



# 178–180 Queens Quay East

Schematic Design

Oct. 21<sup>st</sup>, 2020

# Site Context

## 178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

Review Stage: Schematic Design



**Design Review Area**  
**178-180 Queens Quay East**

# Site Context

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Proponent: Rom-Grand Waterfront Ltd.  
Design Team: architectsAlliance, B+H Architects  
Review Stage: Schematic Design



**Design Review Area**

**178-180 Queens Quay East**

# Project Description & Background

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

Review Stage: Schematic Design

- The development parameters defined through an appeal and subsequent Minutes of Settlement (2016).
- The southern portion of the FedEx Block (178-180 & 162 Queens Quay East).
- The building program will be primarily residential with retail uses at grade.
- 20% of Residential GFA to be provided as Affordable Rental Housing either as:
  - Cash-in-lieu contributions
  - Affordable housing units
  - Land dedication

# Site Context - East Bayfront Precinct Plan

## 178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

Review Stage: Schematic Design



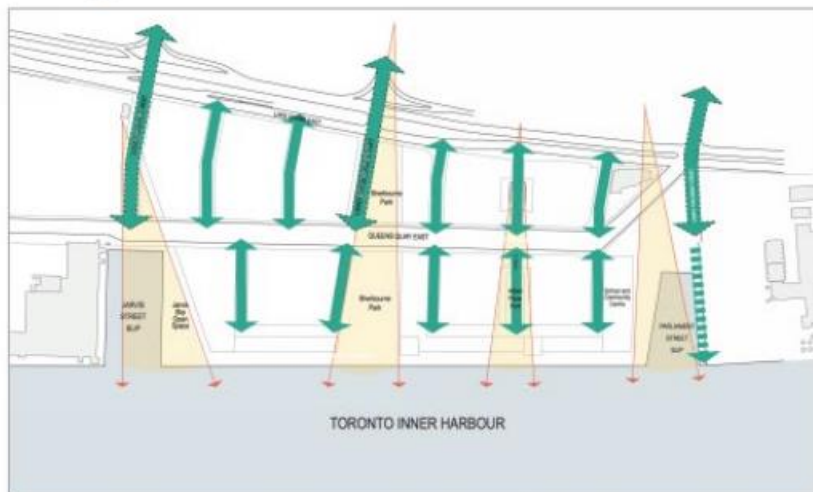
# Site Context - Urban Design Guidelines

## 178-180 Queens Quay East

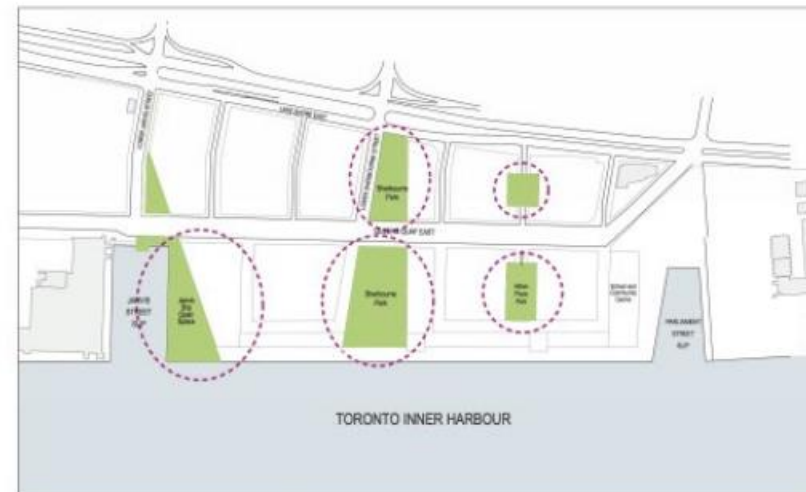
Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

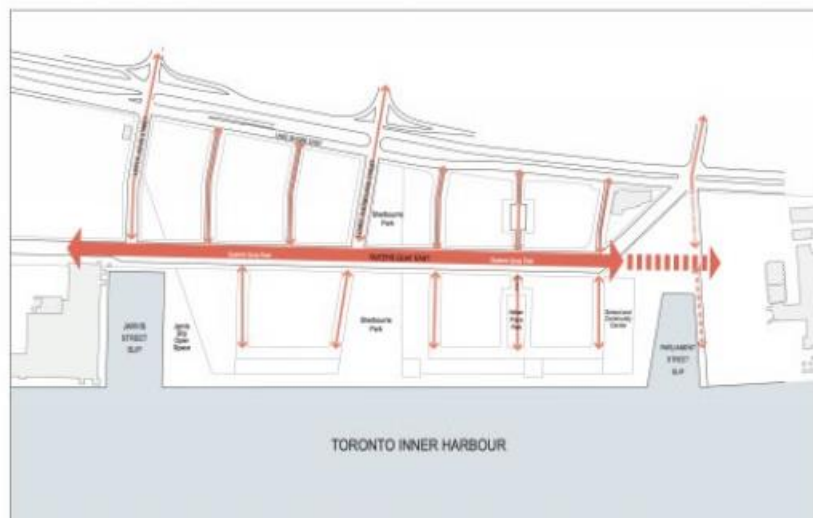
Review Stage: Schematic Design



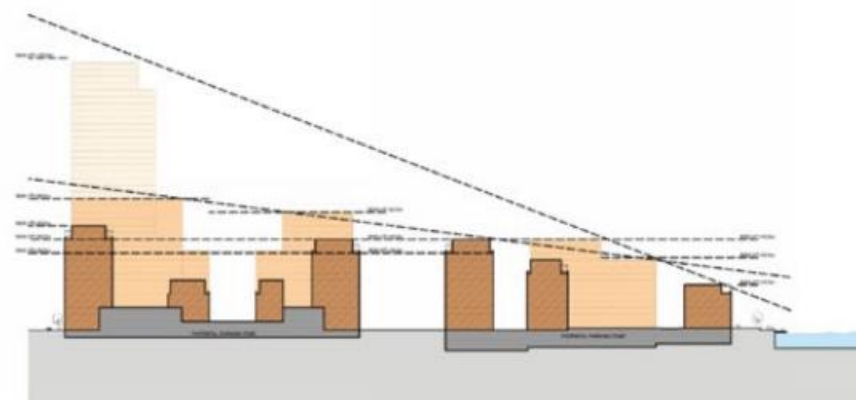
*Strengthen physical and visual connection to the water from the city*



*Create focal points around public open spaces*



*Establish Queens Quay East as the main east-west spine*



Generally, buildings in the East Bayfront are mid-rise and step down toward the waters edge. Primary gateways are highlighted by distinctive architectural treatments.

# Site Context

## 178-180 Queens Quay East

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Design Team: architectsAlliance, B+H Architects  
Review Stage: Schematic Design

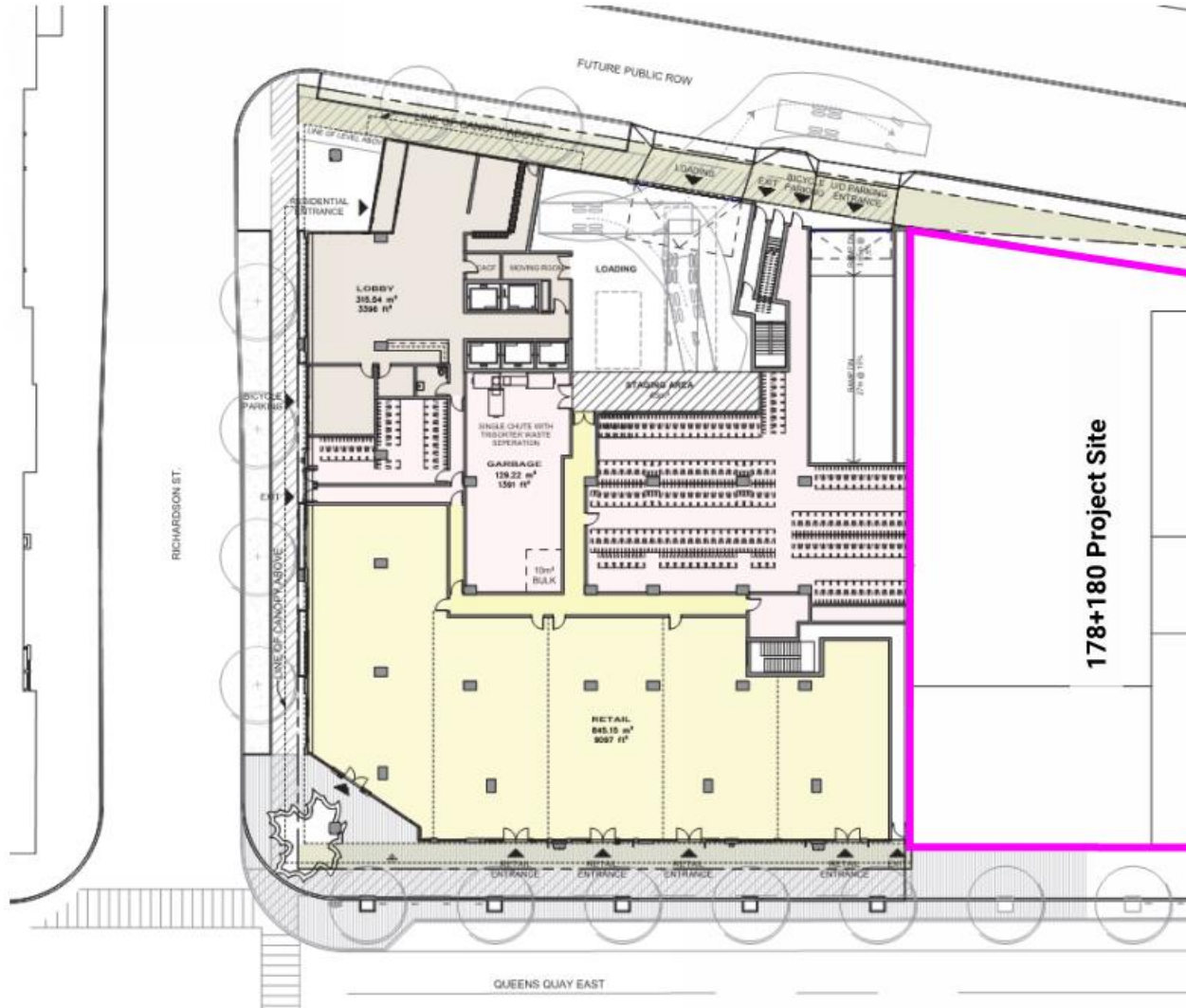


# Site Context – 162 Queens Quay East

From Sept. 2019 DRP – Schematic Design 2

# 178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.  
Design Team: architectsAlliance, B+H Architects  
Review Stage: Schematic Design



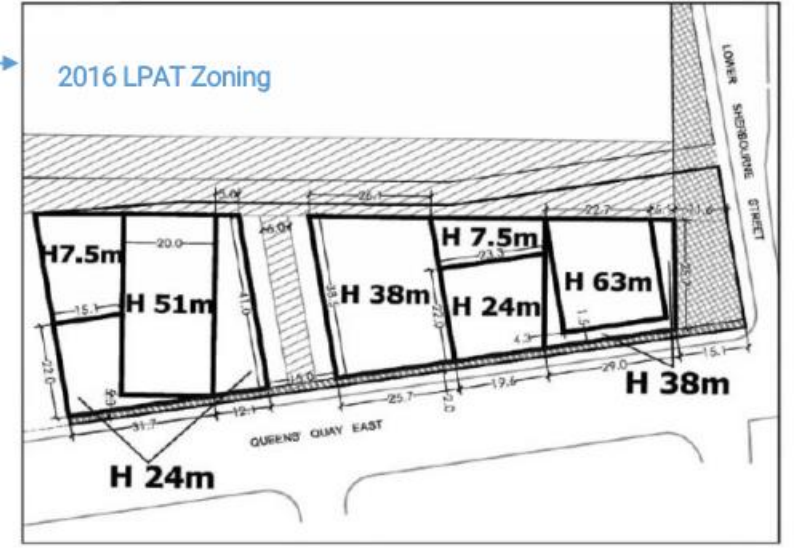
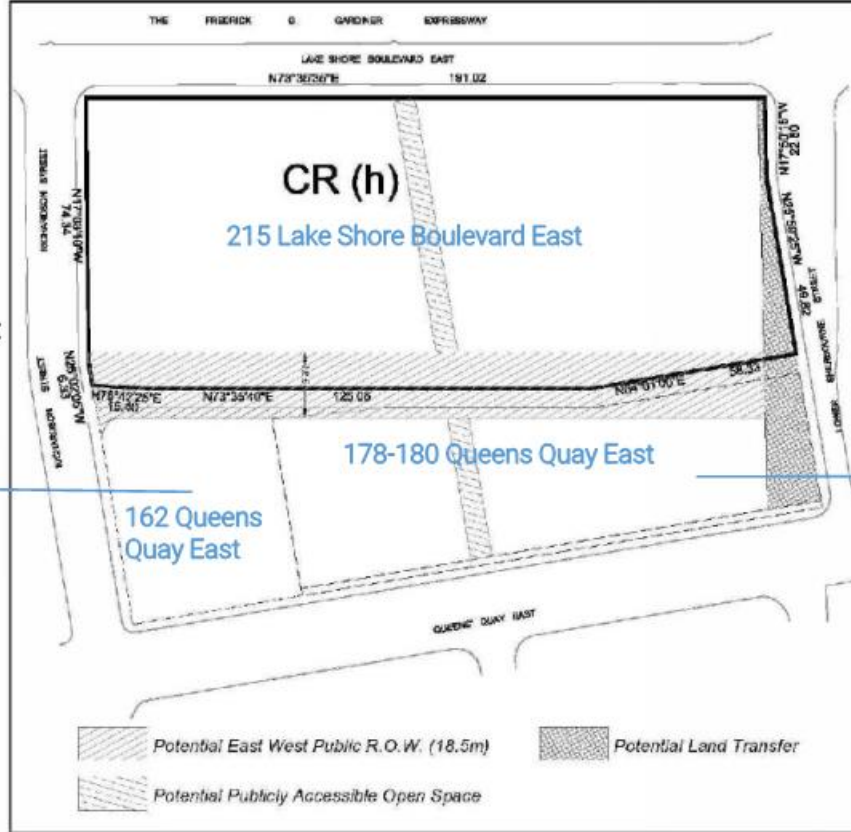
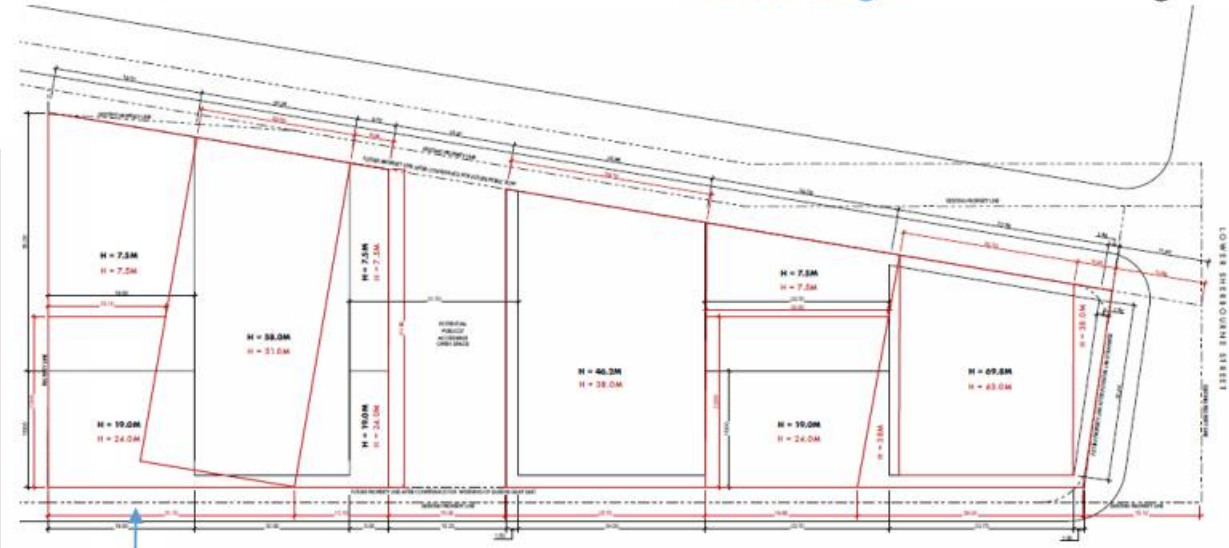


# Alignment of Podium Datum w/ 162 QQE Planning Context

## 178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.  
Design Team: architectsAlliance, B+H Architects  
Review Stage: Schematic Design

Current Proposal



# Site Context – 215 Lake Shore Blvd E.

From May 2018 DRP – Schematic Design

# 178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.  
Design Team: architectsAlliance, B+H Architects  
Review Stage: Schematic Design



# Project Approval Stage

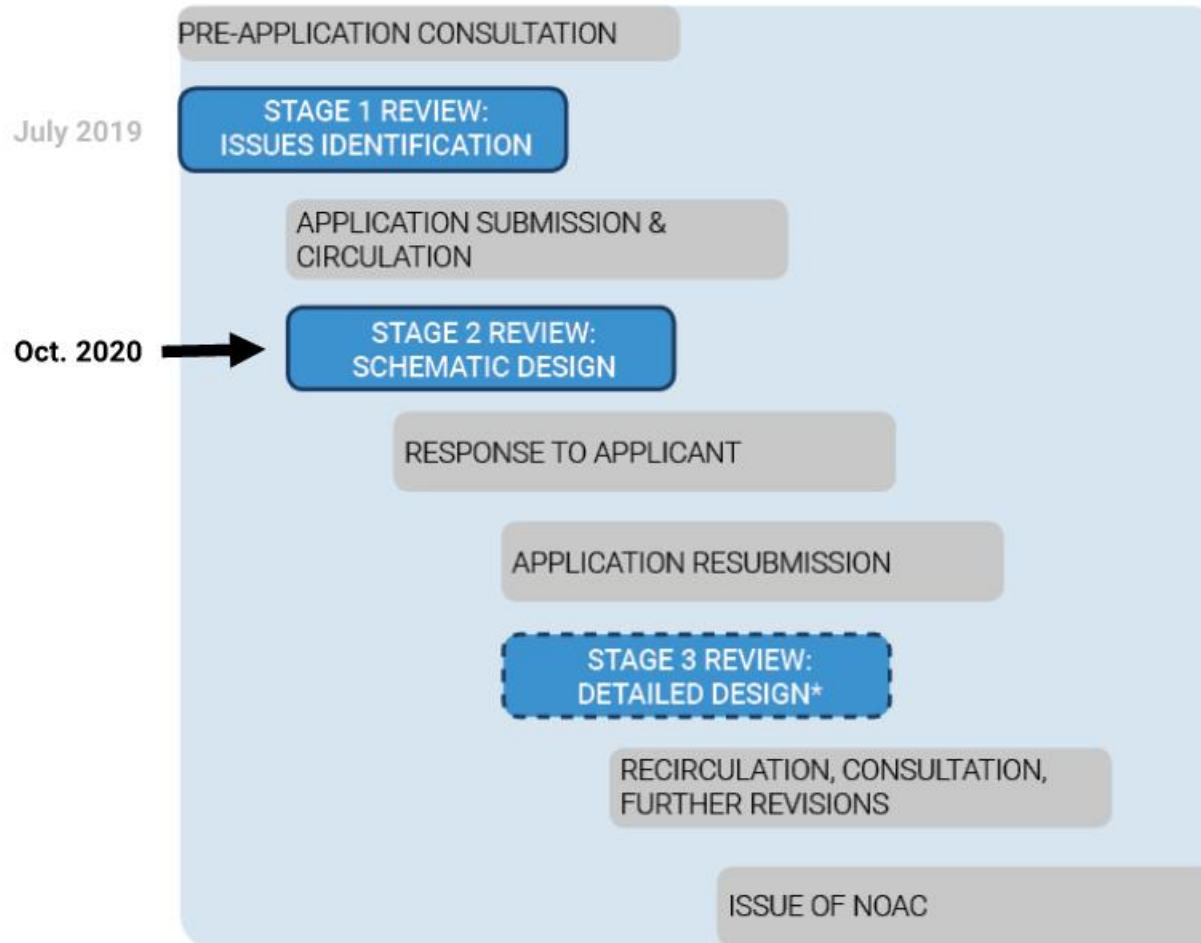
## DRP Stream 2: Private land – Site Plan Approval

178-180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

Review Stage: Schematic Design



# July 2019 Schematic Design Consensus Comments

## WDLs Block 10 Indigenous Hub

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

### Building

- The Panel felt comfortable with the proposed **modifications to the street-wall datum in finding a consistent height, and rotation of the west tower massing to align with podium**
- **Consider setting back the upper podium floors** of 162 Queens Quay East (that abut the property line with 178 QQE) westward to create a visual gap between the two podiums and thus clearly define the consistent lower podium street-wall height
- Consider opportunities for **combining, consolidating, and sharing parking ramps, loading and servicing areas** between the various buildings

# July 2019 Schematic Design Consensus Comments

## WDLs Block 10 Indigenous Hub

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

### Landscape

- Explore options for the **treatment of the future east-west street** – consider severing it at the north-south P.O.P.S. with a green strip that has views down to the water, eliminate traffic through street, and encourage stronger pedestrian use as a common outdoor “lobby” for the various residential entrances.
- Consider **shifting northeast lobby to the future east-west street**, or provide corridor access from Sherbourne Street, to **support the street-wall condition that is consistent with 215 Lakeshore Boulevard East**.
- Consider alternatives to rolled curb-edge detail
- Consider **mapping the emerging network of east-west pedestrian connections and identify opportunities for continuity**

### Sustainability

- Provide **more information and explore improvements in sustainability strategy**
- Explore **feasibility of building to tier 2 or 3 TGS standards**

# Areas for Panel Consideration – City and Waterfront Toronto

178–180 Queens Quay East

Proponent: Rom-Grand Waterfront Ltd.

Design Team: architectsAlliance, B+H Architects

Review Stage: Schematic Design

## Building

- Ground floor configuration along the street frontages.
- Project massing: podium datum, tower realignment, at the Sherbourne and Queens Quay corner.
- Tower and podium façade materiality and details: ground floor, balcony, tower top.
- Quality and utility of outdoor and indoor amenity spaces.

## Public Realm and Landscape

- Ground floor configuration and animation along street frontages and consistency with planned public realm (Queens Quay East, Lower Sherbourne, and Gardner Public Realm).
- Consistency of POPS design approach/vision palette including paving, planting, and lighting with 215 Lake Shore design approach.
- Ground floor and terrace landscape designs.

## Sustainability

- Sustainability strategies.
- Envelop efficiency and balconies.
- Energy and carbon metrics.

**178 & 180  
QUEENS QUAY EAST**

**WATERFRONT TORONTO  
DESIGN REVIEW PANEL 2**

**OCTOBER 2020**

**Issues / Comments**  
**DRP 2**



## **Consensus comments:**

### Building

1. Modifications to street-wall datum and rotation of west tower massing are supported
2. Consider combining and consolidating parking ramps, loading and servicing areas

### Landscape

1. Consider treatment of future east-west street, encourage stronger pedestrian use
2. Consider shifting Northeast lobby to future east-west street
3. Consider alternatives to rolled curb-edge detail
4. Identify opportunities for emerging network of east-west pedestrian connections

### Sustainability

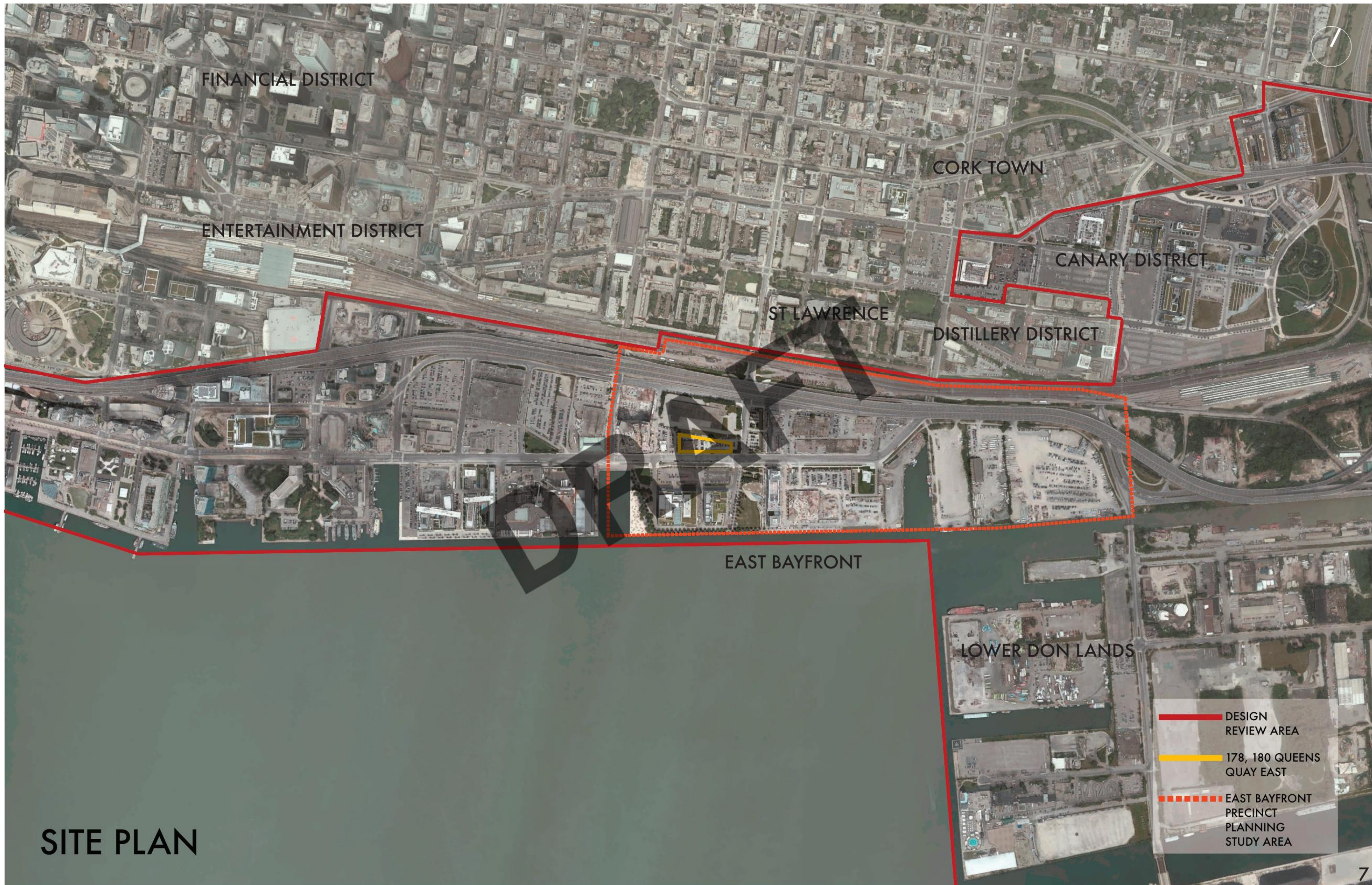
1. Explore improvements in sustainability strategy
2. Explore feasibility of building to tier 2 or 3 TGS standards

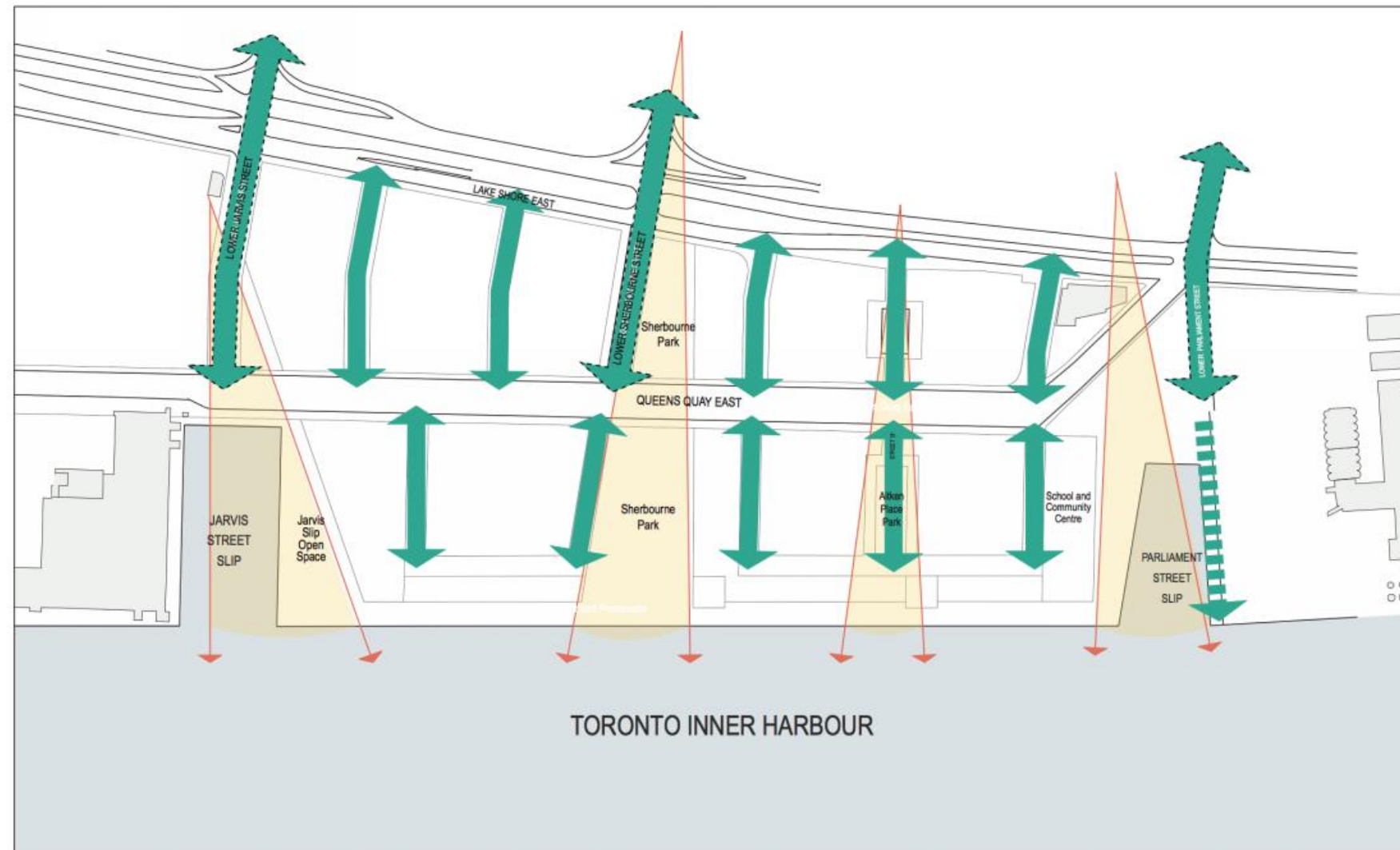
**DESIGN**

# **1. CONTEXT ANALYSIS**

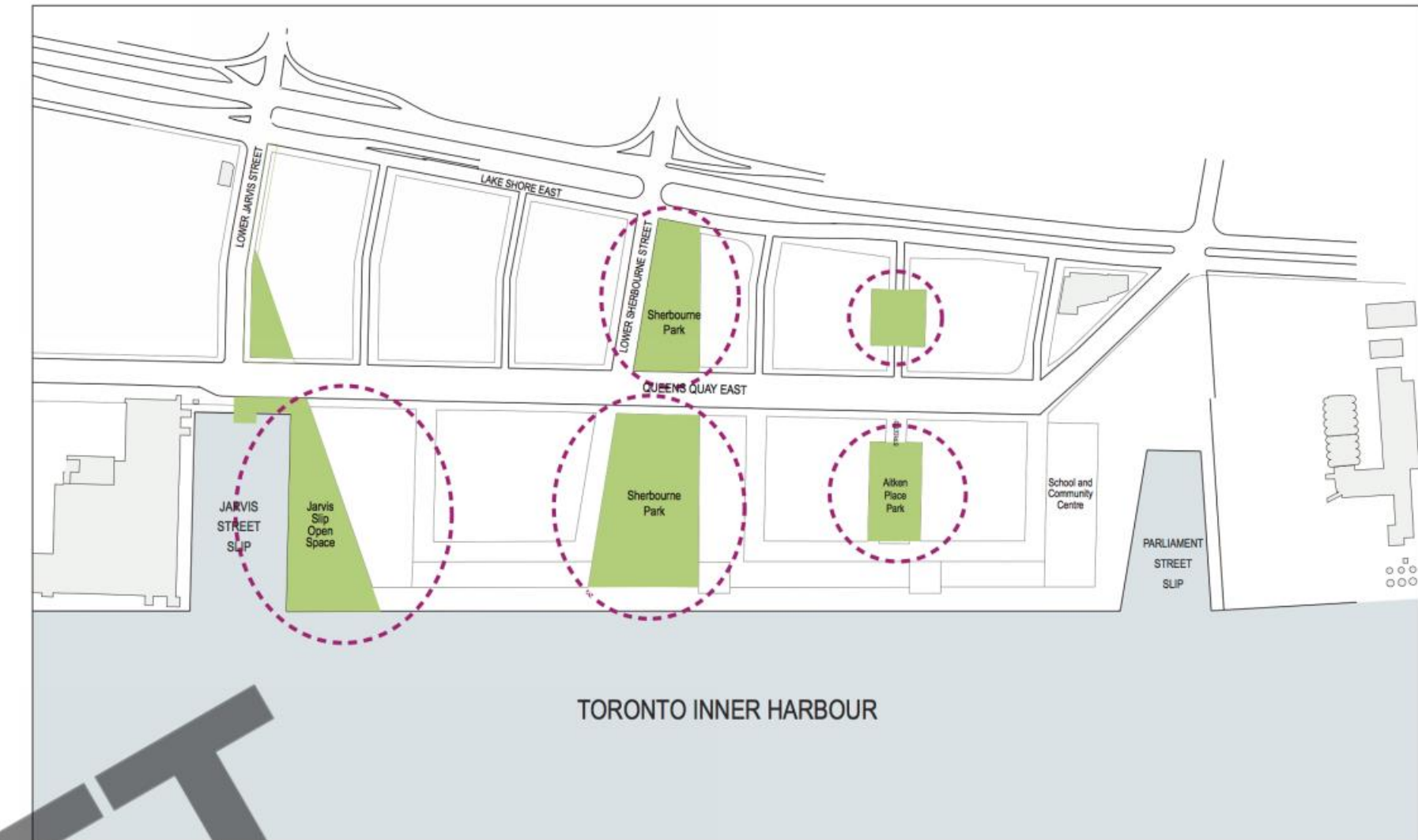
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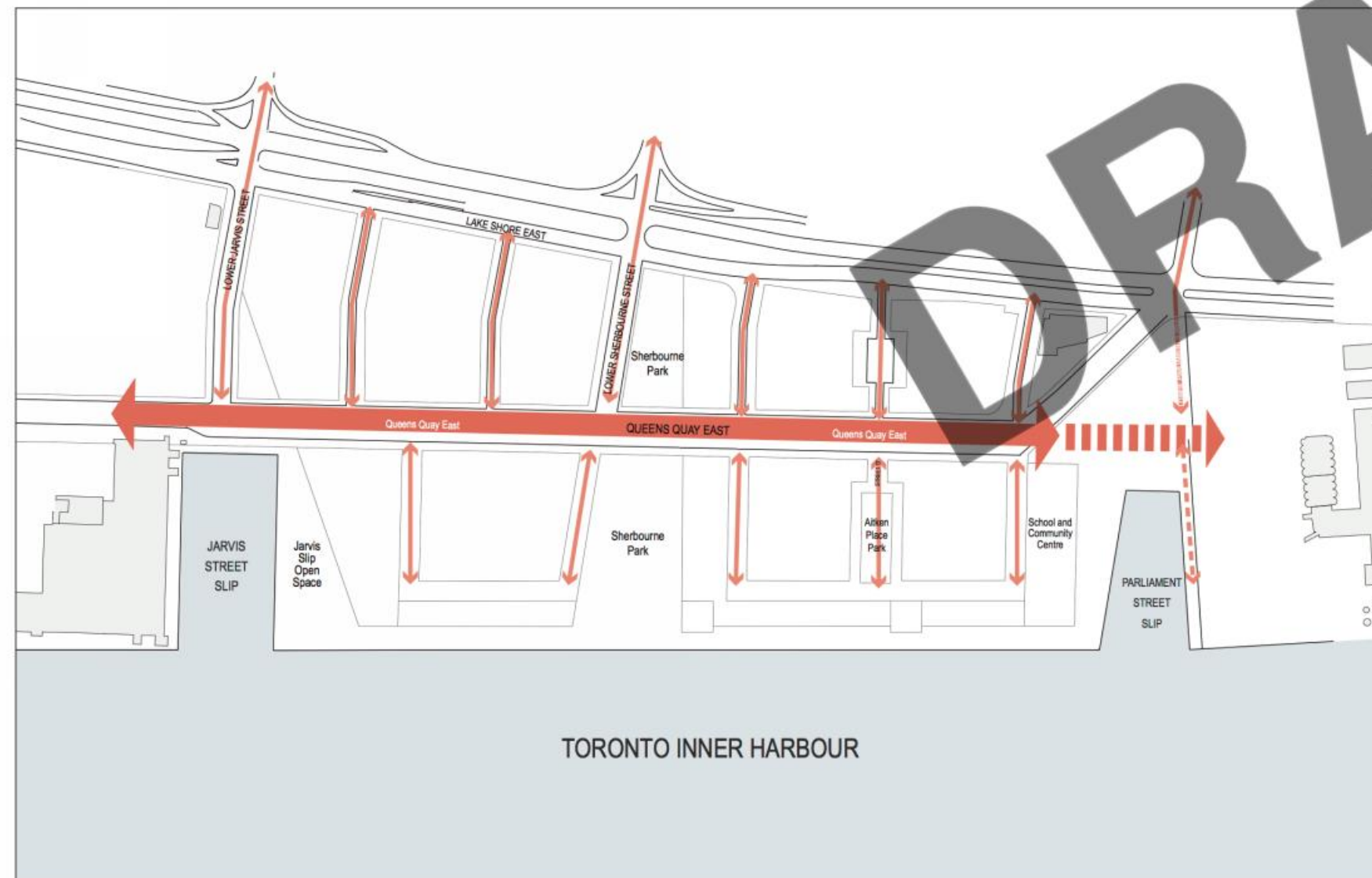




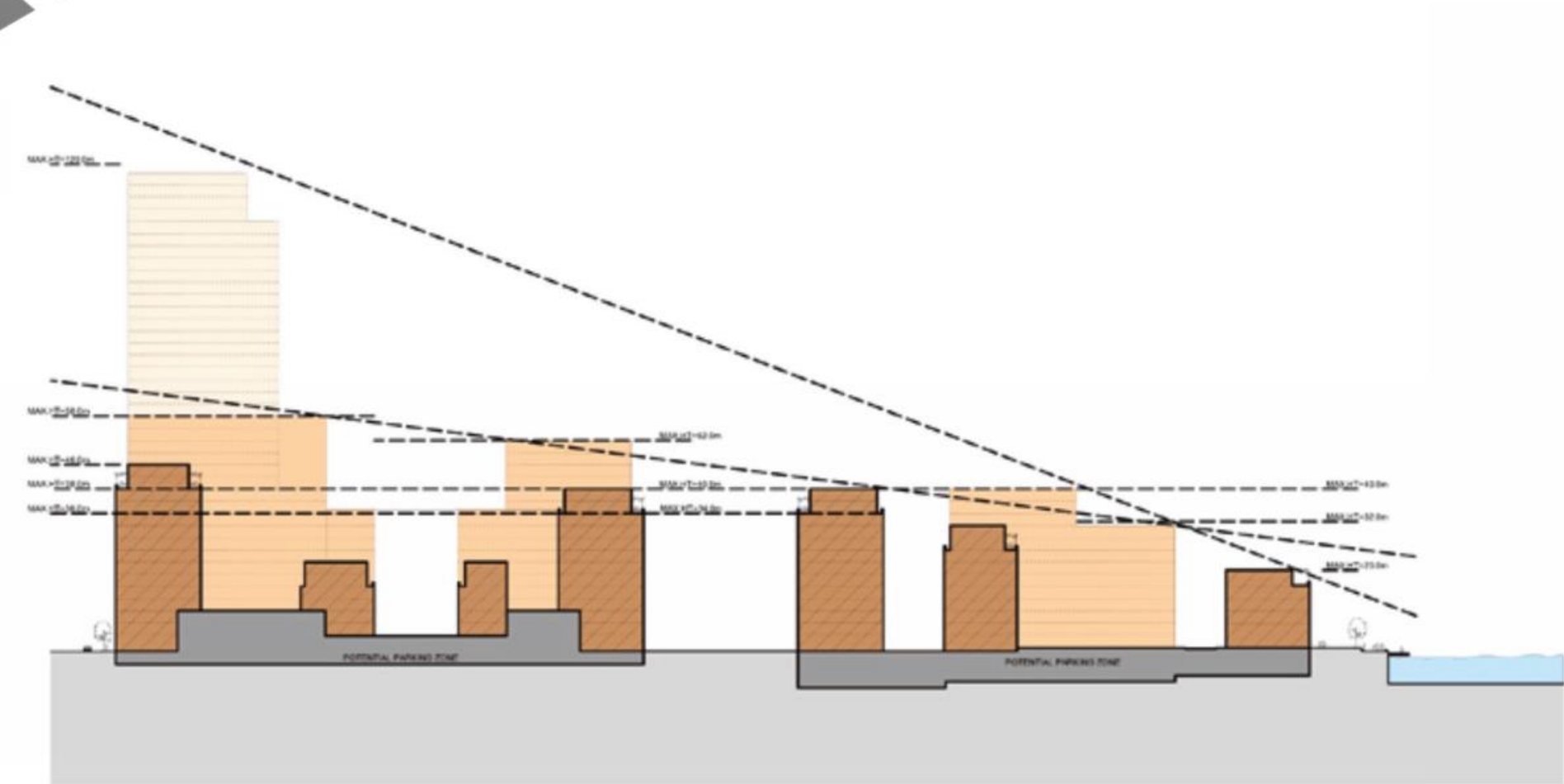
**Strengthen physical and visual connection to the water from the city**



**Create focal points around public open spaces**



**Establish Queens Quay East as the main east-west spine**



Generally, buildings in the East Bayfront are mid-rise and step down toward the waters edge. Primary gateways are highlighted by distinctive architectural treatments.

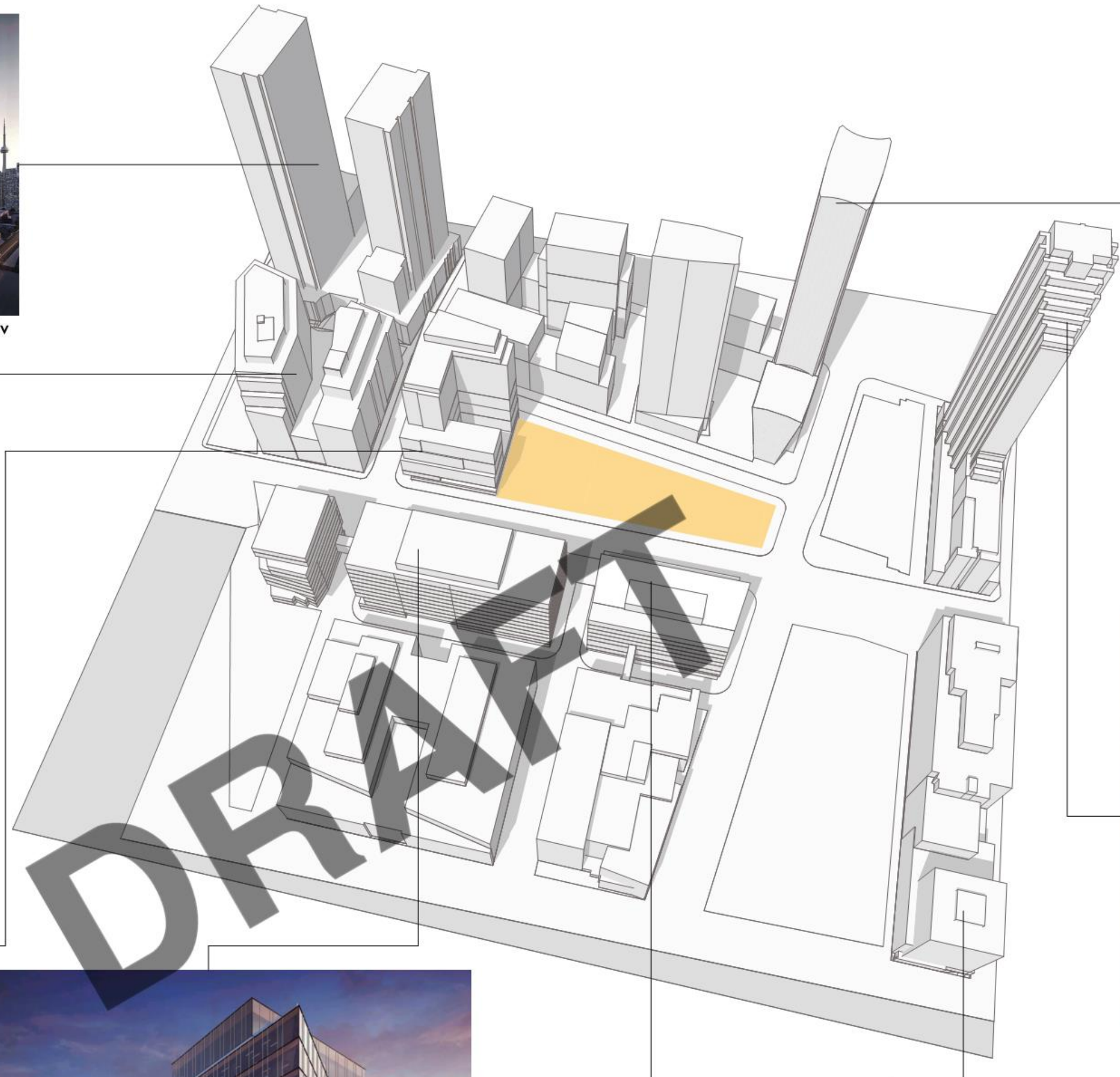
# URBAN DESIGN GUIDELINES



DANIELS WATERFRONT Phase II - 143 LakeShore Blv



DANIELS WATERFRONT Phase I



215 Lake Shore Blvd



PARK SIDE tower - 12 Bonnycastle



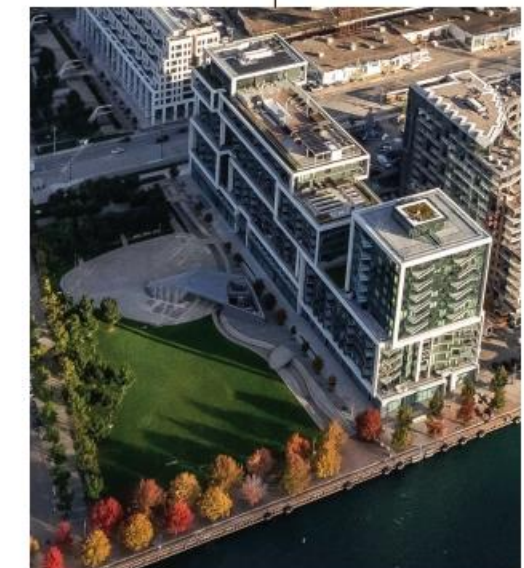
162 Queens Quay East



INNOVATION CENTRE - 125 - 155 Queens Quay East



THE ARBOUR - 185 Queens Quay East



AQUALINA

# SURROUNDING BUILDINGS



THE YARD



SUGAR BEACH NORTH



SUGAR BEACH



LAKESHORE BLVD EAST



SHERBOURNE COMMONS NORTH



SHERBOURNE COMMONS SOUTH



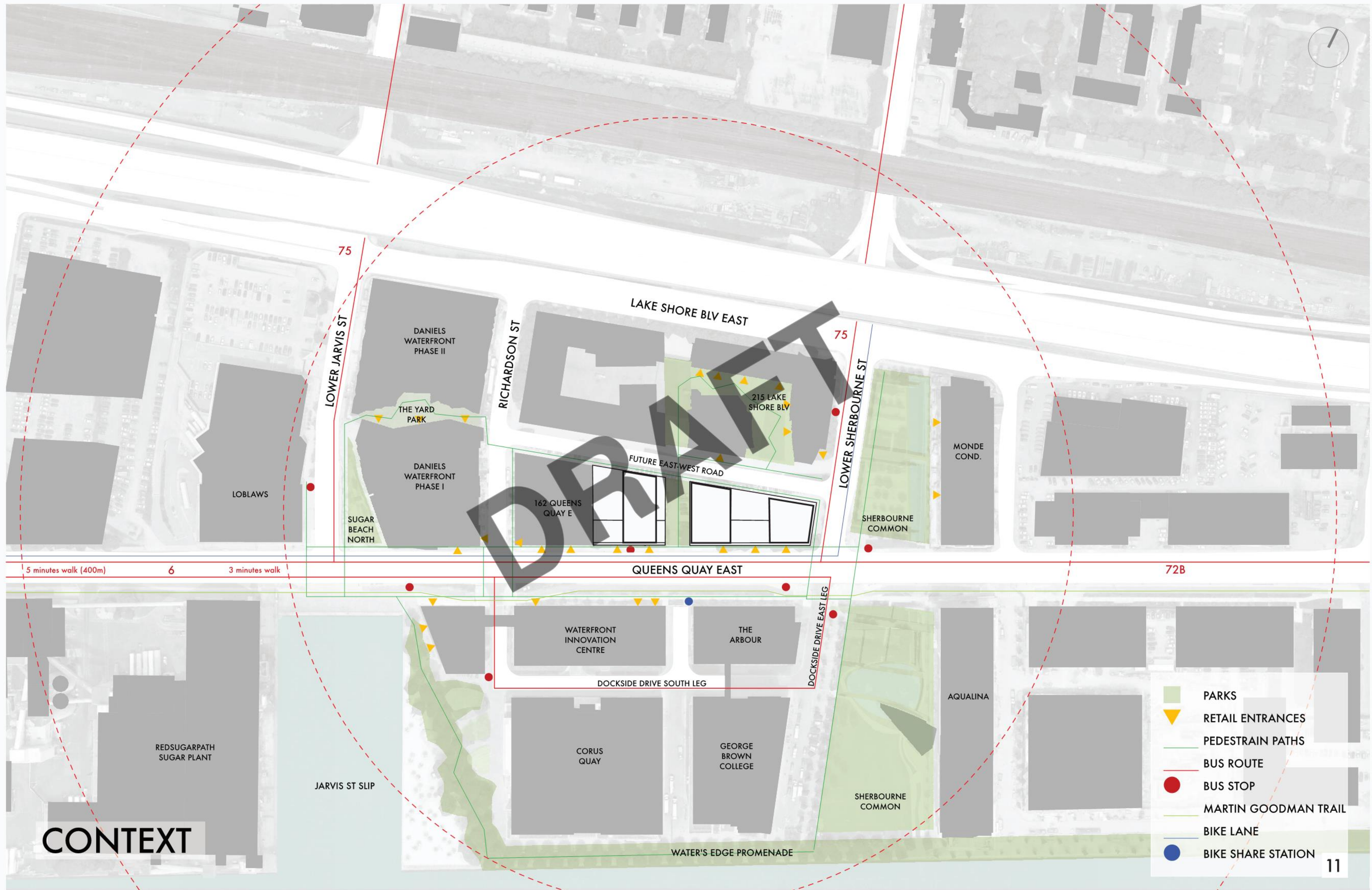
SUGAR BEACH PARK



WATER'S EDGE PROMENADE

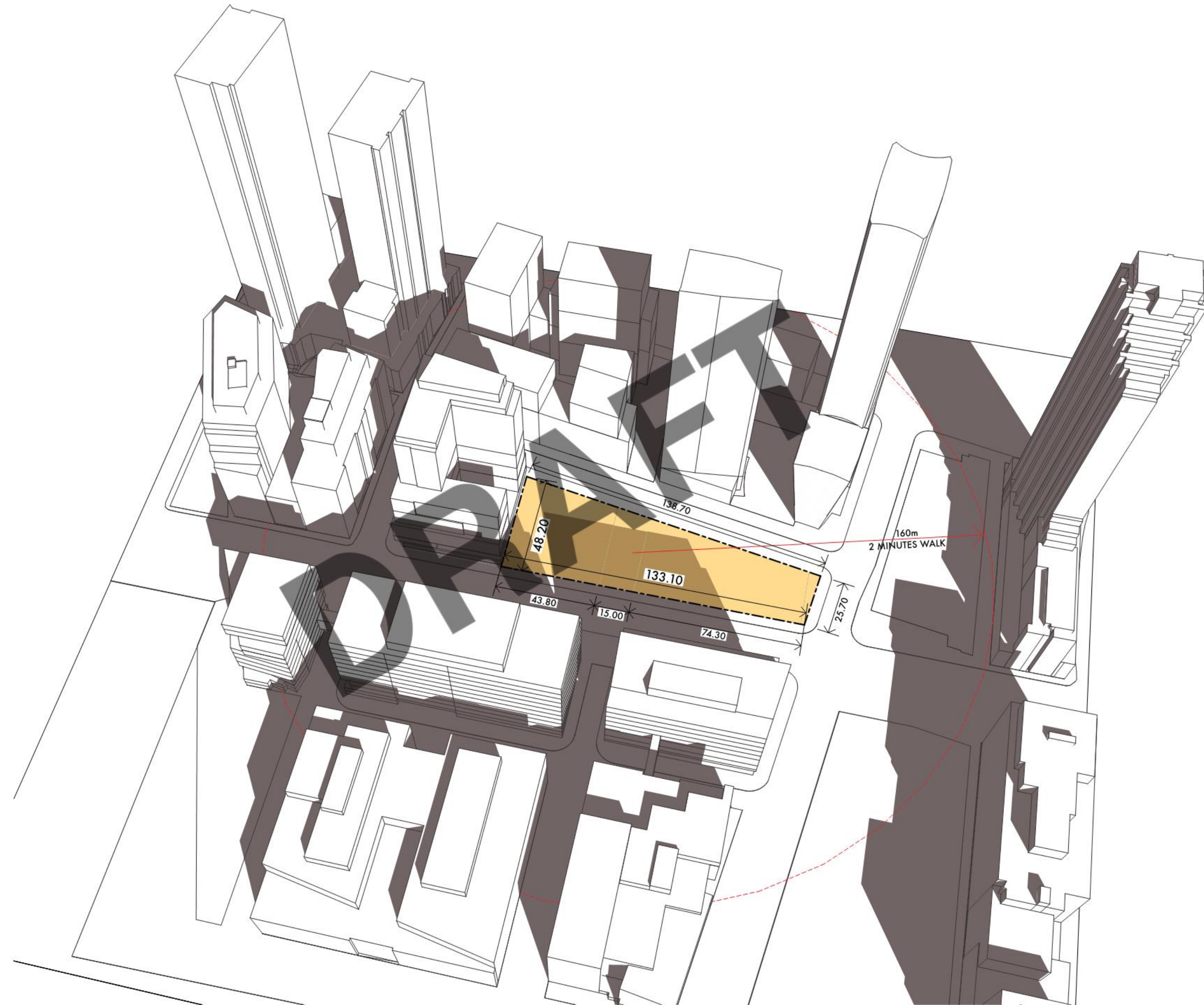
# SURROUNDING PARKS





# CONTEXT

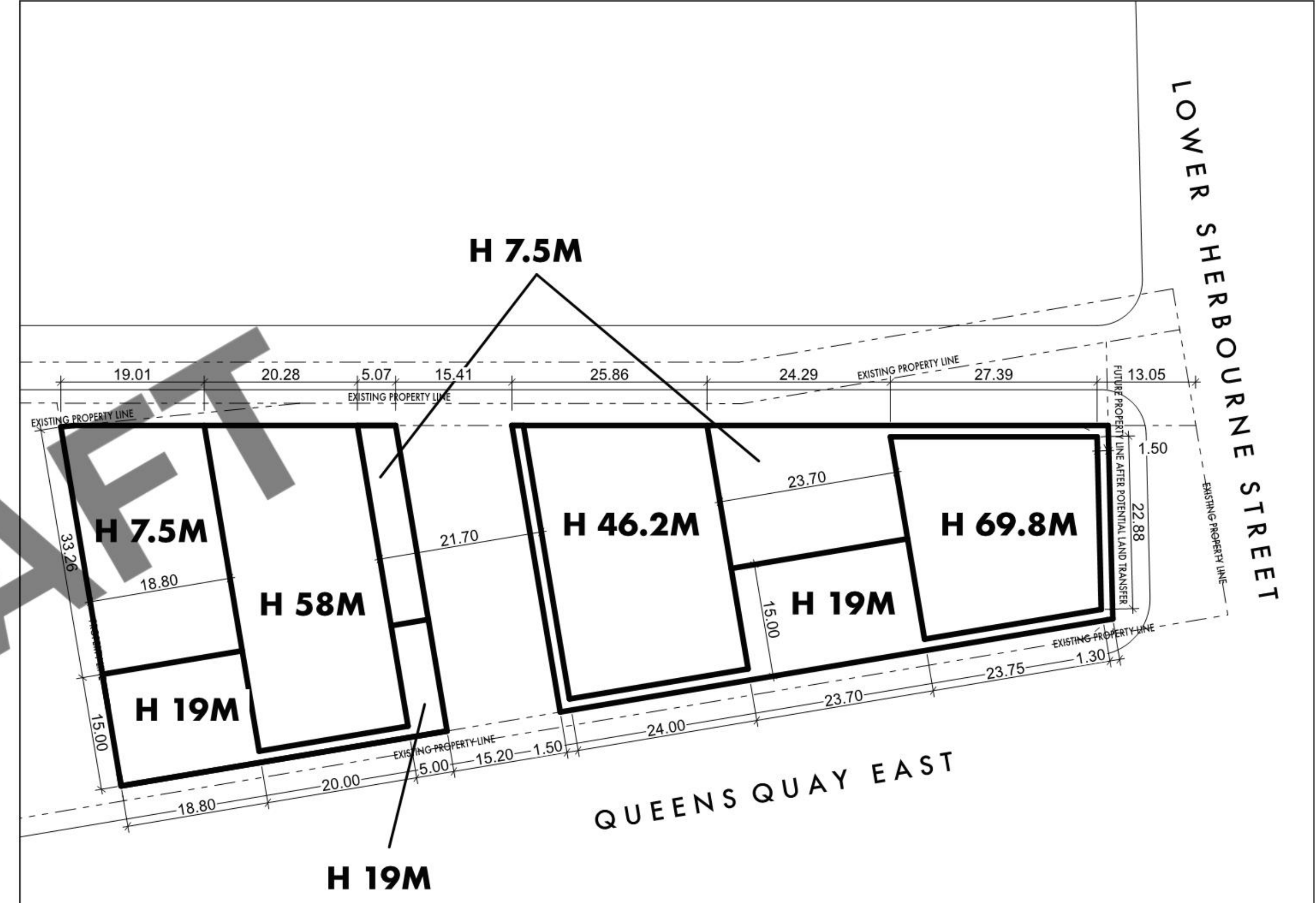
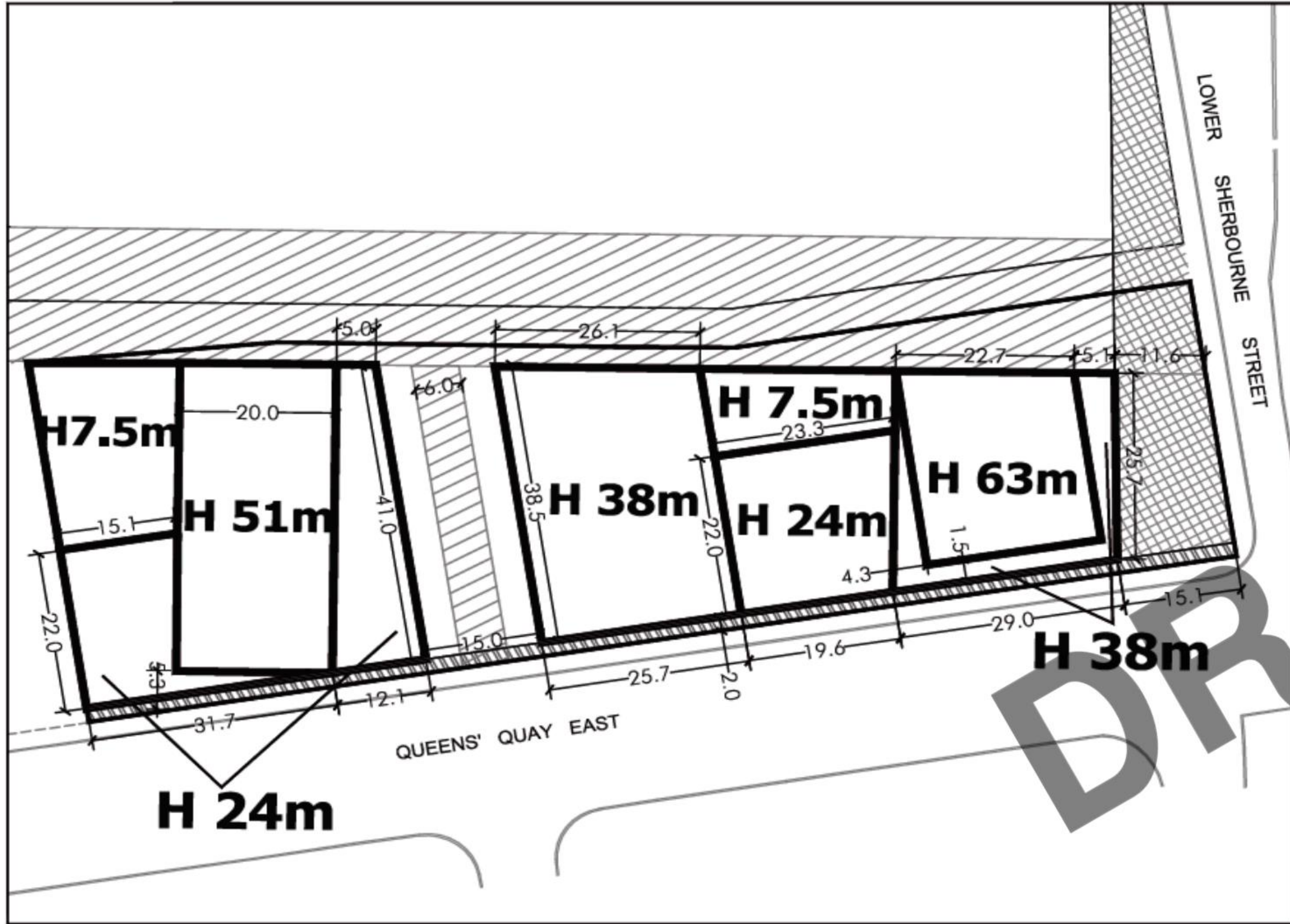
- PARKS
- RETAIL ENTRANCES
- PEDESTRAIN PATHS
- BUS ROUTE
- BUS STOP
- MARTIN GOODMAN TRAIL
- BIKE LANE
- BIKE SHARE STATION

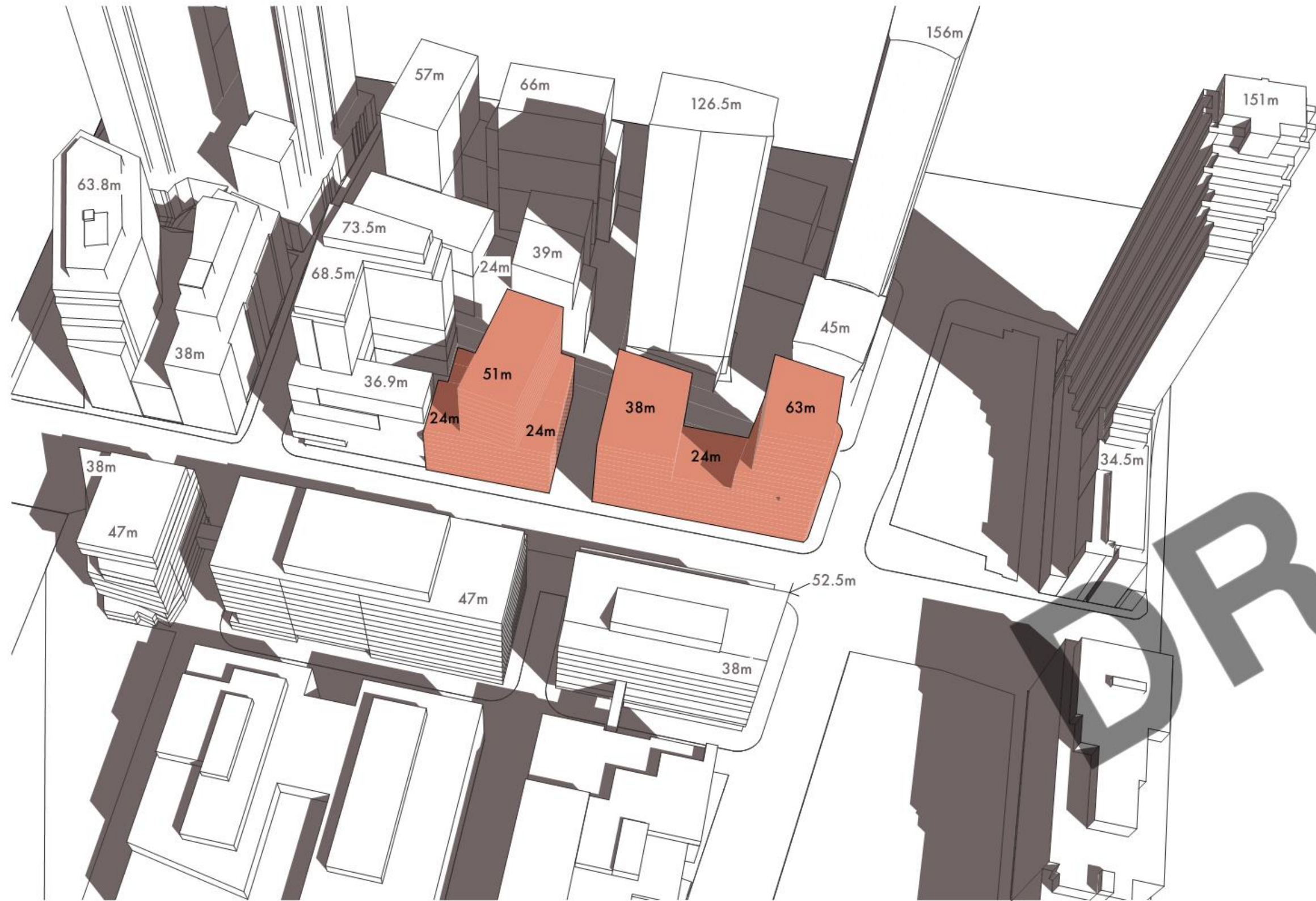


**SITE DIMENSIONS**

## **2. PROPOSAL - STRATEGIES**

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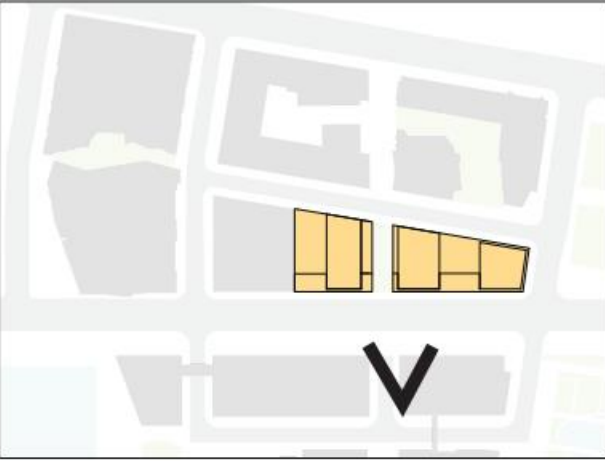




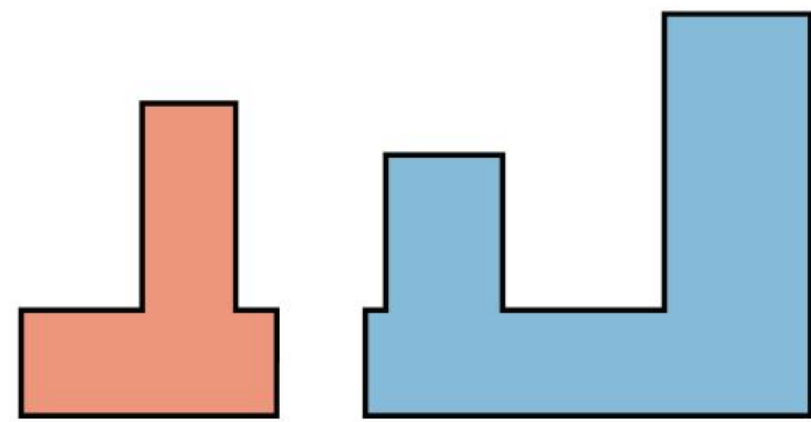
**MASSING - AOR**



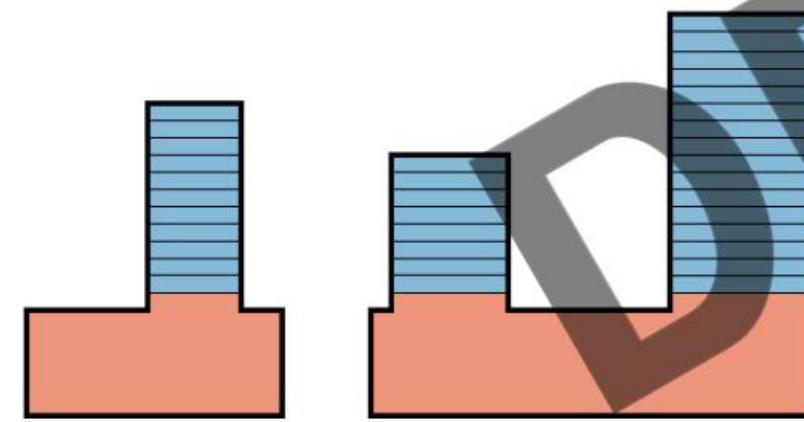
**MASSING - REVISED**



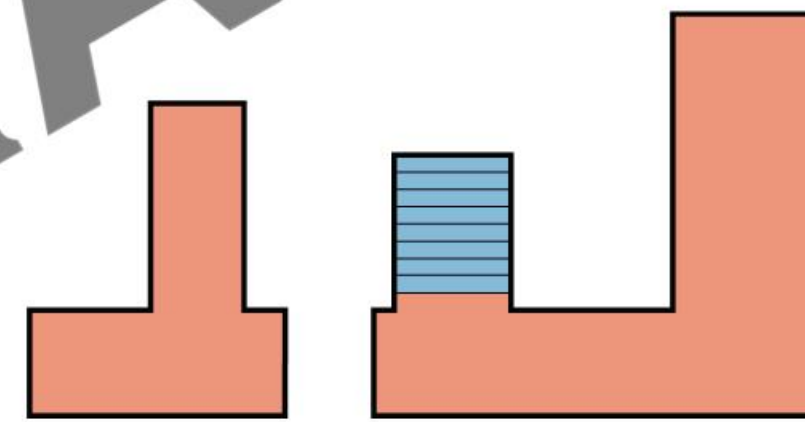
ELEVATION - QUEENS QUAY EAST



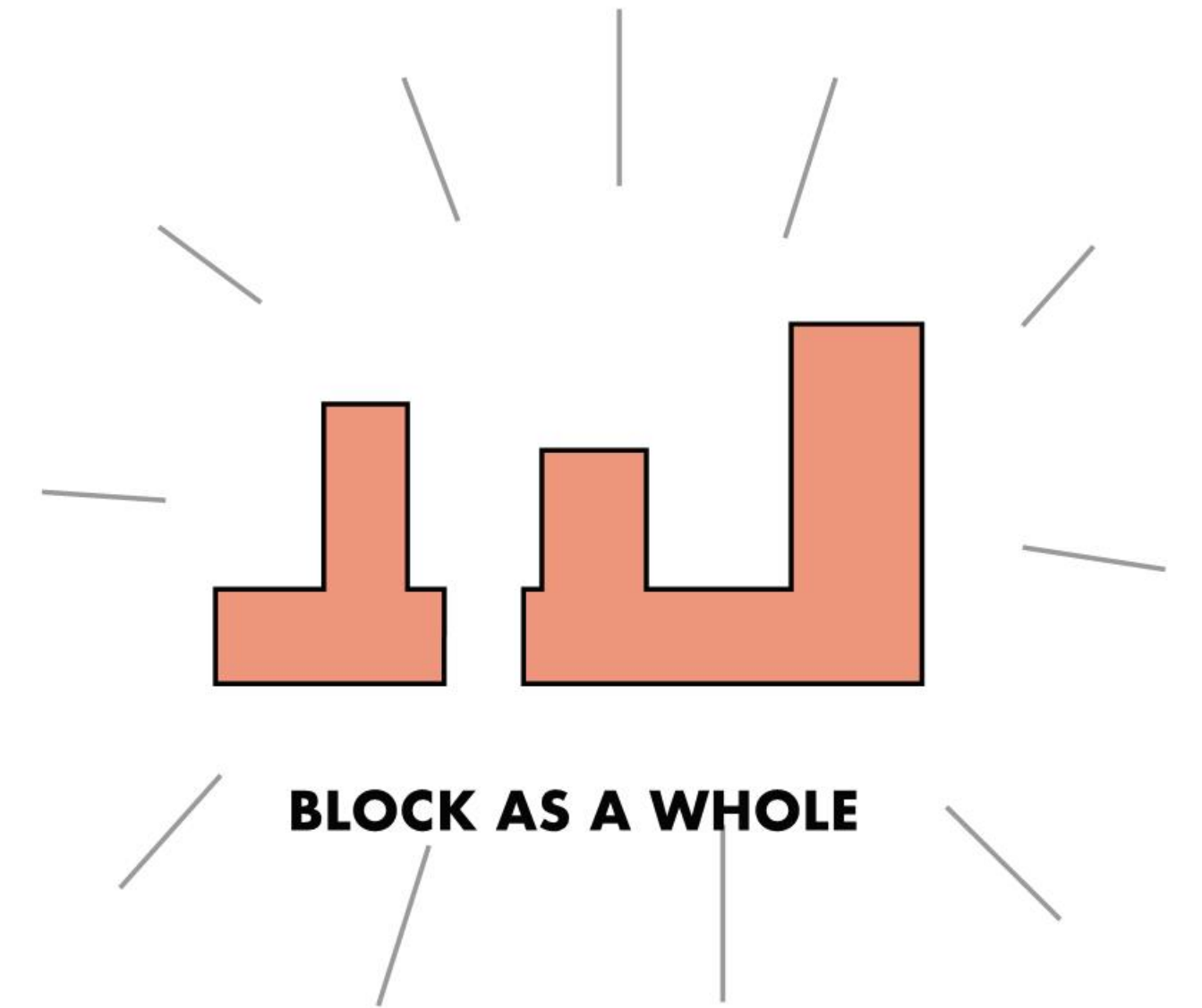
**TWO BUILDINGS**



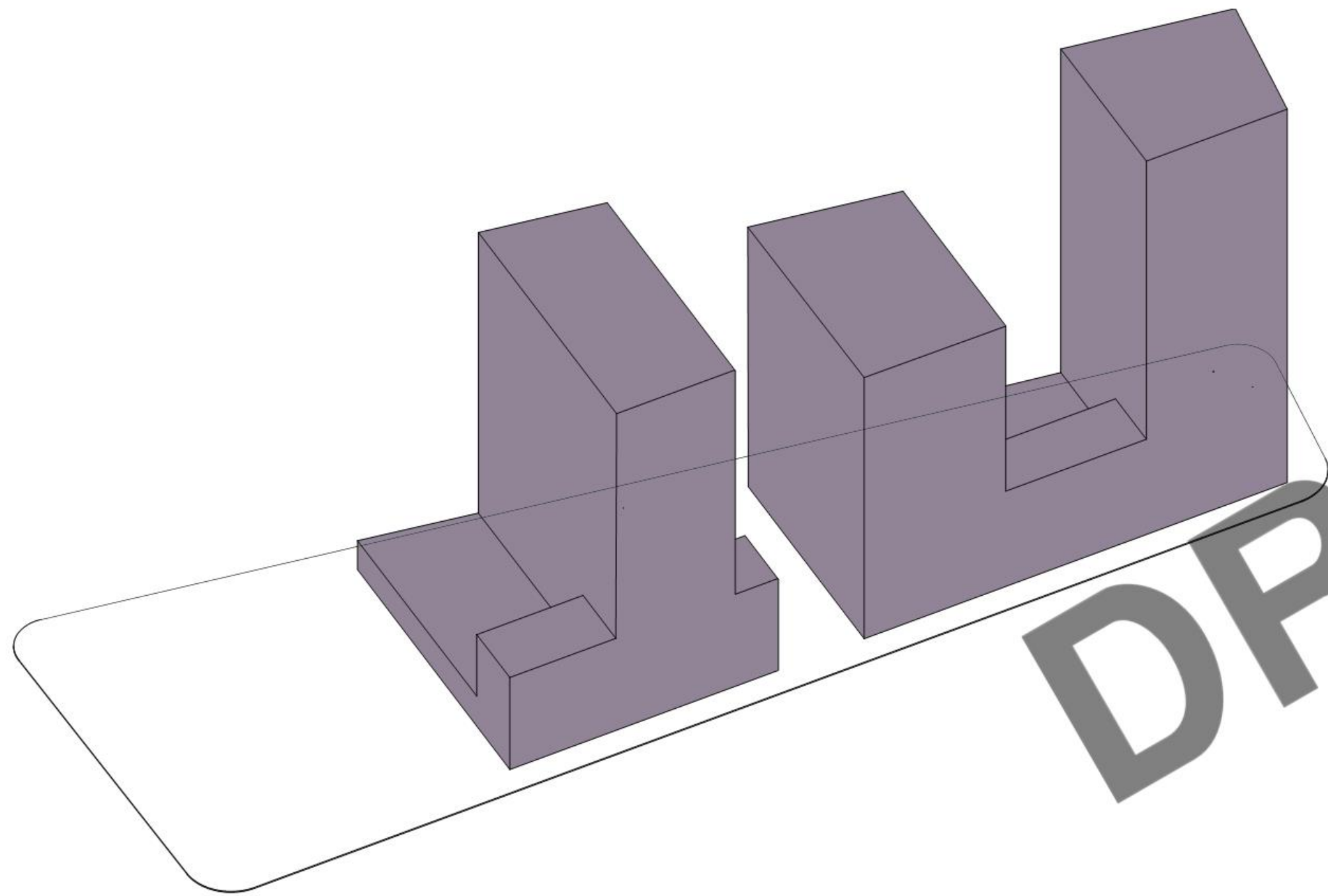
**TOWER & PODIUM**



**MIX OF TYPES**

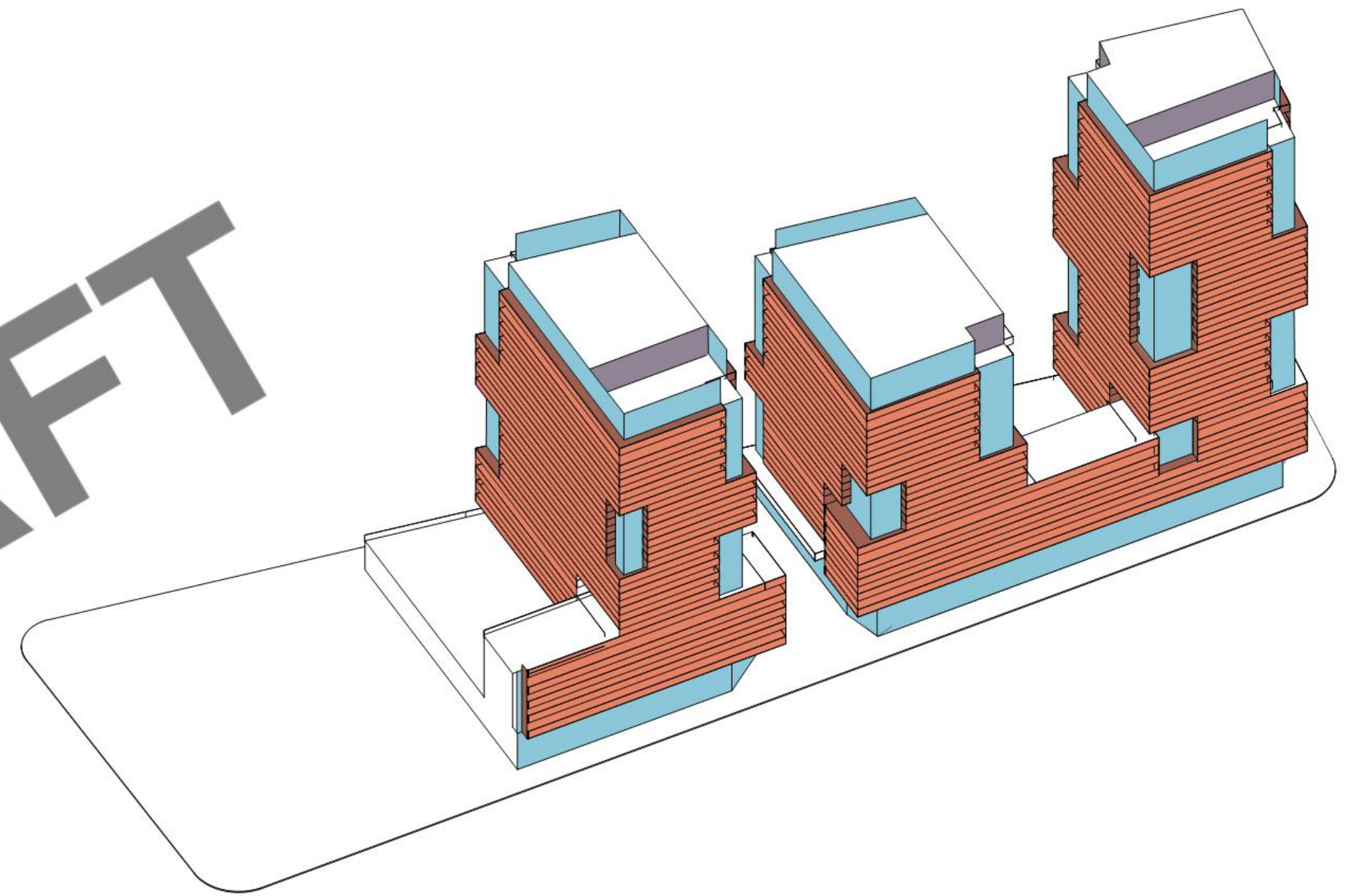


**BLOCK AS A WHOLE**



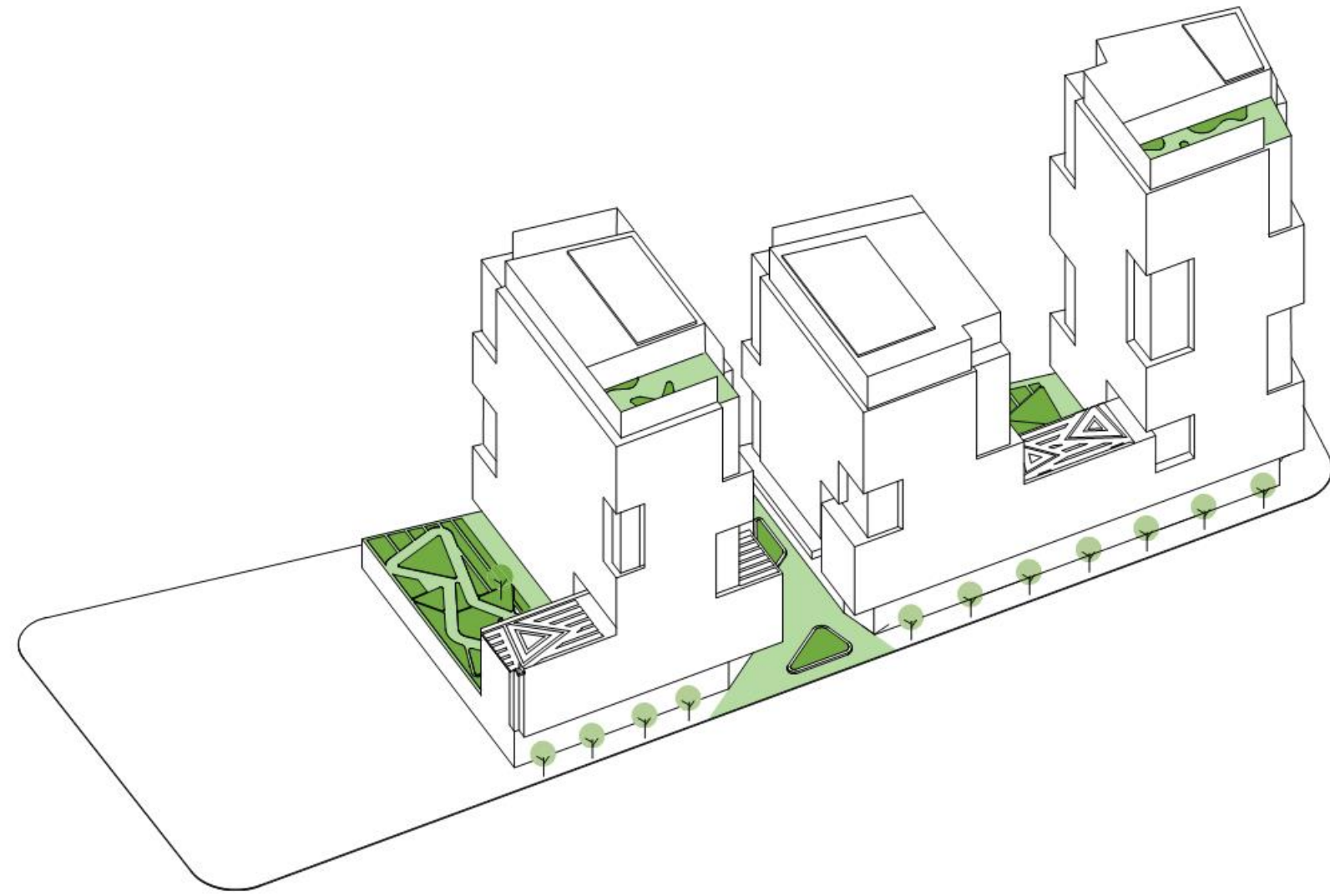
**UNIFIED BLOCK**

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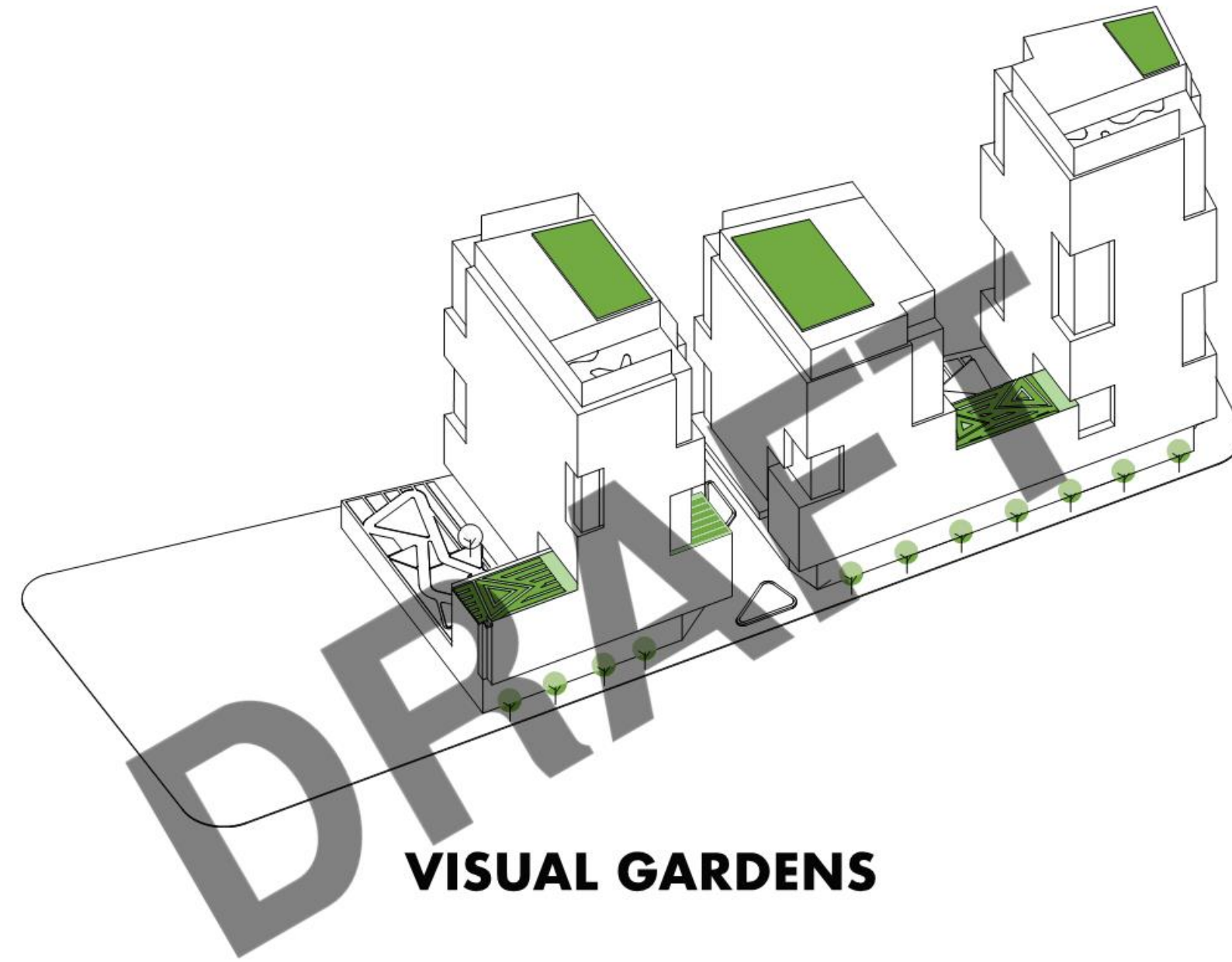


**LAYERED FACADE**

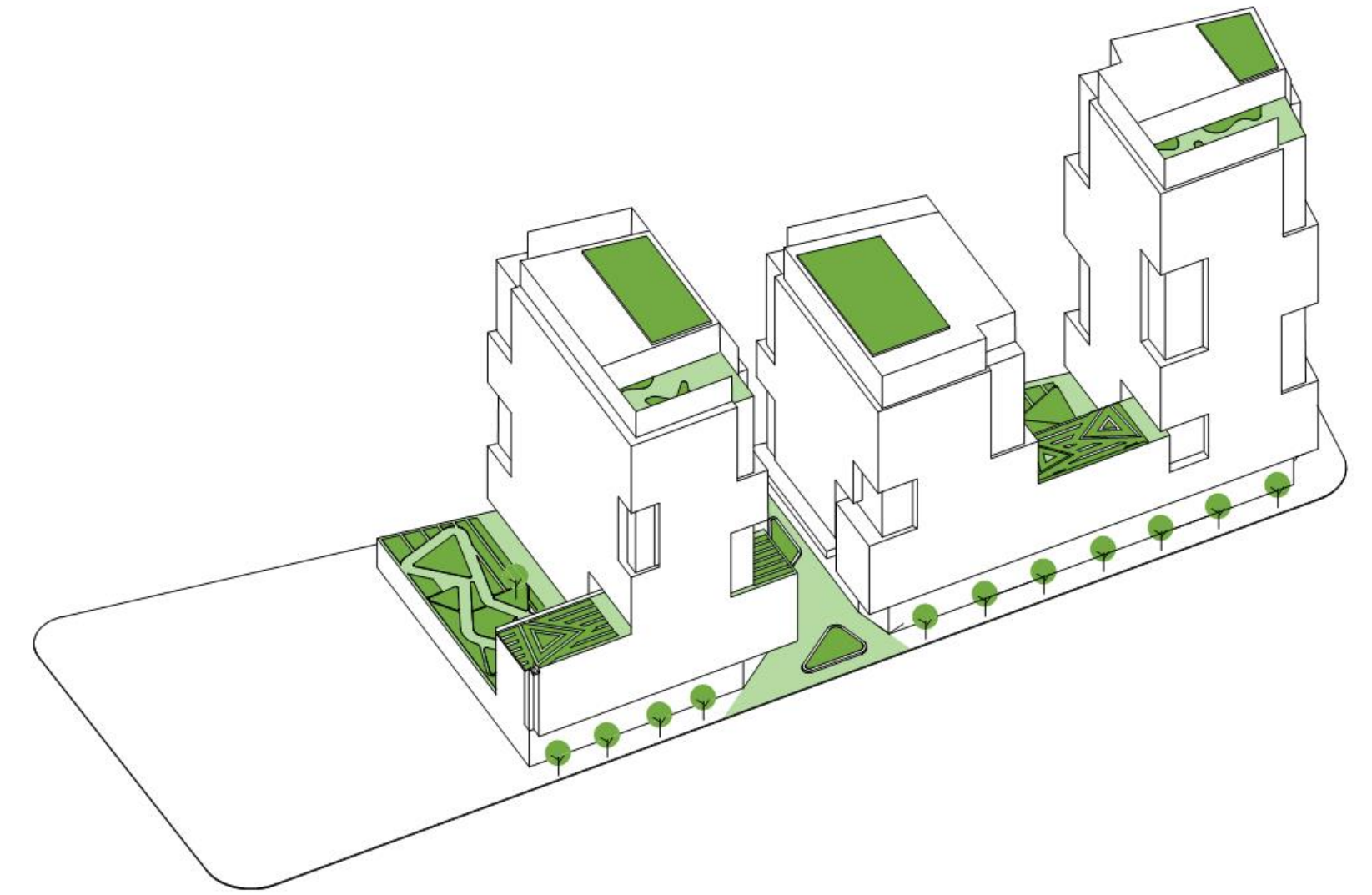




**PHYSICAL GARDENS**



**VISUAL GARDENS**



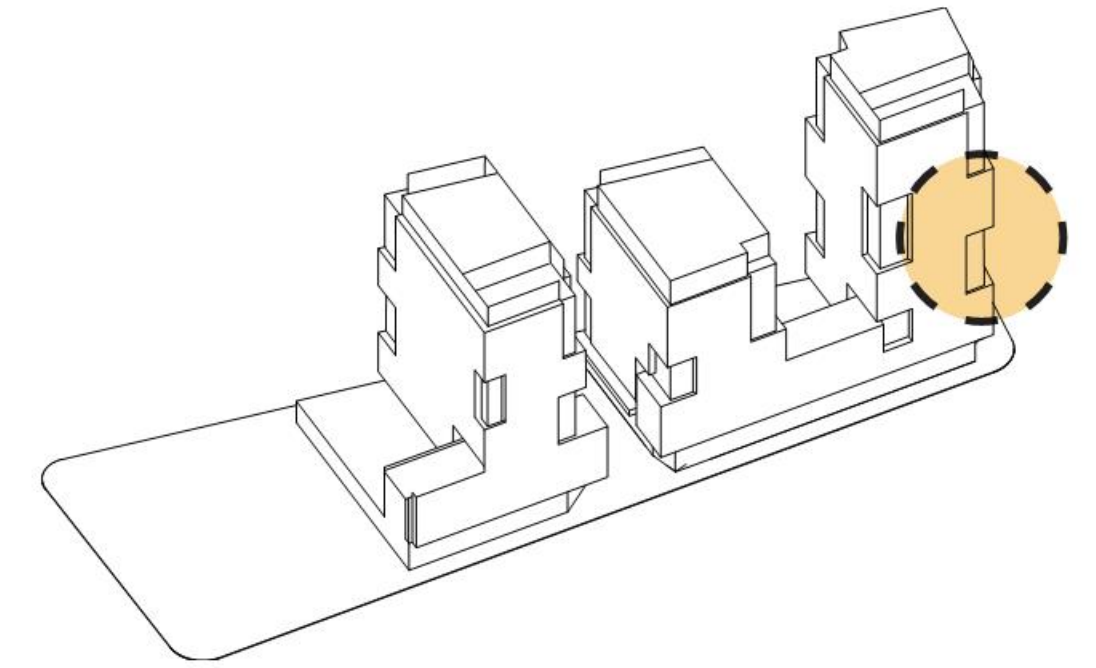
**GARDEN AMENITIES**



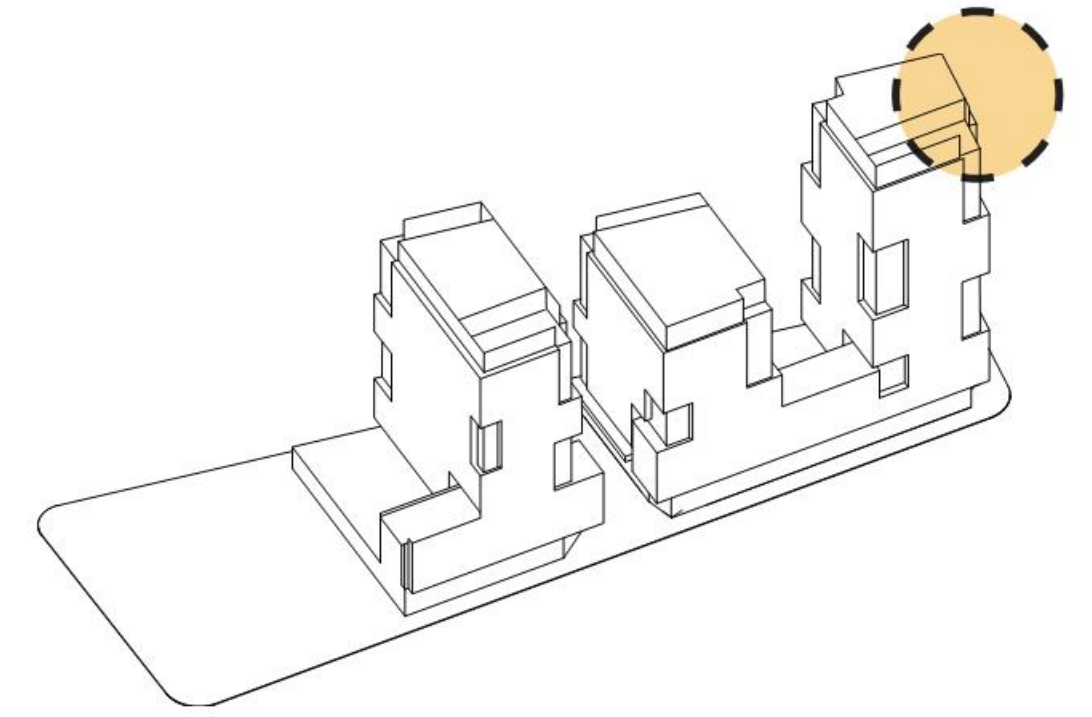
QUEENS QUAY EAST LOOKING NORTH-WEST



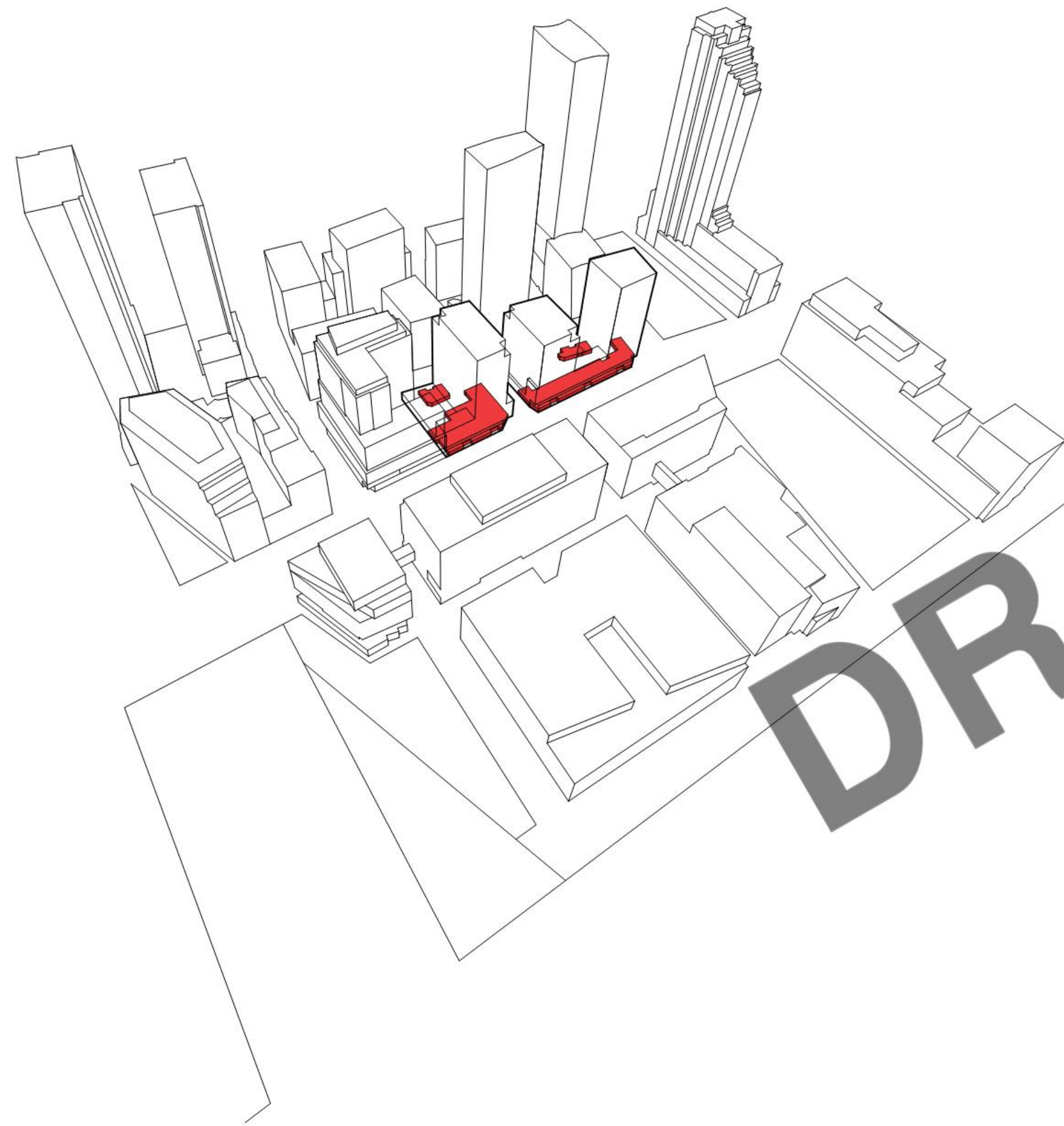
QUAY EAST LOOKING NORTHEAST



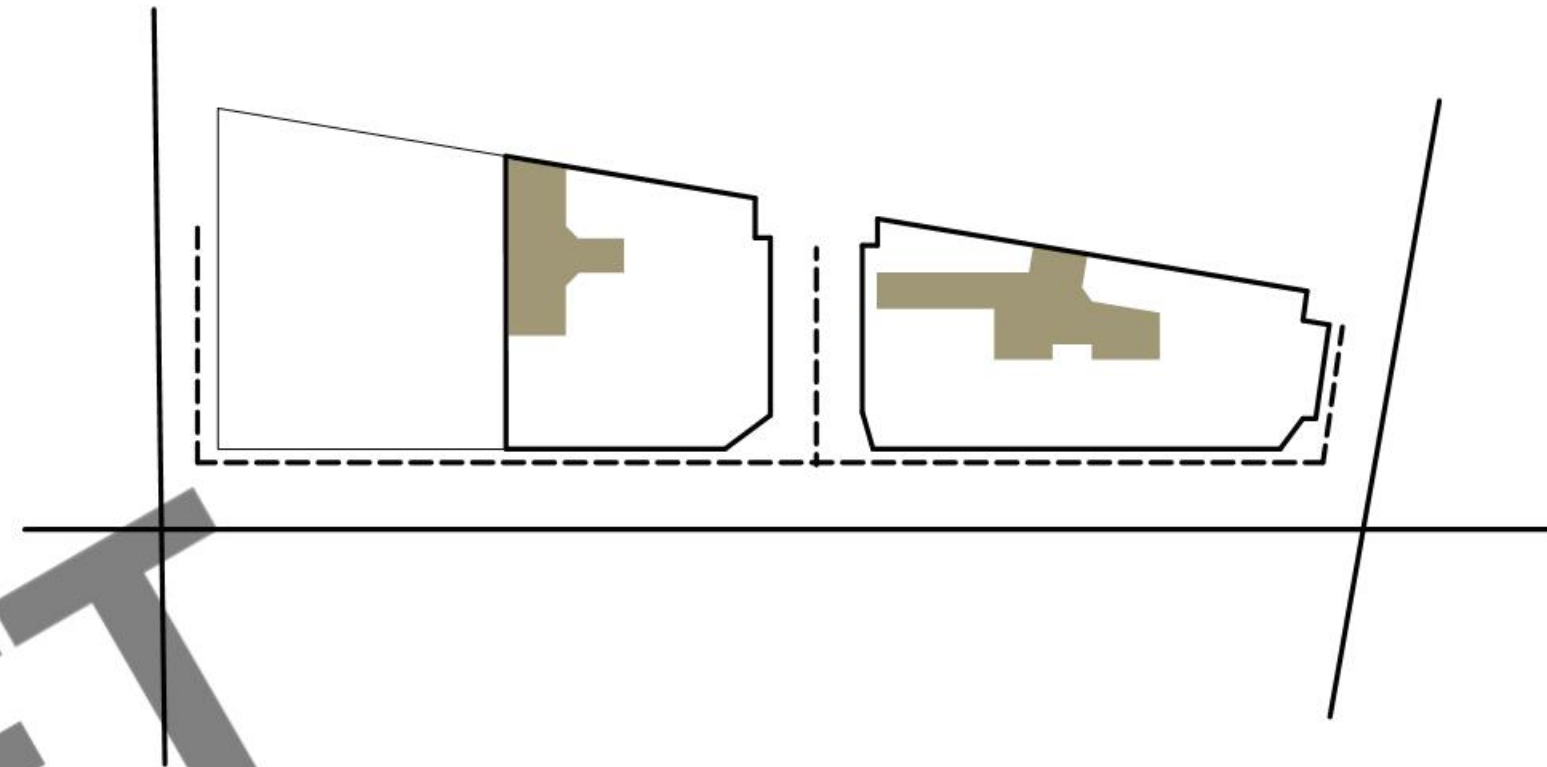
BALCONY DETAIL



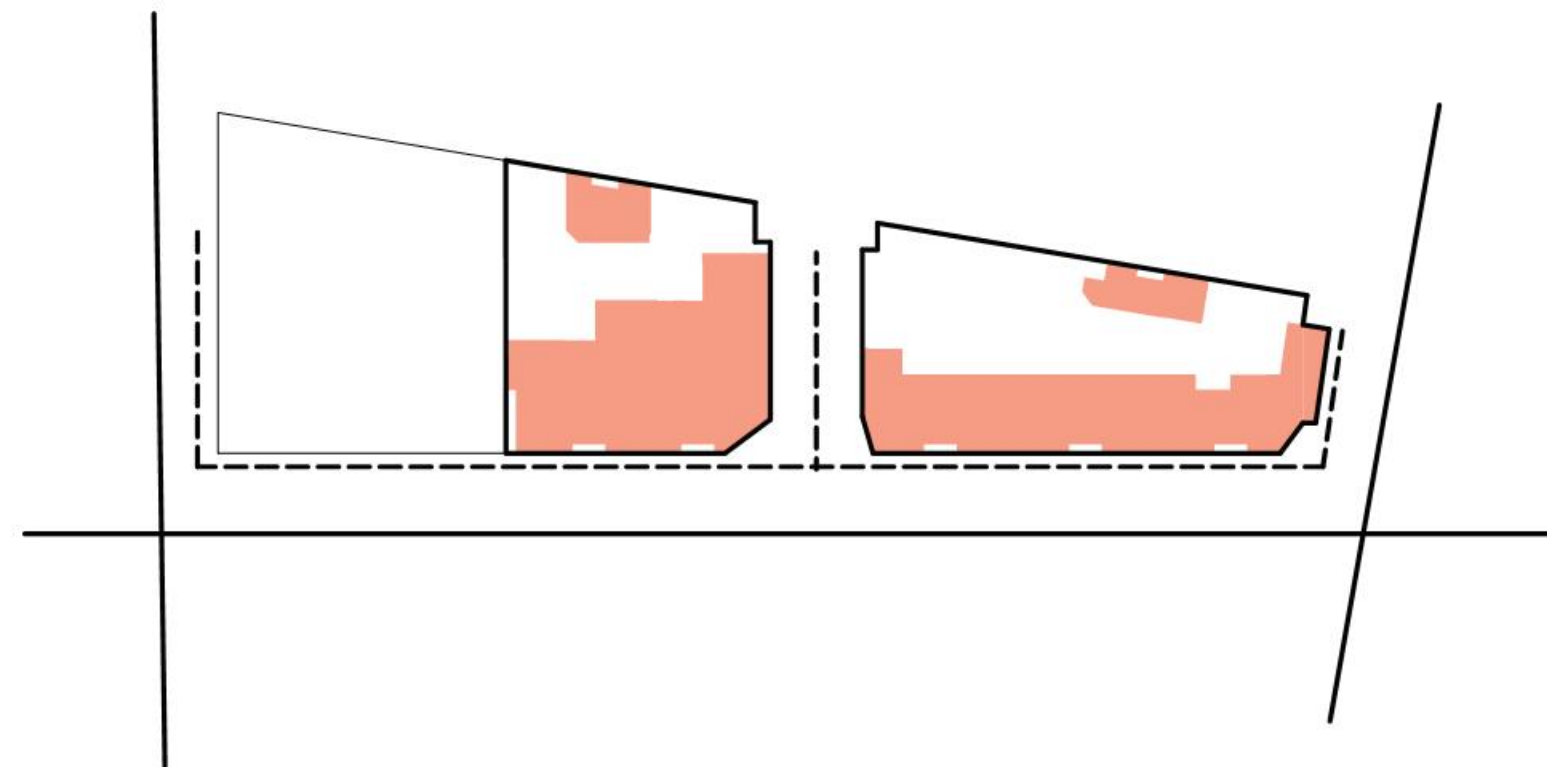
TOWER TOP DETAIL



RETAIL ANIMATION AT GRADE



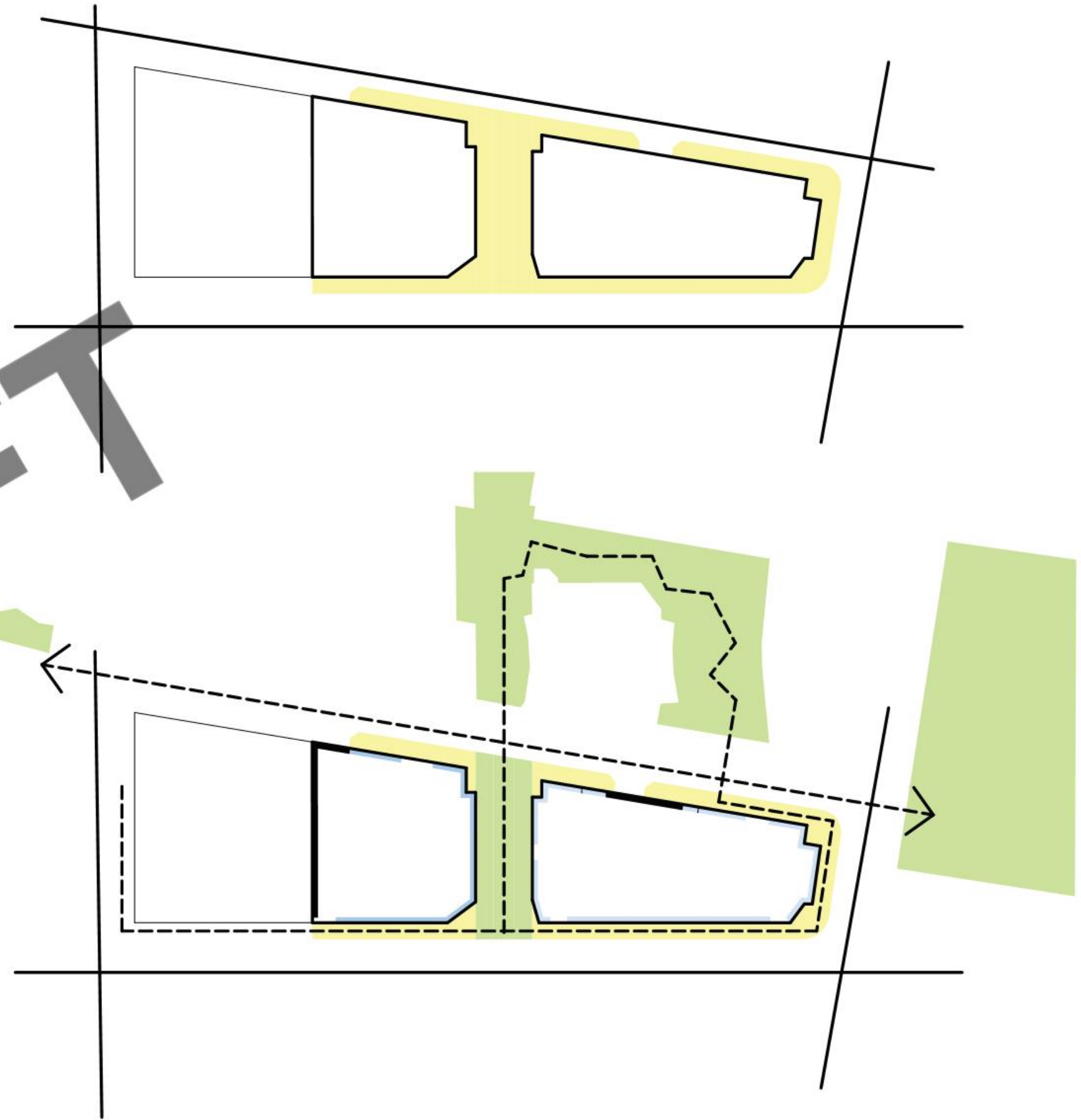
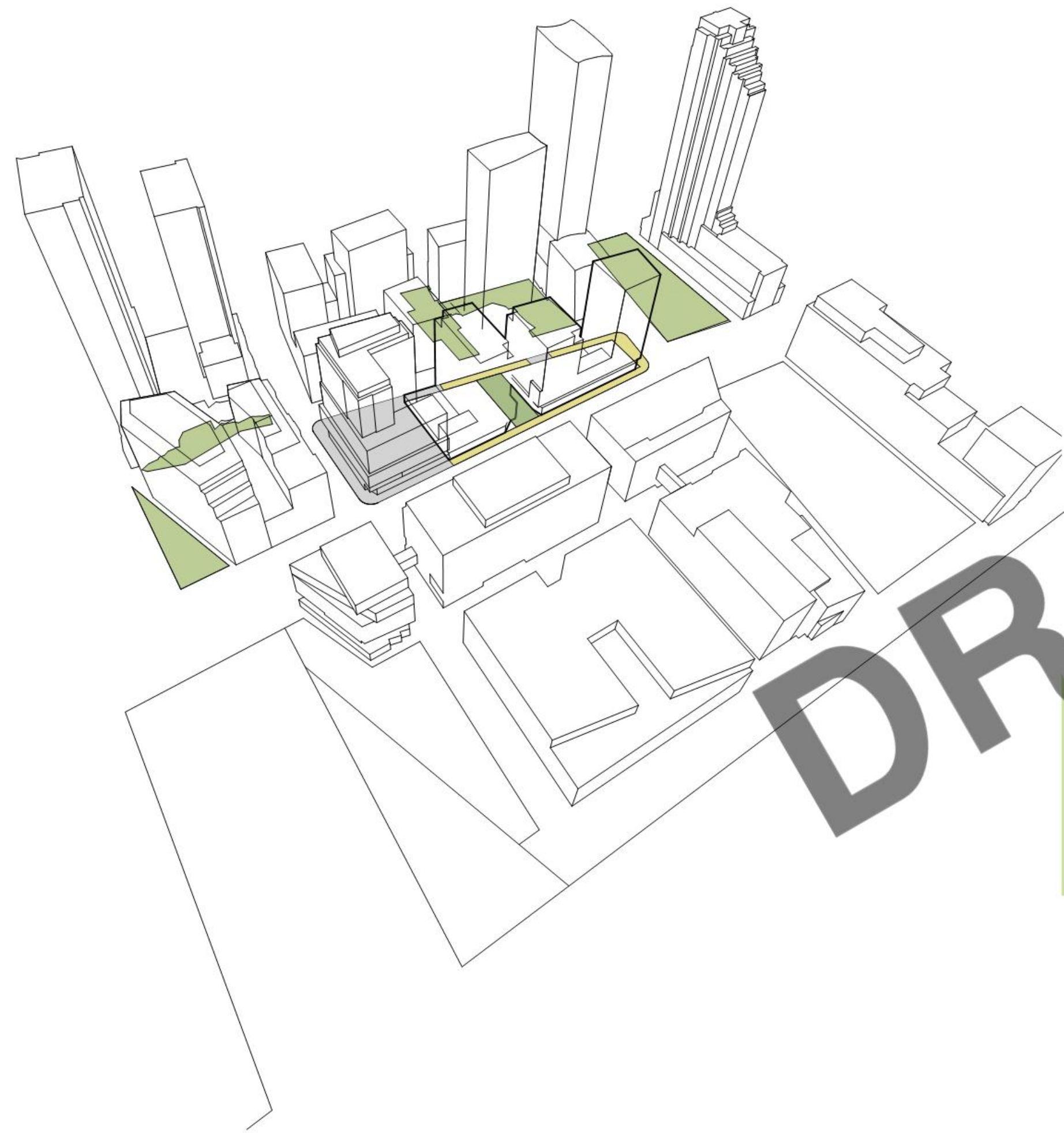
MINIMIZING LOADING FRONTAGE



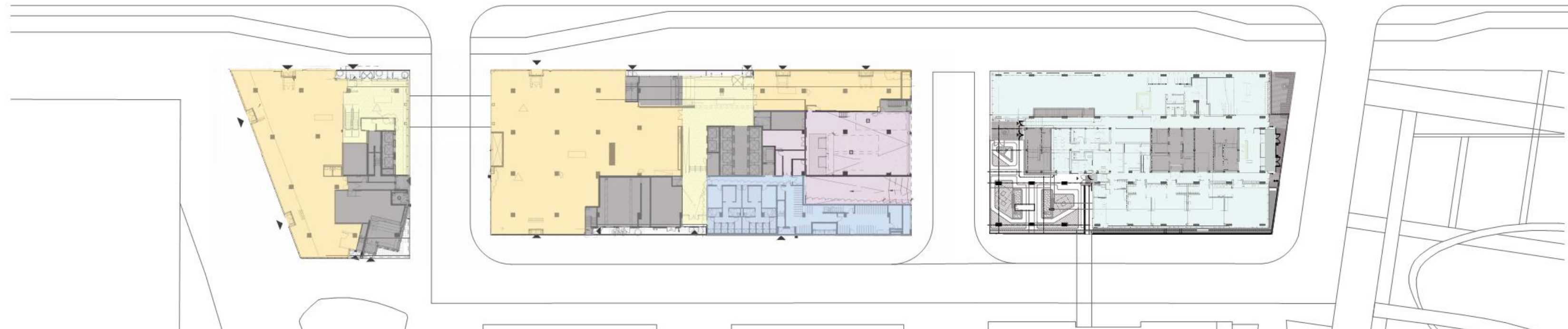
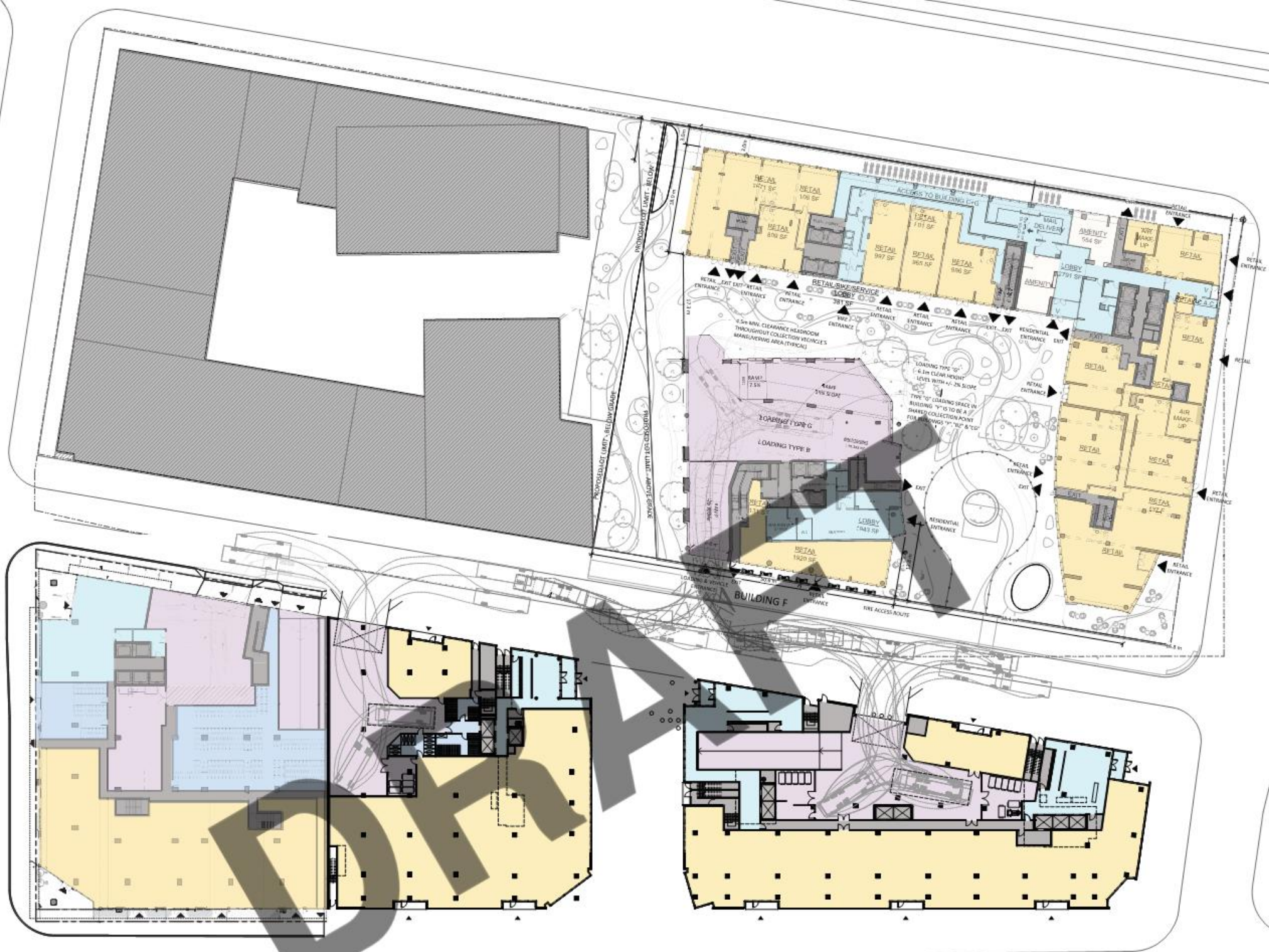
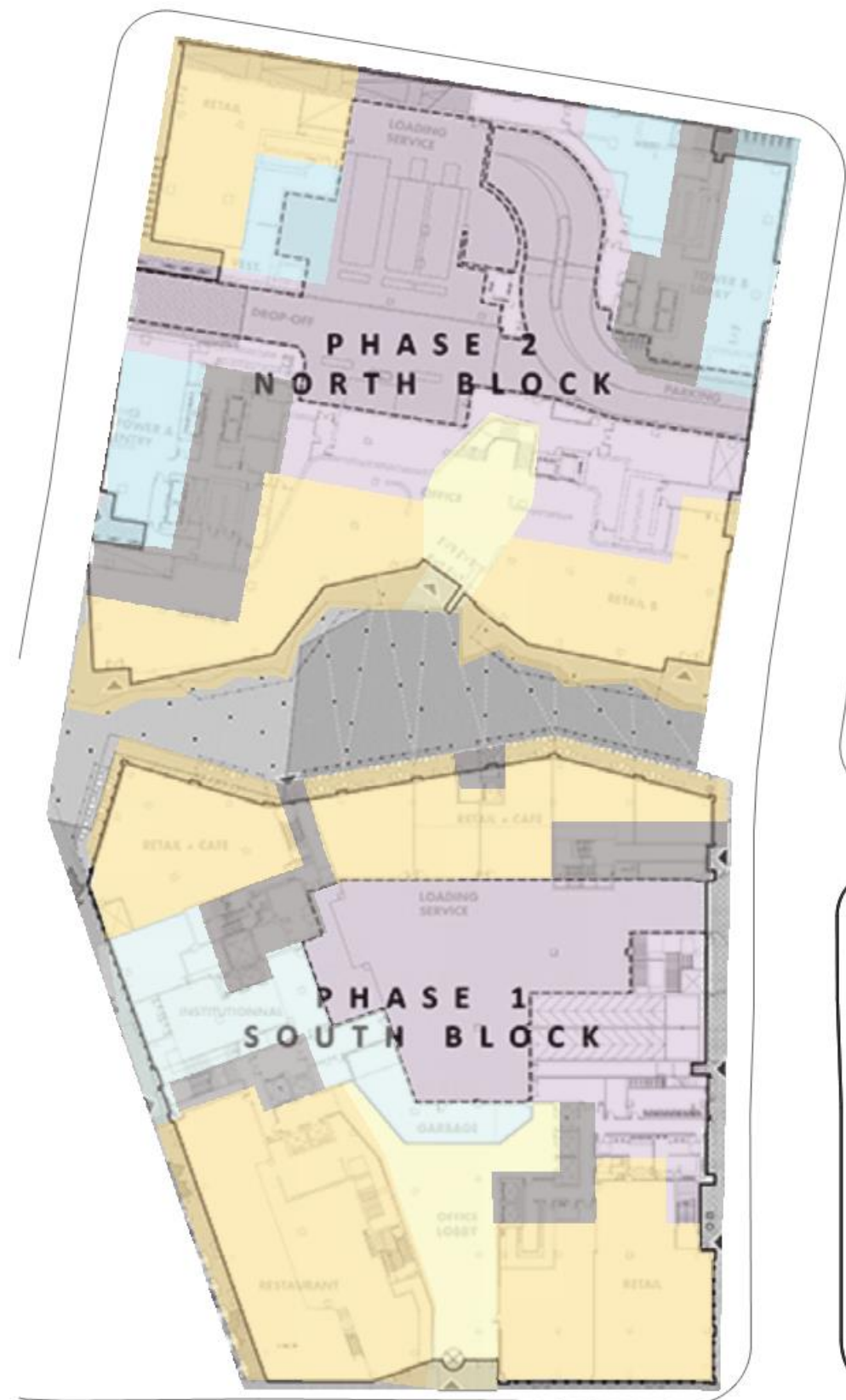
MAXIMIZING RETAIL FRONTAGE

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# GRADE RELATED ANIMATION



LANDSCAPE CONNECTIONS



- RESIDENTIAL
- BIKES, LOCKERS, STORAGE
- RETAIL
- OFFICE
- STAIRS, ELEVATORS
- EDUCATION
- LOADING/ GARBAGE ROOM, PARKING ENTRANCE AMENITY

CONTEXT GROUND FLOOR

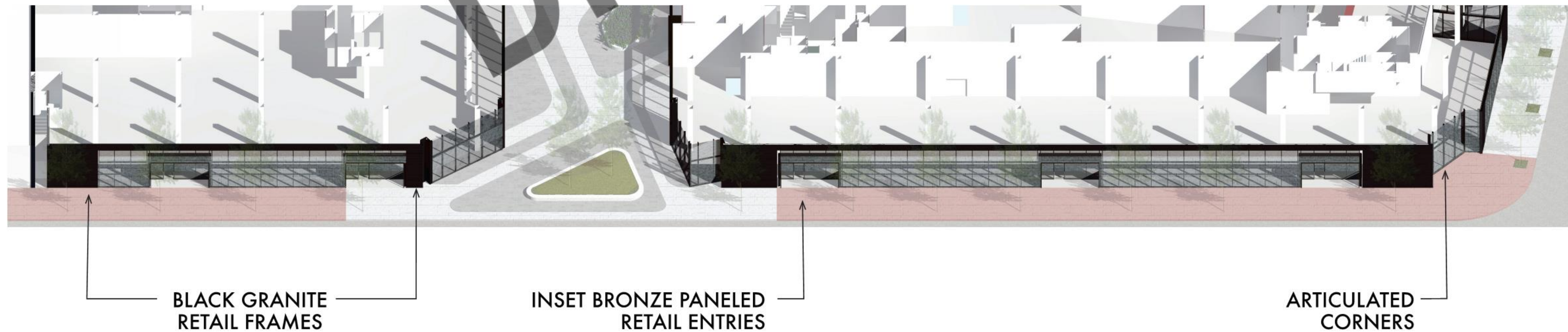


ALL SECONDARY EGRESS AND GARAGE DOORS ARE INSET WITHIN THE FACADE WITH THE SIDE WALLS AND REAR WALLS ARE CLADDED IN A MATCHING METAL PANEL AND SOLID DOORS IN A COLOR TO MATCH FOR A FLUSH APPEARANCE

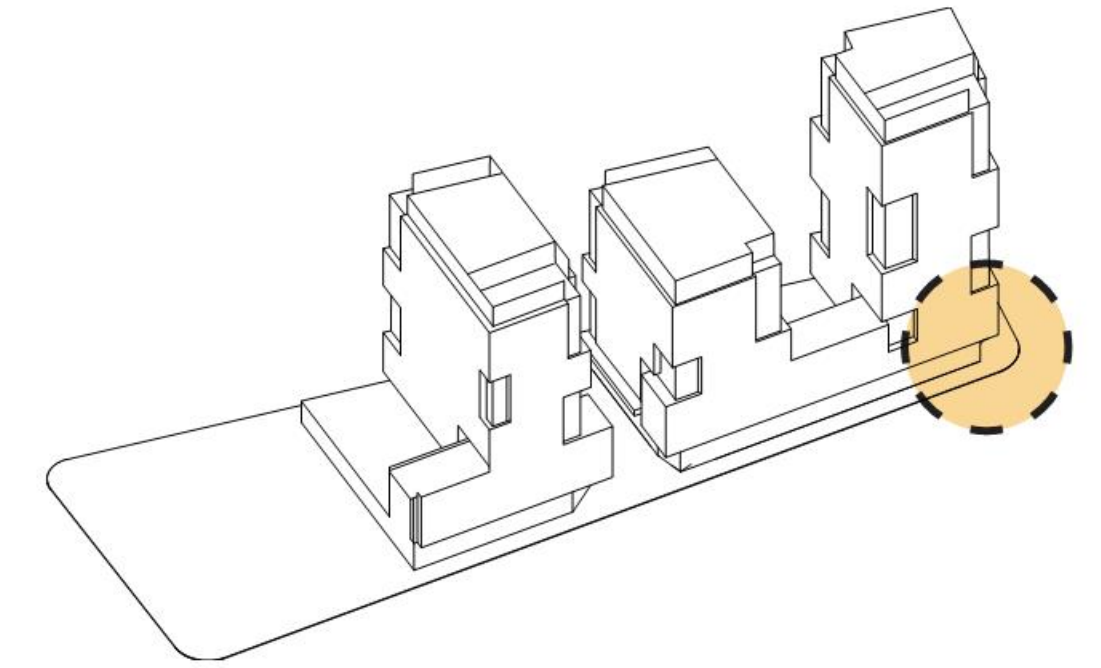
NORTH FACE



SOUTH FACE



GROUND FLOOR INTERFACE



**GROUND FLOOR ENTRANCE DETAIL**

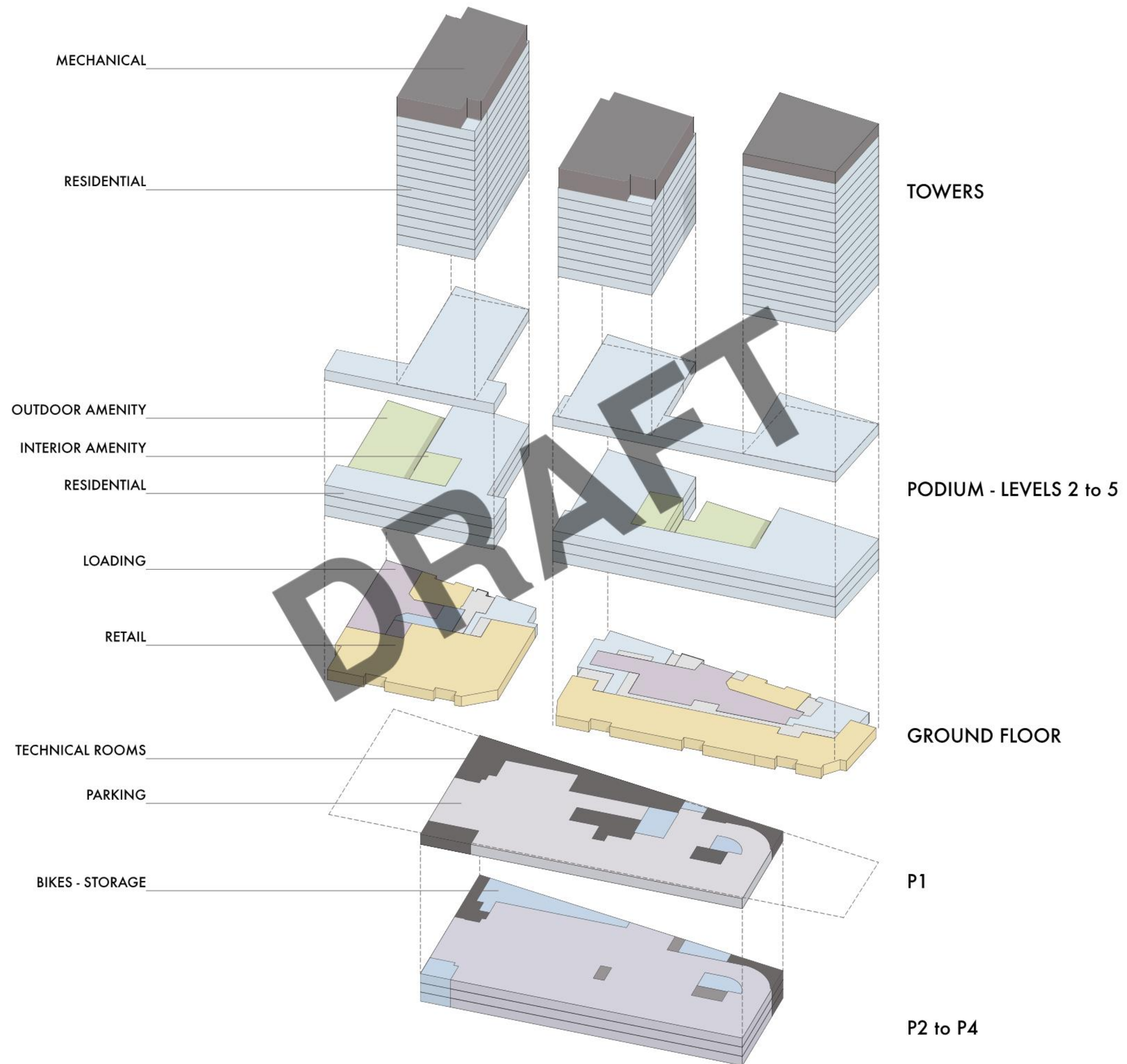


POPS LOOKING SOUTH FROM 215 LAKE SHORE AVE

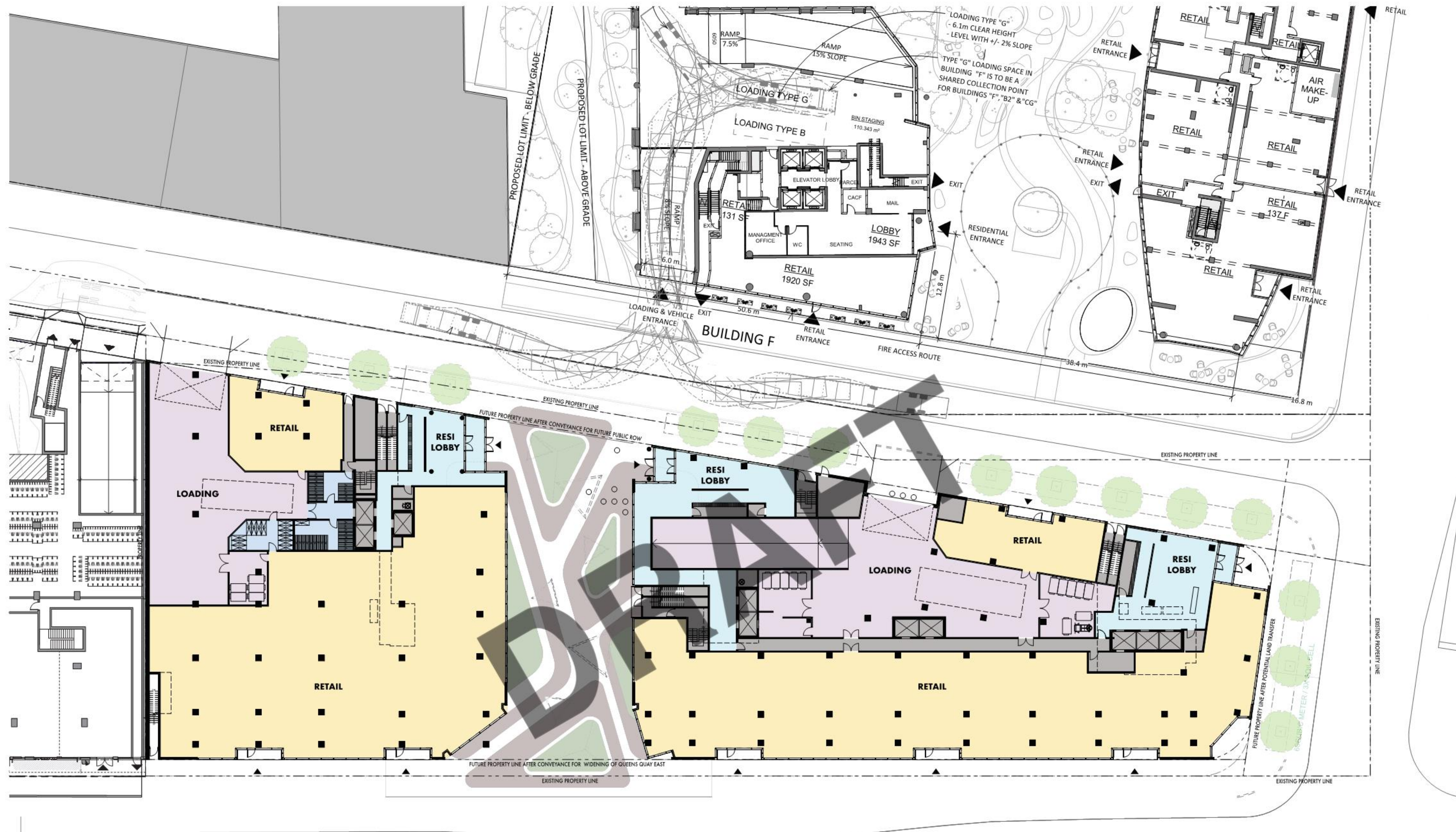


NEW E-W STREET LOOKING SOUTH-EAST

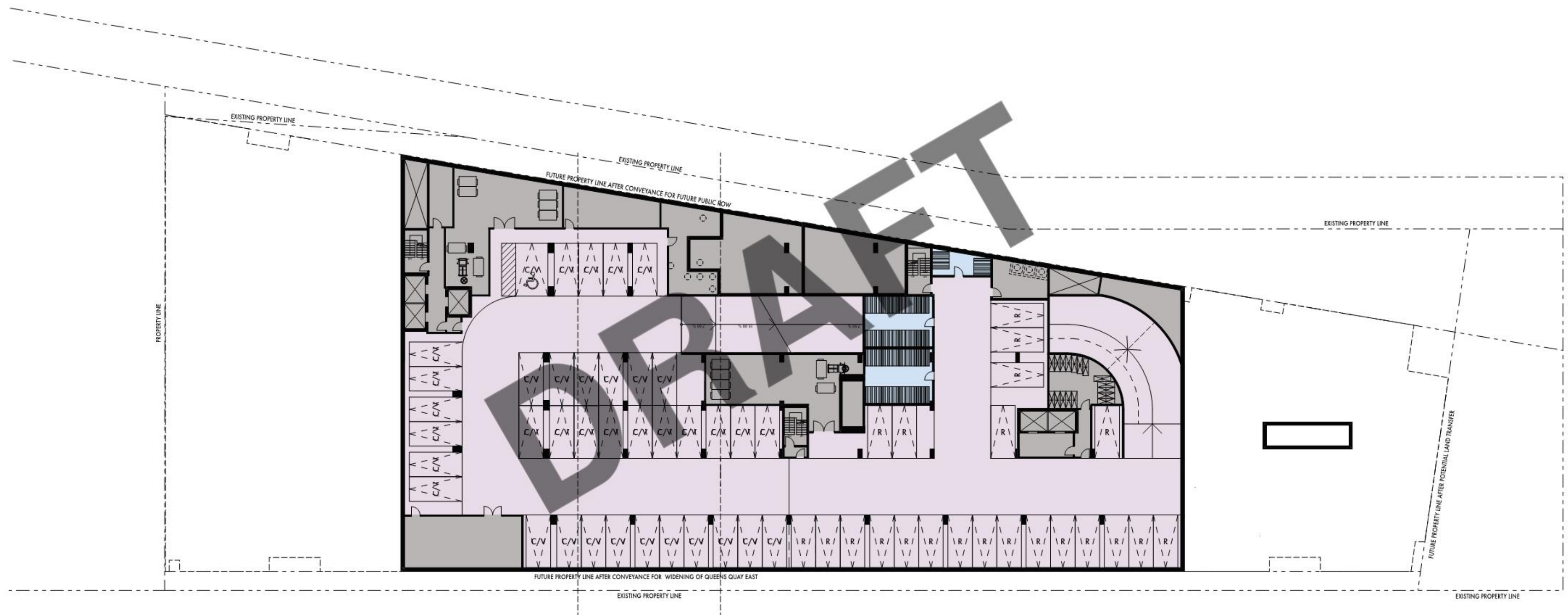
# PROGRAM

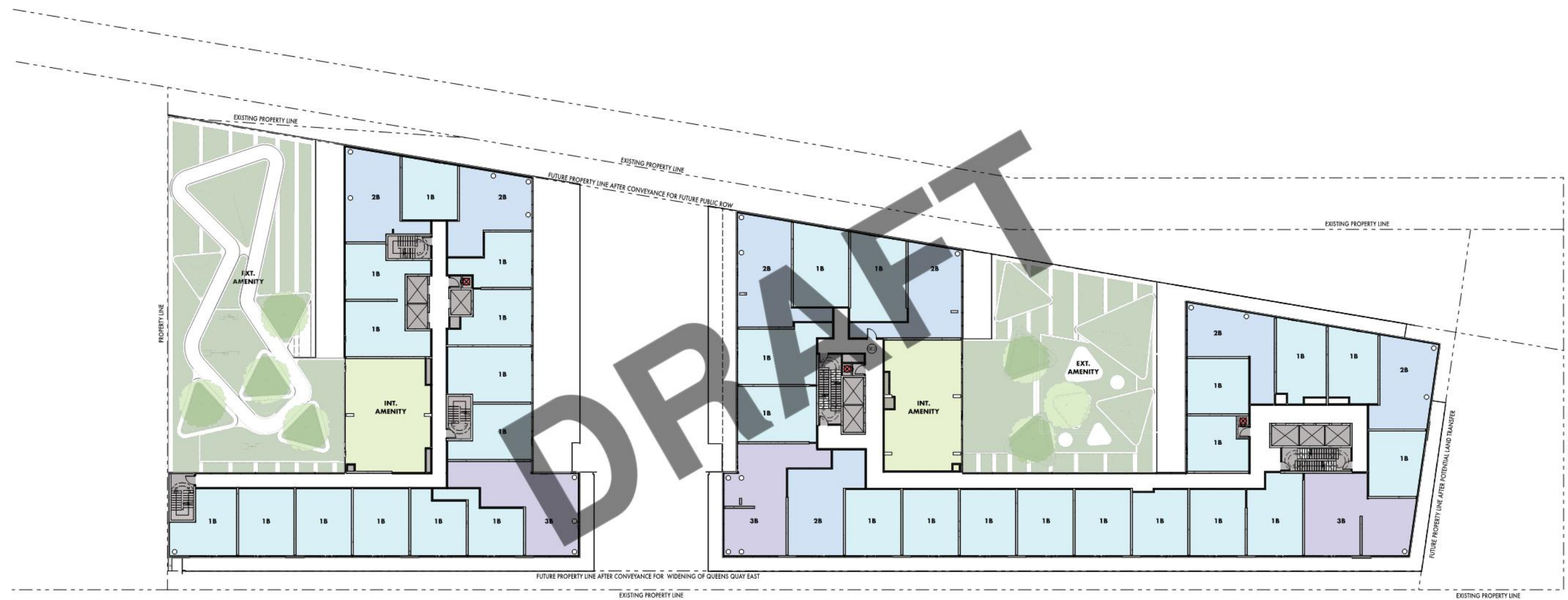


- RESIDENTIAL
- AMENITY
- BIKES, LOCKERS, STORAGE
- RETAIL
- OFFICE
- STAIRS, ELEVATORS
- TECHNICAL ROOMS
- PARKING
- LOADING/ GARBAGE ROOM, PARKING ENTRANCE



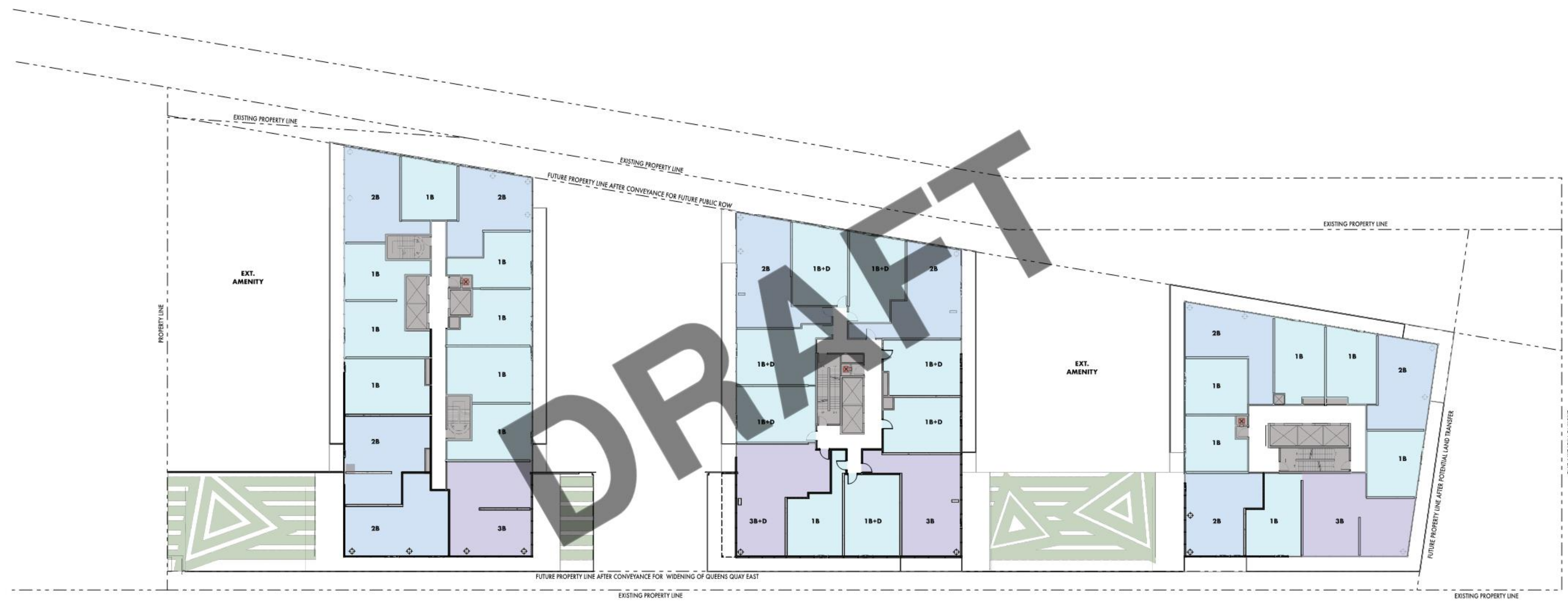
GROUND FLOOR PLAN





TYPICAL PODIUM PLAN

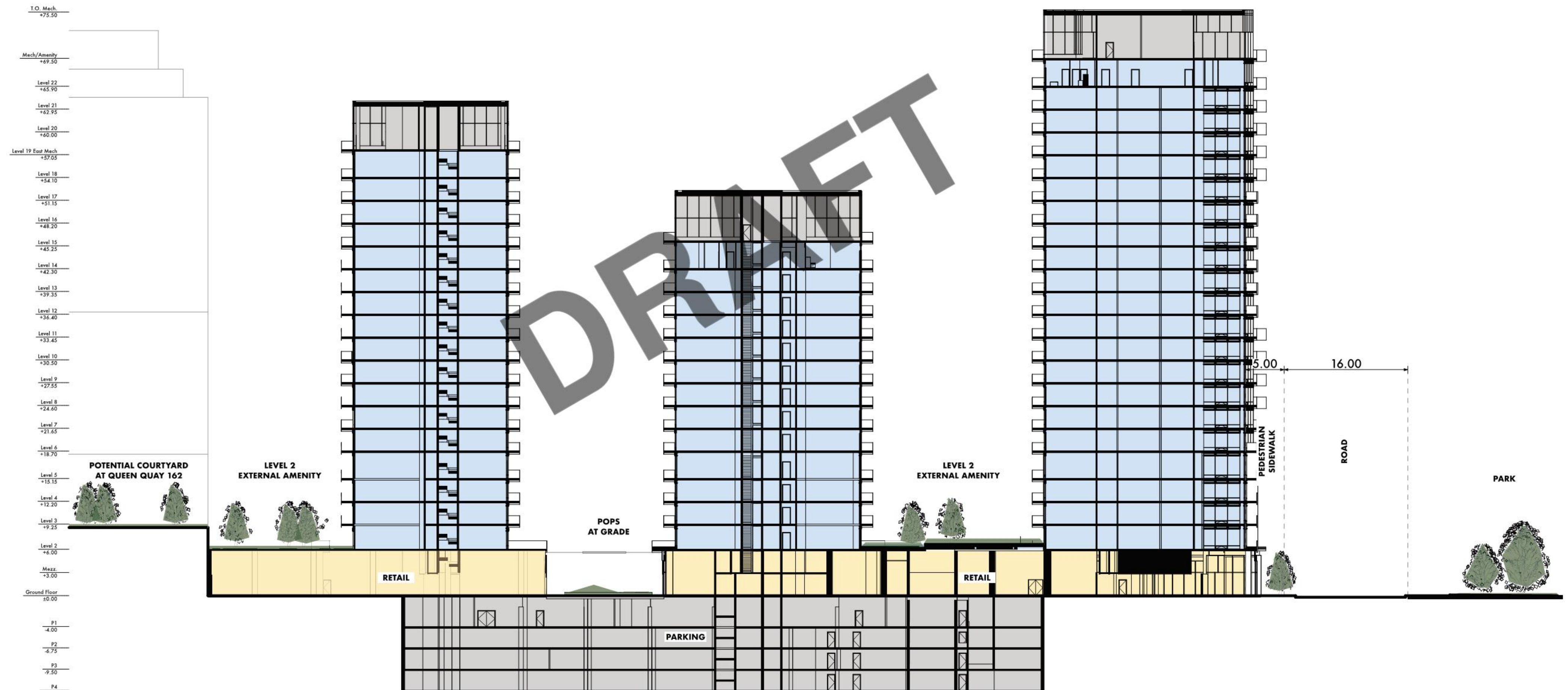
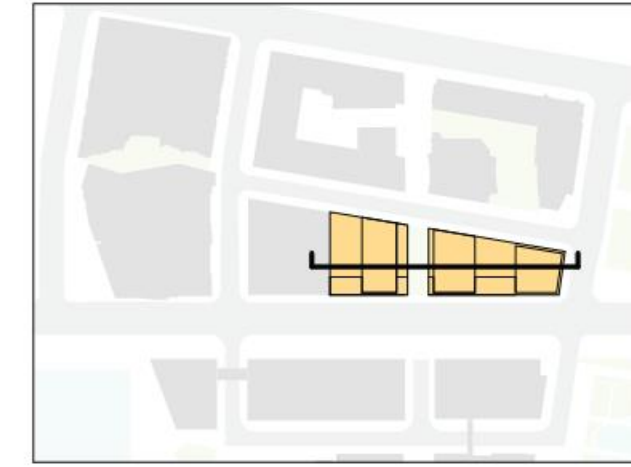




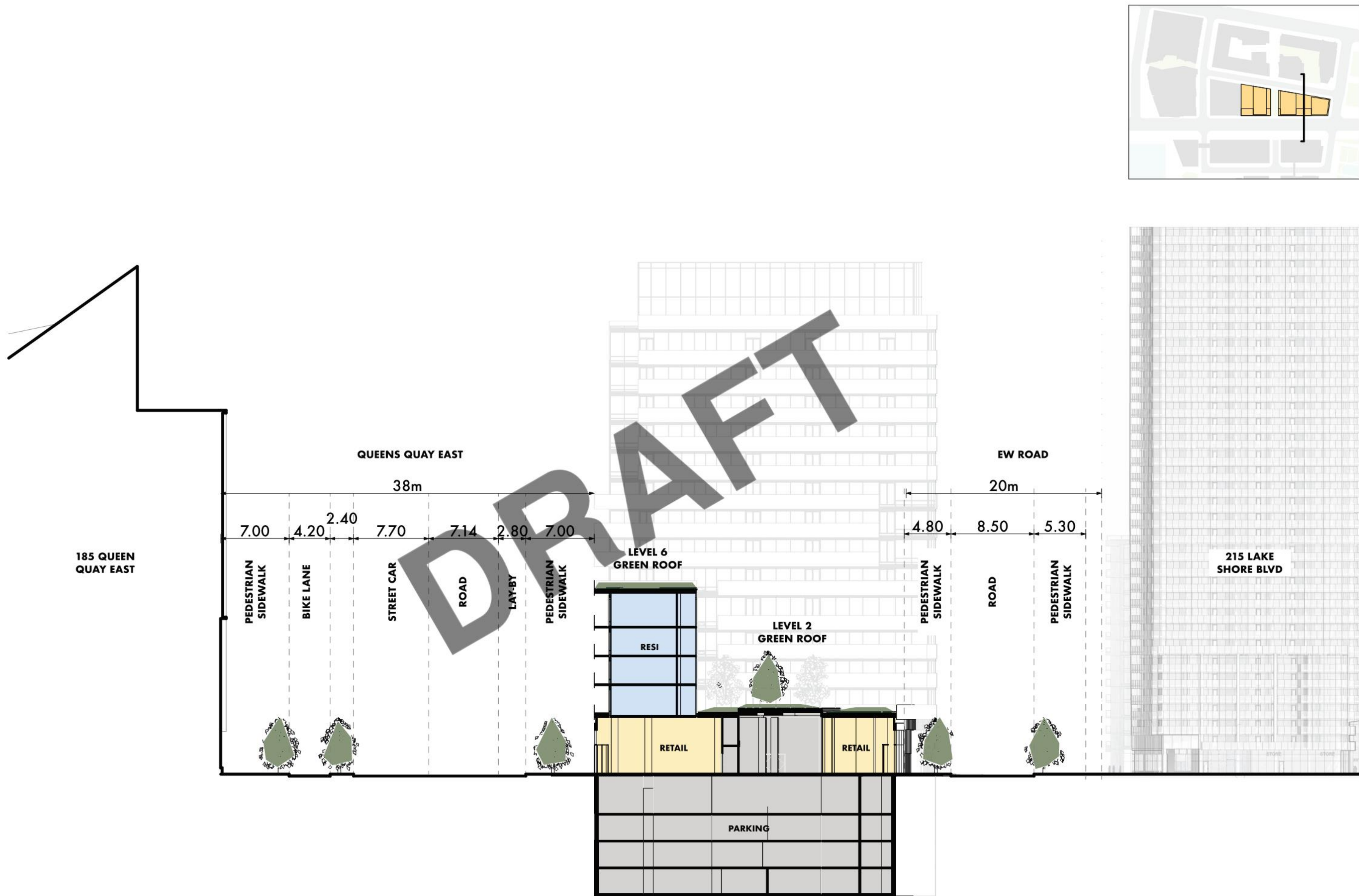
TYPICAL TOWER PLAN



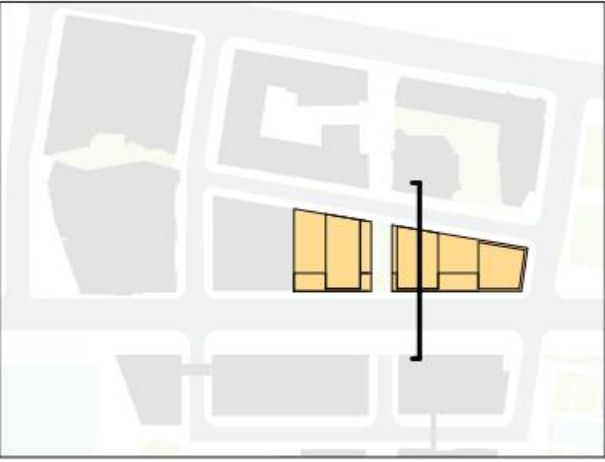
ROOF PLAN



E-W SECTION



N-S SECTION



N-S SECTION

# SITE STATISTICS

## ZONING

Former Zoning By-Law 438-86

MAXIMUM GFA

41,850 m<sup>2</sup>

LOT AREA (after deducting conveyances)

5,000 m<sup>2</sup>

RESIDENTIAL GFA

38,901 m<sup>2</sup>

NON RESIDENTIAL GFA

2,400 m<sup>2</sup>

TOTAL GFA

41,241 m<sup>2</sup>

ESTIMATED RESIDENTIAL UNITS

607 UNITS

ESTIMATED 3 BEDROOM UNITS

60 UNITS (10%)

AFFORDABLE UNITS

20% of Residential GFA to be provided as Affordable Rental Housing either as:

- Affordable rental units
- Land dedication
- Cash in lieu

VEHICLE PARKING

294

BICYCLE PARKING

613

LOADING

1 type G + 1 type B

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**LANDSCAPE**

## NEIGHBOURHOOD CONTEXT

### QUEENS QUAY:

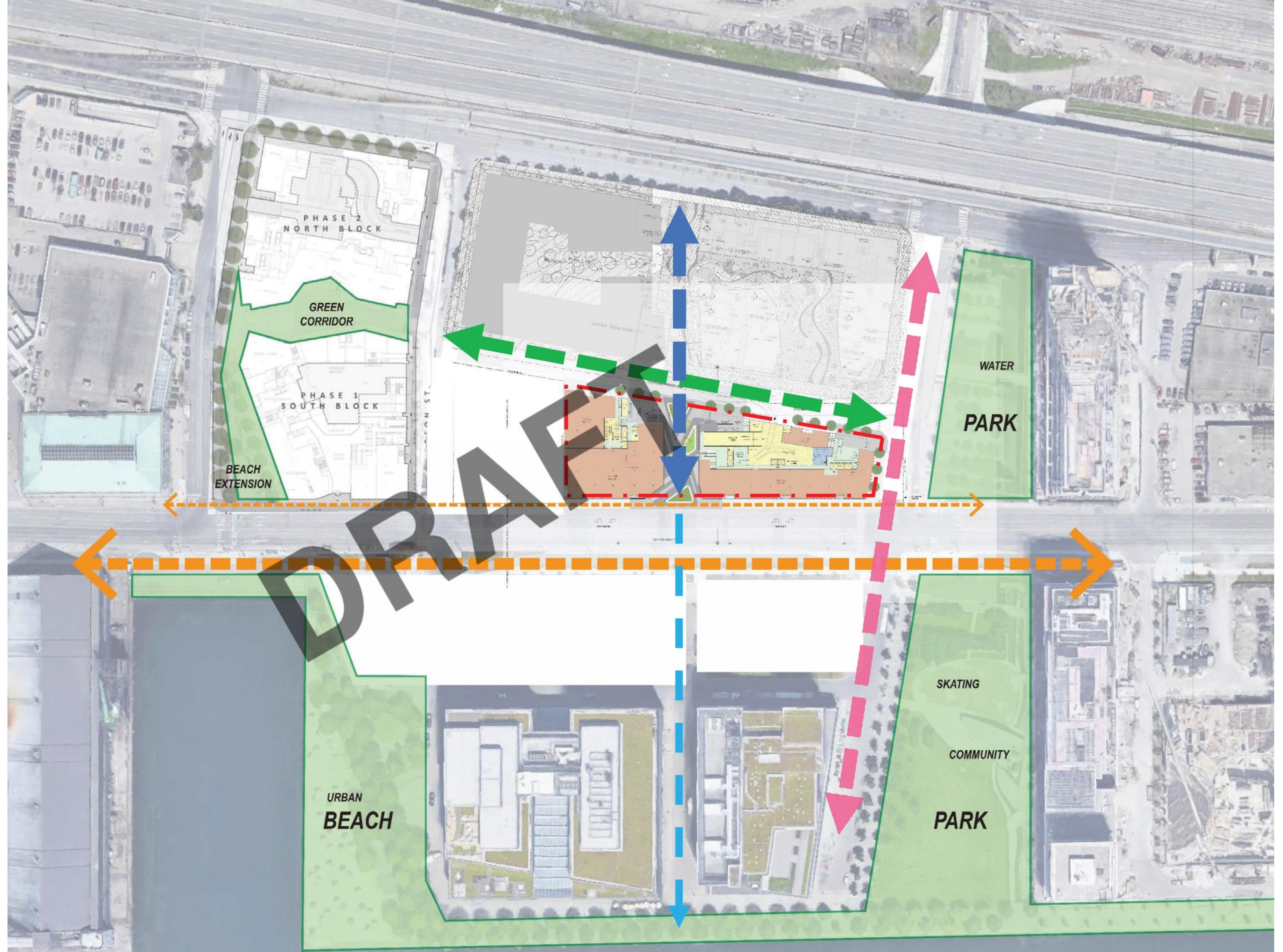
- URBAN BOULEVARD / TRANSIT LINK
- COMMERCIAL / RETAIL ACTIVATION

### PEDESTRIAN CONTINUITY, CONNECTION & CHARACTER:

- E-W LOCAL STREET
- N-S POPS LINKAGE
- VISTA TO LAKE

### LOWER SHERBOURNE:

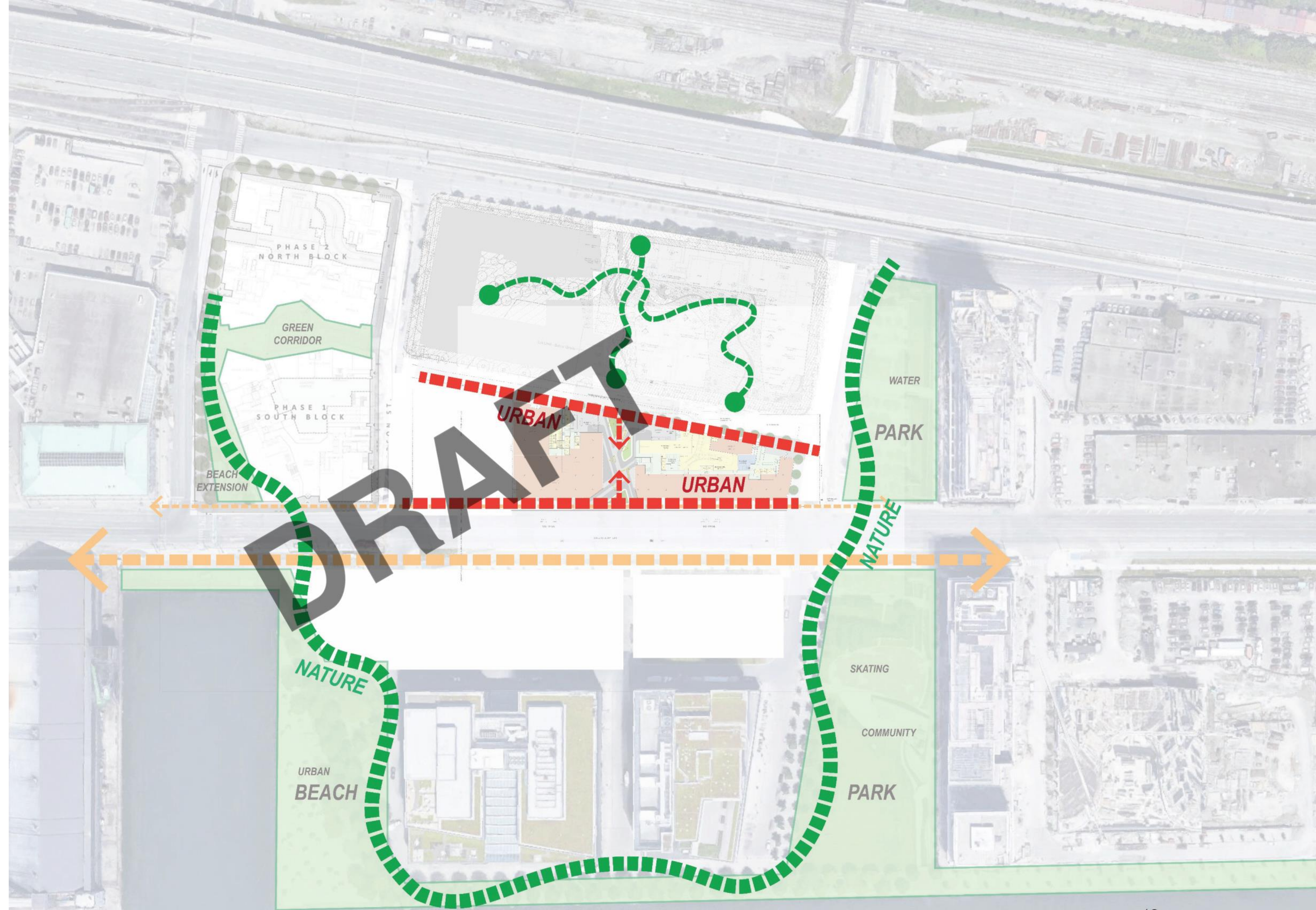
- KEY PEDESTRIAN LINK
- URBAN MIXED USE





## NEIGHBOURHOOD CHARACTER

- PARK PERIPHERY
- "MAIN" STREET
- URBAN AXES



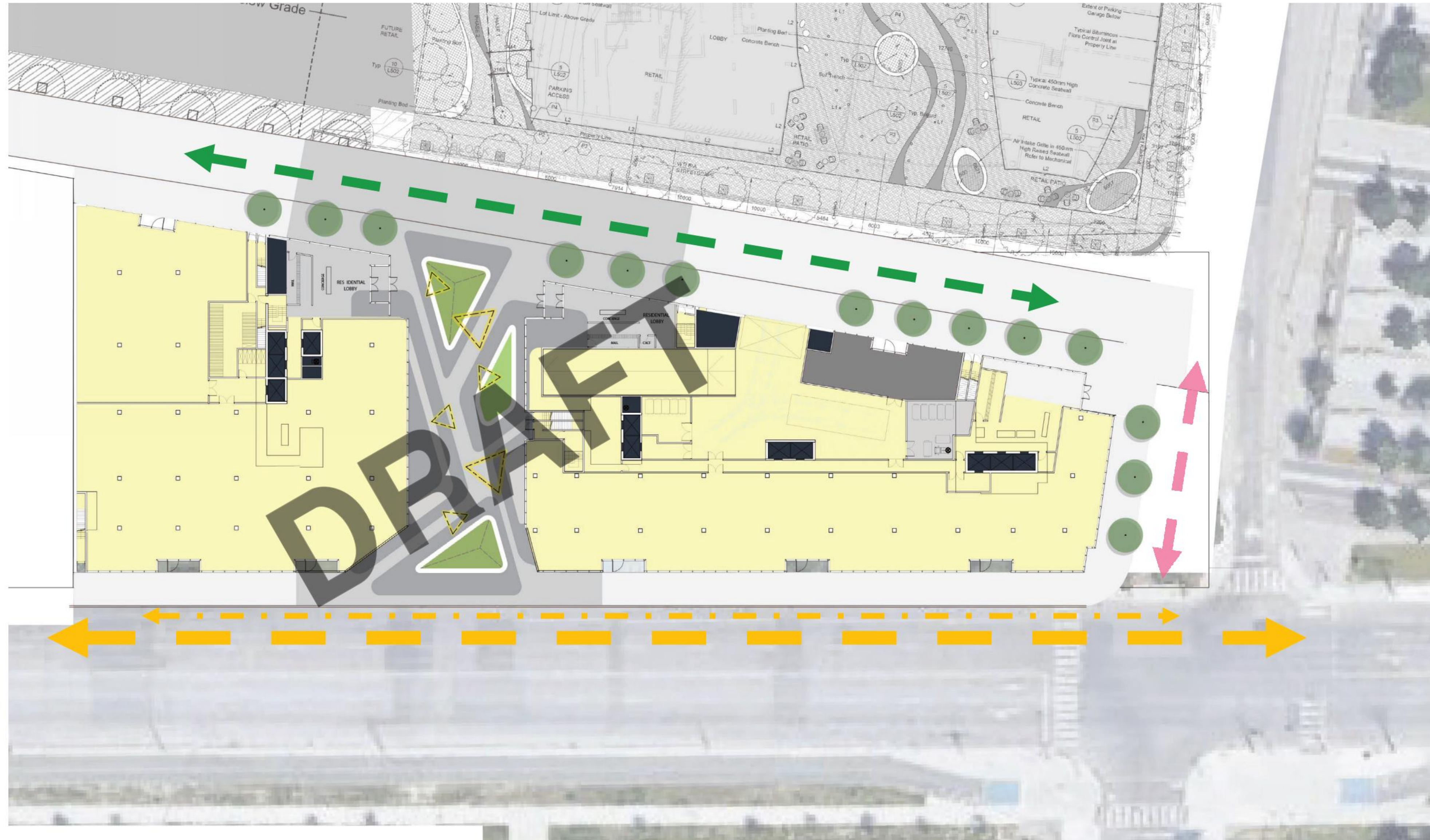
CONTEXT

## STREETSCAPES

NEW EAST-WEST STREET:  
LOCAL, PEDESTRIAN-  
DOMINANT ROAD

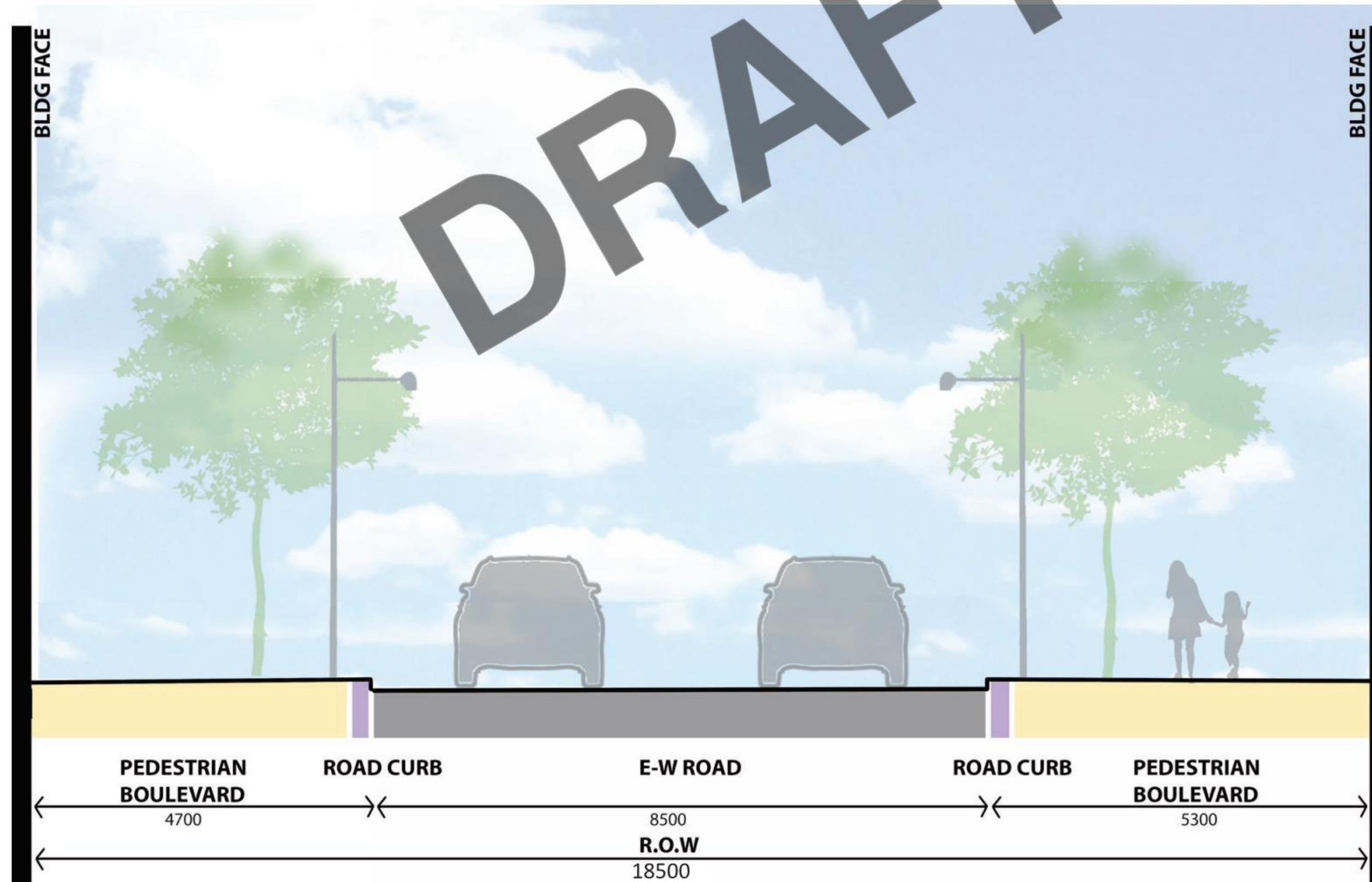
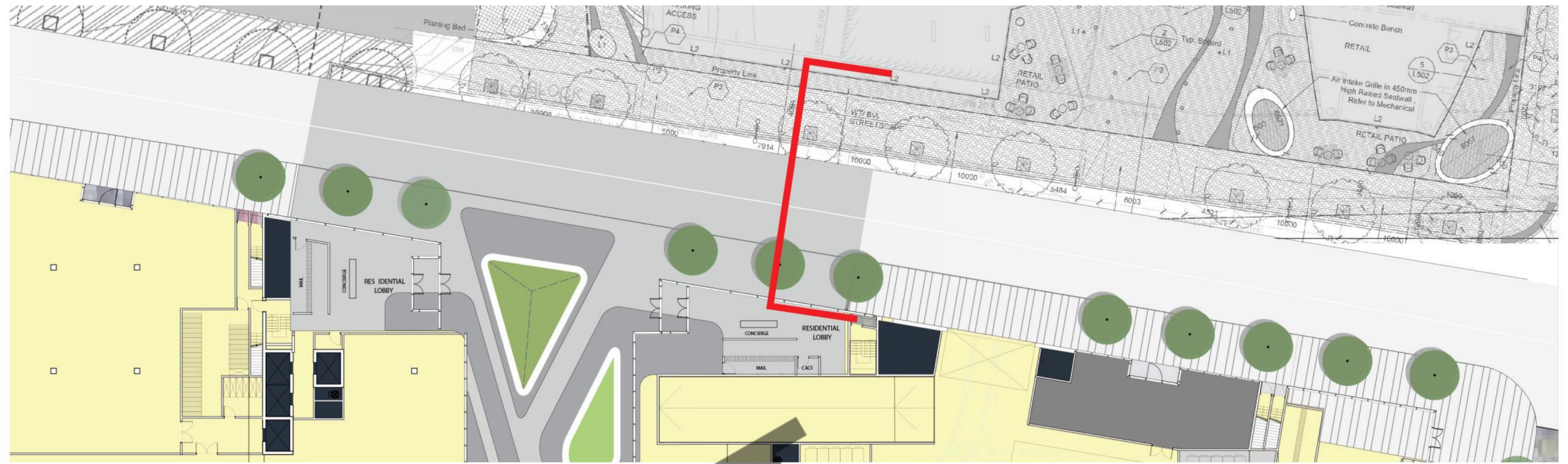
SHERBOURNE STREET:  
NEW ALIGNMENT

QUEENS QUAY:  
INTERIM AND ULTIMATE  
CONDITIONS



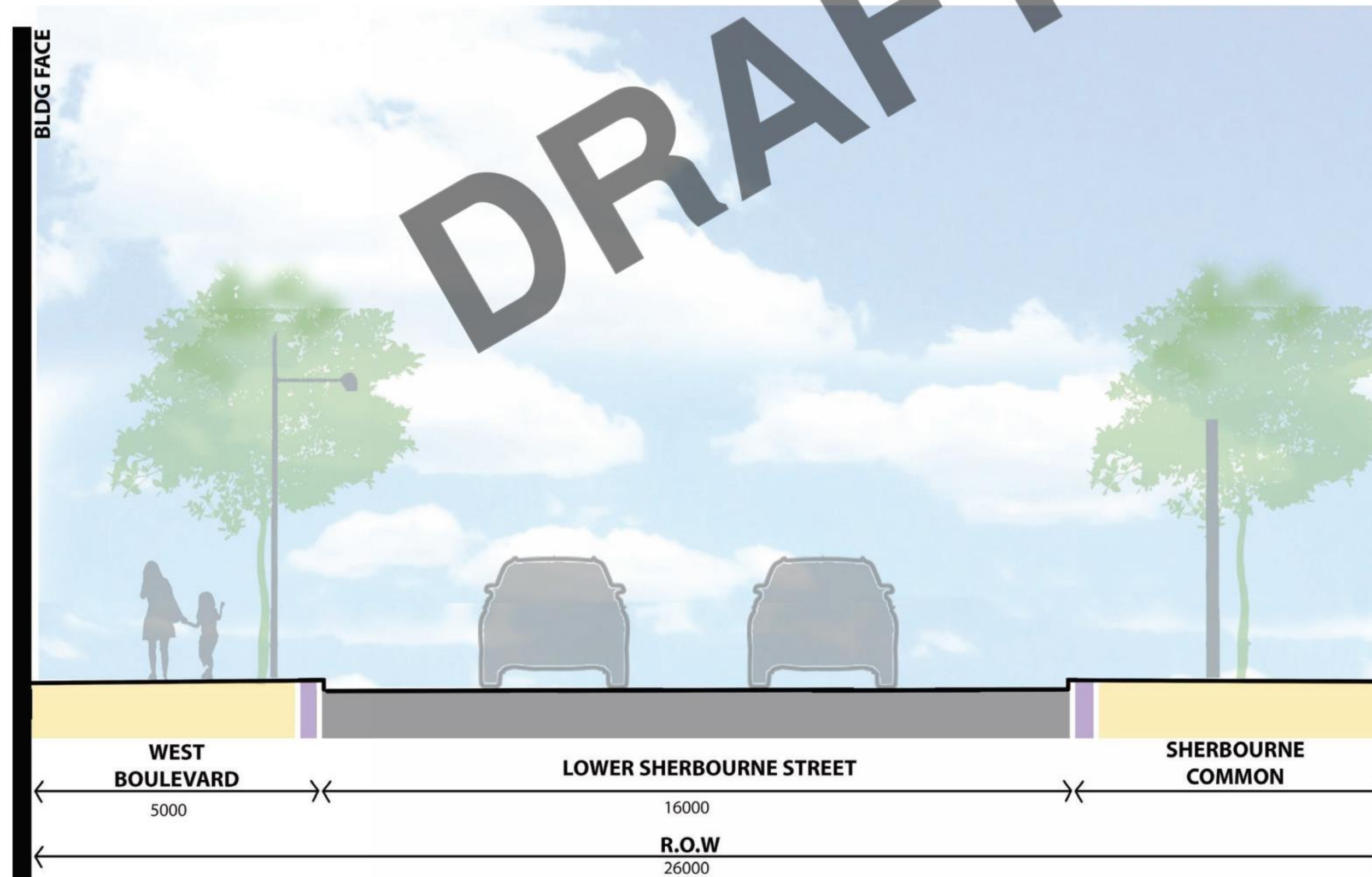
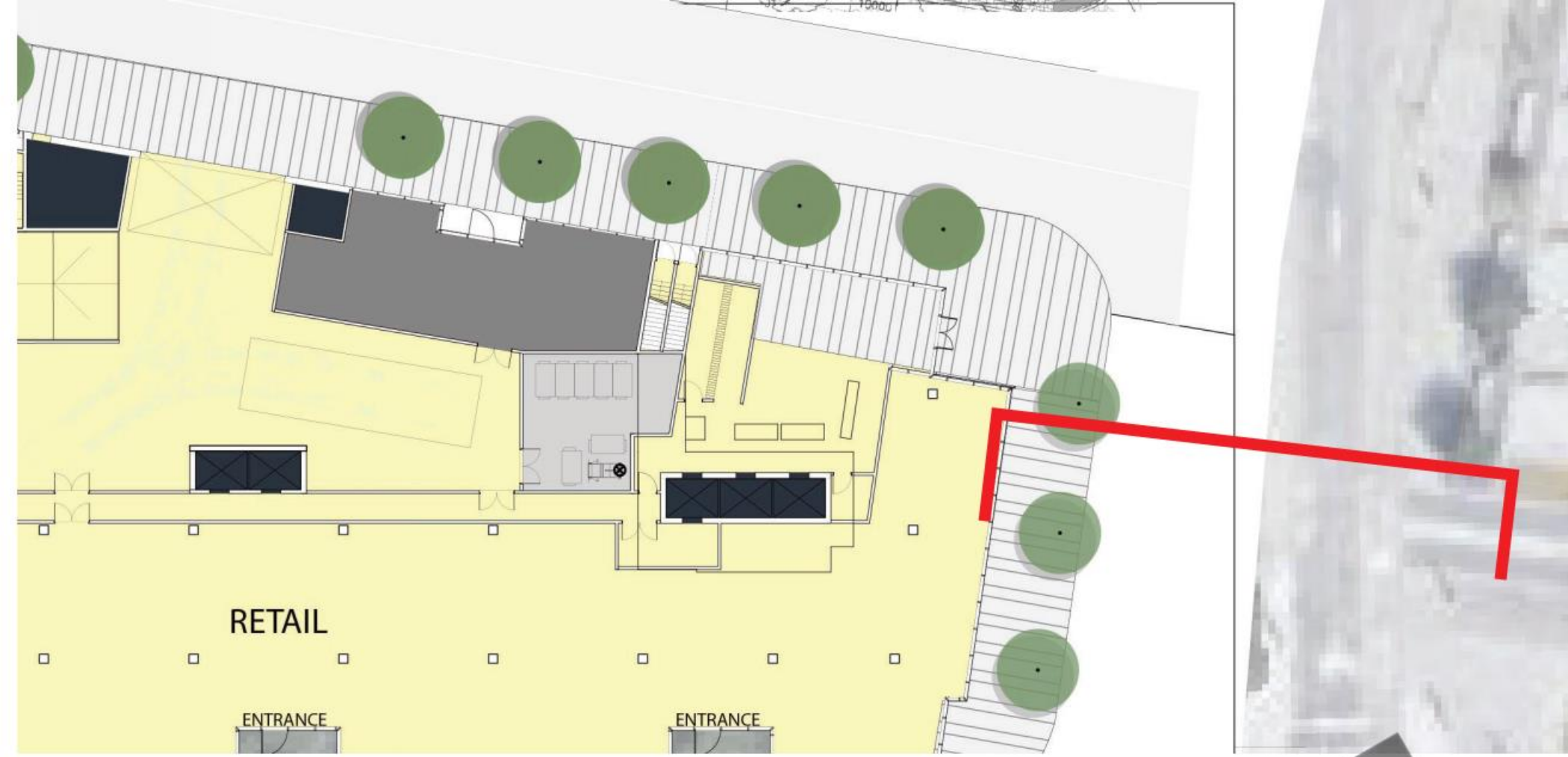
## NEW EAST-WEST STREET

- 4.7 M BOULEVARD
- STREET TREES
- DECORATIVE UNIT PAVING
- DISTRICT-STANDARD LIGHTING & FURNISHINGS



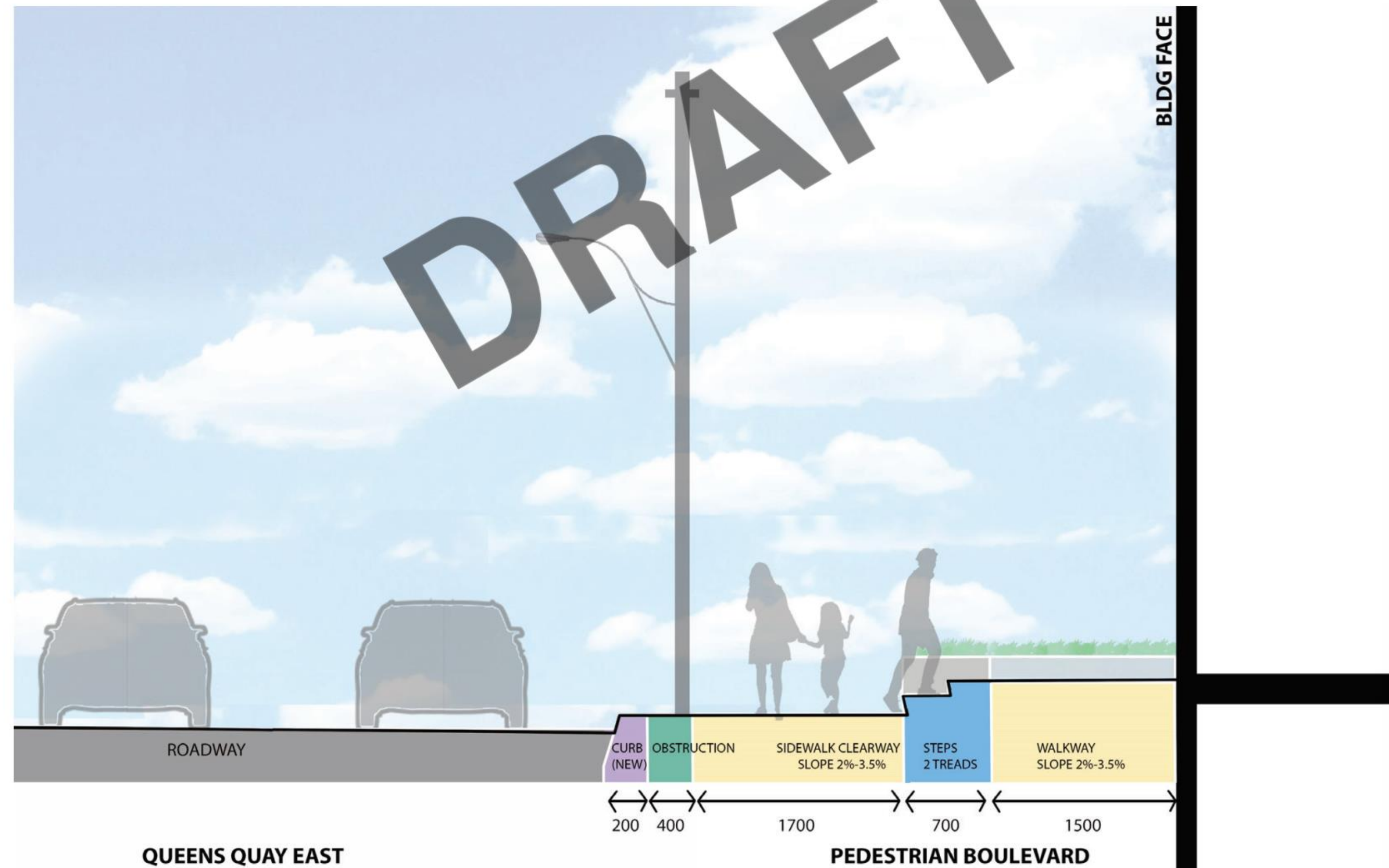
## LOWER SHERBOURNE STREET

- 5.0 M BOULEVARD
- STREET TREES
- DECORATIVE UNIT PAVING
- DISTRICT-STANDARD LIGHTING & FURNISHINGS



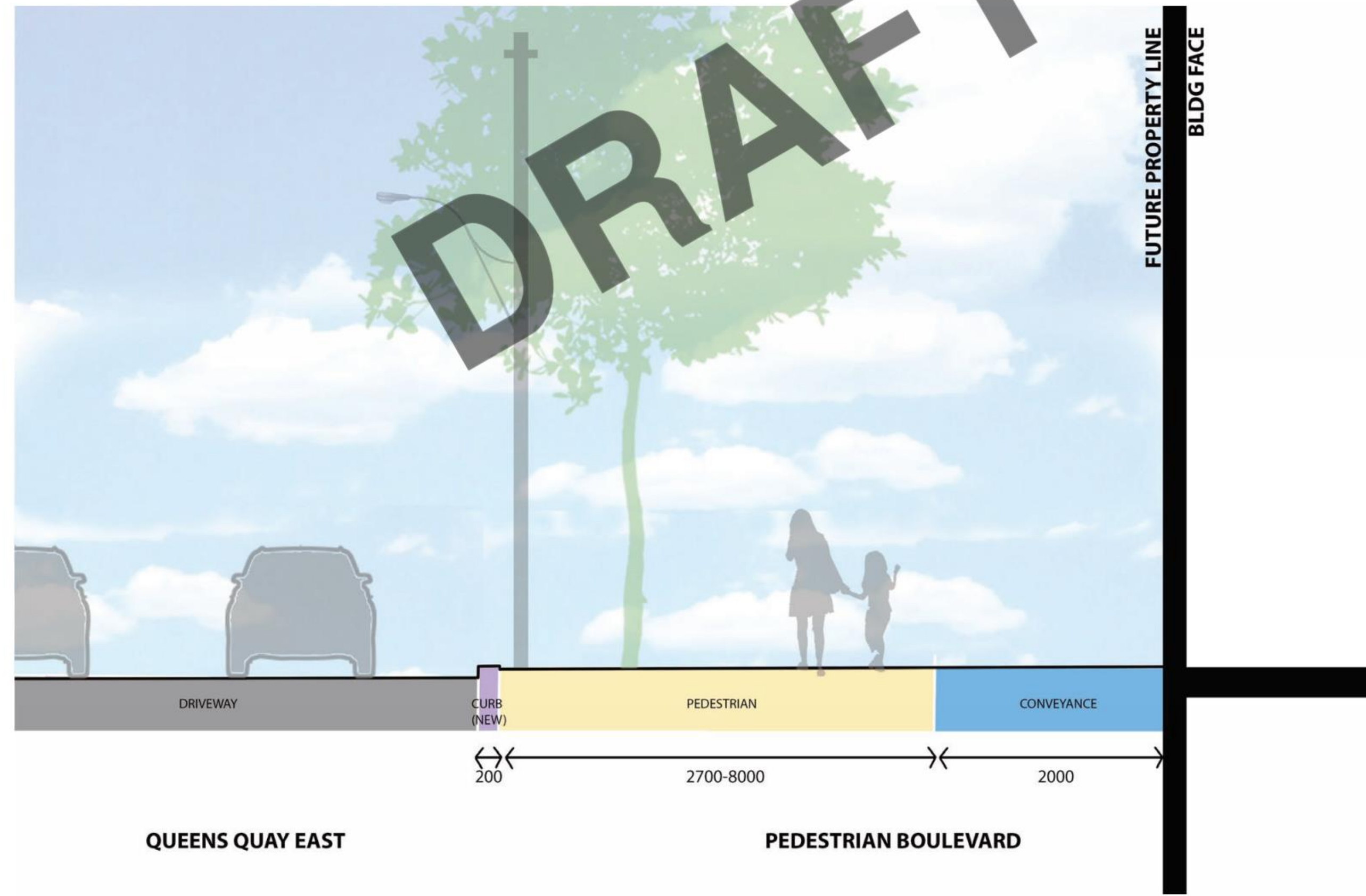
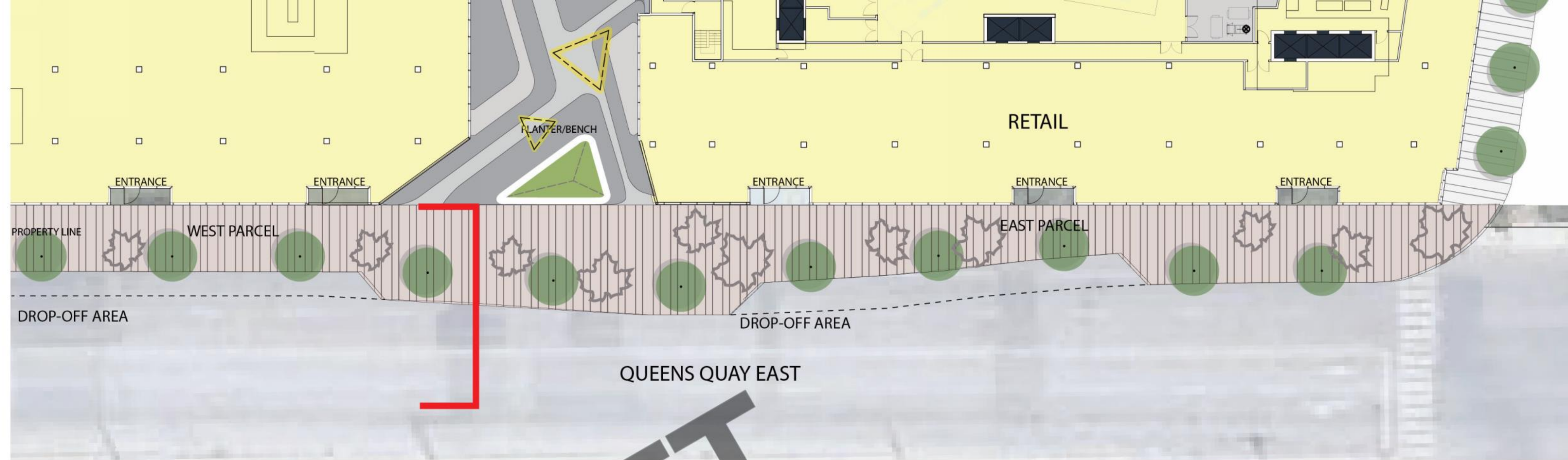
## QUEENS QUAY EAST – INTERIM CONDITION

- 4.5 M BOULEVARD
- ACCOMODATE APPROXIMATELY 30 CM FUTURE ROAD ELEVATION
- REBUILT CURB
- STEPS (TWO RISERS)
- TRANSITIONS WITH MODULAR PLANTERS
- N-S LINKAGE WITH ACCESSIBLE CONNECTION (SLOPE <5%)
- MAINTAIN 1.7M CLEARWAY IN SIDEWALK ZONE



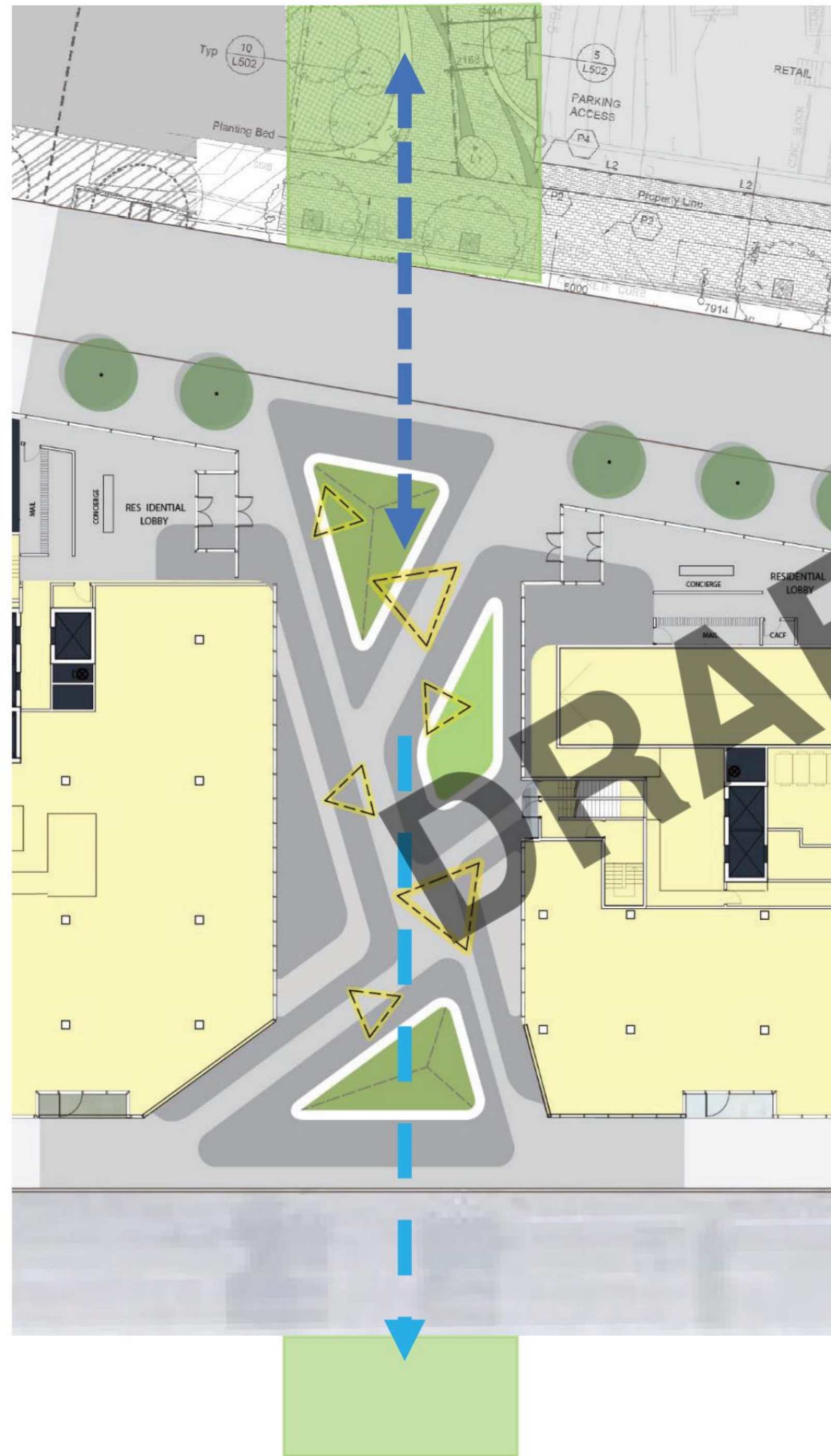
## QUEENS QUAY EAST – FUTURE CONDITION

- 4.7 M TO 10.0 BOULEVARD
- GRAND PROMENADE
- STREET TREES
- FEATURE UNIT PAVING
- QUEENS QUAY-SPECIFIC LIGHTING & FURNISHINGS



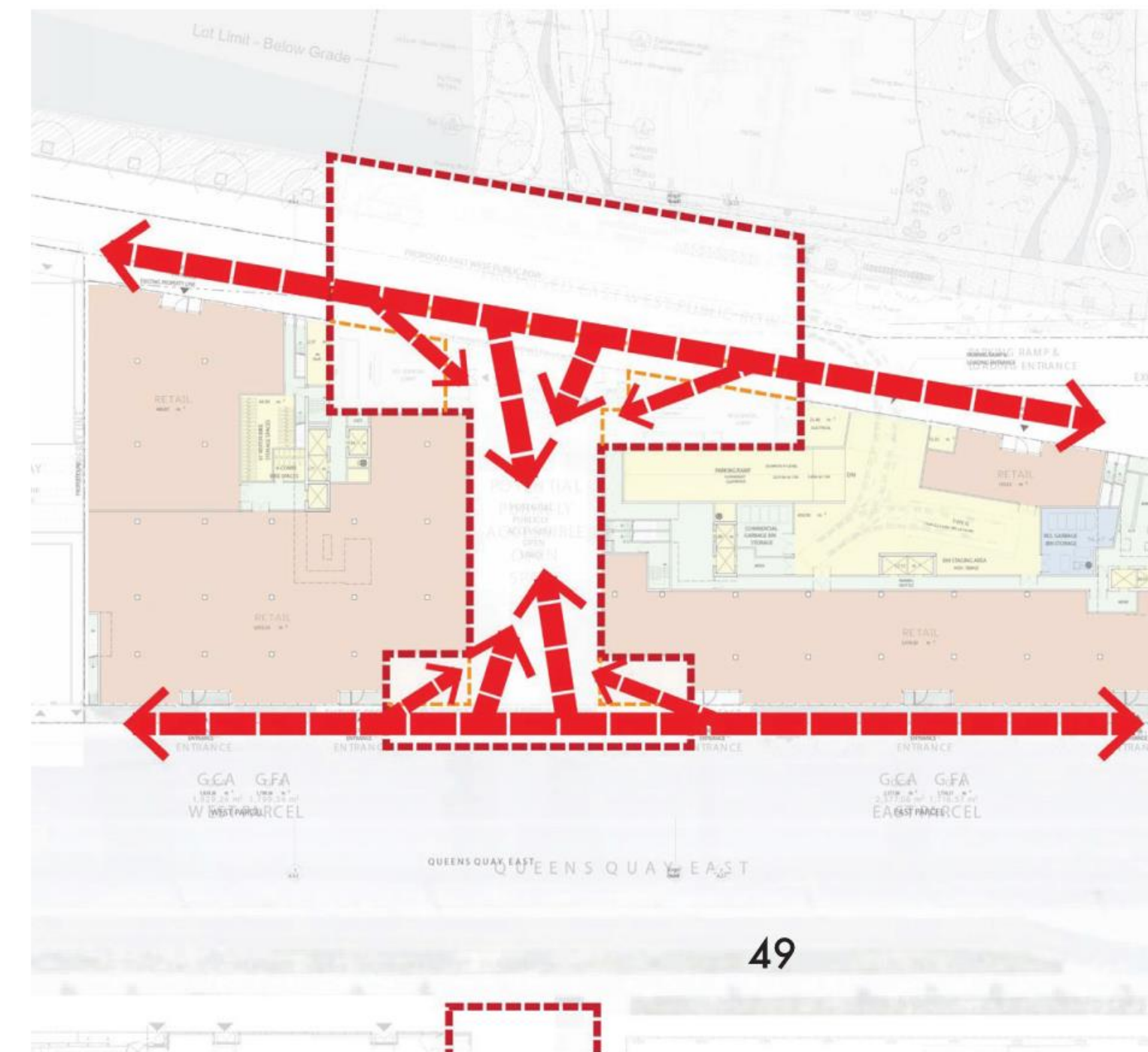
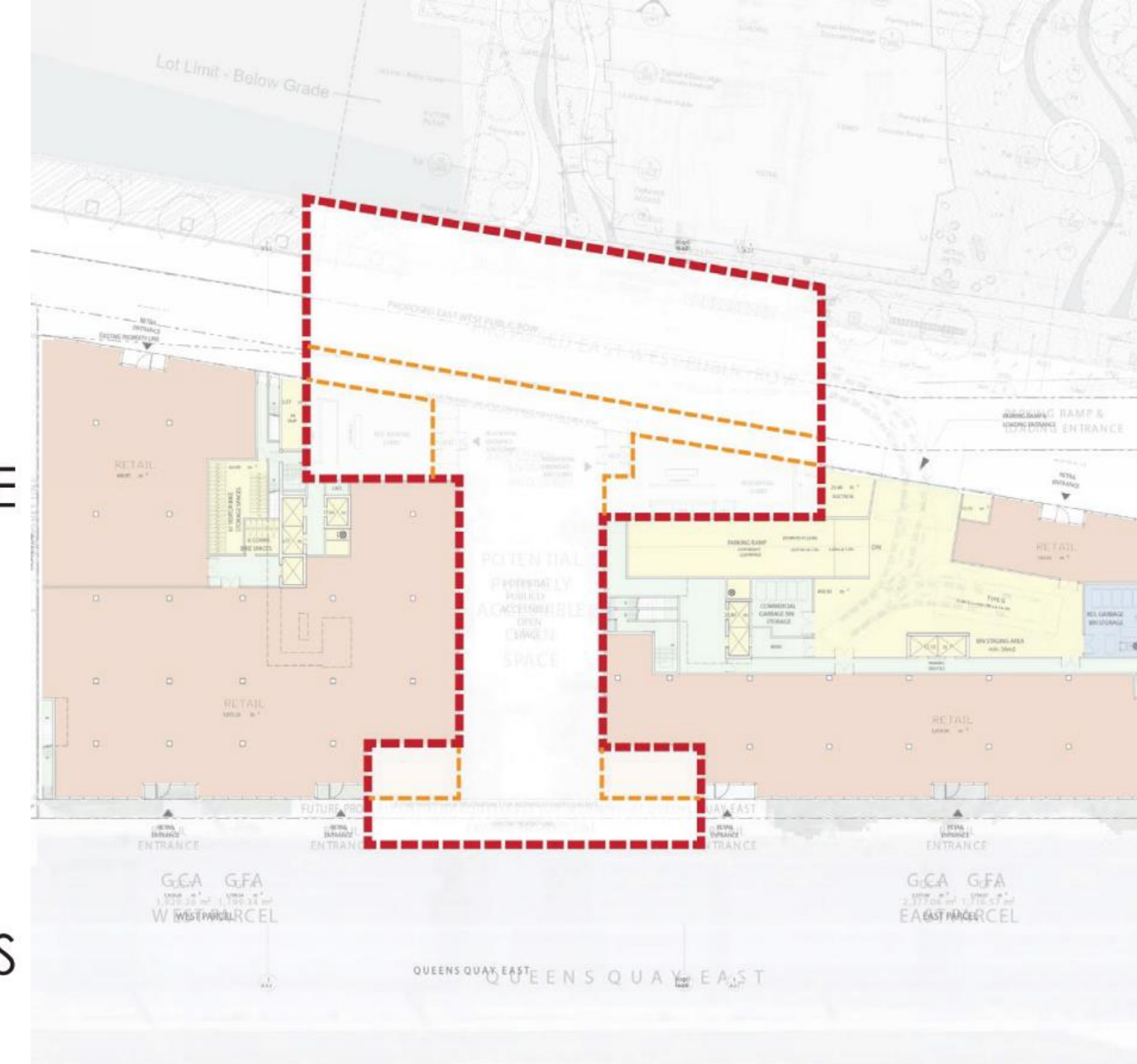
## PEDESTRIAN LINKAGE

- PRIVATELY OWNED, PUBLICALLY ACCESSIBLE SPACE (POPS)
- STRONG N-S PHYSICAL & VISUAL CONNECTIONS



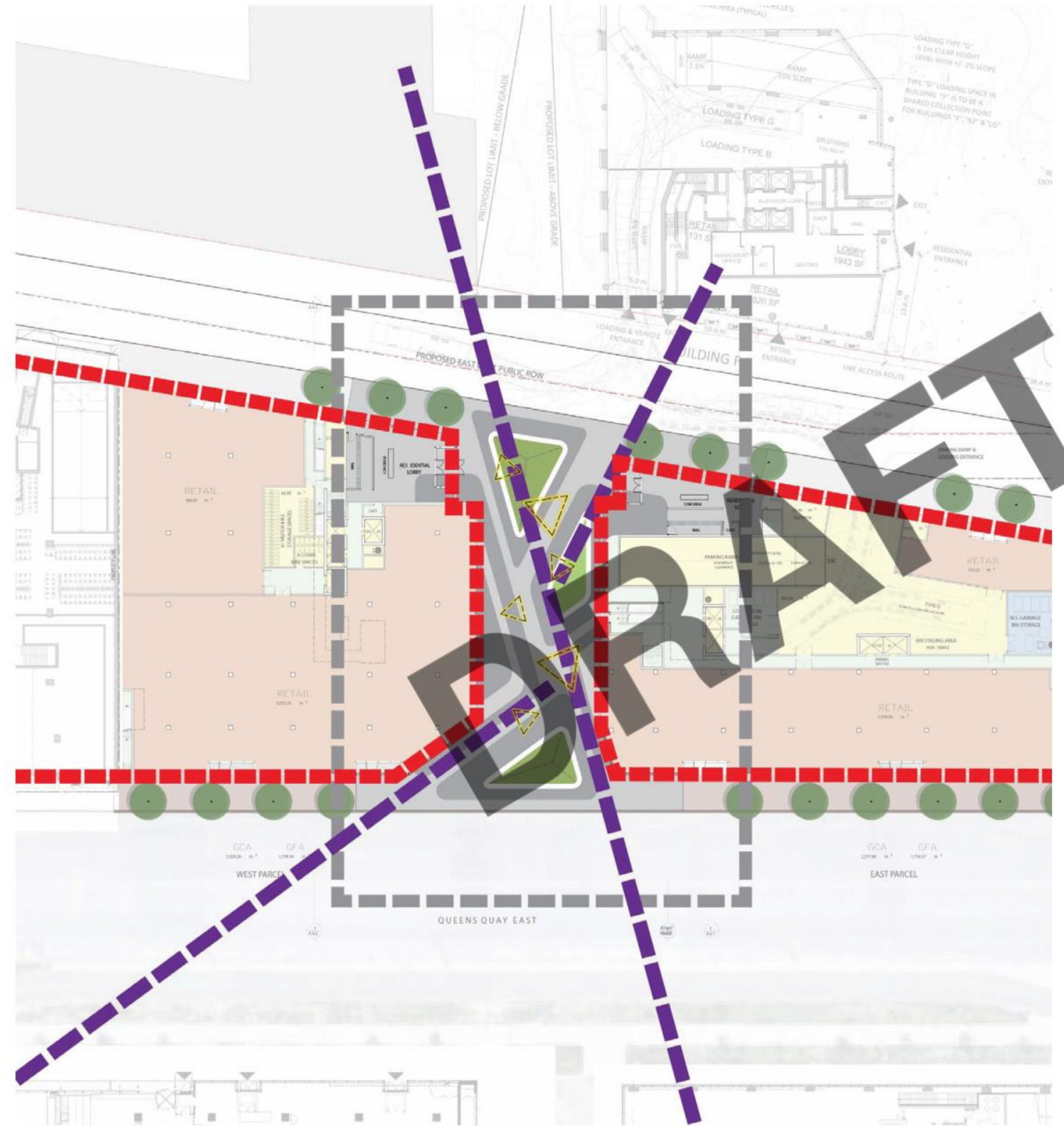
- PERCEIVED SPACE, INTEREST & ACCESSIBILITY
- WIDENED, DISCRETE STREETScape
- ROAD CROSSING (BY OTHERS)
- ARTICULATION OF BUILDING CORNERS
- GLAZED, POROUS LOBBIES
- PAVEMENT-FLOOR PATTERN CONTINUITY

SITE

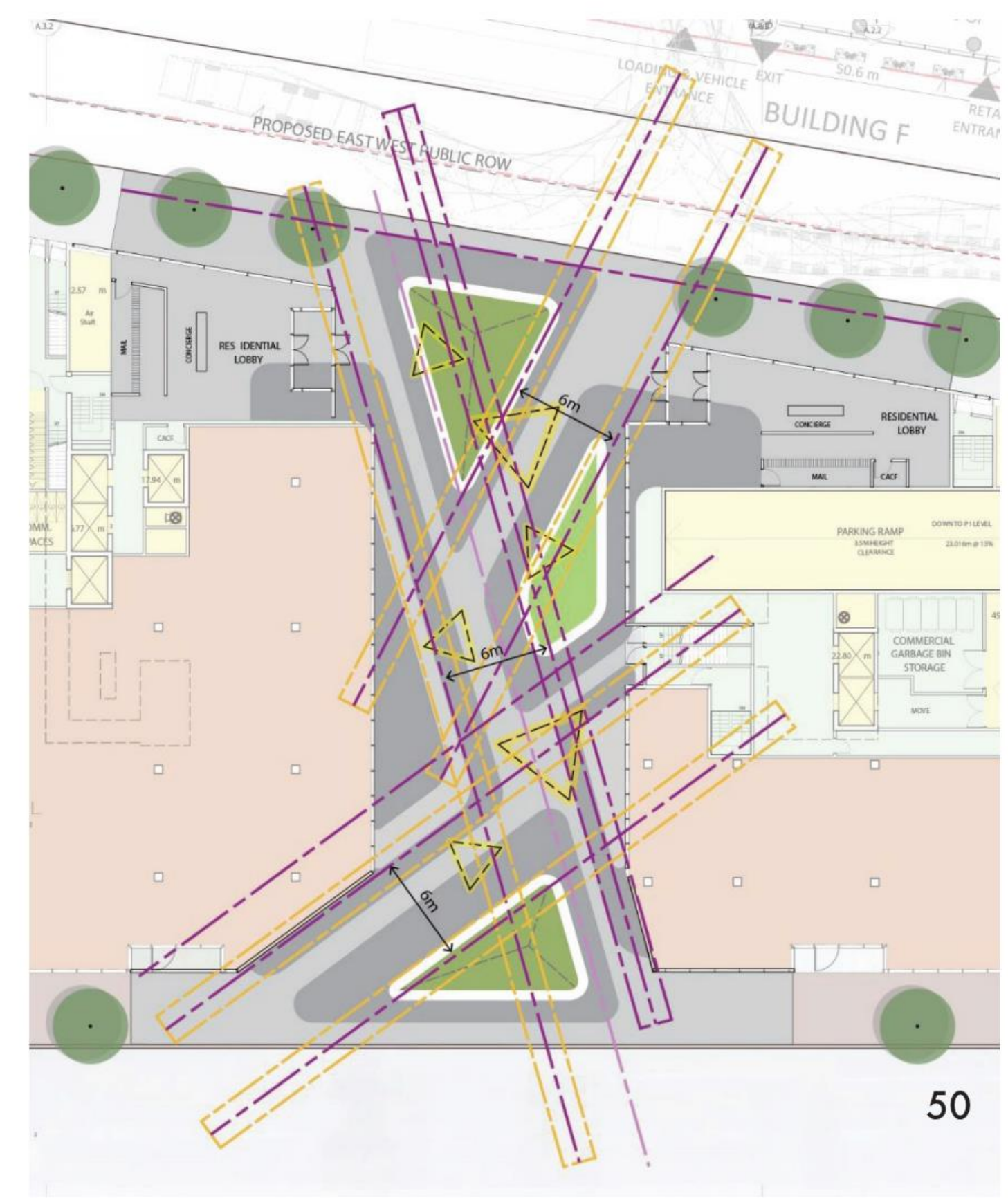
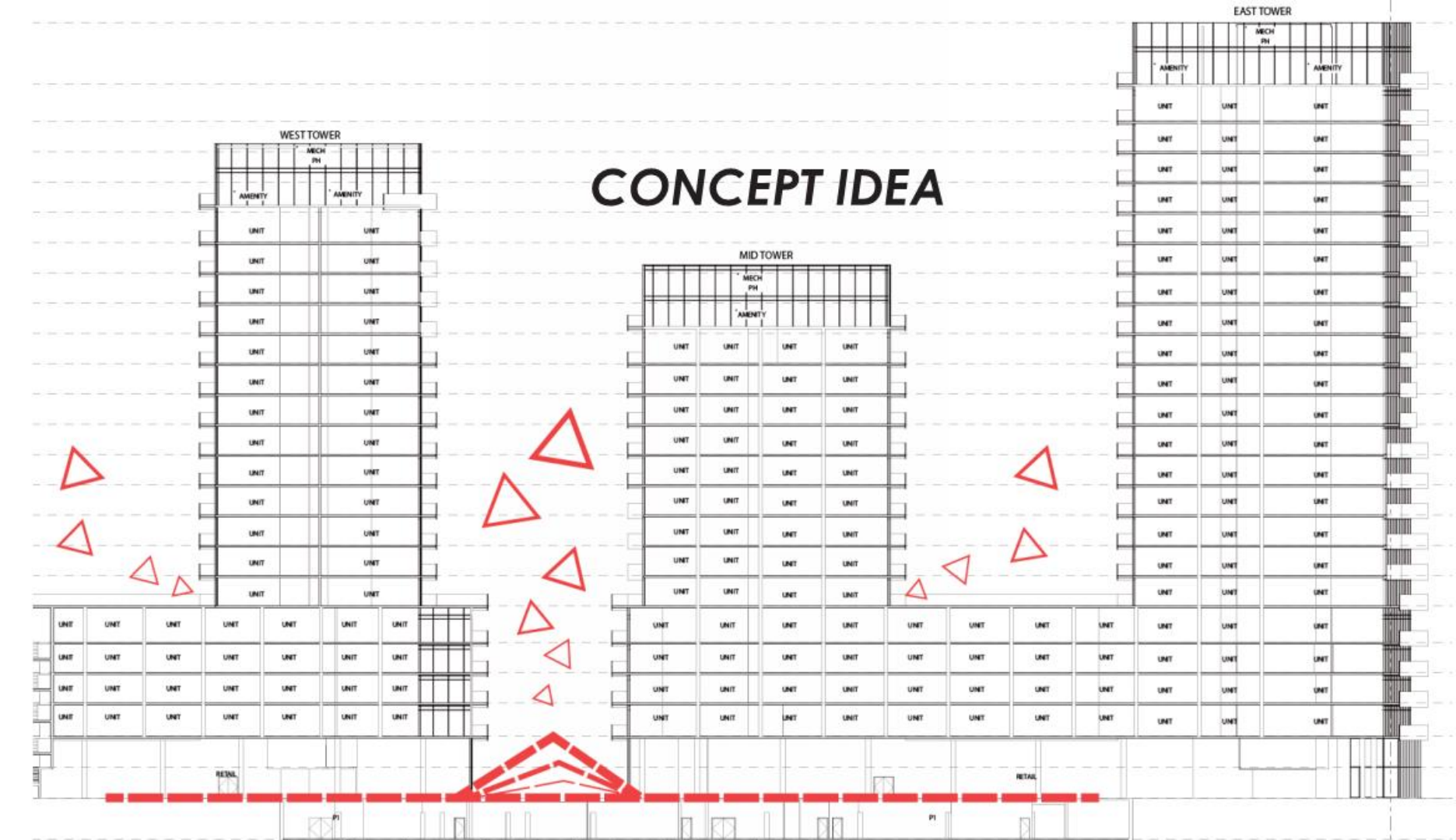


## DESIGN

- WORKING WITH BUILDING ARTICULATION
- SLOW, EASY MOVEMENT
- SUSPENDED LIGHTING, EYES UP
- CONTINUOUS SEATING
- PLANTING AS LANDFORM
- UNOBSTRUCTED EYE-LEVEL VISIBILITY



## PEDESTRIAN LINKAGE

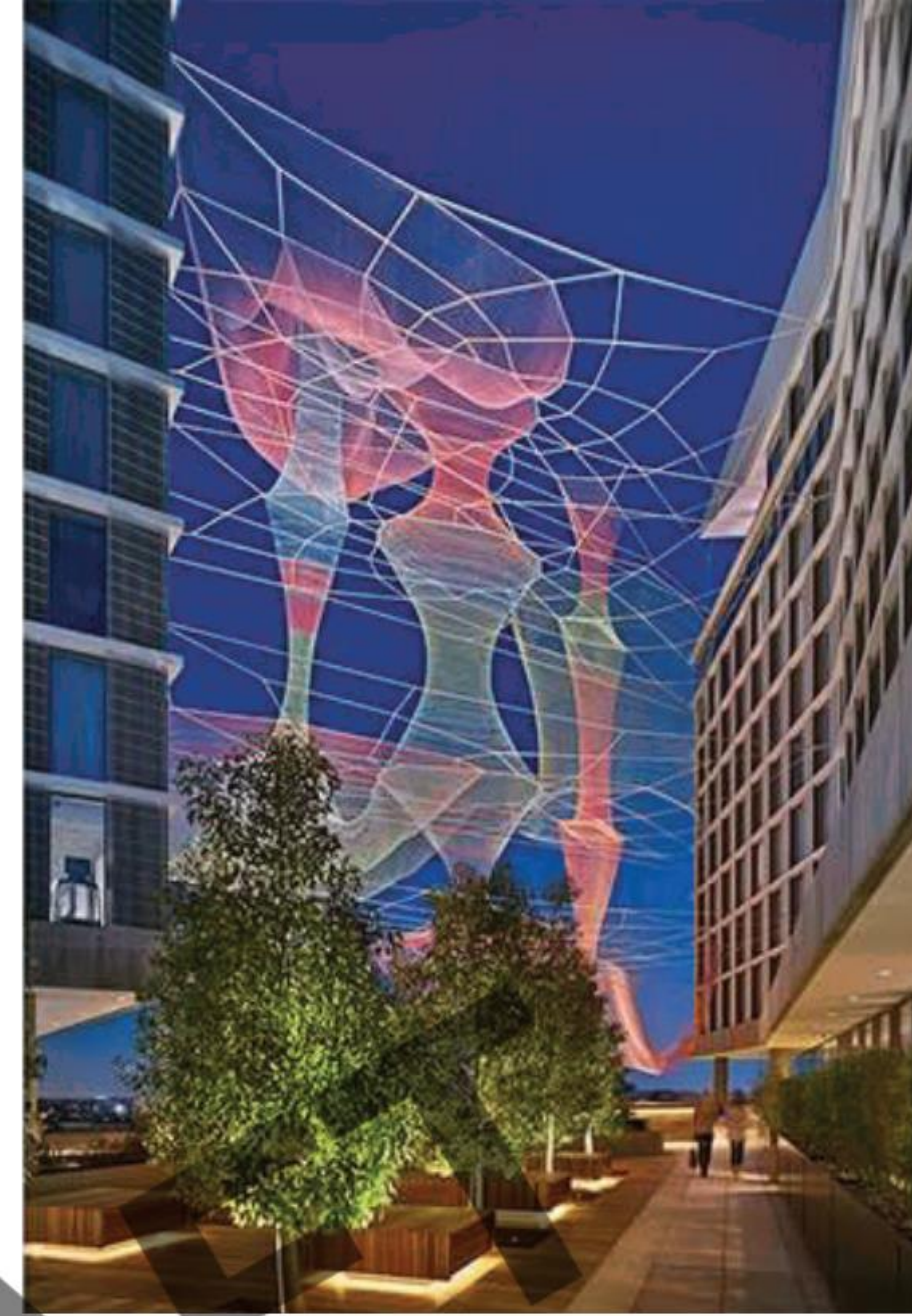




**PRECEDENTS  
&  
PLANTING**



*National Museum of Emerging Science and Innovation, Tokyo, Japan – Hargreaves Associates*



*“Dream Catcher” The Jeremy Hotel, West Hollywood, CA – Janet Echelman & SOM*



*Eda U Gerstacker Grove, University of Michigan, Ann Arbor, MI – STOSS*

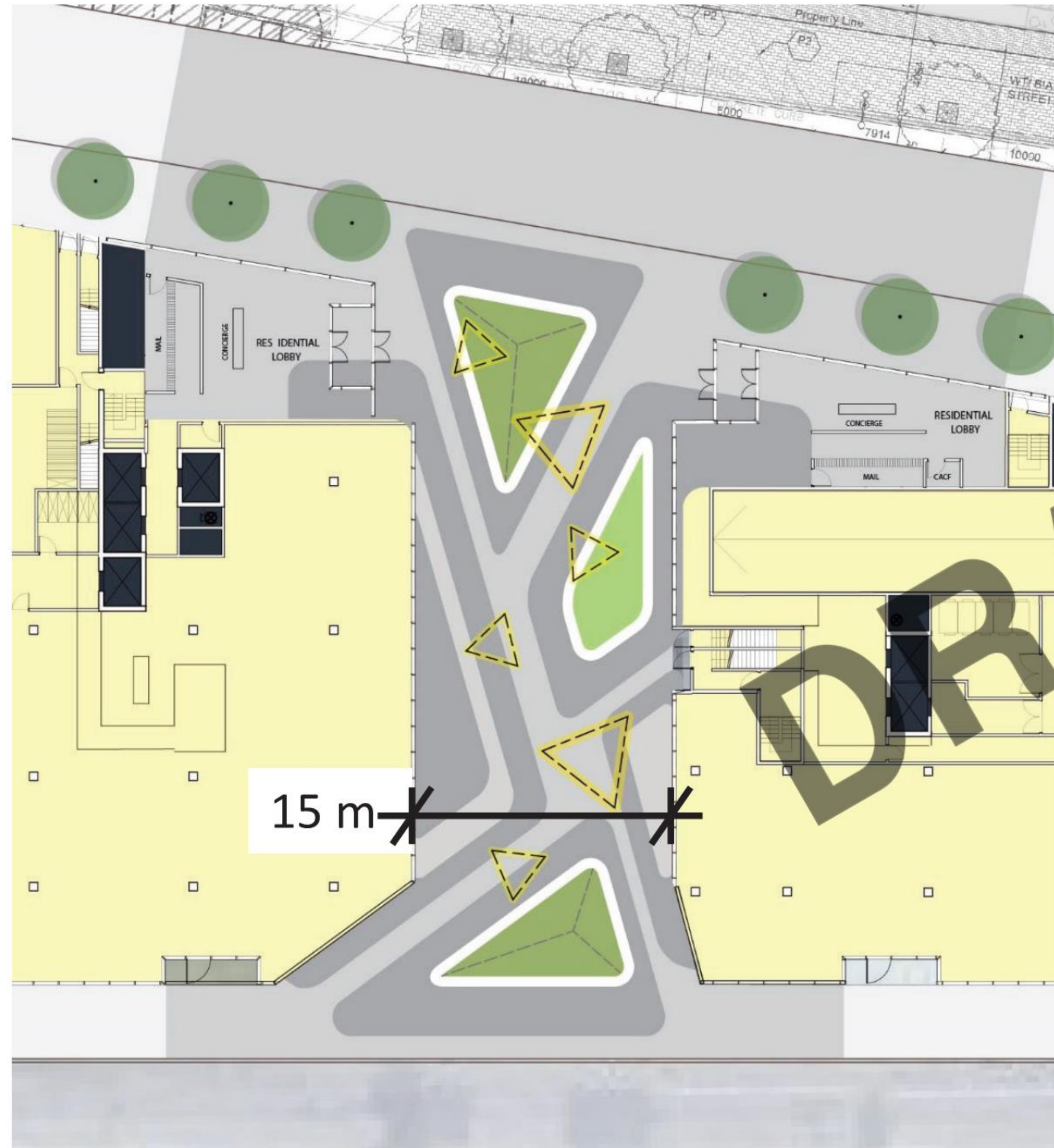


*Market Commons, San Francisco, CA – CMG Landscape Architecture*



**PEDESTRIAN LINKAGE**

# DESIGN



# PEDESTRIAN LINKAGE



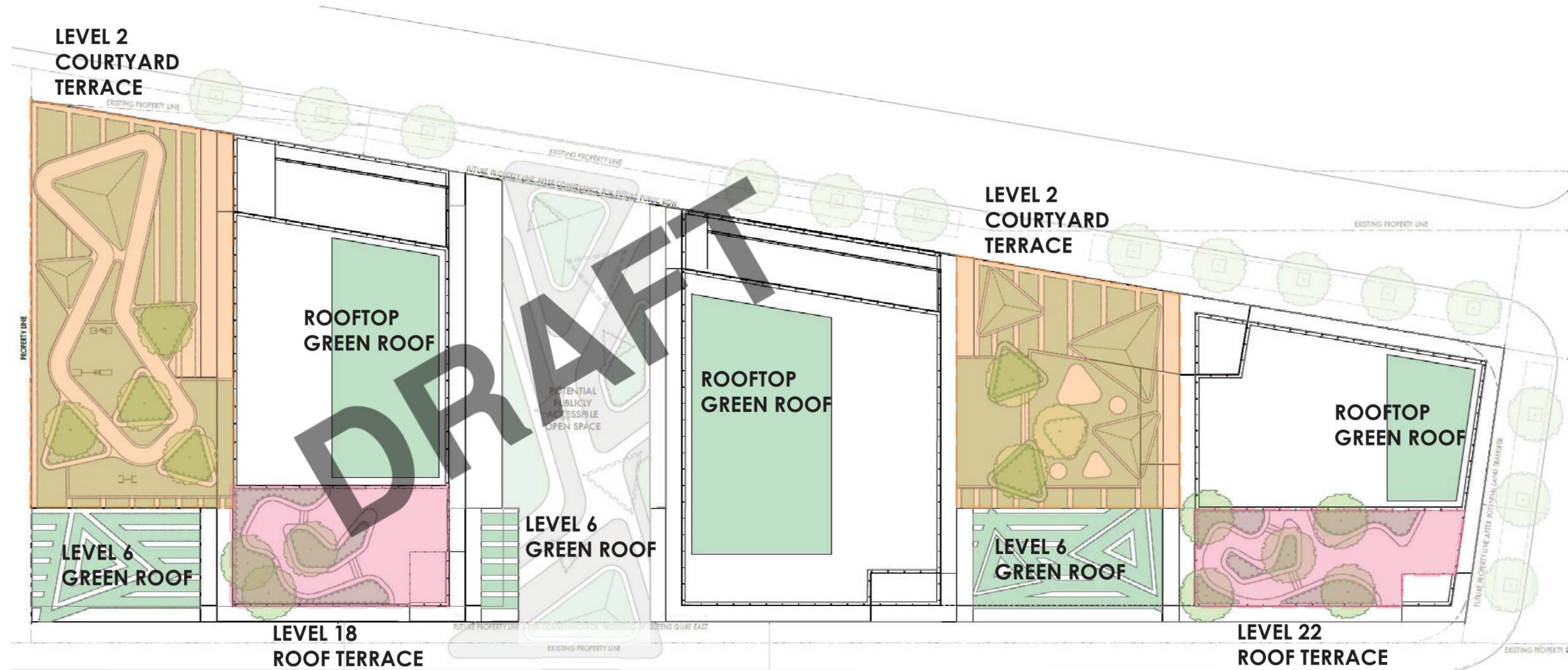
# TERRACES & ROOFS

LEVEL 2  
COURTYARD TERRACES

LEVEL 18 & 22  
ROOF TERRACES

LEVEL 6  
DECORATIVE GREEN  
ROOFS

ROOFTOP  
GREENROOFS



## DESIGN

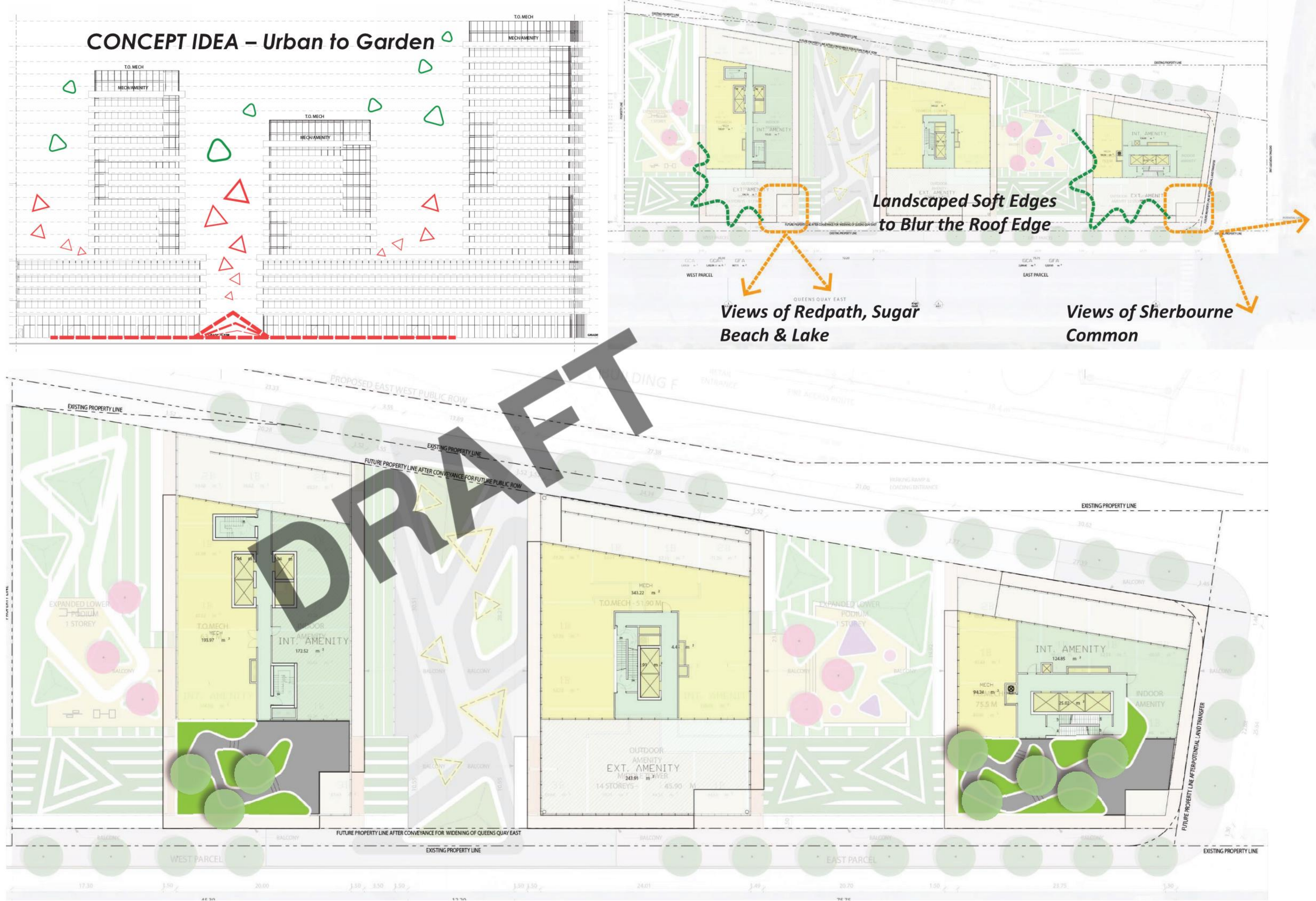
- LARGE COURTYARDS ADDRESS THE E-W STREET
- VISIBLE GREENERY FROM THE STREET
- ACTIVE USES & GROUP FUNCTIONS
- FUN SURFACES FOR KIDS



## LEVEL 2 COURTYARDS

## DESIGN

- VERTICAL TRANSITION FROM URBAN TO GARDEN
- CLOSING & OPENING VIEWS AT ROOF LEVEL
- PASSIVE QUIETER SPACES

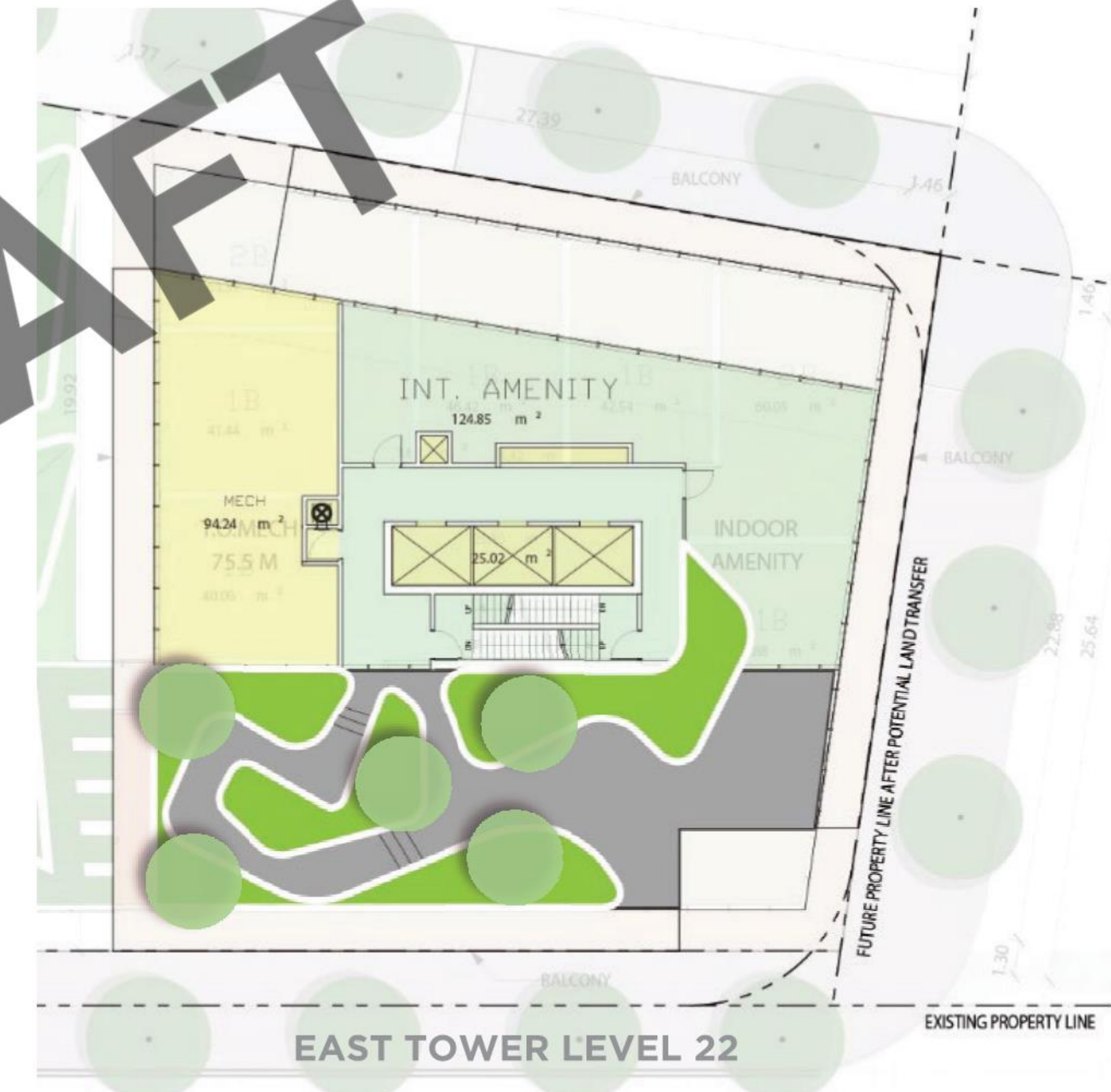
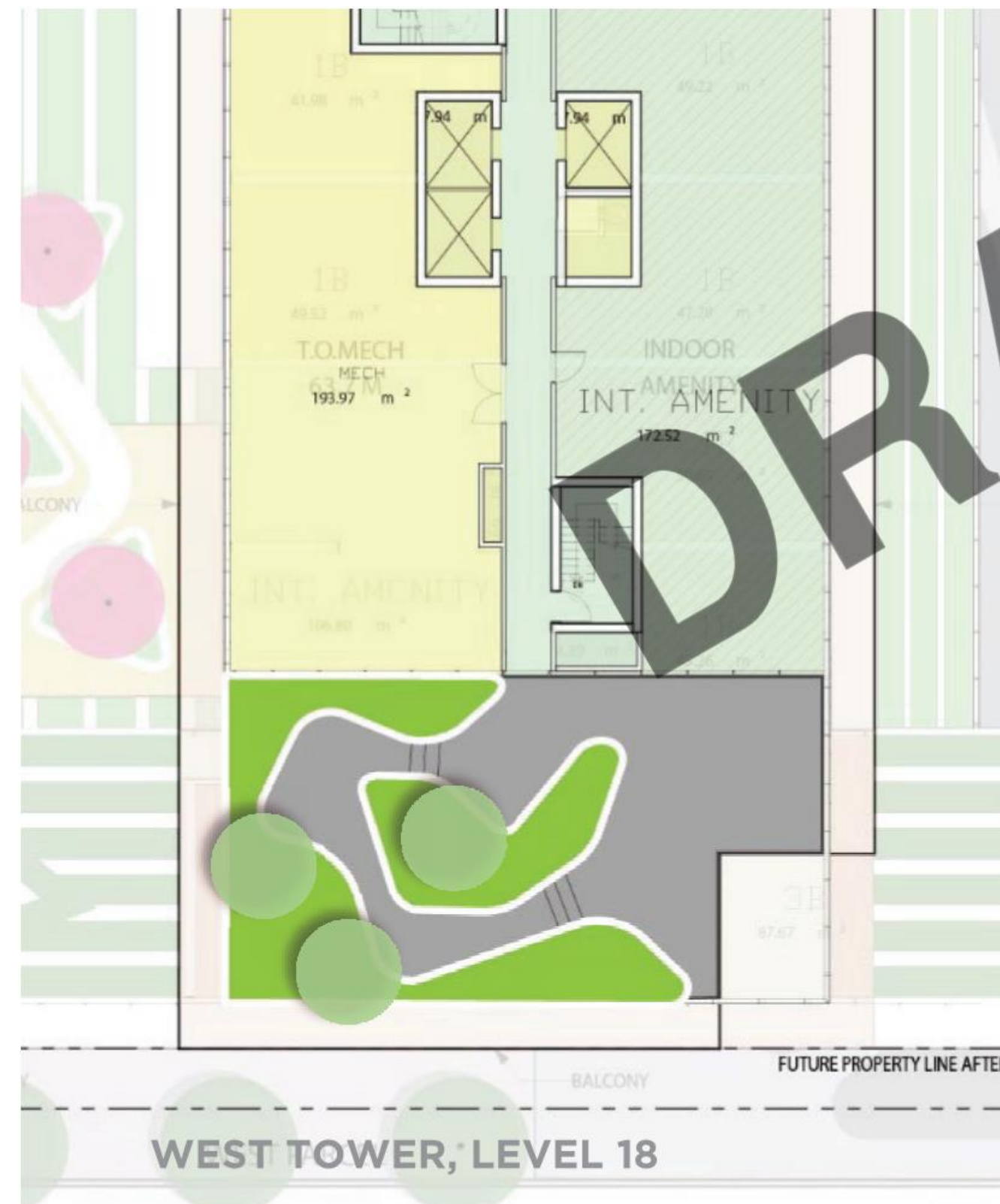


## DESIGN

- BLEACHER-TYPE SEATING
- RAISED DECKS
- RICH, DIVERSE PLANTINGS



*Roof Garden at Tokyo Plaza Omotesando Harajuku, Japan – Hiroshi Nakamura*



*River City III, Toronto, ON – Claude Cormier & Saucier + Perrotte*

# **BUILDING PERFORMANCE**



Brid-Friendly treatment on all required glazing and storefronts



Ample green roof and outdoor amenity spaces



EV rough-ins provided on every parking level for residential tenants & retail visitors



Residents will use 3-stream recycling, separate waste holding for residential and retail



Exploring opportunities for low-carbon district energy



LED lighting and minimized up-lighting throughout the development



Short and long-term bicycle parking available to residential and retail



Heat recovery in residential suites, amenity, and retail spaces



Low-flow plumbing fixtures for in-suite water conservation and reducing domestic hot water energy

**Requirement:**

TGS V1 Tier 1 (2009)

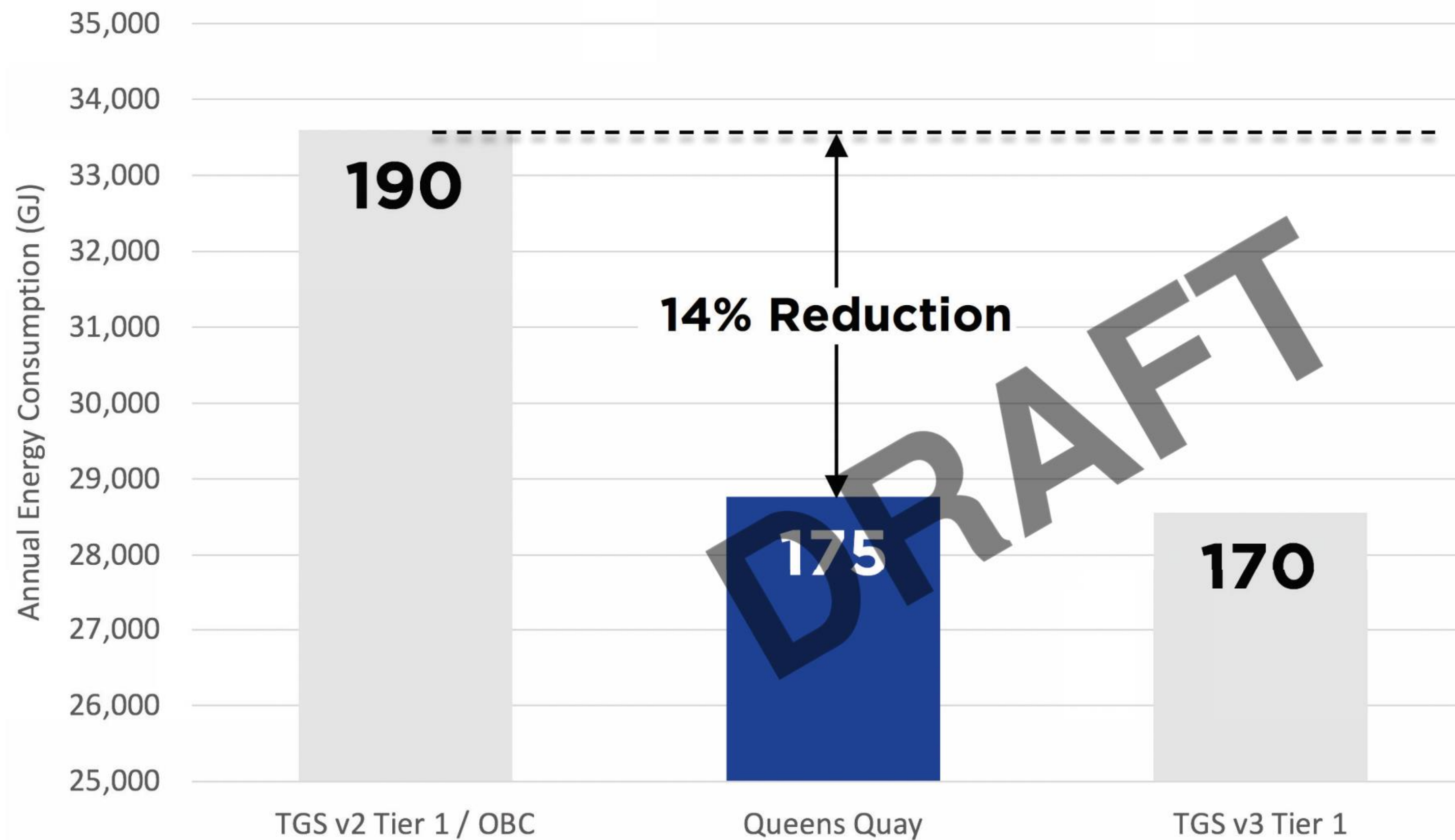
**Target:**

TGS V2 Tier 1

**Exploring:**

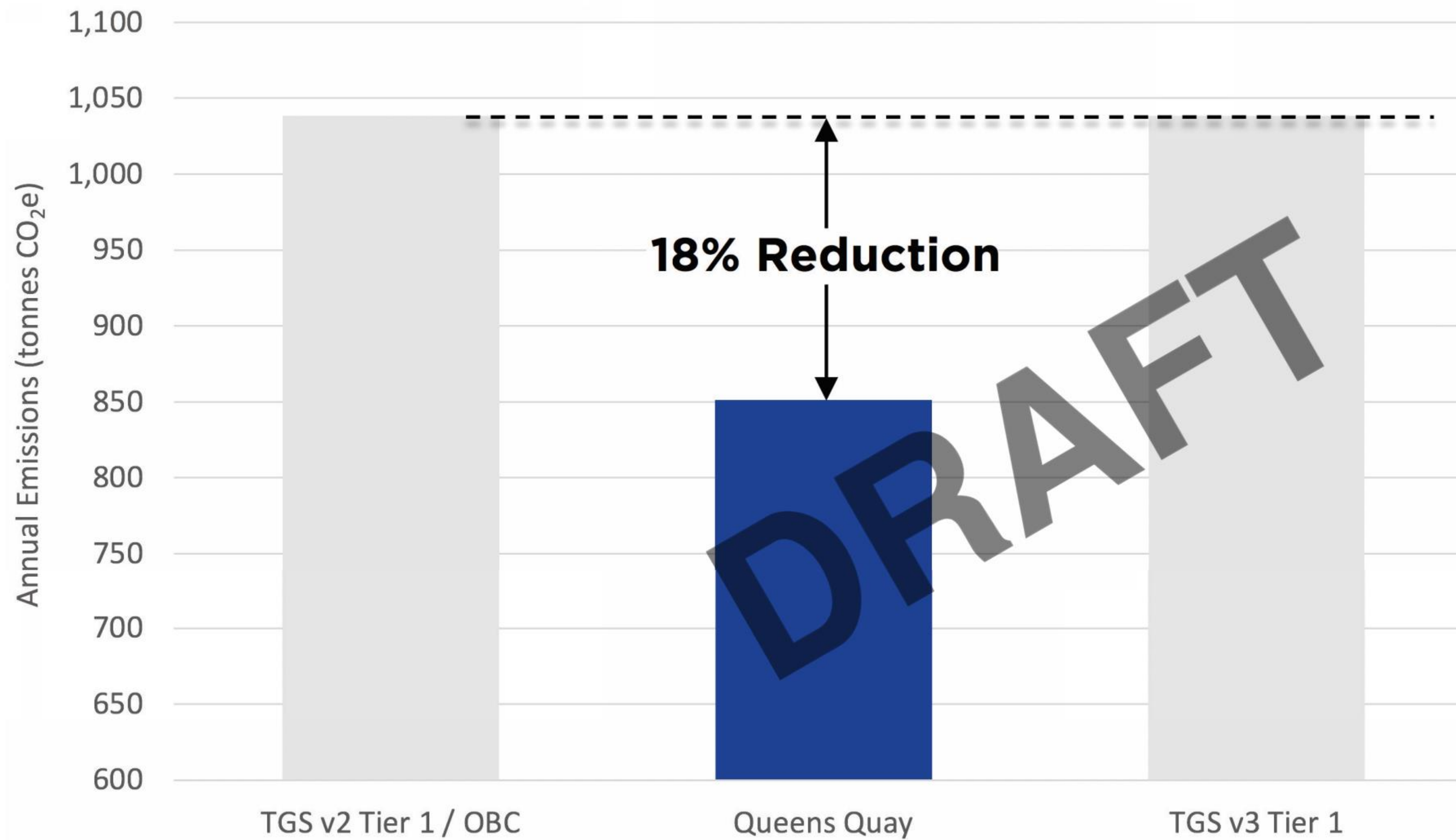
TGS V3 Tier 1





### Key Points

- Double-glazed IGUs, thermally broken frames, Low-E coating
- In-suite ERVs for heat recovery and increased ventilation and IAQ
- Efficient condensing boilers
- Variable speed drives on primary pumps and fans

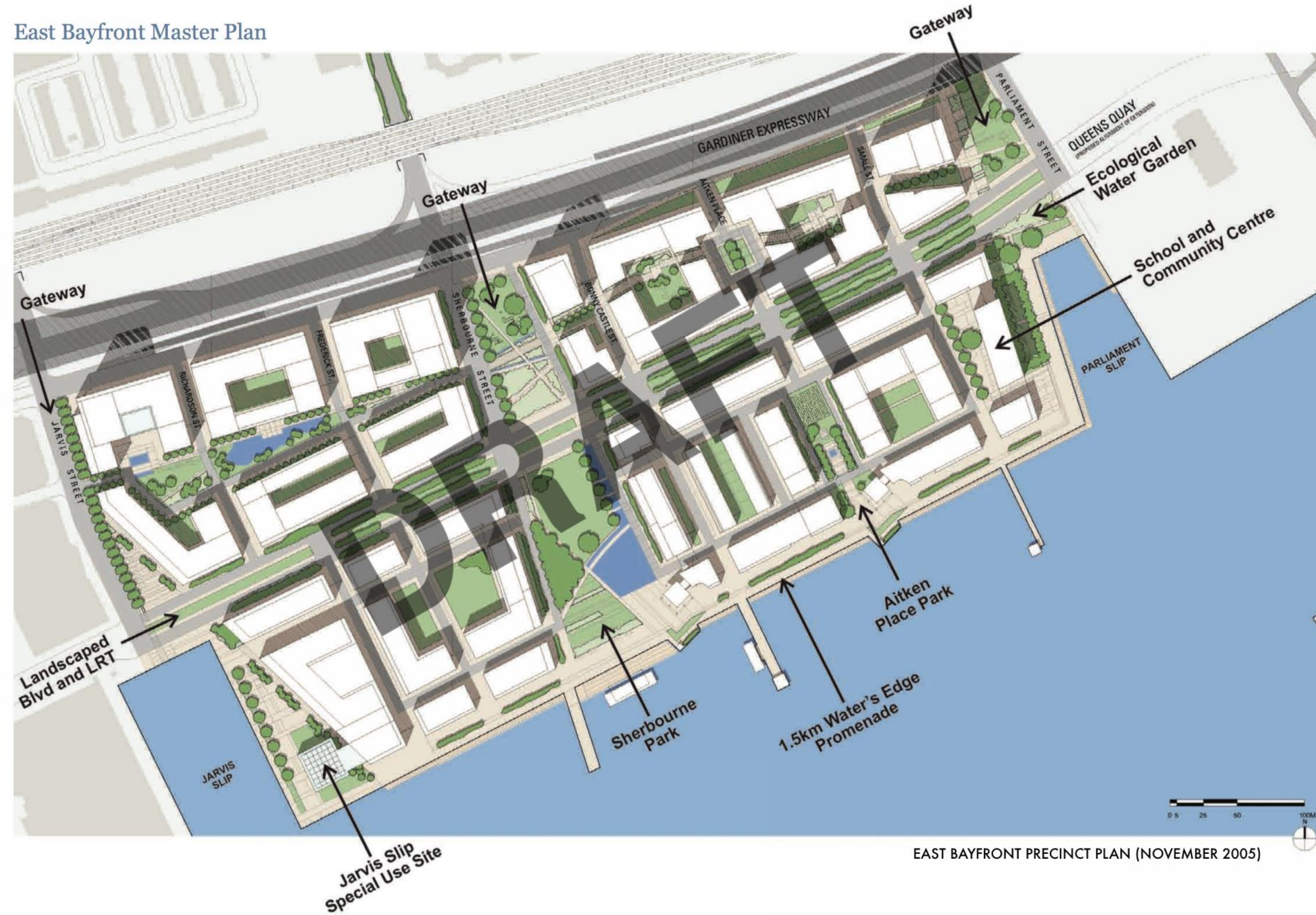


### Key Points

- In-suite ERVs
- Efficient water-loop heat pumps, partial electric heating source shifts away from natural gas
- Low-flow hot water fixtures to reduce domestic load
- Efficient condensing gas heating equipment

# **APPENDIX**

East Bayfront Master Plan



EAST BAYFRONT PRECINCT PLAN (NOVEMBER 2005)

# EAST BAYFRONT PRECINCT PLAN



MARCH 21ST - 09:18 AM



MARCH 21ST - 12:18 PM



MARCH 21ST - 03:18 PM



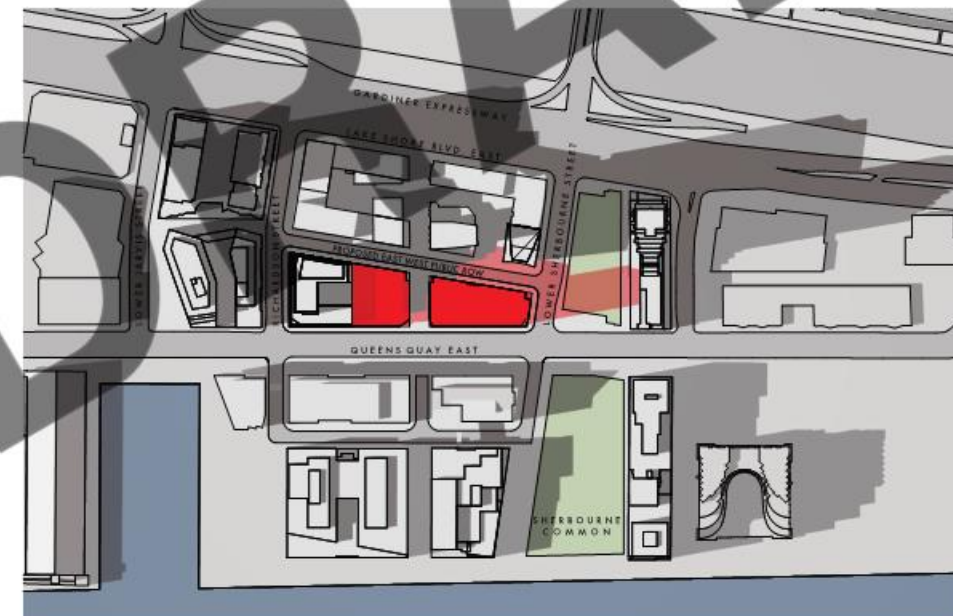
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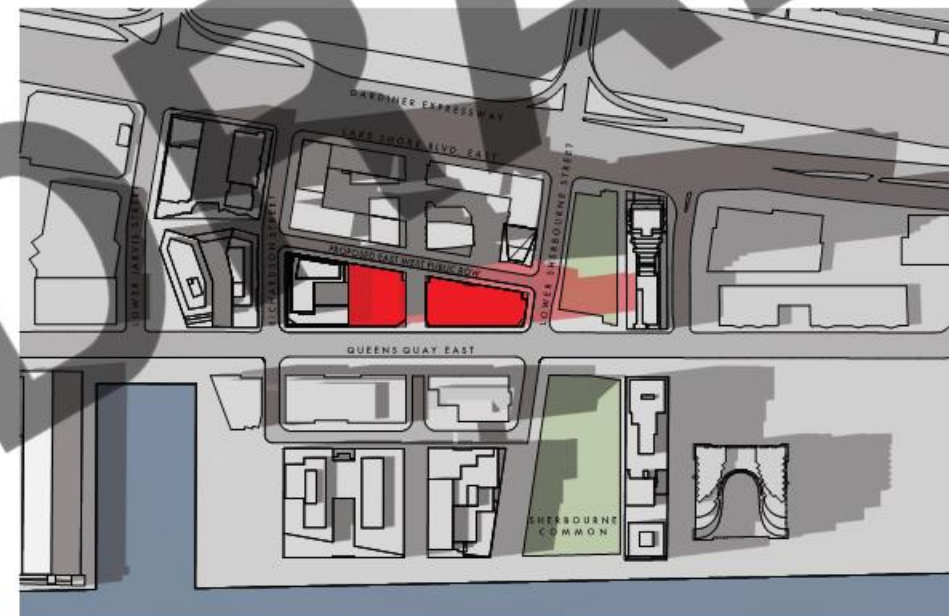
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