



West Don Lands Block 10

Schematic Design

May 22nd, 2019

Site Context

West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon
Design Team: Quadrangle Architects, Stantec, Two Row Architect
Review Stage: Schematic Design



— Design Review Area
— WDL - Block 10

Site Context

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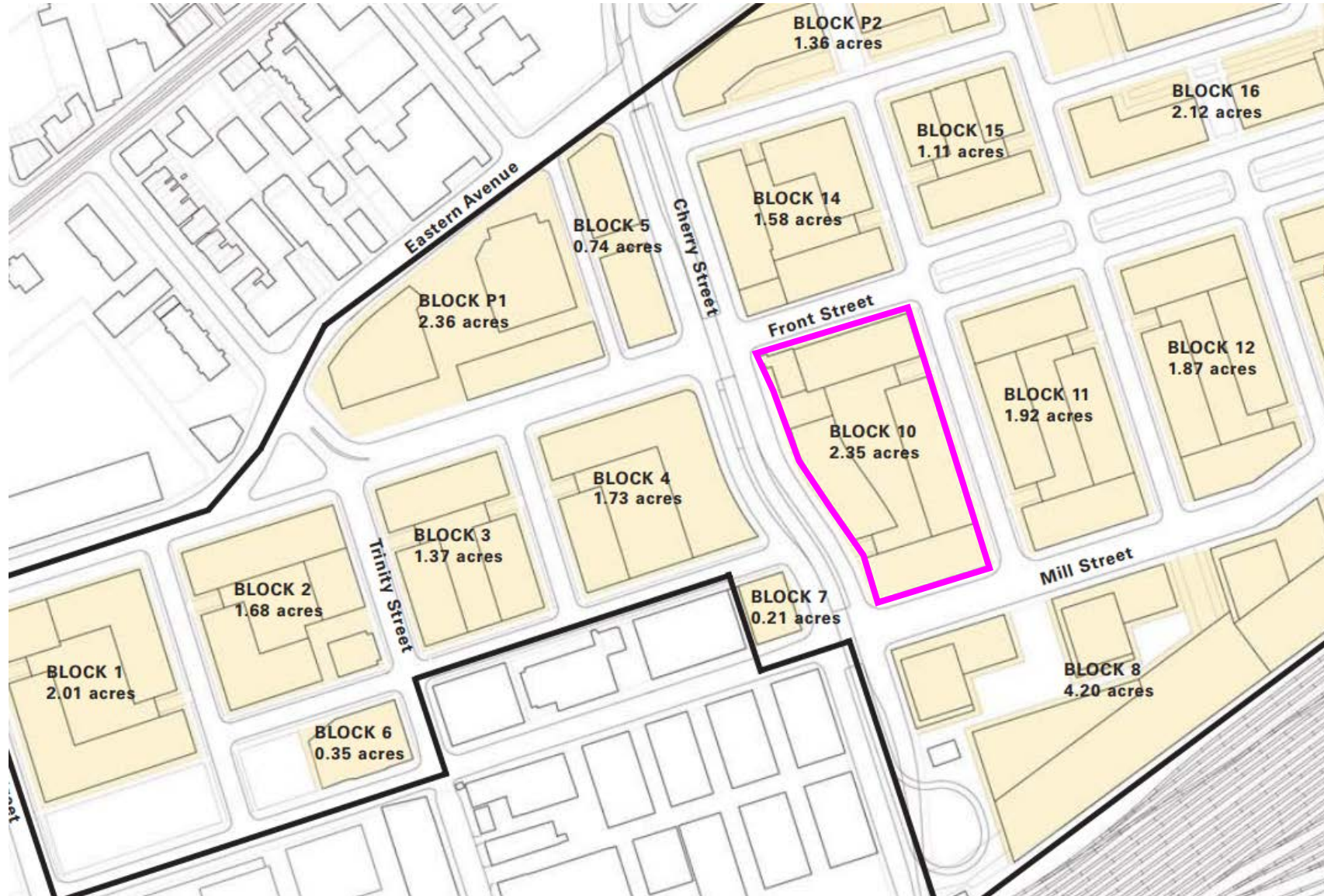
Design Review Area

West Don Lands Block 10

Site Context – West Don Lands Block Plans

West Don Lands Block 10

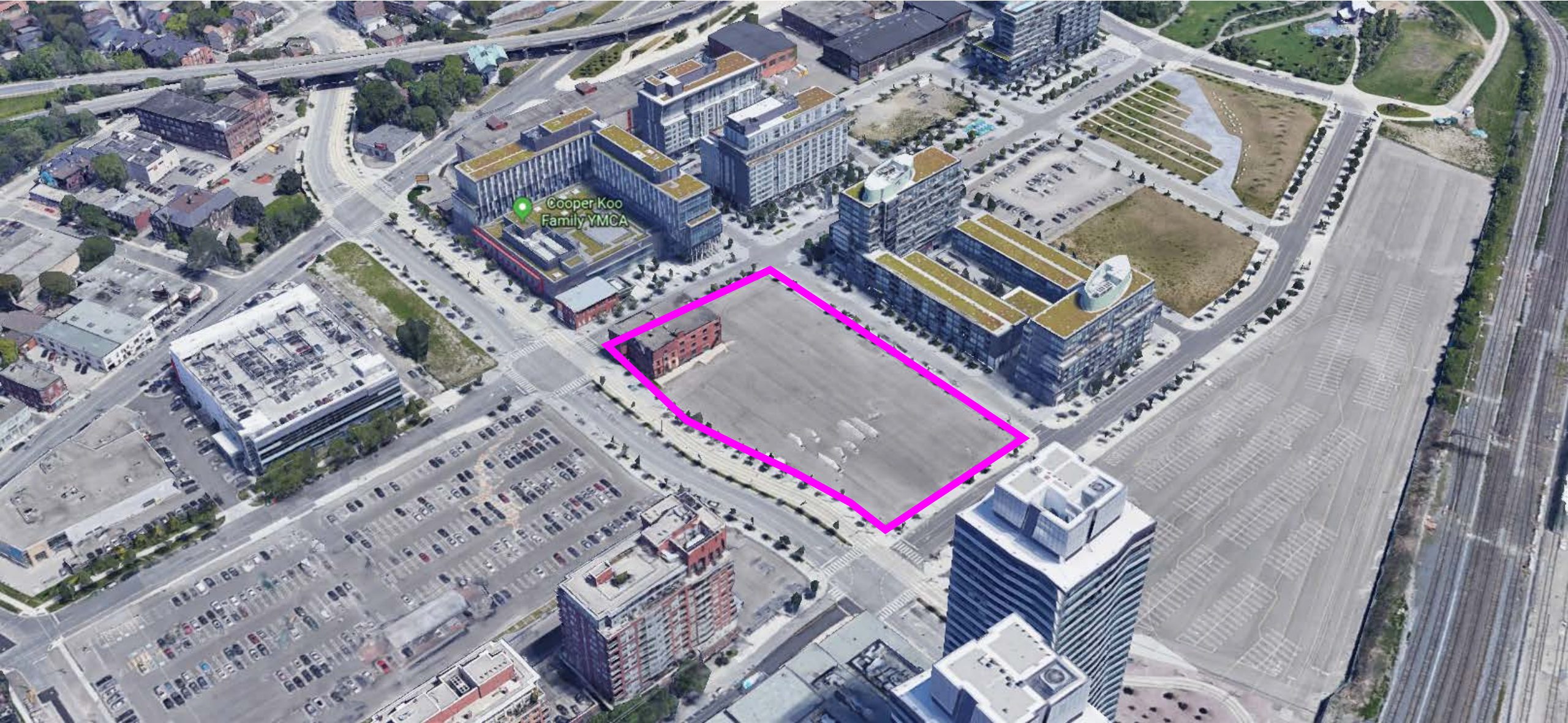
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Site Context

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Policy Context – Central Waterfront Secondary Plan

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D21_A NEW BEGINNING FOR THE WEST DON LANDS

The West Don Lands will be redeveloped into **diverse mixed-use communities**. These communities will capitalize on their strategic downtown location, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River's new environmental health.

(P32) **Excellence in the design** of public and private buildings, infrastructure (streets, bridges, promenades, etc.) parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

(P33) New development will be located, organized and massed to **protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P10) The design of the public realm will be of a standard of excellence characteristic of the **great city waterfronts** of the world.

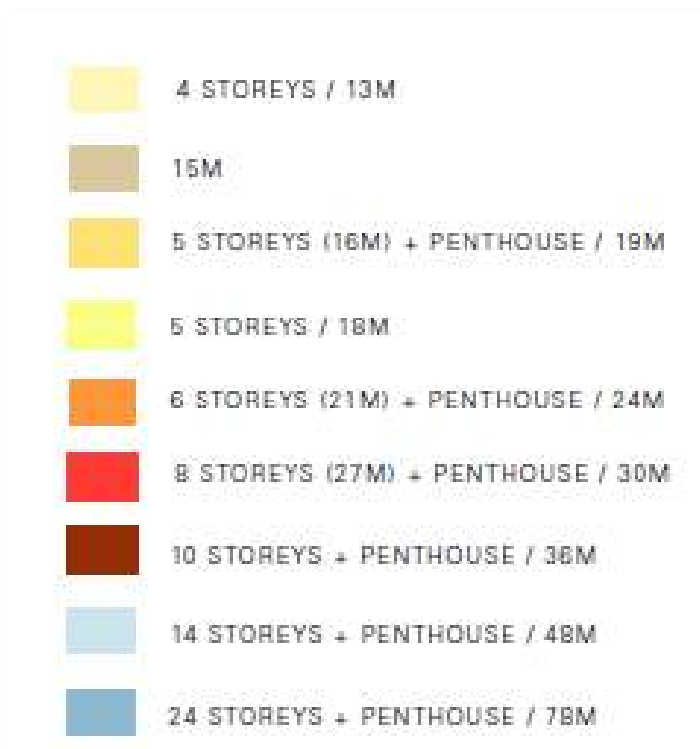
(P11) The public realm will be defined by a **coherent framework** of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

(P14) There will be a coordinated **Central Waterfront public art program** for both public and private developments.

Site Context – West Don Lands Built Form

West Don Lands Block 10

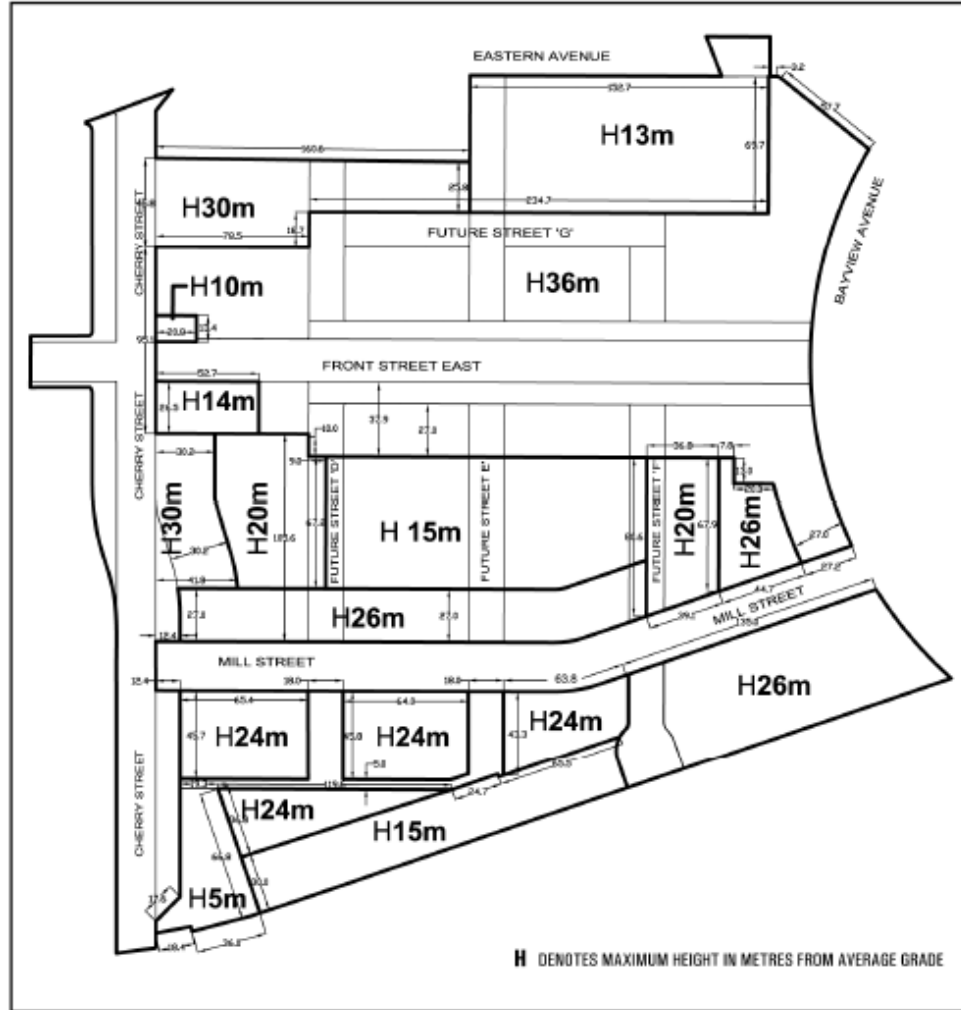
Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon
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Site Context - Zoning

West Don Lands Block 10

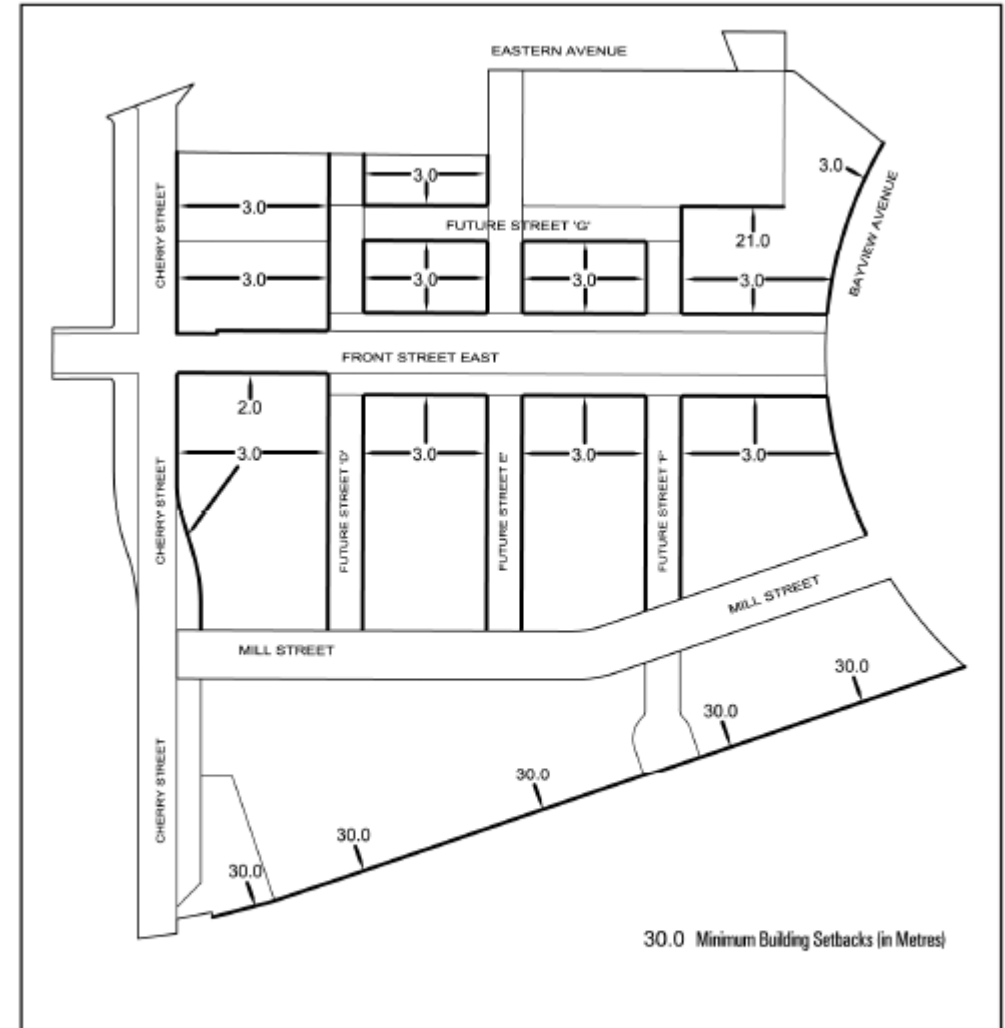
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TORONTO City Planning
 Map 2 - Heights

West Don Lands Phase 2

File # 08 231384



TORONTO City Planning

Map C - Minimum Building Setbacks (in metres)

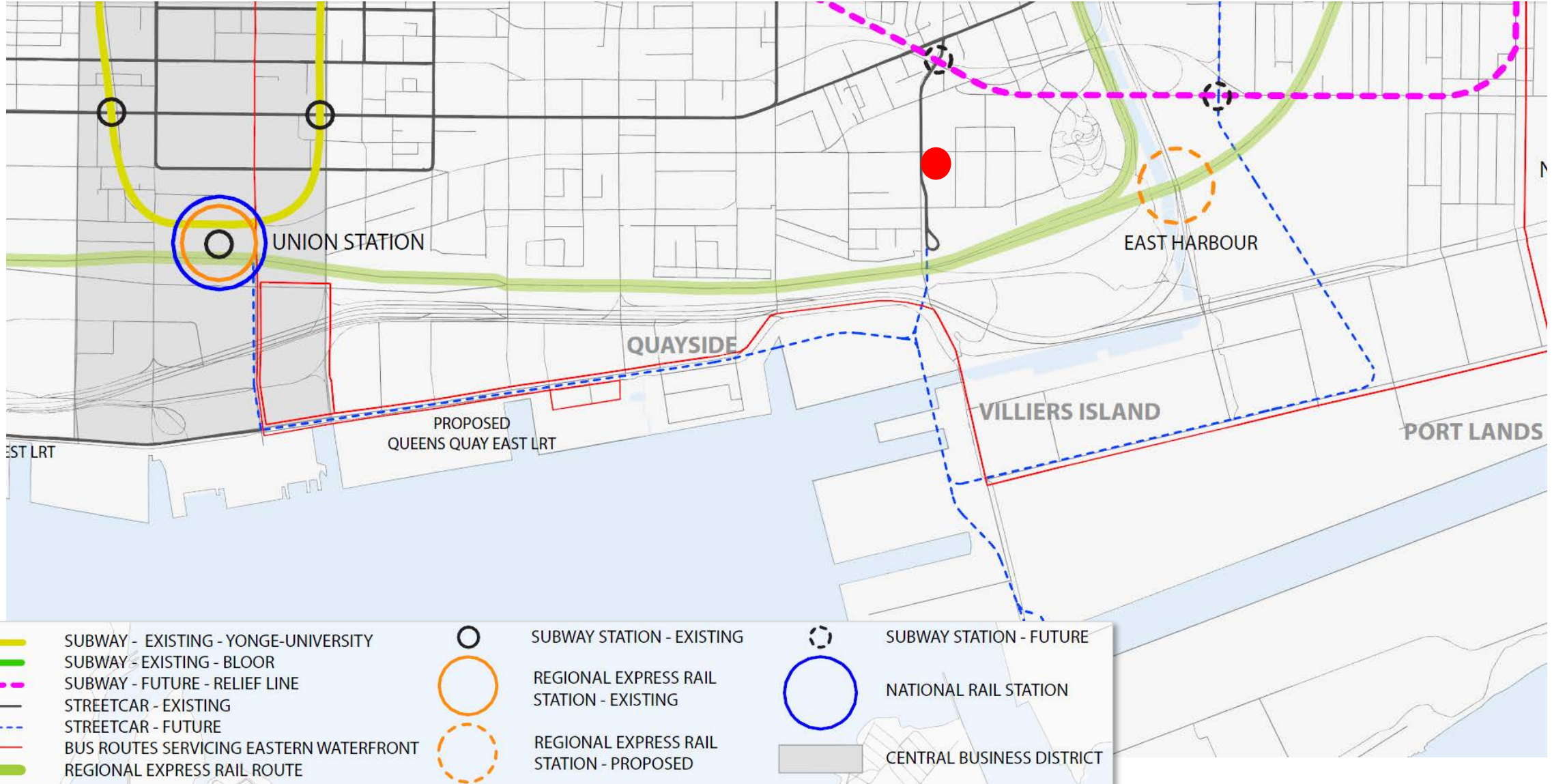
West Don Lands Phase 2

File # 08 231384

Site Context – Transit

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Project Description & Background

Project history

- In 2014, the property was conveyed to AHT by the Province
- AHT was granted permission by the Ministry of Infrastructure to obtain a residential partner in 2017
- AHT has partnered with Dream/Kilmer on residential condominiums and Dream/Kilmer/Tricon on residential rental buildings
- Preliminary design presented to panel for 'Issues Identification' in January 2018.
- Series of design workshops held with City of Toronto and Waterfront Toronto staff.
- Current health centre design and site plan presented to West Don Lands Committee in February 2019.

Anticipated development timeline

- Construct as one project – not phased.
- Anticipated 1st SPA submission June 2019.
- Application to Committee of Adjustment for minor variances related to height, parking spaces, loading requirements and step backs
- Target construction start Q3 2020.

Project Description & Background

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Review Stage: Schematic Design

Training, Education and Employment Centre Building

- Building to be transferred to Miziwe Biik upon construction completion.

Sustainability

Customized sustainability targets for the Health Centre

- Target Toronto Green Standard Version 3.0
- Certain exemptions from Minimum Green Building Requirements

Residential, Retail, and Training Centre

- LEED Gold Certification
- Minimum Green Building Requirements

Public Art

- As part of the Public Art program, this site will accommodate a piece of indigenous public art

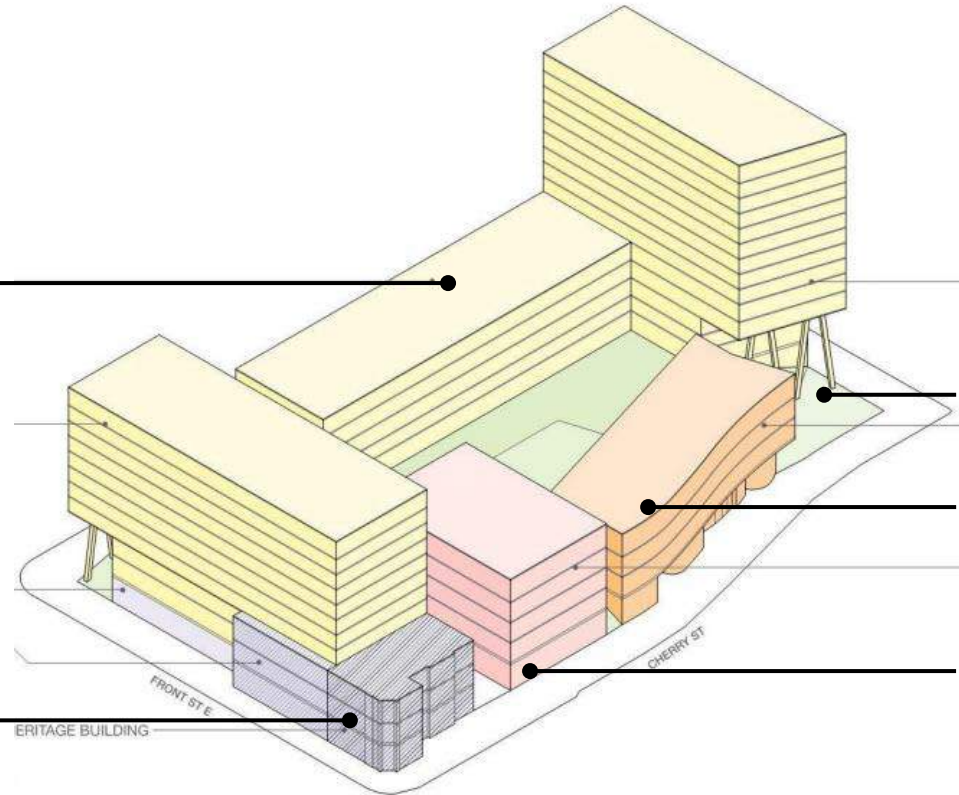
Project Design Team

West Don Lands Block 10

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Review Stage: Schematic Design

Residential buildings and retail
Quadrangle, Architect of Record
Two Row Architects, Consulting Architect

Heritage building
Quadrangle, Architect of Record
Two Row Architects, Consulting Architect



Block 10 Landscape
NAK Design Group, Landscape Architect
Two Row Architects, Consulting Architect

AHT Health Centre and raised landscape
Two Row Architects, Design Architect
Stantec, Architect of Record

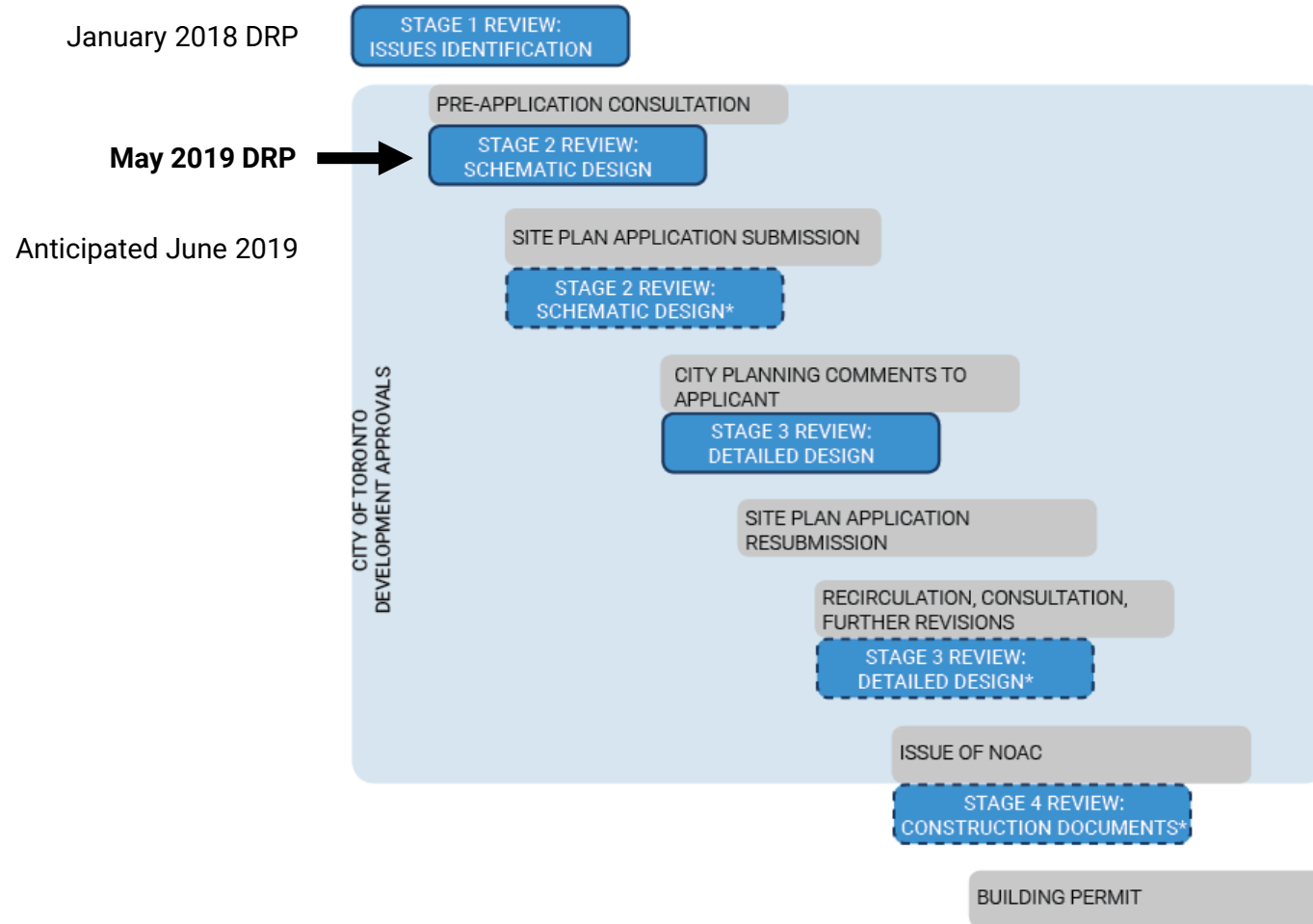
Miziwe Biik training centre building
Quadrangle, Architect of Record
Two Row Architects, Consulting Architect

Project Approval Stage

DRP Stream 2: Public land – Site Plan Approval

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*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.

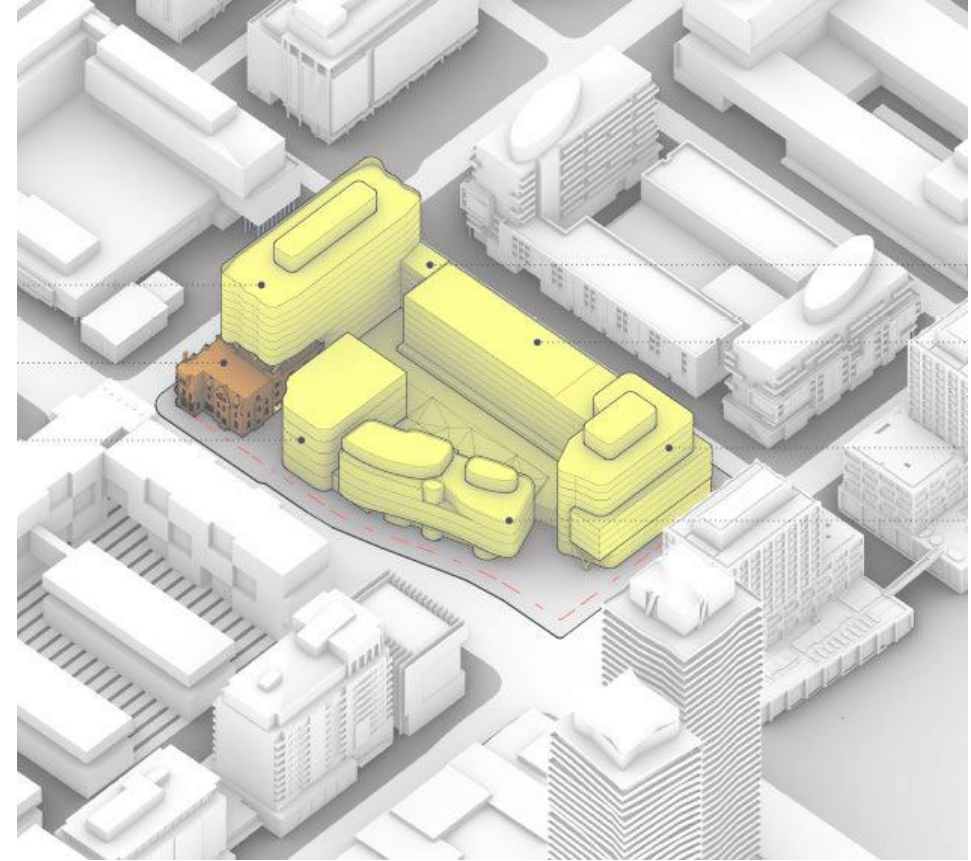
January 2018 DRP- Stage 1: Issues Identification

West Don Lands Block 10

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Jan. 2018



May 2019

January 2018 DRP- Consensus Comments

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Design and Context

- Overall supportive of the health centre and the Indigenous uses.
- The project would benefit from further analysis of the site context.
- Devise a statement of core values for the next review. What do you believe in and why?

Building

- Bring a comparison of the as-of-right zoning and the massing that's being proposed.
- The Indigenous landscape needs to be reflected in the materiality and sustainability of the building.

Public Realm

- Linkage to the surrounding public realm is important.

Landscape

- The accessibility to the raised landscape needs further resolution.
- Engage a landscape architect with experience in Indigenous design.

Areas for Panel Consideration- City Planning + Waterfront Toronto

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Public Realm

- Does the ground floor plan, including building frontage, program, access, and circulation, ensure animation and activation along Cherry Street and with adjacent blocks?
- Does the proposed plaza landscape design and treatment at the corner of Cherry and Mill St. provide continuity with the West Don Lands public realm?
- Has the team adequately addressed the public realm relationship between the heritage building and the Training Centre building

Building

- Does the design of the residential components form a compactible relationship with the heritage building?
- Has the team adequately addressed the relationship between the raised landscape of the Health Centre and adjacent buildings? and the interface with the southwest plaza?
- Does the proposed building massing, façade design, and materiality support Waterfront Toronto's vision of design excellence at West Don Lands?
- Does the building design distinguish and adequately address grade related townhouse units along Cooperage?_

Sustainability

- Does the Health Centre building design meet its sustainability objectives?
- Do the residential buildings support Waterfront Toronto's sustainability objectives?



Block 10, Indigenous Hub

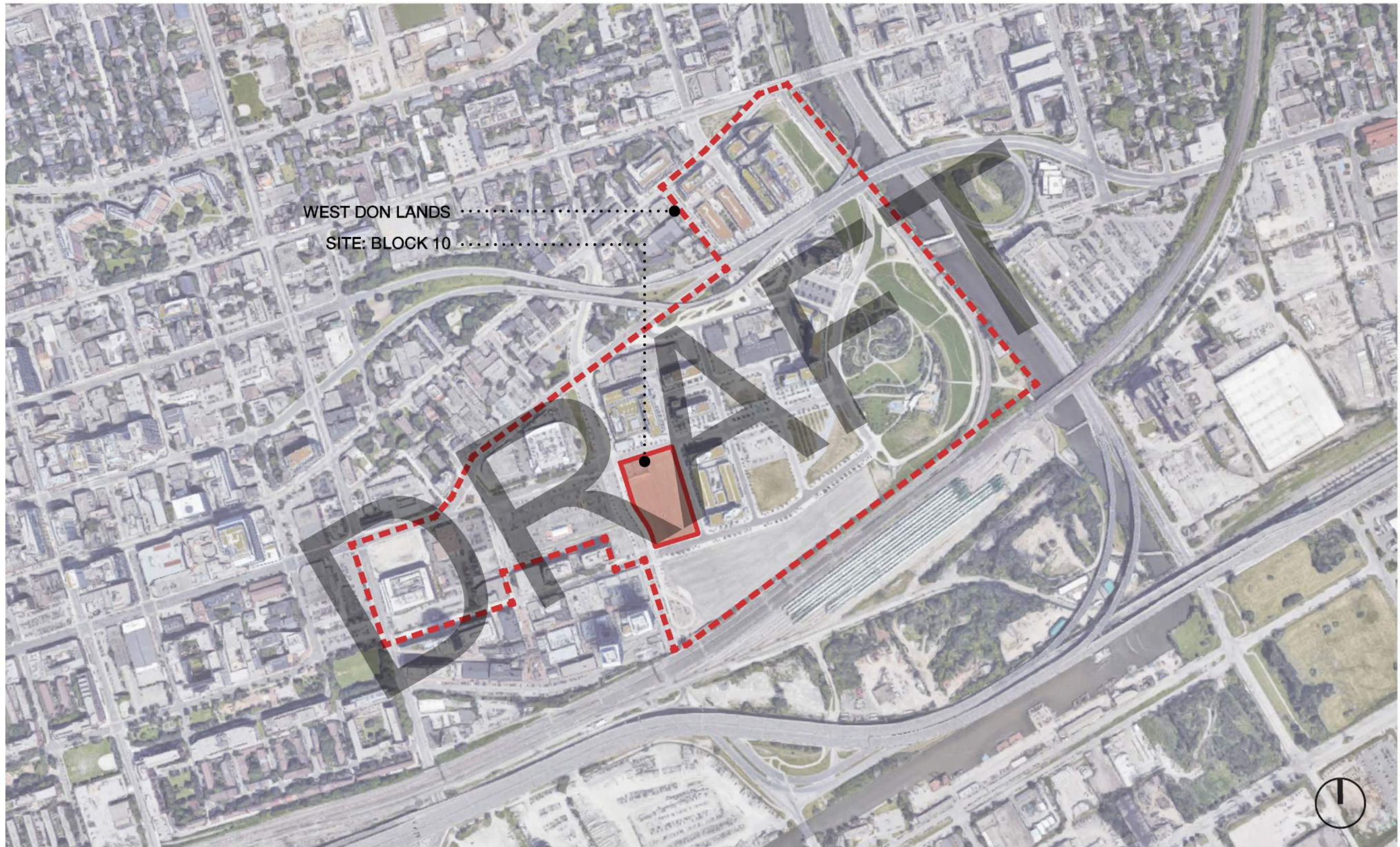
Block 10, Canary District, Toronto, Ontario

Design Review Panel Presentation

22 May 2019



Site and Surrounding Context



Site: Photographs of Existing Conditions



VIEW FROM CHERRY AND MILL STREET LOOKING NORTHEAST



VIEW FROM CHERRY AND FRONT STREET LOOKING SOUTHEAST



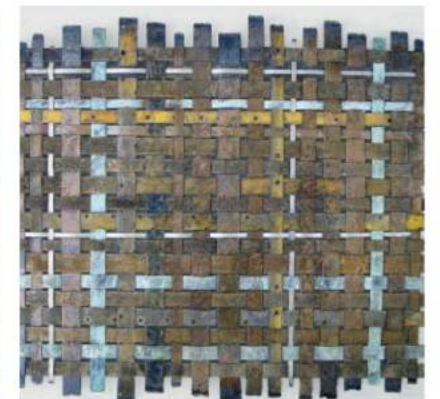
VIEW FROM FRONT AND COOPERAGE STREET LOOKING SOUTHWEST



VIEW FROM MILL STREET AND COOPERAGE STREET LOOKING NORTHWEST

Core Values

- IT IS THE INTENT OF THE BLOCK 10 LANDS TO INCLUDE INDIGENOUS EXPRESSION IN THE ARCHITECTURE AND DESIGN OF ALL ASPECTS OF THE DEVELOPMENT. THE INDIGENOUS GUIDELINES WILL GUIDE THE DESIGN TO REFLECT INDIGENOUS KNOWLEDGE, DESIGN, AND HISTORY TO RESIDENTS, USERS, AND PUBLIC THROUGH ARCHITECTURE AND ART IN THEIR PHYSICAL FORM.
- MATERIALS ALONG THE GROUND PLANE UP TO THE FIRST DATUM SHOULD INCLUDE THE DESIGN CHOICES BEING PRESENTED IN THE ANISHNAWBE HEALTH CENTRE. THESE MAY INCLUDE PRECAST CONCRETE (STONE COLOUR) AND CORTEN STEEL.
- DESIGN OF THE GROUND PLANE SHOULD REFLECT THE “PEBBLES IN THE STREAM” IDEA BEING DEVELOPED FOR THE ACHC. THIS INCLUDES HAVING OBJECTS NEAR OR IN ENTRYWAYS THAT ARE ROUNDED IN NATURE.
- THE LARGER BLOCK SHOULD ACKNOWLEDGE DIRECTIONALITY AND REFERENCE THE LARGER INDIGENOUS POPULATION FROM COAST TO COAST TO COAST. THIS COULD BE ACCOMPLISHED THROUGH CURATED IMAGERY AND ICONOGRAPHY THAT CAN BE IMBEDDED IN THE ARCHITECTURE SPECIFIC TO THE DIRECTION AND LOCATION OF THE OVERALL BLOCK 10 LANDS.
- THE DESIGN OF THE ARCHITECTURE ABOVE THE FIRST MAJOR DATUM LINE SHOULD ALLOW FOR A LIGHTENING OF ARCHITECTURAL FEATURES WITHIN THE RESIDENTIAL BLOCKS. THESE BLOCKS SHOULD THEN RESPOND TO AND REFLECT THE IDEAS PRESENTED IN THE ANISHNAWBE HEALTH CENTRE BUT NEED NOT MIMIC OR REPLICATE, BUT RATHER COORDINATE AND ALIGN WITH THE DESIGN.
- EFFORTS SHOULD BE MADE, WHERE POSSIBLE AND APPROPRIATE, TO ACKNOWLEDGE THE MOVEMENT OF THE SUN. THIS MAY BE ACHIEVED BY MARKING THE RISING SUN ON IMPORTANT DAYS SUCH AS THE SUMMER OR WINTER SOLSTICE.
- THE DESIGN SHOULD BE AS IMPACTFUL DURING THE NIGHT AS THE DAY.
- GREEN ROOFS SHOULD BE PROVIDED WITH INDIGENOUS SPECIES.
- ATTENTION TO DETAIL THROUGH CRAFT, AND THE USE OF SIMPLE MATERIALS IN AN OUTSTANDING OR HIGHLY DESIGNED WAY SHOULD BE EVIDENT. AN INTENT TO EXPRESS THE CRAFTSMANSHIP AND MATERIALITY WITHIN THE CONSTRUCTION OF THE BUILDING IS IMPORTANT. BUILDING FENESTRATION REPRESENTS AN OPPORTUNITY TO DEMONSTRATE THESE ELEMENTS.

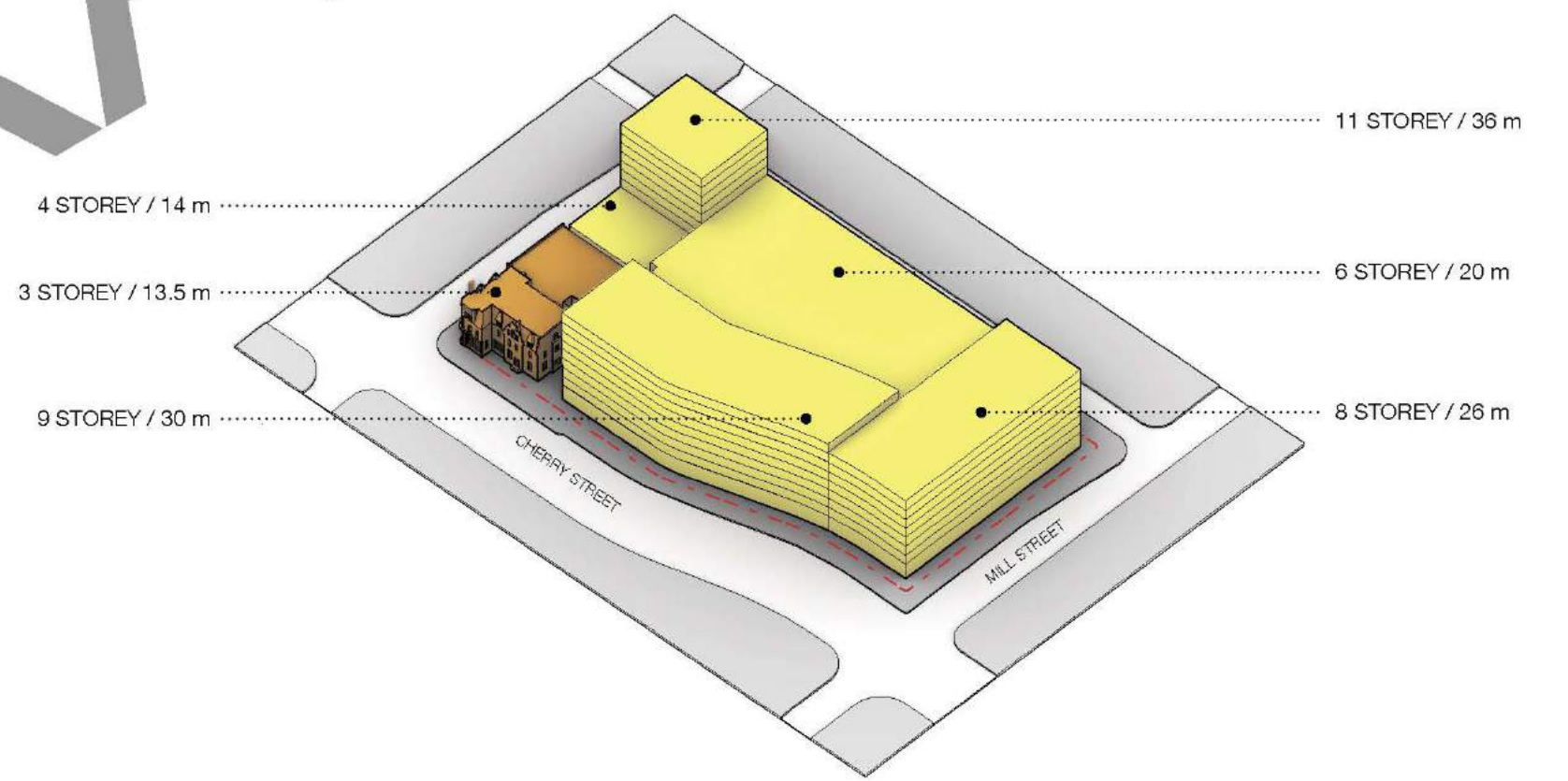
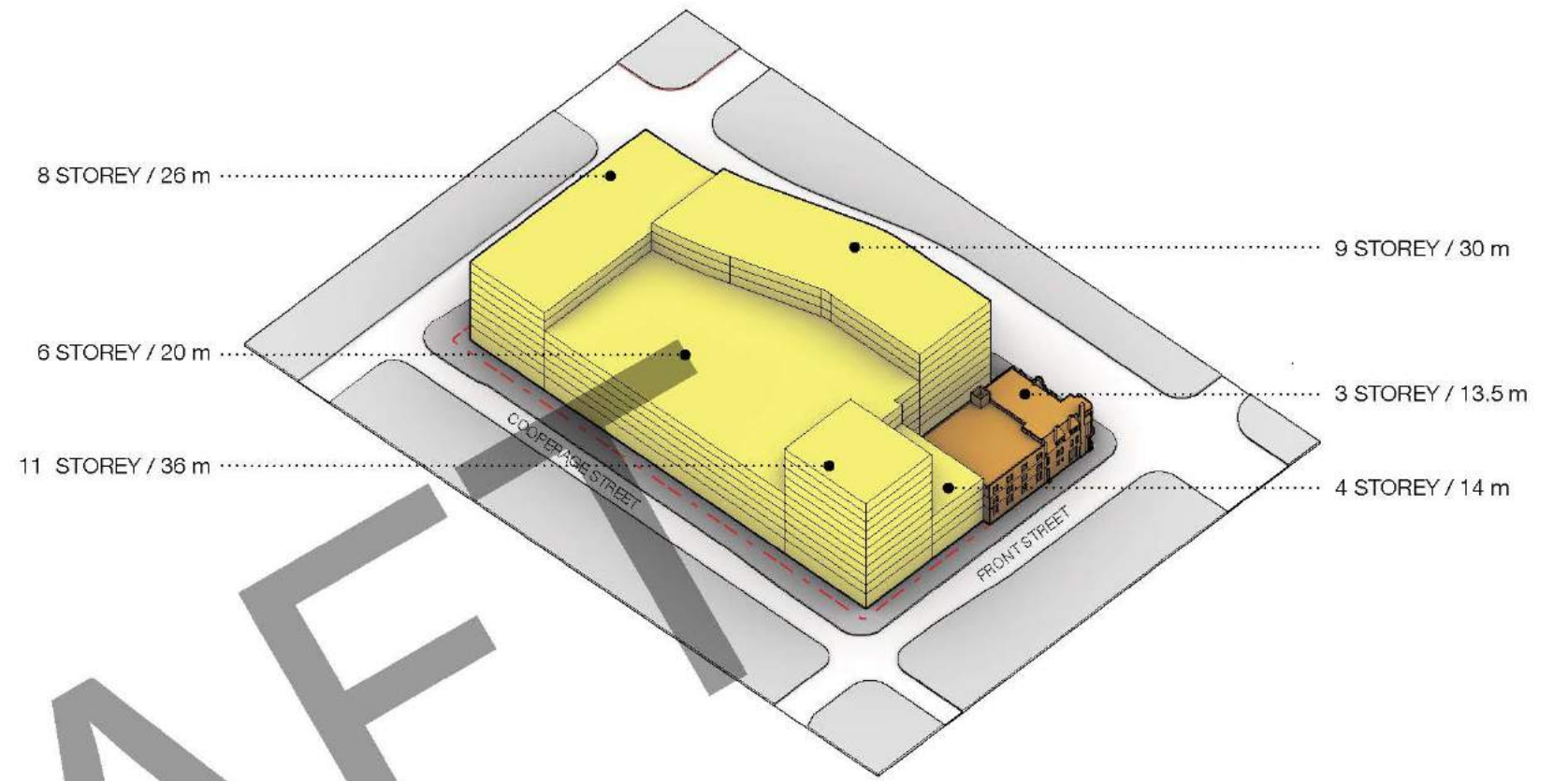


As-of-Right Zoning Envelope

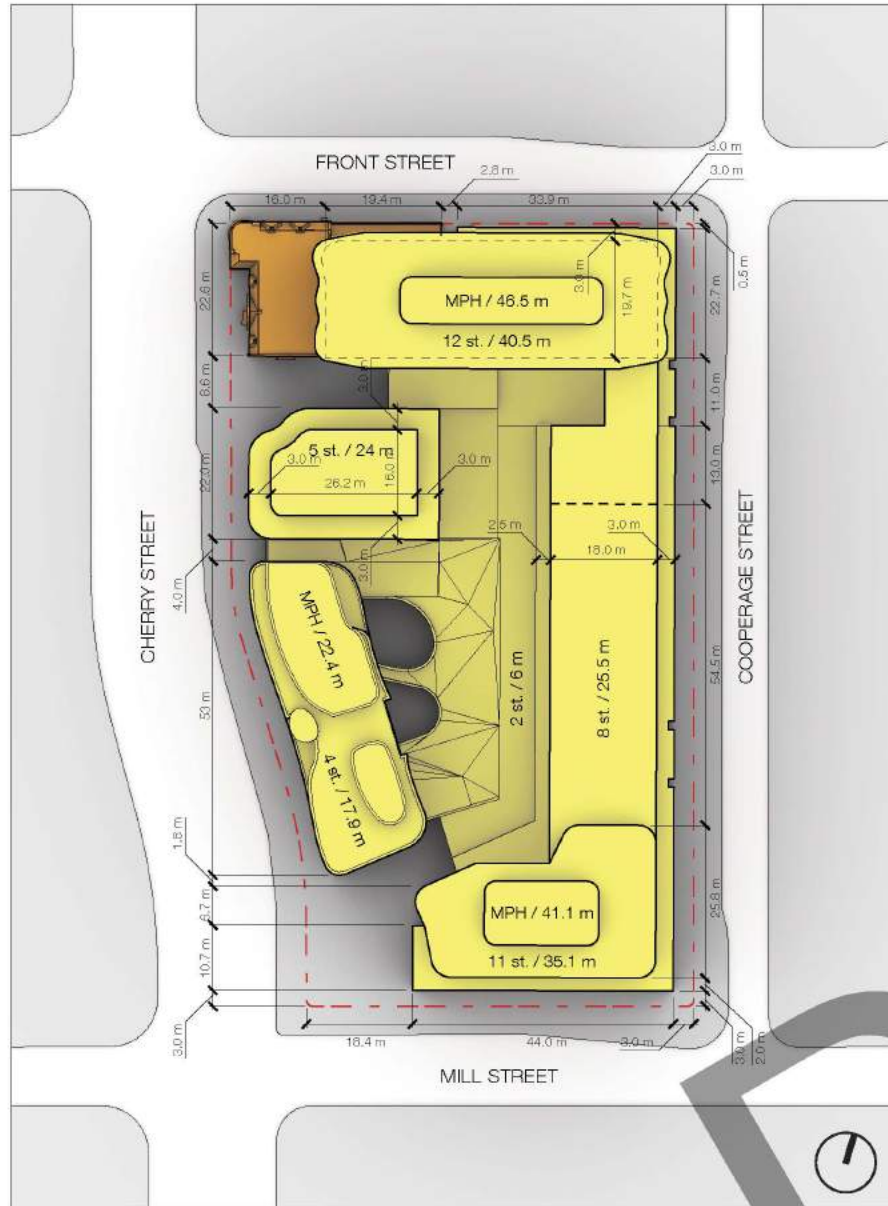


TOTAL POSSIBLE GROSS BUILDING AREA: +/- 630,000 SF

- Assumes 5 m ground floor and 3 m height of all floors above.
- Includes +/- 24,000 SF of existing heritage building.

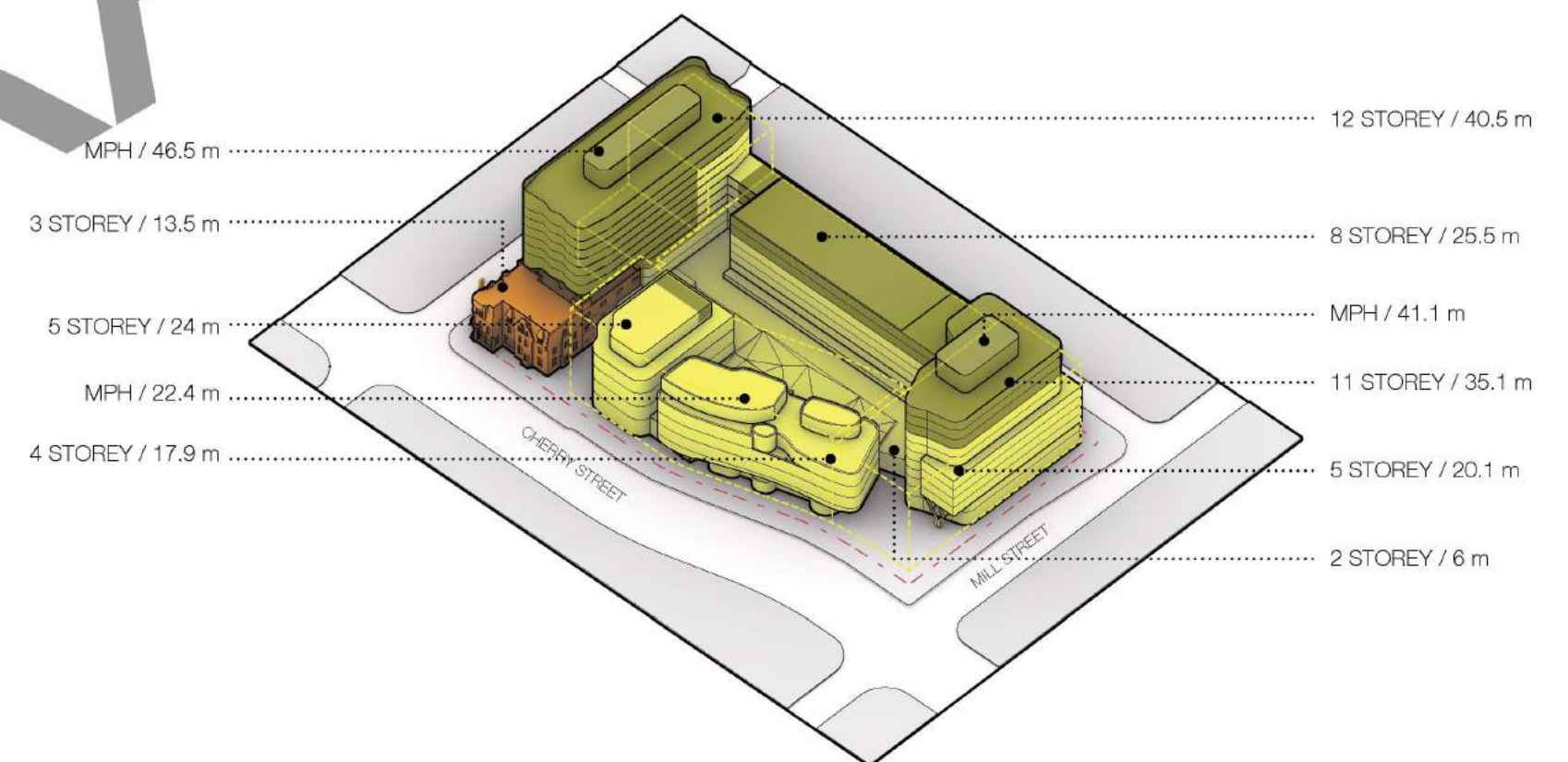
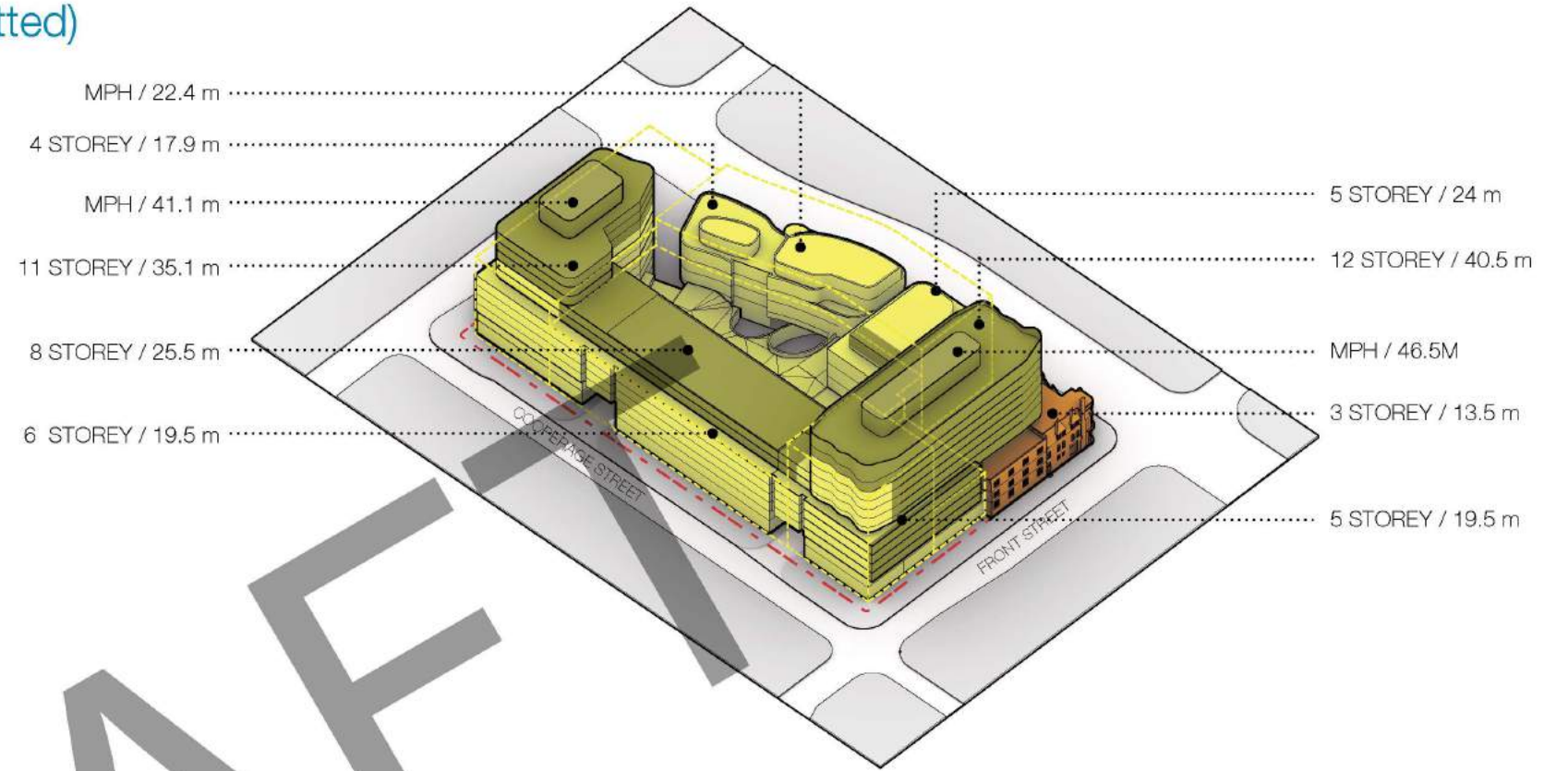


Site: Proposed Massing (As-of-Right Zoning Envelope shown dotted)



TOTAL GROSS BUILDING AREA: +/- 446,829

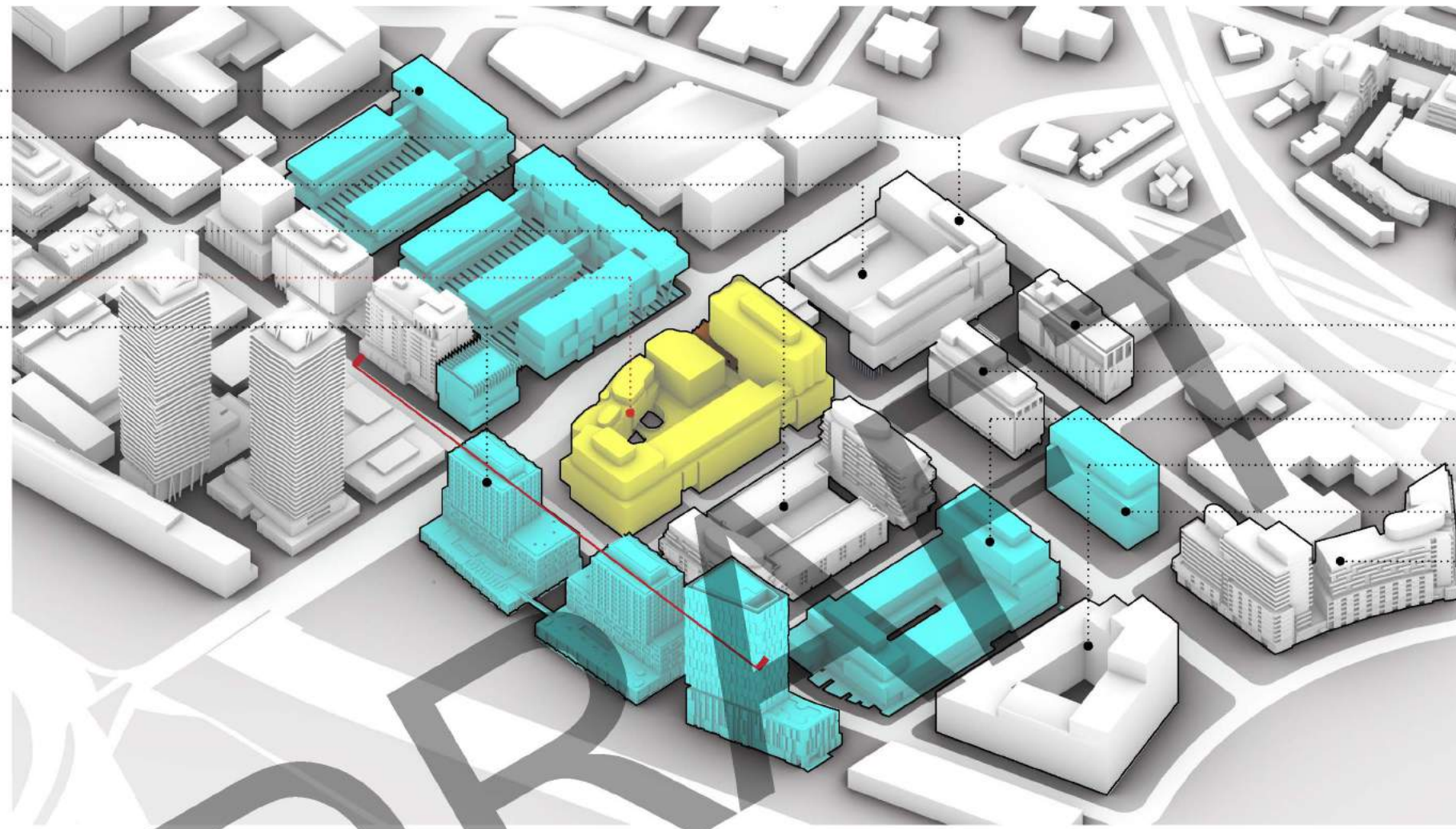
- EXISTING HERITAGE BUILDING: +/- 24,000 SF
- COMMUNITY HEALTH CENTRE: 27727 SF
- RESIDENTIAL CONDOMINIUM BUILDING: 158,458 SF (195 UNITS)
- RETAIL WITHIN CONDOMINIUM BUILDING: 2497 SF
- RESIDENTIAL RENTAL BUILDING: 201011 SF (224 UNITS)
- TRAINING, EDUCATION & EMPLOYMENT CENTRE: 33136 SF



DRAFT

Site: Relationship to Context

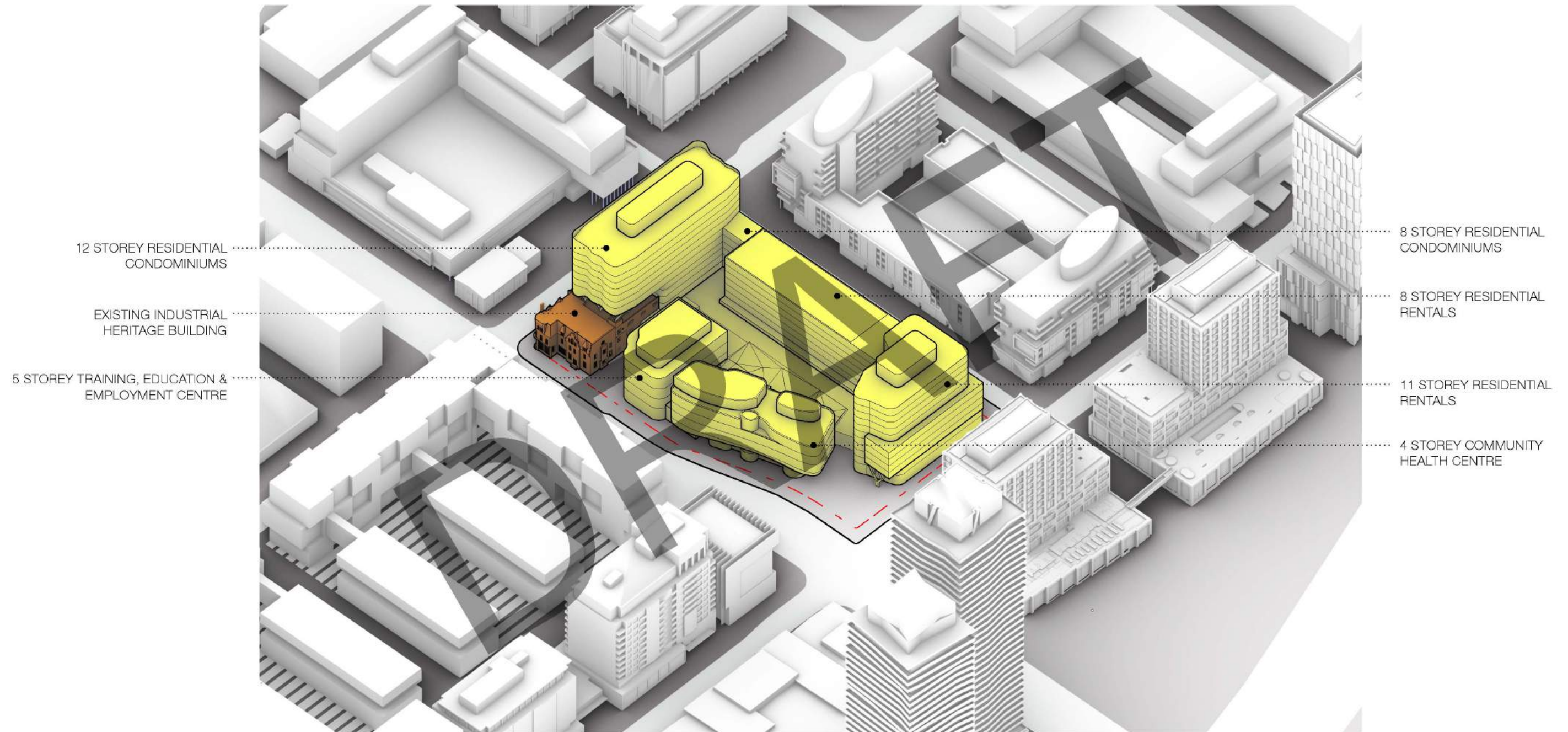
- BLOCKS 3, 4, 7 WEST
- BLOCK 1 - GEORGE BROWN COLLEGE
- BLOCK 14 - YMCA
- BLOCK 11 - MARKET CONDOMINIUMS
- BLOCK 10 - INDIGENOUS HUB
- BLOCK 8 - PURPOSE BUILT RENTAL



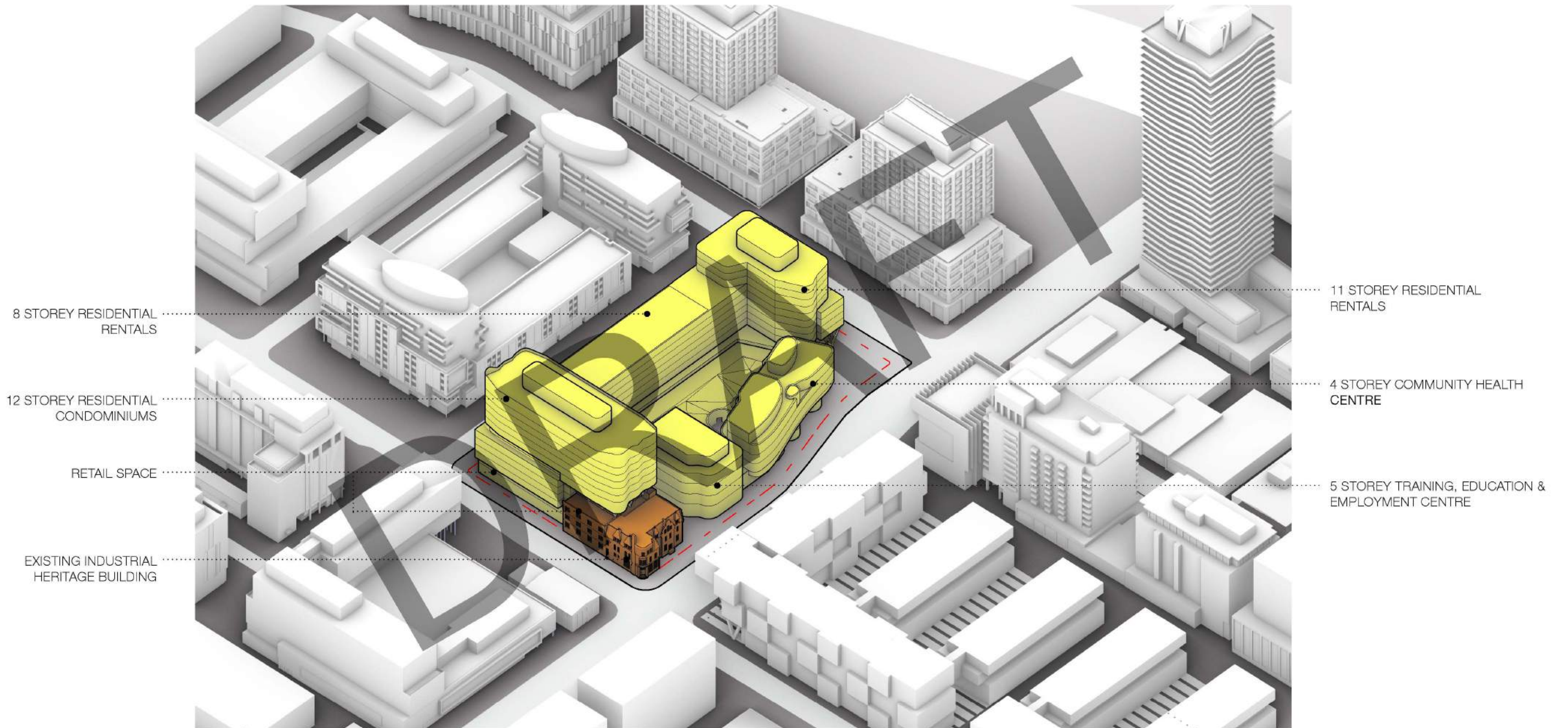
- BLOCK 3 - AFFORDABLE HOUSING
- BLOCK 15 - AFFORDABLE HOUSING
- BLOCK 12 - FUTURE MARKET CONDOMINIUMS
- BLOCK 13 - MARKET CONDOMINIUM
- BLOCK 16 - FUTURE MARKET CONDOMINIUMS
- BLOCK 4 - MARKET CONDOMINIUMS



Site Massing: View from Southwest



Site Massing: View from Northeast












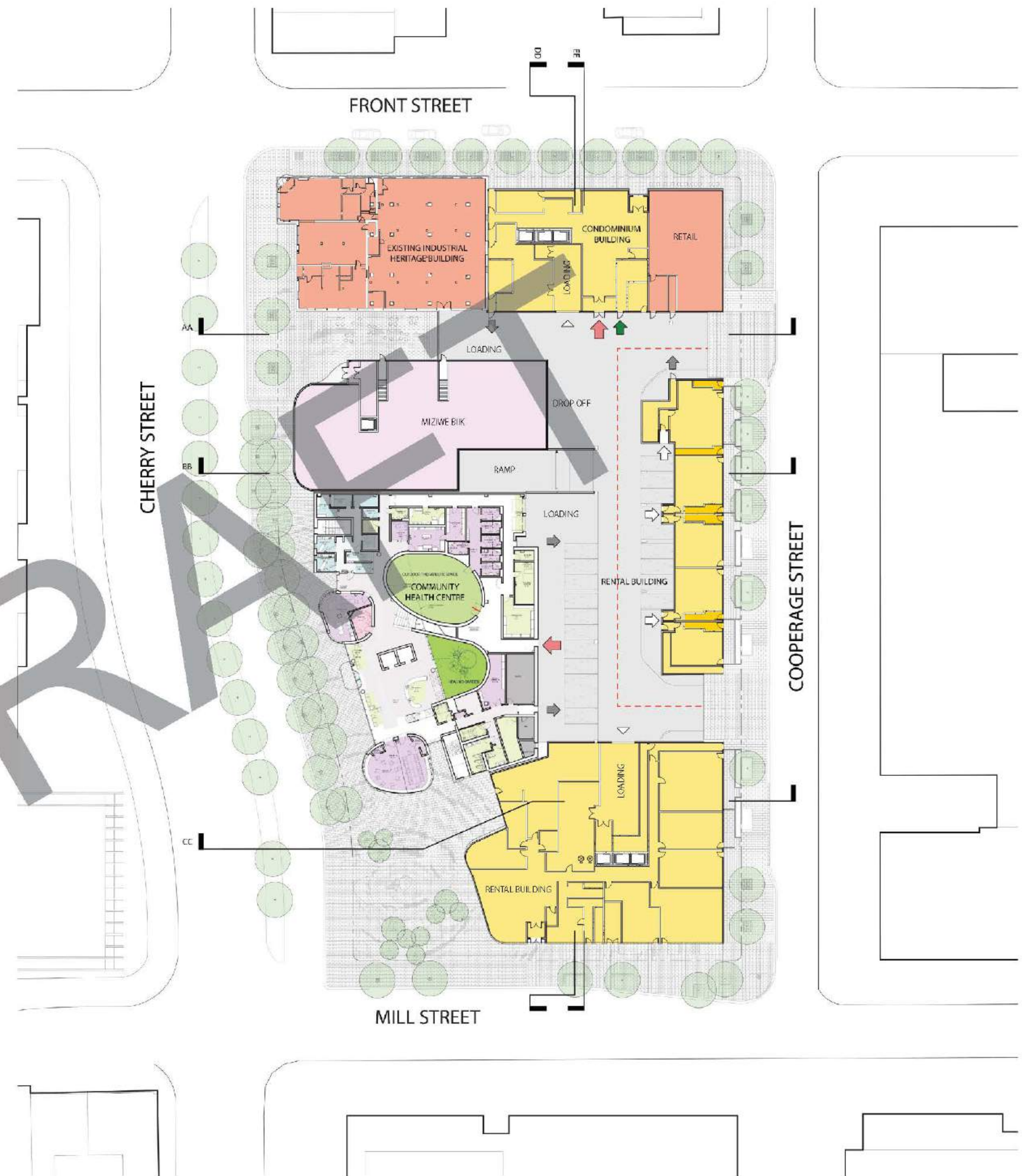
Block 10, Residential & Industrial Heritage Component

Block 10 - A Reconciliation Lens










Ground Floor Plan - Routes and Access

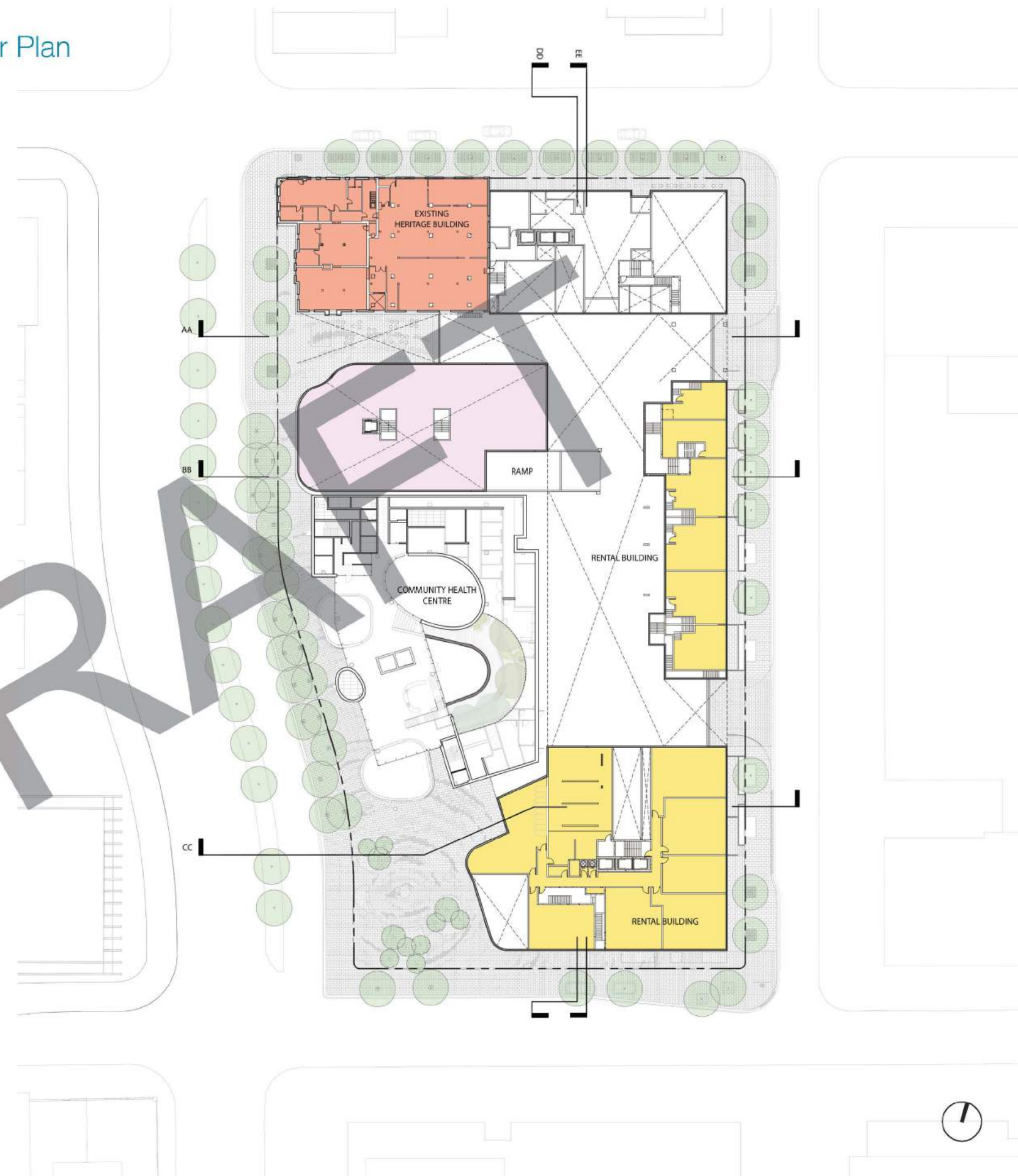
-  UNIT ENTRANCE
-  MAIN/LOBBY ENTRANCE
-  RETAIL/STORAGE ENTRANCE
-  EXIT
-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL










Condominium Mezzanine Floor Plan / Rental 2nd Floor Plan

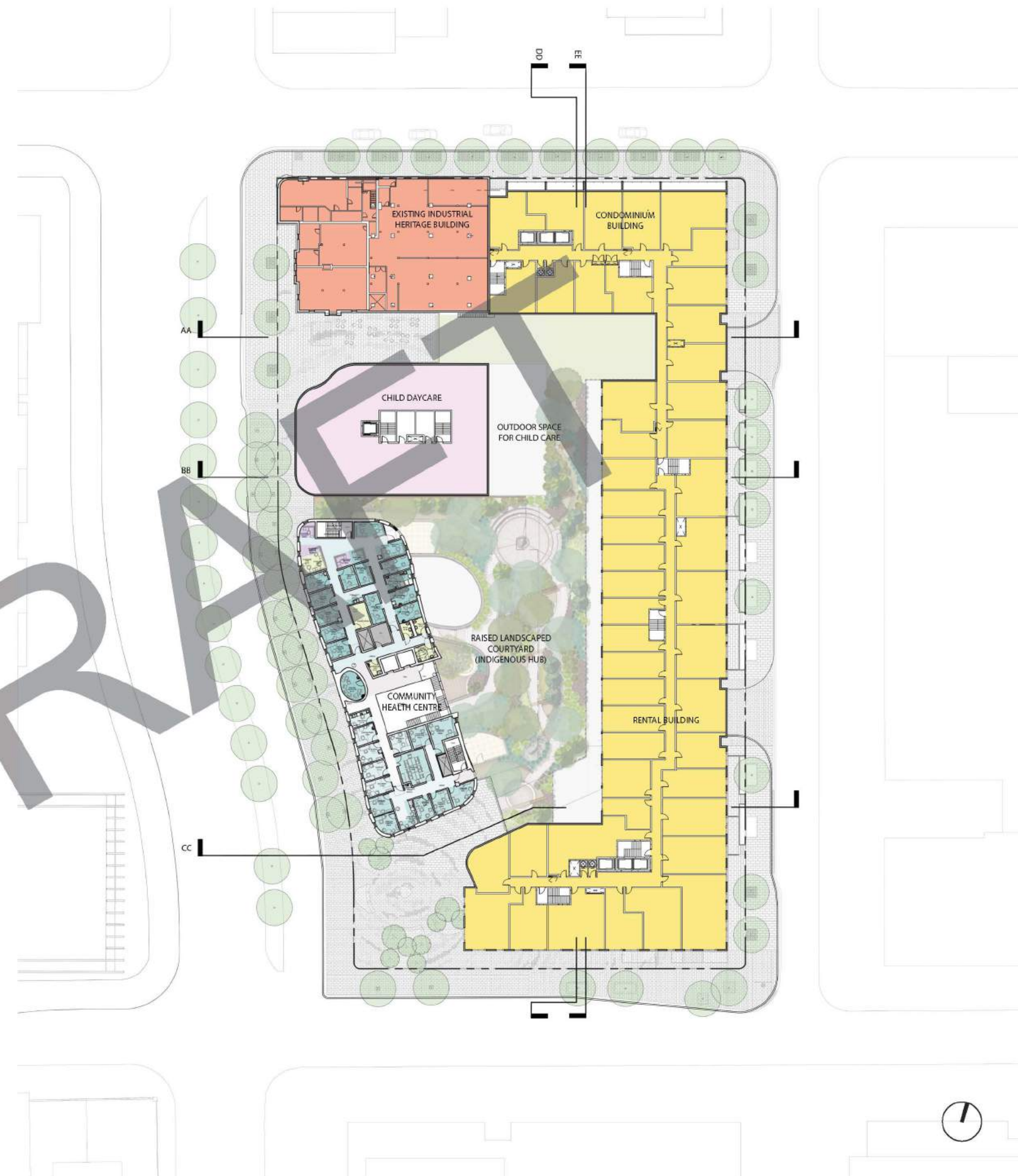
-  UNIT ENTRANCE
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-  EXIT
-  LOADING

-  RESIDENTIAL UNIT
-  RETAIL










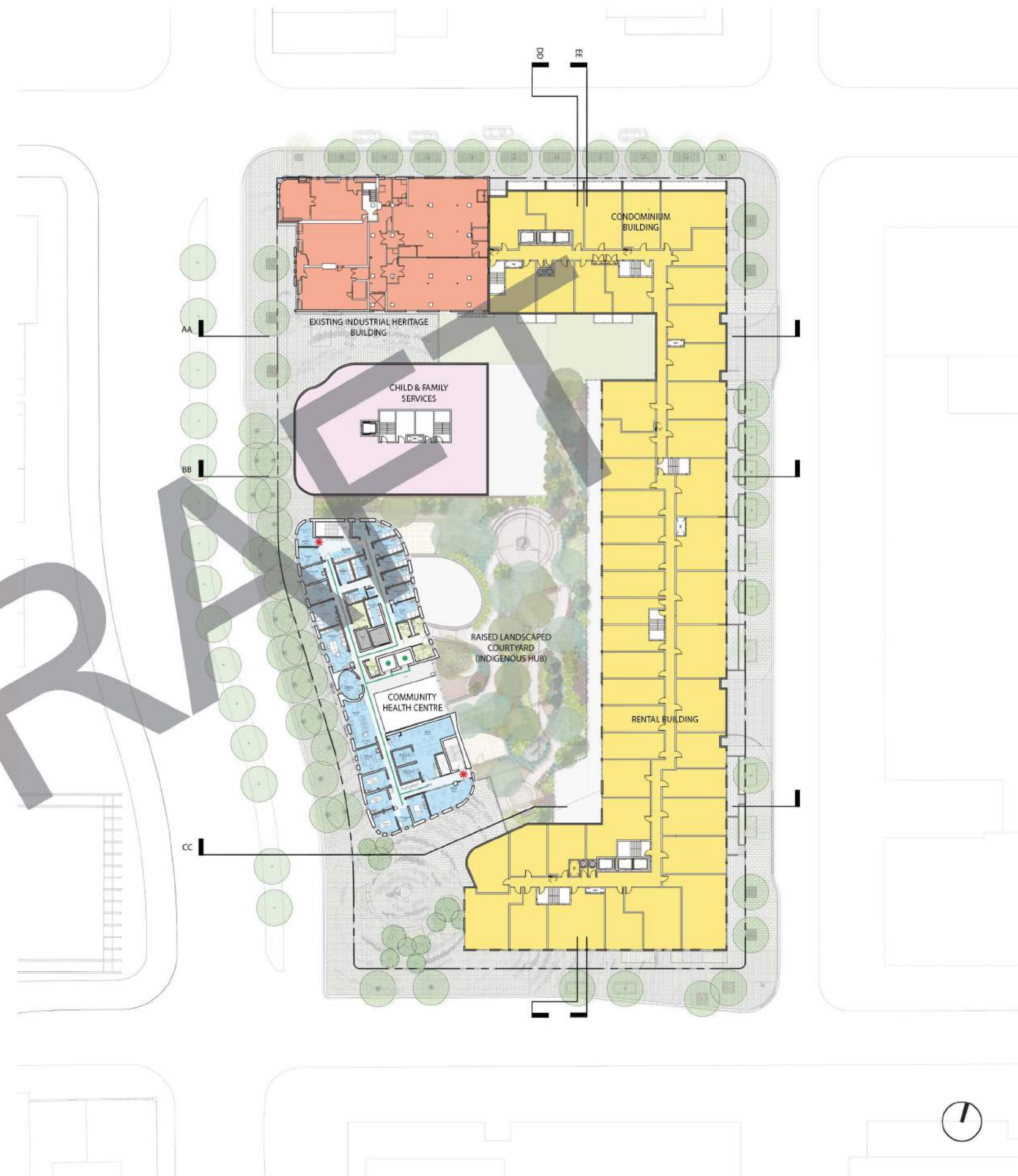
Condominium 2nd Floor Plan / Rental 3rd Floor Plan

-  UNIT ENTRANCE
-  MAIN/LOBBY ENTRANCE
-  RETAIL/STORAGE ENTRANCE
-  EXIT
-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL










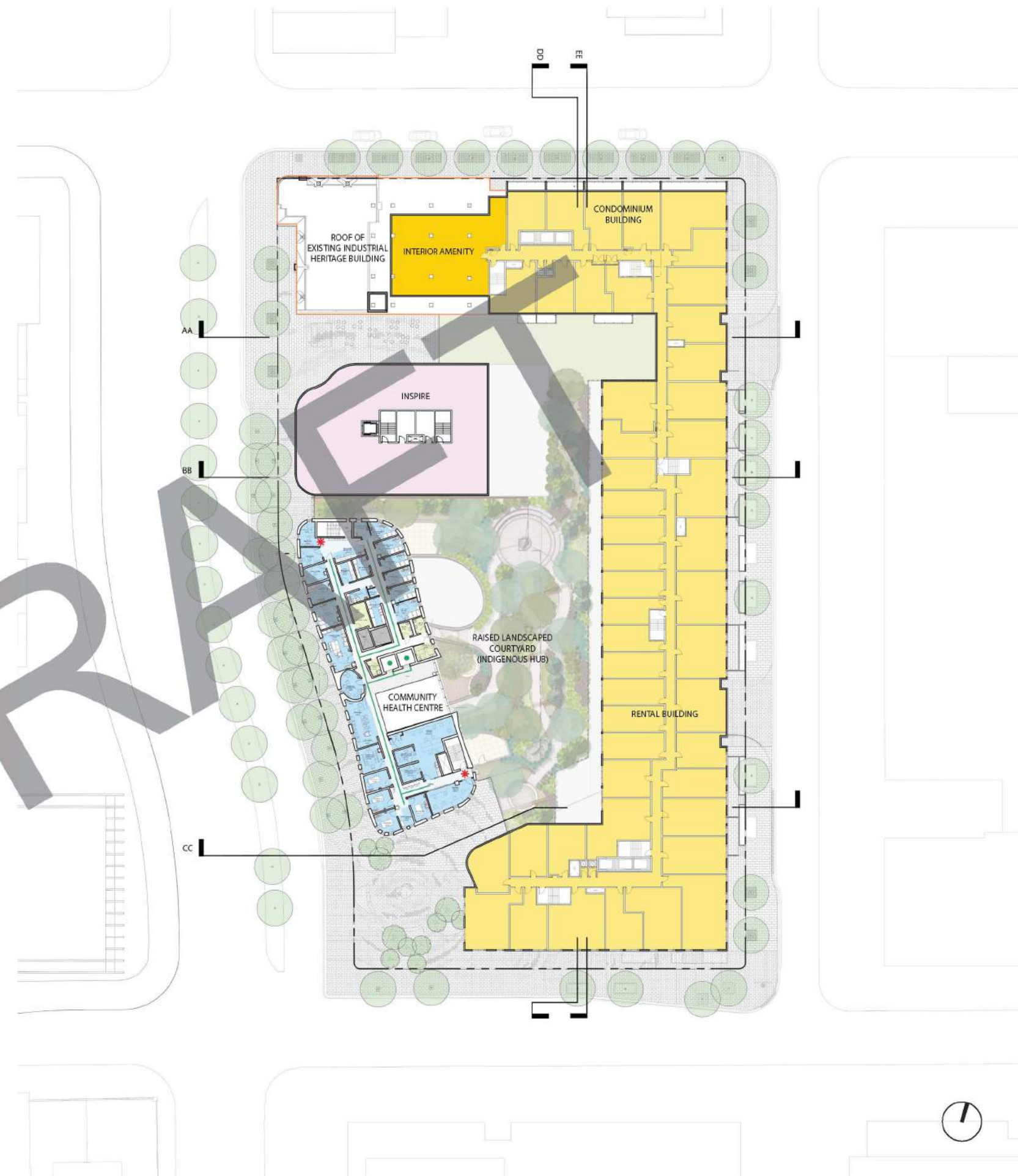
Condominium 3rd Floor Plan / Rental 4th Floor Plan

-  UNIT ENTRANCE
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-  RETAIL/STORAGE ENTRANCE
-  EXIT
-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL










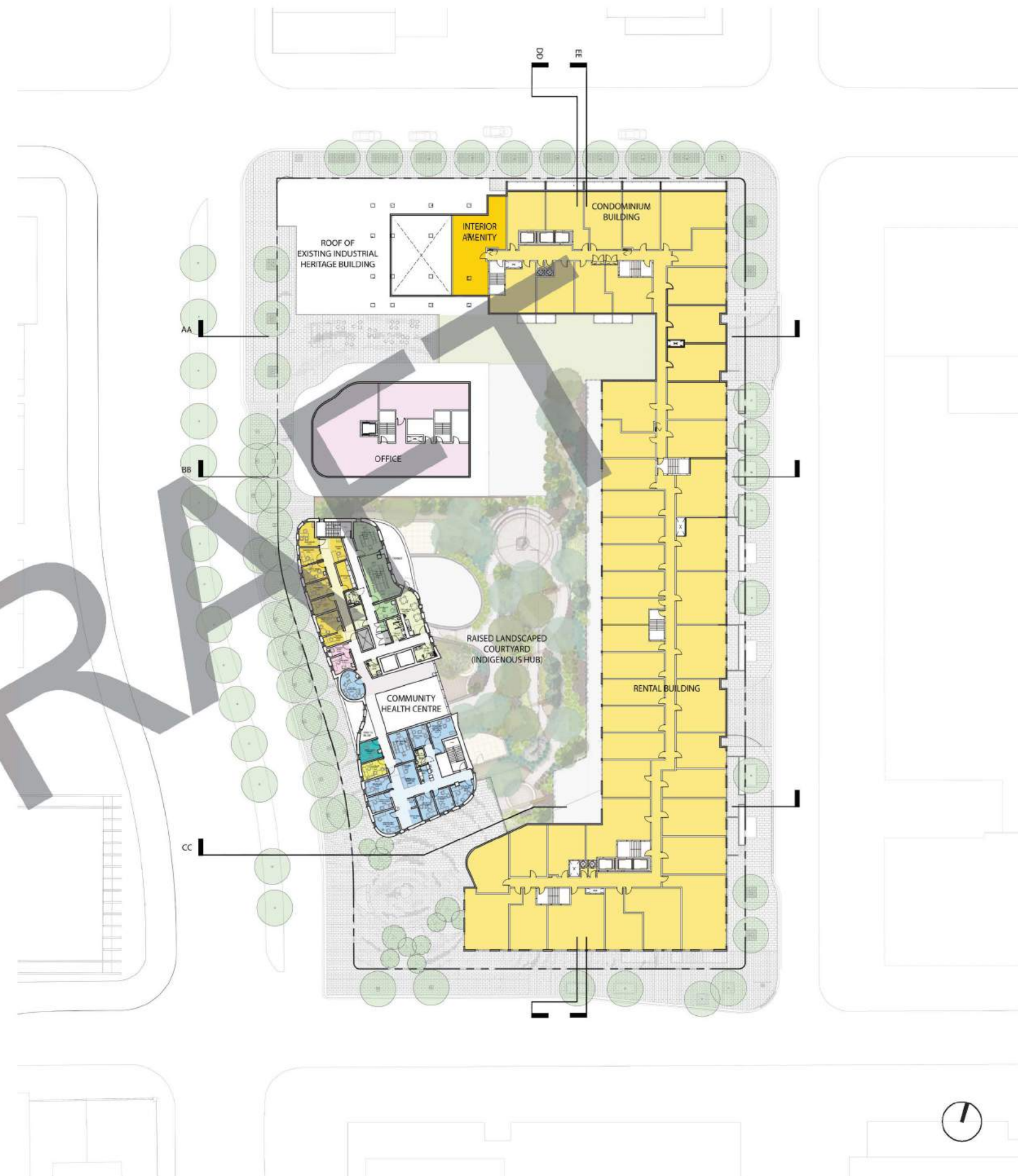
Condominium 4th Floor Plan / Rental 5th Floor Plan

-  UNIT ENTRANCE
-  MAIN/LOBBY ENTRANCE
-  RETAIL/STORAGE ENTRANCE
-  EXIT
-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL










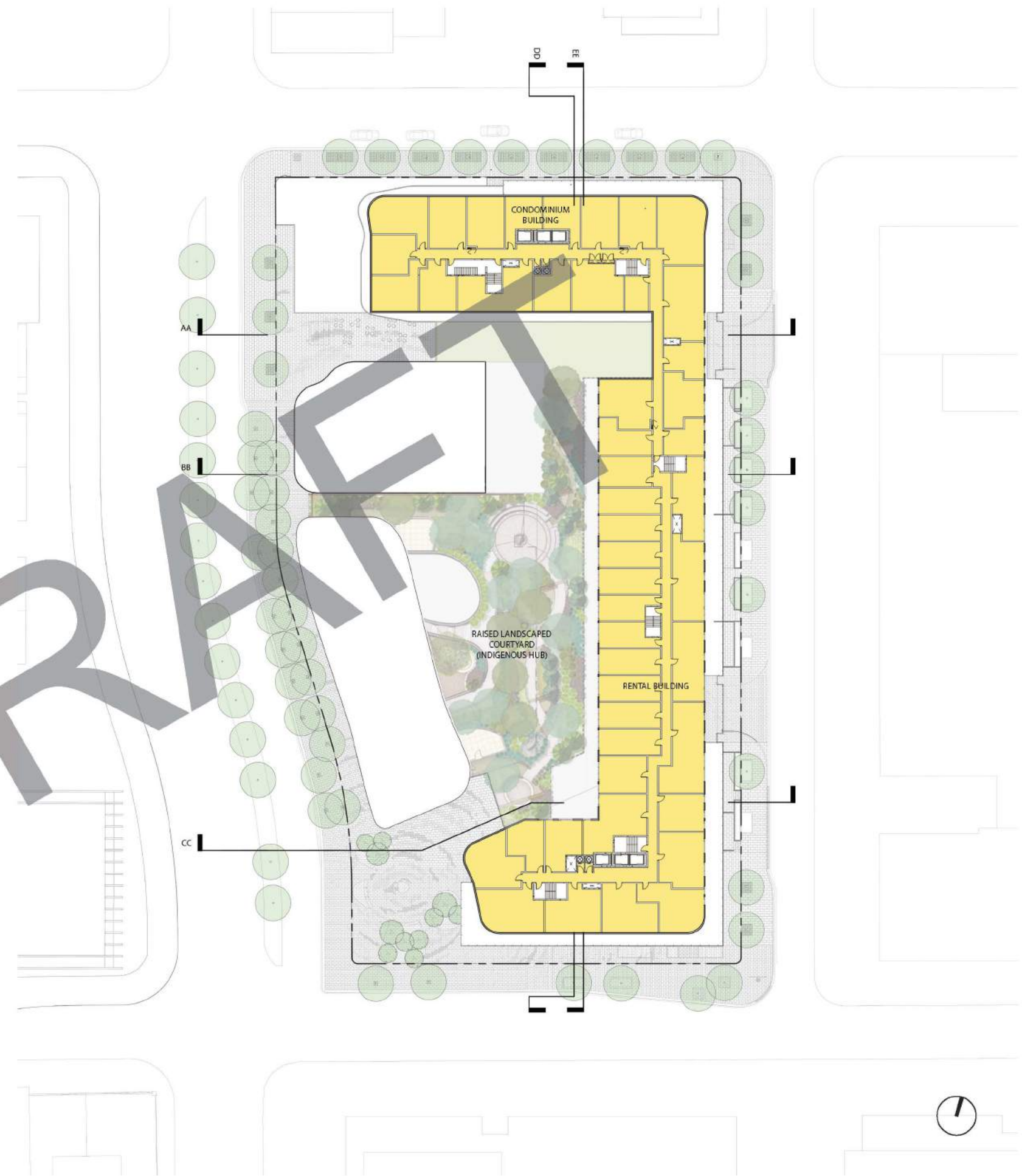
Condominium 5th Floor Plan / Rental 6th Floor Plan

-  UNIT ENTRANCE
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-  RETAIL/STORAGE ENTRANCE
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-  RETAIL










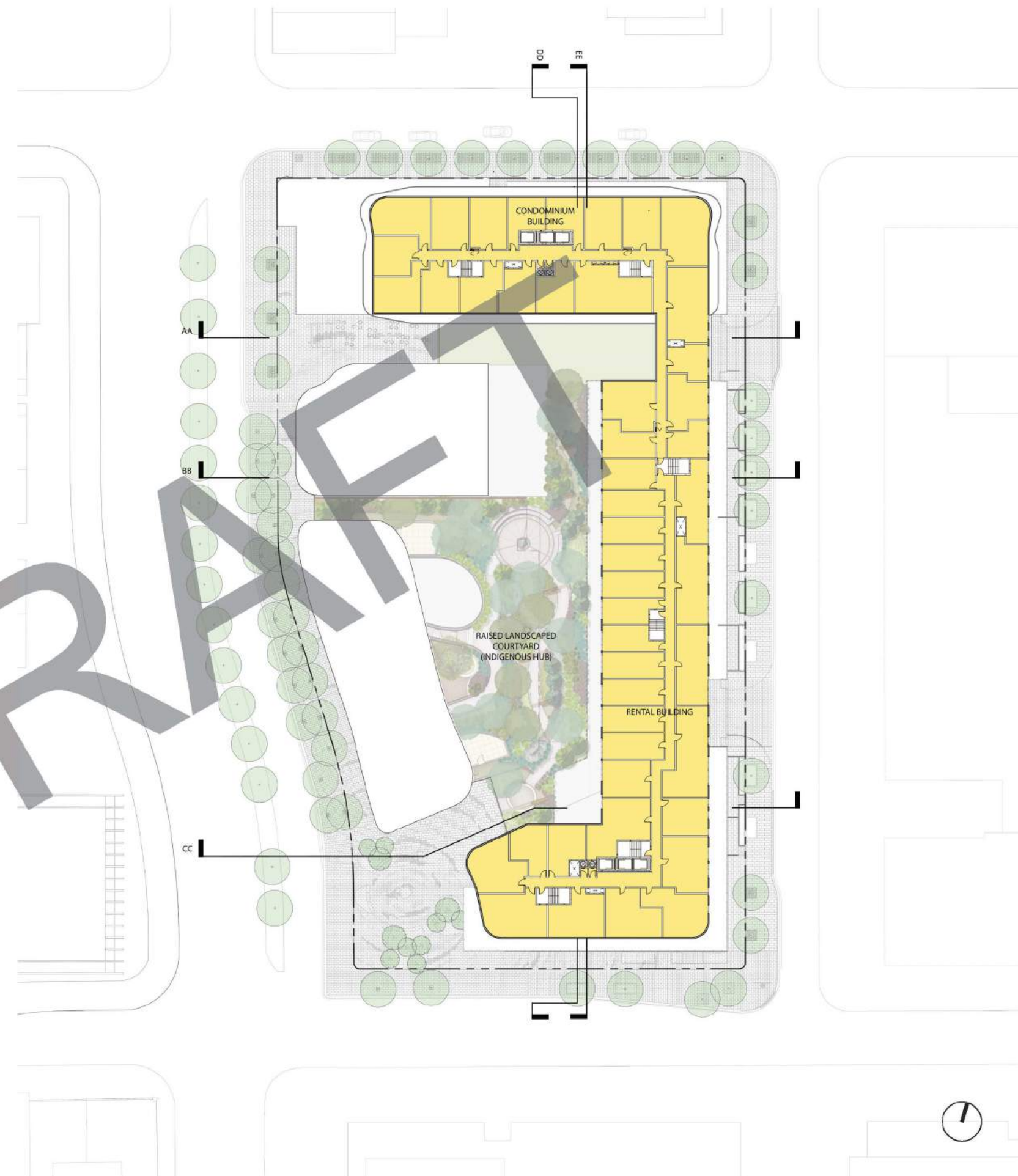
Condominium 6th Floor Plan / Rental 7th Floor Plan

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-  RETAIL/STORAGE ENTRANCE
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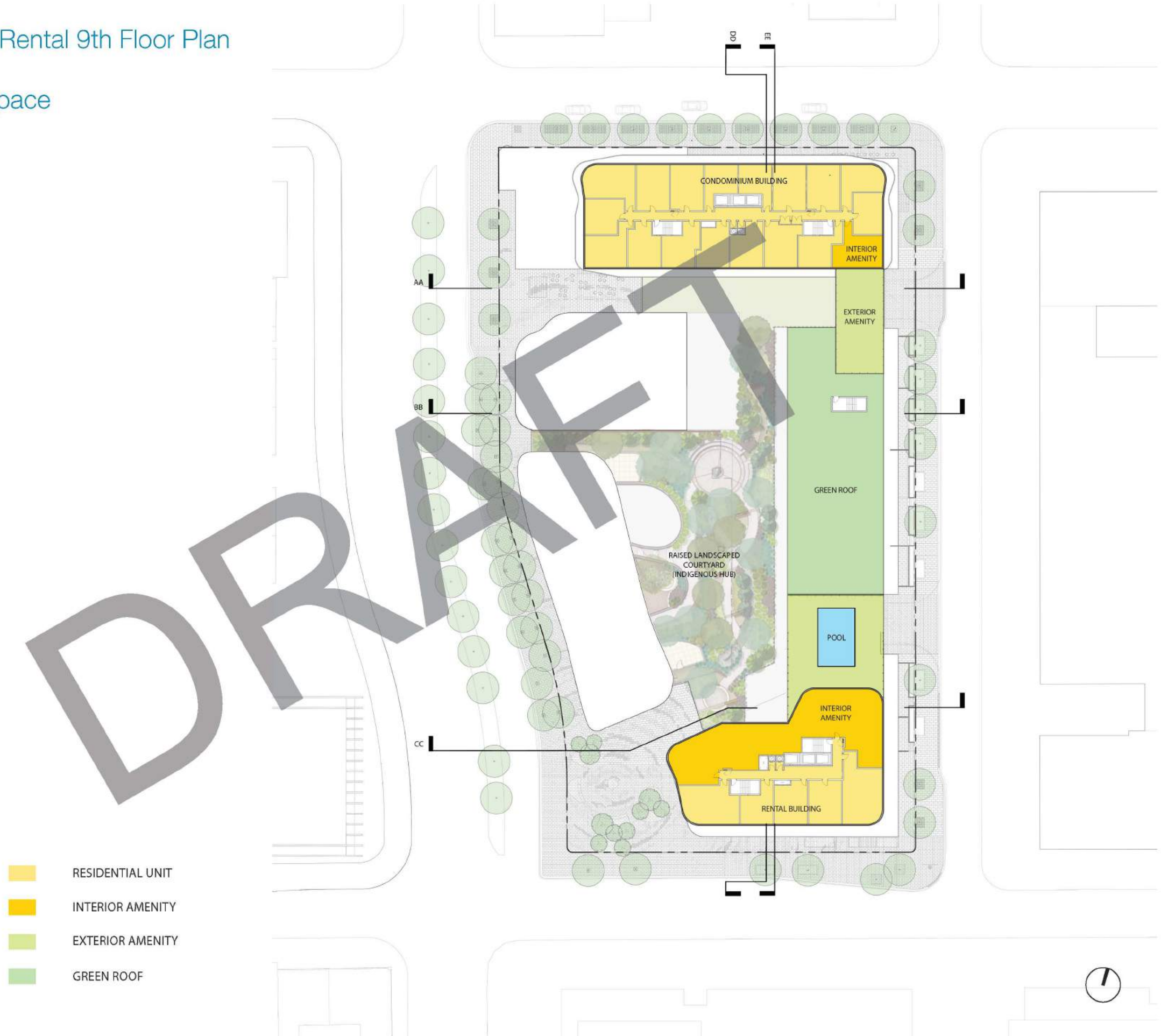
Condominium 7th Floor Plan / Rental 8th Floor Plan

-  UNIT ENTRANCE
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-  RETAIL/STORAGE ENTRANCE
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-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL










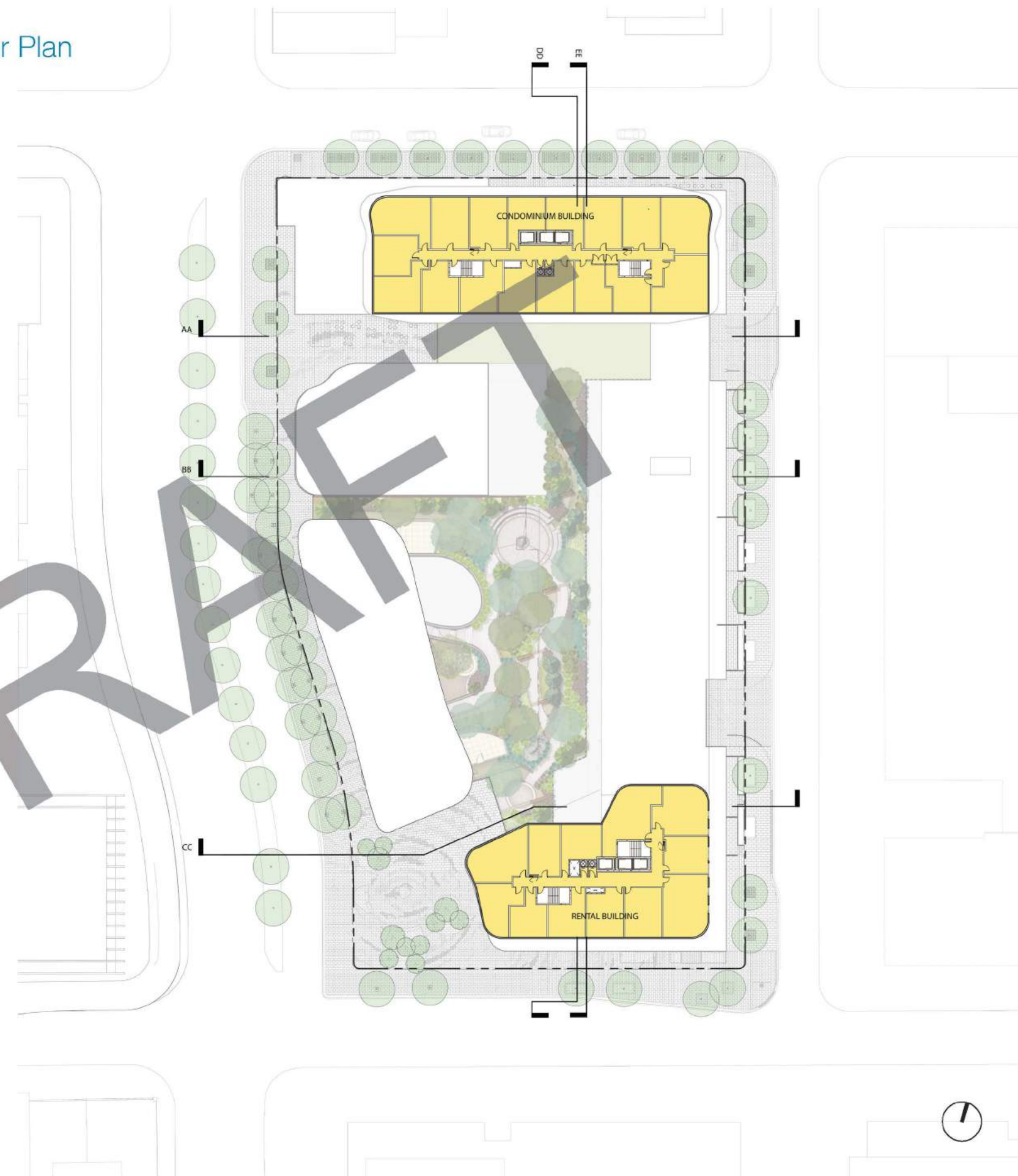
Condominium 8th Floor Plan / Rental 9th Floor Plan

Interior and Exterior Amenity Space










Condominium 9-12th Floor Plan / Rental 10-11th Floor Plan

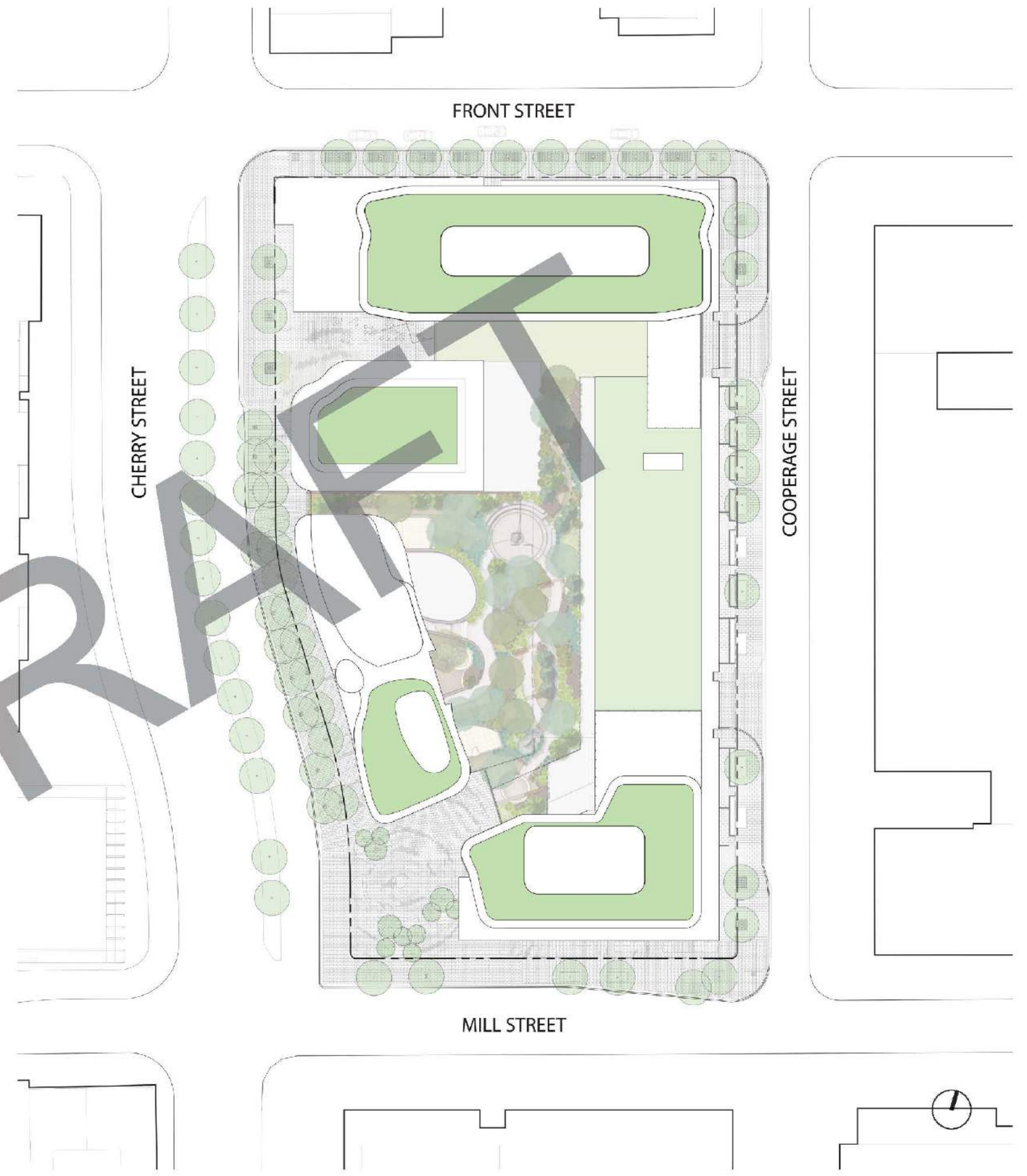
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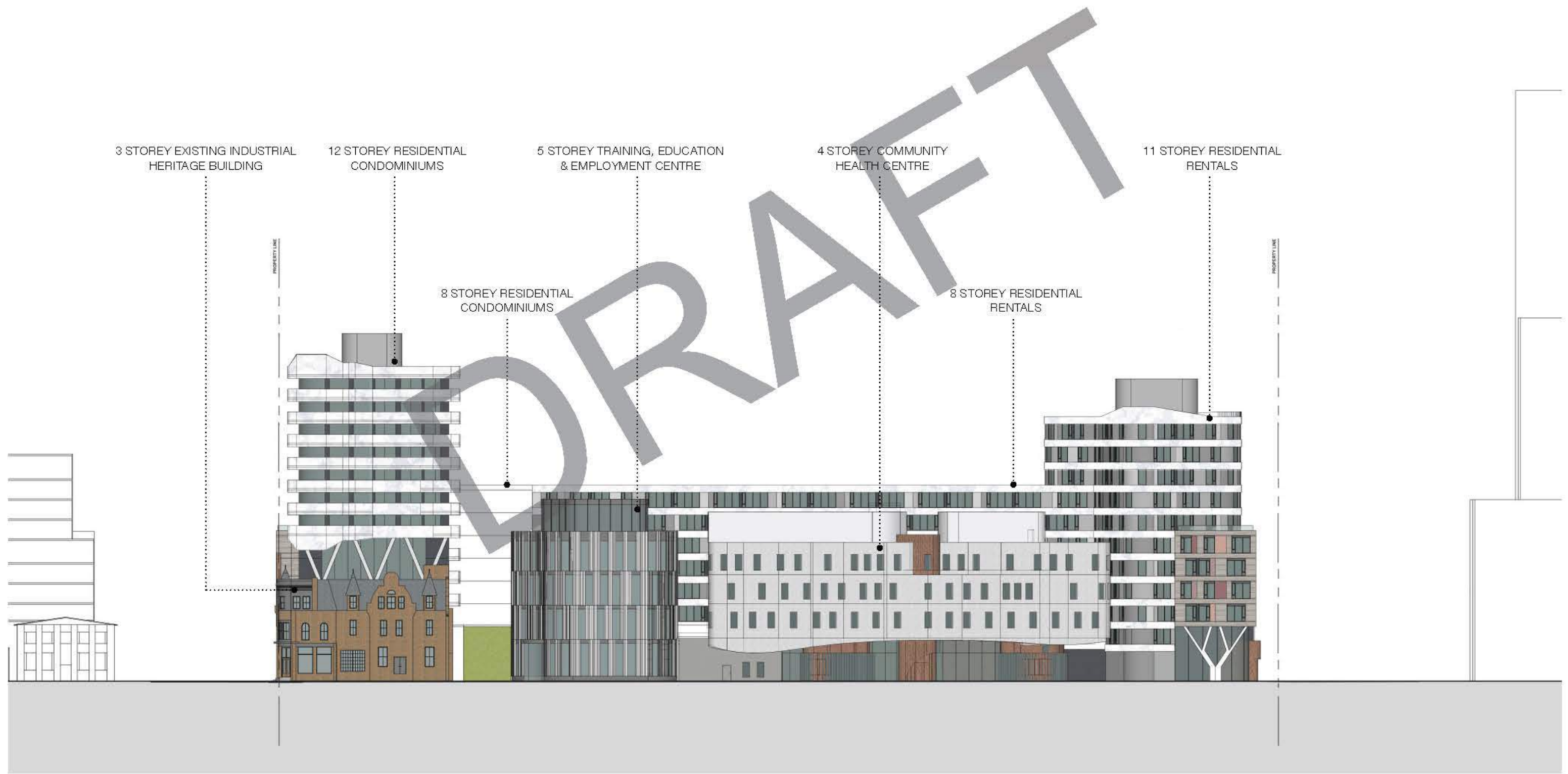
Roof Plan

-  UNIT ENTRANCE
-  MAIN/LOBBY ENTRANCE
-  RETAIL/STORAGE ENTRANCE
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-  LOADING
-  RESIDENTIAL UNIT
-  RETAIL

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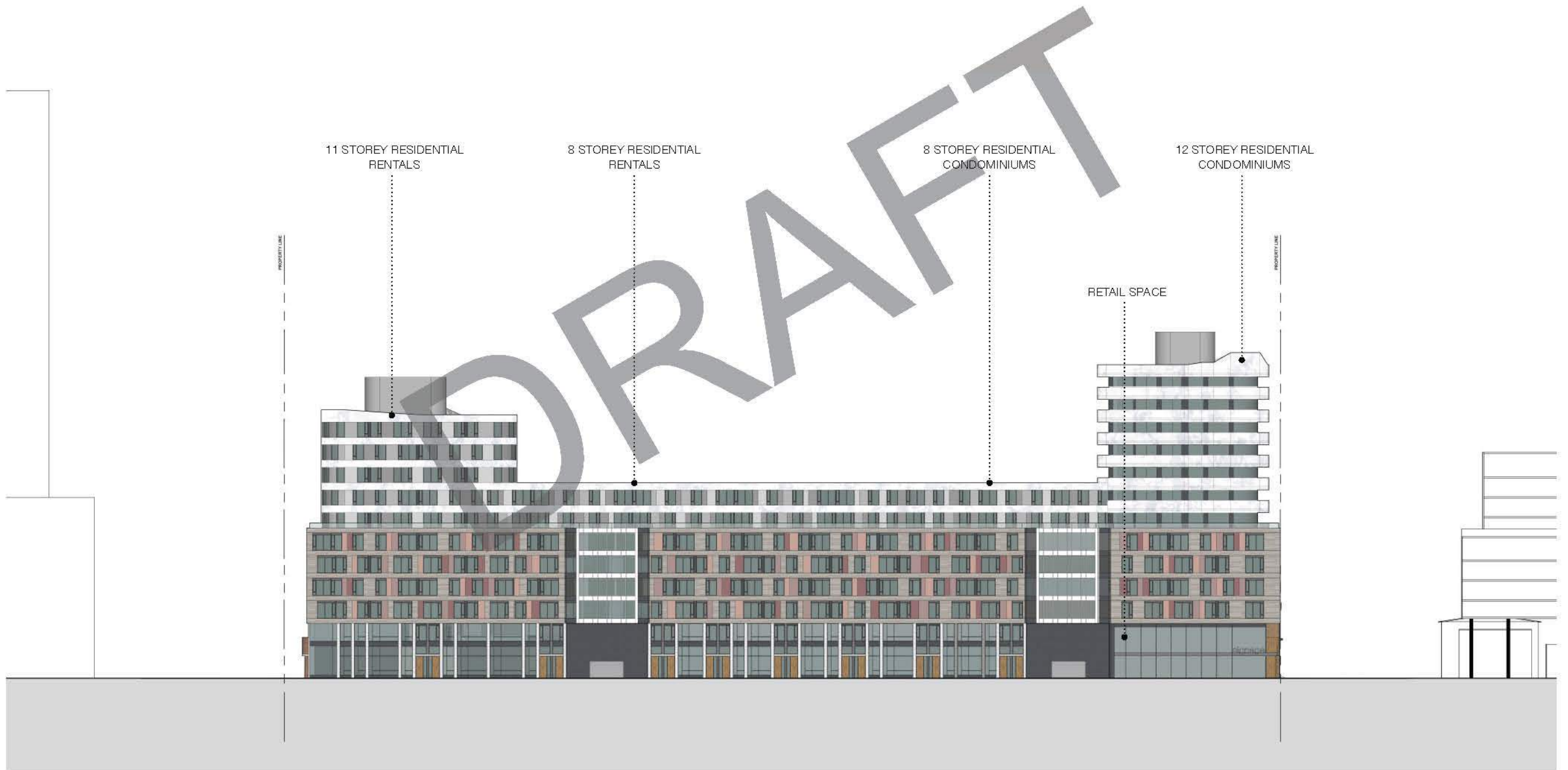
West Elevation - Cherry Street



North Elevation - Front Street



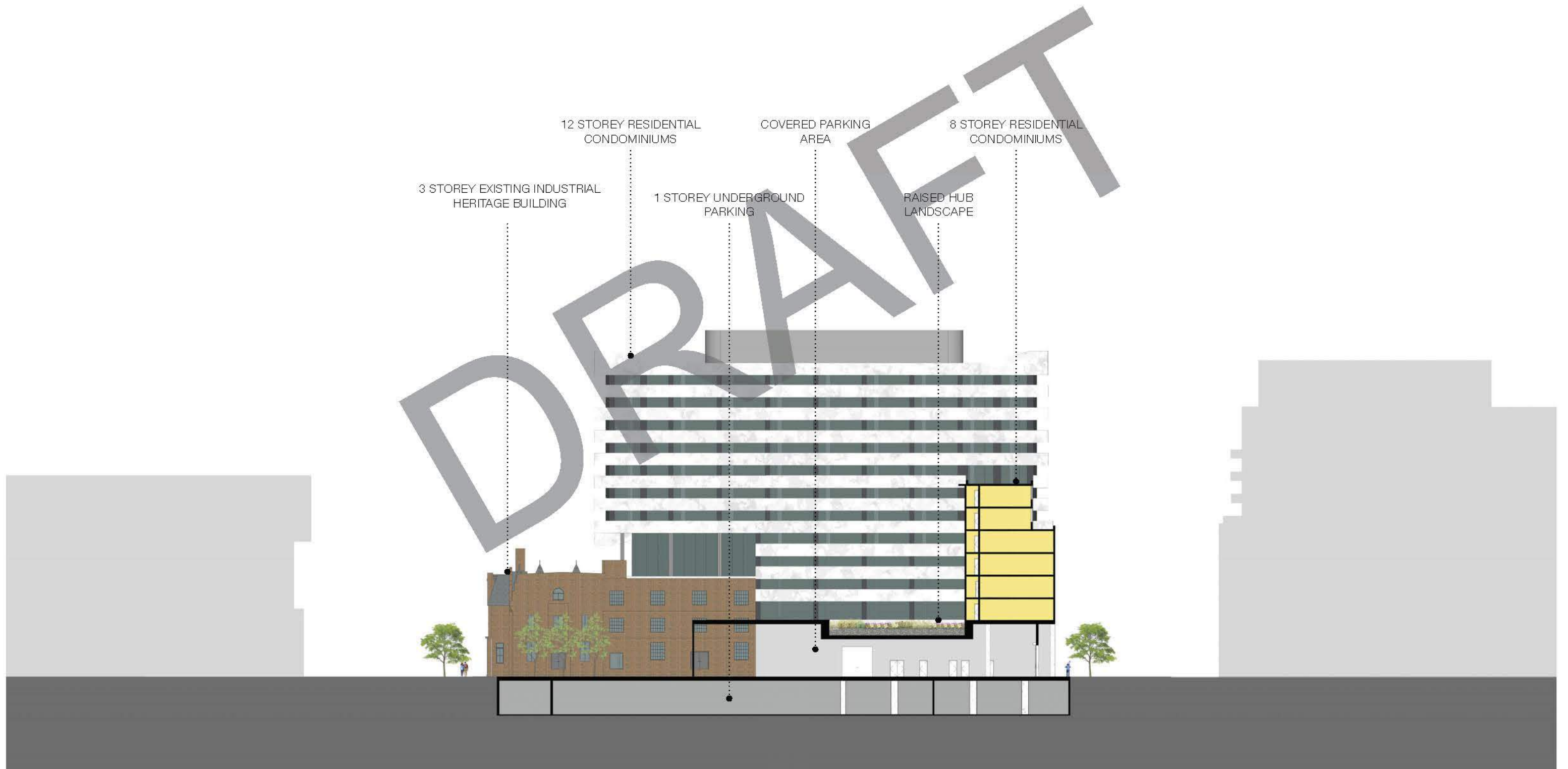
East Elevation - Cooperage Street



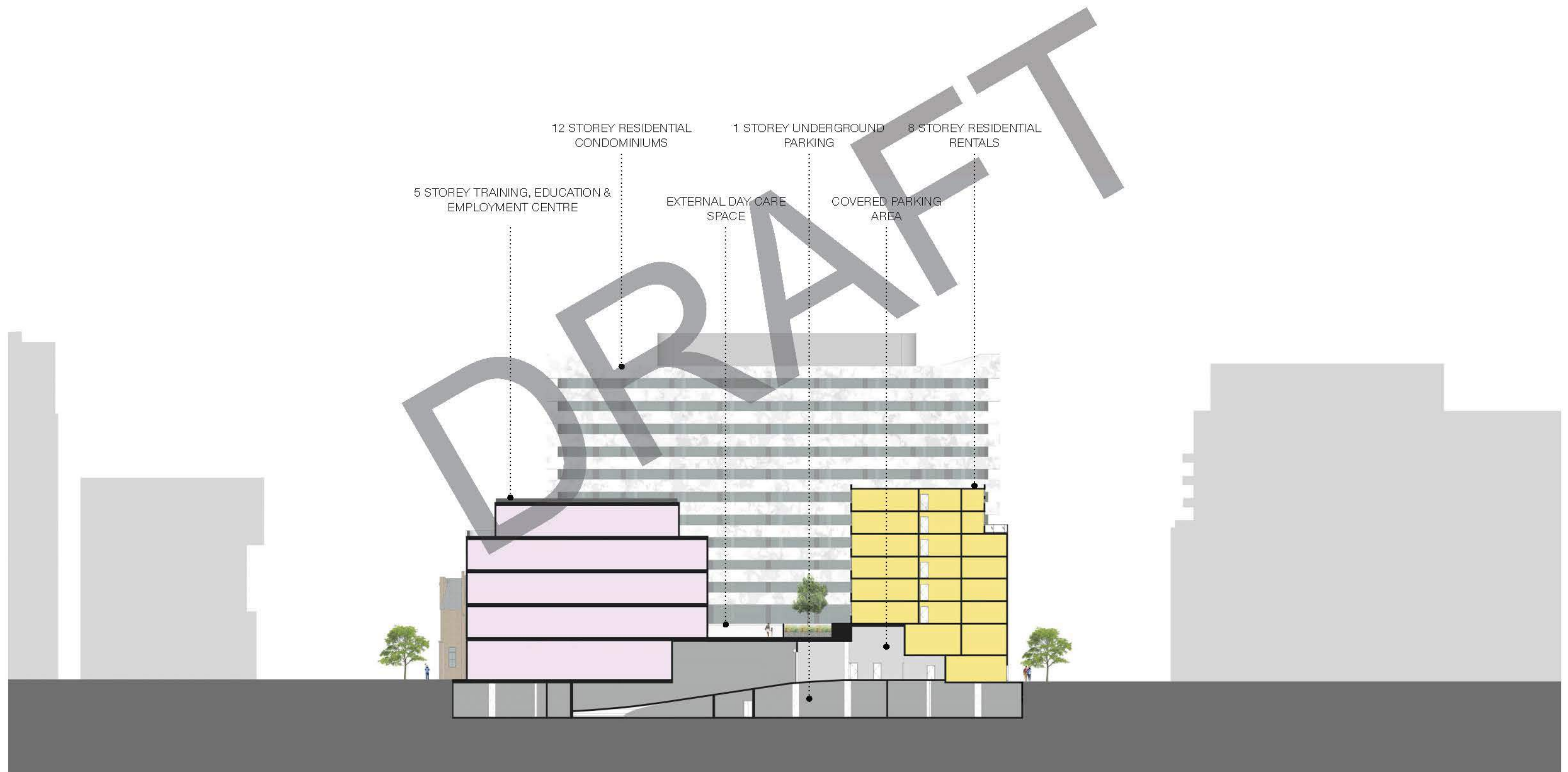
South Elevation - Mill Street



Section AA Looking North: Existing Industrial Heritage Elevation - Condominium Building



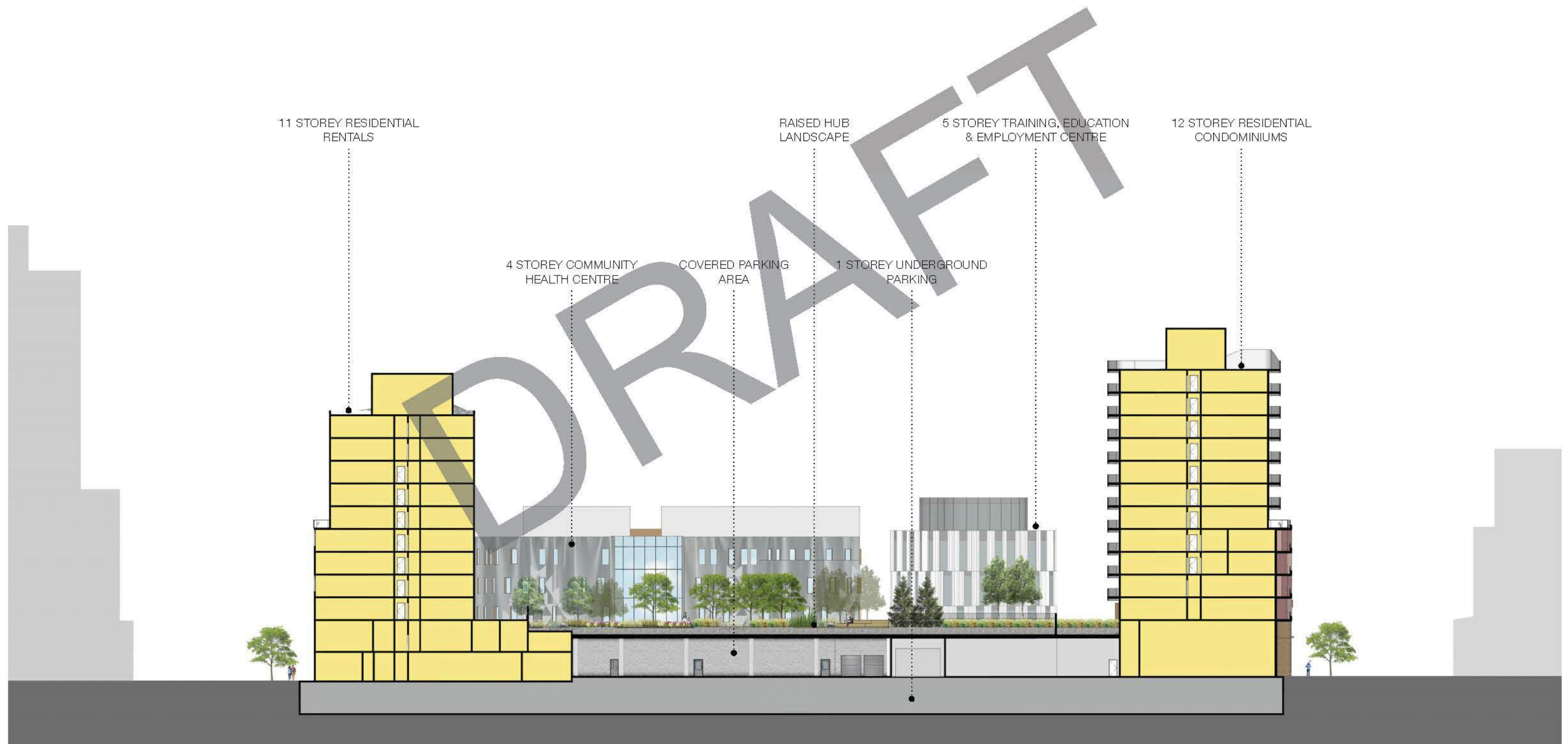
Section BB Looking North: Training, Education & Employment Centre - Rental Building



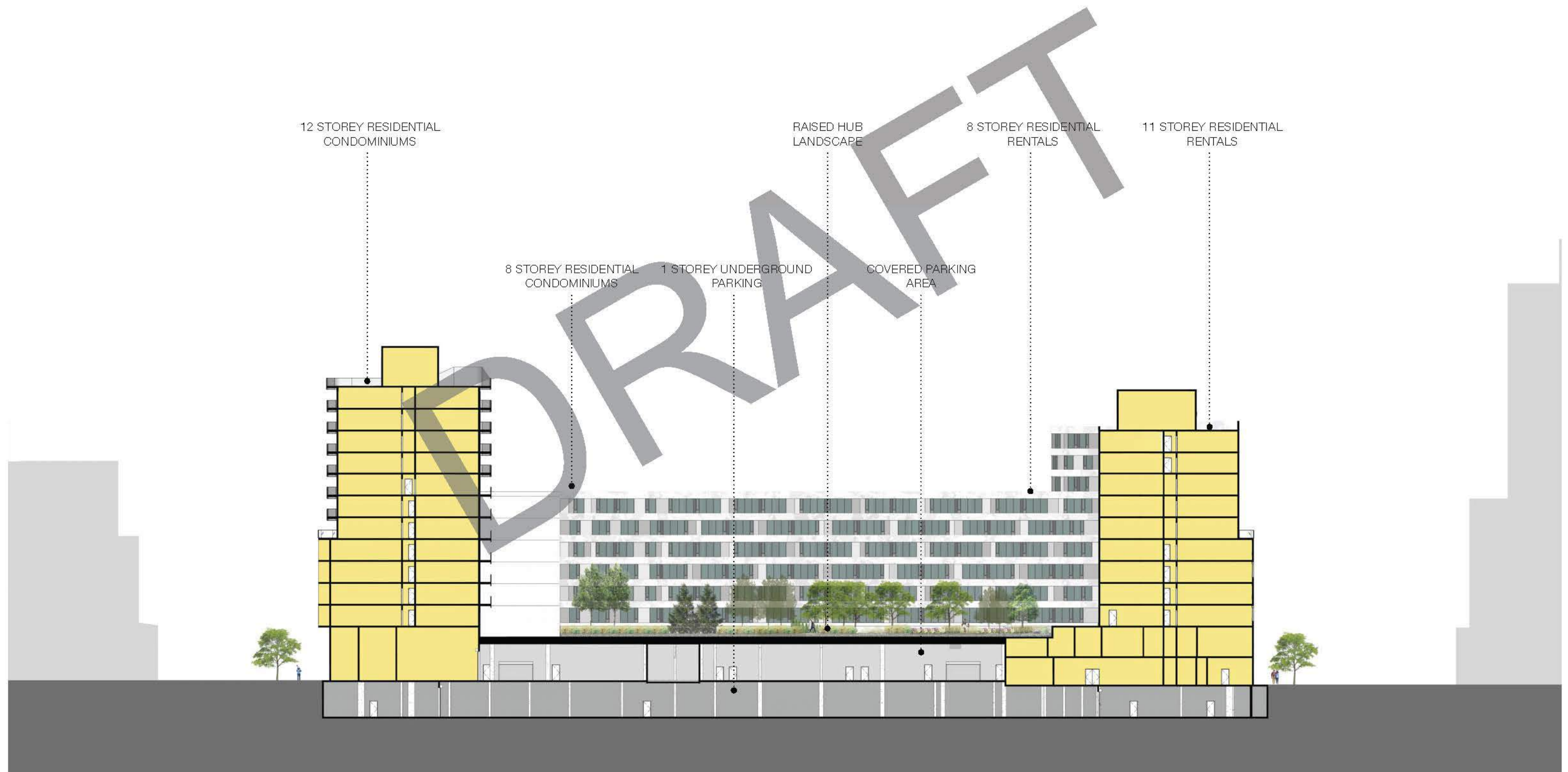
Section CC Looking South: Rental Building



Section DD Looking West: Condominium Building - Rental Building



Section EE Looking East: Condominium Building - Rental Building



Cherry and Mill Street Looking Northeast

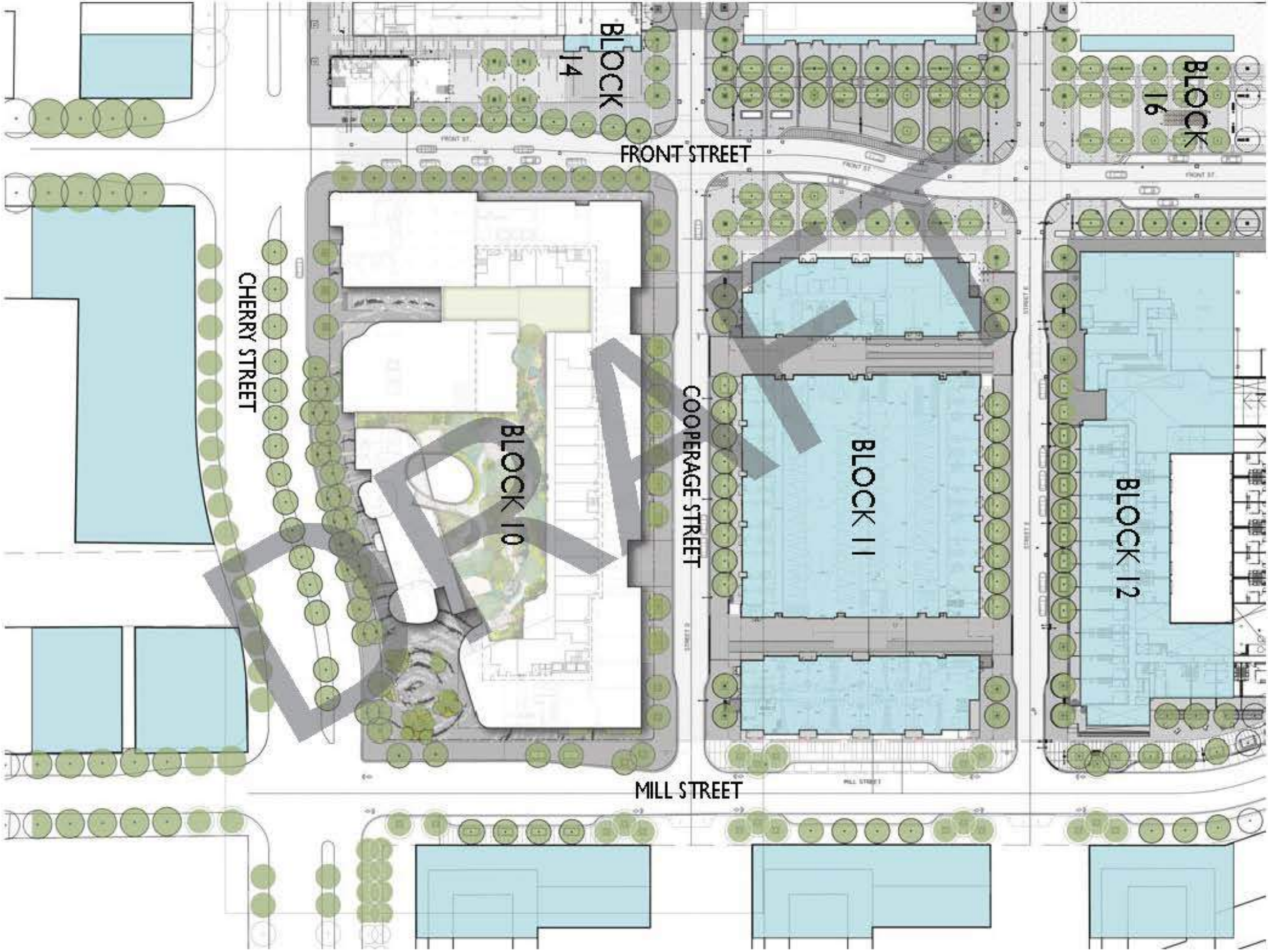


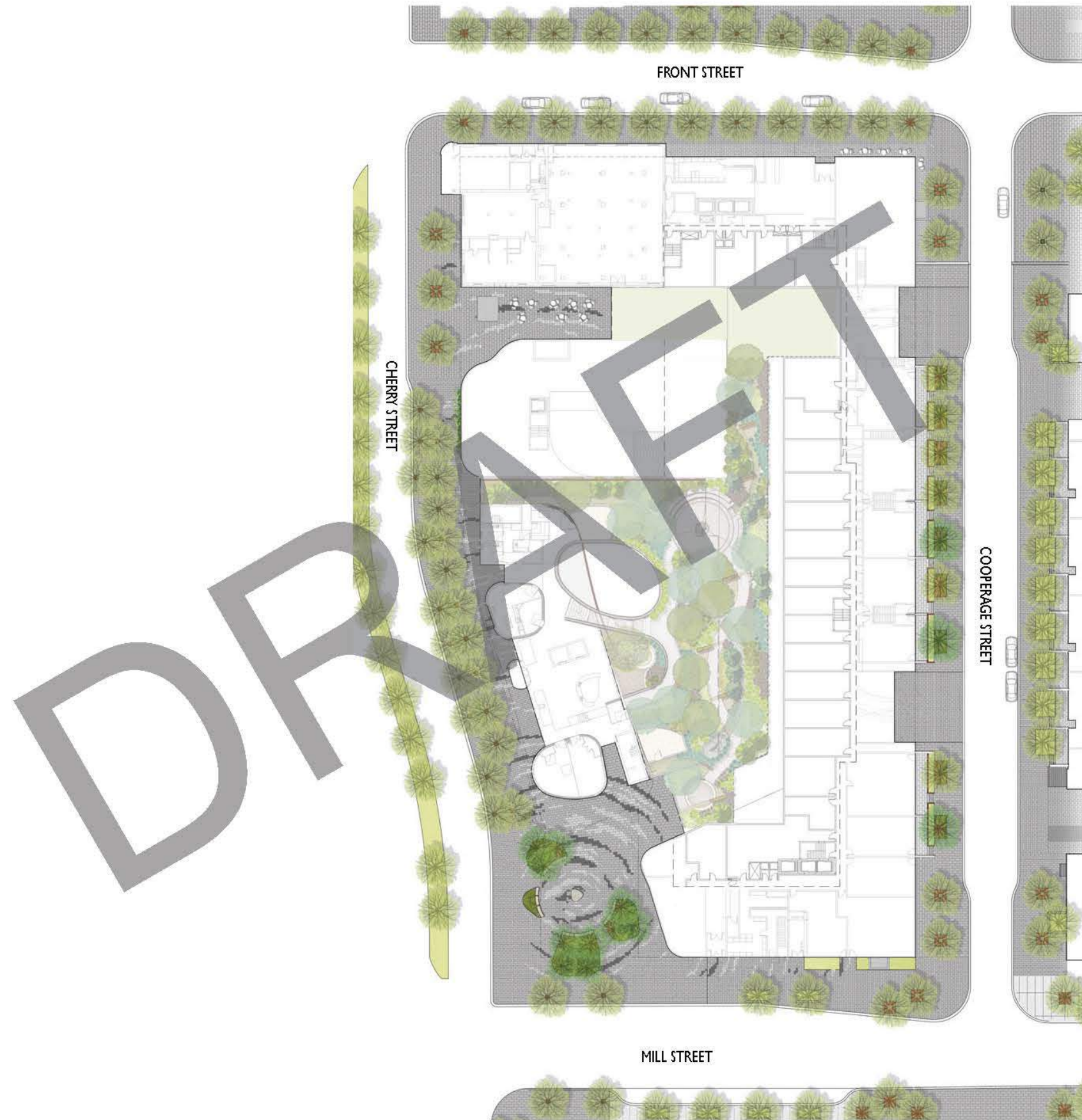
Front and Cherry Street Looking Southeast



Cooperage and Front Street Looking Southwest



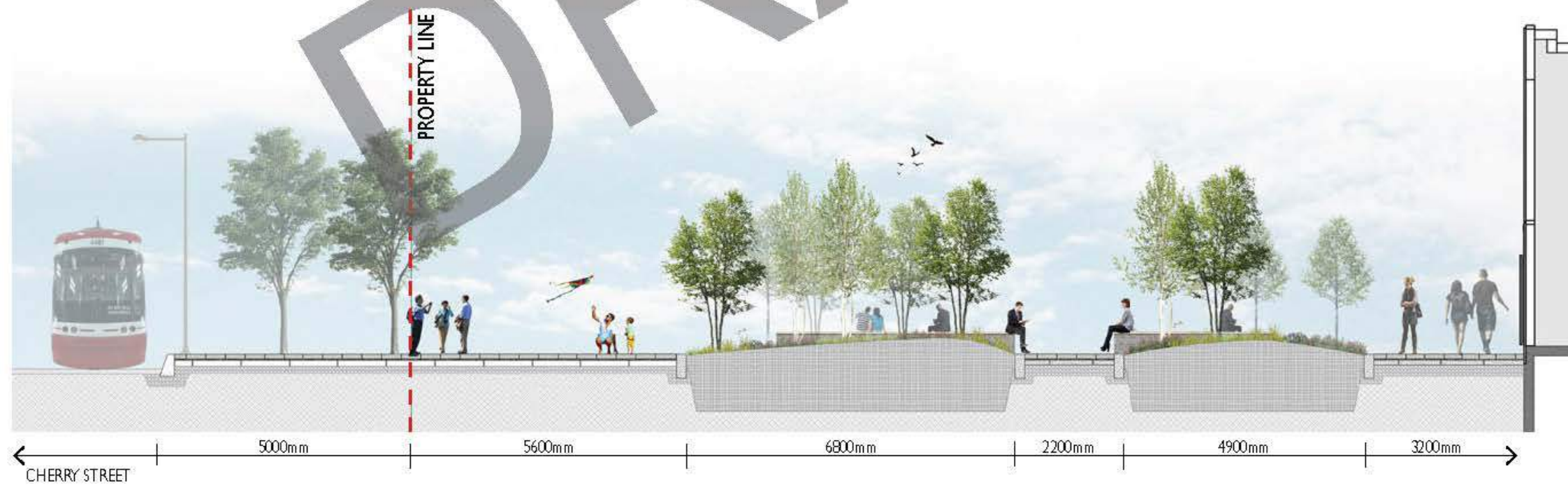
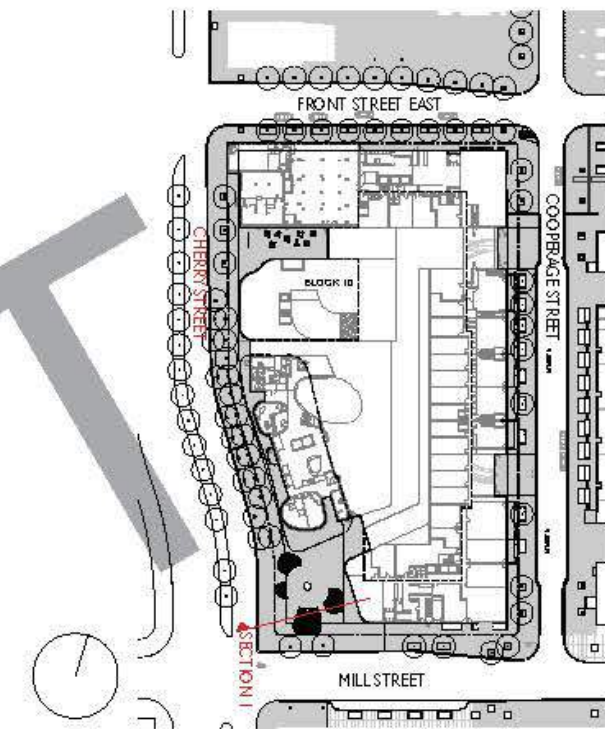
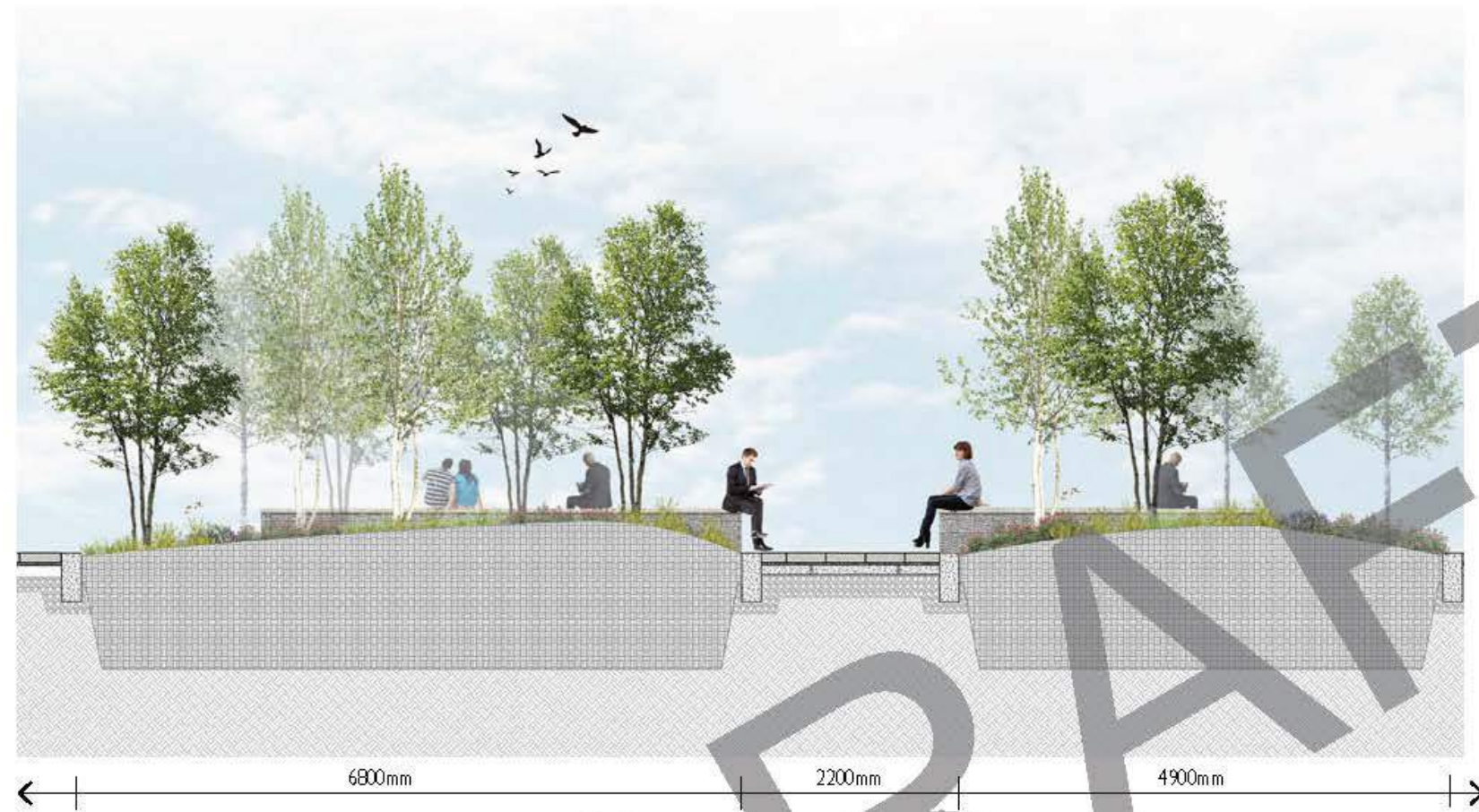




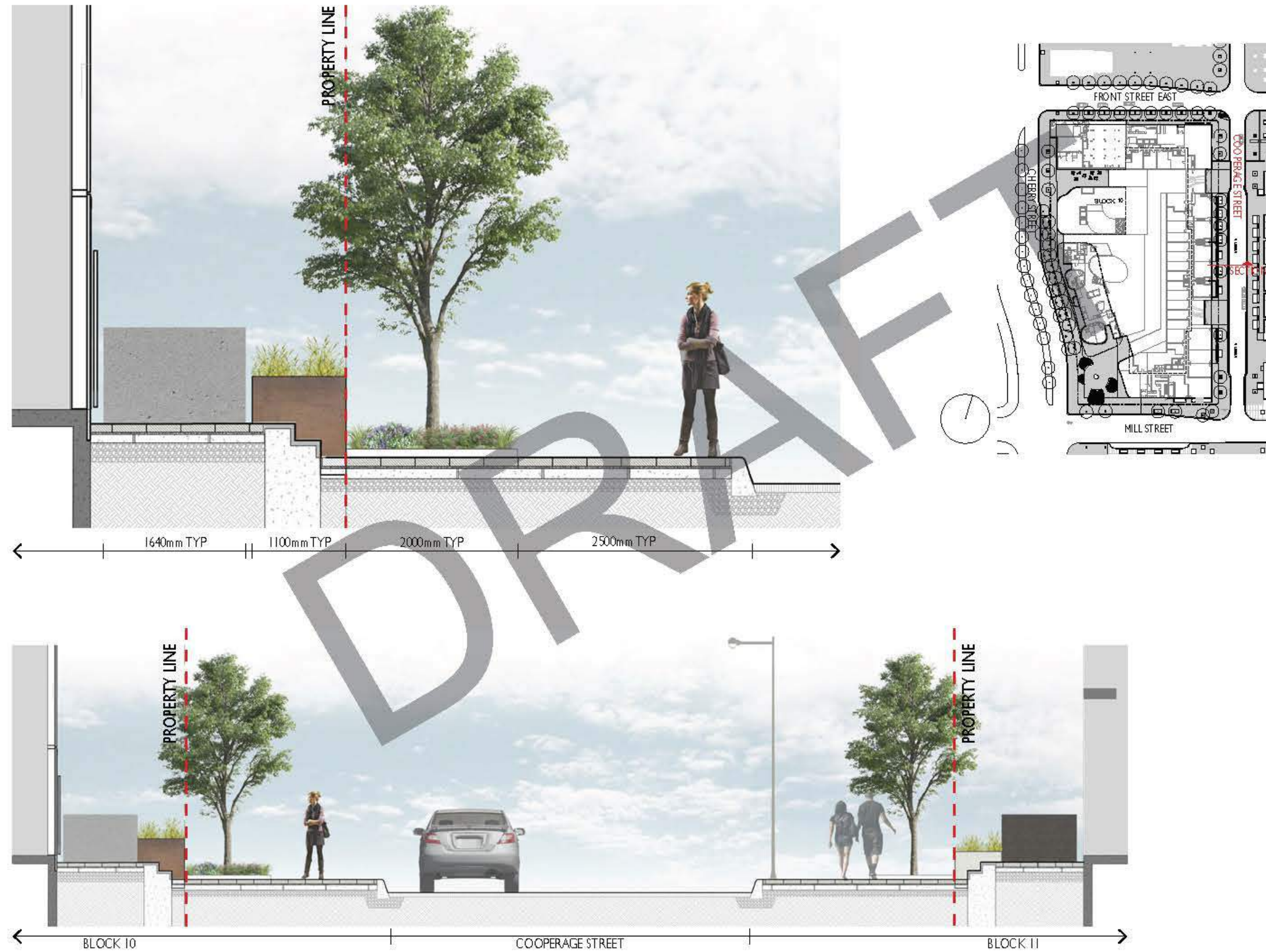
Landscape Plan - Southwest Quadrant



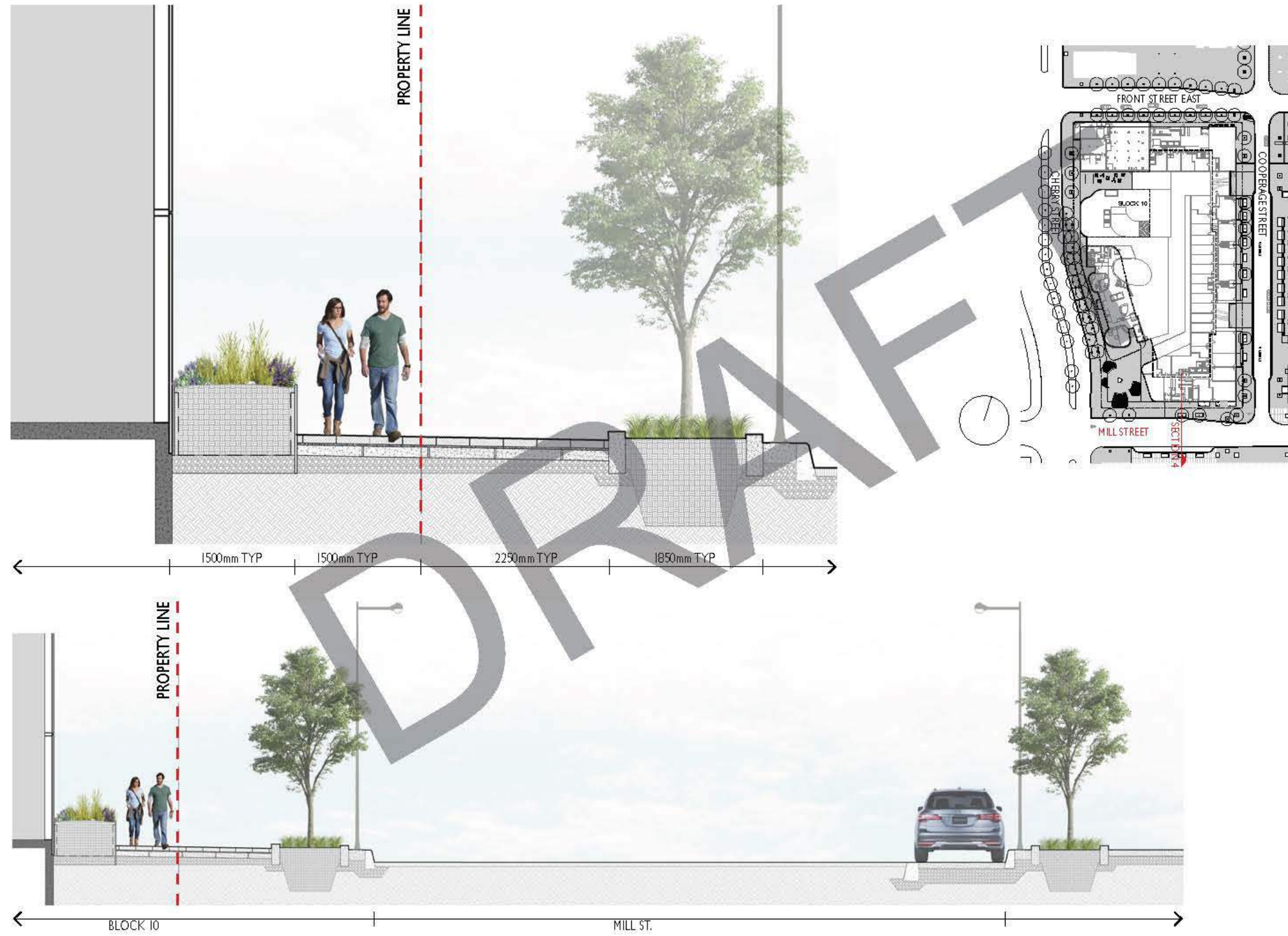
Landscape Detail - Southwest Quadrant



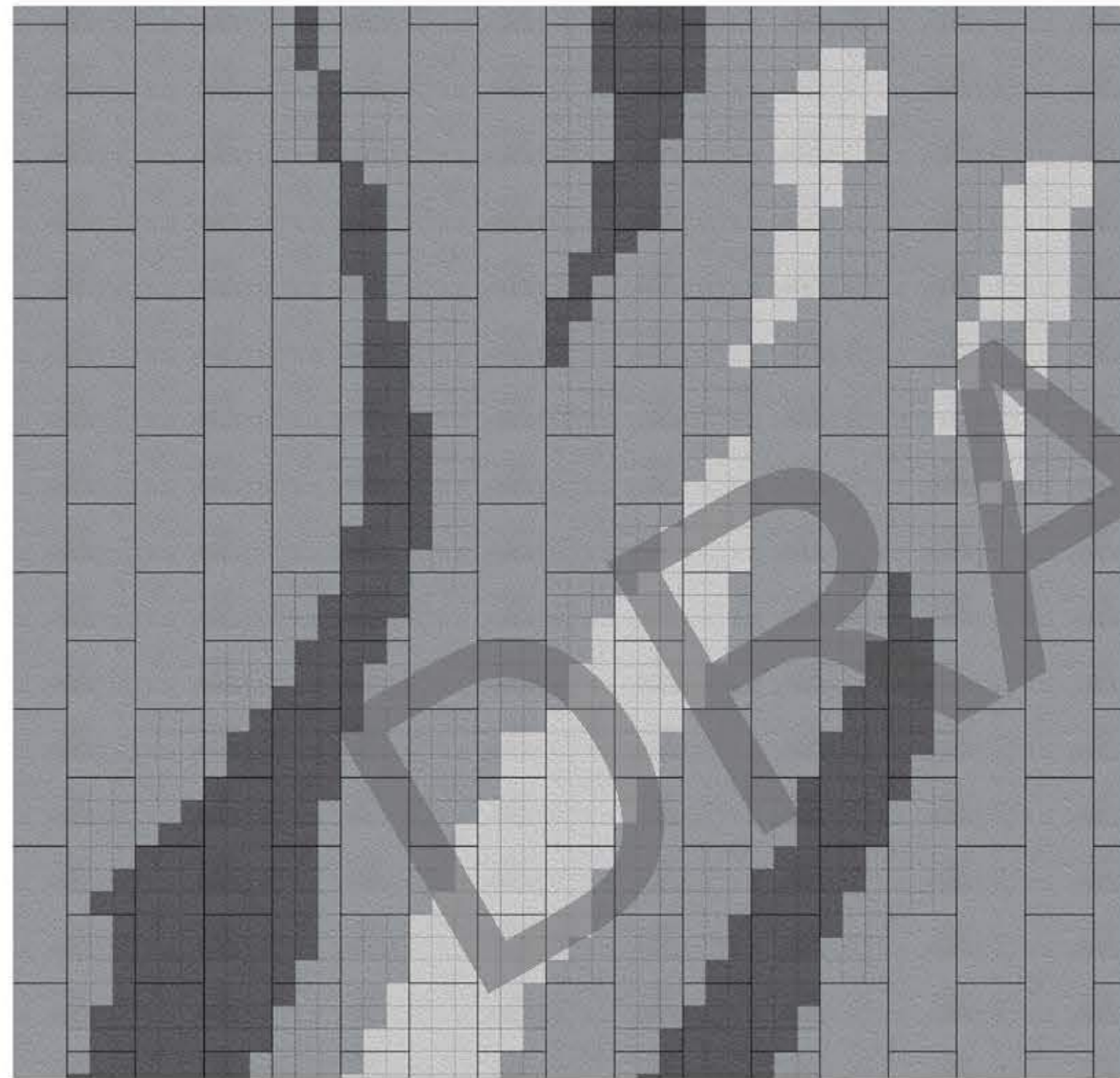
Cooperage Street - Landscape Detail



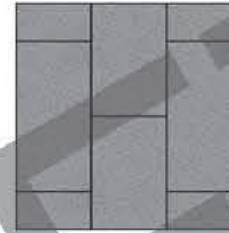
Mill Street - Landscape Detail



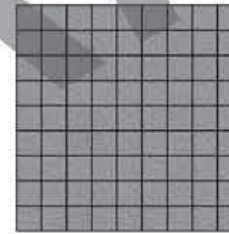
Paving Pattern



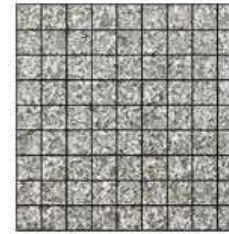
EXISTING CONCRETE UNIT PAVERS
300x600x100MM SERIES 3000 BY "UNILOCK"
MOUNTAIN MIST GREY COLOR, RUNNING BOND PATTERN



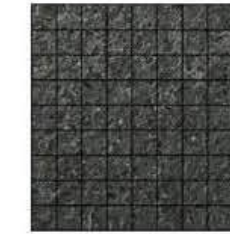
CONCRETE UNIT PAVERS
100x100x100MM SERIES 3000 BY "UNILOCK"
MOUNTAIN MIST GREY COLOR



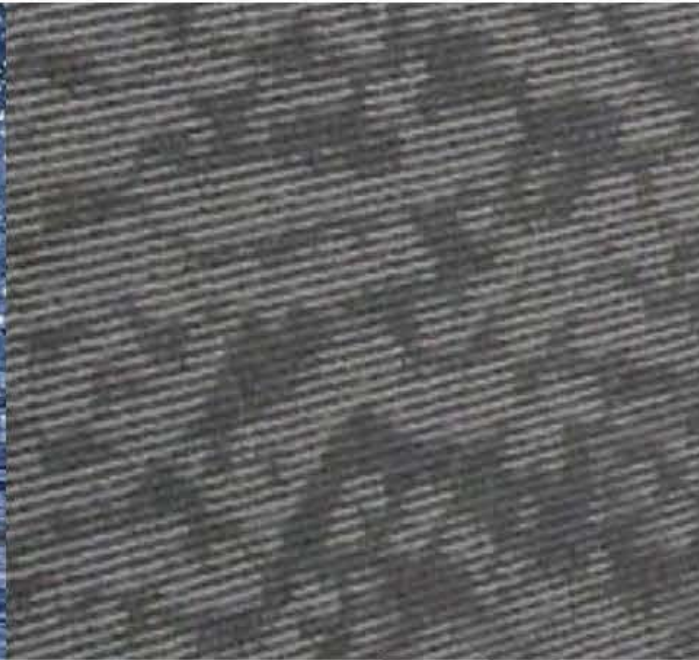
LIGHT DUTY LANDSCAPE PAVERS
100x100x100MM IL CAMPO BY "UNILOCK"
CHARCOAL COLOR, FLAMED FINISH



LIGHT DUTY LANDSCAPE PAVERS
100x100x100MM IL CAMPO BY "UNILOCK"
DARK CHARCOAL COLOR, FLAMED FINISH



Material Palette



Ripple Paving Pattern



Pebble



Metal Planter

Planting Palette



Trembling aspen



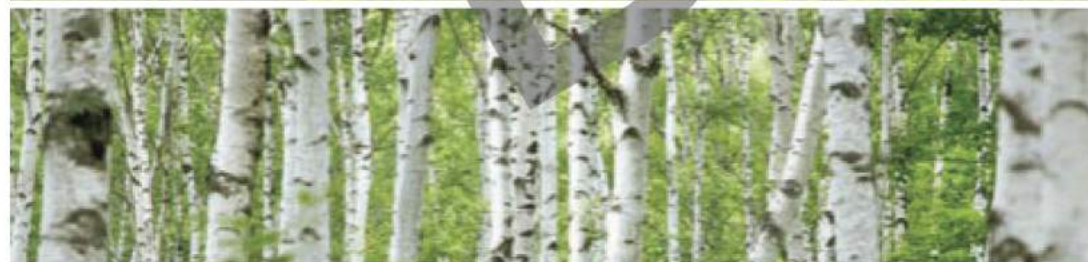
Creeping juniper



Female Sage



Chamomile



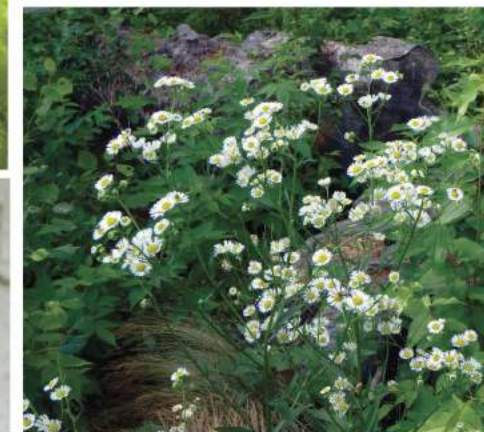
Paper Birch



Sweetgrass
(*Hierochloa odorata*)



Rosehips



Fleabane

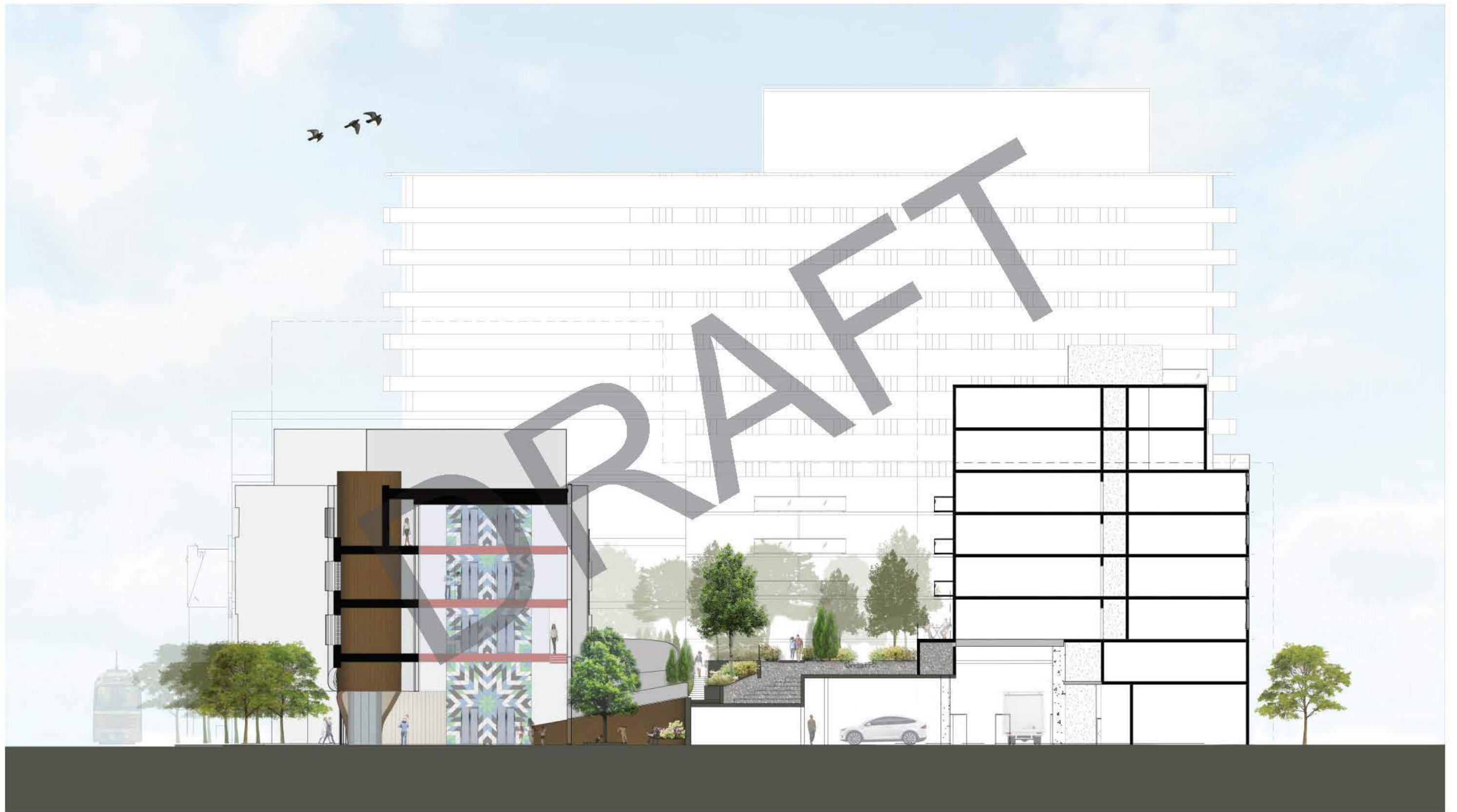


Yarrow

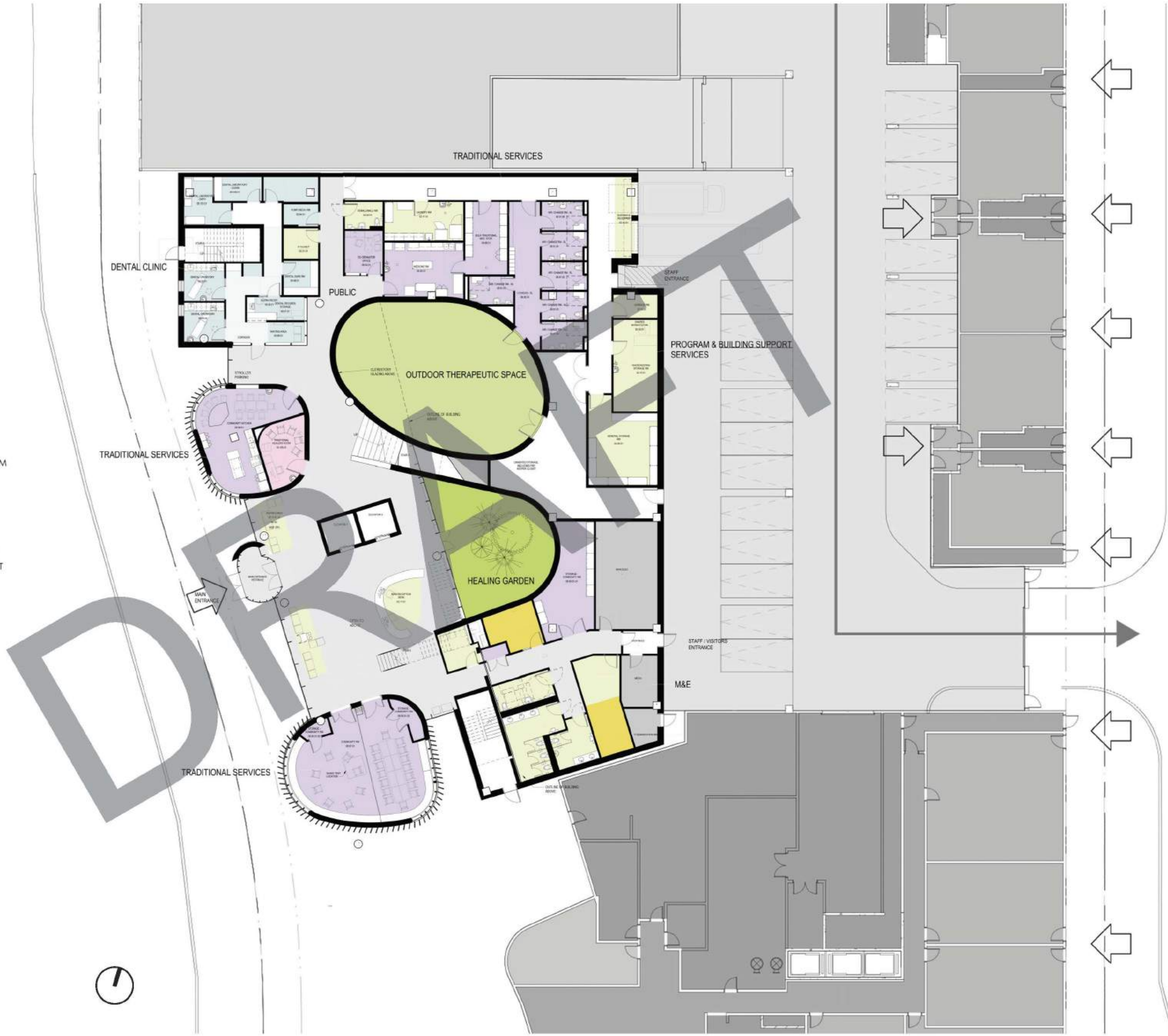


Anishnawbe Community Health Centre

DKR



- DEPARTMENTAL LEGEND**
- 2 SPIRITED AND TRANS PROGRAM
 - ADMINISTRATIVE SERVICES
 - DENTAL CLINIC
 - HEALING GARDEN
 - M&E
 - OUTDOOR THERAPEUTIC SPACE
 - PROGRAM & BUILDING SUPPORT SERVICES
 - PUBLIC
 - TRADITIONAL SERVICES





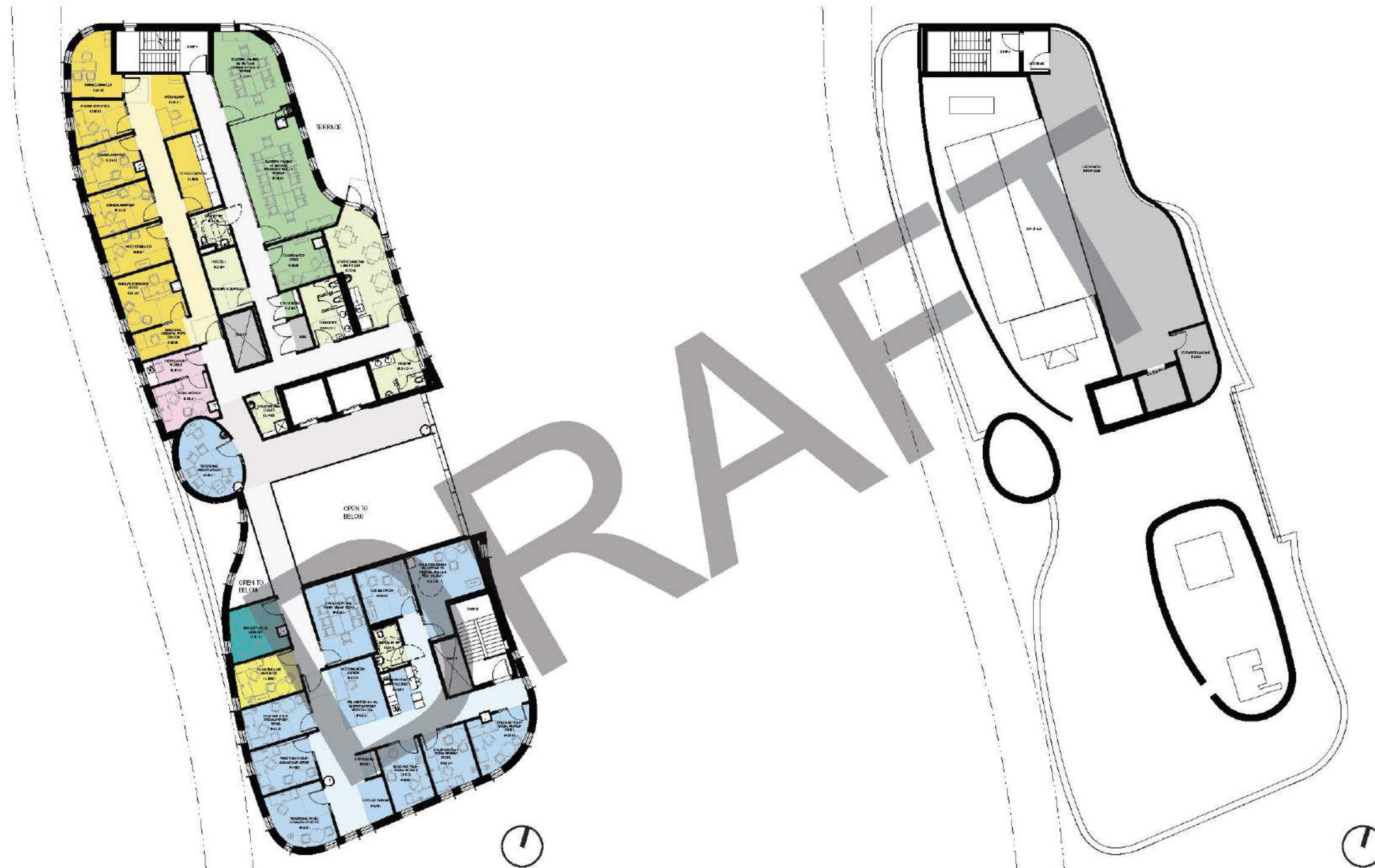
DEPARTMENTAL LEGEND

- CHAYUWEYTIM (CONCURRENT DISORDER) PROGRAM
- M&E
- MENTAL HEALTH
- PROGRAM & BUILDING SUPPORT SERVICES
- PUBLIC
- TRADITIONAL SERVICES
- WITHDRAWAL MANAGEMENT AND ADDICTION MEDICINE



DEPARTMENTAL LEGEND

- M&E
- PRIMARY CARE
- PROGRAM & BUILDING SUPPORT SERVICES
- PUBLIC

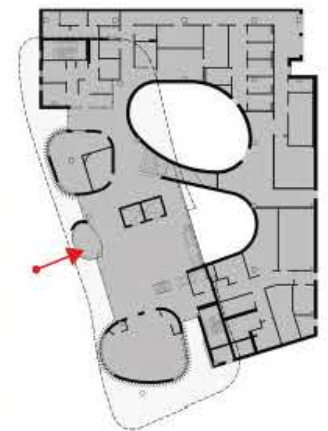
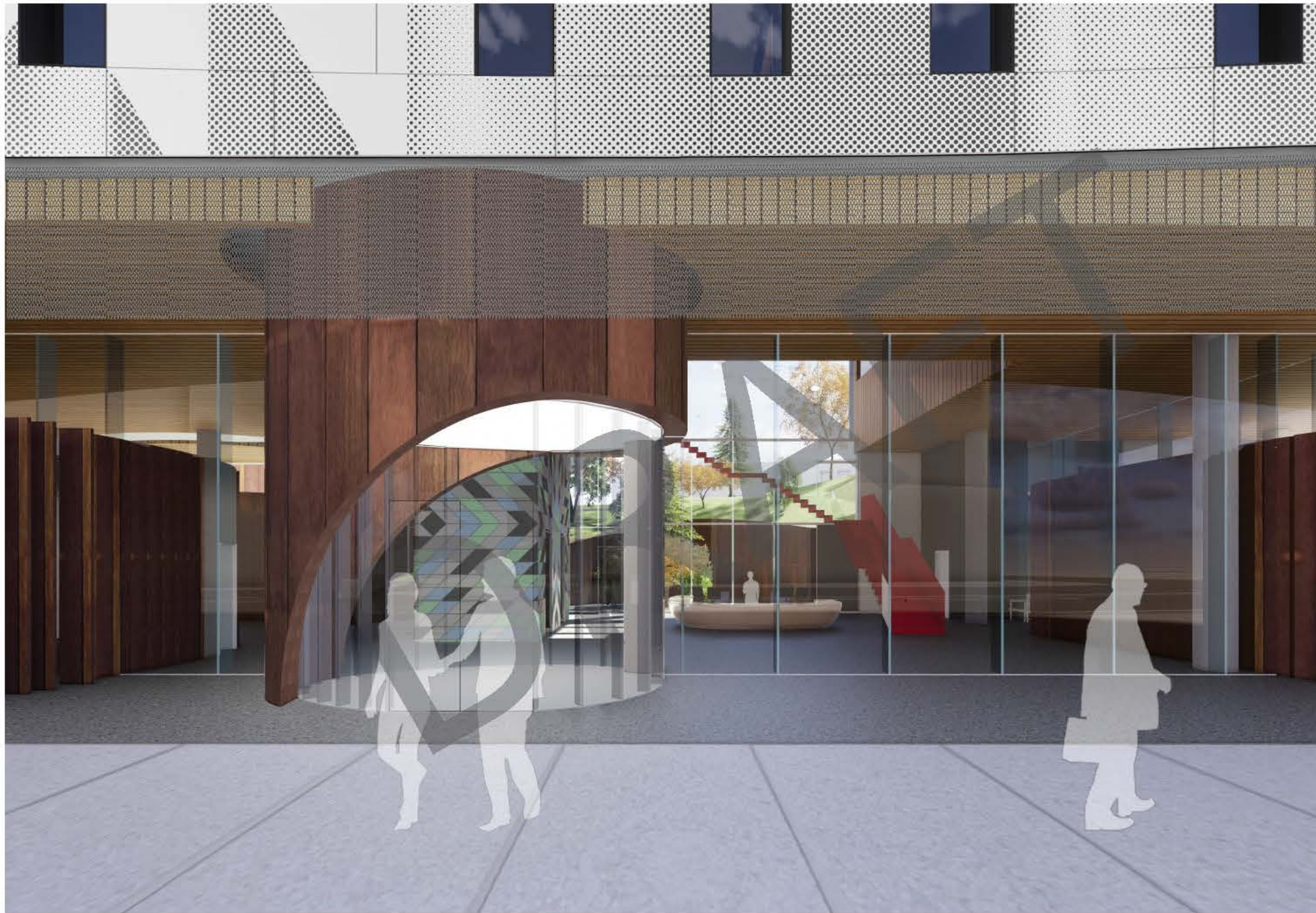


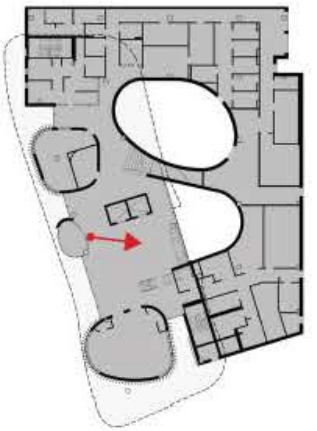
DEPARTMENTAL LEGEND

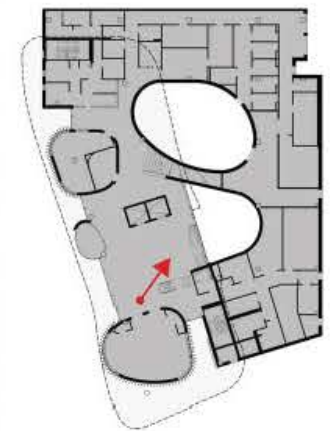
- 2 SPIRITED AND TRANS PROGRAM
- ADMINISTRATIVE SERVICES
- CHILD, YOUTH AND FAMILY
- INDIGENOUS HEALTH ADVISORY CIRCLE
- INDIGENOUS PALLIATIVE CARE PROGRAM
- M&E
- PROGRAM & BUILDING SUPPORT SERVICES
- PUBLIC
- TRAINING PROGRAMS

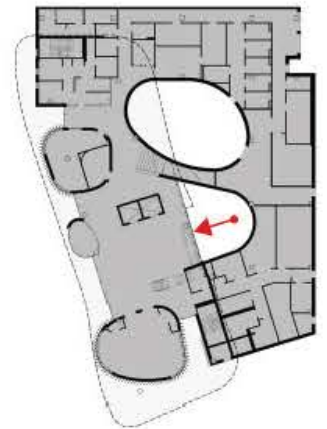
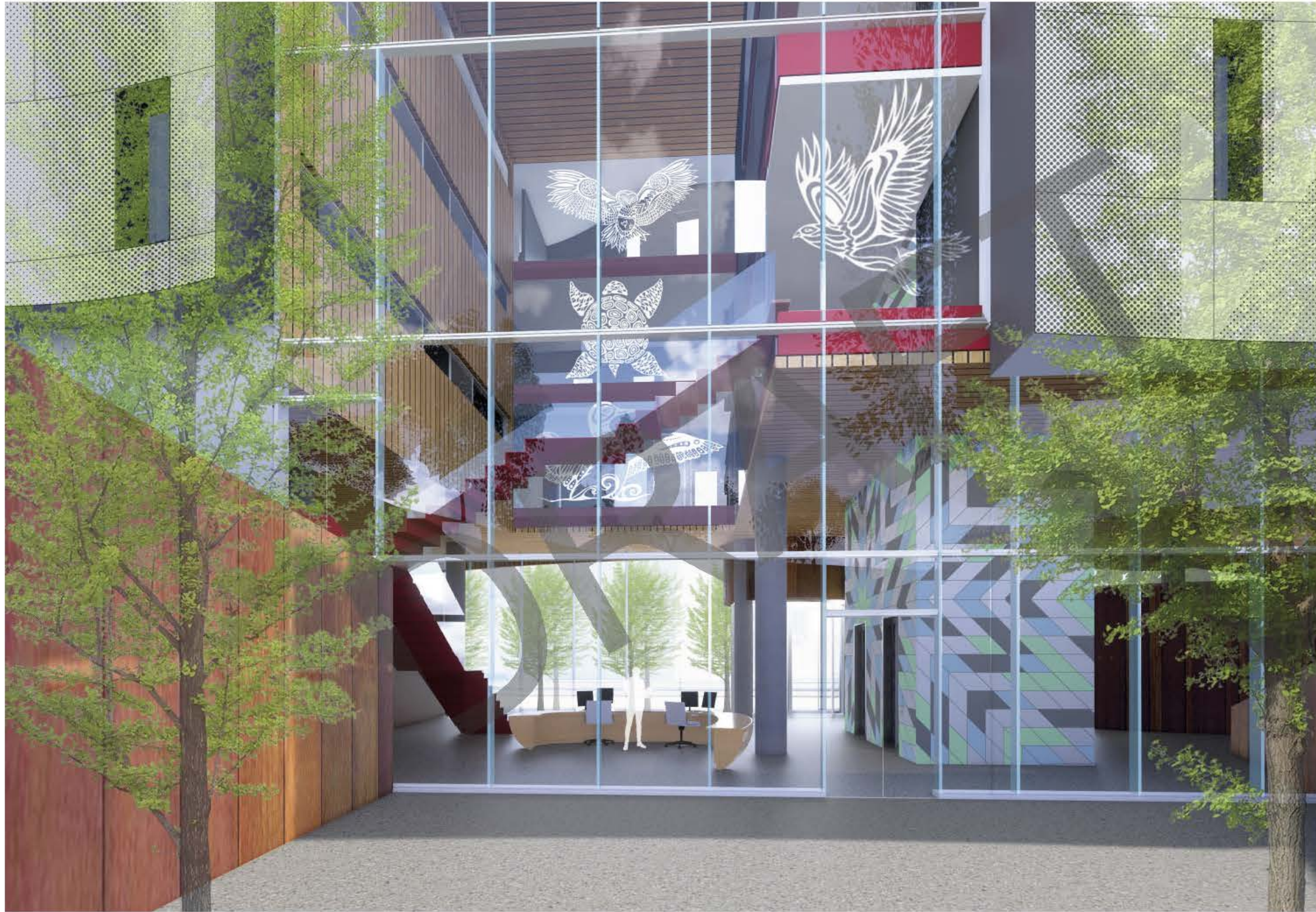
DEPARTMENTAL LEGEND

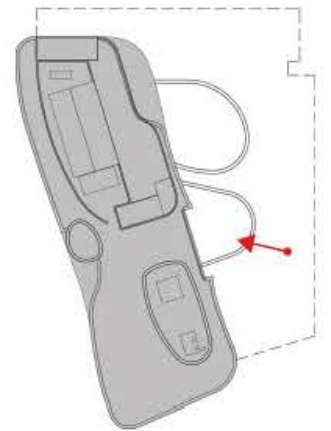
- M&E

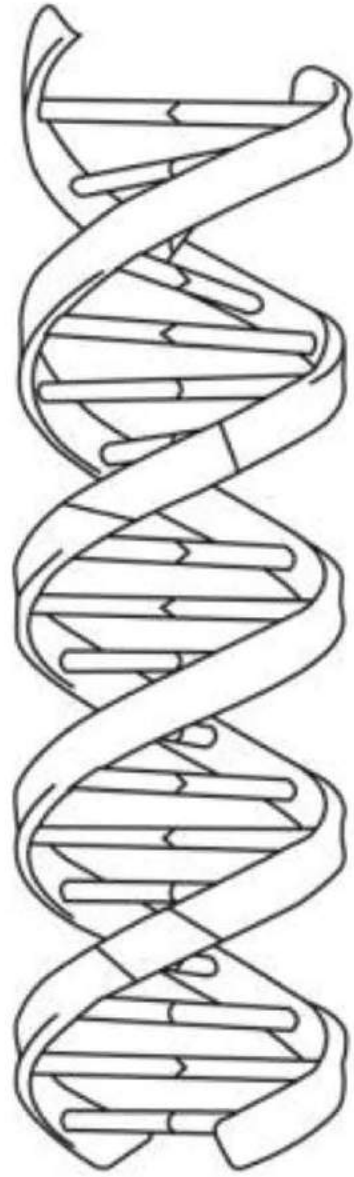












ORIGIN



ABSTRACT



CONCEPT





1

AMPHITHEATRE



2

NATIVE CAROLINIAN TREES & SHRUBS



3

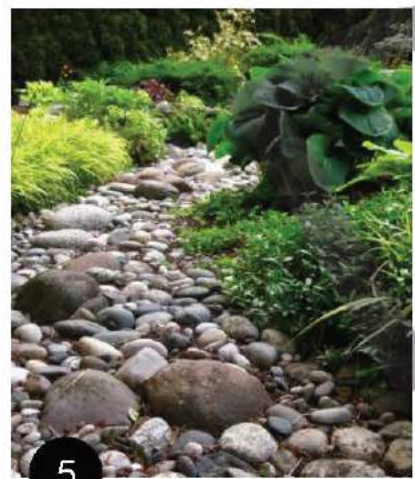
WALKING PATH



4



NATIVE PERENNIALS & GRASSES



5

BIOSWALE

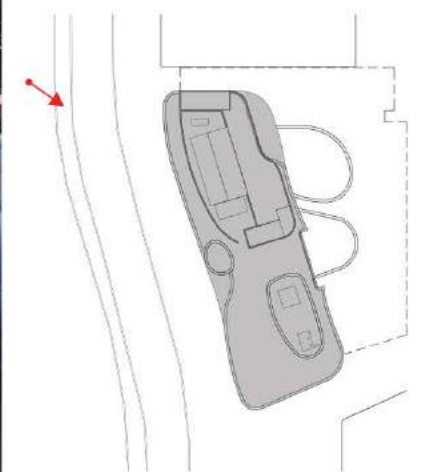


6

WOOD AND NATURAL STONE BENCH







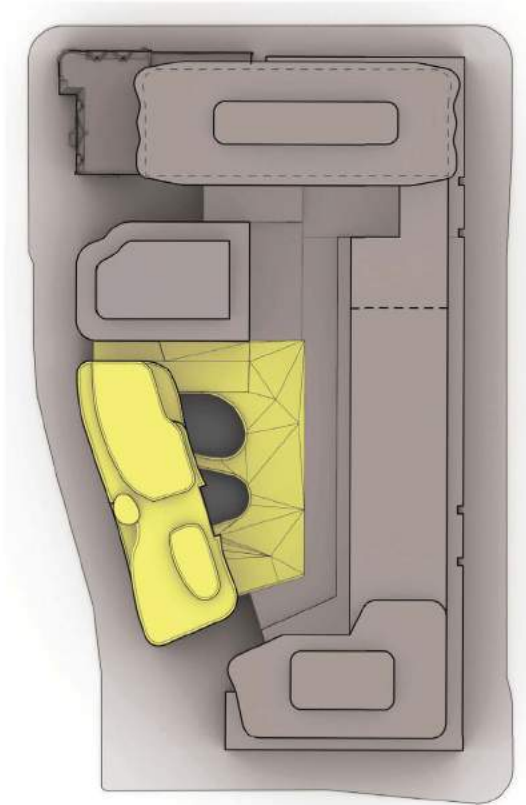
ANISHNAWBE COMMUNITY HEALTH CENTRE:

The sustainability goals of the Anishnawbe Health Toronto Indigenous Community Health Centre will be driven by the Tier 1 requirements of the TGS (Toronto Green Standard) Version 3 as they have negotiated and received relief from some of the Waterfront Toronto MGBR requirements. The TGS v.1 standard includes requirements relating to Air Quality, Greenhouse Gas Emissions / Energy Efficiency, Ecology & Solid Waste Management. It equates to a 15% design improvement above the OBC. Highlights of the ICHC approach include:

- A building automation system with metering, tracking, benchmarking, and data collection;
- EV stations capable of being measured;
- All groups of the facility will adhere to the operating manual;
- Bicycle parking will be provided;

The ICHC building will include green roofs in accordance with the Green Roof By-law of the City of Toronto (TGS Tier 1, v3) and Waterfront Toronto requirements. These roofs will be both extensive and intensive. The extensive green roofs will include a variety of drought tolerant sedums and will be installed on the upper roof levels, where applicable, and if required to meet the by-law and Waterfront Toronto requirements. Intensive green roofs will include the central Landscape at the second level and will provide areas for growing traditional medicines, as well as being a garden for therapeutic use and to provide screening of the Sweat Lodge area and the Healing Garden. There will be two outdoor terraces situated on Level Two that will be connected directly to the ICHC programs. These terraces will include screening to provide privacy from the adjacent central Landscape in the form of decorative wood and metal. Controlled access from the interior, as well as a fence and gate at the perimeter of the terraces, will provide security for mental health clients and staff and restrict access from the balance of the raised landscape areas.

Indigenous people and their communities have traditionally exemplified the qualities of sustainability and environmental stewardship. The ICHC design will embody Indigenous culture and therefore sustainability will naturally follow. The ICHC will encourage sustainable communities by serving as a gathering place to discuss, celebrate and teach Indigenous culture.



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RESIDENTIAL & INDUSTRIAL HERITAGE COMPONENT

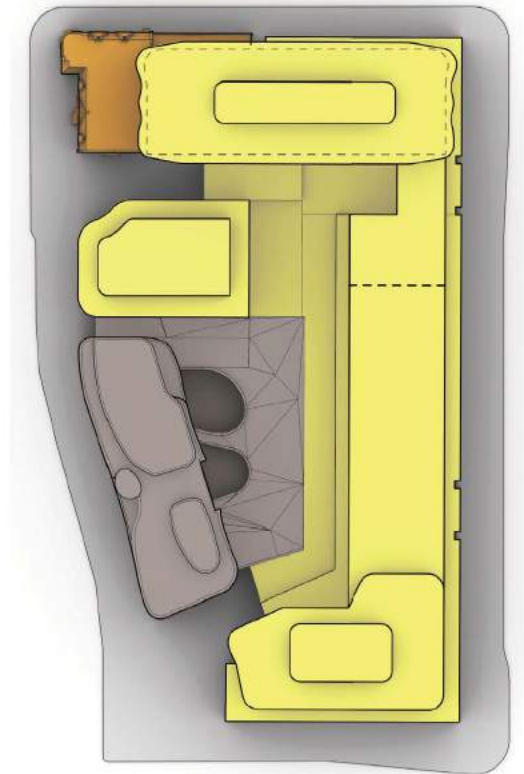
ENERGY PERFORMANCE

This project has four programs / standards with which it must demonstrate energy compliance. All of these program require us to reporting the proposed design’s performance relative to a reference building. Below are the applicable programs and resulting two reference buildings that will be used:

Applicable programs / standards	Applicable reference buildings and most stringent performance threshold
LEED v4 for New Construction, Gold	Compliance with <i>EAp2: Minimum Energy Performance</i> , and 12 points under <i>EAc1: Optimize Energy Efficiency</i> (at least a 29% improvement over NECB 2011)
Waterfront Toronto’s Minimum Green Building Requirements	
TGS, at least Tier 1	15% better than NECB 2015 as modified by SB-10 2017
Ontario Building Code’s Supplementary Standard SB-10	

In addition to the above relative performance requirements, the team has also set preliminary absolute energy and greenhouse gas targets for the project, including:

Max. energy use intensity: 170 kWh/m²/yr Max. greenhouse gas intensity: 22 kgCO₂e/m²/yr





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Appendix

Sustainability Strategy

PRELIMINARY LEED SCORECARD

Points Required for Gold: 60

Points Currently Targeted: 64 (with plan to move 1 - 2 more points over from "possible" to "targeted" as design progresses)

Legend:

Y: Targeted

?: Possible / Not Yet Determined

N: Not Targeted

Y	?	N
---	---	---

Integrated Design Process (IP)			
Y			IPp1: Integrated Project Planning & Design
1			IPc1: Integrative Process
1	0	0	IP Points Subtotal

Location and Transportation (LT)			
1			LTc1: Sensitive Land Protection
2			LTc2: High Priority Site
5			LTc3: Surrounding Density & Diverse Uses
3	2		LTc4: Access to Quality Transit
1			LTc5: Bicycle Facilities
		1	LTc6: Reduced Parking Footprint
1			LTc7: Green Vehicles
13	2	1	LT Points Subtotal

Sustainable Sites (SS)			
Y			SSp1: Construction Activity Pollution Prevention
1			SSc1: Site Assessment
		2	SSc2: Site Development - Restore Habitat
		1	SSc3: Open Space
3			SSc4: Rainwater Management
2			SSc5: Heat Island Reduction
1			SSc6: Light Pollution Reduction
7	0	3	SS Points Subtotal

Regional Priority (RP)			
2	2		RPc1: Regional Priority (EAc2, LTc2, SSs4, WEc2)
2	2	0	RP Points Subtotal

Y	?	N
---	---	---

Water Efficiency (WE)			
Y			WEp1: Outdoor Water Use Reduction
Y			WEp2: Indoor Water Use Reduction
Y			WEp3: Building-Level Water Metering
2			WEc1: Outdoor Water Use Reduction
4	2	1	WEc2: Indoor Water Use Reduction
		2	WEc3: Cooling Tower Water Use
1			WEc4: Water Metering
7	2	3	WE Points Subtotal

Energy and Atmosphere (EA)			
Y			EAp1: Fundamental Commissioning & Verification
Y			EAp2: Minimum Energy Performance
Y			EAp3: Building-Level Energy Metering
Y			EAp4: Fundamental Refrigerant Management
3	2	1	EAc1: Enhanced Commissioning
12	2	4	EAc2: Optimize Energy Performance
1			EAc3: Advanced Energy Metering
		2	EAc4: Demand Response
2	1		EAc5: Renewable Energy Production
1			EAc6: Enhanced Refrigerant Management
		2	EAc7: Green Power and Carbon Offsets
19	5	9	EA Points Subtotal

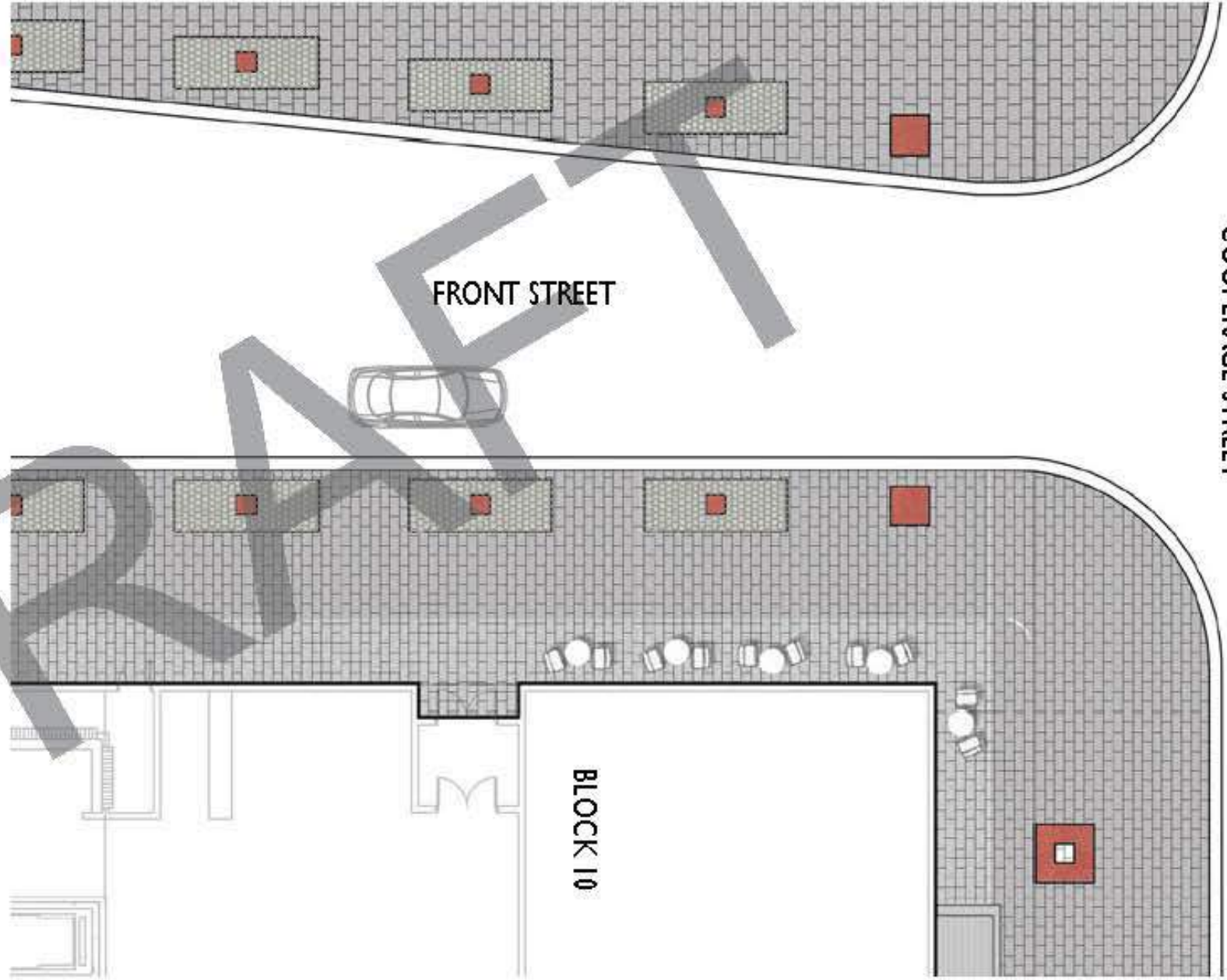
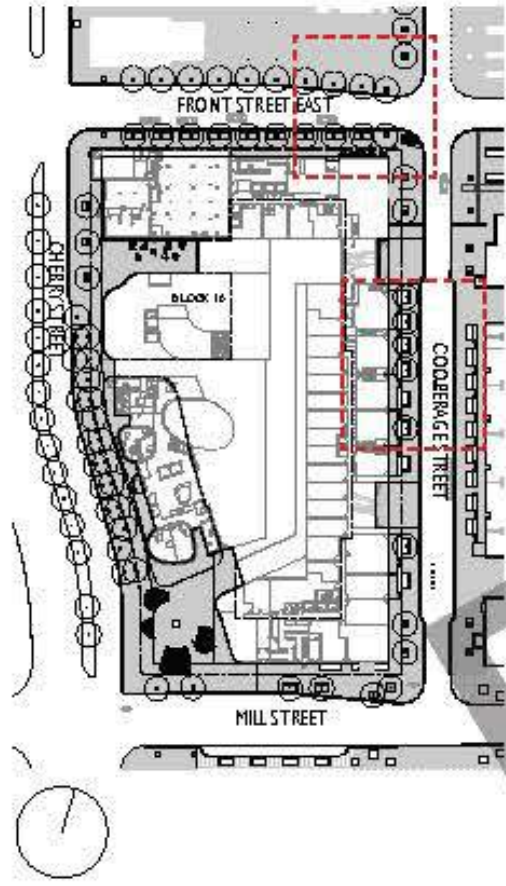
Innovation (IN)			
3	2		INc1: Innovation in Design
1			INc2: LEED Accredited Professional
4	2	0	IN Points Subtotal

Y	?	N
---	---	---

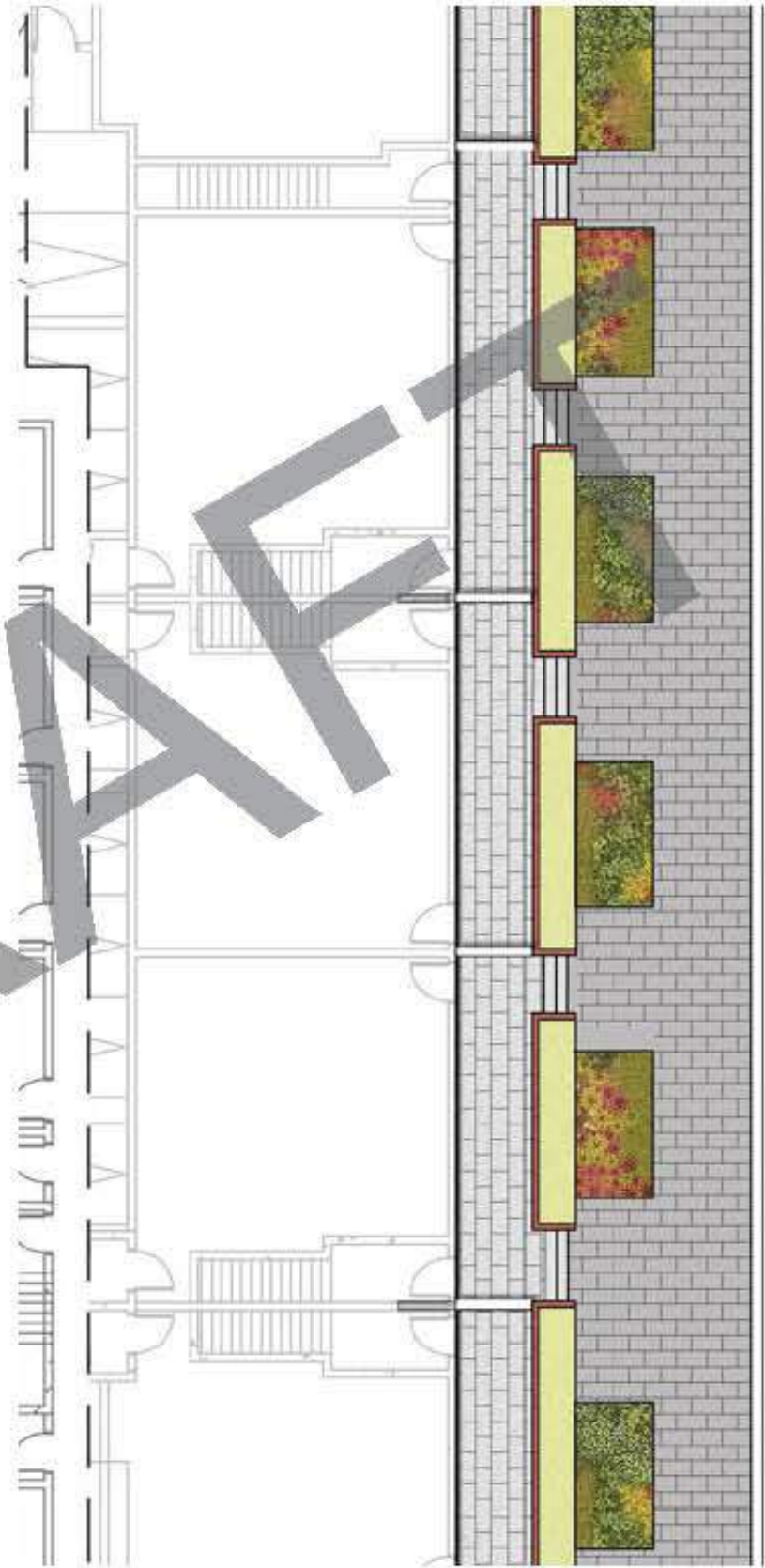
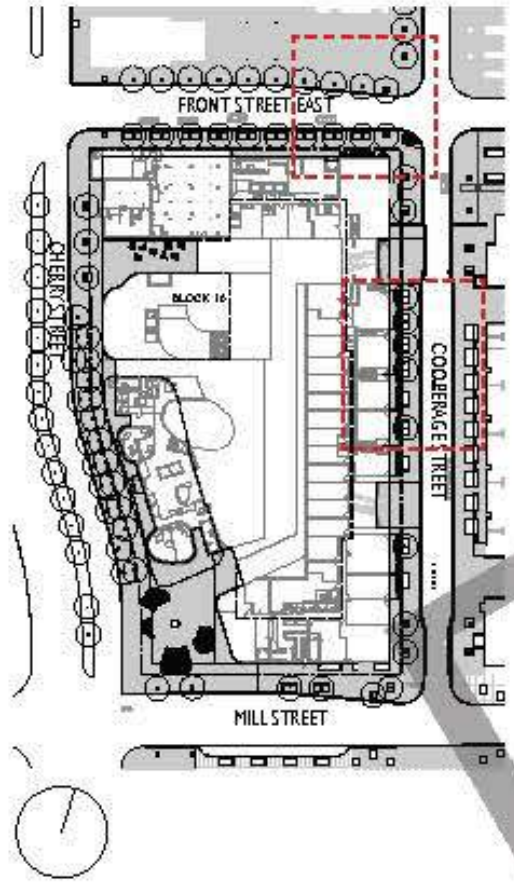
Materials and Resources (MR)			
Y			MRp1: Storage and Collection of Recyclables
Y			MRp2: Construction & Demo Waste Planning
Y			MRp3: Source Reduction - Mercury
	1	4	MRc1: Building Life-Cycle Impact Reduction
	1	1	MRc2: BPDO - Environmental Product Declarations
	1	1	MRc3: BPDO - Sourcing of Raw Materials
	1	1	MRc4: BPDO - Material Ingredients
2			MRc6: Construction & Demo Waste Management
2	4	7	MR Points Subtotal

Indoor Environmental Quality (EQ)			
Y			EQp1: Minimum Indoor Air Quality Performance
Y			EQp2: Environmental Tobacco Smoke Control
Y			EQp3: Minimum Indoor Air Quality Performance
2			EQc1: Enhanced Indoor Air Quality Strategies
3			EQc2: Low-Emitting Materials
1			EQc3: Construction IAQ Management Plan
1	1		EQc4: Indoor Air Quality Assessment
1			EQc5: Thermal Comfort
1	1		EQc6: Interior Lighting
		3	EQc7: Day light
		1	EQc8: Quality Views
		1	EQc9: Acoustic Performance
9	2	5	EQ Points Subtotal

Landscape Plan - North Entrance at Front Street

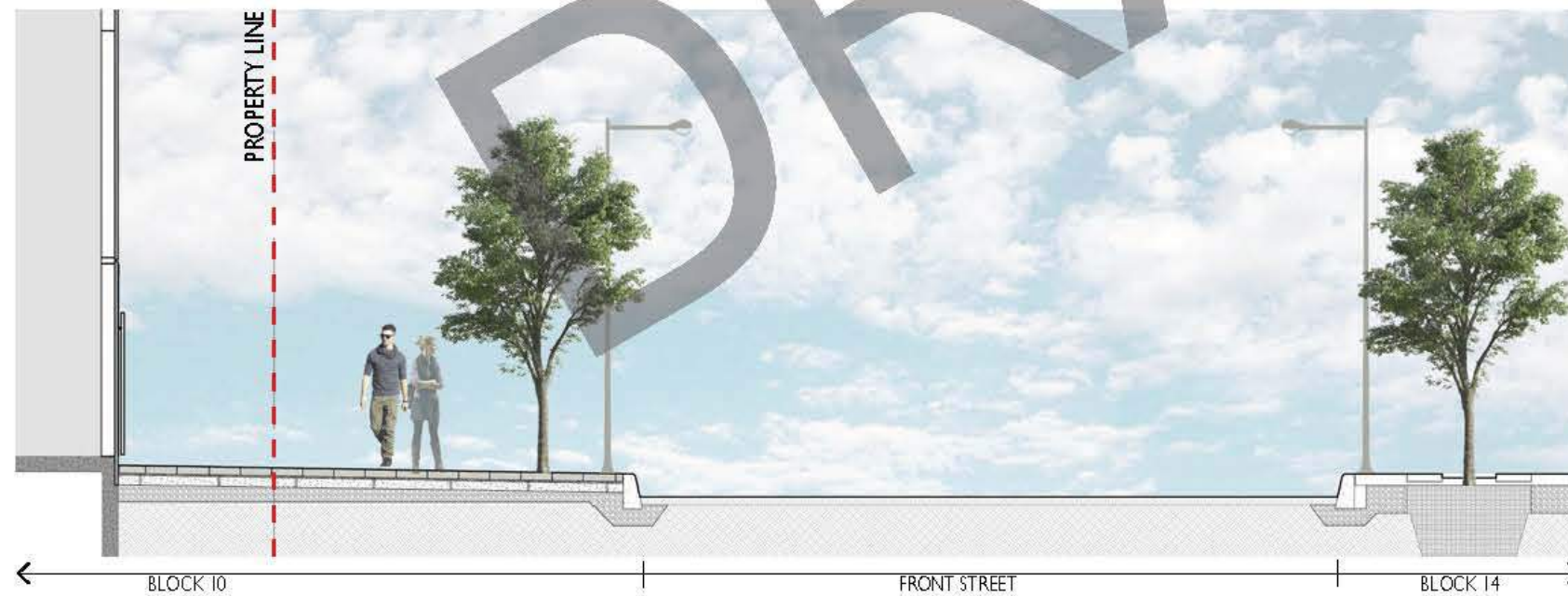


Landscape Plan - East Entrance at Cooperage Street



COOPERAGE STREET

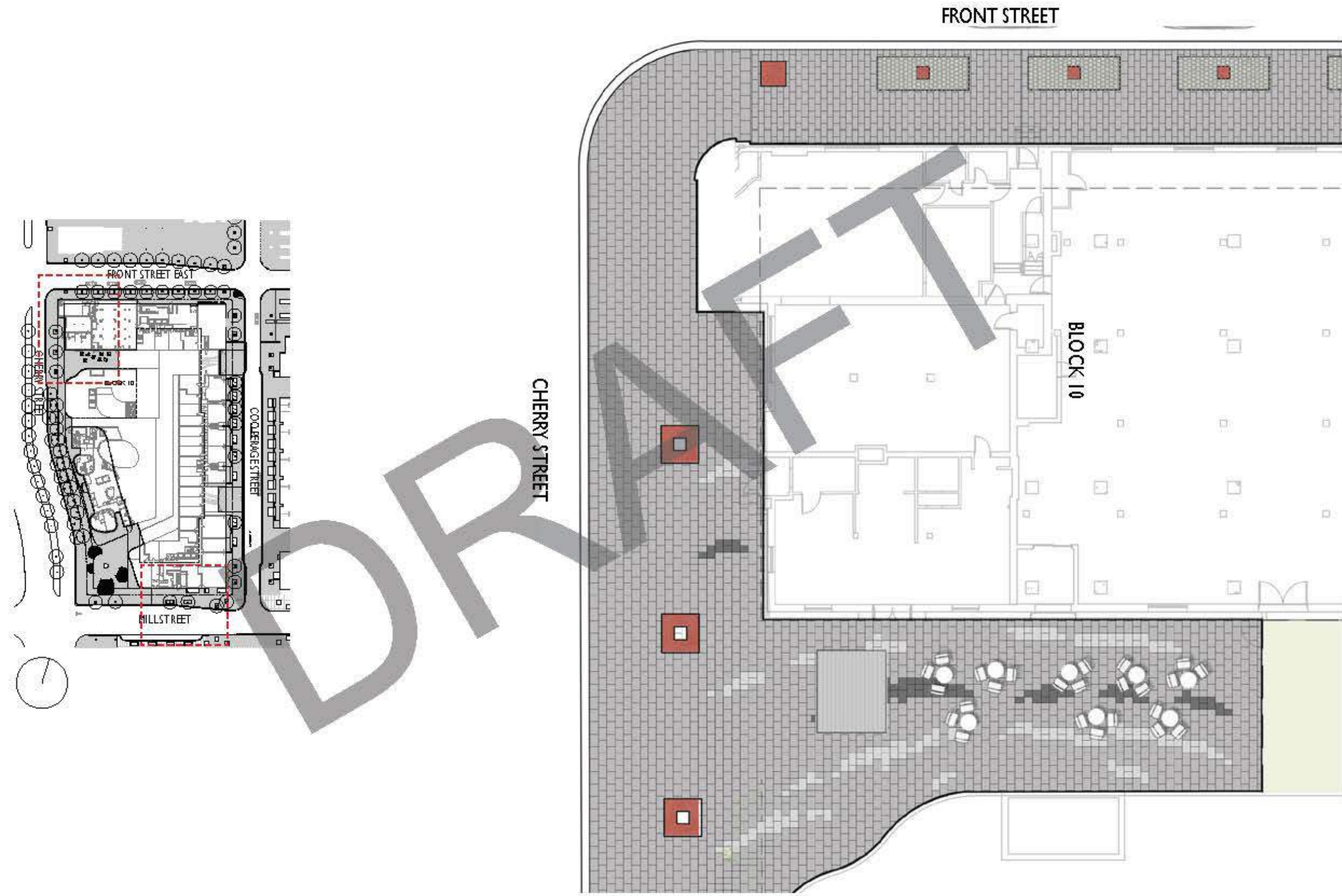
Front Street - Landscape Detail



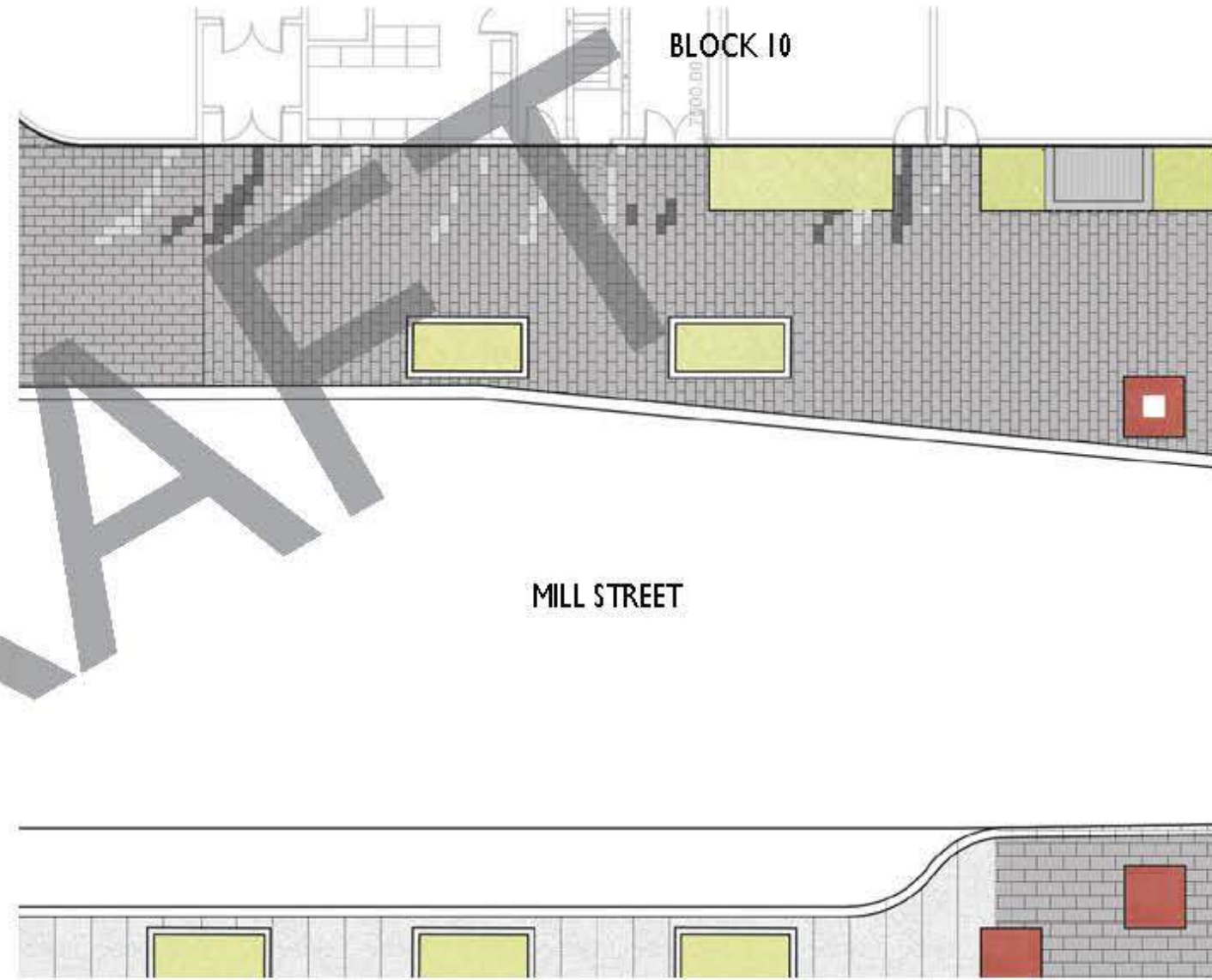
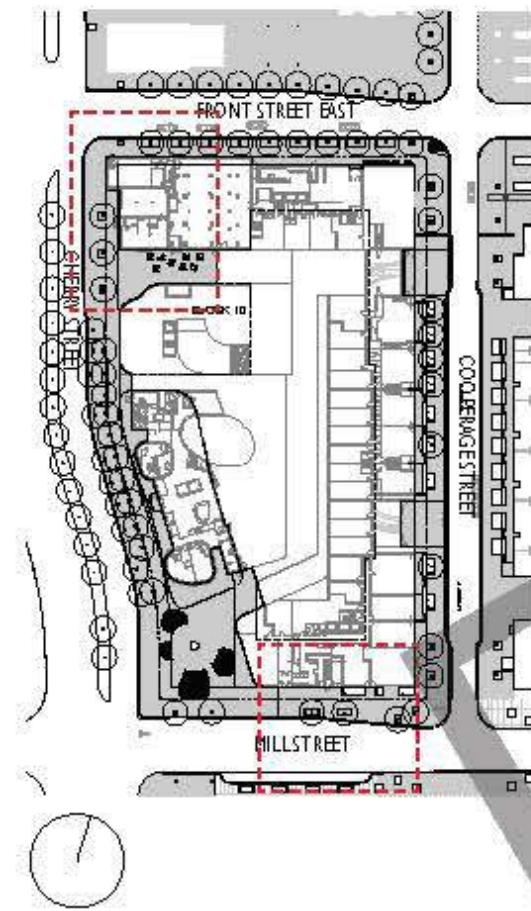
East Elevation - Cooperage Street



Landscape Plan - Northwest Quadrant



Landscape Plan - South Entrance at Mill Street



South Elevation - Mill Street



DRAFT

Block 10, Canary District

Shadow Impact Study

21 May 2019

t 416 598 1240
www.quadrangle.ca

Quadrangle Architects Limited
901 King Street West, Suite 701
Toronto, ON M5V 3H5



March 21 at 09:18am



March 21 at 10:18am



March 21 at 11:18am



March 21 at 12:18pm



March 21 at 01:18pm



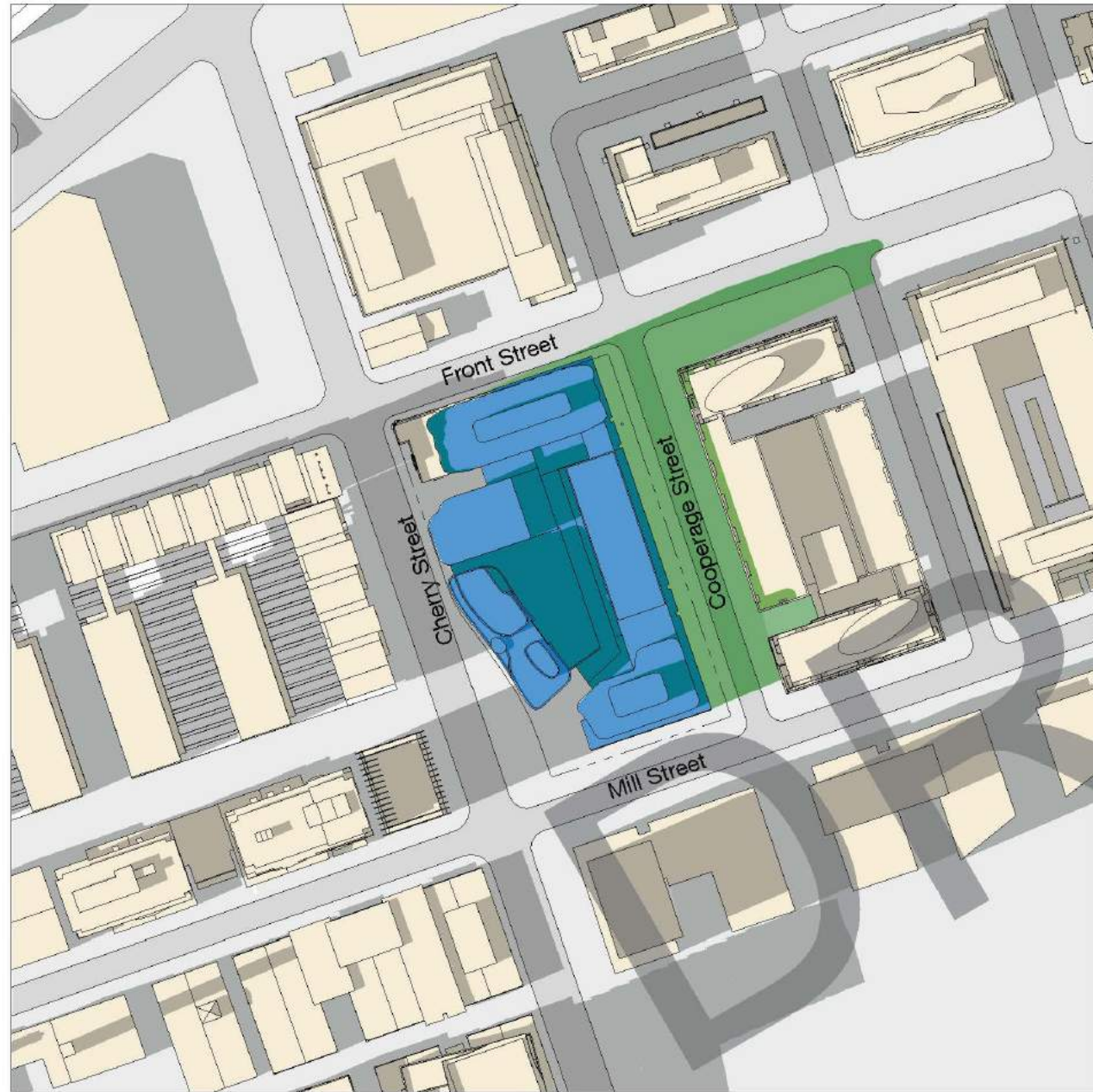
March 21 at 02:18pm



March 21 at 03:18pm



March 21 at 04:18pm



March 21 at 05:18pm



March 21 at 06:18pm



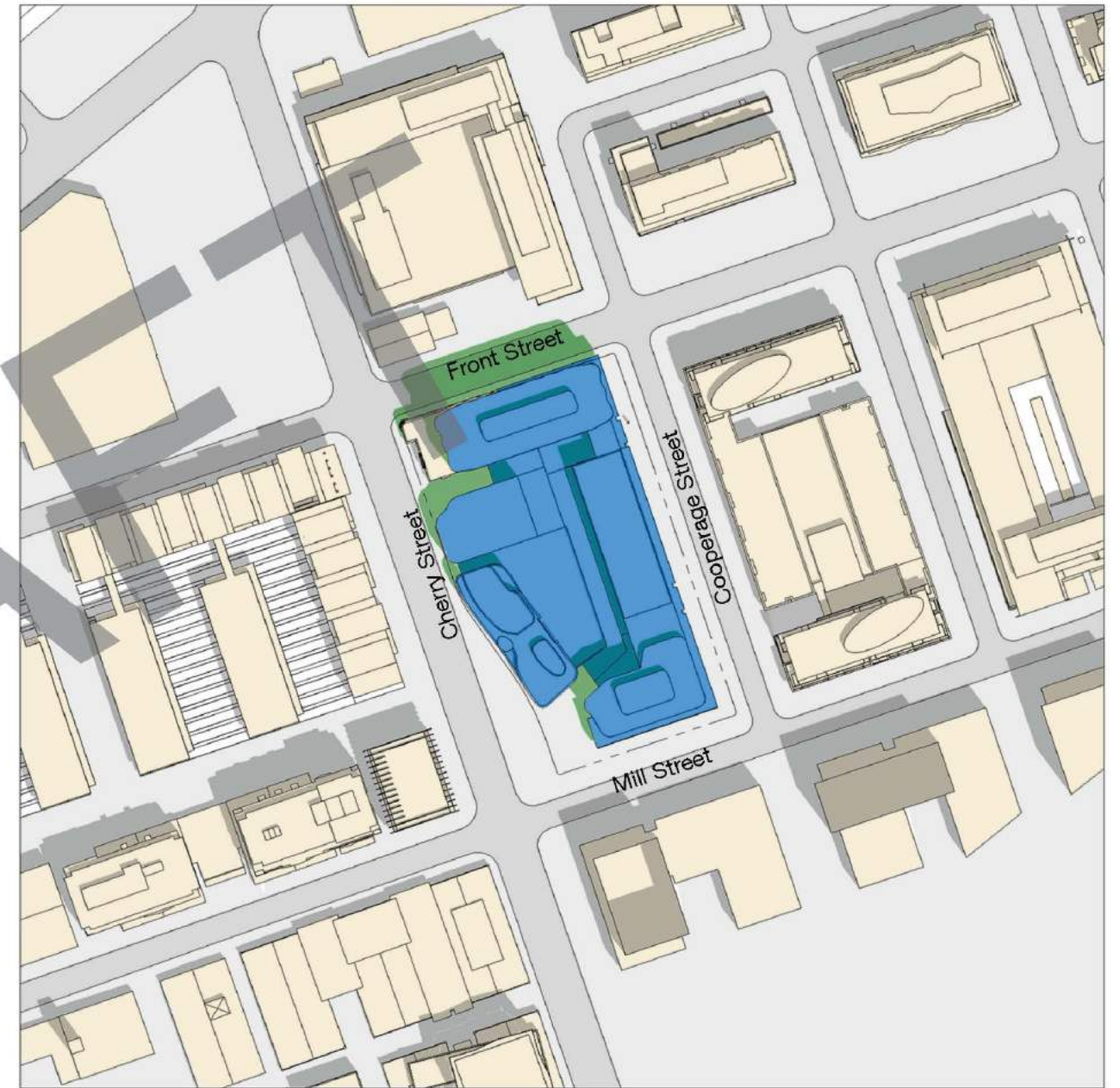
June 21 at 09:18am



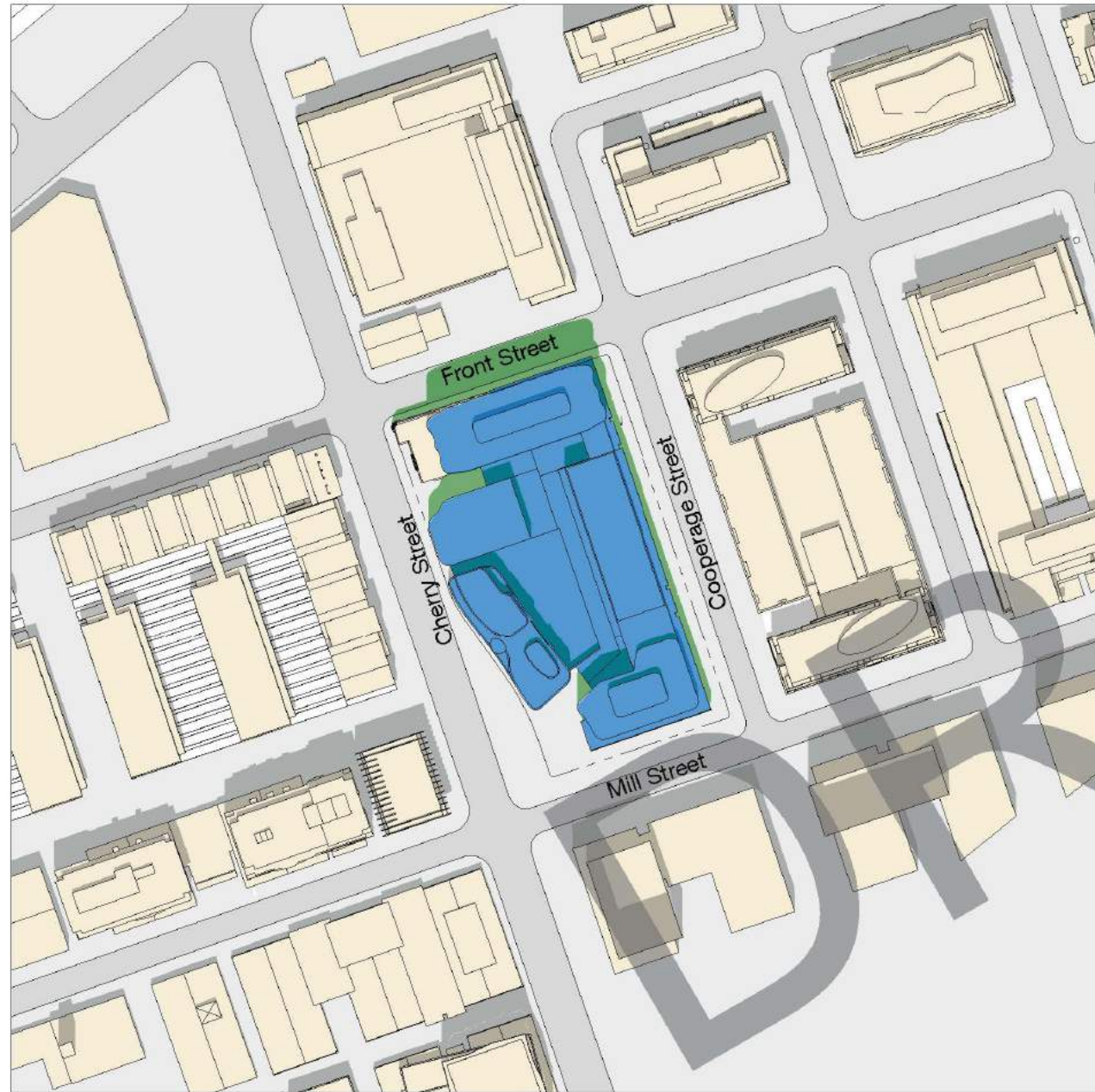
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June 21 at 11:18am



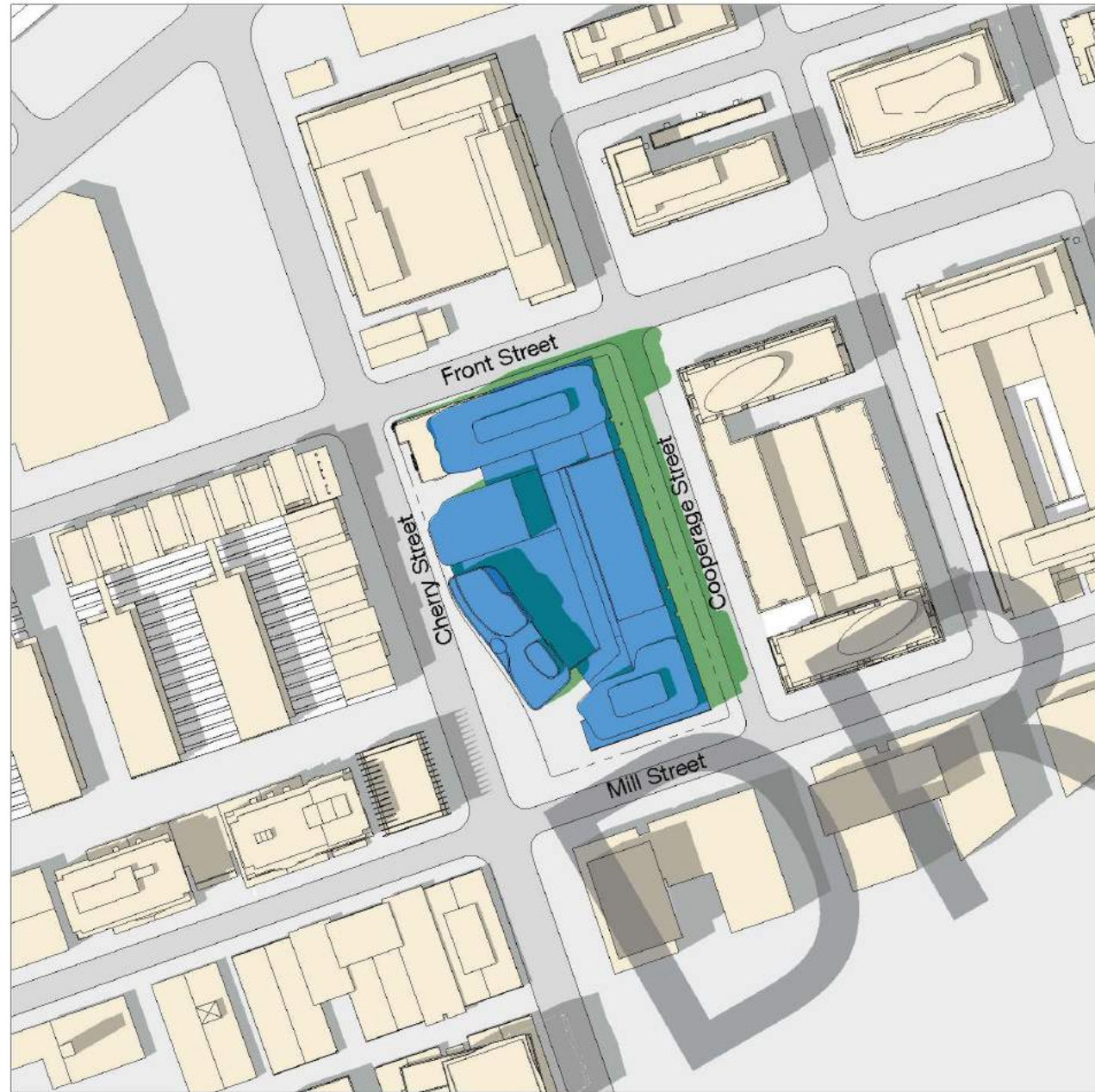
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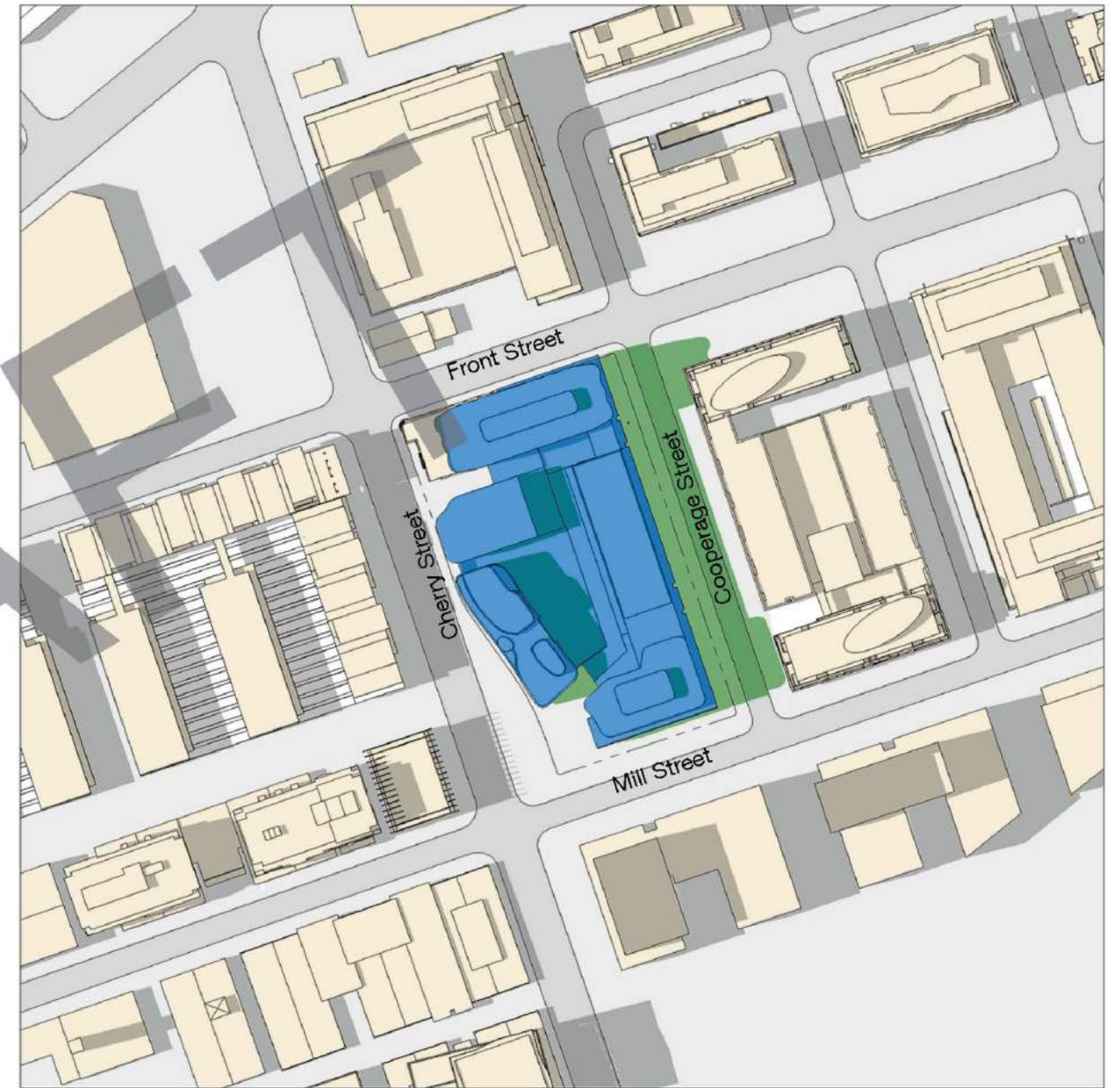
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September 21 at 09:18am



September 21 at 10:18am



September 21 at 11:18am



September 21 at 12:18pm



September 21 at 01:18pm



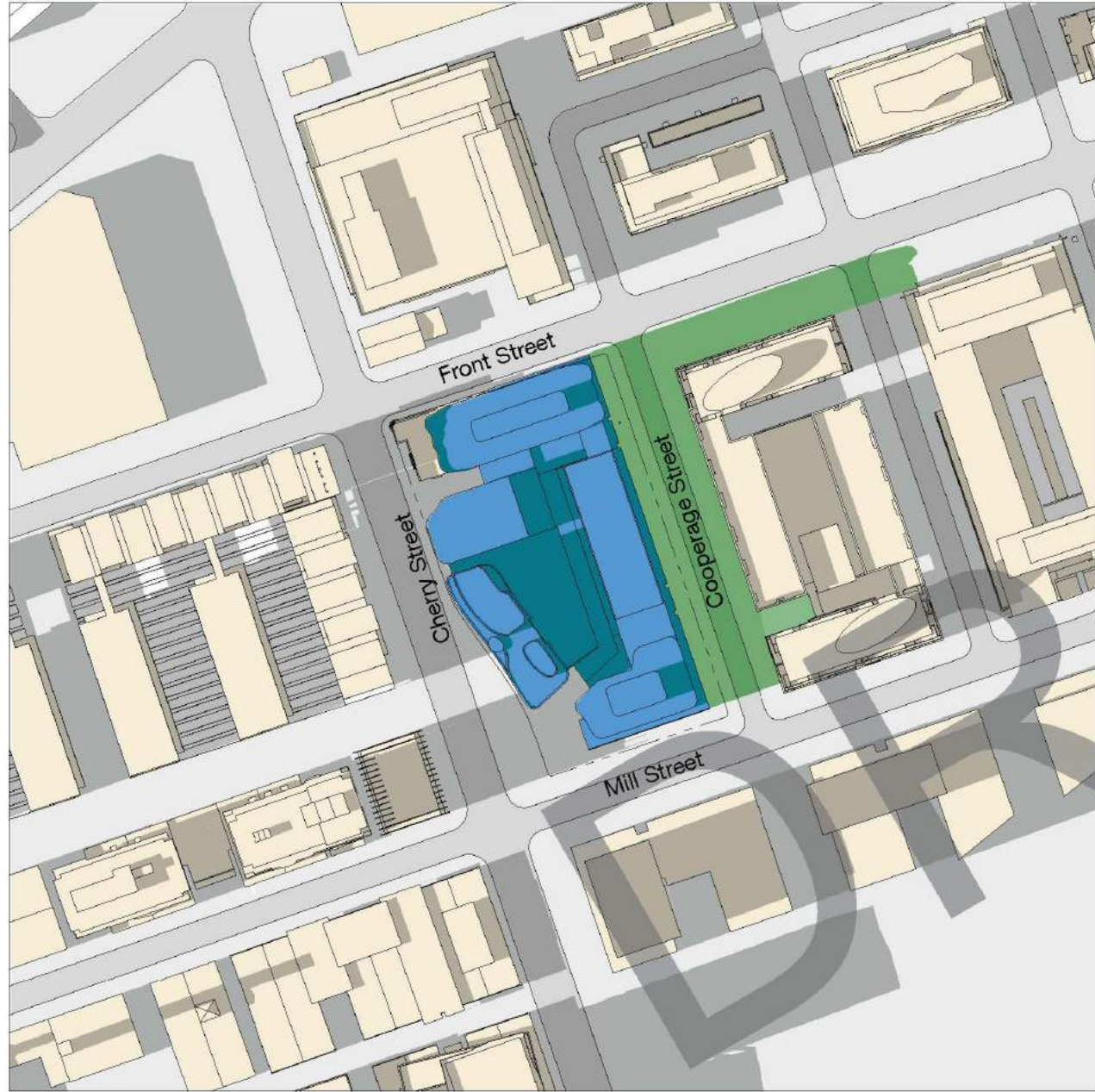
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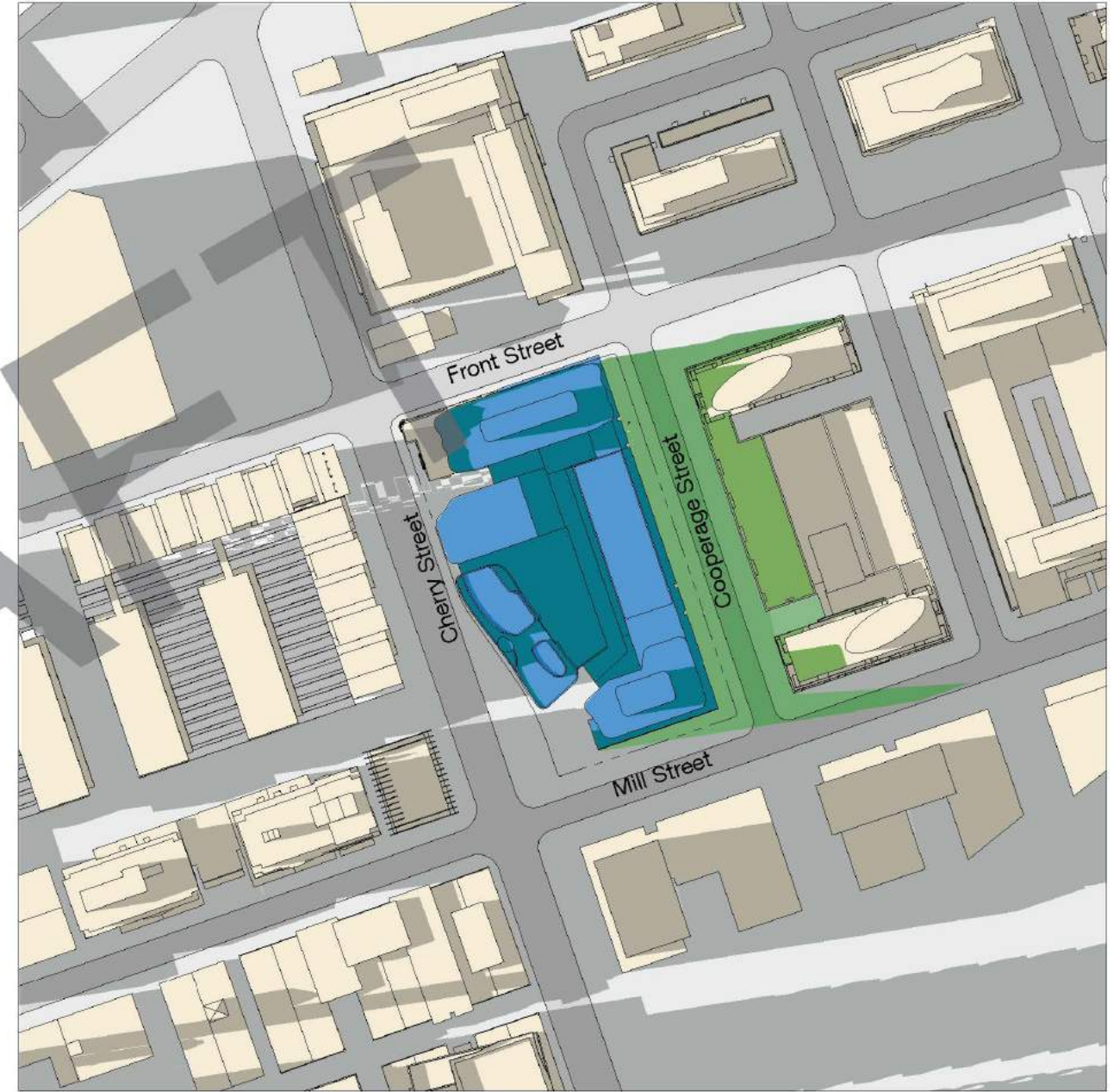
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December 21 at 10:18am



December 21 at 11:18am



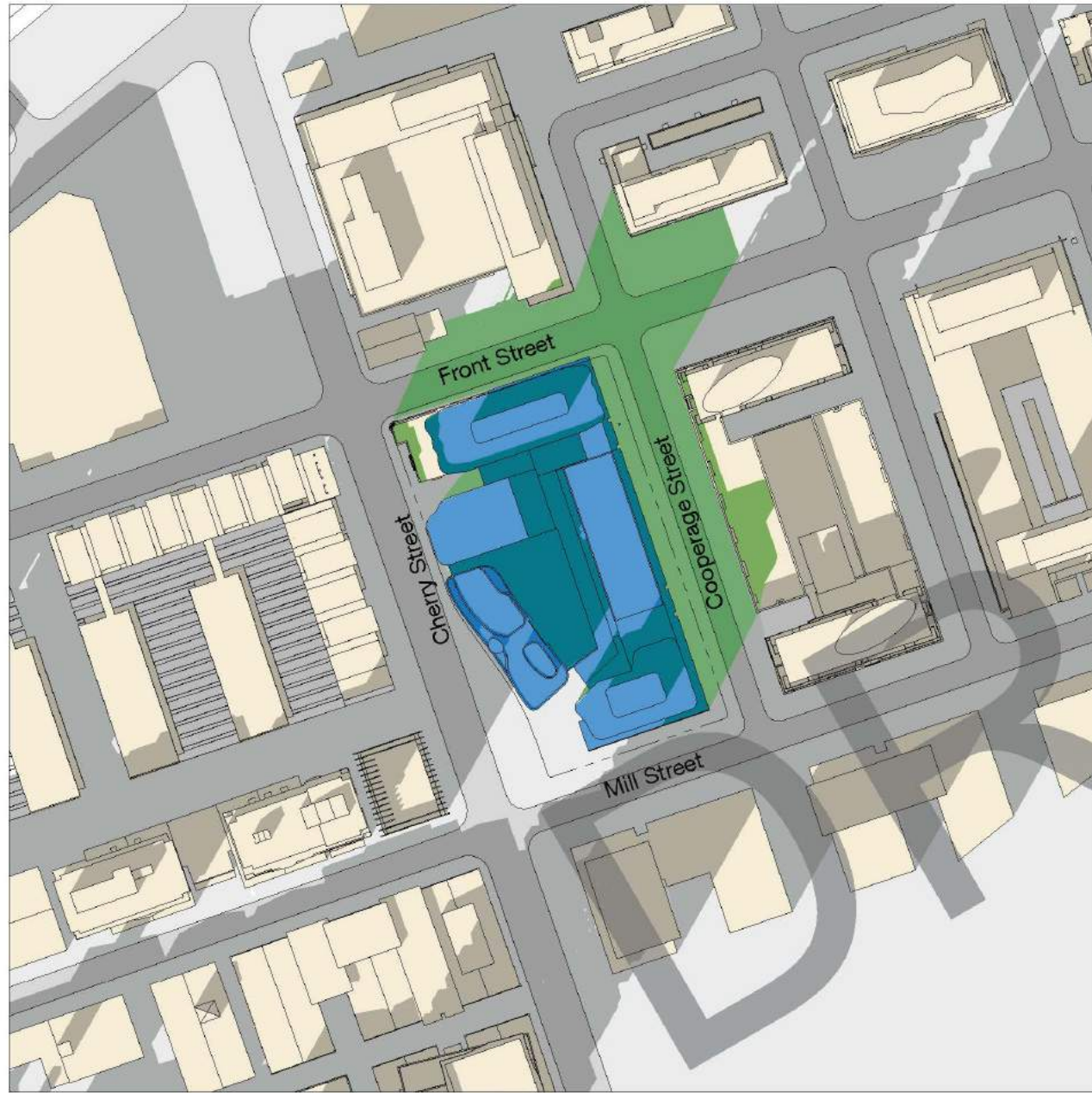
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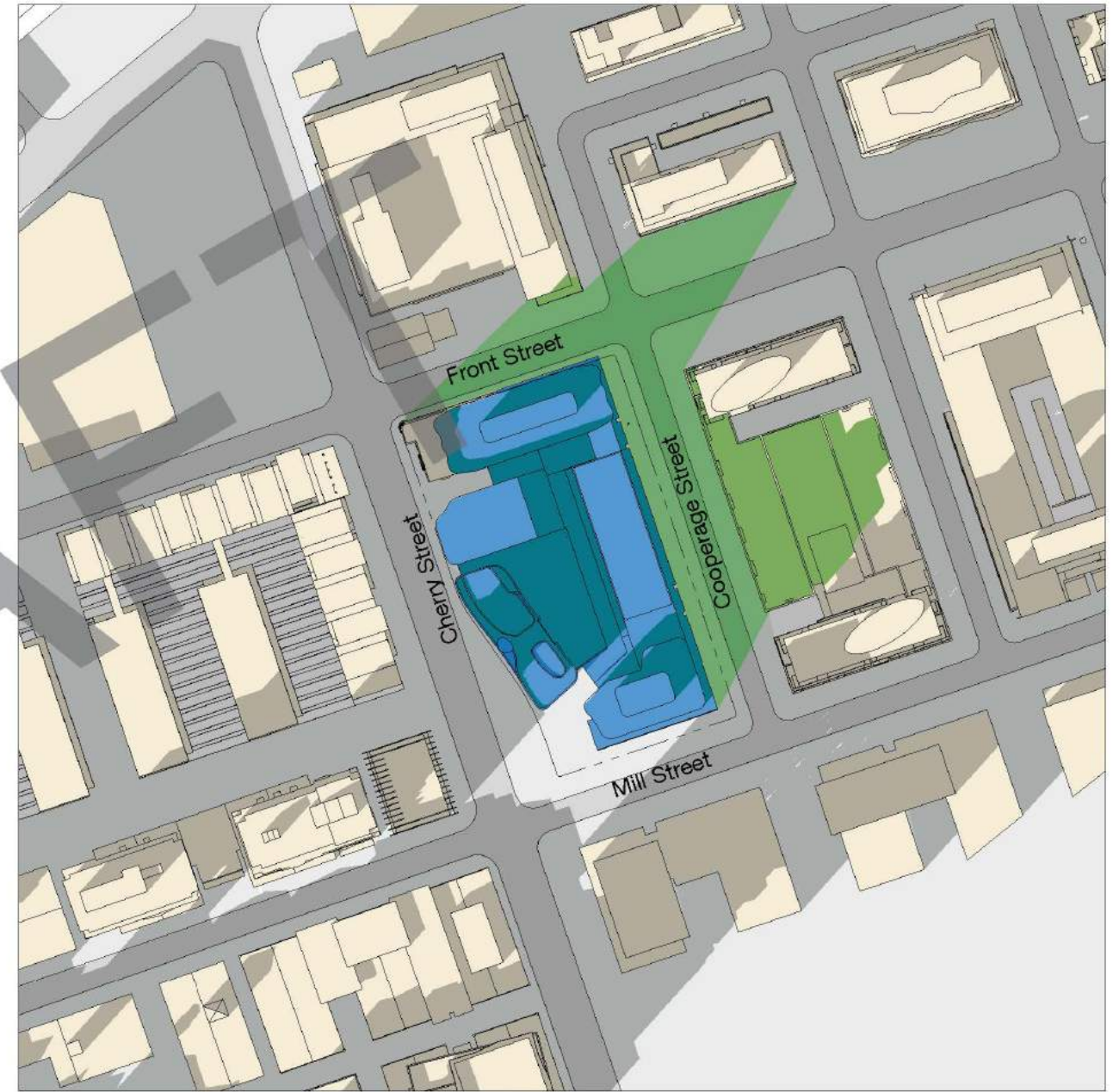
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December 21 at 05:18pm



December 21 at 06:18pm