



West Don Lands Block 13

Schematic Design
June 26, 2024

Project Description & Background

West Don Lands Block 13

Proponent: Dream, Kilmer

Design Team: Henriquez Partners Architects,
NAK Design Strategies, RWDI

Review Stage: Schematic Design

Background

- In 2011 Infrastructure Ontario issued an RFP for the Pan Am Athletes Village in the West Don Lands.
- Dream / Kilmer was the winning bidder and purchased the "stage 2 project lands" as part of that deal.
 - These lands included Blocks 12, 16 & 13.
 - Block 13 is the last remaining Block to be developed as part of the Pan Am Athletes Village deal.
- Waterfront Toronto and Dream / Kilmer signed a Development Agreement in 2011
 - DA requires LEED Gold (Toronto Green Standard Version 3 currently in effect)

Scope Overview

- **Residential** area of 688,593 (1,084 units) increased from 602,200 sf (884 units)
- **Commercial** area of 10,660 sf increased from 8,200 sf
- **Car Parking** of 169 spots decreased from 214
- **Bike Parking** of 1,084 spots increased from 885

Timeline

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Project Timeline

- March 2022 – Pre-Application Consultation
- April 2022 – DRP Issues Identification
- April 2022 – Rezoning / SPA Submission
- June 2024 – DRP Schematic Design

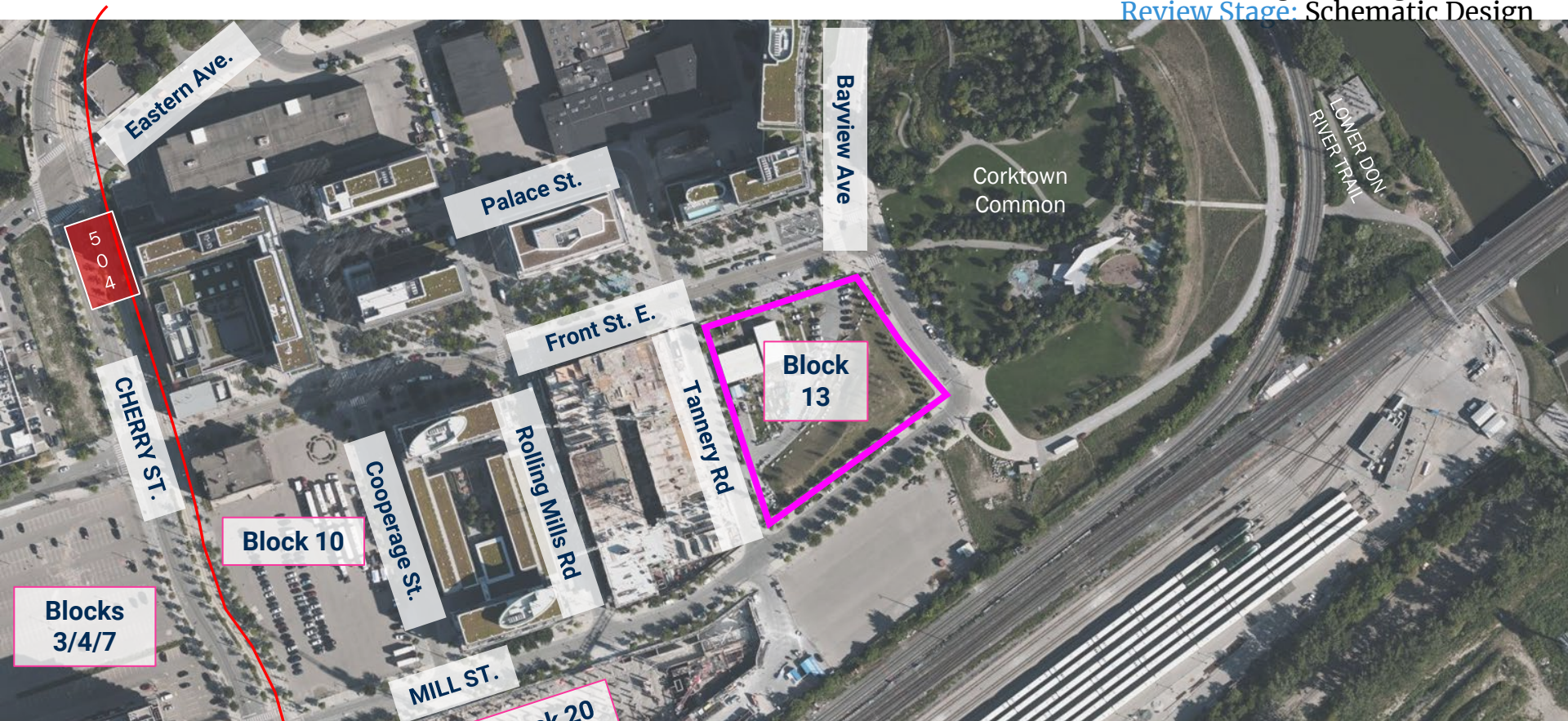
Site Context

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2006 Precinct and Block Plan

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Existing Site Context

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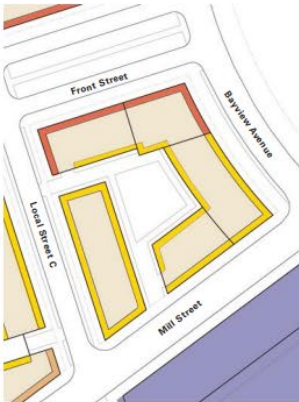
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Block 13 Precinct Plan Massing

West Don Lands Block 13

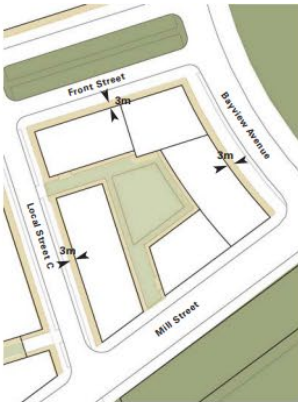
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FRONTAGES AND GROUND FLOOR USES

Front Street will be lined with active uses on the ground floor which will turn the corner on Bayview Avenue. The remainder of Bayview Avenue, Mill Street, and Local Street C will have residential frontage. The block's interior courtyard will also be lined with residences that have grade-related units.

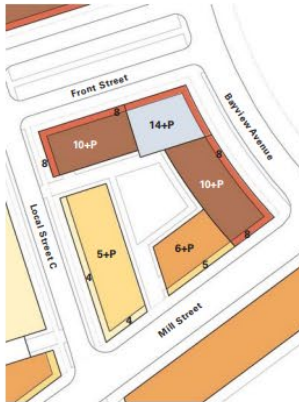
- ACTIVE USE FRONTAGE ZONE
- RESIDENTIAL FRONTAGE ZONE



SETBACKS, COURTYARDS, AND OPEN SPACE

3.00m setbacks exist on Front Street, Bayview Avenue, and Local Street C. No setback zone occurs on Mill Street. A courtyard will be developed mid-block at grade, as frontage for grade-related units.

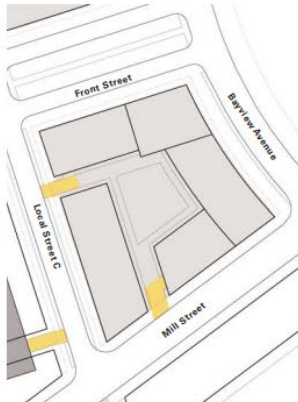
- SETBACK ZONE
- COURTYARD
- PUBLIC AND PUBLICLY-ACCESSIBLE OPEN SPACE



HEIGHTS AND STEPBACKS

Buildings along Front Street and Bayview Avenue will be 10 storeys in height with a required stepback after the 8th floor. Buildings on Mill Street will be 6 storeys in height with a stepback after the 5th floor. Local Streets C will be 5 storeys in height with a stepback after the fourth floor to maintain the scale of intimate, neighbourhood streets. A 14 storey tower will rise from the 10 storey building mass at the corner of Front Street and Bayview Avenue. It will stepback after the 8th floor to be in concert with the overall block.

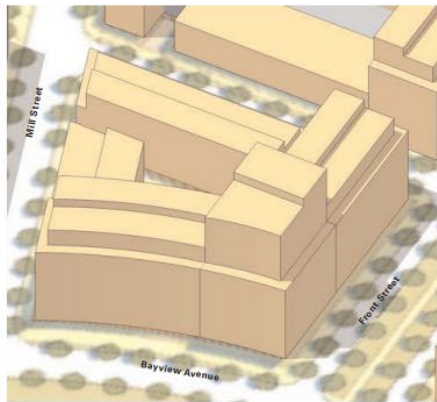
- 4 STOREYS / 12M
- 5 STOREYS+PENTHOUSE / 21M
- 6 STOREYS+PENTHOUSE / 24M
- 8 STOREYS+PENTHOUSE / 30M
- 10 STOREYS+PENTHOUSE / 36M
- 14 STOREYS+PENTHOUSE / 48M



PARKING AND SERVICING

Access ways will be located along Local Street C and Mill Street. Parking will be required below-grade in order to facilitate the density planned along Front Street and Bayview Avenue. Access ways will lead into the below-grade parking structure before reaching the interior courtyard.

- REQUIRED BELOW-GRADE PARKING
- ACCESS WAY



OVERALL MASSING

Large apartment buildings define Front Street and Bayview Avenue with a tower rising from these buildings to a height of 14 storeys. Large apartment buildings with loft-like spaces are planned along Mill Street. Small apartment buildings will be located along Local Street C.

BLOCK 13 ILLUSTRATIVE DEVELOPMENT PROGRAM

Residential GSM	40,340
Commercial GSM	2,080
Total GSM	42,420
Approximate residential units	450
Approximate parking spaces	360



Site Context

Photos

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Northeast



Site Context Photos

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South East



Site Context Photos

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Southwest



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Southeast



Zoning

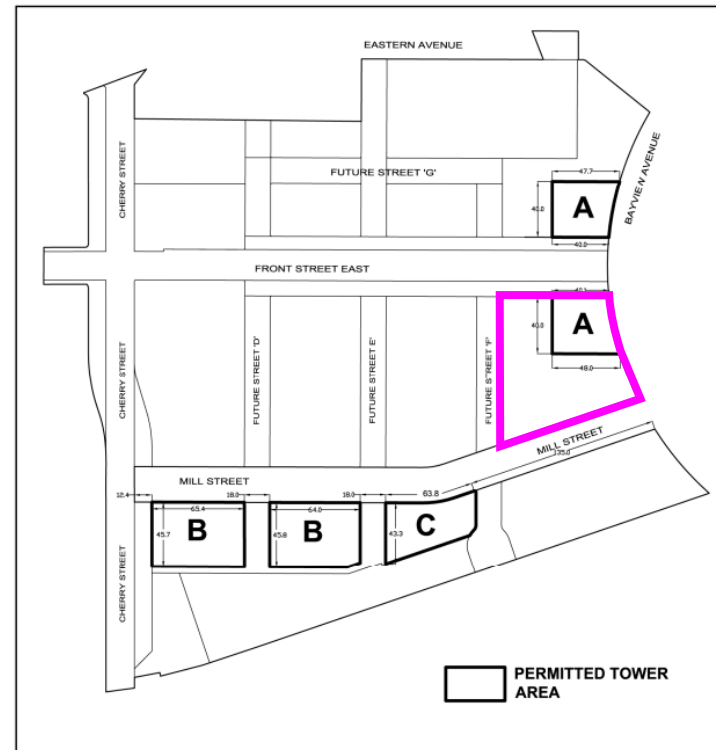
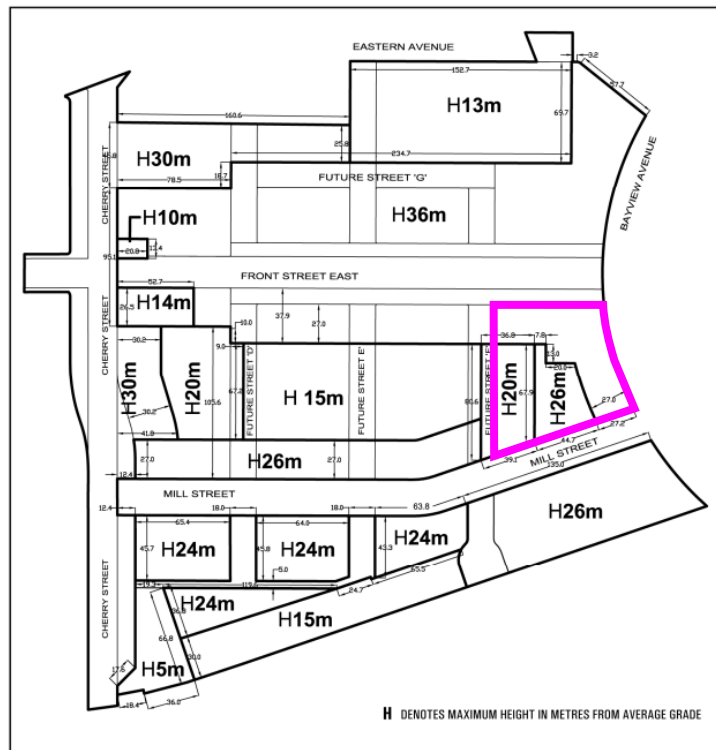
By-law 04-2011 (Enacted: Dec. 2010)

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Zoning

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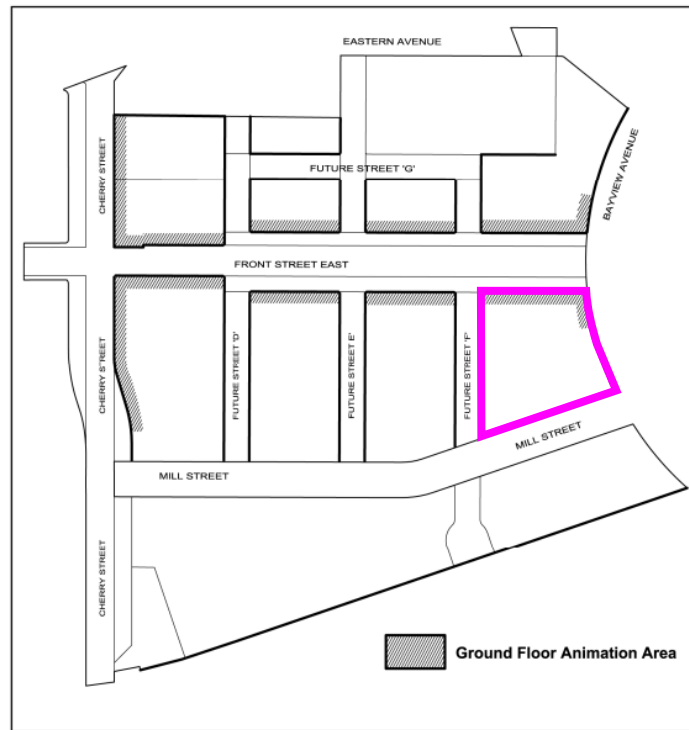
Review Stage: Schematic Design



West Don Lands Phase 2

Map C - Minimum Building Setbacks (in metres)

File # 08_231384



West Don Lands Phase 2

Map D - Ground Floor Animation Areas

File # 08_231384

Adjacent Design Context Block 12

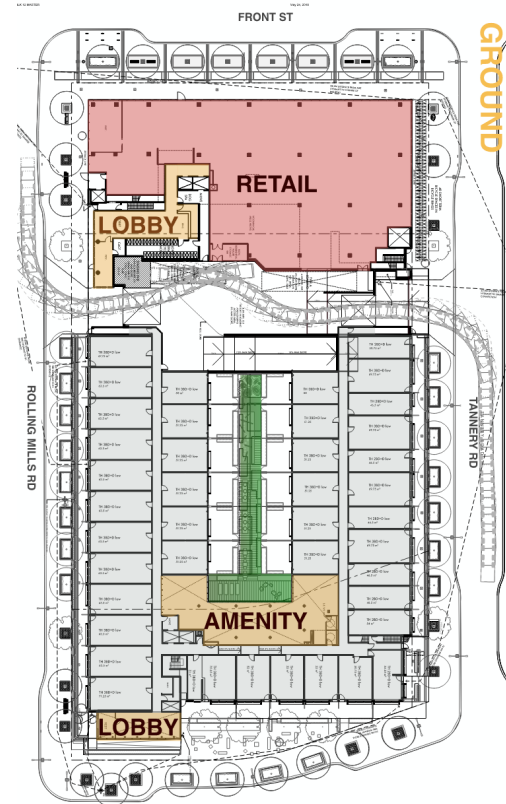


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Adjacent Design Context Block 12

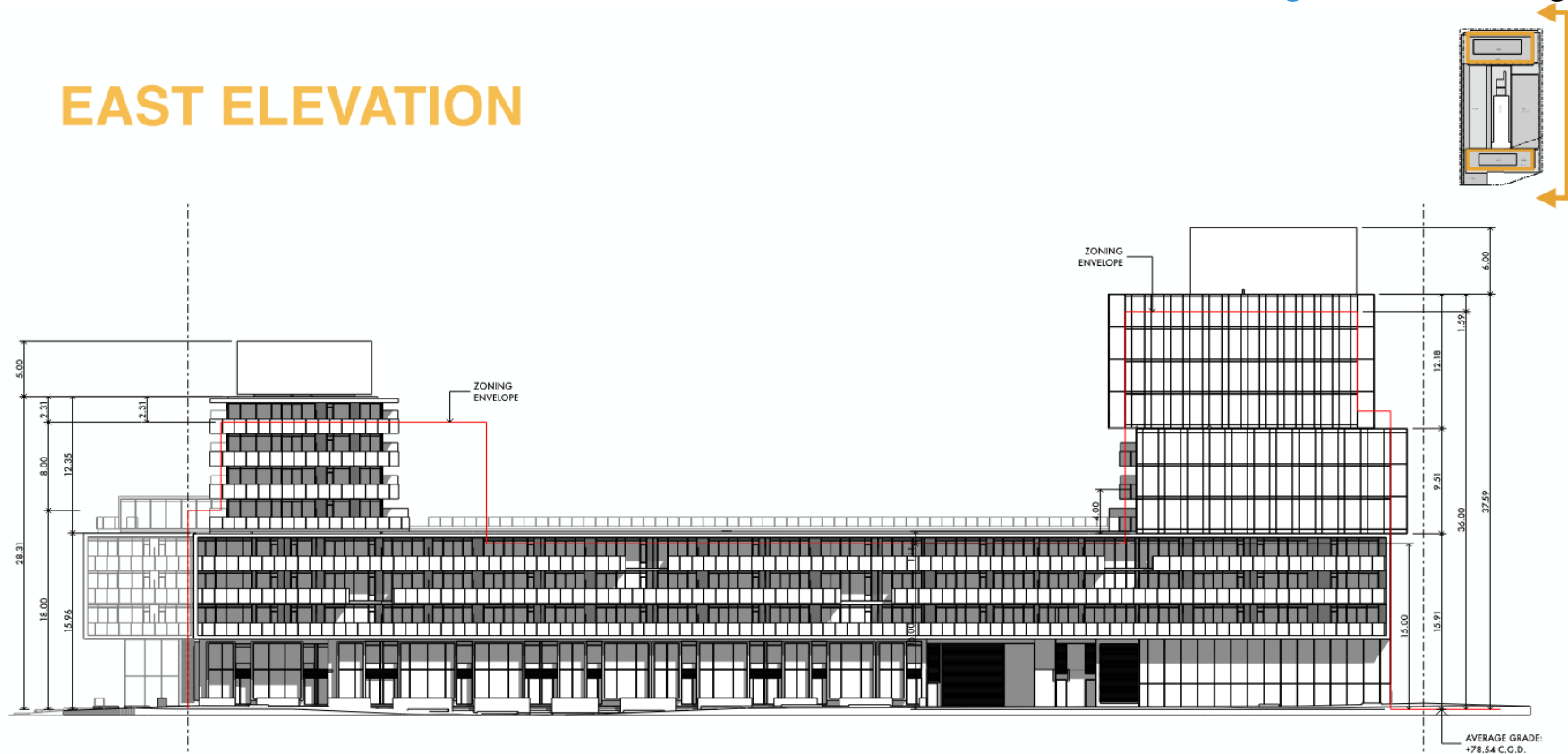
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EAST ELEVATION



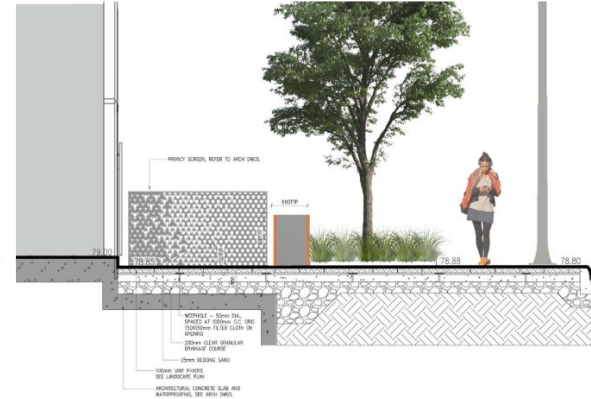
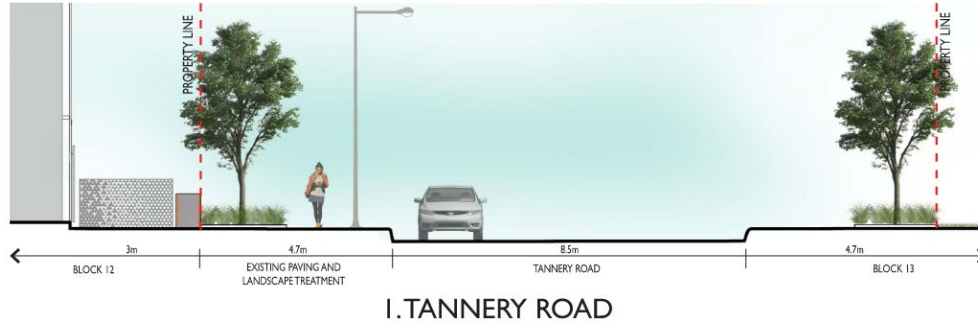
Adjacent Design Context Block 12

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DRP Process

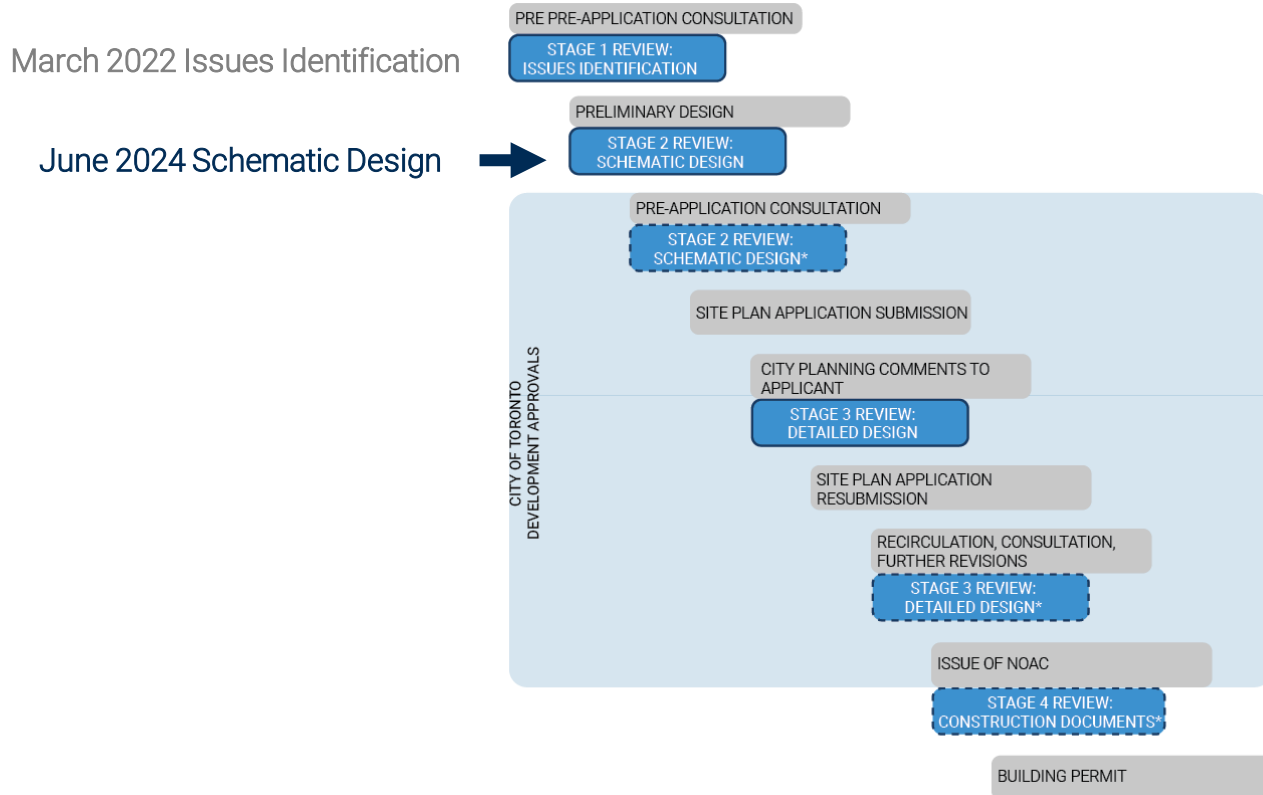
Stream 2: Public Land SPA

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Recap

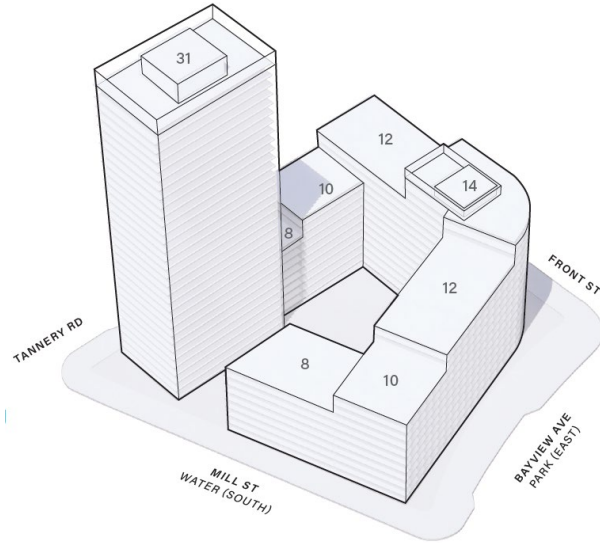
March 2022 Issues Identification

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Consensus Comments

March 2022 Issues Identification

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General

- Consider the memory of the site before the European settlement and the introduction of canaries to the area as part of the inspiration for the design: **the Indigenous community, important heritage of previous settlements, animals, and water.**
- Provide **complete set of shadow studies** throughout the day at Schematic Design.
- Show **the existing context and buildings** more clearly in the drawings, including adjacent buildings in the section and elevation drawings.

Massing

- Overall **support for Option 2** massing with the tower located on the southwest corner of the site.
- **Strengthen the corner of Front St and Bayview Ave. to achieve the gateway concept**, including raising the height of the corner to match the building on the north side of Front St., and tightening or eliminating the radius of the curved corner.
- Consider **lowering the southern massing** to increase natural light to the courtyard.
- Consider **shifting the tower away from Tannery** towards the east to allow the street to retain its quality on both sides.

Consensus Comments

March 2022 Issues Identification

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Building Design

- Support for a ground floor program that would provide critical mass along the Front Street frontage.
- Consider **more activation on the Bayview Ave. frontage** to better relate to the park. i.e. live/work units, commercial, or other strategies than townhouses or at-grade residential units to better animate the public realm.
- **Further develop the Tannery St. elevation** in relation to Block 12 and carefully design the townhouse units in relation to the street. Provide an east-west section and elevation drawing.
- **Consider the future school on Block 9** when designing the Mill St. elevation.
- Ensure the balcony shading structures can be accessed to be cleaned.
- There are many design elements in the building exterior, consider **simplifying the ensemble of materiality, color, motifs, and the different treatment between the tower and mid-rise volumes.**

Consensus Comments

March 2022 Issues Identification

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Landscape

- Encouraged the team to retain the existing street trees instead of re-plant.
- Ensure the landscaping for at-grade units is well designed and serve as a threshold between public and private.
- Maximize sunlight into the courtyard to ensure success.

Sustainability

- Encouraged the use of thermally broken balconies.
- Maximize all efforts to reduce embodied carbon, such as the use of low-carbon concrete, and carbon emissions from operations.

Areas for Panel Consideration

Waterfront Toronto

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Does the revised massing respond to Panel comments, and relate well with the built-form and public realm context on all sides: Front Street, Bayview Avenue/Corktown Commons, Mill Street, and Tannery Road?

Does the Panel support the revised tower location and the revised facade design concept and cladding strategy?

Do the revised ground floor programs support Front Street, Bayview Ave., Corktown Commons, and the West Don Lands neighbourhood? Does the Panel support the streetscape and landscape design concepts?

Do the proposed sustainability strategies meet Waterfront Toronto's objectives? Are there other strategies that can be considered?








June 26, 2024

West Don Lands

BLOCK 13

WATERFRONT TORONTO DRP #2

Design Team

						
Gregory Henriquez Principal	Shawn Lapointe Principal	Robert Ng Principal	Terence Lee Associate	Mike Dror Partner	Aylin Ozkan Associate	Sumedha Kumar Senior Consultant
Henriquez Partners Architects	Henriquez Partners Architects	NAK Design Strategies Landscape	NAK Design Strategies Landscape	Bousfields Inc Planning	RWDI Energy Consultant	RWDI Sustainability

Meeting Agenda

- **Summary of WT DRP #1 & ZBA #1**
- **What We Heard**
- **Massing Explorations**
- **Proposed Design**

Schedule

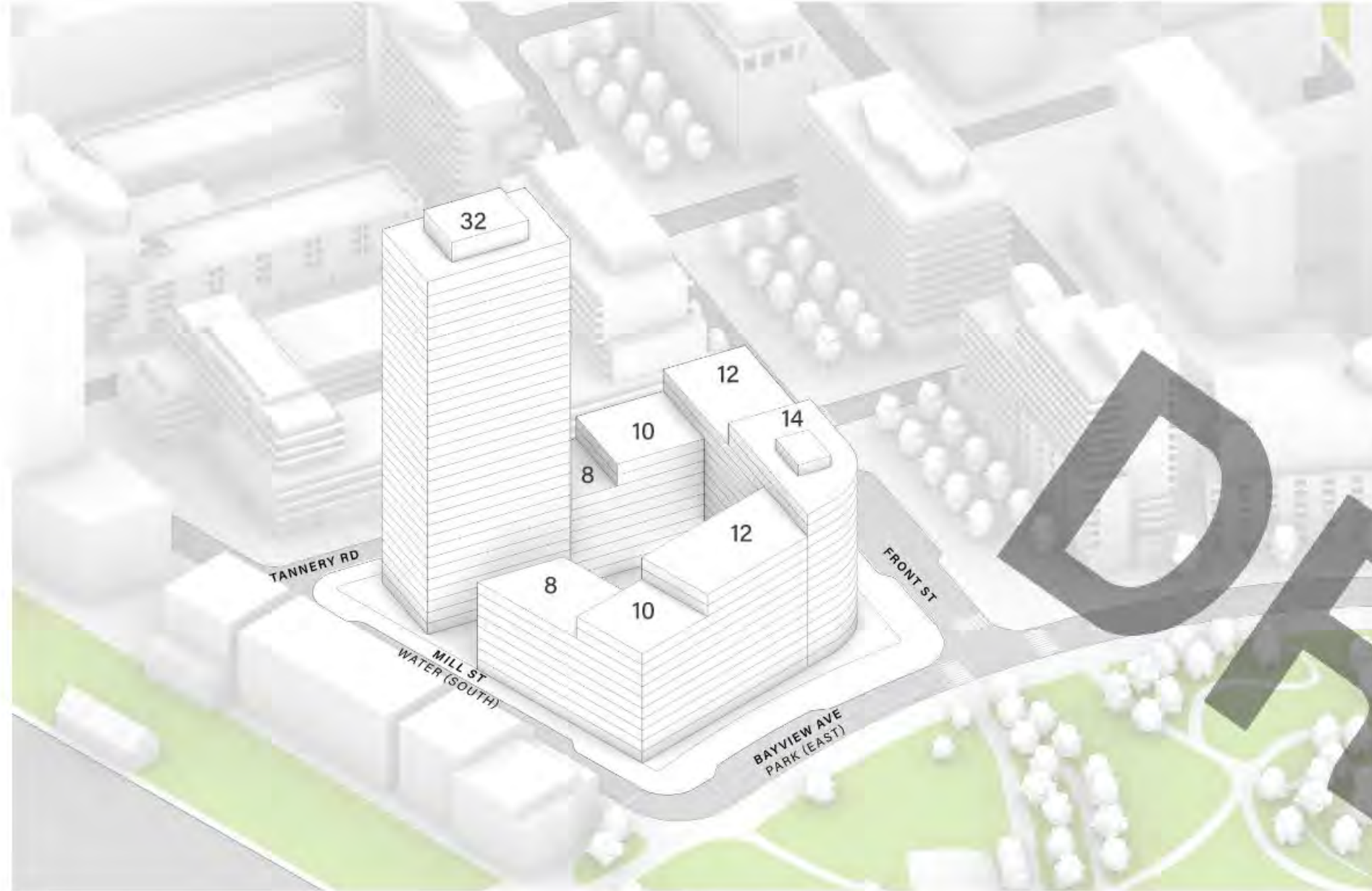
- **WT DRP Meeting #1** March 23, 2022
- **Original ZBA #1 Application** April 21, 2022
- **WT DRP Meeting #2** June 26, 2024
- **ZBA #2 Submission** July, 2024

WT DRP #1 & ZBA #1

We received many thoughtful comments
from the City, Waterfront Toronto and the
Design Review Panel

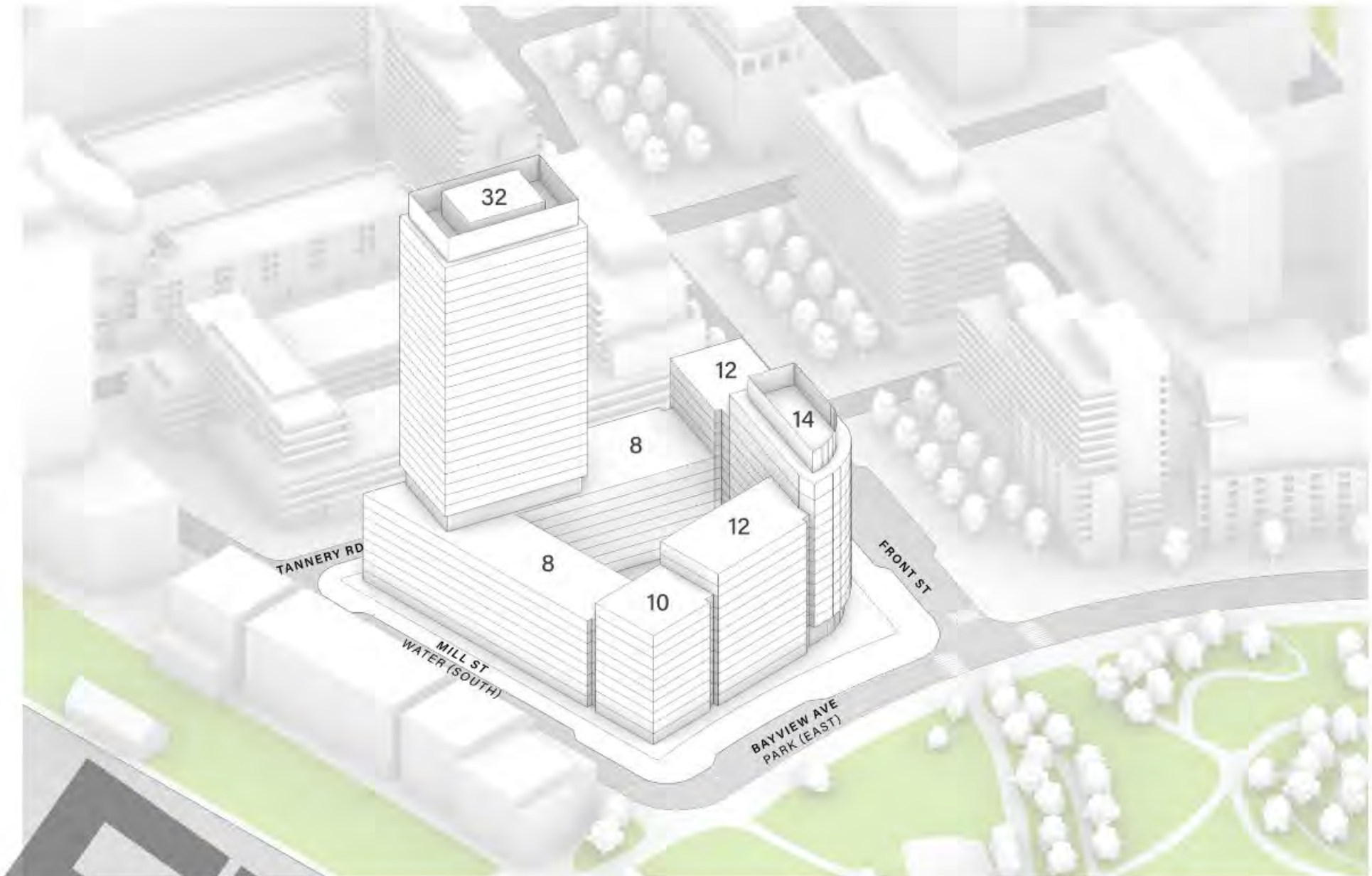
Your feedback helped guide our applications

WT DRP #1 Application



- Contributes to enhanced public realm and expanded streetscape at Front / Bayview intersection
- Reinforces mid-rise scale along street frontages, including Front St and Corktown Common
- Locates tall building element within emerging tall building context north of the rail corridor
- Minimizes shadow impact on Corktown Common Park
- Create exceptional quality housing units with views, natural daylight and outdoor spaces

ZBA #1 Application



- Locates tower directly across from existing and approved towers (Blocks 8 & 20)
- Massing on Front Street frames gateway to the park
- Reinforces streetwall heights along Bayview and Front Streets
- Minimizes shadows on the park

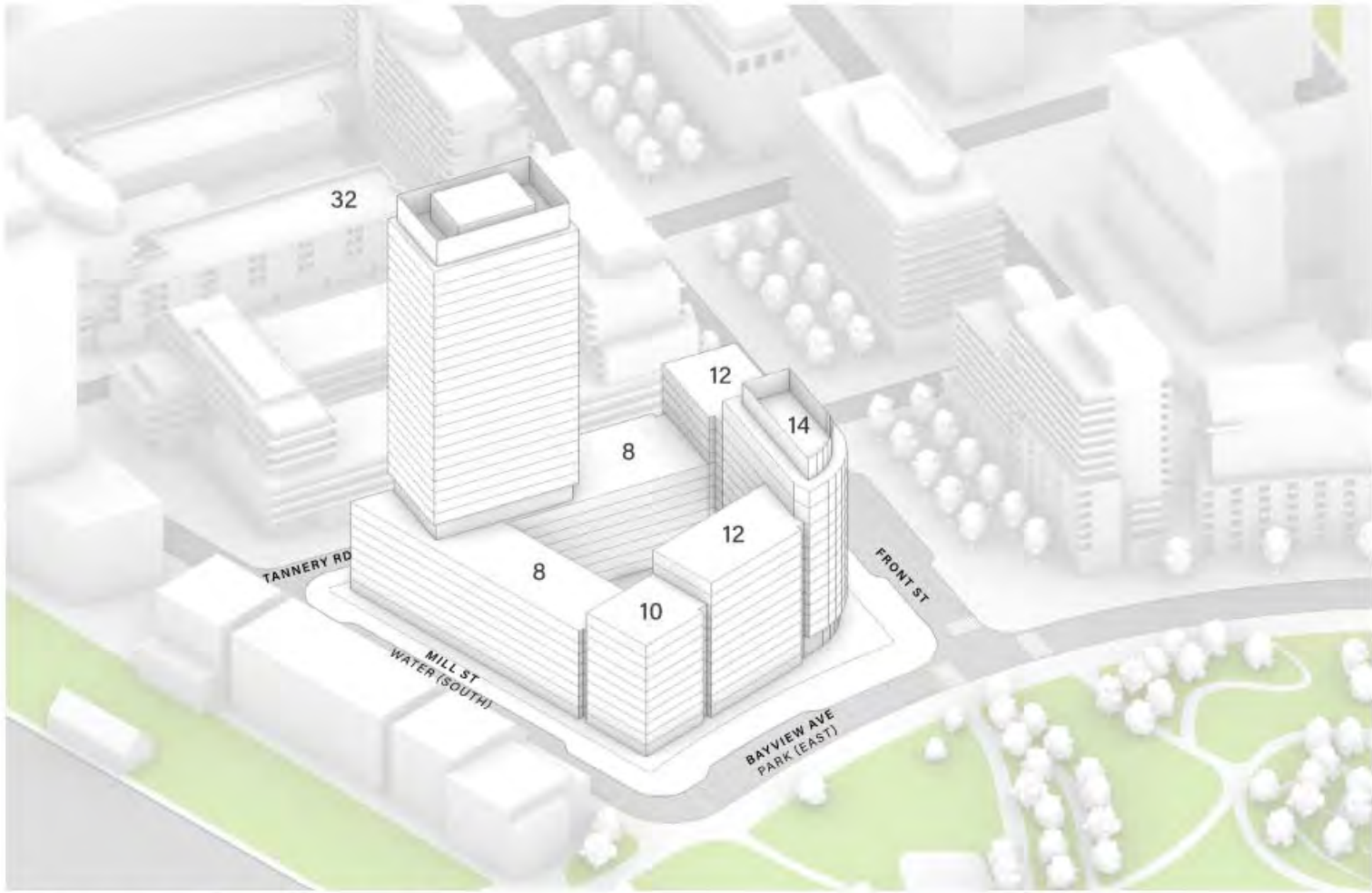
What We Heard

1. Tighten or eliminate the radius at the NE corner
2. The SW tower should be relocated along Mill Street
3. Symmetry between Block 13 and Block 4 is essential to respect the Block Plan
4. The height of the NE Tower should be 16 storeys to match Block 4
5. The podium on Front and Bayview should be 12 storeys to match Block 4
6. The podium on Tannery and Mill should be 5 storeys to relate to Block 12 and allow more sunlight into the courtyard
7. The design should continue the arc established by Block 4 along Bayview
8. The podium on Front and Bayview should be broken up to reduce the scale in reference to Block 4
9. The tower height remains a concern for shadows on the park
10. The SW tower floor plate should be reviewed to mitigate the size of the tower
11. The SW tower should be setback from Tannery Road
12. Maintain a minimum of 18m separation between the SW tower and podium

Massing Exploration

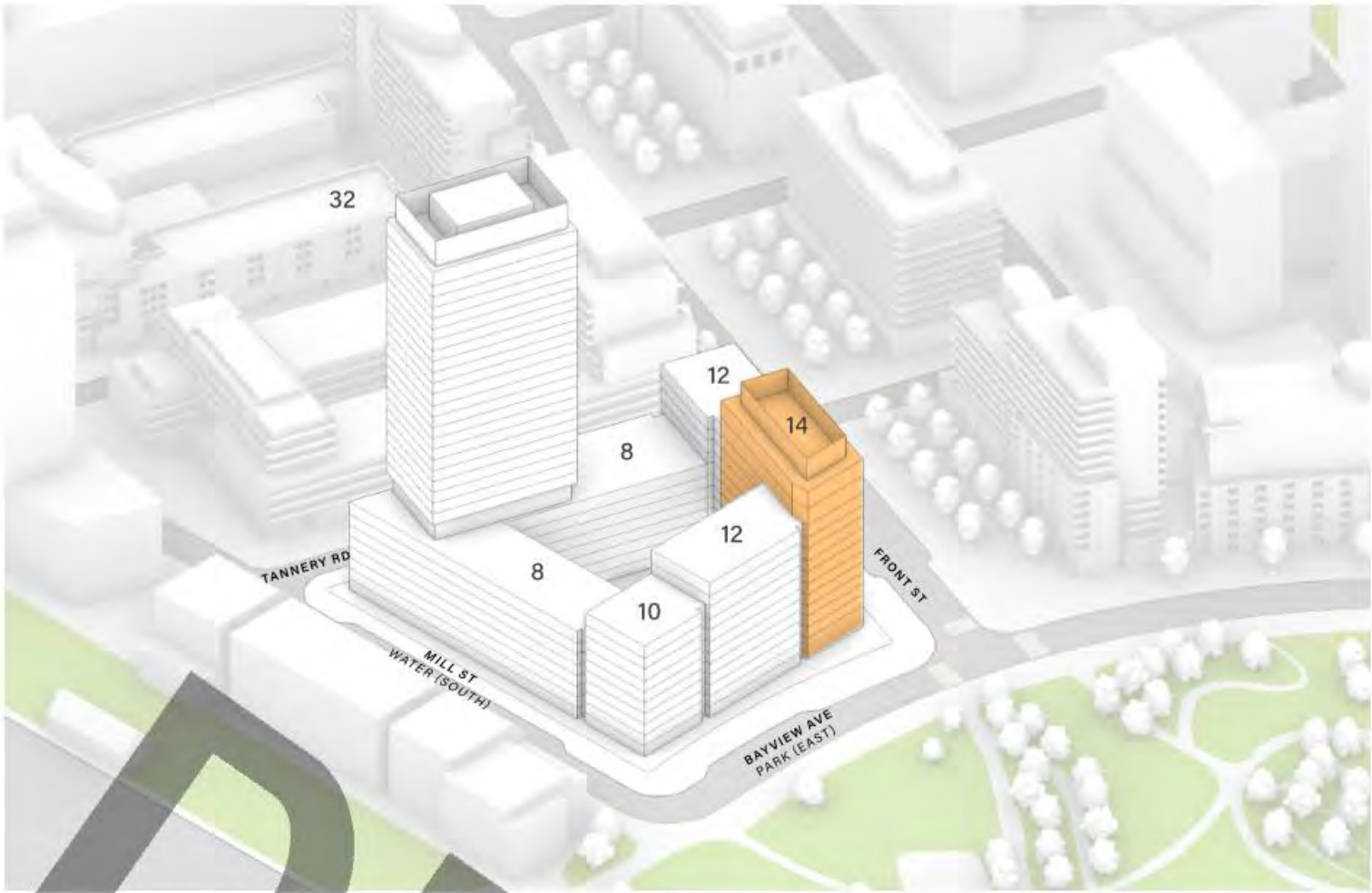
DRAFT

The following diagrams include
massing explorations in response to the
comments we received



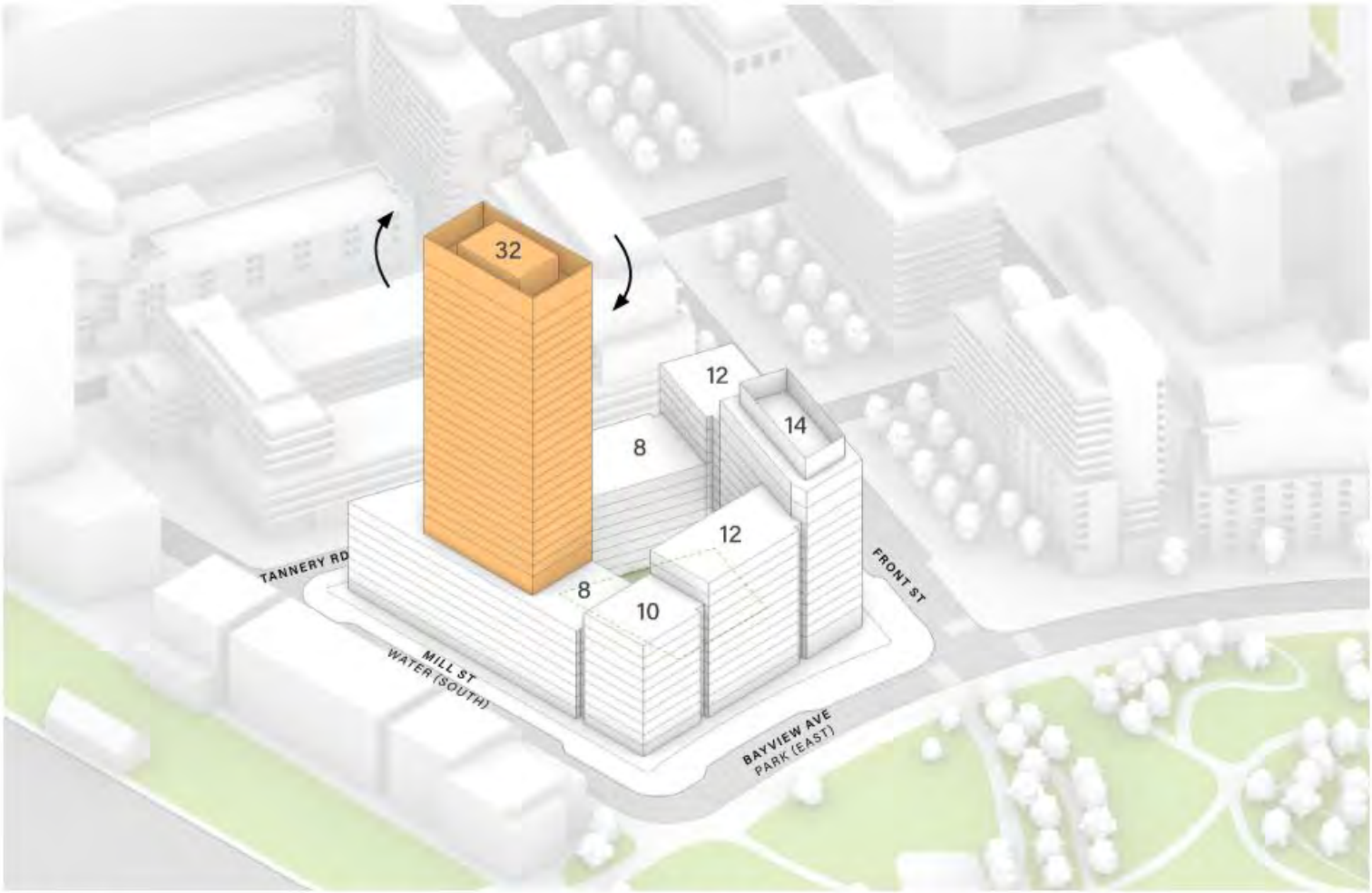
ZBA #1 Application

Proposed Form of Development



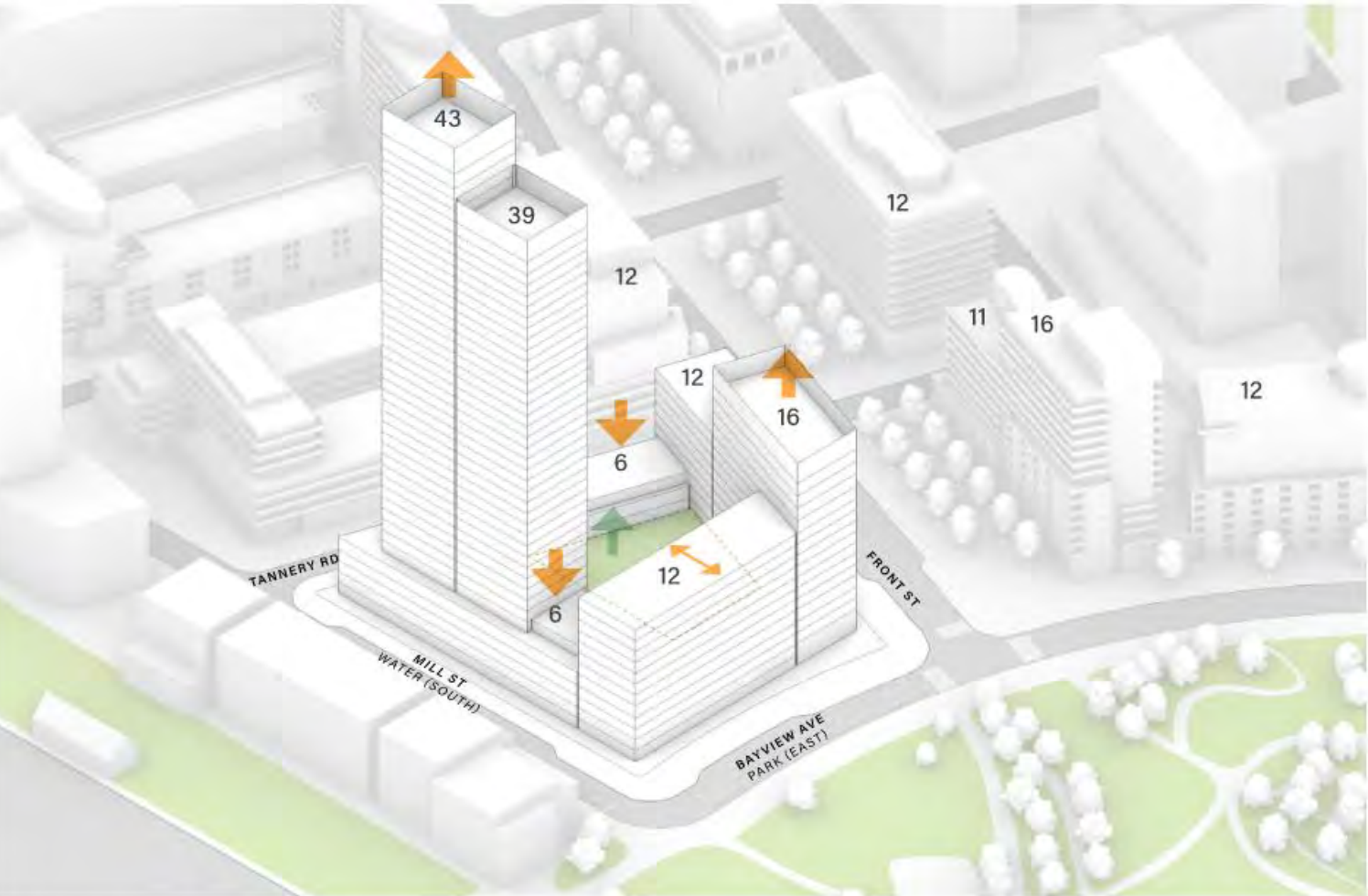
Shape of NE Tower Adjusted

- Radius at NE corner has been eliminated



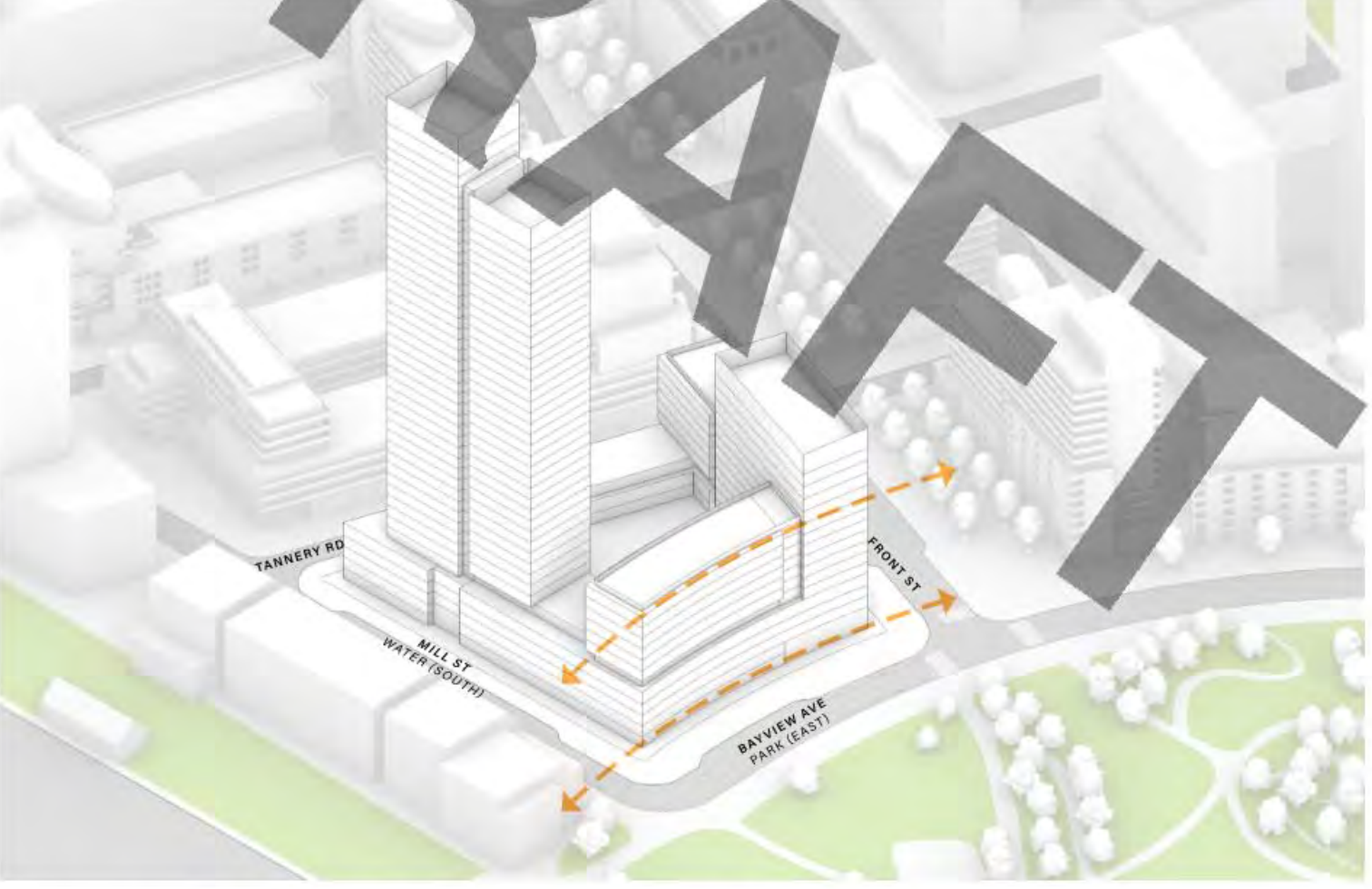
SW Tower Aligned Along Mill Street

- SW tower rotated and relocated along Mill Street



Height Refinements

- The height of the NW tower and podium (on Front and Bayview) adjusted to match Block 4
- Height of podium on Mill and Tannery reduced to match Block 12
- Depth of streetwall decreased to improve livability of suites
- Height of SW tower increased to balance overall density
- Central courtyard relocated from ground floor to rooftop on level 4

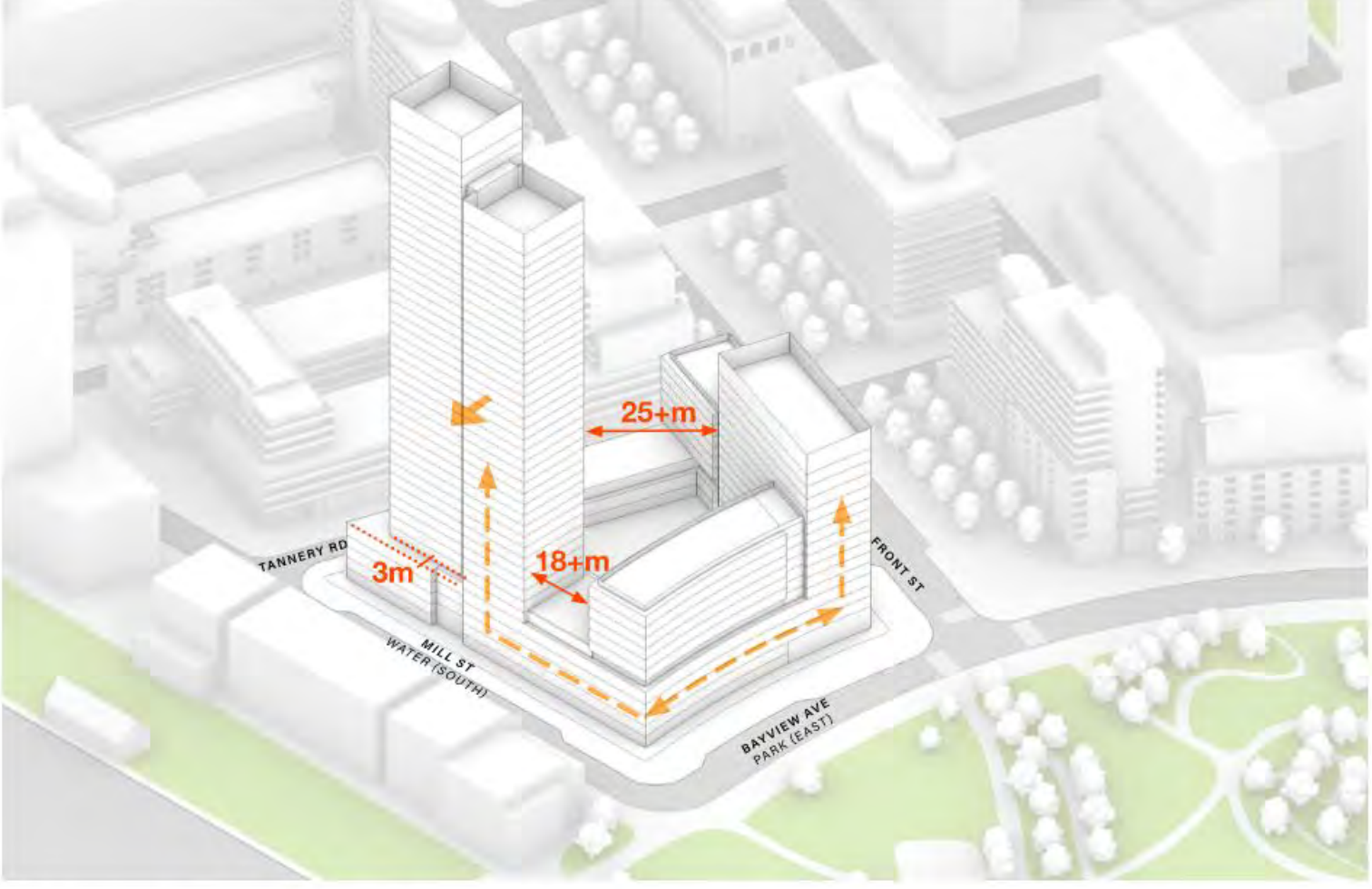


Expressing the Arc from Block 4

- The shape of the podium on Bayview has been revised to continue the arc from Block 4

Articulation to Break Down the Scale

- Reveals added to break-up the scale of the podium
- Reveal at SW tower increased to further differentiate tower elements and mitigate the scale



Breaking Down the Scale of the Tower

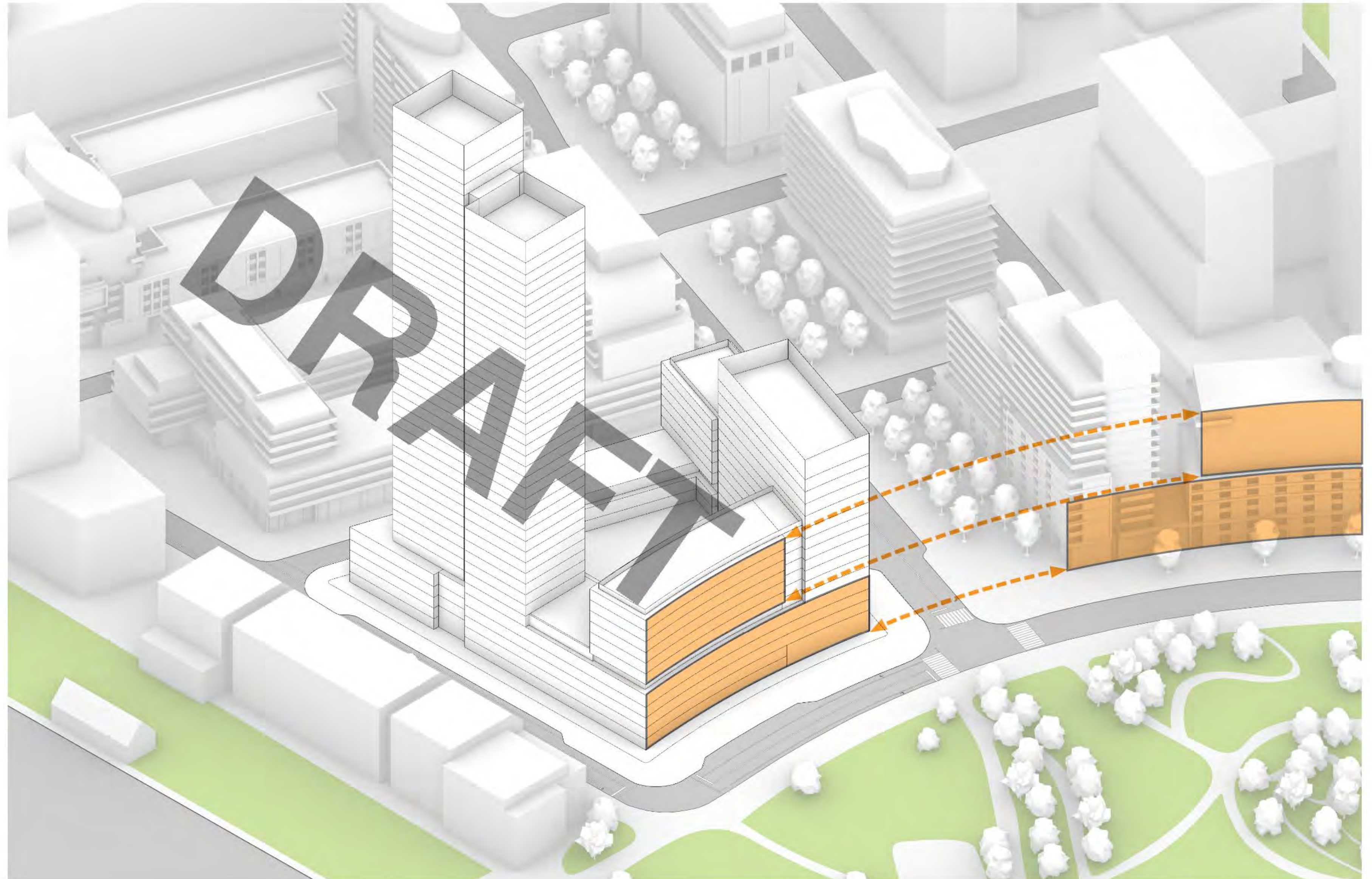
- The east portion of the tower has been shifted south to further differentiate the tower elements and mitigate the scale of the tower

Maintaining Minimum Setbacks

- Setbacks between the tower and podium have been maintained.
- Tower separations between SW and NW towers have been maintained

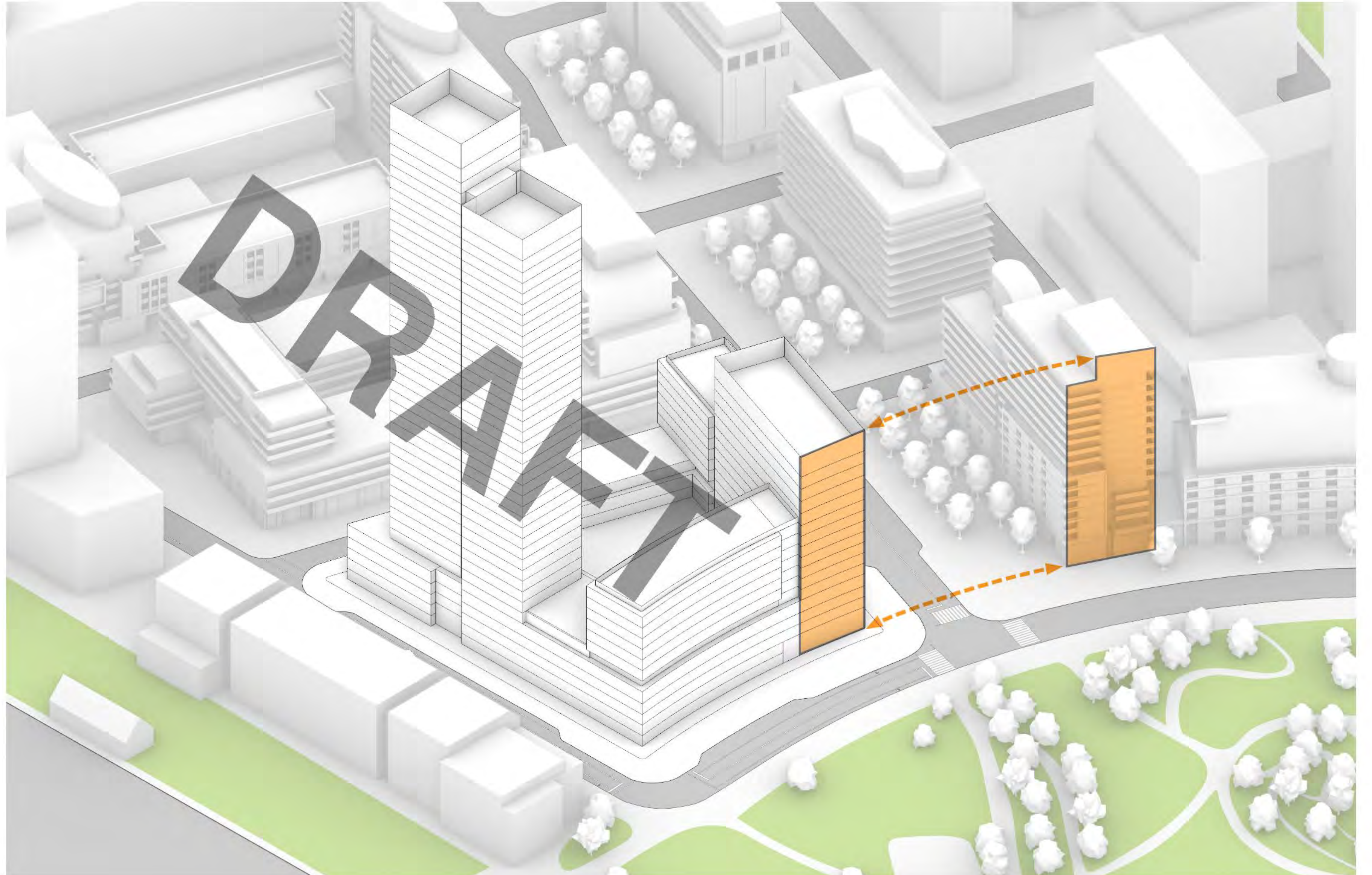
Urban Analysis - The Arc and Reveals Respect the Expression of Block 4

- The arc, reveals and podium heights along Bayview help reinforce the relationship to Block 4 facing the park



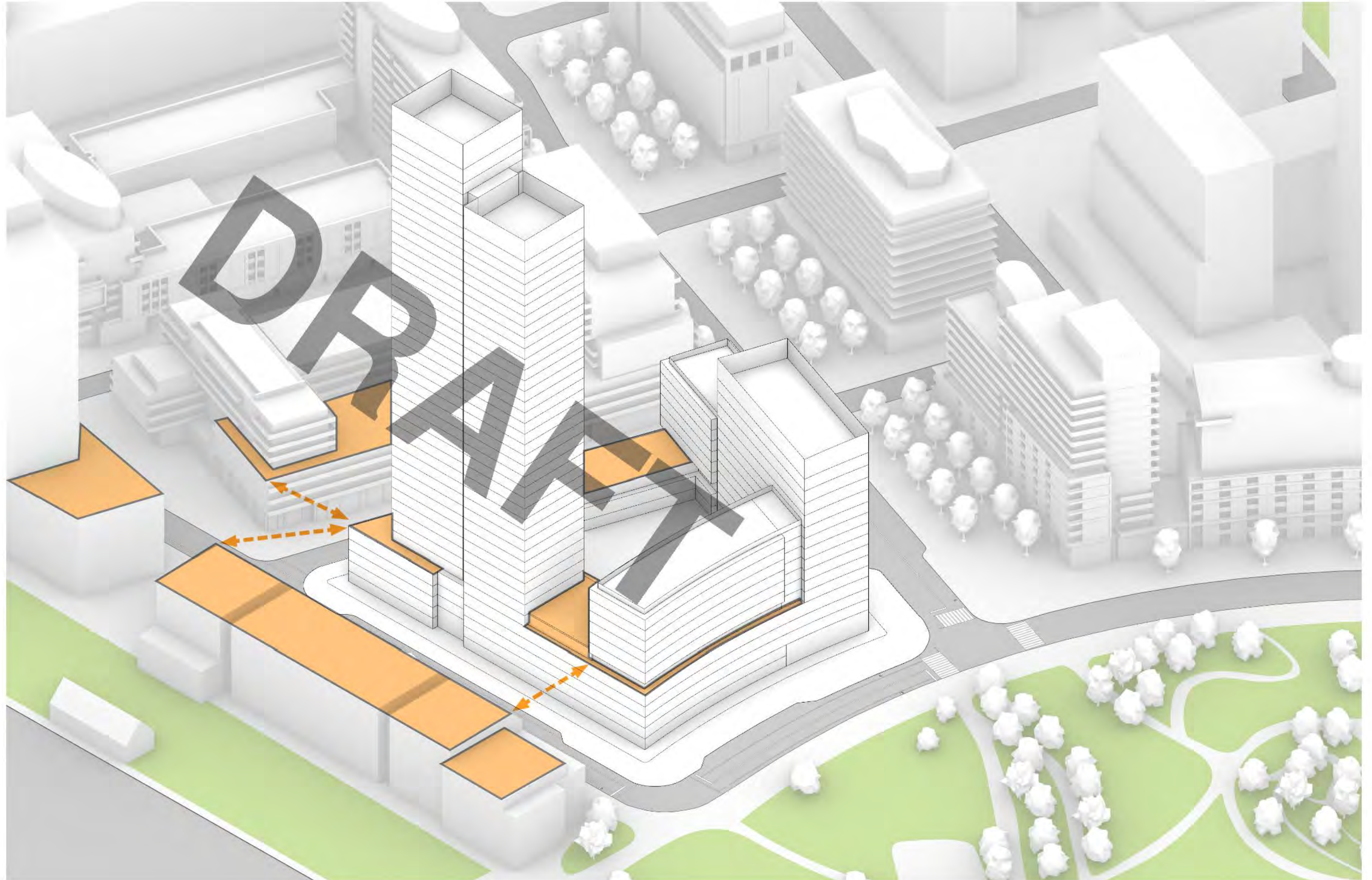
Urban Analysis - NE Tower Frames the Gateway to the Park

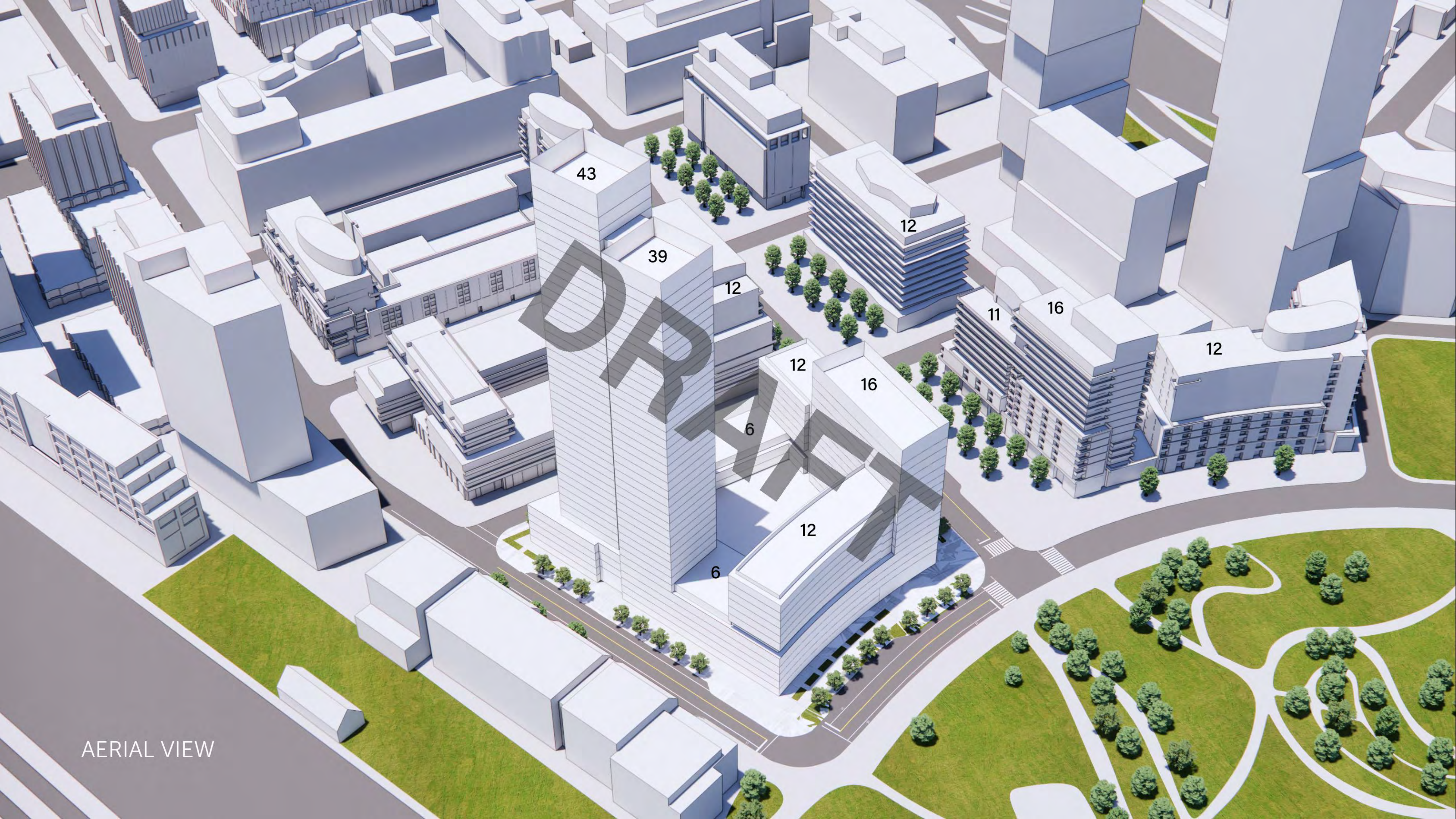
- The height of the NE tower compliments the height of the tower at Block 4, and frames the 'Gateway' to the park at the end of Front Street



Urban Analysis - Mill and Tannery Podium Heights Respond to the Site Context

- The height of the podium on Mill and Tannery responds to the height of the podium at Block 12 and respects the surrounding podium heights





AERIAL VIEW

Massing Proposal – Rhythmical Cityscape



VIEW FROM CORKTOWN COMMONS PARK LOOKING WEST

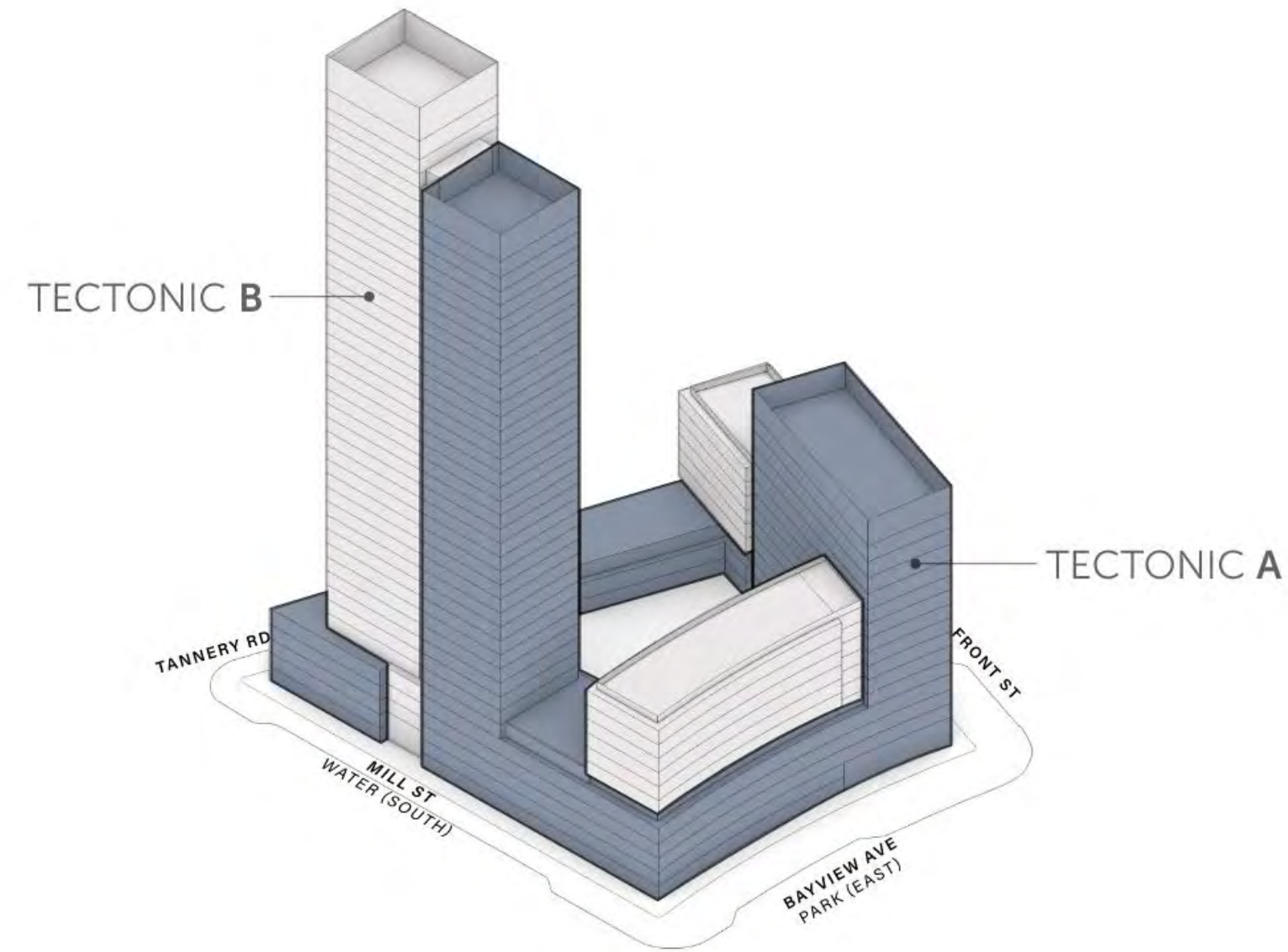


VIEW FROM CORKTOWN COMMONS PARK LOOKING WEST

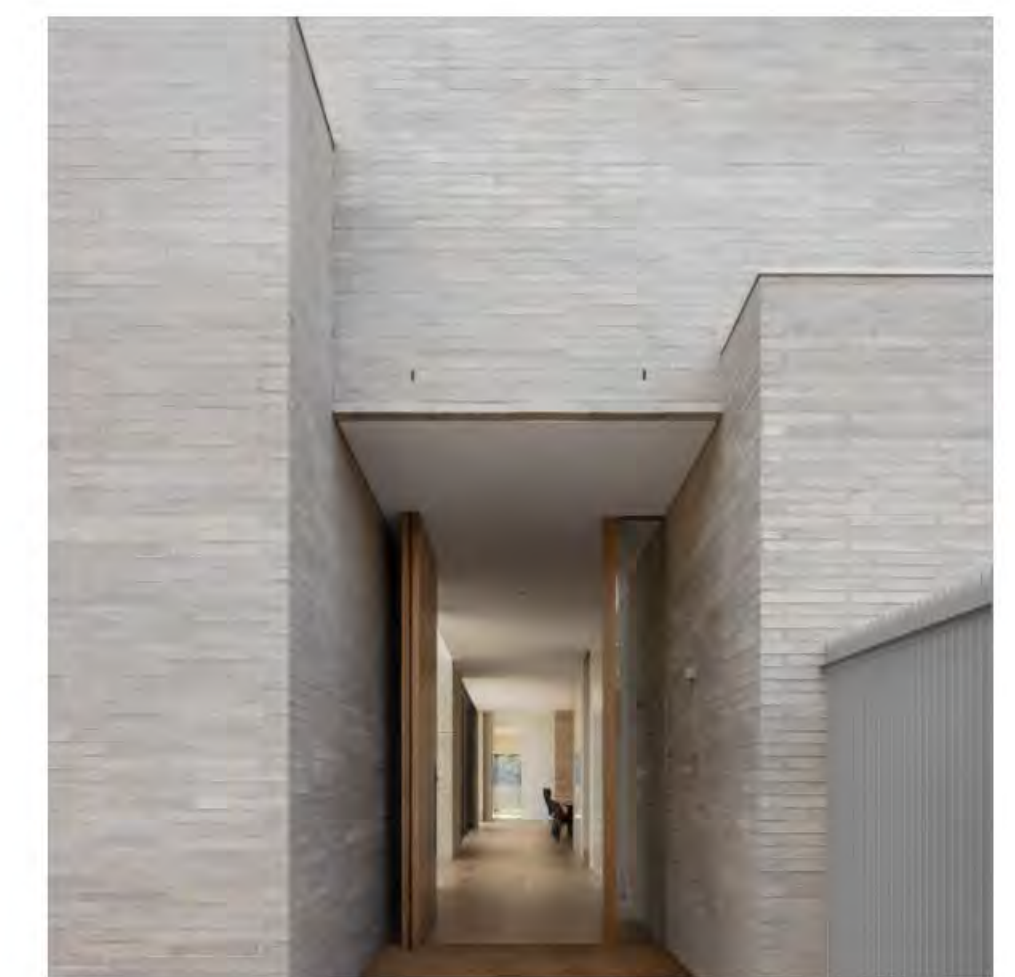
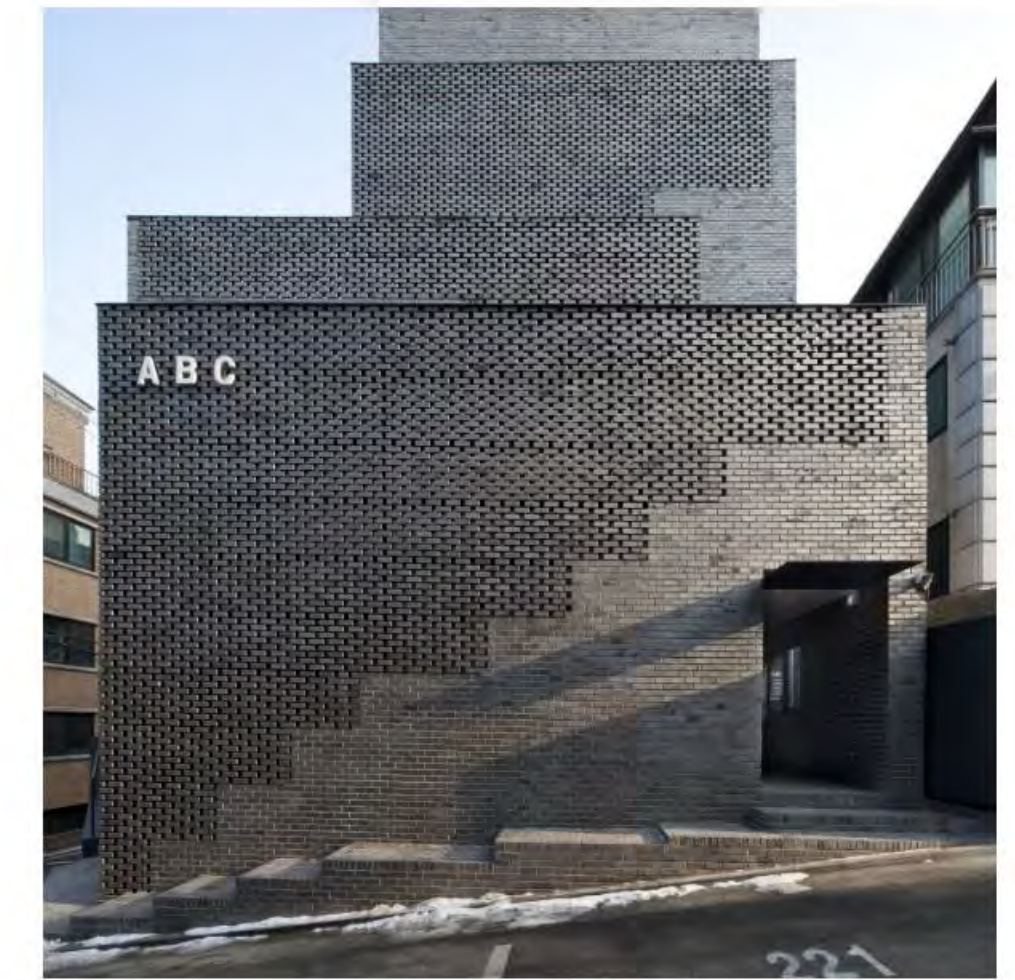


Design Development

Simplified Tectonics



- The tectonic expression has designed to reinforce the massing and further differentiate the elements
- The revised expression mitigates the scale of the SW tower and podium elements



TECTONIC B SILVER



TOWNHOUSES ALONG BAYVIEW



BAYVIEW AVENUE STREETSCAPE



FRONT STREET STREETScape



BAYVIEW AVENUE & MILL STREET STREETScape



MILL STREET & TANNERY ROAD STREETScape



SOUTHEAST CORNER - LOOKING NORTHWEST



EAST ELEVATION ON BAYVIEW AVENUE - LOOKING WEST



NORTHEAST CORNER - LOOKING WEST



EAST ELEVATION FROM PARK - LOOKING WEST AT FRONT STREET GATEWAY



NORTHWEST CORNER AT FRONT STREET AND TANNERY ROAD - LOOKING SOUTH



AERIAL - LOOKING NORTH WEST



AERIAL - LOOKING WEST



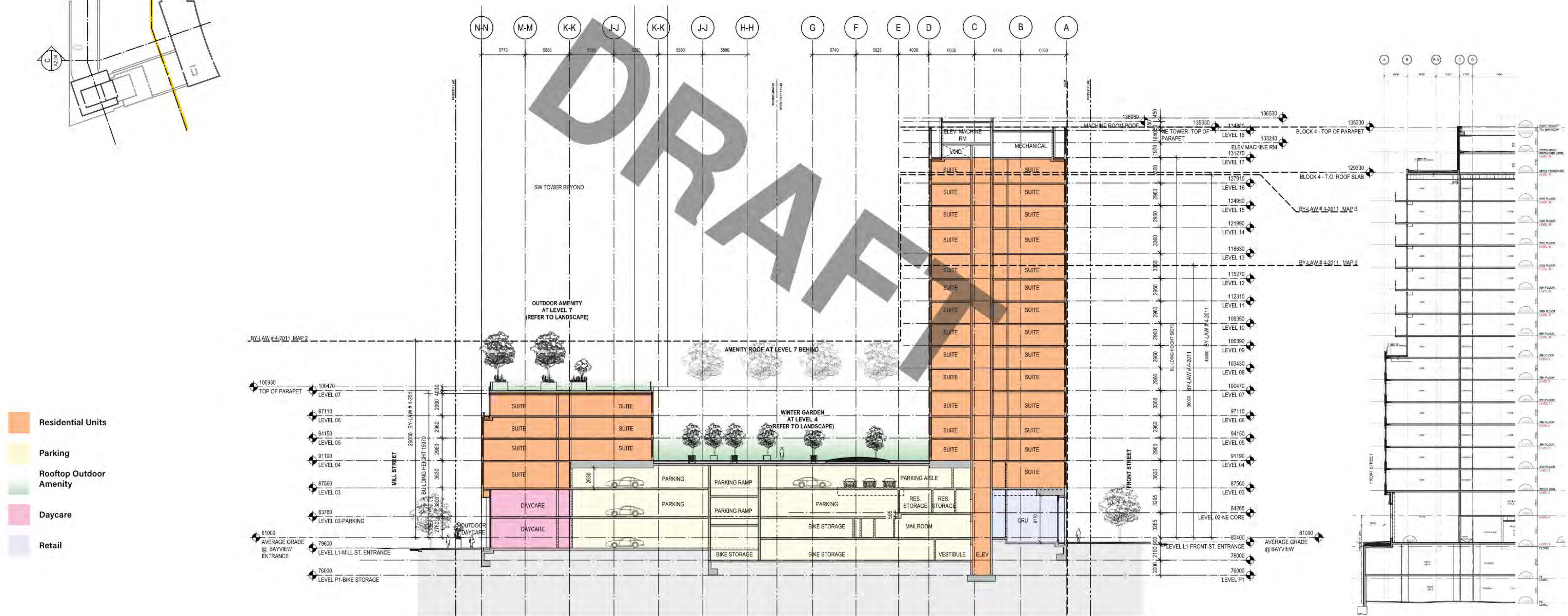
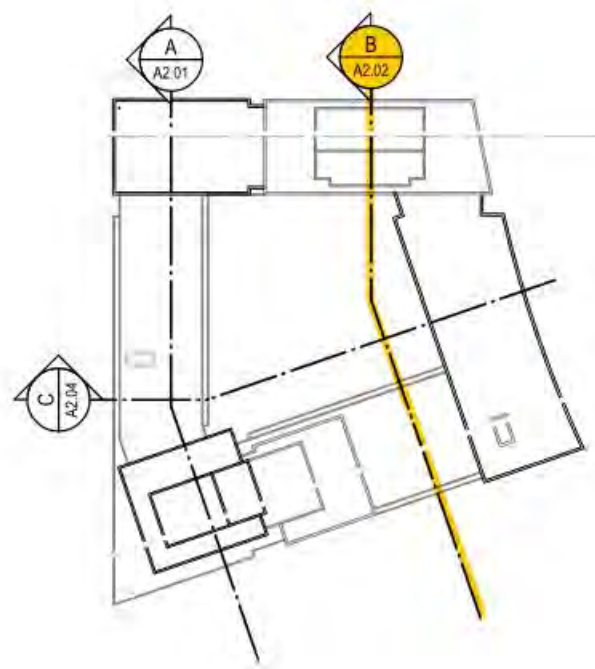
AERIAL - LOOKING EAST

Drawings & Project Data

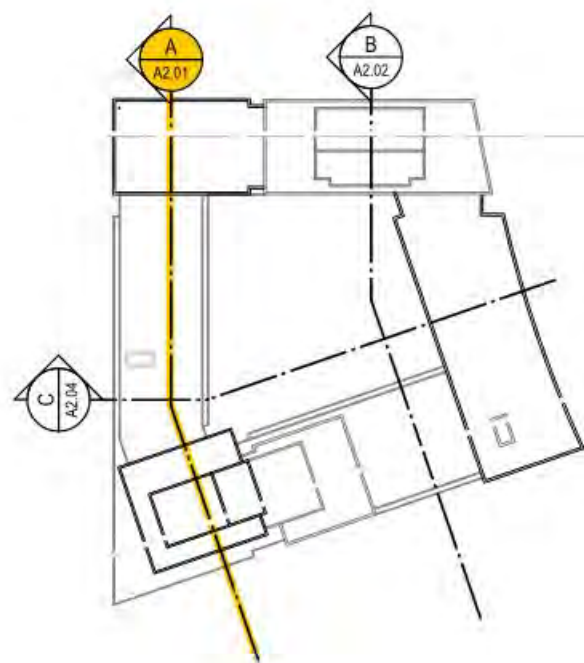
Project Data

<div><div>Areas</div><div><div>▪ Residential GFA:</div><div>688,593sf</div></div><div><div>▪ Commercial GFA:</div><div>10,660 sf</div></div><div><div>▪ Total GFA:</div><div>706,723 sf</div></div></div>	<div><div>Units</div><div><div>▪ Total Suites:</div><div>1,084</div></div><div><div>▪ Total Studios:</div><div>54 (5%)</div></div><div><div>▪ Total 1-Bed:</div><div>712 (65%)</div></div><div><div>▪ Total 2-Bed:</div><div>213 (20%)</div></div><div><div>▪ Total 3-Bed:</div><div>105 (10%)</div></div></div>
<div><div>Heights</div><div><div>▪ Tower:</div><div>132.6m, 43 Storeys</div></div><div><div>▪ Streetwall:</div><div>37.2m, 12 Storeys</div></div></div>	
<div><div>Parking</div><div><div>▪ Bike Parking:</div><div>1,084 Stalls, (0.9 Long Term + 0.1 Short Term)</div></div></div>	

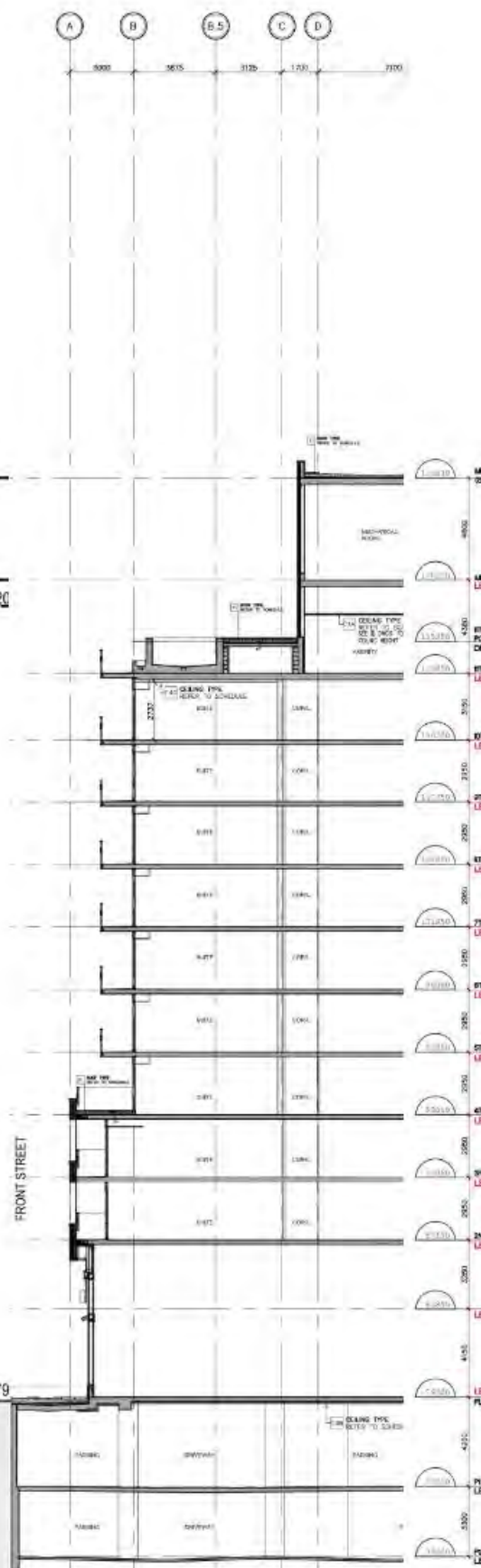
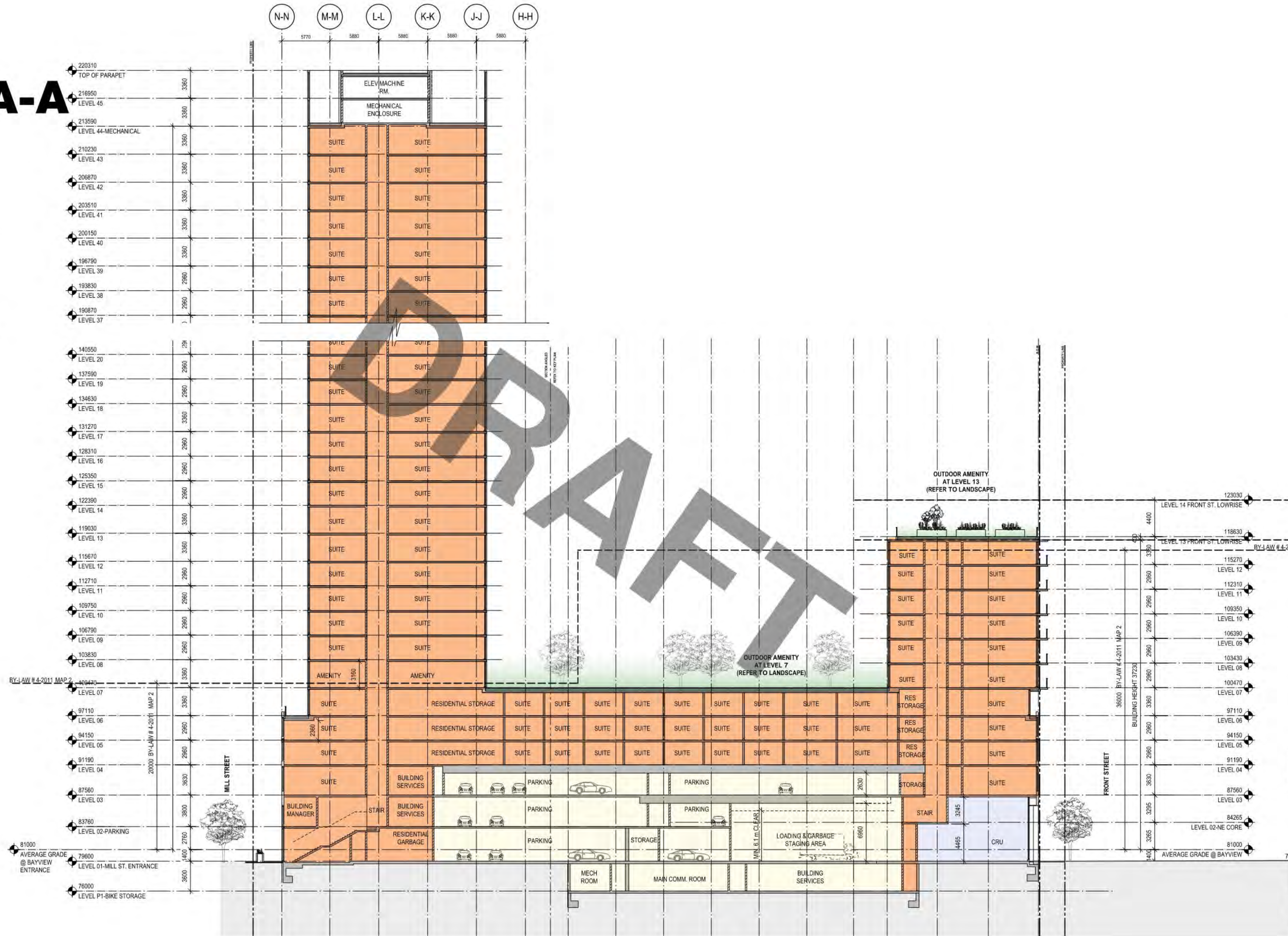
Section B-B



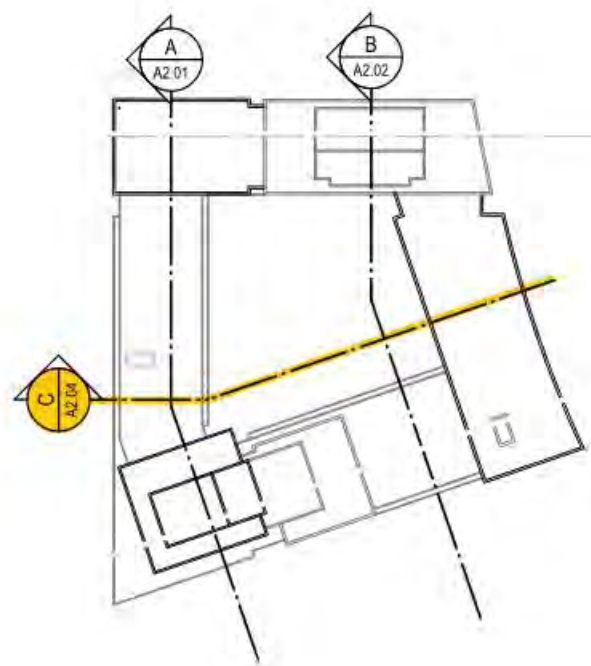
Section A-A



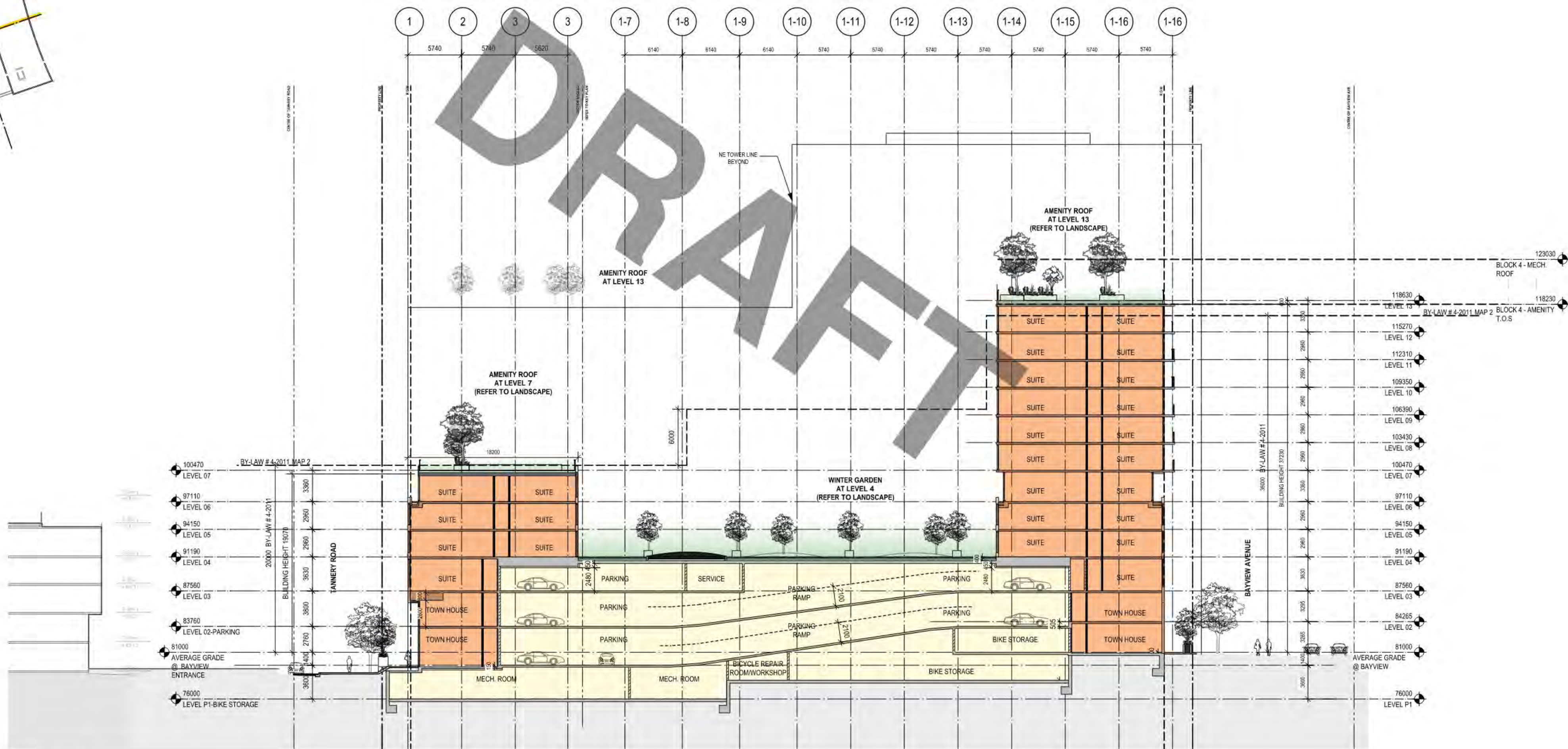
- Residential Units
- Parking
- Rooftop Outdoor Amenity
- Daycare
- Retail



Section C-C

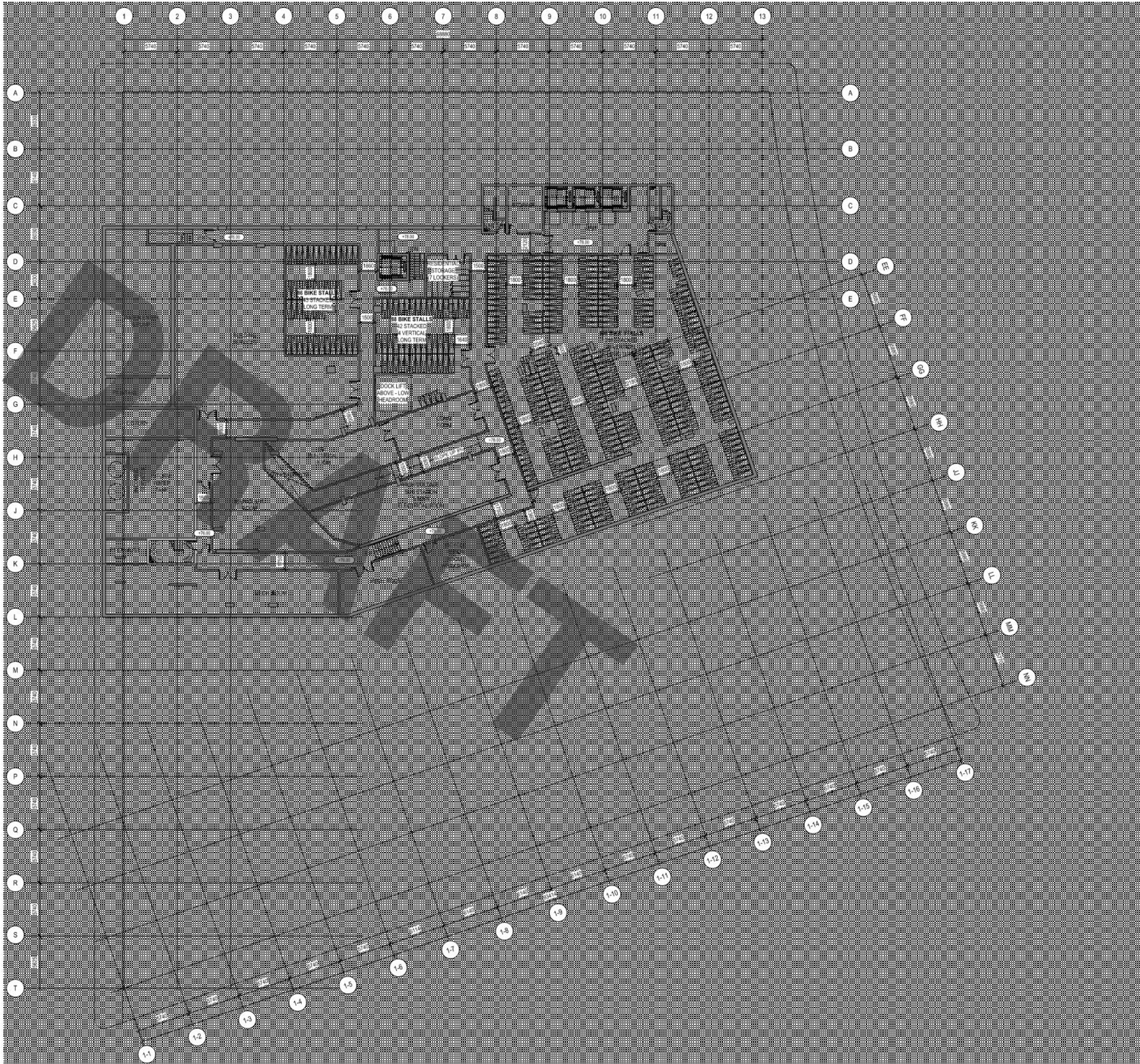


- Residential Units
- Parking
- Rooftop Outdoor Amenity
- Daycare
- Retail



Block 12

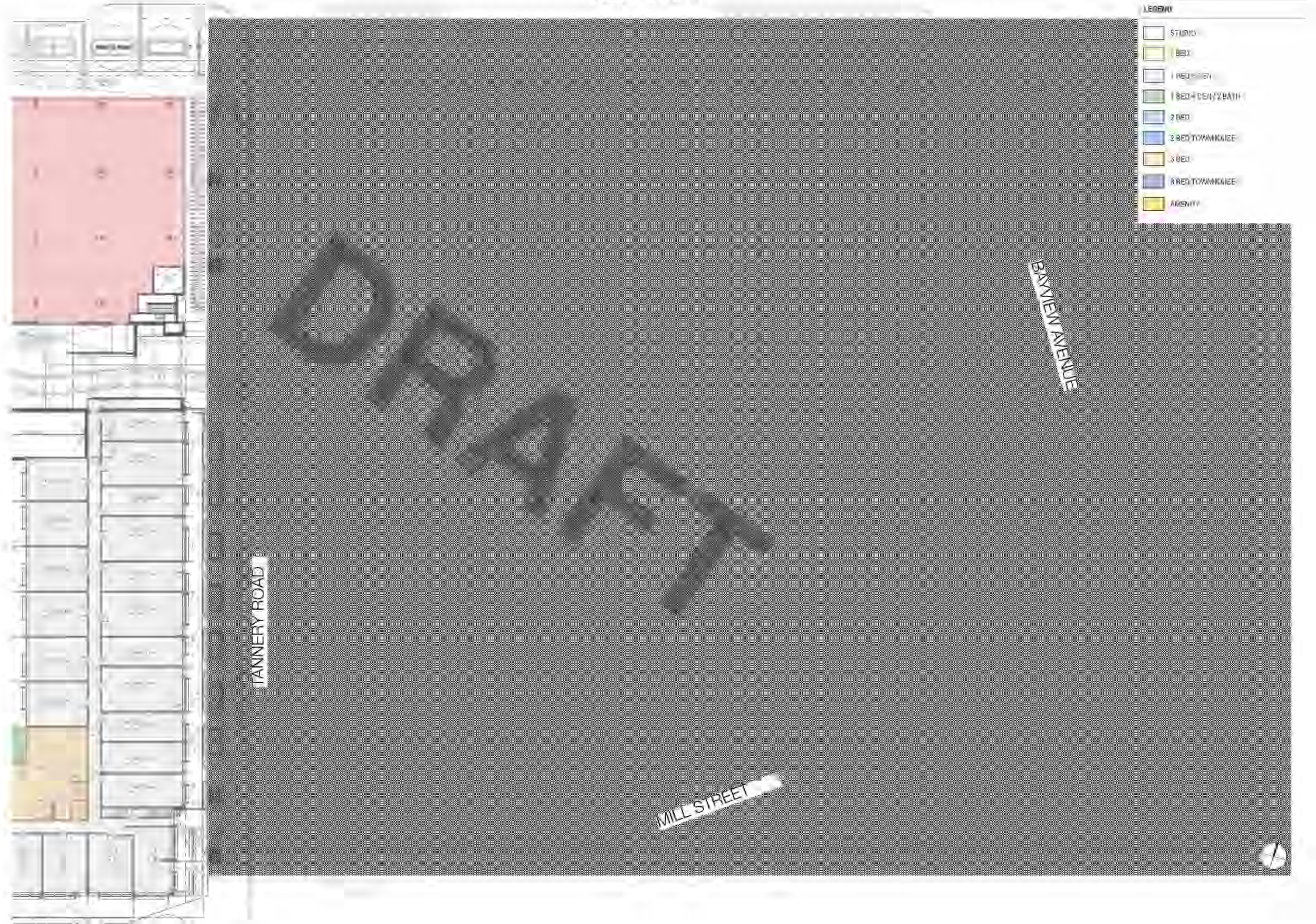
Level P1



Level 1



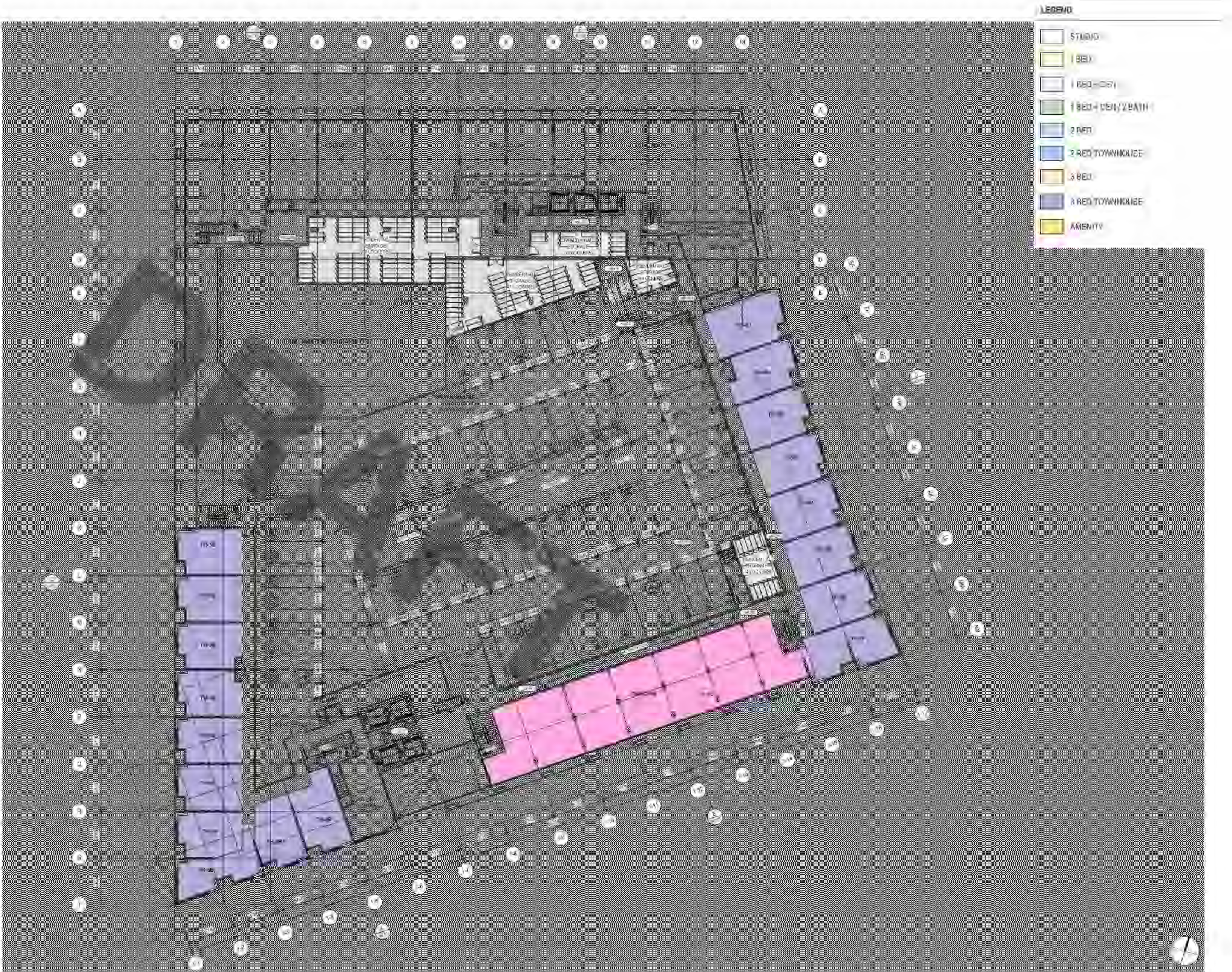
Exploring Daycare



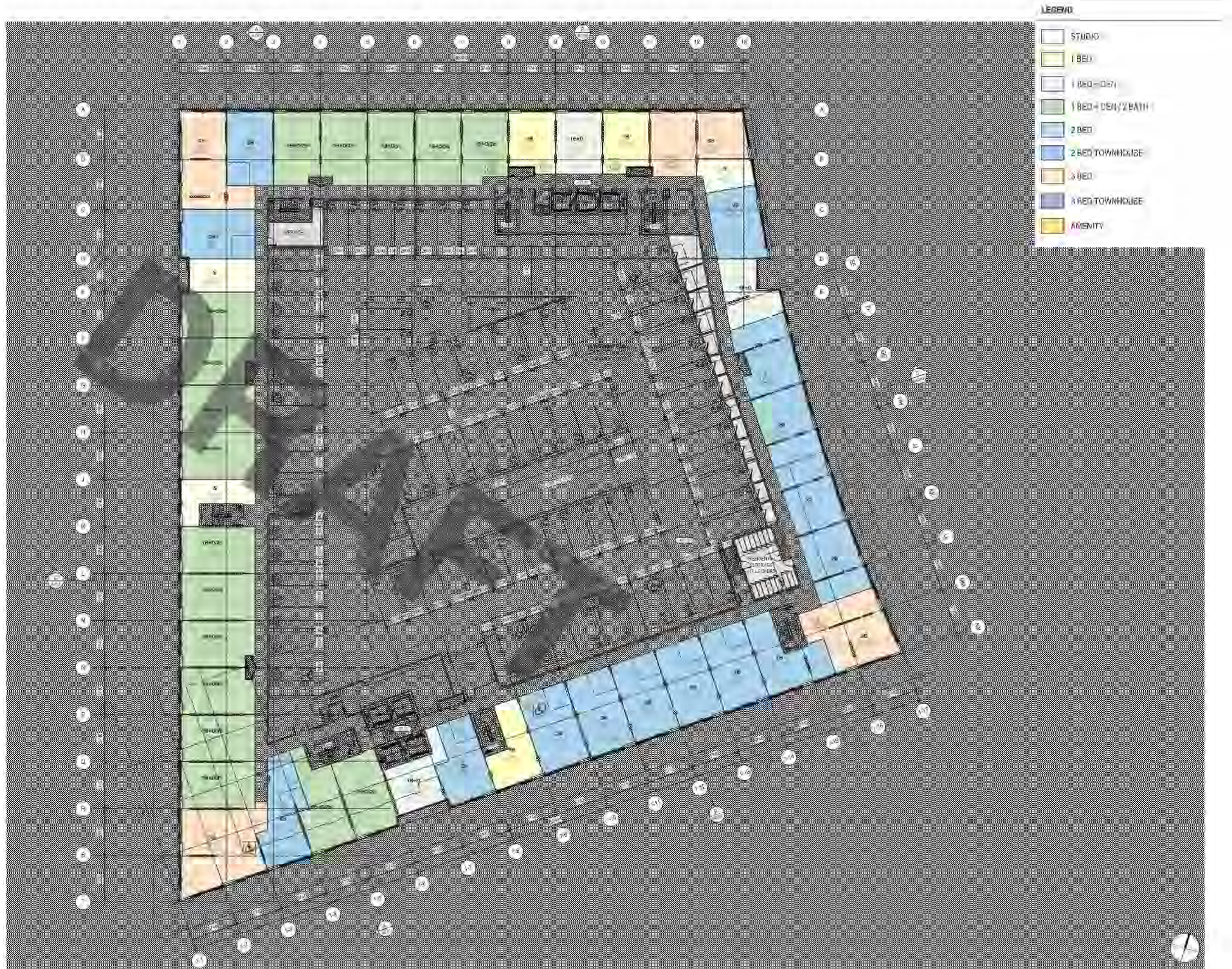
Level 2



Exploring Daycare



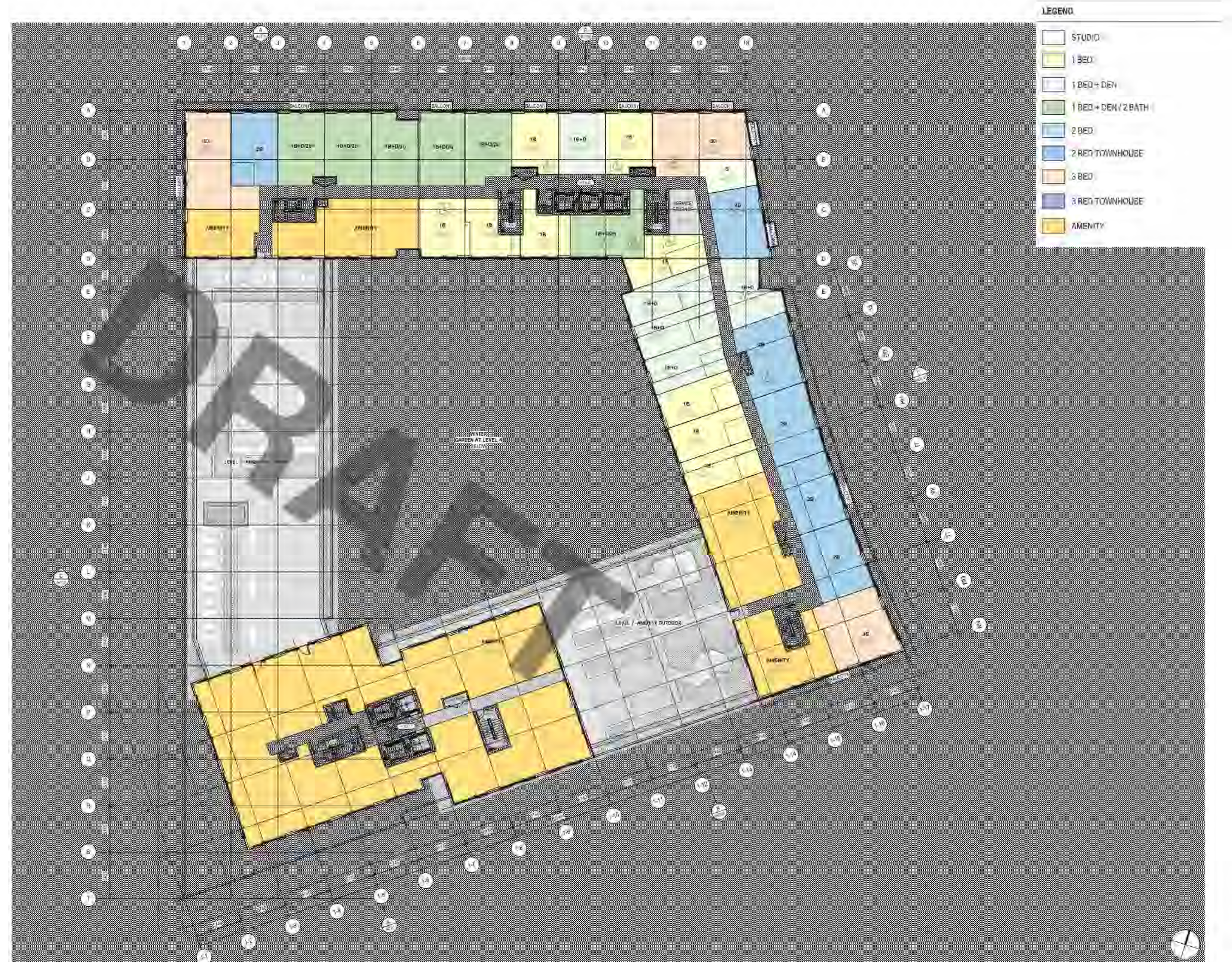
Level 3



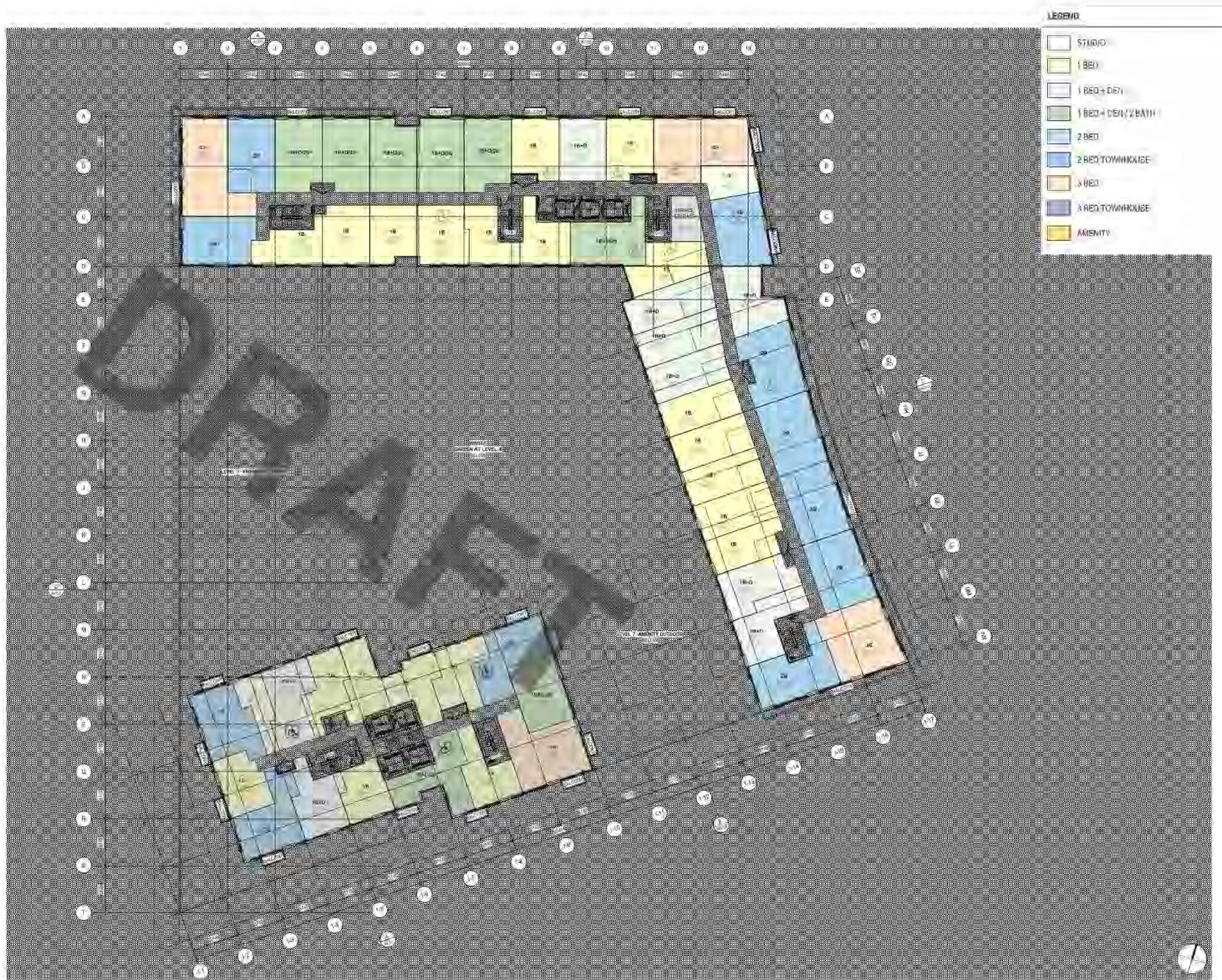
Typical Podium Level 4-6



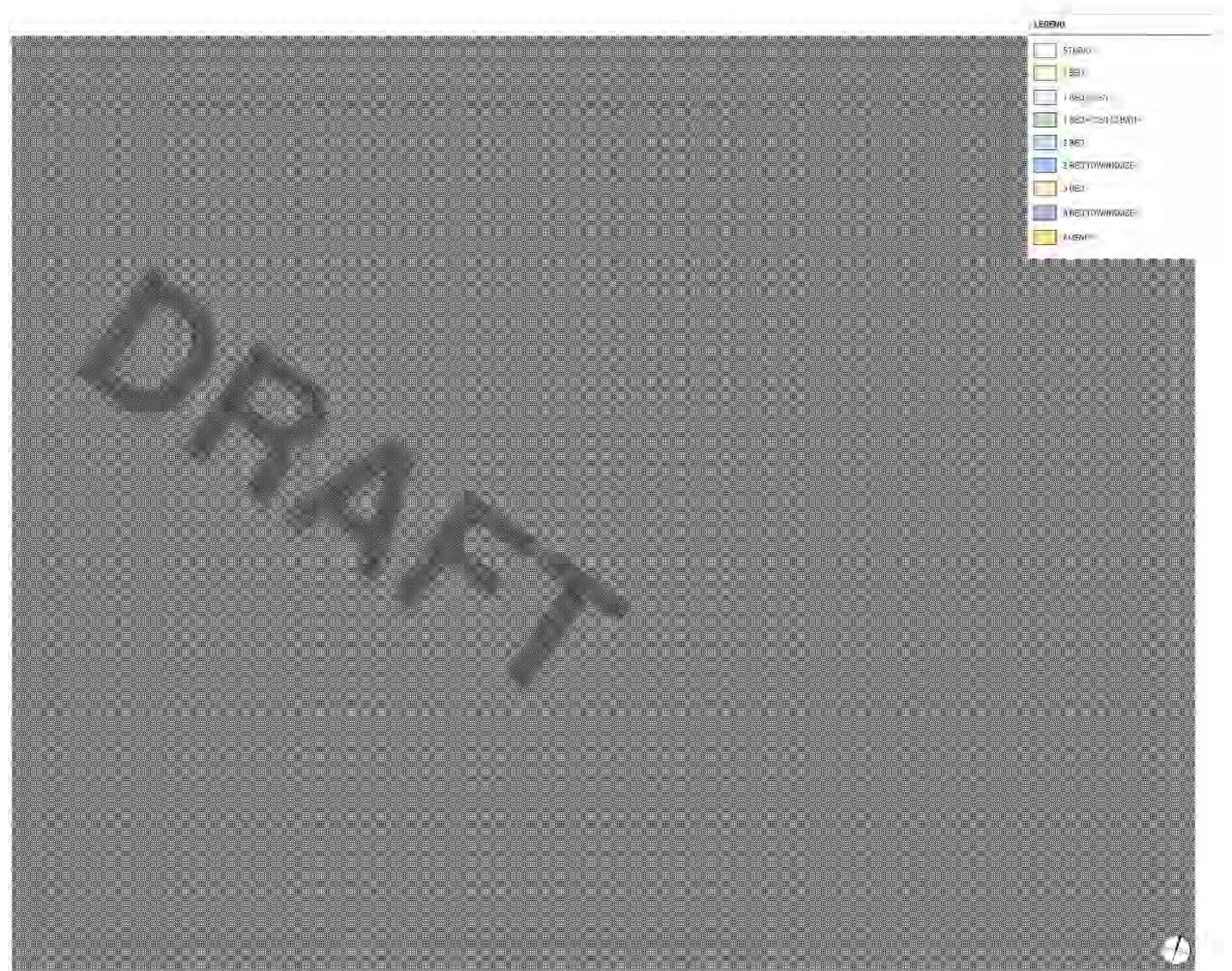
Level 7



Level 8-12



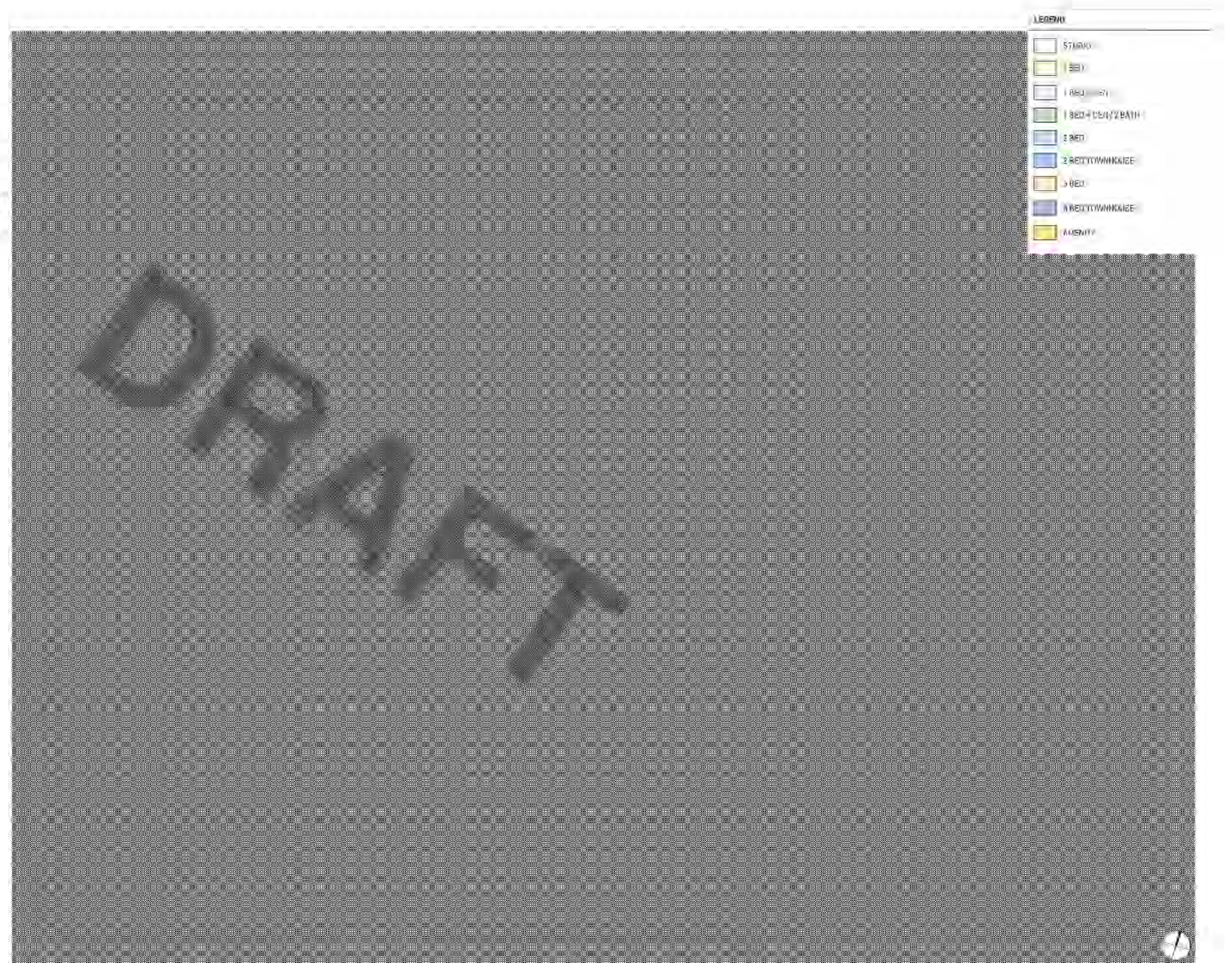
Level 13



Typical Tower

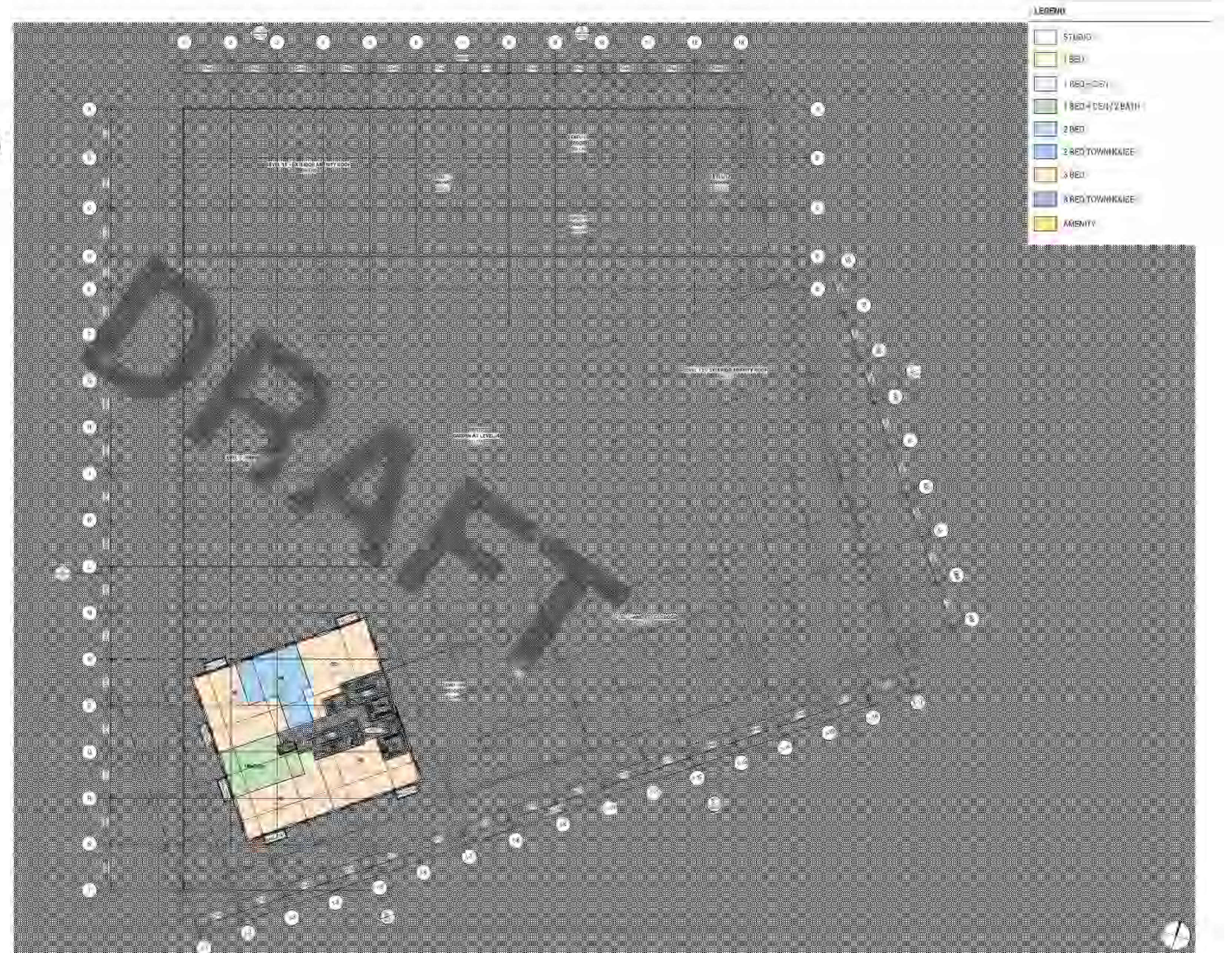
NE Tower Level 14-16

SW Tower Level 14-39



Typical Tower

SW Tower Level 40-43



Shadow Studies



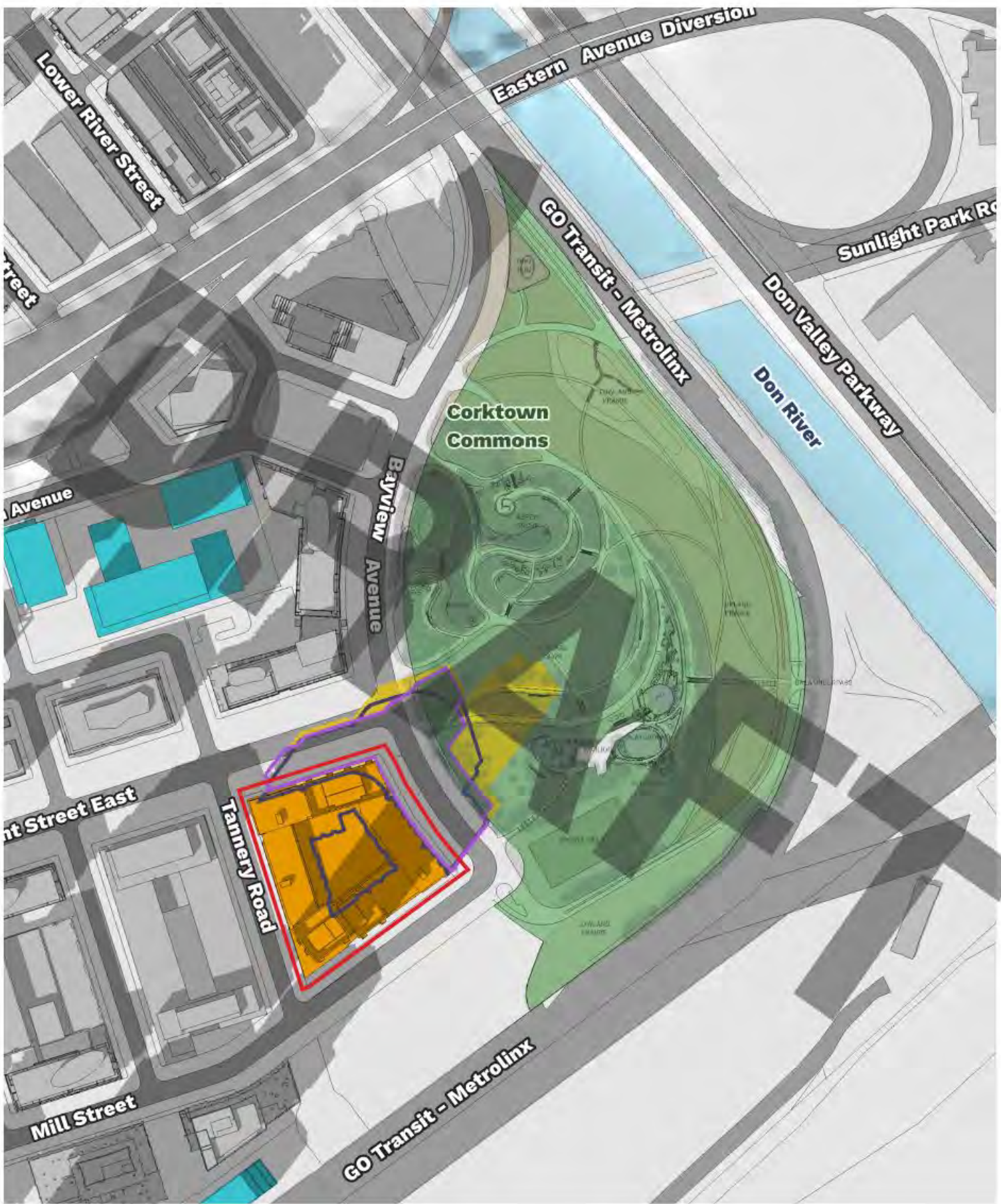
BOUSFIELDS INC.

PLANNING | DESIGN | ENGAGEMENT

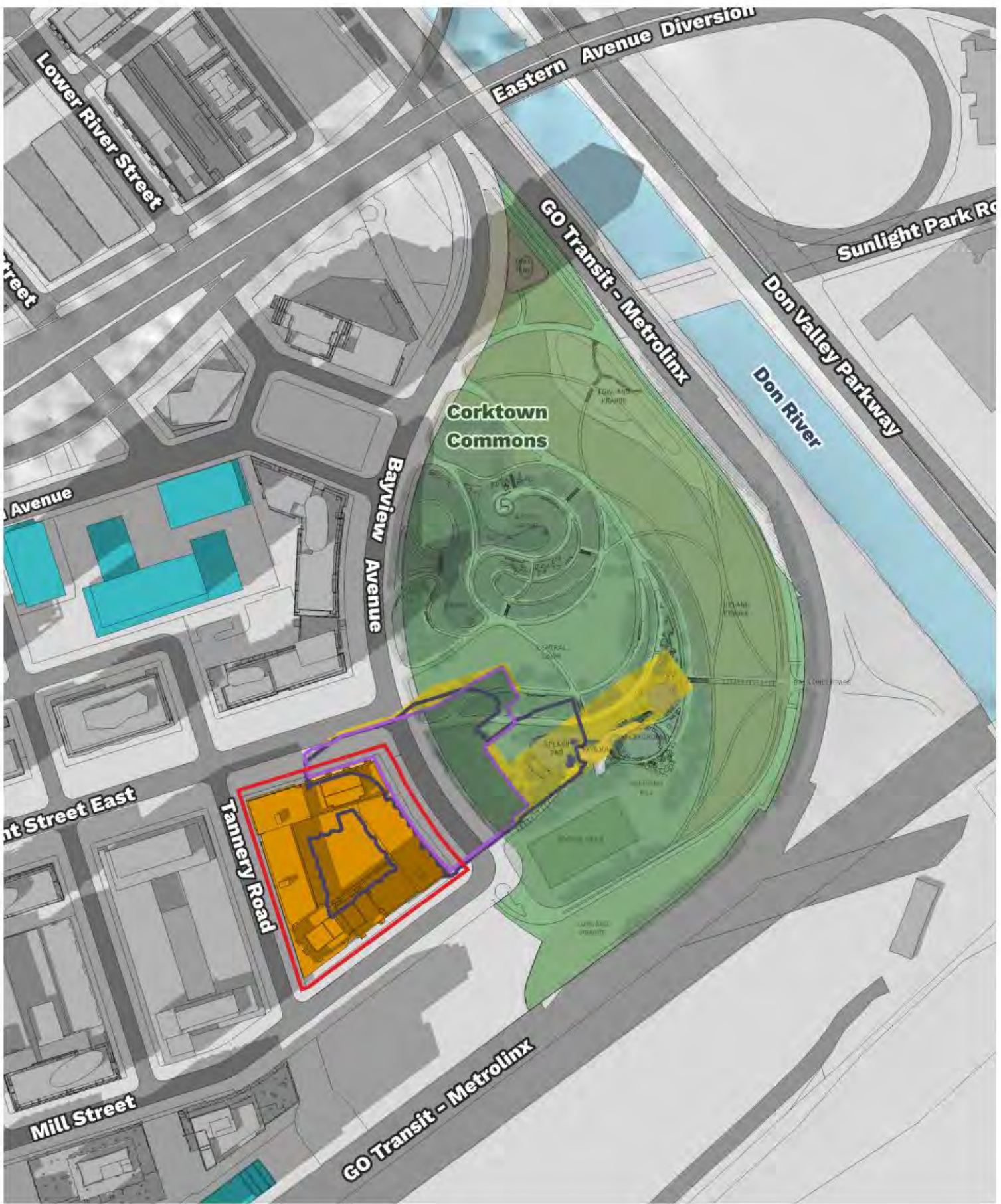
Vernal Equinox - March 21st













2:18pm



3:18pm



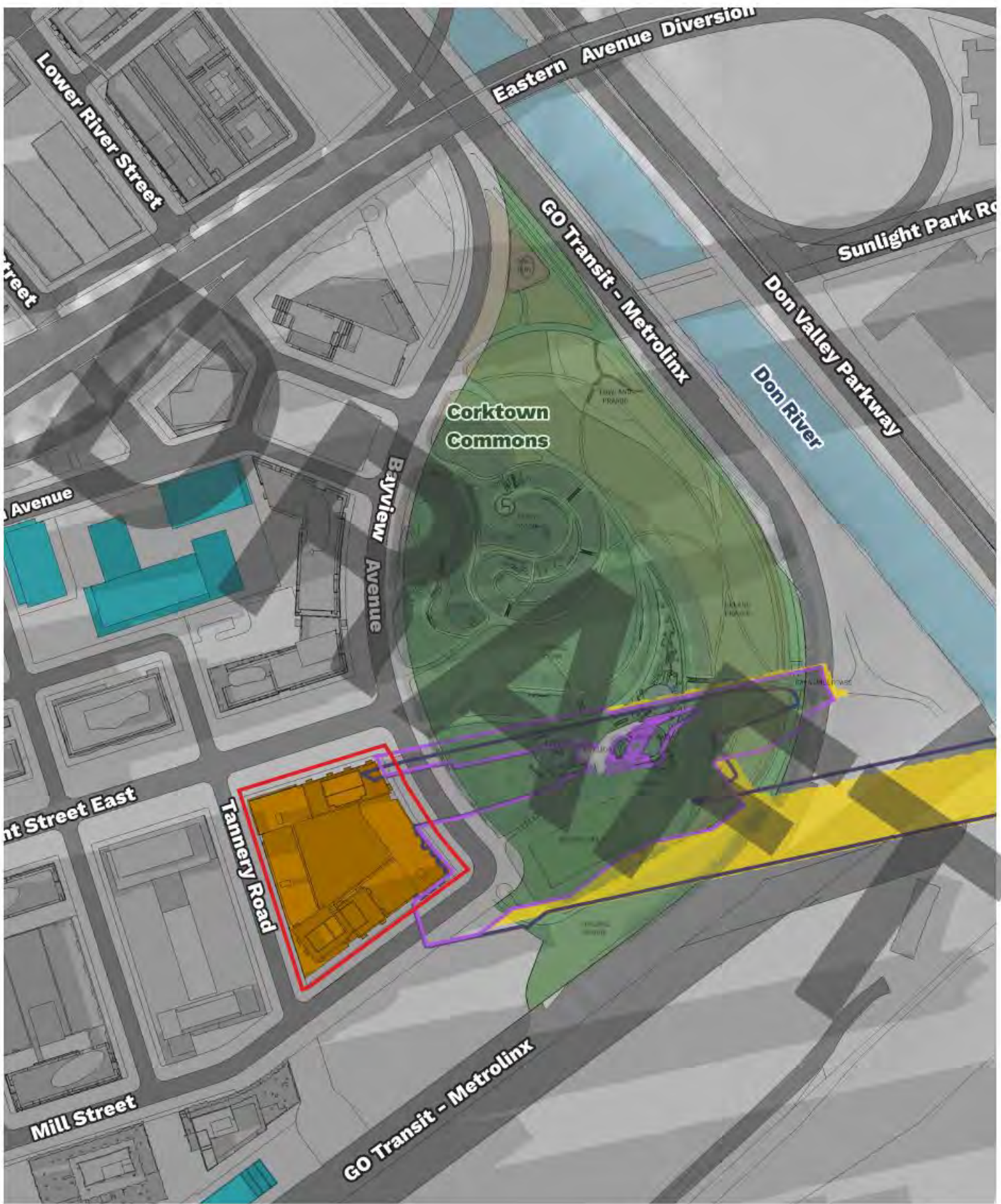
4:18pm

 Subject Site	 Existing Buildings	 Shadow Cast by Development Proposal	 Shadow Cast by Massing presented at Waterfront Design Review Panel #1	 Park
 Development Proposal	 Approved Development	 Shadow Cast by As-of-Right Massing	 Shadows Cast by Existing, Approved, and Under Construction Buildings	 Inaccessible Forested Area

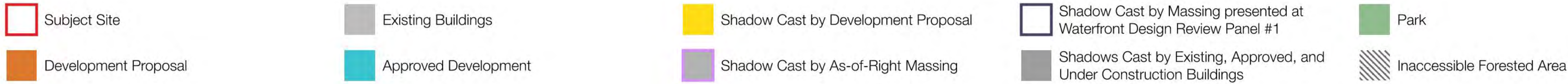
Vernal Equinox - March 21st



5:18pm



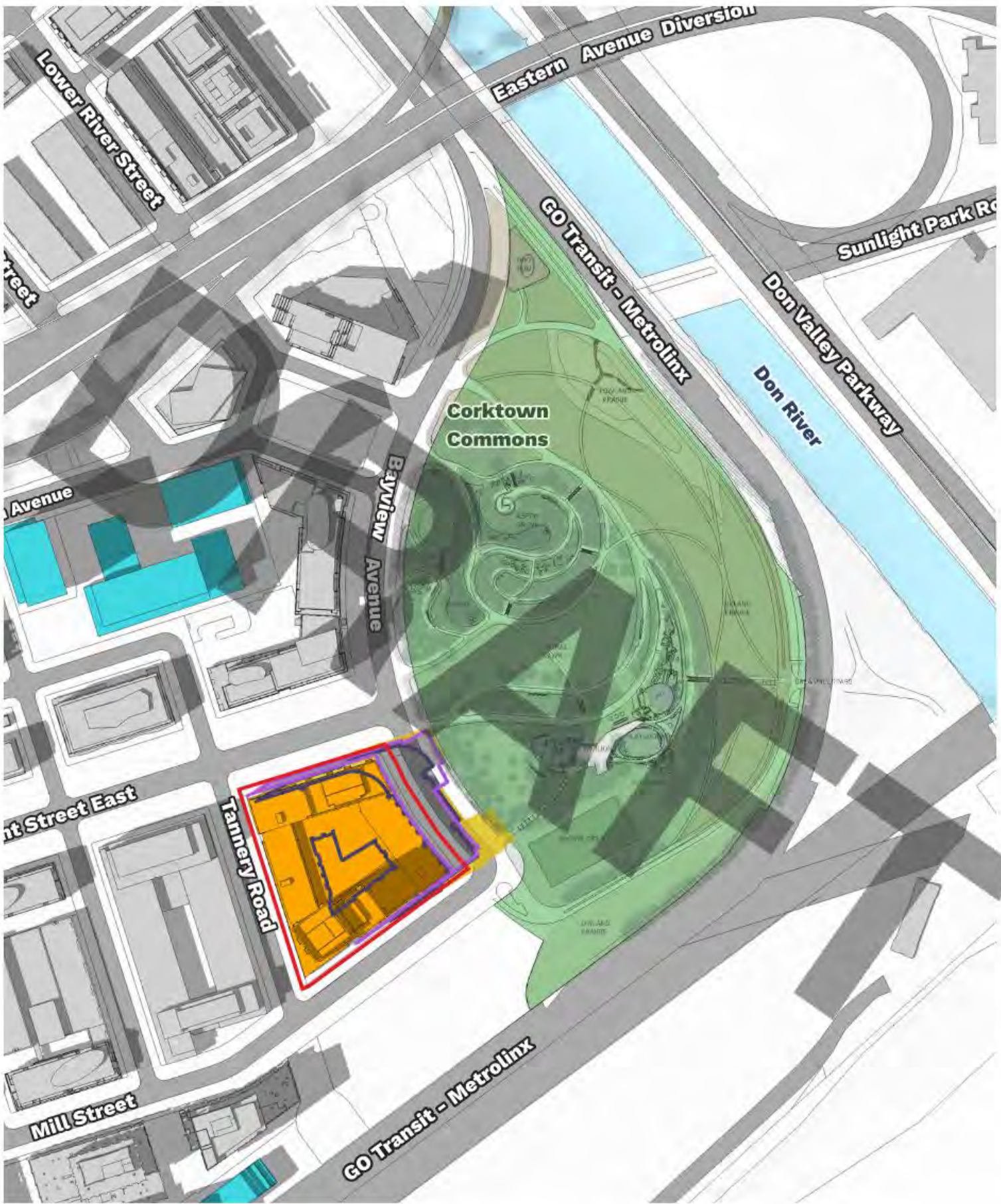
6:18pm



Summer Solstice - June 21st













2:18pm



3:18pm



4:18pm

- | | | | | |
|--|--|---|---|--|
|  Subject Site |  Existing Buildings |  Shadow Cast by Development Proposal |  Shadow Cast by Massing presented at Waterfront Design Review Panel #1 |  Park |
|  Development Proposal |  Approved Development |  Shadow Cast by As-of-Right Massing |  Shadows Cast by Existing, Approved, and Under Construction Buildings |  Inaccessible Forested Area |











Summer Solstice - June 21st



5:18pm



6:18pm

- | | | | | |
|--|--|---|---|--|
|  Subject Site |  Existing Buildings |  Shadow Cast by Development Proposal |  Shadow Cast by Massing presented at Waterfront Design Review Panel #1 |  Park |
|  Development Proposal |  Approved Development |  Shadow Cast by As-of-Right Massing |  Shadows Cast by Existing, Approved, and Under Construction Buildings |  Inaccessible Forested Area |

Landscape Design

NAK 
design strategies

Level 1

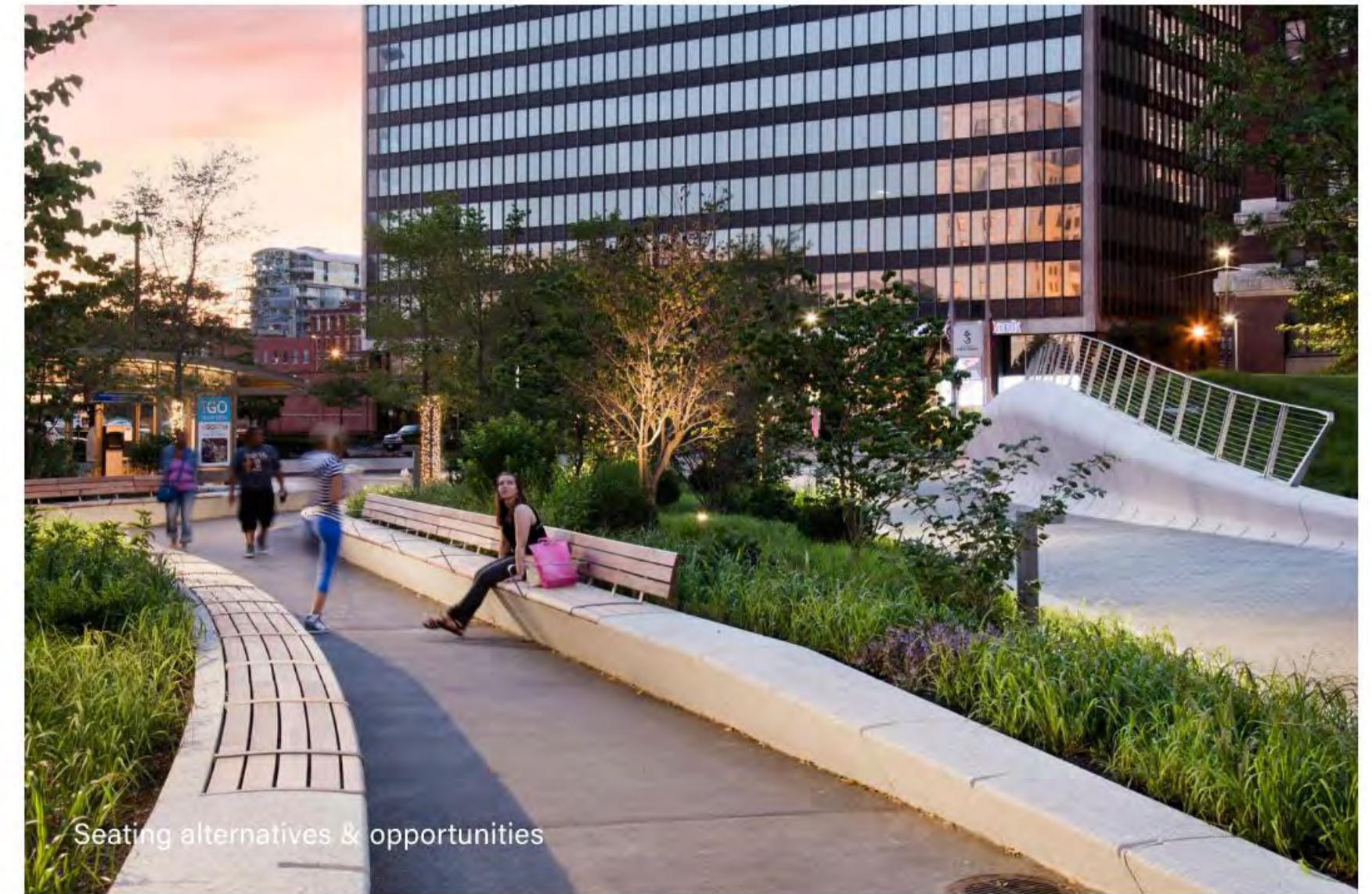
- Landscape design is proposed to enhance the public realm and pedestrian experience at ground floor.



Existing Street Level Residential Block 11 Cooperage Street

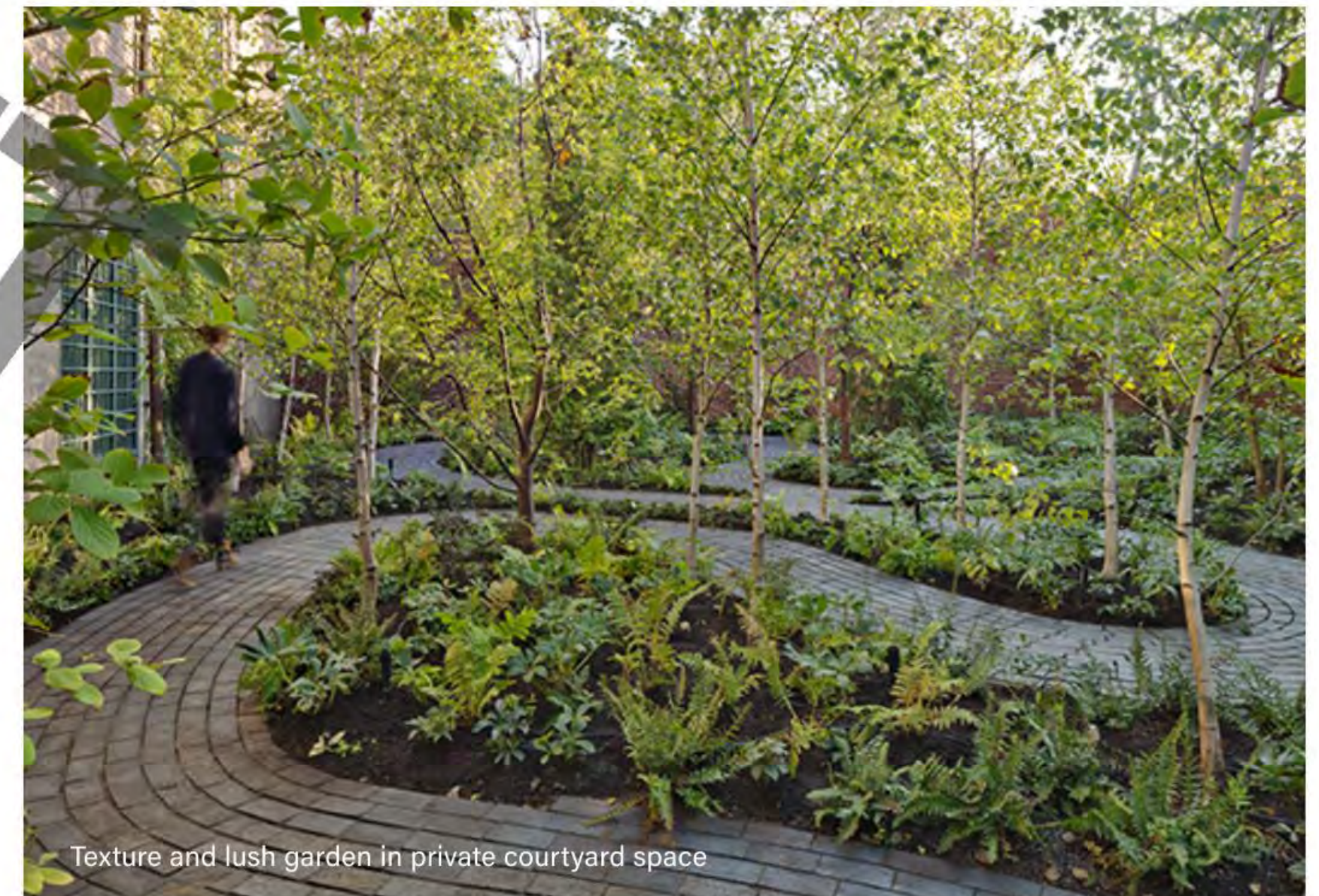
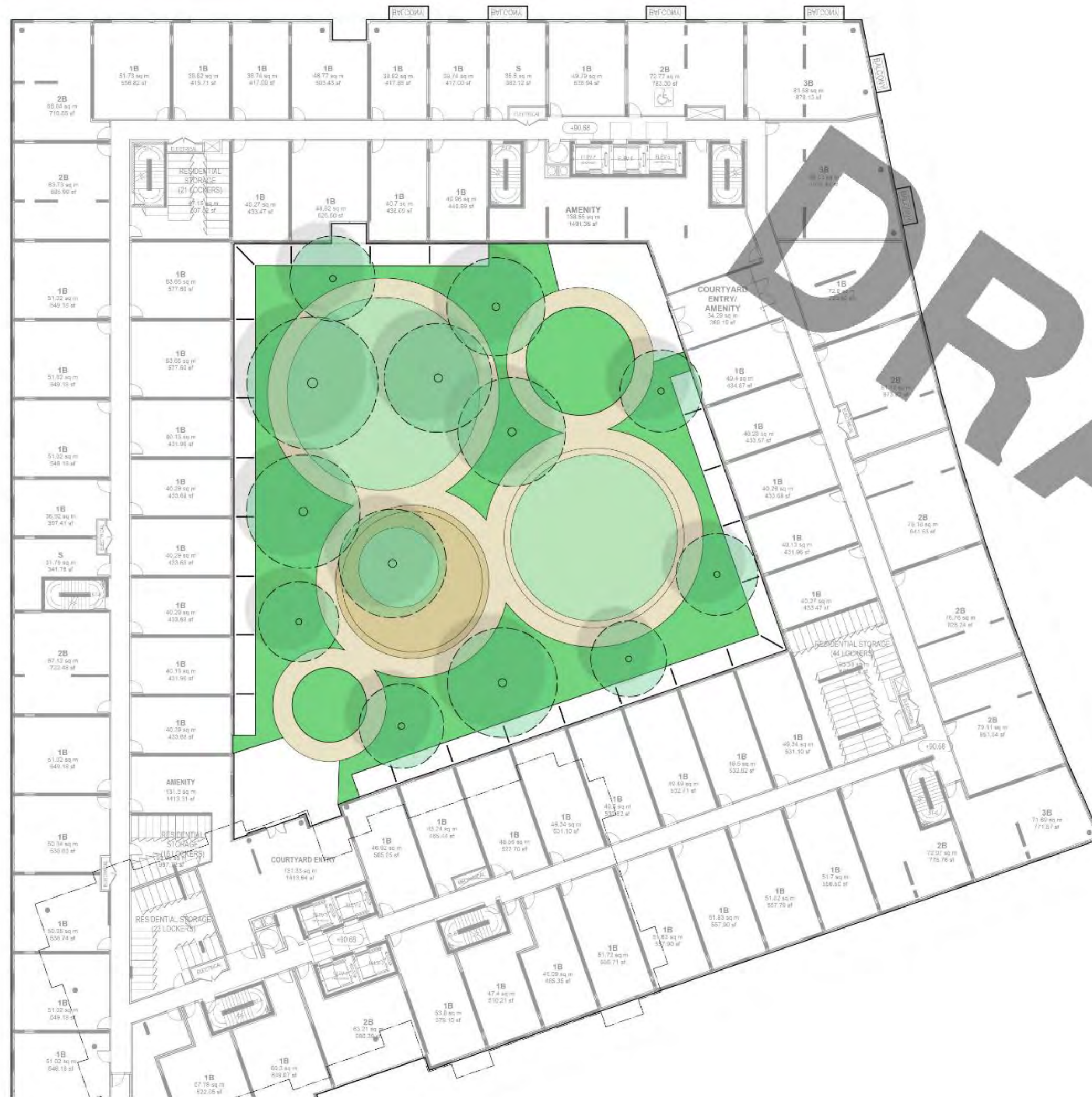
Landscape Concept

- Distinct circular geometric forms define a unique landscape character.



Level 4 Courtyard (Winter Garden)

- Surrounded by planting, the garden finds peace and quiet, becomes a garden oasis for its residents



Level 7 & 13 Rooftops

- The rooftops feature outdoor amenities including dog run, gym, pool, lounge areas, community garden & more



Quiet outdoor garden / reading room



Small tree planting in amenity roofs



Outdoor garden



Rooftop dog run

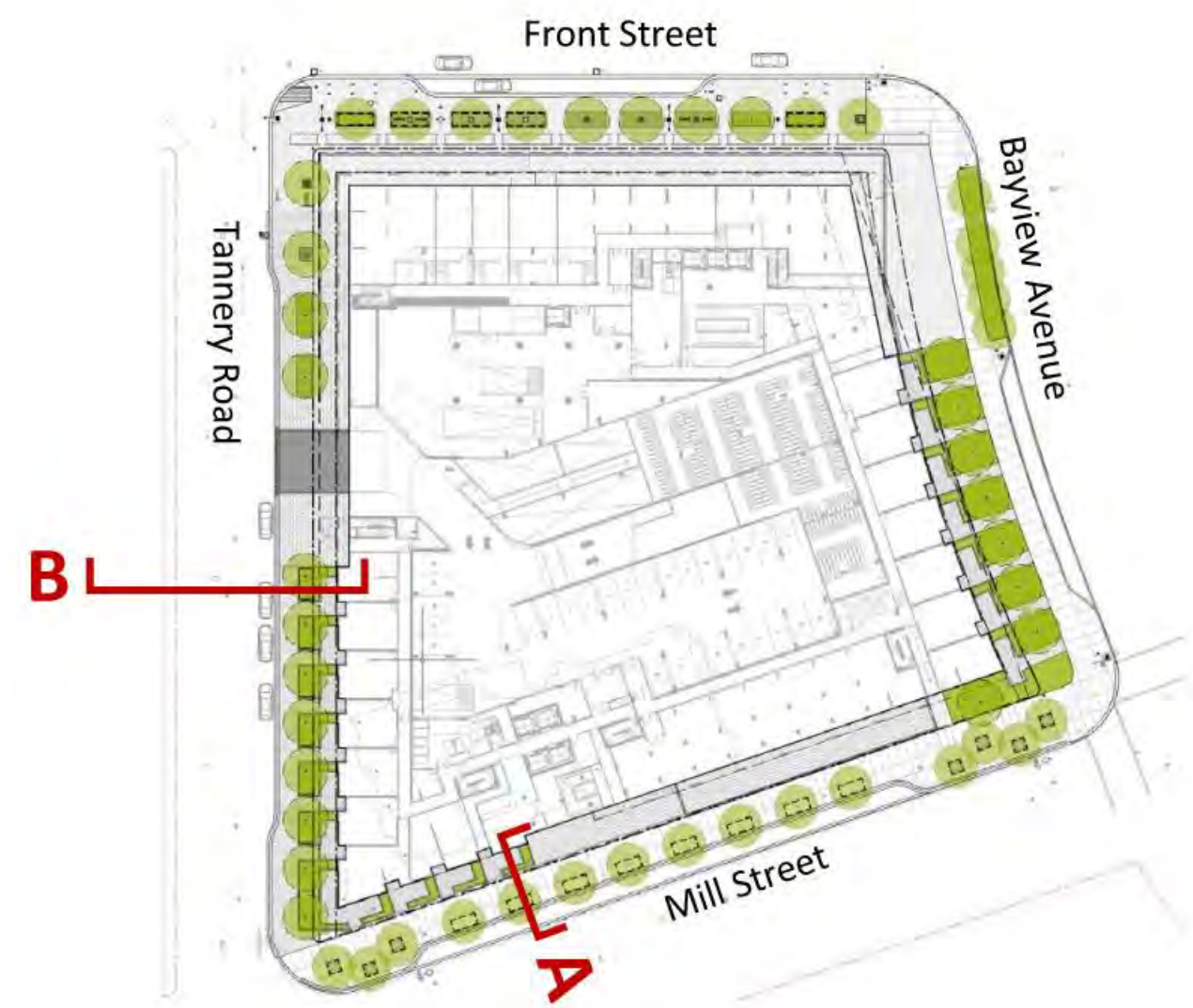


Rooftop Community Garden

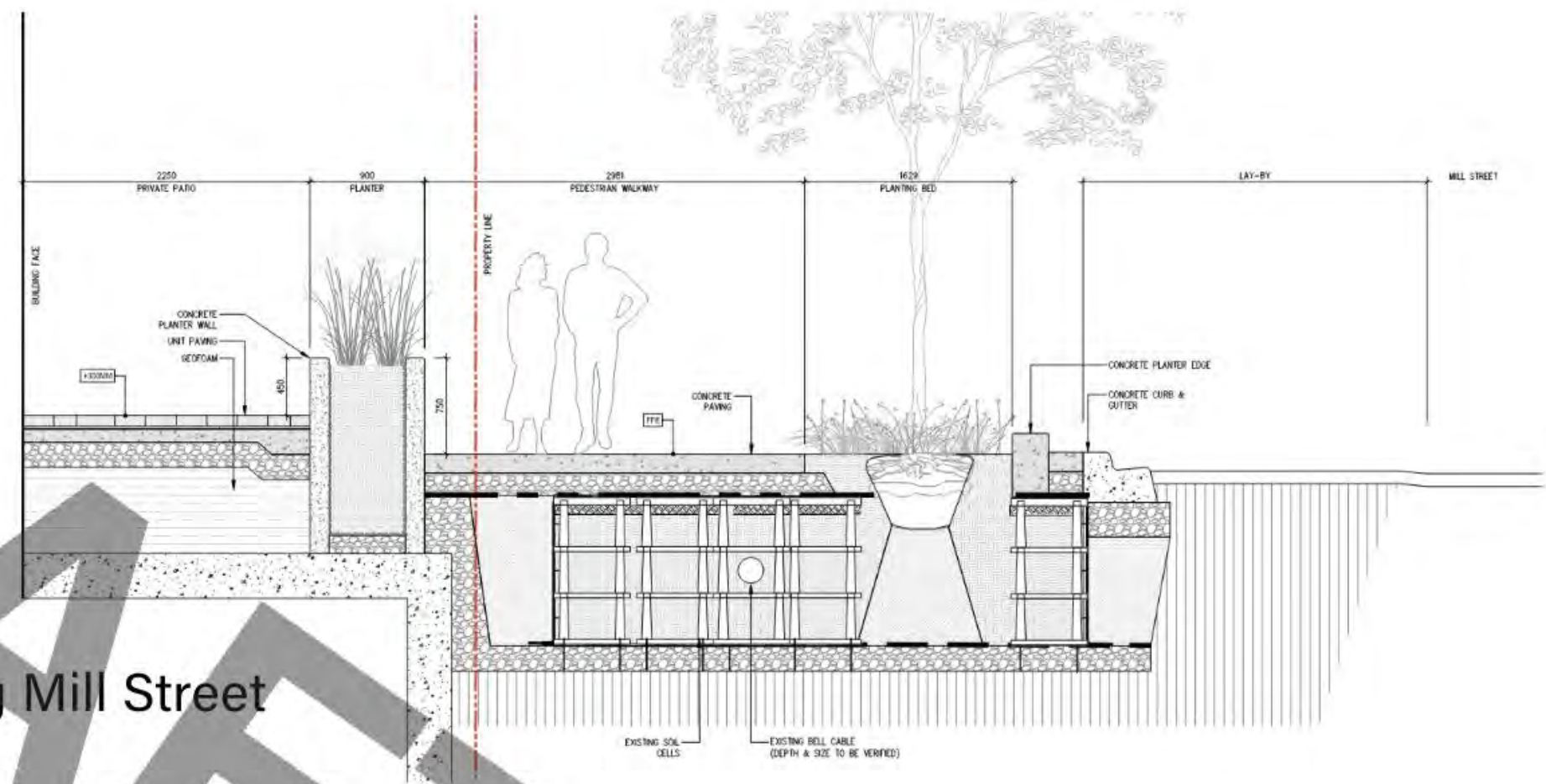


Rooftop pool

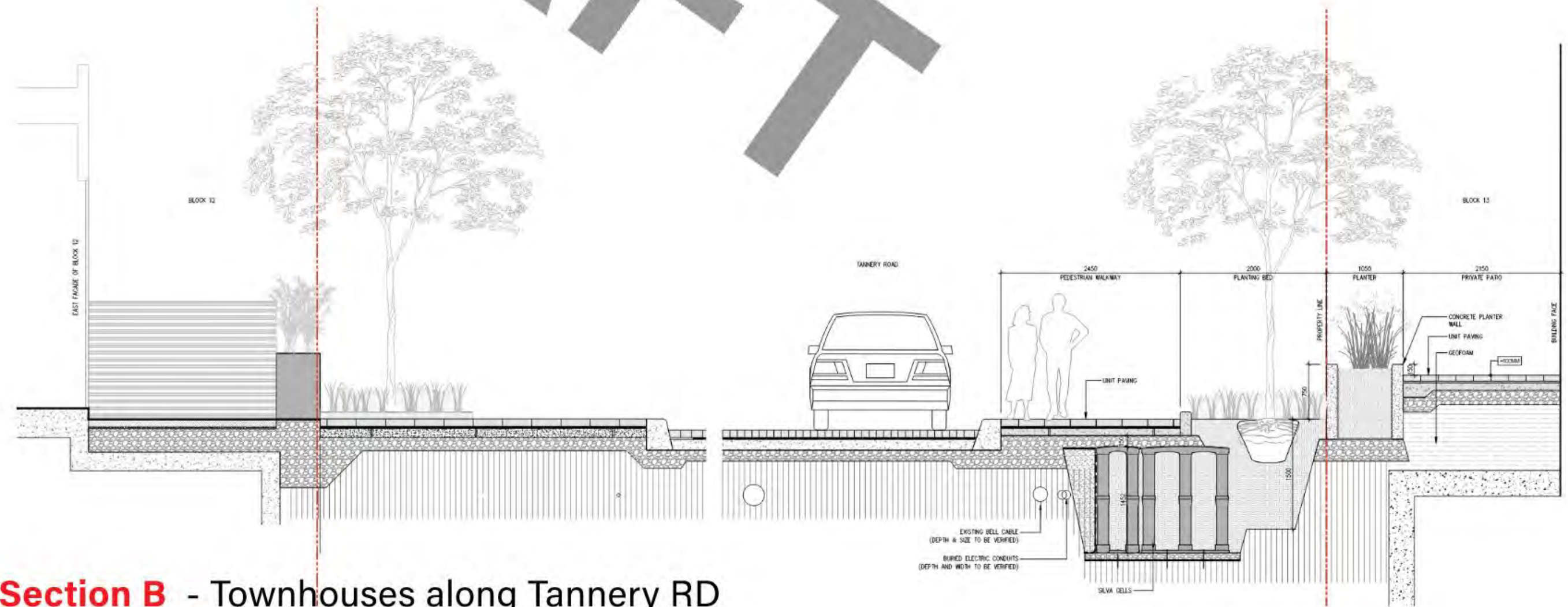
Sections



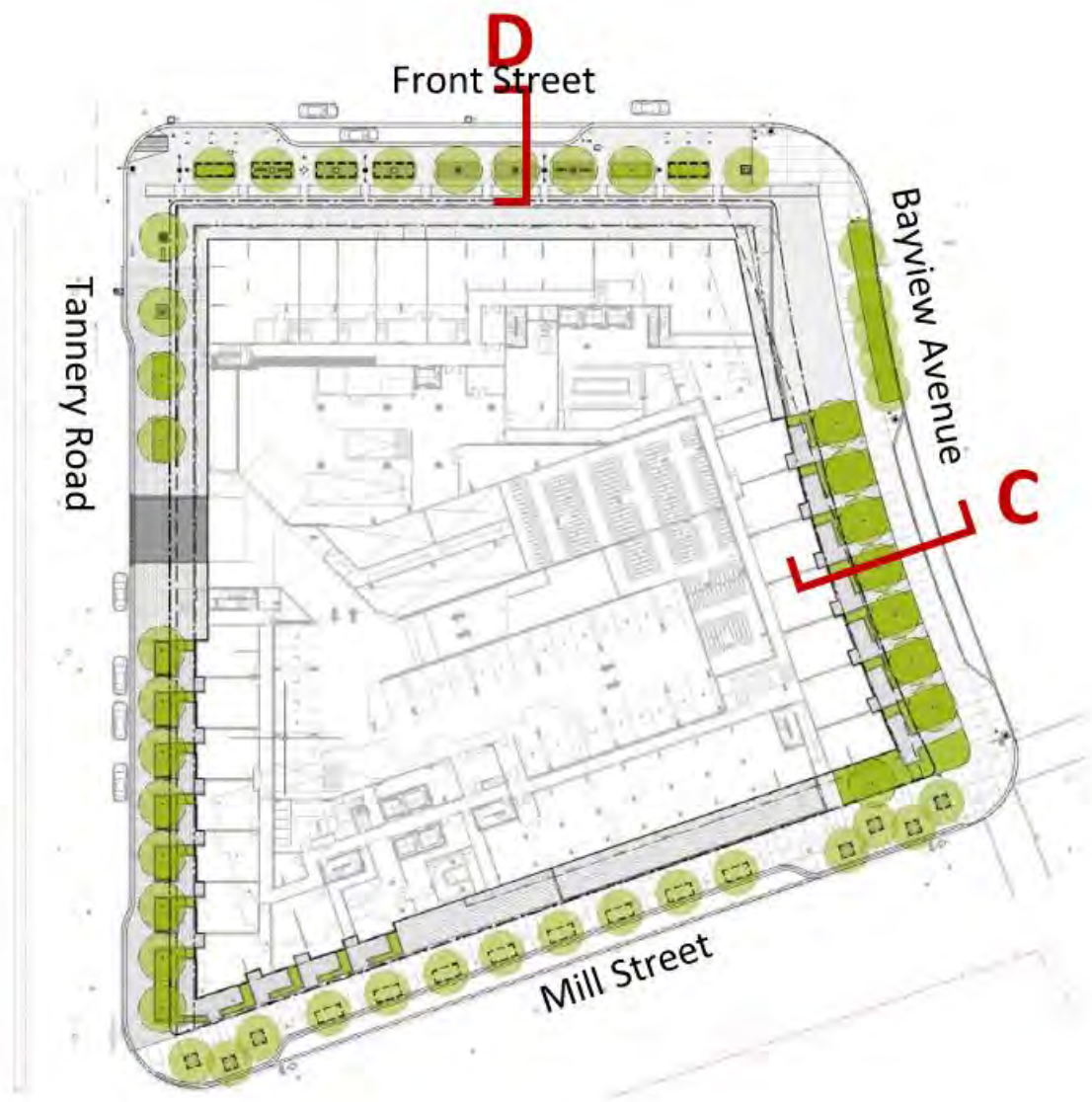
Section A - Townhouses along Mill Street



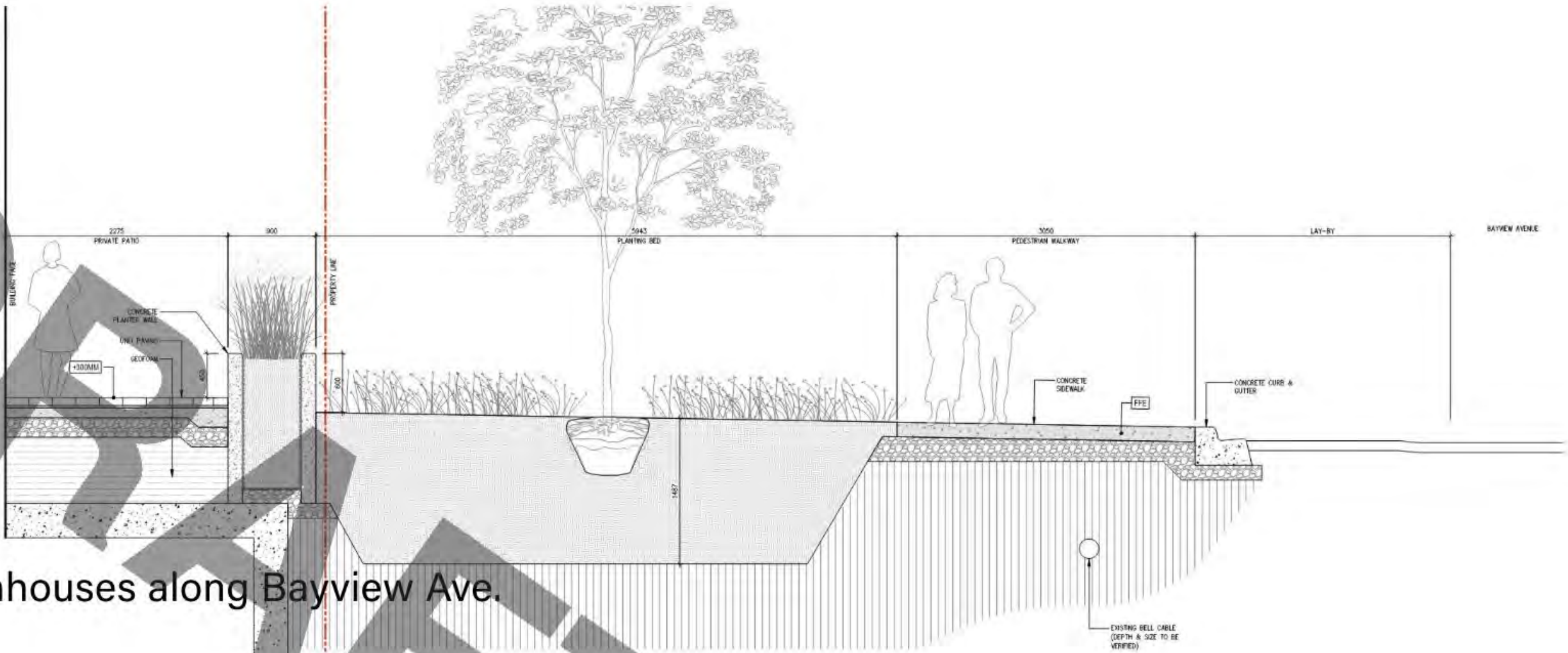
Section B - Townhouses along Tannery RD



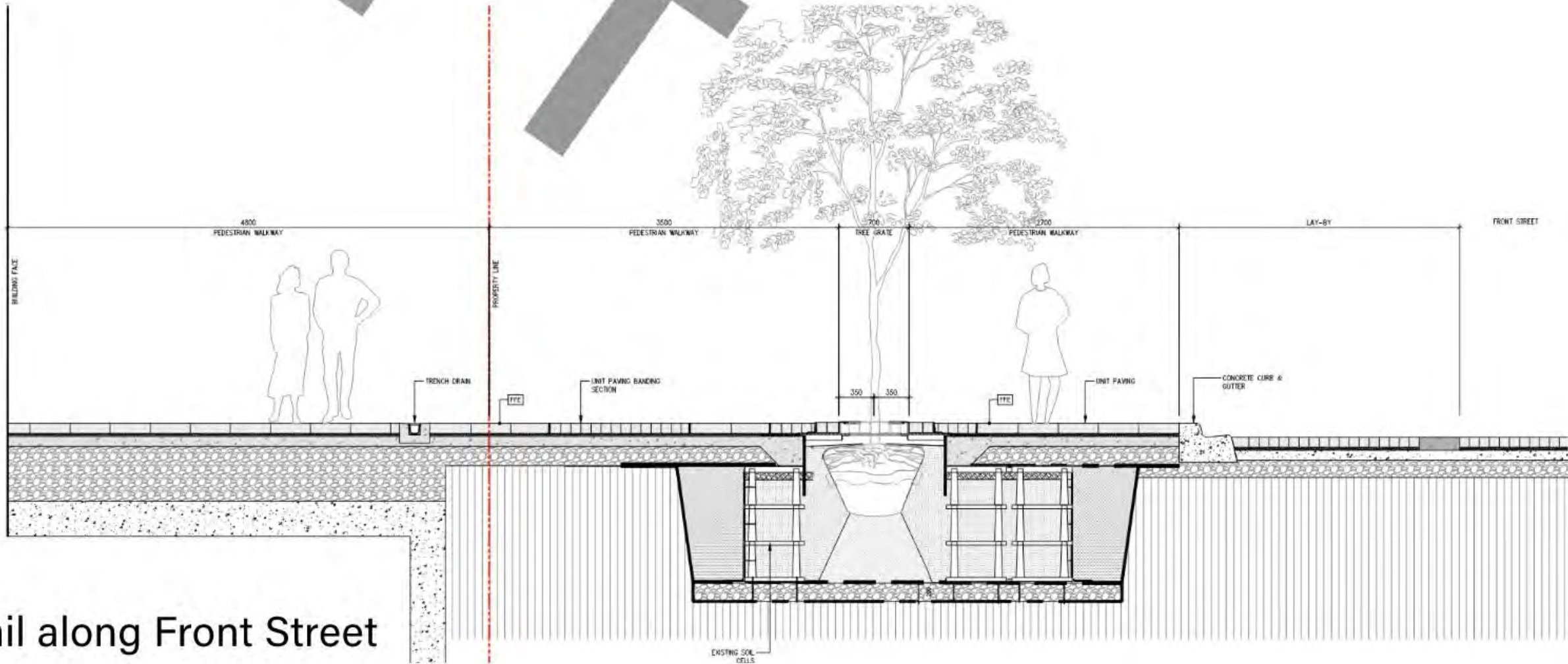
Sections



Section C - Townhouses along Bayview Ave.



Section D - Retail along Front Street



Sustainability



Sustainability – Minimum Requirements and Ambitions

Applicable programs / standards	Our current minimum performance thresholds
TGS v3, at least Tier 1	EUI: 170 TEDI: 70 GHGi: 20
Ontario Building Code's Supplementary Standard SB-10	
LEED v4 for New Construction, Gold	Compliance with <i>EAp2: Minimum Energy Performance</i> , and points under <i>EAc1: Optimize Energy Efficiency</i> (targeting at least a 24% cost improvement over NECB 2011)

Sustainability – Energy and Climate Strategies

- High performance building enclosure
- In suite energy recovery ventilator
- Highly efficient water-cooled chiller
- High efficiency water source heat pump system with backup condensing boilers and fluid cooler
- Induced draft cooling tower with variable speed drive for the fan
- 50 / 50 window to wall ratio
- 95% efficient condensing boilers for space heating and service water heating
- Electronically commutated (EC) motors on ERV fans, fan coil units
- VFD drives in most hydronic pumps
- High efficacy LED light fixtures with occupancy control in amenity, corridors, and parking areas

Sustainability – Path to LEED Gold : 63 Points

Credit Categories	Yes	Maybe
Integrative Design (1)	1	0
Location & Transportation (16)	15	1
Sustainable Sites (10)	5	0
Water Efficiency (11)	5	2
Energy & Atmosphere (32)	17	2
Materials & Resources (13)	4	3
Indoor Environmental Quality (16)	8	0
Innovation (6)	5	1
Regional Priority (4)	3	1
TOTAL	63	10

Current Level: Possible Path to Gold

Point Levels: Certified 40-49; Silver 50-59; Gold 60-79; Platinum 80+

Sustainability – LEED Credit Strategies

Home Runs to Confirm

- Bicycle parking and electric vehicles
- Storage and collection of recyclables
- Light colored paving and vegetated roofs to reduce heat island effect
- Careful selection of exterior lighting to reduce light pollution
- All LED lighting
- Low-emitting materials

Further Consideration/Analysis

- CO2 monitoring in densely occupied amenity spaces
- Enhanced refrigerant management
- Irrigation / reclaimed water submetering
- Reduce indoor water use by 40%
- Conduct Whole-building Life-cycle Assessment
- Enhanced Systems + Envelope Commissioning

Thank You