



55 Lake Shore Boulevard East Block 4

Schematic Design

May 27th, 2020

Site Context

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design



Design Review Area
1-7 Yonge St.

Project Background

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

History

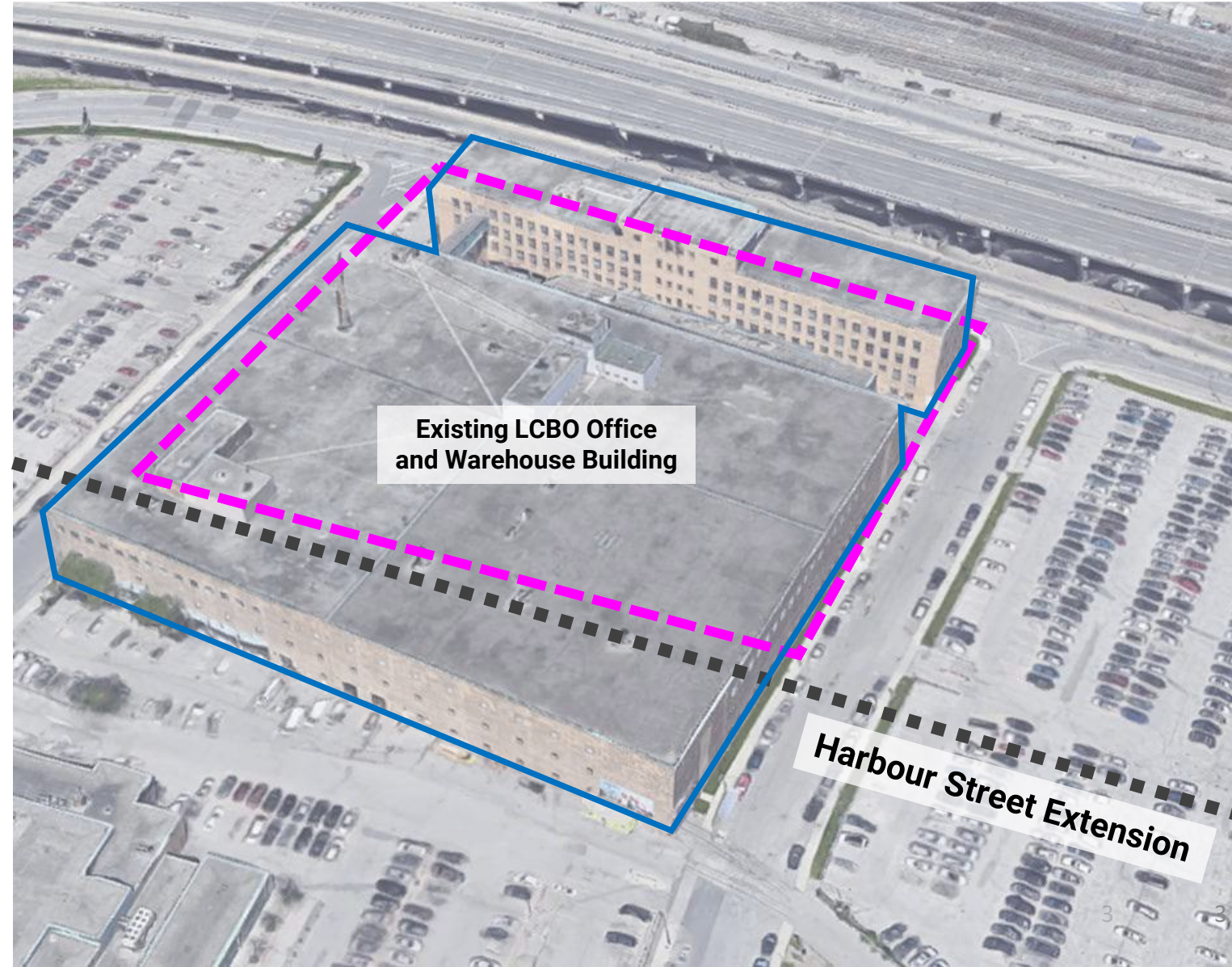
- Part of the LCBO lands.
- Existing LCBO Heritage building.
- Proposed massing is in accordance with the approved settlement in 2018 and is in full compliance with the site-specific zoning bylaw.

Waterfront Design Review Panel

- November 2016 for the overall master plan and Schematic Design of Block 1.
- Block 2 was not reviewed.

Project Timeline

- Sept. 2019 - OPA/Zoning LPAT Order Issued
- Sept. 2019 - SPA Submission
- Q1 2022 - Target Construction Start
- 2027 – Target construction end (approx. 5yrs)



Project Background

Block 4

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

Towers

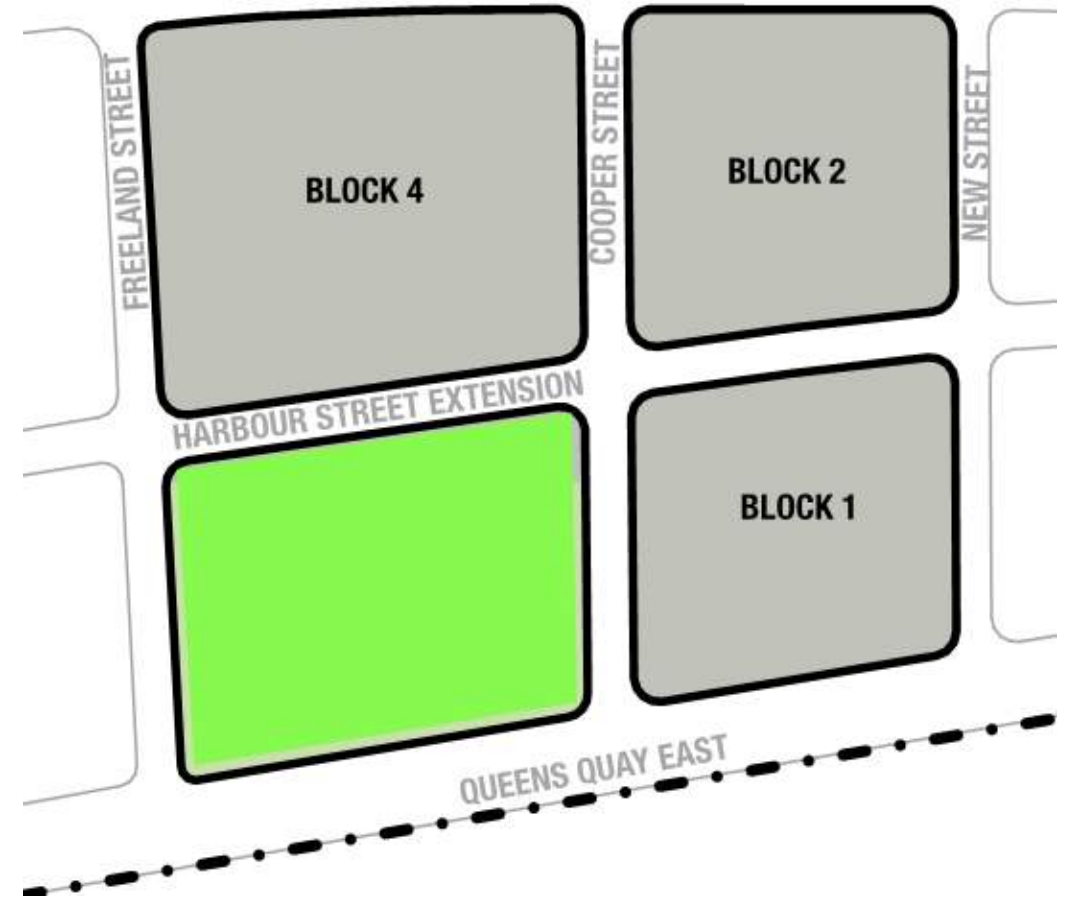
- 3 residential towers with heights of 79, 87 and 90 storeys.
- 2705 market units and 196 affordable units
- Set on top of 2 mixed-use podiums with various preserved and re-intergraded elements from the existing LCBO office and warehouse building.

Podiums

- North podium contains the residential lobbies and amenity spaces for the market condo units and the affordable housing units.
- South podium contains daycare and public school pending approval from TDSB and the Ministry.
- The area between the north and south podium building will be developed as a shared street and provide a mid-block pedestrian connection.

Indoor Connections

- Block 2 is connected by an underground tunnel to Block 4.
- Connection to PATH to be secured via separate process.



Site Context

Existing Condition

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design



Looking southeast from Lake Shore



Looking northeast from Freeland St.



Looking northwest from Cooperage St.

Transportation + Street Network

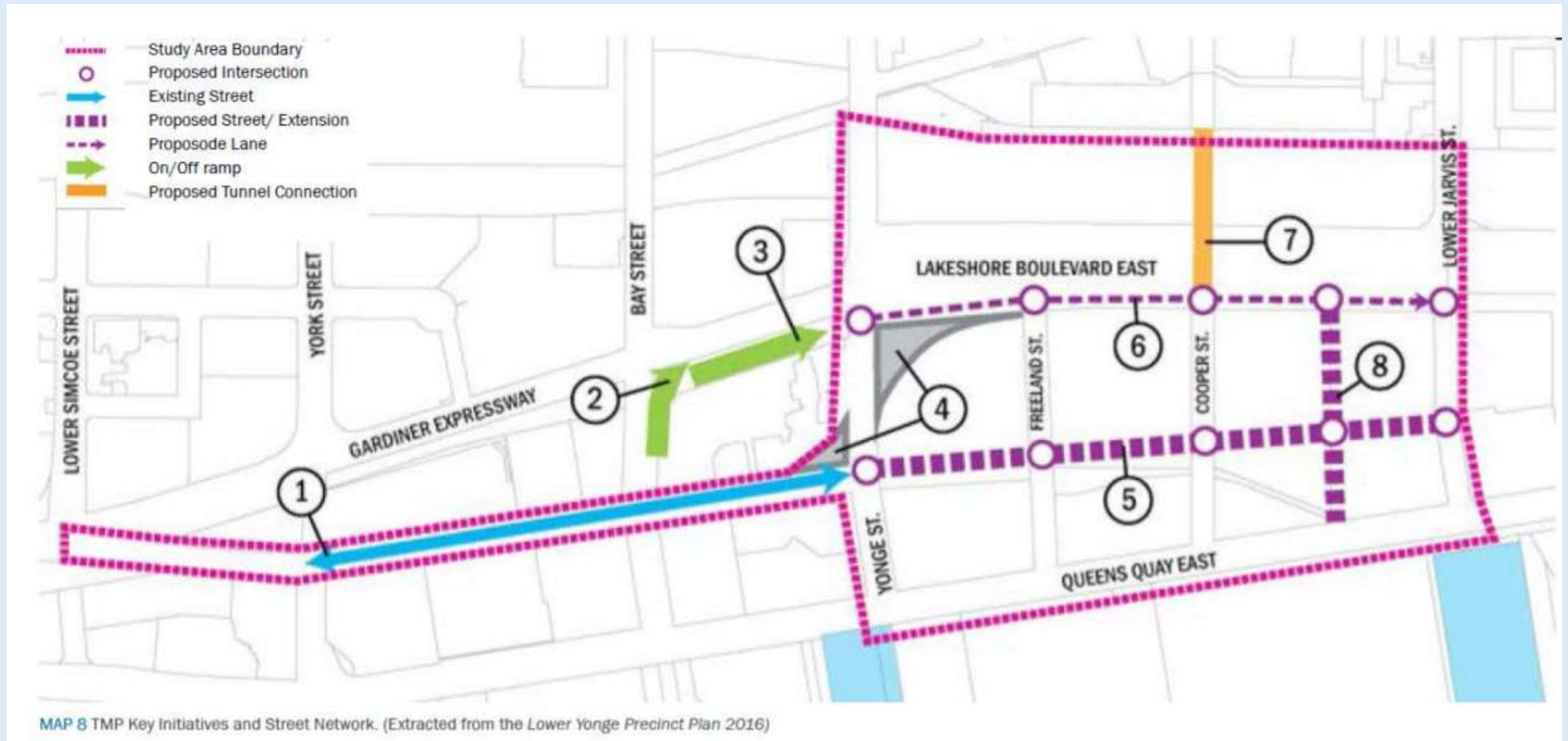
Lower Yonge Precinct Plan 2016

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design



Street Types

Lower Yonge Precinct Plan 2016

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

1. Primary "Main Street"
Queens Quay East
2. Local "Main Street":
Harbour Street
3. Promenade Streets: Yonge,
Cooper, Lower Jarvis Street
4. Neighborhood Streets:
Freeland, New Street



Public Realm, Mid Block Connections

Lower Yonge Precinct Plan 2016

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design



MAP 5 Public Realm/ Mid Block Connections. (Extracted from the Lower Yonge Precinct Plan 2016)

Public Art Plan

Lower Yonge Precinct Plan 2016

55 Lake Shore Boulevard E. Block 4
Proponent: Menkes
Design Team: architectsAlliance, NAK Design, GBCA
Review Stage: Schematic Design



MAP 7 Public Art Plan. (Extracted from the Lower Yonge Precinct Plan 2016)

Lake Shore Public Realm

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

- Planting zone between sidewalk and road, with curb cuts, and subdrains for passive irrigation, resilient planting.
- Street Trees with soil cells.
- Permeable unit pavers, and granite curbs.
- Enhanced exposed aggregate concrete at intersection corners.



Project Approval Stage

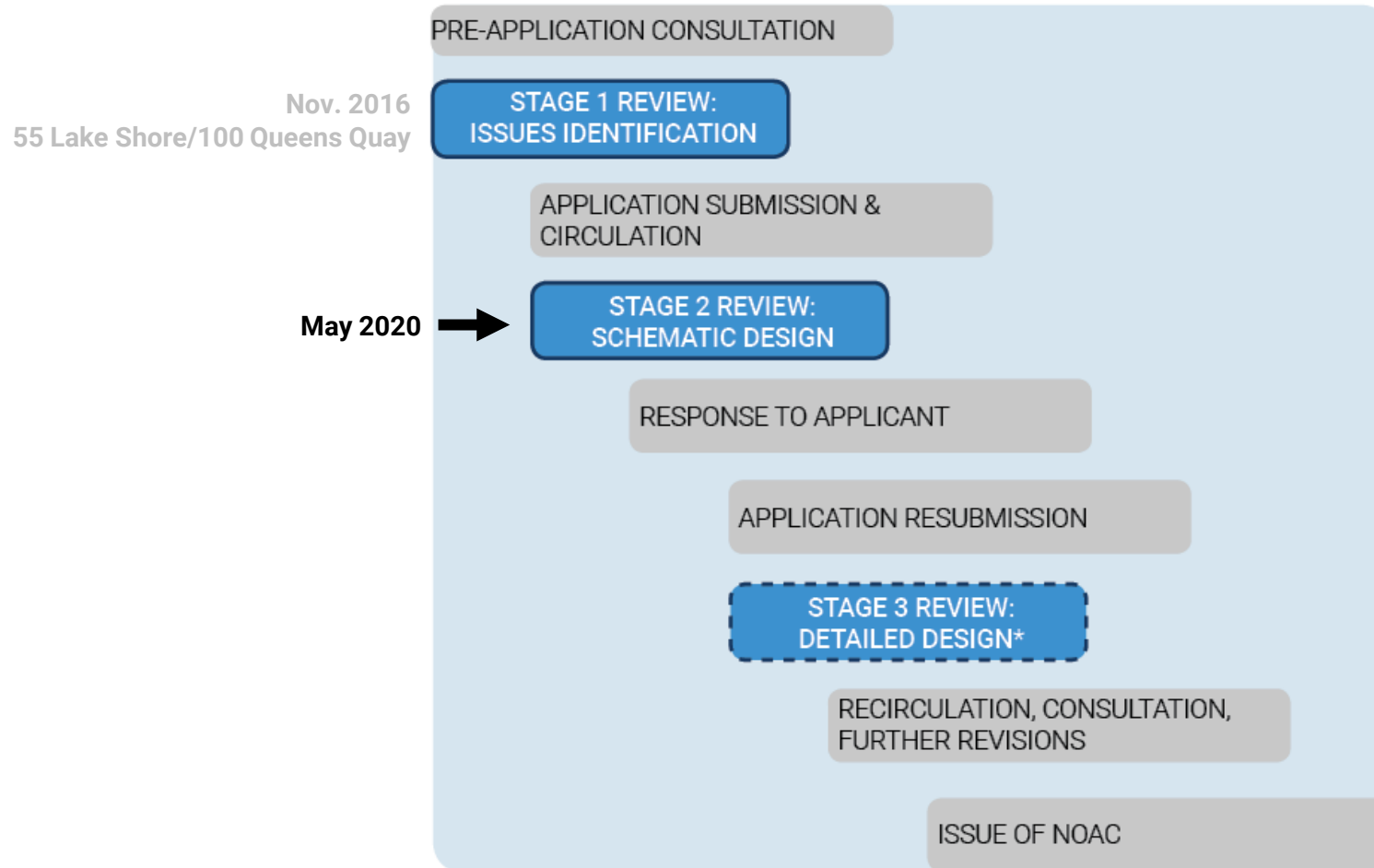
DRP Stream 1: Private land – Site Plan Application

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic 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.

Recap from Nov. 2016

Consensus Comments on 55 LSBE Master Plan

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

WTDRP Comment	Block 4 Status
There should be more mid-block porosity at-grade to provide connections throughout the site, and these should be coordinated throughout the precinct to the extent possible.	✓
The retail building on the park block is not supported, and any retail pavilion proposed there should be designed as part of the park.	✓
The design of the park should happen concurrently with the design of the buildings and be led by Waterfront Toronto or the City.	✓
The heritage mews needs to be made into a prime public space.	(Under Review)
The public realm plan in the Lower Yonge Precinct Plan needs to be shown on the drawings, and the relationship between the buildings and the street more strongly conceived.	✓
Second-level bridge connections are not supported, except over Lake Shore Boulevard, because of their visual impact and potential reduction in pedestrian activity at street level.	Freeland Street bridge ✓ Harbour Street bridge (Under Review)

Areas for Panel Consideration

Consolidated – City and WT (for discussion)

55 Lake Shore Boulevard E. Block 4

Proponent: Menkes

Design Team: architectsAlliance, NAK Design, GBCA

Review Stage: Schematic Design

Landscape and Public Realm

- Does this development provide a generous and seamlessly connected public realm network that supports the Heritage resources on-site and the implementation of the Lower Yonge Public Realm Plan?
- Does the landscape design contribute to design excellence, placemaking and the shaping of the block's identity?

Ground Plane and Pedestrian Interface

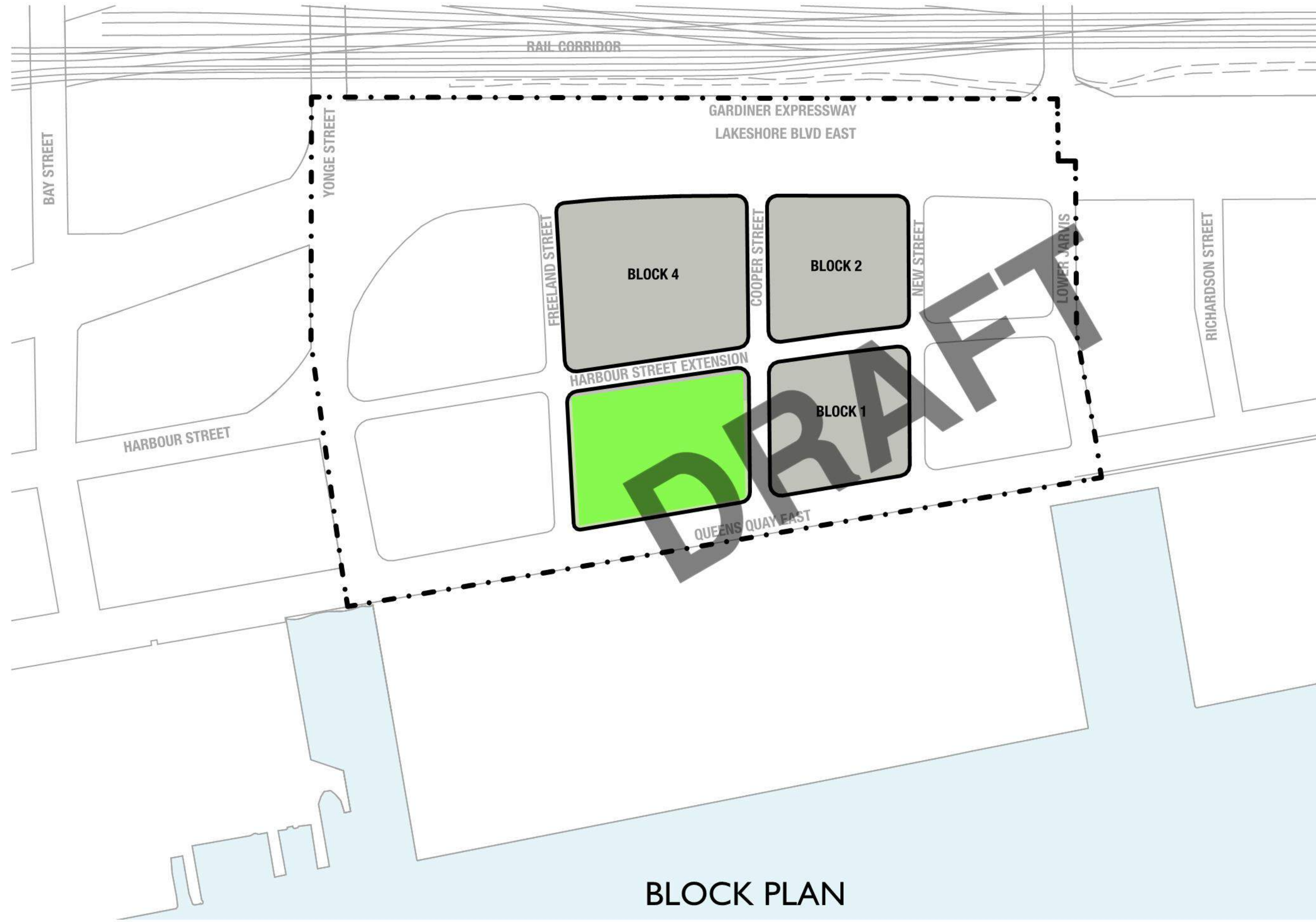
- Does this development provide an animated, accessible, welcoming and safe ground plane; that support the multiple functions of the uses at grade and the foreseeable pedestrian flow in these spaces?
- Does the podium design and materiality respond appropriately to the surrounding public realm network and meet the landscape in a suitable manner?

Sustainability

- Is this proposal providing an integrated approach to achieve an adequate level of sustainability and are there other environmental strategies that can be considered?
- Are there opportunities for the sustainability targets to exceed minimum standards and requirements?

BLOCK 4 _ LCBO LANDS SPA REVIEW
WaterfrontToronto + City of Toronto Joint Design Review Panel
PRESENTATION _ May 27, 2020

DRAFT

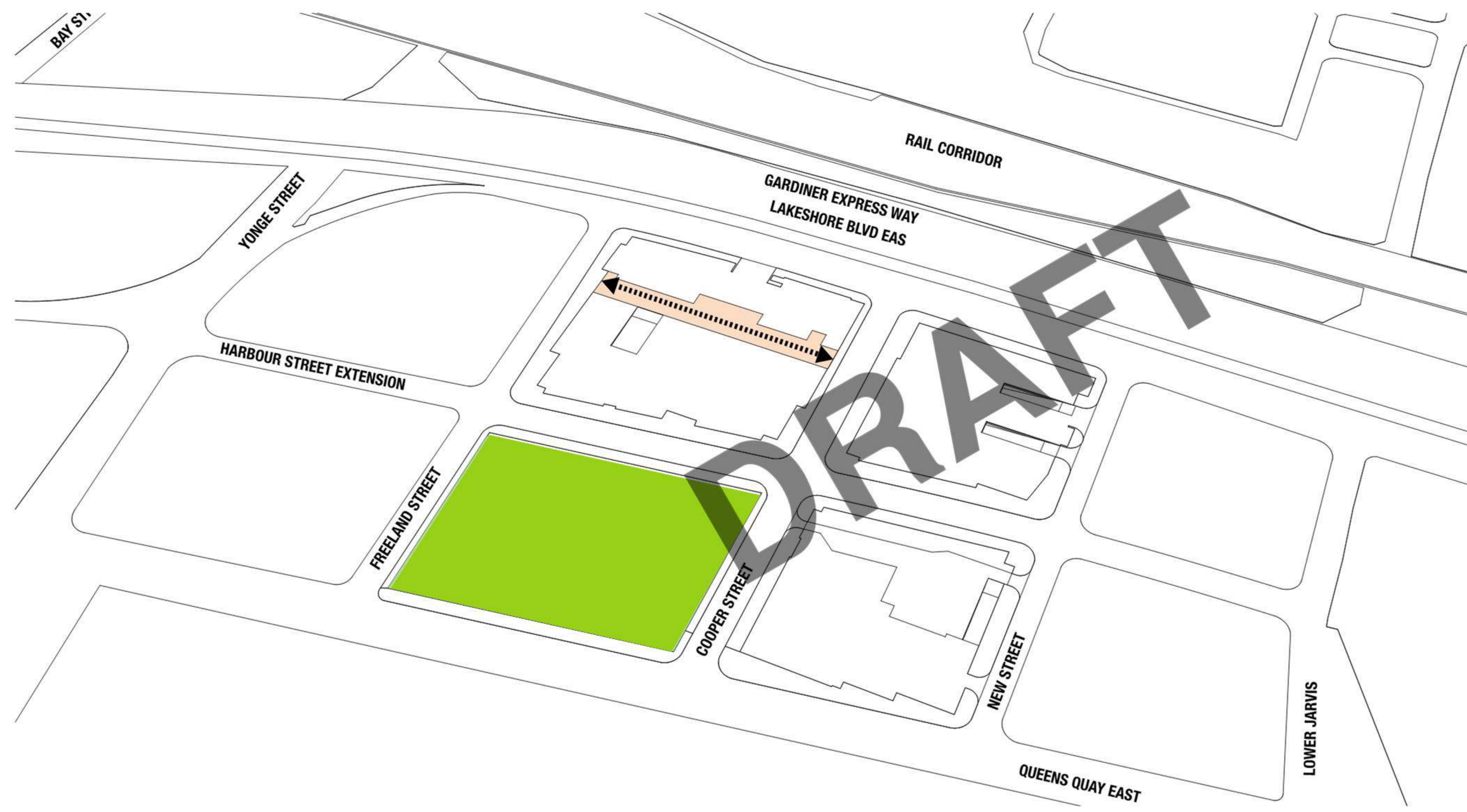


- PARK AREA
- SITE AREA
- LOWER YONGE PRECINCT

STREET HIERARCHY

1. *Primary Main Street* _ Queens Quay
-30m ROW
2. *Local Main Street* _ Harbour
-27m ROW
-bike lanes
3. *Promenade Street* _ Cooper
-20m ROW
-10m promenade on east side with double allee of trees
4. *Neighbourhood Streets* _ Freehand and New
-20m ROW
5. *Heritage Mews* _ e/w lane between Freehand and Cooper

BLOCK PLAN



-  LOWER YONGE PARK
-  PEDESTRIAN MEWS

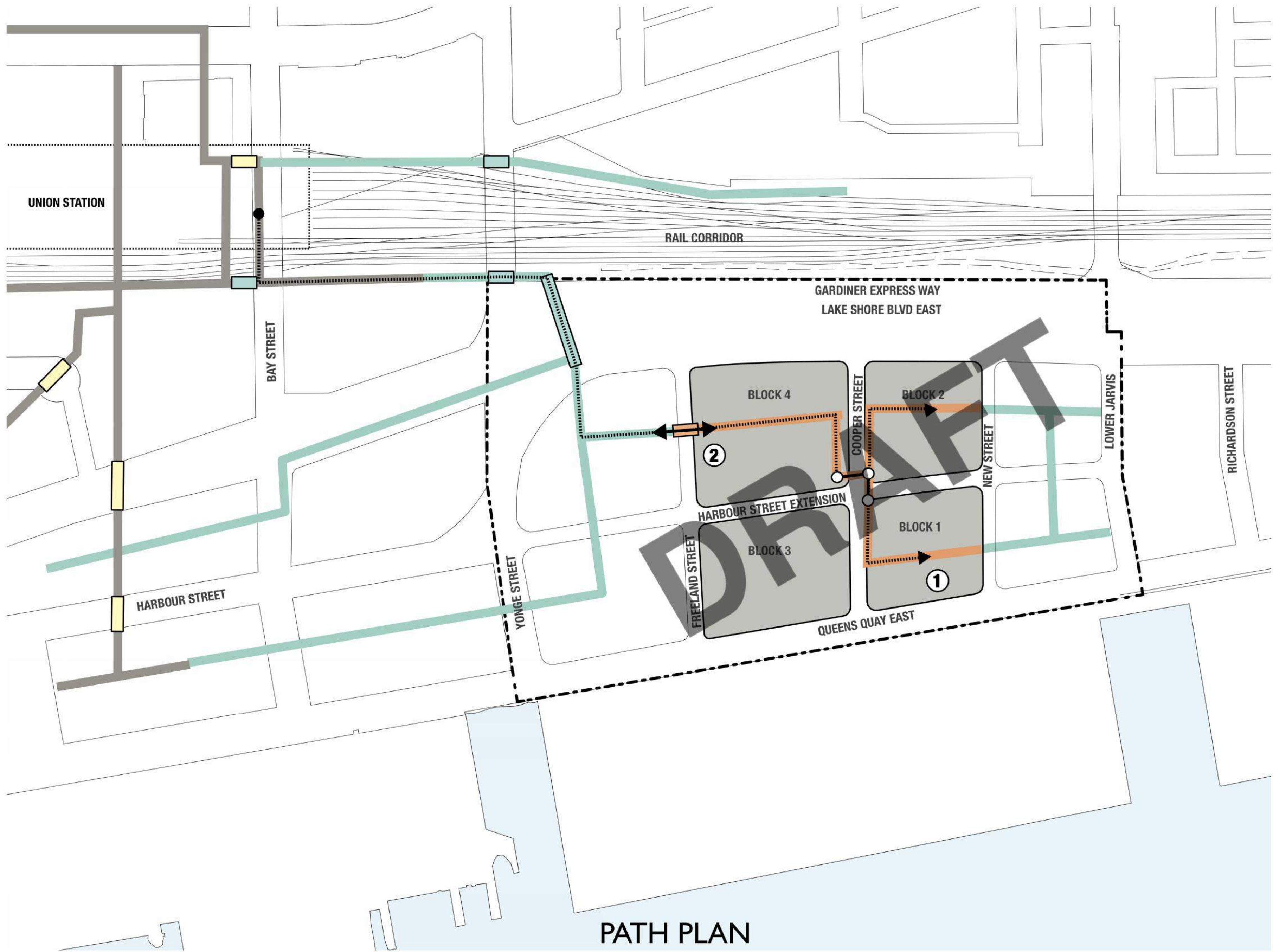
MID-BLOCK CONNECTION




LAND USE

1. Provide a balance of residential and non-residential uses including employment
2. 25%-40% non-residential
3. Harbour Street designated as principal retail street
4. Mix of residential unit sizes, tenure and affordability (5%-10%)

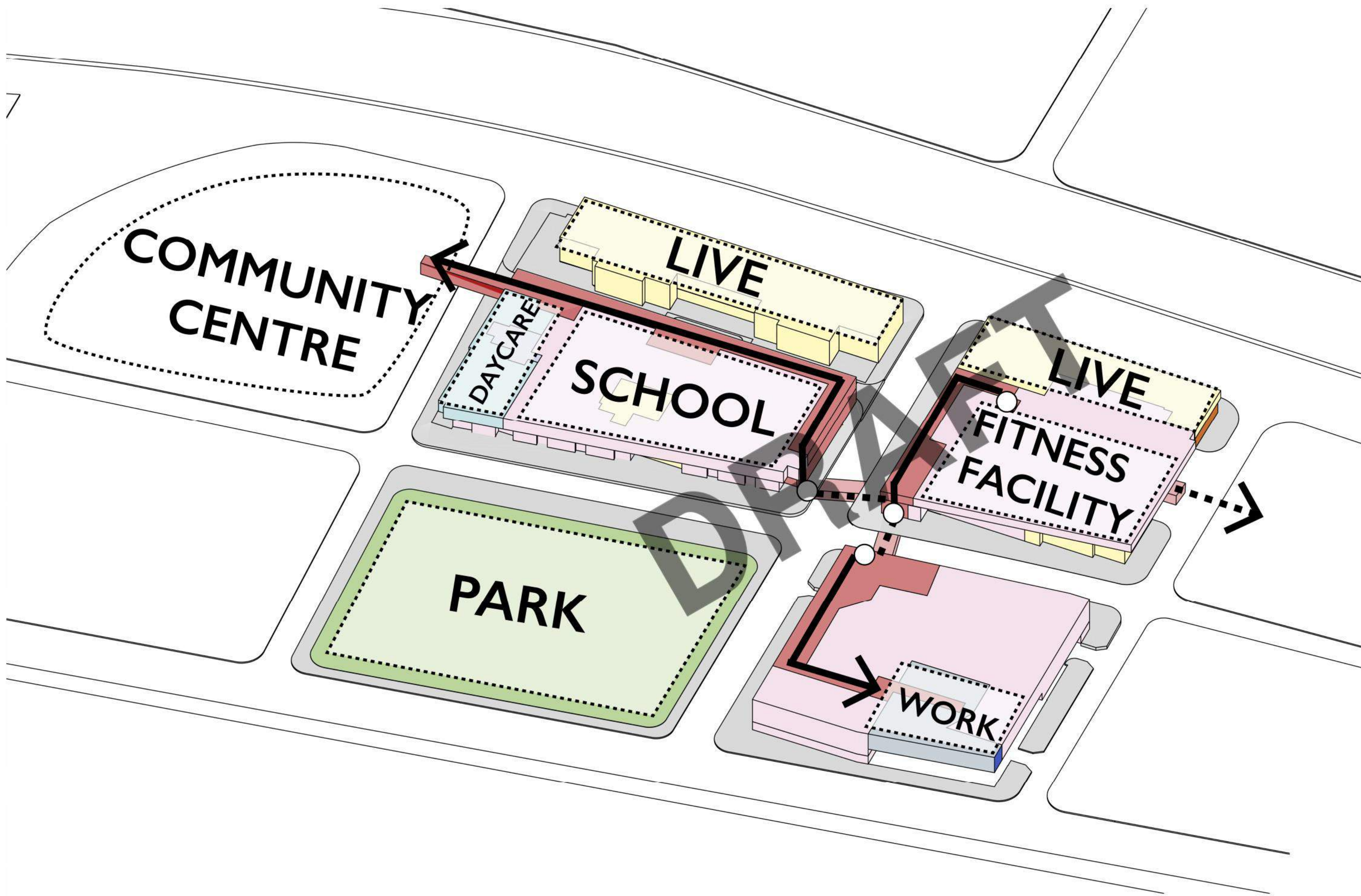
THE PATH

1. Provide the Lower Yonge precinct with a connection to the PATH network
2. Limit connections to at-grade or below-grade with exception of Lakeshore



-  PATH PROPOSED
-  PROPOSED PATH BRIDGE
-  PATH POTENTIAL
-  POTENTIAL PATH BRIDGE
-  PATH EXISTING
-  EXISTING PATH BRIDGE
-  UNDERGROUND PATH
-  LOWER YONGE PRECINCT
-  SITE AREA

PATH PLAN



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE
- OFFICE
- AMENITY
- LOADING
- PATH
- BELOW GRADE PATH

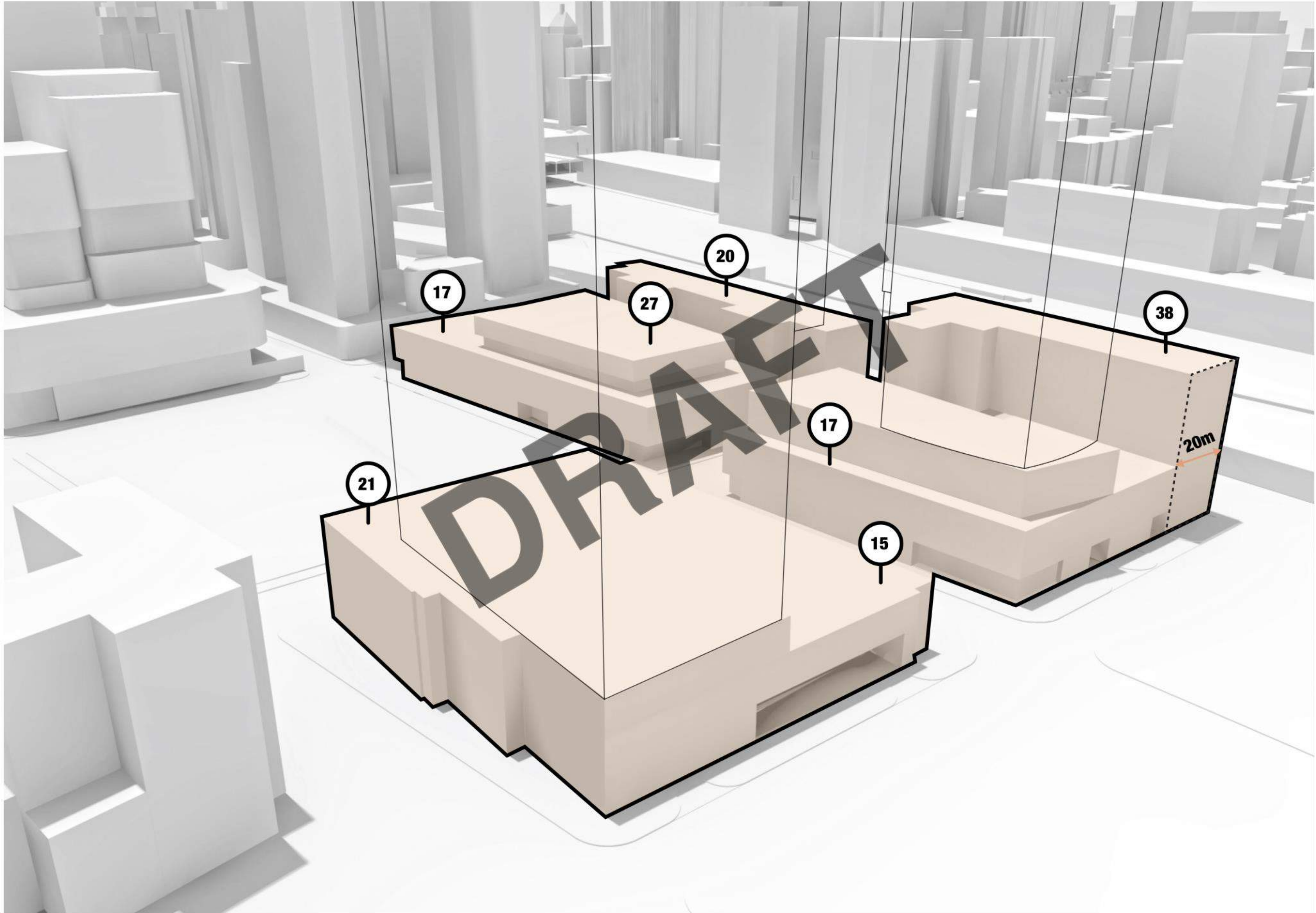
CONNECT TO PATH NETWORK

DRAFT

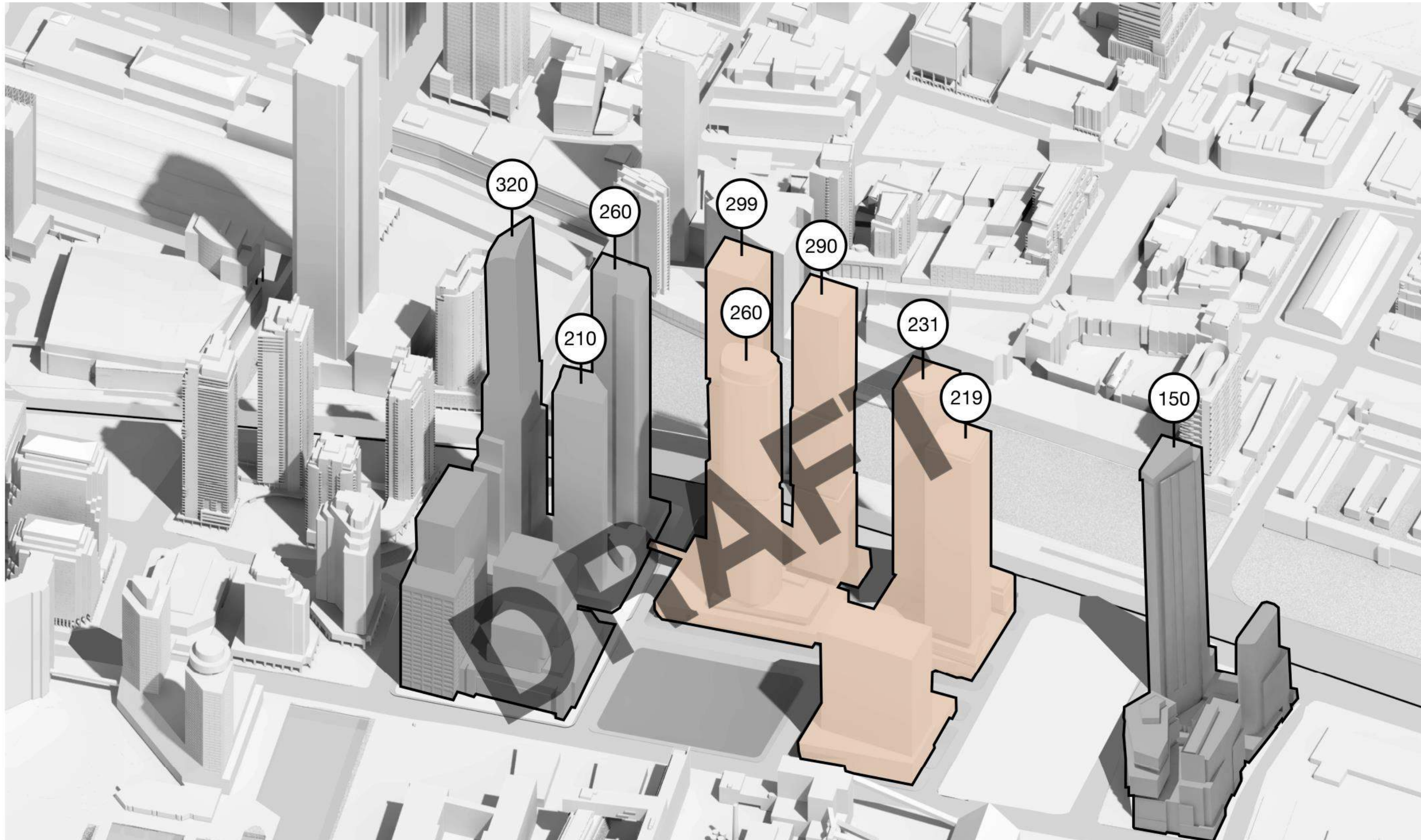
BUILT-FORM

BASE BUILDINGS

1. 27m average height along Harbour and Queens Quay
2. 38m maximum height along Lakeshore with exception between Freeland and Cooper
3. Provide articulation to break-up massing
4. Minimum of 85% of base buildings constructed within 1.0 m of property or required setback lines
5. Use base buildings to mitigate wind impact
6. Continuous 3.0 m pedestrian weather protection
7. Drop-offs positioned within blocks



BASE BUILDING HEIGHTS

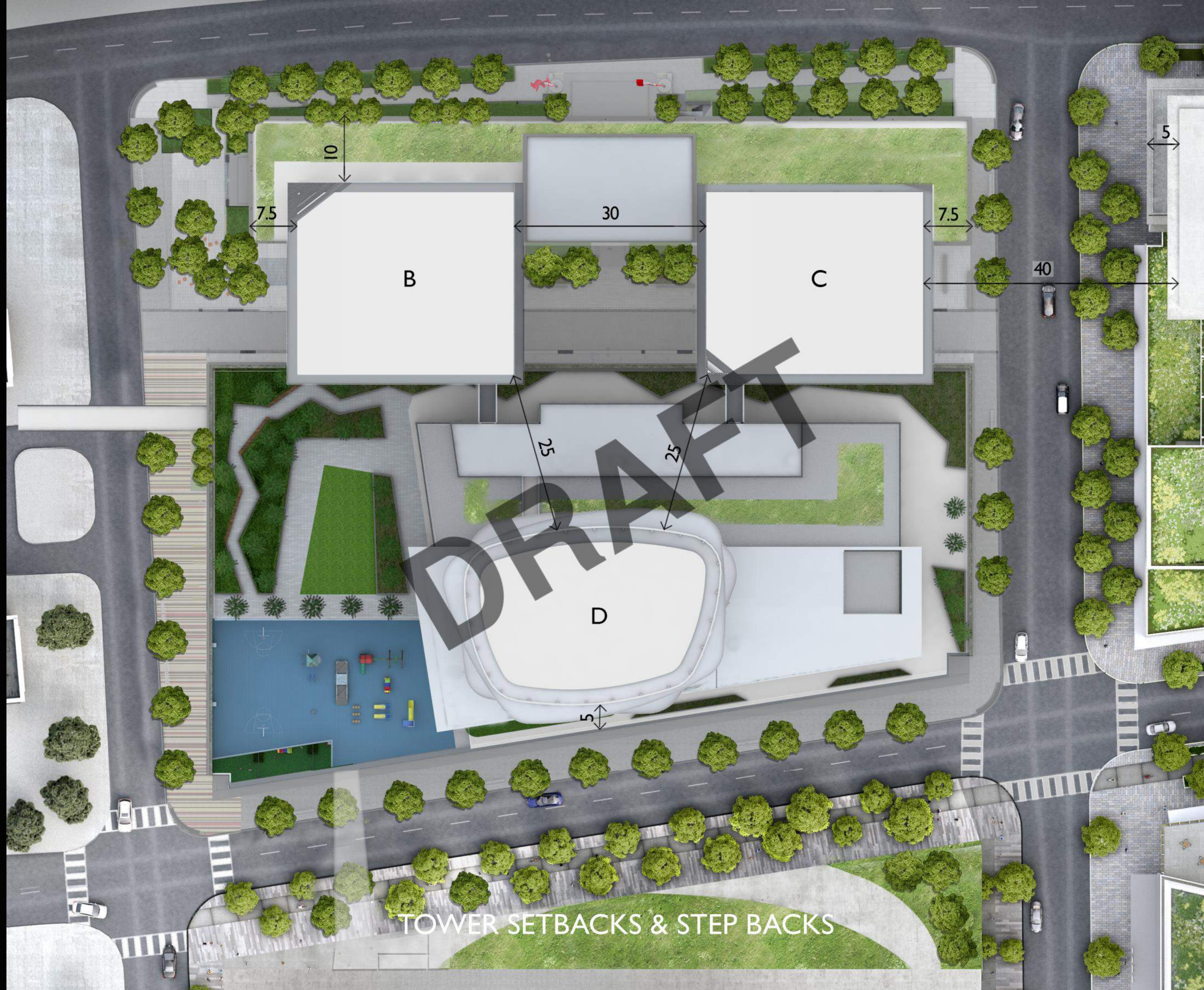


TOWER HEIGHTS + TRANSITION

1. Provide height transition down to East Bayfront and Keating Channel precincts to the east
2. Provide height transition down from Lakeshore to the the Lake

TOWER STEP-BACKS

1. 5m on Harbour and Lakeshore (10m between Freehand and Cooper)
2. 8m on Freeland, Cooper and New
3. 10m to heritage structures



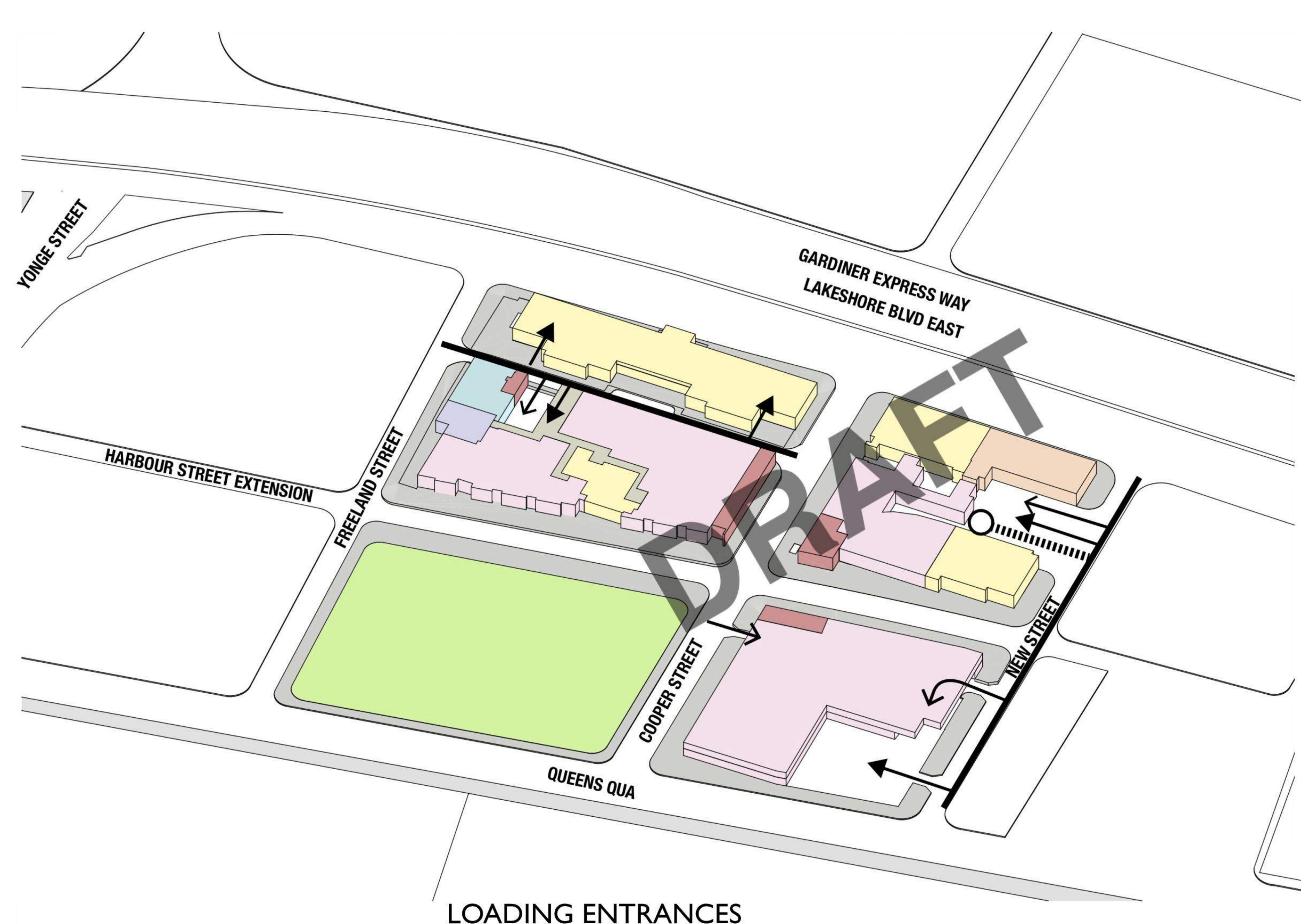
TOWER SETBACKS & STEP BACKS





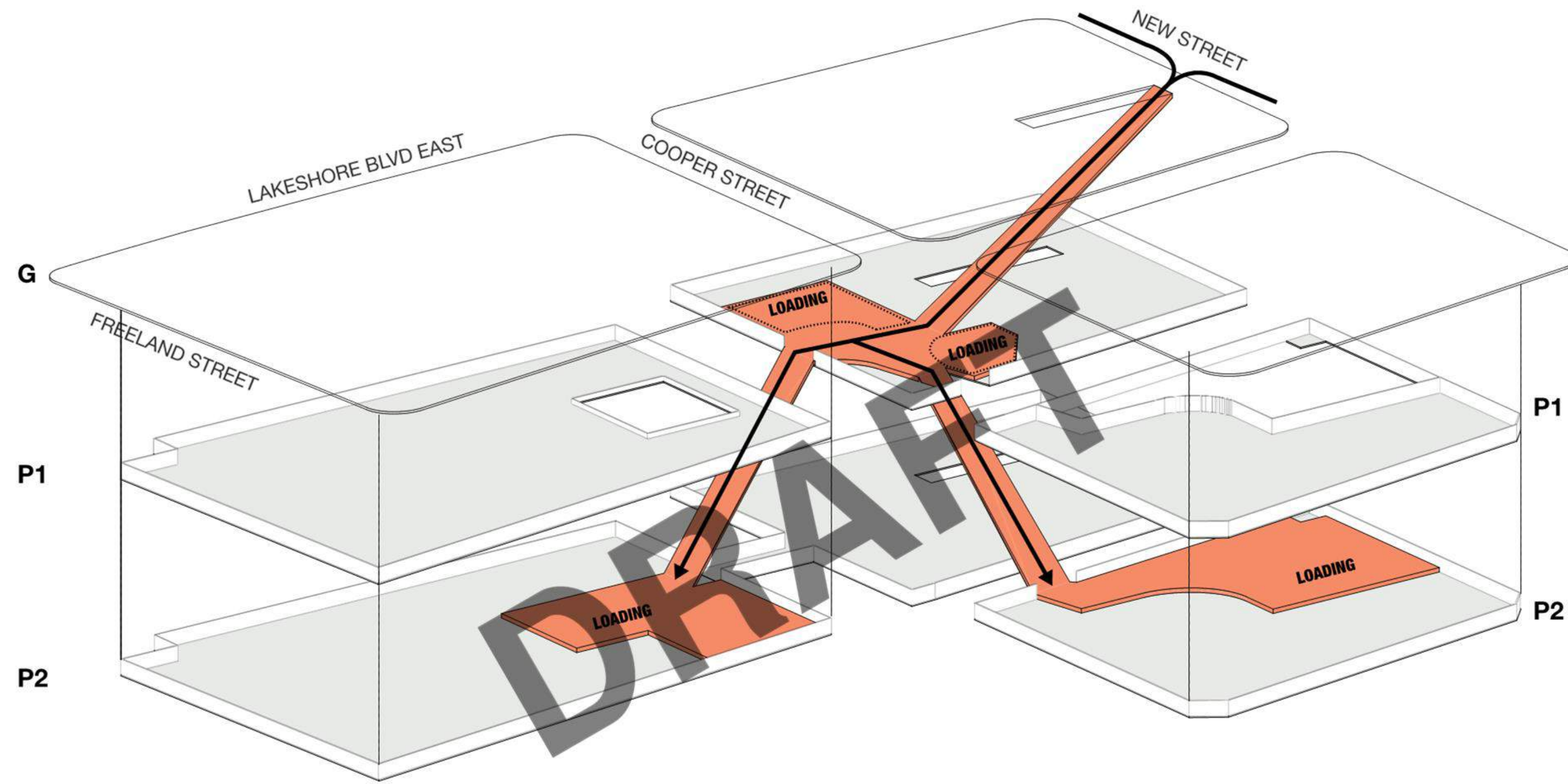
PARKING AND LOADING

1. Loading access limited to Freeland and New
2. Limit width to 6m and minimize number



- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- DAYCARE
- OFFICE
- AMENITY
- LOADING
- PATH
- BELOW GRADE LOADING
- GROUND LOADING ENTRANCES
- PARKING ENTRANCES

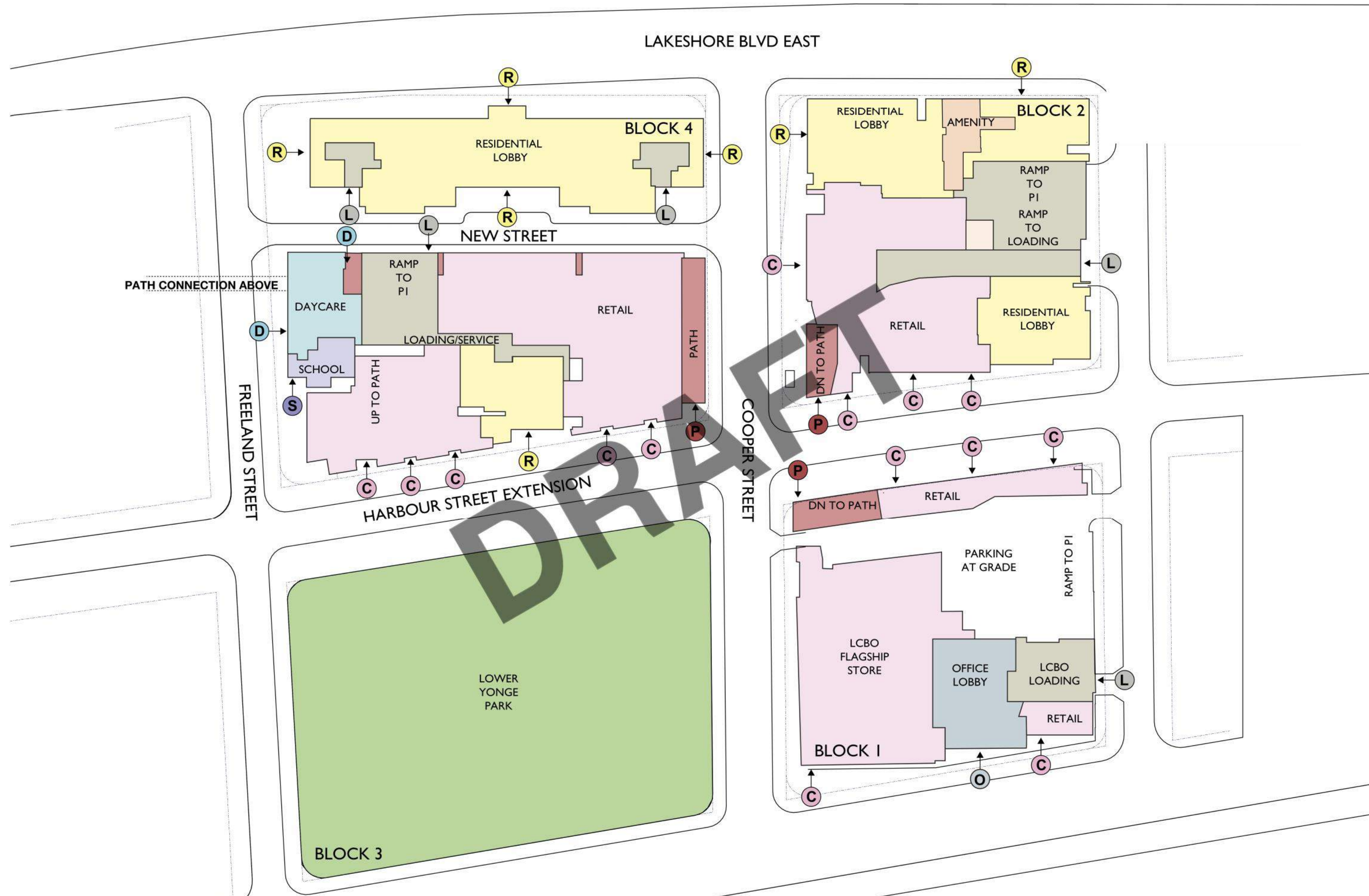
LOADING ENTRANCES



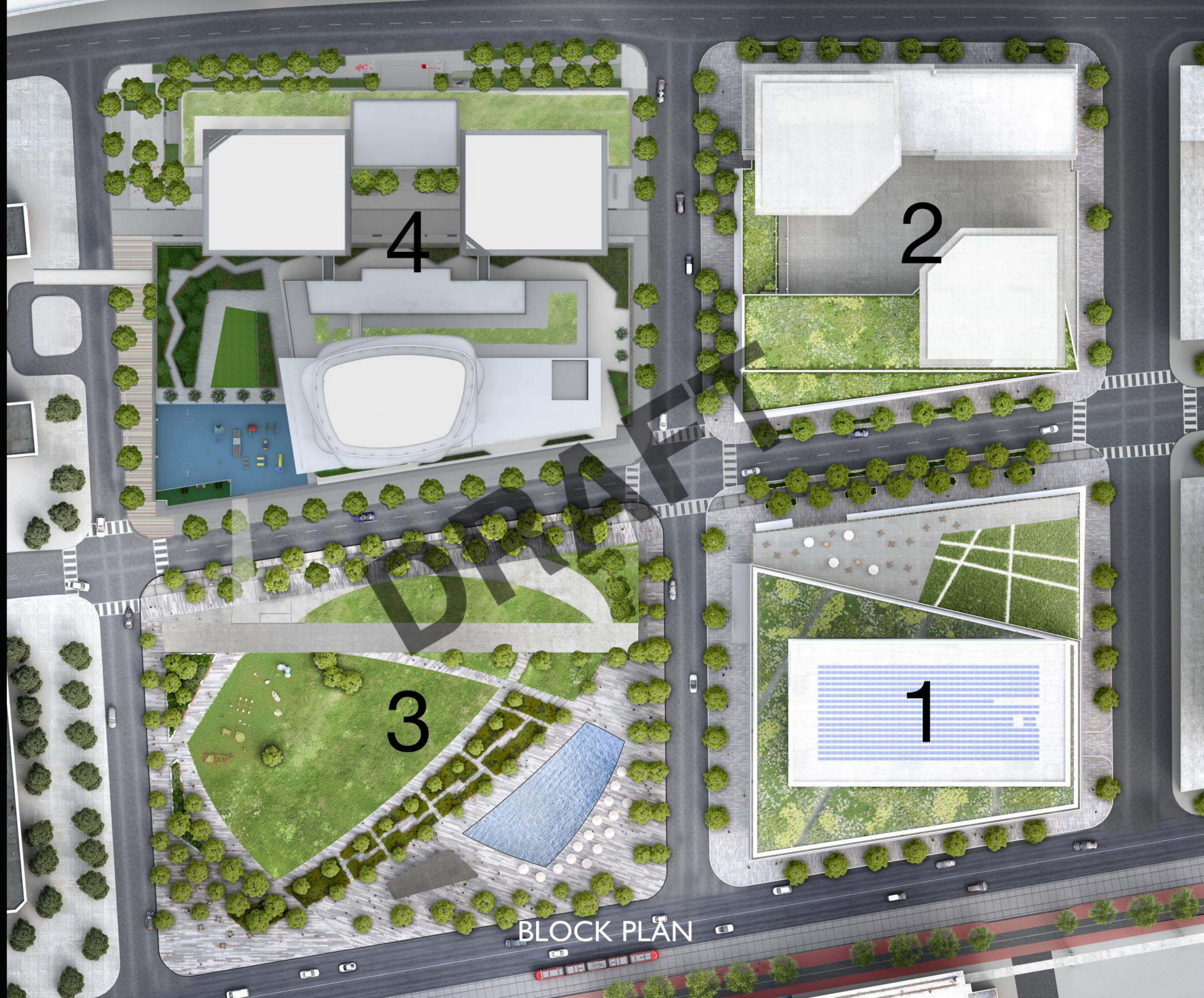
UNDERGROUND LOADING

GROUND FLOOR ANIMATION

1. Provide active uses at grade such as retail, commercial, recreational, arts and building lobbies
2. Retail uses should be concentrated along Harbour, Cooper and Queens Quay
3. Minimum of 60% of building faces should contain retail uses
4. Minimum of 80% of exterior walls to be glazed
5. Minimum ground floor height of 5m
6. Maximum 10m width for building lobbies
7. Provide facade articulation



PRECINCT GROUND FLOOR



4

2

3

1

BLOCK PLAN



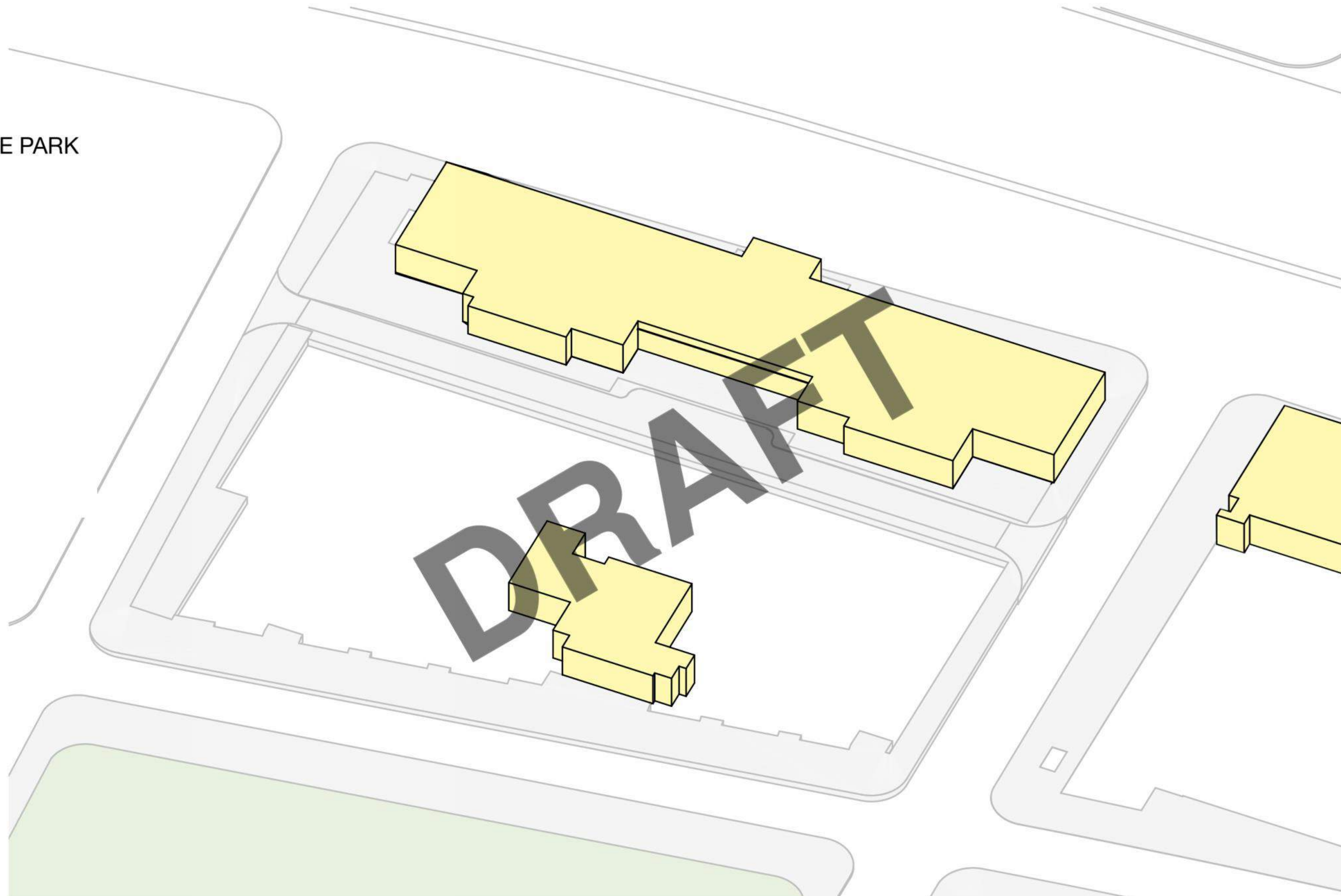
BLOCK I



BLOCK 2



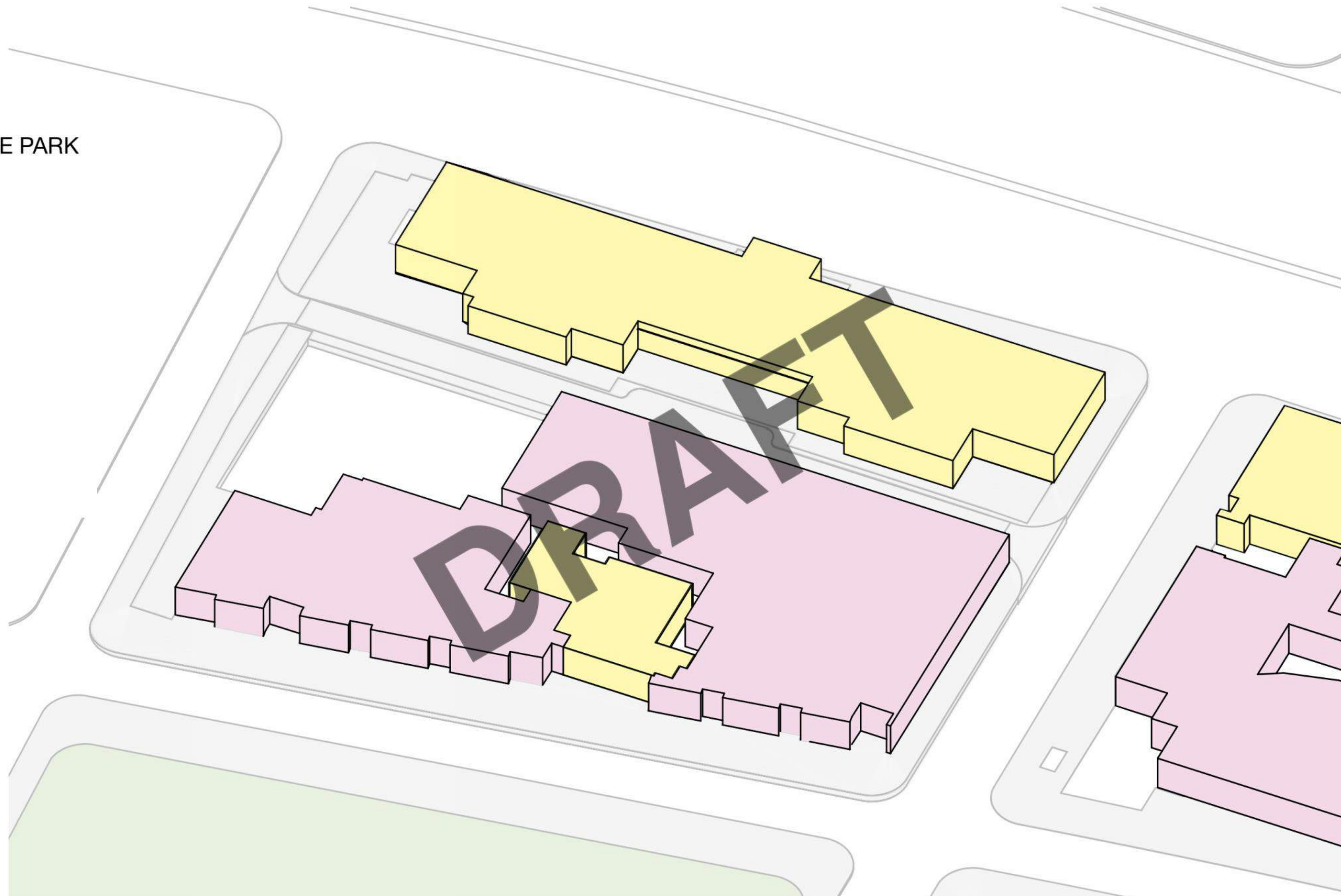
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL I

RESIDENTIAL LOBBY

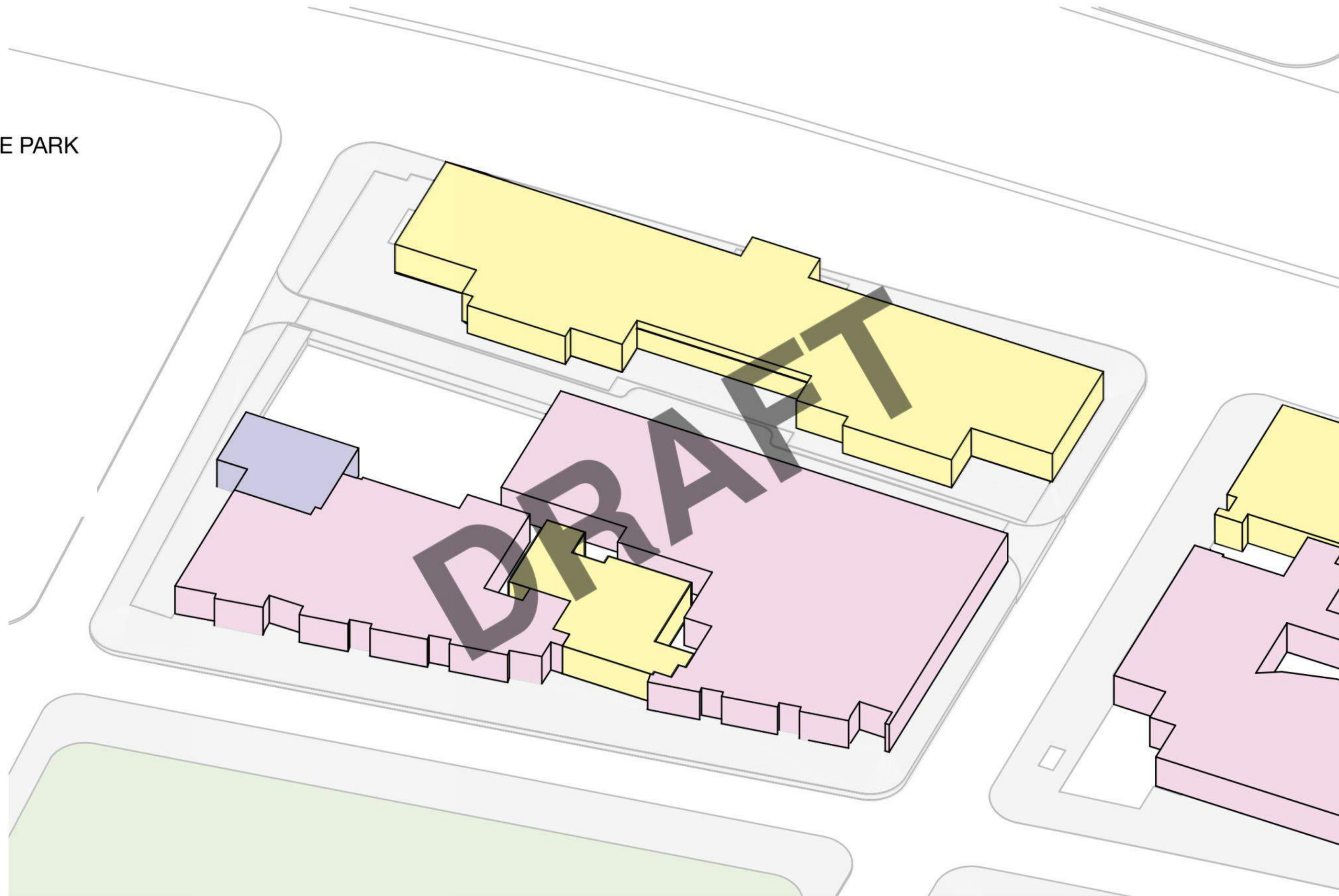
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL 1

RETAIL

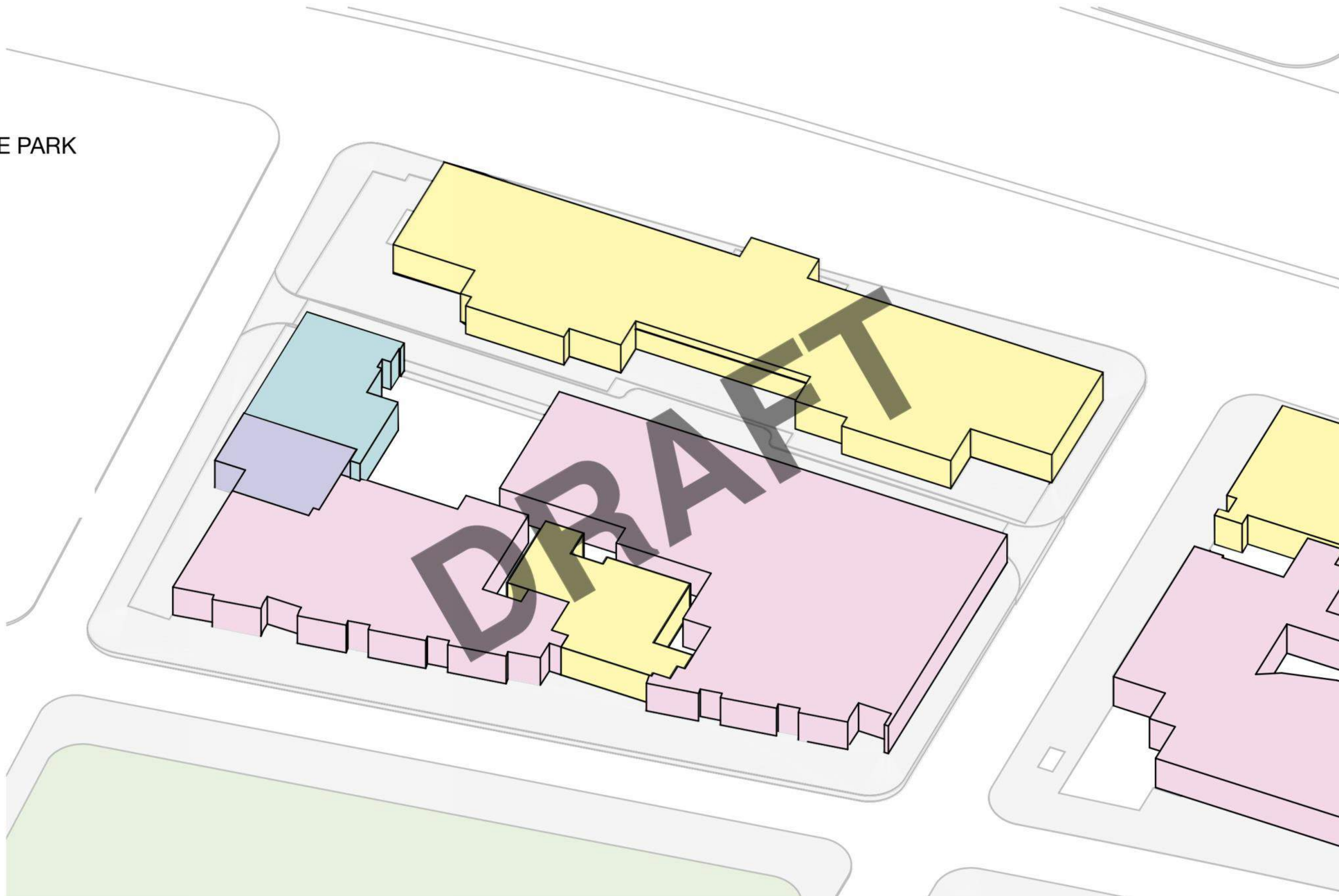
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL I

SCHOOL FOYER

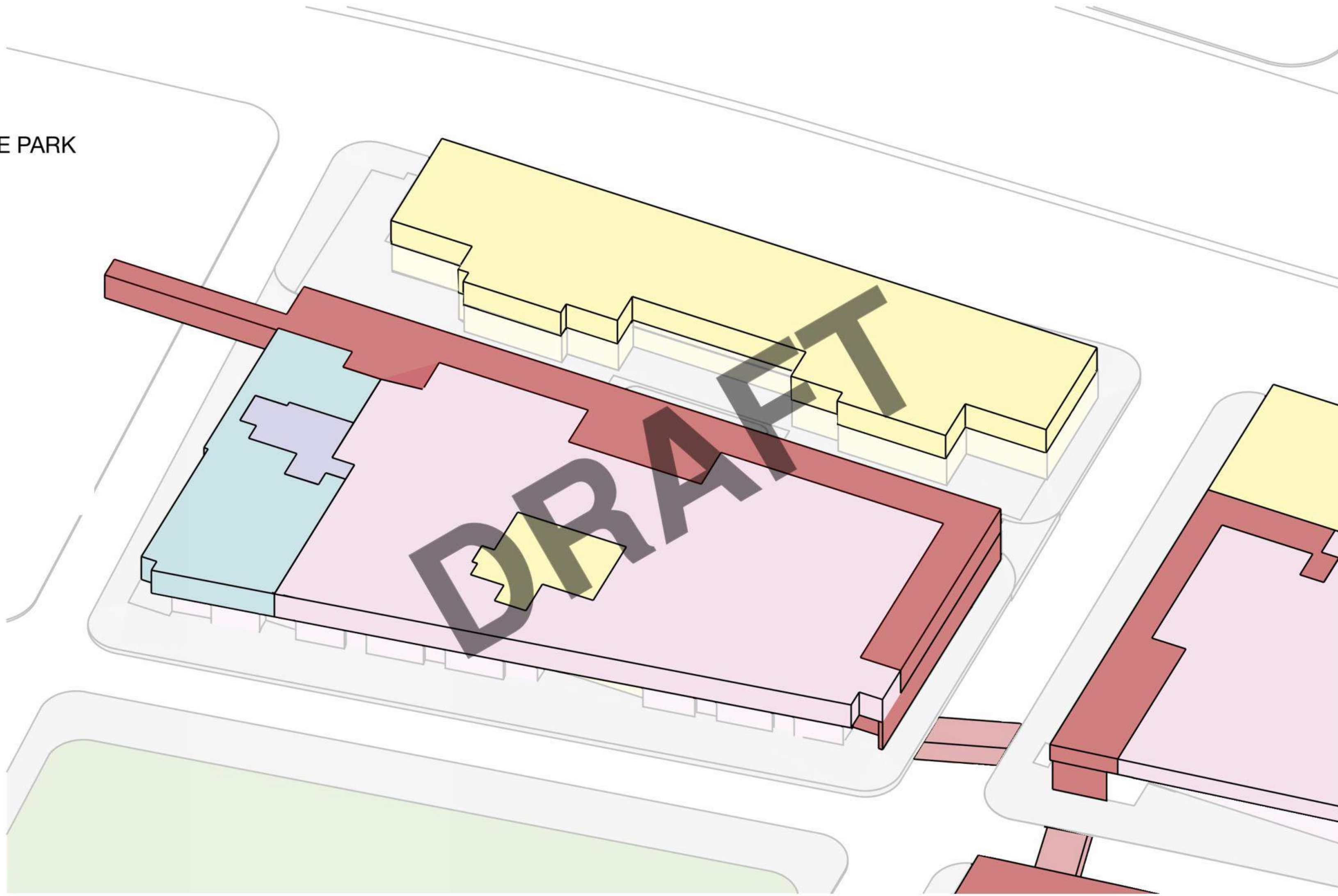
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL I

DAYCARE

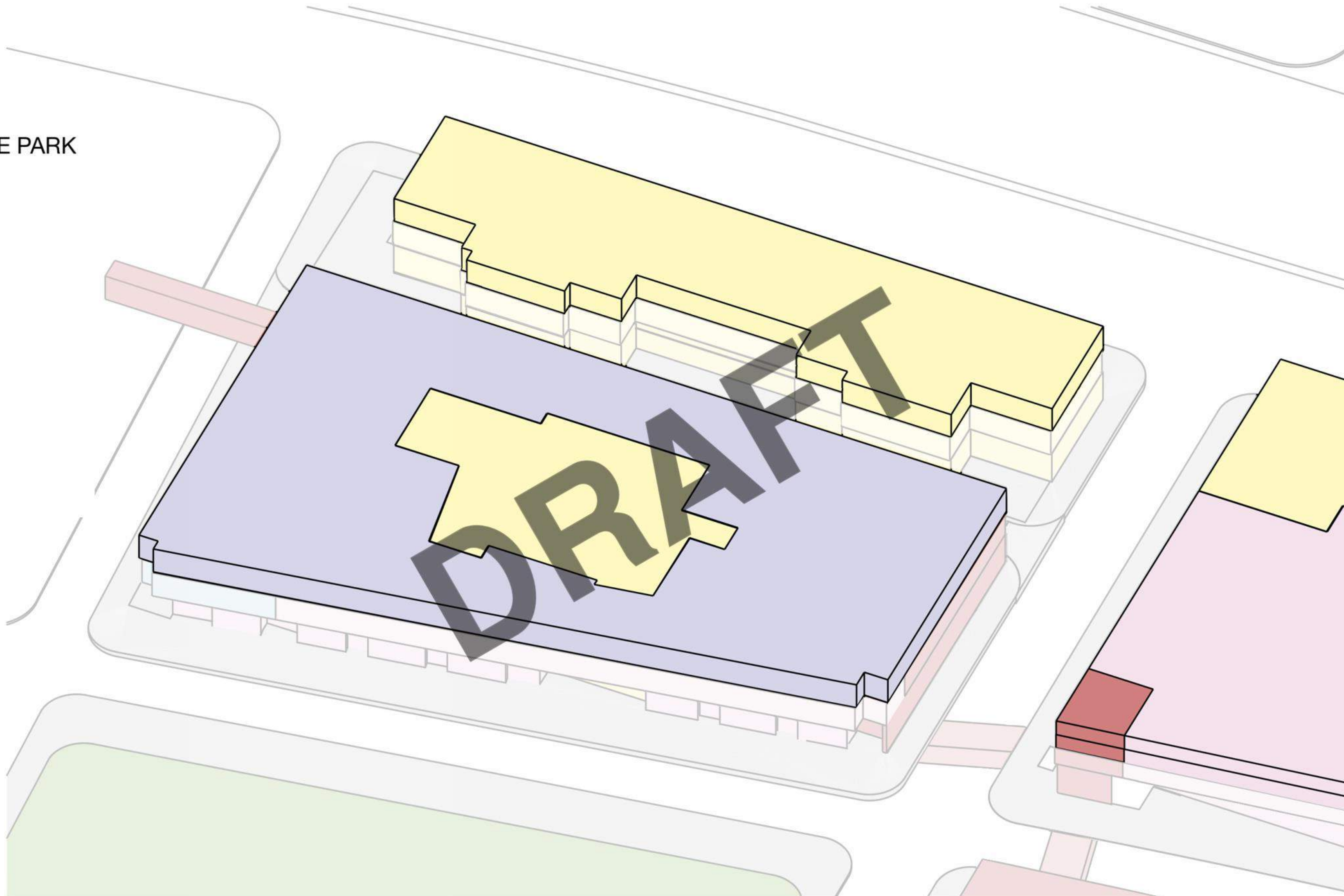
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL 2

THE PATH

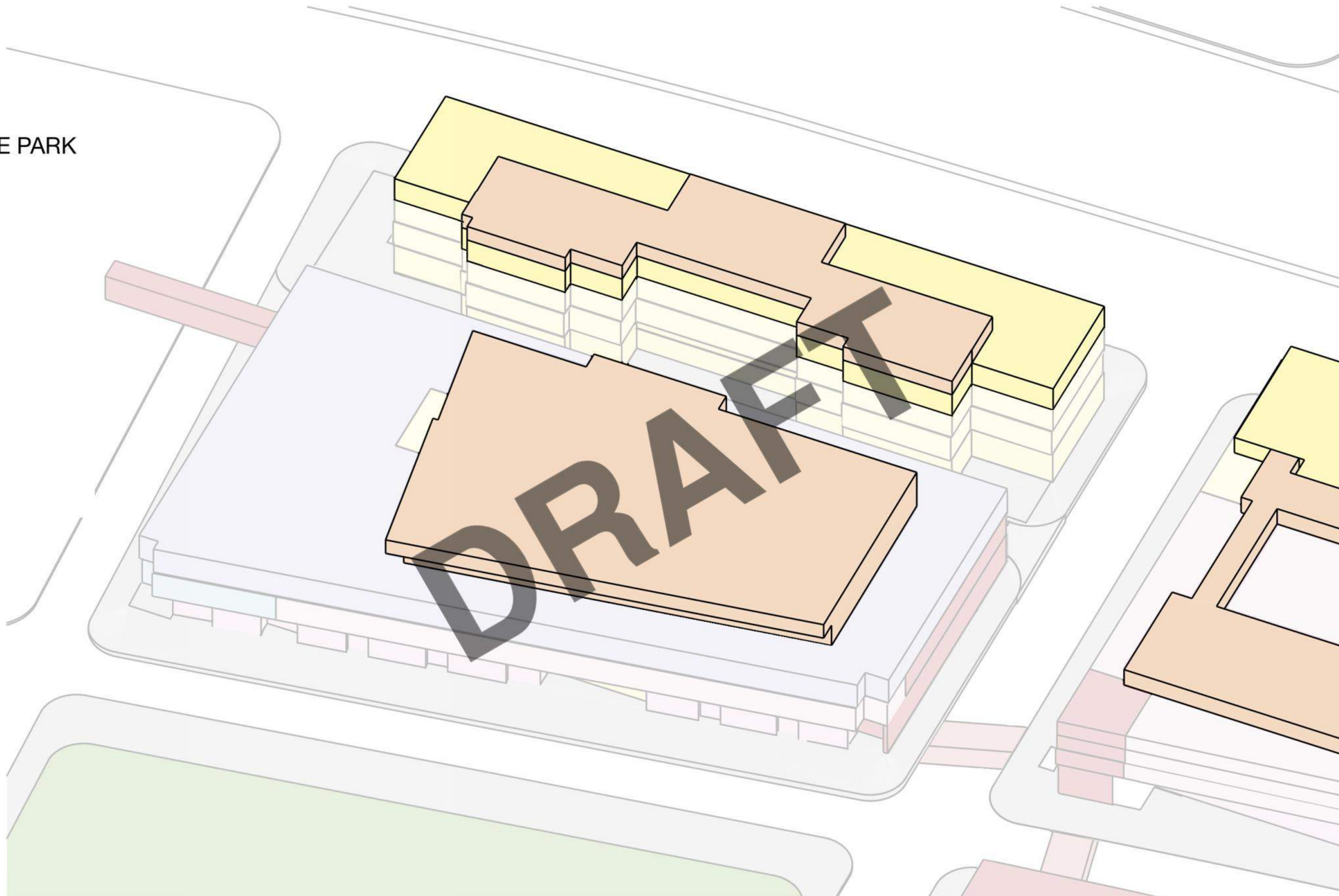
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL 3

SCHOOL

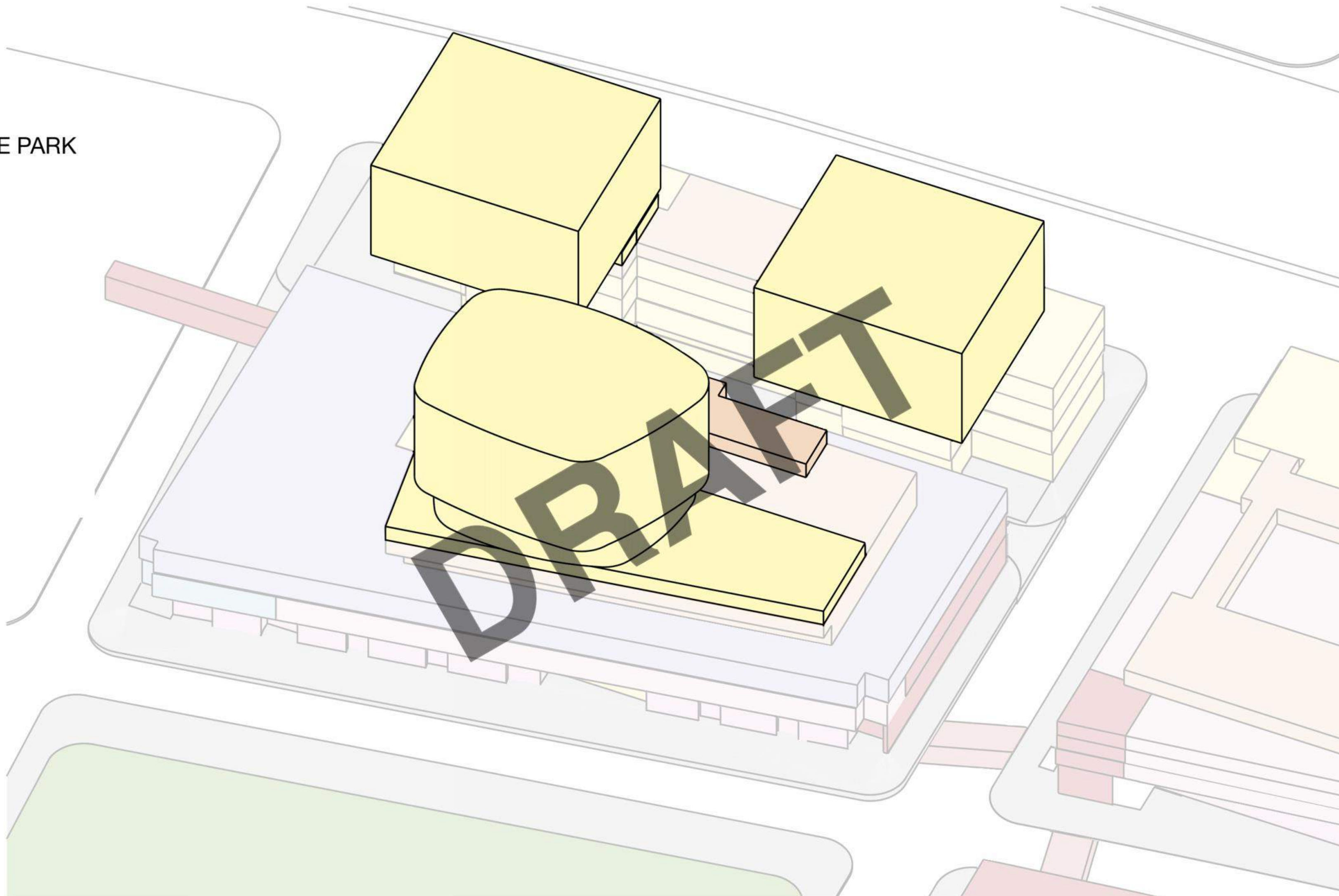
- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



LEVEL 4

RESIDENTIAL AMENITY

- LOWER YONGE PARK
- RESIDENTIAL
- RETAIL
- SCHOOL
- OFFICE
- AMENITY
- PATH



TOWER LEVELS

RESIDENTIAL

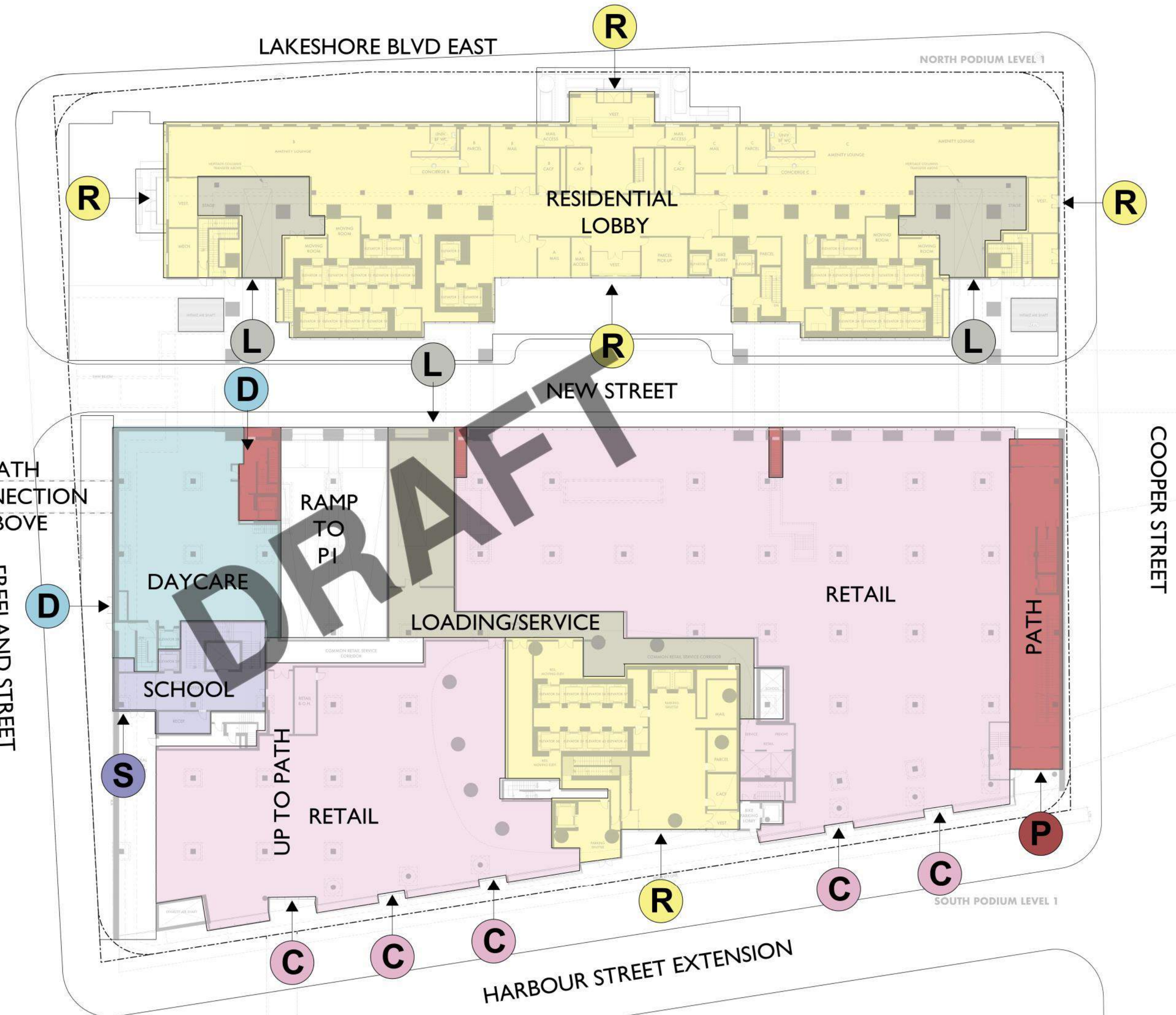
BLOCK 4 - FLOOR AREA SUMMARY (SM)		
	Provided	Required
Block 4 Site Area	12,656	
Residential GFA Above Grade *	216,742	218,130
Day care GFA Above Grade	929	14,960
School GFA Above Grade	5,271	
Other Non-Residential GFA Above Grade	9,965	
Total GFA Above Grade	232,907	233,090
Total Residential Units	2,901	2,901
Total Interior Residential Amenity (1.25 SM / UNIT) x 2,705 Market	3,401	3,381
Total Interior Residential Amenity (2.00 SM / UNIT) x 196 Affordable	392	392
Total Exterior Residential Amenity (1.30 SM / UNIT) x x 2,705 Market	3,798	3,517
Total Exterior Residential Amenity (1.30 SM / UNIT) x 196 Affordable	255	255
Block 4 FSI	18.40	18.42

BLOCK 4 - UNIT BREAK DOWN		
Units	Provided	Percent
Total Studios	45	2%
Total 1 Bedroom Units	1,899	65%
Total 2 Bedroom Units	612	21%
Total 3 Bedroom Units	345	12%
TOTAL	2,901	100%

BLOCK 4 - Tower Heights		
Tower		T.O. Mech PH
A		27.00
B		299.00
C		290.00
D		260.00

BLOCK 4 - AFFORDABLE RESIDENTIAL GFA	
AFFORDABLE Residential GFA Above Grade	16,844

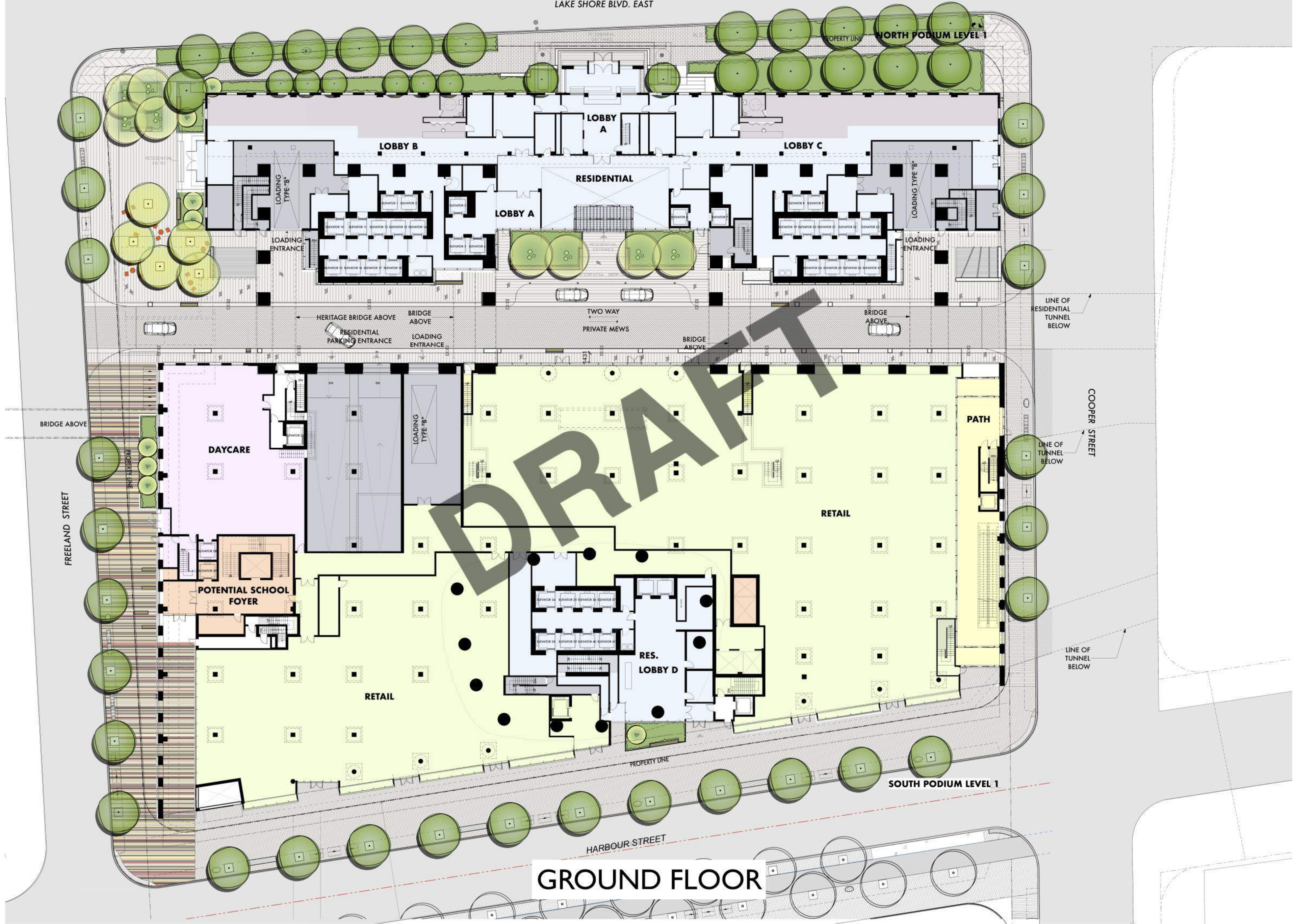
1. Provide active uses at grade such as retail, commercial, recreational, arts, and building lobbies ✓
2. Retail Uses should be concentrated along Harbour, Cooper, and Queens Quay ✓
3. Minimum of 60% of building faces should contain retail uses ✓
4. Minimum of 80% of exterior walls to be glazed ✓
5. Minimum ground floor height of 5m (Provided: 6.2m) ✓
6. Provide face articulation ✓



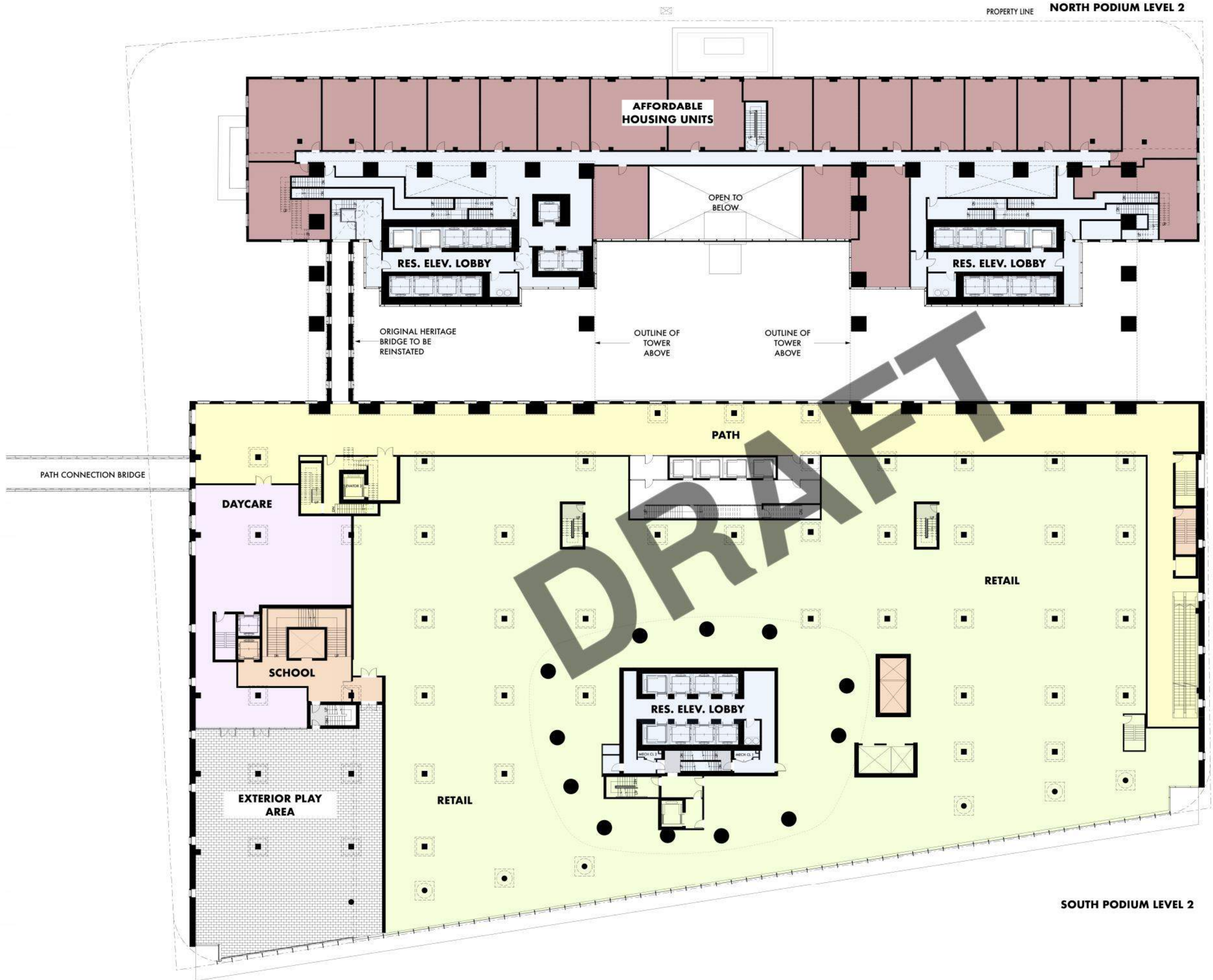
GROUND FLOOR ANIMATION

BLOCK 4

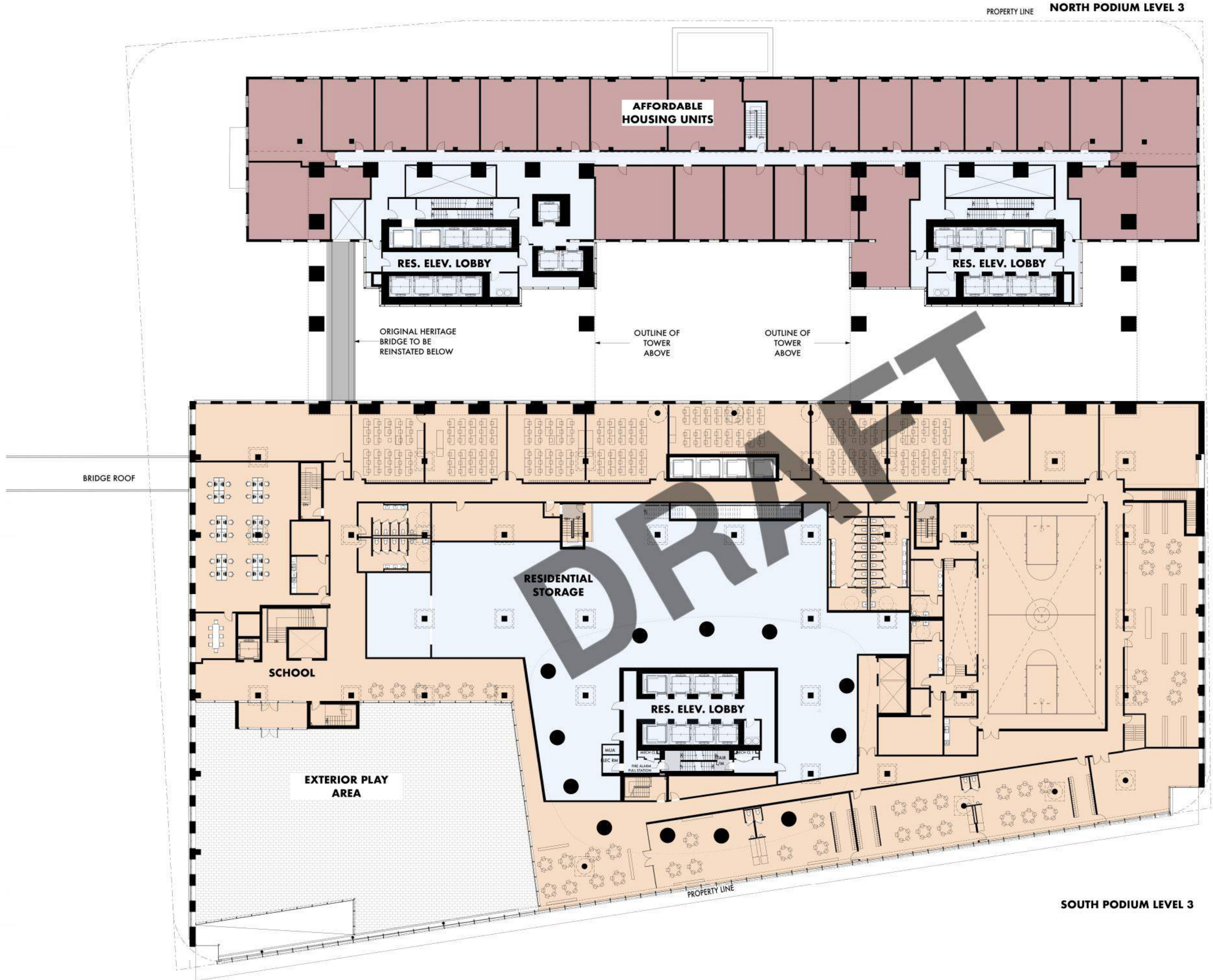
LAKE SHORE BLVD. EAST



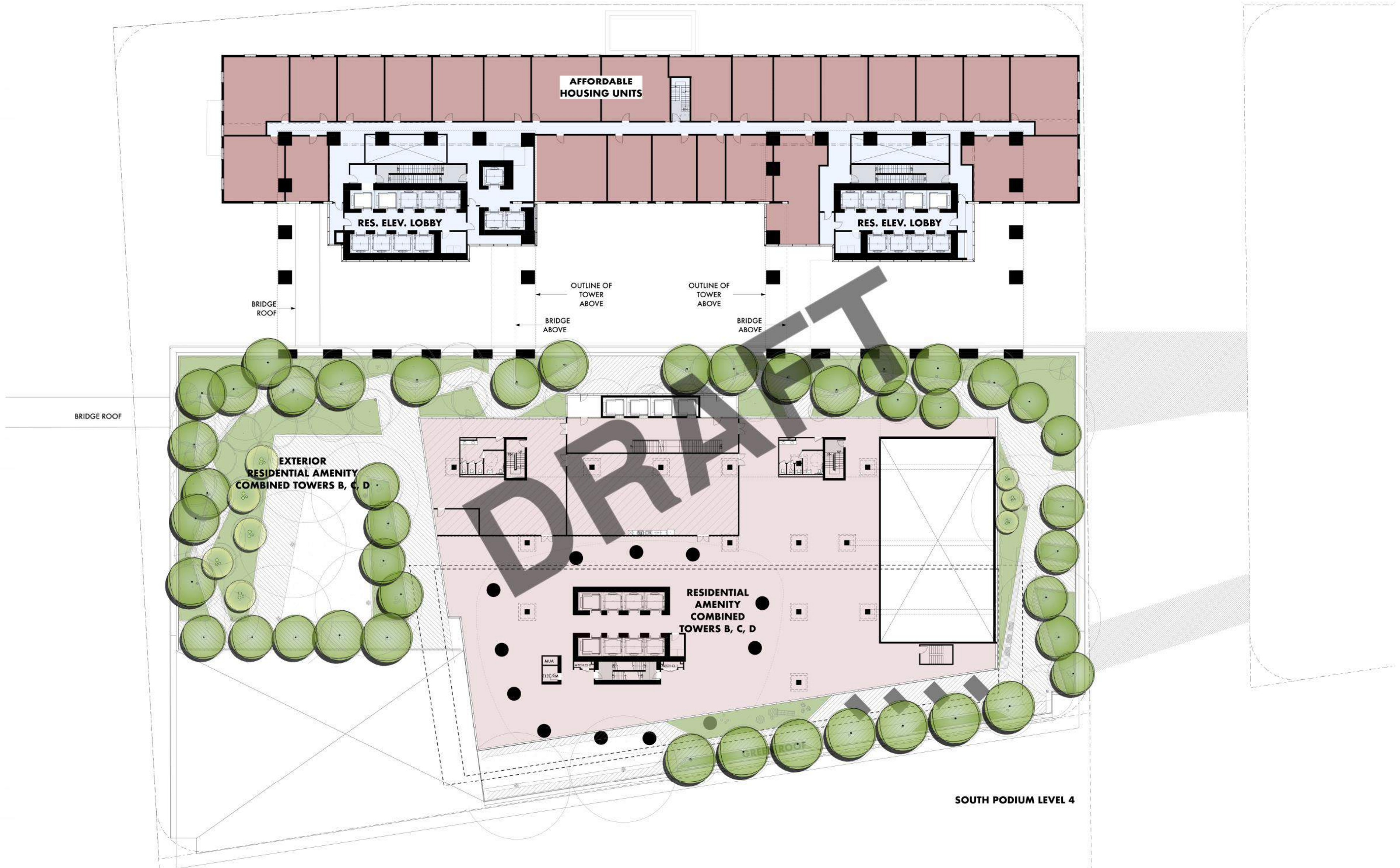
GROUND FLOOR



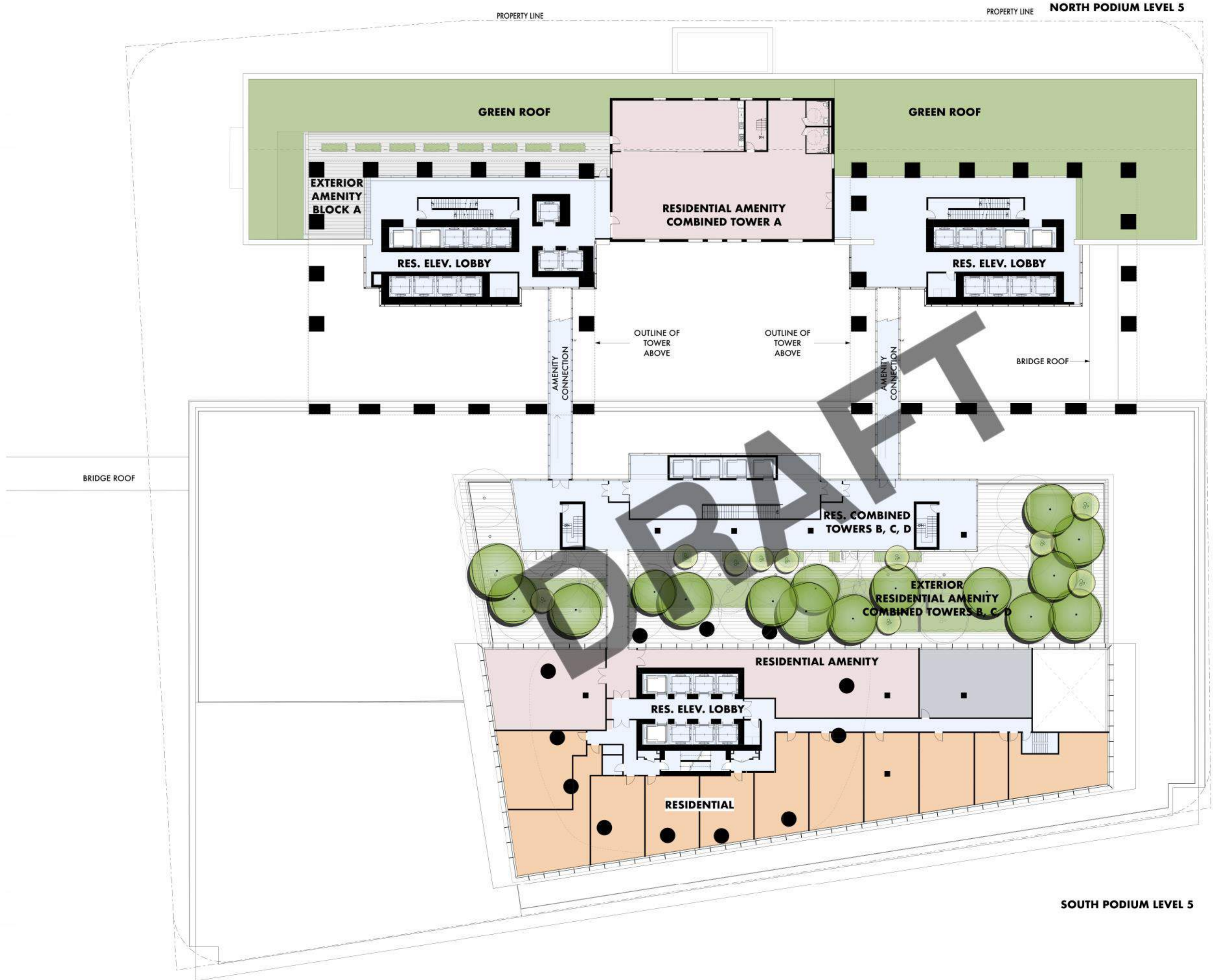
LEVEL 2 PLAN



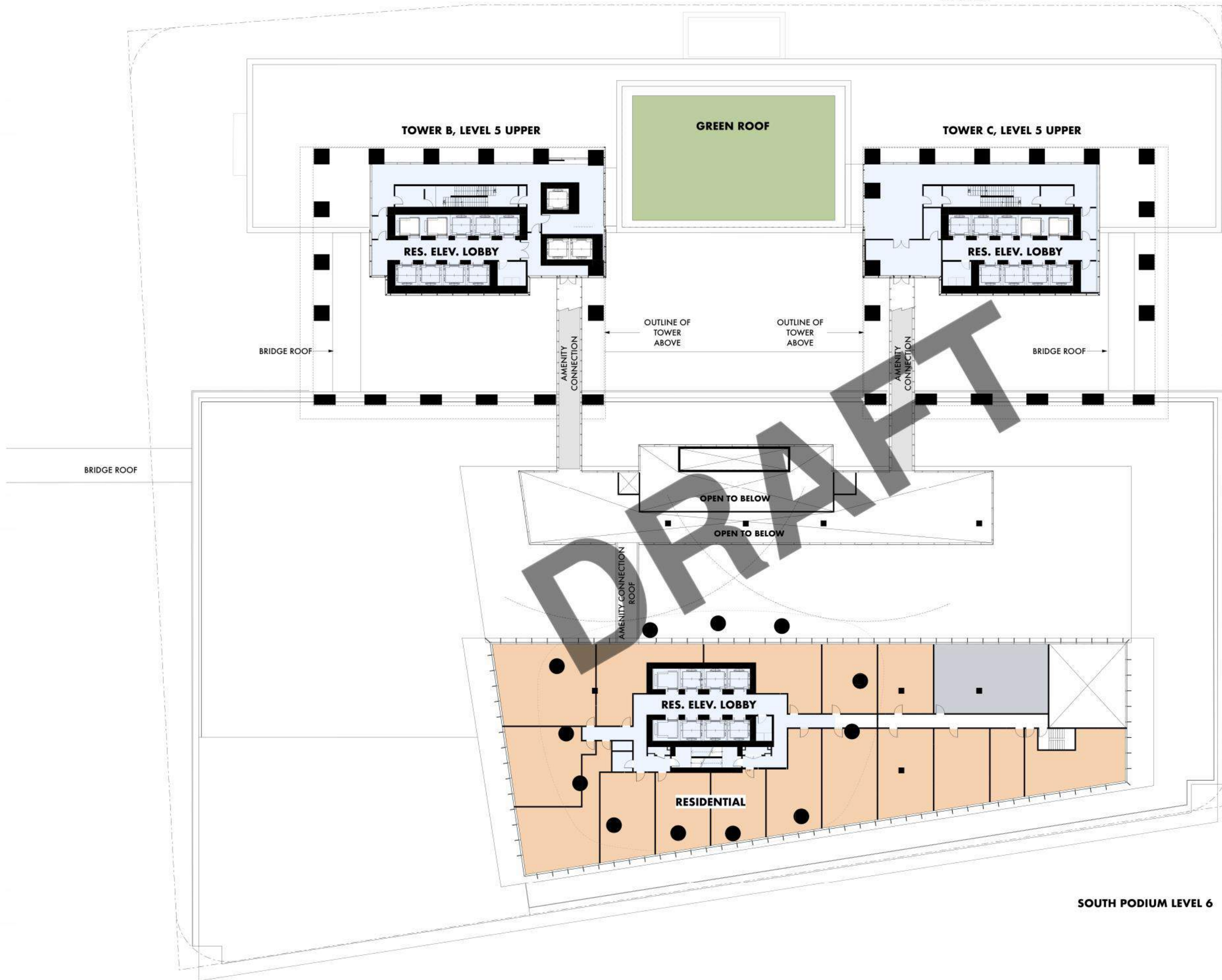
LEVEL 3 PLAN



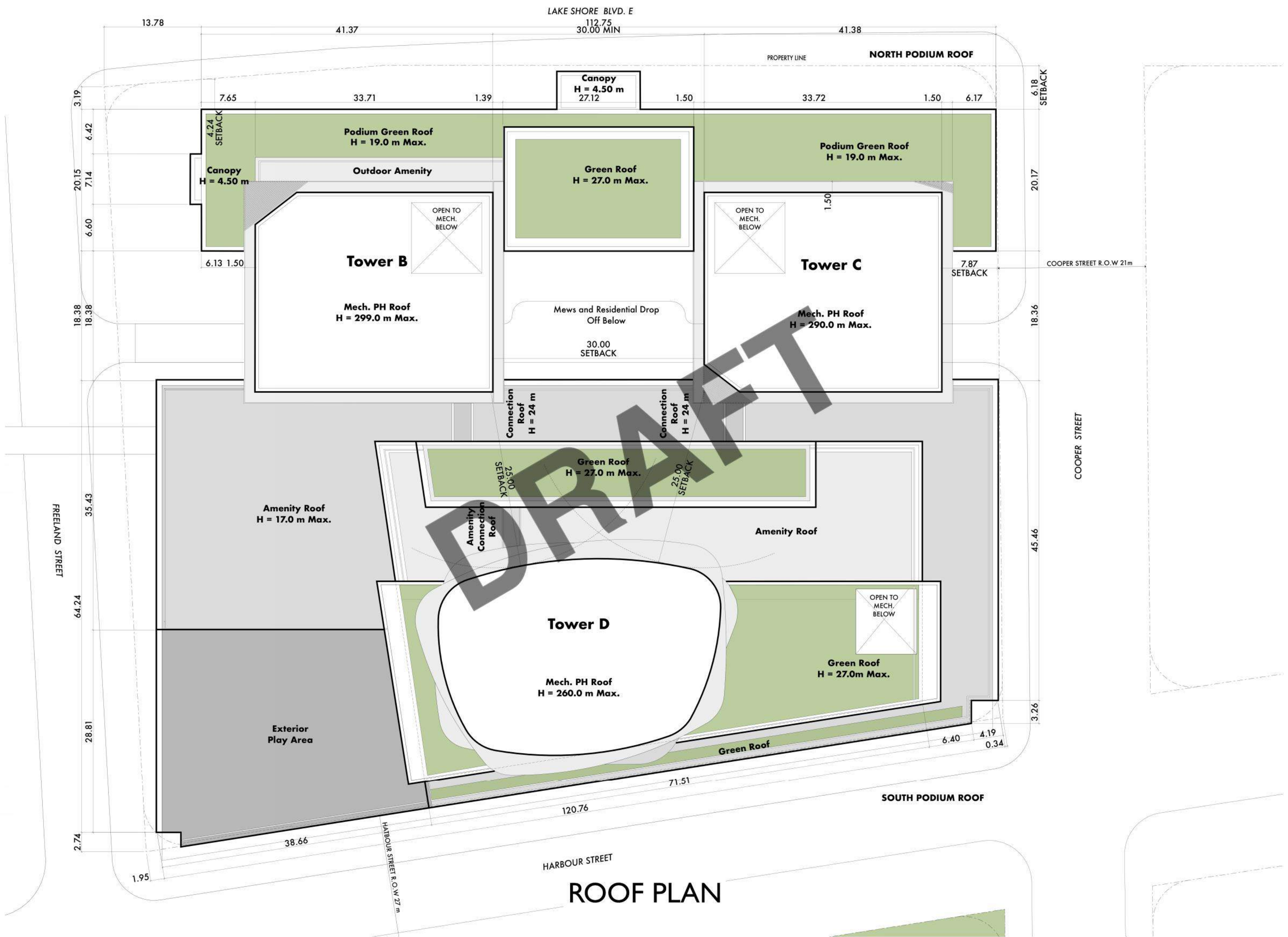
LEVEL 4 PLAN



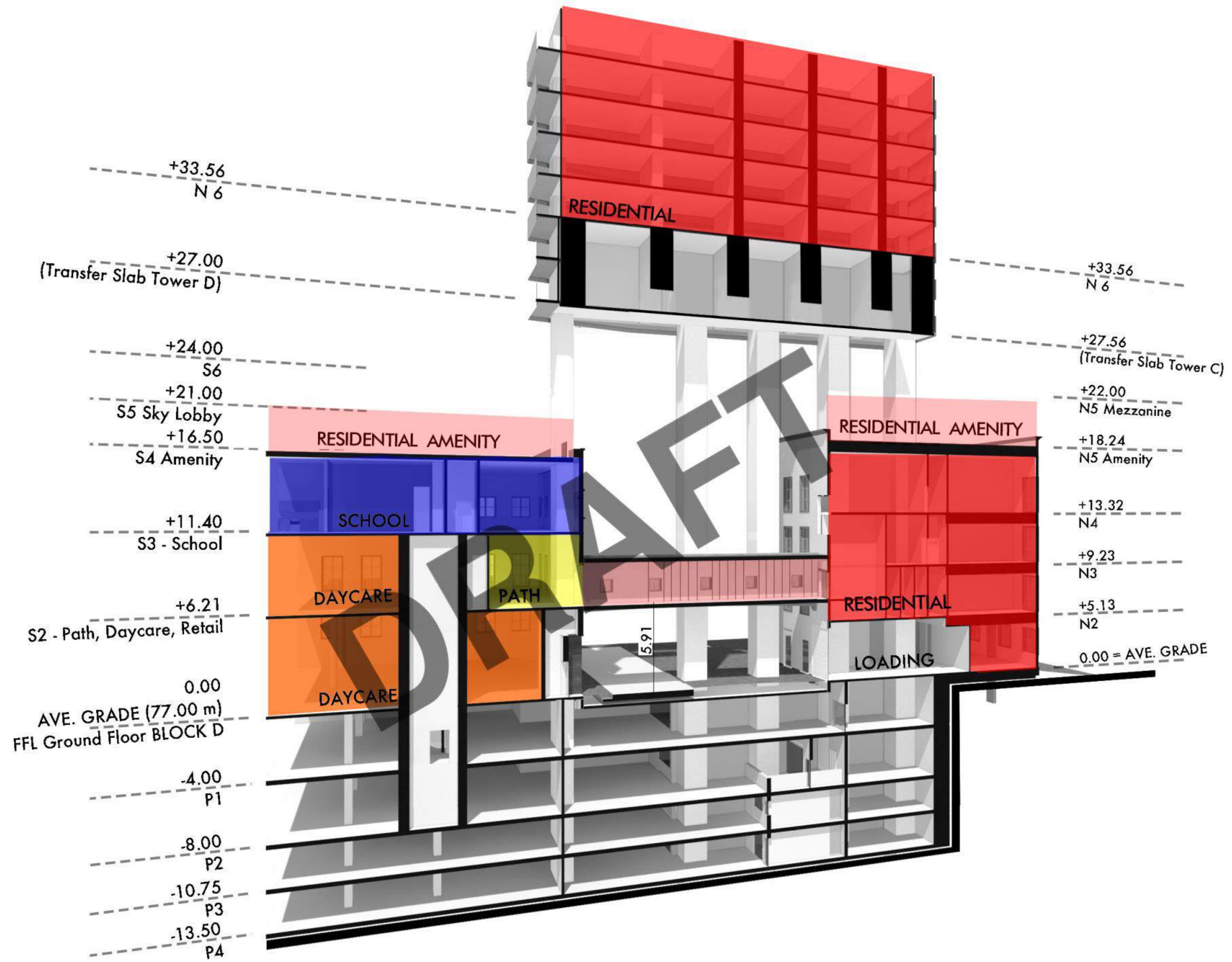
LEVEL 5 PLAN



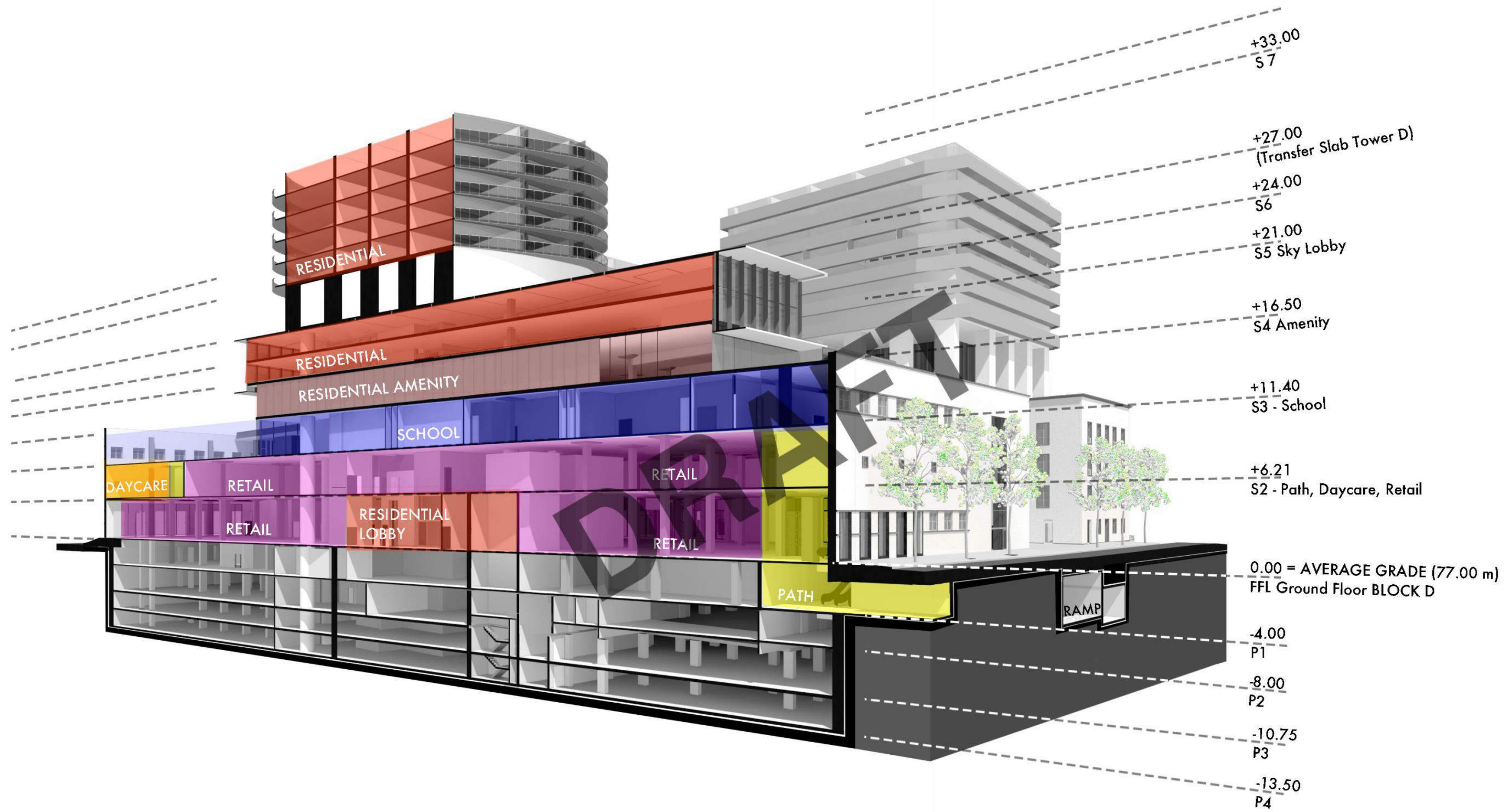
LEVEL 6 PLAN



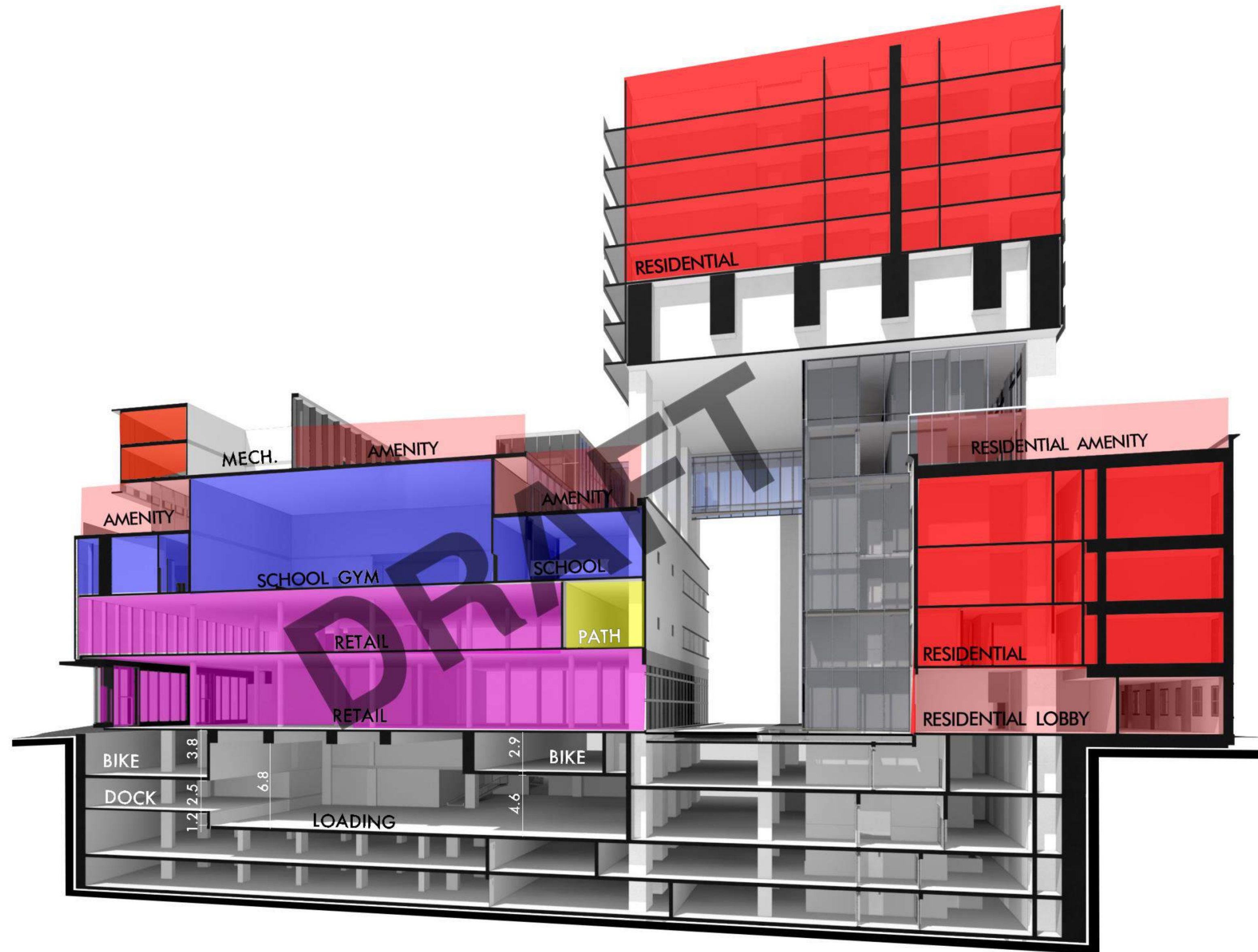
ROOF PLAN



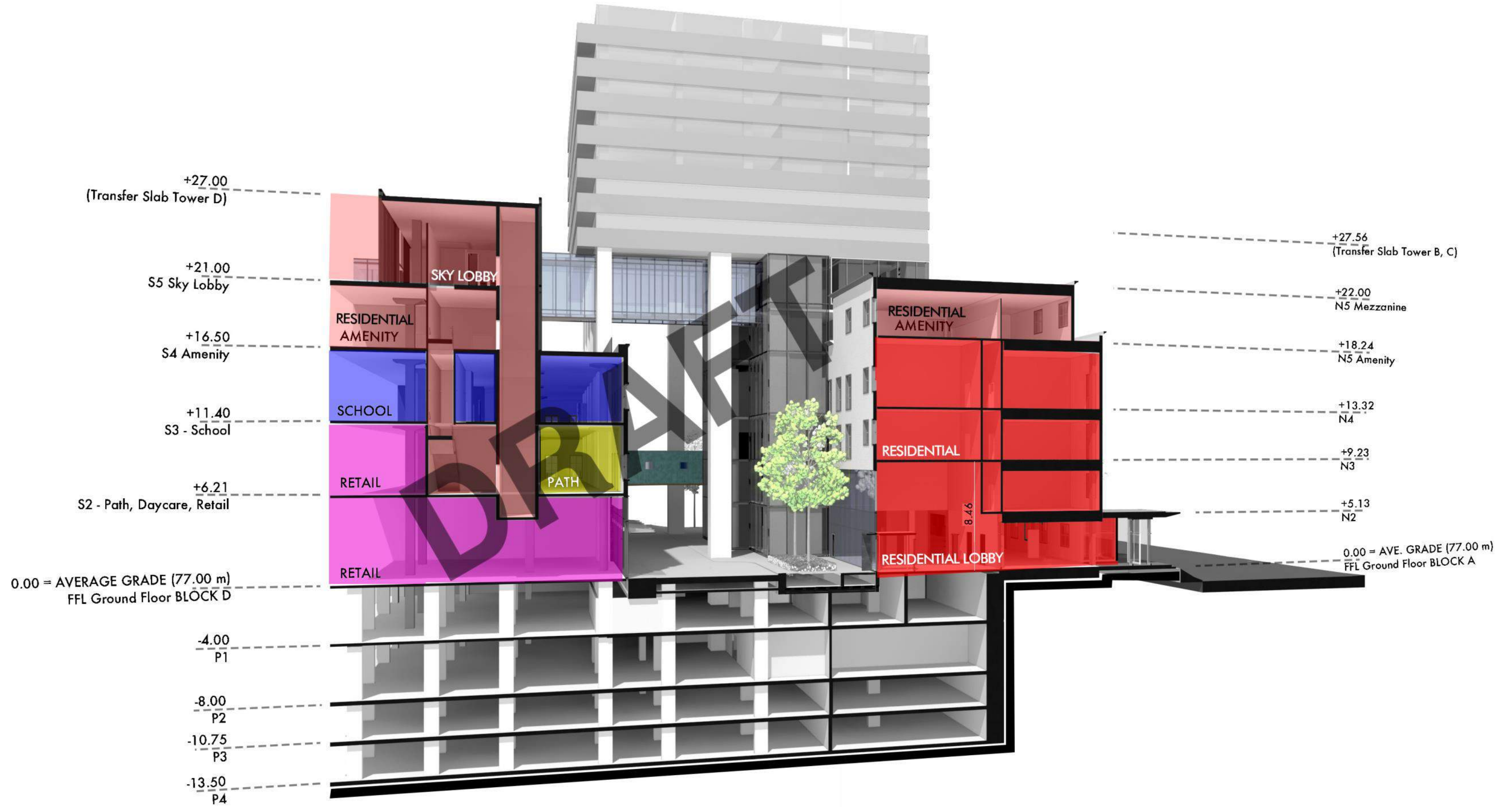
N/S BUILDING SECTION: Daycare & Mews



W/E BUILDING SECTION: South Podium



N/S BUILDING SECTION: School, Retail & Residential



N/S BUILDING SECTION: Mid-Block Connection



VIEW LOOKING NORTH AT HARBOUR STREET





DRAFT

DARK HORSE
ESPRESSO BAR

BOON





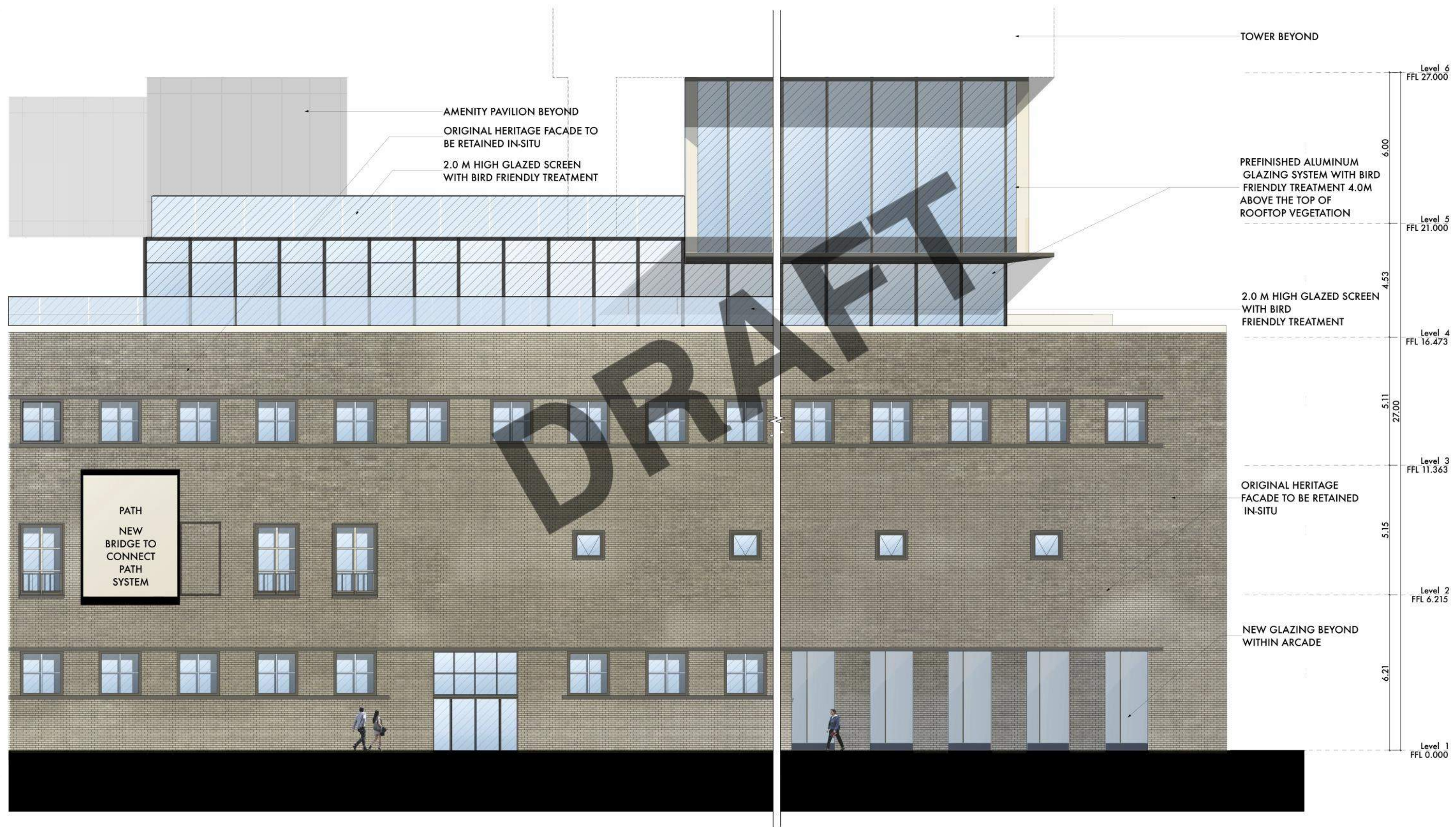




EAST ELEVATION



FREELAND STREET LOOKING EAST



WEST ELEVATION



FRELAND STREET LOOKING EAST



FREELAND STREET LOOKING EAST



FREELAND STREET LOOKING EAST



WEST ELEVATION



FREELAND STREET + LAKE SHORE



FREELAND STREET + LAKE SHORE



FREELAND STREET + LAKE SHORE



NORTH ELEVATION THRU THE MEWS



RESIDENTIAL ENTRANCE AT MEWS



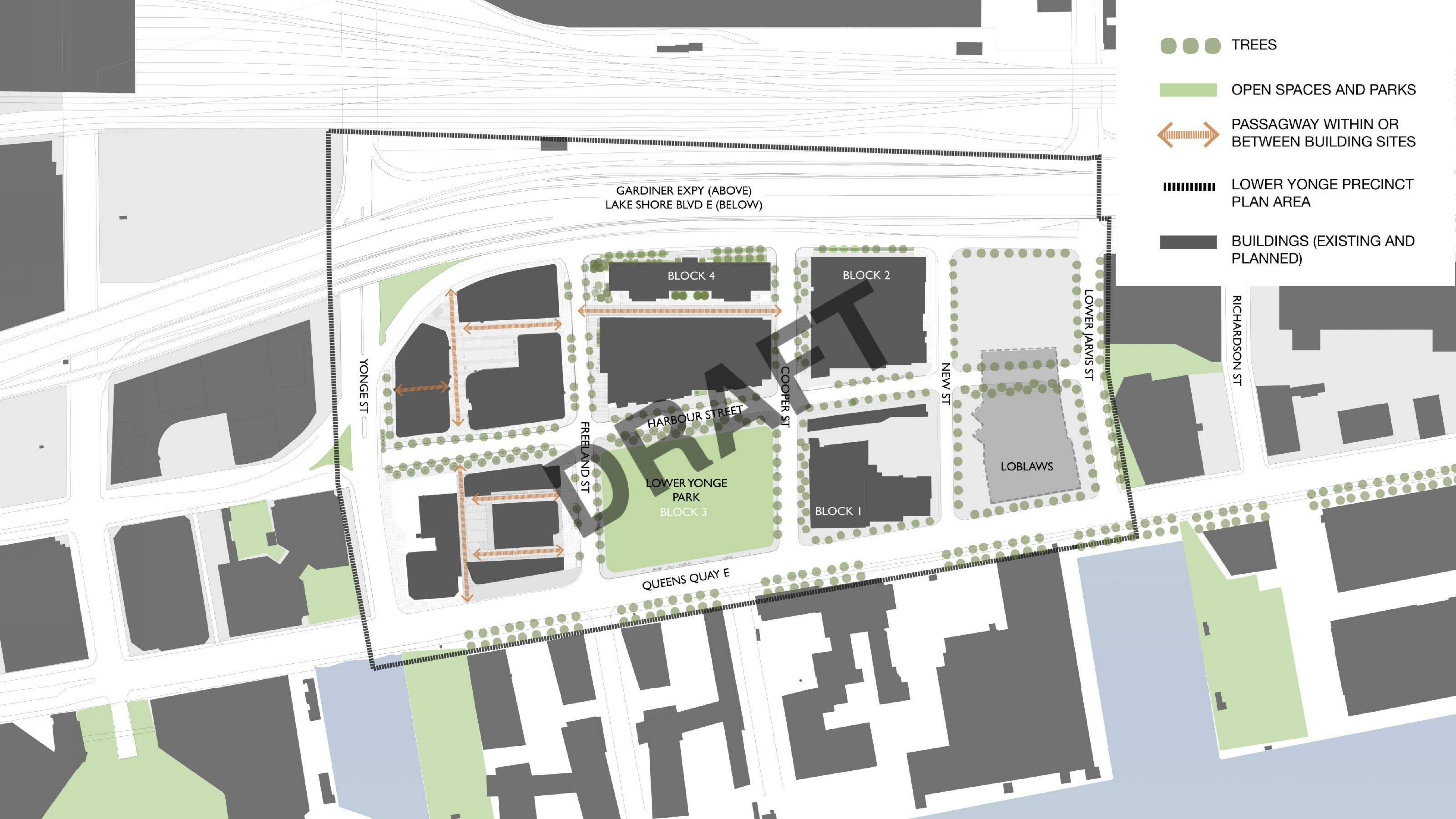
DRAFT



NORTH ELEVATION

DRAFT

PUBLIC REALM DESIGN



- ● ● TREES
- OPEN SPACES AND PARKS
- ↔ PASSAGWAY WITHIN OR BETWEEN BUILDING SITES
- LOWER YONGE PRECINCT PLAN AREA
- BUILDINGS (EXISTING AND PLANNED)

GARDINER EXPY (ABOVE)
LAKE SHORE BLVD E (BELOW)

BLOCK 4

BLOCK 2

YONGE ST

FREELAND ST

HARBOUR STREET

COOPER ST

NEW ST

LOWER JARVIS ST

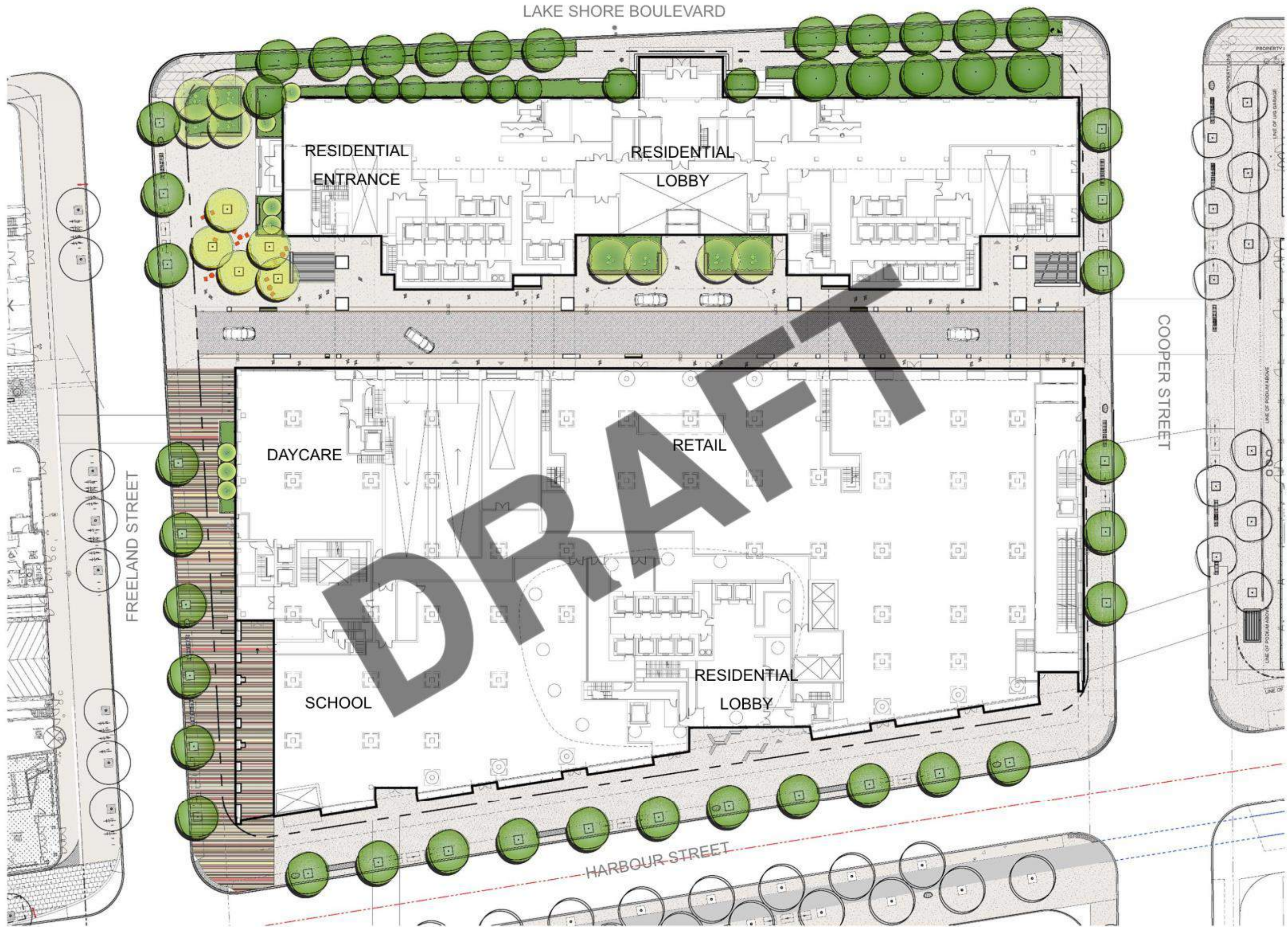
RICHARDSON ST

LOWER YONGE PARK
BLOCK 3

LOBLAWS

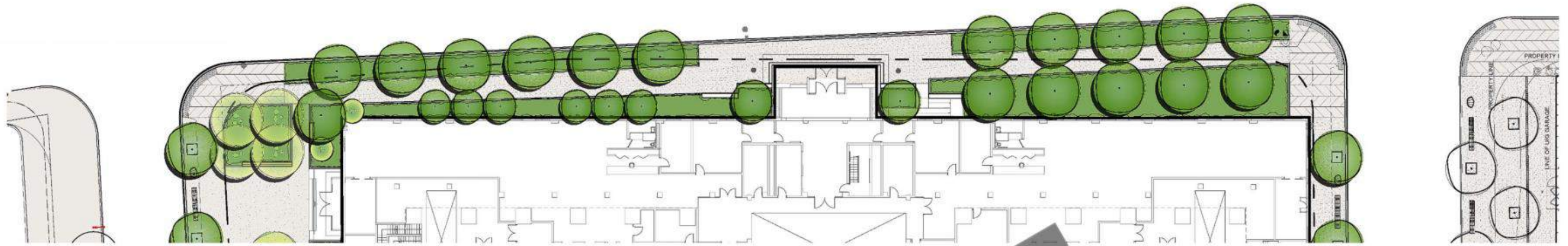
BLOCK 1

QUEENS QUAY E



LANDSCAPE MASTERPLAN

LAKE SHORE BOULEVARD

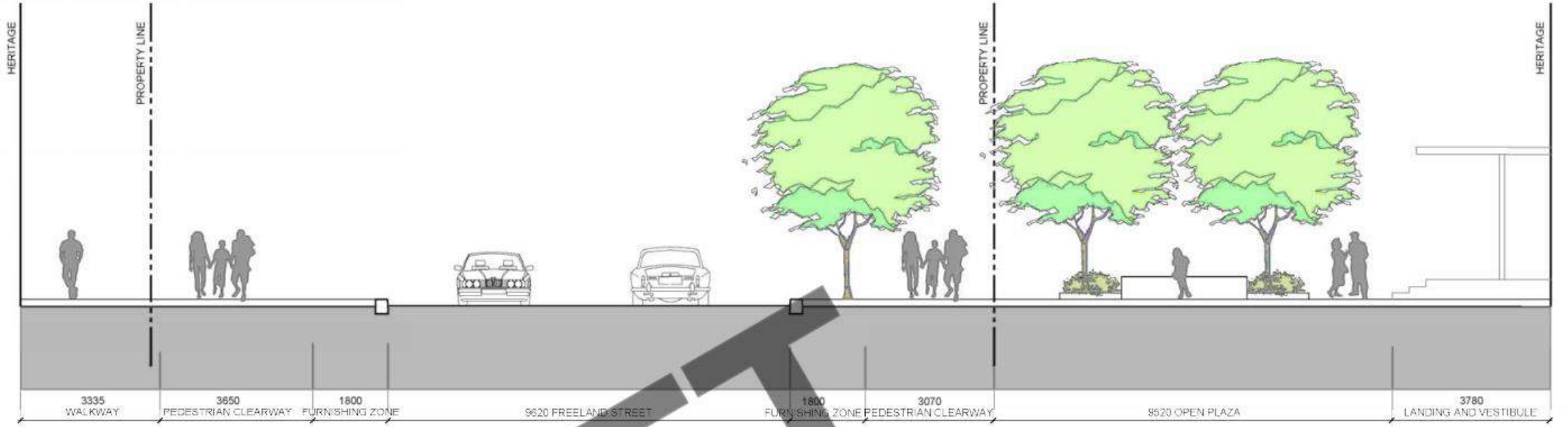
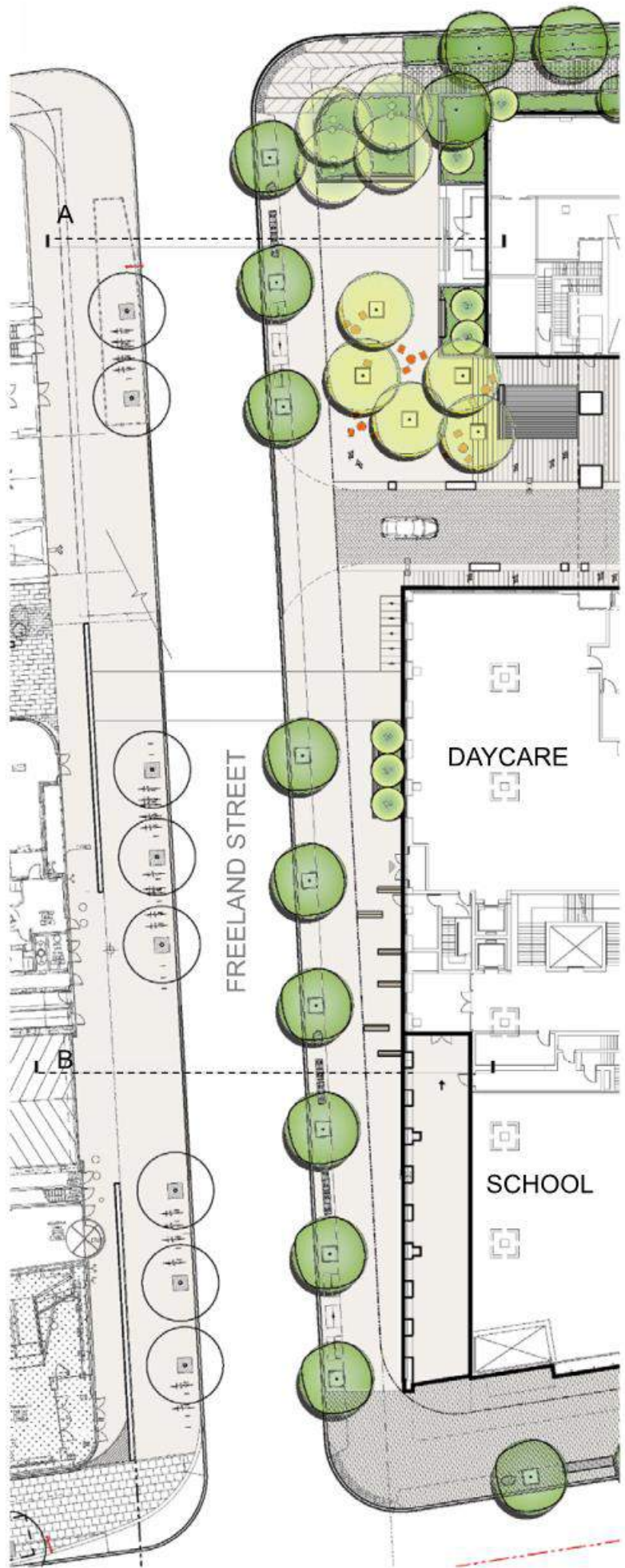


PLANTING VARIETY AT STREETSCAPE

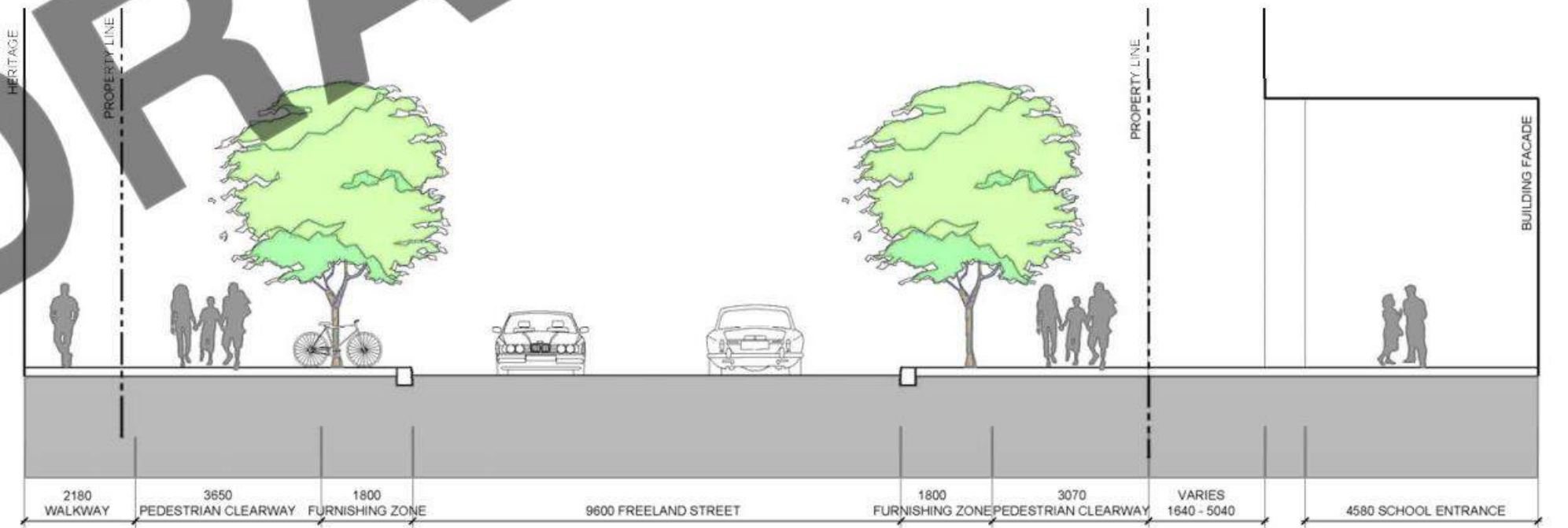


PERMEABLE PAVERS IN RUNNING BOND

LAKESHORE BOULEVARD

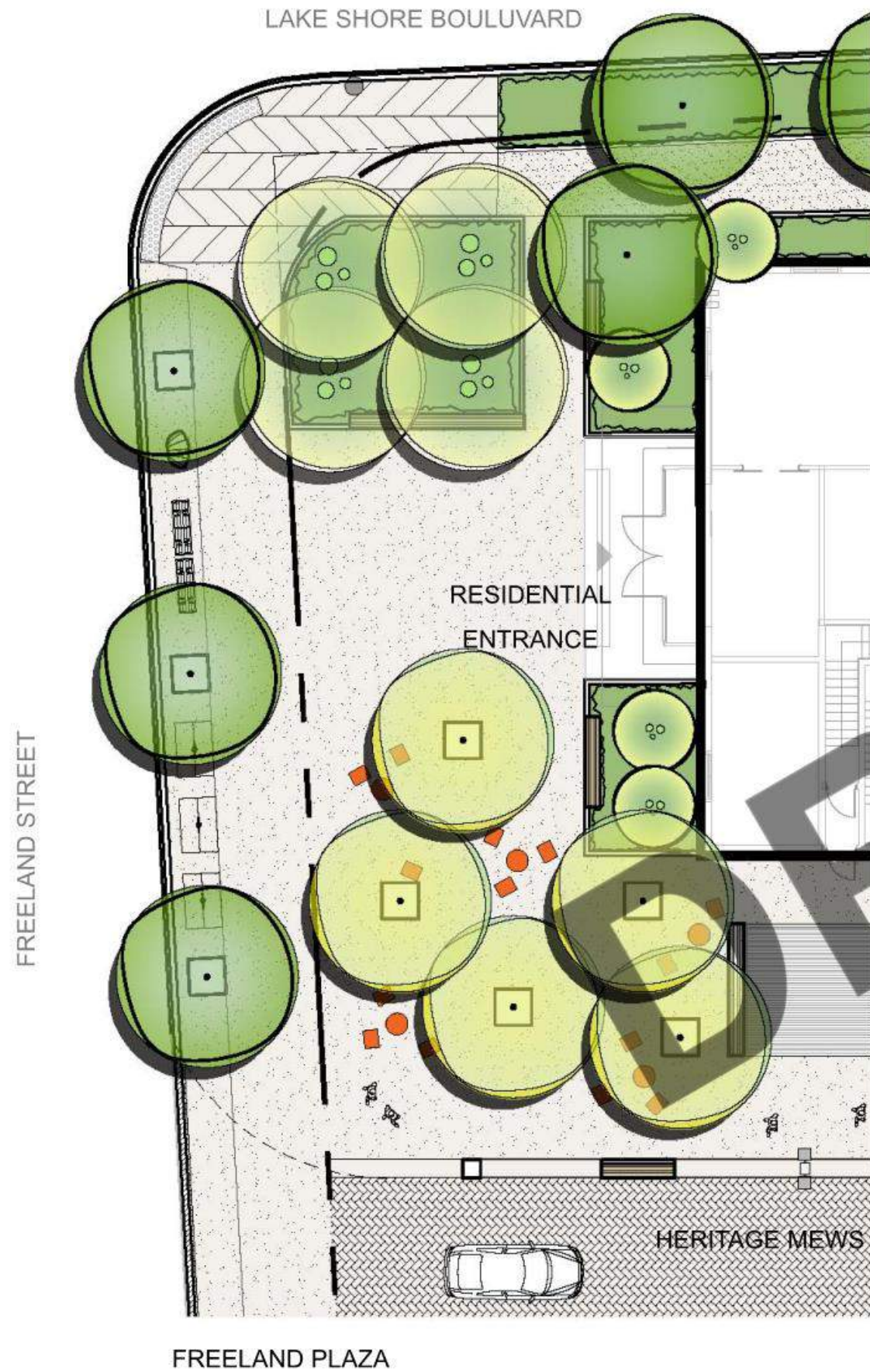


SECTION A



SECTION B

FREELAND STREET + SECTIONS



FREELAND PLAZA



MOVEABLE BISTRO STYLE TABLES + CHAIRS



'WINTER MARVEL' PLANK STYLE PAVERS

FREELAND STREET PLAZA



VIEW LOOKING SOUTH AT PLAZA

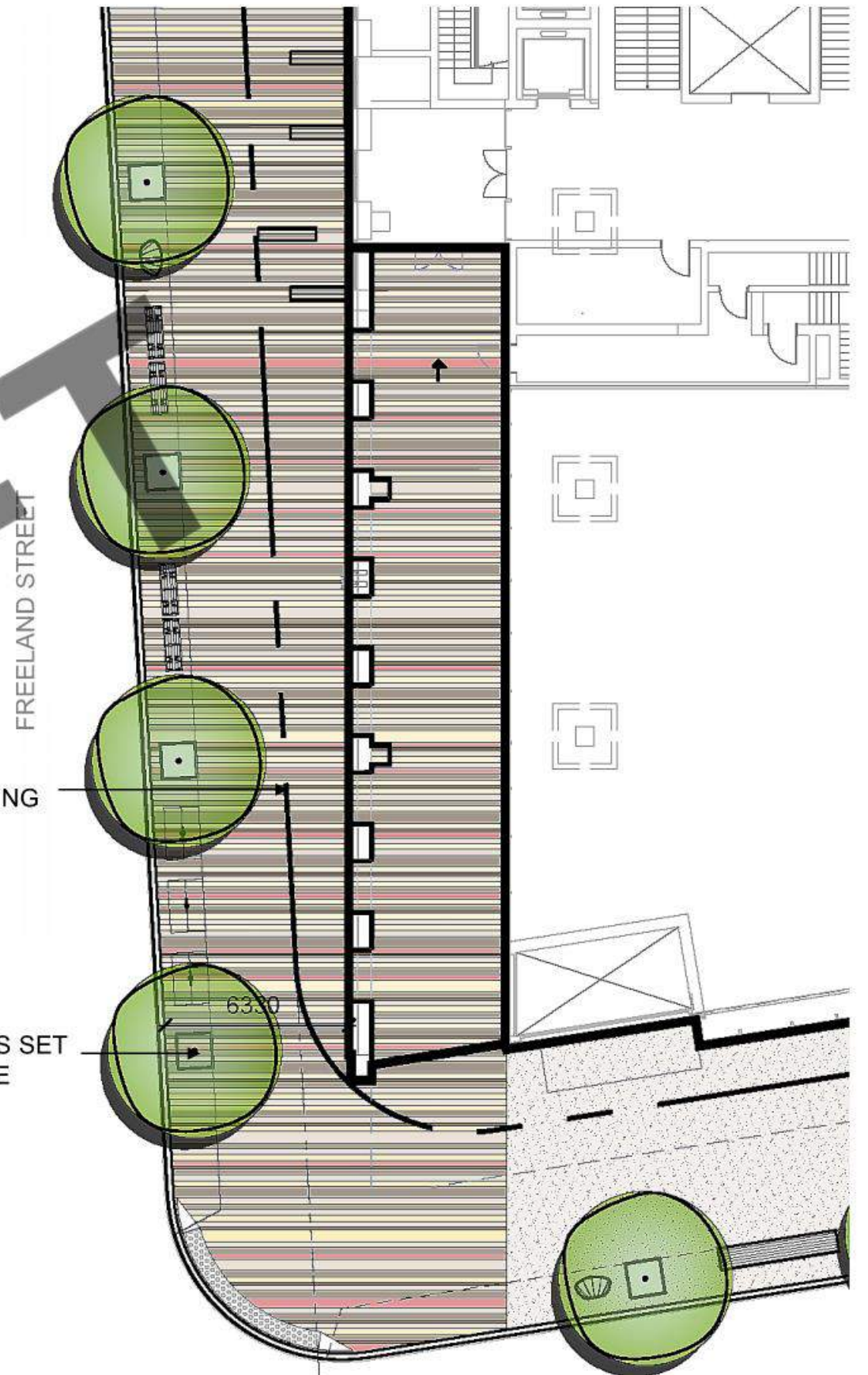


STRIPED PAVING ASSEMBLY



WOOD BENCHES IN VARIOUS HEIGHTS

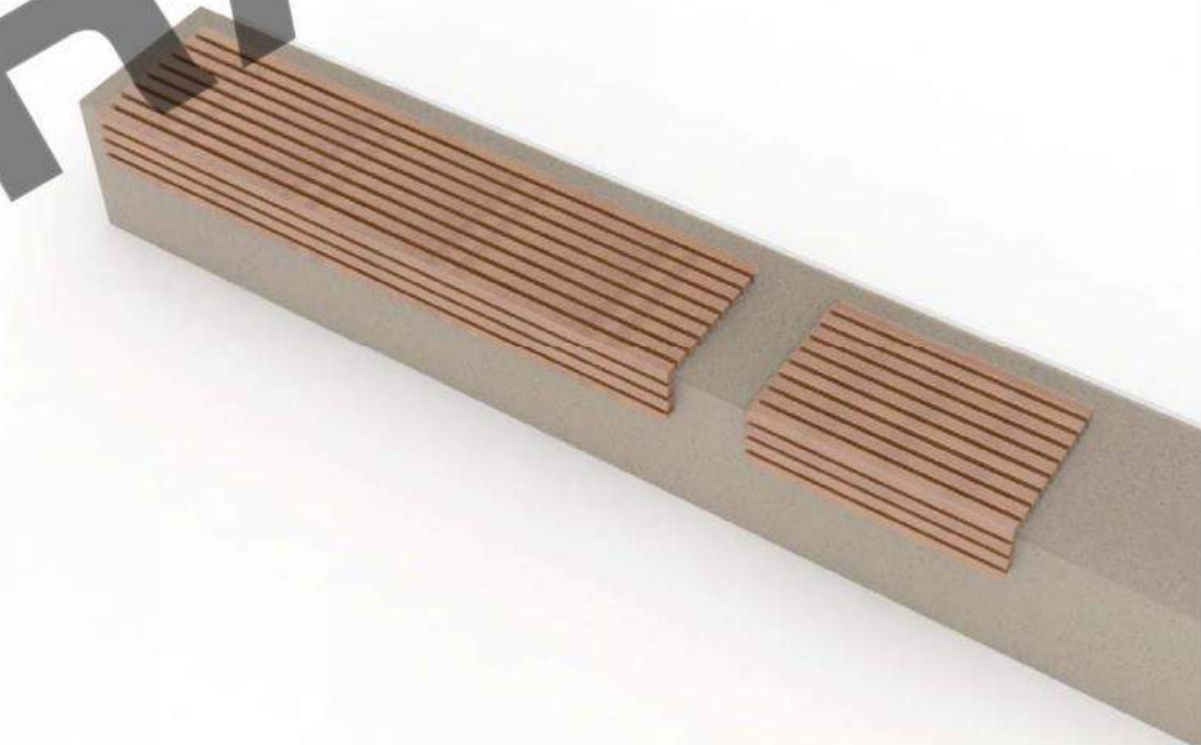
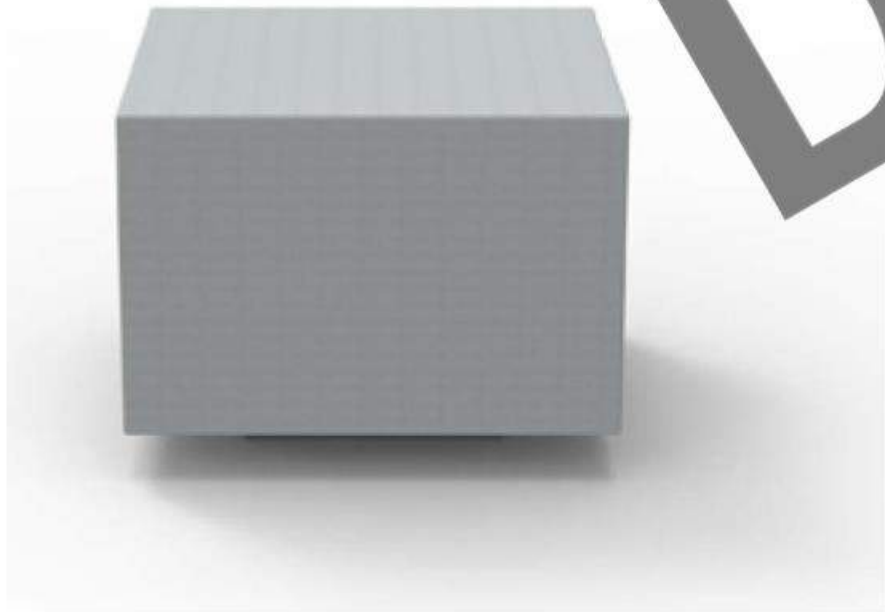
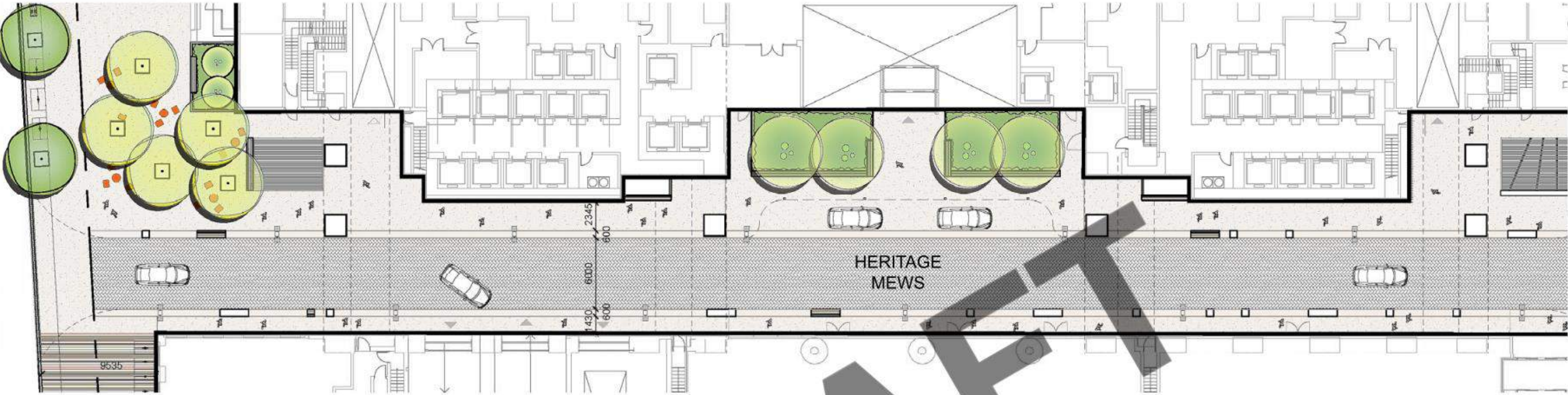
DRAFT



SCHOOL ENTRANCE



VIEW LOOKING EAST AT SCHOOL ENTRANCE

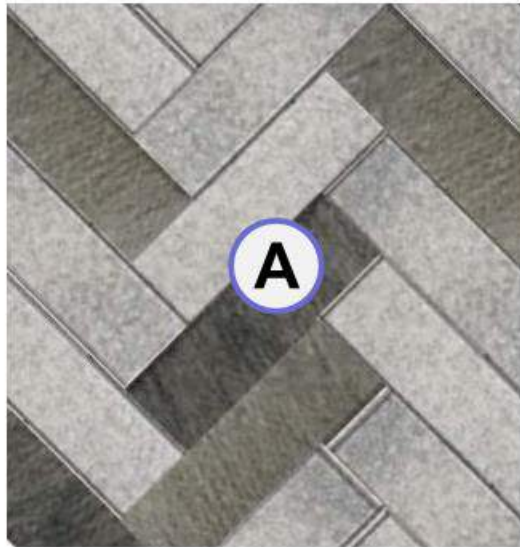
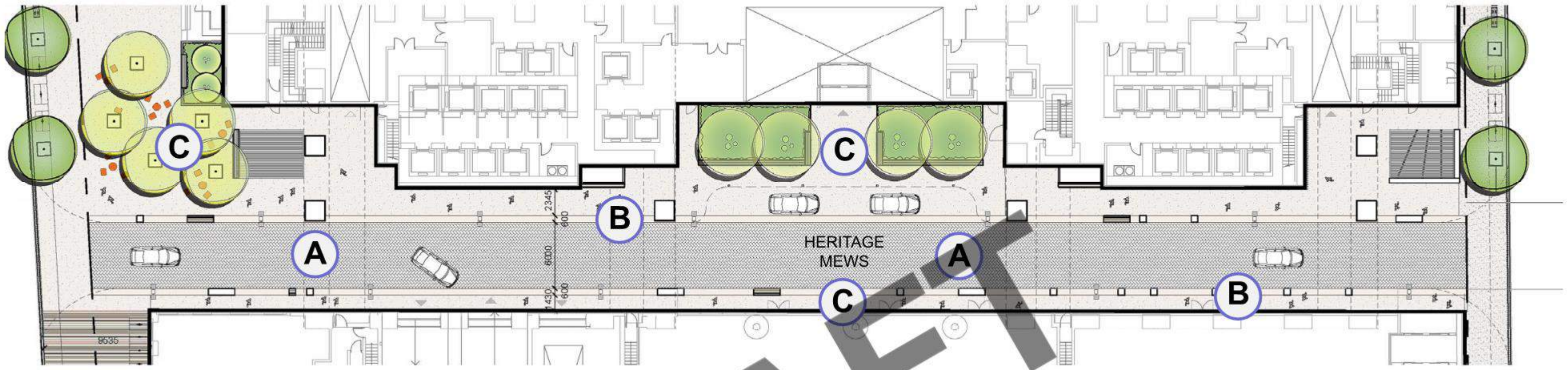


'SOCRATES' PRECAST BENCH

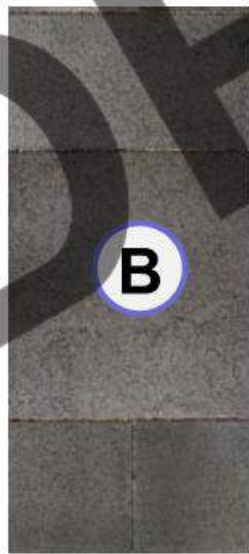
'SOCRATES' PRECAST BENCH WITH WOOD SLATS

'DUO' LIGHT POST

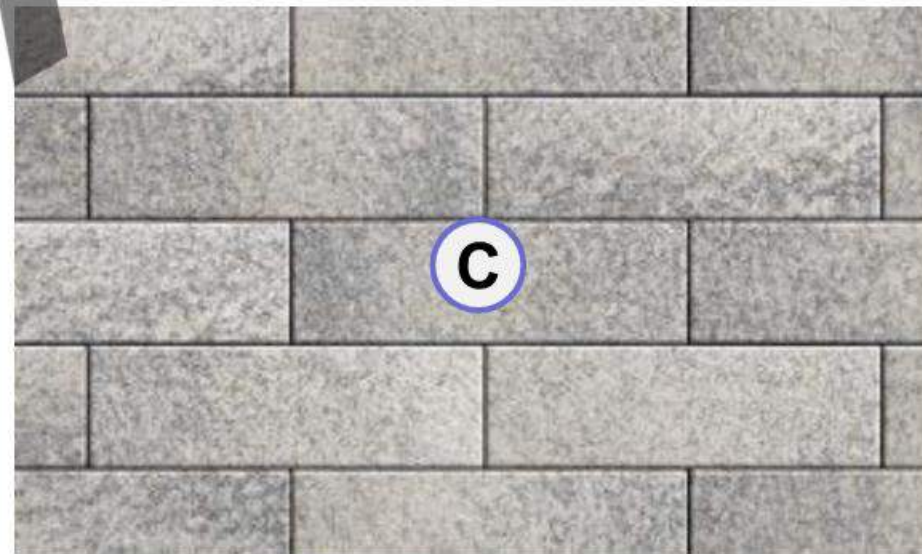
HERITAGE MEWS



'FRENCH GREY' WITH 'GRANITE BLEND' HIGHLIGHTS



'MIDNIGHT SKY'

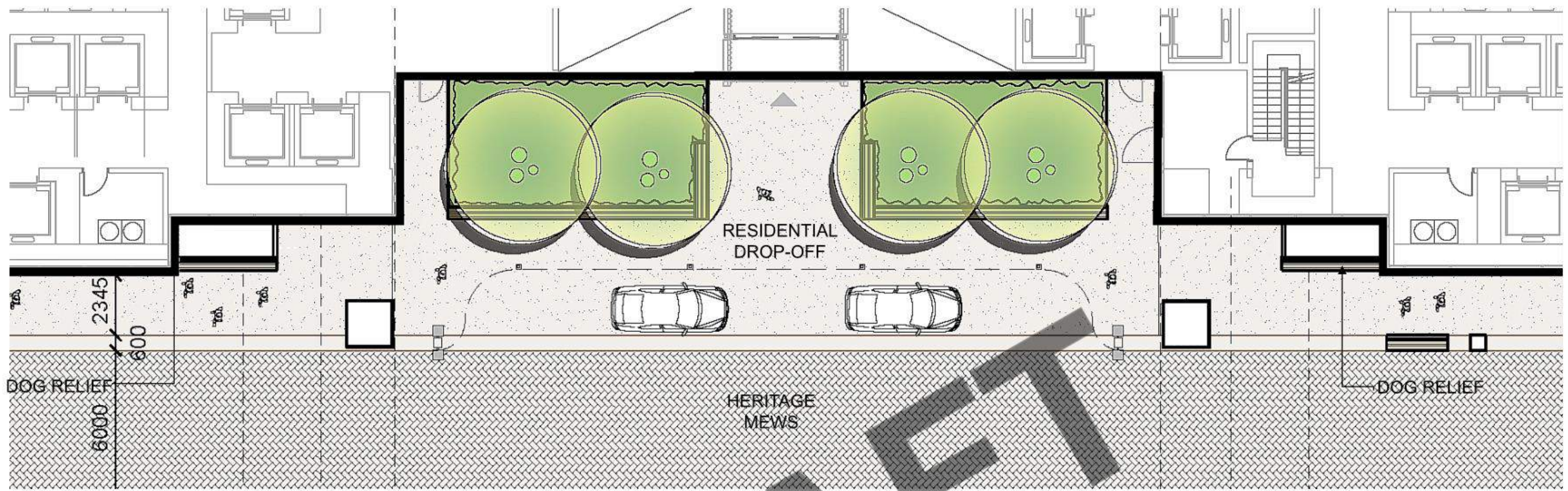


'WINTER MARVEL - RUNNING BOND'

HERITAGE MEWS PAVING OVERVIEW



VIEW LOOKING WEST IN HERITAGE MEWS



BLUE BEECH



JAPANESE FOUNTAIN GRASS + HOSTA MIX



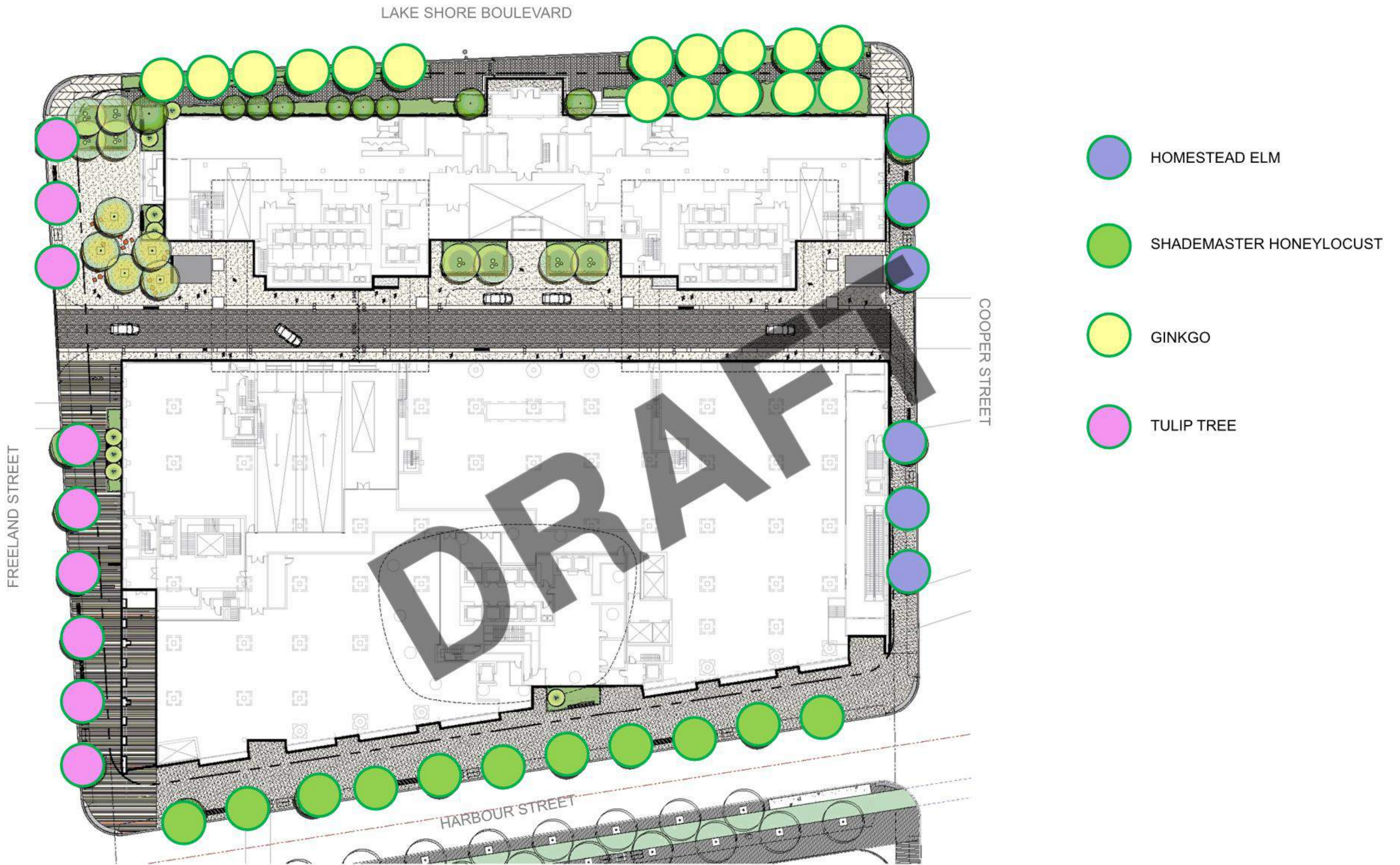
'WINTER MARVEL' PLANK STYLE PAVERS

SHADE TOLERANT PLANT VARIETIES AT RESIDENTIAL ENTRANCE

HERITAGE MEWS RESIDENTIAL ENTRANCE



VIEW LOOKING AT RESIDENTIAL ENTRANCE



STREET PLANTING OVERVIEW



GINKGO



SHADEMASTER HONEYLOCUST



HOMESTEAD ELM



TULIP TREE

PLANTING PALLETTE

DRAFT

SUSTAINABILITY

SUSTAINABILITY

Committed to achieving TGS Version 3 Tier I and meeting bird-friendly requirement of Tier 2

Influenced by Waterfront Toronto's

Minimum Green Building Requirements:



Electric Vehicle Infrastructure – Targeting full level 2 chargers for 20% of spots, plus rough-ins for all remaining spots, greatly exceeding MGBR.



Cycling Infrastructure – requirements of dedicated bicycle spots, plus lockers of sufficient width and depth to exceed Tier 2 requirements. Easy access to bicycle networks.



Connectivity – Easy access to pedestrian (eg. PATH and Martin Goodman Trail, nearby park)



Green Roofs – Roofs targeted to meet structural capacity to accommodate intensive green roof.



District Energy – Actively exploring connection to district energy system.



Smart building – all suites sub-metered for electricity, cold water, hot water, and thermal energy.



High-Efficiency Appliances – EnergyStar appliances are proposed where applicable



Bird Collision Deterrence – Committed to achieving bird-friendly requirement of Tier 2



Sustainability Engagement and Support – Will provide purchasers and management with packages describing the green features of the community and buildings.



Long-Term Flexibility – Most requirements in MGBR achieved / targeted, such as ground floor height of 5m and structural live load capacity or 4.8kPA, suites have ability to be expanded



Waste Management – Will provide residents with in-suite space for 3-stream recycling, will provide central location for collection of hazardous waste (red bin).

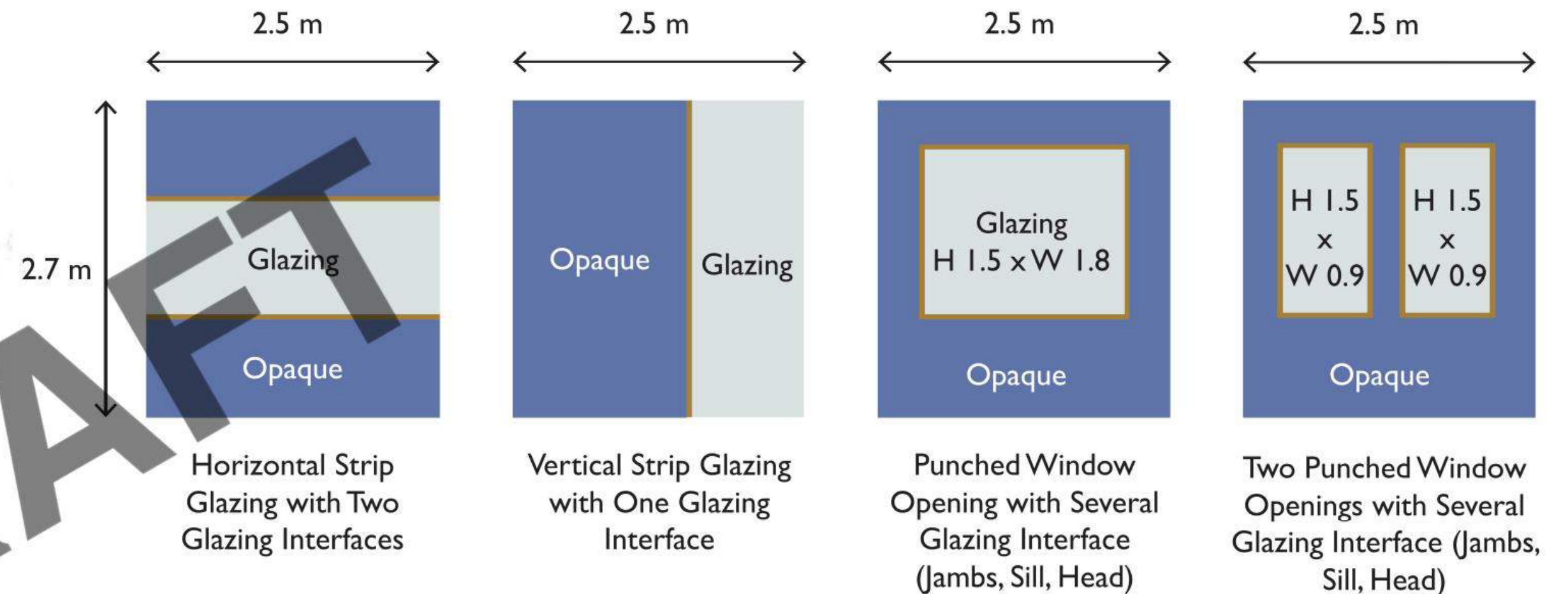
SUSTAINABILITY

- Exploring third-party certification under Fitwel-Neighbourhood
- Balconies provide extend living space to outdoors and provide passive solar shading to promote thermal comfort and minimize cooling loads (excerpt from Guide to Low TEDI for Large Buildings, BC Housing Research Centre)

Summary of Solutions to Overheating and Related Impacts

Cumulative Scenario (Each Includes the Previous)	Potential Overheated Hours	Reductions in Overheated Hours
None	1940	-
Natural Ventilation	315	1625
Balcony Shading	200	115
Reduced SHGC	110	90
Movable Exterior Screens	40	70
HRV Bypass	10	30

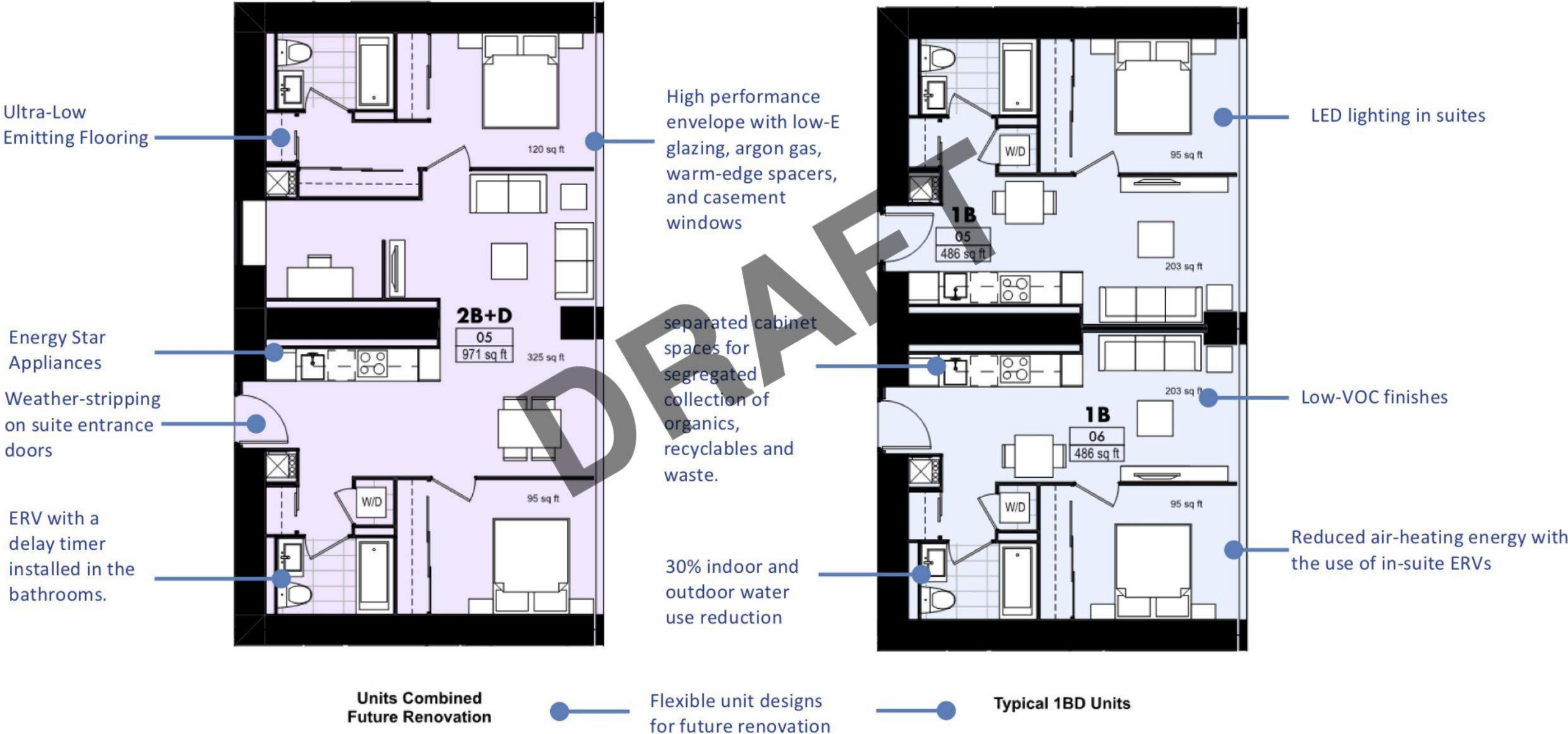
- Approach to glazing is to provide high performance glazing to promote daylight and views into increase livability of smaller suites, with continuous glass to minimize linear thermal bridges (i.e. frames, mullions).



	Horizontal Strip Glazing	Vertical Strip Glazing	Punched Window Opening	Two Punched Window Openings
Interface Length (m)	5	2.7	6.6	9.6
U-value (W/m ² K)	0.566	0.467	0.617	0.733
Effective R-value	10.2	12.2	9.2	7.8

Source: Guide to Low TEDI for Large Buildings, BC Housing Research Centre, 2018

SUSTAINABILITY



LONG TERM FLEXIBILITY