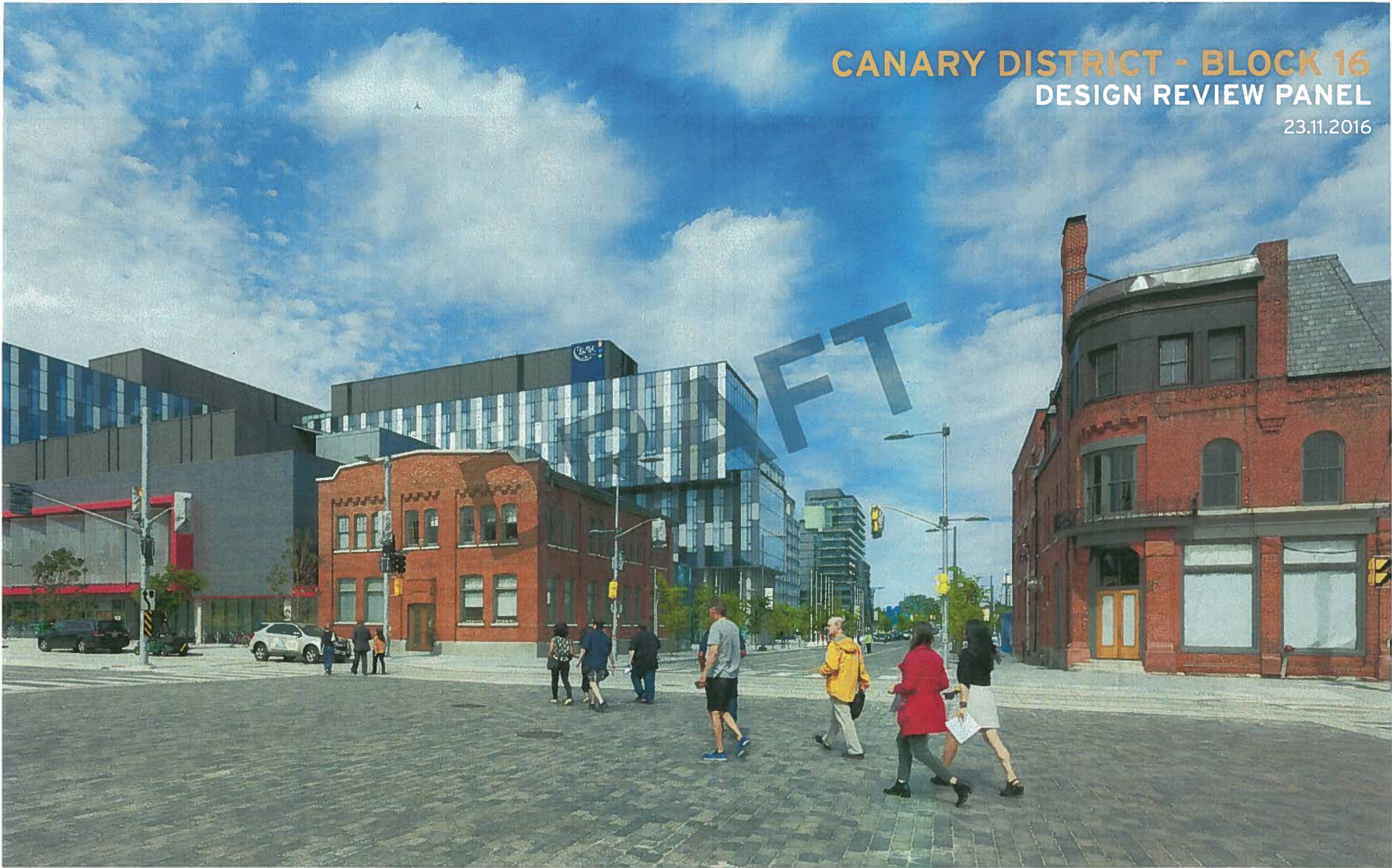


CANARY DISTRICT - BLOCK 16
DESIGN REVIEW PANEL

23.11.2016



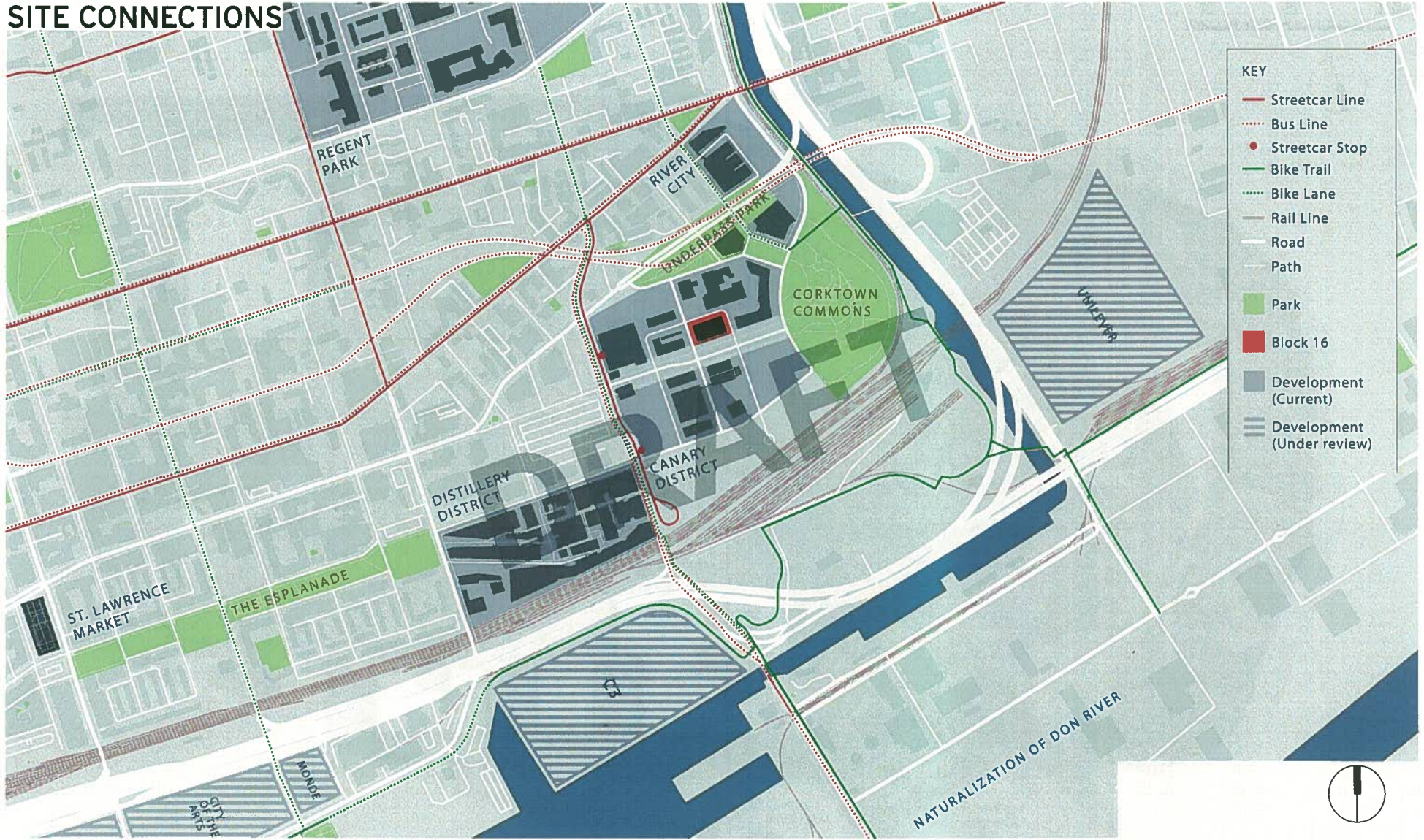


- 1 Distillery District
- 2 Keating Channel Precinct
- 3 Monde
- 4 City of the Arts
- 5 Lower Yonge
- 6 1 Yonge
- 7 Ferry Terminal
- 8 Bay Park Centre
- 9 Naturalization of the Don River



CANARY DISTRICT | BLOCK 16 | 23.11.2016

SITE CONNECTIONS

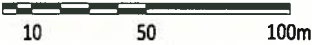
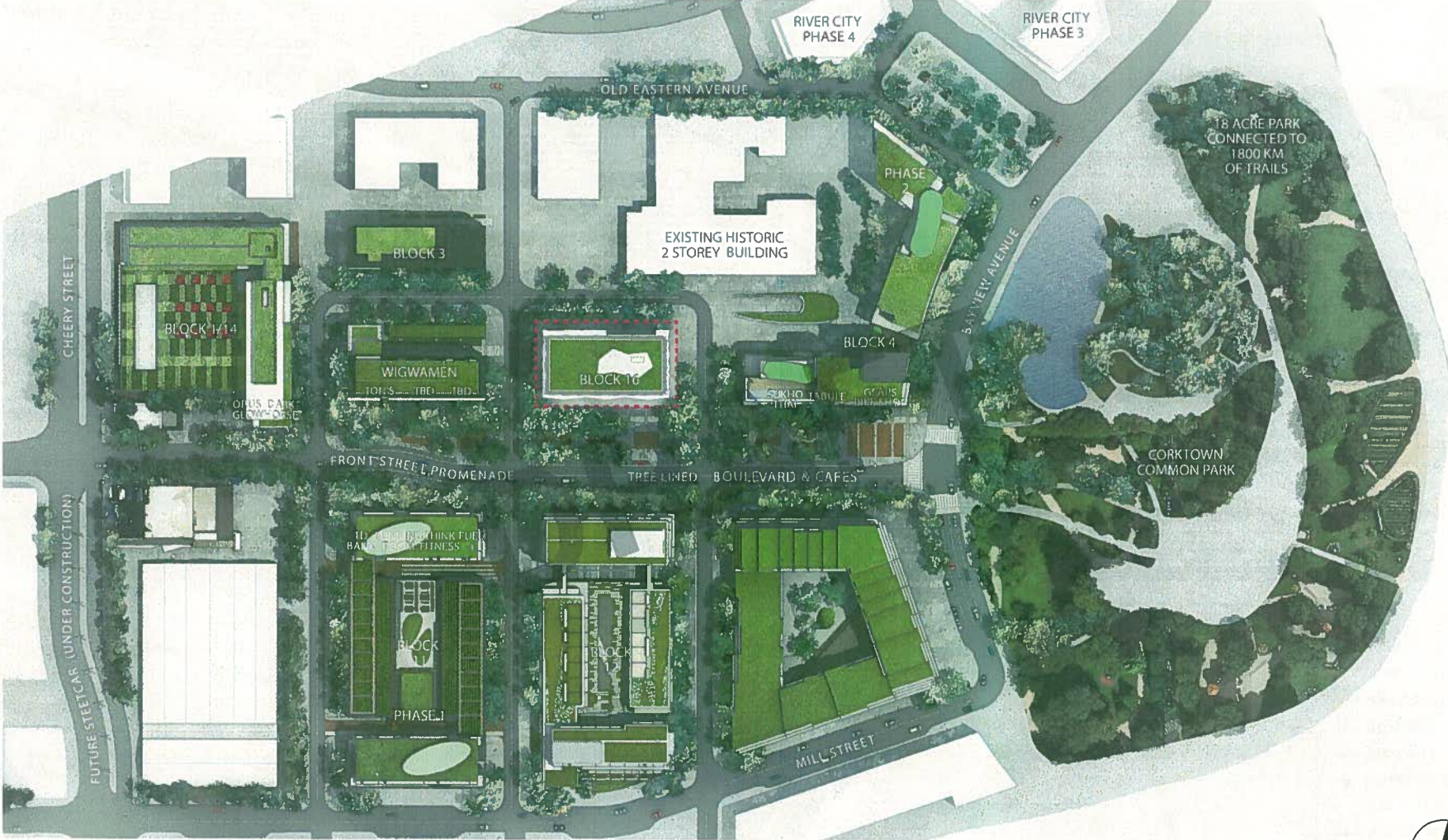


KEY

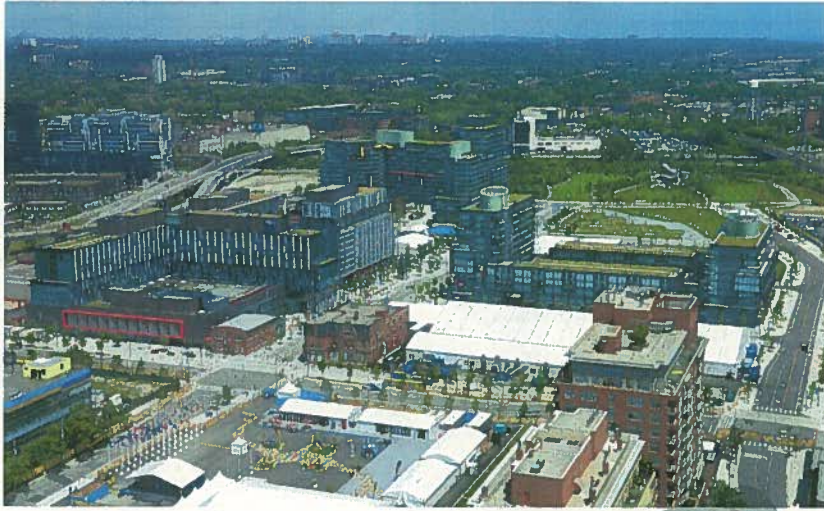
- Streetcar Line
- ... Bus Line
- Streetcar Stop
- Bike Trail
- ... Bike Lane
- Rail Line
- Road
- ... Path
- Park
- Block 16
- Development (Current)
- ▨ Development (Under review)



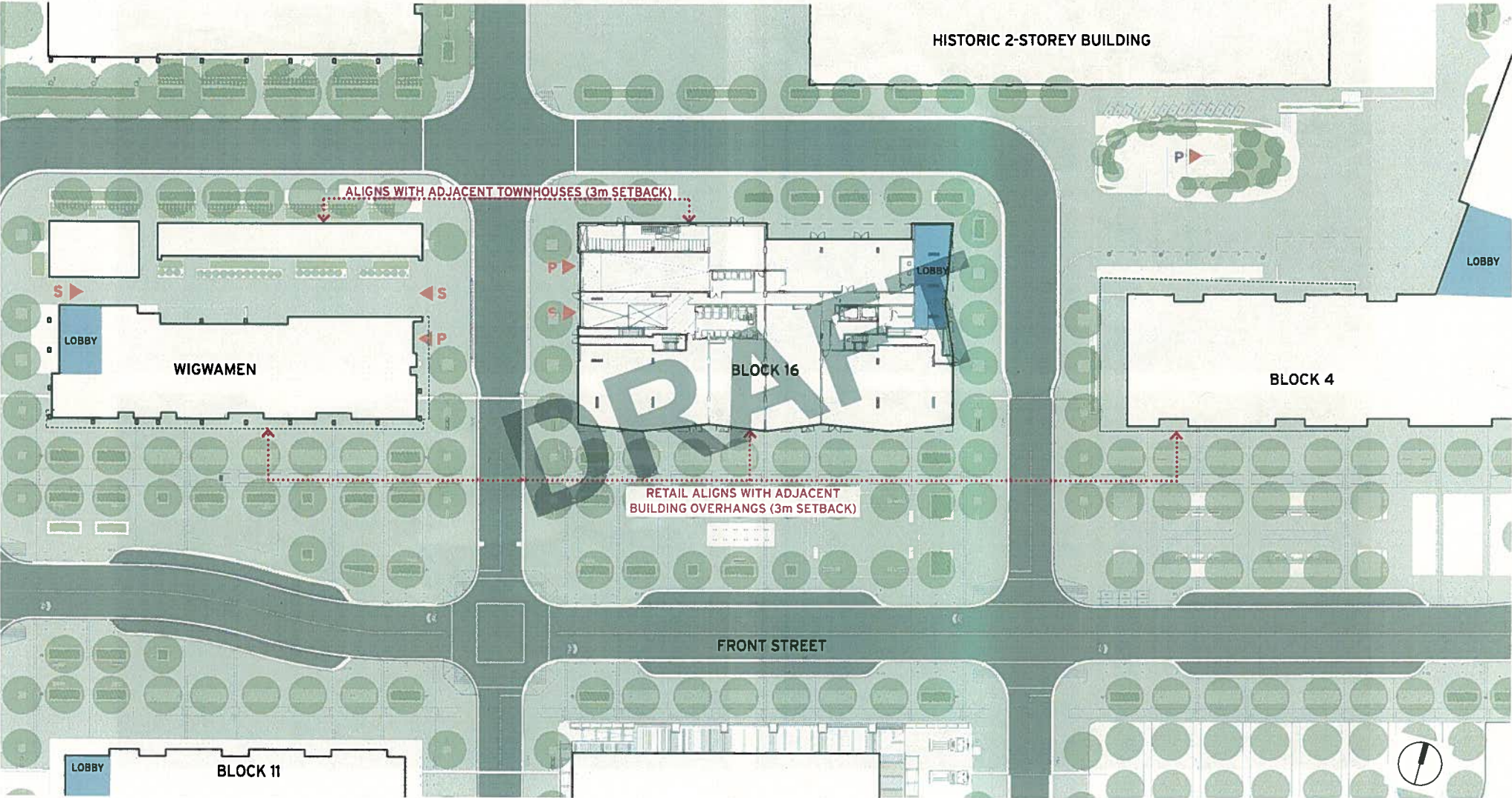
CANARY DISTRICT



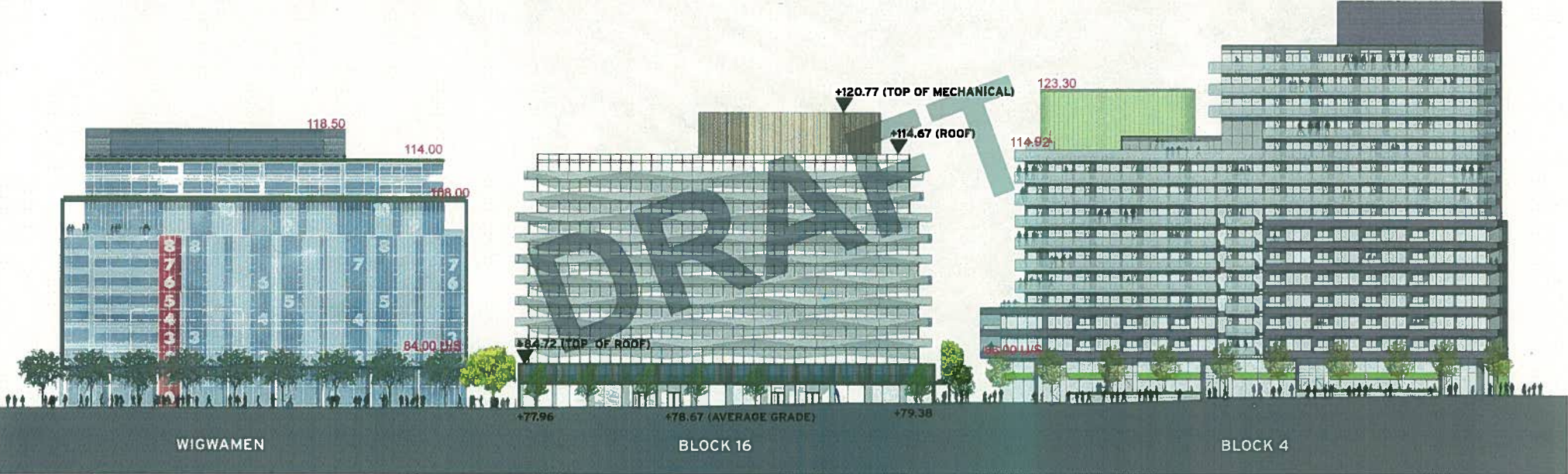
CANARY DISTRICT | BLOCK 16 | 23.11.2016



CANARY DISTRICT SITE PLAN



HEIGHTS AND ALIGNMENTS ON FRONT STREET



BUILDING HEIGHT: 36 METERS FROM AVERAGE GRADE (+78.67) TO TOP OF ROOF SLAB (+114.67)



PUBLIC REALM - FRONT STREET



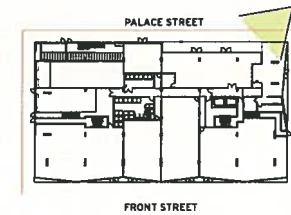
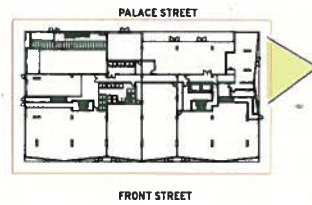
STREET VIEWS



RESIDENTIAL ENTRANCE - TANNERY ROW



OUTDOOR AMENITY - PALACE STREET



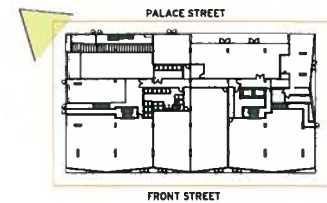
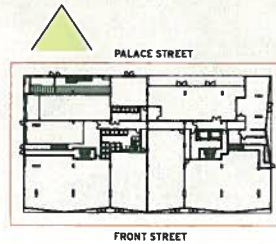
STREET VIEWS



BICYCLE STORAGE - PALACE STREET



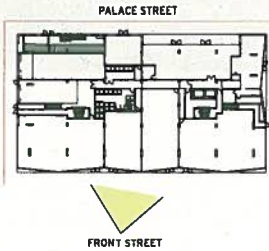
PARKING AND LOADING DOCK ENTRANCE - ROLLING MILLS ROAD



STREET VIEWS



RETAIL - FRONT STREET EAST



ELEVATIONS



ELEVATIONS



FRONT STREET STREETScape



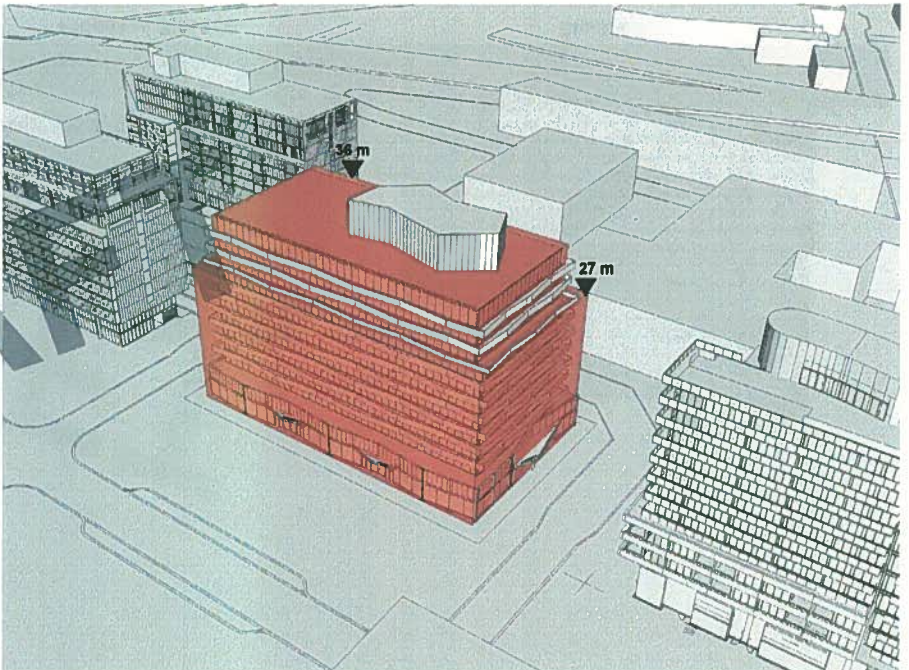
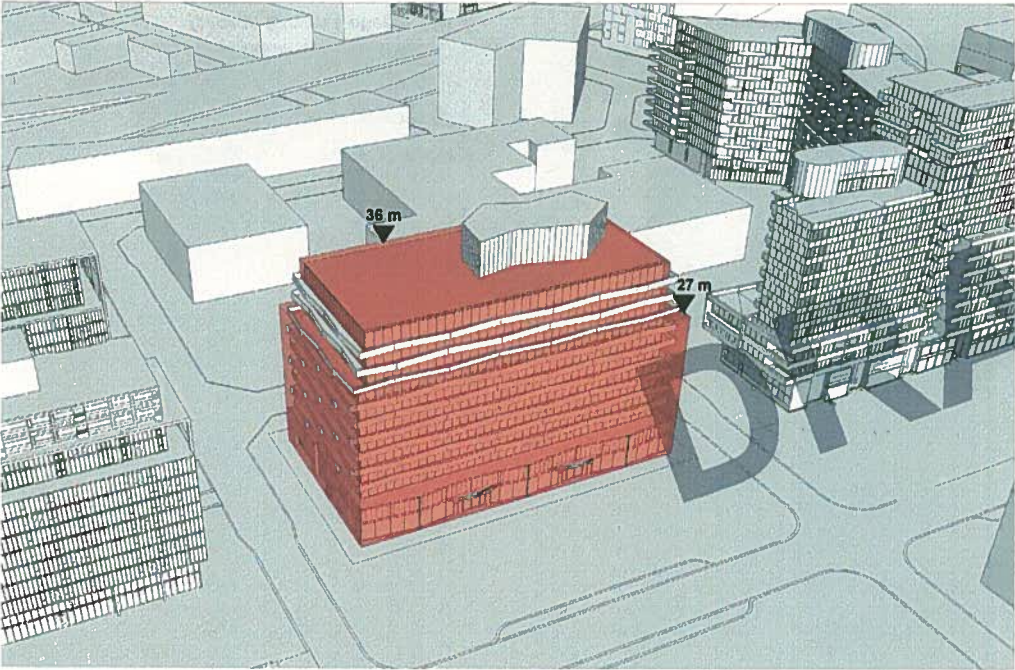
George Brown College/ YMCA

Wigwamen Building

Proposed Block 16

Block 4

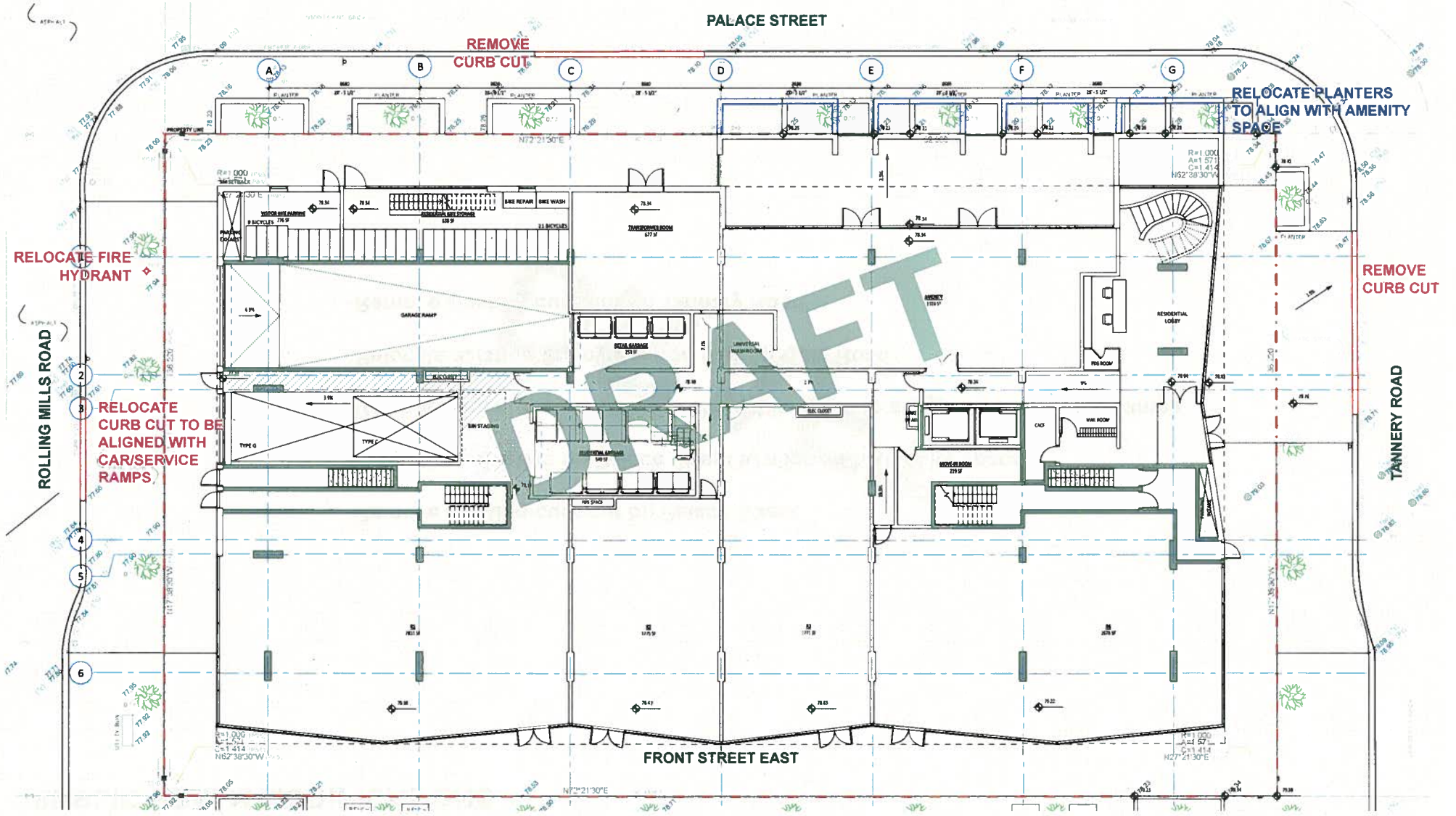
AS OF RIGHT HEIGHTS



AS OF RIGHT

*MECHANICAL PENTHOUSE NOT INCLUDED IN AS OF RIGHT MASS

PUBLIC REALM MODIFICATIONS



PUBLIC REALM MODIFICATIONS

- Remove existing curb cut on Palace Street**
- Relocate 4 planters on Palace Street to align with amenity space**
- Relocate existing curb cut on Rolling Mills Road to align with car/service ramps**
- Relocate existing fire hydrant on Rolling Mills Road**
- Remove existing curb cut on Tannery Road**

LEED



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: Canary District Block 16
Date:

Y ? N

1	Credit	Integrative Process	1
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11	5	0	Location and Transportation	16	
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
	5		Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

7	0	3	Sustainable Sites	10	
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

2	3	0	Water Efficiency	11	
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
1			Credit	Indoor Water Use Reduction	6
1			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

19	3	3	Energy and Atmosphere	33	
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
10			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

8	0	5	Materials and Resources	13	
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

16	0	0	Indoor Environmental Quality	16	
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
	3		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

6	0	0	Innovation	6	
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	1	2	Regional Priority	4	
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1

70	13	13	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

DRAWING

SCHOCK ISOKORB - THERMAL BREAKS AT BALCONIES

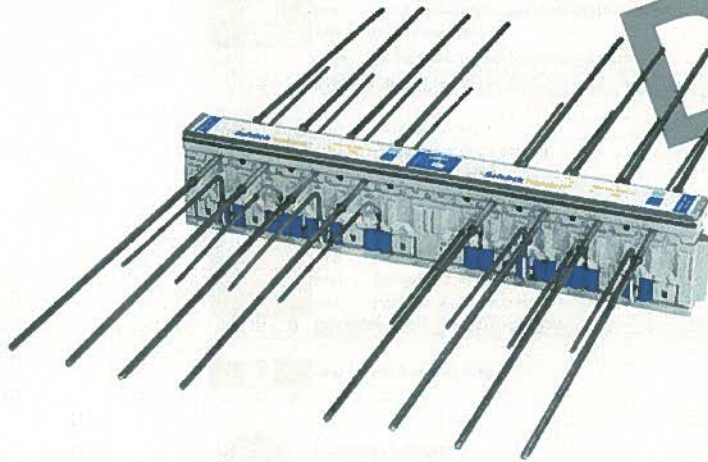


92% less thermal conductivity compared to non-insulated connection

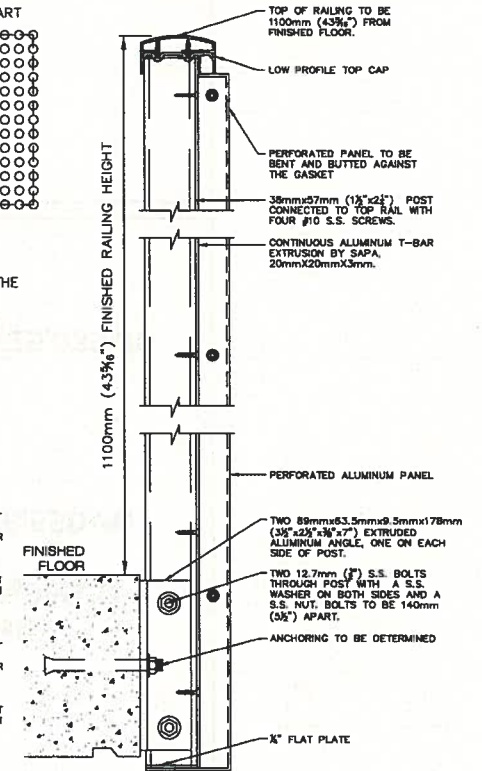
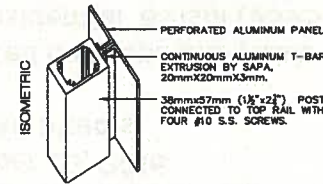
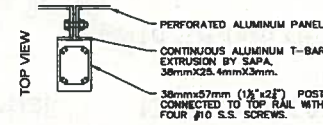
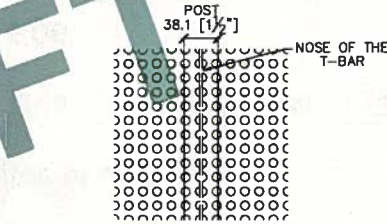
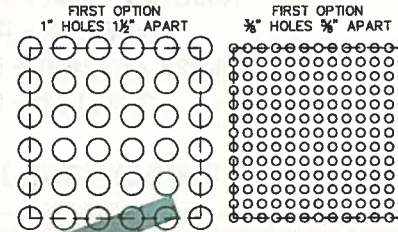
USER COMFORT: eliminates cold surface temperature in buildings and prevents the accumulation of condensation and formation of mold

ECONOMIC BENEFIT: ensures higher indoor temperatures avoiding condensation and mold that leads to building deterioration and need for renovation

ENVIRONMENTAL BENEFIT: reduces heating requirements and lowers CO2 emissions.



TORO - BALCONY GUARD SYSTEM



STATS

WEST DON LANDS BLOCK PLAN
October 27, 2010
&Co, Urban Design Associates

Estimated development yields
Non. Residential 1,409sm (15,166sft)
Residential 13,682sm (147,100sft)

Total 15,090sm (162,427sft)

Number of units 137

Site area 2,400sm (25,833sft)

FSI: 6.25

PROPOSED DEVELOPMENT YIELDS
November 23, 2016
KPMB Architects

Estimated development yields
Non. Residential 891sm (9595sft)
Residential 13,653sm (146,961sft)

Total 14,544sm (156,550sft)

Number of units 197

Site area 2,400sm (25,833sft)

FSI: 6.06

UNIT BREAKDOWN:

- 1bed - 47 (24%)
- 1bed + den - 77 (39%)
- 2bed - 46 (23%)
- 2bed + den - 17 (9%)
- 3bed - 10 (5%)

DRAFT



