



60 Trinity St. Enbridge Station A

Detailed Design

Nov. 18th, 2020

Project Background & Description

Background

- To facilitate the Port Lands Flood Protection work, an Enbridge main is to be relocated to the west side of the Don River, primarily servicing the downtown core.
- A new **pressure regulation station** is proposed to be constructed on Enbridge land at 60 Trinity St.
- Site is located 65m north of the Distillery District.
- Recommended by the City to come to DRP.
- **Pending Panel approval, this is the project's final DRP.**

Description

- Secured station facility with very limited above grade features.
- Open air decorative masonry security barrier.

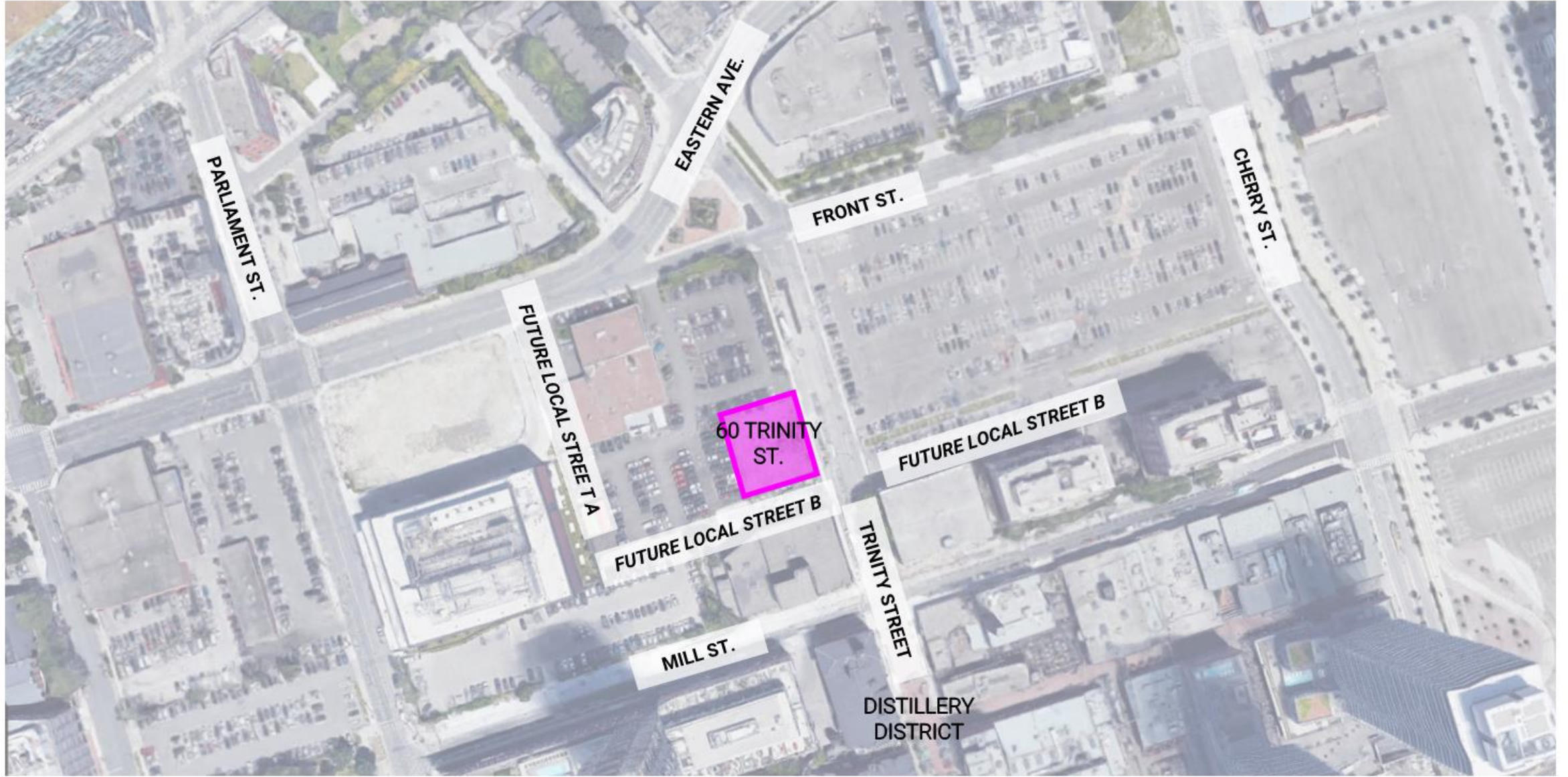
Anticipated Approval Timeline

- Team has met with Councillor Wong-Tam and received support.
- Minor zoning variance to be submitted.
- Initiate the permit phase after DRP process and anticipating construction in 2021.

Site Context

60 Trinity St. Enbridge Station A

Proponent: Enbridge
Design Team: Enbridge, Walter Fedy
Review Stage: Detailed Design



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Existing Site Context

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Review Stage: Detailed Design



Trinity St. looking south.



Trinity St. looking north.

DRP Stream 1: Private land

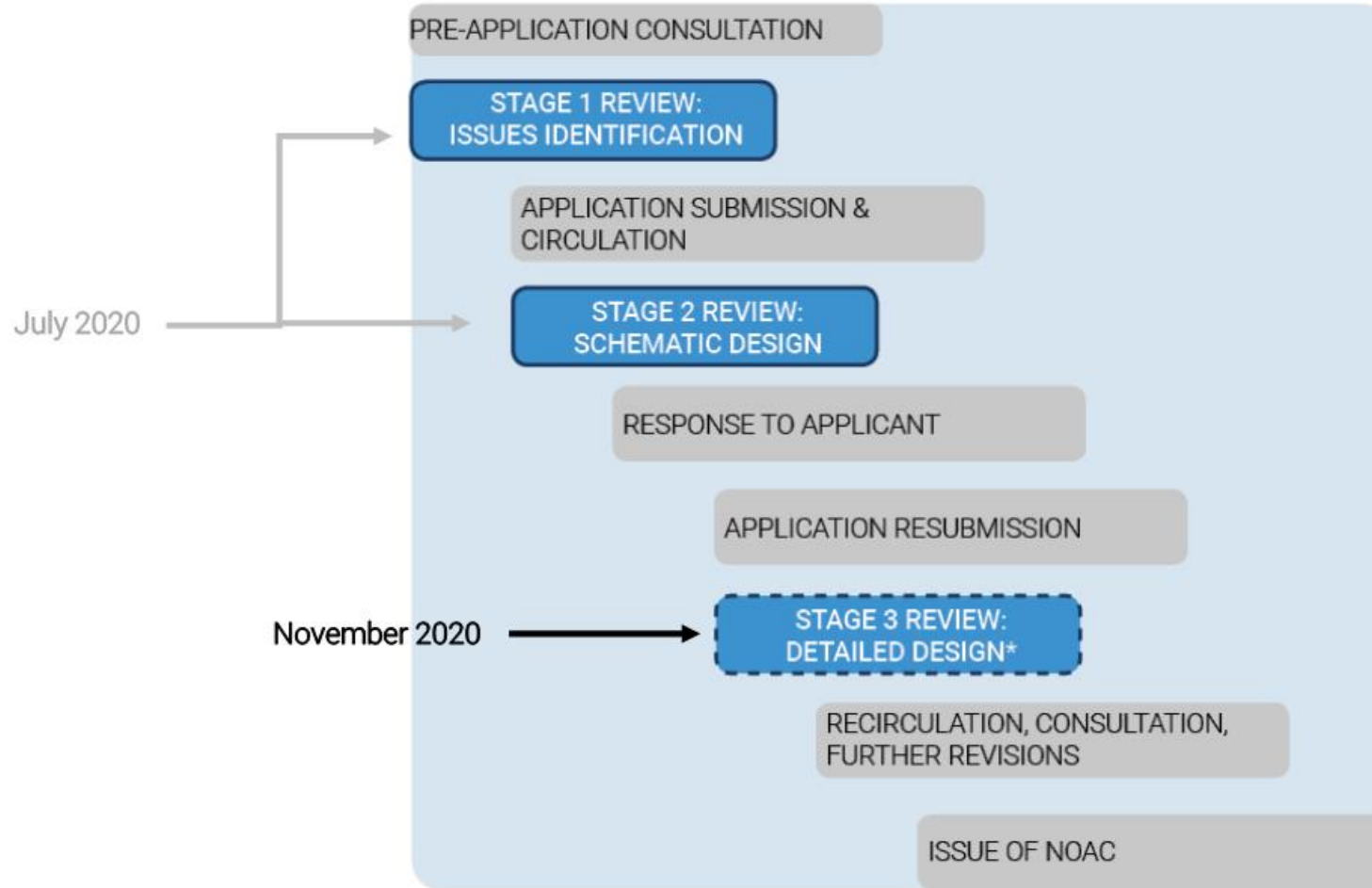
Project Approval Stage

60 Trinity St. Enbridge Station A

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Consensus Comments

July 2020 DRP

60 Trinity St. Enbridge Station A

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General

- Appreciated the Proponent and the City bringing the project to the Panel.
- **Reference the design of adjacent development** Blocks 3,4,7 with regards to the street frontages, façade materiality, and landscape context; Waterfront Toronto to share the documentation with the Proponent.
- The site is located near the most historic district of Toronto, the Town of York, where a lot of people will be living, working, and visiting the area. It is important for the project to **fit in with both existing and future context**.
- There are precedents of highly contextual hydro facilities, consider carefully how this project can **evolve the typology to respond to the site**.
- It is important for this project to set a precedent for **a well-integrated, contextual, public infrastructure facility** building in the West Don Lands.

Building

- Consider the **visual impact of the building and site as viewed from high up** such as adjacent future residential developments.
- While a green roof is not a typical feature for this type of facility, it is appropriate for this context and can greatly improve the visual presence of the entire project. Consider revising the design of roof structure to **accommodate a green roof**.

Consensus Comments

July 2020 DRP

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Perimeter Wall

- **Not supportive of the use of barbed wire and chain-link fence**, alternative strategies should be considered to better respond to adjacent future residential buildings and public realm.
- Recommended the perimeter wall **utilize a real brick finish and not painted precast**. With the project's proximity to other historic brick buildings, in order to properly respond to the context, it is important to employ the actual, real materiality.
- Consider the opportunity for integrating **animation strategies at the perimeter wall** to engage with the public, such as view windows into the site.
- Consider the **visual identity and signage use** - it is an opportunity for Enbridge to set a new precedent for a highly urban hydro facility building.

Landscape

- Consider planting trees in the corner of the lot to improve street level and aerial presence.

The Panel voted Non-Support for the project.

Areas for Panel Consideration

Waterfront Toronto + City of Toronto

60 Trinity St. Enbridge Station A

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Review Stage: Detailed Design

- Does the **revised brick exterior** adequately address the context of West Don Lands and the Distillery District?
- Do the **revised perimeter details** adequately balance the need for site security while supporting Waterfront Toronto's objectives of design excellence?
- Does the updated design improve the **visual impact of the building as viewed from high up** such as adjacent future residential developments?
- Is there **sufficient lighting** around the site, so pedestrians feel safe and secure at night.

Station A Feeder Station

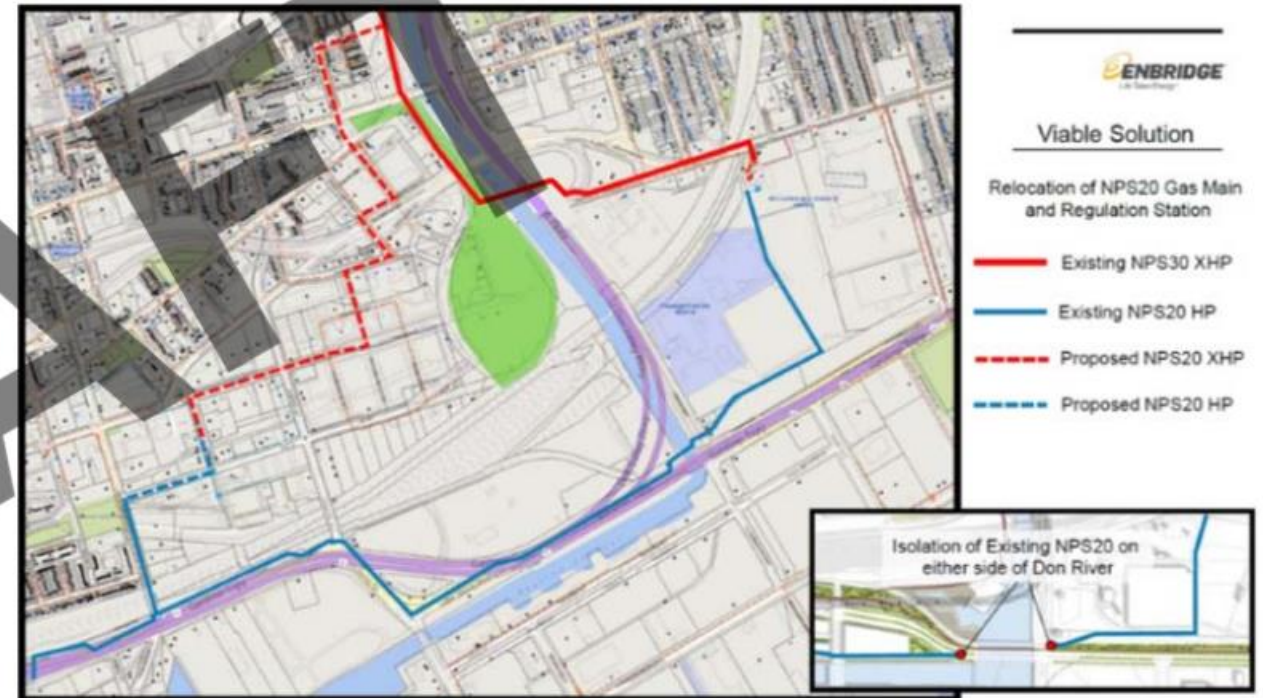
60 Trinity St., Toronto
Waterfront Toronto – Design Review Panel

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Overview

Project Description & Background

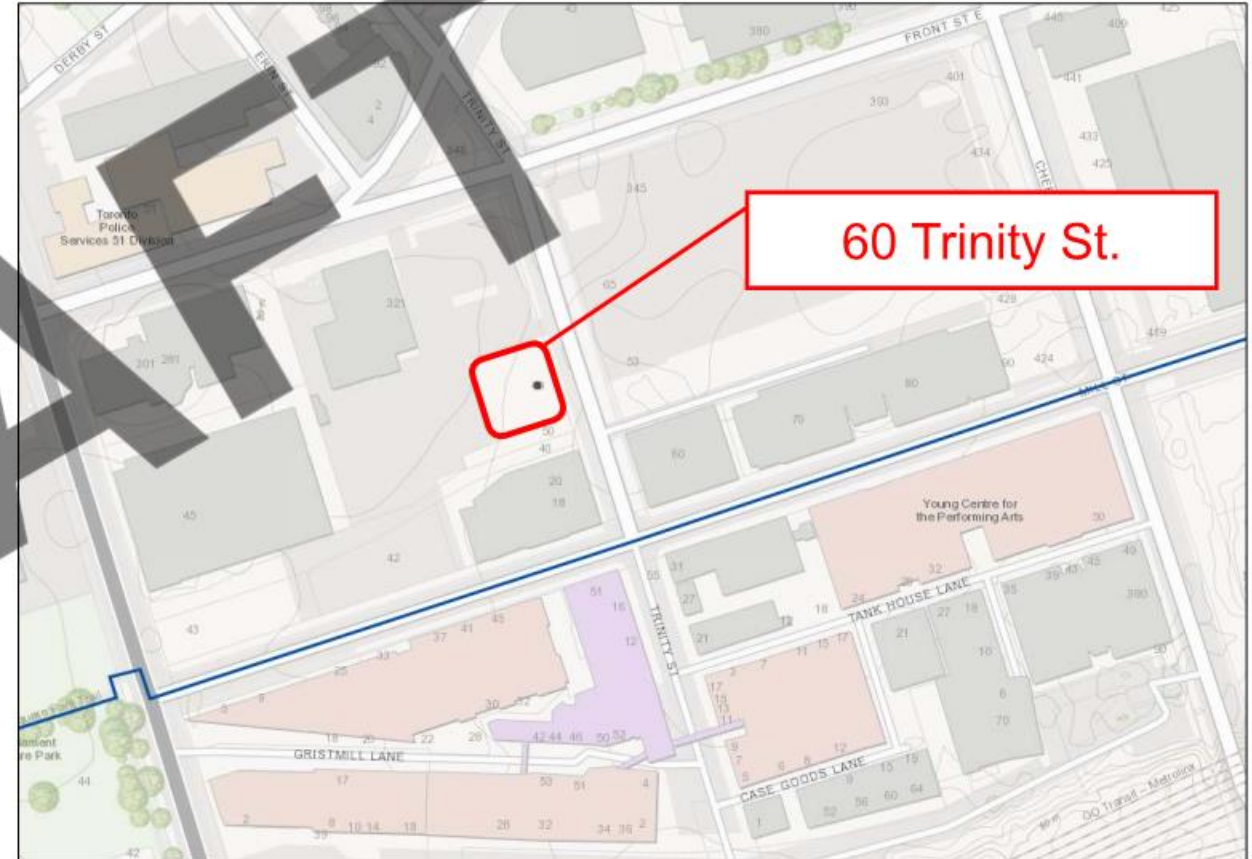
- EGI NPS 20 diameter main is in conflict with the Waterfront Toronto Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP)
 - Main suspended on the Keating rail bridge
- Main relocation is the only viable option
 - ~2.0 km of main required to be installed to support EGI's network requirements
- New natural gas feeder station required on West side of Don River
 - Will primarily service the downtown core



New Feeder Station

60 Trinity St. Site Overview

- ~65m North of the Distillery historic district north gates (Trinity St. & Mill St.)
- Property development dimensions:
 - ~30.0m [North-South]
 - ~31.5m [East-West]
- EGI owned property since 19th C.
 - Former Consumer's Gas manufactured gas production site (c.1800s)
 - Converted to a Consumer's Gas operations site (c.1900s)
 - Cleared land parcel with small EGI pressure regulating station (2014 - present)



60 Trinity St.

Site History (c.1876)



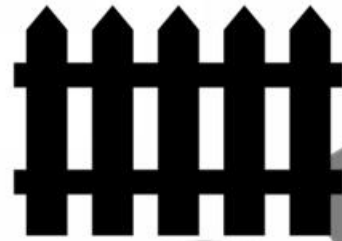
<https://scenesto.com/2019/03/31/scenes-from-the-distillery-district/distillery-district-birds-eye-view-of-toronto1876/>

EGI Design Development

Key Requirements



Functionality



Site Security



Noise
Prevention



Aesthetically
Agreeable



Reduced
Lighting

EGL Design Development

Action Plan

Requirement	Design Feature
Functionality	<ul style="list-style-type: none">• Site limited to only necessary station features• No compromises regarding design and operational safety
Site Security	<ul style="list-style-type: none">• ~5.1m tall open air decorative brick wall as security barrier• Integrated site security system
Noise Prevention	<ul style="list-style-type: none">• Limited above grade features• Building covering (includes additional noise insulation)
Aesthetically Agreeable	<ul style="list-style-type: none">• Limited above grade features• Components consolidated into a single structure• Extensive non-standard aesthetic treatments
Reduced Lighting	<ul style="list-style-type: none">• Minimized site lighting

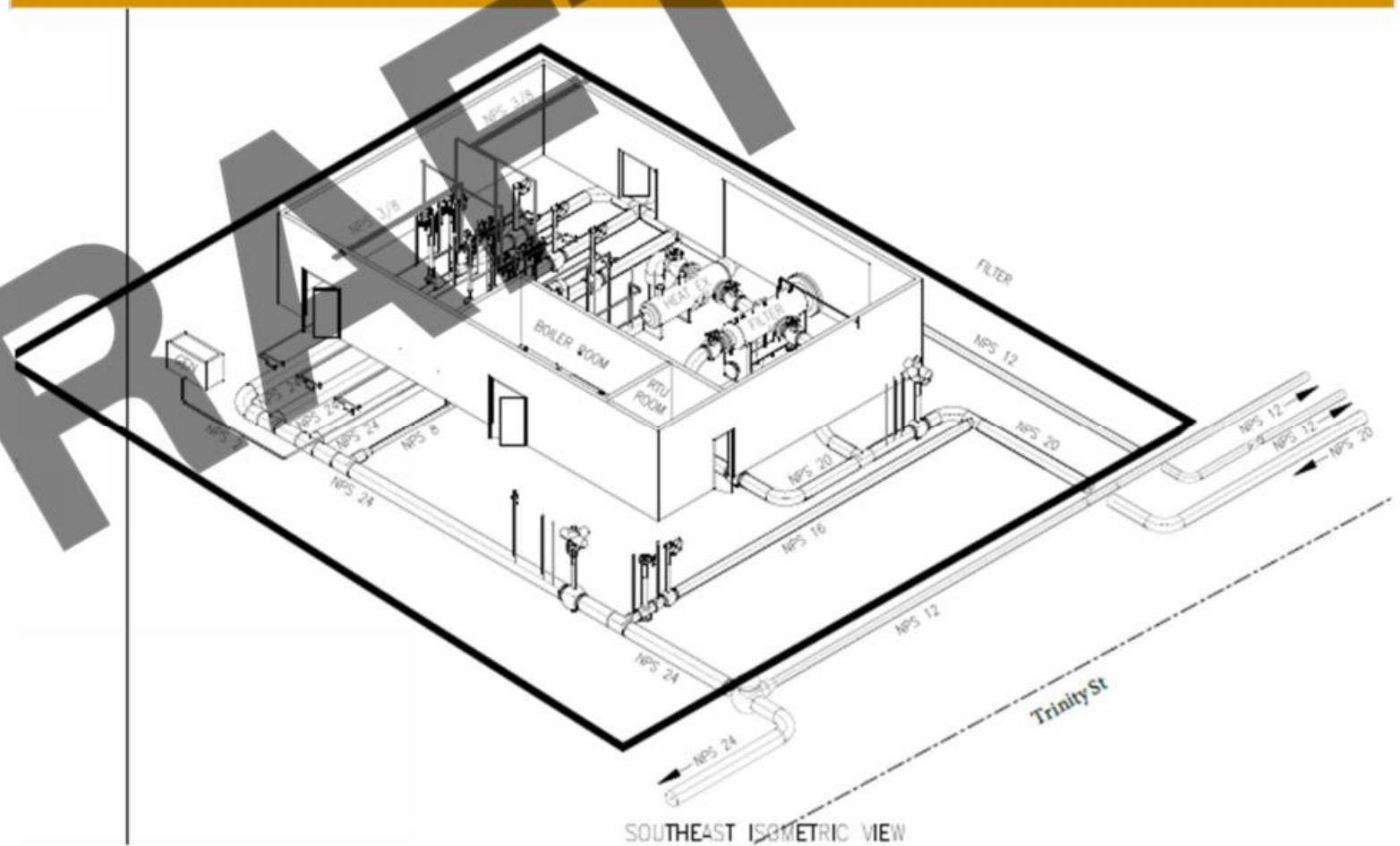
Proposed Facilities

Mechanical Layout

Key Facts:

- Unmanned station compound
- Several buried pipelines

Isometric:



Areas for Panel Consideration

Waterfront Toronto + City of Toronto



Context



Interface with
future
development
sites



Secure
Perimeters



Street
Design



Lighting

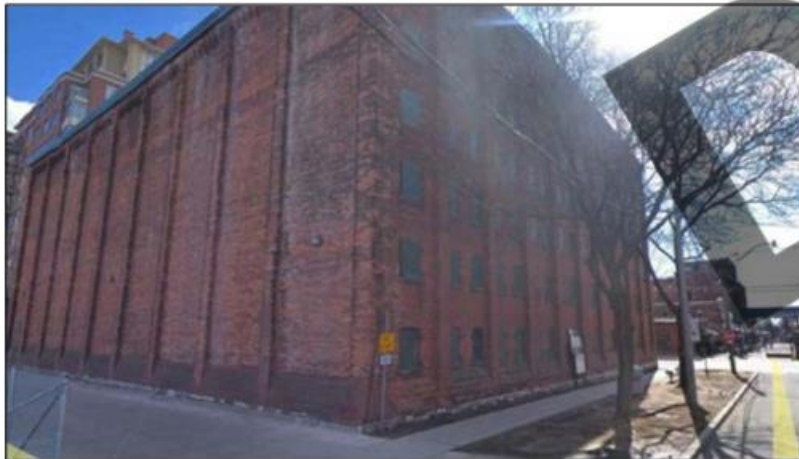
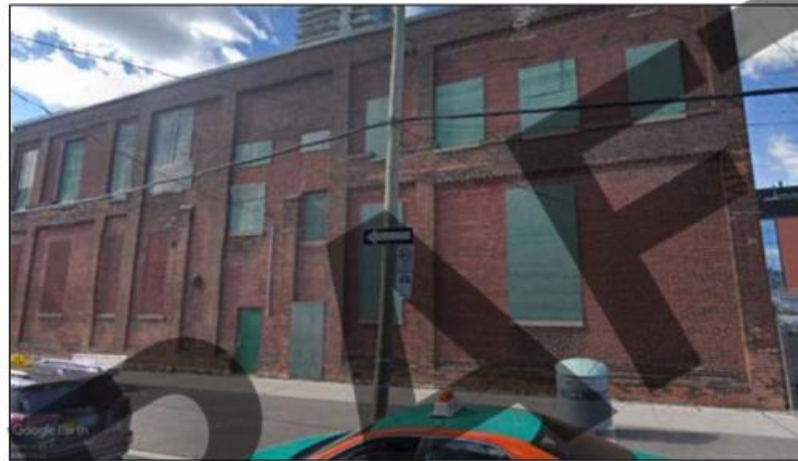
Areas for Panel Consideration

Waterfront Toronto + City of Toronto

Areas	Design Feature
Context	Does the building exterior adequately address the context of West Don Lands and the Distillery District?
Interface with future development sites	Do the materials create an appropriate interface between the Enbridge site and the future mixed-use blocks to the north and the west that will surround it?
Secure Perimeters	Do the perimeter design, details and materiality adequately balance the need for site security while supporting Waterfront Toronto's objectives of design excellence?
Street Design	Does the proposed landscape adequately support the existing and future public realm of West Don Lands?
Lighting	Is there sufficient lighting around the site, so pedestrians feel safe and secure at night?

EGI Design Development

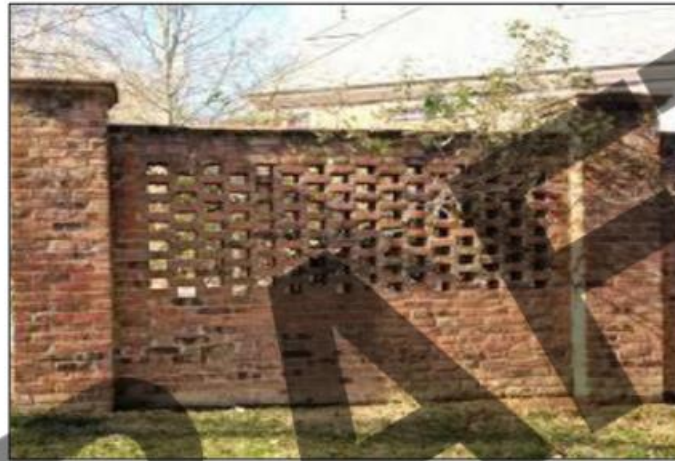
Aesthetic Influences – Distillery District – Adjacent Structures



Images courtesy of WalterFedy

EGI Design Development

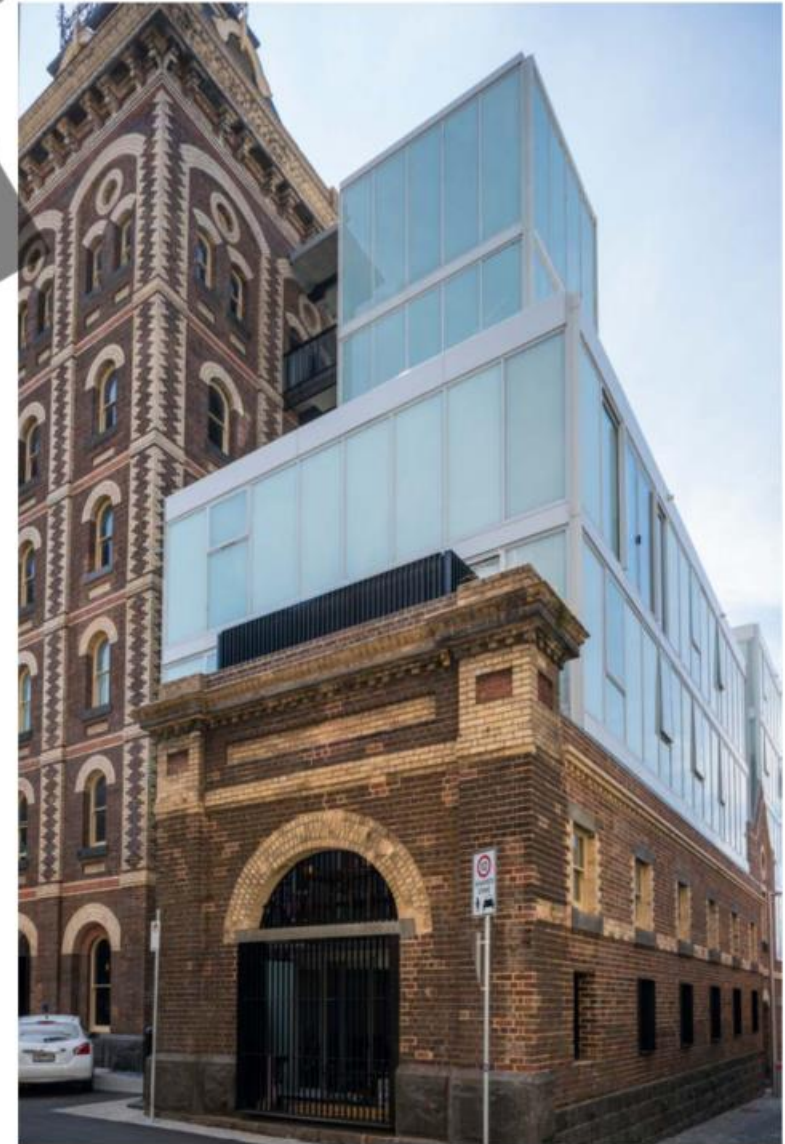
Aesthetic Influences – Periodic Brick Wall Elements



Images courtesy of WalterFedy

EGI Design Development

Aesthetic Influences – Brick/Modern-Structure Integration



EGI Design Development

Aesthetic Influences – Lighting



Images courtesy of WalterFedy

EGI Design Development

Aesthetic Influences – Doors



Images courtesy of WalterFedy

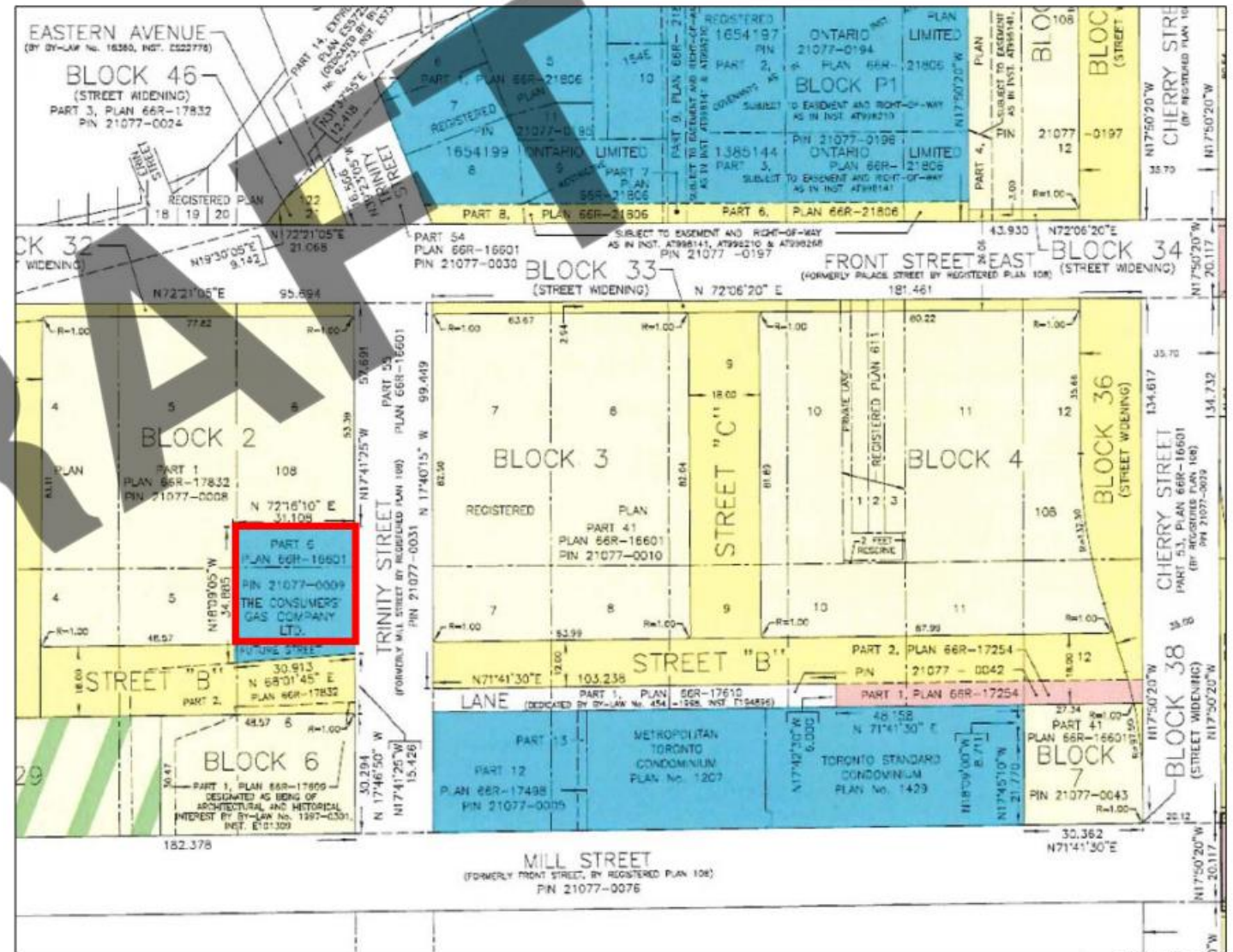
Additional Design Consideration

City of Toronto & EGI Coordination - West Don Lands Development



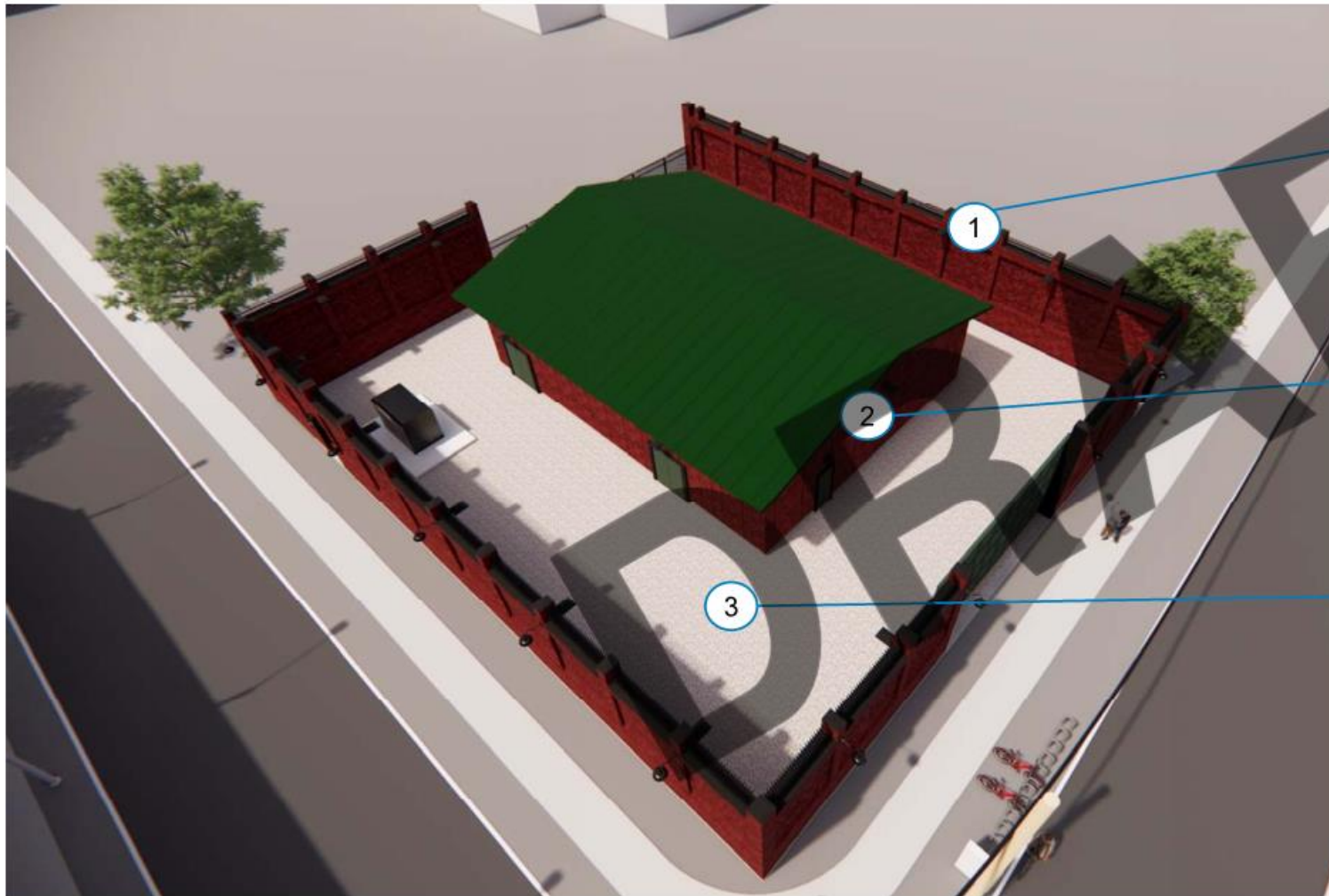
Image courtesy of UrbanToronto.ca

West Don Lands: Block 3, 4 & 7, a rental housing development in Toronto, designed by COBE and architectsAlliance for Dream Kilmer Tricon



Proposed EGI Design

Feedback Received



Perimeter Wall

- No barbed wire
- Use of real brick
- 3D elements and see-through walls
- Lighting fixtures

Building

- Green moss roof being considered
- Exterior finishes available for review

Landscape

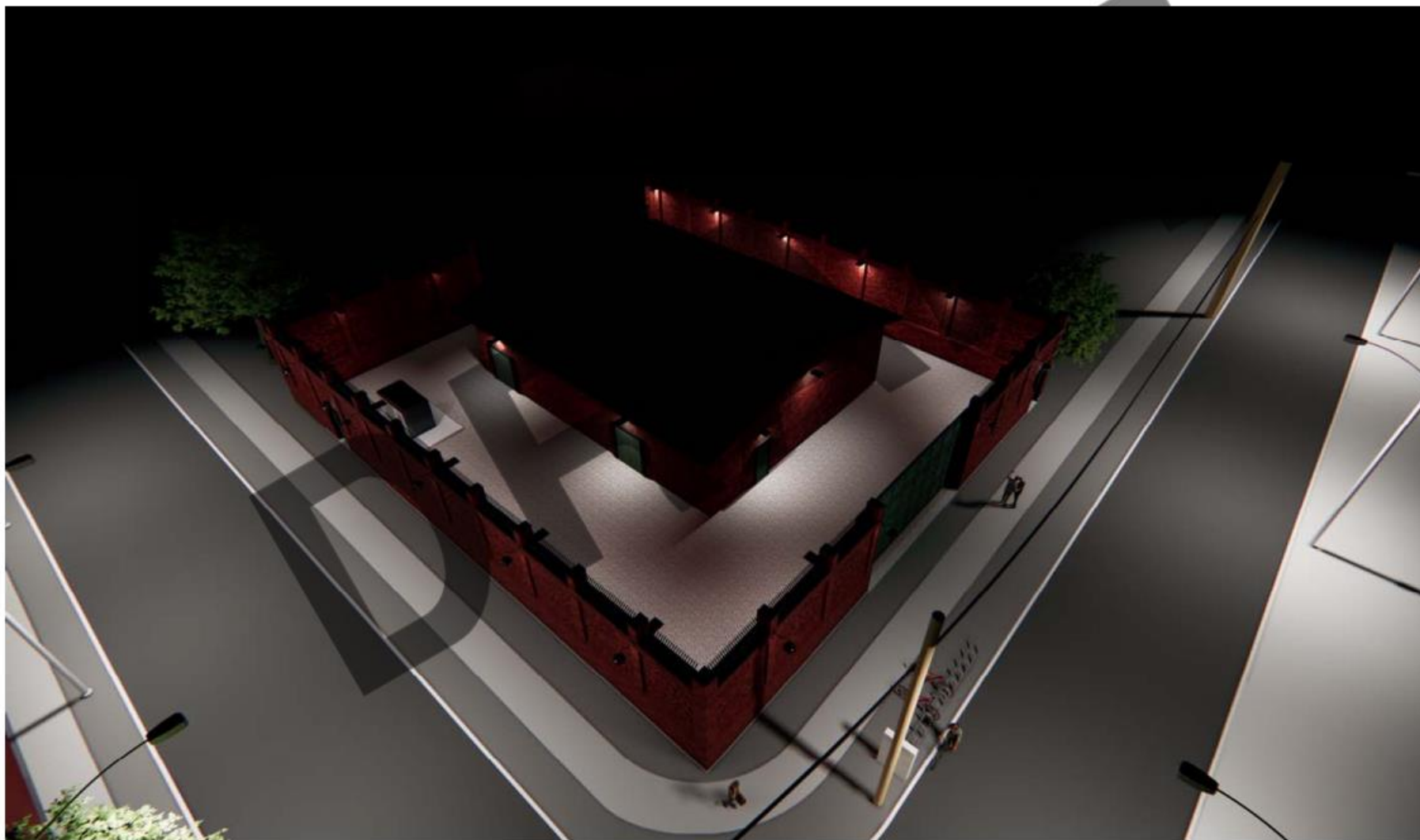
- Space limitations
- Workspace requirements
- Below grade facilities

Sustainability

- Permeable using granular
- Green moss roof, if feasible,
- Metal roof for embedded carbon as an alternative
- Local sourcing of building material

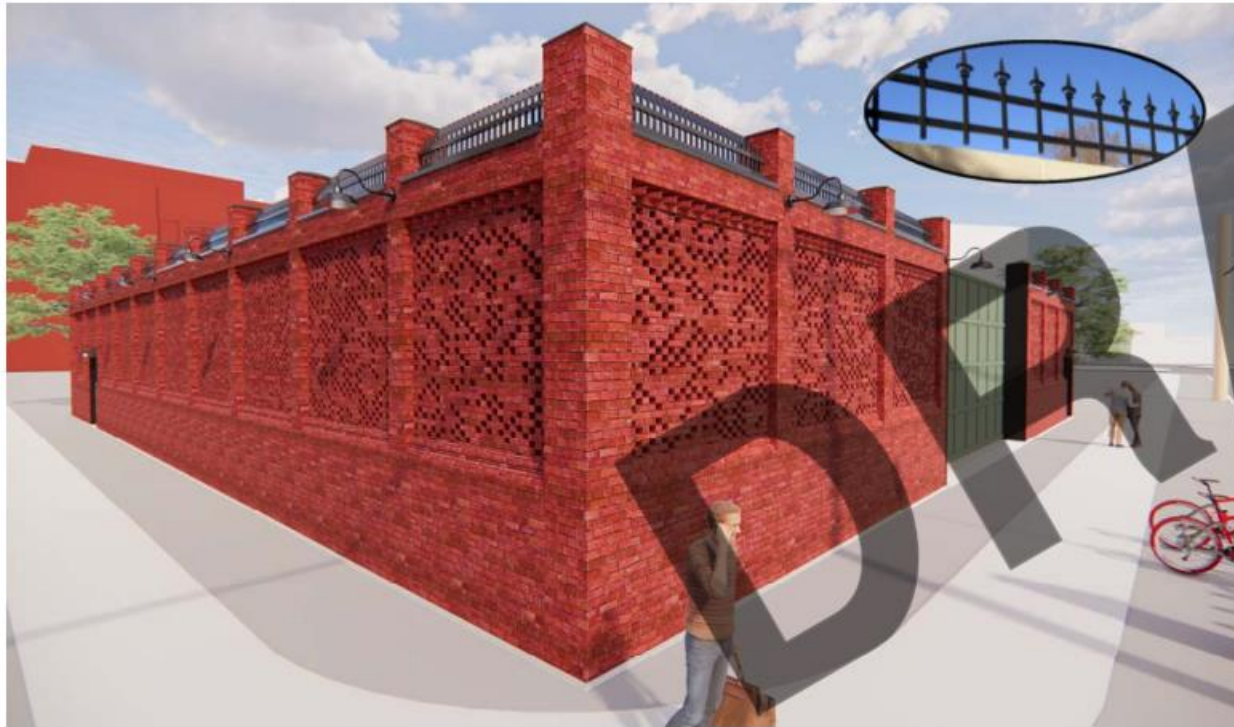
Proposed EGI Design

Renderings – Night View



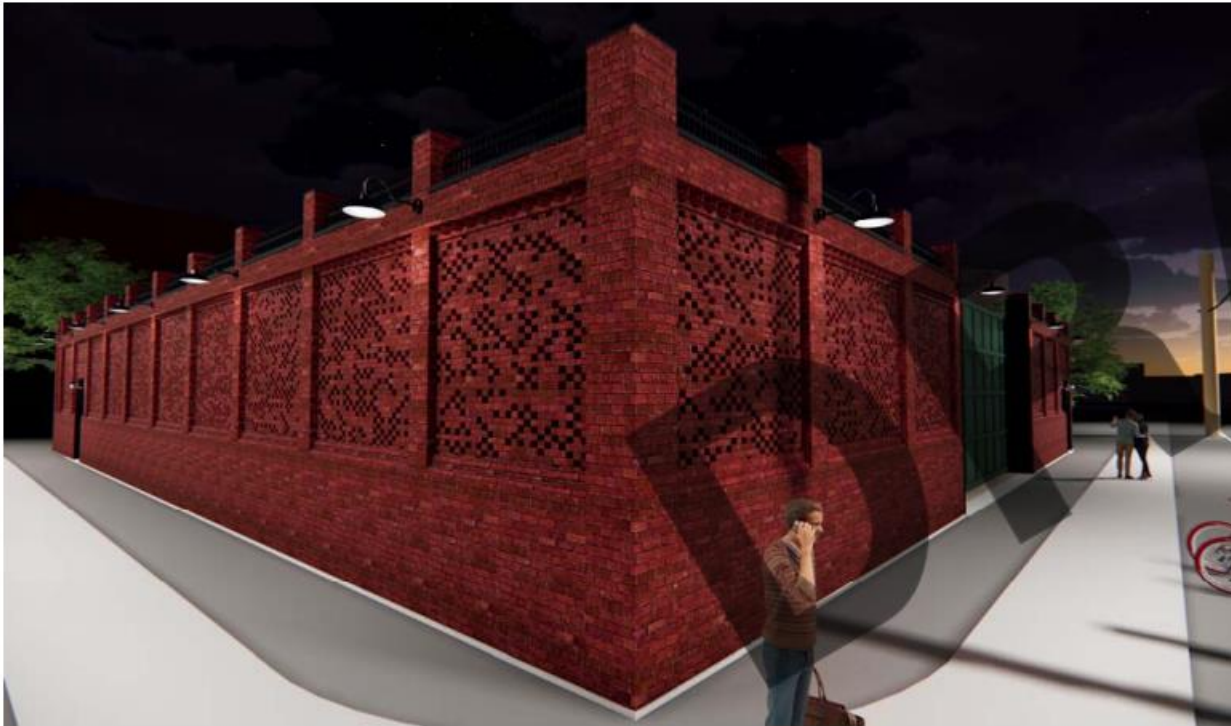
Proposed EGI Design

Renderings – Perimeter Wall/Street View



Proposed EGI Design

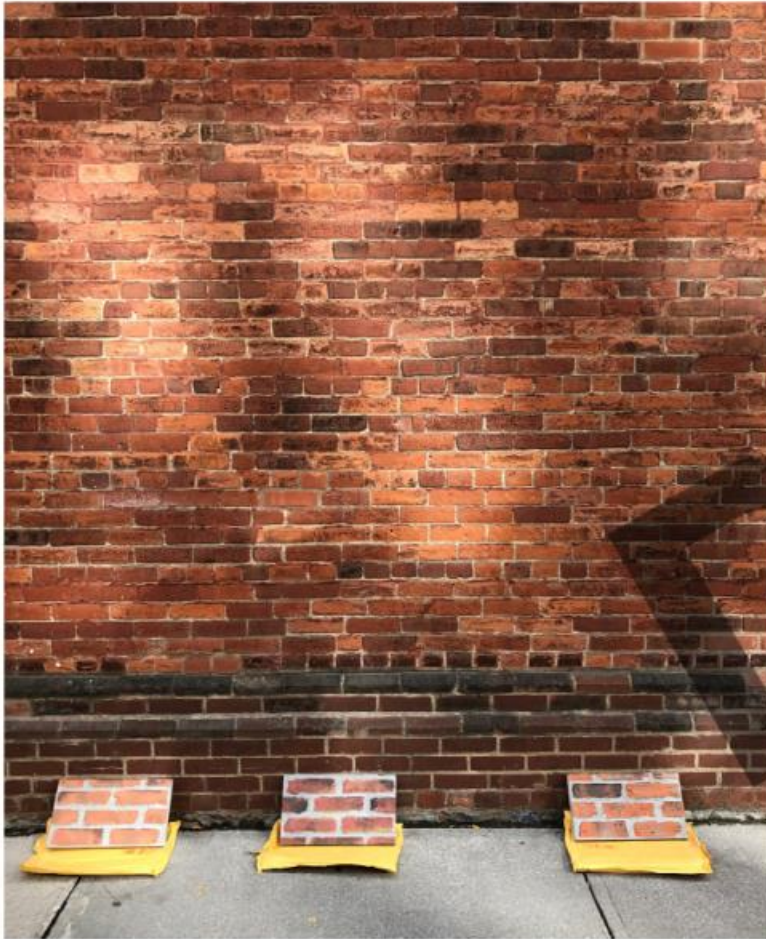
Renderings - – Perimeter Wall/Street View



Proposed EGI Design

Building – Exterior Finish

Distillery District – North Wall



Proposed EGI Design

Building – Exterior Finish

60 Mill St. – West Wall



Proposed EGI Design

Building – Exterior Finish

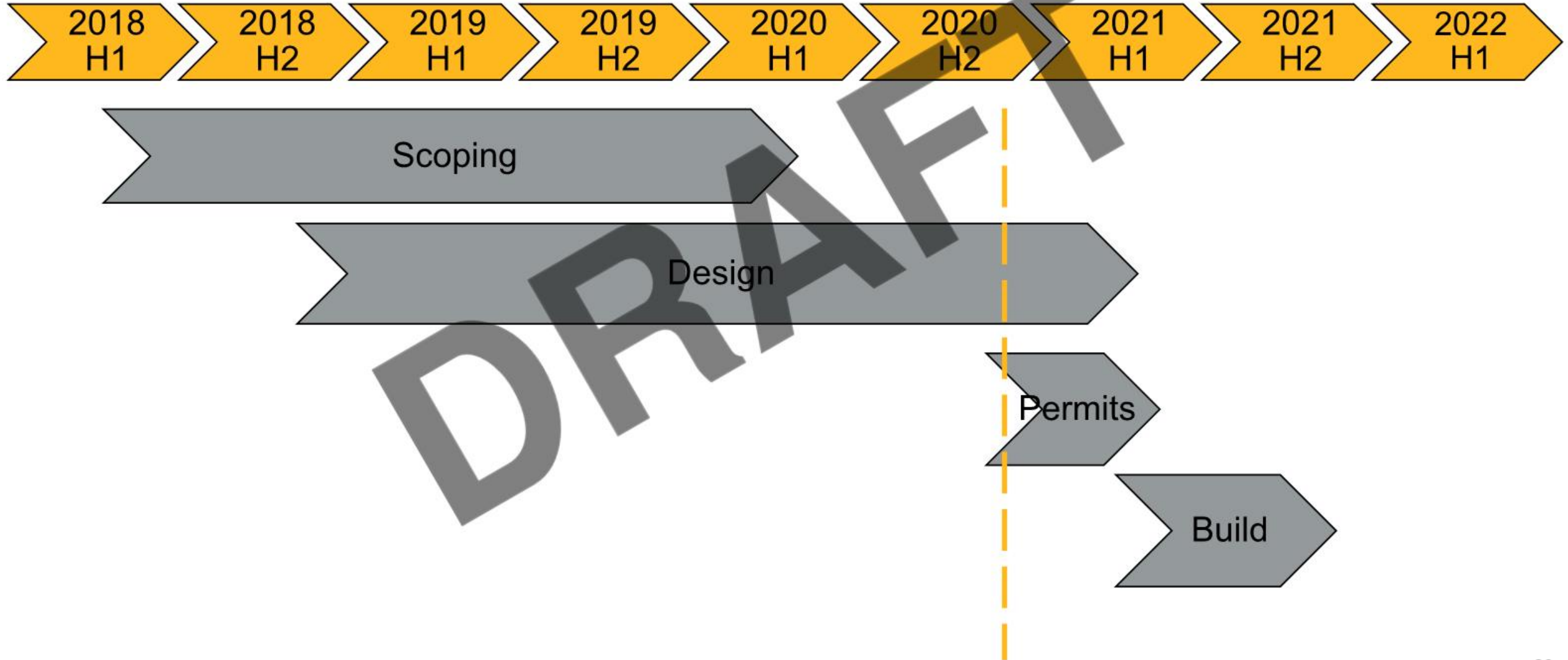
50 Mill St. – West Wall



Station Timeline



Action Plan



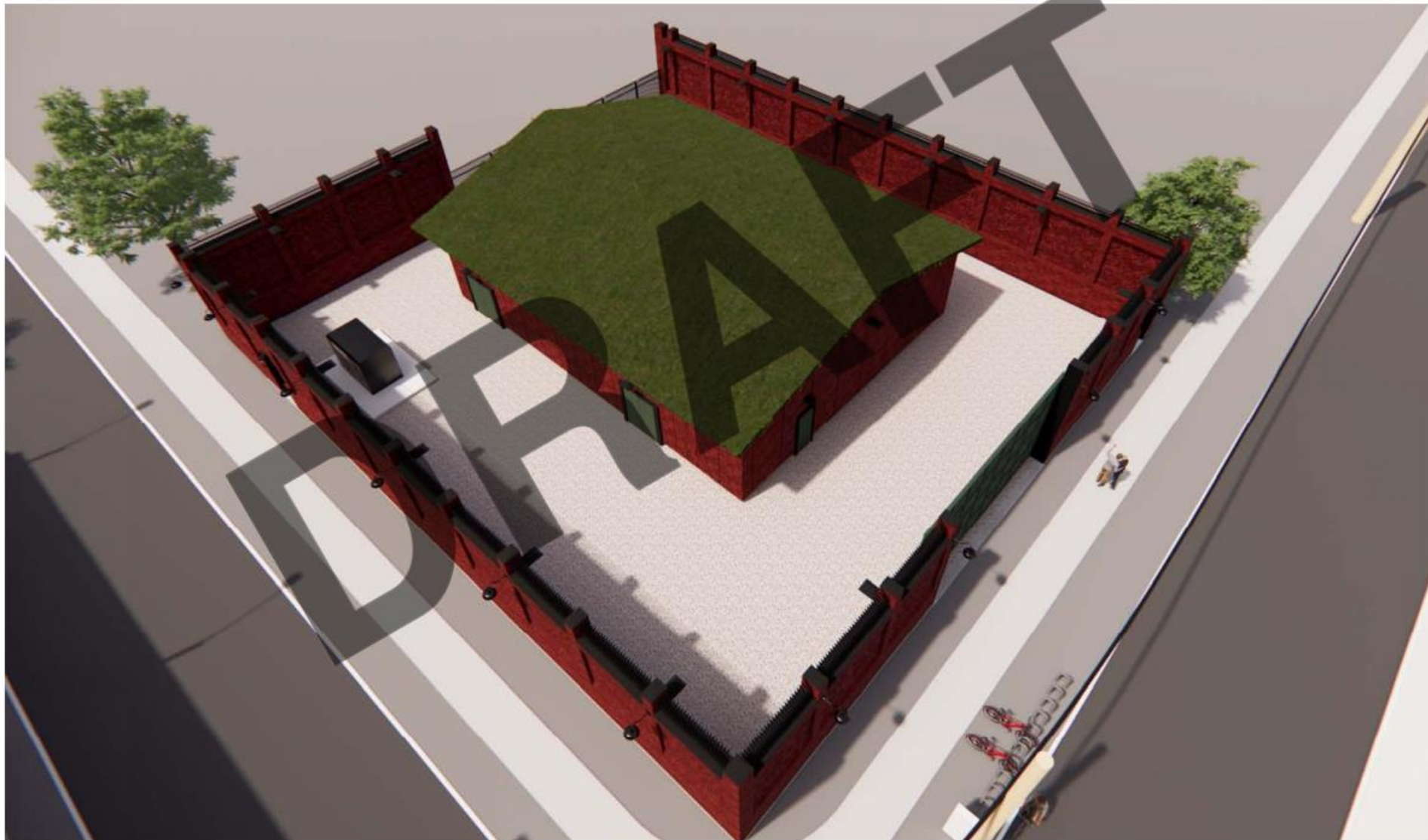
Questions

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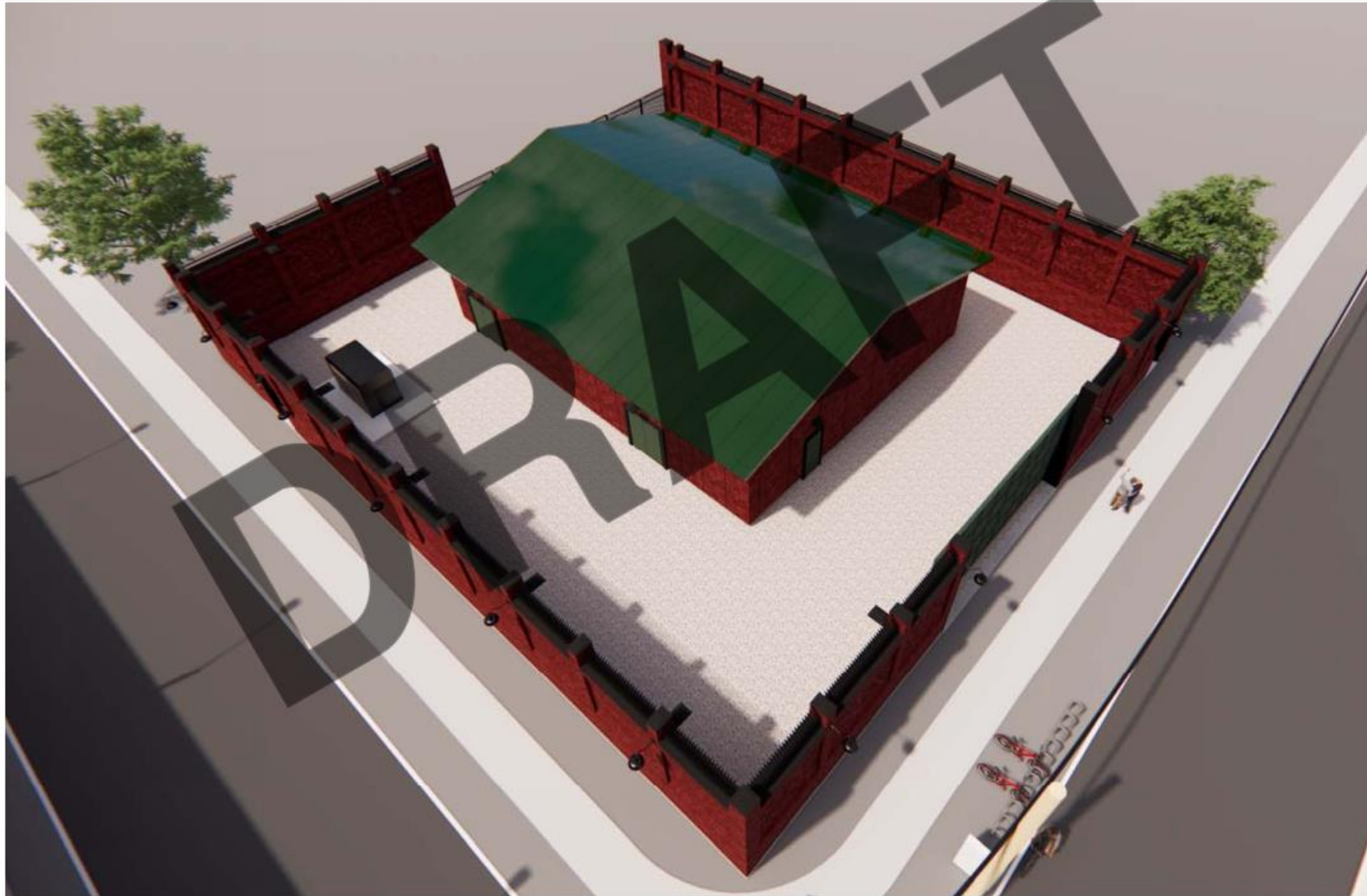
Appendix

Additional Renderings – Green Moss Roof



Appendix

Additional Renderings – Metal Roof



Appendix

Typical Station Layout



Appendix

Typical Station Layout



Appendix

Typical Station Layout



Appendix

Typical Station Layout

