



# West Don Lands Block 10 AHT

Detailed Design

February 26<sup>th</sup>, 2020

# Project Description & Background

## West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon  
Design Team: Quadrangle Architects, Stantec, Two Row Architect  
Review Stage: Detailed Design

### Project history

- Site conveyed in 2014 to AHT by the Province
- AHT has partnered with Dream/Kilmer on residential condominiums and Dream/Kilmer/Tricon on residential rental buildings
- Project presented to panel for 'Issues Identification' in January 2018 and 'Schematic Design' in May 2019
- Series of design workshops held with City of Toronto and Waterfront Toronto staff
- Project presented to West Don Lands Committee in February and November, 2019

### Anticipated development timeline

- Team plans to construct Block 10 components as one project
- 1<sup>st</sup> SPA submission submitted in September, 2019
- Target construction start in Q2/3 2020

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### Public Realm Update

- The southwest plaza has been revised to match existing West Don Lands public realm

### Sustainability

Customized sustainability targets for the Health Centre and Training Centre

- Target Toronto Green Standard Version 3.0
- Indigenous Design Principles applied to environmental stewardship and sustainability practices

### Residential (incl. Retail)

- LEED Gold Certification
- Minimum Green Building Requirements

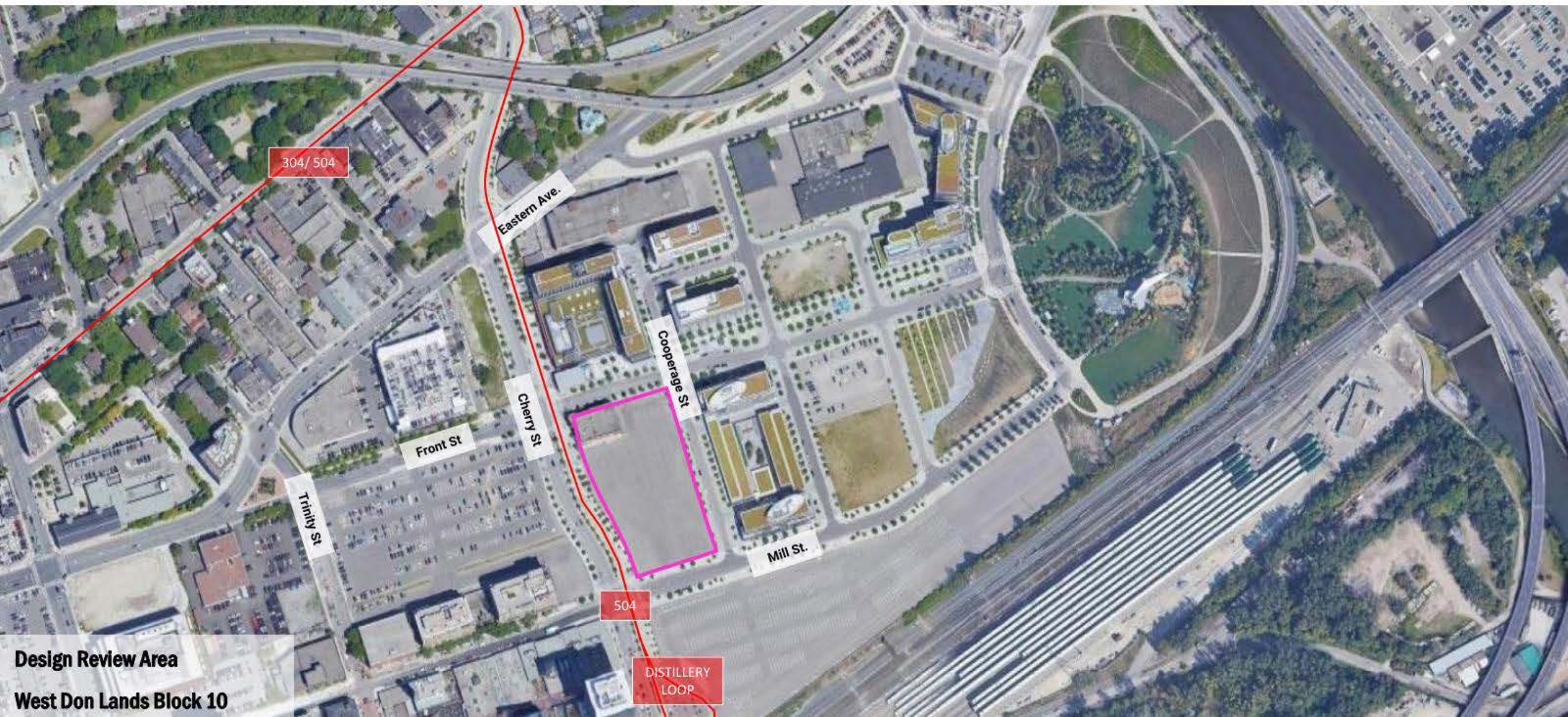
### Public Art

- As part of the Public Art program, this site will accommodate a piece of indigenous public art

# Site Context

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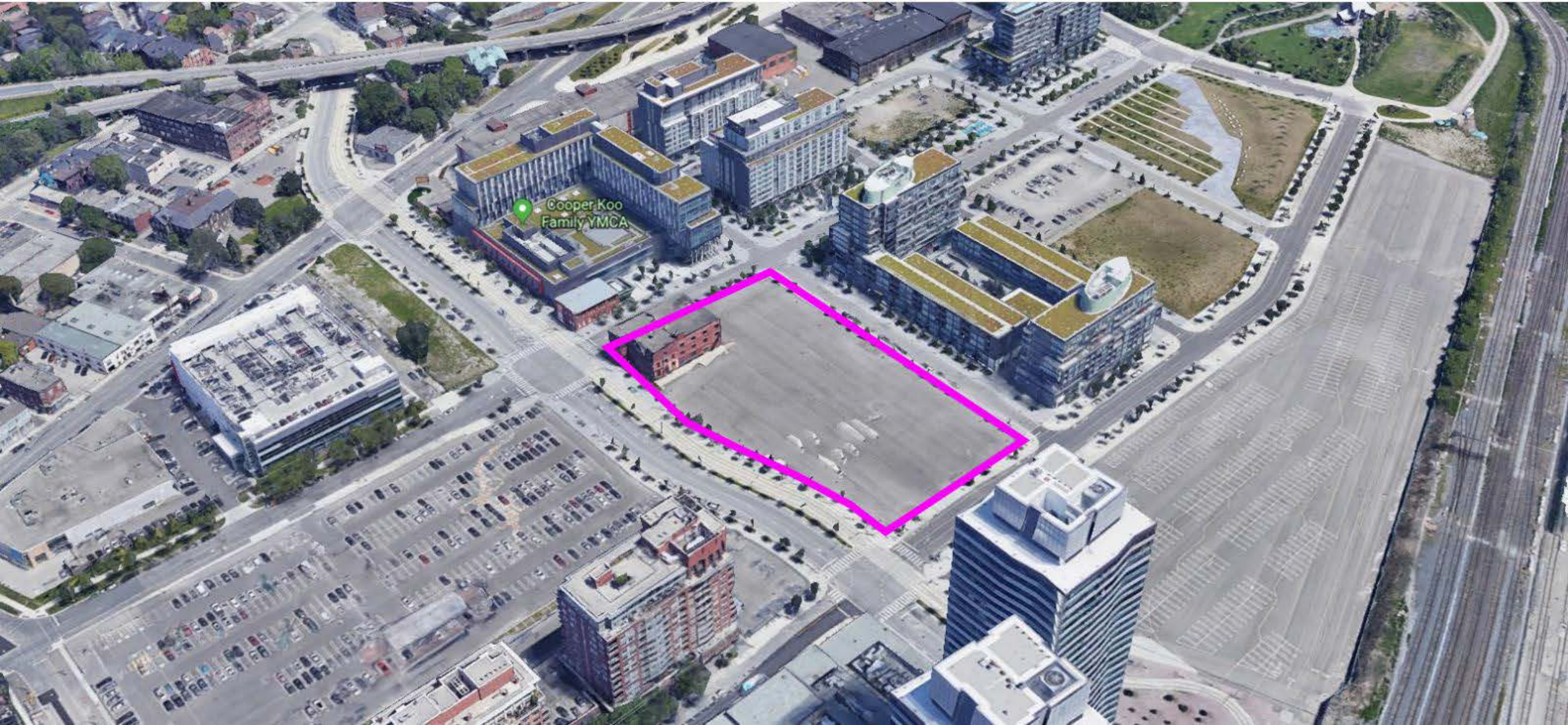


Design Review Area  
West Don Lands Block 10

# Site Context

# West Don Lands Block 10

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Review Stage: Detailed Design



# Policy Context – Central Waterfront Secondary Plan

## West Don Lands Block 10

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Review Stage: Detailed Design

### 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.

### Creating Dynamic and Diverse New Communities

(P32) New development will be located...and massed to **protect view corridors...and frame...the public realm...**

(P33) A balance of places to **live and work** will contribute to the...vitality of new waterfront communities

### Building a Network of Spectacular Waterfront Parks

(P10) The design of the **public realm** will be of a **standard of excellence**...of the great city waterfronts...

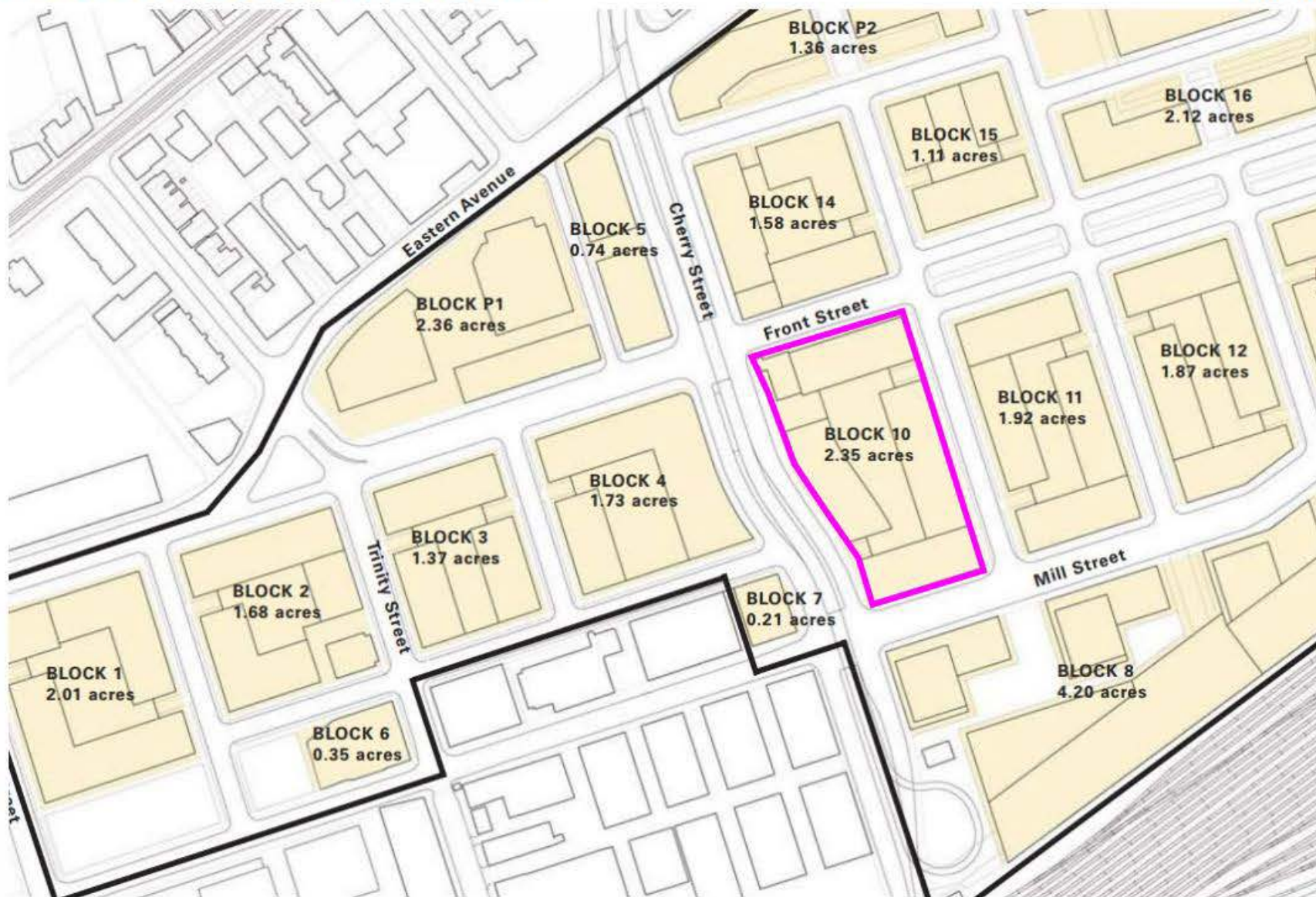
(P11) The public realm will be defined by a **coherent framework of streets, parks...buildings...walkways...**

(P14) There will be a coordinated [waterfront] **public art program** for both public and private developments

# Site Context - West Don Lands Block Plans

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Review Stage: Detailed Design



# Project Approval Stage

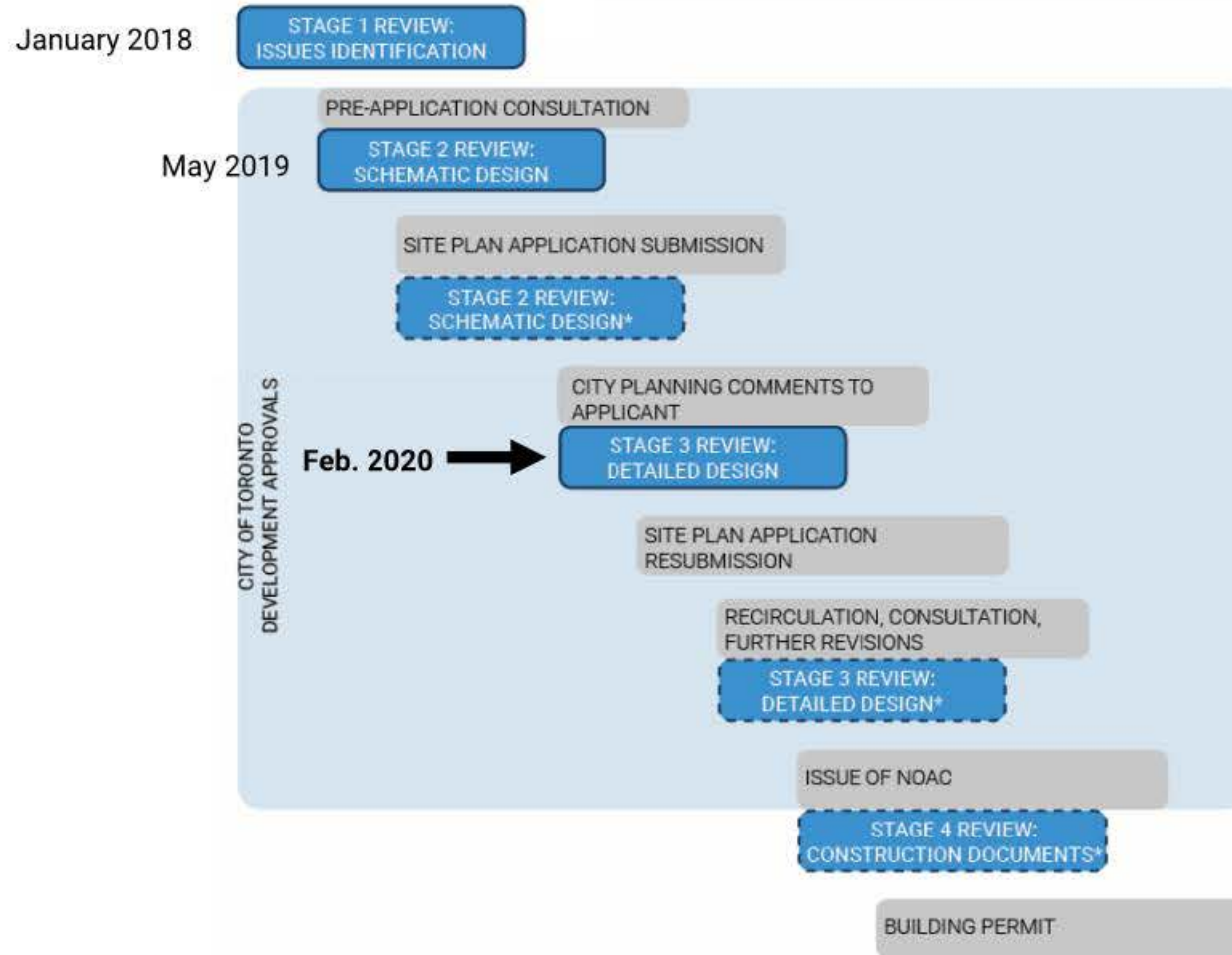
## DRP Stream 2: Public land – Site Plan Approval

# West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon

Design Team: Quadrangle Architects, Stantec, Two Row Architect

Review Stage: Detailed Design



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.



# May 2019 Schematic Design Consensus Comments

## West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon  
Design Team: Quadrangle Architects, Stantec, Two Row Architect  
Review Stage: Detailed Design

### General

- Commended the team for the on-going development of a unique and complex project, the Panel felt the result will be fantastic.
- Consider fine-tuning the various aspects of the project and make elements as strong as possible.

### Buildings

- Health Centre should be the prominent building and receive special attention in contrast to other buildings on the block, consider simplification and create the remaining more as “background” buildings.
- For the building on Cooperage Street, consider editing through a simplification lens, further develop its identity as a local residential street and relationship with adjacent blocks. Ensure the street feels right and ties in with the neighbourhood.
- For both the interior and exterior materiality, consider moving away from typical material palettes to more “raw” alternatives that would express and reflect the indigenous meanings and cultures.
- Consider the scale of the Canary heritage building in relation to the residential building on all sides, especially from the Front Street side.

# May 2019 Schematic Design Consensus Comments

## West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon  
Design Team: Quadrangle Architects, Stantec, Two Row Architect  
Review Stage: Detailed Design

### AHT Building and landscape

- Improve the building connection to public realm by enhancing visual connections from sidewalk to interior.
- Limited sunlight in the courtyard landscape and building atrium is a concern, the design team should pay special attention to the landscape design, building materials, and possibly altering certain aspects of the buildings to maximize sunlight throughout the year.

### Public realm

- Cherry Street is the longest frontage of the block, ensure the buildings and their ground floor designs support the public realm
- Effort should be made to locate retail components on Front Street and the southwest plaza should the residential lobby area be reduced
- Consider size, shape, and the use of permeable materials at the southwest corner plaza
- Consider stronger connection to the sky and ground in the plaza's design and materiality.

### Sustainability

- Avoid using the term "exemption" in the description of the requirements for the AHT Building, consider leveraging the language of "alternative compliance" to reflect different goals
- Investigate low carbon energy sources for the project

# Areas for Panel Consideration- City Planning + Waterfront Toronto

## West Don Lands Block 10

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon  
Design Team: Quadrangle Architects, Stantec, Two Row Architect  
Review Stage: Detailed Design

### Ground Floor and Public Realm

- Has the team adequately addressed the **public plaza between the heritage building and the Training Centre**?
- Do the **AHT and Training Centre ground floors** support the public realm along Cherry St.?
- Do the revised ground floor **retail and residential lobbies** support the remaining street frontages?

### Building and Landscape

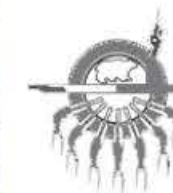
- Does the revised **massing and elevation along Cooperage Street** adequately address the local residential street and relationship with adjacent blocks?
- Does the design of the **residential buildings** form a **compatible relationship with the heritage building**?
- Has the team addressed the **separation distances** between the **buildings and outdoor uses** (ceremonial grounds, child care play terrace, other health care uses) with respect to **sunlight, privacy**?
- Do the proposed **materials, and envelope details** support WT's vision of design excellence?
- Does the landscape strategy sufficiently address the block perimeters?



# Indigenous Hub

## West Don Lands

Waterfront Toronto Design Review Panel



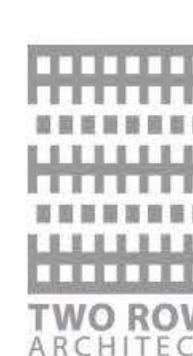
Anishnawbe Health Toronto



**dream** 

KILMER GROUP

 **TRICON**



Quadrangle 

 Stantec

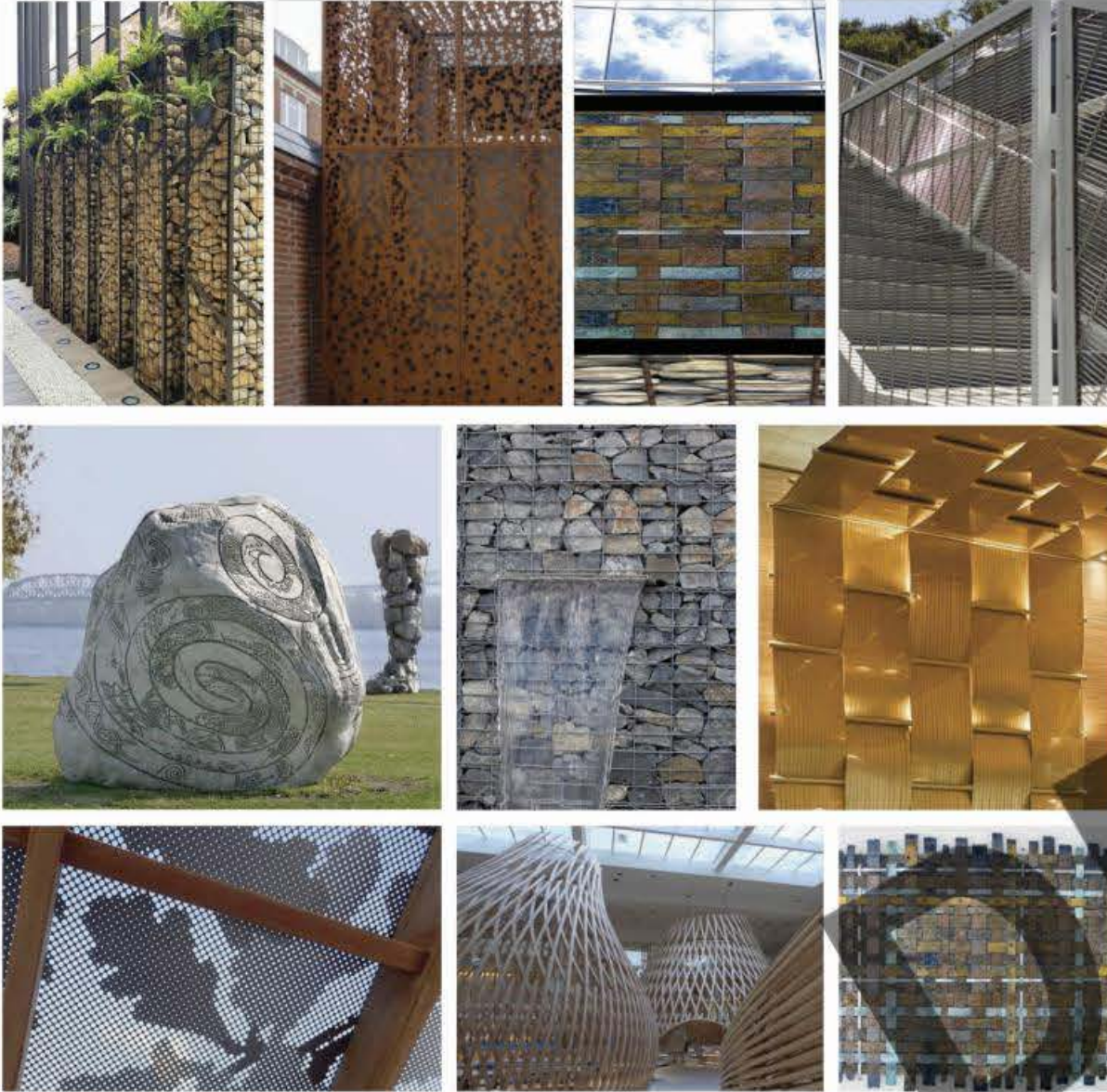
NAK    
design strategies

26 February 2020

# Contents

- Indigenous Design Principles
- DRP 2 Issues / Comments
- Context
- Design Status
  - Residential
  - Industrial Heritage
  - Training, Education and Employment Centre (TEEC)
  - Anishnawbe Health Toronto
- Landscape
- Sustainability

# Indigenous Design Principles



## Indigenous Knowledge

The art, architecture and design expression should reflect indigenous knowledge, values and history to the public.

### Materiality

Grade related building materials should reflect the raw natural material pallet used on the AHT building, including corten steel and precast concrete.

### Place

Grade related building elements should reflect the 'pebbles in a stream' theme used in the AHT building.

### Directionality

Imagery in the architecture should refer to orientation and be inclusive of the larger indigenous population.

### Relationship

The upper level architectural expression should be a lighter reflection of the themes used in the AHT building.

### Solar Tracking

Where appropriate, the architecture should acknowledge the movement of the sun.

### Night

The design should be as impactful during the night as the day.

### Biodiversity

Green roofs should be provided with indigenous species.

### Craft

Attention to detail and expression of craftsmanship within the building construction is important.

**DRAFT**

**DRP 2**

**Issues and Comments**

“

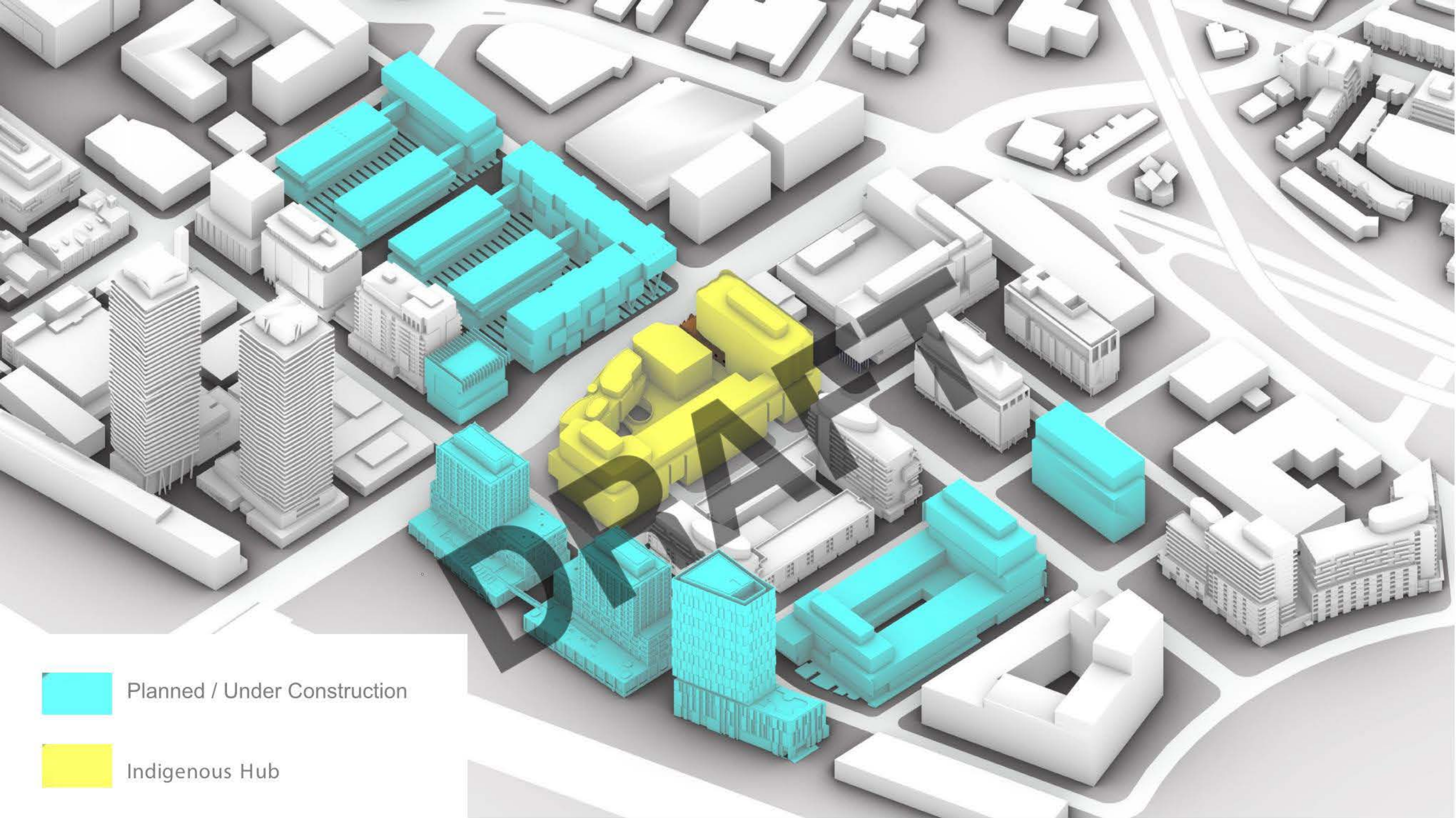
”



- **Health Centre** should be the **prominent building**. Consider simplifying the other buildings.
- Consider **simplifying the building along Cooperage Street** and ensure that the street ties in with the neighbourhood.
- Consider more **‘raw’ material palettes** to express indigenous meanings and cultures.
- Design approach to **industrial heritage building** requires more thought.
- Improve the **building connection to public realm** by enhancing visual connections from sidewalk to interior.
- **Limited sunlight in the courtyard** landscape and building atrium is a concern. Maximize sunlight throughout the year.
- Ensure that **buildings along Cherry Street** have ground floor designs that support the public realm.
- Effort should be made to locate **retail components** on Front Street and the southwest plaza.
- Consider **permeable materials** at the southwest corner plaza.
- Consider stronger **connection to the sky and ground** in the plaza’s design.
- Use the term **‘alternative compliance’** to reflect different sustainable goals.
- Investigate **low carbon energy** sources for the project.



**DRAFT**

Context



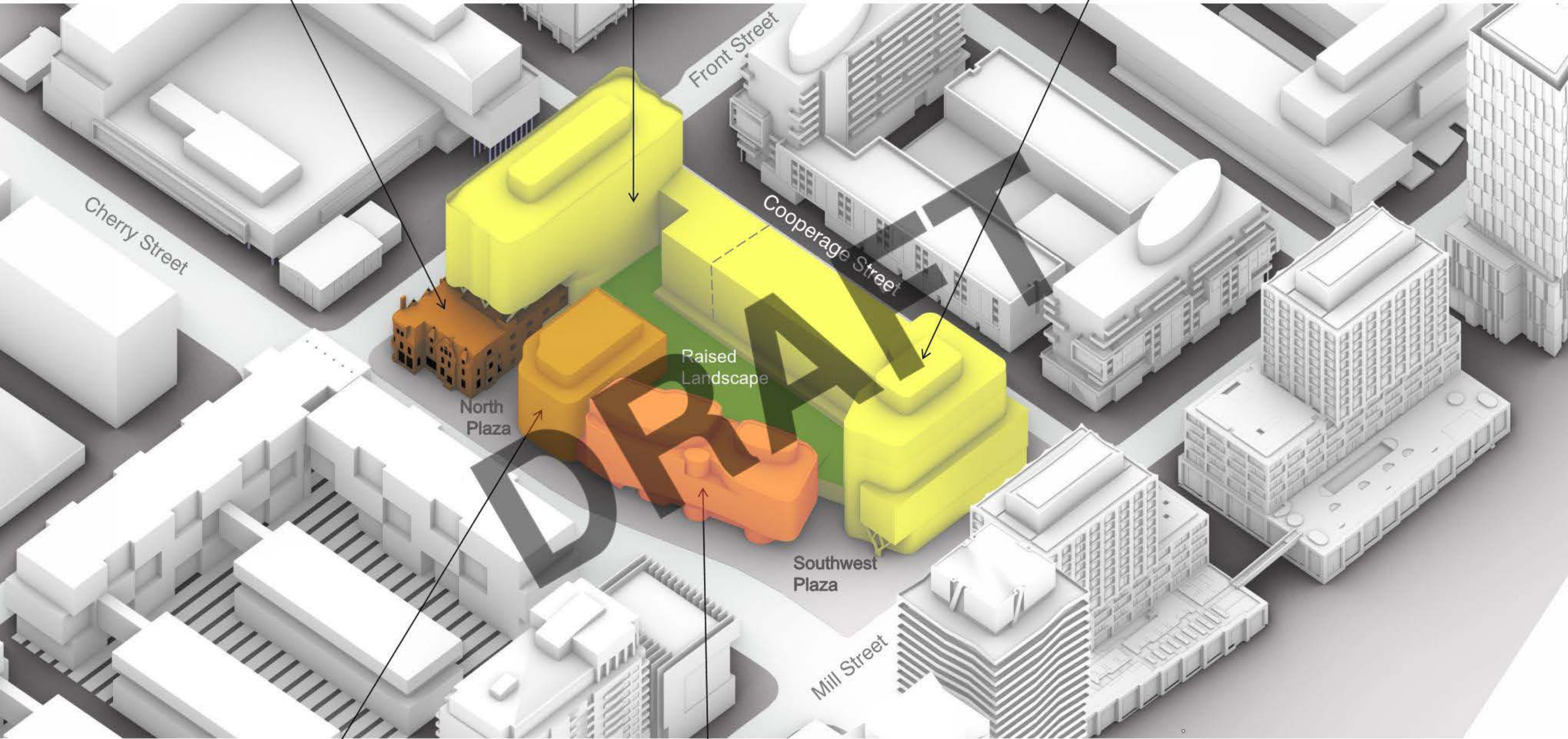
-  Planned / Under Construction
-  Indigenous Hub

**Context** / Aerial View from Southeast

Industrial Heritage Building

12 and 8-storey Condominium Residential

11 and 8-storey Rental Residential



Cherry Street

Front Street

Cooperage Street

Mill Street

North Plaza

Raised Landscape

Southwest Plaza

TEEC

Anishnawbe Health Toronto

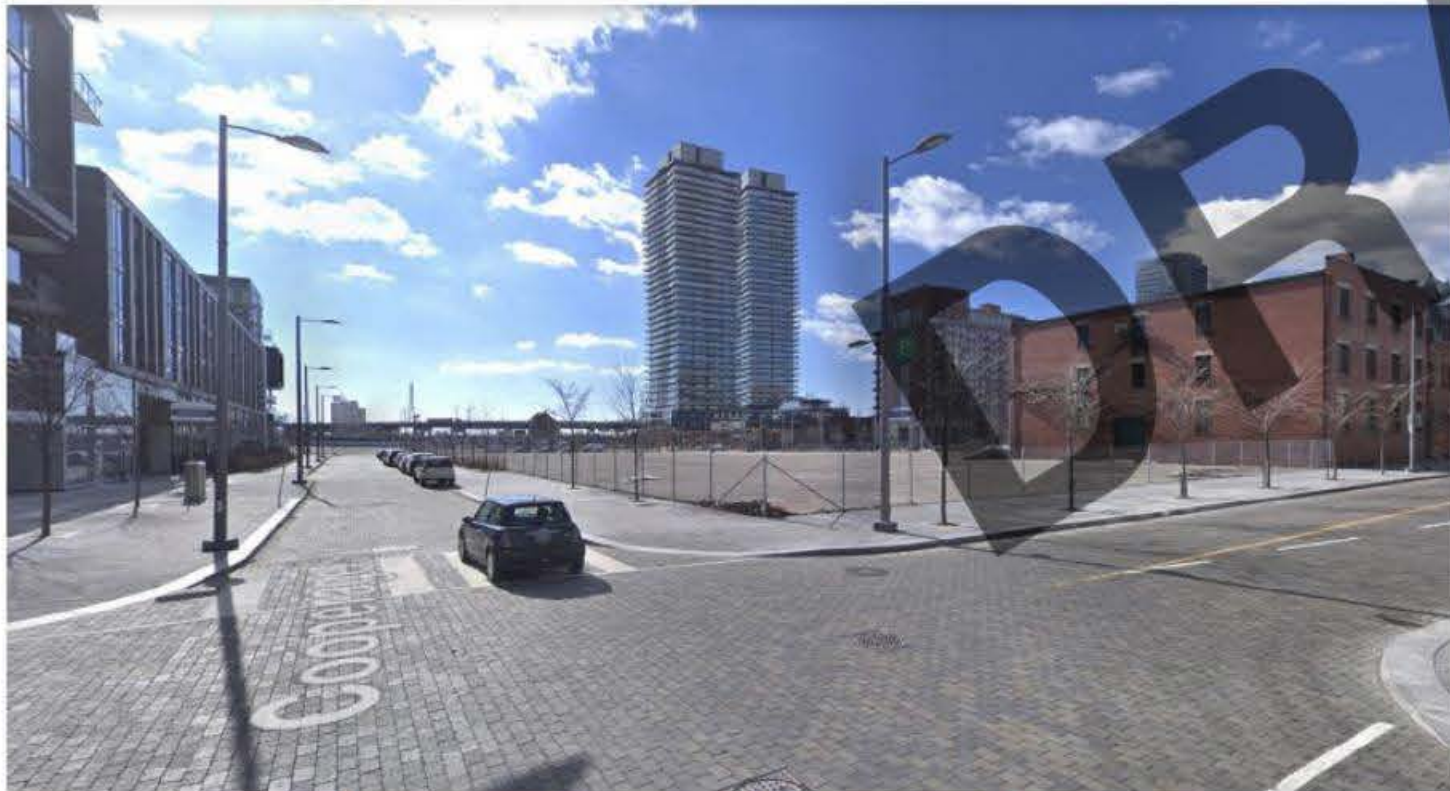
Program / Aerial View from Southwest



VIEW FROM CHERRY AND MILL STREET LOOKING NORTHEAST



VIEW FROM CHERRY AND FRONT STREET LOOKING SOUTHEAST



VIEW FROM FRONT AND COOPERAGE STREET LOOKING SOUTHWEST



VIEW FROM MILL STREET AND COOPERAGE STREET LOOKING NORTHWEST

Design Status

**DRAFT**

# Site Strategy Program and Circulation

Industrial  
Heritage  
Building

North Plaza

TEEC  
Training Education and Employment Centre

AHT  
Anishnawbe Health Toronto

Southwest Plaza

Front Street

Cherry Street

Mill Street

condominium  
residential

retail

parking

townhouses

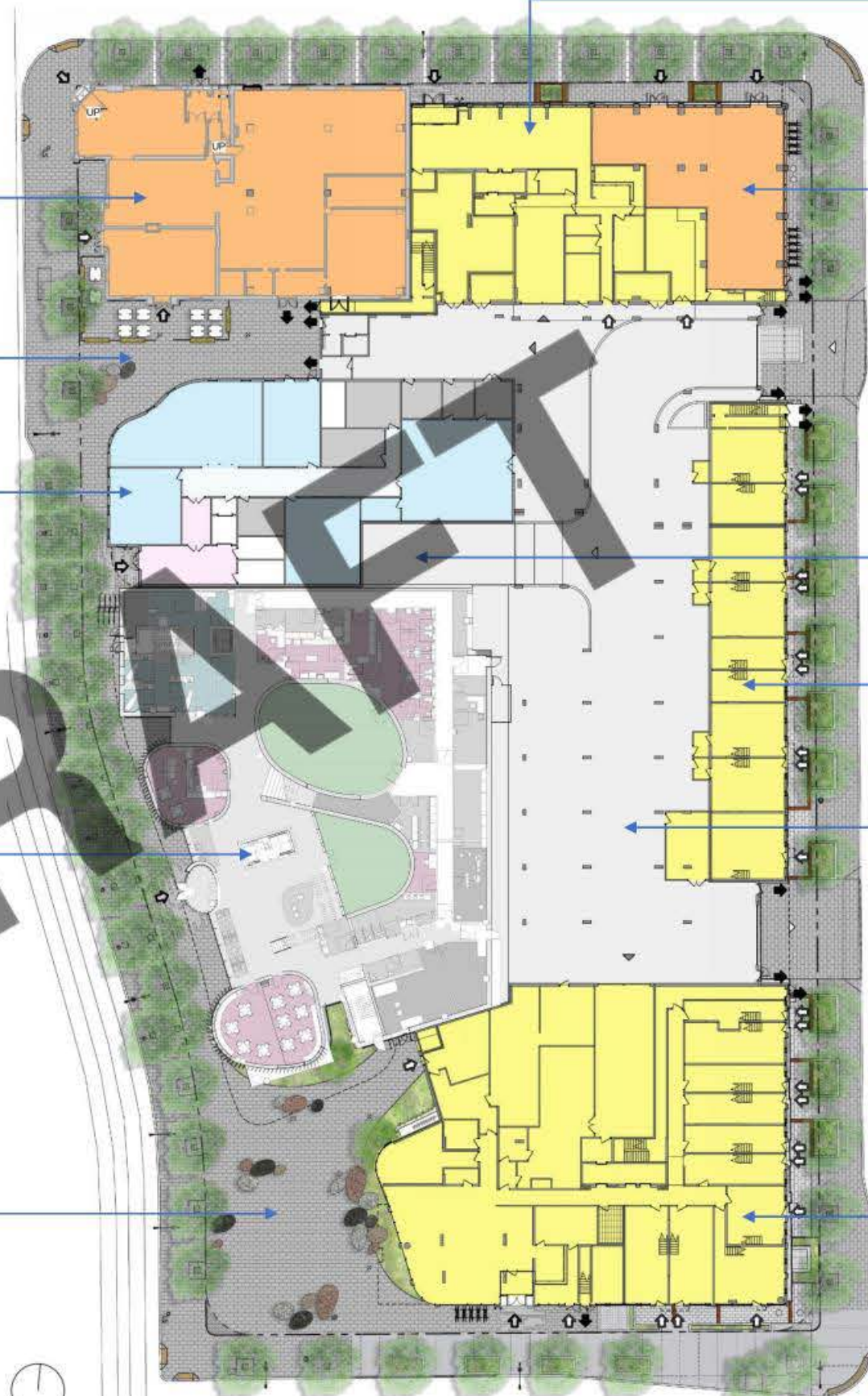
service /  
vehicular access

rental  
residential

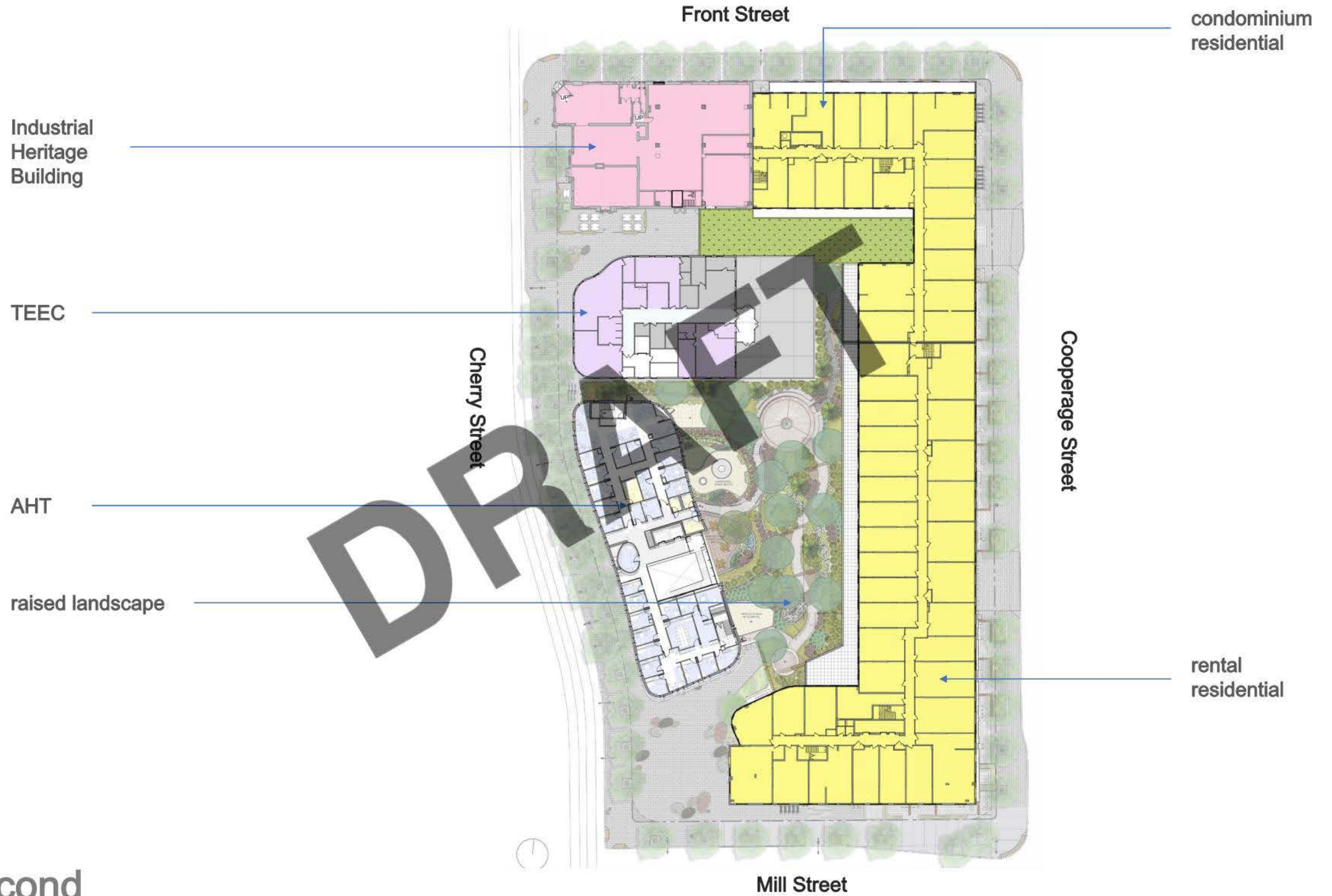
Cooperage Street

Ground

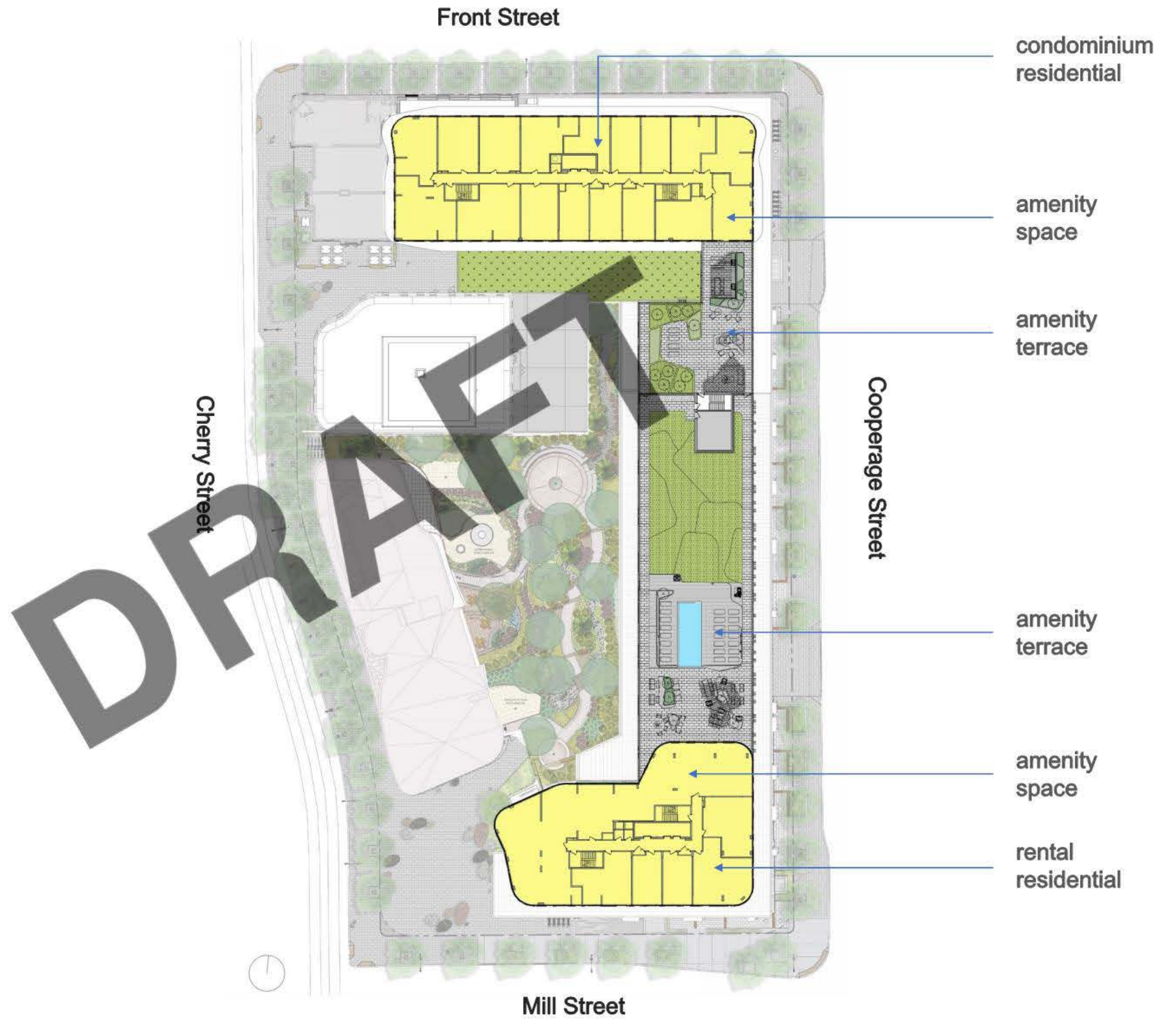
DRAFT



Second

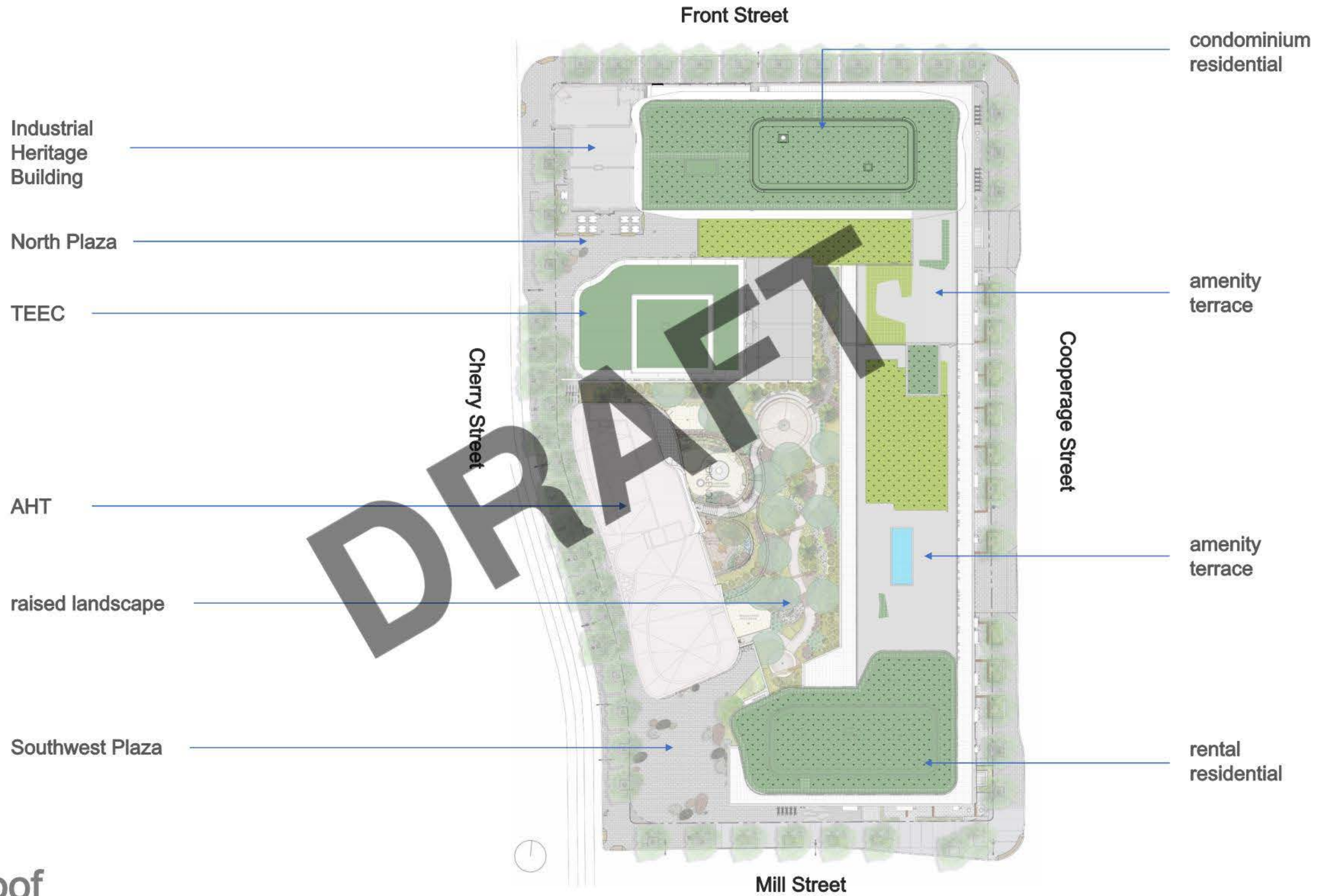


# 9<sup>th</sup> Floor Amenity





Roof



Front Street

condominium residential

Industrial Heritage Building

North Plaza

TEEC

amenity terrace

Cherry Street

Cooperage Street

AHT

amenity terrace

raised landscape

Southwest Plaza

rental residential

Mill Street



Project Overview / Aerial View from Southwest

# Prominent Buildings

AHT / TEEC

# Fabric Buildings

Residential Buildings



Elevation Strategy / Street View from Southwest

# Fabric Buildings

## Residential Buildings

### Tower

- Connected to the sky
- Light colours / vertical lines



### Podium

- Woven pattern
- Crafted detailing



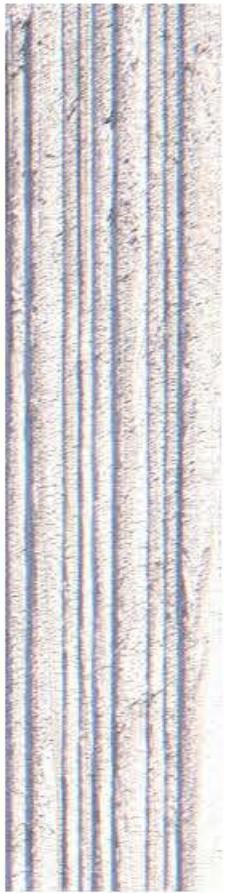
### Two-storey Base

- Connected to the Earth
- Related to existing streetscape





reference to existing streetscape



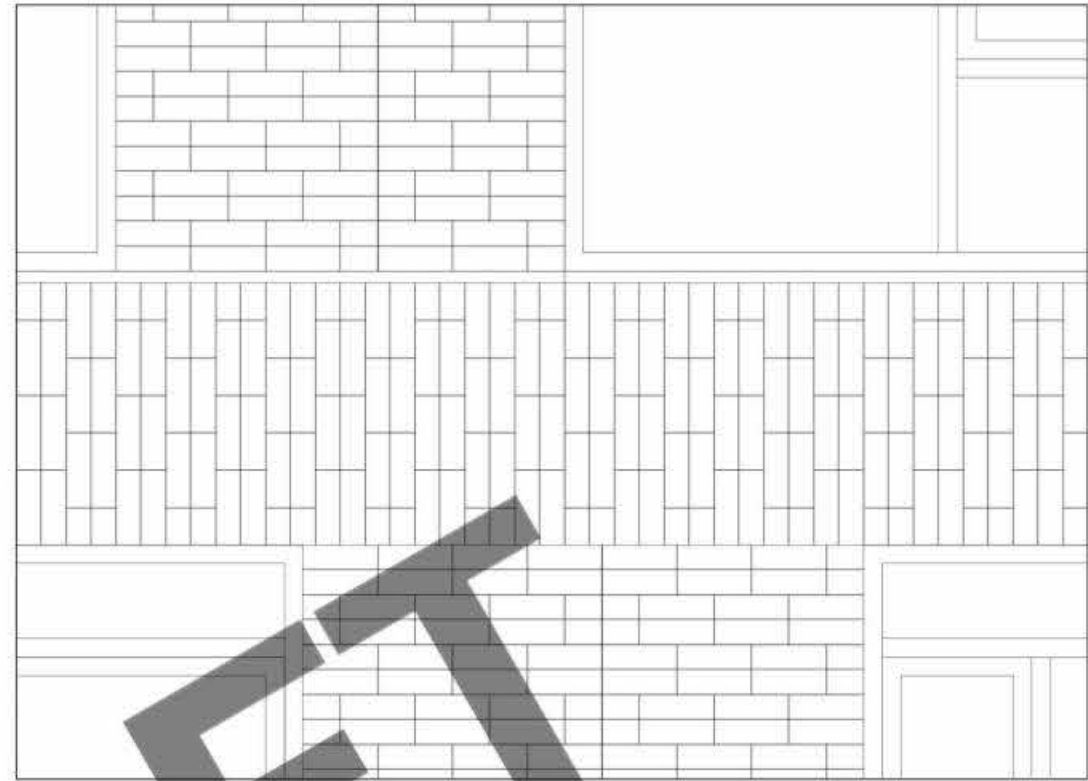
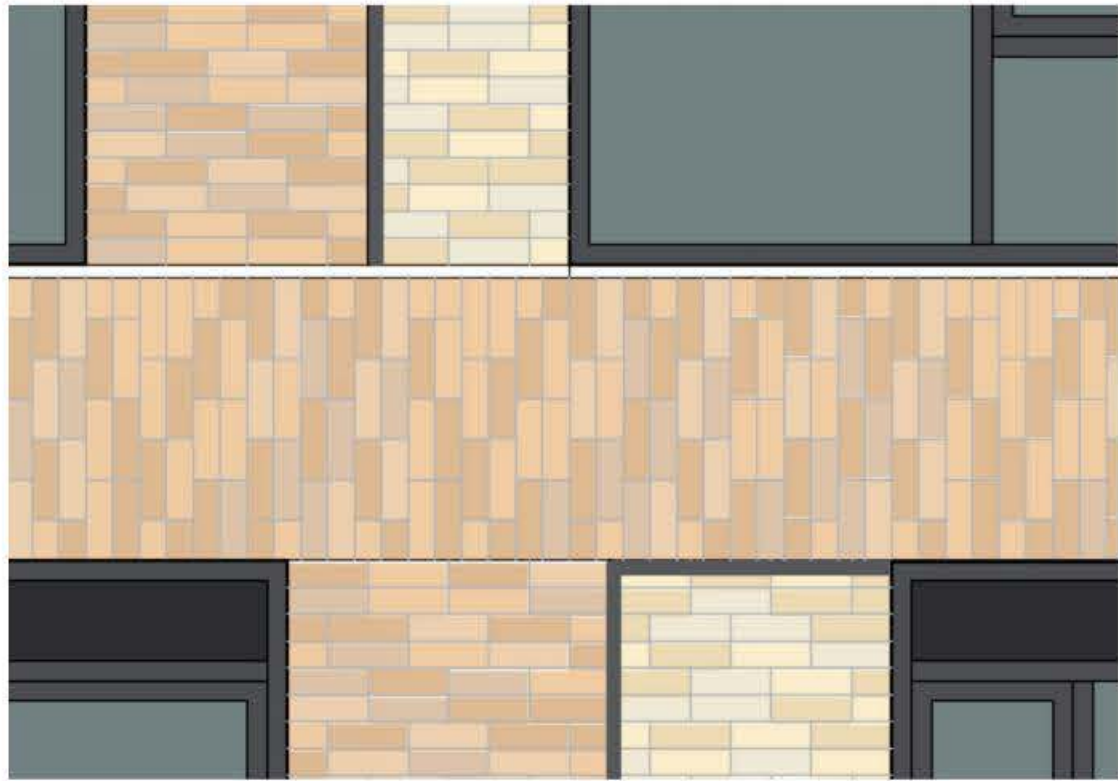
textured  
precast  
concrete



birch tree reference



Materiality / Two-Storey Base Condition



brick coursing pattern



basket weave reference

Materiality / Podium Condition



light reflective metal wall panels



similar to AHT cladding but simplified





Cooperage Street Condition





Front and Cooperage Street View



Front and Cherry Street View

Industrial Heritage

**DRAFT**





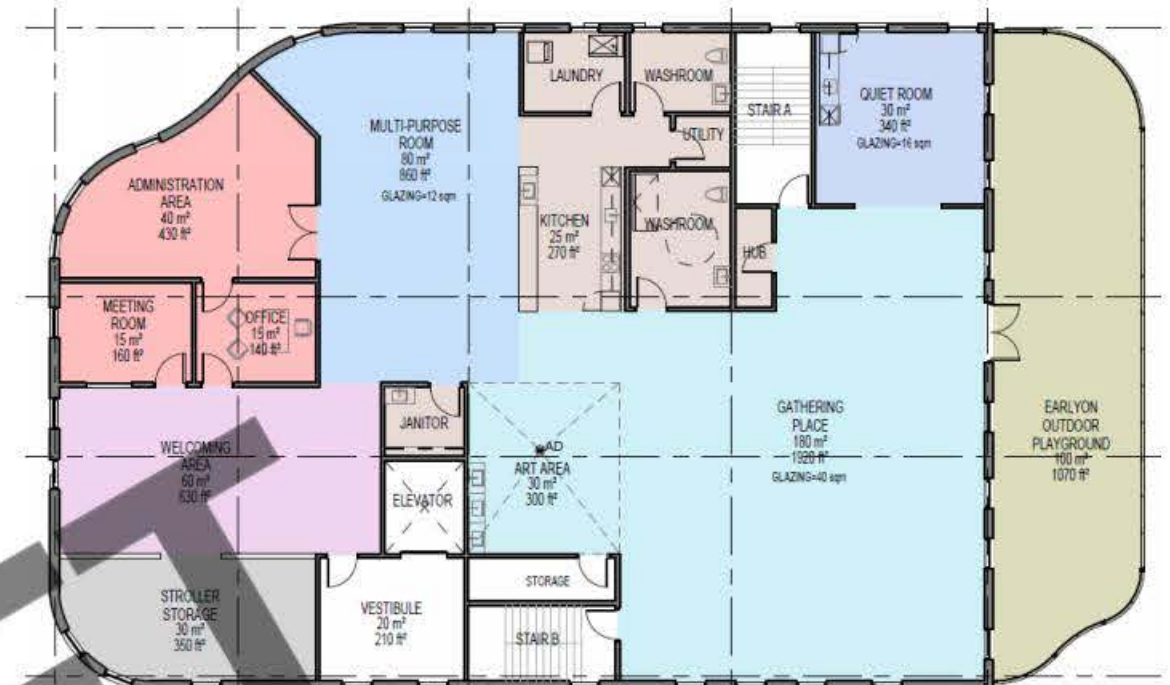
**DRAFT**

**TEEC**

Training, Education and Employment Centre



Ground Level / Miziwe Biik



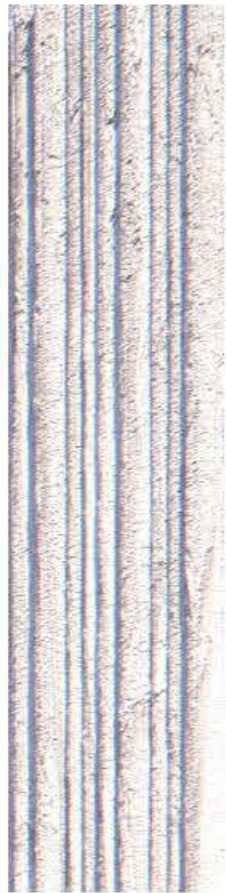
Third Level / EarlyOn Centre



Second Level / Child Care Centre



Fourth Level / Office Space



textured  
precast  
concrete



birch tree reference



Office  
Space

EarlyOn  
Centre

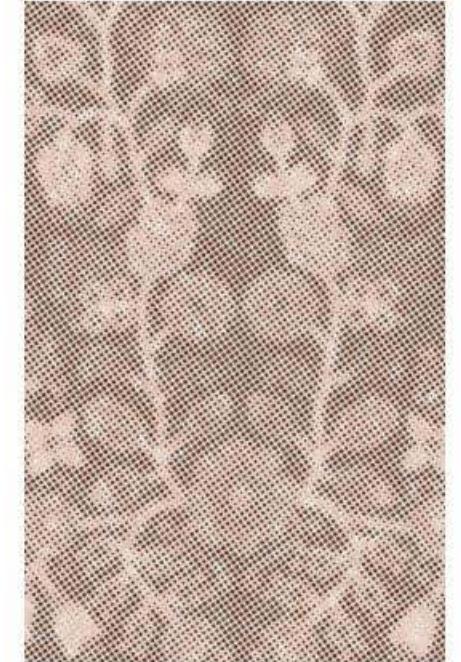
Child Care  
Centre

Miziwe Biik  
Training Education  
& Employment Centre





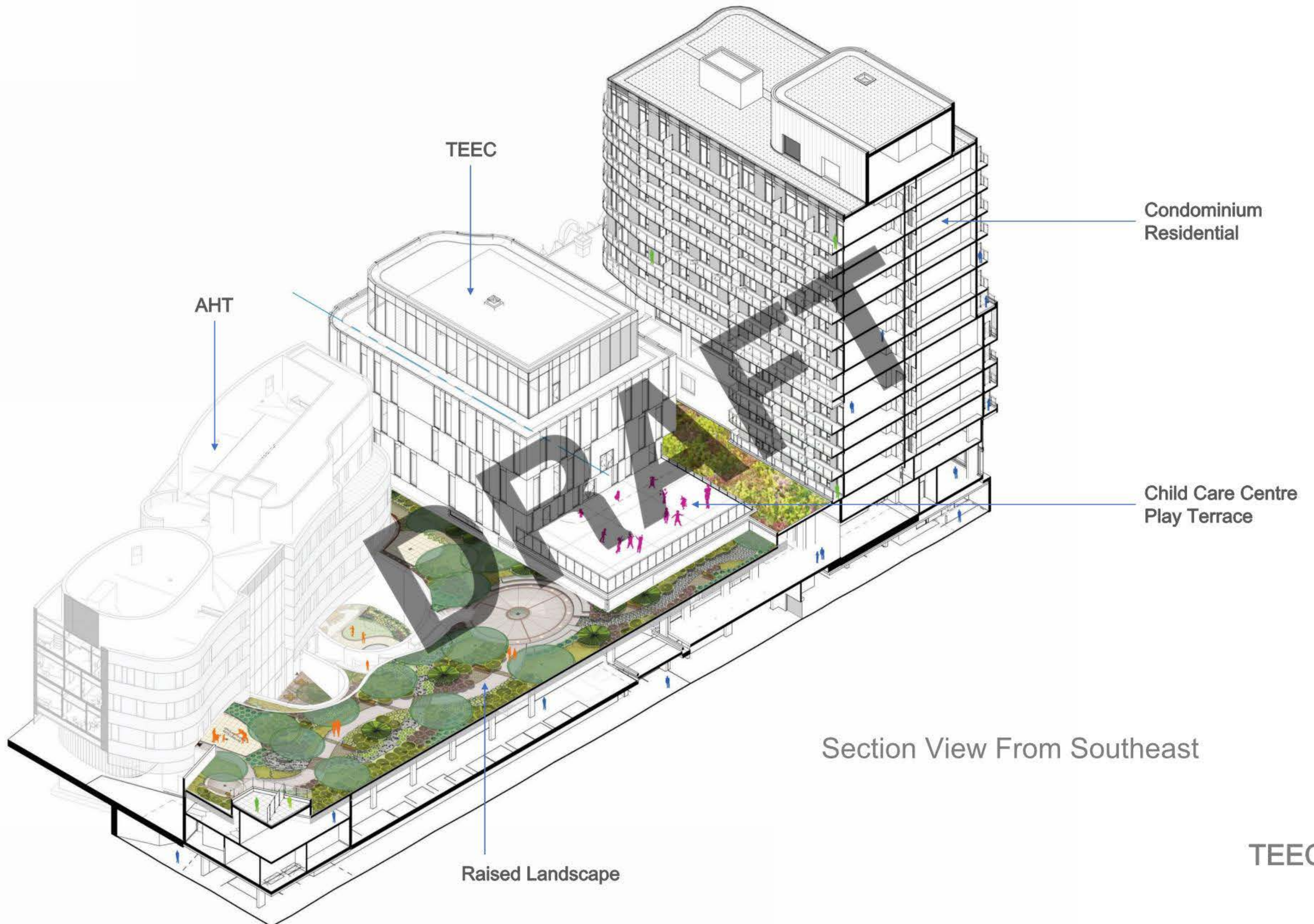
bead craft pattern



perforated corten

View of North Plaza

Public Realm Adjacent to  
**TEEC**



TEEC

AHT

Condominium  
Residential

Child Care Centre  
Play Terrace

Section View From Southeast

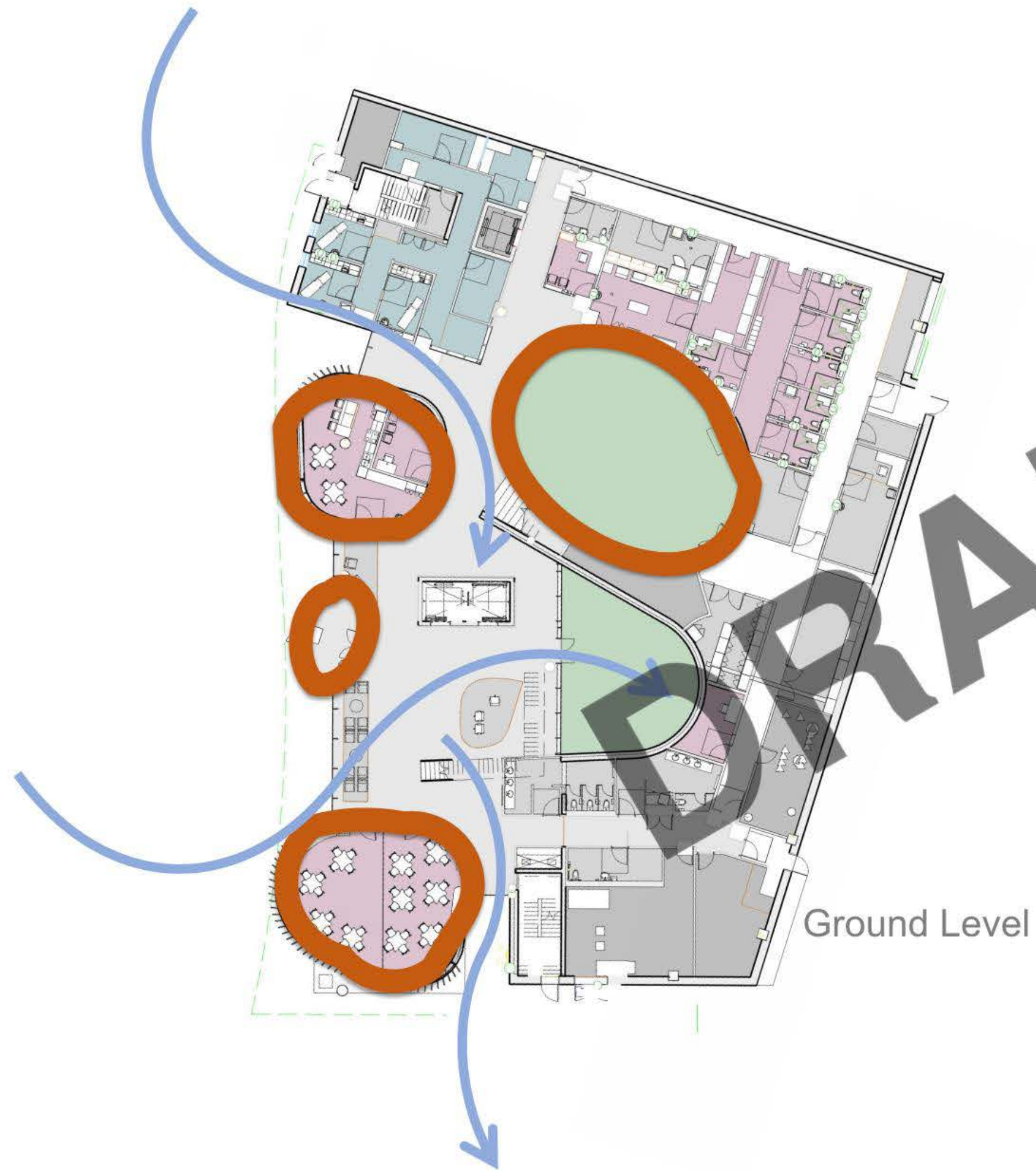
Raised Landscape

TEEC

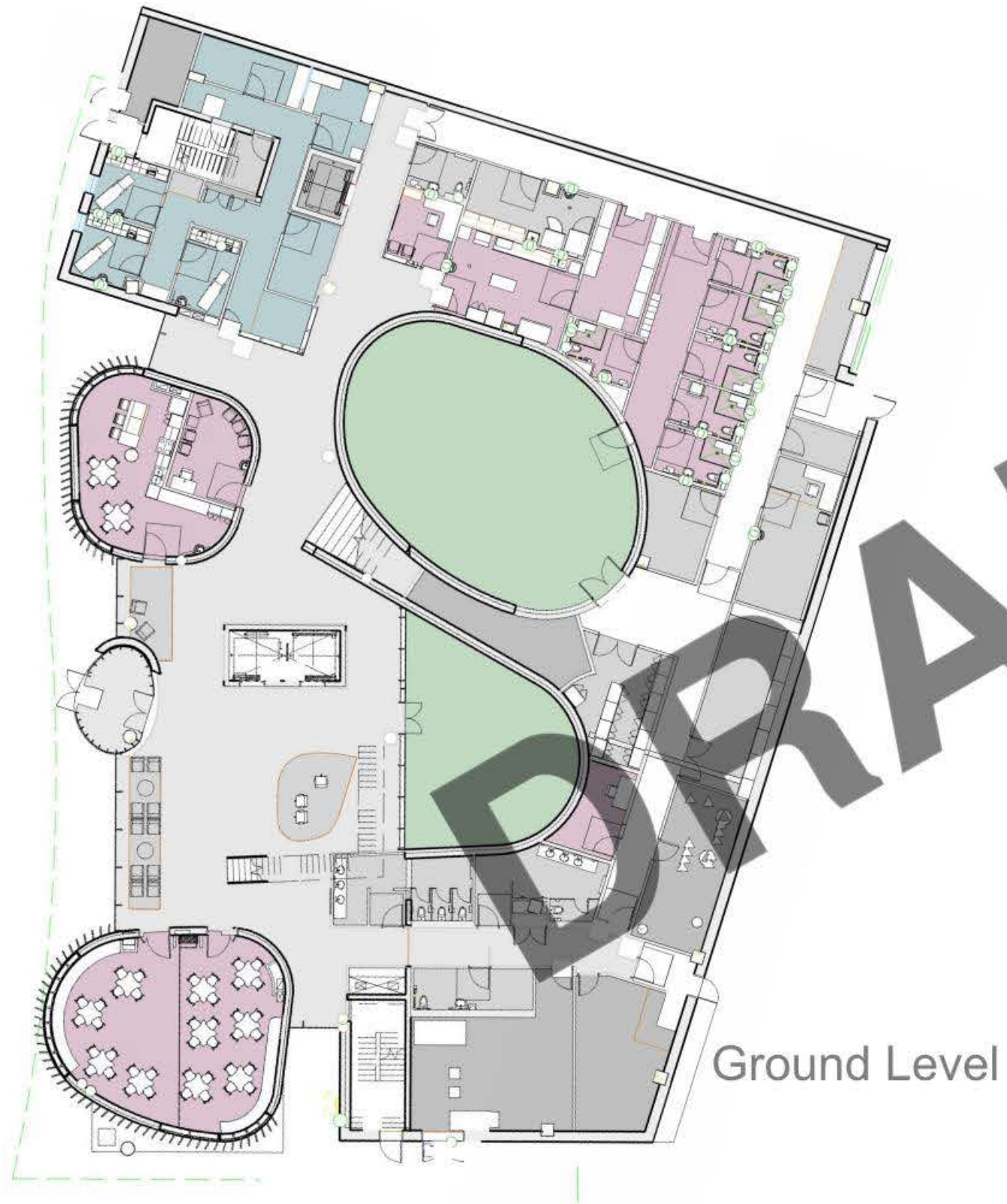
Anishnawbe

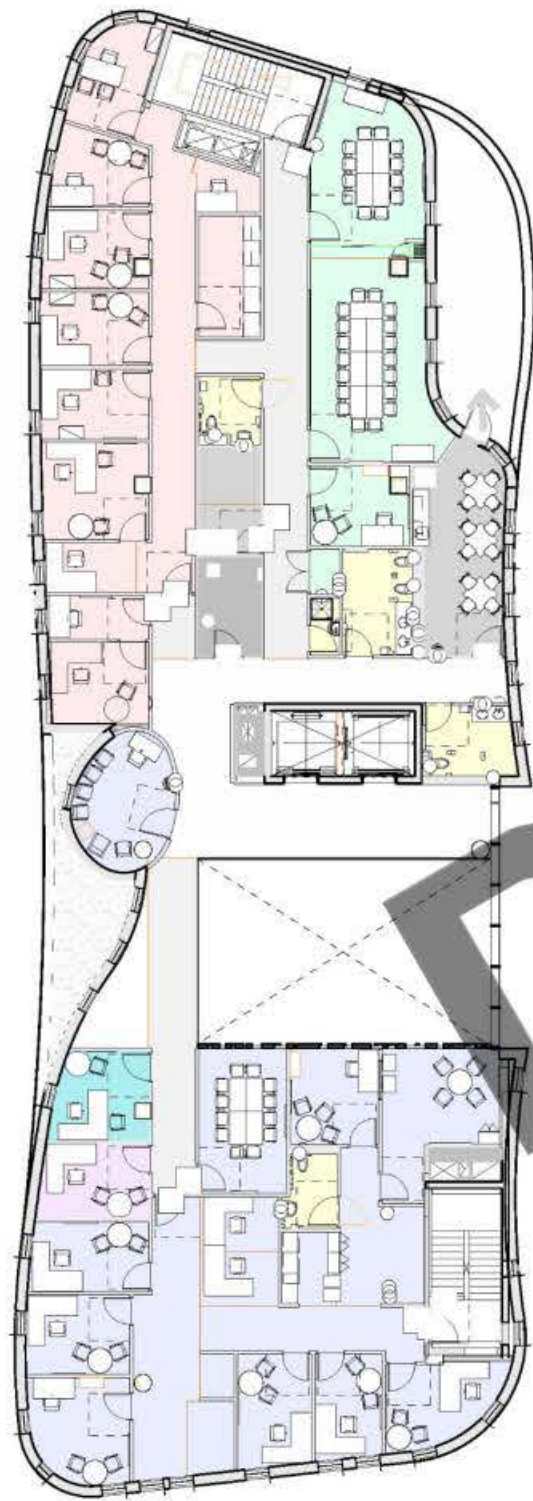
Health Toronto

**DRAFT**



pebbles in a stream





Fourth Level



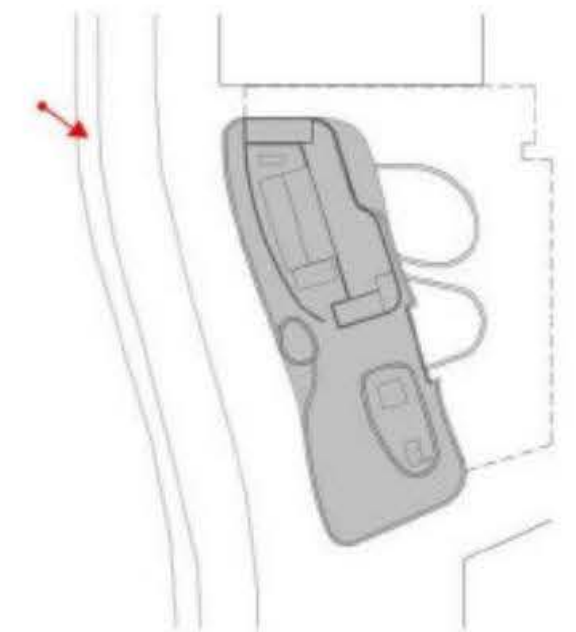
Third Level

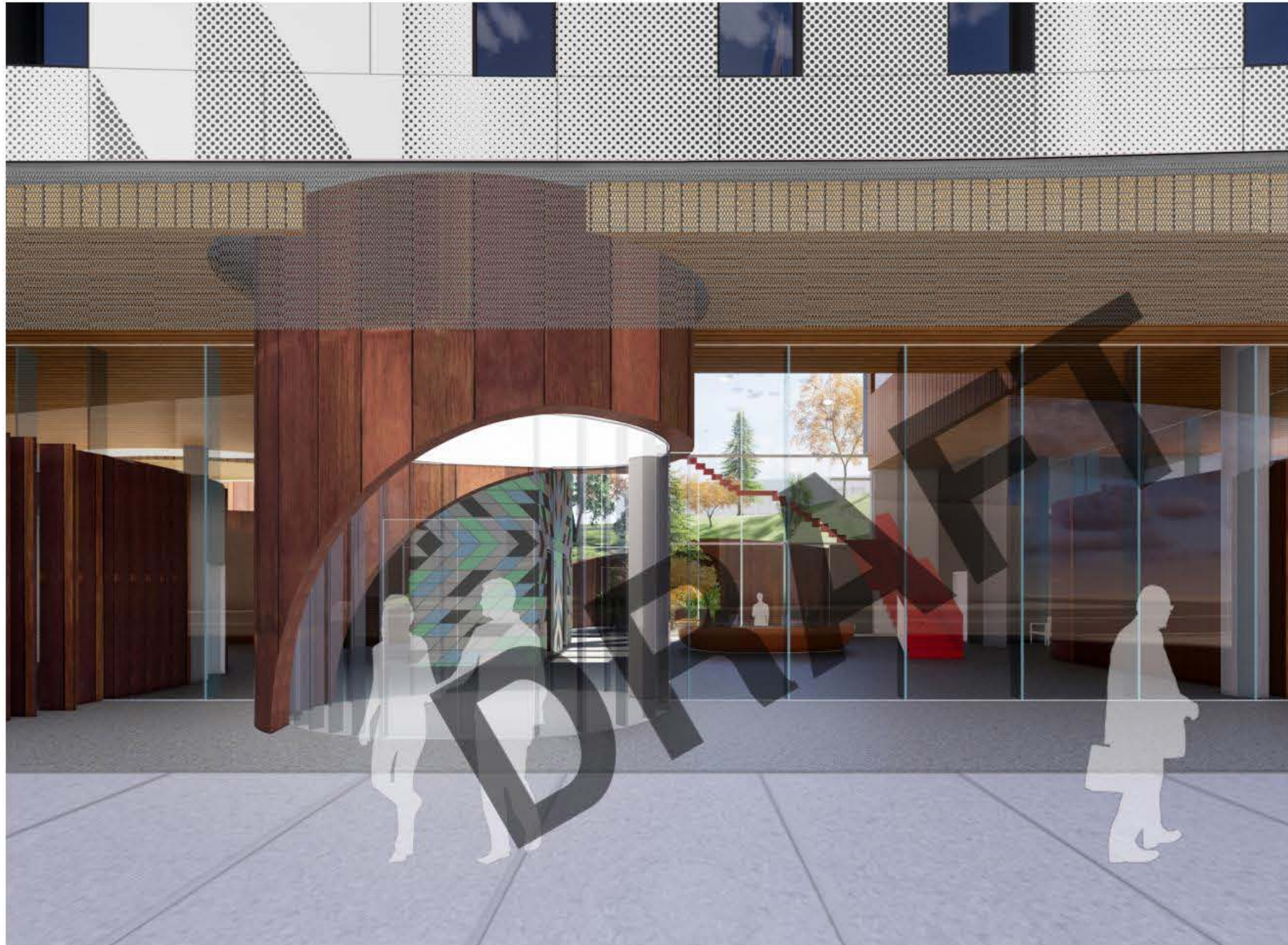


View from Cherry Street

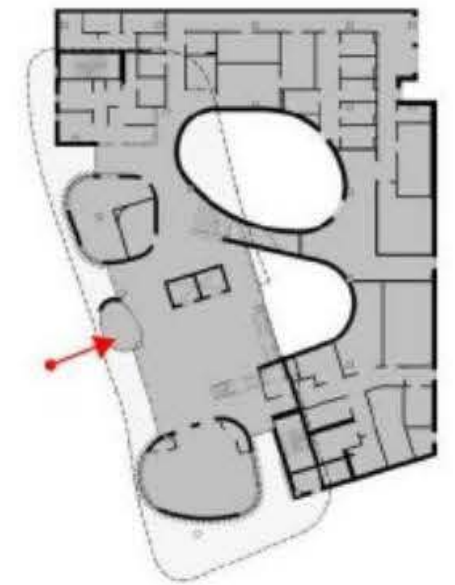


shawl

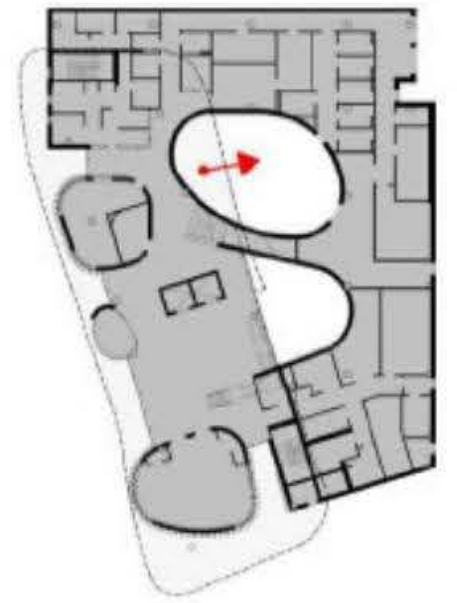




Entrance from Cherry Street







View of Ceremonial Courtyard



Raised Landscape

Anishnawbe Health Toronto



Raised Landscape  
View Looking North



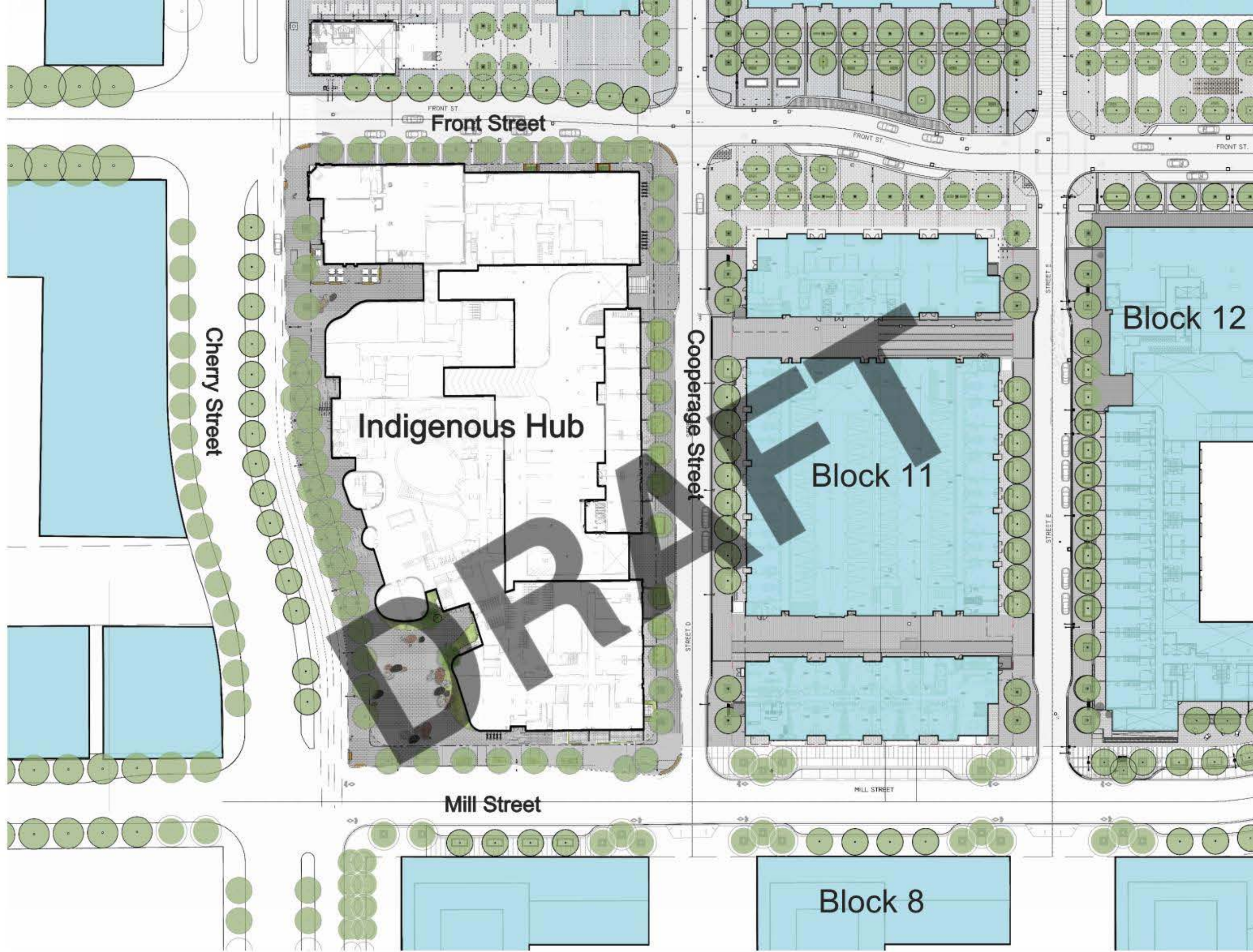
Section Through Entry Lobby Courtyard



Section Through Ceremonial Space

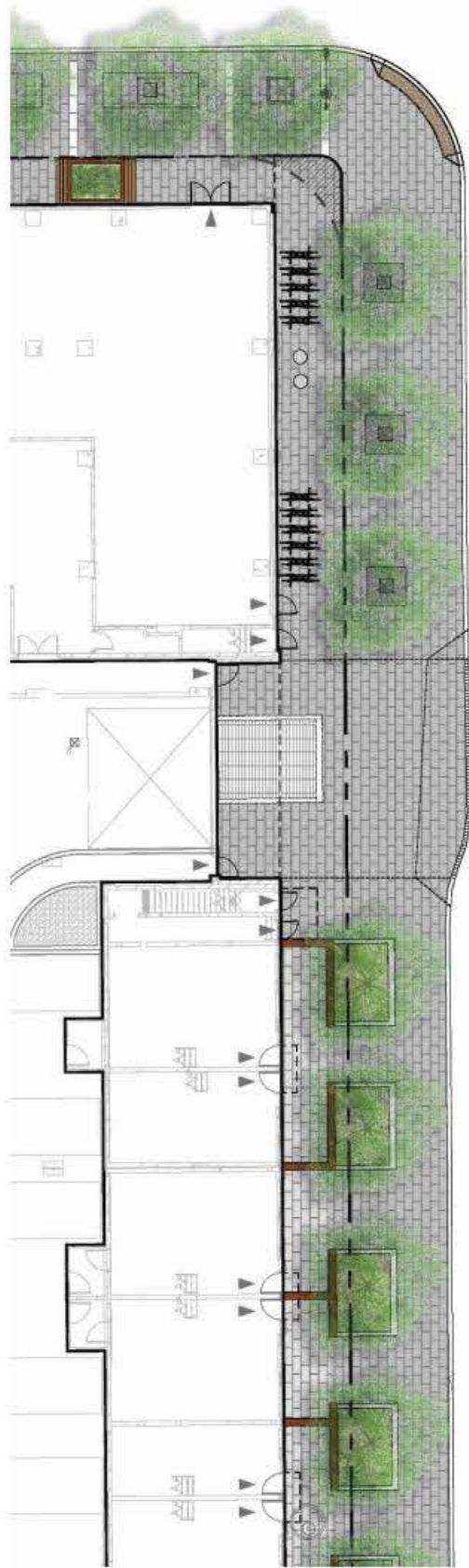
**DRAFT**

Landscape

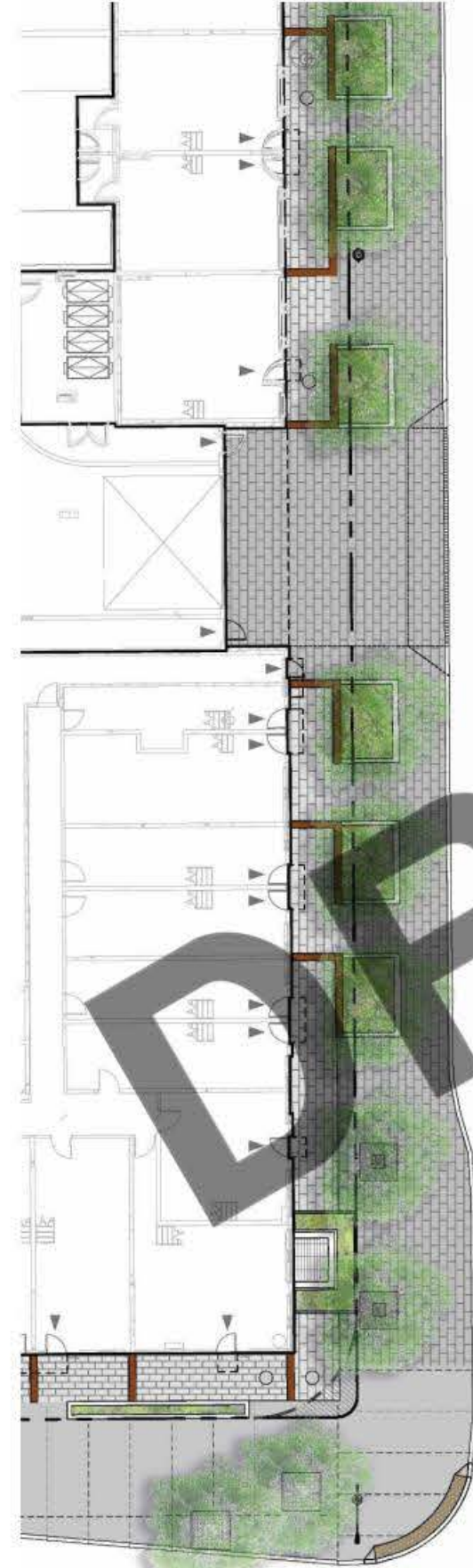


Public Landscape Overview

Front Street

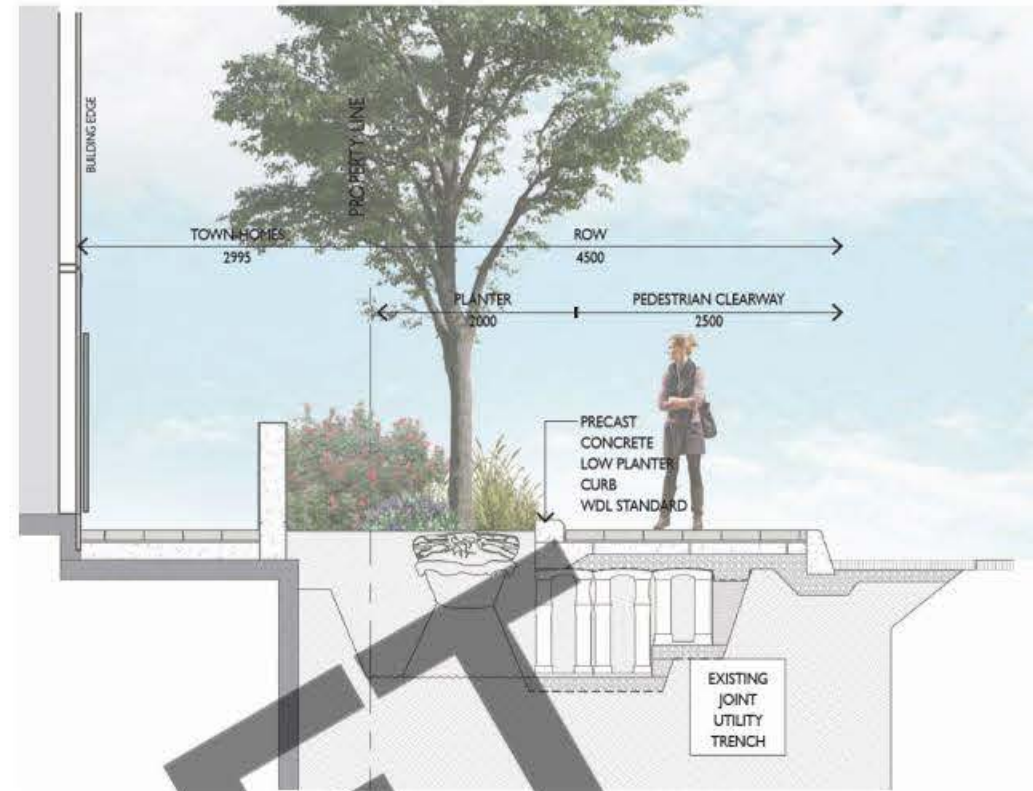


Cooperage Street



Cooperage Street

Mill Street



Key Plan



typical proposed streetscape



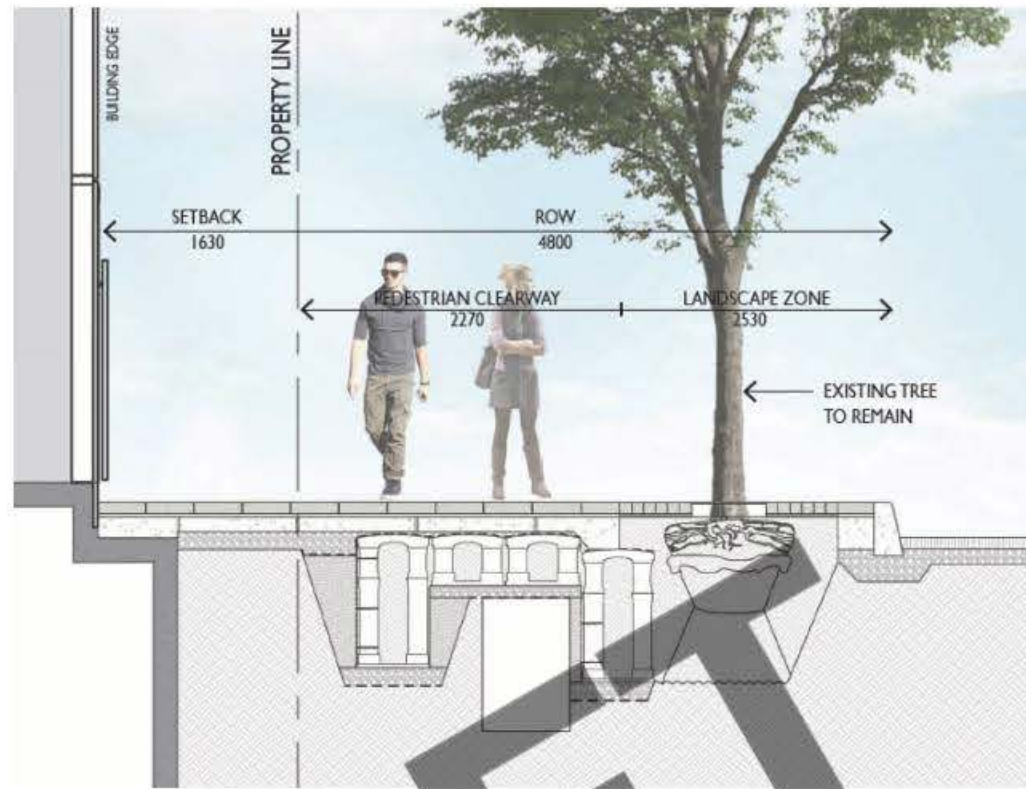
existing conditions along east side of street

Cooperage Street

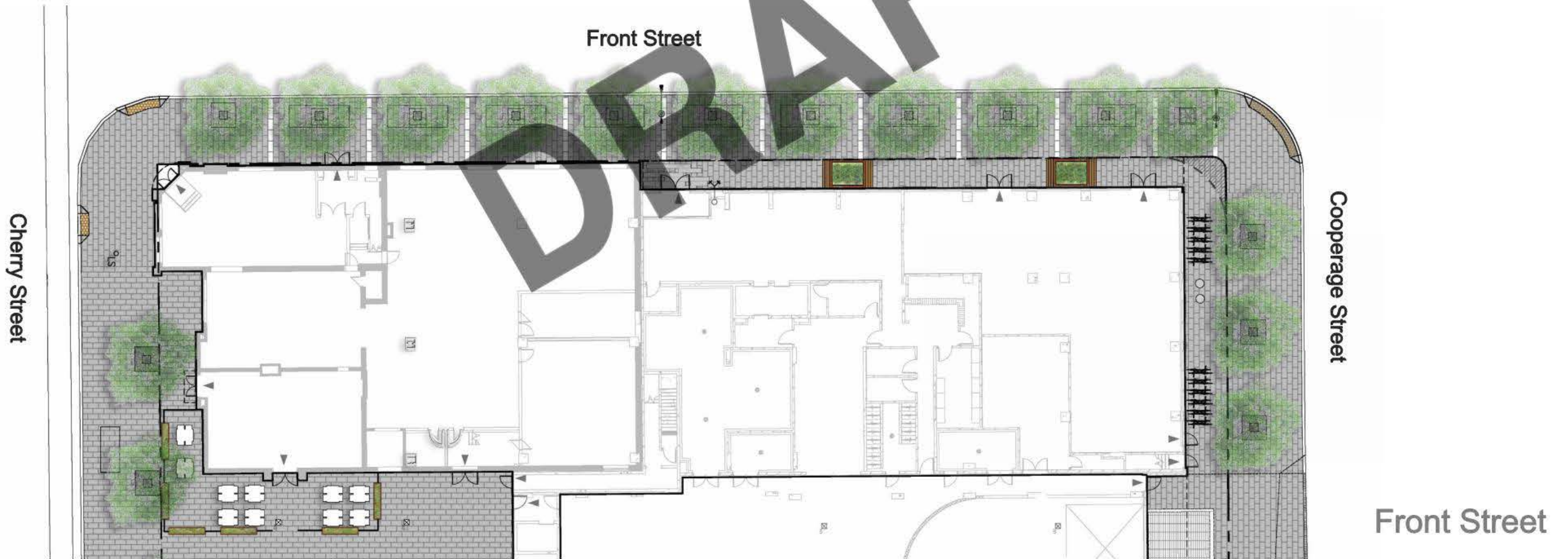




existing conditions along Front Street



Key Plan



Cherry Street

Front Street

Cooperage Street

Front Street

Cherry Street

Front Street



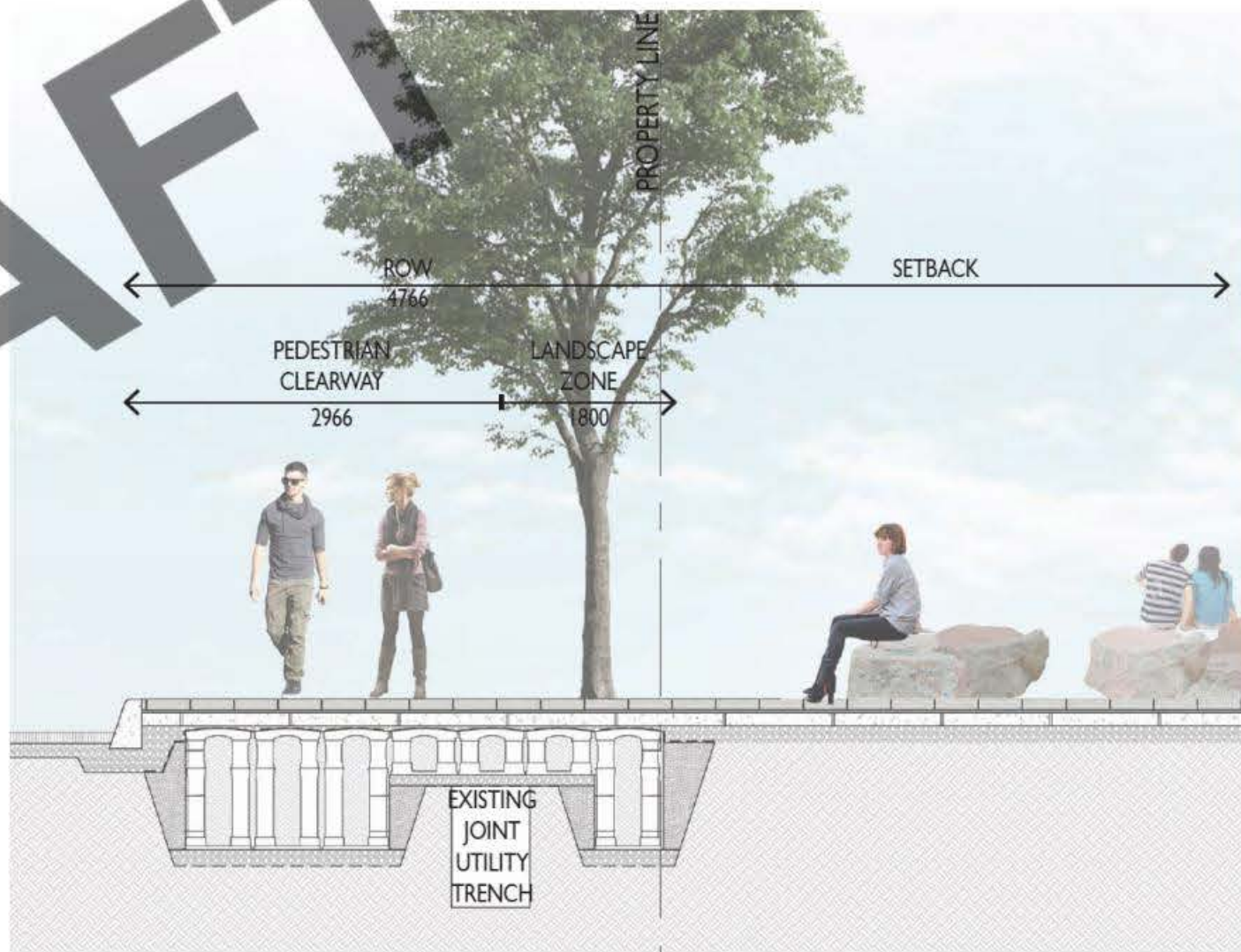
Key Plan



Cherry Street / North Plaza



Key Plan



Cherry Street / Southwest Plaza



public art  
opportunity

Southwest Plaza



Southwest Plaza



Serviceberry



Winterberry



Virginia Sweetspire



Grow-low Fragrant Sumac



Lemon Grass



Canada Wild Rye



Blue Indian Grass



Prairie Dropseed



Boston Ivy



Common Sage



Feather Reed Grass



Hicks Yew



Gray's Sedge

Shrubs / Grasses / Ground Cover



Freeman Maple



Catalpa



Homestead Elm



Bur Oak



Red Oak



Little-leaf Linden



Kentucky Coffee Tree

Deciduous Trees

Landscape / Plant Materials

**Sustainability**

**DRAFT**

# Indigenous Design Principles

/ TEEC



## Directionality

Place glazing in support of internal program requirements in combination with an understanding of the movements of the sun and how this impacts the comfort of the building occupants.

## Light and Views

Maximize access to daylight and views to nature. This benefits occupant comfort, reduced energy consumption, and responds to our biophilic nature.



## Allegory and Metaphor

Establish an indigenous identity through allegory and metaphor by referencing the meaning of the Miziwe Biik name as 'ripples in a body of water'.

## Craft

Minimize building materials by thoughtfully revealing the crafted constructed elements of the building.





## Sustainability Embedded in Culture

Indigenous people have traditionally exemplified environmental stewardship with a seventh generation outlook and a restorative approach to nature. The AHT building serves as a gathering place to discuss, celebrate and teach these indigenous cultural values.

## Initiatives

- Intensive and extensive green roofs, including the raised landscape area with provisions for therapeutic use and growing traditional medicines
- A building automation system with metering, tracking, benchmarking and data collection
- EV stations capable of being metered
- An operating manual for optimal systems use by all building occupants
- Bicycle parking

# PRELIMINARY LEED SCORECARD

Total Available Points: 110  
 Points Required for Gold: 60  
 Points Currently Targeted: 64

**Legend:**  
 Y: Targeted  
 ?: Possible / Not Yet Determined  
 N: Not Targeted

Y ? N

11	2	19	Location and Transportation		16
		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
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

Y ? N

5	3	2	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

Y ? N

7	1	3	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
3	1	2	Credit	Indoor Water Use Reduction	6
1		1	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

Y ? N

17	7	9	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
5	1		Credit	Enhanced Commissioning	6
10	2	6	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
1	1	1	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

Y ? N

5	1	7	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	1	4	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	BPDO - Environmental Product Declarations	2
1	1		Credit	BPDO - Sourcing of Raw Materials	2
1	1		Credit	BPDO - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

Y ? N

10	1	5	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
1	1		Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

Y ? N

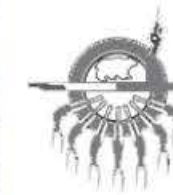
6	0	0	Innovation		6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

Y ? N

3	0	1	Regional Priority		4
1			Credit	Regional Priority: Optimize Energy Performance (10 points)	1
1			Credit	Regional Priority: High Priority Site (1 point)	1
1			Credit	Regional Priority: Heat Island Reduction (2 points)	1
		1	Credit	Regional Priority: Indoor Water Use Reduction (4 points)	1



Thank You



Anishnawbe Health Toronto

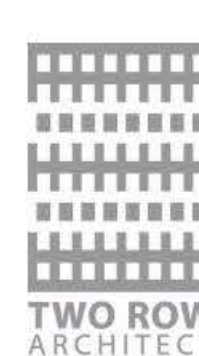


PRISM  
Partners Inc

dream 

KILMER GROUP

 TRICON



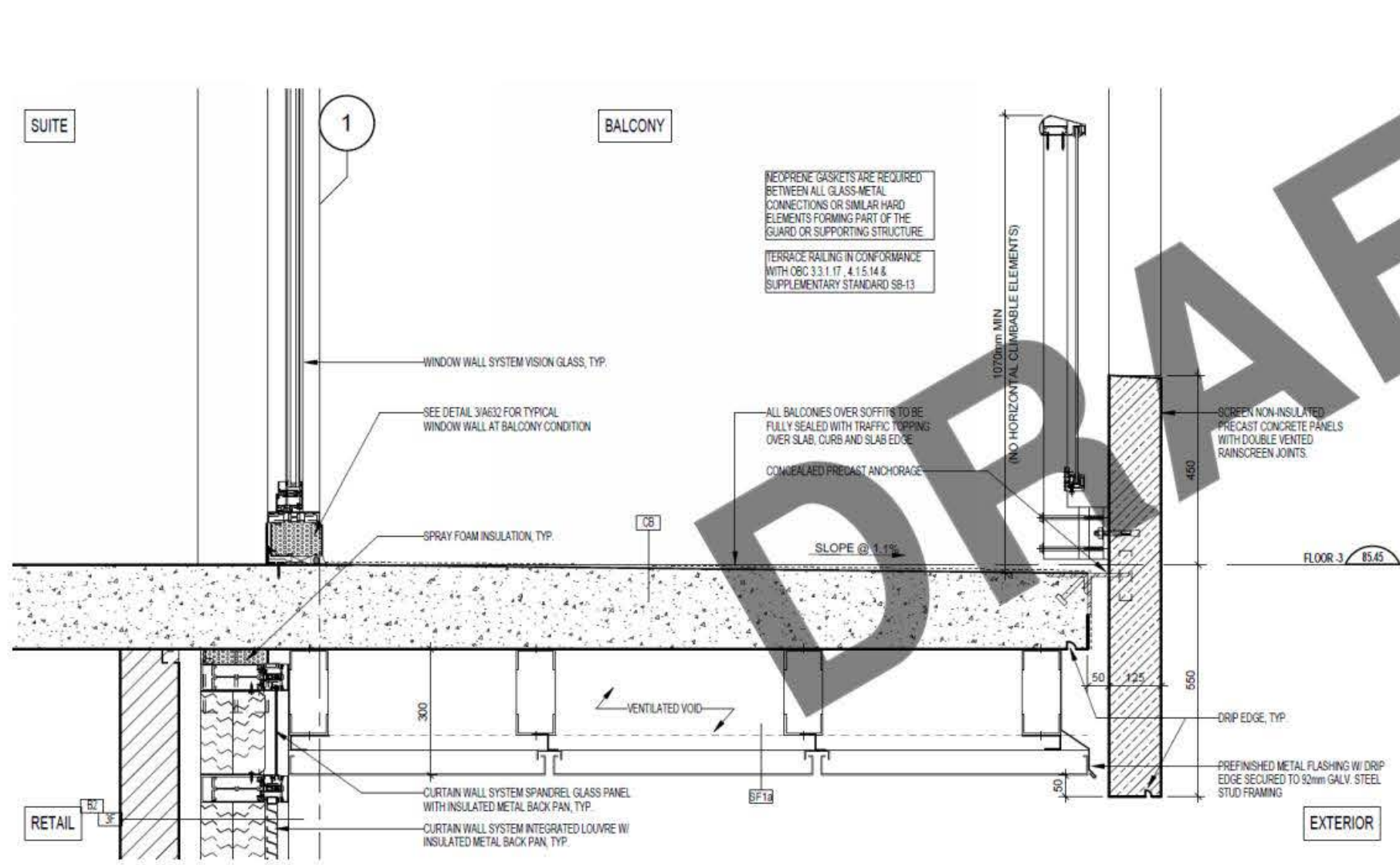
Quadrangle 

 Stantec

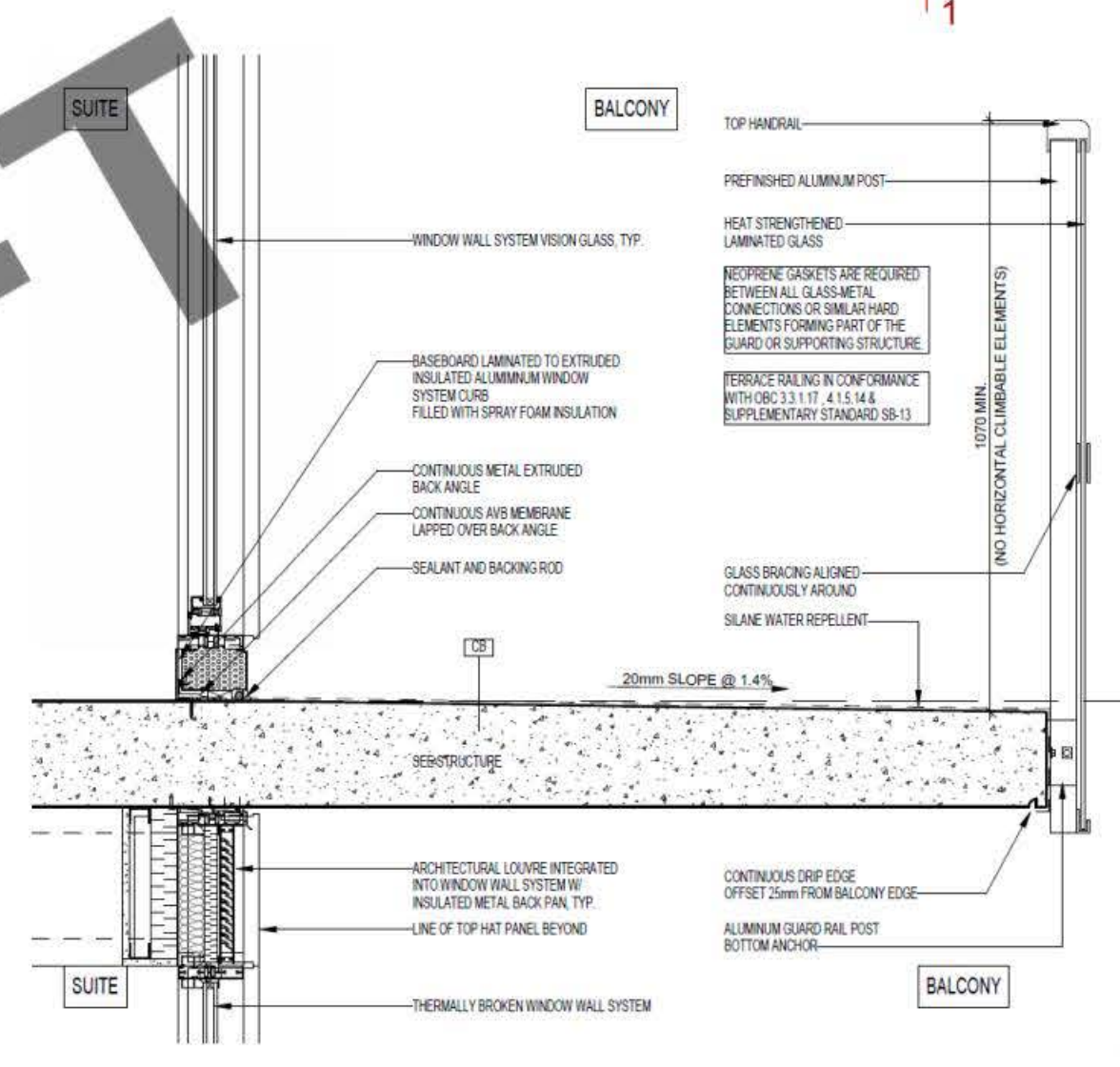
NAK  design strategies 

**DRAFT**

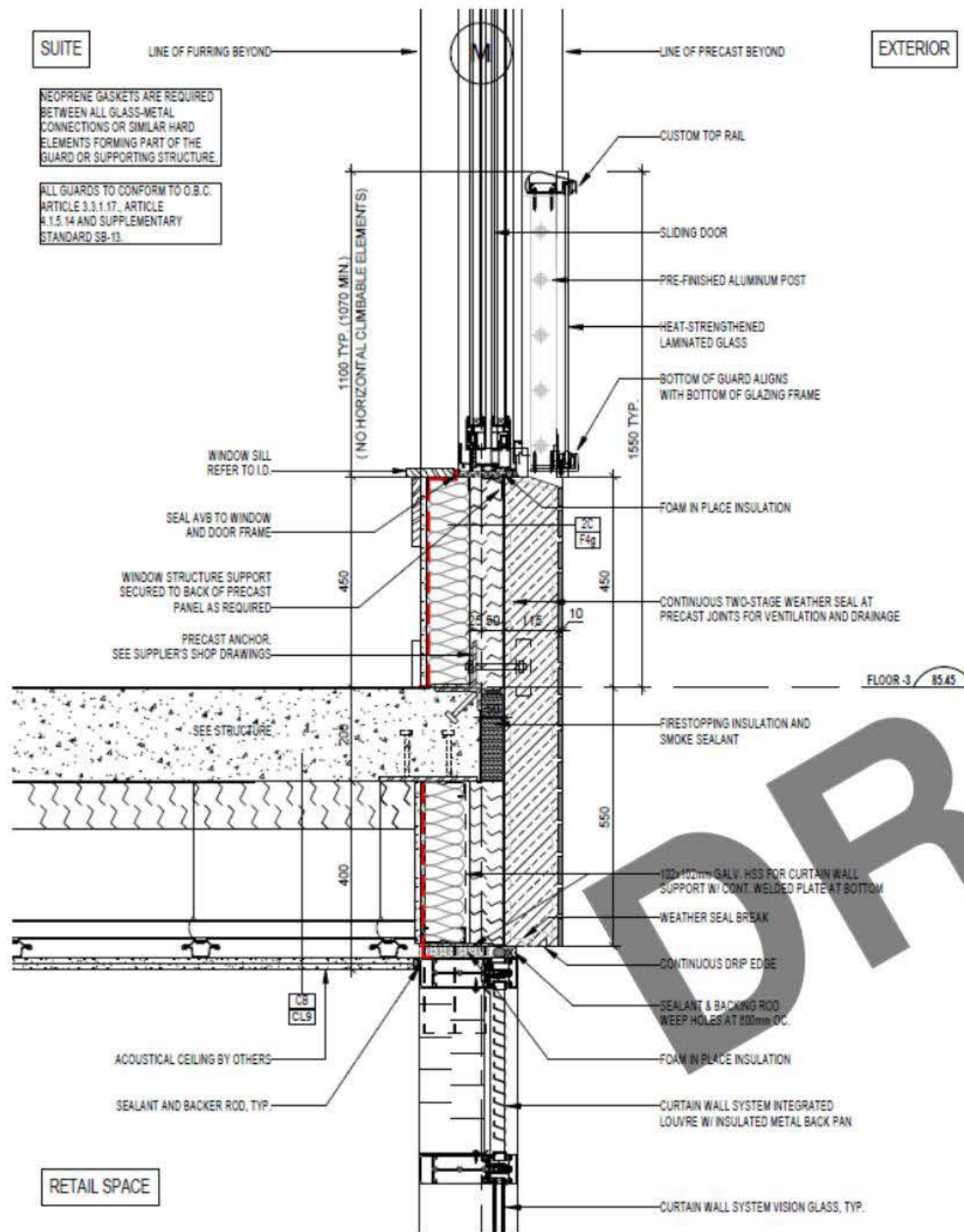
**Appendix**



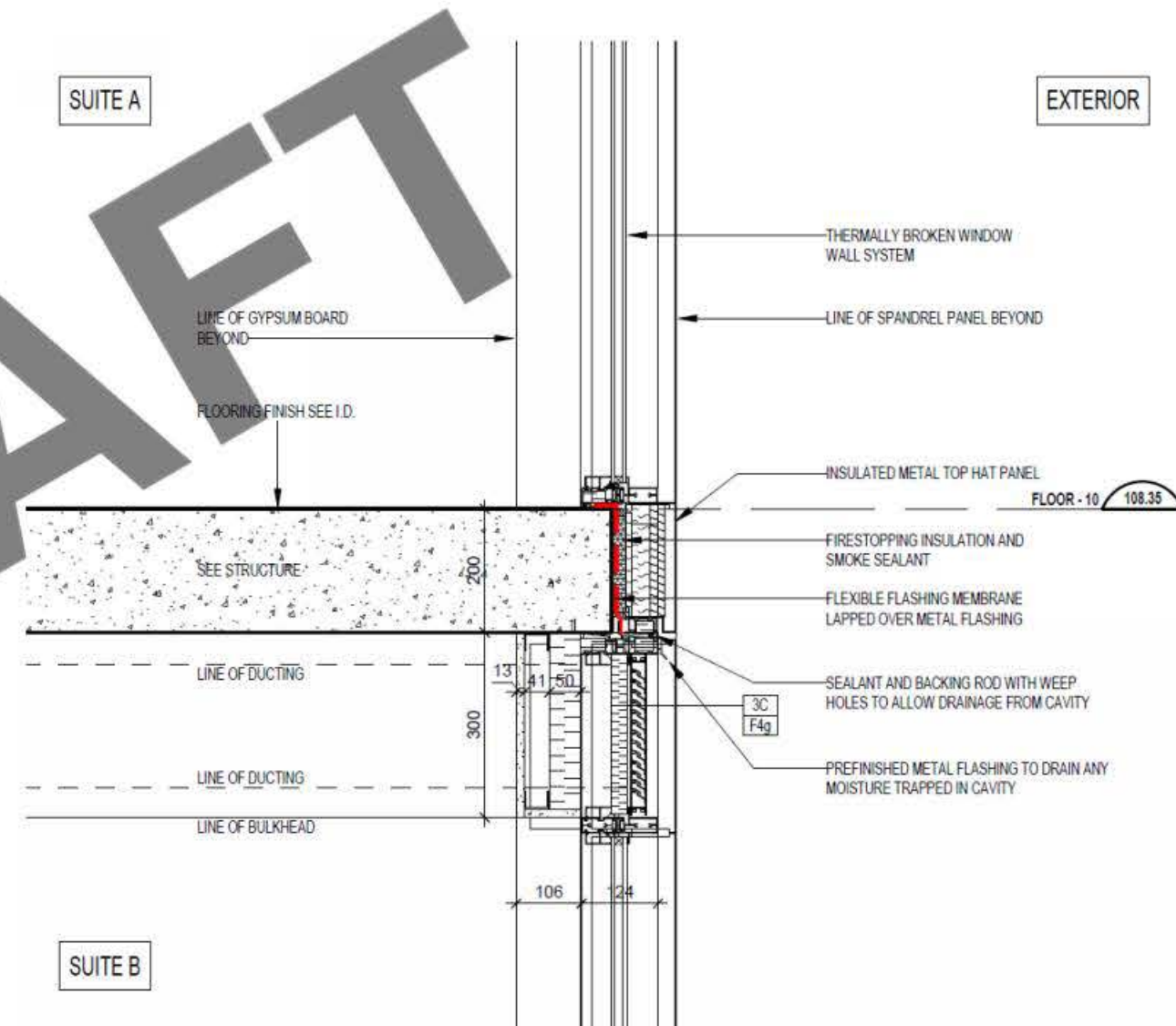
1 Balcony Condition at Precast/Masonry Cladding



2 Balcony Condition at Metal Cladding

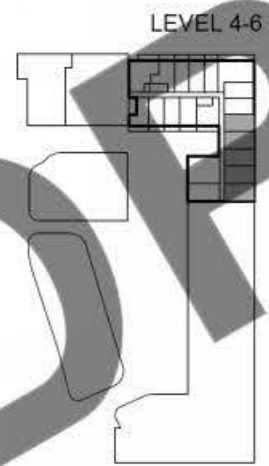
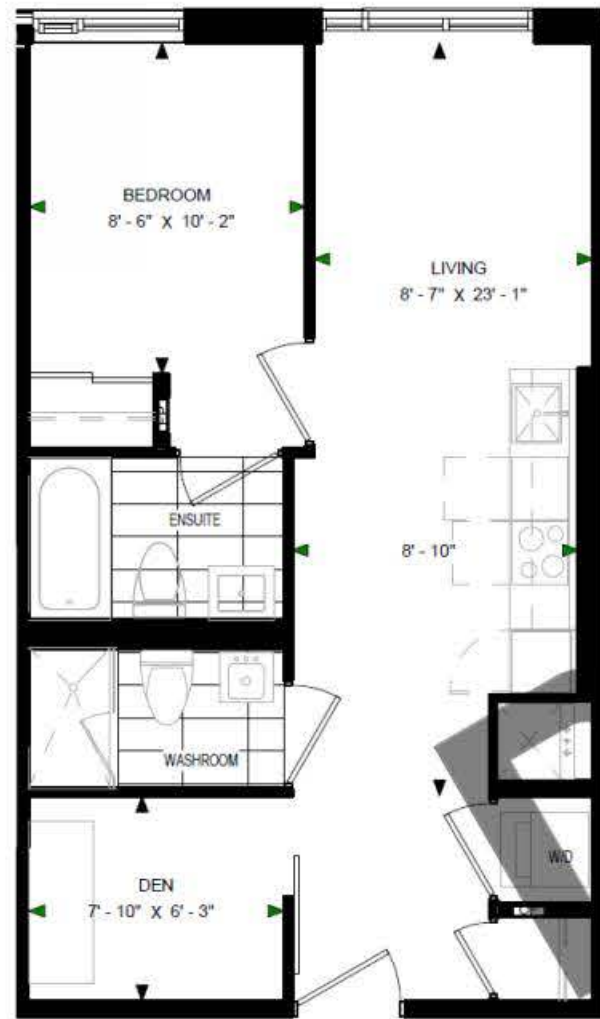


1 Slab Condition at Precast/Masonry Cladding

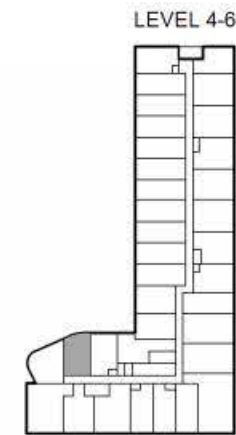
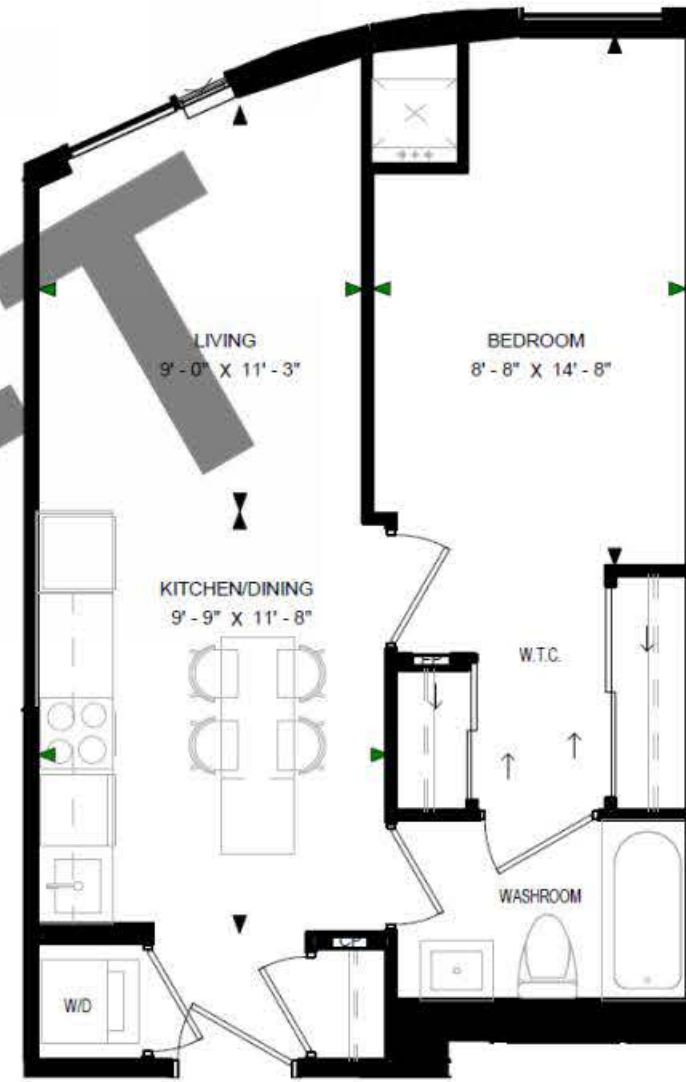


2 Slab Condition at Metal Cladding

# Condominium



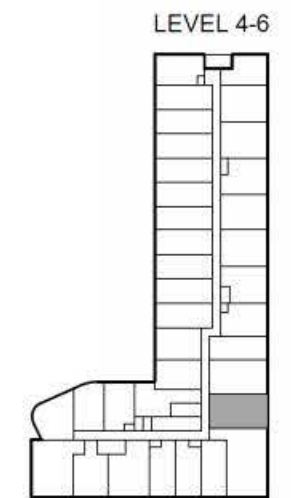
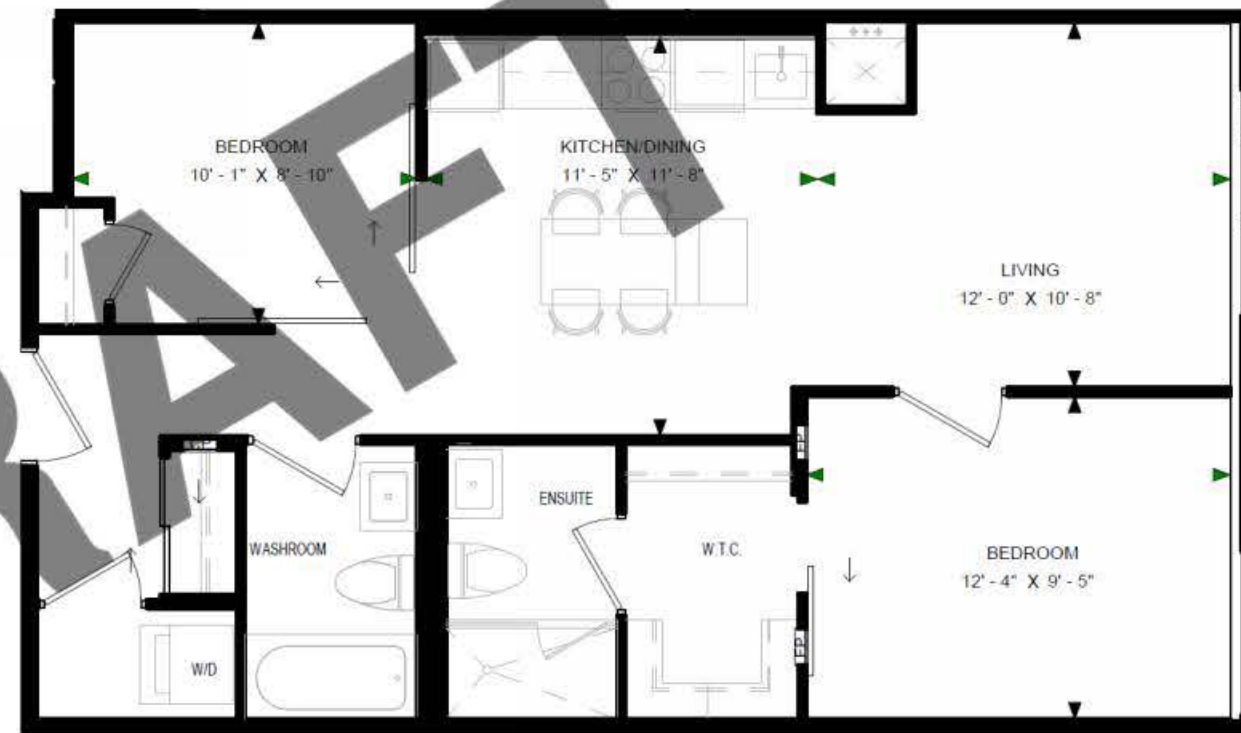
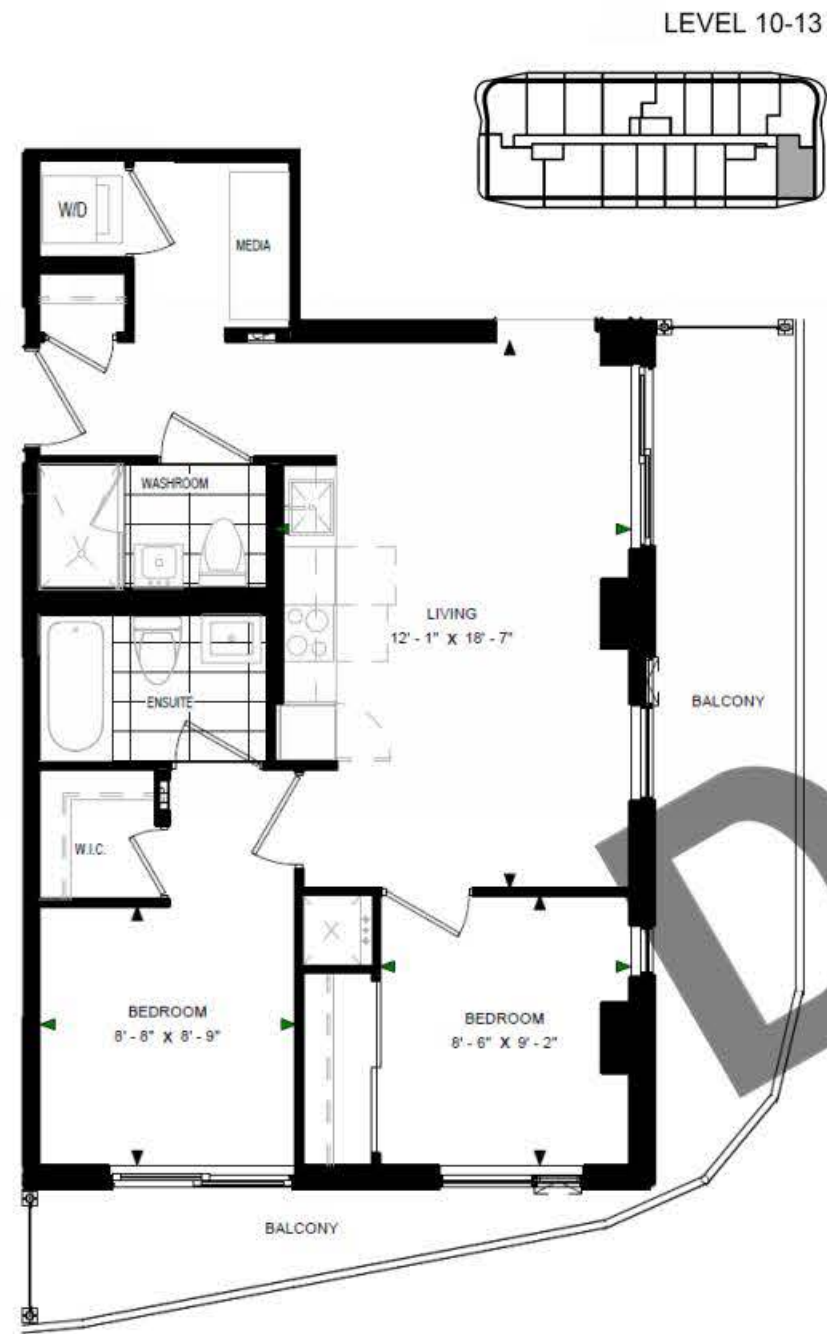
# Rental



Typical One -bedroom Suites

# Condominium

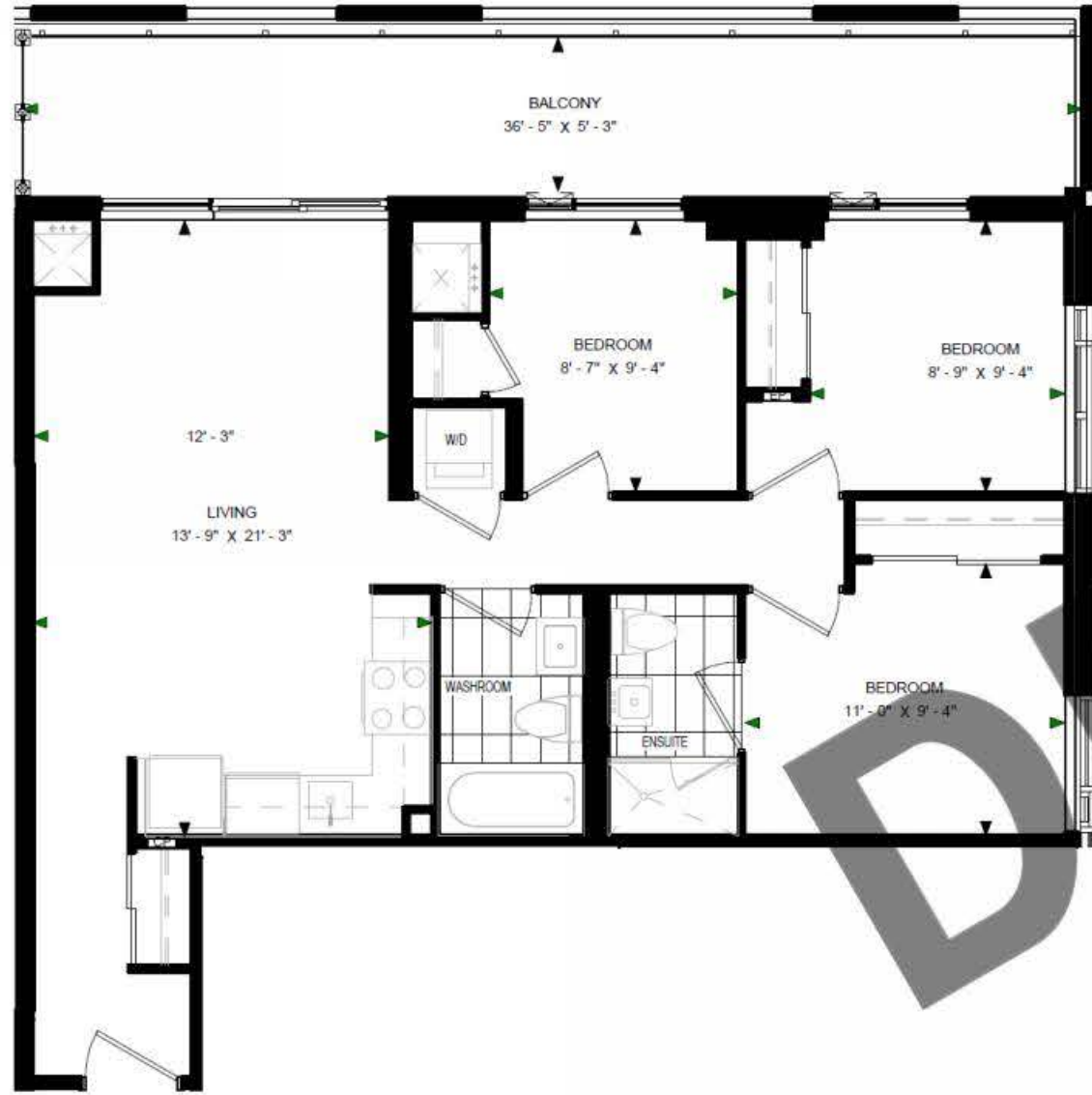
# Rental



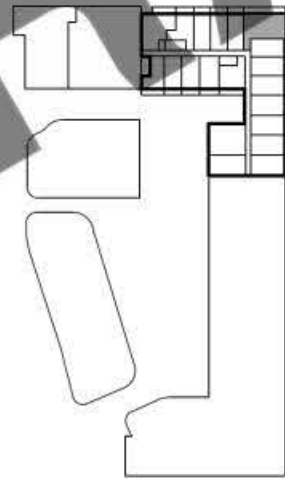
Typical Two-bedroom Suites



# Condominium



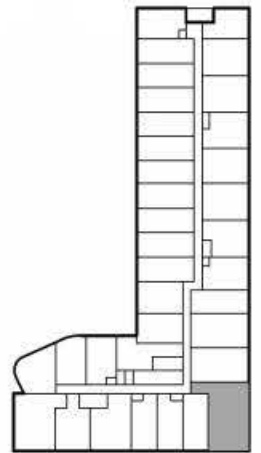
LEVEL 4-6



# Rental



LEVEL 4-6



Typical Three -bedroom Suites



Site Plan

# ENERGY PERFORMANCE – INITIAL GOALS VS. CURRENT ACHIEVEMENTS

Meeting or exceeding all energy goals and requirements:

Program / Standard	Requirement / Initial Goal	Current Site-wide Performance
LEED v4 NC, Gold	At least a 5% cost improvement	<b>&lt;24%</b> cost improvement over v4's NECB 2011 (and <40% cost over MNECB)
TGS Tier 1	15% better than NECB 2015 SB-10 2017	<b>31%</b> better than NECB 2015 SB-10 2017 (also a 38% GHGi reduction)
OBC's SB-10		
Energy Use Intensity	Max 170 kWh/m <sup>2</sup> /yr (residential portion)	<b>140</b> kWh/m <sup>2</sup> /yr (residential portion)
GHG Intensity	Max 20 kgCO <sub>2</sub> e/m <sup>2</sup> /yr for (residential portion)	<b>19</b> kgCO <sub>2</sub> e/m <sup>2</sup> /yr (residential portion)

Energy savings are primarily the result of:

**Envelope:** low window to wall ratio (~45%), and opaque wall assemblies that have overall effective R-values between R-9 and R-19

**High-performance glazing:** Double-glazed IGUs with Low-e coating, argon gas, and thermally broken frames

**Green roof** with enhanced thermal performance (**R-36**)

**In-suite heat recovery** ventilation units with **65%** sensible heat recovery effectiveness

**Variable speed** drives in primary pumps and fans

Highly efficient **magnetic-bearing centrifugal chillers**

**Condensing boilers** for space & DHW heating with seasonal efficiencies in excess of 92%

**Low-flow hot water fixtures** that result in **35%** potable water use reduction from code

**High-efficacy LED fixtures** throughout the entire development

# SOLARWALL

The feasibility of installing SolarWall systems on both mechanical penthouses to preheat the corridor ventilation using solar energy is being explored.

While the energy and cost-saving potential of the SolarWall system is dependent on the size of collector and the volume of air supplied to the corridors, the feasibility study suggests a **~3% site-wide energy reduction**.

