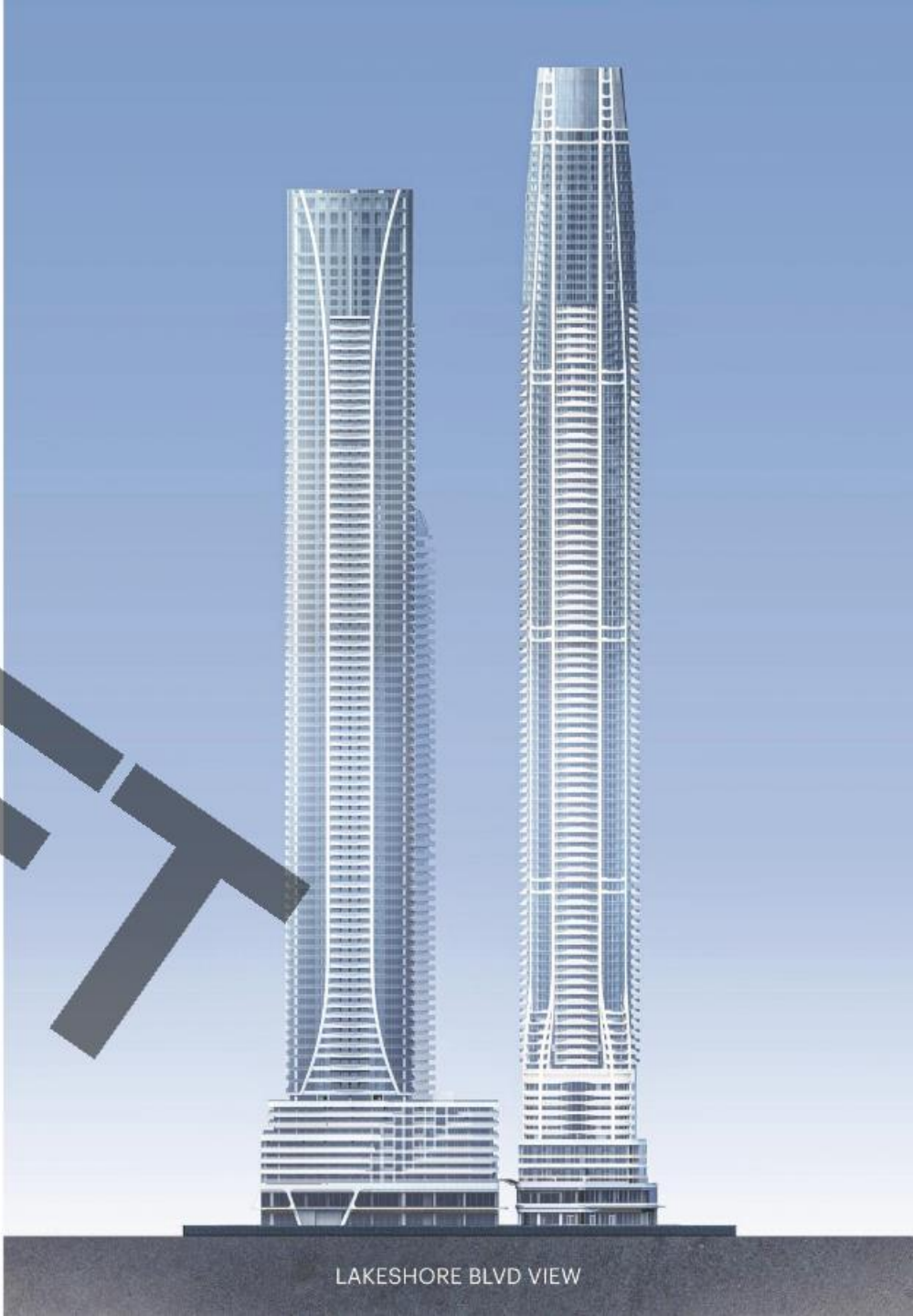
# Material Palette - Freeland Street View

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Material Palette - Lakeshore Blvd View

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



LAKESHORE BLVD VIEW

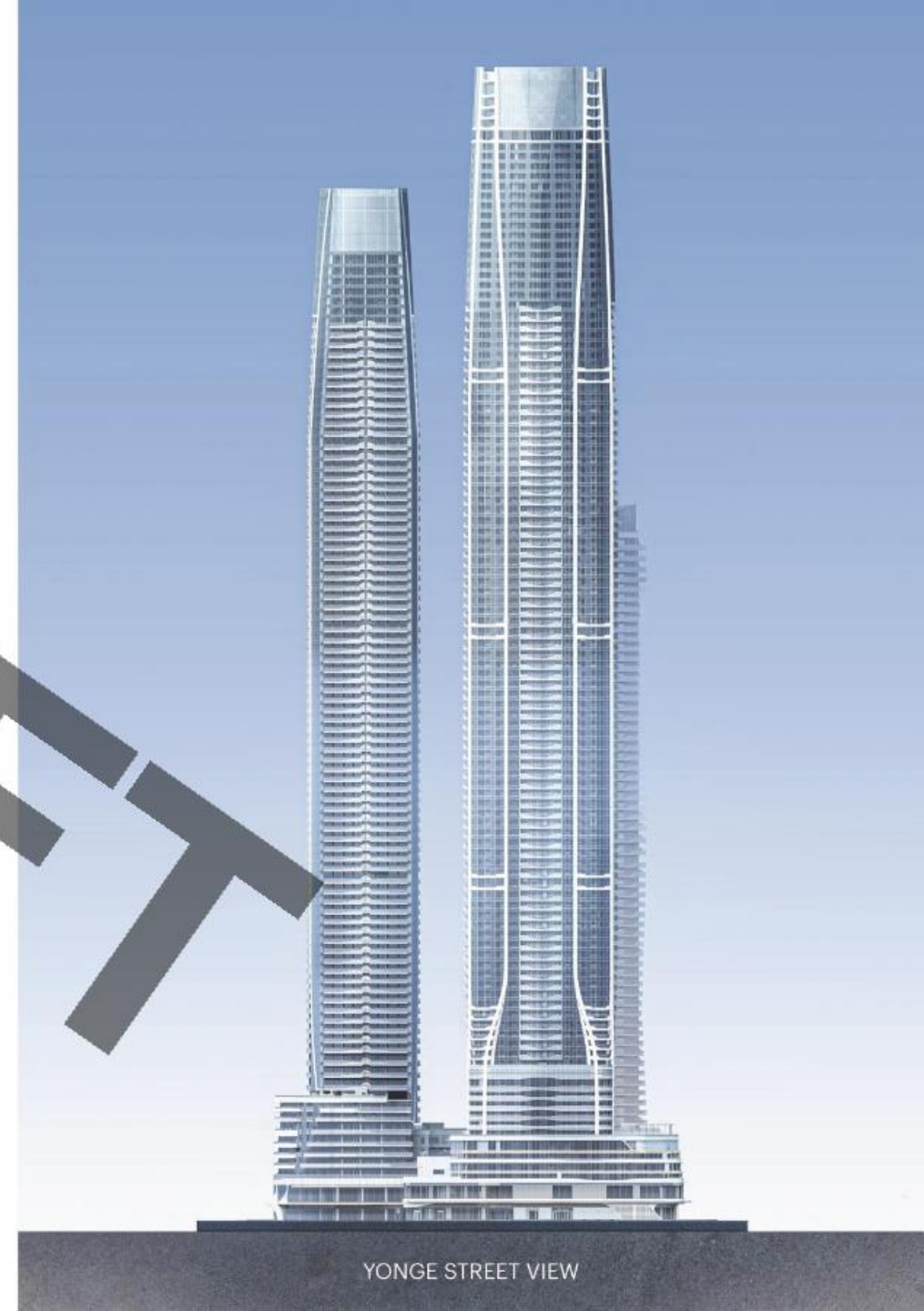
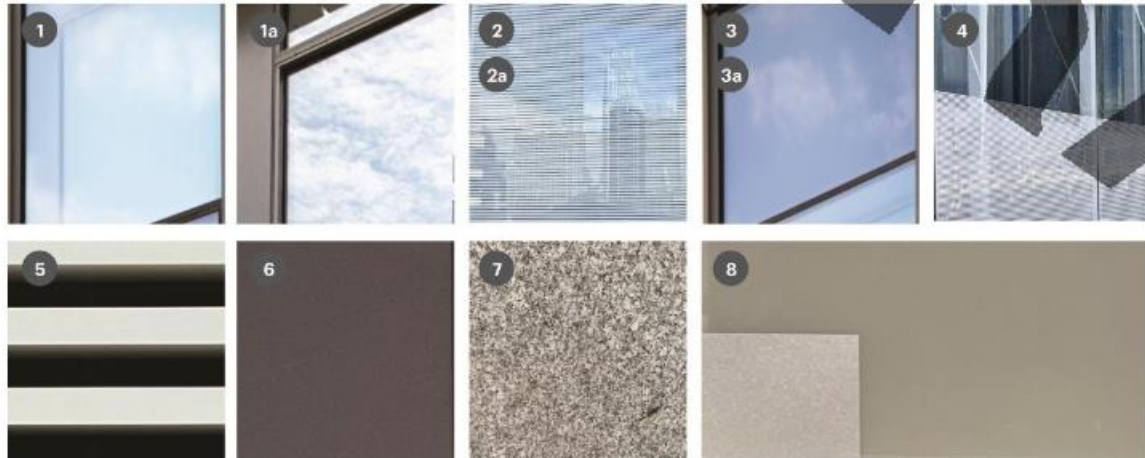
# Material Palette - Lakeshore Blvd View

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Material Palette - Yonge Street View

1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
4. Frit Glass - by - Pass Balcony
5. Metal Panel Horizontal Bands & Ground Floor Soffits Column Covers
6. Metal Panel - Mullions, Louvre
7. Granite Stone - Entrance
8. Glass Spandrel & Metal - Horizontal Accent Band



YONGE STREET VIEW



# Material Palette - Yonge Street View

- 1. Curtain Wall - Vision Glass
- 1a. Window Wall - Vision Glass
- 2. Curtain Wall - Vision Glass w/Ceramic Frit
- 2a. Window Wall - Vision Glass w/Ceramic Frit
- 3. Curtain Wall - Spandrel
- 3a. Window Wall - Spandrel
- 4. Frit Glass - by - Pass Balcony
- 5. Metal Panel Horizontal Bands & Ground Floor Soffits  
Column Covers
- 6. Metal Panel - Mullions, Louvre
- 7. Granite Stone - Entrance
- 8. Glass Spandrel & Metal - Horizontal Accent Band



# Tower Cladding Details

DRAFT





DRAMA



DRAFT



Phase 2 Mid View  
Freeland Street



Phase 3 Mid View  
Freeland Street

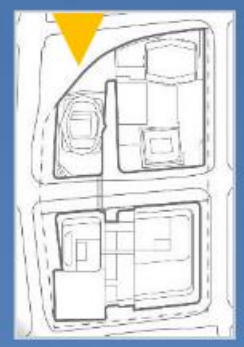




DRAFT

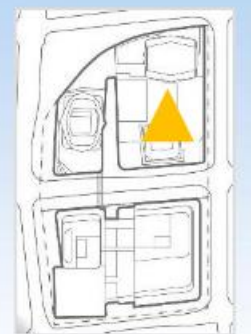
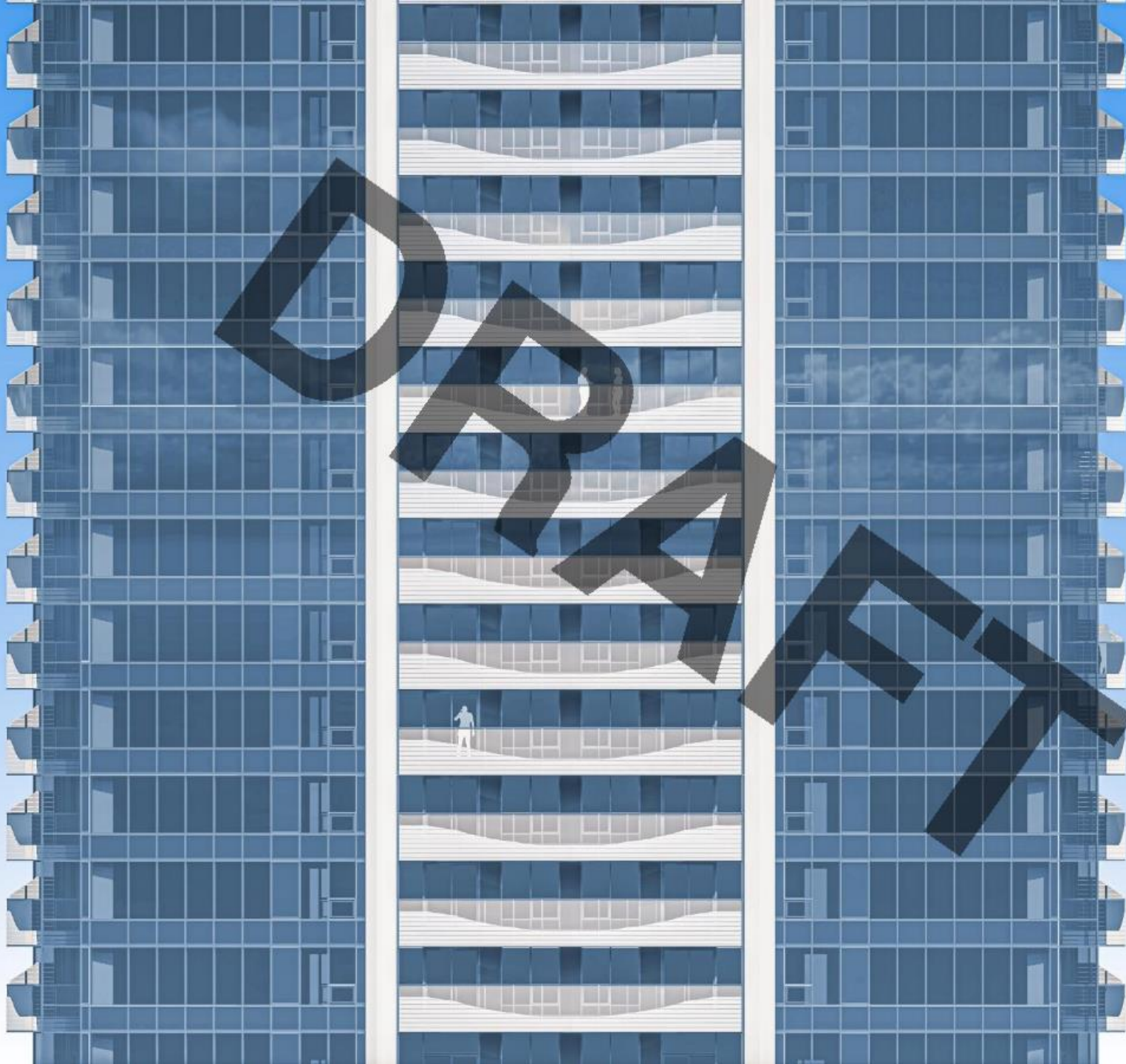


DRAFT

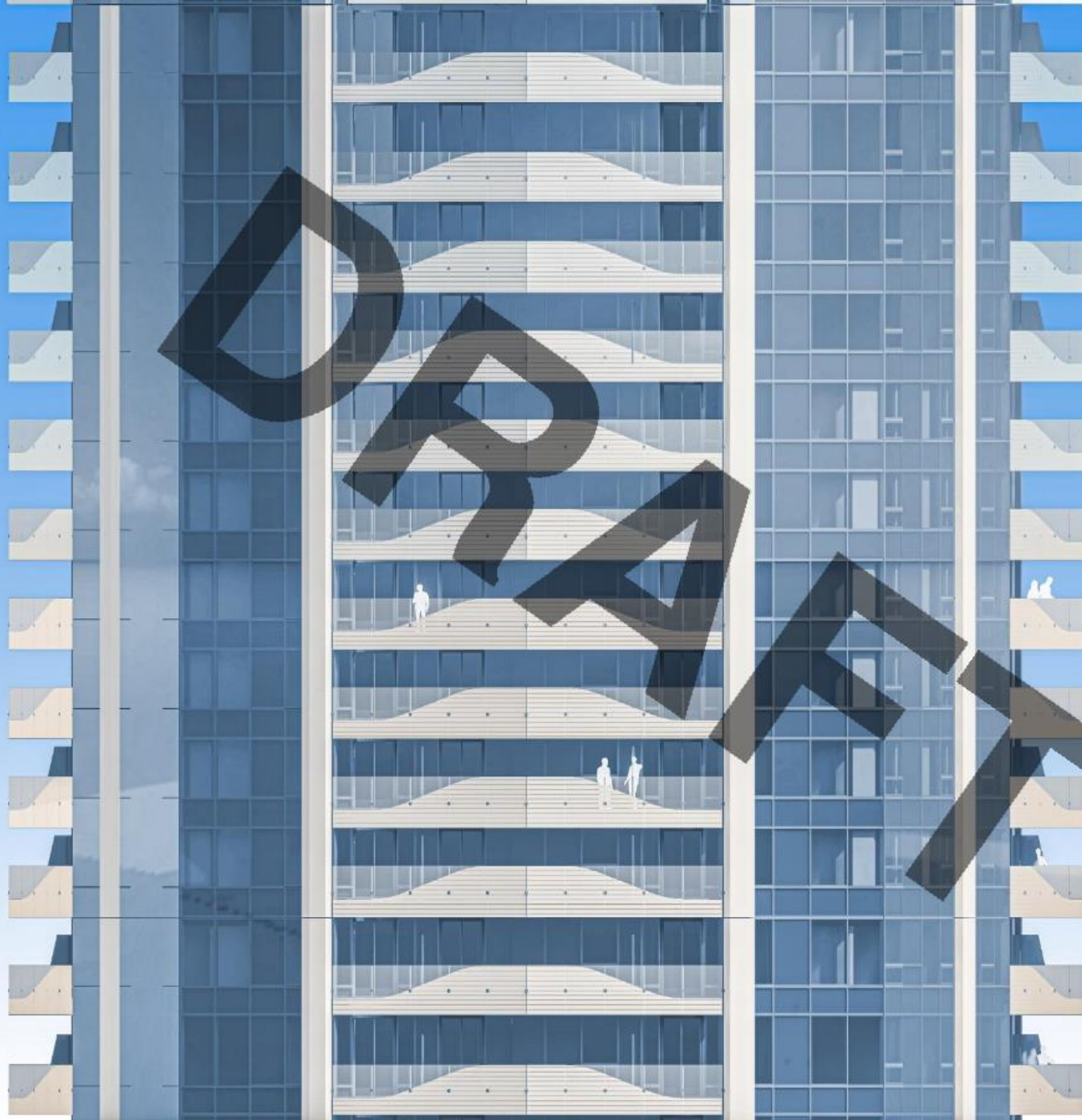




Phase 3 Mid View  
Downes Street

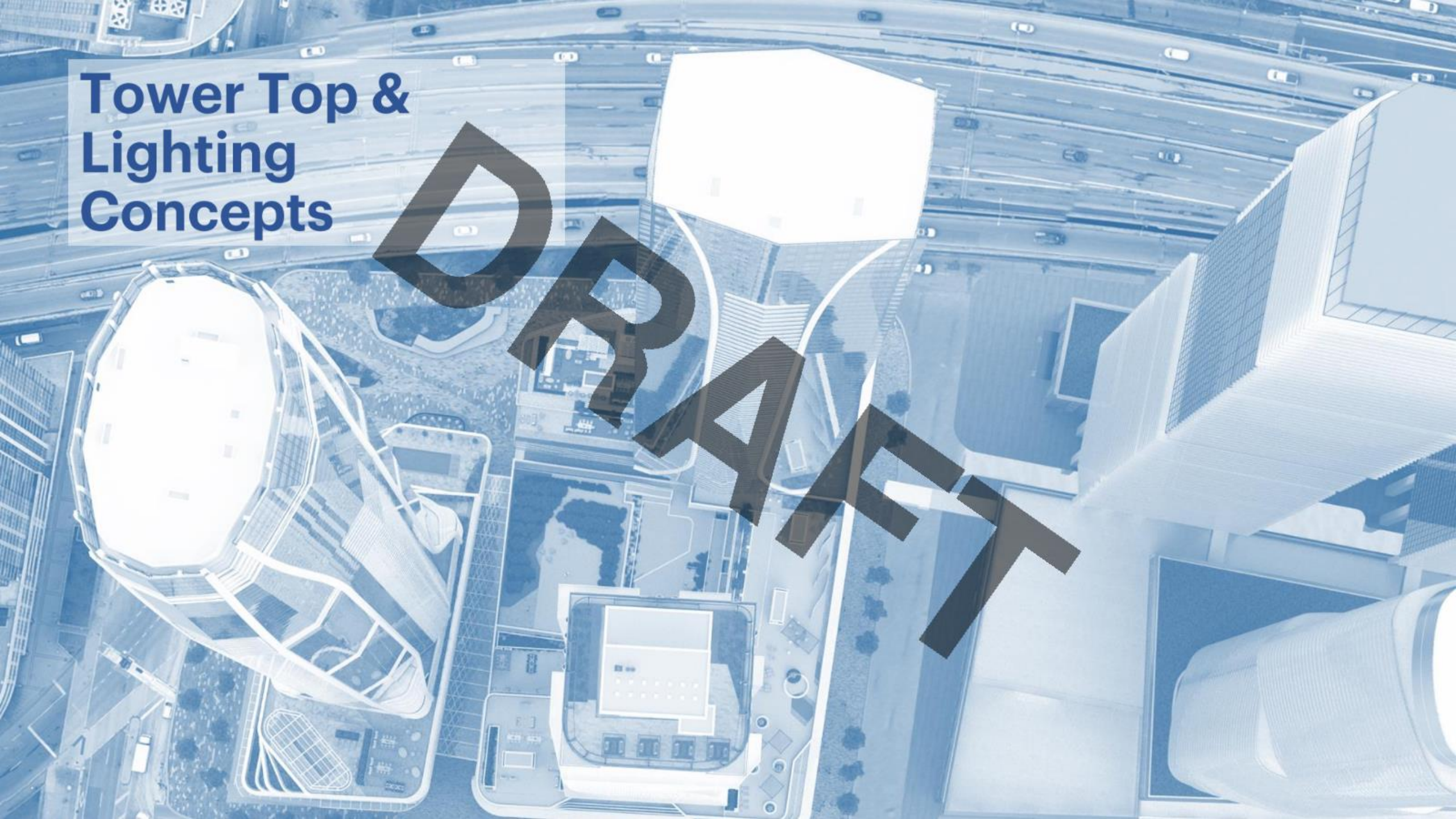


Phase 2 Mid View  
Downes Street



# Tower Top & Lighting Concepts

DRAFT



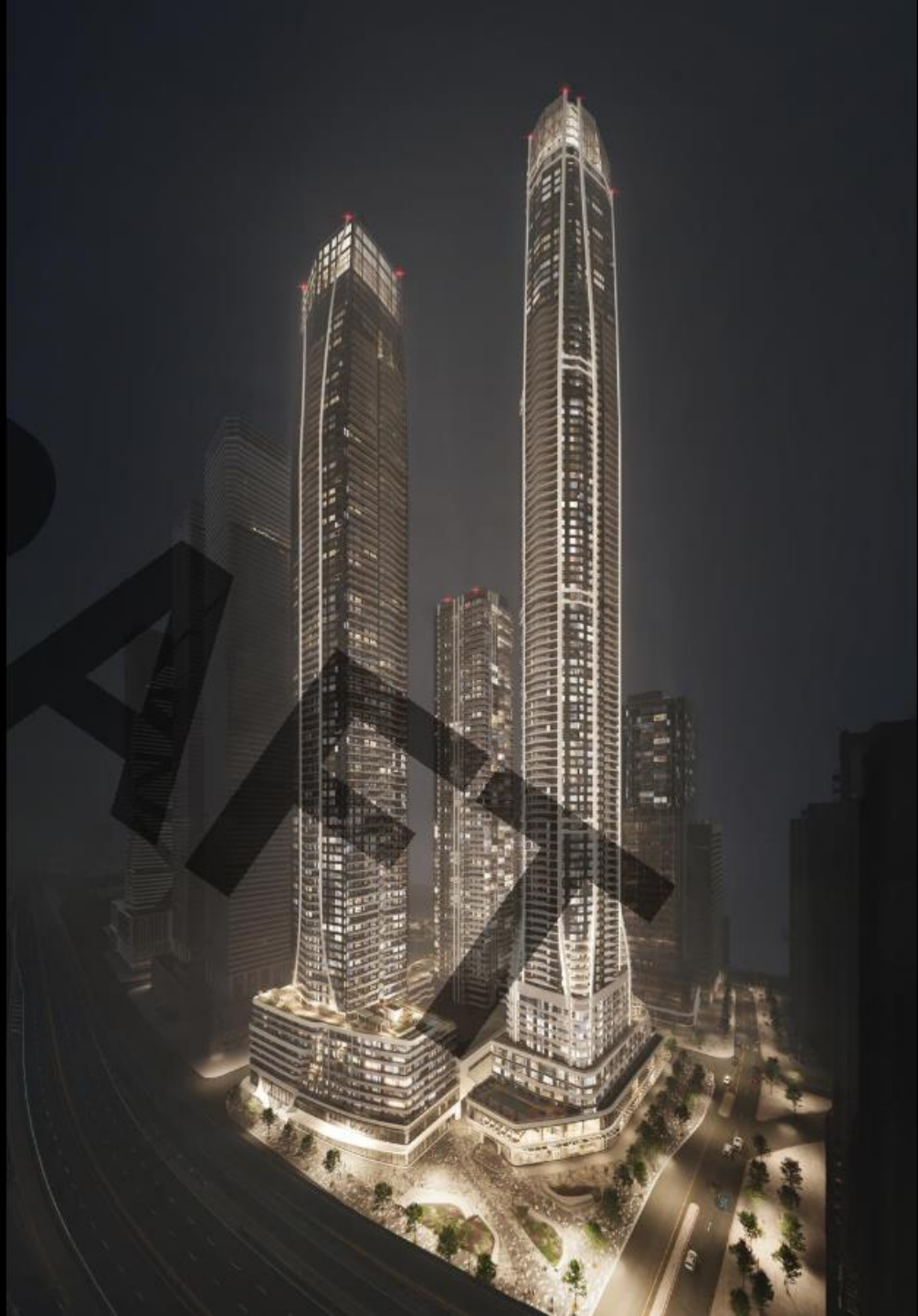
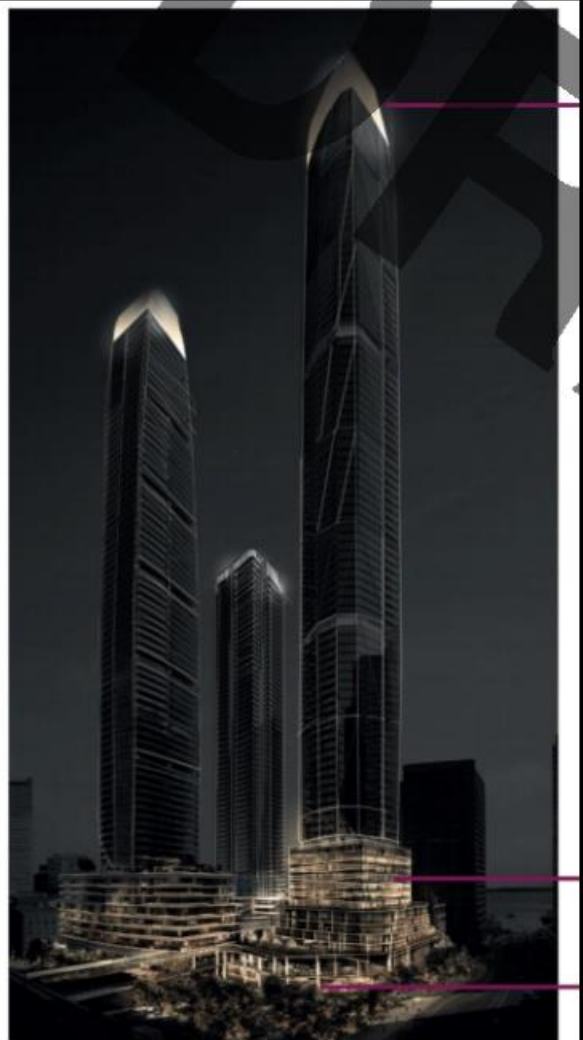


Tower Crown Lighting Concepts



DRAFT













# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- **Relationship to CN Tower observation Levels**
- Sustainability
- City Requested View Studies



CN Tower

Phase 2 & 3

One Yonge



**Total Height**

553.33m above ground, Geodetic elev. 633.13m

**SkyPod Deck**

447m above ground

**Main Observation Level** Geodetic elev. 425.8m

346m above ground,

**Lower Observation Level** Geodetic elev. 421.8m

342m above ground

**Top Mech PH cladding** Geodetic elev. 421.38m

**Top of Tower Roof** Geodetic elev. 403.1m

327m above ground

CN Tower

One Yonge Phase 2



View Confirmation using 3d city model

DR



Lower Yonge View from CN Tower







# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- **Sustainability**
- City Requested View Studies



Sustainability

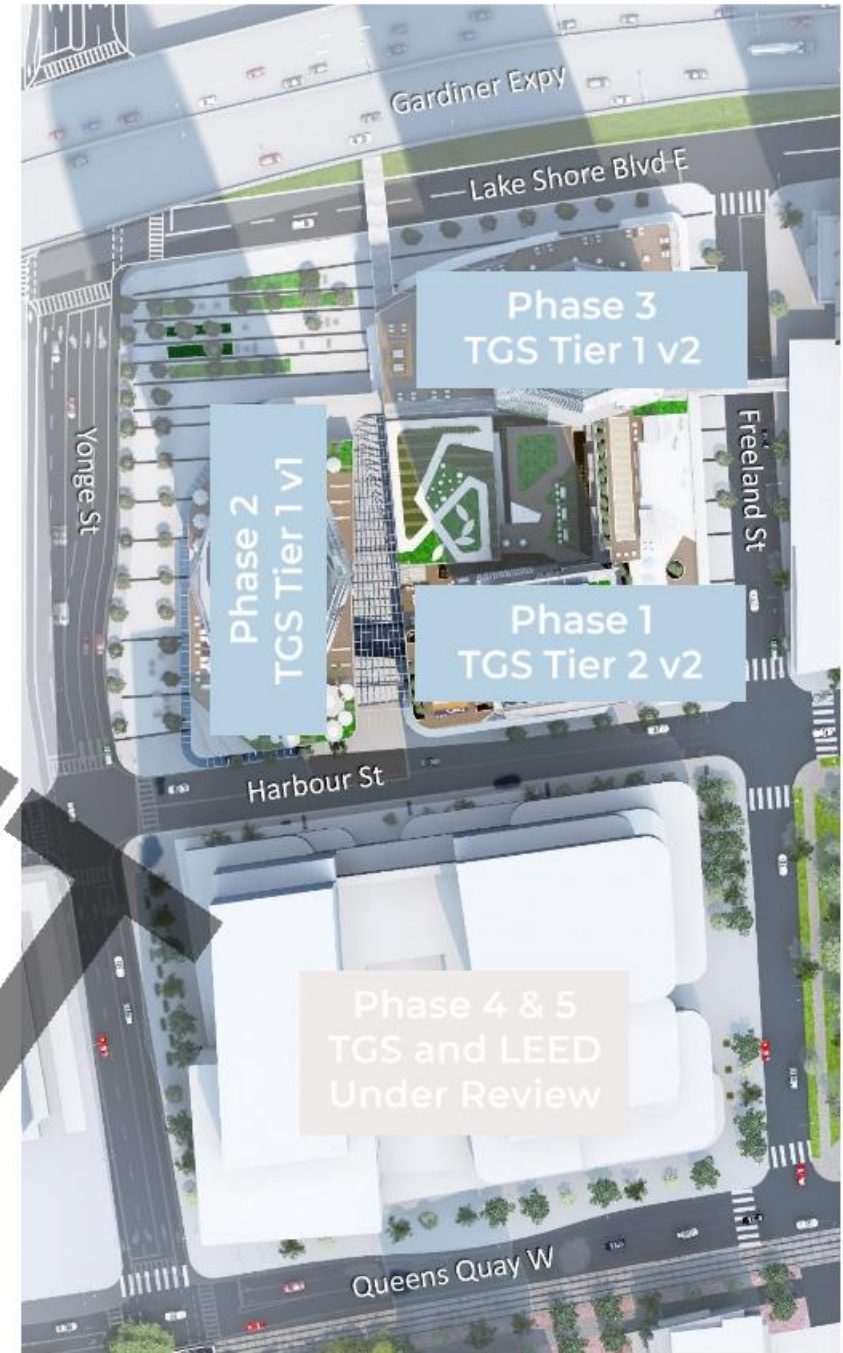
DRAFT



# 1 Yonge – Phase 4 & 5 Ecology, Energy and Sustainability

## Sustainability Vision for the 1 Yonge St. Site

- TGS Tier 2 targeted for Phase 1
- Phase 2 and 3 designed to TGS v2 Tier 2 and will comply with TGS Tier 1
- TGS and LEED under review for Phase 4 and Phase 5



# 1 Yonge – Phase 2 & 3 Ecology, Energy and Sustainability



Junction boxes for future Electrical Vehicle Charging to be provided on all parking levels. Residents can easily opt to install EV Charging Equipment for their assigned parking space.



Low-Emission Transportation, through cycling, walking and public transit will be available to residents and visitors. Over 3,000 bicycle parking spaces will be provided!



Bird-Friendly Glazing to be provided for over 95% of the glazing within the first 12m of the building for Phase 2 & 3.



Low-flow plumbing fixtures and non-potable water for flushing to reduce indoor potable water demand. Harvested rainwater will be reused for a portion of the Phase 2 and Phase 3 indoor flushing.



Runoff to be retained for a minimum 5 mm depth of rainfall from all site surfaces through infiltration, evapotranspiration, and reuse.

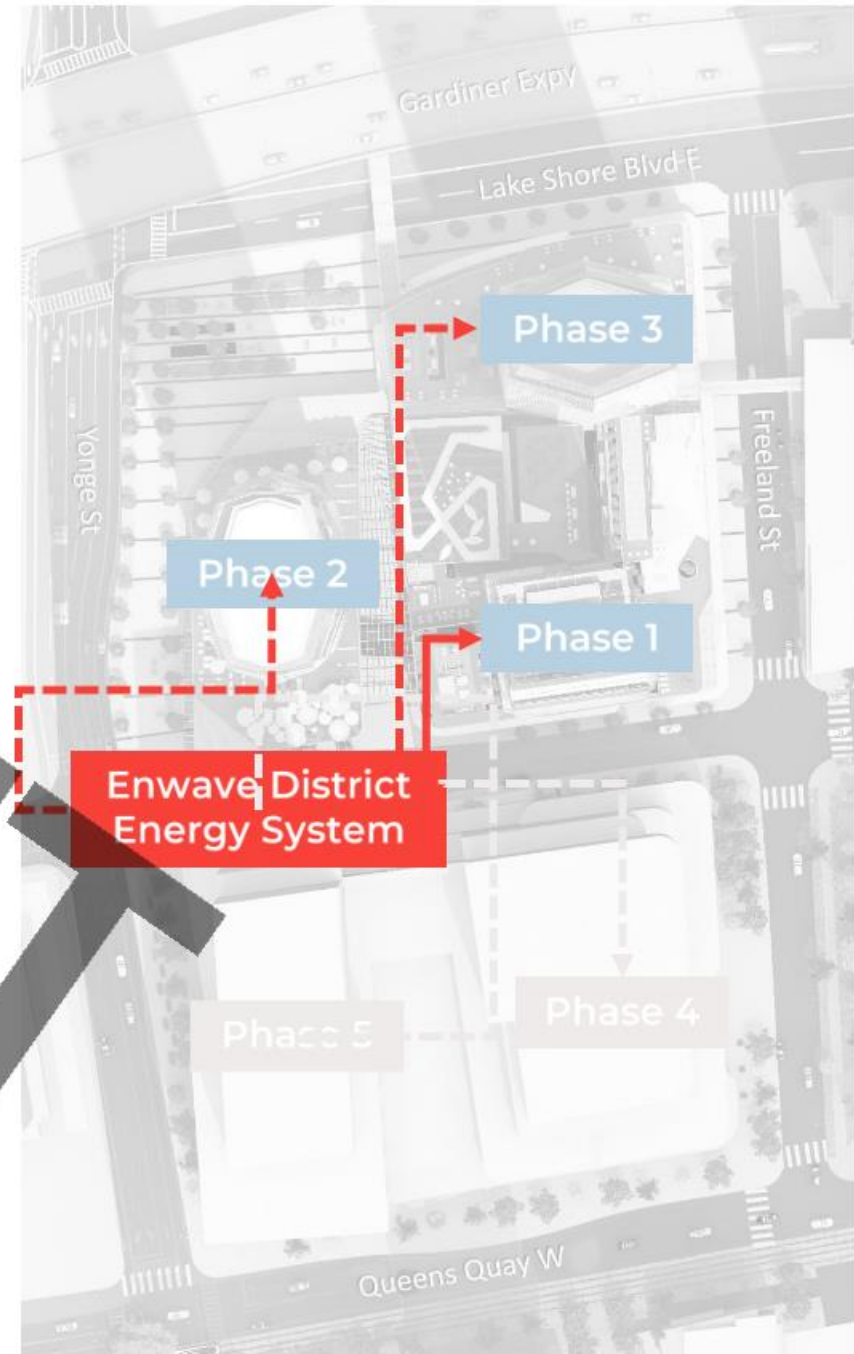


Captured rainwater to be used to meet 100% of the irrigation demand

# 1 Yonge – Phase 2 & 3 Ecology, Energy and Sustainability

## Building Energy Performance

- Greater than 12% savings over 2017 OBC.
- Connection to Enwave District Energy System.
- High performance windows including low-e coating, argon-filled gaps and warm-edge spacer.
- LED Lighting throughout the building, and occupancy control in common areas and parking garage
- Low flow domestic hot water fixtures
- VFDs for main MAU supply fans and pumps and heat recovery on hotel ventilation air



114

# Table of Contents/Agenda

- Review design changes from 2017 addressing feedback from the joint panel
- Overview of Towers 2 & 3
- Podium Design & Exterior Expression
- Review Tower Design Expression Covering, Base, Middle & Top
- Podium relationship with Adjacent Public Realm & Pops
- 3d views, Street views, Skyline Views
- Shadow Study overview
- Relationship to CN Tower observation Levels
- Sustainability
- **City Requested View Studies**

DRAFT

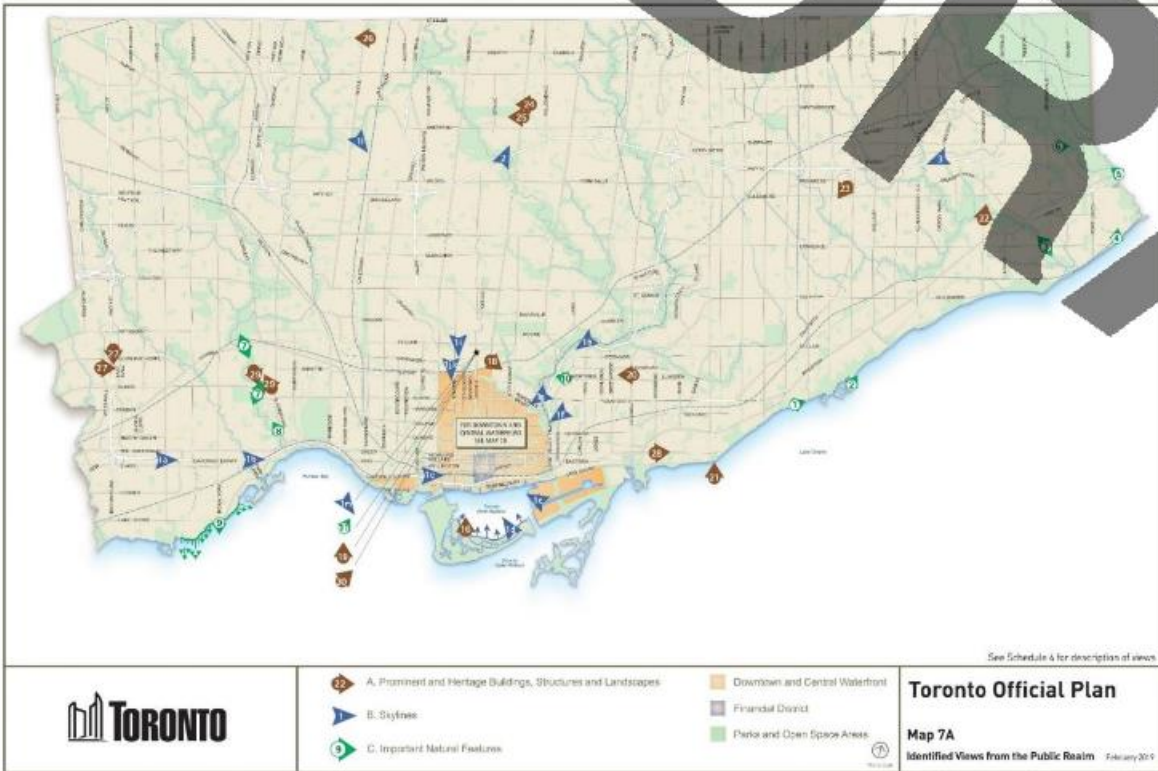
**One Yonge Phase 1, 2 & 3**  
Toronto Key Views  
April 11, 2023

# One Yonge Phase 1, 2 & 3

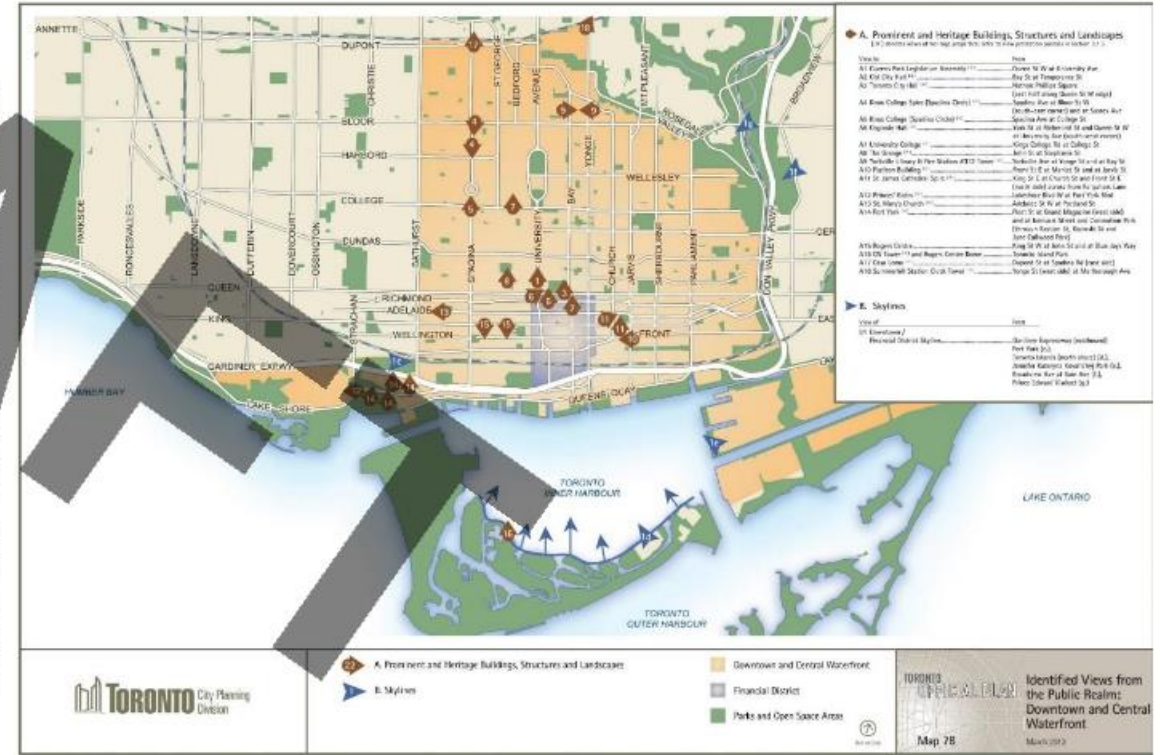
## Toronto Key Views

### April 11, 2023

DRAFT



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience difficulty viewing our documents, please email [311@toronto.ca](mailto:311@toronto.ca).



**A. Prominent and Heritage Buildings, Structures and Landscapes**  
List of buildings and structures with their addresses and view identifiers.

View	Area	Address
A1	King's College Square	King's College Square
A2	University Avenue	University Avenue
A3	Bay Street	Bay Street
A4	Front Street	Front Street
A5	Queen Street	Queen Street
A6	Yonge Street	Yonge Street
A7	College Street	College Street
A8	Dundas Street	Dundas Street
A9	Spadina Avenue	Spadina Avenue
A10	Bay Street	Bay Street
A11	Front Street	Front Street
A12	Queen Street	Queen Street
A13	Yonge Street	Yonge Street
A14	College Street	College Street
A15	Dundas Street	Dundas Street
A16	Spadina Avenue	Spadina Avenue
A17	Bay Street	Bay Street
A18	Front Street	Front Street
A19	Queen Street	Queen Street
A20	Yonge Street	Yonge Street
A21	College Street	College Street
A22	Dundas Street	Dundas Street
A23	Spadina Avenue	Spadina Avenue
A24	Bay Street	Bay Street
A25	Front Street	Front Street
A26	Queen Street	Queen Street
A27	Yonge Street	Yonge Street
A28	College Street	College Street
A29	Dundas Street	Dundas Street
A30	Spadina Avenue	Spadina Avenue
A31	Bay Street	Bay Street
A32	Front Street	Front Street
A33	Queen Street	Queen Street
A34	Yonge Street	Yonge Street
A35	College Street	College Street
A36	Dundas Street	Dundas Street
A37	Spadina Avenue	Spadina Avenue
A38	Bay Street	Bay Street
A39	Front Street	Front Street
A40	Queen Street	Queen Street
A41	Yonge Street	Yonge Street
A42	College Street	College Street
A43	Dundas Street	Dundas Street
A44	Spadina Avenue	Spadina Avenue
A45	Bay Street	Bay Street
A46	Front Street	Front Street
A47	Queen Street	Queen Street
A48	Yonge Street	Yonge Street
A49	College Street	College Street
A50	Dundas Street	Dundas Street
A51	Spadina Avenue	Spadina Avenue
A52	Bay Street	Bay Street
A53	Front Street	Front Street
A54	Queen Street	Queen Street
A55	Yonge Street	Yonge Street
A56	College Street	College Street
A57	Dundas Street	Dundas Street
A58	Spadina Avenue	Spadina Avenue
A59	Bay Street	Bay Street
A60	Front Street	Front Street
A61	Queen Street	Queen Street
A62	Yonge Street	Yonge Street
A63	College Street	College Street
A64	Dundas Street	Dundas Street
A65	Spadina Avenue	Spadina Avenue
A66	Bay Street	Bay Street
A67	Front Street	Front Street
A68	Queen Street	Queen Street
A69	Yonge Street	Yonge Street
A70	College Street	College Street
A71	Dundas Street	Dundas Street
A72	Spadina Avenue	Spadina Avenue
A73	Bay Street	Bay Street
A74	Front Street	Front Street
A75	Queen Street	Queen Street
A76	Yonge Street	Yonge Street
A77	College Street	College Street
A78	Dundas Street	Dundas Street
A79	Spadina Avenue	Spadina Avenue
A80	Bay Street	Bay Street
A81	Front Street	Front Street
A82	Queen Street	Queen Street
A83	Yonge Street	Yonge Street
A84	College Street	College Street
A85	Dundas Street	Dundas Street
A86	Spadina Avenue	Spadina Avenue
A87	Bay Street	Bay Street
A88	Front Street	Front Street
A89	Queen Street	Queen Street
A90	Yonge Street	Yonge Street
A91	College Street	College Street
A92	Dundas Street	Dundas Street
A93	Spadina Avenue	Spadina Avenue
A94	Bay Street	Bay Street
A95	Front Street	Front Street
A96	Queen Street	Queen Street
A97	Yonge Street	Yonge Street
A98	College Street	College Street
A99	Dundas Street	Dundas Street
A100	Spadina Avenue	Spadina Avenue

**B. Skylines**

View	Area	Address
B1	King's College Square	King's College Square
B2	University Avenue	University Avenue
B3	Bay Street	Bay Street
B4	Front Street	Front Street
B5	Queen Street	Queen Street
B6	Yonge Street	Yonge Street
B7	College Street	College Street
B8	Dundas Street	Dundas Street
B9	Spadina Avenue	Spadina Avenue
B10	Bay Street	Bay Street
B11	Front Street	Front Street
B12	Queen Street	Queen Street
B13	Yonge Street	Yonge Street
B14	College Street	College Street
B15	Dundas Street	Dundas Street
B16	Spadina Avenue	Spadina Avenue
B17	Bay Street	Bay Street
B18	Front Street	Front Street
B19	Queen Street	Queen Street
B20	Yonge Street	Yonge Street
B21	College Street	College Street
B22	Dundas Street	Dundas Street
B23	Spadina Avenue	Spadina Avenue
B24	Bay Street	Bay Street
B25	Front Street	Front Street
B26	Queen Street	Queen Street
B27	Yonge Street	Yonge Street
B28	College Street	College Street
B29	Dundas Street	Dundas Street
B30	Spadina Avenue	Spadina Avenue
B31	Bay Street	Bay Street
B32	Front Street	Front Street
B33	Queen Street	Queen Street
B34	Yonge Street	Yonge Street
B35	College Street	College Street
B36	Dundas Street	Dundas Street
B37	Spadina Avenue	Spadina Avenue
B38	Bay Street	Bay Street
B39	Front Street	Front Street
B40	Queen Street	Queen Street
B41	Yonge Street	Yonge Street
B42	College Street	College Street
B43	Dundas Street	Dundas Street
B44	Spadina Avenue	Spadina Avenue
B45	Bay Street	Bay Street
B46	Front Street	Front Street
B47	Queen Street	Queen Street
B48	Yonge Street	Yonge Street
B49	College Street	College Street
B50	Dundas Street	Dundas Street
B51	Spadina Avenue	Spadina Avenue
B52	Bay Street	Bay Street
B53	Front Street	Front Street
B54	Queen Street	Queen Street
B55	Yonge Street	Yonge Street
B56	College Street	College Street
B57	Dundas Street	Dundas Street
B58	Spadina Avenue	Spadina Avenue
B59	Bay Street	Bay Street
B60	Front Street	Front Street
B61	Queen Street	Queen Street
B62	Yonge Street	Yonge Street
B63	College Street	College Street
B64	Dundas Street	Dundas Street
B65	Spadina Avenue	Spadina Avenue
B66	Bay Street	Bay Street
B67	Front Street	Front Street
B68	Queen Street	Queen Street
B69	Yonge Street	Yonge Street
B70	College Street	College Street
B71	Dundas Street	Dundas Street
B72	Spadina Avenue	Spadina Avenue
B73	Bay Street	Bay Street
B74	Front Street	Front Street
B75	Queen Street	Queen Street
B76	Yonge Street	Yonge Street
B77	College Street	College Street
B78	Dundas Street	Dundas Street
B79	Spadina Avenue	Spadina Avenue
B80	Bay Street	Bay Street
B81	Front Street	Front Street
B82	Queen Street	Queen Street
B83	Yonge Street	Yonge Street
B84	College Street	College Street
B85	Dundas Street	Dundas Street
B86	Spadina Avenue	Spadina Avenue
B87	Bay Street	Bay Street
B88	Front Street	Front Street
B89	Queen Street	Queen Street
B90	Yonge Street	Yonge Street
B91	College Street	College Street
B92	Dundas Street	Dundas Street
B93	Spadina Avenue	Spadina Avenue
B94	Bay Street	Bay Street
B95	Front Street	Front Street
B96	Queen Street	Queen Street
B97	Yonge Street	Yonge Street
B98	College Street	College Street
B99	Dundas Street	Dundas Street
B100	Spadina Avenue	Spadina Avenue

1a

DRAFT

A 3D architectural rendering of a city street scene. The view is from a low angle, looking down a wide, multi-lane road that recedes into the distance. The road has white dashed lines for lane markings. On either side of the road are simple, rectangular buildings of varying heights and colors, including light beige and blue. In the far distance, a city skyline with several tall skyscrapers is visible against a clear, light blue sky. A large, semi-transparent, dark grey watermark with the word "DRAFT" in a bold, sans-serif font is superimposed diagonally across the center of the image.



1b

DRAFT

A 3D architectural rendering of a city street. The street is wide and paved, with white dashed lines indicating lanes. On the left side, there are several white, rectangular buildings of varying heights. On the right side, there are taller, more complex buildings with white and blue facades. In the background, a city skyline is visible under a clear blue sky. A large, semi-transparent, dark blue watermark with the word "DRAFT" in a bold, sans-serif font is overlaid diagonally across the center of the image.

1c

DRAFT



1d

DRAW



1e

DRAFT



DRAFT



DRAFT



1h

DRAFT

A 3D architectural rendering of a city skyline. The scene is viewed from a low angle, showing a road with white lane markings and a dark shadow cast across it. In the background, there is a green lawn and a body of water. The city skyline consists of various rectangular buildings of different heights and colors, including a prominent tower with a spire. A large, semi-transparent, grey 'DRAFT' watermark is overlaid diagonally across the center of the image.

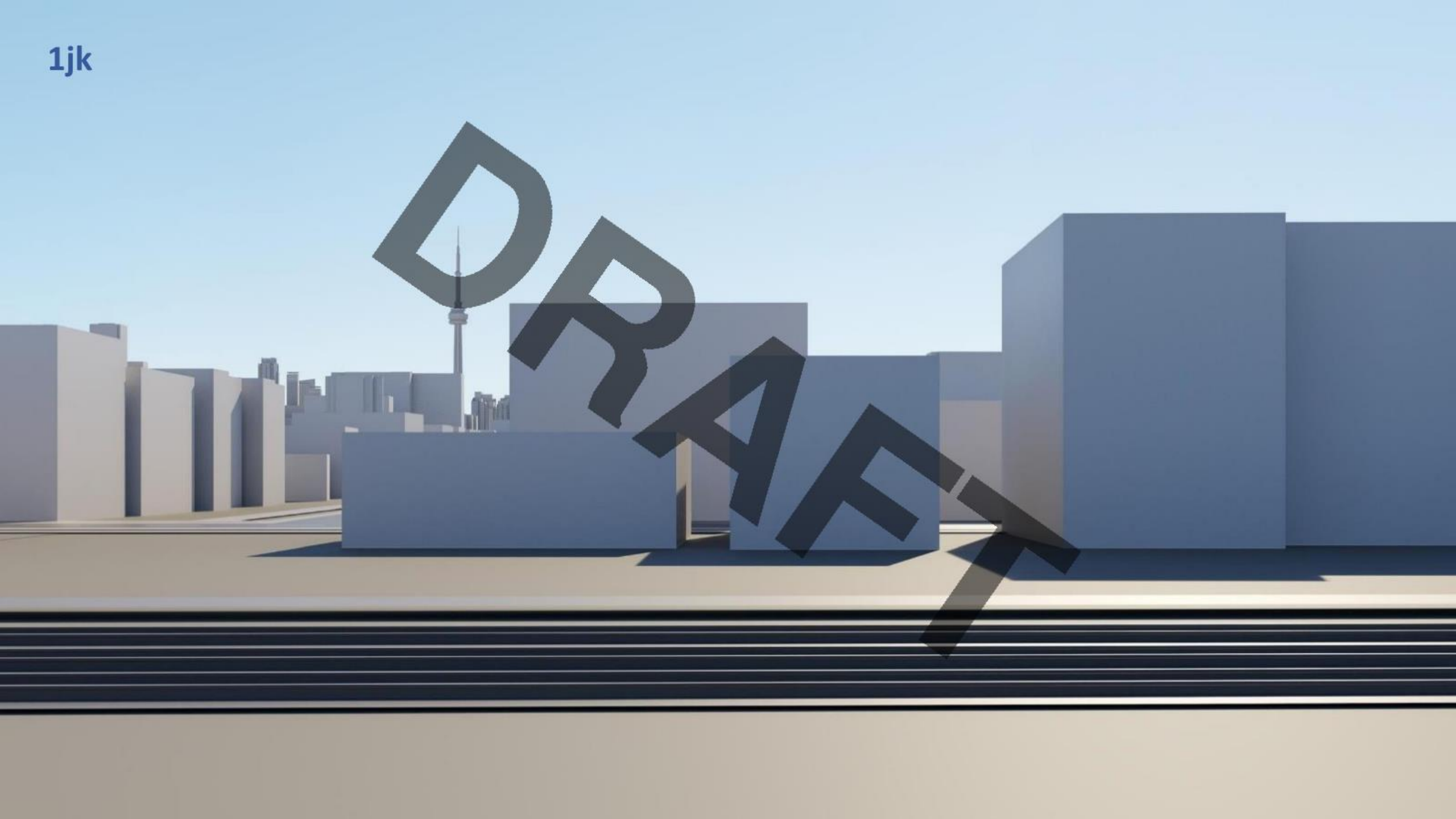
DRAFT

A 3D architectural rendering of a city street. The scene features a wide, paved road with white dashed lane markings and a central median. On either side of the road are various rectangular buildings of different heights and colors, including shades of blue, grey, and white. The sky is a clear, light blue. A large, semi-transparent, grey 3D watermark with the word "DRAFT" is superimposed over the center of the image, slanted diagonally. The lighting is bright, casting soft shadows on the ground.



1jk

DRAFT



DRAFT





DRRT

Thank You