



West Don Lands – Block 8

Schematic Design

September 26, 2018

Project Description & Background

- Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario's (IO) RFP for Blocks 8, 20, 3W, 4W and 7W in the WDL
- Part of the Province's Affordable Housing Program as well as the City's Open Doors program
- Block 8 proposed for a purpose built rental building with ancillary retail at-grade and also includes 30% affordable rental housing units
- First purpose-built rental building in the area
- Very tight delivery timeline as per the agreement with IO
- Blocks 3W, 4W, 7W and 20 will follow Block 8
- Blocks 8 and 20 are located east of Cherry St, with Blocks 3W, 4W and 7W located west of Cherry St

Site Context

West Don Lands – Block 8

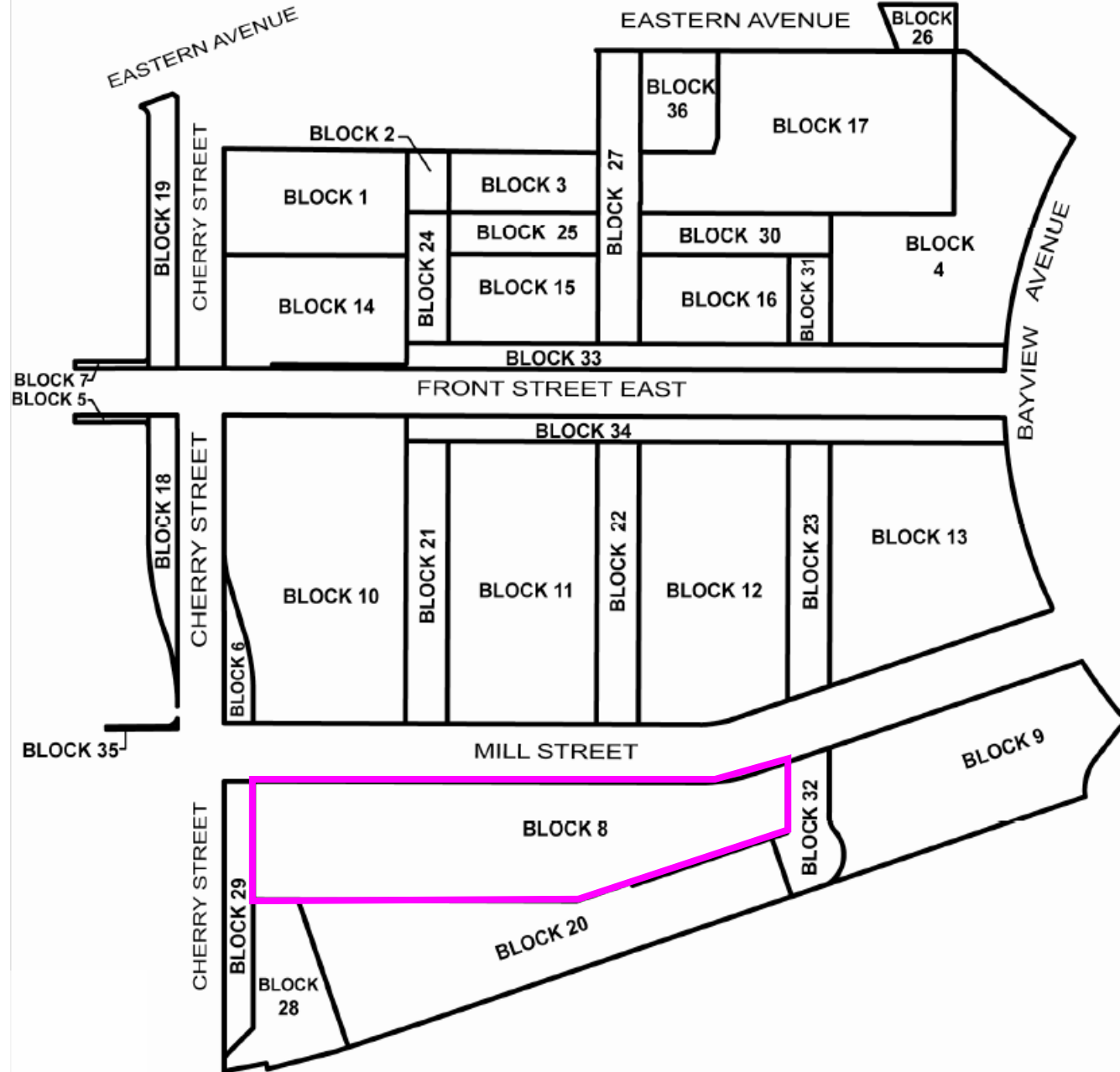
Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, Cobe
Review Stage: Schematic Design



Site Context

West Don Lands – Block 8

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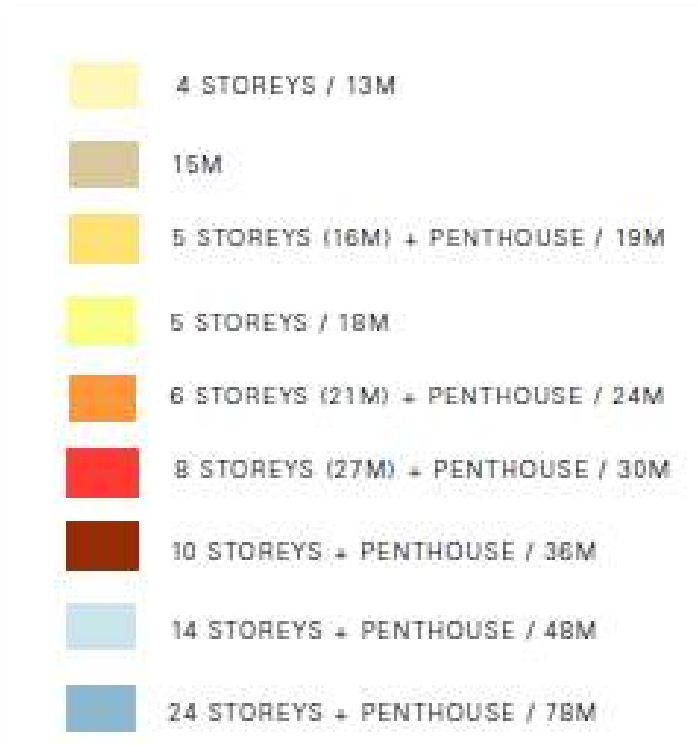


Site Context

West Don Lands Built Form

West Don Lands – Block 8

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



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 from July 2018

- The retail strategy requires further development. Consider integrating finer grained retail along the TTC loop
- Consider integrating radical mixed use
- Focus on the north-south linkages instead of the east-west
- Provide further detail on the lifecycle cost of the building over the next 50 years
- Consider how this project will contribute to improving the condition of Cherry Street
- Provide further detail on Block 20's future use and form

Areas for Panel Consideration

- Has the team adequately addressed the comments from the previous meeting

WEST DON LANDS

BLOCK 8

Toronto, Canada

Design Review Panel

Stage 2 : Schematic Design

Preliminary Draft Plan

26-09-2018

dream 

KILMER GROUP

 **TRICON**

CC+A

aA

COBE



Contents

- 1. Issues Identification**
- 2. Design Team**
- 3. Site Context**
- 4. Approach**
- 5. Design Status**
- 6. Appendix**

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DRP 1

Issues Identification

ISSUES IDENTIFICATION

July 25, 2018

Consensus Comments

- The retail strategy of extending Tank House Lane requires further development. Consider integrating finer grained retail along Cherry Street.
- Consider integrating radical mixed use.
- Focus on the north-south linkages instead of the east-west.
- Provide further detail on the lifecycle cost of operating the building over the next 50 years.
- Consider how this project will contribute to improving the condition of Cherry Street.
- Provide further detail on Block 20's future use and form.

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Design Team

DESIGN TEAM



Architects Alliance

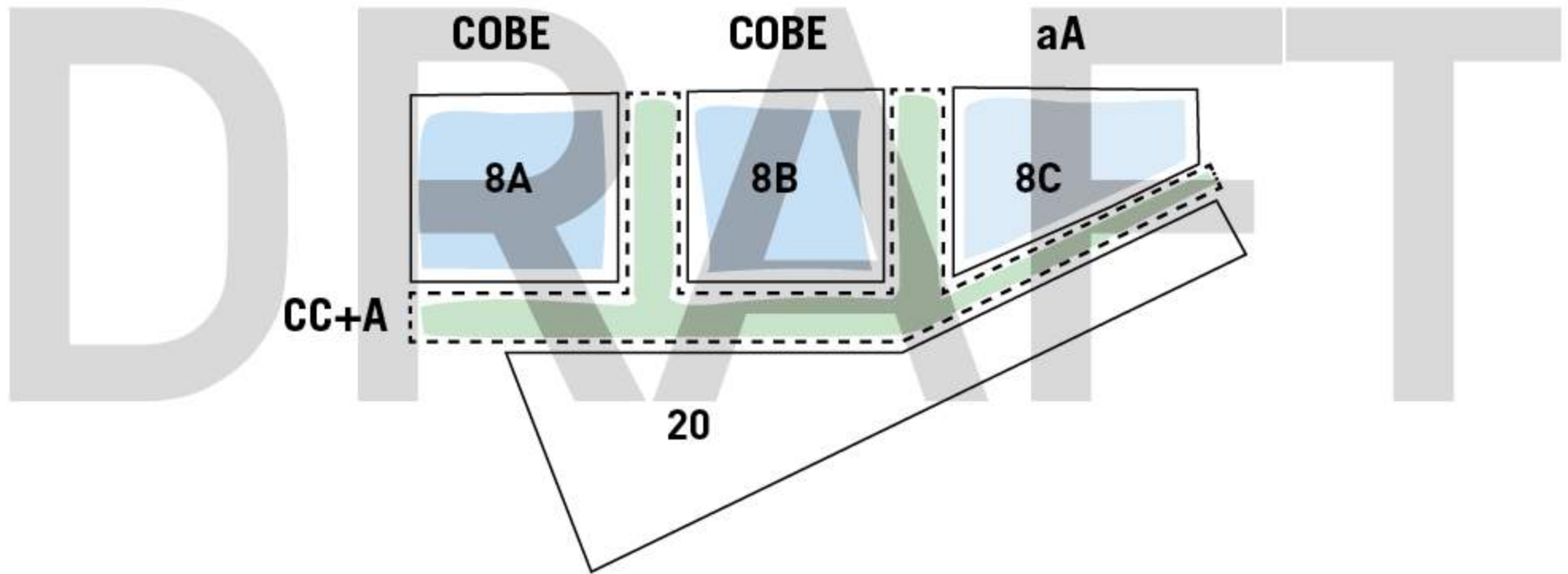


COBE



Claude Cormier + Associates

DESIGN SCOPE



SCHEDULE

2018	JULY	DRP 1
	SEPT	DRP 2
	NOV	DRP 3 SUBMISSION SPA SUBMISSION
2019	SPRING	SPA RE-SUBMISSION
	SPRING	DRP 4
	SUMMER	BELOW GRADE CONSTRUCTION START
2022		COMPLETION OF BLOCKS 8A, 8B, 8C

ACCELERATED APPROVALS
ANTICIPATED THROUGH OPEN DOOR
AFFORDABLE HOUSING PROGRAM

**FULLY INTEGRATED MARKET AND AFFORDABLE UNITS
TARGET MIX**

~760

RESIDENTIAL UNITS WILL FORM DEVELOPMENT

~233 UNITS (30%)

OF TOTAL RESIDENTIAL UNITS ARE AFFORDABLE

Affordable Units

40% 1B

40% 2B

10% 3B

10% 4B

Market Rate Units

60% 1B

30% 2B

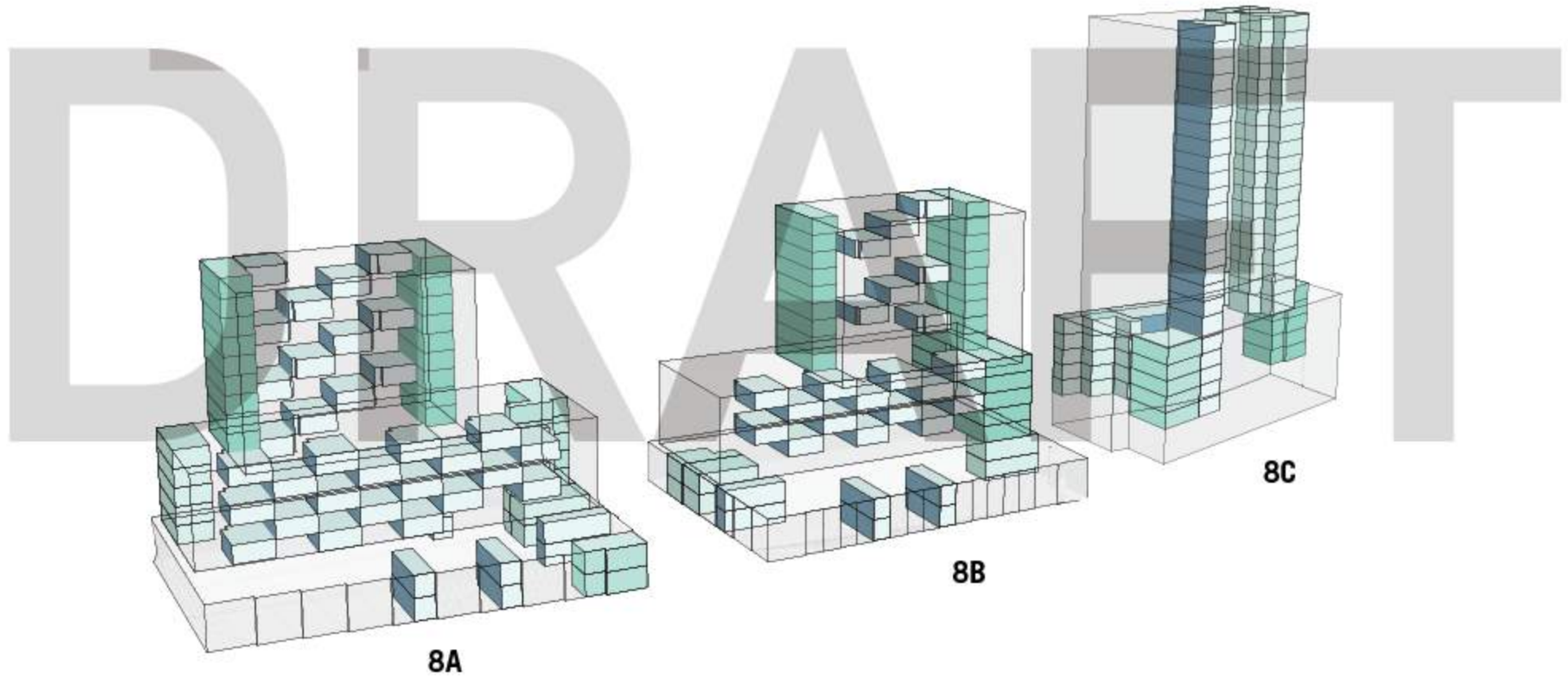
10% 3B

AFFORDABLE UNIT DISTRIBUTION

- 1BR
- 2BR
- 3BR
- 4BR

30% OF RESIDENTIAL UNITS ARE AFFORDABLE

AFFORDABLE UNITS ARE EVENLY DISTRIBUTED WITHIN THE THREE BLOCKS



AFFORDABLE AND MARKET UNIT SUMMARY

BLOCK 8A

65 AFFORDABLE UNITS

167 MARKET UNITS

TOTAL GFA: 17,903 m²

TOTAL HEIGHT: 49,8 m²

BLOCK 8B

74 AFFORDABLE UNITS

153 MARKET UNITS

TOTAL GFA: 17,930 m²

TOTAL HEIGHT: 49,8 m²

BLOCK 8C

94 AFFORDABLE UNITS

207 MARKET UNITS

TOTAL GFA: 23,157 m²

TOTAL HEIGHT: 78,3 m²

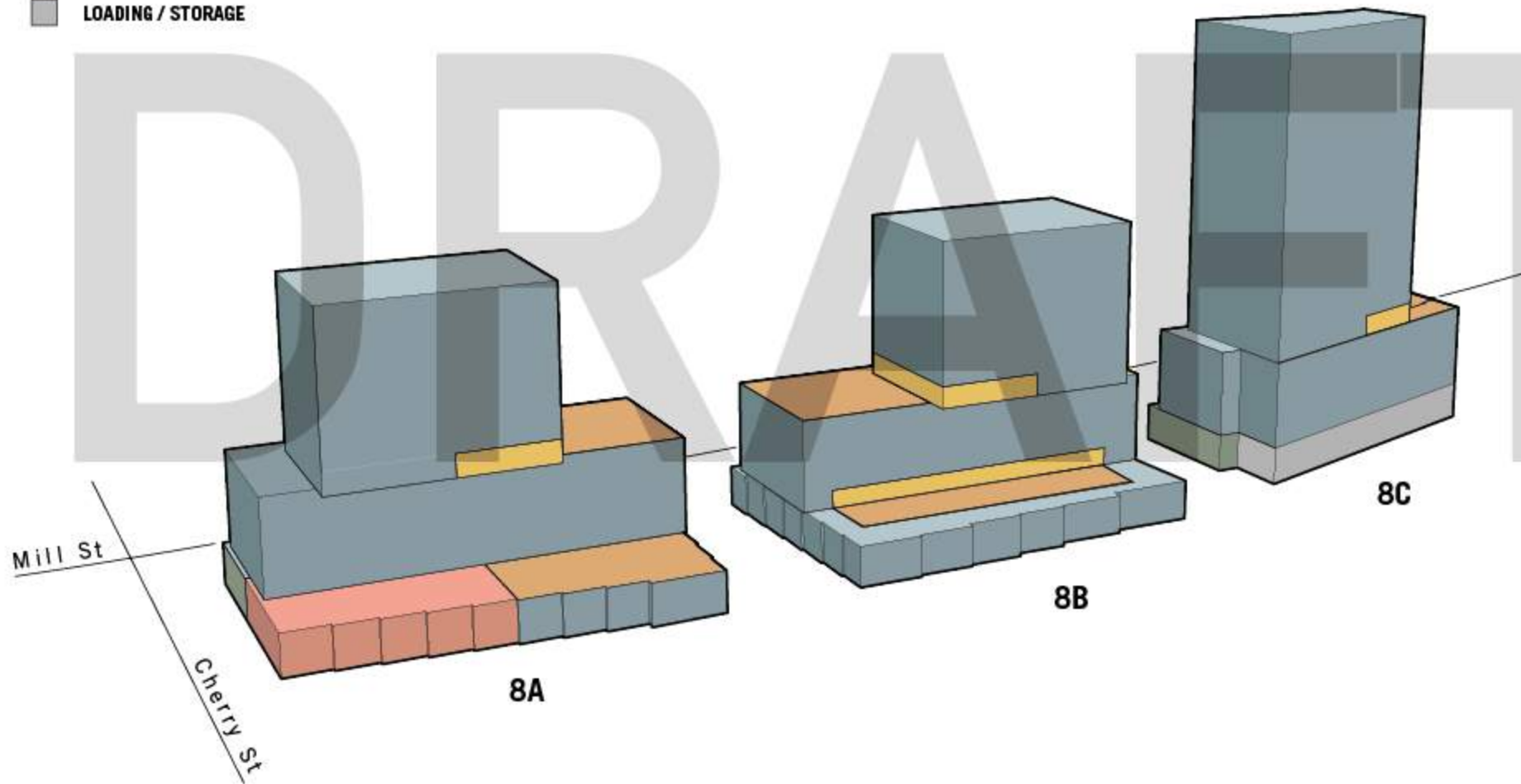
BLOCK 8 TOTAL

70% / 527 MARKET UNITS

30% / 233 AFFORDABLE UNITS

PROGRAM DISTRIBUTION

- RESIDENTIAL
- RETAIL
- LOBBY / OFFICE
- AMENITY
- OUTDOOR AMENITY
- LOADING / STORAGE

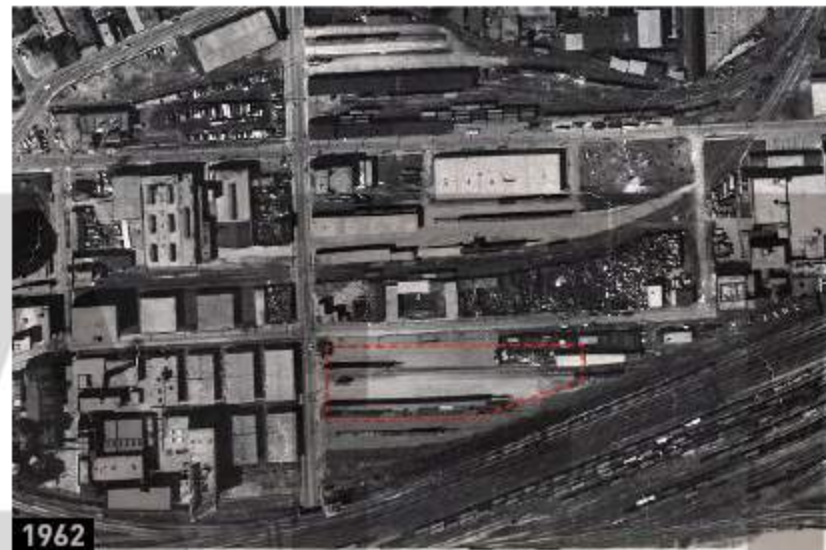


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Site

SITE HISTORY

20TH CENTURY



TORONTO URBAN EVOLUTION



Early Settlement
18th century



Railroads & Industry
19th century



Highways & Sprawl
20th century



Mixed-Use Waterfront City
21st century

How can we reconnect to the rich industrial heritage of the West Don Lands?

VIEW SOUTH



VIEW SOUTHWEST



VIEW NORTH



SITE
AERIAL VIEW



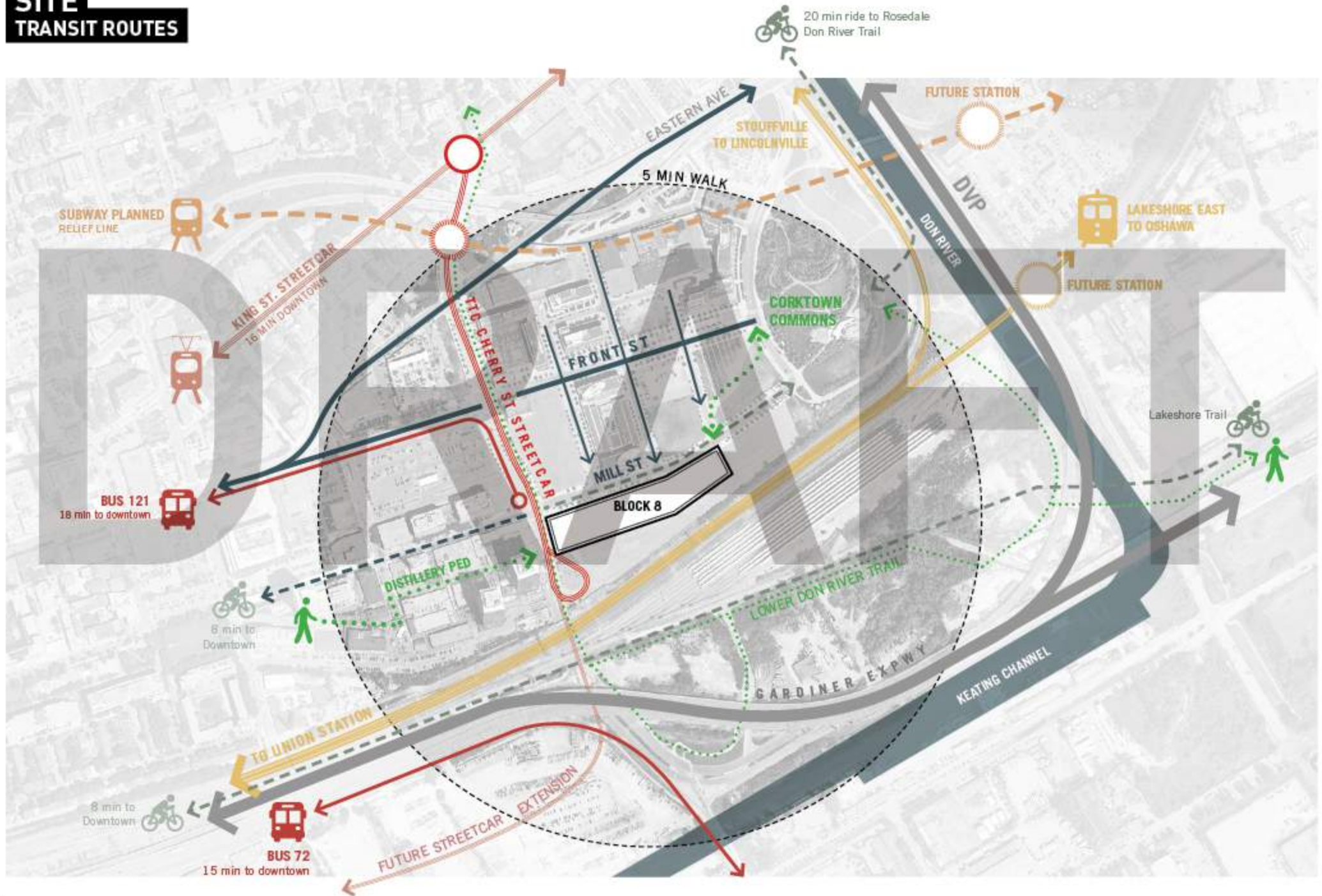
SITE STREET VIEWS



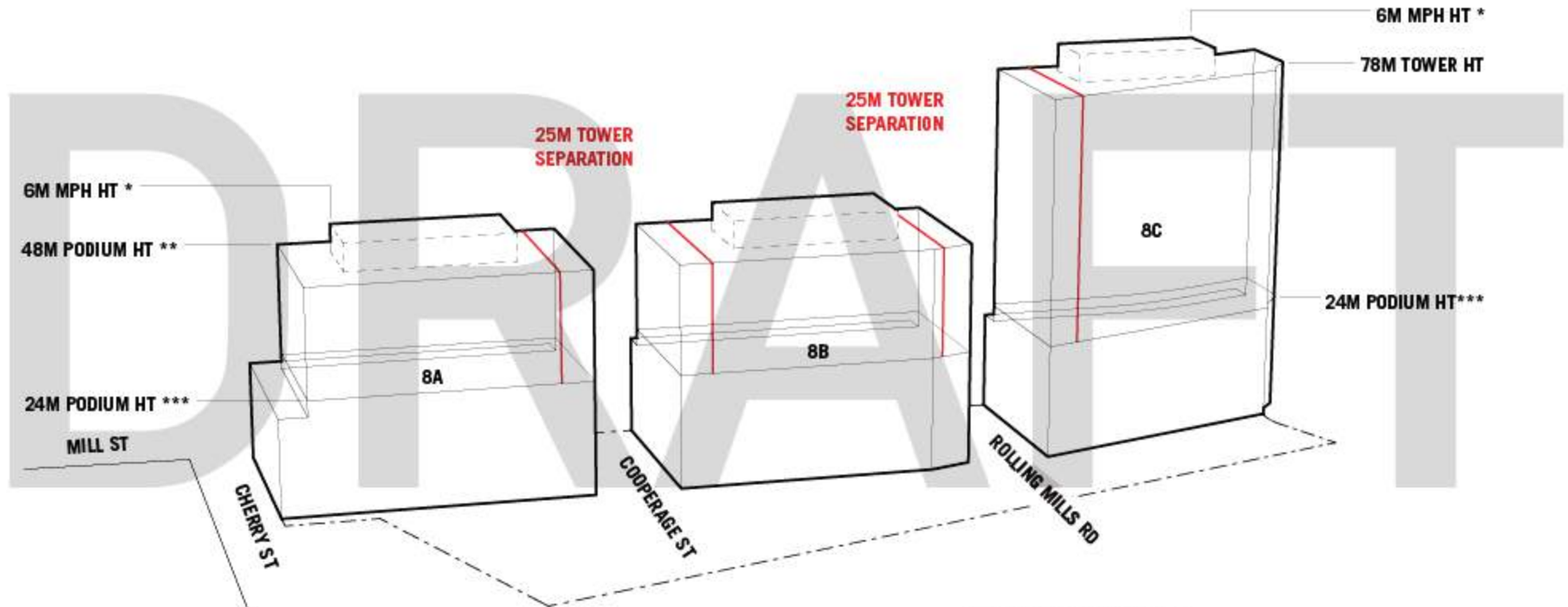
**SITE
AERIAL**



SITE TRANSIT ROUTES



BLOCK 8 ZONING ENVELOPE PER ZBL 4-2011



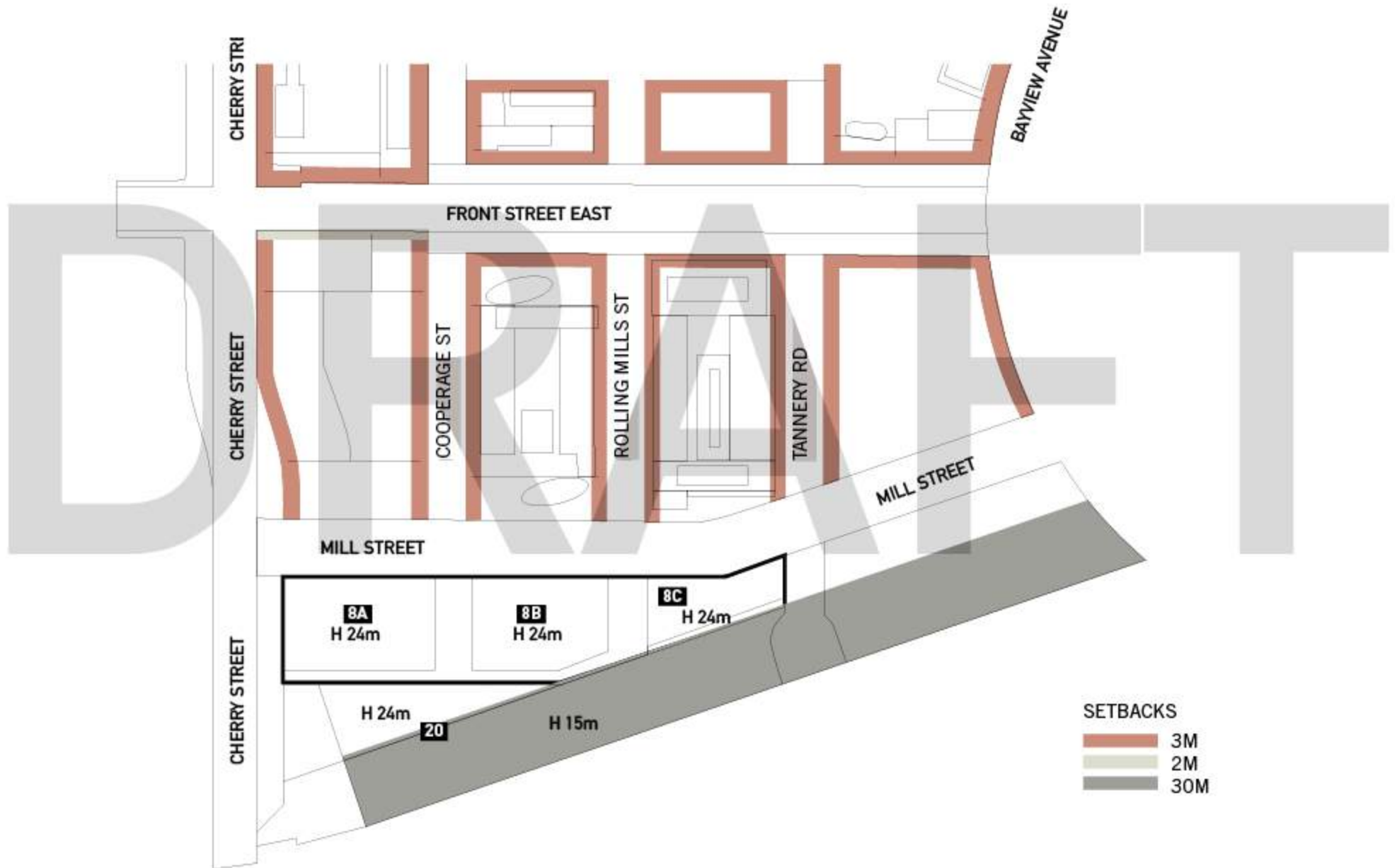
* 6M MAX MPH PERMITTED
(PROVIDED THAT MPH FOOTPRINT DOES NOT EXCEED 40% OF THE
AREA OF TOP STOREY OF BLDG)

** MAX 800 M2 (GFA) TOWER PLATE

*** 6M TOWER STEPBACK ABOVE 21M ALONG CHERRY ST & MILL ST

+ 1.8M OVERALL HEIGHT VARIANCE
+ 0.95M VARIANCE AT 21M SETBACK

BUILDING SETBACKS
PER ZBL 4-2011



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**Approach
Public Realm**

PUBLIC REALM APPROACH

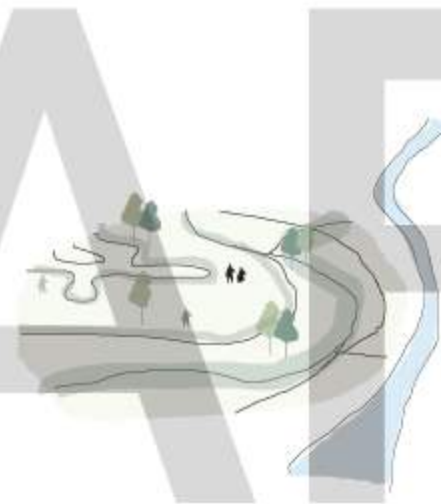
CONNECTING TO ADJACENT CONTEXT



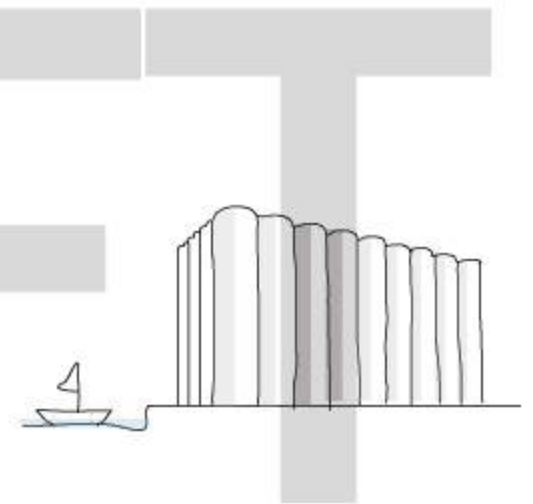
**Relationship to
Distillery District**



**Relationship to
Canary District**

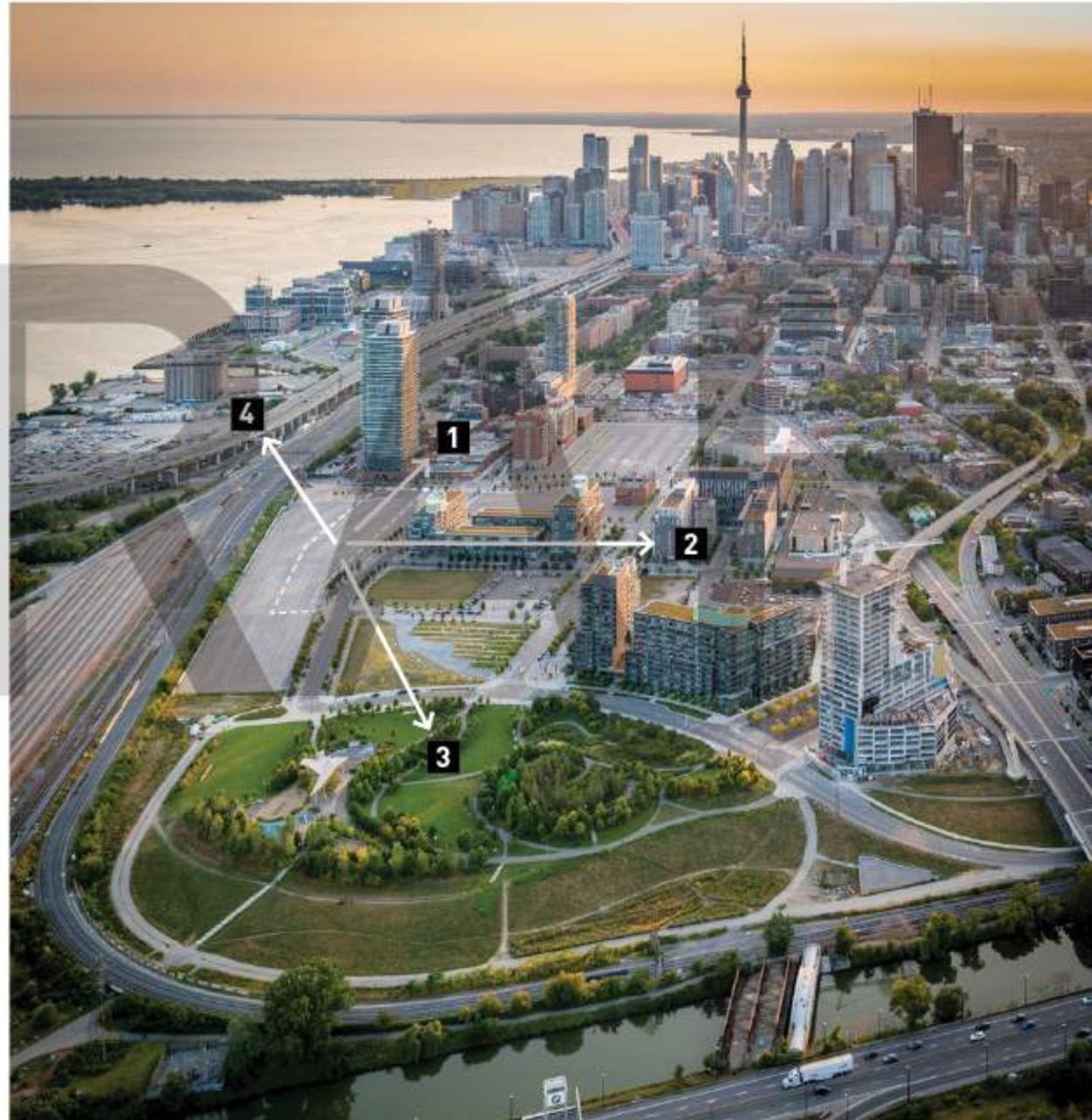


**Relationship to
Corktown Commons**



**Relationship to
Industrial Heritage
of Toronto Waterfront**

PUBLIC REALM APPROACH ADJACENCIES

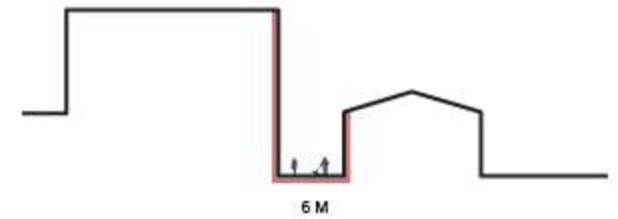


PUBLIC REALM APPROACH

PRECEDENT : CASE GOODS LANE

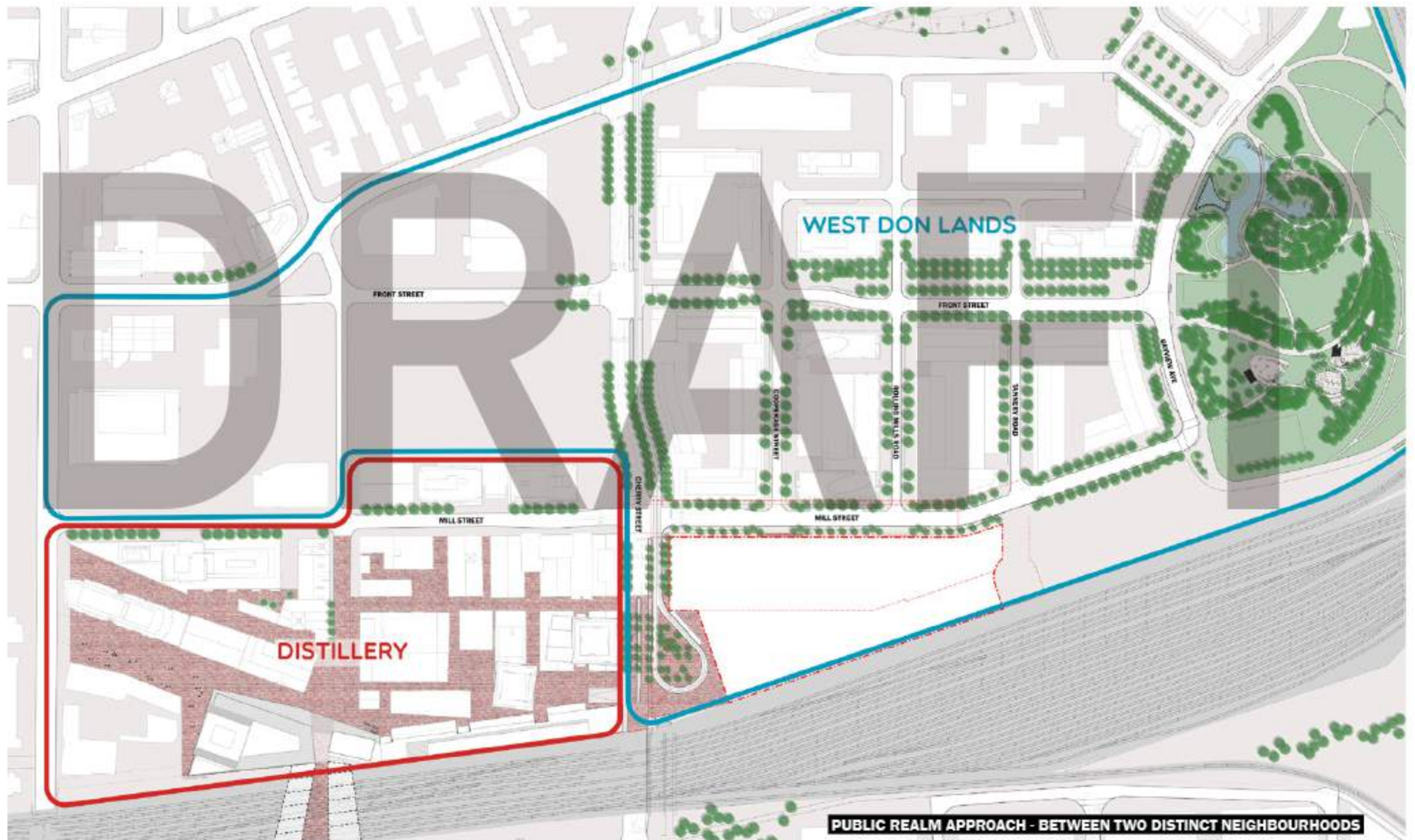


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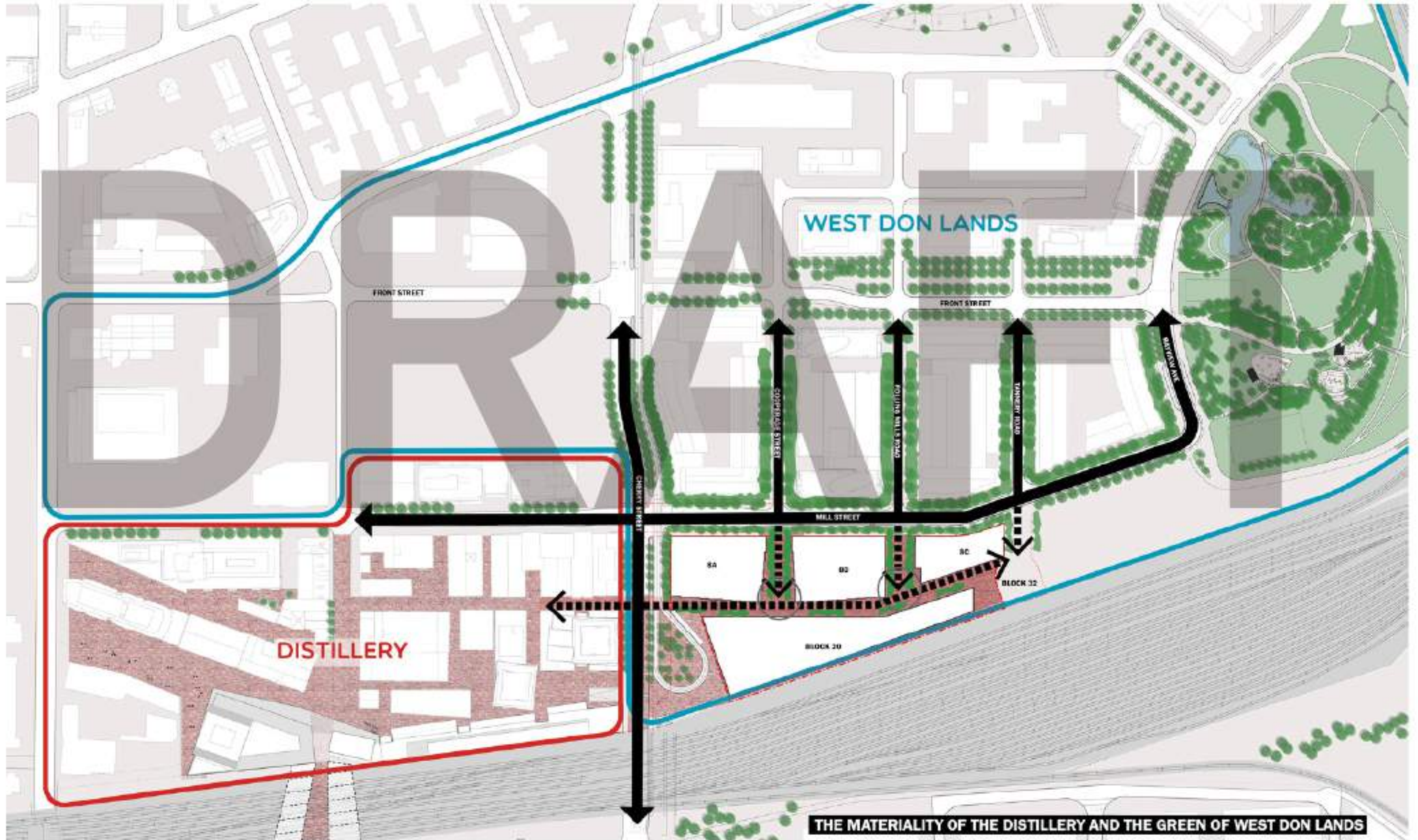


Case Goods Lane

PUBLIC REALM APPROACH BETWEEN TWO DISTINCT NEIGHBORHOODS

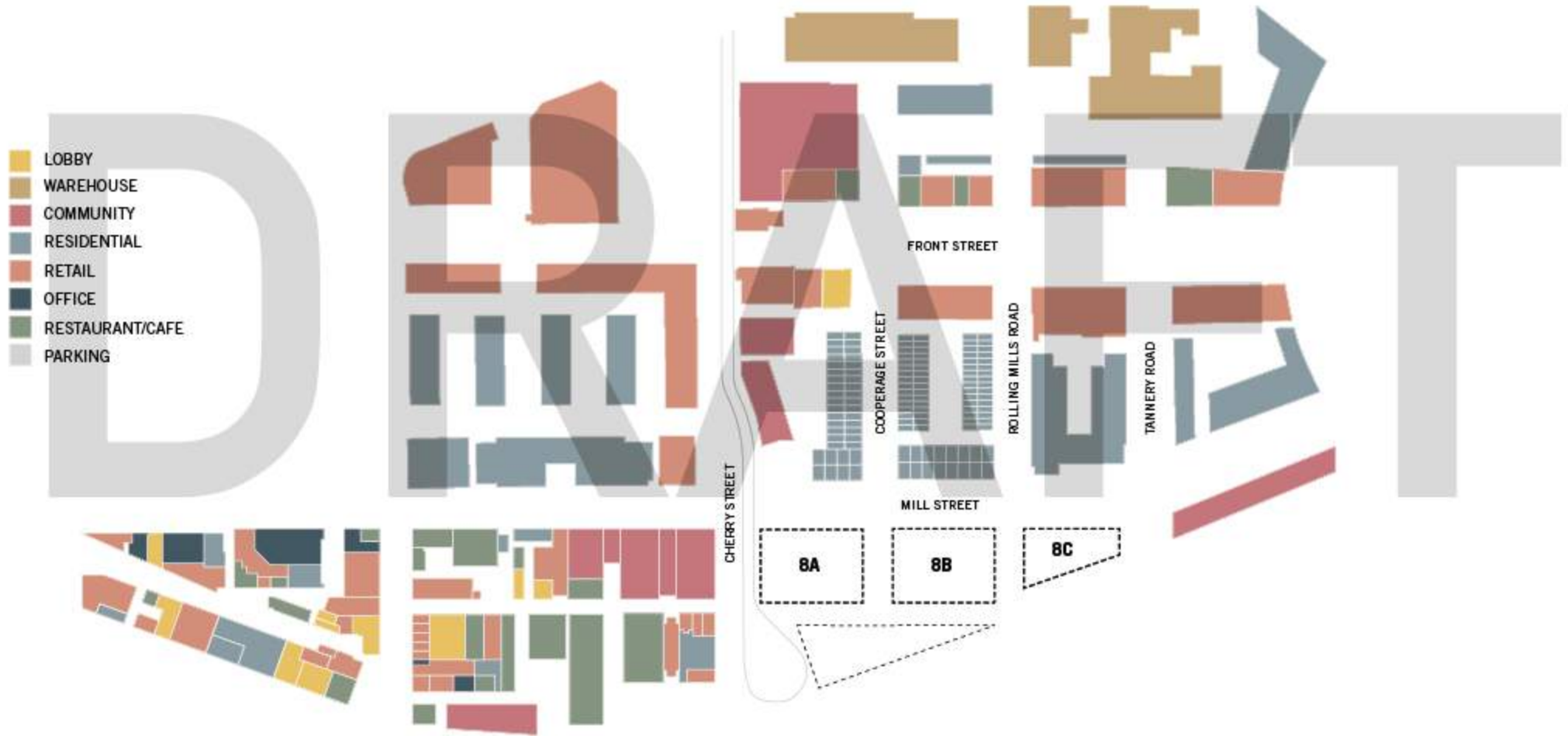


PUBLIC REALM APPROACH MATERIALITY



APPROACH

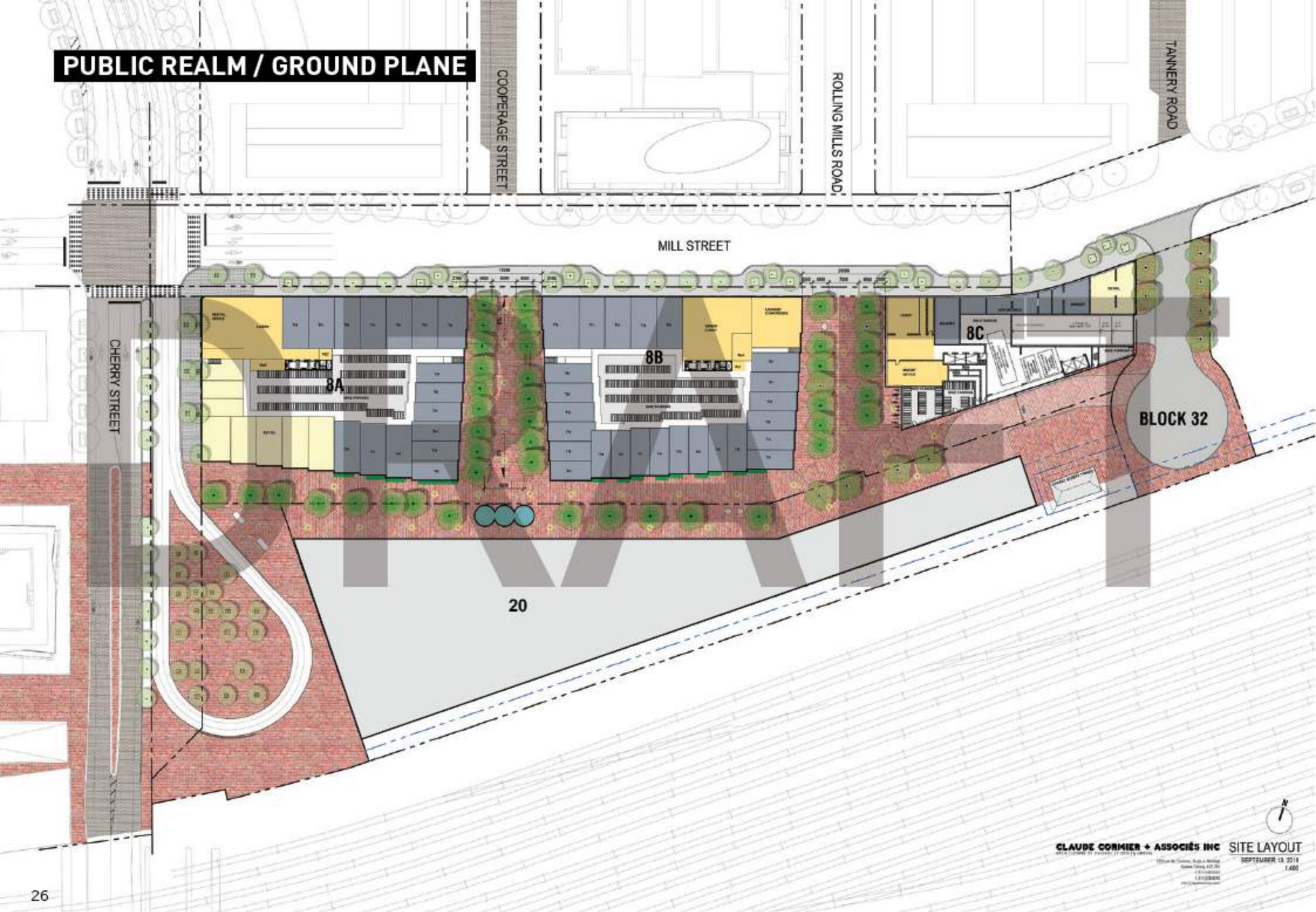
PUBLIC REALM PROGRAMMING



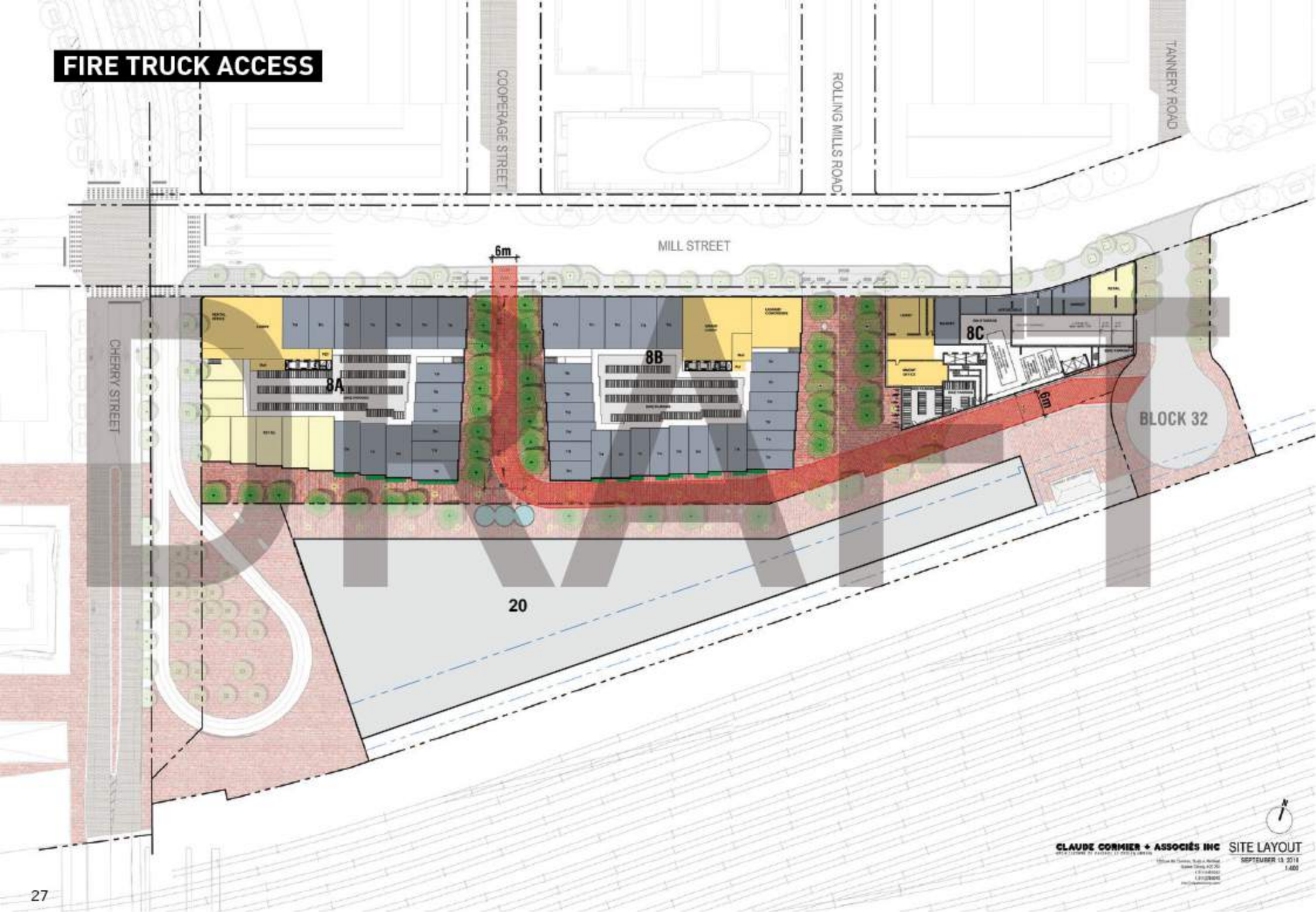
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Design Status

PUBLIC REALM / GROUND PLANE



FIRE TRUCK ACCESS



TANK HOUSE LANE
LOOKING EAST



AERIAL VIEW FROM TANK LANE LOOKING EAST

COOPERAGE ST

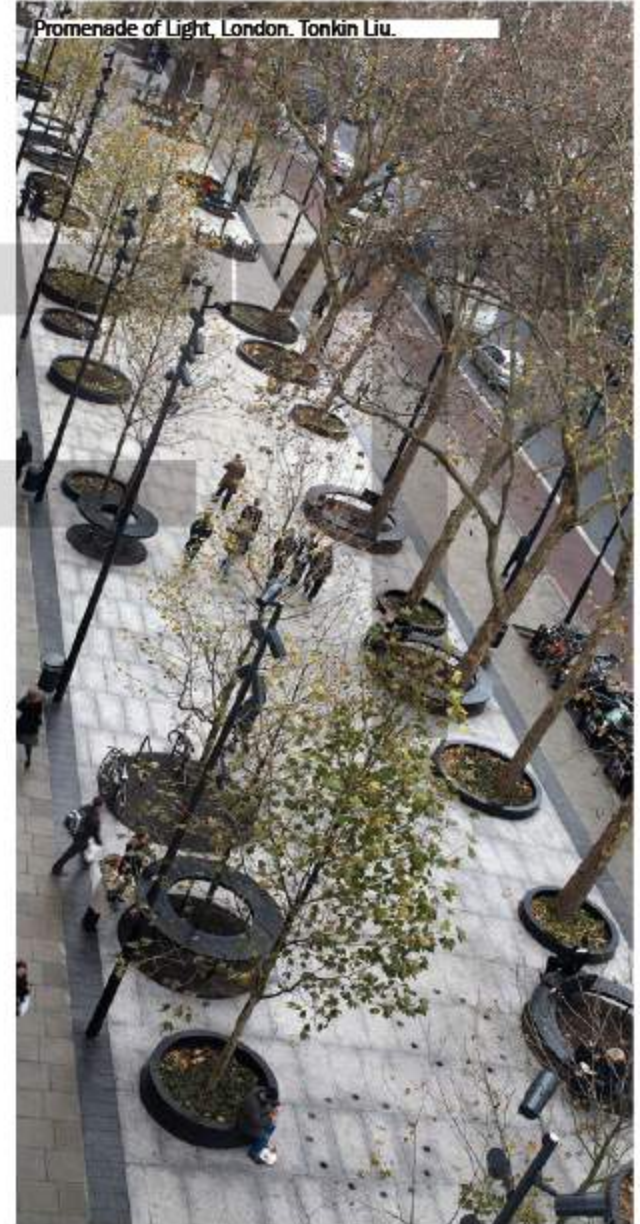


GROUND FLOOR



VIEW TOWARDS CHERRY STREET FROM TANK LANE

PRECEDENTS



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**APPROACH
ARCHITECTURE**

SITE CONTEXT



INDUSTRIAL HERITAGE OF TORONTO



GLASS TOWERS



CORKTOWN COMMONS



CANARY DISTRICT MID-RISE



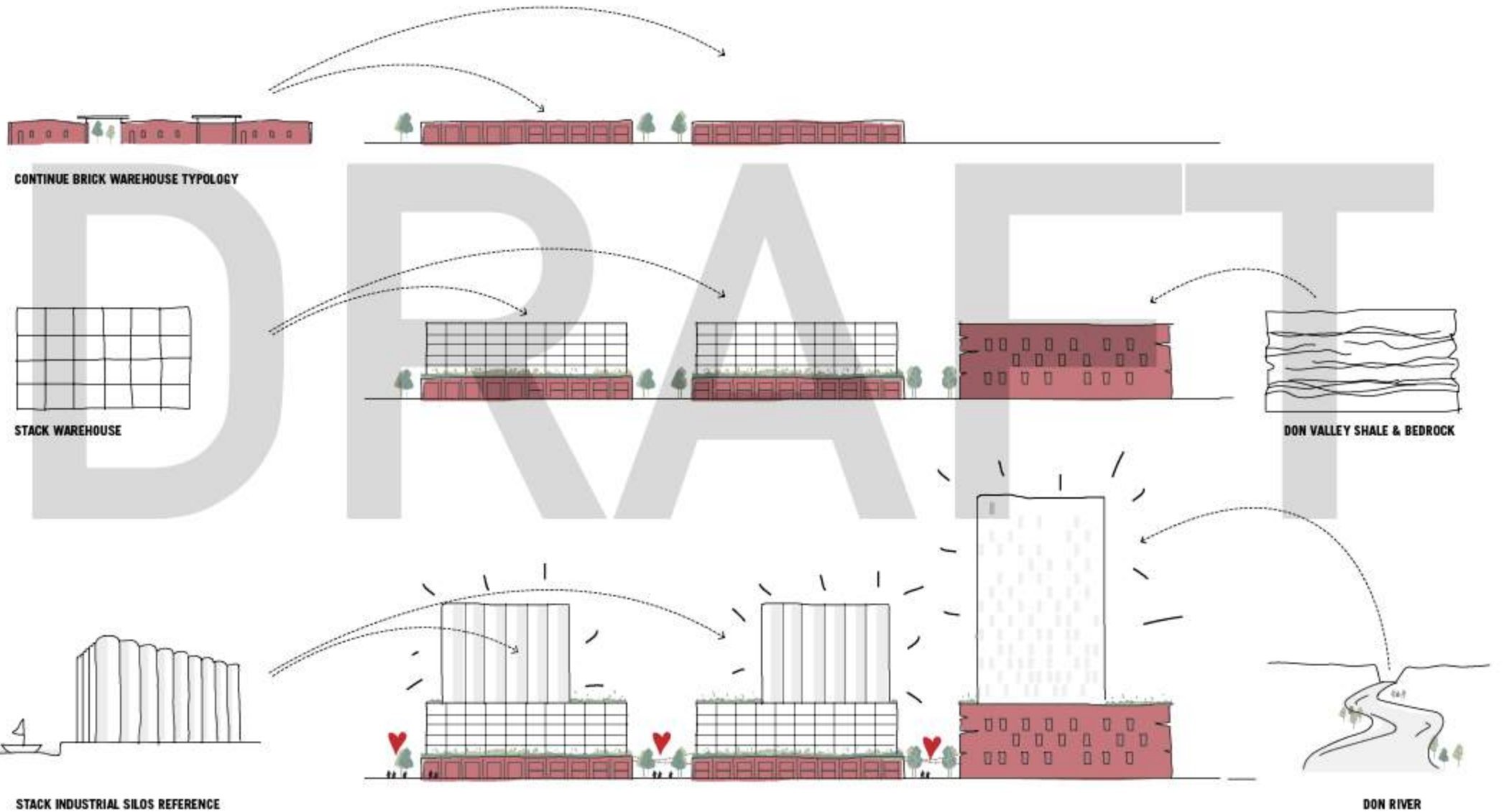
RED BRICK WAREHOUSES OF THE DISTILLERY DISTRICT

A VIBRANT ARCHITECTURAL NEIGHBORHOOD

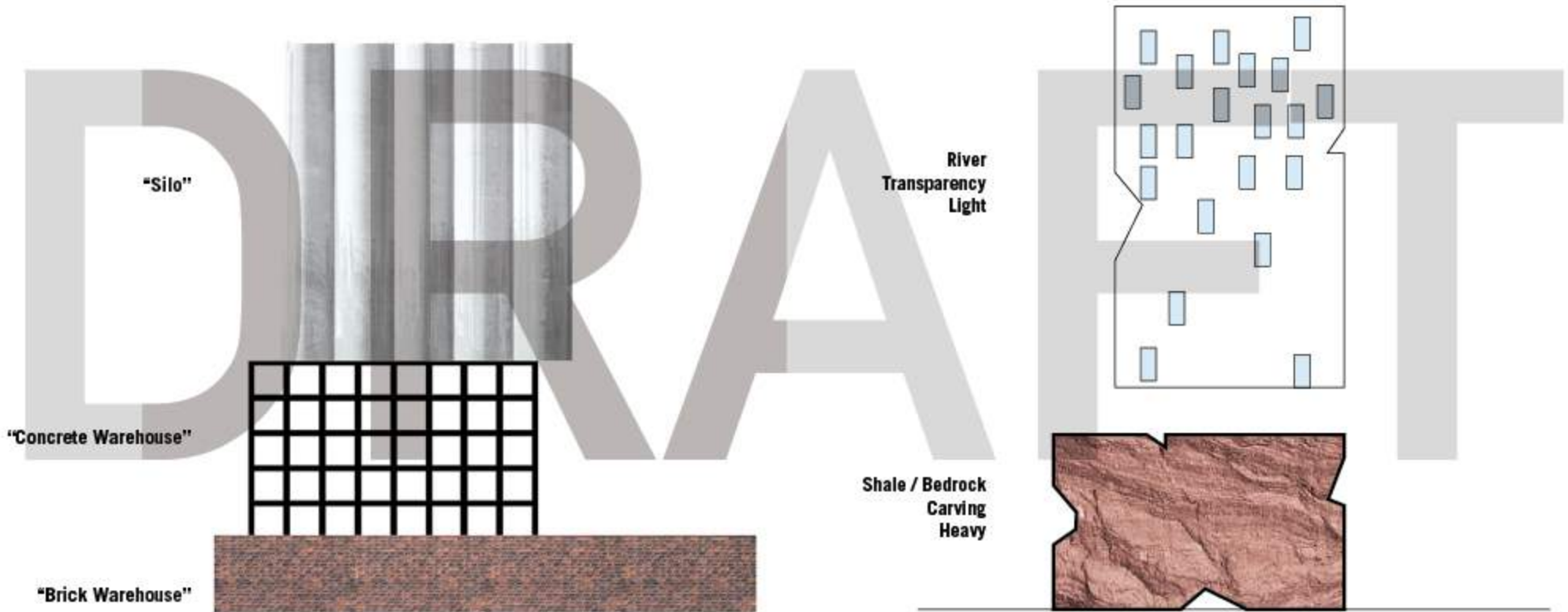
INSPIRATIONAL COLLAGE



MASSING CONCEPT



MASSING CONCEPT



8A / 8B

8C

FACADE INSPIRATION

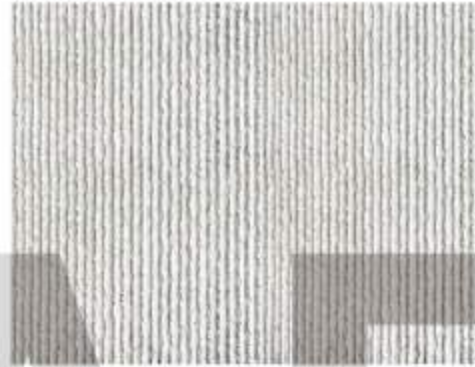
BASE - 8A / 8B / 8C



MID-RISE - 8A / 8B



TOWER - 8A / 8B



TOWER - 8C



DISTILLERY - BRICK BASE



CANARY - GRID + INFILL



DON LANDS INDUSTRY



CORKTOWN COMMON

MASSING

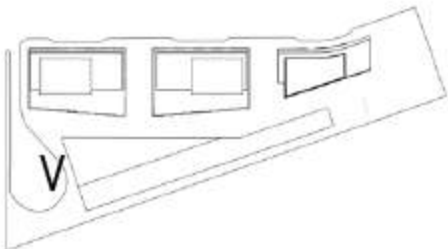


MASSING



CHERRY ST TRAM LOOP

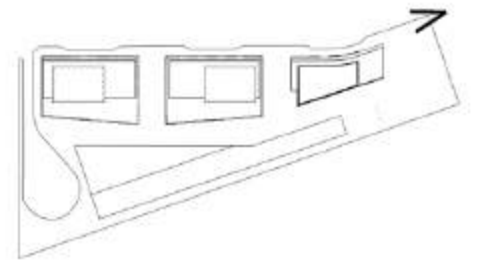
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MILL ST & CHERRY ST

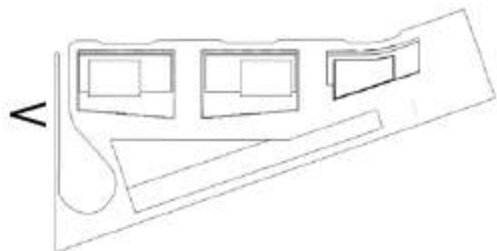


MILL STREET



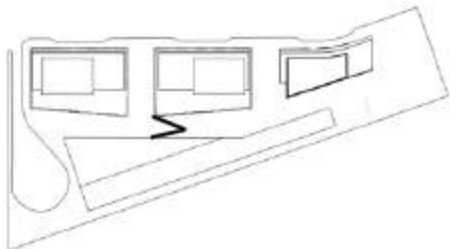
TANK HOUSE LANE

DR

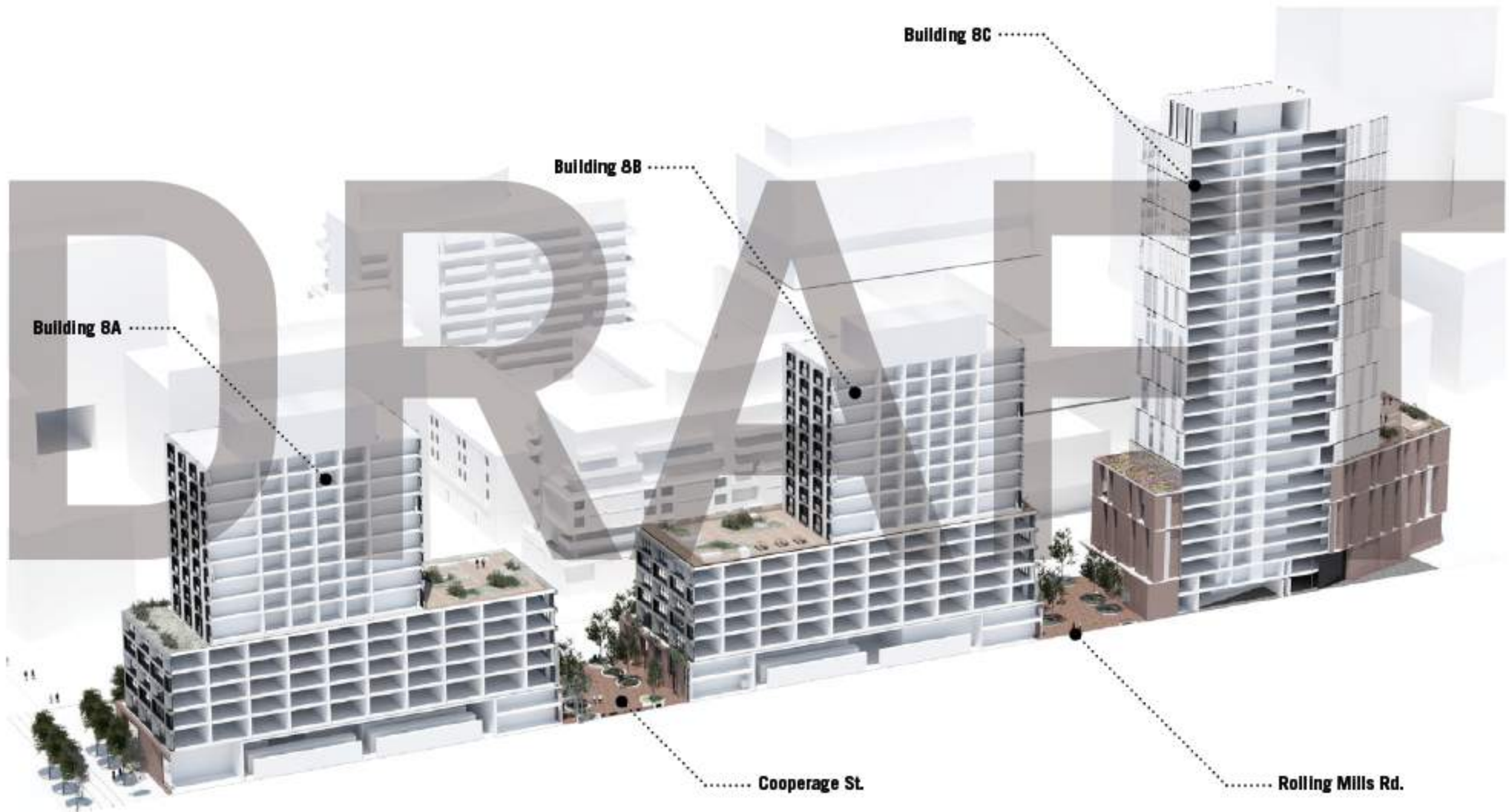


COOPERAGE COURTYARD

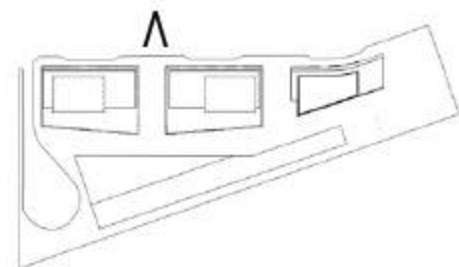
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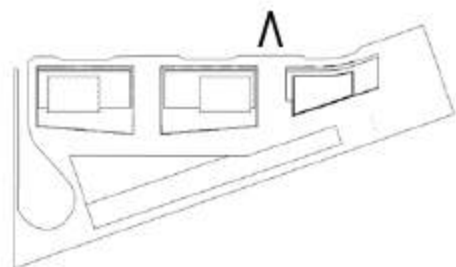
DIAGRAMMATIC SECTION



COOPERAGE ST
LOOKING SOUTH ACROSS MILL ST



ROLLING MILLS
LOOKING SOUTH ACROSS MILL ST



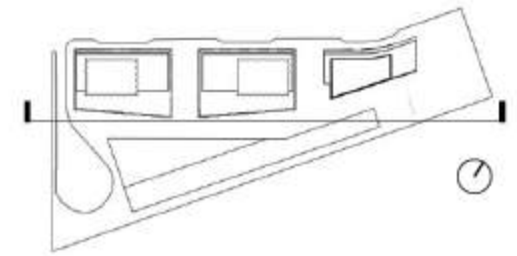
DIAGRAMMATIC SECTION





BLOCK 8
AERIAL VIEW

TANK HOUSE LANE
SOUTH ELEVATION



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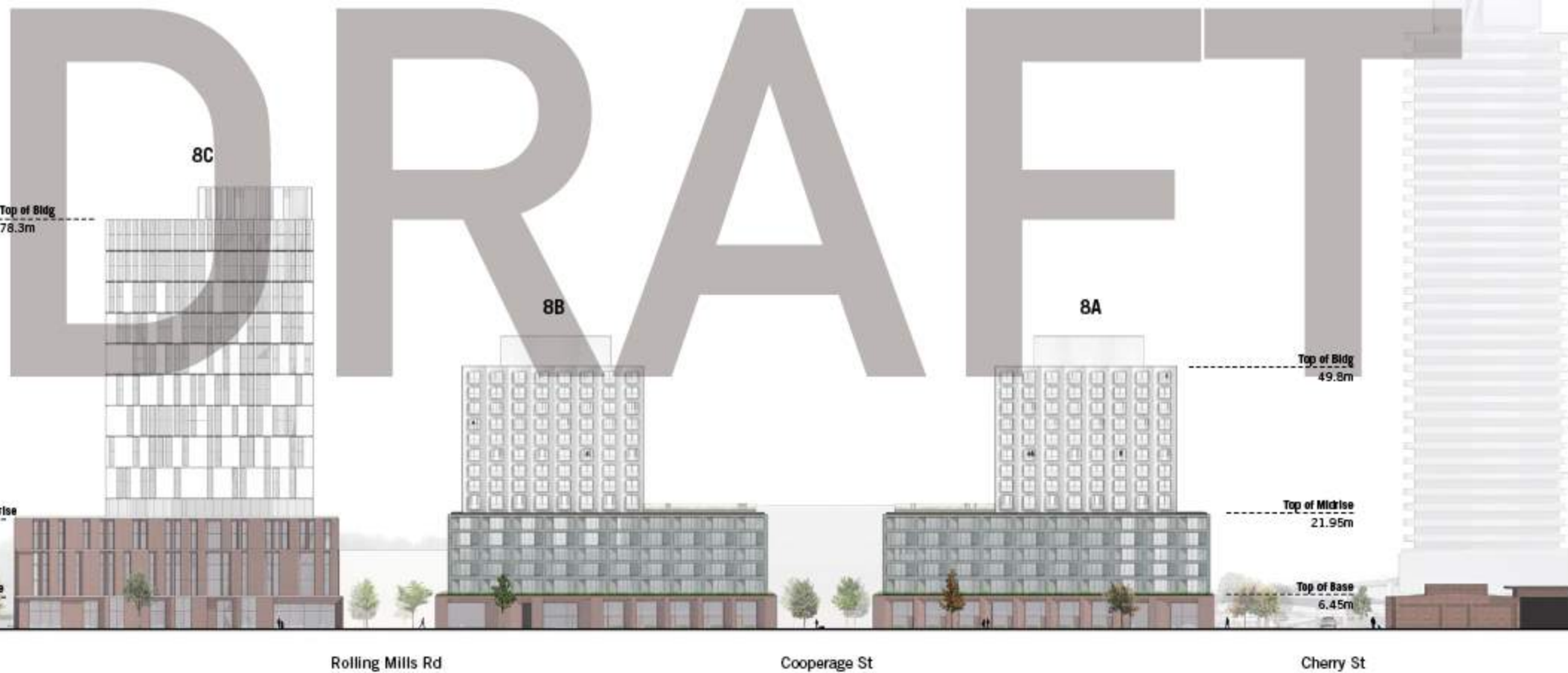
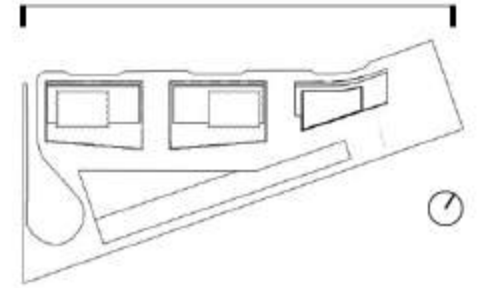


Cherry St

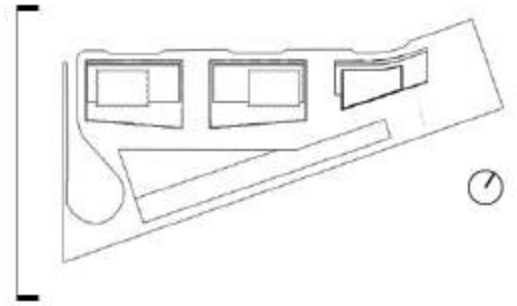
Cooperage St

Rolling Mills Rd

MILL ST.
NORTH ELEVATION



**CHERRY ST
WEST ELEVATION**



Mill St

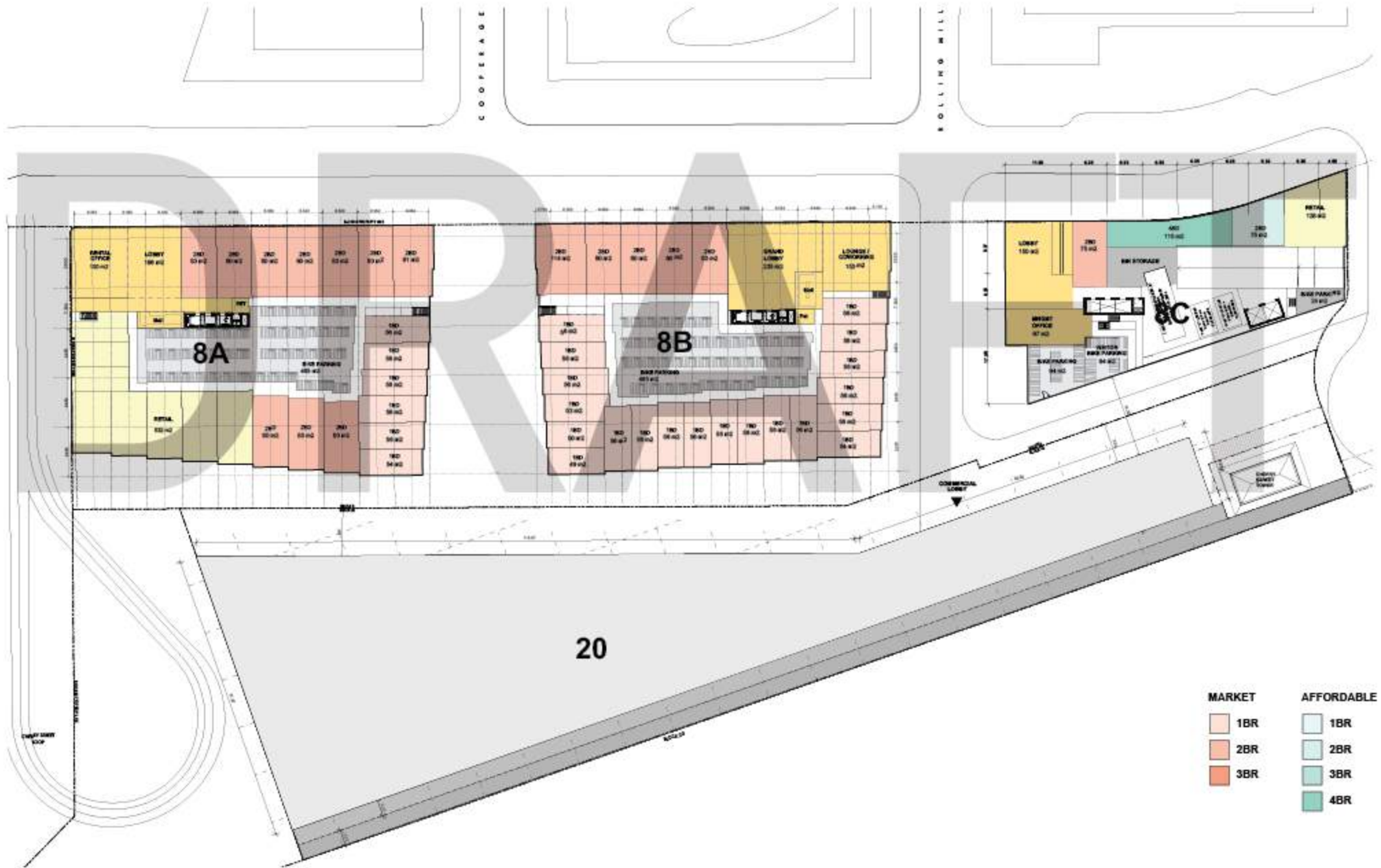
8A

Tank House Lane

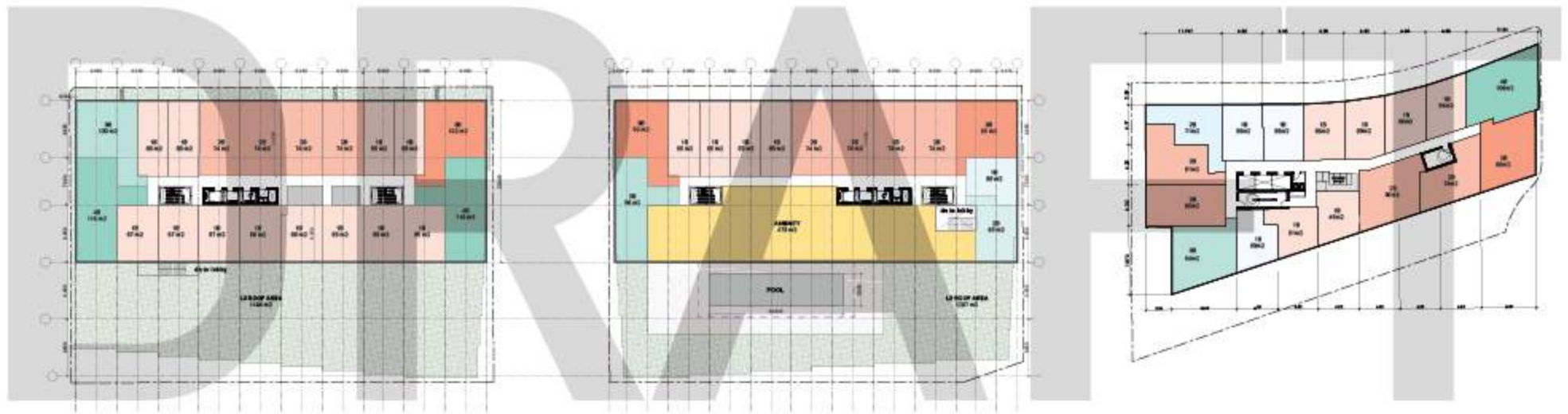
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PLANS

L1 - GROUND FLOOR

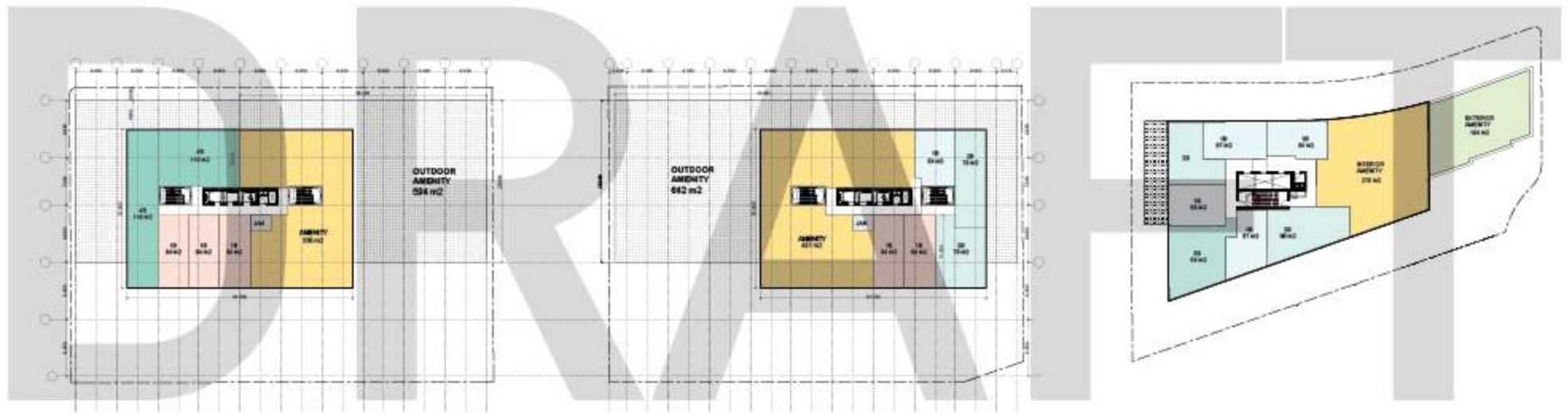


L3 - AMENITY LEVEL



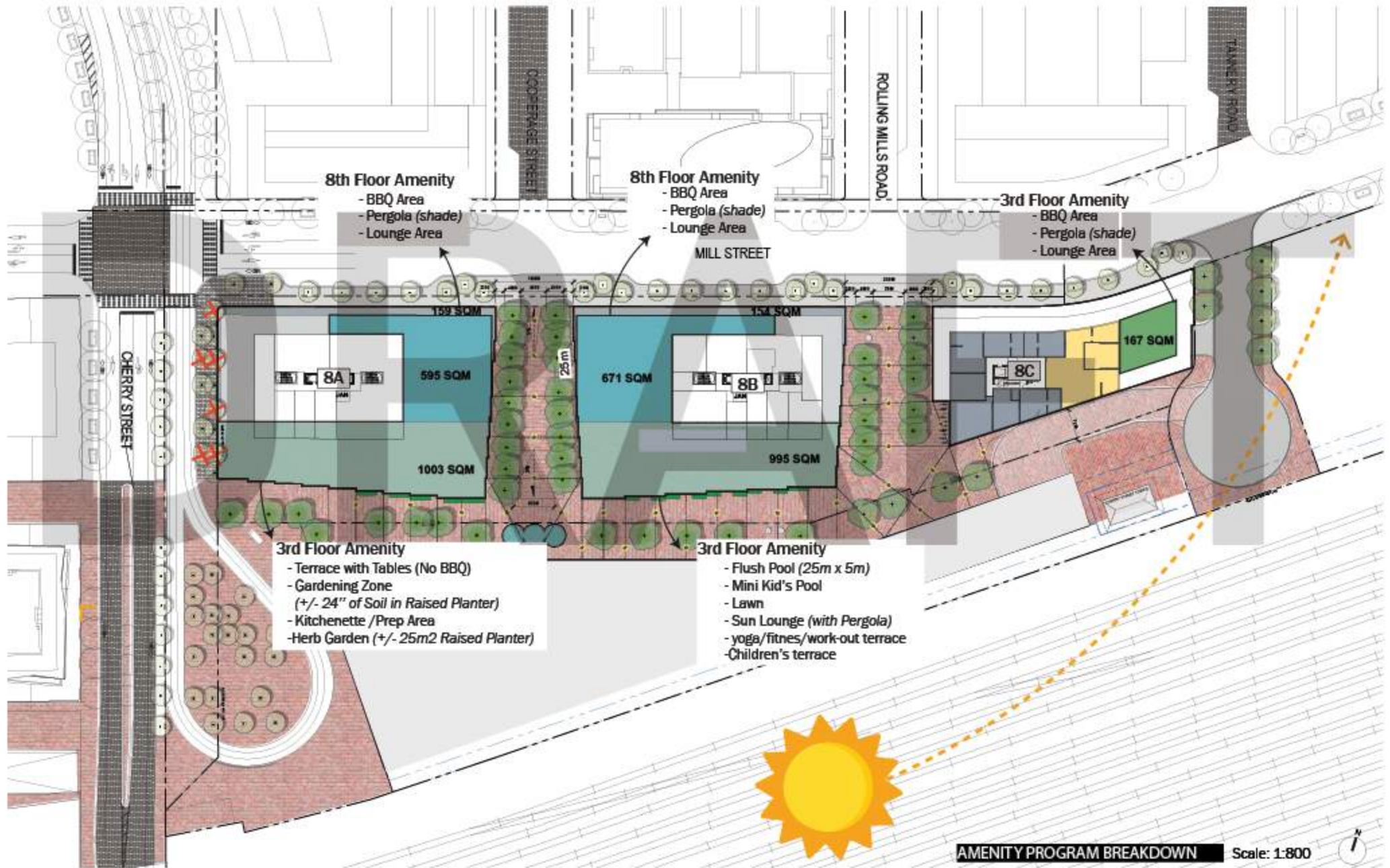
MARKET	AFFORDABLE
1BR	1BR
2BR	2BR
3BR	3BR
	4BR

L8 - AMENITY LEVEL



MARKET	AFFORDABLE
1BR	1BR
2BR	2BR
3BR	3BR
	4BR

L8 - OUTDOOR AMENITY

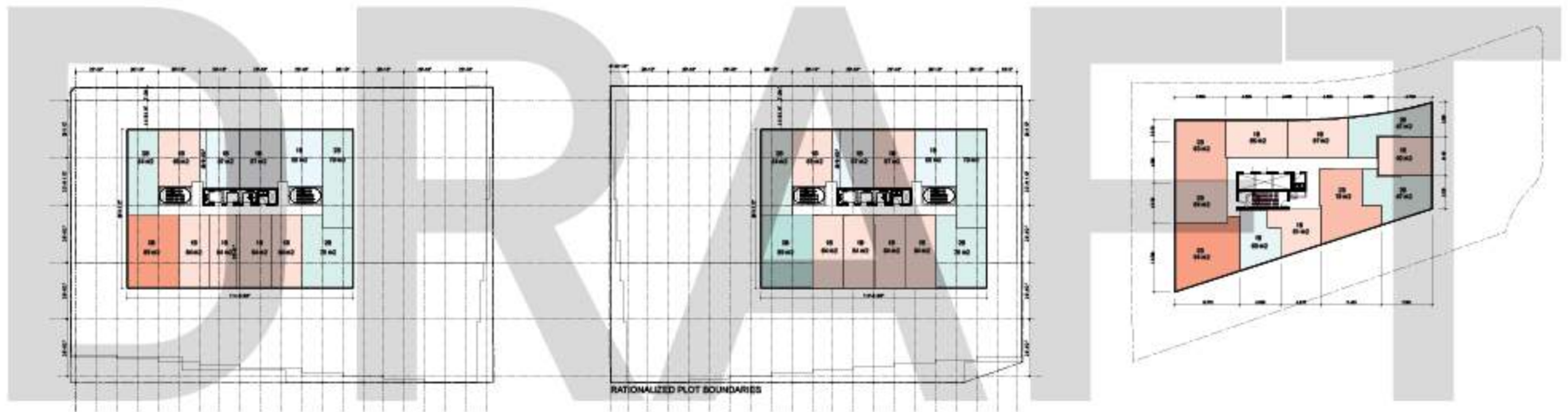


AMENITY PROGRAM BREAKDOWN

Scale: 1:800



TYPICAL TOWER LEVEL



MARKET	AFFORDABLE
1BR	1BR
2BR	2BR
3BR	3BR
	4BR

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SUSTAINABILITY

ENERGY PERFORMANCE

This project has 4 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 3 reference buildings that will be used:

Applicable programs / standards	Applicable reference buildings and most stringent performance threshold
LEED v4 for New Construction, Gold	Compliance with <i>EAp2: Minimum Energy Performance</i> , and points under <i>EAc1: Optimize Energy Efficiency</i> (at least a 5% cost improvement over NECB 2011)
Canadian Mortgage Housing Corp	15% better than NECB 2015 Chapter 11
TGS, at least Tier 1	15% better than NECB 2011 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: **20** kgCO₂e/m²/yr

PRELIMINARY LEED SCORECARD

Total Available Points: 110

Points Required for Gold: 60

Points Currently Targeted: **61** (with plan to move 3 - 4 more points over from "possible" to "targeted" as design progresses)

Legend:

D: Documented

Y: Targeted

?: Possible / Not Yet Determined

N: Not Targeted

D	Y	?	N	
				Integrated Design Process (IP)
				1 IPc1: Integrative Process (1 pt)
				1 Total Integrated Design Process (IP)

D	Y	?	N	
				Location and Transportation (LT)
				1 LTc2: Sensitive Land Protection (1 pt)
				1 1 LTc3: High Priority Site (2 pts)
				5 LTc4: Surrounding Density and Diverse Uses (1-5 pts)
				5 LTc5: Access to Quality Transit (1-5 pts)
				1 LTc6: Bicycle Facilities (1 pt)
				1 LTc7: Reduced Parking Footprint (1 pt)
				1 LTc8: Green Vehicles (1 pt)
				14 2 0 Total Location and Transportation (LT)

D	Y	?	N	
				Sustainable Sites (SS)
				Y SSp1: Construction Activity Pollution Prevention
				1 SSc1: Site Assessment (1 pt)
				2 SSc2: Protect or Restore Habitat (2 pts)
				1 SSc3: Open Space (1 pt)
				2 1 SSc4: Rainwater Management (2-3 pts)
				2 SSc5: Heat Island Reduction (1-2 pts)
				1 SSc6: Light Pollution Reduction
				6 2 2 Total Sustainable Sites (SS)

D	Y	?	N	
				Regional Priority (RP)
				2 2 RPc1.1-1.4: Regional Priority (1-4 pts)
				2 2 Total Regional Priority (RP)

D	Y	?	N	
				Energy & Atmosphere (EA)
				Y EAp1: Fundamental Commissioning and Verification
				Y EAp2: Minimum Energy Performance
				Y EAp3: Building-Level Energy Metering
				Y EAp4: Fundamental Refrigerant Management
				6 EAc1: Enhanced Commissioning (2-6 pts)
				8 6 4 EAc2: Optimize Energy Performance (1-18 pts)
				1 EAc3: Advanced Energy Metering
				2 EAc4: Demand Response (2 pts)
				3 EAc5: Renewable Energy Production (1-3 pts)
				1 EAc6: Enhanced Refrigerant Management
				2 EAc7: Green Power and Carbon Offsets (1-2 pts)
				12 14 7 Total Energy & Atmosphere (EA)

D	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 (1-2 pts)
				3 1 2 WEc2: Indoor Water Use Reduction (1-6 pts)
				2 WEc3: Cooling Tower Water Use (2 pts)
				1 WEc4: Water Metering
				6 3 2 Total Water Efficiency (WE)

D	Y	?	N	
				Innovation in Design (ID)
				4 1 IDc1.1 - IDc1.5: Innovation in Design (Strategy TBD)
				1 IDc2: LEED Accredited Professional
				5 1 Total Innovation in Design (ID)

D	Y	?	N	
				Materials & Resources (MR)
				Y MRp1: Storage & Collection of Recyclables
				Y MRp2: Construction Waste Management Planning
				3 2 MRc1: Building Life-Cycle Impact Reduction (2-5 pts)
				1 1 MRc2: BPDO - Environmental Product Declarations (1-2 pts)
				1 1 MRc3: BPDO - Sourcing of Raw Materials (1-2 pts)
				1 1 MRc4: BPDO - Material Ingredients (2 pts)
				2 MRc5: Construction Waste Management (2 pts)
				5 3 5 Total Materials & Resources (MR)

D	Y	?	N	
				Indoor Environmental Quality (EQ)
				Y EQp1: Minimum Indoor Air Quality Performance
				Y EQp2: Environmental Tobacco Smoke (ETS) Control
				1 1 EQc1: Enhanced Indoor Air Quality Strategies (1-2 pts)
				2 1 EQc2: Low-Emitting Materials (1-3 pts)
				1 EQc3: Construction Indoor Air Quality Management Plan
				2 EQc4: Indoor Air Quality Assessment (2 pts)
				1 EQc5: Thermal Comfort
				1 1 EQc6: Interior Lighting (1-2 pts)
				2 1 EQc7: Daylight (3 pts)
				1 EQc8: Quality Views
				1 EQc9: Acoustic Performance
				10 5 1 Total Indoor Environmental Quality (EQ)

TREES AND SOILS REQUIREMENTS

A. TGS v3 (tier 1) TREE COUNT

Required tree and soil quantities:

BLOCK 8

A = 10,447m²

TGS count = 63 trees required

Existing Street Trees = 36 trees (on streetscape)

Required = 27 new trees (Block 8)

Soil Required = 810m³ (1m deep = 810 m² soil zone)

(currently 33 trees proposed, 6 more than needed)

BLOCK 20

A = 7,700m²

TGS count = 47 trees required

Existing Street Trees = 20 trees (in TTC circle)

Required = 27 new trees (plant on Blocks 20 + 32)

Soil Required = 810m³ (1m deep = 810 m² soil zone)

(currently 20 trees proposed, need 7 more)



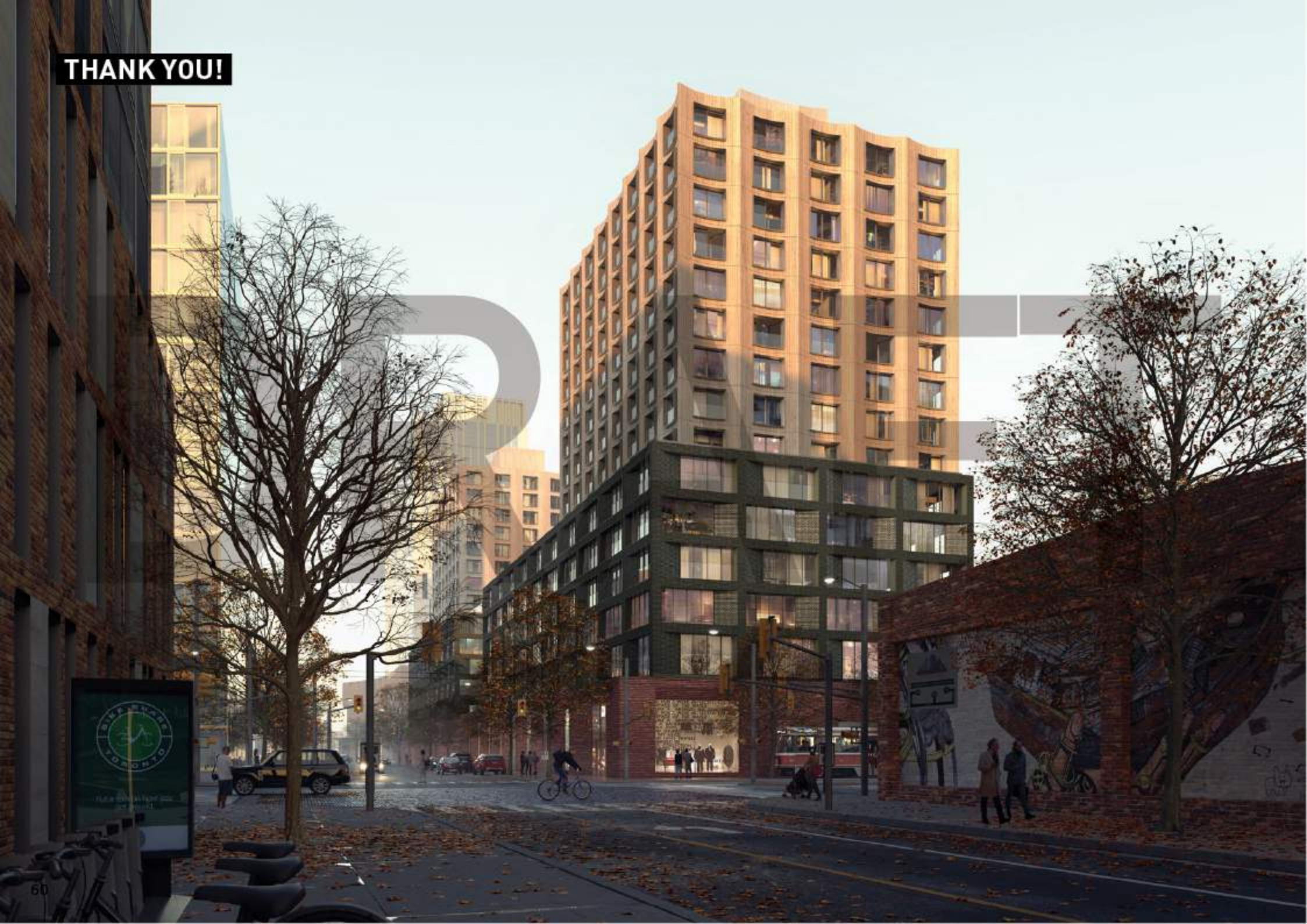
B. GREEN ROOF BYLAW

Need to cover 60% of 'Available Roof Area' – to be calculated by architect.

Available Roof Area = Total Roof Area excluding:

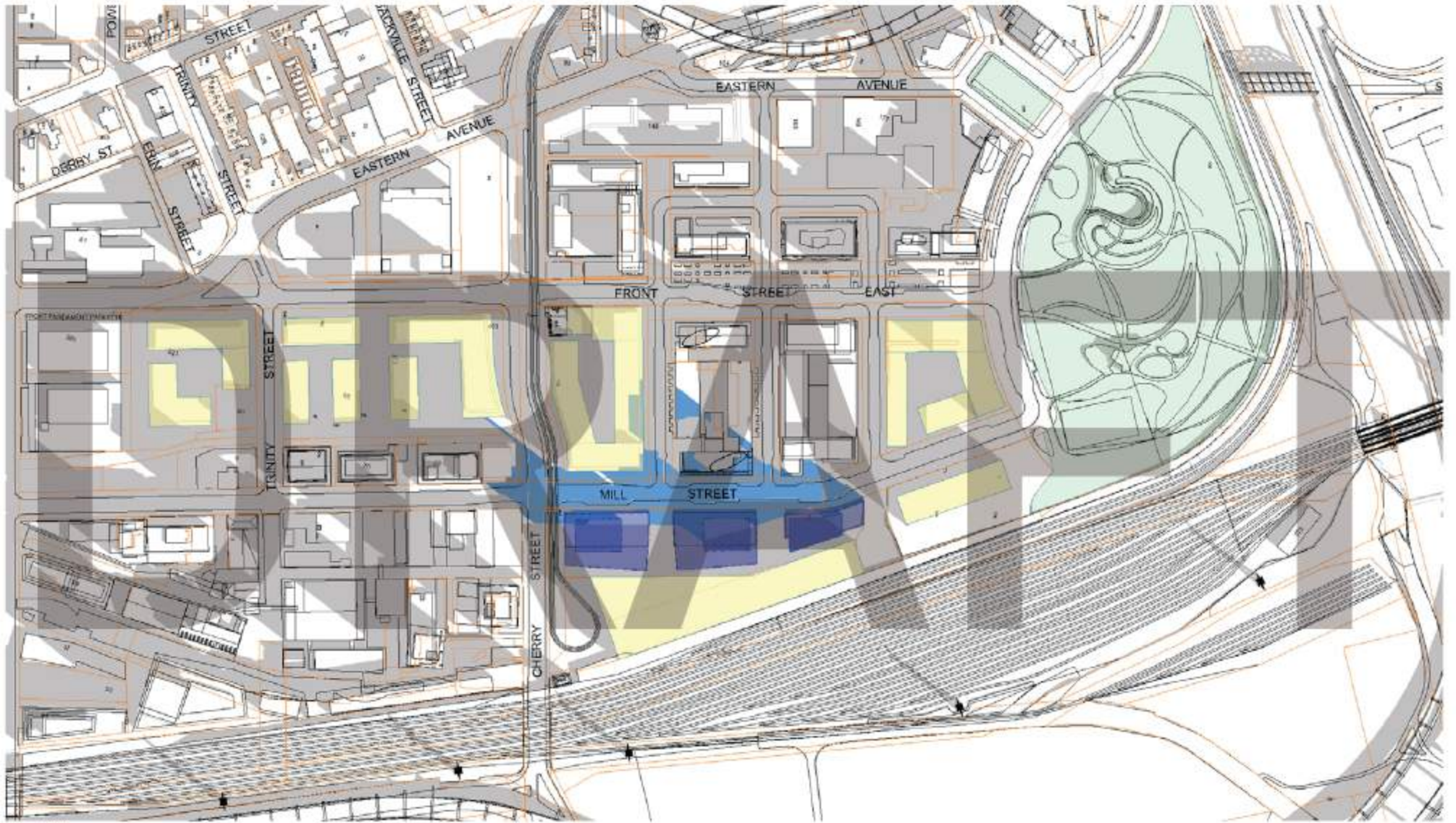
- areas designated for renewable energy equipment
- private terraces (not bigger than interior area of the unit)
- minimum required (not actual) outdoor amenity space – determined by zoning by-law

THANK YOU!



DRAFT

Appendix



- LEGEND**
- BUILDINGS**
 - Existing
 - Under construction or recently built
 - Approved
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed

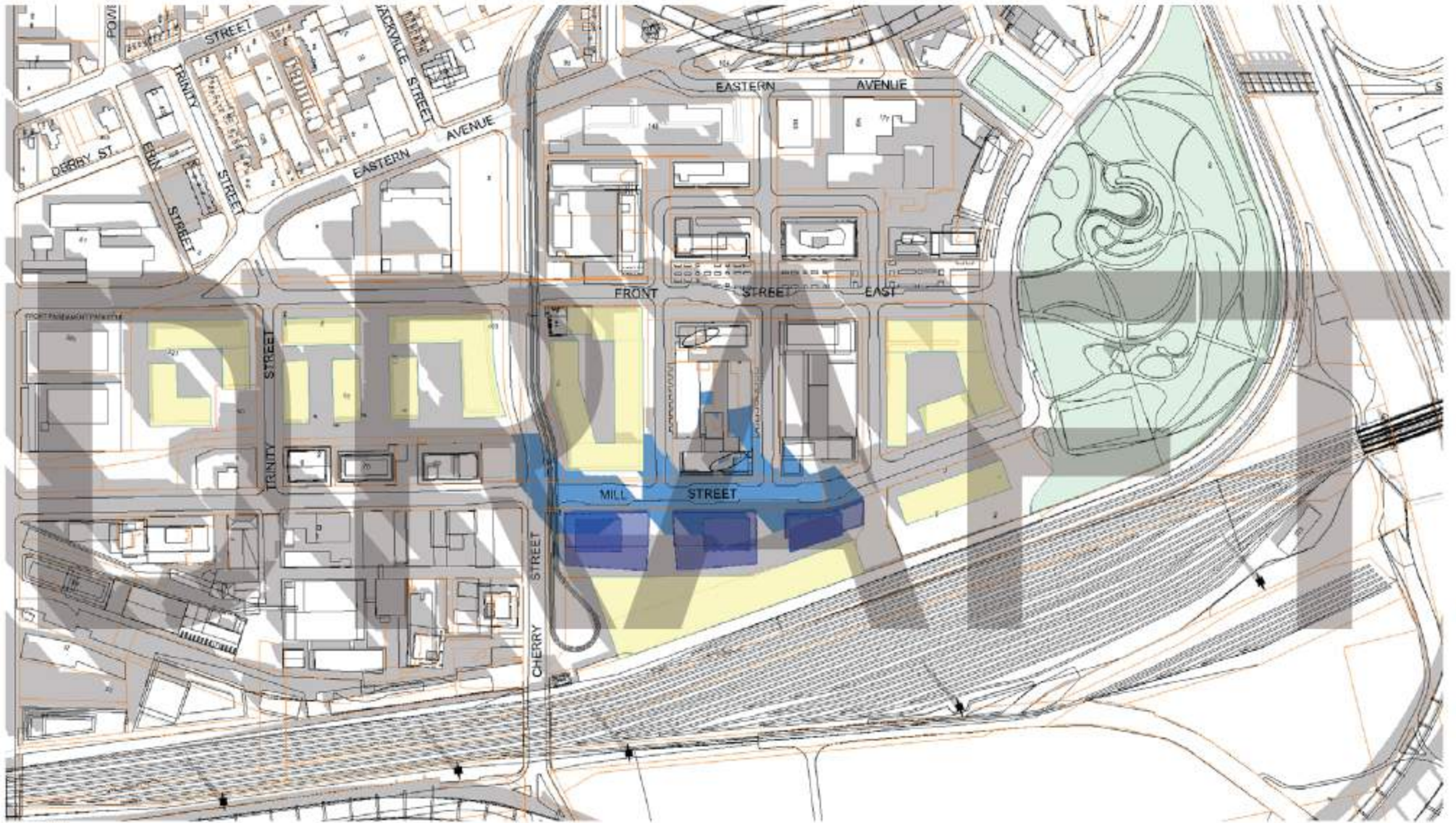
March 21 09:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
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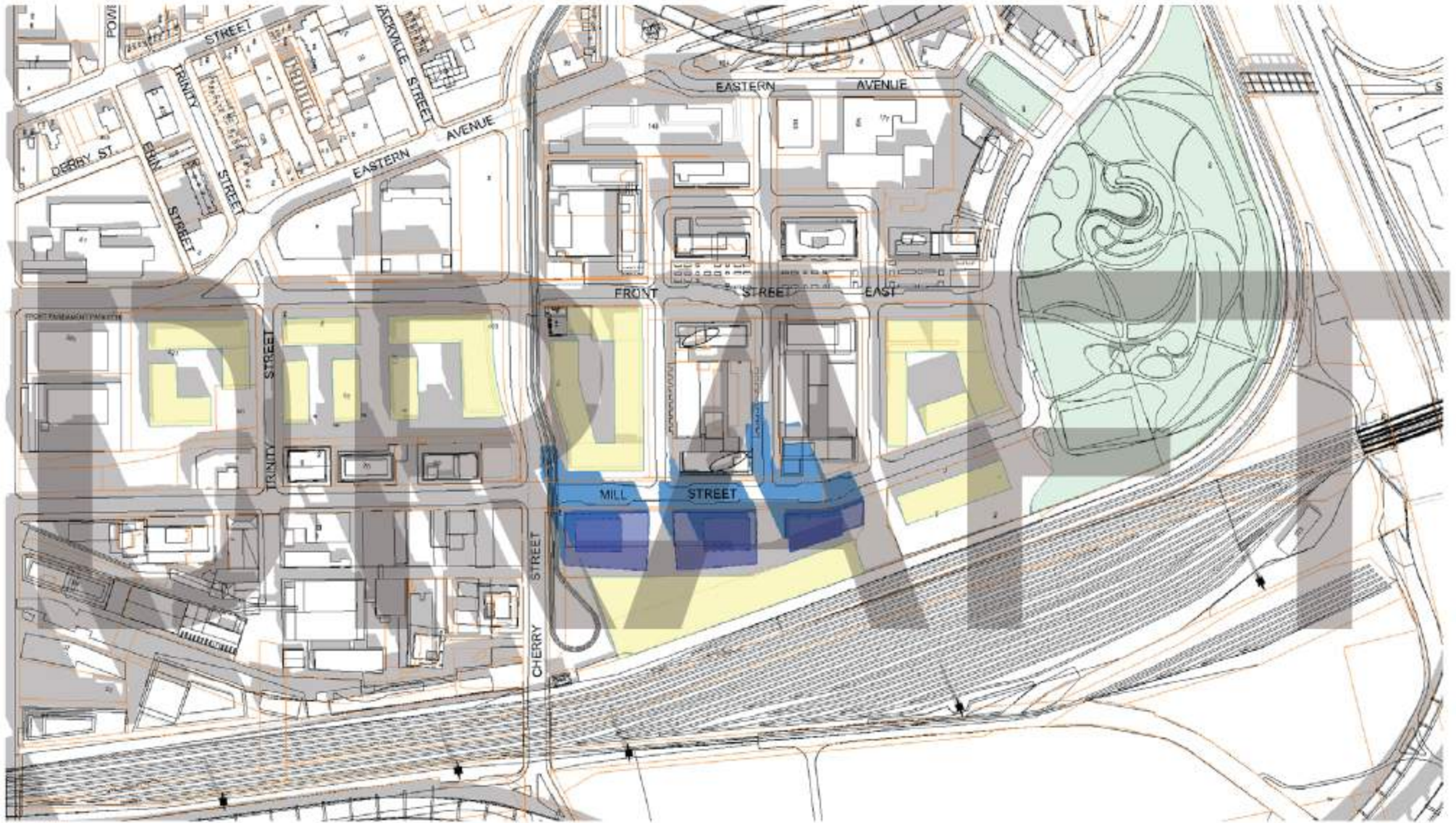
March 21 10:18 AM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11



URBAN STRATEGIES INC.



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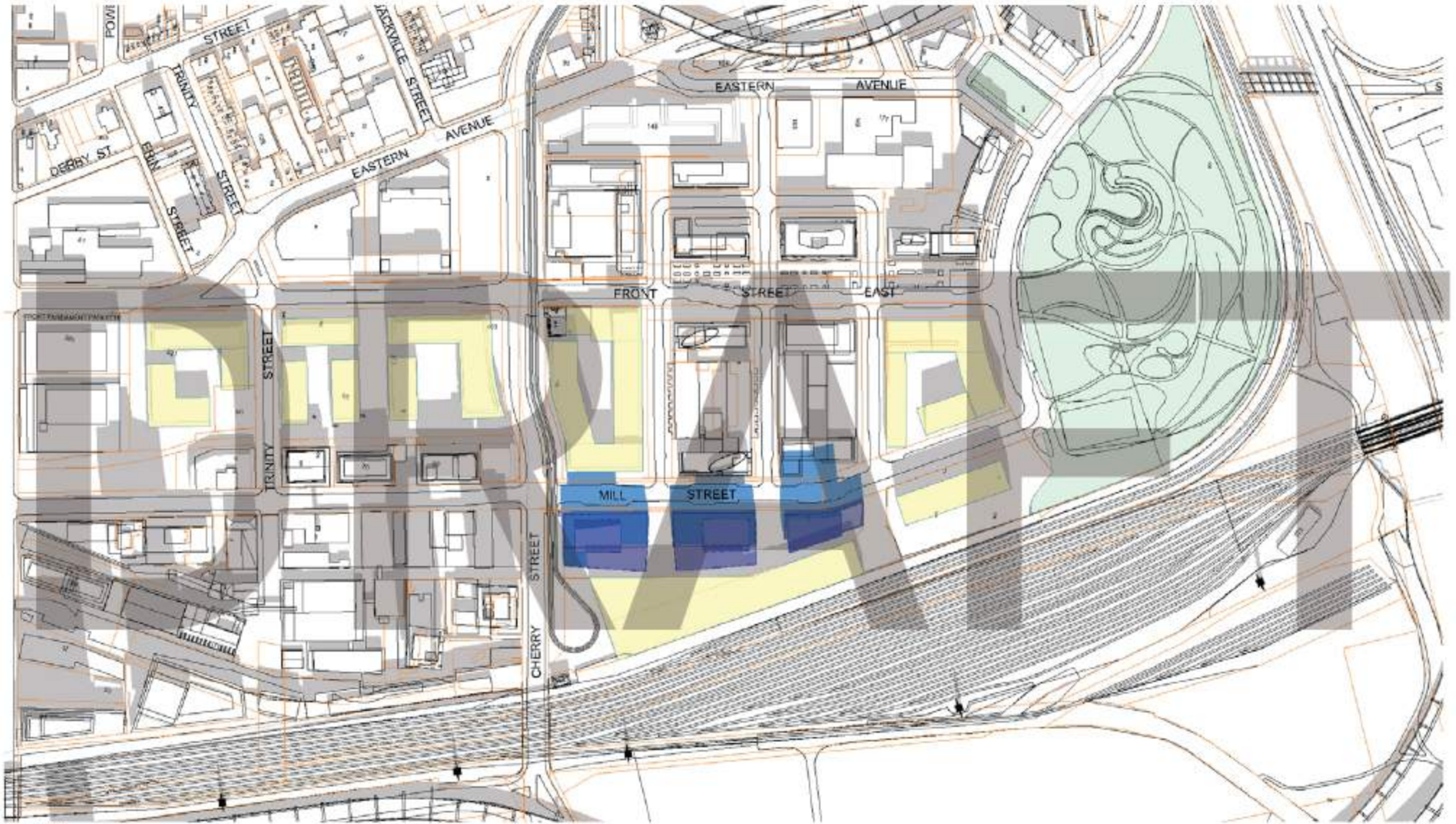
March 21 11:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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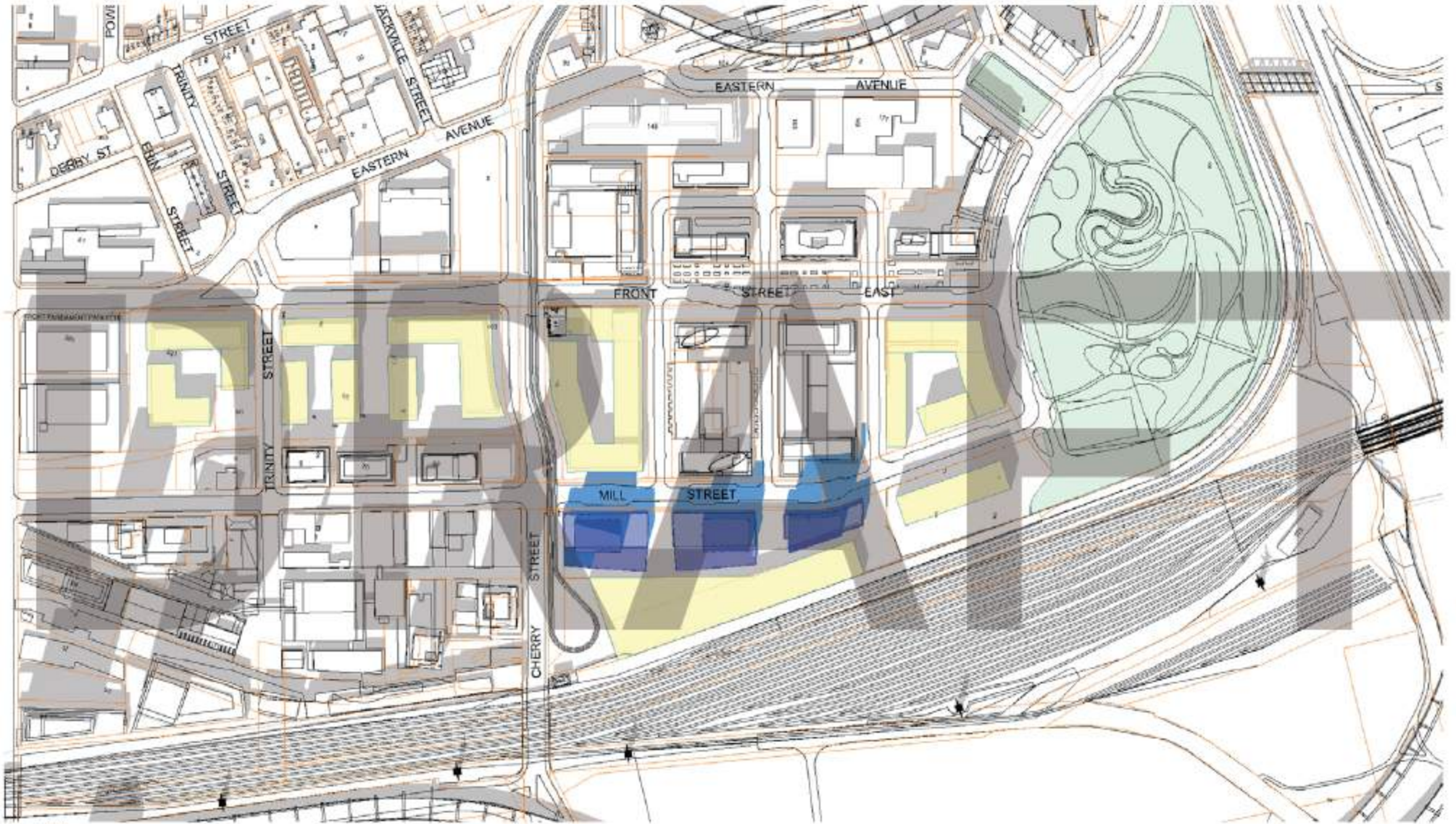
March 21 12:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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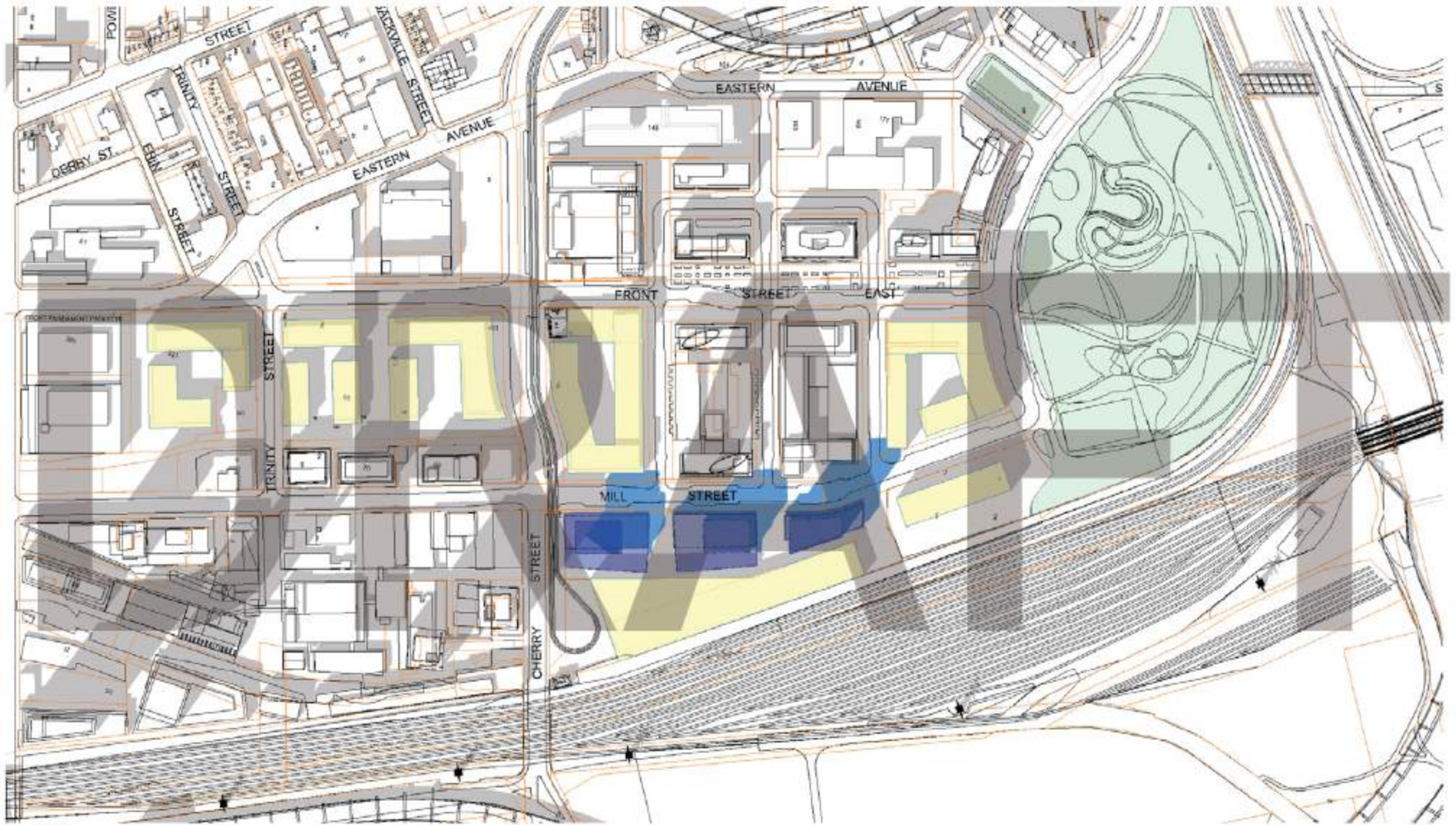
March 21 01:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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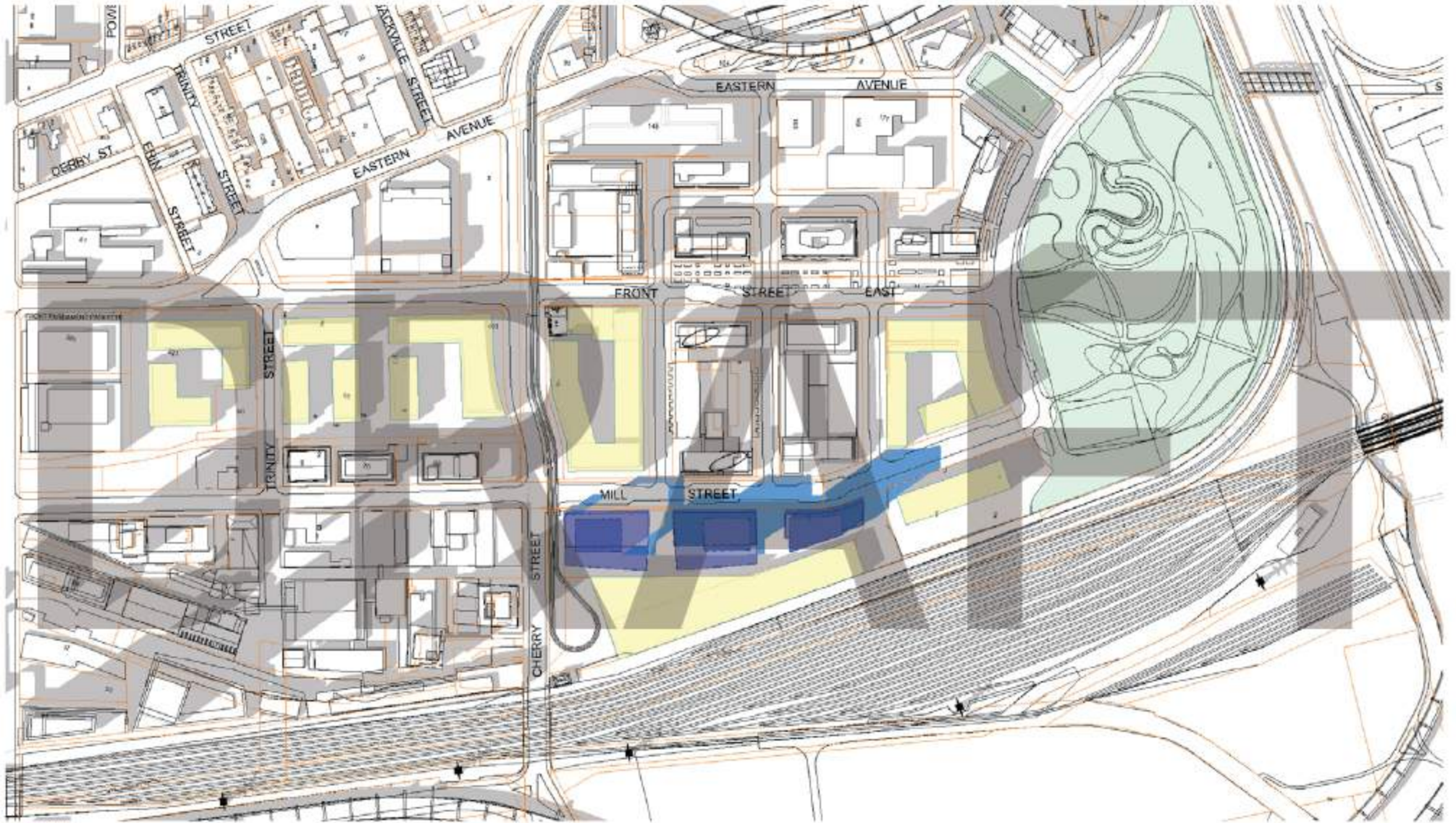
March 21 02:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11



URBAN STRATEGIES INC.



- LEGEND**
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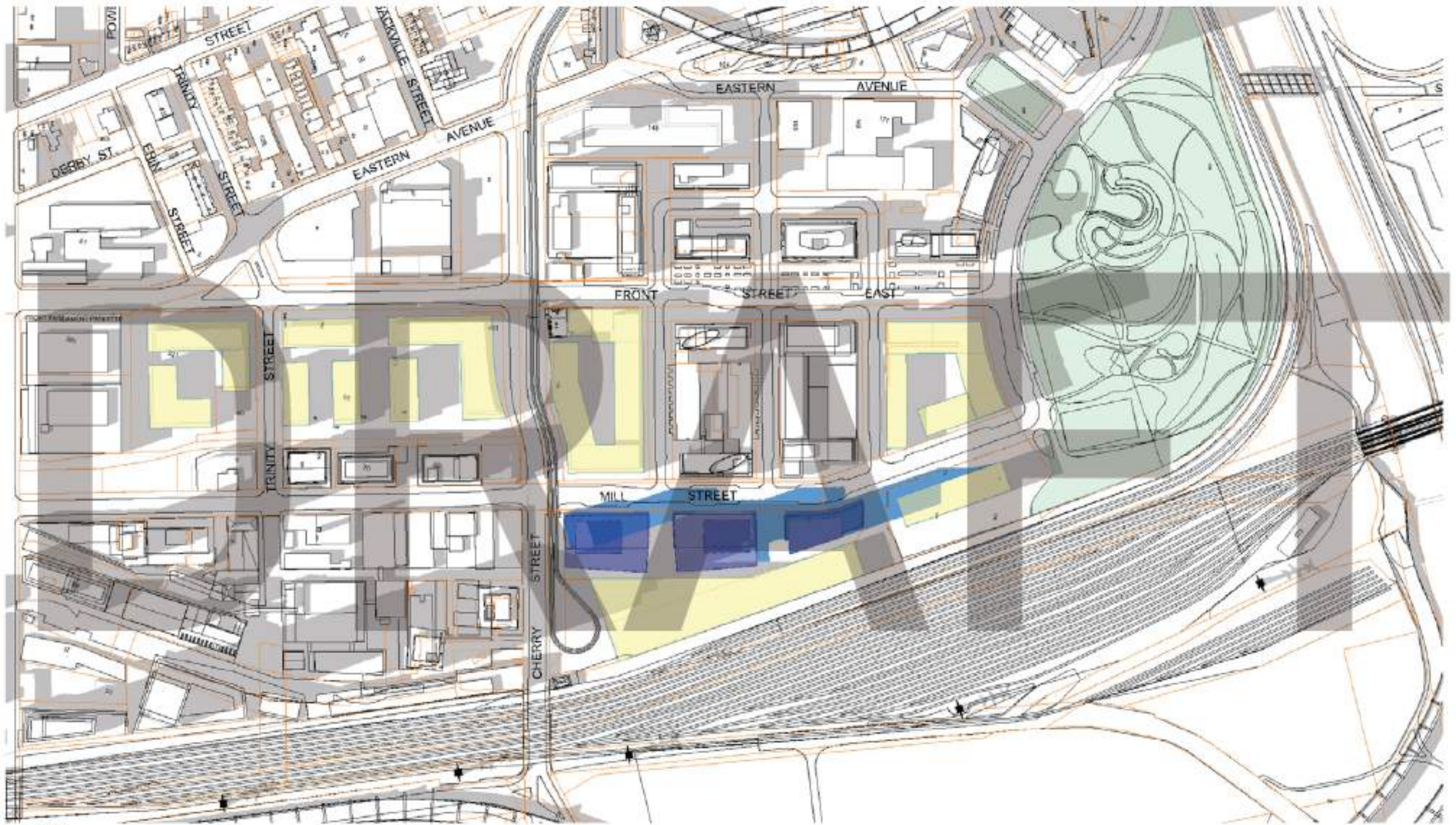
March 21 03:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11



URBAN STRATEGIES INC.



- LEGEND**
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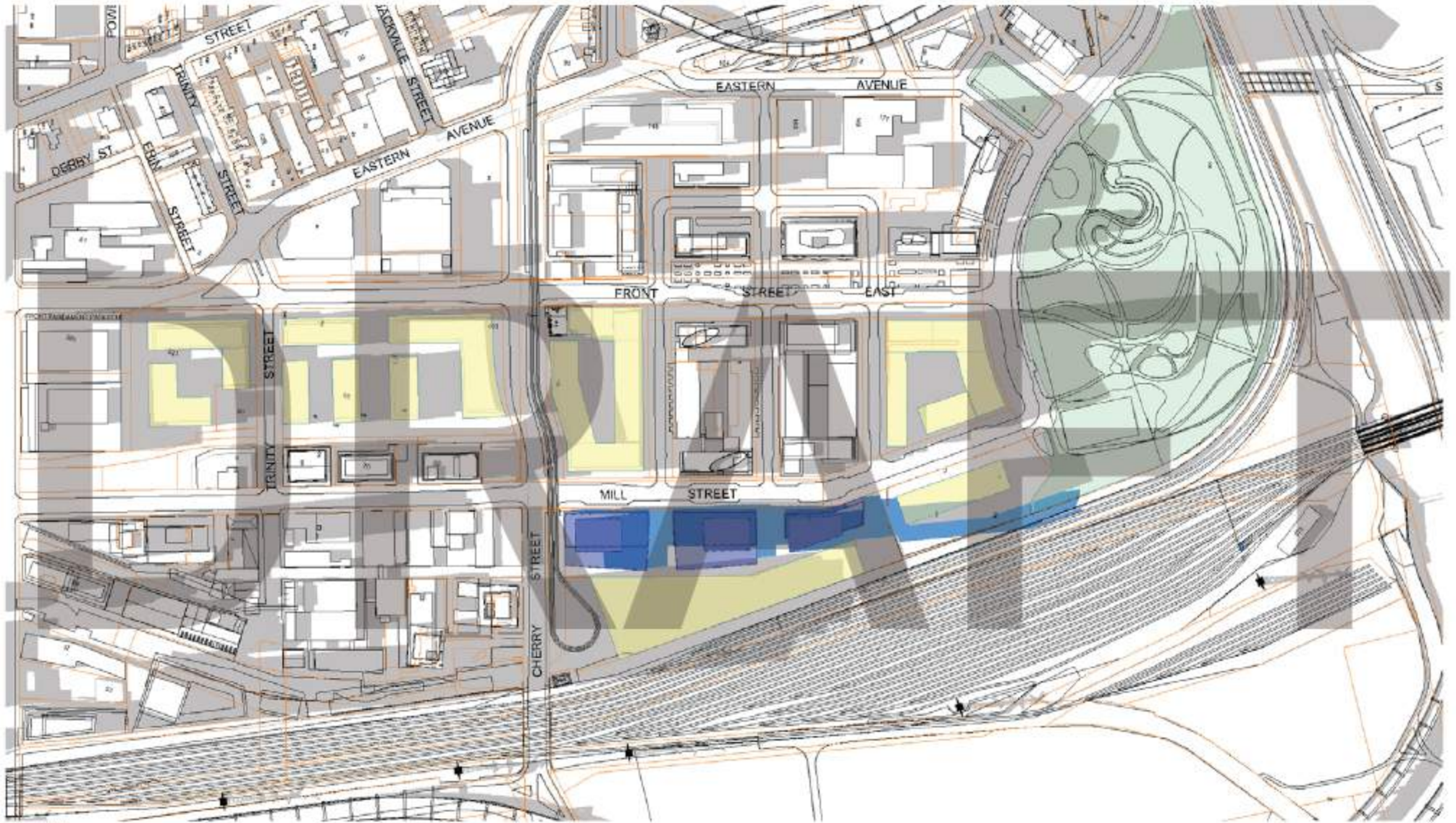
March 21 04:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
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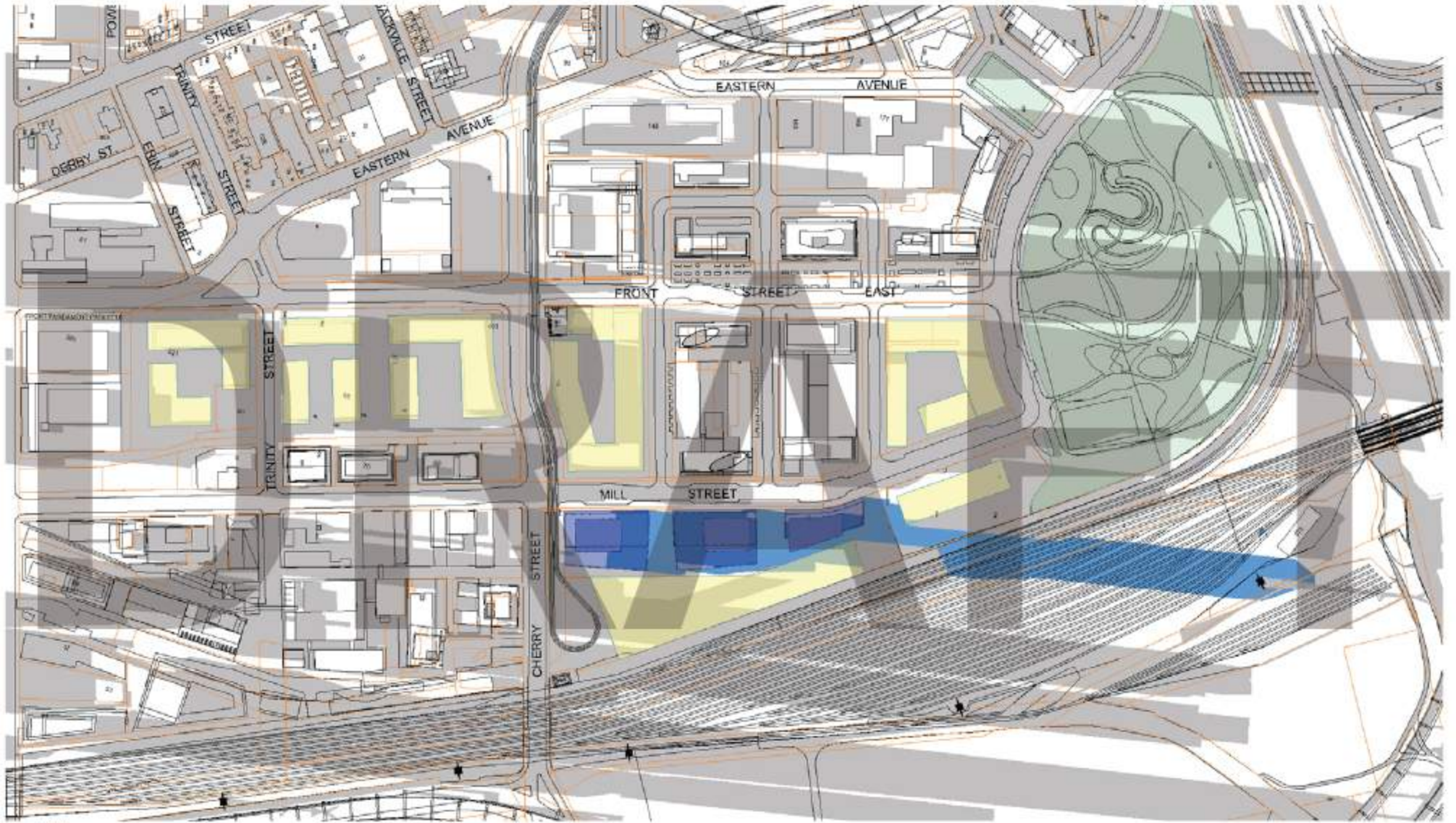
March 21 05:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
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- Existing
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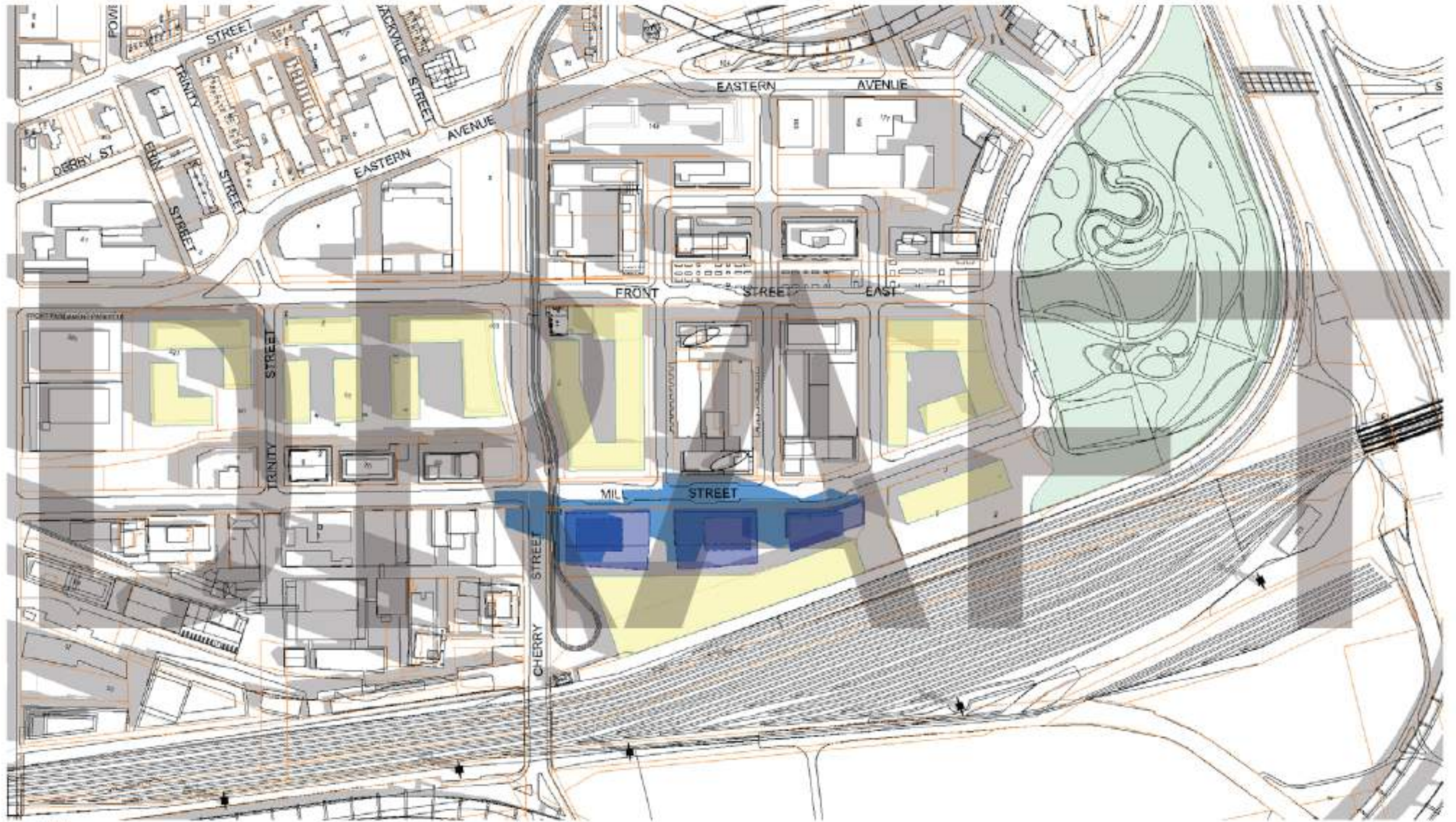
March 21 06:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
- BUILDINGS**
 - Existing
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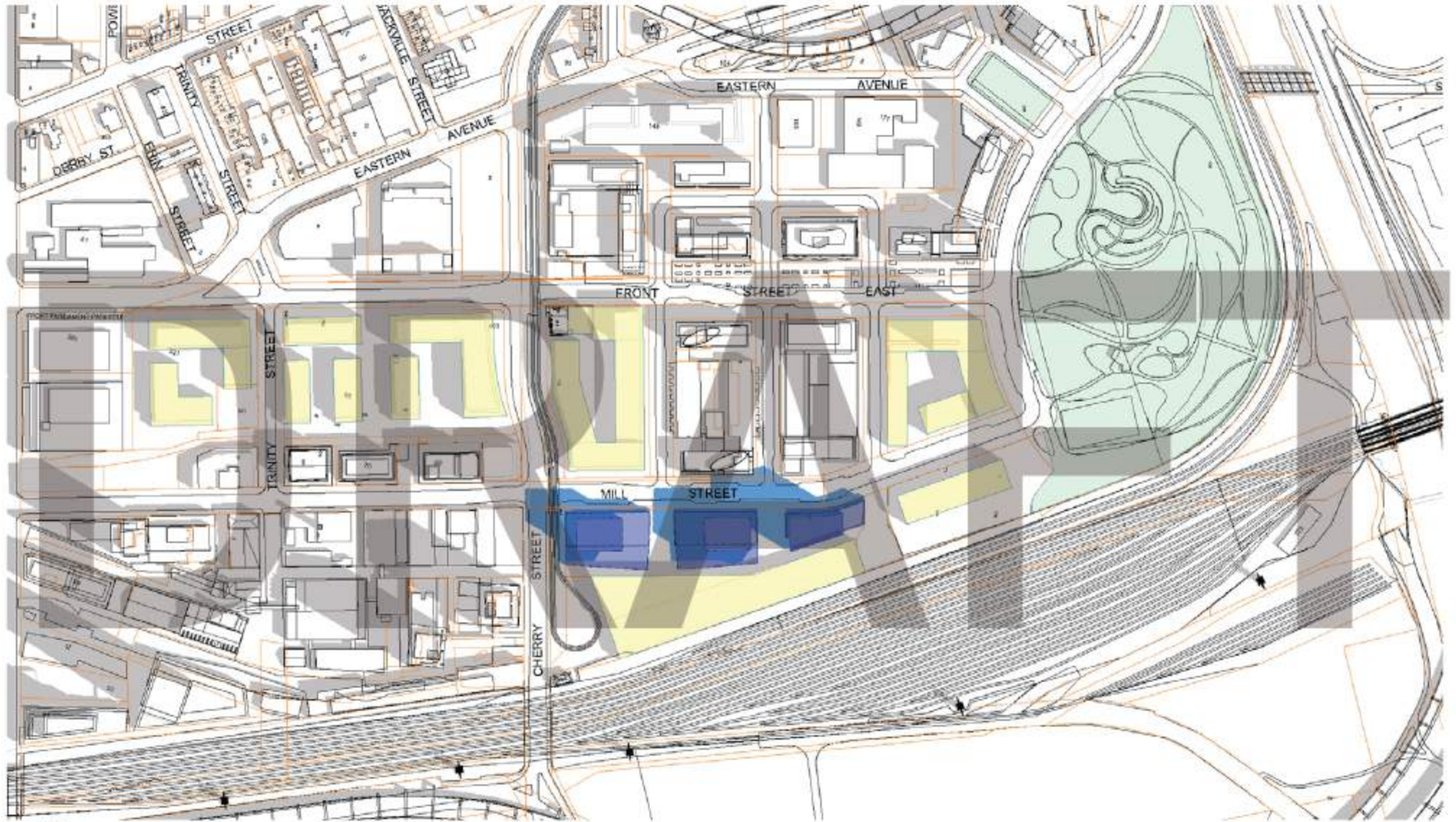
June 21 09:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
- BUILDINGS**
- Existing
 - Under construction or recently built
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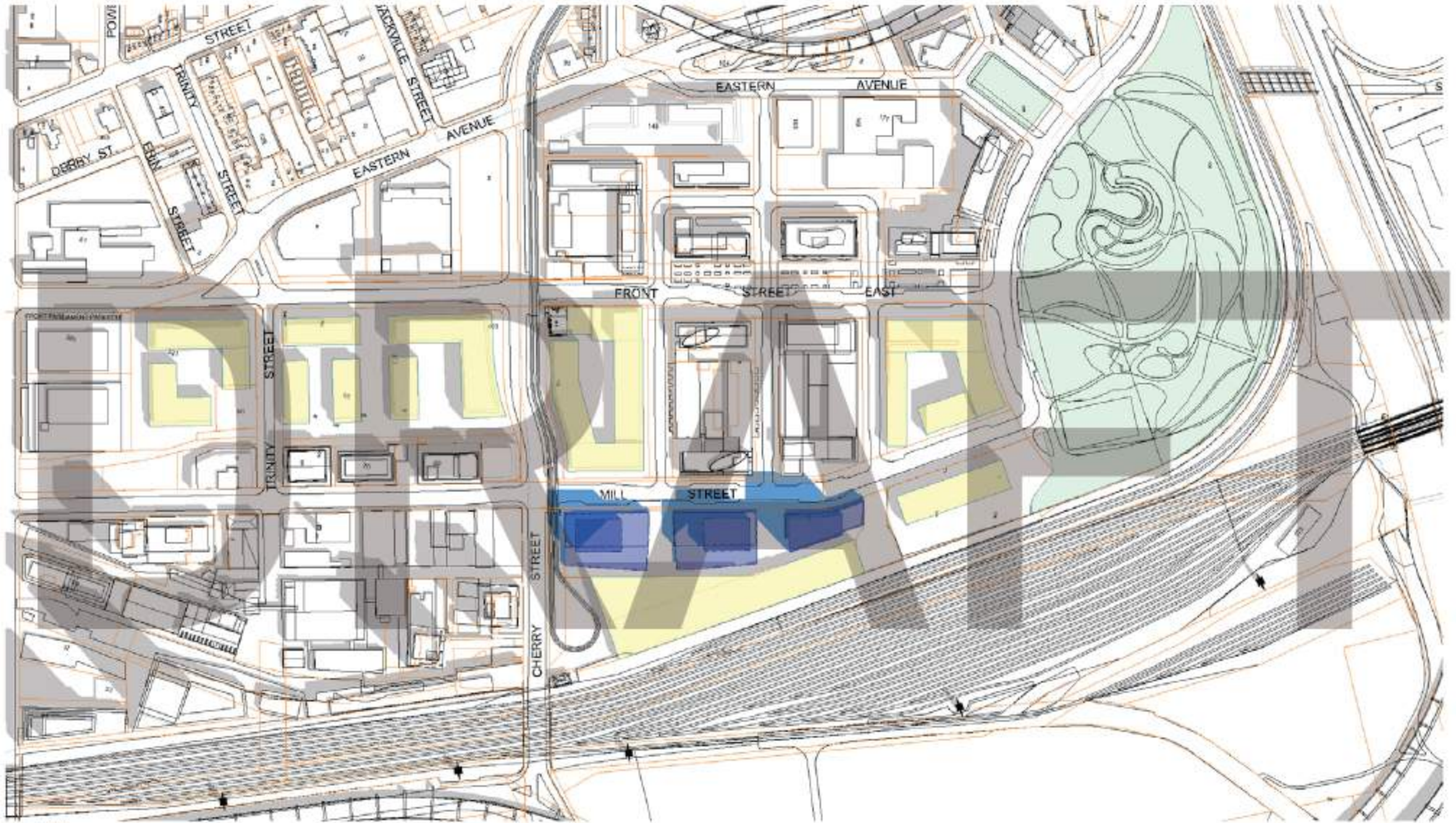
June 21 10:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
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- Context (existing, under construction, approved)
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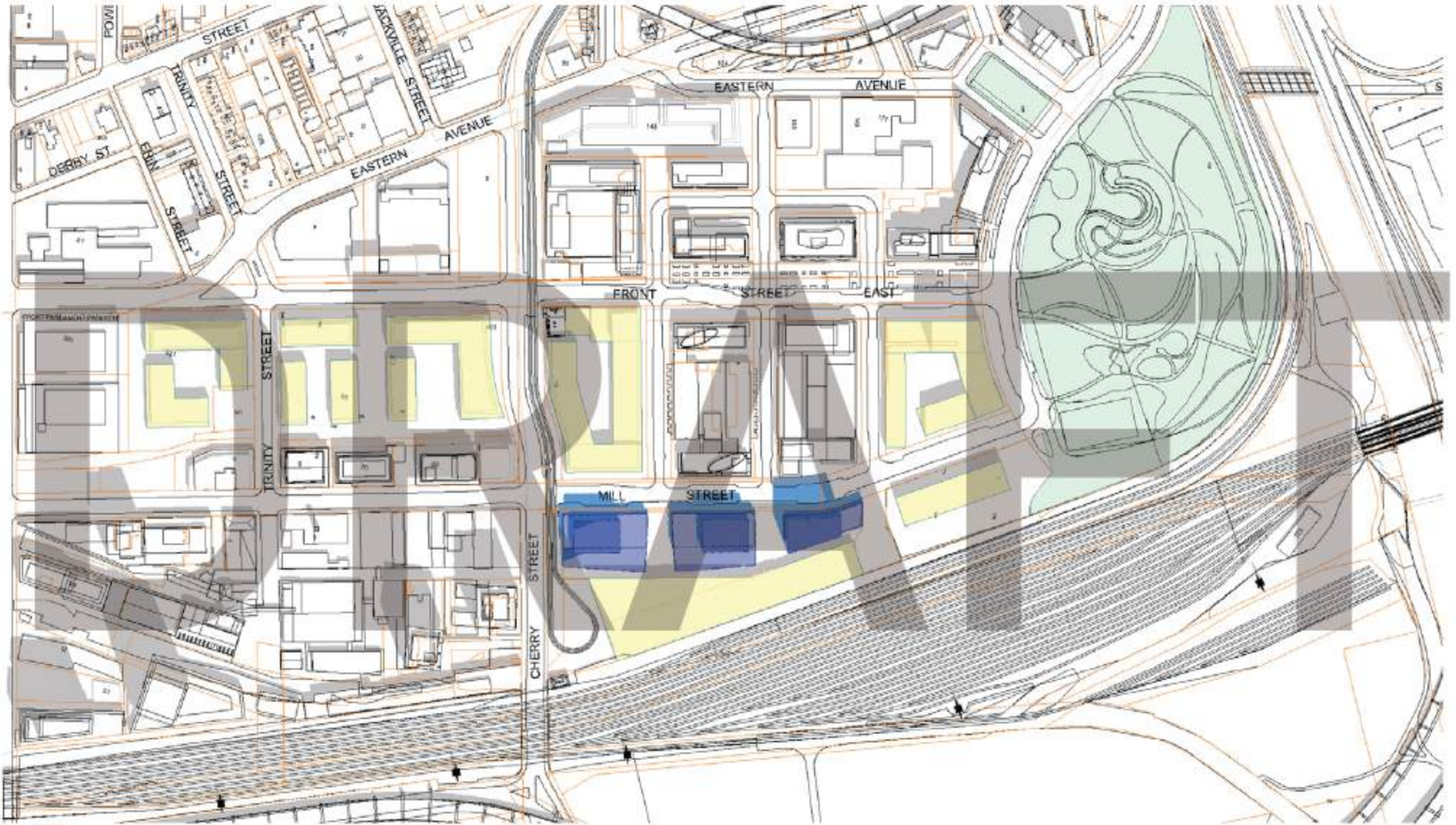
June 21 11:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





- LEGEND**
- BUILDINGS**
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 - Existing, pending, under construction, approved
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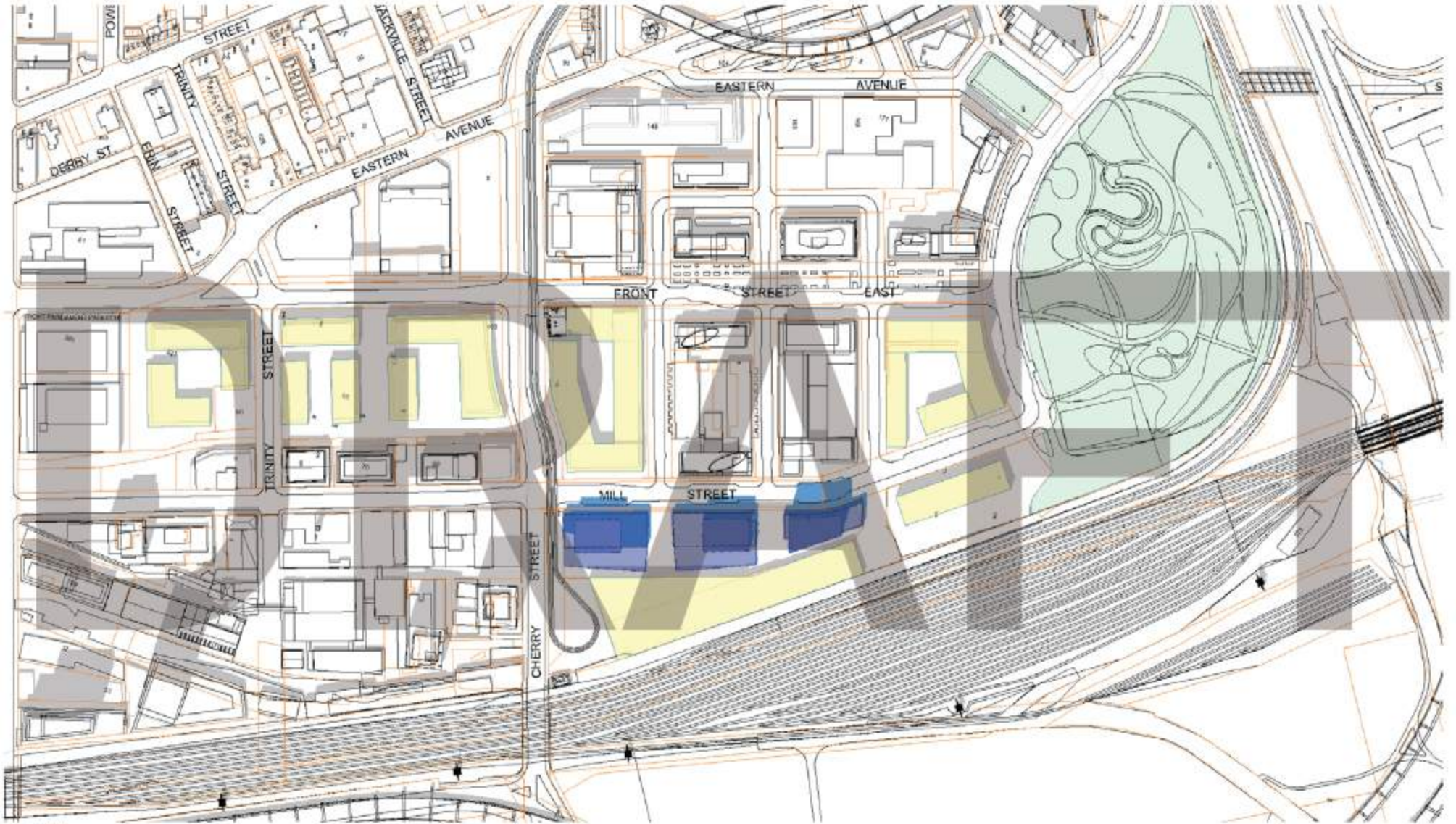
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WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





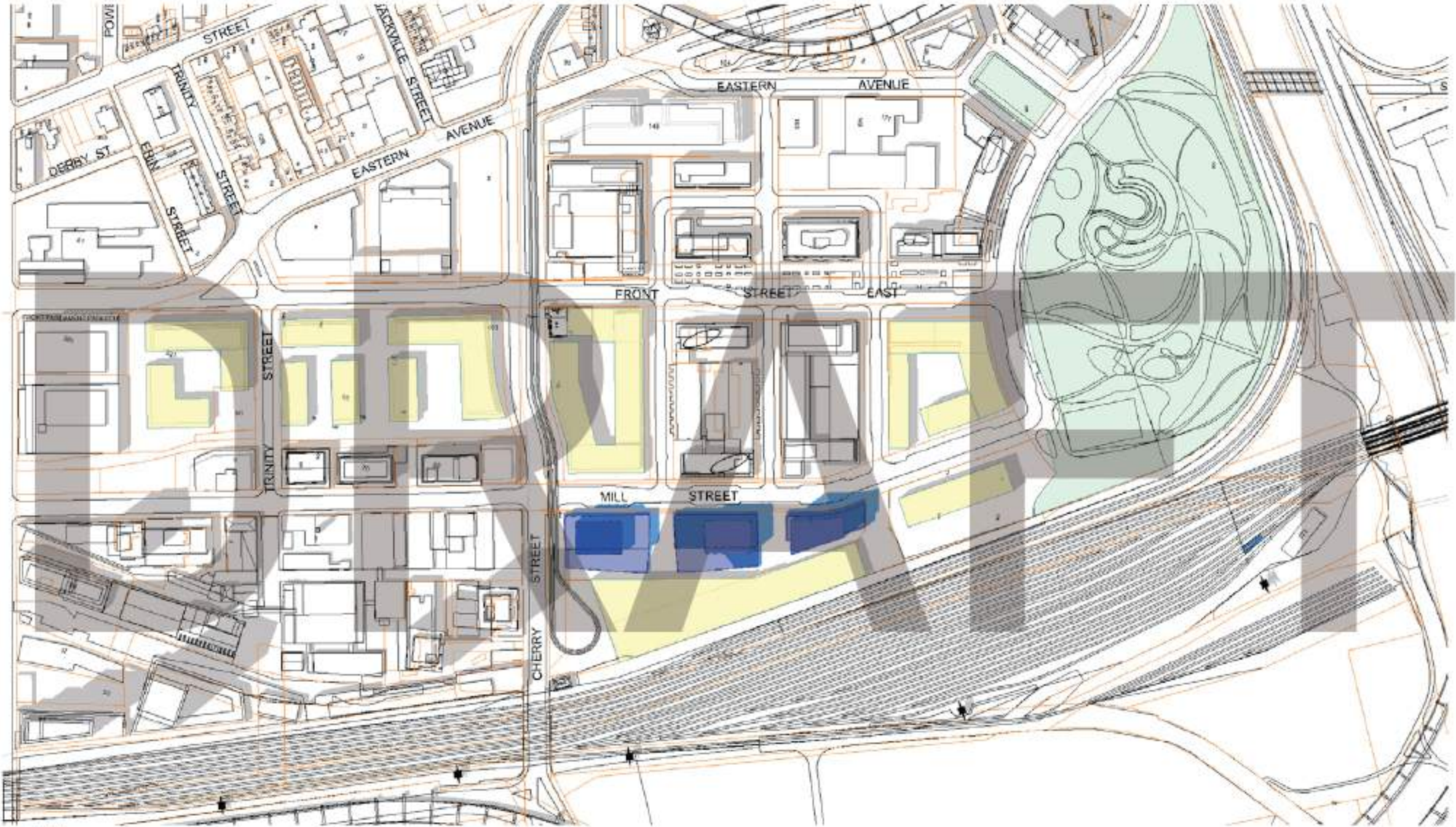
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- BUILDINGS**
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 - Conflict (existing, under construction, approved)
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June 21 01:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





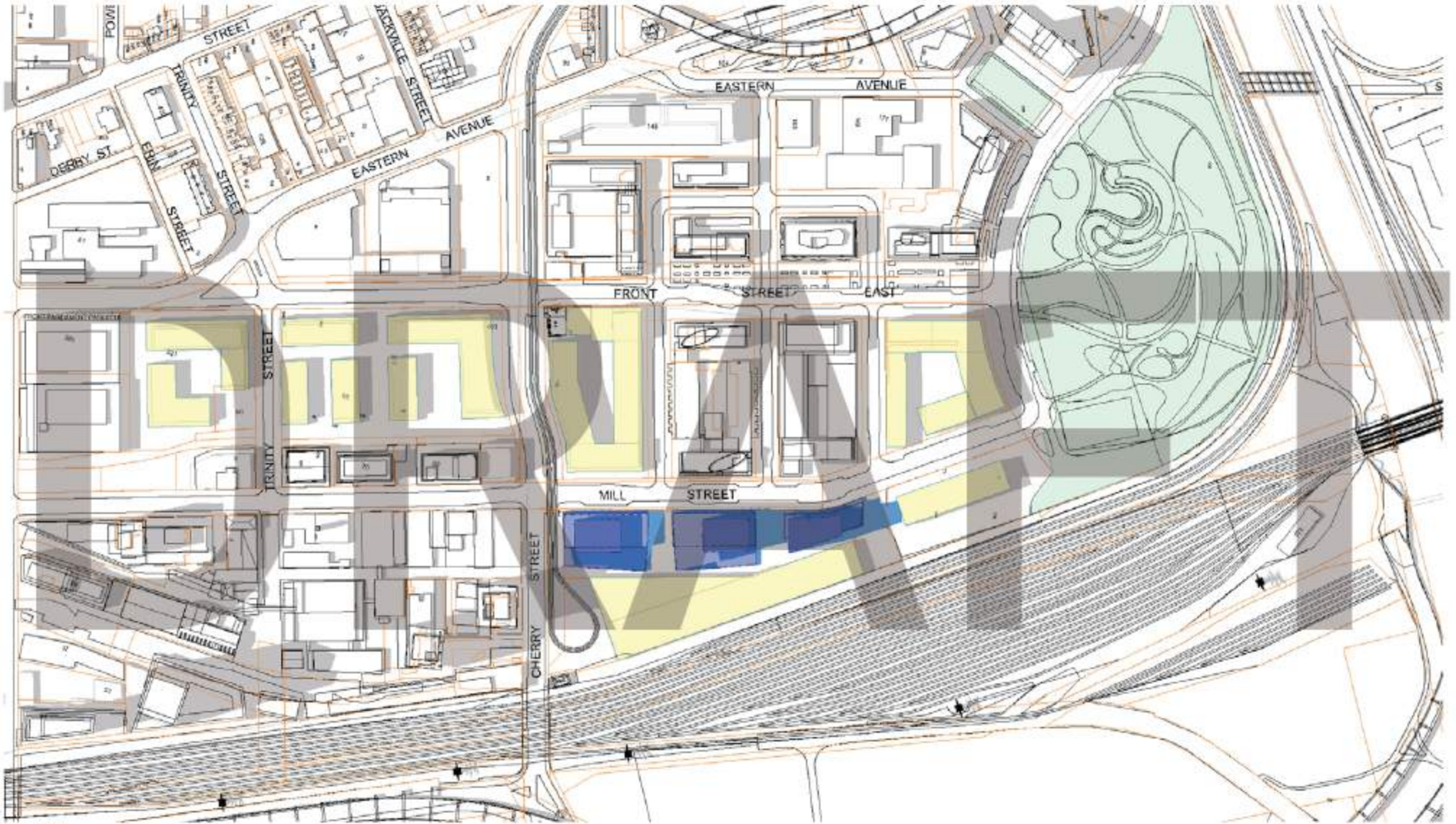
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June 21 02:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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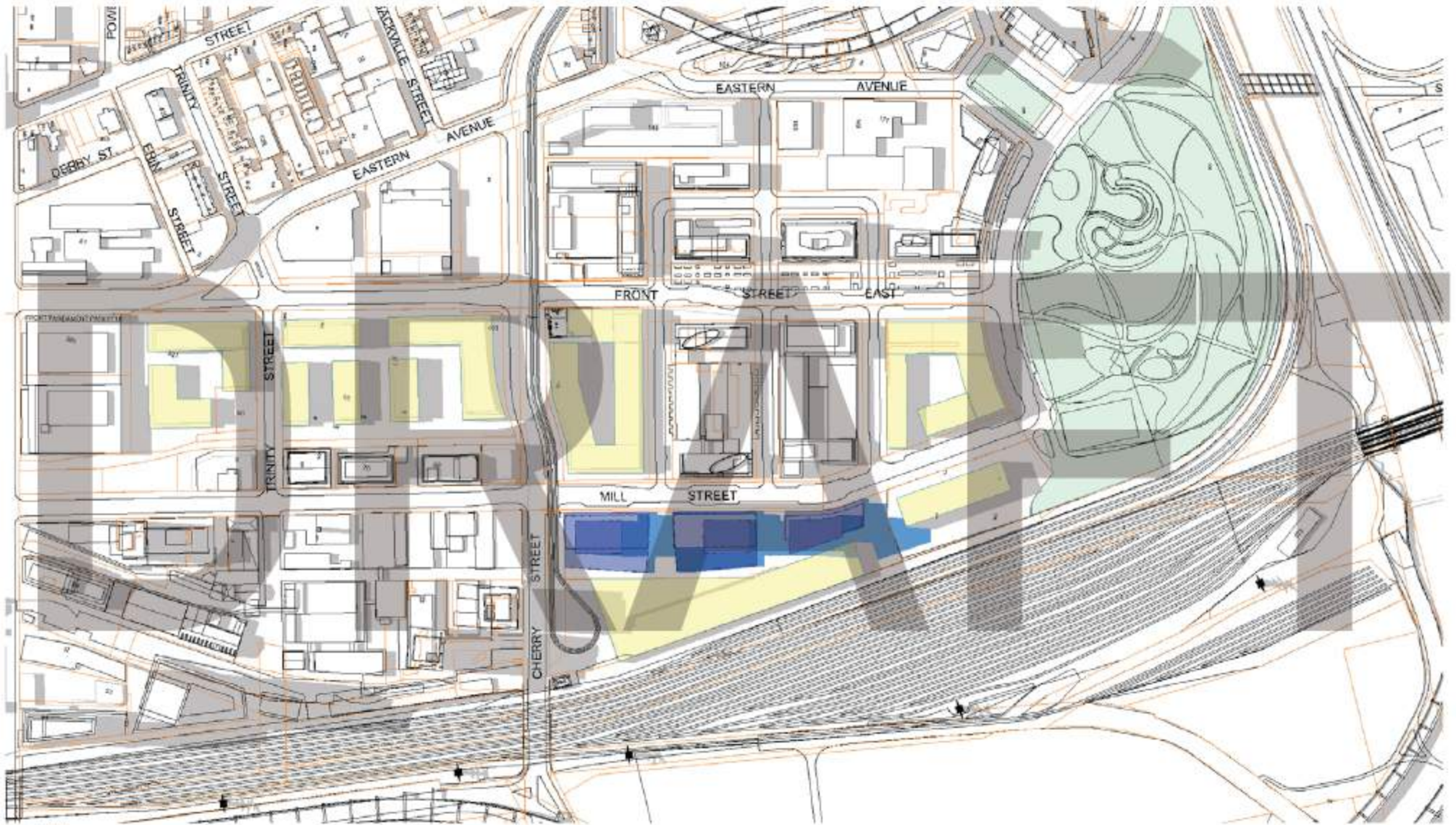
June 21 03:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11



URBAN STRATEGIES INC.



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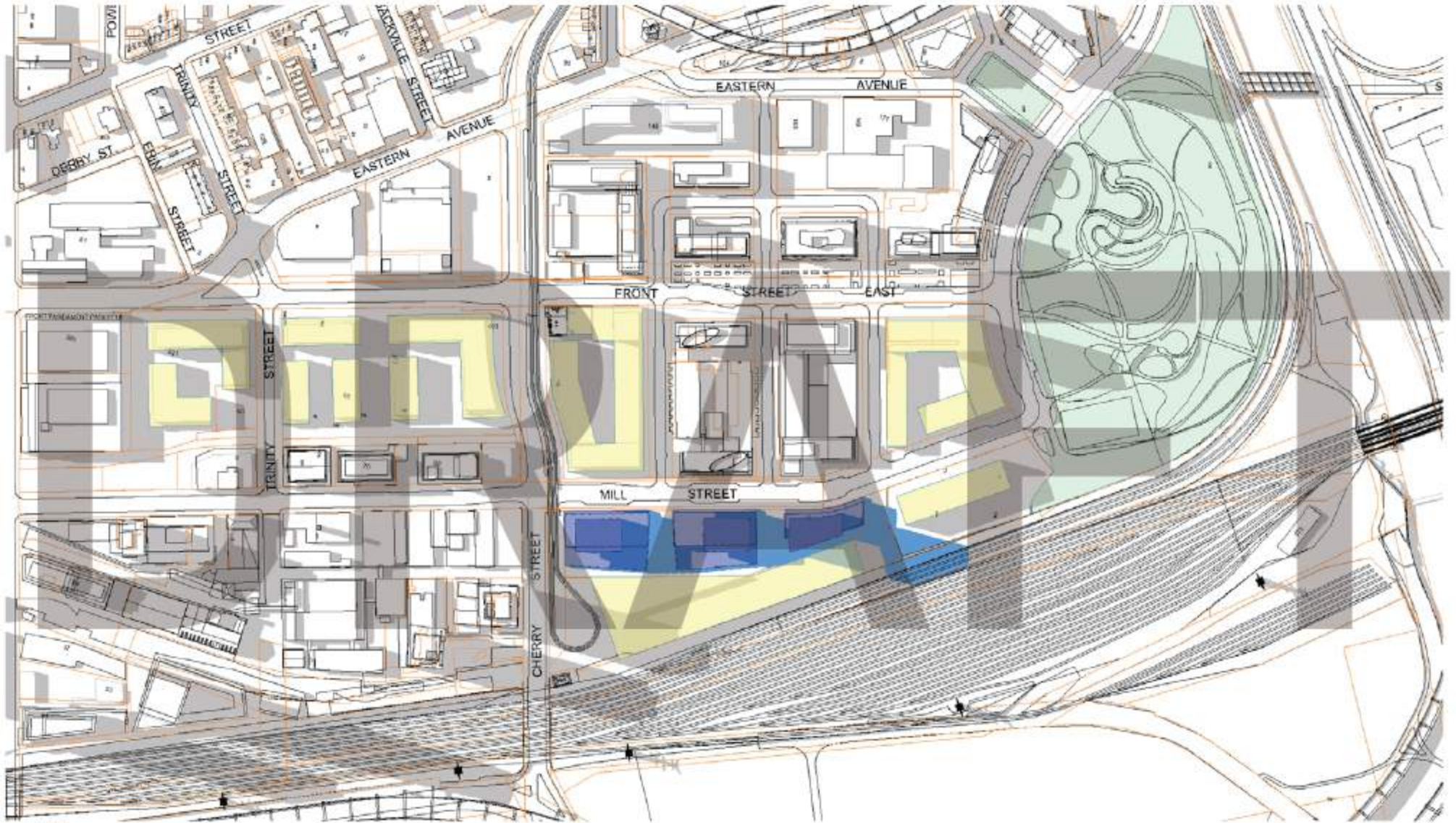
June 21 04:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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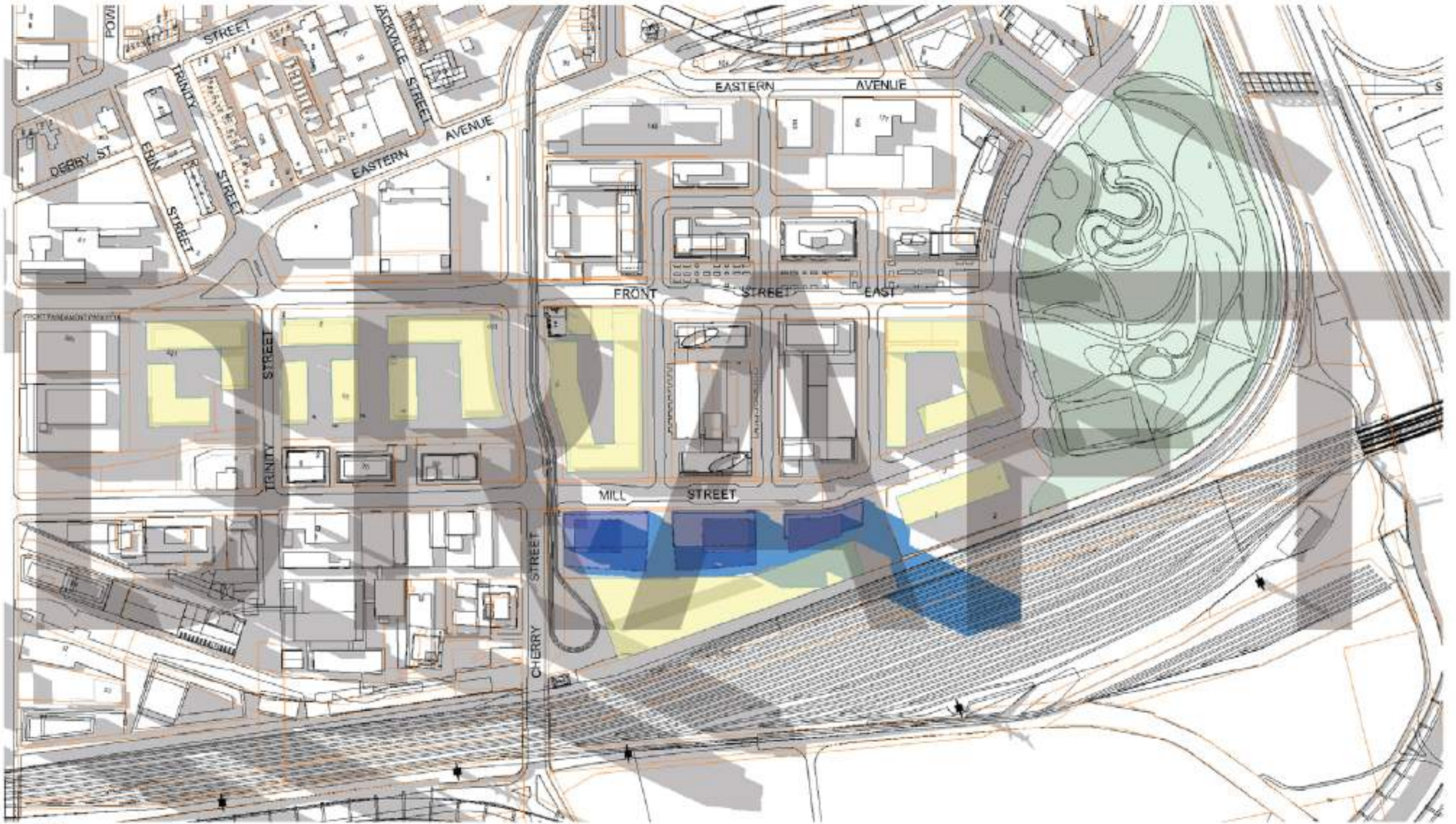
June 21 05:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11



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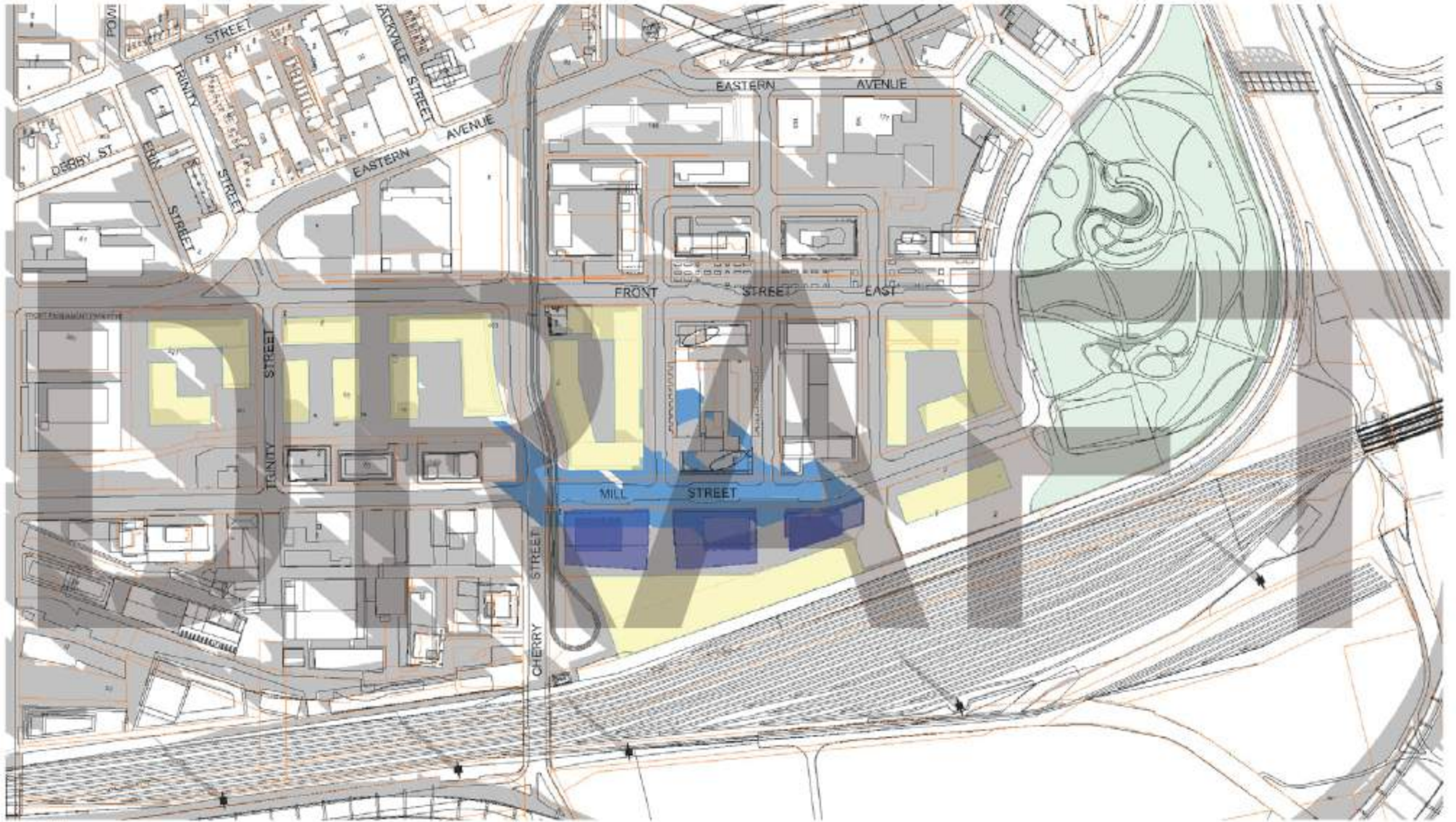
June 21 06:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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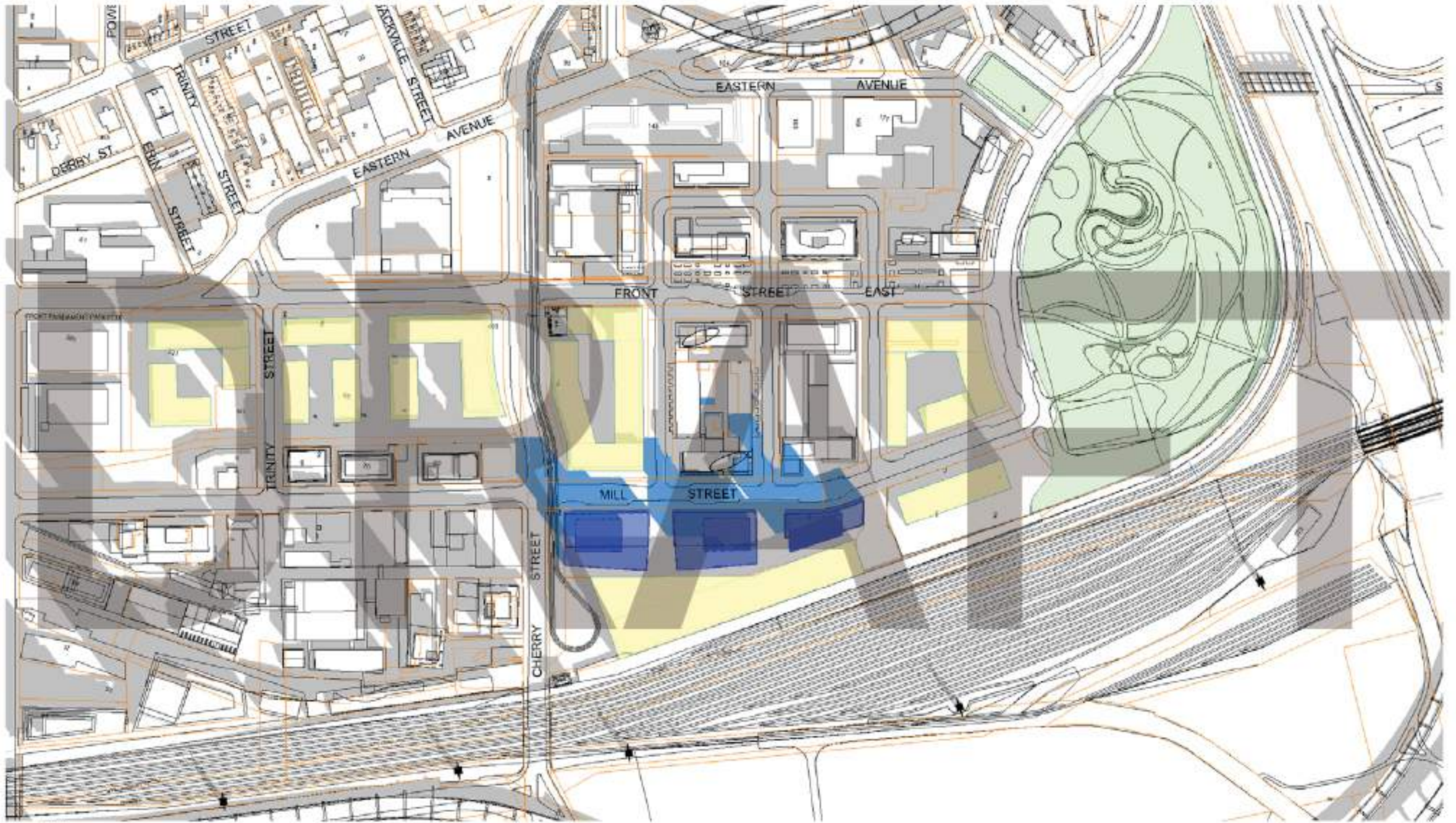
September 21 09:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
Prepared 2018-09-11





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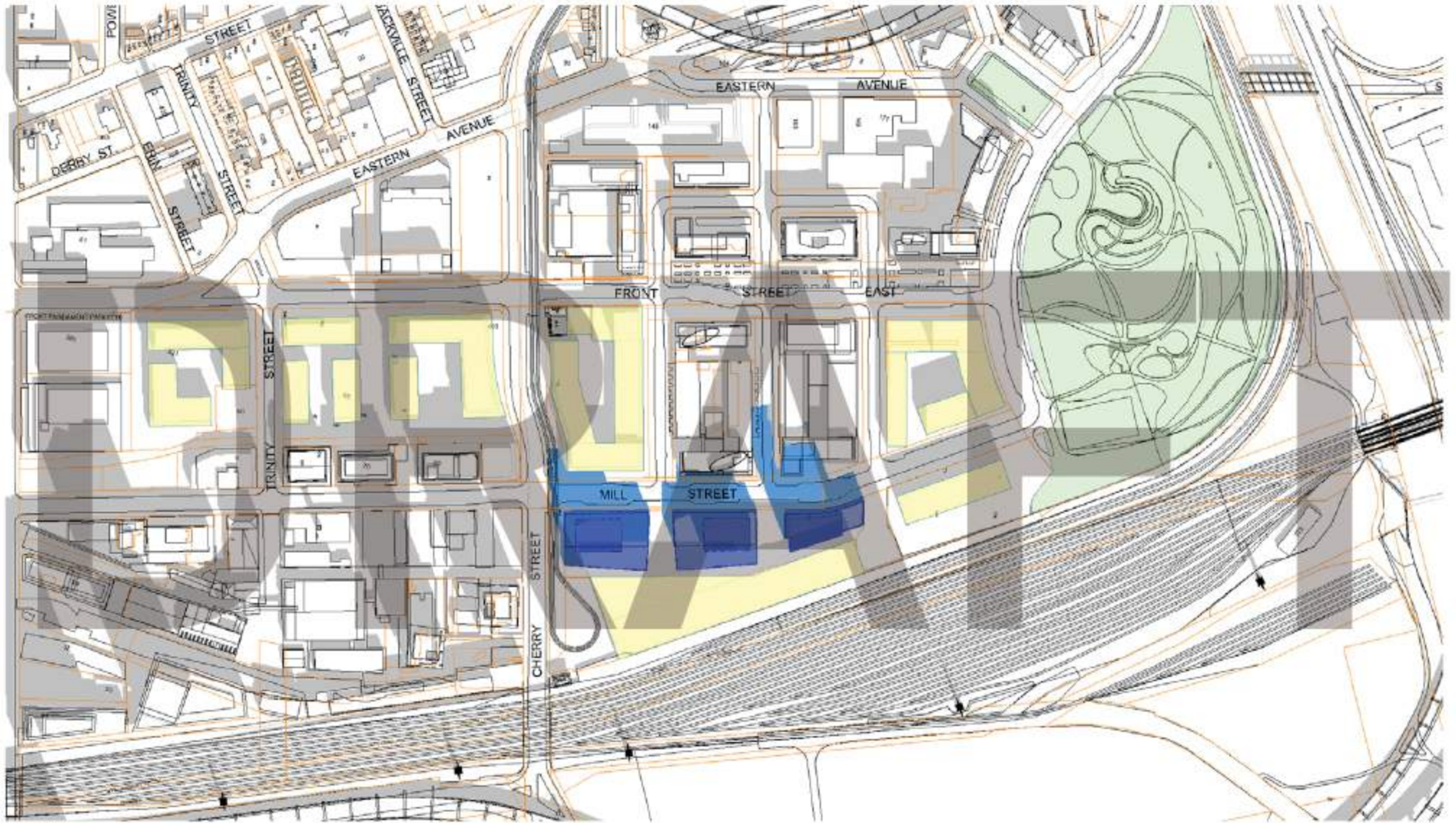
September 21 10:18 AM



WEST DON LANDS BLOCK 8

Shadow Study
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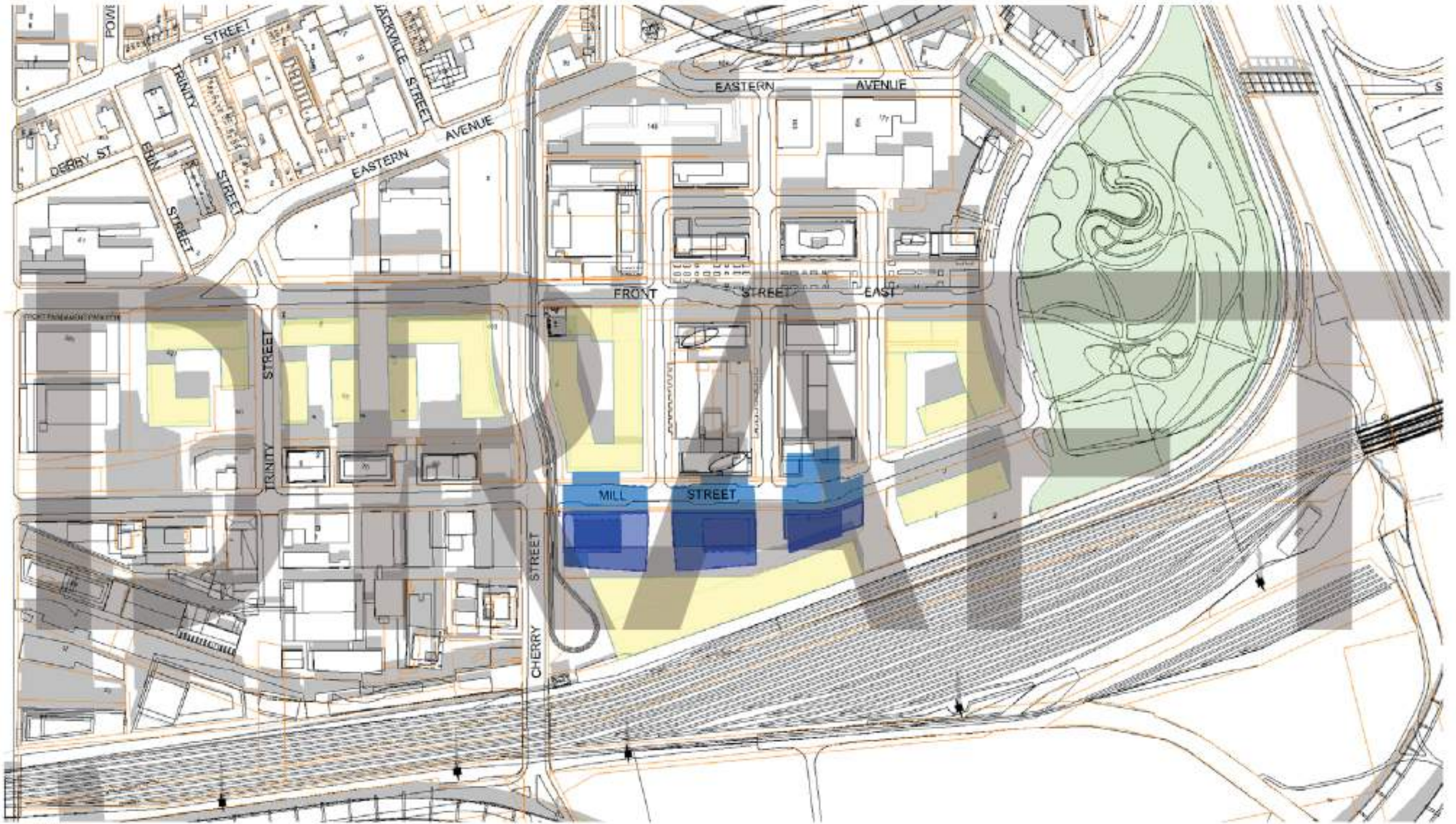
September 21 11:18 AM



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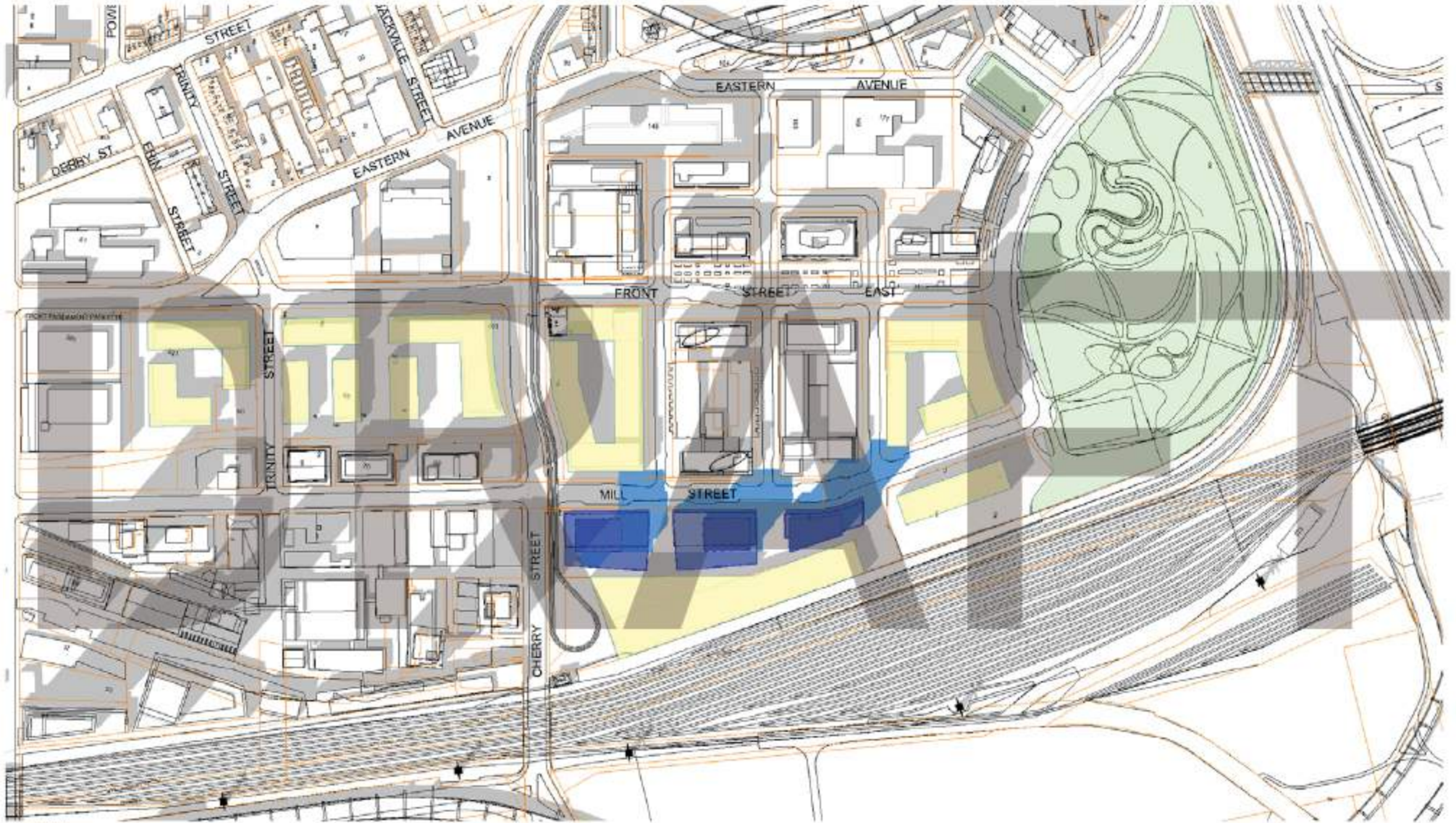
September 21 12:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
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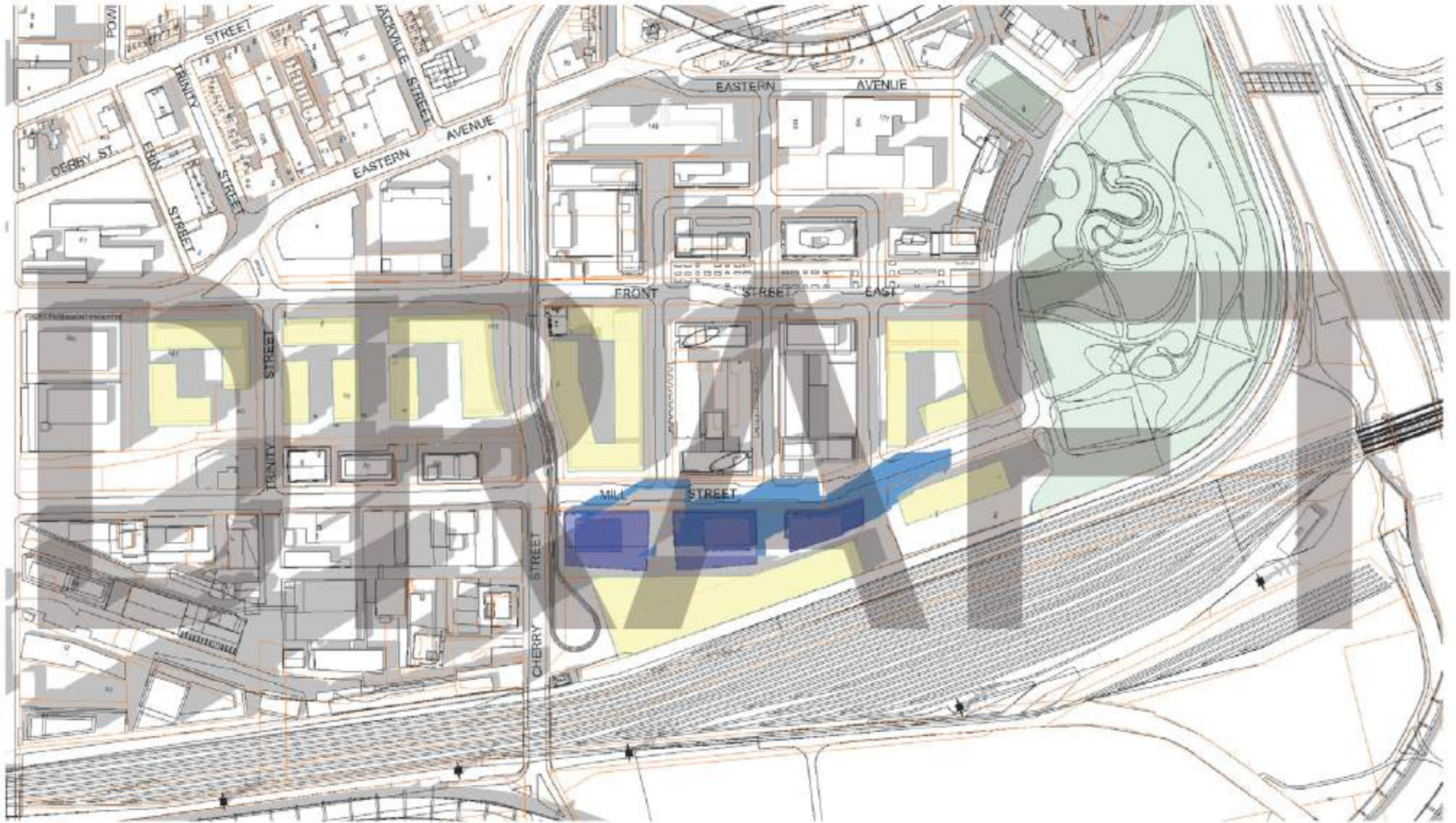
September 21 02:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
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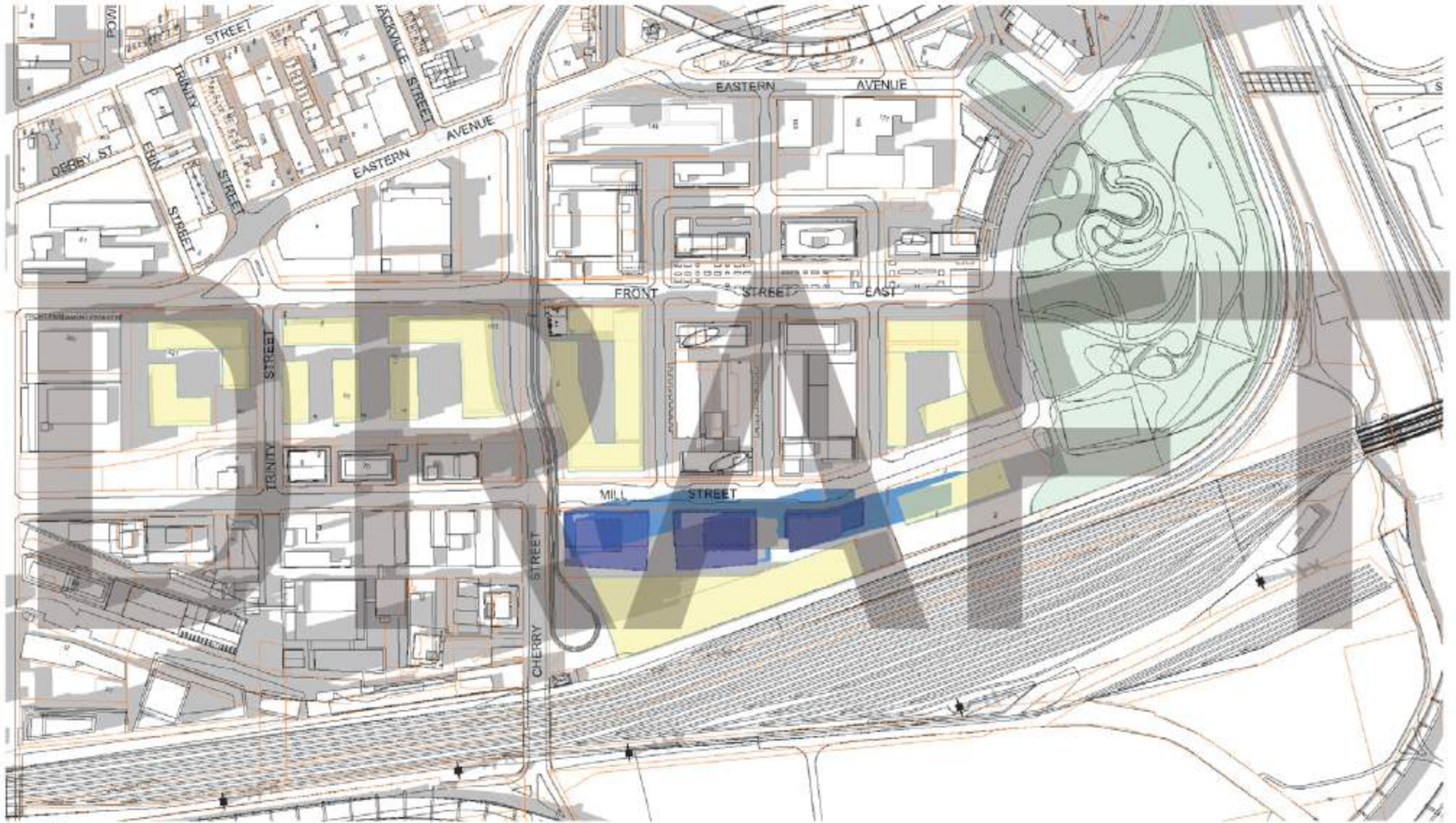
September 21 03:18 PM

WEST DON LANDS BLOCK 8

Shadow Study
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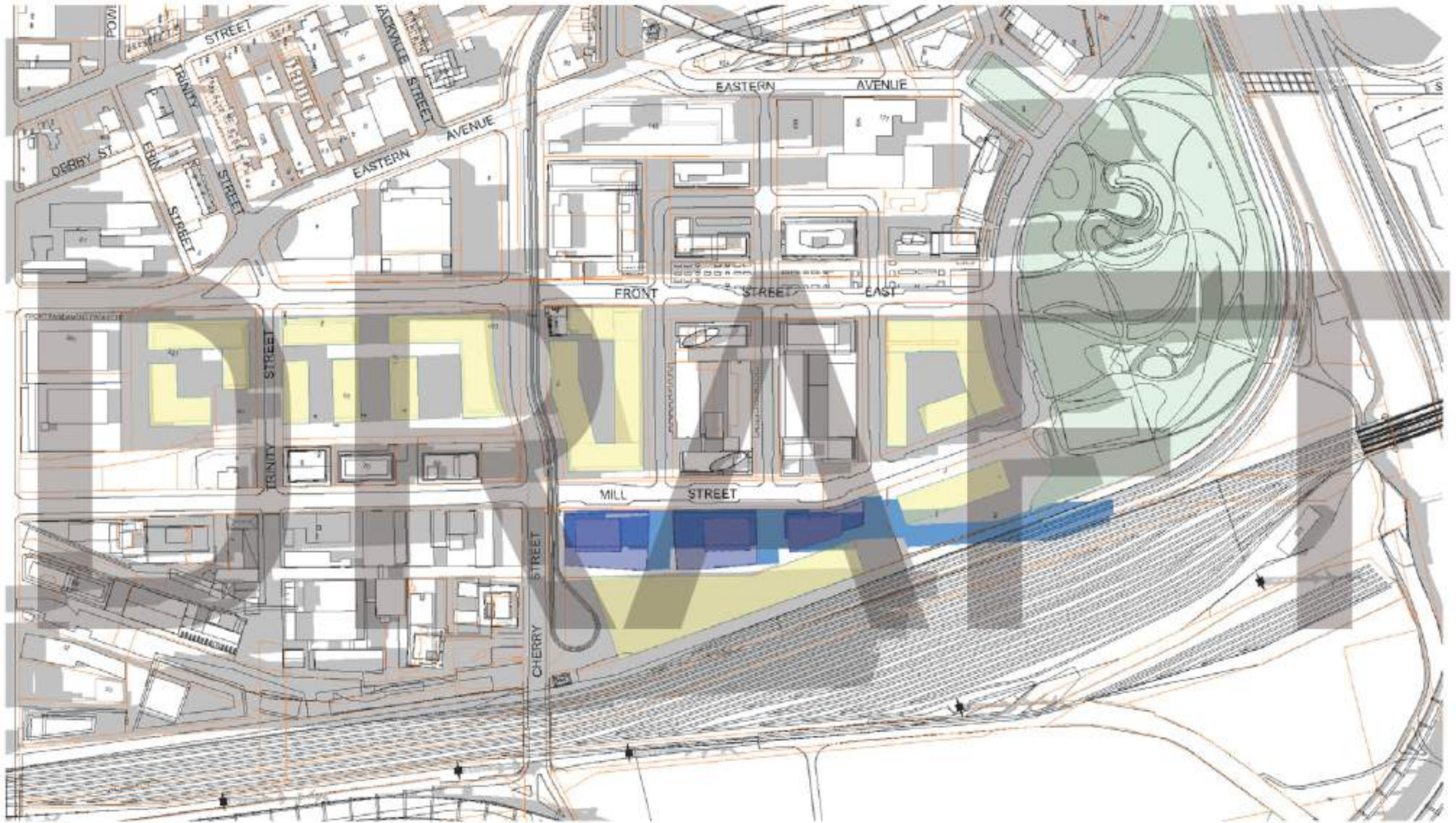
September 21 04:18 PM



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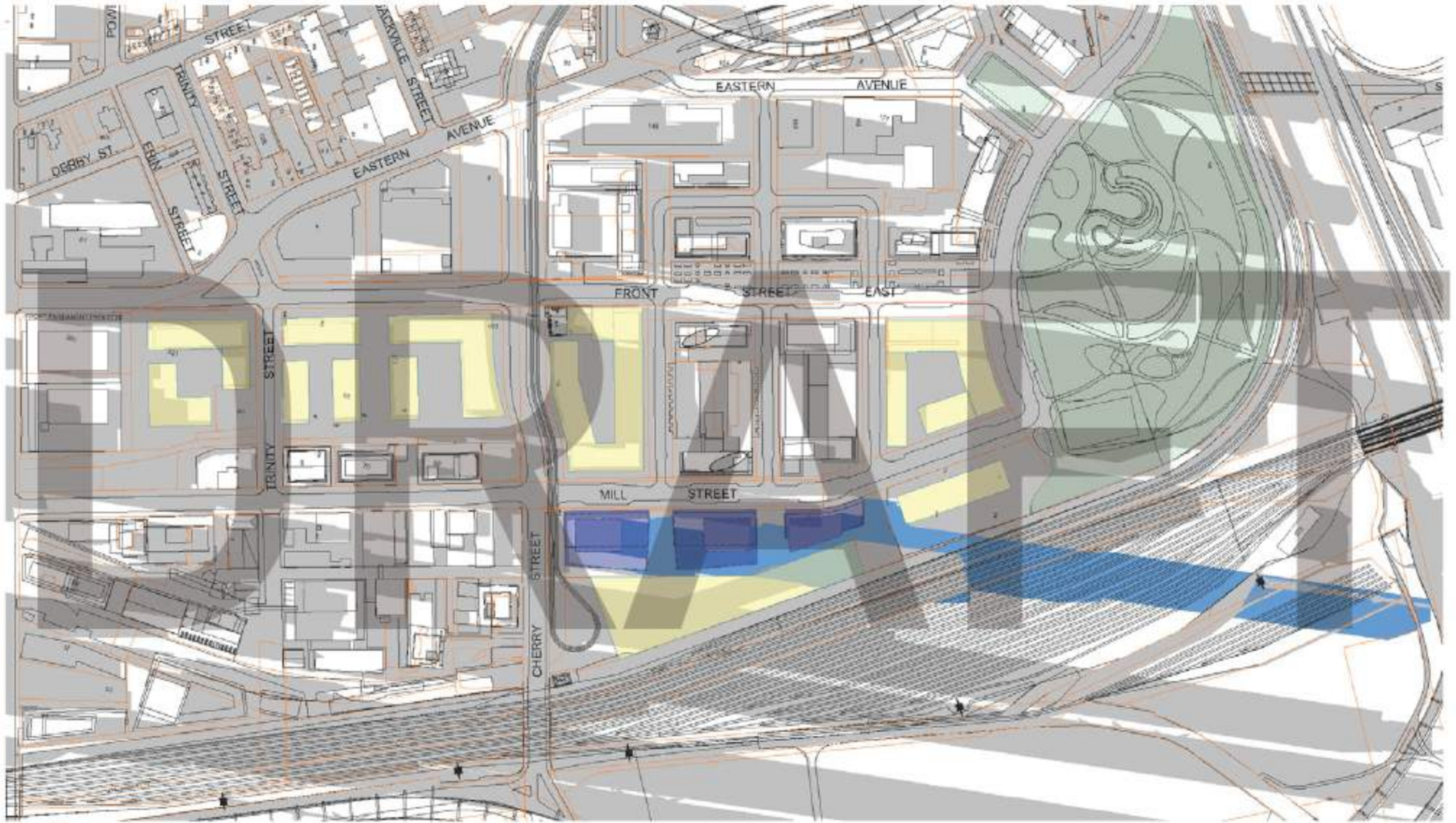
September 21 05:18 PM



WEST DON LANDS BLOCK 8

Shadow Study
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September 21 06:18 PM



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