



Waterfront Innovation Centre

Detailed Design

May 16, 2018

Project Description & Background

- Innovation and Collaboration
 - Establish tenant-focused building
 - Promote innovation through design, building management and programming
 - Long-term adaptability and flexibility
 - “Smart building” features
- Challenges
 - Unproven commercial location (discounted rates to downtown)
 - Targeted tenant requirement (60% innovation uses)
 - Market conditions (no subsidies)
 - Fair market land value
- Anchor tenant in lease negotiations
- Last presented to DRP in January 2018

Site Context



— Design Review Area
— Waterfront Innovation Centre

Site Context

Waterfront Innovation Centre


Review Stage: Detailed Design

Proponent: Menkes

Design Team: Sweeny & Co



1. Redpath Sugar Factory
2. Sugar Beach Park
3. George Brown College
4. Corus Quay
5. Sherbourne Common Park
6. Bayside Developments
7. Monde Condominium
8. Lakeside Residences
9. Daniel's Waterfront I & II
10. The Yard Park
11. Loblaws Market
12. LCBO Tower
13. LCBO Blocks
14. Pinnacle One Yonge
15. Quayside Developments

-  WIC PROJECT SITE
-  TRANSIT STOP
-  PARK

Site Context

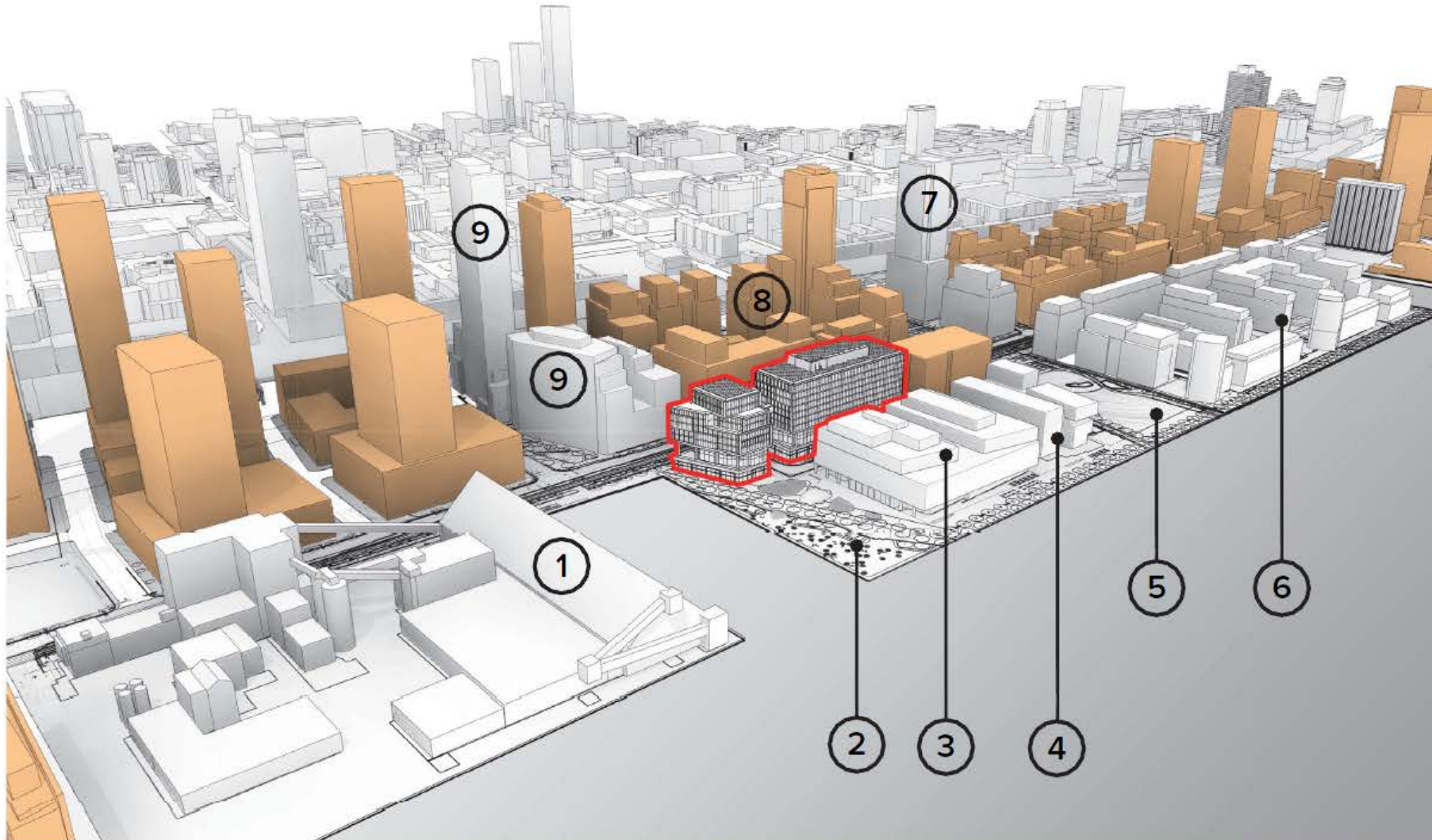
Future Density on Queens Quay

Waterfront Innovation Centre

Review Stage: Detailed Design

Proponent: Menkes

Design Team: Sweeny & Co



1. Redpath Sugar Factory
2. Sugar Beach Park
3. George Brown College
4. Corus Quay
5. Sherbourne Common Park
6. Bayside Developments
7. Monde Condominium
8. Lakeside Residences
9. Daniel's Waterfront I & II

-  EXISTING & UNDER CONSTRUCTION
-  FUTURE DEVELOPMENTS
-  PROPOSED PROJECT

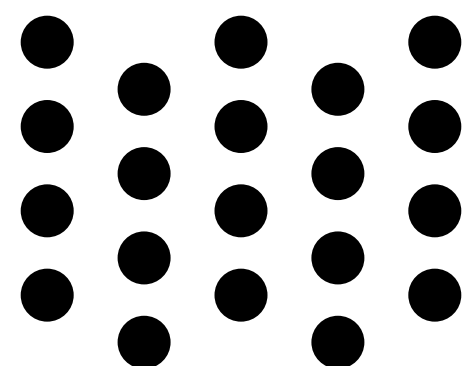
View Looking Northeast

Recap – January 2018

- The building needs a clear narrative: What is special about this place? What is the innovation being sought?
- Architecture should demonstrate Innovation
- The ground floor requires further clarity
- Develop the Nexus:
 - Consider expanding and opening up the lobby to provide a mid-block connection from Queens Quay to Corus building
 - Clarify the Nexus: Is it public or semi-private?
- Sustainability requires more work
- Tie the building into the surrounding context such as how the Daniels' development connection to Sugar Beach through the use of pink umbrellas
- Materiality must be further developed to balance transparency and reflectivity and bird-friendliness. Bring samples of the material to the next review.

Topics for Panel Consideration

- Ground Floor relationship to the public realm
- Articulation of the ground floor façade and materials
- Overall circulation and programming of the Nexus



W A T E R F R O N T
D R A F T
I N N O V A T I O N C E N T R E

Waterfront Design Review Panel
Stage #3 | May 16, 2018

DEVELOPER

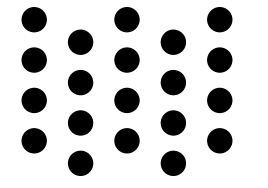


DESIGN TEAM

Sweeny&Co
Architects



AGENDA



W A T E R F R O N T
I N N O V A T I O N C E N T R E

1. PUBLIC REALM ENGAGEMENT STRATEGY

- Street-level Animation
- Through-block Connection
- The Nexus

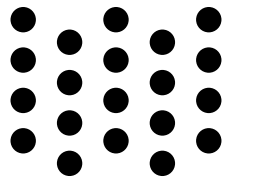
2. MASSING & FACADE REVISIONS

3. MATERIALS

4. SUSTAINABILITY

5. Q & A

STATISTICS



W A T E R F R O N T
INNOVATION CENTRE

BUILDING AND LOT ZONING STATISTICS

Lot Area	4,596.2 m ² 49,473 ft ² (combined sites)	
Zoning	Former General Zoning By-Law 438-86	
Height Limit	38m	
Proposed Building Height	47.0m	
Proposed Penthouse Height	6m	
Proposed Uses	Retail and Office; Underground Public Parking	
Gross Building Area	40,501 m ²	435,949 ft ²
Office	38,053 m ²	409,600 ft ²
Retail	2,448 m ²	26,349 ft ²
Ground Floor Animation Area (North)	100m	(76%+ of Queen's Quay frontage)
Ground Floor Animation Area (West)	43.m	(100%+ of Western Frontage)
Proposed Green Roof Area:	681 m ²	(complemented with solar panels)

LOADING STATISTICS

Ground Floor	3 Type B loading spaces 2 Type C loading spaces
--------------	--

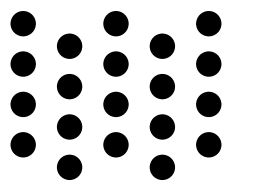
PARKING STATISTICS

P1	66 spaces
P2	75 spaces
P3	77 spaces
Total	218 spaces

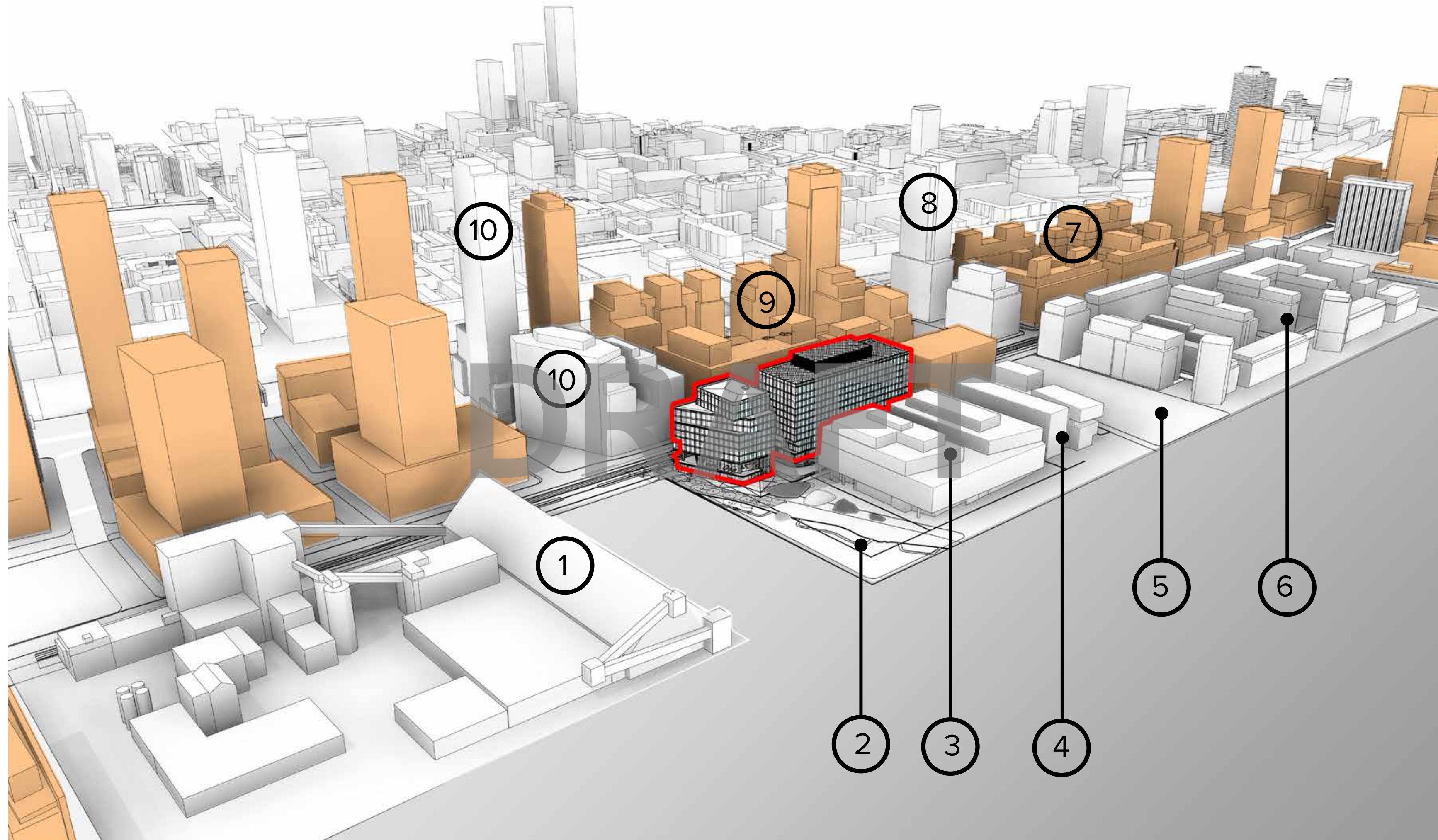
BICYCLE STATISTICS

Visitors / Short Term	114 spaces (32 spaces above req. min.)
Occupants / Long Term	76 spaces
Total	190 spaces
Showers	11 Total




CONTEXT



W A T E R F R O N T
I N N O V A T I O N C E N T R E



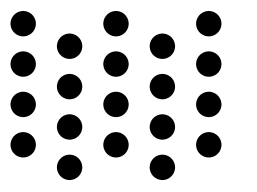
1. Redpath Sugar Factory
2. Sugar Beach Park
3. Corus Quay
4. George Brown College
5. Sherbourne Common Park
6. Bayside Developments
7. Quayside Developments
8. Monde Condominium
9. Lakeside Residences
10. Daniel's Waterfront I & II

-  EXISTING & UNDER CONSTRUCTION
-  FUTURE DEVELOPMENTS
-  PROPOSED PROJECT

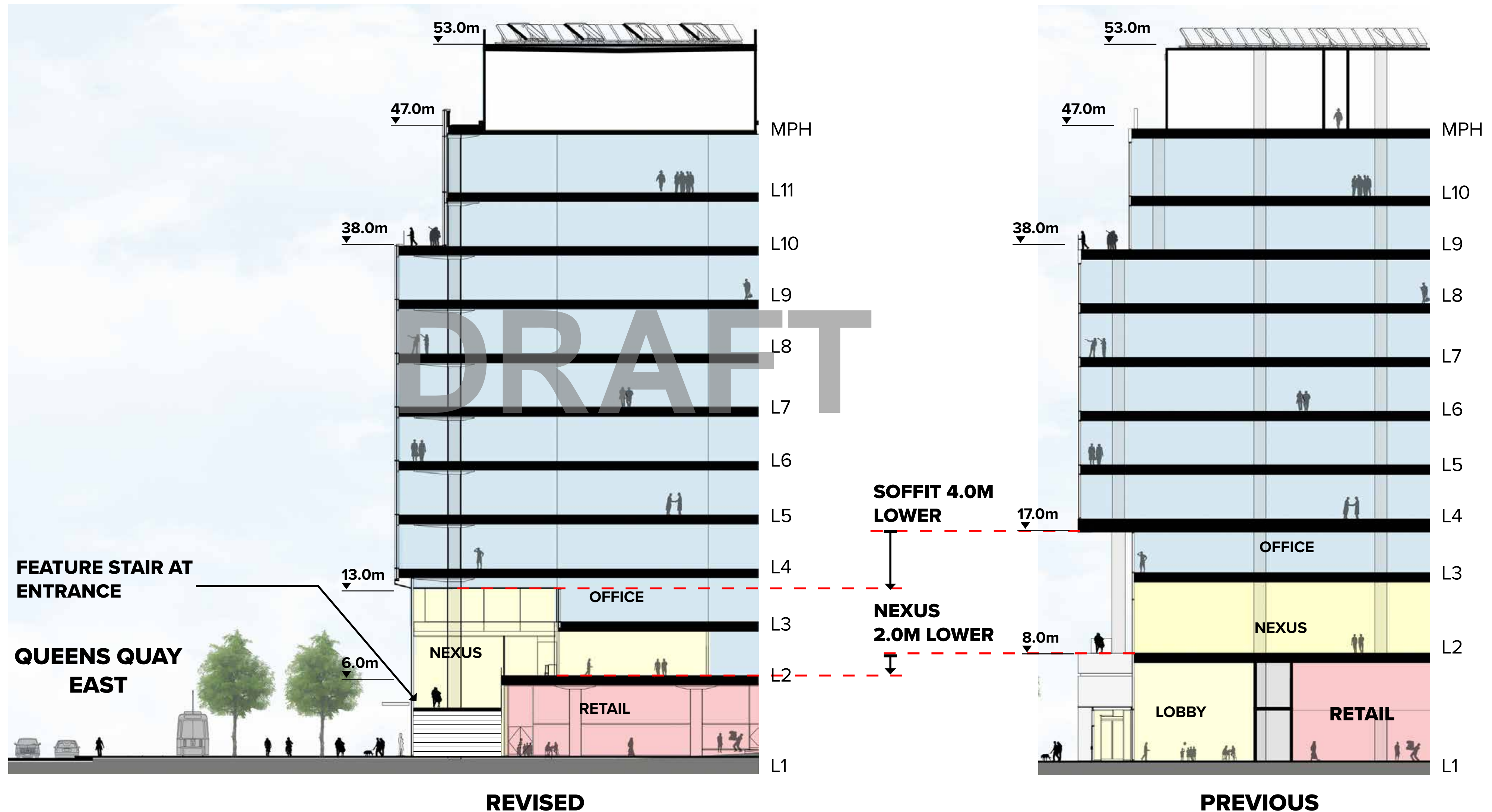
View Looking Northeast

PUBLIC REALM ENGAGEMENT STRATEGY

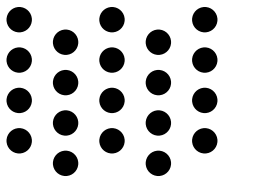
Lower, More Accessible Nexus



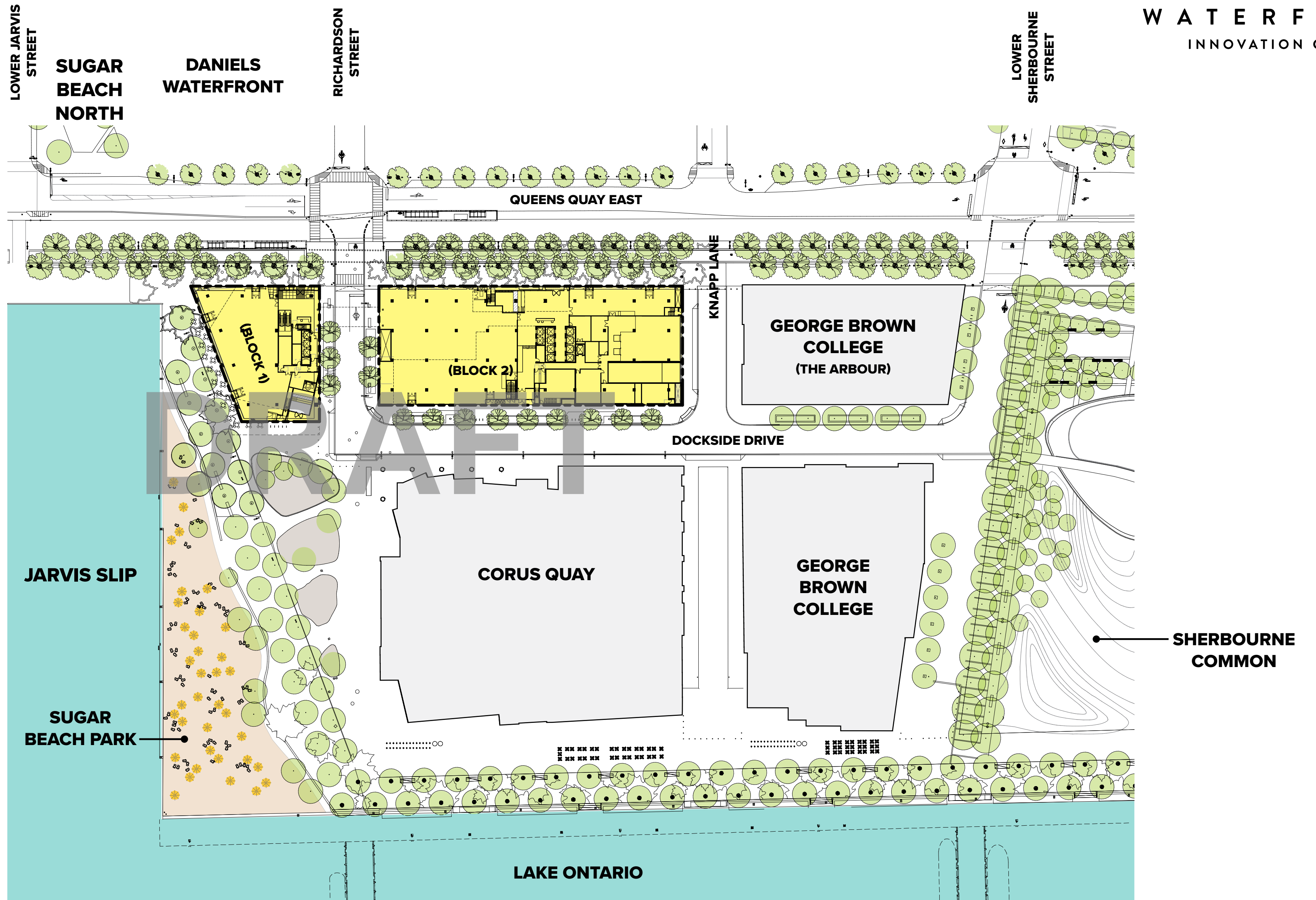
W A T E R F R O N T
I N N O V A T I O N C E N T R E



SITE PLAN

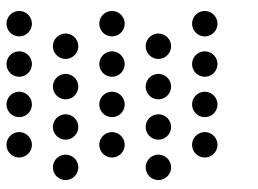


WATERFRONT
INNOVATION CENTRE



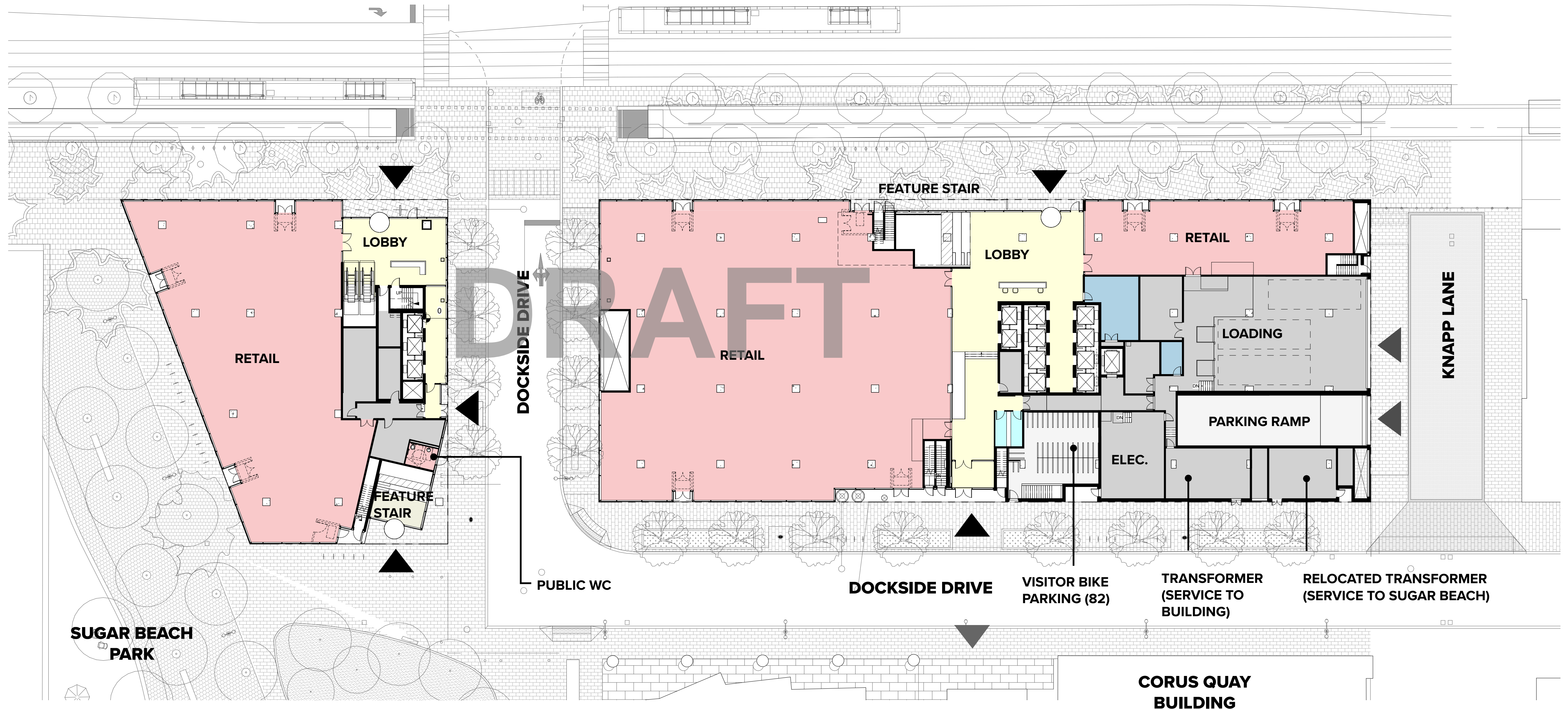
GROUND FLOOR

Lobbies and Retail



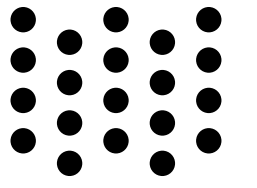
WATERFRONT
INNOVATION CENTRE

QUEENS QUAY EAST



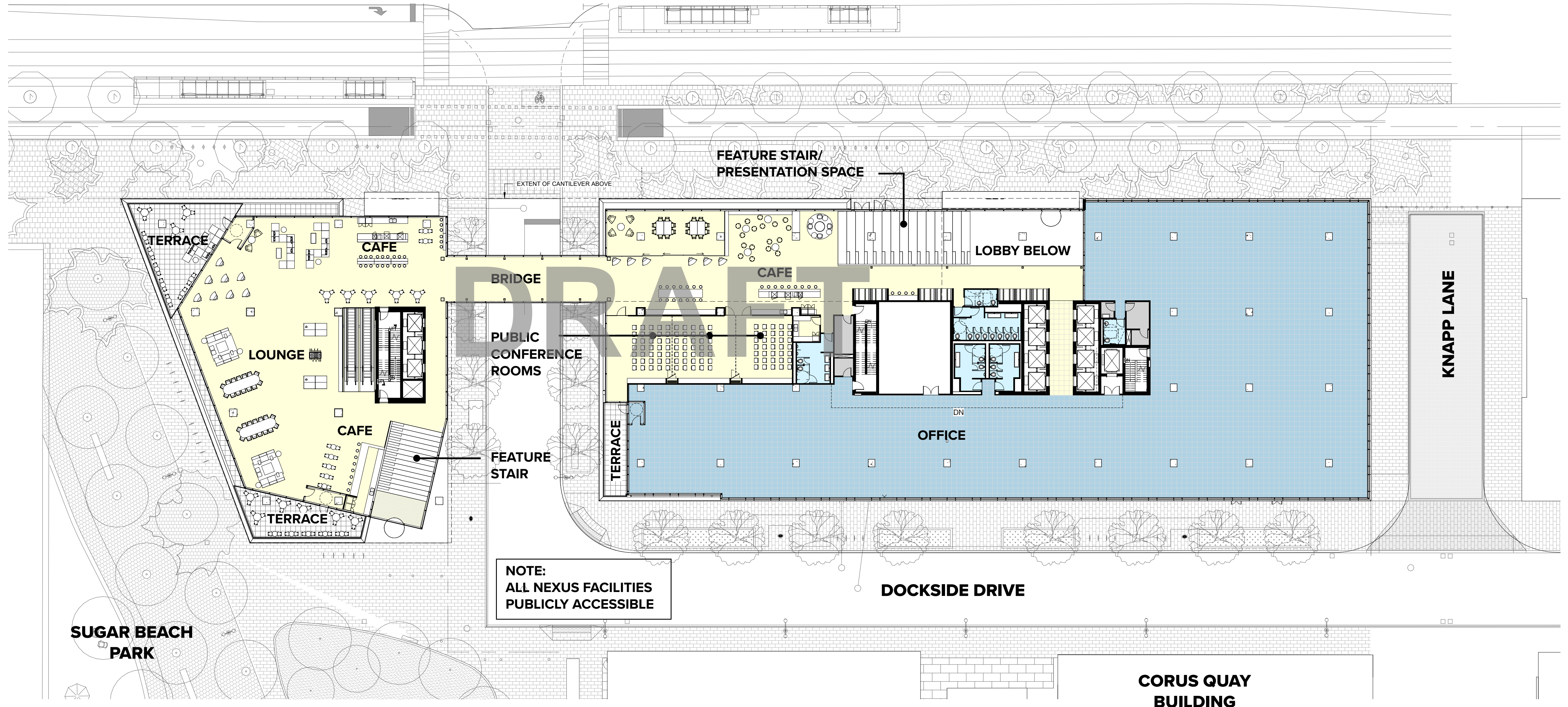
SECOND FLOOR

The Nexus



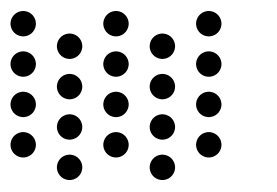
WATERFRONT
INNOVATION CENTRE

QUEENS QUAY EAST



PUBLIC REALM ENGAGEMENT STRATEGY

View from Queens Quay

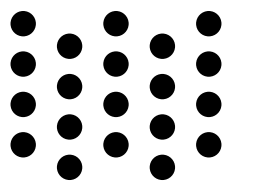


W A T E R F R O N T
I N N O V A T I O N C E N T R E



PUBLIC REALM ENGAGEMENT STRATEGY

Block 1 Entrance & Bridge above Dockside Drive

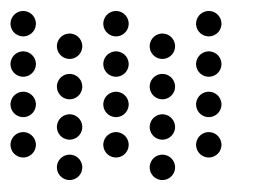


WATERFRONT
INNOVATION CENTRE



PUBLIC REALM ENGAGEMENT STRATEGY

Block 2 Entrance

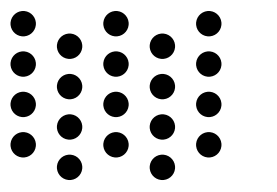


W A T E R F R O N T
I N N O V A T I O N C E N T R E



PUBLIC REALM ENGAGEMENT STRATEGY

View from Sugar Beach



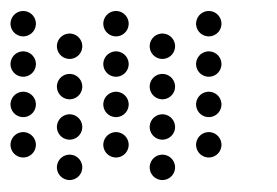
W A T E R F R O N T
I N N O V A T I O N C E N T R E



North View
From Sugar Beach Park

PUBLIC REALM ENGAGEMENT STRATEGY

Block 1 Retail along Sugar Beach

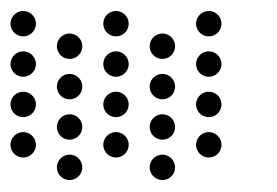


WATERFRONT
INNOVATION CENTRE



PUBLIC REALM ENGAGEMENT STRATEGY

Block 1 Feature Stair & Access to Sugar Beach

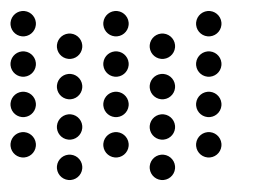


W A T E R F R O N T
I N N O V A T I O N C E N T R E



PUBLIC REALM ENGAGEMENT STRATEGY

The Nexus - Block 1 Preliminary Concept

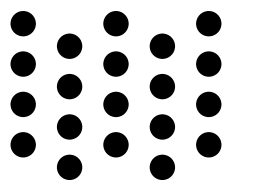


W A T E R F R O N T
I N N O V A T I O N C E N T R E



PUBLIC REALM ENGAGEMENT STRATEGY

The Nexus - Block 2 Preliminary Concept

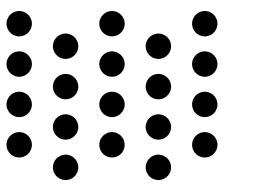


W A T E R F R O N T
I N N O V A T I O N C E N T R E



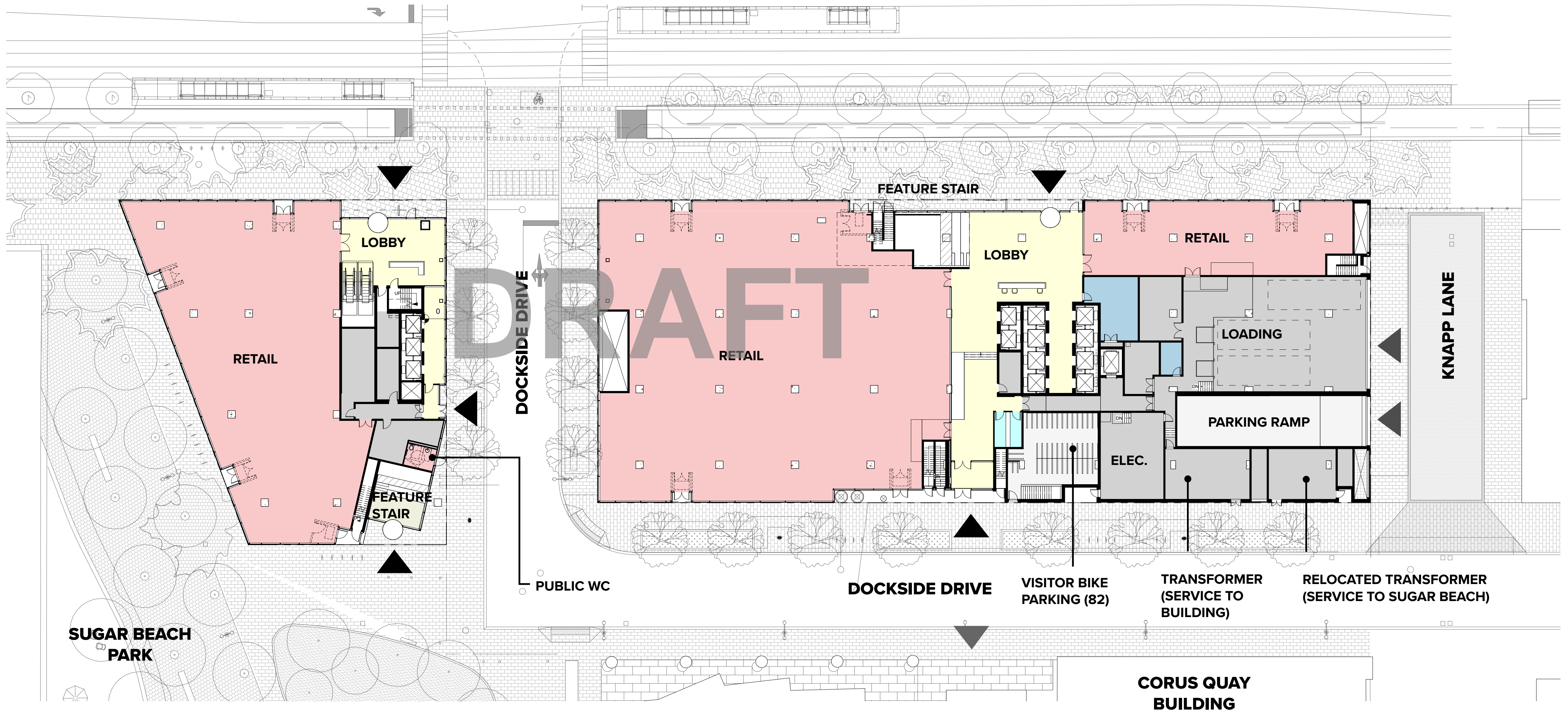
GROUND FLOOR

Lobbies and Retail



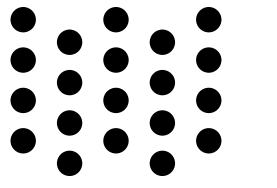
WATERFRONT
INNOVATION CENTRE

QUEENS QUAY EAST



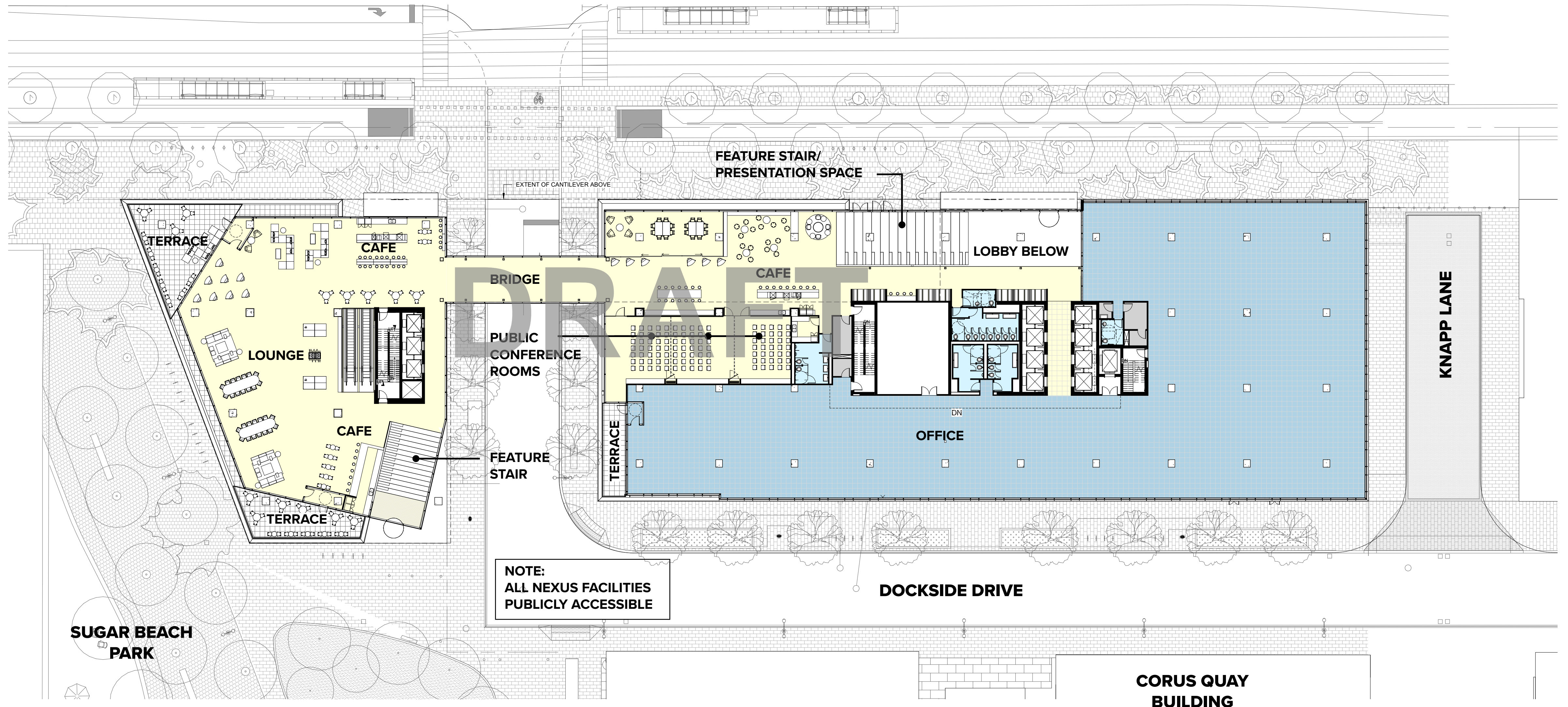
SECOND FLOOR

The Nexus

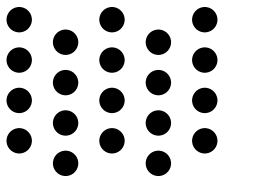


WATERFRONT
INNOVATION CENTRE

QUEENS QUAY EAST

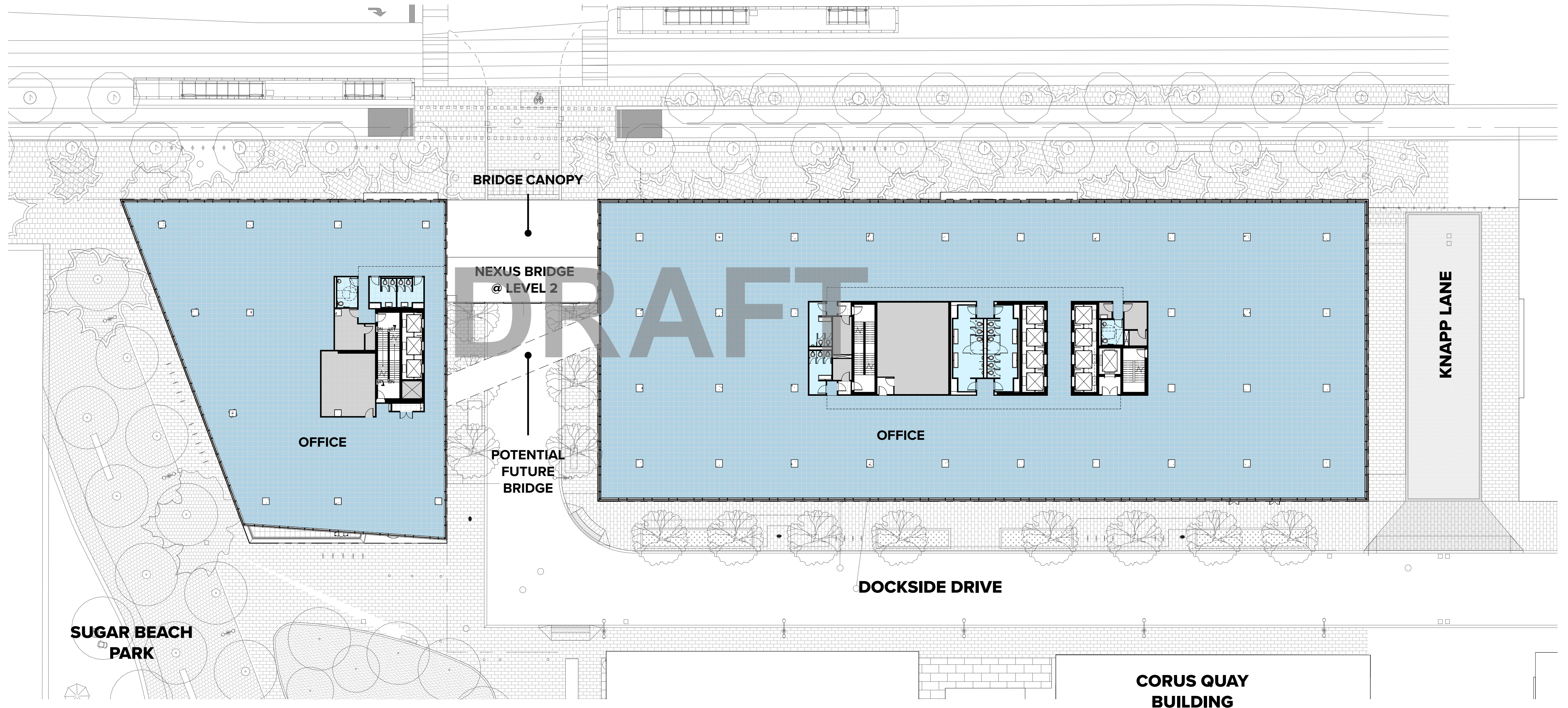


TYPICAL OFFICE FLOOR



WATERFRONT
INNOVATION CENTRE

QUEENS QUAY EAST



BRIDGE CANOPY

NEXUS BRIDGE
@ LEVEL 2

OFFICE

OFFICE

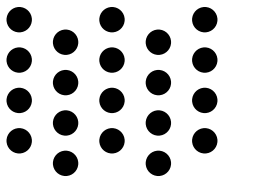
KNAPP LANE

POTENTIAL
FUTURE
BRIDGE

DOCKSIDE DRIVE

SUGAR BEACH
PARK

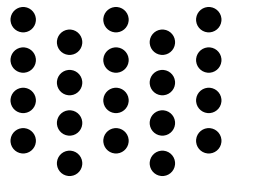
CORUS QUAY
BUILDING



W A T E R F R O N T
I N N O V A T I O N C E N T R E



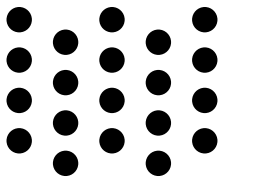
View
Northwest Corner
looking east



W A T E R F R O N T
I N N O V A T I O N C E N T R E



View
Northwest corner
towards Sugar Beach



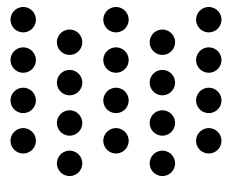
W A T E R F R O N T
I N N O V A T I O N C E N T R E



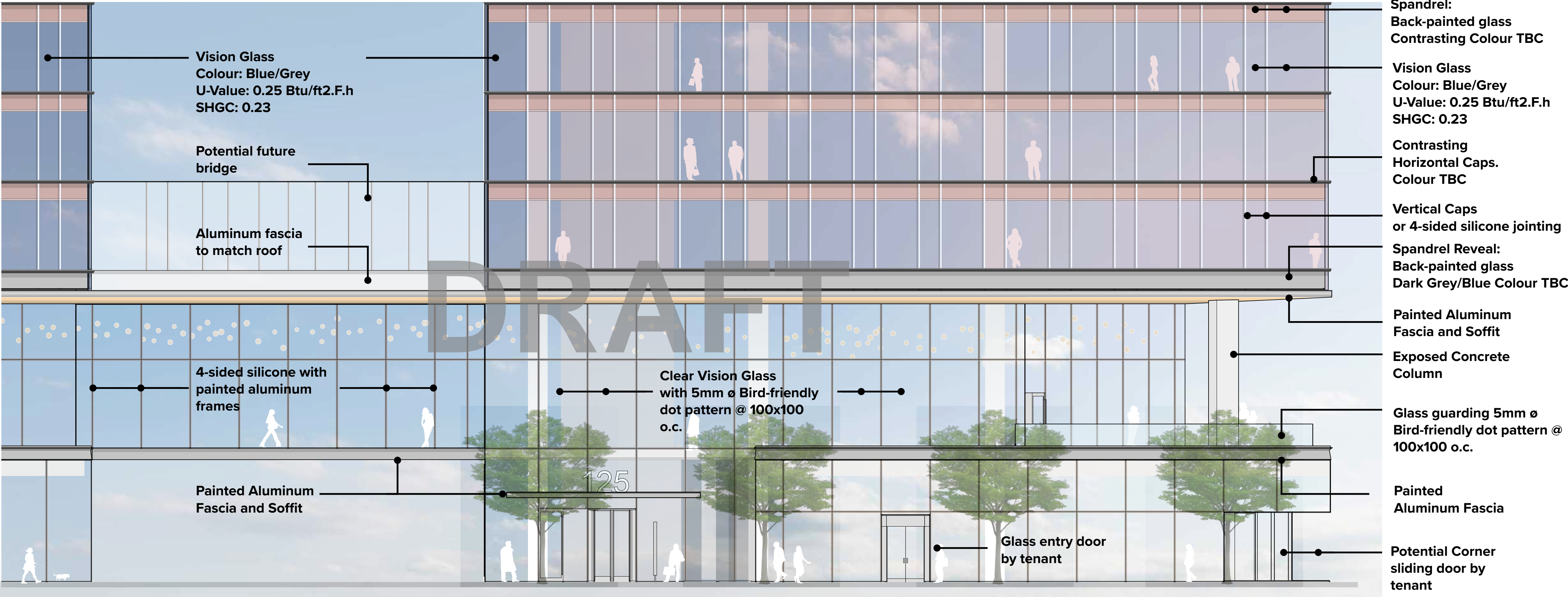
View
Southwest Corner
looking north

MATERIAL QUALITY

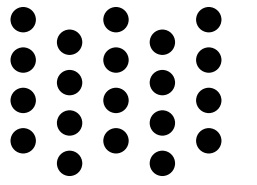
Street-level elevation



W A T E R F R O N T
I N N O V A T I O N C E N T R E

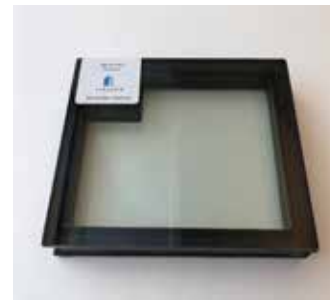


MATERIALS & FINISHES



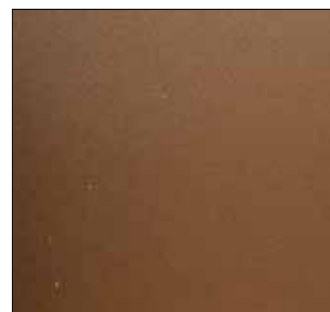
W A T E R F R O N T
INNOVATION CENTRE

OFFICE



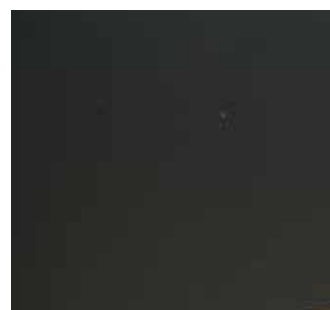
OFFICE VISION GLASS

Colour: Blue/Grey
U-Value: 0.25 Btu/ft².F.h
SHGC: 0.23



OFFICE SPANDREL

Back Painted Monolithic Glass
Contrasting Colour TBC



HORIZONTAL CAPS

Painted Aluminium
Colour: Dark Contrasting
Colour TBC



VERTICAL CAPS

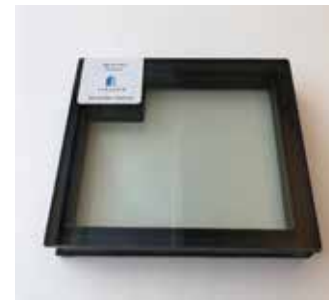
Painted Aluminium
Light Silver Colour TBC



METAL SOFFIT

Painted Aluminium
Mid-Grey/Silver Colour TBC

NEXUS & RETAIL



NEXUS/RETAIL VISION GLASS

Colour: Low-Iron Clear
VLT: >76%



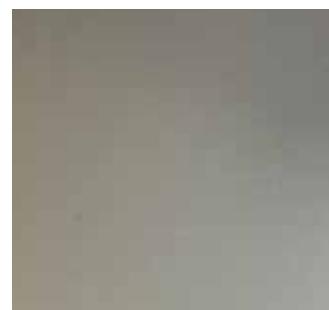
NEXUS COLUMNS

Exposed Concrete



NEXUS MULLIONS

Welded Steel Flat Sections
Light Silver Colour TBC



CANOPY SOFFIT/ RETAIL FASCIA

Painted Aluminium
Mid-Grey/Silver Colour TBC



FLOOR/ FEATURE STAIR

White Oak/Maple
Large format panels

NEXUS/RETAIL CONT.



FEATURE STAIR CLOSURE

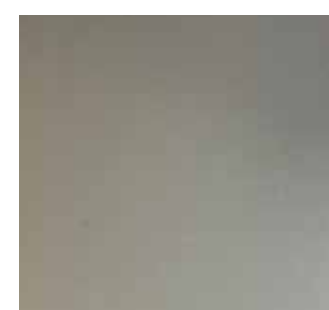
Back Painted Glass
Grey/Black Satin Mirrored

LOADING/SERVICE AREA



WALL CLADDING

Large-format Porcelain
Cladding
Laminam Tredi Cardonio TBC



GARAGE/SERVICE DOORS

Painted Steel
Mid-Grey/Silver Colour TBC

MECH. PENTHOUSE



WALL PANEL

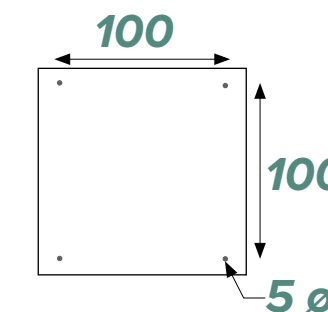
Painted Profiled Steel Cladding
Mid-Grey/Silver Colour TBC



METAL LOUVRES

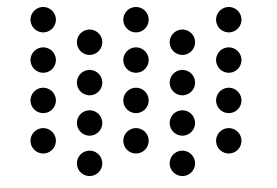
Painted Aluminum Louvres
Mid-Grey/Silver Colour TBC

BIRD-FRIENDLY FRIT



CERAMIC FRIT

5mm dia. Bird-friendly dot
pattern @ 100x100 o.c.



1. CULTURAL & SOCIAL

- Connection to community
- Healthy Spaces program

2. ENVIRONMENTAL

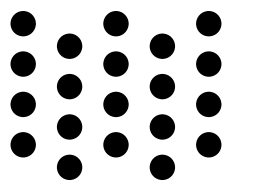
- Energy and water efficiency
- Comparison to One York
- LEED scorecard

DRAFT

SUSTAINABILITY



LEED v.4 BD+C (Core & Shell) - Gold



WATERFRONT
INNOVATION CENTRE

Y	?	N			
1			Credit	Integrative Process	1
19	0	1		Location and Transportation	20
	20		Credit	LEED for Neighborhood Development Location*	20
2			Credit	Sensitive Land Protection	2
3			Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

* Other points under Location and Transportation cannot be achieved if LEED ND points are achieved.

Y	?	N			
7	0	4		Sustainable Sites	11
			Prereq	Construction Activity Pollution Prevention	Required
		1	Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

Y	?	N			
9	0	2		Water Efficiency	11
			Prereq	Outdoor Water Use Reduction	Required
			Prereq	Indoor Water Use Reduction	Required
			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
6			Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

Y	?	N			
25	2	6		Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification	Required
			Prereq	Minimum Energy Performance	Required
			Prereq	Building-Level Energy Metering	Required
			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
12	2	4	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

Y	?	N			
5	4	5		Materials and Resources	14
			Prereq	Storage and Collection of Recyclables	Required
			Prereq	Construction and Demolition Waste Management Planning	Required
	3	3	Credit	Building Life-Cycle Impact Reduction	6
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

Y	?	N			
5	3	2		Indoor Environmental Quality	10
			Prereq	Minimum Indoor Air Quality Performance	Required
			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	2	1	Credit	Daylight	3
	1		Credit	Quality Views	1

Y	?	N			
6	0	0		Innovation	6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

Y	?	N			
4	0	0		Regional Priority	4
1			Credit	Regional Priority: High Priority Site (min. 2 pts)	1
1			Credit	Regional Priority: Rainwater Management (min. 2 pts)	1
1			Credit	Regional Priority: Optimize Energy Performance (min. 10 pts.)	1
1			Credit	Regional Priority: Indoor Water Use Reduction (min. 4 pts.)	1

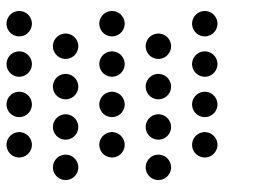
81	9	20	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

MIN. BASELINE TARGET:

LEED v.4 (Core & Shell) - Gold

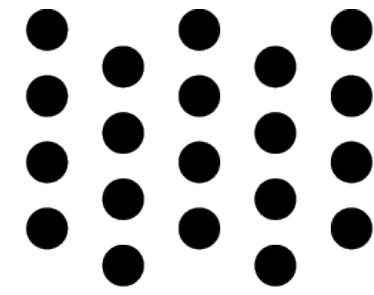
PROJECT TARGET:

LEED v.4 (Core & Shell) - Platinum



W A T E R F R O N T
I N N O V A T I O N C E N T R E

Q+A



W A T E R F R O N T

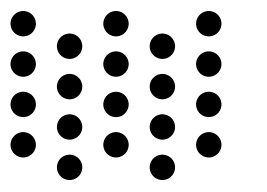
INNOVATION CENTRE

DRAFT

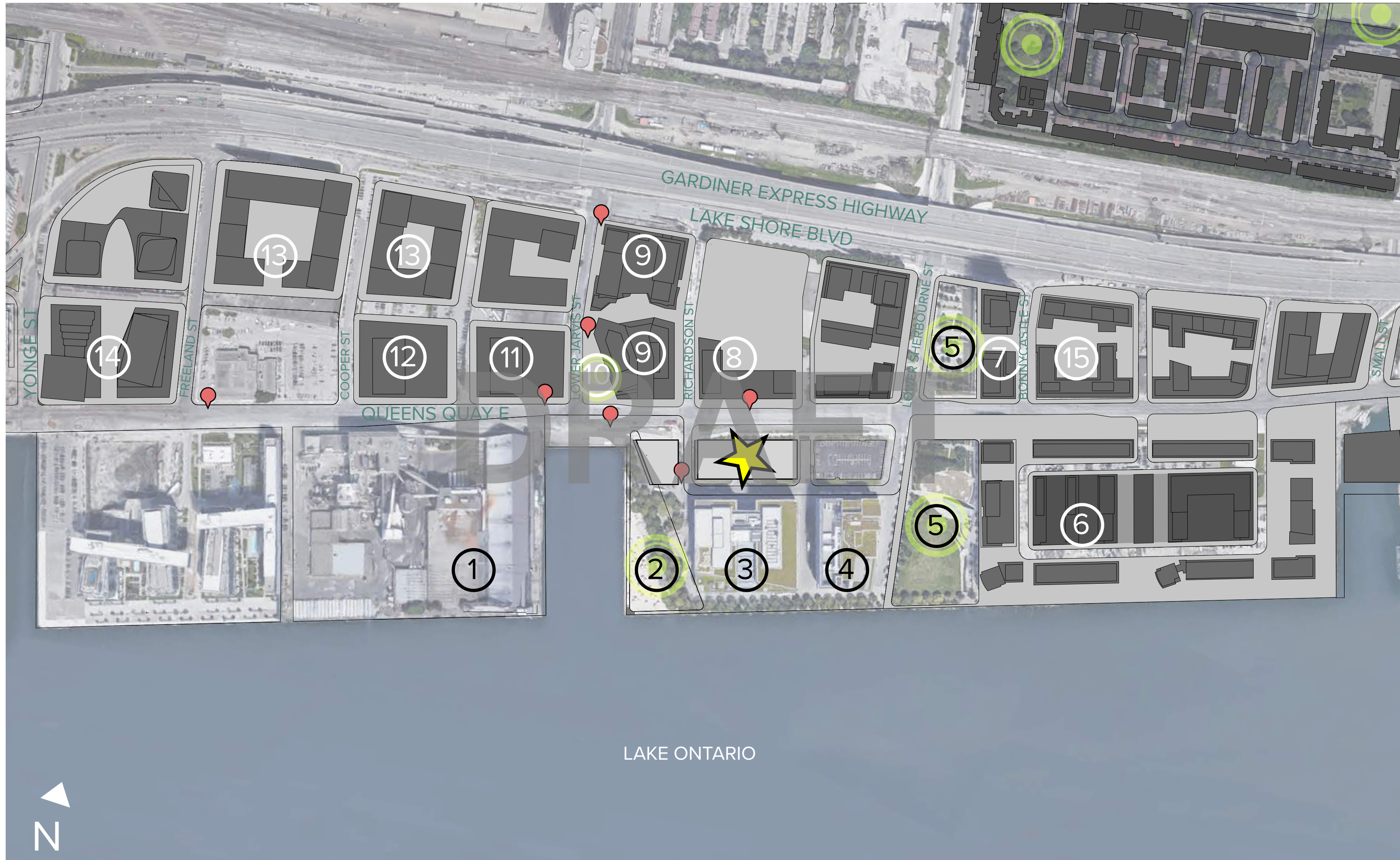
125 Queens Quay East

APPENDIX

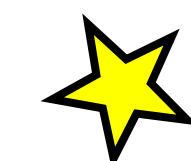


SITE CONTEXT



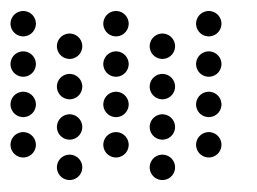
WATERFRONT
INNOVATION CENTRE



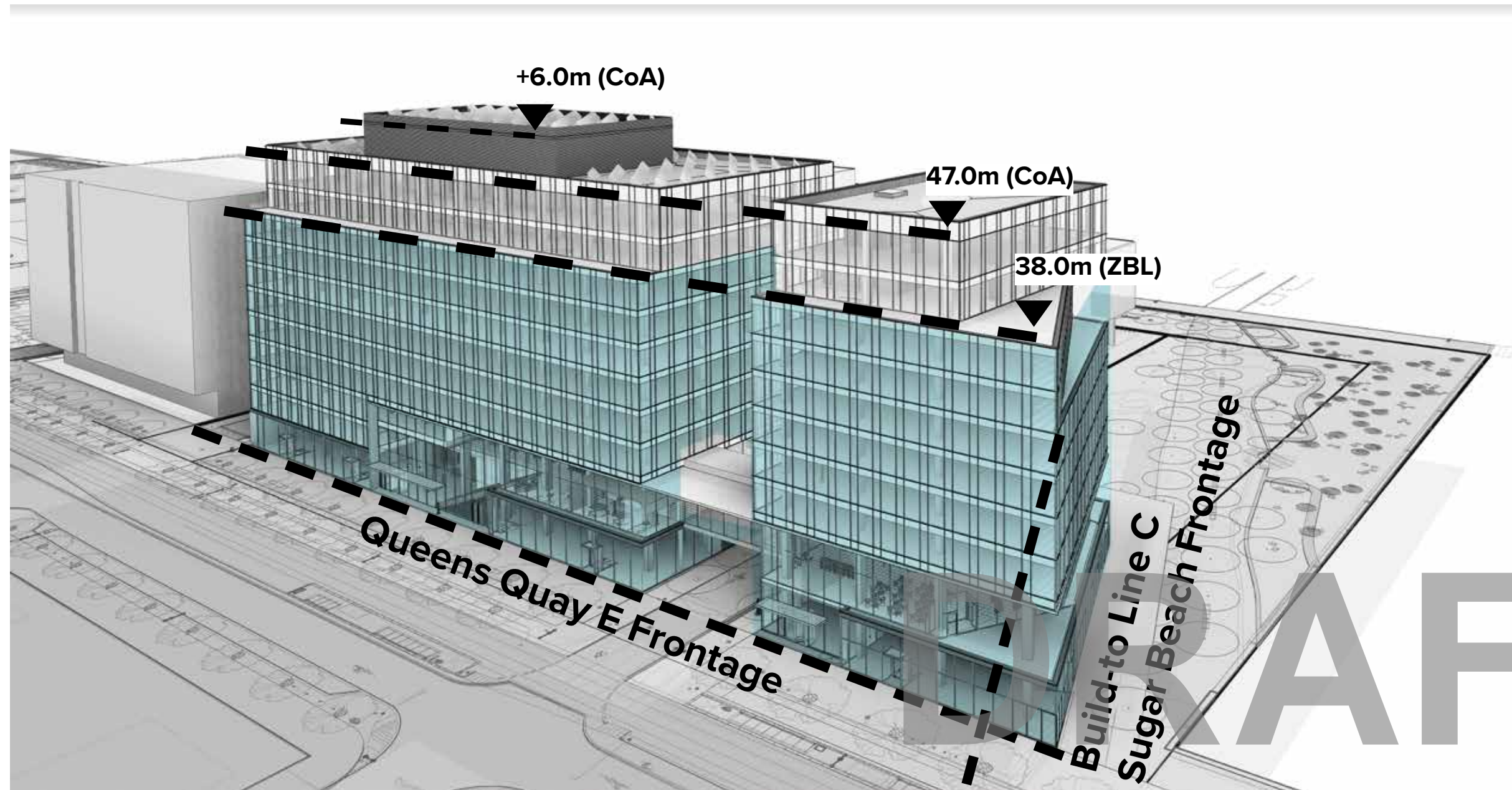
1. Redpath Sugar Factory
2. Sugar Beach Park
3. Corus Quay
4. George Brown College
5. Sherbourne Common Park
6. Bayside Developments
7. Monde Condominium
8. Lakeside Residences
9. Daniel's Waterfront I & II
10. Sugar Beach North
11. Loblaws Market
12. LCBO Tower
13. LCBO Blocks
14. Pinnacle One Yonge
15. Quayside Developments

-  WIC PROJECT SITE
-  TRANSIT STOP
-  PARK

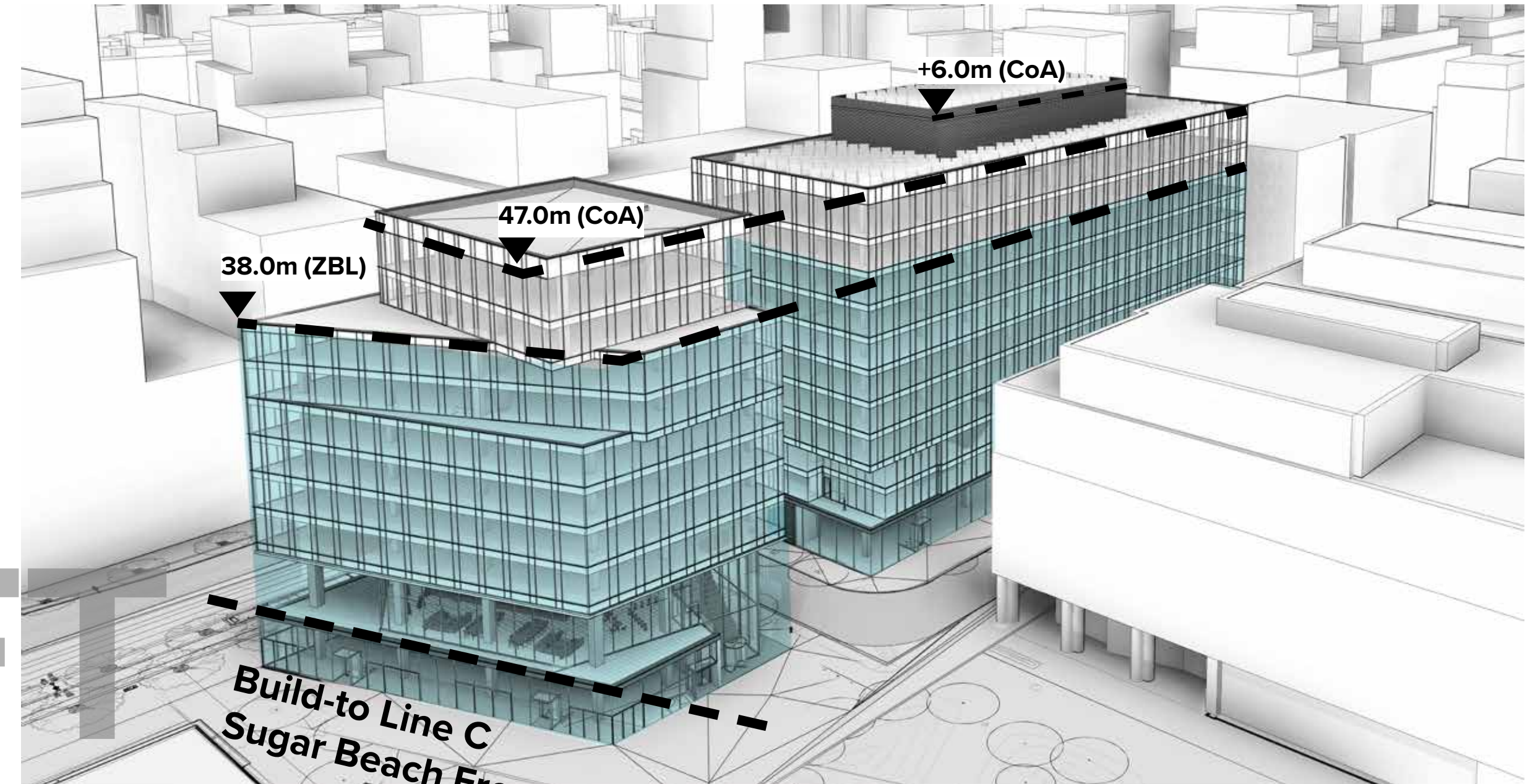
ZONING



WATERFRONT
INNOVATION CENTRE



North Side



South Side

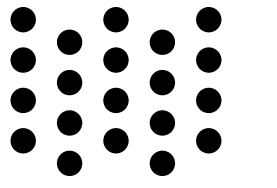
 ZONING ENVELOPE

**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE APPROVAL**

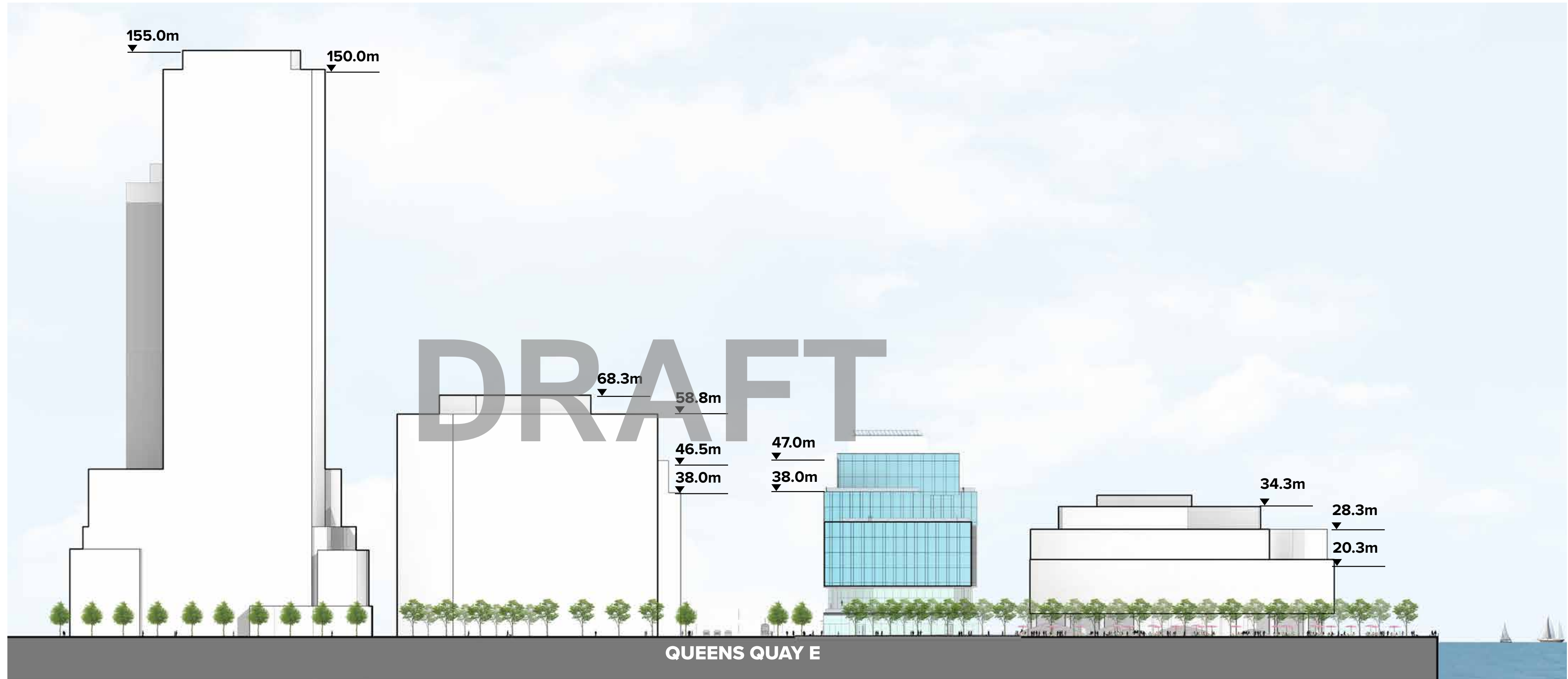
File No.: A0851/16TEY
Zoning: CR 9(h) Site Specific Bylaw 1049-2006 (ZPR)
Date: November 16, 2016

1. Maximum Building Height 47.0m + 6m MPH
2. No colonnade required along Queens Quay and Sugar Beach Frontage
3. Building may be set back more than 0.1m from Build-to Line C
4. Loading provisions (min. 2 of Type "C")
5. Adjustment to bike parking dimensions

HEIGHT TRANSITION



WATERFRONT
INNOVATION CENTRE



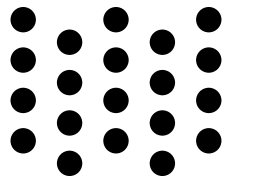
143-177 LAKE SHORE
BOULEVARD EAST

130-132 QUEENS QUAY
EAST

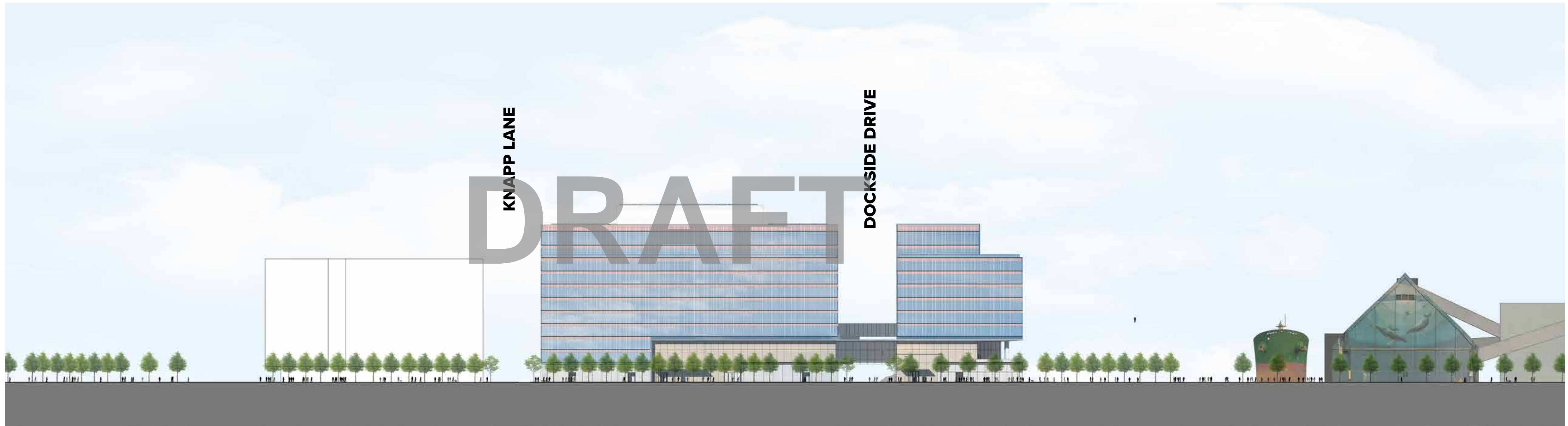
WATERFRONT
INNOVATION CENTRE

SUGAR BEACH PARK
(CORUS QUAY BEYOND)

STREET ELEVATION



W A T E R F R O N T
I N N O V A T I O N C E N T R E



SHERBOURNE
COMMON

GEORGE BROWN
COLLEGE
(THE ARBOUR)

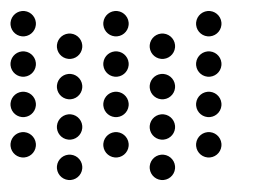
WATERFRONT
INNOVATION CENTRE
(BLOCK 2)

WATERFRONT
INNOVATION CENTRE
(BLOCK 1)

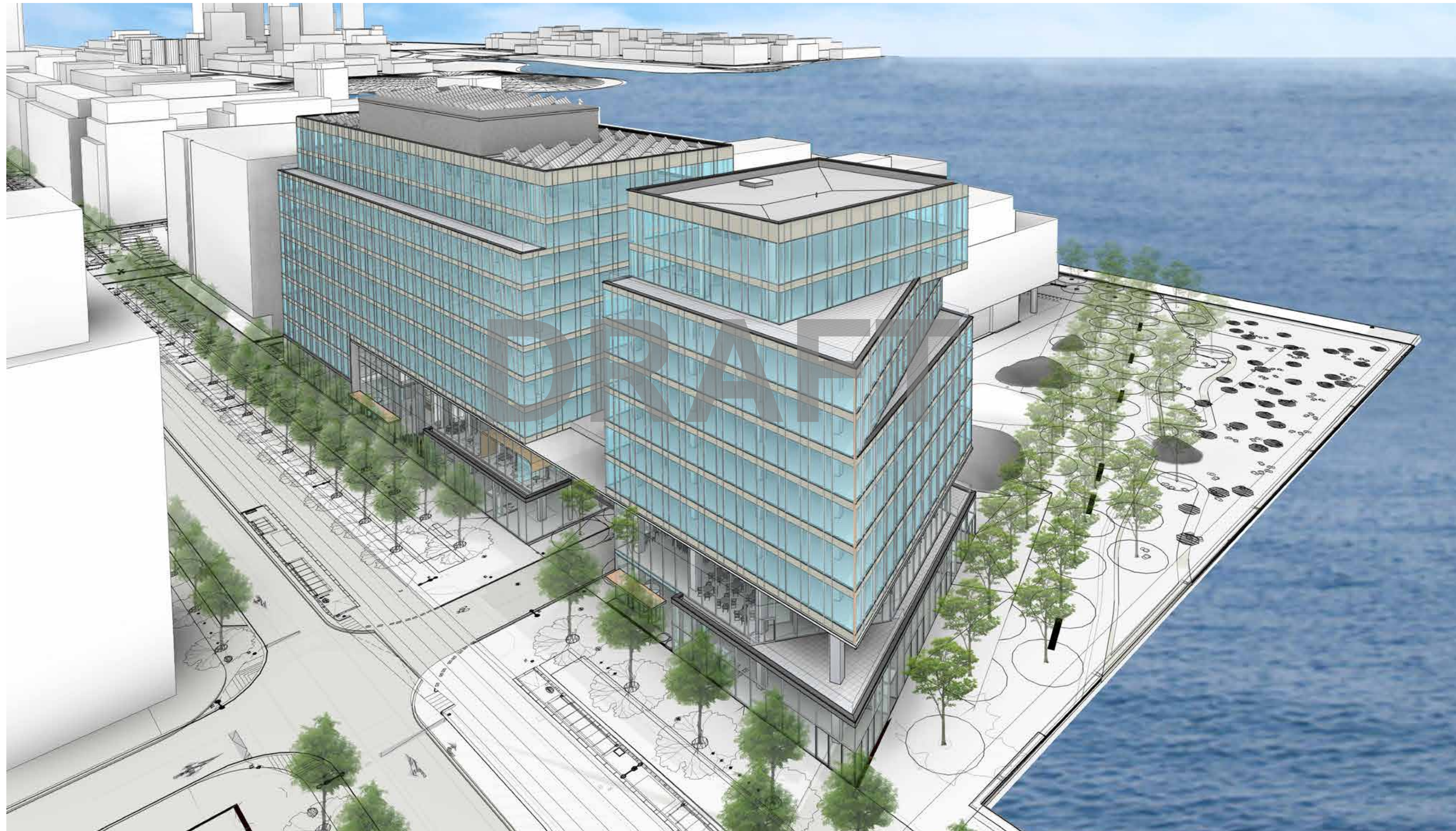
JARVIS SLIP/
SUGAR BEACH
PARK

REDPATH SUGAR
FACTORY

BUILDING DESIGN

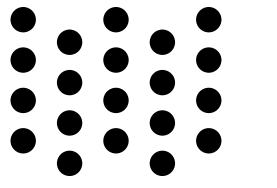


W A T E R F R O N T
I N N O V A T I O N C E N T R E



Southeast View
Towards Lake Ontario

BUILDING DESIGN



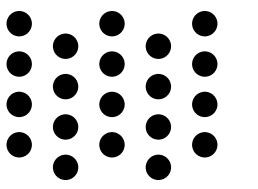
W A T E R F R O N T
I N N O V A T I O N C E N T R E



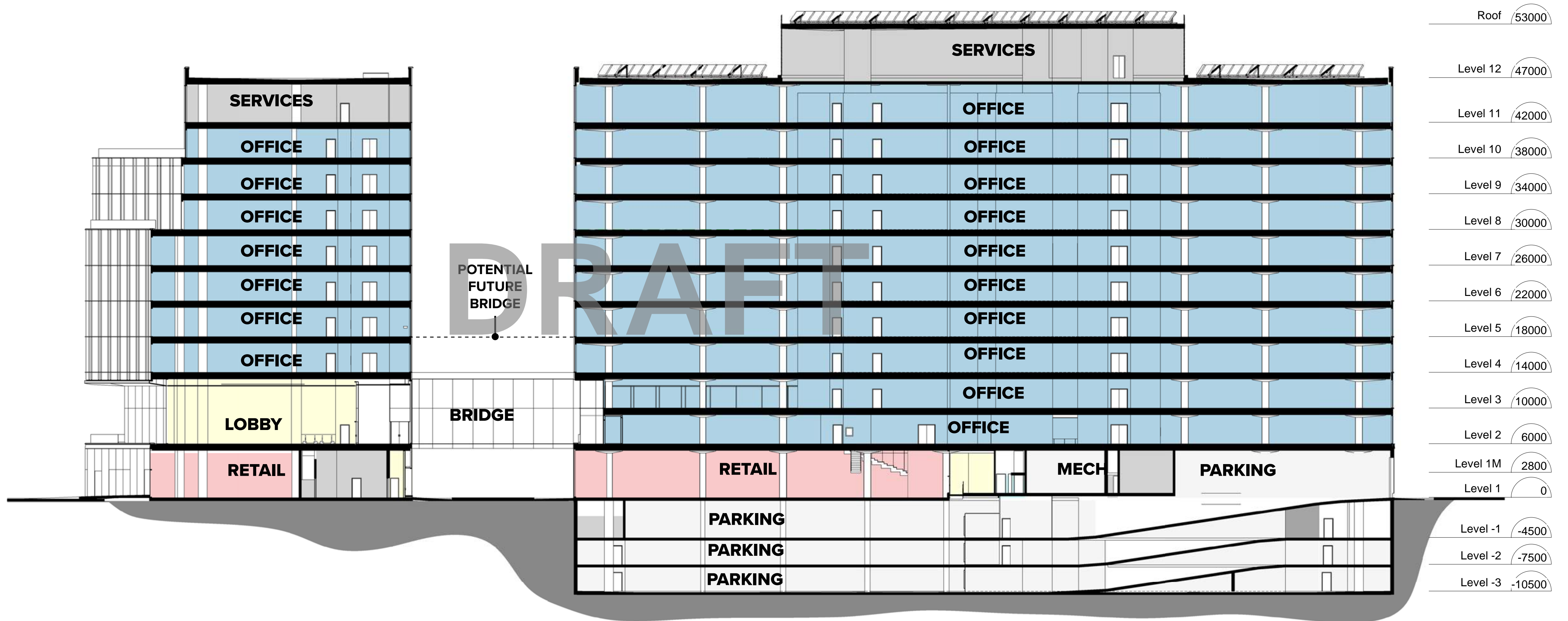
West View
On Queens Quay East

SECTION

East-west section

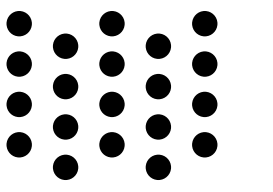


W A T E R F R O N T
I N N O V A T I O N C E N T R E

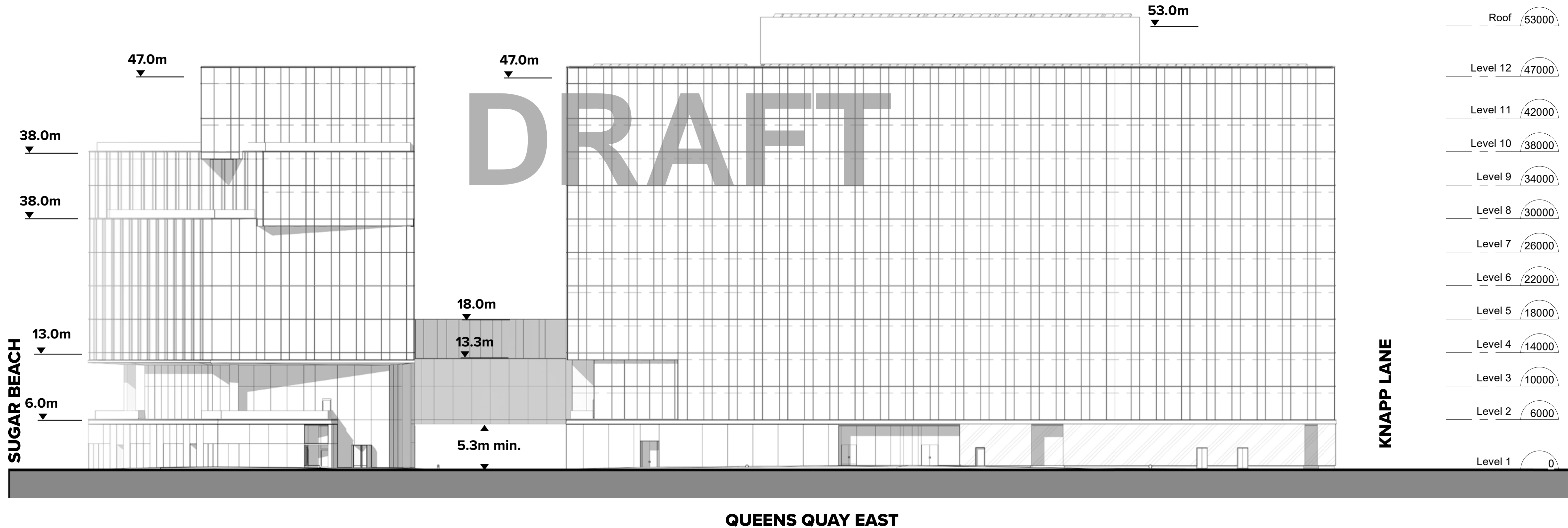
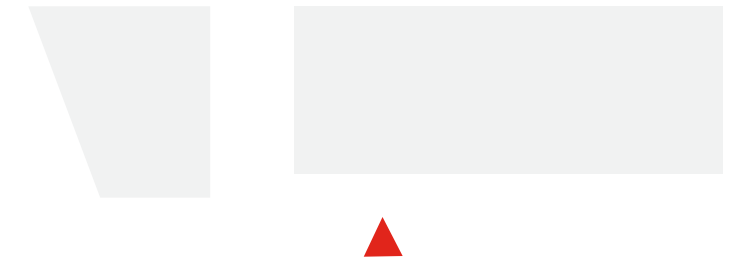


ELEVATIONS

South Elevation at Dockside Drive

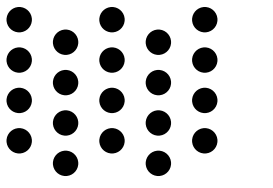


W A T E R F R O N T
I N N O V A T I O N C E N T R E

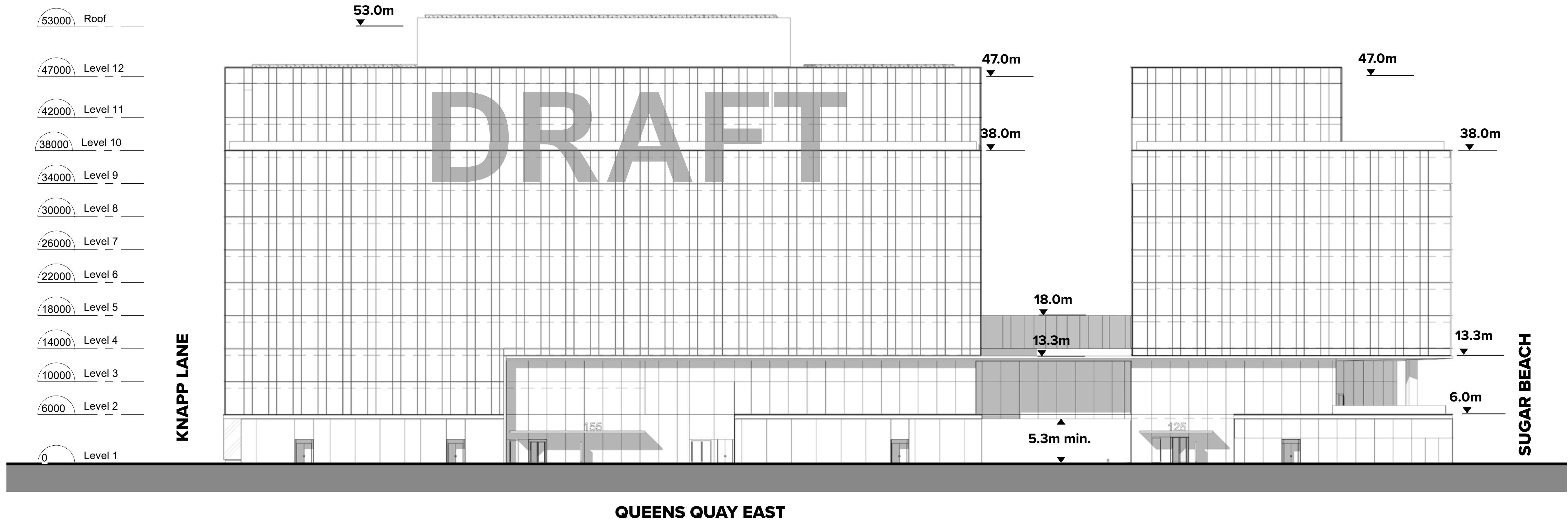


ELEVATIONS

North Elevation at Queens Quay East

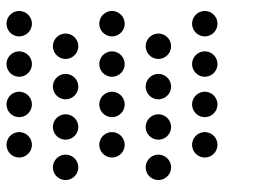


W A T E R F R O N T
I N N O V A T I O N C E N T R E

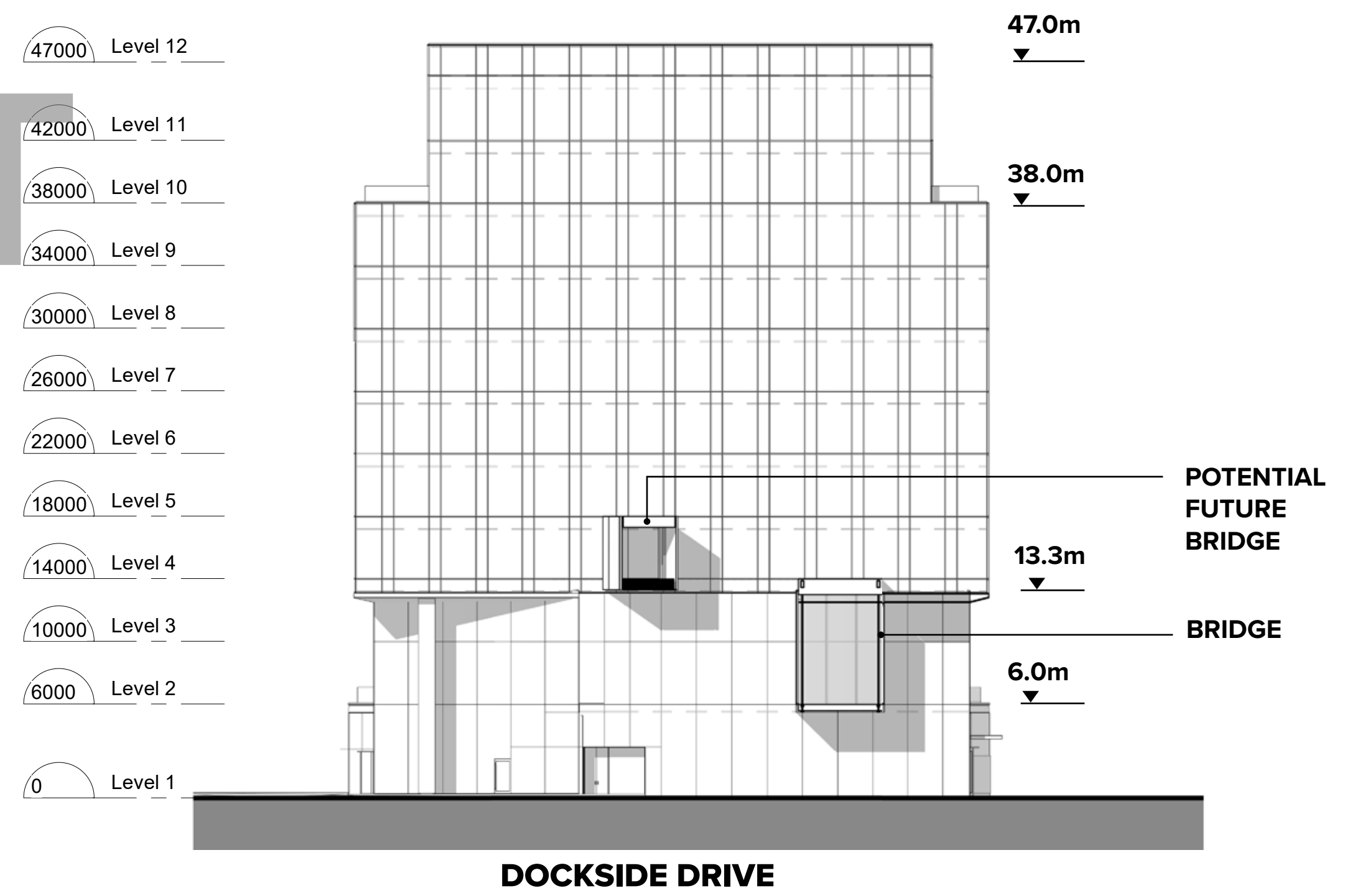
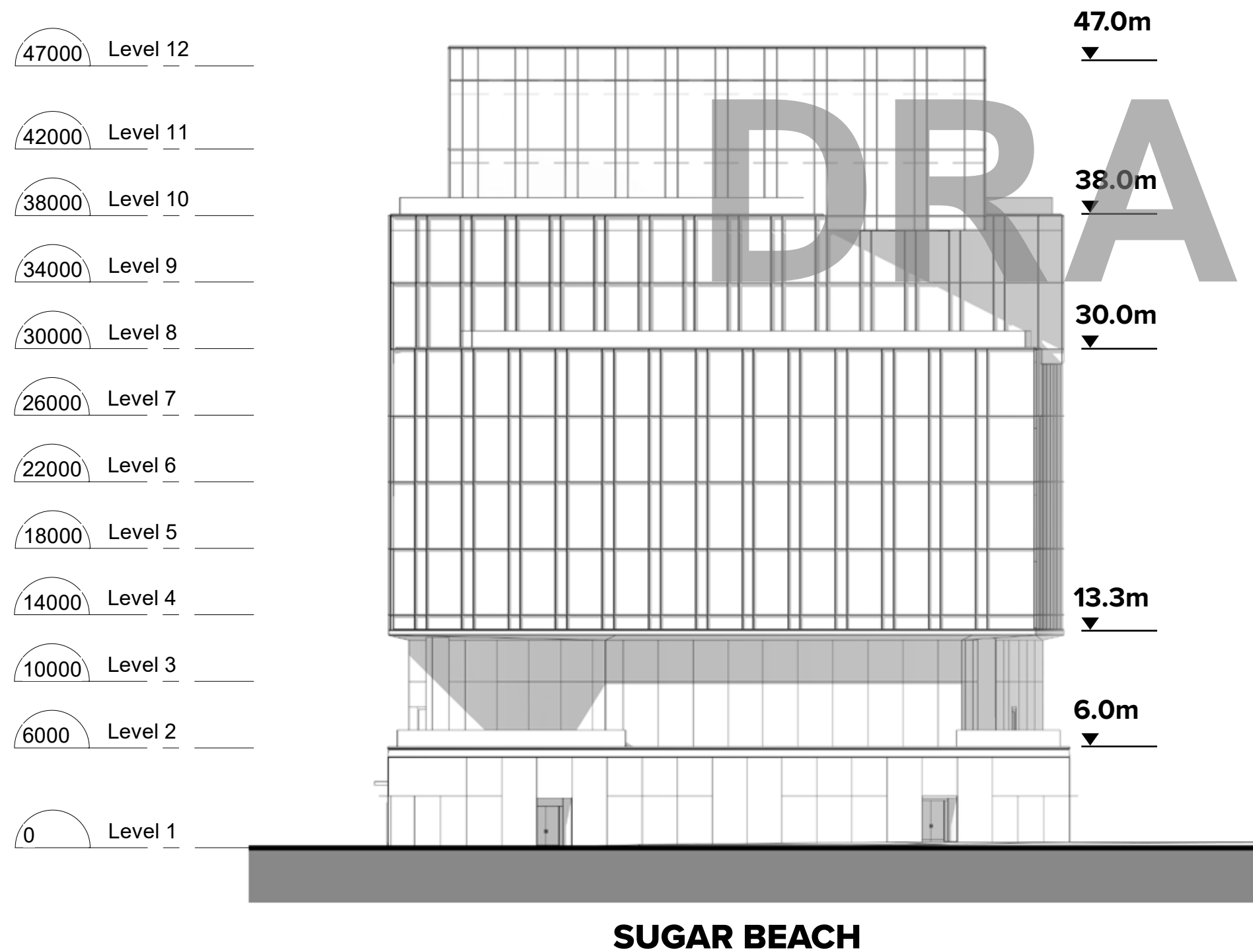
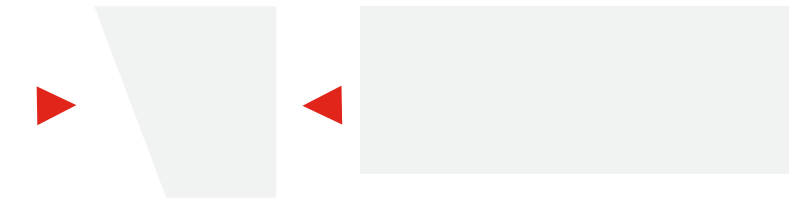


ELEVATIONS

Block 1 - West and East Elevation

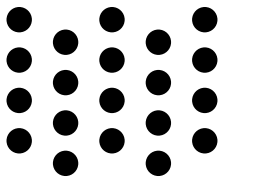


W A T E R F R O N T
I N N O V A T I O N C E N T R E

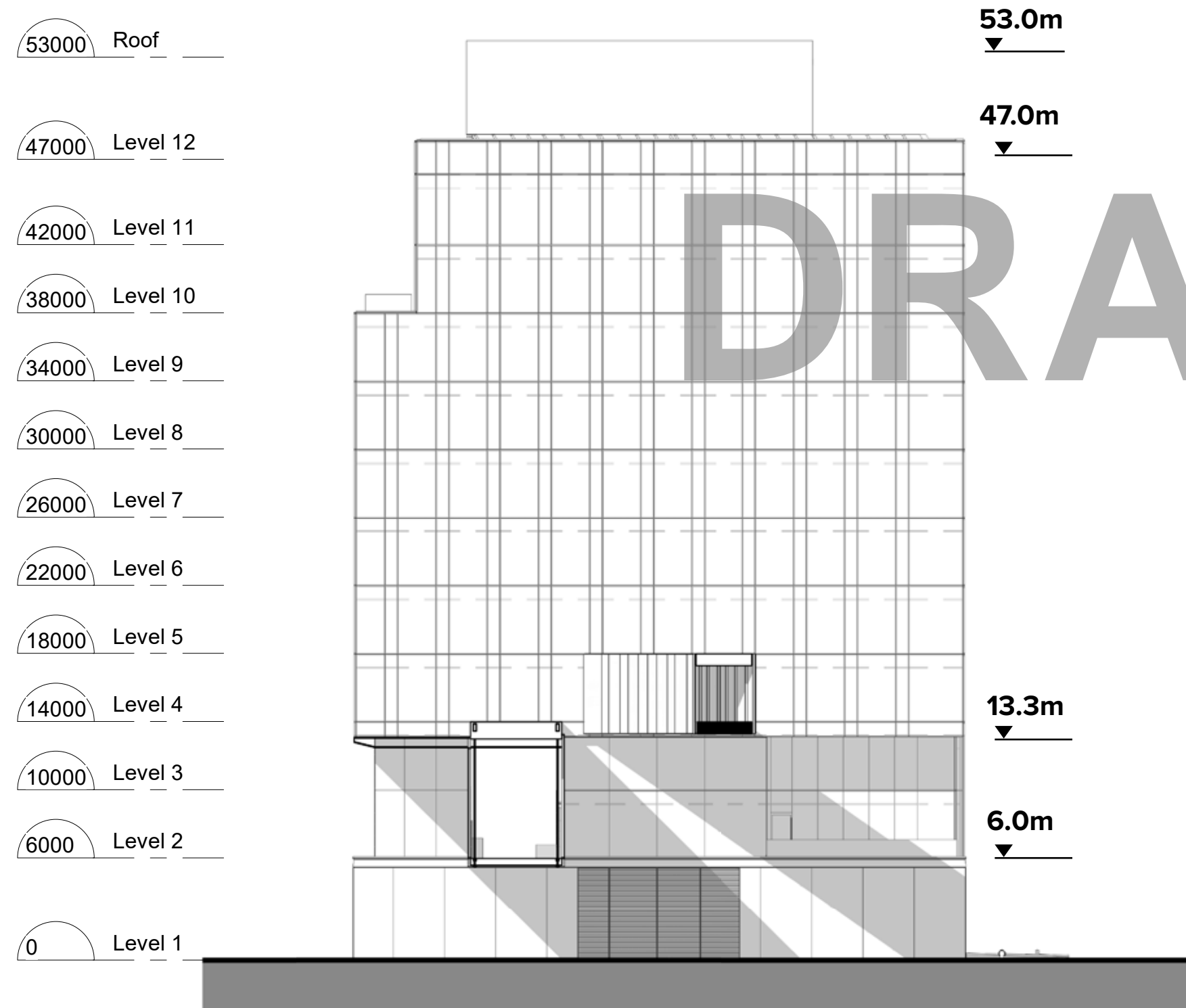
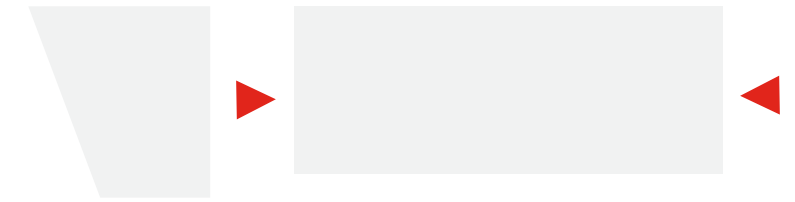


ELEVATIONS

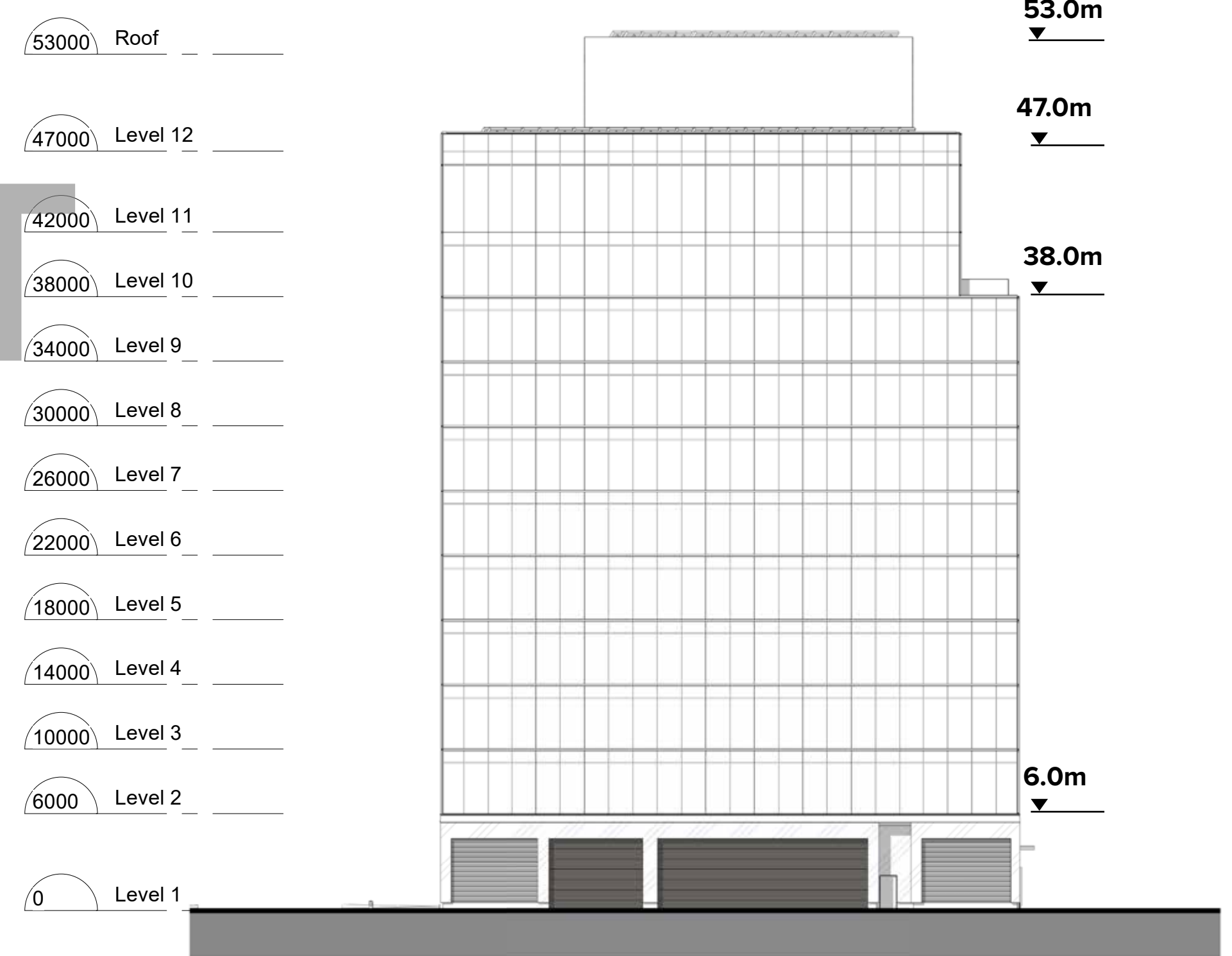
Block 2 - West and East Elevation



WATERFRONT
INNOVATION CENTRE



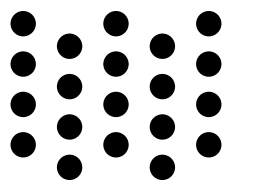
DOCKSIDE DRIVE



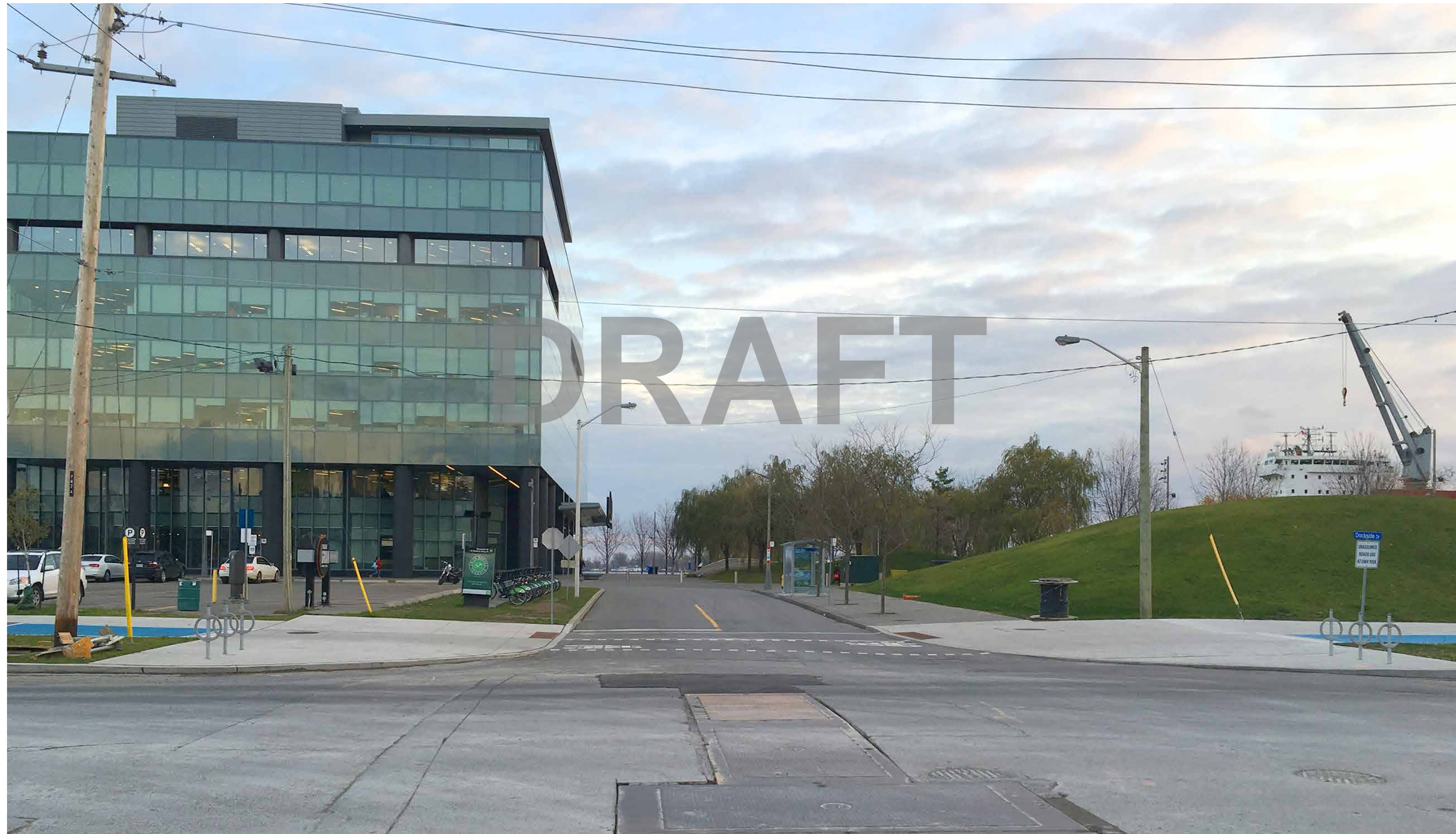
KNAPP LANE

VIEW CORRIDOR STUDY

Before



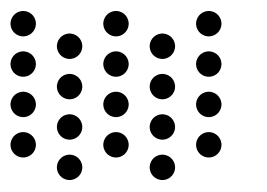
W A T E R F R O N T
I N N O V A T I O N C E N T R E



Existing View
Queens Quay and
Dockside Drive

VIEW CORRIDOR STUDY

After



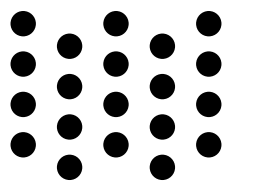
W A T E R F R O N T
I N N O V A T I O N C E N T R E



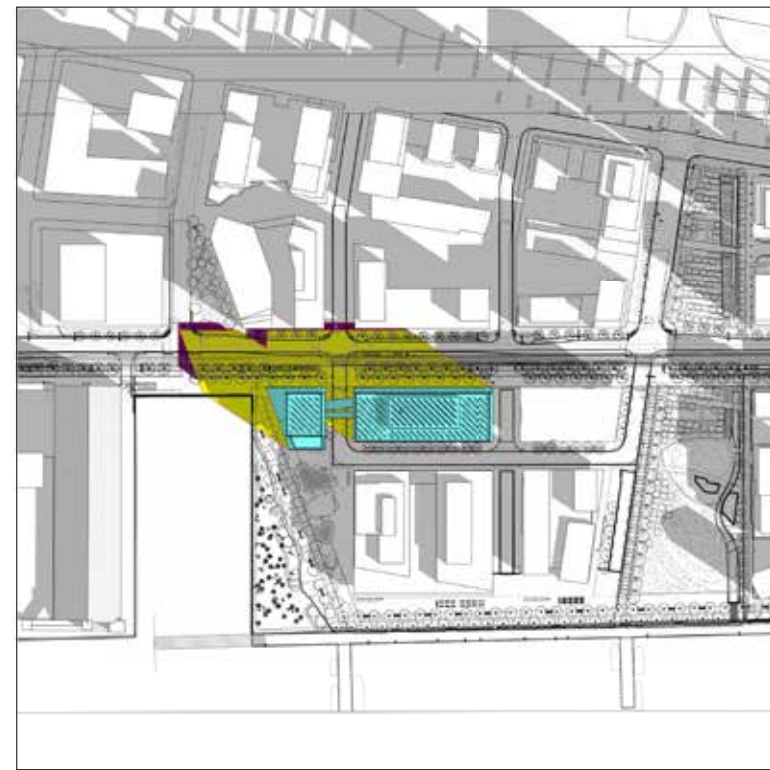
Proposed View
Queens Quay and
Dockside Drive

SHADOW STUDIES

Spring / Fall Equinox



WATERFRONT
INNOVATION CENTRE



9:18 AM



10:18 AM



11:18 AM



12:18 PM



1:18 PM



2:18 PM



3:18 PM



4:18 PM



5:18 PM



6:18 PM

 PROPOSED BUILDING

 AS-OF-RIGHT SHADOW

 PROPOSED BUILDING SHADOW

DRAFT