



West Don Lands Block 10 - Anishnawbe Health Toronto

Issues Identification

January 24, 2018

Project Description & Background

- WT has been working with AHT on this site since 2014
- WT considers this project and use important to the WDL
- AHT has been negotiating with the Province since having the land transferred in 2014
- Recently partnered with Dream and Kilmer
- Presented to the West Don Lands Committee on January 15, who is also supportive of the project and use
- Having conversations with City Planning staff in advance of submitting for Preliminary Project Review

Site Context

West Don Lands Block 10 – Anishnawbe Health Toronto

Review Stage: Issues Identification

Proponent: Anishnawbe Health Toronto

Design Team: Quadrangle Architects, Stantec



— Design Review Area
— WDL - Block 10

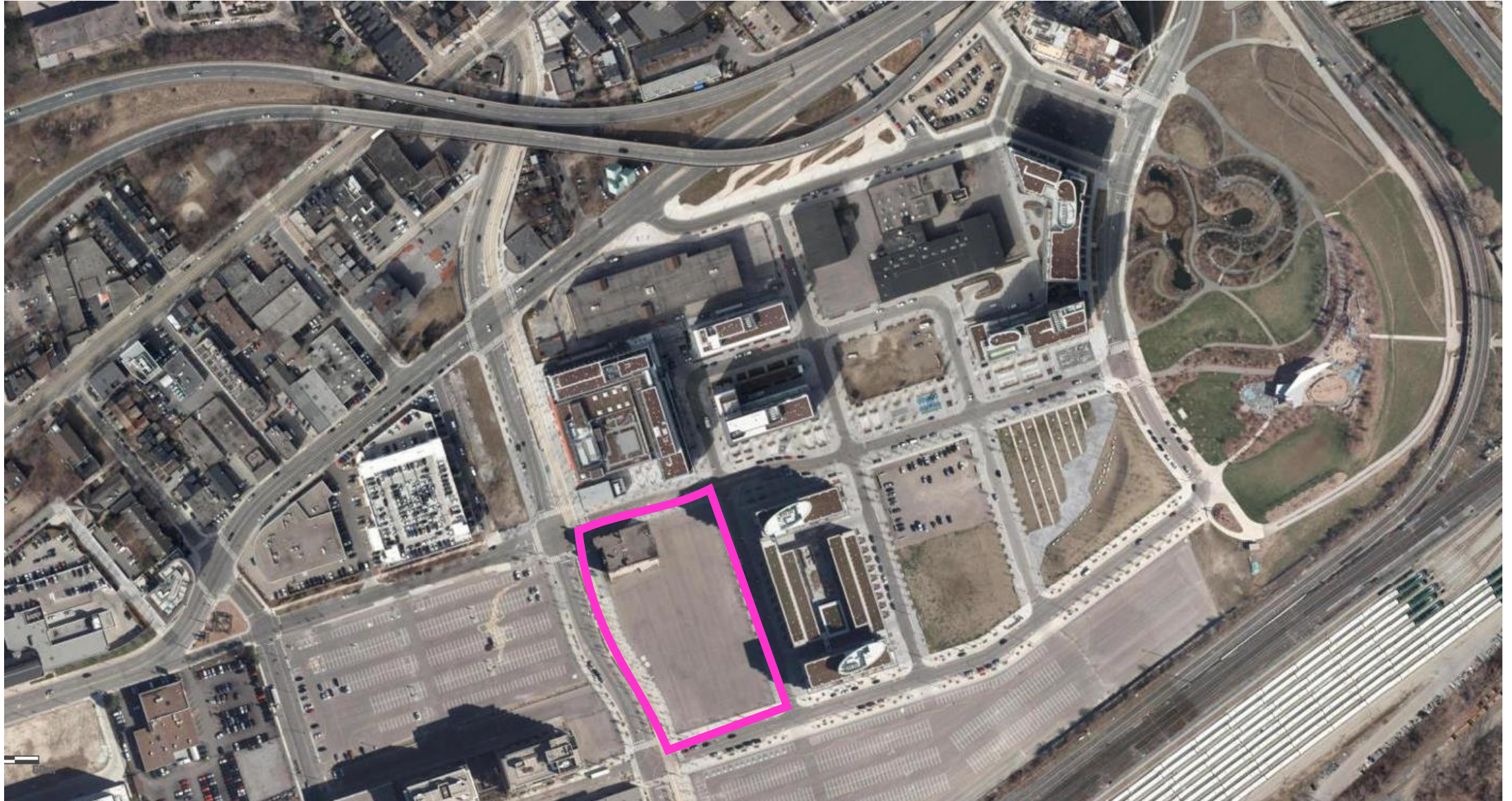
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Site Context

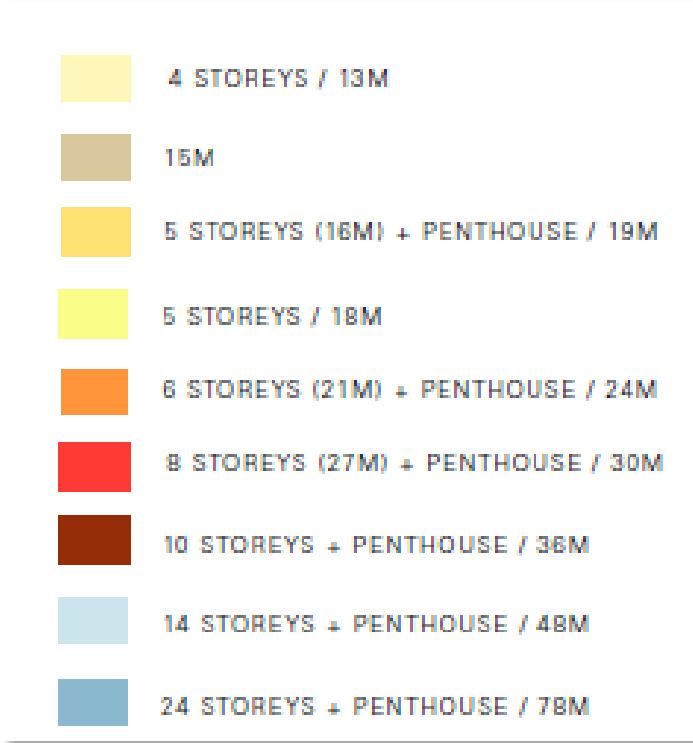
West Don Lands Built Form

West Don Lands Block 10 – Anishnawbe Health Toronto

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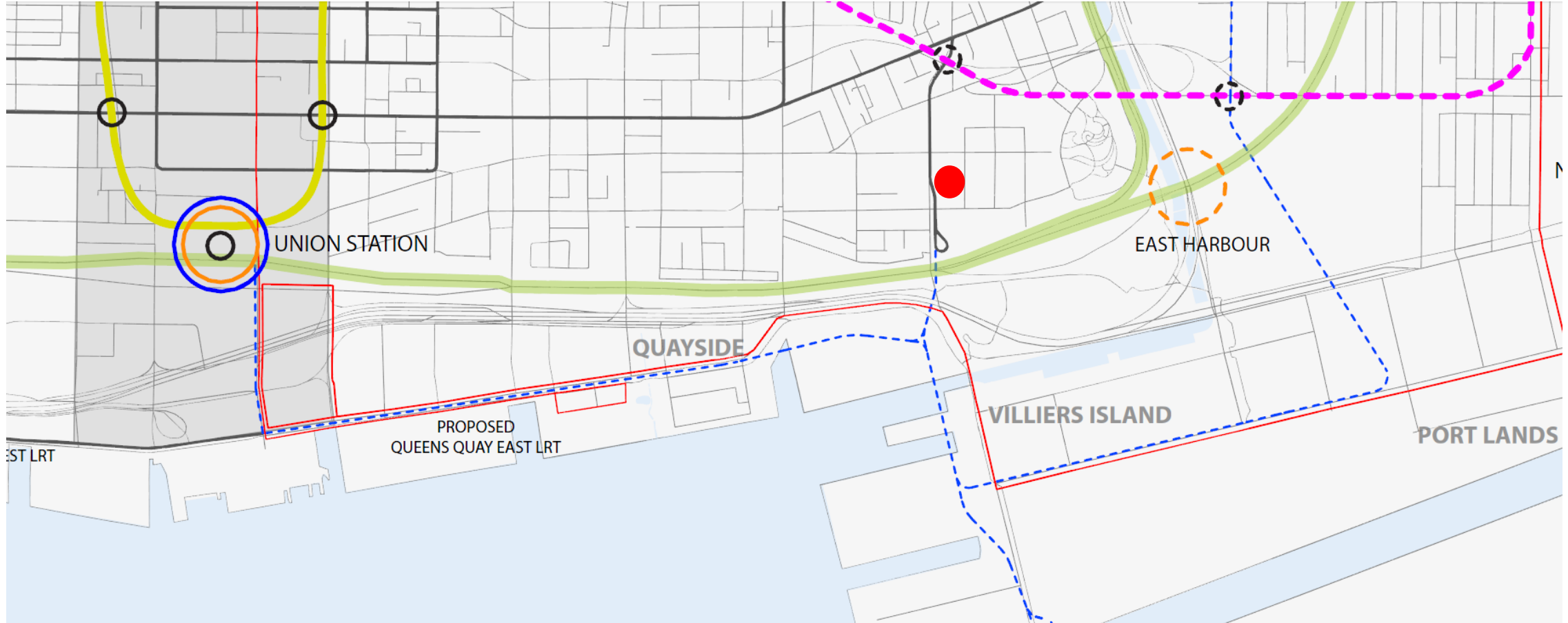
Site Context - Transit

West Don Lands Block 10 – Anishnawbe Health Toronto

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	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

Policy Context – Central Waterfront Secondary Plan

D21_A NEW BEGINNING FOR THE WEST DON LANDS

The West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their **strategic downtown location**, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River’s new environmental health.

(P32) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P33) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.

(P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

Topics for Panel Consideration

- Raised courtyard space
- Street wall openings
- Ground floor orientation and uses
- Massing approach to Canary building
- Approach to landscape



Toronto's Indigenous Hub | Waterfront Toronto – Issues Identification

January 24, 2018



Quadrangle

dream
building better communities

 Stantec

KILMER GROUP

 PRISM
Partners Inc.

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Inspiration



Connection to Each Other

Model Mixed Use Community – Balance Mind, Body, Spirit and Emotions

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Inspiration



Connection to Materials

An expression of First Nations Art, identity and contributions

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Inspiration



Connection to Nature

Respect for the beauty and power of nature and creation

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Inspiration



Connection to Landscape

All areas of the Hub should connect to the outdoors

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Inspiration



Connection to Ceremony

Support the Ceremonial life of the First Nations

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Inspiration



Connection to Natural Light

An exemplar of sustainability

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Planning Framework

West Don Lands Precinct Plan

- Envisioned as a new mixed-used precinct with an emphasis on urban living
- Buildings will be oriented to the perimeter of their blocks, with some exceptions in order to form a backdrop to contain public spaces
- Front and Cherry Streets, the Precinct's primary streets, will be defined by aligned and continuous building surfaces

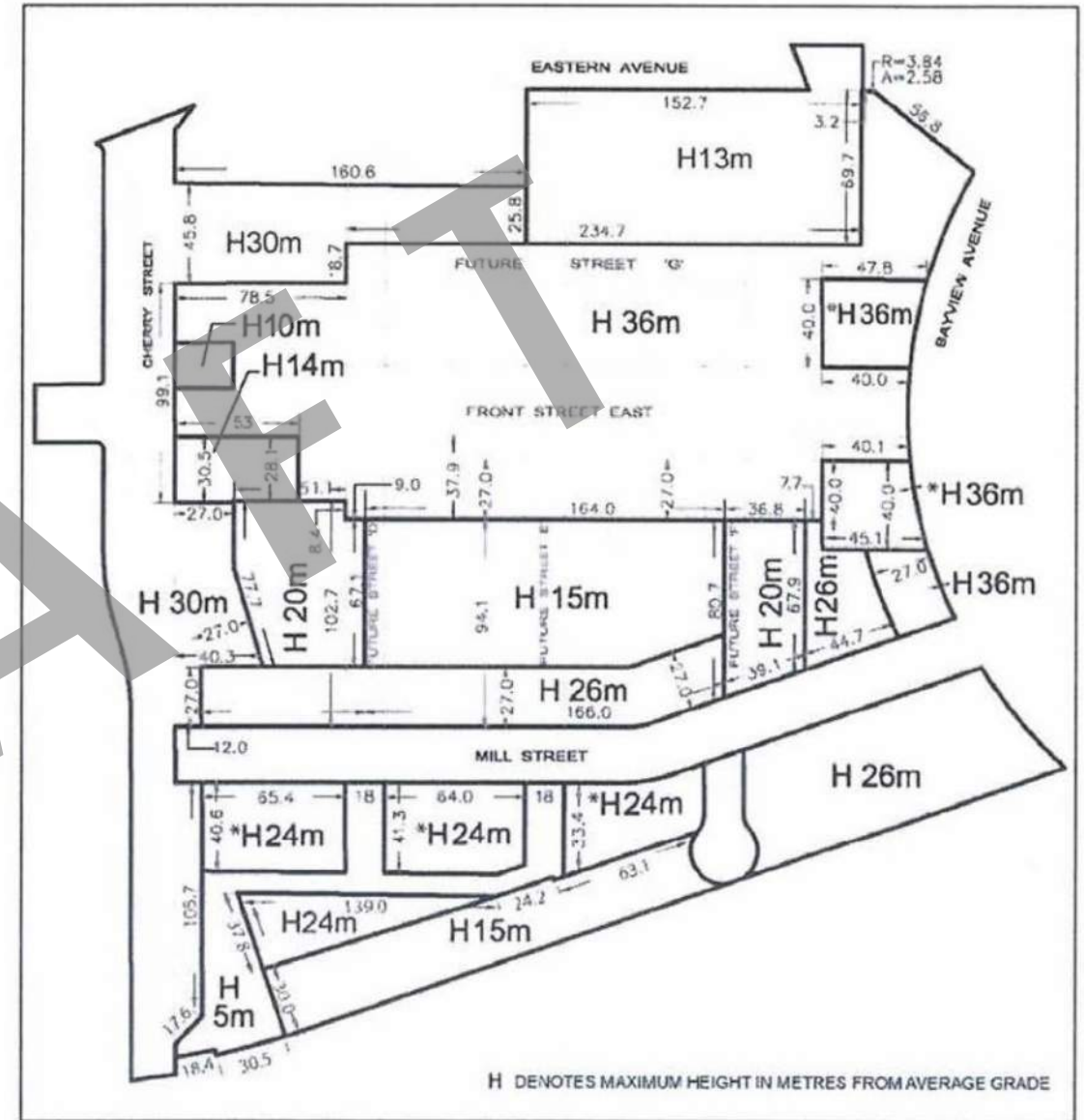


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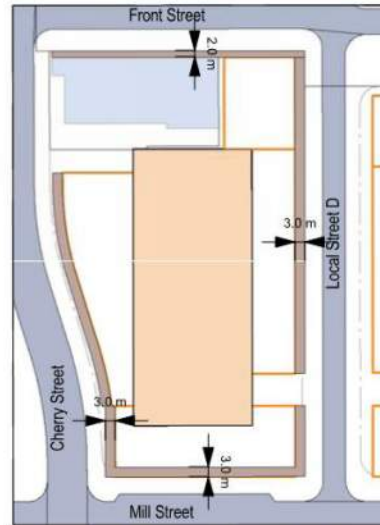
Zoning | Scale & Massing

- Zoning is RA (Reinvestment Area) which provides for a range of uses and has no density limits
- 3 m setbacks on all frontages except for heritage buildings
- Site servicing cannot occur on Cherry Street frontage because of LRT
- Prior to site plan approval, Heritage Impact Assessment must be submitted for Canary Restaurant/Palace School building(s)

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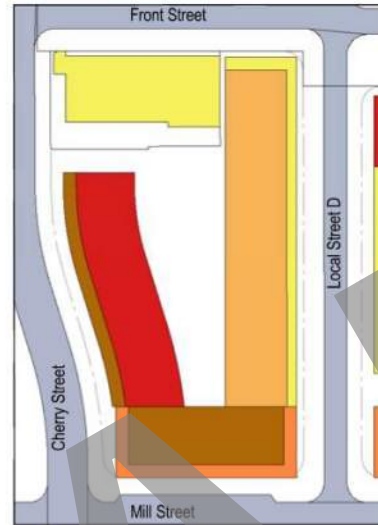


West Don Lands Block Plan & Design Guidelines



SETBACKS, COURTYARDS AND OPEN SPACE

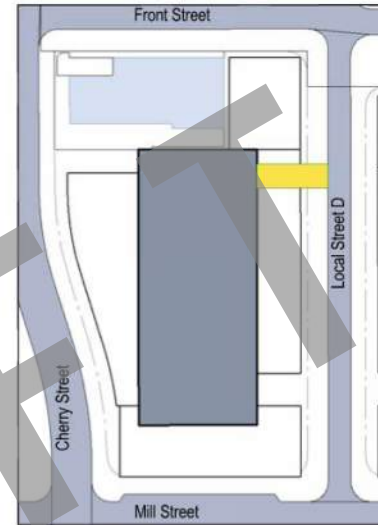
3.00m setbacks exist on Cherry and Local Street A. Front Street, however, has a 2.00m setback due to the preservation of the Canary Restaurant, one of the Precinct's functioning heritage buildings. Mill Street has a 3m setback. A courtyard will be developed midblock either at grade, or atop a parking structure for above-grade parking solutions.



HEIGHTS AND SETBACKS

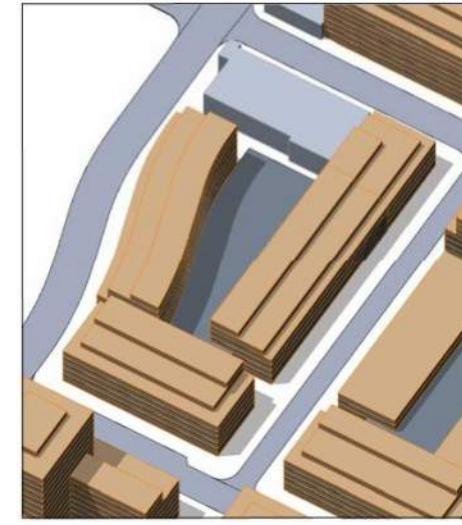
Buildings on Cherry Street will be 8 storeys in height with a setback after the 6th floor. Buildings on Mill Street will be 6 storeys in height with a setback after the 5th floor. Local Street A will be 5 storeys in height with a setback after the fourth floor to maintain a smaller scale along the intimate, neighbourhood streets.

The Block Plan illustrates the retention of the heritage structure on Block 10 at its existing height. The appropriate integration of heritage structures with new development will be explored through detailed design that. Re-use options will be considered through individual Heritage Impact Assessment studies for each listed property.



PARKING AND SERVICING

Access ways will be located along Local Street D. Cherry Street is a streetcar route. Parking will occur mid-block, concealed on all sides by buildings. Though an above-grade parking solution is illustrated, developers are encouraged to explore below-grade parking solutions for development density and grade-related courtyards.



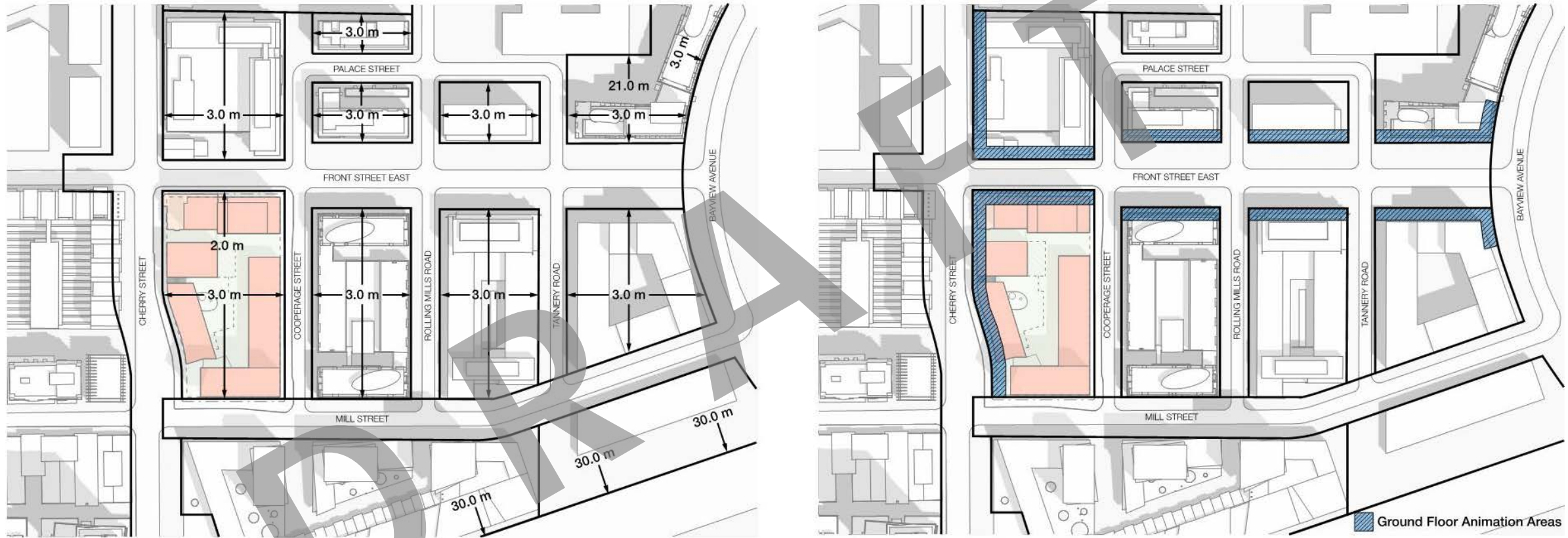
OVERALL MASSING

Large residential buildings define Front and Cherry Streets while a small residential building lines Local Street D. Ground-related units should be imbedded in the small apartment buildings along streets and courtyards in order to provide direct outdoor access for residents. Large apartment buildings with loft-like spaces are planned along Mill Street.

- SETBACK ZONE
- PUBLIC & PUBLICLY ACCESSIBLE OPEN SPACE
- COURTYARD - PRIVATE OPEN SPACE

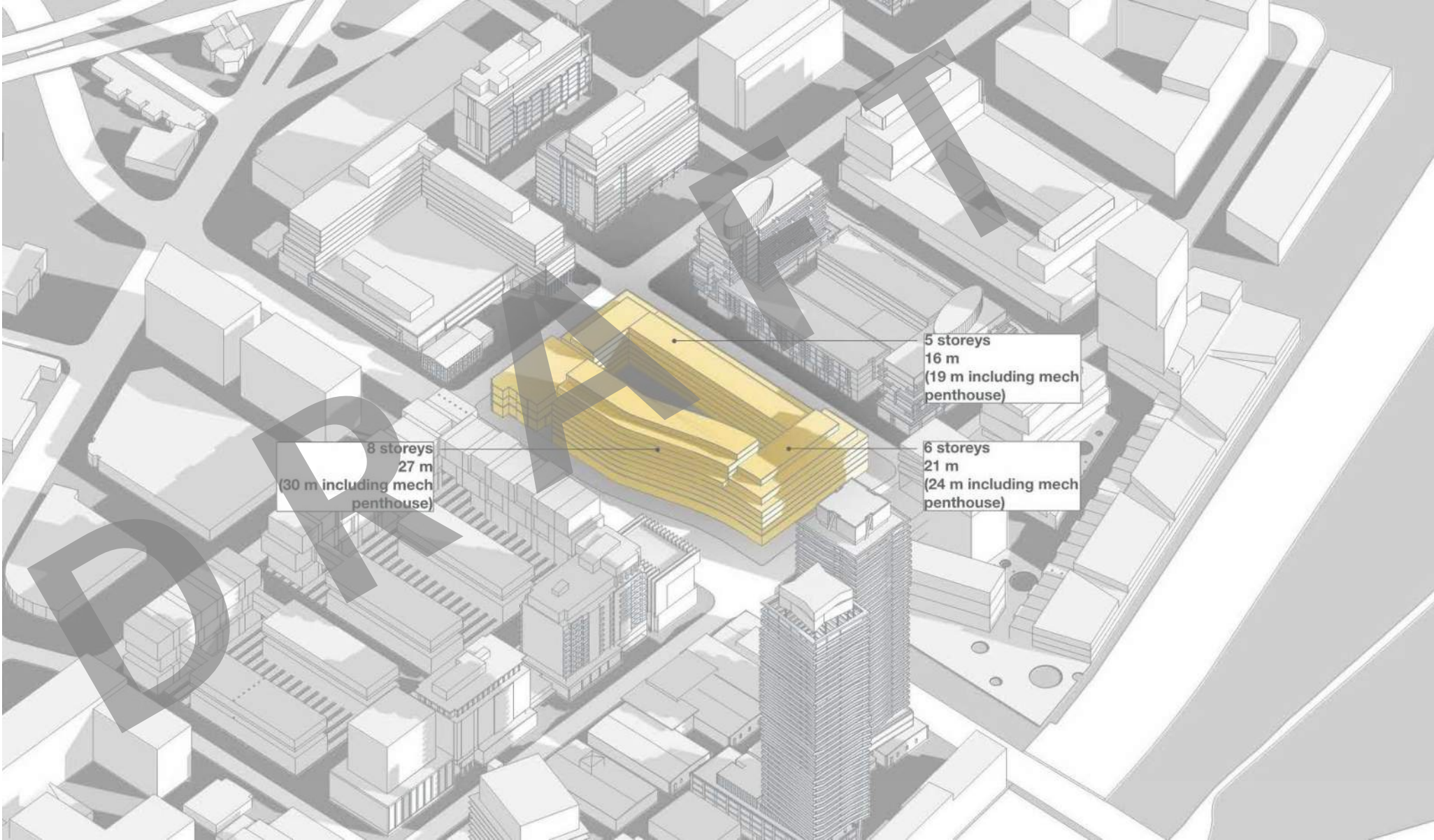
- 4 STOREYS / 13m
- 5 STOREYS (16m) + PENTHOUSE 19m
- 5 STOREYS (18m)
- 6 STOREYS (21m) + PENTHOUSE 24m
- 8 STOREYS (27m) + PENTHOUSE 30m
- 10 STOREYS + PENTHOUSE 36m
- 14 STOREYS + PENTHOUSE 48m
- 24 STOREYS + PENTHOUSE 78m

Site Plan: By-law



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Massing Per Precinct Plan



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Indigenous Landscape – Design Concept



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Block 10



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Block 10



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Block 10



Toronto's Indigenous Hub

Block 10



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Block 10



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City block as Indigenous Landscape



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City block as Indigenous Landscape



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City Block as Indigenous Landscape

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Block 10 Master Plan

Program

6 STOREY RESIDENTIAL RENTALS

+/- 80,000 SF
+/- 23 m from grade to roof slab
Townhouses on ground floor

11 STOREY RESIDENTIAL CONDOMINIUMS

+/- 130,000 SF
+/- 39 m from grade to roof slab

COMMERCIAL

+/- 25,000 SF
Including area of three storey heritage building
Indspire on ground floor

EXISTING HERITAGE BUILDING

15 STOREY RESIDENTIAL RENTALS

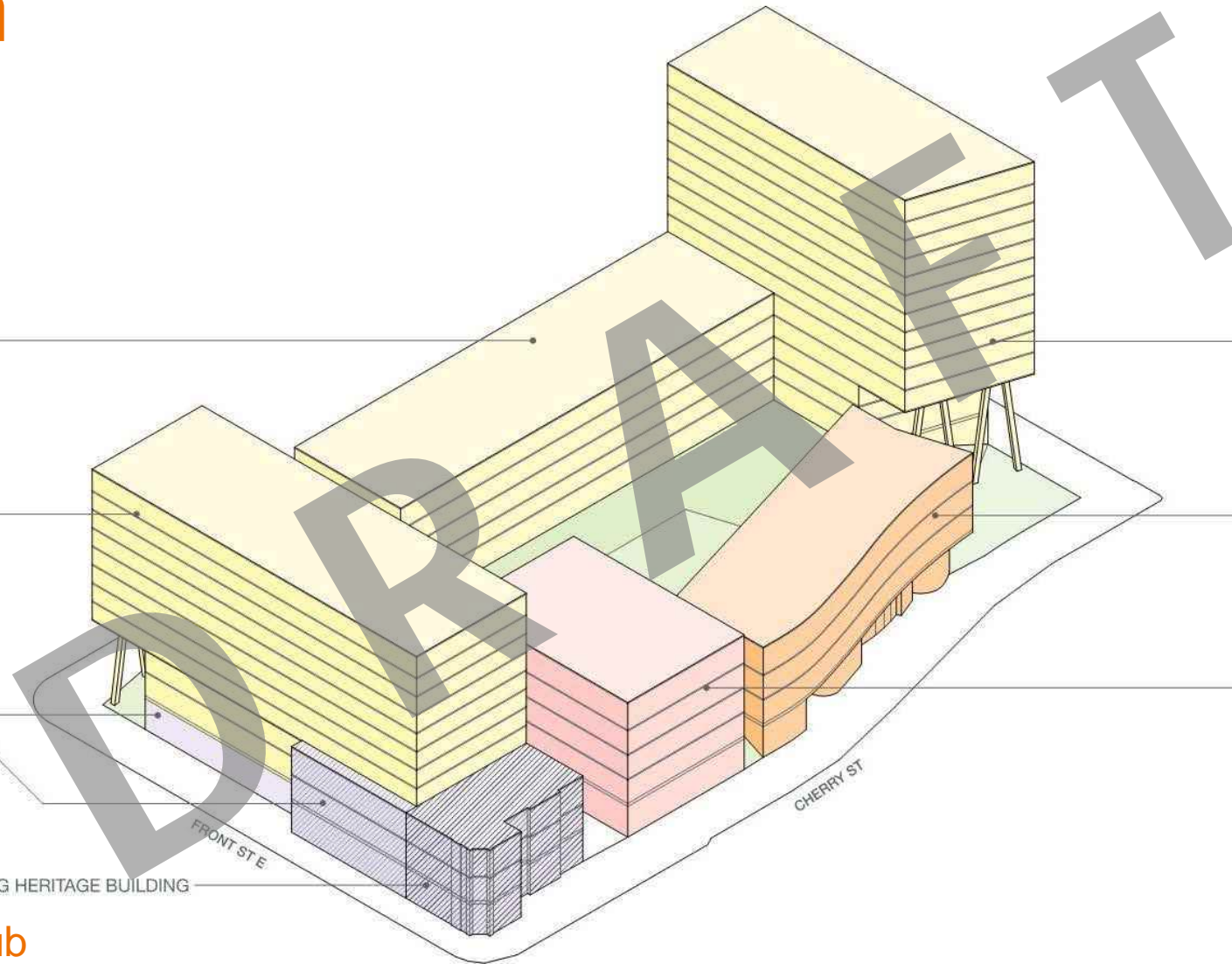
+/- 139,000 SF
+/- 49 m from grade to roof slab
Townhouses on ground floor

4 STOREY COMMUNITY HEALTH CENTRE

+/- 40,000 SF
+/- 18 m from grade to roof slab

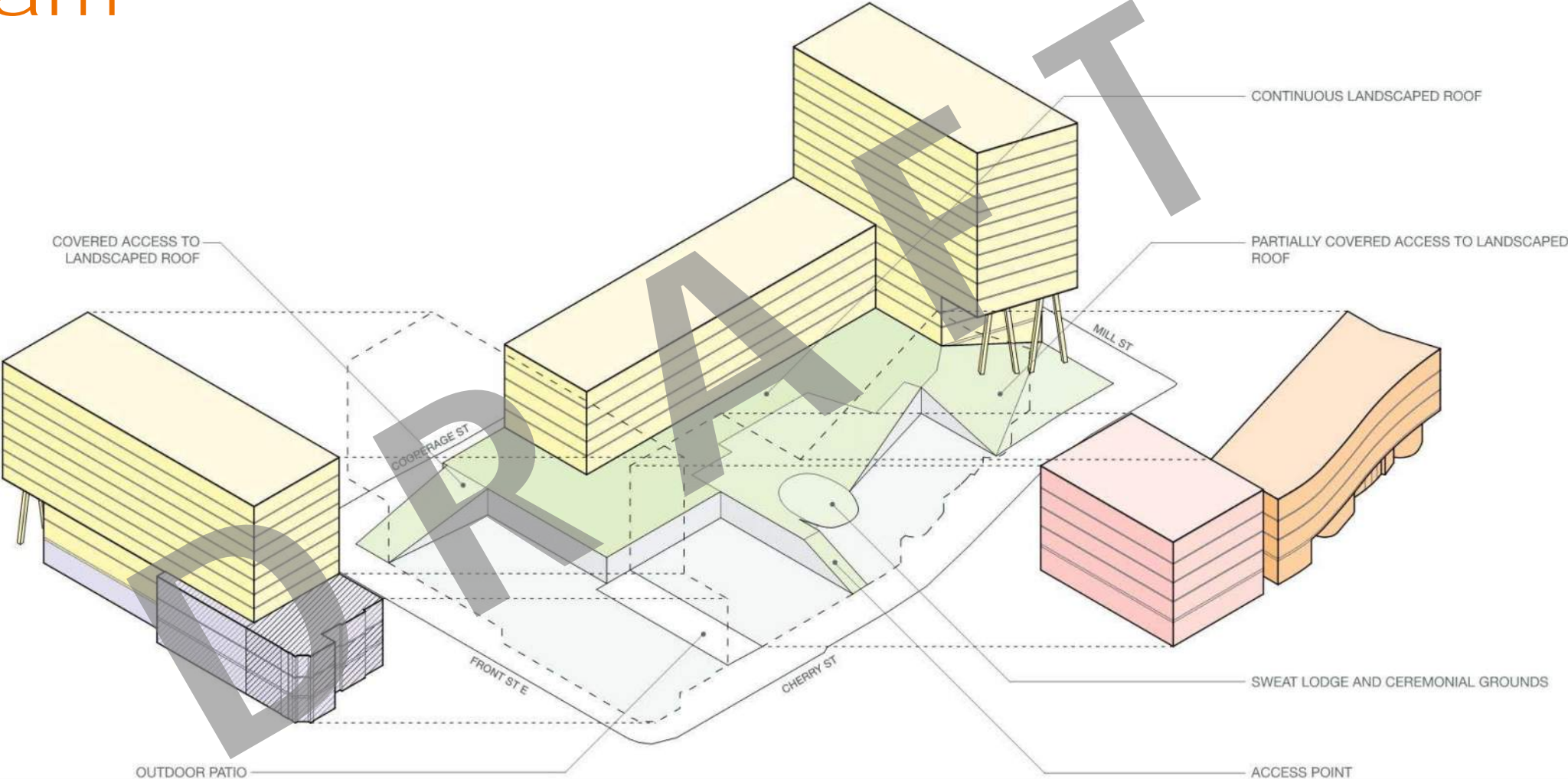
5 STOREY TRAINING, EDUCATION, & EMPLOYMENT

+/- 40,000 SF
+/- 22 m from grade to roof slab
- Miziwe Biik Training & Employment
- George Brown Dance Studio
- Indigenous Child Care Centre
- Indigenous Child & Family Centre



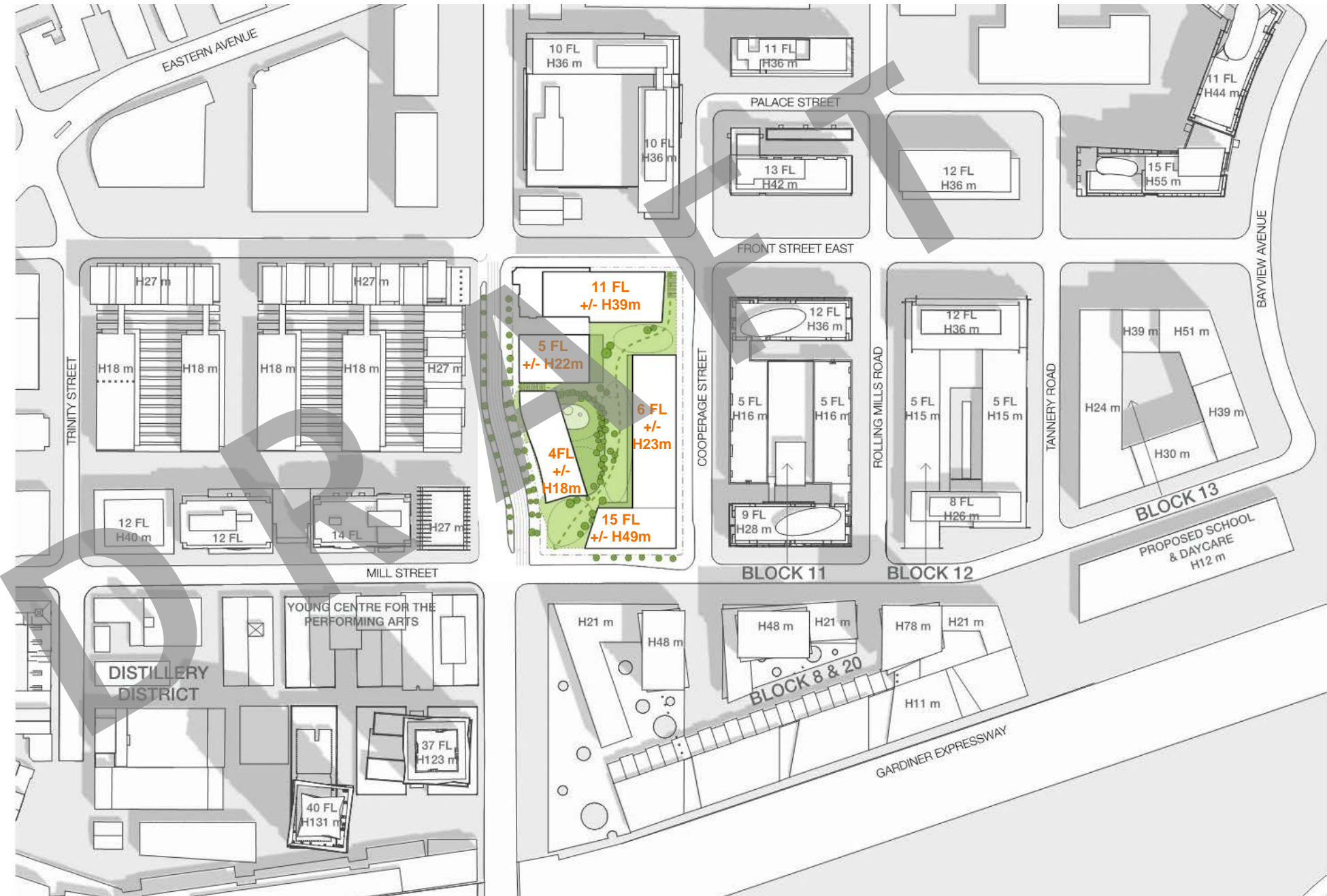
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Program



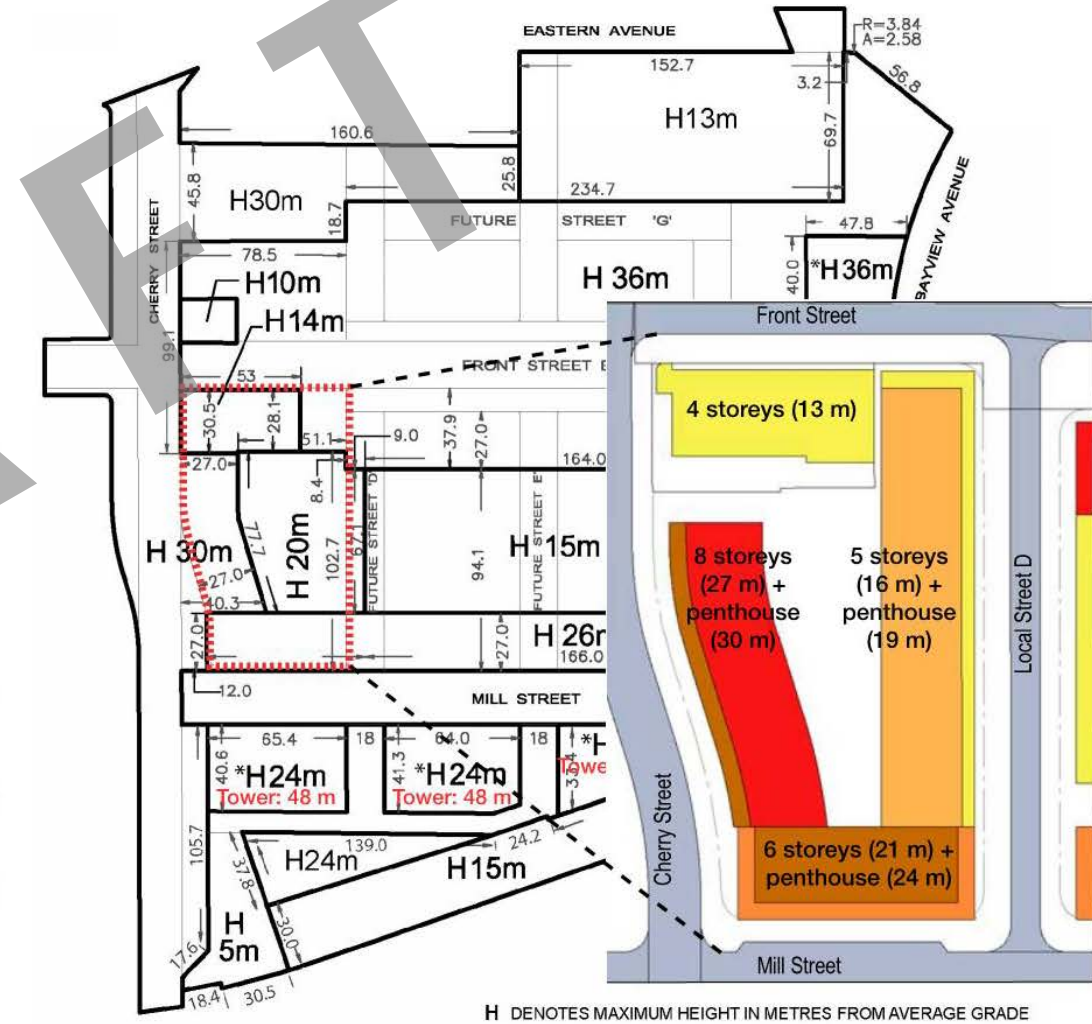
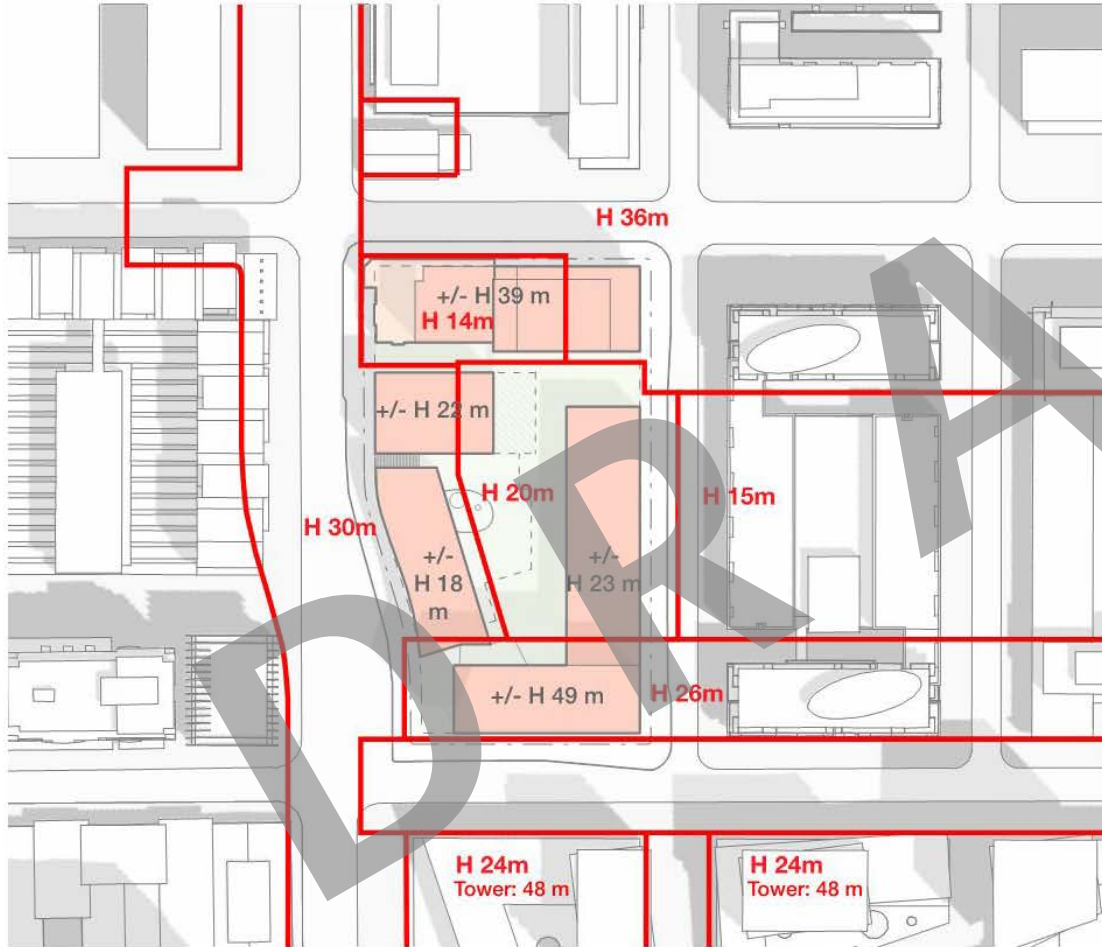
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Site Context



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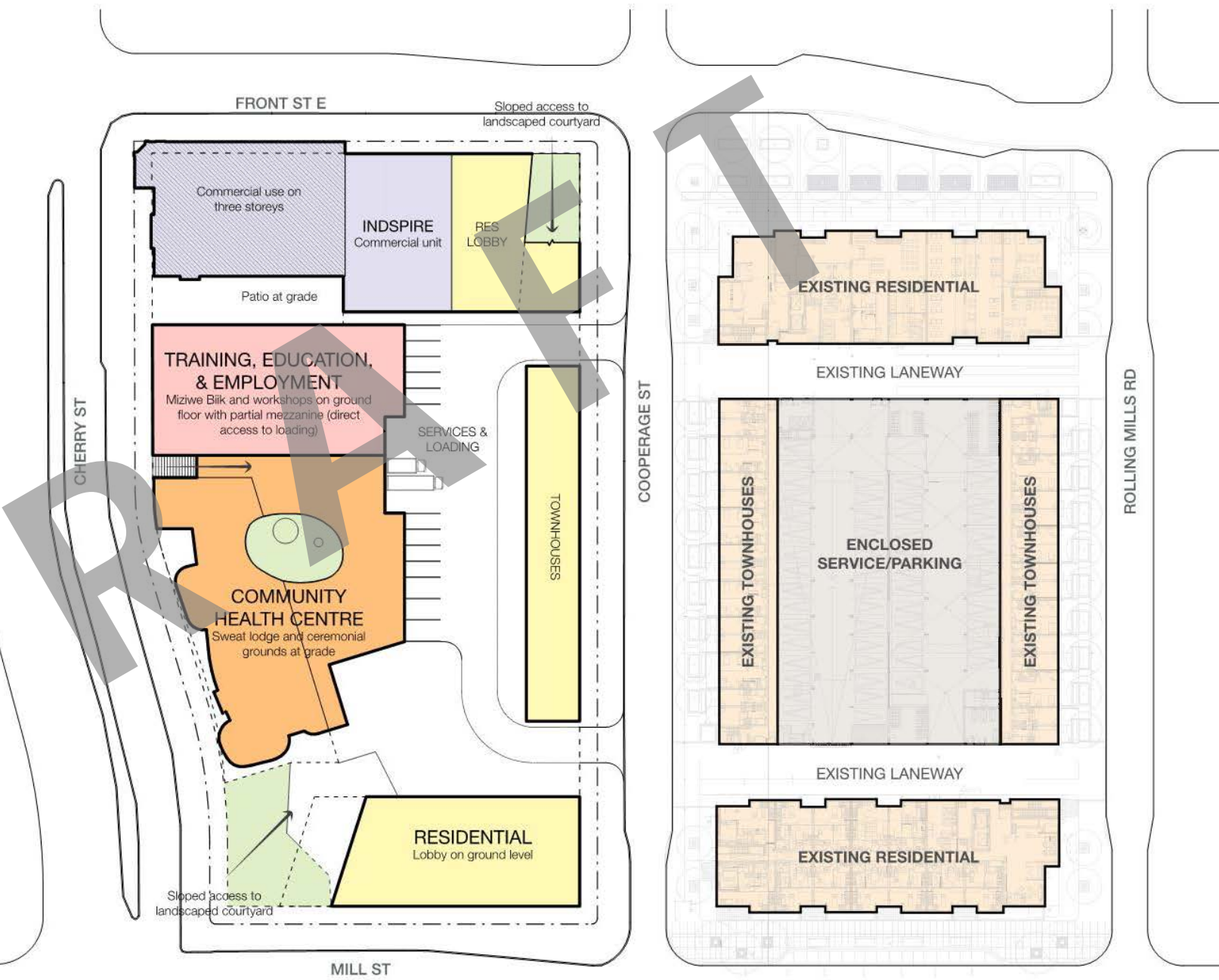
By-law: Heights



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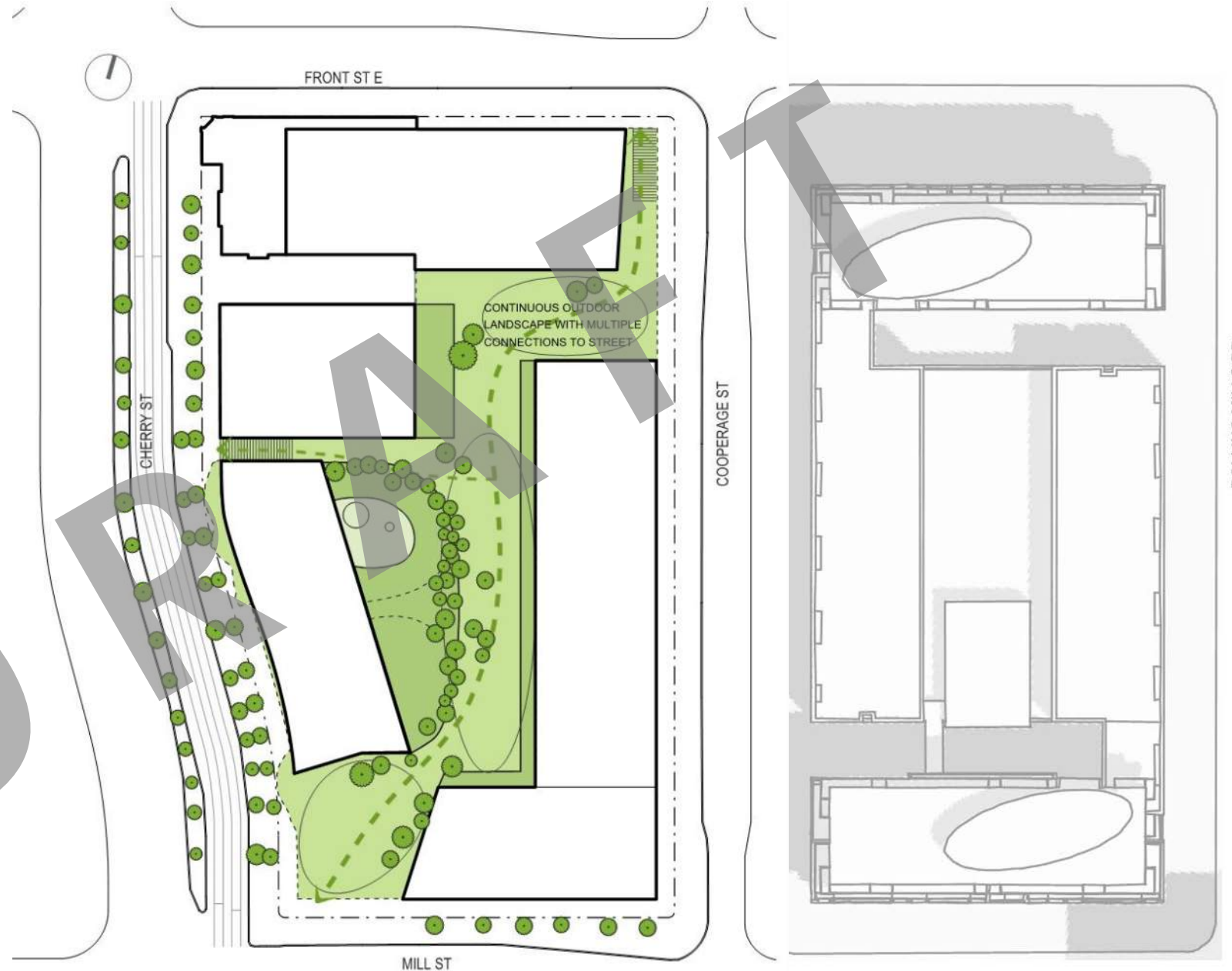
Ground Level

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Indigenous Landscape Diagram

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View South through Indigenous Landscape



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Massing



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Massing



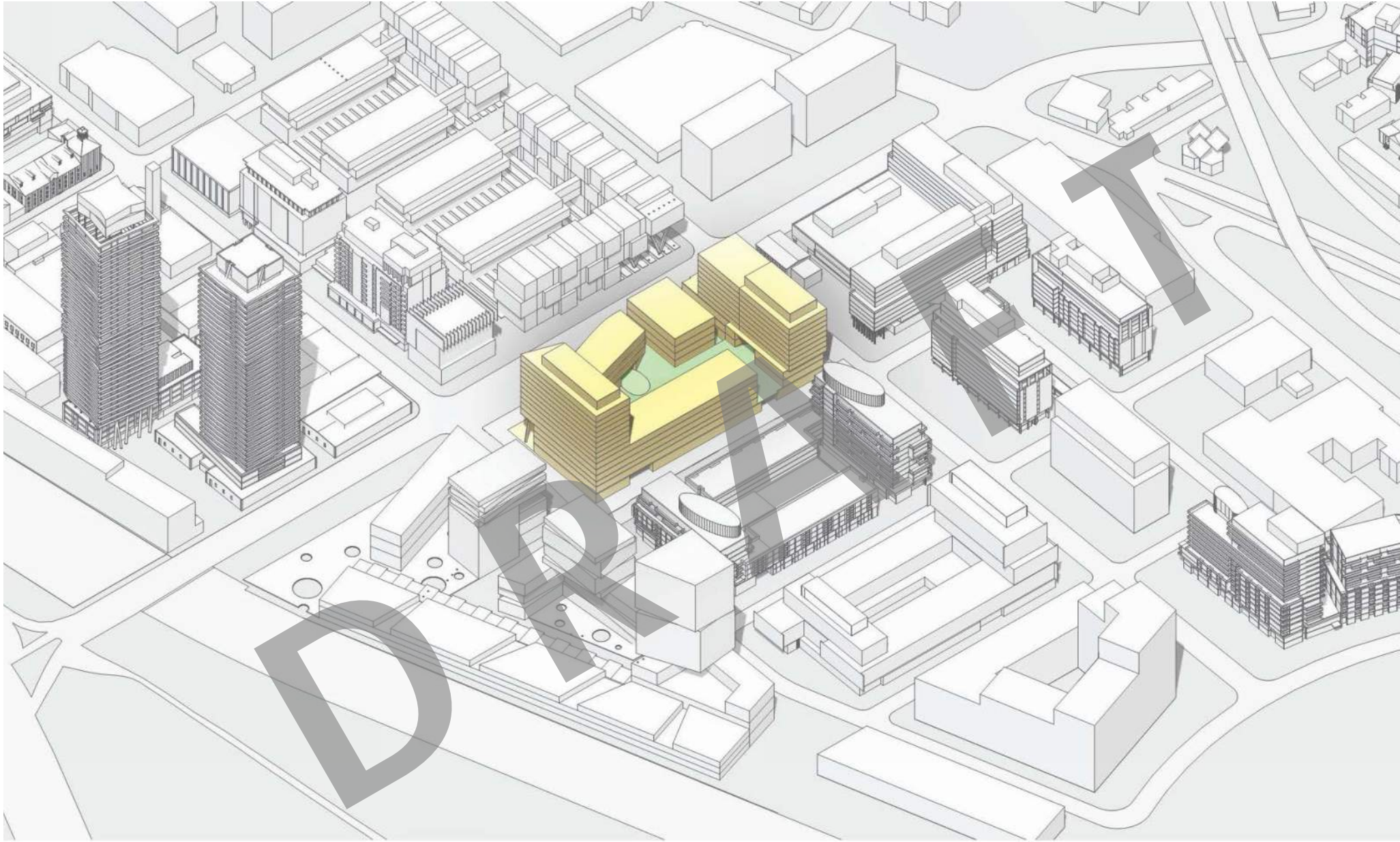
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Massing



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Massing



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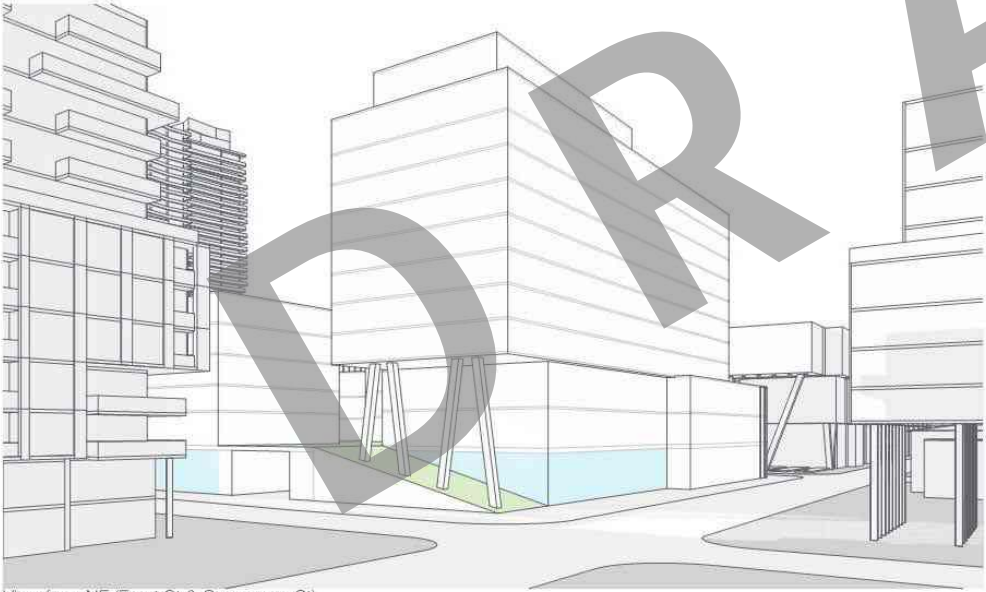
Massing



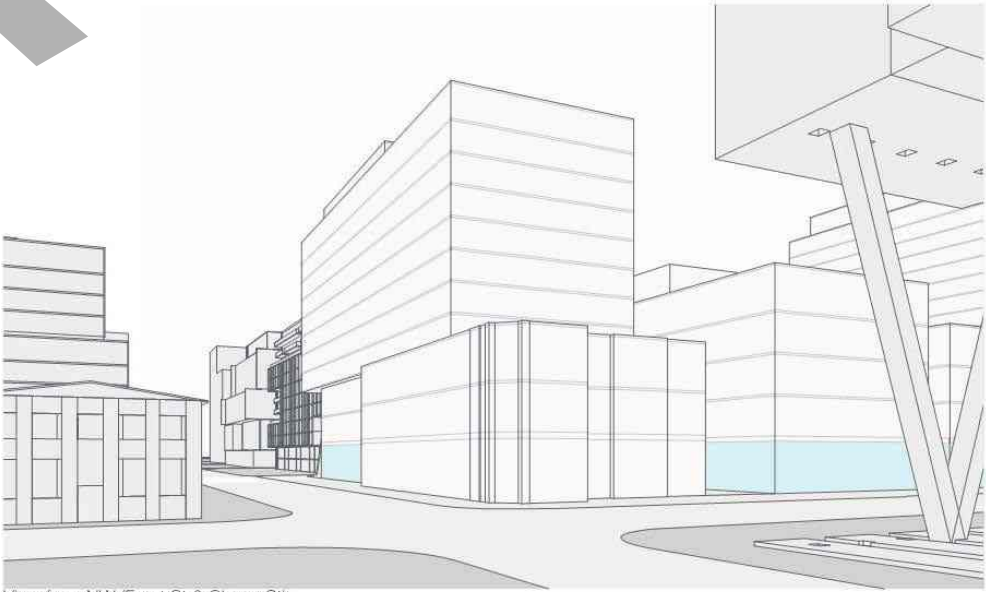
View from SW (Mill St & Cherry St)



View from SE (Mill St & Cooperage St)



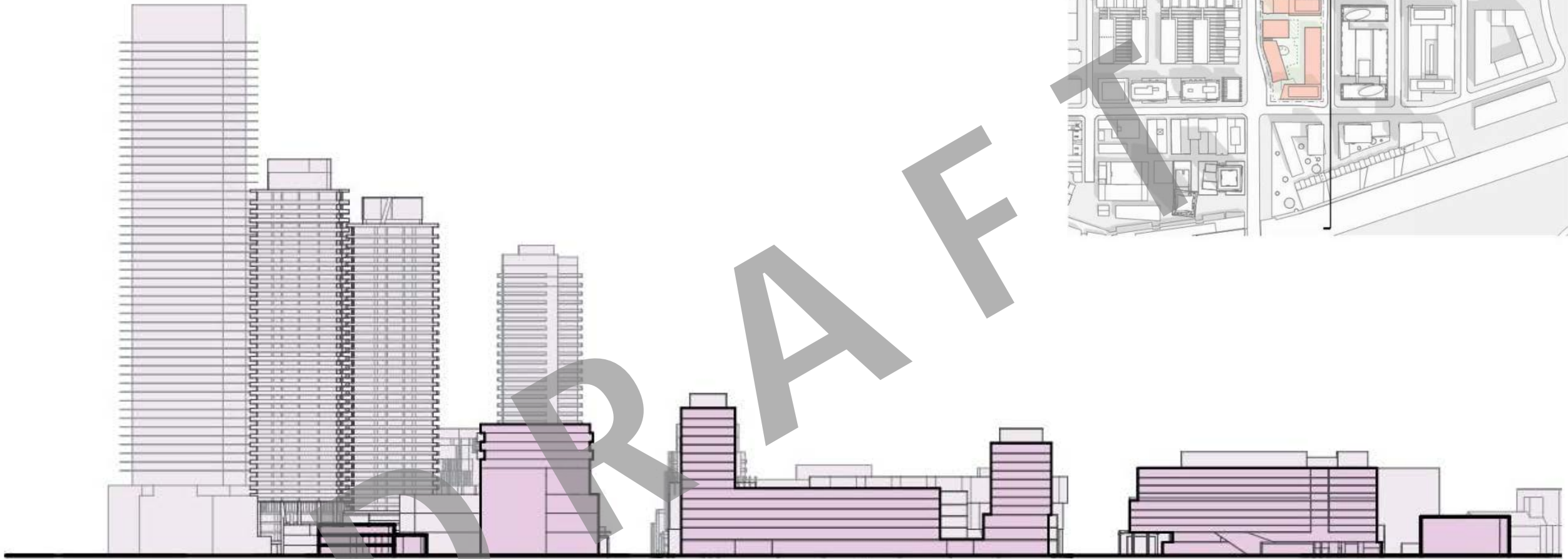
View from NE (Front St & Cooperage St)



View from NW (Front St & Cherry St)

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Street Elevations



COOPERAGE ST ELEVATION

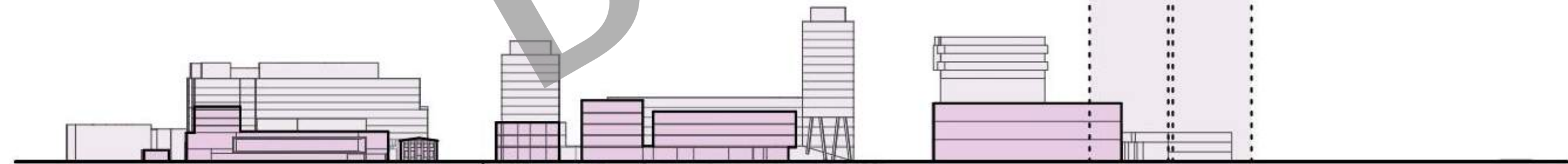
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Street Elevations



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CHERRY ST ELEVATION

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Street Elevations



MILL ST ELEVATION

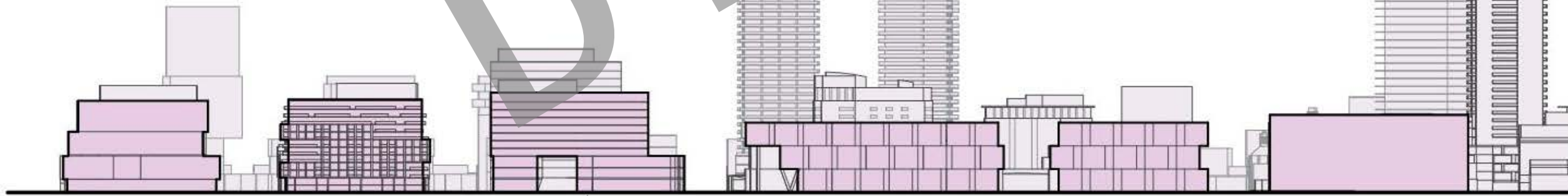
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Street Elevations

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FRONT ST ELEVATION

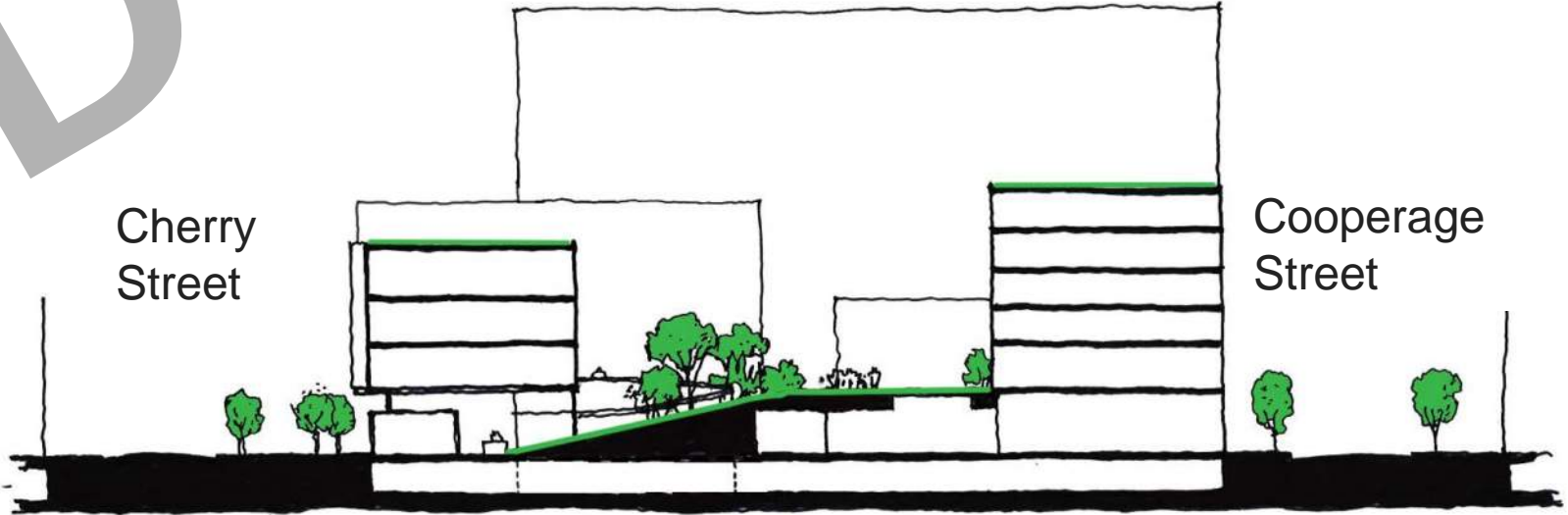
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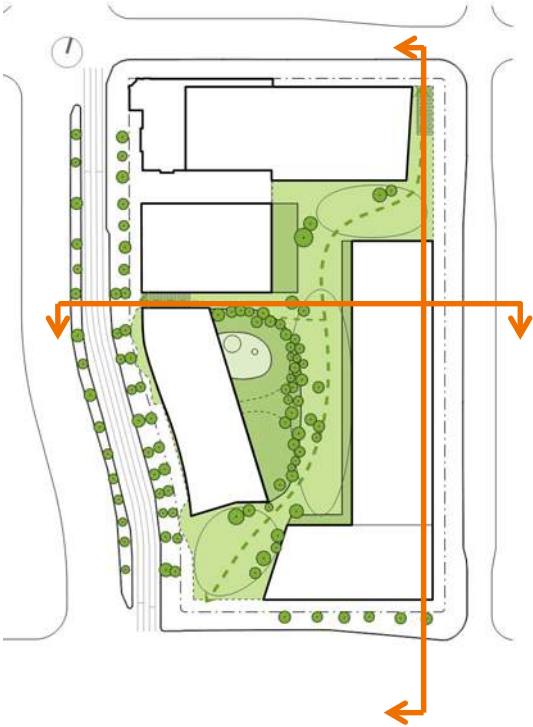
Site Sections



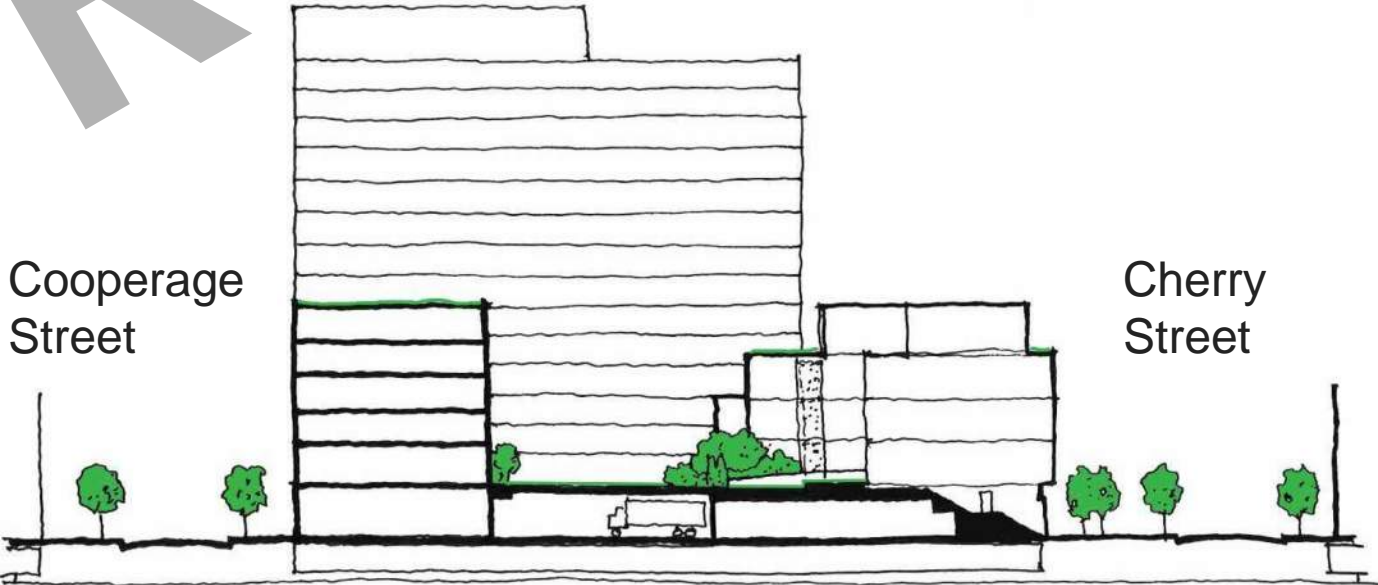
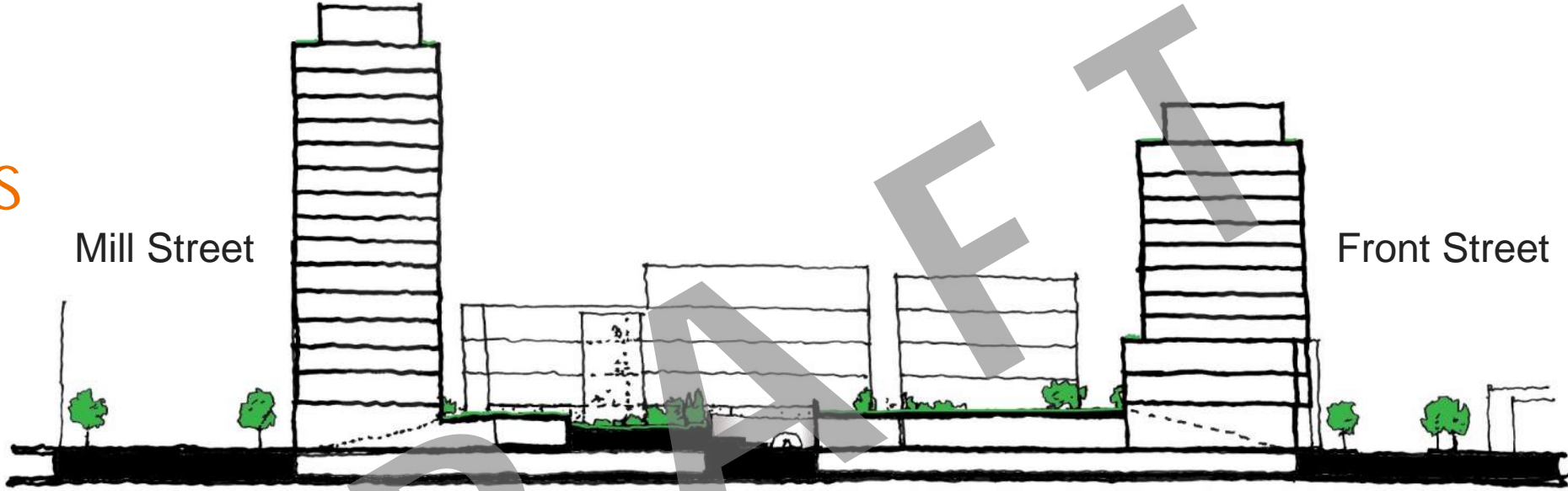
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Site Sections



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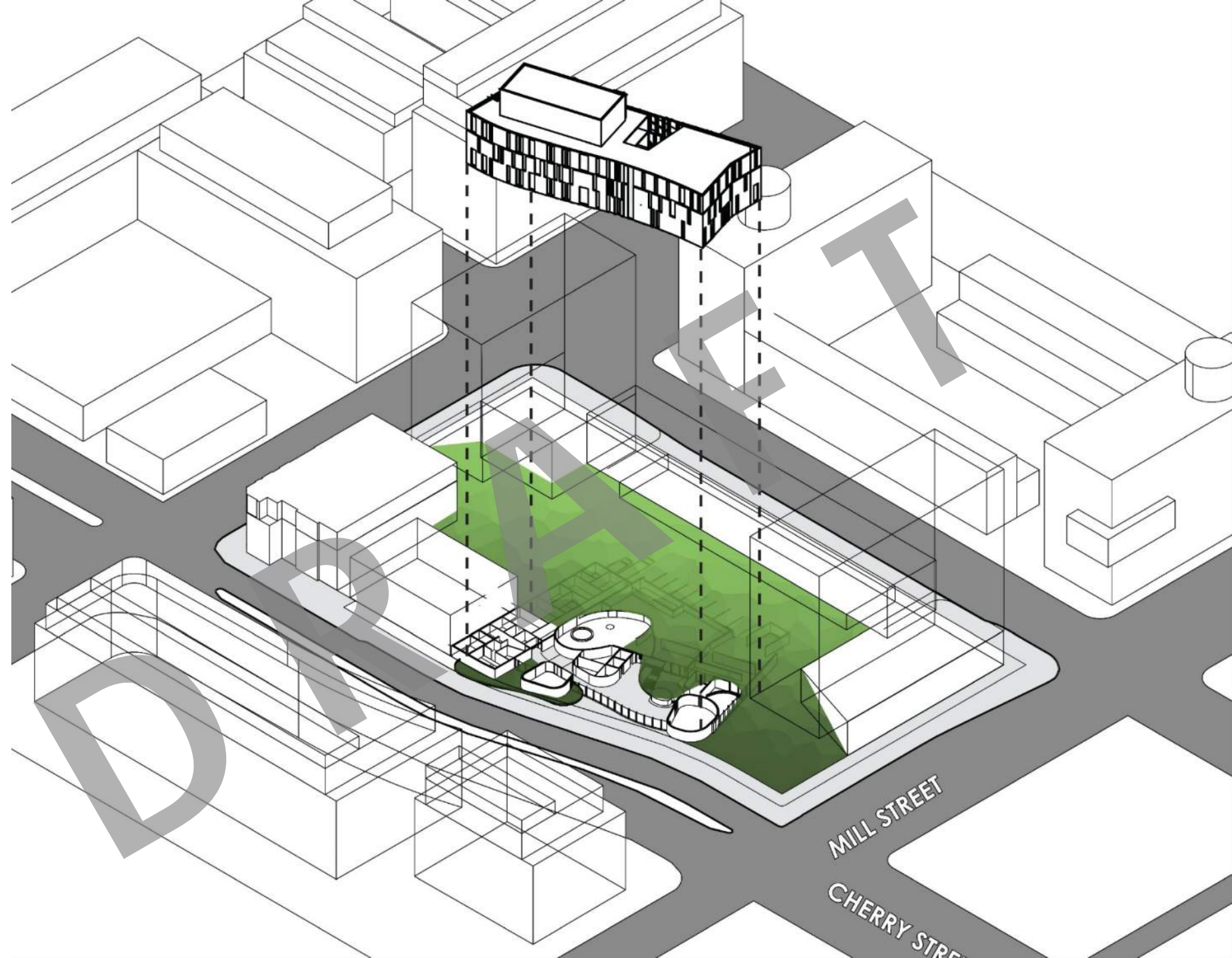


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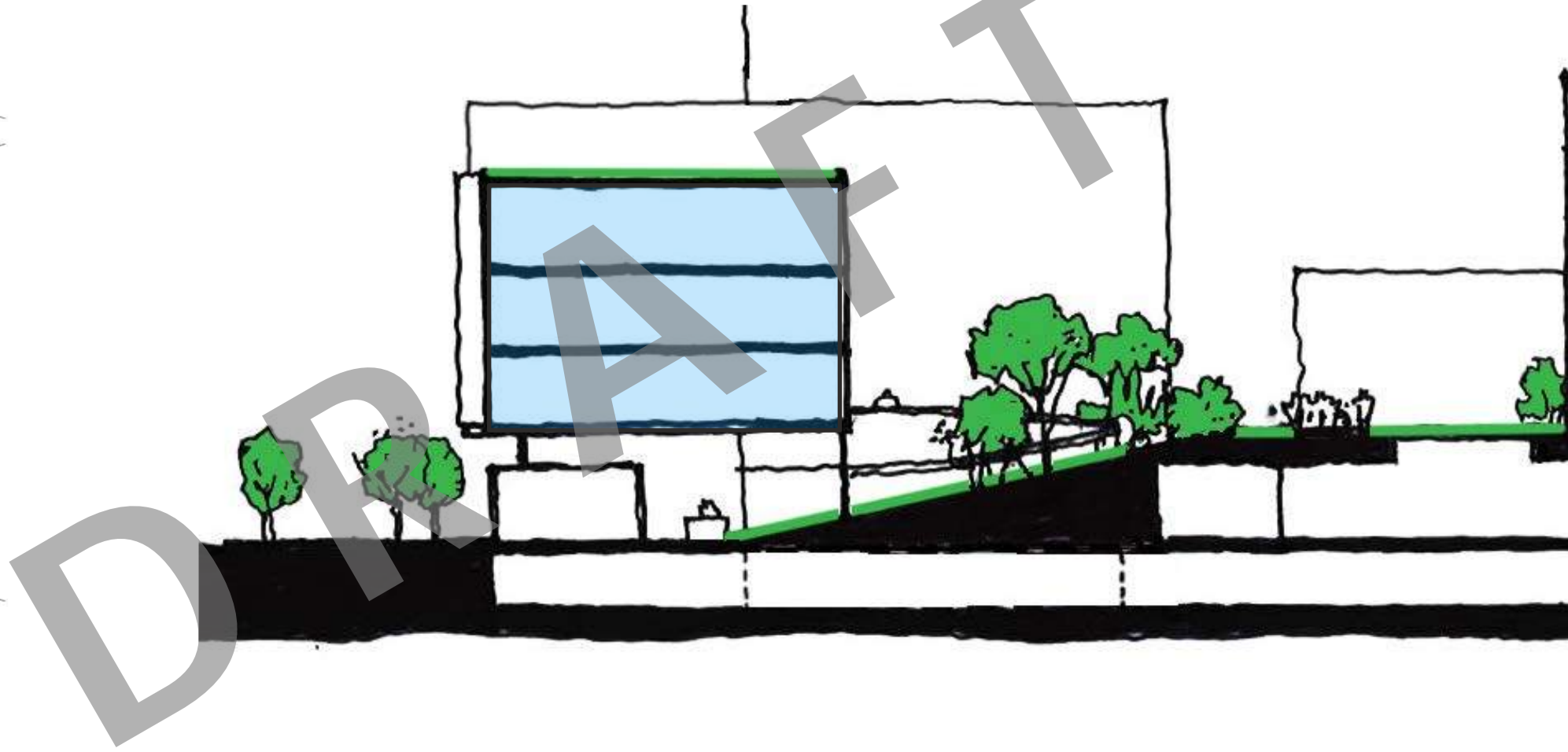
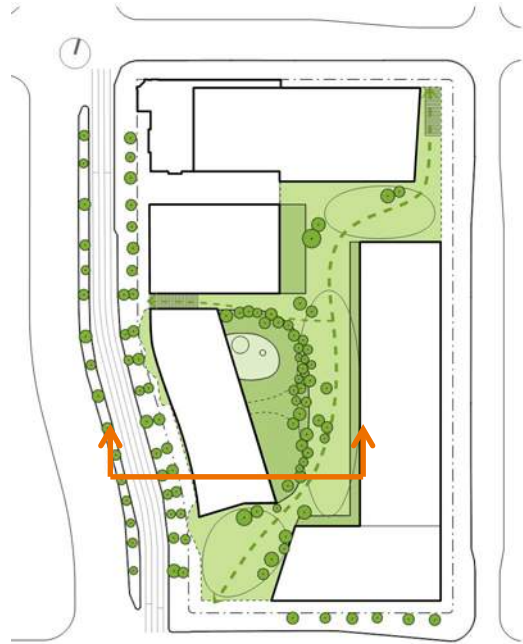
Anishnawbe Health Toronto | Toronto's Indigenous Hub

Anishnawbe Community Health Centre

Anishnawbe
Community
Health Centre



Site and Section



Planning Principles

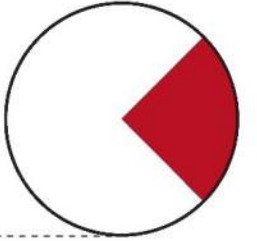
Anishnawbe Health Toronto Community Health Centre should be a place that promotes the physical, mental, emotional, and spiritual well-being amongst all that enter to make use of facilities and services.

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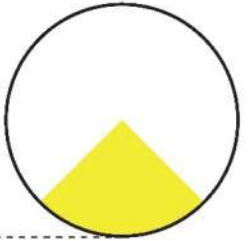


4 ASPECTS
OF AN
INDIVIDUAL

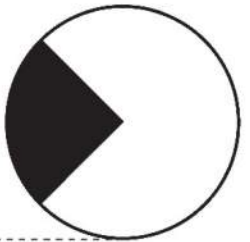
EMOTIONAL



PHYSICAL



MENTAL

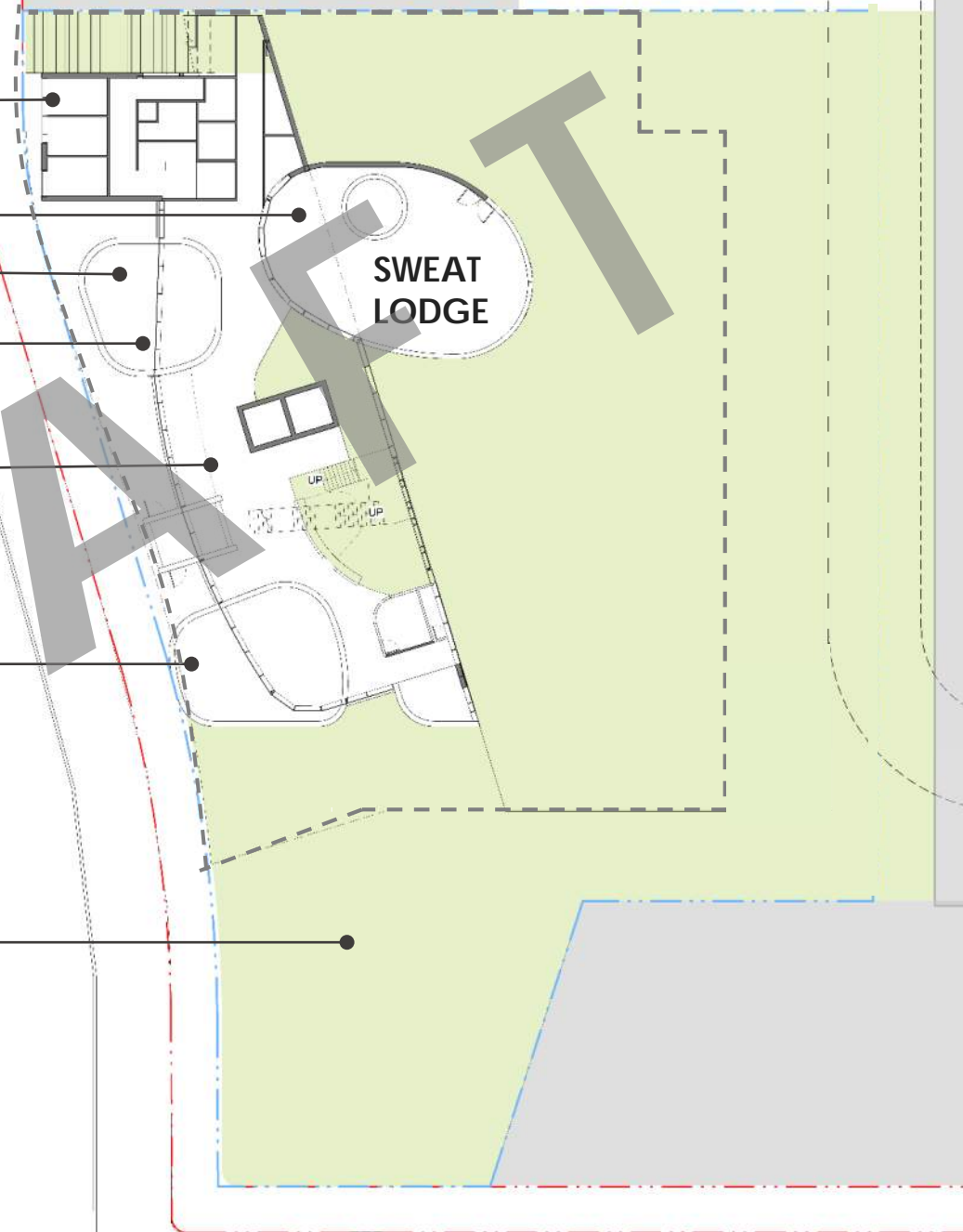


SPIRITUAL



Ground Level

- DENTAL CLINIC
- OUTDOOR THERAPEUTIC CEREMONIAL SPACE
- TRADITIONAL HEALER
- COMMUNITY KITCHEN
- MAIN GATHERING SPACE
- COMMUNITY ROOM
- ENTRY PLAZA



View of Hub
Entry



View South on Cherry



Anishnawbe Community Health Centre

Views from Indigenous Landscape & Sweat Lodge



Anishnawbe Community Health Centre



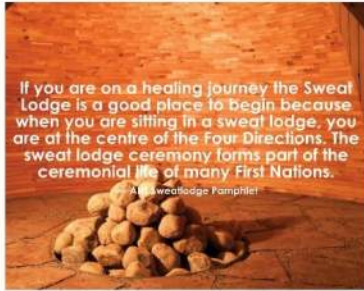


All areas of the Hub should connect from the outdoors.

--- Community Engagement Report Summary

"It is important to have green space."

--- Community Engagement Session

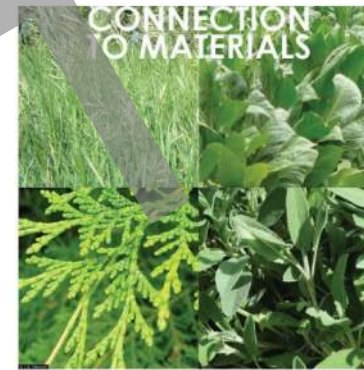


Traditional Healing is the restoring of balance to the mind, body, spirit and emotions. There needs to be harmony and balance in us just as there is in all of Creation.

--- AHT Traditional Healing Pamphlet

The space needs to be holistic, a balance between the physical, mental, emotional and spiritual.

--- Community Engagement Session



The Hub can truly be a showpiece that is an expression of First Nations art, identity, contributions, and affirming those through unique ways where families and friends can come together to live a good life.

--- Community Engagement Session



We seek a community which respects the beauty and power of nature and creation, and helps to ensure a clean and healthy environment.

--- AHT vision

Nature and creation is our First Family.

--- AHT beliefs



Anishnawbe Health Toronto | Toronto's Indigenous Hub

INSPIRATION



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