



# West Don Lands – Block 12

Detailed Design

June 20, 2018

## Project Description & Background

- Block 12 represents the fourth market residential building in the Canary District.
- The Canary District was home to the athletes village at the Pan Am and Parapan Am Games.
- Prior to the Pan/Parapan Am Games, the Canary District constructed two market residential buildings and two affordable housing buildings.
- The final development blocks of the Canary District are Block 12, Bloc 13, and Block 16 (construction started)
- Canary District has been experiencing very strong sales activity (Block 16 sold out in a few days). The health and wellness retail strategy is also proving very successful.
- This is the project's fourth time presenting to the DRP
- The team is presenting Detailed Design



# Site Context

# WDL - Block 12

Proponent: Dundee Kilmer

Design Team: architectsAlliance

Review Stage: Detailed Design



Design Review Area

WDL - Block 12



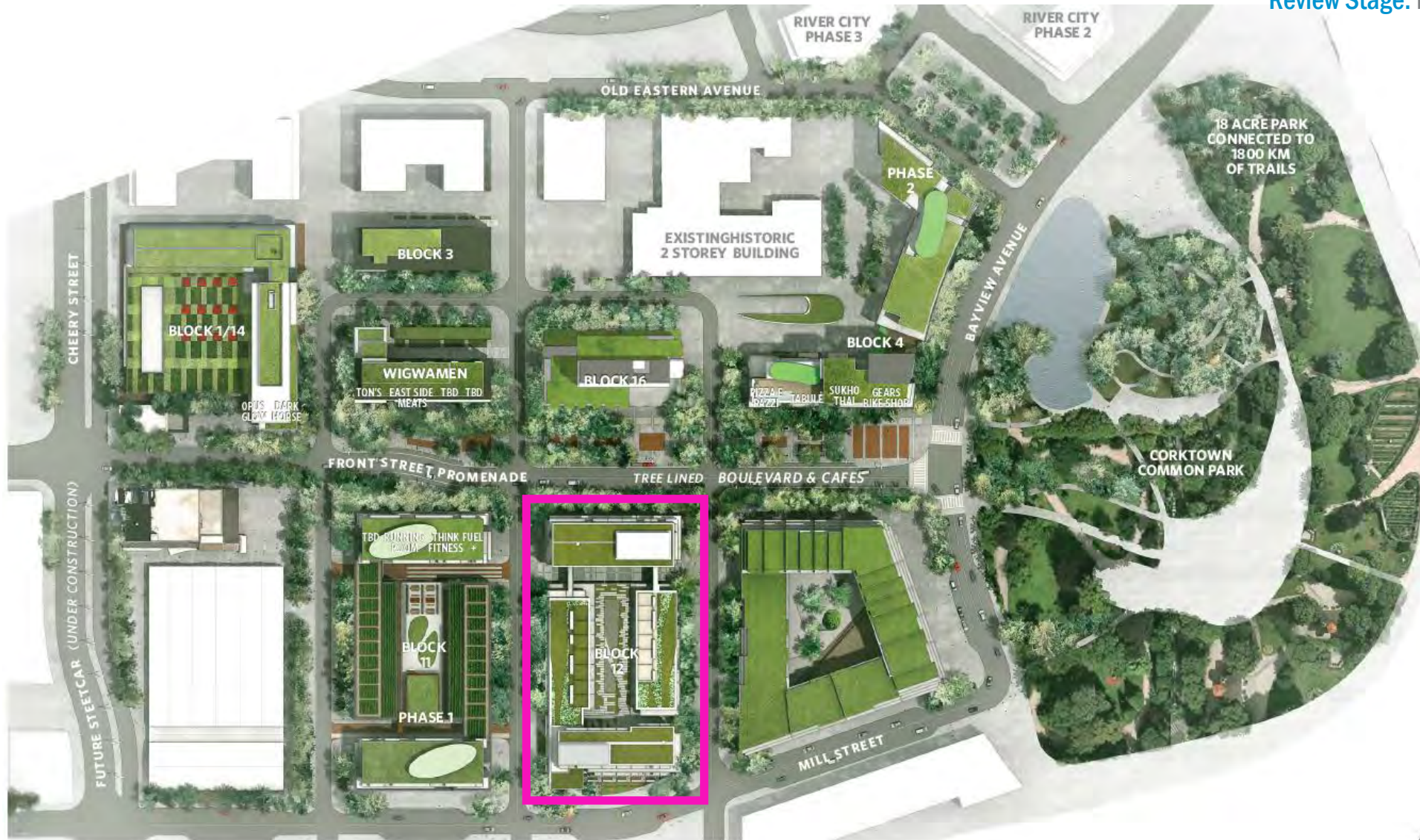
# Site Context

# WDL - Block 12

Proponent: Dundee Kilmer

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Review Stage: Detailed Design





# Site Context

## West Don Lands Built Form

# WDL - Block 12

Proponent: Dundee Kilmer

Design Team: architectsAlliance

Review Stage: Detailed Design

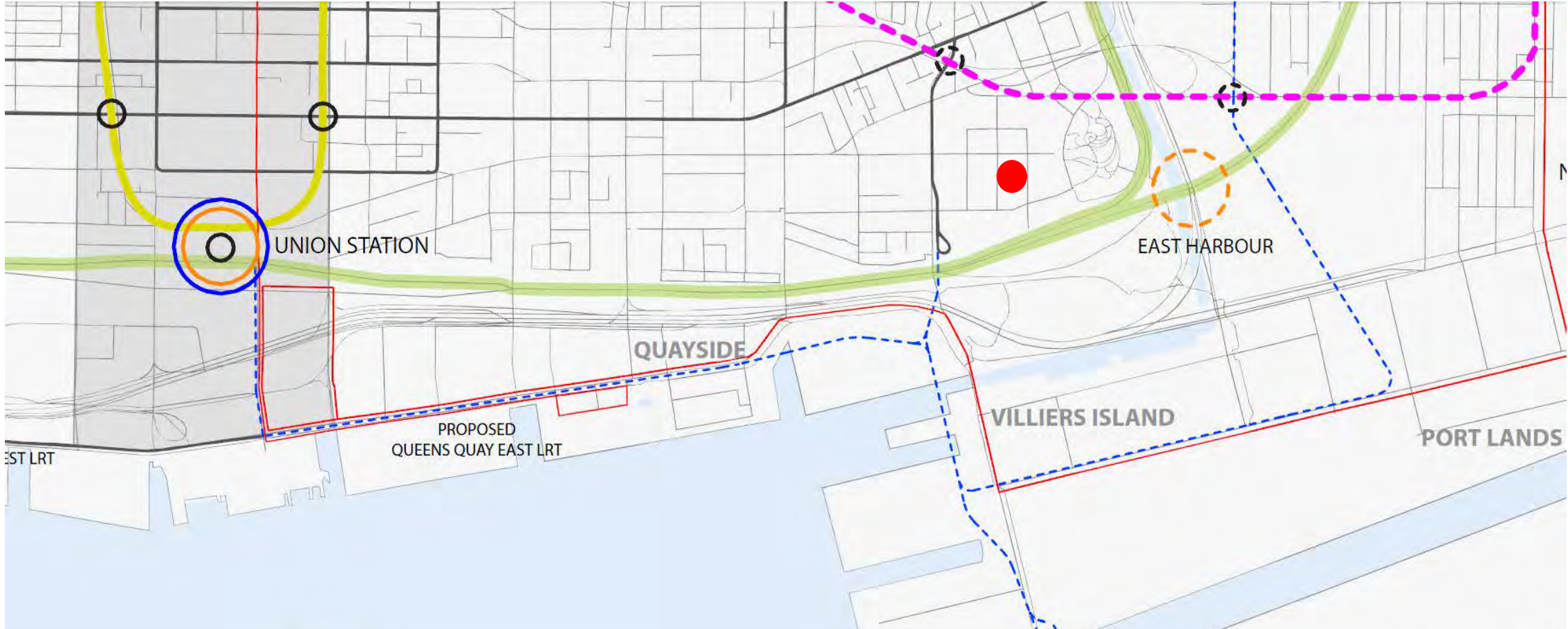




# Site Context - Transit

# WDL - Block 12

Proponent: Dundee Kilmer  
 Design Team: architectsAlliance  
 Review Stage: Detailed Design



	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				



## 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.

## Panel Consensus Comments from December 2017:

- Overall, the building's architecture has evolved nicely.
- Supportive of the revised mechanical penthouse treatment.
- Further detail should be shown to help explain the building narrative.
- There are fundamental issues with the courtyard space, given that it will be shaded. More work is needed on the choice of vegetation and the programming of the courtyard space. Further detail should be shown through cross sections.
- Consider tightening the entrances of loading/servicing
- The grading issues need to be resolved so that sufficient privacy is provided on the townhouse units at grade. The wood privacy fence needs to be rethought.
- There is an opportunity to make the rooftop space useable for residents.
- The side streets are neighbourhood streets and need to be read differently than Front Street, and cross sections of the entire side streets should be brought to the next review.
- Recommend that the contractors do mock-ups of the cantilevered design systems to ensure they're airtight.



Rendering from December 2017



## Topics for Panel Consideration

Has the team adequately addressed comments regarding:

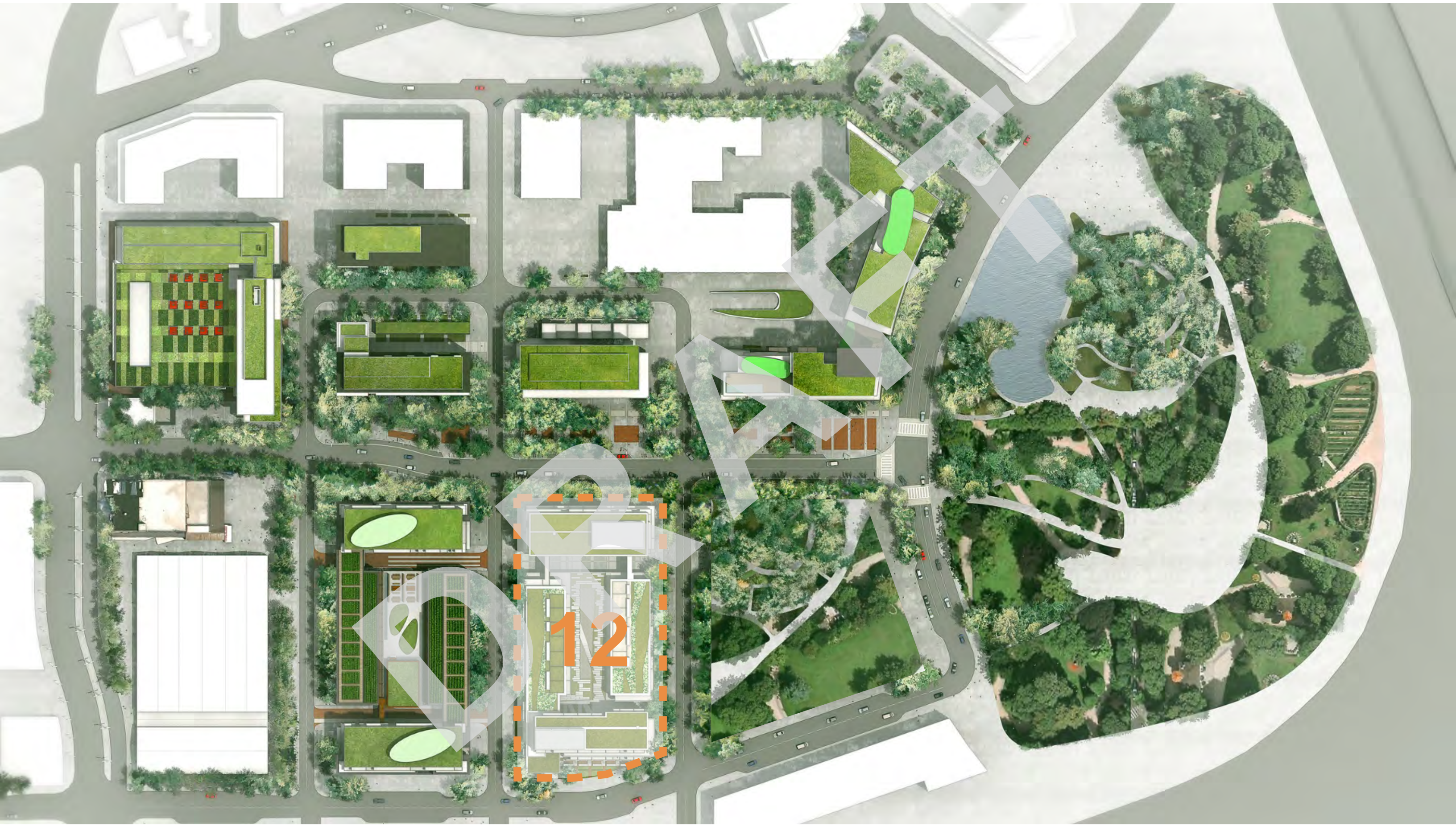
- The courtyard space
- The grading issues
- The rooftop space
- The building narrative

 **Canary**  
**DISTRICT**

**BLOCK 12 DESIGN REVIEW PANEL 4**

**June 20 2018**





12











# PROJECT STATISTICS

**RESIDENTIAL GFA : 31,444 sm (330,592 sf)**

**NON RES. GFA : 1,377 sm (15,177 sf)**

**TOTAL UNITS : 400**

**1 BD : 134 33%**

435 sf - 572 sf

**2 BD : 195 49%**

616 sf - 987 sf

**3 BD : 71 18%**

930 sf - 1250 sf

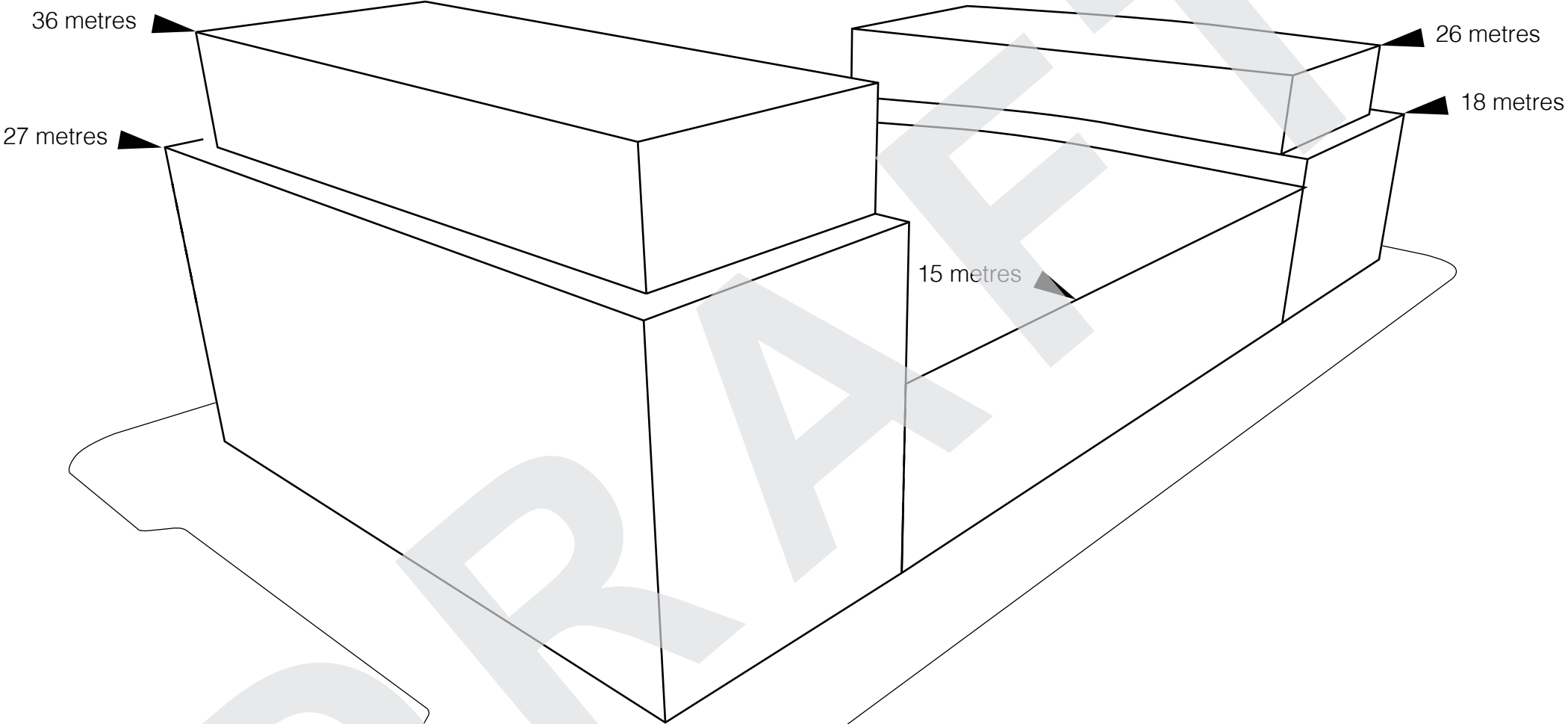
5% 3BD WFT REQUIREMENT  
10% 3BD CITY REQUIREMENT

**INCLUDES 41 TOWNHOUSE UNITS AT GRADE**

1000 sf - 1499 sf



# ZONING HEIGHT SUMMARY



	HEIGHT	STEPBACK HEIGHT	SETBACK AT GRADE
FRONT ST	36m	27m	3m
MILL ST	26m	18m	-
MID BLOCK	15m	-	3m

### DRP 3 consensus comments:

- Further detail should be shown to explain the building's narrative.
- There are fundamental issues with the courtyard space, given that it will be shaded. More work is needed on the choice of vegetation and the programming of the courtyard space. Further detail should be shown through cross sections.
- Consider tightening the entrances of loading/servicing
- The grading issues need to be resolved so that sufficient privacy is provided on the townhouse units at grade. The wood privacy fence needs to be rethought.
- There is an opportunity to make the rooftop space useable for residents.
- The side streets are neighbourhood streets and need to be read differently than Front Street, and cross sections of the entire side streets should be brought to the next review.
- Recommend that the contractors do mock-ups of the cantilevered design systems to ensure they're airtight.

**DRAFT**



**DRAFT**

**SUSTAINABILITY**

**DRAFT**



# Canary Block 12 – TGSv2.1 Tier 2 Energy Summary

- 45% energy savings > min 28.75% for TGSv2.1 Tier 2
- EUI: 138 ekWh/m<sup>2</sup>
- Peak Demand Savings: 320kW (31% ↓)
- GHG Intensity: 12.5 kgCO<sub>2</sub>/m<sup>2</sup> (77% ↓)

## Energy Conservation Measures:

- R30 Green Roof
- Double Glazed IGUs with Low-e, Argon and thermally broken frames.
- Efficient LED lighting and controls
- High Efficiency multi-speed WSHPs with dedicated in-suite ERVs
- Condensing 95% boilers and DHW
- VFD Fans, VSD Pumps and VSD Fluid Cooler.
- DCV for common areas and lobbies
- MAUs with Solar Air Preheat from **SolarWall** = 21,500m<sup>3</sup>/yr of NG savings and 45 tonnesCO<sub>2</sub>/yr GHG savings
- Low-flow plumbing fixtures

Energy End Use	Fuel Type	Baseline [kWh]	Proposed [kWh]	% Reduction
Internal Lighting	Electricity	926,105	585,527	37%
Misc Equip	Electricity	1,366,913	1,366,913	0%
Space Heating	Fossil Fuel	4,494,626	594,177	87%
Space Heating	Electricity	157,321	125,405	20%
Space Cooling	Electricity	506,544	265,464	48%
Heat Rejection	Electricity	8,646	4,631	46%
Pumps & Aux	Electricity	297,467	315,286	-6%
Vent Fans	Electricity	1,207,658	1,249,890	-3%
Domestic Hot Wtr	Fossil Fuel	1,767,658	1,149,308	35%
<b>Total Electricity</b>		4,470,653	3,913,085	<b>12%</b>
<b>Total Fossil Fuel</b>		6,262,285	1,743,485	<b>69%</b>
<b>Total</b>		10,732,938	5,656,570	<b>45%</b>
<b>Electricity Cost</b>		\$ 567,469	\$ 486,415	<b>14%</b>
<b>Fossil Fuel Cost</b>		\$ 125,607	\$ 35,925	<b>71%</b>
<b>Total Cost</b>		\$ 693,076	\$ 522,340	<b>24.6%</b>

\* Baseline building as per ASHRAE 90.1-2010





## Canary Block 12 - LEED

SUSTAINABLE SITES (SS)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
Prereq 1	Construction Activity Pollution Prevention	Required	✓	Targeted	CE, GC
Credit 1	Site Selection	1	1	Targeted	C
Credit 2	Development Density & Community Connectivity	3, 5	5	Targeted	A
Credit 3	Brownfield Redevelopment	1	1	Targeted	CE
Credit 4.1	Alt. Transportation: Public Transportation Access	3, 6	6	Targeted	C
Credit 4.2	Alt. Transportation: Bicycle Storage & Changing Rooms	1	1	Targeted	C, A, GC
Credit 4.3	Alt. Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	3	Targeted	C, ME
Credit 4.4	Alt. Transportation: Parking Capacity	2	2	Targeted	C, A
Credit 5.1	Site Development: Protect or Restore Habitat	1		Not Targeted	LA, A
Credit 5.2	Site Development: Maximize Open Space	1		Not Targeted	LA, A
Credit 6.1	Stormwater Design: Quantity Control	1	1	Potential	CE
Credit 6.2	Stormwater Design: Quality Control	1	1	Potential	CE
Credit 7.1	Heat Island Effect: Non-Roof	1	1	Targeted	CE
Credit 7.2	Heat Island Effect: Roof	1	1	Targeted	A, GC
Credit 8	Light Pollution Reduction	1	1	Targeted	EE
<b>SUSTAINABLE SITES TOTALS:</b>		26	24		



# Canary Block 12 - LEED

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
<b>WATER EFFICIENCY (WE)</b>					
Prereq 1	Water Use Reduction: 20% Reduction	Required	✓	Targeted	ME
Credit 1.1	Water Efficient Landscaping: Reduce by 50%	2	2	Targeted	LA
Credit 1.2	Water Efficient Landscaping: No Potable Water Use or Irrigation	2	2	Targeted	LA
Credit 2	Innovative Wastewater Technologies	2		Not Targeted	ME, CE
Credit 3	Water Use Reduction: 30, 35 or 40% Reduction	2 - 4	3	Targeted	ME
<b>WATER EFFICIENCY TOTALS:</b>		10	7		
<b>ENERGY AND ATMOSPHERE (EA)</b>					
Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	✓	Targeted	C, Cx
Prereq 2	Minimum Energy Performance	Required	✓	Targeted	ME, EE, EM, A, C, Cx
Prereq 3	Fundamental Refrigerant Management	Required	✓	Targeted	ME
Credit 1	Optimize Energy Performance	1 - 19	6	Targeted	ME, EE, EM, A, C, Cx
Credit 2	On-Site Renewable Energy	1 - 7	2	Targeted	ME
Credit 3	Enhanced Commissioning	2	2	Targeted	C, Cx
Credit 4	Enhanced Refrigerant Management	2	2	Targeted	ME
Credit 5	Measurement & Verification	3		Not Targeted	ME
Credit 6	Green Power	2	2	Targeted	C
<b>ENERGY AND ATMOSPHERE TOTALS:</b>		35	14		



## Canary Block 12 - LEED

MATERIALS AND RESOURCES (MR)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
Prereq 1	Storage & Collection of Recyclables	Required	✓	Targeted	A
Credit 1.1A	Building Reuse: Maintain 55% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.1B	Building Reuse: Maintain 75% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.1C	Building Reuse: Maintain 95% Existing Walls, Floors & Roof	1		Not Targeted	A
Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1		Not Targeted	A
Credit 2.1	Construction Waste Management: 50% Diversion Rate	1	1	Targeted	GC
Credit 2.2	Construction Waste Management: 75% Diversion Rate	1	1	Targeted	GC
Credit 3.1	Material Reuse: 5% Salvaged materials	1		Not Targeted	A, GC
Credit 3.2	Material Reuse: 10% Salvaged materials	1		Not Targeted	A, GC
Credit 4.1	Recycled Content: 10% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC
Credit 4.2	Recycled Content: 20% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC
Credit 5.1	Regional Materials: 20% Manufactured Regionally	1	1	Targeted	A, GC
Credit 5.2	Regional Materials: 30% Manufactured Regionally	1	1	Targeted	A, GC
Credit 6	Rapidly Renewable Materials: 2.5%	1		Not Targeted	A, GC
Credit 7	Certified Wood	1	1	Targeted	A, GC
<b>MATERIALS AND RESOURCES TOTALS:</b>		14	7		





## Canary Block 12 - LEED

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
<b>INDOOR ENVIRONMENTAL QUALITY (EQ)</b>					
Prereq 1	Minimum IAQ Performance	Required	✓	Targeted	ME
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	✓	Targeted	C
Credit 1	Outdoor Air Delivery Monitoring	1	1	Targeted	ME
Credit 2	Increased Ventilation	1		Not Targeted	ME
Credit 3.1	Construction IAQ Management Plan: During Construction	1	1	Targeted	GC
Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1		Not Targeted	ME, C
Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	1	Targeted	A, GC
Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	1	Targeted	A, GC
Credit 4.3	Low-Emitting Materials: Flooring Systems	1	1	Potential	A, GC
Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifibre Products	1	1	Targeted	A, GC
Credit 5	Indoor Chemical & Pollutant Source Control	1	1	Potential	ME, EE, A
Credit 6.1	Controllability of Systems: Lighting	1	1	Targeted	ME, A
Credit 6.2	Controllability of Systems: Thermal Comfort	1	1	Potential	ME, A
Credit 7.1	Thermal Comfort: Design	1		Not Targeted	ME
Credit 7.2	Thermal Comfort: Verification	1		Not Targeted	ME
Credit 8.1	Daylight & Views: Daylight for 75% of Spaces	1	1	Potential	A, LC
Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	1	Potential	A, LC
<b>INDOOR ENVIRONMENTAL QUALITY TOTALS:</b>		<b>15</b>	<b>11</b>		



# Canary Block 12 - LEED

INNOVATION IN DESIGN (ID)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
Credit 1.1	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.2	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.3	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.4	Innovation in Design	1	1	Targeted	C, A, GC
Credit 1.5	Innovation in Design	1	1	Targeted	C, A, GC
Credit 2	LEED™ Accredited Professional	1	1	Targeted	LC

**INNOVATION IN DESIGN TOTALS:**

6	6
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REGIONAL PRIORITY (RP)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER
Credit 1	Durable Building	1	1	Targeted	BSc
Credit 2	Regional Priority Credits	1 - 3	3	Targeted	LC

**REGIONAL PRIORITY TOTALS:**

4	4
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SCORECARD SUMMARY	POINTS AVAILABLE	TOTAL FEASIBLE	POTENTIAL	TARGETED
<b>TOTALS:</b>	<b>110</b>	<b>73</b>	<b>7</b>	<b>66</b>
<b>TARGETED CERTIFICATION LEVEL:</b>	<b>GOLD</b>			

LEED Canada NC Certification Levels: Certified 40 - 49 points; Silver 50 - 59 points; Gold 60 - 79 points; Platinum 80 +



The SolarWall® systems will offset 45 tonnes of CO<sub>2</sub> every year. Over the 40-year lifecycle of the system, the combined GHG reduction will total 1,805 tonnes of CO<sub>2</sub>

Greenhouse Gas Offset	
Annual GHG Reduction (tonneCO <sub>2</sub> /yr)	45
Lifecycle GHG Reduction (tonneCO <sub>2</sub> /yr)	1,805
Annual Energy Savings (m <sup>3</sup> )	21,501





ORIGINAL MASSING



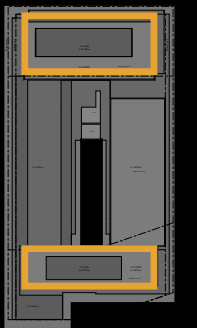


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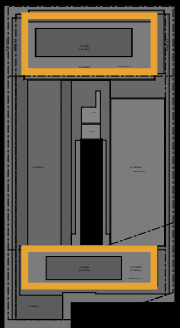


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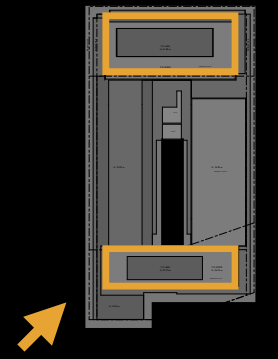
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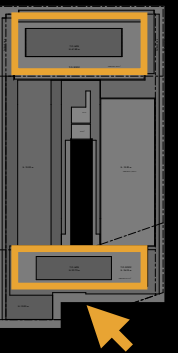


# SOUTH BUILDING





# SOUTH BUILDING





# GROUND

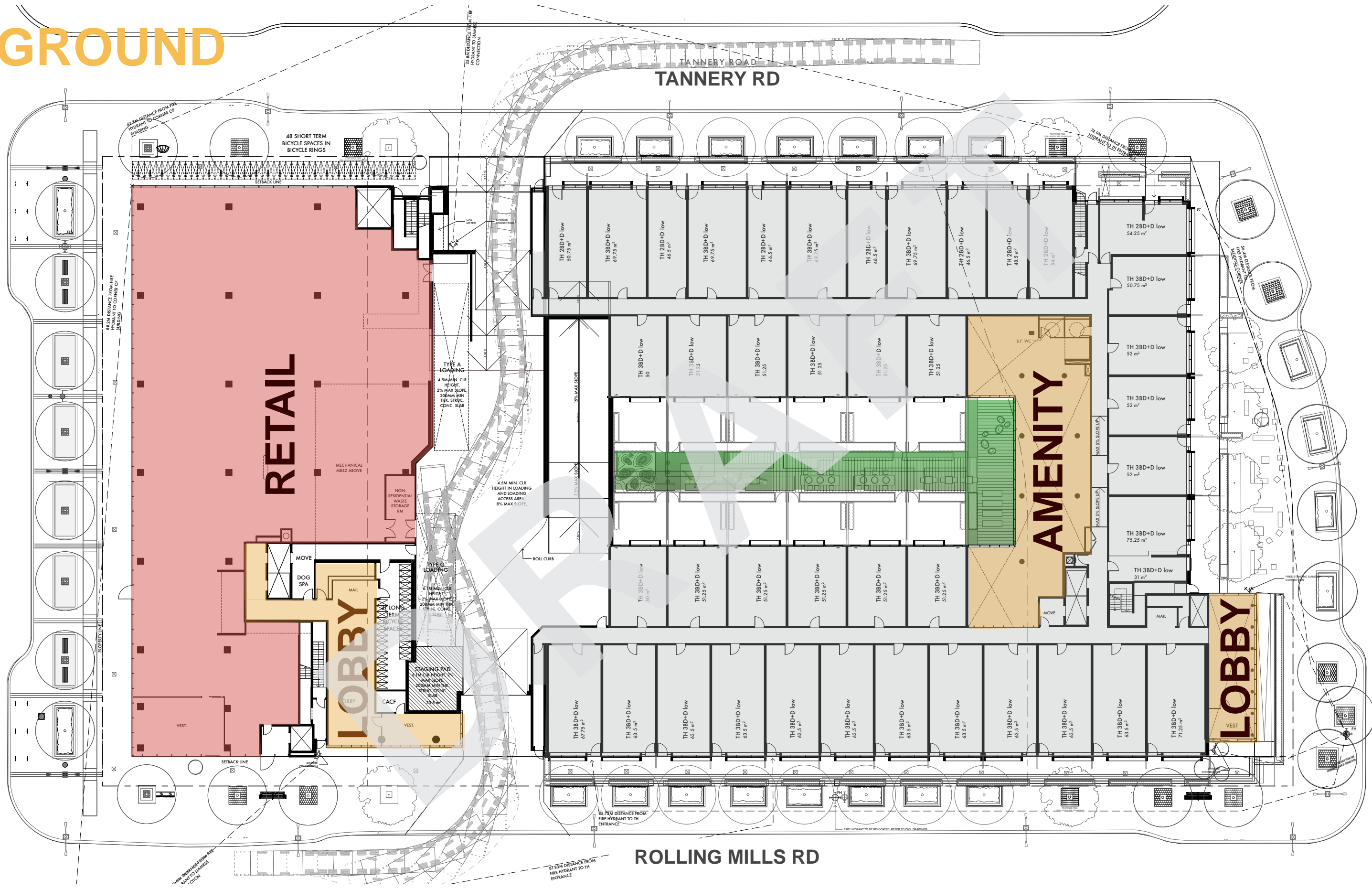
May 24, 2018

FRONT ST

TANNERY RD

ROLLING MILLS RD

MILL STREET

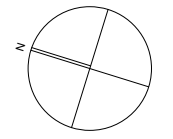


1. Information regarding the intent of the Drawings submitted by the Contractor.
2. Drawings are not to be scaled for conditions and dimensions required to the Contract Documents to the Architect.
3. Positions of exposed finished materials indicated on architectural drawings govern over the Mechanical and Electrical located as directed by the Architect.
4. These drawings are not to be used for Construction.
5. All work is to be carried out in conformance with applicable laws and regulations having jurisdiction.
6. The Architect of these plans and specifications is not responsible for the construction of the work unless the contractor properly constructs the work represented on the drawings.

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NO	ISSUE
1	ISSUE FOR PERMIT
2	ISSUE FOR CONSTRUCTION
3	REISSUED
4	
5	
6	
7	
8	
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205-317 Adelaide St. W.  
Toronto, Ontario  
t 416 593 6500  
f 416 593 4900  
info: architectsAlliance.com



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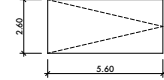
BLK 12 MASTER



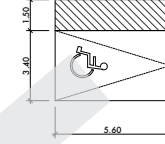
PARKING SPACE PROVIDED WITH ROUGHED IN CONDUIT TO ALLOW FOR FUTURE ELECTRIC VEHICLE CHARGING STATIONS



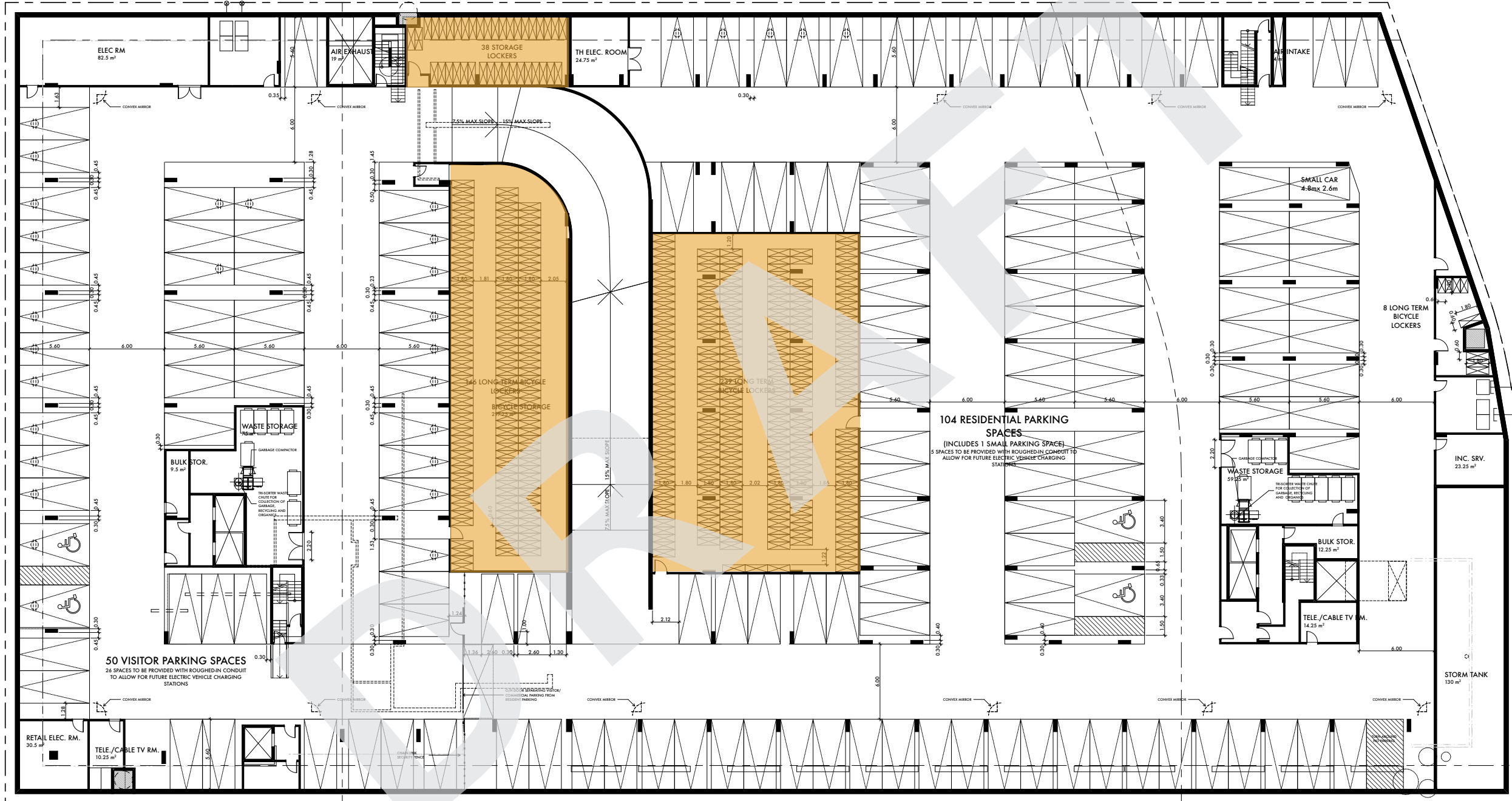
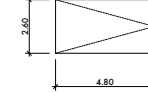
TYPICAL PARKING SPACE 2.6M X 5.6M



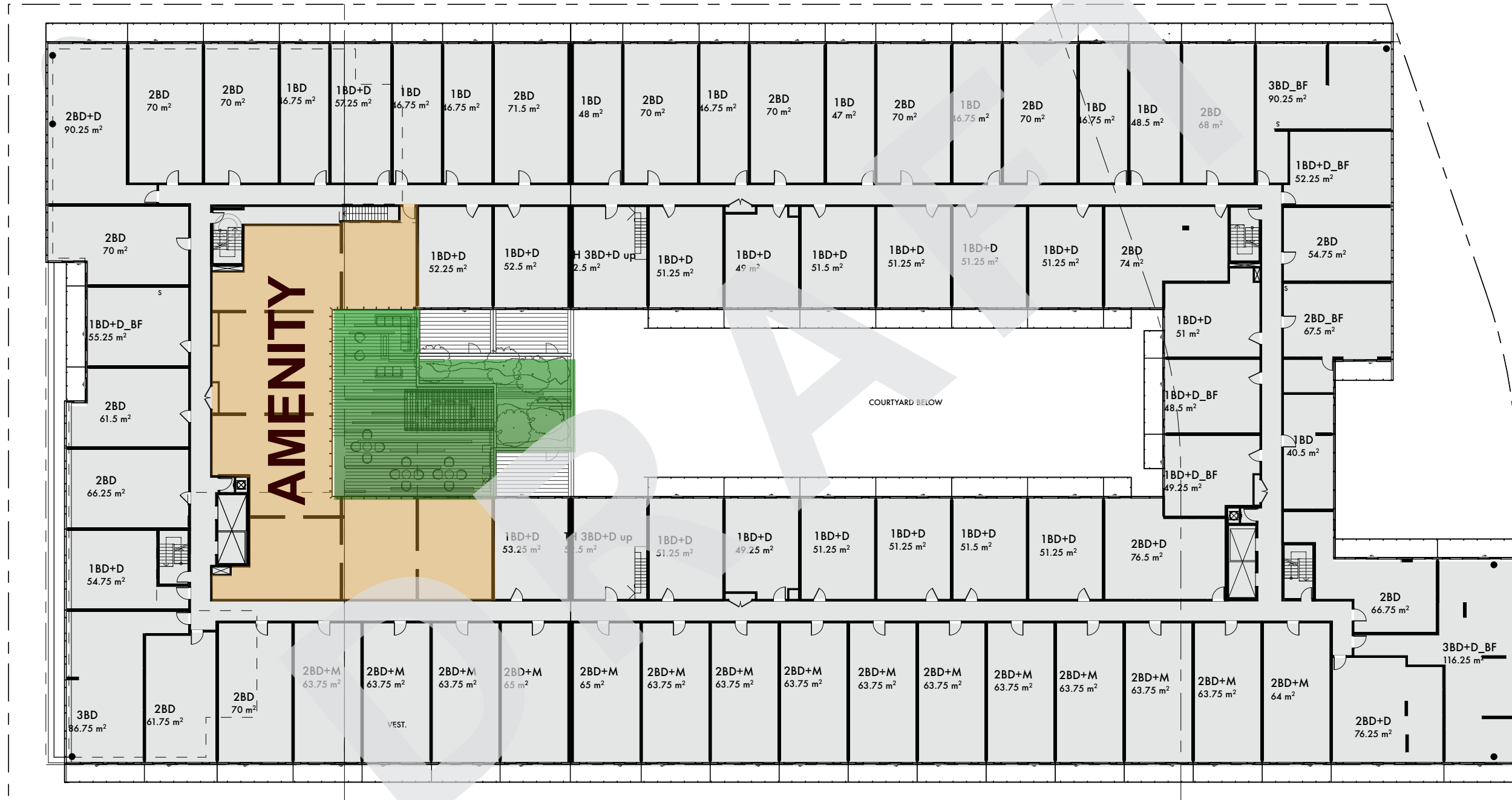
ACCESSIBLE PARKING SPACE 3.4M X 5.6M



SMALL PARKING SPACE 2.6M X 4.8M

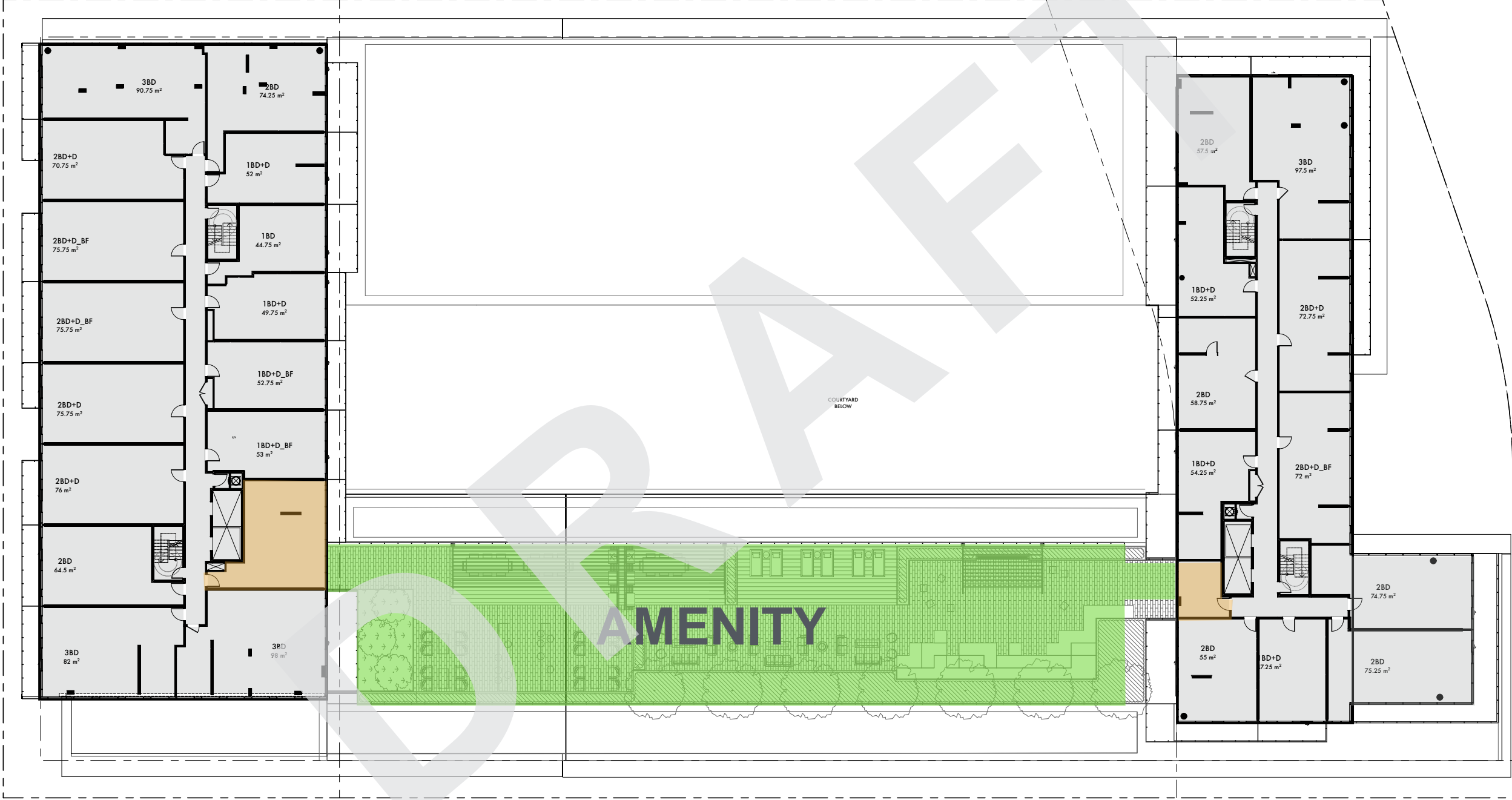


# LEVEL 3





# LEVEL 6



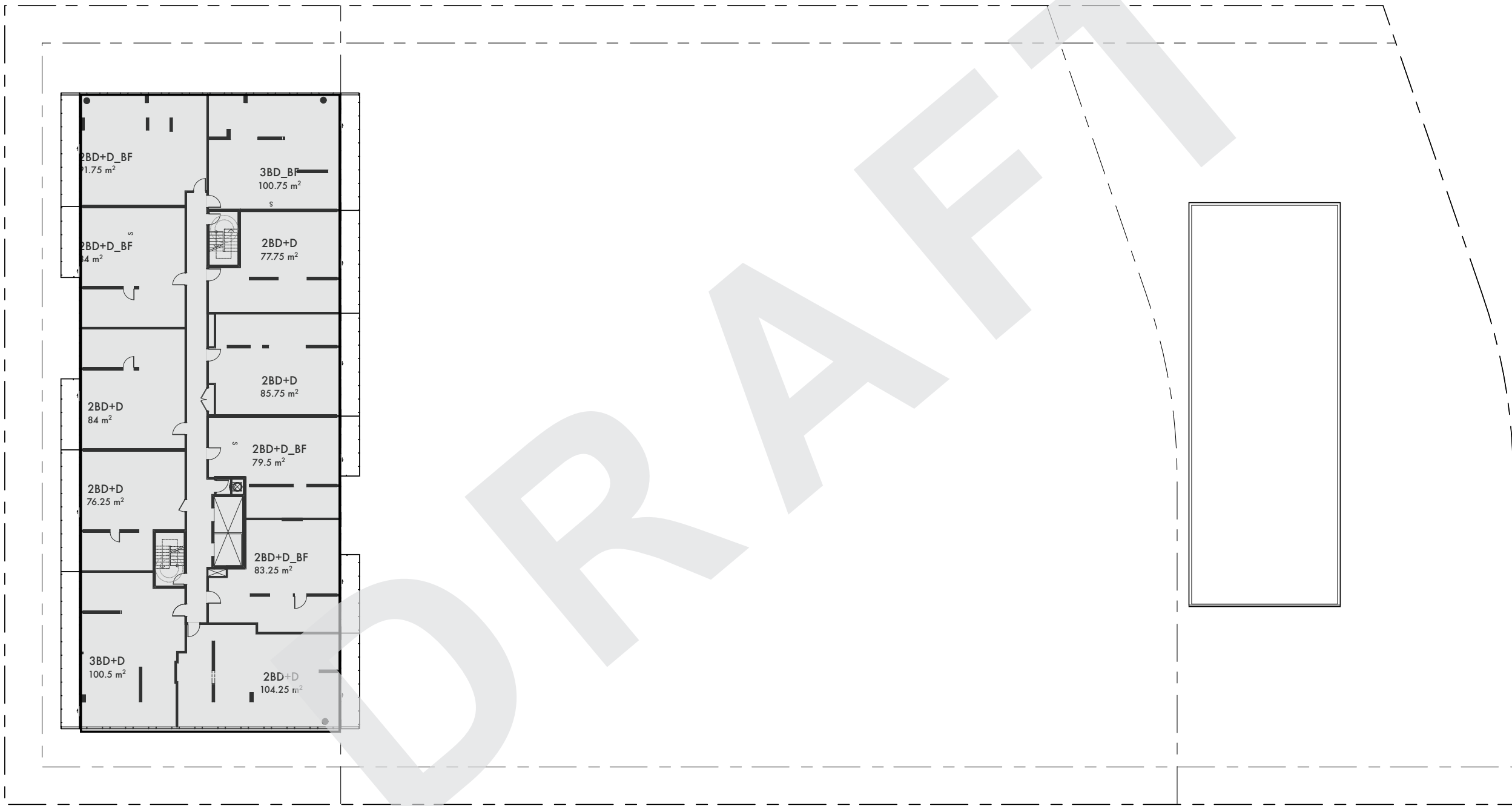


# LEVEL 7-9



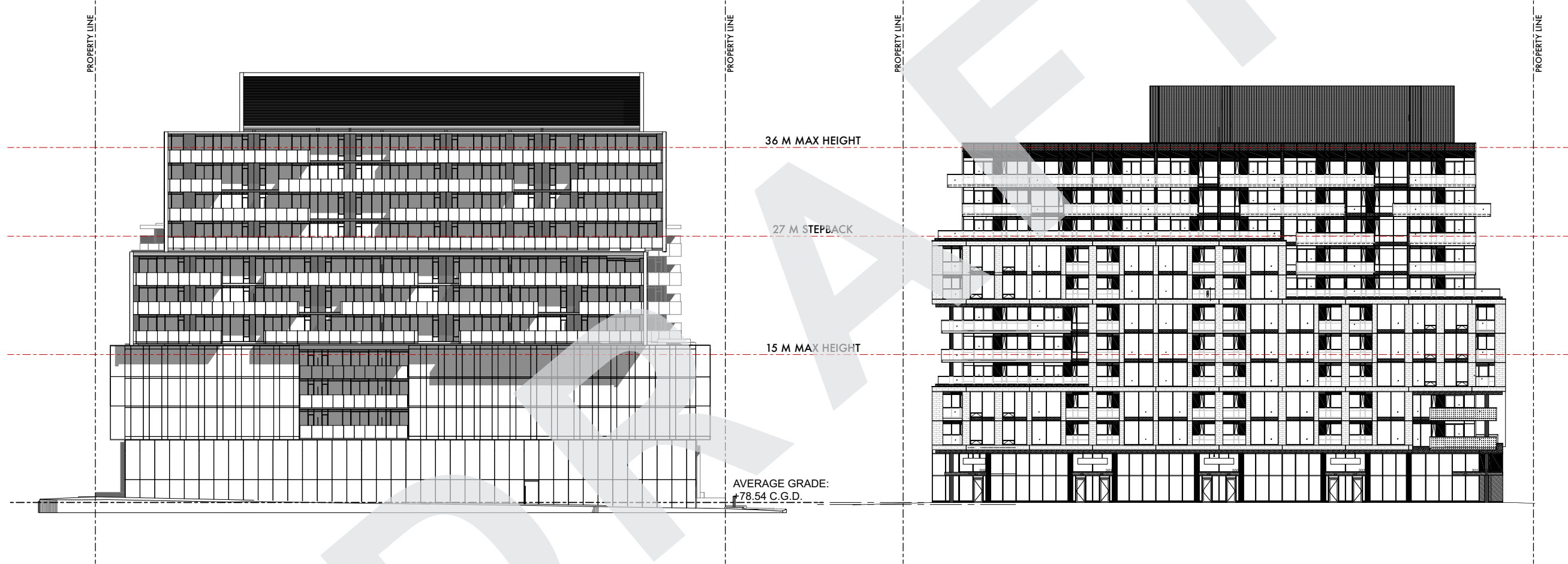


# LEVEL 10-12



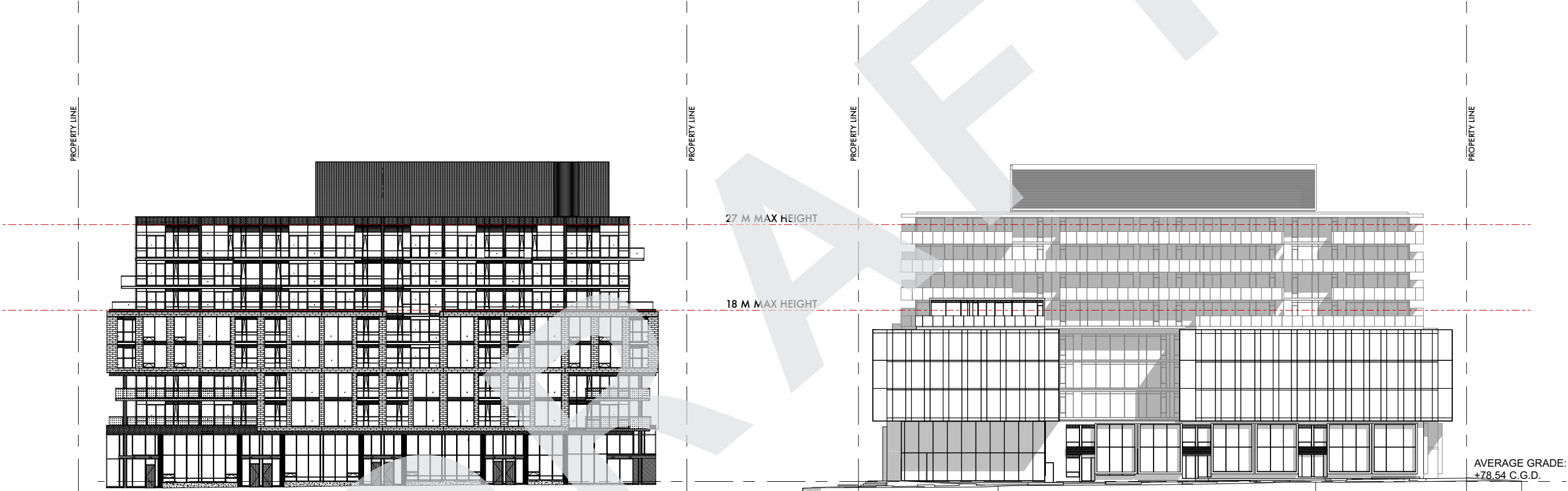


# FRONT ST ELEVATION

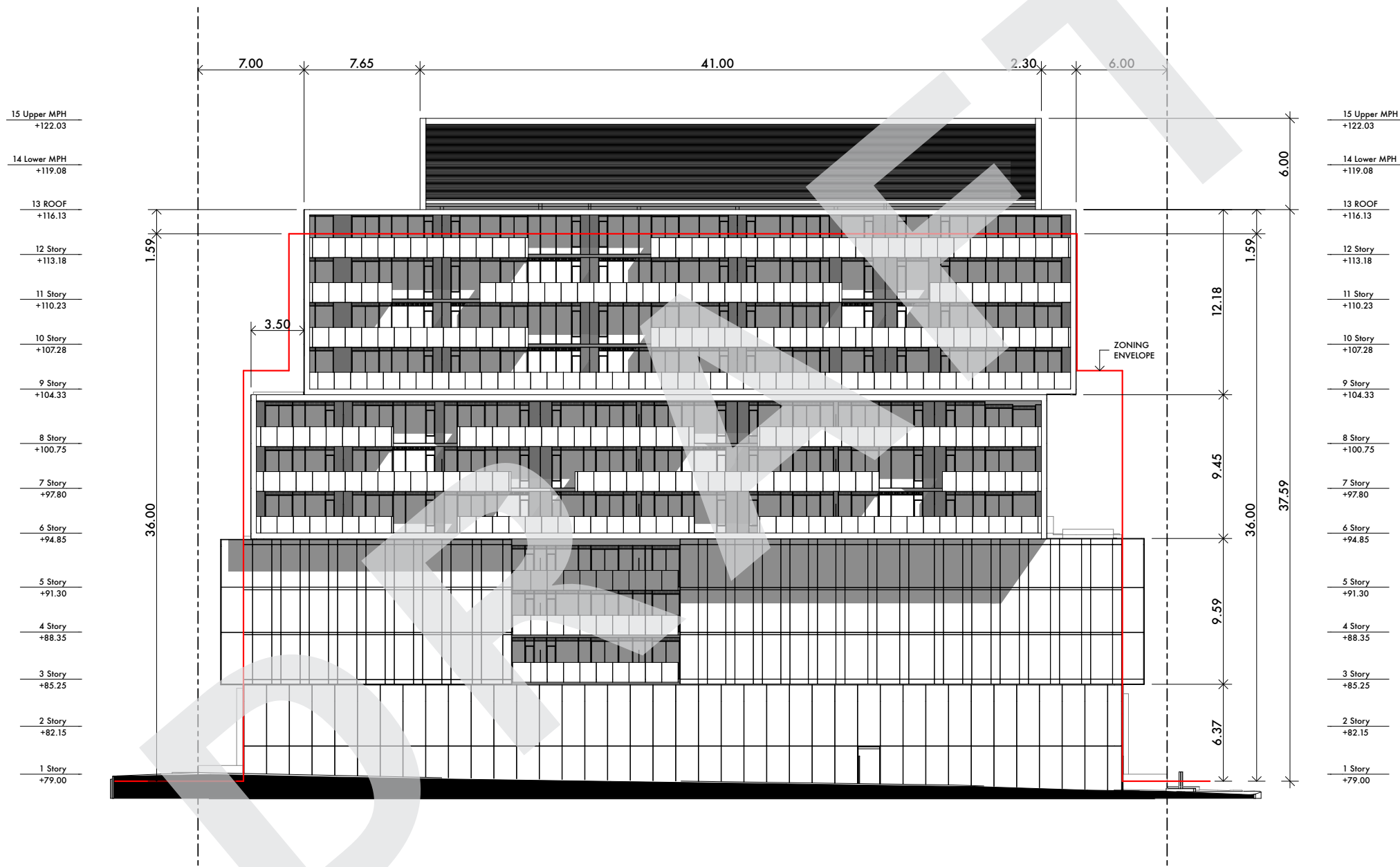
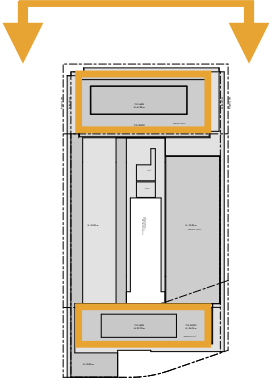




# MILL ST ELEVATION

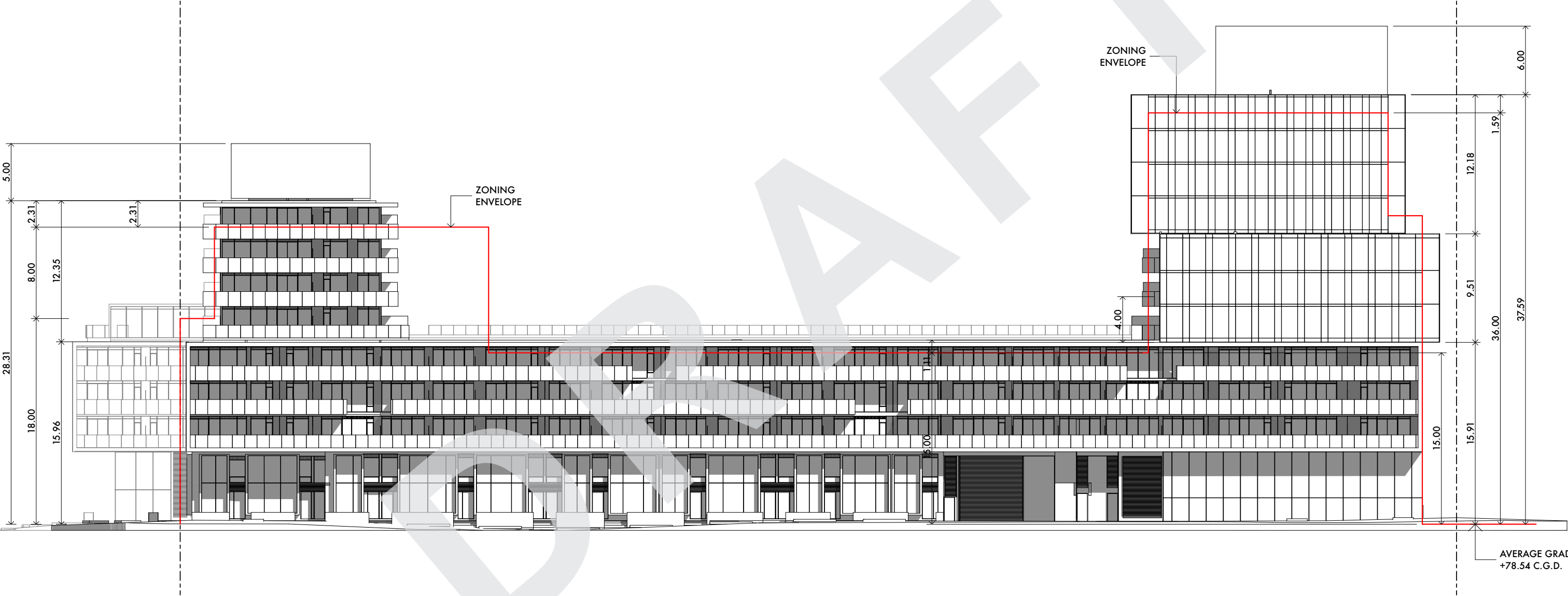
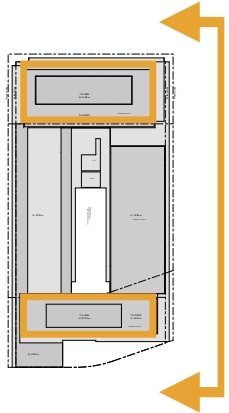


# NORTH ELEVATION

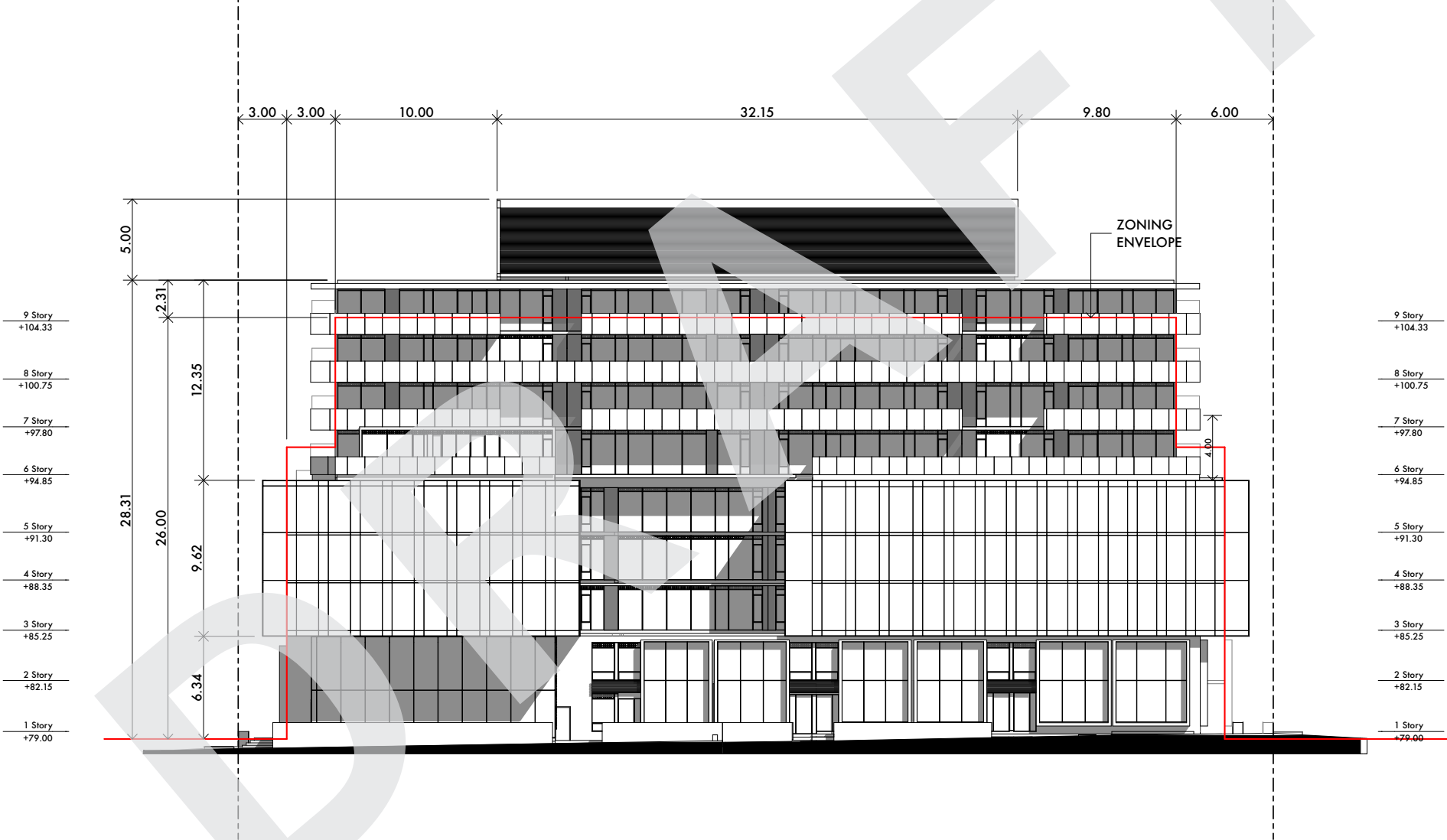
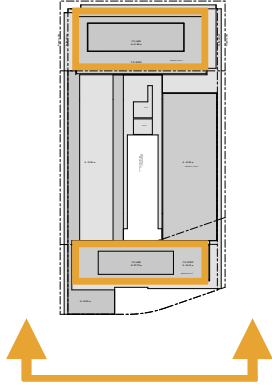




# EAST ELEVATION

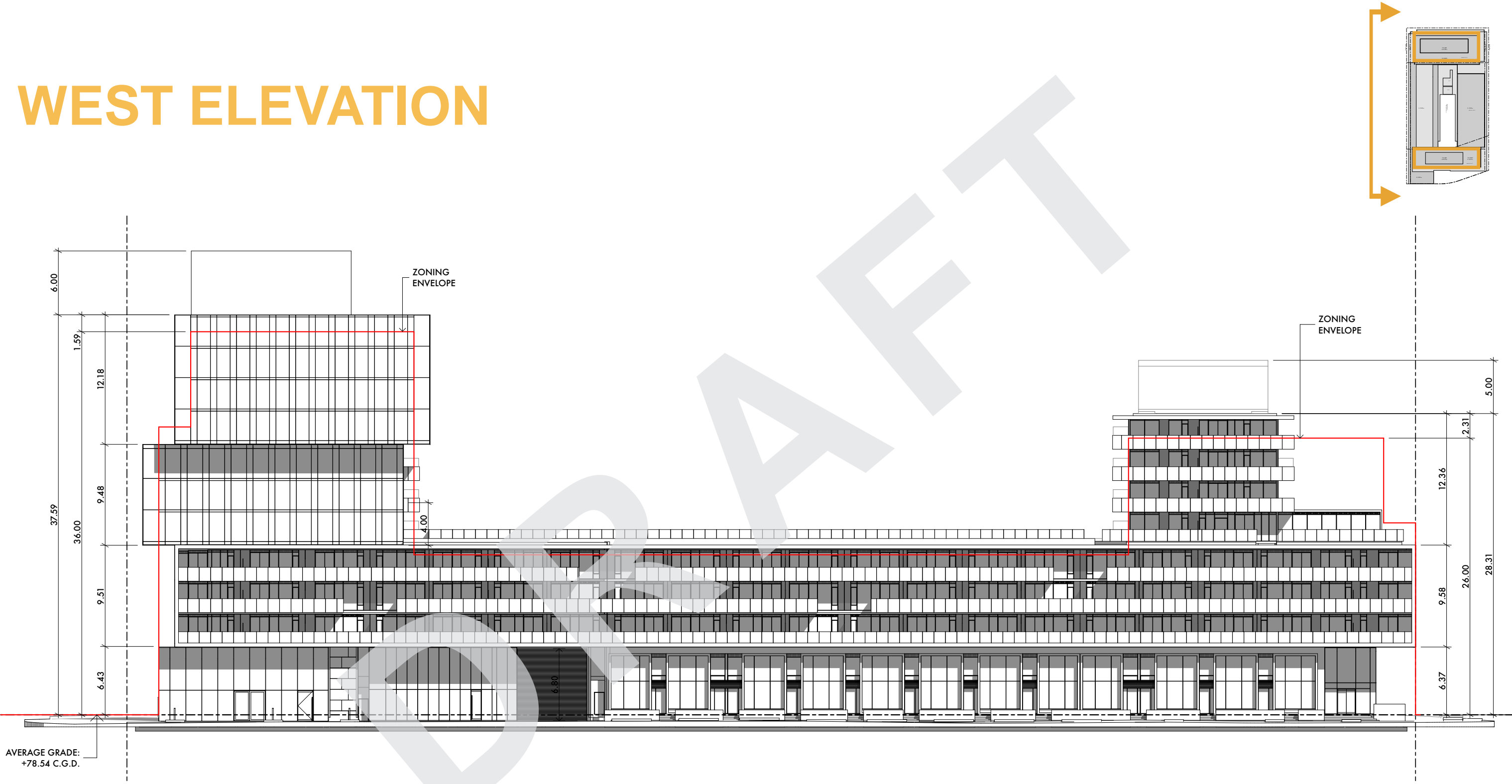


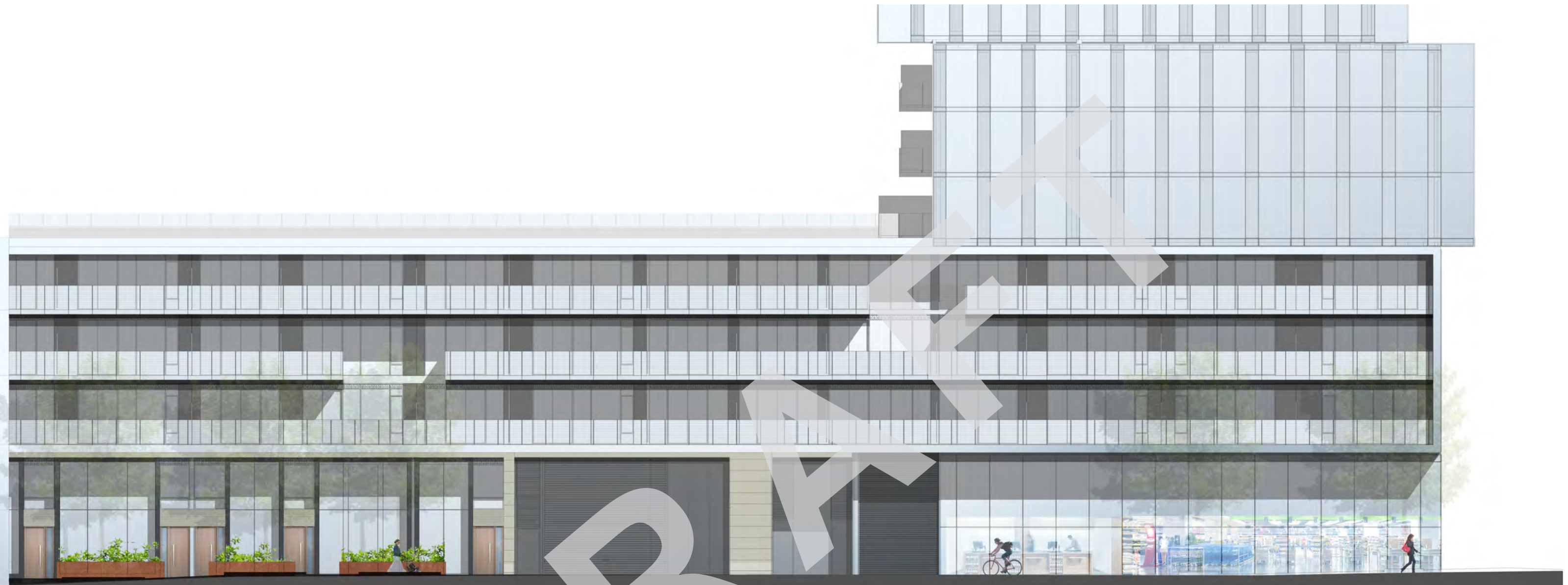
# SOUTH ELEVATION



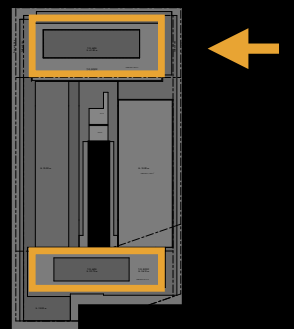


# WEST ELEVATION



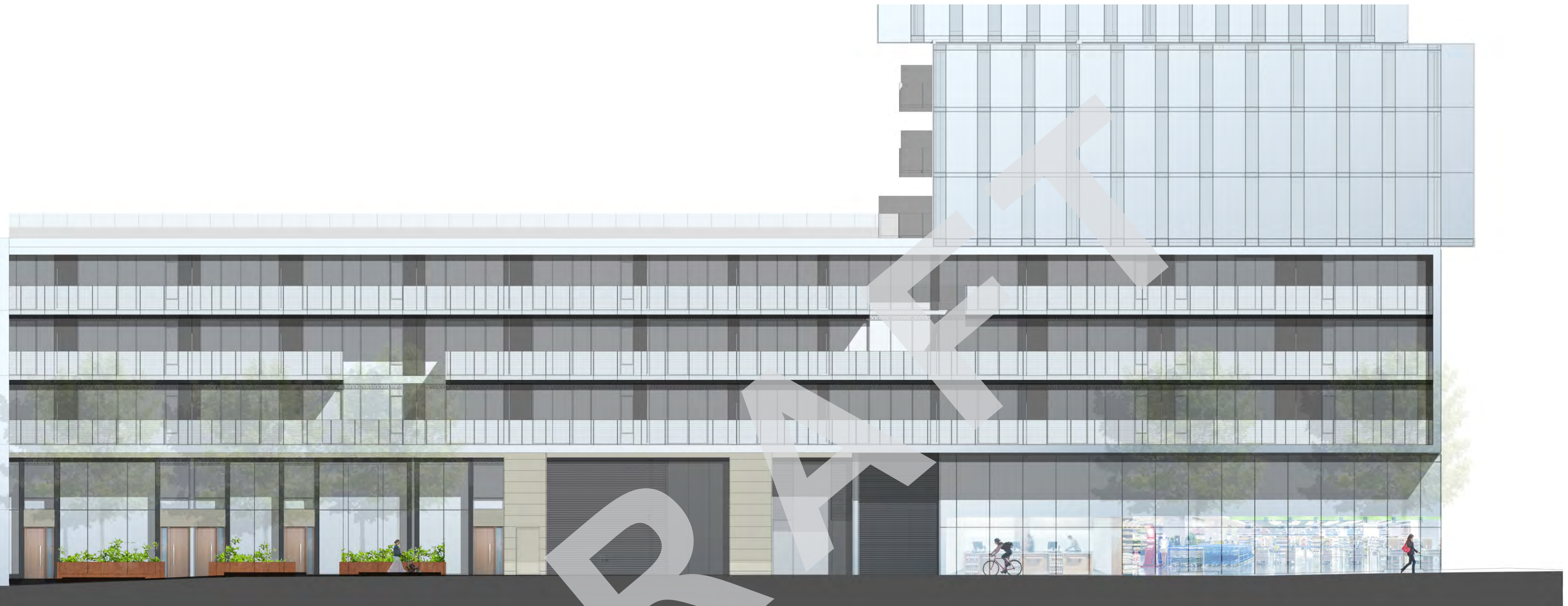


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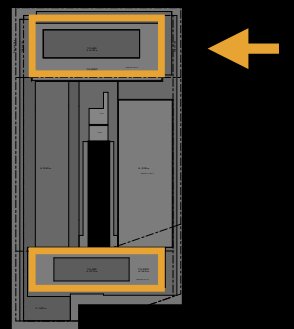


**EAST ELEVATION**



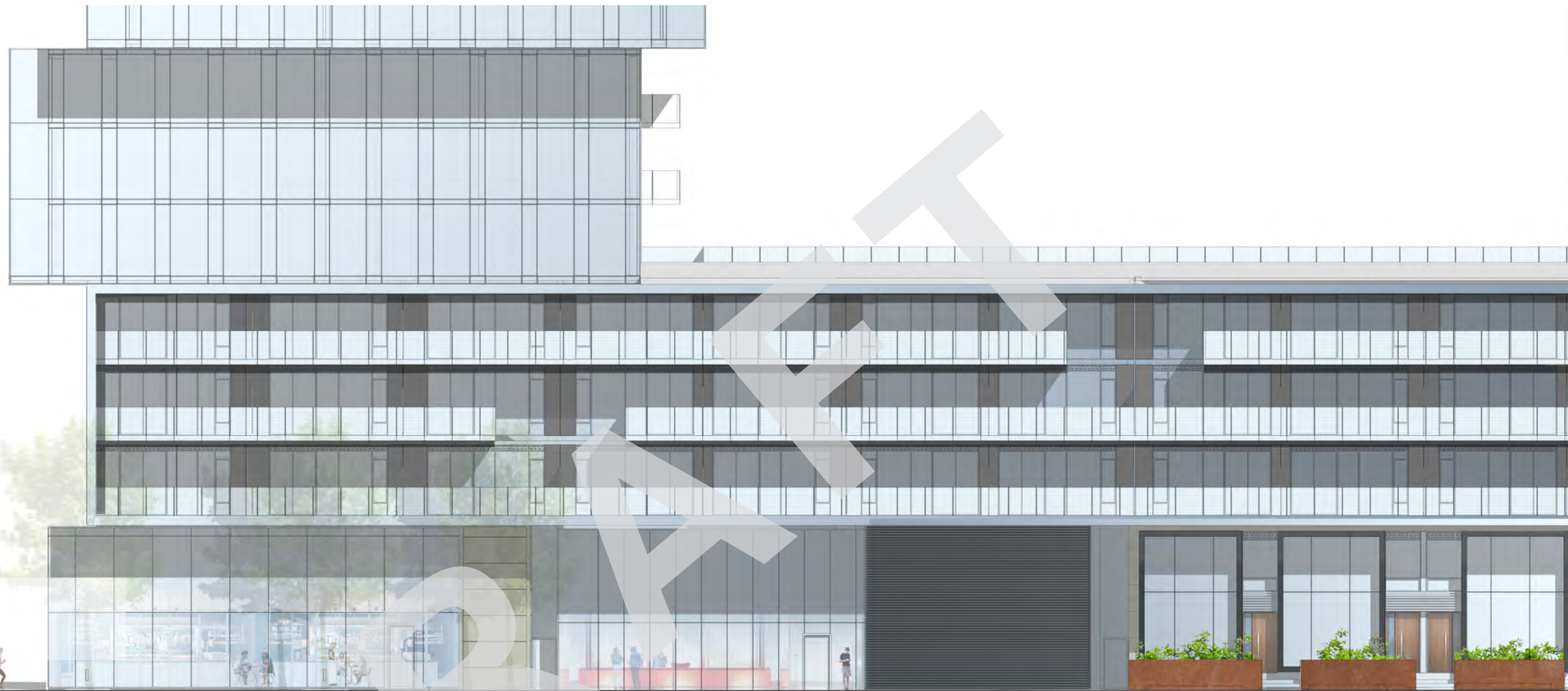


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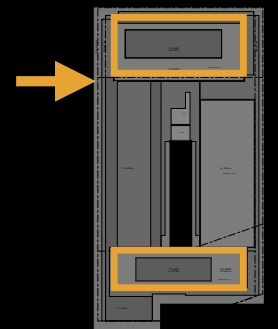


**UPDATED EAST ELEVATION**



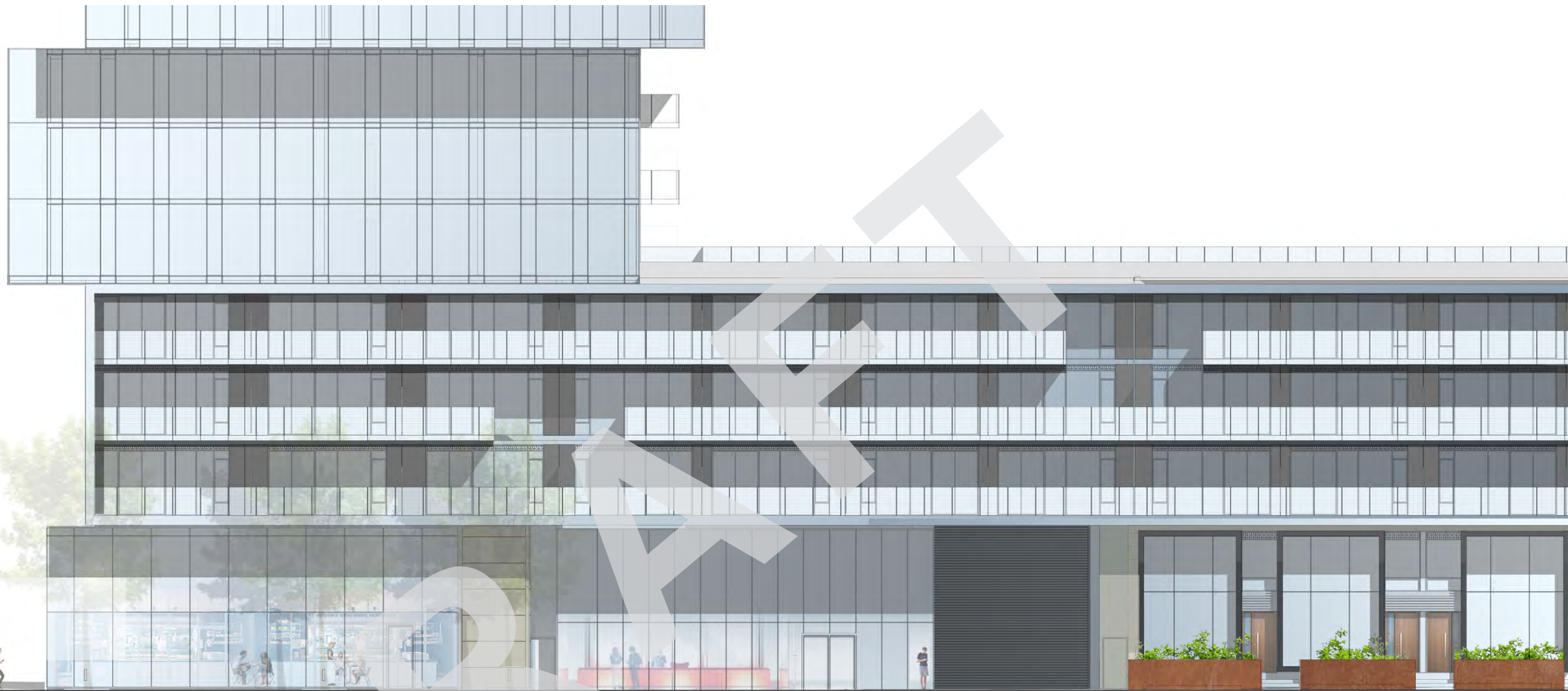


DRAFT

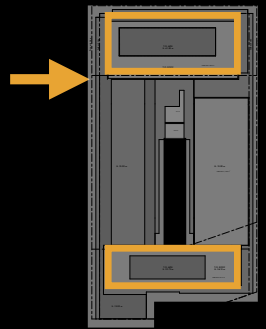


**LOBBY ENTRANCE**





DRAFT

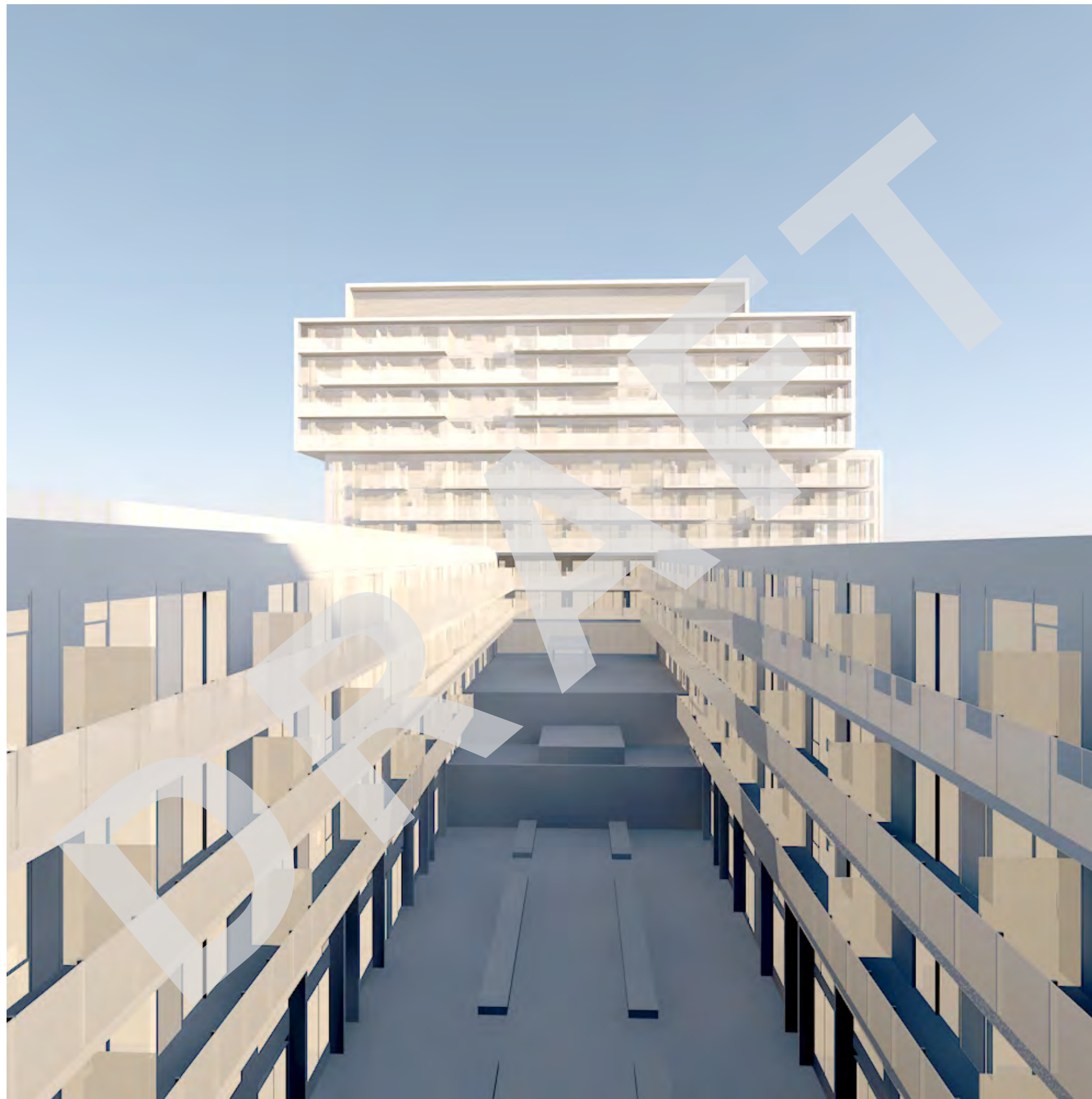


**UPDATED LOBBY ENTRANCE**

**COURTYARD SHADOW STUDIES**

**DRAFT**





**MAR**  
**21st**  
**9:18a**



**MAR**  
**21st**  
**10:18a**





**MAR**  
**21st**  
**11:18a**



**MAR**  
**21st**  
**12:18p**





**MAR**  
**21st**  
**1:18p**



**MAR**  
**21st**  
**2:18p**





**MAR**  
**21st**  
**3:18p**



**MAR**  
**21st**  
**4:18p**



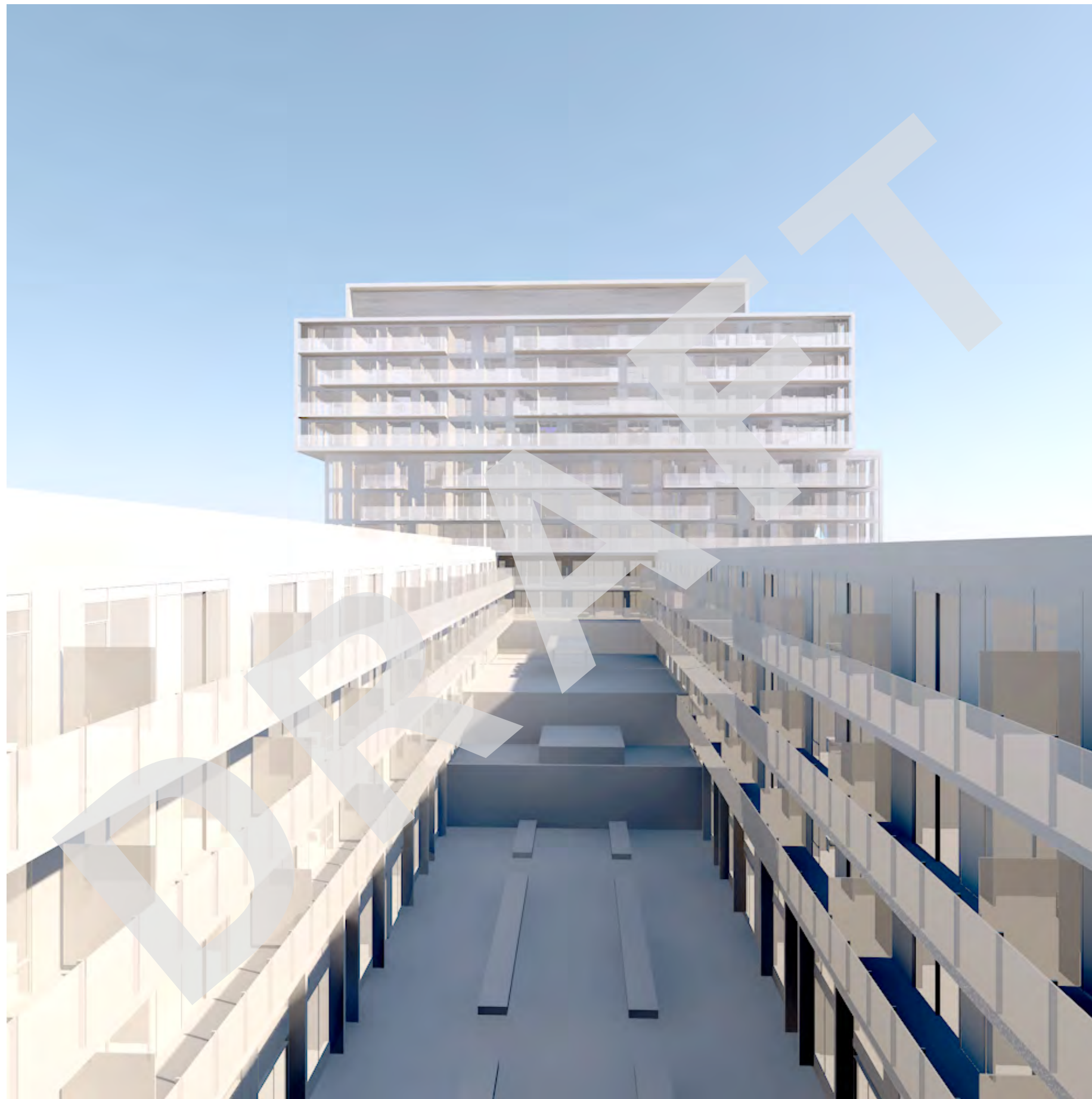


**MAR**  
**21st**  
**5:18p**



**MAR**  
**21st**  
**6:18p**





**JUNE**  
**21st**  
**9:18a**



**JUNE**  
**21st**  
**10:18a**



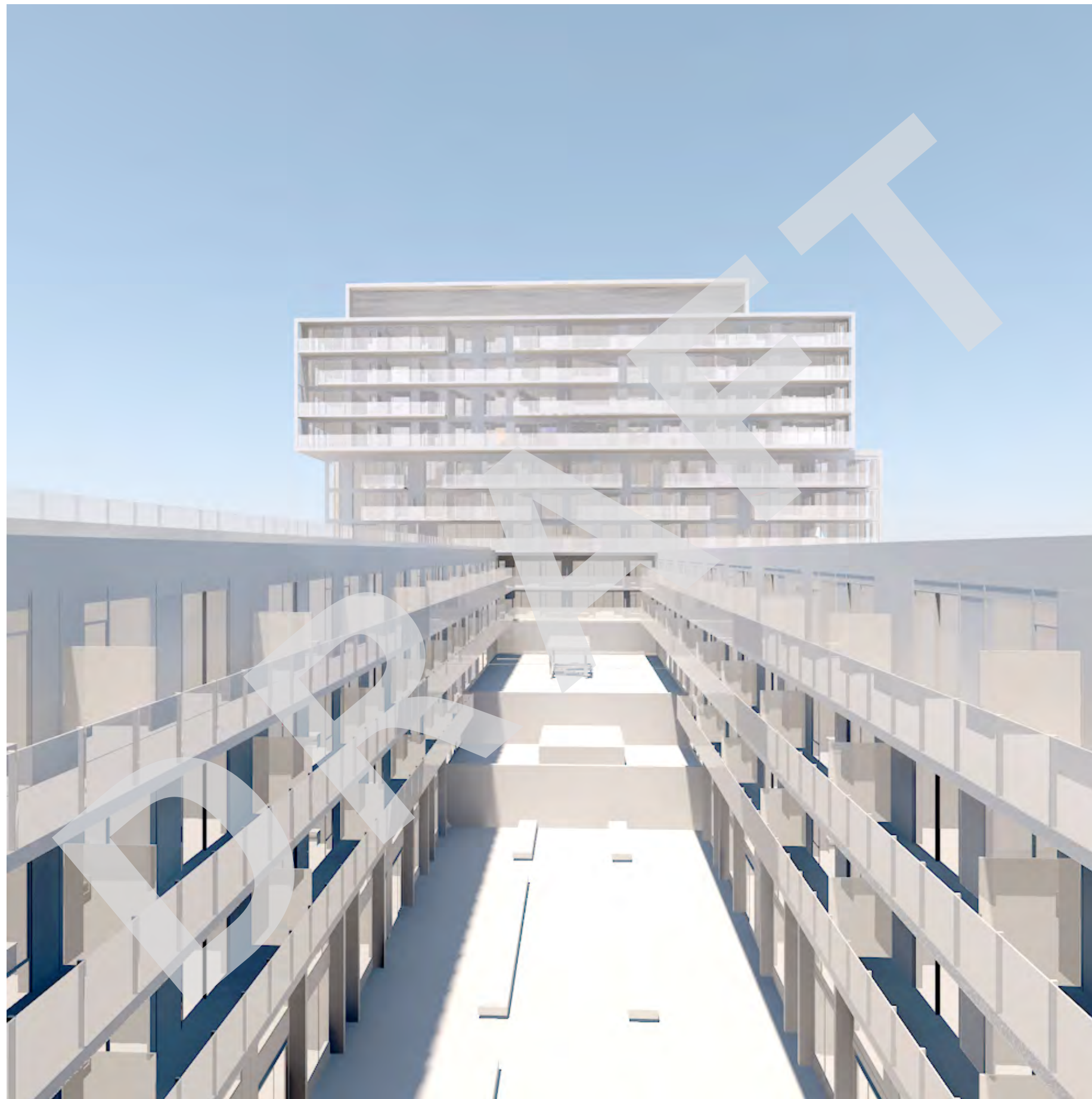


**JUNE**  
**21st**  
**11:18a**



**JUNE**  
**21st**  
**12:18p**





**JUNE**  
**21st**  
**1:18p**



**JUNE**  
**21st**  
**2:18p**





**JUNE**  
**21st**  
**3:18p**



**JUNE**  
**21st**  
**4:18p**



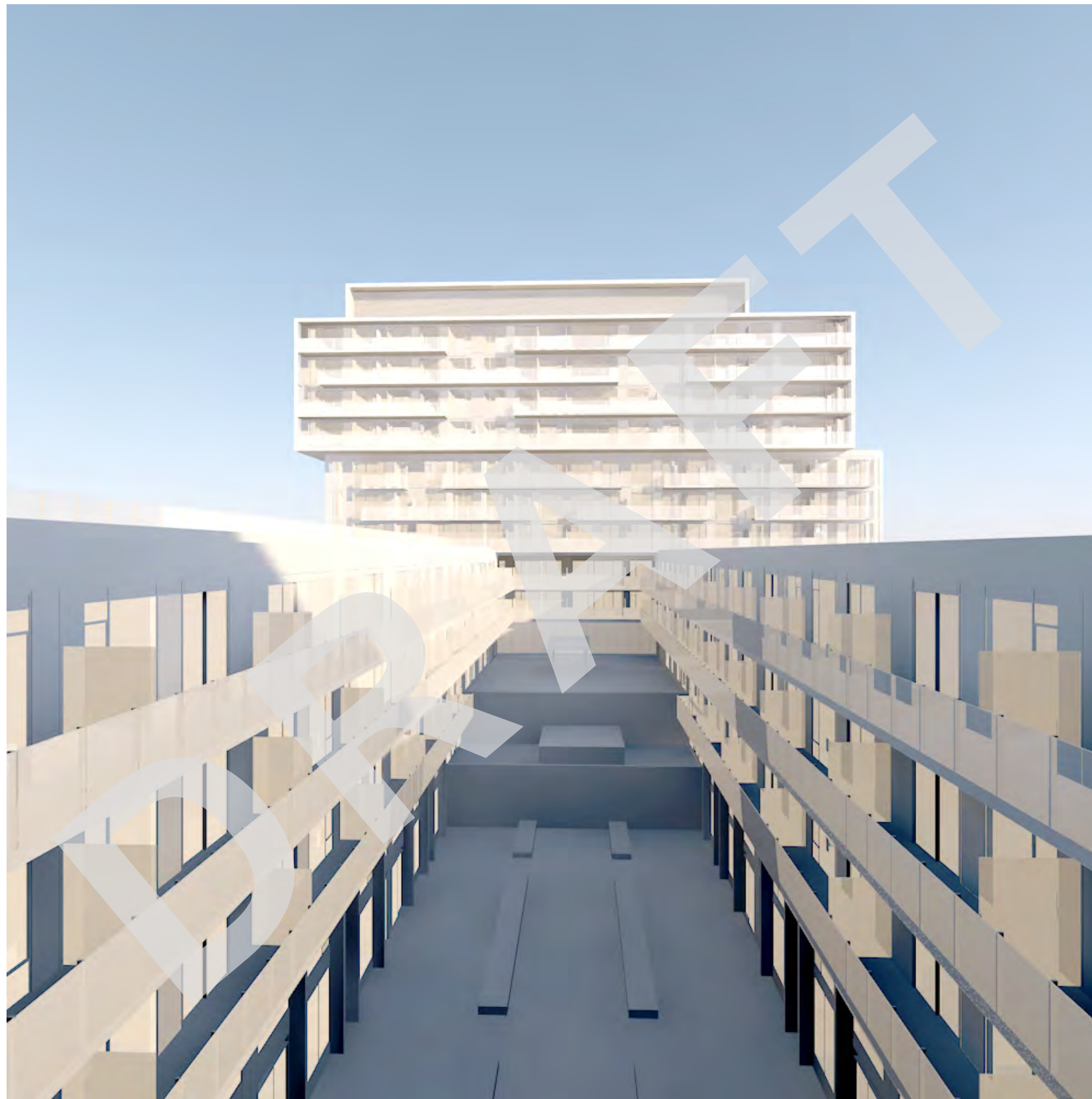


**JUNE**  
**21st**  
**5:18p**



**JUNE**  
**21st**  
**6:18p**





**SEPT**  
**21st**  
**9:18a**



**SEPT**  
**21st**  
**10:18a**





**SEPT**  
**21st**  
**11:18a**



**SEPT**  
**21st**  
**12:18p**





**SEPT**  
**21st**  
**1:18p**



**SEPT**  
**21st**  
**2:18p**





**SEPT**  
**21st**  
**3:18p**



**SEPT**  
**21st**  
**4:18p**





**SEPT**  
**21st**  
**5:18p**

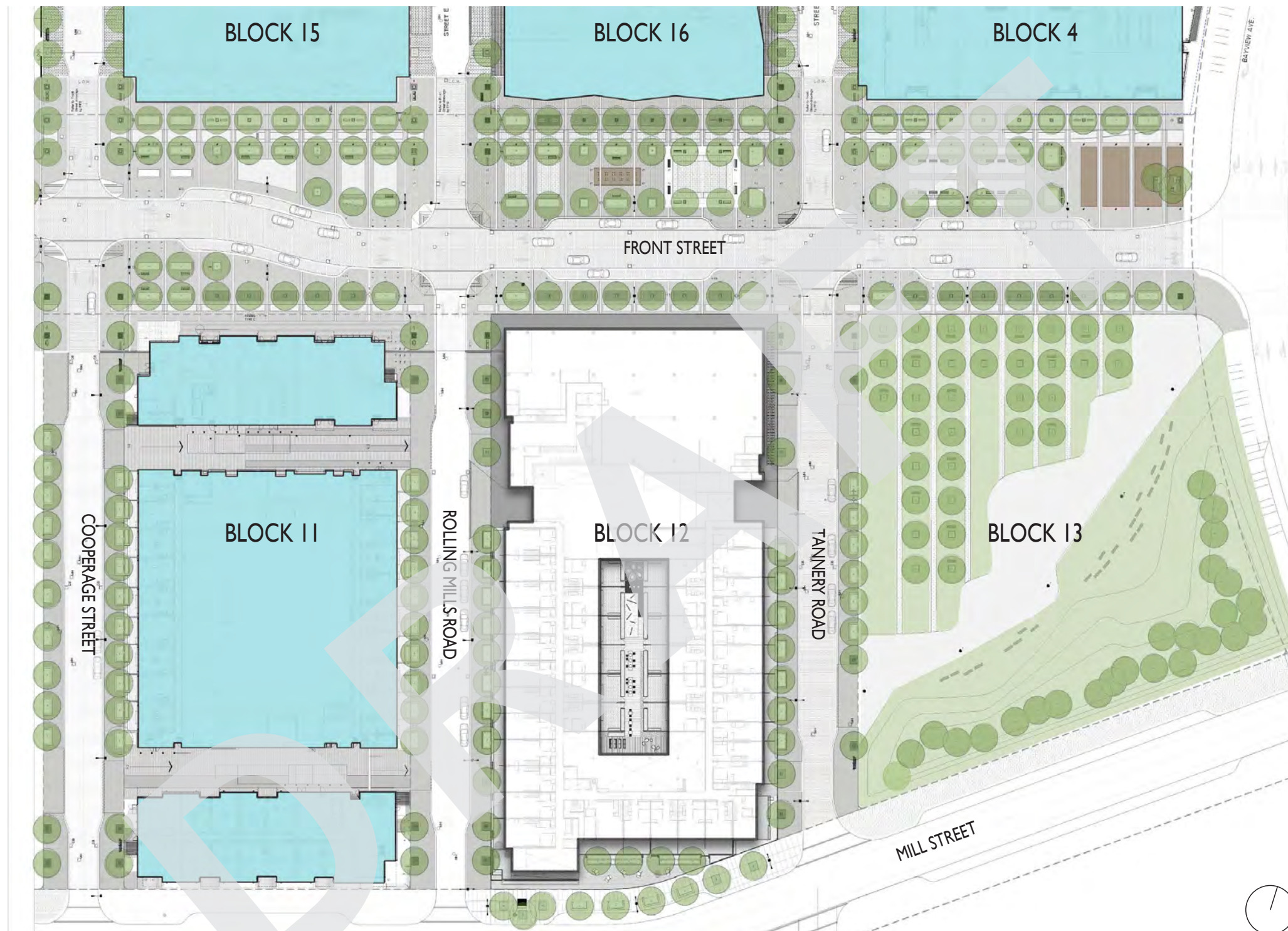


**SEPT**  
**21st**  
**6:18p**



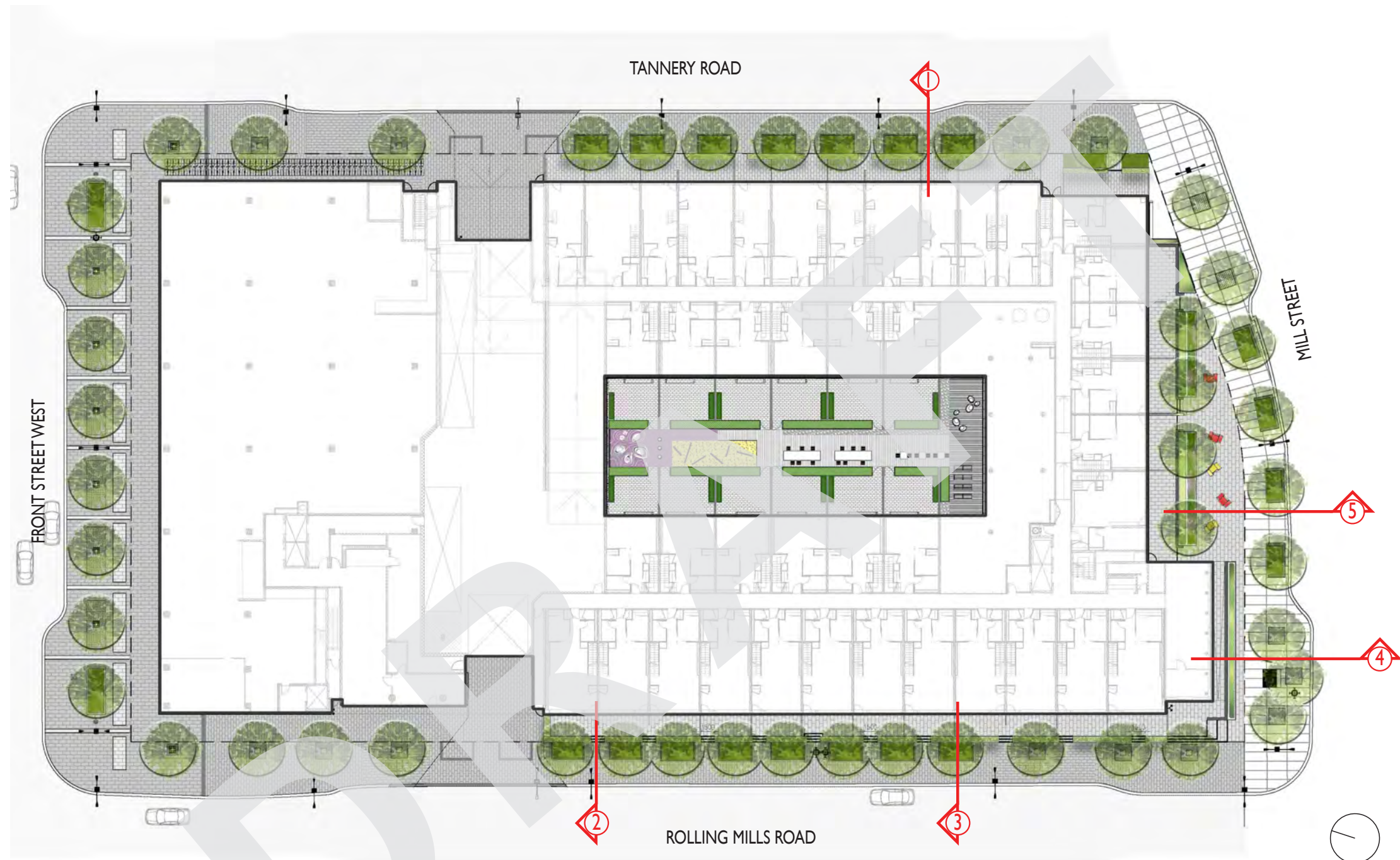
DRAFT

LANDSCAPE



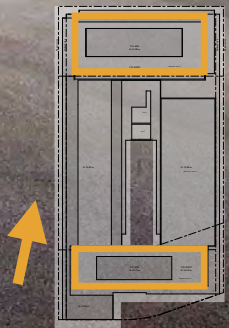
CONTEXT





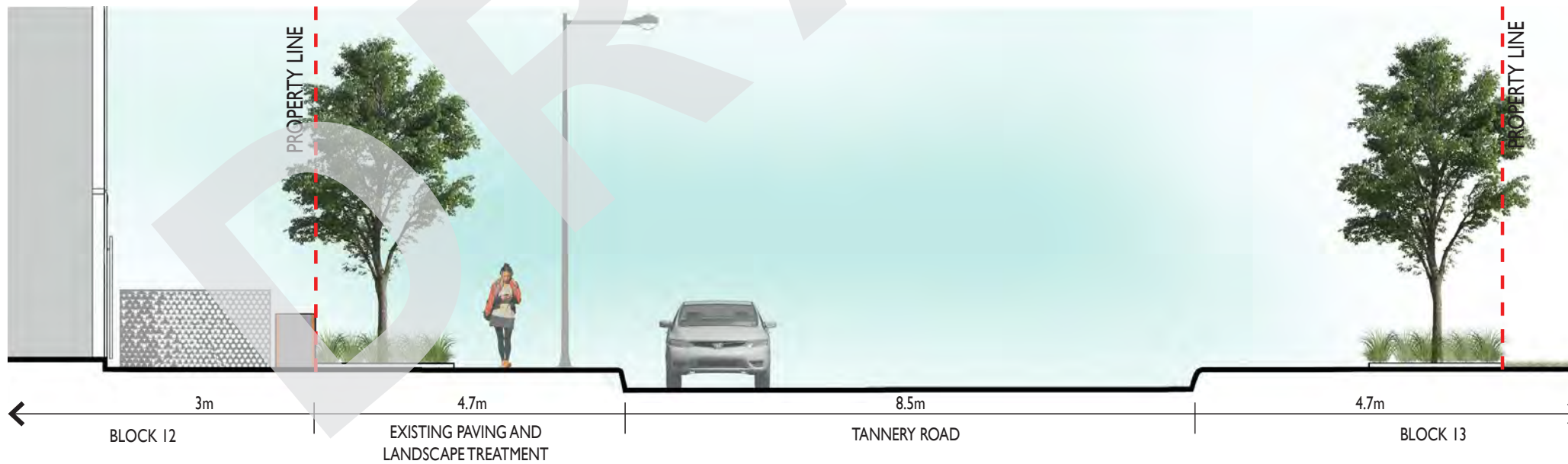
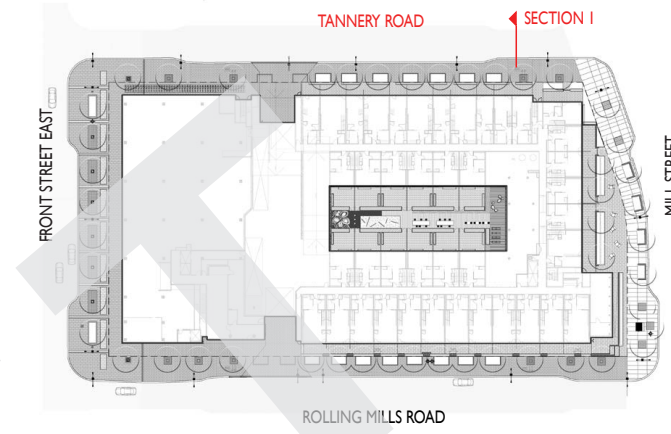
# STREETSCAPE





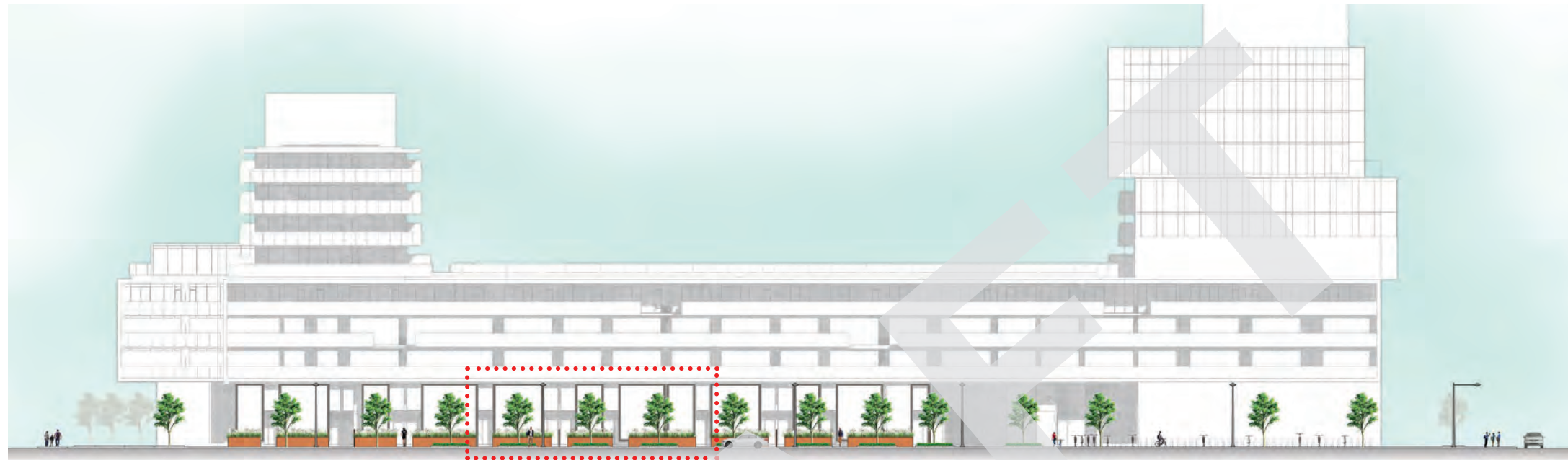
**ROLLING MILLS ST.  
LOOKING NORTH**





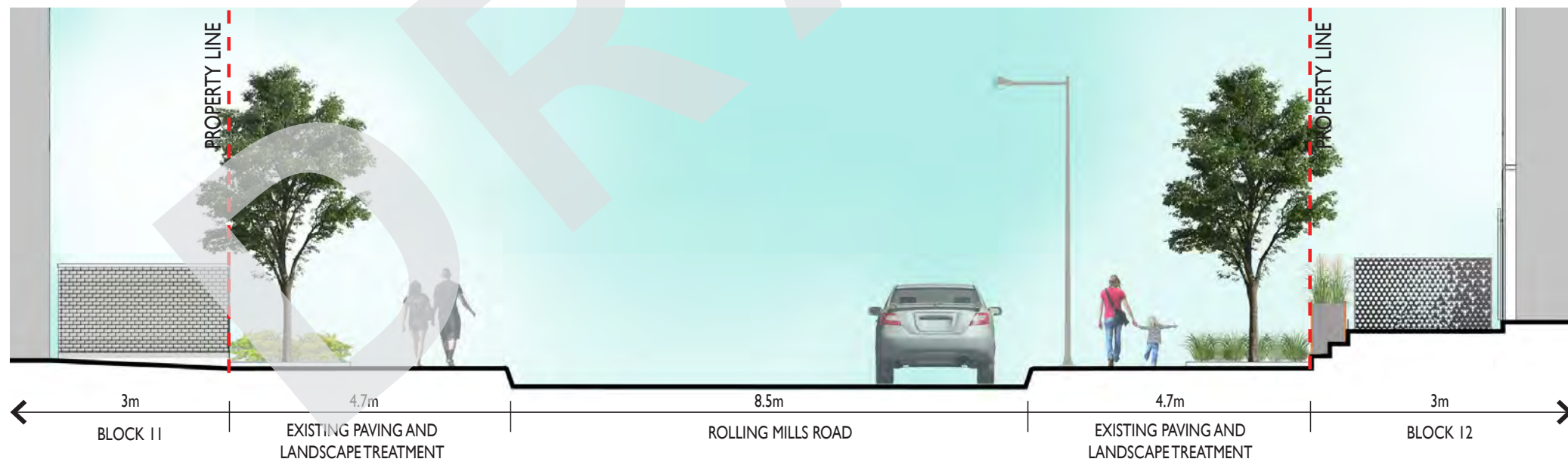
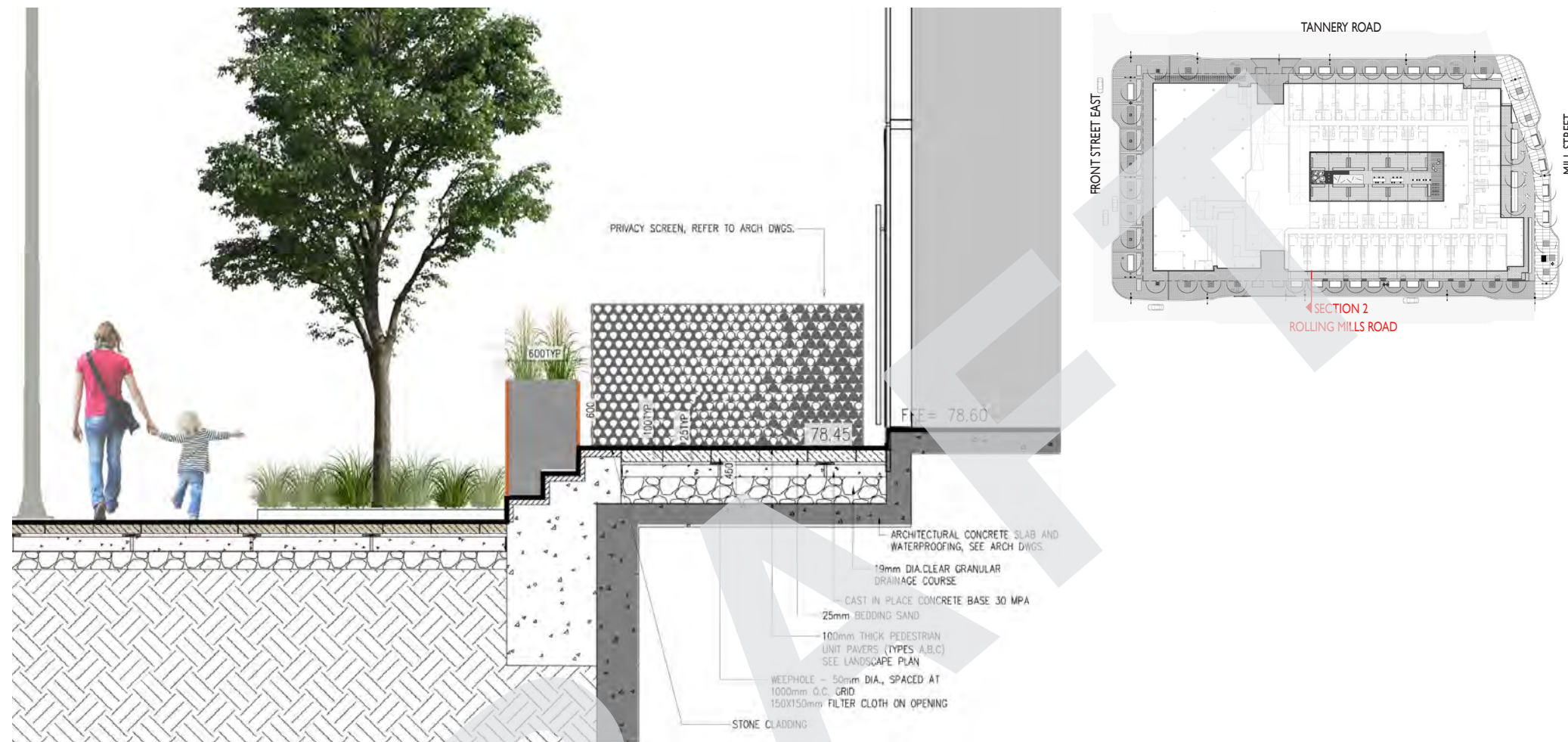
# I. TANNERY ROAD





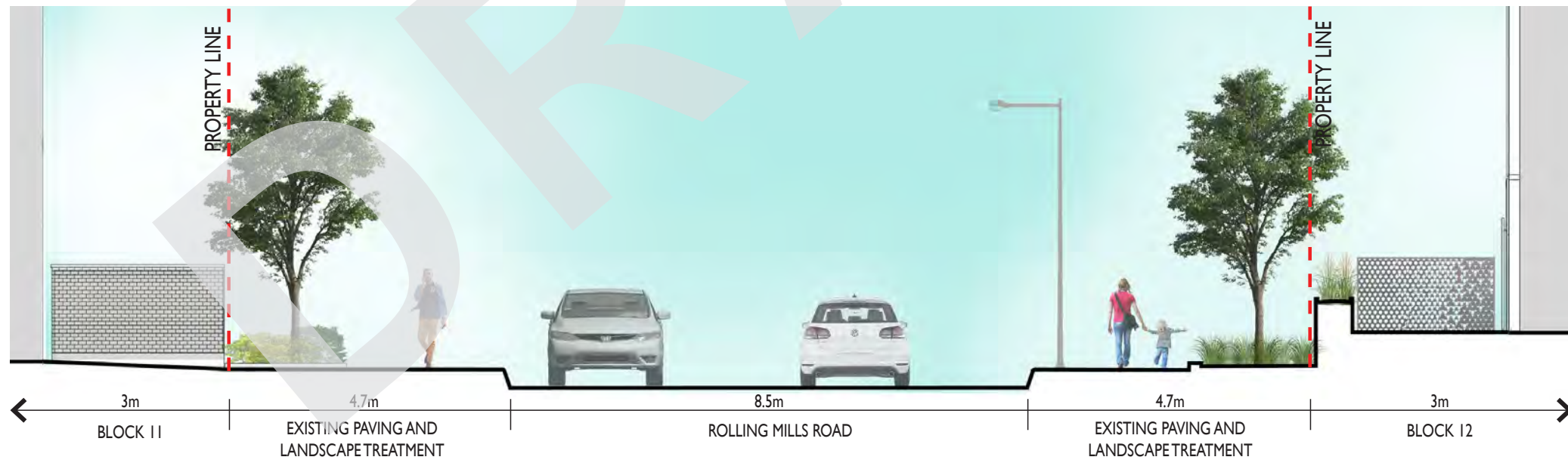
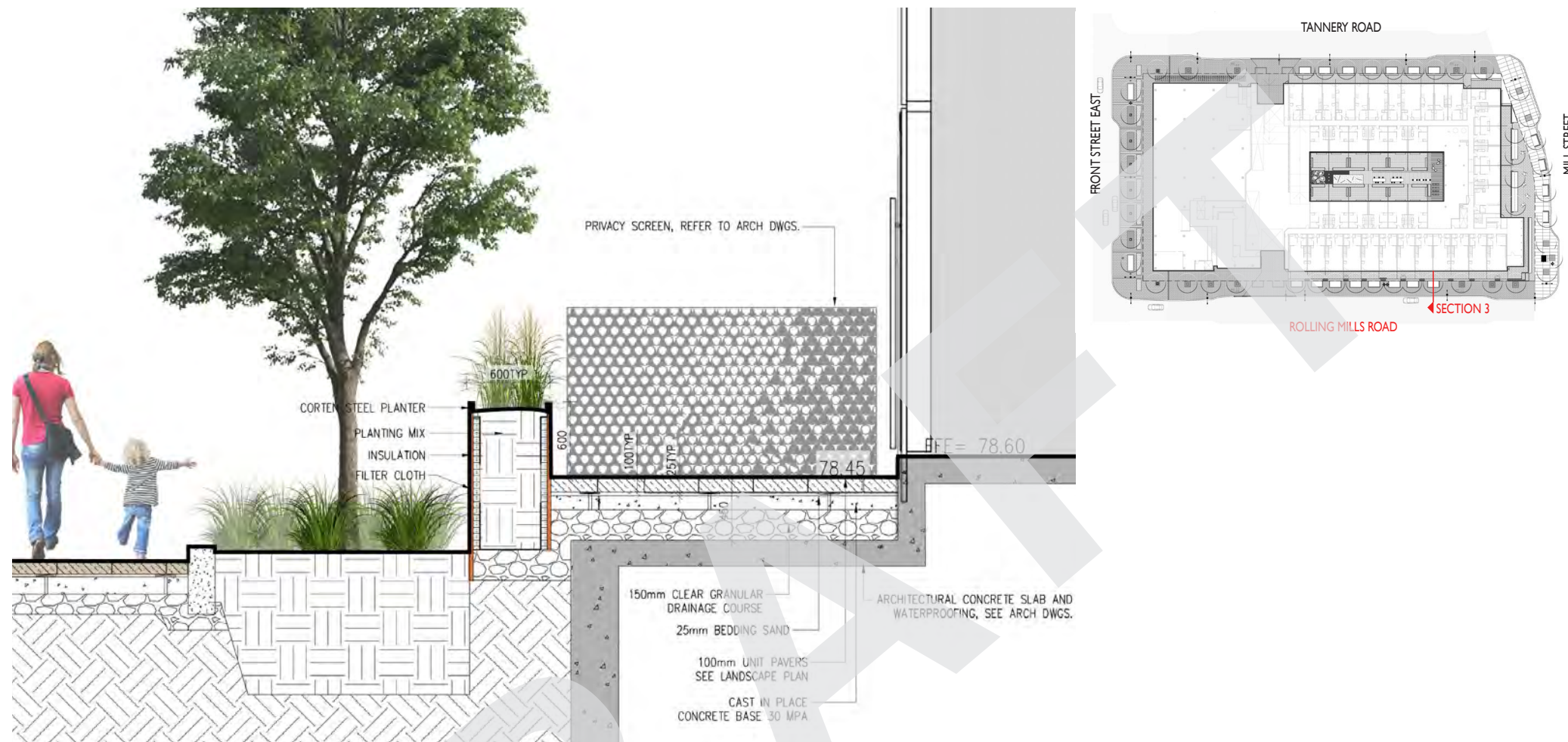
EAST ELEVATION · TANNERY ROAD





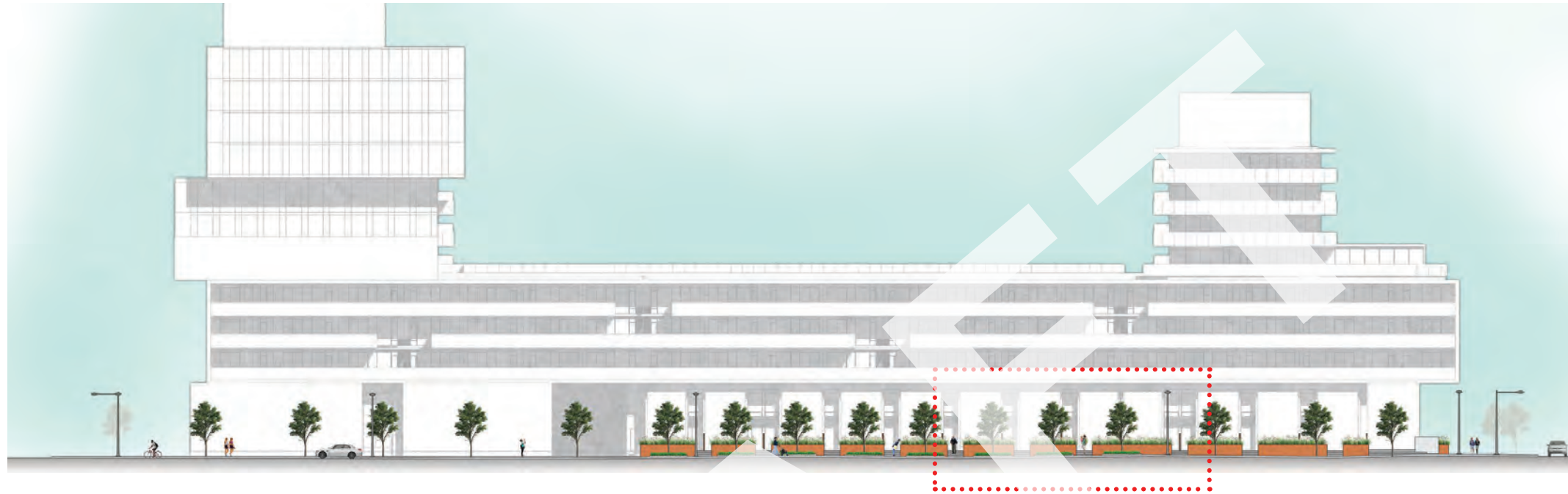
## 2. ROLLING MILLS ROAD





### 3. ROLLING MILLS ROAD





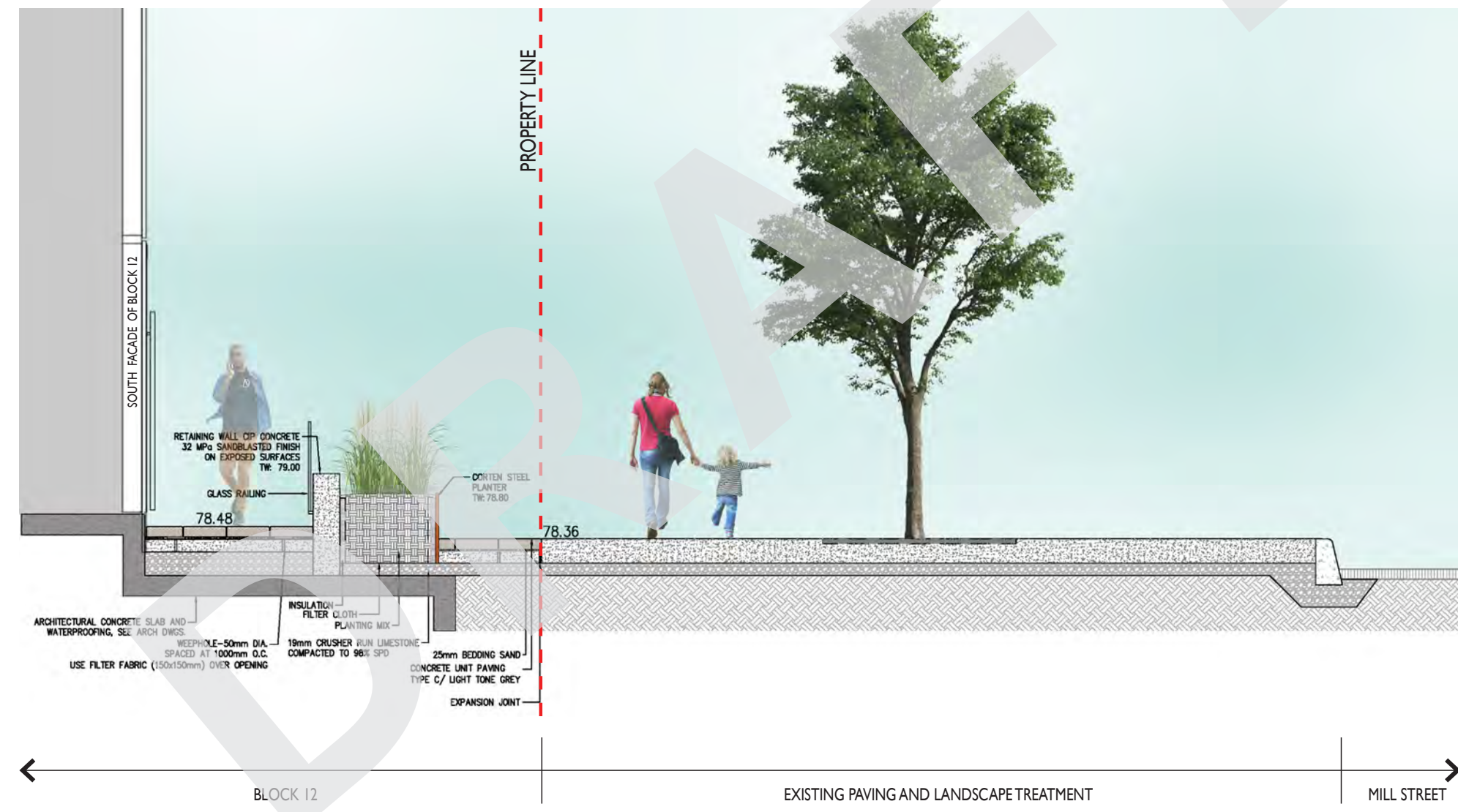
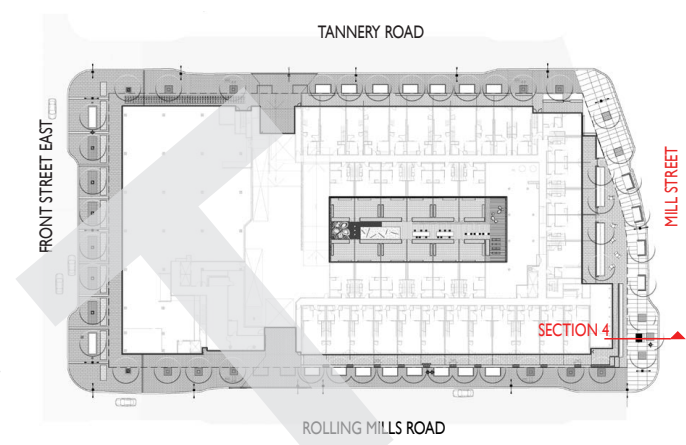
WEST ELEVATION · ROLLING MILLS ROAD



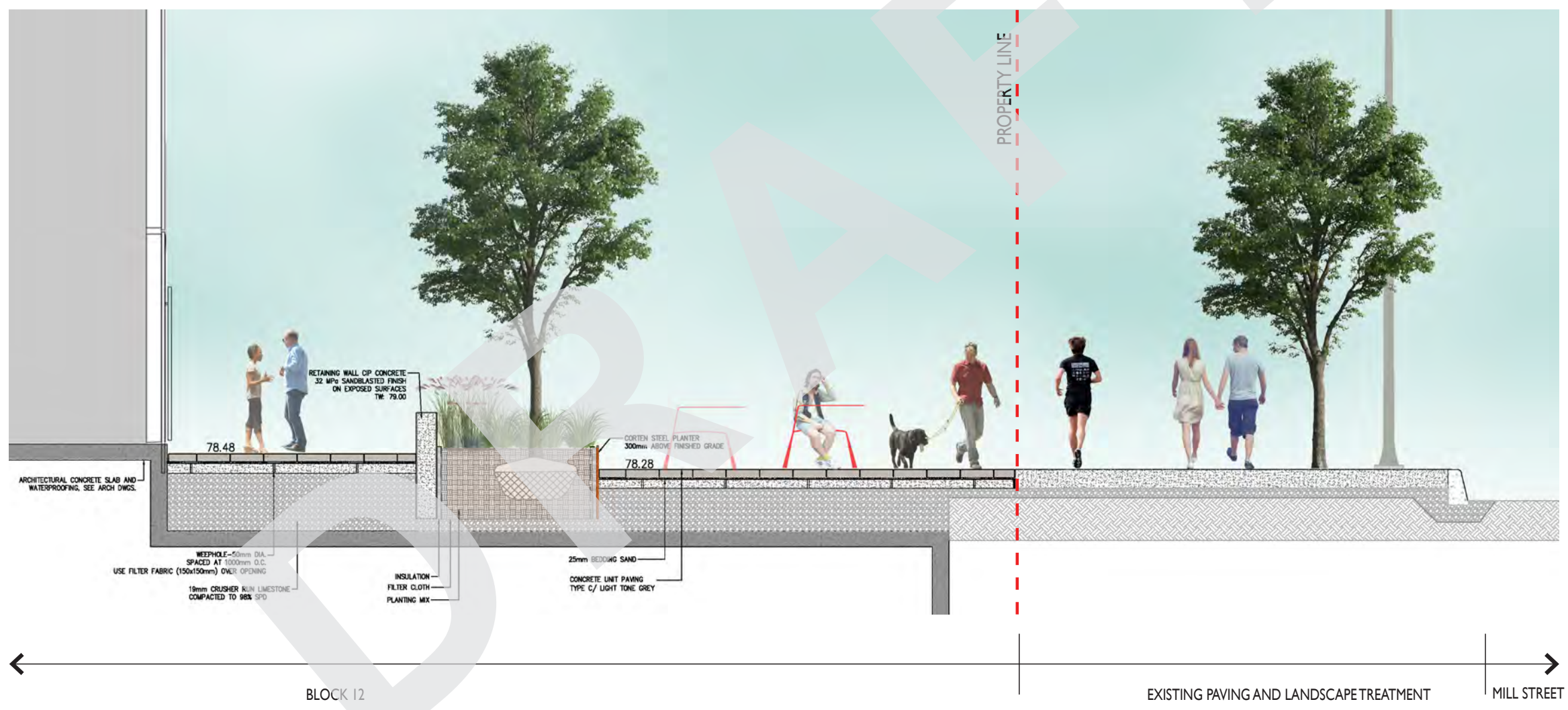
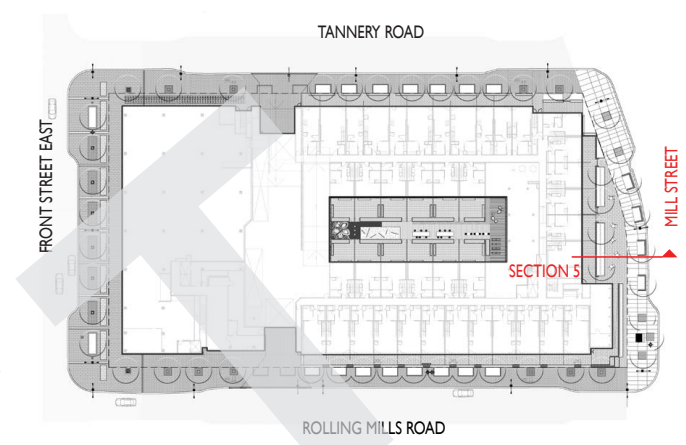


# MILL STREET





### 4. MILL STREET AT LOBBY ENTRY RAMP



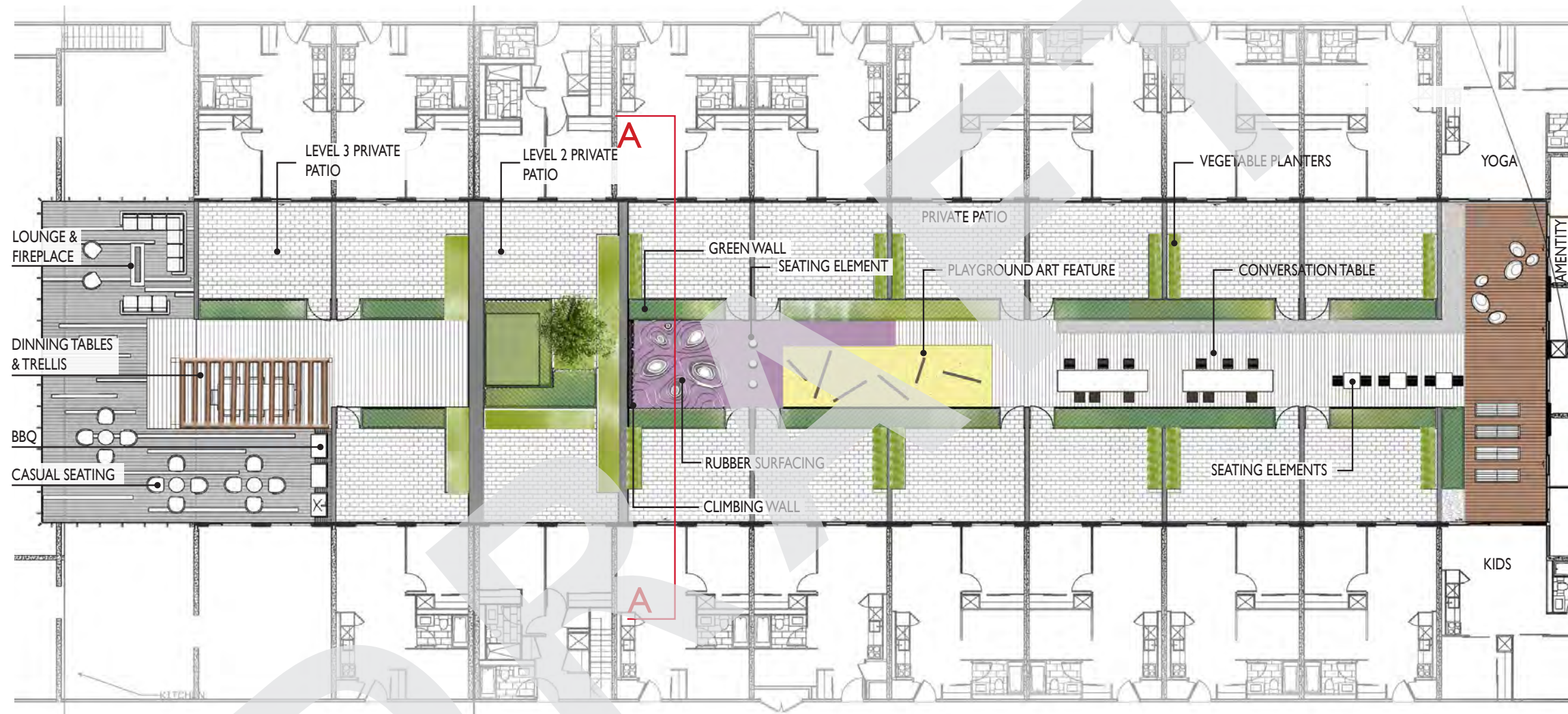
# 5. MILL STREET





PRECEDENT IMAGES



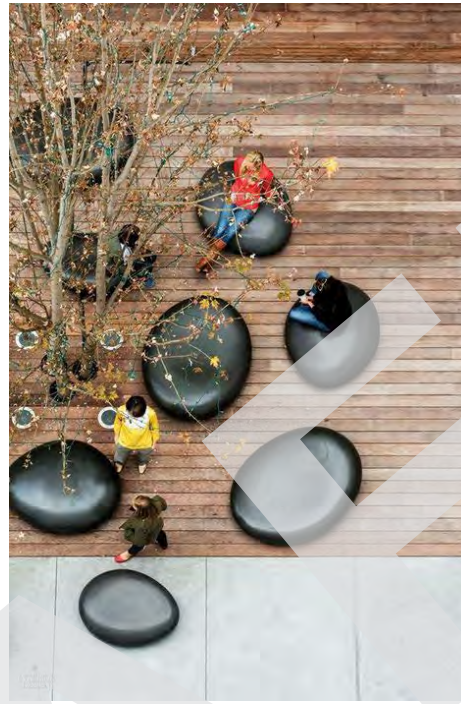


COURTYARD PLAN





COURTYARD ELEVATION



COURTYARD · PRECEDENT IMAGES





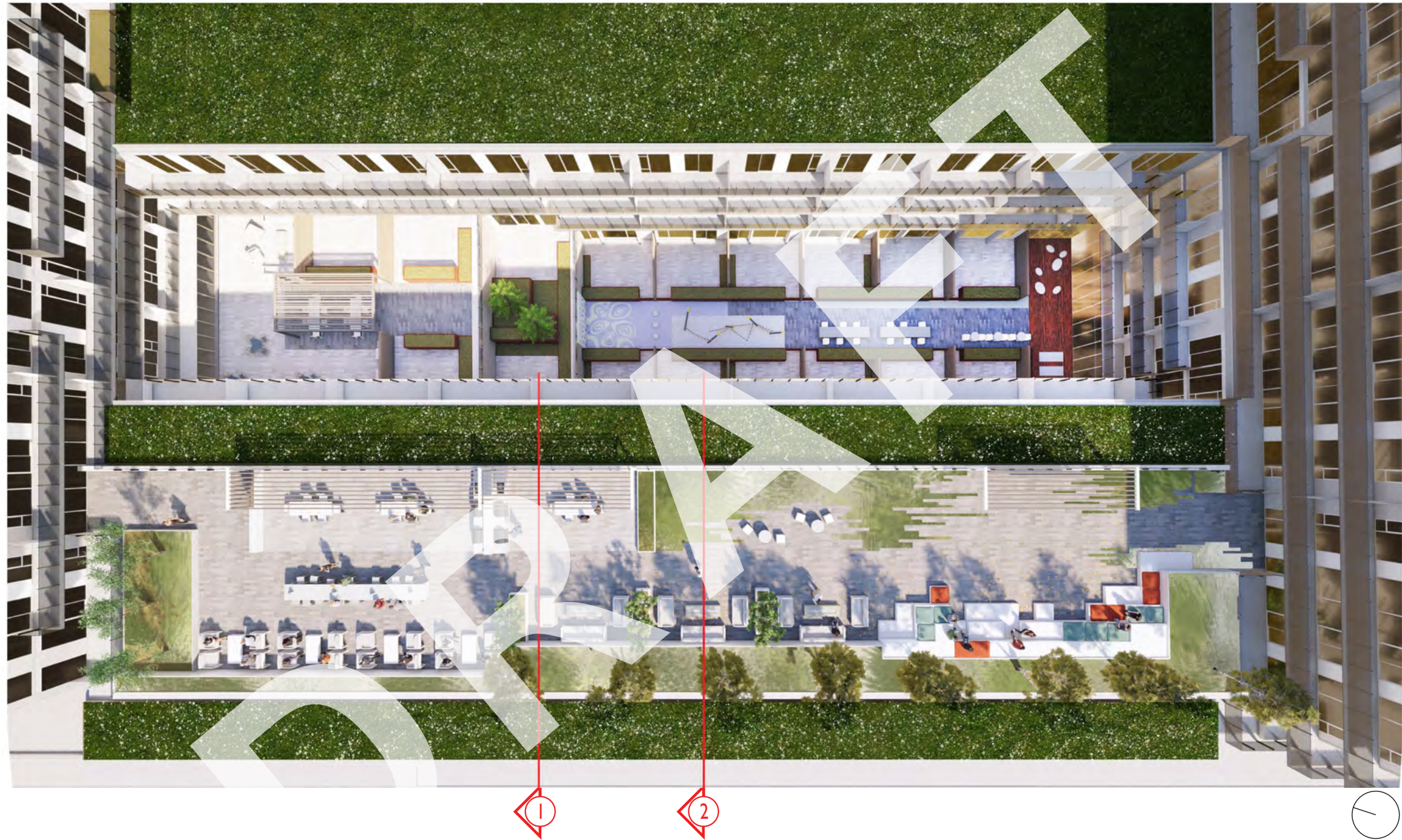
COURTYARD · PERSPECTIVE





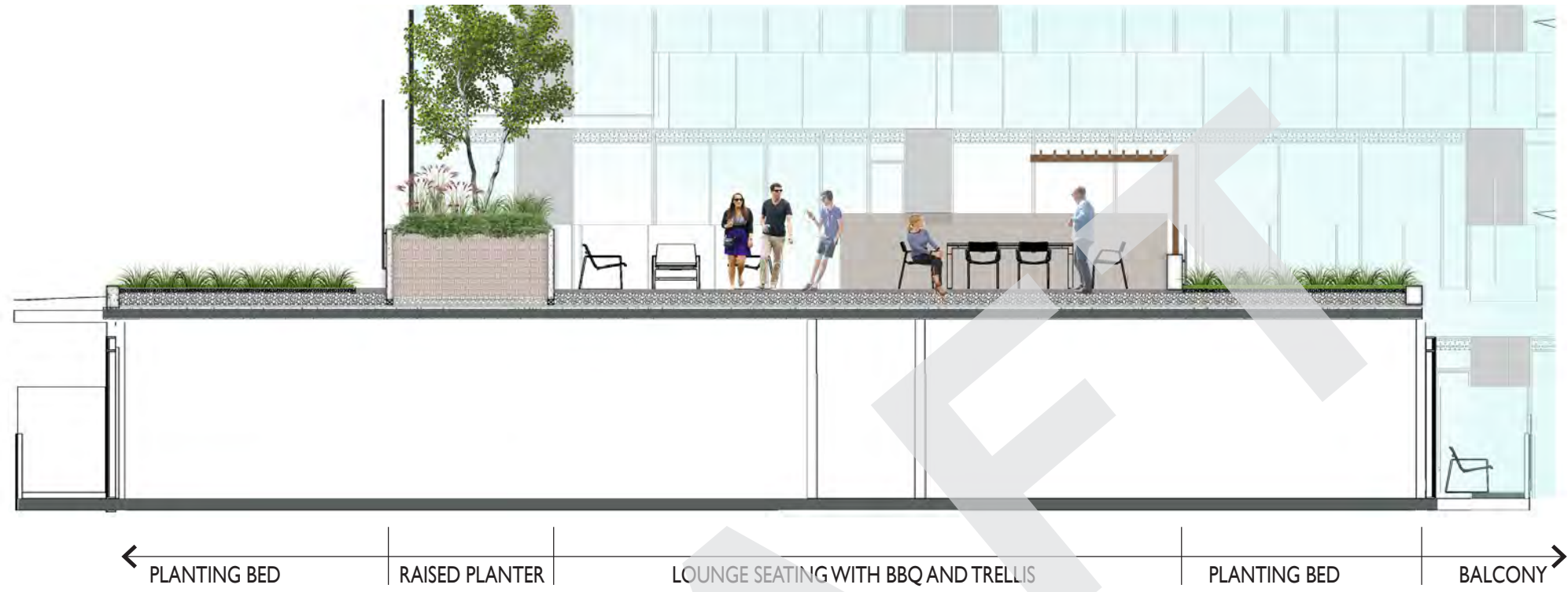
COURTYARD · PERSPECTIVE





LEVEL 6 AMENITY SPACE · PLAN





LEVEL 6 AMENITY SPACE · SECTIONS





AMENITY SPACE  
looking south





**AMENITY SPACE**  
looking north



