

1. UNION STATION
2. AIR CANADA CENTER
3. TORONTO STAR
4. PIER 27
5. RED PATH SUGAR
6. SONY CENTER FOR THE PERFORMING ARTS
7. ST. LAWRENCE MARKET
8. DOMINION PUBLIC



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1.0 VISION AND PRINCIPLES

OBJECTIVES

1. Exemplary Design
2. Fine grained public streets and pedestrian networks
3. Large Central Park
4. Active transportation and recreation
5. Complete Community
6. Appropriate built-form of prominent base buildings punctuated by towers
7. Compatible Land Uses
8. Sustainability

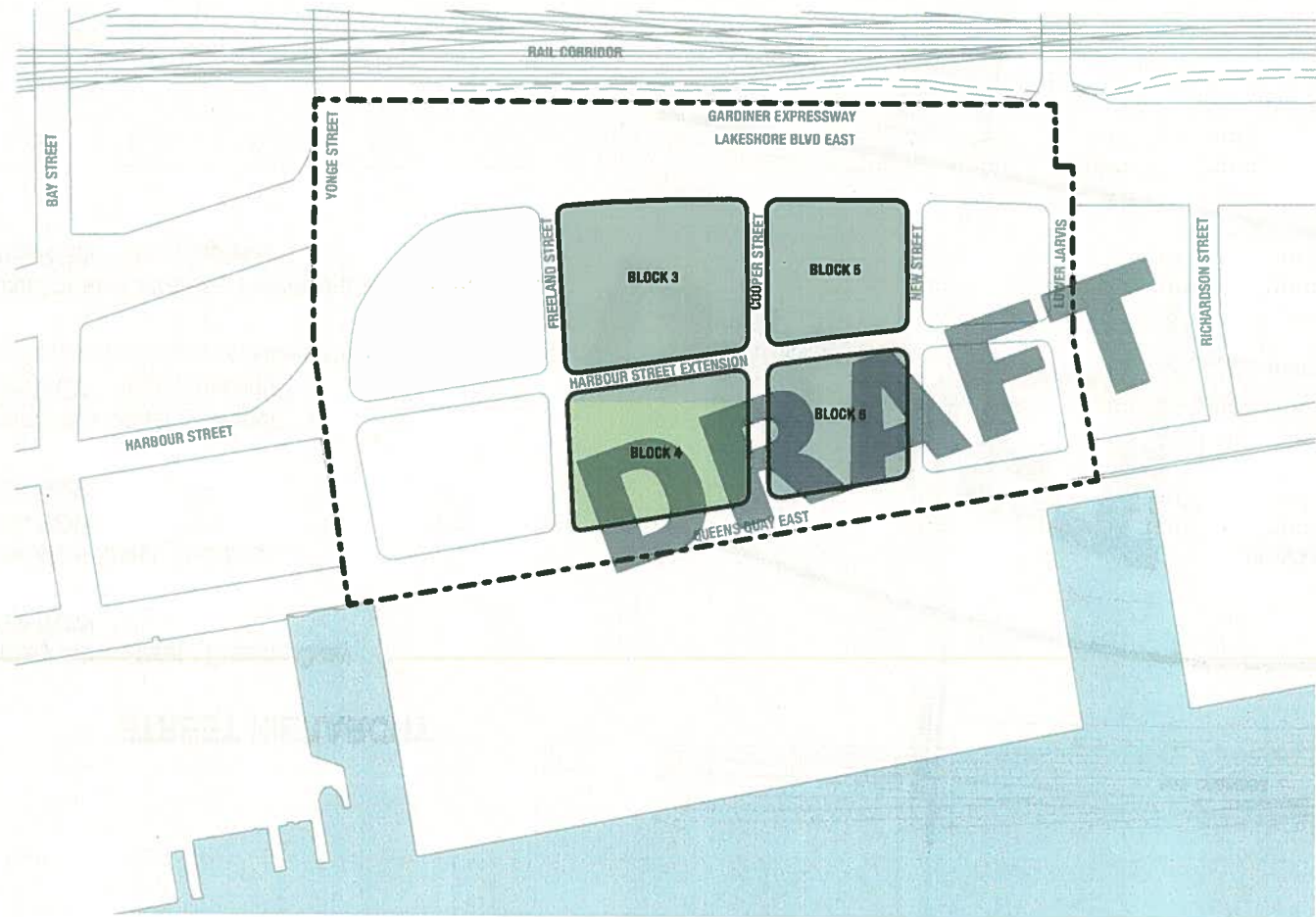
GUIDING PRINCIPLES



1. Ease of Movement
2. Accessible Public Places
3. Pedestrian Comfort
4. Diversity of Uses
5. Good Urban Form

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4.0 PUBLIC REALM

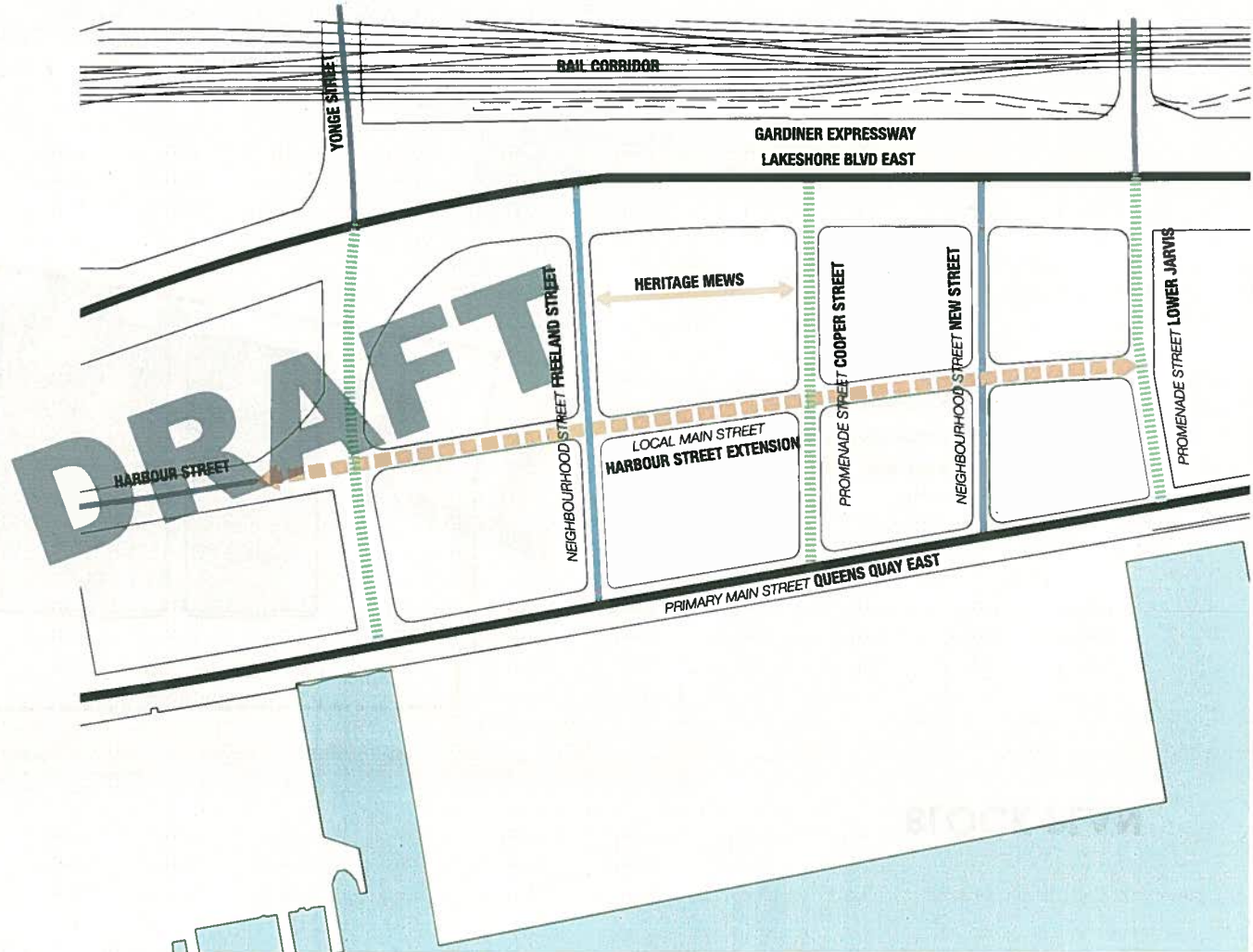
BLOCK PLAN



-  PARK AREA
-  SITE AREA
-  LOWER YONGE PRECINCT

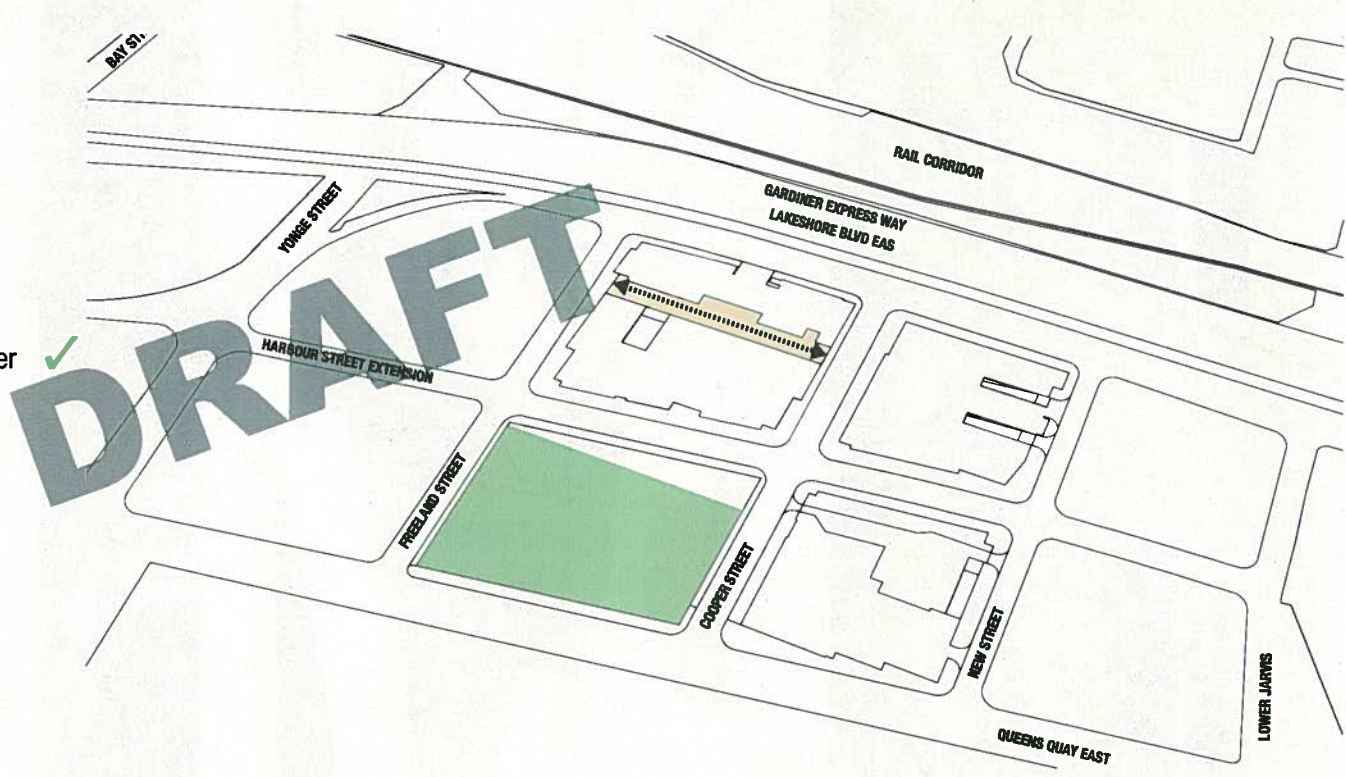
STREET HIERARCHY

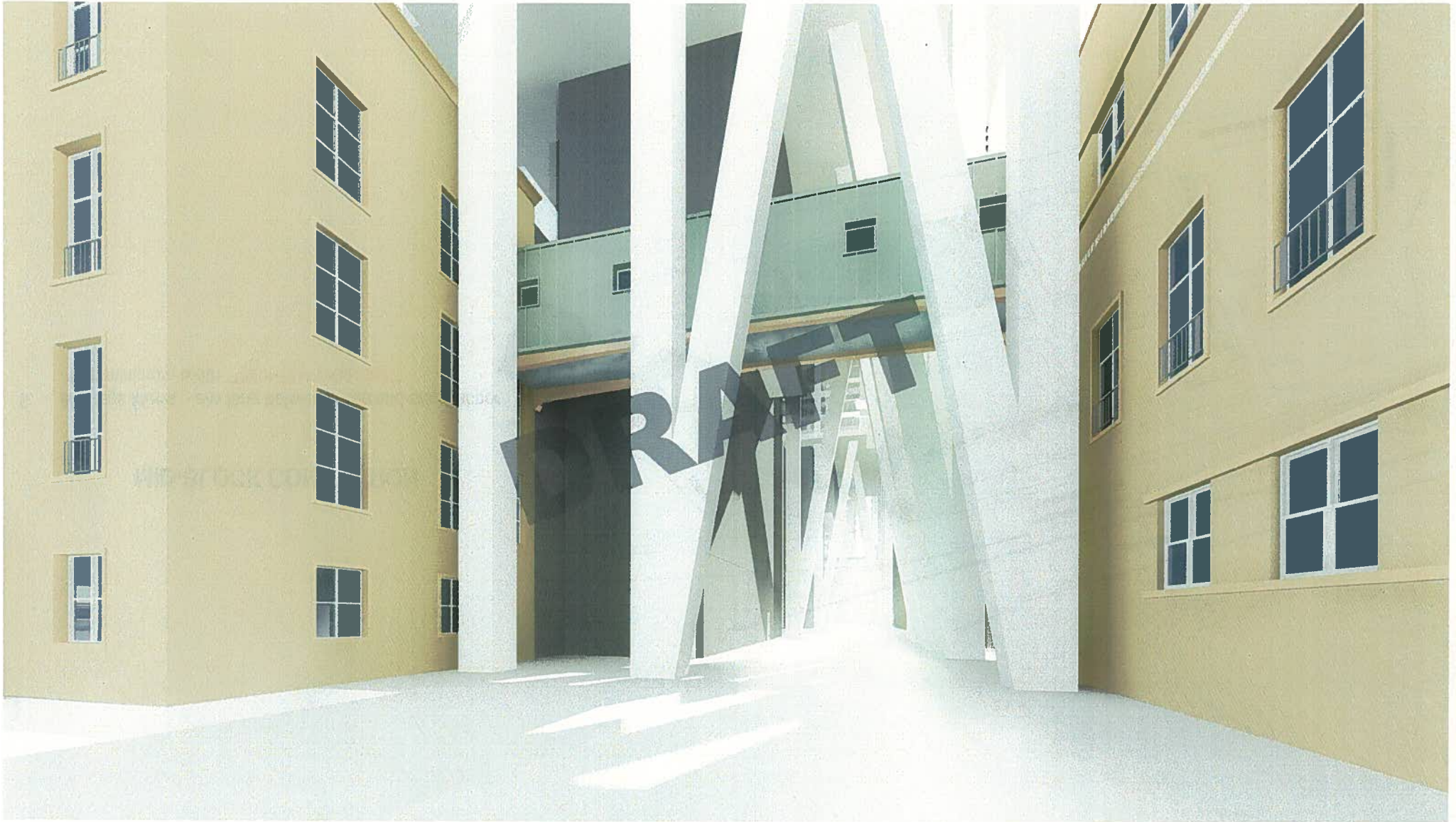
1. *Primary Main Street* _ Queens Quay ✓
-30m ROW
2. *Local Main Street* _ Harbour ✓
-27m ROW
-bike lanes
3. *Promenade Street* _ Cooper ✓
-20m ROW ****21m proposed****
-10m promenade on east side with double allee of trees
4. *Neighborhood Streets* _ Freeland and New Street ✓
-20m ROW ****19m proposed****



MID-BLOCK CONNECTION

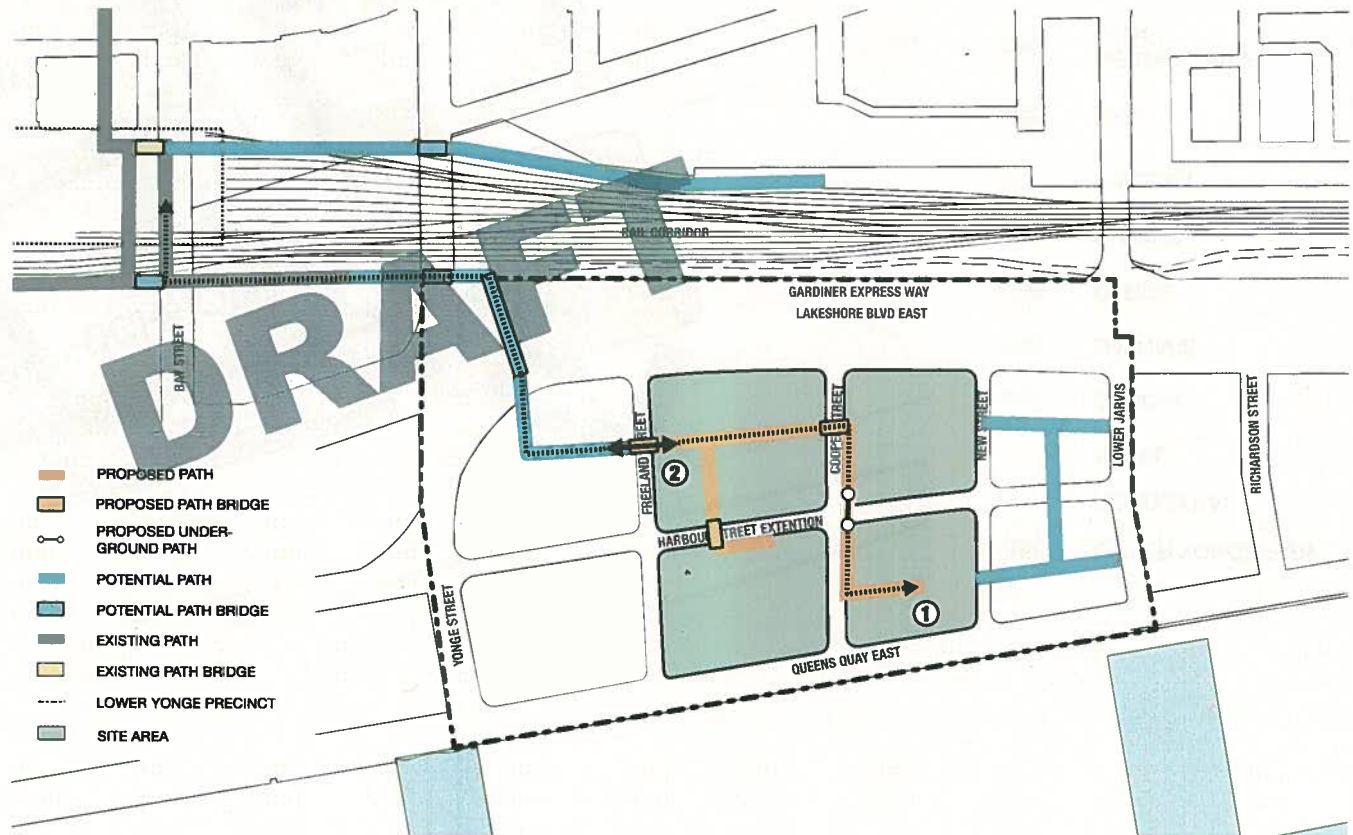
- 5. *Heritage Mews* _ e/w lane between Freeland and Cooper
-10m minimum width ****12m-18m proposed****

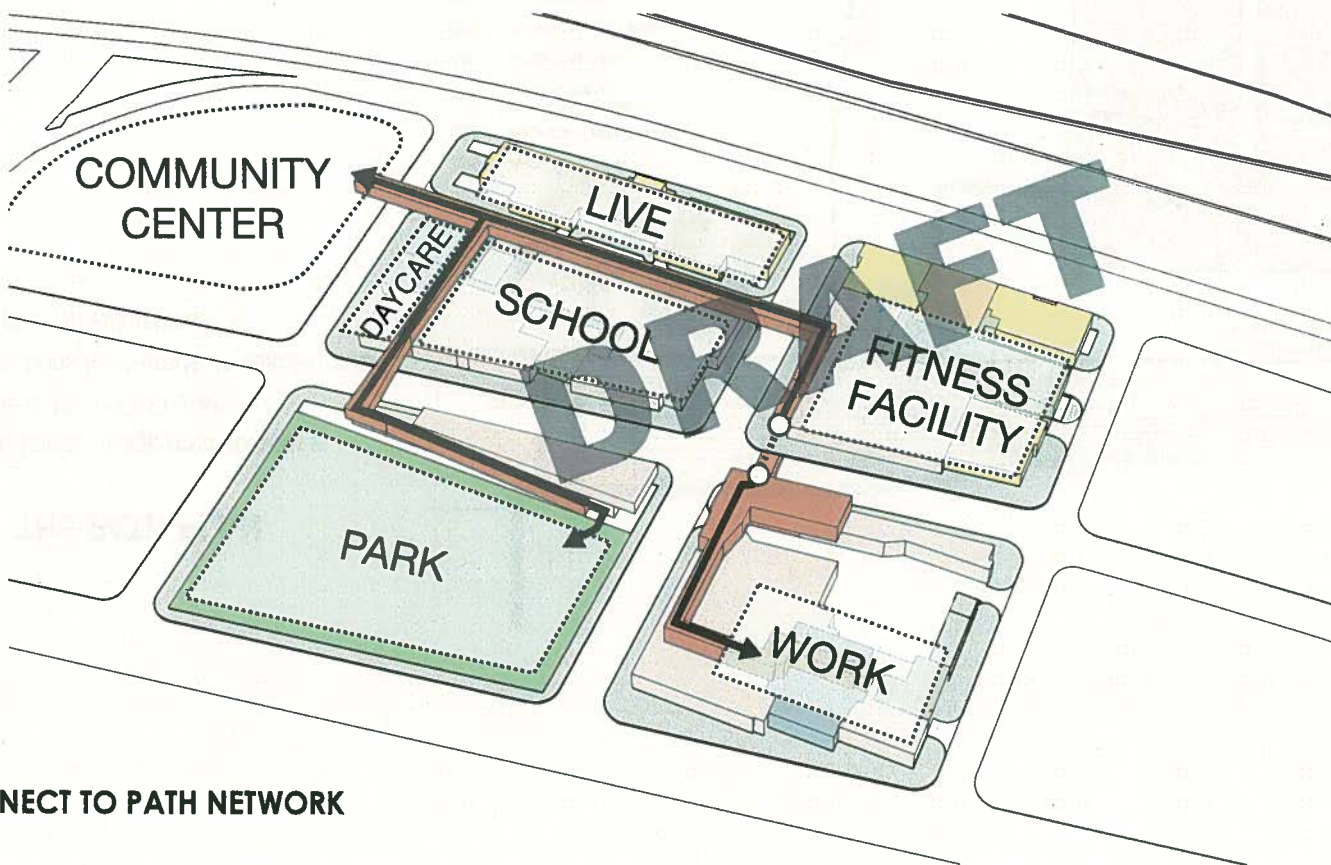




THE PATH PLAN

1. Provide the Lower Yonge precinct with a connection to the PATH network ✓
2. Limit connections to at-grade or below-grade with exception of Lakeshore ✓





- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE
- OFFICE
- AMENITY
- LOADING
- PATH
- BELOW GRADE PATH

CONNECT TO PATH NETWORK

5.0 LAND USE

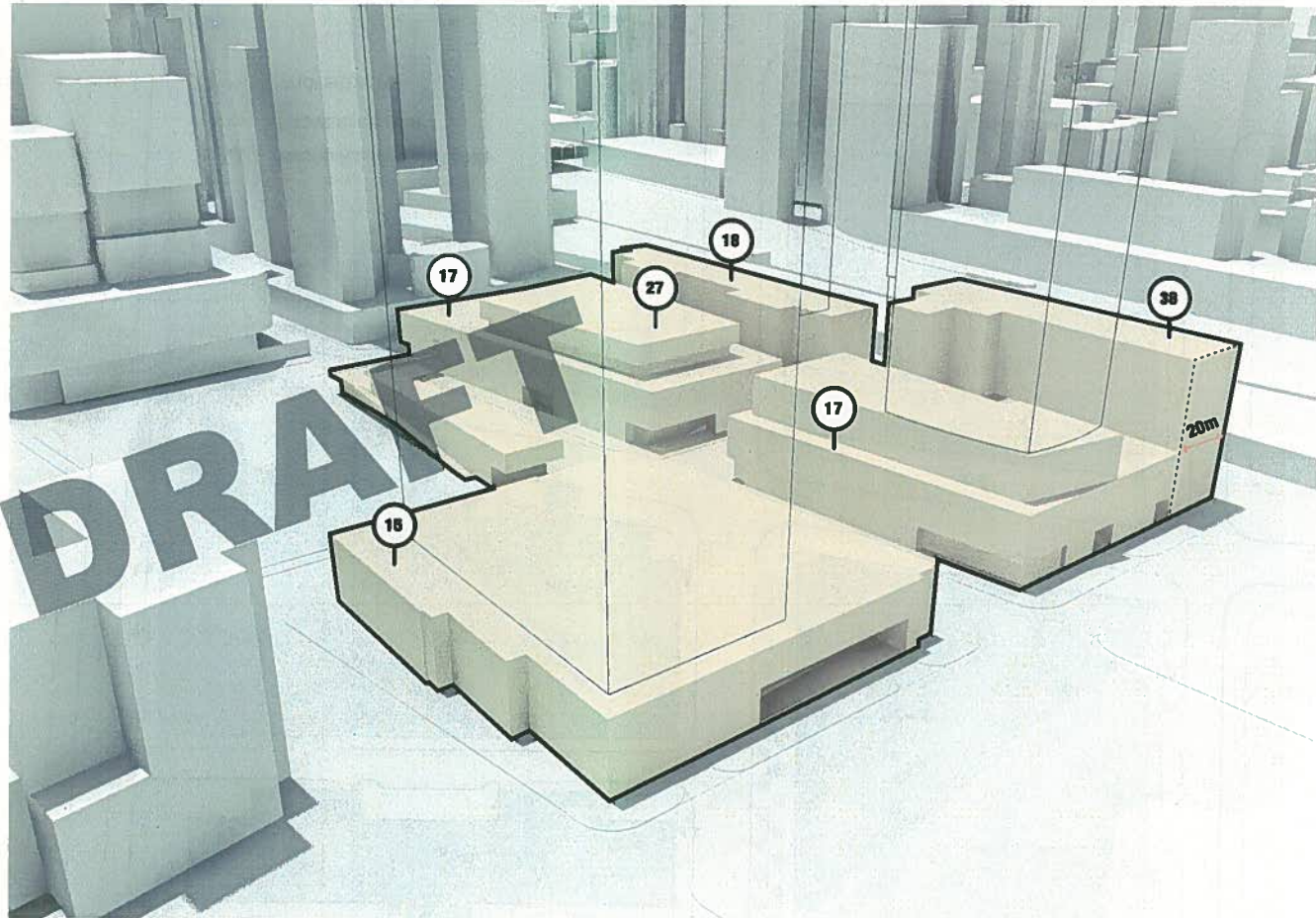
1. Provide a balance of residential and non-residential uses including employment ✓
2. 25%-40% non-residential ~~25%-40%~~ ****29% non-residential proposed**** ✓
3. Harbour Street designated as principal retail street ✓
4. Mix of residential unit sizes, tenure and affordability (5%-10%) ****5% affordable proposed**** ✓
(subject to section 37 negotiation)

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5.1 BUILT-FORM

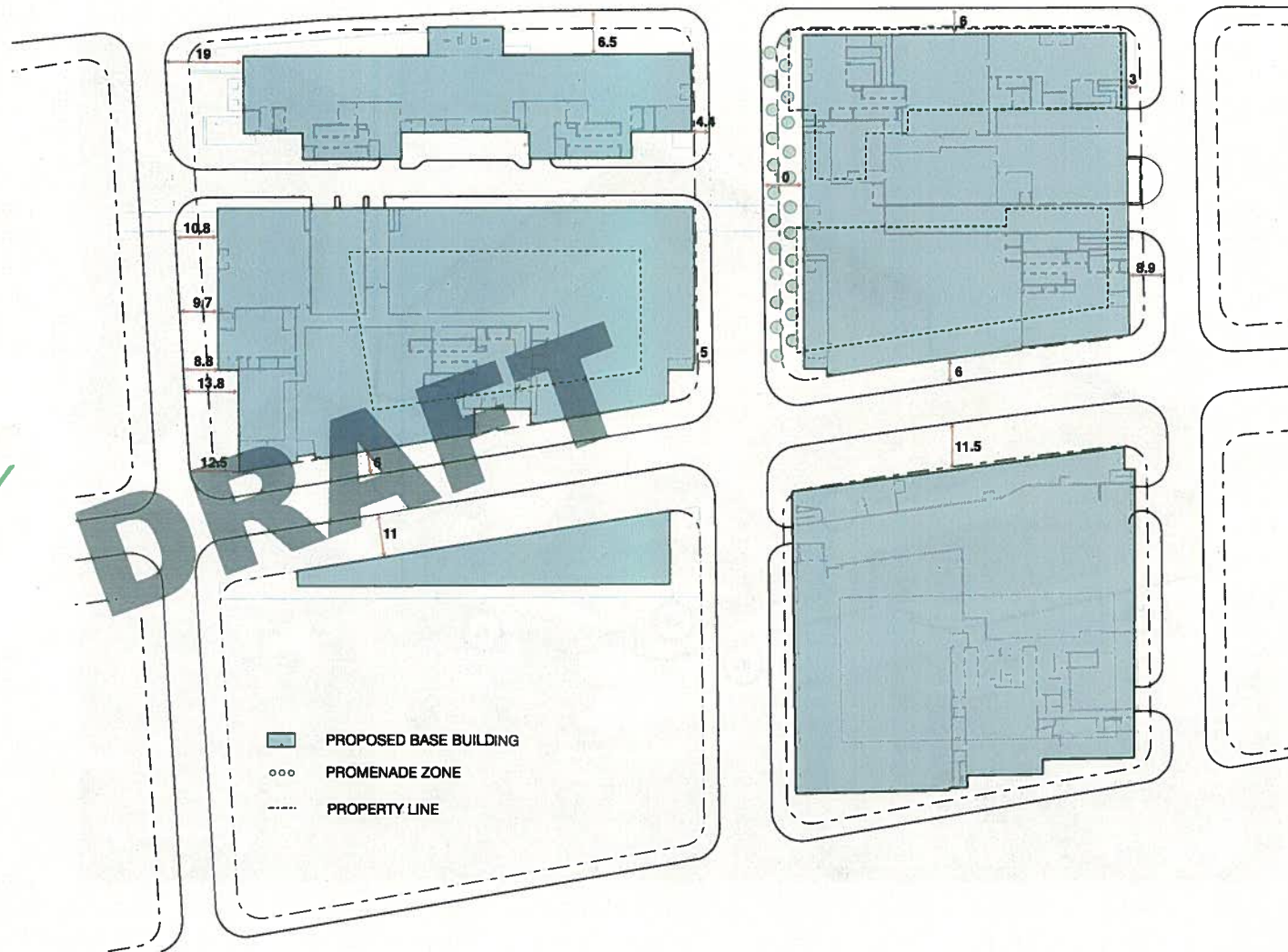
BASE BUILDINGS

1. 27m average height along Harbour and Queens Quay ✓
2. 38m maximum height and 20m width podium along Lakeshore, Block 5 ✓
3. Provide articulation to break-up massing ✓
4. Minimum of 85% of base buildings constructed within 1m of property or required setback lines ✓
5. Use base buildings to mitigate wind impact ✓
6. Continuous 3m pedestrian weather protection **2m proposed** ✓
7. Drop-offs positioned within blocks ✓



BASE BUILDINGS SETBACKS

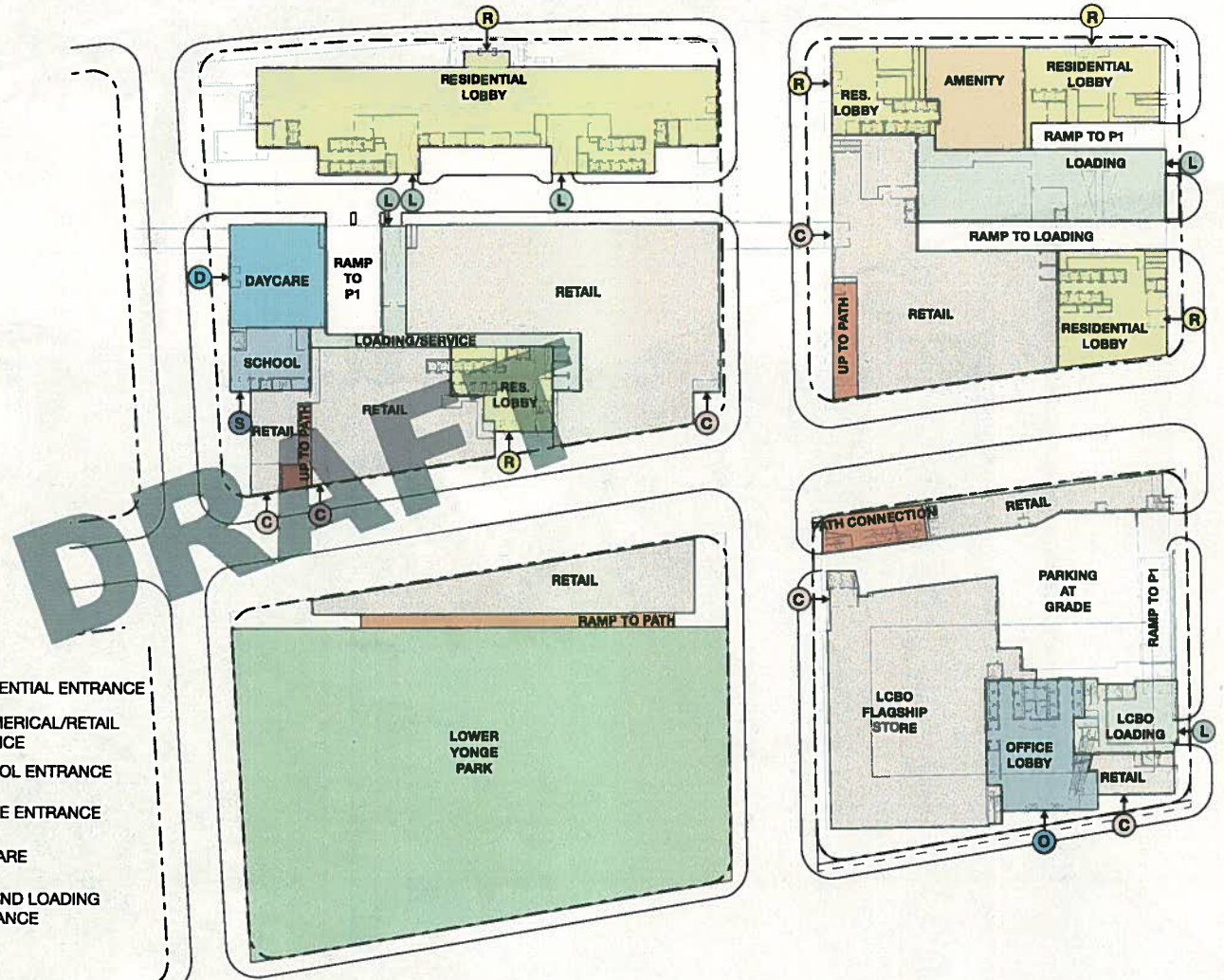
- 8. 10m base building setback East side of Cooper Street ✓
- 9. 6m setback from North side of Queens Quay ✓
- 10. 3m setback along New Street ✓



GROUND FLOOR ANIMATION

1. Provide active uses at grade such as retail, commercial, recreational, arts and building lobbies ✓
2. Retail uses should be concentrated along Harbour, Cooper and Queens Quay ✓
3. Minimum of 60% of building faces should contain retail uses ✓
4. Minimum of 80% of exterior walls to be glazed ✓
5. Minimum ground floor height of 5m
6.2m proposed ✓
6. Maximum 10m width for building lobbies
7. Provide facade articulation ✓

- (R) RESIDENTIAL ENTRANCE
- (C) COMMERCIAL/RETAIL ENTRANCE
- (S) SCHOOL ENTRANCE
- (O) OFFICE ENTRANCE
- (D) DAYCARE
- (L) GROUND LOADING ENTRANCE





View looking east on Harbour Street



View of bridge connecting the PATH and the Park on Harbour Street



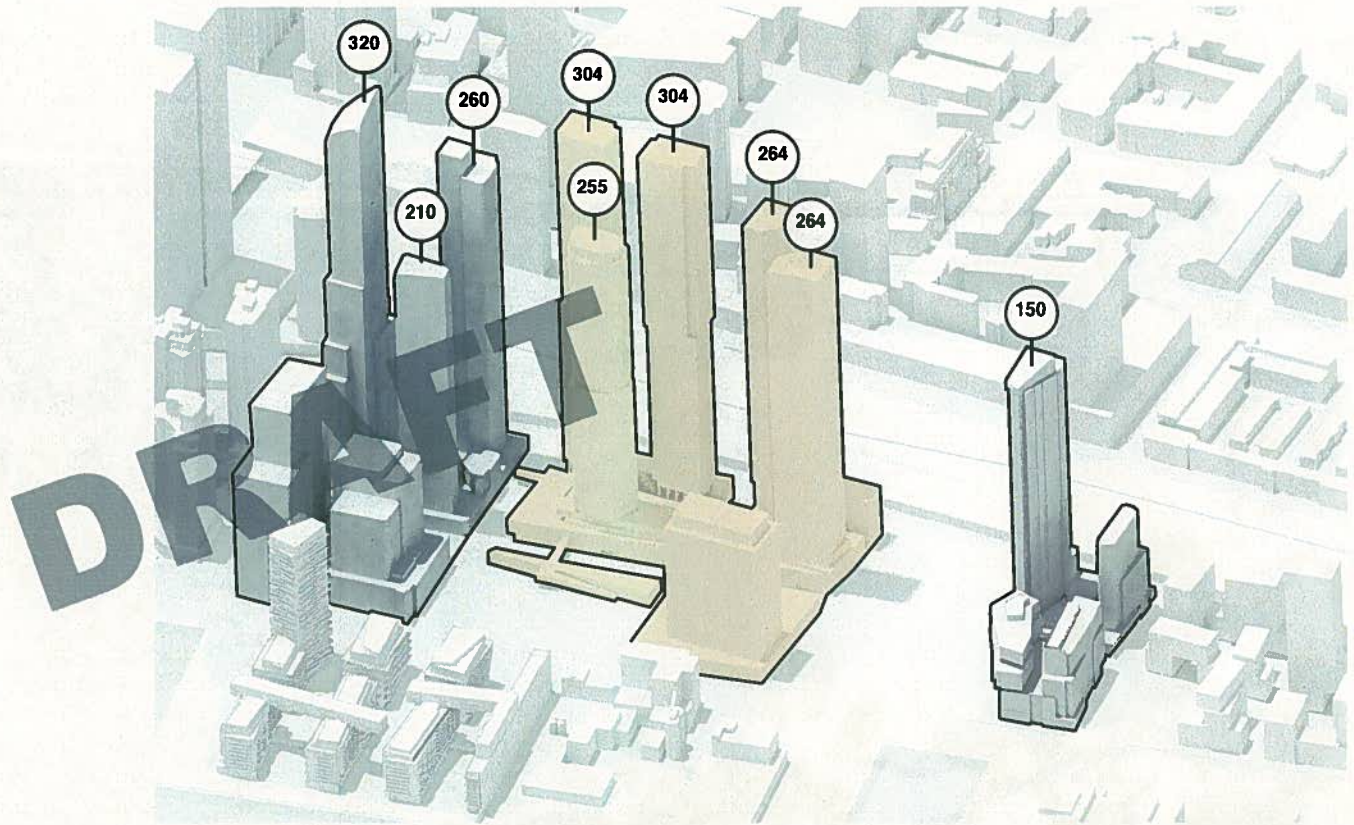
View of retail frontage on Harbour Street



View northwest on Cooper Street

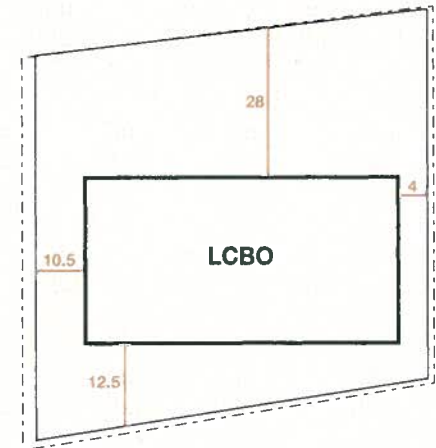
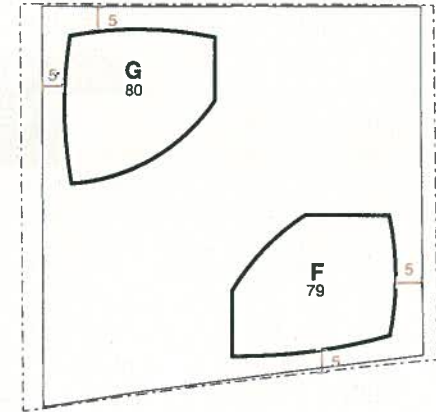
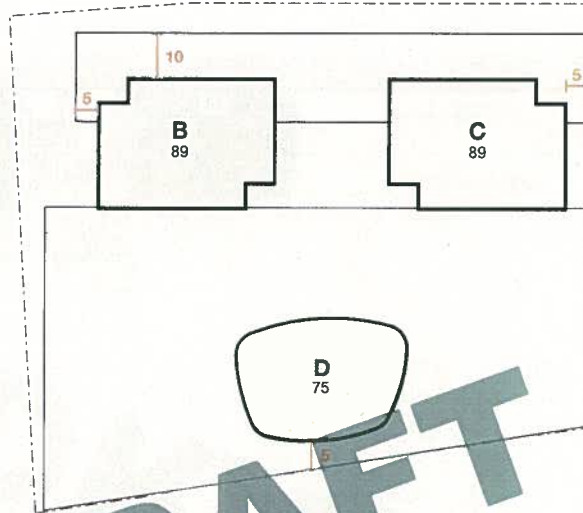
TOWER HEIGHTS

1. Provide height transition down to East Bayfront and Keating Channel precincts to the east ✓
2. Provide height transition down from Lakeshore to the the Lake ✓

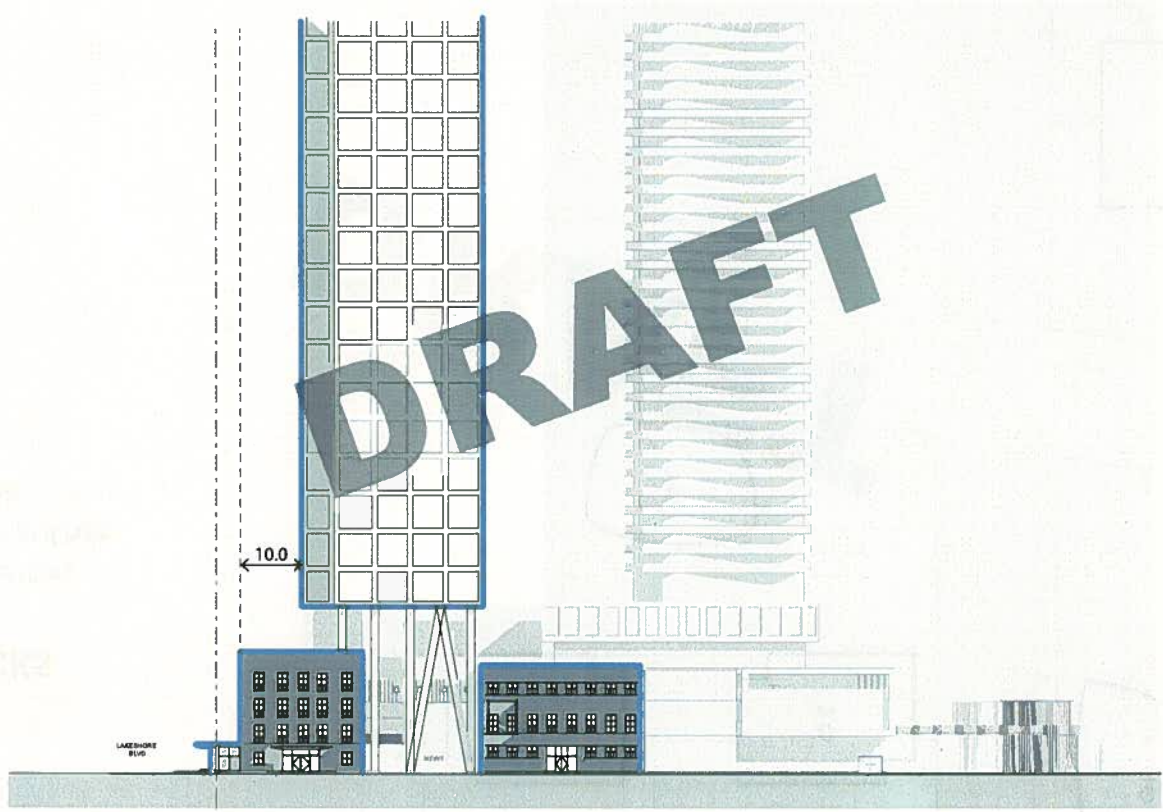


TOWER STEPBACKS

1. 5m on Harbour and Lakeshore ✓
2. 8m on Freeland, Cooper and New
3. 10m to heritage structures ✓



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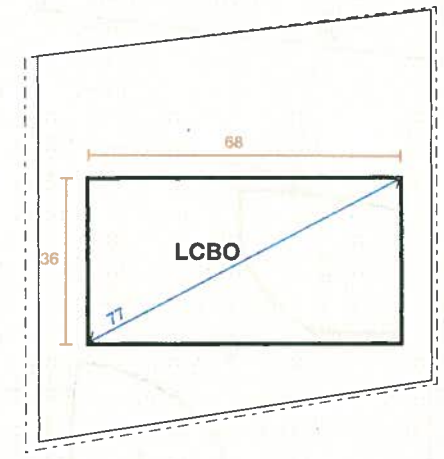
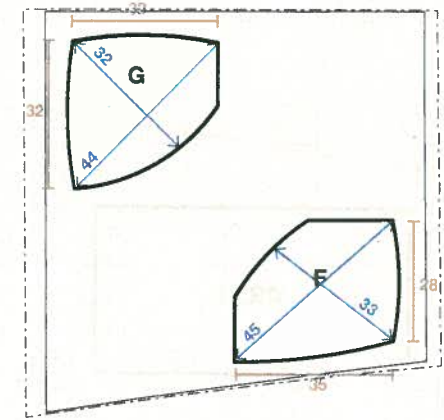
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10.0

LAKE SHORE
BLVD

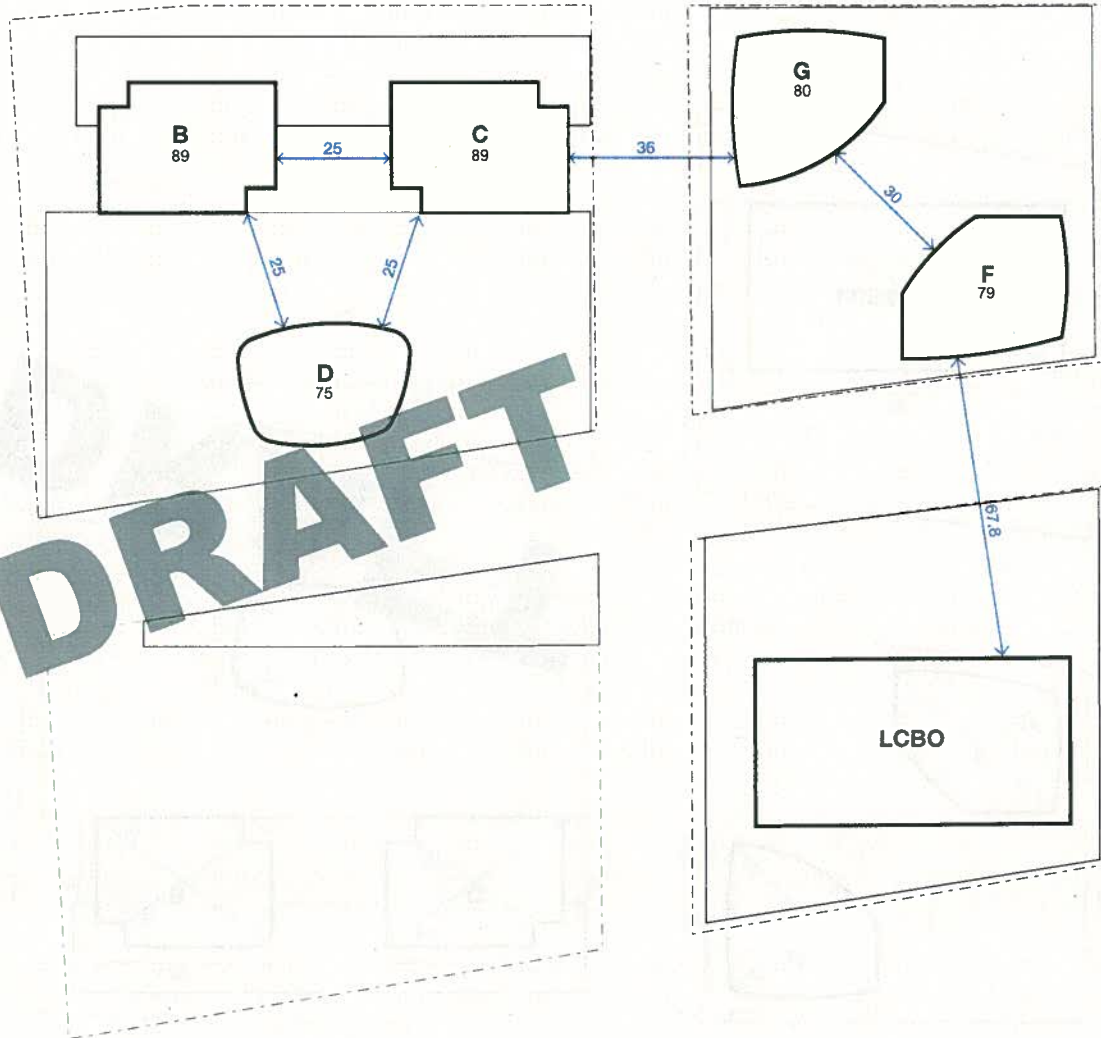
TOWER PLATES

1. 33m maximum length for residential plates
2. 42m maximum diagonal length for residential plates
3. 60m maximum length for commercial plates
4. 70m maximum diagonal length for commercial plates



TOWER SEPARATIONS

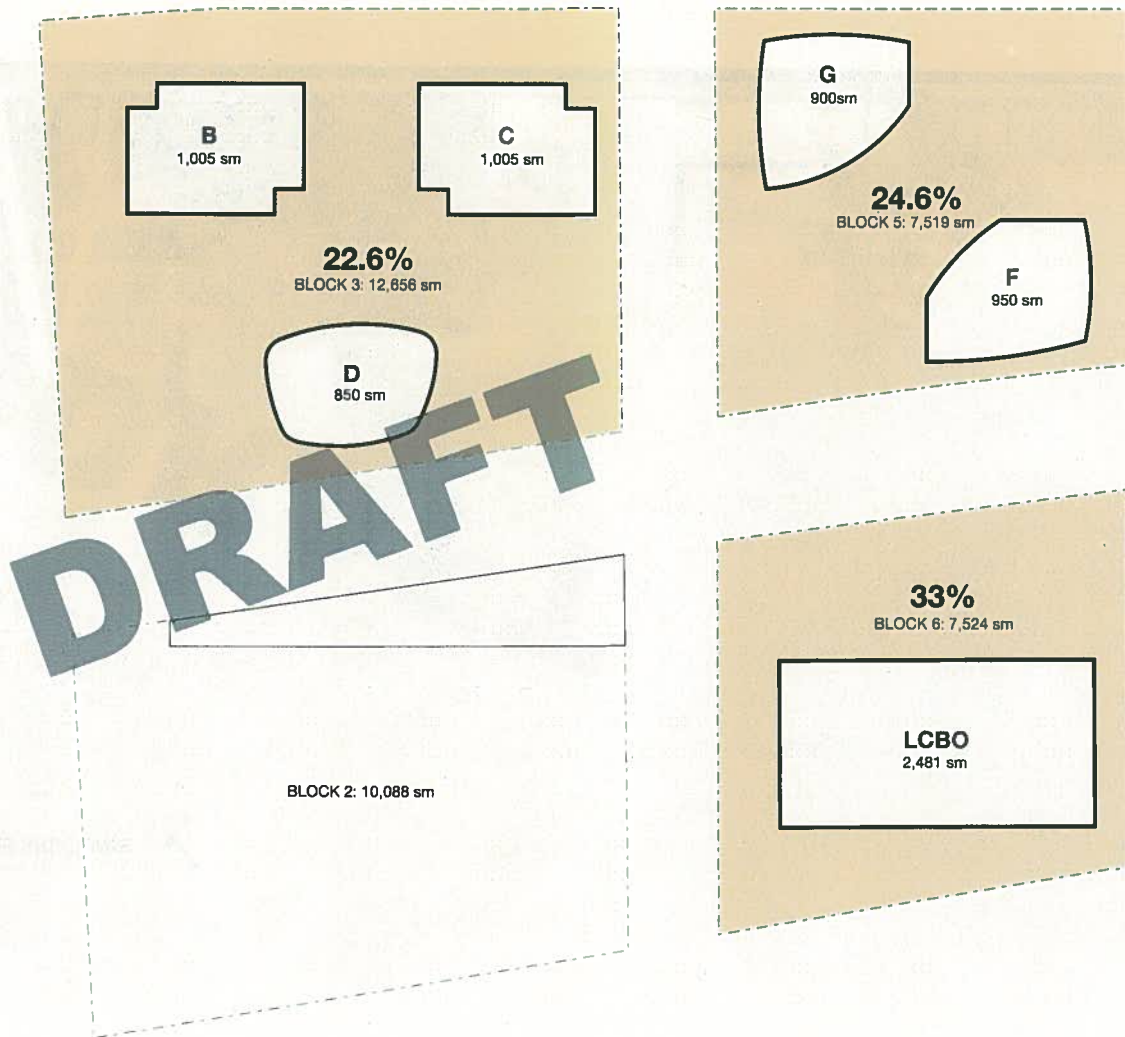
- 1. 30m minimum separation between towers



TOWER AREA RATIO

(total tower plate area above base building / total area)

1. TAR North of Harbour Street max 20% - Lower Yonge Precinct Plan
2. TAR South of Harbour Street max 35% - Lower Yonge Urban Design Report ✓



HERITAGE BUILDINGS

1. Preserve legibility of three-dimensional quality of heritage structures ✓



Block 4 west elevation along Freeland Street



View of Block 4 west elevation along Freeland Street

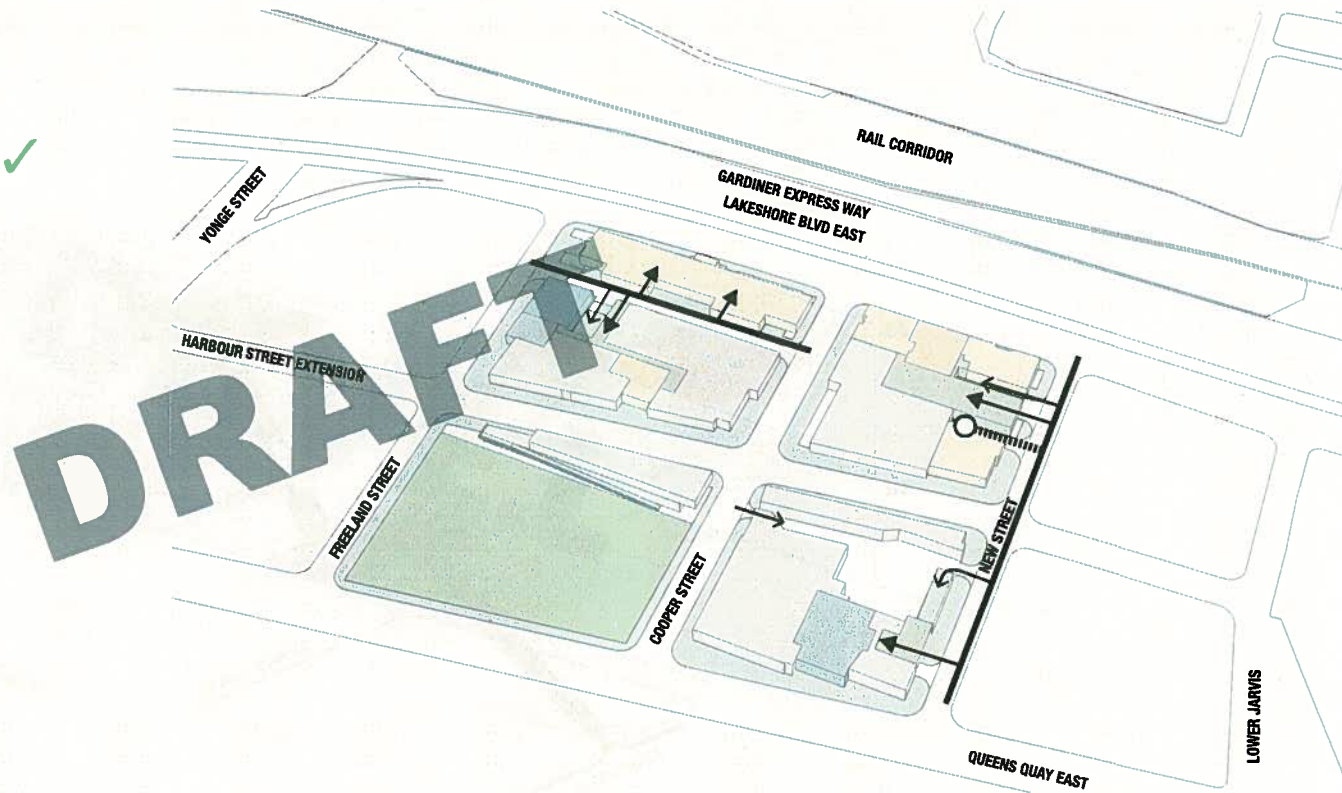


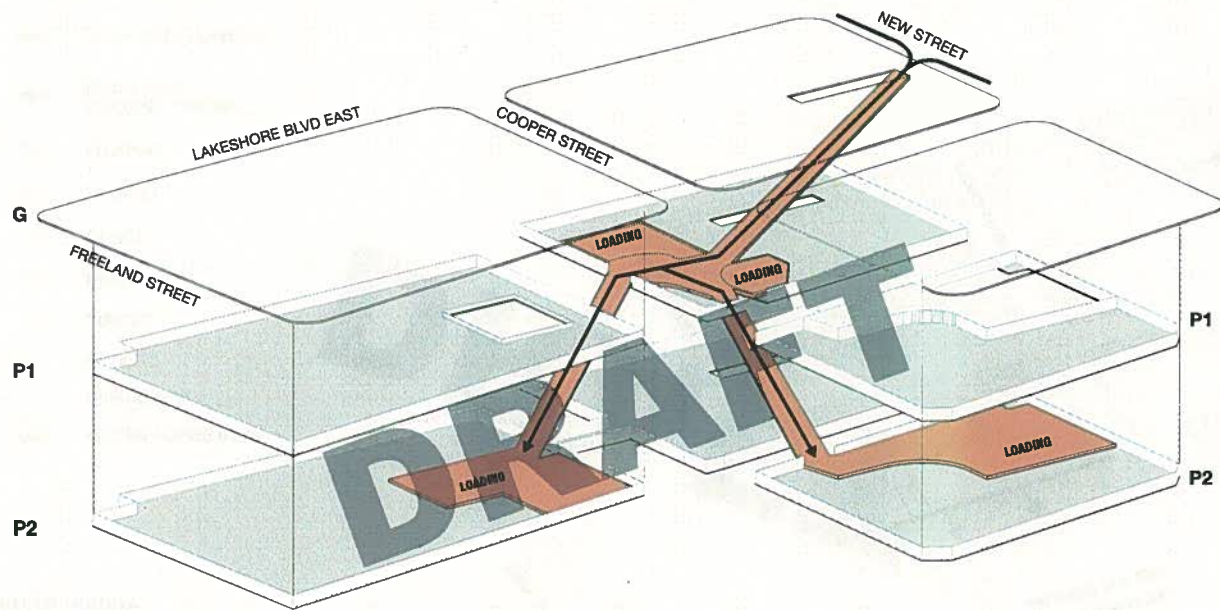
View looking south on Freeland Street, from Lake Shore

PARKING AND LOADING

1. Loading access limited to Freeland and New Street ✓
2. Limit width to 6m and minimize number ✓

- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE
- OFFICE
- AMENITY
- LOADING
- GROUND LOADING ENTRANCES
- PARKING ENTRANCES
- BELOW GRADE LOADING





UNDERGROUND LOADING

6.0 COMMUNITY SERVICES AND FACILITIES

1. Provide a new school and daycare with direct adjacency to the park ✓

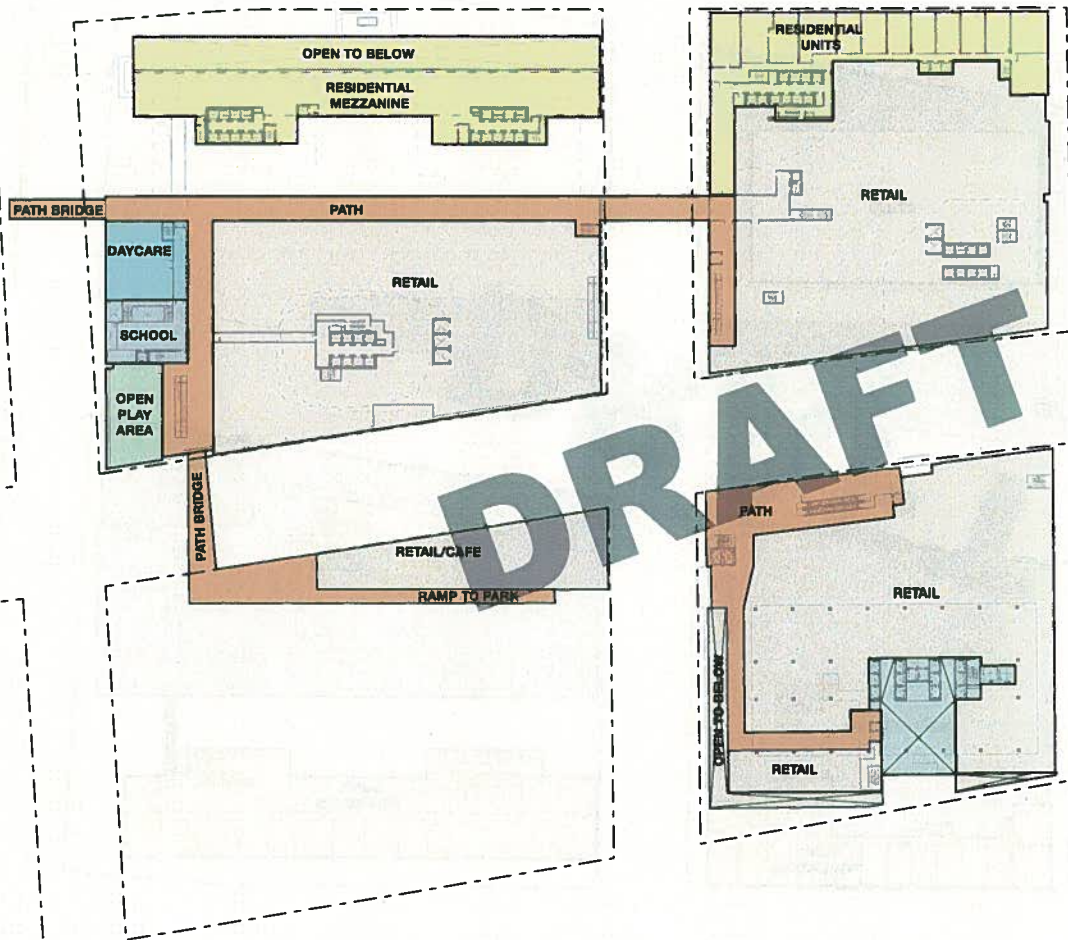
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NEIGHBORHOOD
PROGRAMS

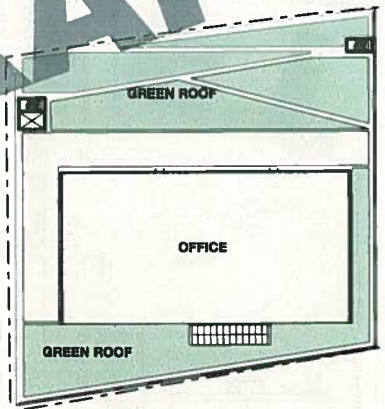
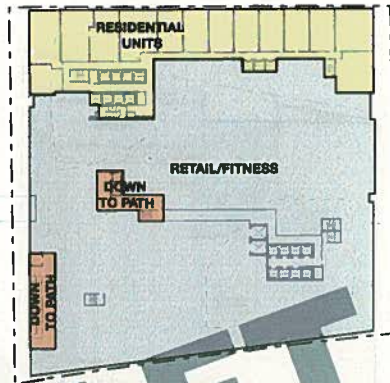
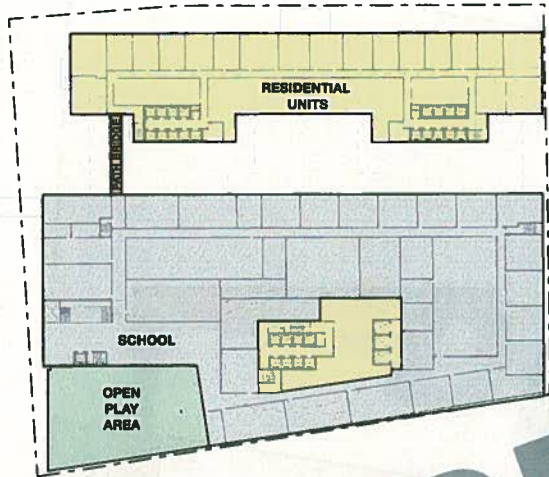
TRADITIONAL NEIGHBOURHOOD



SECOND LEVEL PLAN



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THIRD LEVEL PLAN

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SECOND LEVEL PLAN



View of daycare outdoor play area



Block 3 west elevation along Freeland Street



Institute of Contemporary Art,
Boston, US

Sperone Westwater Gallery
New York, US



Gallery of Cultural Center
Sjørdal



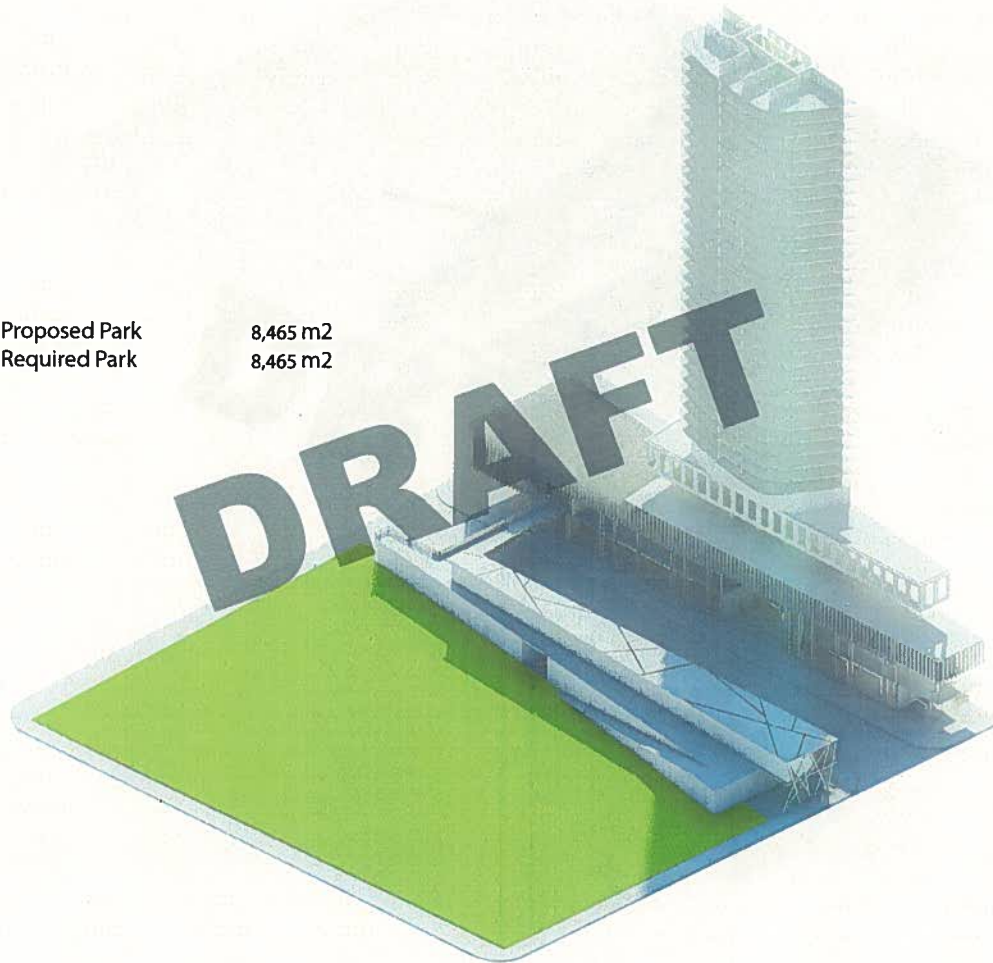
Center of Brain,
Behavior and Metabolism
Lubeck, Germany

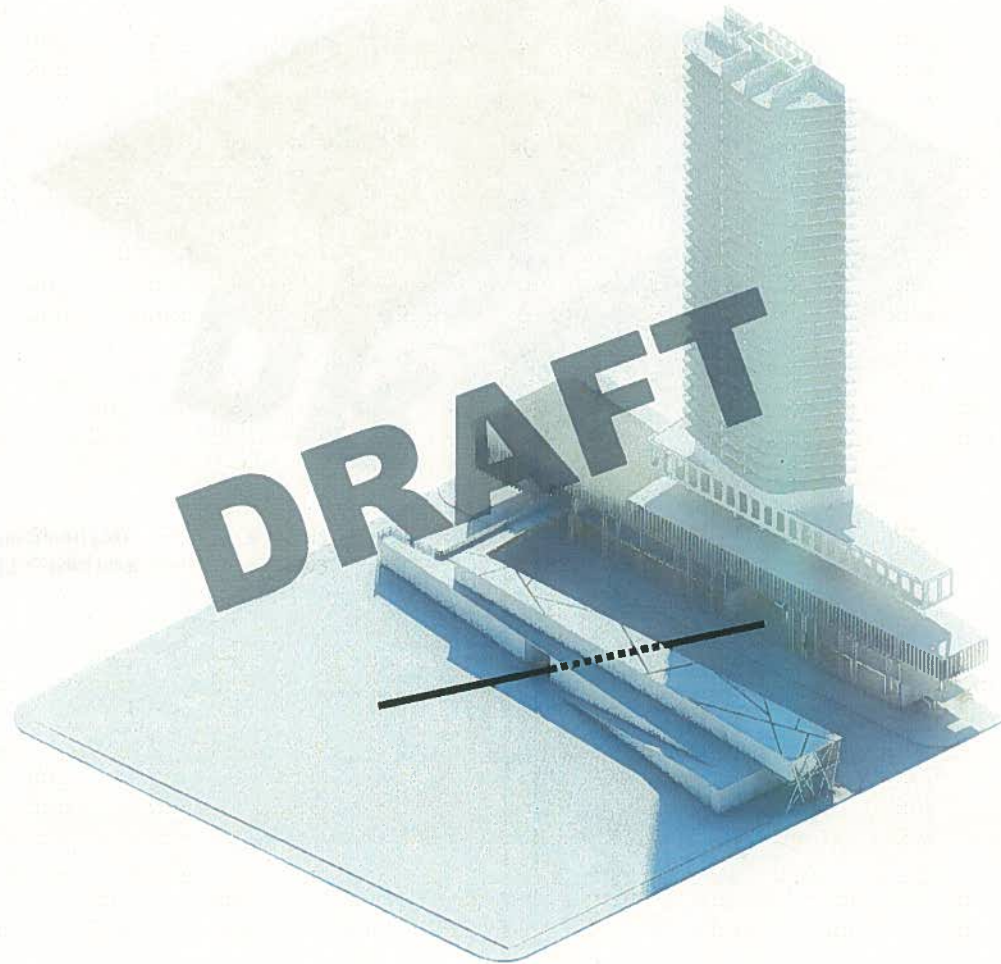


Erasmus University
Rotterdam, Netherlands

Proposed Park
Required Park

8,465 m²
8,465 m²





Path & Park
Connection on 2nd Fl
Bridge over Harbour St



PROGRAMME

- Restaurant / Cafe
- Retail

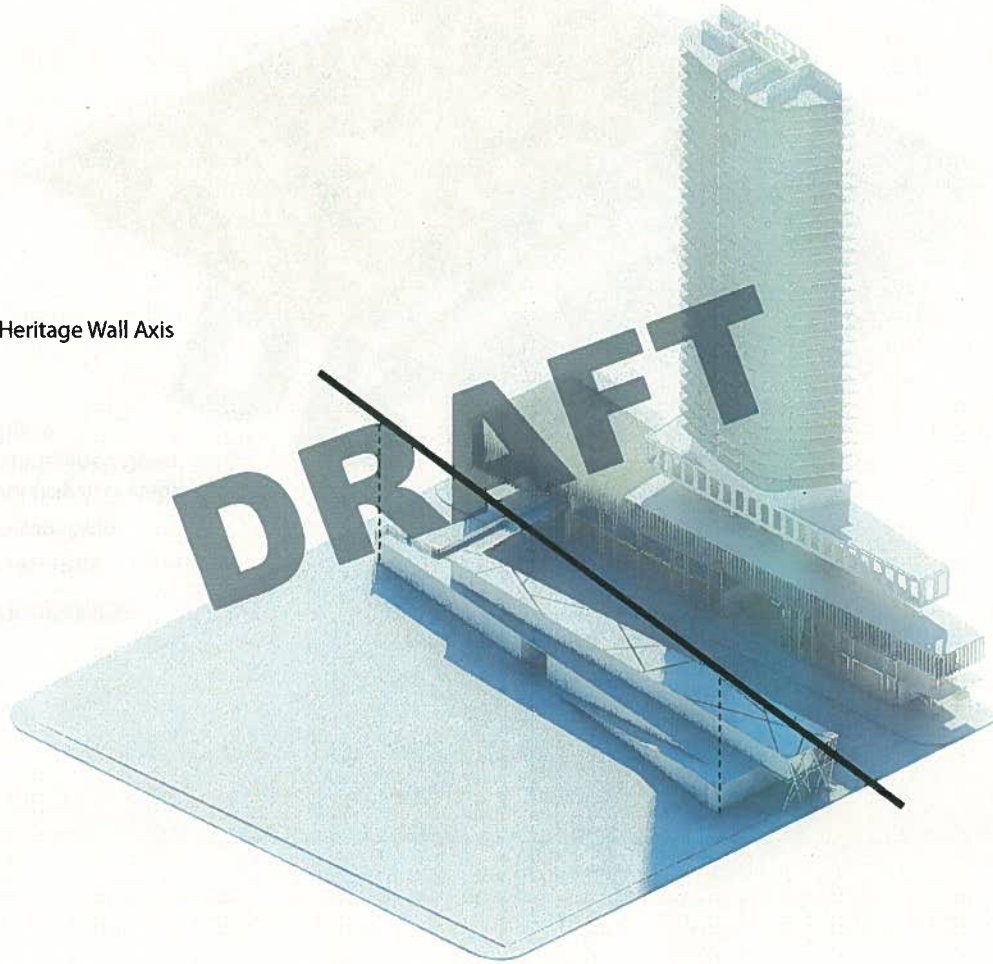


OUTDOOR SPACES

- Public Park
- Private Patio
- Publicly Accessible
Landscaped Open
Space



Heritage Wall Axis

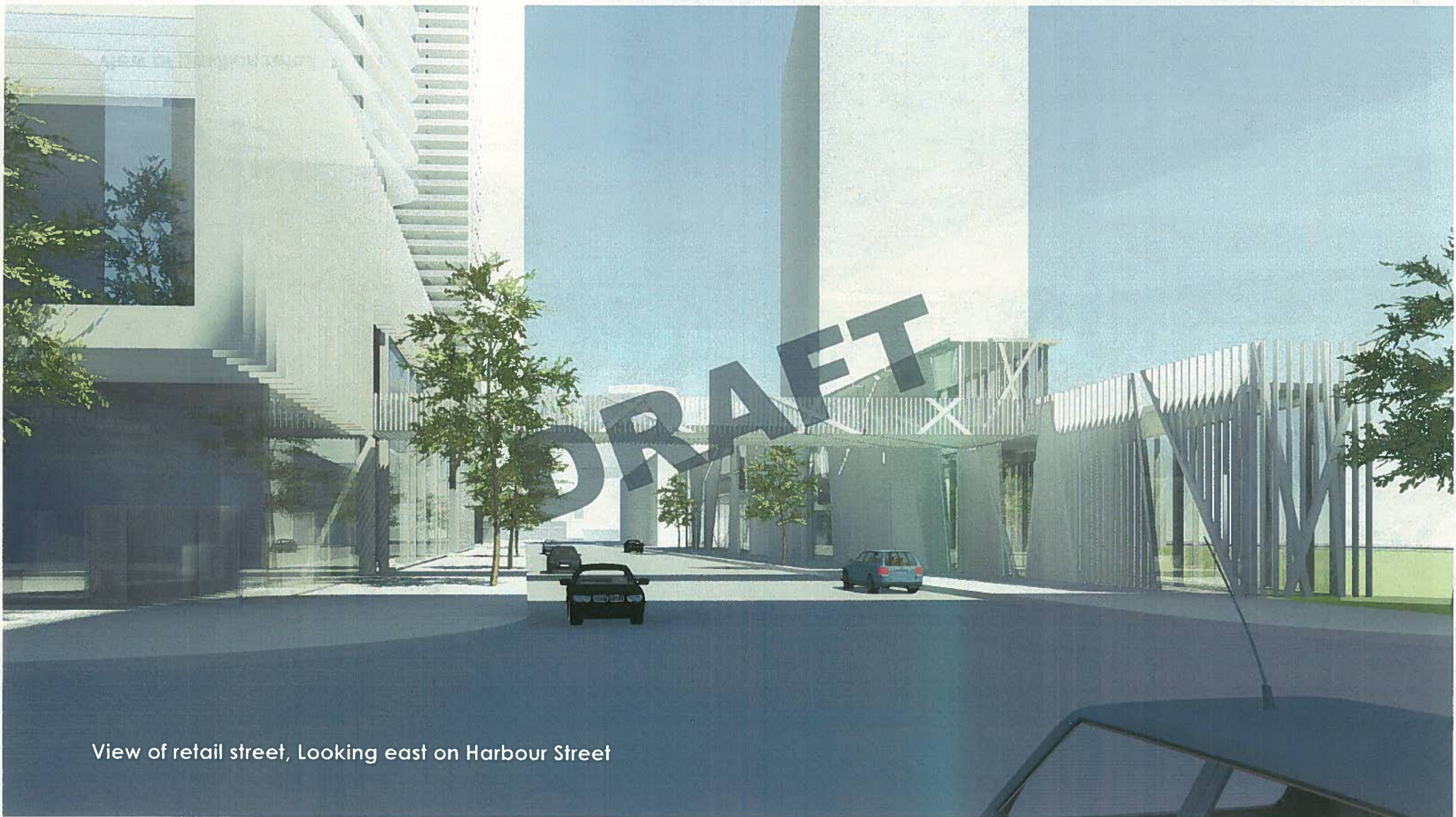




View of bridge connecting the PATH and the Park



View looking northwest on on Cooper Street



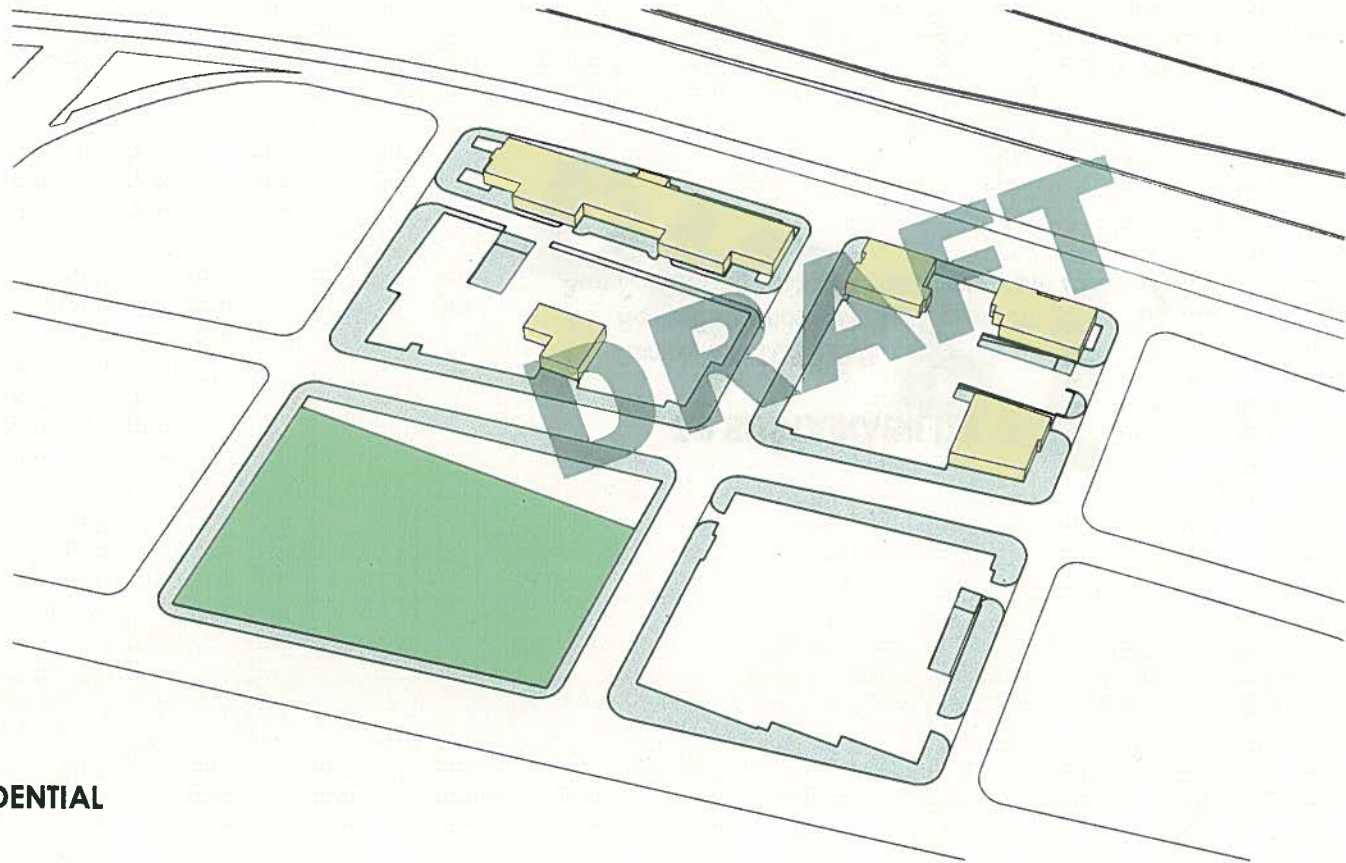
View of retail street, Looking east on Harbour Street



View of pavillon retail

7.0 SUSTAINABILITY

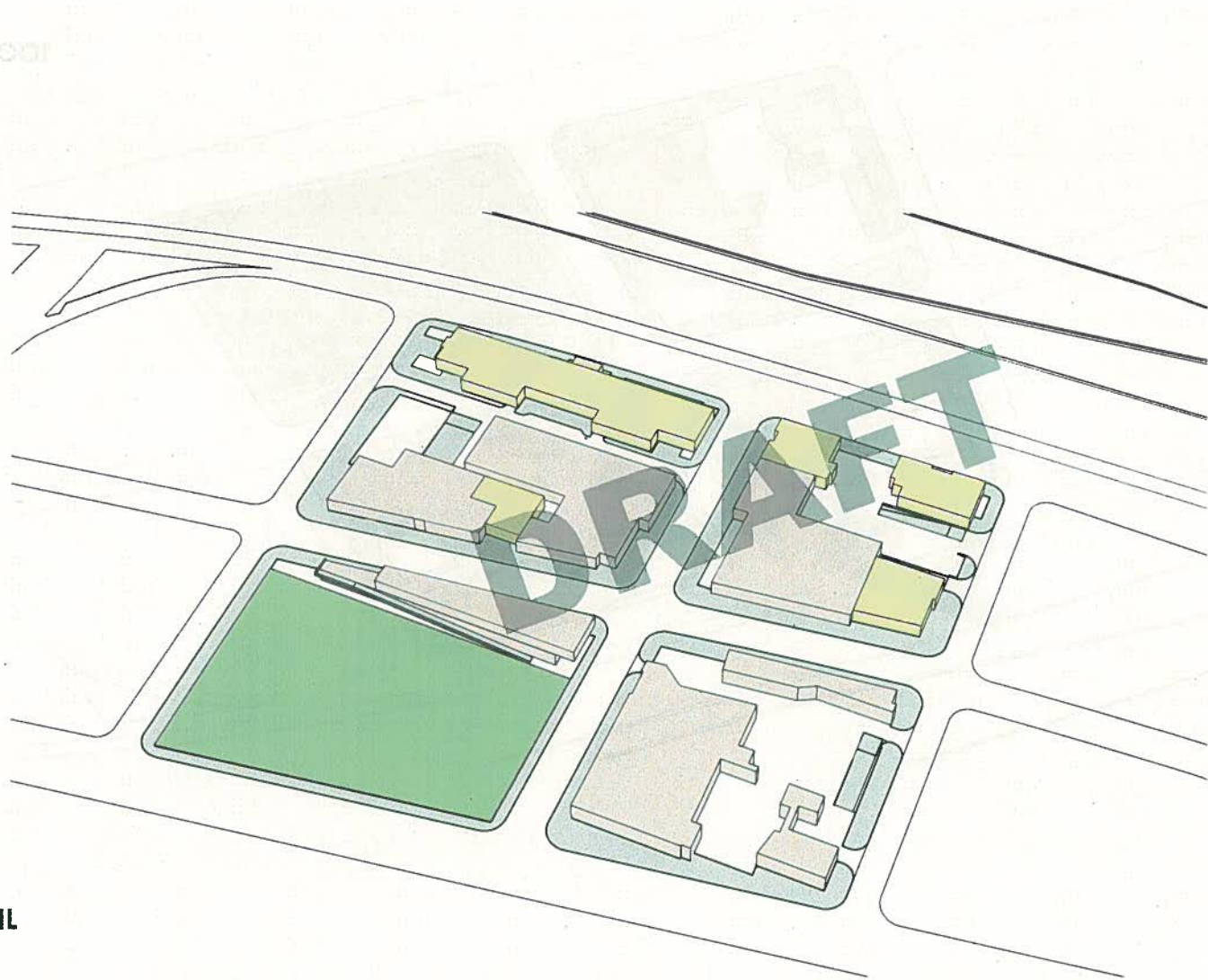
1. Comply with TGS Tier 2 ✓
2. Residential window/wall ratio maximum 60% ✓
3. Commercial window/wall ratio maximum 75% ✓



- LOWER YONGE PARK
- RESIDENTIAL

RESIDENTIAL

SCHOOL



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL

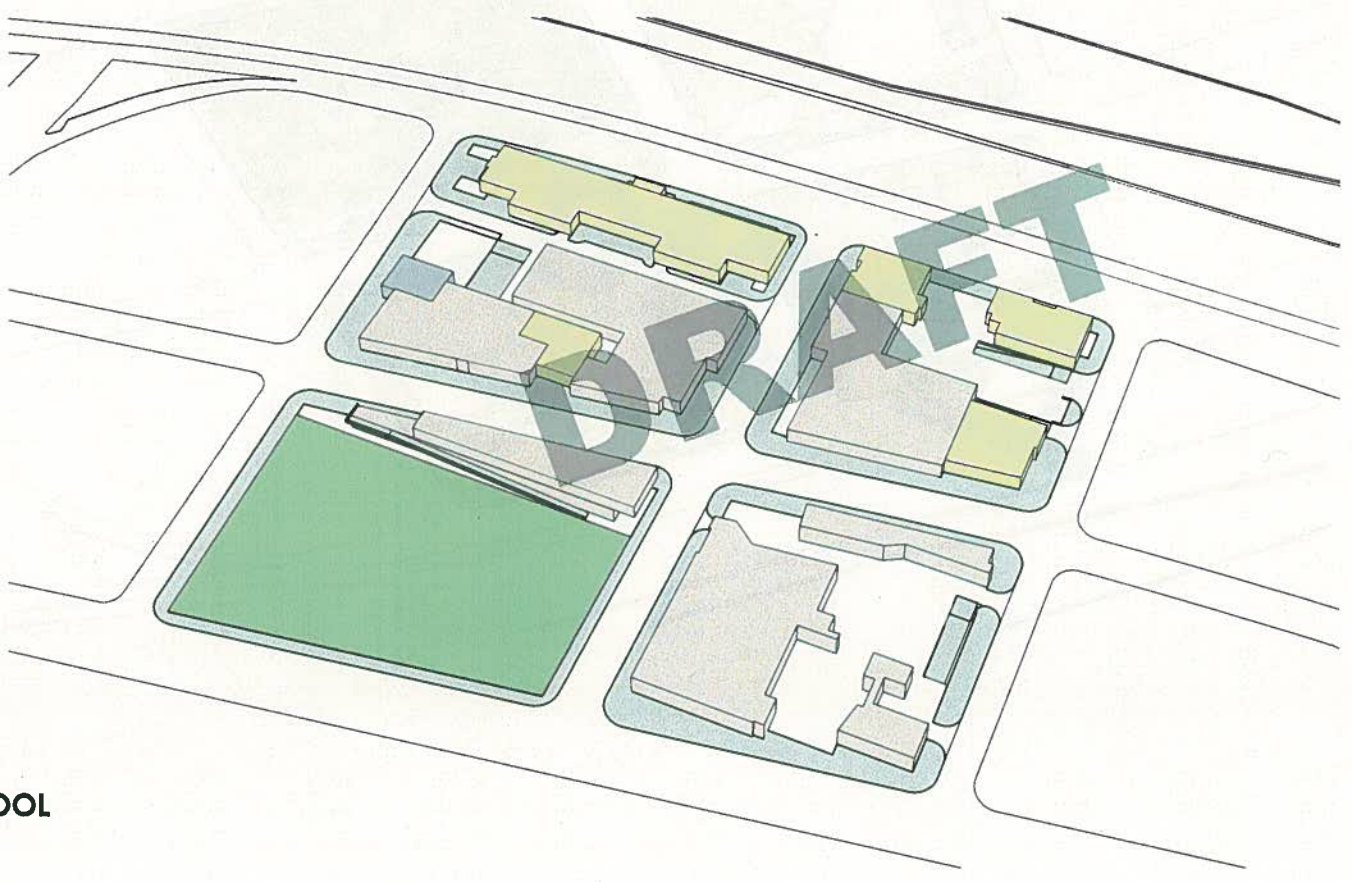
RETAIL

WEST

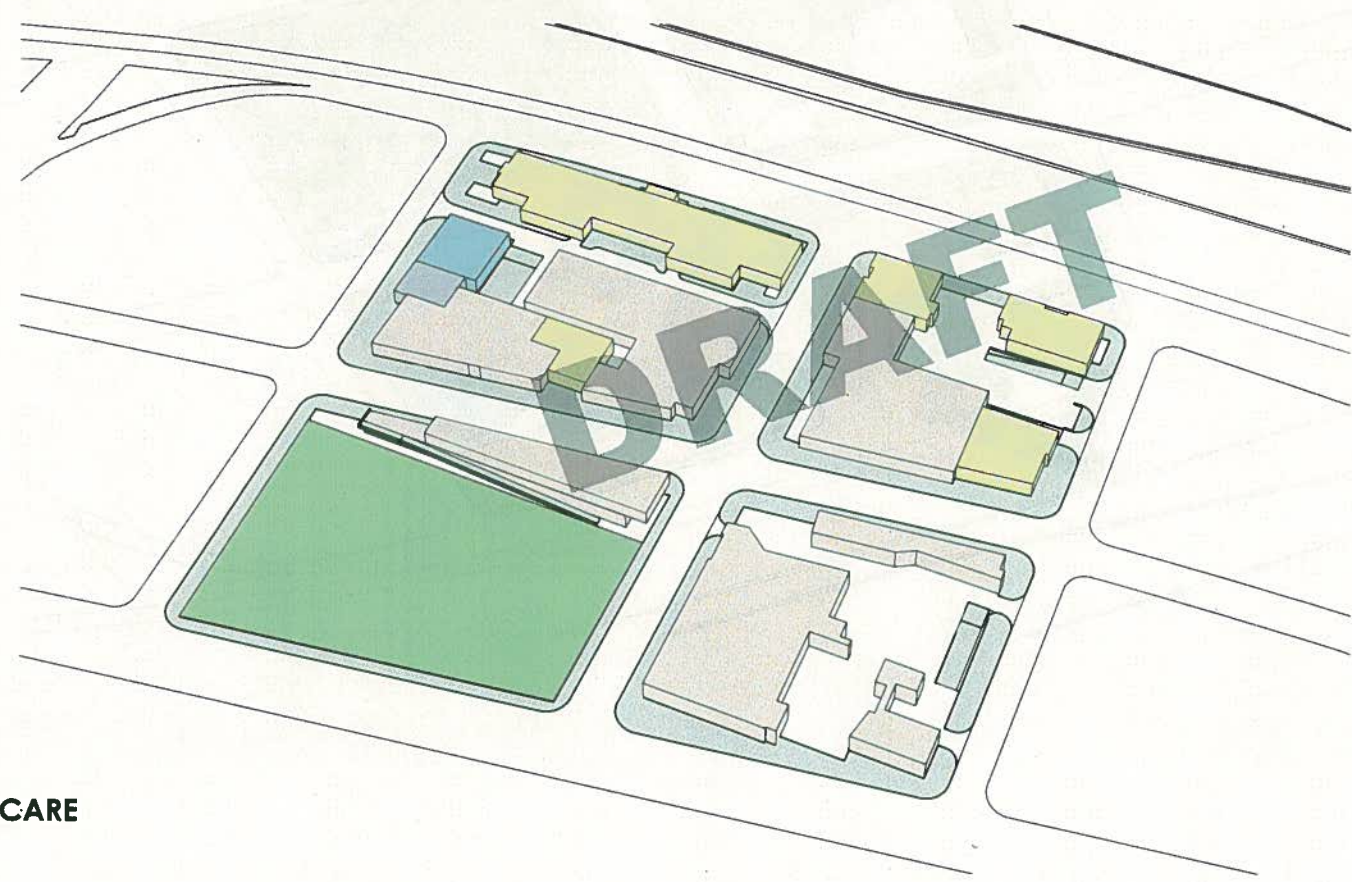
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- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL

SCHOOL



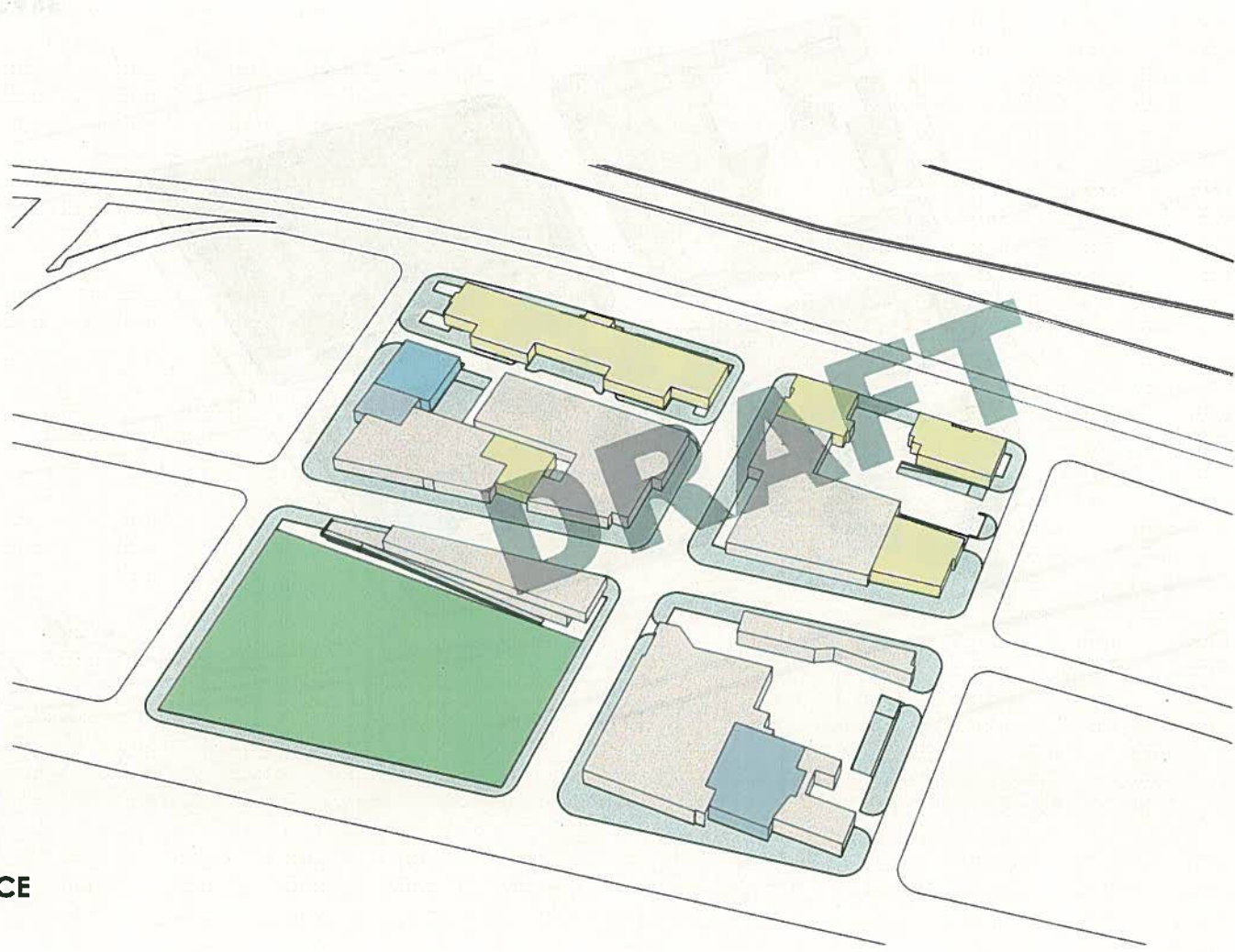
OFFICE



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE

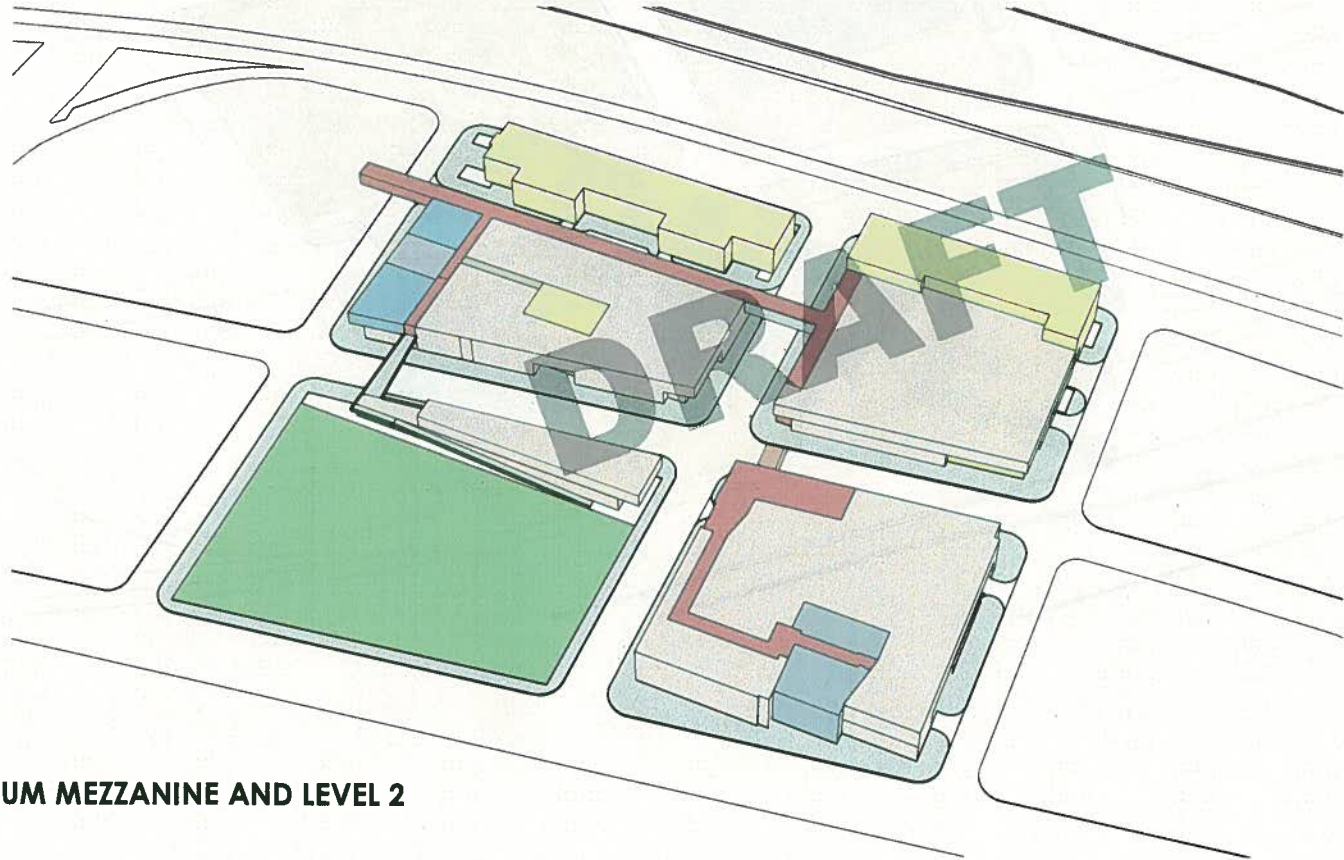
DAYCARE

07/10/16



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE
- OFFICE

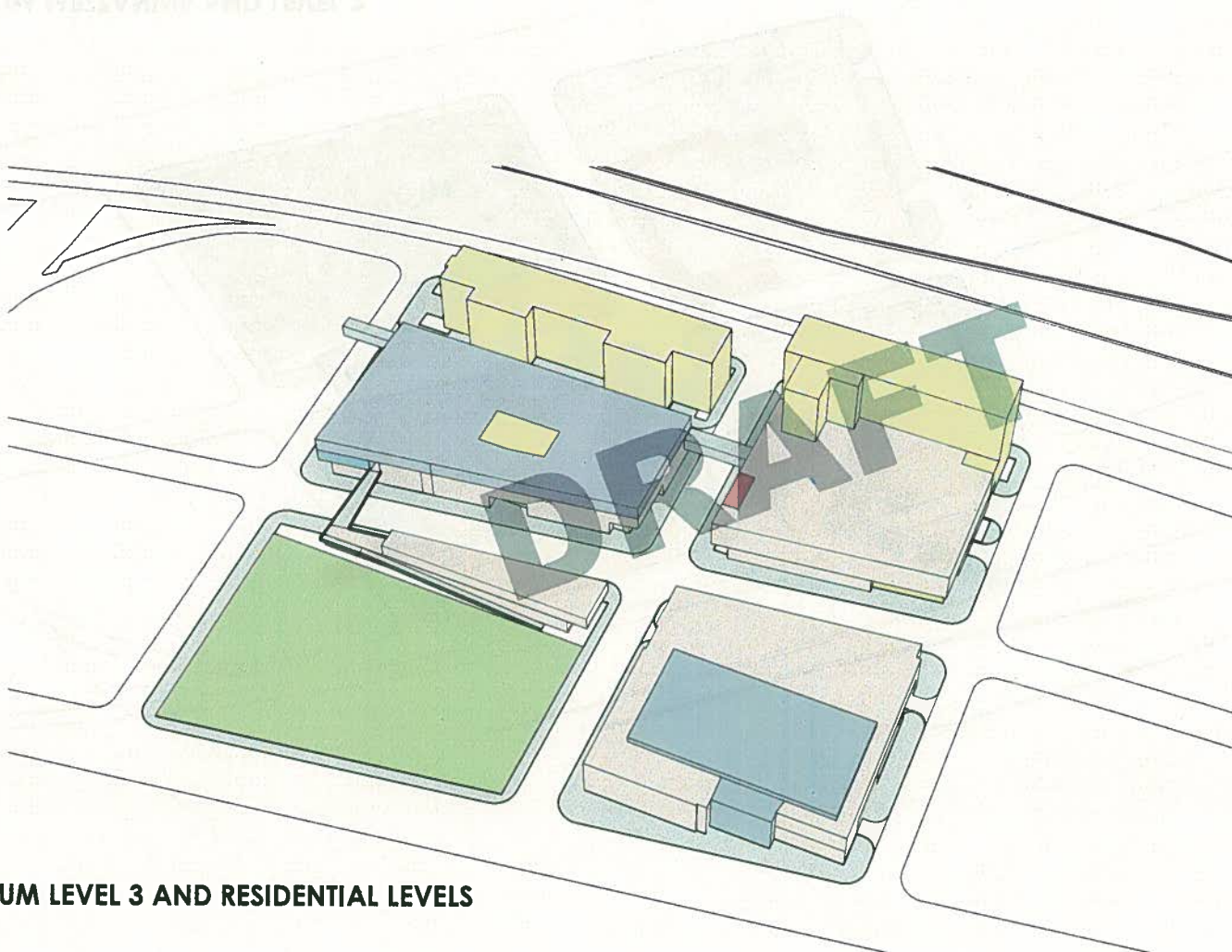
OFFICE



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH

PODIUM MEZZANINE AND LEVEL 2

LOBBY, WAITING AND TRAIT 3



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH

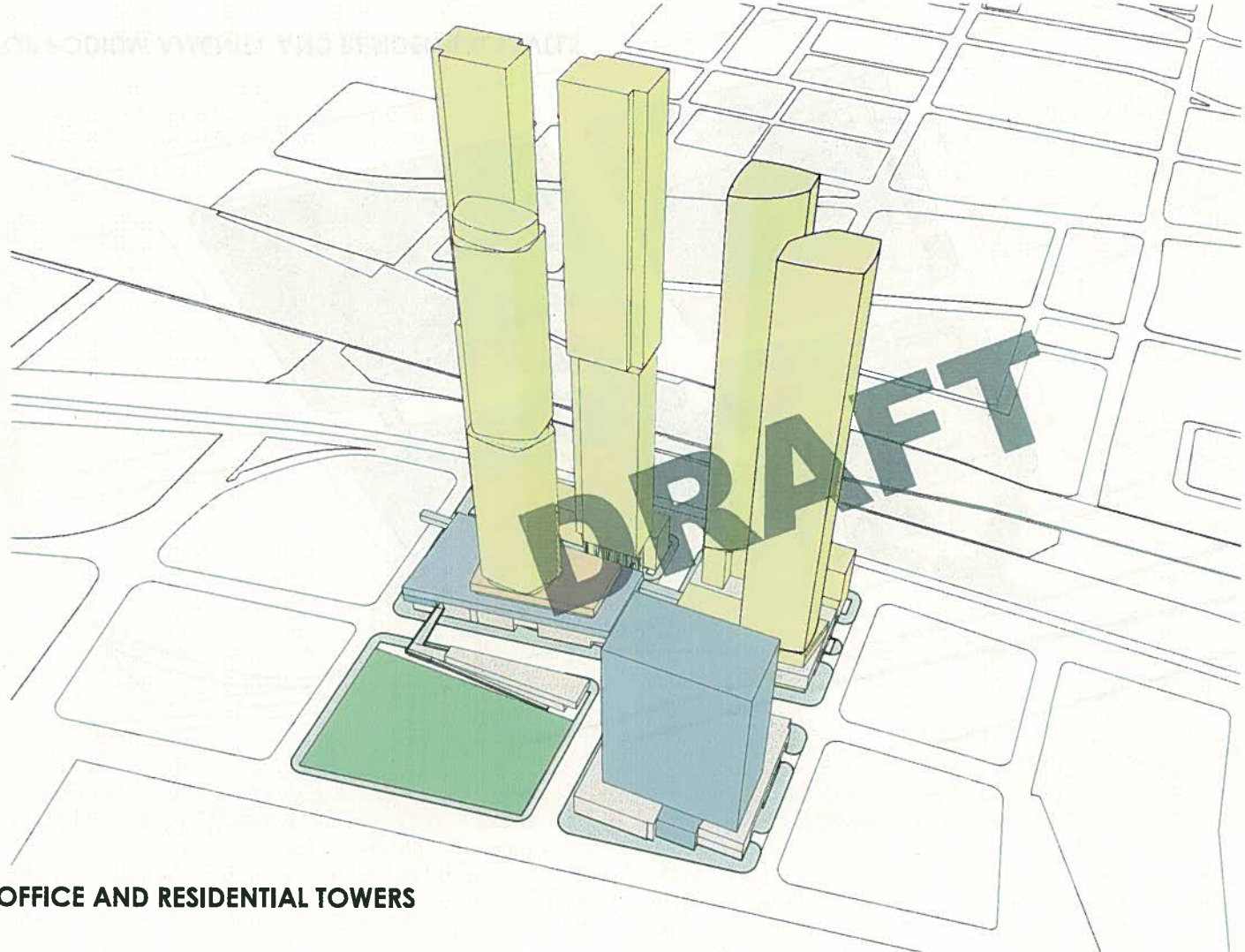
PODIUM LEVEL 3 AND RESIDENTIAL LEVELS

PLAN OF THE DEVELOPMENT



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH

TOP PODIUM AMENITY AND RESIDENTIAL LEVELS



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH

OFFICE AND RESIDENTIAL TOWERS

DEVELOPMENT BREAKDOWN

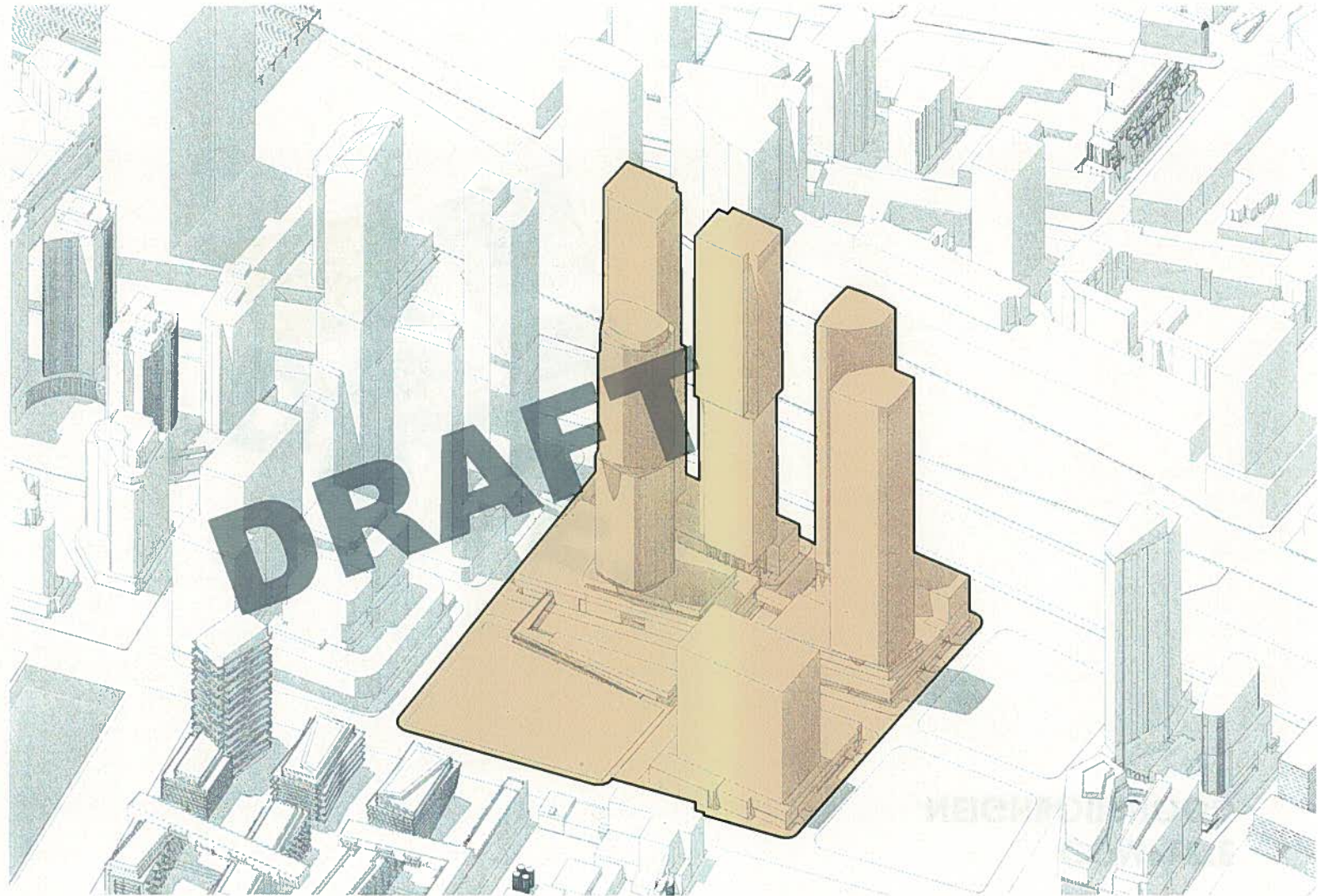
SITE AREA:
37,787 m²

RESIDENTIAL GFA:
358,295 m²

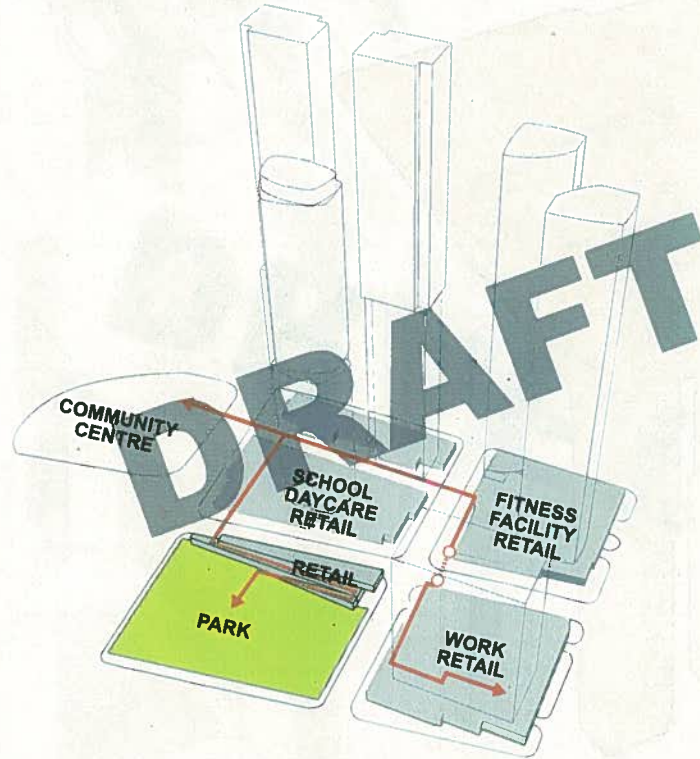
COMMERCIAL GFA:
78,174 m²

SCHOOL/DAYCARE:
8,196 m²

PARK:
8,465 m²



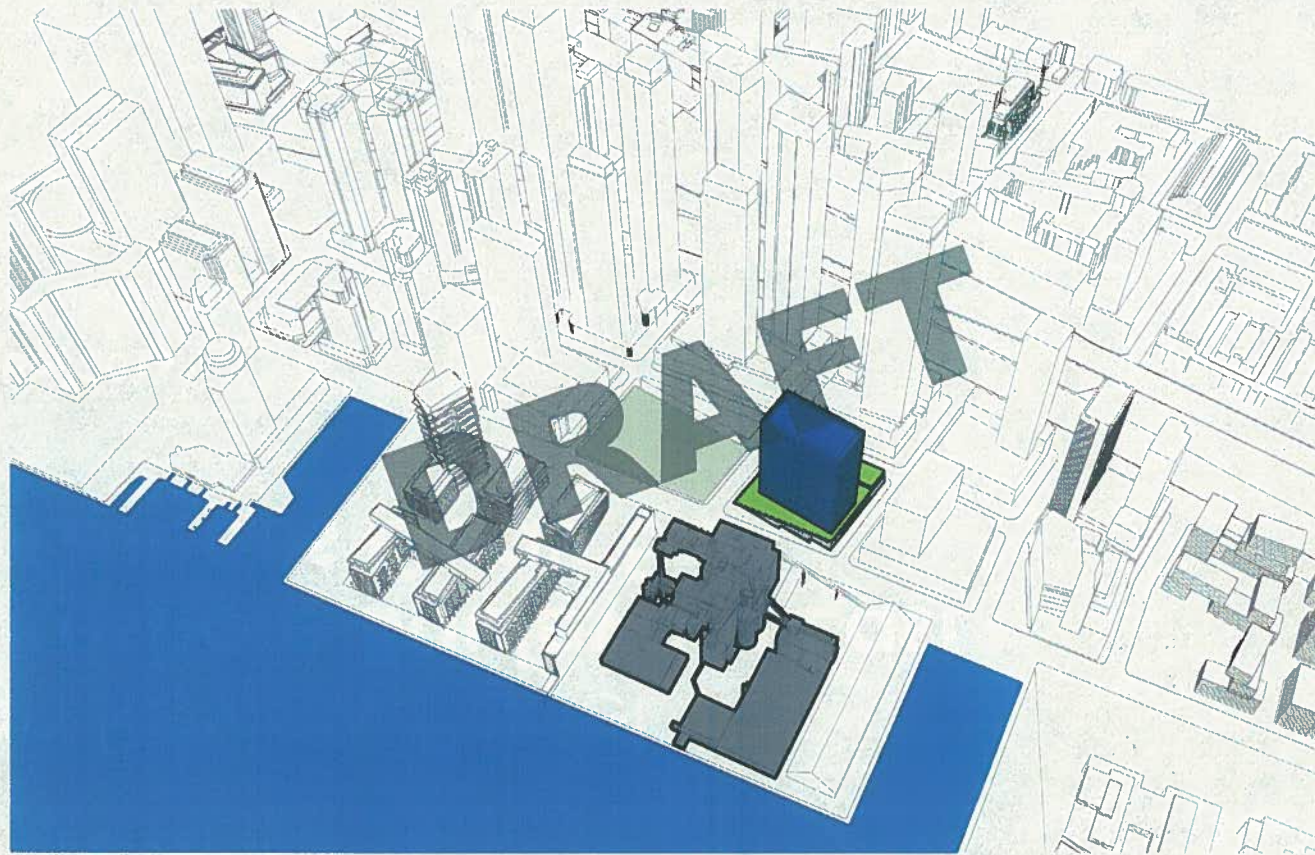
COMPLETE NEIGHBOURHOOD



Design Review Panel
55 Lakeshore Boulevard East
/ 100 Queens Quay East

23 November 2016

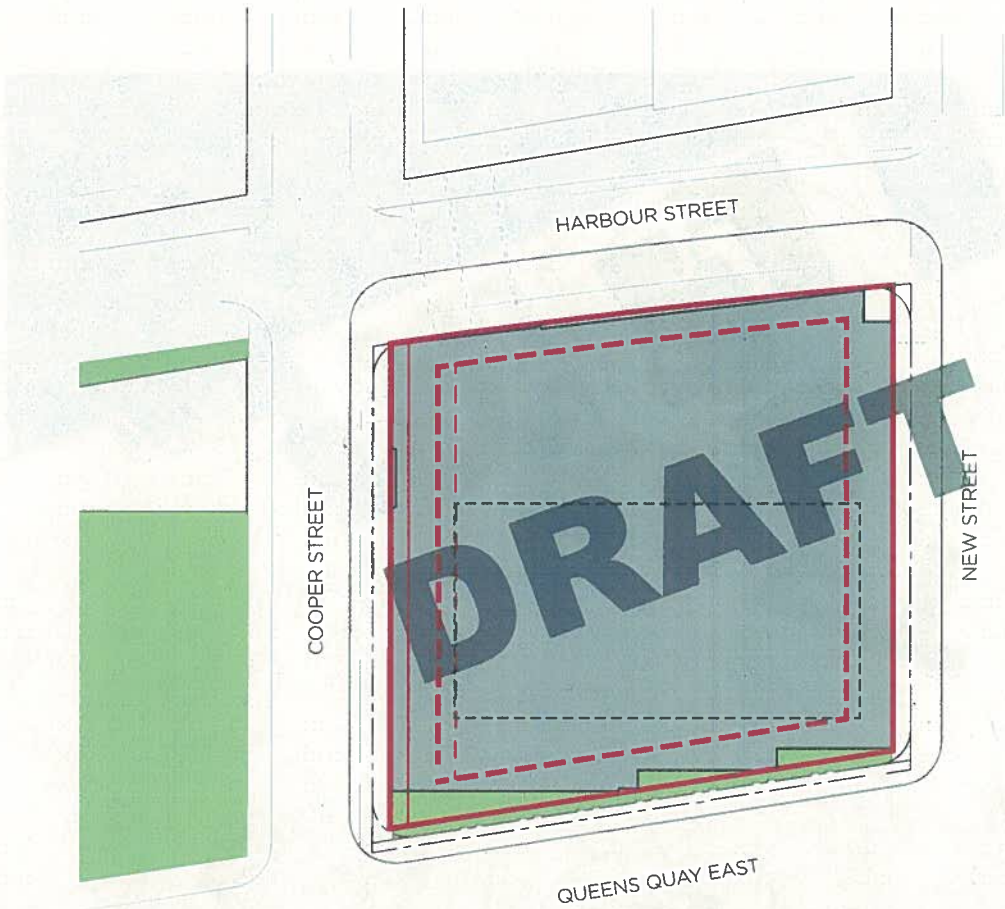
TOWER ORIENTATION



TOWER ORIENTATION



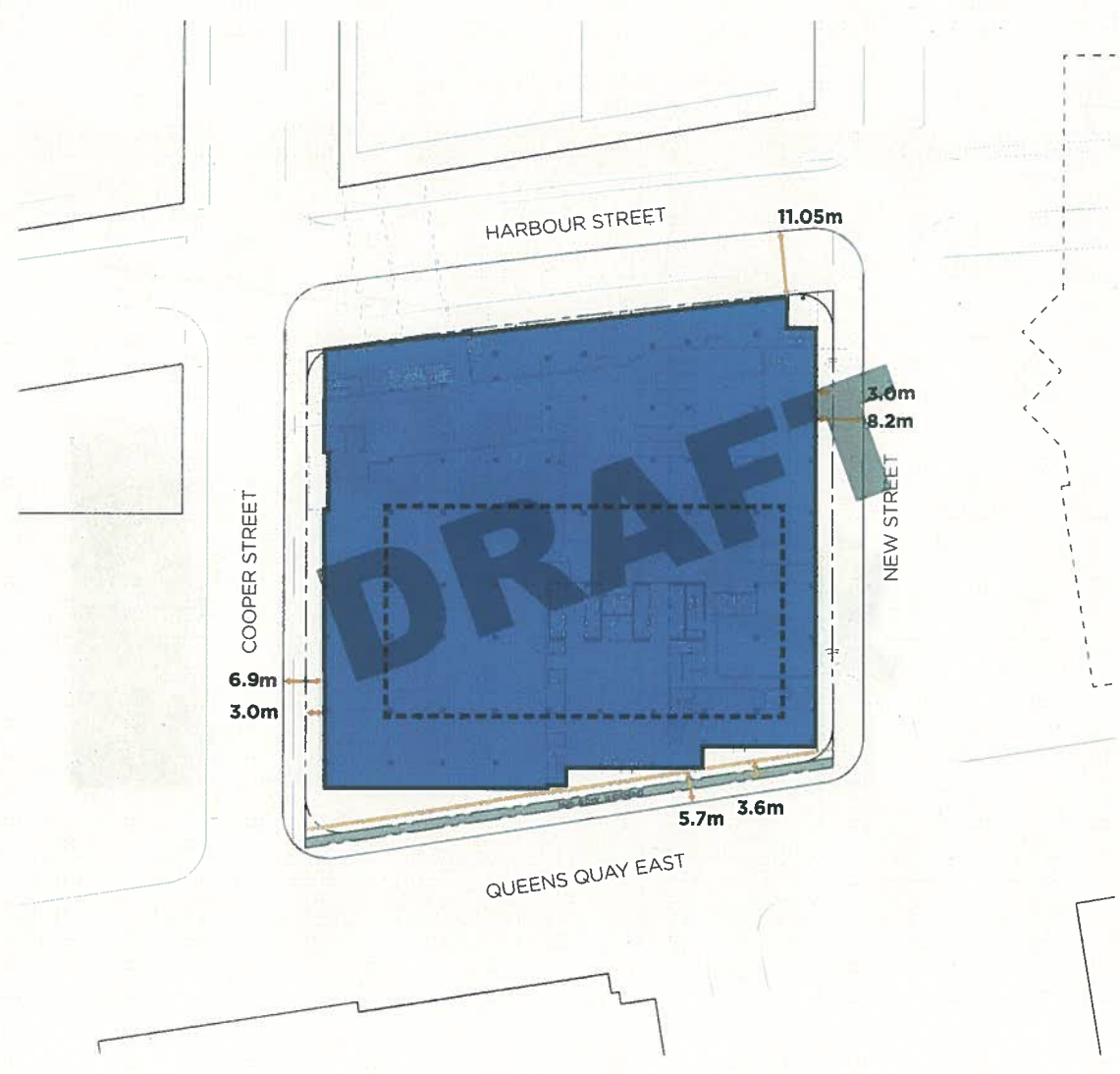
SETBACKS



- PODIUM SETBACKS:**
(max. 27m height)
- HARBOUR STREET 0m
- NEW STREET 3m
- QUEENS QUAY EAST 6m
(to existing street curb)
- COOPER STREET 3m - August 2014 ———
6m - April 2016 ———
- TOWER SETBACKS:**
- HARBOUR STREET 5m
- NEW STREET 8m
- QUEENS QUAY EAST 10m
(from original property line)
- COOPER STREET 8m



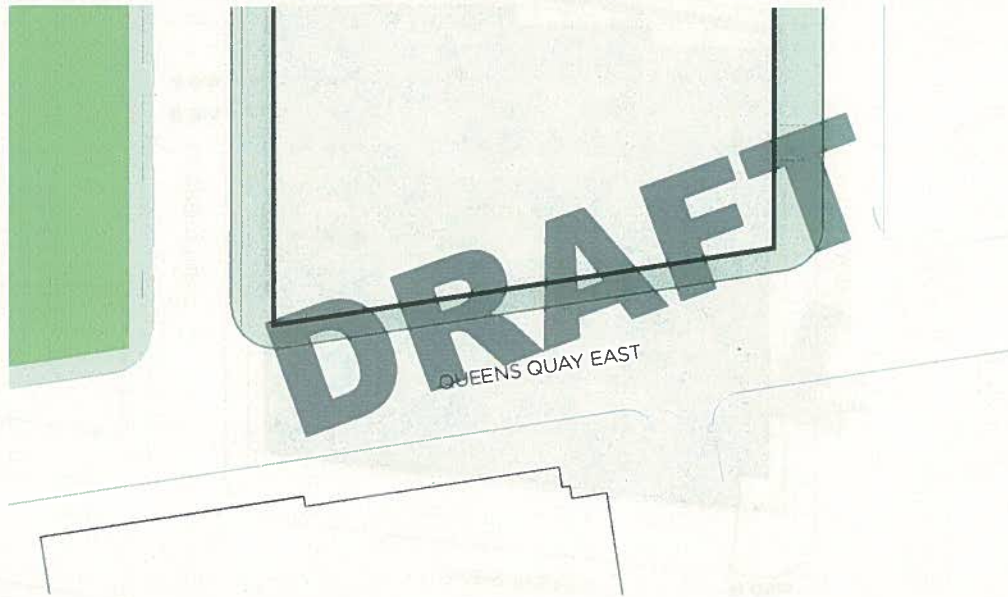
PODIUM SETBACKS



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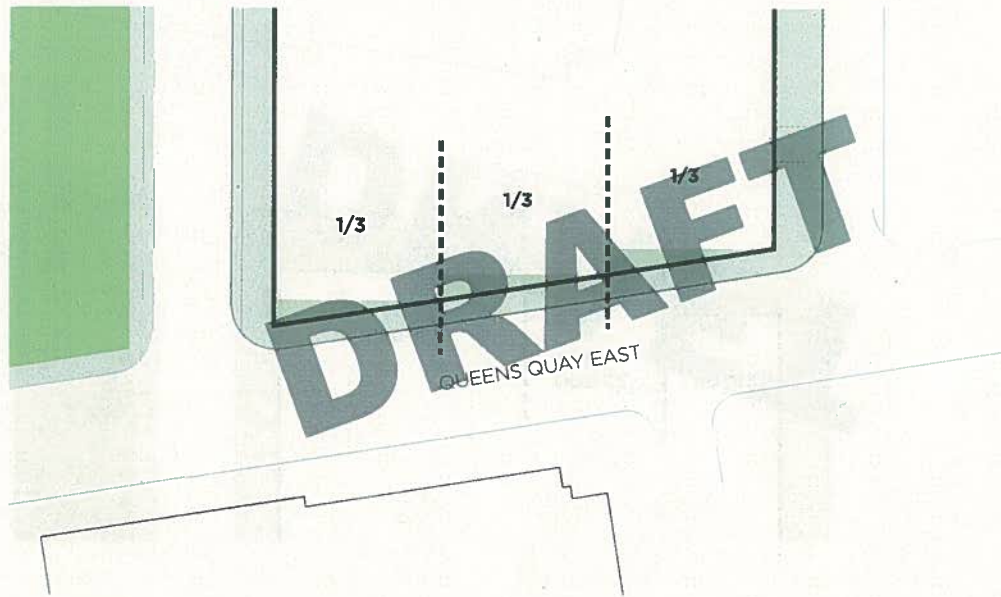


PODIUM SETBACKS



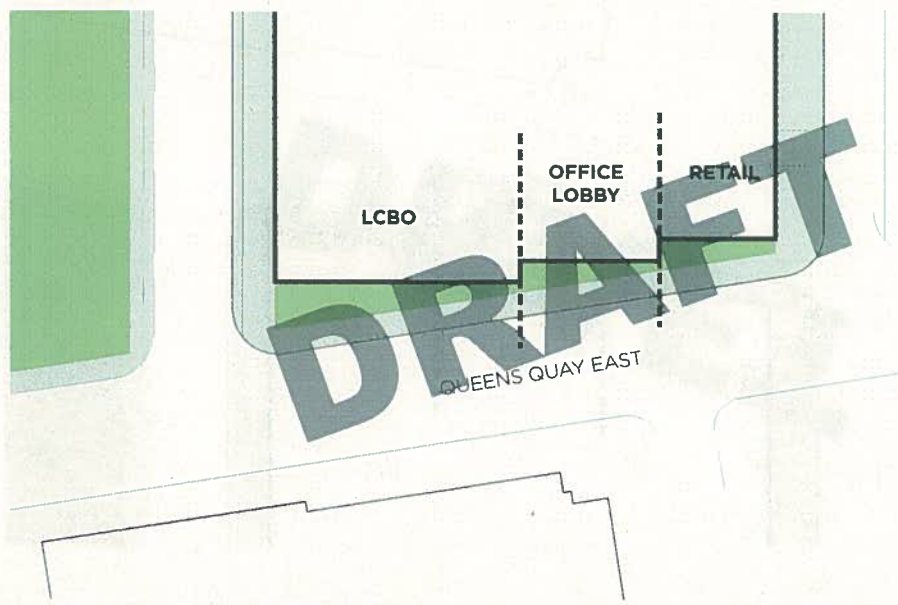
PODIUM SETBACKS

PODIUM SETBACKS



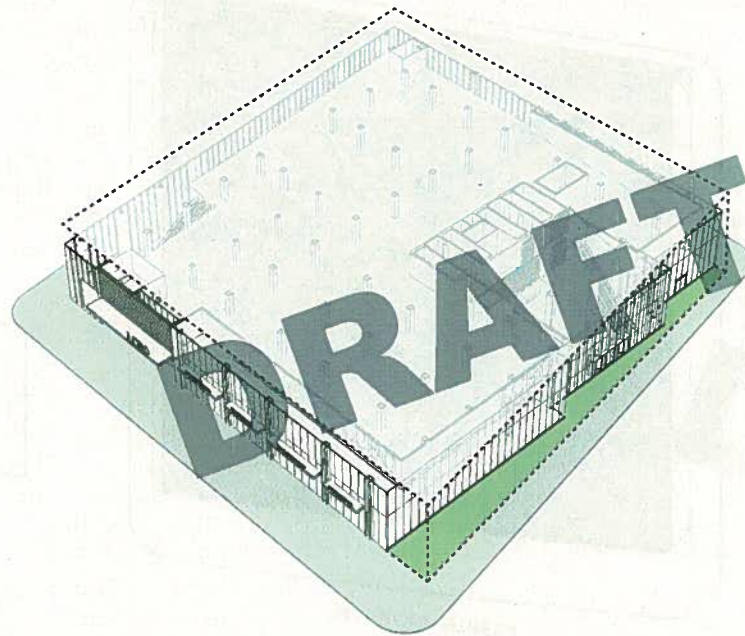
PODIUM SETBACKS

PODIUM SETBACKS



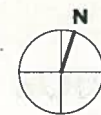
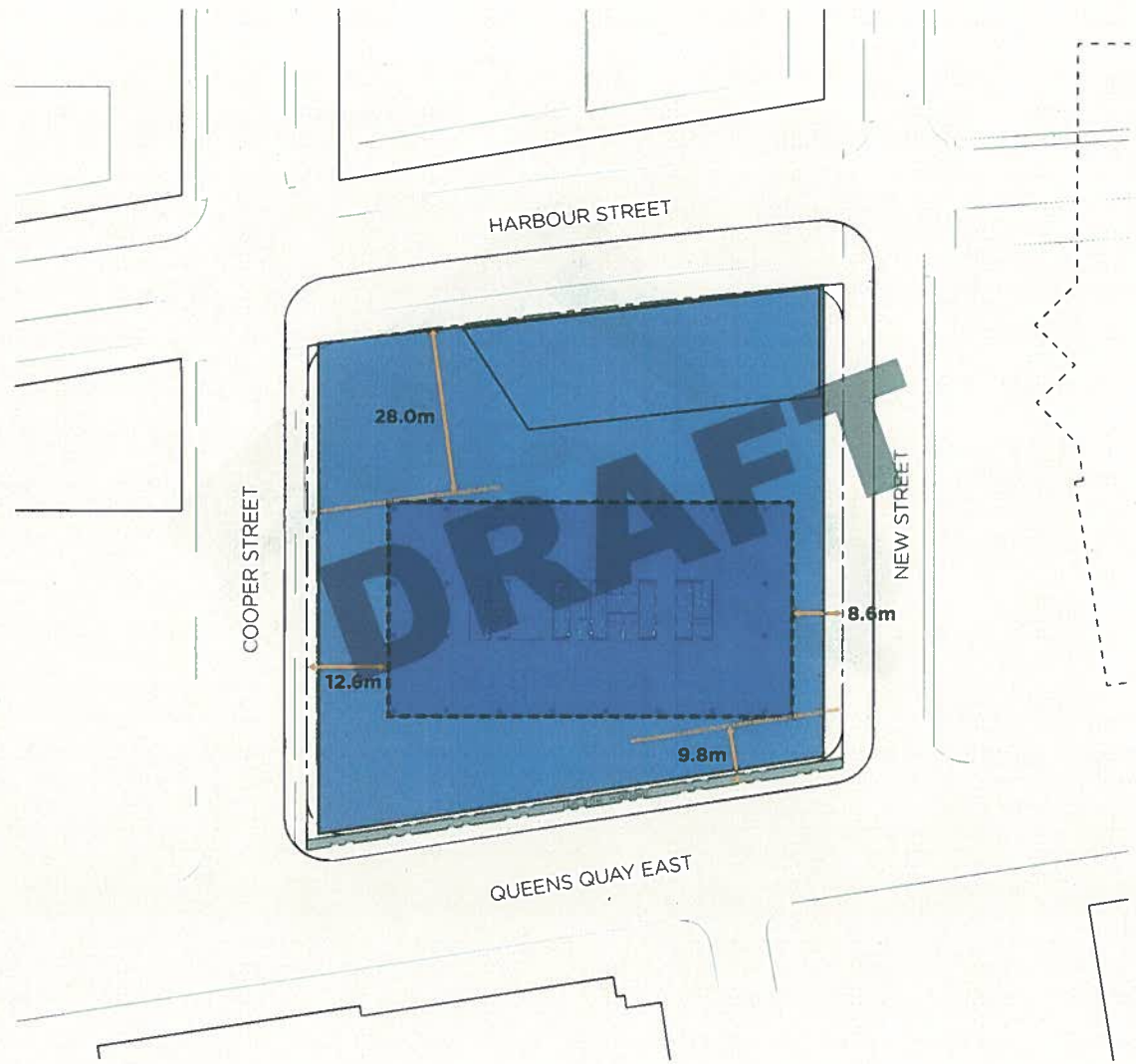
PODIUM SETBACKS

PODIUM SETBACKS

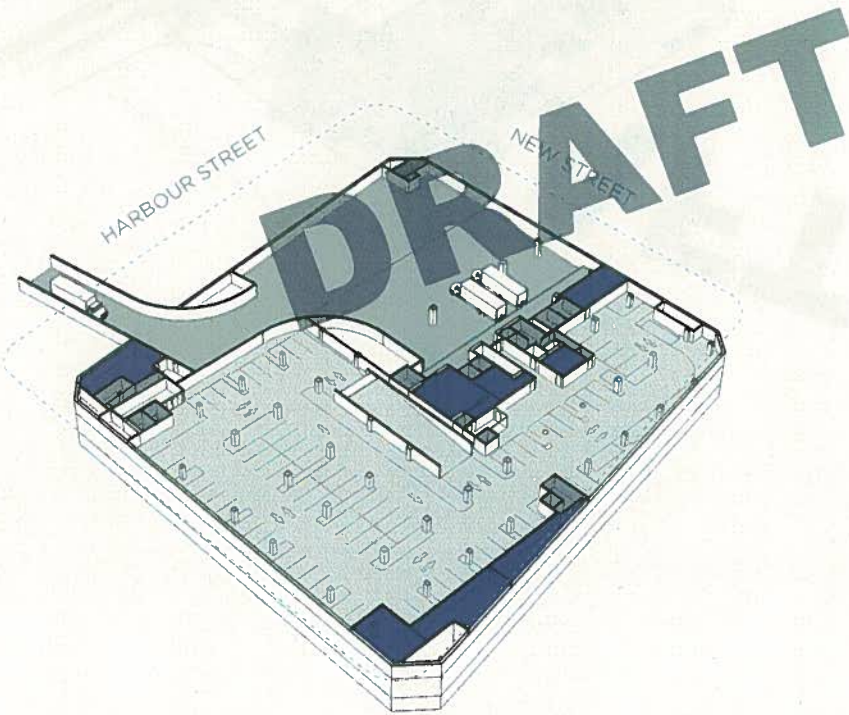


LOMBARD STREET

TOWER SETBACKS



AXONOMETRIC DIAGRAM LEVEL P2

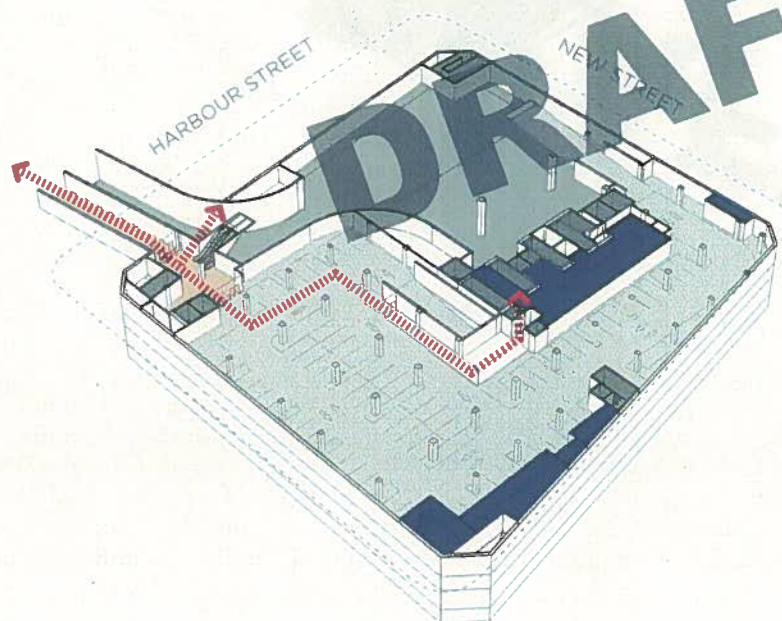


- PARKING
- LOADING
- SERVICES

- 1.000 CAR SPACES WITH CONNECTION
- 2.000 MOTORCYCLE SPACES
- 3.000 SERVICES
- 4.000 LOADING
- 5.000 PARKING

LEVEL P2
AXONOMETRIC DIAGRAM

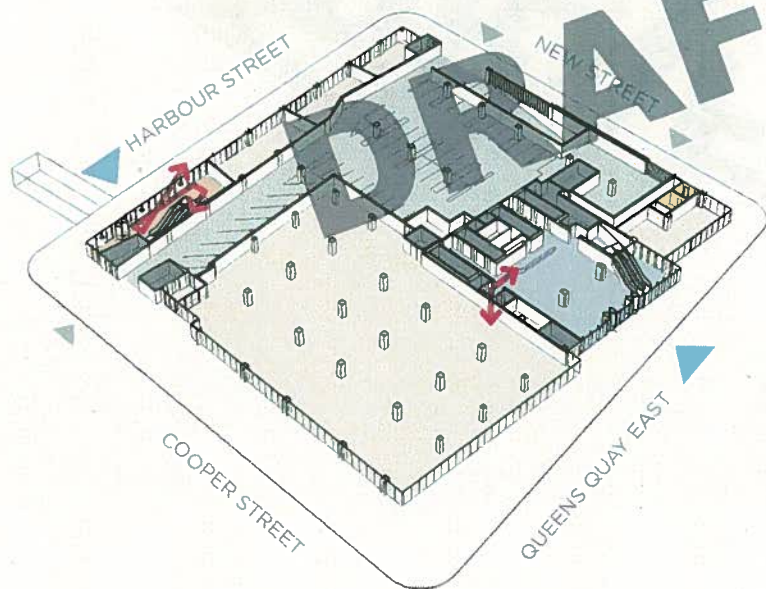
AXONOMETRIC DIAGRAM LEVEL P1



- PARKING
- LOADING
- SERVICES
- PATH CIRCULATION
- BELOW GRADE PATH CONNECTION

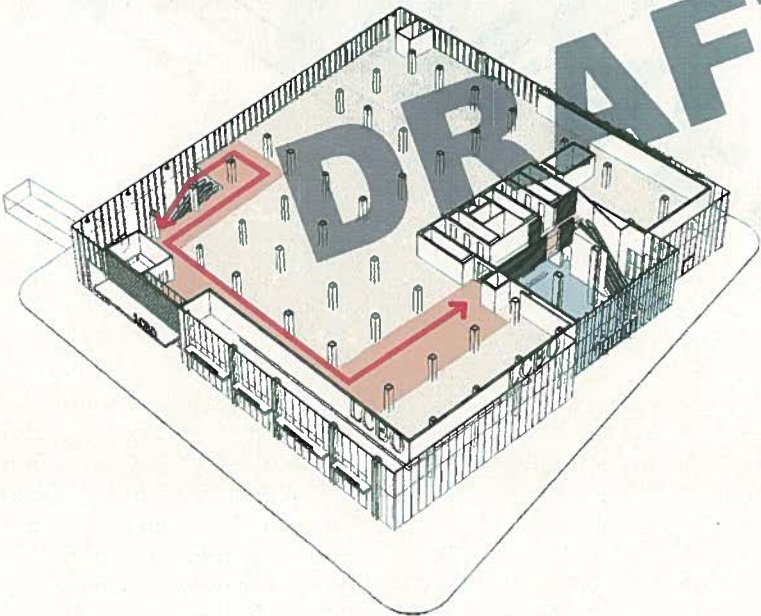
LEVEL P1
AXONOMETRIC DIAGRAM

AXONOMETRIC DIAGRAM LEVEL 1



- RETAIL
- OFFICE
- PARKING
- PATH CIRCULATION
- PATH CONNECTION
- BICYCLE STORAGE ENTRANCE
- VEHICULAR ENTRY
- PRINCIPAL ENTRY

AXONOMETRIC DIAGRAM LEVEL 2

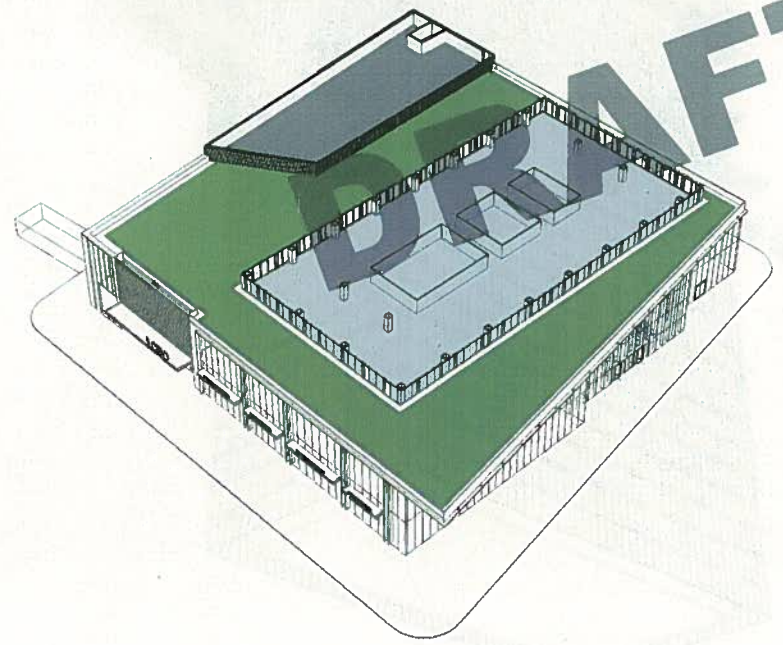


- RETAIL
- OFFICE
- PATH CIRCULATION
- ← PATH CONNECTION

TEAM 1
AXONOMETRIC DIAGRAM

AXONOMETRIC DIAGRAM LEVEL 3

- OFFICE
- GREEN ROOF



LEVEL 2-32
AXONOMETRIC DIAGRAM



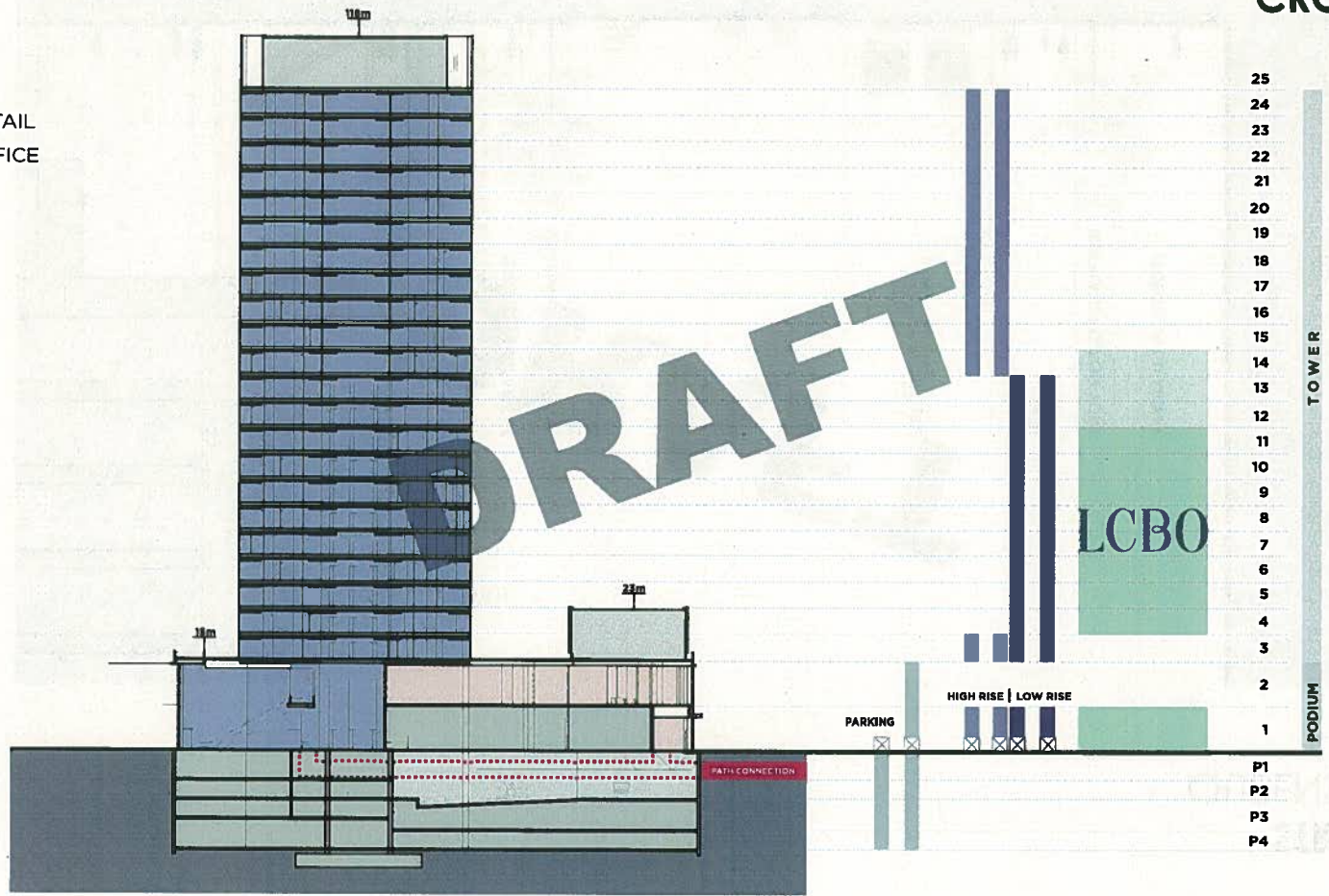
AXONOMETRIC DIAGRAM LEVELS 5-25

■ GREEN ROOF

LEVEL 3
AXONOMETRIC DIAGRAM

CROSS SECTION

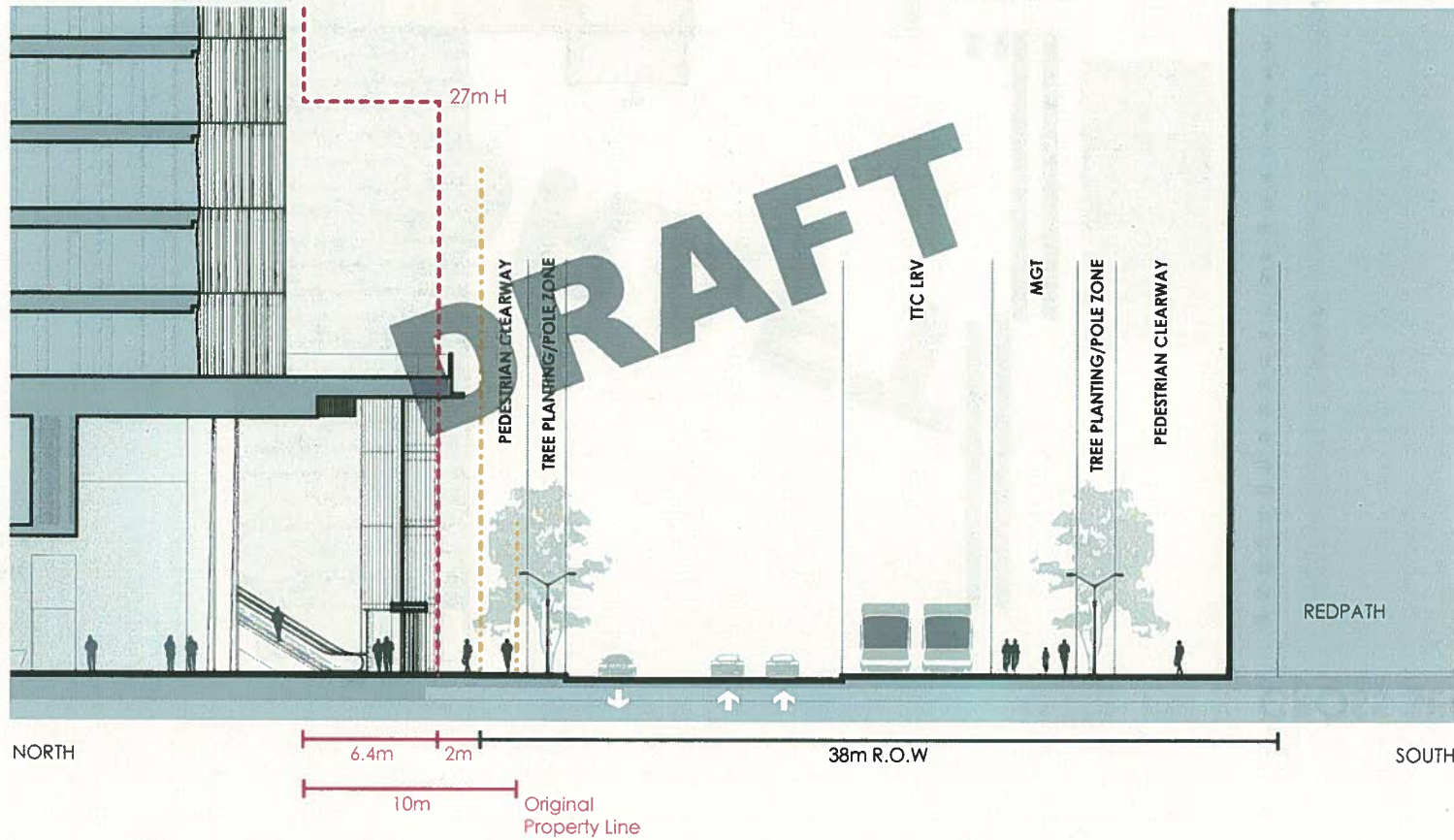
RETAIL
OFFICE



STREET SECTION QUEENS QUAY EAST



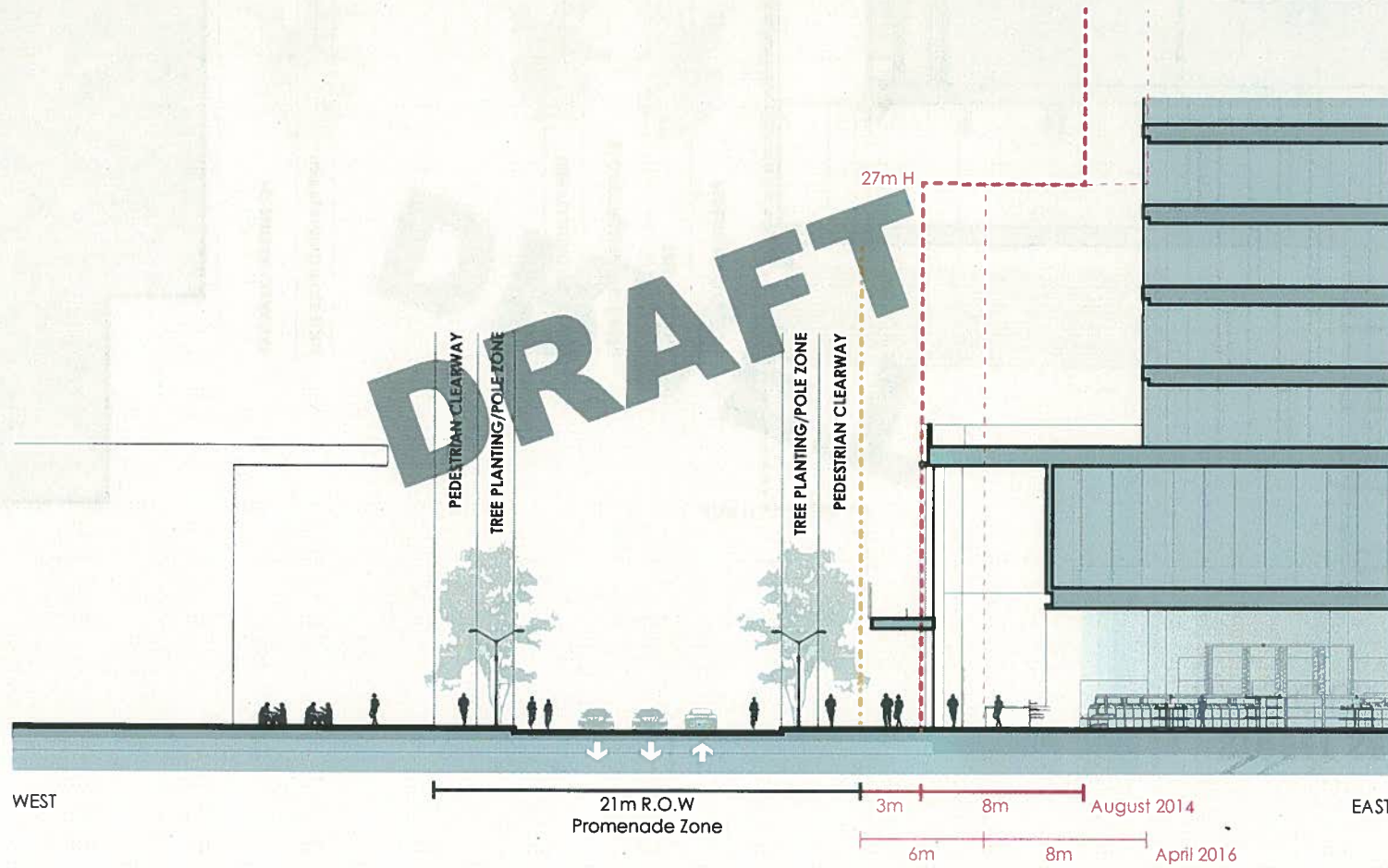
--- PROPERTY LINE
--- SETBACK LINE



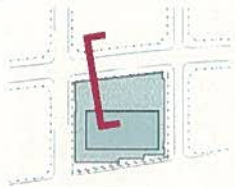
STREET SECTION COOPER STREET



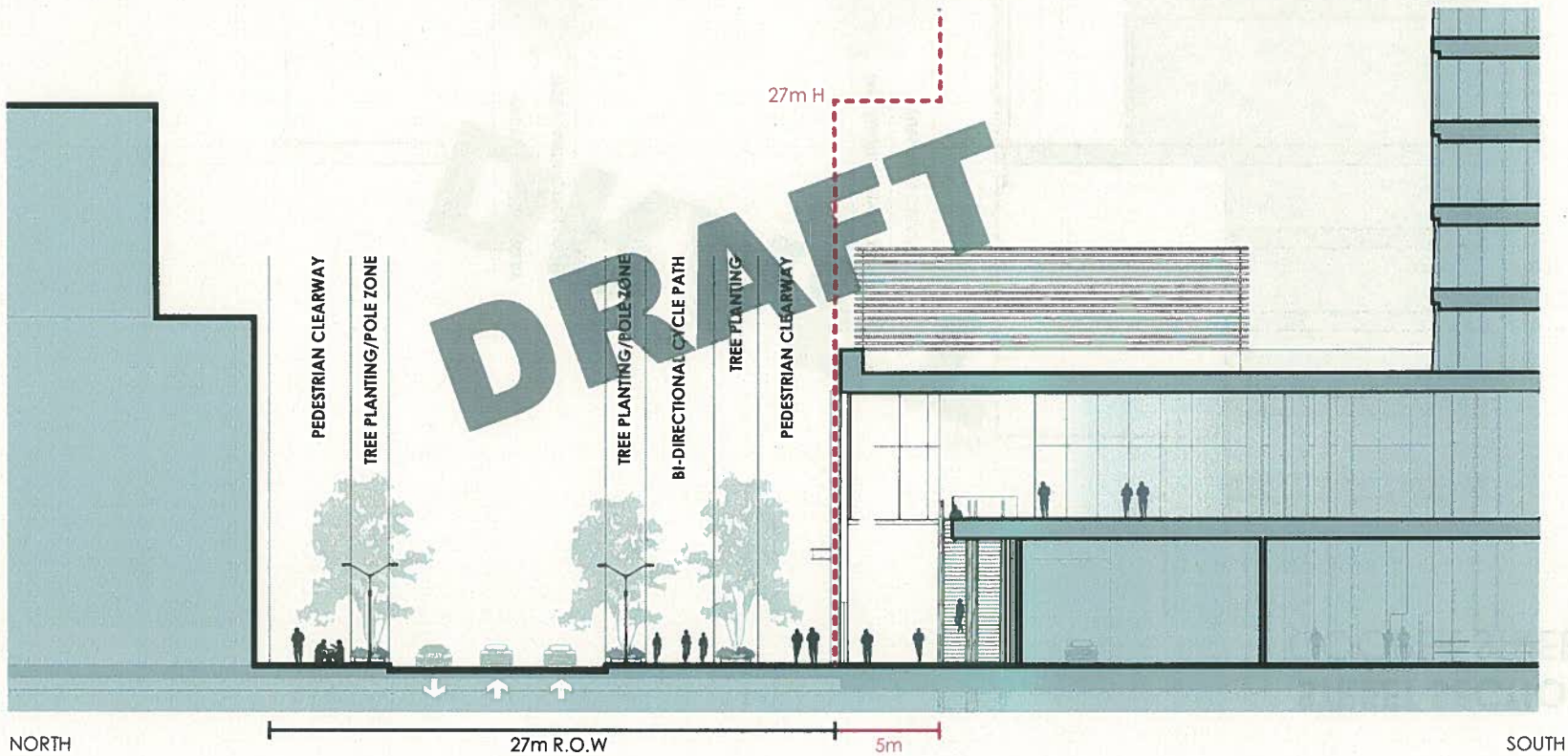
- PROPERTY LINE
- SETBACK LINE



STREET SECTION HARBOUR STREET



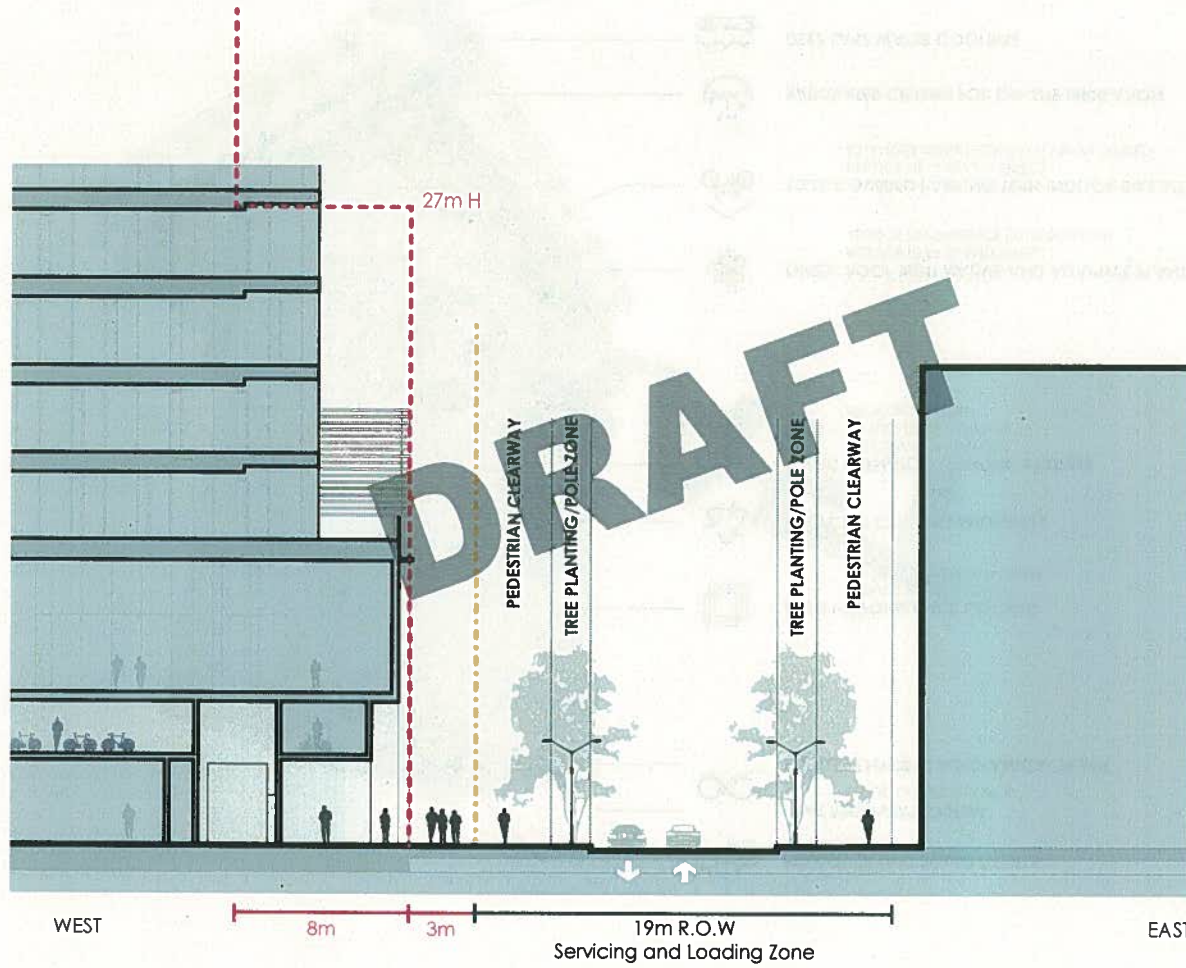
- PROPERTY LINE
- - - SETBACK LINE



STREET SECTION NEW STREET



- PROPERTY LINE
- SETBACK LINE



WEST

8m

3m

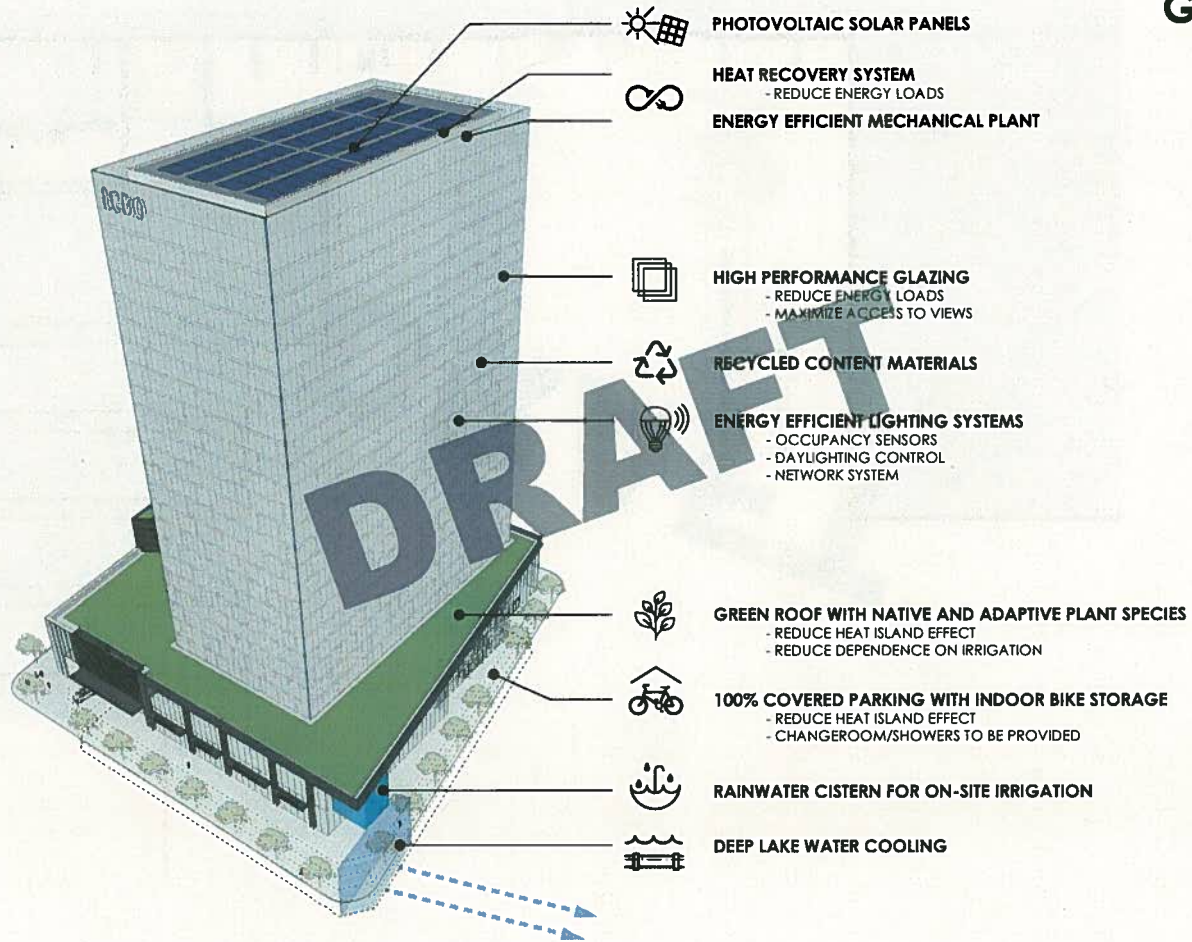
19m R.O.W.
Servicing and Loading Zone

EAST

GREEN INITIATIVES

LEED Platinum

Tier 1 TGS

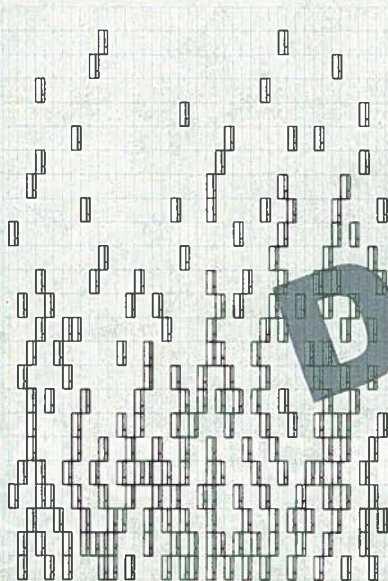


100 Queens Quay East
Cladding Concepts

CONCEPT ELEVATION



INSPIRATION



PATTERN

DRAFT

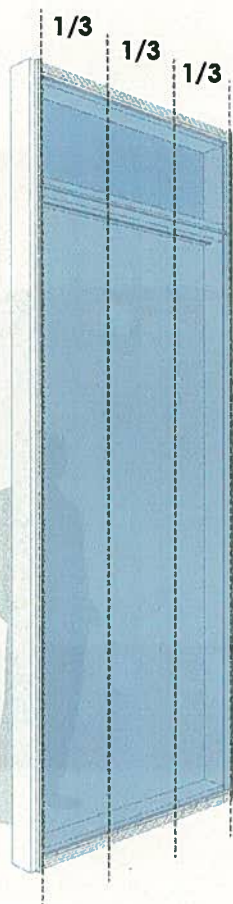


TYPICAL WALL SECTION

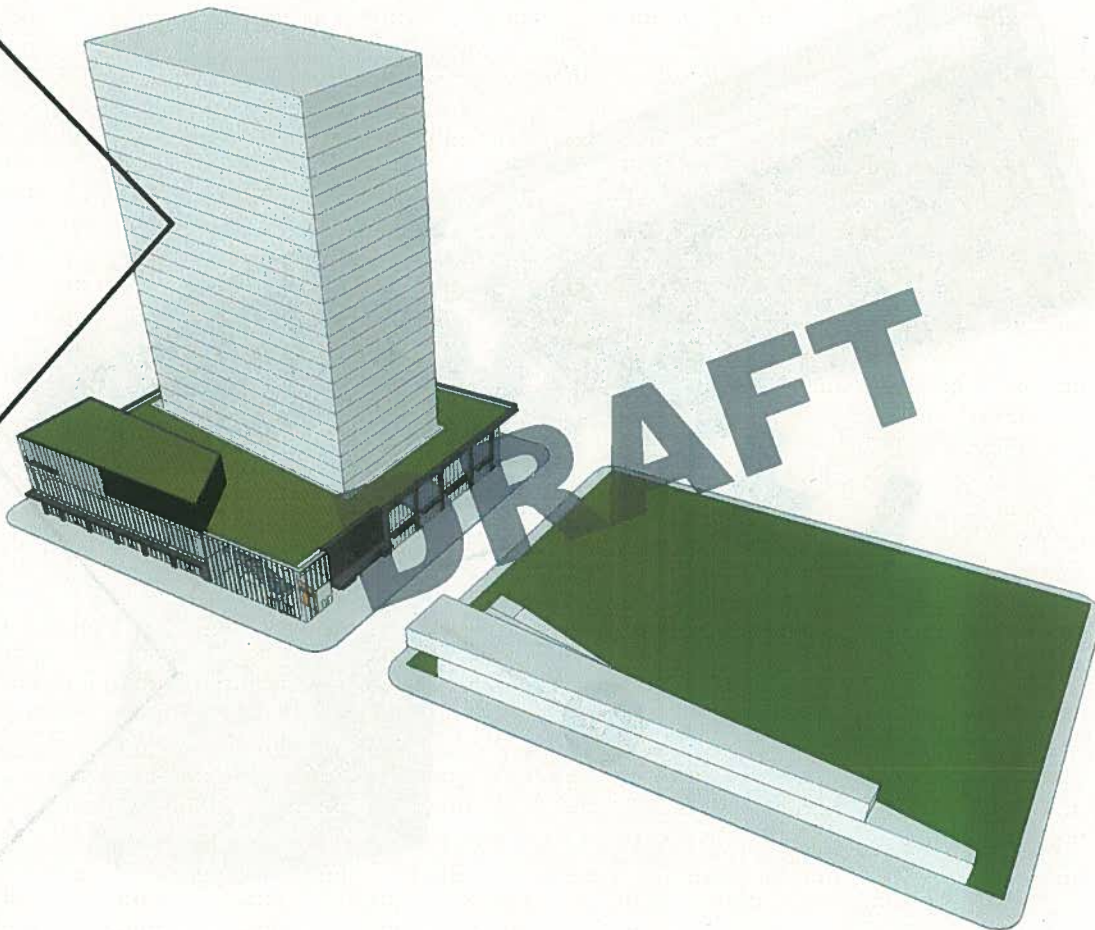


M1212

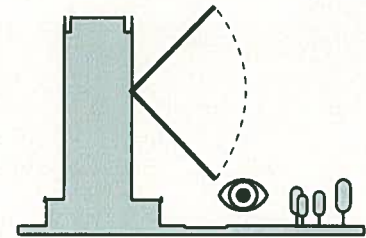
SYSTEM



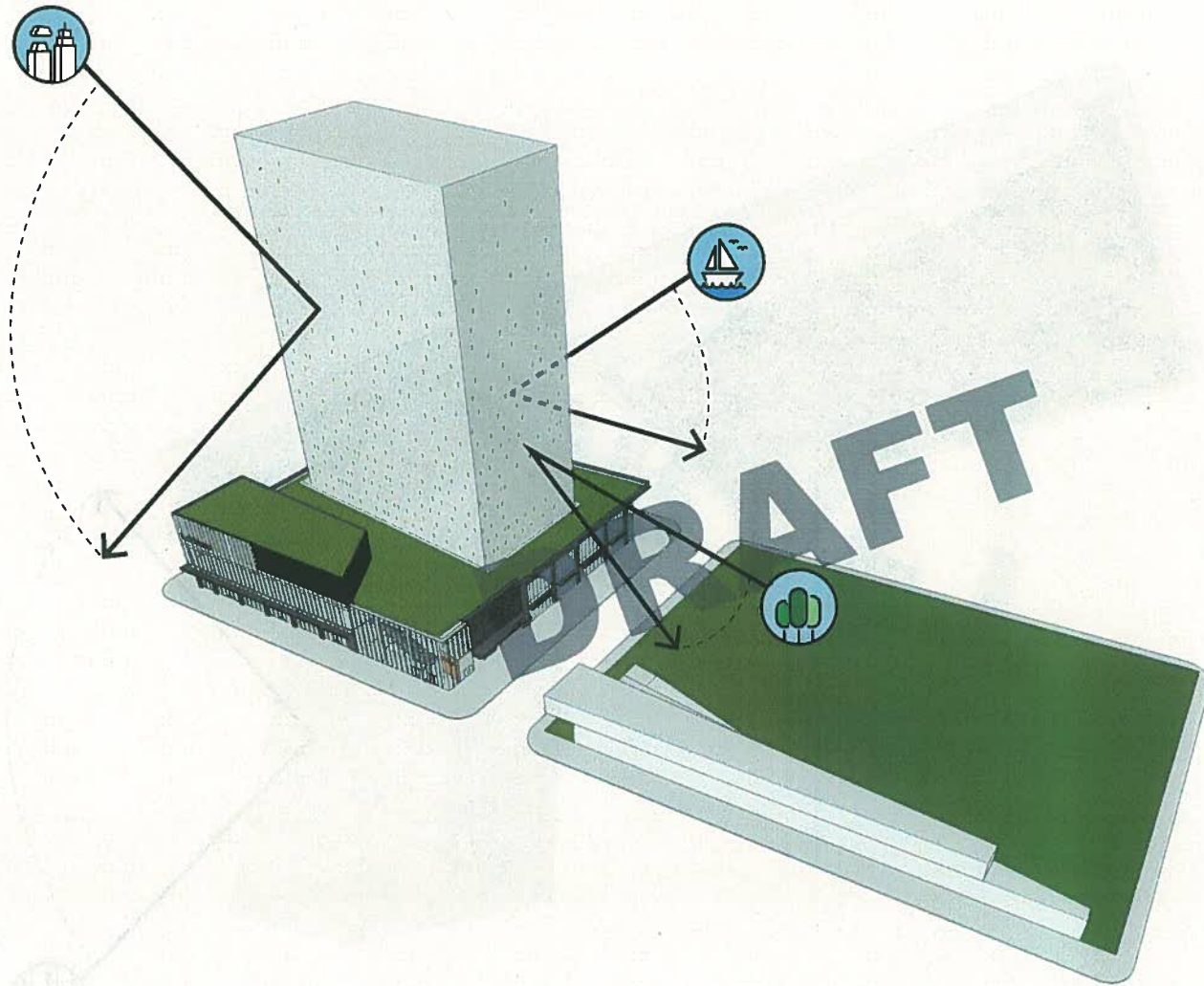
WINDUZE MIT SYSTEM



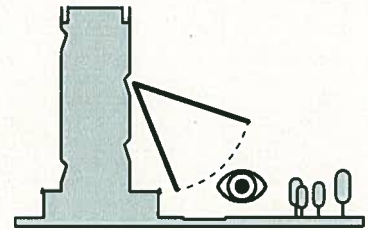
PARTI



FLAT SKYLINE REFLECTION



PARTI



ANIMATED GROUND REFLECTION



FAÇADE APPLICATION

FULL HEIGHT HIGH PERFORMANCE INSULATED GLAZING
- LOW-E COATING
- ARGON FILLED WITH THERMAL SPACERS

OPACIFIED GLAZED SPANDREL
INTEGRATED IN FULL HEIGHT IGU UNIT
TO OPTIMIZE PERFORMANCE AND
REDUCE THERMAL BRIDGING

RECESSED GLAZING FOLD FACADE TREATMENT

RAISED ACCESS FLOOR SYSTEM
WITH OPTIMIZED DISPLACEMENT VENTILATION SYSTEMS

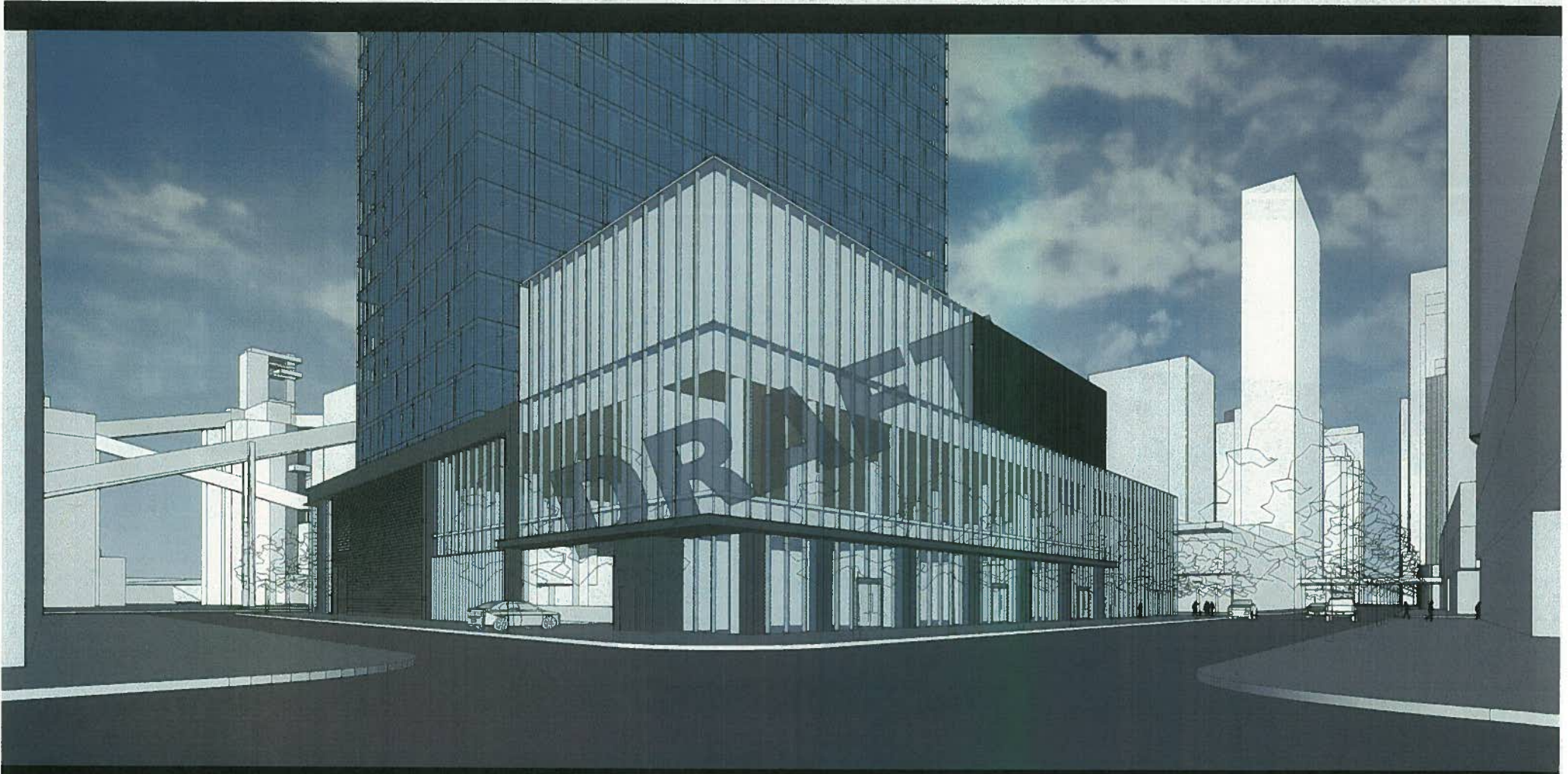
100 Queens Quay East
Exterior Views



South West view at Queens Quay East and Harbour Street



North West view at Harbour Street and Cooper Street (rendering in progress)



North East view at Harbour Street and New Street



South view of Office Lobby at Queens Quay East (rendering in progress)



South West view at Queens Quay East and Harbour Street

