West Don Lands – Block 3,4,7

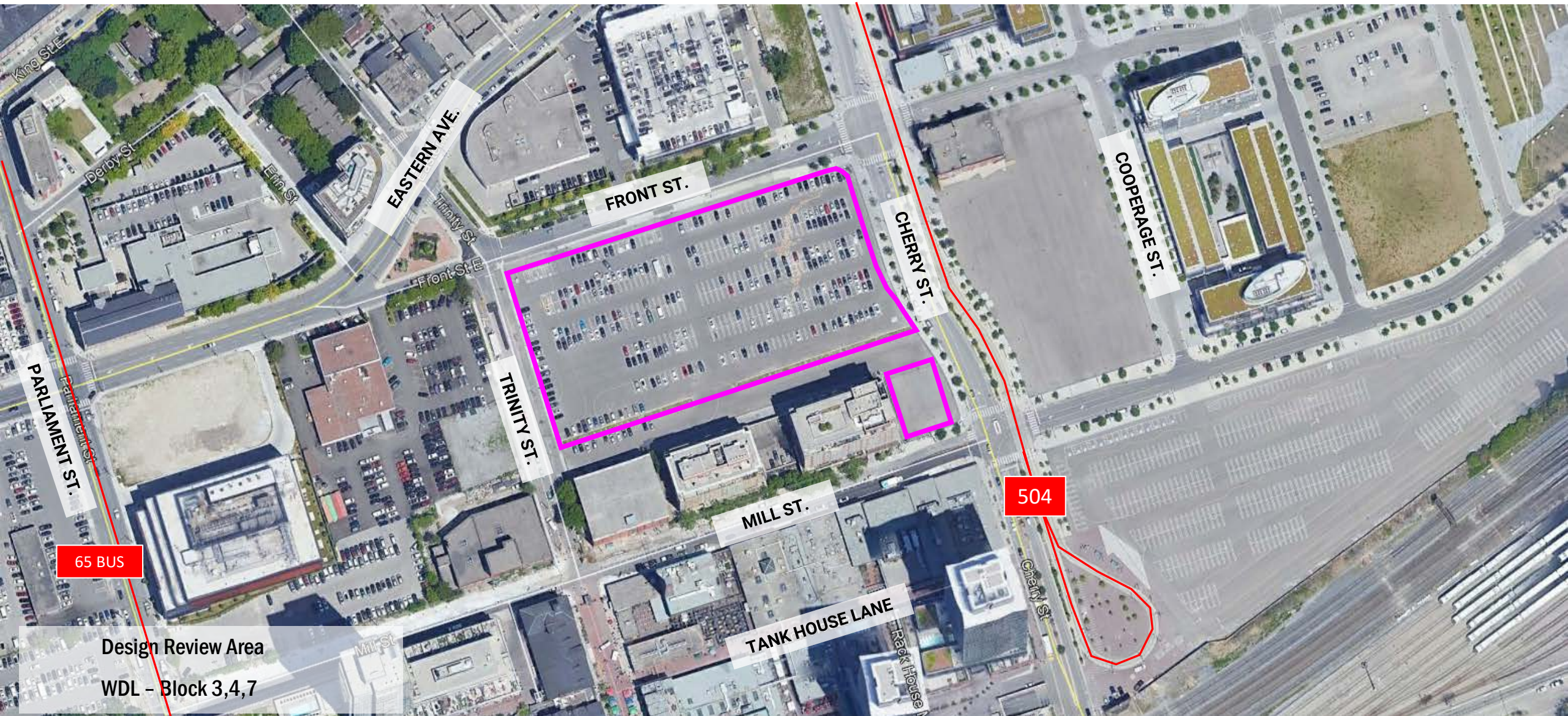
Schematic Design

September 25th, 2019

Existing Site Context

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design



Existing Site Context

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Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

Project Description & Background

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

- In September 2017, Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario's RFP for Blocks 8, 20, 3W, 4W and 7W in West Don Lands
- Part of the Province's Affordable Housing Program as well as the City's Open Doors program
- Block 3,4,7 propose a purpose built rental building with affordable units making up 30% of total GFA

Project Description & Background

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

- Earlier this year, DKT held two design workshops to discuss design concepts
- Stakeholders included Waterfront Toronto, Infrastructure Ontario, CoT Urban Design, CoT Community Planning, and Ontario Ministry of Municipal Affairs and Housing

Policy Context-
Central Waterfront Secondary Plan

West Don Lands – Block 3,4,7
Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

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.

Creating Dynamic and Diverse New Communities

(P32) New development will be located...and massed to protect view corridors...and frame...the public realm...

(P33) A balance of places to live and work will contribute to the...vitality of new waterfront communities

Building a Network of Spectacular Waterfront Parks

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

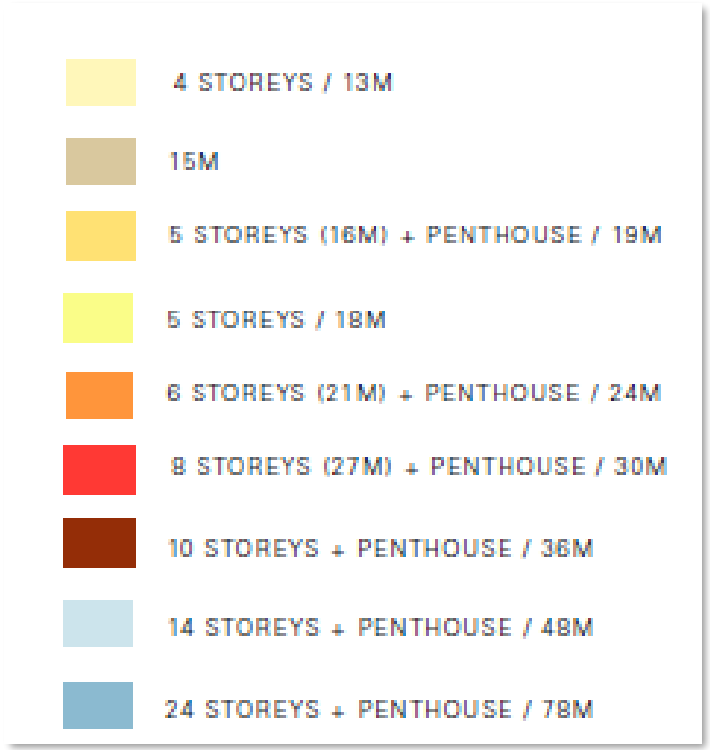
(P11) The public realm will be defined by a coherent framework of streets, parks...buildings...walkways...

Precinct Context

West Don Lands Built Form

West Don Lands – Block 3,4,7

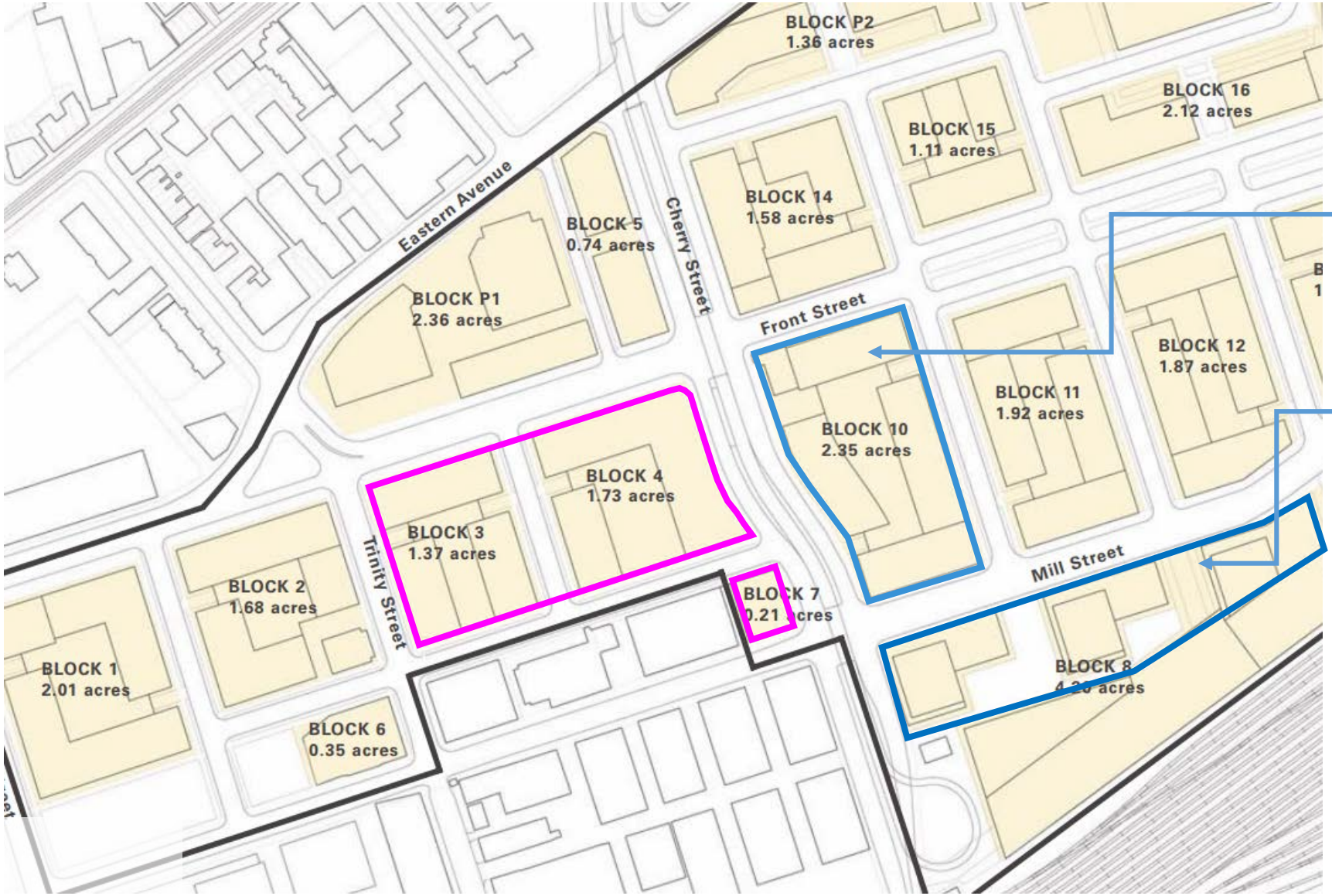
Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design



Precinct Block Plans

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design



May 2019 DRP Schematic Design

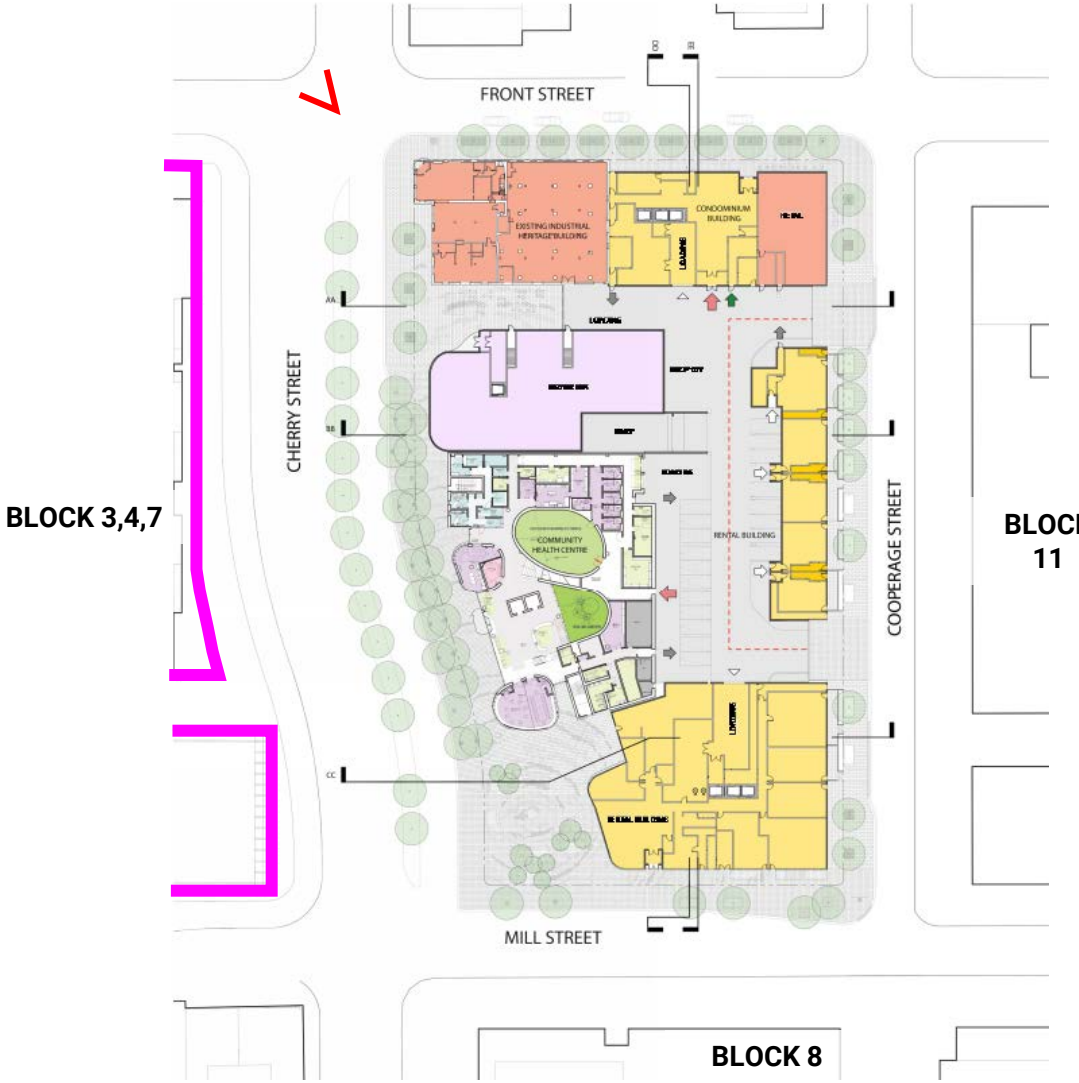
Jan. 2019 DRP Detailed Design

Development Context – WDL Block 10

From May 2019 DRP – Schematic Design

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

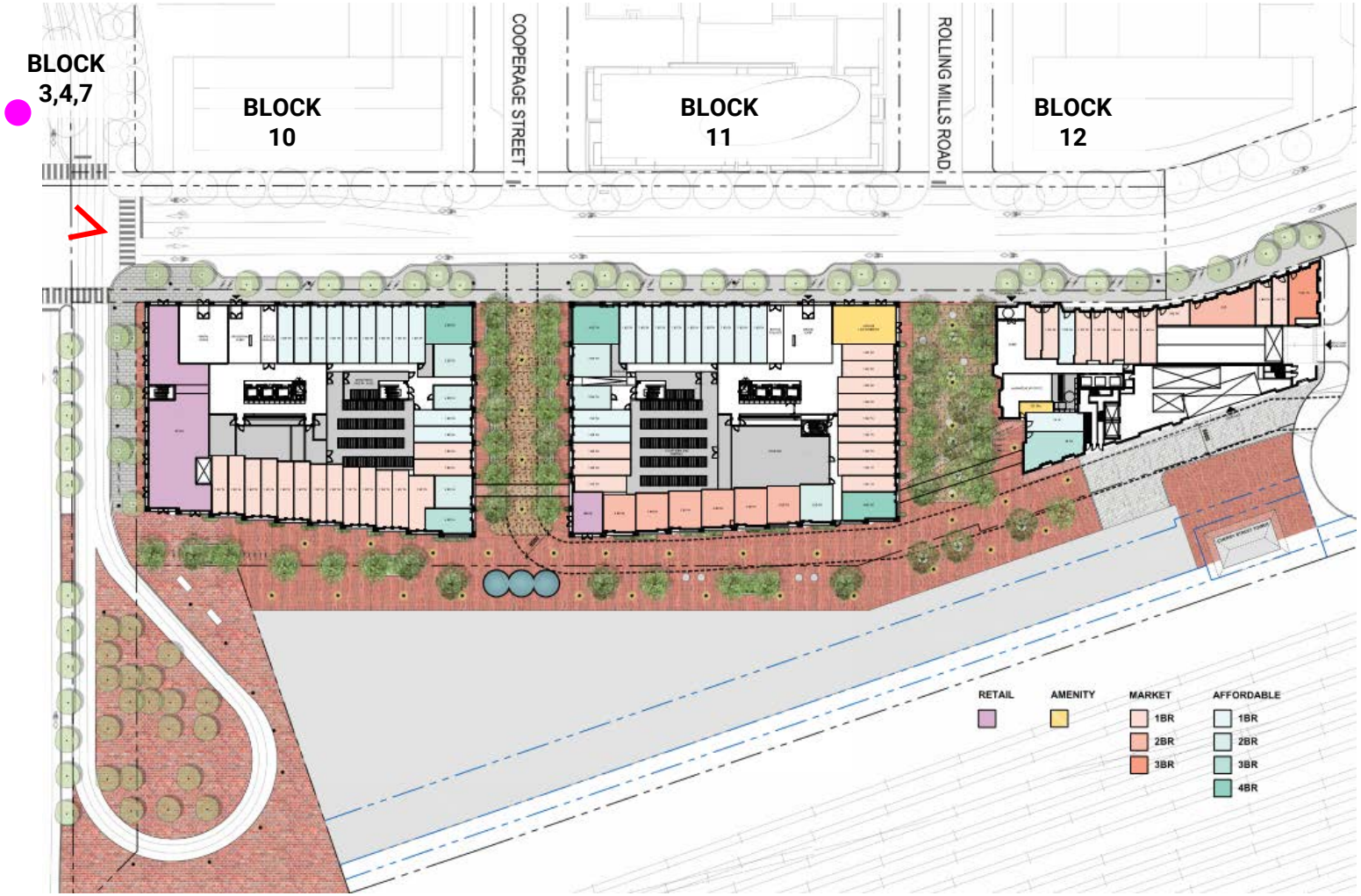


Development Context – WDL Block 8

From Jan. 2019 DRP – Detailed Design

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

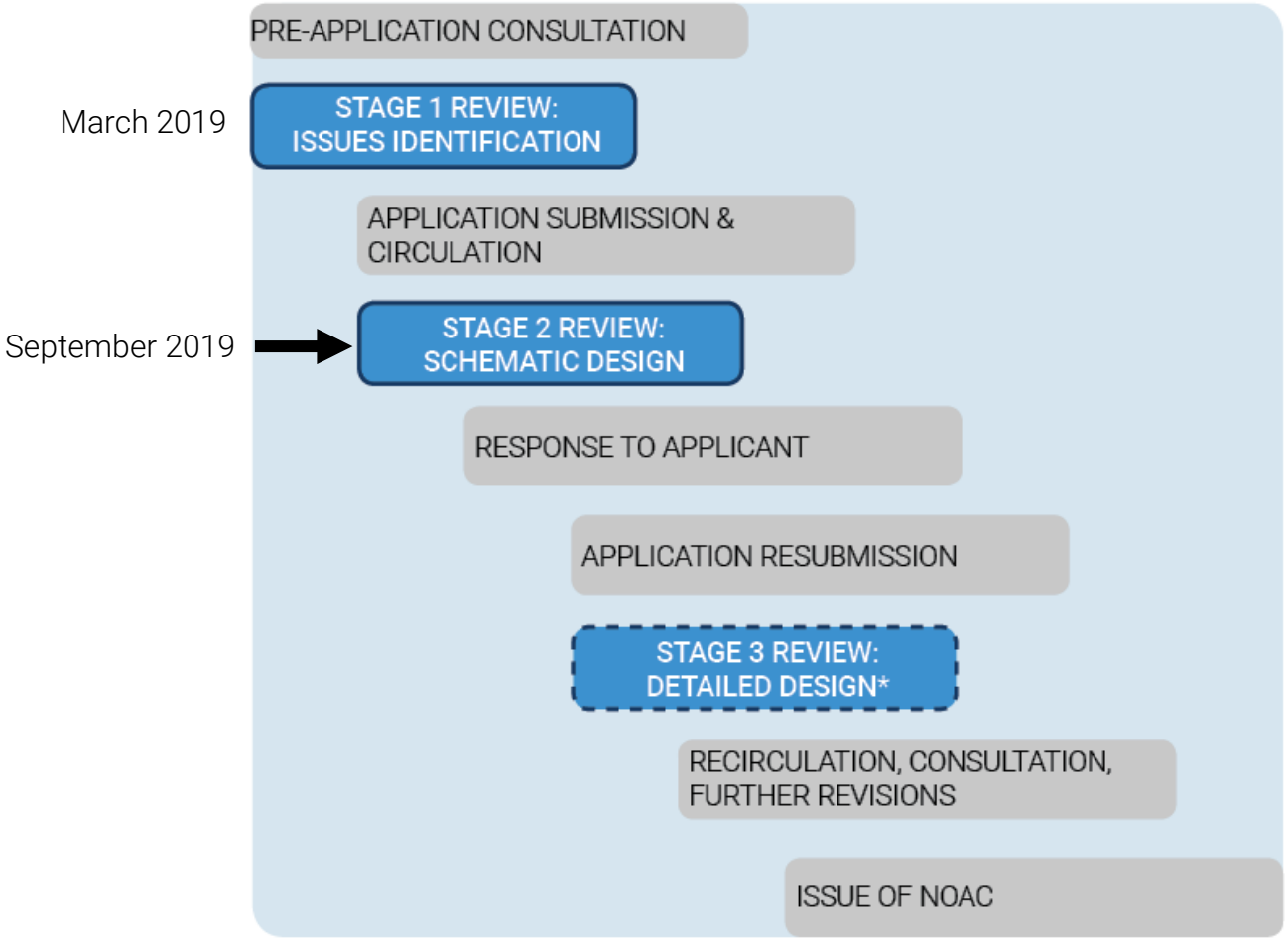


Project Approval Stage

DRP Stream 2: Private land – Site Plan Approval

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design



Recap from March 2019

Issues Identification Consensus Comments

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

General

- While the presentation is a good starting point for the project, the Panel feels a more thorough site analysis exercise should be completed.
- The Panel is unclear on the design direction of the site and encourages the team to complete a more exhaustive project and massing analysis to provide clear key take-aways and clarify their intentions for the site.
- Provide more information on the St. Lawrence neighbourhood in relation to density, family-sized units, programming for diversity, and grade relationships with courtyard and streets.
- Encourages the team to provide a full range of comparative massing studies for the site at the next review.

Ground floor/ Public Realm

- Animation on Front Street is critical, consider deep retail units at grade to create a “main street” experience.
- Consider introducing greenery, landscaping and outdoor play spaces at the base of units to help animate streets.

Building

- Provide information and rational for underground parking, including quantity, access and servicing.

Sustainability

- Provide energy performance modelling, breakdowns and EUIs at the next review.

Precinct Context

West Don Lands Built Form

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

Blocks 3, 4 and 7W – Building Envelopes and Frontages

ACTIVE USE FRONTAGE ZONE

RESIDENTIAL FRONTAGE ZONE

LIVE/WORK FRONTAGE ZONE

COMMUNITY USE

HERITAGE BUILDINGS

Precinct Context

West Don Lands Built Form

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
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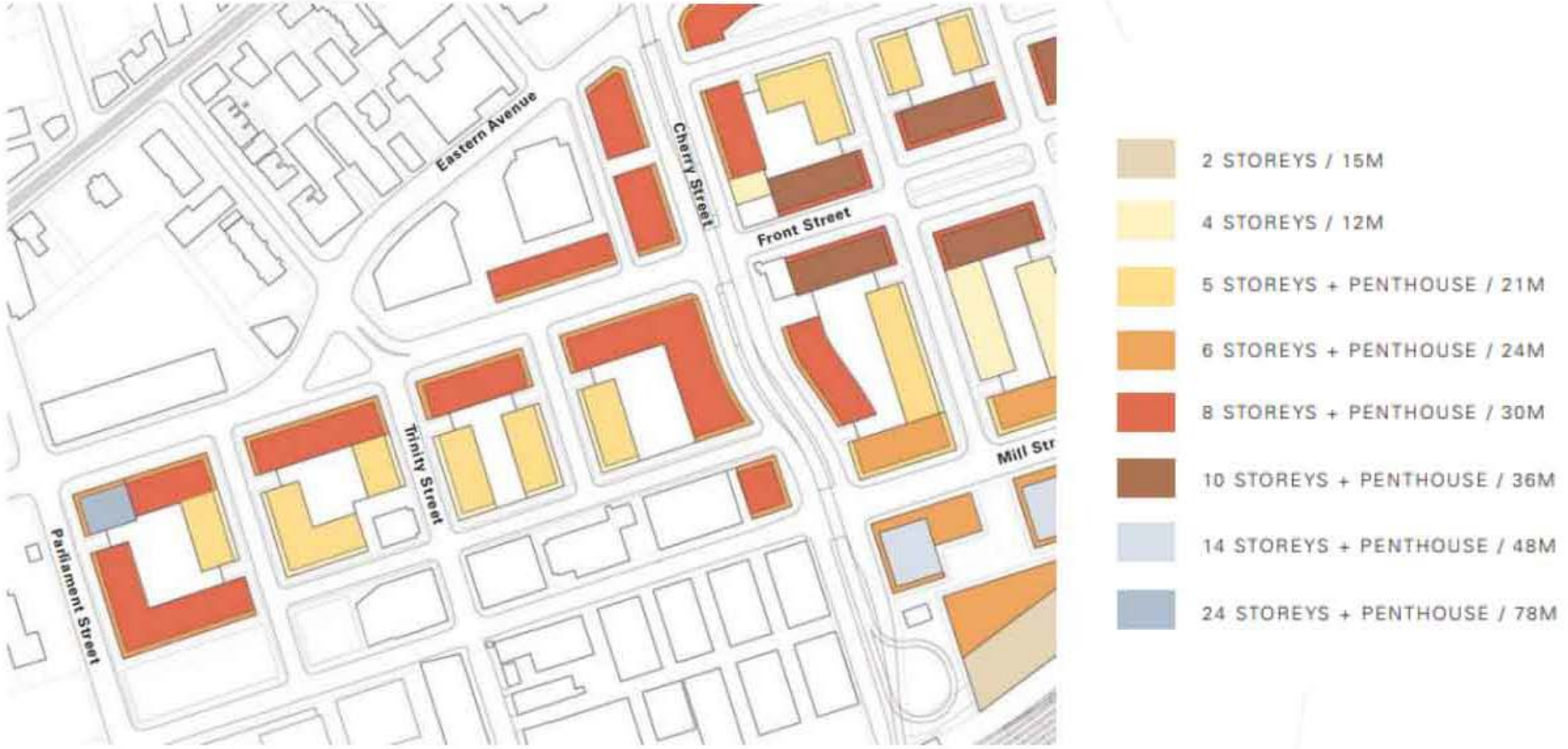
Review Stage: Schematic Design

Blocks 3, 4 and 7W – Heights and Stepbacks



Precinct Context

West Don Lands Built Form

West Don Lands – Block 3,4,7

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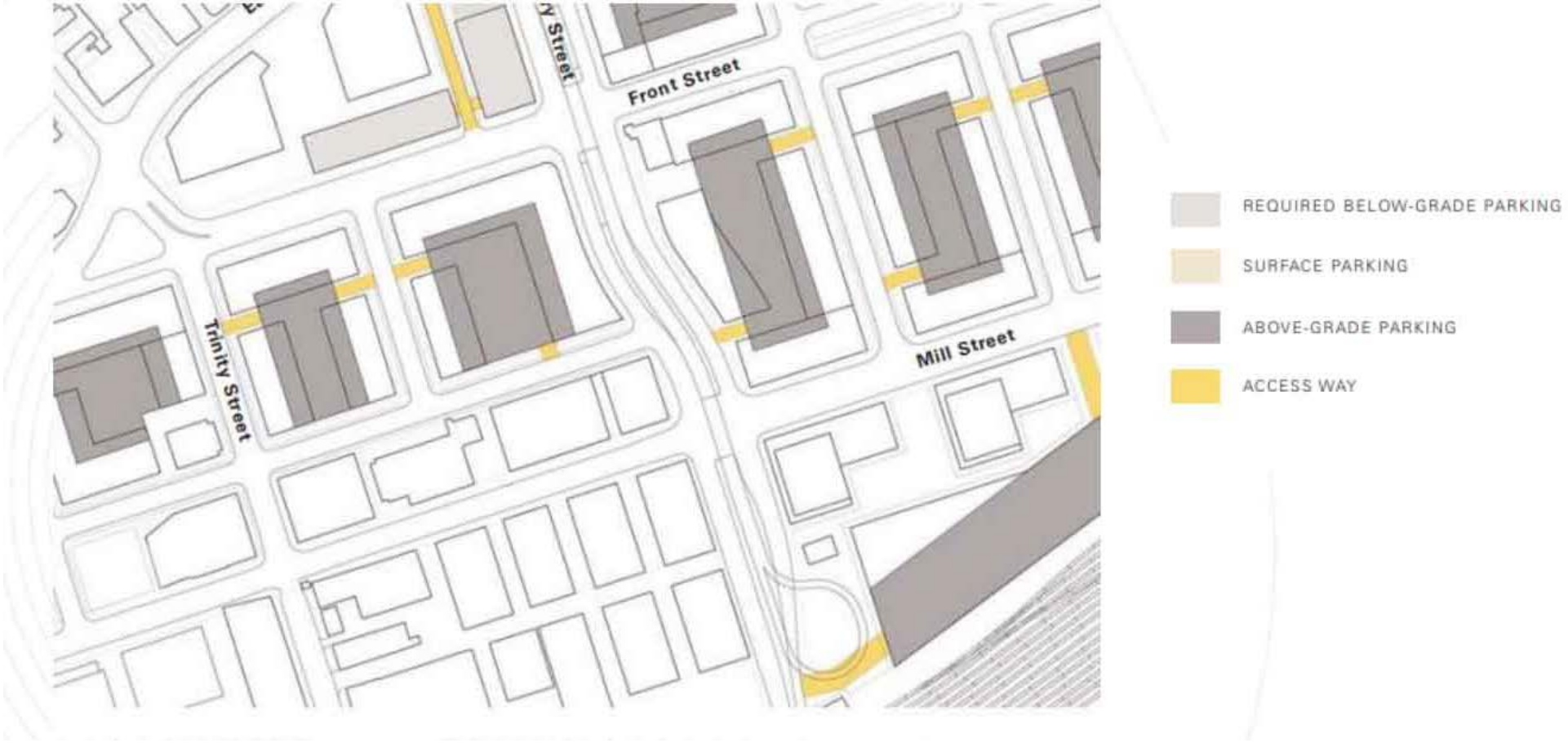
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

Blocks 3,4 and 7W – Parking and Servicing



Areas for Panel Consideration- City Planning Issues

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

1. Streets & Block:
   - How can the proposal maintain the Precinct Plan's vision for a public north-south connection?
   - Are appropriate pedestrian clearways on the street frontages and the north-south connection being provided?

2. Built Form:

   For Blocks 3 and 4 -
   - How does the proposal's massing respond to the distinct character and context of the four street frontages?
   - What are the tools necessary, such as stepbacks to break up the massing to provide better street proportion and pedestrian perception and comfort?

   For Block 7 -
   - How can the proposal improve on the interface issues between 80 Mill St. and the proposed residential building?
   - How can the massing of the proposal correspond to the curve of Cherry St.?

3. Open Space and Public Realm:
   - Opportunities to provide additional pedestrian porosity into and through Blocks 3 and 4?
   - How can the design and configuration of the proposed POPS ensure the provision of the various roles (e.g. Mid-block connection, gathering space, passive open space etc.)?

Areas for Panel Consideration
Waterfront Toronto

West Don Lands – Block 3,4,7

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, COBE
Review Stage: Schematic Design

Building

- Does the proposed **building massing** adequately respond to all the major site features and constraints? ie. building height, frontages, servicing, site access, open space, etc.

- Does the design successfully **integrate with surrounding context ?** ie. St. Lawrence, Corktown Common, Distillery District, and other West Don Lands developments?

- Does the **affordable housing strategy** meet or exceed Waterfront Toronto's mandate for design excellence?

Public Realm

- Does the **ground floor design** promote animation along key street frontages?

- Is the **POP space configuration and landscape design** successful in creating character and allowing access through the block?

Sustainability

- Do the proposed **sustainability targets** support Waterfront Toronto's sustainability objectives?


WEST DON LANDS 3-4-7
TORONTO, CA
Design Review Panel 2
Rezoning submission
Preliminary Draft Plan
2019, September 25th
DRAFT
dream
KILMER GROUP
TRICON
aA
COBE

CONTENTS

1. DRP 1 COMMENTS ISSUES IDENTIFICATION

DRP1
Issues identification

2019.03.13
Consensus comments

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• Provide more information on the St. Lawrence neighbourhood in relation to density, family-sized units, programming for diversity, and grade relationships with courtyard and streets.

• Encourages the team to provide a full range of comparative massing studies for the site at the next review.

• Animation on Front Street is critical, consider deep retail units at grade to create a “main street” experience.

• Consider introducing greenery, landscaping and outdoor play spaces at the base of units to help animate streets.

• Provide information and rational for underground parking, including quantity, access and servicing.

• Provide energy performance modelling, breakdowns and EUIs at the next review.

2. SITE CONTEXT

SITE
Seen from The Globe & Mail

SITE
Corner and Edges Conditions


Corner Front St. / Cherry St.


Corner Front St. / Trinity St.

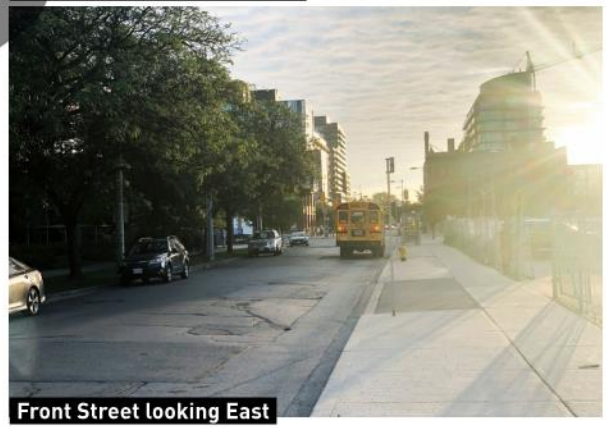

South edge of the site looking West


Corner Front St. / Cherry St.


Cherry Street looking South


Rack House D


Corner Front St. / Trinity St.


Front Street looking East


Canary building

SITE
Historic images: Front Street, Cherry Street, Trinity Street


Crossing of Mill and Cherry St.


NE crossing of Front and Cherry St.


NW crossing of Front and Cherry St.


SE crossing of Front and Cherry St.

The corners of our site

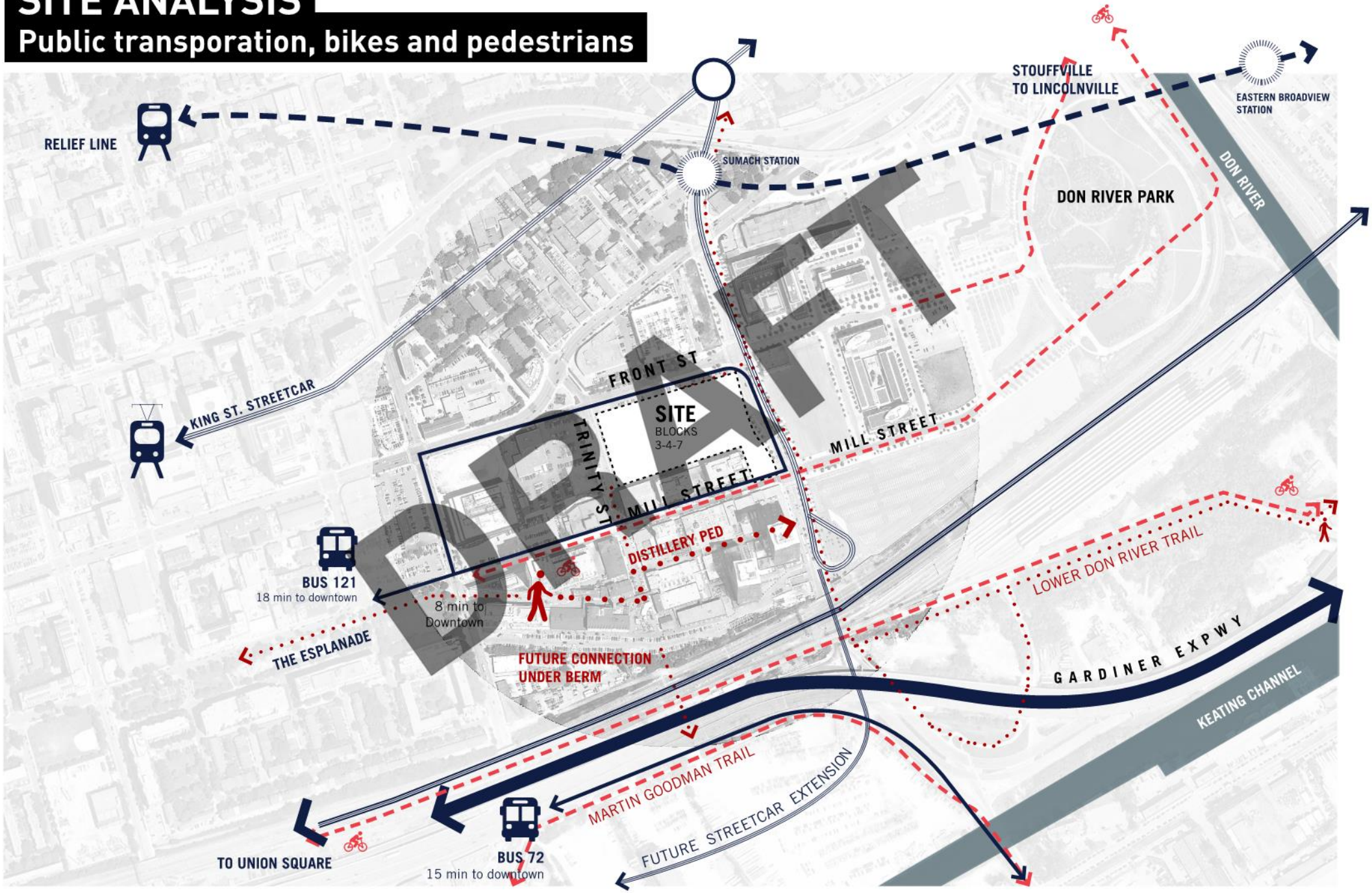
The mix of typologies

The warehouses

The industrial heritage

SITE ANALYSIS

Public transporation, bikes and pedestrians



PLANNING RATIONALE
Analysis

West Don Lands Class EA Master Plan (2005)

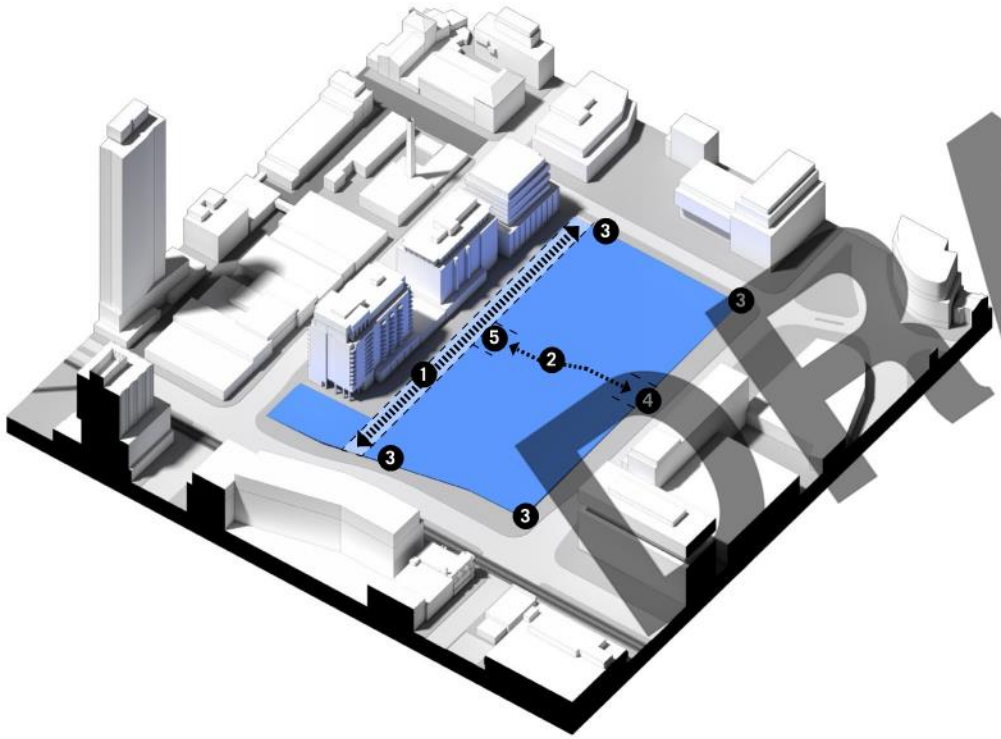
West Don Lands Block Plan and
Urban Design Guidelines (2006)

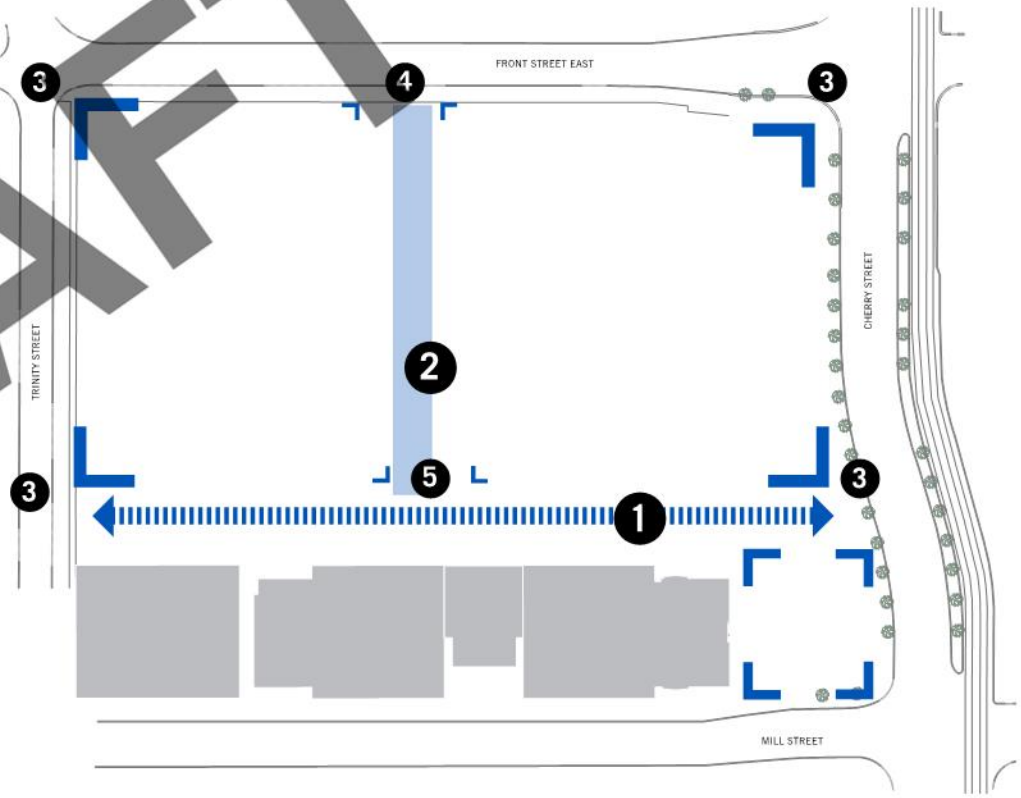
West Don Lands Precinct Plan (2005)

West Don Lands Public Realm Master Plan (2011)

PLANNING RATIONALE
Site context

1. East-West St. connecting Trinity St. & Cherry St.
2. North-South connection between North St. & E-W St.
3. Significant corners, marking the intentions of the grid layout.
4. Opening in North facade along Front St.
5. Opening in South facade along E-W St.





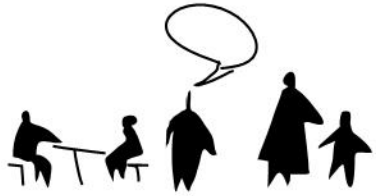
PLANNING RATIONALE
The Block Plan 2.0

HOW

do we implement the Block Plan to...

2006 → 2020

+ ...

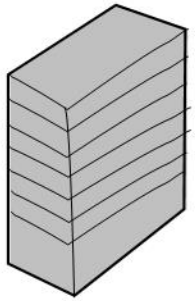


ADDRESS TODAYS' CHALLENGES

BRING NEW QUALITIES

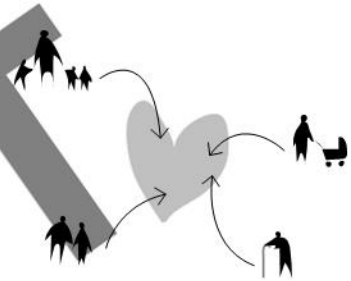
PUT PEOPLE FIRST

HOW DO WE ACHIEVE AN UPDATED BLOCK PLAN?
Design guidelines

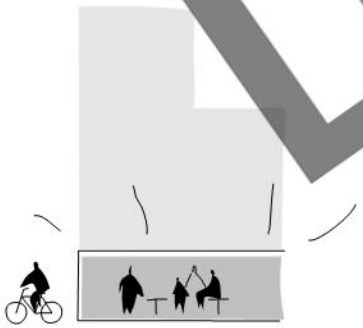


1. EFFICIENT BUILT FORM
The project should be able to providing good and efficient apartments

2. RESIDENTIAL EXPERIENCE
It is important to offer good amenities and conditions to the future residents

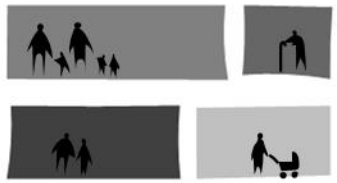


3. INTEGRATION IN A BROADER COMMUNITY
The project should fit into the context



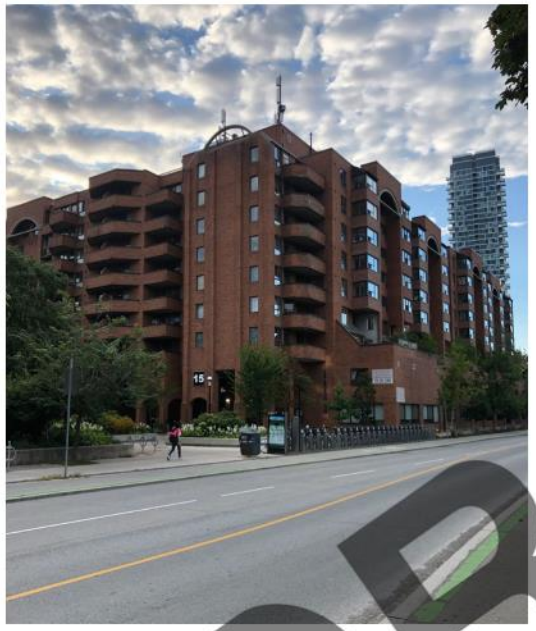
4. RETAIL
Have a clear strategy for the retail in terms of volume and placement

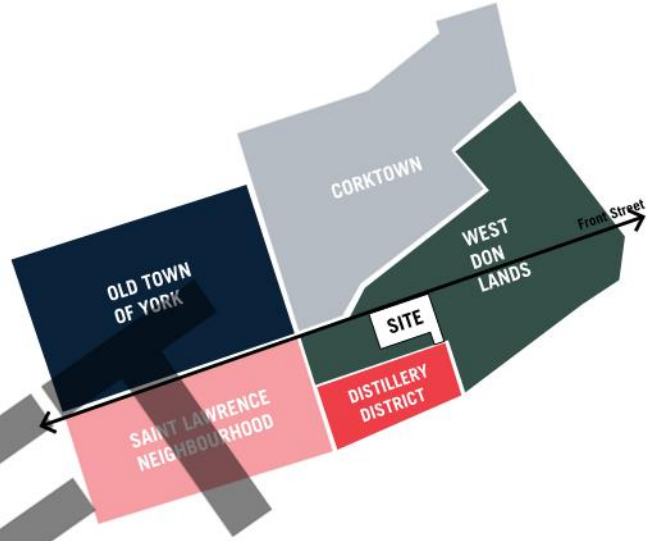
5. COMPATIBILITY
Design in respect to the block plan while addressing today's challenges

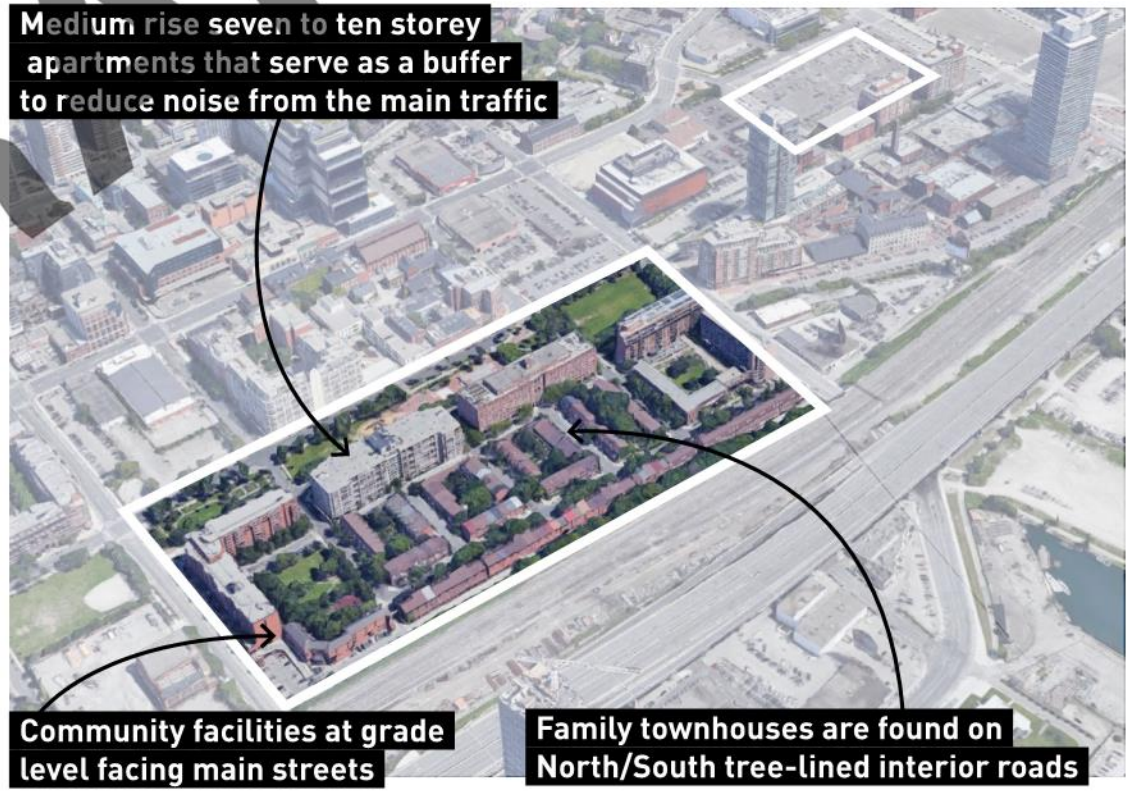


6. RADICAL MIX
Affordable unit mix fully integrated into the overall design

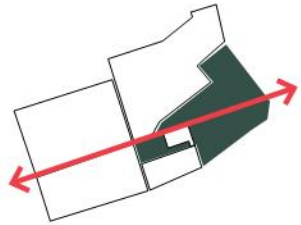
SITE
Learning from Saint Lawrence





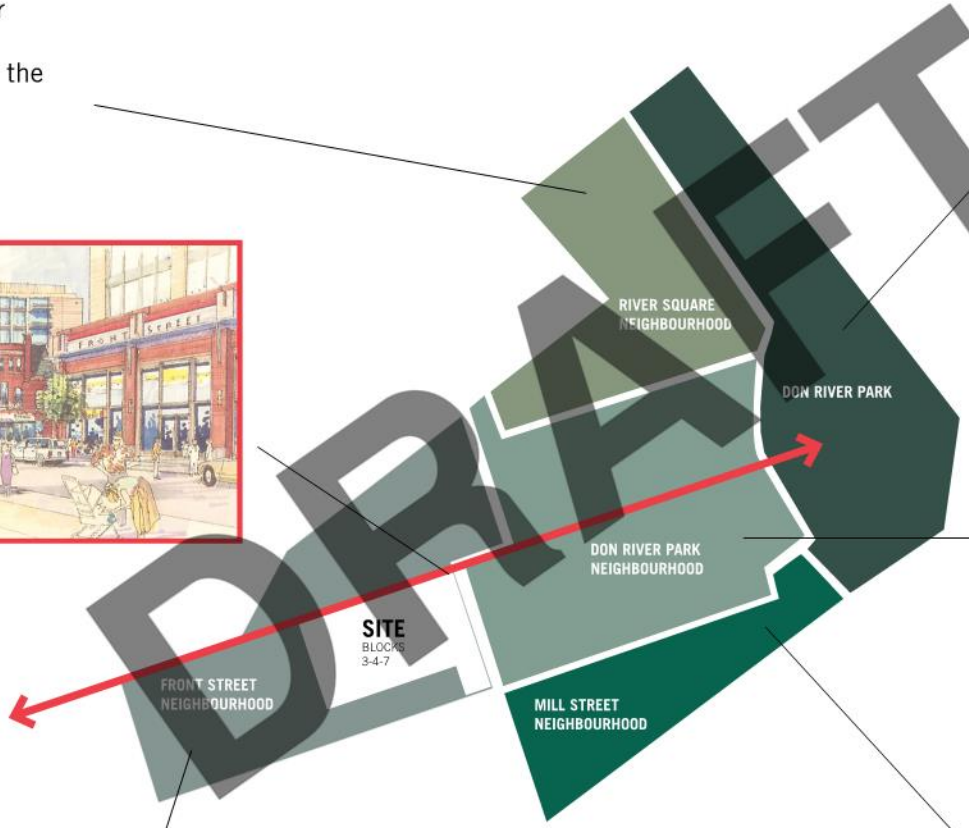


WEST DON LANDS
Subdivded into 5 areas along Front St.



River Street is extended south to a new square at the Don River Park. M**id-rise residential buildings** line the Don River corridor and a cluster of **townhouses** extend the character of Corktown into the neighbourhood.

While the river has been channelized and the shore-line has shifted south, the essence of the site remains a **low-lying river delta**, removed from the harbour by layers of waterfront development.



Front Street will widen east of Cherry into **a gracious boulevard** and elegant address for **ten storey residential buildings**. The Park will form a focus to the urban neighbourhood, edged by a curving wall of residential buildings. Behind these streets will be a series of courts and mews offering an **intimate garden** setting for family living.

The lively nature of Front Street in the Old Town of York will be extended into the West Don Lands, forming **the urban core of the neighbourhood** with shops, restaurants, offices, and residences.

Extension of the Distillery District featuring a mix of old and new masonry buildings. Predominantly residential with live/work components and **large ground floor spaces** that could be used for retail or galleries.

DESIGN PROCESS
An iterative evolution of the design

DESIGN CONCLUSION
Leading to our current scheme

THE DIAGONAL
+ marks the gateway corners
+ creates a nice courtyard

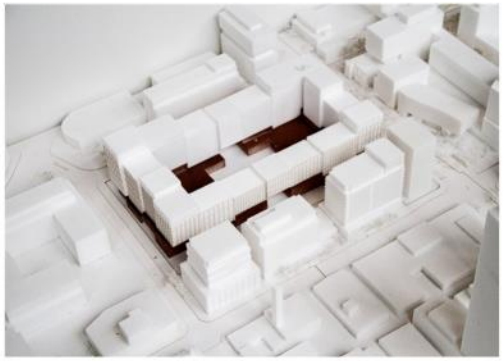
- no clear N/S connection

THE SNAKE
+ makes a unified project while subdividing the plot

- gives small courtyards
- no height variation
- difficult to create high quality housing units

THE ROUND CORNERS
+ creates a large courtyard
+ defines the city corners

- not an efficient for plan layout
- unit loss at corners



THE CLOUD
+ creates a large courtyard
+ adds a variety of POPS
+ fits into the context & adds a new identity
+ high quality unit layout

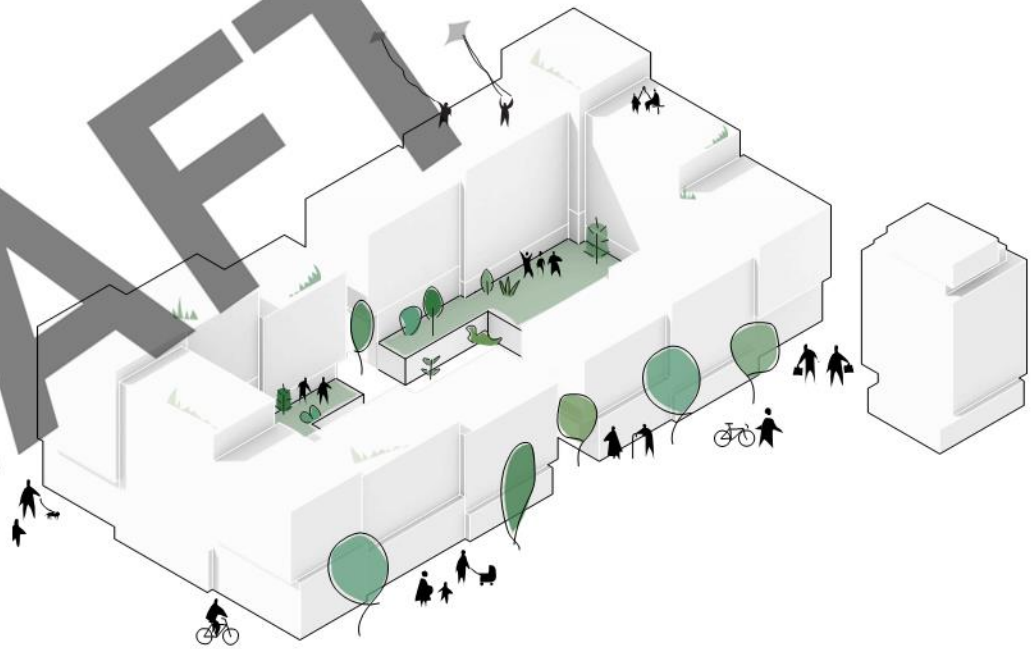
3. ARCHITECTURE

Blocks 3-4

ARCHITECTURE AT EYE LEVEL
When Jane Jacobs meets Jan Gehl

"First life, then spaces, then buildings - the other way around never works."
- Jan Gehl -

"In real life only diverse surroundings have the practical power of inducing a natural, continuing flow of life and use."
- Jane Jacobs -



from CITY BLOCK to COMMUNITY NEIGHBOURHOOD

CONCEPT
Block 3-4

PUT PEOPLE FIRST
interesting and scaled down architecture at eye level

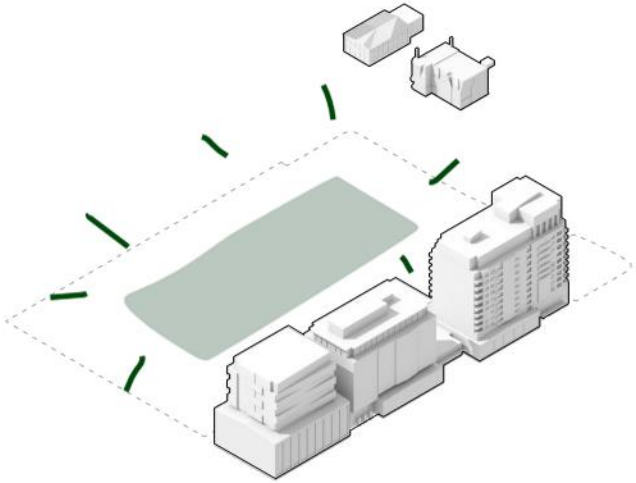
+

ADDRESS TODAY'S CHALLENGES
quality apartments adapted to various households

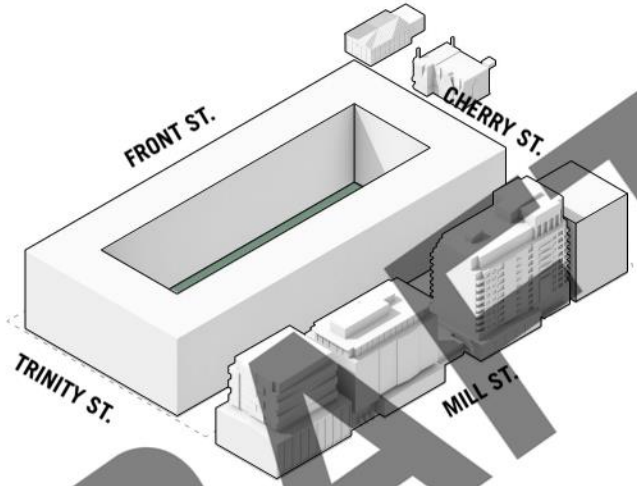
=

BRING NEW QUALITIES TO THE BLOCK PLAN
a project adapted to its context and users as a whole

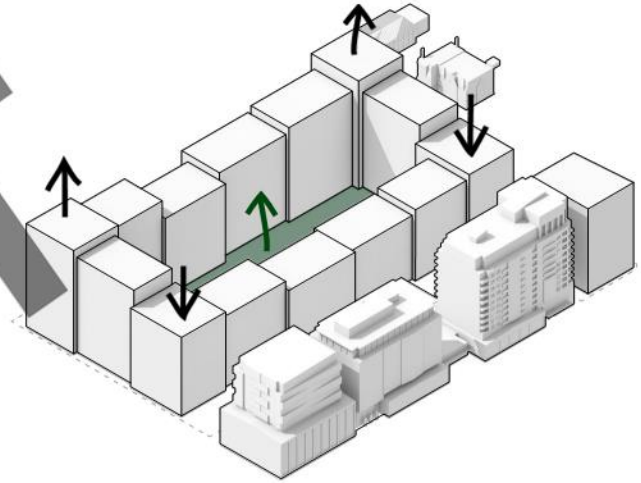
STRATEGY



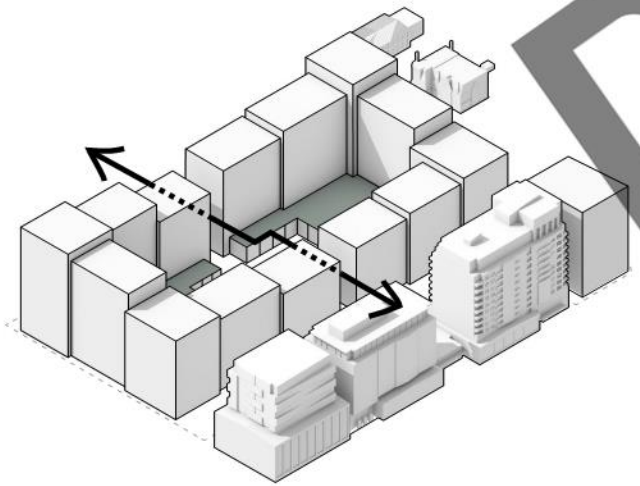
1. A green courtyard for the future residents but also a new POPS between St Lawrence Esplanade and Corktown Common



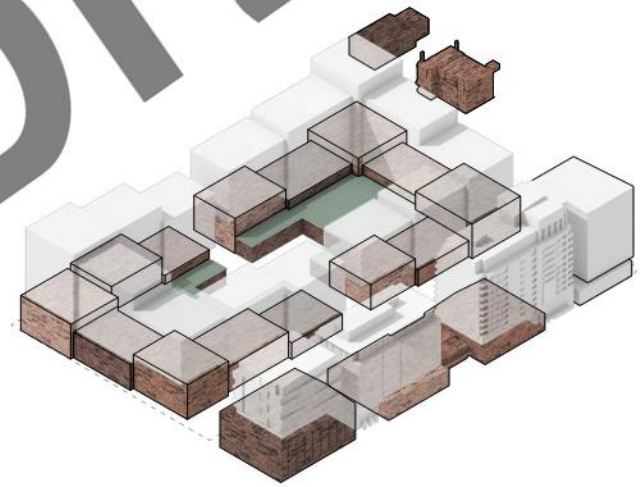
2. The footprint of a simple city block allows to define the street-scape and offers a courtyard to the residents



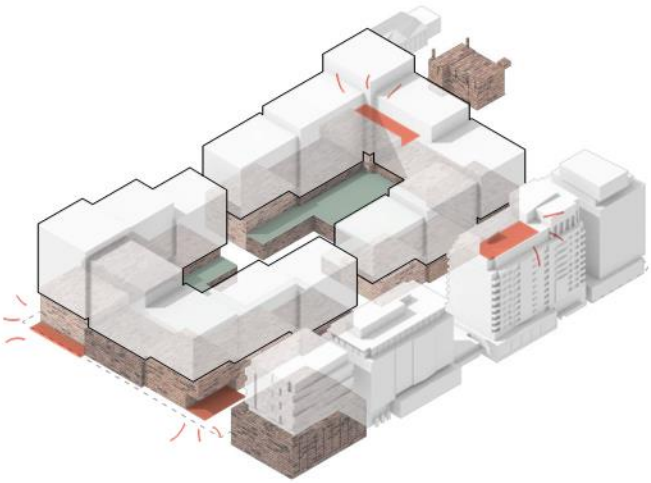
3. This block is broken down to fit the sale of the surrounding and the courtyard is raised to let light in



4. The plot is linked through a N/S connection that creates an inner plaza around which townhouses are placed

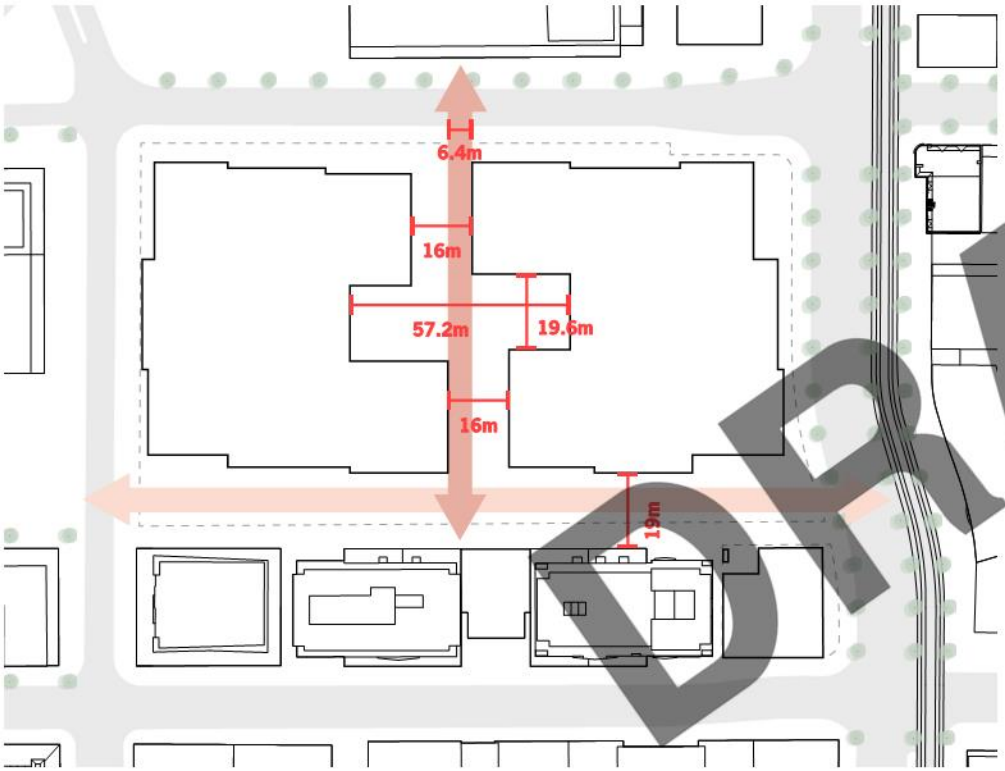


5. The base buildings have coherent brick facades to adapt to the context buildings and give variation at eye level

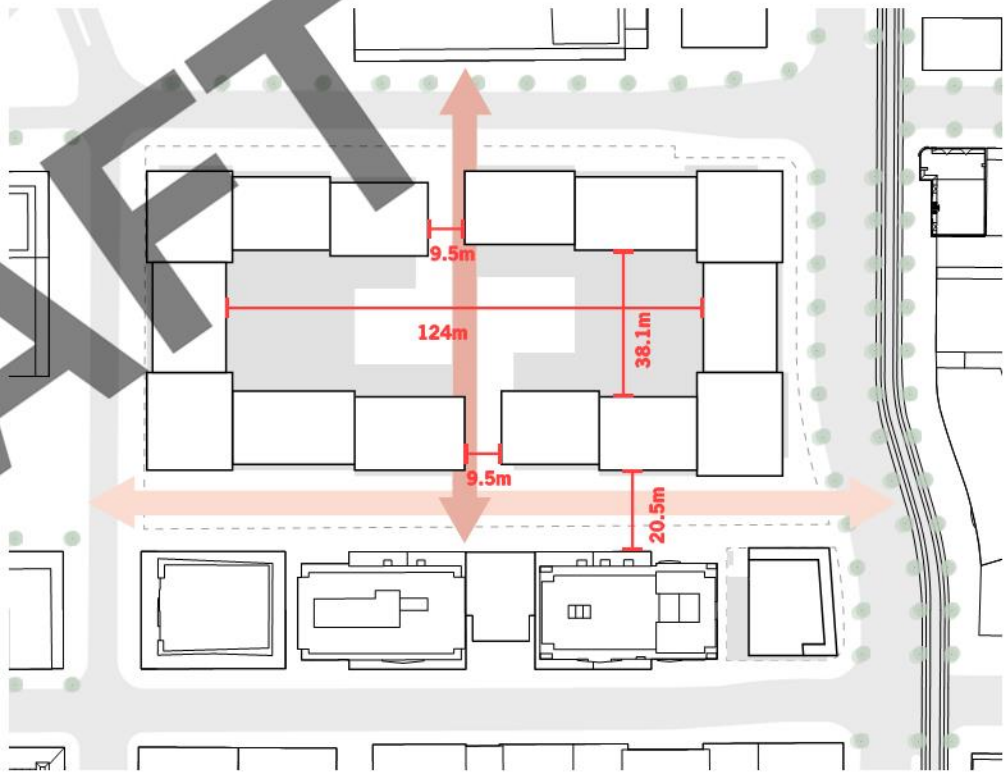


6. The corner buildings are pushed in to give plazas towards remarkable elements of the context

CONNECTION ANALYSIS
Porosity of the design

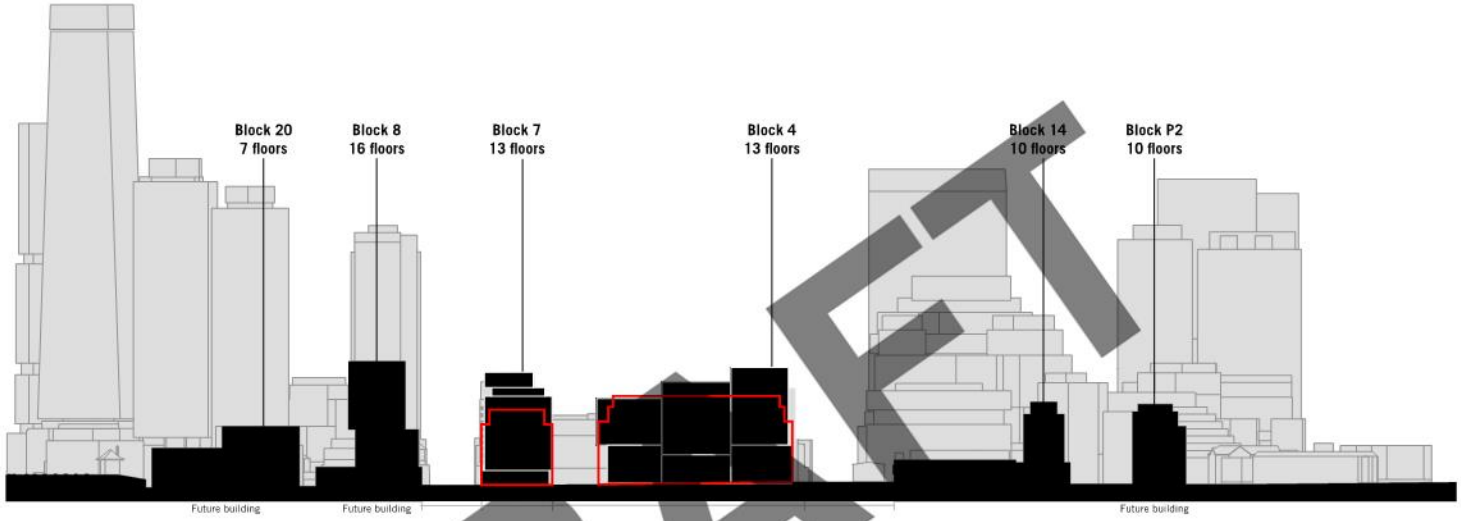


At Grade Level

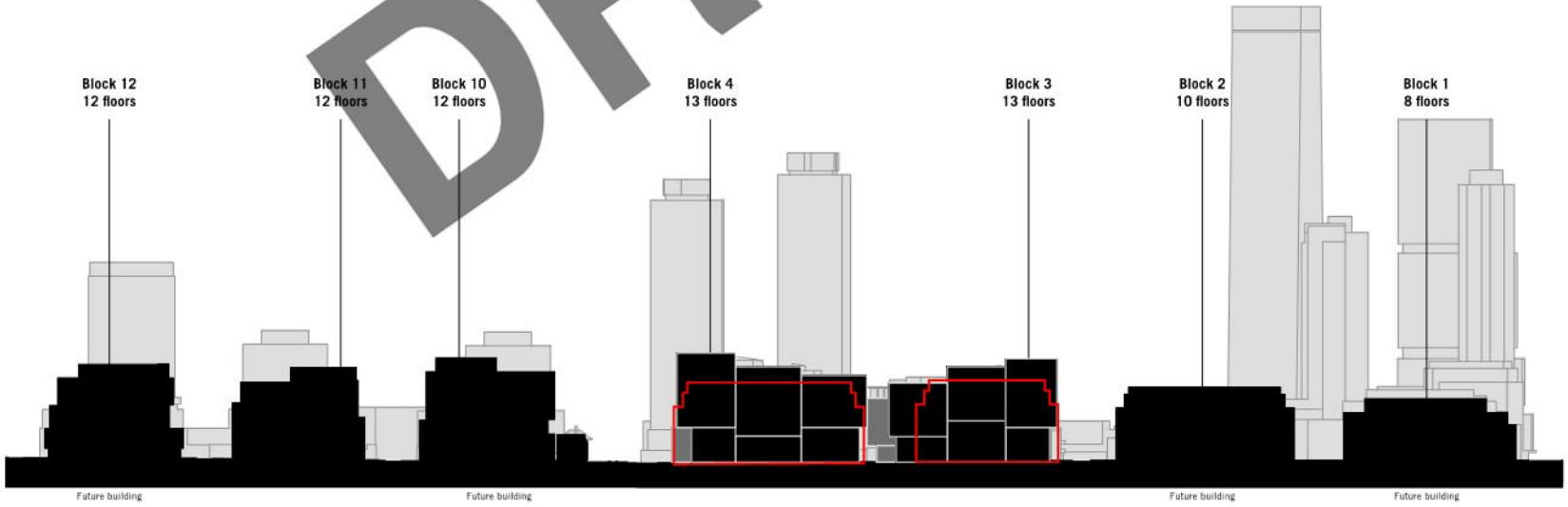


Upper Levels

HEIGHT ANALYSIS
In comparison to the Block Plan



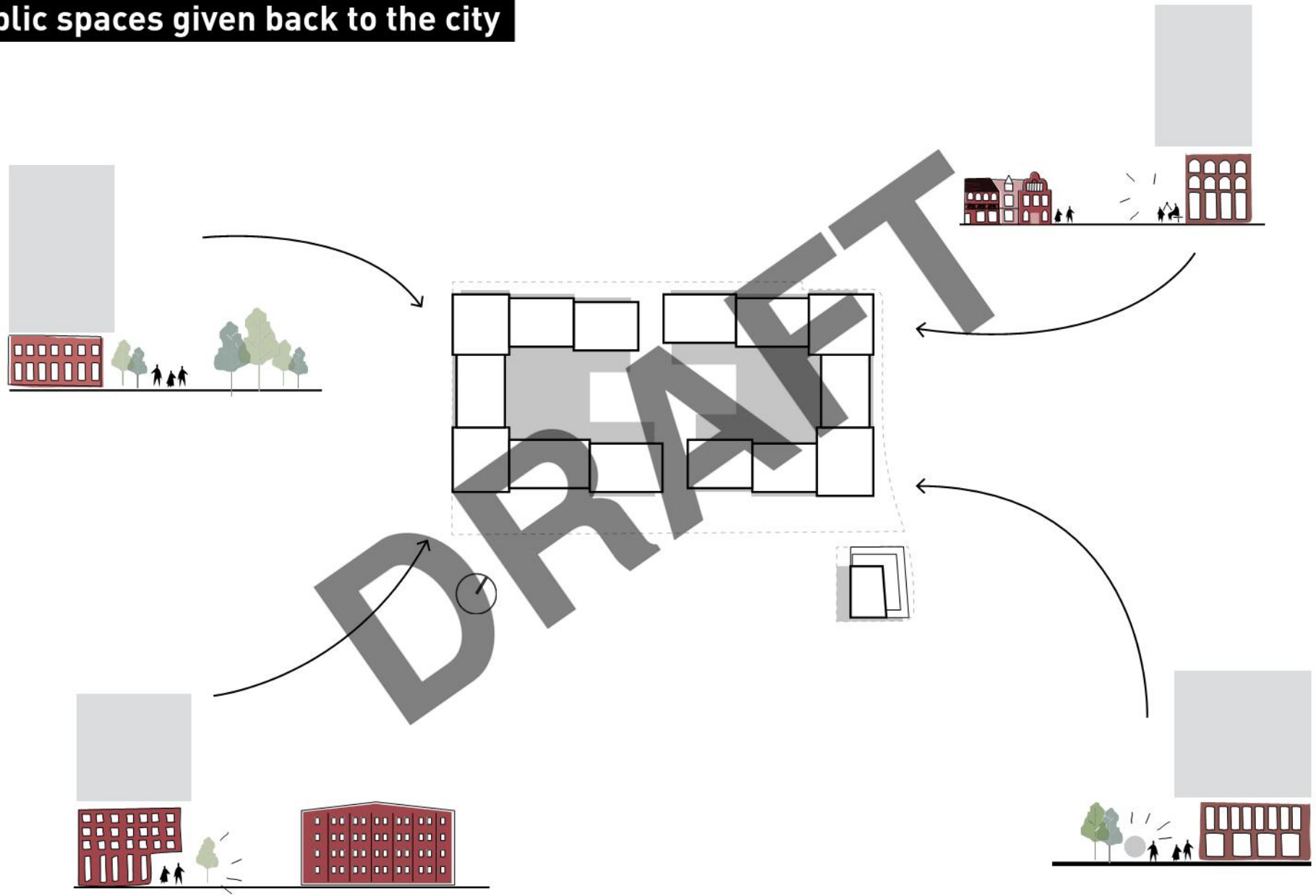
East - West section along Front Street



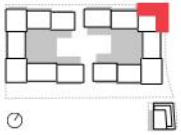
North - South section through Block 10

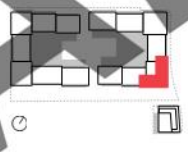
4 ACTIVATED CORNERS

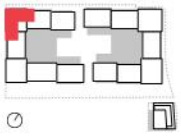
Public spaces given back to the city

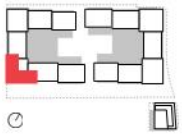


4 ACTIVATED CORNERS
Public spaces given back to the city

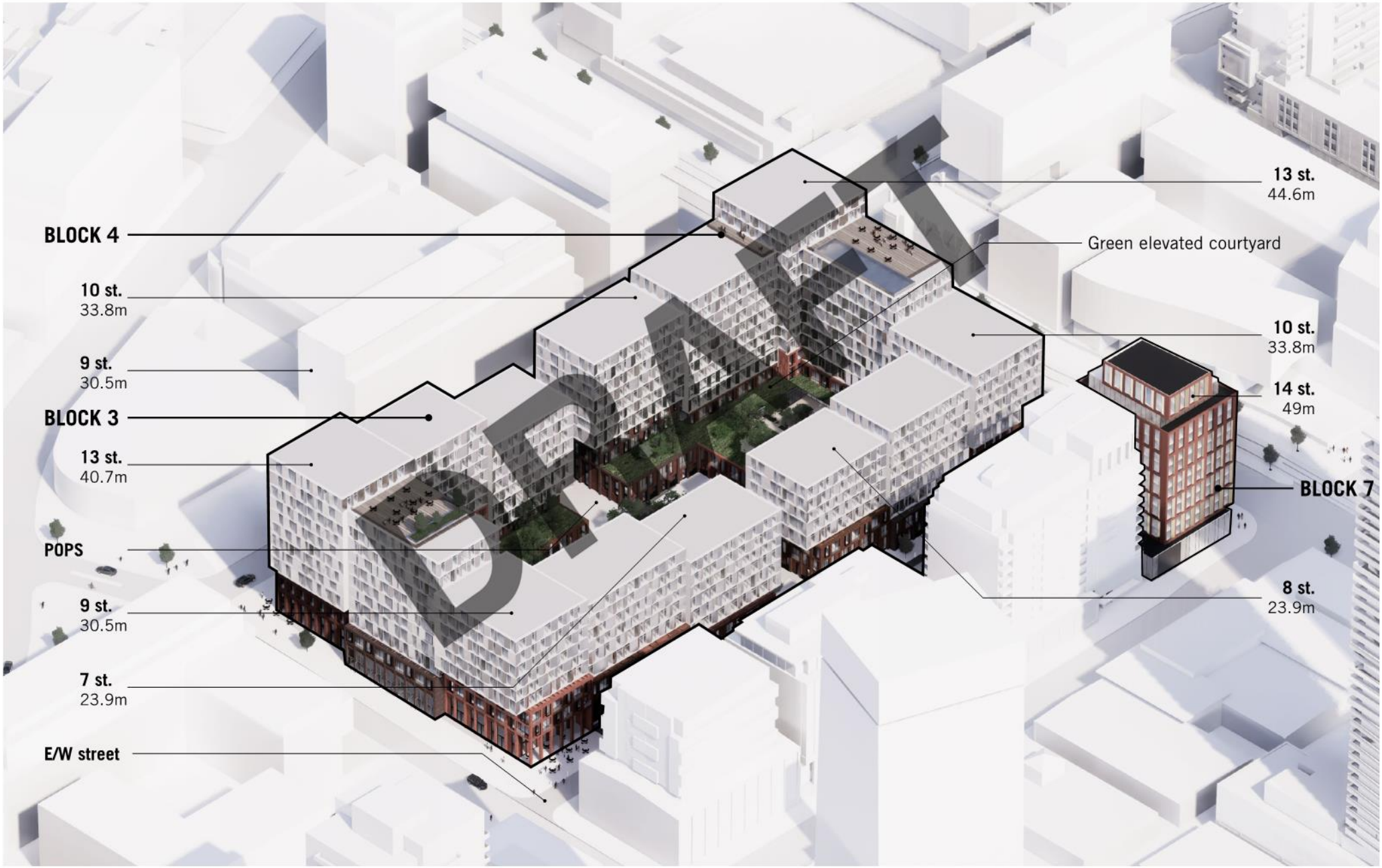








MASSING


BLOCK 4
10 st.
33.8m
9 st.
30.5m
BLOCK 3
13 st.
40.7m
POPS
9 st.
30.5m
7 st.
23.9m
E/W street
13 st.
44.6m
Green elevated courtyard
10 st.
33.8m
14 st.
49m
BLOCK 7
8 st.
23.9m


THE CANARY GATEWAY


DRAFT
THE CANARY GATEWAY

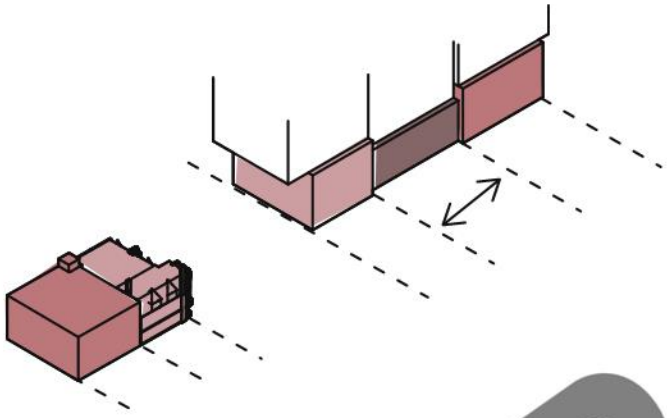

DRAFT
ALONG THE E/W STREET

THE COURTYARD

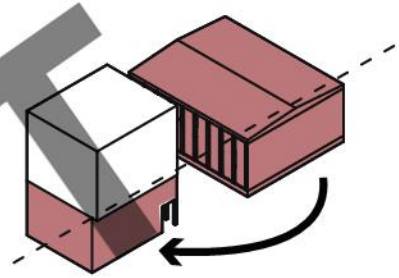
Section looking South

Section looking North

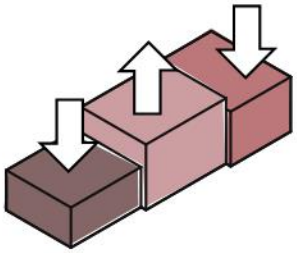
VOLUME DESIGN GUIDELINES
The base



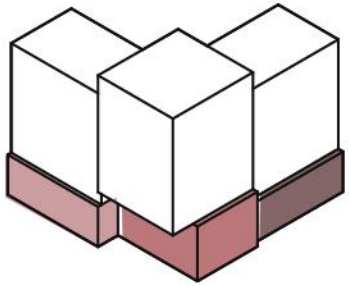
CONTINUE SCALE OF MILL STREET
Dividing the podium into seperate volumes of max. 28m width



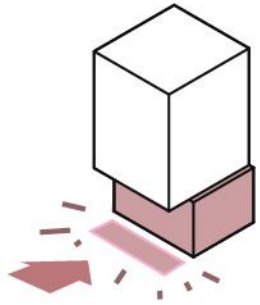
ADAPTING TO CONTEXT
Following the facade lines of adjacent buildings to a max. podium height



CLEAR VOLUMES
Only one step on each facade face



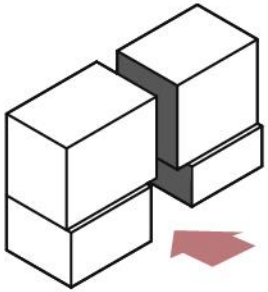
DIFFERENTIATE VOLUMES
Every volume differentiates in height or facade line



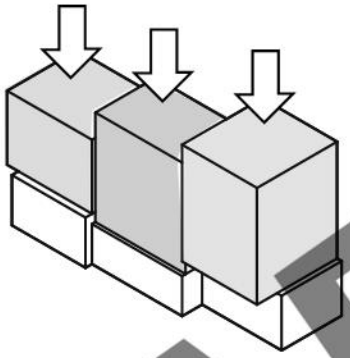
WIDENING PUBLIC SPACE AT GRADE LEVEL
Special situation at each corner


DRAFT
THE CONNECTION THROUGH THE SITE

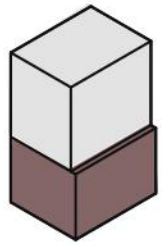
VOLUME DESIGN GUIDELINES
The cloud



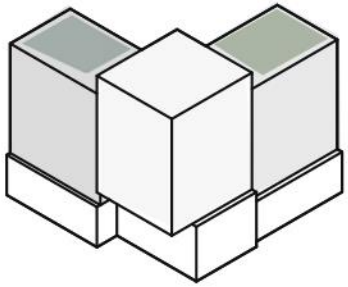
RESPECTING VIEW LINES
The N/S connection is placed to maintain visibility of the South buildings



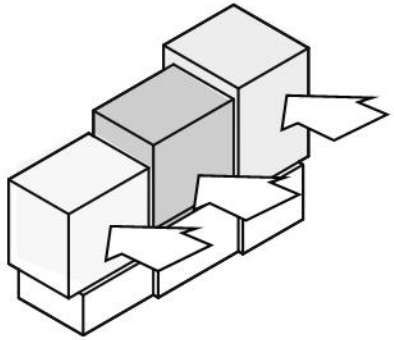
STEPPING DOWN
towards south and neighbours



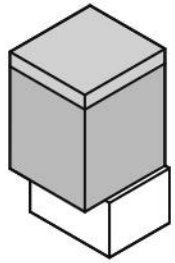
STACKED LIGHT VOLUMES ON DARKER VOLUMES
The podiums "heavier" facade layout aligns to the context



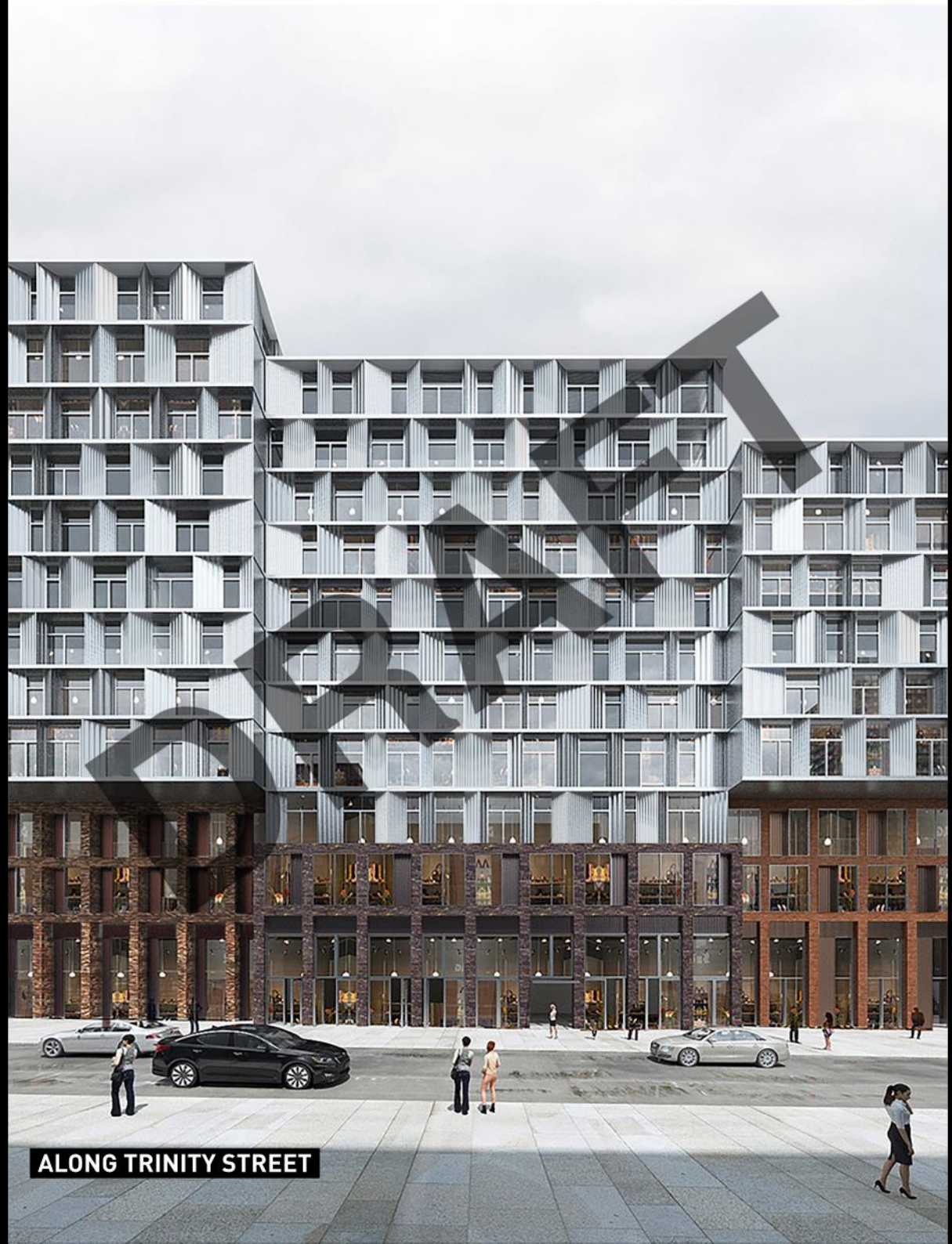
ACTIVATING THE ROOFTOP
Rooftops have shared amenities and green roofs



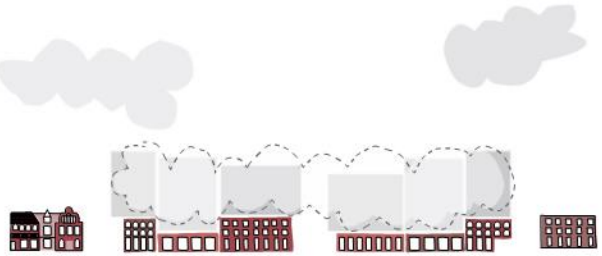
DIFFERENTIATE VOLUMES
Distinguished by a shift in facade line of min. 1.5m



INSTALLATIONS INVISIBLE
As an integrated part of the volume

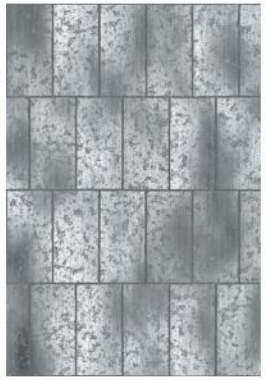

ALONG TRINITY STREET

Material Palette



THE CLOUD


LIGHT AND SHARP



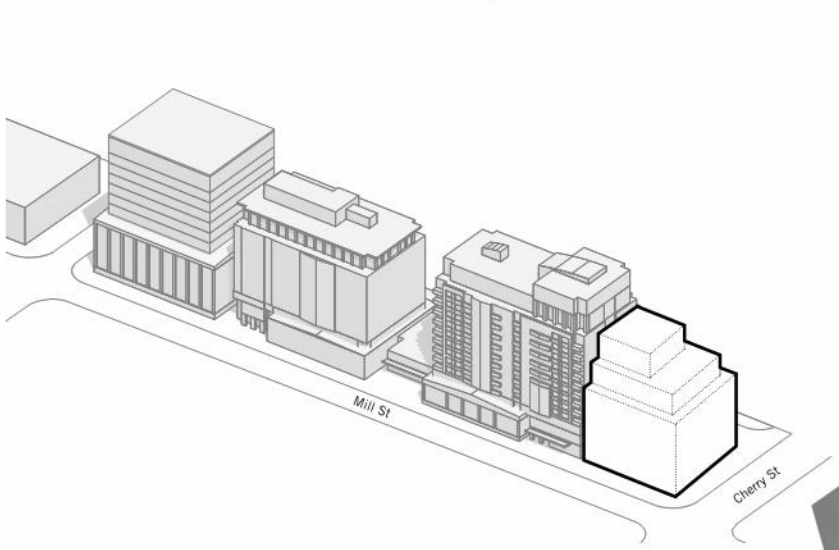
BASE


CANARY - GRID + INFILL

THE CORNER OF FRONT AND TRINITY STREET

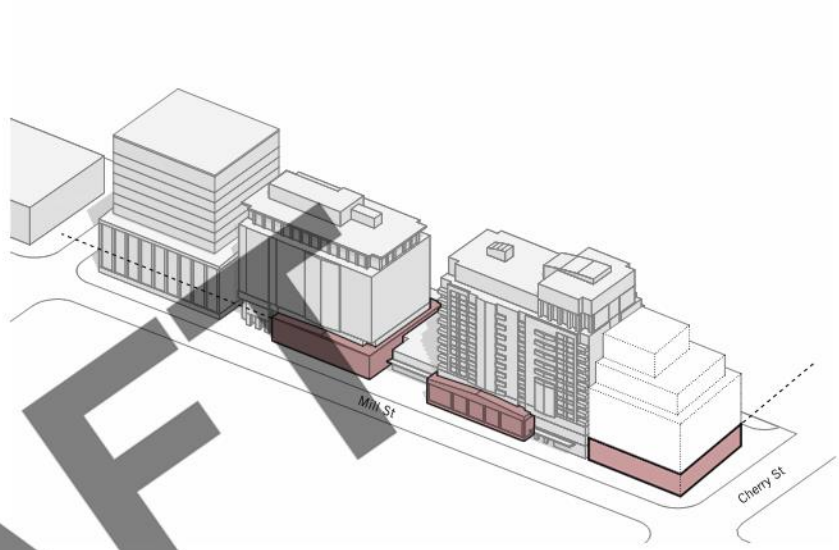
Block 7

MASSING STRATEGY



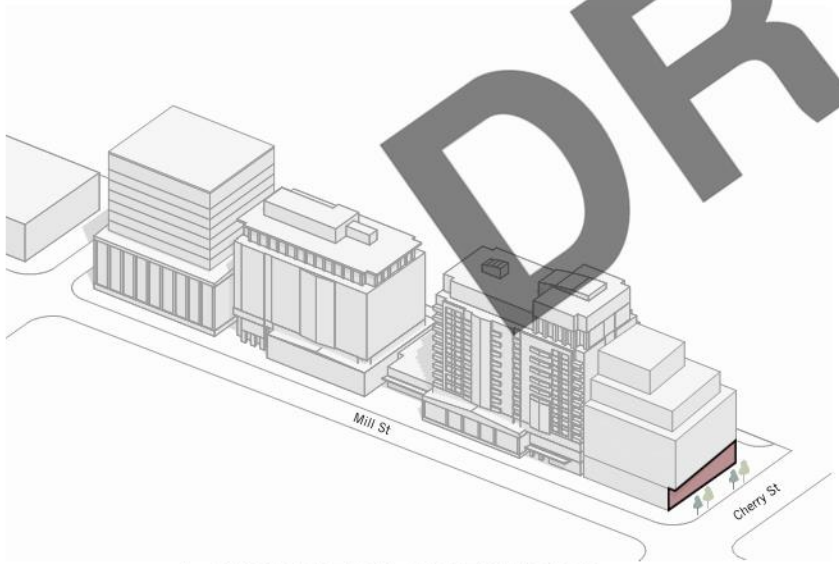
1. BUILDING ENVELOPE PER BLOCK PLAN

3-sided building condition



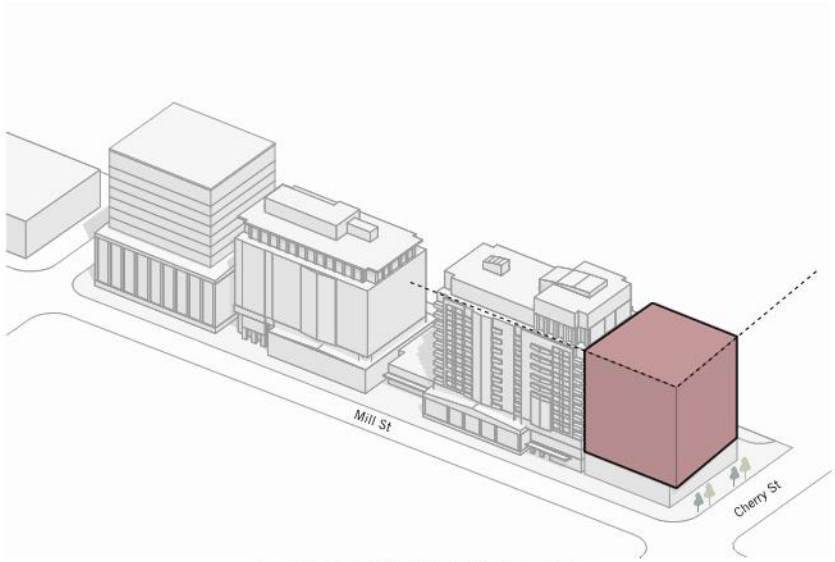
2. CONTINUE RACK HOUSE DATUM

Define strong street edges at Mill & Cherry



3. ANGLE CHERRY STREET FACADE

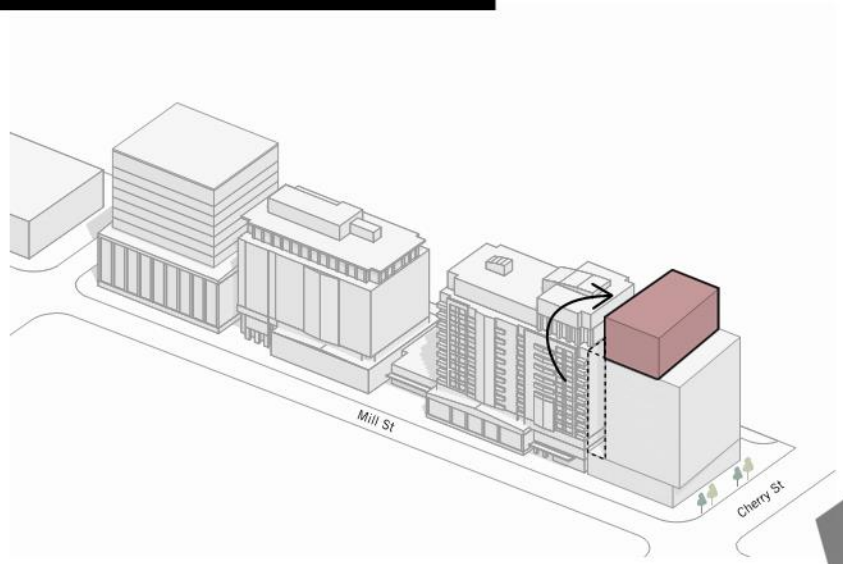
Create generous sidewalk and provide weather protection with volume above



4. CONTINUE UPPER DATUM

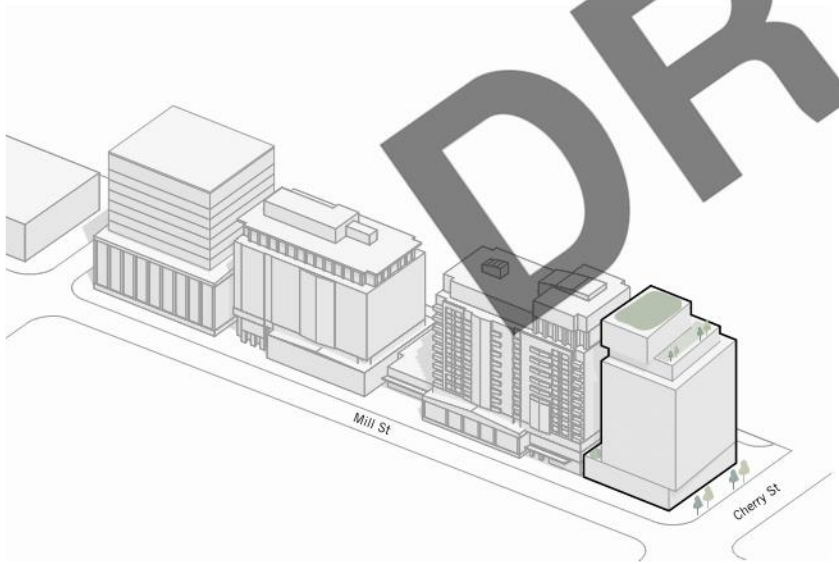
To better relate to context

MASSING STRATEGY



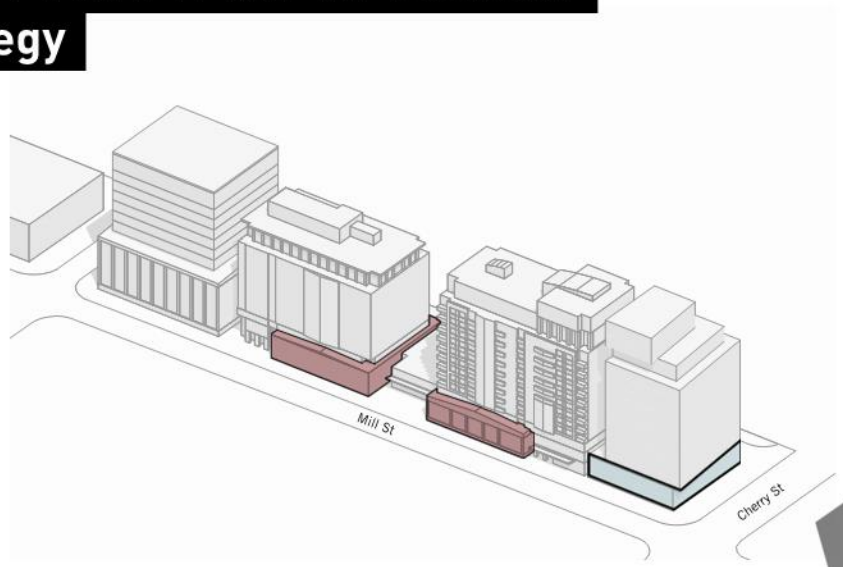
5. RELOCATE WESTERN VOLUME TO THE TOP
Transform a 3-sided building into a 4-sided building;
Filter light between buildings

6. FURTHER BREAK DOWN & SHIFT UPPER VOLUMES
Improve privacy, views and shadows;
Create additional exterior amenity spaces

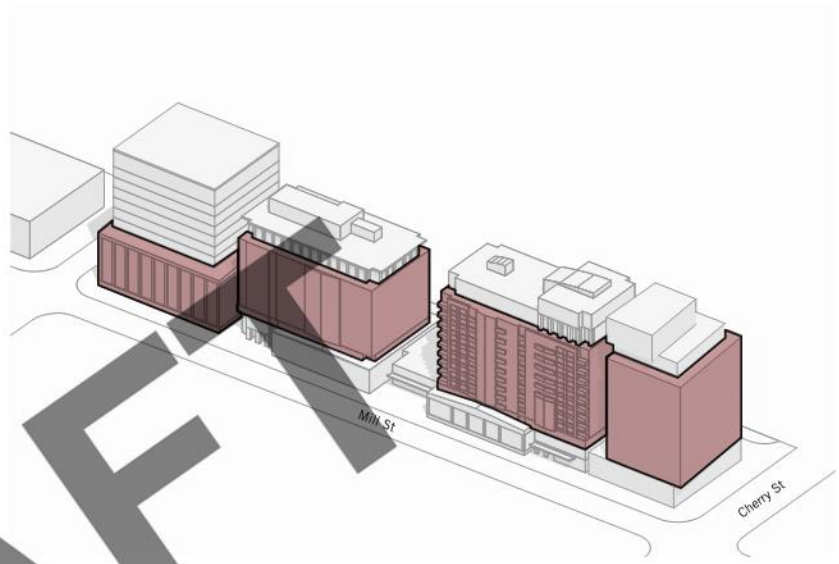


7. ACTIVATE ROOFTOPS
Create shared amenity and green roofs

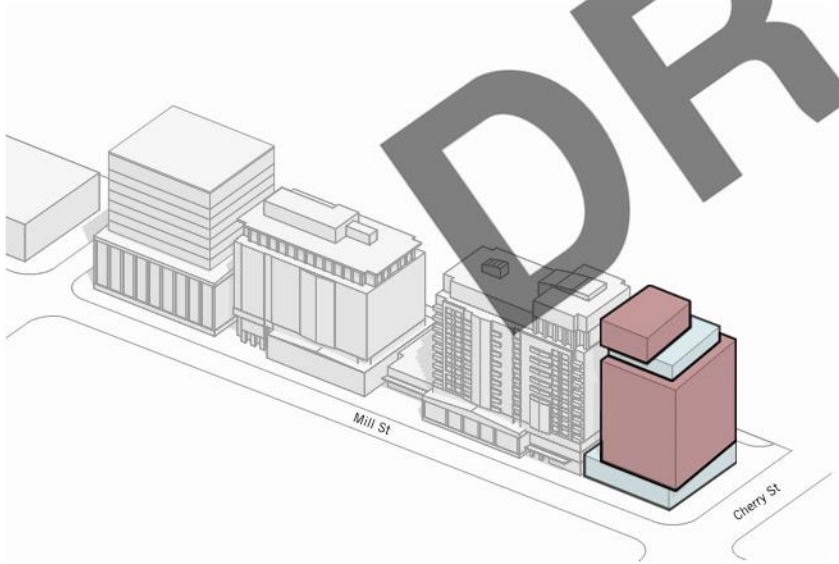
MATERIAL EXPRESSION
Strategy



BASE - TANK HOUSE
Interpret the tank house typology in a contemporary way, by inverting it: heavy/solid/brick to light/transparent/glass



MIDDLE - BRICK WAREHOUSE
Relate to context by cladding middle portion of building in brick



TOP - STACK
Stack heavier volumes on top of lighter volumes

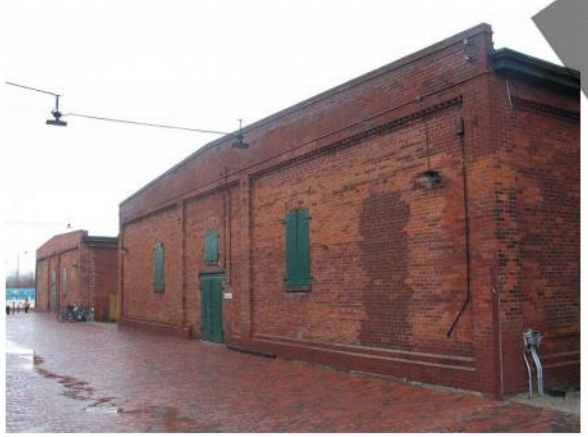
MATERIAL PALLETTE

MIDDLE / TOP

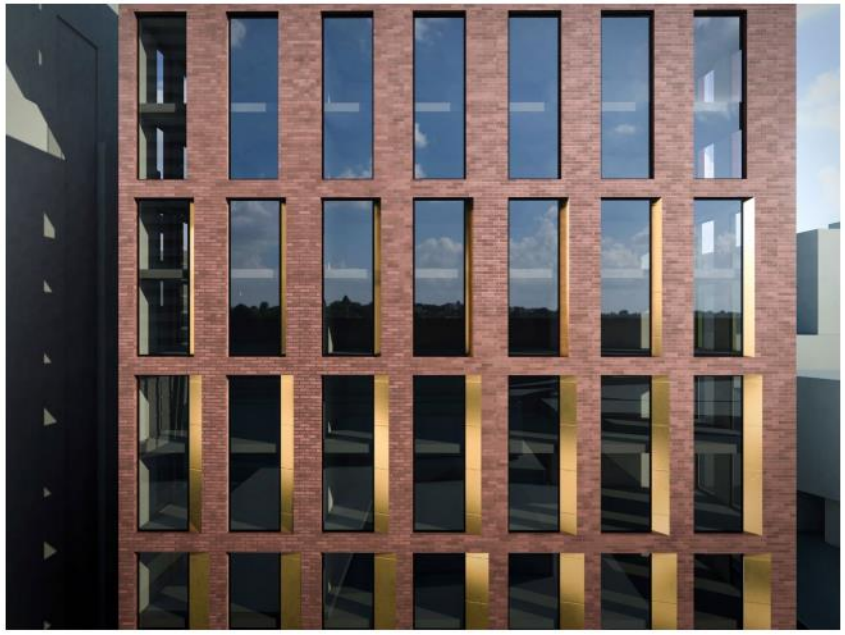




BASE / TOP - INVERTED RACK HOUSE

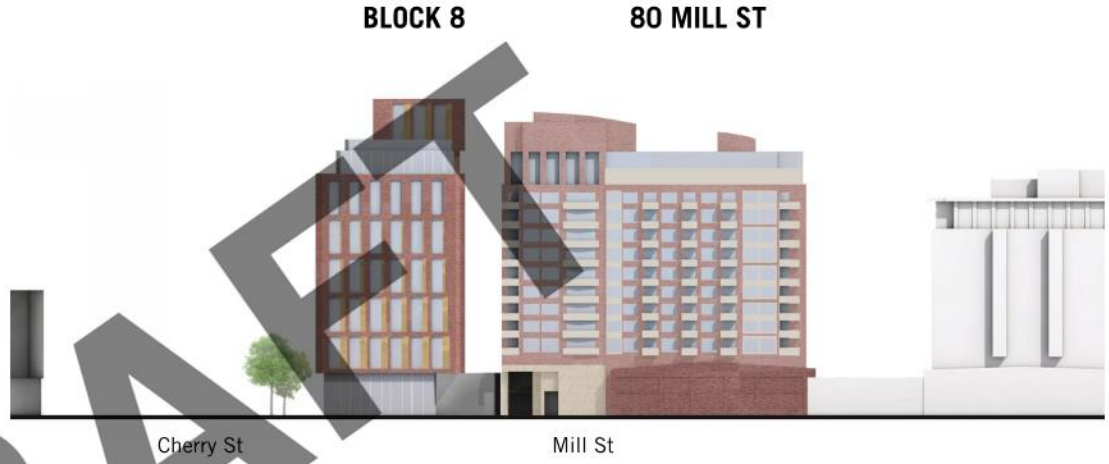


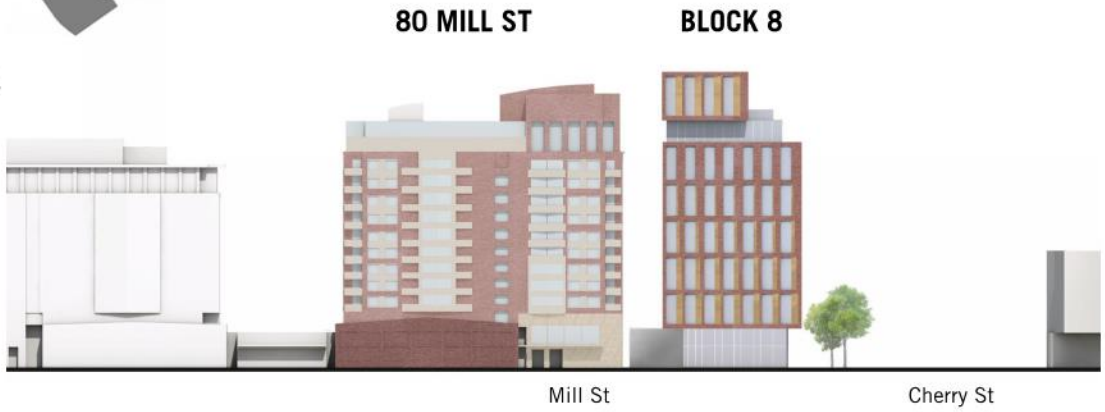
MILL & CHERRY STREETS
Elevation



MILL ST.
South Elevation

E/W SECTION & ELEVATIONS

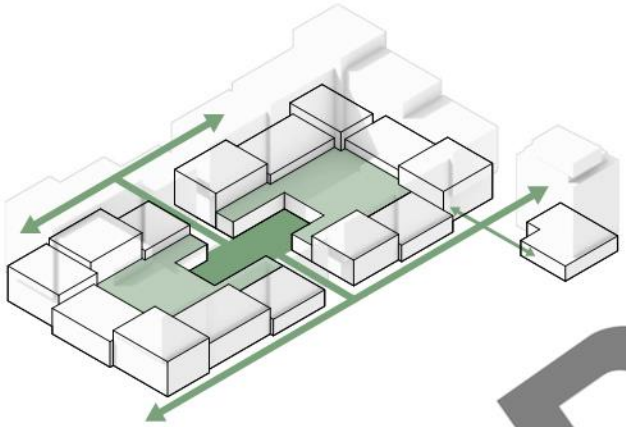




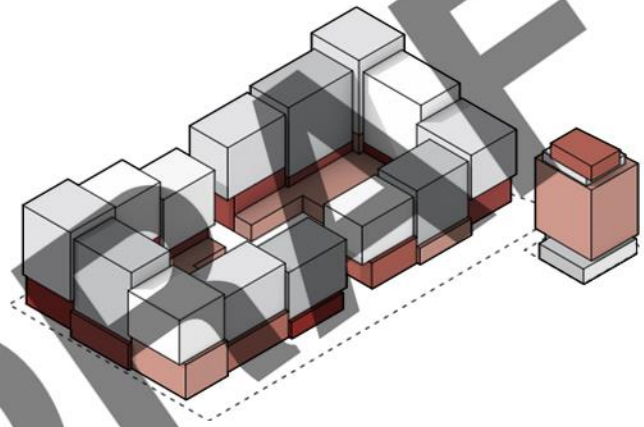
Elevations

DRAFT

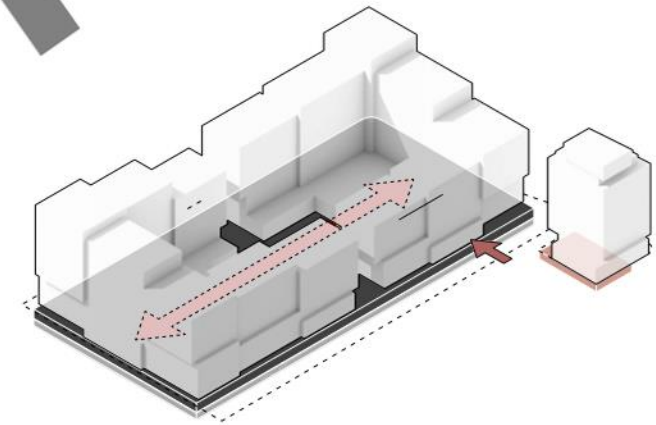
ONE COMBINED PROJECT
Common for blocks 3-4-7



A Continuous Public Space



A Cohesive Design in Materials and Massing



Parking Garage With One Common Entry

P1 Commercial parking spaces - 321

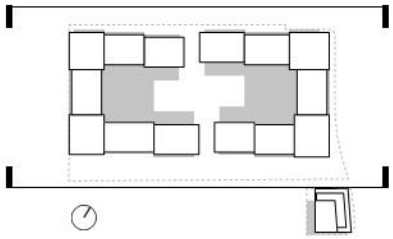
P2 Commercial parking spaces - 160
P2 Residential parking spaces - 155

P1 Residents storage
Bike parking
Evac and Plumbing spaces

One common parking entrance

One underground connector

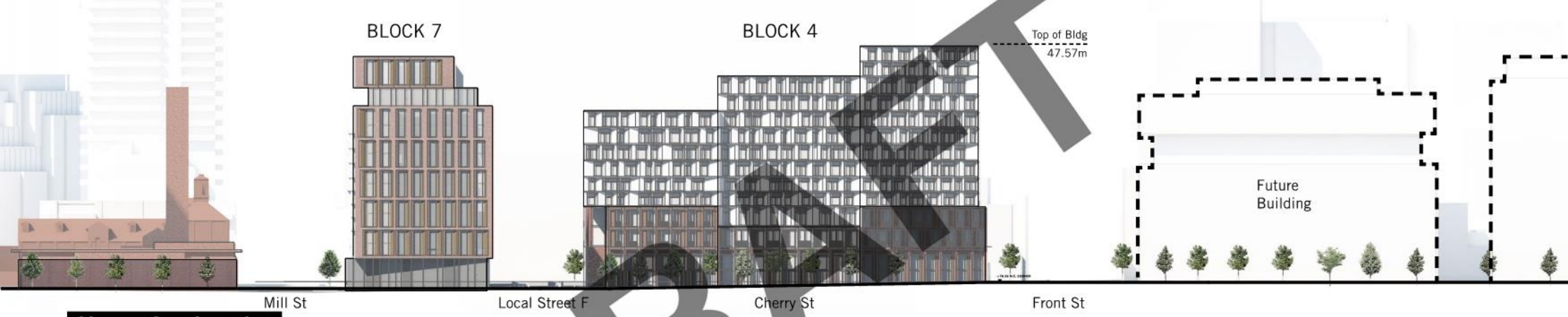
FRONT ST. and new E/W ST.
North and South Elevation



Front St. elevation

E/W St. elevation

CHERRY ST. and TRINITY ST.
East and West Elevation

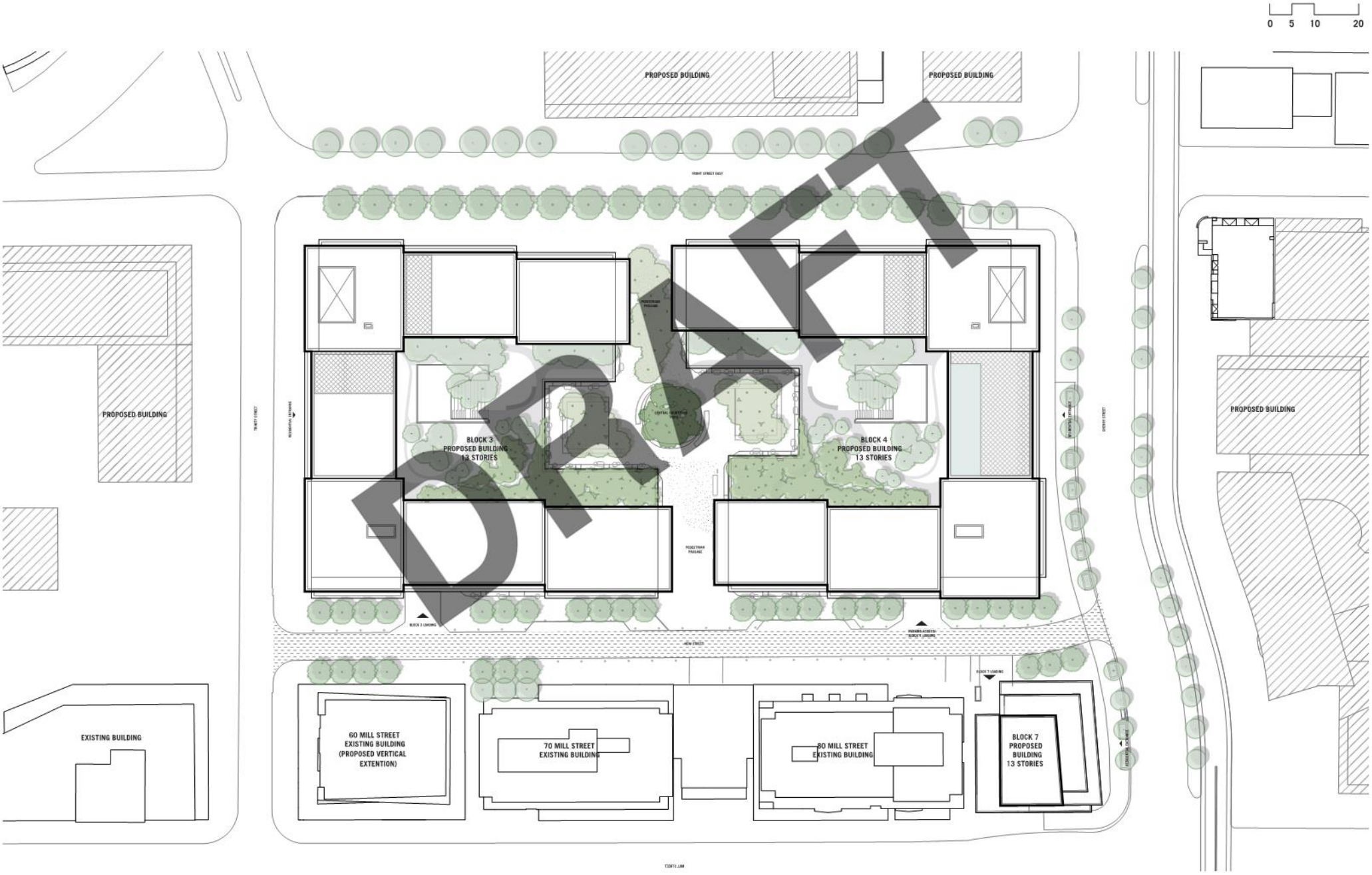


Cherry St. elevation

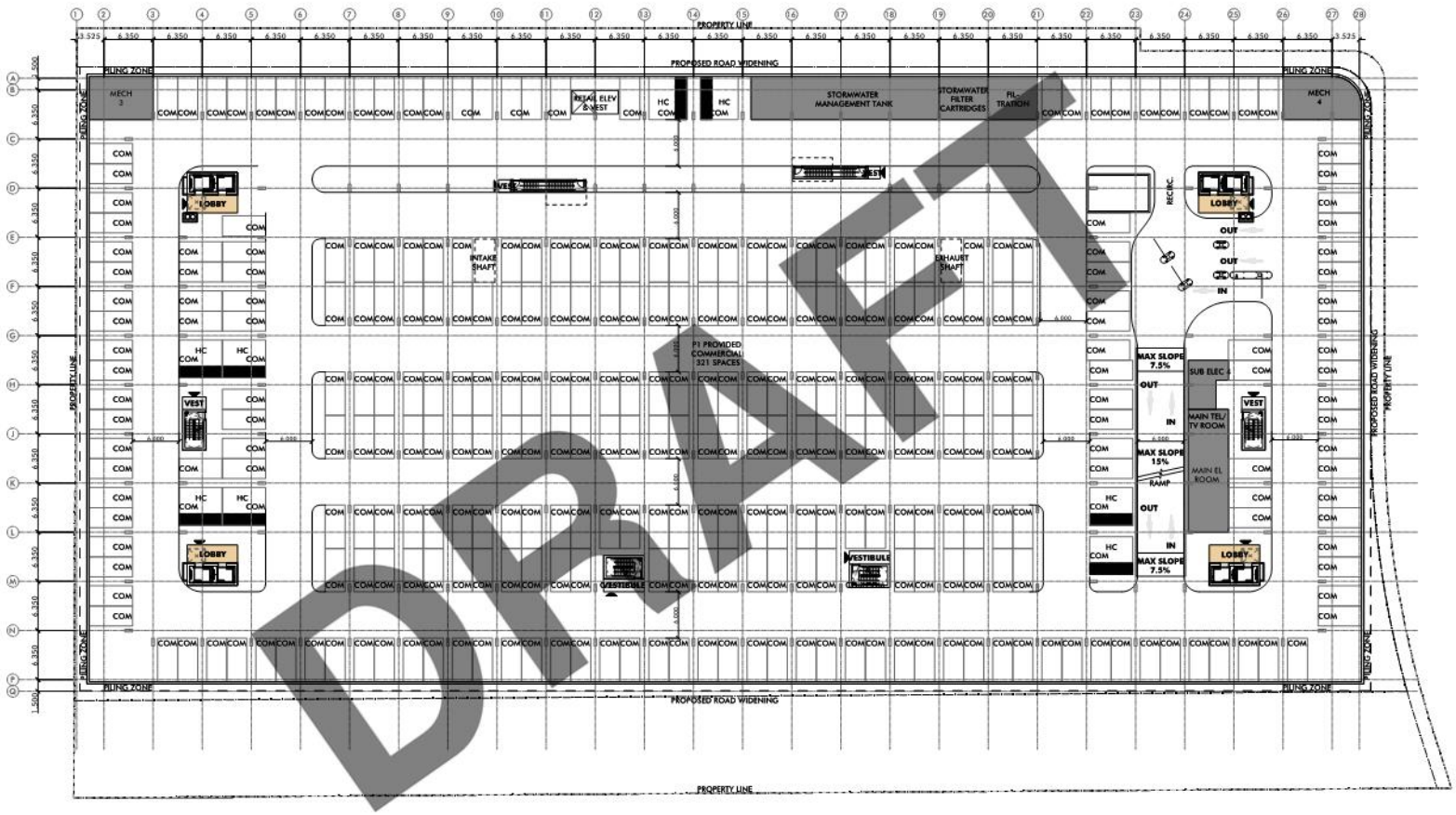
Trinity St. elevation

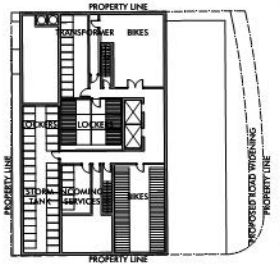
Plans

SITE PLAN

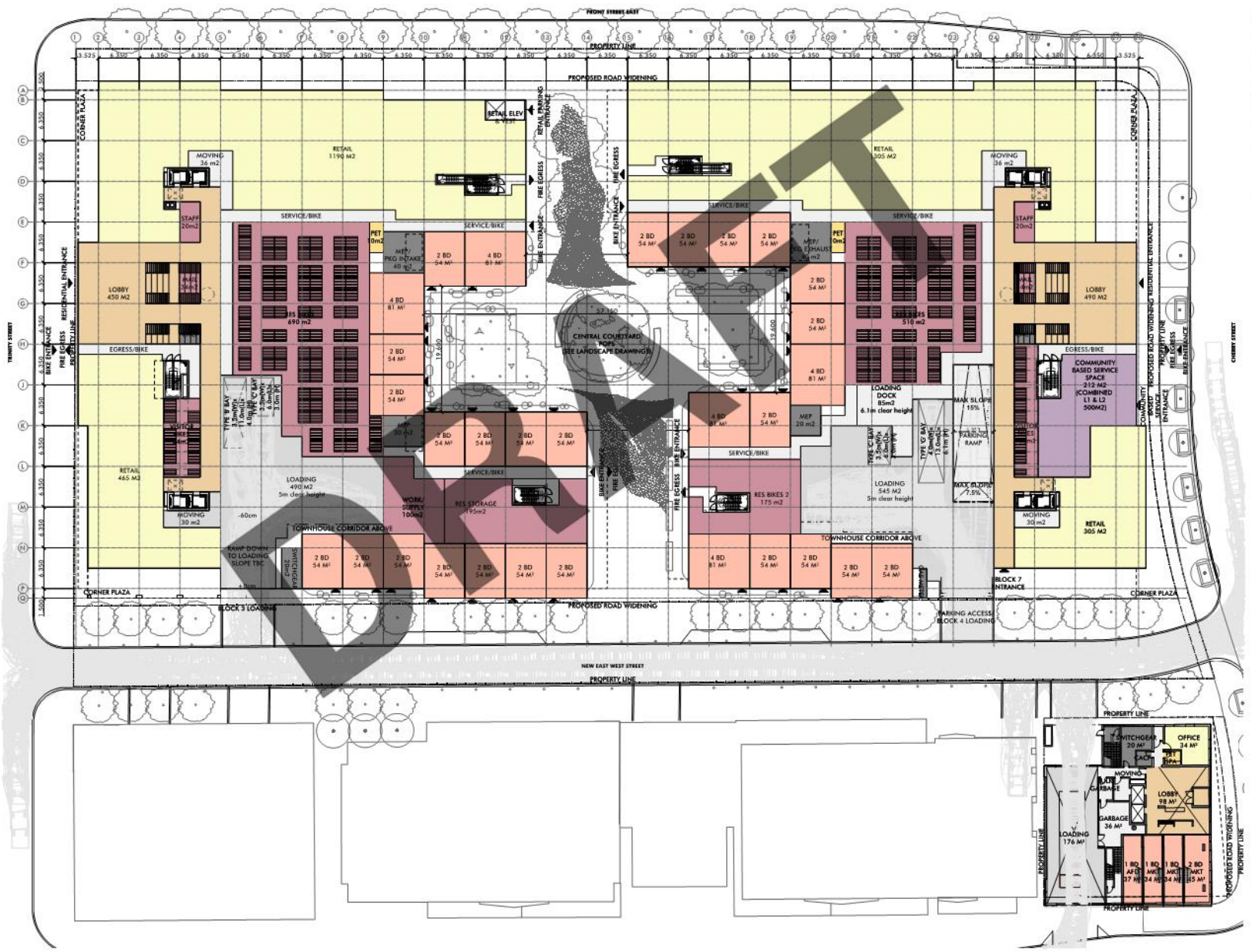

0 5 10 20
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
BLOCK 3
PROPOSED BUILDING
13 STORIES
BLOCK 4
PROPOSED BUILDING
13 STORIES
EXISTING BUILDING
60 MILL STREET
EXISTING BUILDING
(PROPOSED VERTICAL
EXTENTION)
70 MILL STREET
EXISTING BUILDING
80 MILL STREET
EXISTING BUILDING
BLOCK 7
PROPOSED
BUILDING
13 STORIES
DRAFT

LEVEL P1
Basement floor

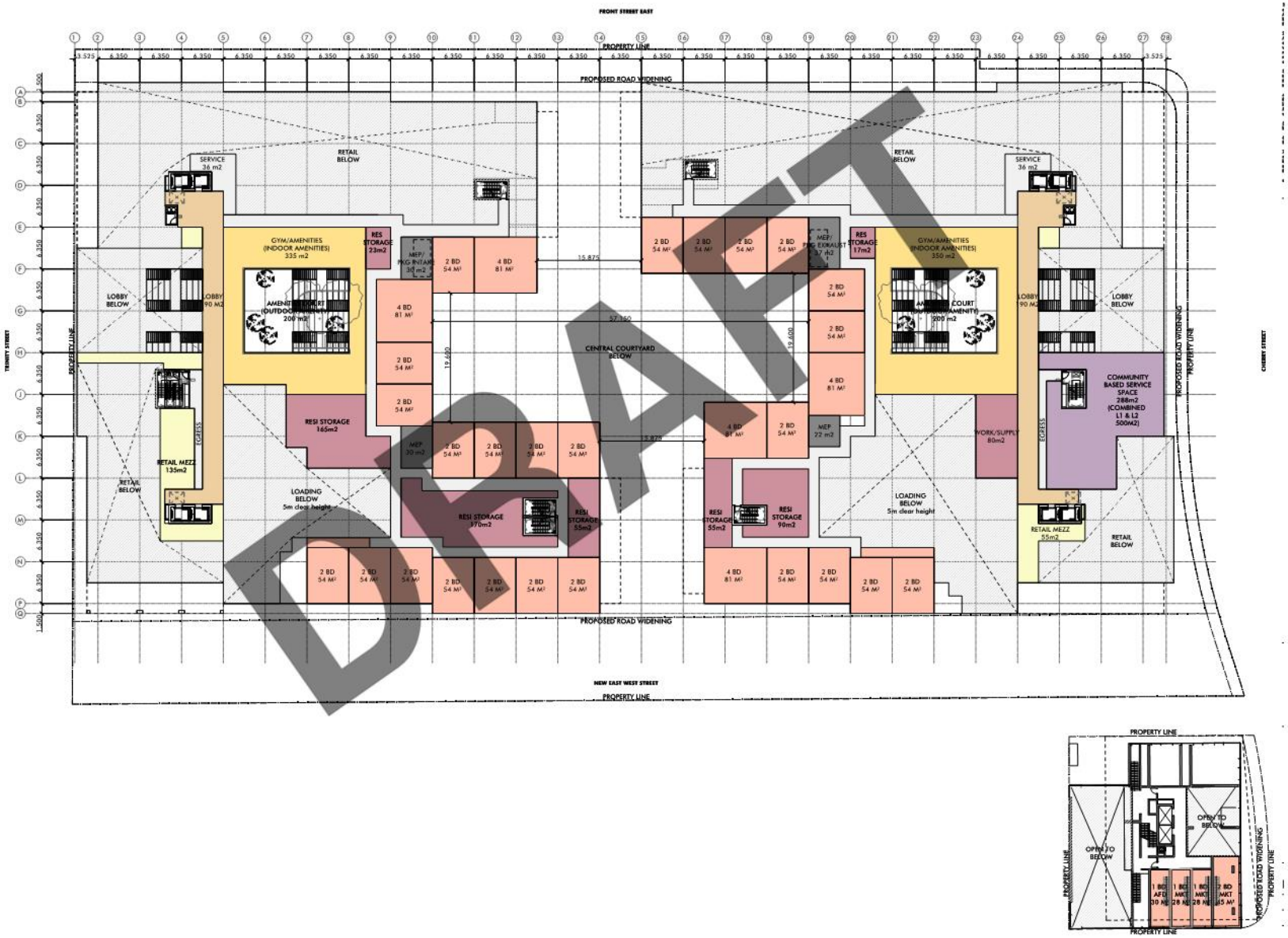




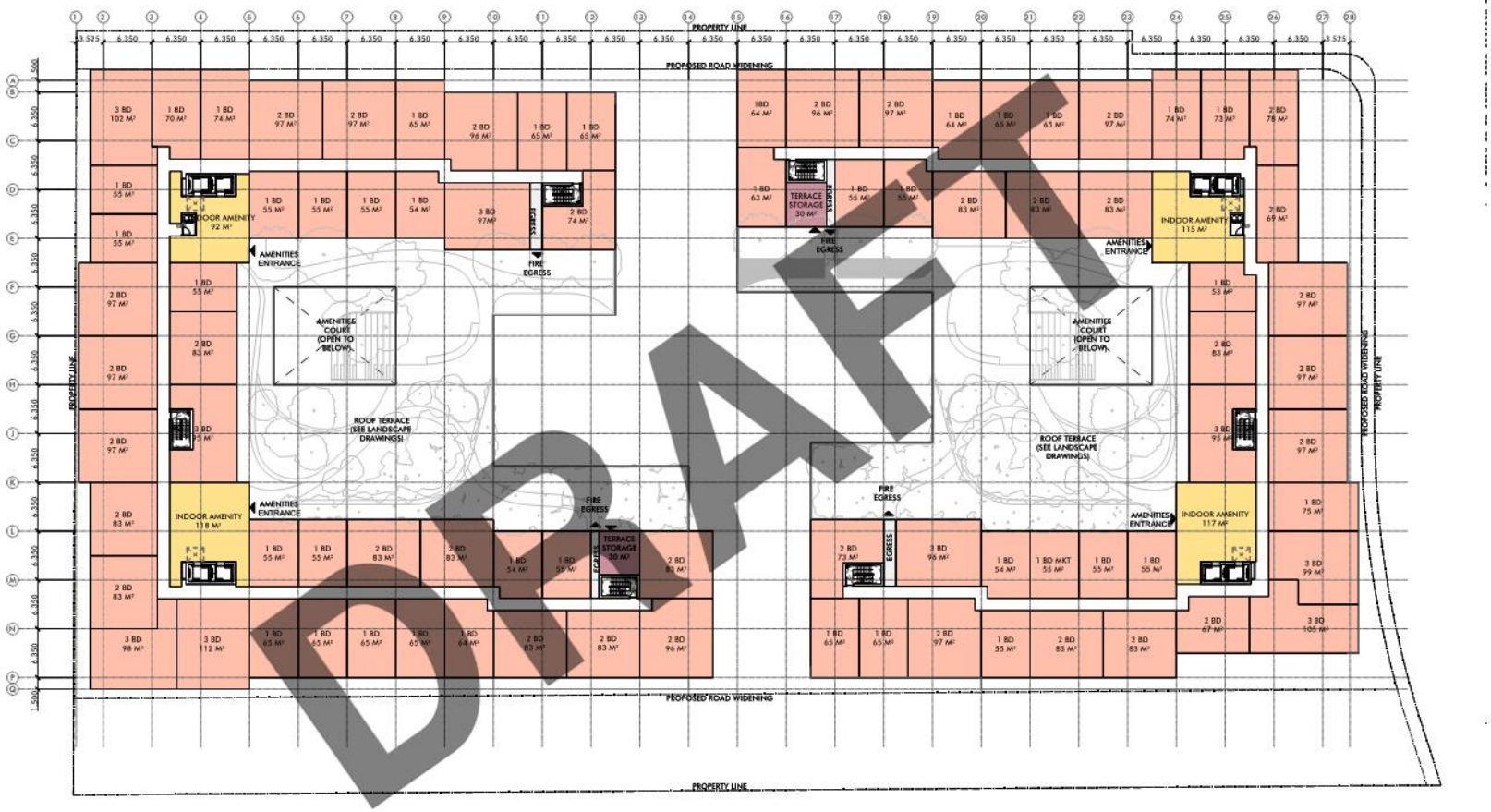
LEVEL 1
Ground floor

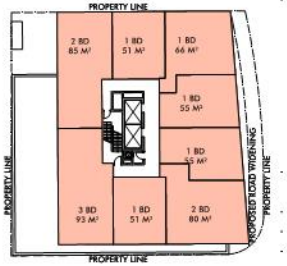


LEVEL 2
Amenity level

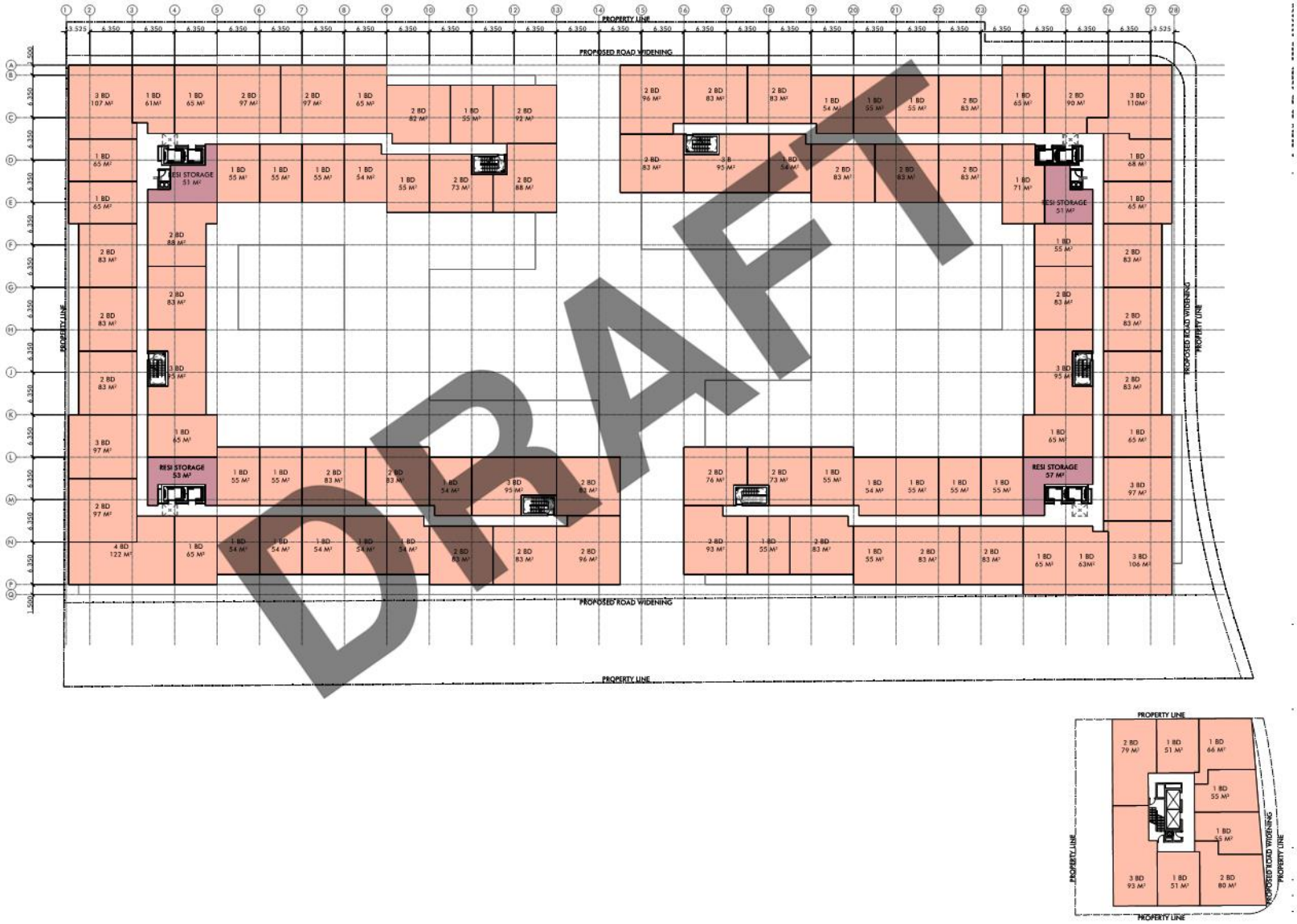


LEVEL 3
Amenity level

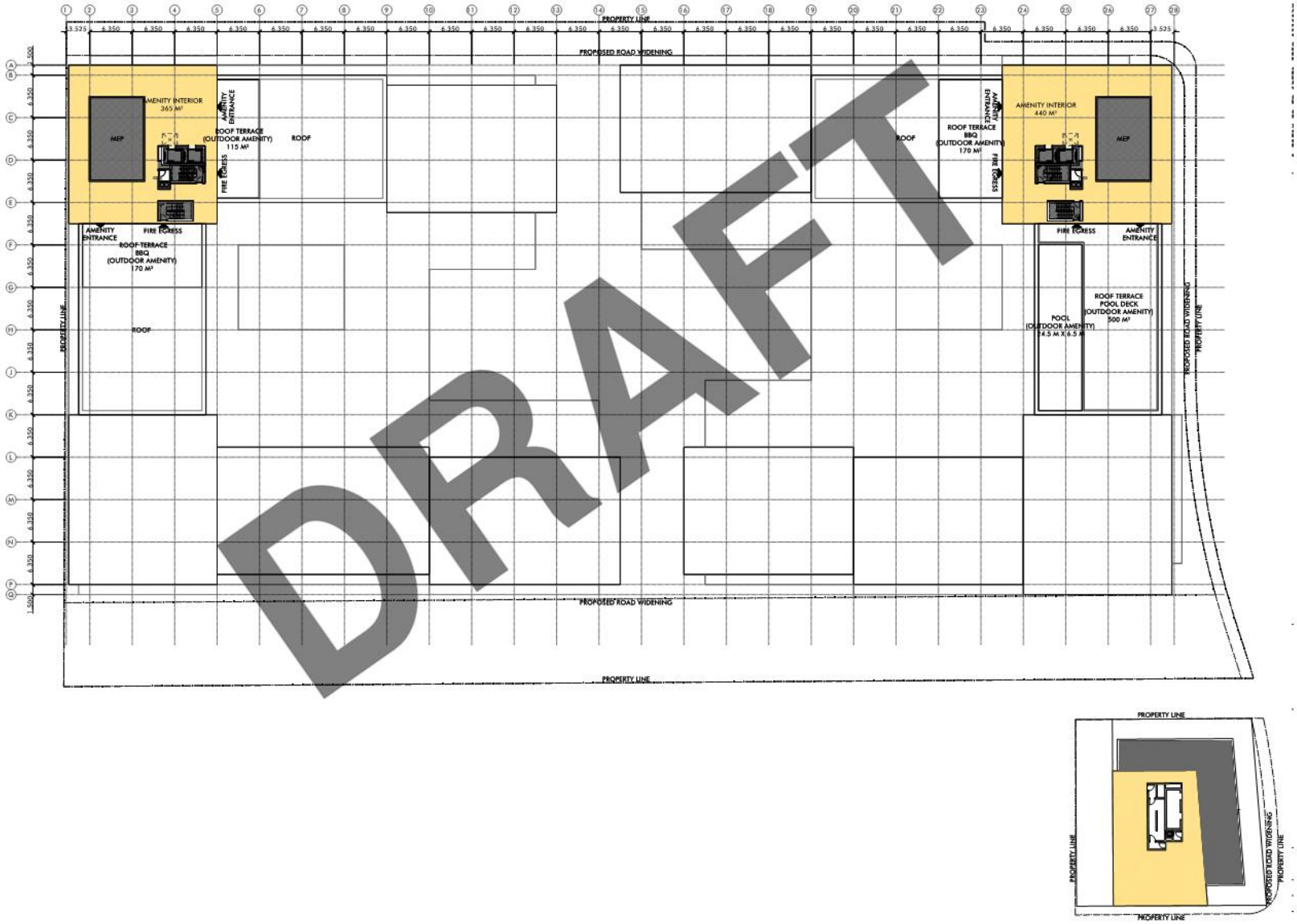




LEVEL 5
Typical floor



LEVEL 13
Amenity level



FULLY INTEGRATED MARKET AND AFFORDABLE UNITS

Target mix

~836
RESIDENTIAL UNITS
WILL FORM DEVELOPMENT

Affordable Units		Market Rate Units	
40%	1B	45%	1B
40%	2B	45%	2B
10%	3B	10%	3B
10%	4B		

~251 UNITS (30%)
OF TOTAL RESIDENTIAL UNITS
ARE AFFORDABLE

BLOCK 3
109 AFFORDABLE UNITS
264 MARKET UNITS

TOTAL GFA: 37,361m²

TOTAL HEIGHT: 45.45 m

BLOCK 4
116 AFFORDABLE UNITS
259 MARKET UNITS

TOTAL GFA: 38,522 m²

TOTAL HEIGHT: 45.45m

BLOCK 7
26 AFFORDABLE UNITS
62 MARKET UNITS

TOTAL GFA: 7,106 m²

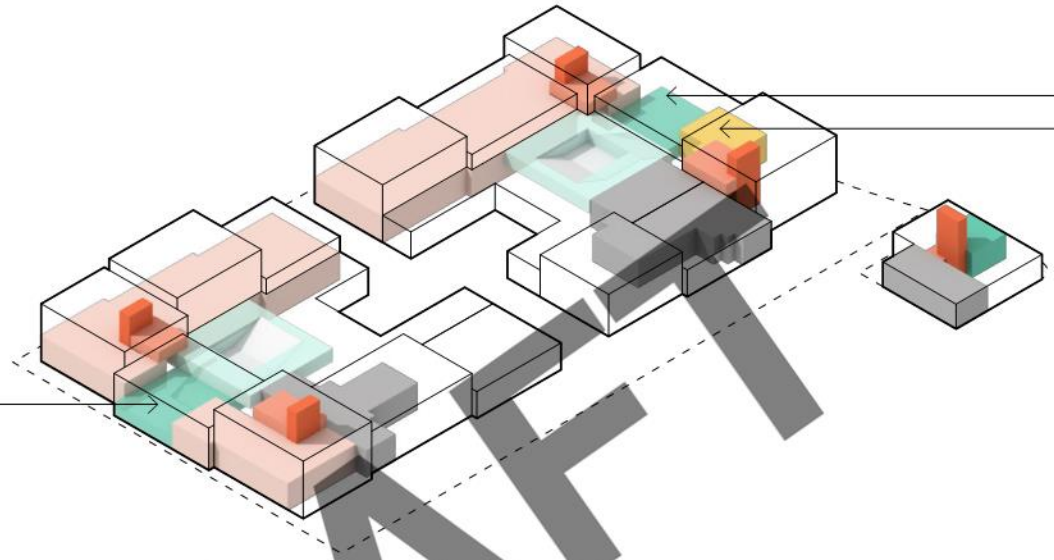
TOTAL HEIGHT: 49.25 m

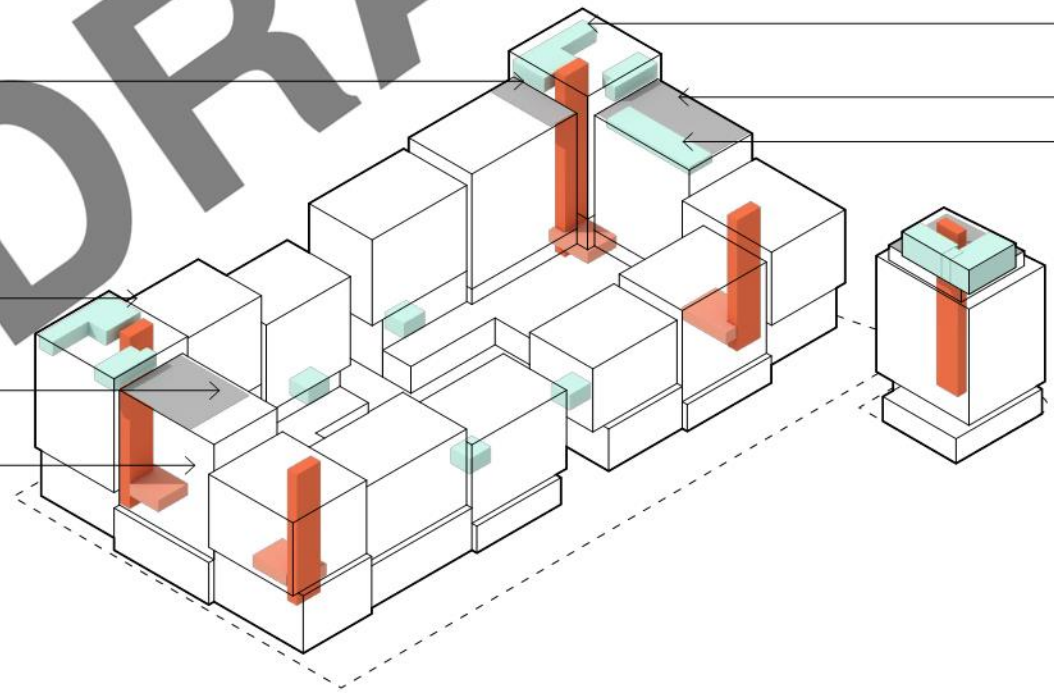
TOTAL
70% / 585 MARKET UNITS
30% / 251 AFFORDABLE UNITS

PROGRAM
Distribution

- RESIDENTIAL
- RETAIL
- LOBBY / OFFICE
- AMENITY
- CORES
- LOADING / STORAGE
- COMMUNITY BASED SERVICE SPACE

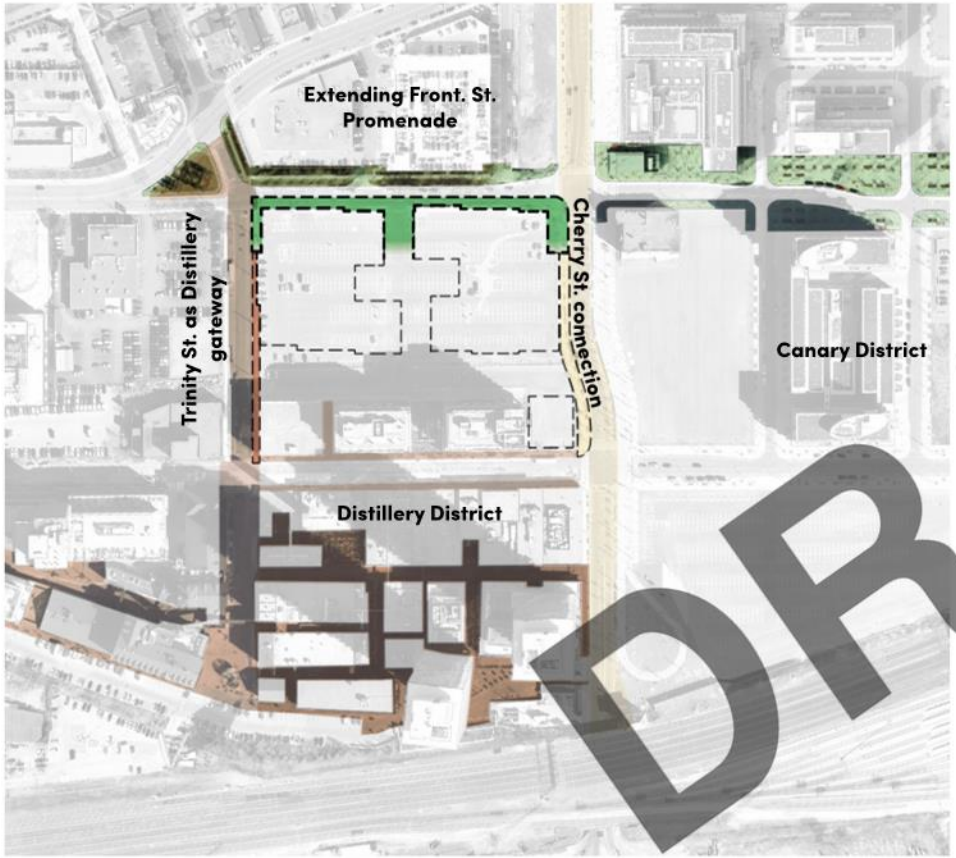
AFFORDABLE UNITS ARE EVENLY DISTRIBUTED WITHIN THE THREE BLOCKS.

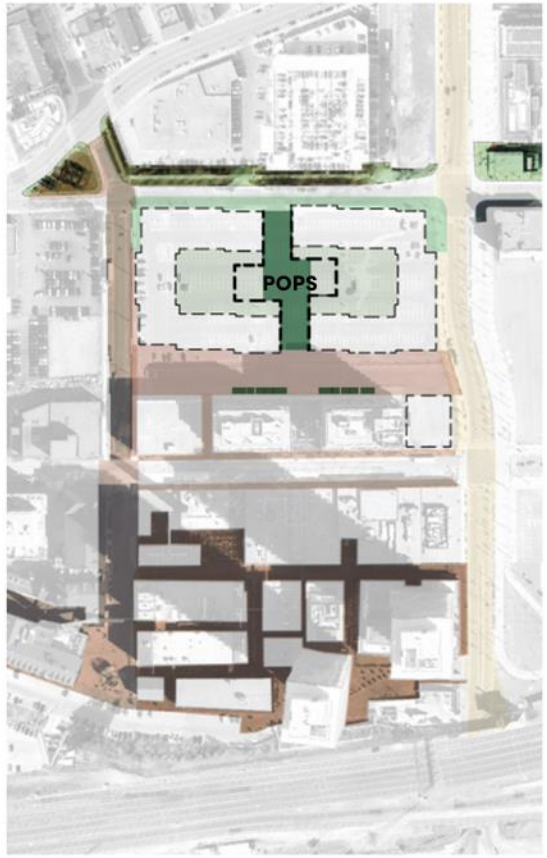




4. PUBLIC REALM

PUBLIC REALM CONNECTIONS





PERIMETER CONNECTIONS

Engaging the distinct streets and frontages at the intersection between one of Toronto's oldest and newest districts

NEIGHBOURHOOD CONNECTION

A new animated community street that extends the human scale and historic textures

COURTYARD CONNECTIONS

Nature at the at the heart of the POPs - a refuge for urban biodiversity. Reinforces local identity and provides a gathering place at the community core.

DISTINGUISHING 4 LAYERS OF LANDSCAPE

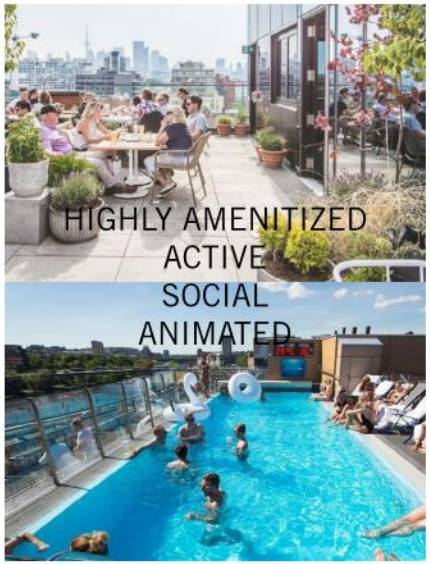
A vertical strata of distinct atmospheres, programs, and degrees of publicness/privacy

1. POPS

2. COURTS

3. UPPER TERRACE

4. ROOFTOP



LANDSCAPE PROPOSAL

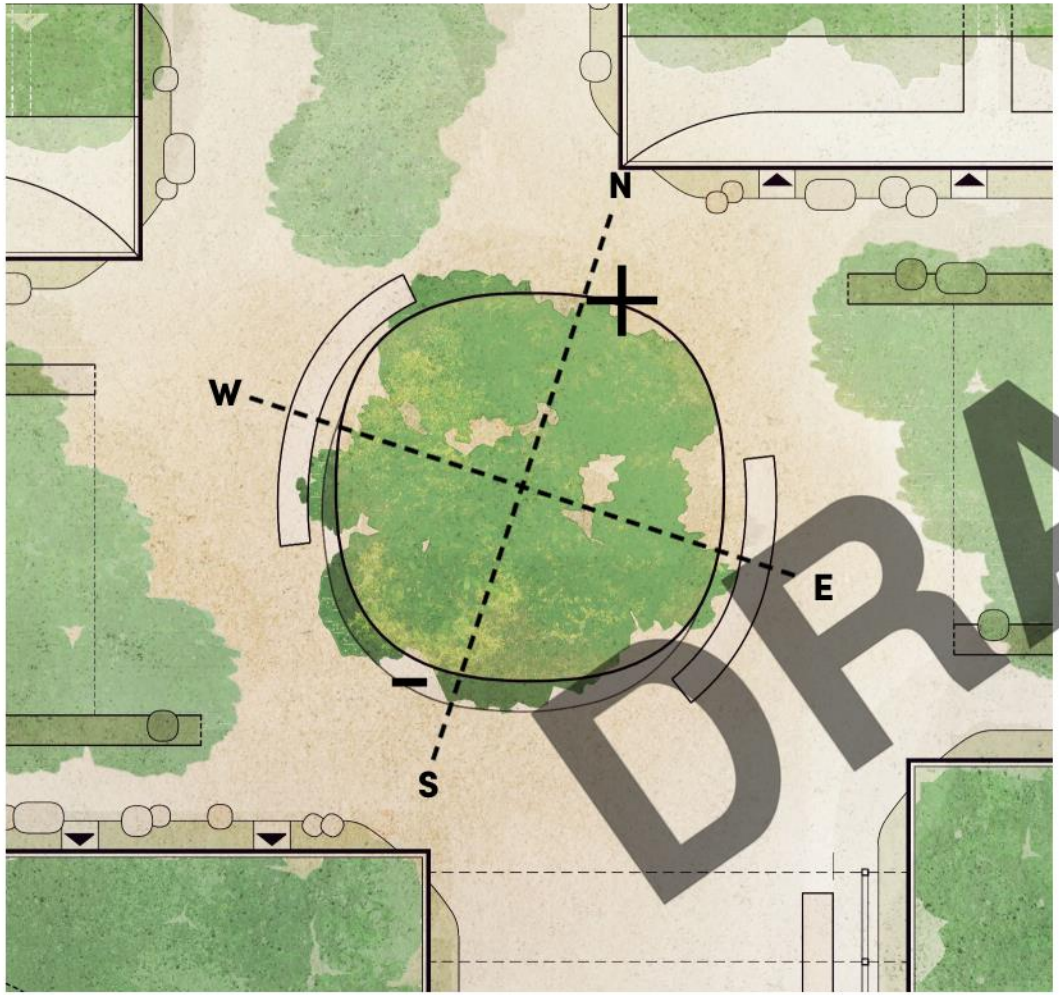
Plan

LANDSCAPE PROPOSAL

POPS section

LANDSCAPE PROPOSAL

Biodiversity planter at heart



True North shift solar tilt

North vs. South detailing
with bench seating.

5. SUSTAINABILITY

OVERVIEW OF SOLUTIONS

Efficient Magnetic-Bearing Centrifgual Chillers

Low Window-to-Wall Ratio (50%)

In-Suite Heat Recovery

Low-Flow Hot Water Fixtures

LED fixtures in corridors, amenity areas and garage

Locally Sourced Materials

Bike Parking

Storm Water Retention

Solar Wall Technology Pre-Heated Fresh Air Intake

City Tram Connection

Urban Farming

Native Plant Species

Self Shading Facade

Green Roofs

ENERGY PERFORMANCE

This project has 3 programs / standards that it must demonstrate energy compliance with. All of these program require us to report the proposed design's performance relative to that of a reference building. Below are the applicable programs and resulting 2 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 *EAp2: Minimum Energy Performance,* and at least 7 points under *EAc1: Optimize Energy Efficiency* (at least a 18% improvement over NECB 2011)
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

PRELIMINARY LEED SCORECARD

Points Required for Gold: 60

Points Currently Targeted: **62** (with plan to move 3 – 4 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**

Y	?	N	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**

Y	?	N	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
8	**0**	**2**	**SS Points Subtotal**

Y	?	N	Regional Priority (RP)
2	2		RPc1: Regional Priority (EAc2, LTc2, SSc4, 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
3	1	2	WEc2: Indoor Water Use Reduction
		2	WEc3: Cooling Tower Water Use
1			WEc4: Water Metering
6	**1**	**4**	**WE Points Subtotal**

Y	?	N	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	1	2	EAc1: Enhanced Commissioning
8	4	6	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
13	**9**	**11**	**EA Points Subtotal**

Y	?	N	Innovation (IN)
4	1		INc1: Innovation in Design
1			INc2: LEED Accredited Professional
5	**1**	**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
5	**1**	**7**	**MR Points Subtotal**

Y	?	N	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: Daylight
		1	EQc8: Quality Views
		1	EQc9: Acoustic Performance
9	**2**	**5**	**EQ Points Subtotal**

6. APPENDIX

Shadow studies

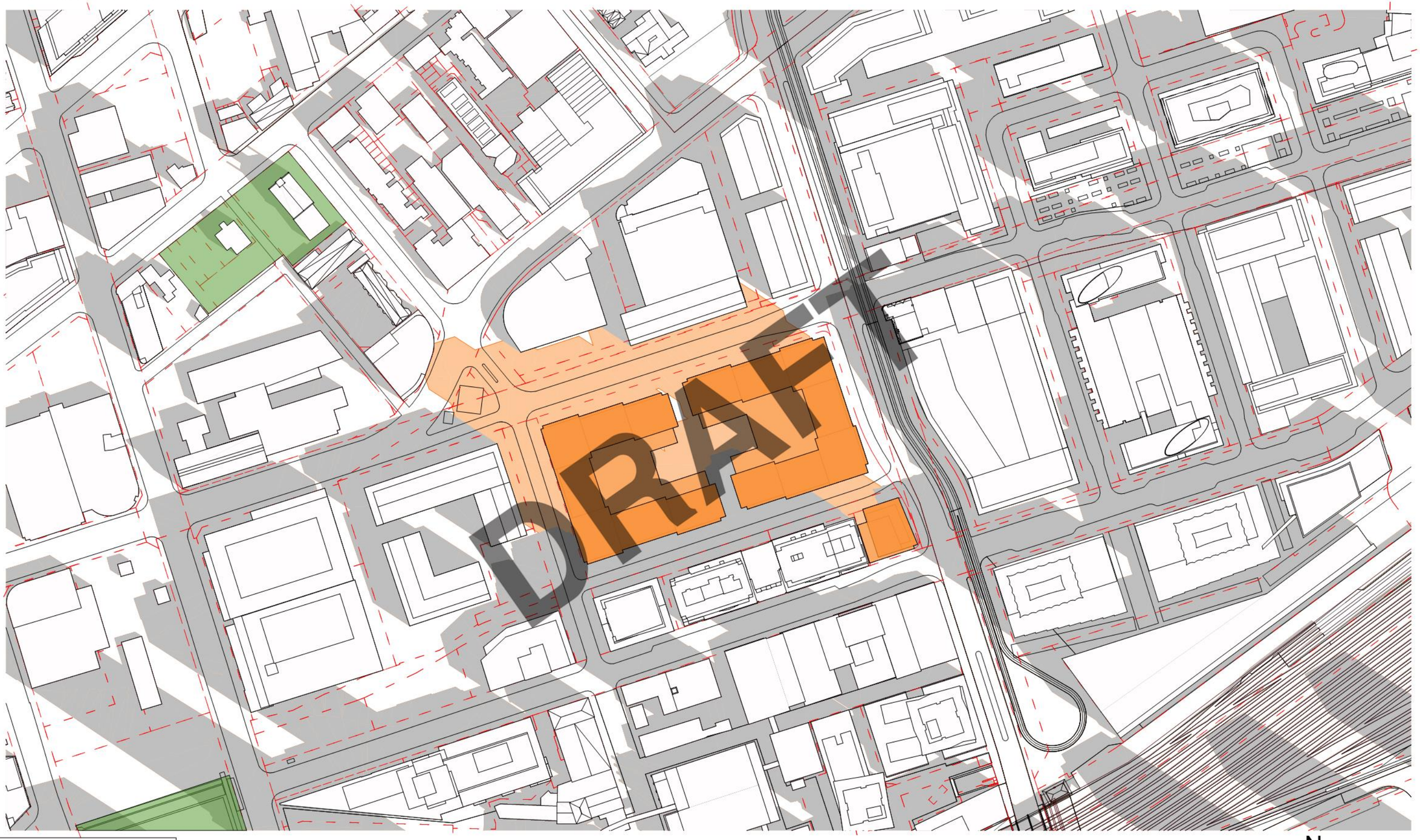
01 March 21 09:18

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

02 March 21 10:18



NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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URBAN STRATEGIES INC

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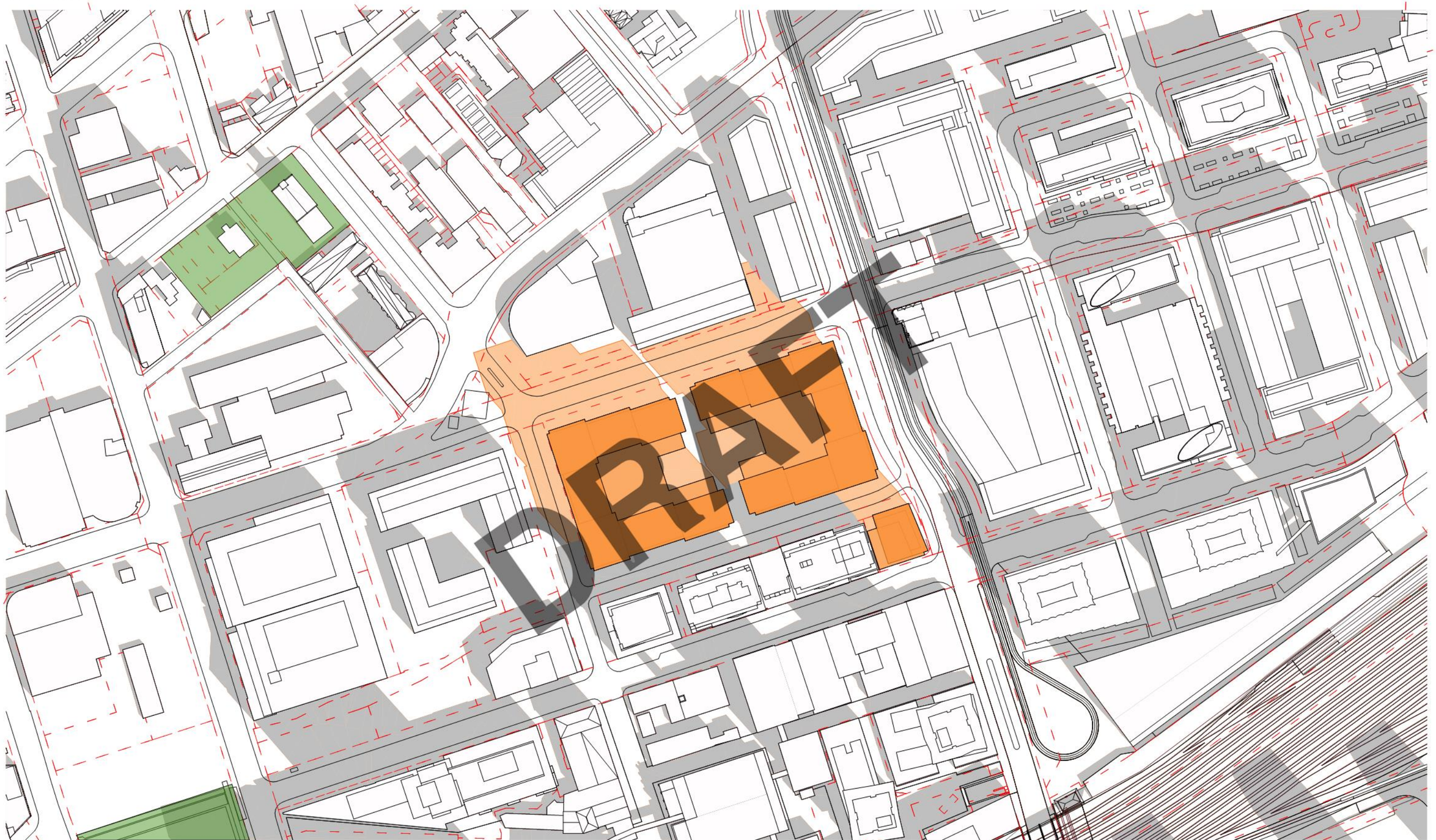

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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URBAN STRATEGIES INC

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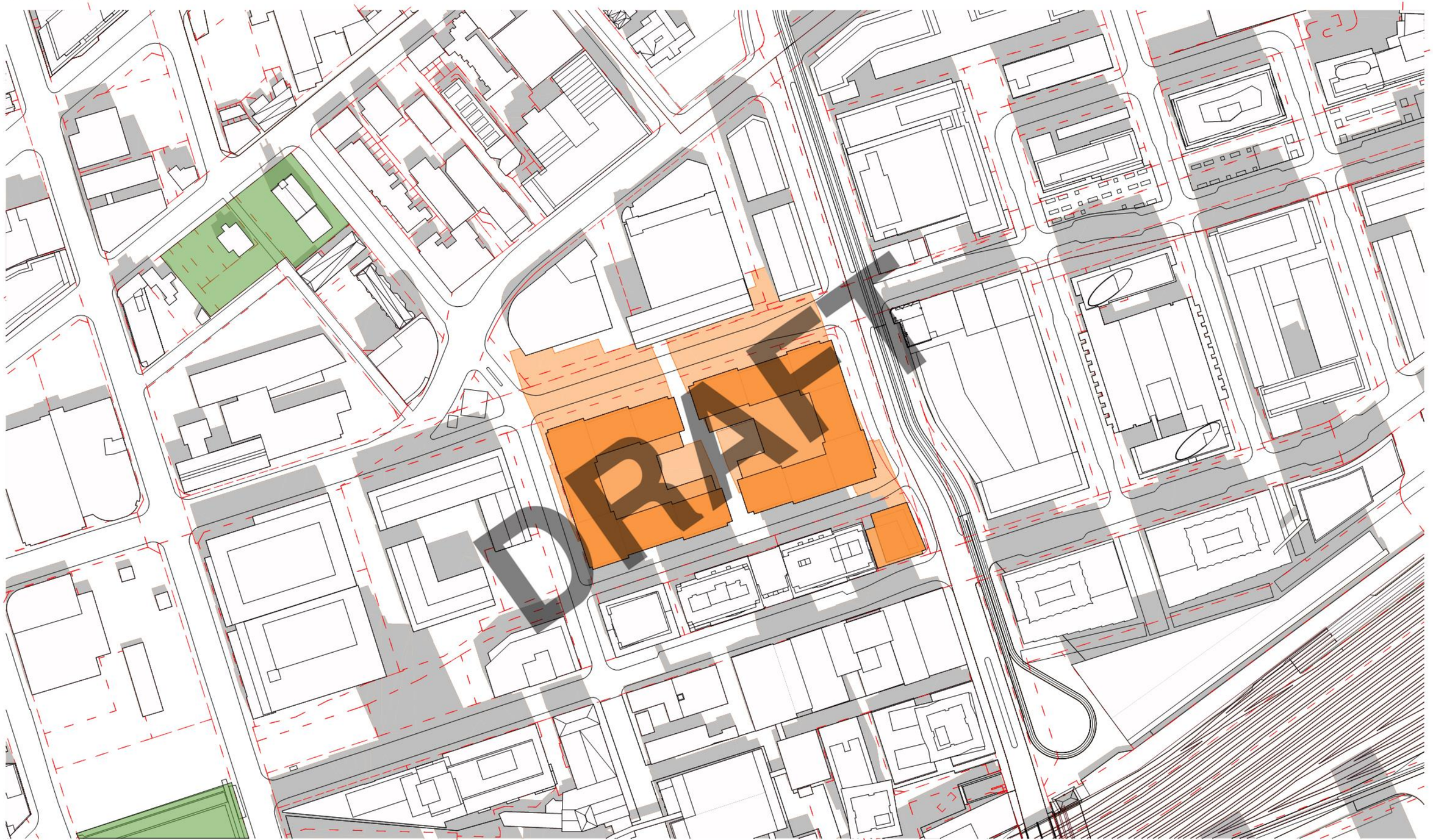

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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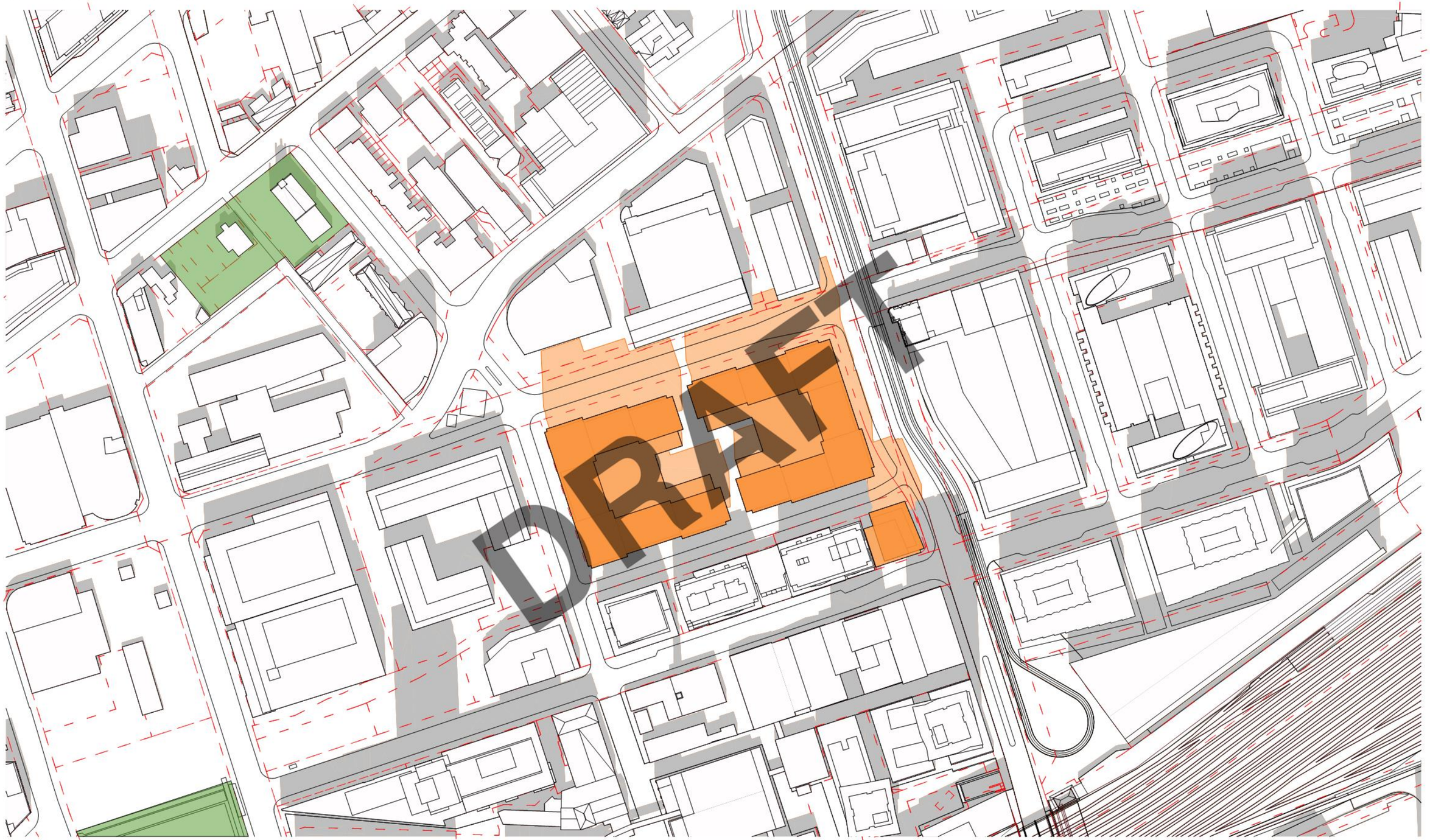

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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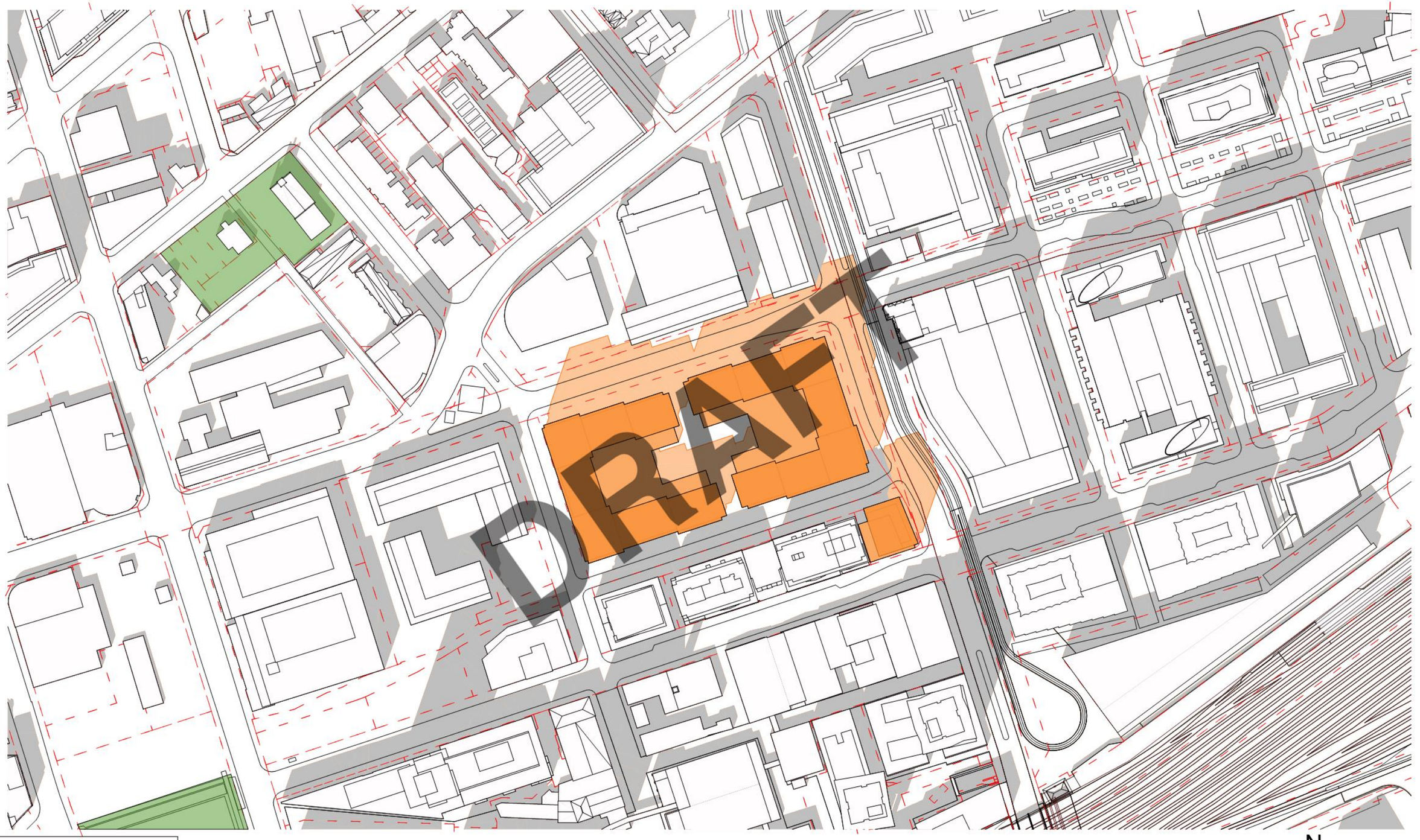

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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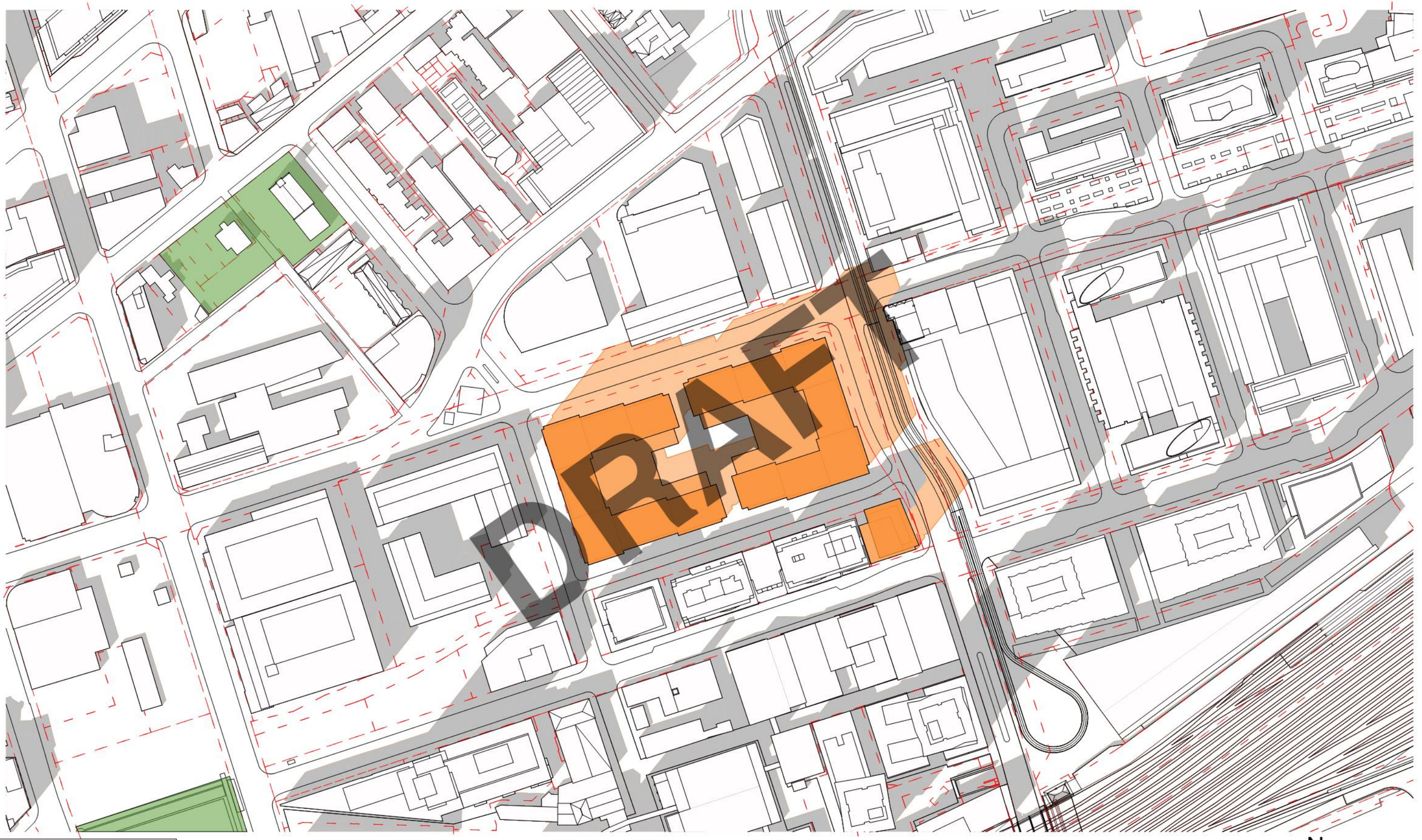

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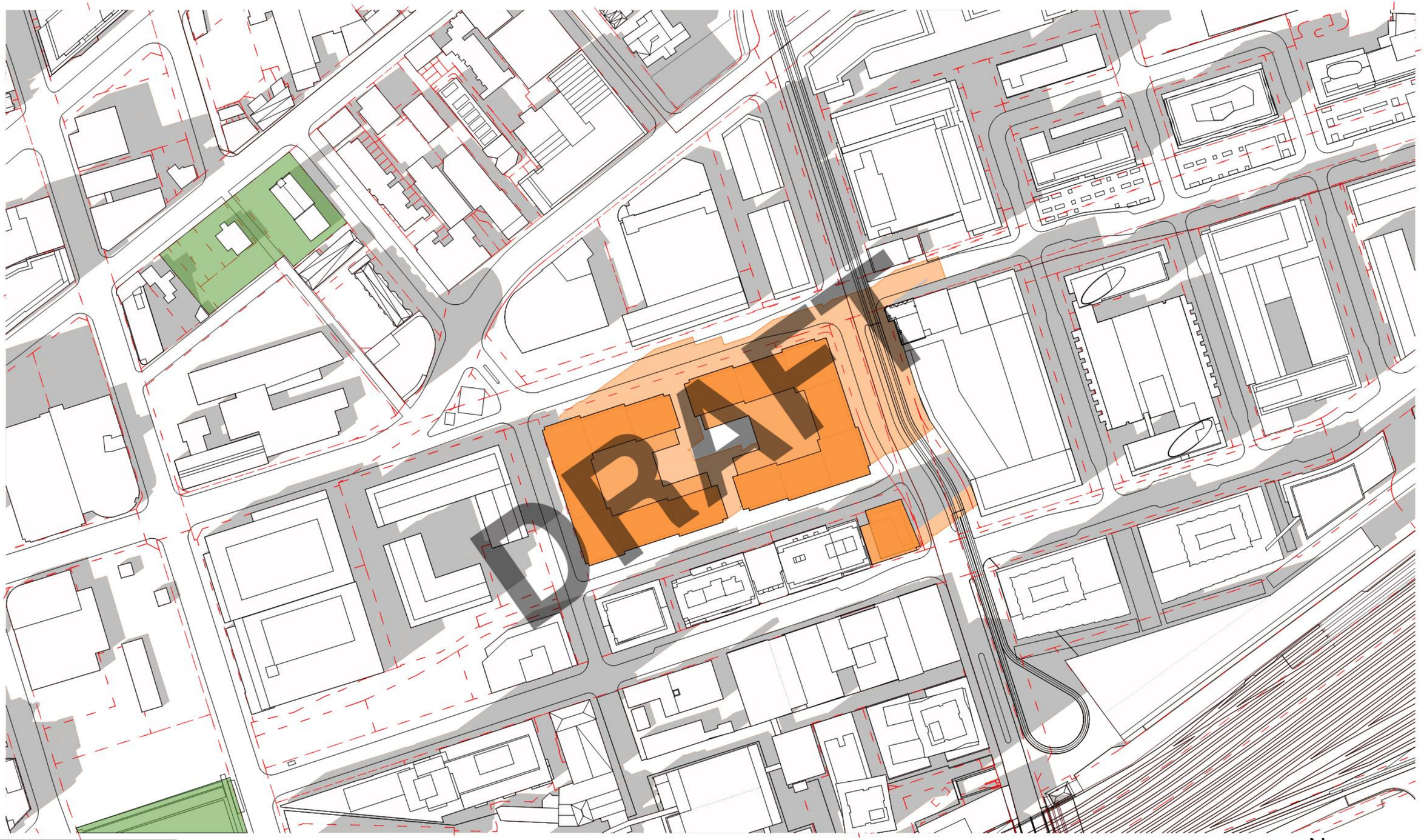

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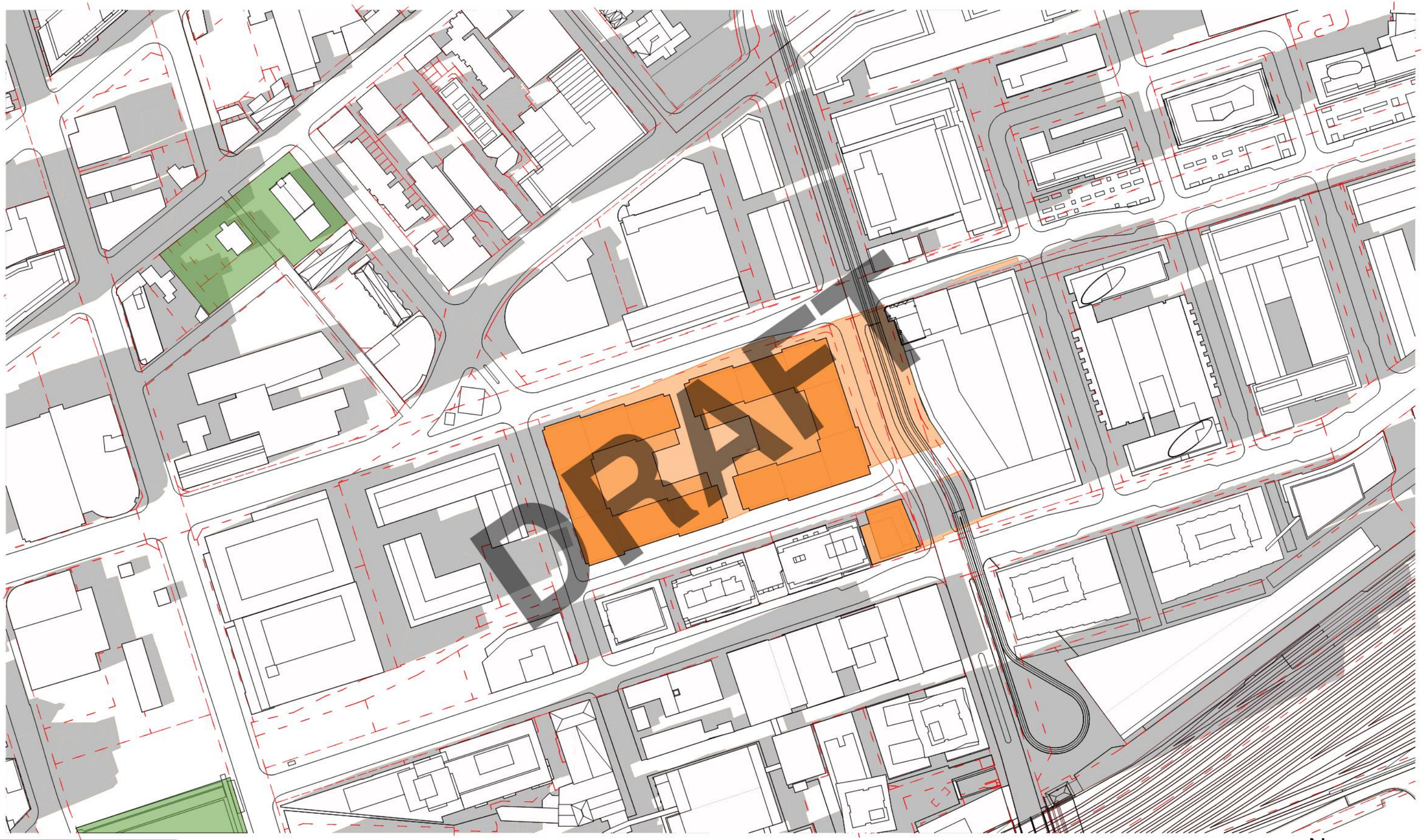

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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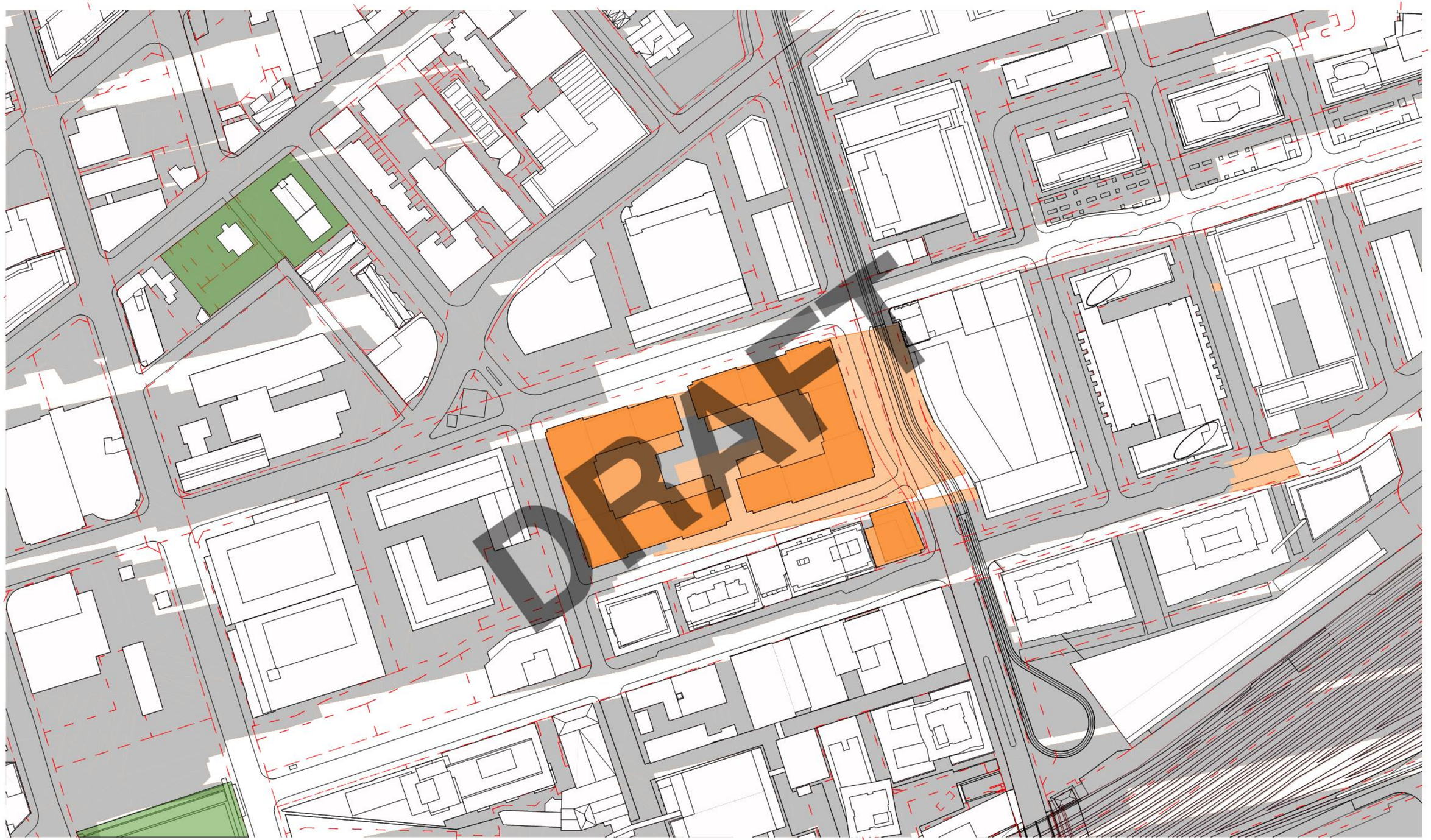

- NET NEW Shadows from ...
- City Owned Parks
- Existing Shadows
- Blocks 3,4 & 7 New Site

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URBAN STRATEGIES INC

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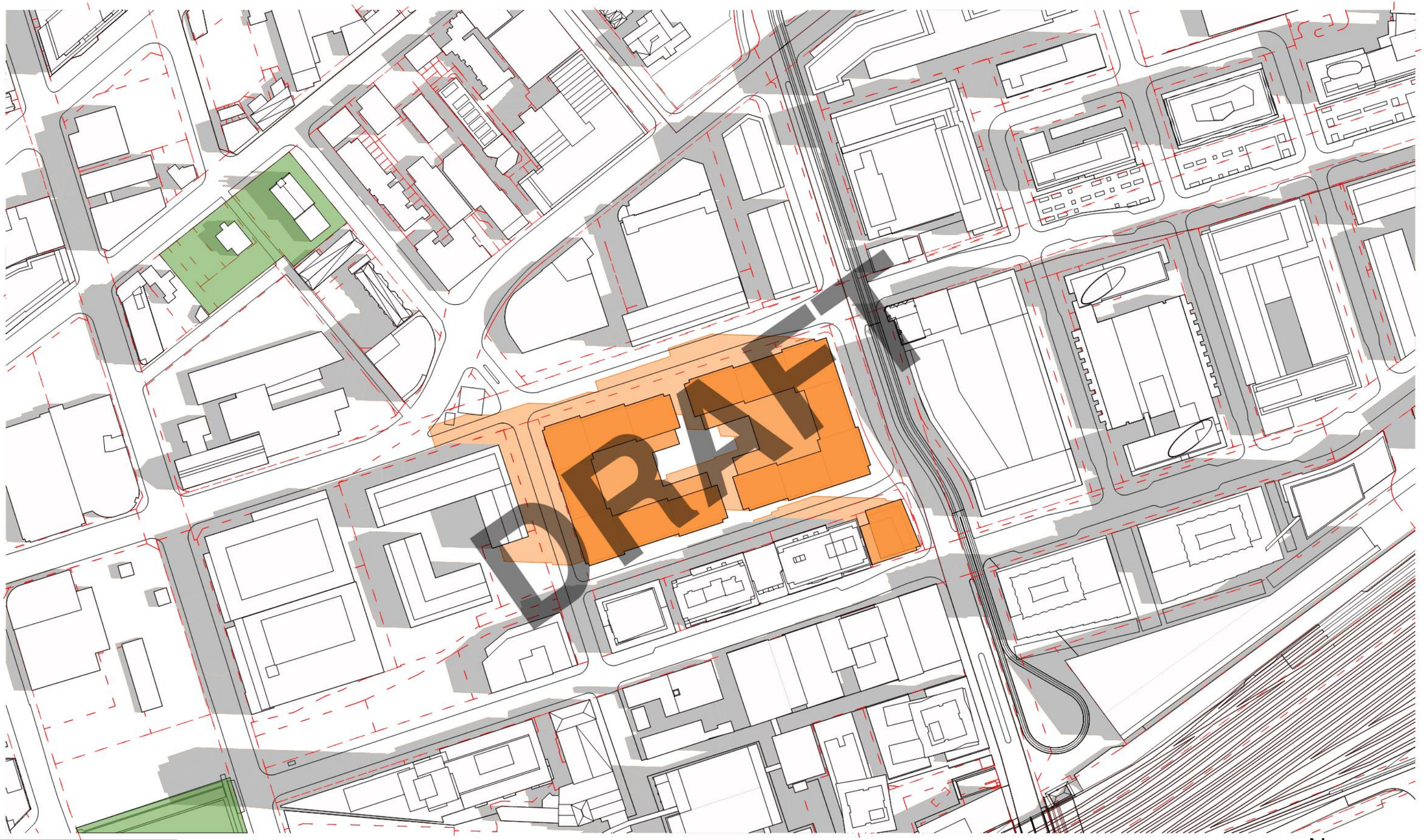

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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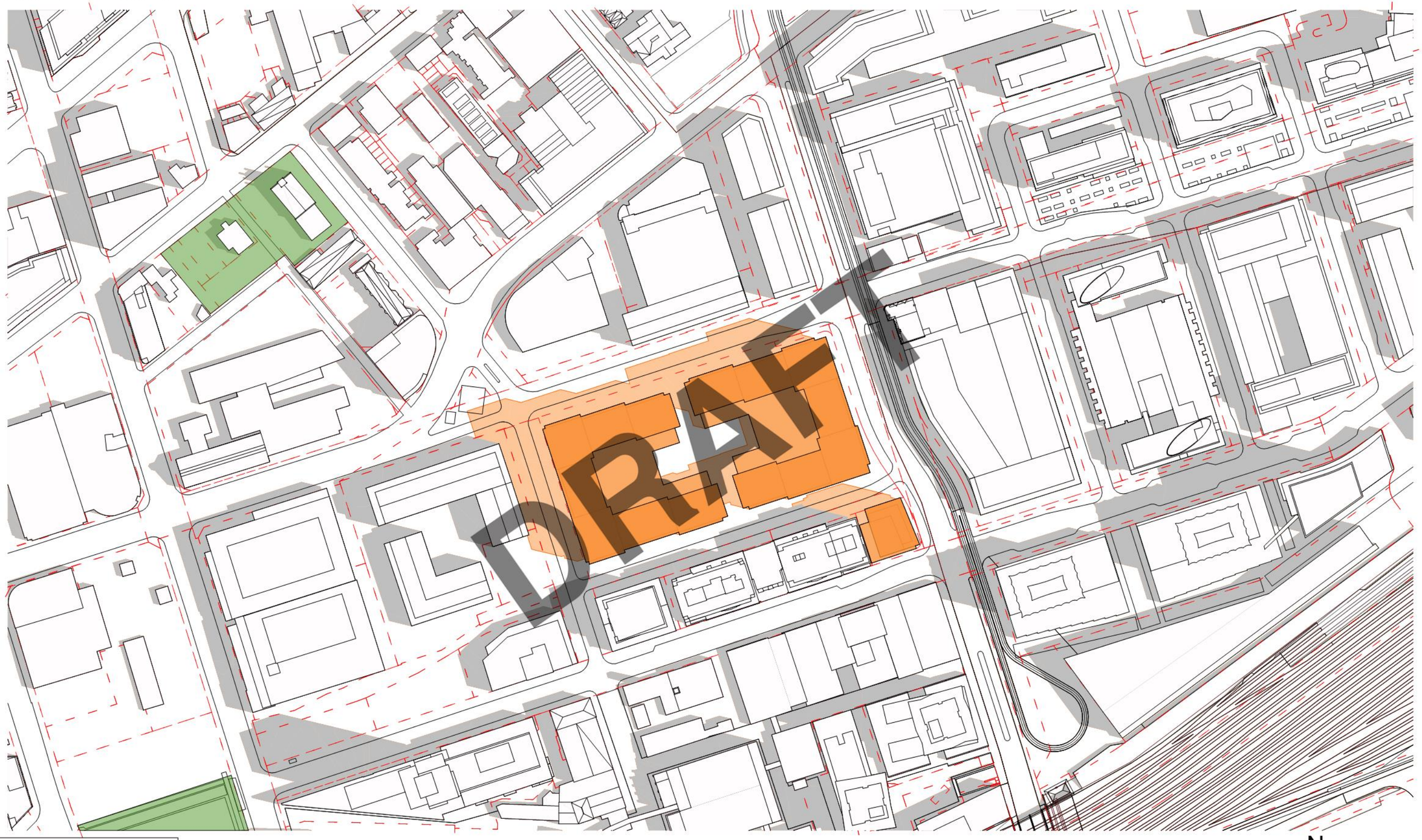

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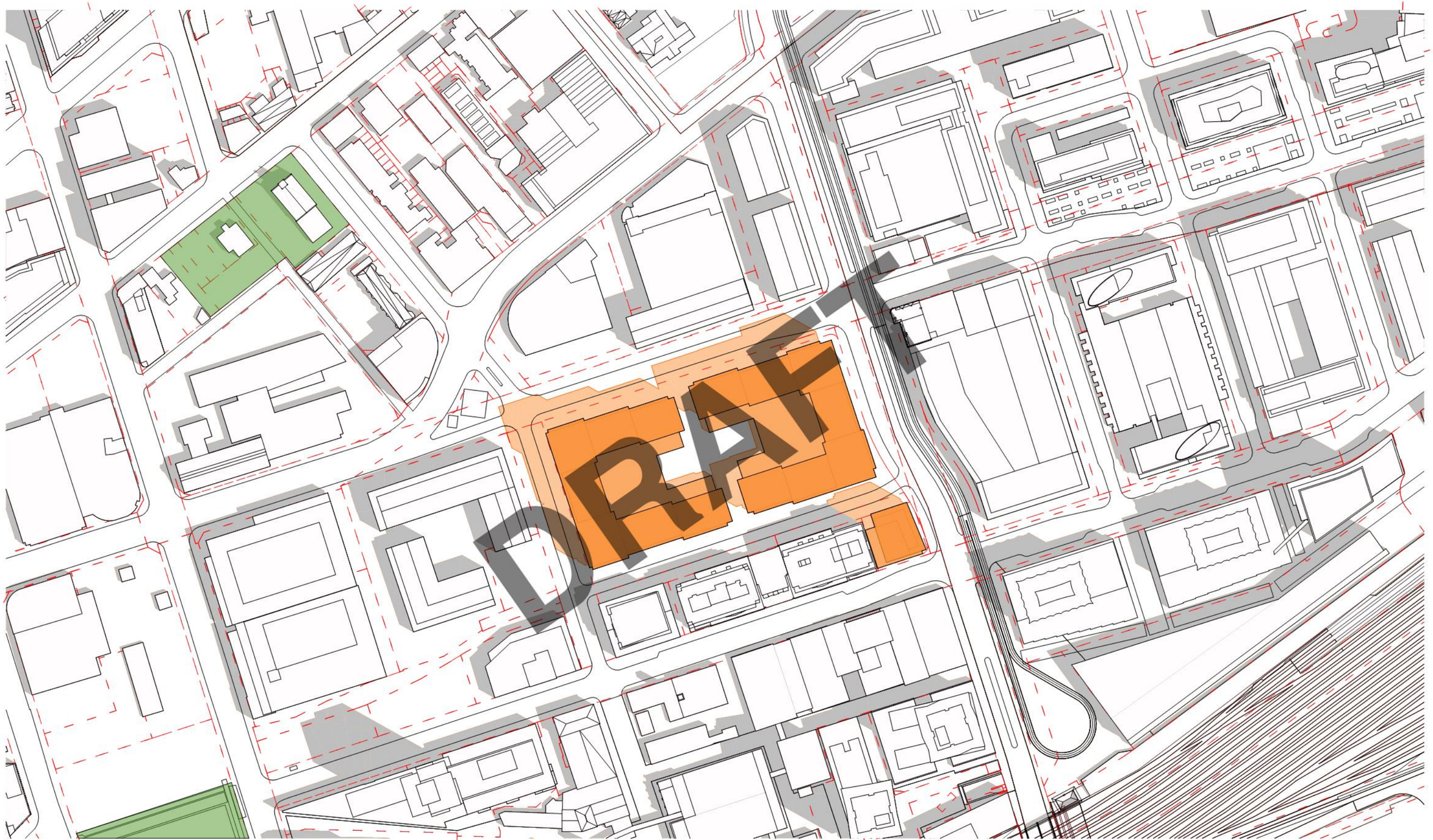

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

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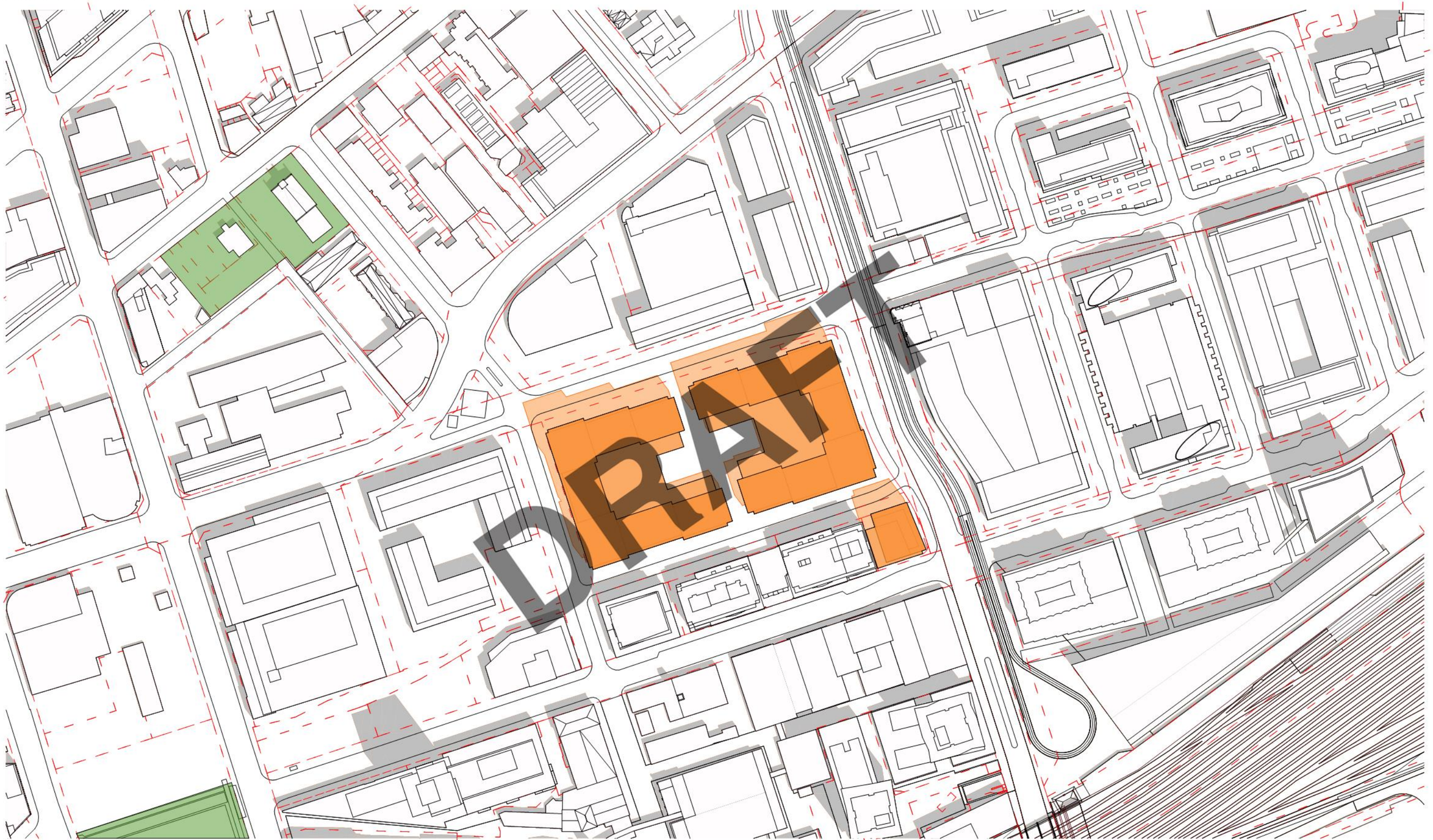
14 June 21 12:18



NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

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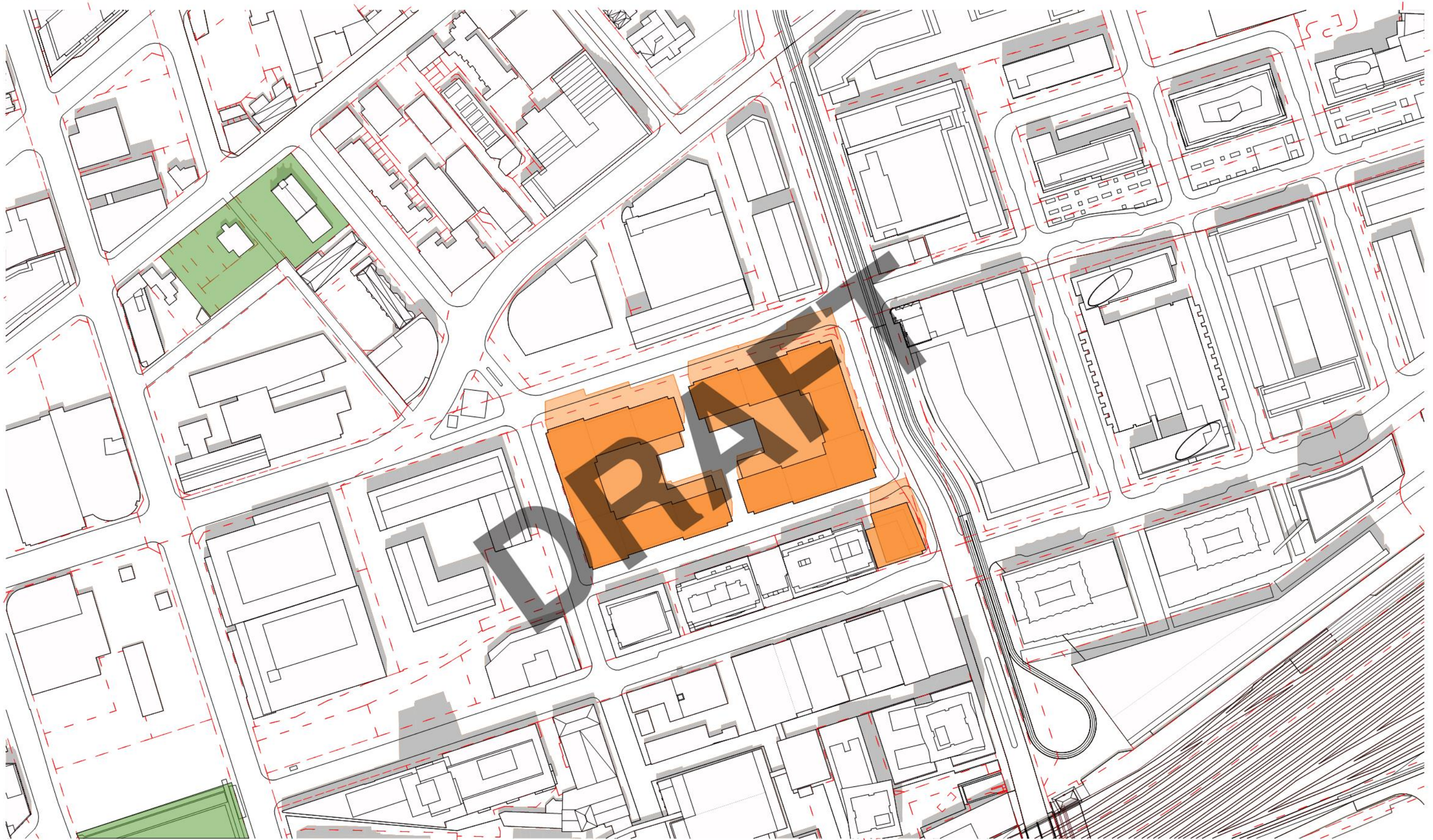

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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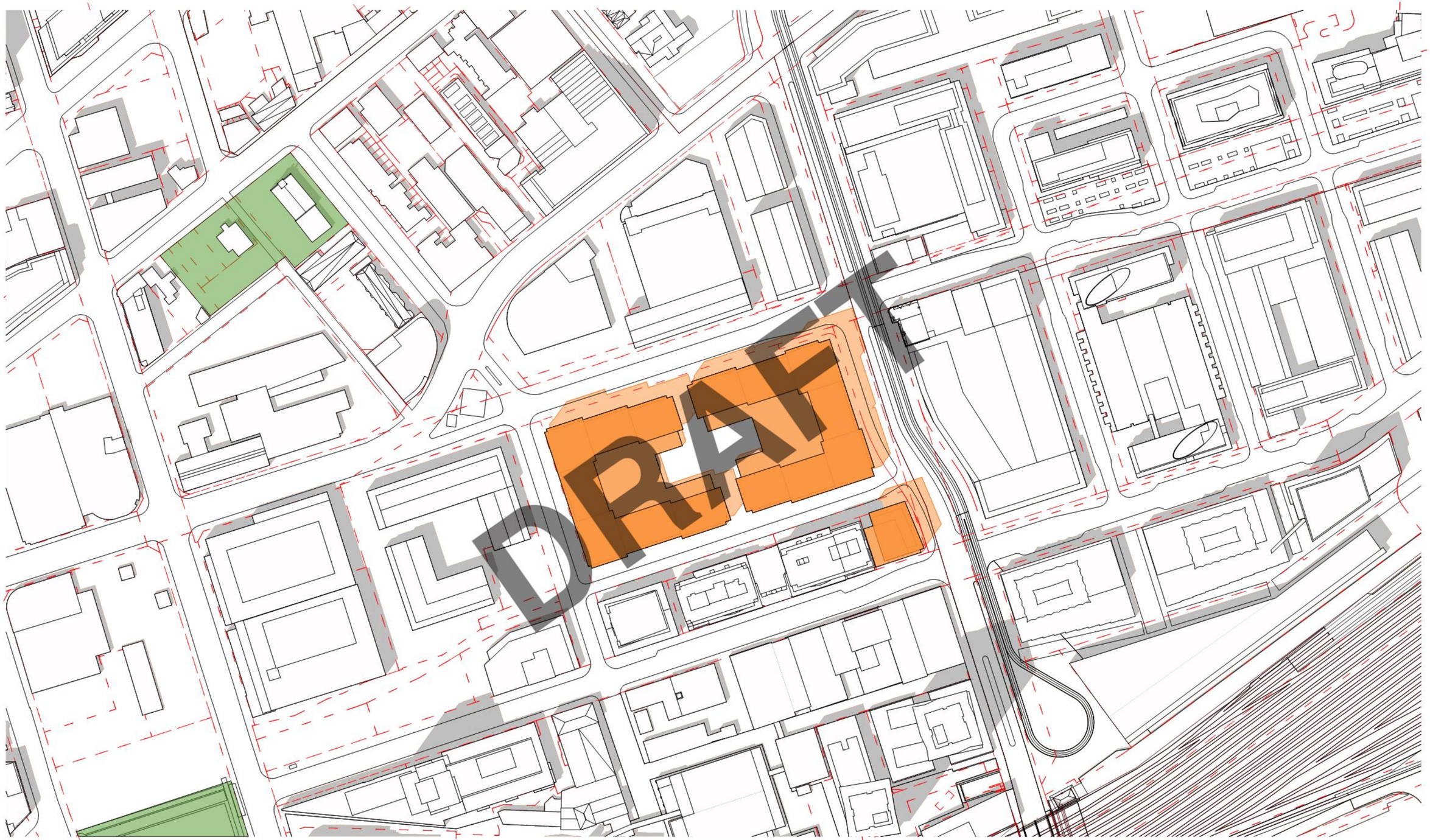

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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URBAN STRATEGIES INC

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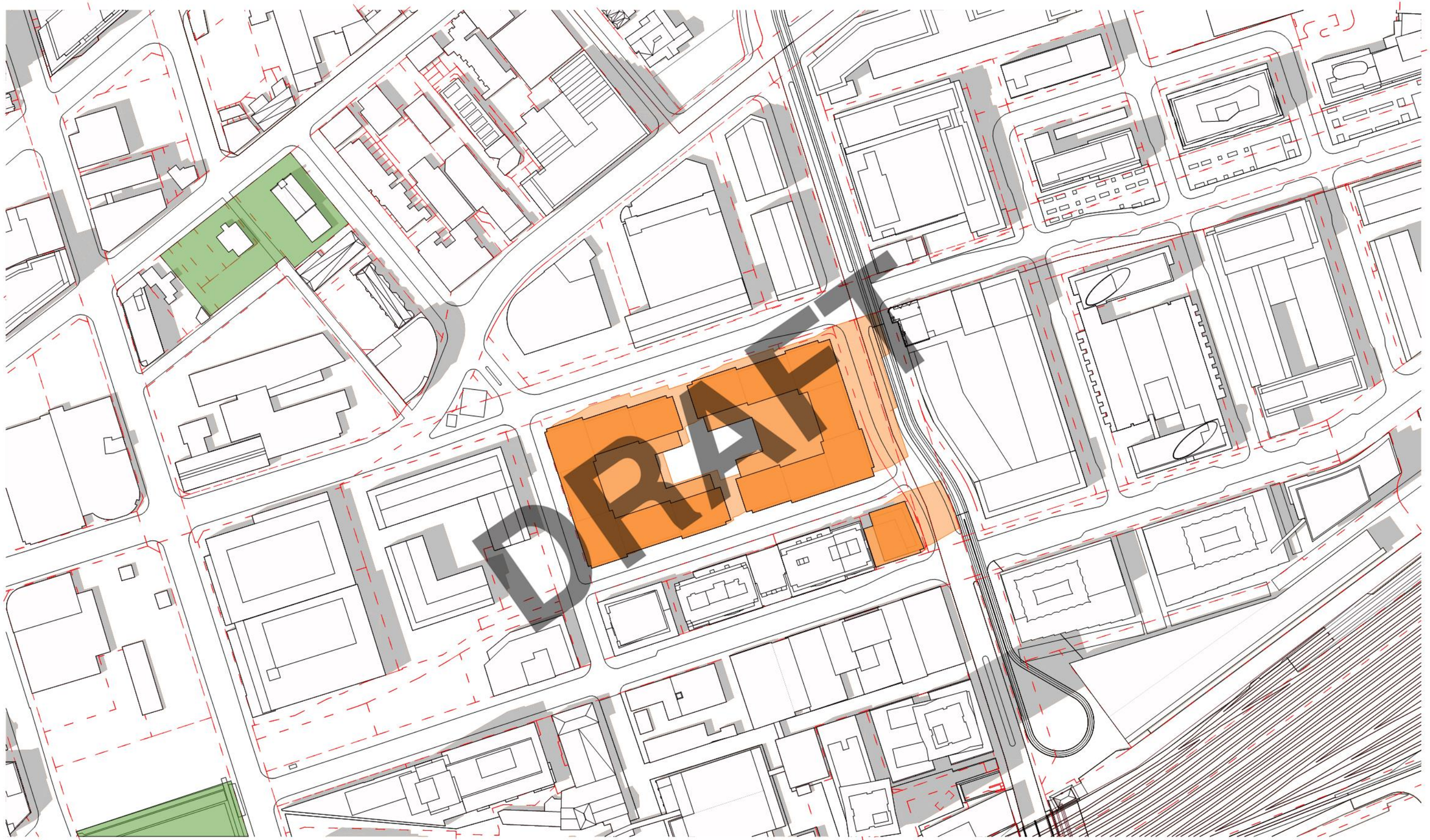

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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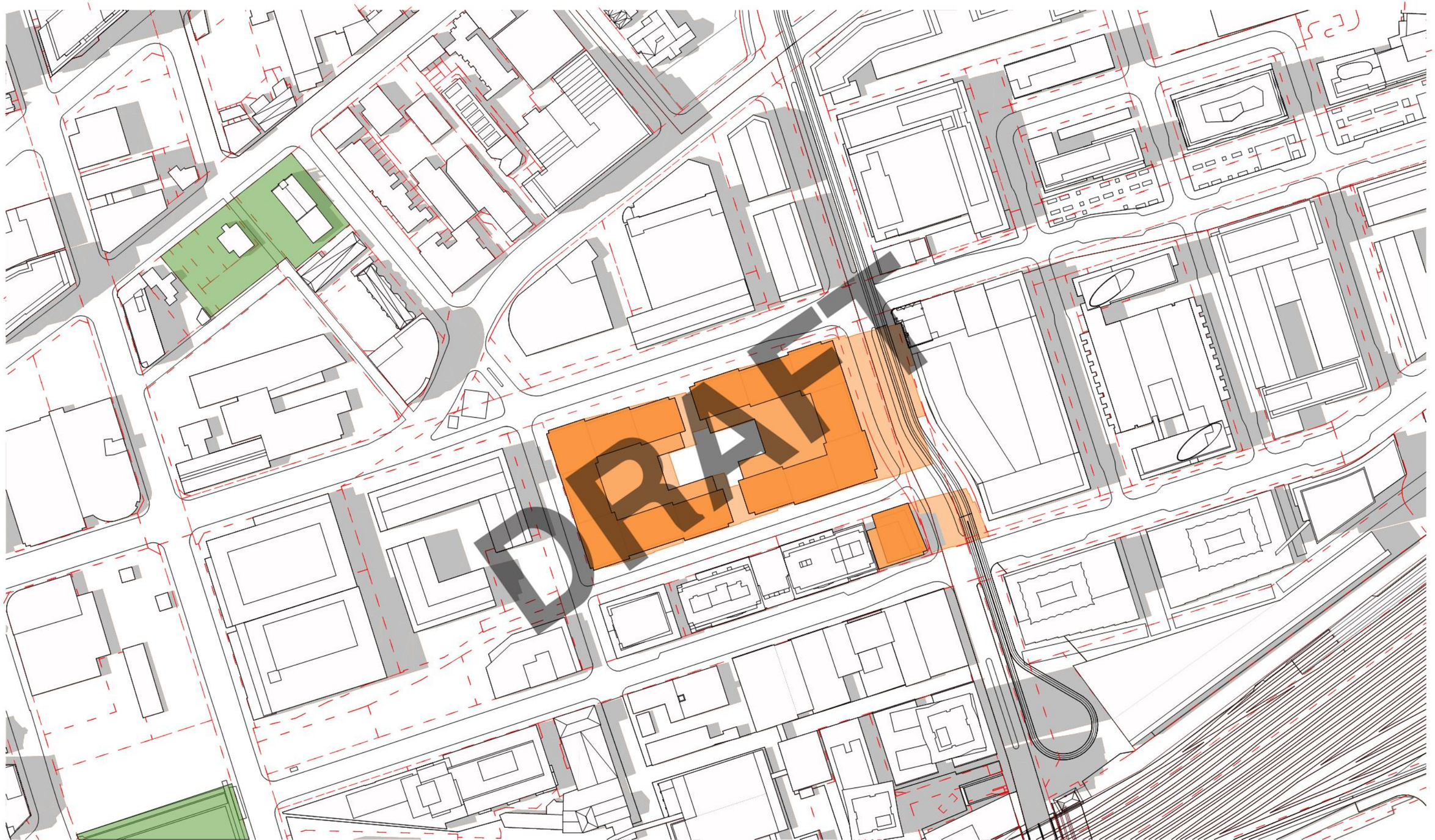

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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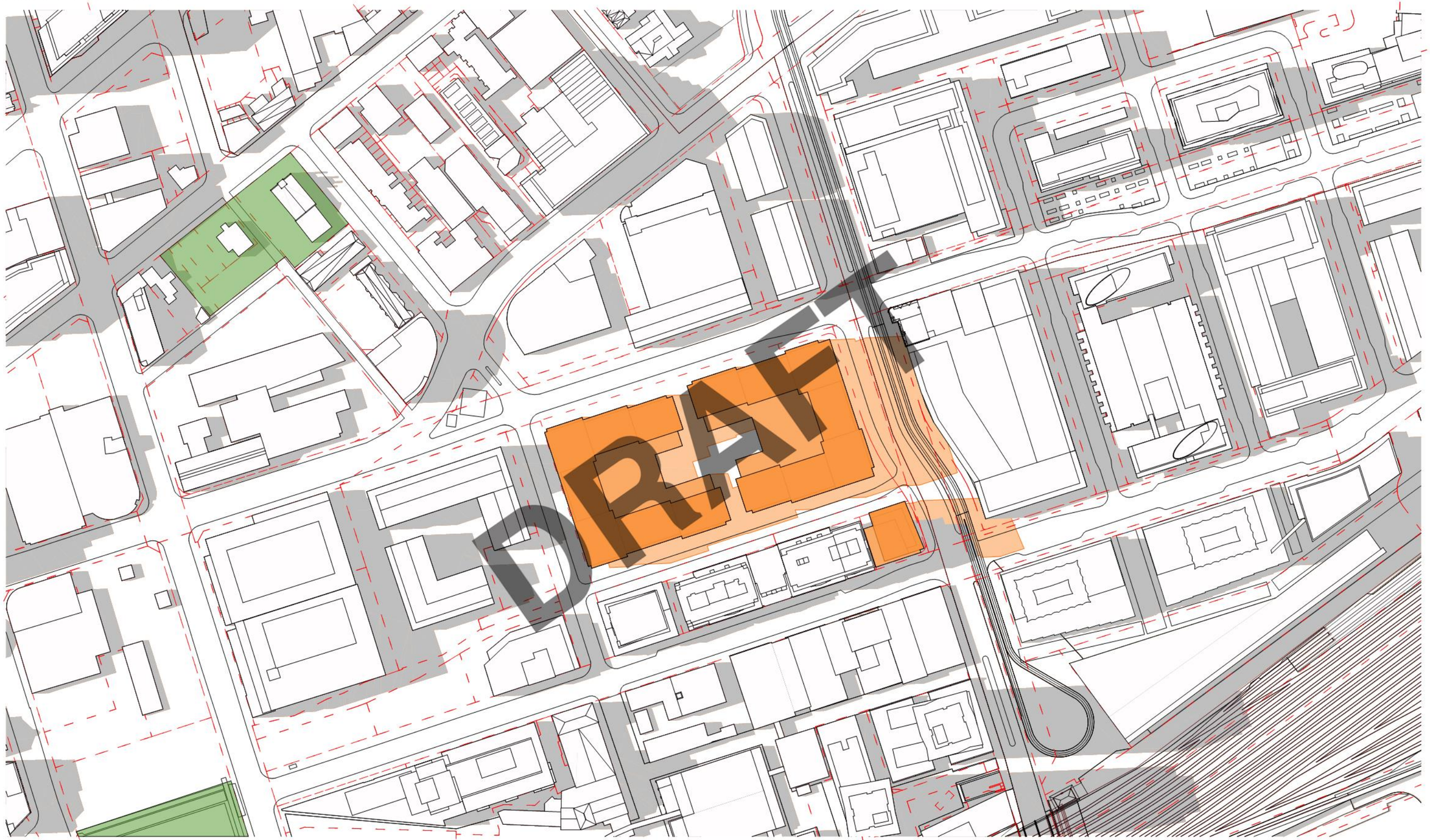

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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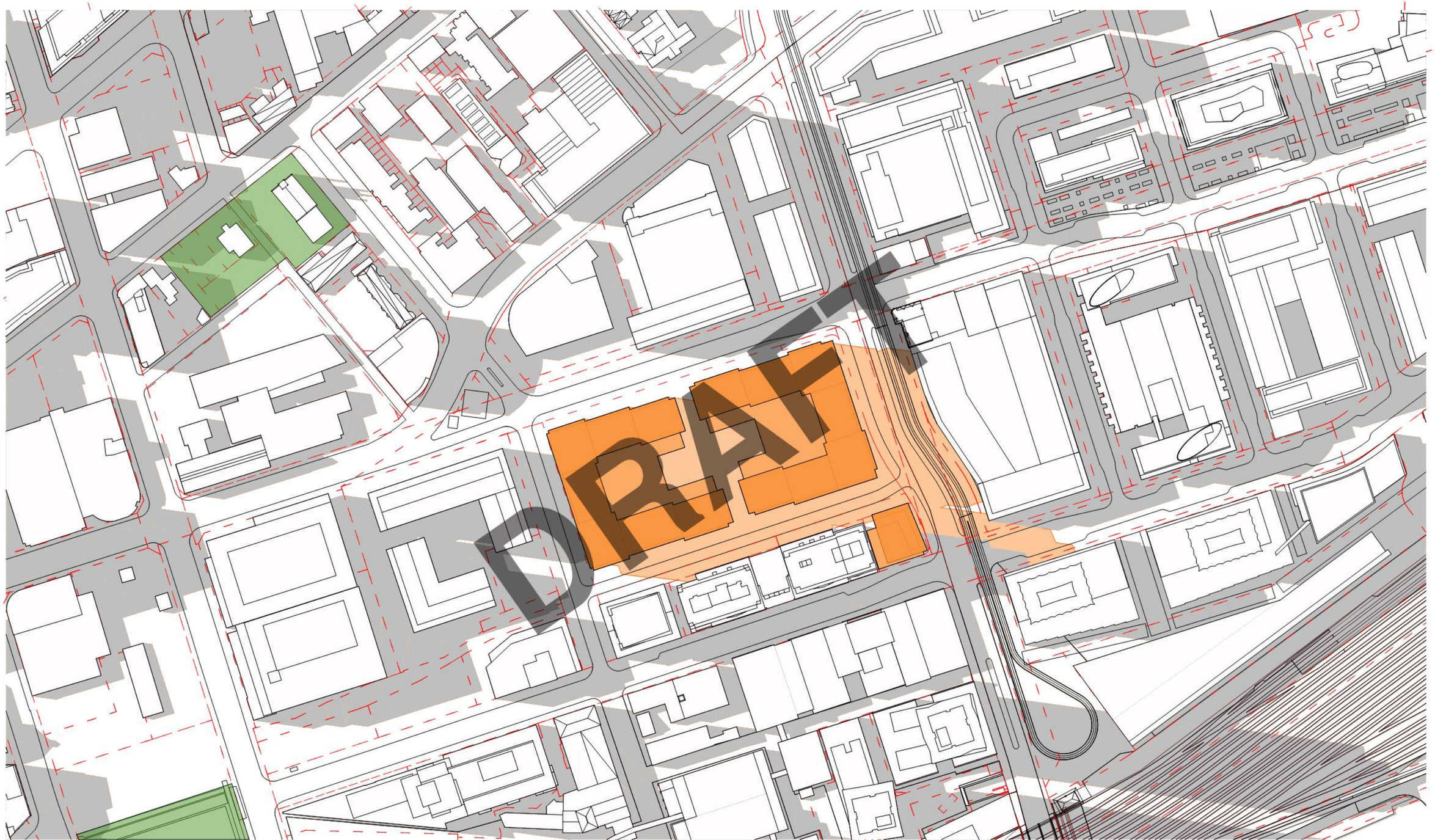


- NET NEW Shadows from ...
- City Owned Parks
- Existing Shadows
- Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

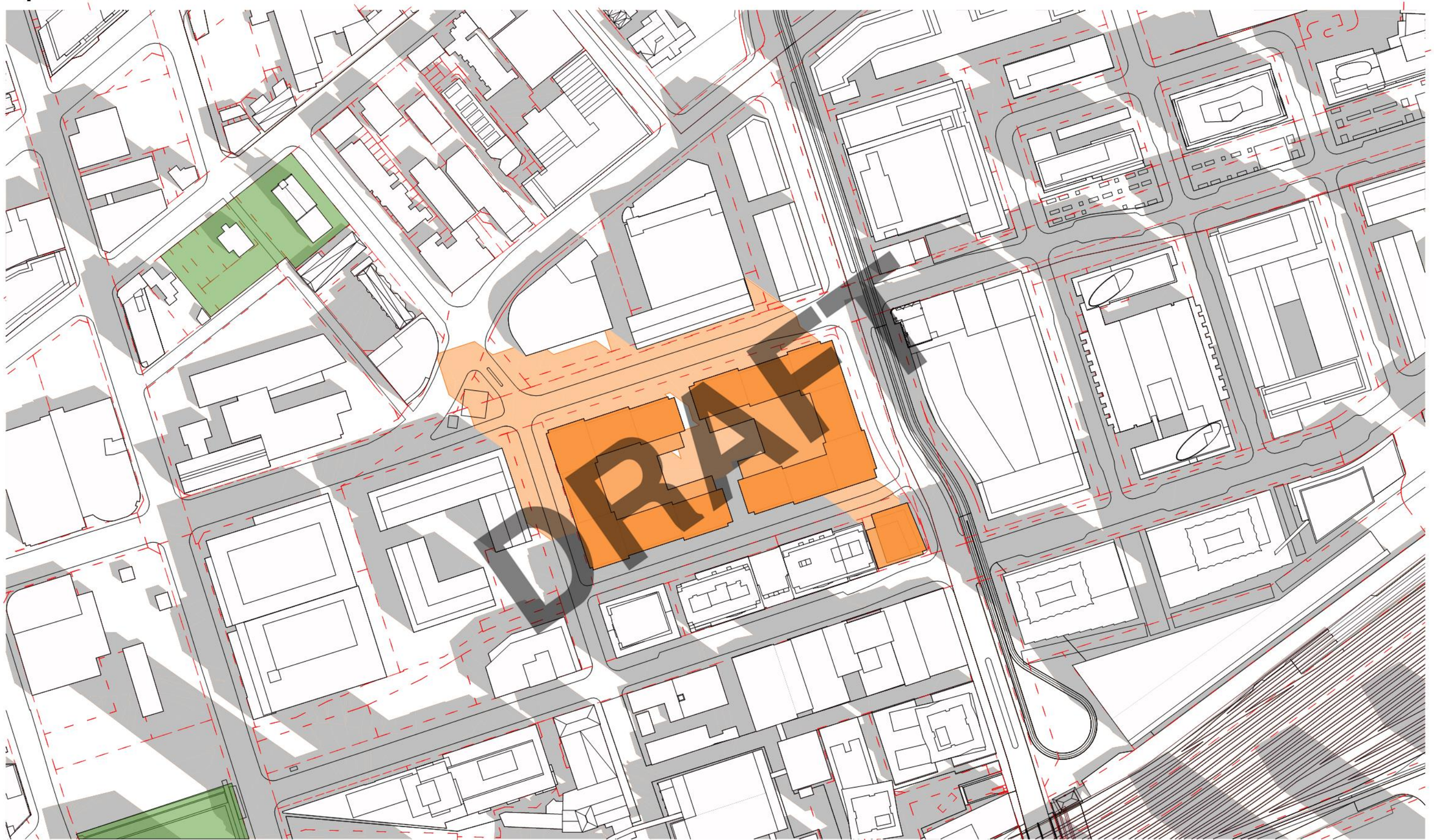
21 September 21 09:18

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

22 September 21 10:18



- NET NEW Shadows from ...
- City Owned Parks
- Existing Shadows
- Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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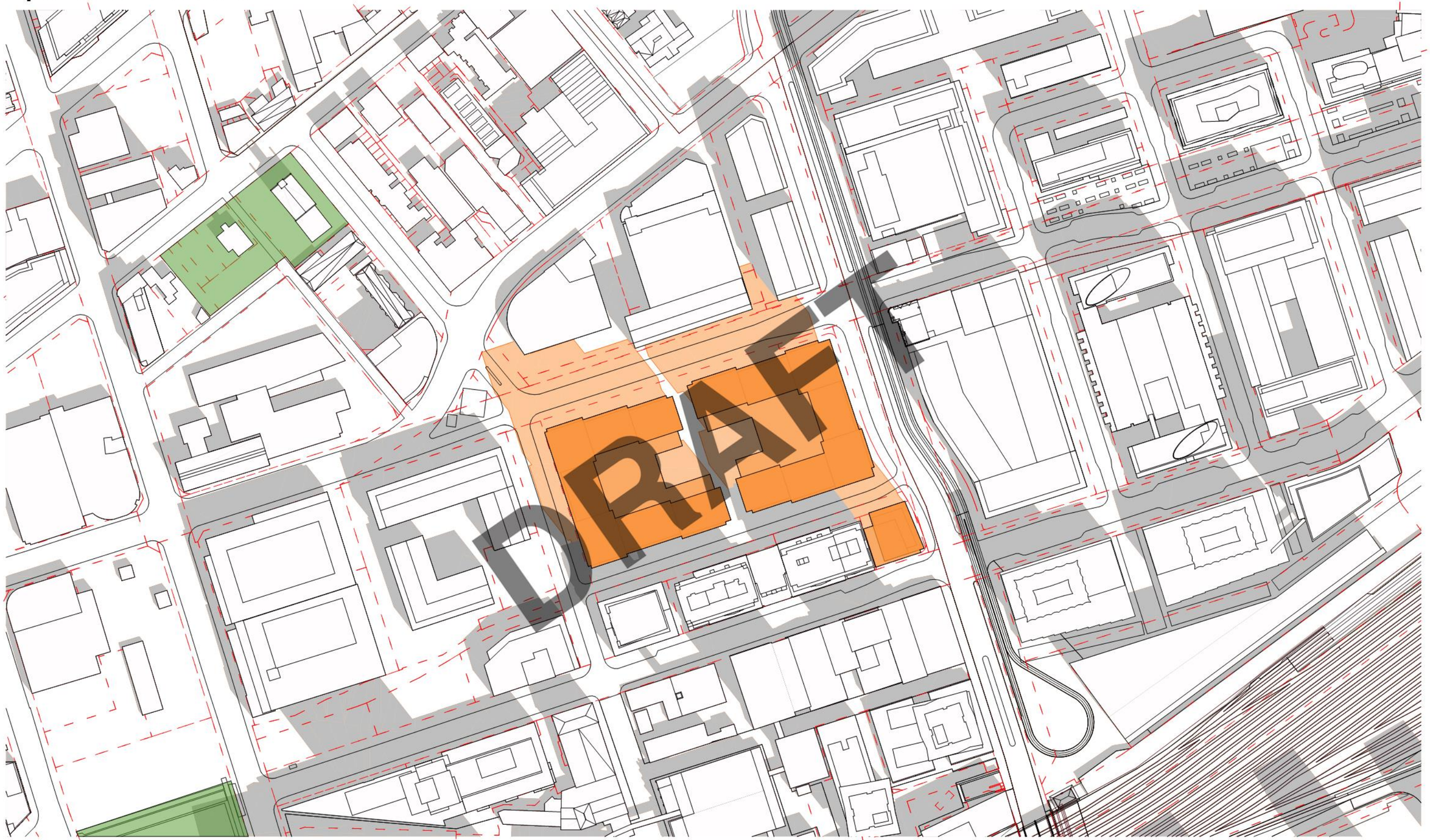

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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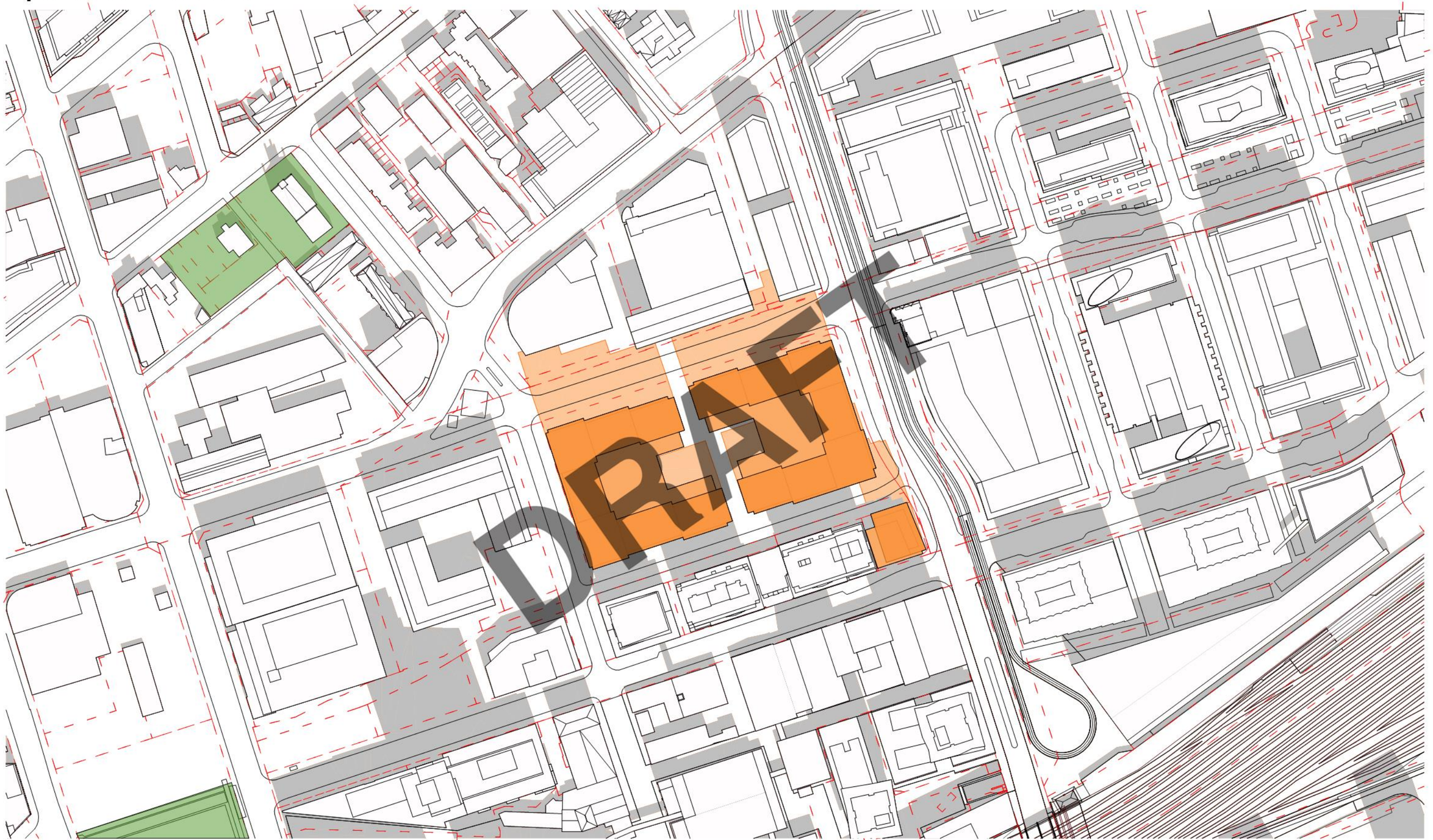

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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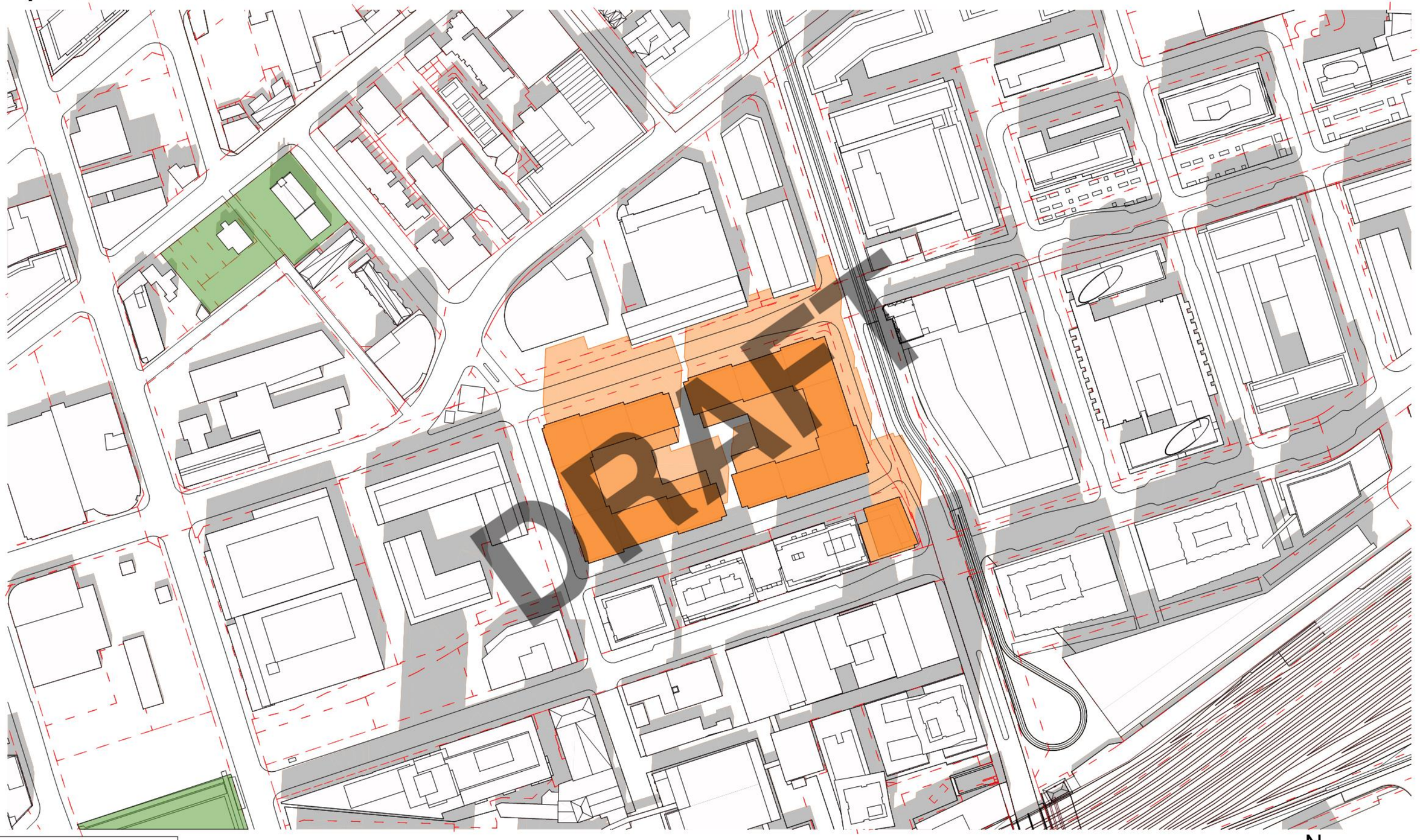

URBAN STRATEGIES INC

26 September 21 14:18

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City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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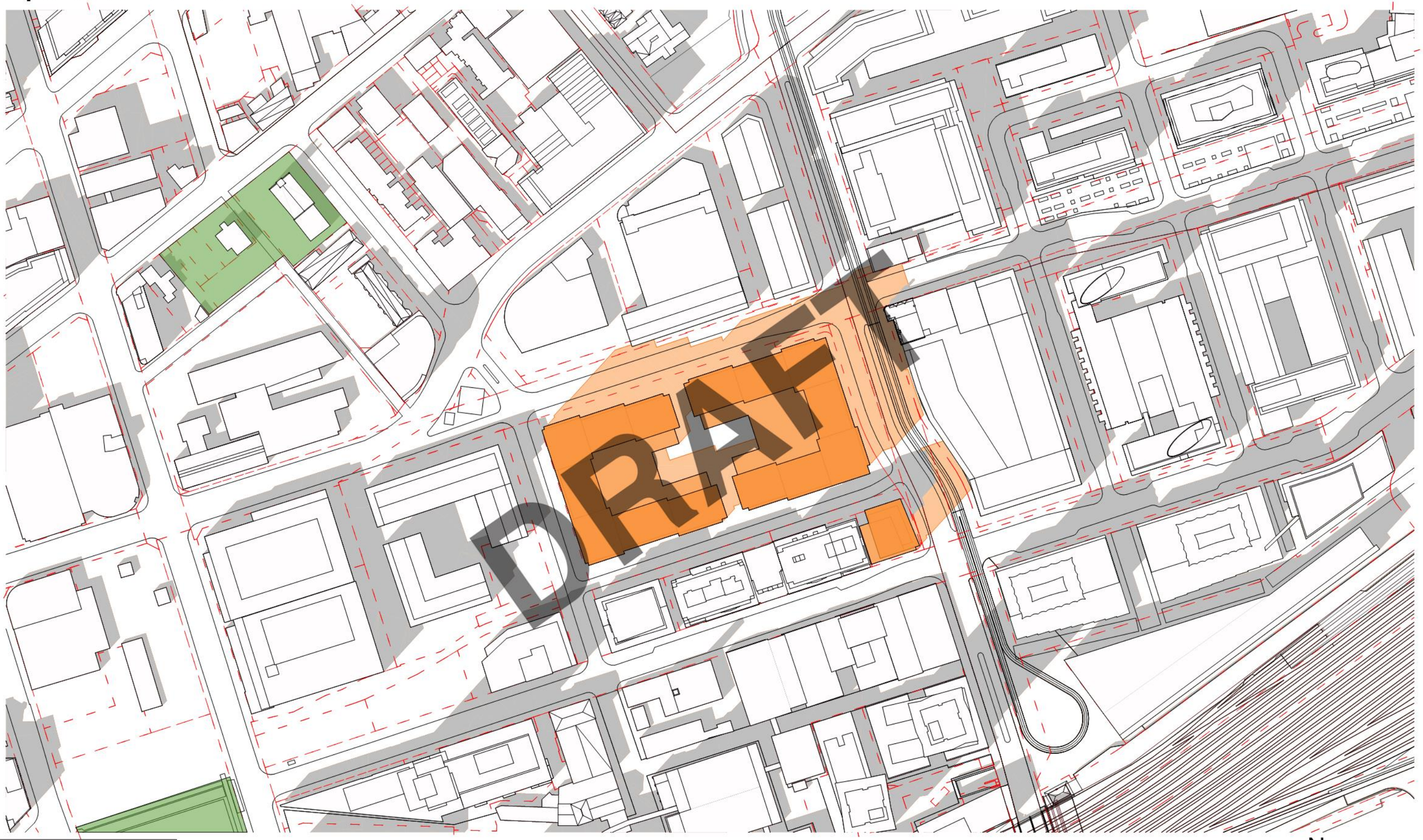

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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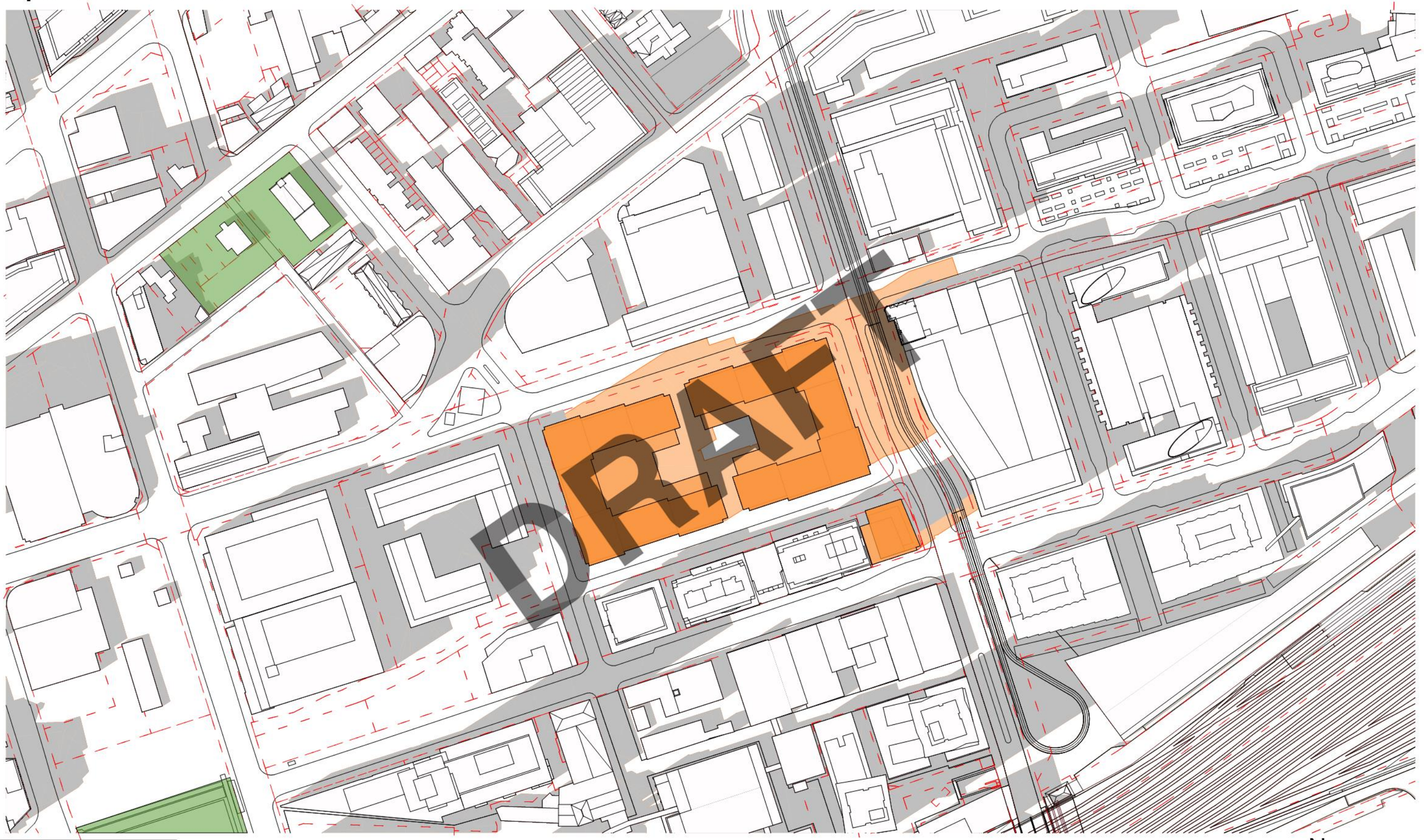

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

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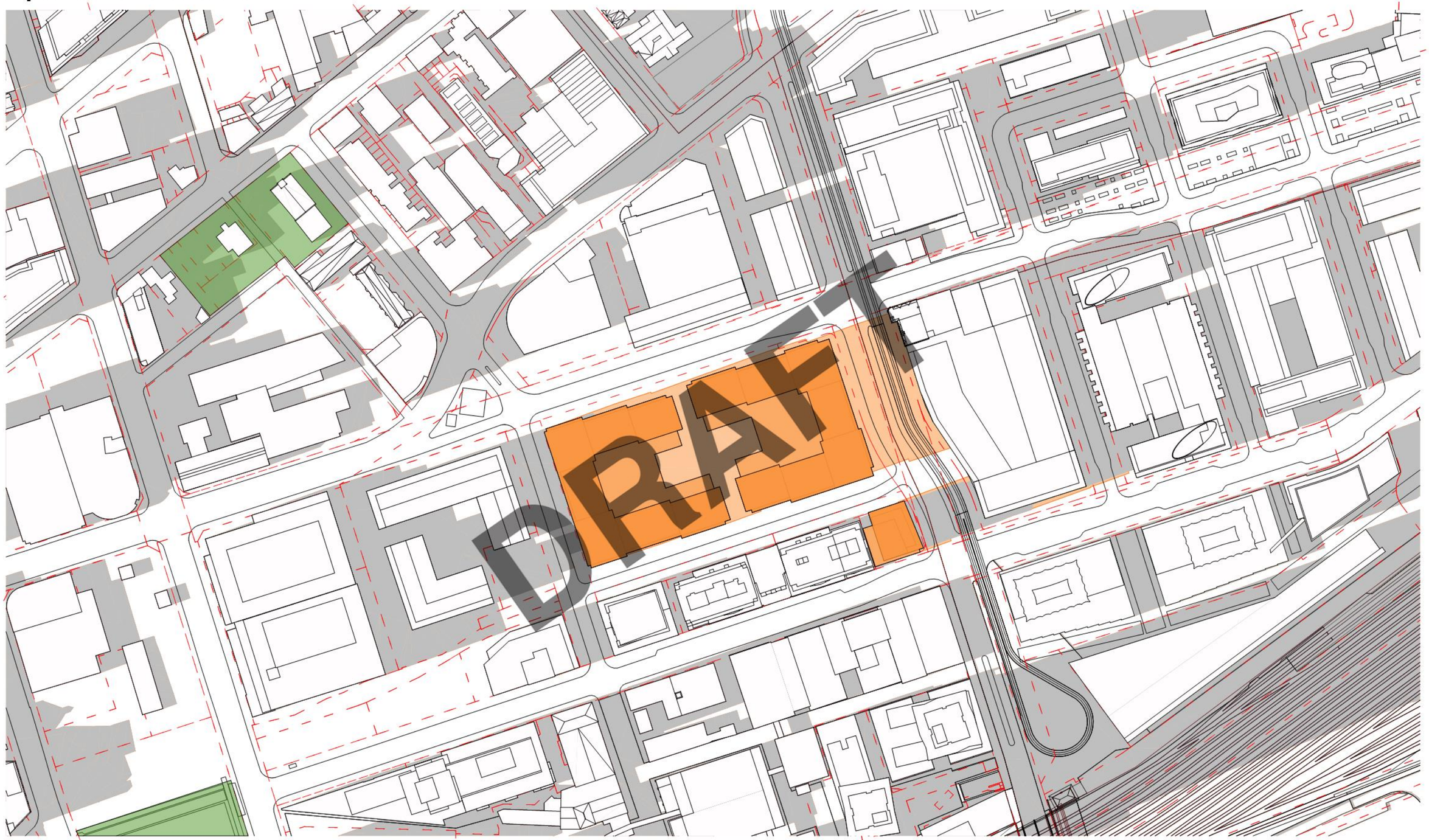

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

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URBAN STRATEGIES INC

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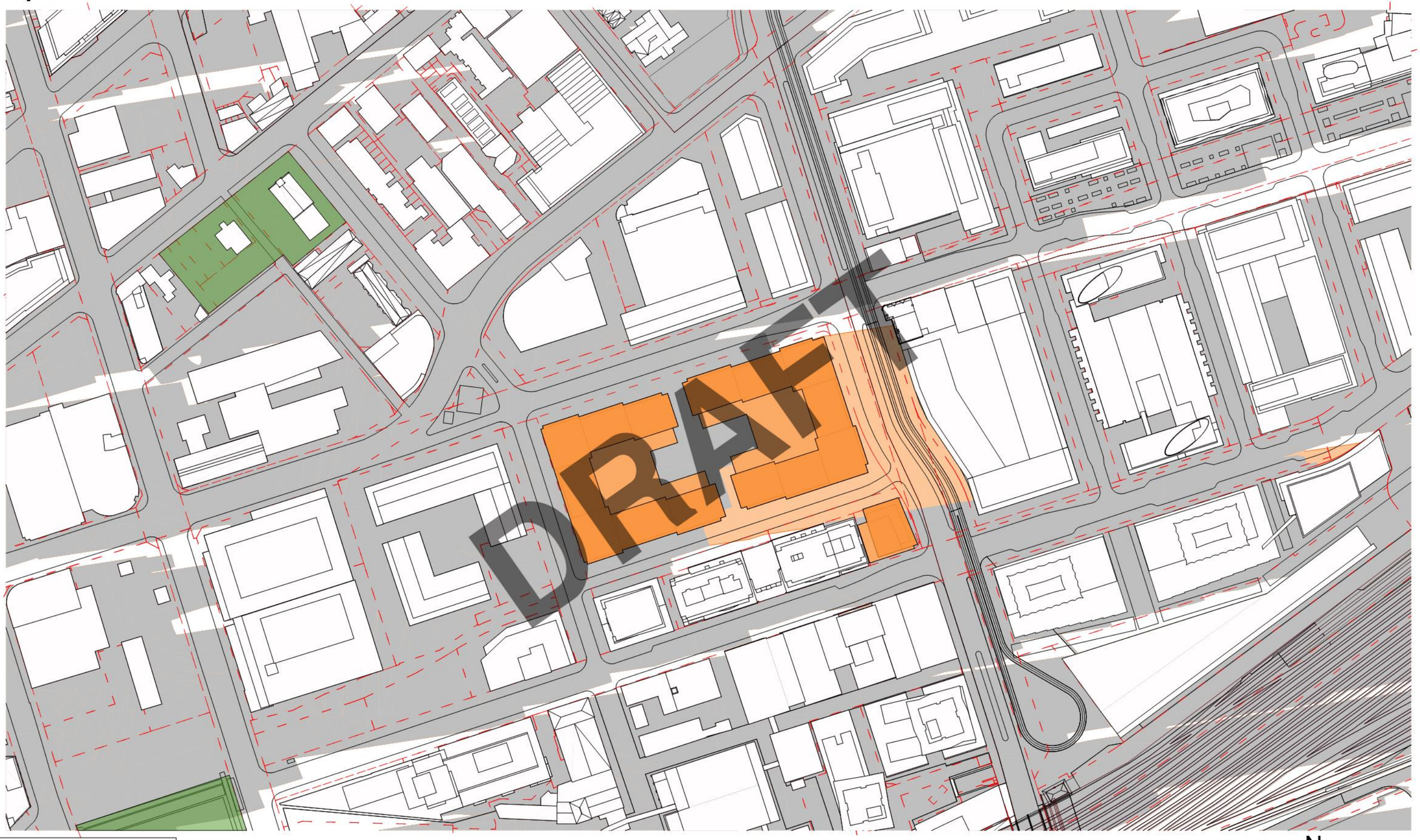

NET NEW Shadows from ...
City Owned Parks
Existing Shadows
Blocks 3,4 & 7 New Site

N

URBAN STRATEGIES INC

THANK YOU!