



# West Don Lands Block 10 Indigenous Hub

Detailed Design 2

October 21<sup>st</sup>, 2020

# Project Description & Background

## WDL Block 10 Indigenous Hub

Proponent: Anishnawbe Health Toronto/ Dream Kilmer Tricon  
Design Team: Two Row Architect, Quadrangle Architects, Stantec  
Review Stage: Detailed Design 2

### 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, 'Schematic Design' in May 2019 and Detailed Design in February 2020.

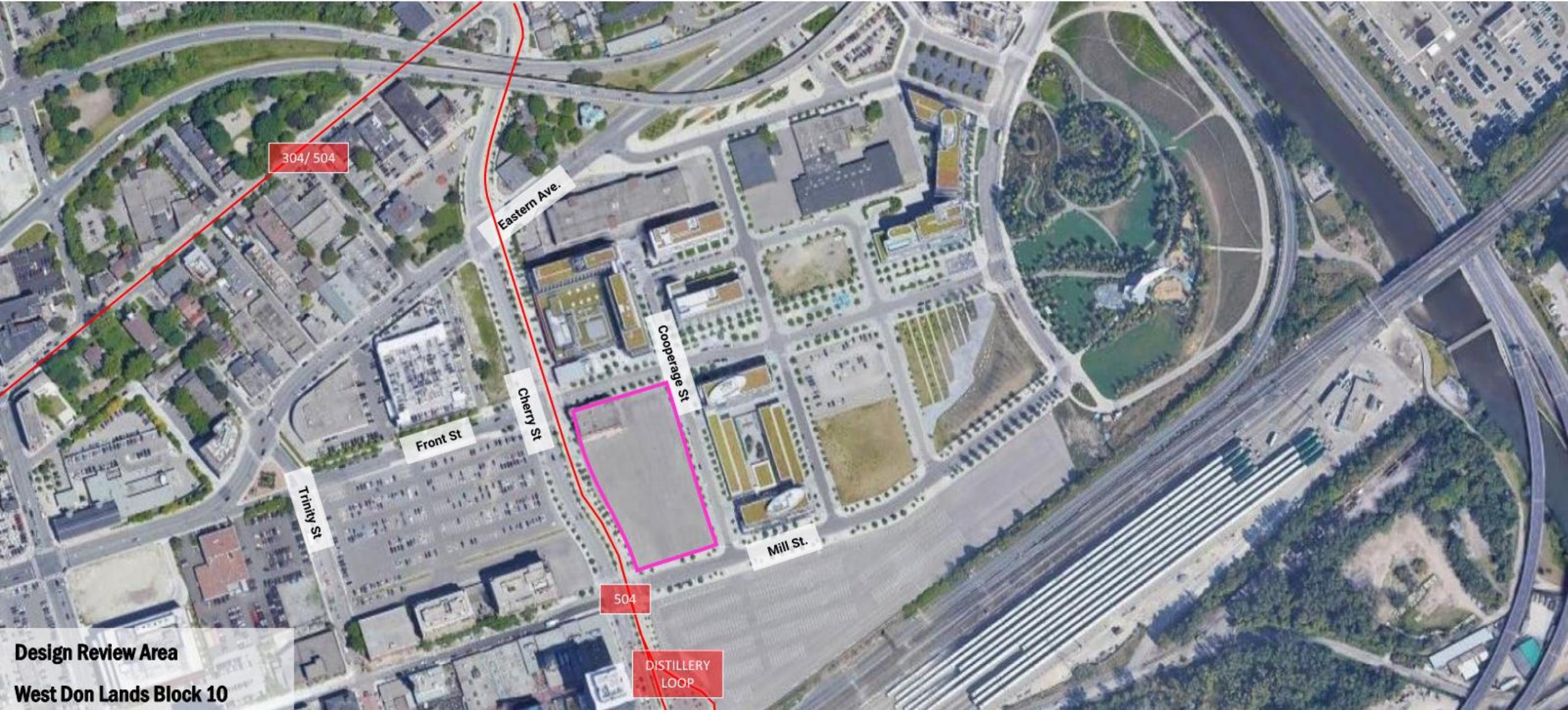
### Anticipated development timeline

- 3<sup>rd</sup> SPA submission September 2020 for the AHT Building; remaining scope to be submitted after DRP
- Construction of AHT to begin after final approvals.

# Site Context

# WDL Block 10 Indigenous Hub

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304/ 504

Eastern Ave.

Cooperage St

Front St

Cherry St

Trinity St

Mill St.

504

DISTILLERY LOOP

Design Review Area  
West Don Lands Block 10

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### Public Art

- As part of the Public Art Program, this site will accommodate permanent Indigenous artwork on the southwest plaza.
- Curatorial direction is for the artwork to facilitate a gathering space at the plaza.
- A call for an Indigenous Public Art Curator was issued on October 5, 2020; anticipated start date December 2020.
- The winning proponent will work with WT, AHT and City Planning, and engage community groups, to write a public art plan for the site and commission artwork.
- The public art plan will require approval from TPAC and City Council.

### Cultural Context Presentation

- Matthew Hickey of Two Row Architect has produced a cultural context presentation
- Begin the meeting today with the presentation and dialogue



# Indigenous Hub

## West Don Lands

Waterfront Toronto Design Review Panel



Anishnawbe Health Toronto

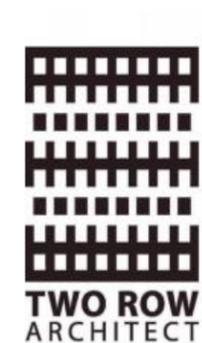


PRISM  
Partners Inc

**dream**

KILMER GROUP

**TRICON**  
RESIDENTIAL



Quadrangle

Stantec

NAK ERA

21 October 2020

# Contents

- **Introduction** / Decolonizing Design Through Reconciliation
- **Project Overview**
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  - Anishnawbe Health Toronto
- **Landscape**
- **Sustainability**

# INDIGENOUS HUB

Decolonizing Design through Reconciliation





# TRUTH and RECONCILIATION

- 94 Calls to action
- Released in 2015
- Bridge-Building

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# TRUTH and RECONCILIATION

## **Professional Development and Training for Public Servants**

- . **57.** We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

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# TRUTH and RECONCILIATION

## Business and Reconciliation

92. We call upon the corporate sector in Canada to adopt the *United Nations Declaration on the Rights of Indigenous Peoples* as a reconciliation framework and to apply its principles, norms, and standards to corporate policy and core operational activities involving Indigenous peoples and their lands and resources. This would include, but not be limited to, the following:

- i. Commit to meaningful consultation, building respectful relationships, and obtaining the free, prior, and informed consent of Indigenous peoples before proceeding with economic development projects.
- ii. Ensure that Aboriginal peoples have equitable access to jobs, training, and education opportunities in the corporate sector, and that Aboriginal communities gain long-term sustainable benefits from economic development projects.
- iii. Provide education for management and staff on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills based training in intercultural competency, conflict resolution, human rights, and anti-racism.

Territories
  Languages
  Treaties

Search your address, or toggle switches above to add shapes. Click around! [Think critically about this map](#)

Search

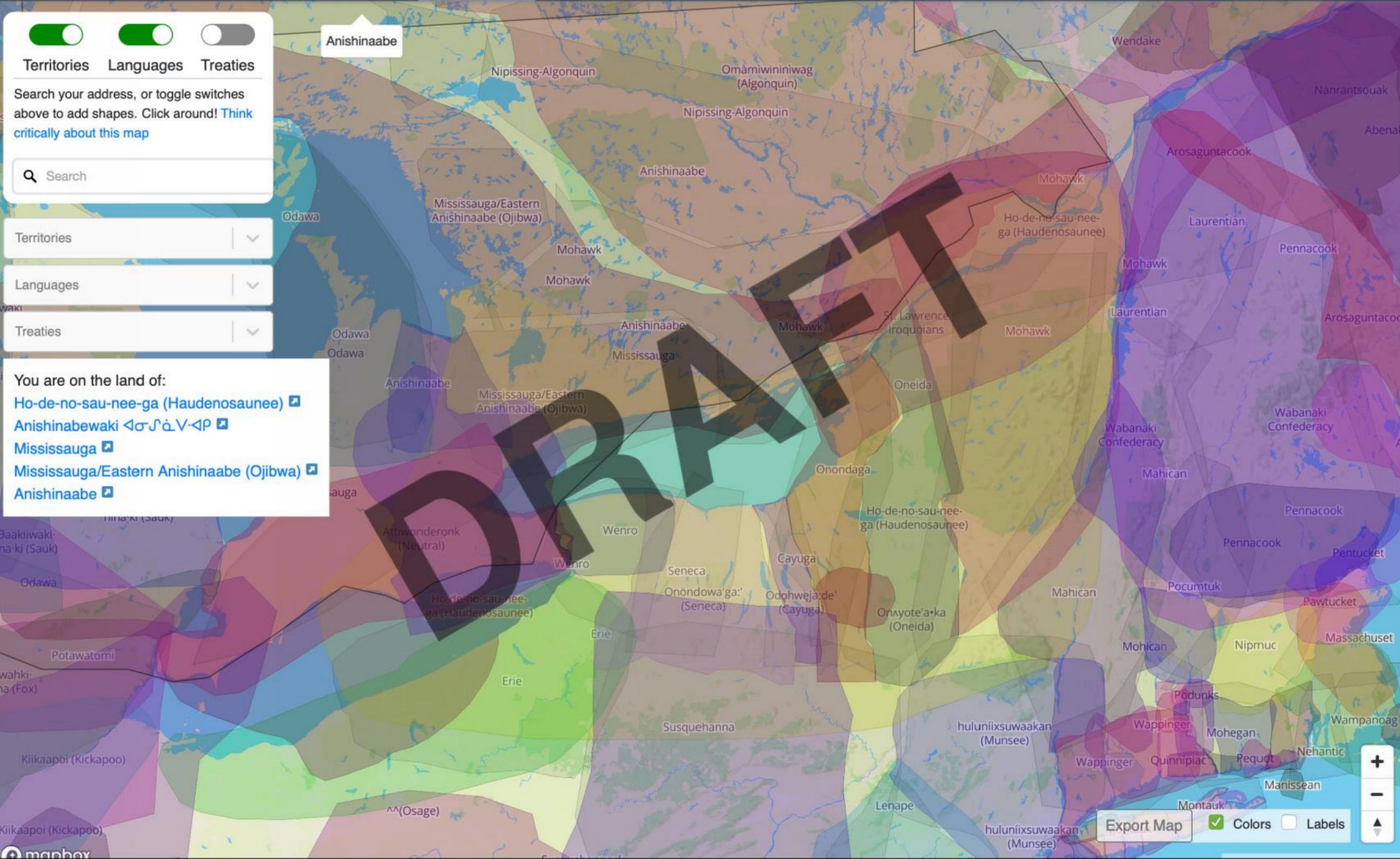
Territories

Languages

Treaties

You are on the land of:

- Ho-de-no-sau-nee-ga (Haudenosaunee)
- Anishinabewaki
- Mississauga
- Mississauga/Eastern Anishinaabe (Ojibwa)
- Anishinaabe





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Outline of Toronto Region Map No. 41g.



# DON RIVER WATERSHED



H.B. 57  
**PLAN OF YORK.**  
Surveyed and Drawn  
by  
Lieut. Phillpotts Royal Engineers  
Scale of Six Inches to a Mile.



**DRAFT**

B. C.  
Copy of Survey

Copy of Survey

I certify that this is a true  
copy of the original plan of  
which is deposited in the  
office of the Surveyor General  
of Canada in my custody  
Dated at Ottawa, this 26<sup>th</sup>  
Day of October, 1877.  
Lieut. Phillipotts  
Royal Engineers

Commander Royal Engineers  
General Staff  
Lieut. Phillipotts  
Royal Engineers



Don River

Keating Channel

Ship Channel

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# THE INDIAN ACT

First introduced in Canada in **1876**, sections of the **Indian Act prohibited the gatherings and celebrations at which Indigenous dancing was central**. By 1884 the potlatch ceremony, integral to many Pacific Northwest Coast peoples could not legally be performed, which meant that the songs and dances that were part of this ceremony might not be used or heard. In 1885 the Indian Act was extended to allow the prohibition of the Sundance ceremony and its related music and dance for the Plains Nations. Many traditions and customs were suppressed through these bans, but despite this many persons attempted to keep the traditions alive, even though they faced fines and/or imprisonment if caught. It was not until **1951 that the Canadian government lifted the bans** on these cultural celebrations and ceremonies, but by this time, some of the knowledge, music and dance that were integral to these celebrations had been forgotten.









# Project Overview

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**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



Materiality / Street View from Southwest



reference to existing streetscape



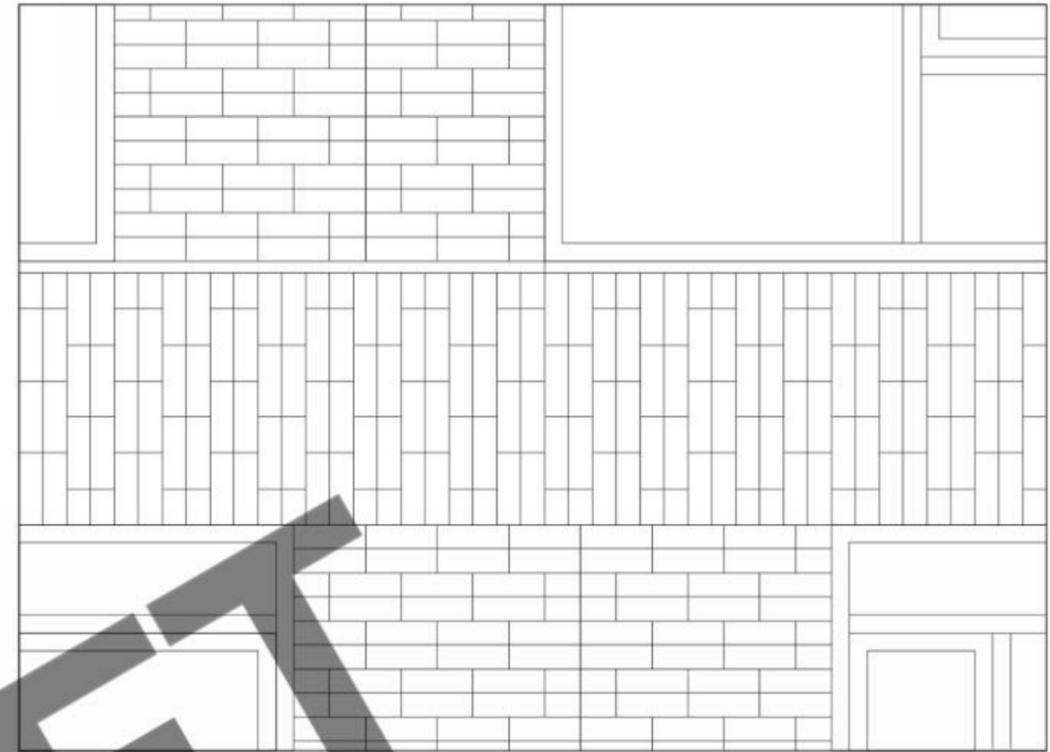
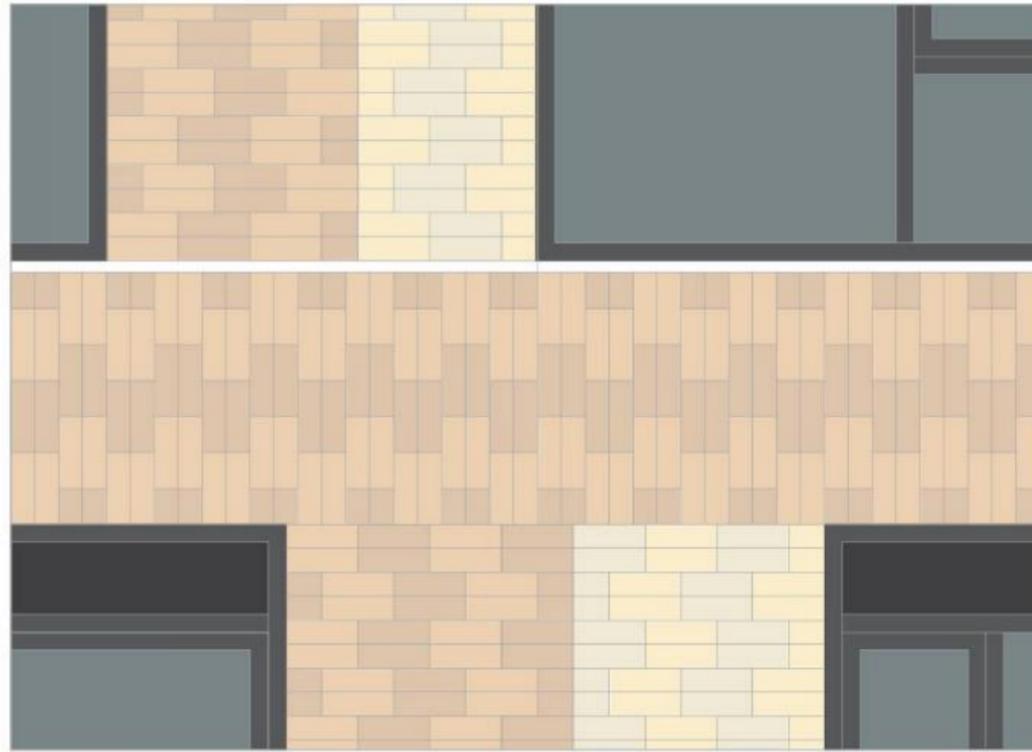
textured  
precast  
concrete



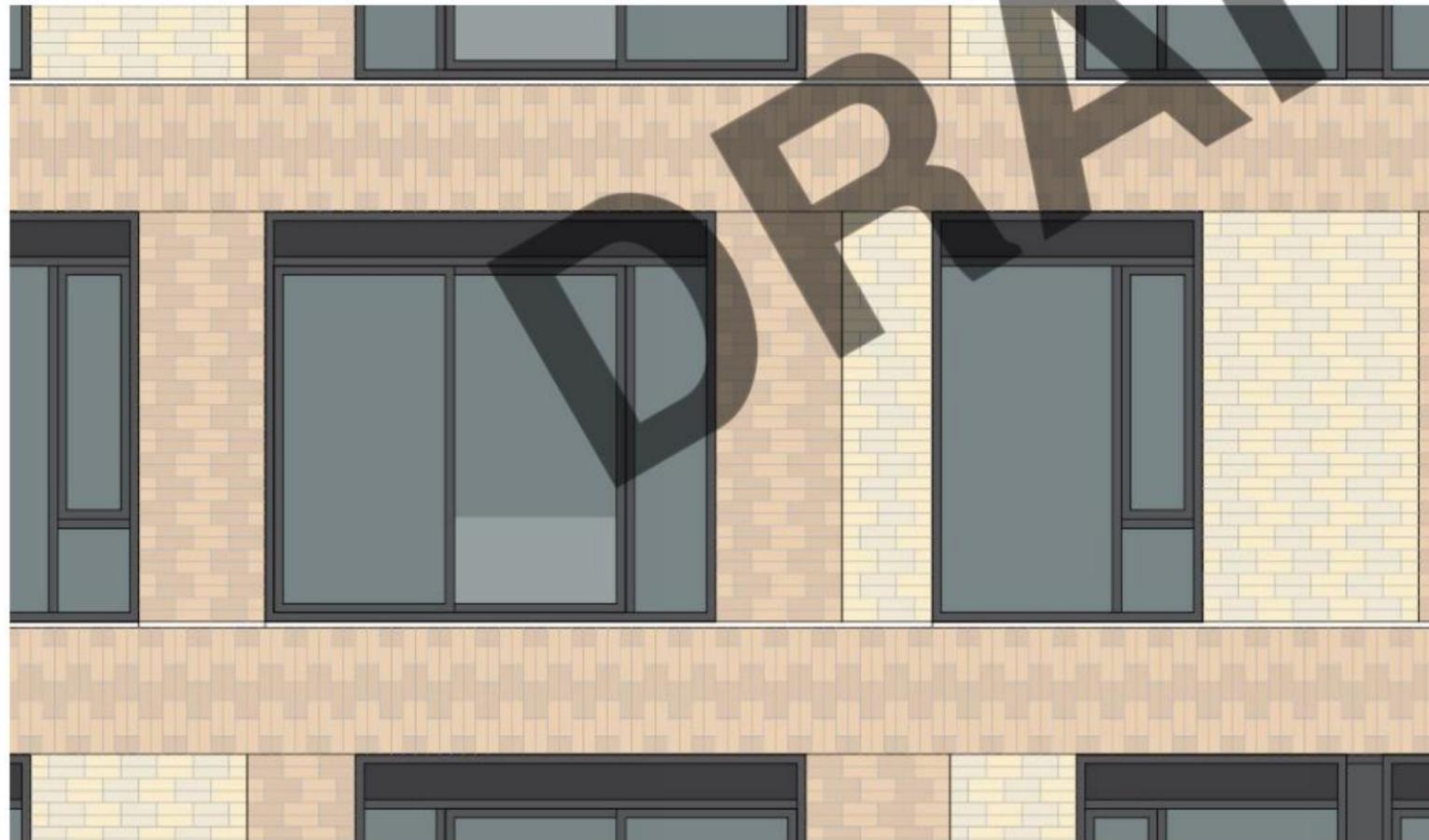
birch tree reference



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 Terrace Condition**



Front and Cooperage Street View



Front and Cherry Street View

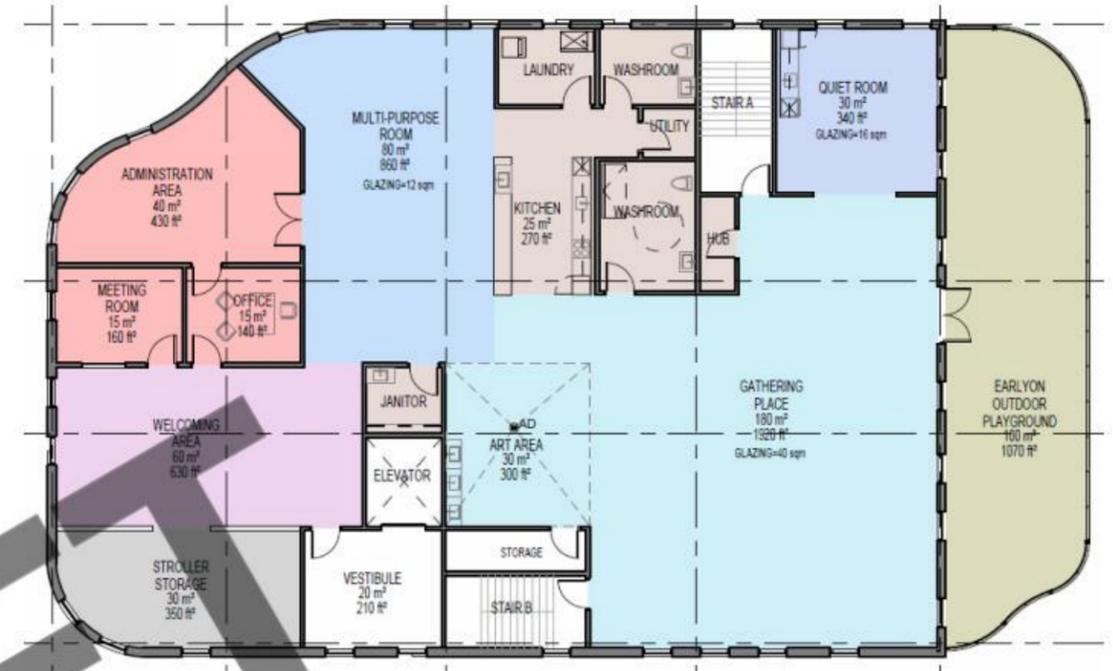


**TEEC**

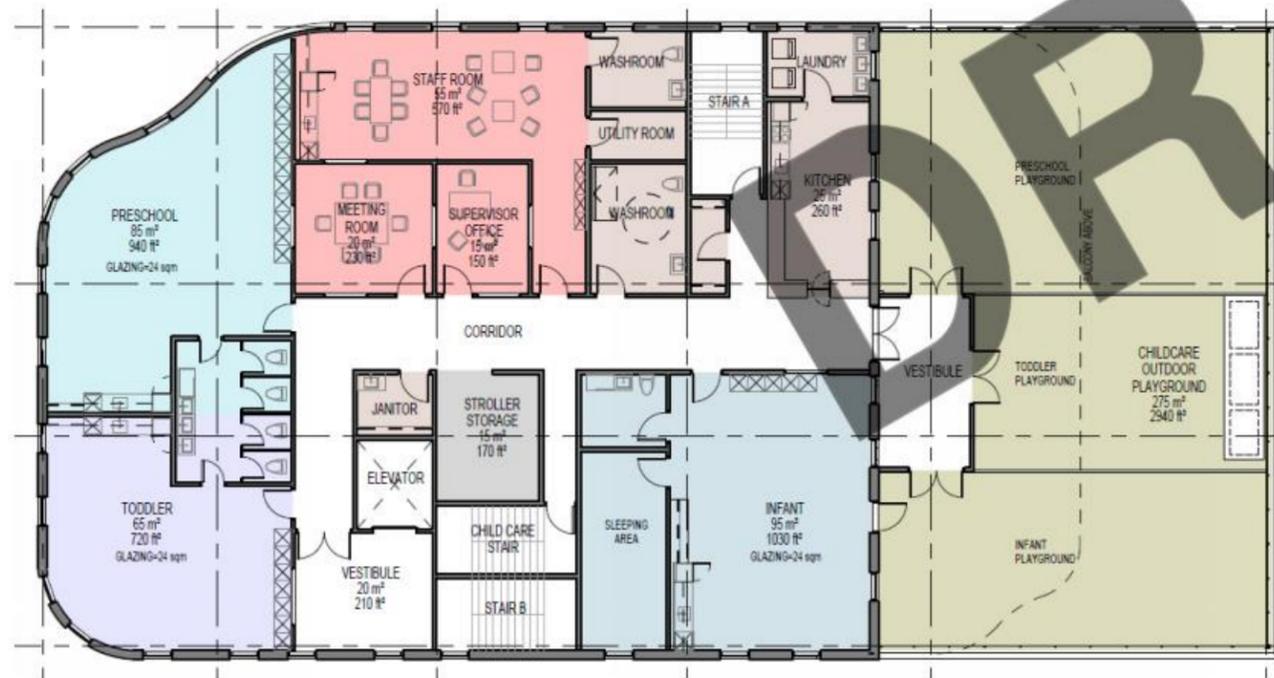
Training, Education and Employment Centre



Ground Level / Miziwe Biik



Third Level / EarlyOn Centre



Second Level / Child Care Centre



Fourth Level / Office Space



textured  
precast  
concrete



birch tree reference

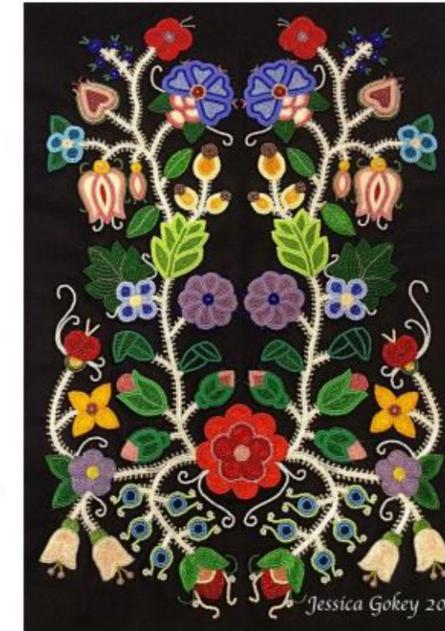


Office  
Space

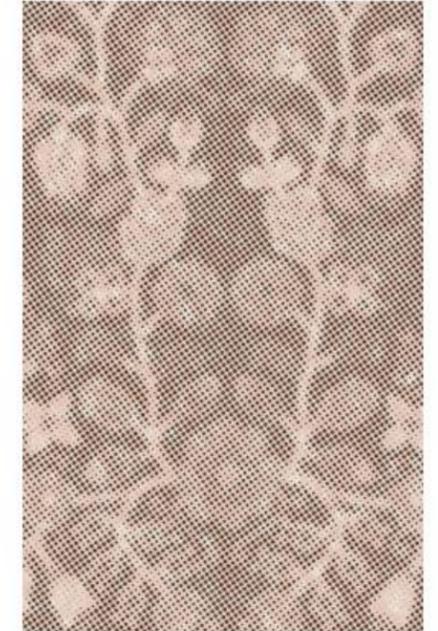
EarlyOn  
Centre

Child Care  
Centre

Miziwe Biik  
Training Education  
& Employment Centre



bead craft pattern



perforated corten

View of North Plaza

Public Realm Adjacent to  
**TEEC**



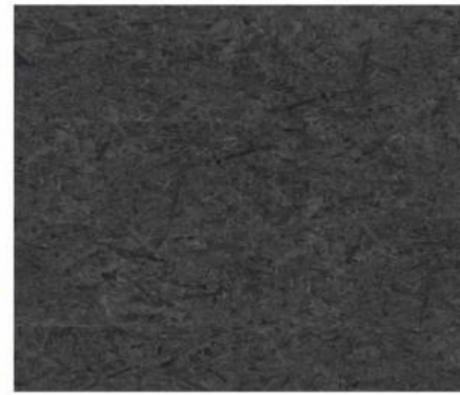
View from Cherry Street  
TEEC



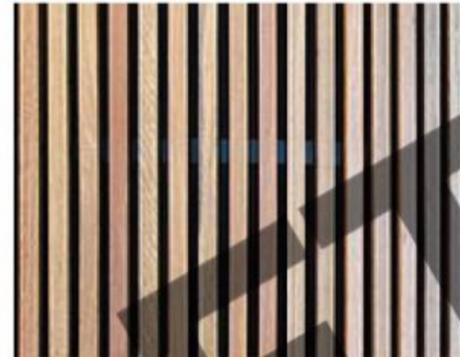
Main Entrance Sketch and Elevation



Finishes - Acoustic Wall Panels



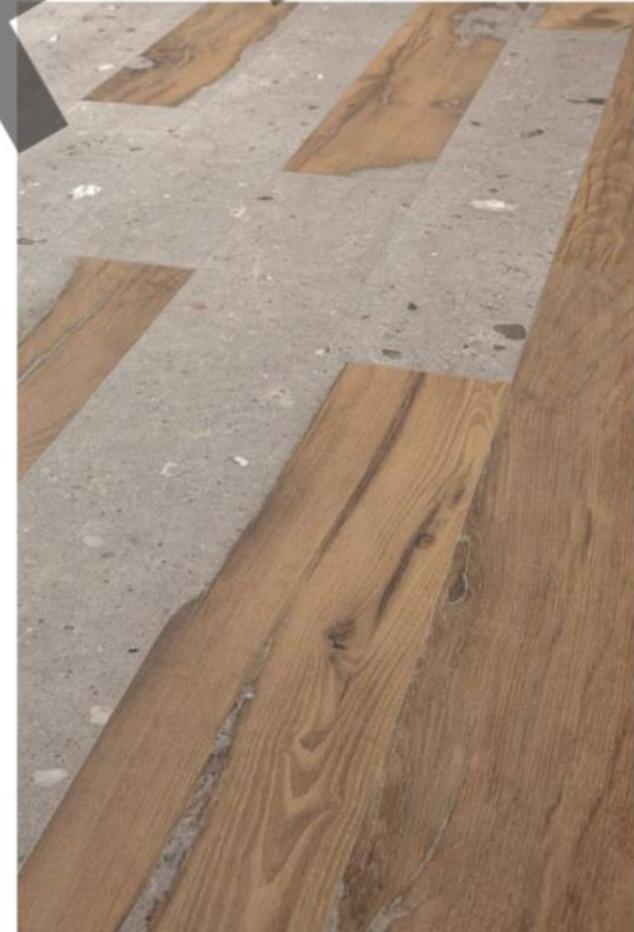
Finishes - Black OSB Board



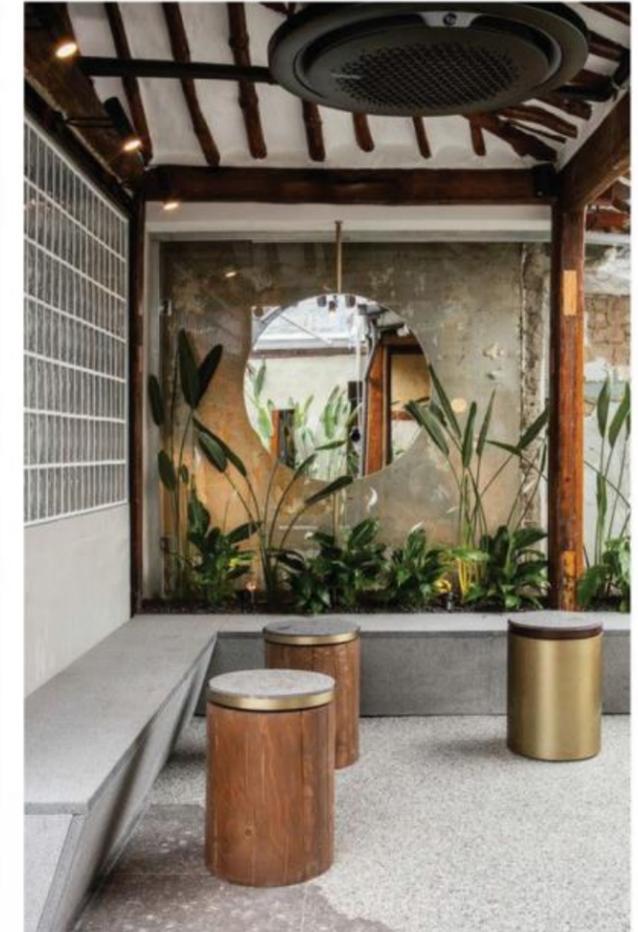
Finishes - Wood Slats



Concept Image - Water



Flooring Finish - Concrete and Wood



Precedent Image - Layers and Textures

# TEEC / Ground Floor



Finishes Board



Precedent Image - Corridor and Shared Spaces



Concept Image - Landscape



Ceiling Baffles - Dedicated Stairwell



Floor and Paint Finishes- Dedicated Stairwell



Precedent Image - Dedicated Stairwell

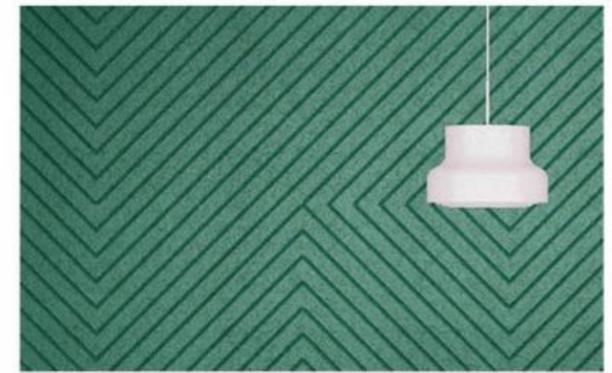
# TEEC / Third Floor



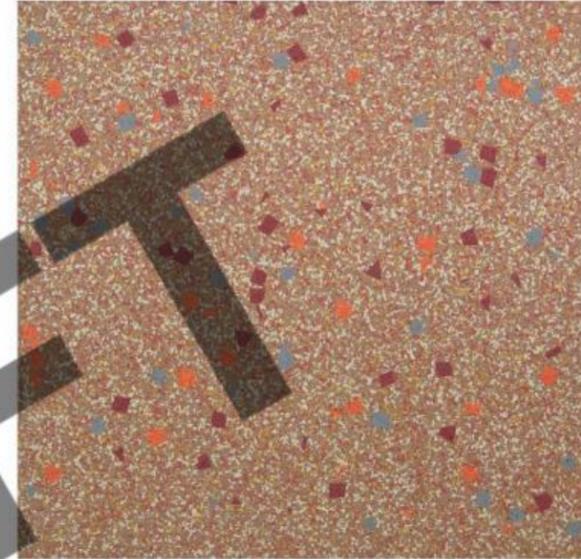
Precedent Image - Classroom



Finishes - Acoustic Panels



Finishes - Acoustic Panels



Finishes - Resilient Rubber Flooring



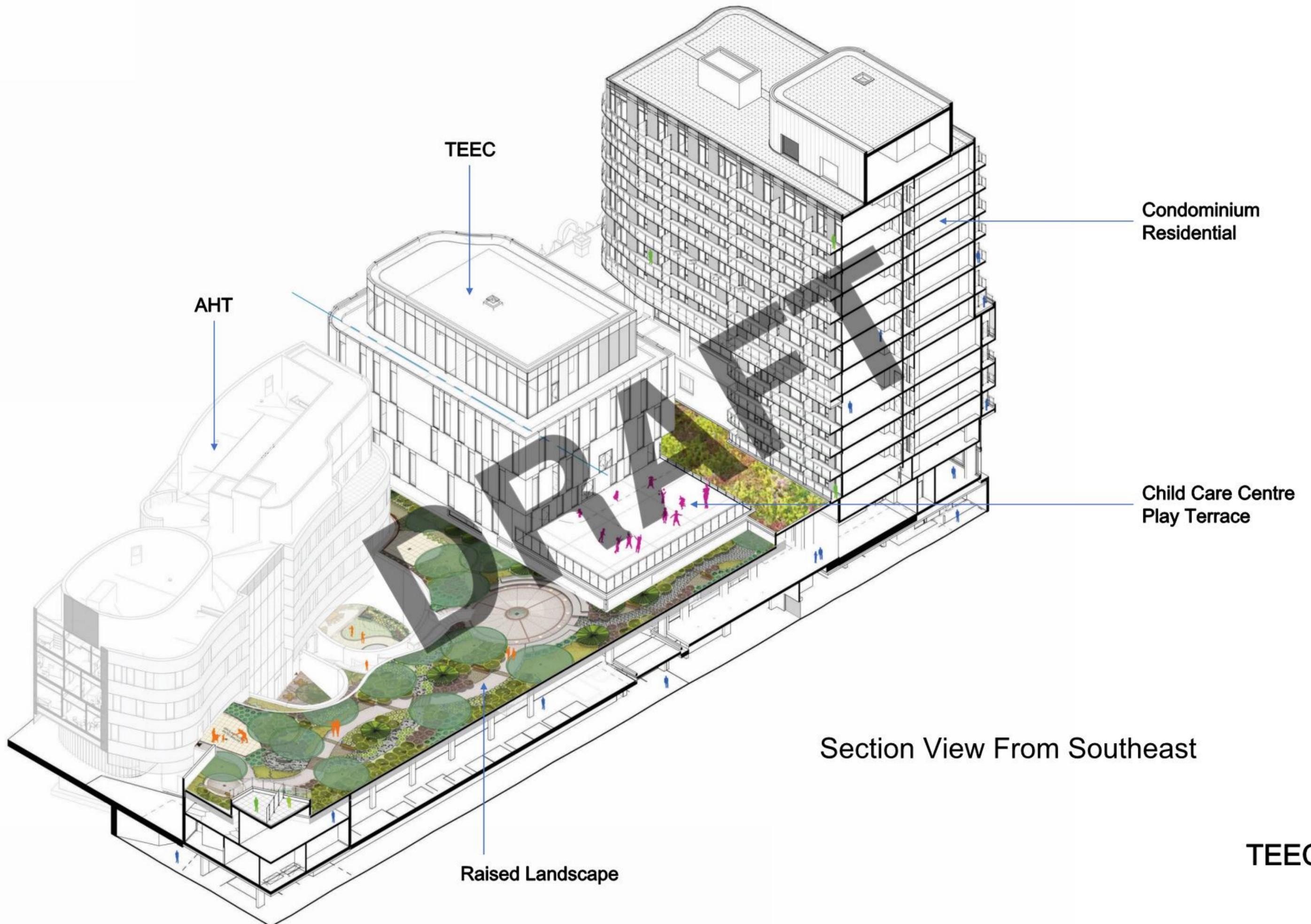
Millwork Finish - Pine with Clear Coat



Precedent Image - Classroom

# TEEC / Child Care Classrooms





TEEC

AHT

Condominium  
Residential

Child Care Centre  
Play Terrace

Section View From Southeast

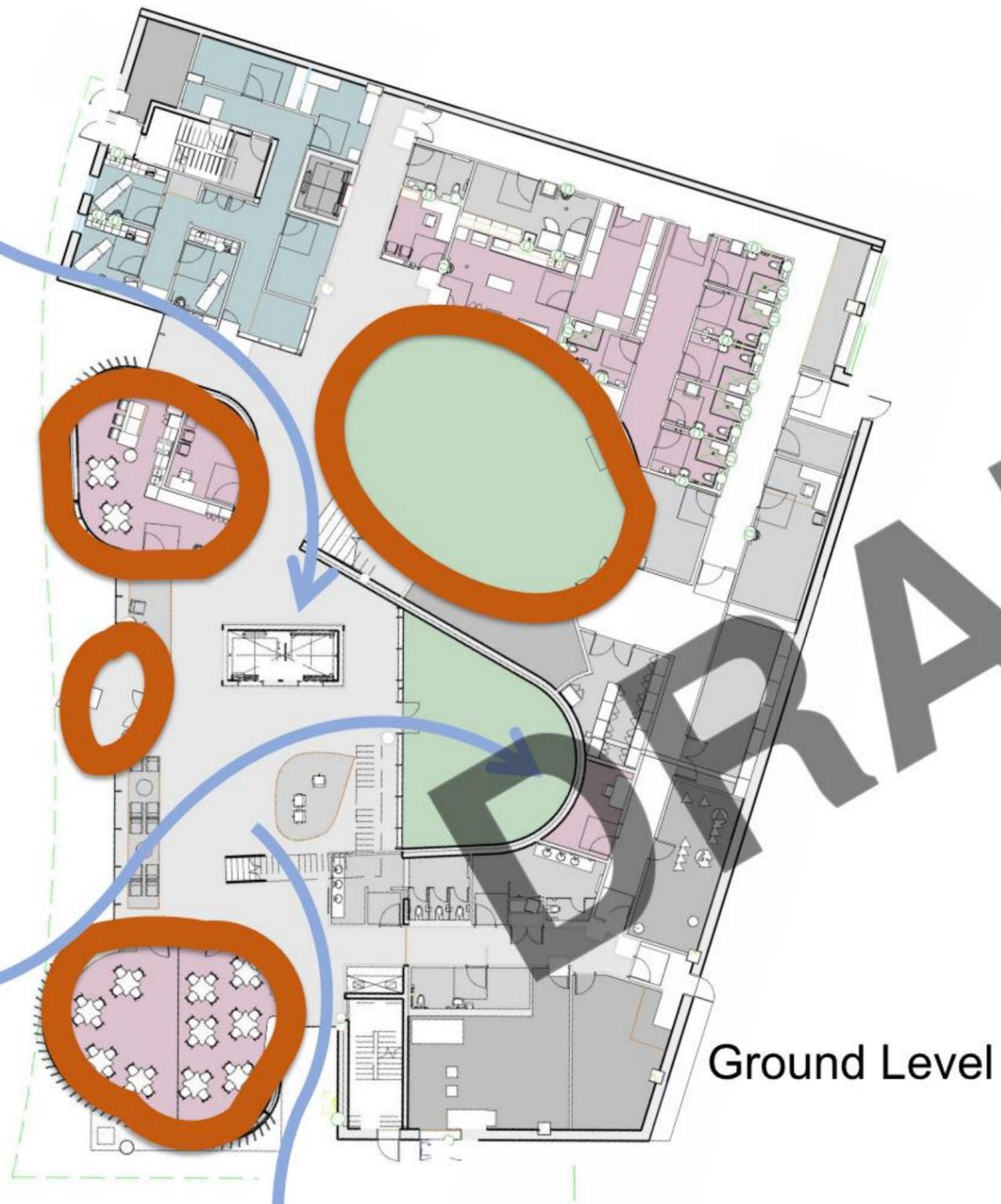
Raised Landscape

TEEC

**Anishnawbe**

**Health Toronto**

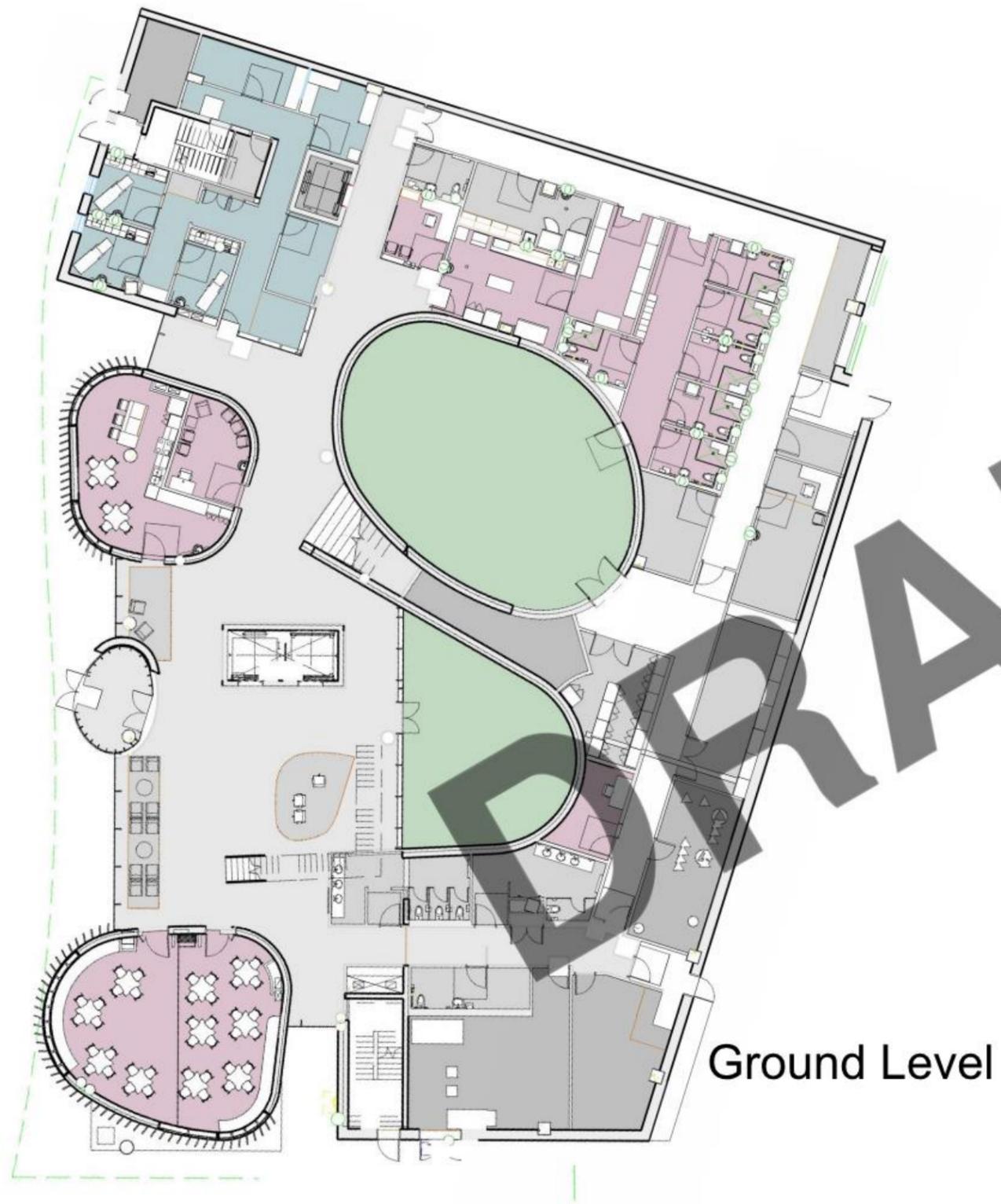
**DRAFT**



Ground Level



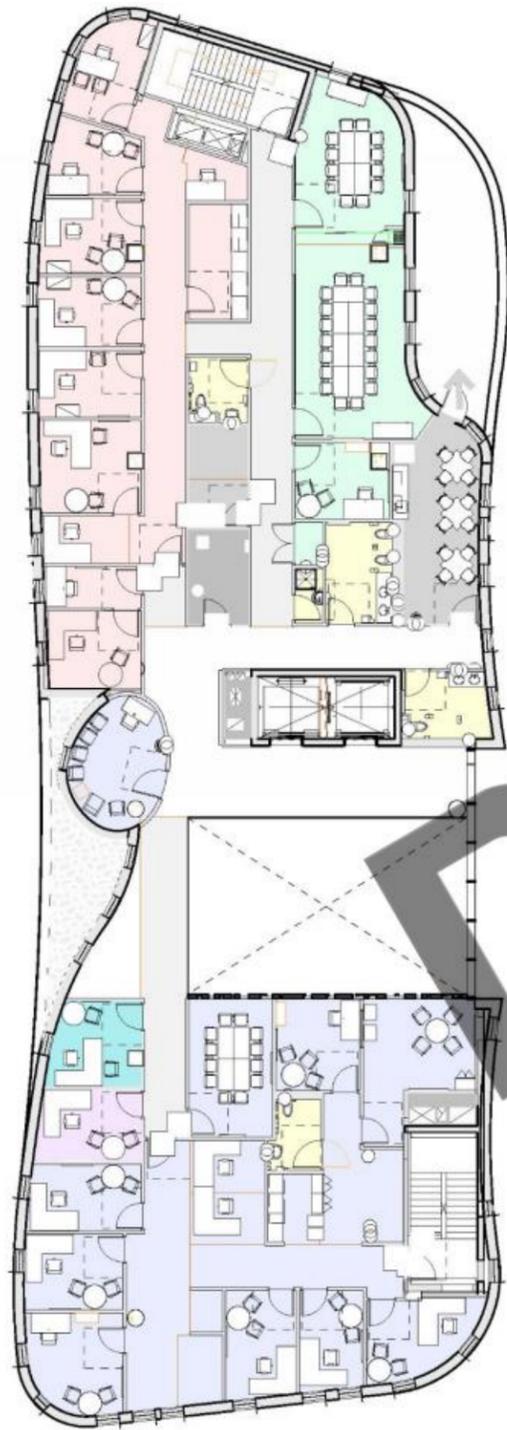
pebbles in a stream



Ground Level



Second Level



Fourth Level



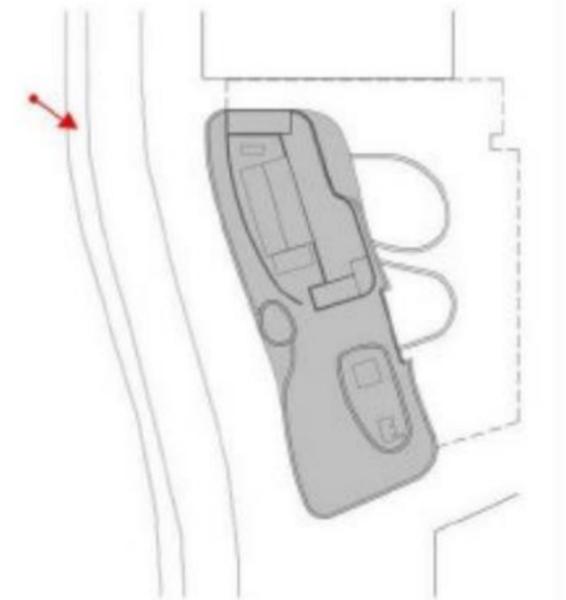
Third Level



View from Cherry Street

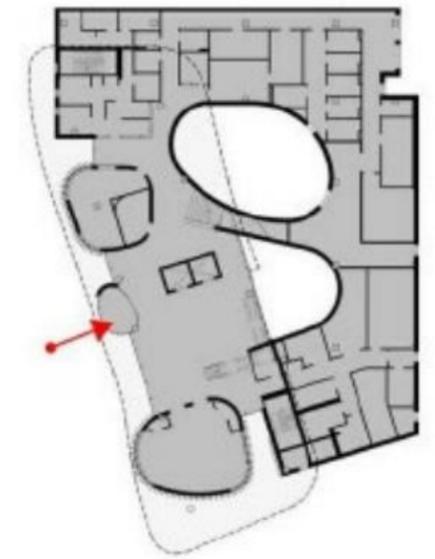


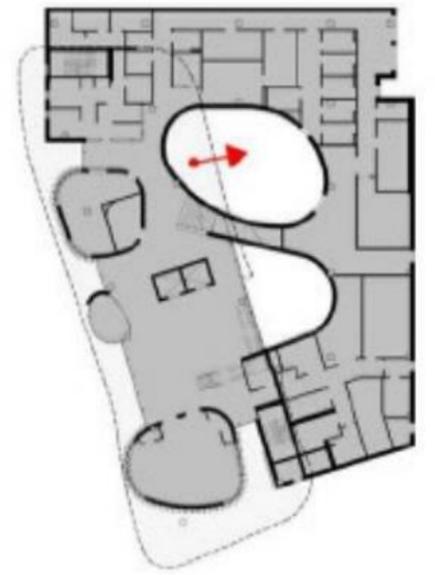
shawl





Entrance from Cherry Street





View of Ceremonial Courtyard





Raised Landscape

Anishnawbe Health Toronto



Raised Landscape View Looking North

Anishnawbe Health Toronto



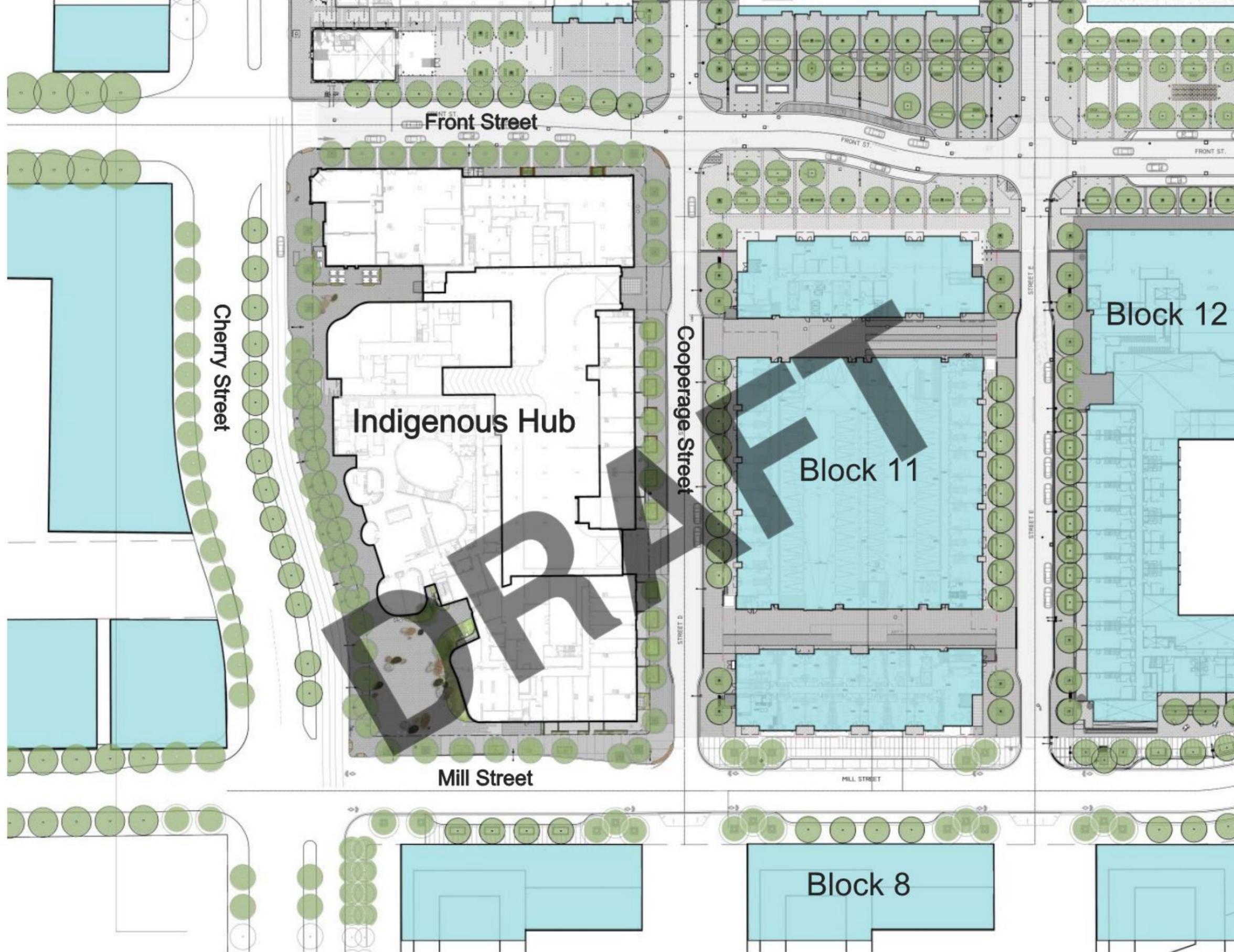
Section Through Entry Lobby Courtyard



Section Through Ceremonial Space

**Landscape**

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Public Landscape Overview



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



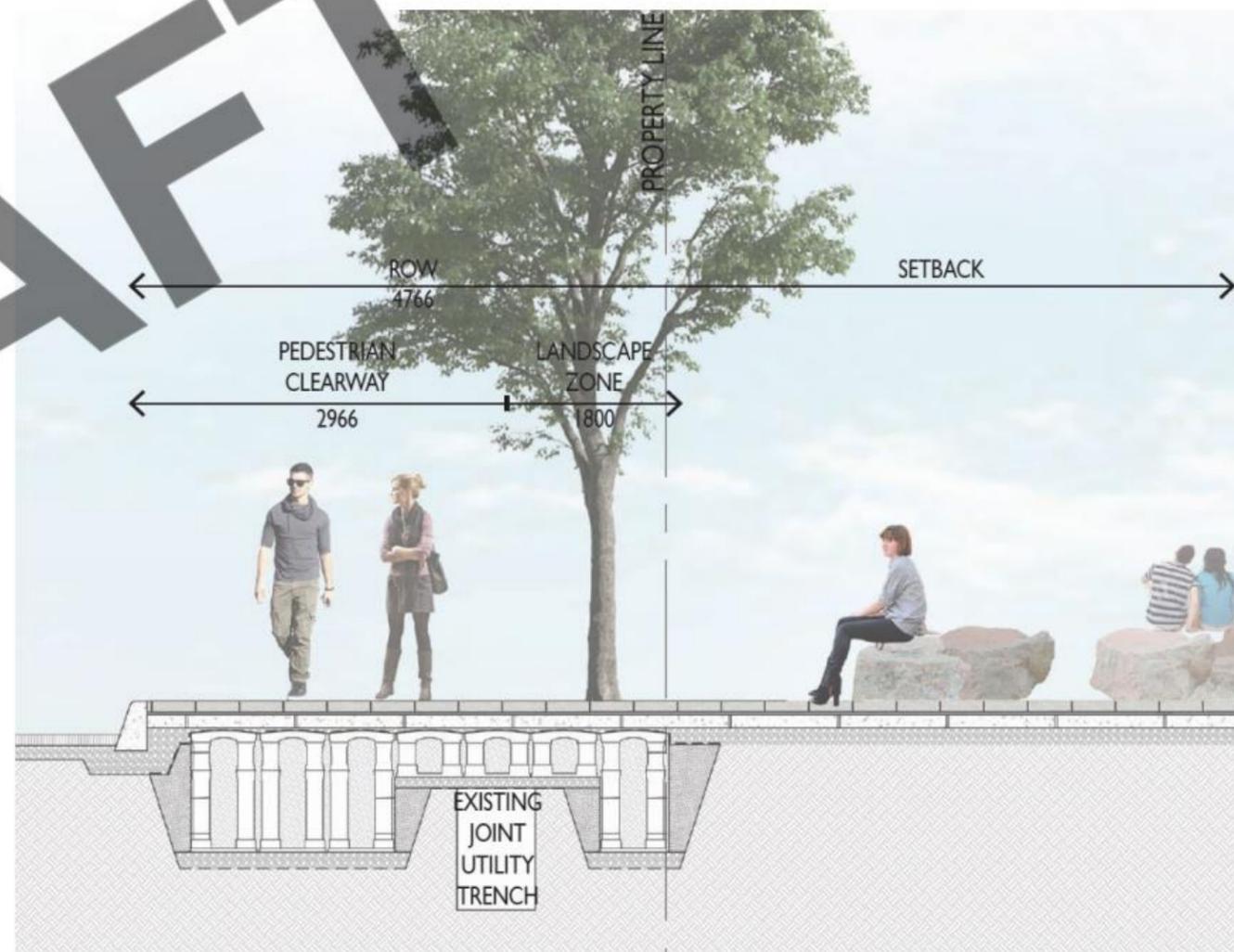
Kentucky Coffee Tree

## Deciduous Trees

## Landscape / Plant Materials



Key Plan



Cherry Street / Southwest Plaza





Southwest Plaza



Southwest Plaza

**Sustainability**

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# Indigenous Design Principles

/ TEEC

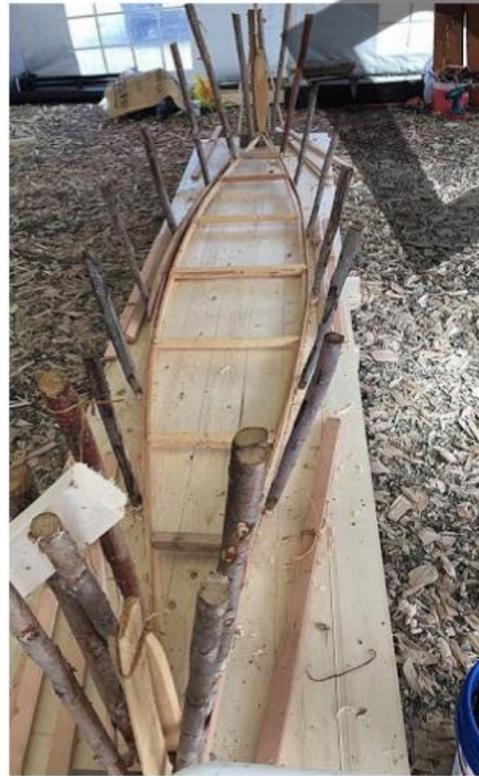


## Directionality

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



KILMER GROUP



21 October 2020