



BLOCK 13

West Don Lands – Block 12

October 18, 2017

Project Description & Background

- Block 12 represents the fourth market residential building in the Canary District.
- The Canary District was home to the athletes village at the Pan Am and Parapan Am Games.
- Prior to the Pan/Parapan Am Games, the Canary District constructed two market residential buildings and two affordable housing buildings.
- The final development blocks of the Canary District are Block 12, Block 16 (targeting Fall 2017 for start of construction) and Block 13 (launching project early next year).
- Canary District has been experiencing very strong sales activity (Block 16 sold out in a few days). The health and wellness retail strategy is also proving very successful.
- This is the project's second time presenting to the DRP
- The team is presenting Schematic Design

Key Dates for Block 12:

- Project was launched in October 2017

Sustainability

- Contract with Proponent was executed in 2011
- Contractual commitment to LEED Gold 2009 version and Waterfront Toronto's MGBR version 1
- At that time, Waterfront Toronto did not include a progressive uptick for sustainability targets.
- Developer is exceeding LEED and MGBR contractual obligations
- Proponent not pursuing thermal breaks due to their cost benefit analysis. However, are currently investigating other sustainability measures to improve the energy performance of the building.

Site Context

WDL – Block 12

Proponent: Dundee Kilmer
Design Team: Architects Alliance
Review Stage: Schematic Design

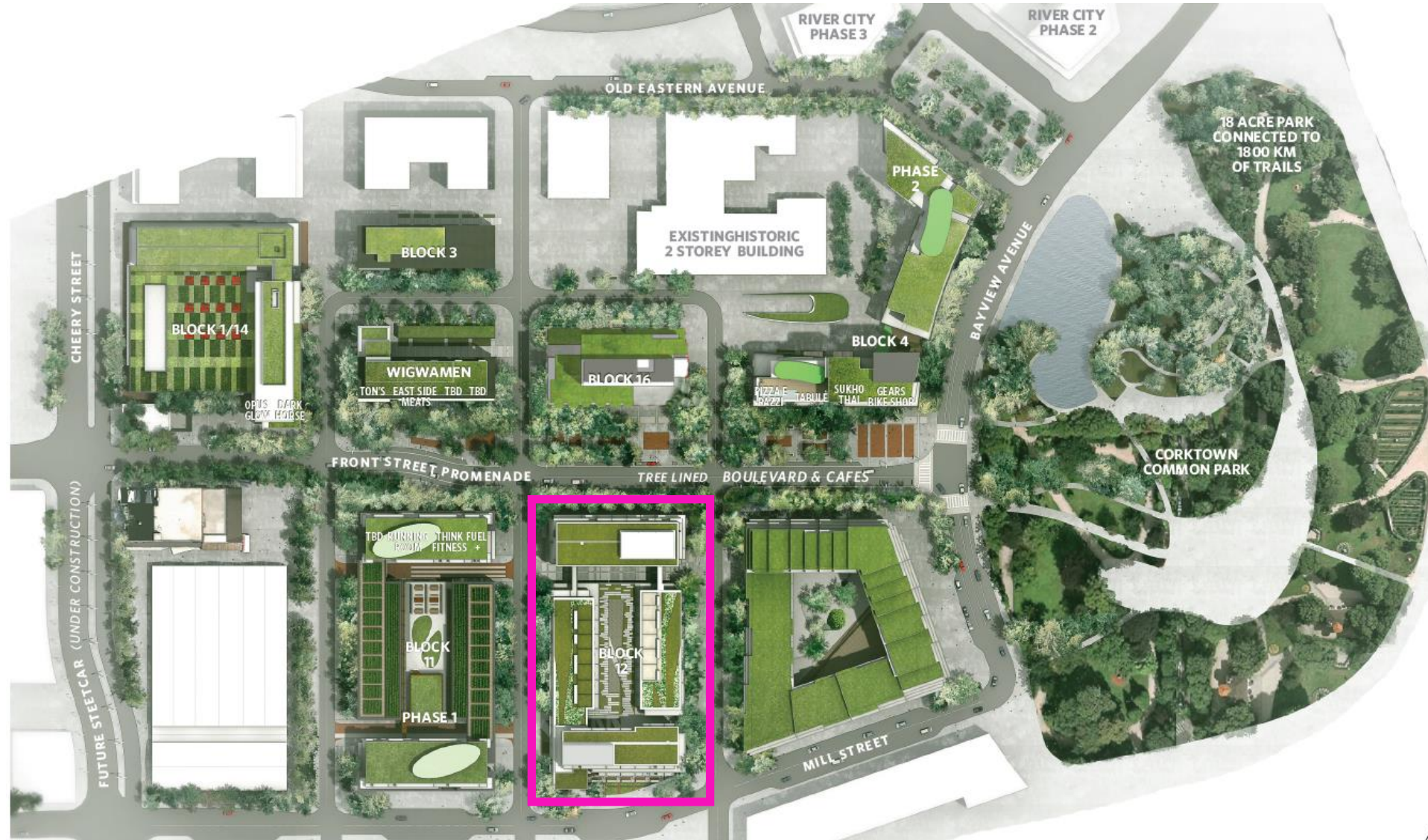


— Design Review Area
— WDL – Block 12

Site Context

WDL – Block 12

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Design Team: Architects Alliance
Review Stage: Schematic Design



Site Context

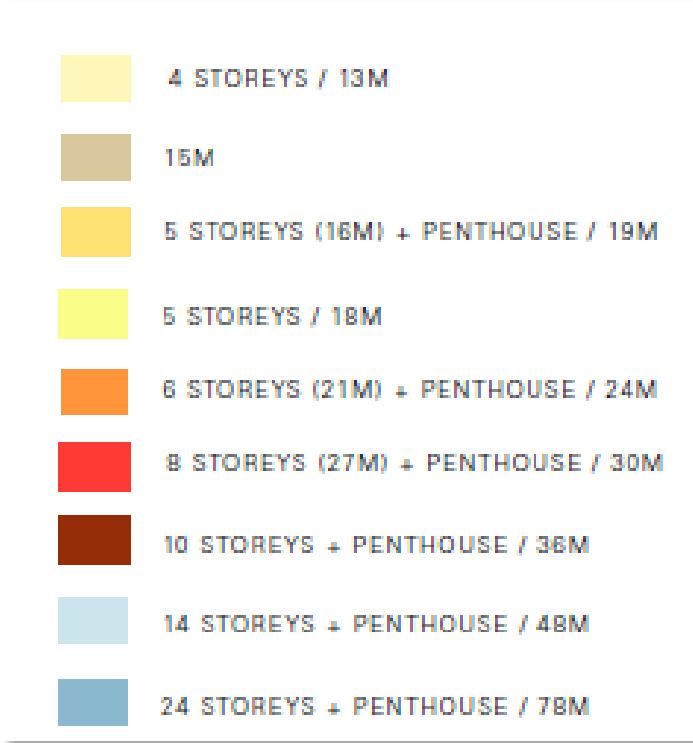
West Don Lands Built Form

WDL – Block 12

Proponent: Dundee Kilmer

Design Team: Architects Alliance

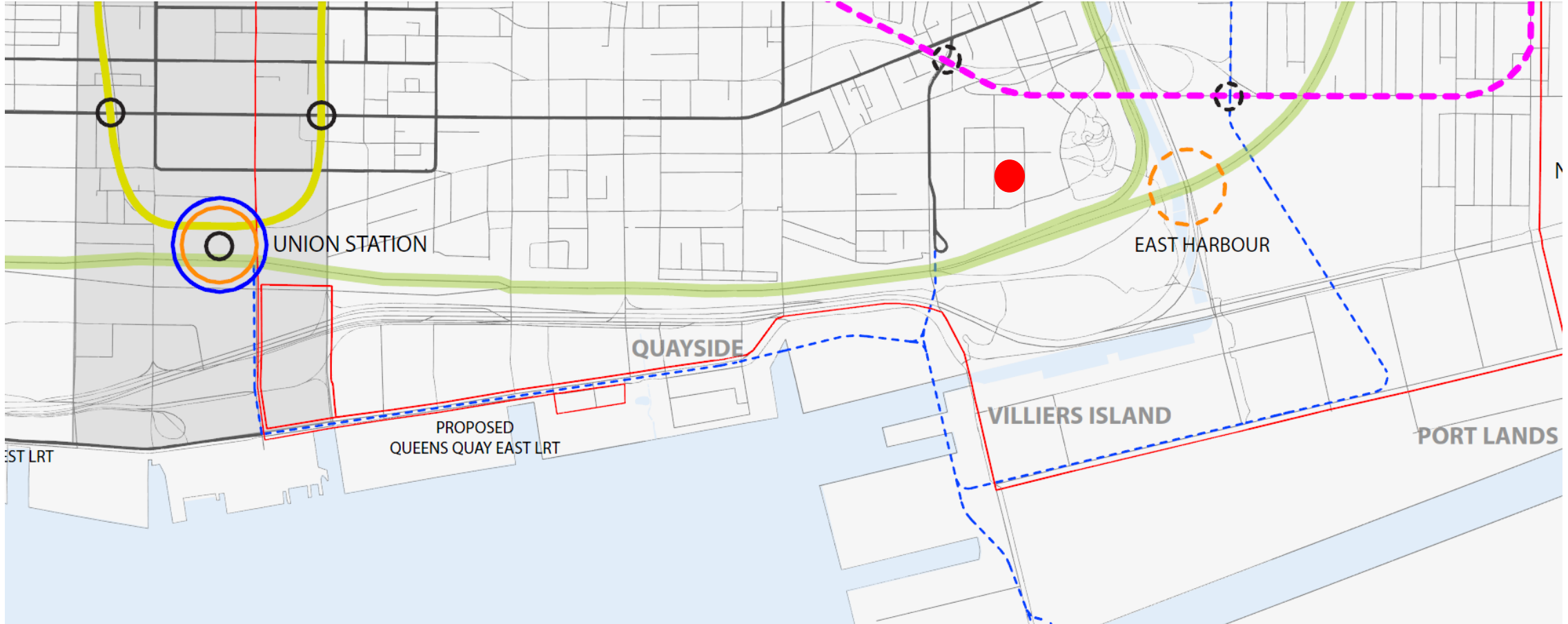
Review Stage: Schematic Design



Site Context - Transit

WDL - Block 12

Proponent: Dundee Kilmer
 Design Team: Architects Alliance
 Review Stage: Schematic Design



	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

Policy Context – Central Waterfront Secondary Plan

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.

Recap

Panel Comments from July 2017:

- Overall a great project and positive addition to the area
- Support to get a grocer tenant in the ground floor retail space
- Strongly encourage pursuing thermal breaks on the balconies
- More resolution is needed on details, such as the end walls and the treatment of the balconies
- Consider both options for the private backyard space and the public courtyard amenity space
- Bring section drawings at the next meeting to help describe the side streets
- Make sure the existing public realm is considered in the building design
- More detail is needed on the transition between the commercial portion of the building and the residential portion
- Explore flexibility for combining unit



Rendering from July 2017

Topics for Panel Consideration

- Resolution of the townhouse frontage in relation to adjacent buildings
- Modifications to architecture, including the end walls, balconies and entrance (cantilever)
- Relationship to the street frontages
- Approach to the internal courtyard space
- Appropriateness of unit mix
- Sustainability approach

 Canary

DISTRICT

BLOCK 12 DESIGN REVIEW PANEL 2

DRAFT

October 18 2017



12





PROJECT STATISTICS

RESIDENTIAL GFA : 30,712 sm (330,592 sf)

NON RES. GFA : 1,410 sm (15,177 sf)

TOTAL UNITS : 389

1 BD : 131 34%

435 sf - 572 sf

2 BD : 189 48%

616 sf - 987 sf

3 BD : 69 18%

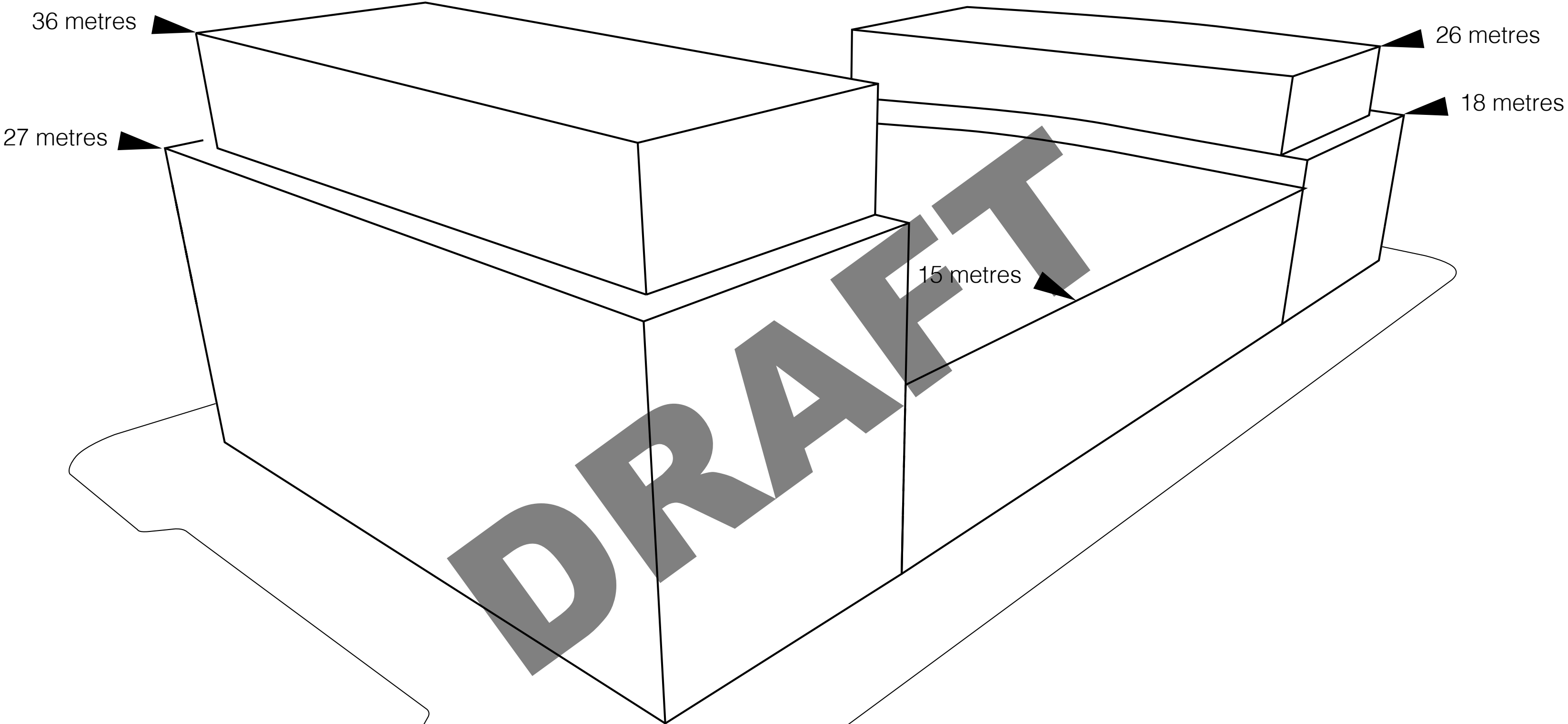
930 sf - 1250 sf

5% 3BD WFT REQUIREMENT
10% 3BD CITY REQUIREMENT

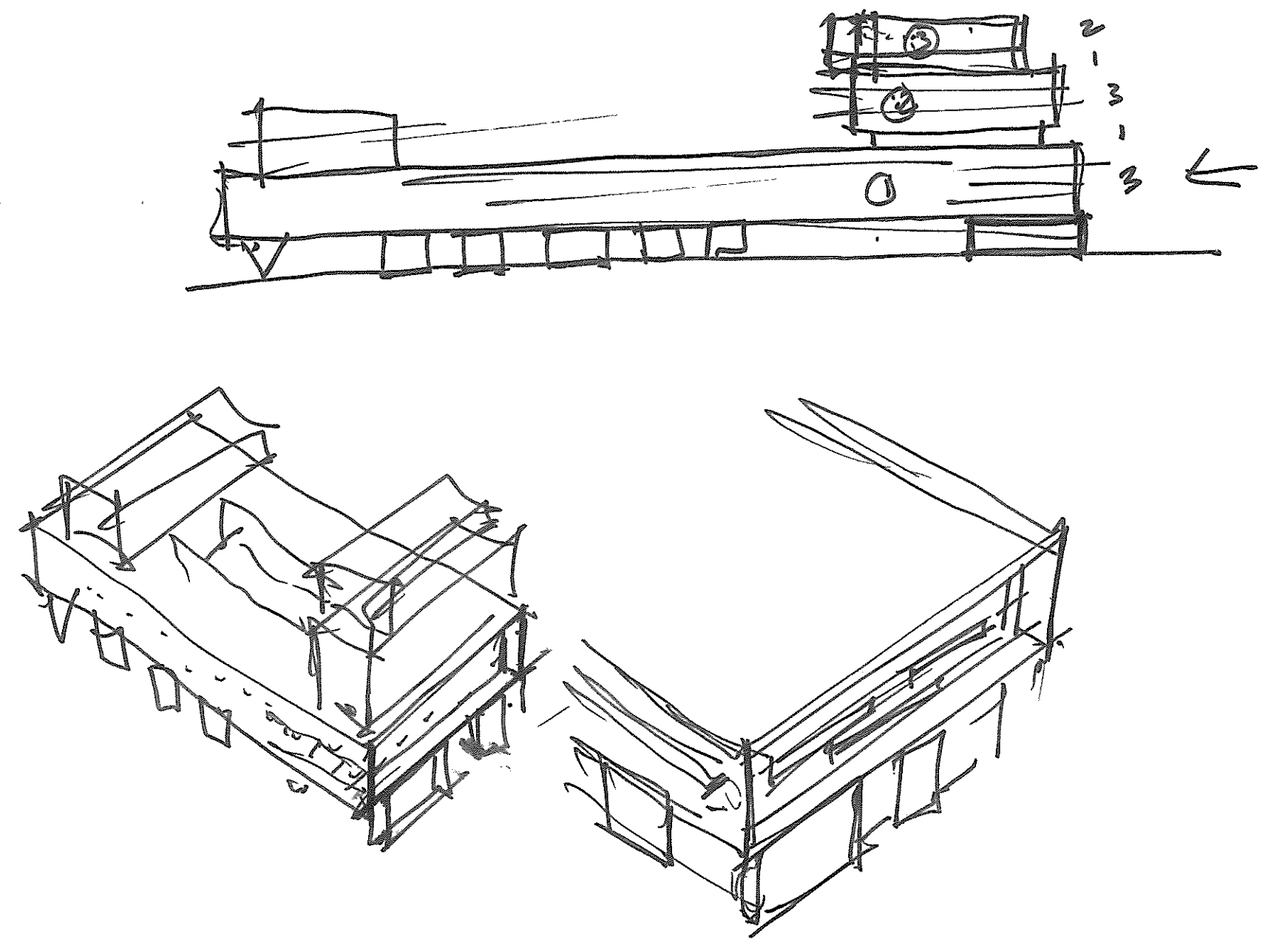
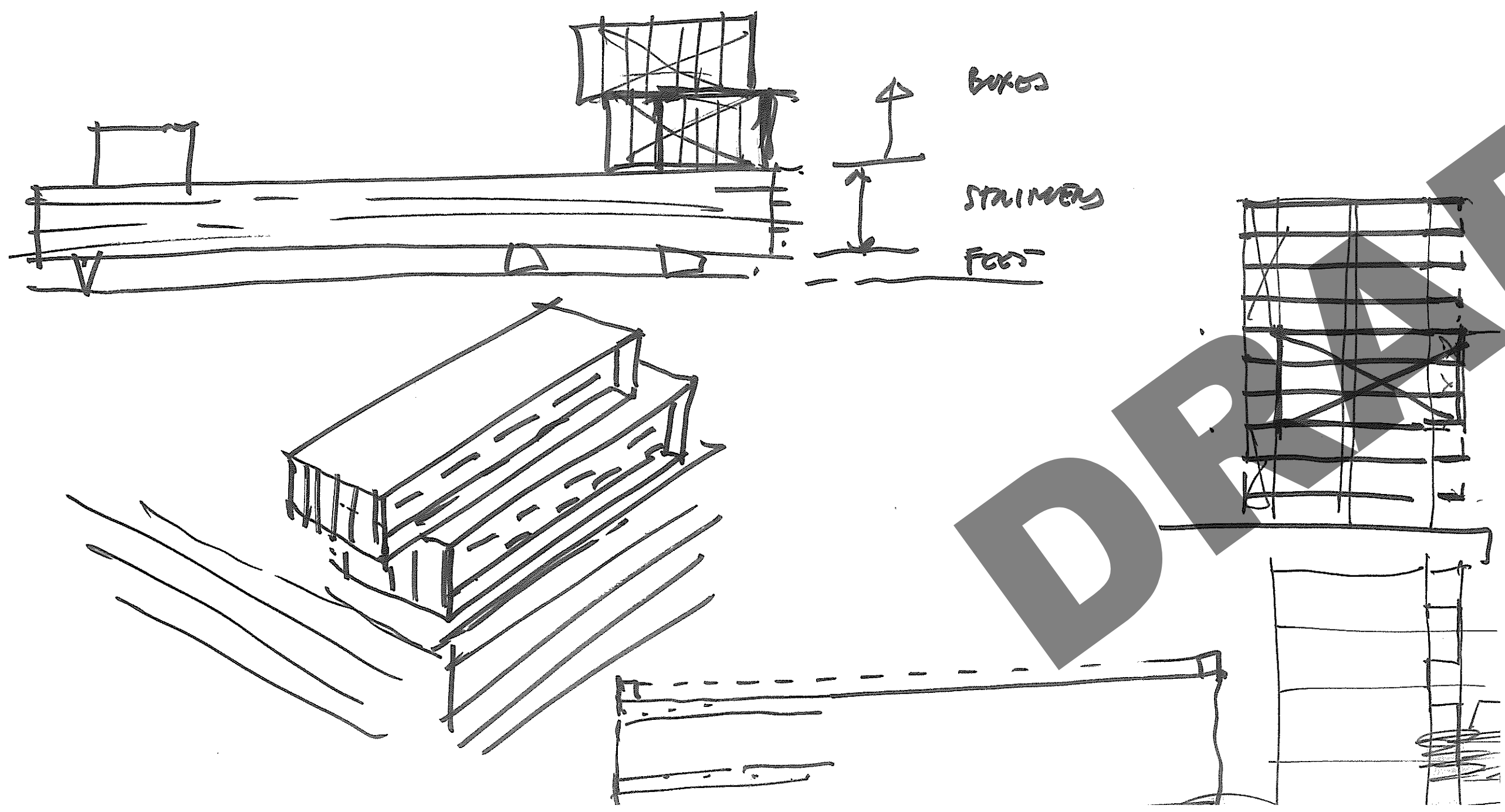
INCLUDES 41 TOWNHOUSE UNITS AT GRADE

1000 sf - 1499 sf

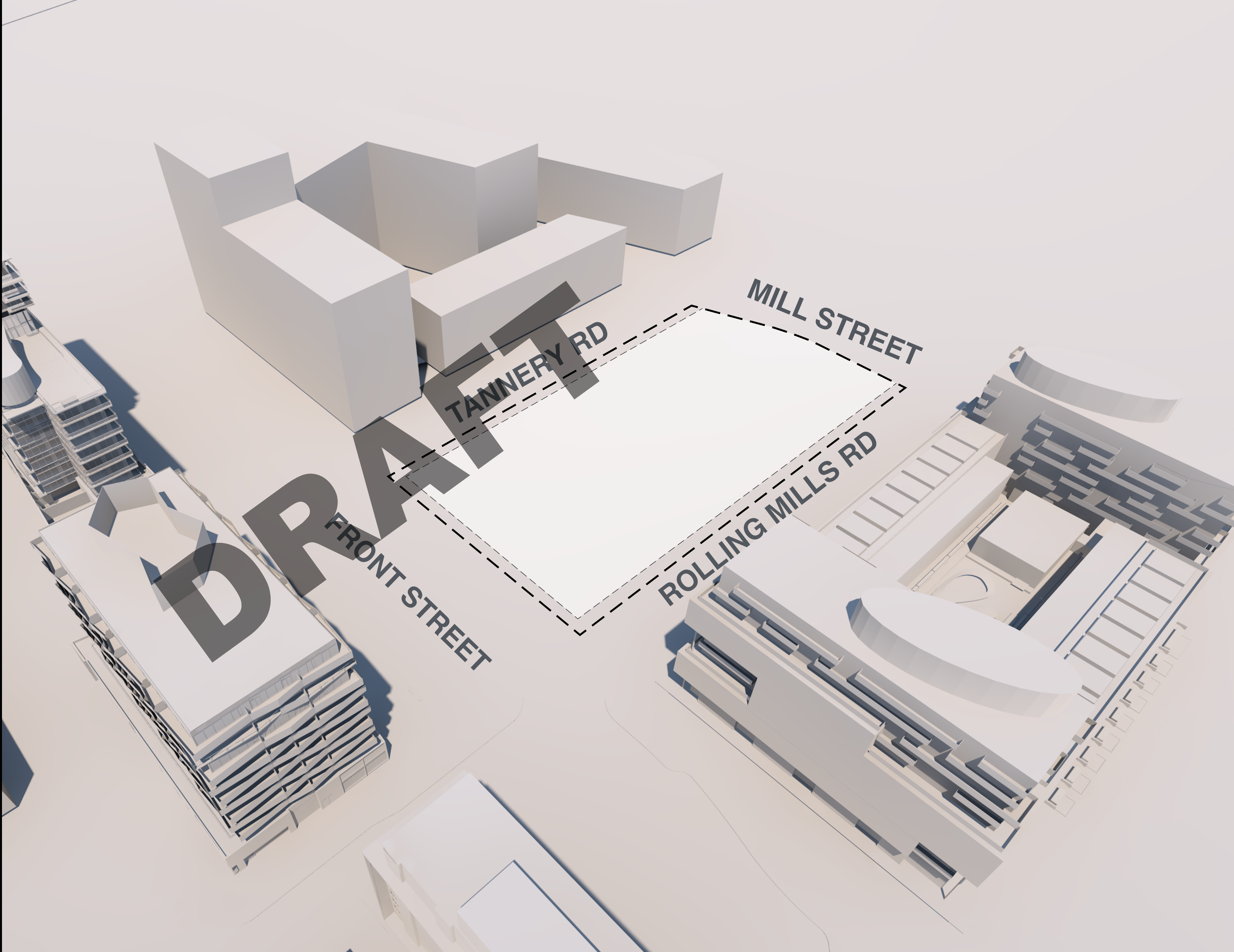
ZONING HEIGHT SUMMARY



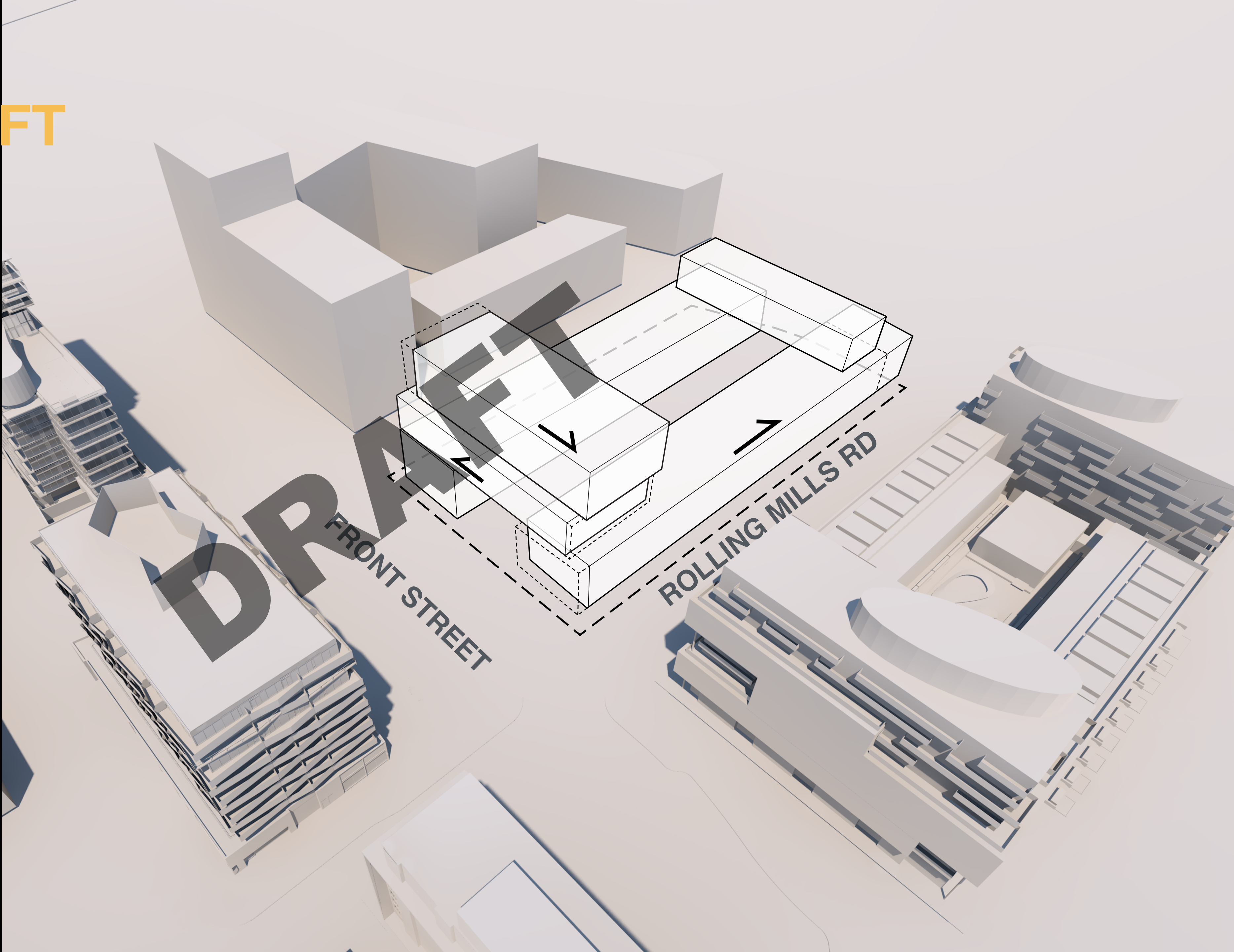
	HEIGHT	STEPBACK HEIGHT	SETBACK AT GRADE
FRONT ST	36m	27m	3m
MILL ST	26m	18m	-
MID BLOCK	15m	-	3m

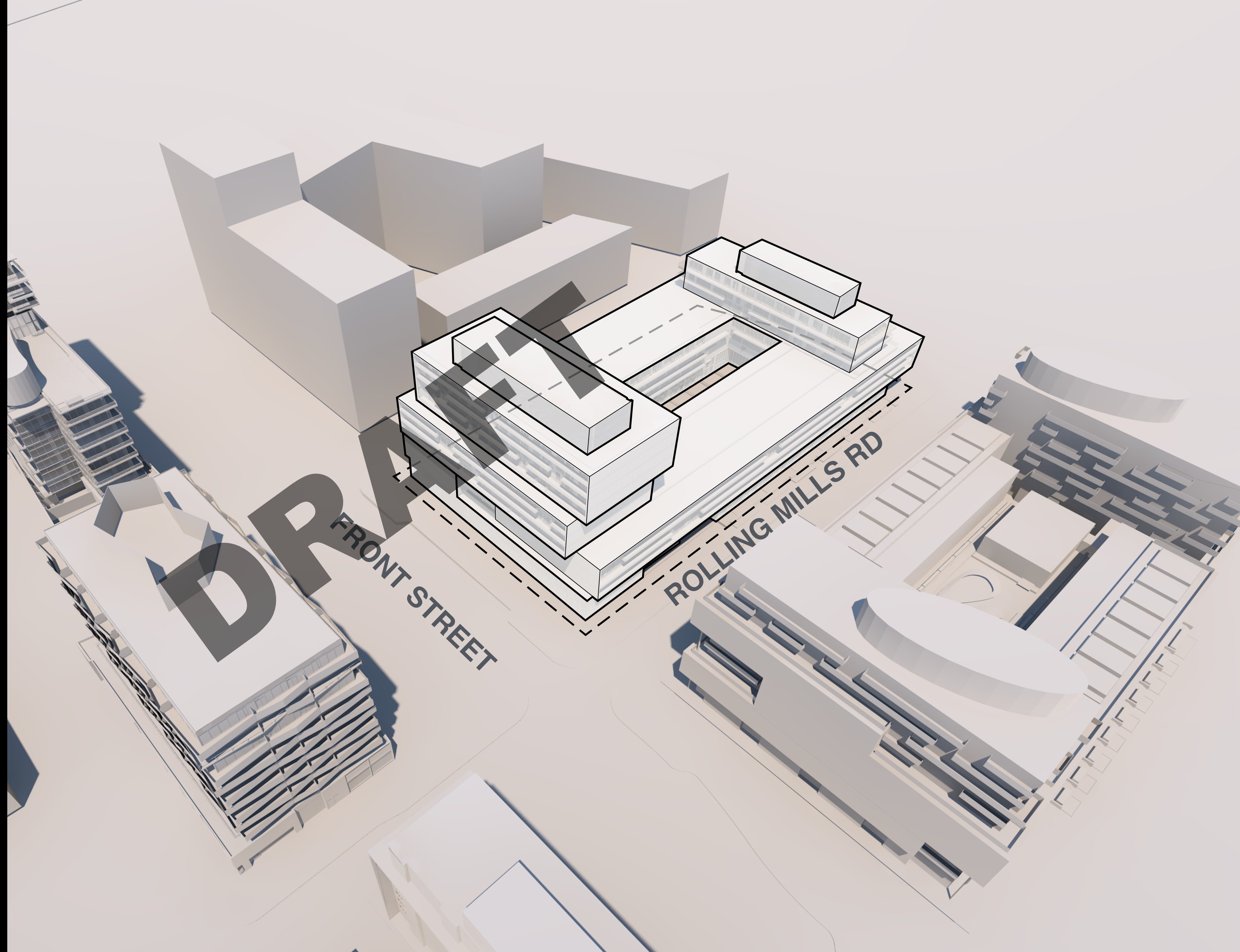


PROPERTY



CONTEXT SHIFT



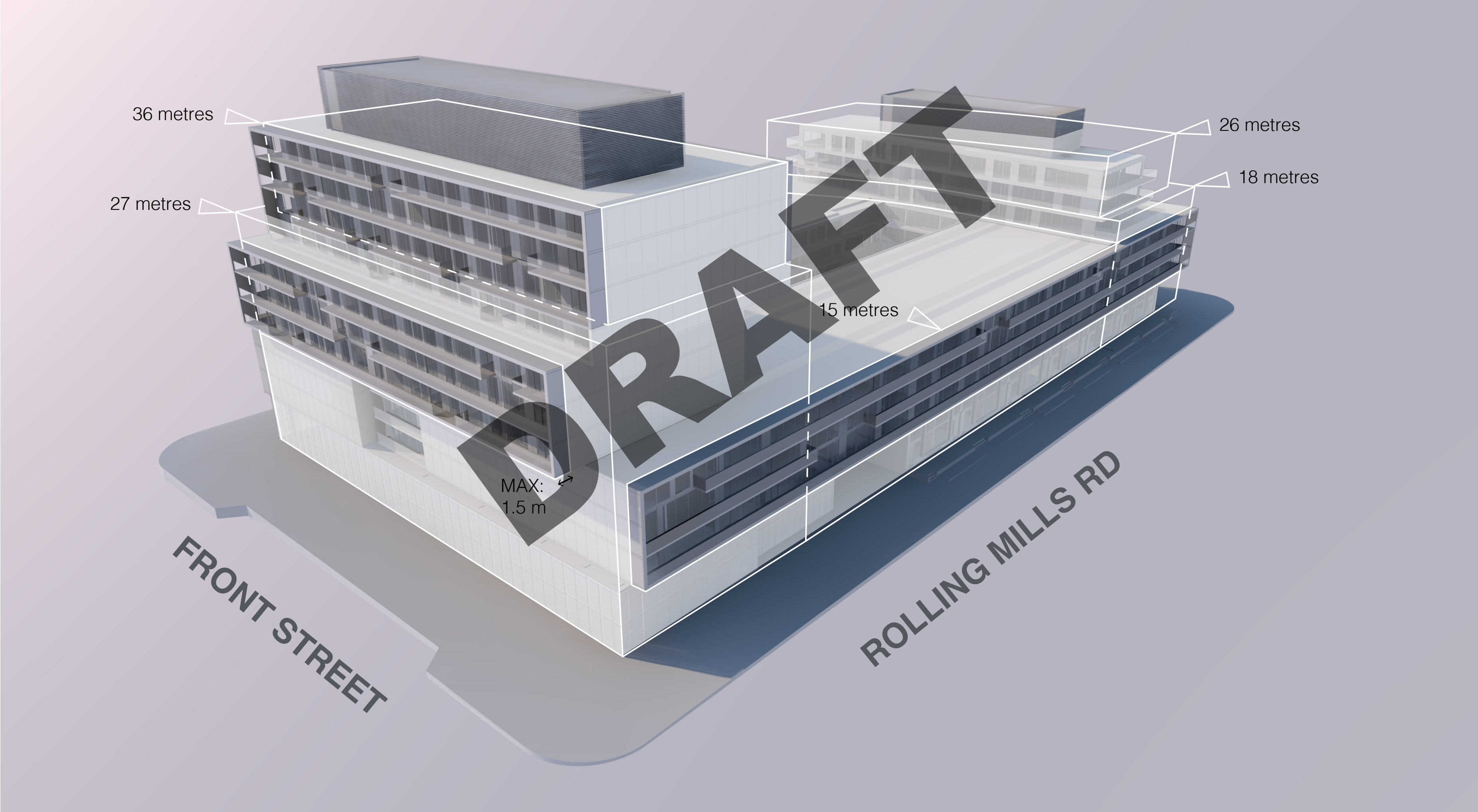


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FRONT STREET

ROLLING MILLS RD

ZONING OVERLAY





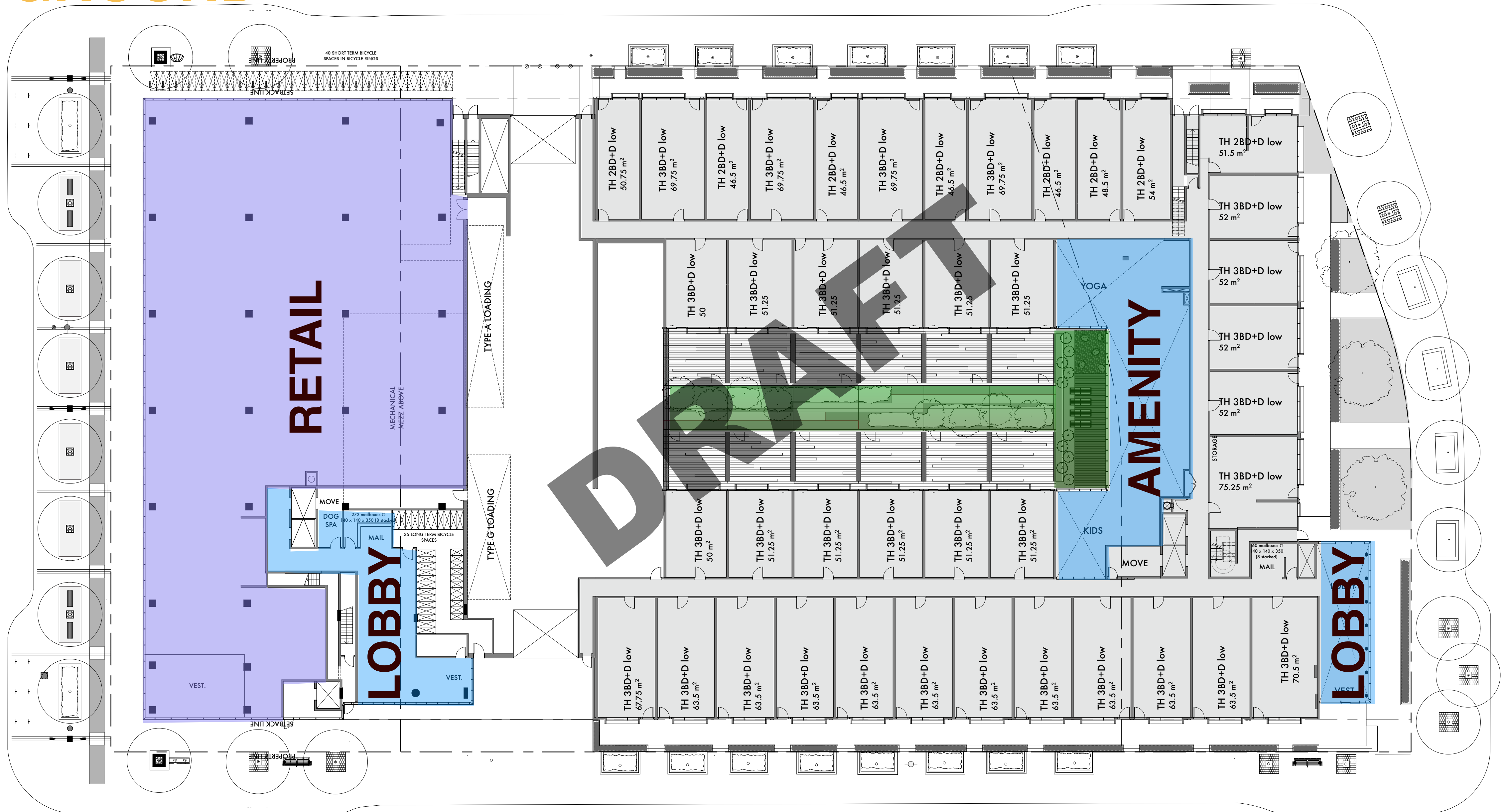
GROUND

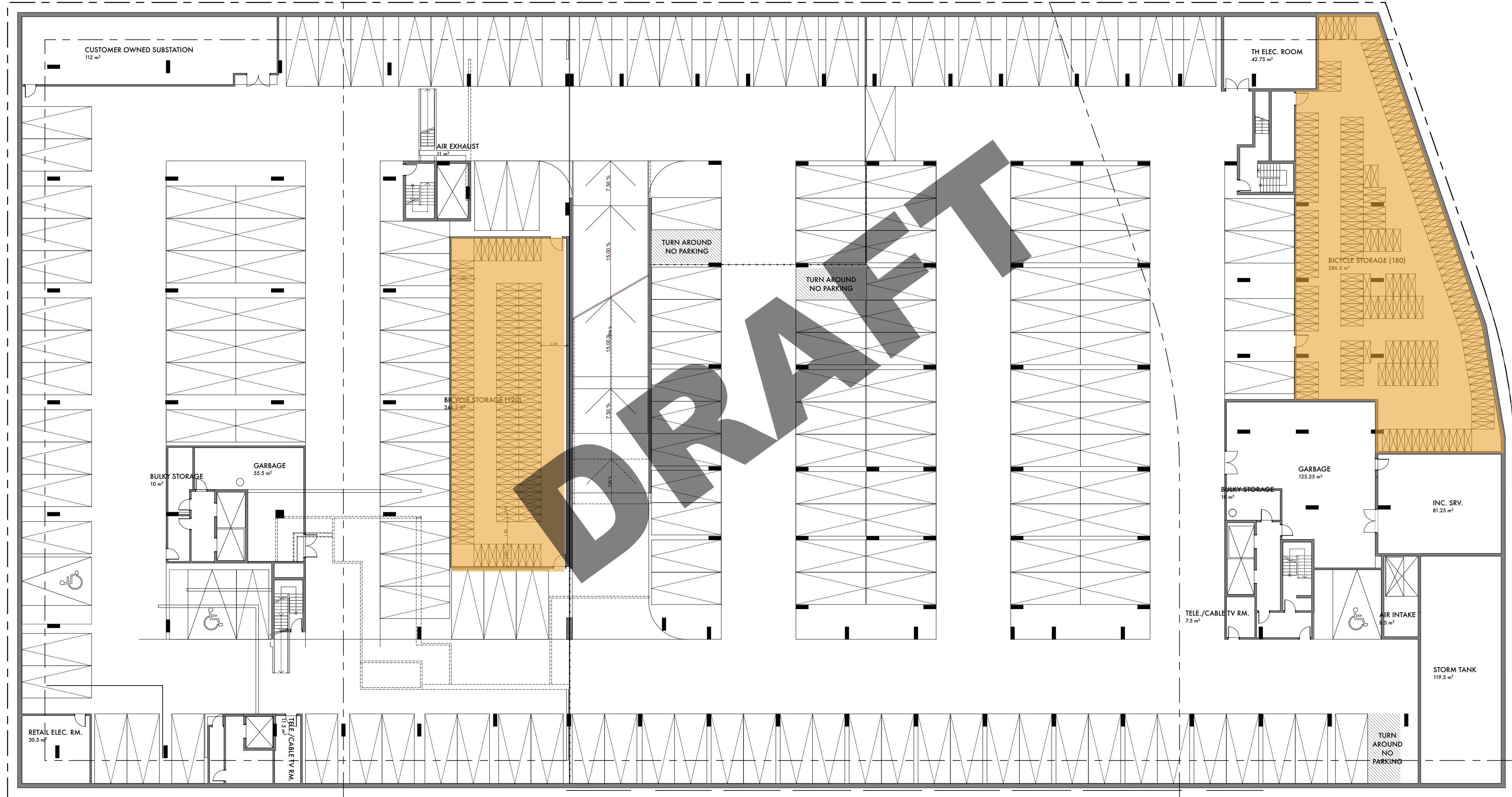
TANNERY RD

FRONT ST

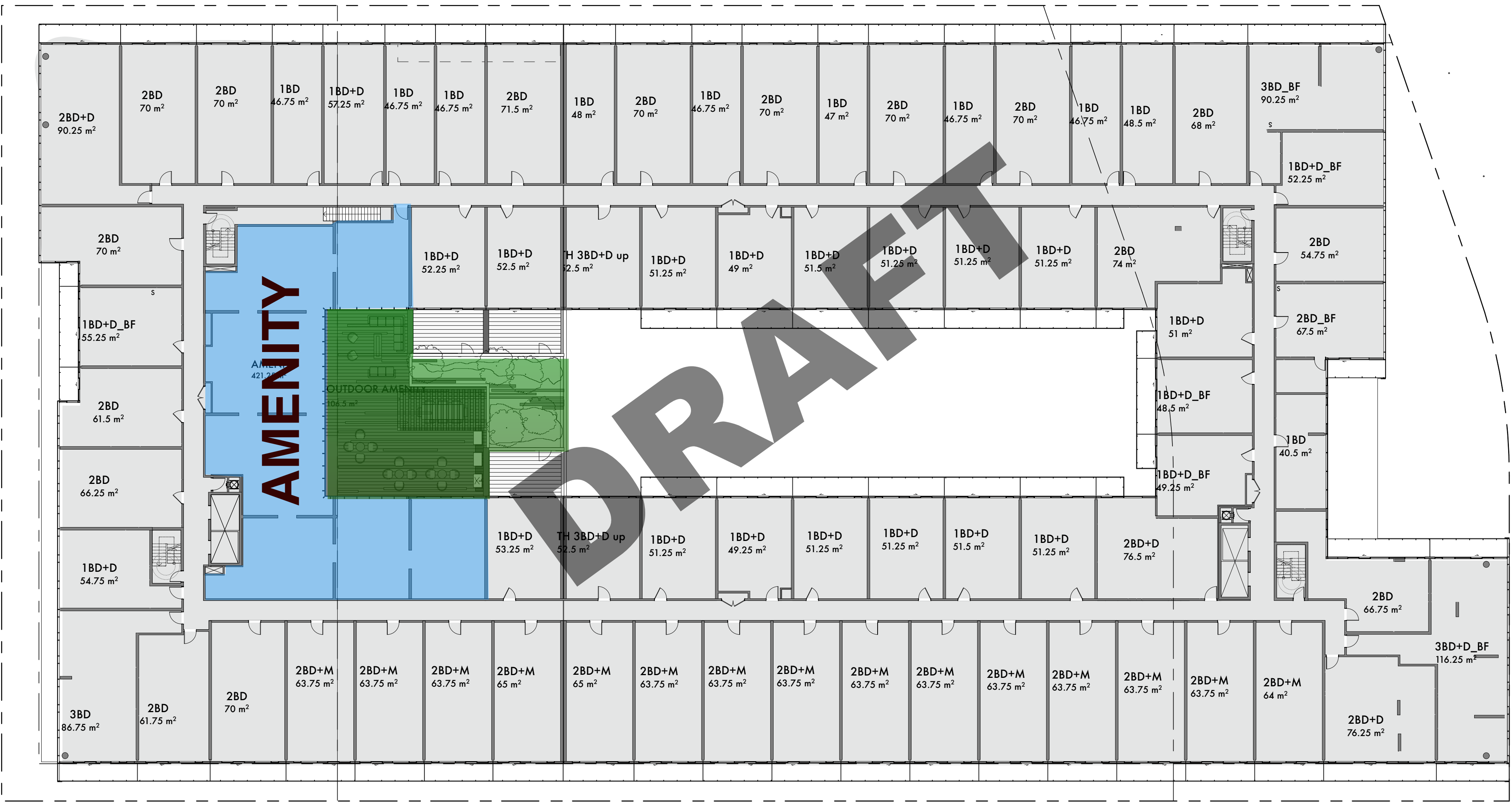
MILL STREET

ROLLING MILLS RD

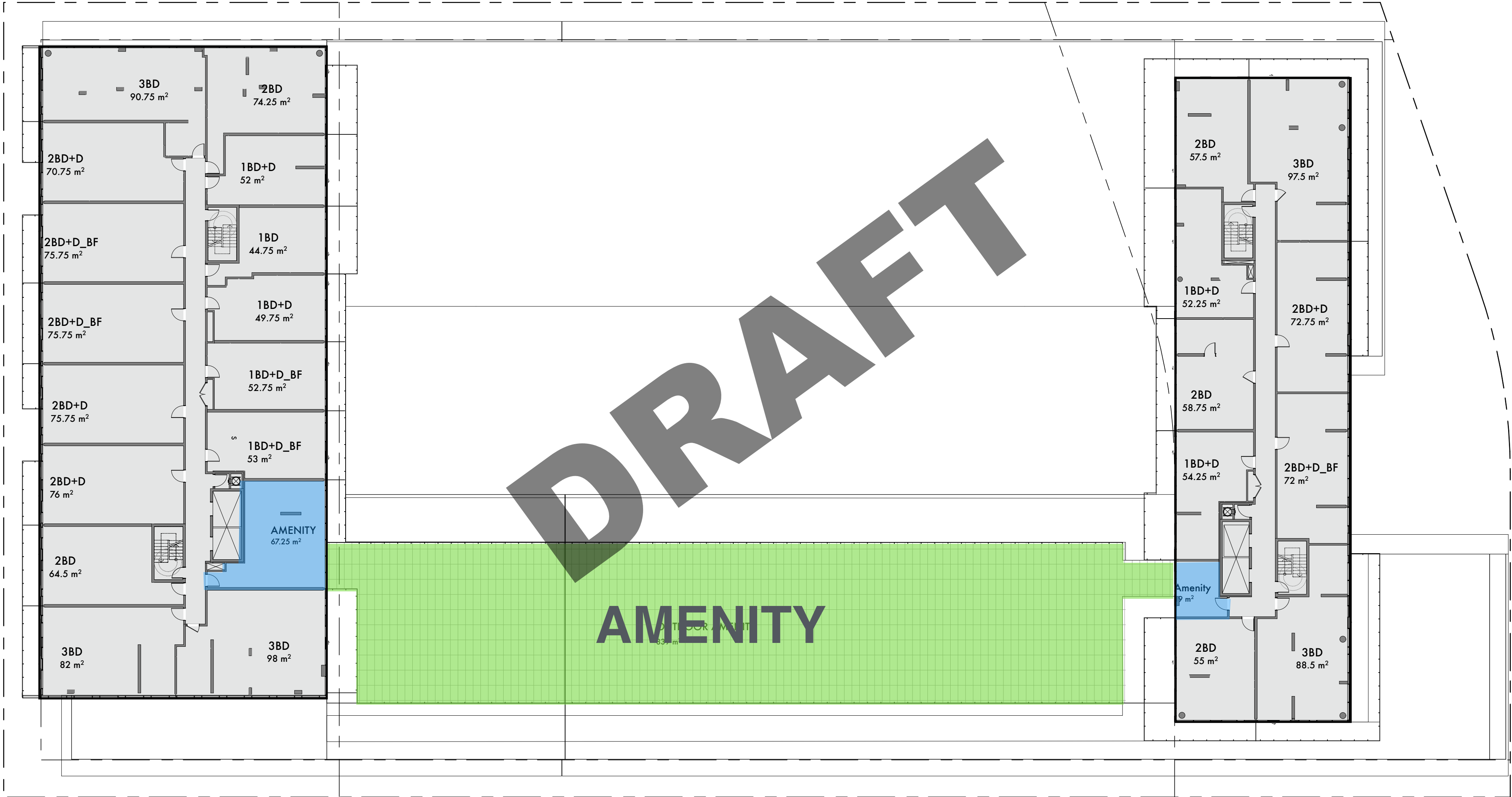




LEVEL 3



LEVEL 6



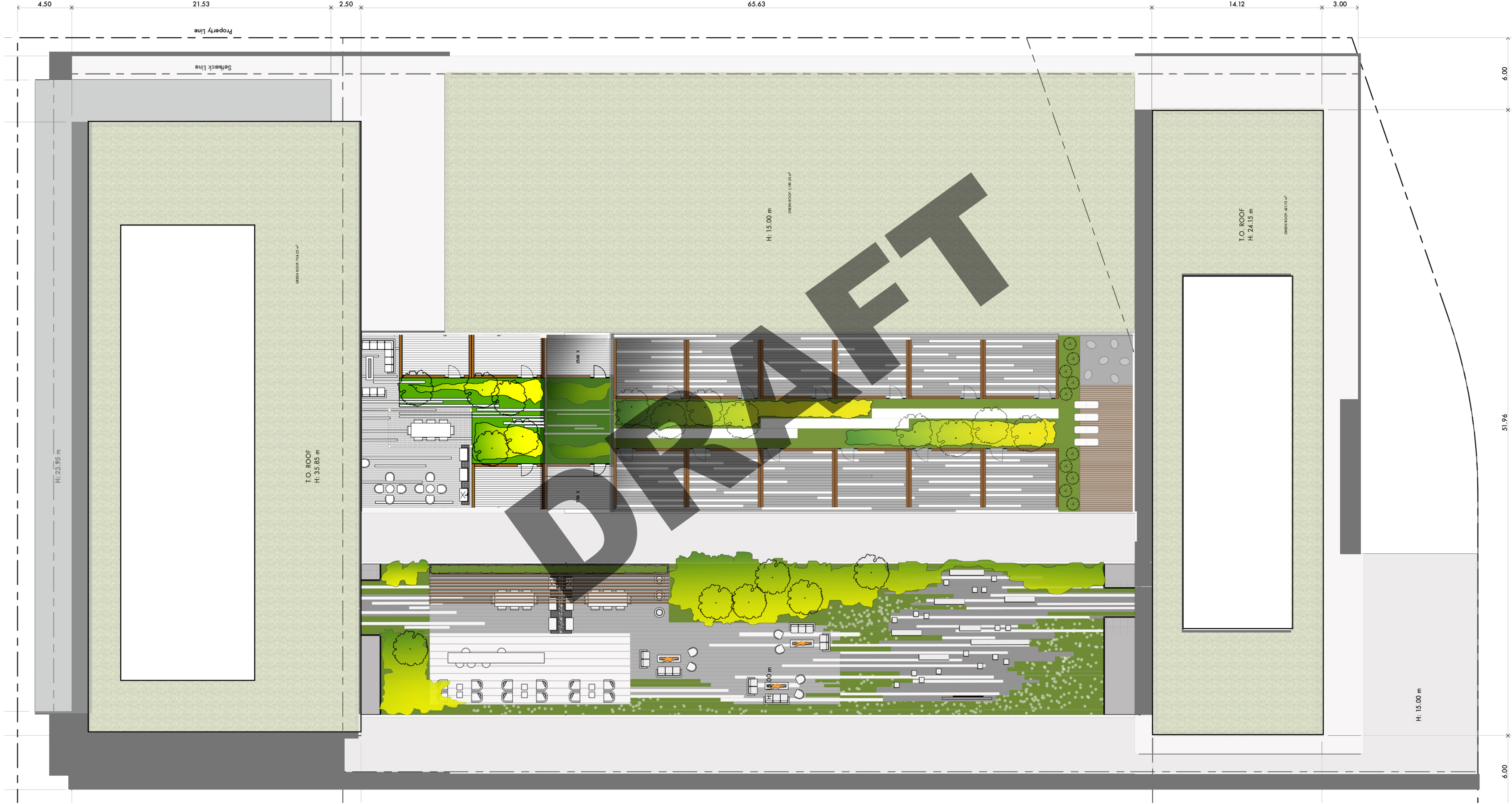
LEVEL 7-8

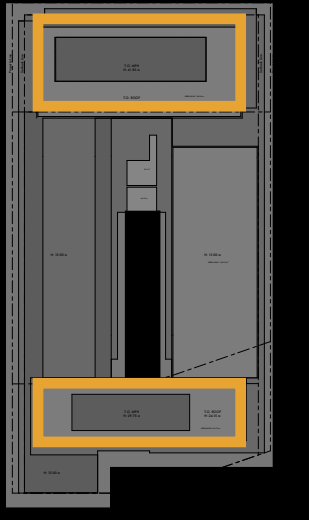


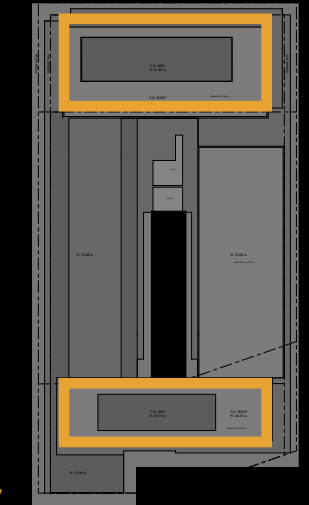
LEVEL 9-12

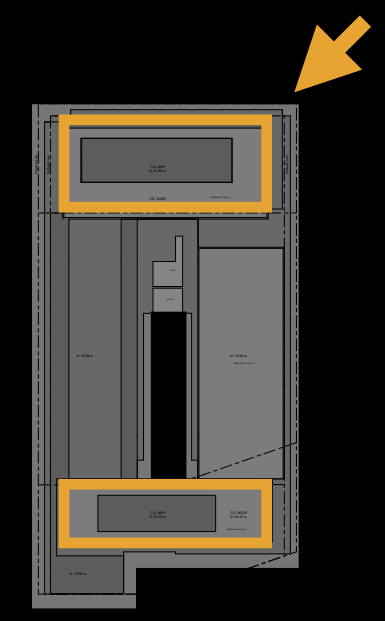


ROOF

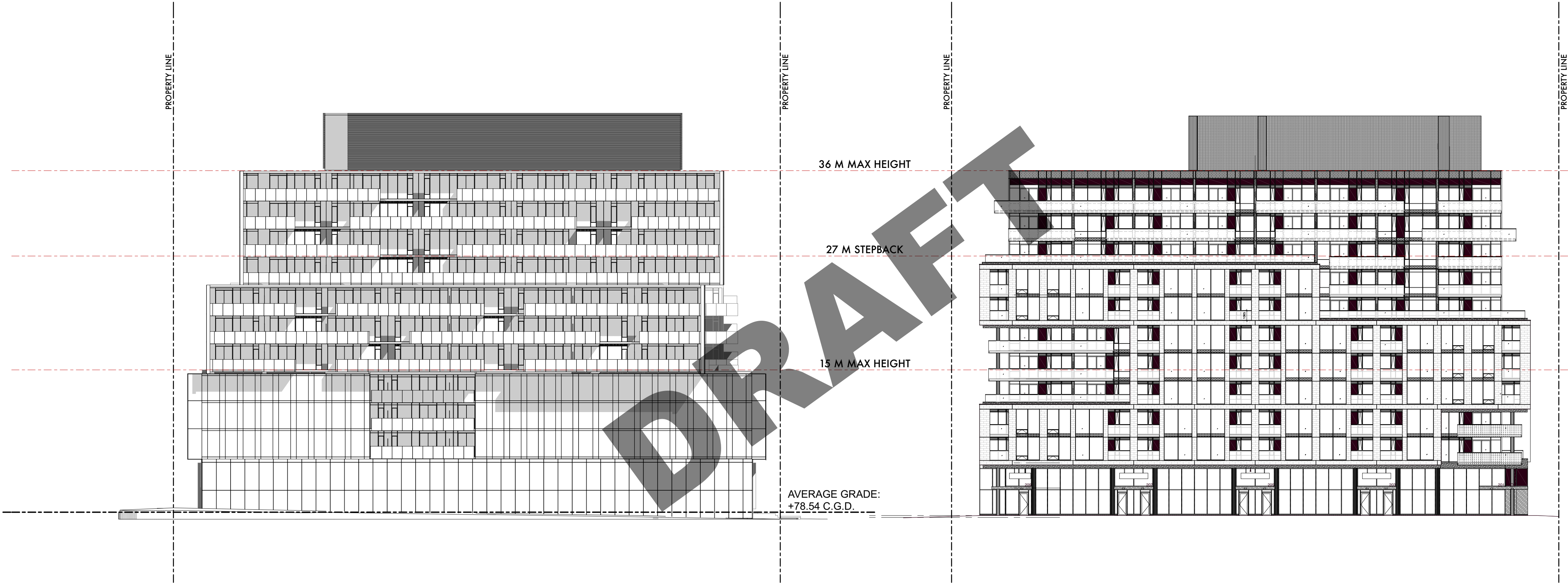




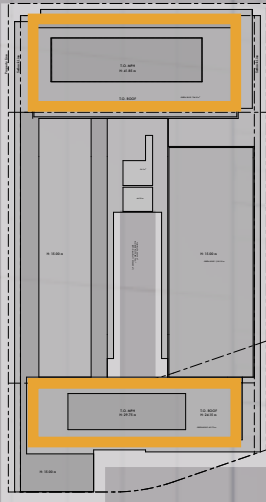




FRONT ST ELEVATION



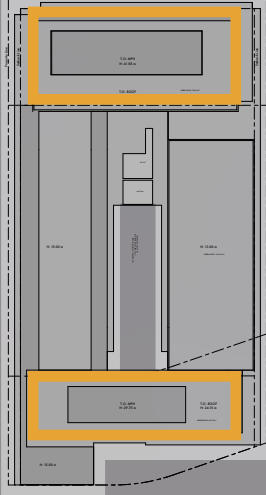
**FRONT ST
LOOKING EAST**



DRAFT



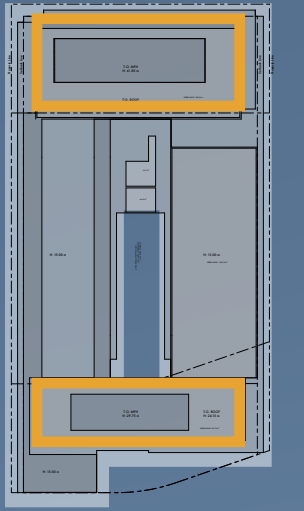
**FRONT ST
LOOKING WEST**



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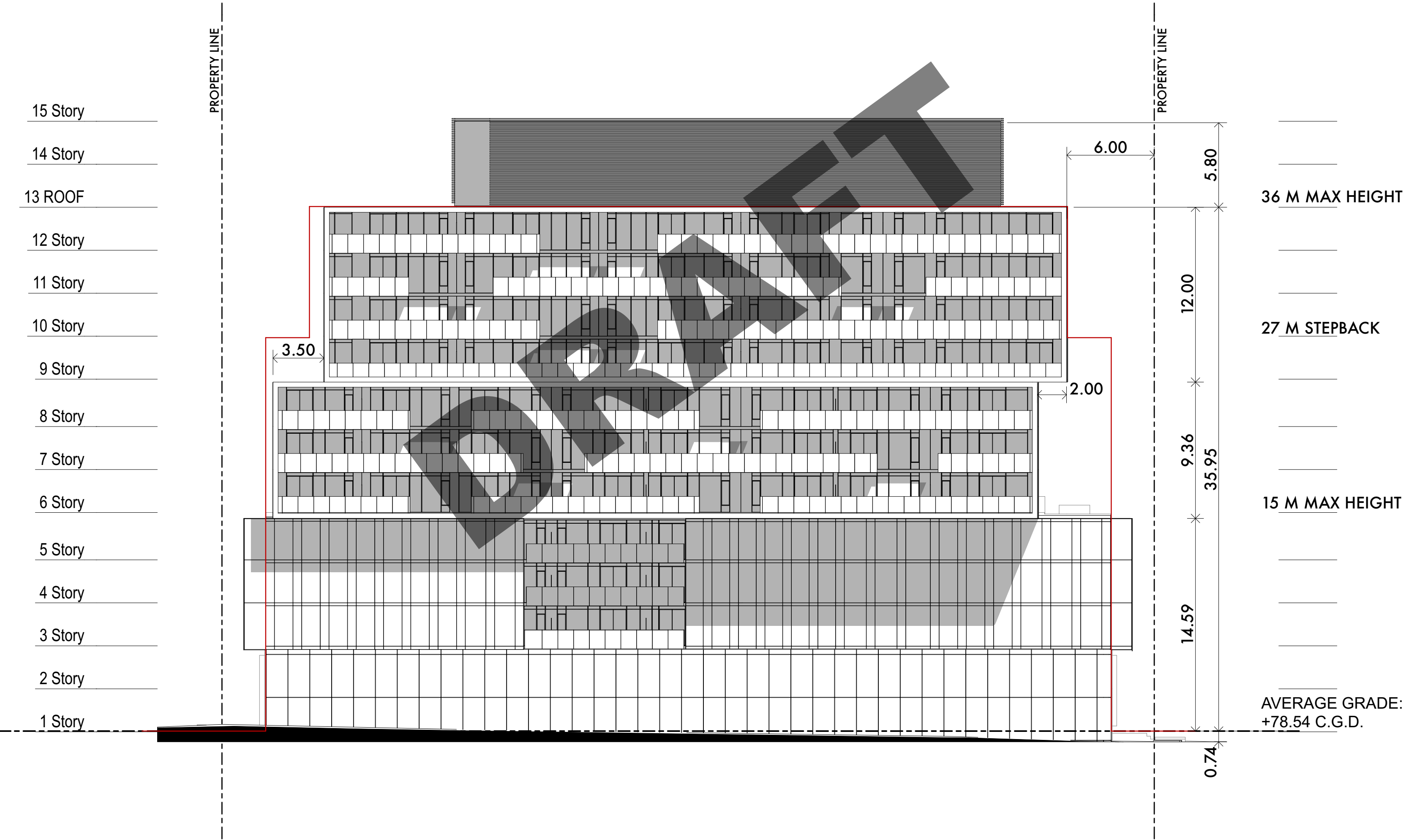
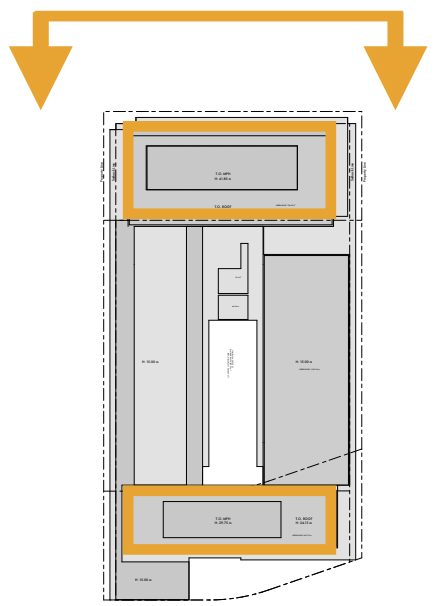
MILL ST LOOKING N-W



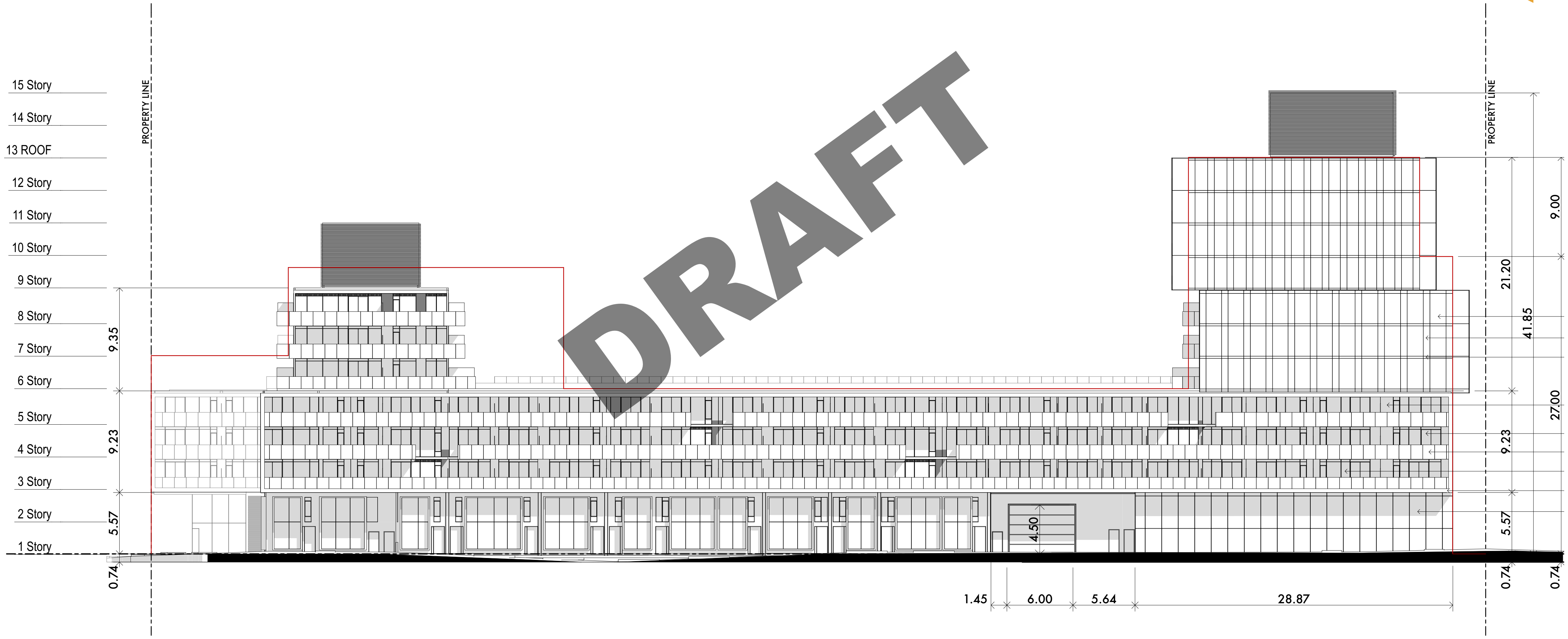
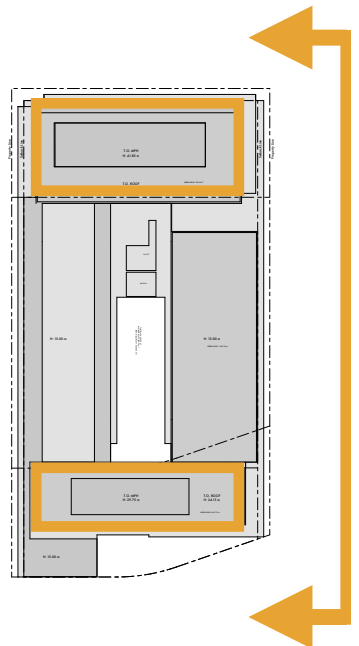
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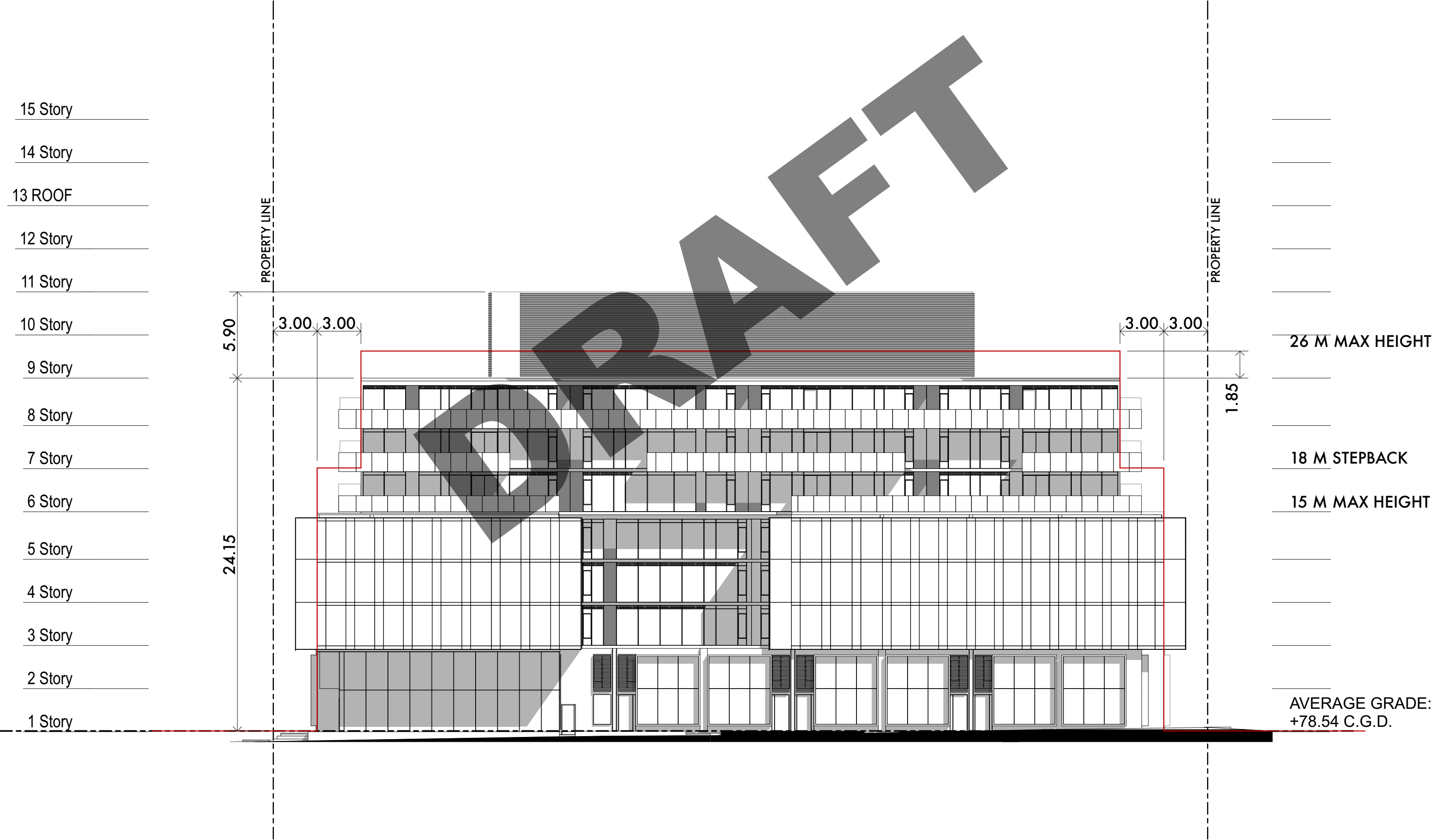
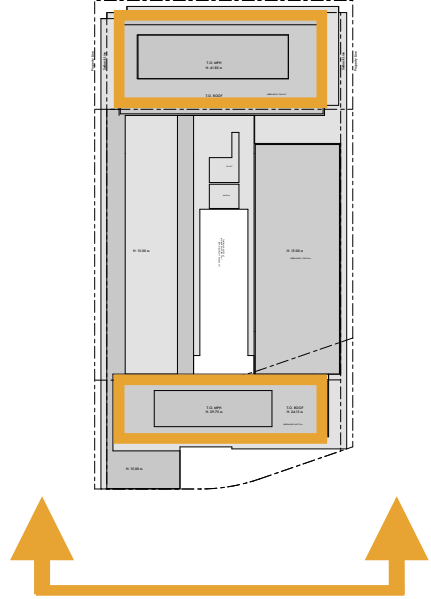
NORTH ELEVATION



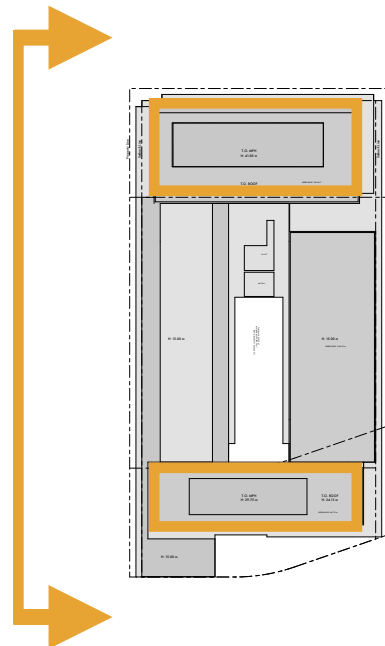
EAST ELEVATION



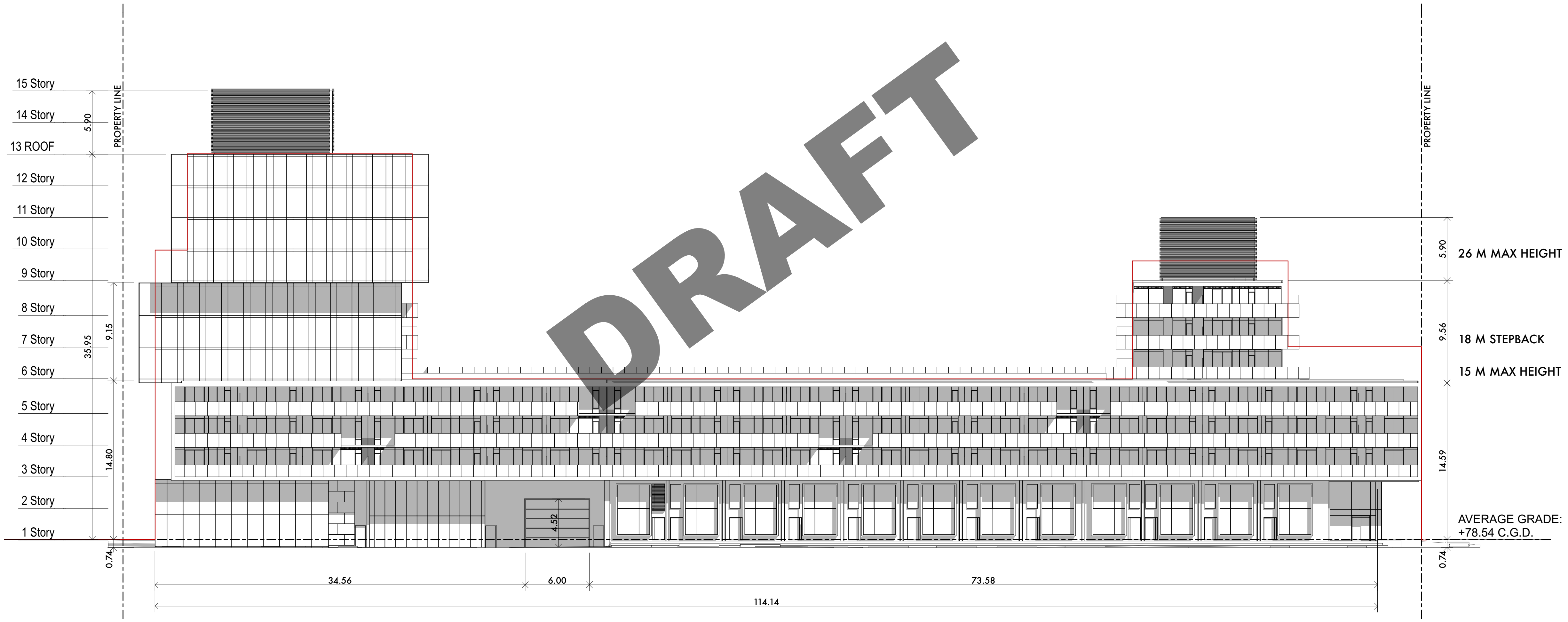
SOUTH ELEVATION



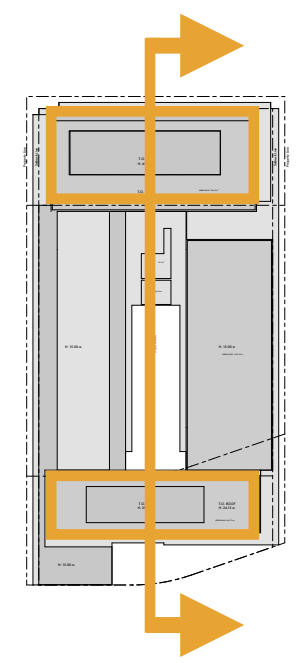
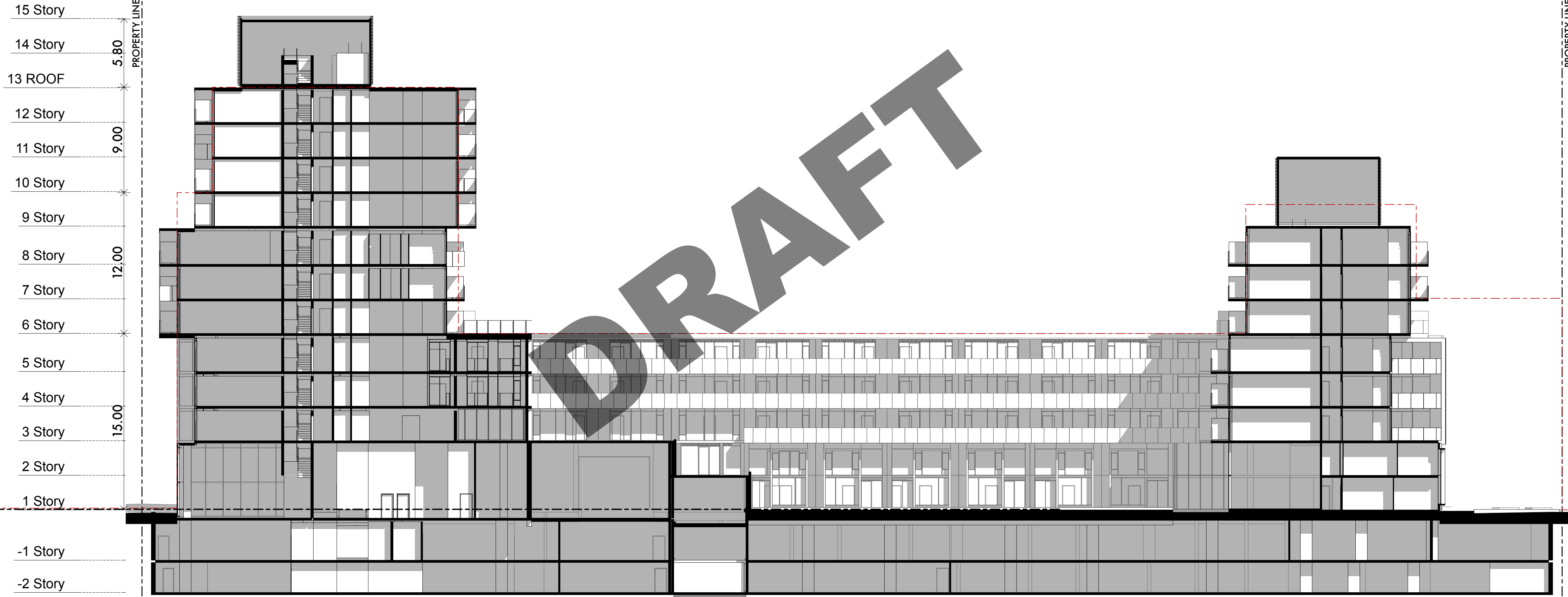
WEST ELEVATION



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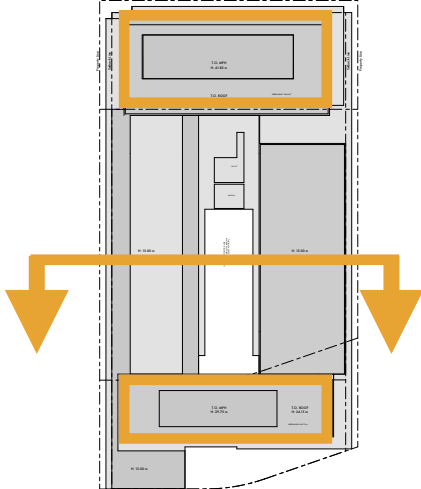
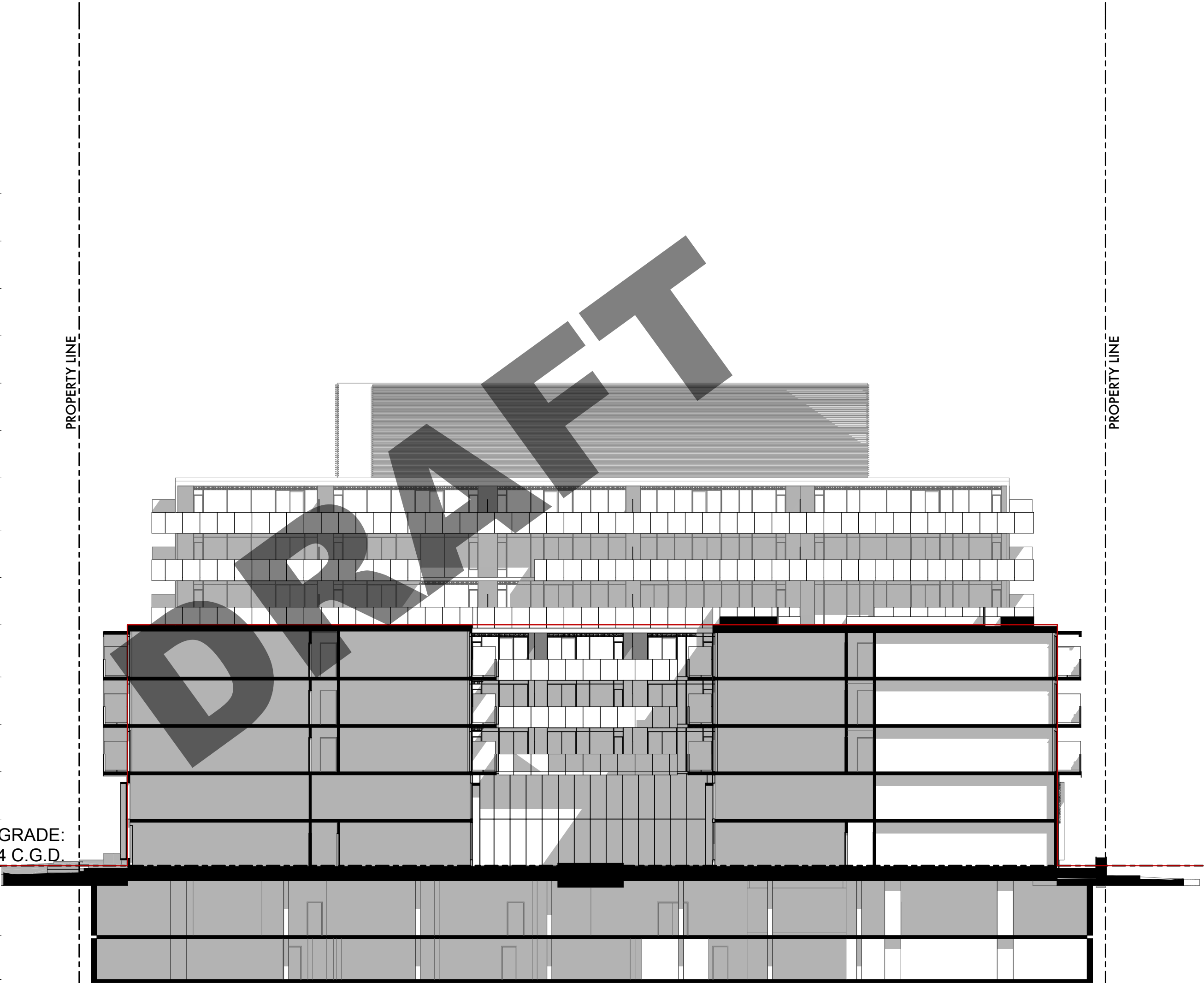


N-S SECTION

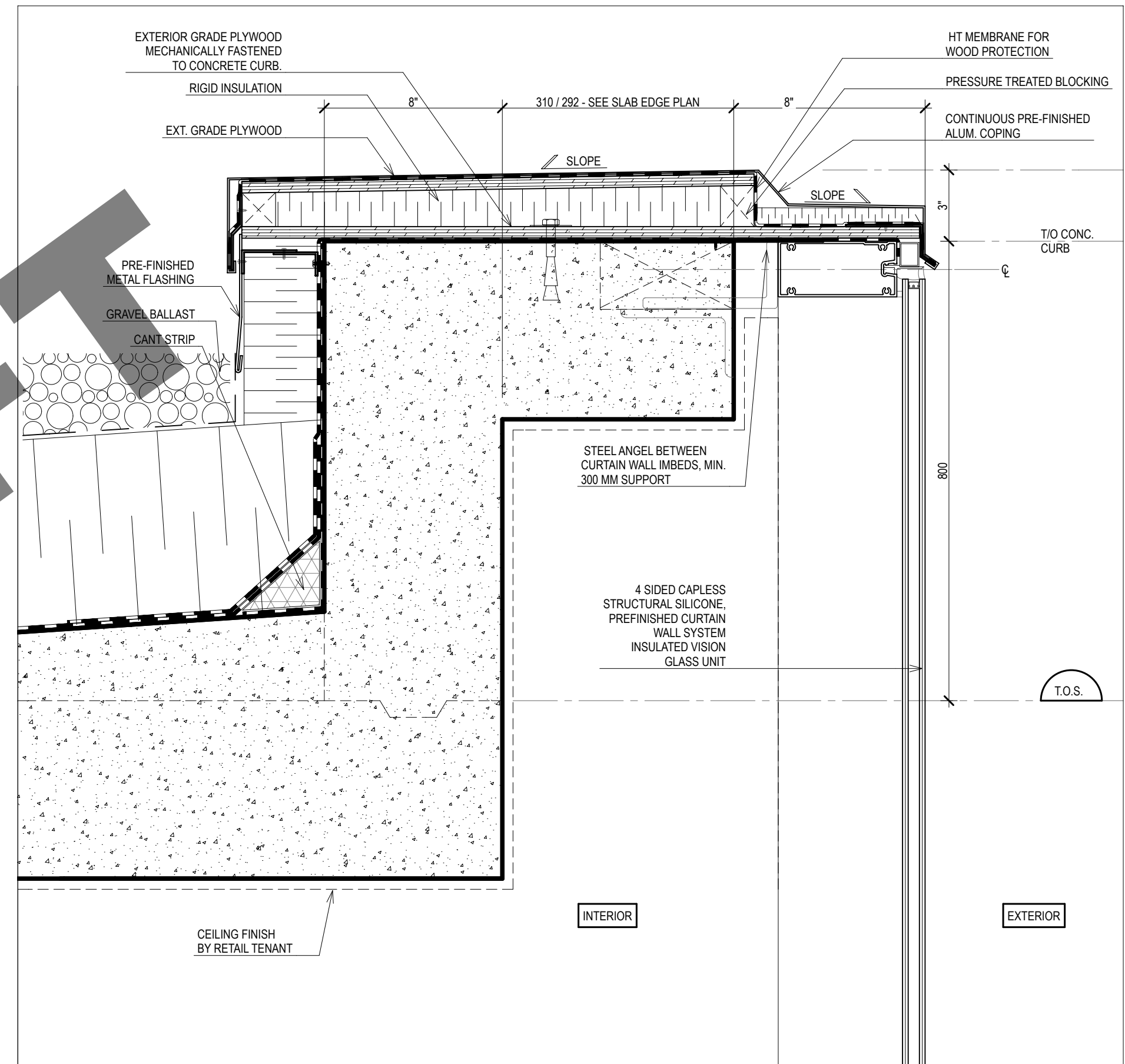


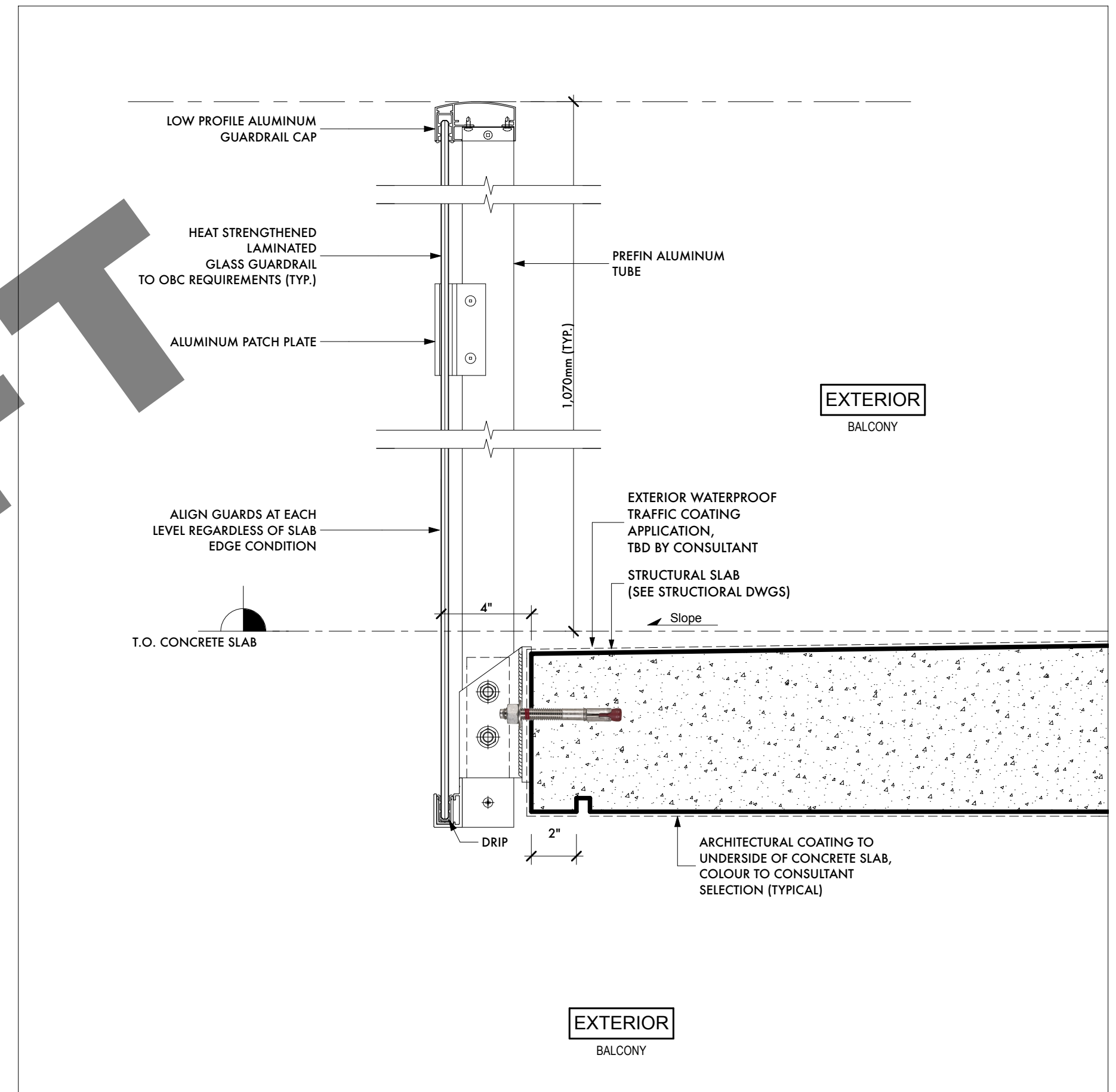
E-W SECTION

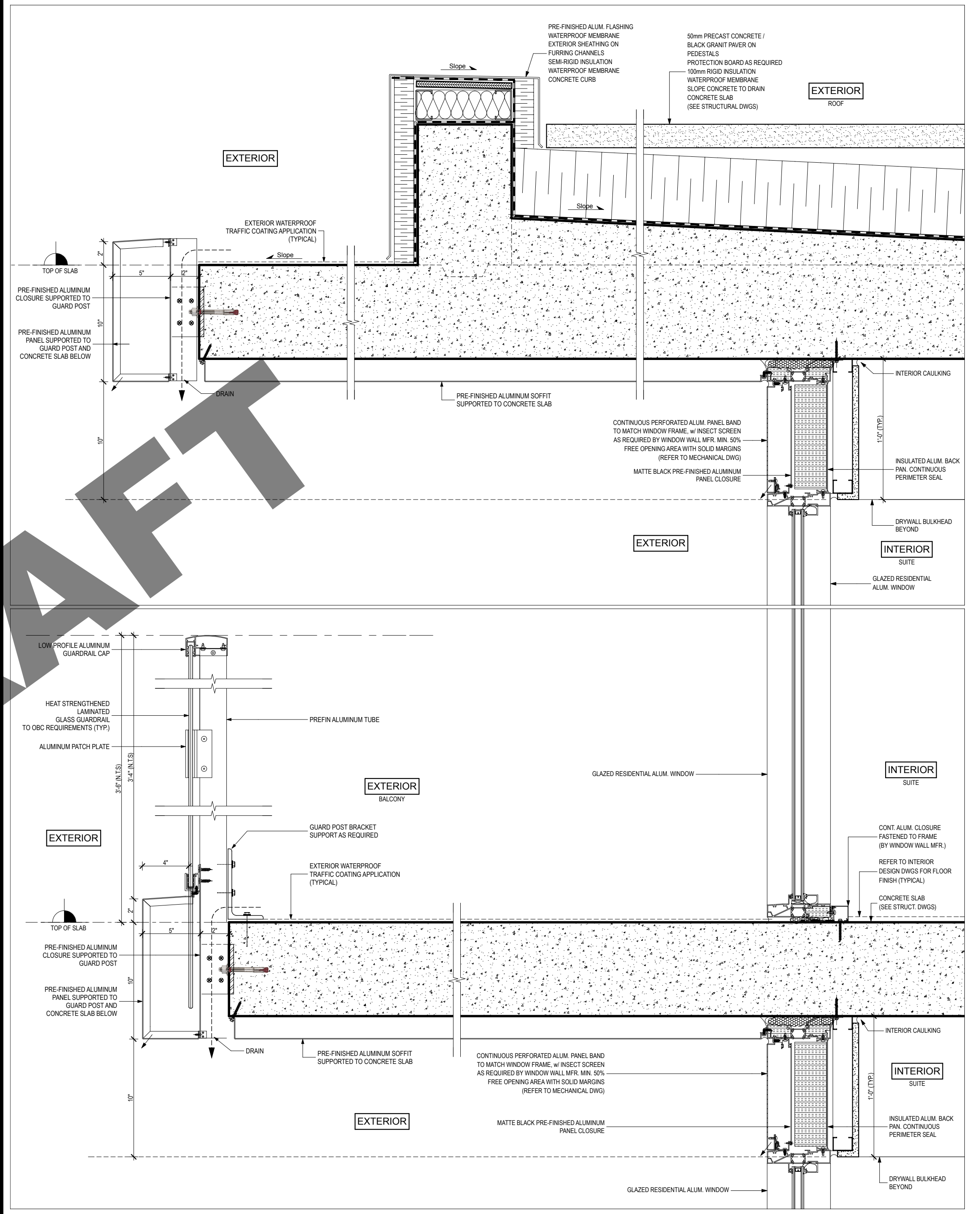
- 15 Story
- 14 Story
- 13 ROOF
- 12 Story
- 11 Story
- 10 Story
- 9 Story
- 8 Story
- 7 Story
- 6 Story
- 5 Story
- 4 Story
- 3 Story
- 2 Story
- AVERAGE GRADE:
1 Story +78.54 C.G.D.
- 1 Story
- 2 Story

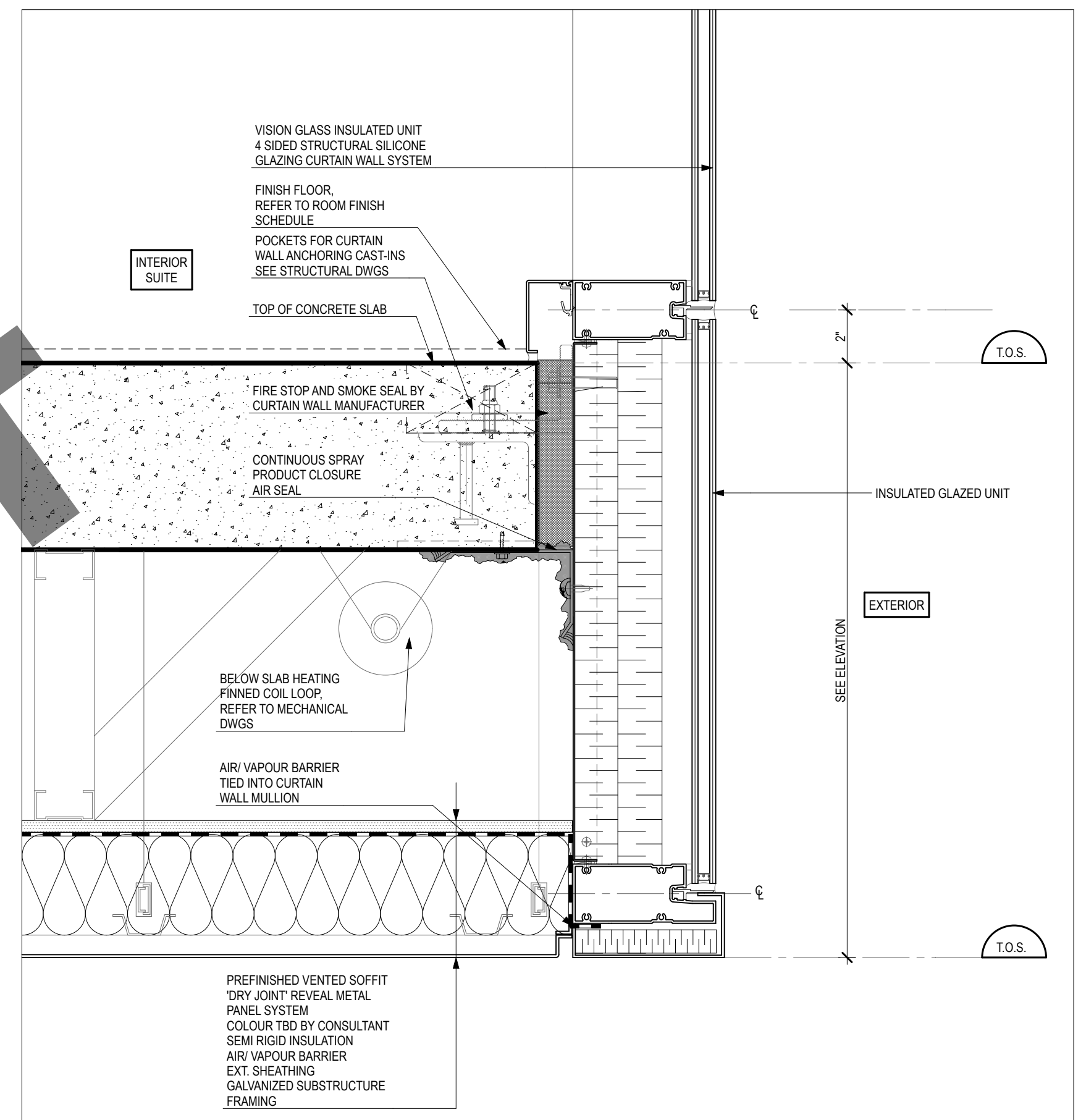


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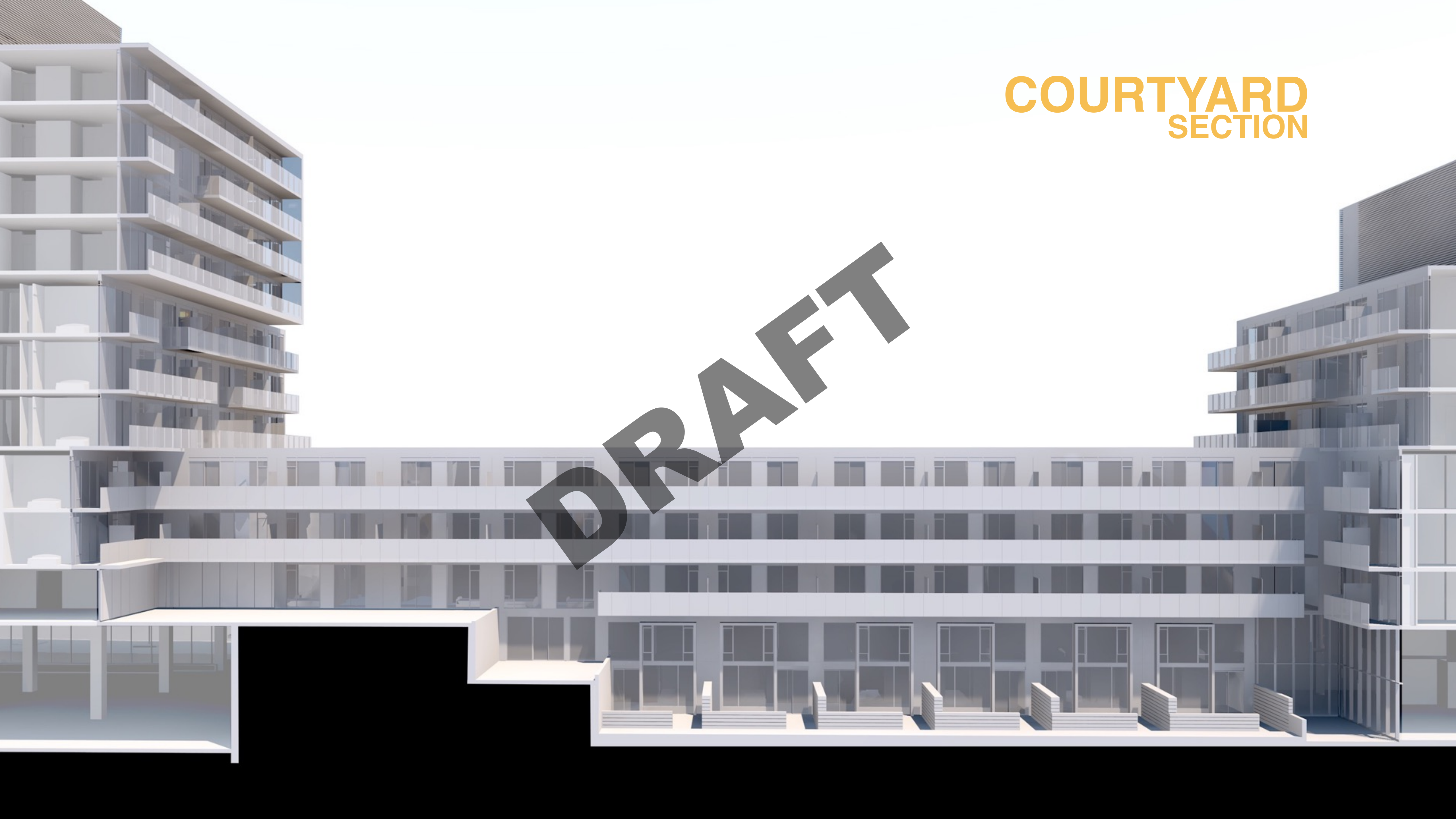




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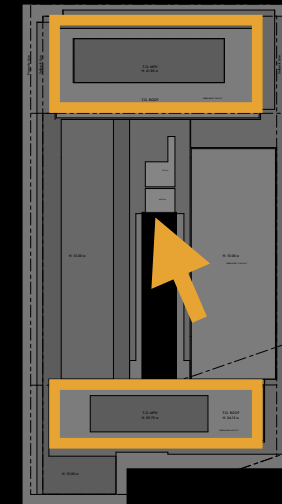
COURTYARD SECTION

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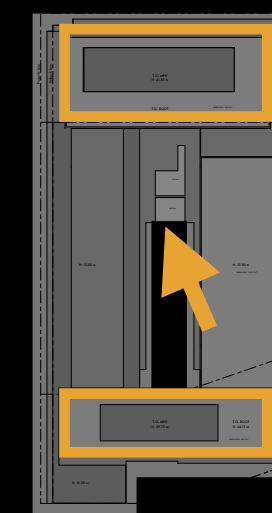




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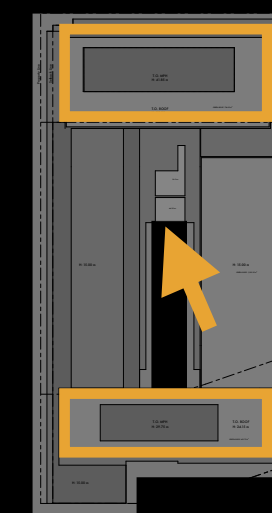
COURTYARD
PUBLIC SPACES



**COURTYARD
PRIVATE SPACES**



DRAFT



COURTYARD
LOOKING NORTH

- Overall a great project and positive addition to the area
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BLOCK 34
PLAN 66M-2488
PART 7
PLAN 66R-25772
PIN 21077-0330

BLOCK 34
PLAN 66M-2488
PART 2
PLAN 66R-25772
PIN 21077-0330(LT)

PART 8
PLAN 66R-25772

PART 8
PLAN 66R-25772

PART 14
PLAN 66R-25772

PART 16
PLAN 66R-25772

PART 18
PLAN 66R-25772

PART 17, PLAN 66R-25772

RT 61, PLAN 66R-25772

BLOCK 13, PLAN 65M-2488

ERY ROAD

LAN 66M-2488

AN 66R-25772

7-0319(LT)

PROPOSED TREE GRATE &
DECIDUOUS TREE(1)

EXISTING PLANTERS & TREES TO BE
REMOVED (2)

DEPRESSED CURB

PROPOSED TREE GRATE AND
DECIDUOUS TREE (1)

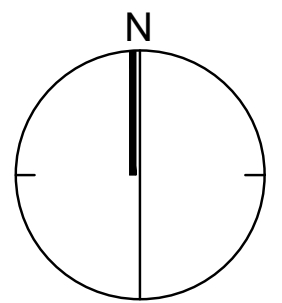
EXISTING PLANTERS & TREES TO BE
REMOVED (2)

DEPRESSED CURB

DRAFT

G MILLS ROAD
PLAN 66M-2488

PUBLIC REALM_NORTH



Date:2017-10-11

Scale 1:350

Job No.17138

NAK
design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

EXISTING CURB PLANTER

CORTEN STEEL PLANTER

PROPOSED DECIDUOUS TREE (1)

RISERS GOING UP TO TOWNHOUSE ENTRANCES

RISERS AT LOBBY ENTRANCE

FFE 78.50

FFE 78.50

FFE 78.50

EXISTING TREES TO REMAIN

RISERS GOING DOWN TO TOWNHOUSE ENTRANCES

PROPOSED TREE GRATE & DECIDUOUS TREE (1)

EXISTING CONCRETE SIDEWALK

SEATING OPPORTUNITY
CORTEN STEEL PLANTERS

NATIVE GRASSES & DECIDUOUS TREES (3)

ROLLIN
BLOCK 22, P

TANN
BLOCK 23, P

BLOCK 16
PLAN 66M-2473
PIN 21077-0264(LT)

PART 25
PLAN 66R-24638

MILL STREET

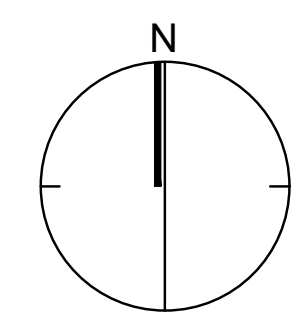
(FRONT STREET, BY REGISTERED PLAN 108)

PART 58, PLAN 66R-16601

PIN 21077-0225(LT)

MILL STREET

PUBLIC REALM_SOUTH



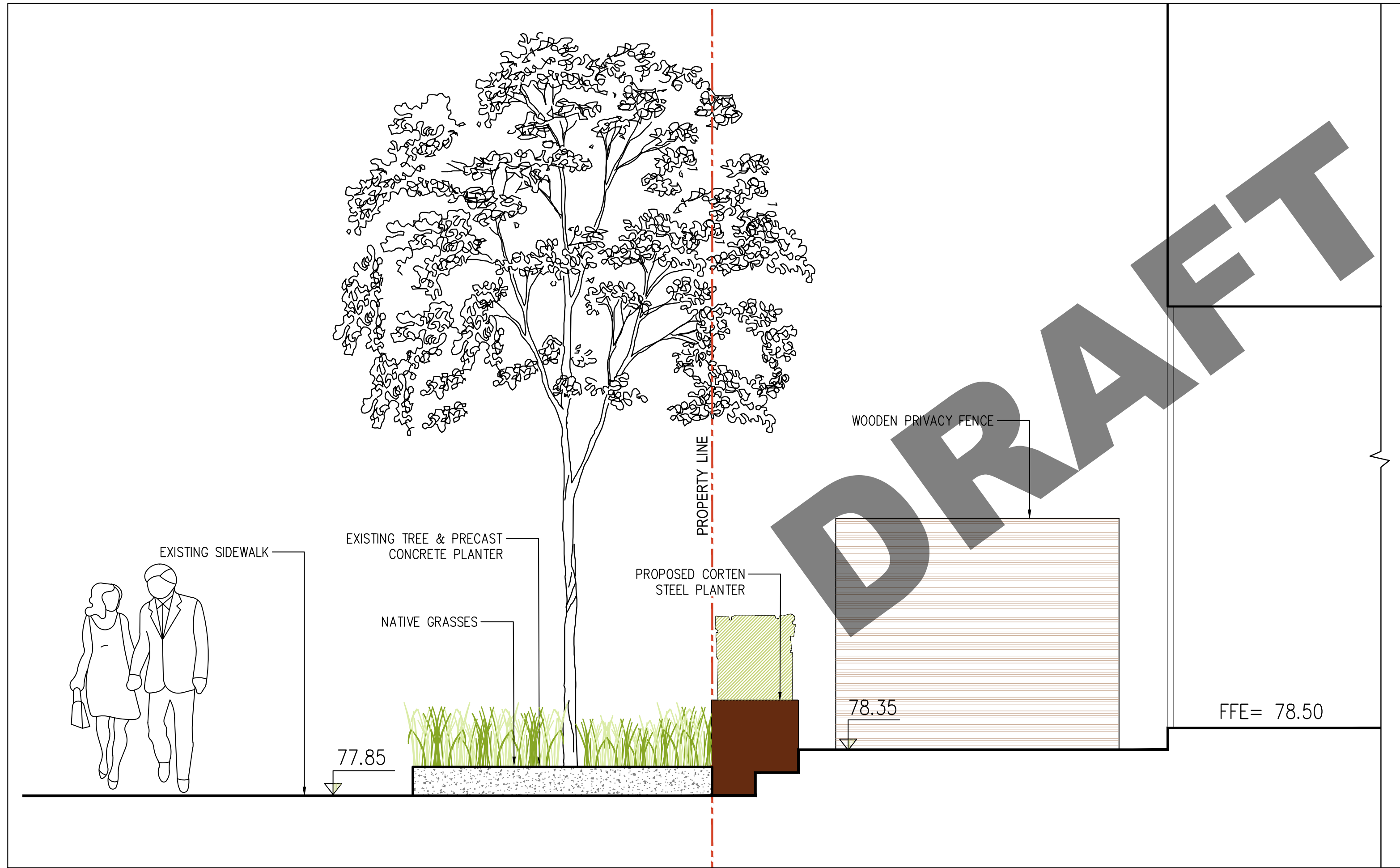
Date: 2017-10-11

Scale 1:350

Job No. 17138



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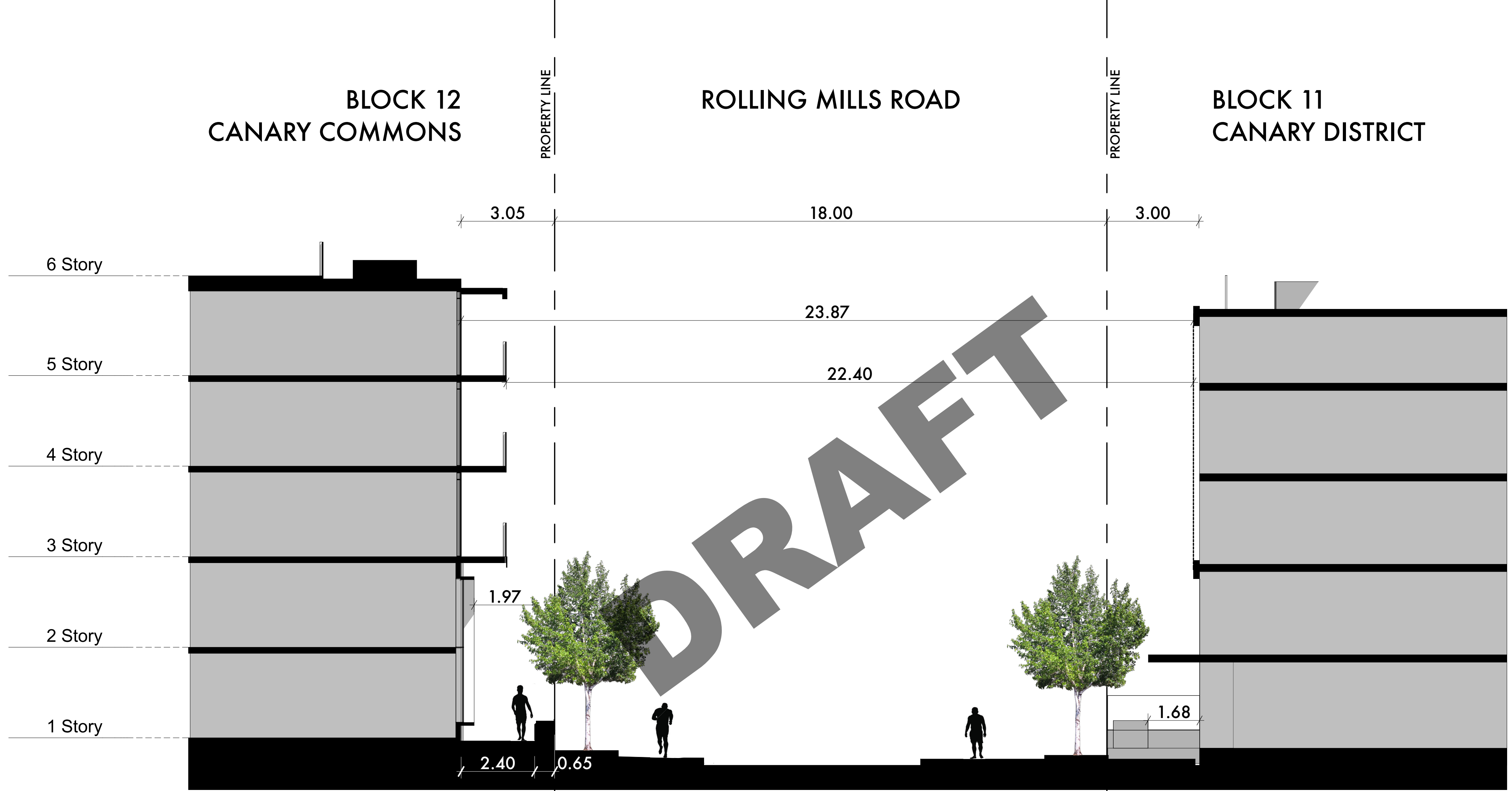


PUBLIC REALM SECTION_WESTERN TOWNHOUSE ENTRANCE

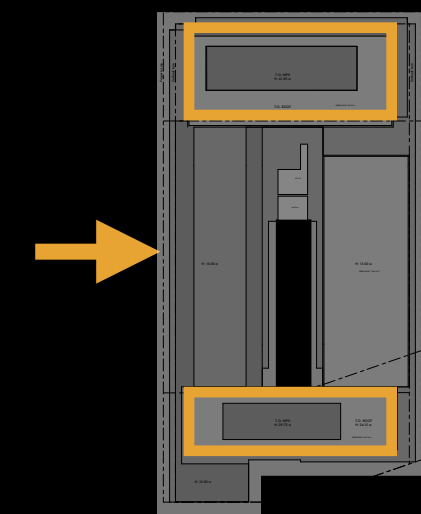
BLOCK 12
CANARY COMMONS

ROLLING MILLS ROAD

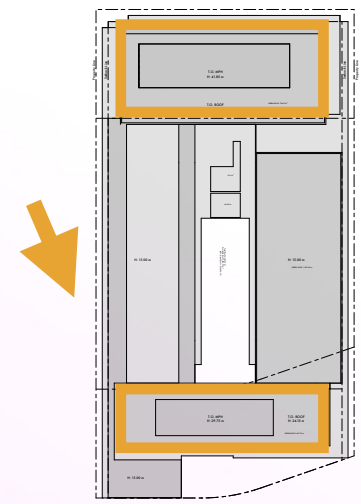
BLOCK 11
CANARY DISTRICT

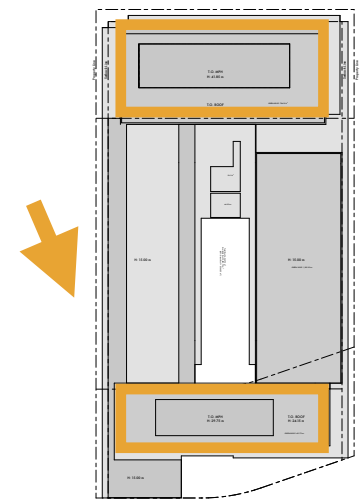


ROLLING MILLS RD STREET SECTION



TOWNHOUSES





CIRCULATION

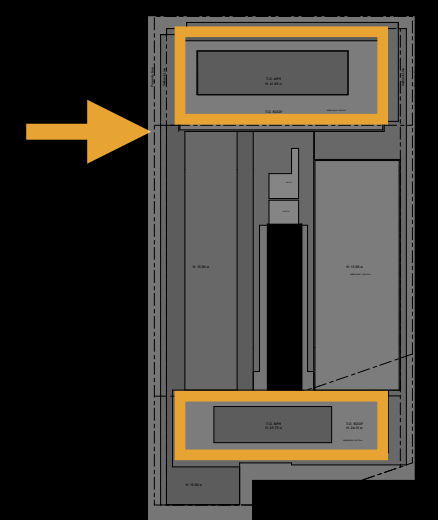
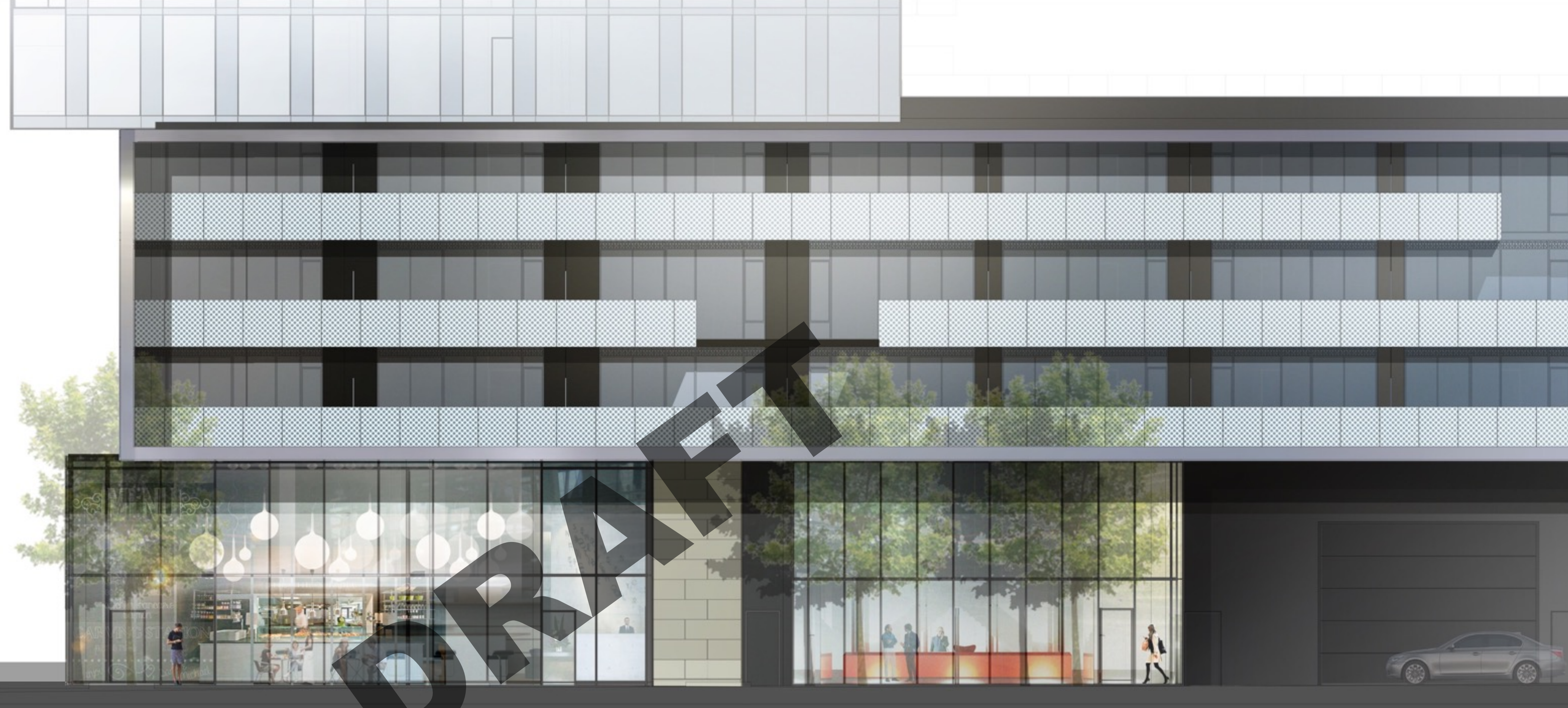


LANDSCAPE BUFFER



PRIVATE PATIOS

PROPERTY LINE



LOBBY ENTRANCE

SUSTAINABILITY

TARGETING EUI OF 120 ekWh/m²

58% VISION GLASS TO SOLID WALL RATIO

3.1% OF EXTERIOR IS UNPROTECTED BALCONY THERMAL BRIDGES

ENERGY MODELLING UNDERWAY FOR NEXT DRP

**ENERGY MODEL TO STUDY CAPITAL COST vs ENERGY SAVINGS
FOR:**

**TRIPLE GLAZING FOR CURTAINWALL AREA (APPROX 23,000 sf,
20% OF RESIDENTIAL EXTERIOR WALL AREA)**

ADDITIONAL INSULATION TO NON-GLAZED AREAS



Canary Block 12 - LEED Canada NC 2009 Feasibility Scorecard

SUSTAINABLE SITES (SS)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
Prereq 1	Construction Activity Pollution Prevention	Required	✓	Targeted	CE, GC
Credit 1	Site Selection	1	1	Targeted	C
Credit 2	Development Density & Community Connectivity	3, 5	5	Targeted	A
Credit 3	Brownfield Redevelopment	1	1	Targeted	CE
Credit 4.1	Alt. Transportation: Public Transportation Access	3, 6	6	Targeted	C
Credit 4.2	Alt. Transportation: Bicycle Storage & Changing Rooms	1	1	Targeted	C, A, GC
Credit 4.3	Alt. Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	3	Targeted	C, ME
Credit 4.4	Alt. Transportation: Parking Capacity	2	2	Targeted	C, A
Credit 5.1	Site Development: Protect or Restore Habitat	1		Not Targeted	LA, A
Credit 5.2	Site Development: Maximize Open Space	1		Not Targeted	LA, A
Credit 6.1	Stormwater Design: Quantity Control	1	1	Potential	CE
Credit 6.2	Stormwater Design: Quality Control	1	1	Potential	CE
Credit 7.1	Heat Island Effect: Non-Roof	1	1	Targeted	CE
Credit 7.2	Heat Island Effect: Roof	1	1	Targeted	A, GC
Credit 8	Light Pollution Reduction	1	1	Targeted	EE
SUSTAINABLE SITES TOTALS:		26	24		



Canary Block 12 - LEED Canada NC 2009 Feasibility Scorecard

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
WATER EFFICIENCY (WE)					
Prereq 1	Water Use Reduction: 20% Reduction	Required	✓	Targeted	ME
Credit 1.1	Water Efficient Landscaping: Reduce by 50%	2	2	Targeted	LA
Credit 1.2	Water Efficient Landscaping: No Potable Water Use or Irrigation	2	2	Targeted	LA
Credit 2	Innovative Wastewater Technologies	2		Not Targeted	ME, CE
Credit 3	Water Use Reduction: 30, 35 or 40% Reduction	2 - 4	3	Targeted	ME
WATER EFFICIENCY TOTALS:		10	7		
ENERGY AND ATMOSPHERE (EA)					
Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	✓	Targeted	C, Cx
Prereq 2	Minimum Energy Performance	Required	✓	Targeted	ME, EE, EM, A, C, Cx
Prereq 3	Fundamental Refrigerant Management	Required	✓	Targeted	ME
Credit 1	Optimize Energy Performance	1 - 19	5	Targeted	ME, EE, EM, A, C, Cx
Credit 2	On-Site Renewable Energy	1 - 7		Not Targeted	ME
Credit 3	Enhanced Commissioning	2	2	Targeted	C, Cx
Credit 4	Enhanced Refrigerant Management	2	2	Targeted	ME
Credit 5	Measurement & Verification	3		Not Targeted	ME
Credit 6	Green Power	2	2	Targeted	C
ENERGY AND ATMOSPHERE TOTALS:		35	11		



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		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
MATERIALS AND RESOURCES (MR)					
Prereq 1	Storage & Collection of Recyclables	Required	✓	Targeted	A
Credit 1.1A	Building Reuse: Maintain 55% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.1B	Building Reuse: Maintain 75% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.1C	Building Reuse: Maintain 95% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1		Not Targeted	A
Credit 2.1	Construction Waste Management: 50% Diversion Rate	1	1	Targeted	GC
Credit 2.2	Construction Waste Management: 75% Diversion Rate	1	1	Targeted	GC
Credit 3.1	Material Reuse: 5% Salvaged materials	1		Not Targeted	A, GC
Credit 3.2	Material Reuse: 10% Salvaged materials	1		Not Targeted	A, GC
Credit 4.1	Recycled Content: 10% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC
Credit 4.2	Recycled Content: 20% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC
Credit 5.1	Regional Materials: 20% Manufactured Regionally	1	1	Targeted	A, GC
Credit 5.2	Regional Materials: 30% Manufactured Regionally	1	1	Targeted	A, GC
Credit 6	Rapidly Renewable Materials: 2.5%	1		Not Targeted	A, GC
Credit 7	Certified Wood	1	1	Targeted	A, GC
MATERIALS AND RESOURCES TOTALS:		14	7		

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
INDOOR ENVIRONMENTAL QUALITY (EQ)					
Prereq 1	Minimum IAQ Performance	Required	✓	Targeted	ME
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	✓	Targeted	C
Credit 1	Outdoor Air Delivery Monitoring	1	1	Targeted	ME
Credit 2	Increased Ventilation	1		Not Targeted	ME
Credit 3.1	Construction IAQ Management Plan: During Construction	1	1	Targeted	GC
Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1		Not Targeted	ME, C
Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	1	Targeted	A, GC
Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	1	Targeted	A, GC
Credit 4.3	Low-Emitting Materials: Flooring Systems	1	1	Potential	A, GC
Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifibre Products	1	1	Targeted	A, GC
Credit 5	Indoor Chemical & Pollutant Source Control	1	1	Potential	ME, EE, A
Credit 6.1	Controllability of Systems: Lighting	1	1	Targeted	ME, A
Credit 6.2	Controllability of Systems: Thermal Comfort	1	1	Potential	ME, A
Credit 7.1	Thermal Comfort: Design	1		Not Targeted	ME
Credit 7.2	Thermal Comfort: Verification	1		Not Targeted	ME
Credit 8.1	Daylight & Views: Daylight for 75% of Spaces	1	1	Potential	A, LC
Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	1	Potential	A, LC
INDOOR ENVIRONMENTAL QUALITY TOTALS:		15	11		



Canary Block 12 - LEED Canada NC 2009 Feasibility Scorecard

POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
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INNOVATION IN DESIGN (ID)					
Credit 1.1	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.2	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.3	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.4	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.5	Innovation in Design	1	1	Targeted	C, A, GC
Credit 2	LEED™ Accredited Professional	1	1	Targeted	LC

INNOVATION IN DESIGN TOTALS:

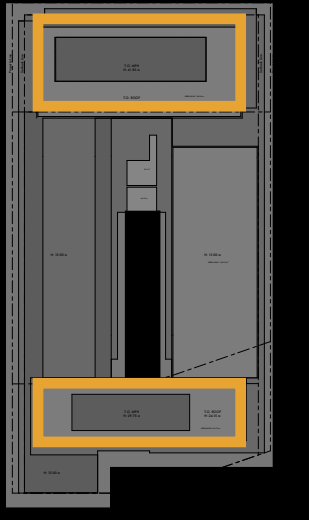
6	6
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REGIONAL PRIORITY (RP)					
Credit 1	Durable Building	1	1	Targeted	BSc
Credit 2	Regional Priority Credits	1 - 3	3	Targeted	LC

REGIONAL PRIORITY TOTALS:

4	4
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SCORECARD SUMMARY	POINTS AVAILABLE	TOTAL FEASIBLE	POTENTIAL	TARGETED
TOTALS:	110	70	7	63
TARGETED CERTIFICATION LEVEL:	GOLD			



Topics for Panel Consideration

- Resolution of the townhouse frontage in relation to adjacent buildings
- Modifications to architecture, including the end walls, balconies and entrance (cantilever)
- Relationship to the street frontages
- Approach to the internal courtyard space
- Appropriateness of unit mix
- Sustainability approach

DRAFT