



# Bayside C1

Issues Identification

January 24, 2018

# Project Description & Background

- 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

The remaining developments in Bayside are:

- R6 is an affordable rental housing building with approximately 260 units
- C2, second commercial building

Key Milestones for other buildings in Bayside:

- R1/R2 (Aqualina) occupancy started in September 2017
- R3/R4 (Aquavista) topped off in December 2017; first occupancy targeted for Fall 2018
- R5 (Aquabella) construction start - February 2018
- A1/A2 (Aqualina) targeted construction start – early 2019
- This is the project's first time presenting to the Design Review Panel for Issues Identification

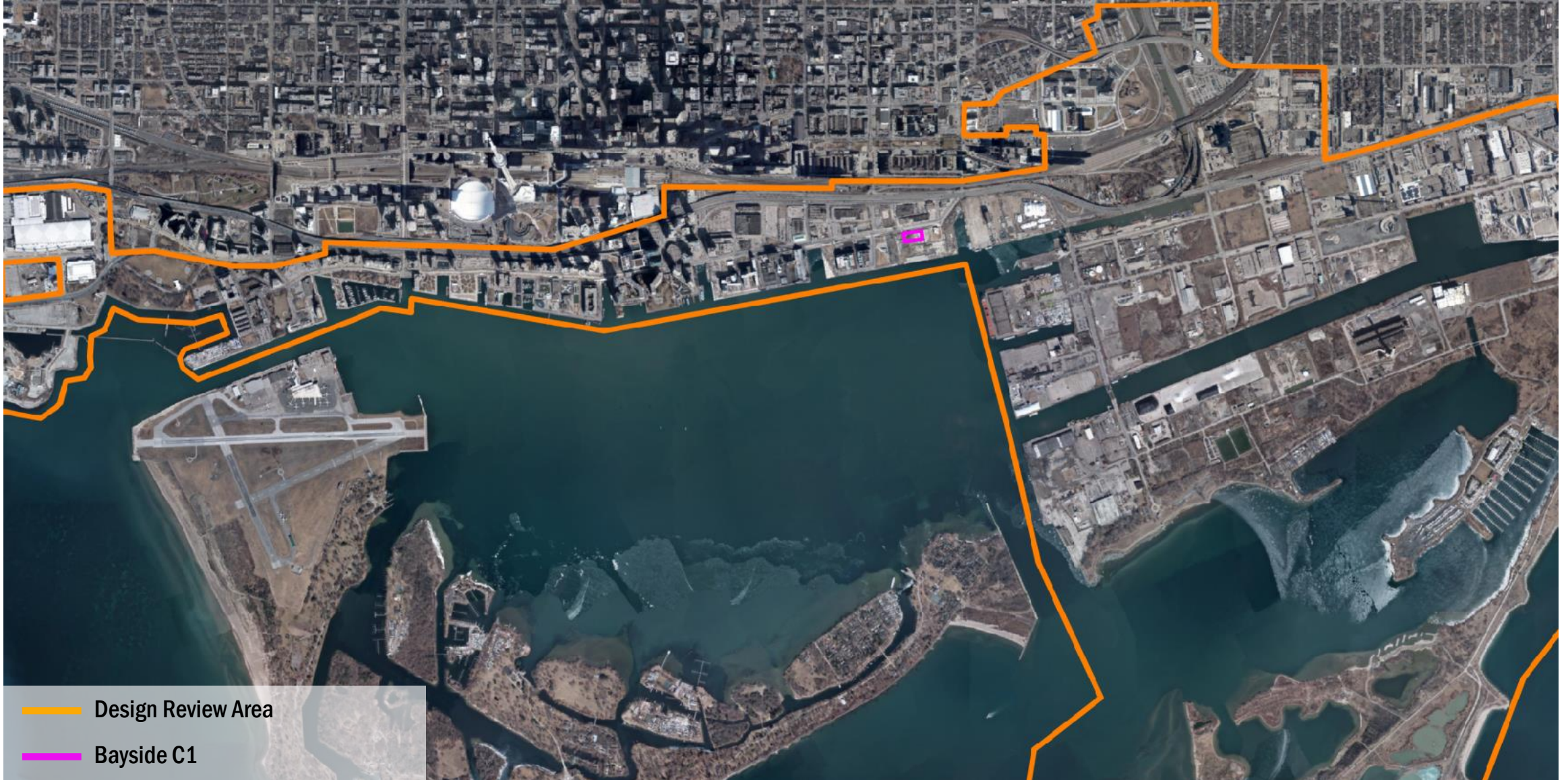
Key Dates for Bayside C1:

- Prospective tenant requirements and time to market driving accelerated schedule
- Targeted construction start – Q4, 2018

# Sustainability

## Required:

- WT Minimum Green Building Requirements (MGBR) Version 1
- LEED Gold 2009



# Site Context



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## East Bayfront Precinct Plan



## 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.

## **Topics for Panel Consideration**

- Relationship to C2 and other Bayside buildings
- Ground floor configuration
- Relationship to Aiken Place Park and Queens Quay



BAYSIDE TORONTO MIXED USE COMMUNITY  
C1 OFFICE SITE  
WATERFRONT TORONTO DRP – ISSUES IDENTIFICATION REVIEW



Hines

BAYSIDE TORONTO MIXED USE COMMUNITY  
C1 OFFICE SITE  
WATERFRONT TORONTO DRP – ISSUES IDENTIFICATION REVIEW

- Project Objectives
- Design Objectives
- Sustainability
- Existing Transit Infrastructure
- Site Context
  - Massing
  - Zoning Overlay
- Site & Urban Design
- Ground Floor Programming
- Reference Images

# Project Objectives:

- Best-in-class creative use office development
- Mixed-use office building with retail at grade
- Daytime and employment use to animate community
- Efficient 25,000 (appx.) sq.ft. floor plate
- 100 sq.ft. per employee density
- Time to market driving schedule – occupancy goal of Q2 2020
- Design Schedule:
  - Engage new design team - January 2018
  - WT DRP:
    - #2 - Schematic Design / Preliminary Draft Plan – March 2018
    - #3 – Design Development / Final Draft Plan – May 2018
    - #4 – Construction Documents – July 2018
  - Construction Start – Q4 2018

# Design Objectives:

- Efficient/rectangular market driven design
- Building height and massing in context of C2 and residential projects
- Interesting façade materials and composition
- Maximize daylight
- Relationship to public realm including private plaza
- Above grade parking integration & design for future change of use
- Studying alternatives through end of Concept Phase:
  - Concrete vs tall timber (reference T3 Minneapolis)
  - 9 storeys (as-of-right) and 12 storeys for C2 (requiring C of A)
    - Analysis of 12 storeys in response to: heights of adjacent residential projects; potential loss of density due to above grade parking; tenant/market demands and timelines
- Relationship to C2:
  - Should be seen as two related designs
  - Could be different heights and structural systems
- Ground Floor Animation

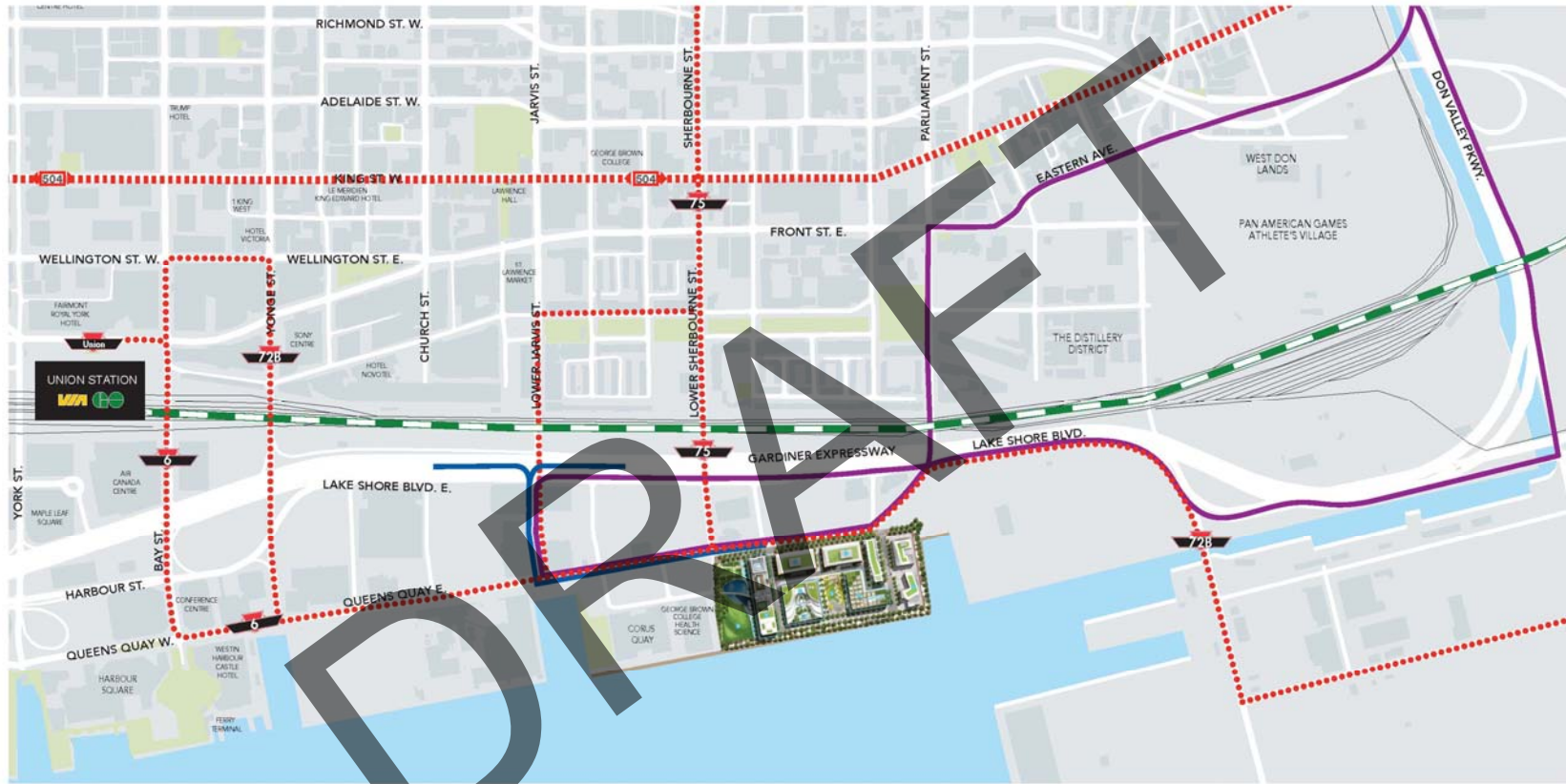
# Sustainability & Smart Building Design:

- LEED CS 2009 Gold Required - analysing LEED BD+C v4
- Waterfront Toronto MGBR v1
- Toronto Green Standard V3
  - Perform analysis of new Tier 2, 3 & 4 targets
    - Tier 2 – reduced TEDI (Thermal Energy Demand Intensity) via dedicated outdoor air system with heat recovery and terminal heating and cooling; triple glazing; 25% reduction in air leakage
    - Tiers 3 & 4 - high performance windows; R20 effective walls; higher performance heat recovery; demand control ventilation strategies; switch to electricity from natural gas using heat pumps
  - Perform analysis of impact of new office building targets relative to new Tier 1
    - Tier 1 – 70 kWh/m<sup>2</sup> TEDI (Thermal Energy Demand Intensity)
    - Tier 1 - 175 kWh/m<sup>2</sup> EUI (Energy Use Intensity)
    - Tier 1 – 20 kgCO<sub>2</sub>e/m<sup>2</sup> GHGI (Green House Gas Intensity)

# Sustainability & Smart Building Design:

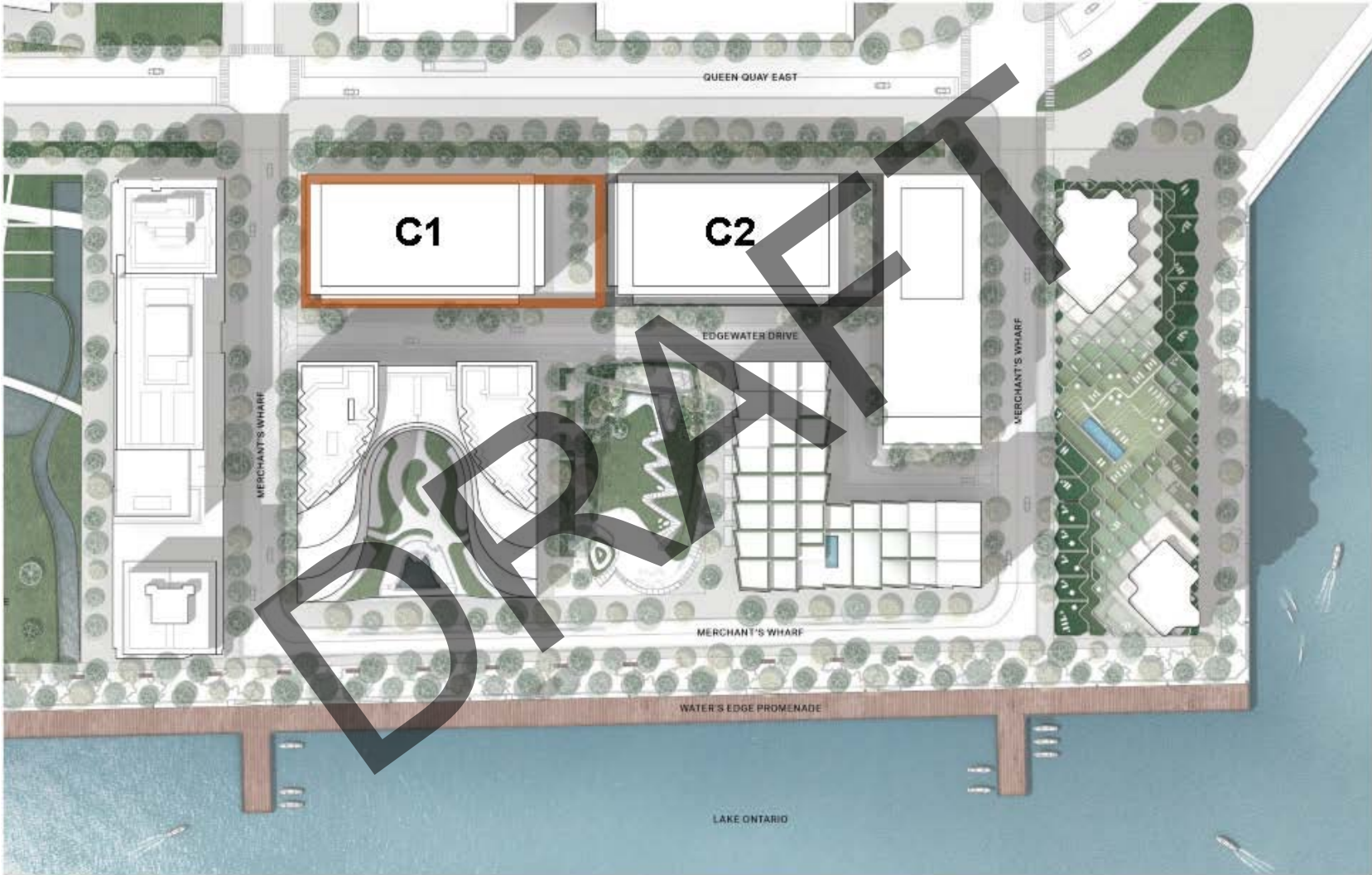
- International WELL Building Institute Certification
  - Founding member of WELL Living Lab at the Mayo Clinic
- Hines Green Office Program
  - Hines' tenant sustainability scoring system with the following categories: energy efficiency, people & atmosphere, travel & commuting, reduce re-use and recycle, cleaning, remodeling & construction, and LEED
- Real Estate Tech Venture-Capital Investor
  - Access to technological innovations
- Studying Feasibility of Employing T3 (Tall Timber) Model
- Wired Score Certification

# Existing Transit Infrastructure:



- Access to and from Don Valley Parkway
  - Access from Eastbound/Westbound Gardiner Expressway
  - - - TTC King Street Streetcar
  - - - GO Train Route
  - - - Bus Route 6 – Every 4–6 minutes to Union Station
  - - - Bus Route 75 – Every 5–6 minutes to Bloor-Danforth Line
  - - - Bus Route 72B – Every 15–18 minutes to Union Station
- Queens Quay Place is:**
- 1.7 km from Union Station
  - 2.8 km (6 minutes) from Don Valley Parkway
  - 3.6 km from Billy Bishop Toronto City Airport

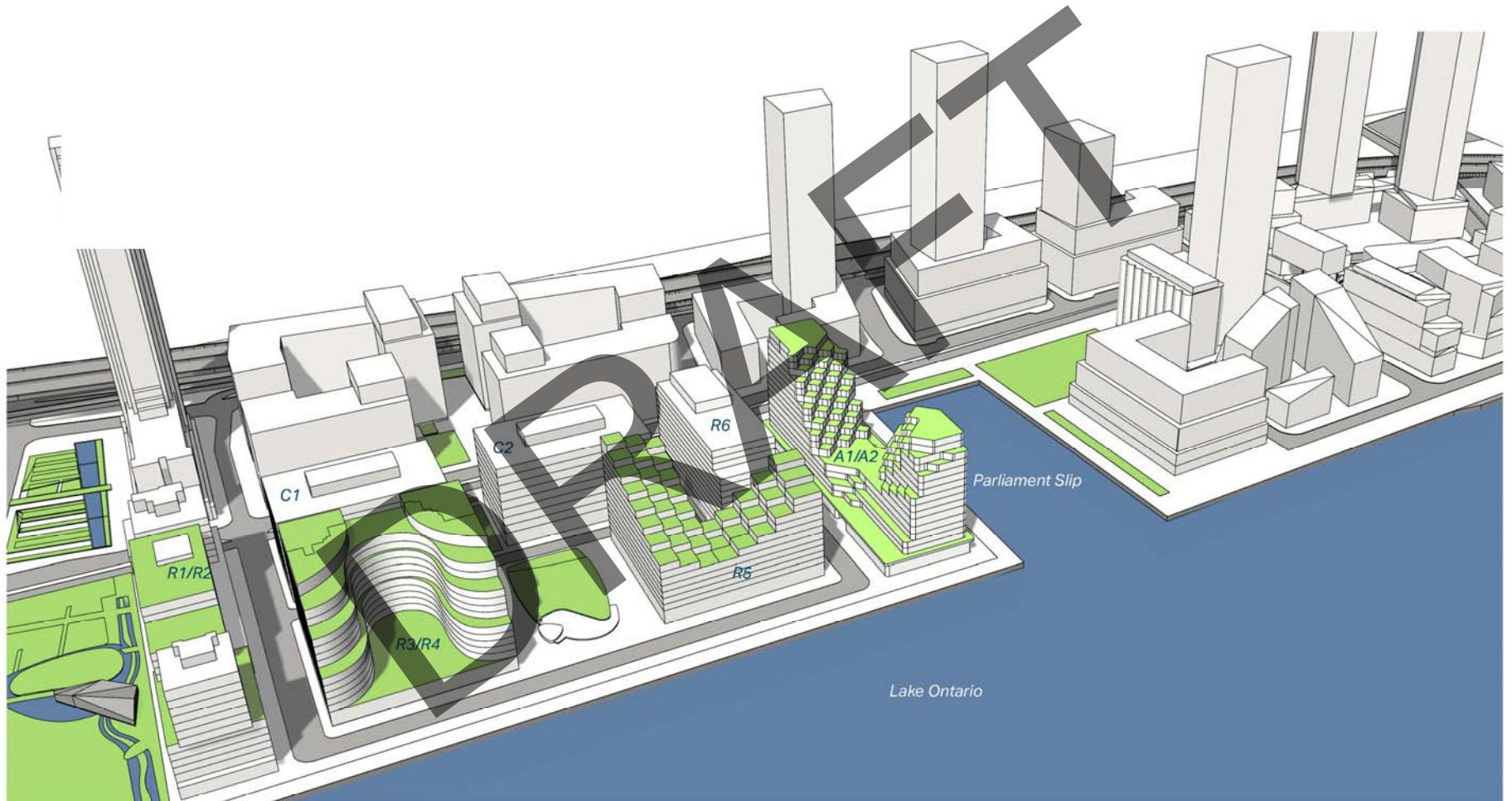
# Site Context:



Bayside Toronto Mixed Use Community – C1 Office Site  
WT DRP - Issues Identification Review

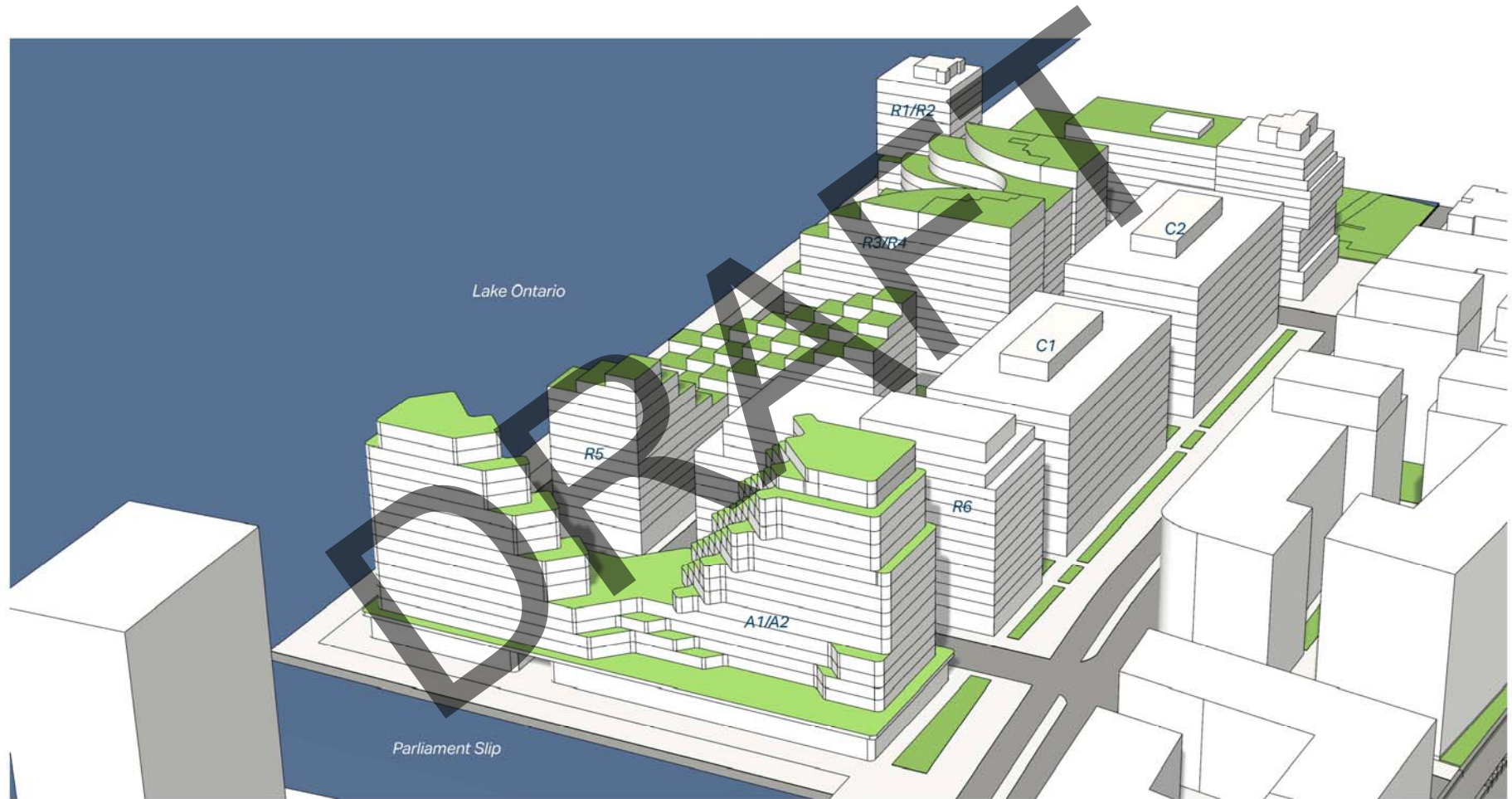


# Site Context - Massing:



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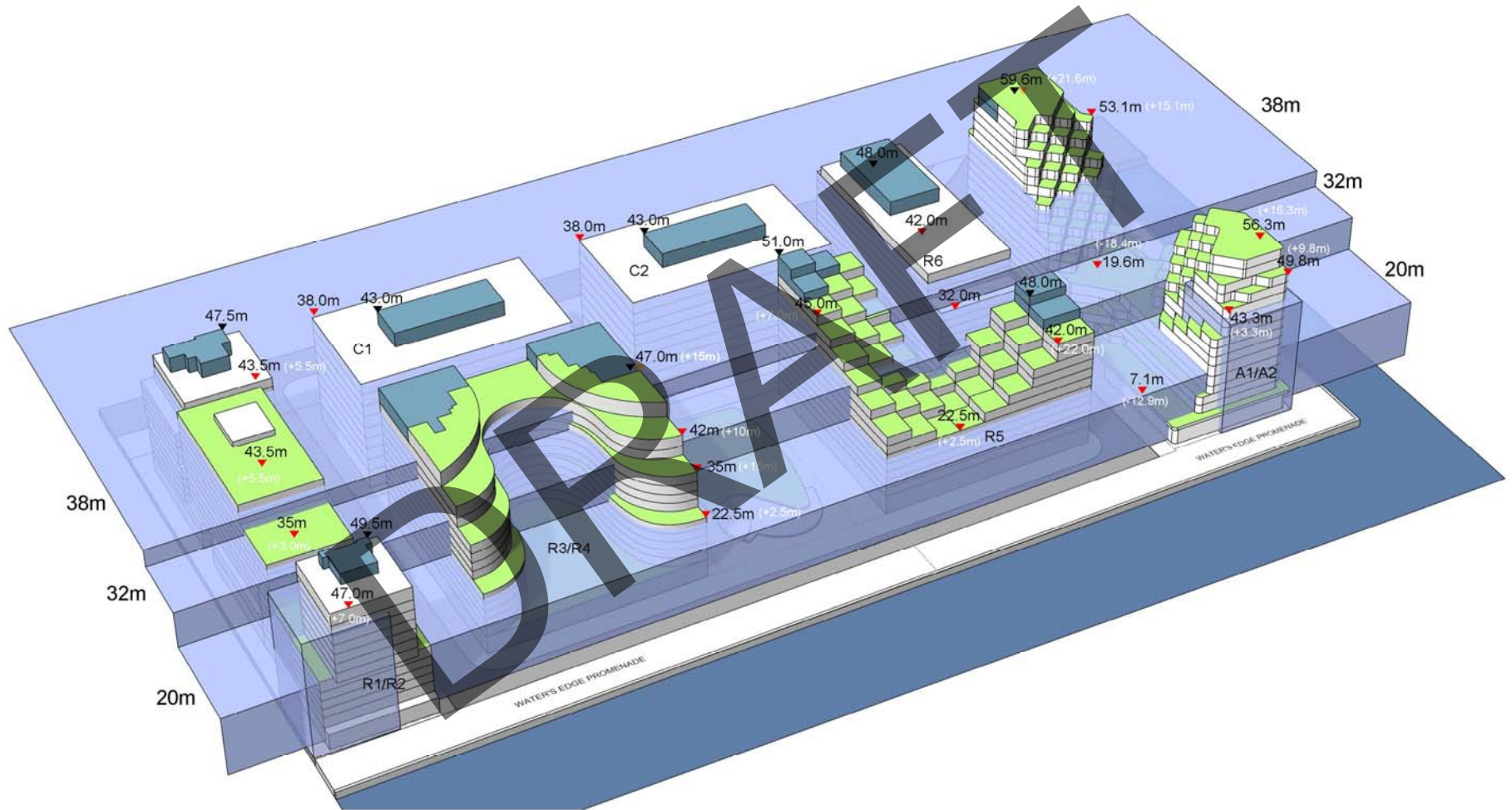
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**Hines**

# Site Context – Zoning Overlay:



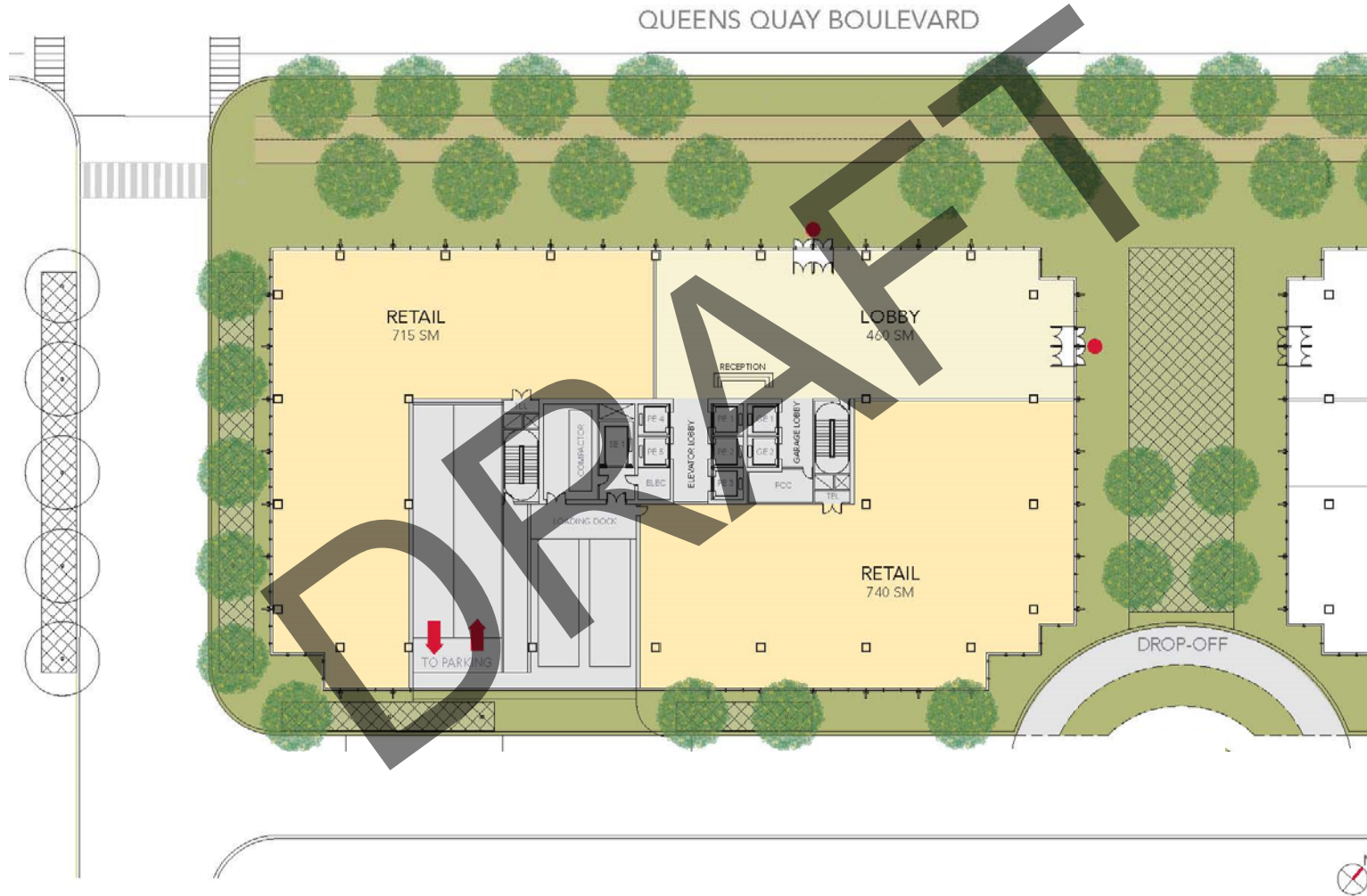
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# Site & Urban Design:

- Site Constraints:
  - Site area (29,000 sq.ft.) requires an efficient floor plate
  - Plaza 15 meters wide x 38 meters long (6,000 sq.ft.)
  - No vehicular access from Queens Quay East
  - Loading and parking entry on Edgewater
  - Limited lake views
  - Limiting distance to the south and east will impact design
- Site Opportunities:
  - Private plaza
  - Relationship to Aitken Place Park & Queens Quay East
  - Office lobby location
  - View corridor
  - Architectural definition of ground level uses

# Ground Floor Programming:

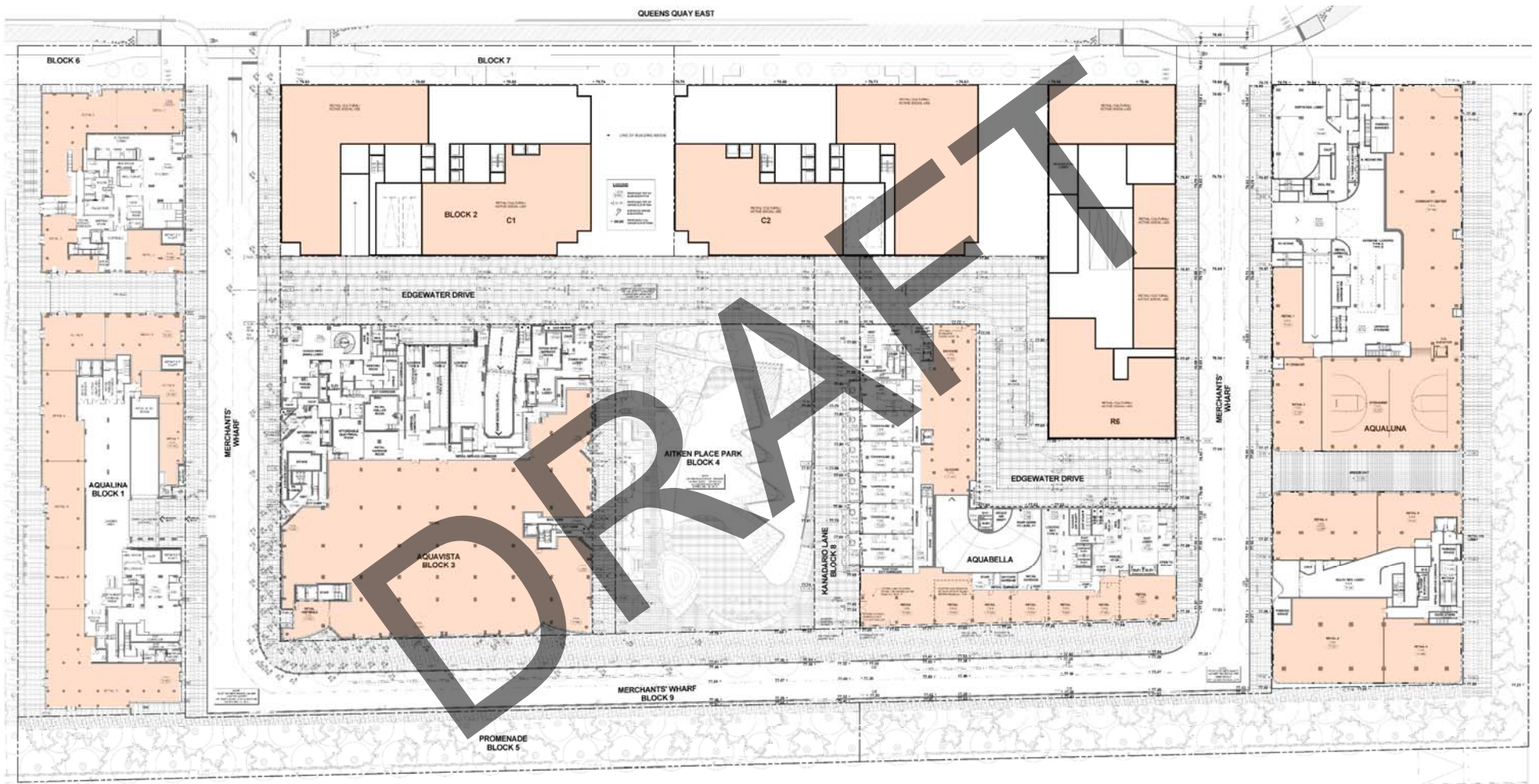
OLD PELLI CLARKE PELLI SCHEME - FOR REFERENCE ONLY



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Hines

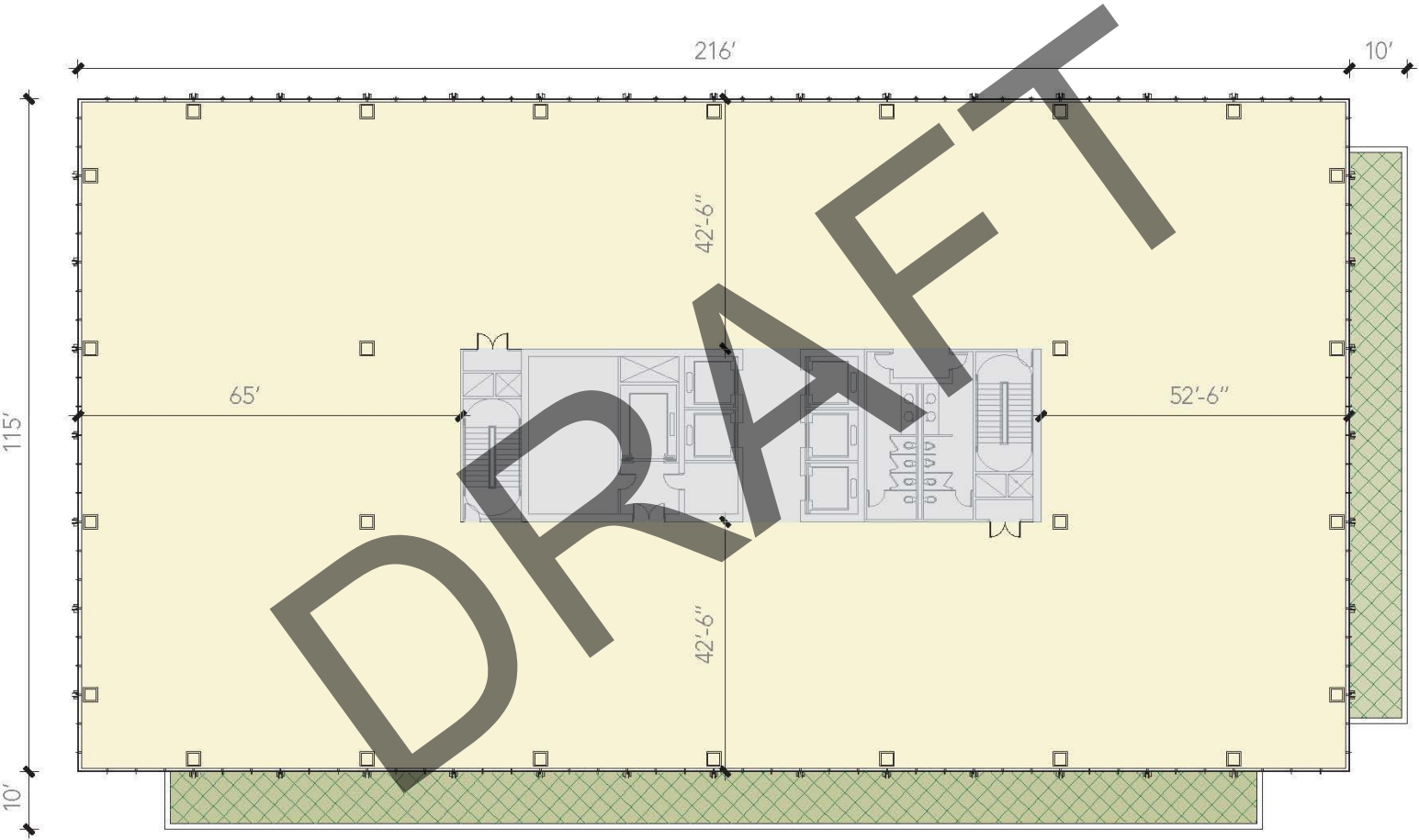
# Ground Floor Animation:



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# Typical Floor Plate:

OLD PELLI CLARKE PELLI SCHEME - FOR REFERENCE ONLY



# Reference Images:



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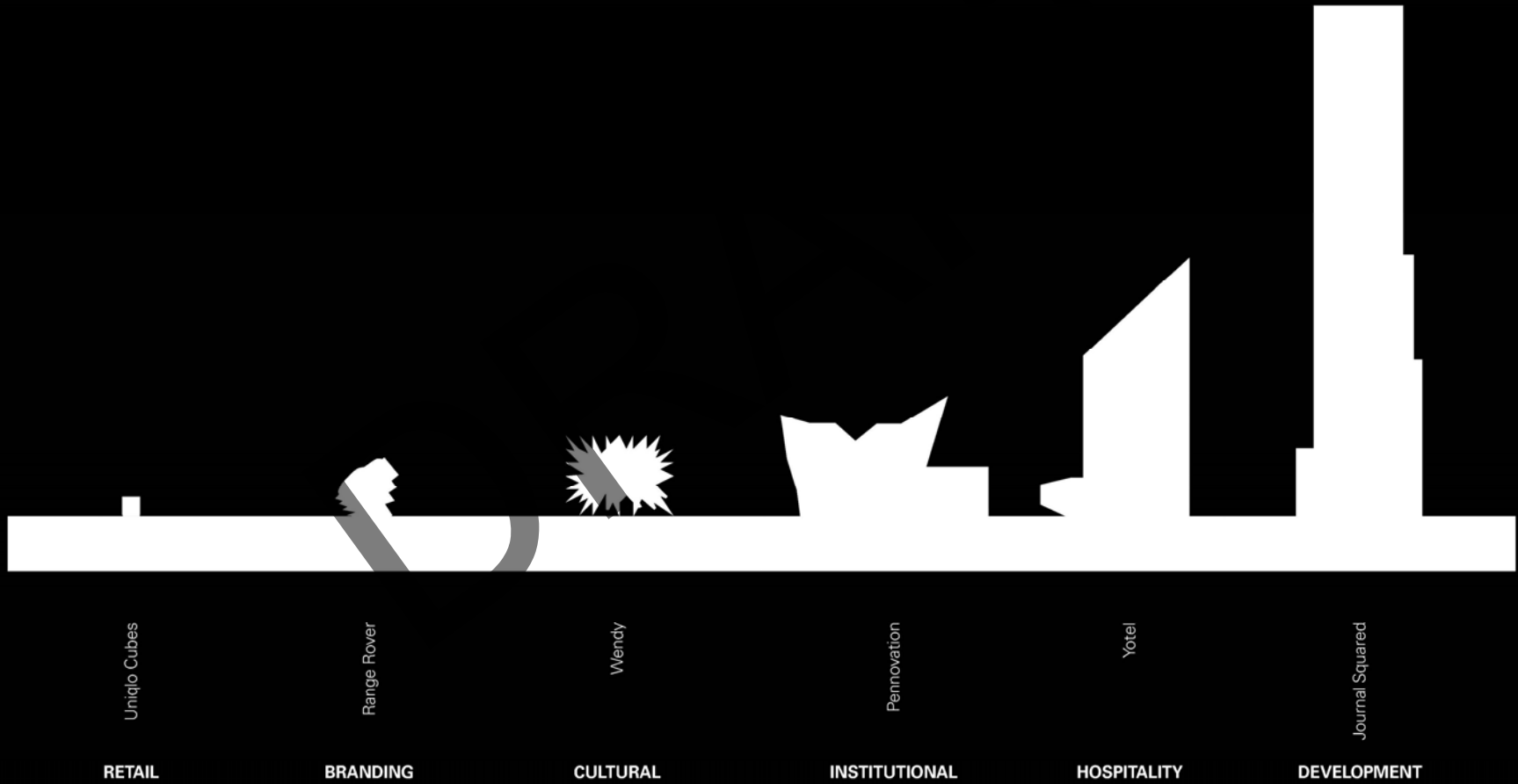


# HOLLWICH KUSHNER



Bayside Toronto Mixed Use Community – C1 Office Site  
 WT DRP - Issues Identification Review

WE WORK AT EVERY SCALE  
WE WORK WITH ALL TYPOLOGIES



Bayside Toronto Mixed Use Community – C1 Office Site  
WT DRP - Issues Identification Review

Hines

THE PENNOVATION CENTER



Bayside Toronto Mixed Use Community – C1 Office Site  
WT DRP - Issues Identification Review

Hines

25 KENT



Bayside Toronto Mixed Use Community – C1 Office Site  
WT DRP - Issues Identification Review

Hines

MACHEREI



Bayside Toronto Mixed Use Community – C1 Office Site  
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Hines



Bayside Toronto Mixed Use Community – C1 Office Site  
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JOURNAL SQUARED



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