



153 – 185 Eastern Avenue

Schematic Design

October 25, 2023

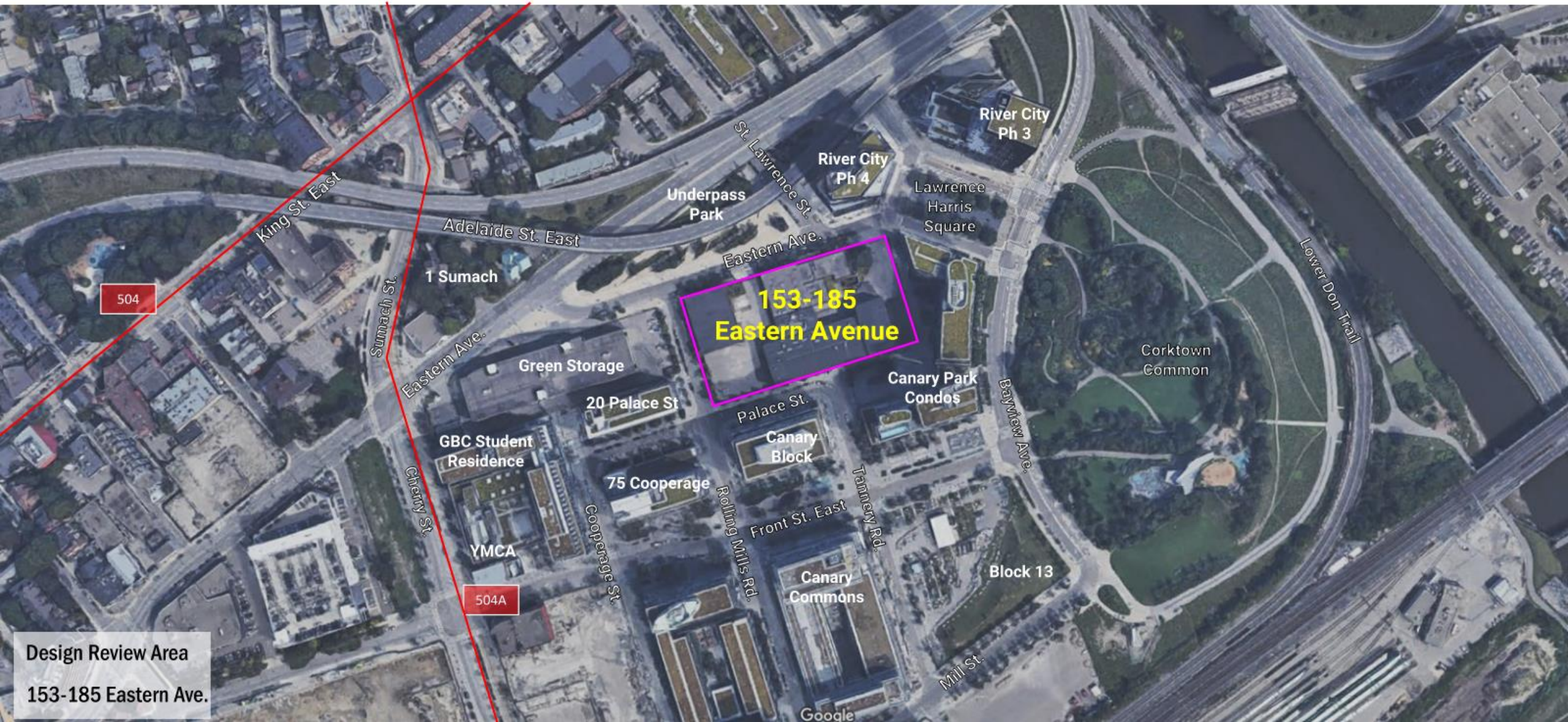
Existing Site Context

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects, MBTW Group

Review Stage: Schematic Design



Design Review Area
153-185 Eastern Ave.

Project Background

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects, MBTW Group

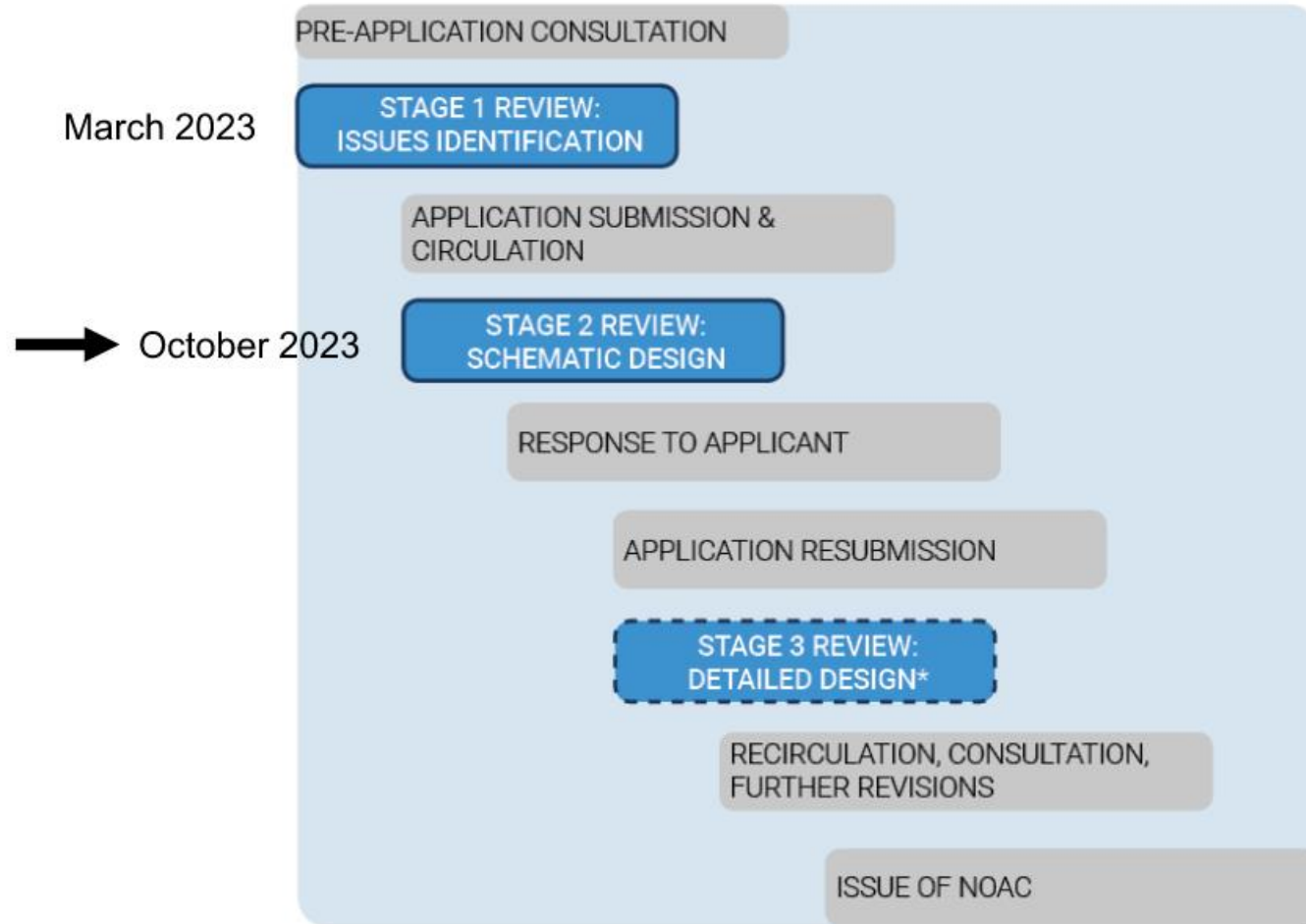
Review Stage: Schematic Design

- October 2004, City Council included 153-185 Eastern Avenue on the City's Heritage Register
- October 2020, Province approved a Minister's Zoning Order (MZO) for the site, which established new zoning for the site
- Mid-January 2021, demolition of the buildings on the site began
- Late-January 2021, Divisional Court issued an injunction to stop the Province continuing with the demolition of the buildings on the site
- August 2021, Province and City reached an "agreement in principle" to ensure that the property owner respects the vision for the redevelopment of the site, which includes the retention of many remaining heritage features and allows for some demolition
- March 2022, site officially sold by the Province to the current owner

Project Timeline

DRP – Site Plan Application

153 – 185 Eastern Ave.
Proponent: Aspen Ridge Homes
Design Team: Core Architects, MBTW Group
Review Stage: Schematic Design



- November 2022 – Pre-Application Meeting
- March 2023 – DRP Issues Identification
- March 2023 – Site Plan Application Submission
- July 2023 – City Council designated the property under Part IV of the Ontario Heritage Act
- Late 2023 – Resubmission anticipated

Zoning

MZO Permits the Following

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- Apartment building, mixed-use building, commercial parking garage, community centre, common outdoor space and accessory uses
- Three buildings, one of which must be an apartment building
- Maximum height 141 metres
- Minimum setbacks:
 - 0 metres from north lot line
 - 4.5 metres from east lot line
 - 0.3 metres from south lot line
 - 0.9 metres from west lot line
 - 0 metres for underground structures
- Maximum gross floor area 75,038.40 square metres, of which:
 - maximum 74,810.45 square metres residential
 - minimum 500 square metres non-residential
- Minimum 500 square metres of POPS

Registered Agreements

153 – 185 Eastern Ave.
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Review Stage: Schematic Design

MZO does not address matters of heritage and affordable housing

Affordable Housing:

- Minimum 264 units and at least 25% of units to be provided as affordable housing
- Required unit mix and sizes
 - 40% one-bedroom units
 - 40% two-bedroom units
 - 15% three-bedroom units
 - 5% four-bedroom units
- Rents
 - 50% at less than 100% of CMHC market rent
 - 40% at less than 80% of CMHC market rent
 - 10% at less than 40% of CMHC market rent



Registered Agreements

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Heritage Conservation

- Dominion Wheel and Foundries complex is architecturally and historically significant and rare example of industrial complex
- 2020, Province began demolition to facilitate redevelopment, stayed by Divisional Court
- New proposal developed and secured in a Heritage Conservation Easement between the Province and applicant
- Conservation Easement ensures retention of Cleaning Room building and portions of Machine Shops and allows for towers
- All other buildings demolished
- City Council designated the property in July 2023
- City Council's approval of alterations under the Ontario Heritage Act will be required



Previous Consensus Comments

March 2023 WDRP – Issues Identification

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects, MBTW Group

Review Stage: Schematic Design

General

- Provide the parking plans at the next review.
- Consider the adjacent retail patterns and provide a detailed retail study and strategy at the next review.
- Given the presence of the industrial heritage buildings, the West Don Lands and Distillery District context, it is important to select authentic materials and avoid imitation products such as concrete brick.

Buildings

- Supported the proposed façade articulation of the “grid” on the new buildings as seen in the public realm renderings.
- The proposed tower locations overwhelm the industrial heritage buildings. Consider exploring other tower locations and provide massing studies at the next review.
- Some Panel members felt that the proposed ground floor envelope modifications to the industrial heritage buildings, such as the insertion of large, glazed openings and loading bays, overwhelm the heritage character of the buildings and site. Consider reducing the degree of modifications.

Previous Consensus Comments

March 2023 WDRP – Issues Identification

153 – 185 Eastern Ave.
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Review Stage: Schematic Design

Open Space

- Some Panel members felt the parking access and loading/ service bays should not take up vital ground floor area and instead be integrated into the base of the new towers, consider strategies to consolidate loading/ service bays and an alternative location for parking access. Provide studies at the next review.
- It is important for the site layout to reinforce the pedestrian network of West Don Lands allowing porous movement through the site, including connections to the greater context on all four sides. Provide a strategy to address the grade change along the east side perimeter that supports the outdoor community space.
- Some Panel members felt the commemoration wall is not needed and did not support using the wall as an element to conceal the parking ramp.
- Reconsider the location of the fire exit stair on the east side of the site and consider incorporating into the building footprint.
- Given the number of parks and open spaces around the site, some Panel members questioned the need for the outdoor POPS at the corner of Rolling Mills and Palace Street.
- Some Panel members felt the location of the community centre and the related outdoor programming area are too inaccessible, though others felt it could be made to work with a different entry sequence.

Sustainability

- Strong support for the geothermal strategy, provide more details as the design advances.

Areas for Panel Consideration

Enhancing, Expanding and Connecting the Public Realm

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects, MBTW Group

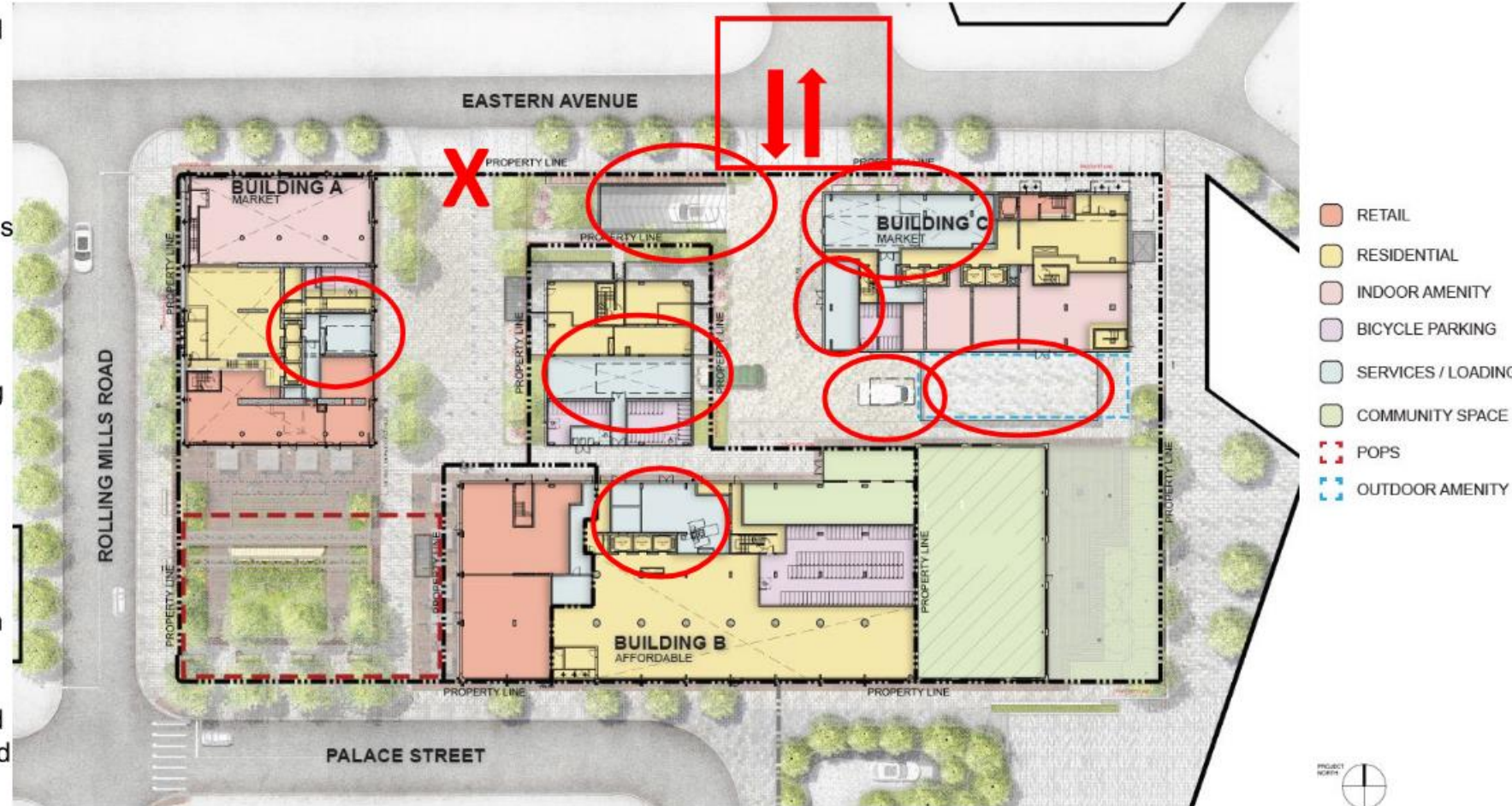
Review Stage: Schematic Design

Major Issues:

- Excessive space devoted to vehicle movement and loading activity
- Lack of usable, safe or comfortable public realm, particularly for such a large site
- Lack of animation of the public realm or connections to adjacent sites

Ideas for Discussion:

- Consolidate driveways, loading spaces and parking access to create a better pedestrian realm and provide additional open space
 - particular opportunity to extend POPS between Buildings A and B
- Connect to surrounding area
 - realign driveway and create intersection with crossings at St. Lawrence
 - midblock connections through site and around buildings, including expansion of and connection to existing connection to east and south of the site
- Eliminate ground-level private amenity area



Areas for Panel Consideration

Enhancing, Expanding and Connecting the Public Realm

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects, MBTW Group

Review Stage: Schematic Design

Major Issues:

Eastern Avenue

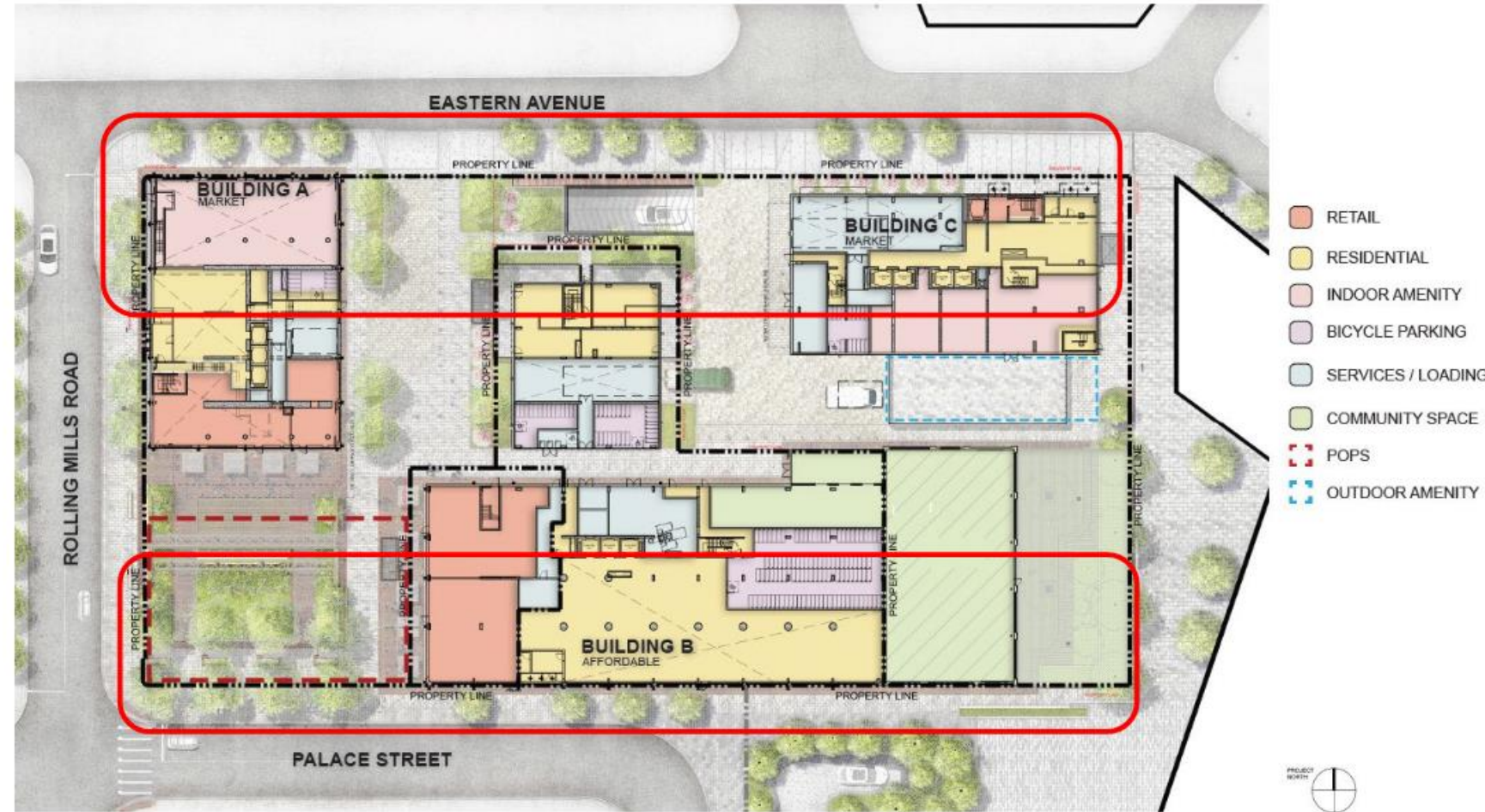
- Lack of active uses, retail or other non-residential uses
- Excessive back-of-house activities along the street edge

Palace Street

- Community Space lacks access or frontage on Palace Street
- Excessively large lobby

Ideas for Discussion:

- Integrate parking ramp within building and relocate loading space away from street
- Eliminate commemorative wall
- Reorganize ground floor activities to have more active spaces along building edges
- Increase retail and other non-residential opportunities
- Dedicate portion of lobby to create direct access to Community Space from Palace Street



Areas for Panel Consideration

Site Organization (Building Location, Massing and Design)

153 – 185 Eastern Ave.

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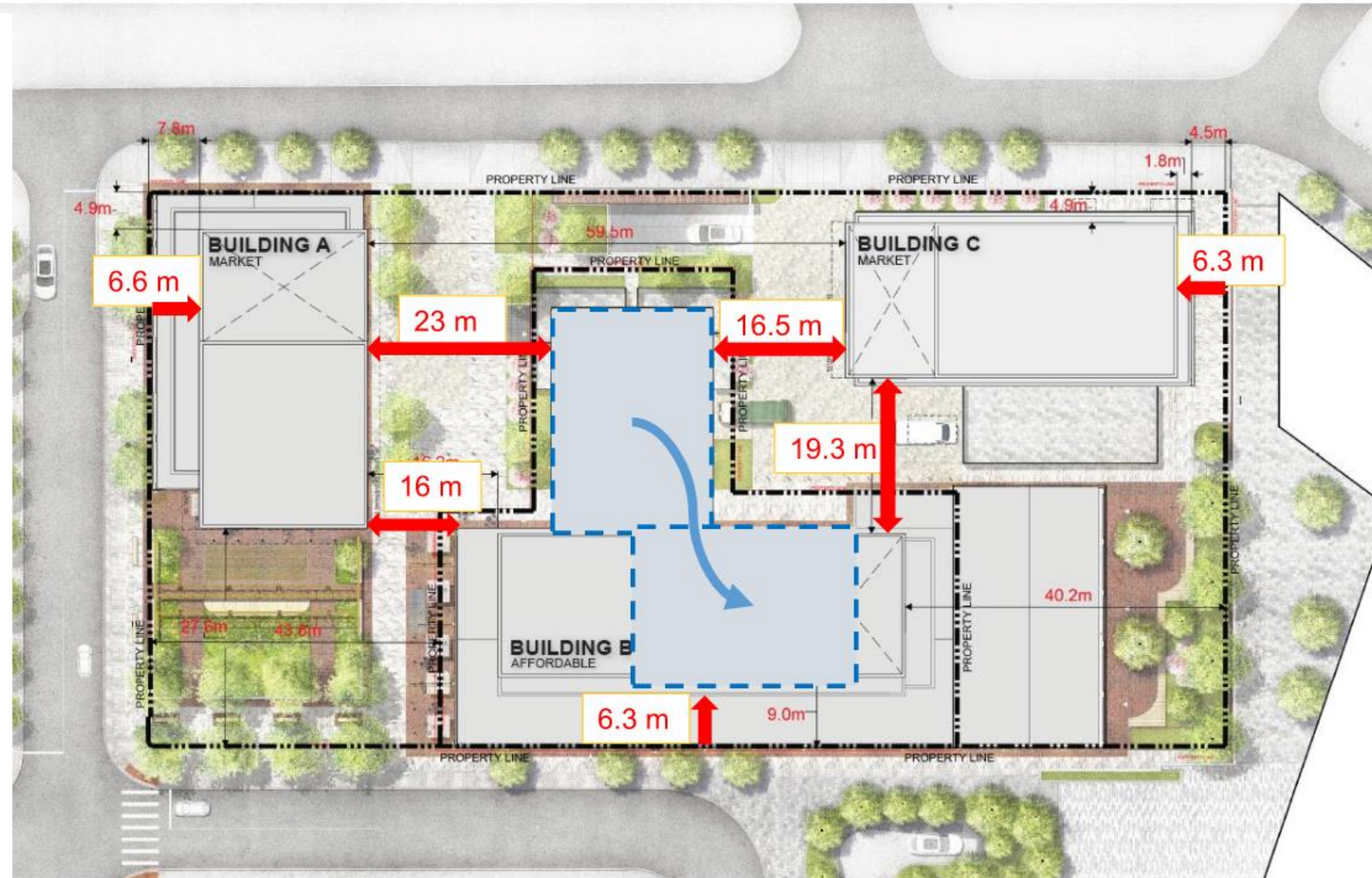
Review Stage: Schematic Design

Major issues:

- Insufficient tower setbacks and separation distances
- Large floorplates
- Unacceptable heritage conservation
 - building placement and massing generally overwhelm heritage character
 - extent of interventions remains unclear

Ideas for Discussion:

- Increase separation and reduce floorplate size by increasing heights of Buildings A and B within MZO limits
- Reallocate north-south wing of Building B on top of east-west south component
 - creates greater flexibility in site layout by opening up ground plane while maintaining MZO property boundaries
 - enhance views and access to Community Space and site interior
 - improve conservation strategy
 - additional gathering spaces and opportunity for active uses

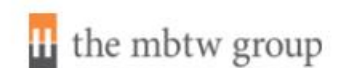


153-185 EASTERN AVE
TORONTO, ONTARIO



WATERFRONT TORONTO DESIGN REVIEW PANEL

OCTOBER 25 2023



COREARCHITECTS

The proposed development at 153-185 Eastern was presented at the West Don lands Design Review Panel on March 22, 2023.

Feedback from the panel members identified the following discussion items:

- Supported the proposed façade articulation of the “grid” on the new buildings as seen in the public realm renderings.
- The proposed tower locations overwhelm the industrial heritage buildings. Consider exploring other tower locations and provide massing studies at the next review.
- Some Panel members felt that the proposed ground floor envelope modifications to the industrial heritage buildings, such as the insertion of large, glazed openings and loading bays, overwhelm the heritage character of the buildings and site. Consider reducing the degree of modifications.
- Some Panel members felt the parking access and loading/ service bays should not take up vital ground floor area and instead be integrated into the base of the new towers, consider strategies to consolidate loading/ service bays and an alternative location for parking access. Provide studies at the next review.
- It is important for the site layout to reinforce the pedestrian network of West Don Lands allowing porous movement through the site, including connections to the greater context on all four sides. Provide a strategy to address the grade change along the east side perimeter that supports the outdoor community space.
- Some Panel members felt the commemoration wall is not needed and did not support using the wall as an element to conceal the parking ramp.
- Reconsider the location of the fire exit stair on the east side of the site and consider incorporating into the building footprint.
- Given the number of parks and open spaces around the site, some Panel members questioned the need for the outdoor POPS at the corner of Rolling Mills and Palace Street.
- Some Panel members felt the location of the community centre and the related outdoor programming area are too inaccessible, though others felt it could be made to work with a different entry sequence.
- In addition to the above, the project team has liaised with the City of Toronto, whom have expressed their support and interest in operating the community centre as part of this development.

The comments from the WDL Design Review Panel members were thoughtful and well-received. The project team looked to incorporate feedback, but not all of the comments could be accommodated.

As a site with a significant number of constraints, the development proposal at 153-185 Eastern embraces its limitations. It provides a solution for the subject lands that enhances the existing heritage buildings and benefits the community through changes to program which promote active uses in the public realm.

To first understand the design decisions shaping building form and project massing, one needs to be aware of the immutable conditions at 153-185 Eastern that are required to be respected by the project team, being:

The site has been severed. Parts 4, 5, and 11 of Plan 66R-32516, (containing the original Machine Room c.1935 and the 1940 extension) exist as a separate parcel of land dedicated to the affordable housing component. It ensures these lands will be distinct from those on which the market condominiums are to be sited. The extent of this severance will see minor future refinement, but the general intent of the severance will remain unchanged.

The Heritage Impact Assessment (HIA) developed by Stevens Burgess Architects Ltd. sets additional constraints, establishing which existing buildings are to remain in situ, which are to be rebuilt, and which open spaces are to be preserved. The HIA dictates the retention of the massing of the 1935 Machine Shop, including its 1939 and 1940 extensions, and the 1953 Cleaning Room. It also dictates the preservation of open space in both the southeast and southwest corners. This framework limits where new massing can be positioned on the site, limiting the project team from reconsidering the tower locations and open spaces around the site.

In accordance with the HIA, no additional modifications to the ground floor envelope of the industrial heritage buildings are permitted. The proposed development preserves existing openings in the heritage buildings while reconstructing the industrial metal sash windows to a similar material, size, and profile to the original. The only proposed ground floor modifications made are to the two southeastmost bays on the east and south faces of the Cleaning Room, where demolition has already occurred, and to the west facade of the Machine Shop, where the loading bay doors and receiving bays are replaced by a masonry facade similar to the south elevation of the Machine Room.

As a site with three separate buildings, vehicular access is consolidated as best as possible to minimize pedestrian impact. Landlocked on three sides, the site is only accessible east and west of the commemorative wall required to be reconstructed as part of the governing HIA. Given that pedestrian access is largely expected from Eastern Avenue to the POPS space, the parking ramp has been relocated west of the commemorative facade, and consolidated with the Type-G loading space in Tower C serving both buildings.

The introduction of a glass box and adjacent signage announces the entrance to the community centre. Being visible both to Eastern Avenue as well as a carriageway connecting the east and west ends of the site, the presence of this community facility and accessibility across the site has been largely improved.

While the grading differences between the community center exterior courtyard and the Block 4 retaining wall cannot be addressed given existing conditions of both buildings, the exterior landscape design at this location will be refined and sensitive to its surrounding context. Removing the exit stair through integration with the neighbouring Building C will improve this exterior area.

The above-noted modifications are an improvement to the public realm of the proposed development, and the project team will continue to strive to deliver a project with a high-level of design, while providing benefits to the City through the provision of public open spaces, a community center and a significant number much-needed affordable housing units.

DESIGN BRIEF

153-185 EASTERN AVE

25 OCTOBER 2023

Over the past few months, the project team has engaged in dialogue with the West Don Lands Committee, and have received comments from the WDLC as well as the City of Toronto. These comments are in addition to those already received from the West Don Lands Design Review Panel.

The feedback received from these two groups have been constructive, with amongst other comments the following themes being echoed:

- consolidate loading and vehicular movement across the site to improve pedestrian safety and networks
- provide improved visual connectivity to the community centre

Dialogue with the WDLC has occurred multiple times over the last couple of months and the WDLC has been generally supportive of the ground floor changes. Dialogue has also occurred with the City of Toronto, whom have encouraged in addition to the above revisions to massing of the affordable housing building to eliminate the lower wing.

The realization of the above recommendations requires disregarding many of the restrictions influencing the site design noted previously in the Design Brief. The Heritage Impact Assessment would require revisions to design intent. In particular, the property boundaries established by severance of the site would be required to be redrawn as redistribution of massing of the affordable building across the lands would need to occur in a manner that maintains a minimum target area to ensure financial viability of the entire development. The last seven (7) pages of this presentation package include studies reimagining how this density can be shifted across the site, establishing two market towers bookending a central courtyard, and the affordable housing building as a mid-rise form across Palace Street. This two tower scheme was preferred over a three tower scheme to ensure building separation distances are maintained in accordance with the City of Toronto Design Guidelines. Loading for Building A is internalized through an existing opening in the Cleaning Room off Rolling Mill Road. Loading and parking for both market buildings are consolidated off the podium of Building C, centered at the foot of St. Lawrence, although this solution requires much of the ground floor of the building to have limited opportunities for animation at the pedestrian realm.

The positive takeaway from this study is the creation of an open and pedestrian friendly courtyard off Eastern avenue with a improved visual connection to the community center, and massing over the Cleaning Room building removed.

DESIGN BRIEF - ALTERNATE MASSING

153-185 EASTERN AVE

25 OCTOBER 2023



CITY CONTEXT

153-185 EASTERN AVE

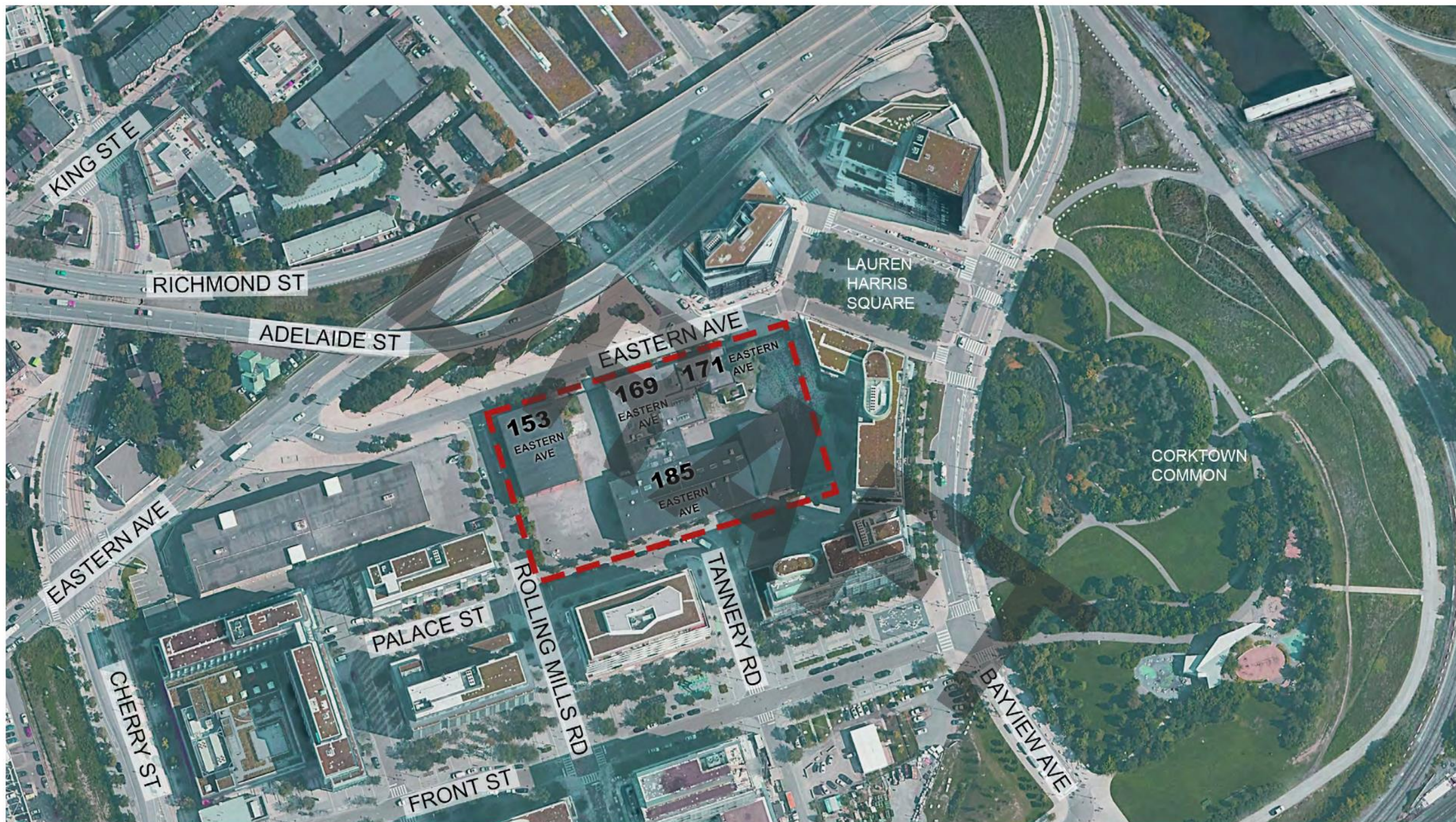
25 OCTOBER 2023

SCALE: 1 : 6000



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CONTEXT PLAN PRIOR TO DEMOLITION

153-185 EASTERN AVE 25 OCTOBER 2023
SCALE: 1 : 1500



CONTEXT PLAN POST DEMOLITION

153-185 EASTERN AVE

25 OCTOBER 2023

SCALE: 1 : 1500



WATERFRONT TORONTO BASE PLAN

153-185 EASTERN AVE

25 OCTOBER 2023

SCALE: 1 : 6000



PHOTO - VIEW FROM PALACE ST & ROLLING MILLS RD

153-185 EASTERN AVE 25 OCTOBER 2023



PERSPECTIVE - VIEW FROM PALACE ST & ROLLING MILLS RD

153-185 EASTERN AVE 25 OCTOBER 2023



PHOTO - VIEW OF POPS

153-185 EASTERN AVE

25 OCTOBER 2023



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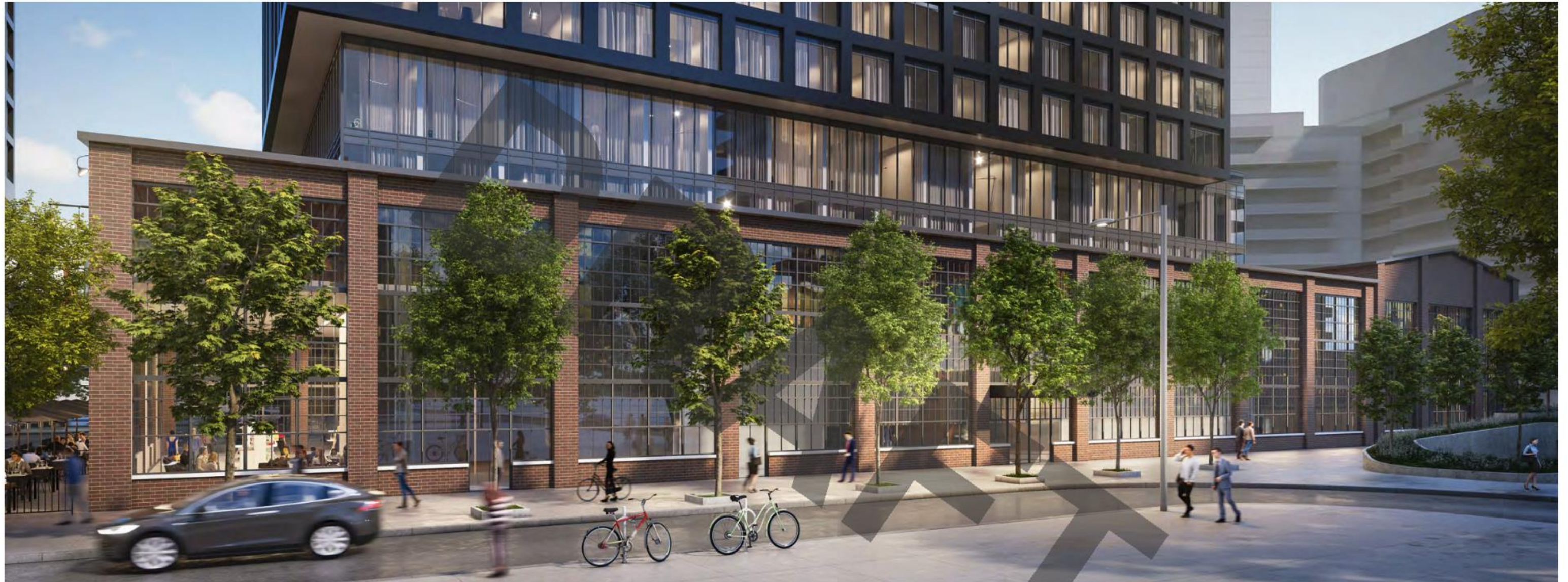
PERSPECTIVE - VIEW OF POPS

153-185 EASTERN AVE 25 OCTOBER 2023



PHOTO - VIEW FROM PALACE ST.

153-185 EASTERN AVE 25 OCTOBER 2023



PERSPECTIVE - VIEW FROM PALACE ST.

153-185 EASTERN AVE 25 OCTOBER 2023



PHOTO - VIEW FROM EASTERN AVE.

153-185 EASTERN AVE

25 OCTOBER 2023



PERSPECTIVE - VIEW FROM EASTERN AVE.

153-185 EASTERN AVE

25 OCTOBER 2023



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WINDOW OPENINGS WILL REMAIN IN CURRENT LOCATIONS. INDUSTRIAL METAL SASH WINDOWS TO BE REPLACED WITH INCREASED INSULATED VALUE GLAZING

EXISTING METAL COLUMNS AND BEAMS ARE BEING PRESERVED.

SOLID RED BRICK MASONRY EXTERIOR WALLS ARE BEING PRESERVED

ROOF STRUCTURE WILL BE REMOVED AND RECONSTRUCTED AFTER REPLICATED

EXISTING METAL COLUMNS ARE BEING PRESERVED

EXISTING ROLLING DOOR TO BE REPLACED WITH INCREASED INSULATED VALUE GLAZING

SOUTH ROLLING DOOR TO BE REPLACED WITH ENTRY FOR THE TOWER ABOVE. IN ENTRY'S ORIGINAL LOCATION A TYPICAL WINDOW BAY WILL BE DESIGNED

A SET OF NEW RAILWAY TRACKS RUNNING THE LENGTH OF THE BUILDING WILL BE INSTALLED

PHOTO - AFFORDABLE BUILDING LOBBY

153-185 EASTERN AVE

25 OCTOBER 2023



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PERSPECTIVE - AFFORDABLE BUILDING LOBBY

153-185 EASTERN AVE

25 OCTOBER 2023



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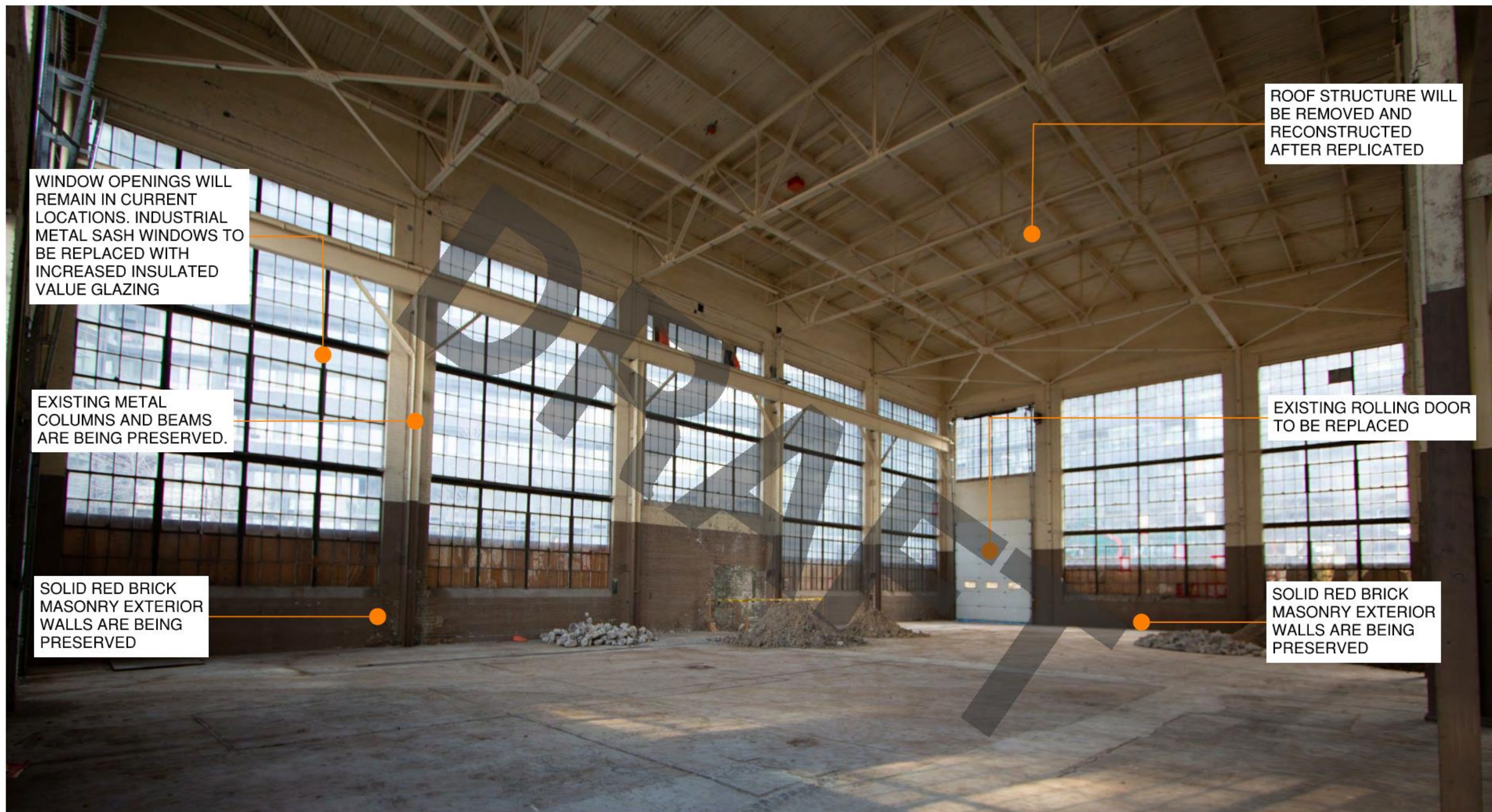


PHOTO - COMMUNITY SPACE

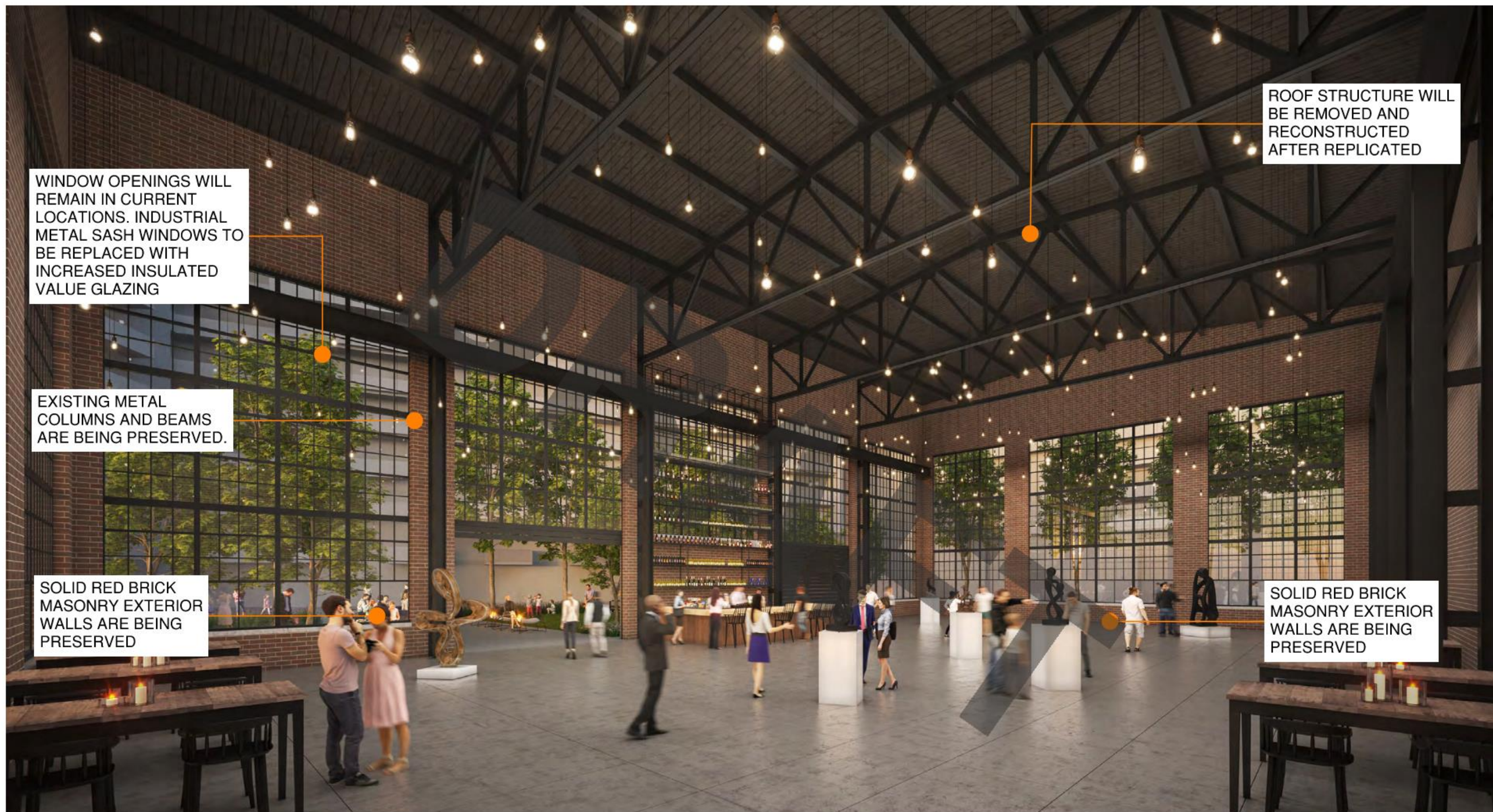
153-185 EASTERN AVE

25 OCTOBER 2023



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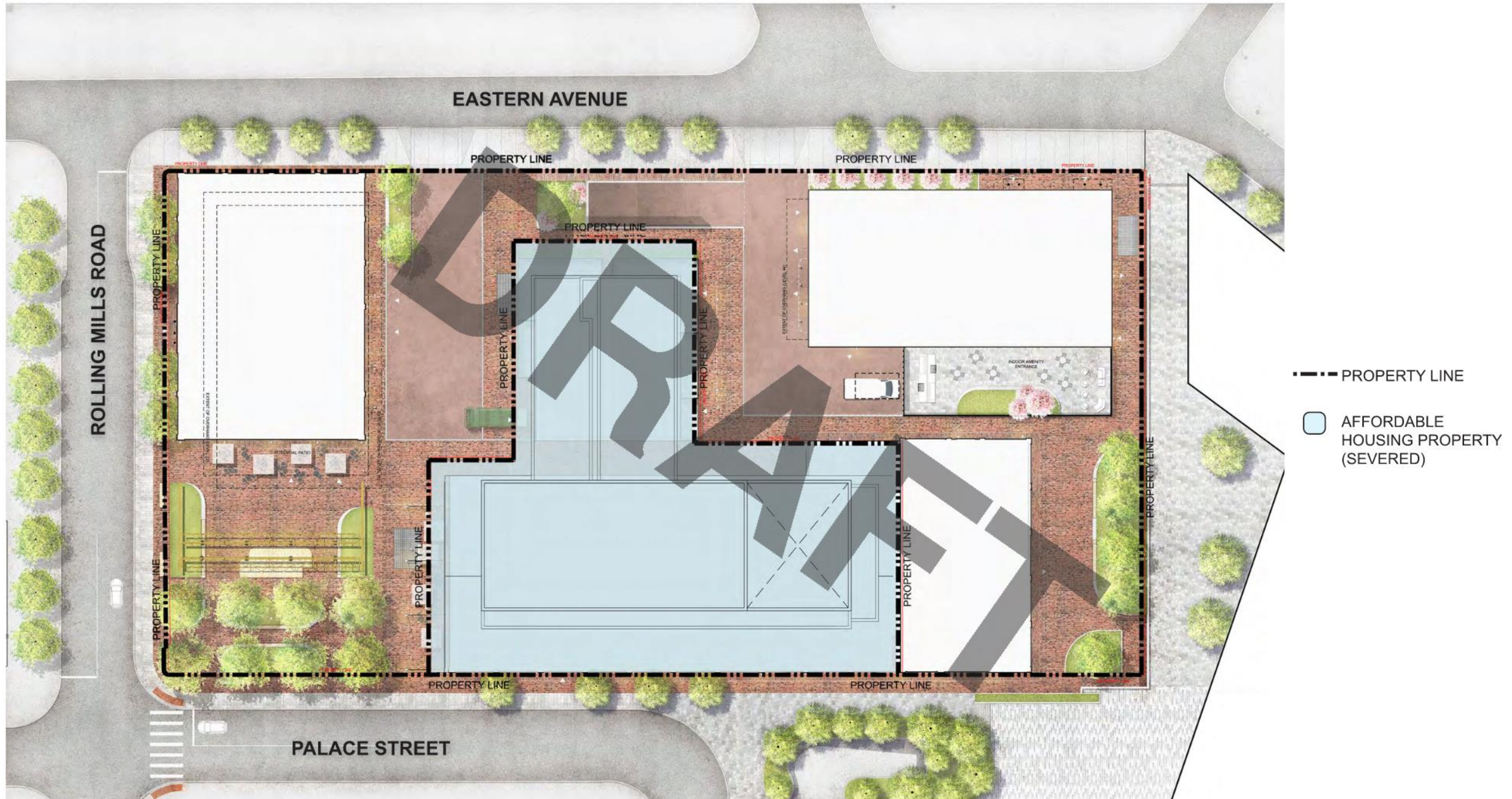
SOLID RED BRICK MASONRY EXTERIOR WALLS ARE BEING PRESERVED

ROOF STRUCTURE WILL BE REMOVED AND RECONSTRUCTED AFTER REPLICATED

SOLID RED BRICK MASONRY EXTERIOR WALLS ARE BEING PRESERVED

PERSPECTIVE - COMMUNITY SPACE

153-185 EASTERN AVE 25 OCTOBER 2023



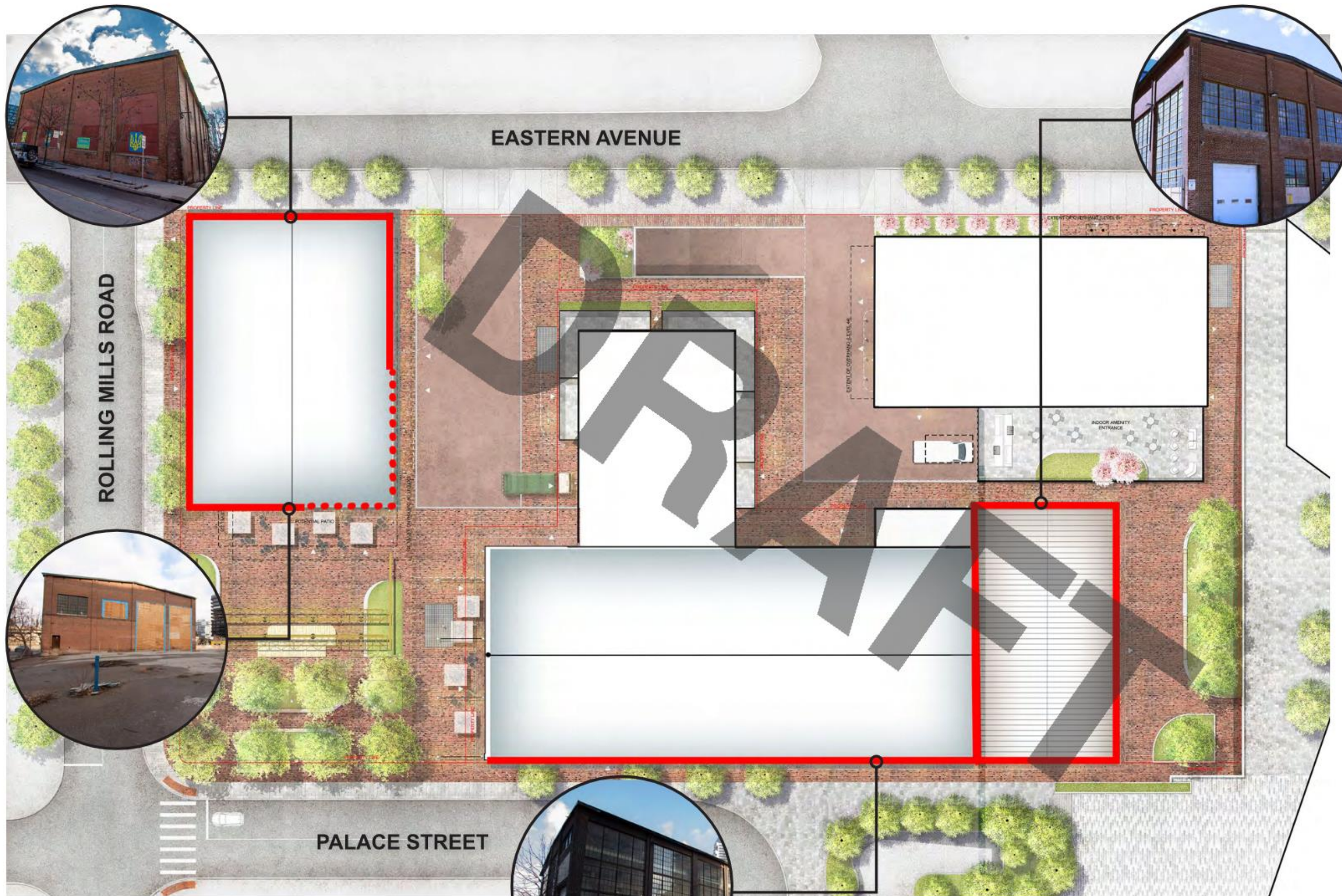
LAND USE DESIGNATION - AFFORDABLE HOUSING LANDS

153-185 EASTERN AVE 25 OCTOBER 2023



LAND USE DESIGNATION - COMMUNITY SPACE

153-185 EASTERN AVE 25 OCTOBER 2023



- EXISTING FACADE TO BE RETAINED
- EXISTING FACADE PARTIALLY DEMOLISHED IN 2021

DIAGRAM BASED ON HIA REPORT BY STEVENS BURGESS ARCHITECTS LTD.



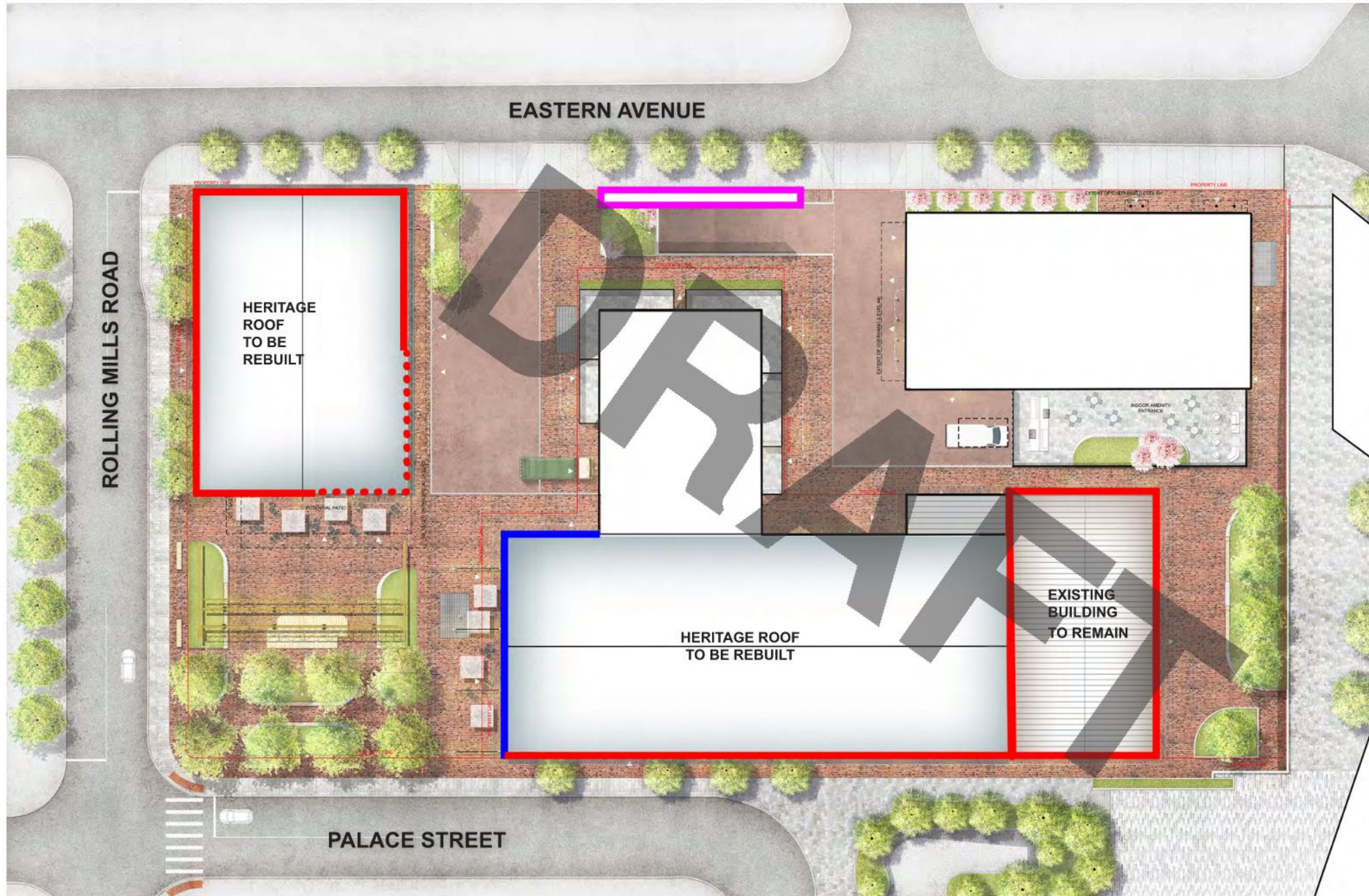
EXISTING FACADE TO BE RETAINED

153-185 EASTERN AVE

25 OCTOBER 2023



COREARCHITECTS



- EXISTING FACADE TO BE RETAINED
- EXISTING FACADE PARTIALLY DEMOLISHED IN 2021
- EXISTING FACADE TO BE REBUILT
- COMMEMORATIVE

DIAGRAM BASED ON HIA REPORT BY STEVENS BURGESS ARCHITECTS LTD.



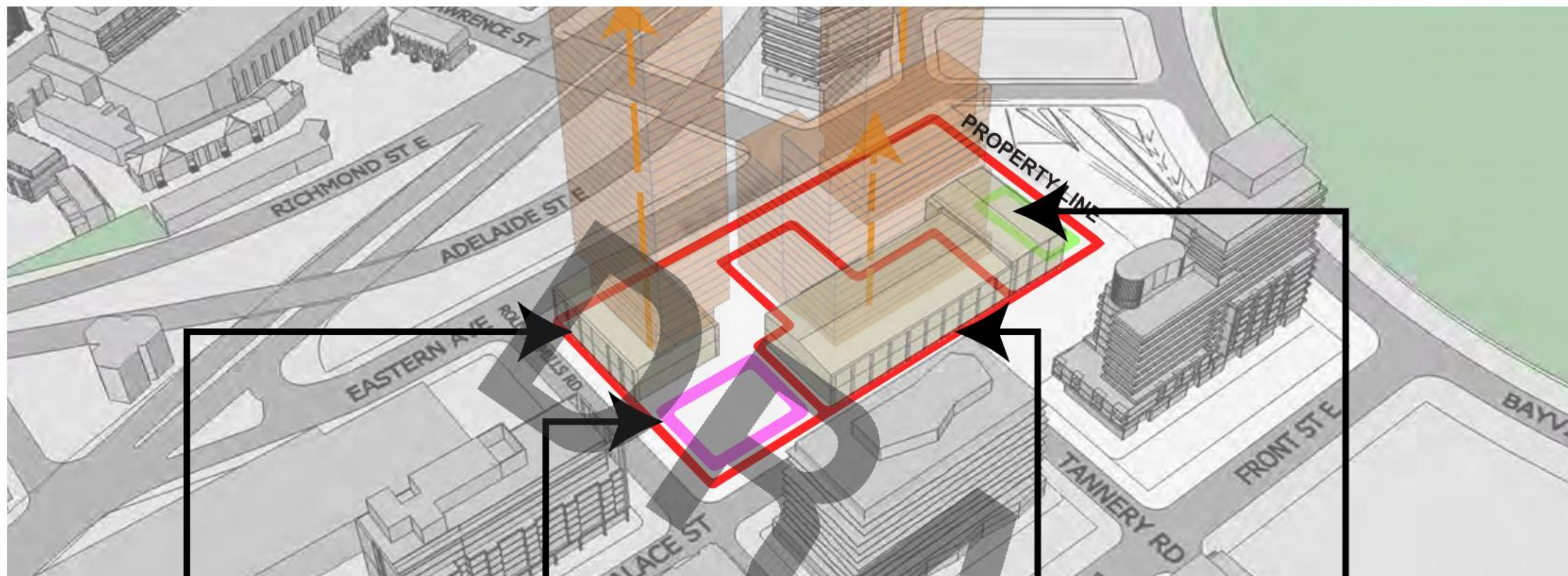
FACADE AND ROOF TO BE REBUILT

153-185 EASTERN AVE

25 OCTOBER 2023



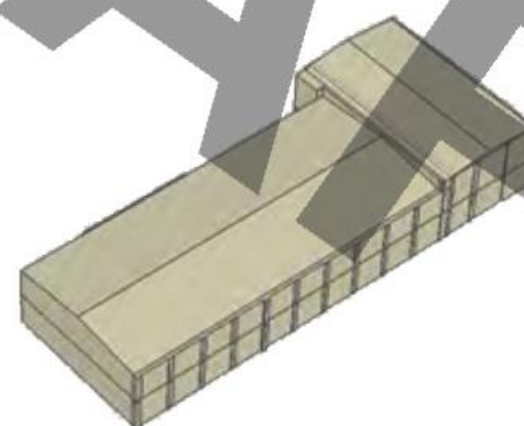
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VOLUMN TO BE
PRESERVED AS
PER HIA REPORT
153 EASTERN AVE
CLEANING ROOM



OPEN SPACE TO
BE PRESERVED
AS PER HIA
REPORT



VOLUMN TO BE
PRESERVED AS
PER HIA REPORT
185 EASTERN AVE
MACHINE SHOP



OPEN SPACE TO
BE PRESERVED
AS PER HIA
REPORT

IDEOGRAM/INTEGRATION PLAN

153-185 EASTERN AVE

25 OCTOBER 2023



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MAR/SEP - 9:18AM



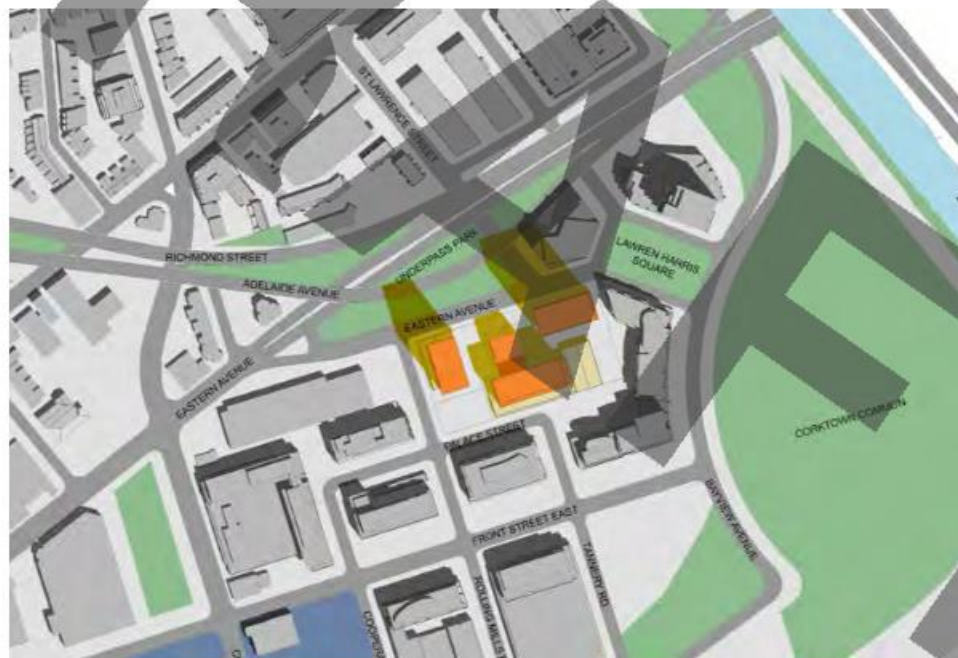
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MAR/SEP - 16:18AM



JUNE - 9:18AM



JUNE - 12:18AM

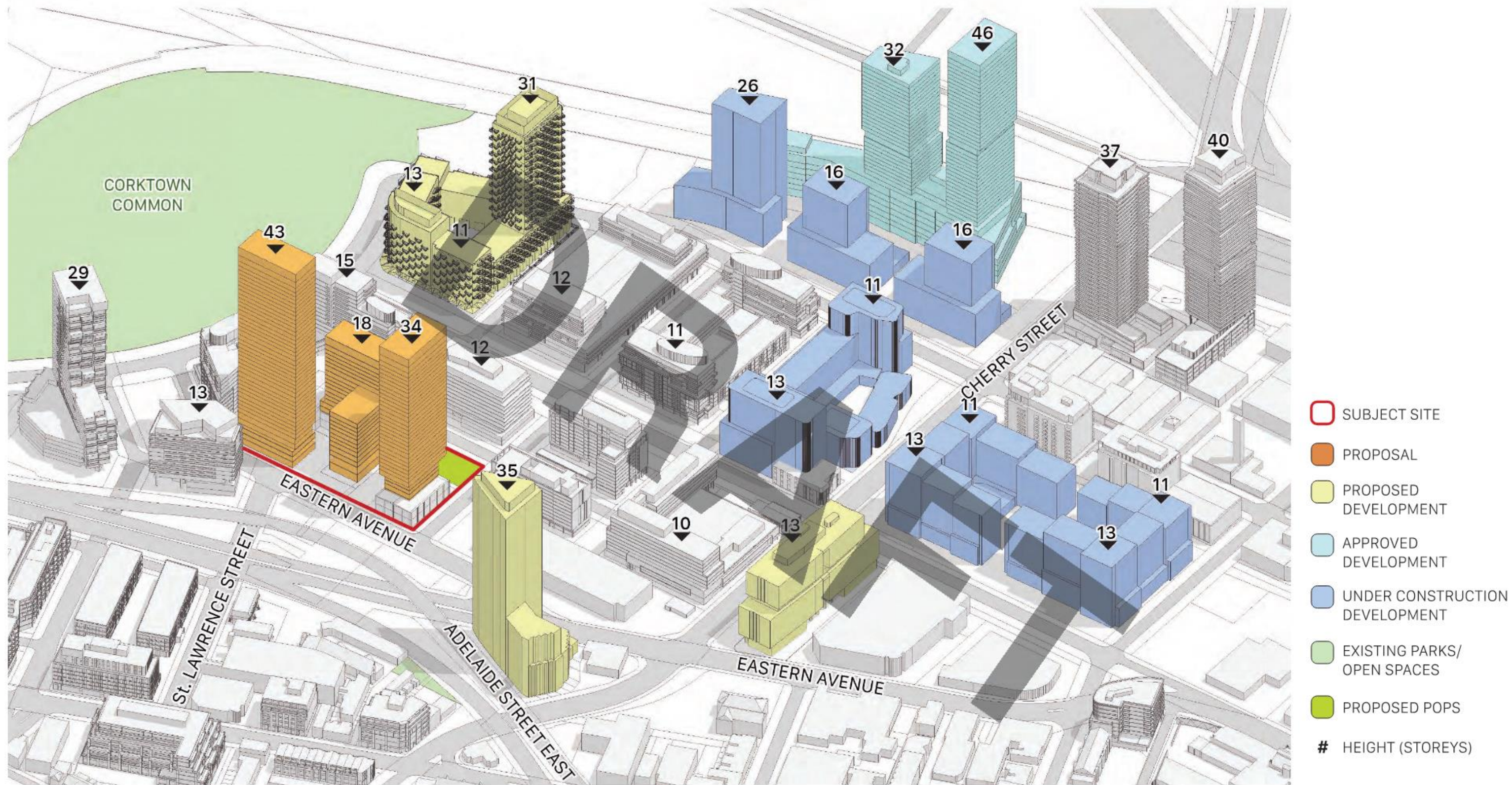


JUNE - 16:18AM

SHADOW STUDY

153-185 EASTERN AVE

25 OCTOBER 2023



THE PROPOSED TOWER LOCATION OVERWHELM THE INDUSTRIAL HERITAGE BUILDINGS. CONSIDER EXPLORING OTHER TOWER LOCATIONS.

SEE ALTERNATE MASSING STUDY (P.63-69)

CONSIDER CONSOLIDATE LOADING AND AN ALTERNATIVE LOCATION FOR PARKING ACCESS.

VEHICULAR MOVEMENT CONSOLIDATED (P.35 GROUND FLOOR PLAN)

PROVIDE A STRATEGY TO ADDRESS THE GRADE CHANGE ALONG THE EAST SIDE PERIMETER THAT SUPPORTS THE OUTDOOR COMMUNITY SPACE.

REFER TO MBTW'S DRAWING (P.47-62)

RECONSIDER THE LOCATION OF THE FIRE EXIT STAIR ON THE EAST SIDE OF THE SITE AND CONSIDER INCORPORATING INTO THE BUILDING FOOTPRINT

STAIR INTEGRATED IN BUILDING C ENVELOPE (P.35 GROUND FLOOR PLAN)

RECONSIDER THE NEED FOR THE OUTDOOR POPS AT THE CORNER OF ROLLING MILLS AND PALACE STREET

SEE ALTERNATE MASSING STUDY (P.63-69)

CONSIDER TO PROVIDE A CLEAR, DIRECT, PUBLIC PATH OF ACCESS TOWARD THE COMMUNITY SPACE

SEE REVISED GROUND FLOOR PLAN (P.35) SEE ALSO ALTERNATE MASSING STUDY (P.63-69)

CONSIDER MOVING THE AIR SHAFT WITHIN THE POPS TO A LESS PROMINENTLY USED LOCATION

AIR SHAFT SIZES REDUCED (P.35 GROUND FLOOR PLAN)

ACCESS TO ATTACH LOADING C TO THE COMMUNITY SPACE

TO BE ADDRESSED DURING SPA

CONSIDER REDUCING THE DEGREE OF MODIFICATIONS OF THE HERITAGE FACADE.

ALL MODIFICATIONS LIMITED TO THOSE OUTLINED IN HIA

COMMUNITY CENTRE AND RELATED OUTDOOR PROGRAMMING AREA ARE TOO INACCESSIBLE. CONSIDER TO CREATE A DIFFERENT ENTRY SEQUENCE.

SEE REVISED GROUND FLOOR PLAN (P.35) SEE ALSO ALTERNATE MASSING STUDY (P.63-69)

COMMEMORATIVE WALL IS NOT NEEDED AND DID NOT SUPPORT USING THE WALL AS AN ELEMENT TO CONCEAL THE PARKING RAMP

COMMEMORATIVE WALL CONTEMPLATED TO BE REMOVED (P. 35 GROUND FLOOR PLAN)

DEMONSTRATE HOW THIS DESIGN ACHIEVES MINIMUM REQUIRED TOWER SEPARATION DISTANCES.

SEPARATION DISTANCES MAXIMIZED RELATIVE TO SITE CONSTRAINTS. SEE ROOF PLAN (P.43)

CONSIDER THE OPPORTUNITIES TO INTRODUCE MORE VARIATION TO GIVE THE VOLUMES MORE DISTINCT FEATURES WHILE MAINTAINING THE OVERALL CHARACTER OF A SINGLE DEVELOPMENT

SEE ALTERNATE MASSING STUDY (P.63-69)

PRIORITIZE RETAIL AND COMMUNITY SPACES ALONG ROLLING MILLS AND EASTERN, SHIFT RESIDENTS PROGRAMS TO EAST SIDE OF THE SITE.

RETAIL SPACE INCREASED (P. 35 GROUND FLOOR PLAN)

CONSIDER MINIMIZING LOBBY SIZE OF BUILDING B TO PROVIDE MORE RETAIL , AMENITY OR COMMUNITY SPACE

LOBBY SPACE HAS NOMINALLY REDUCED, HOWEVER FIXED LOBBY ENTRANCE LOCATION LIMITS ABILITY TO MAKE REVISION

WHAT WE'VE HEARD/ HOW WE HAVE RESPONDED

153-185 EASTERN AVE

25 OCTOBER 2023



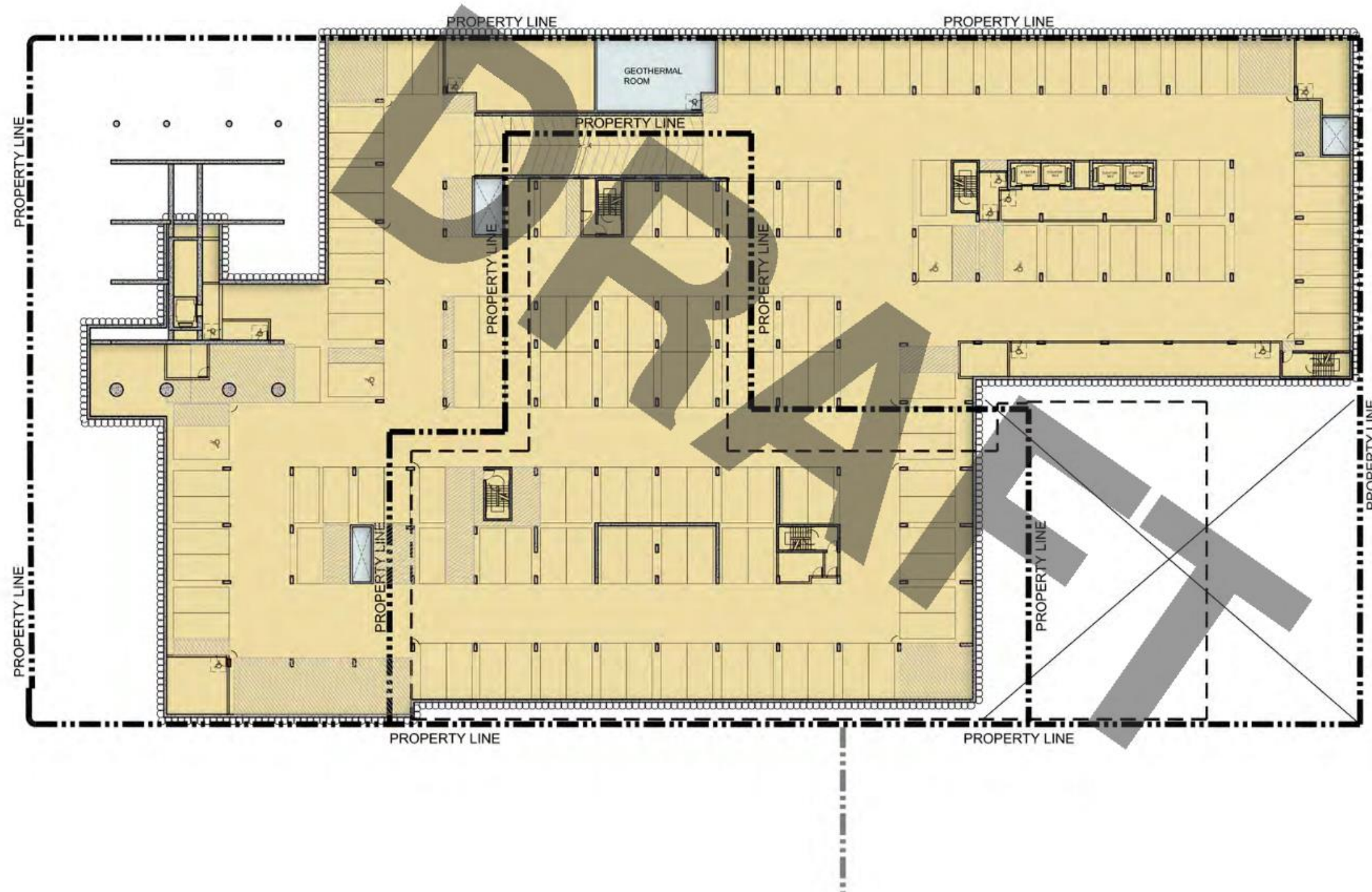
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GEOTHERMAL SYSTEM WILL BE PROVIDED. STRATEGY TO BE PROVIDED BY DIVERSO ENERGY.

- TORONTO GREEN STANDARD VERSION 4, TIER 1
- ELECTRIC VEHICLE INFRASTRUCTURE TO BE PROVIDED AT BELOW GRADE PARKING.
 - VISITOR AND RESIDENTIAL BICYCLE PARKING TO BE PROVIDED AT GROUND AND P-1 PARKING. ELECTRICAL BICYCLE CHARGING STATION WILL BE PROVIDED.
 - 10 ADDITIONAL PUBLIC ACCESSIBLE SHORT TERM BICYCLE PARKING TO BE PROVIDED ON GROUND LEVEL.
 - 85% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 16m ABOVE GRADE AND FIRST 4m ABOVE ROOFTOP VEGETATION TO BE TREATED WITH VISUAL MARKERS FOR BIRD FRIENDLY PURPOSES.
 - ALL VENTILATION GRILLS TO HAVE NO MORE THAN 20mm x 20mm OF MAXIMUM POROSITY.
 - GREEN ROOFS TO BE PROVIDED.

TGS V4 Benchmark Matrix				Proposed Building						Notes
Tier-1	Tier-2	Tier-3	Measures	Electrical Annual Consumption (kWh)	Natural Gas Annual Consumption (kWh)	EUI kWh/m ²	TEDI kWh/m ²	GHGI ^a kgCO ² e/m ²		
			Lighting	1,482,664.95		123.7	49.5	5.5		
EUI kWh/m ²	135	100	Misc. Equipment	1,424,754.51						
TEDI kWh/m ²	50	30	Space Heating	1,460,066.54	0.00					
GHGI kgCO ² e/m ²	15	10	Space Cooling	710,590.75						
			Heat Reject	0.00						
Total Annual Heat Demand Input- for TEDI ^b <div>4,272,150.06</div> kWh			Pumps	1,003,977.05						
			Fans	3,540,383.18						
			Service Hot Water		1,049,824.15					
			Other	0.00						
			Total	9,622,436.97	1,049,824.15					
Remarks:						TGS TARGET MET	Tier ^c :	Tier-1		



- RETAIL
- RESIDENTIAL
- INDOOR AMENITY
- BICYCLE PARKING
- SERVICES / LOADING
- COMMUNITY SPACE
- POPS
- OUTDOOR AMENITY
- PROPOSED CHANGE

P2 FLOOR PLAN - RESIDENTIAL PARKING LEVEL

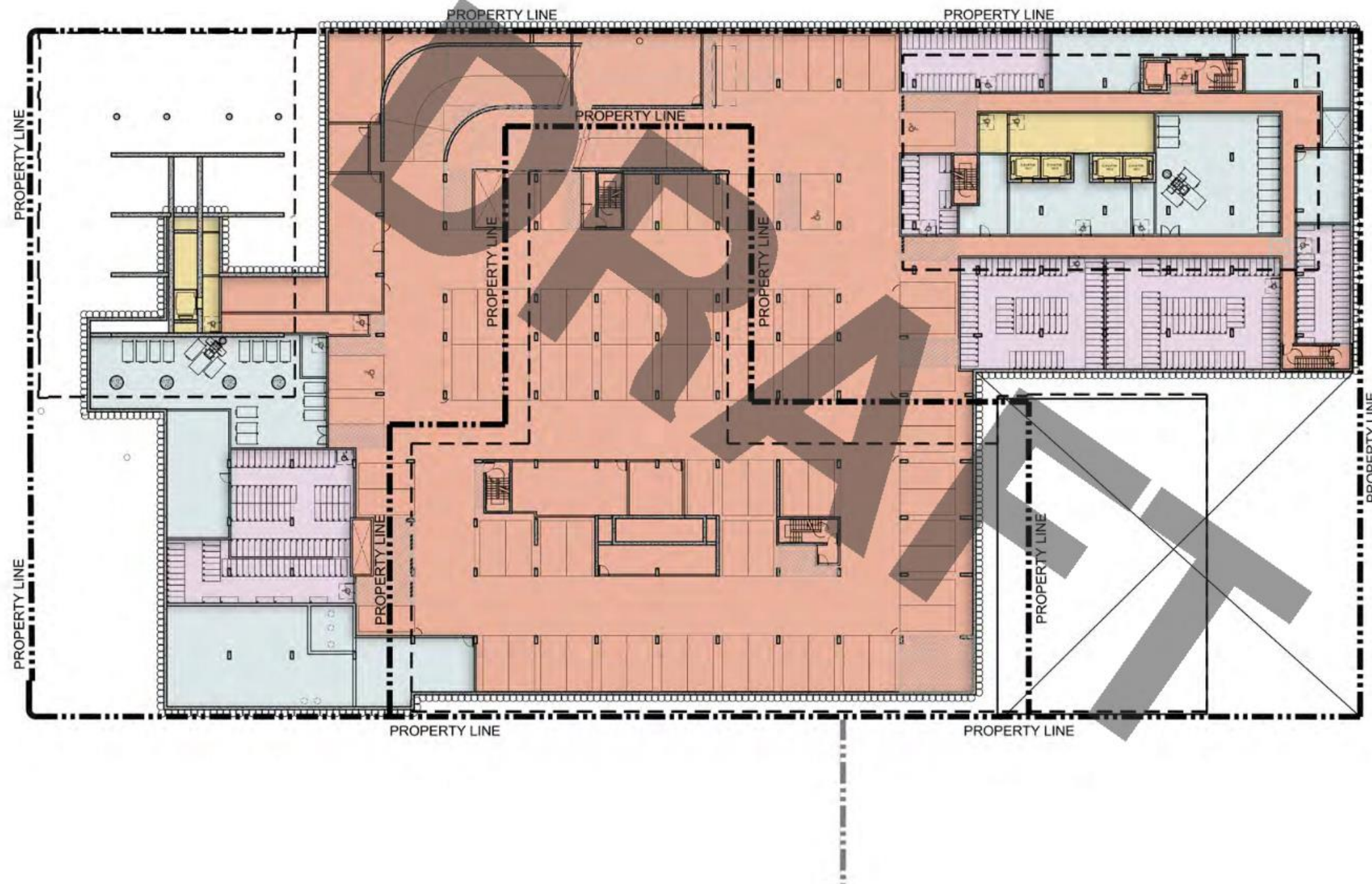
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- RETAIL
- RESIDENTIAL
- INDOOR AMENITY
- BICYCLE PARKING
- SERVICES / LOADING
- COMMUNITY SPACE
- POPS
- OUTDOOR AMENITY
- PROPOSED CHANGE

P1 FLOOR PLAN - PUBLIC PARKING LEVEL

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GROUND FLOOR PLAN

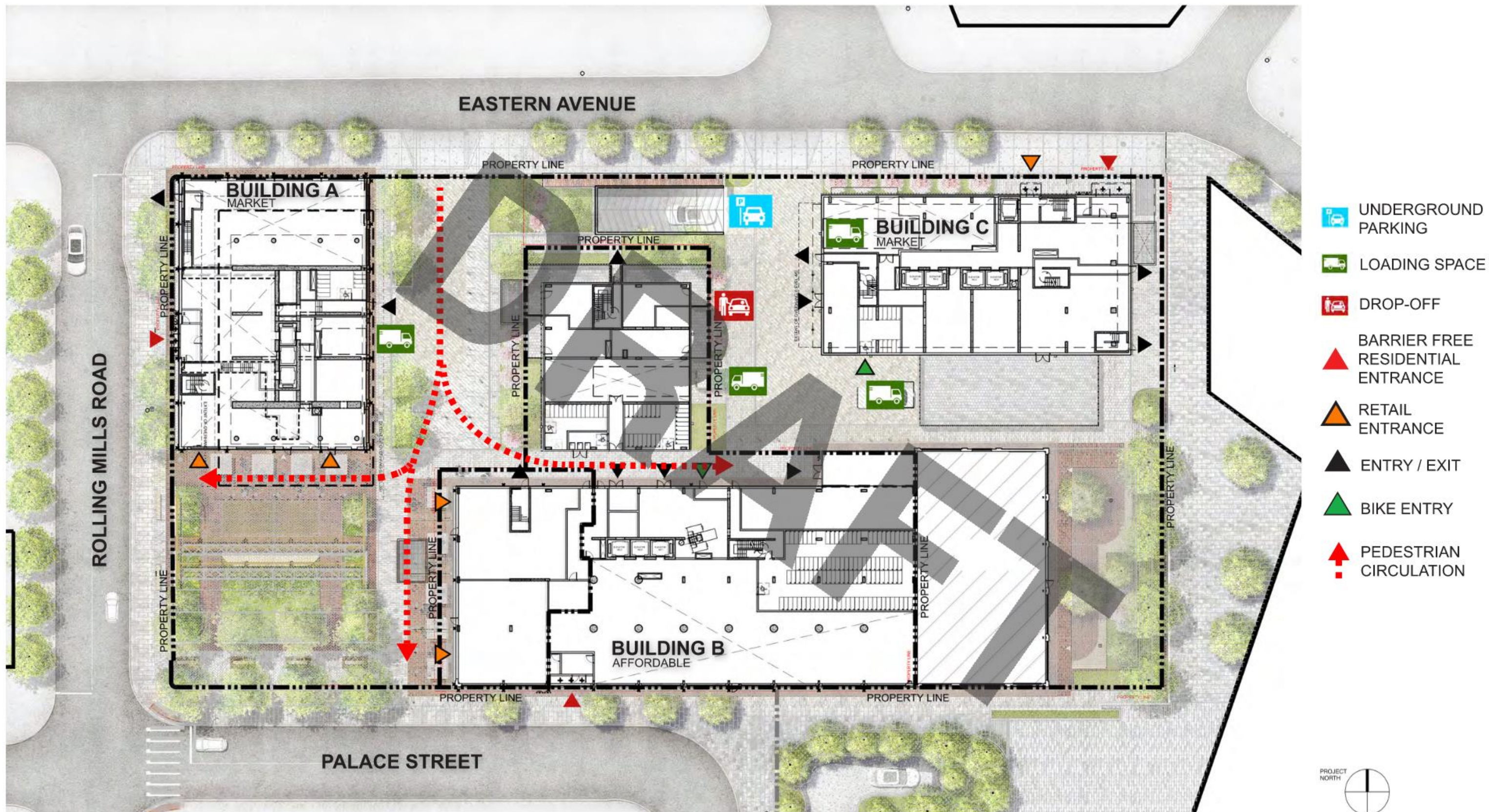
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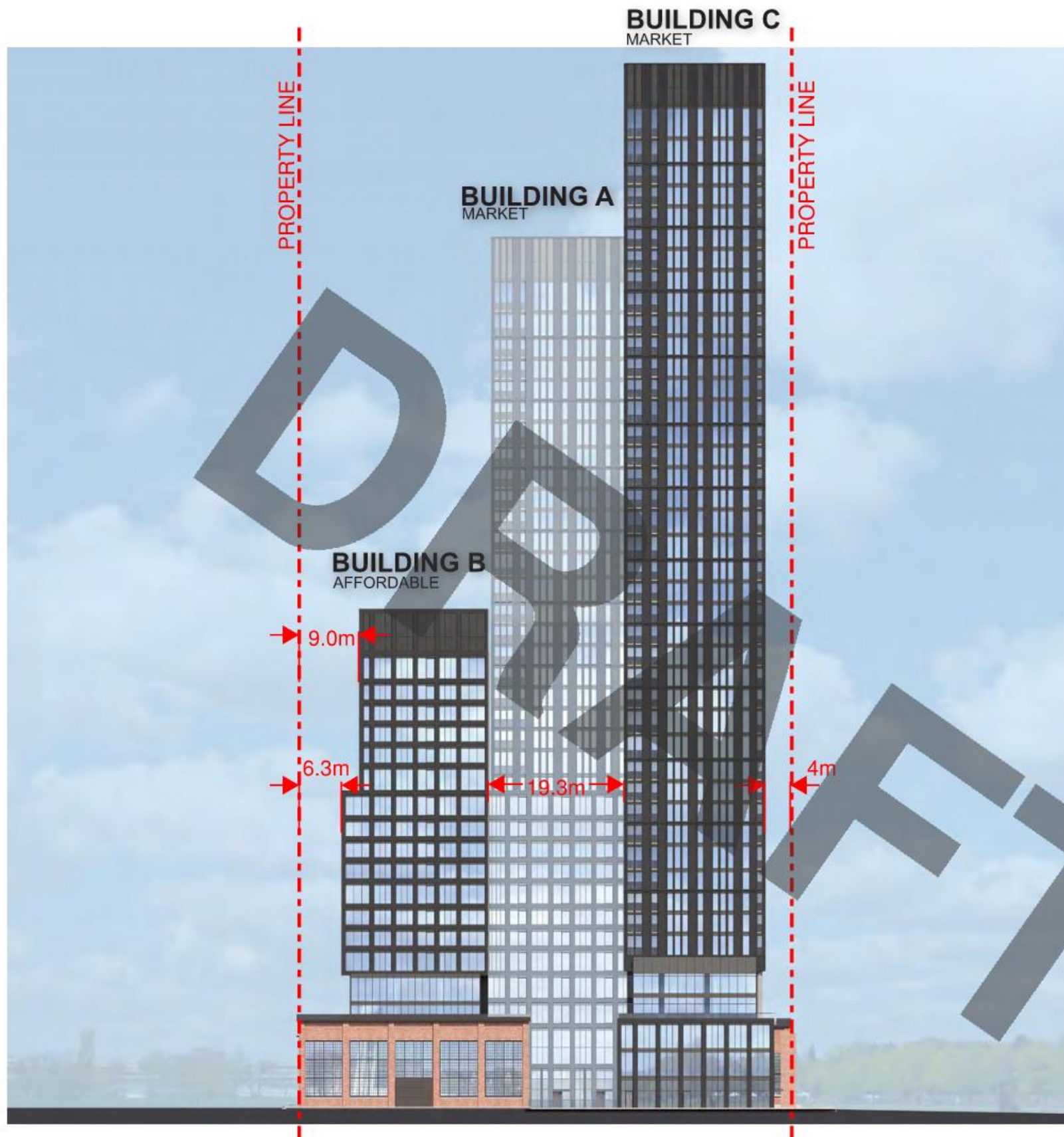
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SITE ACCESS

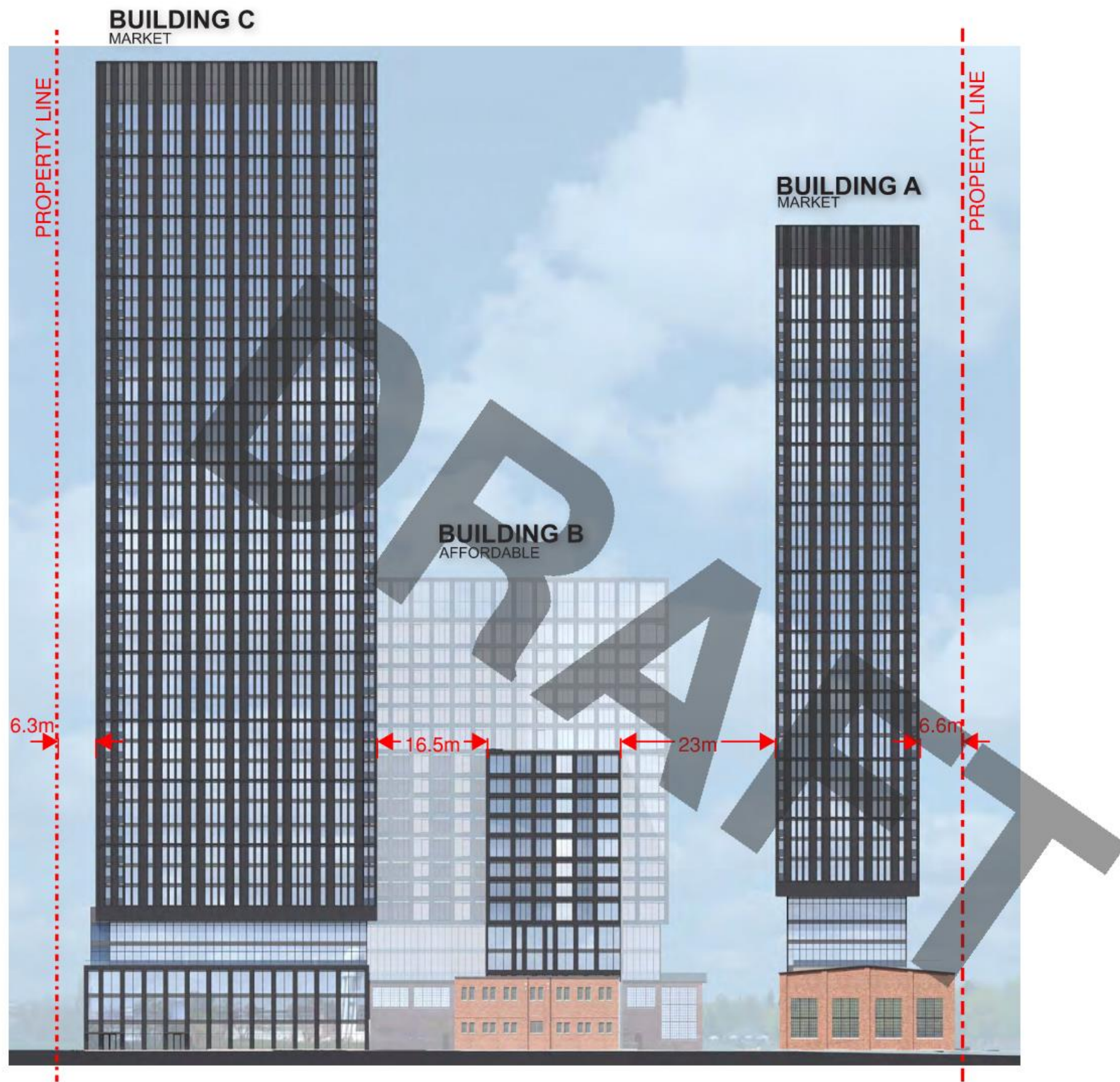
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EAST ELEVATION
153-185 EASTERN AVE

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NORTH ELEVATION

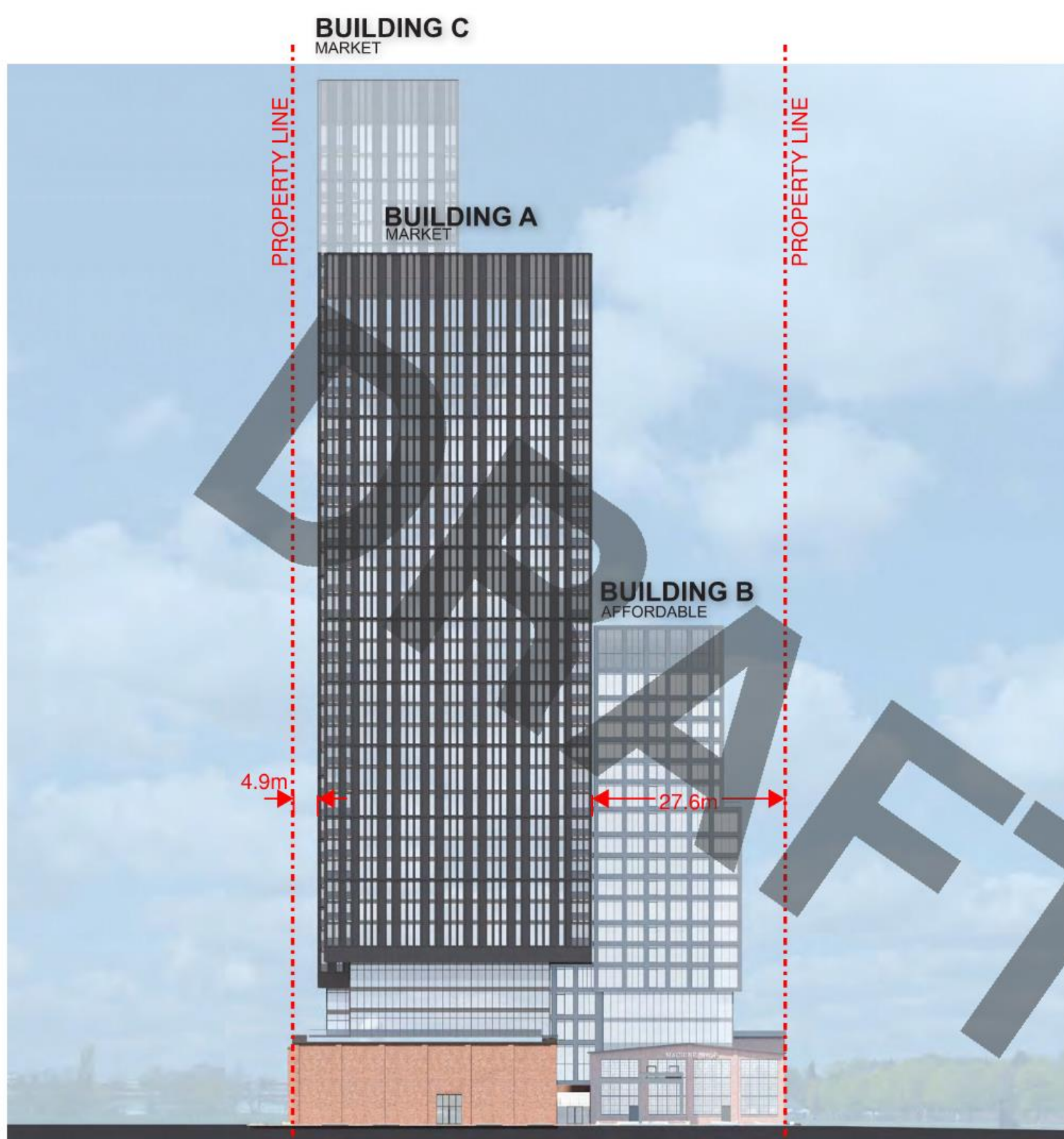
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WEST ELEVATION

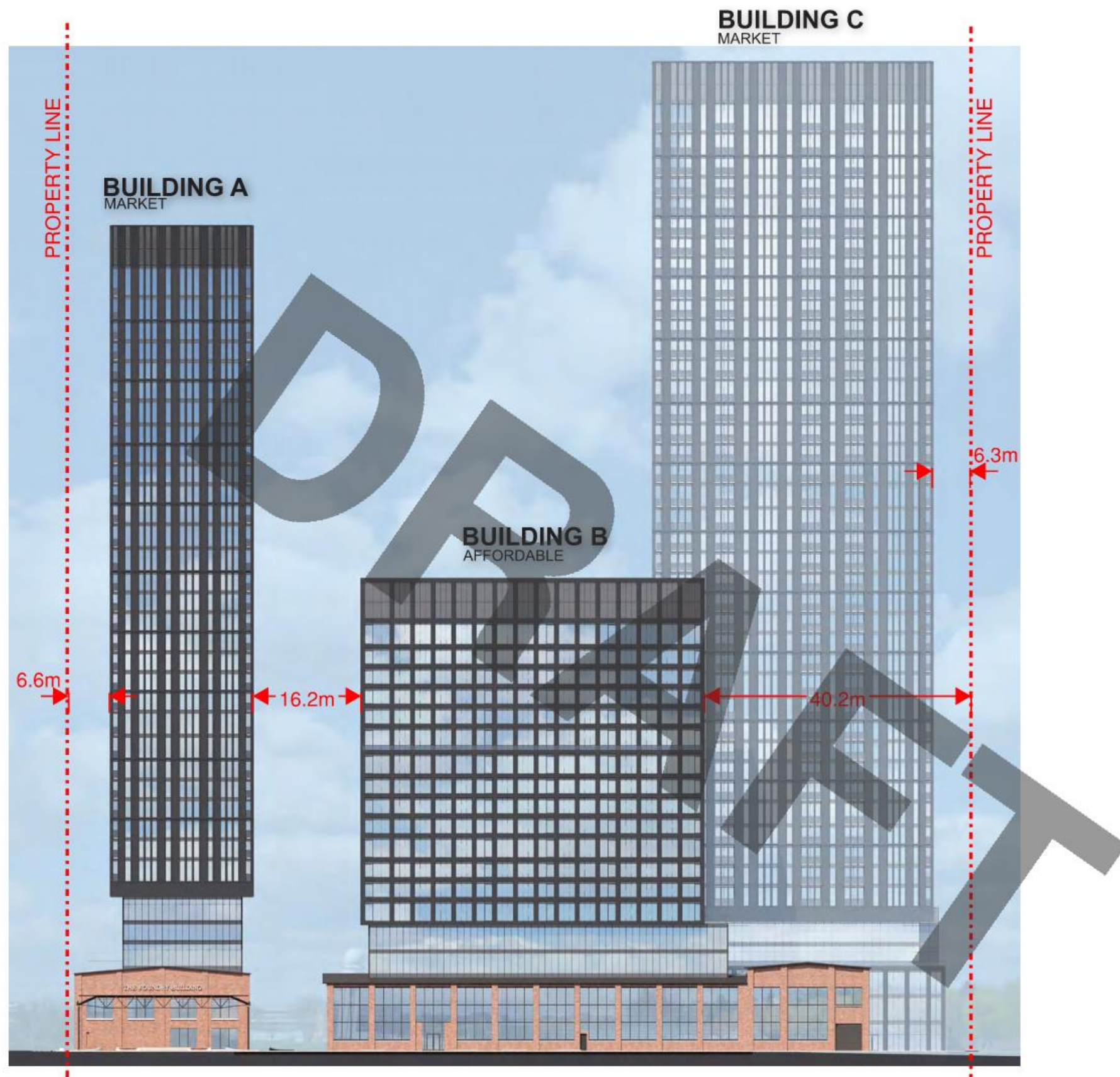
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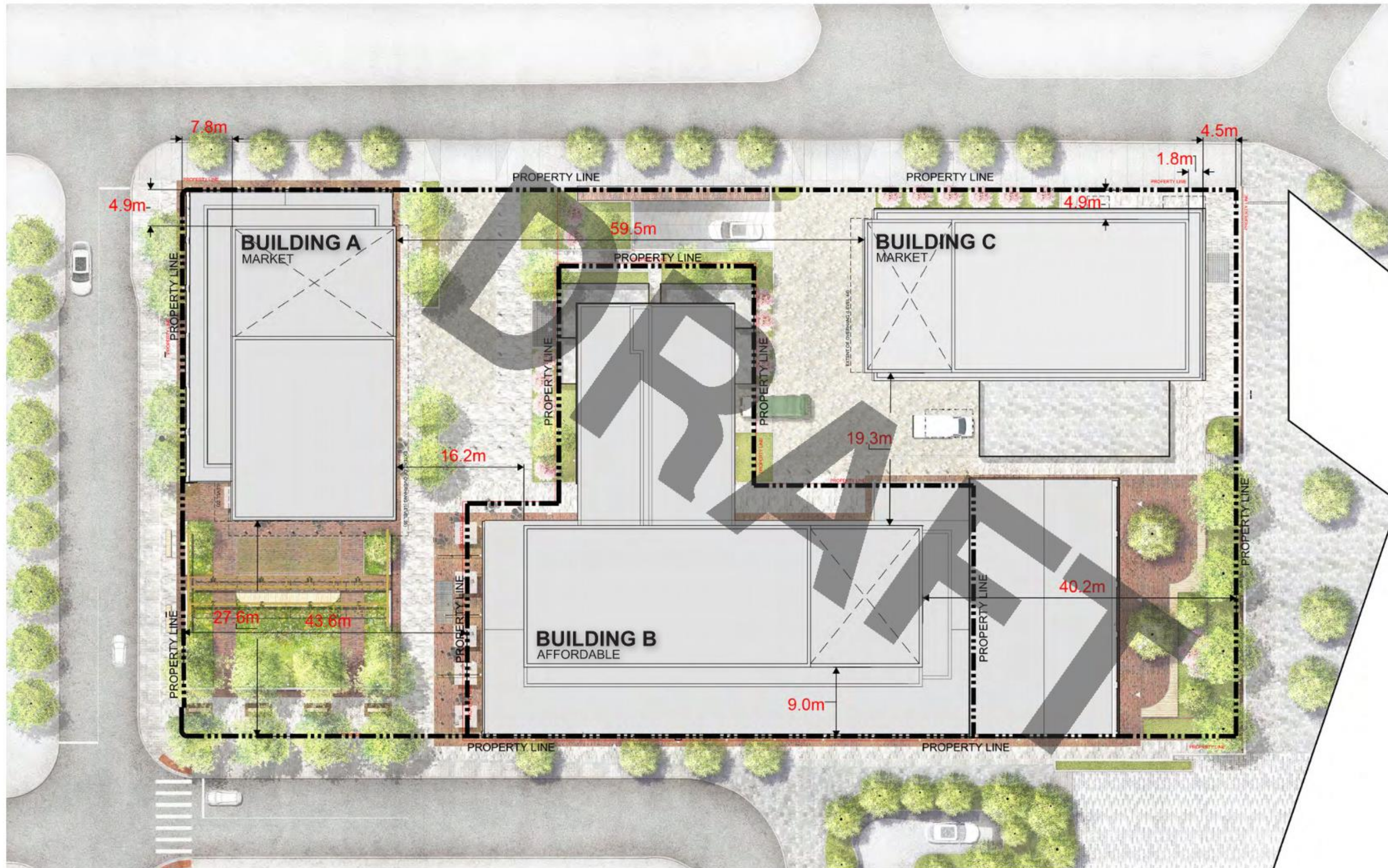
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SOUTH ELEVATION

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ROOF PLAN

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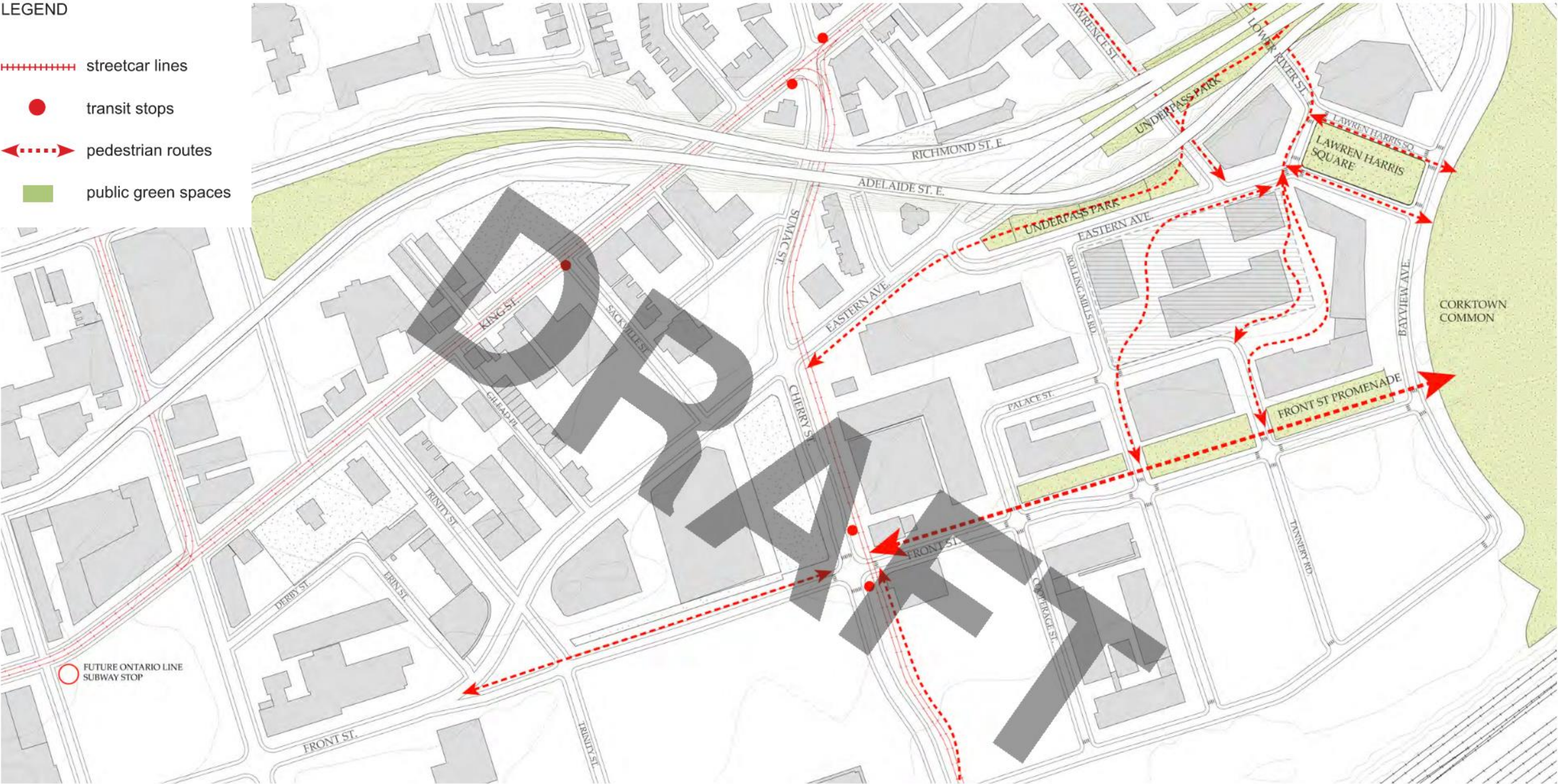


MASSING DIAGRAM

153-185 EASTERN AVE 25 OCTOBER 2023

LEGEND

- ++++ streetcar lines
- transit stops
- ↔ pedestrian routes
- public green spaces

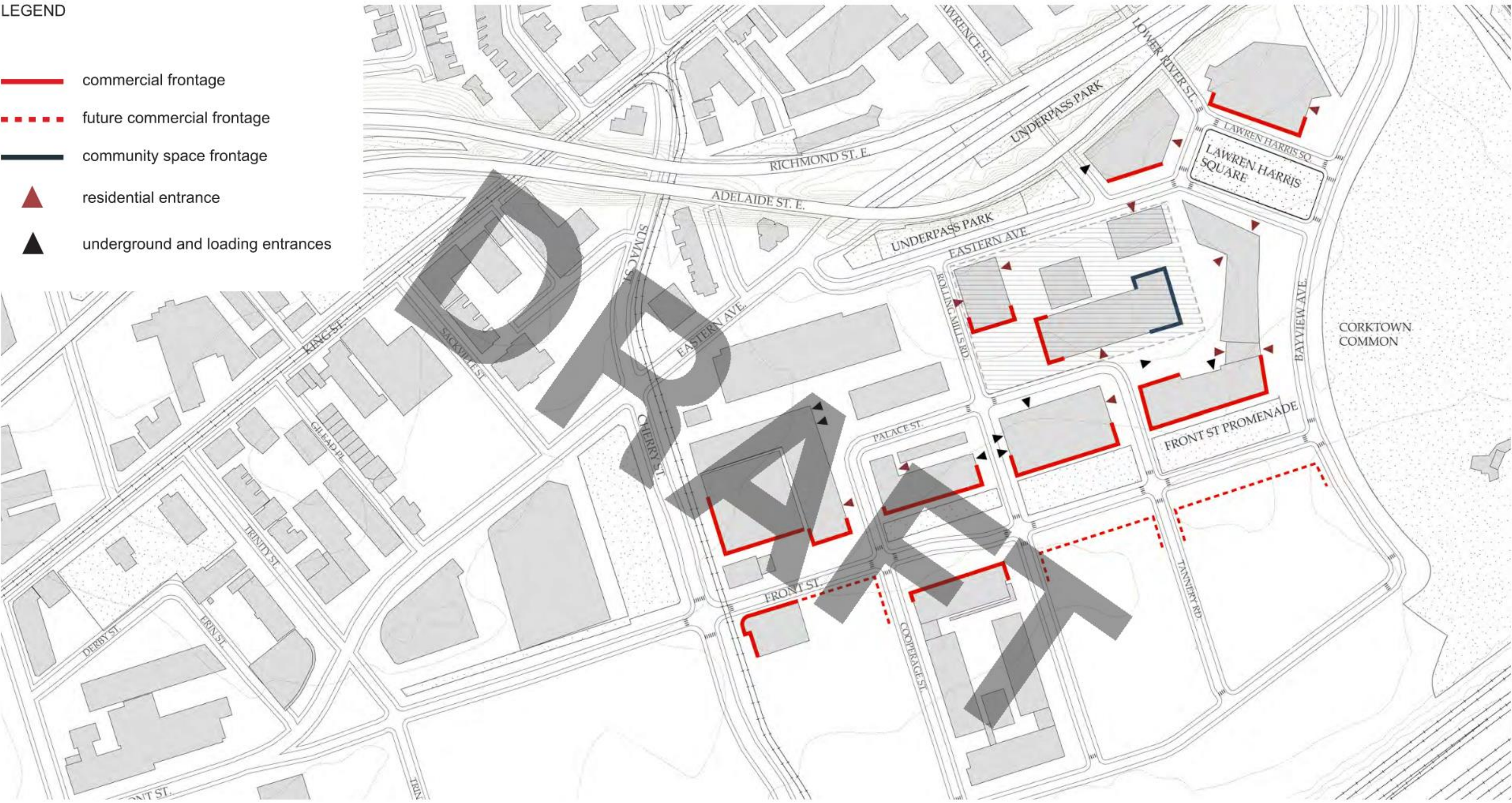


CONTEXT DIAGRAM - PEDESTRIAN CIRCULATION, TRANSIT & GREEN SPACES

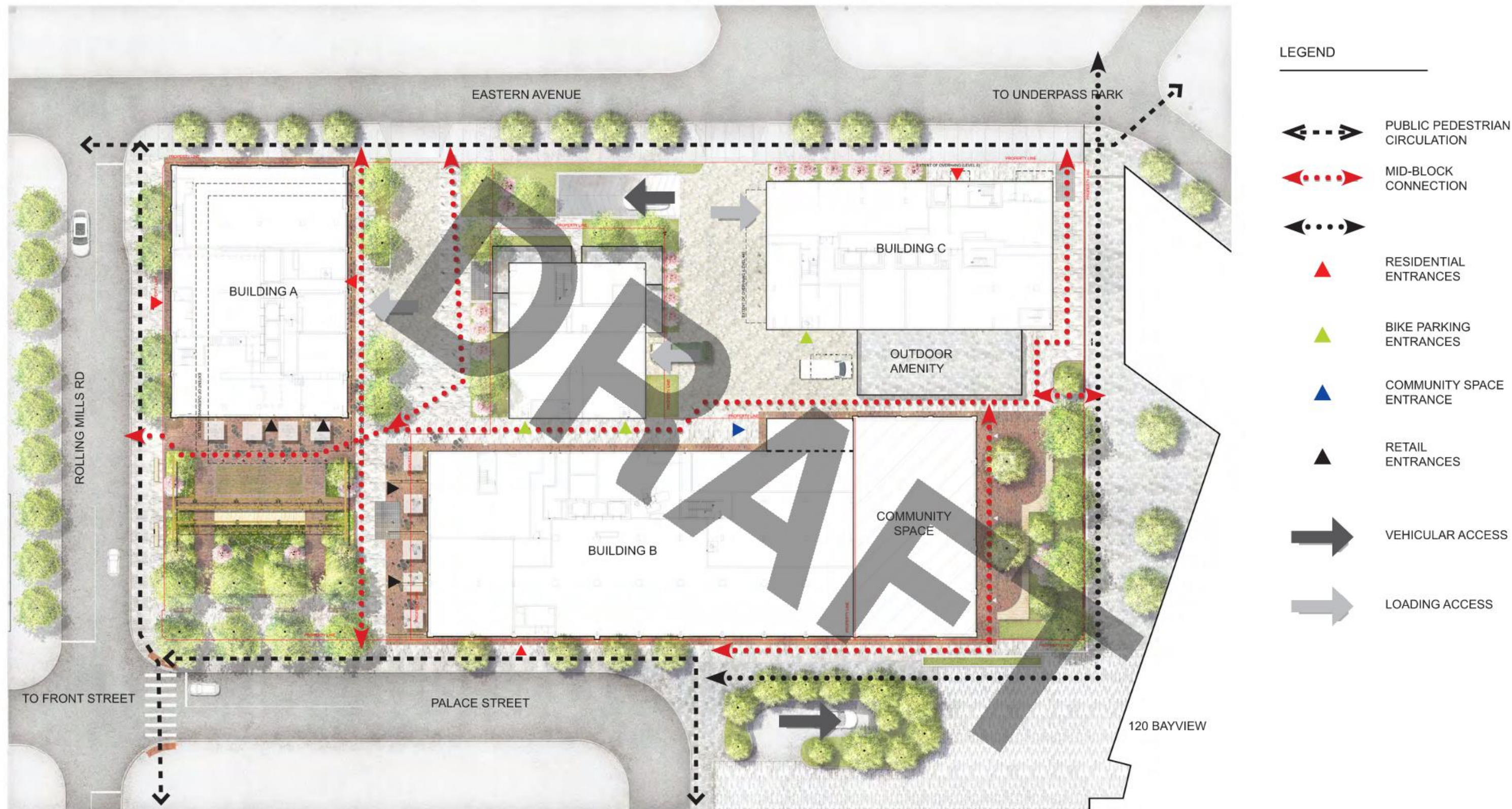
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LEGEND

- commercial frontage
- future commercial frontage
- community space frontage
- residential entrance
- underground and loading entrances

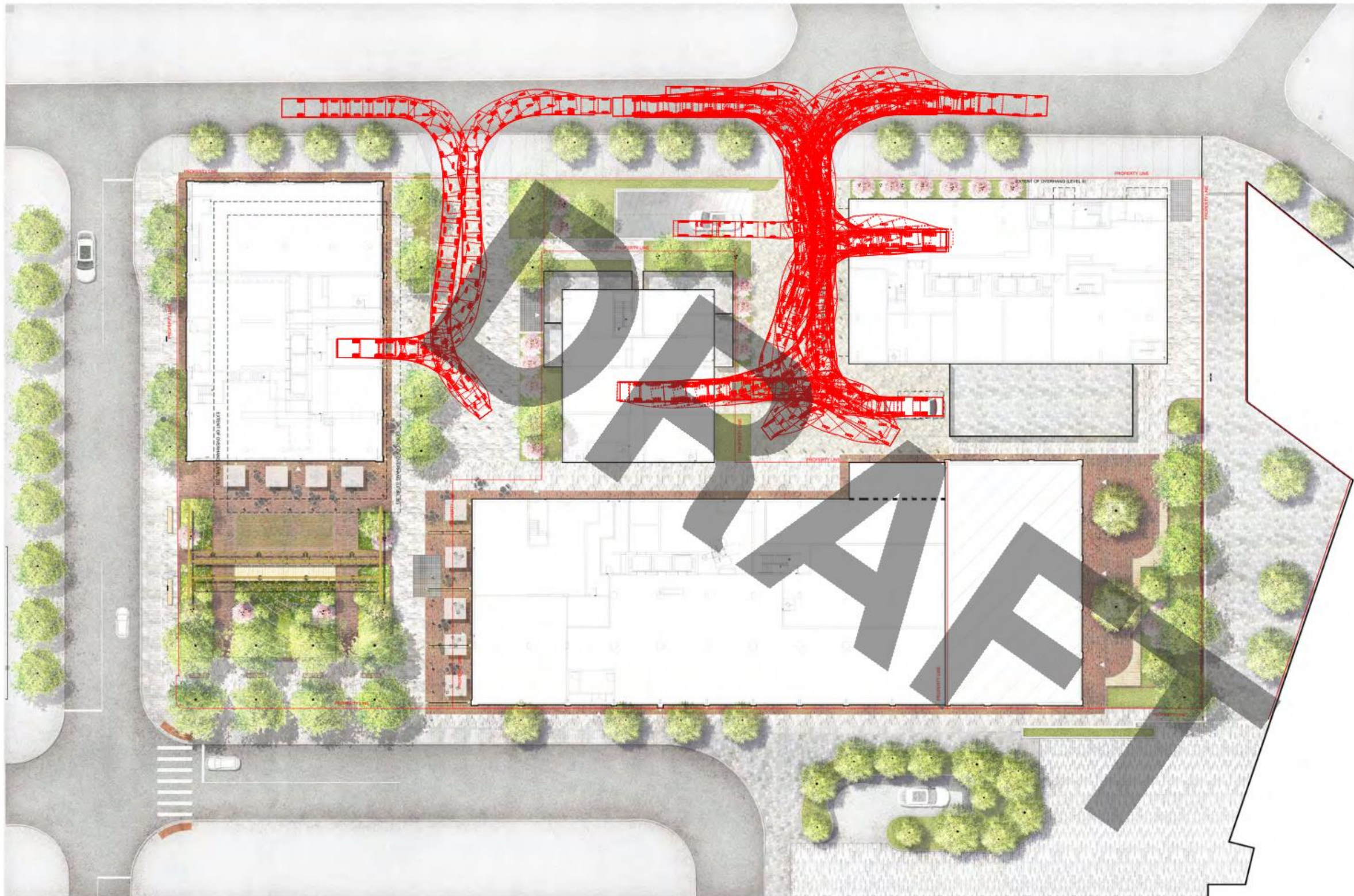


CONTEXT DIAGRAMS - FRONTAGES
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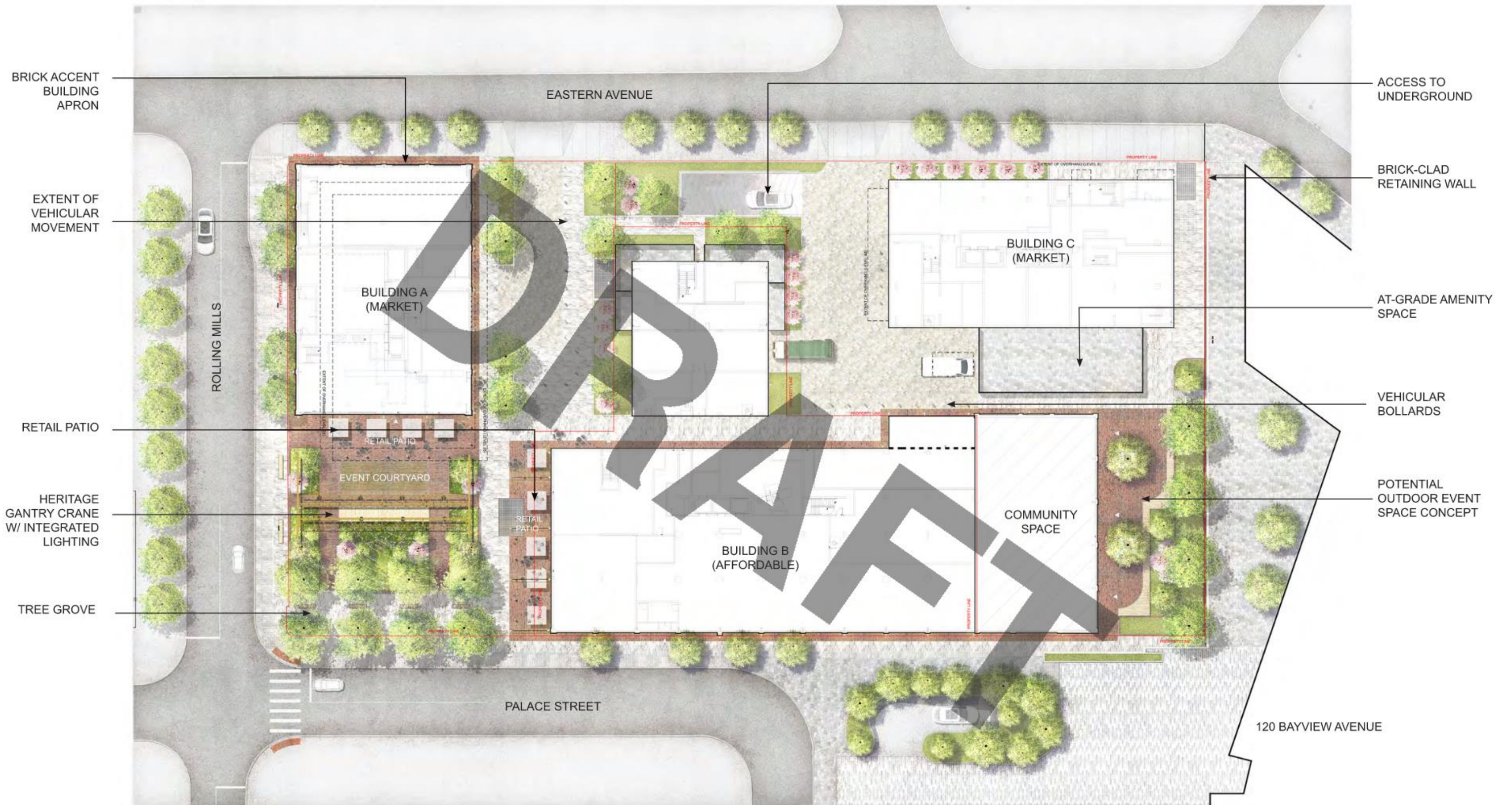


LANDSCAPE PLAN - CIRCULATION

153-185 EASTERN AVE 25 OCTOBER 2023



LANDSCAPE PLAN - VEHICLE MOVEMENT DIAGRAM
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LANDSCAPE PLAN 153-185 EASTERN AVE

25 OCTOBER 2023



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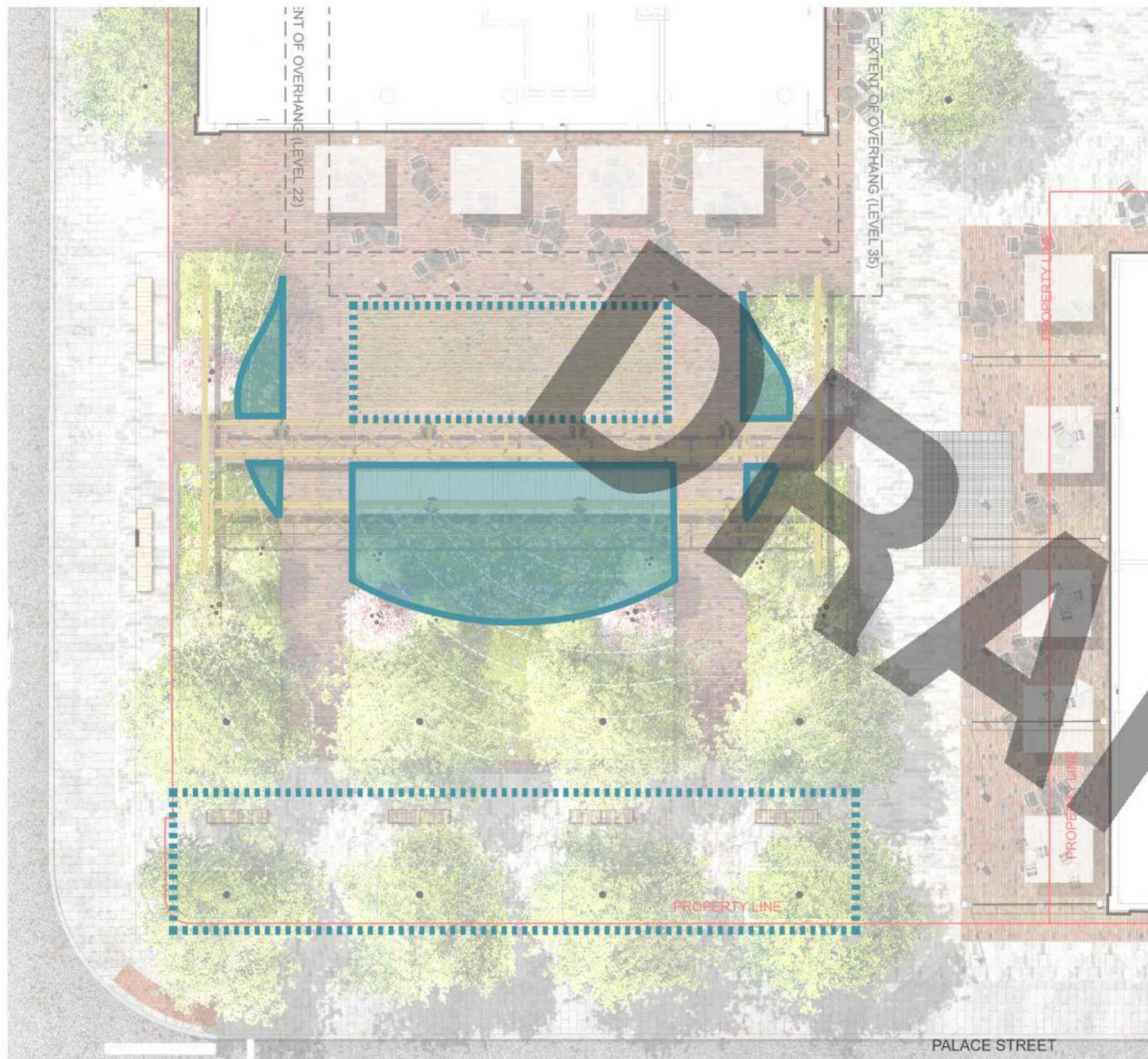


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LANDSCAPE PLAN - POPS SPACE 153-185 EASTERN AVE

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VEGETATED RAINWATER
CATCHMENT AREAS



PERMEABLE PAVERS



LANDSCAPE PLAN - L.I.D. ELEMENTS

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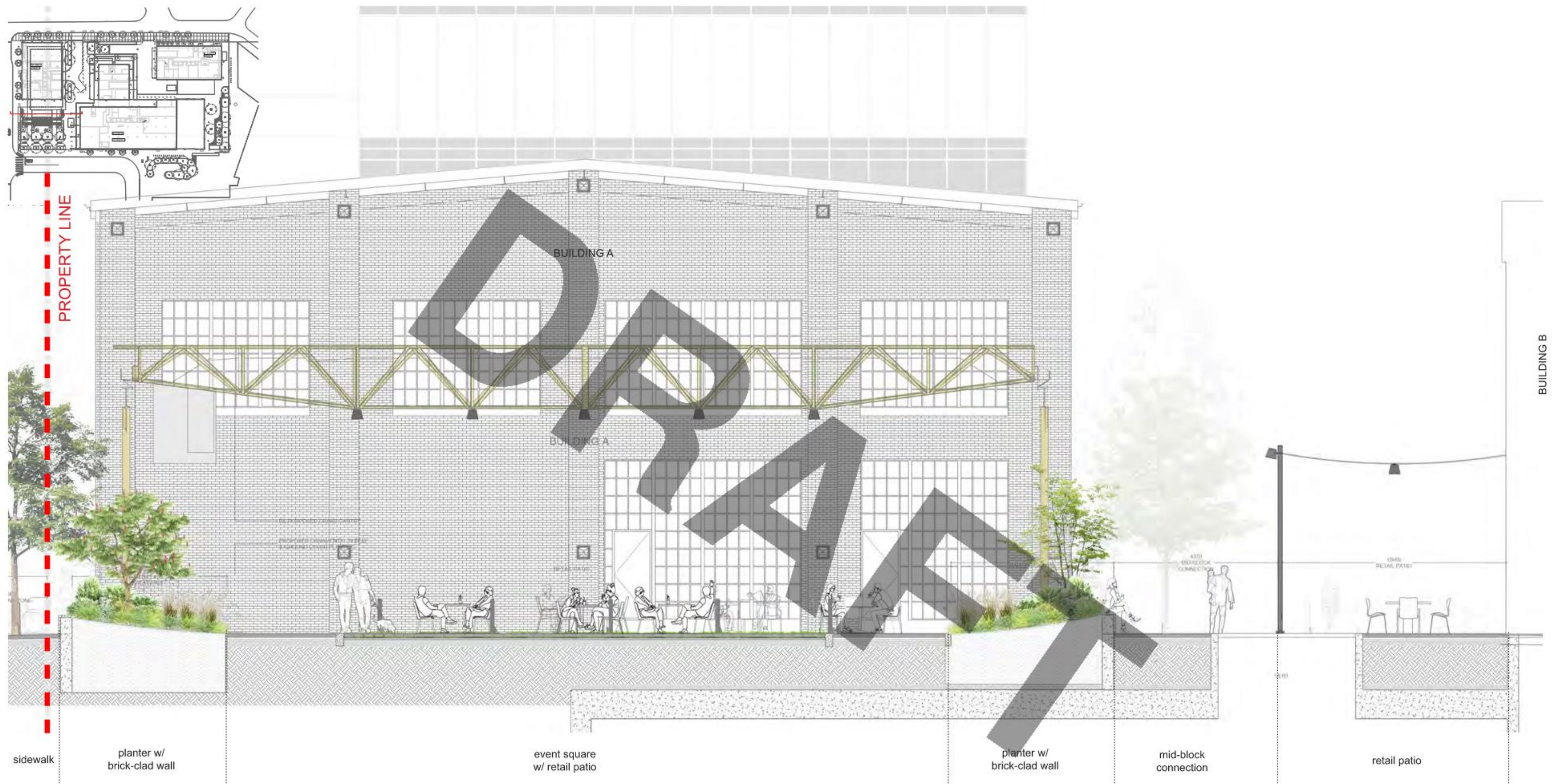


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SECTION AA' - POPS SPACE NORTH VIEW

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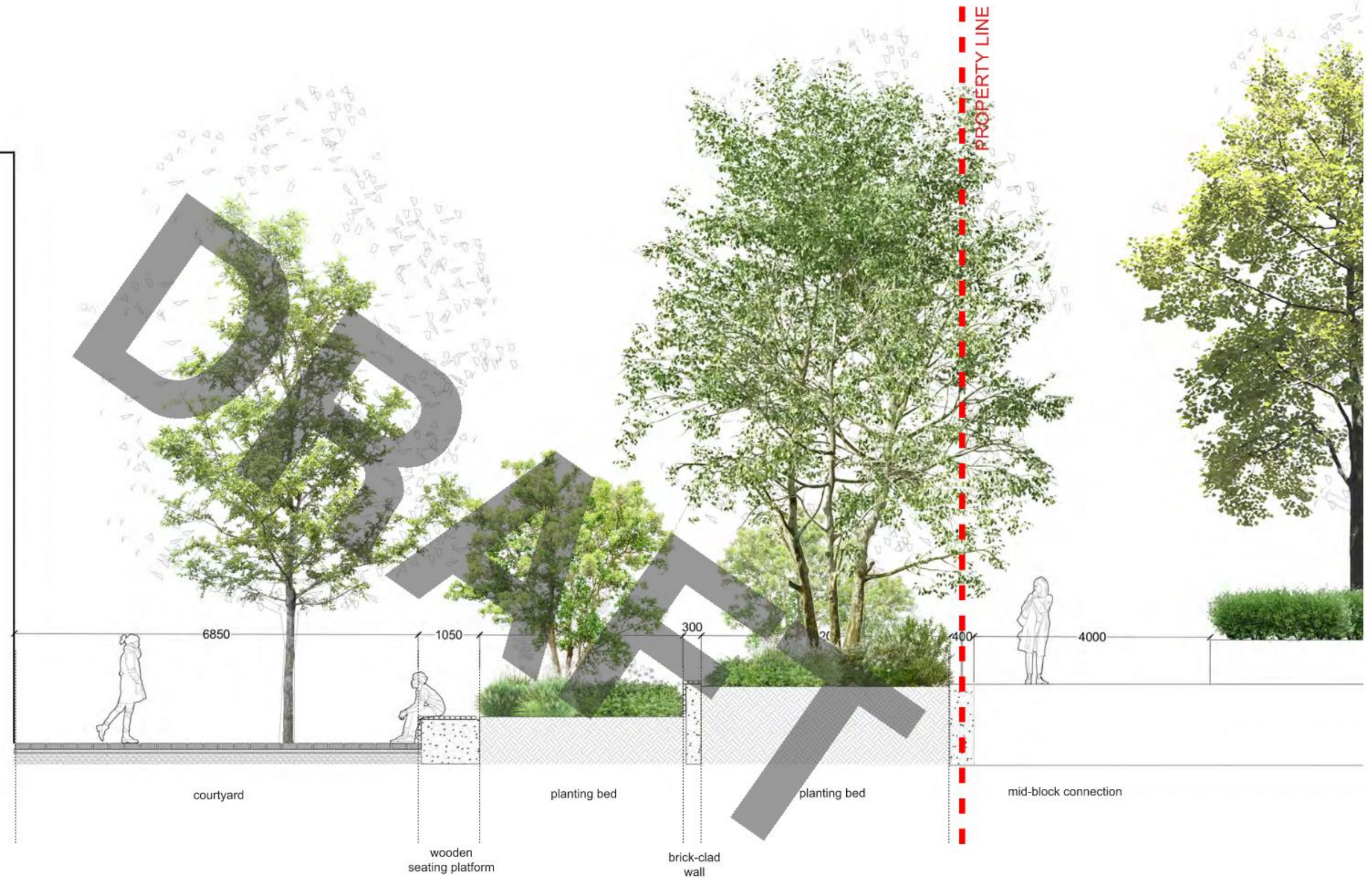
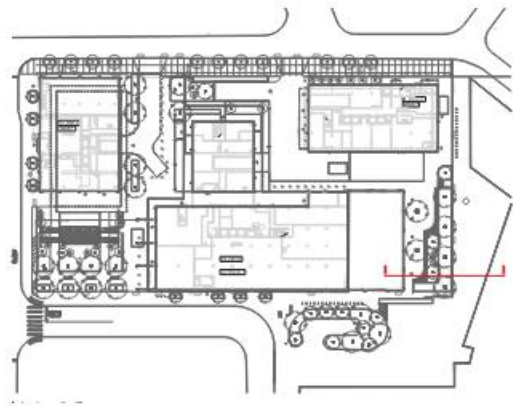
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SECTION BB' - POPS SPACE EAST VIEW
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SECTION CC' - OUTDOOR COMMUNITY SPACE CONCEPT

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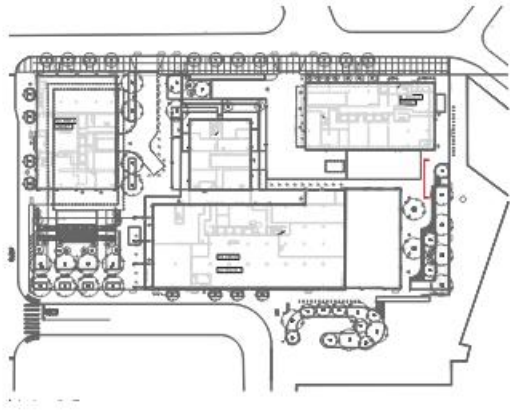


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SECTION DD' - OUTDOOR COMMUNITY SPACE CONCEPT

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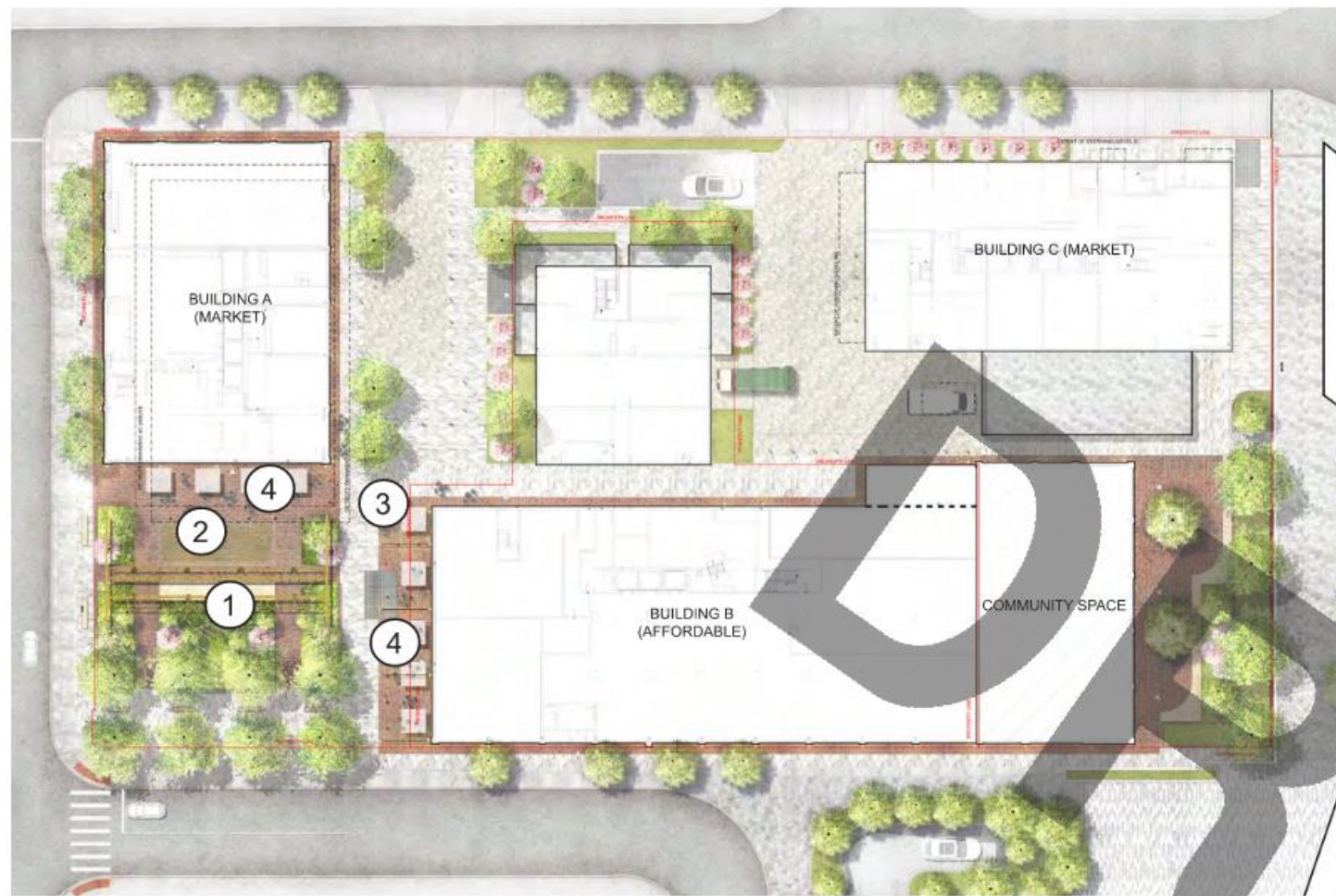


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2. ACCENT PAVERS



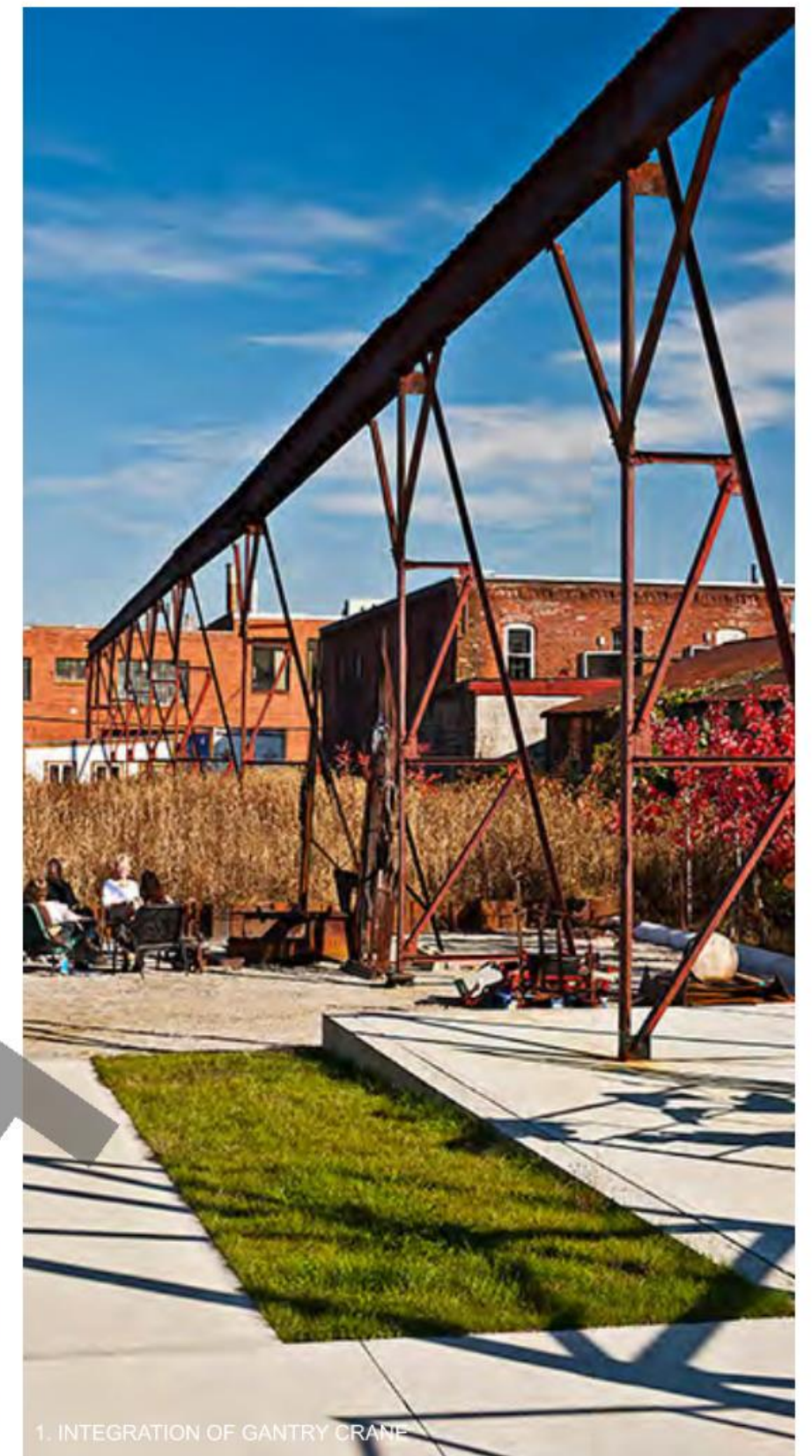
3. FIELD PAVERS



REFERENCE TO HISTORIC DISTILLERY DISTRICT



4. RETAIL/RESTAURANT SPILL OUT



1. INTEGRATION OF GANTRY CRANE

HISTORICAL REFERENCES & MATERIALITY

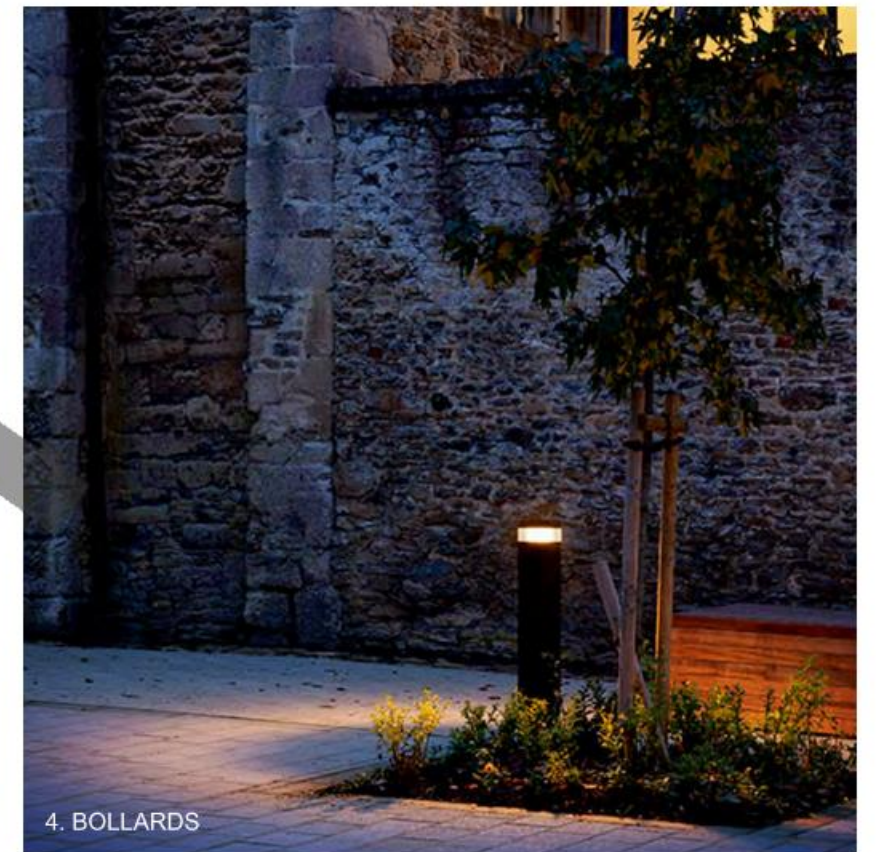
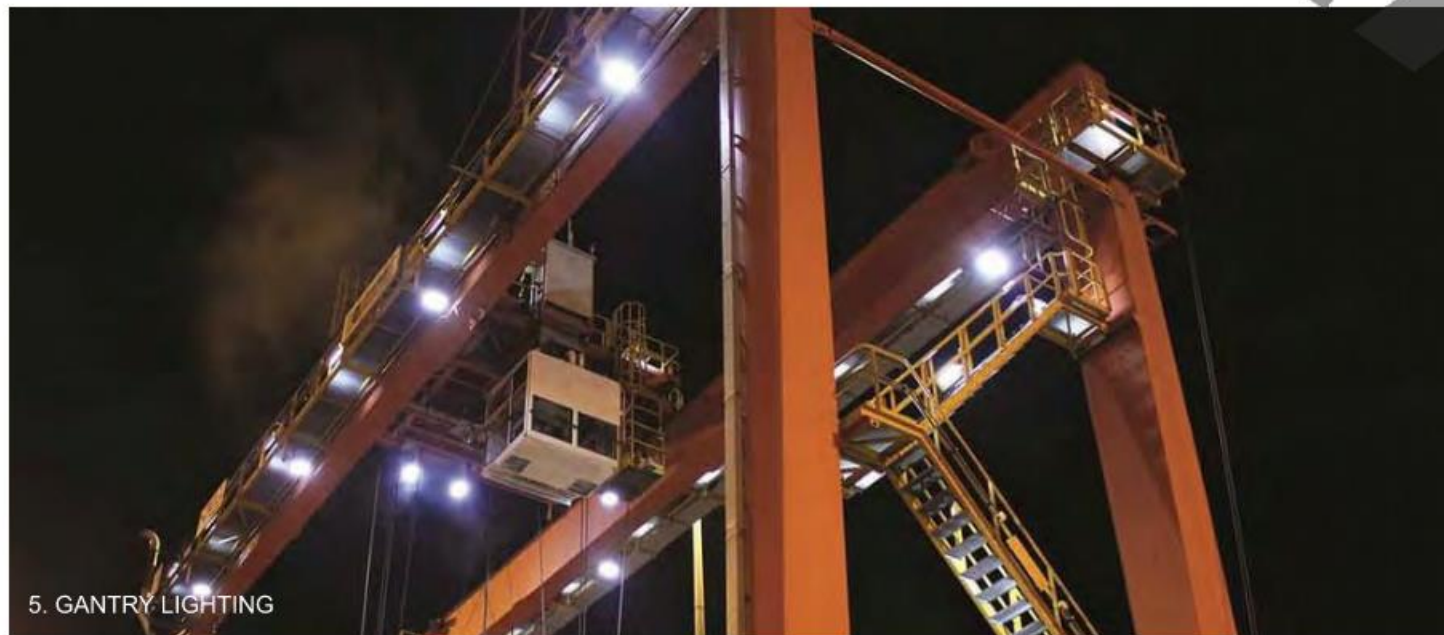
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LIGHTING CONCEPT - PRECEDENT IMAGES

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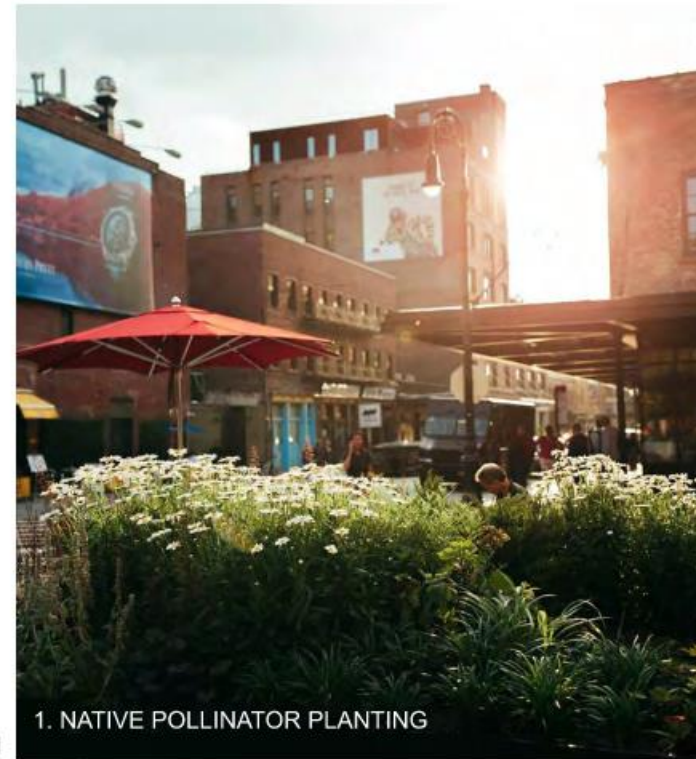
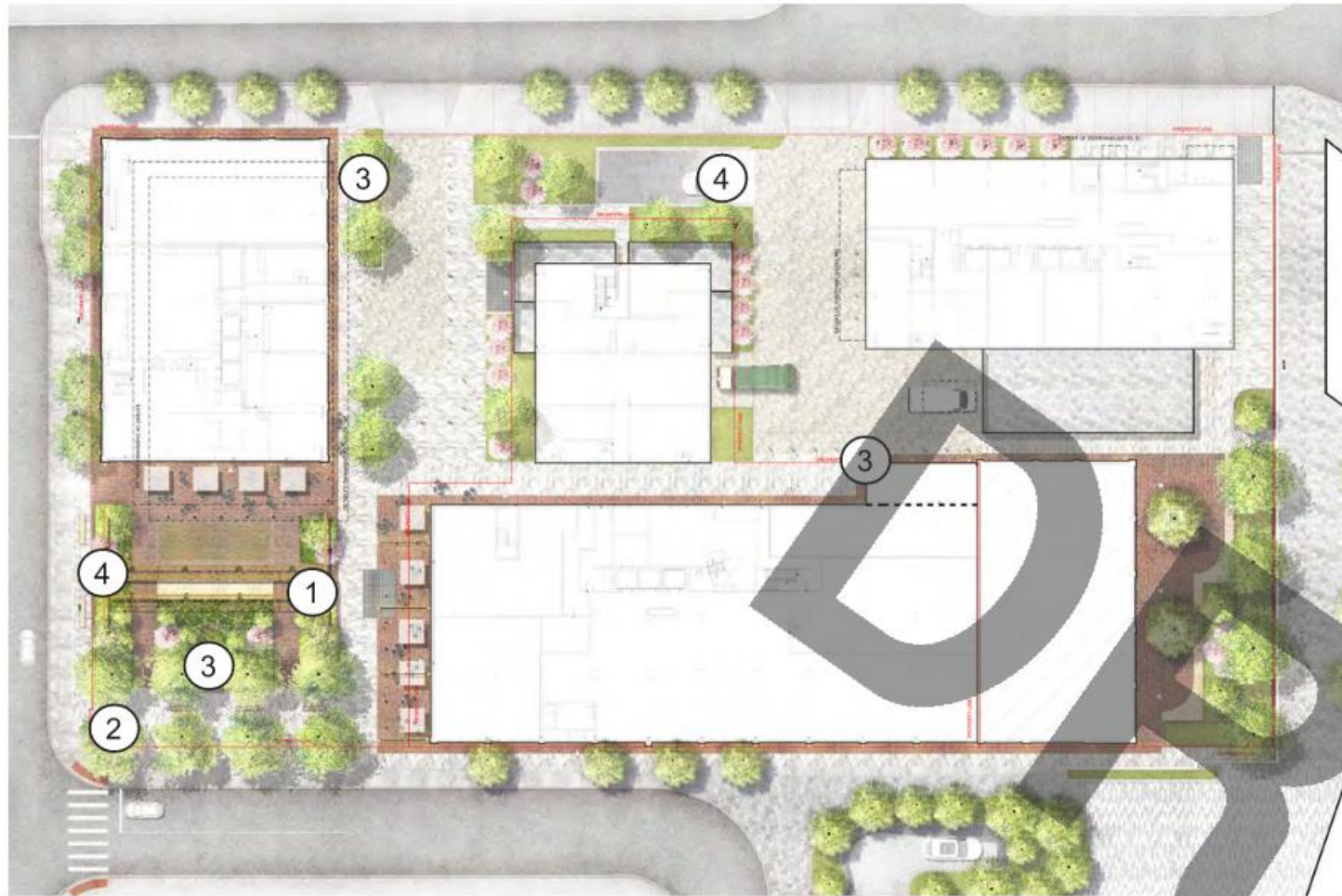


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PLANTING CONCEPT - PRECEDENT IMAGES

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BUR OAK
Quercus macrocarpa



SUGAR MAPLE
Acer saccharum



HACKBERRY TREE
Celtis occidentalis



SERVICEBERRY
Amelanchier canadensis



EASTERN REDBUD
Cercis canadensis



Witch-hazel
Hamamelis virginiana



STAGHORN SUMAC
Rhus typhina



CHOKEBERRY
Aronia melanocarpa

PLANTING PALETTE - LARGE TREES AND SHRUBS

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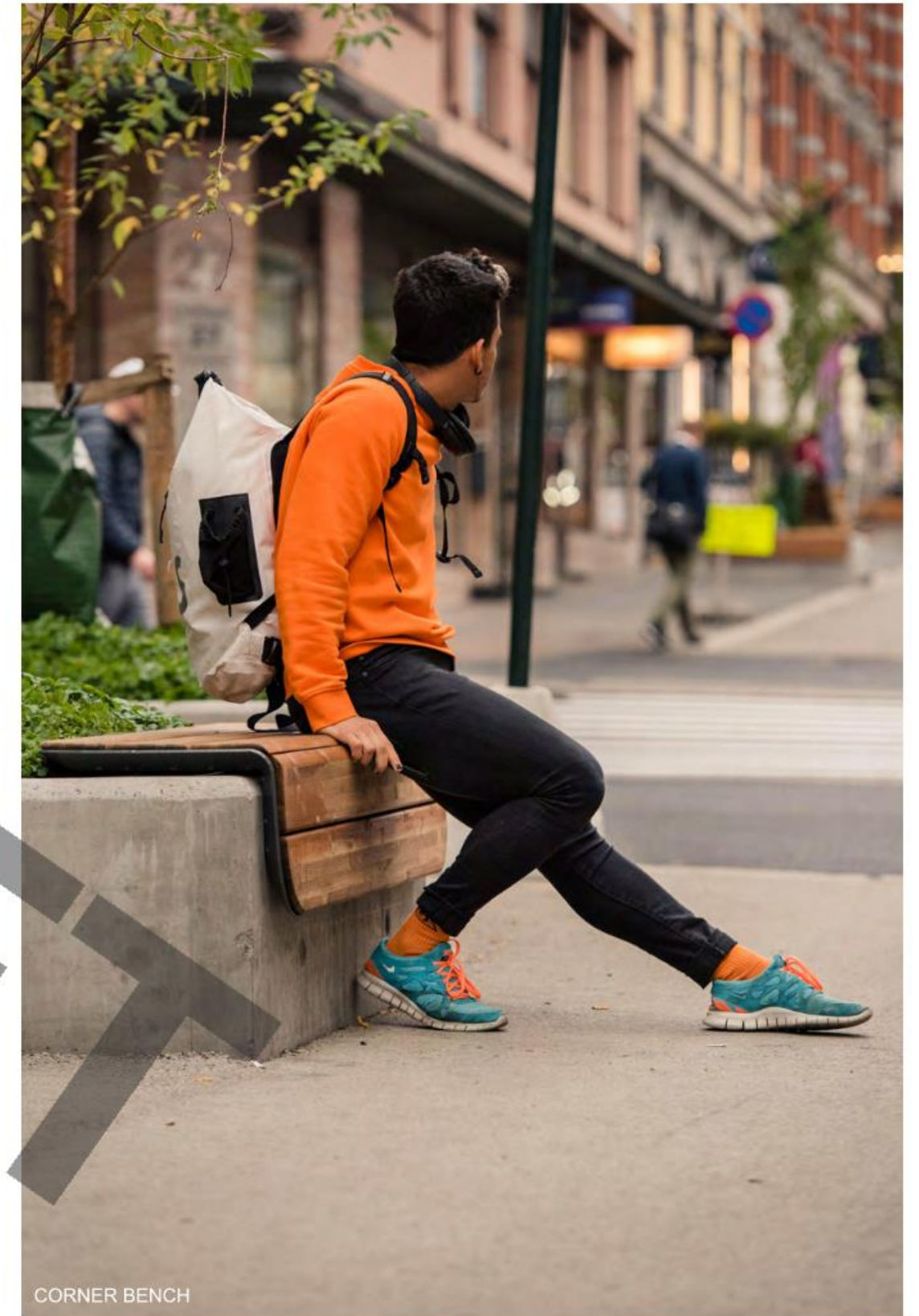
PROPOSED BIKE STAND



PATIO PLANTERS



DECORATIVE
VEHICULAR BOLLARD



CORNER BENCH

SITE FURNISHINGS CONCEPT

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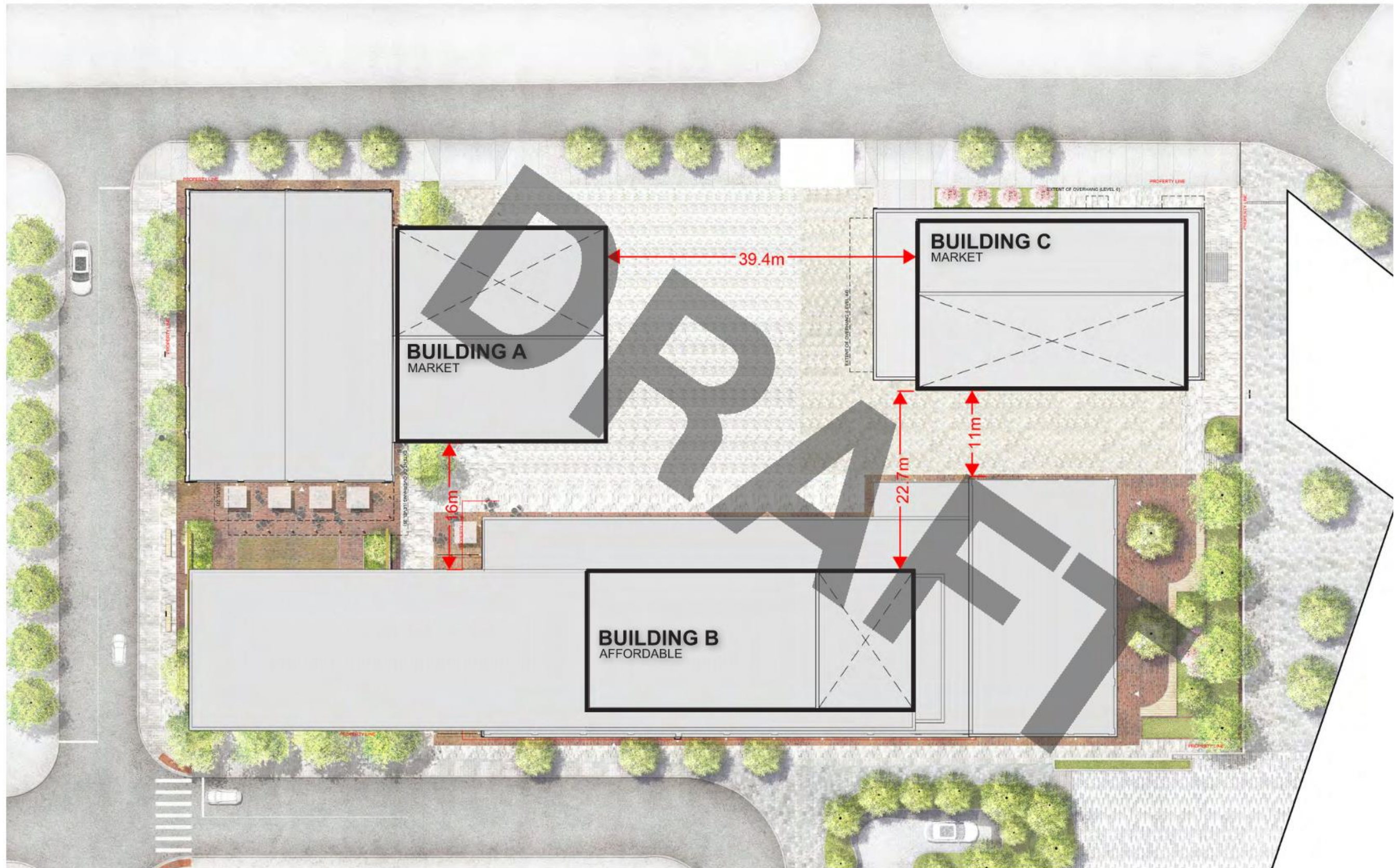


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ALTERNATE MASSING STUDY - GROUND FLOOR PLAN

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ALTERNATE MASSING STUDY - ROOF PLAN



ALTERNATE MASSING STUDY - VIEW LOOKING SOUTH EAST

153-185 EASTERN AVE 25 OCTOBER 2023



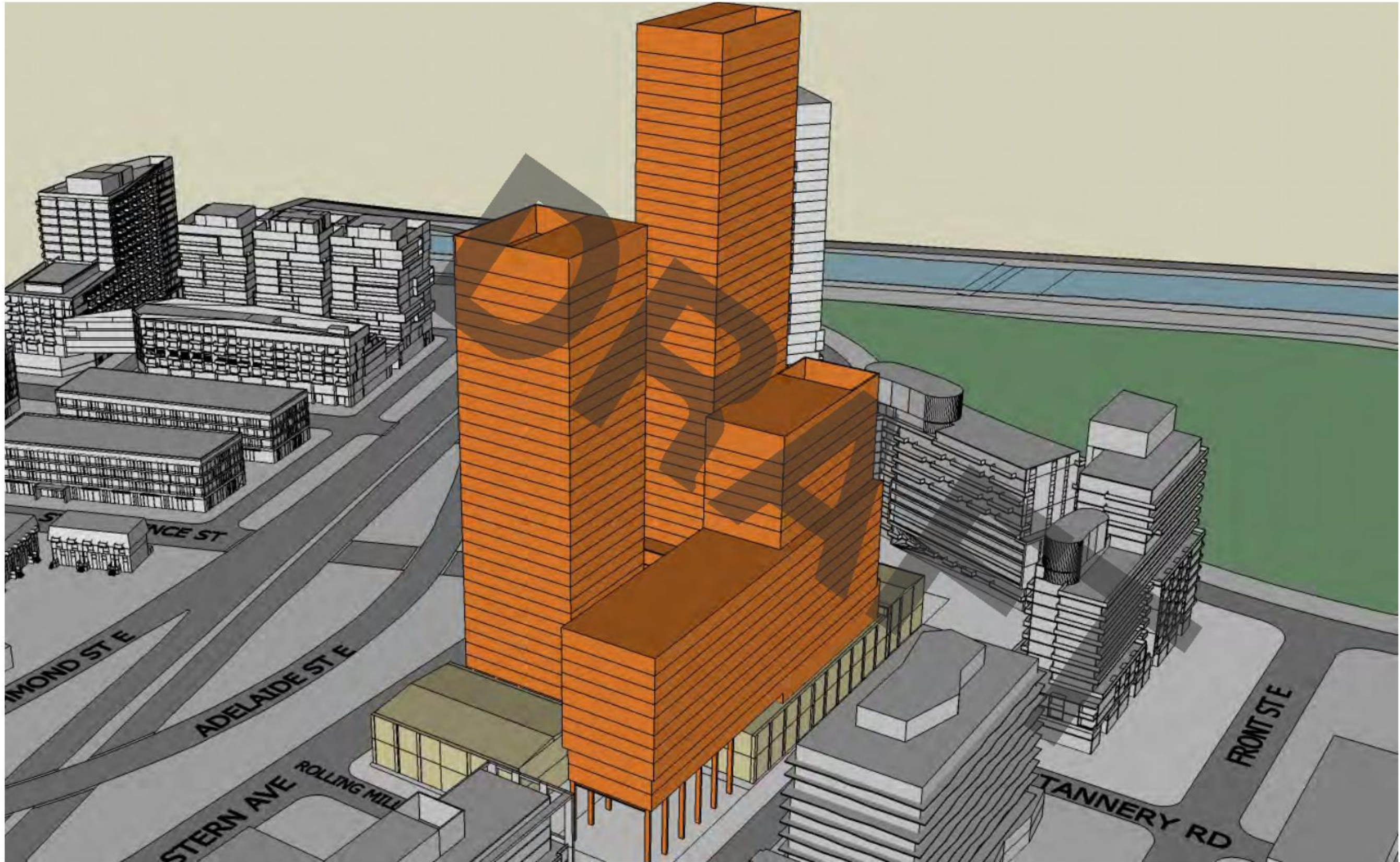
ALTERNATE MASSING STUDY - VIEW LOOKING SOUTH WEST

153-185 EASTERN AVE 25 OCTOBER 2023



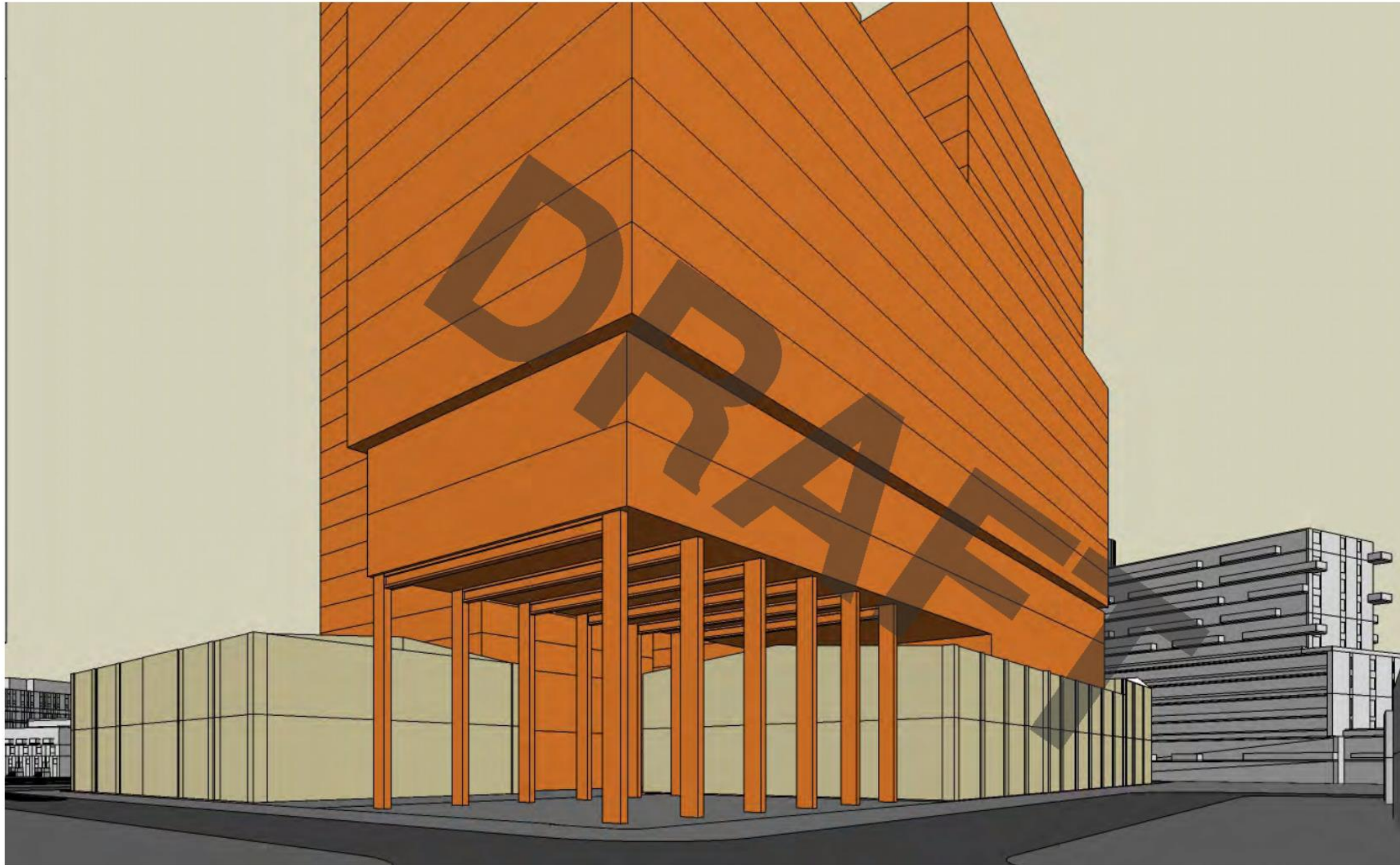
ALTERNATE MASSING STUDY - VIEW LOOKING NORTH WEST

153-185 EASTERN AVE 25 OCTOBER 2023



ALTERNATE MASSING STUDY - VIEW LOOKING NORTH EAST

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ALTERNATE MASSING STUDY - VIEW FROM PALACE STREET

153-185 EASTERN AVE

25 OCTOBER 2023



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DRAFT



THANK YOU

DRAFT