



WDLs Block 5 - Reikai Centre

Schematic Design

September 23rd, 2020

Project Description

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects, PMA, Footprint, Blackwell

Review Stage: Schematic Design

Background

- **Rekai Centres** is a non-profit charitable corporation that owns and operates two long-term care homes in downtown Toronto.
- **Rekai** has been actively pursuing the site and working with the Province and Waterfront Toronto for the past ten years.
- The development was previously brought to DRP for Issues Identification in November 2017.
- Rekai Centres closed on the land with Infrastructure Ontario on January 2020

Development Partnership

- **Options for Homes** is no longer involved in the project and development no longer proposed condominium units.
- **Waterfront Toronto** and **Rekai Centers** signed a development agreement in December 2017.

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Review Stage: Schematic Design

Scope Overview

- Long Term Care home with 348 beds (increased from 220-264 proposed in 2017).
- The current proposal has been endorsed by local resident associations.
- WT has always felt that this is an important use and exciting project for the WDL.

Timeline

- Rekai Centres has submitted a Preliminary Project Review to determine whether the project needs to go through a rezoning or site plan with minor variances.
- Fall 2020 – Target Site Plan Application
- Q2 2021 – Target Construction Start
 - Q2 2021 Enabling Works
 - Q3/4 2021 Below Grade Work
 - Q1 2022 Above Grade Superstructure

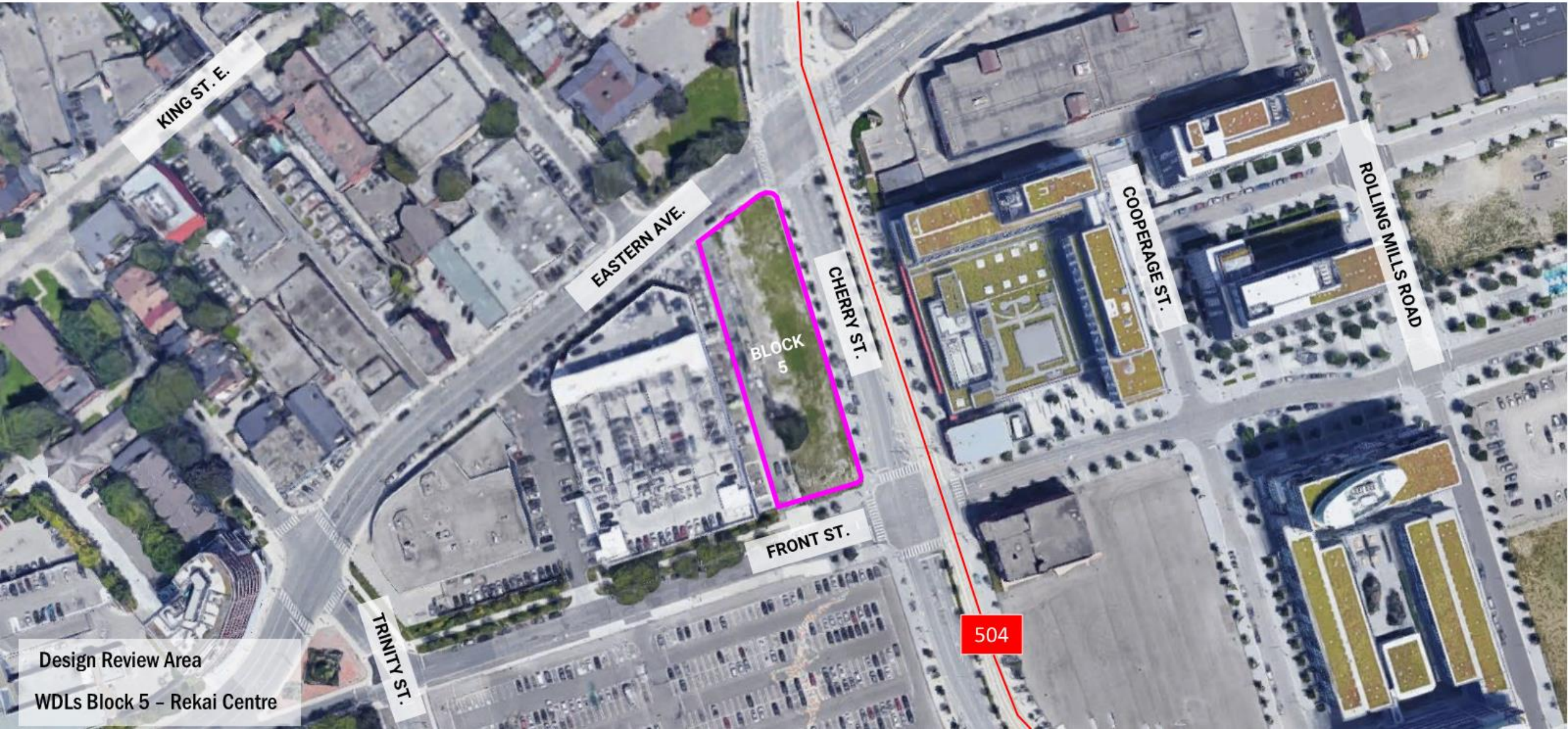
Existing Site Context

Rekai Centre

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Review Stage: Schematic Design



Design Review Area
WDLs Block 5 - Rekai Centre

Existing Site Context

Rekai Centre

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Review Stage: Schematic Design



VOLVO
TORONTO

HONDA
DOWNTOWN

BLOCK 5

EASTERN AVE.

CHERRY ST.

COOPER
KOO FAMILY
YMCA

FRONT ST.

FUTURE
BLOCKS 3,4,7

FUTURE BLOCK
10

Existing Site Context

Rekai Centre

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Review Stage: Schematic Design



Looking northwest at the intersection of Front St. and Cherry St.

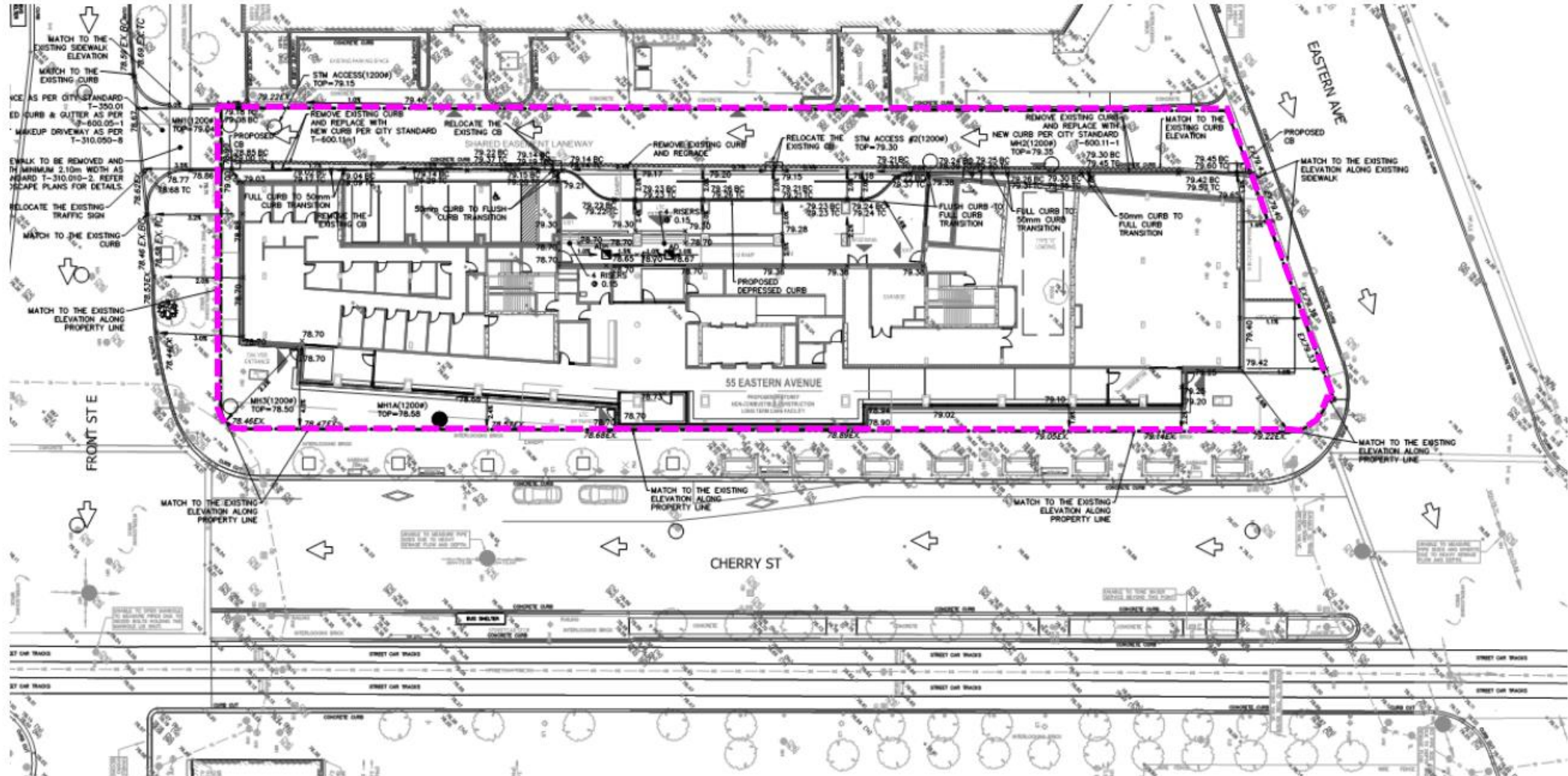
Site Boundary

Rekai Centre

Proponent: Rekai Centres

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Review Stage: Schematic Design



Precinct Context

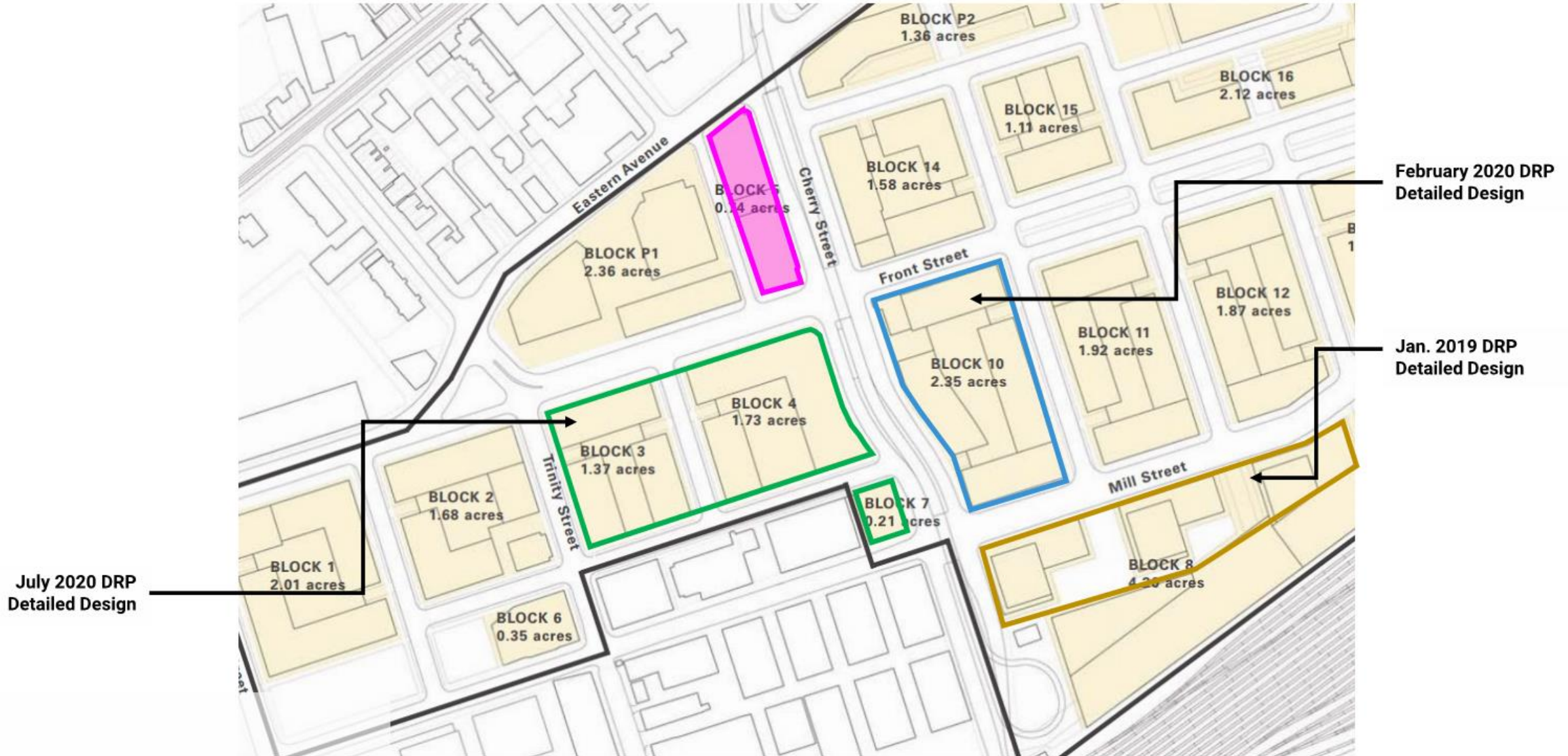
West Don Lands Block Plan

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects, PMA, Footprint, Blackwell

Review Stage: Schematic Design



Precinct Context

West Don Lands Built Form

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects, PMA, Footprint, Blackwell

Review Stage: Schematic Design



Precinct Context

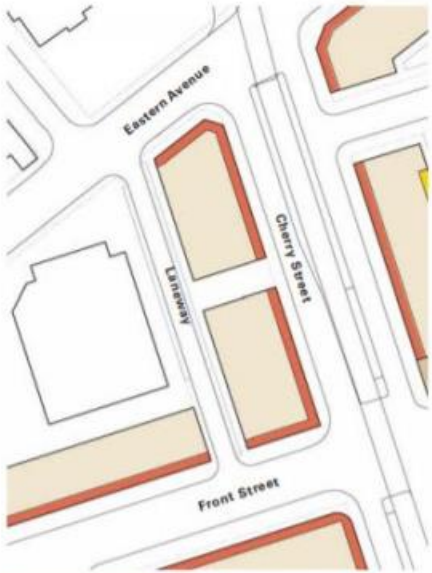
Block 5

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Review Stage: Schematic Design



FRONTAGES AND GROUND FLOOR USES

Active uses line Eastern Avenue, Front Street, and Cherry Street, a main north/south street connecting the City through the West Don Lands to the Portlands.

ACTIVE USE FRONTAGE ZONE



SETBACKS, COURTYARDS, AND OPEN SPACE

Development on the block extends to the property lines on all sides.



HEIGHTS AND STEPBACKS

Buildings facing Cherry Street will be 8 storeys in height with a stepback above the 6th storey.

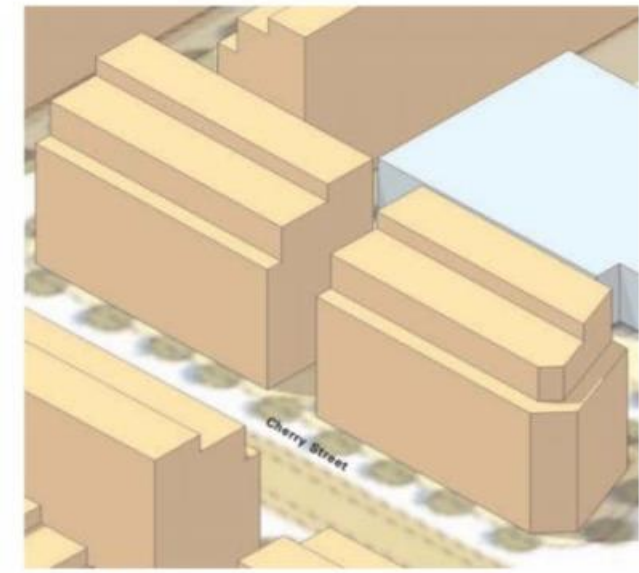
6 STOREYS+PENTHOUSE / 24M
8 STOREYS+PENTHOUSE / 30M



PARKING AND SERVICING

Parking for these buildings must be accommodated below-grade within the designated block boundary due to the dimensional constraints of the site.

REQUIRED BELOW-GRADE PARKING LOCATION
ACCESS WAY



OVERALL MASSING

Large apartment buildings define and contain this area of Cherry Street.

Zoning

Site Context

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects

Review Stage: Schematic Design

Land use: Regeneration Area

Secondary Plan Areas: Central Waterfront & King-Parliament

Zoning: RA(h) - Holding Zone

Maximum height: 26 metres

Development Context: Block 10

From May 2019 DRP – Schematic Design

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects, PMA, Footprint, Blackwell

Review Stage: Schematic Design

Block 5



Development Context: Blocks 3,4,7

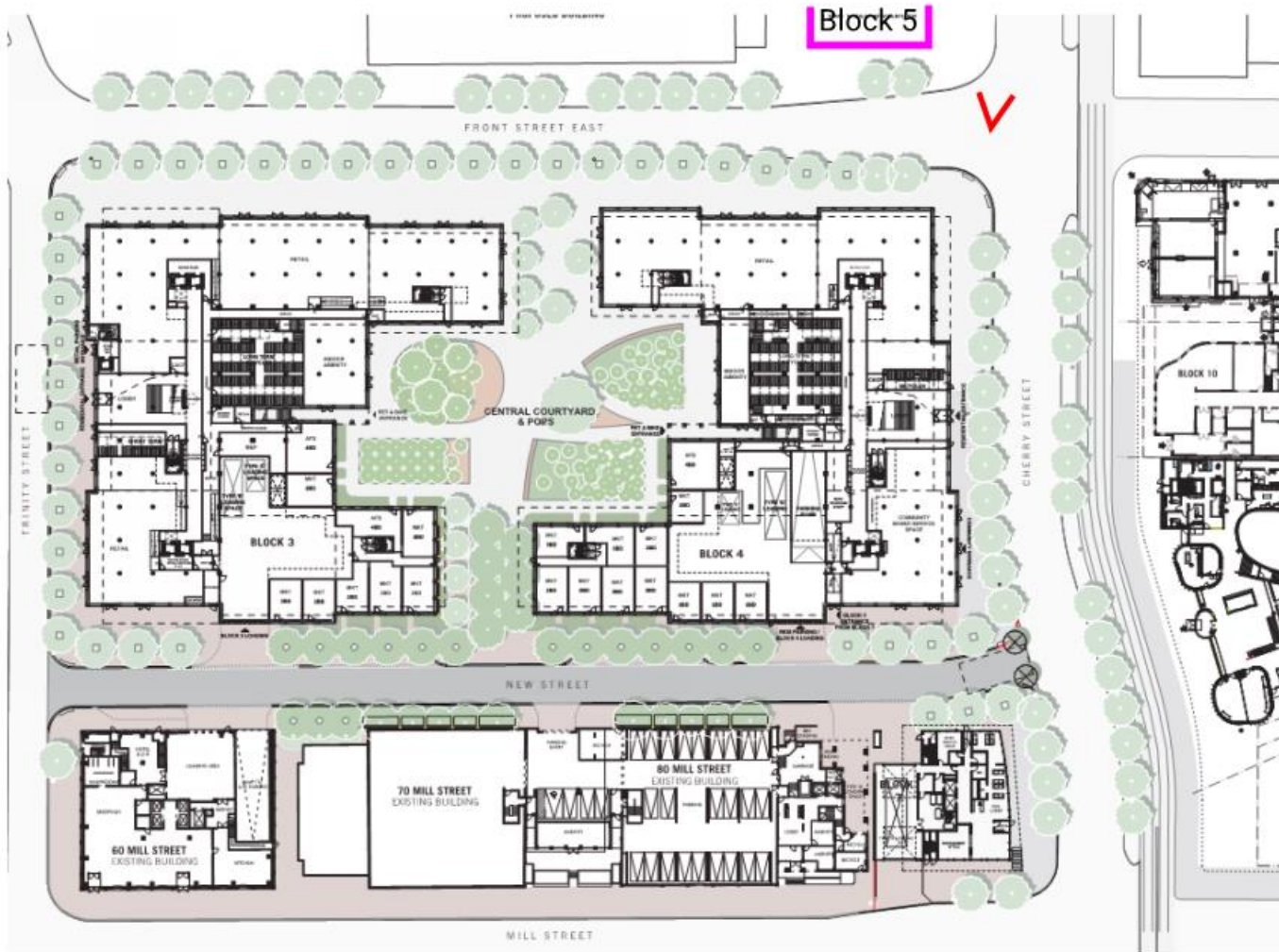
From July 2020 DRP – Detailed Design

Rekai Centre

Proponent: Rekai Centres

Design Team: Montgomery Sisam Architects, PMA, Footprint, Blackwell

Review Stage: Schematic Design



Project Approval Stage

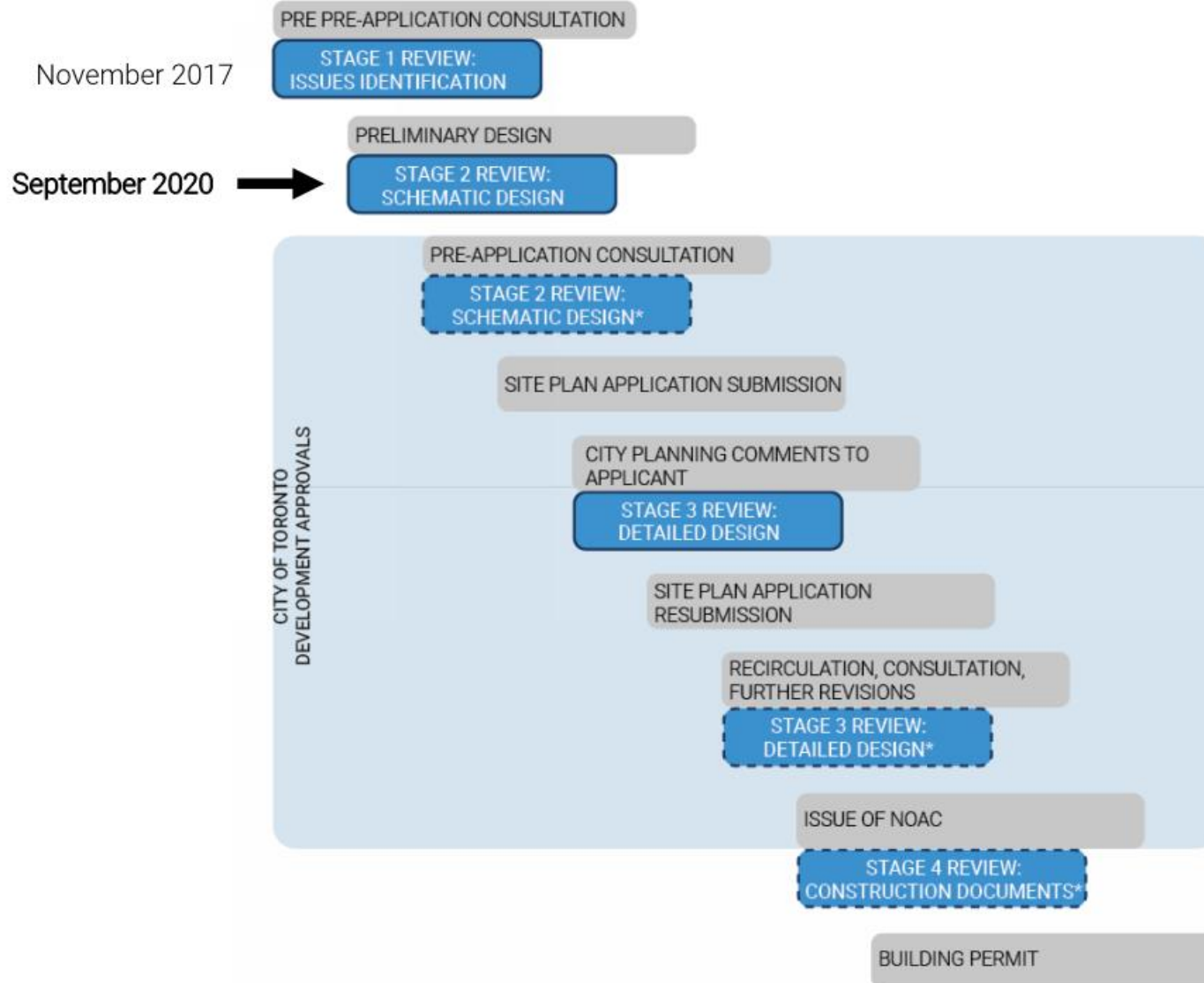
DRP Stream 2: Public land – Site Plan Approval

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Review Stage: Schematic Design



Recap from November 2017

Issues Identification Consensus Comments

- The intergenerational opportunity for this building and surrounding facilities is important – ensure access to George Brown College and YMCA facilities to maximize this opportunity.
- The accessible green roof is an important asset. Consider the possibility of stormwater collection.
- Consider a party wall condition instead of the passageway.
- The quality of the public realm is critical. Ensure that the design builds on the quality of the existing public realm.
- Explore the possibility of minimizing the parking
- The garbage and servicing area requires improvements to avoid feeling like the backside of the building.
- Continue coordination with the City of Toronto.

Areas for Panel Consideration

Waterfront Toronto and City of Toronto

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Building

- As a site with 4 active facades, does the ground floor have strong facing and animating conditions on all sides?
 - Cherry facade relationship with street and adjacent developments
 - South façade relationship with Front Street
 - The new laneway: access, service/loading, visitor parking
- Does the building design meet Waterfront Toronto's objectives of design excellence?
 - Visual porosity and animation
 - Façade expressions
 - Approach to materiality

Public Realm and Landscape

- Ground floor landscape interface with all 4 streets
- Upper level landscape designs and plantings: terrace and roof decks

Sustainability

- Do the sustainability targets meet Waterfront Toronto's objectives? Has the design team adequately considered the key strategies in meeting the targets?



THE
REKAI
CENTRE
AT CHERRY PLACE

DRAFT

**WATERFRONT TORONTO
DESIGN REVIEW PANEL - STAGE 2**

SEPTEMBER 23, 2020

MontgomerySisam

The Rekai Centre at Cherry Place

The Rekai Centres, a non-profit corporation, governed by a volunteer Board of Directors, is proud to unveil the Rekai Centre at Cherry Place.

Previously, we had partnered with Options for Homes. Ultimately, we have elected to proceed alone with our plans for long term and health care uses.

The Rekai Centres are planning a leading edge, innovative Long Term Care home providing care to 348 persons.



Background on Long-Term Care Homes in downtown Toronto

As of January 2020, between 1200-1800 Long Term Care beds are leaving downtown Toronto by 2025. In July 2020, the Ministry of Long-Term Care decreed that all Class C - ie homes older than 30 years which have many 4 bed ward - could only have 2 residents in a previously 4 bed ward. This is to help reduce the spread of COVID-19. The Re kai Centre at Sherbourne Place, licensed for 126 beds, currently has 88 residents as a result of the above direction. Two private beds are now left open to be used as isolation rooms if necessary.

The LTC Homes are working with the hospitals to empty "ALC" Alternative Level of Care patients now - before the second wave. There are over 300 ALC patients in downtown hospitals currently. Individuals from the community waiting for LTC, experience an even greater wait list. This will likely not decrease until new LTC homes are built.

During the COVID-19 pandemic, St. Michael's Hospital Dialysis Centre went into outbreak.

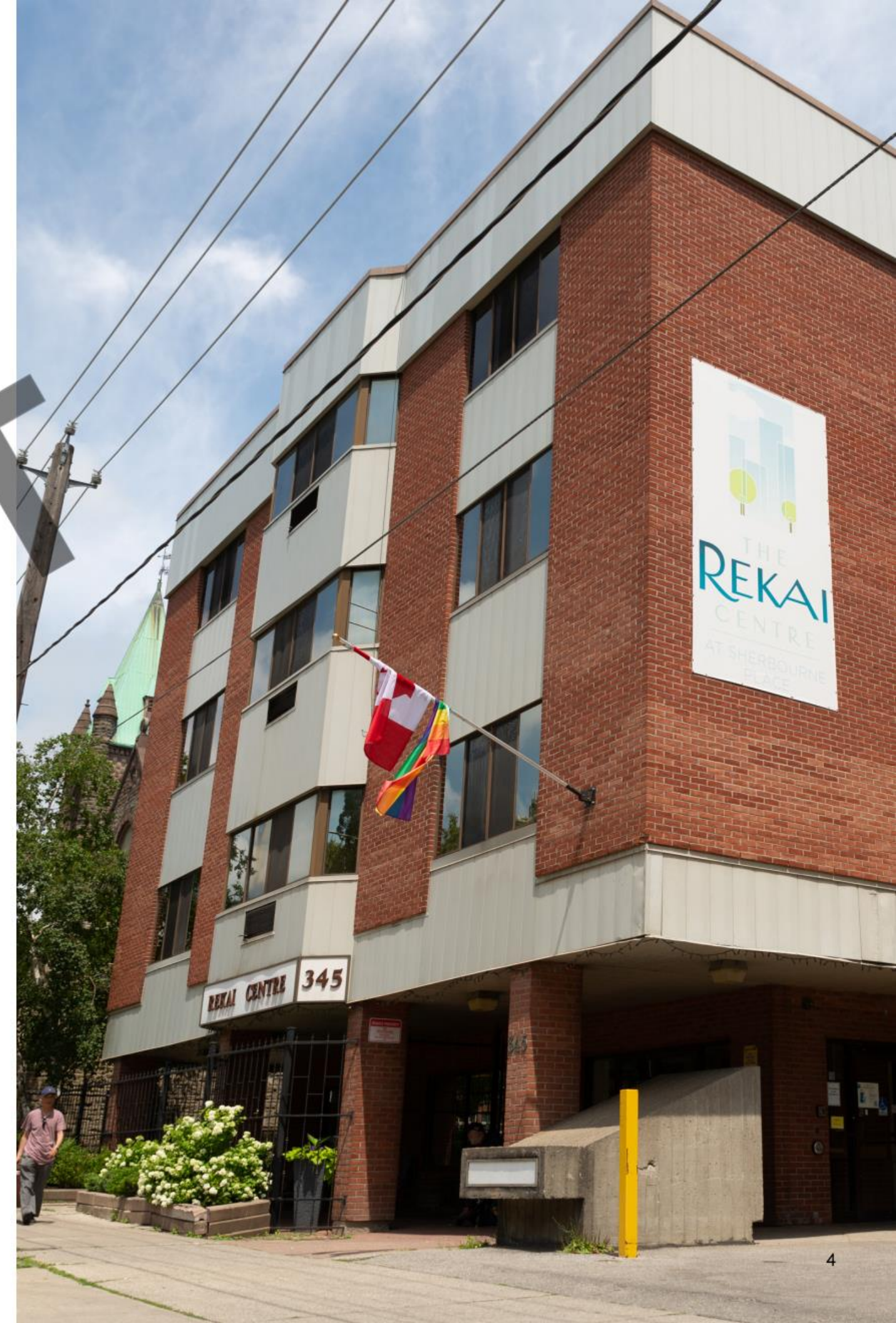


Background

We do not know the current count of LTC beds which are now sitting empty to ensure maximum infection control. The LTC Homes are working with the hospitals to empty “ALC” Alternative Level of Care patients now - before the second wave. There are over 300 ALC patients in downtown Toronto currently.

During the COVID-19 pandemic, St Michael’s Hospital Dialysis Centre went into outbreak. Their index patient, was a resident from a Long-Term Care Home - not from Reikai Centres.

Individuals from the community waiting for LTC, experience an even greater wait list. This will likely not decrease until new LTC homes are built.



Rekai Centre at Cherry Place

Program Elements

Vision

The new Rekai Centre at Cherry Place has been greatly influenced by our lived experience with COVID-19 in addition to our desire to provide emotion-based care, particularly for those living with Alzheimers/Dementia.

Alignment of Infection Control/Emotion-based Care

Critical to the success of Infection Control and Emotion-based Care are small neighbourhoods. From an Infection Control perspective, it is imperative that residents who have contracted infectious diseases be isolated. Negative Pressure Isolation Rooms and rooms with full oxygen have been created.

Those living with Alzheimers/Dementia, small neighbourhoods, the ability to stroll in small environments, provide for a more meaningful life.



Leading Innovative Infection Control Measures in Long Term Care

Based on our lived experience with COVID-19, the following design elements have been added:

- 2 Negative pressure isolation rooms on floor 7 & 9
- The air pressure inside the room is lower than the air pressure outside the room. This means that when the door is opened, potentially contaminated air or other dangerous particles from inside the room will not flow outside into non-contaminated areas.
- A further third private room,
- A door in the hallway to isolate those 3 residents, creating an “Protective Zone”
- Centrally piped Oxygen in the activity room to create a new resident bedroom if needed (this is a life-supporting element when the need for Oxygen is dire) and
- The placement of garbage and laundry chutes to ensure the integrity of isolation procedures.

Dementia and Alzheimer Focused Space

The Alzheimers Society of Toronto projects there will be 70,000 people living with Alzheimers/Dementia by 2030 less than a decade away - 7 years after our building opens!

Our plans are to create special Dementia floors with small neighbourhoods, colours chosen by a Master of Colour Therapy from OCAD staffed with Registered staff and PSWs with special dementia education.



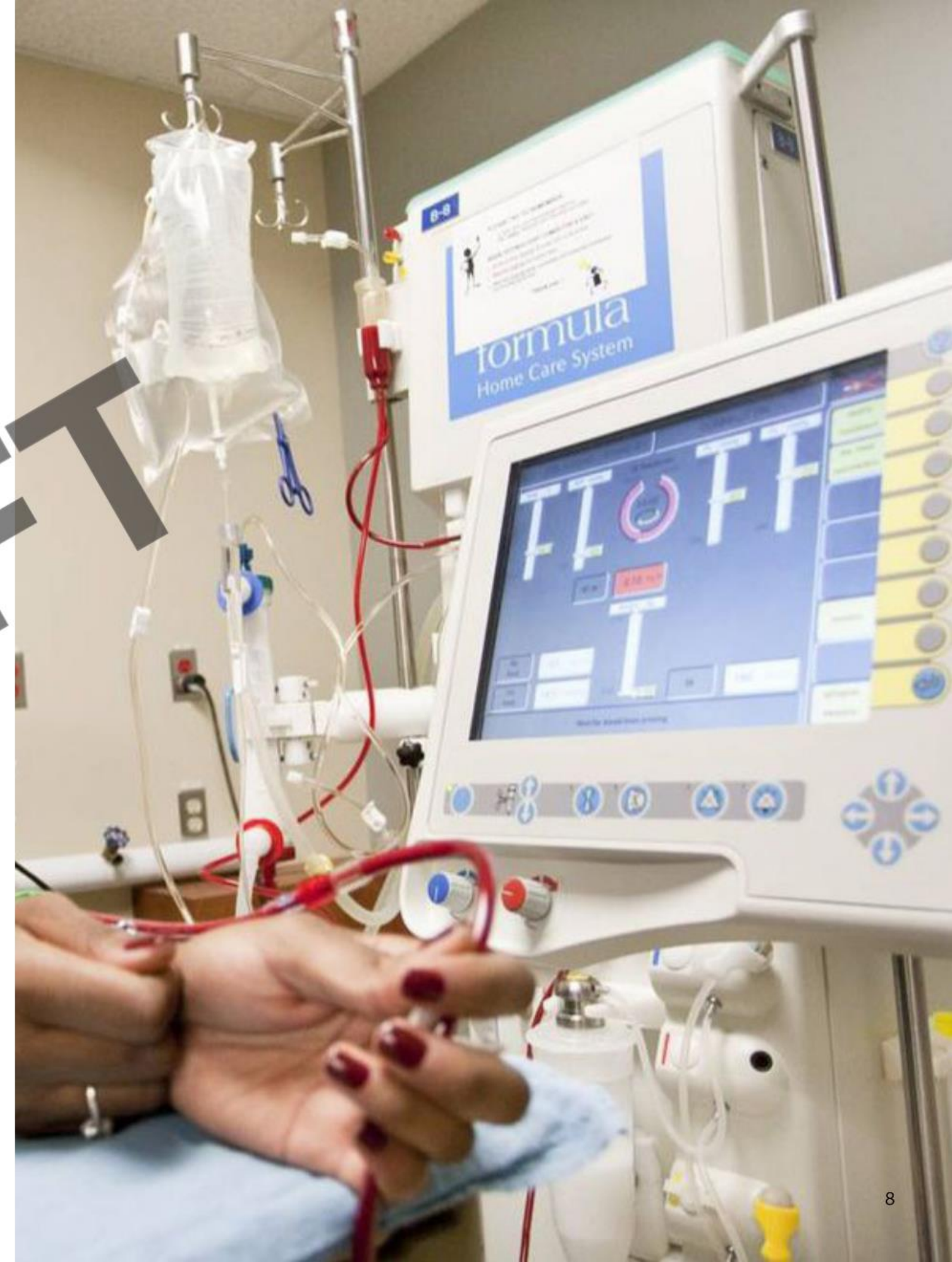
Dialysis Centre

In collaboration with St. Michael's Hospital, we will open a new 9 station Dialysis Centre with walls separating the stations for maximum infection control.

Research illustrates there are currently 42 individuals waiting for LTC who also need life-saving hemo and peritoneal dialysis. Because of this data, the Dialysis Centre was increased from the original 6 stations to 9.

The Dialysis Centre will be open to LTC residents and members of the community.

The Rekai Centre at Sherbourne Place has been offering peritoneal dialysis in cooperation with St. Michael's Hospital for over a decade.



College for PSWs

We have been working with the Dept of Employment and Social Development, Immigration Canada, Ministry of Colleges and Universities, Ministry of Health as well as local academic partners such as Humber College, George Brown College etc for 3-4 years to seek a long-term solution to the looming PSW shortage.

The new Re kai College will offer the first 2 year specialized PSW program in Ontario and perhaps Canada, allowing for healthcare workers from across the world to come to Ontario, contribute to our healthcare system, and become Permanent Residents.



Seniors Assessment Centre

Emergency Departments are often filled with residents from LTC homes, retirement homes, or patients of Family Practices .

Many times they are seeking medical assistance for relatively minor medical issues such as UTI (urinary track infections), a slip and fall, pneumonia etc.

This proposed new program, under the medical oversight of St, Michael's Hospital, would treat patients from downtown LTC homes, retirement homes or the St. Michael's Family Practice for relatively minor health conditions, ensuring they receive medical treatment quickly without filling up acute care hospital ERs.

West Don Lands Community

Letter of Support

“The Rekai Centres made a presentation to the virtual meeting of the West Donlands on August 24th which was received with enthusiastic support by committee members and members of the public present. Participants are supportive of both the well-designed architectural plans and the overall program in which Rekai intends to include four innovative components to the LTC facility: Dementia and Alzheimers focused space, the Seniors Assessment Centre, a Dialysis Centre and the College of PSWs. The total program will be an outstanding addition with significant benefits for the broader community”

Signed by **Michael Wilson** and **Cindy Wilkey**

St. Lawrence Neighbourhood Association

Letter of Support

“We are writing to support this facility in the downtown area for our community. To see the Re kai Centres experience outbreak and use that lived experience to incorporate the innovative ideas that were presented such as Alternative Level of Care and Seniors Assessment Centre. The proposal is future proofed, and the innovations will stand the test of time.

The SLNA did express concern with the first iteration; the height and massing were out of context and now this proposal addresses those concerns and provides a built form that supports the principles of the West Don Lands Master Planned Community.”

Signed by **Suzanne Kavanagh**

CONTENTS

1. Issues Identification
2. Site Context
3. Architecture
4. Public Realm
5. Sustainability
6. Appendix

1. ISSUES IDENTIFICATION

DRAFT

1. The previous proposal included *Options for Homes* as a partner in a tall tower building. The proposal is for *Rekai* only, and includes *348 Long-Term Care Beds* with associated programming.
2. During the previous design-review panel (DRP), the discussion was limited because of the height restriction. This proposal no longer has a tower, and has been endorsed by the local resident associations.

2. SITE CONTEXT

DRAFT



SITE PHOTO - SOUTH FACING AT EASTERN AVE. AND CHERRY ST.

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SEPTEMBER 23, 2020



SITE PHOTO - NORTH FACING AT FRONT ST.

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SEPTEMBER 23, 2020

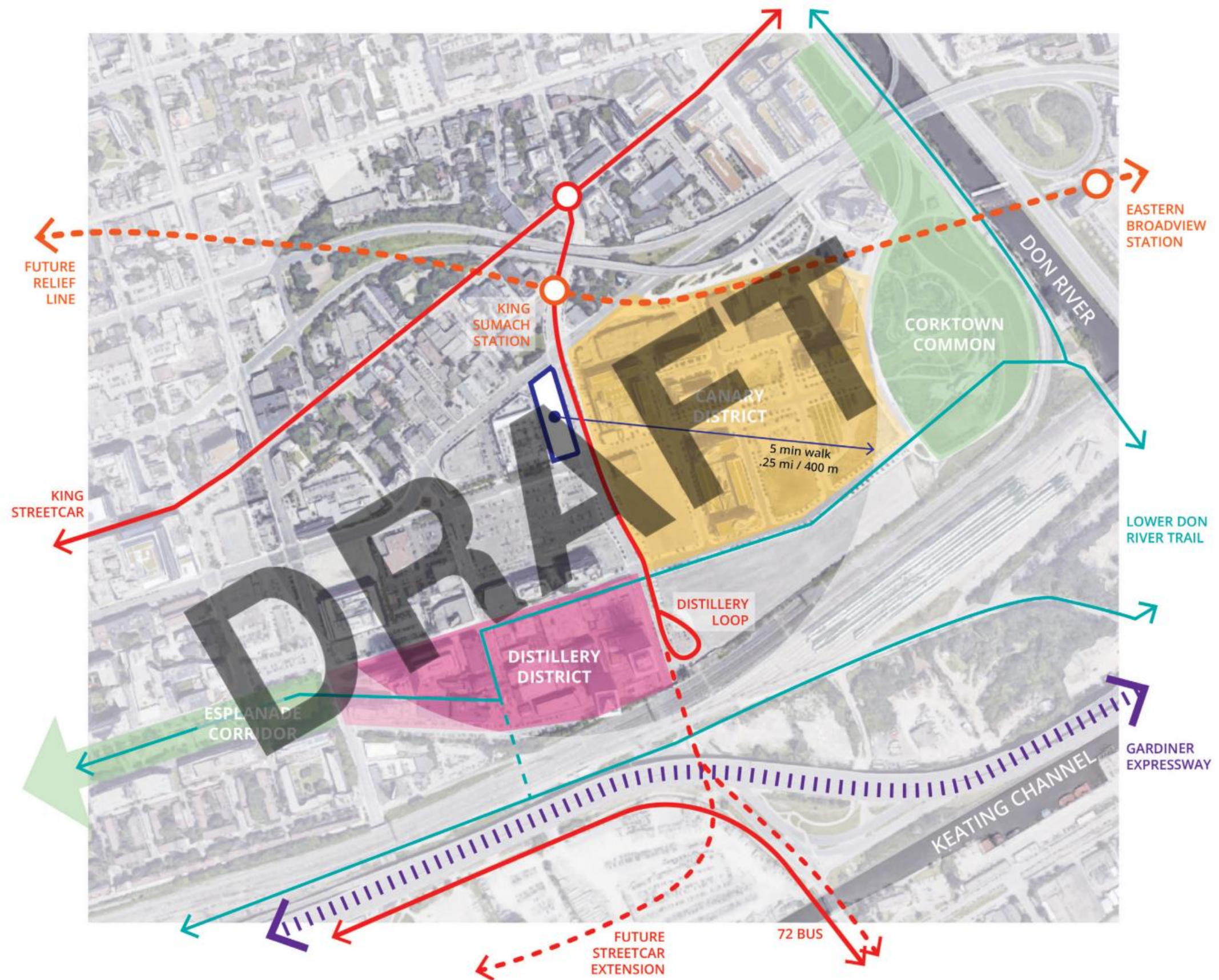


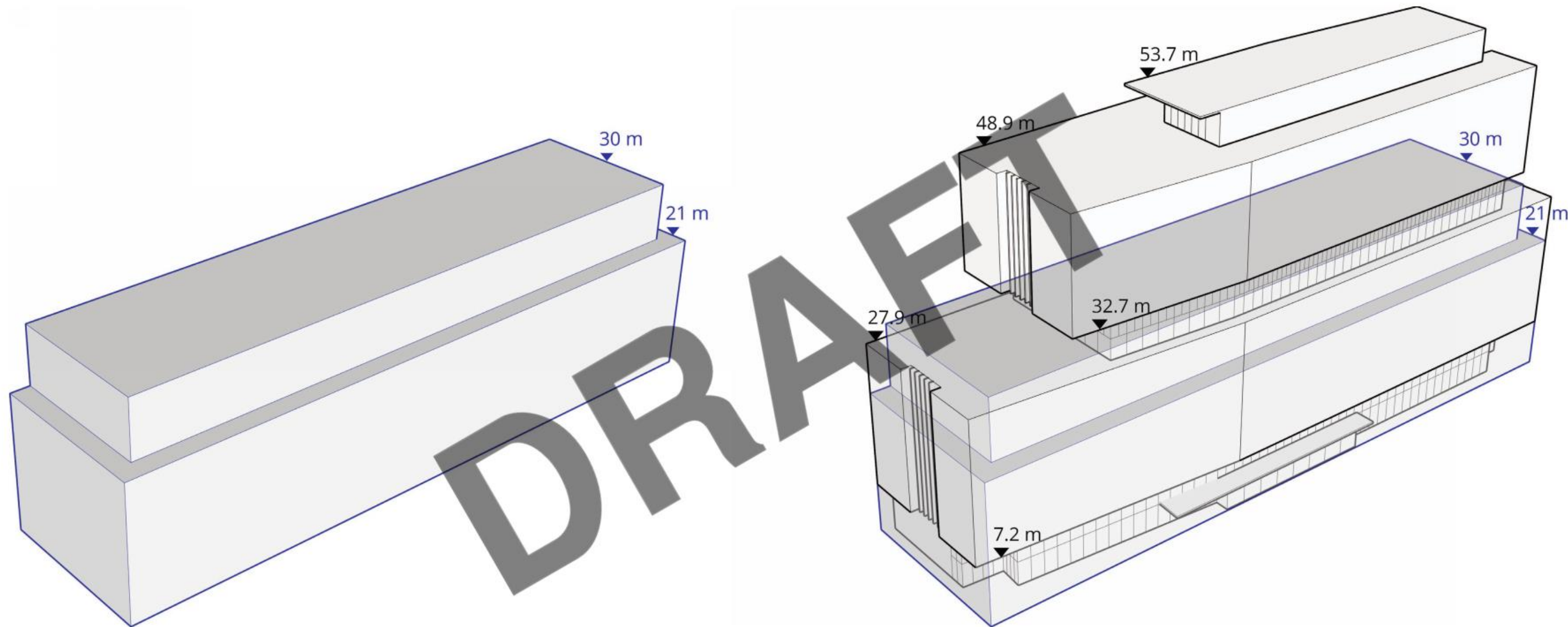
SITE PHOTO - WEST FACING AT FRONT ST.

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SEPTEMBER 23, 2020







ZONING ENVELOPE

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SEPTEMBER 23, 2020



BUILDING CONTEXT

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SEPTEMBER 23, 2020



SITE AXONOMETRIC

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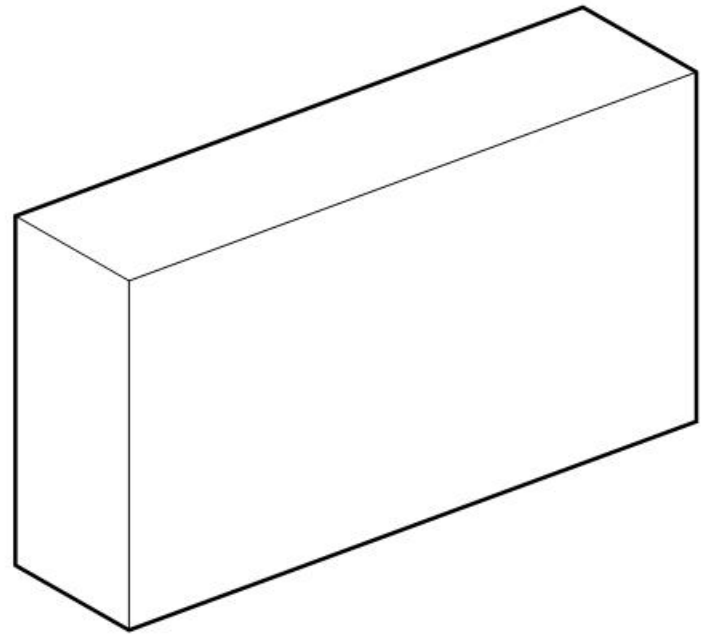
SEPTEMBER 23, 2020



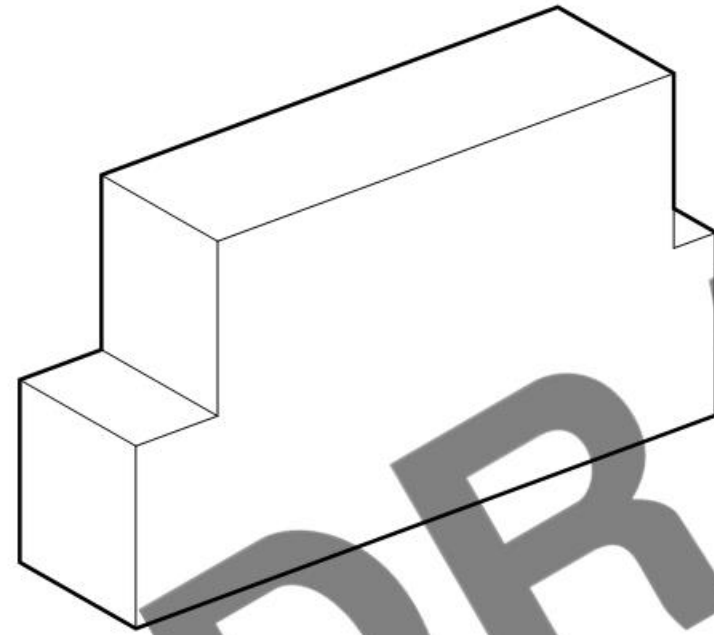
SITE AXONOMETRIC

Montgomery Sisam Architects

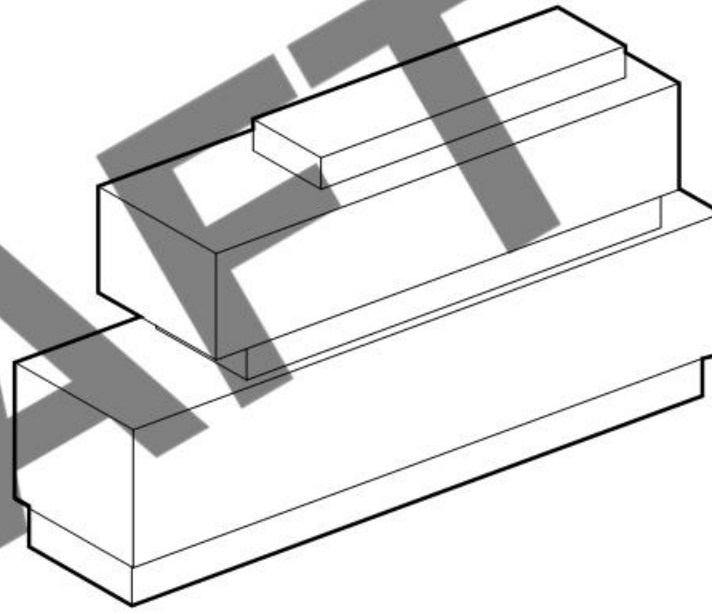
SEPTEMBER 23, 2020



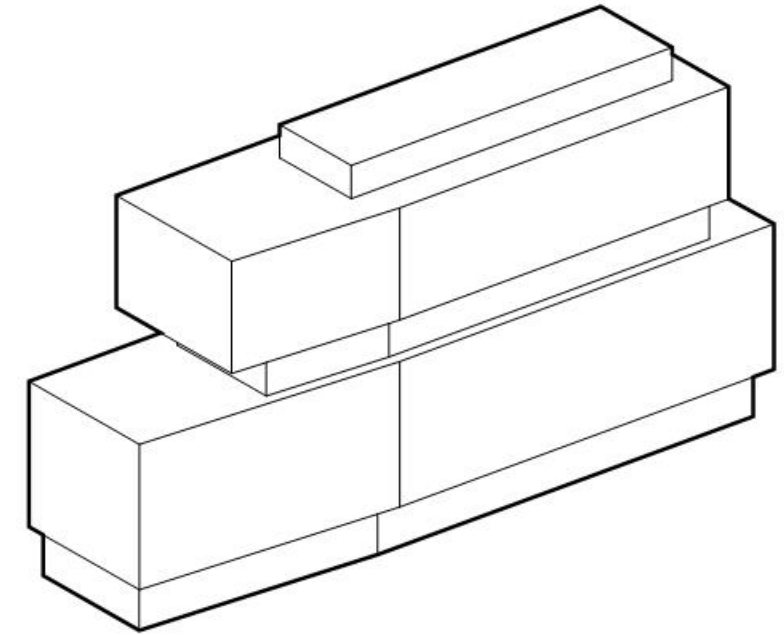
1. MASS



2. SETBACKS



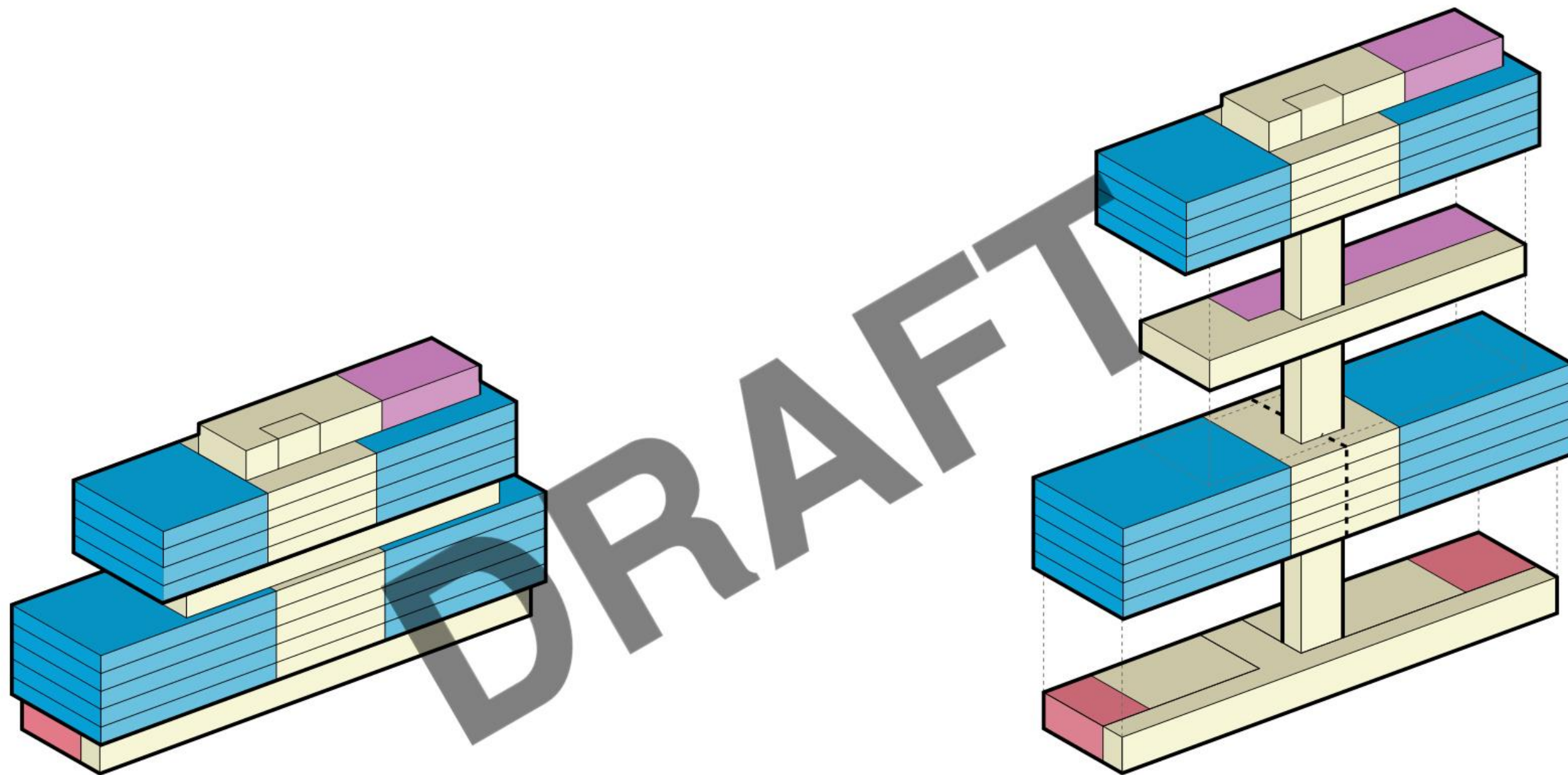
3. CREATION OF AMENITY



4. INFLECTION

3. ARCHITECTURE

- PROGRAMME
- BUILDING AS AN OCEAN LINER
- BUILDING AS A LIBRARY OF RESIDENTS
- FLOOR PLANS
- RENDERINGS

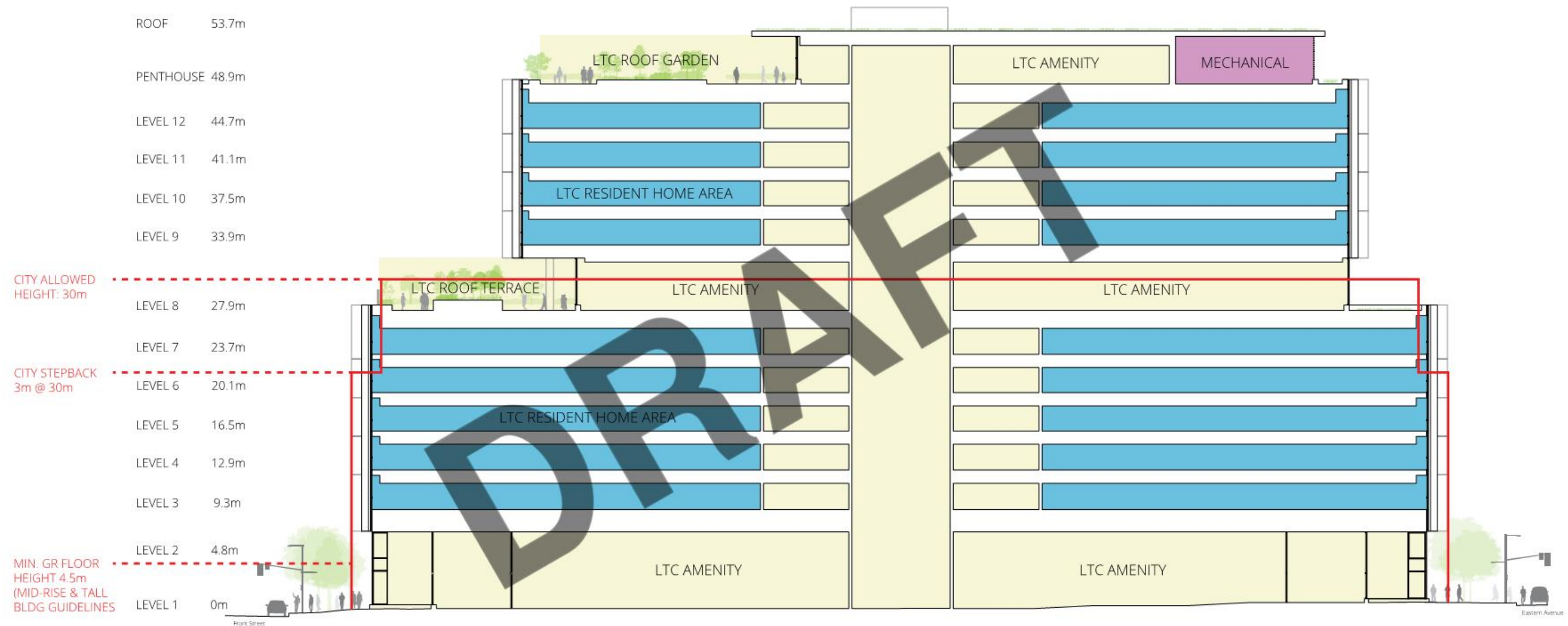


- LTC COMMON AMENITY AREAS
- DIALYSIS CLINIC / TENANT AREAS
- RESIDENT HOME AREAS
- BUILDING SYSTEMS

PROGRAMME - EXPLODED AXONOMETRIC

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SEPTEMBER 23, 2020

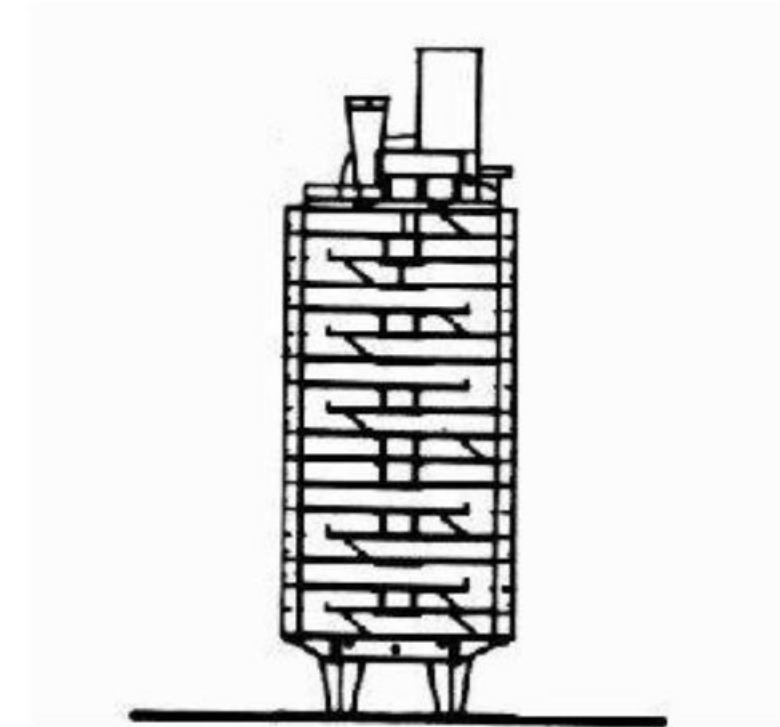
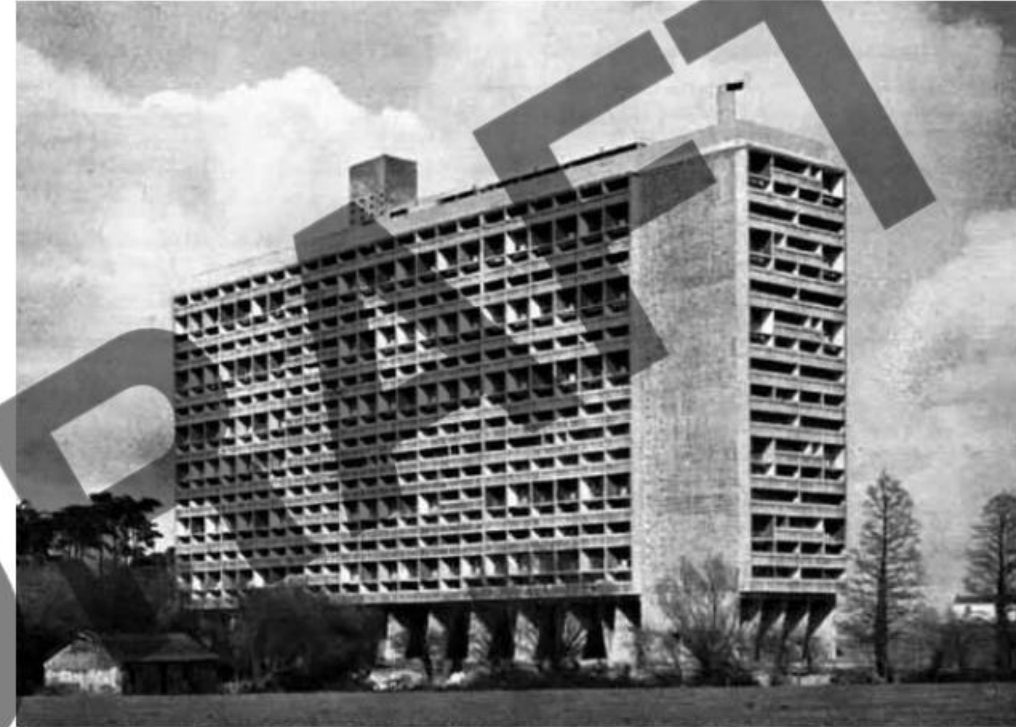


- LTC COMMON AMENITY AREAS
- DIALYSIS CLINIC / TENANT AREAS
- RESIDENT HOME AREAS
- BUILDING SYSTEMS

PROGRAMME - BUILDING SECTION

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BUILDING AS AN OCEAN LINER

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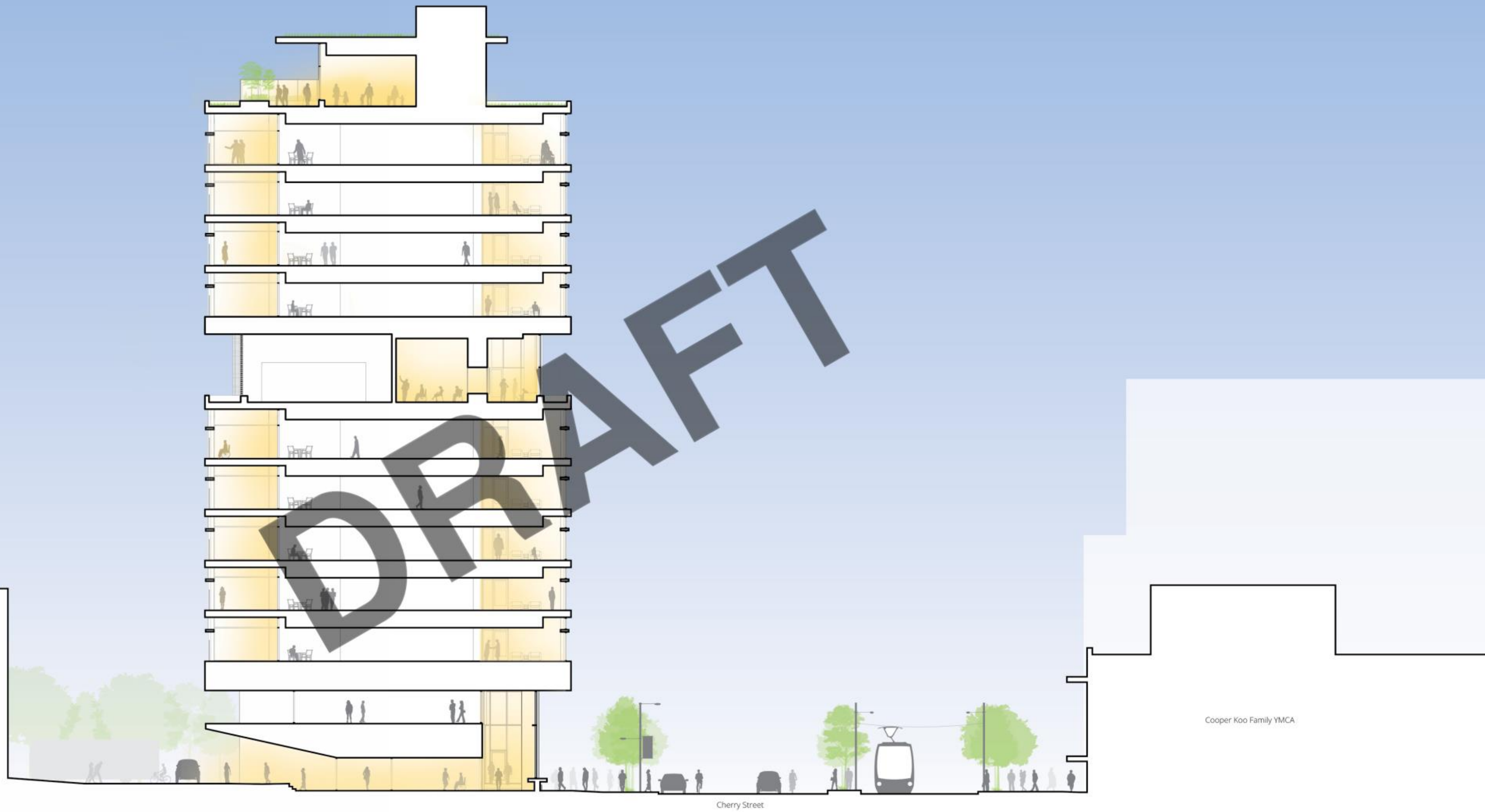
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TRANSVERSE SECTION - TERRACE GARDENS

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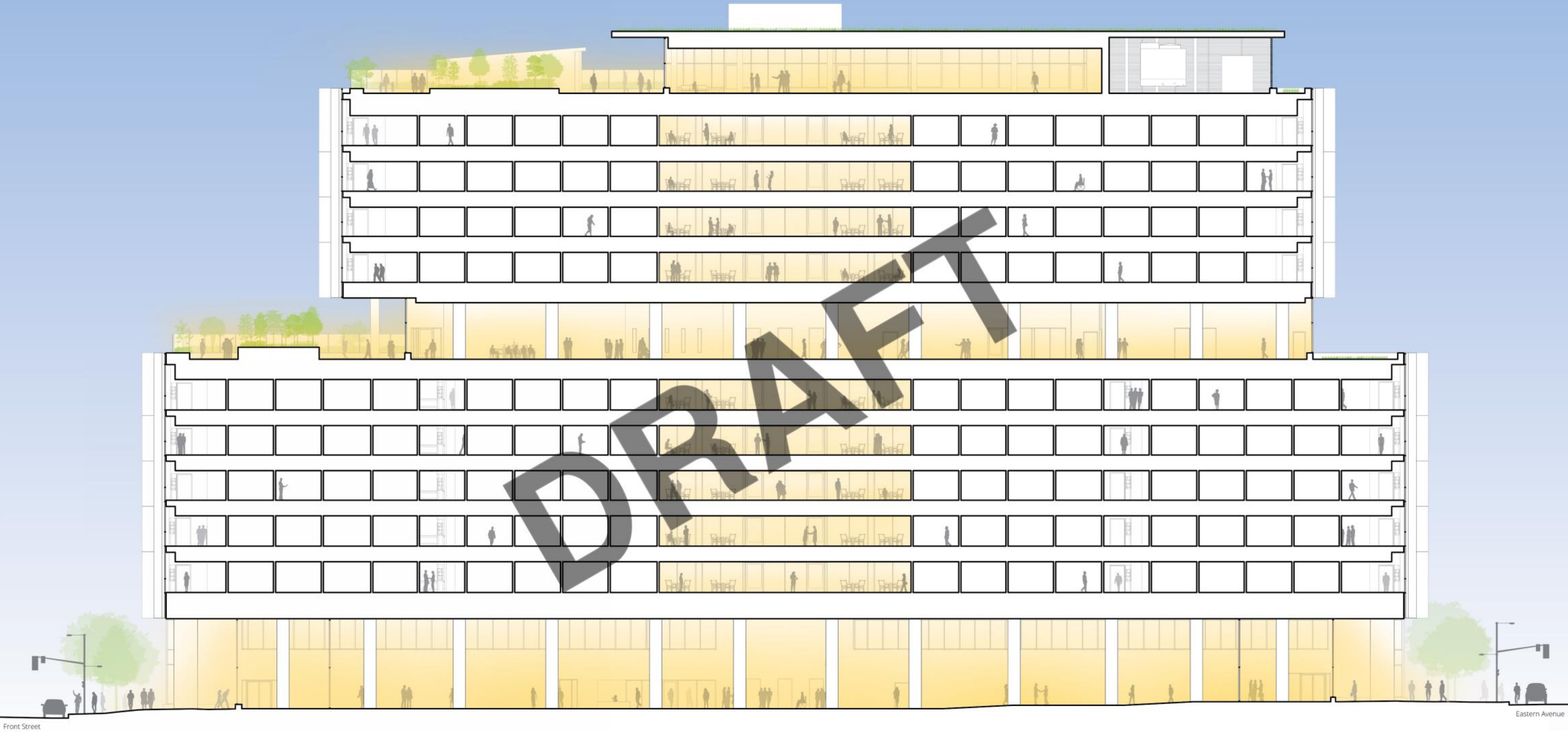
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TRANSVERSE SECTION - AMENITY SPACE

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LONGITUDINAL SECTION

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LEVEL 8 - TERRACE

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LEVEL 8 - TERRACE

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PENTHOUSE ROOF- TERRACE

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SEPTEMBER 23, 2020



EAST ELEVATION

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SEPTEMBER 23, 2020

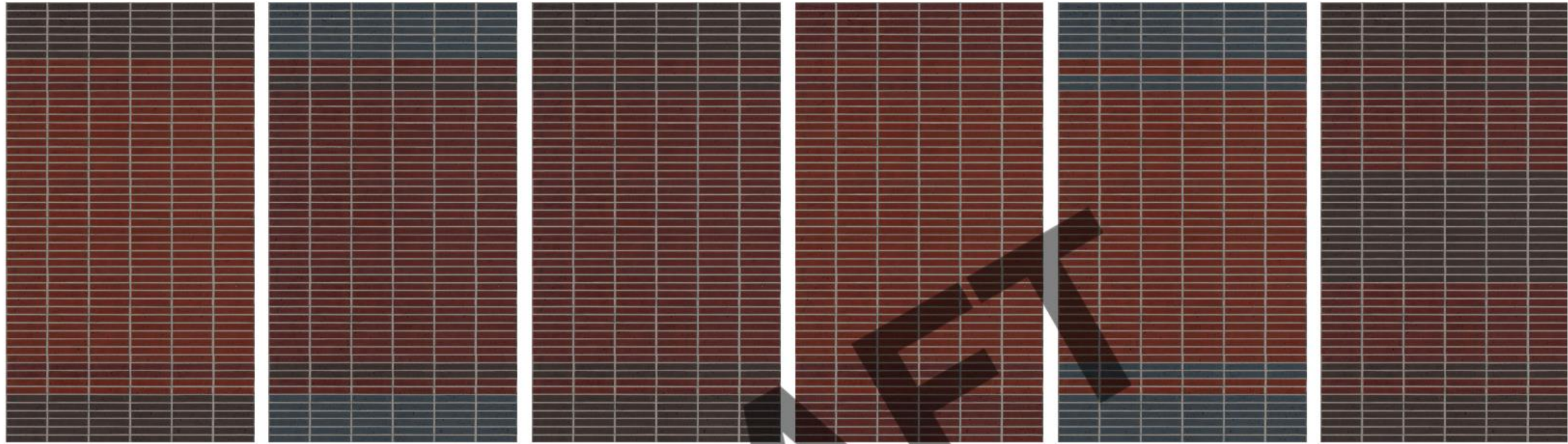
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BUILDING AS A LIBRARY OF RESIDENTS

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SEPTEMBER 23, 2020



PRECAST BRICKSLIP PANEL TYPES



PRECAST BRICKSLIP PATTERN STUDY



EAST ELEVATION

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WEST ELEVATION

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SOUTH ELEVATION

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NORTH ELEVATION

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DRAFT



EXTERIOR OF RHA RESIDENT ROOM

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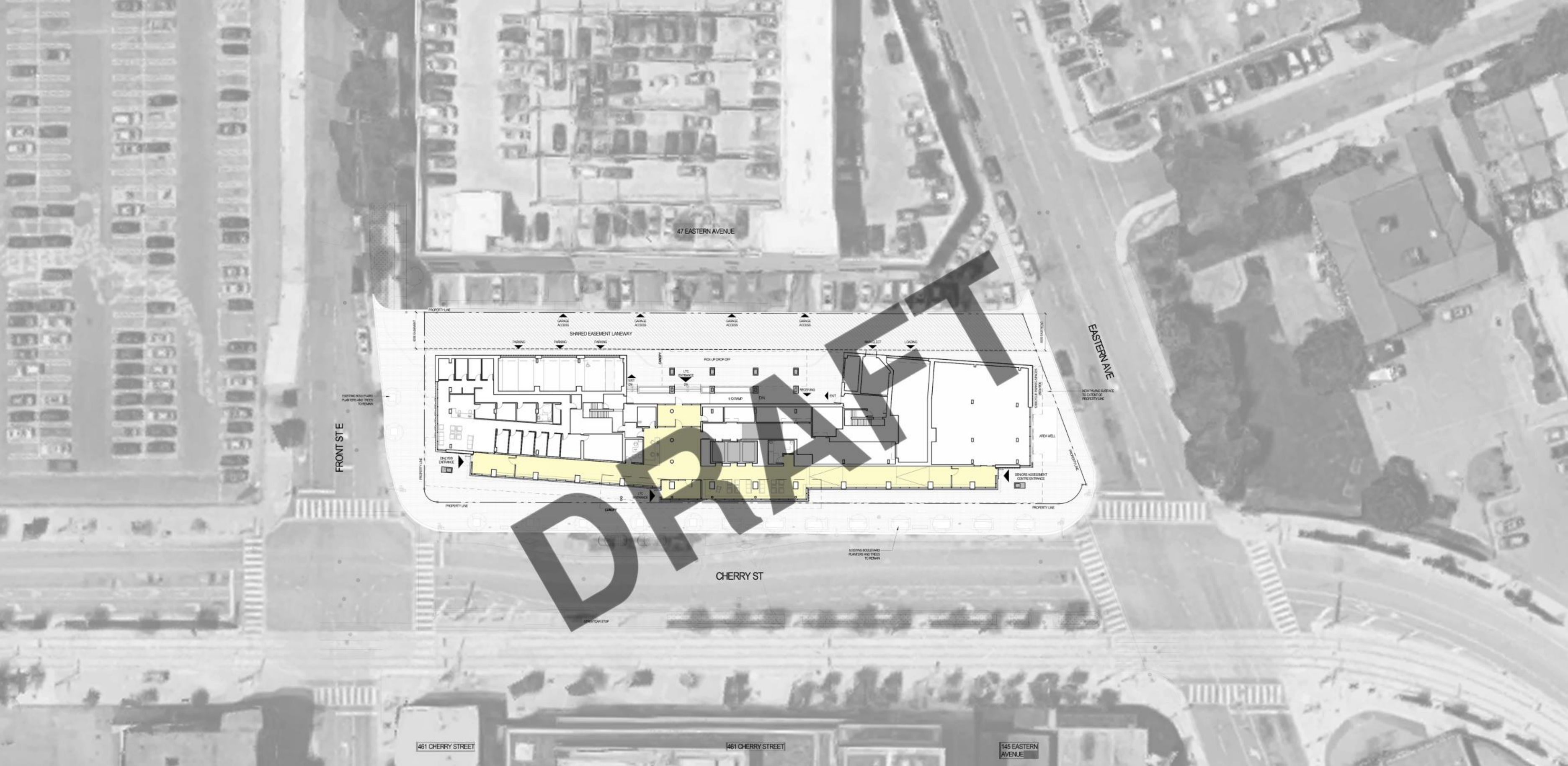
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INTERIOR OF RHA RESIDENT ROOM

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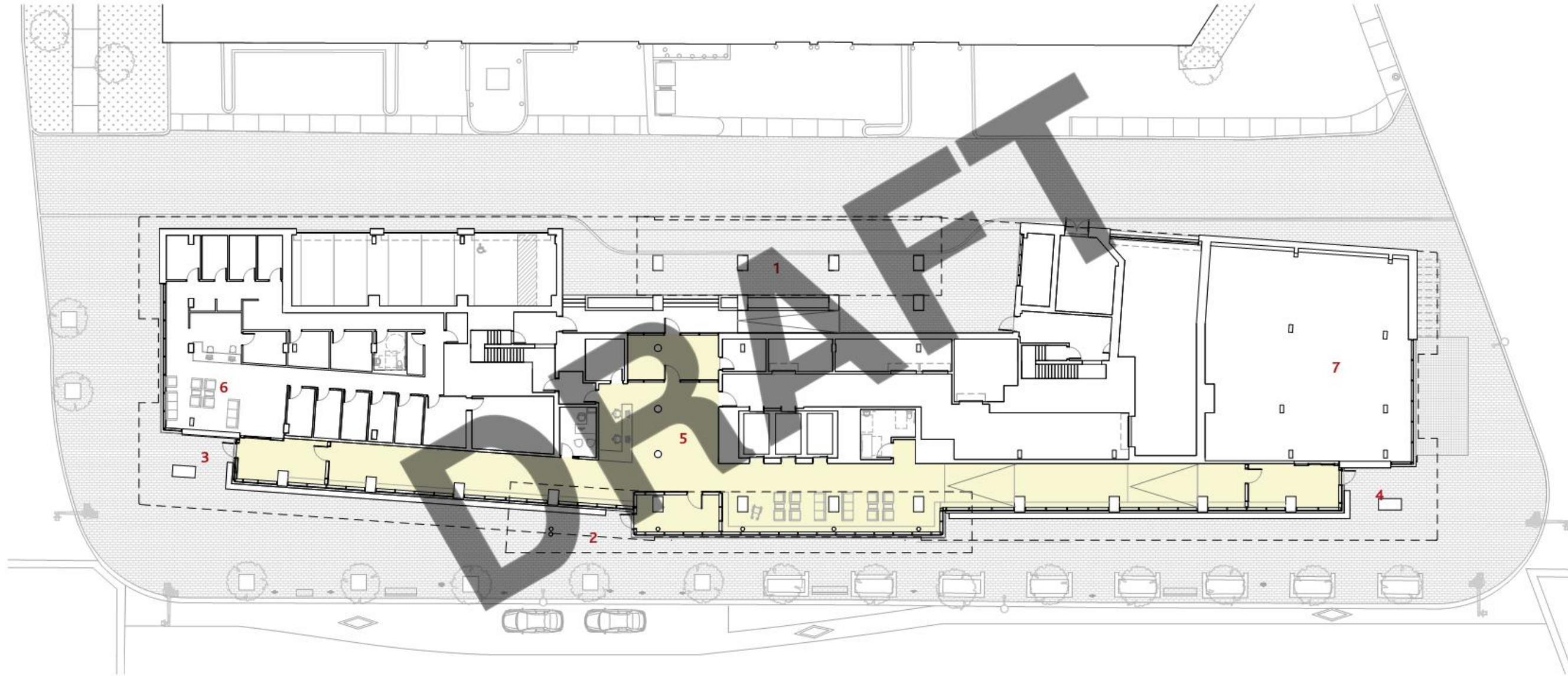
GROUND FLOOR SITE PLAN

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- 1. DROP-OFF/PICKUP
- 2. LTC ENTRY
- 3. CLINIC ENTRY
- 4. TENANT ENTRY
- 5. ENTRY LOBBY
- 6. RECEPTION
- 7. TENANT



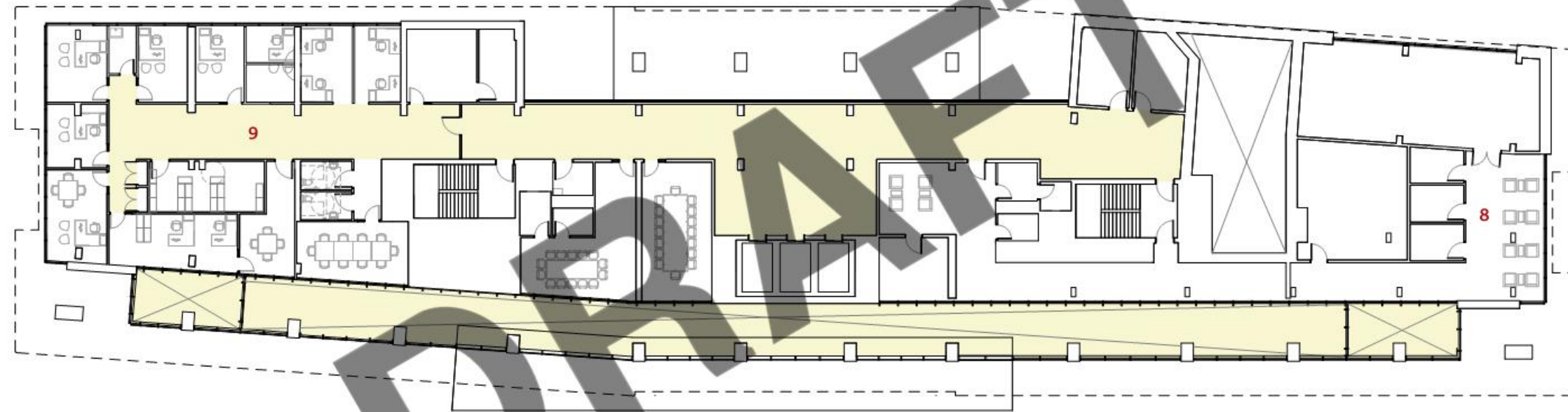
LEVEL 1

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- 8. HUMBER COLLEGE
- 9. ADMIN SPACE



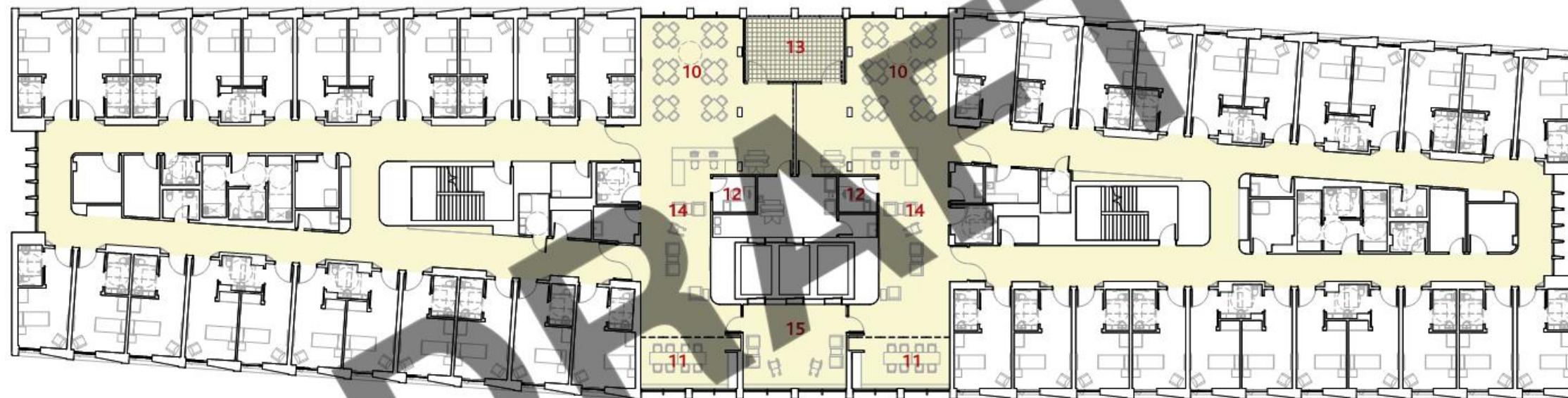
LEVEL 2

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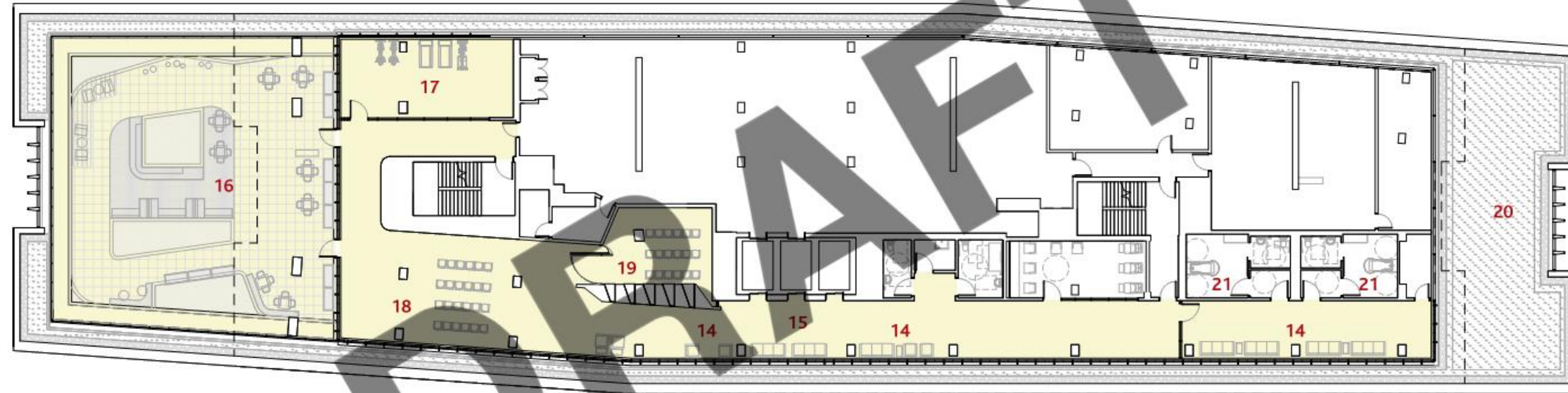


- 10. DINING ROOM
- 11. ACTIVITY ROOM
- 12. OFFICE
- 13. DINING TERRACE
- 14. LOUNGE
- 15. LOBBY





- 14. LOUNGE
- 15. LOBBY
- 16. TERRACE
- 17. FITNESS
- 18. TOWN HALL
- 19. CHAPEL
- 20. GREEN ROOF
- 21. SPA



LEVEL 8

Montgomery Sisam Architects

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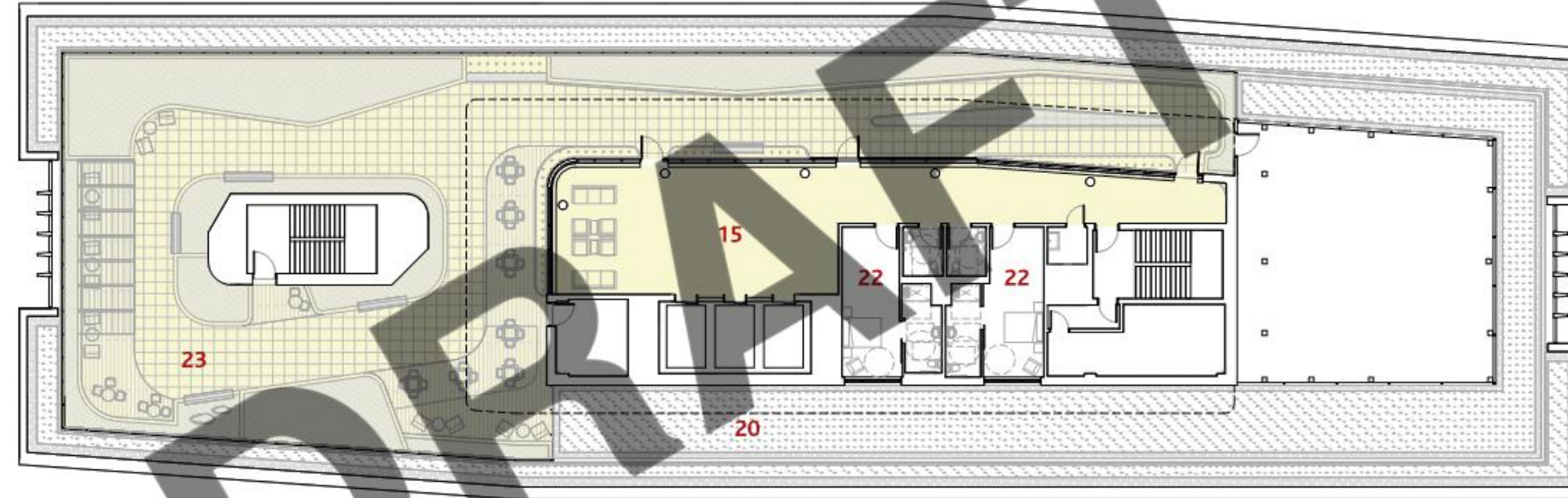


- 10. DINING ROOM
- 11. ACTIVITY ROOM
- 12. OFFICE
- 13. DINING TERRACE
- 14. LOUNGE
- 15. LOBBY





- 15. LOBBY
- 20. GREEN ROOF
- 22. FAMILY SUITE
- 23. ROOF TERRACE



PENTHOUSE LEVEL

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FRONT STREET LOOKING WEST

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SEPTEMBER 23, 2020



EASTERN AVENUE LOOKING WEST

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EASTERN AVENUE LOOKING WEST

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SEPTEMBER 23, 2020



CHERRY STREET LOOKING SOUTH

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SEPTEMBER 23, 2020



CHERRY STREET LOOKING NORTH

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SEPTEMBER 23, 2020



CHERRY STREET



FRONT STREET

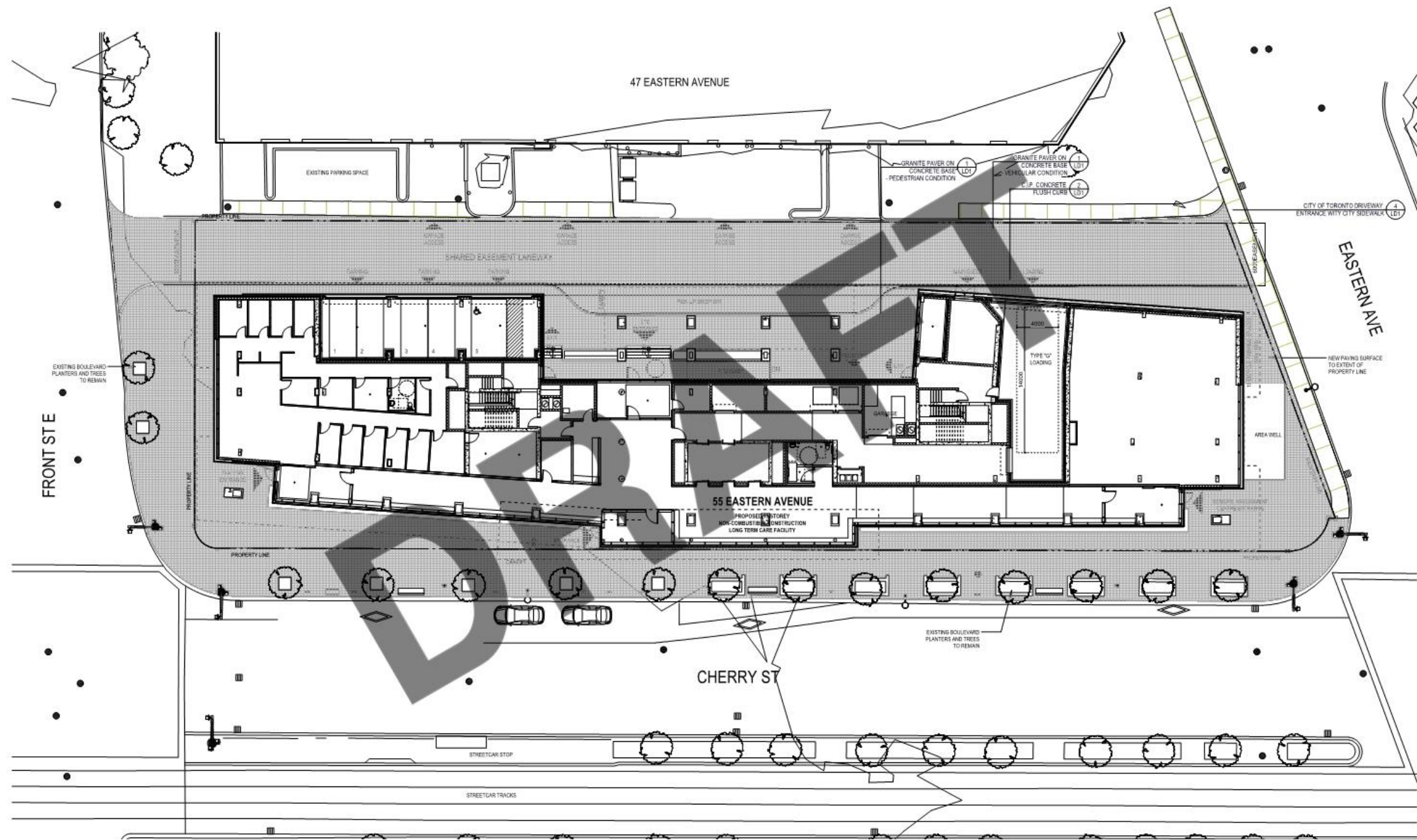
SITE ELEVATIONS

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4. PUBLIC REALM

DRAFT



LANDSCAPE PLAN

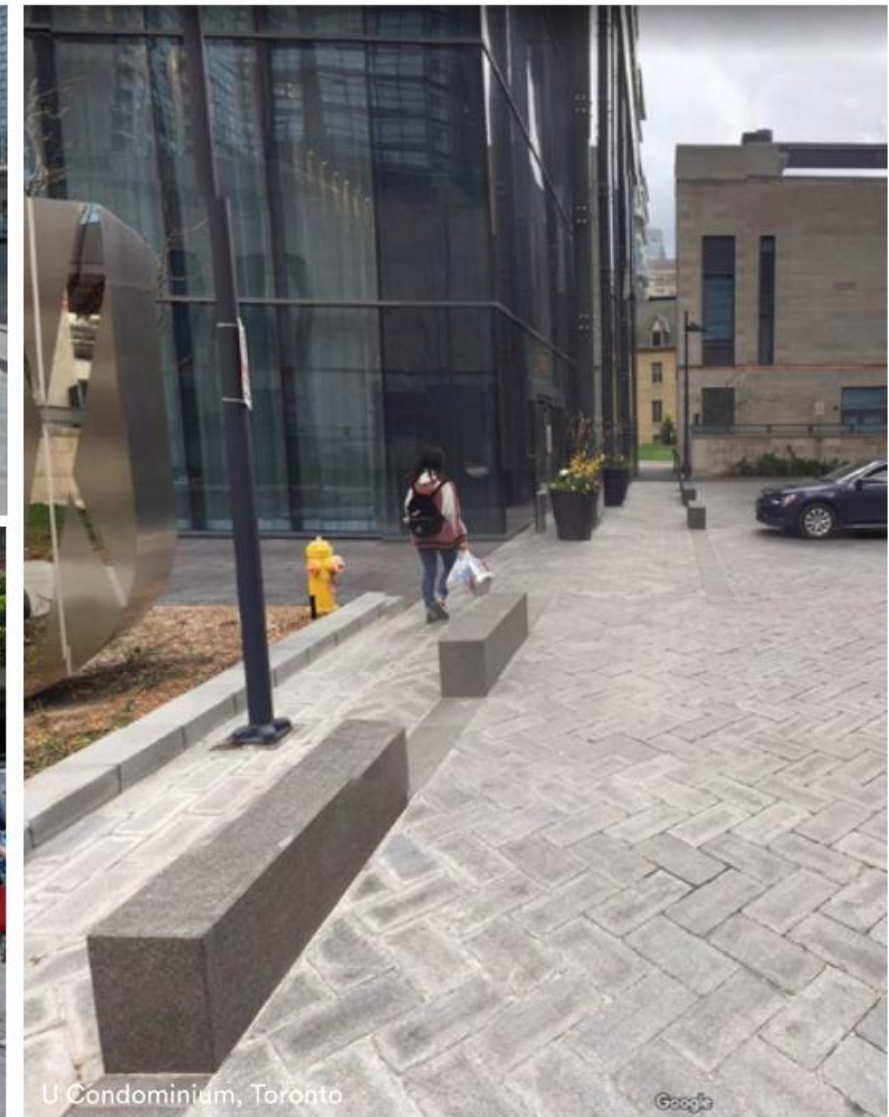
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SPATIAL CHARACTERISTICS

- Curbless roadway with continuous paving allows seamless movement between walkway and roadway zones
- Pedestrian zone distinguished by **bollards, flush curbs, and tactile plates**
- Paved surface visually reinforces sense of place



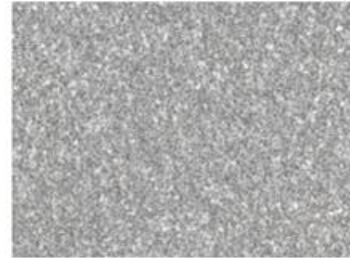
GROUND PALETTE



Paving Pattern - Match Existing Granite Paving



Pale Grey Granite Paver



Dark Grey Granite Paver and Curb

TERRACE FURNISHINGS



Integrated Seating



Flexible Seating

TERRACE PALETTE



Roof Tile



Bamboo Decking



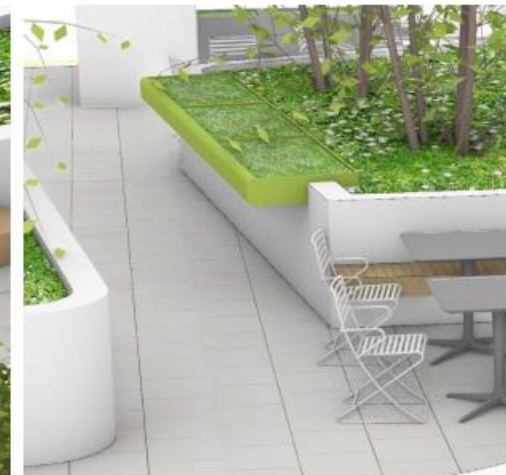
Powdercoated Metal



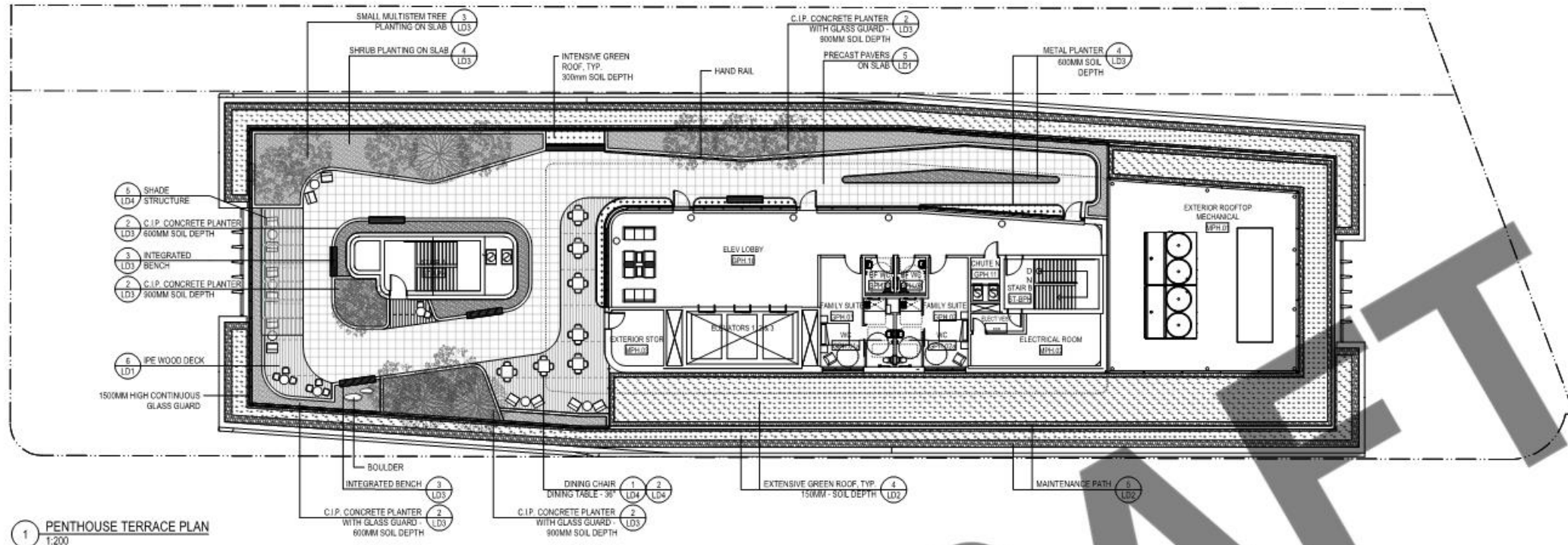
Tiered Deck Seating



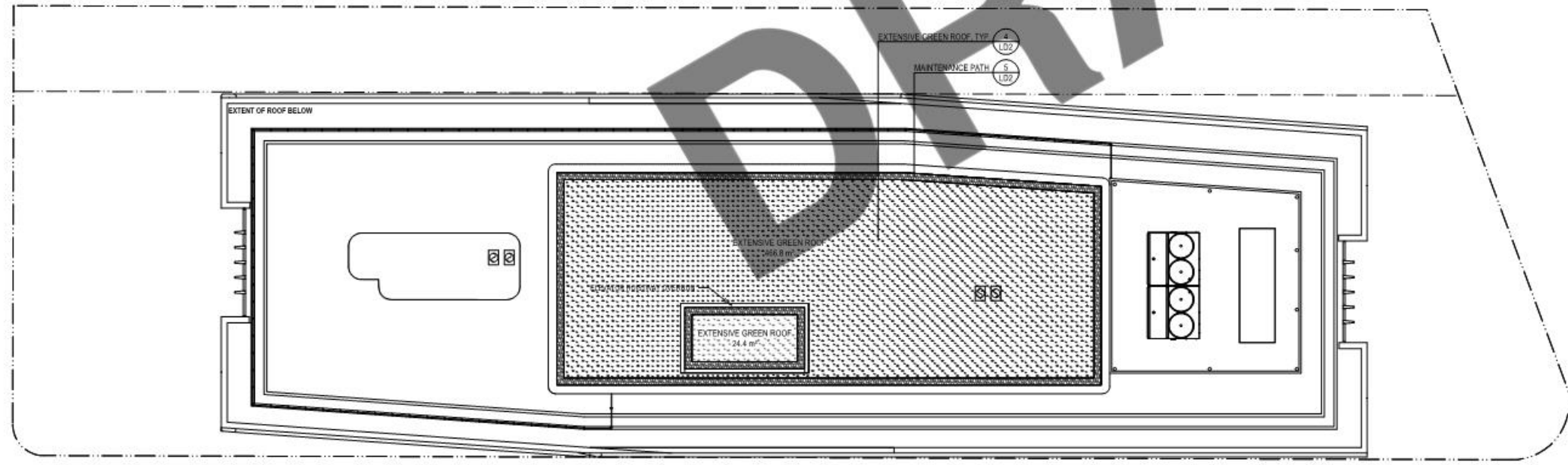
Playful Furnishings



Community Garden Planters

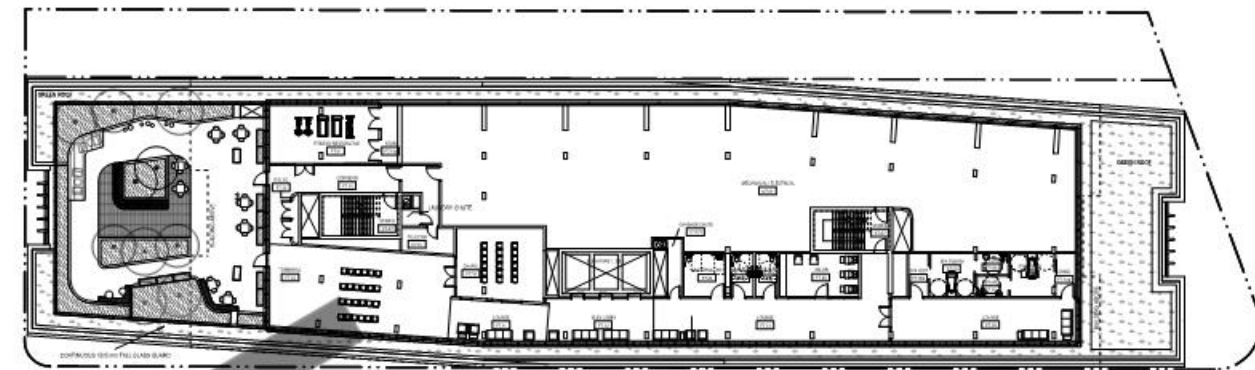
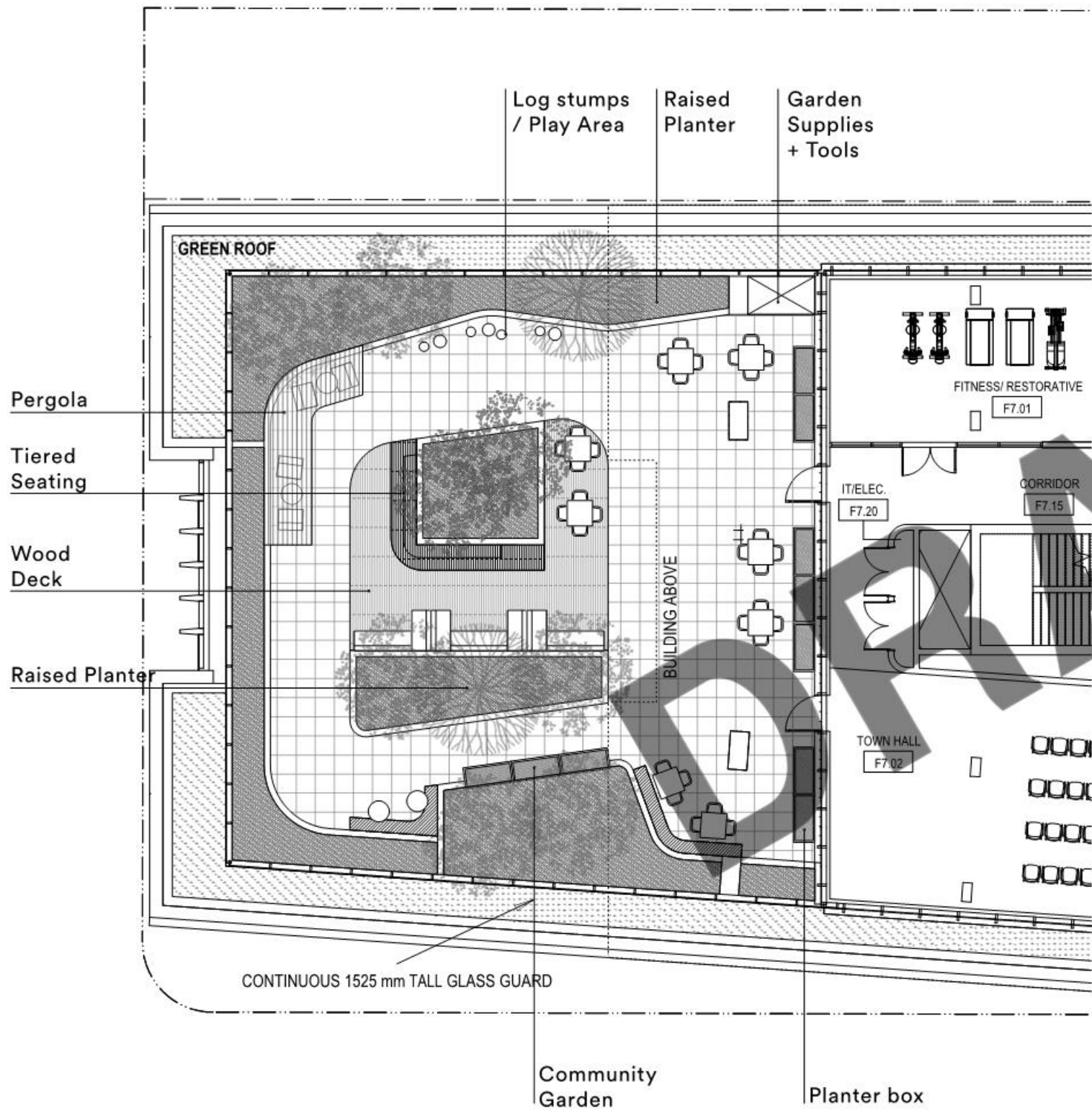


1 PENTHOUSE TERRACE PLAN
1:200



2 GREEN ROOF PLAN
1:200





LANDSCAPE - LEVEL 8 TERRACE

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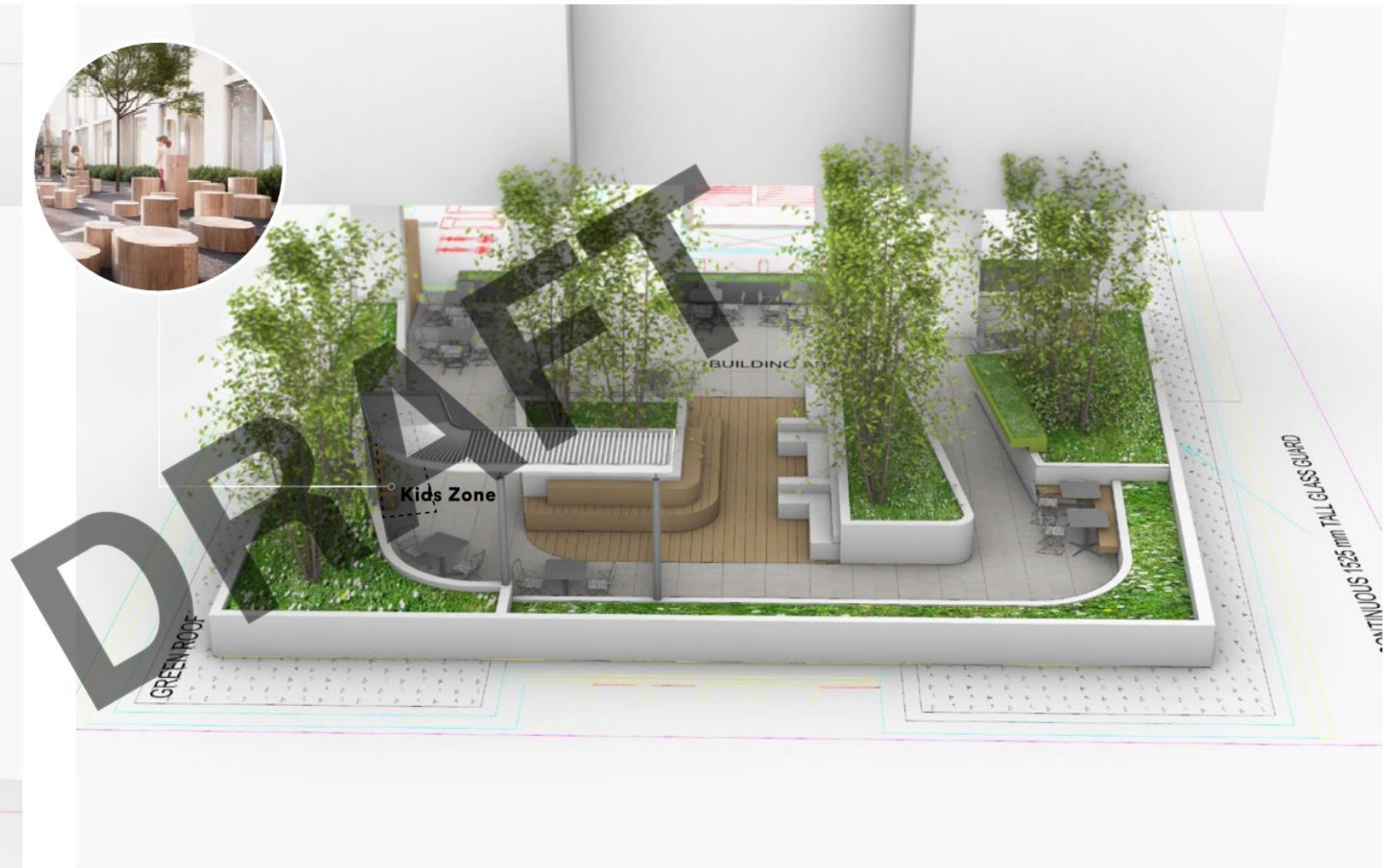
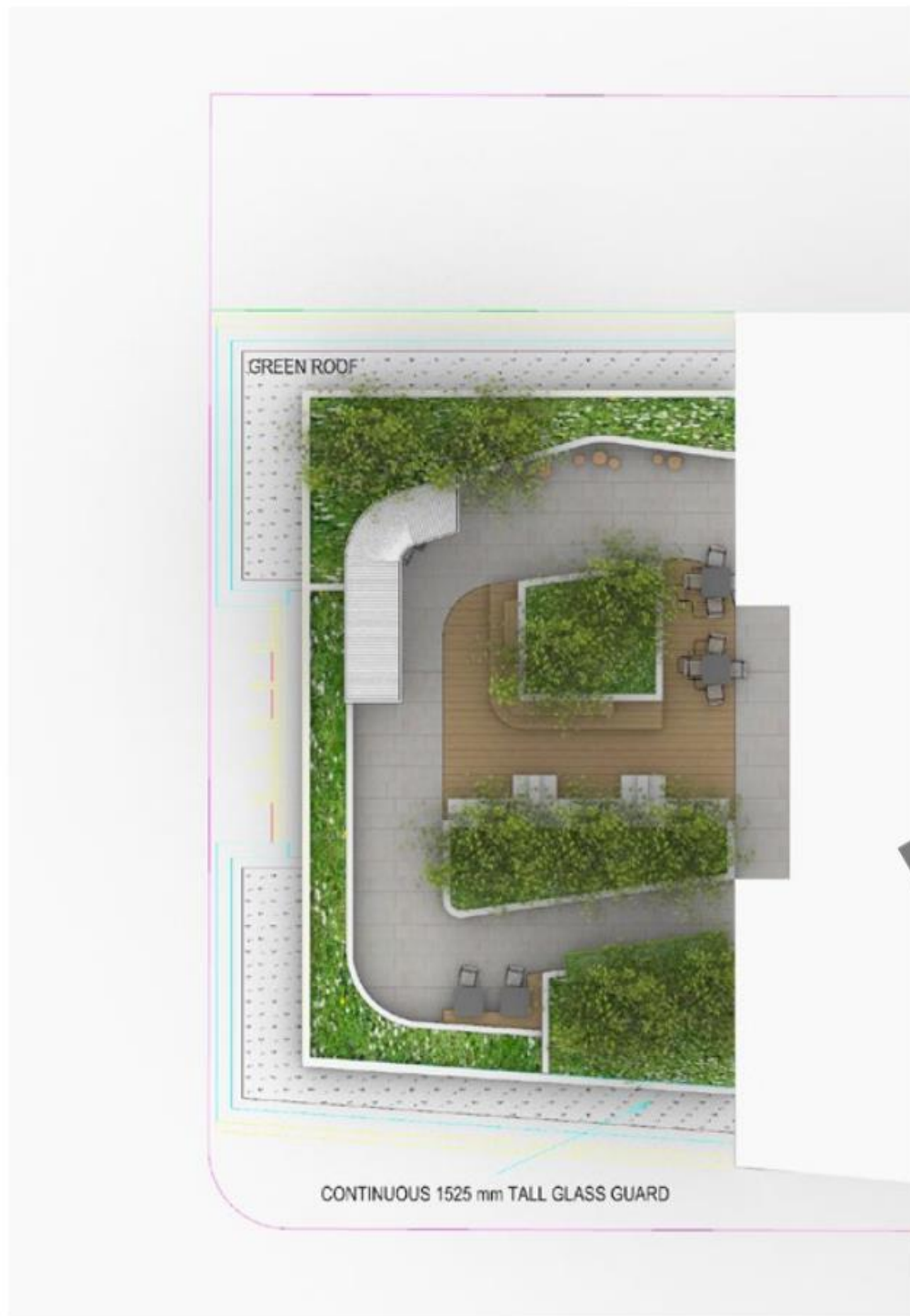
SEPTEMBER 23, 2020



LANDSCAPE - LEVEL 8 TERRACE

Montgomery Sisam Architects

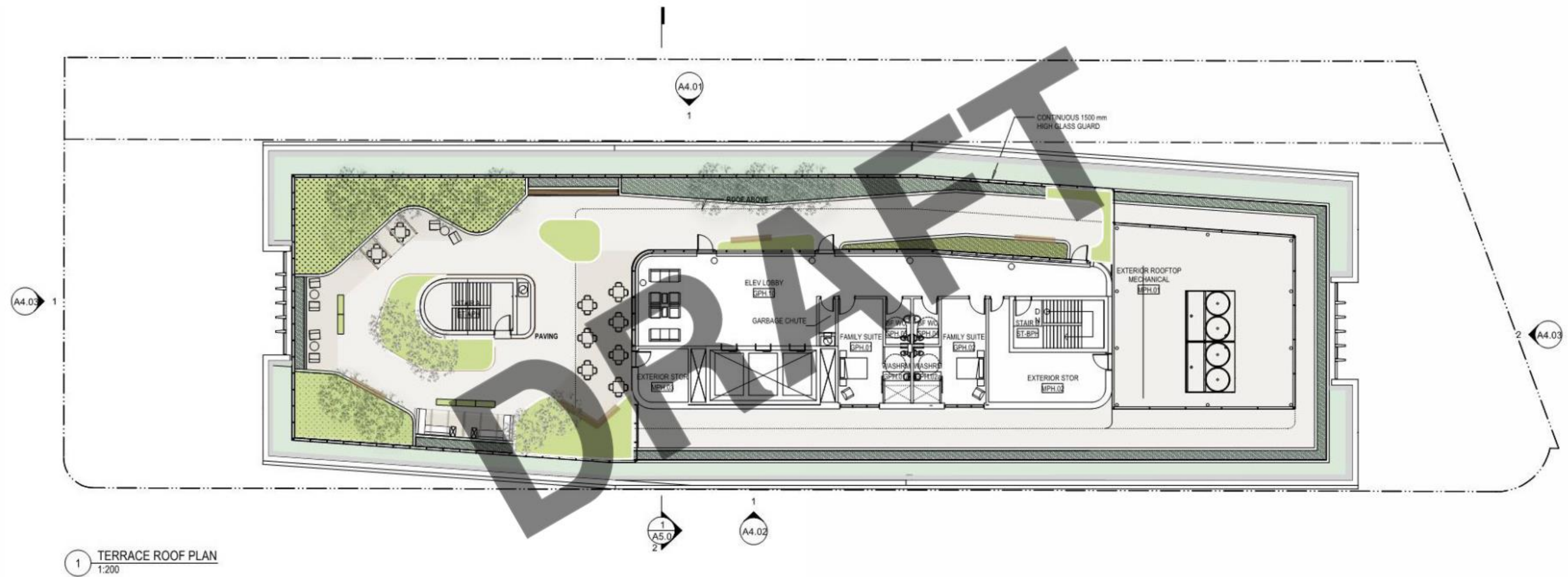
SEPTEMBER 23, 2020



LANDSCAPE - LEVEL 8 TERRACE

Montgomery Sisam Architects

SEPTEMBER 23, 2020

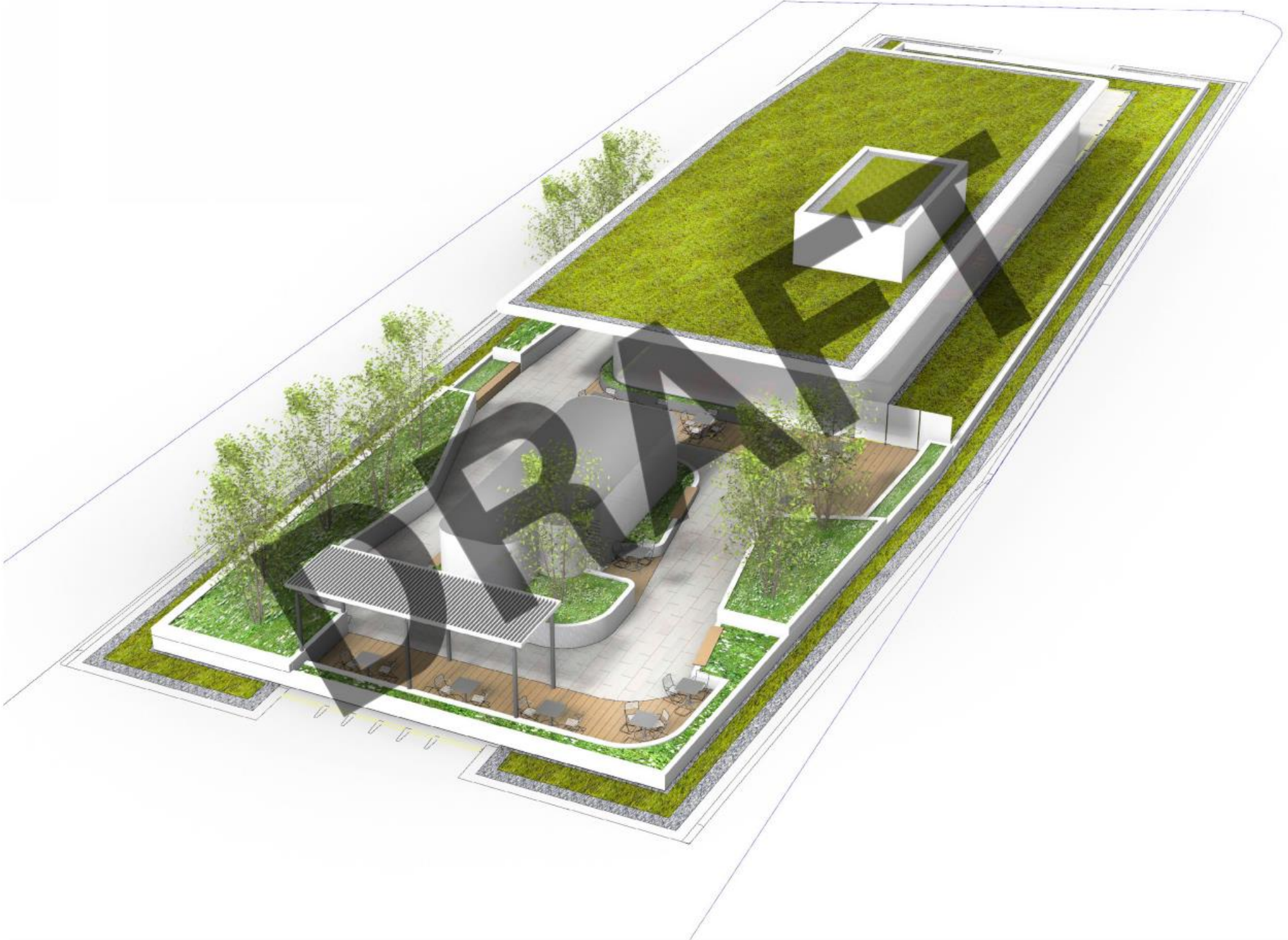


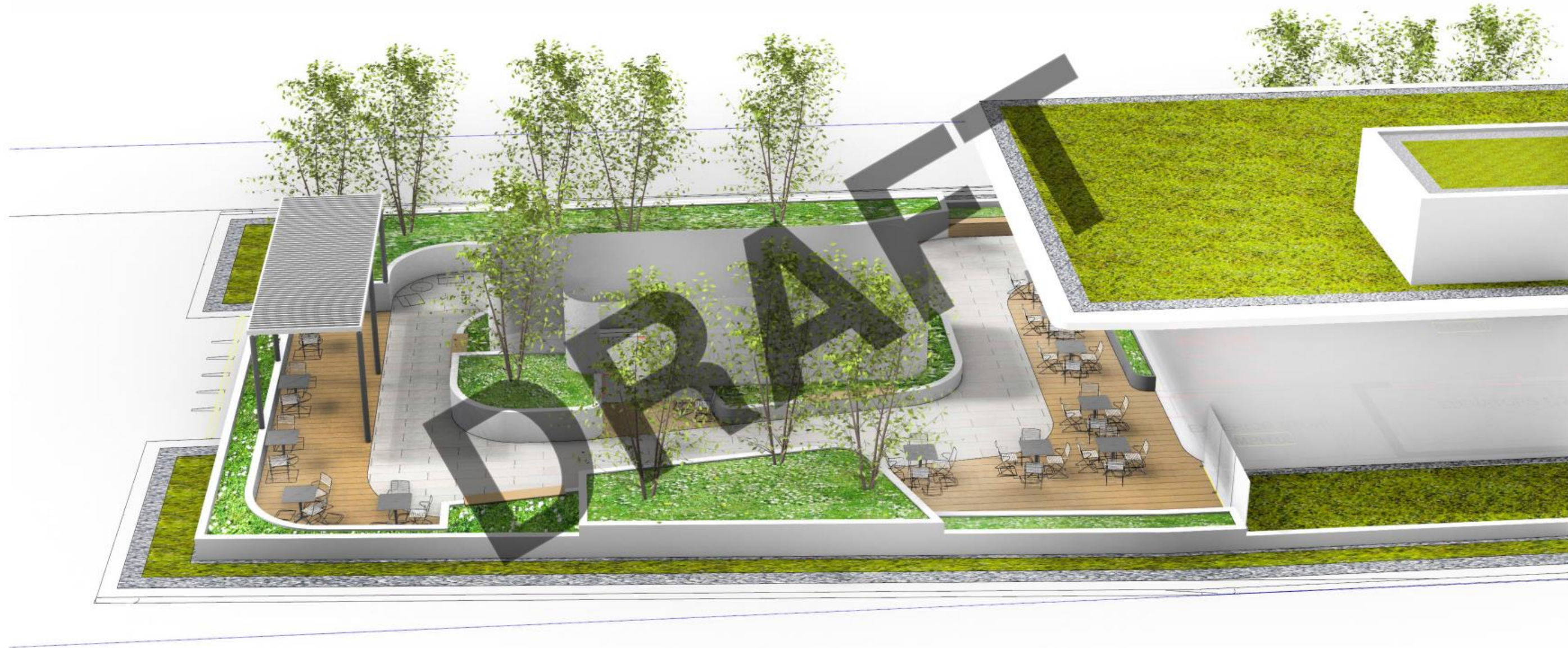
LANDSCAPE - ROOF TERRACE

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Penthouse Terrace | Views





PENTHOUSE TERRACE VIEWS

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PENTHOUSE TERRACE VIEWS

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PENTHOUSE TERRACE VIEWS
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5. SUSTAINABILITY

DRAFT

Sustainability

REQUIRED

Waterfront Toronto Minimum Green Building Requirement 2.1

LEED Gold version 4 Building Design & Construction

ACHIEVING

Waterfront Toronto Minimum Green Building Requirement 2.1

LEED Gold version 4 Building Design & Construction

Toronto Green Standards - Tier 2

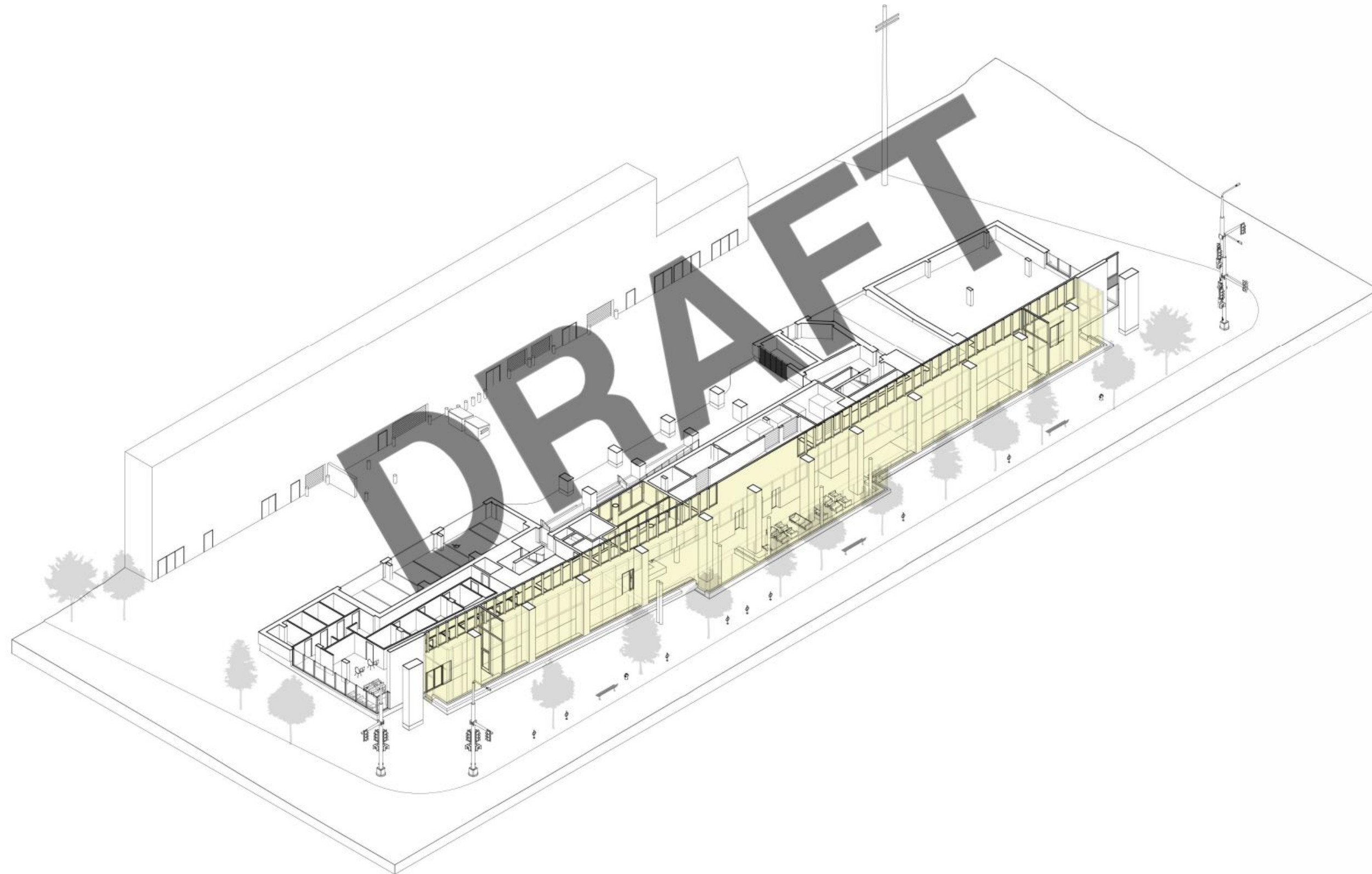


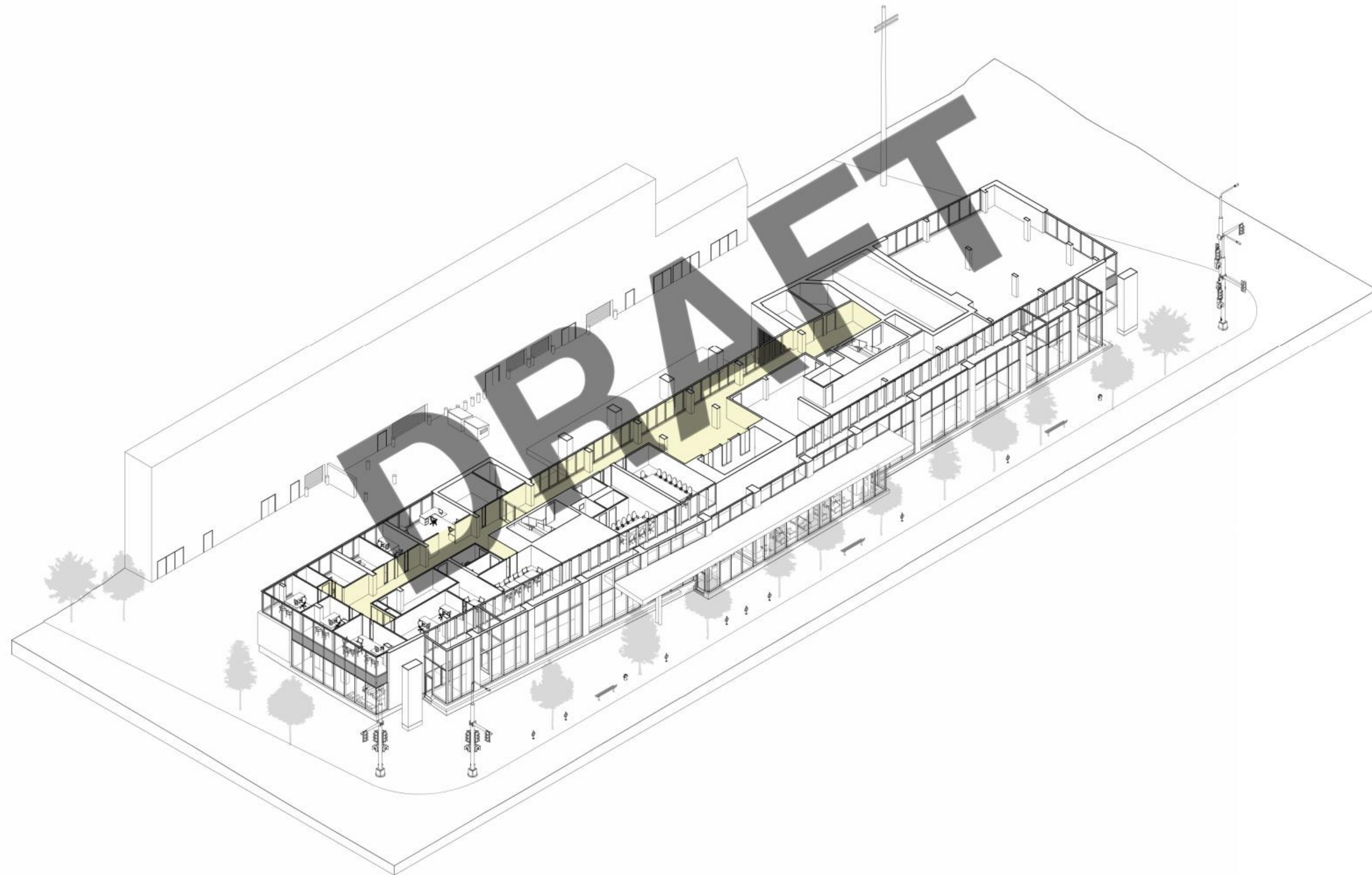
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Thank you from our Residents.

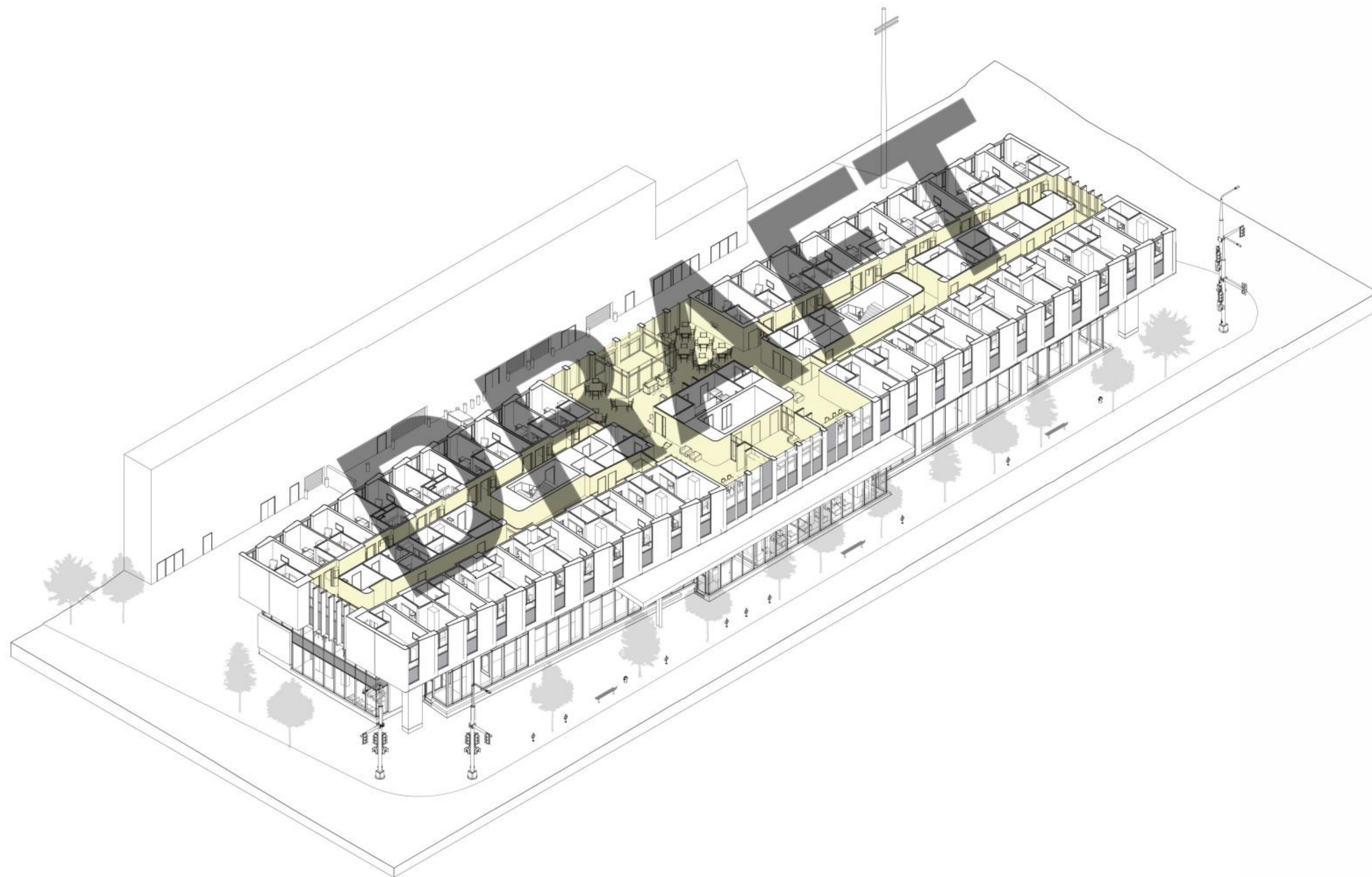
6. APPENDIX

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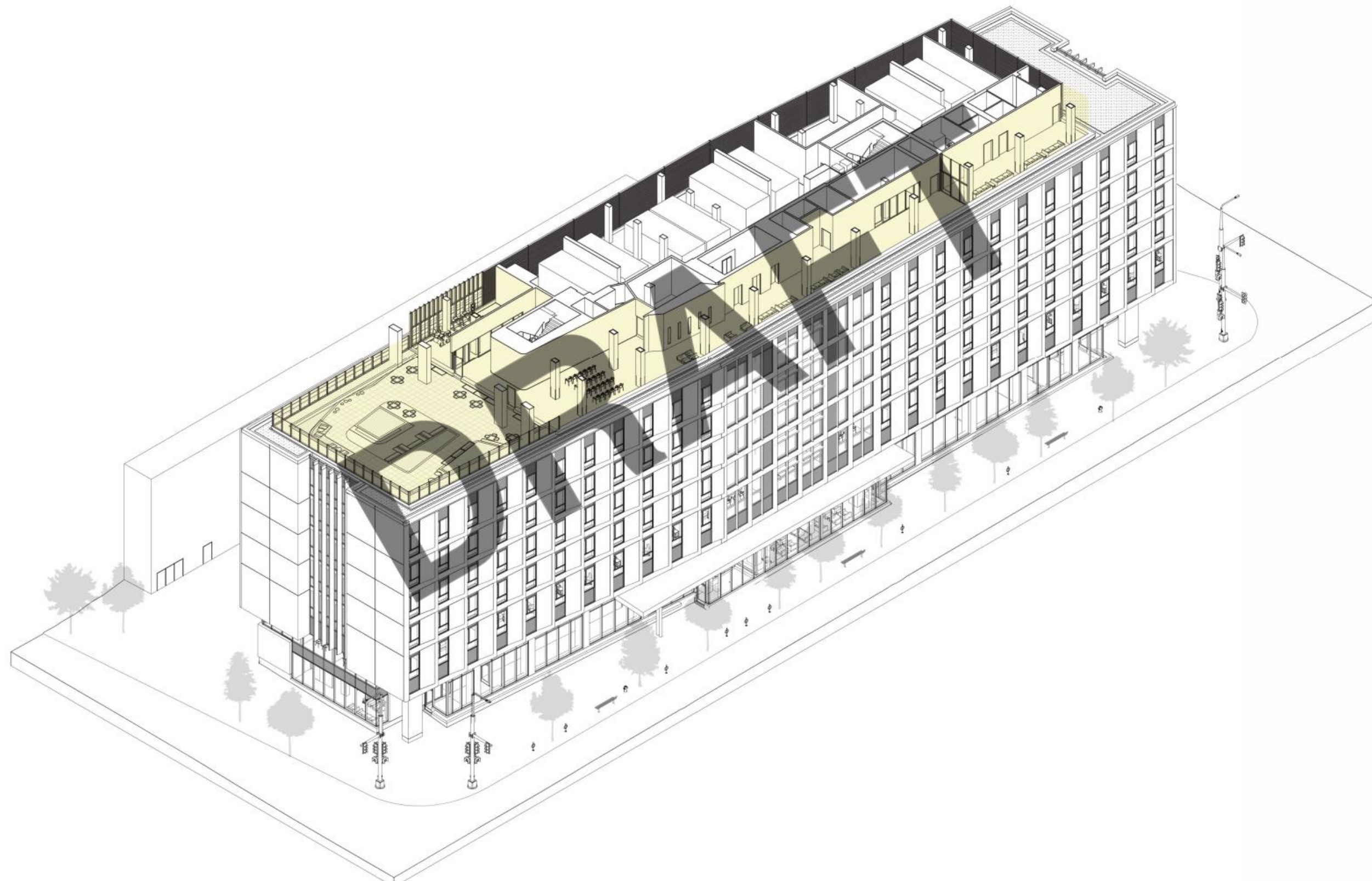




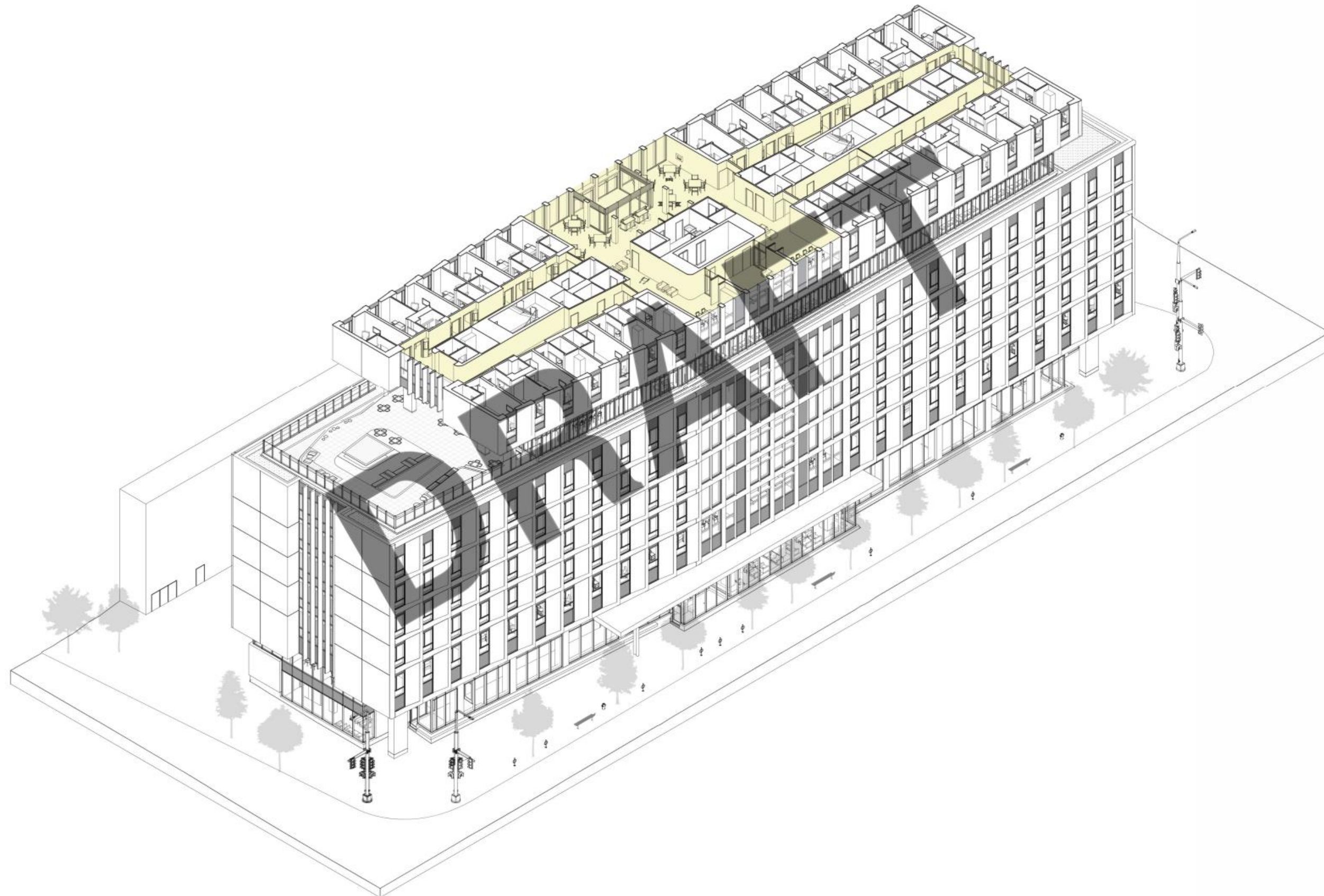
AXONOMETRIC - LEVEL 2
Montgomery Sisam Architects
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AXONOMETRIC - LEVEL 3-7
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SEPTEMBER 23, 2020



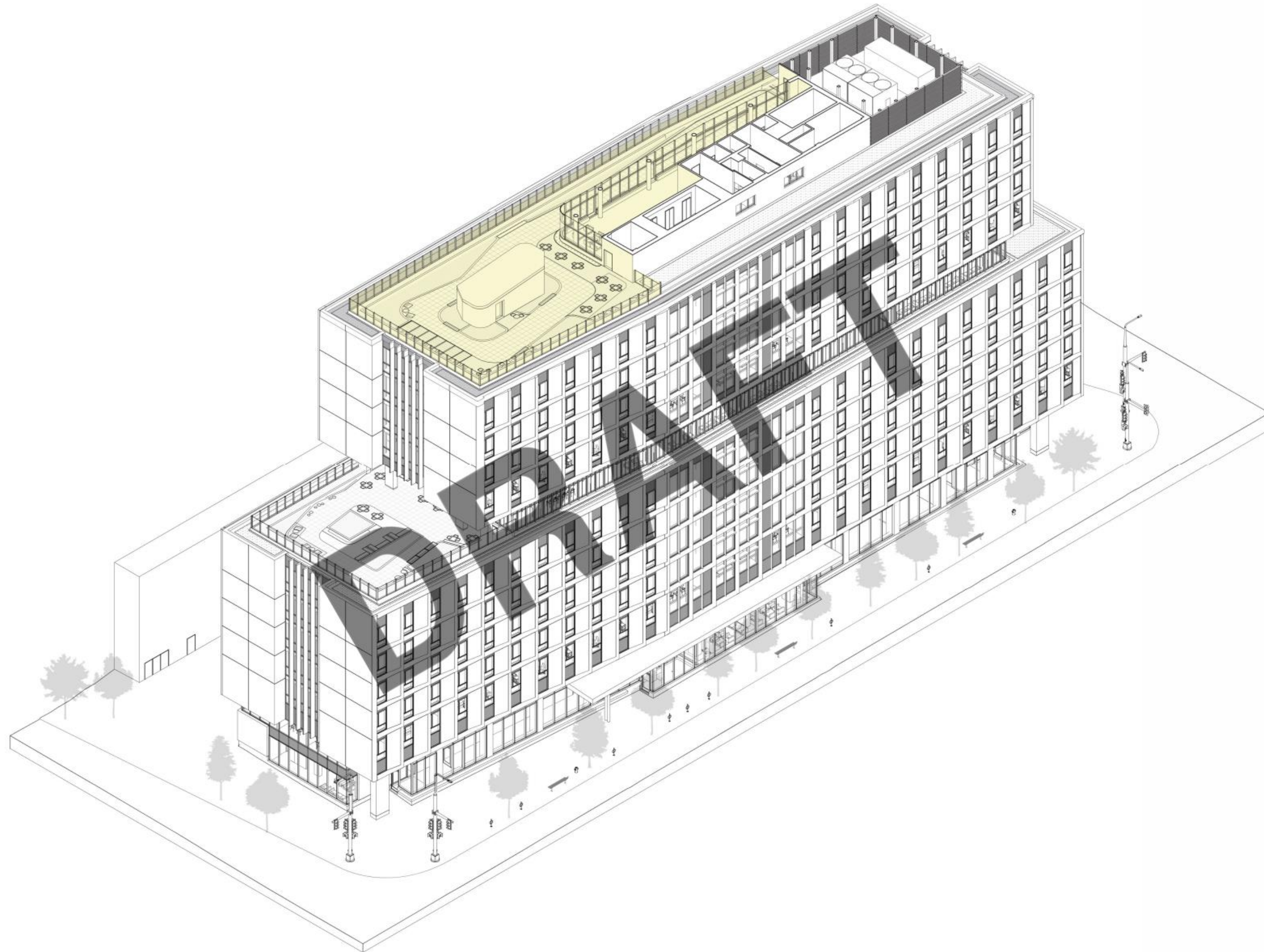
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Montgomery Sisam Architects
SEPTEMBER 23, 2020



AXONOMETRIC - LEVEL 9-12

Montgomery Sisam Architects

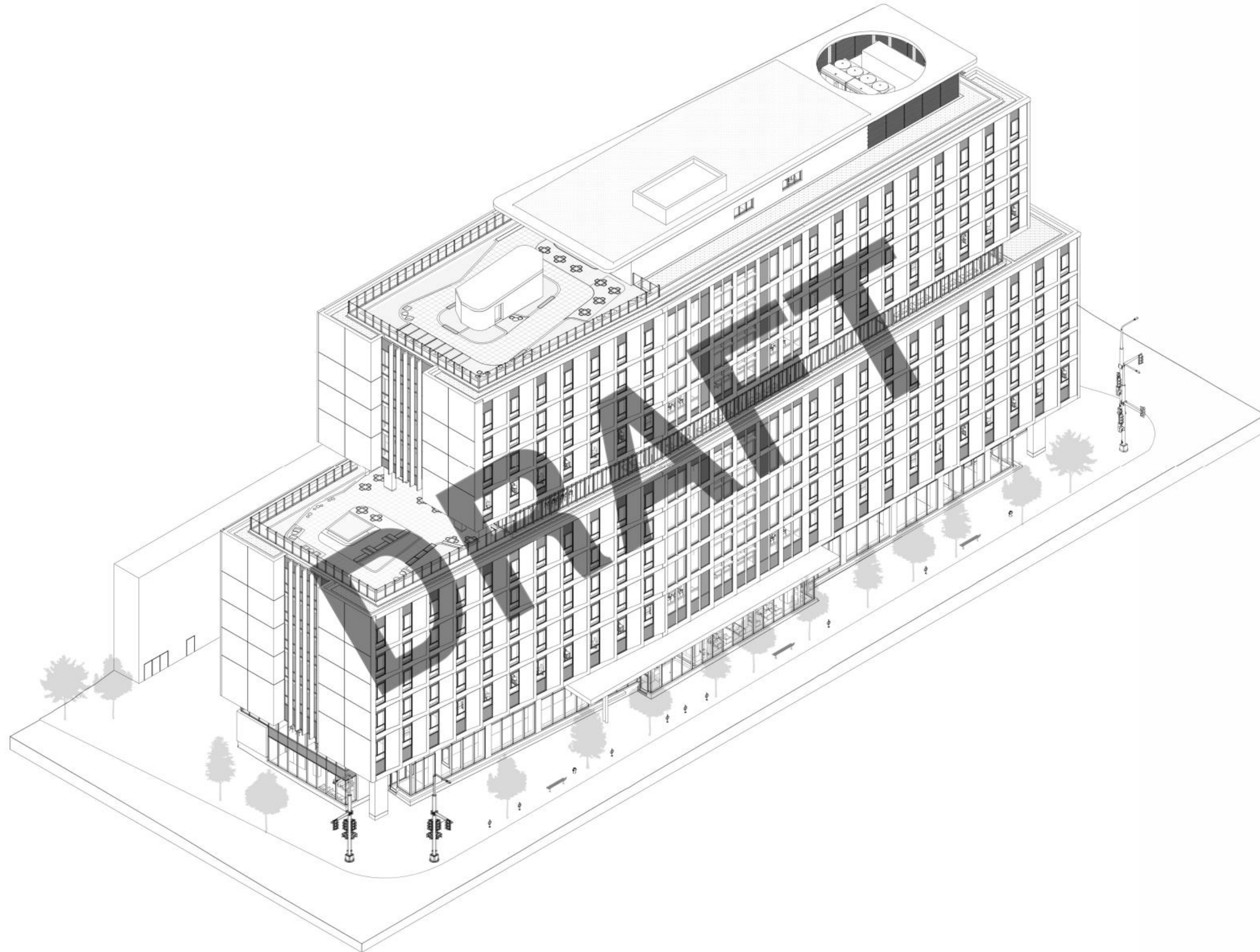
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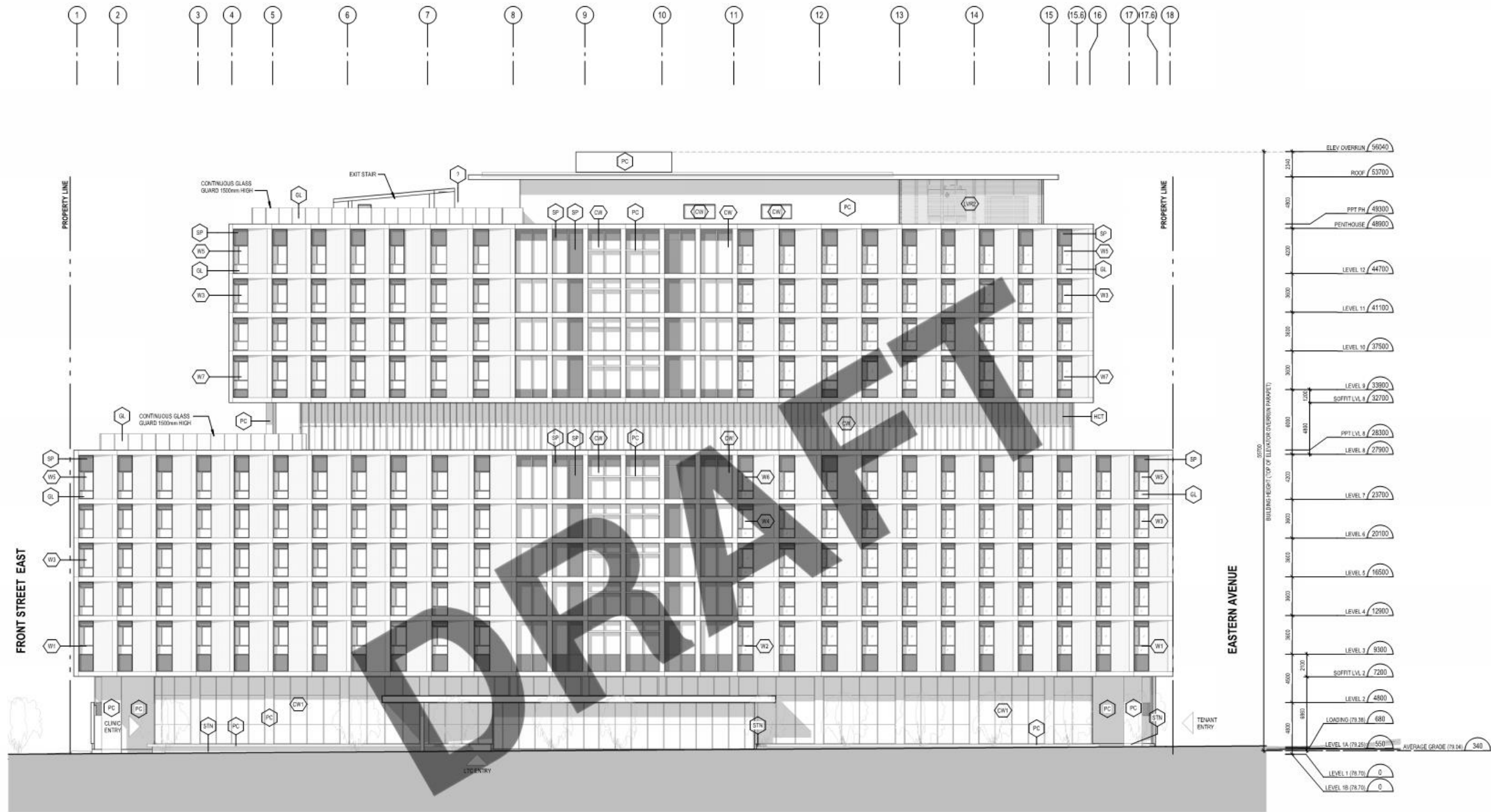
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Montgomery Sisam Architects

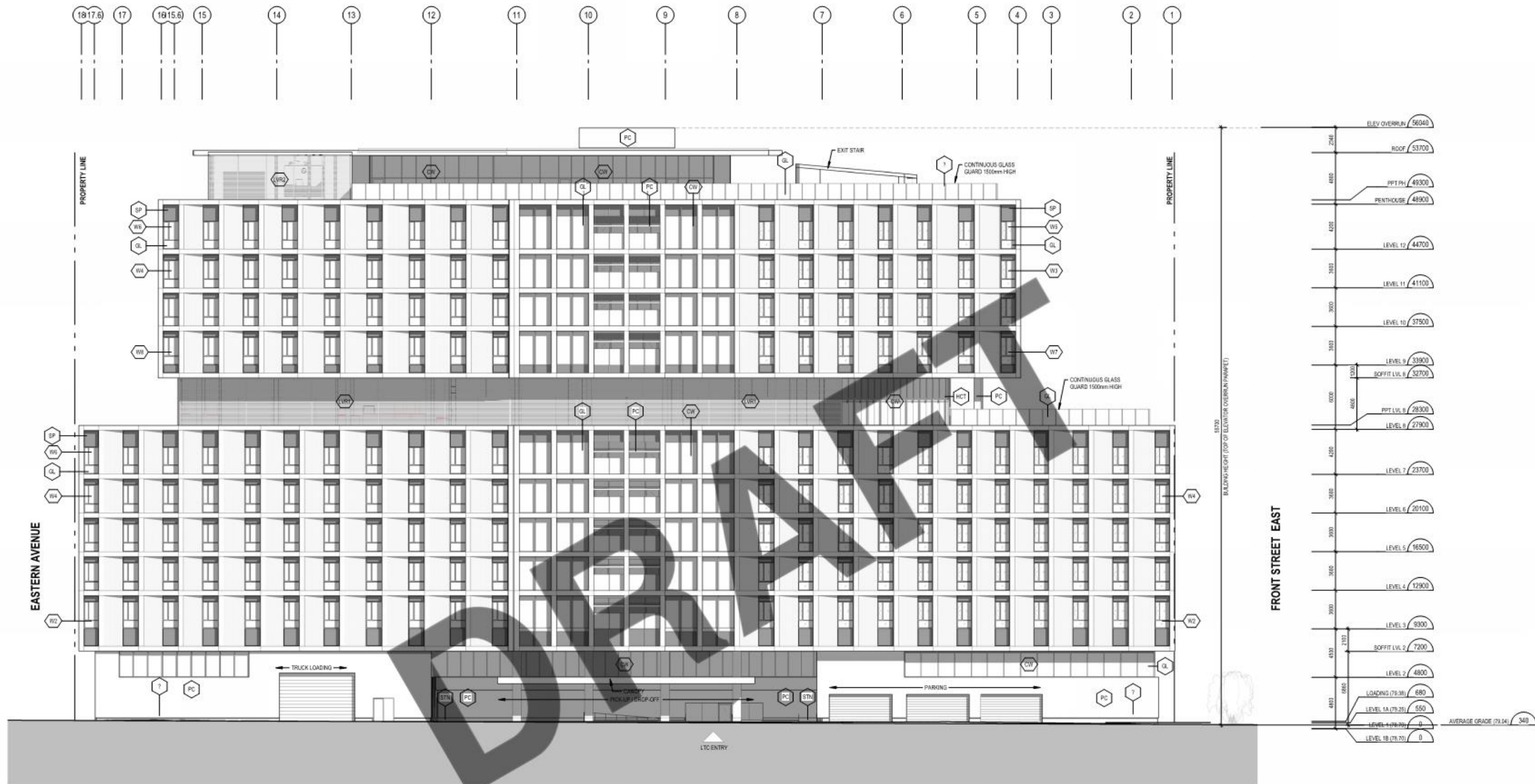
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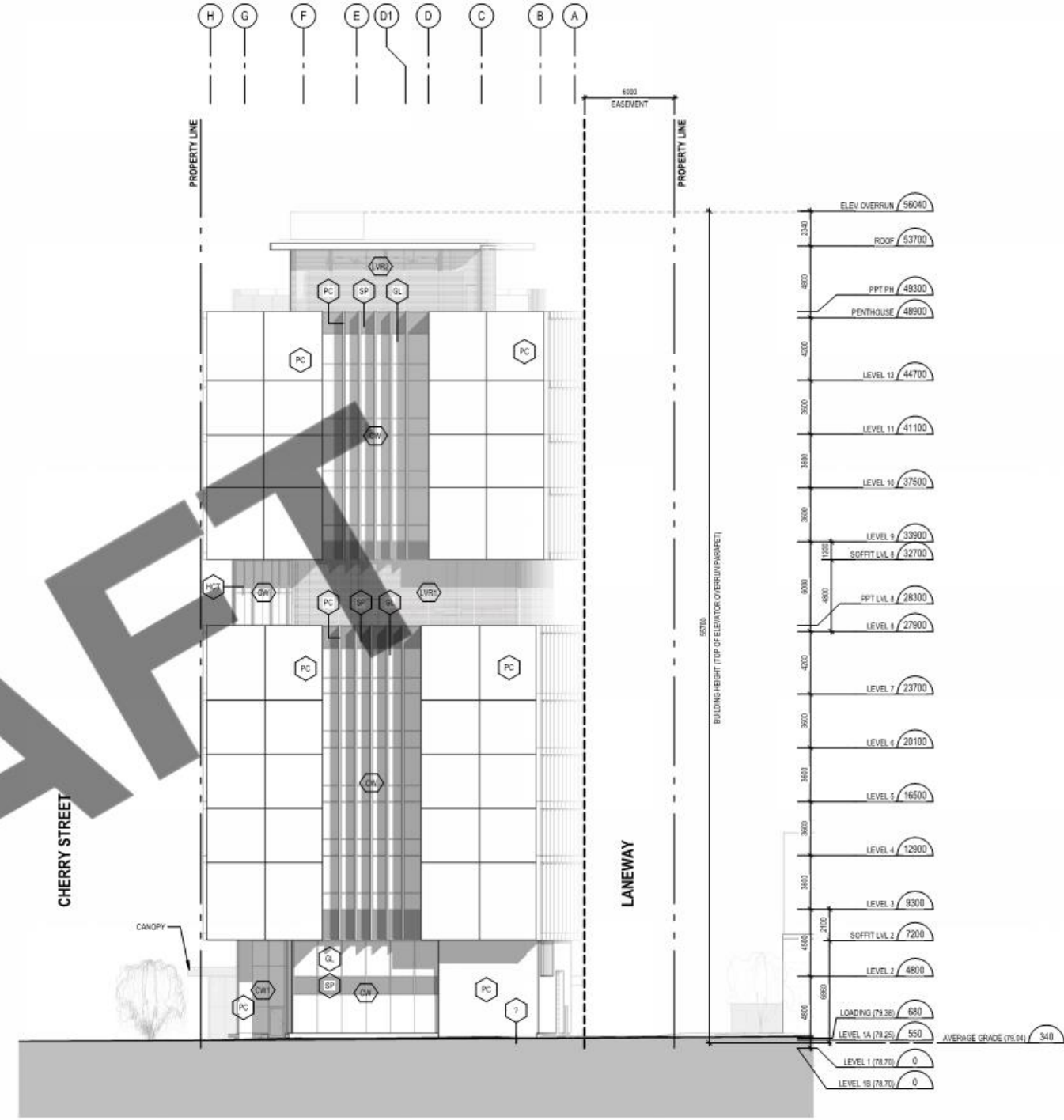
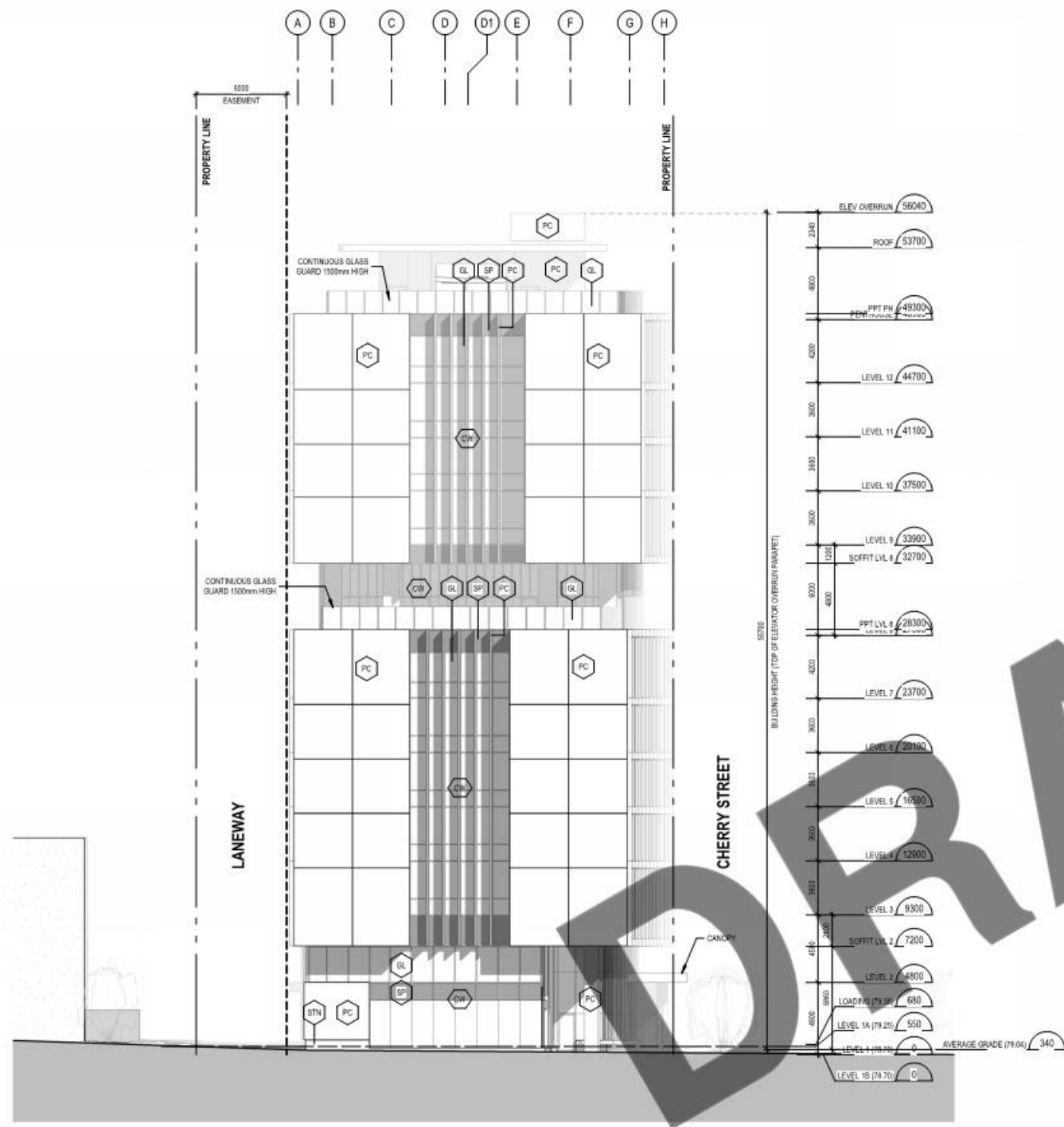
AXONOMETRIC - OVERALL
Montgomery Sisam Architects
SEPTEMBER 23, 2020



EXTERIOR ELEVATIONS LEGEND		NOTES
MATERIAL		
BRICK VENEER		
CONCRETE		
GLAZING		
TERRACOTTA HOLLOW CLAY TILE		
PRECAST CONCRETE		
SPANDREL PANEL		
STONE		
WINDOW		
ALUMINUM CURTAIN WALL		
ARCHITECTURAL LOUVRE		
ARCHITECTURAL LOUVRE EQUIPMENT SCREEN		
ARCHITECTURAL LOUVRE IN CW WITH INSUL. BACK PANEL		
ALUMINUM WINDOW		



EXTERIOR ELEVATIONS LEGEND		NOTES
MATERIAL	WINDOW	
BRICK VENEER	ALUMINUM CURTAIN WALL	
CONCRETE	ARCHITECTURAL LOUVRE	
GLAZING	ARCHITECTURAL LOUVRE EQUIPMENT SCREEN	
TERRACOTTA HOLLOW CLAY TILE	ARCHITECTURAL LOUVRE IN CW WITH INSUL. BACK PANEL	
PRECAST CONCRETE	ALUMINUM WINDOW	
SPANDREL PANEL		
STONE		

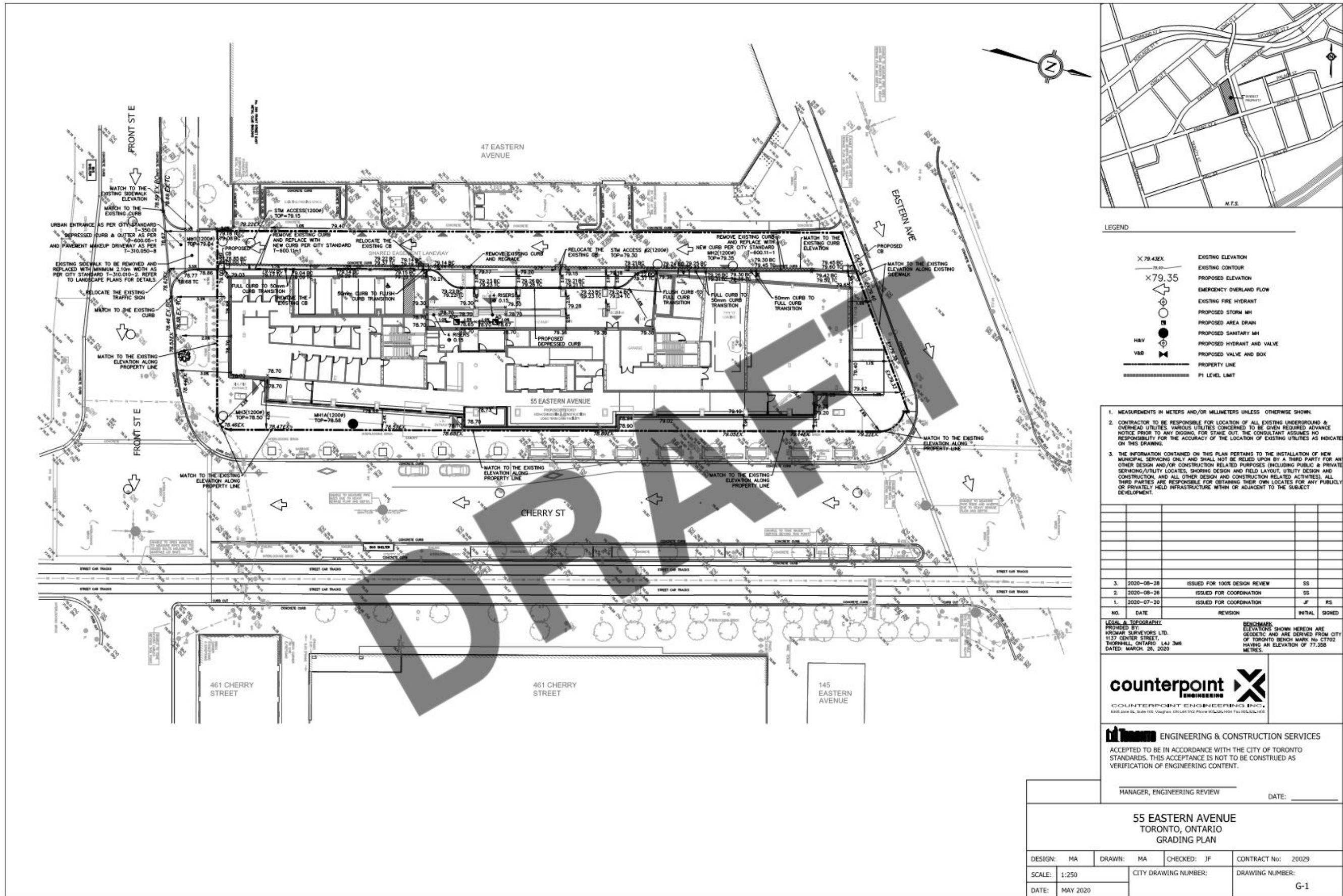


EXTERIOR ELEVATIONS LEGEND		NOTES
MATERIAL		
BRICK VENEER		
CONCRETE		
GLAZING		
TERRACOTTA HOLLOW CLAY TILE		
PRECAST CONCRETE		
SPANDEL PANEL		
STONE		
WINDOW		
ALUMINUM CURTAIN WALL		
ARCHITECTURAL LOUVRE		
ARCHITECTURAL LOUVRE EQUIPMENT SCREEN		
ARCHITECTURAL LOUVRE IN CW WITH INSUL. BACK PANEL		
ALUMINUM WINDOW		

NORTH AND SOUTH ELEVATION

Montgomery Sisam Architects

SEPTEMBER 23, 2020



LEGEND

	EXISTING ELEVATION
	EXISTING CONTOUR
	PROPOSED ELEVATION
	EMERGENCY OVERLAND FLOW
	EXISTING FIRE HYDRANT
	PROPOSED STORM MH
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MH
	PROPOSED HYDRANT AND VALVE
	PROPOSED VALVE AND BOX
	PROPERTY LINE
	PI LEVEL LIMIT

1. MEASUREMENTS IN METERS AND/OR MILLIMETERS UNLESS OTHERWISE SHOWN.
2. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UNDERGROUND & OVERHEAD UTILITIES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.
3. THE INFORMATION CONTAINED ON THIS PLAN PERTAINS TO THE INSTALLATION OF NEW MUNICIPAL SERVICES ONLY AND SHALL NOT BE RELIED UPON BY A THIRD PARTY FOR ANY OTHER DESIGN AND/OR CONSTRUCTION RELATED PURPOSES (INCLUDING PUBLIC & PRIVATE SERVING/UTILITY LOCATES, SHORING DESIGN AND FIELD LAYOUT, UTILITY DESIGN AND CONSTRUCTION AND ALL OTHER DESIGN AND CONSTRUCTION RELATED ACTIVITIES). ALL THIRD PARTIES ARE RESPONSIBLE FOR OBTAINING THEIR OWN LOCATES FOR ANY PUBLICLY OR PRIVATELY HELD INFRASTRUCTURE WITHIN OR ADJACENT TO THE SUBJECT DEVELOPMENT.

NO.	DATE	REVISION	INITIAL	SIGNED
3.	2020-08-28	ISSUED FOR 100% DESIGN REVIEW	SS	
2.	2020-08-28	ISSUED FOR COORDINATION	SS	
1.	2020-07-20	ISSUED FOR COORDINATION	JF	RS

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BENCHMARK ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM CITY OF TORONTO BENCH MARK NO. C1702 HAVING AN ELEVATION OF 77.358 METRES.

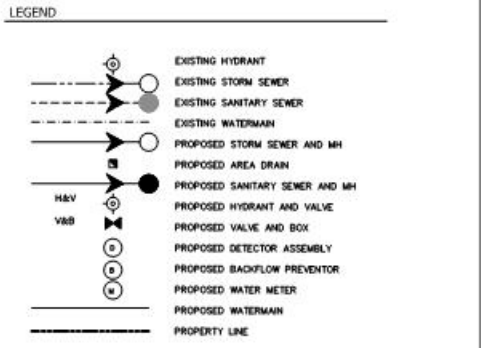
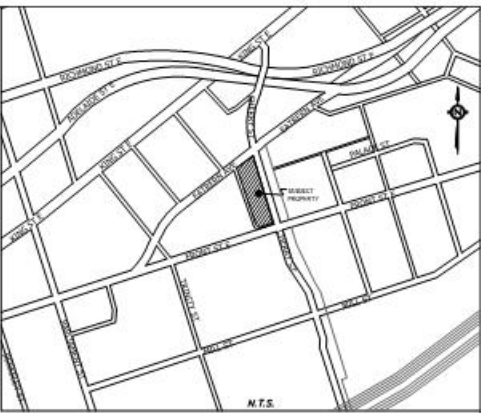
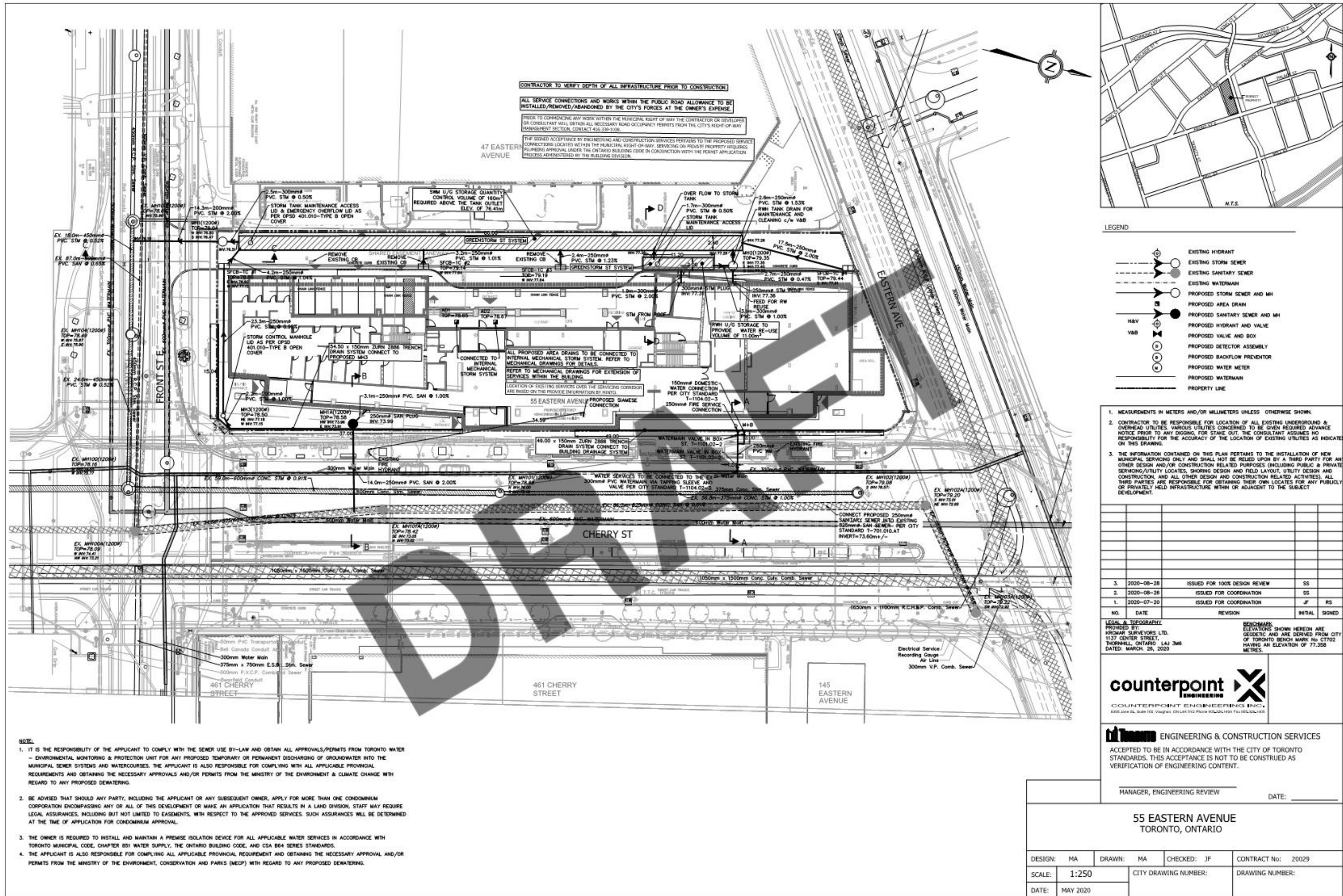


ENGINEERING & CONSTRUCTION SERVICES
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, ENGINEERING REVIEW _____ DATE: _____

55 EASTERN AVENUE
TORONTO, ONTARIO
GRADING PLAN

DESIGN: MA	DRAWN: MA	CHECKED: JF	CONTRACT No: 20029
SCALE: 1:250	CITY DRAWING NUMBER:		DRAWING NUMBER:
DATE: MAY 2020			G-1



- MEASUREMENTS IN METERS AND/OR MILLIMETERS UNLESS OTHERWISE SHOWN.
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2.	2020-08-28	ISSUED FOR COORDINATION	SS	
1.	2020-07-20	ISSUED FOR COORDINATION	JF	RS

LEGAL & TOPOGRAPHY
 PROVIDED BY:
 WPCAM SURVEYORS LTD.
 1137 CENTER STREET,
 THORNHILL, ONTARIO L4J 3M6
 DATED: MARCH 26, 2020

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE
 GEODETIC AND ARE DERIVED FROM CITY
 OF TORONTO BENCH MARK NO. C1702
 HAVING AN ELEVATION OF 77.358
 METRES.



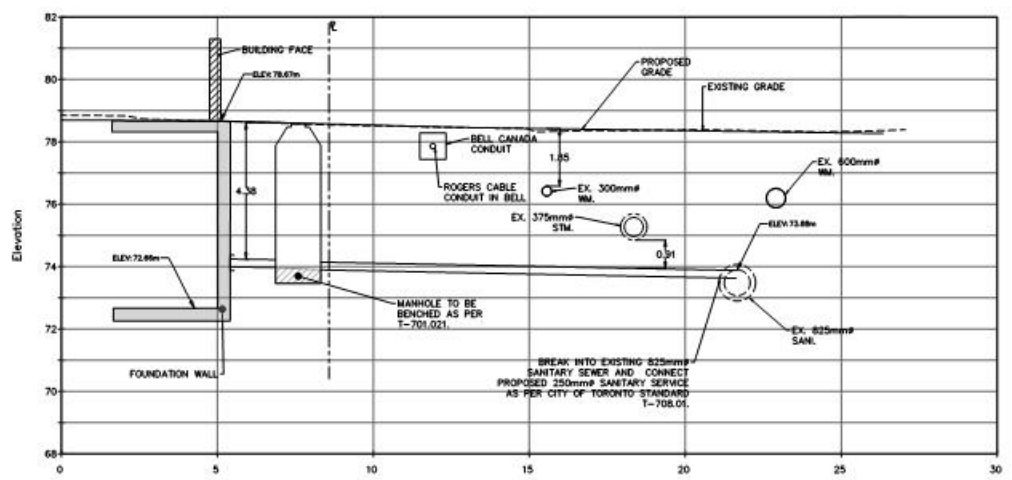
ENGINEERING & CONSTRUCTION SERVICES
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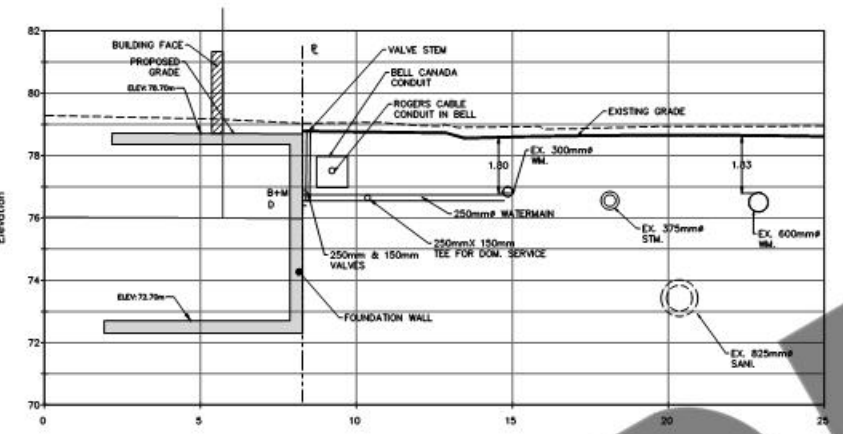
55 EASTERN AVENUE
 TORONTO, ONTARIO

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DATE: MAY 2020			

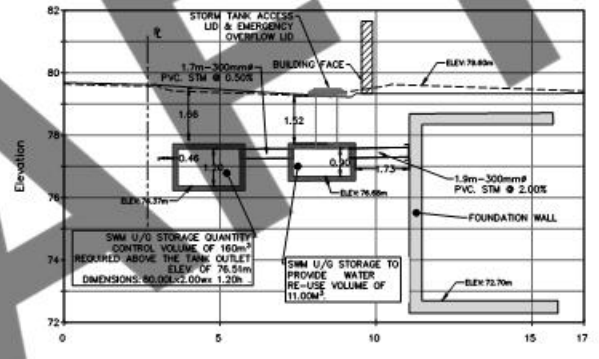
- NOTE:**
- IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED Dewatering.
 - BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
 - THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE ONTARIO BUILDING CODE, AND CSA B64 SERIES STANDARDS.
 - THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING ALL APPLICABLE PROVINCIAL REQUIREMENT AND OBTAINING THE NECESSARY APPROVAL AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) WITH REGARD TO ANY PROPOSED Dewatering.



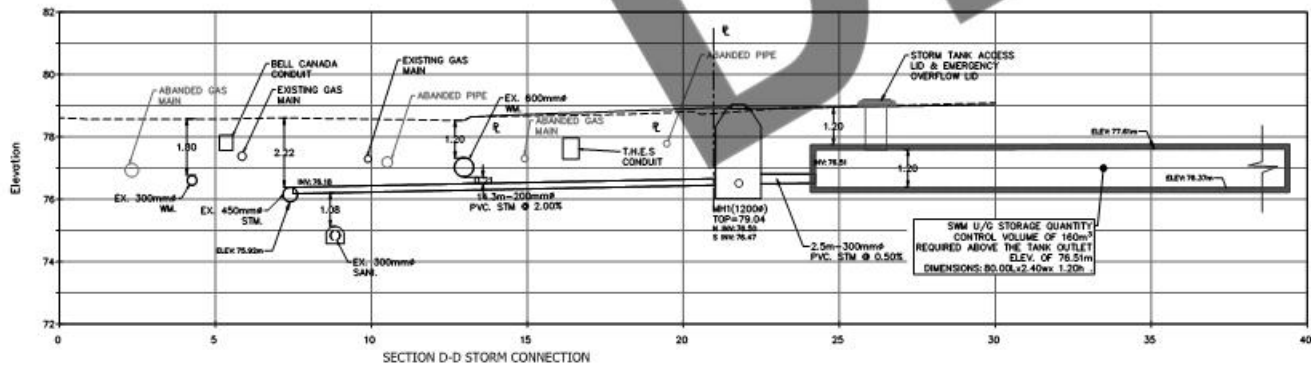
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SANITARY CONNECTION
H 1:100
V 1:100



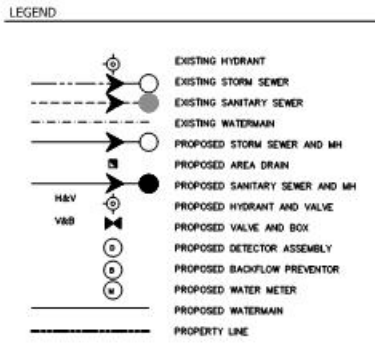
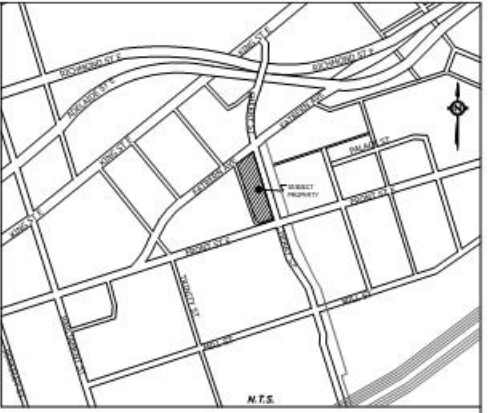
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WATERMAIN CONNECTION
H 1:100
V 1:100



SECTION D-D
STORM WATER REUSE CONNECTION
H 1:100
V 1:100



SECTION C-C
STORM CONNECTION
H 1:100
V 1:100



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SCALE: 1:100	CITY DRAWING NUMBER:		DRAWING NUMBER:
DATE: MAY 2020			



SHADOW STUDIES - SPRING EQUINOX

Montgomery Sisam Architects

SEPTEMBER 23, 2020



SHADOW STUDIES - AUTUMN EQUINOX

Montgomery Sisam Architects

SEPTEMBER 23, 2020