



West Don Lands Block 20

Schematic Design

April 21st, 2021

Zoning

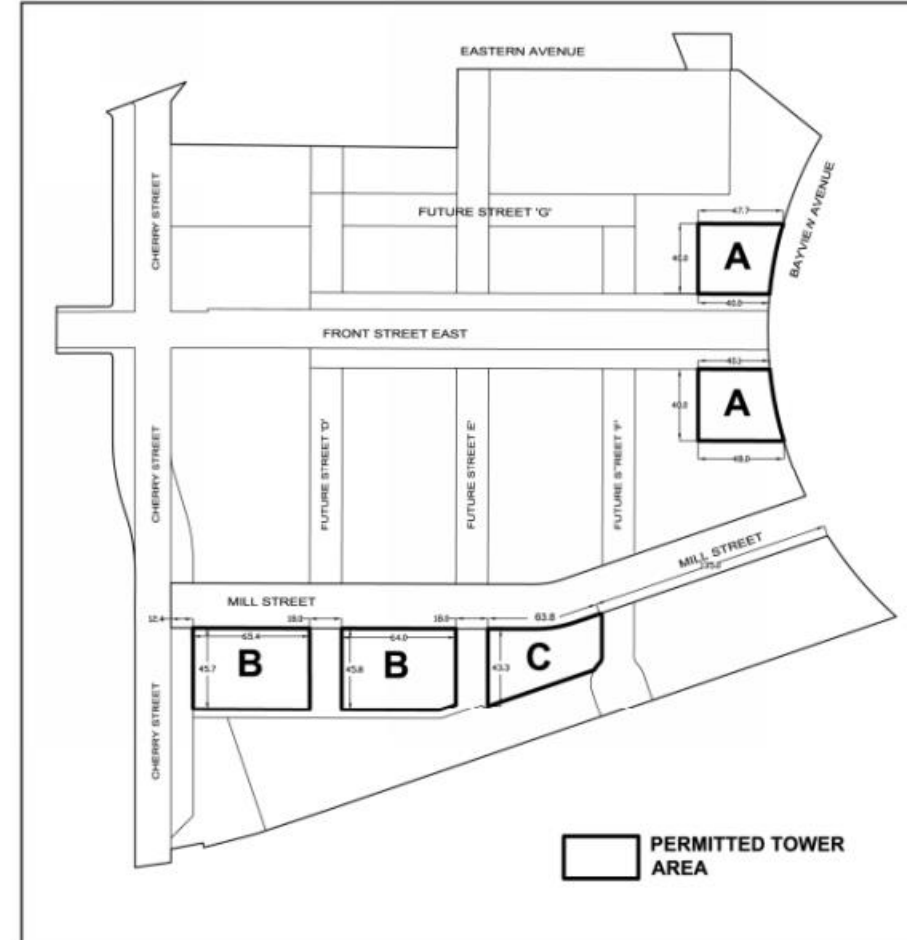
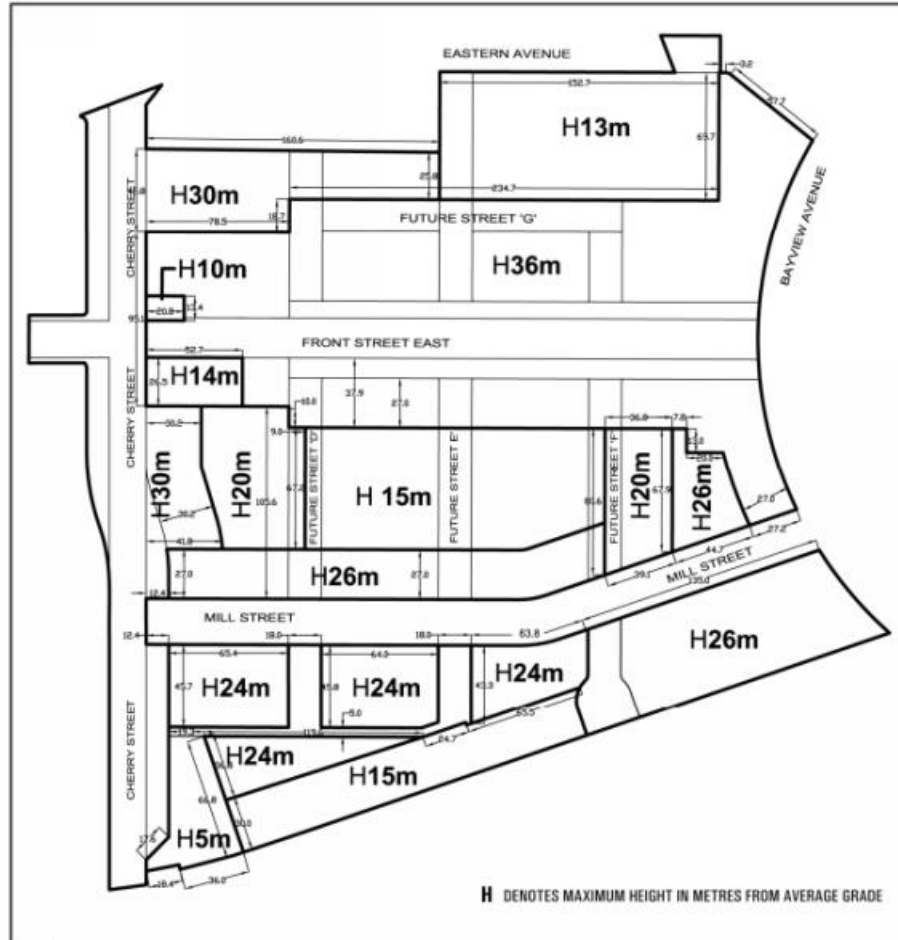
By-Law 04-2011 (Enacted: Dec. 2010)

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Zoning

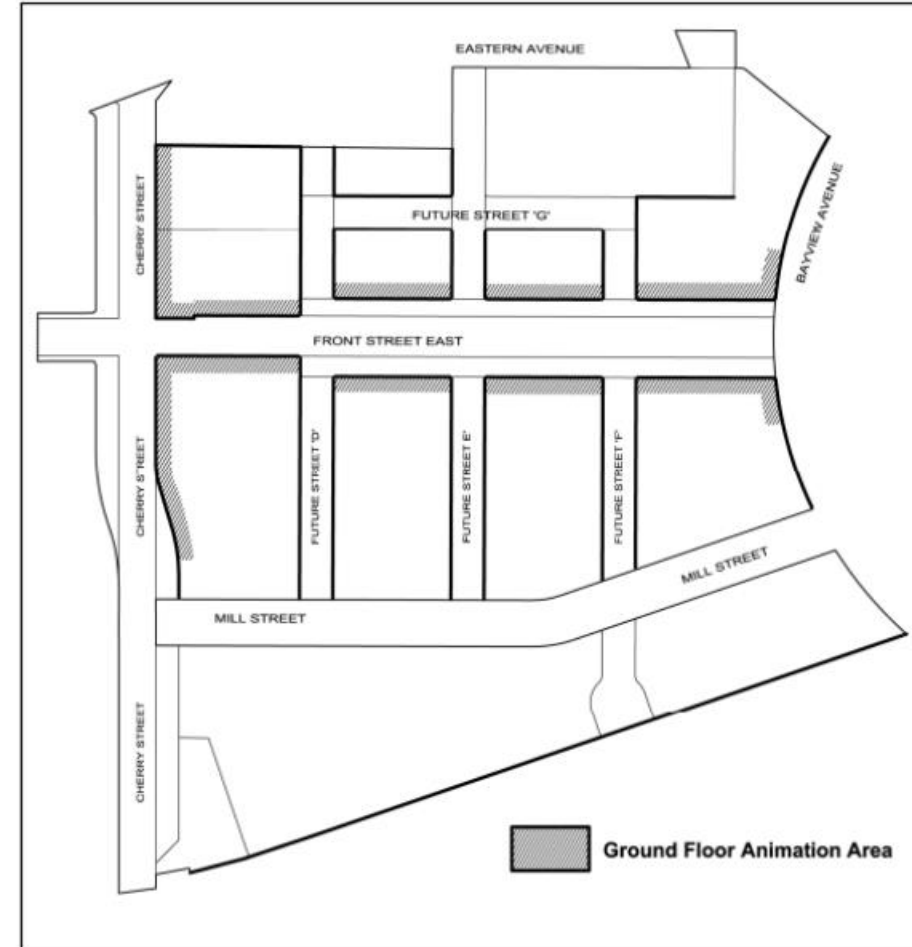
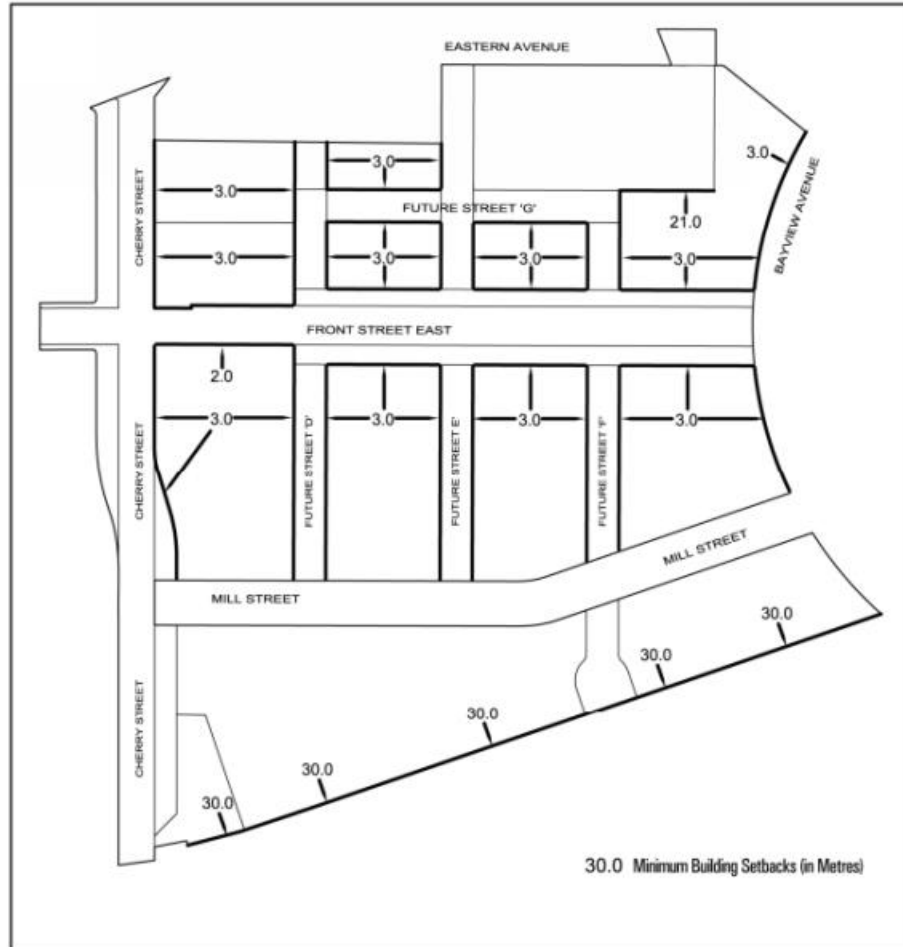
By-Law 04-2011 (Enacted: Dec. 2010)

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Minister's Zoning Order West Don Lands

- The Minister of Municipal Affairs and Housing enacted three Minister's Zoning Orders in the West Don Lands on October 22, 2020.
 - O. Reg. 594/20 – Block 20
 - O. Reg. 595/20 – Blocks 17/26 (the Foundry site)
 - O. Reg. 596/20 – Blocks 3/4/7
- Policy Discussion and Overview of MZOs

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Matters Secured in the Minister's Zoning Order

Block 20

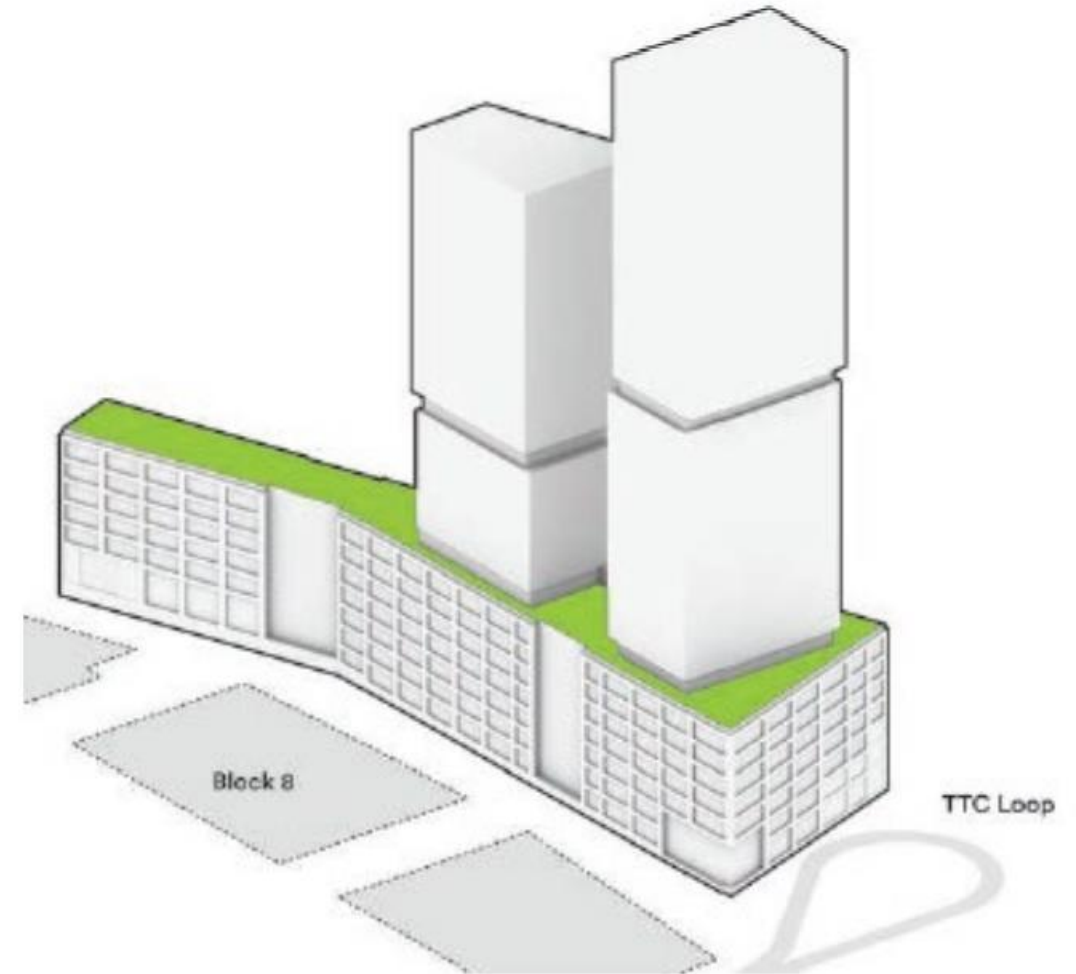
West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design

GFA (m²)	Max. Total GFA	82,250
	Max. Residential	55,742
	Min. Non-Residential	750
Podium Setbacks (m)	North	7.6
	East	1.7
	South	3
	West	0
Tower Setbacks (m)	North	11.8
	East	83.5
	South	3
	West	1.7
Tower Dimensions	Max. Tower Heights (m)	153 & 115
	Separation Distances (m)	25
	Max. Floor plates (m ²)	775
Amenity Space (m²/unit)	Indoor	1.5
	Outdoor	1.5
Bedroom Breakdown (% of dwelling units)	2-bedrooms	40%
	3-bedrooms	10%
Car Parking Rates	Residential Parking/Dwelling Unit	0.15
	Visitor Parking/Dwelling Unit	0.06
	Non-Residential Parking/100m ²	0.25
Loading	Type G	1
	Type B	1
	Type C	2



Project Description & Background

Background

- In September 2017, Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario's RFP for Blocks 8, 20, 3W, 4W and 7W in West Don Lands.
- The District Energy building described in the 2006 Block Plan is no longer contemplated for this site.
- Rail protection is required along the southern boundary with the rail corridor (in conjunction with Block 8).

Programmatic Overview

Project proposes a mix of residential and office/commercial areas:

- Ground floor with retail, residential lobby, office lobbies, and loading/services
- 32m podium with office areas with rooftop amenities
- 119m tall east residential tower
- 162m tall west residential tower
- 1 level of underground parking

Part of the Provincial Lands Affordable Housing Program

- Meet minimum 30% affordable rental units

Project Description & Background

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design

Project Timeline

- December 2019 – DRP #1
- January 2020 – WDLC Meeting Presentation
- June 2020 ZBA - #1 Submission
- October 2020 - MZO Issued
- November 2020 – Community Consultation Meeting
- **Pending – SPA #1 Submission**
- **May 2022 – Early Works (TBC)**
- **August 2022 – NOAC**

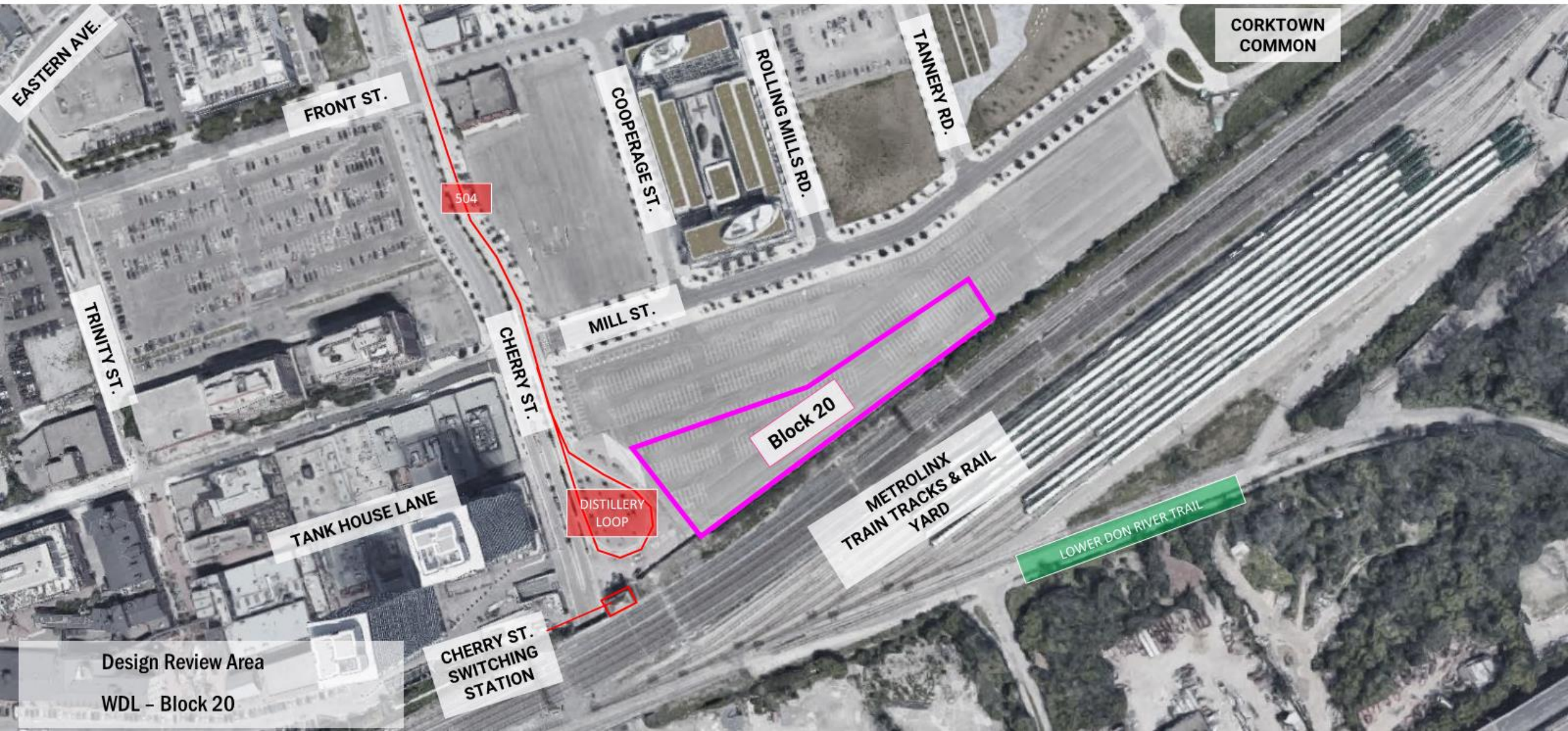
Existing Site Context

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



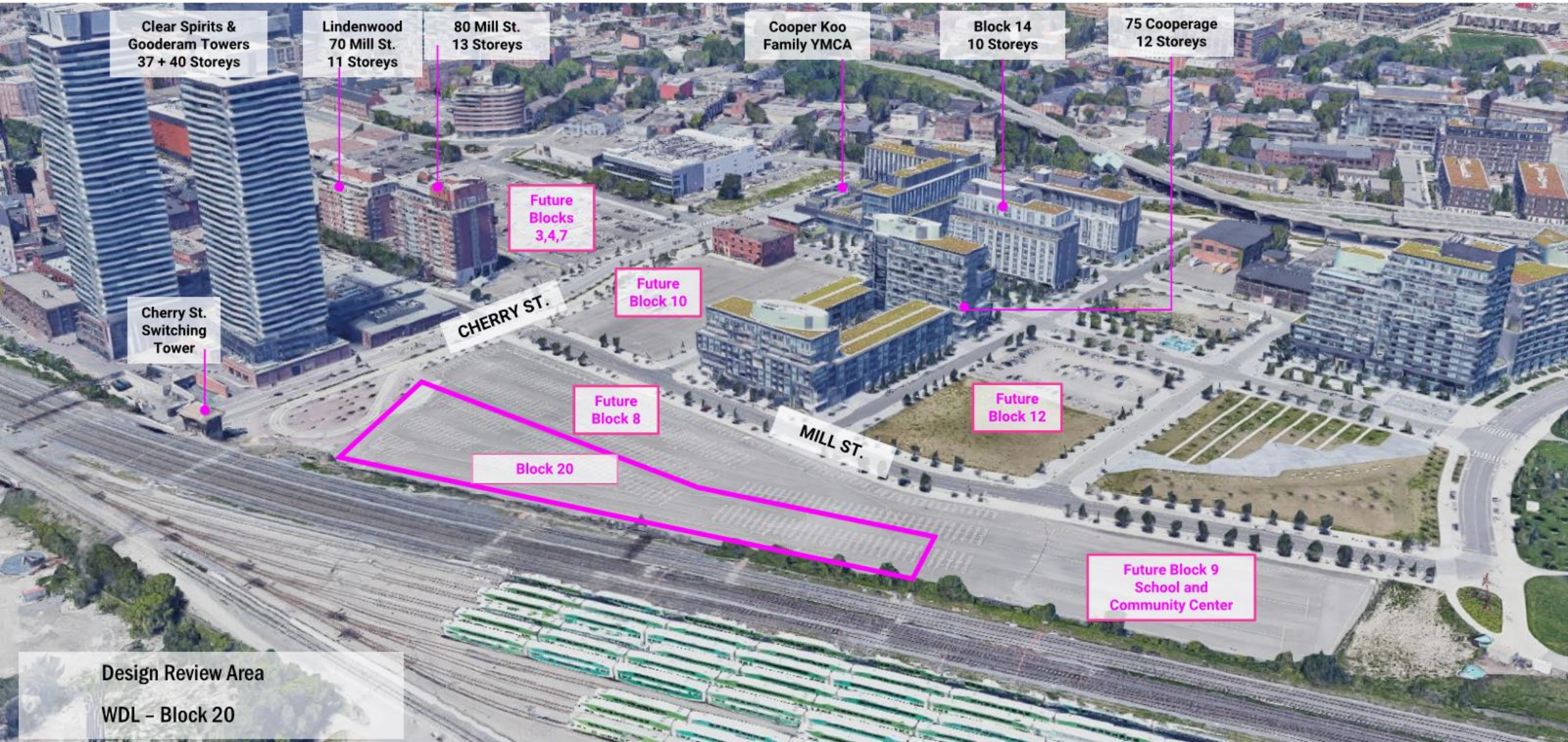
Existing Site Context

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Clear Spirits & Gooderham Towers
37 + 40 Storeys

Lindenwood
70 Mill St.
11 Storeys

80 Mill St.
13 Storeys

Cooper Koo
Family YMCA

Block 14
10 Storeys

75 Coopage
12 Storeys

Cherry St.
Switching
Tower

Future
Blocks
3,4,7

Future
Block 10

Future
Block 8

Block 20

Future
Block 12

Future Block 9
School and
Community Center

CHERRY ST.

MILL ST.

Design Review Area

WDL - Block 20

Jan. 2019 DRP – Block 8 Detailed Design

Development Context

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Project Approval Stage

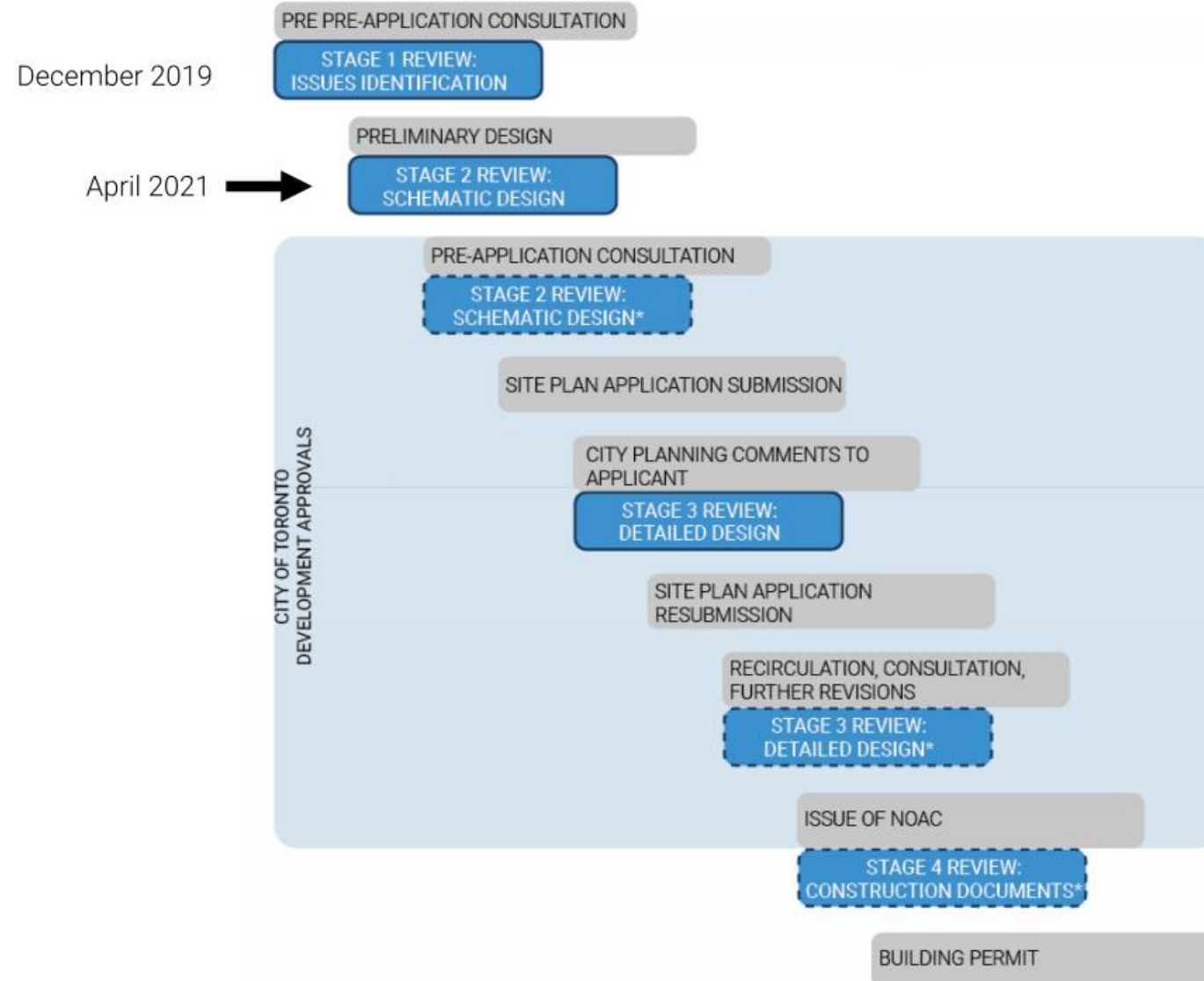
DRP Stream 2: Public land – Site Plan Application

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design



Recap from December 2019

Stage One Consensus Comments

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design

General

- Appreciated the Proponent's **conceptual sensitivity to the site for human use and bridging the urban and the natural**.
- Ensure the design is sensitive to **human scale and materiality**.
- **Pedestrian safety** is a priority concern in Toronto. Provide a strong and safe pedestrian connection to and through the site.

Public Realm

- Given that Toronto is experiencing pedestrian safety challenges and this project will further increase the demand for pedestrians to cross Cherry St. mid-block, it is recommended that special attention be paid to the design of the public realm to **ensure pedestrian safety** in accessing the project.
- It is important for the **materiality and scale of the west side of the project to address the TTC area and characteristics of the Distillery District**.
- Given the location of the proposed loading on the east side of the site, provide an elegant and safe strategy for **connectivity with the future School and Community site**.

Sustainability

- Given the site's proximity to the rail tracks and overall sustainability objectives, it is recommended to **provide an even greater window to wall ratio**.
- Consider **air quality and acoustic control in the design of the building** with respect to the proximity to the rail tracks, i.e.. location of air intake, exterior envelope design, etc

Areas for Panel Consideration

City Planning + Waterfront Toronto

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design

Podium + POPS

- Does the ground floor design support a safe, accessible, and animated public realm on the primary frontages of Tank House Lane and the TTC Loop?
 - Configuration of programs: lobbies, loading and services, retail, and commercial
 - Access and ground floor elevations
 - Treatment of the back of house uses that face onto the POPS
- Is there sufficient sun and wind protection to make for a comfortable POPS space? Should the podium's massing be broken up to allow for more light to pass through?

Parking + Loading

- How can we best manage the loading/parking access onto the site without impacting the pedestrian nature of the POPS?
- Should the loading/parking for Blocks 8 + 20 be consolidated? Are there opportunities to move facilities below-grade?

Public Realm + Landscape

- Has the Cherry Street switching station been integrated into the design of the public realm?
- How does Block 8 + Block 9 (the future TDSB site) interface with the POPS and the larger Block 20 development?
- Does the panel support the configurations of the raised planters and bench in the centre of the walkway

Areas for Panel Consideration

City Planning + Waterfront Toronto

West Don Lands Block 20

Proponent: Dream, Kilmer, Tricon

Design Team: Henning Larsen Architects, Claude Cormier + Assoc

Review Stage: Schematic Design

Buildings

- Does the Panel support the proposed material palette and facade envelope design of podium and towers?
- Does the podium and lower tower facades adequately respond to the proximity to the rail tracks?

Community Benefits + Facilities

- With the adoption of high-density residential uses on Block 20, beyond what was envisioned in the Precinct Plan, what additional community services, facilities, amenities, and green infrastructure should be incorporated into this project?

Sustainability

- Given the sustainable ambition for the site previously, does the Panel support the proposed sustainability targets?

BLOCK 20

Design Review Panel 2 - Site Plan Submission
Preliminary Draft Plan

April 21, 2021



KILMER GROUP



architectsAlliance

Henning
Larsen

Contents

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

1. Issues Identification

DRP #1 Comments

DRP1 Issues Identification

December 11, 2019

Consensus Comments

General

- Appreciated the Proponent's conceptual sensitivity on the site for human use and bridging the urban with the natural.
- Ensure the design is sensitive to human scale and materiality.
- Pedestrian safety is a priority concern in Toronto. Provide a strong and safe pedestrian connection to and through the site.

Public Realm

- Given that Toronto is experiencing a pedestrian safety crisis and that this project will further increase the demand for pedestrians to cross Cherry St. in the east-west direction that has both streetcar and car lanes, it is recommended to pay special attention to the design of the public realm to ensure pedestrian safety in accessing the project.
- The Proponent is recommended to work with City agencies to provide creative solutions to pedestrian crossing challenges, suggestions included new safe zone at Cherry Street and slowing down traffic.
- It is important for the materiality and scale of the west side of the project to address the TTC area and characteristics of the Distillery District.
- Given the location of the proposed loading on the east side of the site, provide an elegant and safe strategy for connectivity with the future School and Community site.

Sustainability

- Given the site's proximity to the rail tracks and overall sustainability objectives, it is recommended to go beyond the proposed window to wall ratio.
- Consider air quality and acoustic control in the design of the building with respect to the proximity to the rail tracks, ie. location of air intake, exterior envelope design, etc.

Key Take Aways

What We Heard from DRP#1

Human Scale & Materiality

Pedestrian Safety

Window Wall Ratio

Sensitivity to Rail Tracks

2. Site & Context

DRAFT

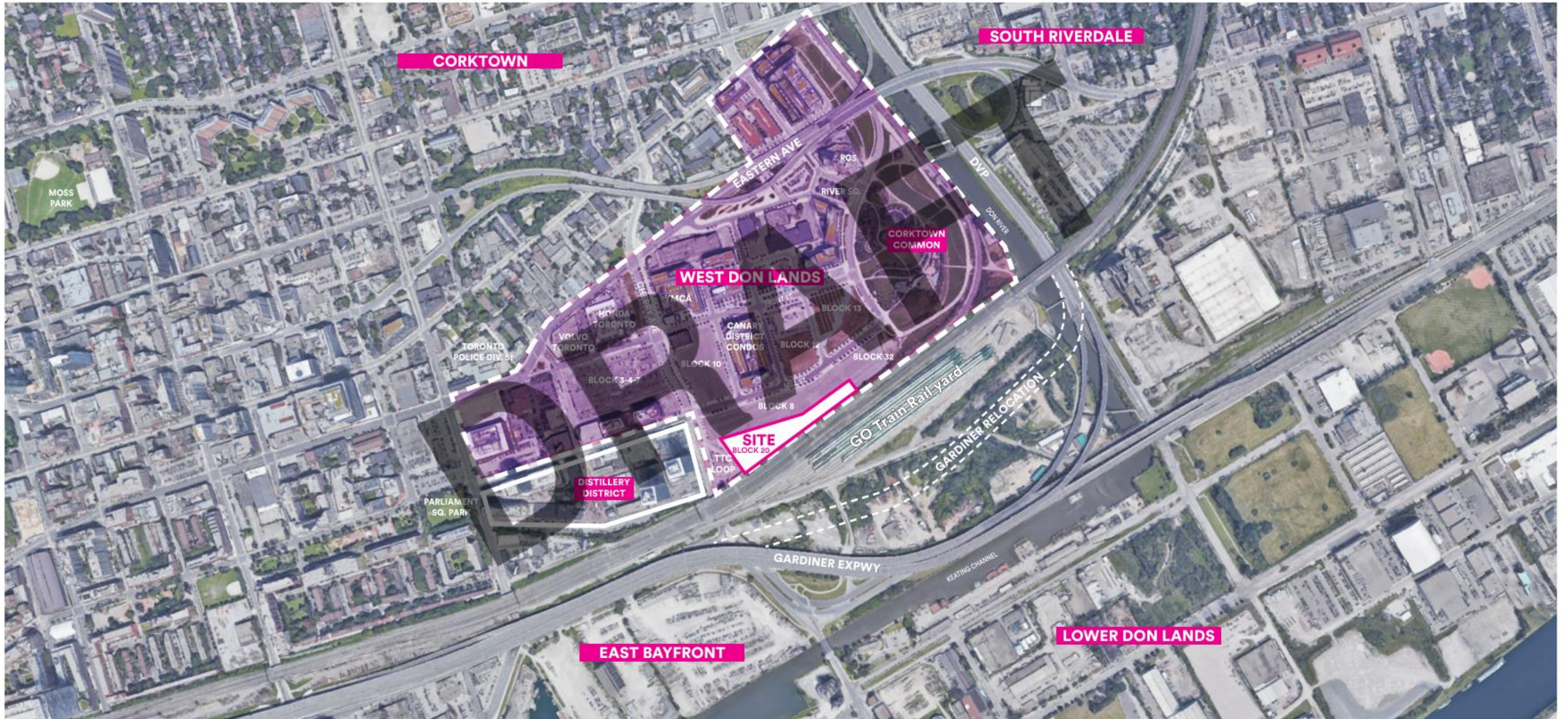
Block 20 Location



Surrounding Districts



West Don Lands



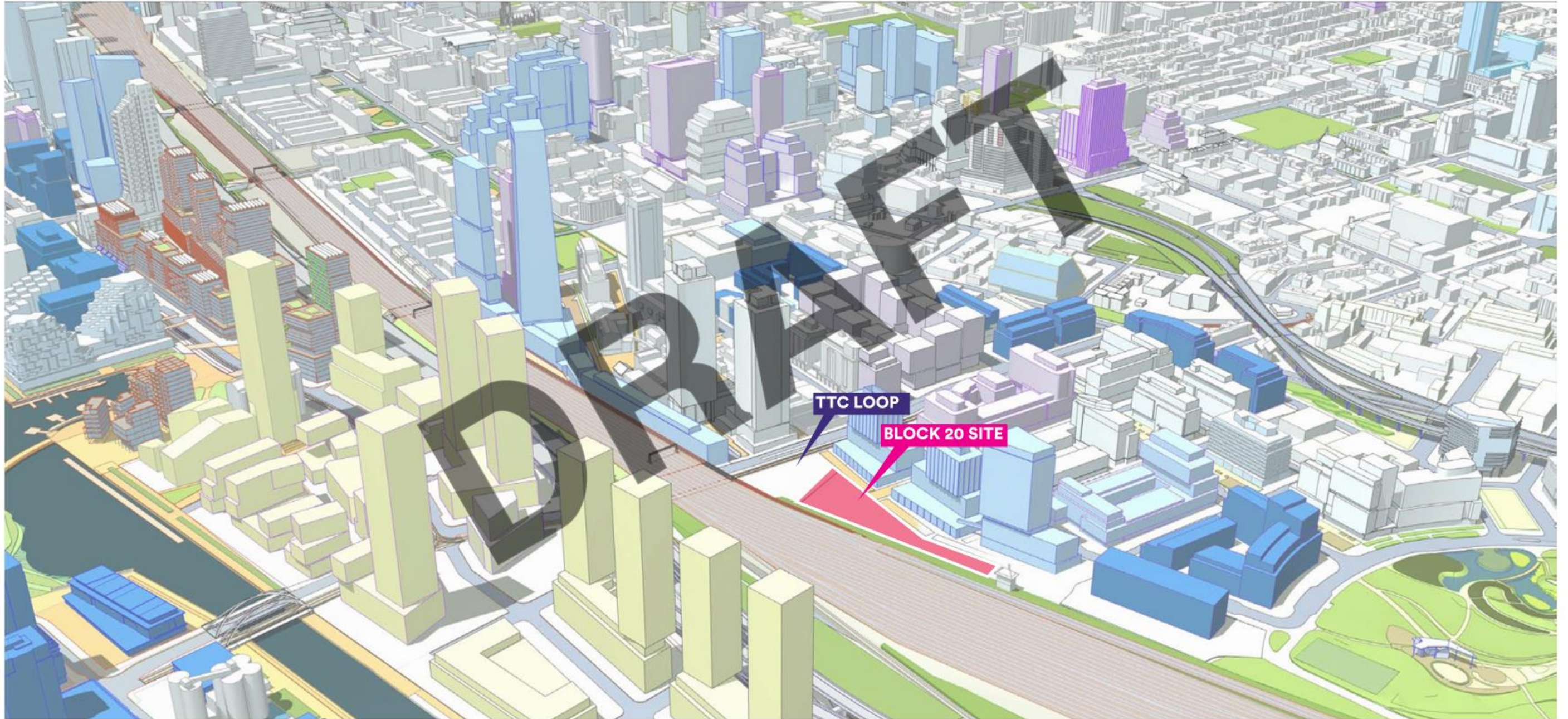
History



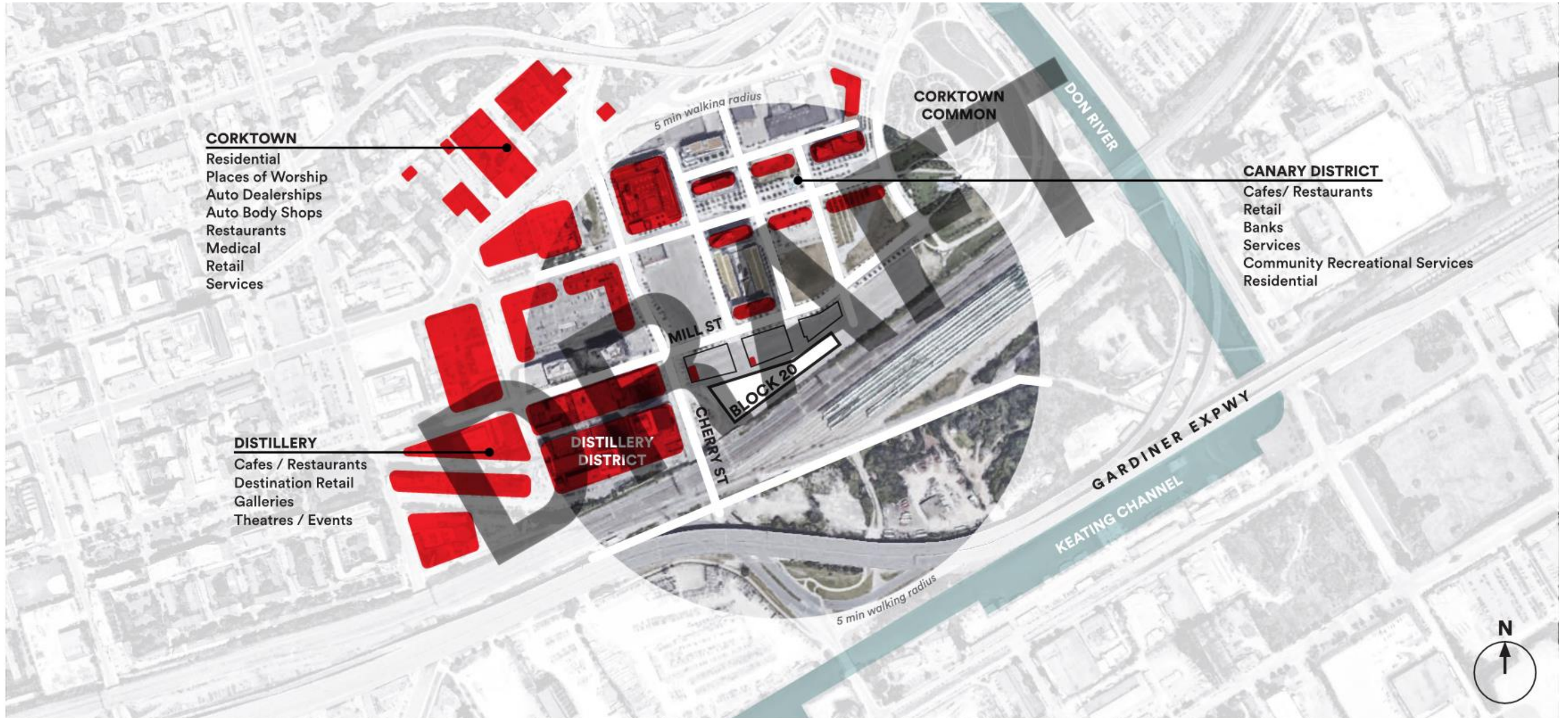
West Don Lands Block Plan (2011)



Future Development



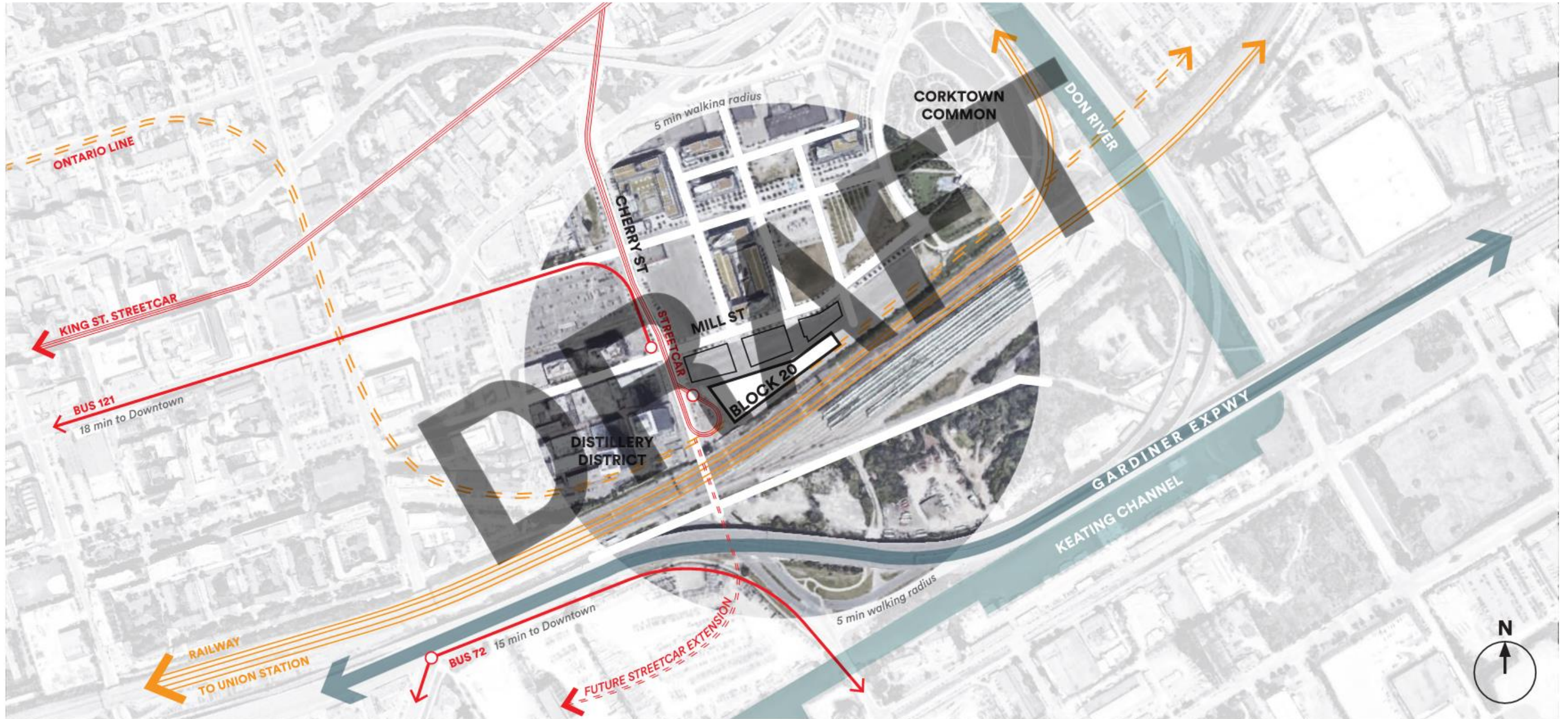
Ground Floor Uses



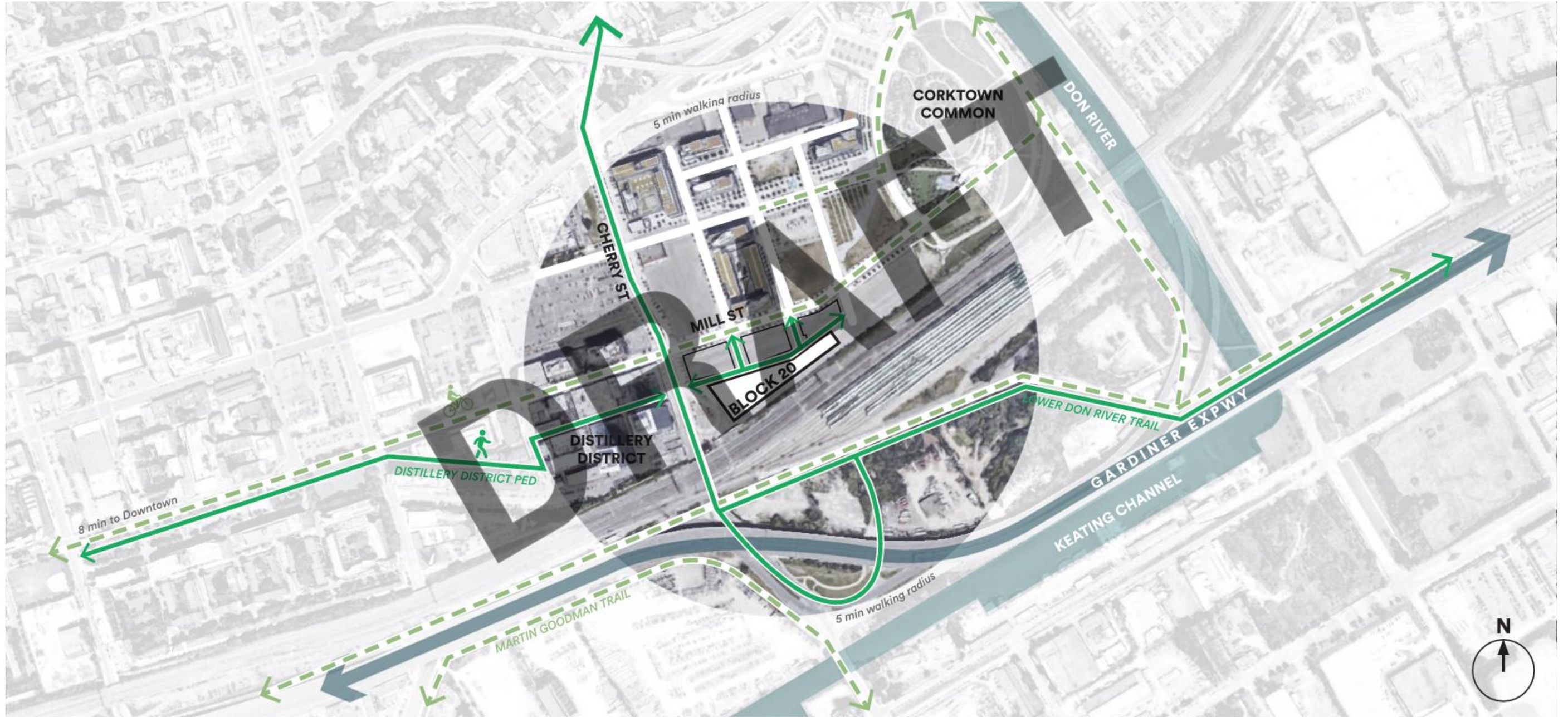
Parks & Green Spaces



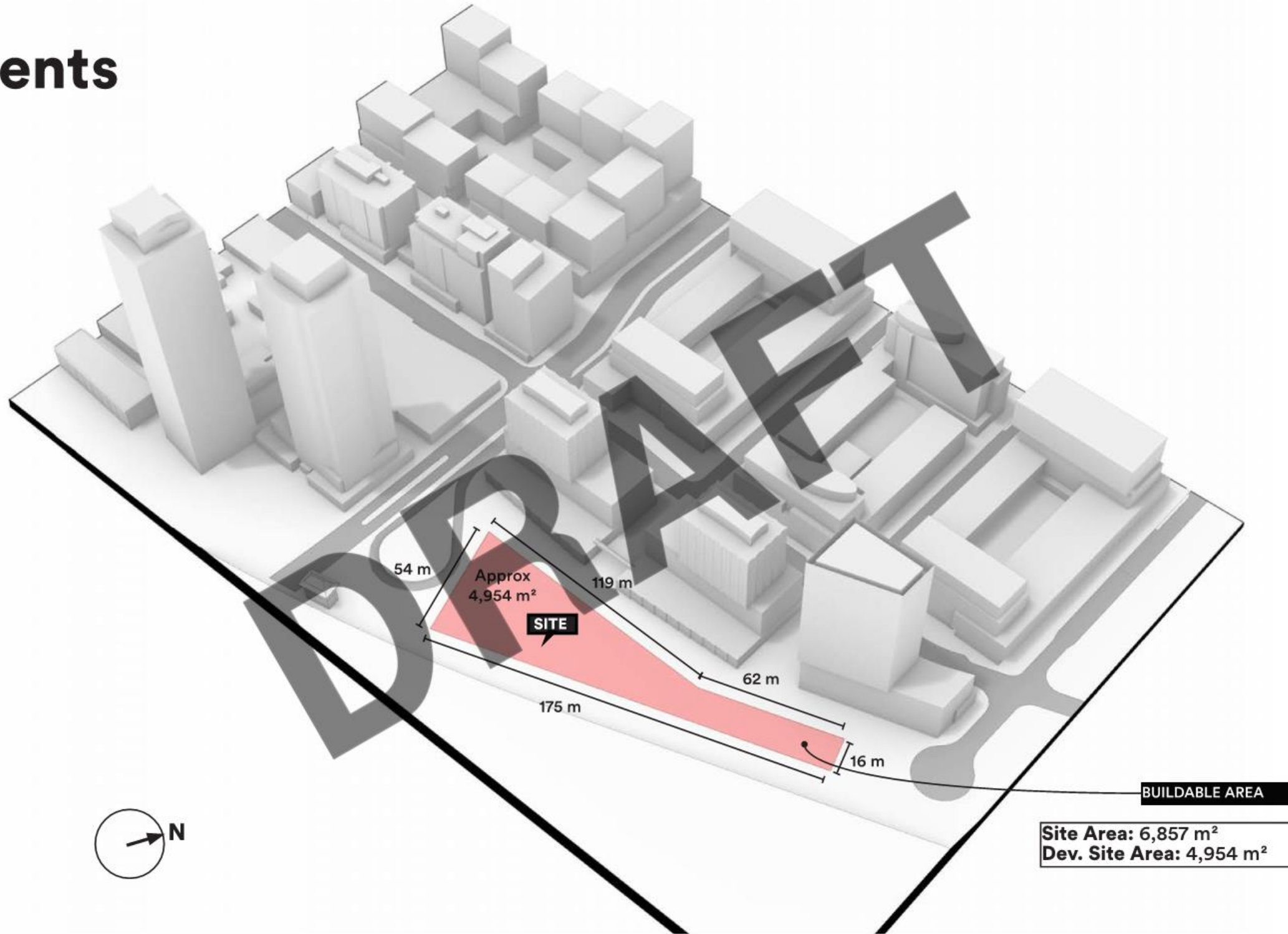
Public Transportation



Bikes and Pedestrians



Site Extents



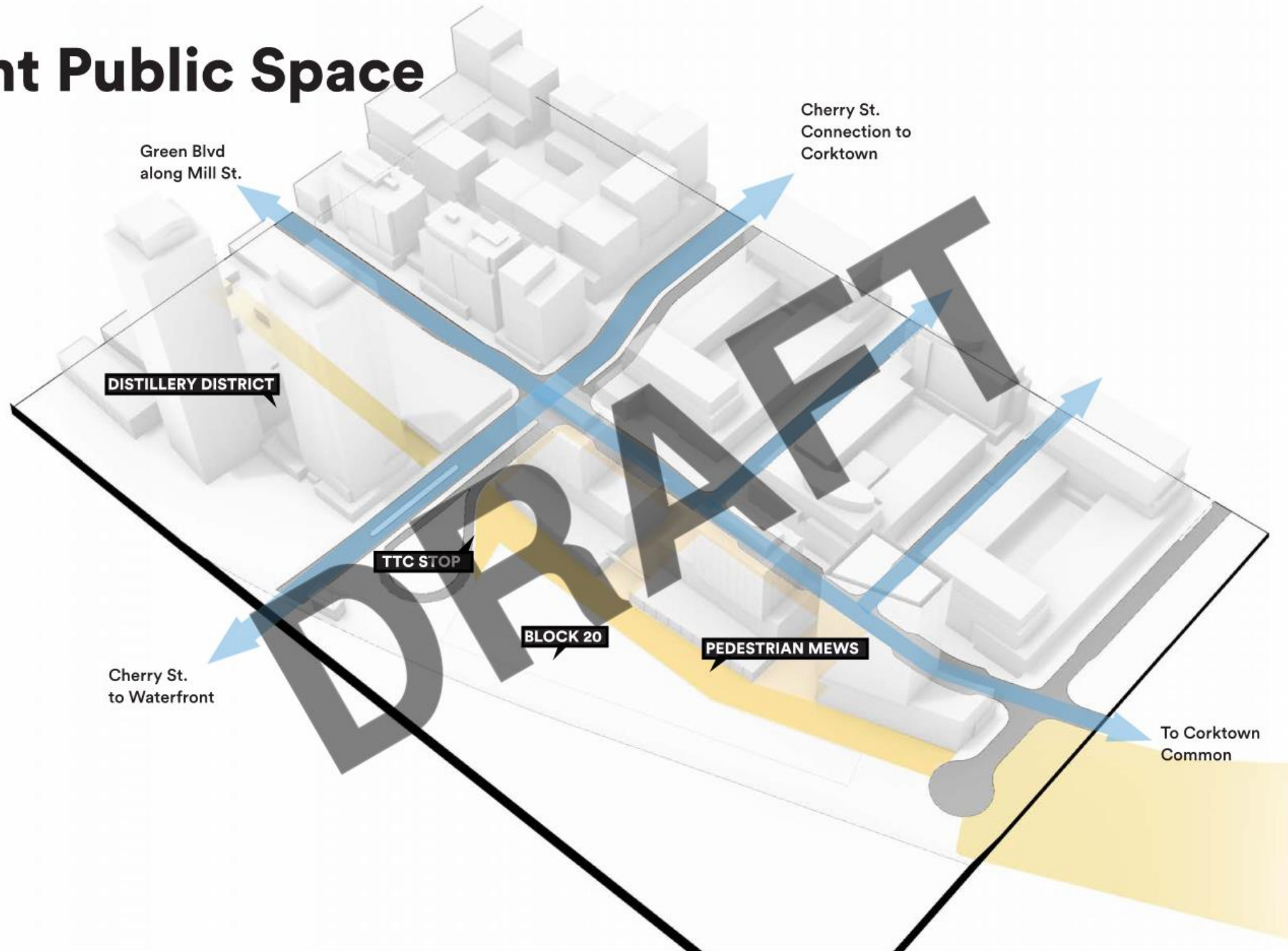
Adjacent Public Space



Distillery District



Waterfront



New Pedestrian Street



Corktown Common

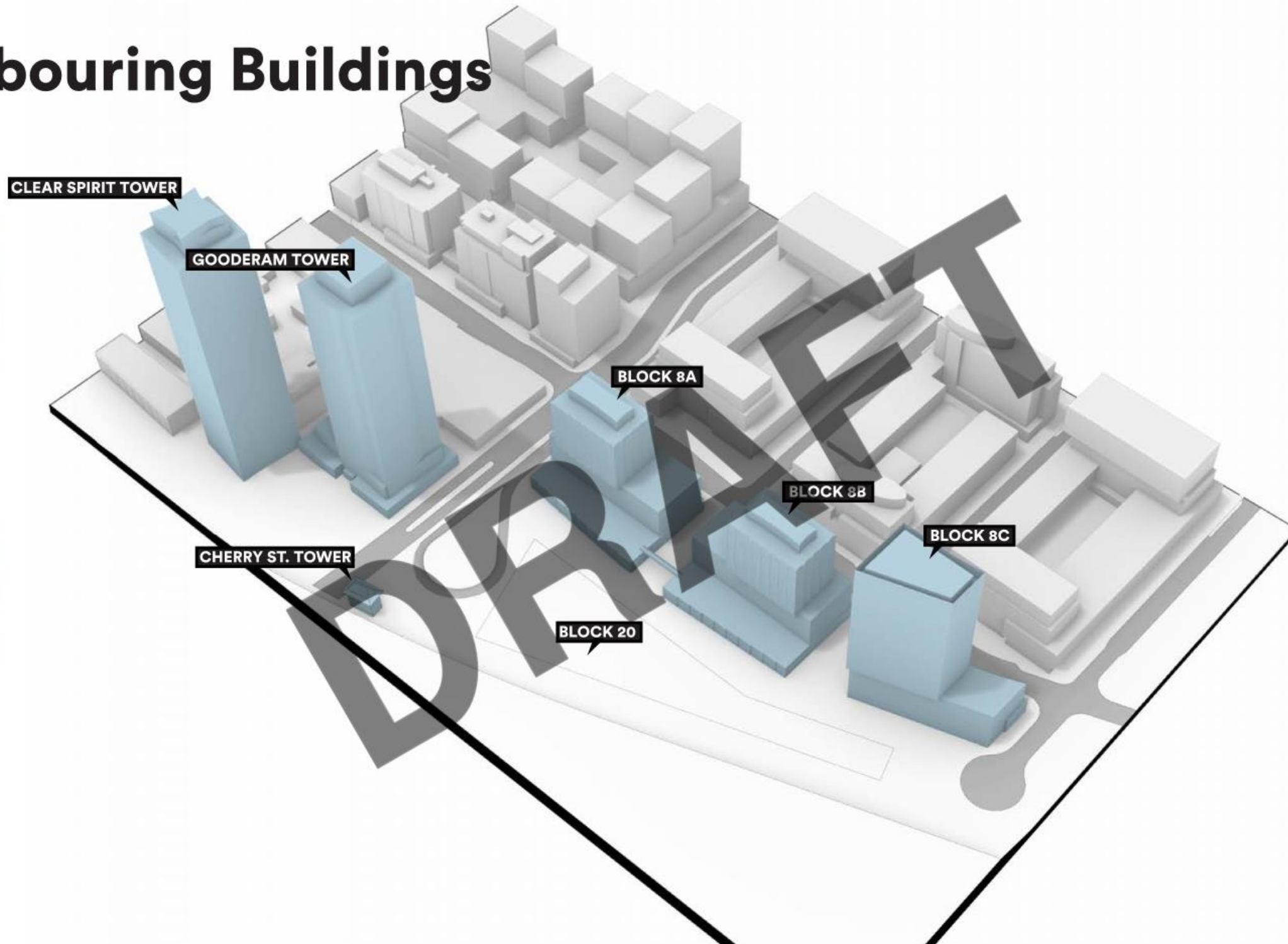
Neighbouring Buildings



Clear Spirits and Gooderam Tower



Cherry St. Tower



Block 8A & 8B



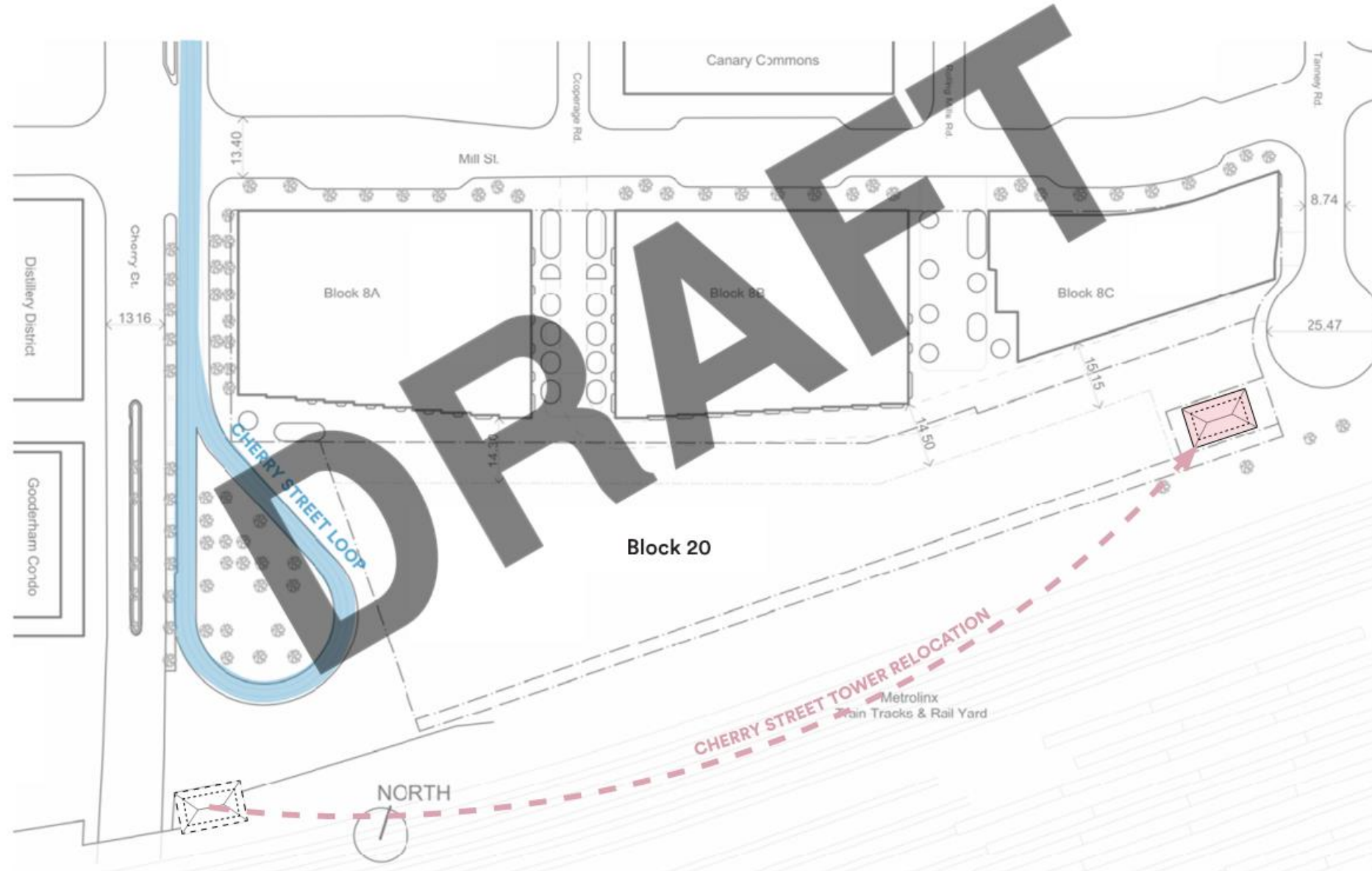
Block 8C

Site Edge Conditions (E/W)



Cherry Street Loop

TTC Street car stop at Cherry St. will be a higher foot traffic location appropriate for some more active program on the ground floor of Block 20

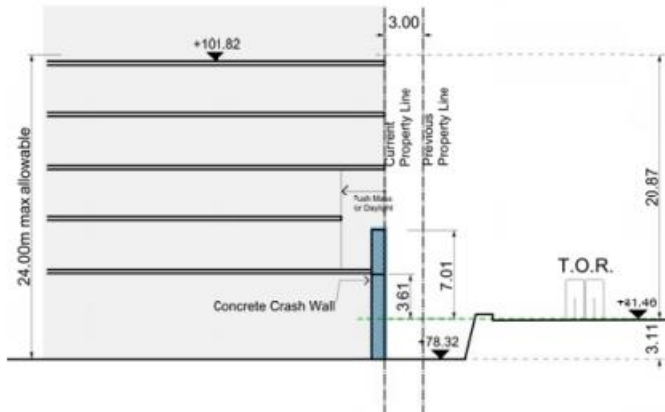


Cherry Street Tower

Cherry Street Tower is intended to be relocated to a designated plot located southeast of Block 20.

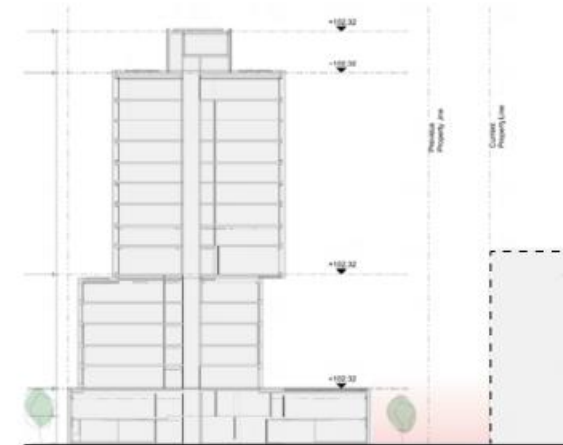
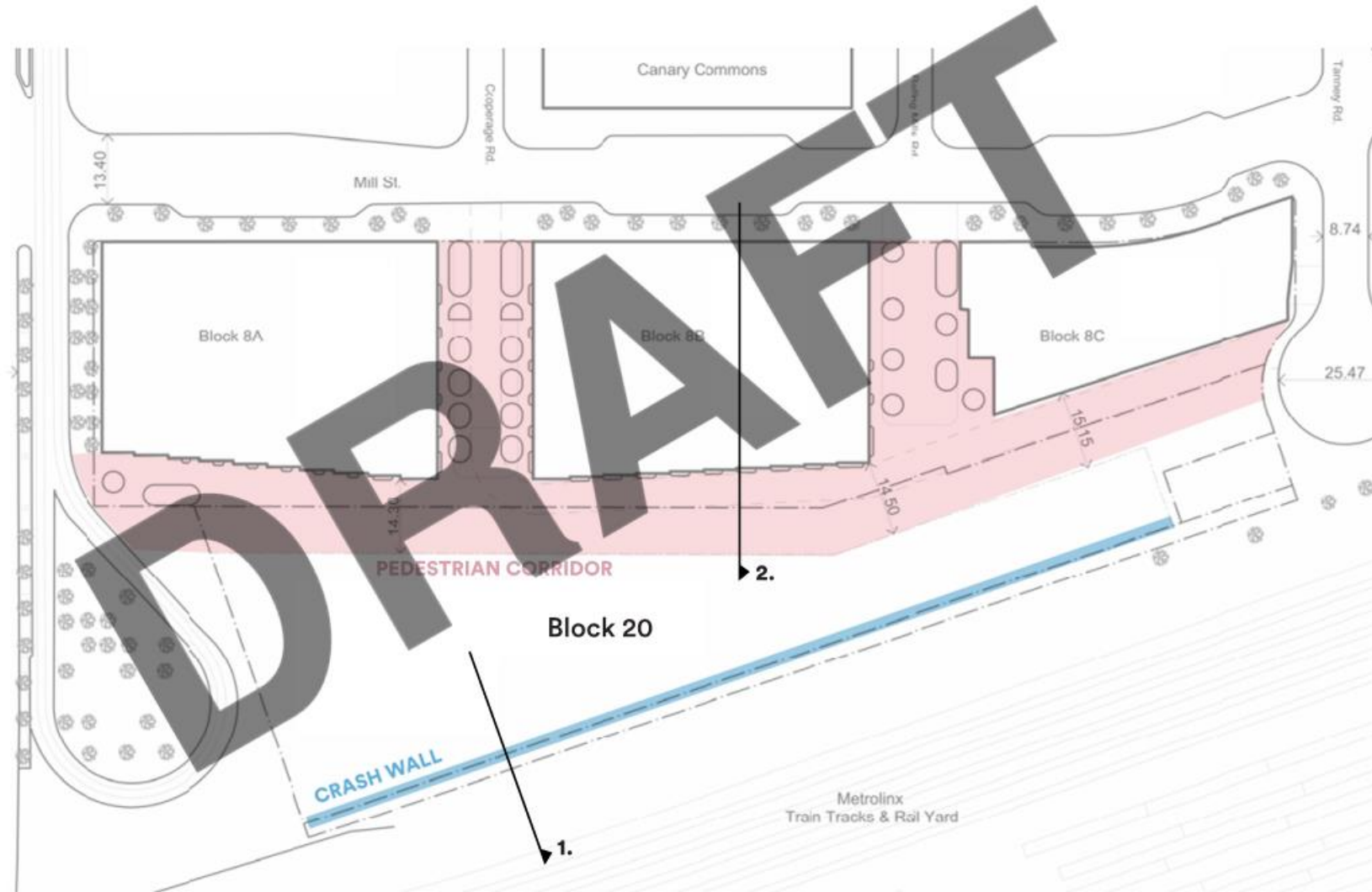
Site Edge Conditions (N/S)

Crash Wall



1. Metrolinx Rail Corridor

Existing GO Train/Metrolinx tracks necessitate a concrete crash wall be built along the southern edge of the site. Along this edge it may be apt to fit in back-of-house program.

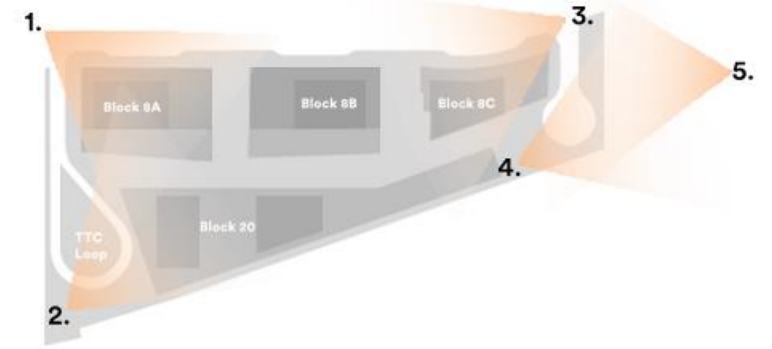


2. Block 8 and 20 Pedestrian Corridor

The approved Block 8 project includes the creation of a new pedestrian-only lane way running East-West along the block. Active ground floor program that mirrors the townhouse uses in Block 8 could be appropriate along this corridor.

Original Block Plan POPs = 2,025m²
Proposed POPs = 4,975m²

Corner Conditions



1. Northwest corner on Cherry St. looking southeast



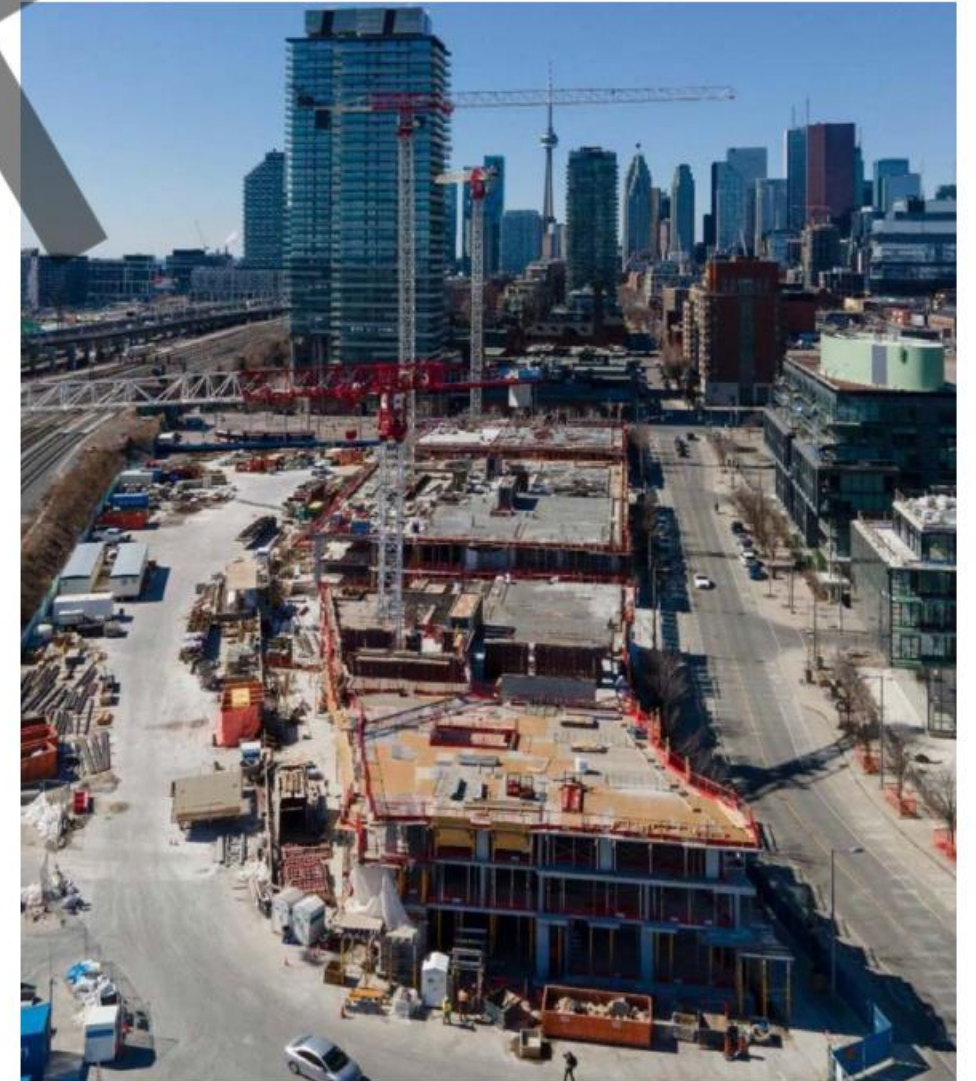
2. Southwest corner on Cherry St. Corner looking northeast



3. Northeast corner at Mill St. looking west

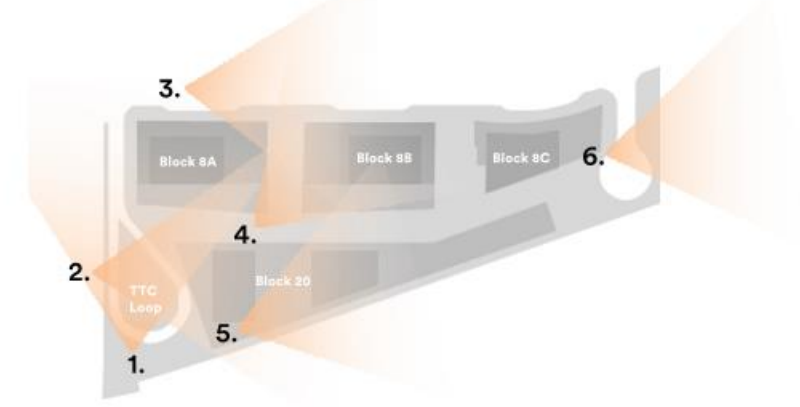


4. Southeast corner looking east



5. Aerial View of Block 8 Looking West

Edge Conditions



1. Southwest corner on Cherry St. looking north



2. TTC Streetcar stop at west edge of site looking west



3. Mill St. view looking west



4. North edge of site looking northeast



5. South edge with Metrolinx Rail looking east

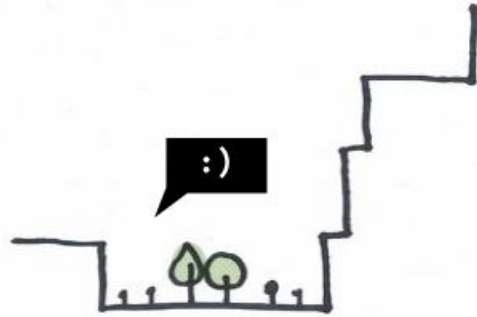


6. East Edge looking east

DRAFT

3. Architecture

Design Principles



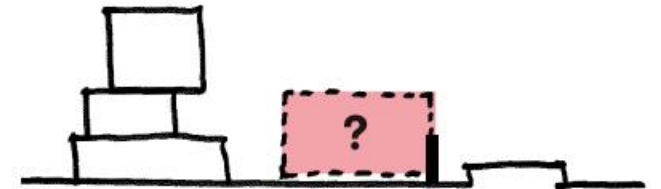
Create people first streetscape



Connect pedestrians between existing public spaces



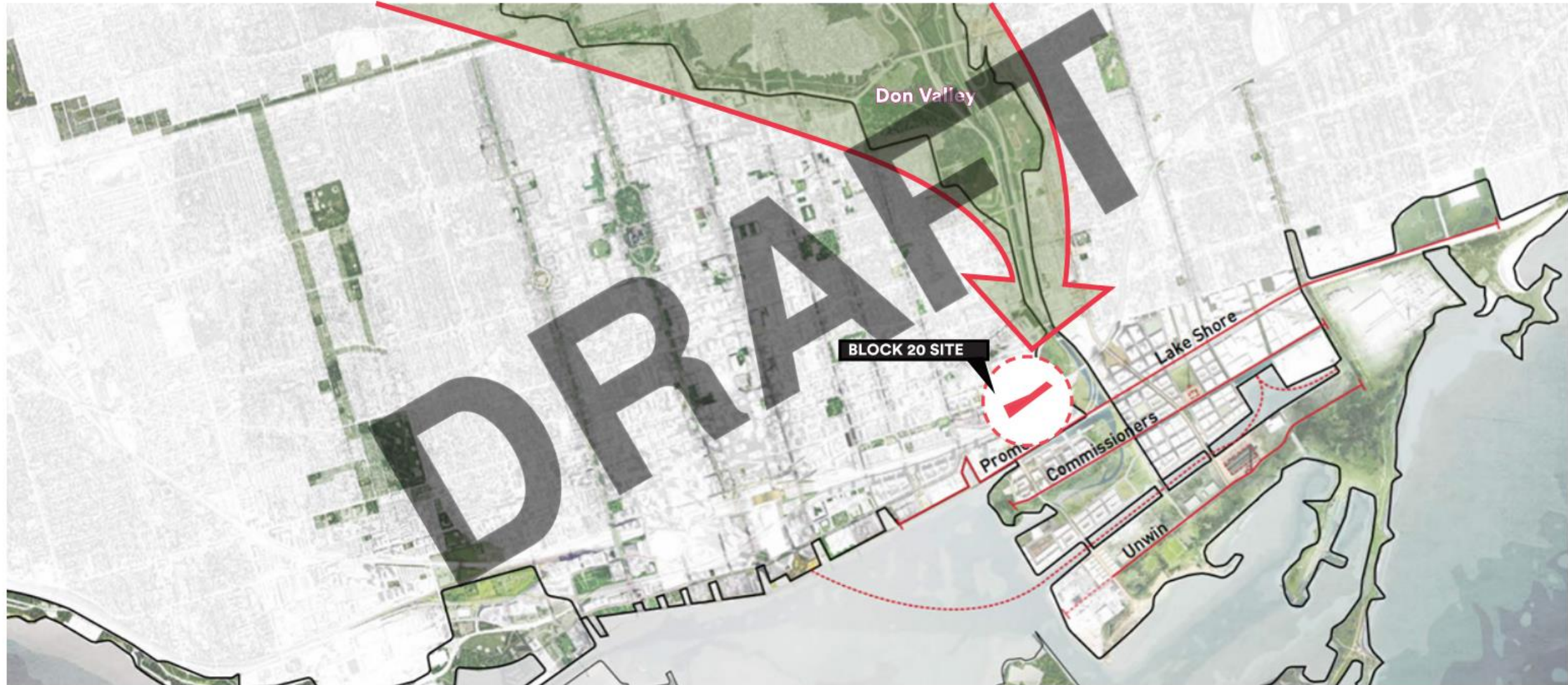
Bridge natural and urban contexts



Respond to context and constraints

DRAFT

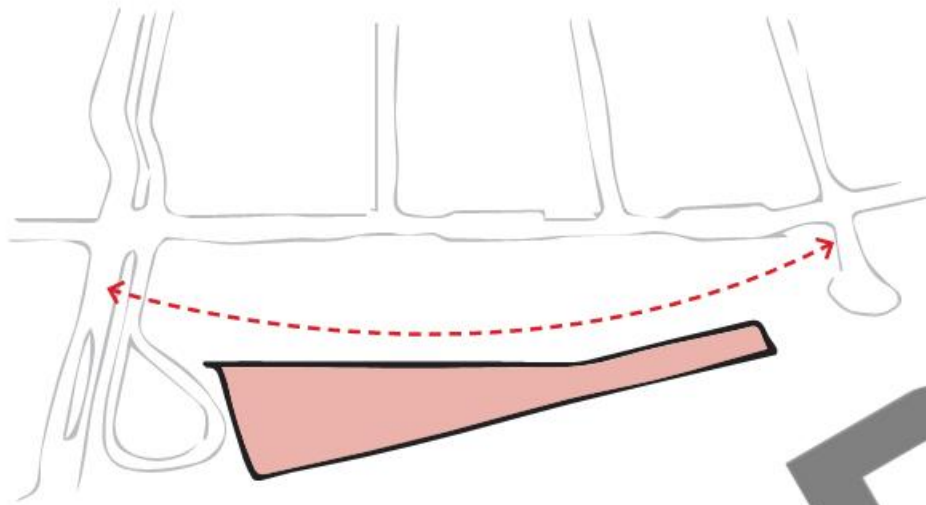
Green Link



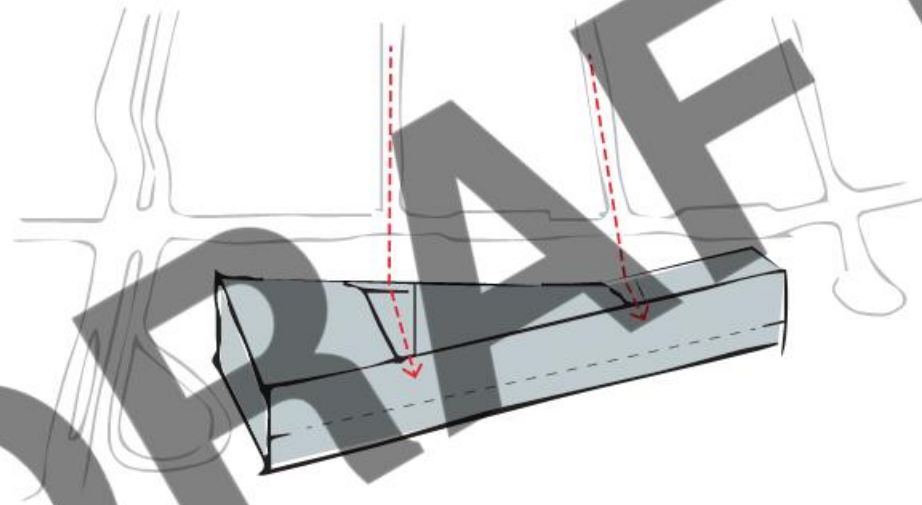
Bridging Nature and City



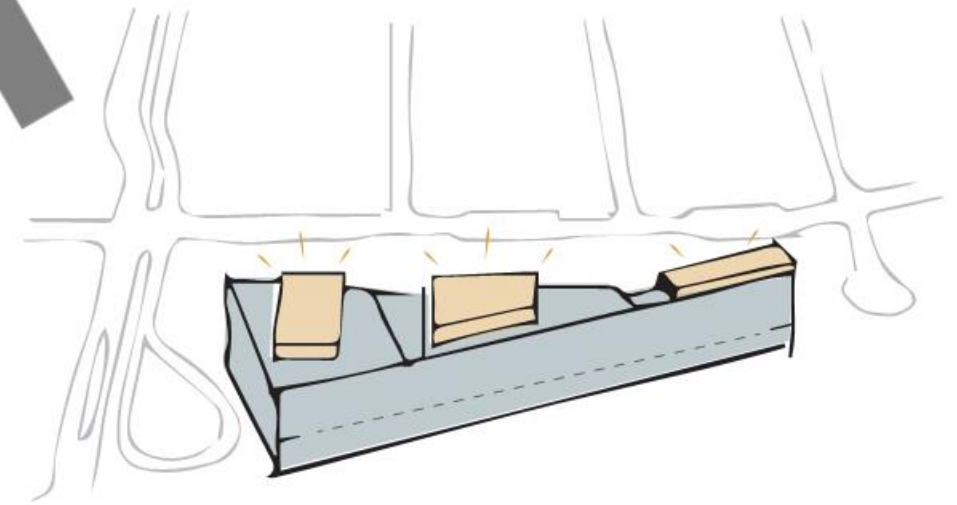
Design Concept



**Connection between Distillery District,
Corktown Commons & Don Valley**

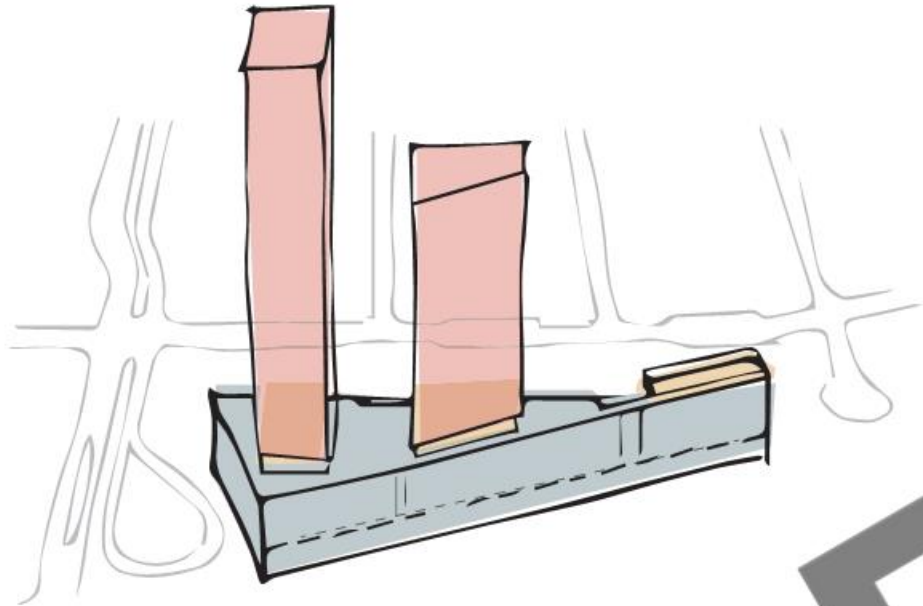


Podium Imprinted by Street Grid

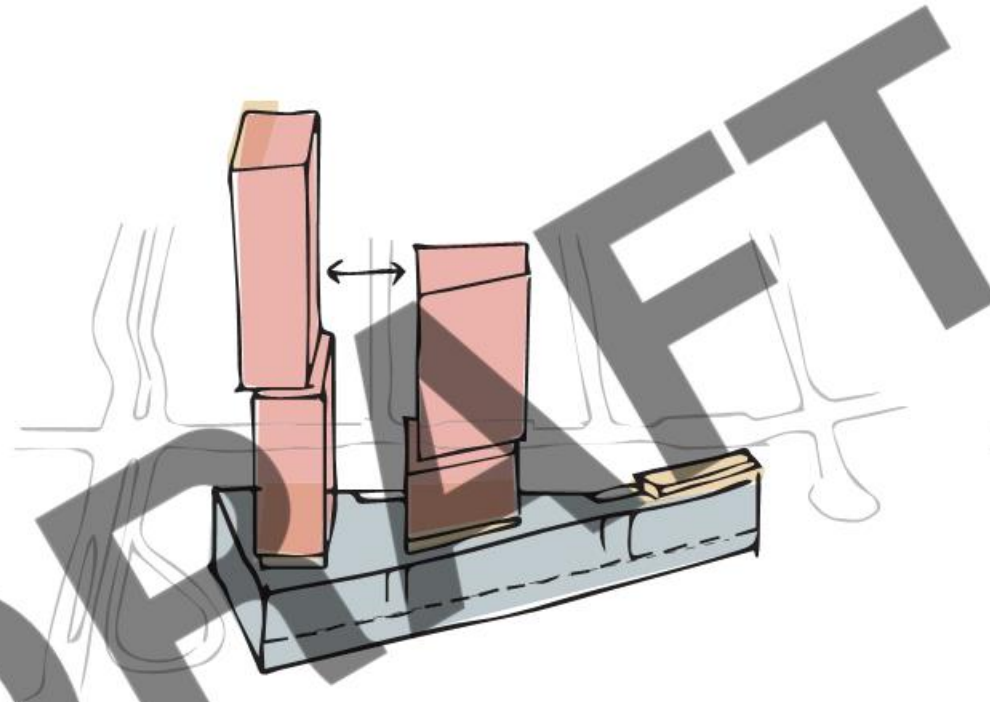


**Amenity Spaces at Roof Terrace
(1,442m² Interior Residential)**

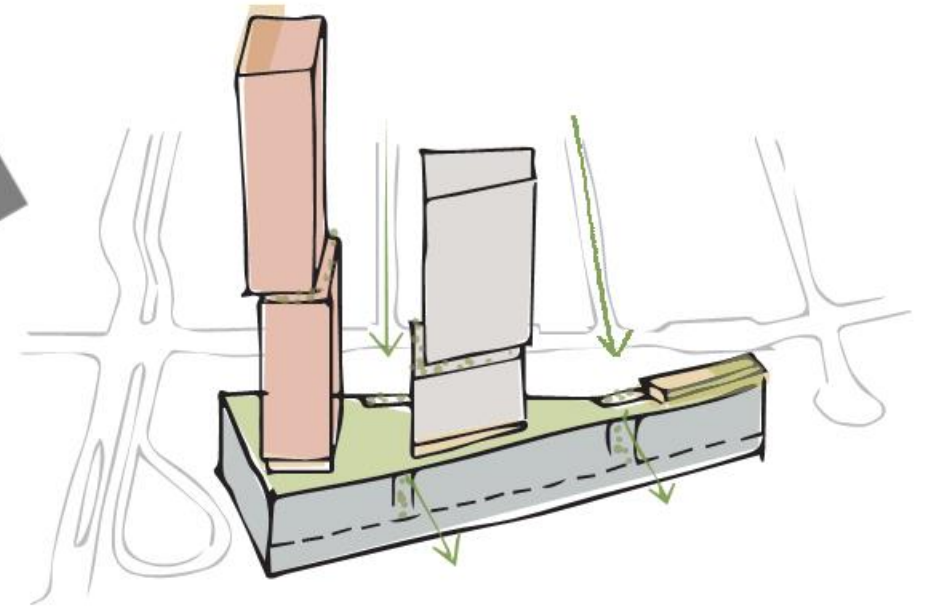
Design Concept



Residential Towers

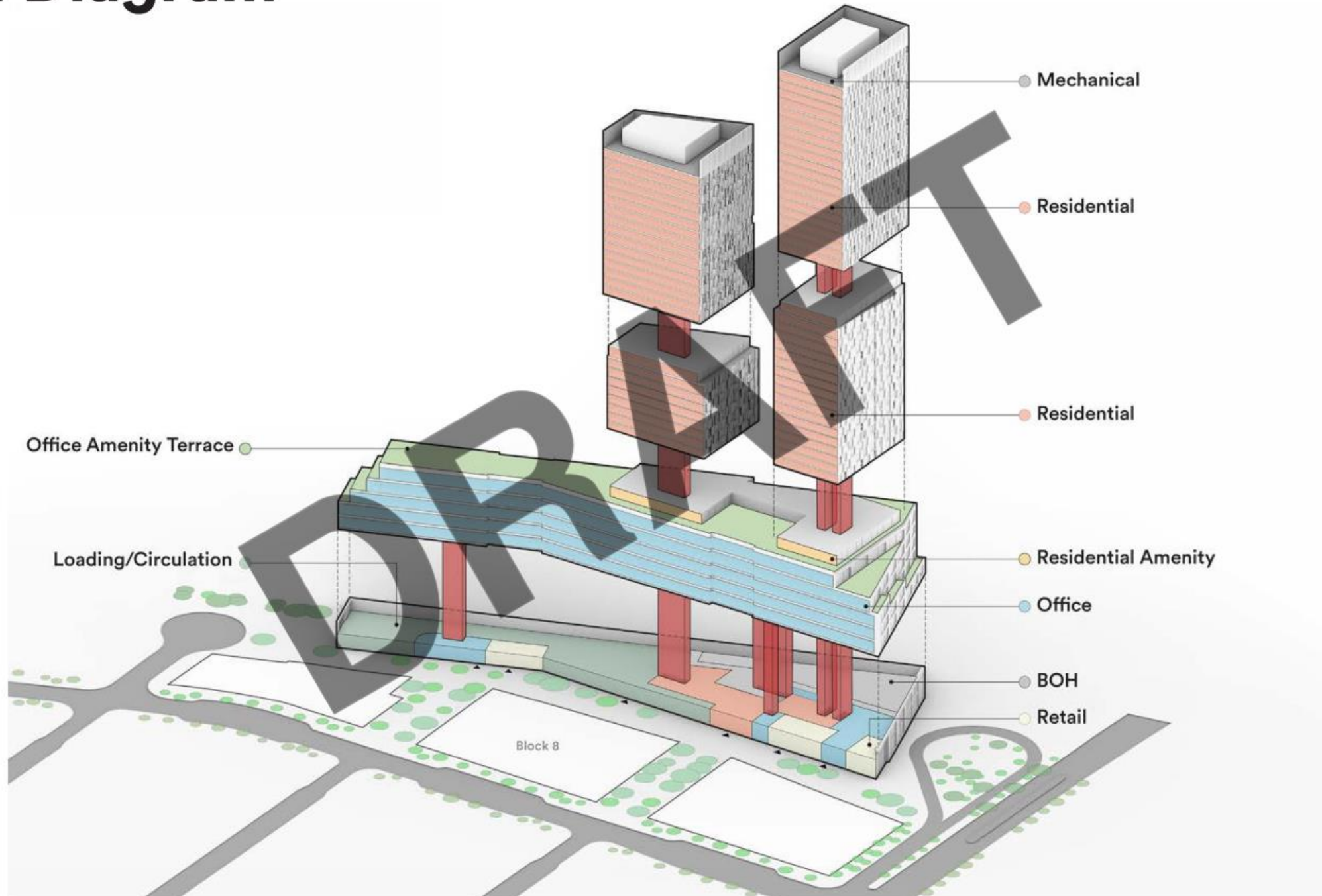


**Increase Distance Between Towers
Shift Outwards**



**Unique Tower Identities - Materiality
City Grid Informs Cut Outs & Greenscape**

Program Diagram



West Don Lands Affordable Housing Program

**The project is on Provincial Land as part of the
Provincial Lands Affordable Housing Program (Blocks 8, 347, 20)**

Minimum 30% affordable units provided

Total of ~2,500 rental units (~700 affordable units)

- 30% affordable units in sizes ranging from 1 - to 4-bedrooms
- 50% of the units at 100% AMR
- 40% of the units at 80% AMR
- 10% of the units at 40% AMR

Stacking Diagram

Block 20 Total GFA:

77,193 sm
830,901 sf

Residential East Tower:

Floors 7 - 32 (255 units)

Residential West Tower:

Floors 7 - 45 (399 units)

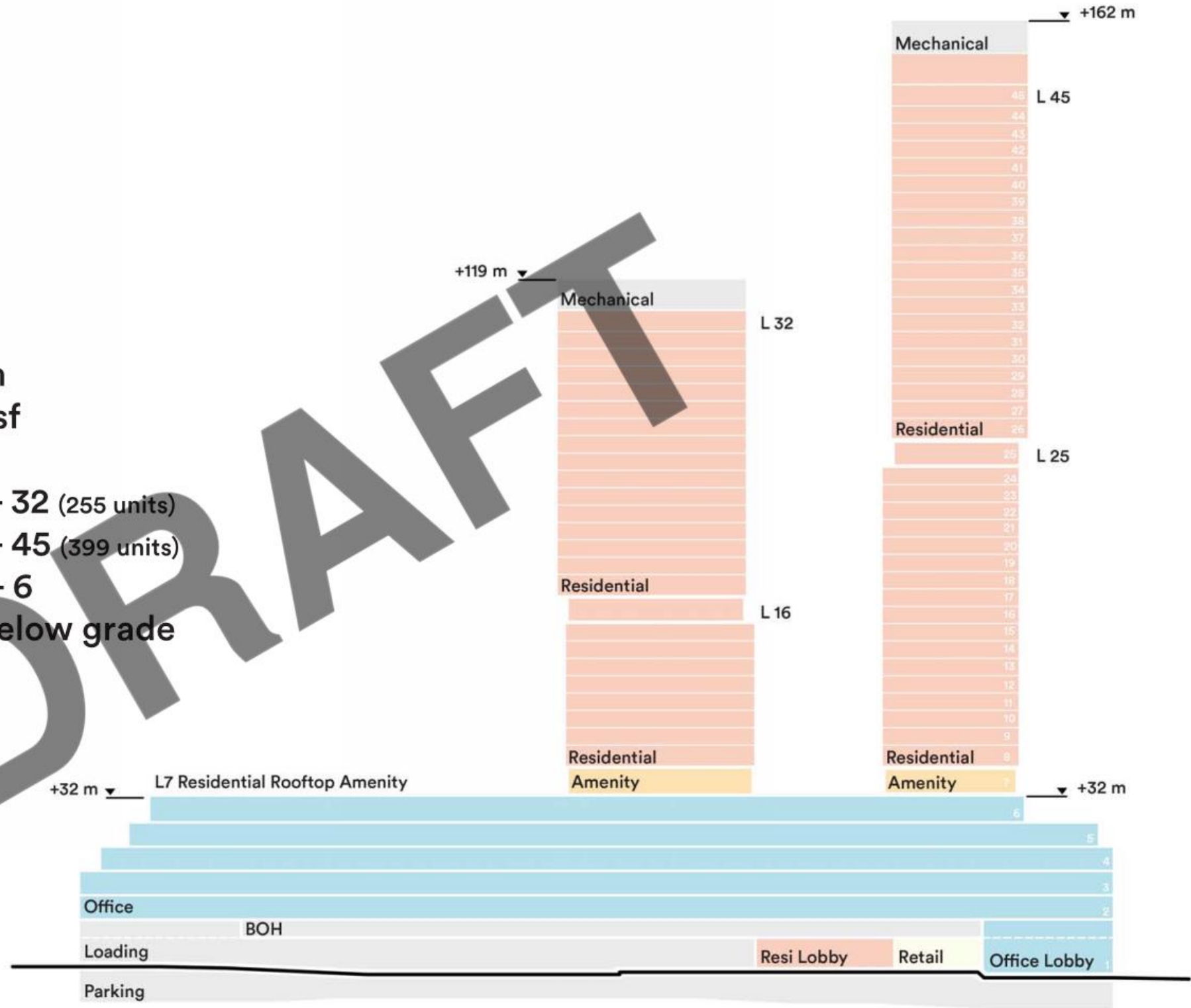
Commercial / Office:

Floors 2 - 6

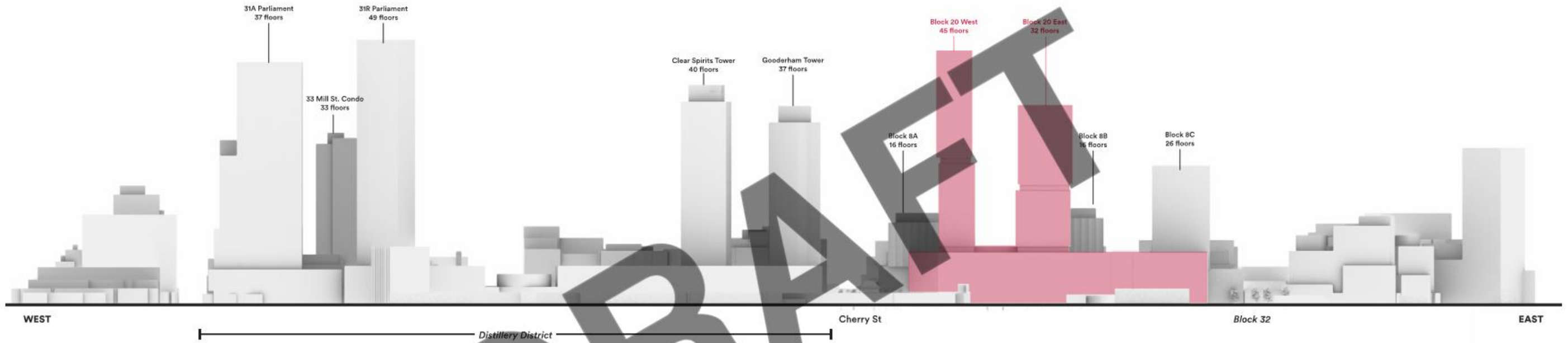
Parking:

1 Level Below grade

DRAFT



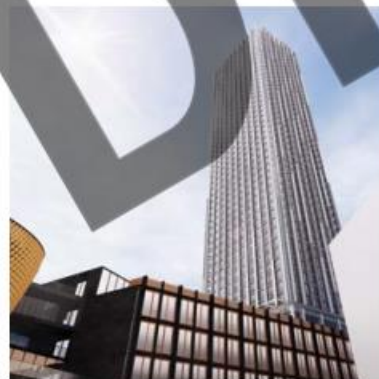
Height Analysis



31A Parliament



33 Mill Street



31R Parliament



Distillery District



Clear Spirits & Gooderham Towers



Block 8A & 8B



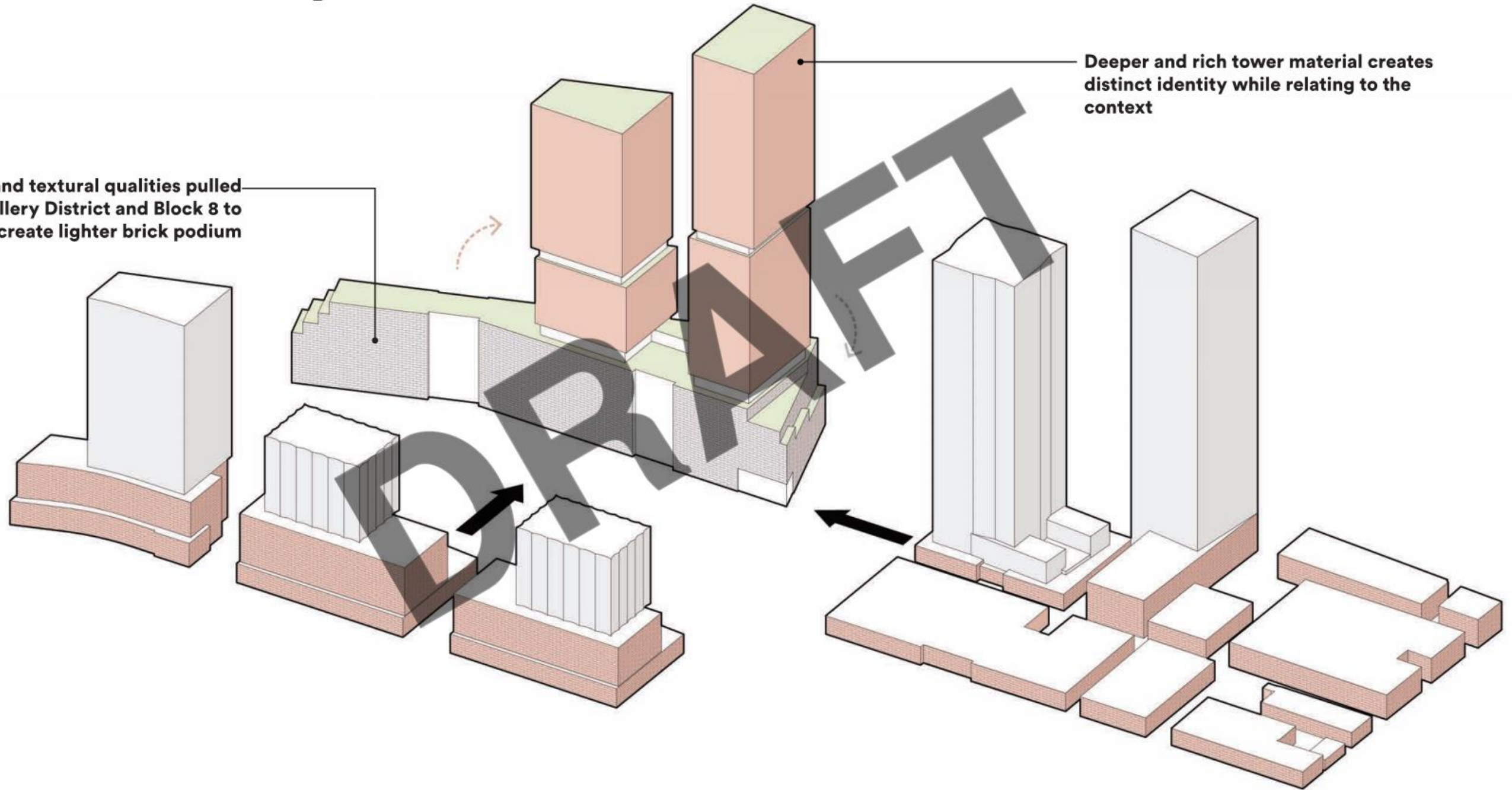
Block 8C



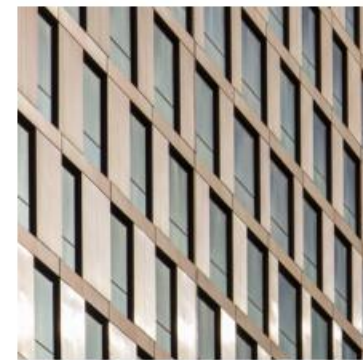
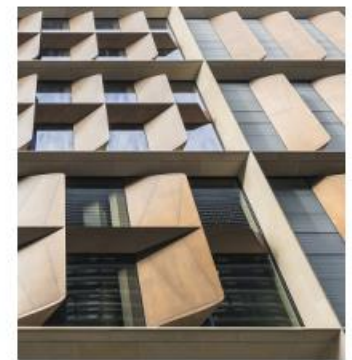
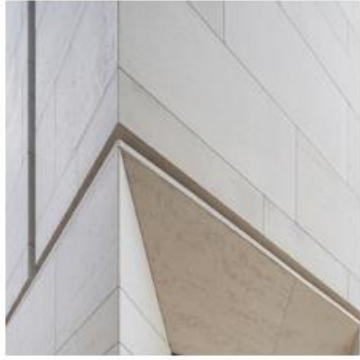
Material Concept

Material and textural qualities pulled from Distillery District and Block 8 to create lighter brick podium

Deeper and rich tower material creates distinct identity while relating to the context

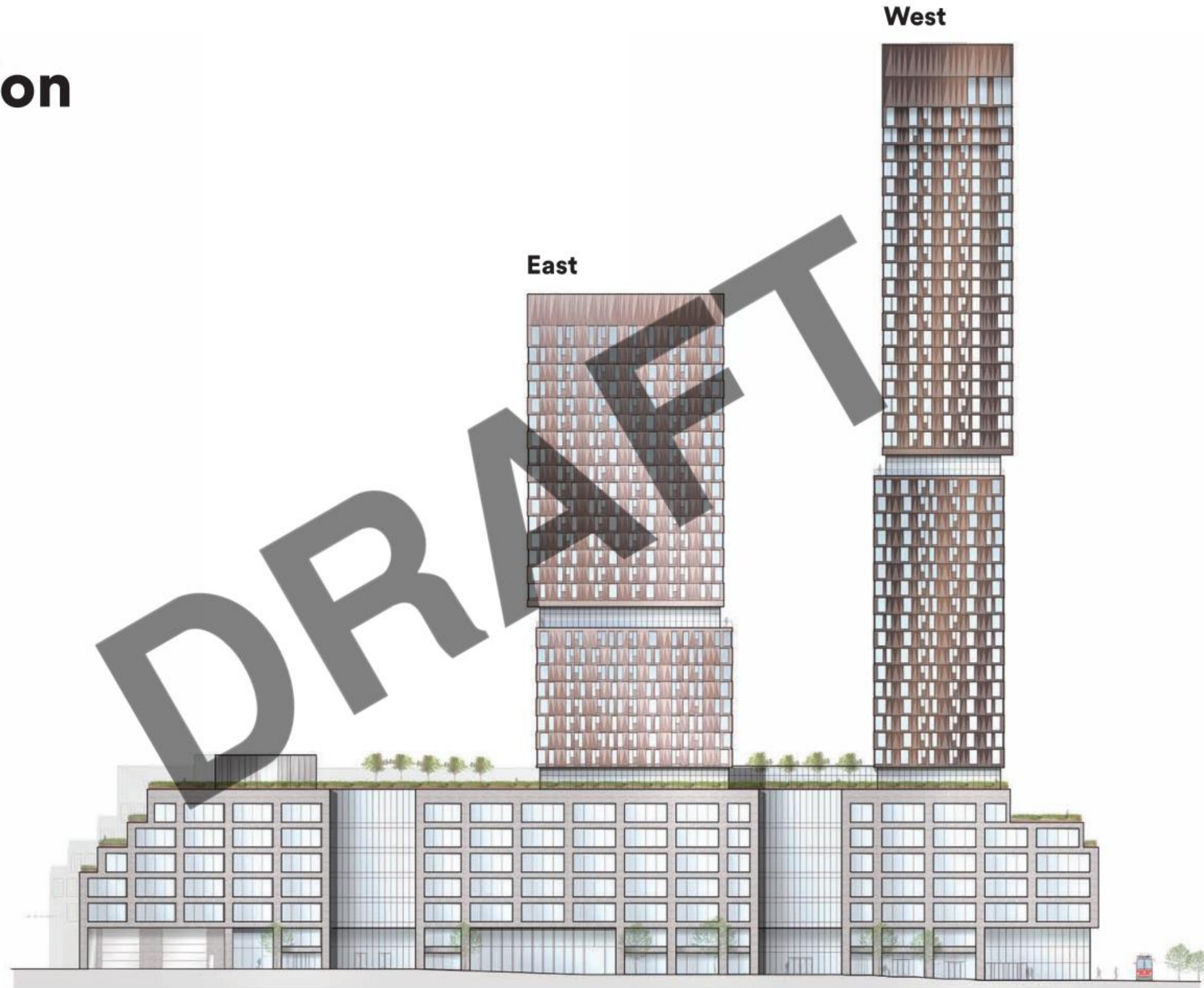


Material Palette



DRAFT

North Elevation



South Elevation

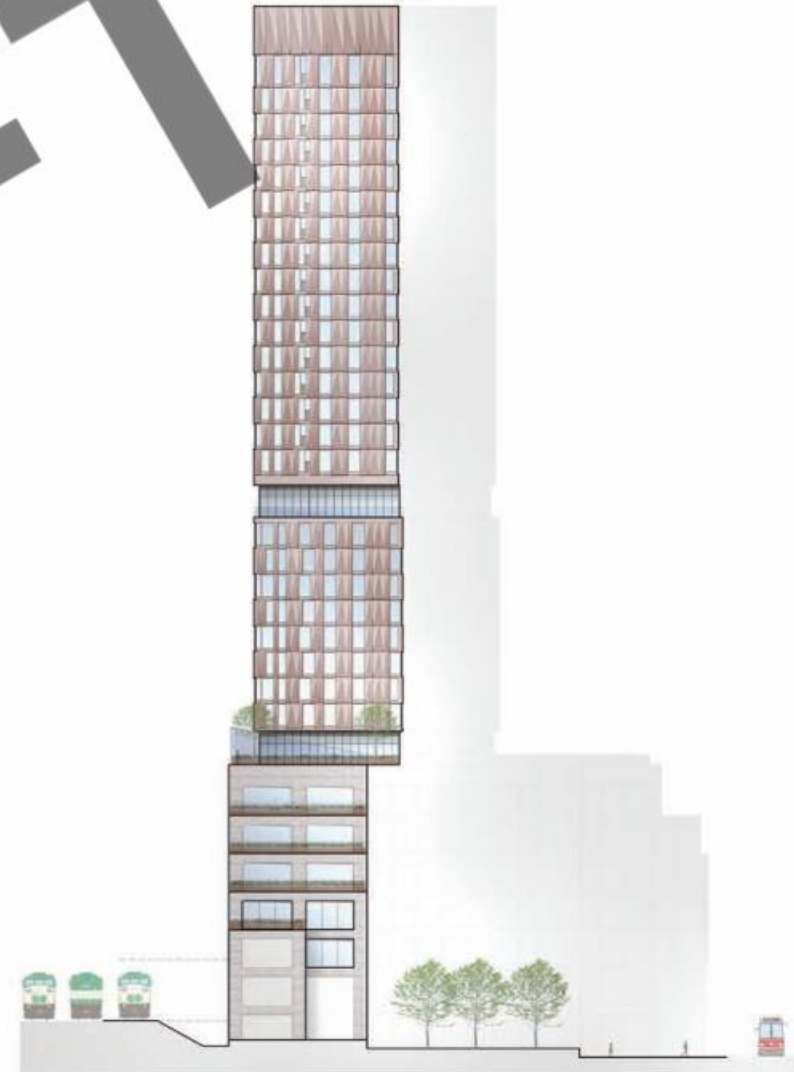


East Elevation

West



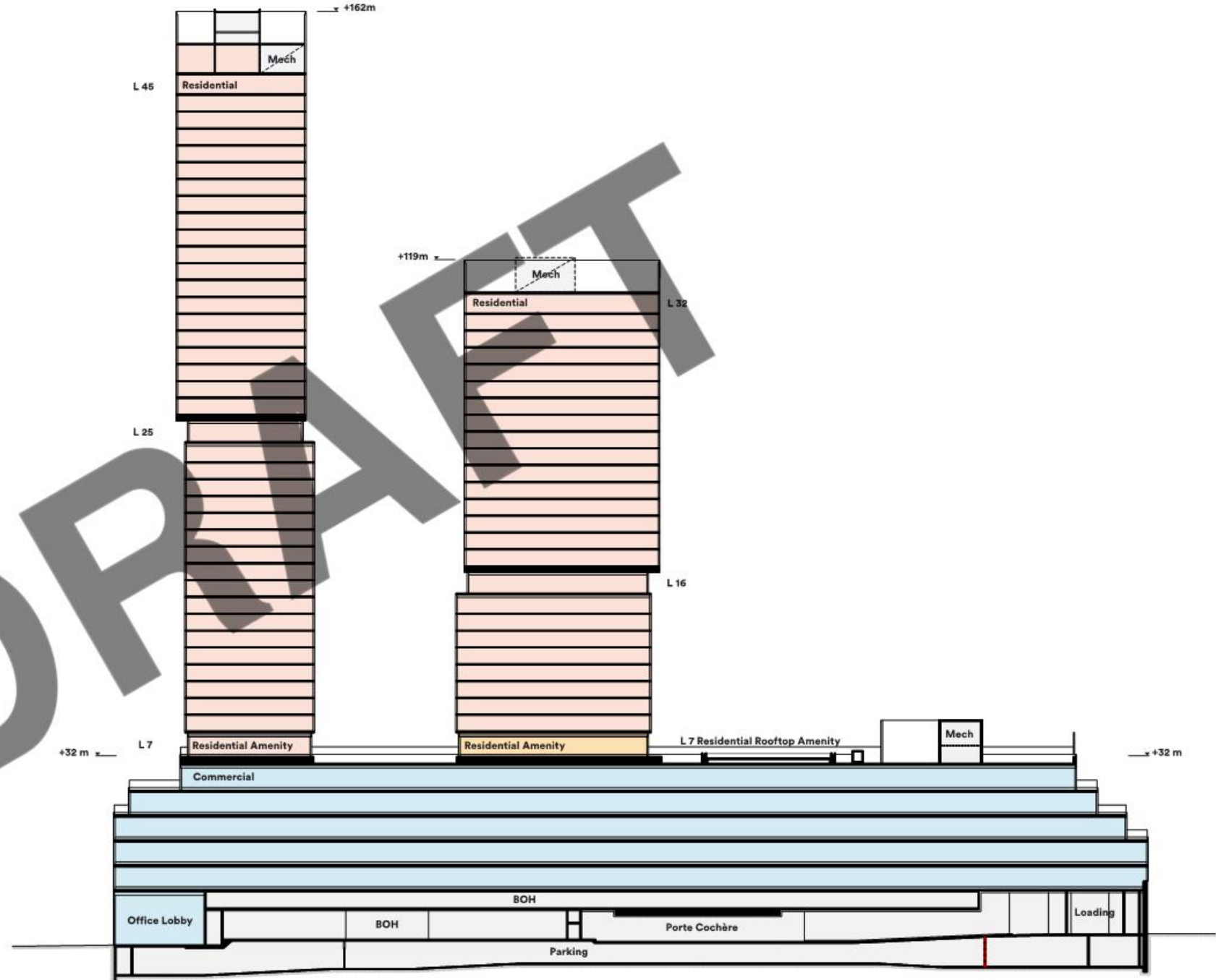
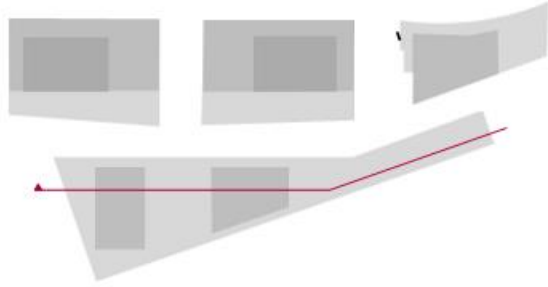
East



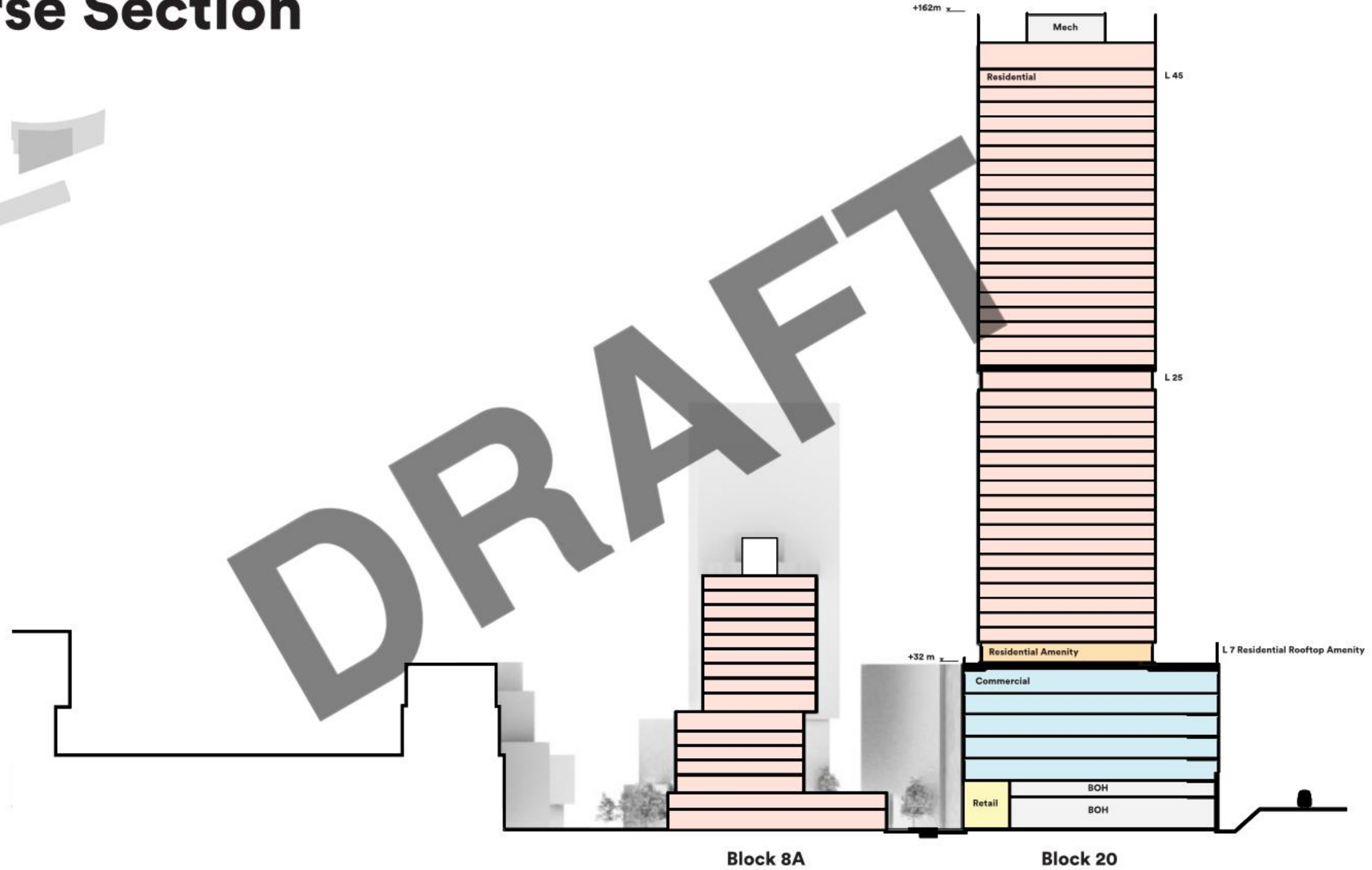
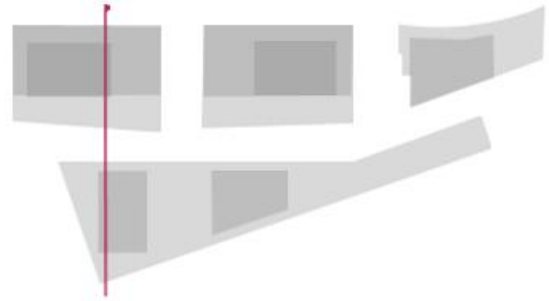
West Elevation



Longitudinal Section

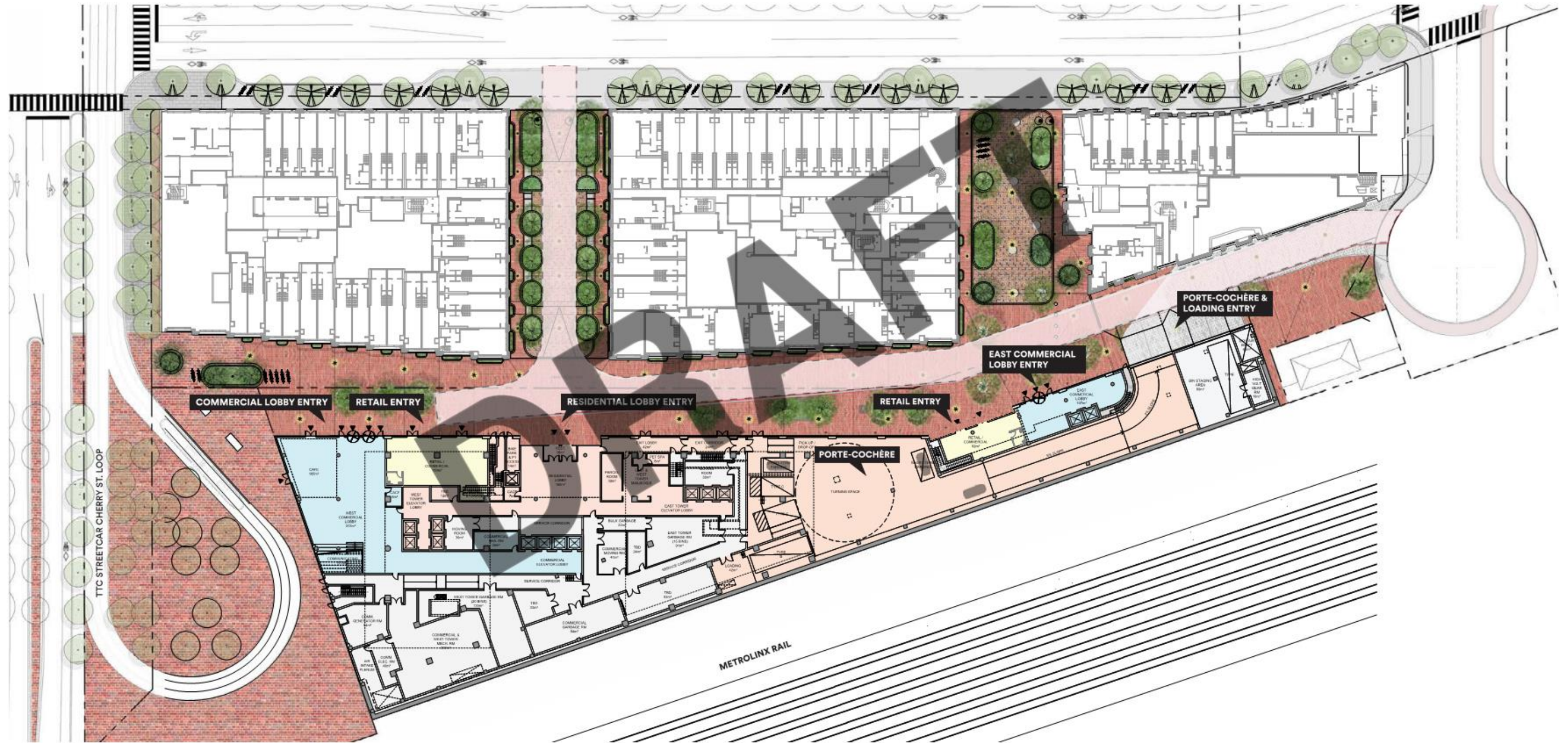


Transverse Section

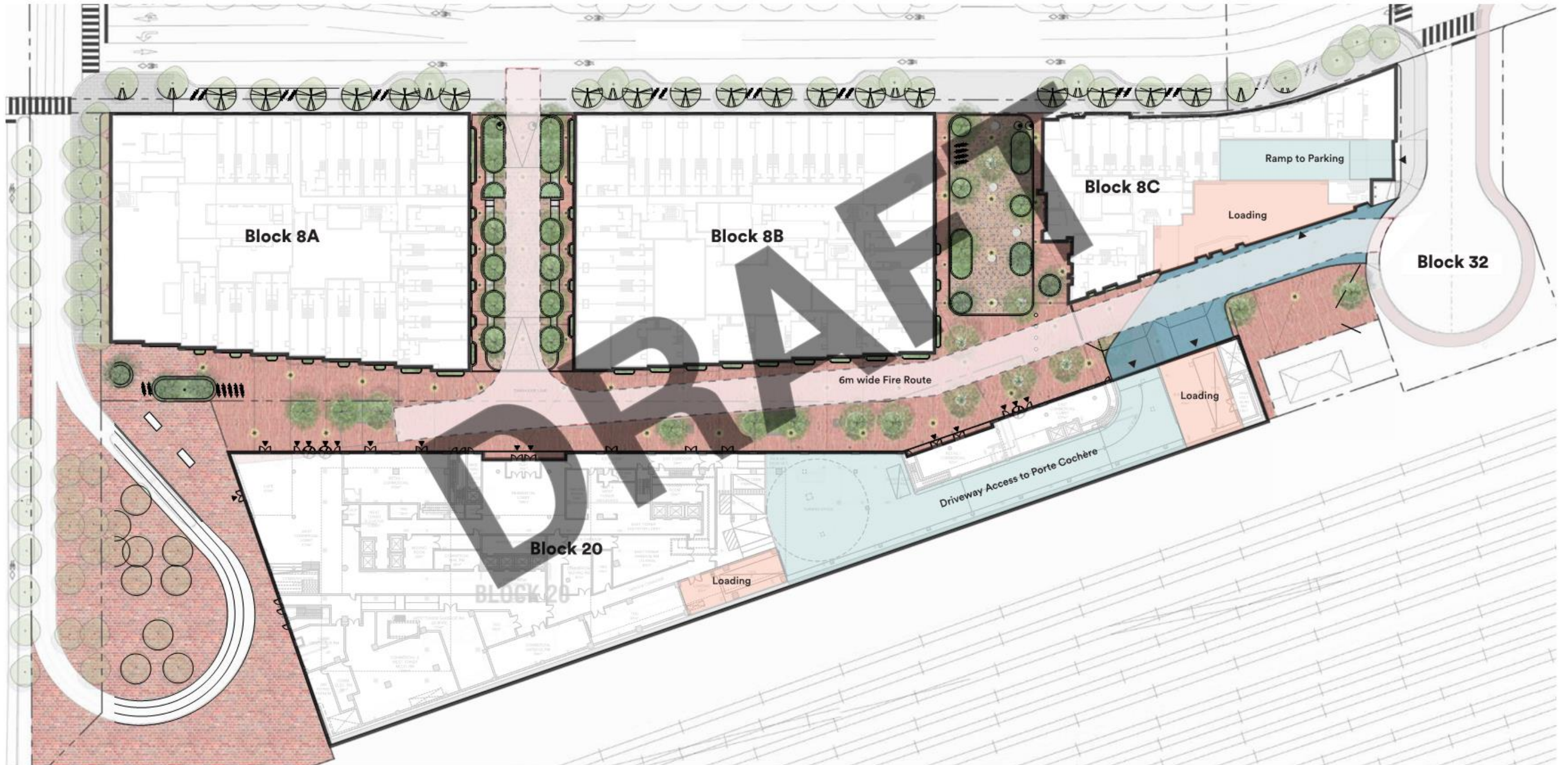




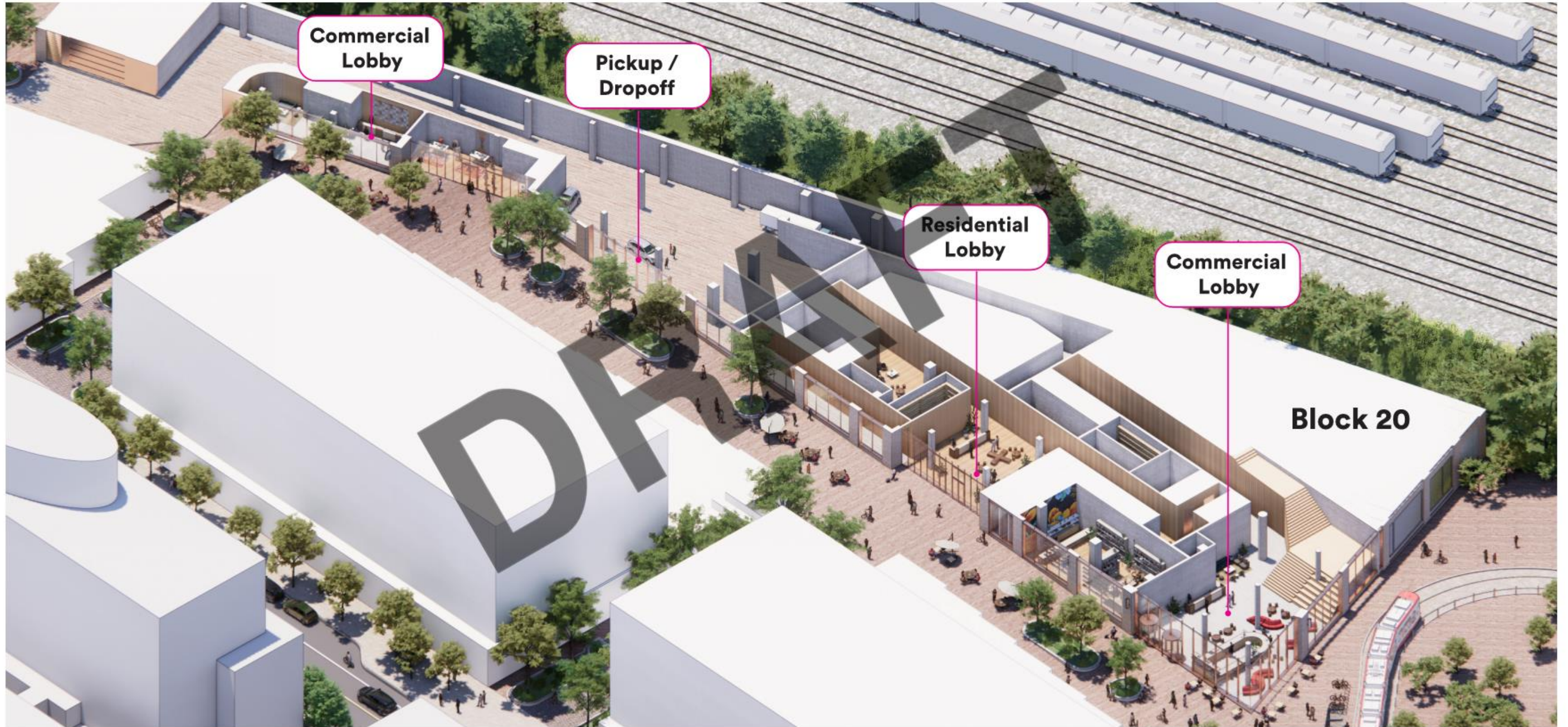
Ground Floor



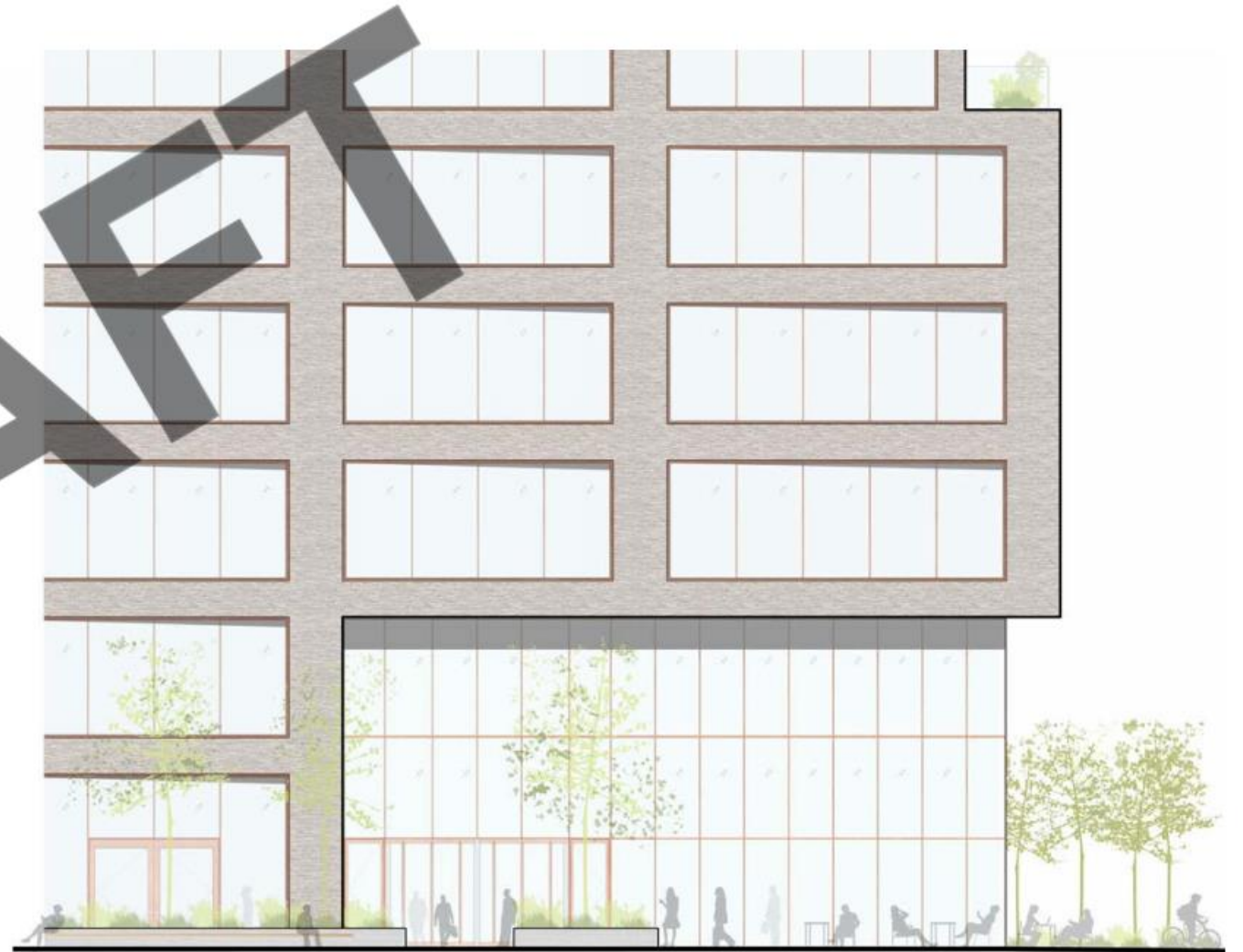
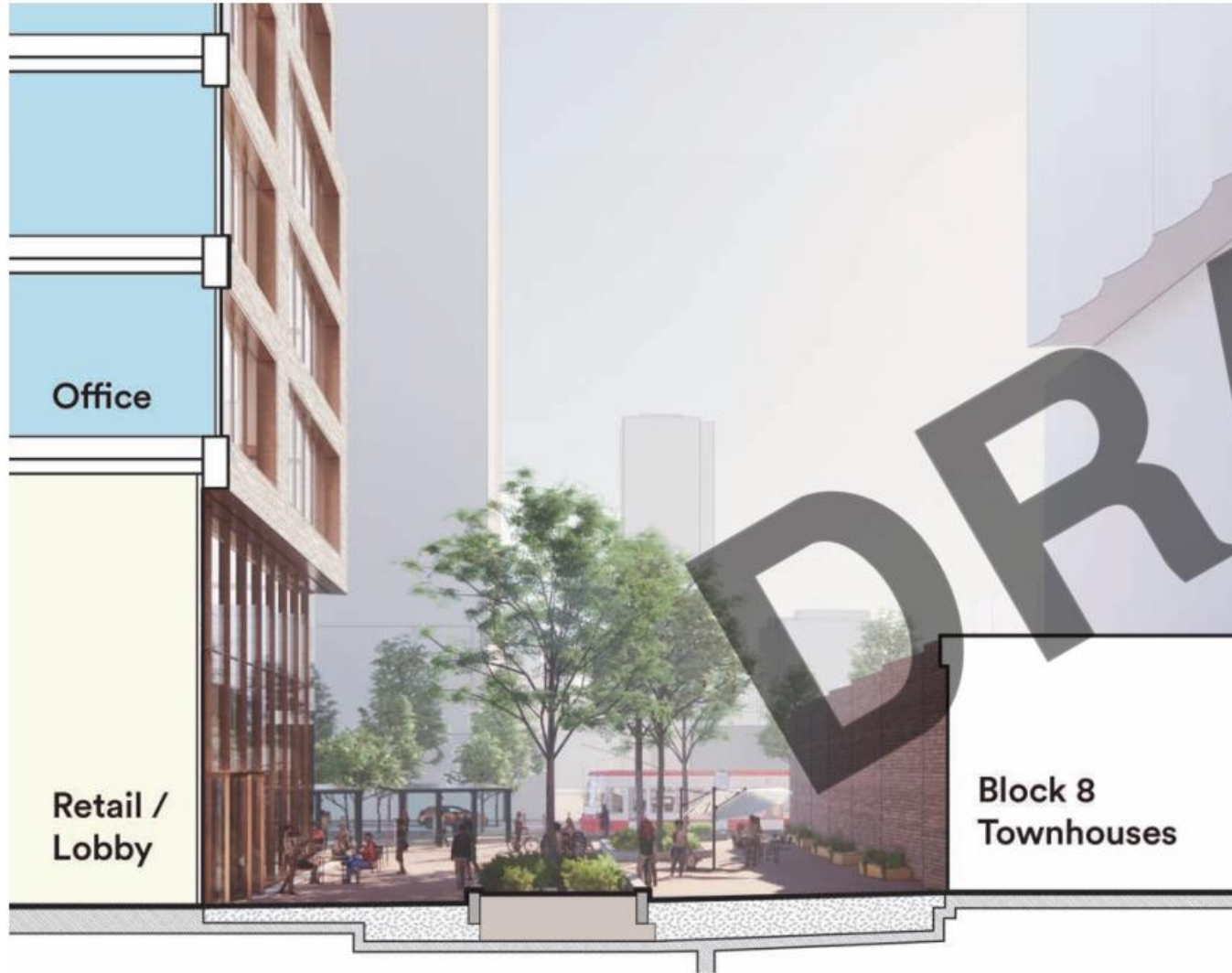
Vehicular Access



Ground Floor

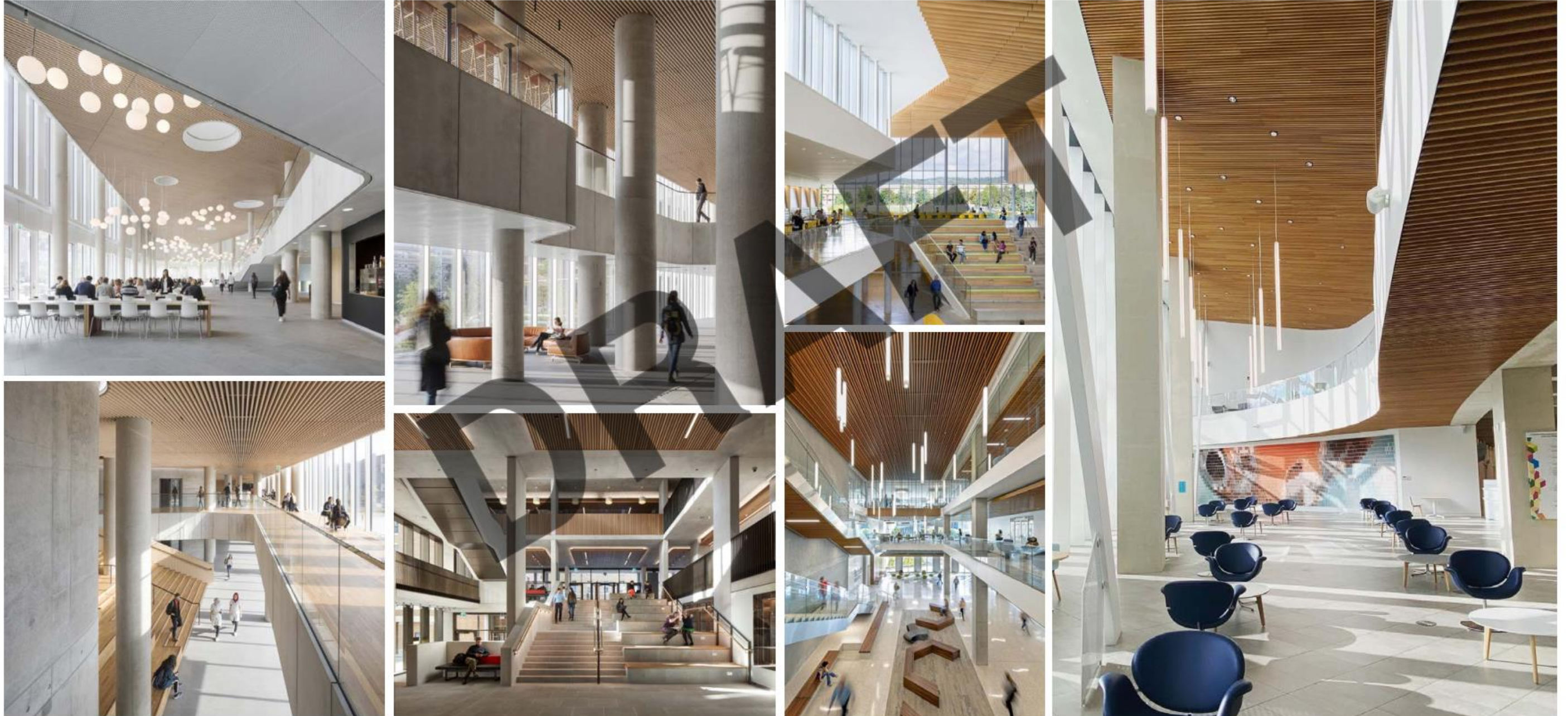


Tank House Lane Scale

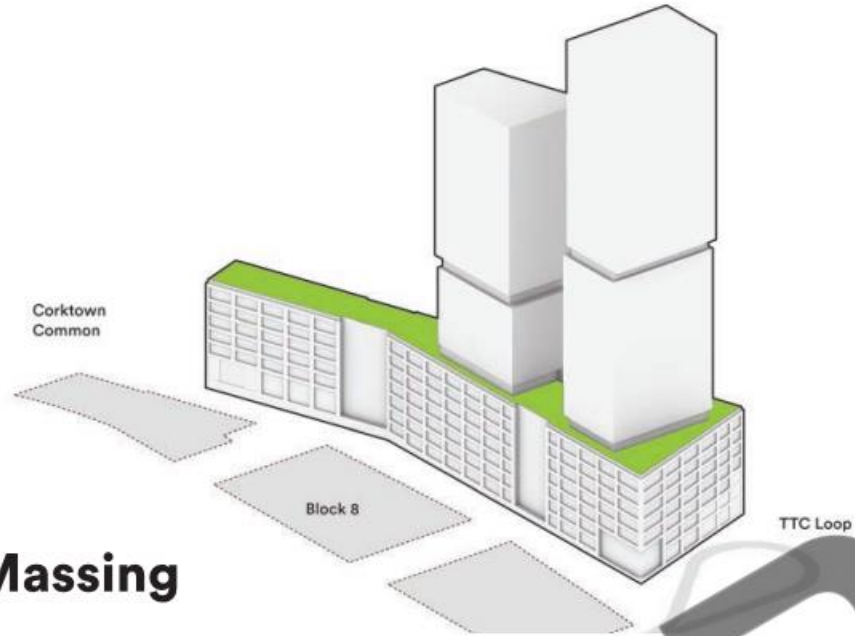




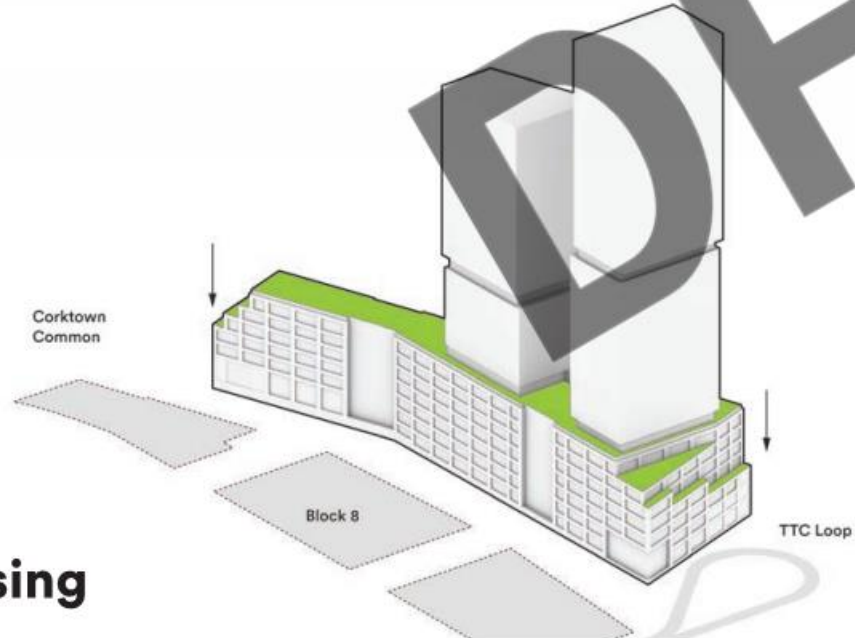
Commercial Lobby



West Facade Terracing



As-of-Right Massing

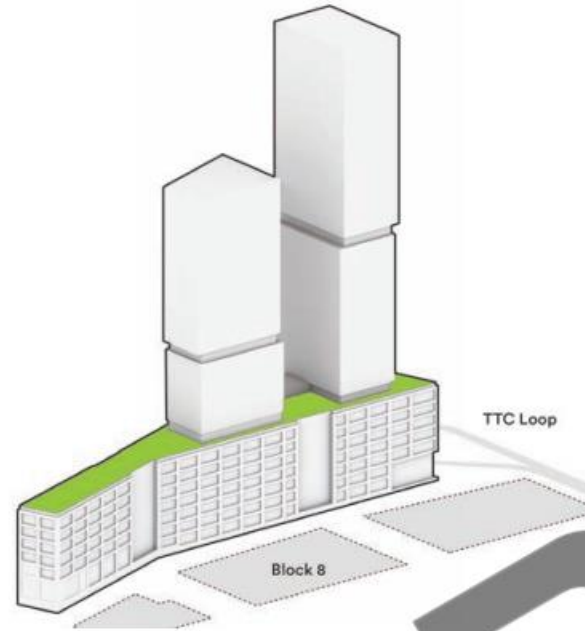


Current Massing

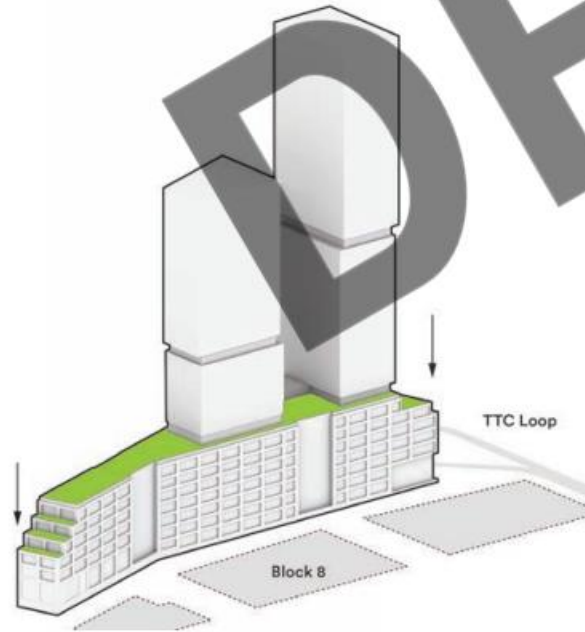


East Facade Terracing

As-of-Right Massing



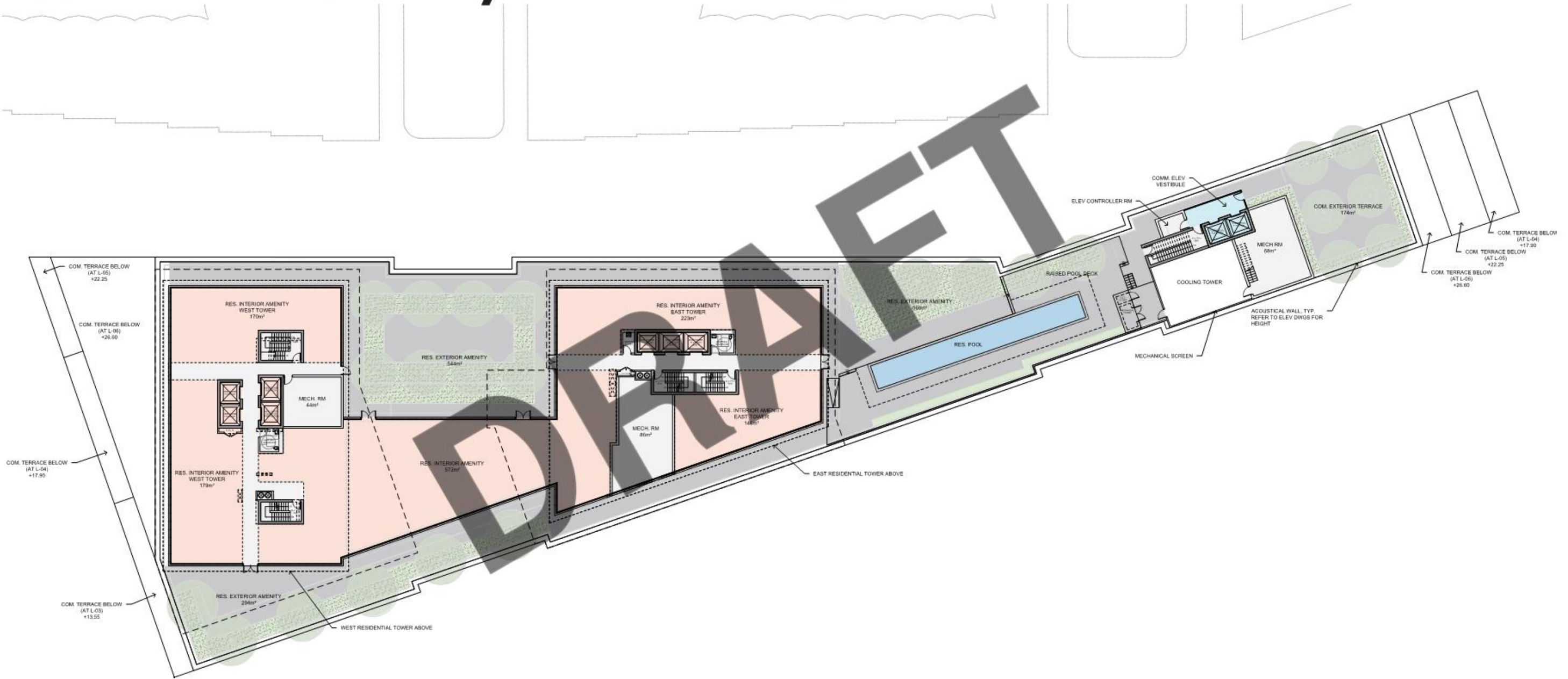
Current Massing



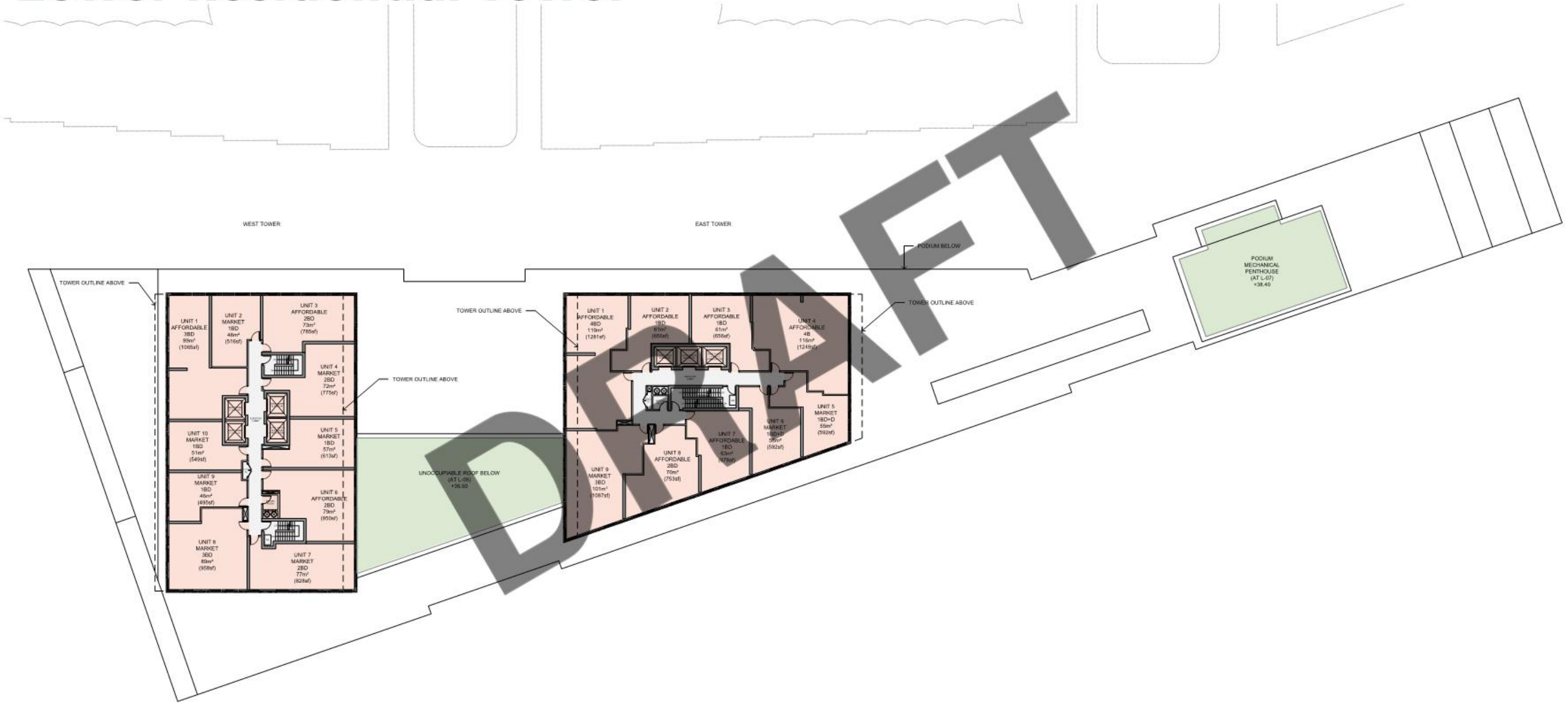
Podium Terraces



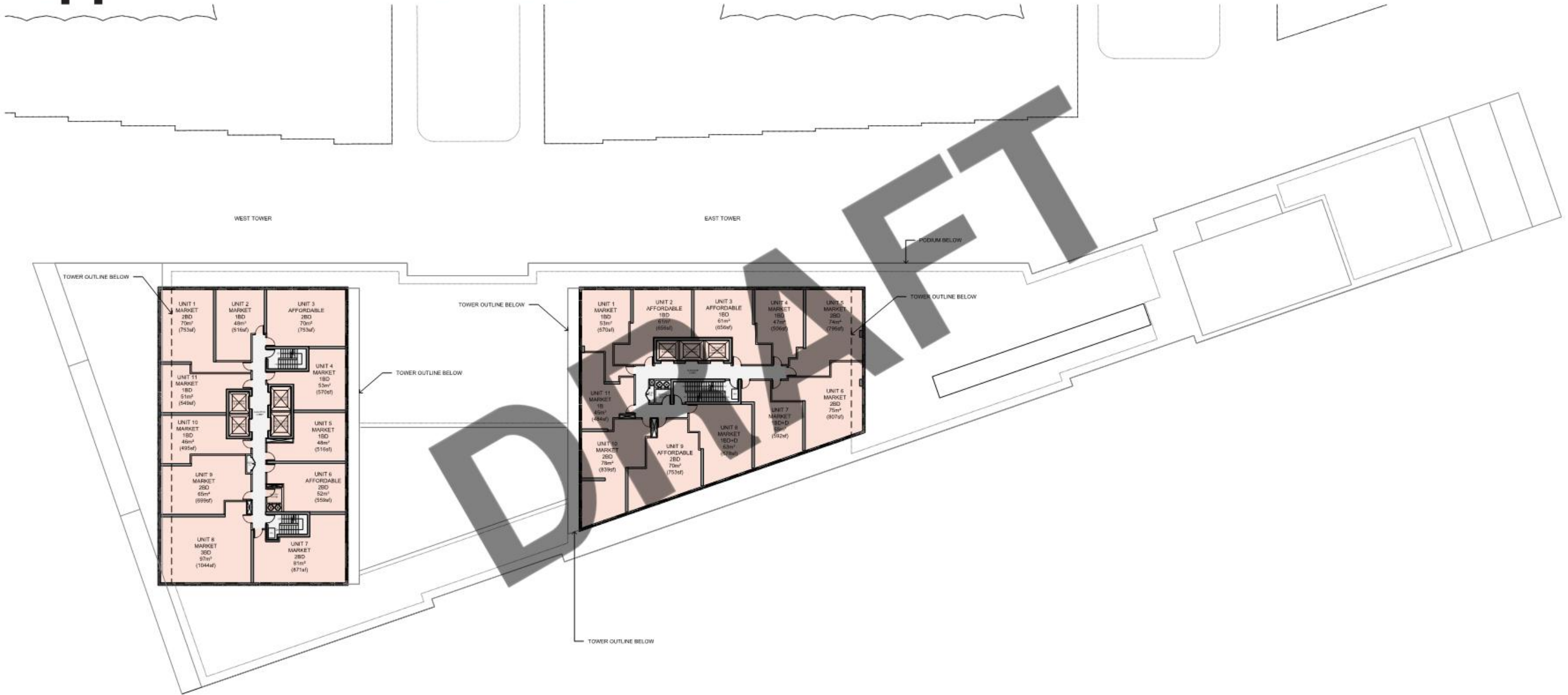
Residential Amenity Floor - 7th Floor



Lower Residential Tower



Upper Residential Tower



Summary Stats

BLOCK 20 - Podium Areas		
Use	GCA Area (m ²)	GCA Area (ft ²)
Commercial/Office	35,152 m ²	378,373 ft ²
	GFA Area (m ²)	GFA Area (ft ²)
	23,727 m ²	255,395 ft ²
Retail	GFA Area (m ²)	GFA Area (ft ²)
	405 m ²	4359 ft ²

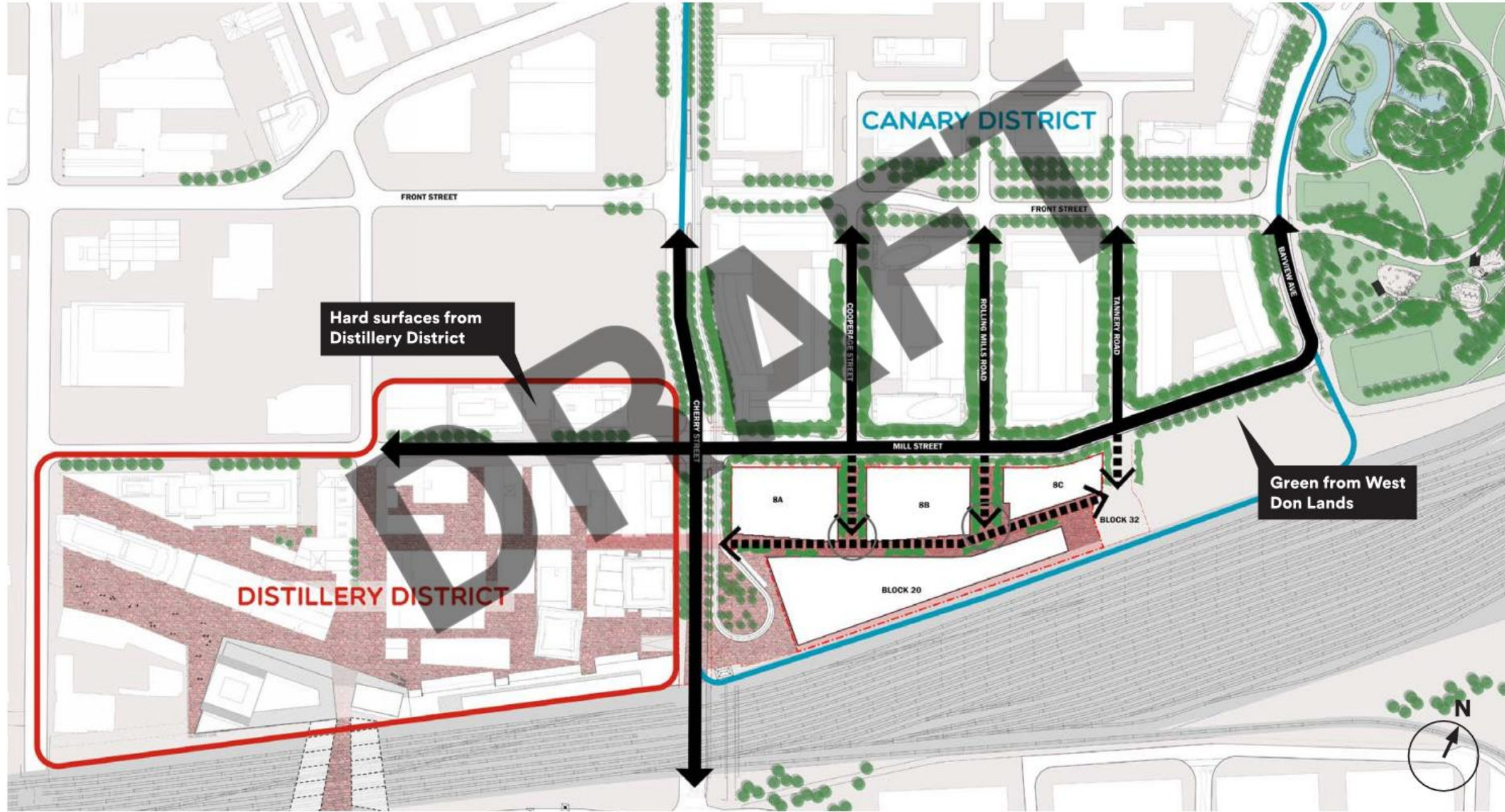
BLOCK 20 - Residential Units	
Unit Type	Unit Count
Affordable Units	196
Market Units	458
Total Units	654



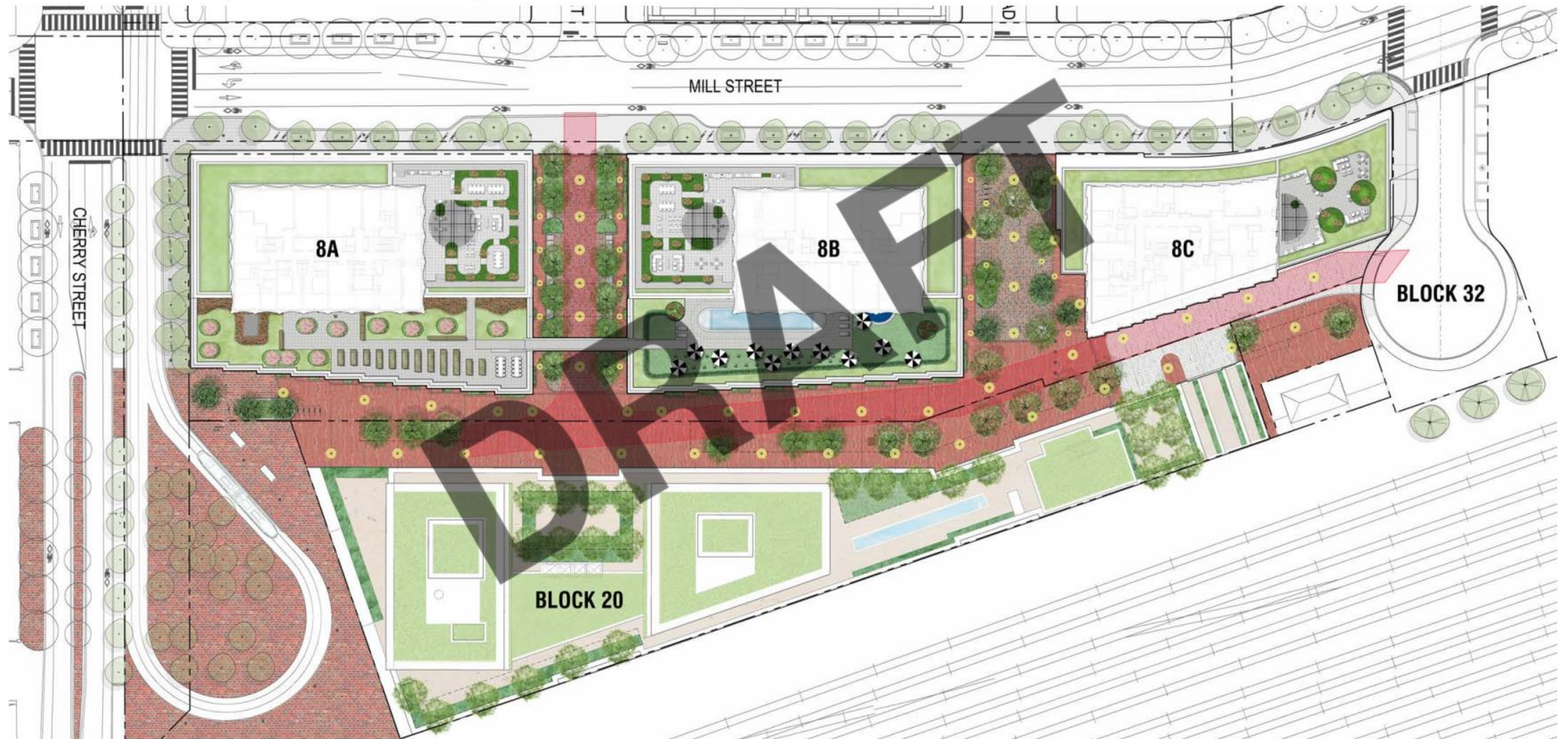
4. Public Realm & Landscape

DRAFT

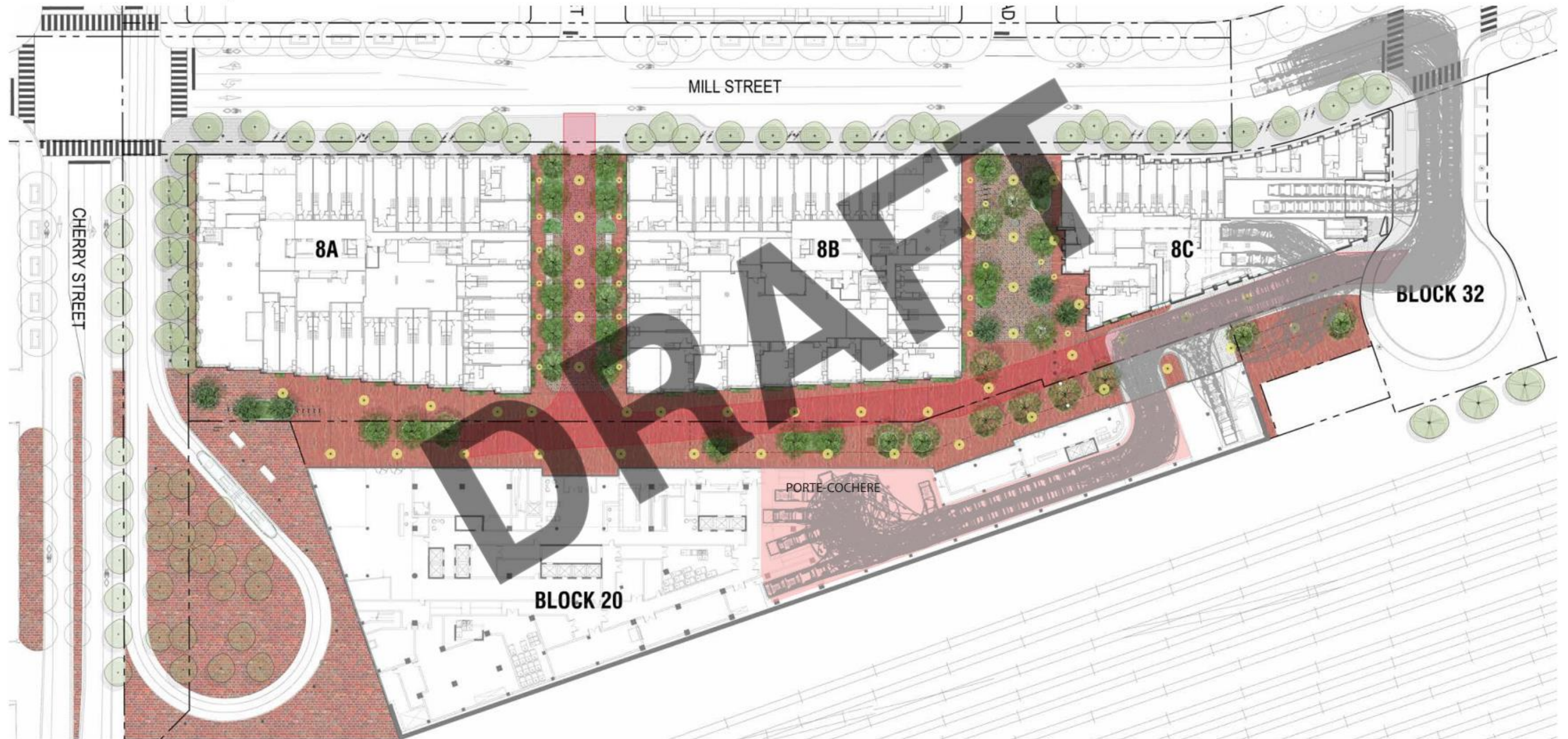
Context Plan



Landscape Masterplan - Phase 1 + 2



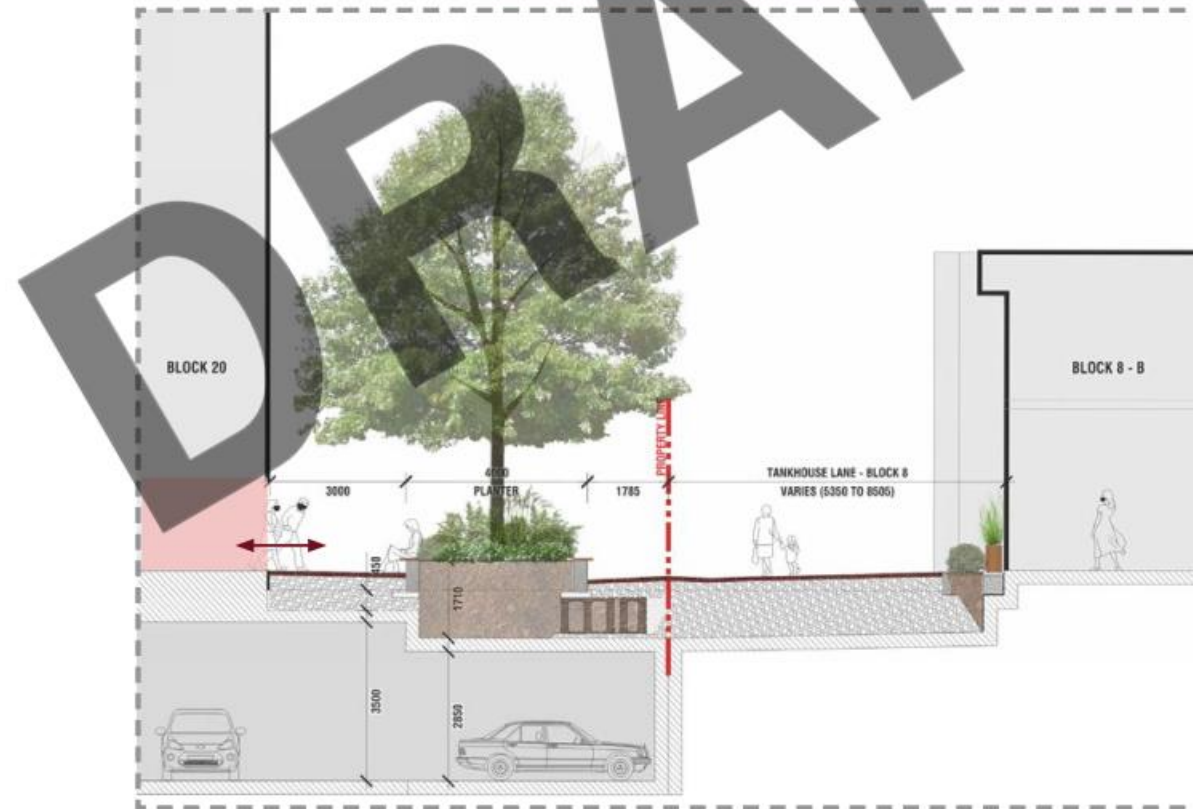
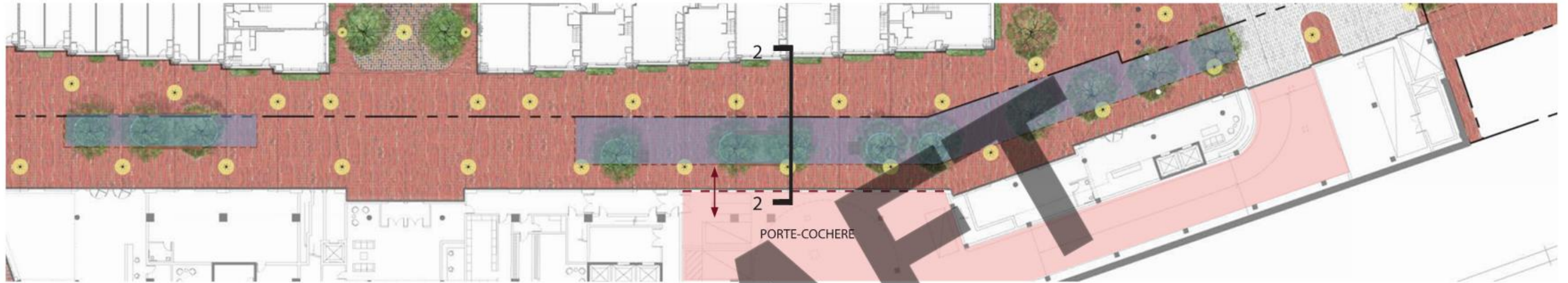
Landscape - Ground Floor Plans - Phase 1 + 2



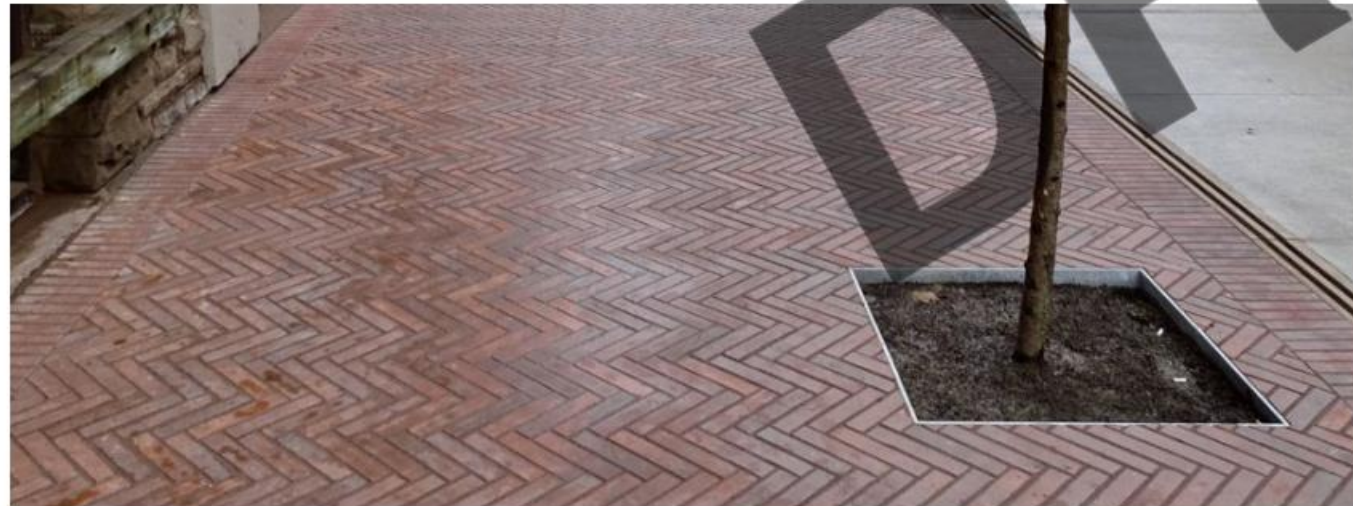
Site Plan | Section 1



Site Plan | Section 2



Paving Materials



① WHITACRE GREER – BOARDWALK CLAY PAVERS



② PALEOTEC PAVERS

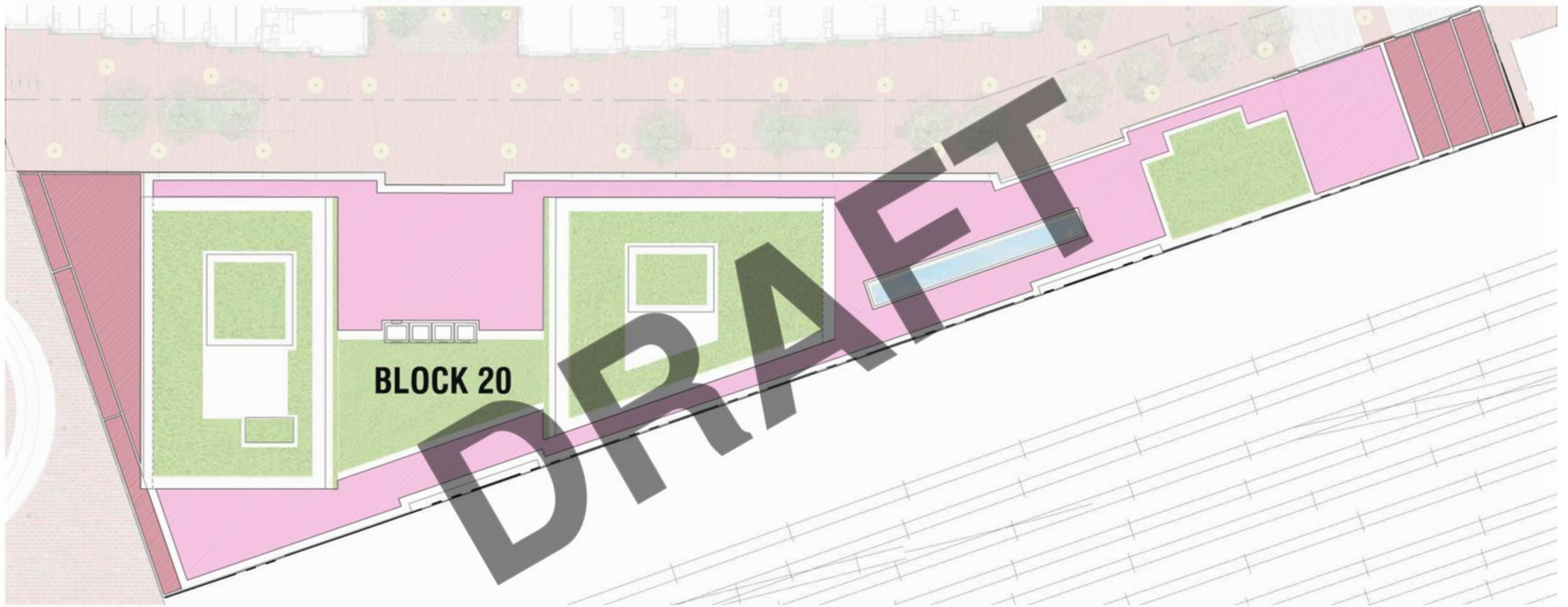
Furniture



WOODEN BENCH - LINK - BY LANDSCAPE FORMS

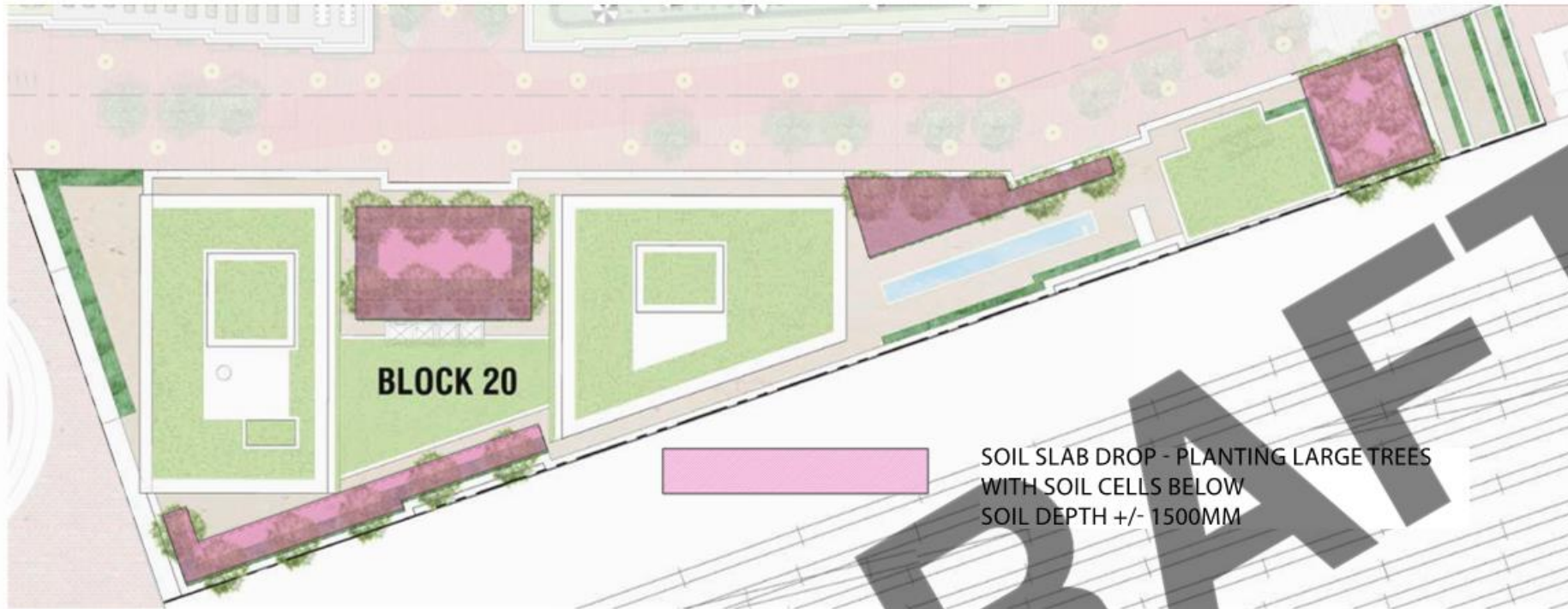


Terrace Greening Strategy



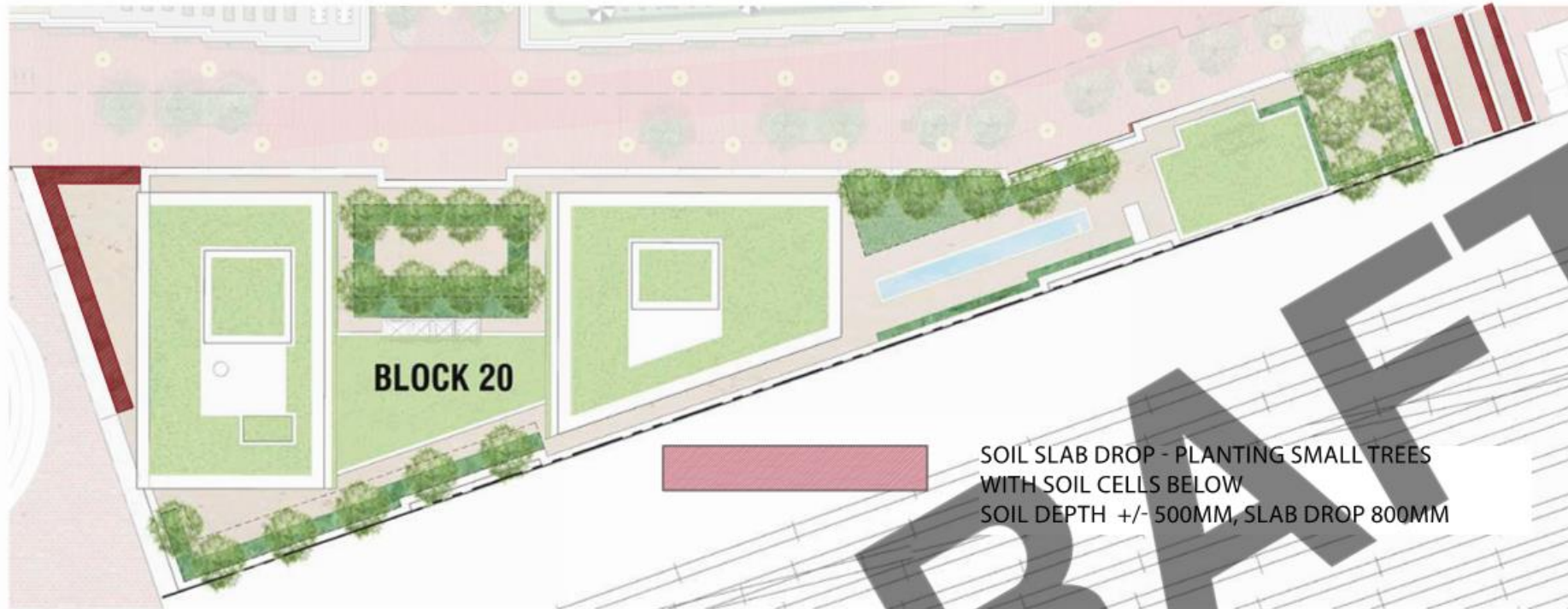
-  TRANSFER SLAB DROP - 1.5 METRES
-  COMMERCIAL SLAB DROP - 0.8 METRES
-  EXTENSIVE GREEN ROOF

Terrace Greening Strategy 1



MORNINGSIDE INC, CHICAGO (HOERR SCHAUDT)

Terrace Greening Strategy 2



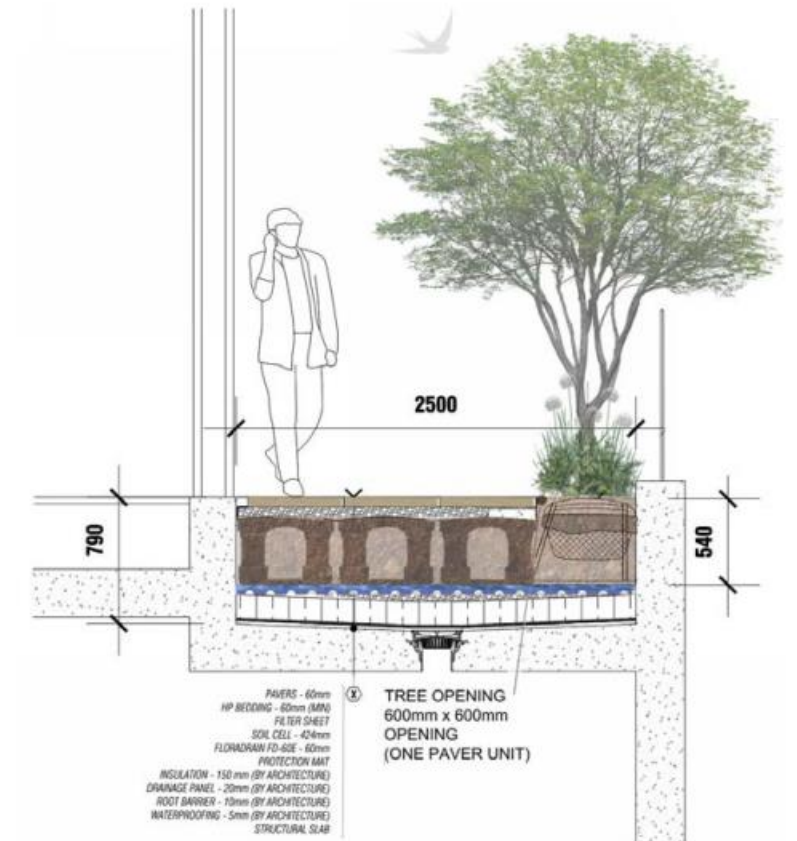
55 HUDSON YARDS, NYC (HOLLANDER DESIGN LAND. ARCHITECTS)



RHUS TYPHINA (STAGHORN SUMAC)



AMELANCHIER CANADENSIS (SERVICEBERRY)





5. Sustainability

DRAFT

Sustainability

ENERGY PERFORMANCE – MINIMUM REQUIREMENTS AND AMBITIONS

Applicable programs / standards	Our current minimum performance thresholds	
TGS, at least Tier 1	Residential: EUI: 170 TEDI: 70 GHGi: 20	Commercial: EUI: 175 TEDI: 70 GHGi: 20
Ontario Building Code's Supplementary Standard SB-10		
LEED v4 for New Construction, Gold	Compliance with <i>EAp2: Minimum Energy Performance</i> , and points under <i>EAc1: Optimize Energy Efficiency</i> (at least a 5% cost improvement over NECB 2011)	
Canadian Mortgage Housing Corp Rental Construction Financing	> 15% better than NECB 2015 (energy & GHG)	

We are also in the early stages of evaluating the feasibility and suitability of the following:

- Savings by Design Affordable Housing Program (at least 20% better than code)
- Solarwall on south face of mechanical penthouse to preheat ventilation air
- Low CO2e HVAC systems (e.g. geothermal, VRF)
- TGS Tier 2 energy performance thresholds

LEED v4 Gold Target

PRELIMINARY LEED SCORECARD

Total Available Points: 110
 Points Required for Gold: 60
 Points Currently Targeted: **Starting at 65 (currently tracking conservatively on energy side)**

Legend:
 Y: Targeted
 ?: Possible / Not Yet Determined
 N: Not Targeted

Y	?	N	ID	LEED Strategy
1			IPc1	Integrative Process
		16	LTc1	LEED for Neighborhood Development Location
1			LTc2	Sensitive Land Protection
1	1		LTc3	High Priority Site
5			LTc4	Surrounding Density and Diverse Uses
3	2		LTc5	Access to Quality Transit
	1		LTc6	Bicycle Facilities
	1		LTc7	Reduced Parking Footprint
1			LTc8	Green Vehicles
Y			SSp1	Construction Activity Pollution Prevention
1			SSc2	Site Assessment
		2	SSc3	Site Development - Protect or Restore Habitat
		1	SSc4	Open Space
1	2		SSc5	Rainwater Management
2			SSc6	Heat Island Reduction
1			SSc7	Light Pollution Reduction
Y			WEp1	Outdoor Water Use Reduction
Y			WEp2	Indoor Water Use Reduction
Y			WEp3	Building-Level Water Metering
2			WEc4	Outdoor Water Use Reduction
3	3		WEc5	Indoor Water Use Reduction
2			WEc6	Cooling Tower Water Use
1			WEc7	Water Metering

Y	?	N	ID	LEED Strategy
Y			EAp1	Fundamental Commissioning and Verification
Y			EAp2	Minimum Energy
Y			EAp3	Building-Level Energy Metering
Y			EAp4	Fundamental Refrigerant Management
5	1		EAc5	Enhanced Commissioning
6	12		EAc6	Optimize Energy
1			EAc7	Advanced Energy Metering
	2		EAc8	Demand Response
	3		EAc9	Renewable Energy Production
1			EAc10	Enhanced Refrigerant Management
	2		EAc11	Green Power and Carbon Offsets
Y			MRp1	Storage and Collection of Recyclables
Y			MRp2	Construction and Demolition Waste Management Planning
1		4	MRc3	Building Life-Cycle Impact Reduction
2			MRc4	BPDO - EPD
1	1		MRc5	BPDO - Sourcing
2			MRc6	BPDO - Material Ingredients
2			MRc7	Construction and Demolition Waste Management

Y	?	N	ID	LEED Strategy
Y			IEp1	Minimum Indoor Air Quality Performance
Y			IEp2	Environmental Tobacco Smoke Control
1		1	IEc3	Enhanced Indoor Air Quality Strategies
3			IEc4	Low-Emitting Materials
1			IEc5	Construction Indoor Air Quality Management Plan
2			IEc6	Indoor Air Quality Assessment
1			IEc7	Thermal Comfort
2			IEc8	Interior Lighting
1	1		IEc9	Daylight
	2		IEc10	Quality Views
	1		IEc11	Acoustic Performance
5			INc1	Innovations 1 -5
1			INc2	LEED AP
2	2		RPc	Regional Priorities 1-4
65	61		TOTALS	

Thank you

6. Appendix

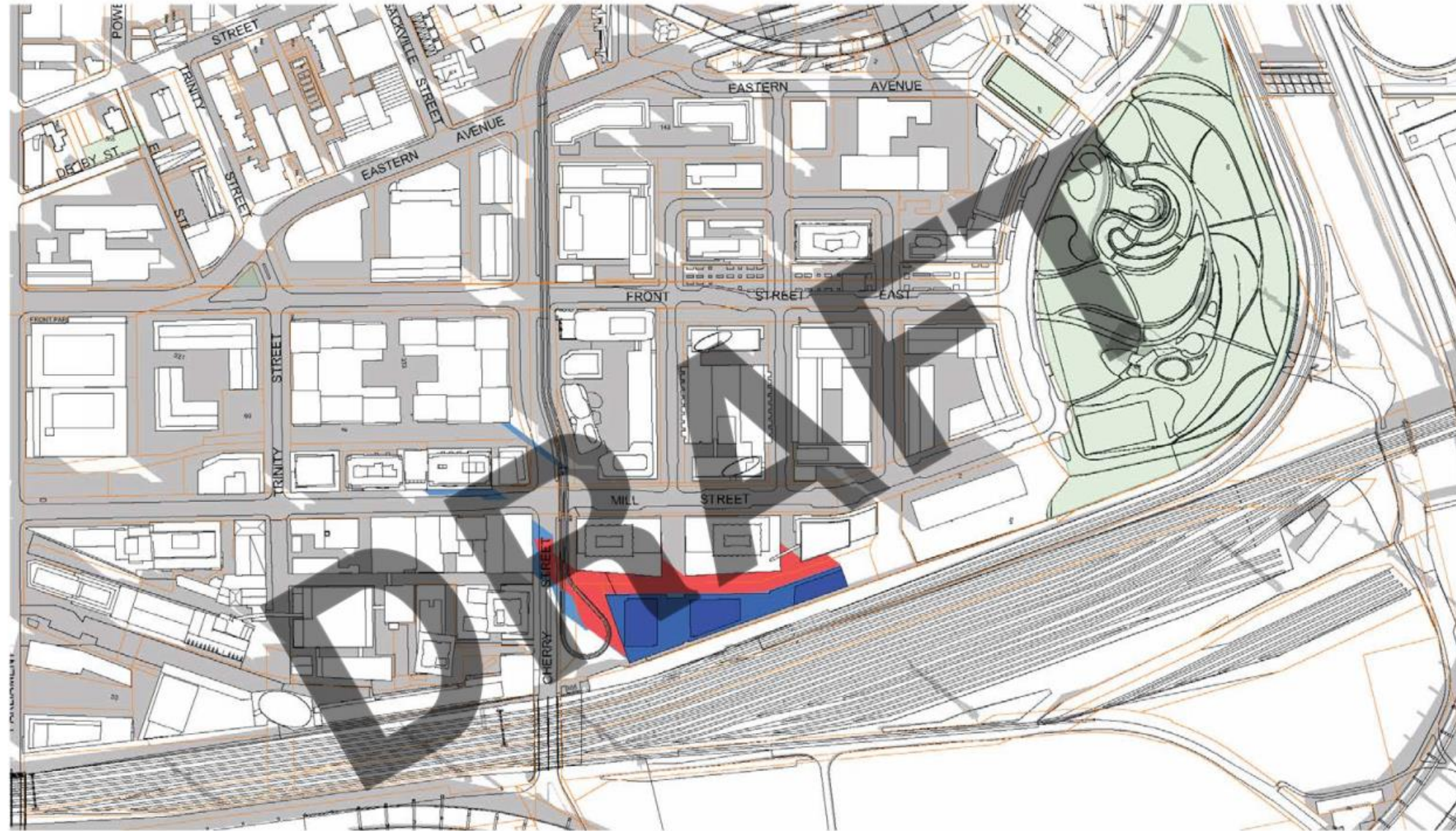
DRAFT

DRAFT

Shadow Studies

Shadow Studies

March 21 (9:18 AM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

March 21 09:18 AM



WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

March 21 (12:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

March 21 12:18 PM



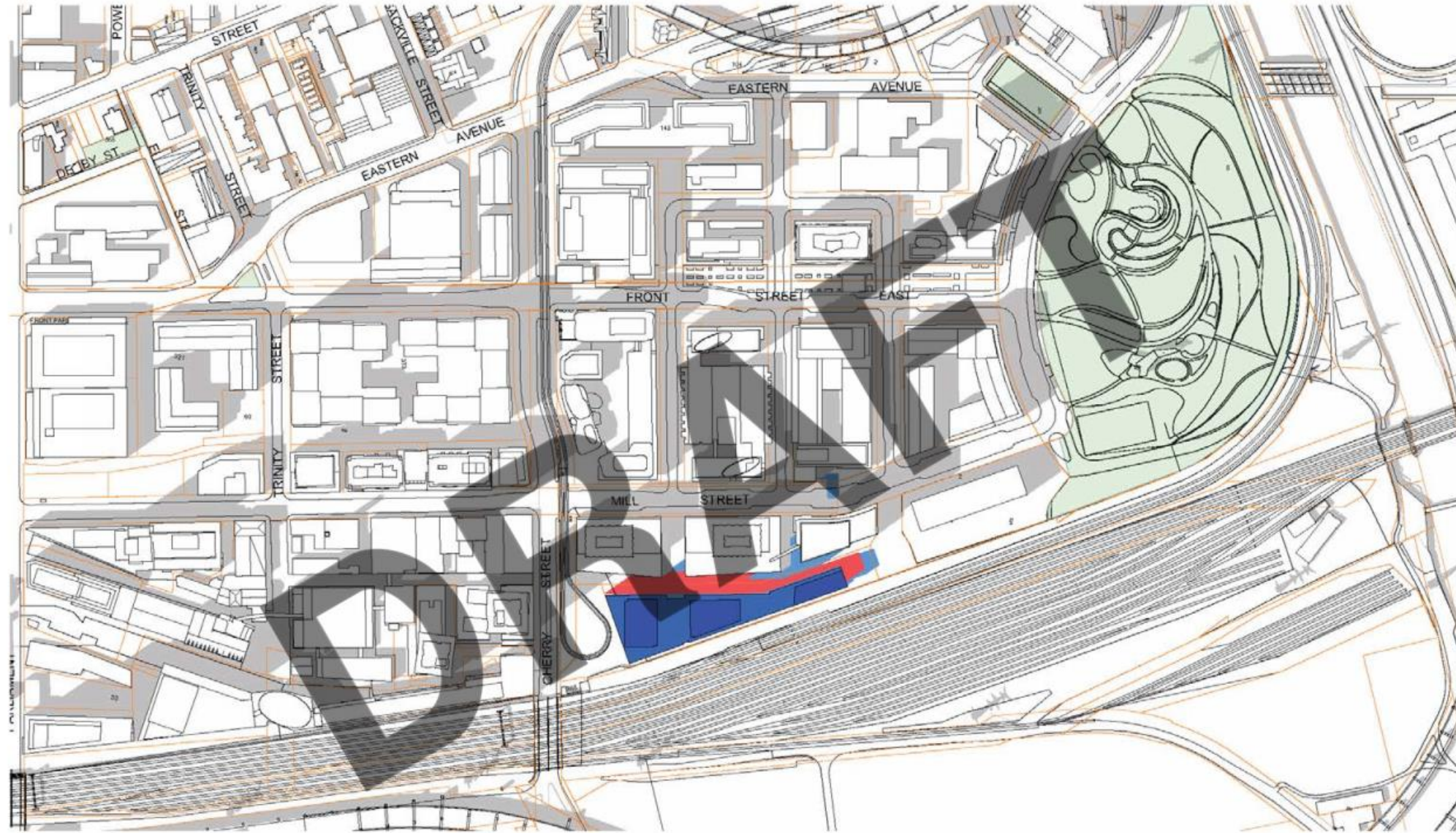
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

March 21 (3:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

March 21 03:18 PM

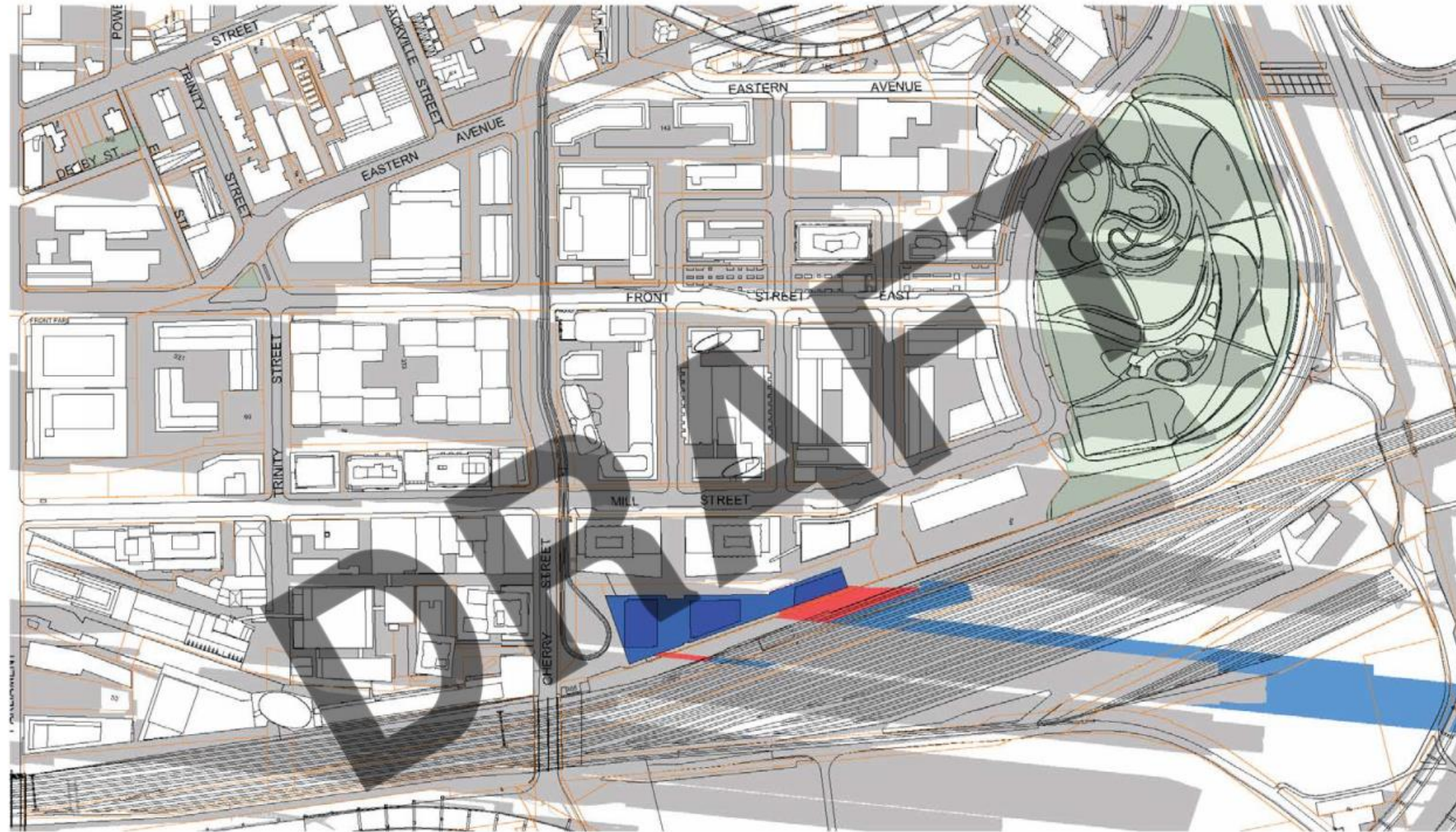
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

March 21 (6:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

March 21 06:18 PM



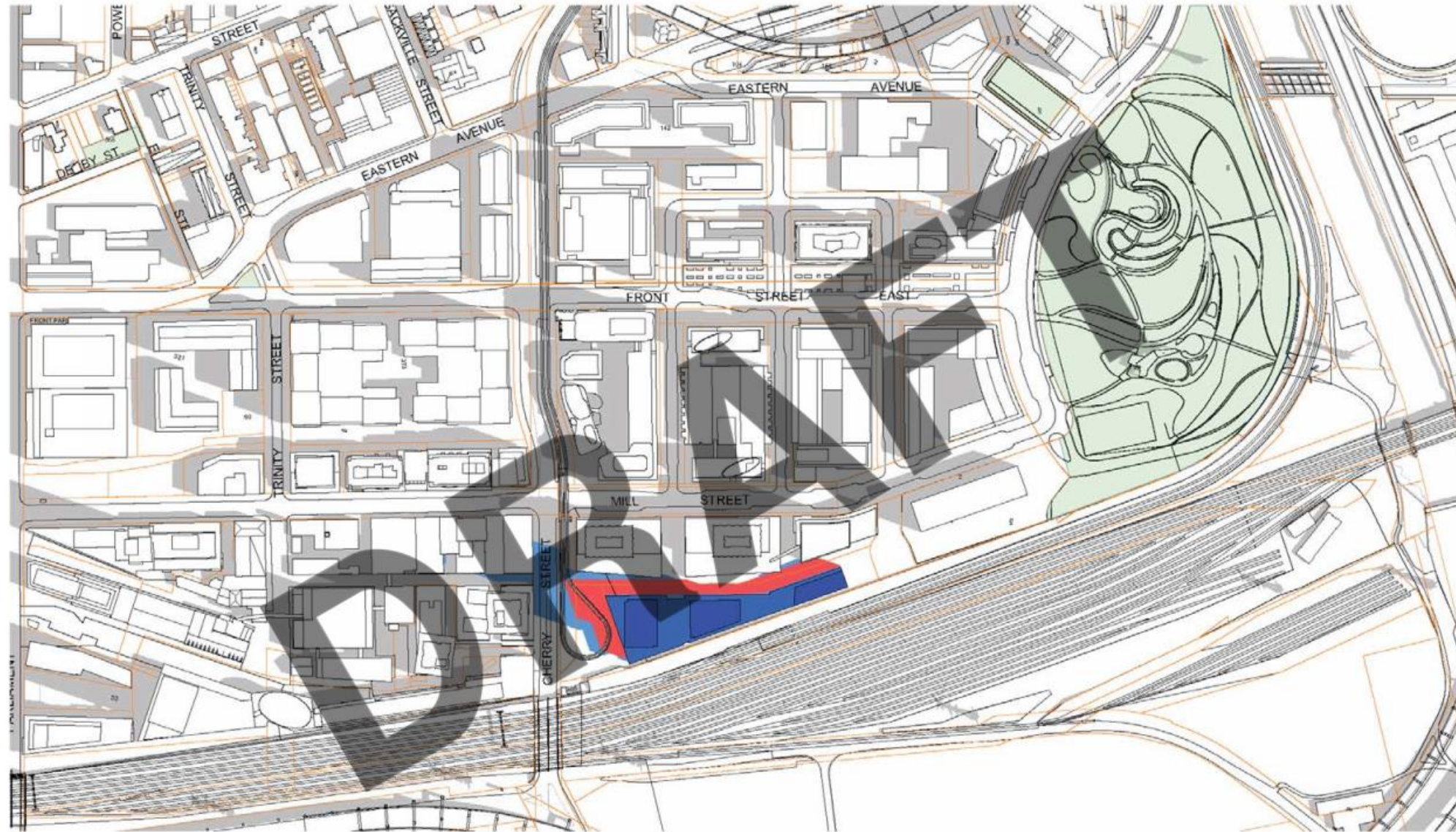
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

June 21 (9:18 AM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

June 21 09:18 AM



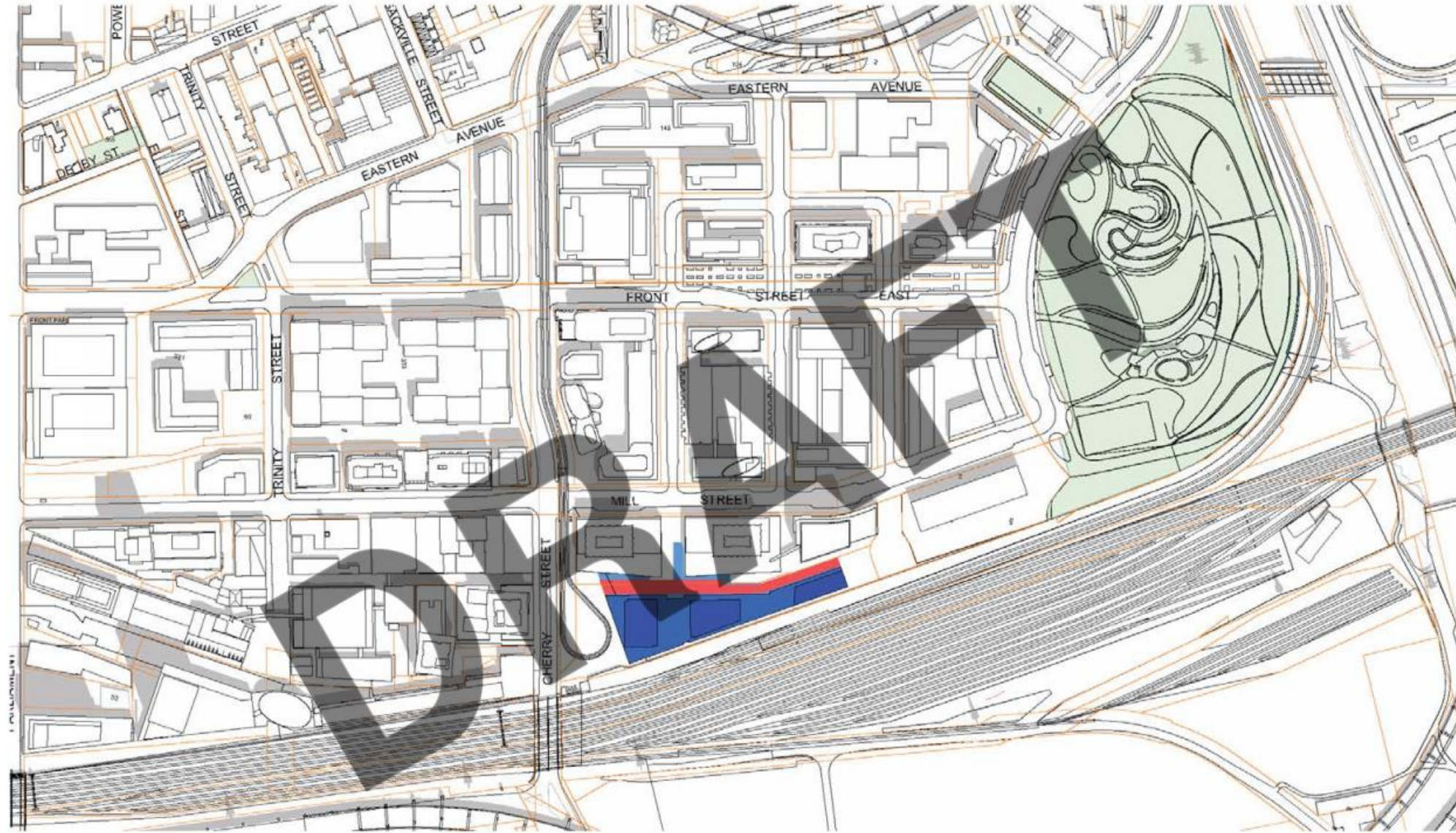
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

June 21 (12:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

June 21 12:18 PM

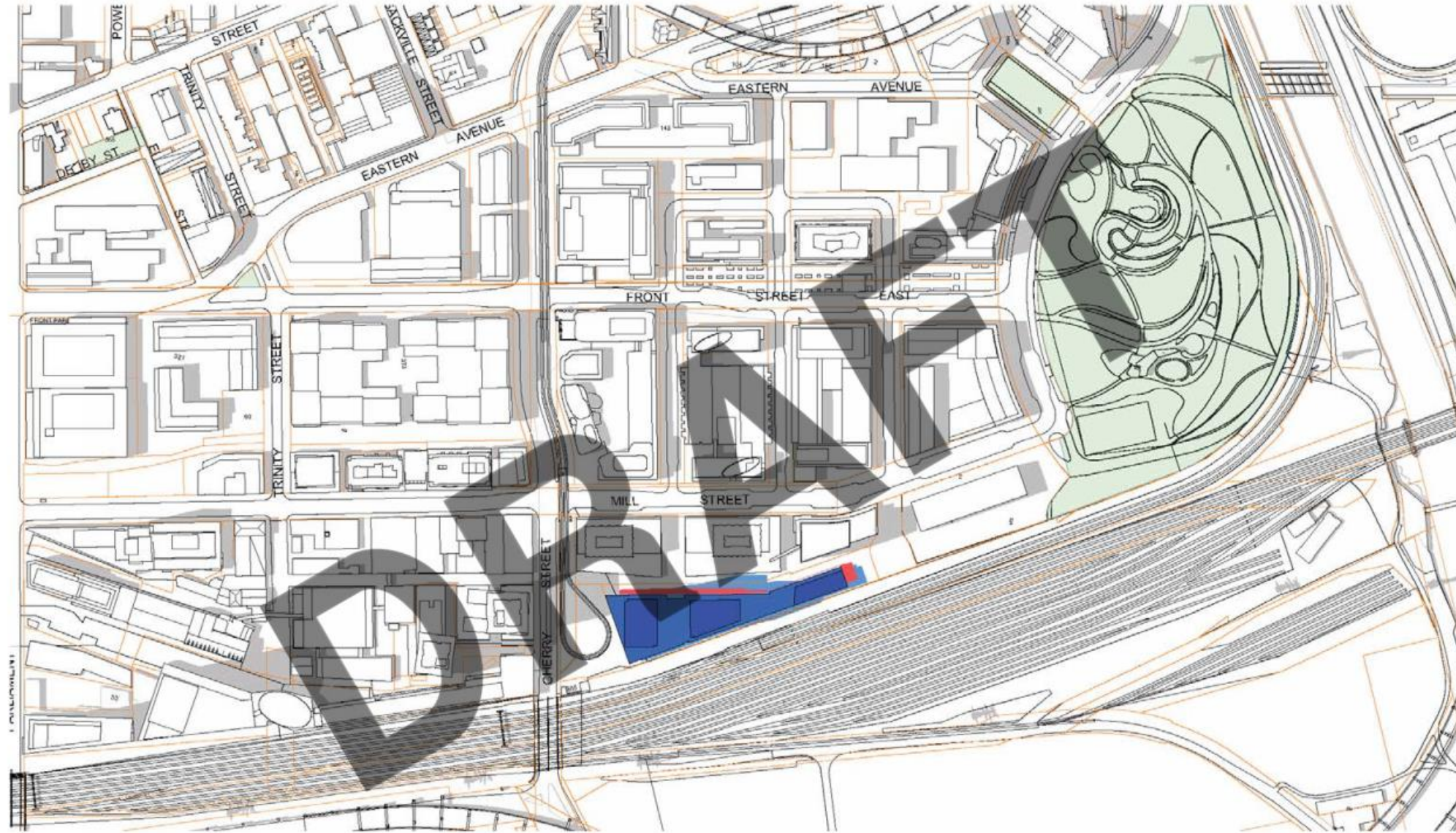
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

June 21 (3:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

June 21 03:18 PM

WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

June 21 (6:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed
 - As Of Right

June 21 06:18 PM

WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

September 21 (9:18 AM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed

September 21 09:18 AM



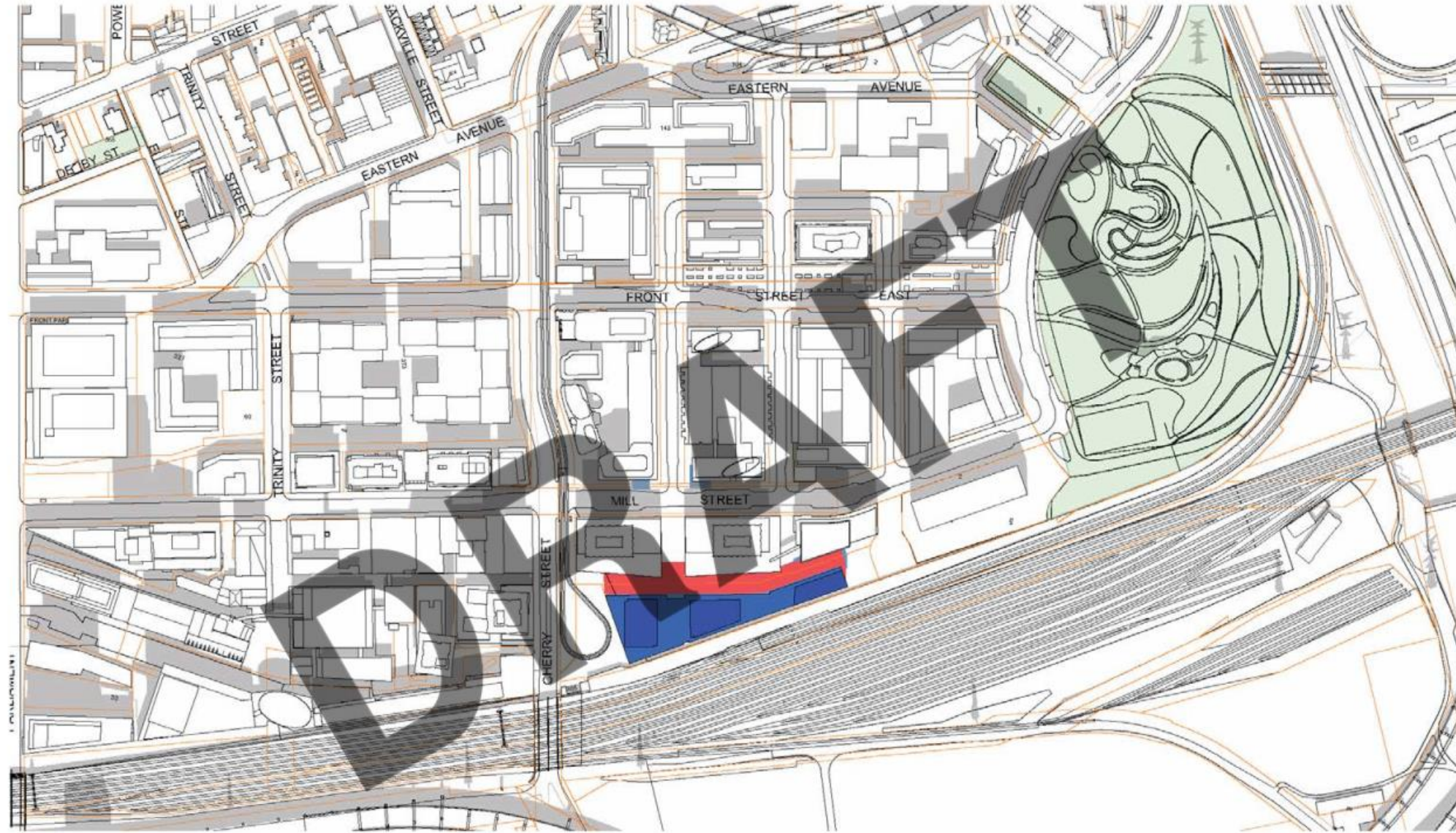
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

September 21 (12:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed

September 21 12:18 PM



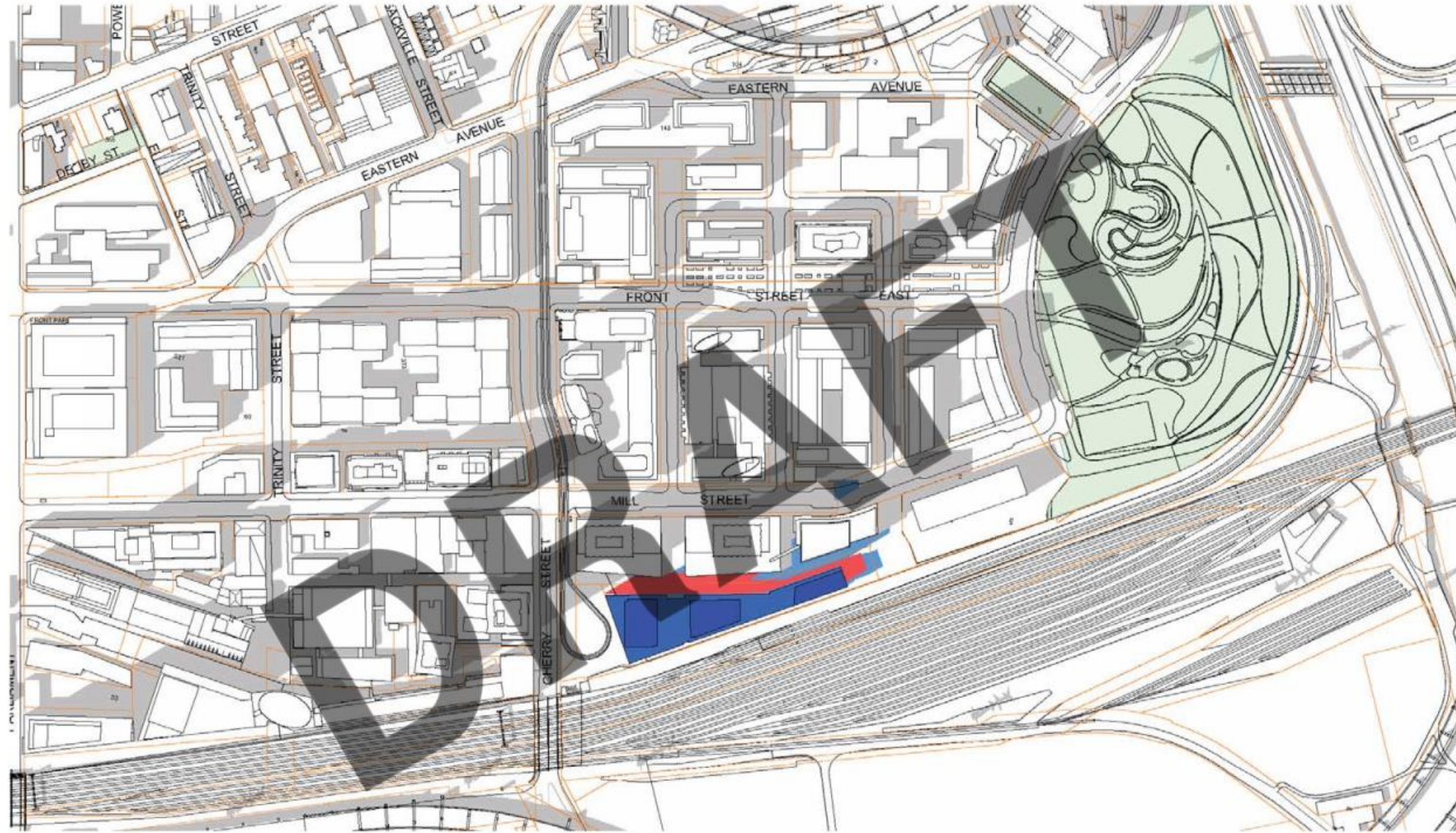
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

September 21 (3:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed

September 21 03:18 PM



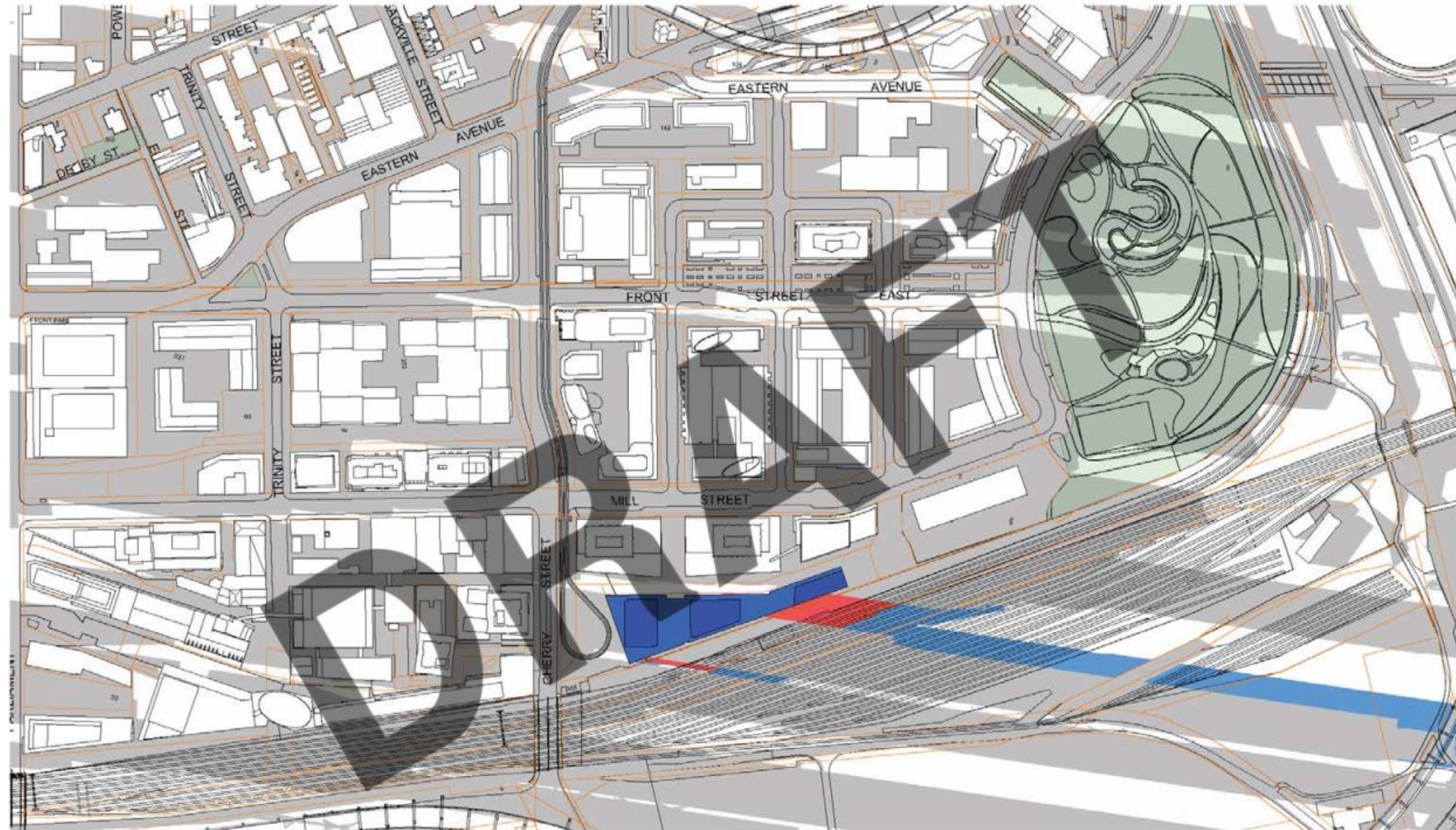
WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



Shadow Studies

September 21 (6:18 PM)



- LEGEND**
- BUILDINGS**
 - Existing, Under construction or recently built
 - Site
 - SHADOWS**
 - Context (existing, under construction, approved)
 - Proposed

September 21 06:18 PM



WEST DON LANDS BLOCK 20

Shadow Study
Prepared 2020-01-24



SPA Drawing Set

DRAFT