

Bayside Stage III

Waterfront Toronto DRP - Stage 2

July 20th 2016

DRAFT

Bayside Stage III



DRP session April 13th

Key Issues

- DAYCARE SPACE, LOCATION AND DAYLIGHT
- TERRACED LANDSCAPING AND PLANTING.
SPECIES, MANAGEMENT AND MAINTAINANCE
- GROUND FLOOR CONDITIONS ALONG WATERFRONT, KANDARIO
LANE AND EDGEWATER DRIVE
- ENVIRONMENTAL STRATEGY

CONTENT:

*** INTRODUCTION**

*** MASSING**

- UPDATED VOLUME
- ZONING

*** LOWER FLOORS**

- DAYCARE
- KANADARIO LANE
- RETAIL

*** RESIDENTIAL LEVELS**

*** TERRACES AND PLANTING**

*** SUSTAINABILITY**

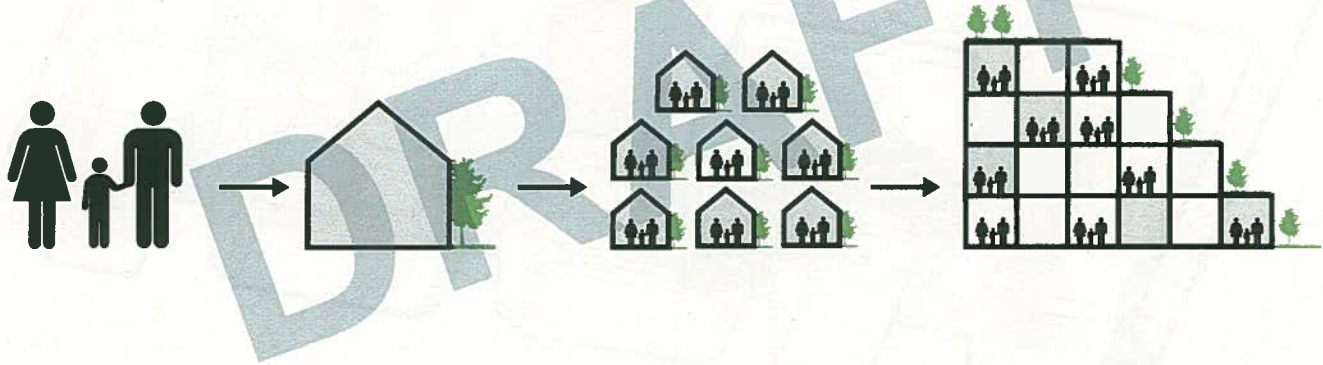
*** APPENDIX:**

- *SUN SHADOW STUDY**
- *LANDSCAPE STUDIES**

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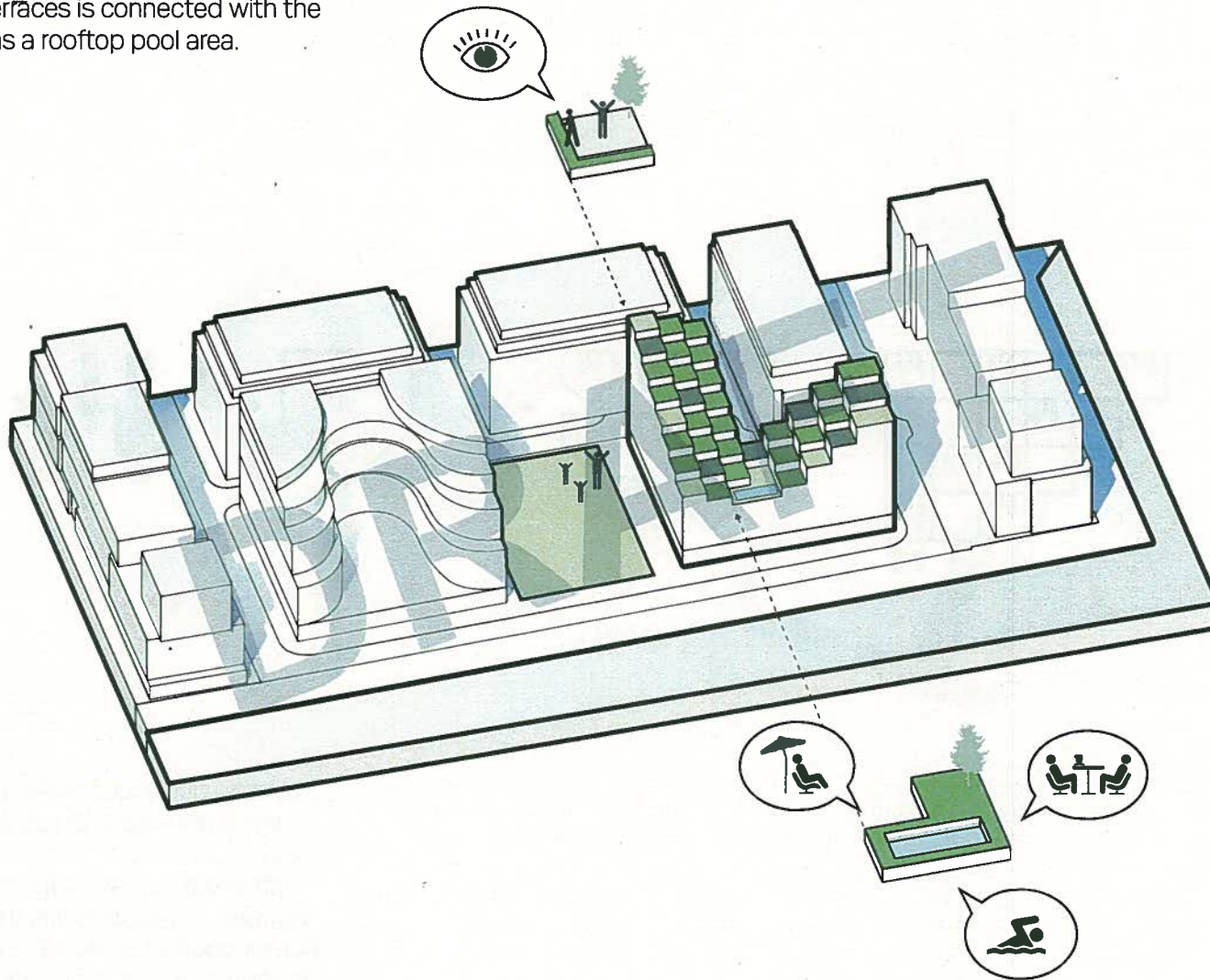
CONCEPT - STACKED UNITS

Our interpretation for Hines/Tridel's R5 Phase III Bayfront development starts with looking at the Family Home, arranging several of them together as neighbours and bringing them together in a sculptural form, terracing downwards to the water's edge. Setting the stage for a green, liveable and prosperous community, the development puts people first and pays particular attention to the quality of views, space and lifestyle.



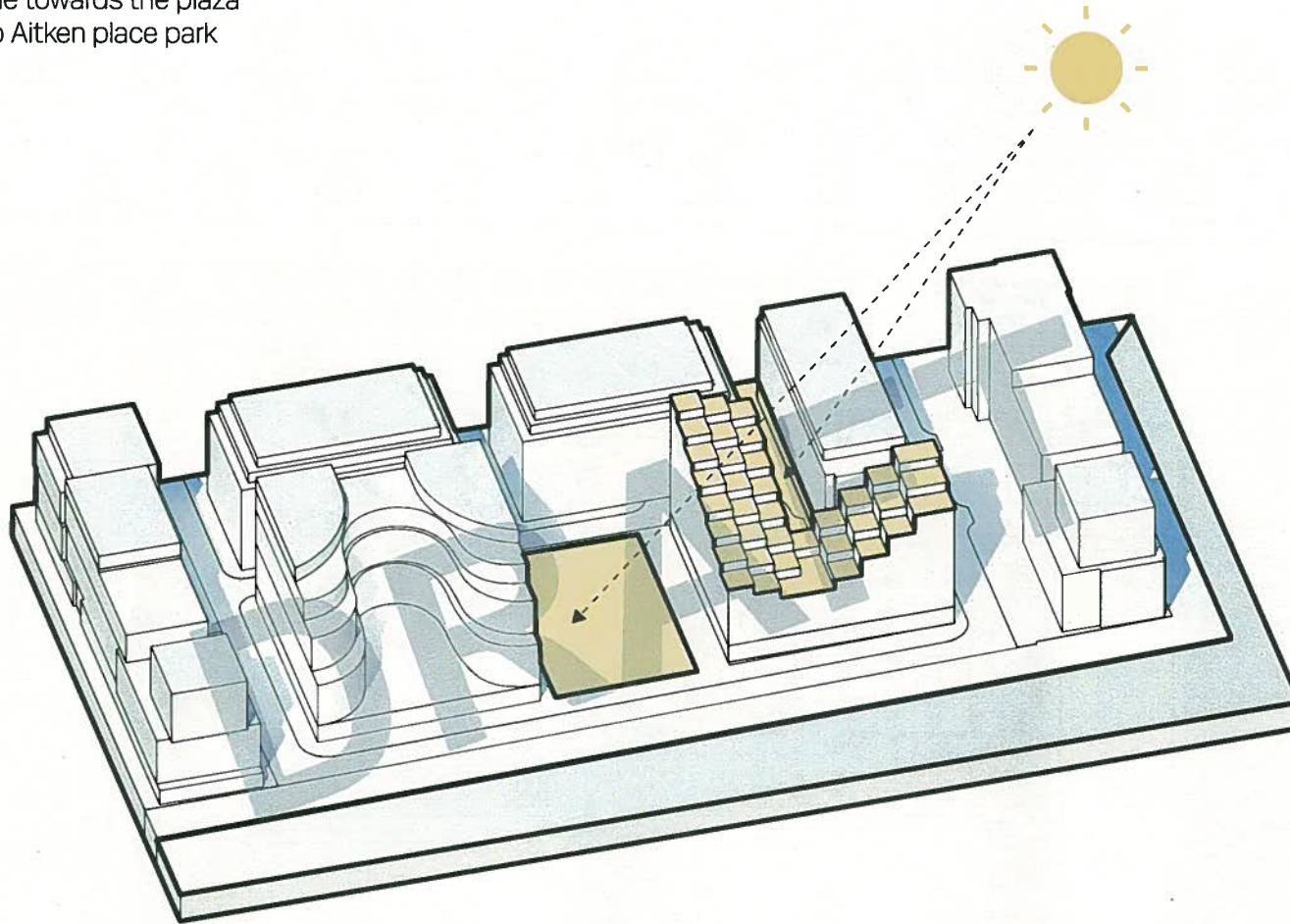
ROOFSCAPE

The terraces and gardens gives the units a unique quality with large outdoor spaces with panoramic views. The lowest part of the terraces is connected with the shared amenities and has a rooftop pool area.



IMPACT ON SURROUNDINGS

Pushing down the volume towards the plaza allows more daylight into Aitken place park and Edgewater drive.



SITEPLAN - R5

Queen's Quay East

SHERBOURNE COMMON

Toronto Harbour

100 King Street East
100 King Street West
100 King Street East
100 King Street West

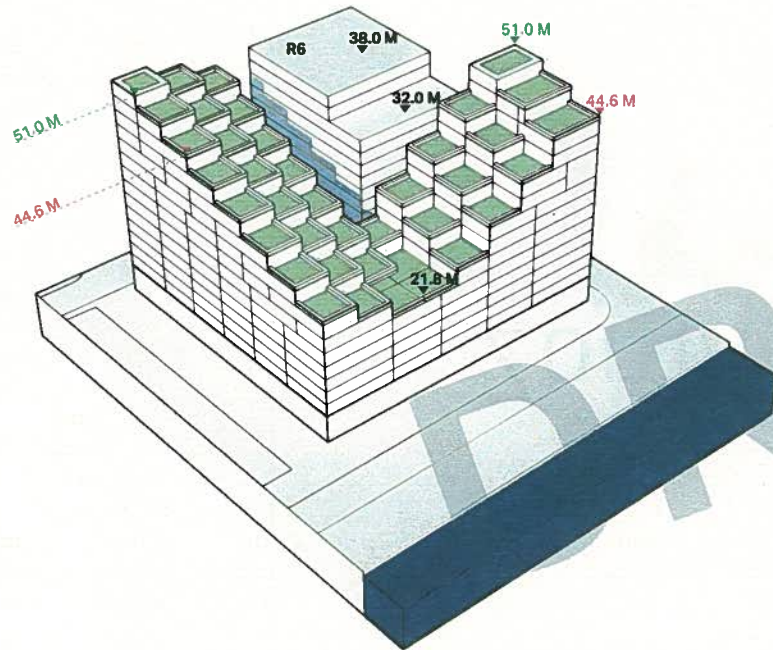
100 King Street East
100 King Street West



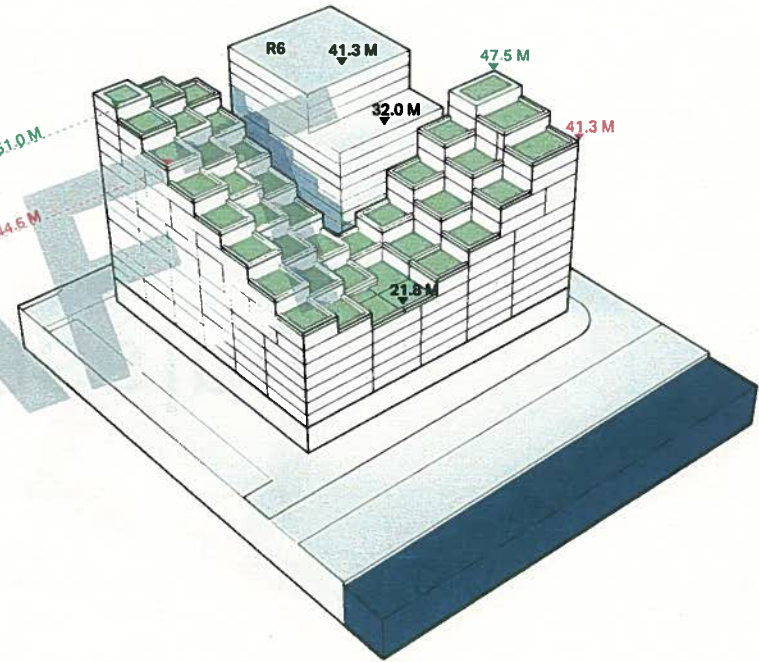
Zoning/Massing

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NEW MASSING - DEVELOPMENT FROM FIRST DRP SESSION



Volume - DRP April 13th

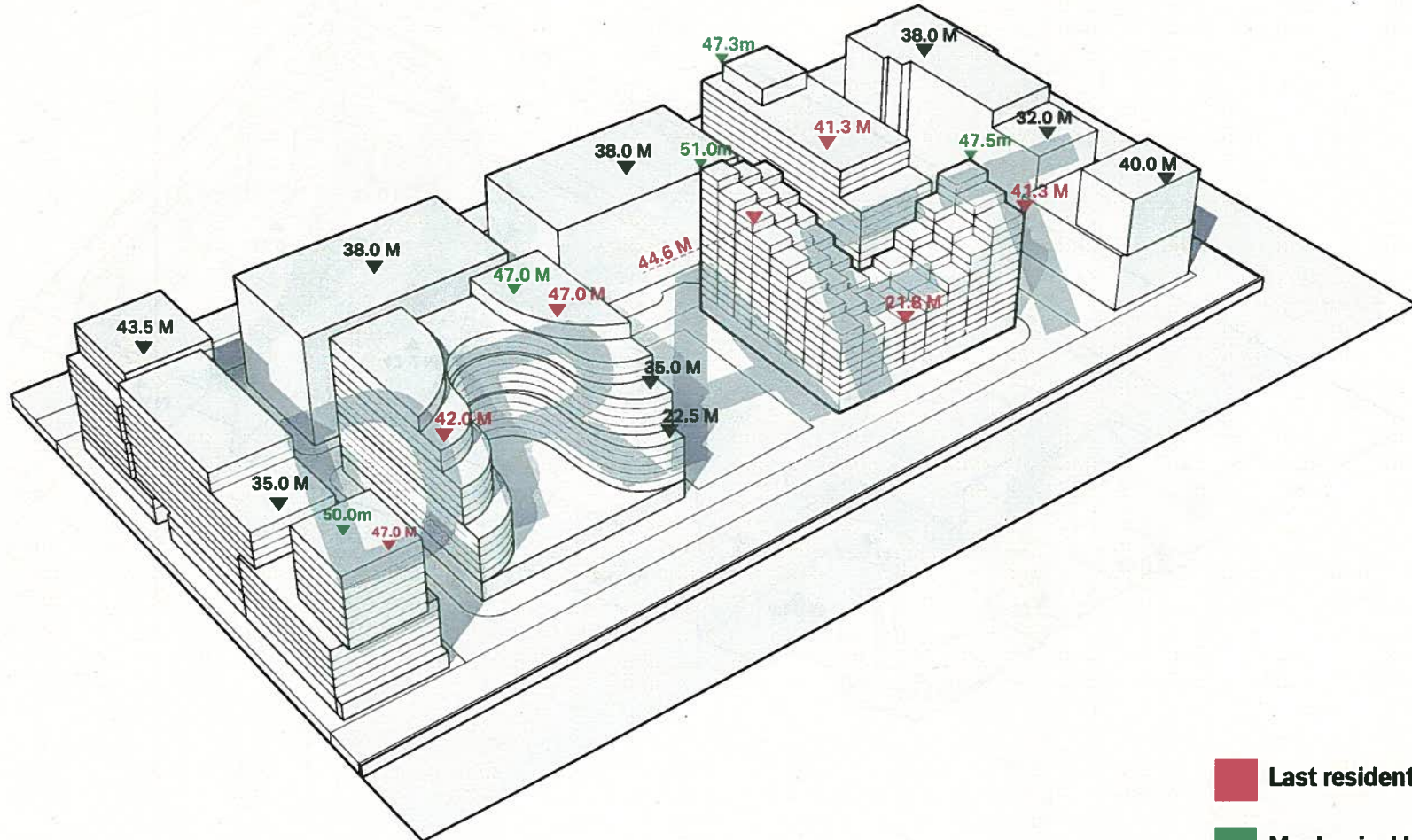


Proposed massing

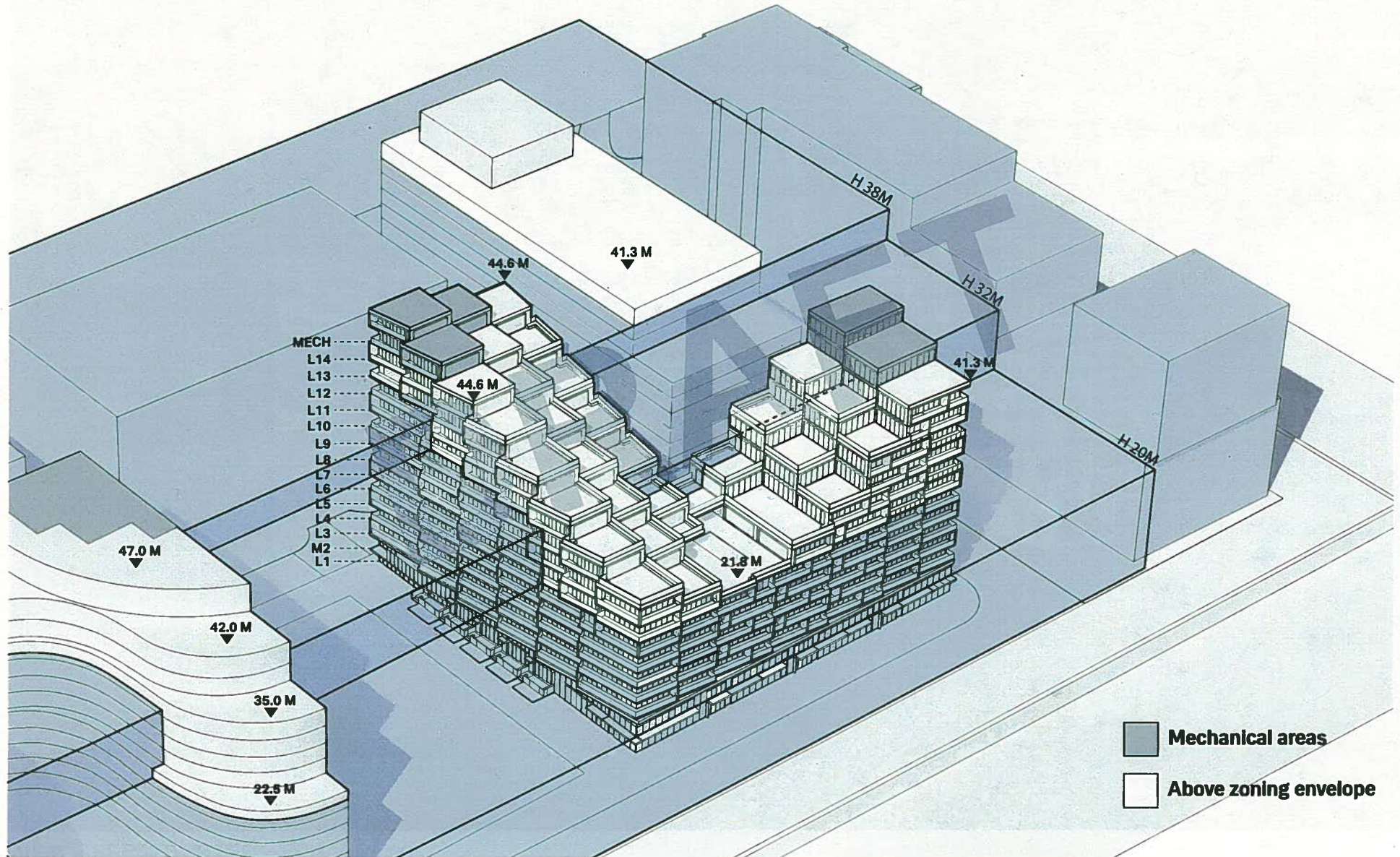
- R6 - Proposed with one extra floor
- R5 - East wing lowered one floor

- Last residential level
- Mechanical level

ZONING - R5 PROPOSED HEIGHTS



ZONING - PROPOSED VOLUME OVERLAYED WITH ZONING ENVELOPE



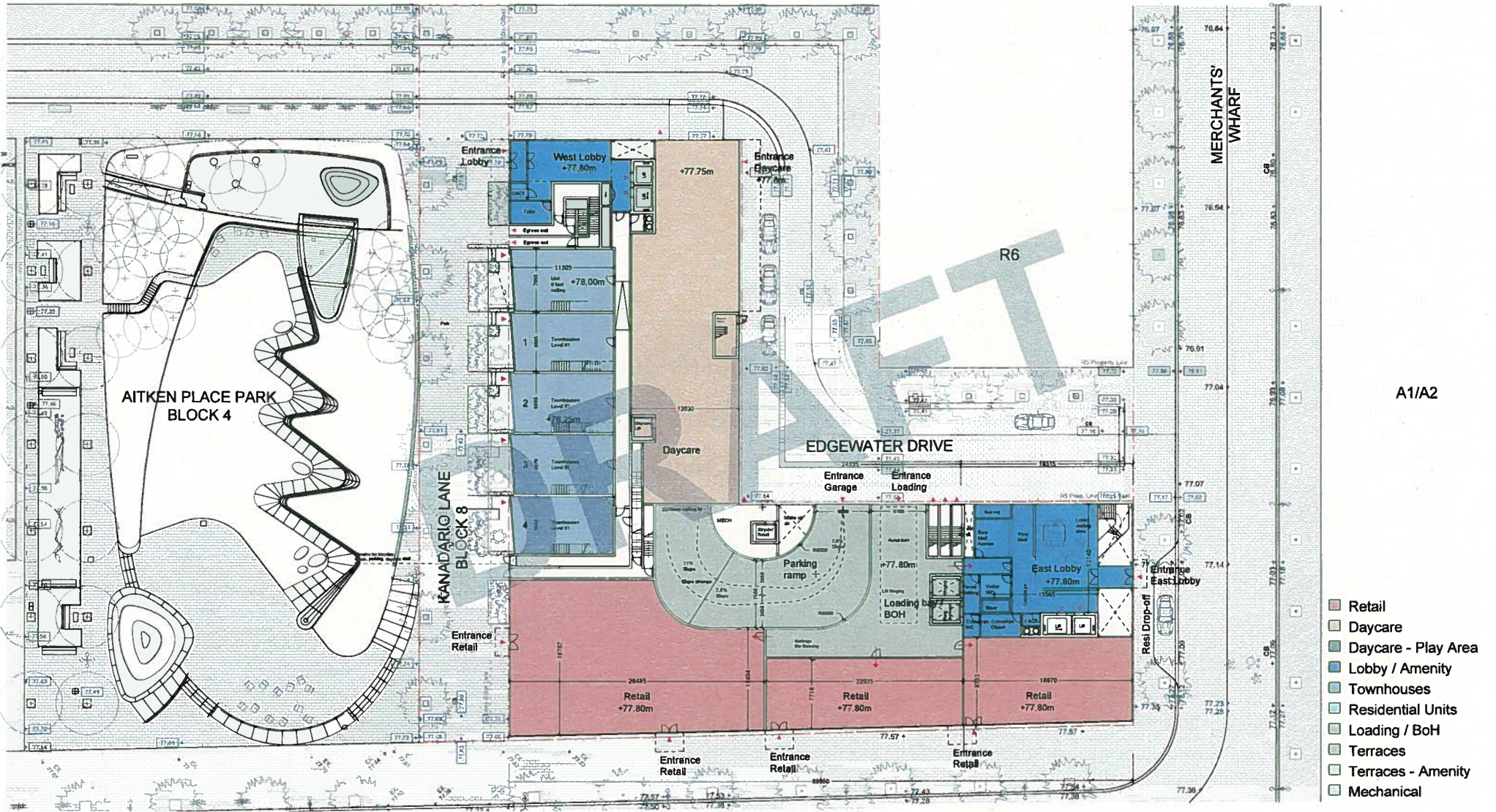
VIEW - THE BUILDING SEEN FROM THE LAKE



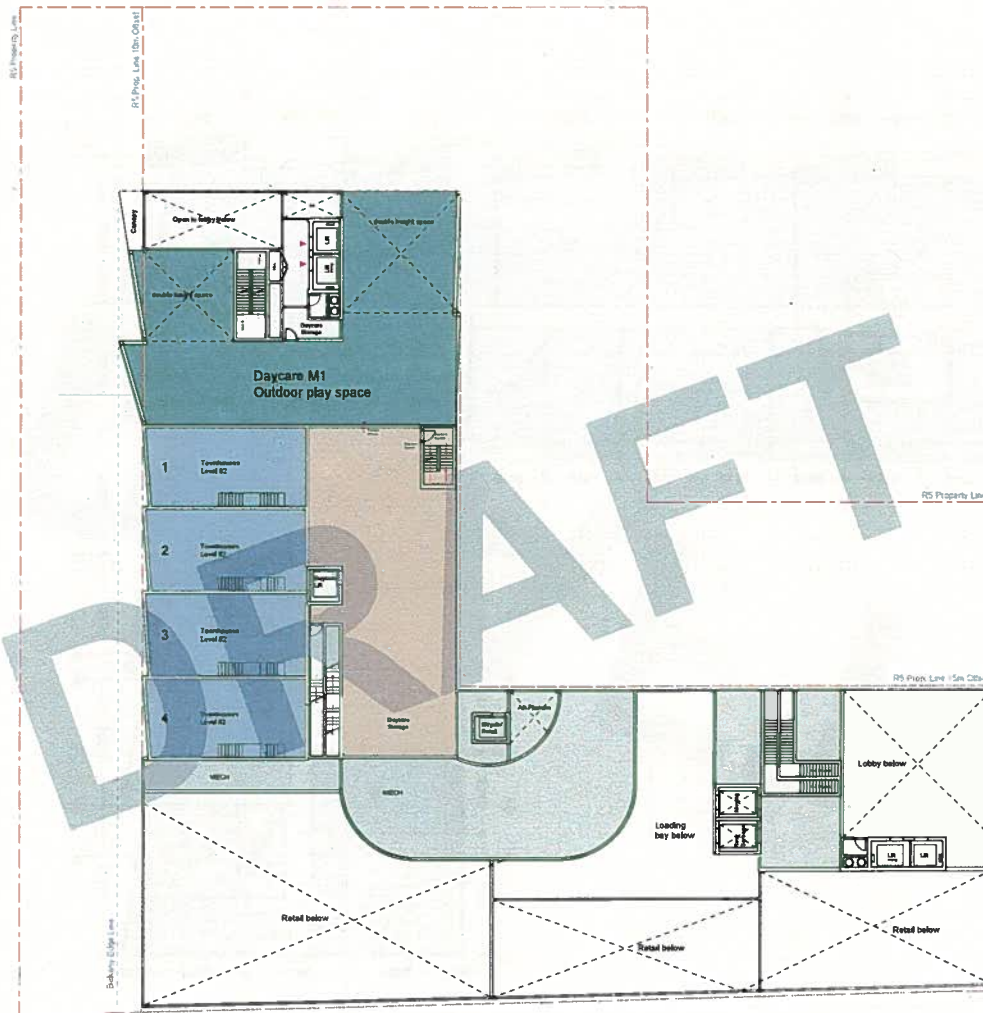
Lower Floors
Retail, Daycare, Lobby,
Townhouses and BOH

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GROUND FLOOR - LEVEL 1

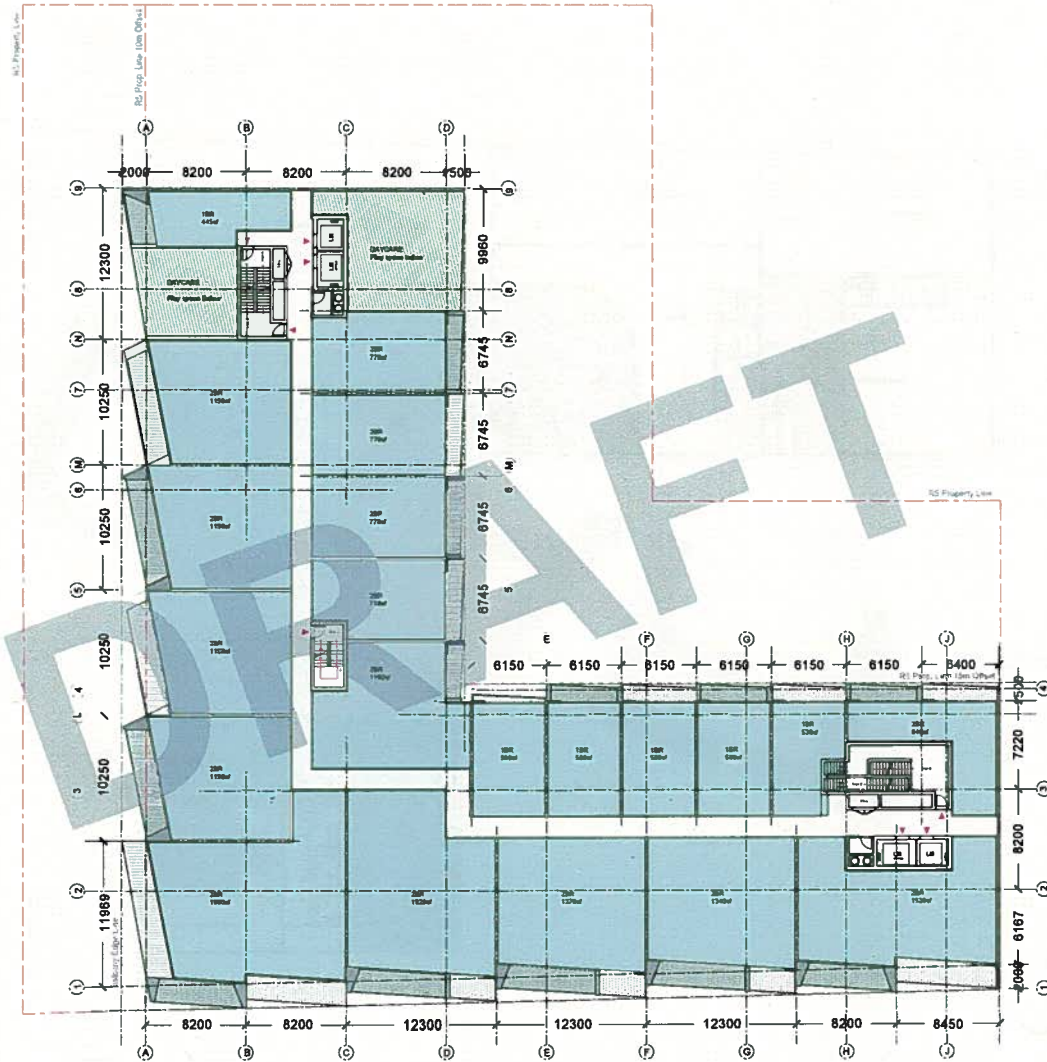


GROUND FLOOR - MEZZANINE



- Retail
- Daycare
- Daycare - Play Area
- Lobby / Amenity
- Townhouses
- Residential Units
- Loading / BoH
- Terraces
- Terraces - Amenity
- Mechanical

LEVEL 2 - DOUBLE HIGH PLAY SPACE WEST WING



- Retail
- Daycare
- Daycare - Play Area
- Lobby / Amenities
- Townhouses
- Residential Units
- Loading / BoH
- Terraces
- Terraces - Amenities
- Mechanical

ELEVATION SOUTH - MERCHANTS WHARF



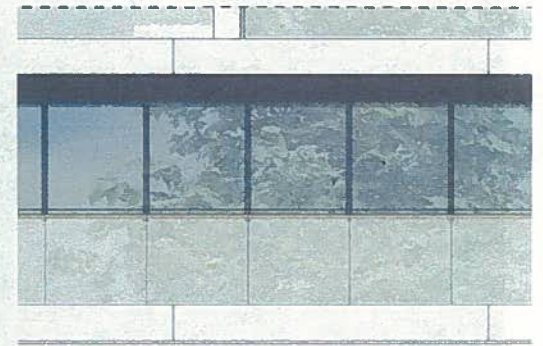
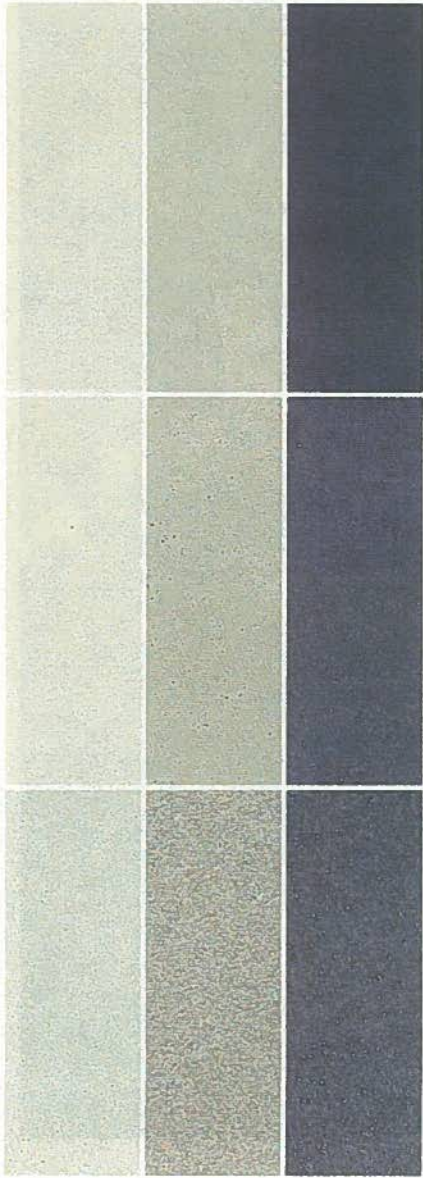
AITKEN PLACE PARK

MERCHANTS WHARF

ELEVATION - MERCHANTS WHARF



MATERIAL SAMPLES - GFRC



VIEW - MERCHANTS WHARF



VIEW - MERCHANTS WHARF - EAST CORNER



ELEVATION WEST - KANADARIO LANE



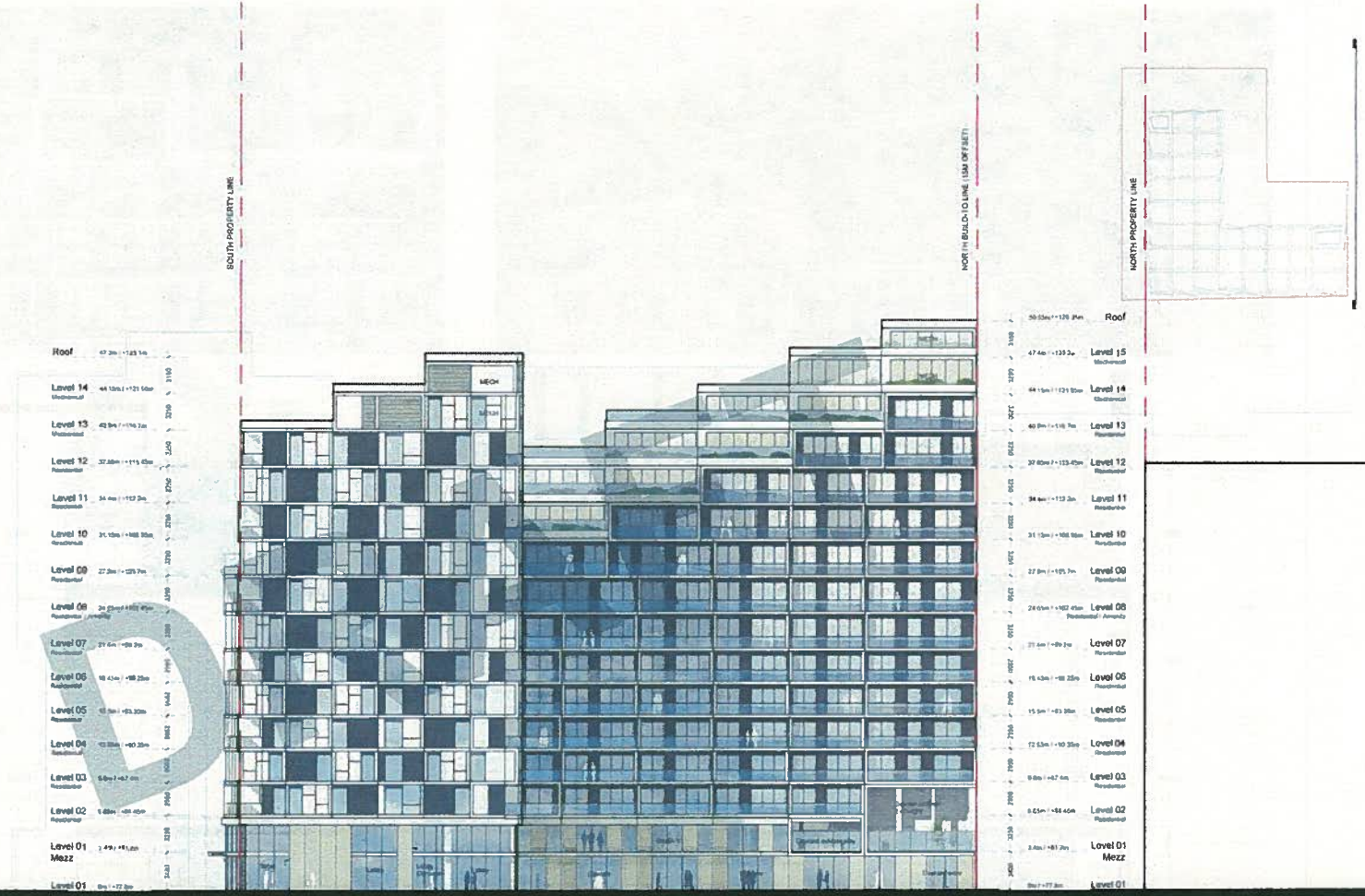
ELEVATION - KANADARIO LANE



VIEW - KANADARIO LANE



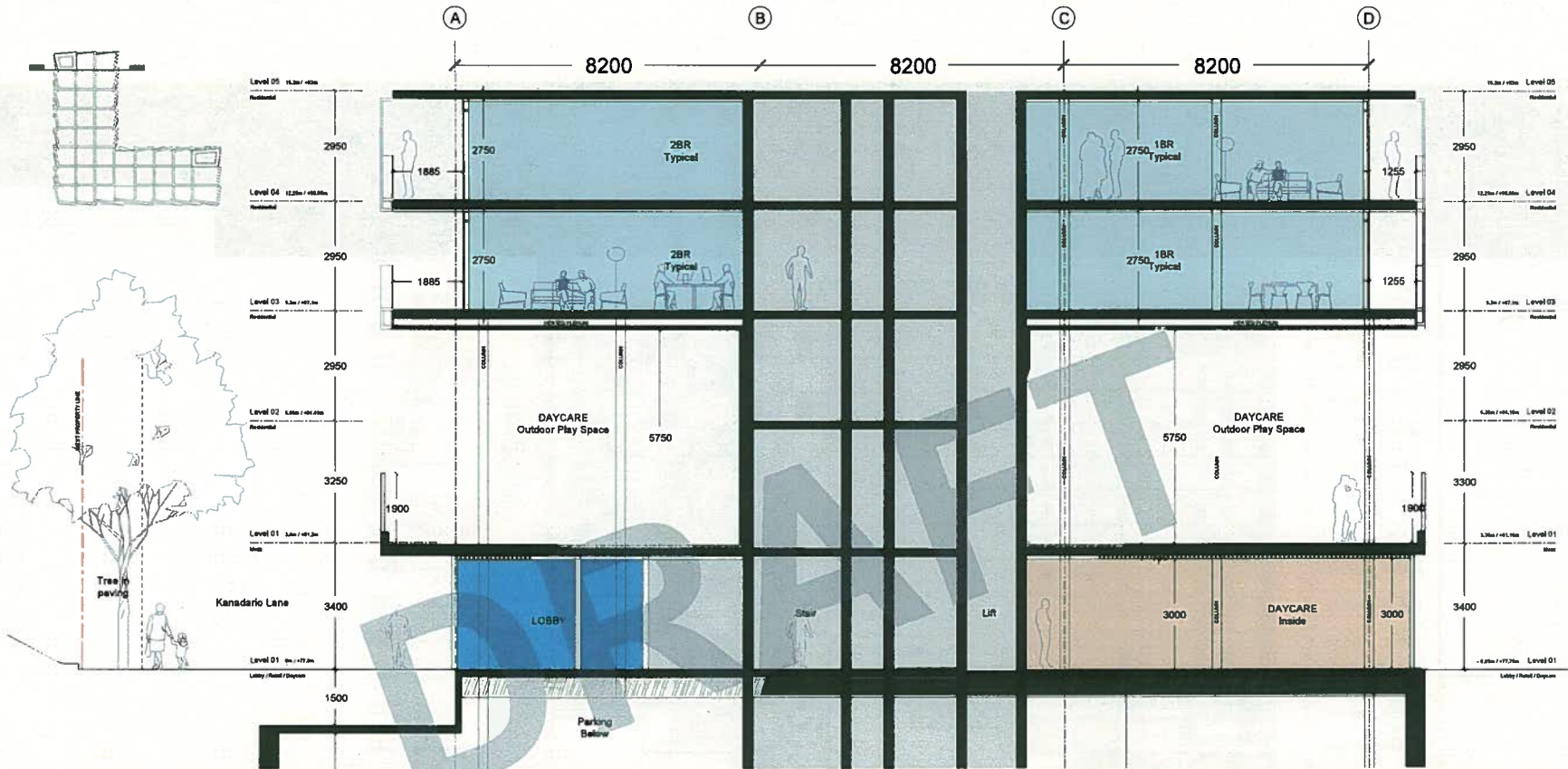
ELEVATION EAST - EDGEWATER DRIVE



MERCHANTS' WHARF

EDGEWATER DRIVE

DAYCARE - CROSS SECTION, PLAYSPACE



PLAYSPACE - WEST ELEVATION

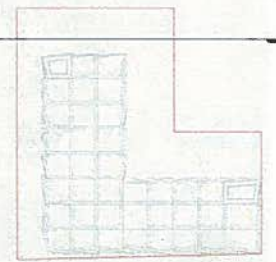


PLAYSPACE - EAST ELEVATION

VIEW - EDGEWATER DRIVE



ELEVATION NORTH - EDGEWATER DRIVE



MERCHANTS WHARF

AITKEN PLACE PARK

ELEVATION - LOADING



VIEW - FROM THE WATER

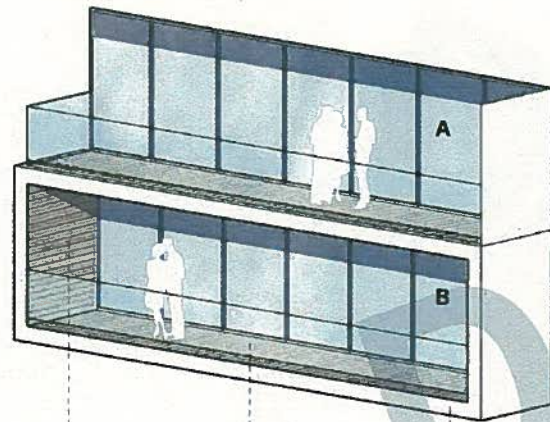




RESIDENTIAL LEVELS

EXTERIOR CONCEPT - BALCONIES AND OUTDOOR SPACES

UNIT



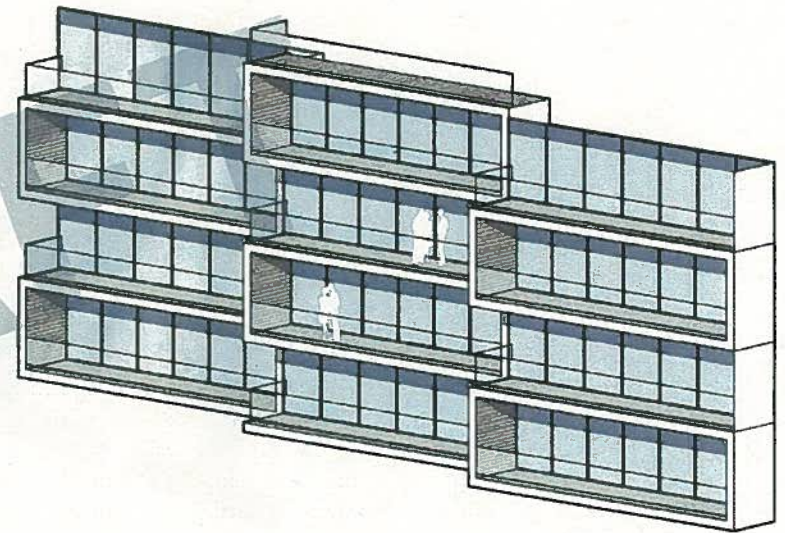
Interior cladding

Glass railing

Exterior cladding



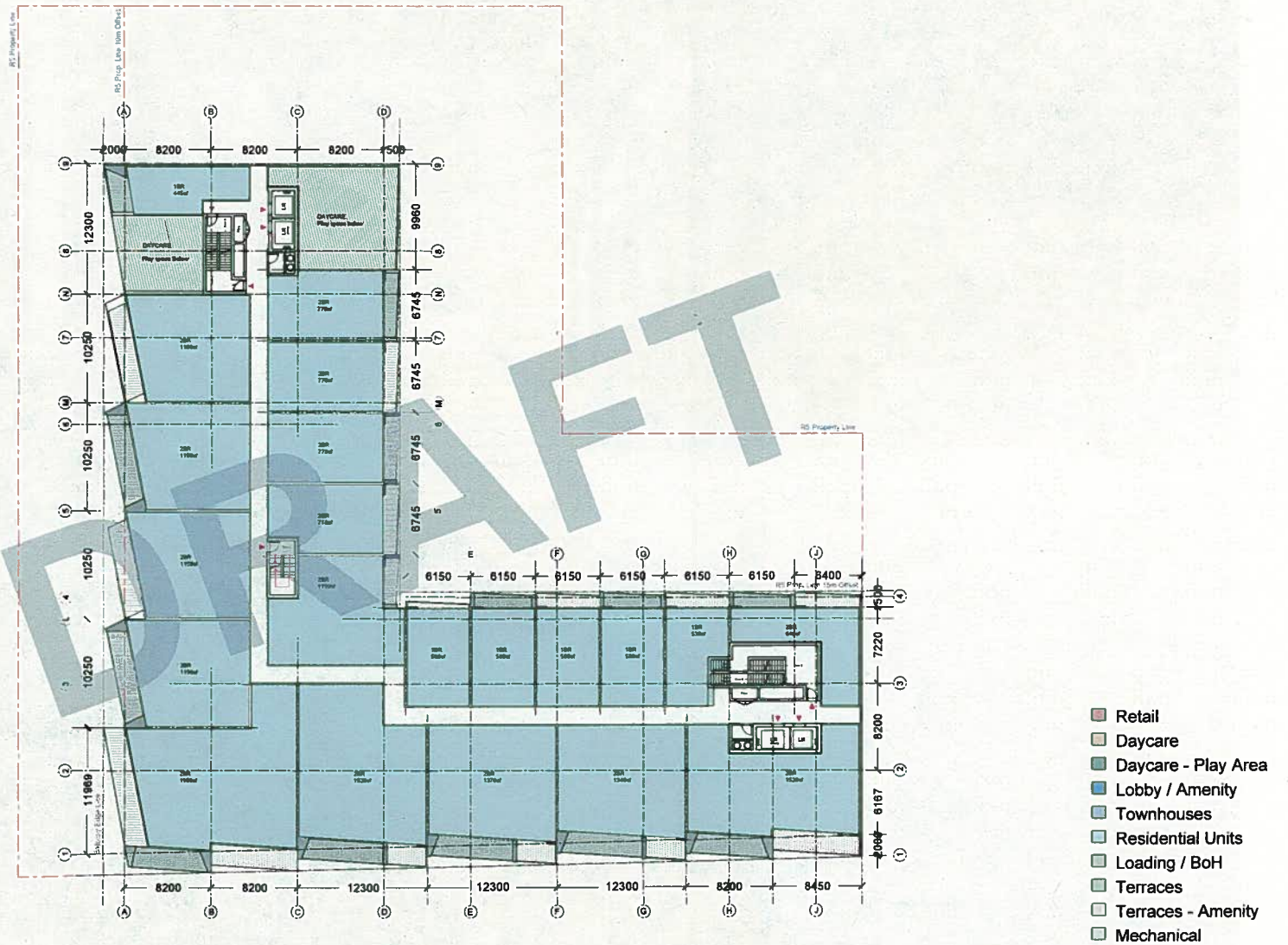
UNITS COMBINED



VIEW - BALCONY



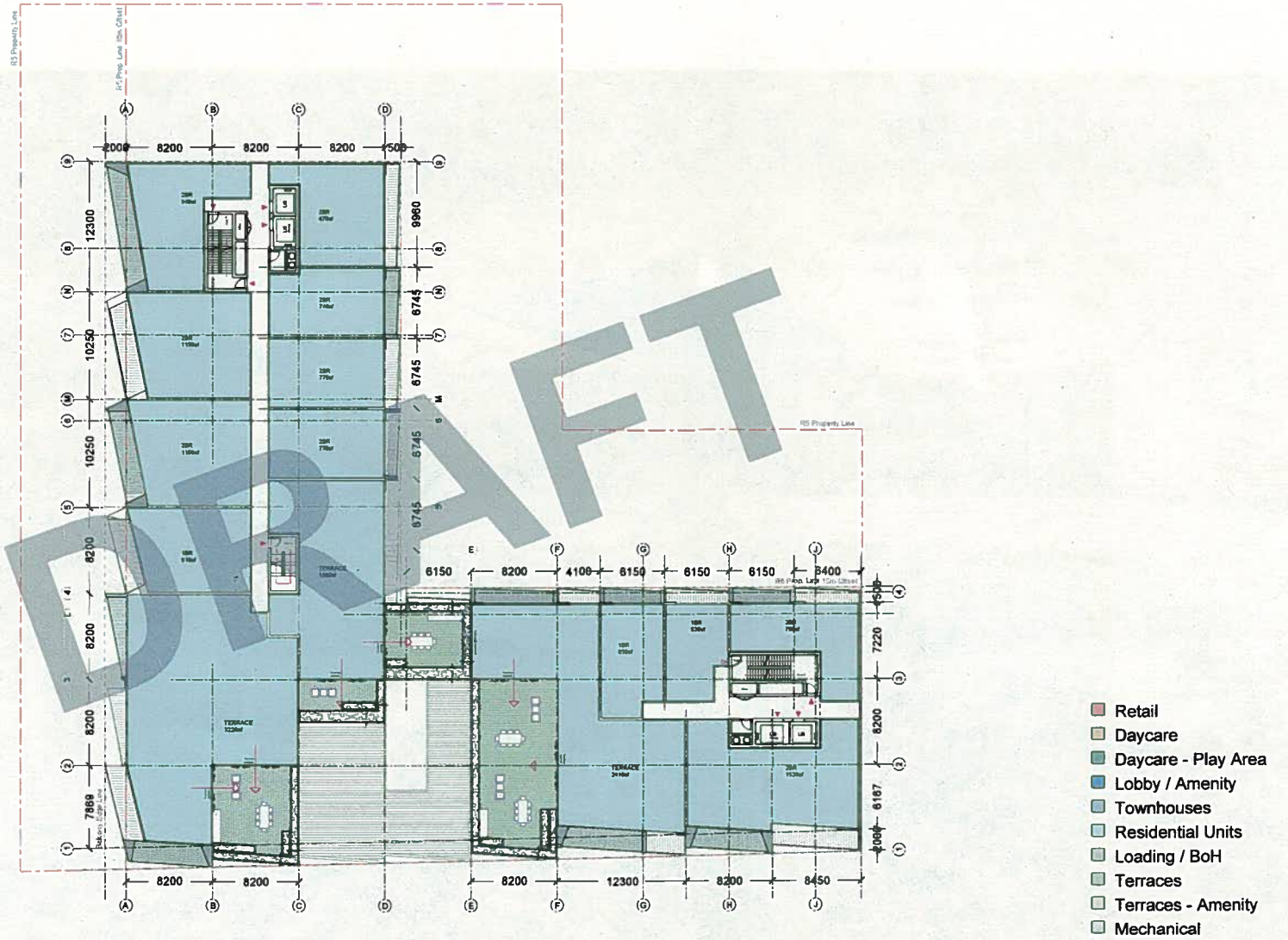
UNITS - LEVEL 2



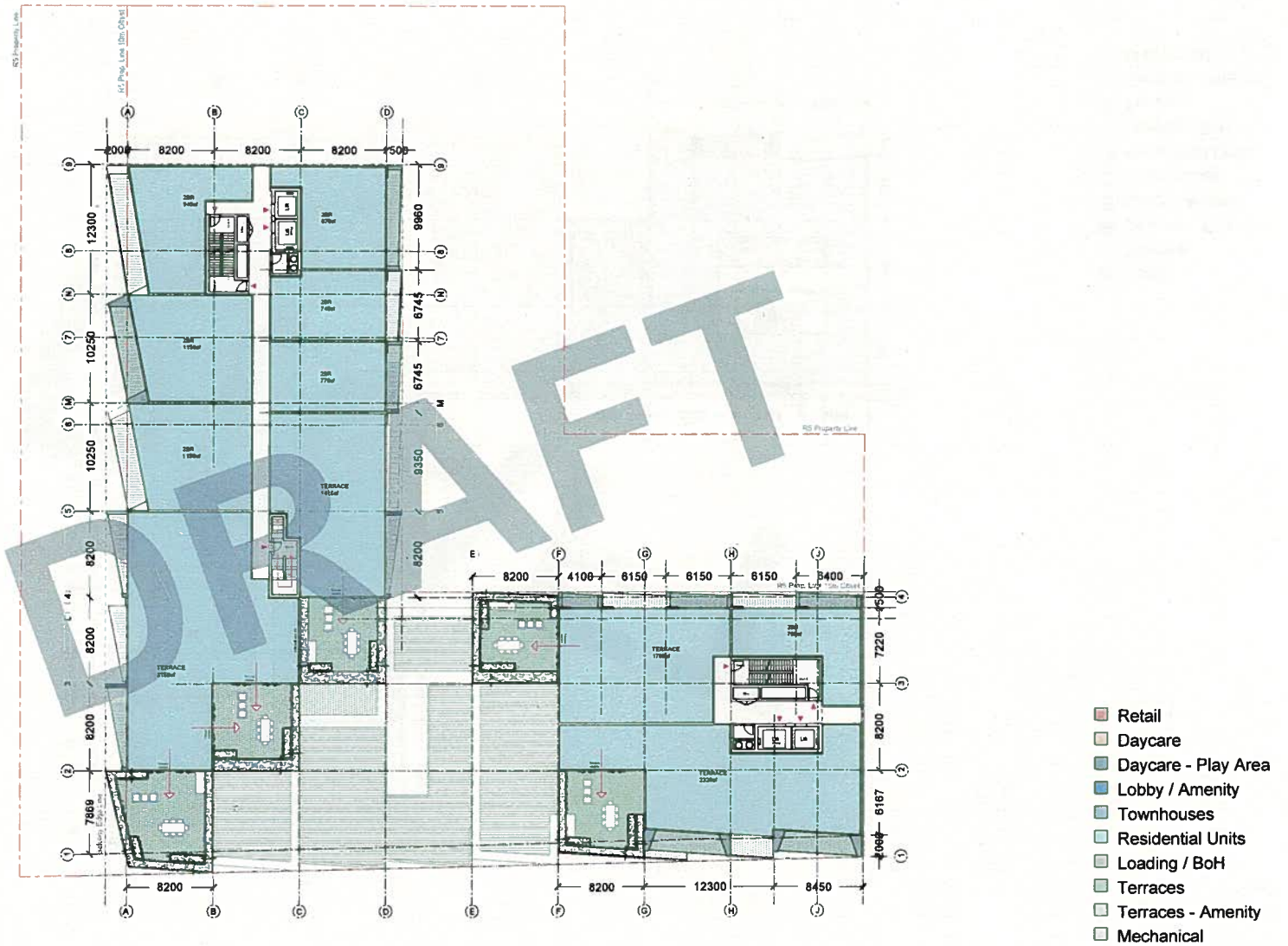
VIEW - AMENITY AREA



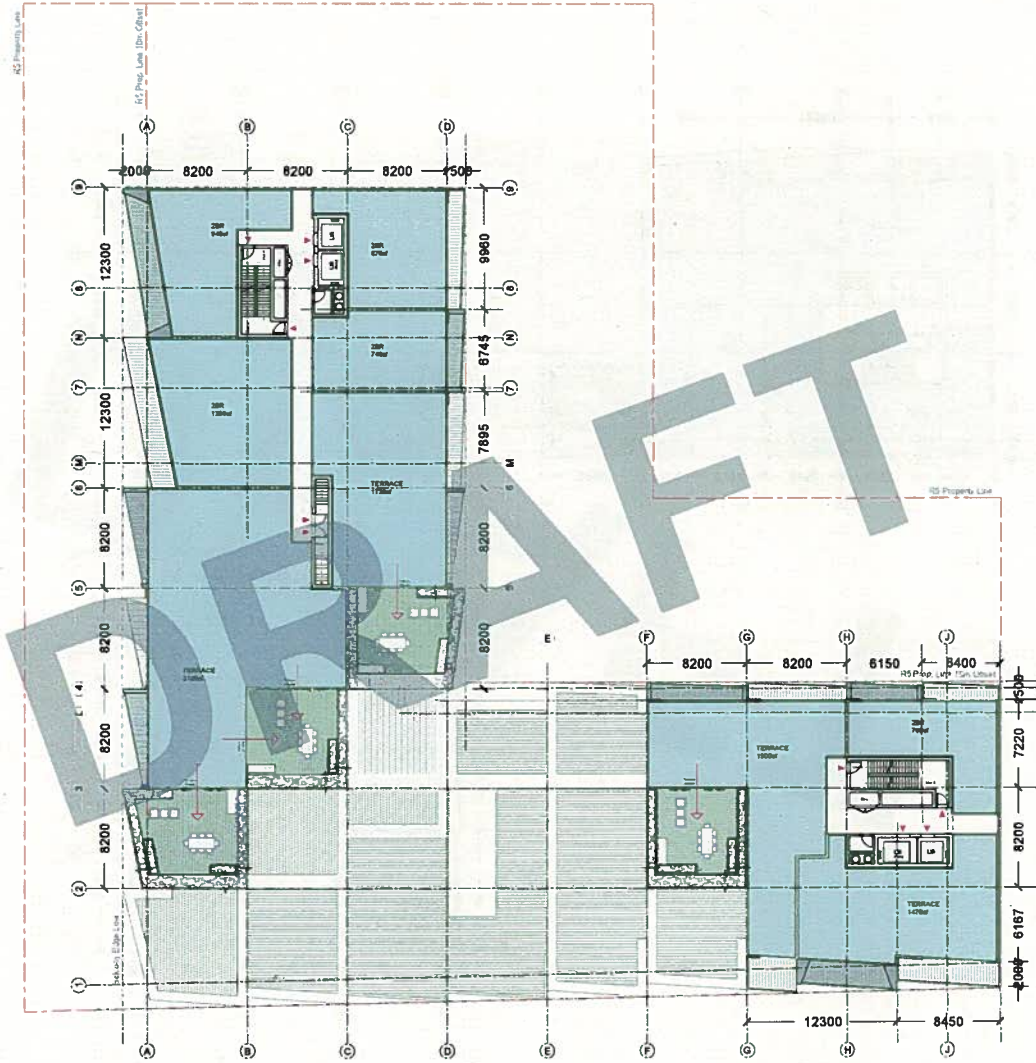
UNITS - LEVEL 08



UNITS - LEVEL 09

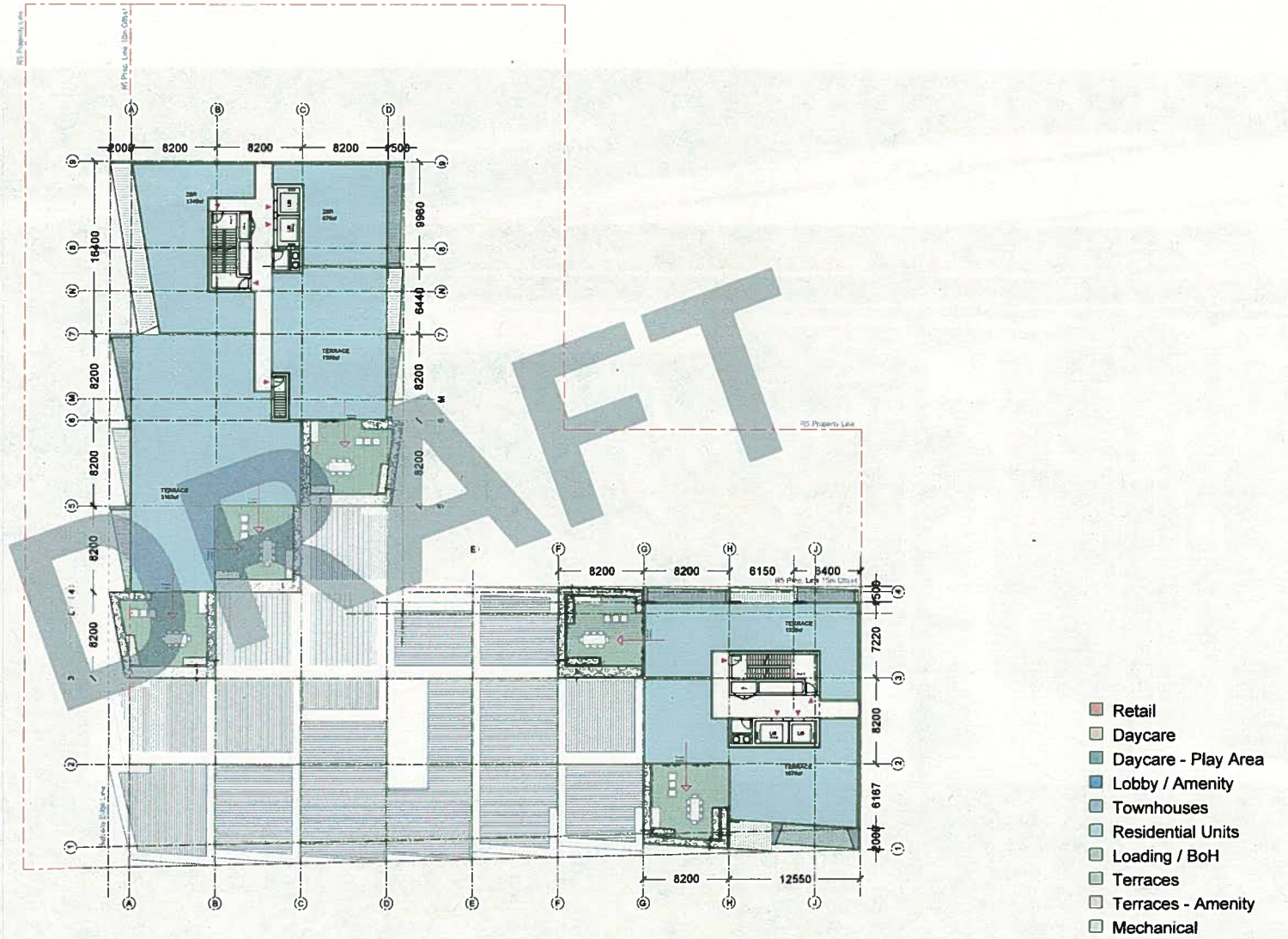


UNITS - LEVEL 10



- Retail
- Daycare
- Daycare - Play Area
- Lobby / Amenity
- Townhouses
- Residential Units
- Loading / BoH
- Terraces
- Terraces - Amenity
- Mechanical

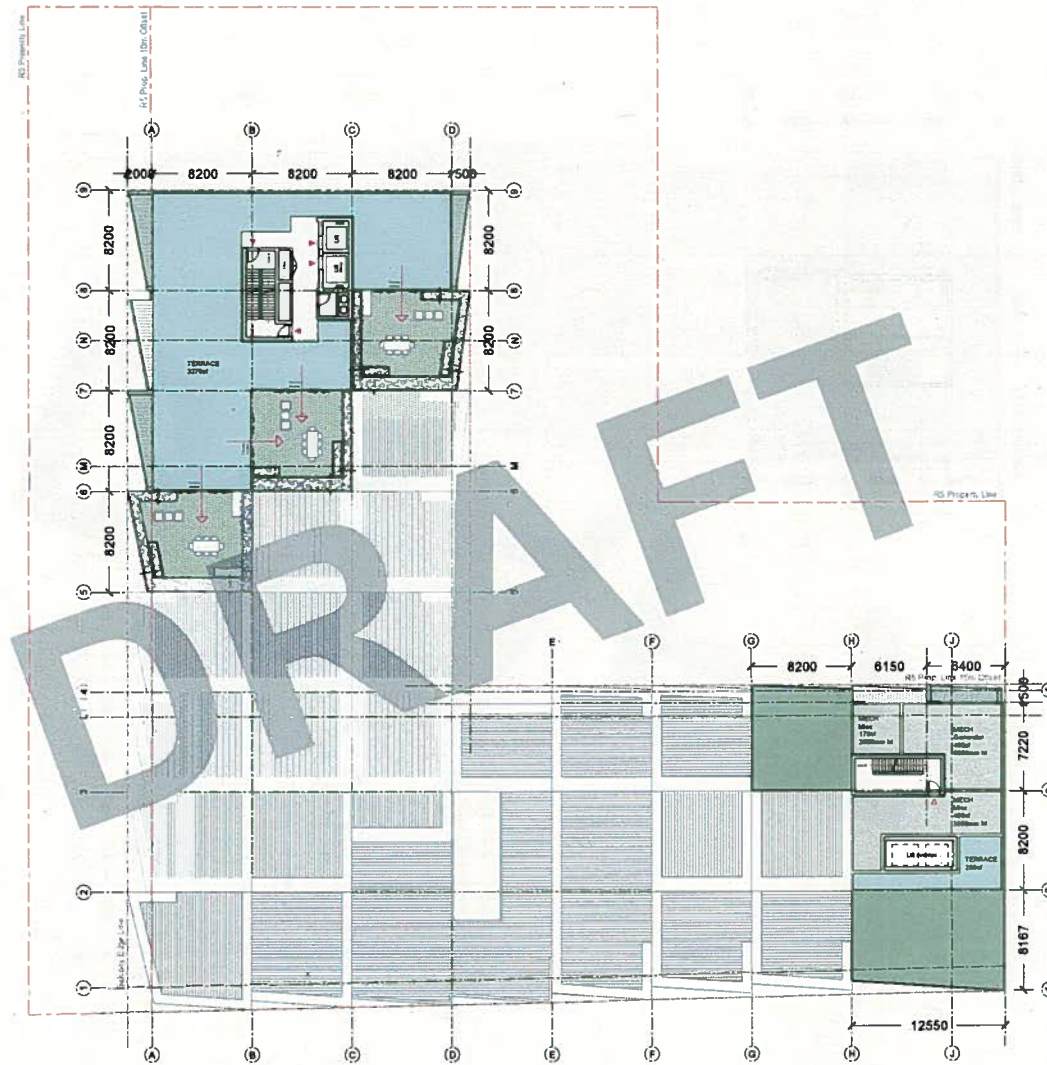
UNITS - LEVEL 11



VIEW - LIVING ROOM

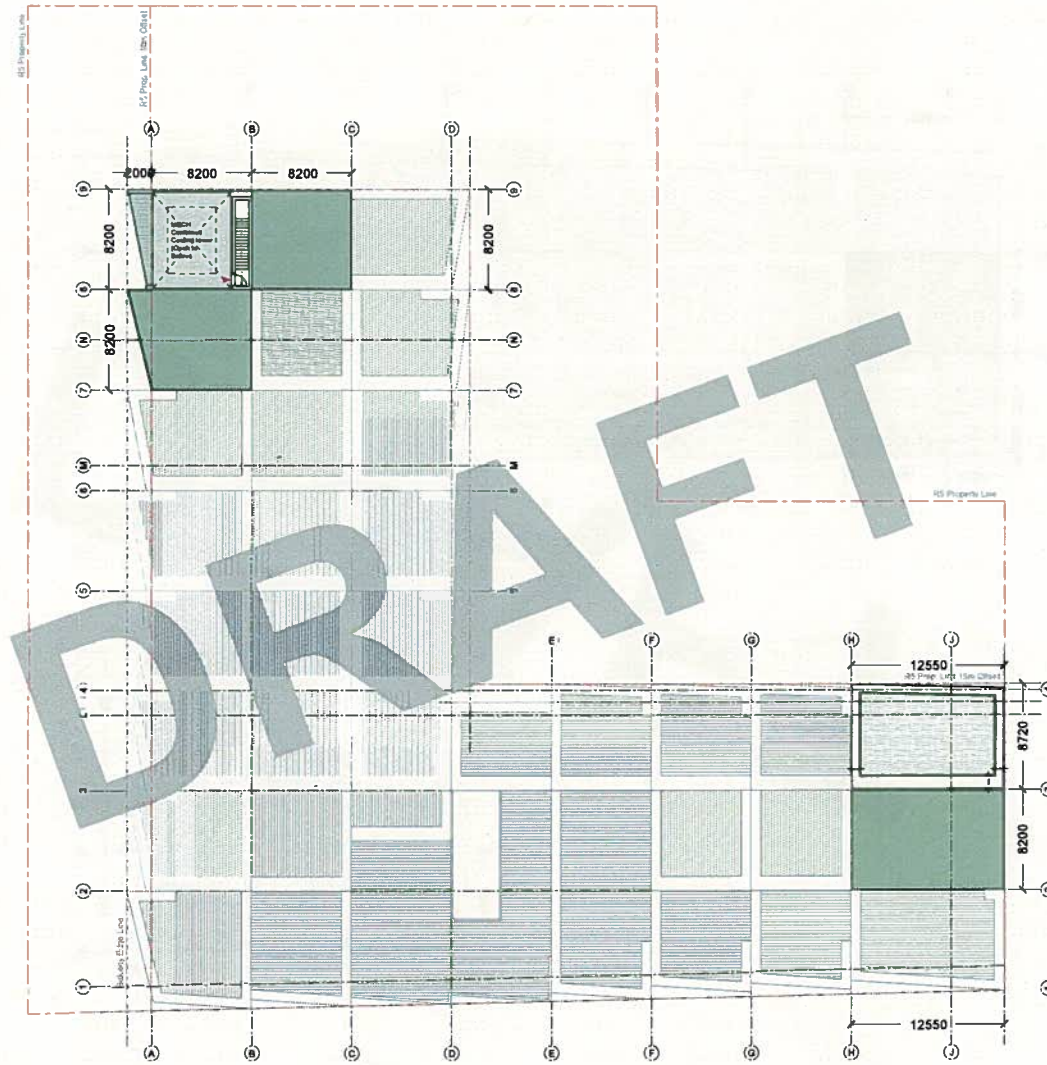


UNITS - LEVEL 13

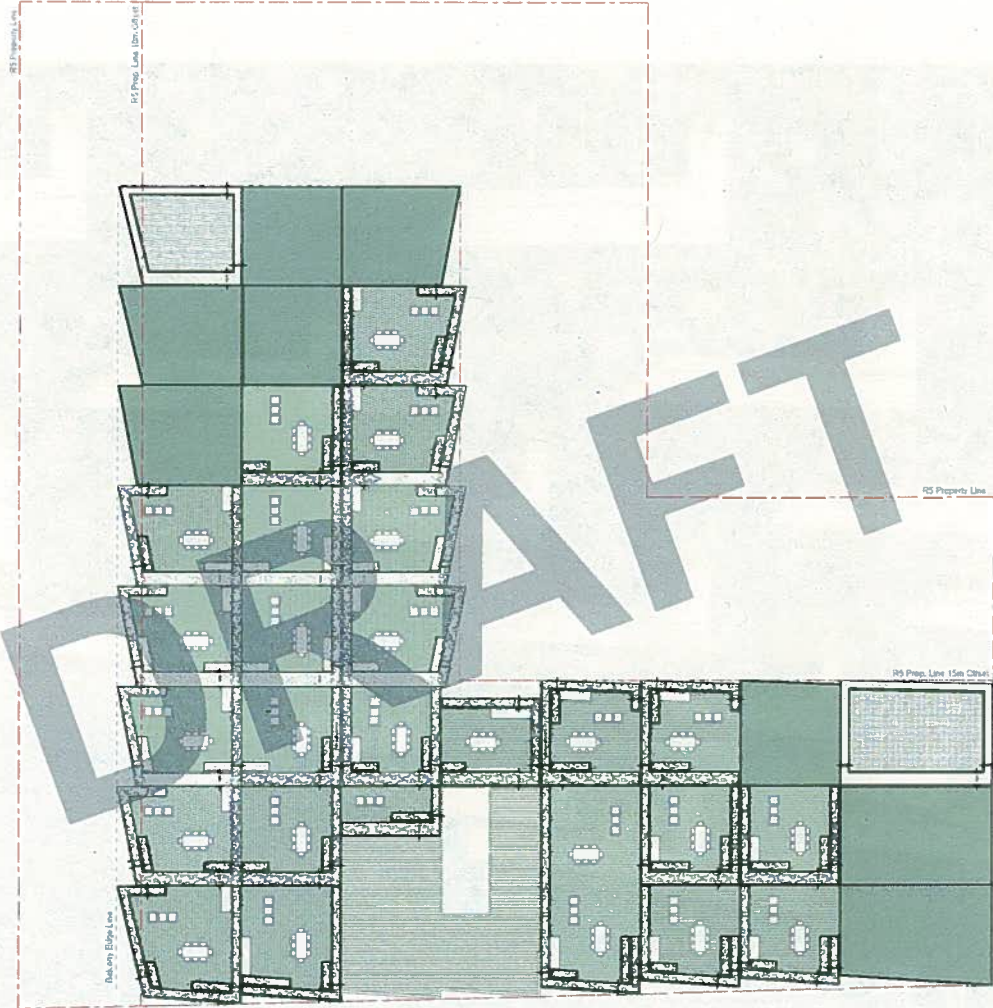


- Retail
- Daycare
- Daycare - Play Area
- Lobby / Amenity
- Townhouses
- Residential Units
- Loading / BoH
- Terraces
- Terraces - Amenity
- Mechanical

UNITS - LEVEL 15



UNITS - ROOF PLAN



VIEW - ROOF SCAPE



**BAYSIDE STAGE III
TERRACE PLANTING AND KANADARIO LANE**

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KEY ISSUES FROM PAST DRP

01 MAINTENANCE

02 PRIVATE/PUBLIC INTERFACES

03 CONTEXTUAL INTEGRATION

04 PLANTING SELECTION AND LAYOUT

05 WIND CONDITIONS

TERRACES

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KEY ISSUES

- 01 MAINTENANCE
- 02 SUN AND SHADE
- 03 PRIVACY AND VIEWS
- 04 PLANT SELECTION

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MAINTENANCE STRATEGY

Key Points

- 1.** Annual review by a consulting horticulturist.
Performed in late summer to early fall to observe plants and determine what special maintenance is required.
- 2.** Irrigation to be regularly monitored.
Irrigation should have rain sensors and soil sensors to monitor adequate moisture levels.
- 3.** Regular maintenance during the growing season.
Three (3) scheduled visits conducted between spring and fall.
- 4.** Planting regulations governing occupant use terrace planters (provided).
*-Maximum plant height: 1000mm
-Planters are not to be moved, painted, re-clad
-No planters larger than 500x500mm to be used on terraces*
- 5.** All costs will form part of the Common Element Assessment budget for building.
- 6.** To form part of the Agreement of Purchase and Sale, and the Condominium Declaration and Disclosure in order to be enforced.

MAINTENANCE

Research



BOSCO VERTICALE, MILAN

MAINTENANCE:

- Managed by condo corp.
- Accessed by exterior cable system and units.
- Cranes are rented for tree replacements.

SEASONAL MAINTENANCE:

- 6 times/year, pruning 1 time/year



PICASSO, TORONTO

PLANTING:

- Trees on various levels (7-36) and all orientations

MAINTENANCE:

- Managed by condo corp.



ELLIS PARK, TORONTO

PLANTING:

- Planters on all terraces.

MAINTENANCE:

- Initially designed to be maintained by owner.
- Later changed to be managed by condo corp.

MAINTENANCE

Research



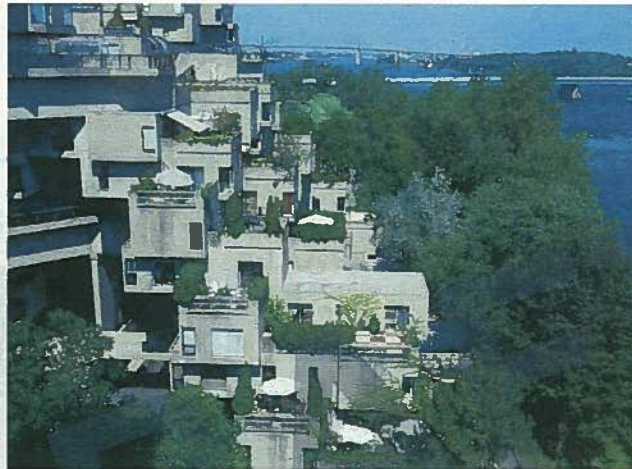
LOWTHER AND AVENUE, TORONTO

PLANTING:

-Custom (free standing only).

MAINTENANCE:

-Maintained by owner.



HABITAT 67, MONTREAL

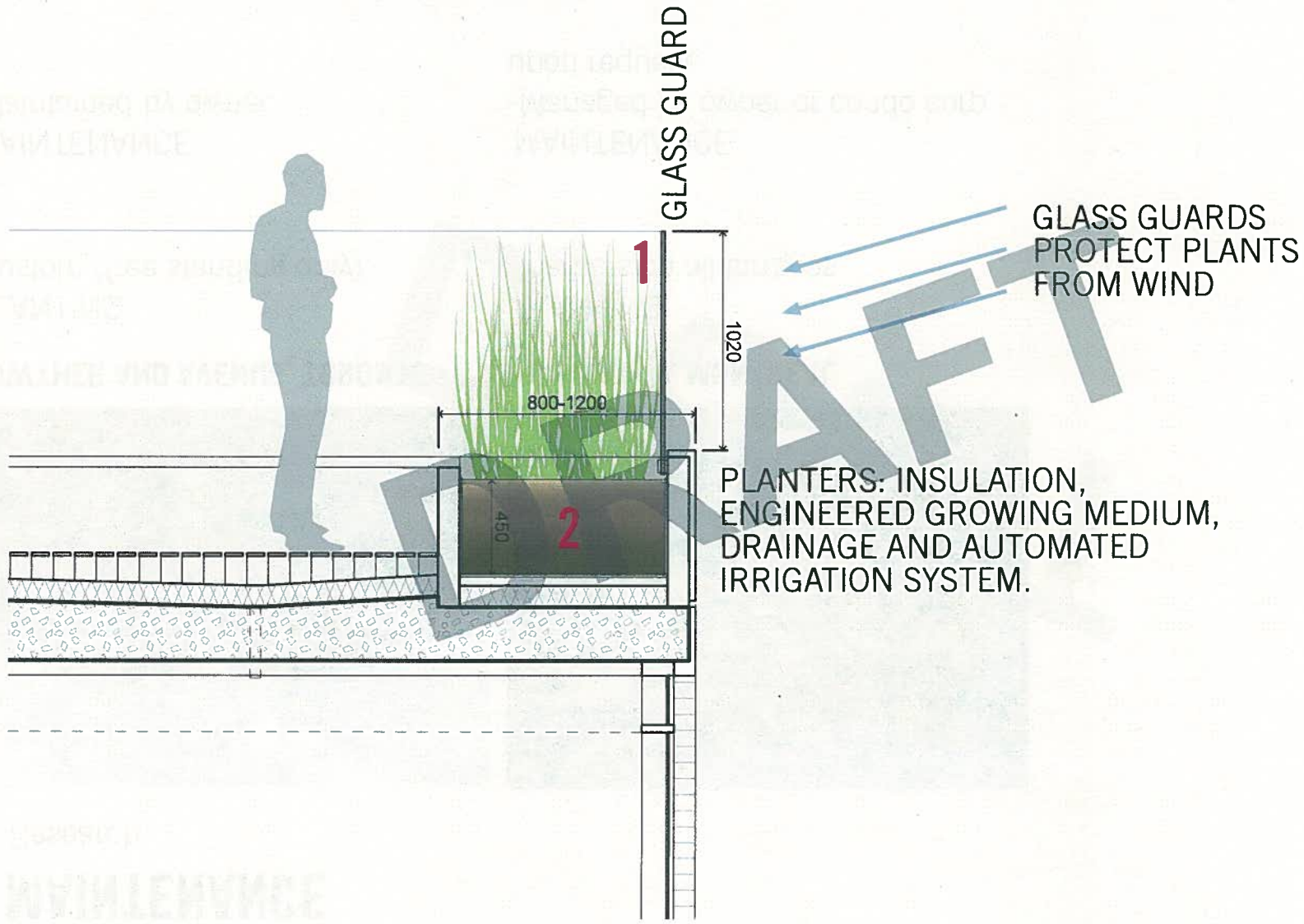
PLANTING:

-Planters on all terraces.

MAINTENANCE:

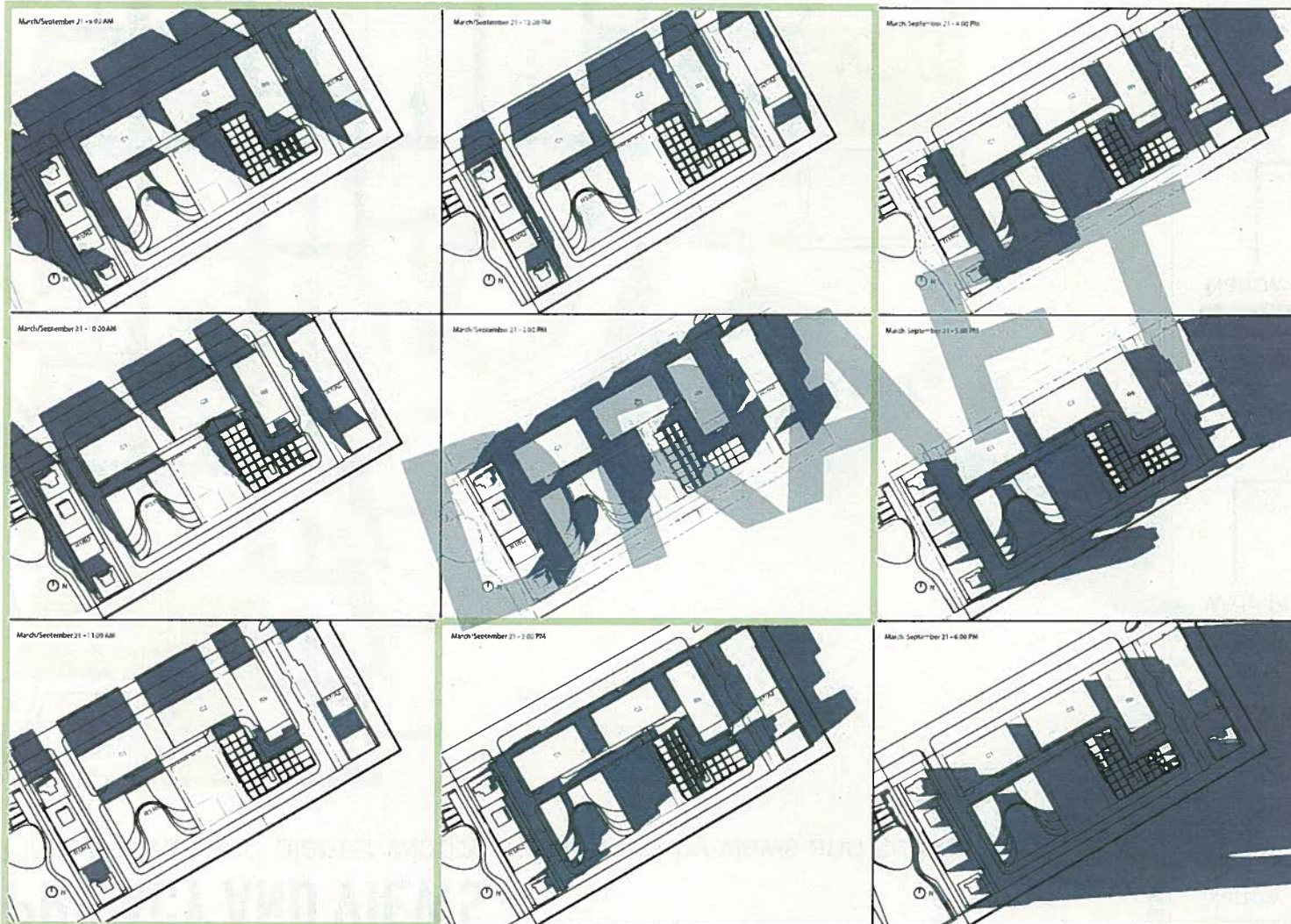
-Managed by owner or condo corp.
upon request.

TECHINICAL CONSIDERATIONS



GROWING CONDITIONS

Sun Shade Study

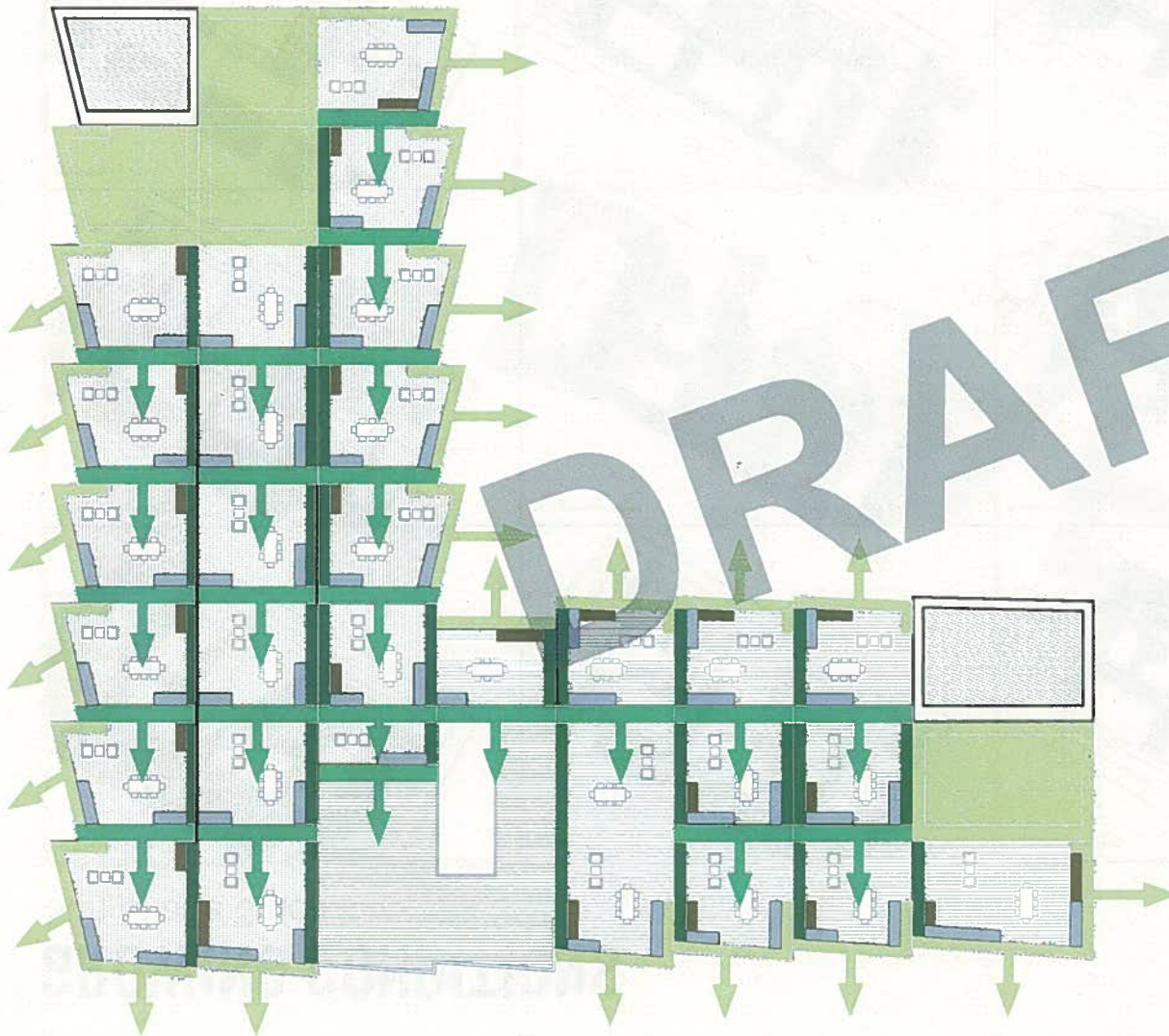


SUMMARY:

Terraces receive a minimum of 6 hours of direct sun per day.

PRIVACY AND VIEWS

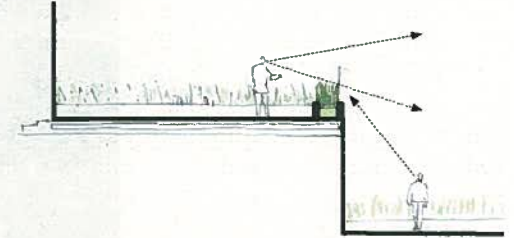
Plant heights and planter widths determined by views and screening



LEGEND

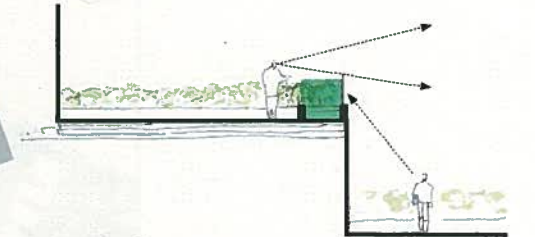
Low 100-400 mm

Narrow Planter



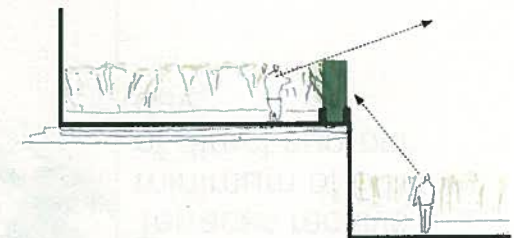
Medium 500-800 mm

Wide Planter



High 900-1500 mm

Narrow Planter



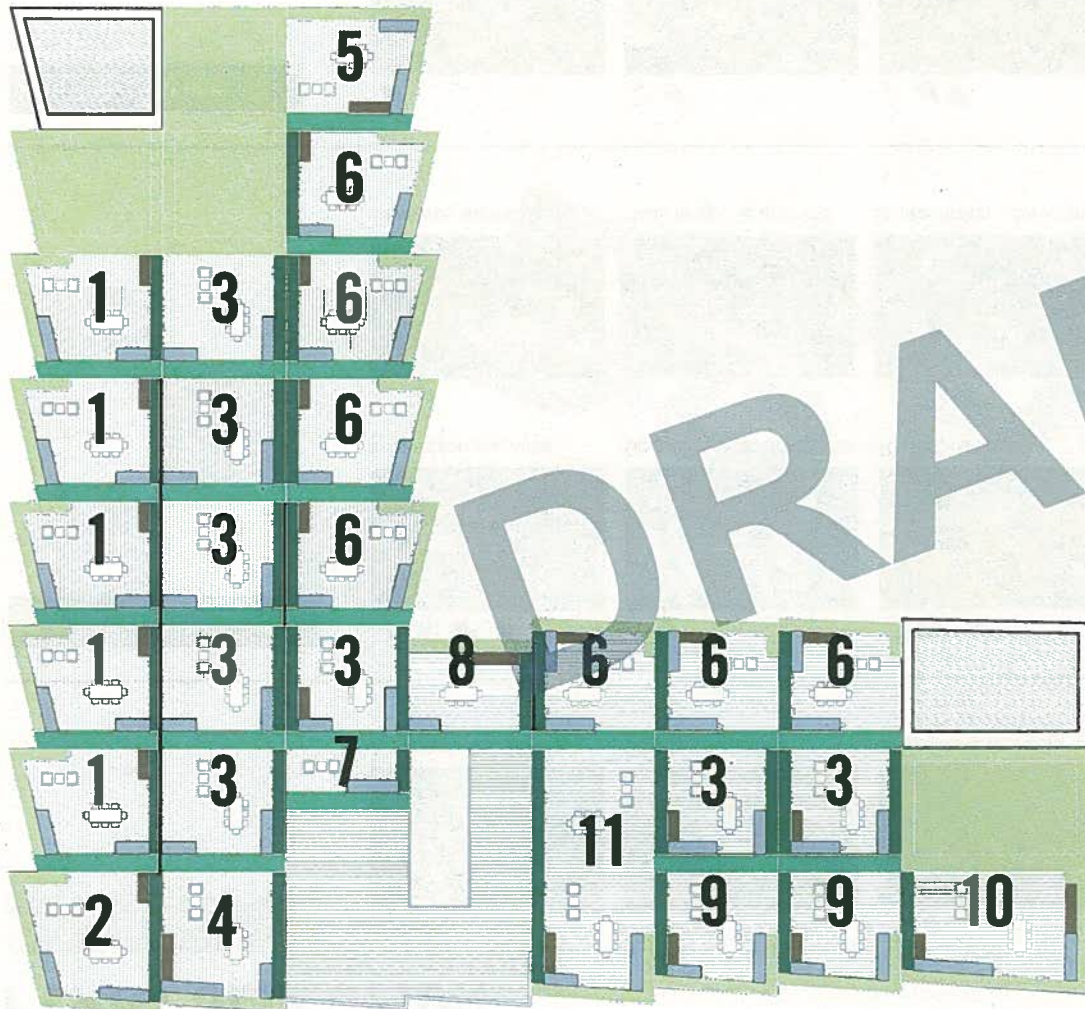
Seasonal Planter

Planted and Maintained by Resident

Wood Bench / Low Table

PRIVACY AND VIEWS

10 variable terrace layouts to respond to views and screening



PLANT SELECTION

Low 100-400 mm



Arctostaphylos uva-ursi



Coreopsis verticillata



Juniperus horizontalis



Erica carnea



Pollinator



Native



Birds



Aromatic



Winter Interest

Medium 500-800 mm



Echinacea purpurea



Geranium x cantabrigiense



Rudbeckia fulgida



Veronica 'Eveline'



Amsonia 'Blue Ice'



Liatris spicata 'Kobold'



Juniperus sabina 'Skandia'



Pinus mugo 'Slowmound'



Schizachyrium scoparium



Sporobolus heterolepis

High 900-1500 mm



Hypericum prolificum



Physocarpus opulifolius 'Nanus'



Potentilla fruticosa 'cv.'



Andropogon gerardii



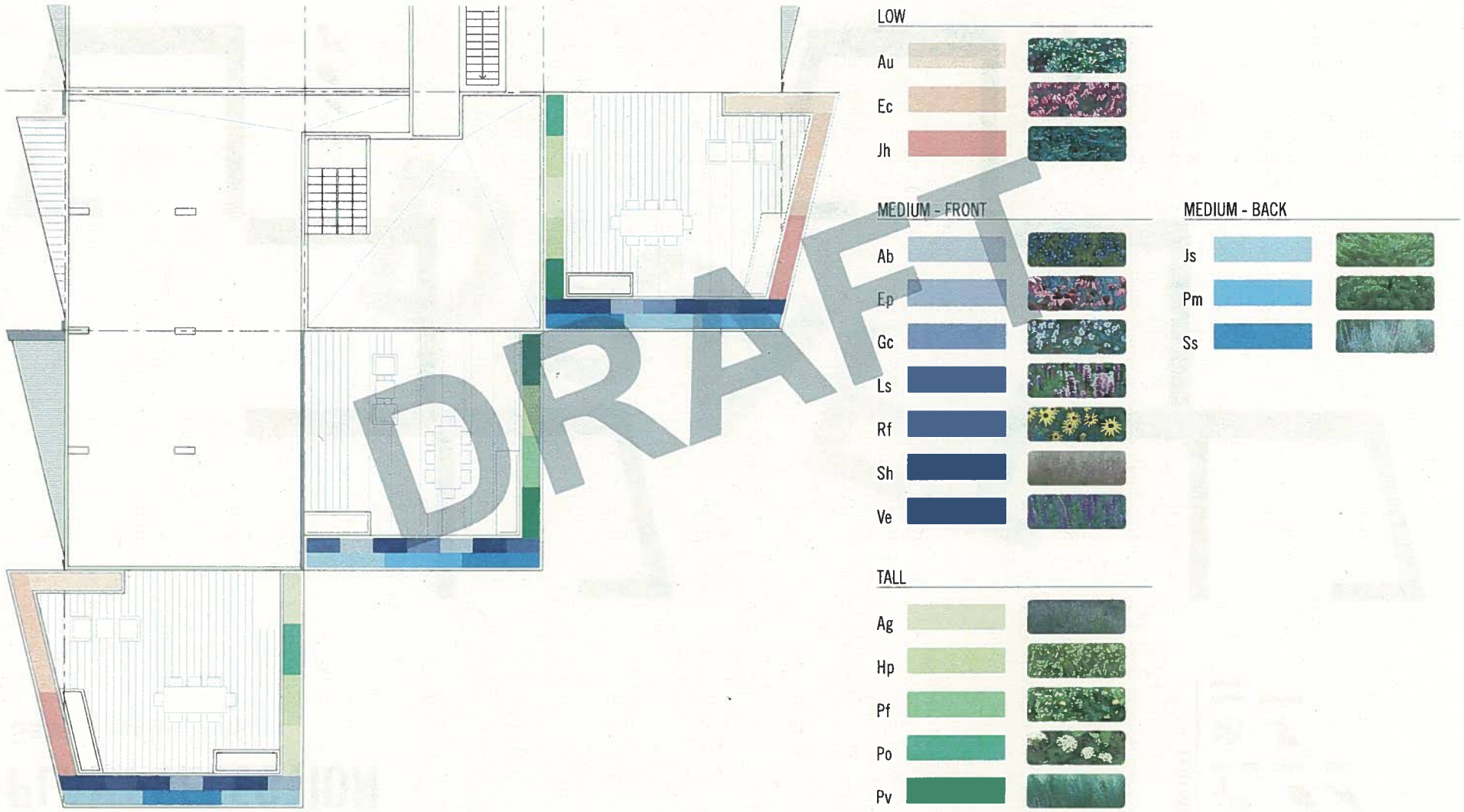
Panicum virgatum 'Northwind'



Penstemon digitalis

PLANTING PLAN






Three Layouts



PLANT SELECTION

Seasonal Qualities

LEGEND

-  Pollinator
-  Native
-  Birds
-  Winter Interest
-  Aromatic








Spring

Summer

PLANT SELECTION

Seasonal Qualities

LEGEND

		
Pollinator	Native	Birds
		
Winter Interest	Aromatic	



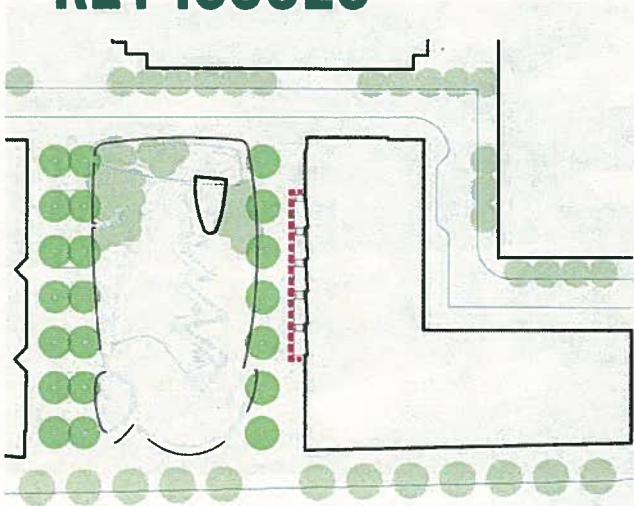
Fall

Winter

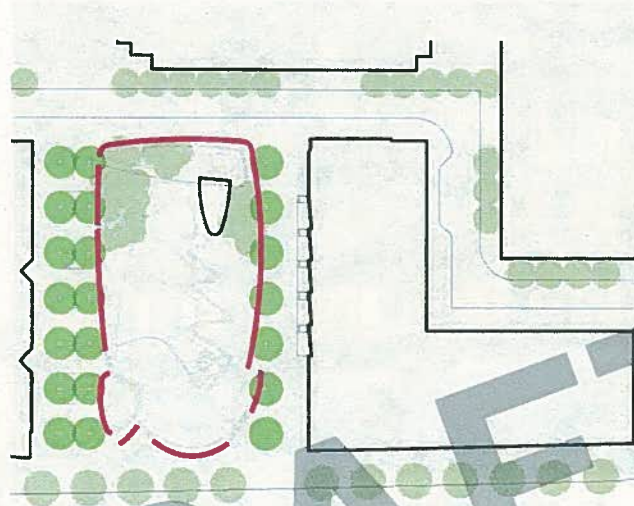
KANADARIO LANE

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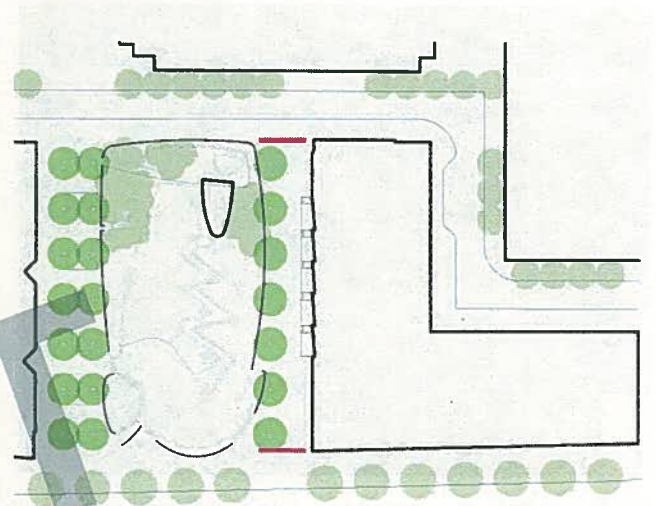
KEY ISSUES



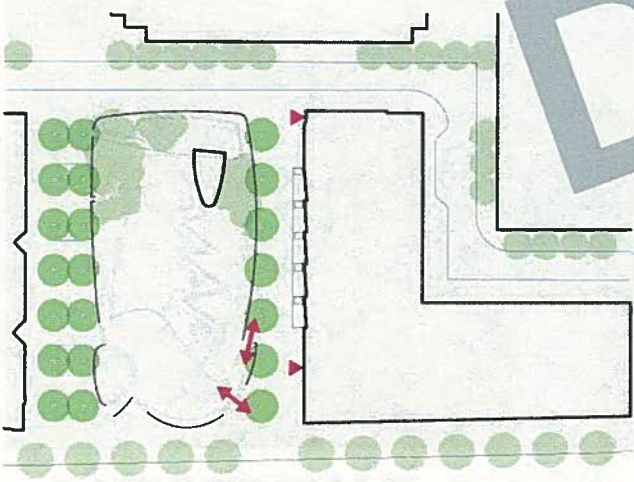
PUBLIC/PRIVATE INTERFACE



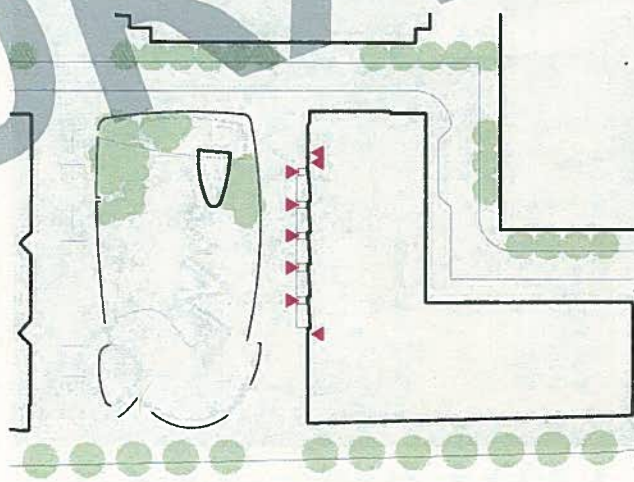
AITKEN PLACE PARK INTERFACE



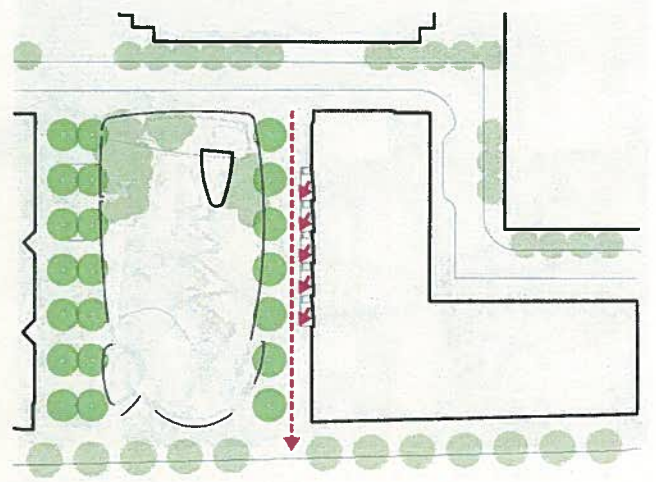
NO VEHICULAR ACCESS



PUBLIC ACCESS



PRIVATE ACCESS



VIEWS

PRECEDENTS



Coal Harbour, Vancouver



Coal Harbour, Vancouver



River City, Toronto



Coal Harbour, Vancouver



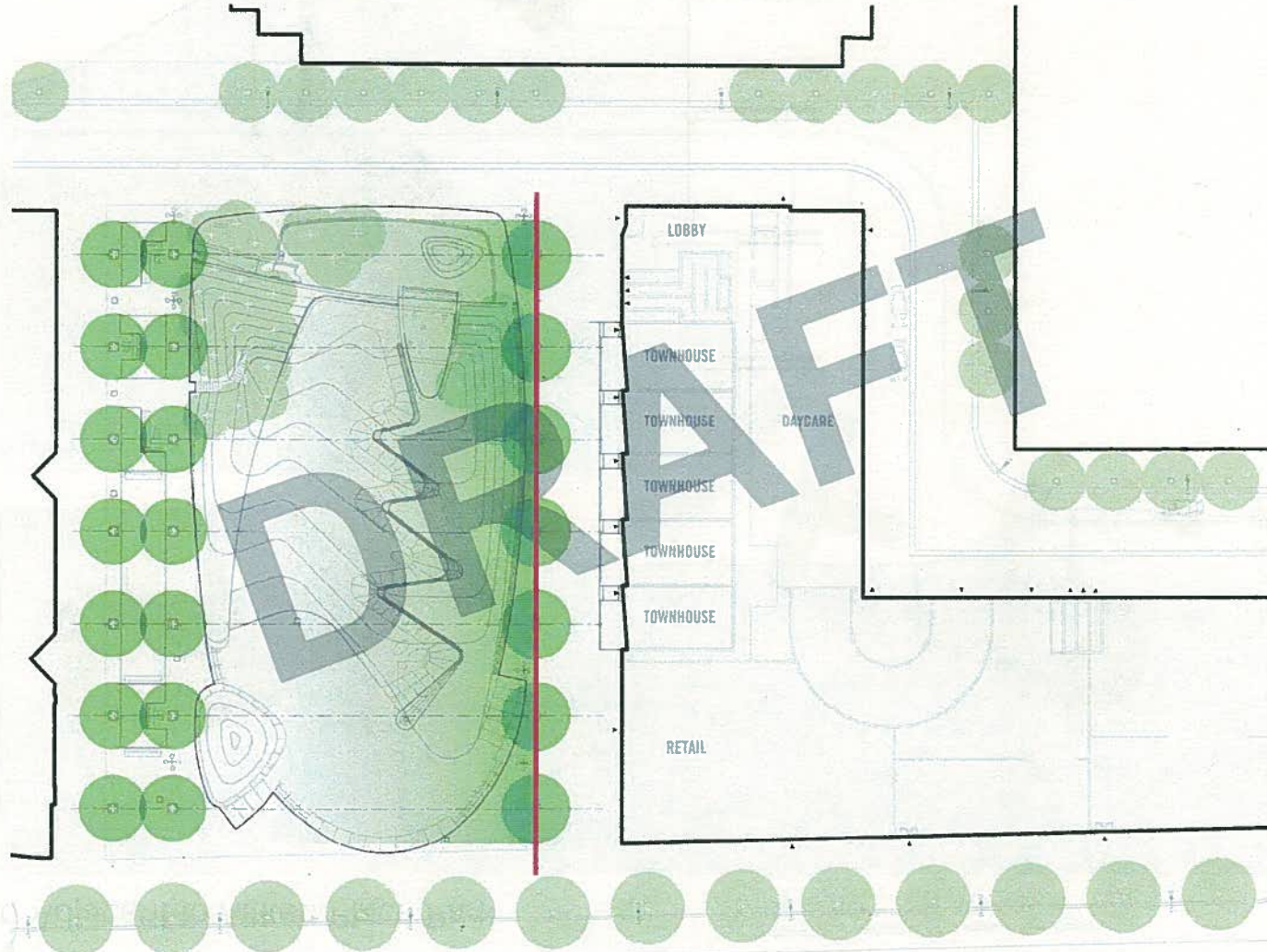
Regent Park, Toronto



Niagara Street and Bathurst Street, Toronto

TREE PLANTING LAYOUT

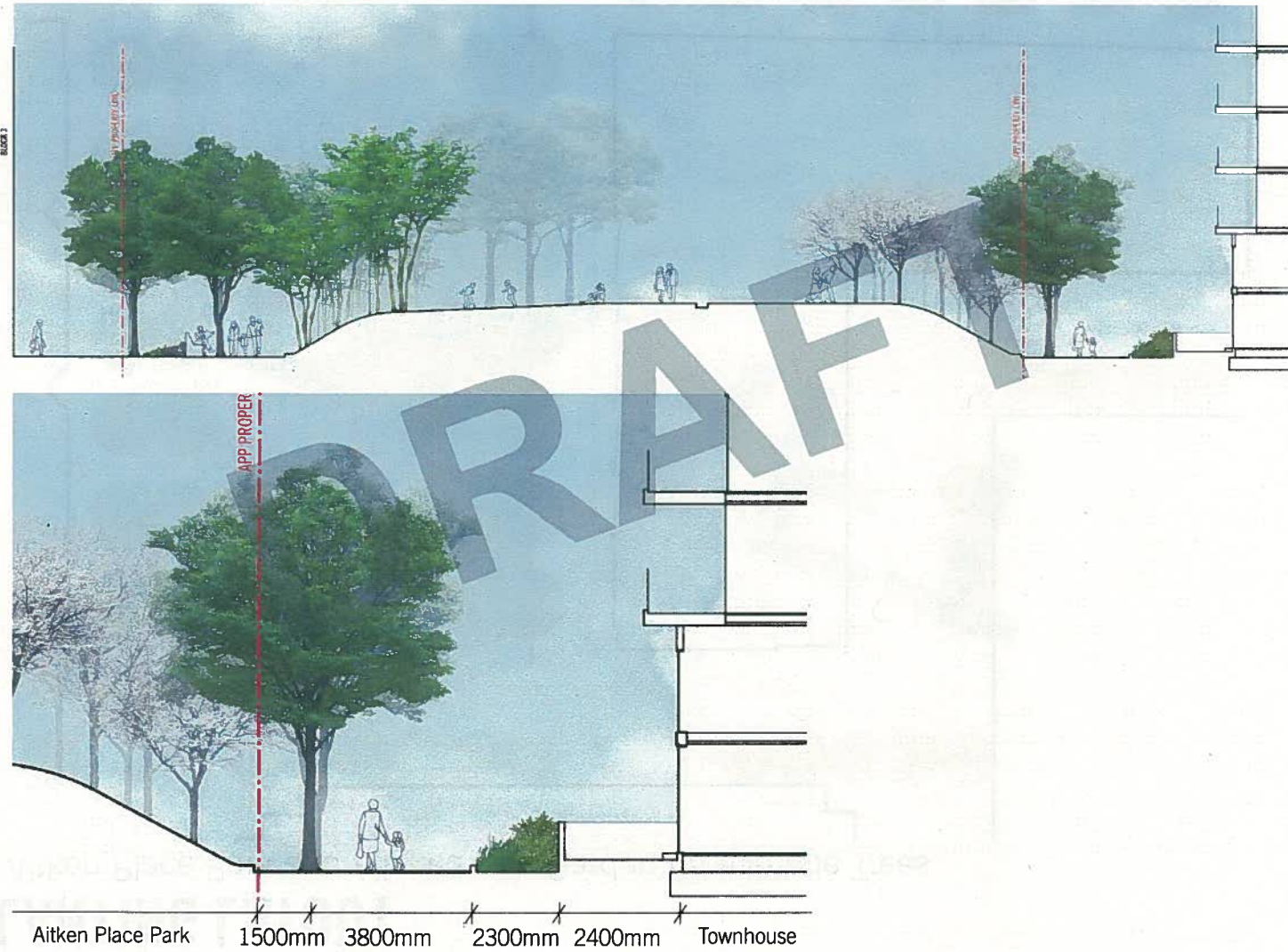
Adjacent to Aitken Place Park and Aligned with Garden Promenade Trees



Note: The Hines-Tridel Team collectively agrees with this option.

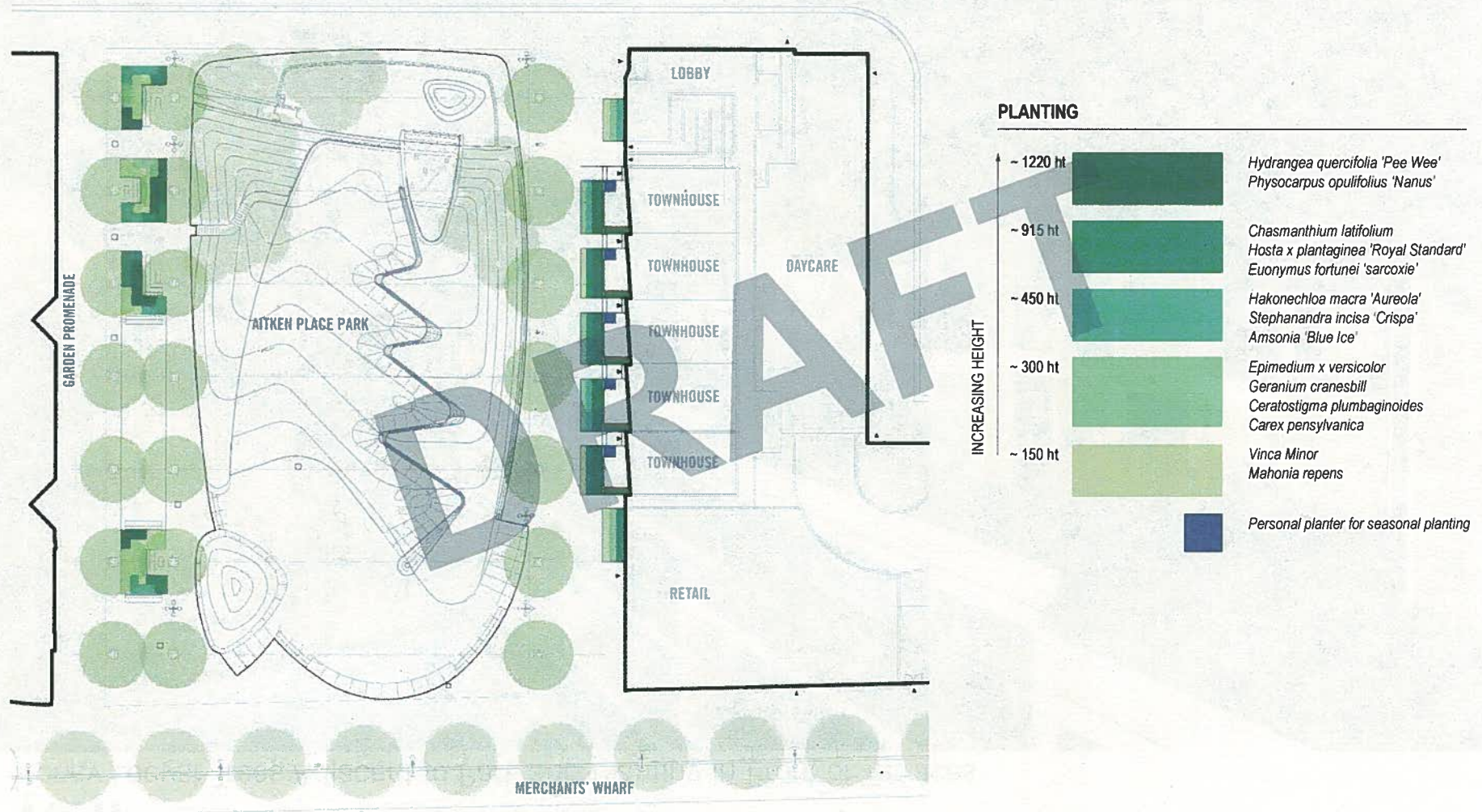
SECTION

Trees Located Adjacent to Aitken Place Park



RECOMMENDED FORM AND PLANTER SPECIES

Species Relate to Garden Promenade



VIEW

Honey Locust Trees Adjacent to Park and Planting in Front of Terraces



RECOMMENDED LOW AND MATURE SPECIES

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SUSTAINABILITY

WGBH - 102

19186015 FEED 3000 81901111

Targeting LEED 2009 Platinum MGBR - TGS

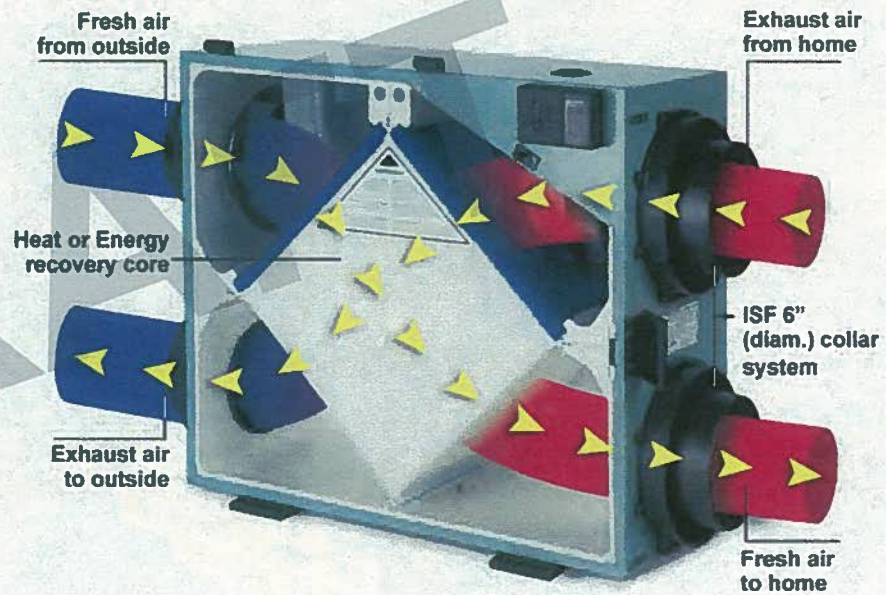




Sustainable Buildings are:
Healthy, Friendly, Clean, Comfortable

Healthy, Friendly, Clean, Comfortable

In-Suite ERV Odor Control Filters



Healthy, Friendly, Clean, Comfortable

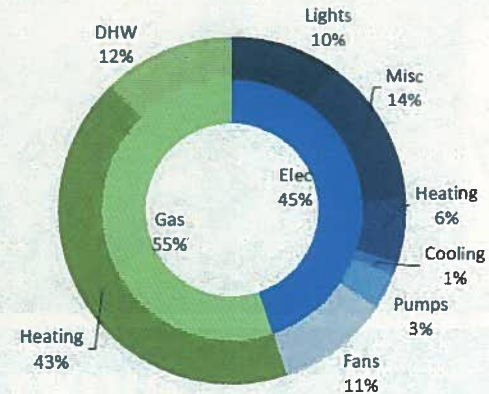
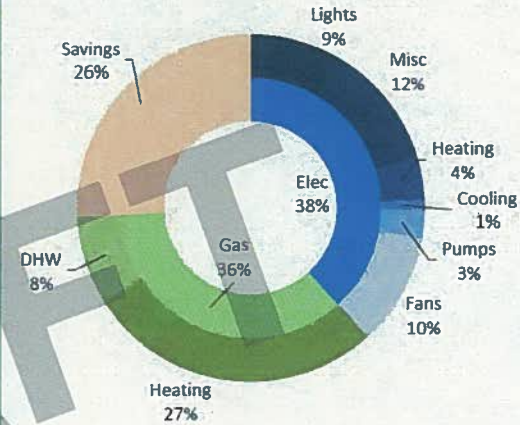
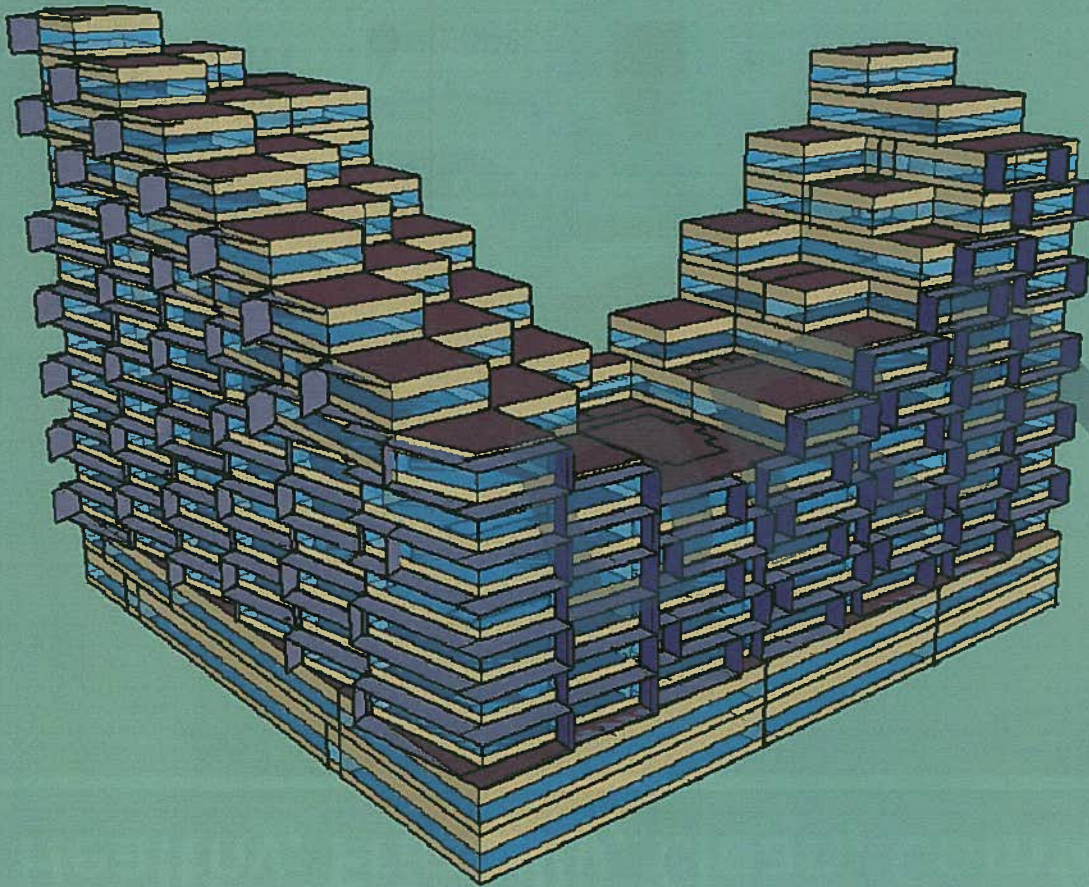
Active Tiles



The infographic is a grid of four vertical panels, each with a colored header and a white body. The panels are: 1. Anti-Pollution Effectiveness (blue header): "100 SQ M ACTIVE" above a grid of 30 blue triangles, with "30 TILES" below. 2. Antibacterial Effectiveness (teal header): "99,99%" next to a black droplet icon and a blue bracket above a diagram of a surface with three blue circles. 3. Self-Cleaning Effectiveness (red header): "HYDROPHILIC" above "LESS USE" and a red spray bottle icon. 4. Anti-odour Effectiveness (orange header): "BENEFITS OF PHOTOCATALYSIS" above a circular icon of a hand holding a leaf, with "NO BAD SMELLS" below. Each panel has a "LEARN MORE" button at the bottom.

ANTI-POLLUTION EFFECTIVENESS	ANTIBACTERIAL EFFECTIVENESS	SELF-CLEANING EFFECTIVENESS	ANTI-ODOUR EFFECTIVENESS
100 SQ M ACTIVE	99,99%	HYDROPHILIC LESS USE	BENEFITS OF PHOTOCATALYSIS NO BAD SMELLS
30 TILES			
LEARN MORE	LEARN MORE	LEARN MORE	LEARN MORE

Healthy, Friendly, Clean, Comfortable



EUI: eKWh/m²

R5	ASHRAE
188	253
158	218

Healthy, Friendly, Clean, Comfortable

Building Envelope Strategies:

- 45% Window to Wall Ratio
- Higher performance window frames
- Balcony Shading Strategy



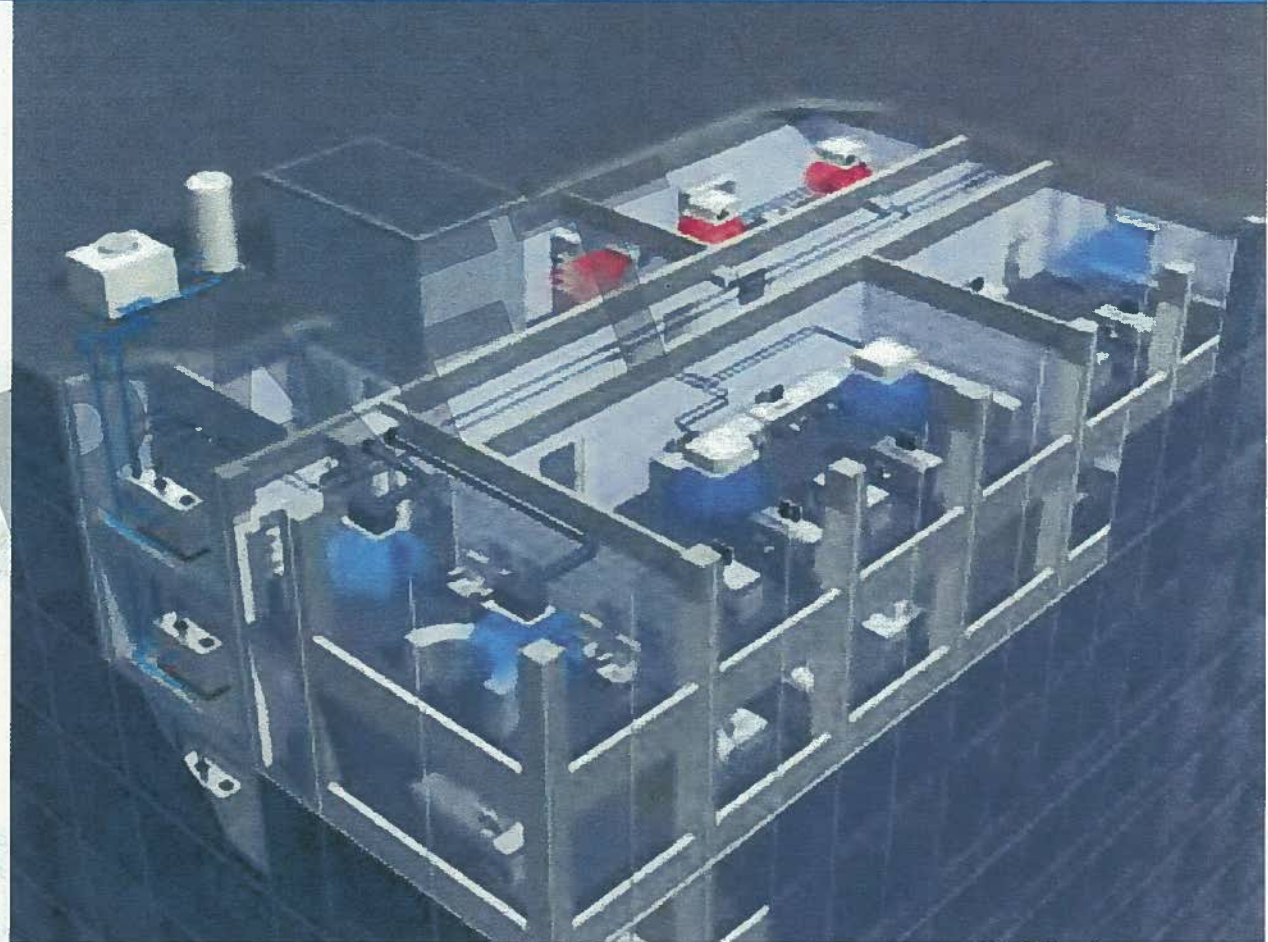
Healthy, Friendly, Clean, Comfortable

On Site Renewables Measurement & Verification / Sub-Meters



Healthy, Friendly, Clean, Comfortable

**Variable
Refrigerant
Flow, VRF,
Heating and
Cooling**



Healthy, Friendly, Clean, Comfortable



Community EV Charging Solution

Healthy, Friendly, Clean, Comfortable

ENVIRONMENTAL P1
STYROFOAM
DOW CHEMICAL.COM



ENVIRONMENTAL P1
VOC COMPATIBLE SYMPHONY
CERTAINTEED CEILING FIBERGLASS CEILING FACED OVERLAY



Two VOC compliant Sympho panels are a balanced mix of acoustic and thermal insulation for use in offices, hospitals and other commercial and residential applications.

ENVIRONMENTAL P1
INSULATEE ROOF PANEL
METL-SPAN™



ENVIRONMENTAL PRODUCT DECLARATION
TUFF-R™ AND THERMAX™ INSULATION

DOW CHEMICAL COMPANY



Tuff-R™ and Thermax™ insulation products deliver continuous insulation and thermal and air barrier solutions.

Dow

Dow has a long history of leadership in sustainability and energy efficiency. Dow has implemented green for operations, manufacturing, and energy generation which results in reduced harmful emissions of water and greenhouse gas emissions. Our products contribute to decarbonize energy plants by helping to increase the efficiency of already heavy asset industry, including transportation and construction.

Dow Building Solutions has over 65 years of building science expertise in the global commercial and residential construction industry and provides solutions for thermal, air and moisture management that help reduce energy costs and greenhouse gas emissions while protecting against the elements. All Dow Building Solutions installed products continue to conserve energy through the life of the building with no additional maintenance during their use.

More information about Dow Building Solutions can be found at www.dowbuilding.com



Healthy, Friendly, Clean, Comfortable

Storm water Strategy

Indoor Living walls

Terrace Gardens





3XN

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2016.07.20 - Tridel/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — Bayside III

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Appendix:

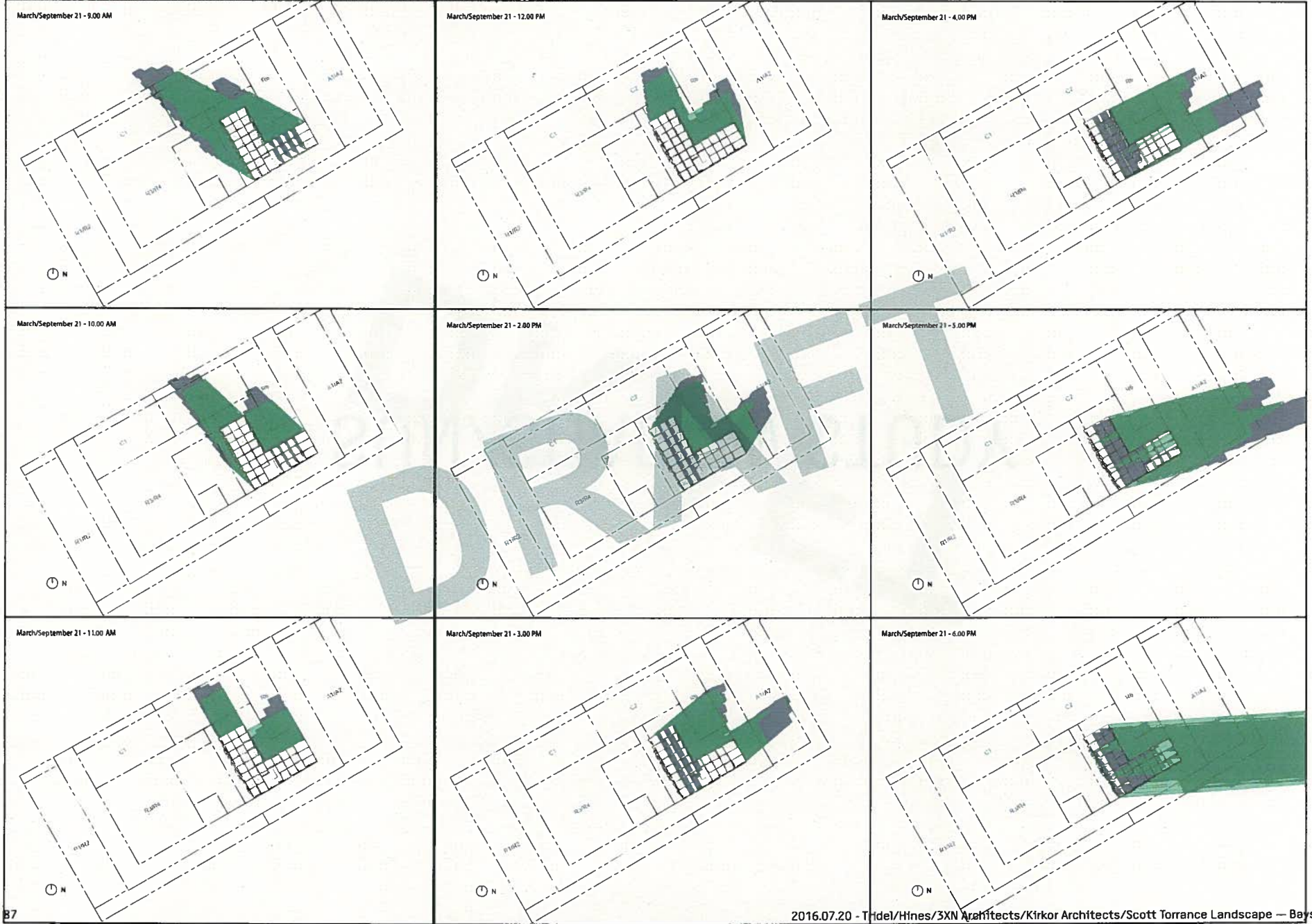
CONTENT:

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- * LANDSCAPE STUDIES

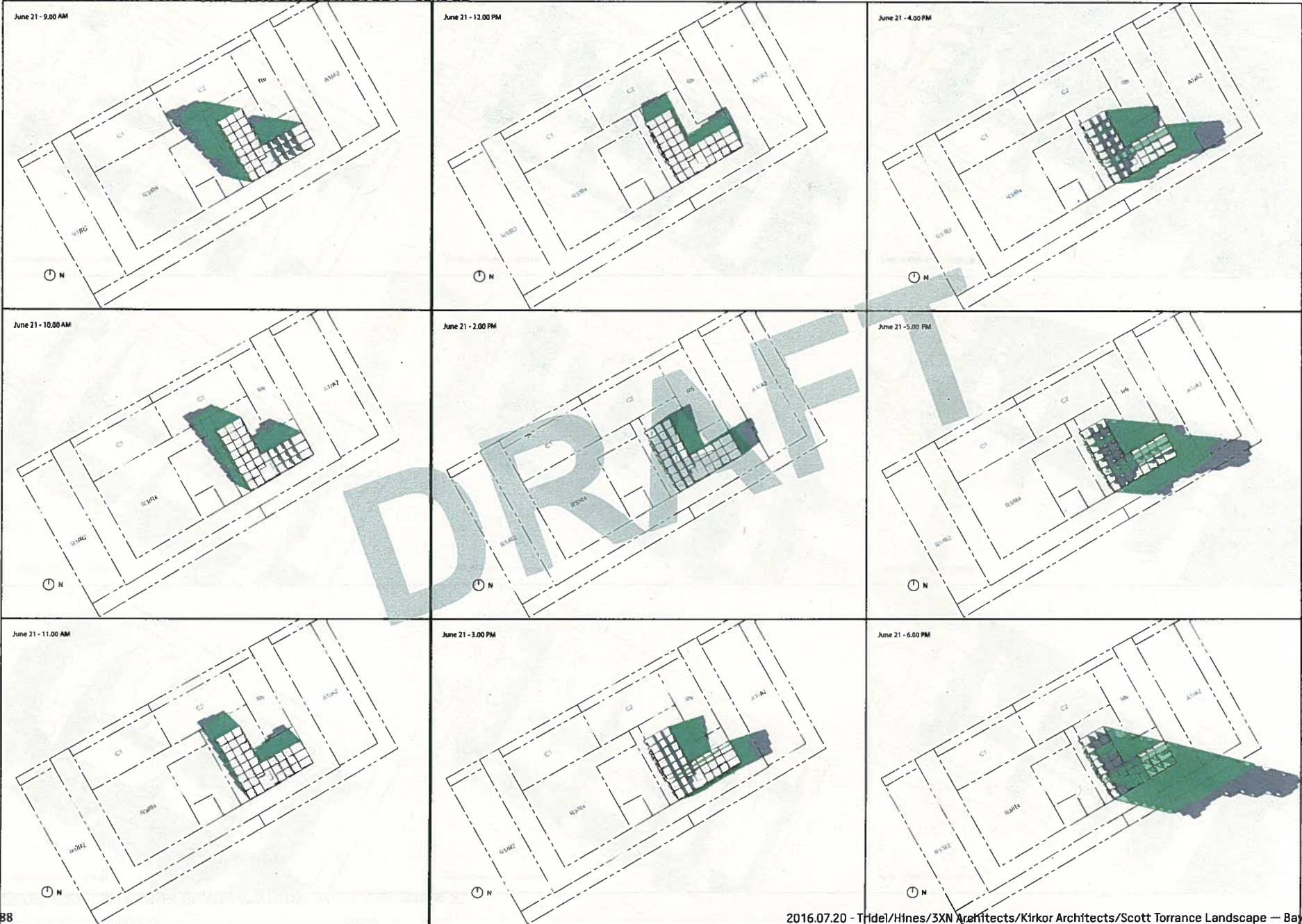
SUN/SHADOW STUDY

DRAFT

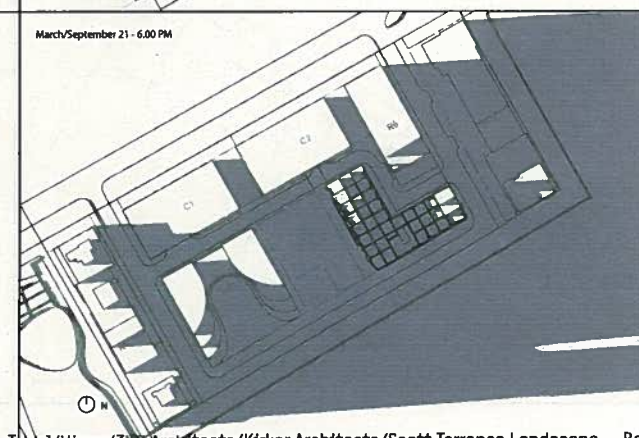
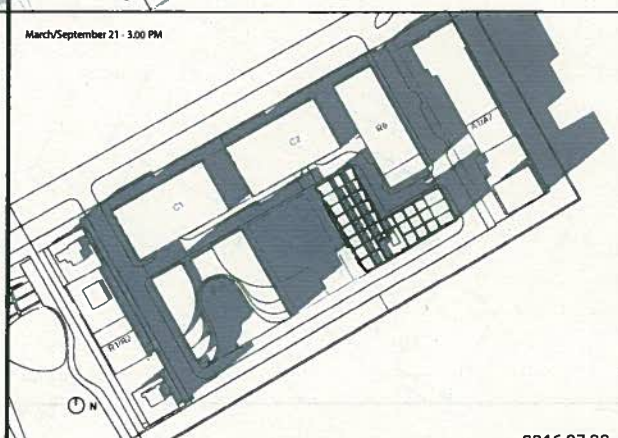
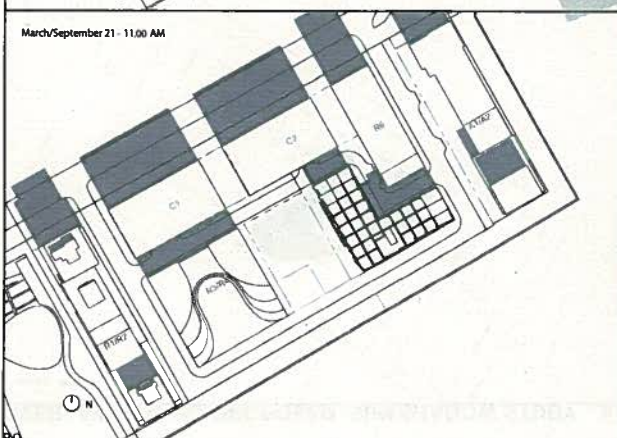
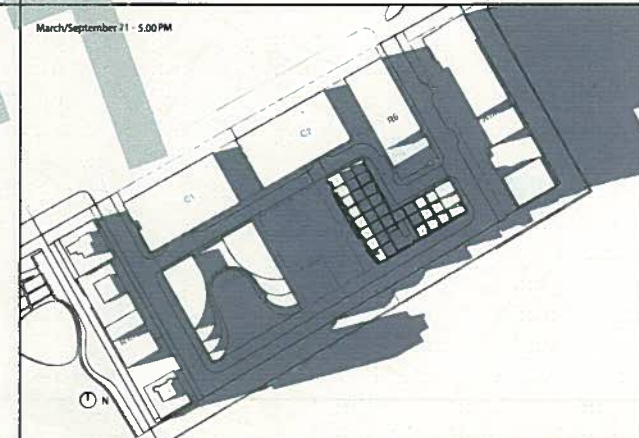
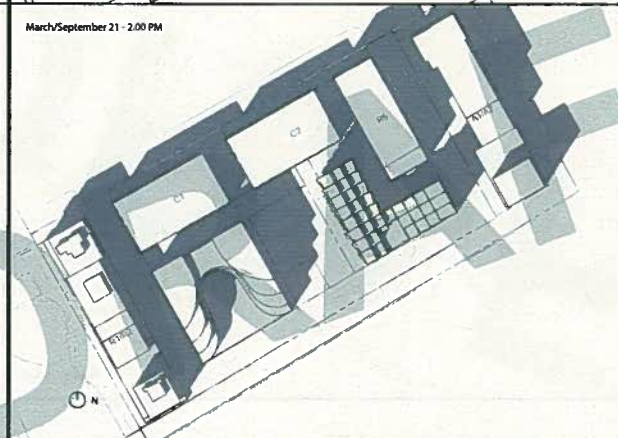
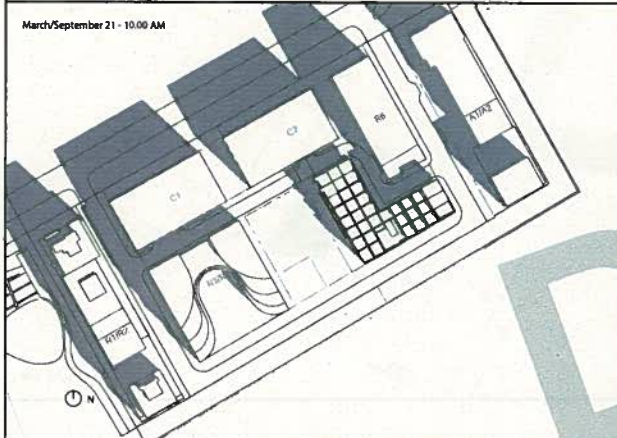
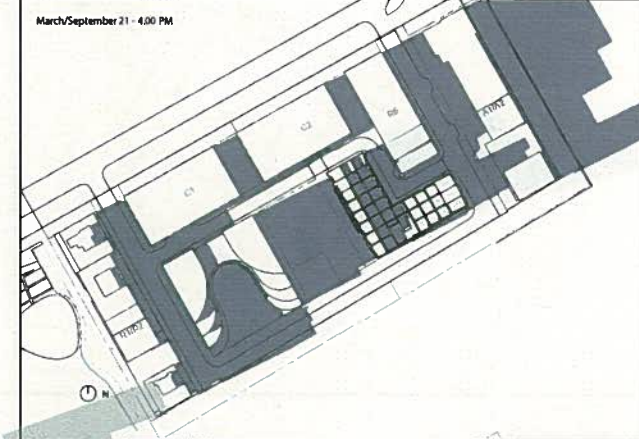
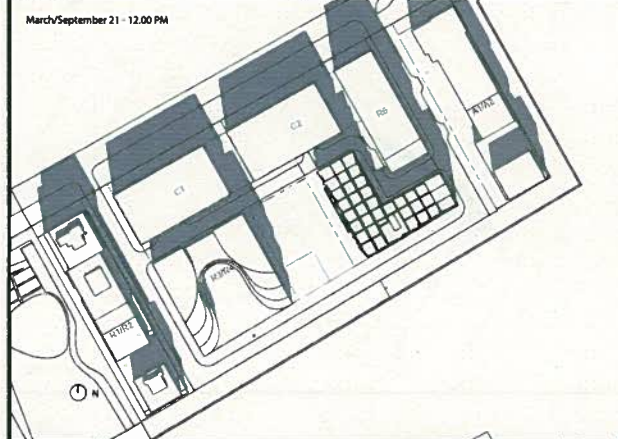
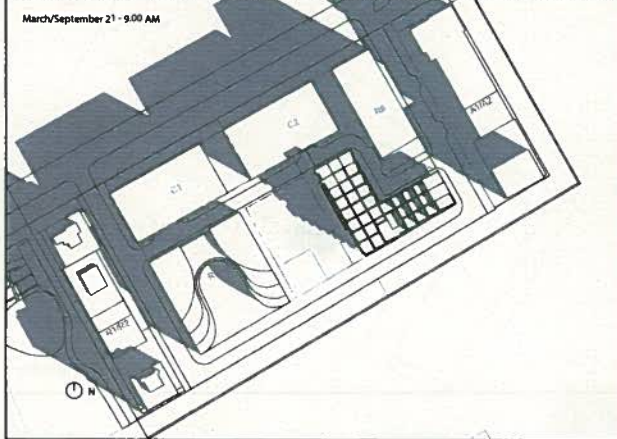
OVERLAY BY-LAW / PROPOSED - SUN SHADOW STUDY March/September 21



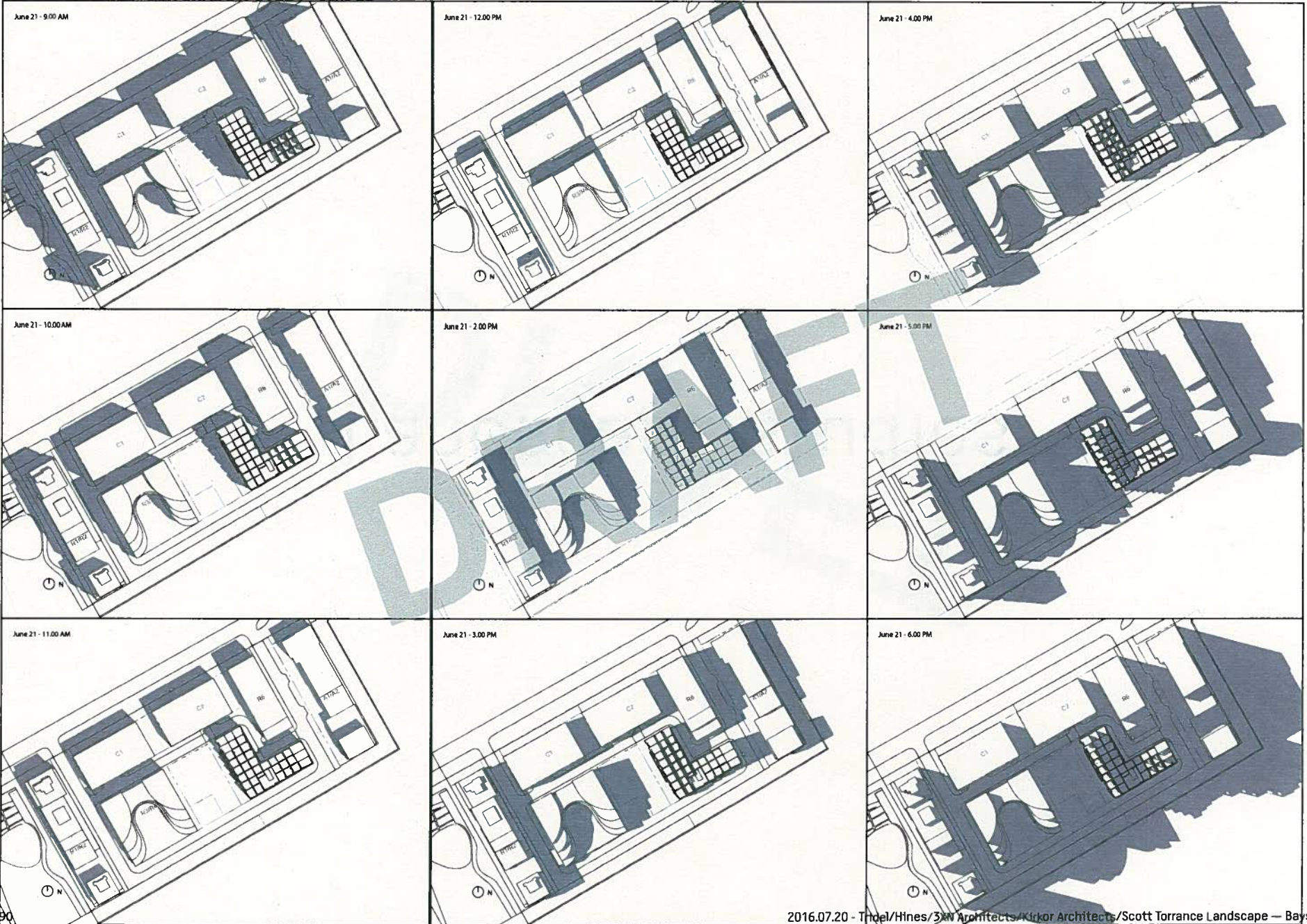
OVERLAY BY-LAW/ PROPOSED -SUN SHADOW STUDY June 21



PROPOSED - SITE - SUN SHADOW STUDY March/September 21



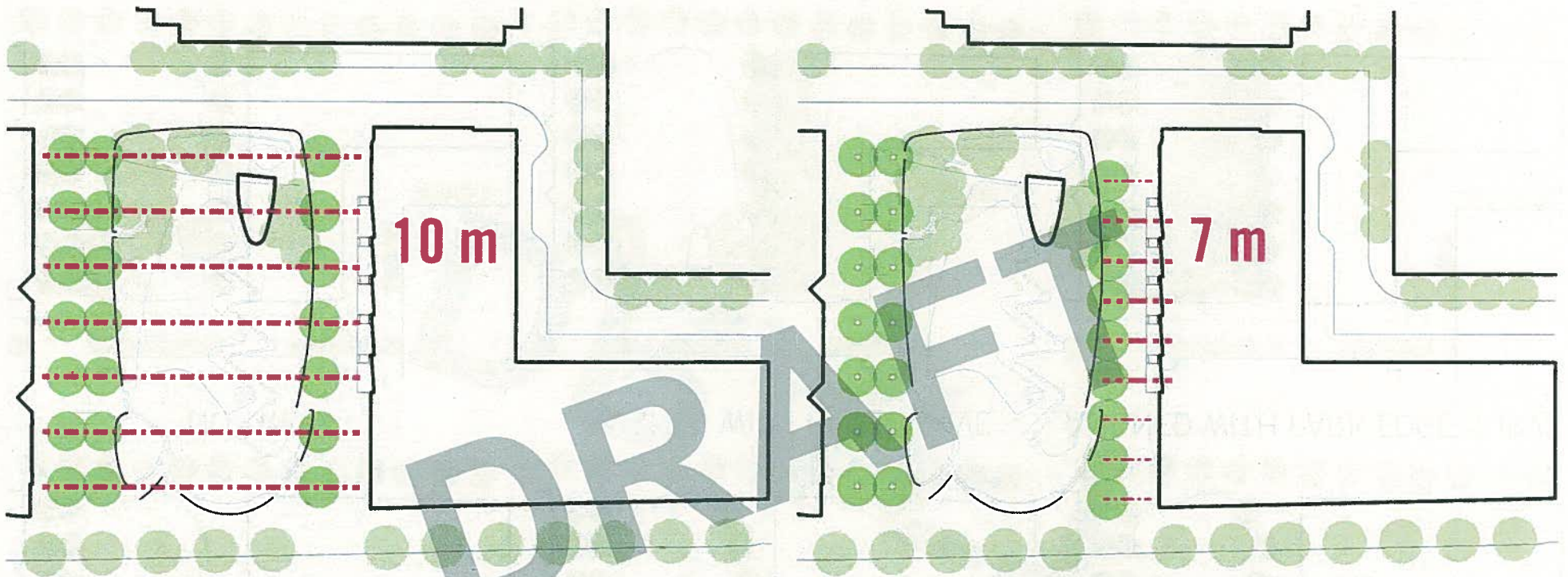
PROPOSED - SITE - SUN SHADOW STUDY June 21





Landscape studies

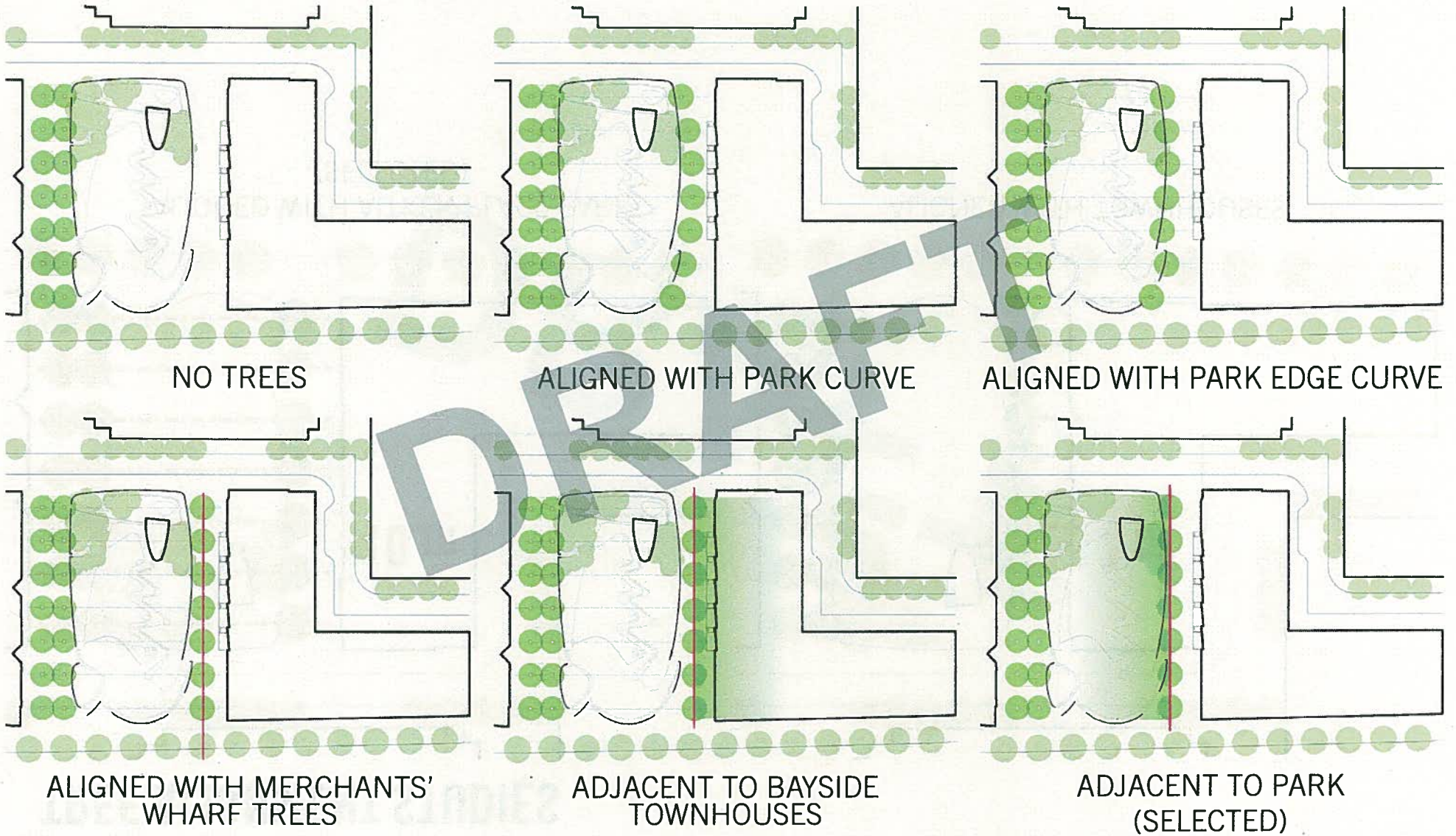
TREE ALIGNMENT STUDIES



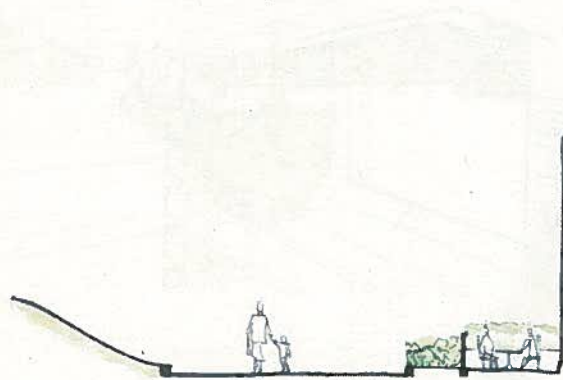
ALIGNED WITH AITKEN PLACE PARK
(SELECTED)

ALIGNED WITH TOWNHOUSES

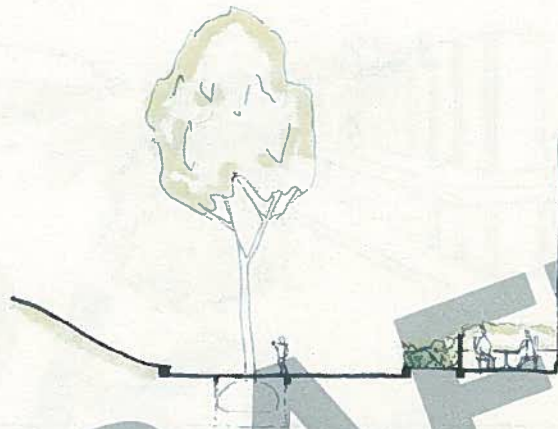
TREE LOCATION STUDIES



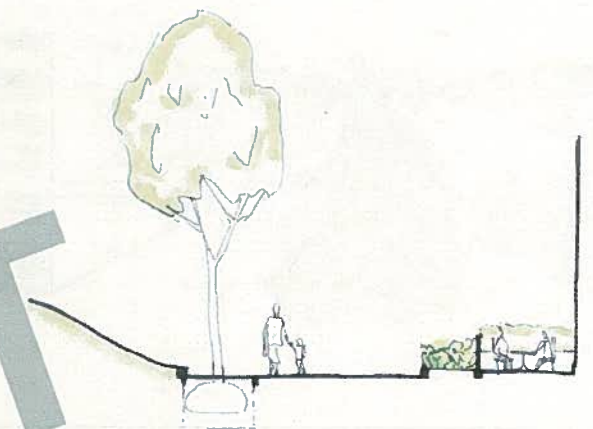
TREE LOCATION STUDIES



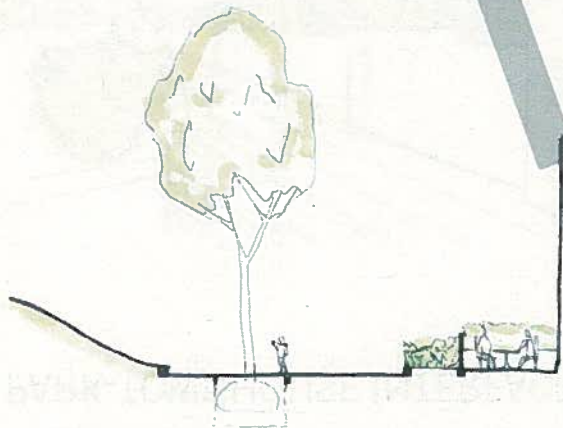
NO TREES



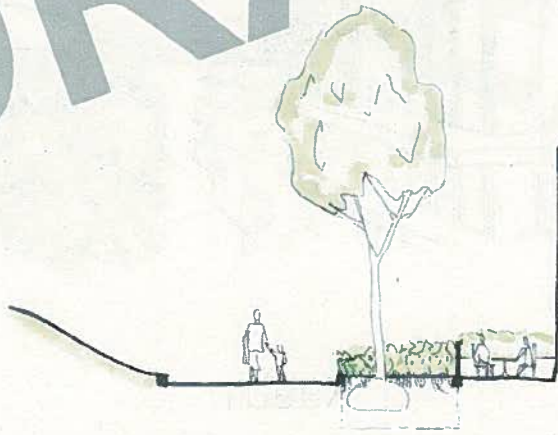
ALIGNED WITH PARK CURVE



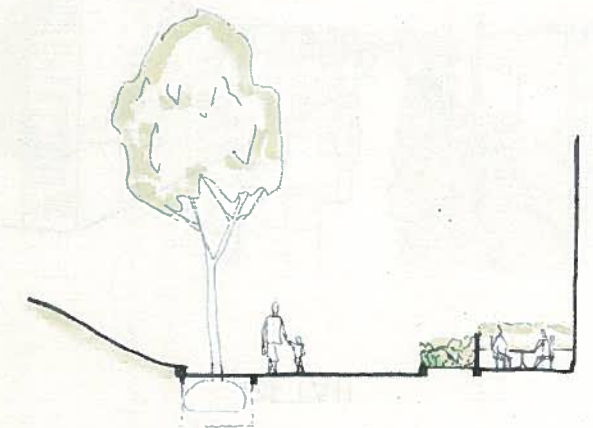
ALIGNED WITH PARK EDGE CURVE



ALIGNED WITH MERCHANTS'
WHARF TREES



ADJACENT TO BAYSIDE
TOWNHOUSES



ADJACENT TO PARK
(SELECTED)

TREE LOCATION STUDIES

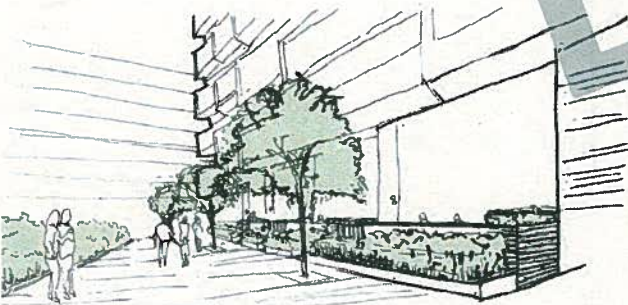
PARK-TOWNHOUSE INTERFACE

LOBBY

RETAIL

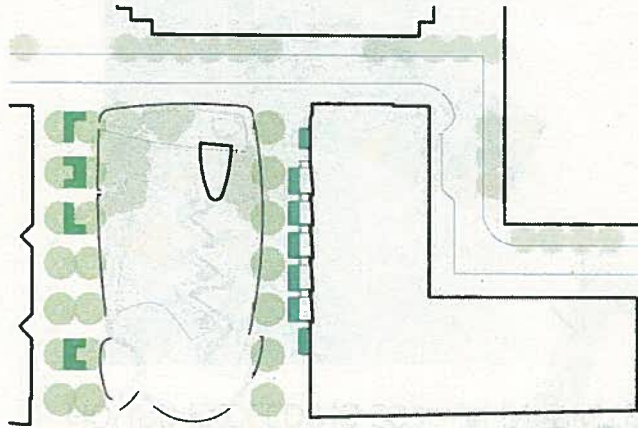


Park Edge Tree Location (Selected)

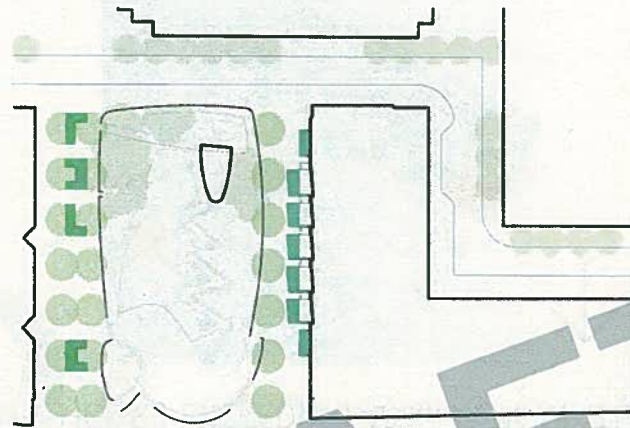


Townhouse Edge Location

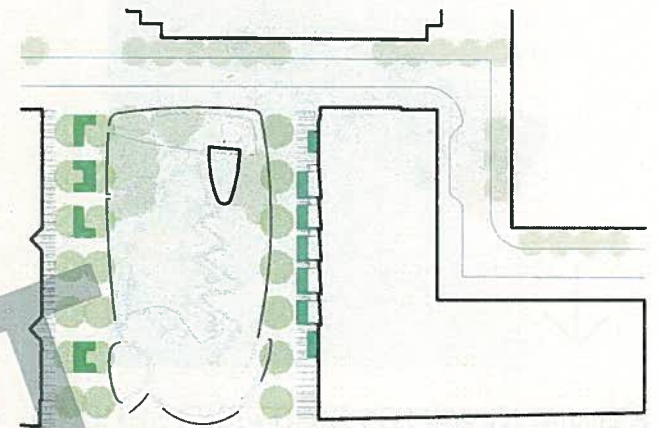
PLANTER FORM STUDIES



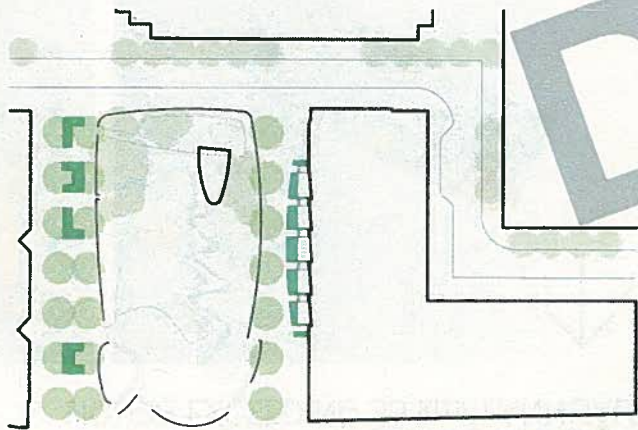
RECTILINEAR (SELECTED)



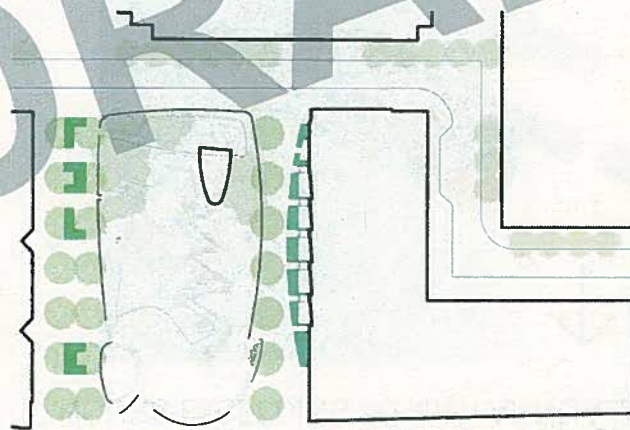
ANGLED



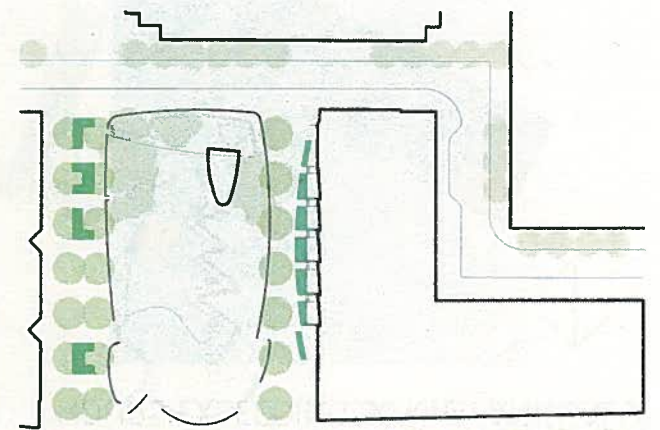
PAVING CARPET



CURVED MIRROR TO APP



EXTENDED CURVE

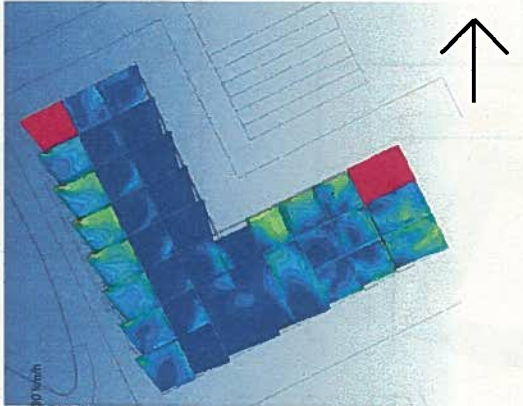
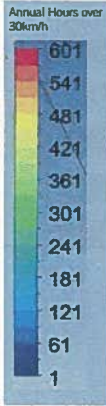


CURVED PLANTERS

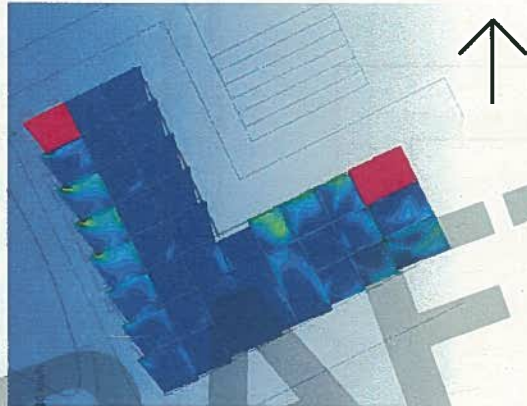
GROWING CONDITIONS

Wind Speed Study

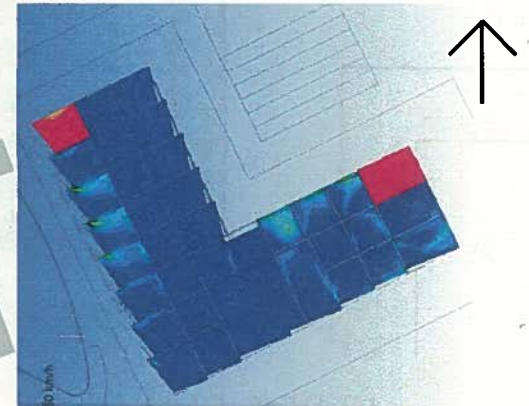
HOURS EXCEEDING 30 km/h ANNUALLY



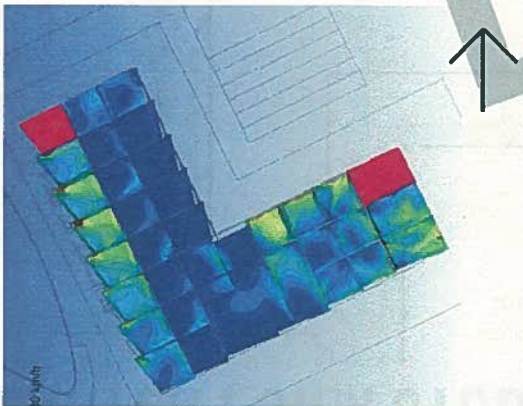
HOURS EXCEEDING 40 km/h ANNUALLY



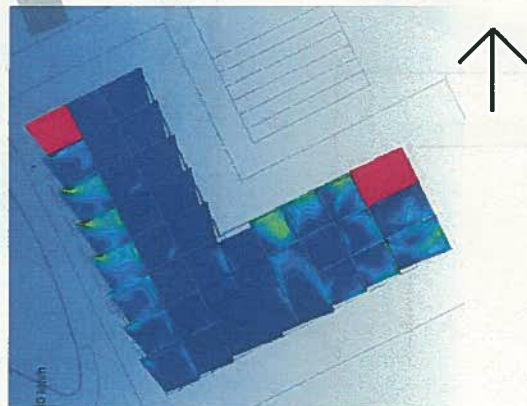
HOURS EXCEEDING 50 km/h ANNUALLY



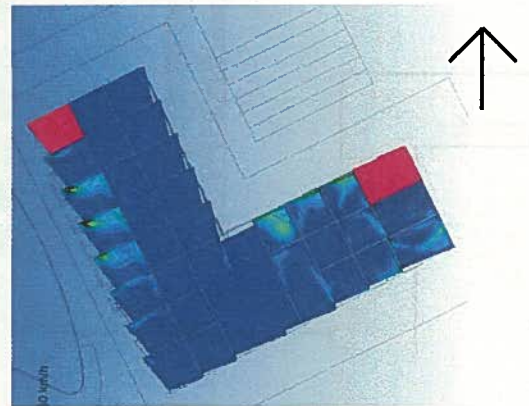
HOURS EXCEEDING 30 km/h IN WINTER



HOURS EXCEEDING 40 km/h IN WINTER



HOURS EXCEEDING 50 km/h IN WINTER



MAINTENANCE STRATEGY

1. Annual review by a consulting horticulturist.
 - a. Performed annually, in late summer to early fall to observe plants and determine what special maintenance is required. Plant replacement lists would be provided and installed the following year by maintenance company (see Item 3 below). The horticulturist would prepare a report which would be sent to the maintenance contractor and copied to the condominium board.
 - b. Qualifications: diploma in horticulture, CLT designation (Certified Landscape Technician), GRP (Green Roof Professional) accreditation, experience (min. 8 years) with ornamental plants, planting design, balcony/terrace planters and green roofs in an urban environment (minimum USDA zone 5).
 - c. Must have copy of the as-built drawings and landscape design strategy.
2. Irrigation
 - a. Irrigation should have rain sensors and soil sensors so that the plants are adequately watered throughout the season. Irrigation should also be regularly monitored to ensure it is functioning properly. This would be accomplished either with an irrigation maintenance contract (a regular in-person visit, preferably biweekly June—September) or using a central control system monitored by an irrigation company. A fertilizer application will be integrated with the irrigation system for use by maintenance company as recommended by consulting horticulturist (see Item 2 and 3 below).
 - b. (This is especially critical due to the shallow soil volumes associated with planting on structures and in planters. A lot of plant material could be lost over two weeks in the summer if the irrigation isn't working properly, particularly in the first few years during establishment. Plants could be lost fairly quickly with too much irrigation as well, particularly if there are any drainage problems.)
3. Regular maintenance during the growing season.
 - a. 1st visit (1st week of April, weather dependent)
 - i. cut back all grasses and remove debris
 - ii. cut back all perennials and remove debris
 - iii. divide perennials and/or grasses as recommended in previous seasons report
 - iv. prune shrubs only as recommended in previous seasons report
 - v. apply fertilizer only as recommended in previous seasons report
 - vi. IPM (Integrated Pest Management) as recommended in previous seasons report
 - vii. clean and remove all debris from maintenance
 - b. 2nd visit (early-mid June)
 - i. Weeding as required
 - ii. Provide support for perennials as required
 - iii. Prune shrubs only as recommended in previous seasons report
 - iv. Replace dead plants (no substitutions without approval unless recommended in previous seasons report)
 - v. IPM (Integrated Pest Management) as recommended in previous seasons report
 - vi. clean and remove all debris from maintenance
 - c. 3rd visit (early-mid September)
 - i. Weeding as required
 - ii. replace dead plants (no substitutions without approval unless recommended in previous seasons report)
 - iii. IPM (Integrated Pest Management) as recommended in previous seasons report
 - iv. clean and remove all debris from maintenance
 - d. Qualifications of maintenance supervisor: CLT designation (Certified Landscape Technician), GRP (Green Roof Professional) accreditation, experience (min. 5 years) maintaining balcony/terrace planters and green roofs in an urban environment (minimum USDA zone 5).
4. Planting regulations governing occupant use terrace planters (provided).
 - a. Maximum plant height: 1000mm
 - b. Planters are not to be moved, painted, re-clad.
 - c. No planters larger than 500mm by 500mm are to be brought on to the terraces. Maximum plant height: 1000mm (This is to be confirmed by structural engineer for loading.)
5. All costs will form part of the Common Element Assessment budget for entire building.
6. To be added to condominiums documentation in order to be enforced.

