



# Waterfront Design Review Panel

March 20, 2019

DRAFT



# EBF Bayside C2 (T3)

Schematic Design

March 20<sup>th</sup>, 2019

## Project Description & Background

Proponent: Hines  
Design Team: 3XN, Janet Rosenberg, Purpose Building  
Review Stage: Schematic Design

- Waterfront Toronto conducted a two stage RFQ/RFP process to select a development partner for Bayside – Hines was selected in 2010
- This is Hines' first commercial building in Bayside
- Project is presenting to the Design Review Panel for Schematic Design review. This is the Project's first time presenting to the Panel. Proponent presented Issues Identification for the C1 site in January 2018. WT agreed with Proponent's request to proceed with Schematic Design review for the C2 site given site similarities of C1 / C2 and architect's familiarity with Bayside

### Key Milestones for other buildings in Bayside:

- R1/R2 (Aqualina) occupancy started in September 2017
- R3/R4 (Aquavista) occupancy began in February 2019
- R5 (Aquabella) construction started February 2018
- A1/A2 (Aqualuna) targeted construction start – Summer 2019

### The remaining developments in Bayside are:

- R6 is targeted to be a purpose built rental building with affordable rental units
- C1, second commercial building

### Key Dates for Bayside C2:

- Target construction start – Q4, 2019

# Site Context

## East Bayfront Precinct Plan

# EBF Bayside C2 (T3)

Proponent: Hines  
Design Team: 3XN, Janet Rosenberg, Purpose Building  
Review Stage: Schematic Design



# Site Context

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Review Stage: Schematic Design



# Policy Context – Central Waterfront Secondary Plan

### D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a **prominent waterfront address for working and living** amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces. Development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

(P31) **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**.

(P32) 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.

# Project Approval Stage

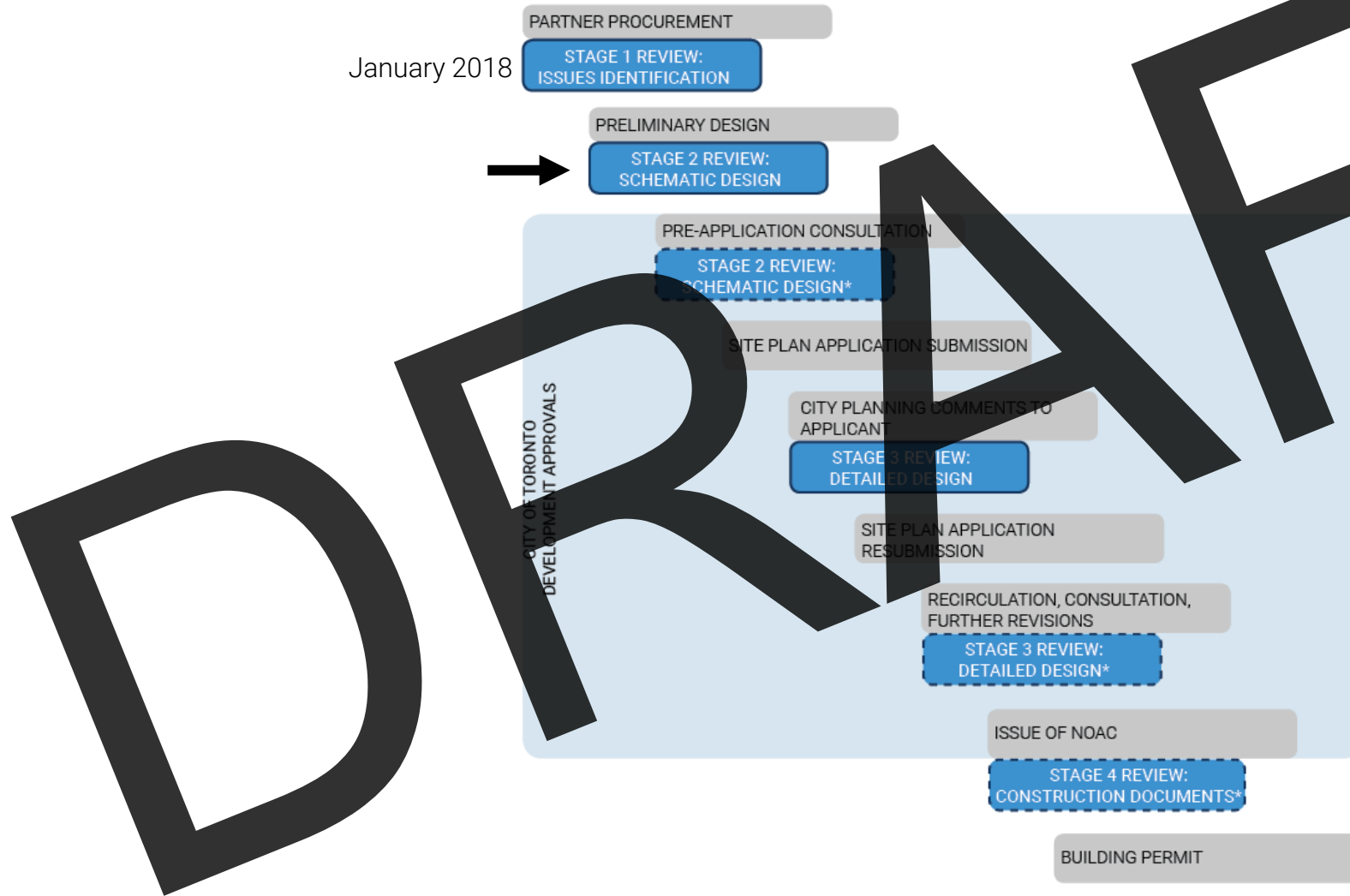
DRP Stream 2: Public land – Site Plan Approval

EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Schematic Design



# Design Architect Update

EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Schematic Design

## Q1 2018

- Hines appeared with Hollwich Kushner at the DRP in January 2018 for DRP Issues Identification review
- Project was in advanced negotiations with College Boreal and a future francophone University for a long-term lease for the entire project.
- College Boreal had a hard delivery date for the start of the September 2020 academic year; Hines was on a very aggressive timeline and selected Hollwich Kushner based on the quality of their work but without running our typical RFP with design competition process.

## Q2 2018

- The discussions with College Boreal came to an end when they and the Francophone University group could not agree on a joint path forward. Accordingly, the specific design that we were developing with Hollwich Kushner was no longer relevant.
- Hines reassessed our approach to the site and the project and conducted a design competition amongst four firms including Hollwich Kushner.
- 3XN's design was selected.



# Project Updates

EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Schematic Design

- No underground parking/ basement at C2
- Parking proposed on 2<sup>nd</sup> floor with future option of converting into office space

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# Recap from Jan. 2018

## Issued Identification Review Consensus Comments

EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Schematic Design

- The ground floor treatment is critical to the project
- Ensure animation and activation of the plaza space to continue the connection of adjacent Bayside buildings.
- Queens Quay is an important public presence that will eventually carry transit. Ensure that this frontage has something that will attract people to the space.
- Think about making C1 and C2 contrasting buildings, but still have aspects of the Bayside typology.

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## Preliminary City Planning Issues

Proponent: Hines  
Design Team: 3XN, Janet Rosenberg, Purpose Building  
Review Stage: Schematic Design

### Queens Quay 38 m Stepback:

- Sunlight on north sidewalk
- Mass Timber constraints

### East / West Driveway:

- Delivery
- Consistent Treatment

### Relationship with Future R6 Building:

- Commercial / Residential interface
- Landscape Treatment
- Privacy

### Above Grade Parking:

- Visibility
- Treatment
- Viability of conversion

### Overall fit:

- How does the building fit within the existing and approved context

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## Areas for Panel Consideration

- Has the team adequately addressed building frontage, retail and ground floor circulation for the site and area adjacent to Queens Quay?
- Does the plaza proposal ensure activation and animation of public realm with adjacent Bayside buildings?
- Does the proposed design meet or exceed Waterfront Toronto's public realm objectives, and relate to waterfront public realm?
- Does the sustainability proposal meet or exceed Waterfront Toronto's objectives?
- Has the team adequately addressed the use of timber in a tall building? Are there other facets of mass timber the team should further explore?

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# T3 BAYSIDE

3Xn

DRP 2

DRAFT SUBMISSION - 6 MARCH 2019

FINAL SUBMISSION - 13 MARCH 2019

PRESENTATION - 20 MARCH 2019

DRAFT



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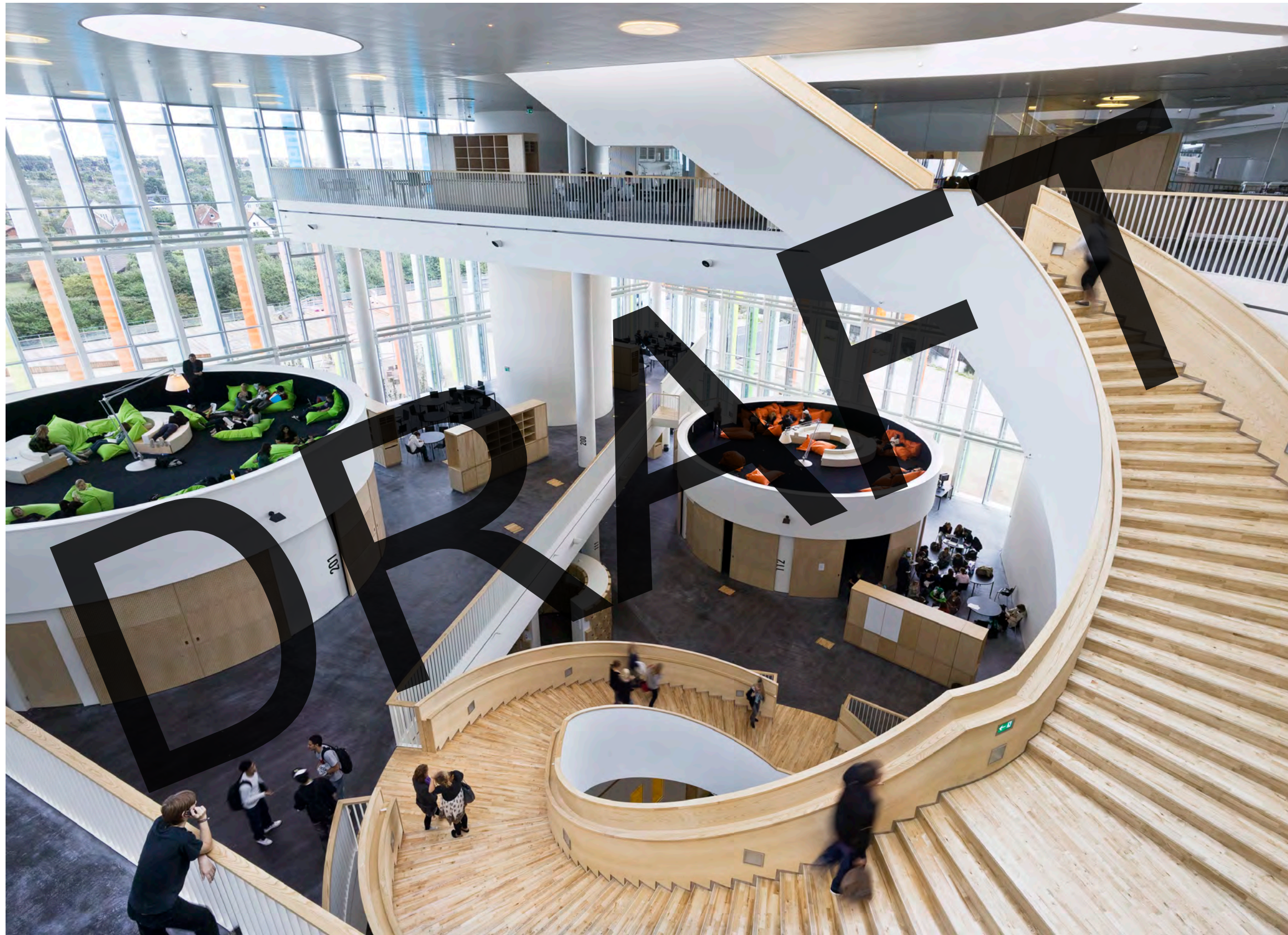
**DRAFT**

A large, bold, black 'DRAFT' watermark is oriented diagonally across the page. Below the watermark, there is a black graphic element consisting of several rectangular blocks of varying heights and widths, arranged in a stepped, staircase-like pattern.

**DRAFT**

**3XN Architects**

Reference Projects - Ørestads College, Copenhagen Denmark

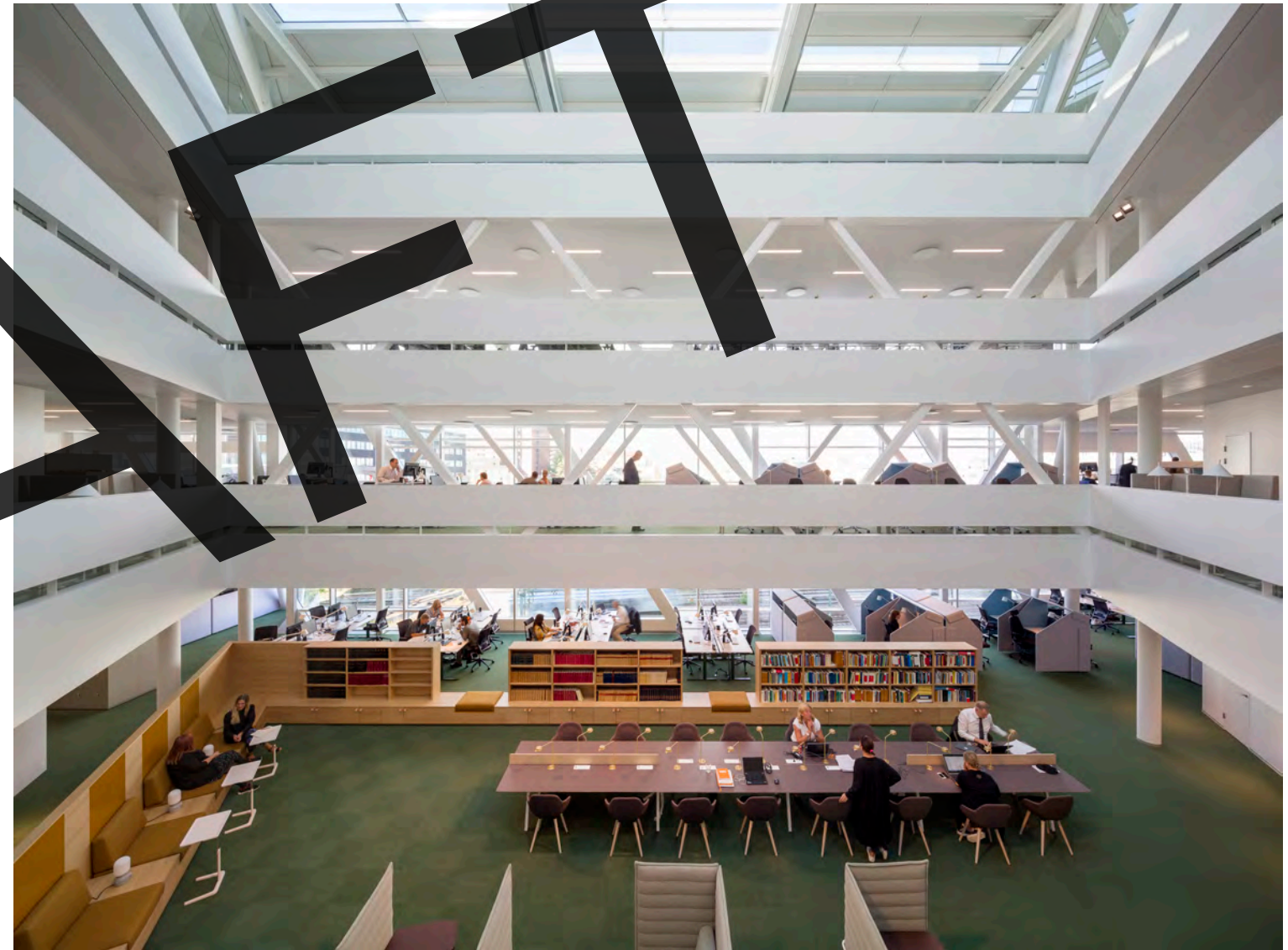
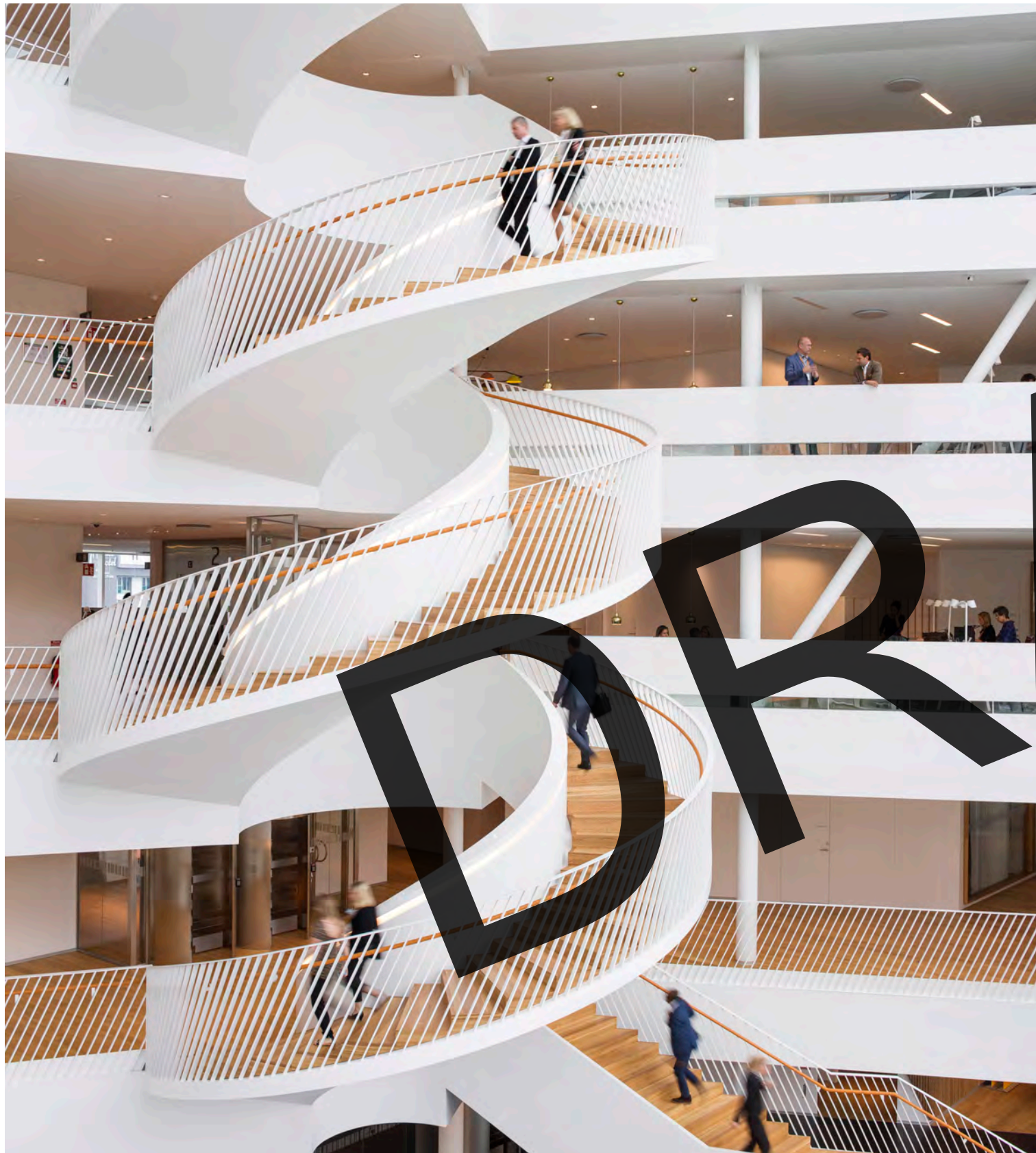




Reference Projects - Saxo Bank, Hellerup Denmark



Reference Projects - Swedbank, Stockholm Sweden



Reference Projects - Olympic House, Lausanne Switzerland



Reference Projects - Plassen Cultural Centre, Molde Norway

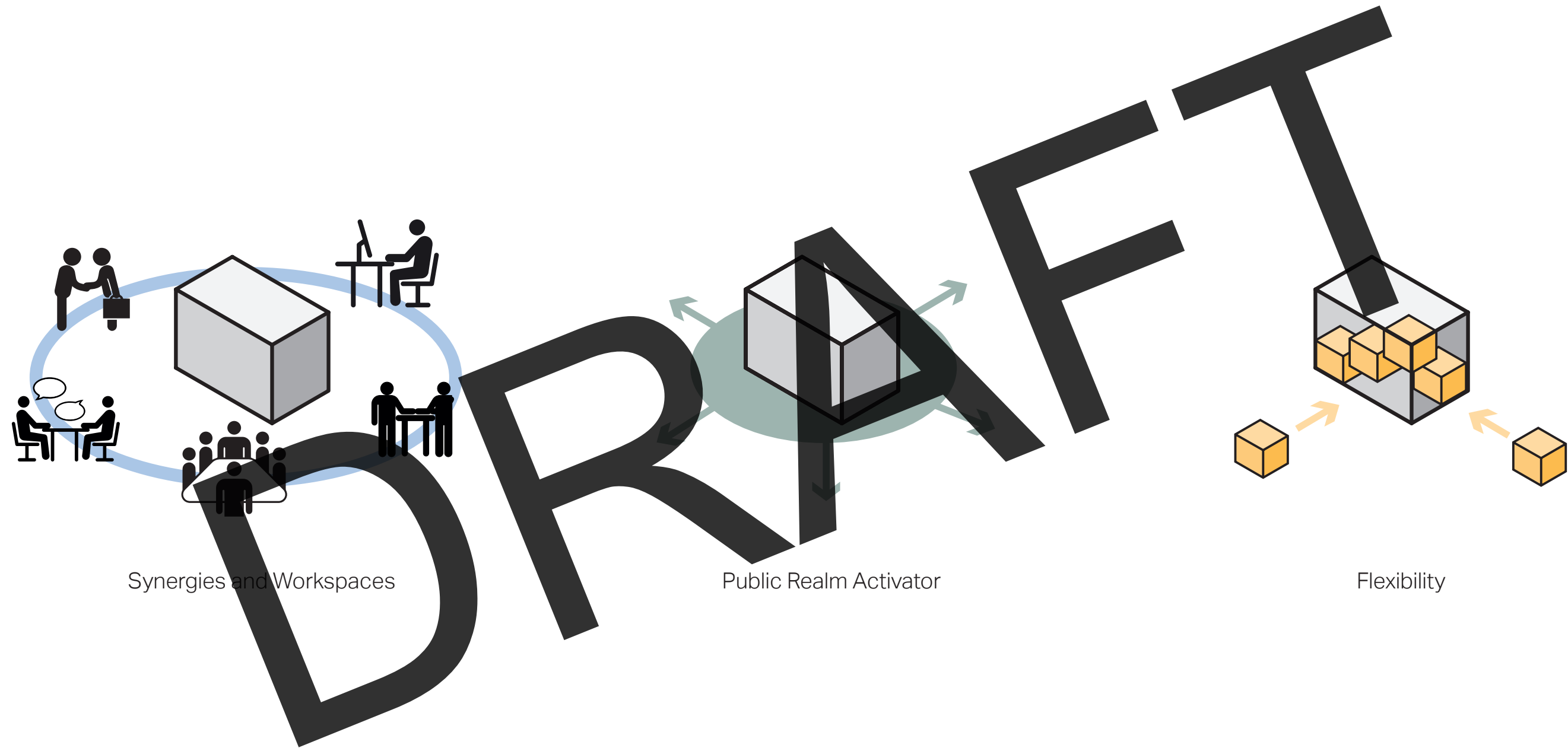


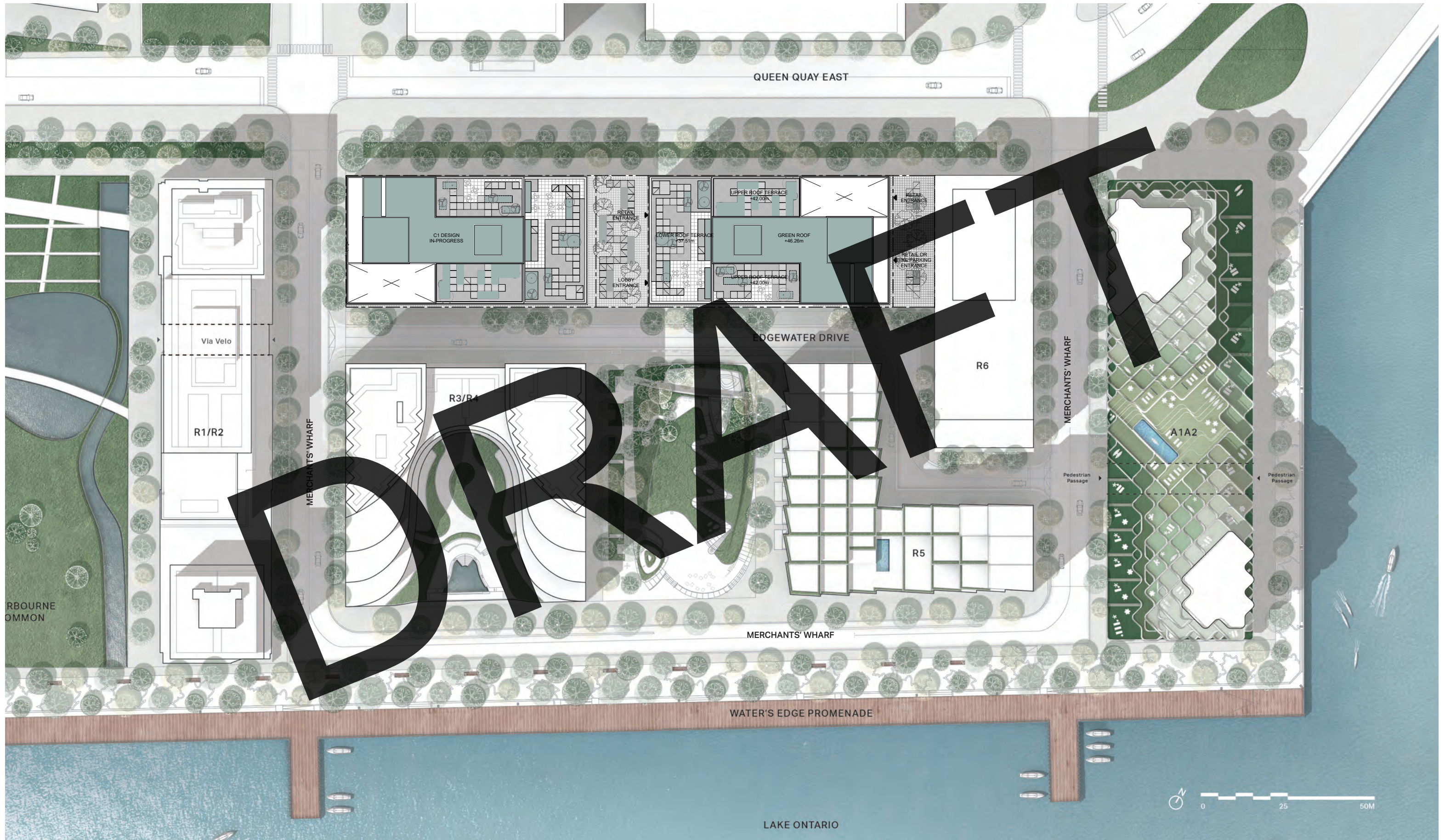
Reference Projects - Plassen Cultural Centre, Molde Norway



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# Introduction









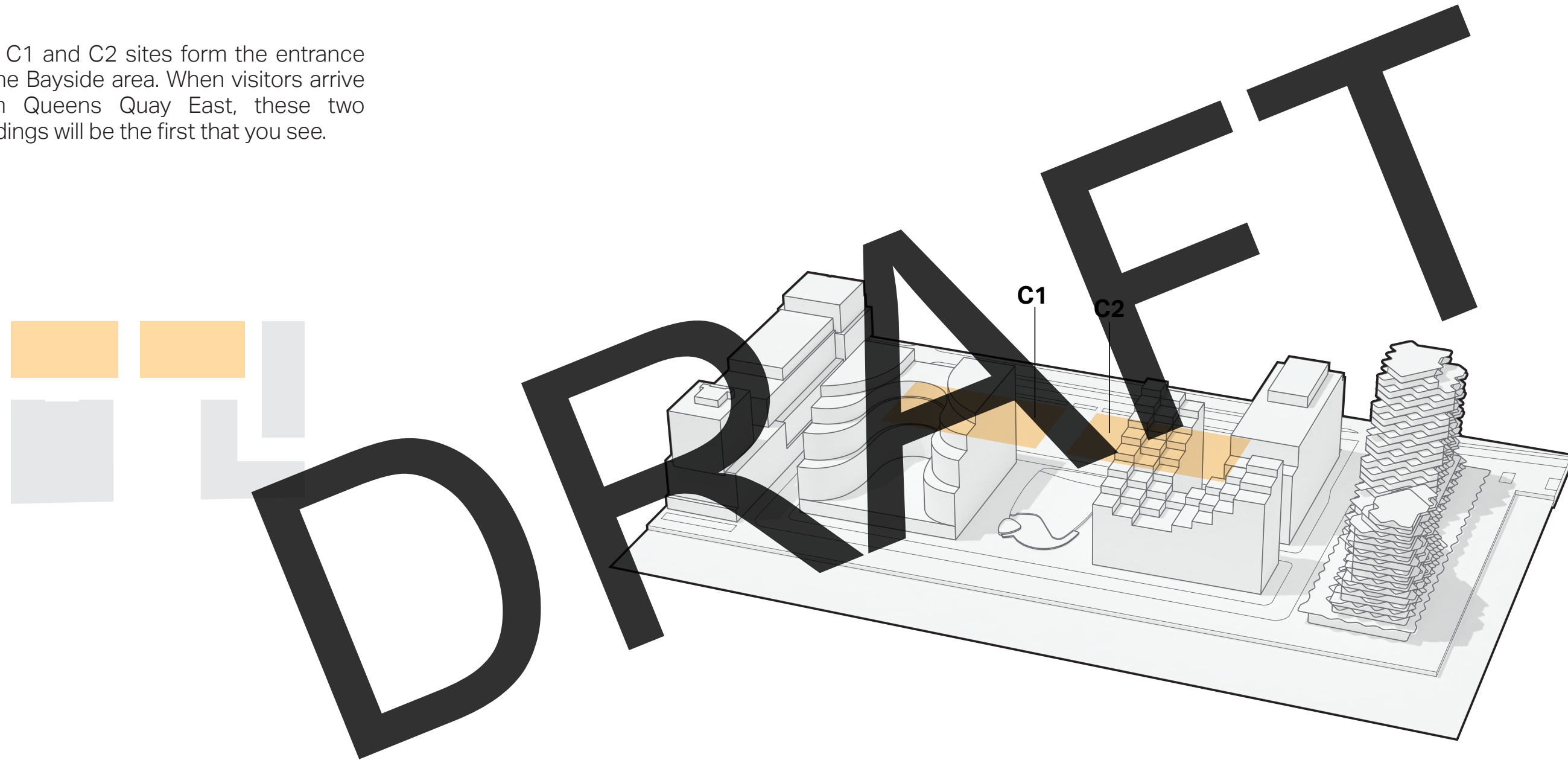


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Concept

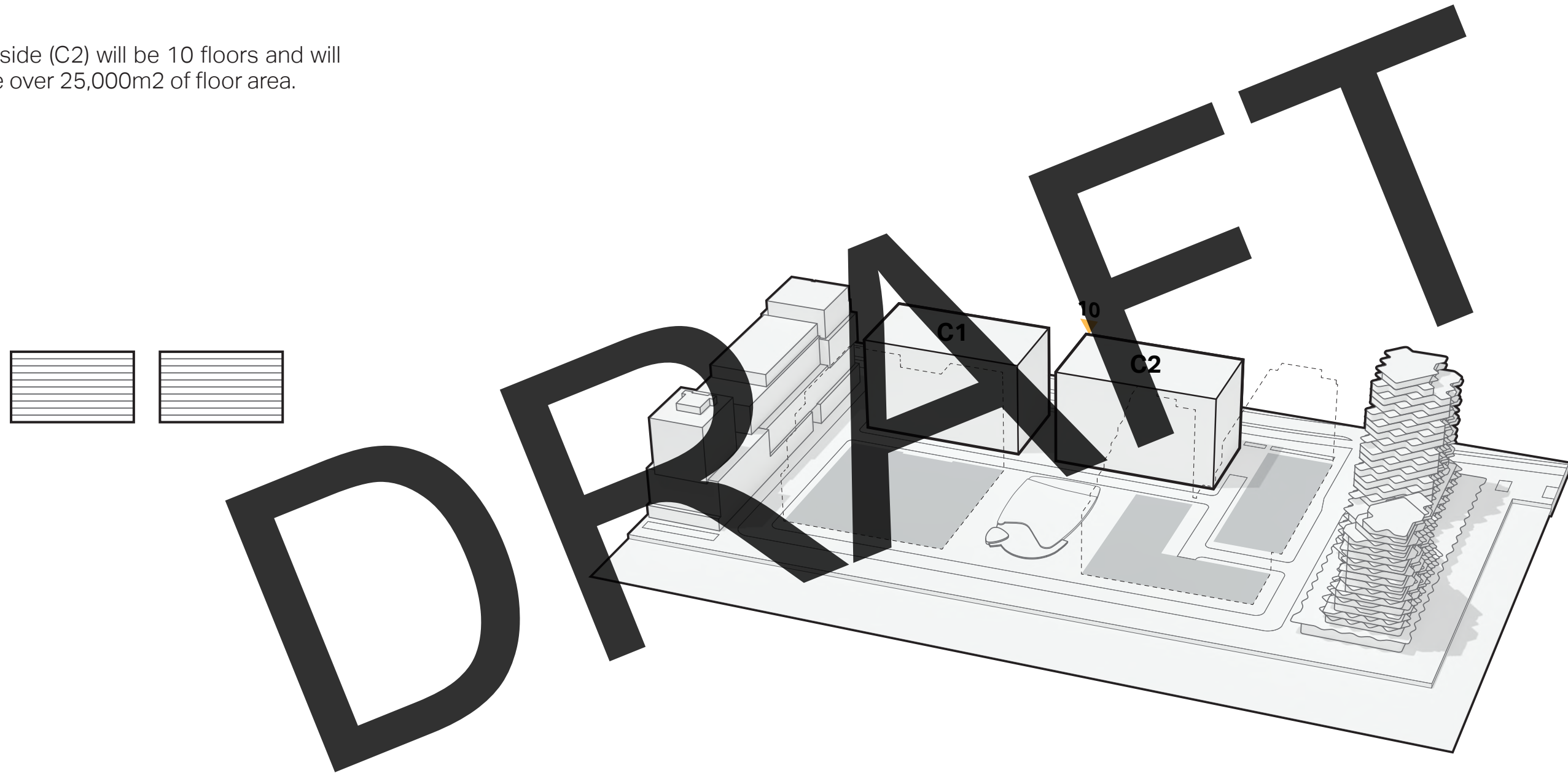
## Zoning

The C1 and C2 sites form the entrance of the Bayside area. When visitors arrive from Queens Quay East, these two buildings will be the first that you see.



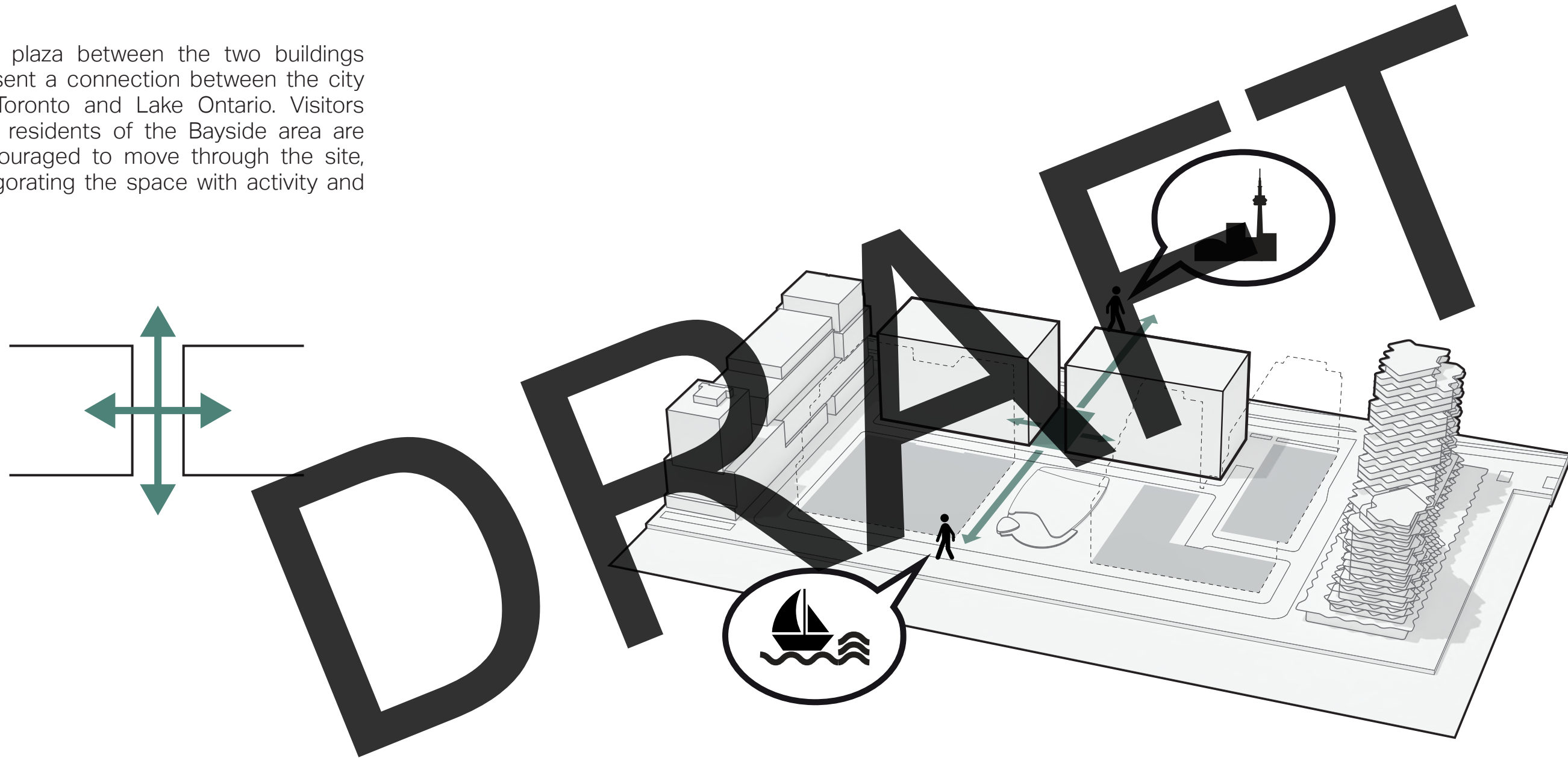
# Volume

T3 Bayside (C2) will be 10 floors and will provide over 25,000m2 of floor area.



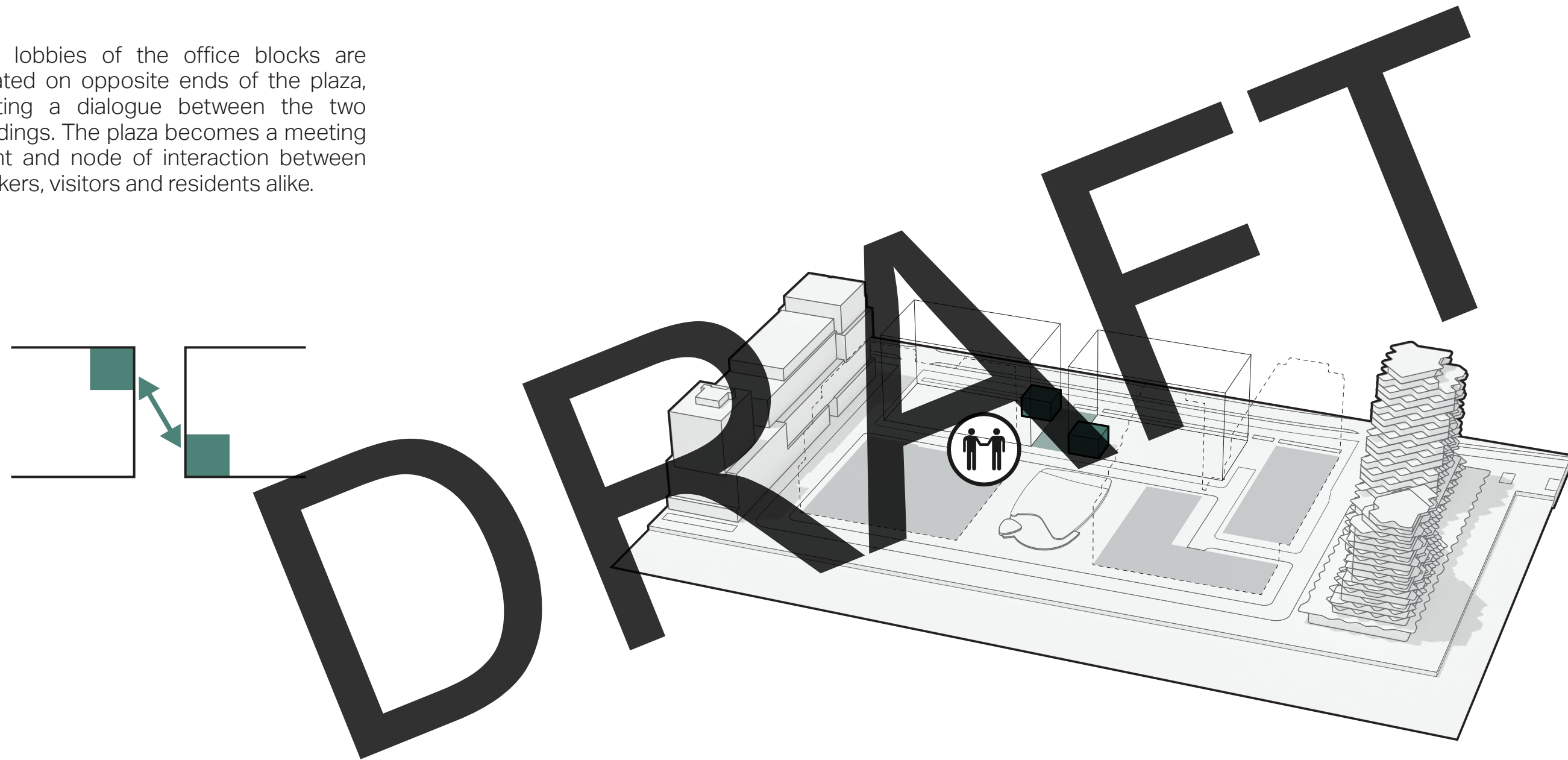
## Main Axis

The plaza between the two buildings present a connection between the city of Toronto and Lake Ontario. Visitors and residents of the Bayside area are encouraged to move through the site, invigorating the space with activity and life.



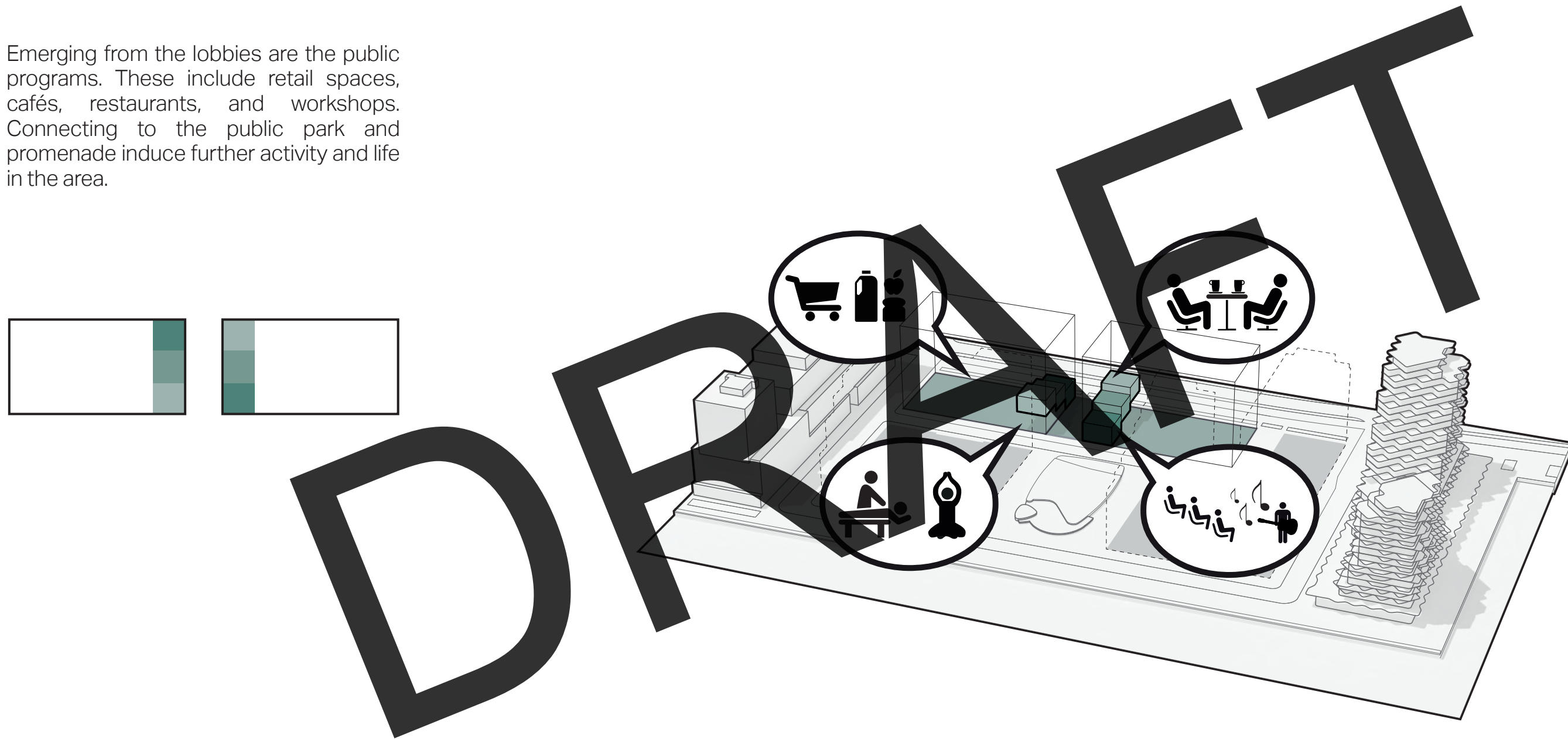
## Lobbies

The lobbies of the office blocks are located on opposite ends of the plaza, inciting a dialogue between the two buildings. The plaza becomes a meeting point and node of interaction between workers, visitors and residents alike.



## Public Program

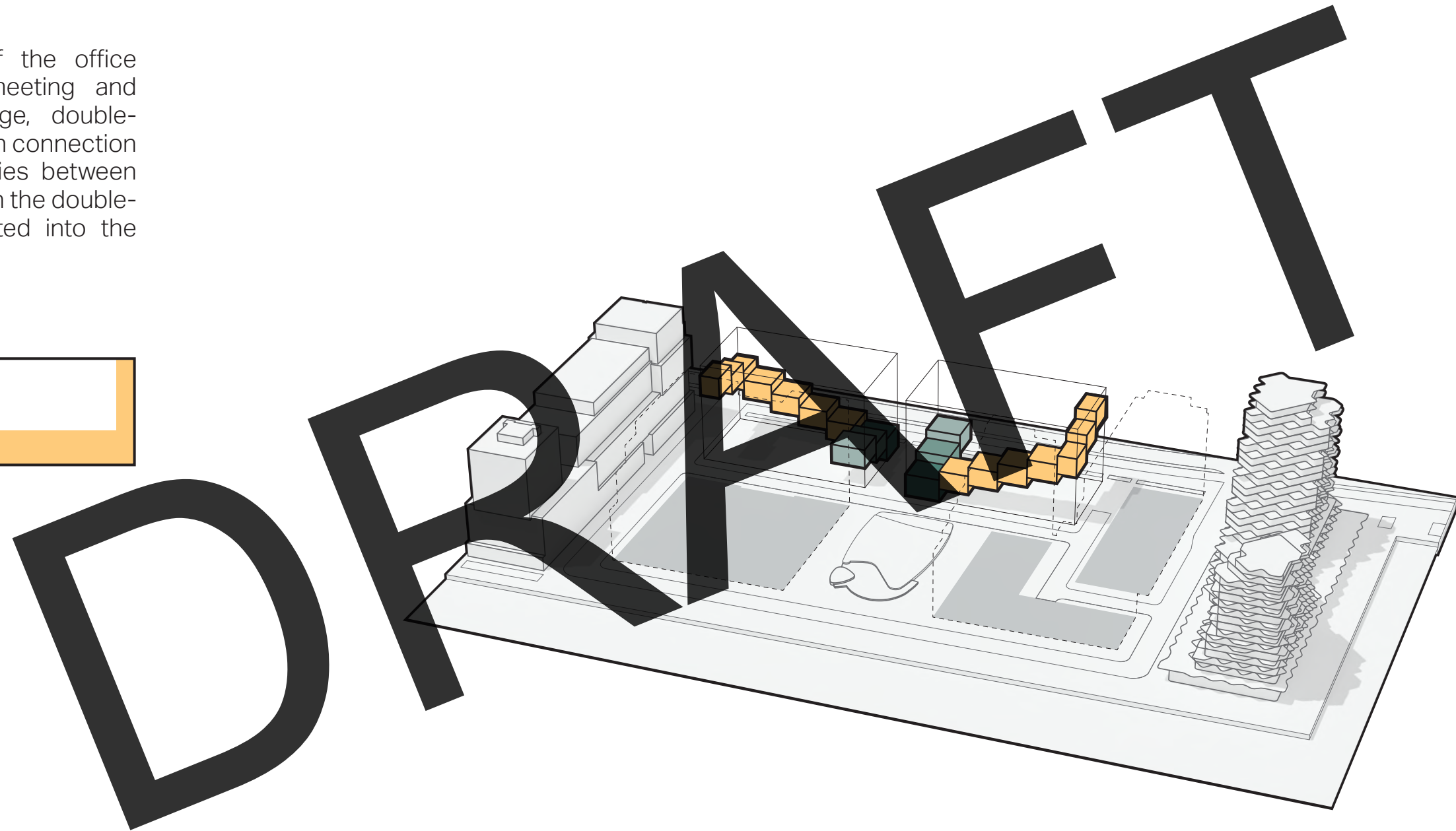
Emerging from the lobbies are the public programs. These include retail spaces, cafés, restaurants, and workshops. Connecting to the public park and promenade induce further activity and life in the area.





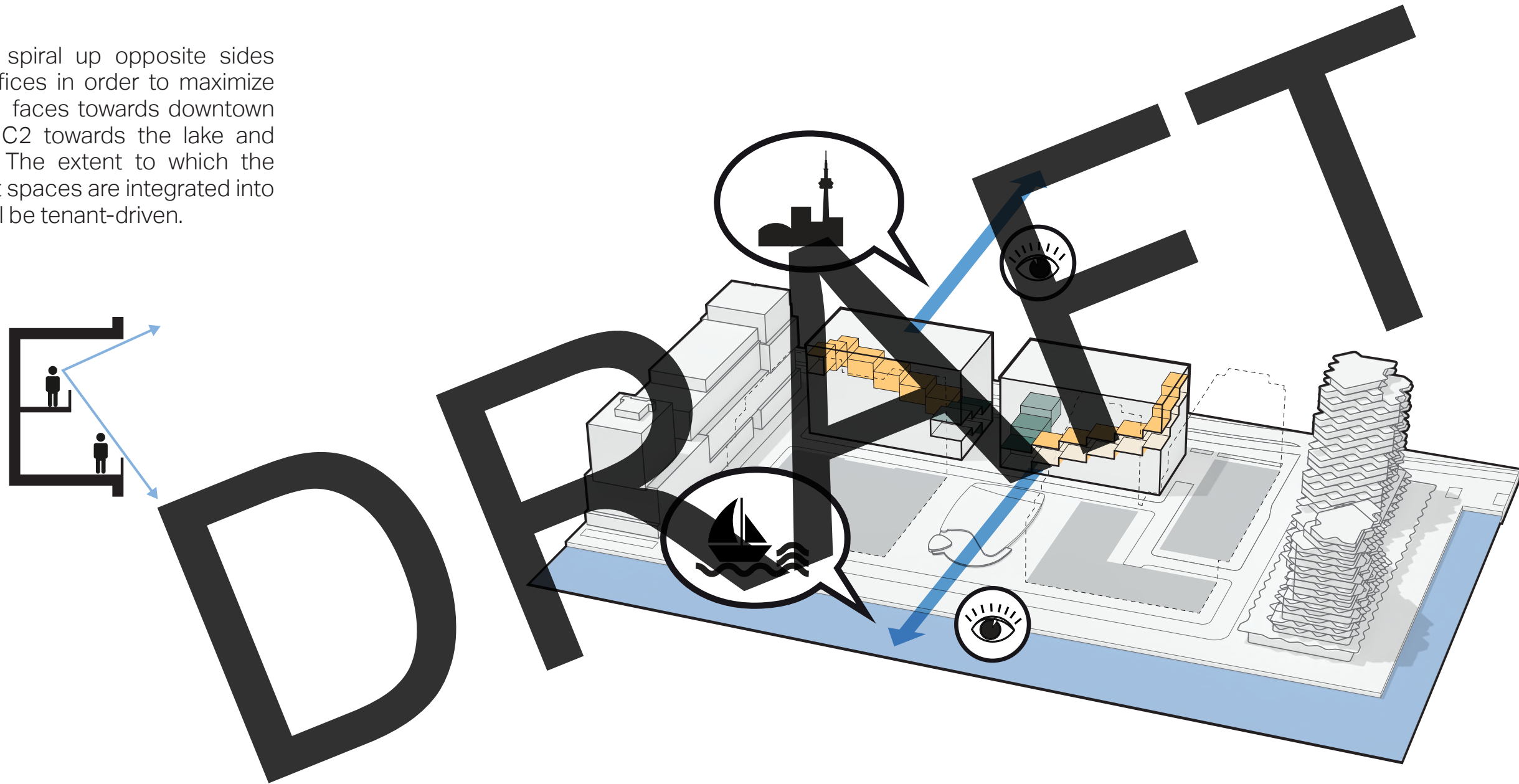
## Steps

Spiraling up the sides of the office buildings are common meeting and working areas. These large, double-height spaces promote open connection and co-working opportunities between tenants. The extent to which the double-height spaces are integrated into the project will be tenant-driven.



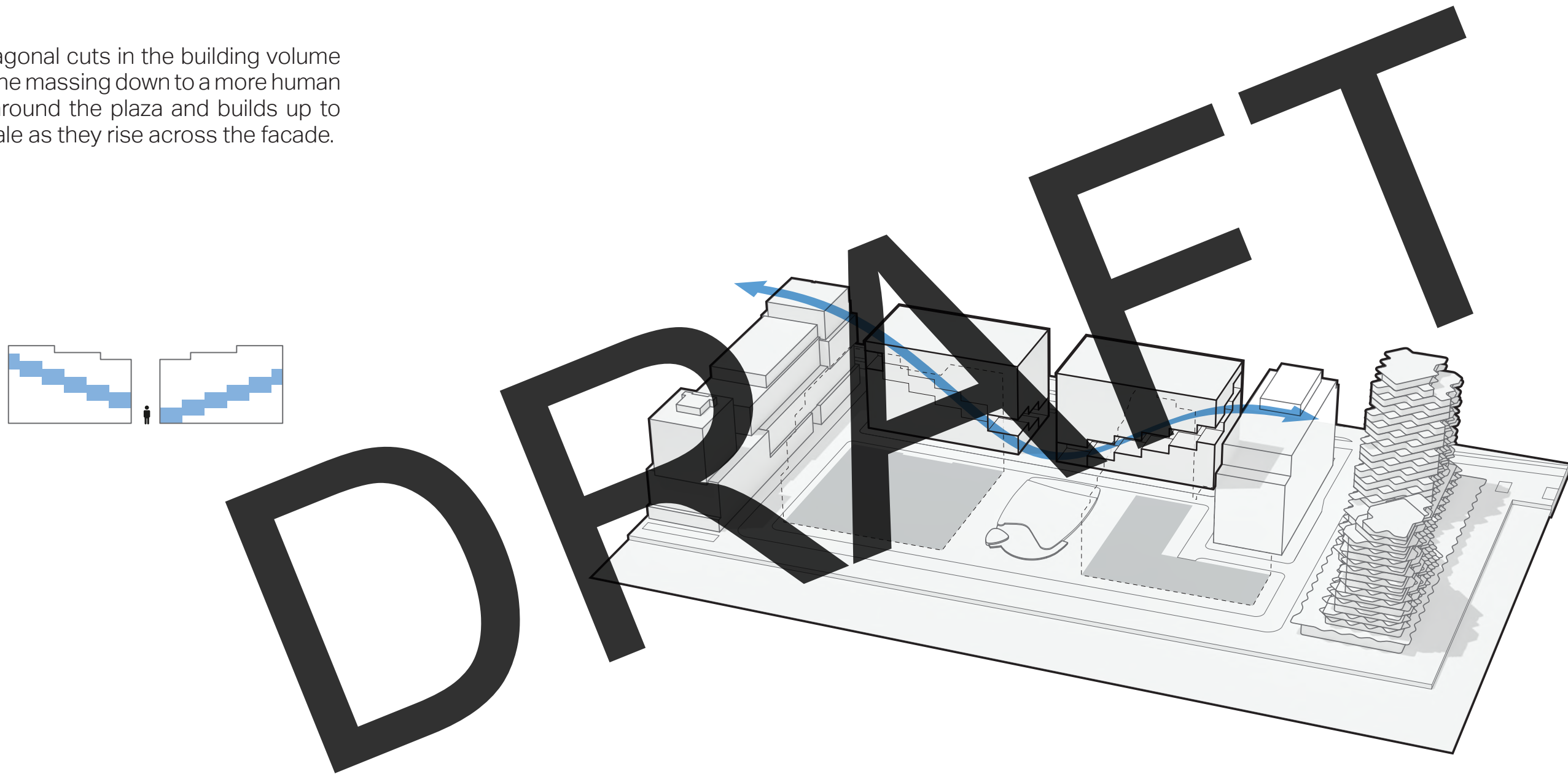
## Views

The terraces spiral up opposite sides of the two offices in order to maximize each view: C1 faces towards downtown Toronto, and C2 towards the lake and public park. The extent to which the double-height spaces are integrated into the project will be tenant-driven.



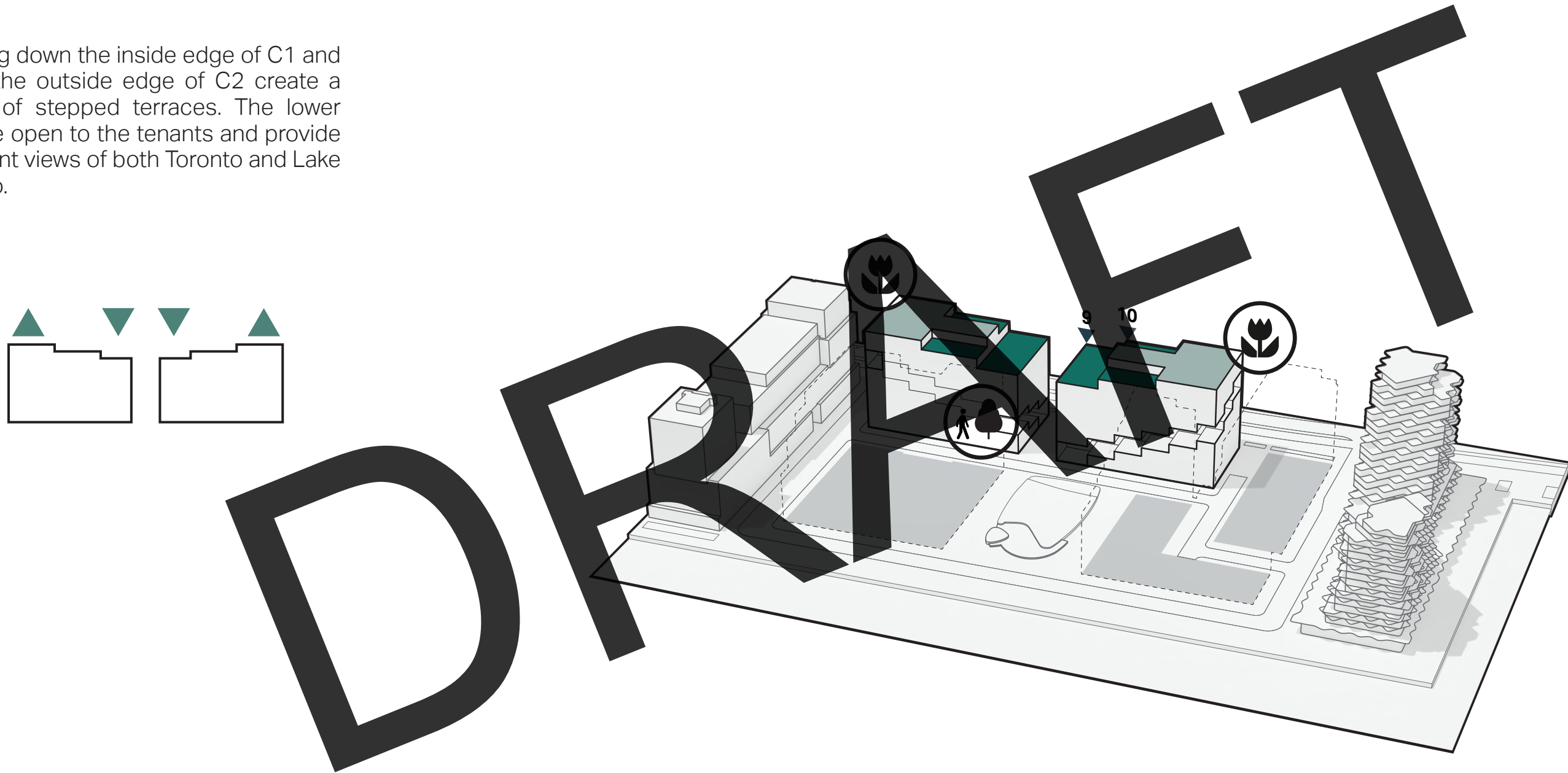
## Building Connection

The diagonal cuts in the building volume break the massing down to a more human scale around the plaza and builds up to city scale as they rise across the facade.



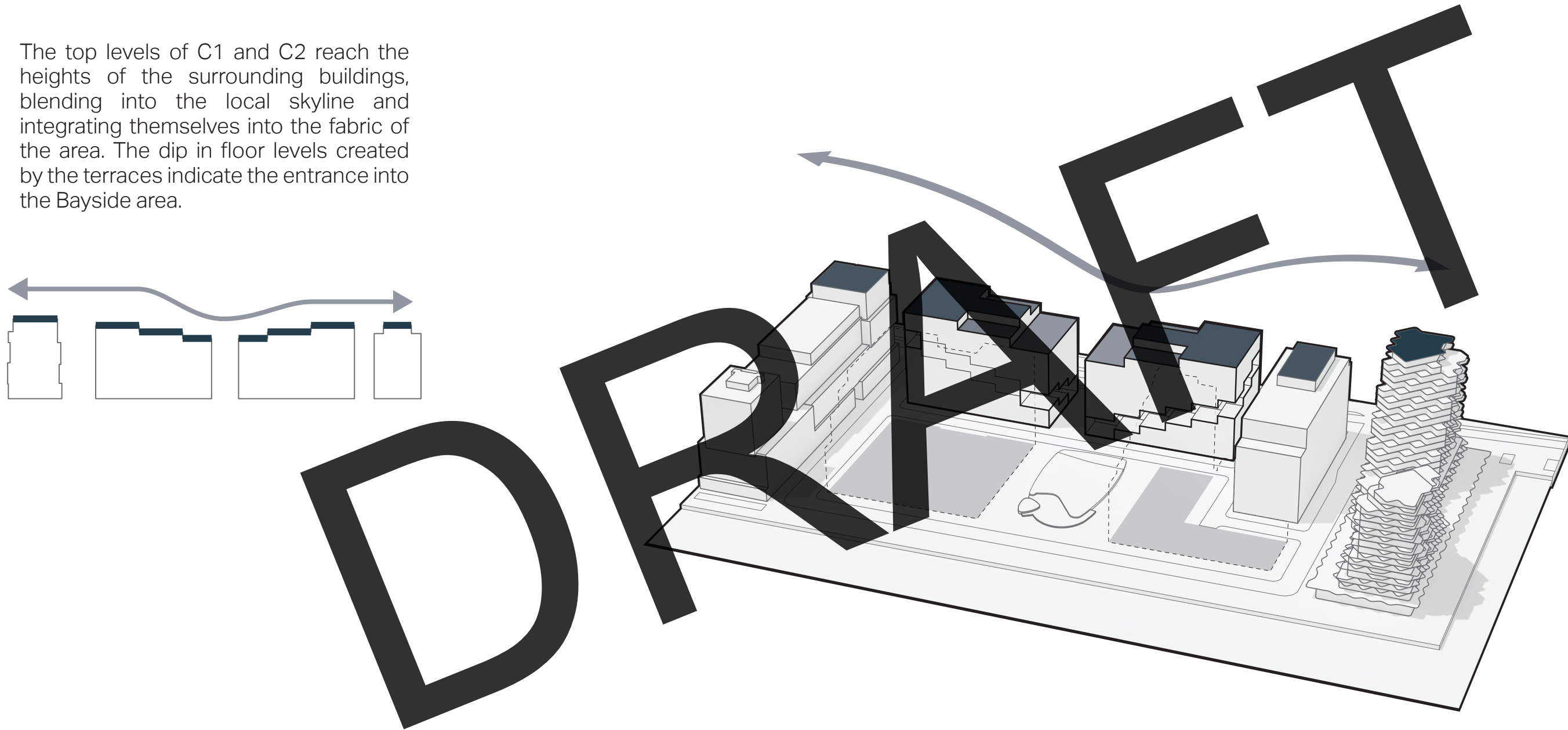
# Rooftop

Pushing down the inside edge of C1 and lifting the outside edge of C2 create a series of stepped terraces. The lower two are open to the tenants and provide excellent views of both Toronto and Lake Ontario.



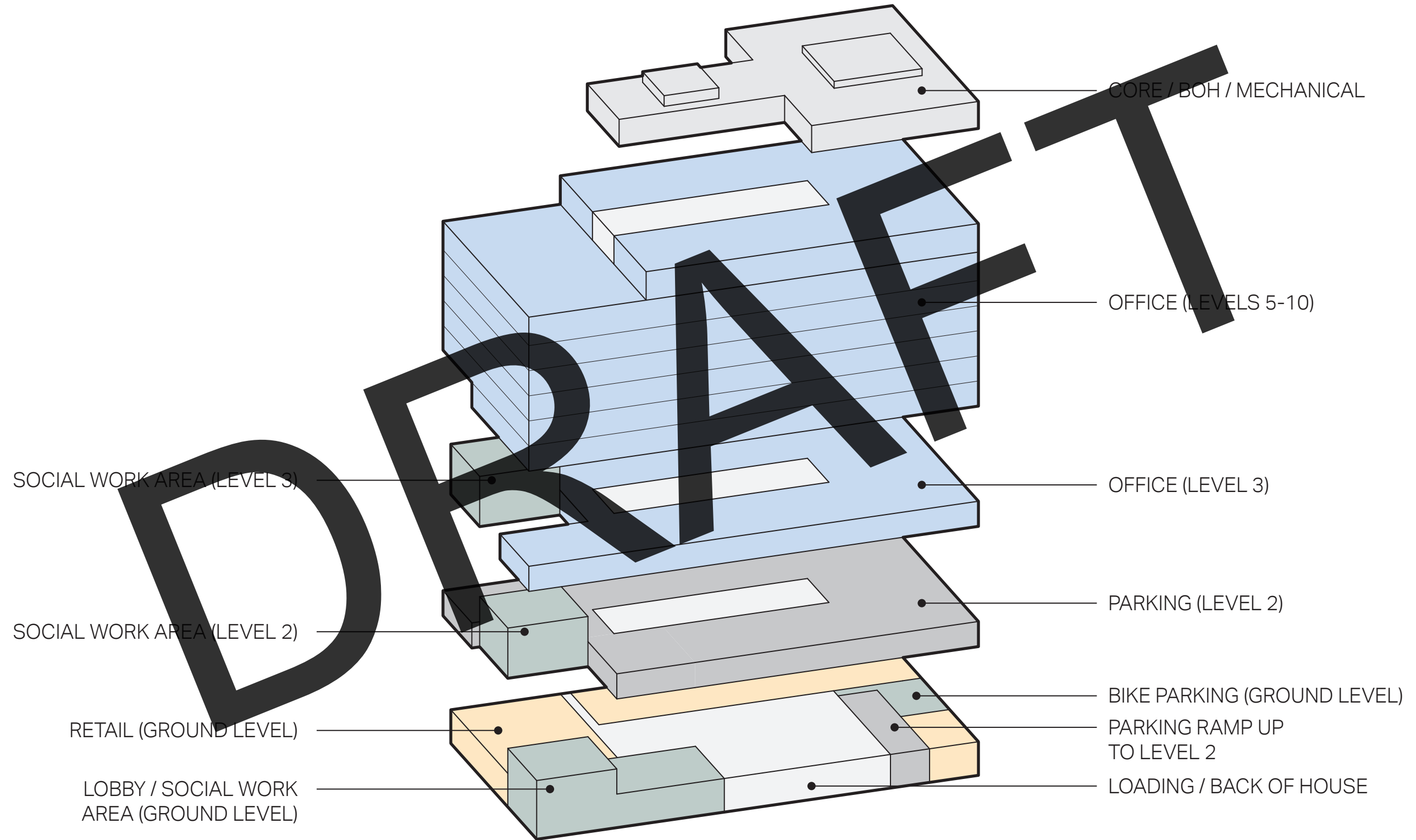
## Site Plan Connection

The top levels of C1 and C2 reach the heights of the surrounding buildings, blending into the local skyline and integrating themselves into the fabric of the area. The dip in floor levels created by the terraces indicate the entrance into the Bayside area.



# Program Diagram

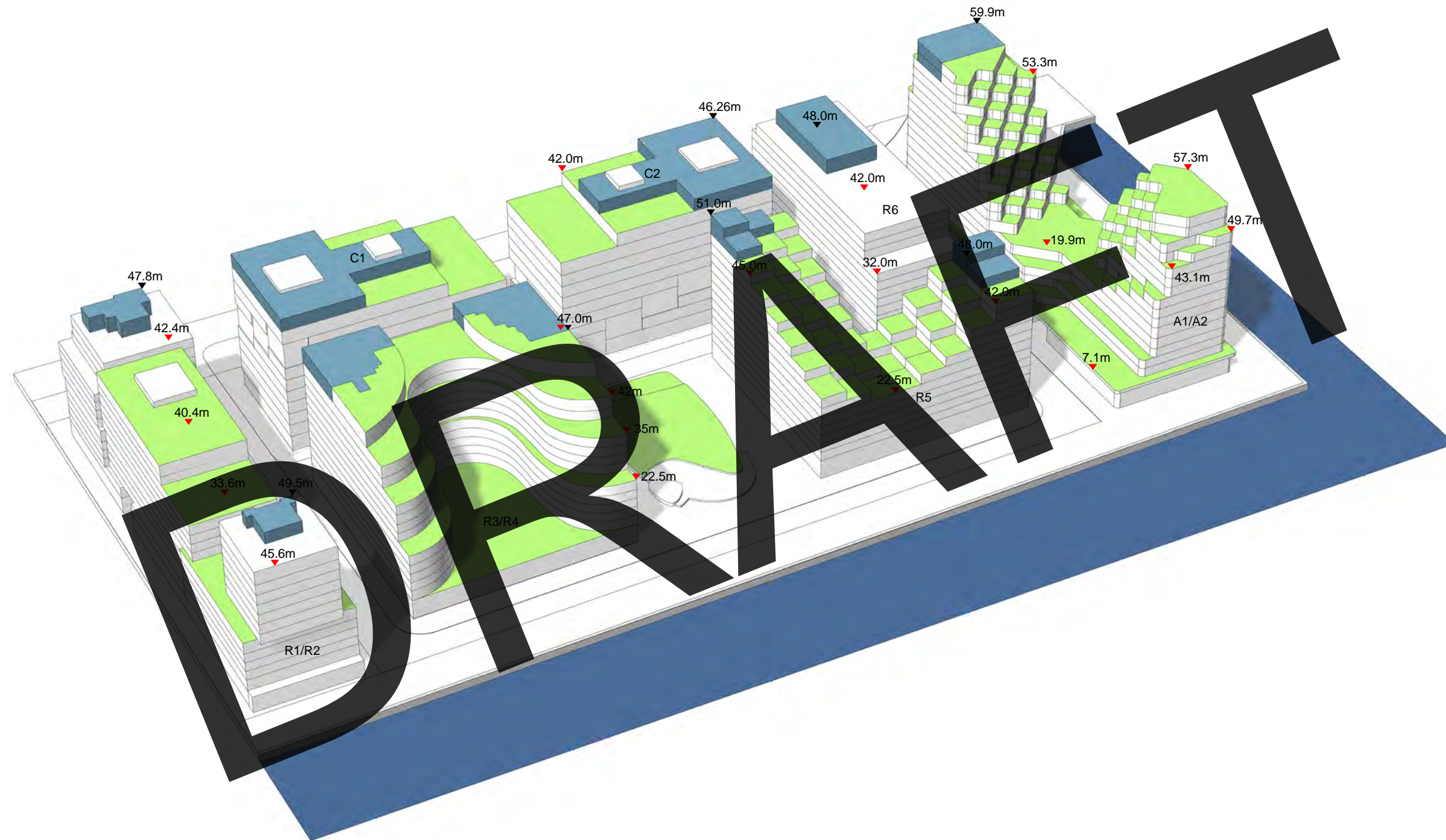
- Lobby / Public Space
- Retail
- Office
- Potential Dbl Ht Space
- Parking
- Mechanical



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Zoning / Massing

# Context Heights



- ▼ Top of Mechanical
- ▼ Top of Residential / Office
- Zoning heights as per By-Law



# Context Heights - Zoning Overlay

Building height above 38.0m zoning height: **4.0m**

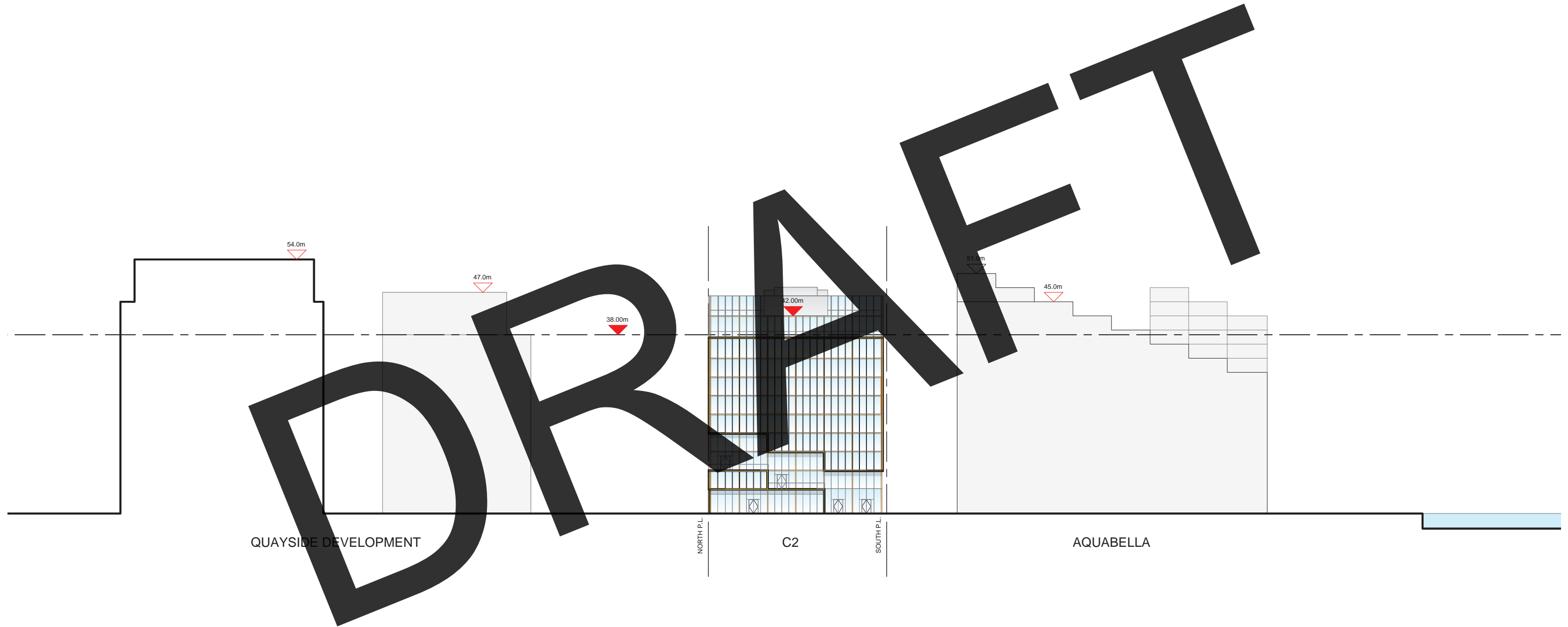


- ▼ Top of Mechanical
- ▼ Top of Residential / Office
- Zoning heights as per By-Law

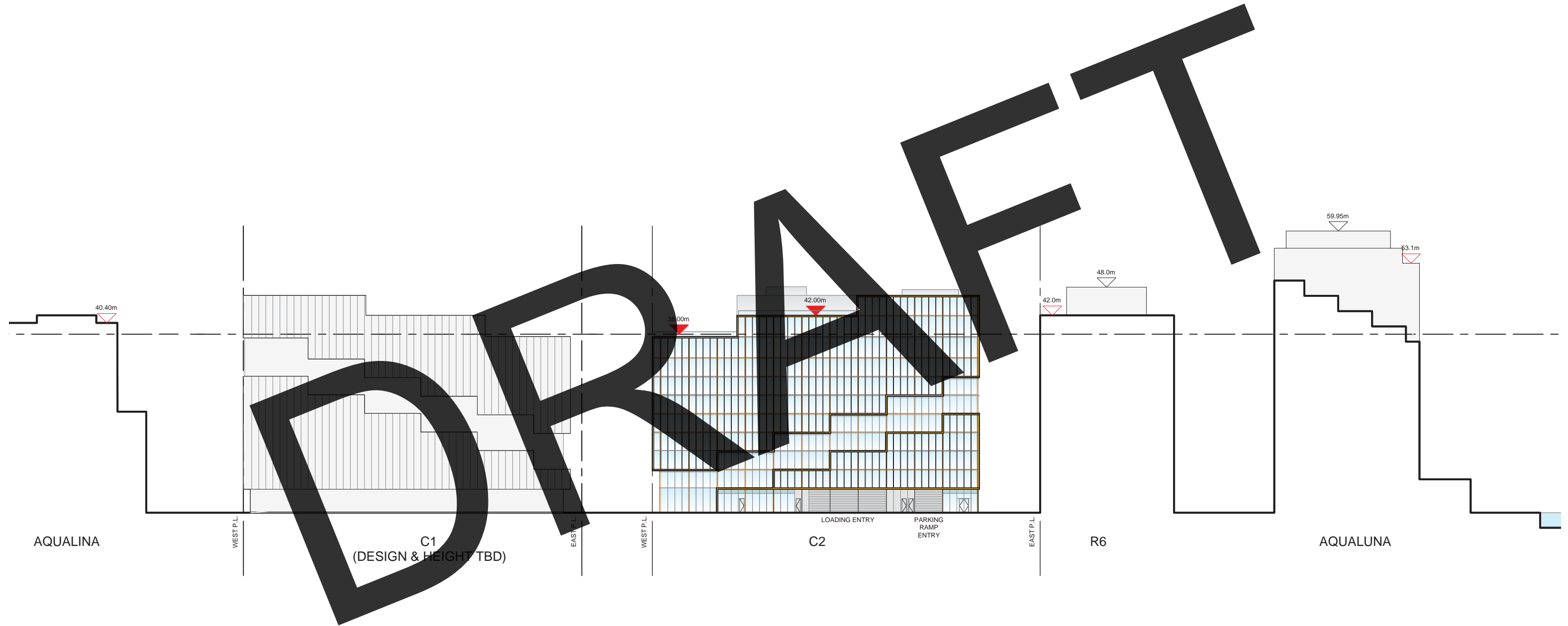
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**Elevations**

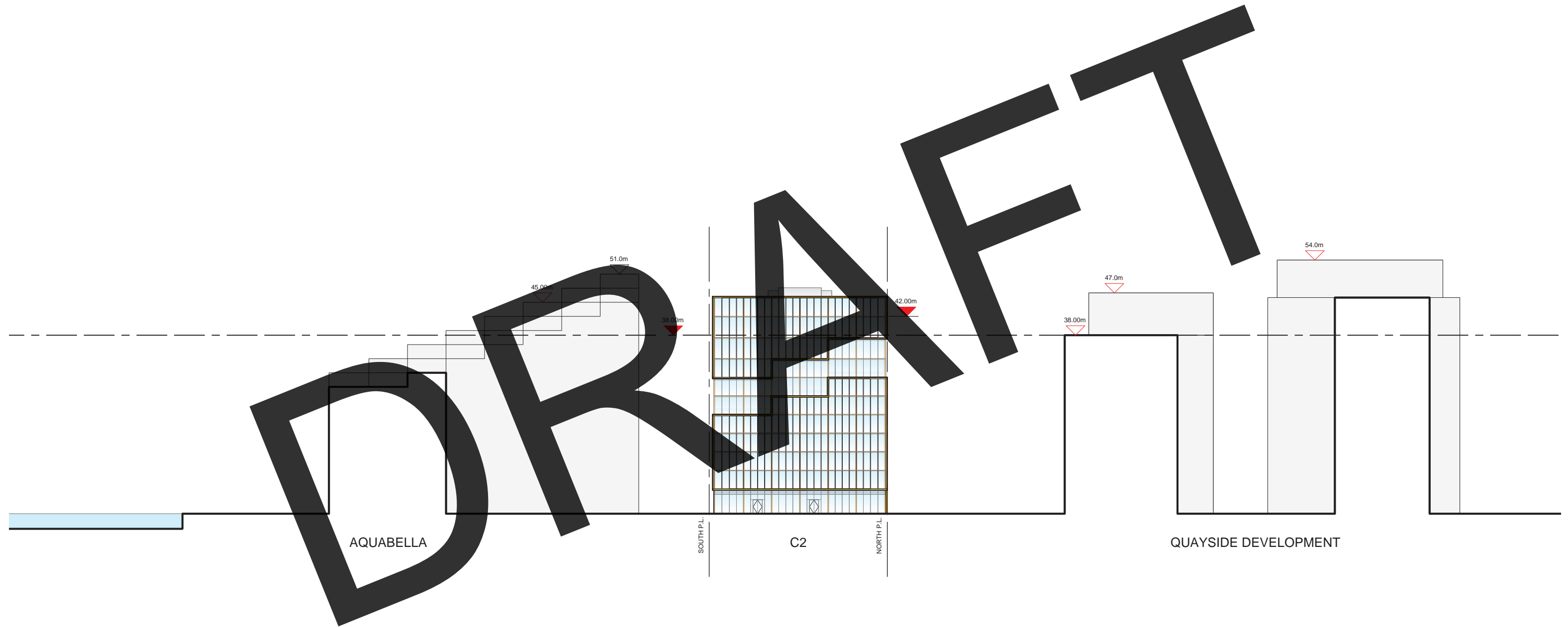
West Elevation



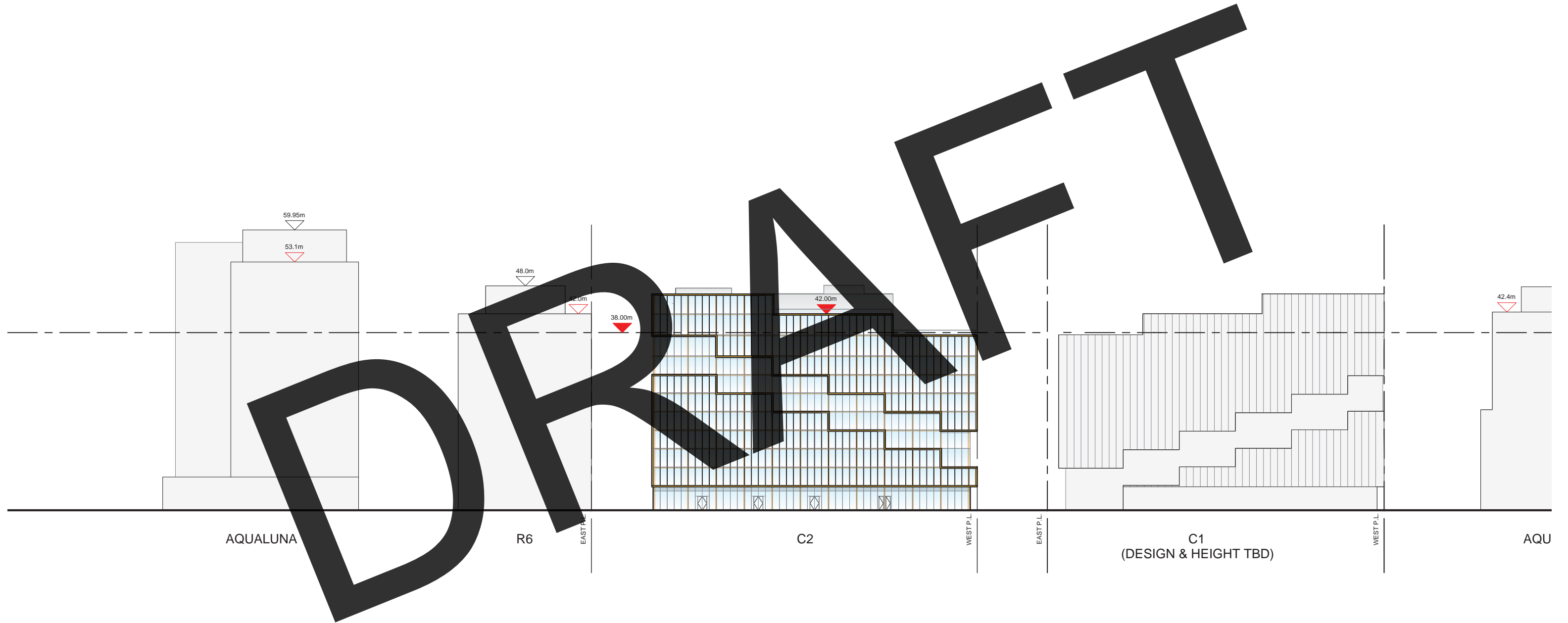
# South Elevation



# East Elevation



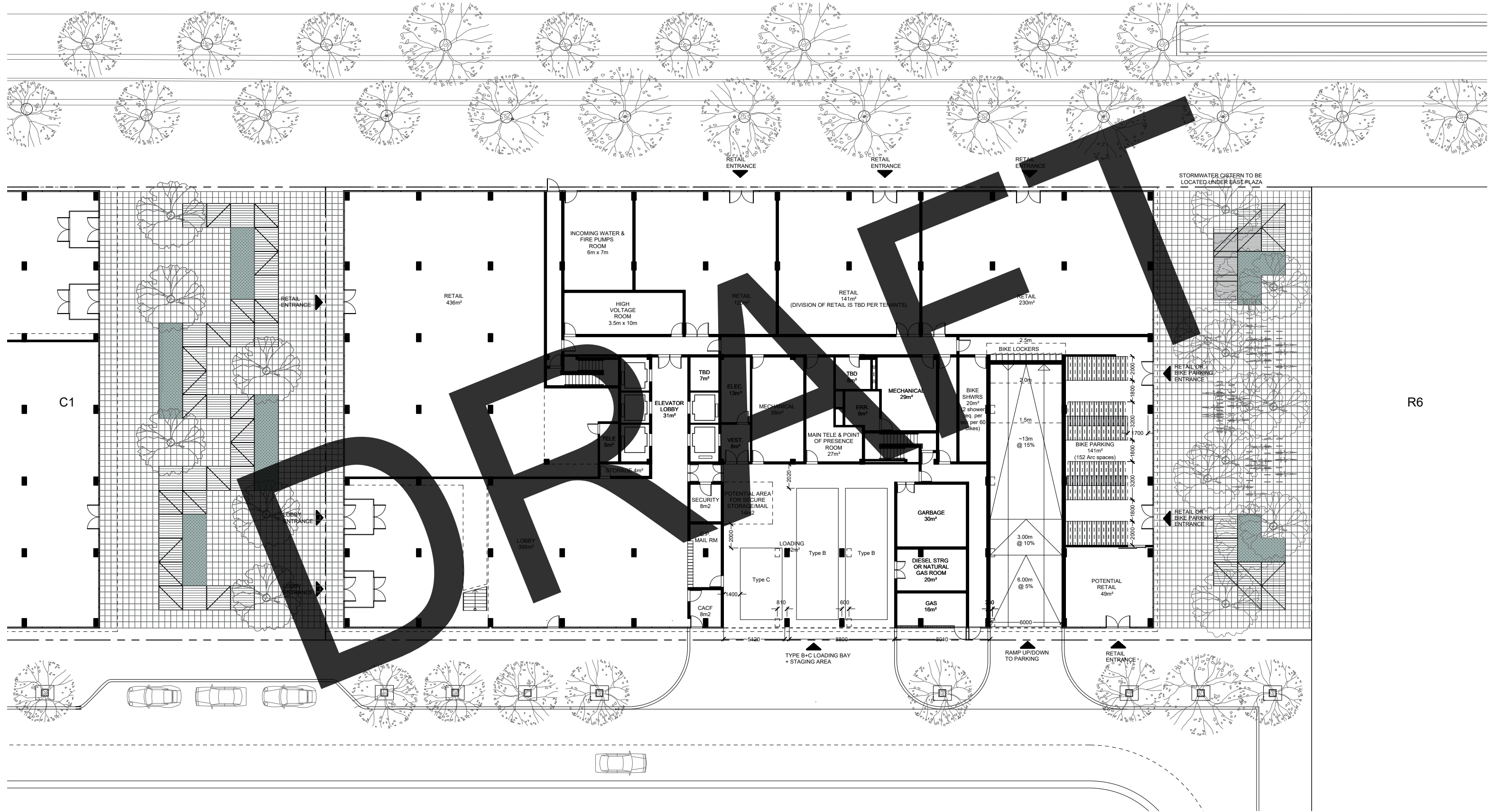
North Elevation



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Ground Floor  
+ Parking

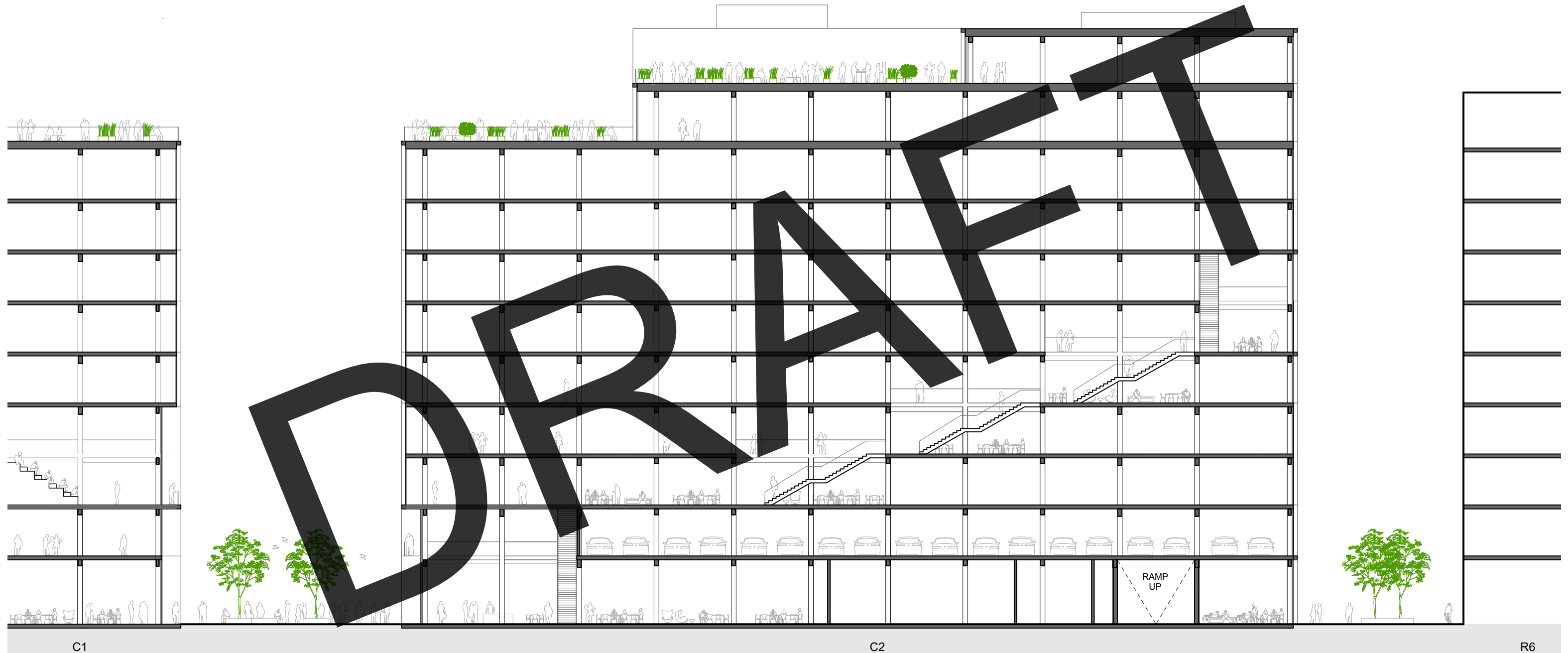
# Ground Floor In Context



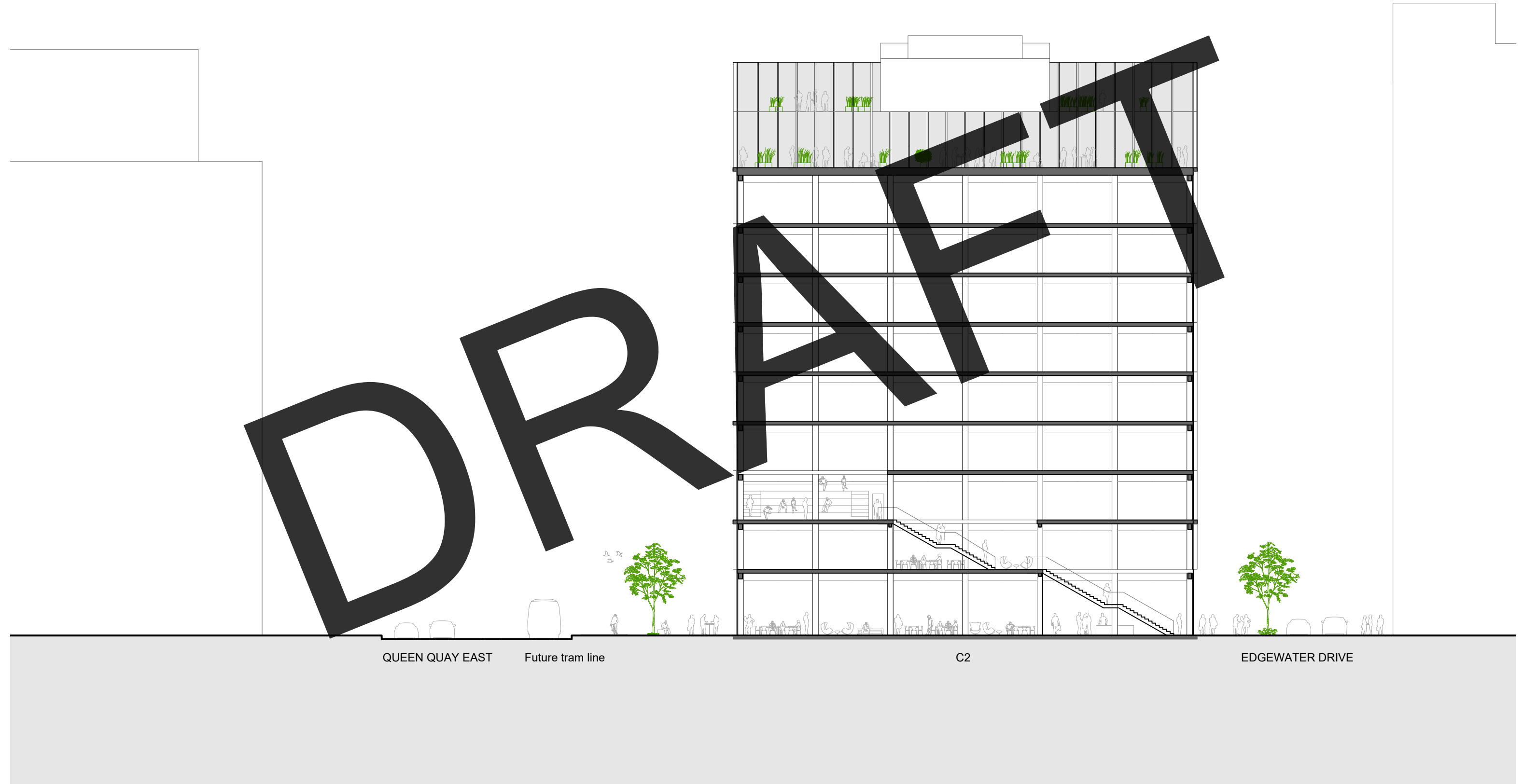




# Sectional Relationship to Public Realm

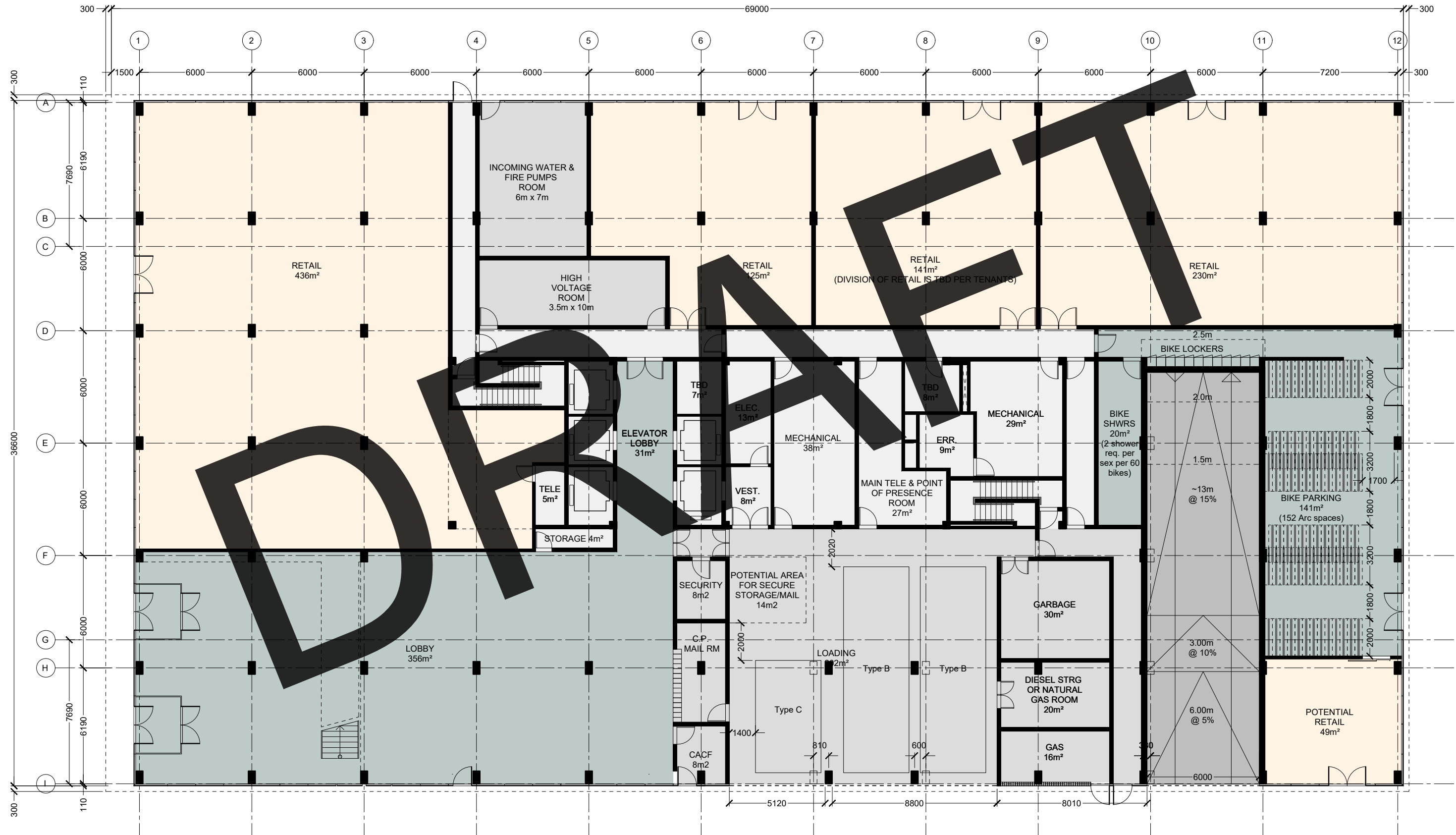


# Sectional Relationship to Public Realm



Level 1 - Lobby, Retail, Loading

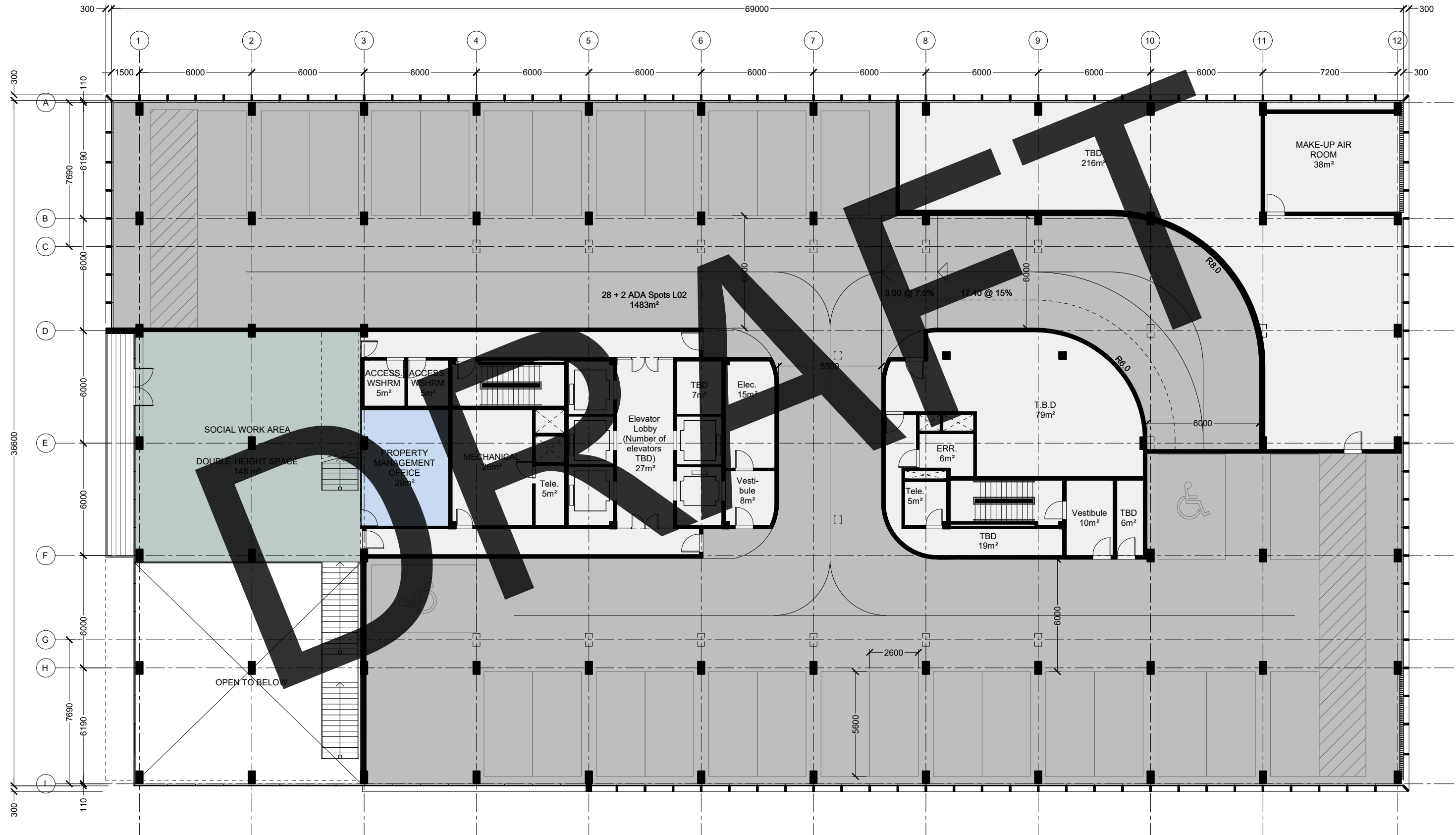
Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical





Level 2 - Social Work Area, Parking

Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical

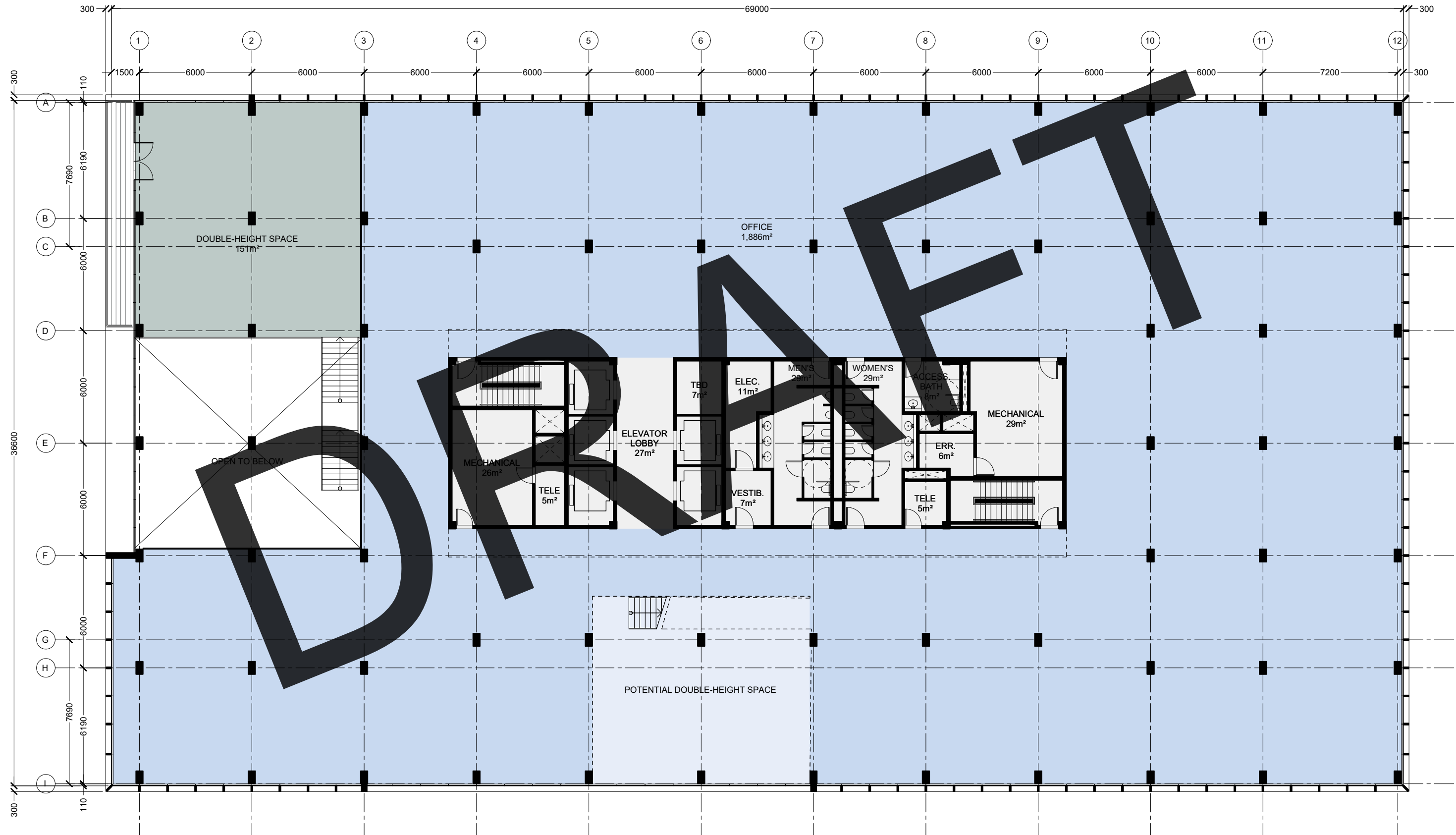


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Office Space

Level 3 - Social Work Area, Office

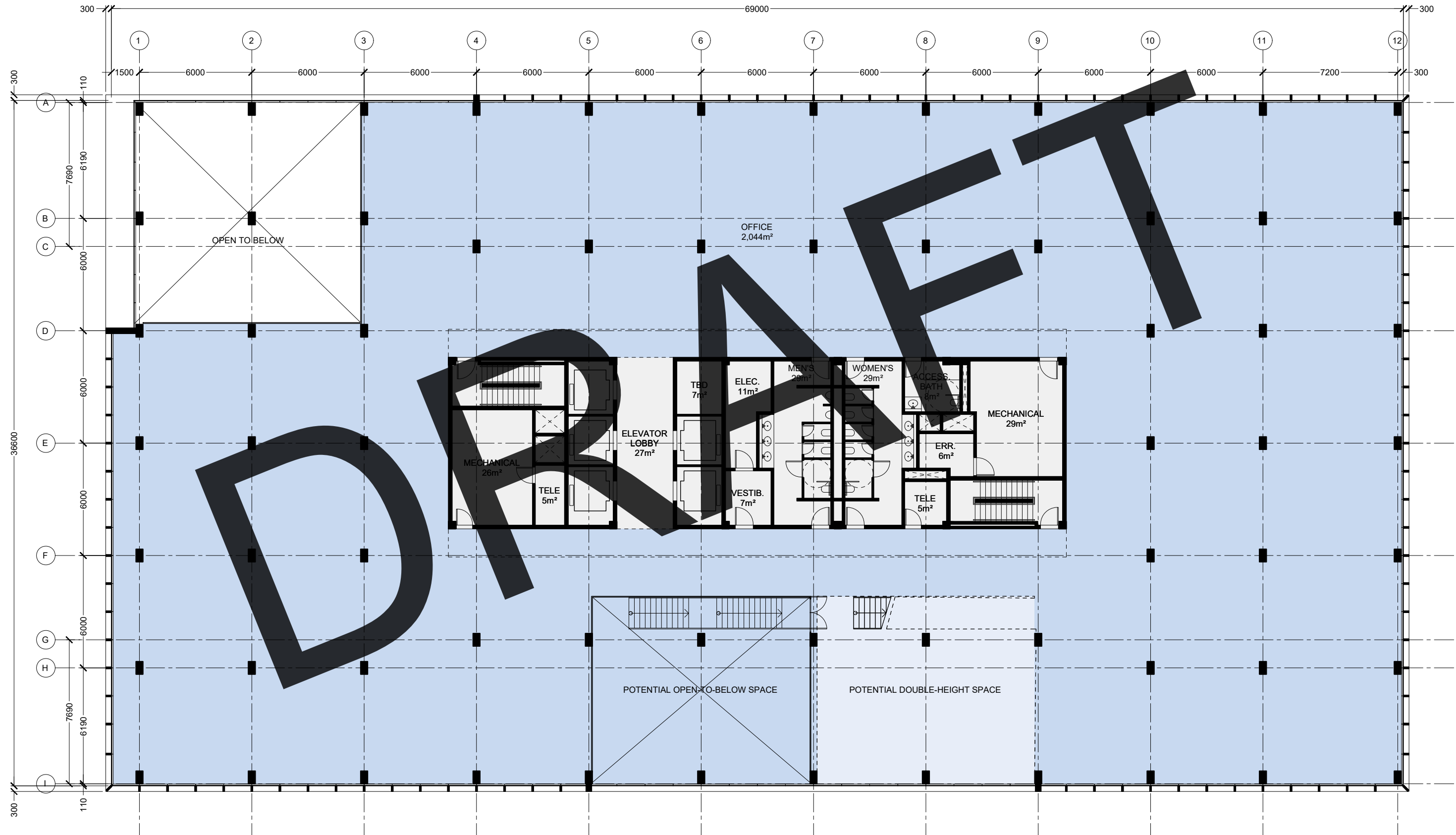
Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical





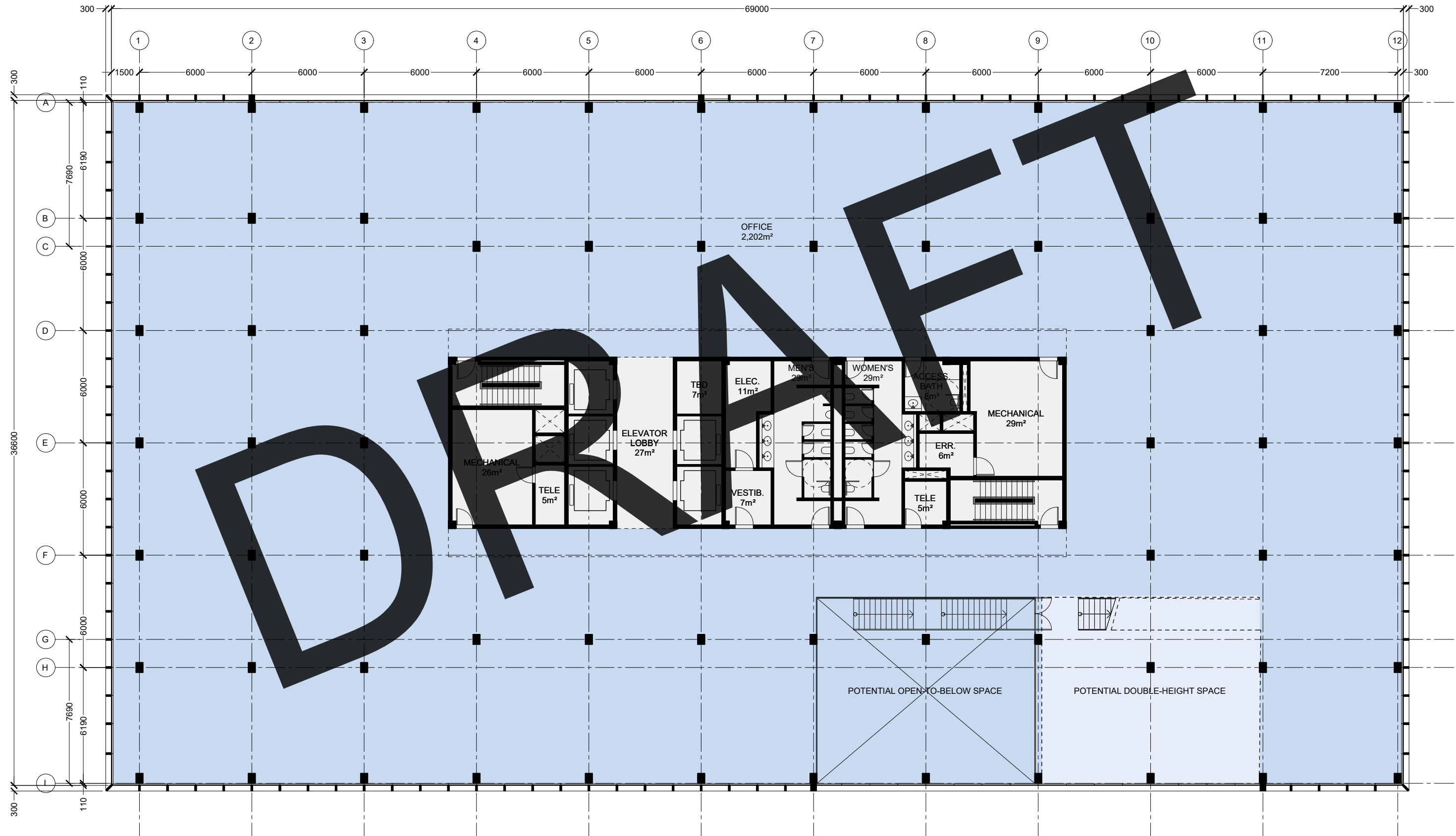
Level 4 - Office

Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical



# Level 5 - Typical Office

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Potential Dbl Ht Space   ■ Parking   ■ Mechanical



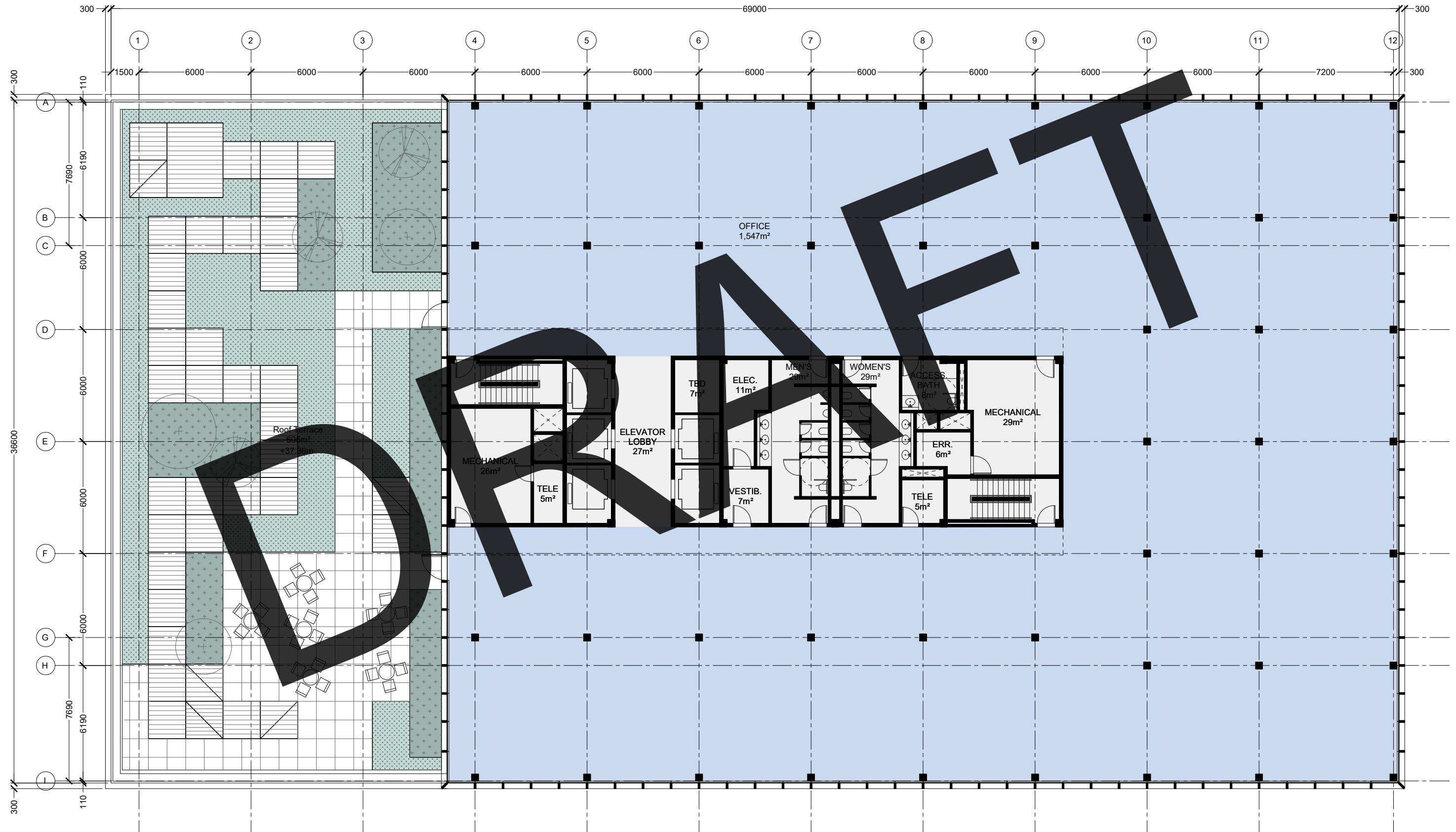


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Roof Terraces  
+ MEP

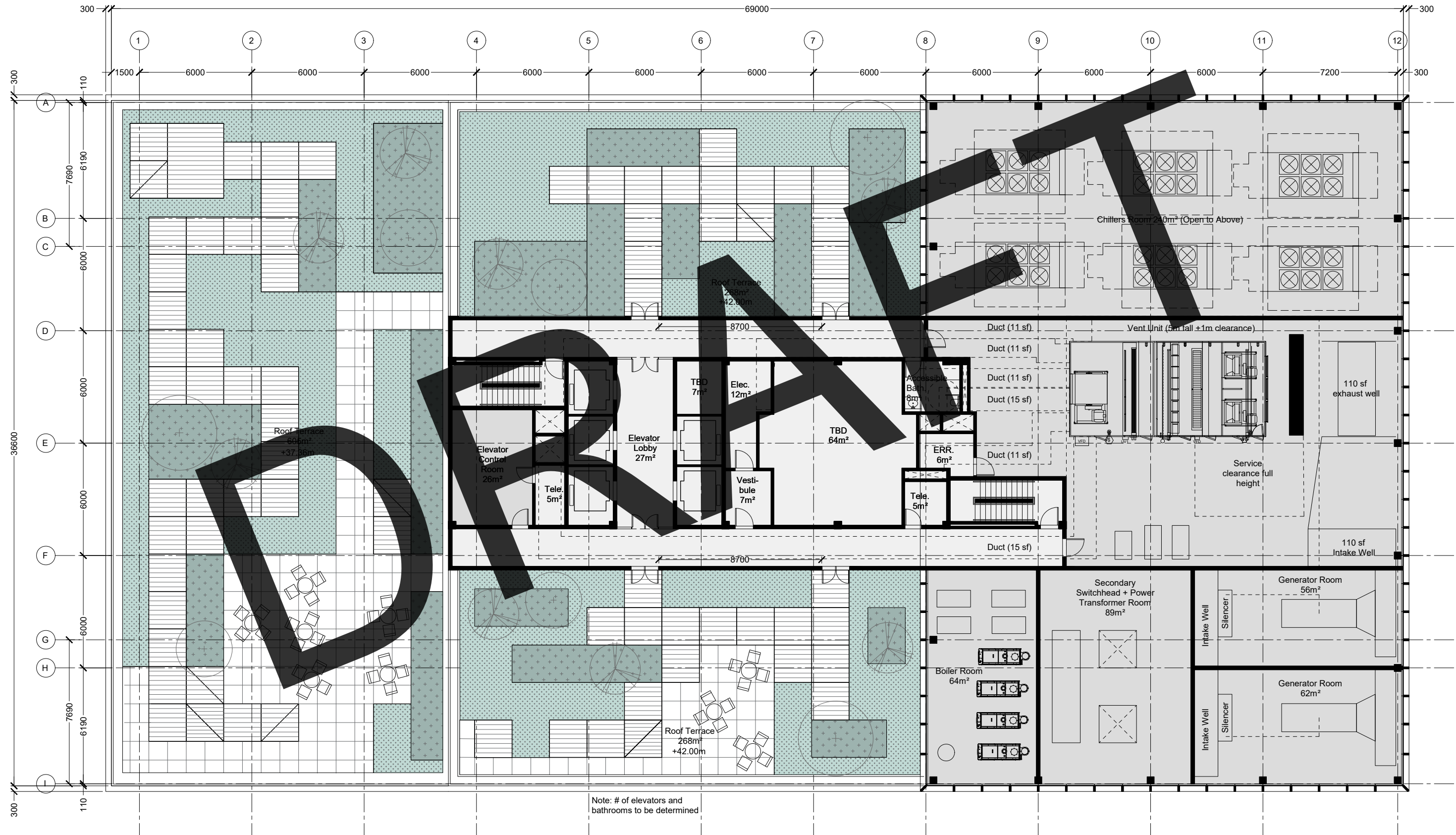
Level 10 - Office / Roof Terrace

Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical

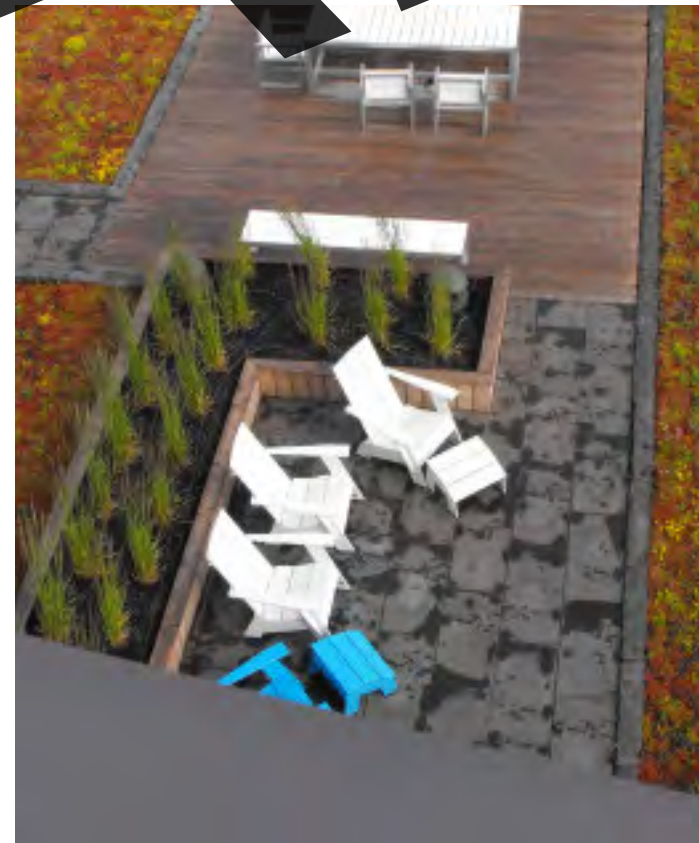


# Penthouse Level - Mechanical / Roof Terrace

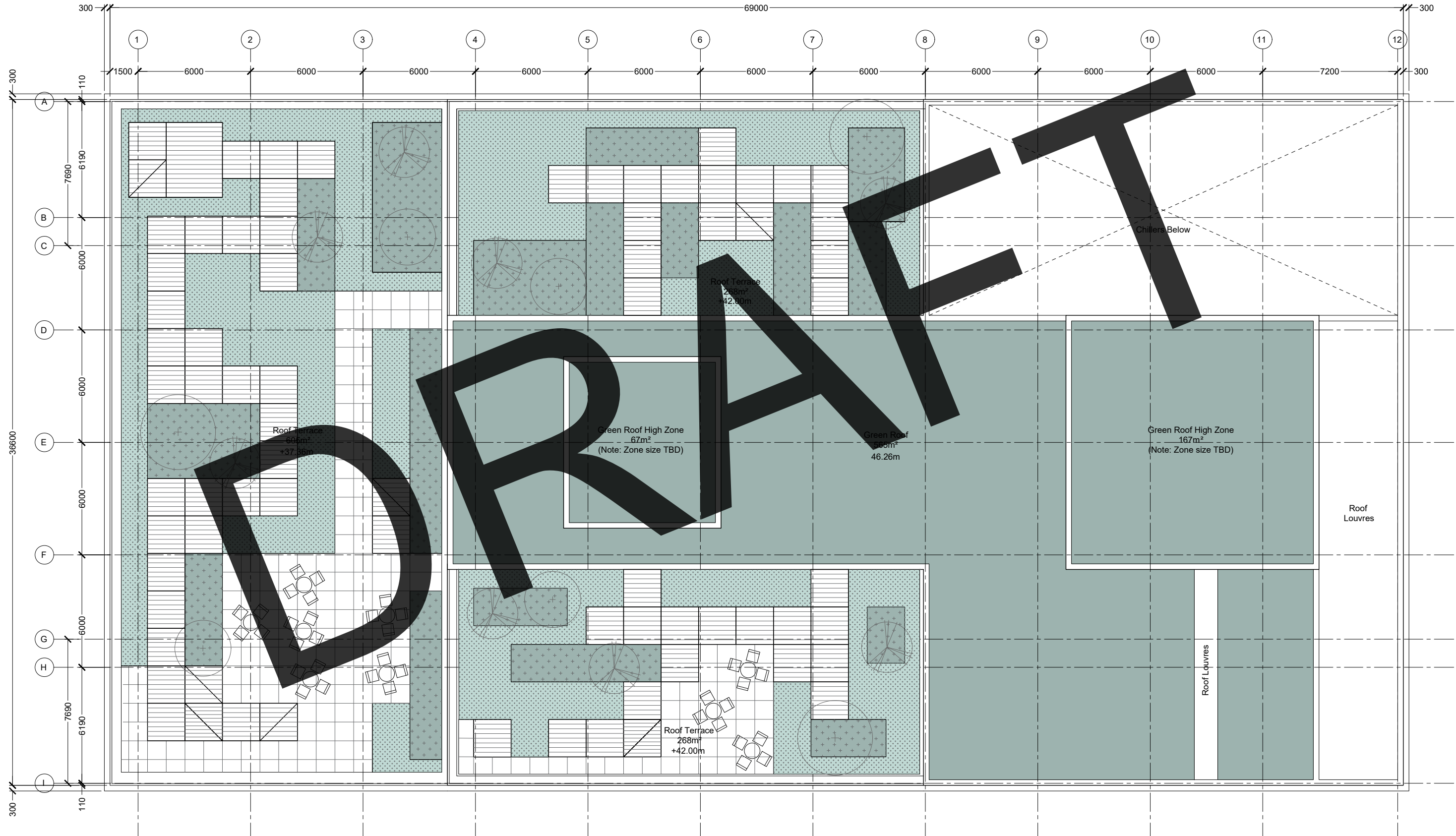
Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical



# Roof Terrace Reference Images



# Roof Plan





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**Facade Development**

# Materiality



Wood



Aluminum



Ceramic





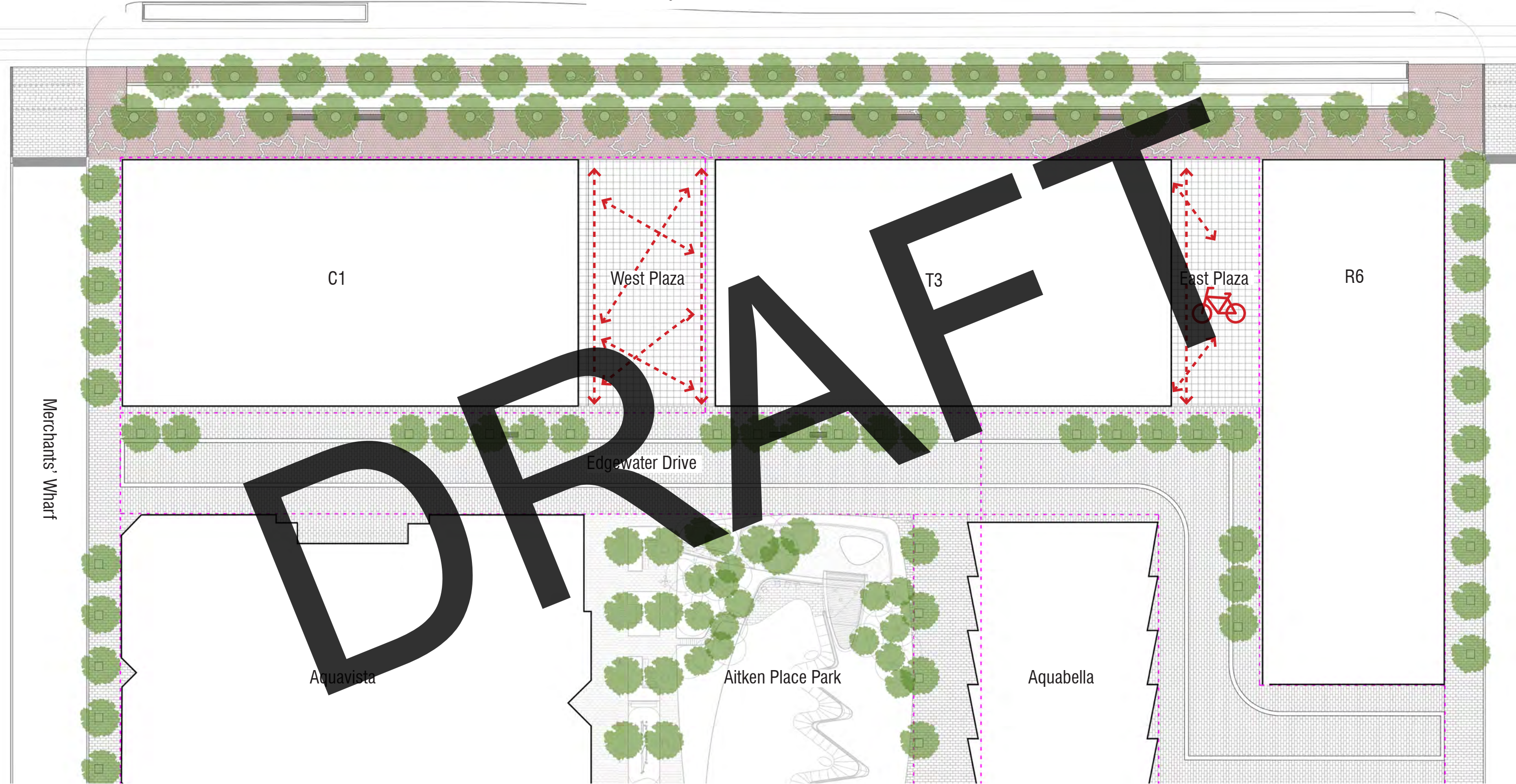
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Landscape

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T3 BAYSIDE | LANDSCAPE

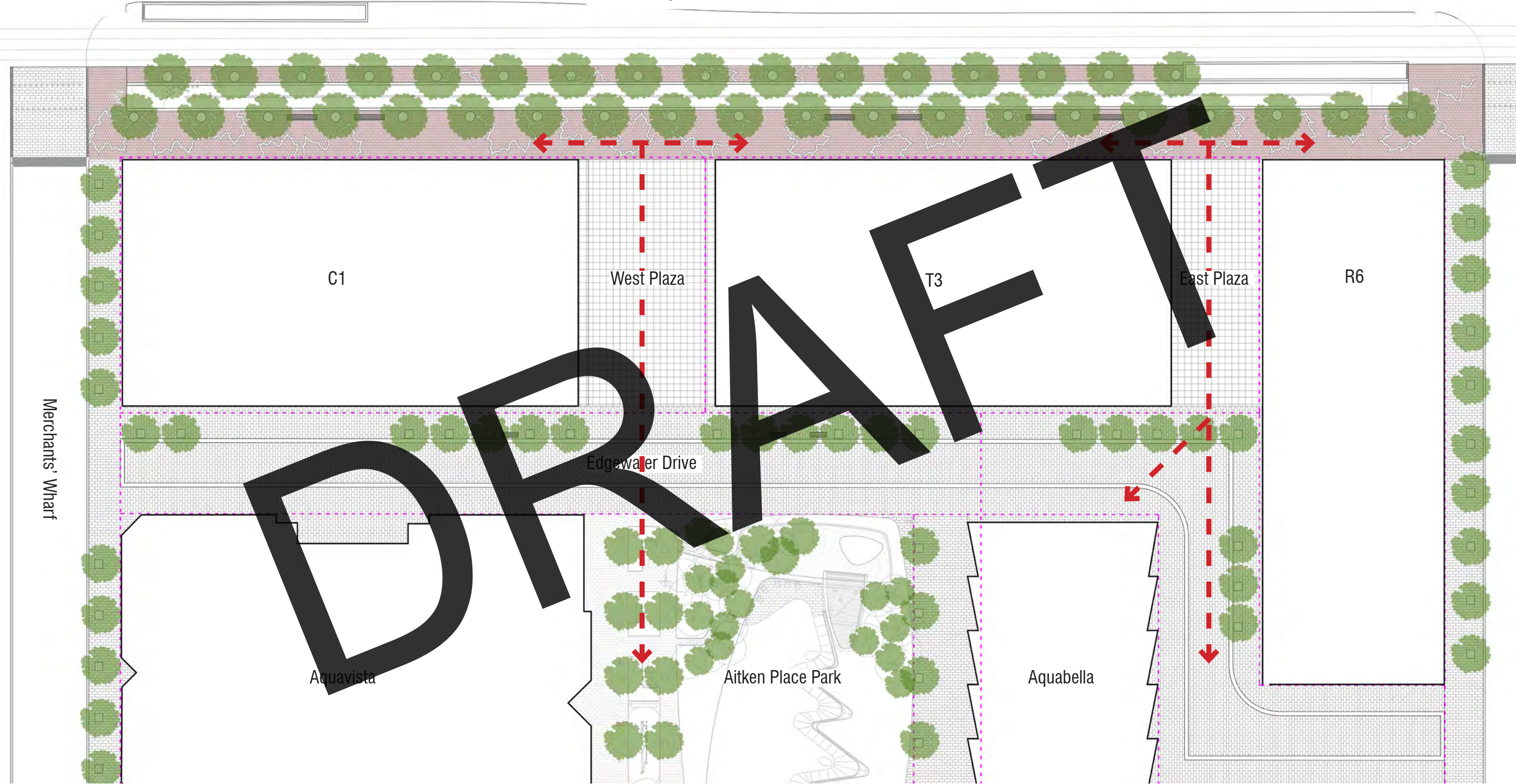
Queens Quay East



T3 BAYSIDE - LANDSCAPE CONTEXT

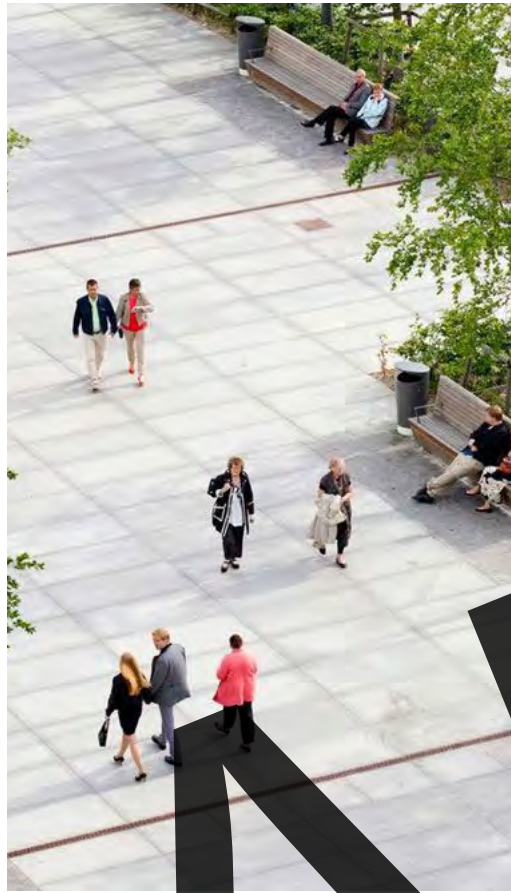


Queens Quay East



T3 BAYSIDE - LANDSCAPE CONTEXT





T3 BAYSIDE - PLAZA INSPIRATION



QUEENS QUAY EAST

LOBBY

C1

RETAIL

RETAIL

RETAIL

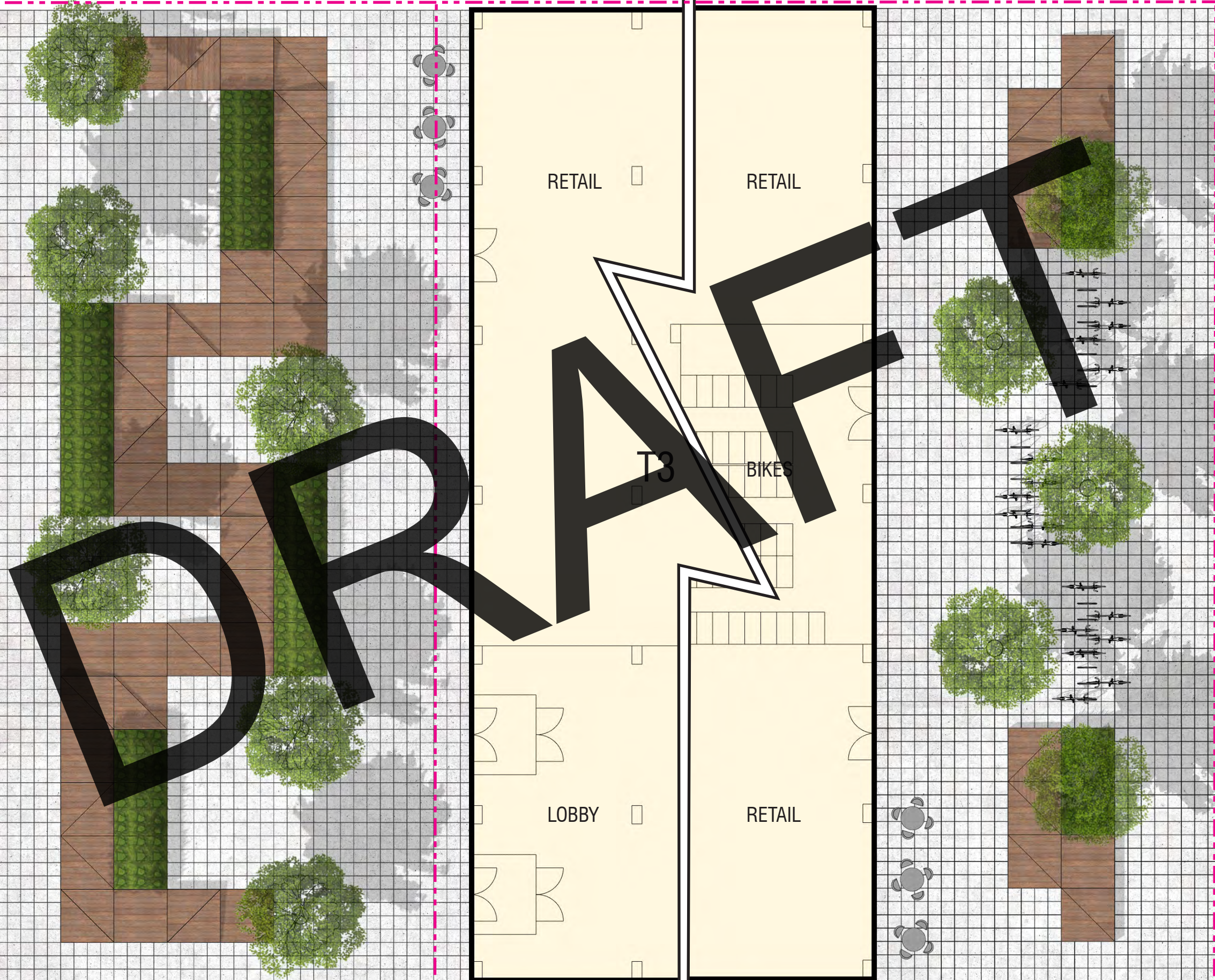
T3

BIKES

LOBBY

RETAIL

R6





T3 BAYSIDE - WEST PLAZA

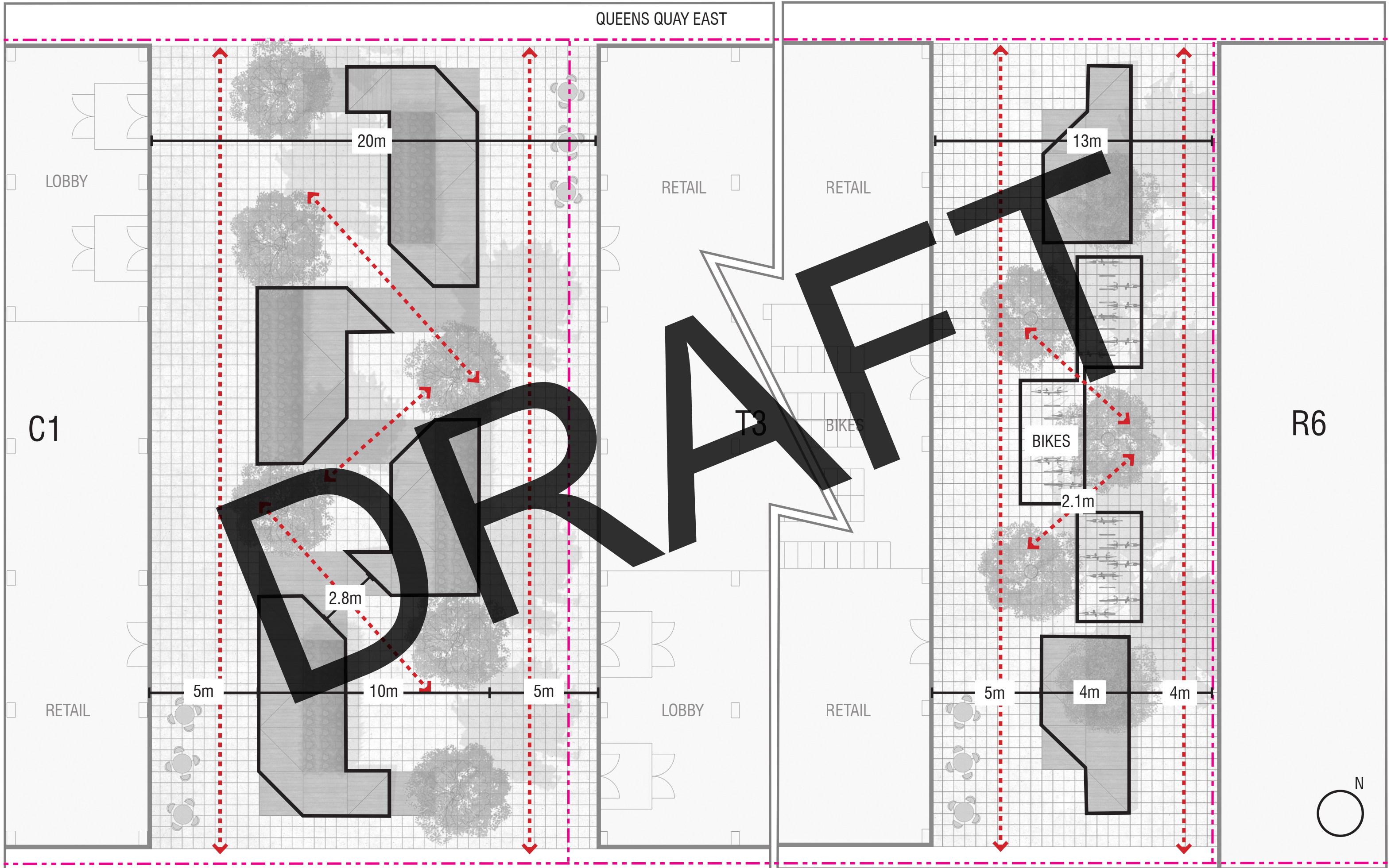


T3 BAYSIDE - WEST PLAZA



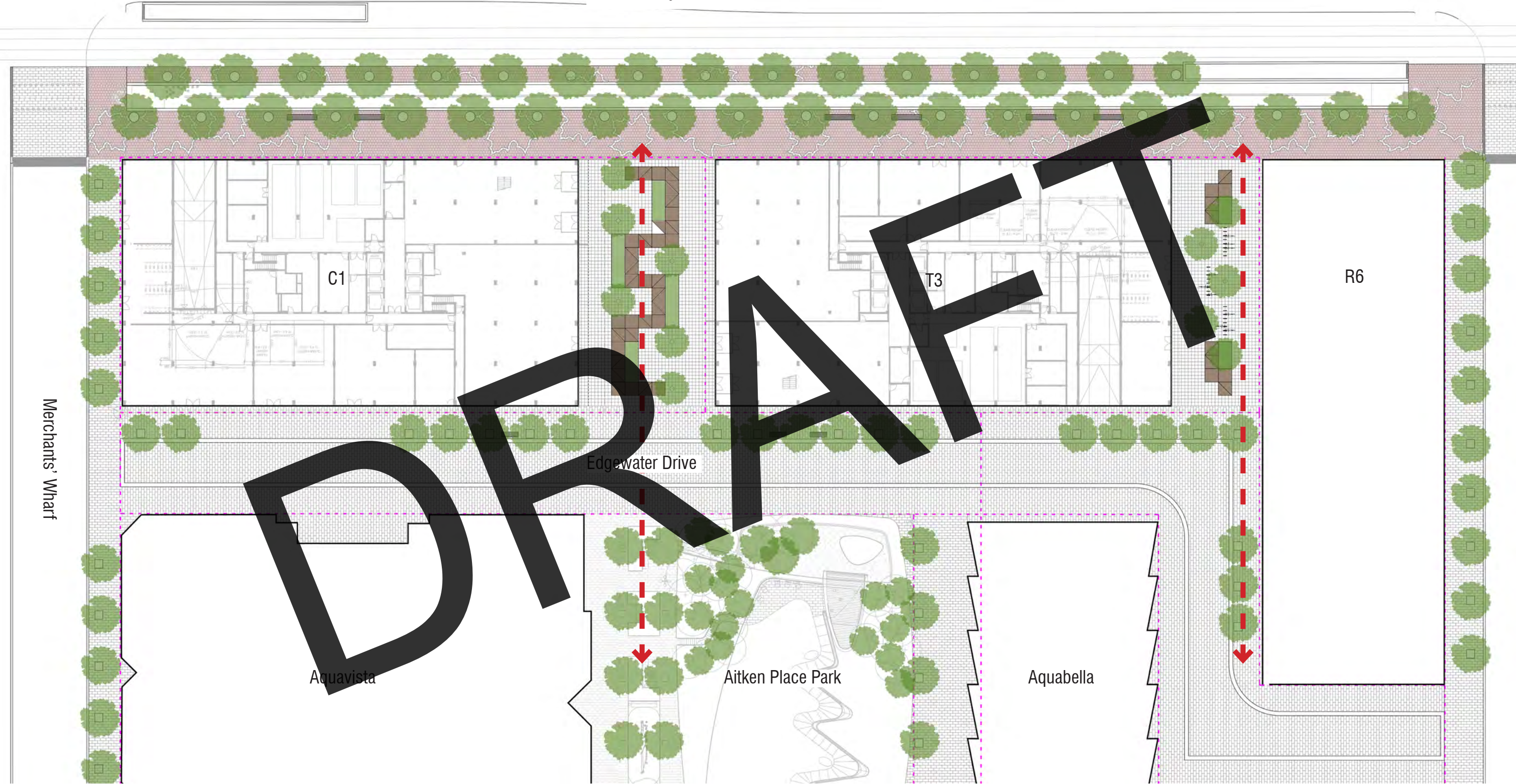
T3 BAYSIDE - EAST PLAZA

QUEENS QUAY EAST





Queens Quay East



Merchants' Wharf

C1

T3

R6

Edgewater Drive

Aquavista

Aitken Place Park

Aquabella

T3 BAYSIDE - LANDSCAPE CONTEXT





T3 BAYSIDE - PRECEDENT IMAGES

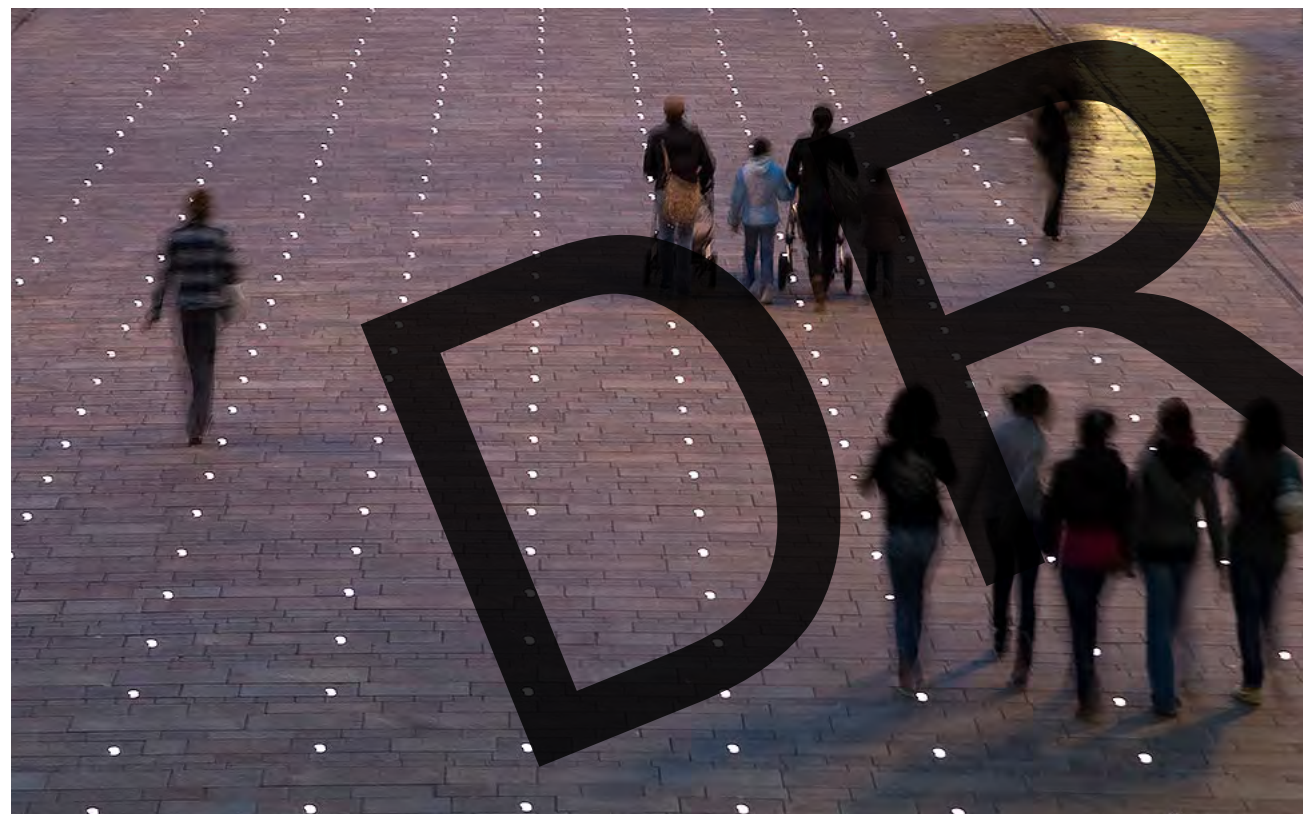
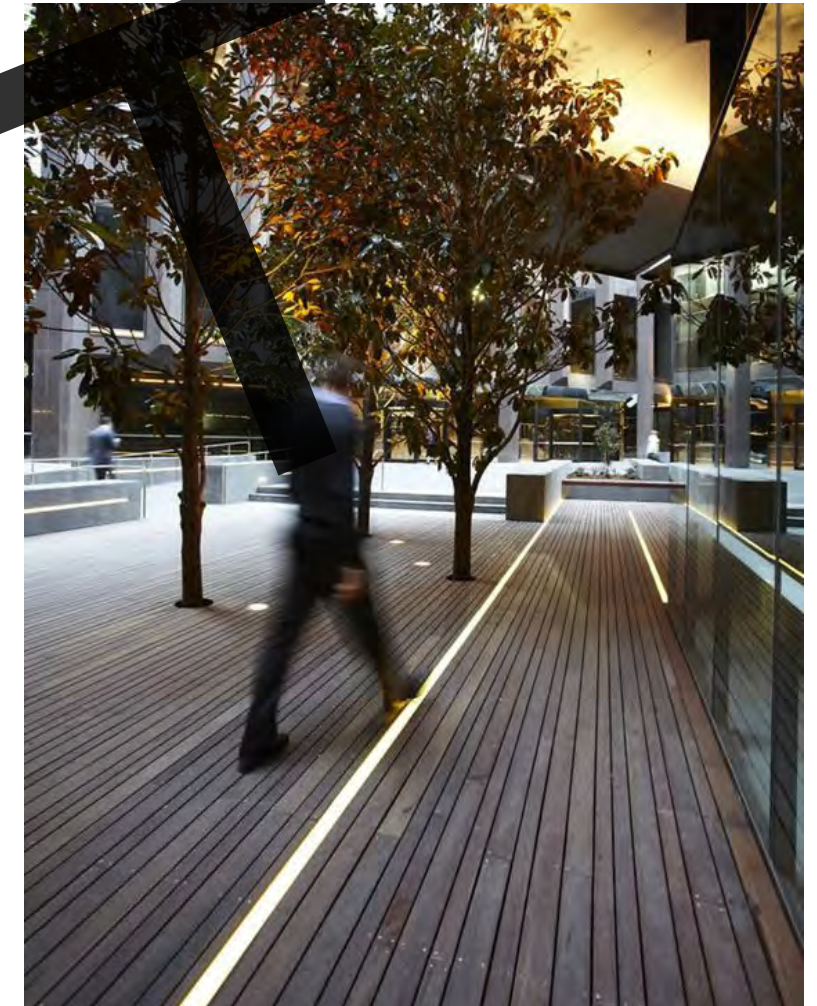
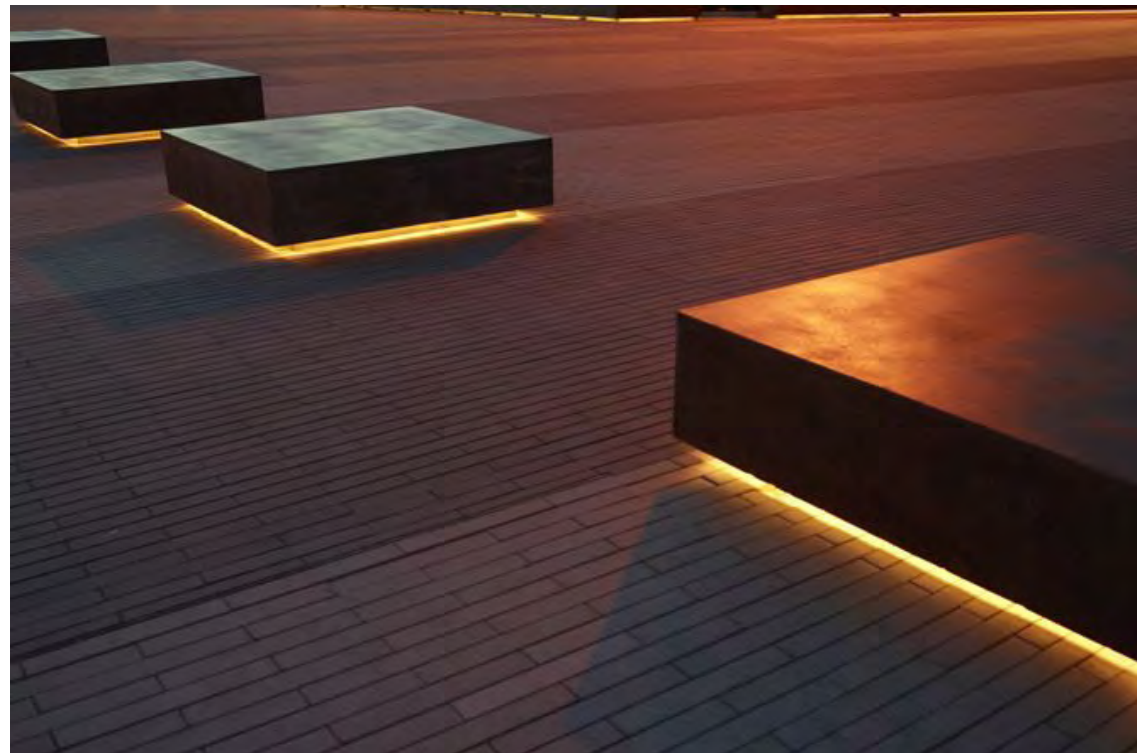




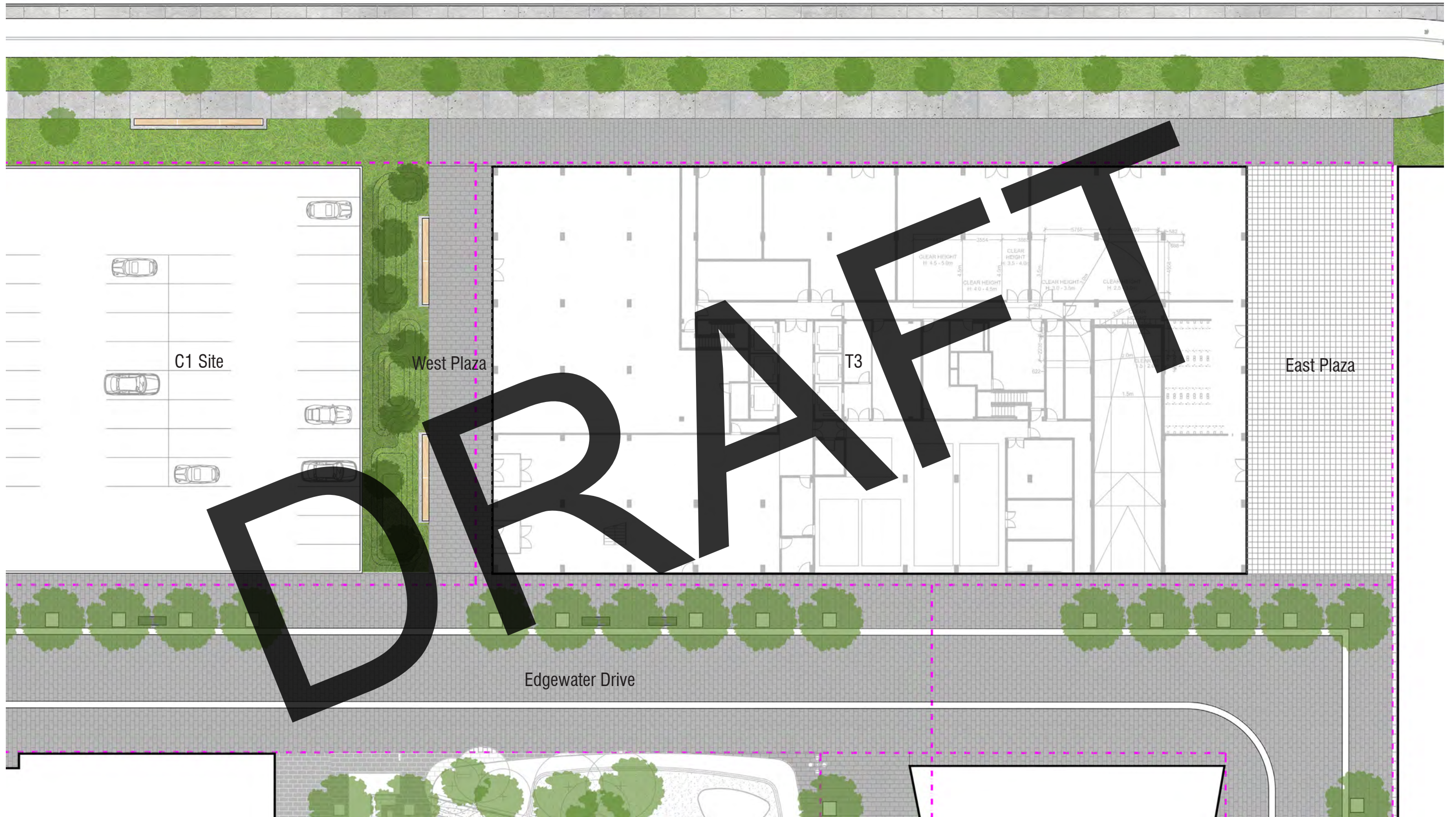
T3 BAYSIDE - PRECEDENT IMAGES

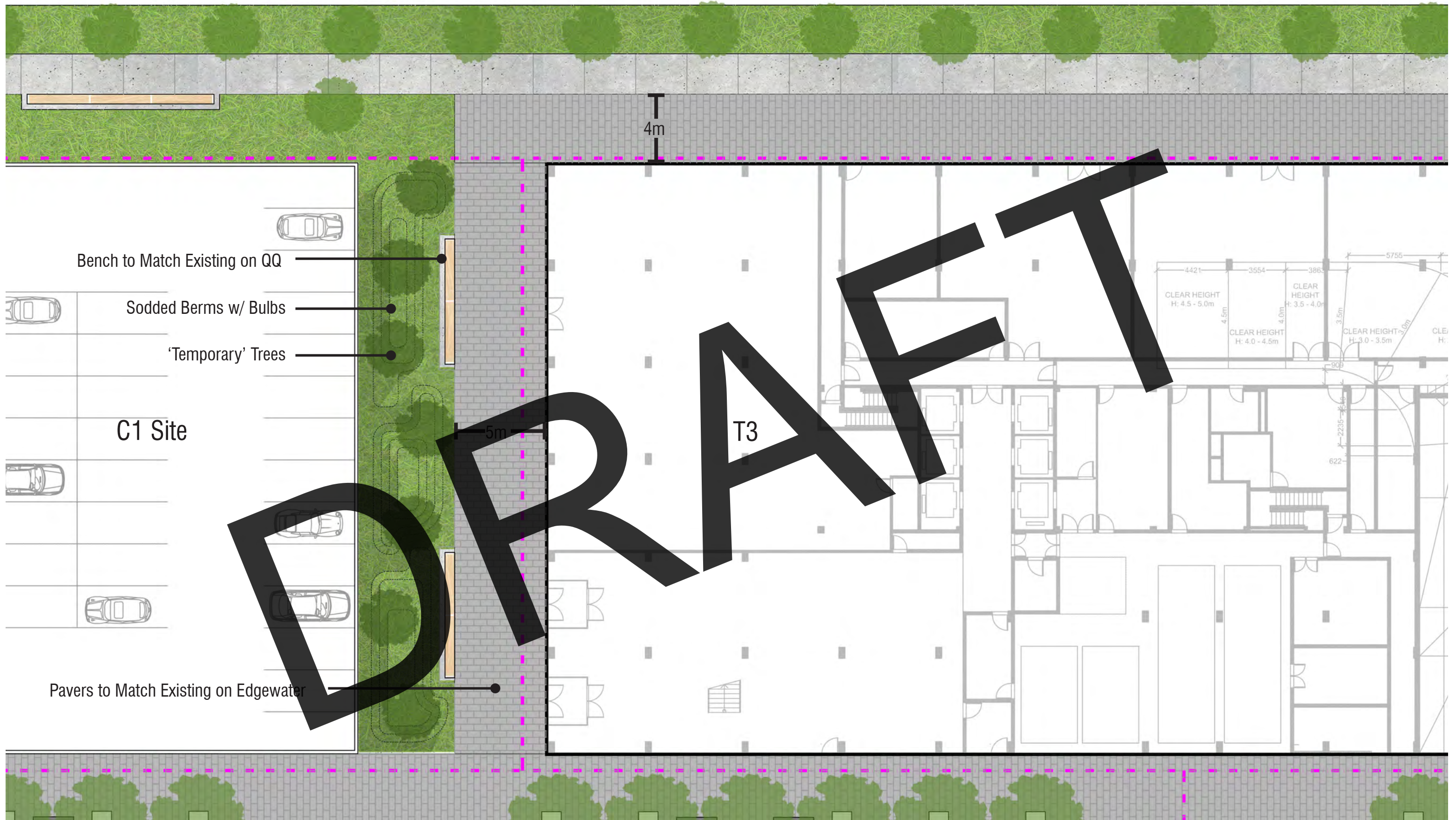


T3 BAYSIDE - PRECEDENT IMAGES



T3 BAYSIDE - PRECEDENT IMAGES





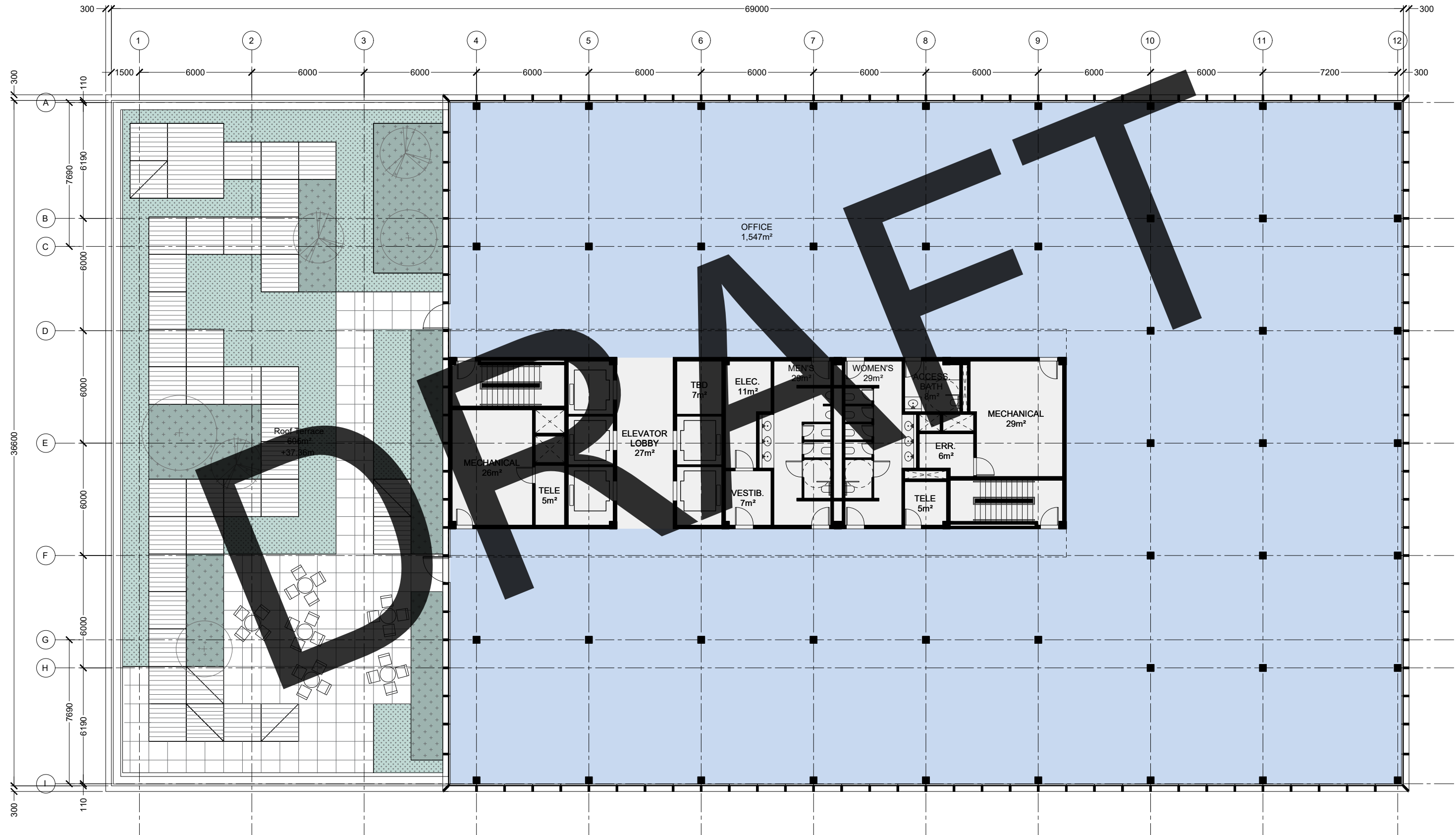
T3 BAYSIDE - INTERIM LANDSCAPE



T3 BAYSIDE - INTERIM LANDSCAPE

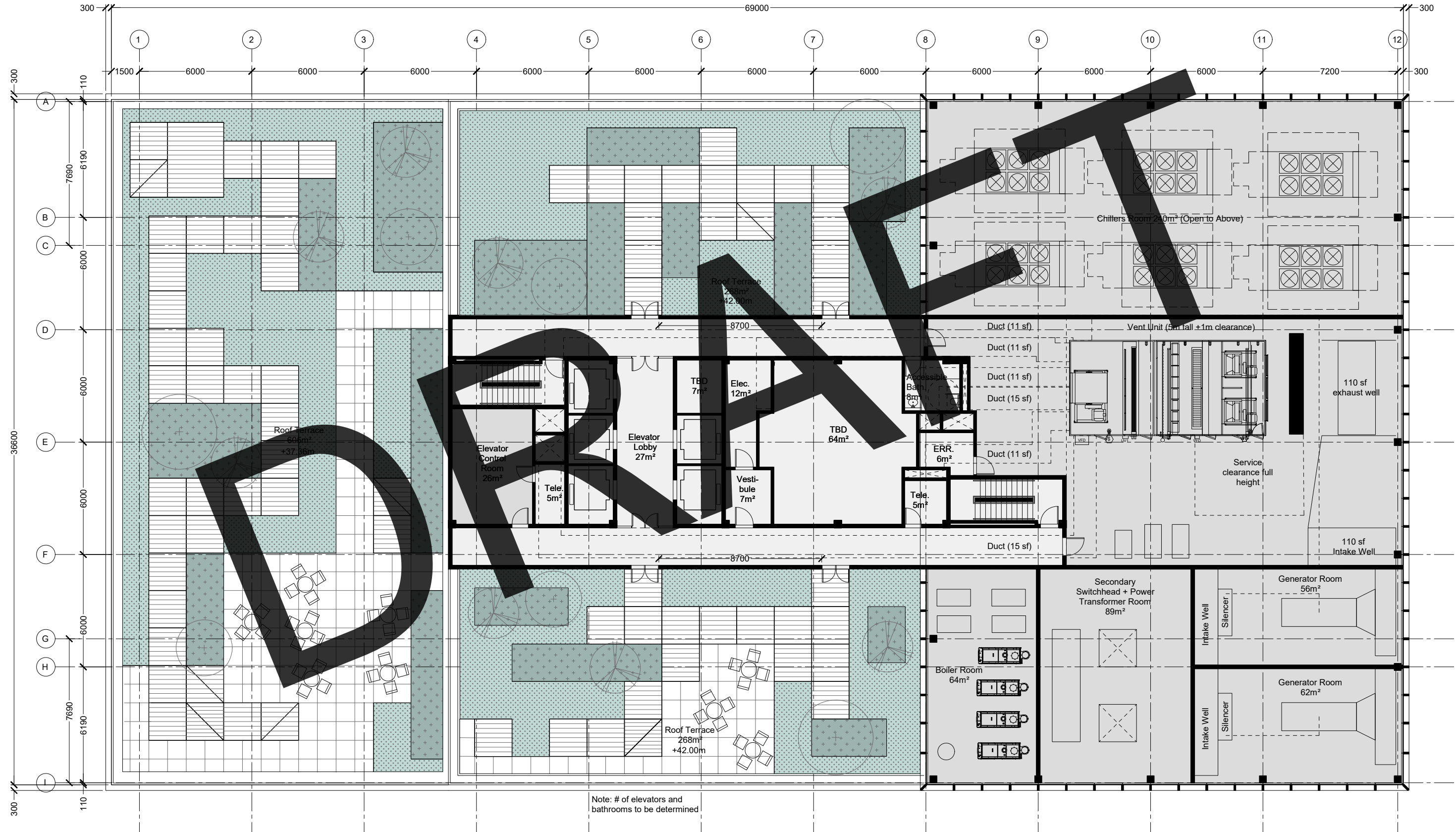
Level 10 - Office / Roof Terrace

Lobby / Public Space
  Retail
  Office
  Potential Dbl Ht Space
  Parking
  Mechanical



# Penthouse Level - Mechanical / Roof Terrace

Lobby / Public Space 
  Retail 
  Office 
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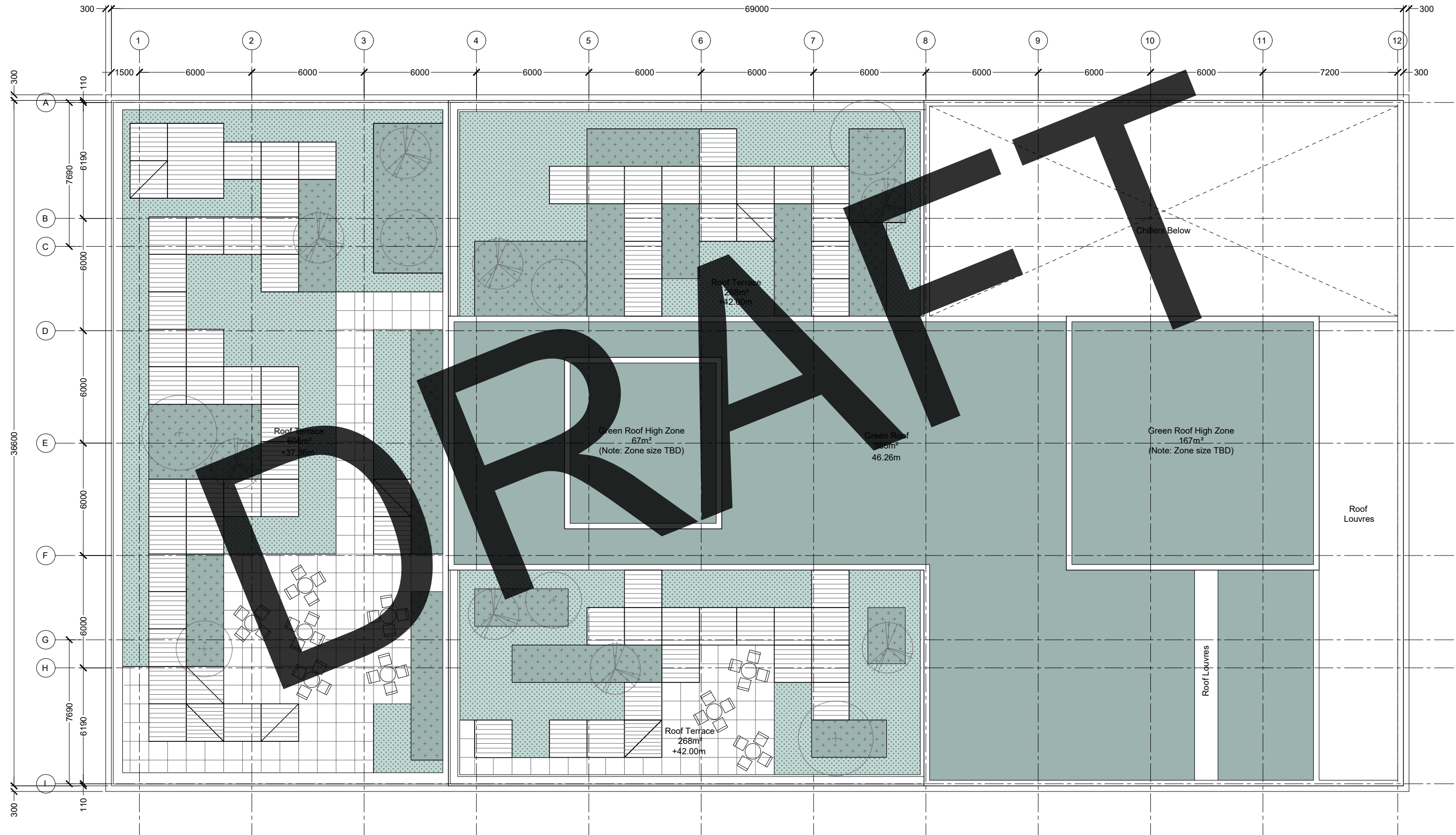




# Roof Terrace Reference Images



# Roof Plan



**DRAFT**

**Sustainability**



# GUIDING PRINCIPLES

1. BIOPHILIA AND HUMAN-CENTERED DESIGN
2. LOW CARBON AND LOW SITE IMPACT
3. NEXT GENERATION OF SUSTAINABLE CERTIFICATIONS

DRAMAT



TARGET

50%

REDUCTION  
IN EMBODIED  
CARBON

TARGET

- 
- An architectural rendering of a modern, multi-story building at dusk or night. The building features a prominent glass facade with a grid of dark frames. The interior lights are on, and the building is illuminated from within. In the foreground, a street scene is visible with people walking, cars, and streetlights. A large, semi-transparent watermark reading "DRAFT" is overlaid diagonally across the center of the image. The background shows other buildings and a clear sky.
- 1. LEED VERSION 4 GOLD**  
(COMPARABLE TO 2009 PLATINUM)
  - 2. TORONTO GREEN STANDARD V3 TIER 1**  
(COMPARABLE TO PREVIOUS TGS TIER 2)
  - 3. ASSESSING WELL STANDARD 2.0**



# ENERGY PERFORMANCE

## PRELIMINARY ENERGY MODEL RESULTS

19%

ENERGY SAVINGS

18%

ENERGY COST SAVINGS

21%

PEAK DEMAND SAVINGS

177

KWH/M<sup>2</sup>/YR  
ENERGY USE INTENSITY

60

KWH/M<sup>2</sup>/YR  
THERMAL ENERGY DEMAND

19

KG CO<sub>2</sub>/M<sup>2</sup>/YR  
GHG (CARBON) INTENSITY

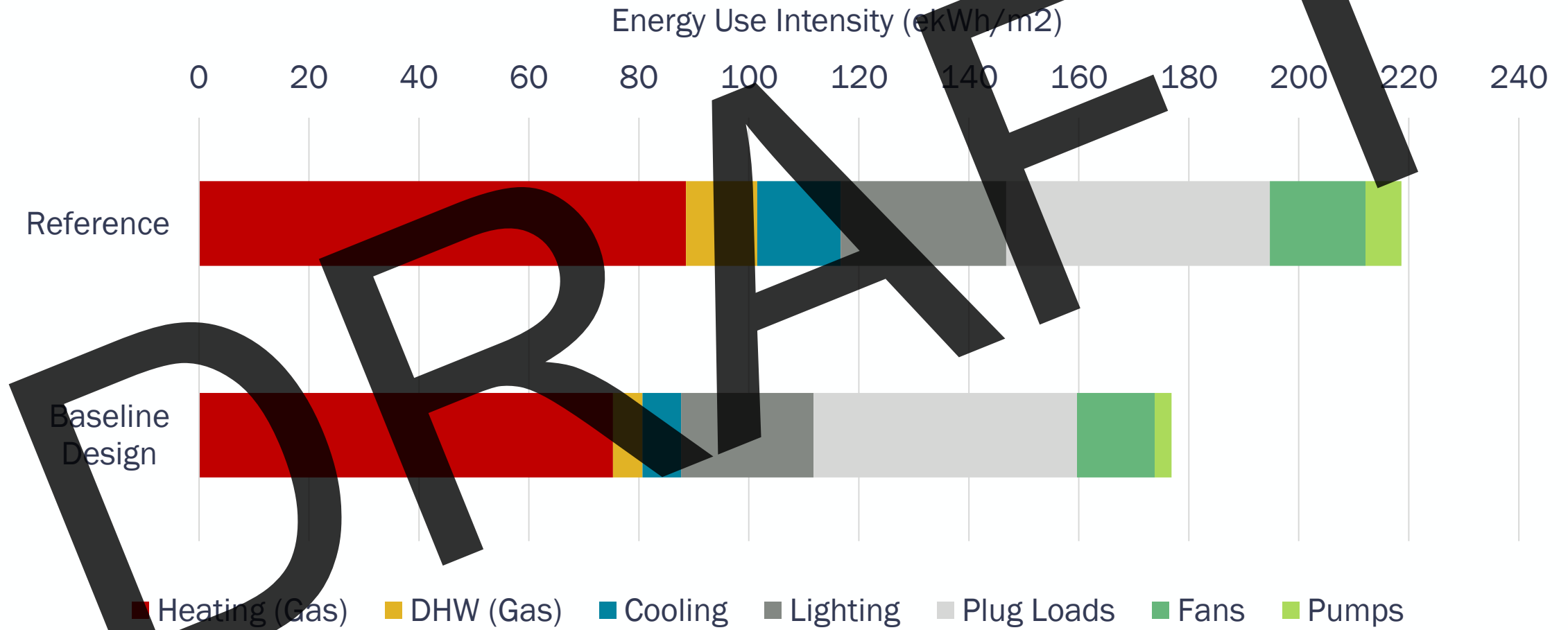
DRRAFT





# ENERGY PERFORMANCE

## PRELIMINARY ENERGY MODEL RESULTS



Energy modelling results will be updated as the design is developed further, and will likely differ from these preliminary estimates.



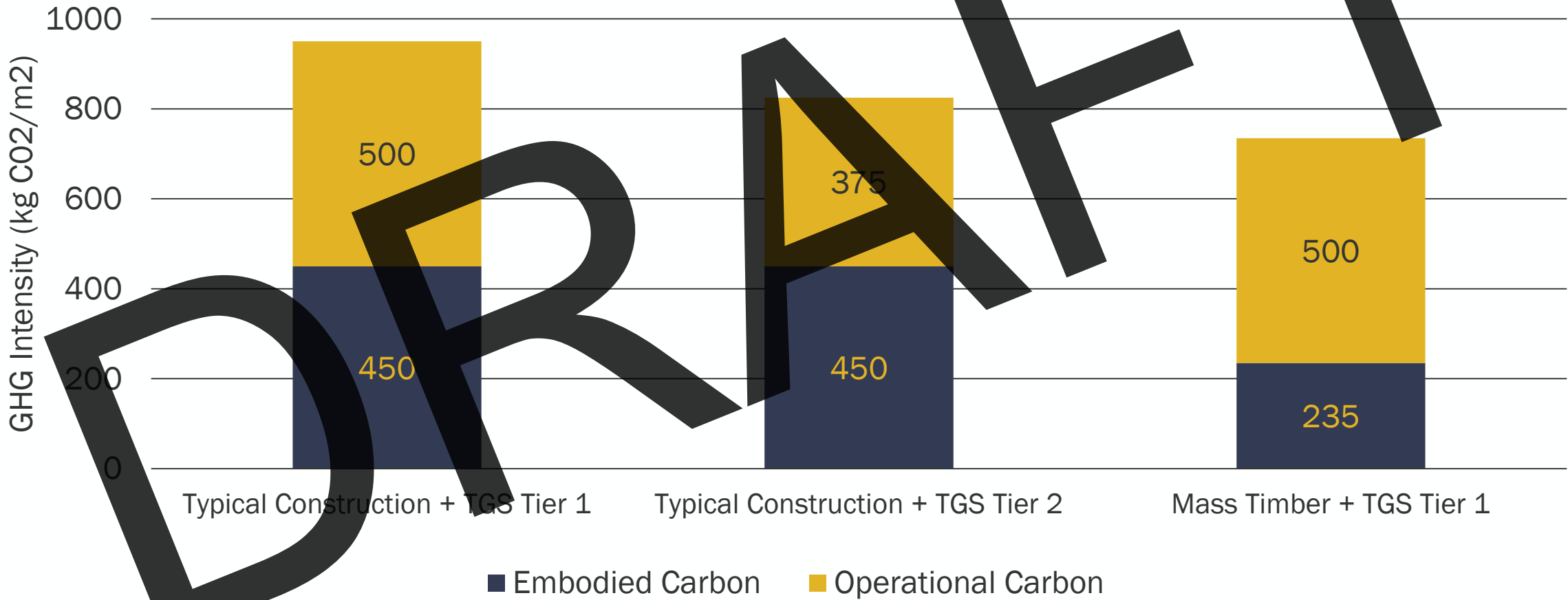




# CARBON PERFORMANCE

## PRIORITIZING EMBODIED CARBON EMISSIONS – INITIAL LIFE CYCLE ASSESSMENT BENCHMARKING

### 25-Year Life-cycle Carbon Emissions Comparison



**DRIVER**

LCA results will be updated as the design is developed further, and will likely differ from these preliminary estimates.





# SUSTAINABLE FEATURES OVERVIEW

EACH SUSTAINABLE DESIGN FEATURE IS GROUPED IN ONE OF 4 CATEGORIES AND CONTRIBUTES TO AS MANY AS 3 COMPLIANCE STANDARDS:

 **SITE**

 **ENERGY**

 **WATER**

 **MATERIALS**

**DRAFT**

 **LEED v4 C&S Gold**

 **TGS v3 TIER 1**

 **MGBR v1**



# SUSTAINABLE FEATURES OVERVIEW

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## SITES

1. Light pollution reduction (LT)
2. Green Roof (LTM)
3. Long-term Flexibility (M)
4. Bicycle Parking & Showers (LTM)
5. Electric Vehicles (LT)
6. High Albedo Pavers (LT)
7. Bird-Friendly Glazing (T)

## ENERGY AND CARBON

8. High Performance Systems (LTM)
9. LED lighting & daylight harvesting (L)
10. District Energy System Ready (TM)
11. Sub-metering (LTM)
12. Commissioning (LTM)

## WATER

13. Low-flow Fixtures (LT)
14. Rainwater Irrigation (LT)
15. Water Sub-metering (LM)
16. Stormwater Retention (LT)

## MATERIALS AND IEQ

17. Building Life Cycle Assessment (L)
18. Mass Timber
19. Low-emitting Materials (L)
20. Segregated Waste Streams (LTM)
21. Permanent Entryway Systems (L)



# MGBR CHECKLIST

## REQUIREMENT

## COMMENT

Experienced Team

All team members have experience in creating high performance, green buildings

Integrated Design Process

An integrated design process will be carried out as per LEED credit IPc1

District Energy

Design to accommodate future DES connection

LEED Gold Certification

LEED v4 BD+C (Core & Shell) Gold level certification

Optimize Energy Performance

Minimum 6 LEED v4 EAc1 points will be pursued (50% better than MNECB)

Measurement and Verification

Monitoring-based commissioning

Energy Star Appliances

Tenant design guidelines will specify all tenant installed appliances to be Energy-Star rated

Energy and Water Metering

Energy and water sub-meter infrastructure for each commercial suite (domestic water (hot and cold separately), heating energy, cooling energy and electricity)

Long Term Flexibility

Ground floor space: 5m  
Above grade parking decks: 2.4m (after leveling the deck)

Green Roofs

60% intensive green roof

Waste Management

Tenant design guidelines will specify separate cabinet space for each of the three waste streams

Bicycle Parking and Storage

Short-term and long term bicycle parking spaces to meet LEED and TGS

Sustainability Progress Tracking System

Future reporting under Waterfront Toronto's Sustainability Progress Tracking System

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# LEED CHECKLIST

Possible Points	Target	Decision/Info Req'd	Not Pursued
110	66	12	32

LEED® BD+C Core and Shell Scorecard

T3 BAYSIDE

Gold Level Certification Target

March 12, 2019

1	1	0	0
1	1		

INTEGRATED PROCESS (IP)			
18	6	2	10
1	1		
2			2
3			3
1	1		
2			2

Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80+ points

20	15	3	2
20			20
2	2		
3		3	
6	6		
6	4		2
1	1		
1	1		
1	1		

LOCATION AND TRANSPORTATION (LT)			
14	9	0	
P	P		
P	P		
6	3		3
2	1		1
2	2		
2	1		1
2	2		

EAc2 Optimize Energy Performance			
EAc3 Advanced Energy Metering			
EAc4 Demand Response			
EAc5 Renewable Energy Production			
EAc6 Enhanced Refrigerant Management			
EAc7 Green Power and Carbon Offsets			

11	5	1	5
P	P		
1			1
2			2
1			1
3	1	1	1
2	2		
1	1		
1	1		

SUSTAINABLE SITES (SS)			
10	6	2	2
P	P		
P	P		
2	1	1	1
3	2		1
1	1		1
1	1		1

MATERIALS AND RESOURCES (MR)			
10	6	2	2
P	P		
P	P		
2	1	1	1
3	2		1
1	1		1
3	1	1	
1	1		

INDOOR ENVIRONMENTAL QUALITY (EQ)			
6	5	1	0
1	1		
1	1		
1	1		
1	1		
1		1	
1	1		

11	10	0	1
P	P		
P	P		
P	P		
3	3		
4	4		
3	2		1
1	1		

WATER EFFICIENCY (WE)			
6	5	1	0
1	1		
1	1		
1	1		
1	1		
1		1	
1	1		

INNOVATION (ID)			
4	3	1	0
1	1		
1	1		
1	1		
1	1		
1		1	
1	1		

33	12	4	17
P	P		
P	P		
P	P		
P	P		
6	4	2	

ENERGY AND ATMOSPHERE (EA)			
4	3	1	0
1	1		
1	1		
1		1	
1	1		

REGIONAL PRIORITY (RP)			
4	3	1	0
1	1		
1	1		
1		1	
1	1		

Possible Points	110
Gold Target	66
Decision/Info Req'd	12
Not Pursued	32

LEED Strategy is still under development – final scorecard may differ from credits shown here



HEALTHY  
LOW-CARBON  
CIRCULAR

DRAFT

PURPOSE  
BUILDING

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**Appendix A**  
Sun Shadow Analysis

March / September 21 - 9am - 5pm

Context C2 Building





June 21 - 9am - 5pm

Context C2 Building



December 21 - 9am - 5pm

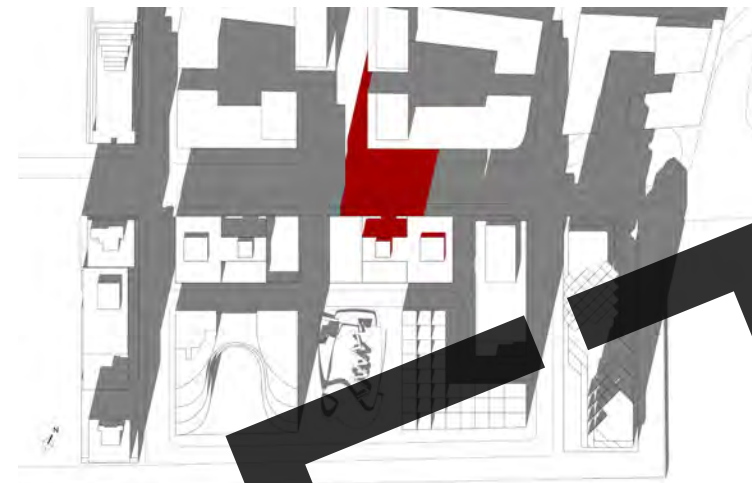
Context C2 Building



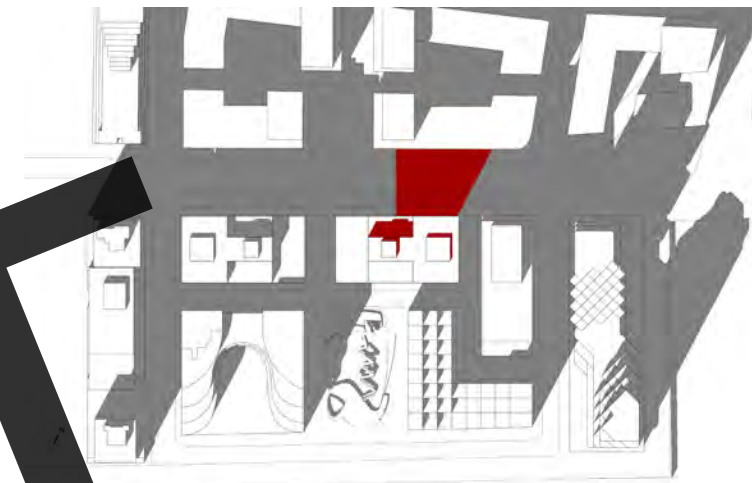
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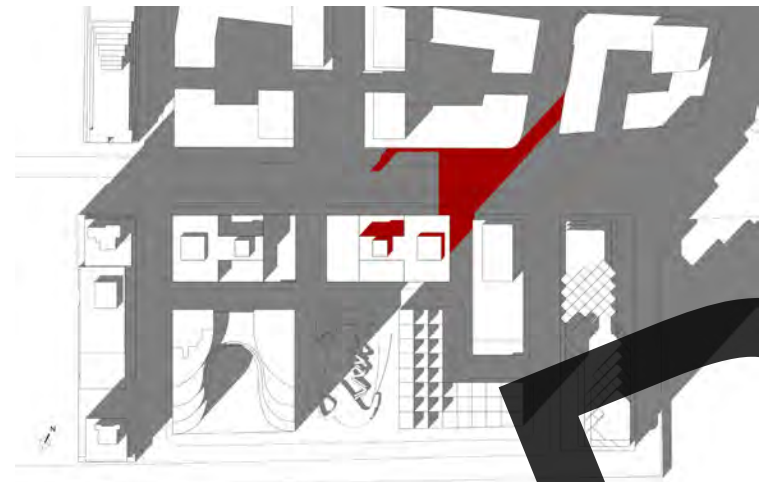
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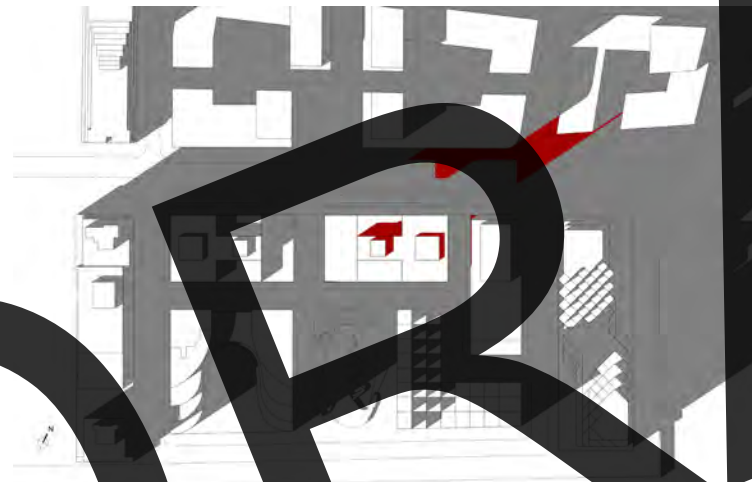
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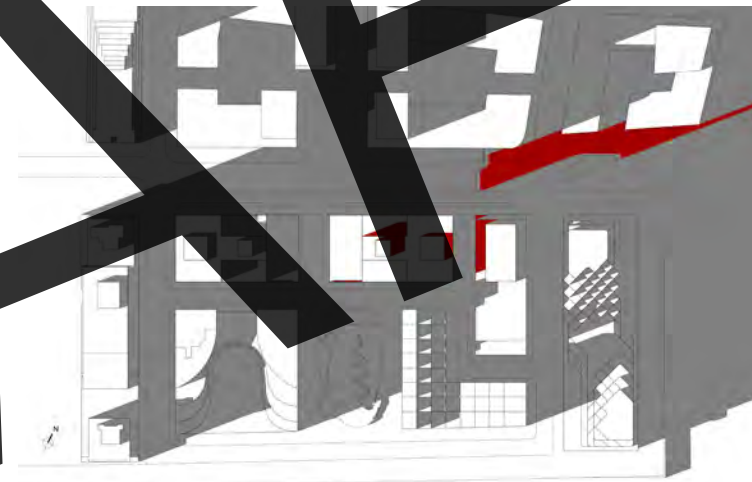
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13:18



14:18



15:18



16:18



17:18



18:18

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Appendix B  
Building Statistics

# Building Statistics

FLOOR	PROGRAM	AREAS (METERS)						LOADING & PARKING (NO. SPACES)		
		A	B	C	D	E	F	G	H	I
		NET PROGRAM								
		Gross Building Area	Office	Retail	Social Work Area	Parking	Exterior Terraces	Loading	Car Parking	Long-Term Bike Parking
Floor 1	Lobby, Retail, Loading, Bike Parking	2,481	0	981	0	0	0	3	0	152
Floor 2	Social Work Area, Parking	2,496	30	0	148	1,483	18	0	30	0
Floor 3	Social Work Area, Office	2,496	1,886	0	151	0	18	0	0	0
Floor 4	Office	2,510	2,044	0	0	0	0	0	0	0
Floor 5	Office	2,525	2,202	0	0	0	0	0	0	0
Floor 6	Office	2,525	2,202	0	0	0	0	0	0	0
Floor 7	Office	2,525	2,202	0	0	0	0	0	0	0
Floor 8	Office	2,525	2,202	0	0	0	0	0	0	0
Floor 9	Office	2,525	2,202	0	0	0	0	0	0	0
Floor 10	Office, Roof Terrace	1,866	1,547	0	0	0	605	0	0	0
PH	Mechanical, Roof Terrace	1,279	0	0	0	0	536	0	0	0
<b>TOTAL</b>		<b>25,753</b>	<b>16,517</b>	<b>981</b>	<b>299</b>	<b>1,483</b>	<b>1,177</b>	<b>3</b>	<b>30</b>	<b>152</b>
COLUMN	NOTES									
G	Loading spaces include 2 Type B spaces and 1 Type C spaces.									
H	30 Car parking spaces = 28 typical spaces + 2 ADA spaces									