

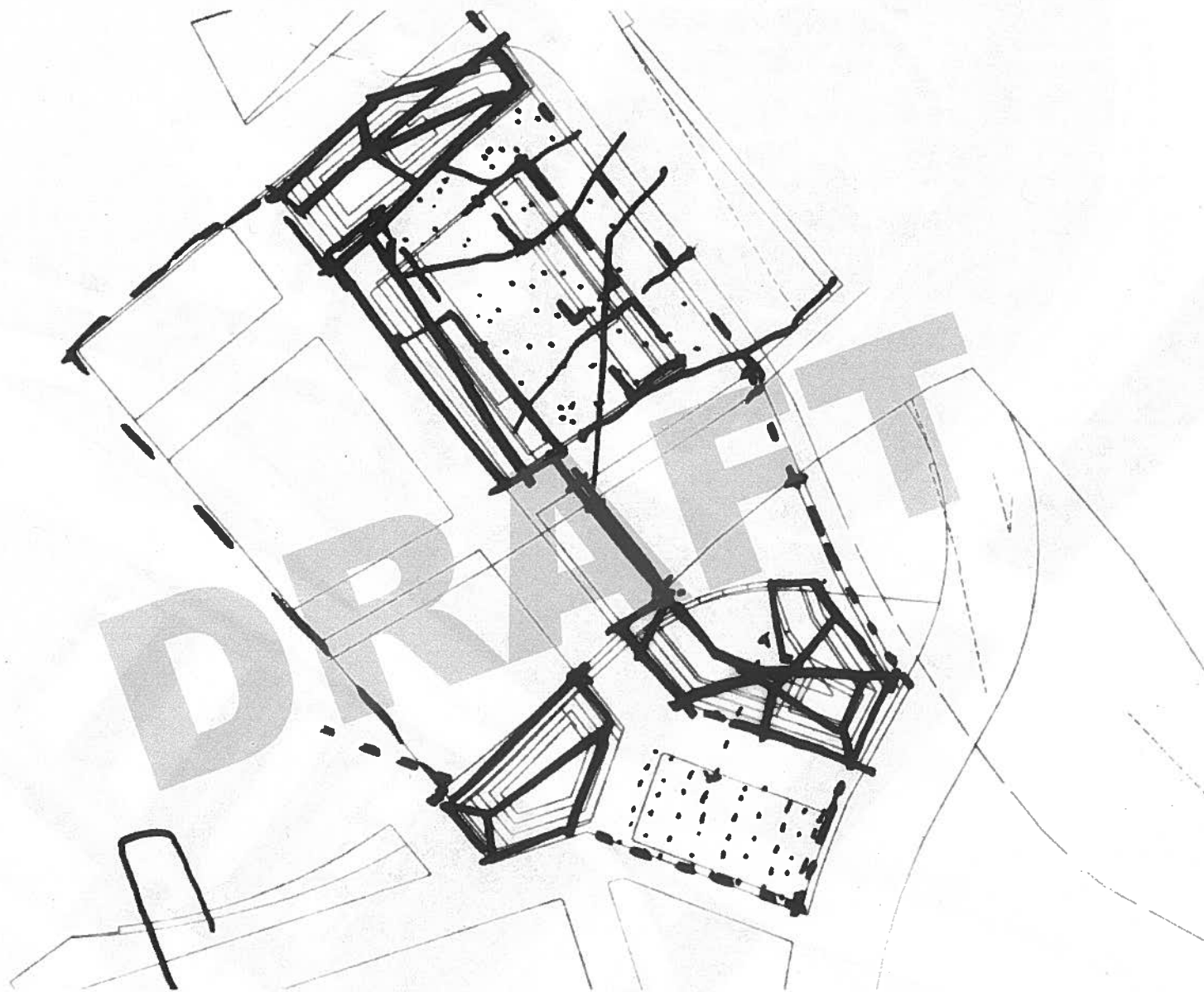
DRAFT

WEST DON LANDS – RIVER CITY PHASE 4
DESIGN REVIEW PANEL 2

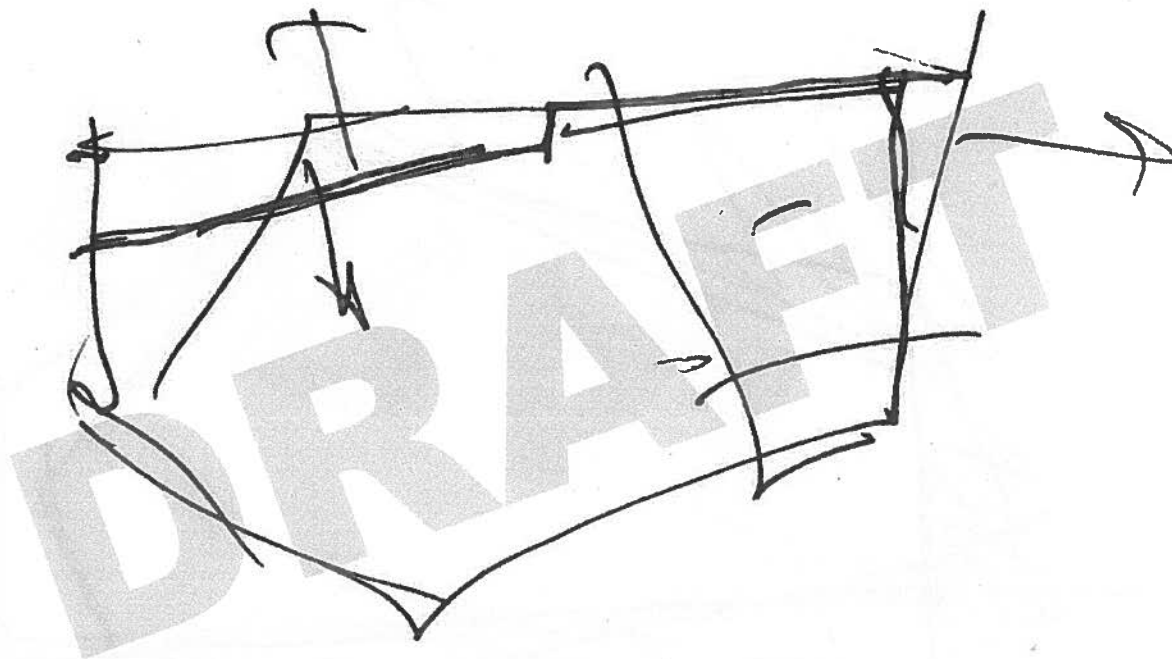
SAUCIER + PERROTTE ARCHITECTES / ZAS ARCHITECTS / WSP – MMM GROUP

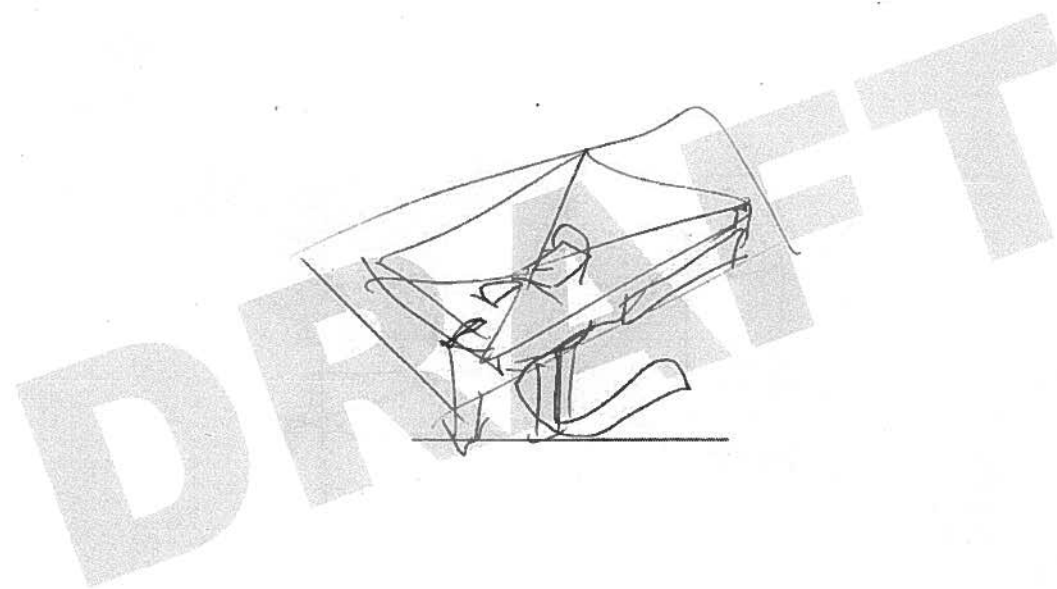




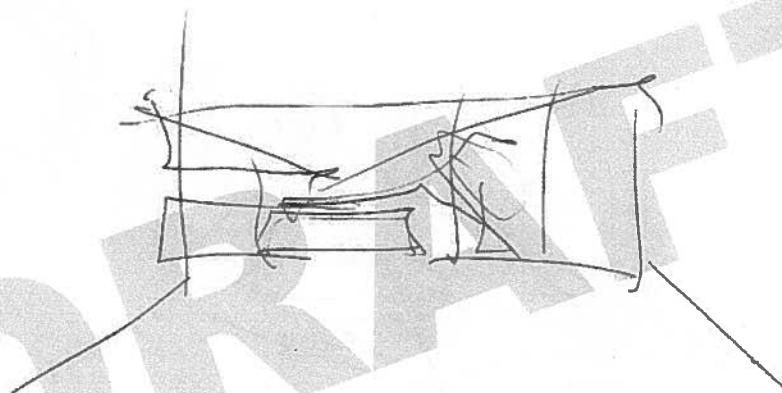


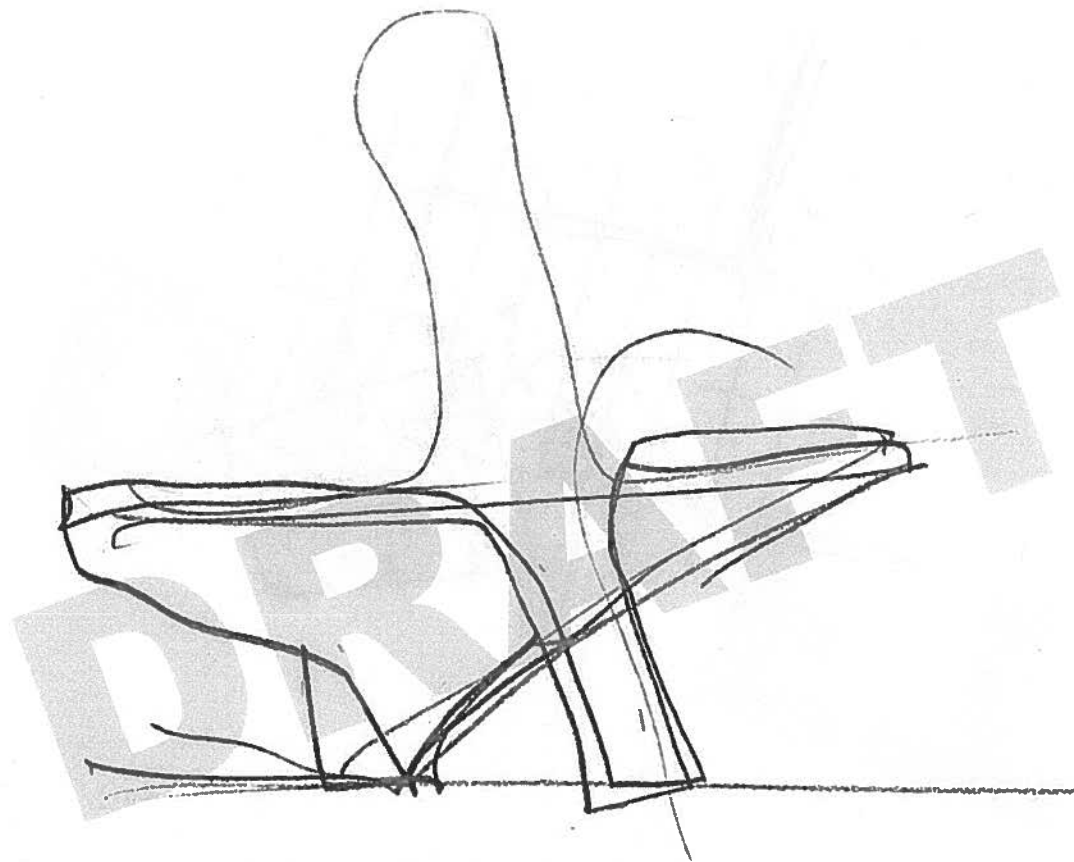


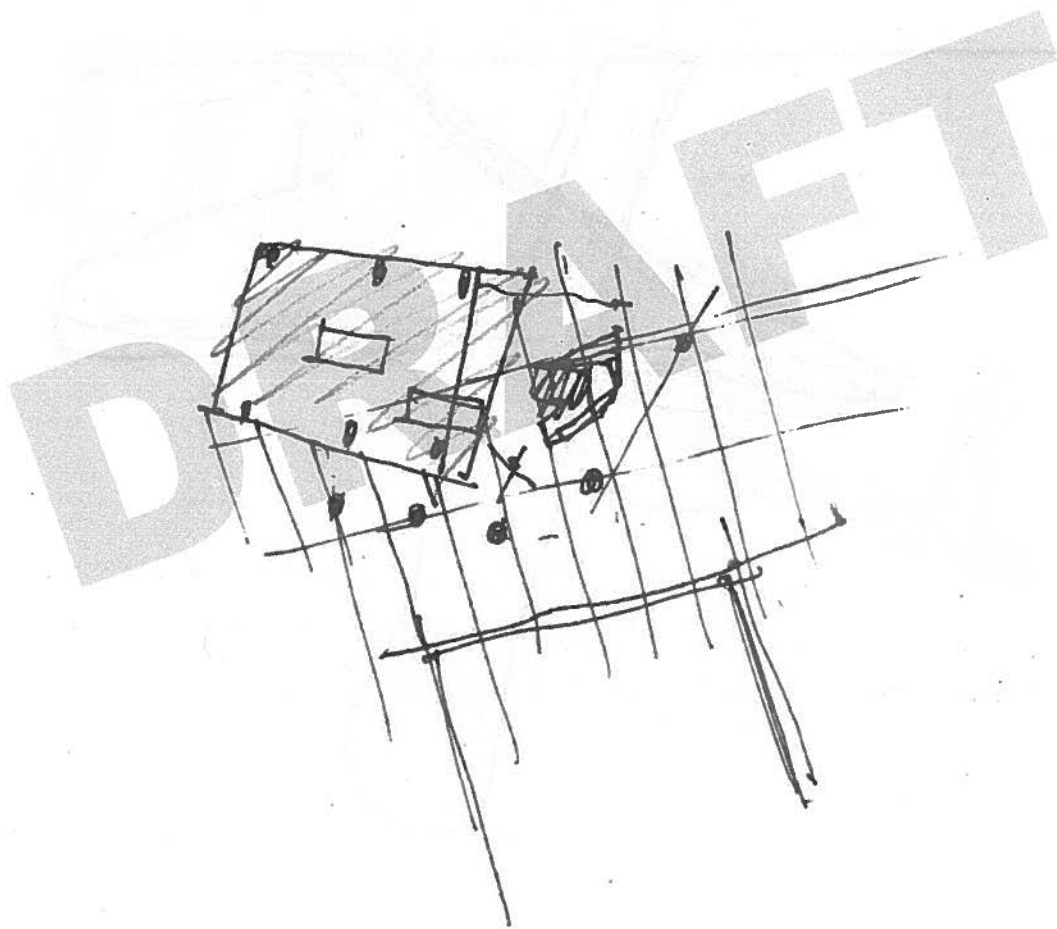
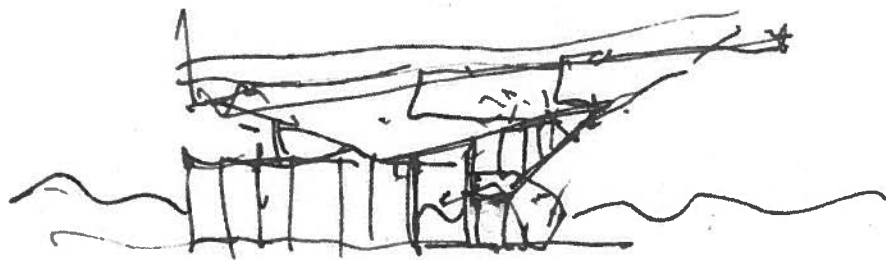


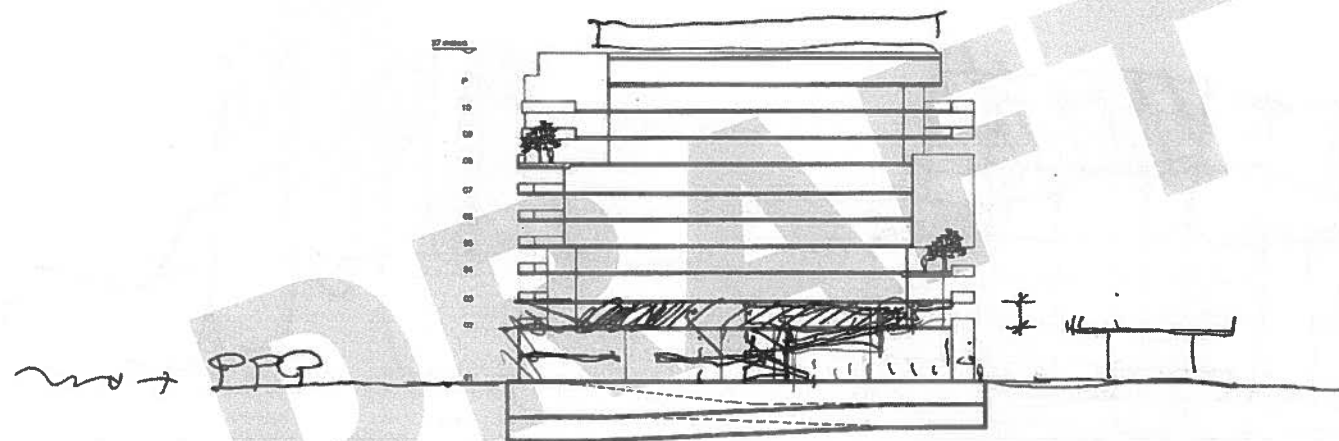


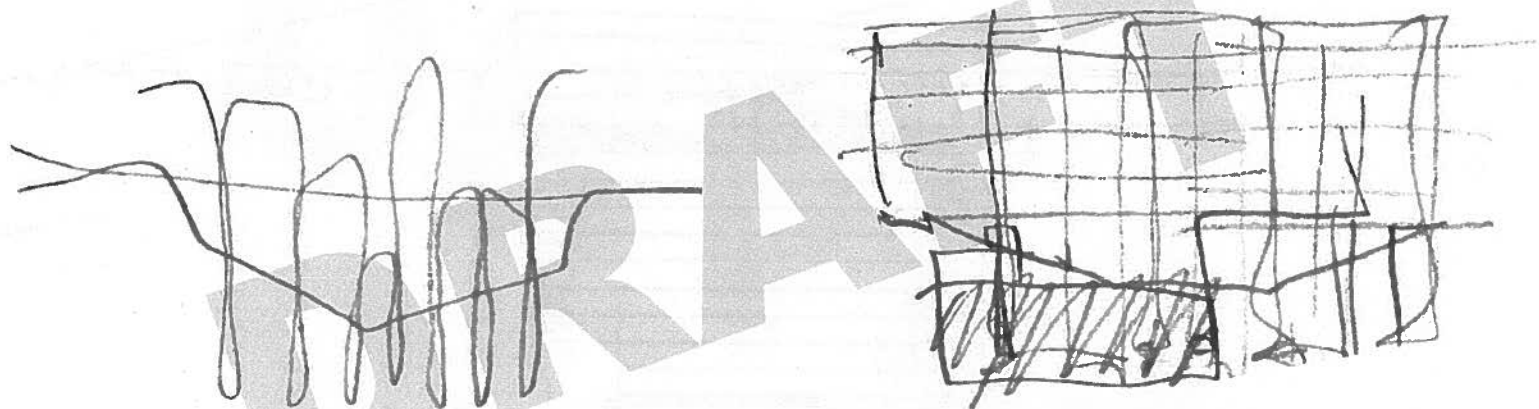
DRAFT

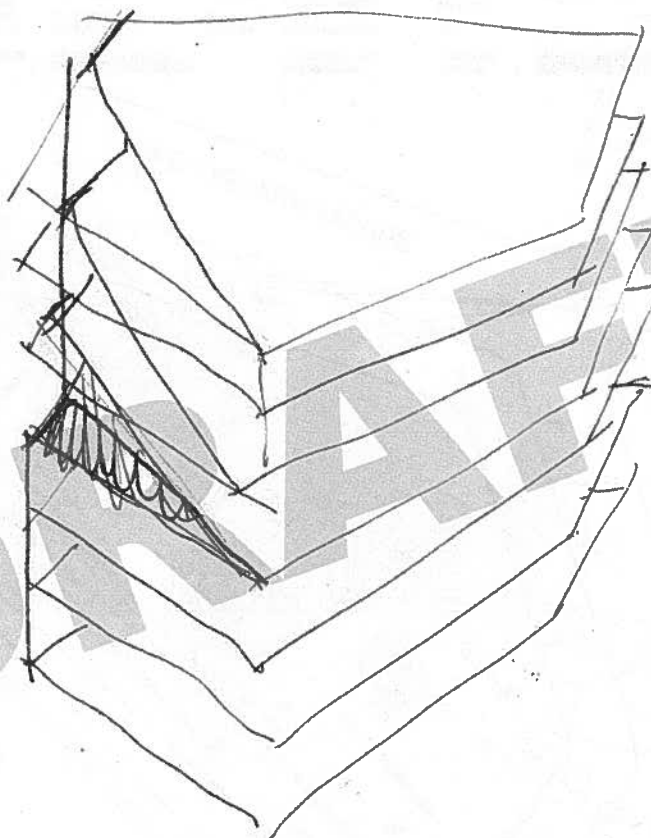


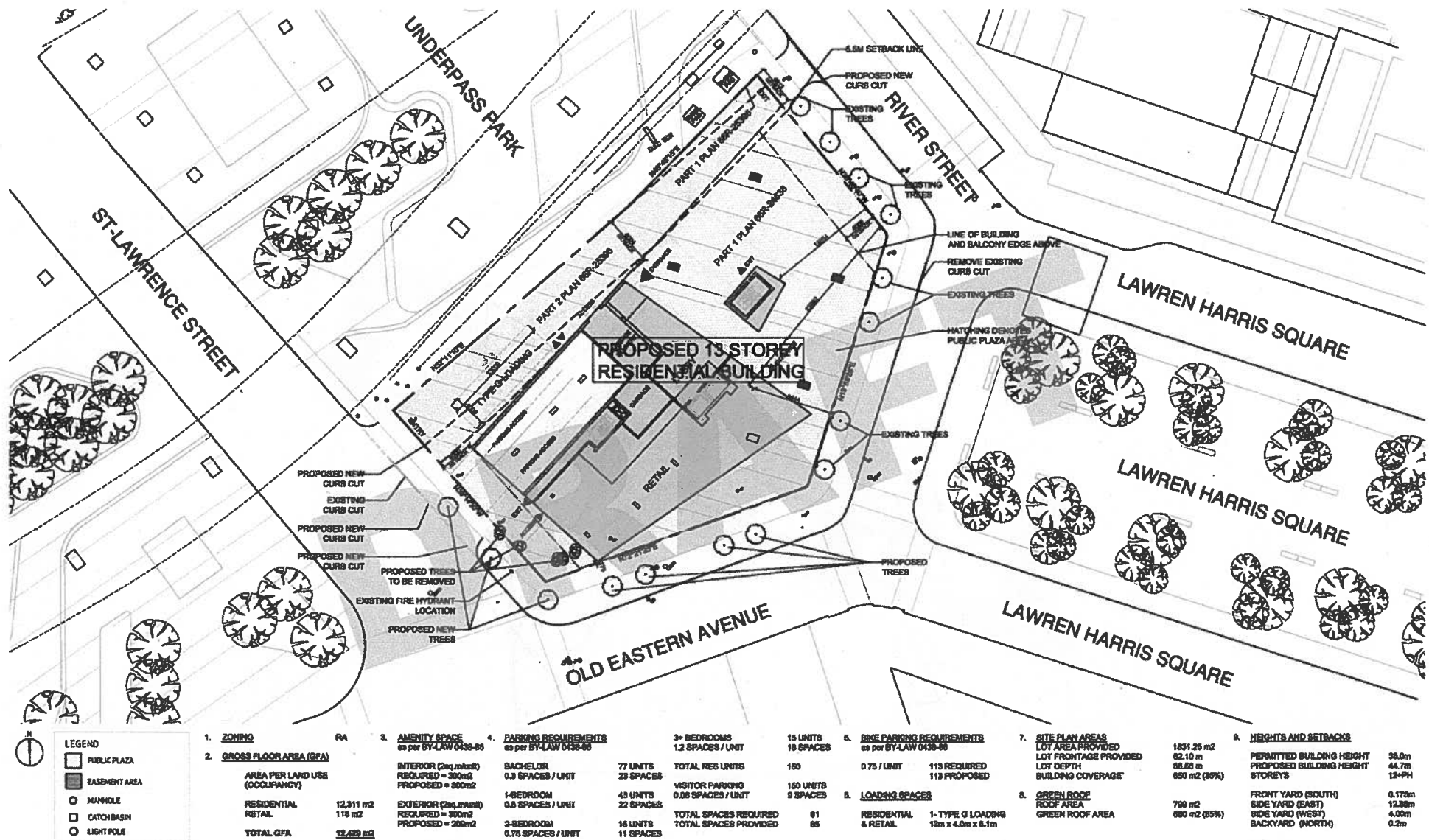


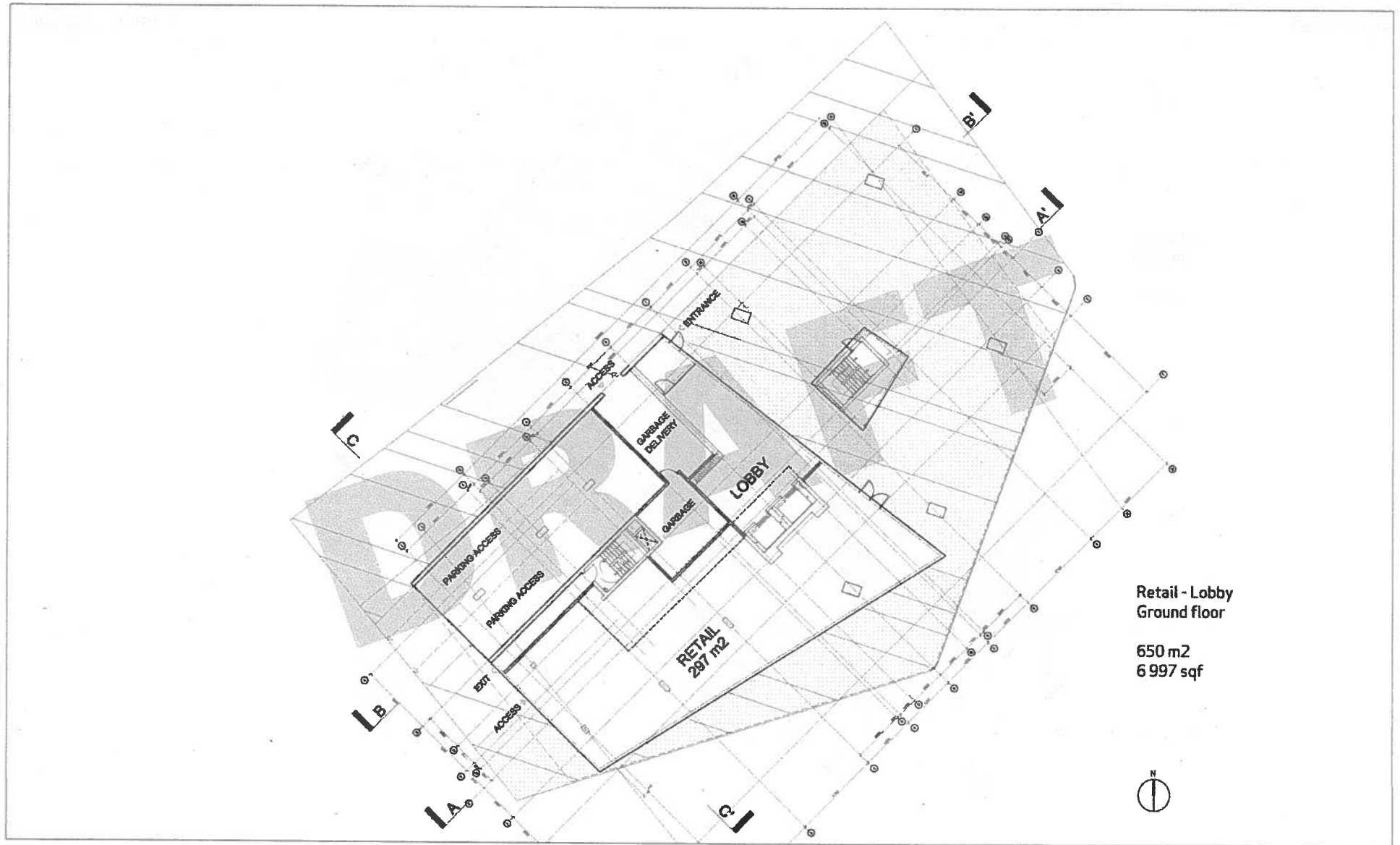








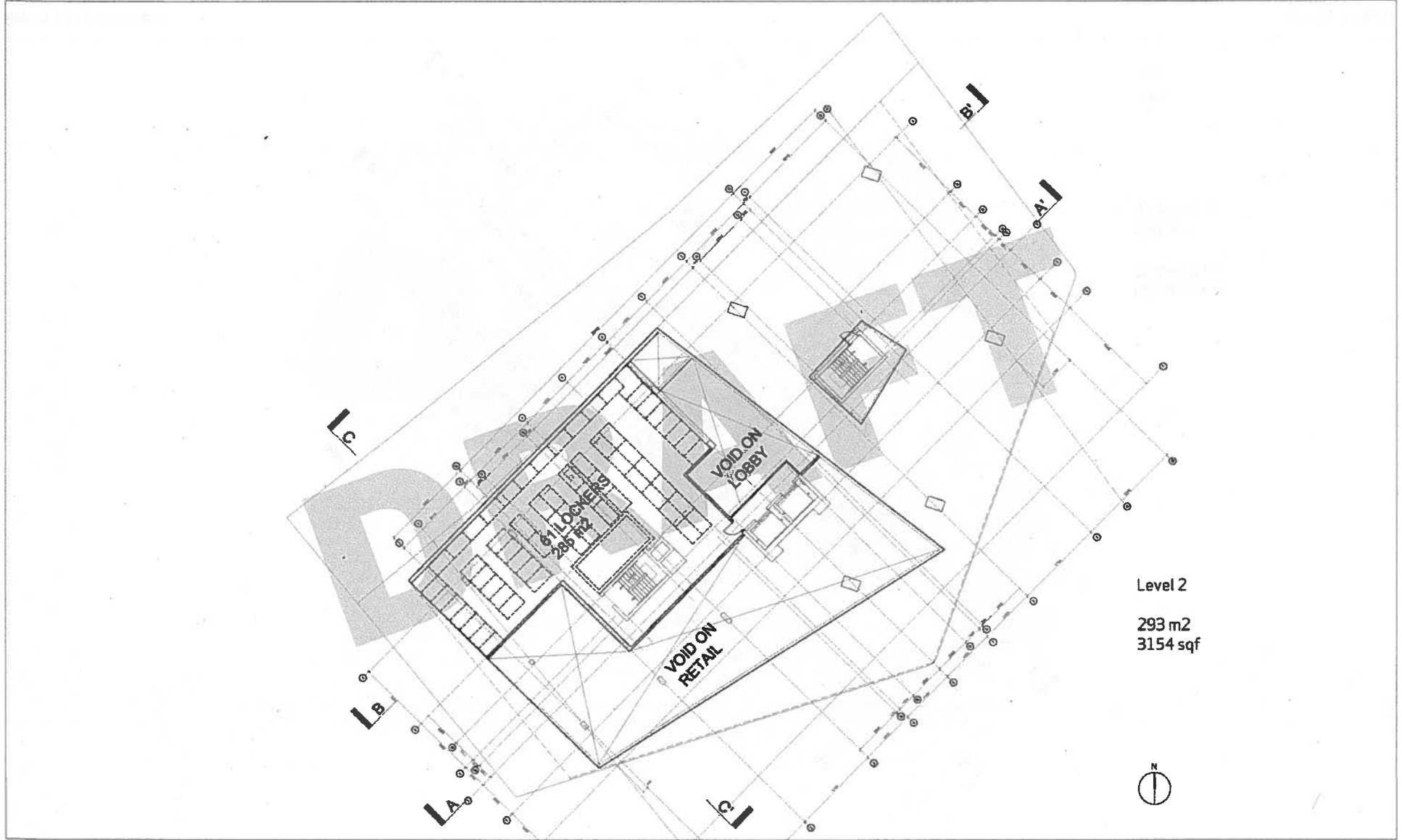




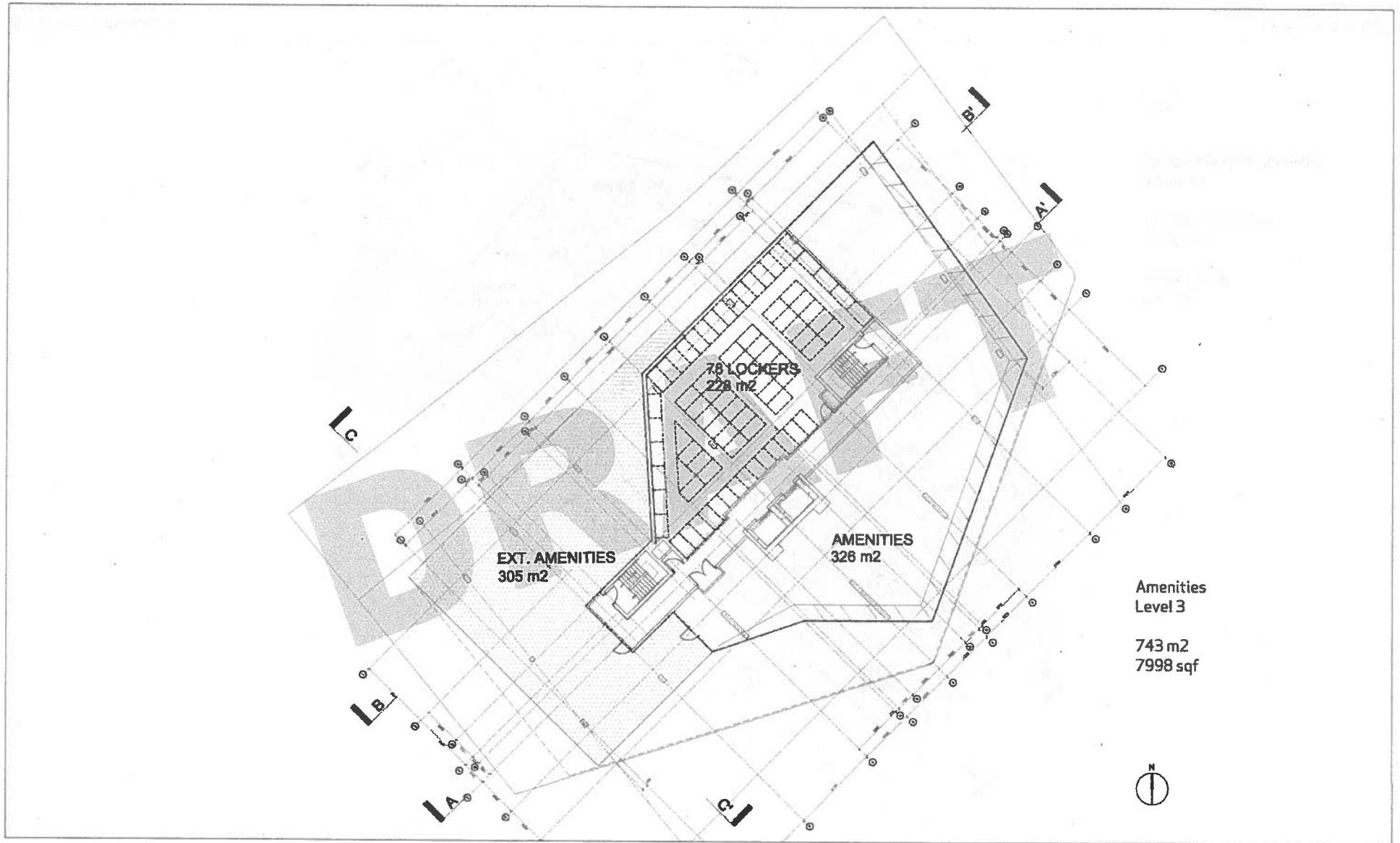
Retail - Lobby
Ground floor

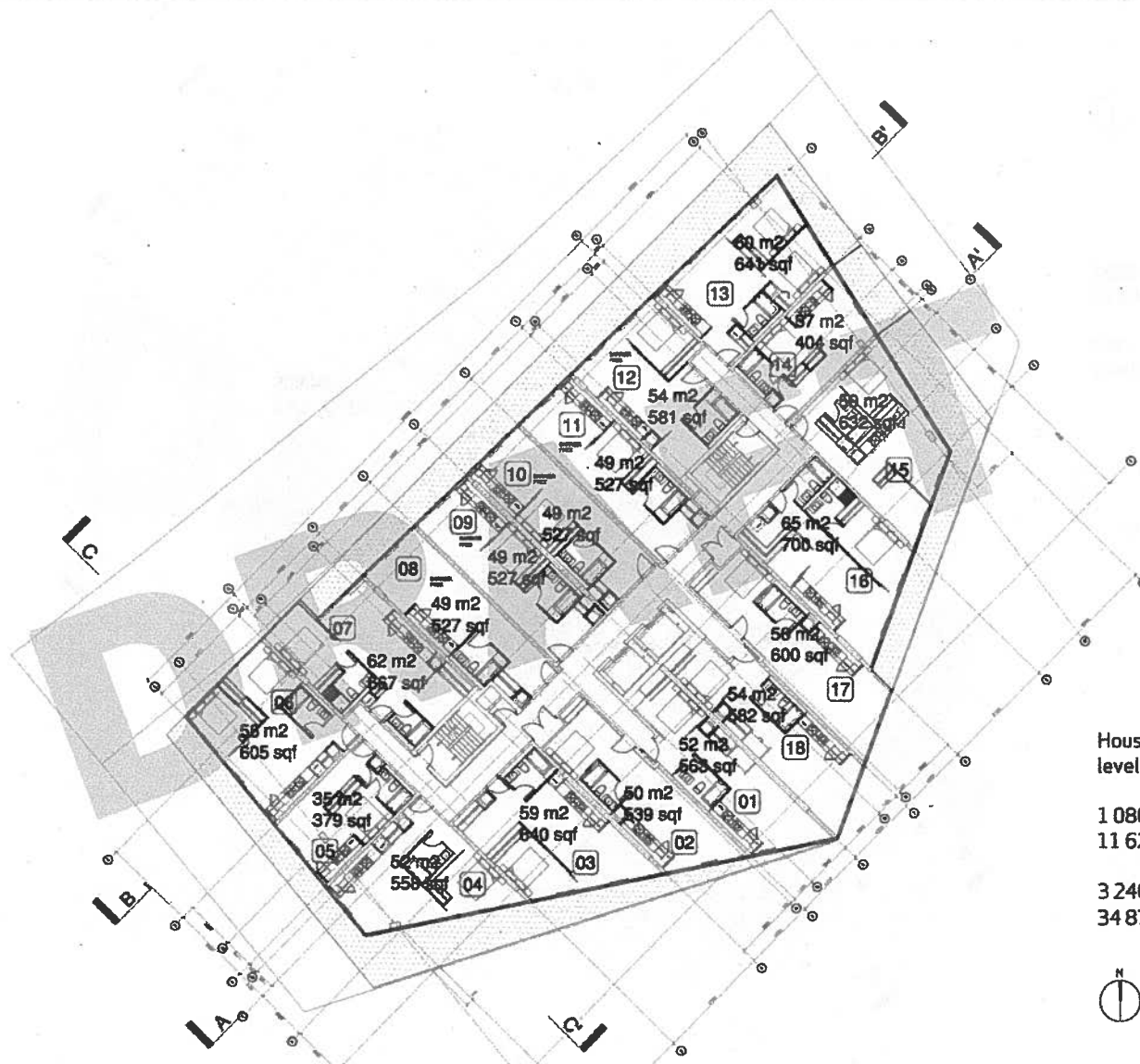
650 m2
6 997 sqf





Level 2
293 m2
3154 sqf





Housing
levels 4-5-6

1 080 m²
11 625 sqf per level

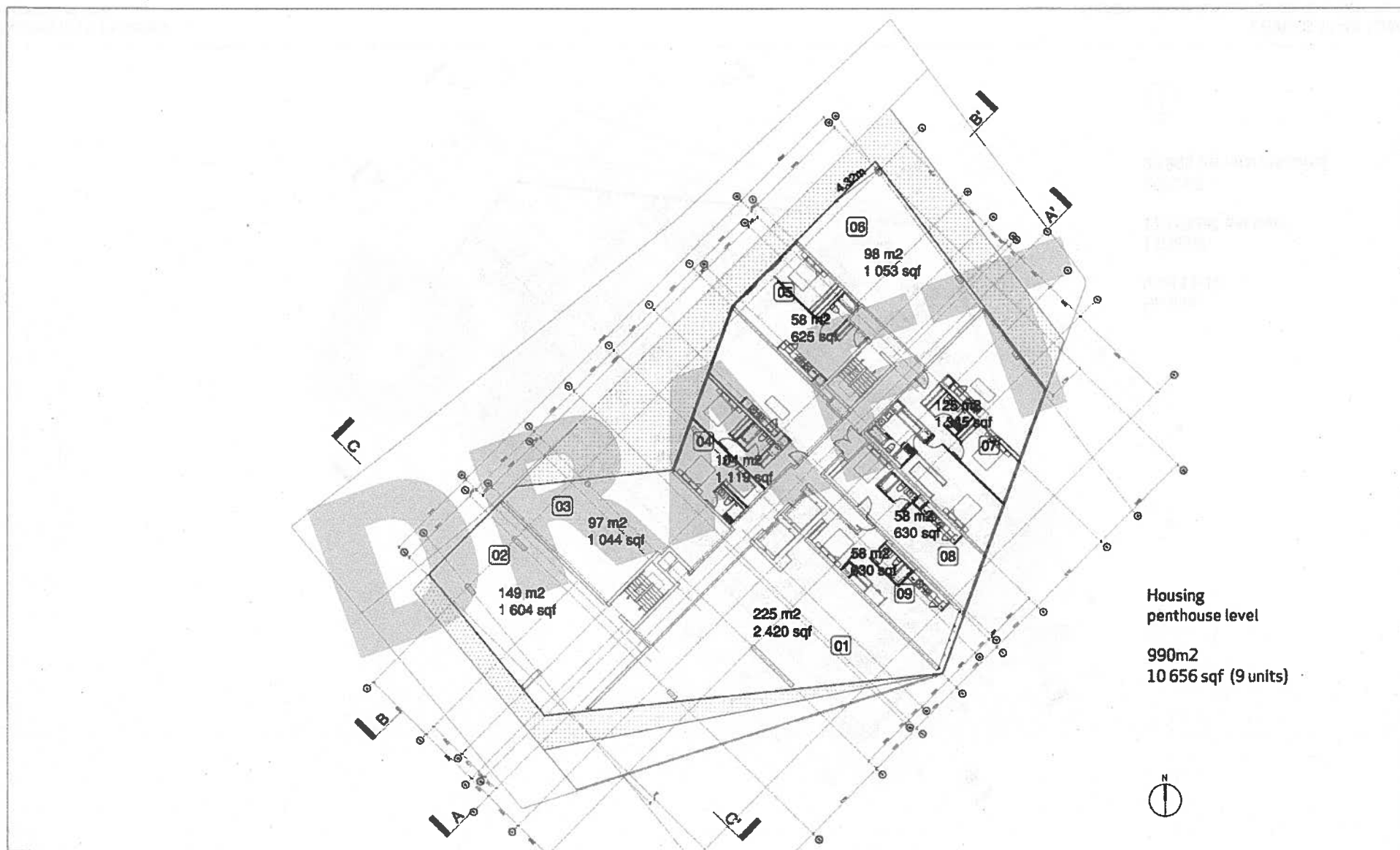
3 240 m²
34 875 sqf total (54 units)





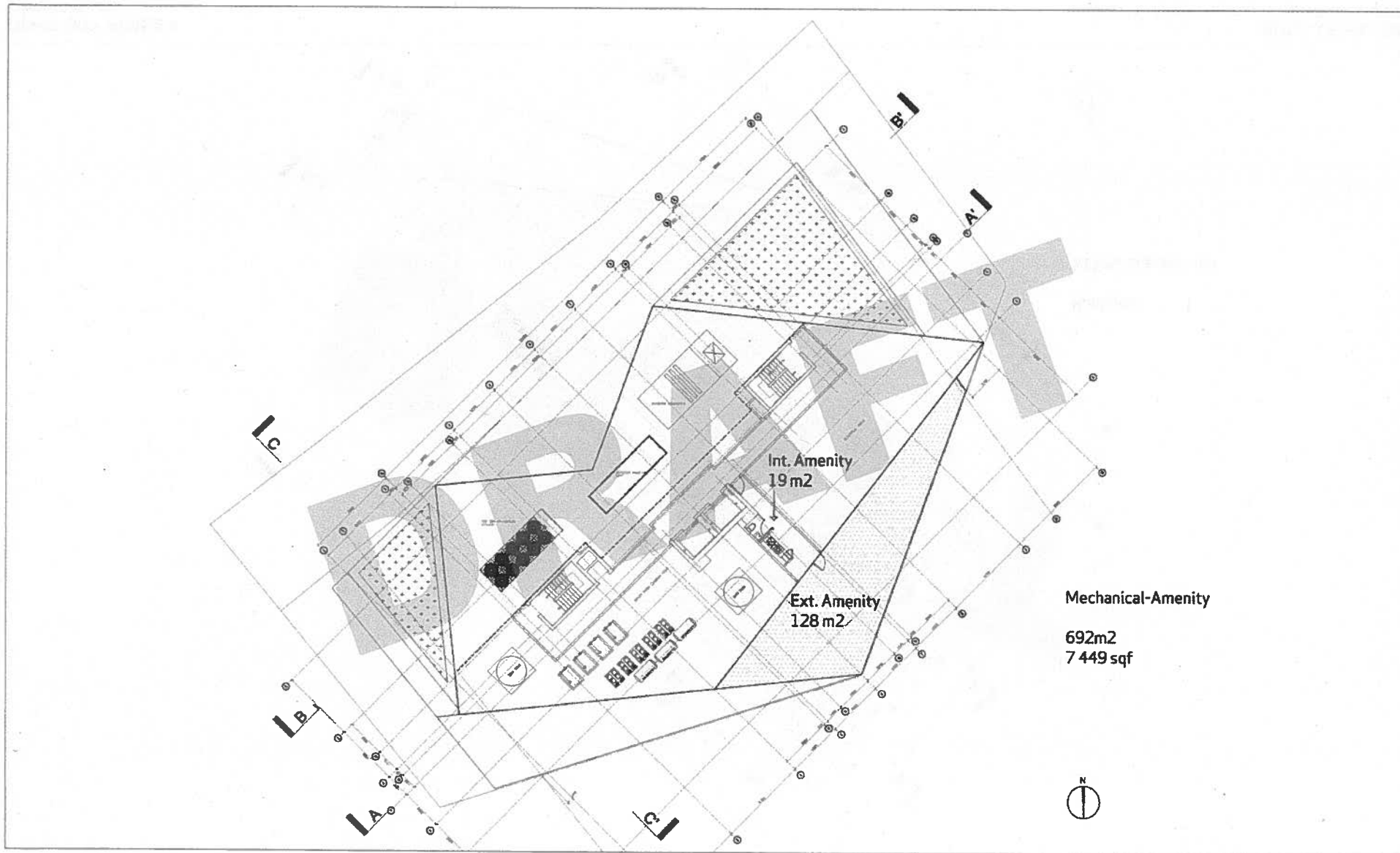






RIVER CITY PHASE 4
 OCTOBER 12, 2016

PENTHOUSE LEVEL 1/250
 SAUCIER + PERROTTE ARCHITECTES / ZAS ARCHITECTS



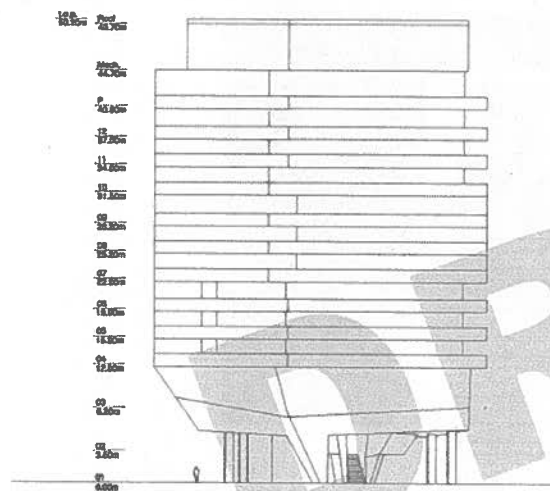
RIVER CITY PHASE 4
OCTOBER 12, 2016

MECHANICAL LEVEL 1/250
SAUCIER + PERROTTE ARCHITECTES / ZAS ARCHITECTS

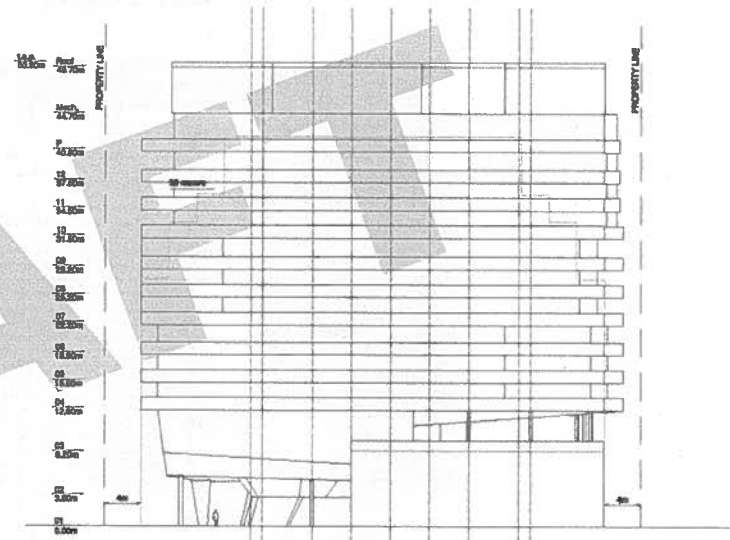


Roof plan

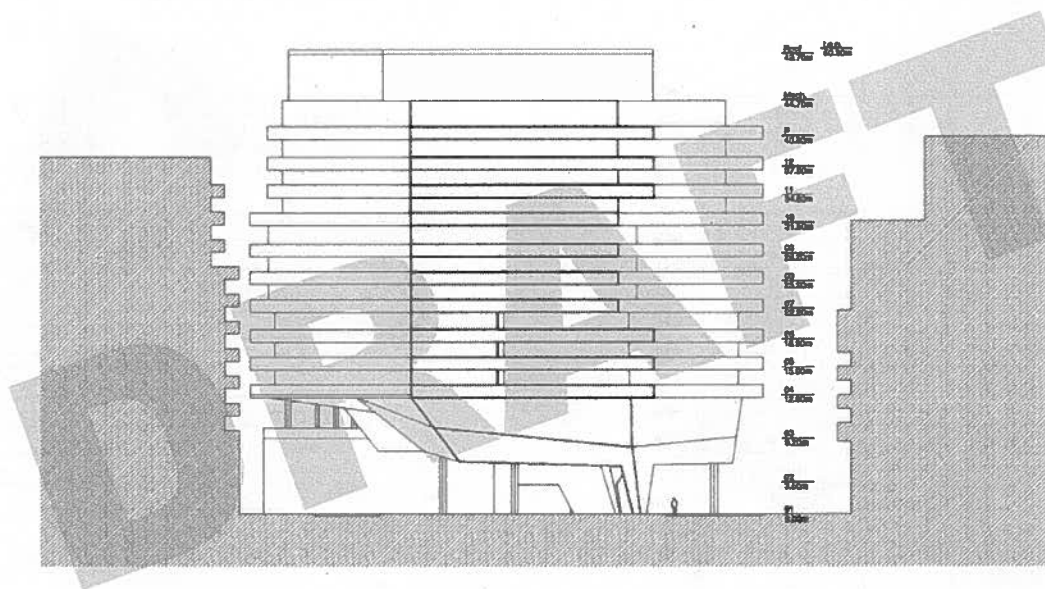
515m2 of green roof



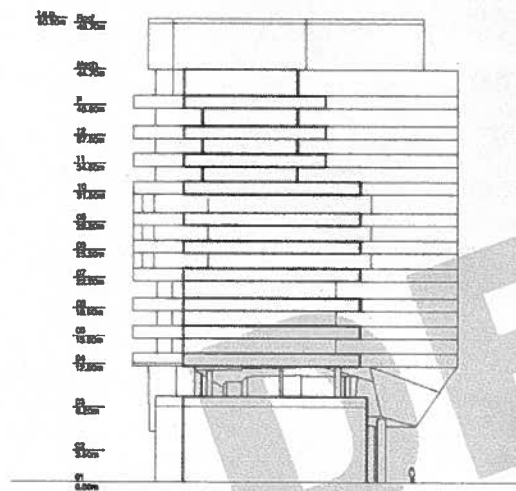
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

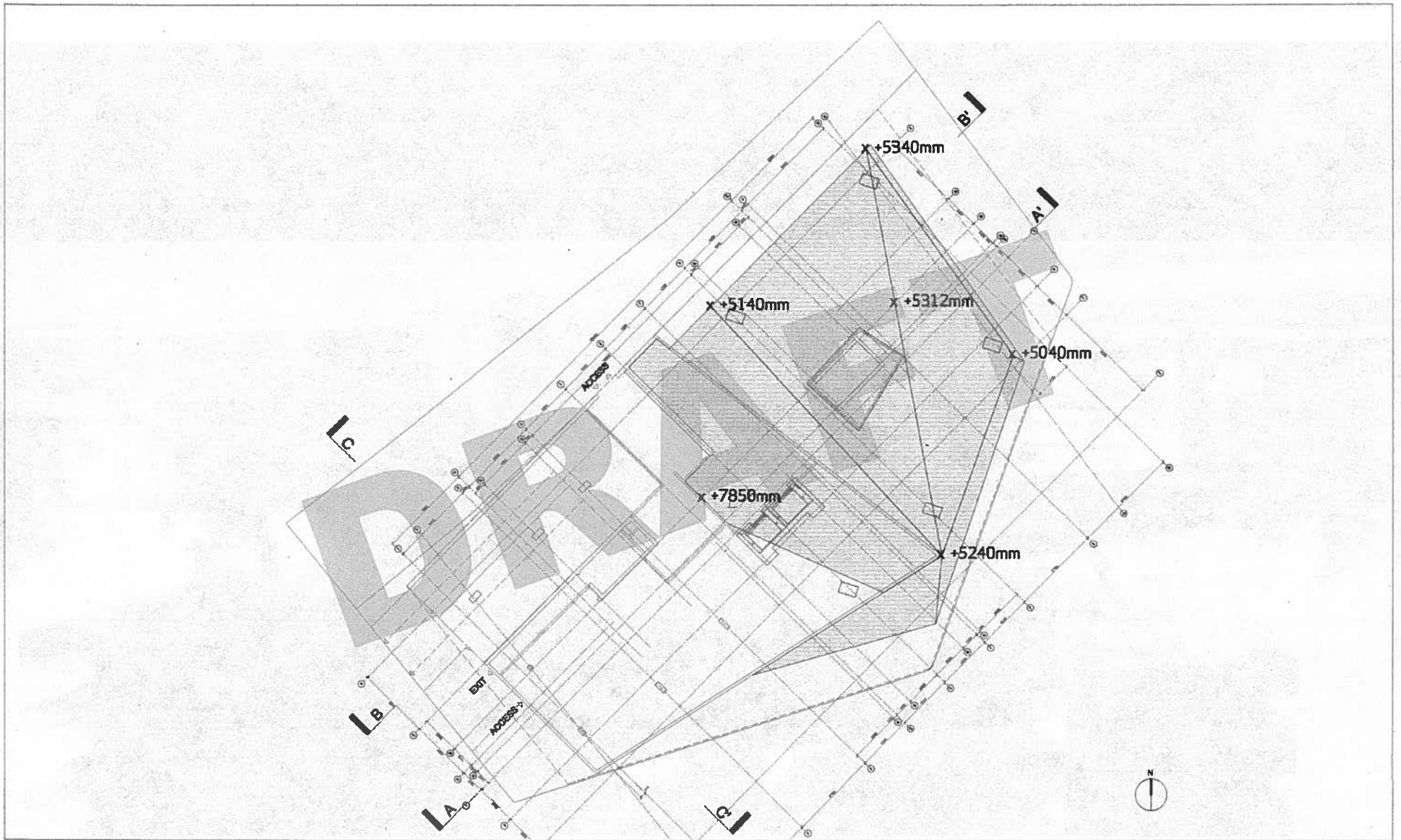


EAST ELEVATION



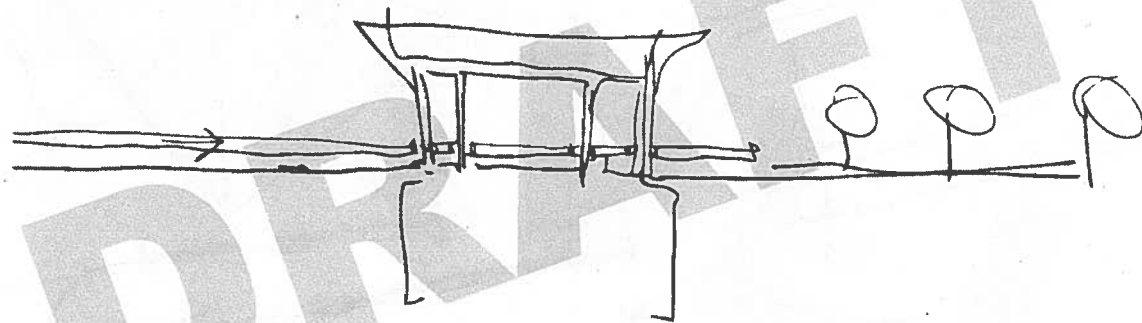




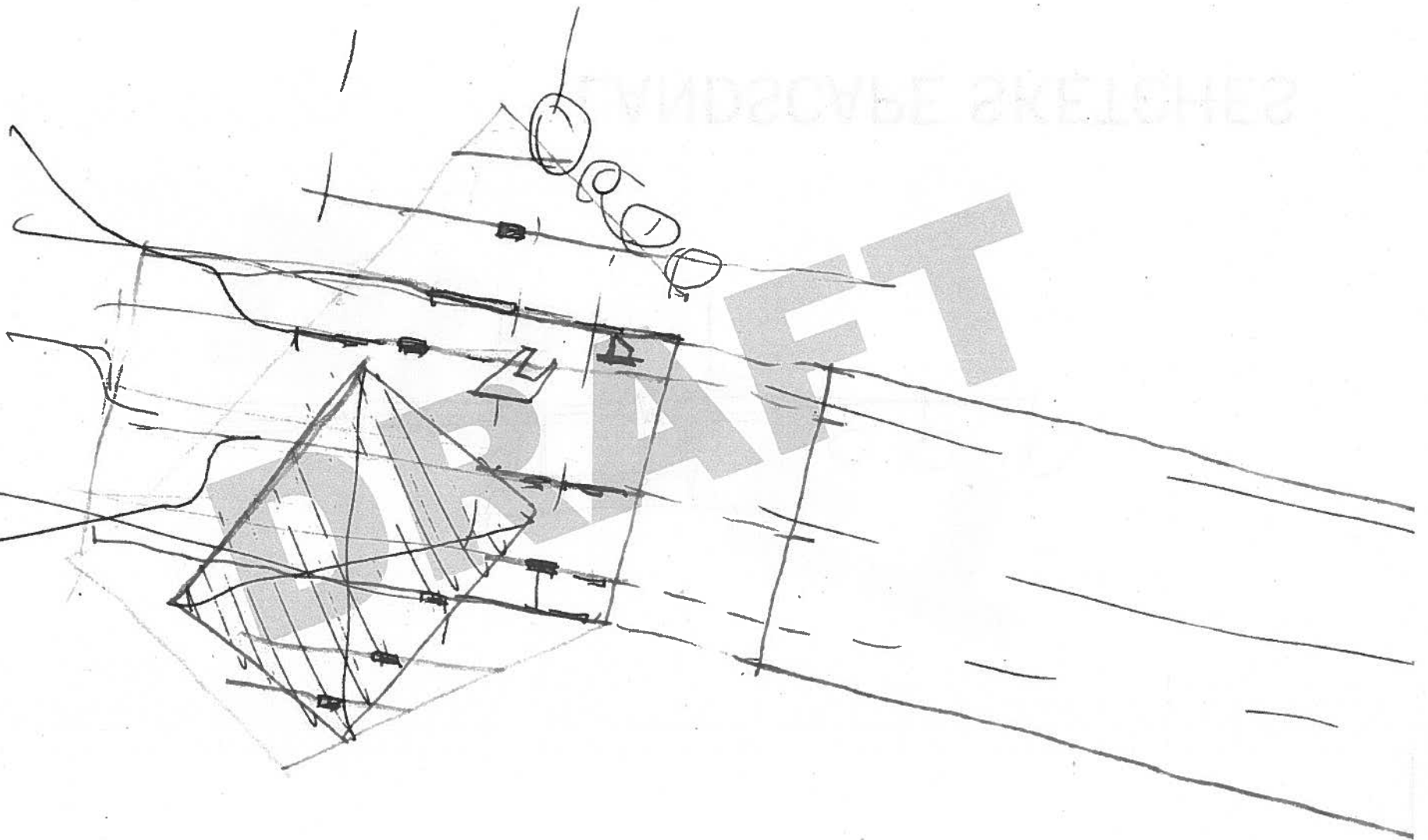


RIVER CITY PHASE 4
SEPTEMBER 21, 2016

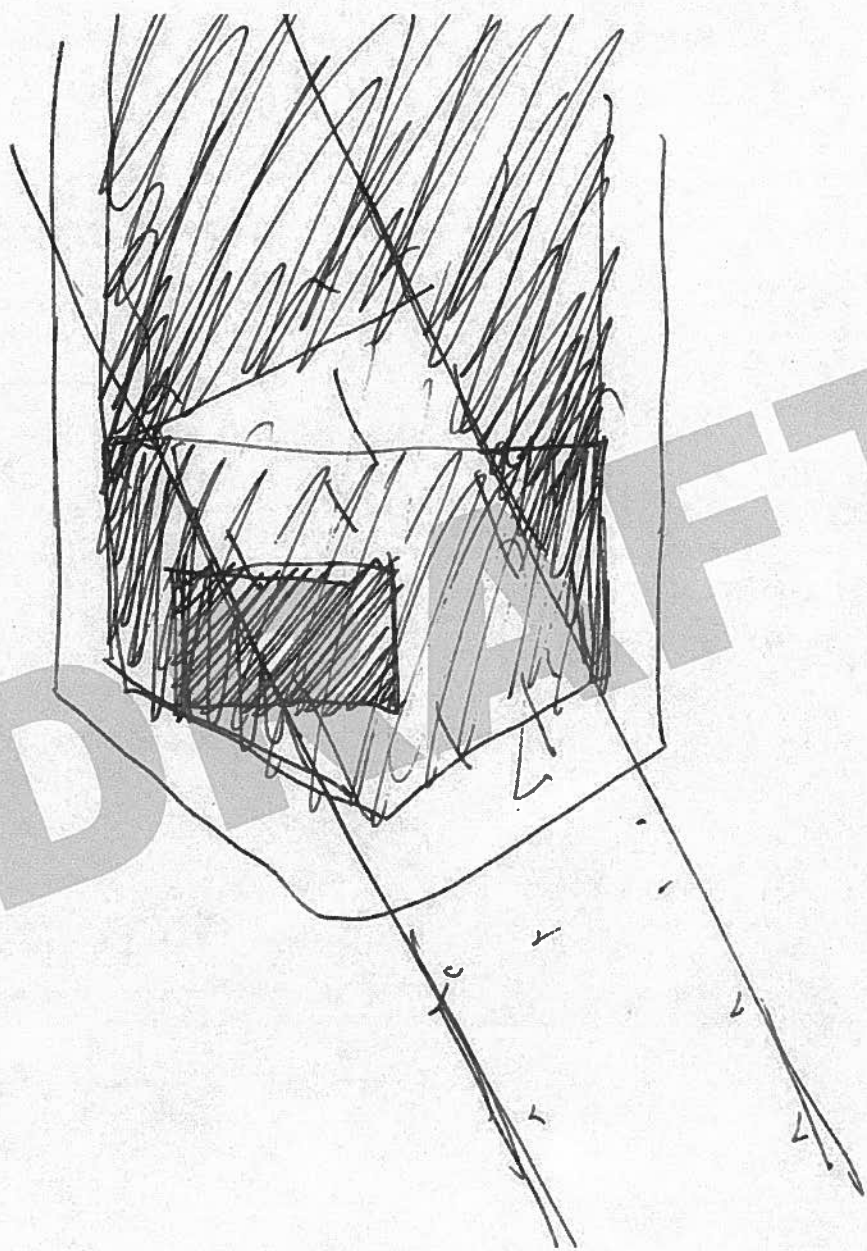
REFLECTED SOFFIT PLAN 1/250
SAUCIER + PERROTTE ARCHITECTES / ZAS ARCHITECTS



LANDSCAPE SKETCHES





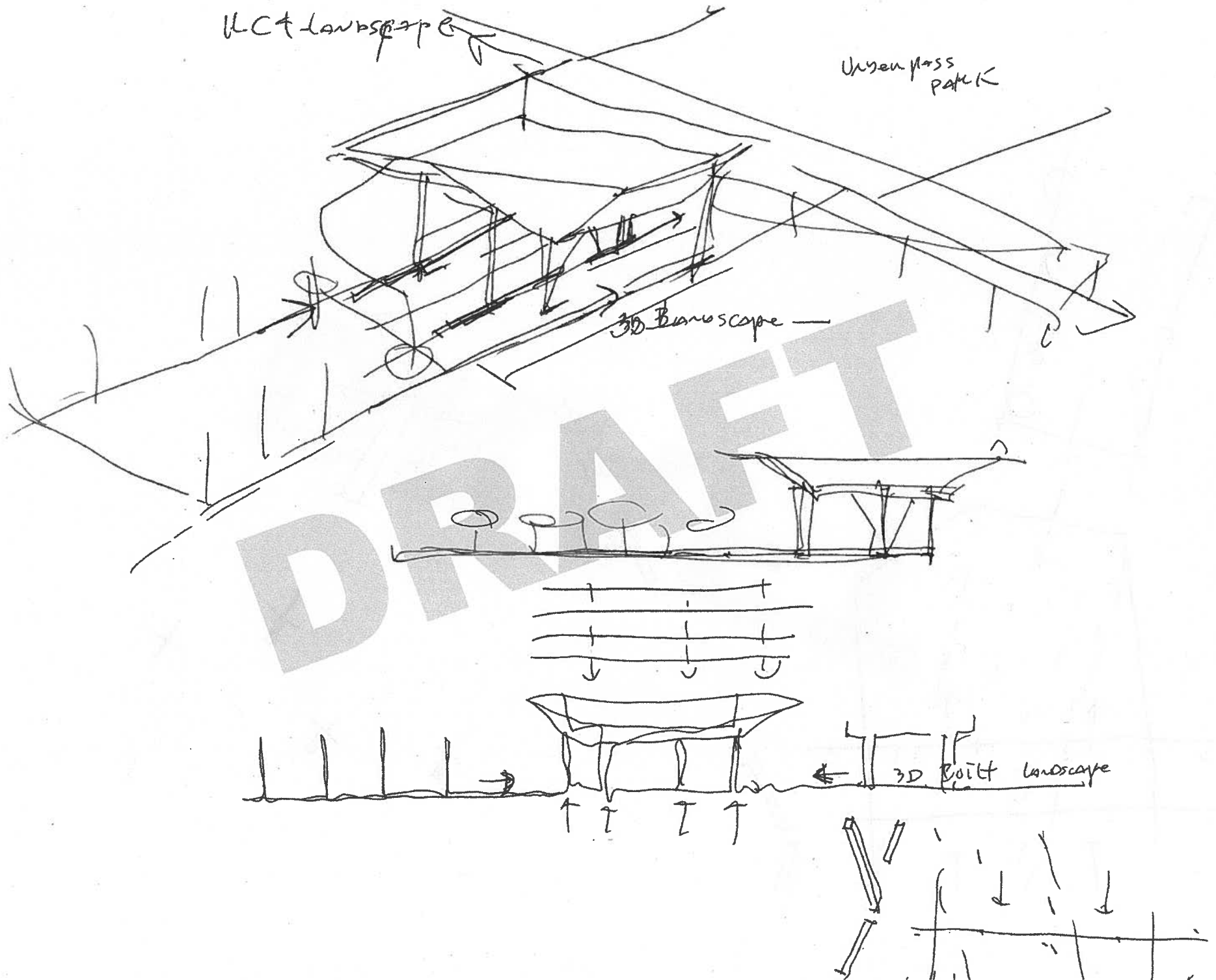


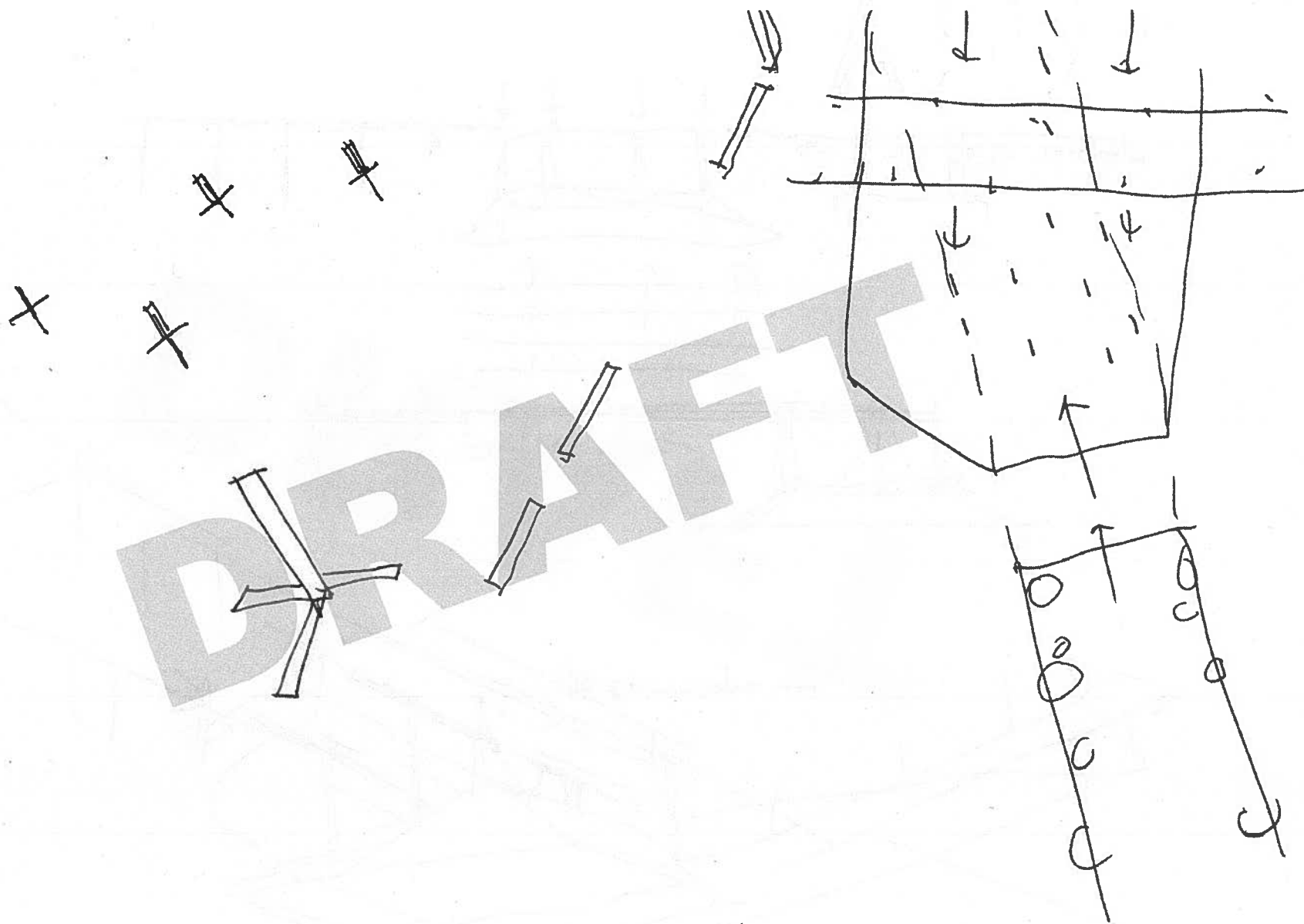
LC+ Landscape

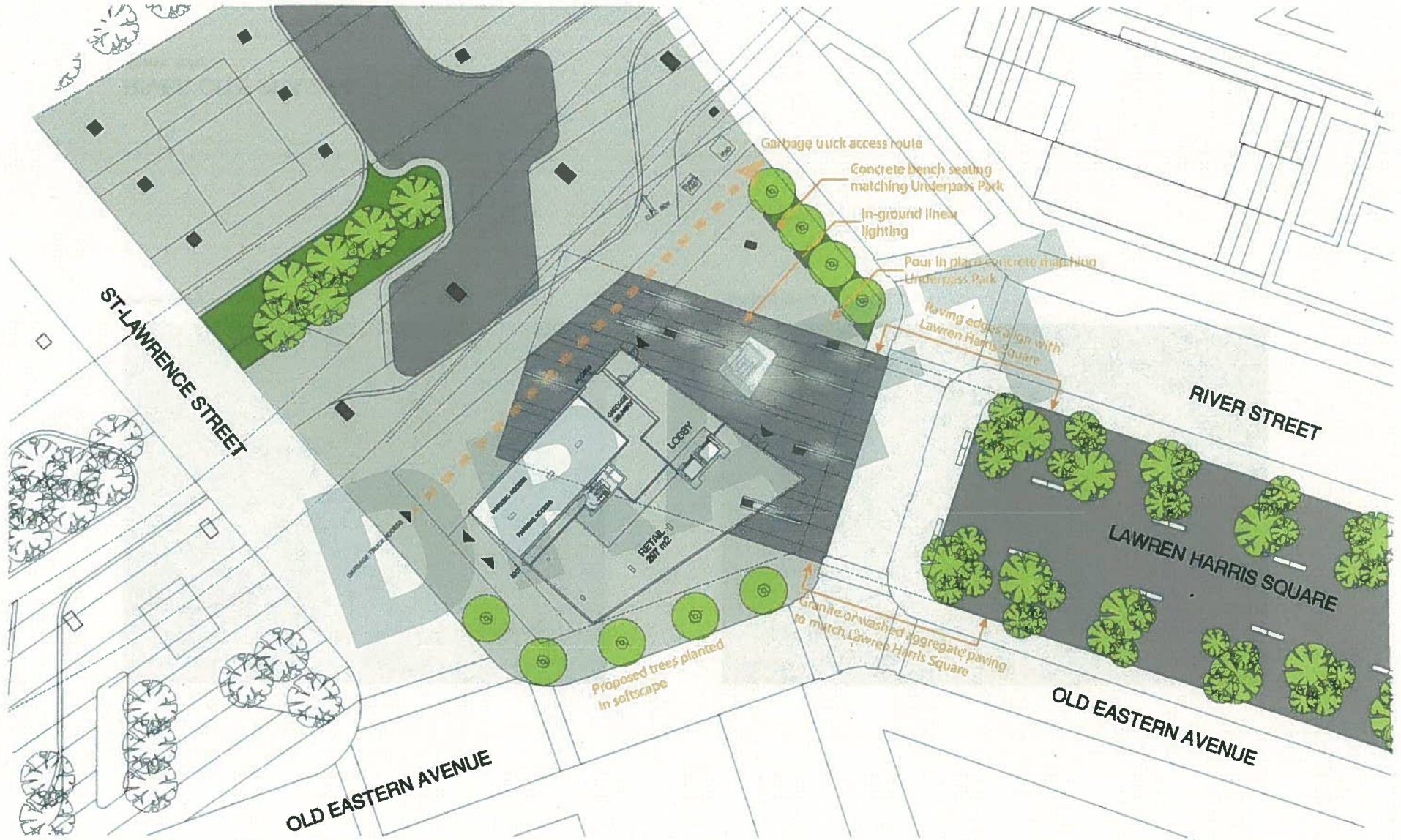
Urban Mass
Park

3D Bioscope

3D Built Landscape









Granite paving



Lighting in paving

RIVER CITY PHASE 4
Toronto, Ontario



Washed aggregate in concrete paving



Washed aggregate in concrete paving

PAVING OPTION

RIVER CITY PHASE 4
Toronto, Ontario

Block 19



FRONTAGES AND GROUND FLOOR USES

A combination of active and residential frontage is required along Old Eastern Avenue, St. Lawrence Street, River Street and at the head of River Square. Proposed uses should complement the other employment and residential uses in this area of the Precinct.

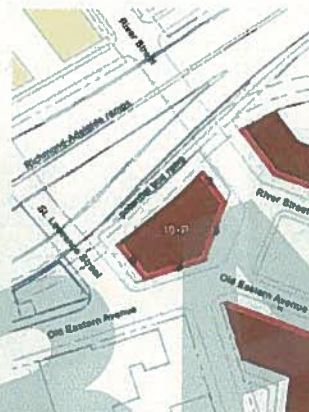
- ACTIVE USE FRONTAGE ZONE
- RESIDENTIAL USE FRONTAGE ZONE



SETBACKS, COURTYARDS, AND OPEN SPACE

A 4m setback zone is prescribed along St. Lawrence Street, and along River Street. No setback is required along Old Eastern Avenue and River Square.

- SETBACK ZONE



HEIGHTS AND SETBACKS

The building on Block 20 is a 10 storey building with a setback after the 8th floor.

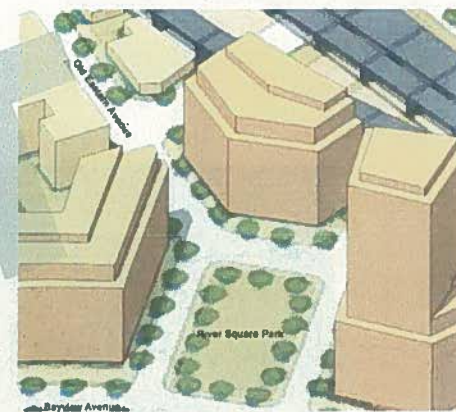
- 8 STOREYS / 27M
- 10 STOREYS + PENTHOUSE / 32M



PARKING AND SERVICING

Below-grade parking is required. Access to parking and servicing is to be provided along the northern portion of the block.

- REQUIRED BELOW-GRADE PARKING
- POTENTIAL ACCESS WAY



OVERALL MARKING

Large apartment buildings define all streets.

BLOCK 19

ILLUSTRATIVE DEVELOPMENT PROGRAM

Approximate residential GSM	11,210
Approximate commercial GSM	750
Approximate total GSM	11,960
Approximate residential units	121
Approximate parking spaces	90

OCTOBER 2007 UPDATE

As part of the Don Mills Road Transit Improvements Environmental Assessment, the City of Toronto has requested that an easement be reserved for a potential bus ramp extending from the Eastern overpass to Bayview Avenue. The impacts of this potential bus ramp are shown at the northern edge of Blocks 19 and 20. Any service and parking access proposed beneath this ramp to be negotiated. Area calculations have been updated to include ground floor commercial and residential uses.



Minimum Green Building Requirements

Integrated Design Process

- Building upon process from River City 3
- Milestones:
 - Sustainability Conceptual Development - Ongoing
 - Schematic Design Development (Charrette) - Imminent
 - Detailed Design Development (Charrette) - Future
 - Sustainable Design Intent document - Future
 - Design Reviews (60% CD) - Future
 - Design Reviews (90% CD) - Future

Minimum Green Building Requirements

LEED Gold

- Registered under LEED NC-Canada 2009
- 60 Points Required
- **65 Points Currently Targeted**

Toronto Green Standard (TGS v2.0)

- Tier 1 + Tier 2 (Base)
- Optional Tier 2 Selections (3 measures)
 1. SW3.1 Construction and Demolition Waste
 2. SW1.5 Enhanced Waste Storage Space (MGBR 9)
 3. GHG2.2 Operational Systems (MGBR 6)
 4. *SW5.1 Regional Materials (LEED MRc5)*

Targeted	Pursuing	Submitted & Evaluated	Not Pursued	LEED NC 2009 Scorecard for River City - Phase 4
				Potential LEED Rating: Gold
48	7	2	34	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points
24	0	0	0	SUSTAINABLE SITES
				RESPONSIBILITY
-				SSp1 Construction Activity Pollution Prevention Contractor
1				SSe1 Site Selection Urban Capital
5				SSc2 Development Density and Community Connectivity Urban Capital
1				SSc3 Brownfield Redevelopment Urban Capital
6				SSc4.1 Alternative Transportation: Public Transportation Access Urban Capital
1				SSc4.2 Alternative Transportation: Bicycle Storage & Changing Rooms Architect
3				SSc4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles Urban Capital
2				SSc4.4 Alternative Transportation: Parking Capacity Architect
1				SSc5.1 Site Development: Protect or Restore Habitat Landscape Architect
1				SSc5.2 Site Development: Maximize Open Space Landscape Architect
1				SSc6.1 Stormwater Design: Quantity Control Civil Engineer
1				SSc6.2 Stormwater Design: Quality Control Civil Engineer
1				SSc7.1 Heat Island Effect: Non-Roof Landscape Architect
1				SSc7.2 Heat Island Effect: Roof Landscape Architect
1				SSc8 Light Pollution Reduction Electrical Engineer
6	2	0	2	WATER EFFICIENCY
				RESPONSIBILITY
-				WEp1 Water Use Reduction Mechanical Engineer
2	2			WEe1 Water Efficient Landscaping Landscape Architect
		2		WEe2 Innovative Waterwise Technologies
4				WEe3 Water Use Reduction Mechanical Engineer
13	2	0	70	ENERGY & ATMOSPHERE
				RESPONSIBILITY
-				EAp1 Fundamental Commissioning of Building Energy Systems Commissioning Agent
-				EAp2 Minimum Energy Performance Contractor
-				EAp3 Fundamental Refrigerant Management Mechanical & Electrical Engineer, Architect
6	2	0		Ea1 Optimize Energy Performance Mechanical & Electrical Engineer, Architect
		7		Ea2 On-Site Renewable Energy
		3		Ea3 Enhanced Commissioning
2				Ea4 Enhanced Refrigerant Management Mechanical Engineer
3				Ea5 Measurement & Verification Measurement & Verification Specialist
		3		Ea6 Green Power
4	3	0	7	MATERIALS & RESOURCES
				RESPONSIBILITY
-				MRp1 Storage & Collection of Recyclables Architect
		4		MRc1 Building Reuse
2				MRc2 Construction Waste Management Contractor
		2		MRc3 Materials Reuse
1	1			MRc4 Recycled Content Contractor
1	1			MRc5 Regional Materials Contractor
		1		MRc6 Rapidly Renewable Materials
1				MRc7 Certified Wood Contractor

Targeted	Pursuing	Submitted & Evaluated	Not Pursued	LEED NC 2009 Scorecard for River City - Phase 4
				Potential LEED Rating: Gold
83	7	2	34	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points
9	0	0	6	INDOOR ENVIRONMENTAL QUALITY
				RESPONSIBILITY
-				EQp1 Minimum IAQ Performance Mechanical Engineer
-				EQp2 Environmental Tobacco Smoke Control Urban Capital
		1		EQe1 Outdoor Air Quality Monitoring
		1		EQe2 Increased Ventilation S+A
1				EQc1 Construction IAQ Management Plan: During Construction Contractor
1				EQc2 Construction IAQ Management Plan: Before Occupancy Contractor
1				EQc4.1 Low-Emitting Materials: Adhesives & Sealants Contractor
1				EQc4.2 Low-Emitting Materials: Paints & Coatings Contractor
		1		EQc4.3 Low-Emitting Materials: Flooring Systems
		1		EQc4.4 Low-Emitting Materials: Composite Wood and Agglomerate Products
1				EQc5 Indoor Chemical & Pollutant Source Control Mechanical Engineer
1				EQc6.1 Controllability of Systems: Lighting Electrical Engineer
1				EQc6.2 Controllability of Systems: Thermal Comfort Mechanical Engineer
1				EQc7.1 Thermal Comfort: Design Mechanical Engineer
				EQc7.2 Thermal Comfort: Verification
				EQc7.3 Daylight & Views: Daylight
1				EQc7.4 Daylight & Views: Views Architect
4	0	2	0	INNOVATION IN DESIGN
				RESPONSIBILITY
1				IDc1.1 Open Building Education Urban Capital
1				IDc1.2 Exceptional Performance for SSc7.2 Heat Island: Non-Roof Landscape Architect
1				IDc1.3 Exceptional Performance for WEe3 Water Use Reduction (>45%) Mechanical Engineer
	1			IDc1.4 Bird Collision Deterrence Architect
		1		IDc1.5 LEED Green ID Credit TBD
1				IDc2 LEED Accredited Professional MNM
3	0	0	1	REGIONAL PRIORITY
				RESPONSIBILITY
				RPc1 Durable Building
1				RPc2 Regional Priority (SSc2) Urban Capital
1				RPc2 Regional Priority (SSc7.2) Landscape Architect
1				RPc2 Regional Priority (WEe2) Mechanical Engineer

Minimum Green Building Requirements

Optimize Energy Performance Targets

- MGBR 4a: 40% reduction energy cost to MNECB (No Process Loads)
- TGS Tier 2: 44% reduction energy to MNECB (Process Loads)

Energy Efficiency Measures

- *Envelope* – Enhanced thermal break, higher soffit insulation, higher insulating levels for glazing, spandrel and metal panel
- *HVAC* – Chiller with high COP, condensing boiler, in-suite ERVs
- *Lighting* – LED lighting, lighting controls

Minimum Green Building Requirements

Measurement and Verification

- EAc5 is part of the LEED Gold strategy for River City 4
- Next steps:
 - Conduct M&V design review
 - Develop M&V plan
 - Develop M&V specifications

Minimum Green Building Requirements

Suite Features

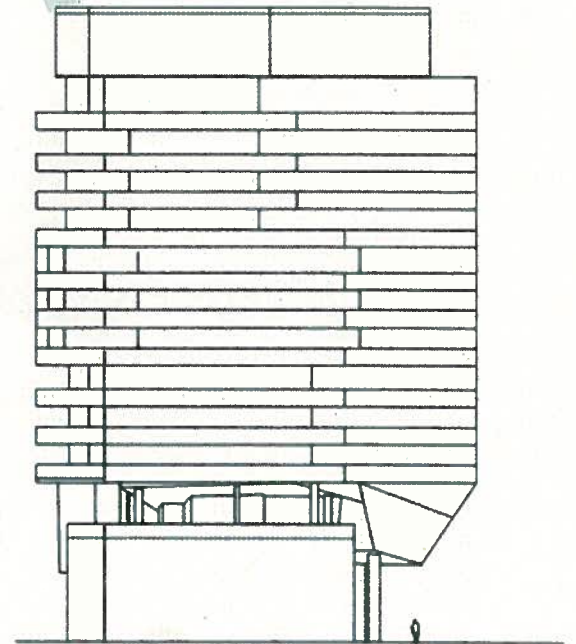
- Energy Star rated dishwasher, washing machine & refrigerator
- Suite level metering for energy and water consumption
- Separate cabinet space capable of three-stream waste collection
- Access to bicycle parking that is beyond LEED ND requirements (Toronto Green Standard more stringent)



Minimum Green Building Requirements

Long Term Flexibility

- All below grade parking
- Architect will ensure slab-to-slab height requirements are taken into account
- Structural Engineer will ensure live load capacity requirements are met and will be verified early in the process



Minimum Green Building Requirements

Green Roofs

- Roof at upper level will be designed to accommodate a superimposed dead load of an intensive green roof
- Green roof coverage representing 50% of the ground floor area for all roof areas will be achieved
- Meet Toronto Green Roof Bylaw (more stringent)

