



153 – 185 Eastern Avenue

Issues Identification

March 22, 2023

Existing Site Context

153 – 185 Eastern Ave.

Proponent: Aspen Ridge Homes

Design Team: Core Architects

Review Stage: Issues Identification



Design Review Area
153-185 Eastern Ave.

Existing Site Context

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Project Background

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Review Stage: Issues Identification

- October 2004, City Council included 153-185 Eastern Avenue on the City's Heritage Register
- October 2020, the Province approved a Minister's Zoning Order (MZO) for the site, which established new zoning for the site.
- Mid-January 2021, demolition of the buildings on the site began
- Late-January 2021, Divisional Court issued an injunction to stop the Province continuing with the demolition of the buildings on the site
- August 2021, the Province and City reached an "agreement in principle" to ensure that the property owner respects the vision for the redevelopment of the site, which includes the retention of many remaining heritage features and allows for some demolition
- March 2022, the site was officially sold by the Province to the current owner
- March 29, 2023, a report recommending designation under Ontario Heritage Act will be considered by City Council

Project Timeline

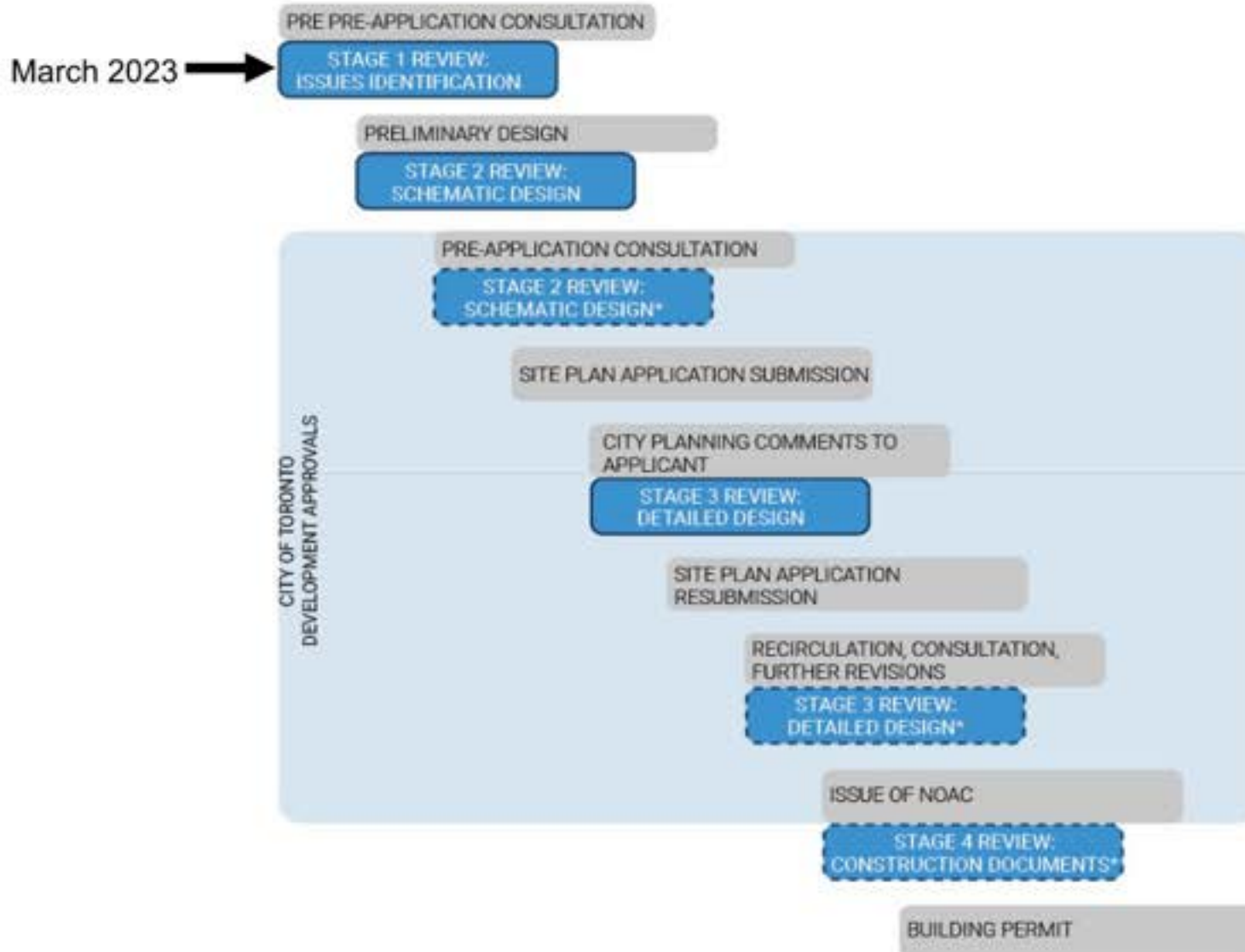
DRP Stream 2: Public land – Site Plan Application

153 – 185 Eastern Ave.

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- November 2022 – Pre-Application Meeting
- March 2023 – DRP Issues Identification
- April 2023 – Anticipated Site Plan Application Submission
- Late 2023 – Potential issuance of NOAC

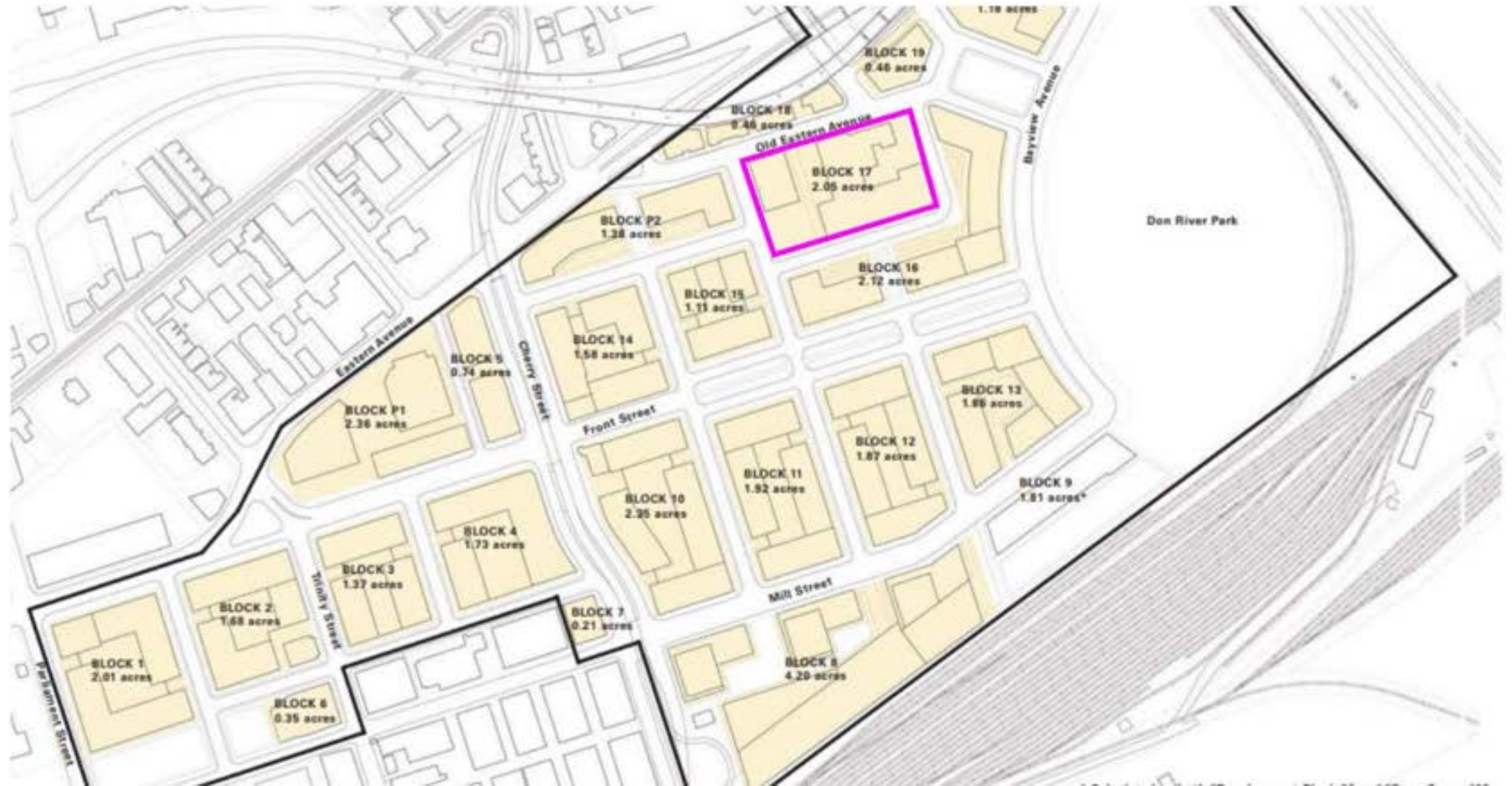
2006 Precinct and Block Plan

153 – 185 Eastern Ave.

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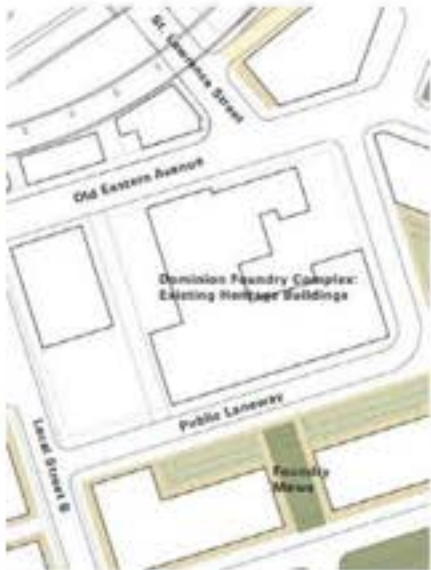
Block 17 Precinct Massing

153 – 185 Eastern Ave.
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Design Team: Core Architects
Review Stage: Issues Identification



FRONTAGES AND GROUND FLOOR USES
The Dominion Foundry Complex is the largest concentration of heritage buildings to be preserved within the Precinct. Development of this block requires restoration and preservation of these structures to modern use. Development should encourage usage by interesting tenants within what should be conceived as a campus environment.

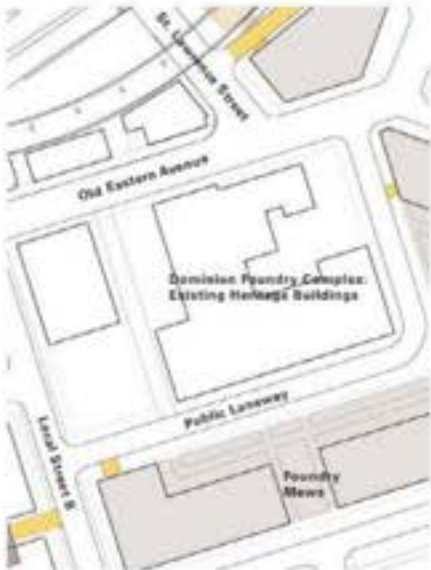
HERITAGE BUILDING



SETBACKS, COURTYARDS, AND OPEN SPACE
Since the complex of buildings exist, no further specific setbacks are required.



HEIGHTS AND SETBACKS
The Dominion Foundry buildings are two storeys in height. Thoughtful, architecturally-relevant additions may be made to these buildings to support their use. In all cases, existing architectural elements should be renovated to preserve heritage characteristics.



PARKING AND SERVICING
Local Street H will act as the access way for the block. Parking for this block must be addressed in the specific site plan developed in the reuse of these buildings. The typical parking requirements cannot be met for this block due to the existing constraints.



OVERALL MASSING
The Dominion Foundry Complex tells the story of the West Don Lands unique past.



Dominion Foundry Buildings

BLOCK 17 ILLUSTRATIVE DEVELOPMENT PROGRAM	
Residential GSM	0
Commercial GSM	7,760
Total GSM	7,760

Zoning

MZO Permits the Following

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Review Stage: Issues Identification

- Apartment building, mixed-use building, commercial parking garage, community centre, common outdoor space and accessory uses
- Three buildings, one of which must be an apartment building
- Maximum height of 141 metres
- Minimum setbacks of:
 - 0 metres from the north lot line
 - 4.5 metres from the east lot line
 - 0.3 metres from the south lot line
 - 0.9 metres from the west lot line
 - 0 metres for underground structures
- Maximum gross floor area of 75,038.40 square metres, of which:
 - a maximum of 74,810.45 square metres may be residential
 - a minimum of 500 square metres of non-residential uses
- Minimum 500 square metres of POPS
- Minimum of 75 short-term bicycle parking spaces and 900 long-term bicycle parking spaces
- Vehicle parking:
 - 0.4 to 1.0 parking spaces per dwelling unit for residents
 - 0.1 to 0.8 parking spaces per dwelling unit for visitors
 - 10 to 100 parking spaces for non-residential uses
 - 0 parking spaces for the apartment building

Registered Agreements

153 – 185 Eastern Ave.

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MZO does not address matters of heritage and affordable housing

Affordable Housing:

- Minimum of 264 units and no less than 25% of the total units to be provided as affordable housing
- Required unit mix and sizes
 - 40% one-bedroom units
 - 40% two-bedroom units
 - 15% three-bedroom units
 - 5% four-bedroom units
- Rents
 - 50% at less than 100% of CMHC market rent
 - 40% at less than 80% of CMHC market rent
 - 10% at less than 40% of CMHC market rent



Registered Agreements

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Heritage Conservation

- Dominion Wheel and Foundries complex is an architecturally and historically significant and rare example of an industrial complex in the area
- 2020 Province began demolition to facilitate redevelopment, which was stayed by Divisional Court
- New proposal developed and secured in a Heritage Conservation Easement between the Province and applicant
- Conservation Easement ensures the retention of the Cleaning Room building and portions of the Machine Shops and allows for towers
- All other buildings on the site have been demolished
- Report recommending designation under Ontario Heritage Act will be considered by City Council in late March
- City Council's approval of alterations under the Ontario Heritage Act will be required



Areas for Panel Consideration

Connecting and Expanding the Public Realm

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Review Stage: Issues Identification

Is the POPS/open space strategy well integrated with the larger pedestrian/open space network of West Don Lands?

Is the proposed public realm appropriately integrated with the existing public realm immediately adjacent to the site?

Are there opportunities to consolidate servicing, loading, and parking access to create a better pedestrian realm and provide additional open space?



Areas for Panel Consideration

Site Organization

153 – 185 Eastern Ave.

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Review Stage: Issues Identification

Does the Panel support the proposed location and mix of uses on the ground floor in relation to matters including:

- the adjacent context
- street frontages along Eastern Avenue, Rolling Mills Road and Palace Street
- the POPS and pedestrian network

Does the ground floor provide easy access and high visibility to the proposed community space?



Areas for Panel Consideration

Building Massing and Design

153 – 185 Eastern Ave.

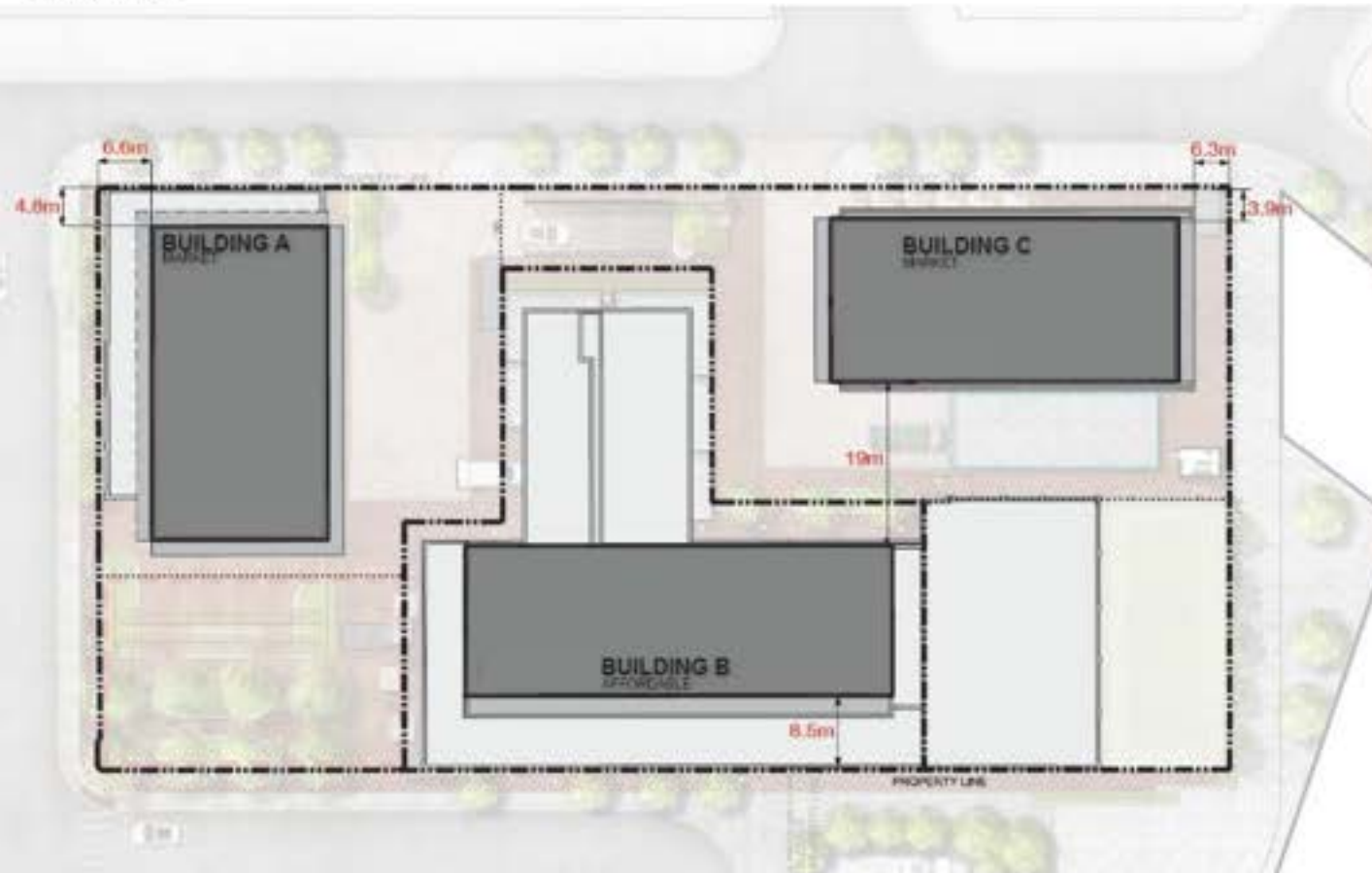
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Are there opportunities to modify the proposed built form in terms of layout, massing and heights, to improve the conditions on-site and with adjacent properties?

Are there opportunities to use different materials and architectural expressions to differentiate the towers and break the massing visually?



Areas for Panel Consideration

Heritage Conservation

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Does the Panel support the proposed massing and design of the towers atop the significant heritage resources?



153-185 EASTERN AVE

TORONTO, ONTARIO



WATERFRONT TORONTO DESIGN REVIEW PANEL

MARCH 22 2023



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153 - 185 Eastern Ave.

Situated in the West Don Lands neighbourhood of Toronto, the proposed development at 153-185 Eastern is envisioned as a mixed-use development, consisting of two high-rise residential condominium towers at 34 and 43 stories, alongside an 18 storey purpose-built affordable housing apartment building. The development sits above three levels of below grade parking. The residential buildings are developed on Provincial Heritage Property owned by the Province, preserving all structures with heritage attributes on the site. Conforming to Ministerial Zoning Order 595/20, the development has a maximum height of 141m, GFA of 74,776.09m², and provides 256 new affordable housing units ranging from 1B to 4B in size.

The preservation of the massing, exterior walls and interior finishes of the Cleaning Room at the north west corner of the site forms the base of the 34 storey residential tower, with the preservations of the south façade of 1935 Machine Shop forming the base of the purpose-built rental building.

The entirety of the 1939 Machine Shop building will be dedicated to a community facility designed and operated by the City of Toronto, while a 43 Storey condominium tower will be an entirely new building in the north east corner of the site. A POPS area is designated for the south west corner of the site, allowing for activities to spill out from the flanking retail spaces from the south façade of the Cleaning Room and west façade of the Machine Shop.

While continuing to be refined, the proposed development was developed in conjunction with Stevens Burgess Architects Ltd. (SBA), the latter of whom undertook an independent Cultural Heritage Evaluation Report (CHER) and Heritage Impact Assessment (HIA) for the site. The current proposal has also been developed in consideration of an extensive public consultation process undertaken by the Province and, including Community Engagement as per the Standards and Guidelines for the Conservation of Provincial Heritage Properties and Information Bulletin 3 (MHSTCI 2017). Broad public support for the project was provided during these processes, in particular endorsing the conservation of the heritage buildings and creation of affordable housing on the property.

The City of Toronto has conducted studies with respect to global best practices in energy efficiency policies leading to changes in the City of Toronto Green Standards prescribing absolute performance targets, and prescriptive requirements in building design. The proposed development will be designed in conformance to criteria outlined in the City of Toronto Green Standards V.4 Tier 1, respecting requirements for a maximum glazed openings, minimum R-values, along with employing geothermal exchange to allow for on site renewable energy generation. The energy targets inform a building envelope design that consists of both a regular and random pattern of metal spandrel panel cladding that will be highly insulated and detailed for air-tightness, while creating a highly articulated, but understated envelope which allows for the retained heritage assets to remain the prominent focus of the development site at the pedestrian level.

The stormwater strategy for the proposed development is based on the City of Toronto and TRCA standard requirements for stormwater quality and quantity controls, including water quality treatment, water balance and water quantity treatment through the reduction of peak storm flows.

The stormwater discharge for the site will be controlled release from the stormwater storage vault constructed within the first level of the underground parking facility along the south-west corner of the P1 parking level and just north of the existing storm service.

The proposed quantity controls will reduce the peak rate of flow being discharged to the existing storm sewer network as compared to predevelopment conditions during the 2-year storm event. The proposed stormwater quality design for the development will utilize a treatment train approach that includes diluting affected stormwater runoff from hardscaped areas with clean flows from the roof, rerouting roof and asphalt runoff to stormwater tank, and reusing the 5mm storm event for irrigation within the site.

DESIGN BRIEF

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CITY CONTEXT

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- Subject Site
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Regeneration Areas
- Utility Corridors
- Hydro Corridors

ADJACENT LAND USES DIAGRAM

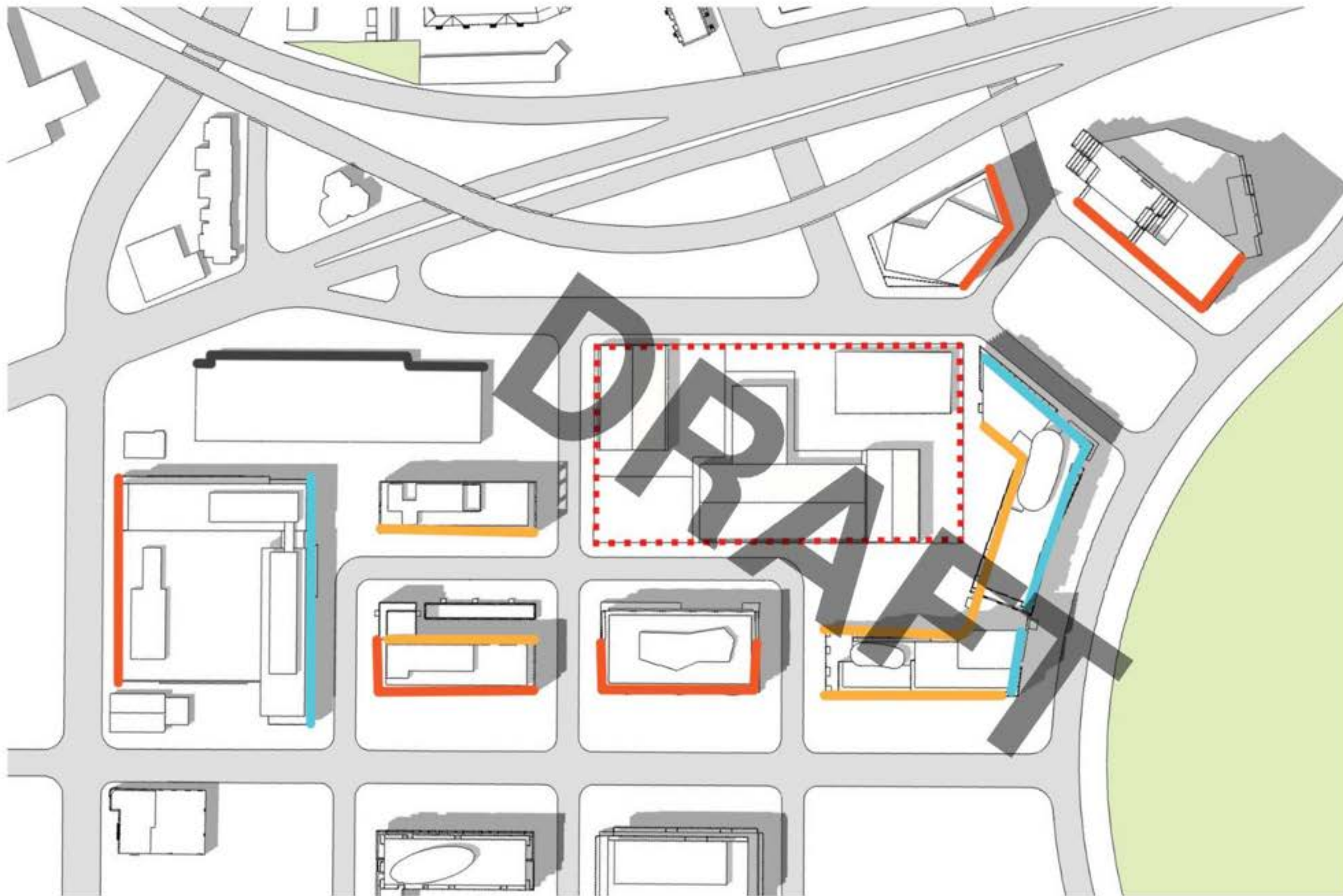
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-  SUBJECT SITE
-  RETAIL FRONTAGE
-  RESIDENTIAL LOBBY FRONTAGE
-  GROUND FLOOR RESIDENTIAL
-  STORAGE SERVICE

ADJACENT GROUND FLOOR USES

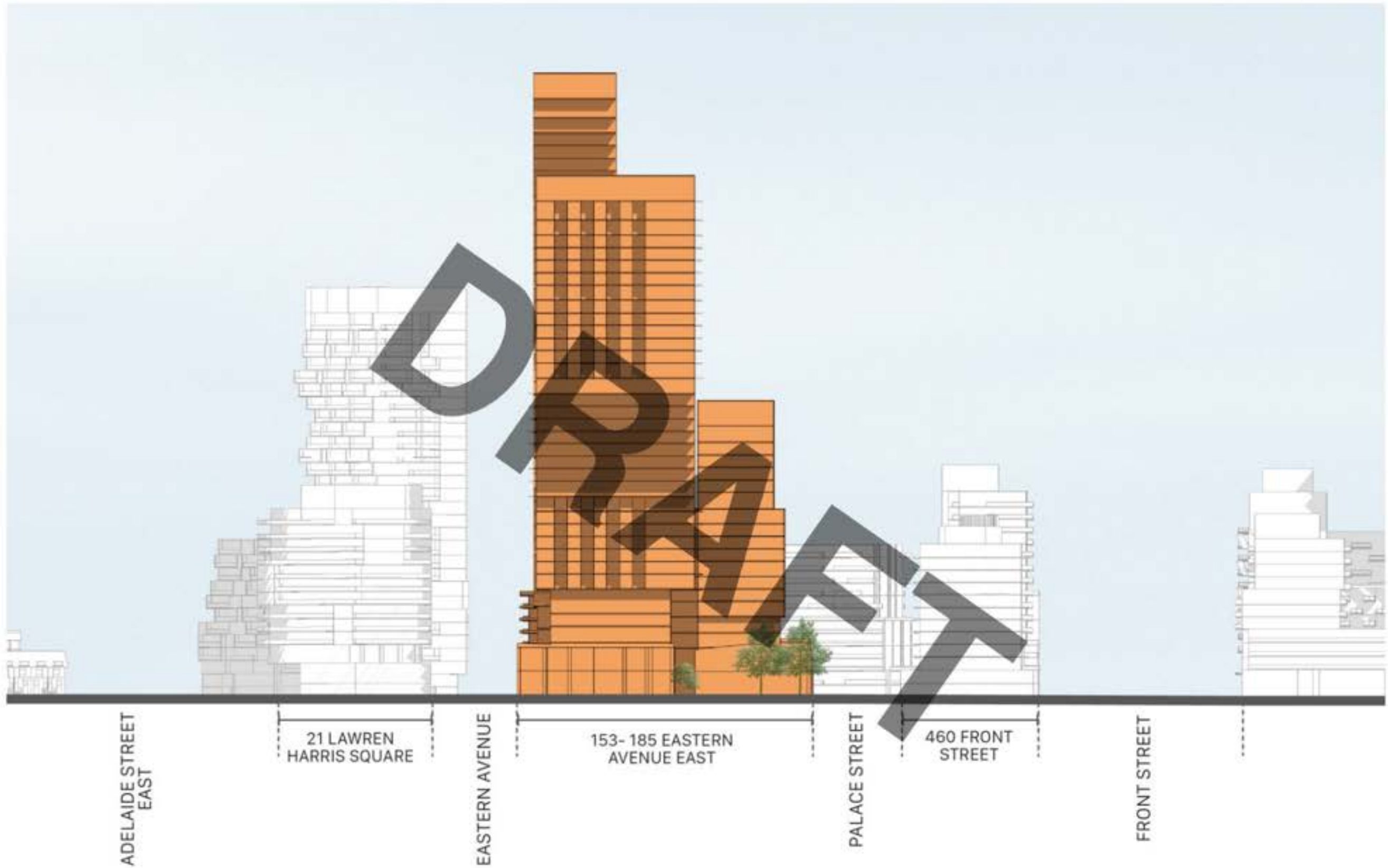
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N-S SITE CONTEXT SECTION, WITH ADJACENT BUILDINGS

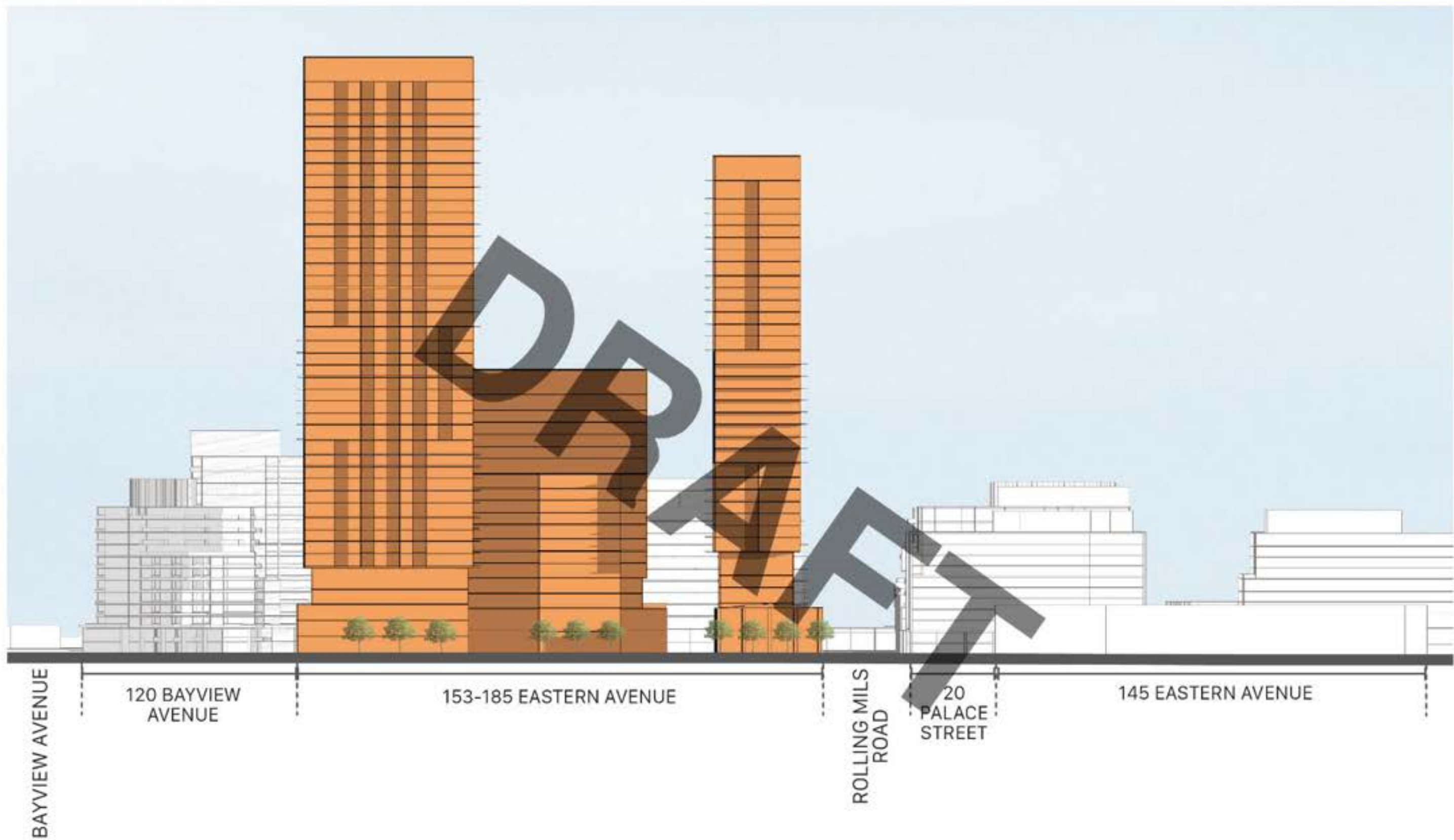
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E-W SITE CONTEXT SECTION, WITH ADJACENT BUILDINGS

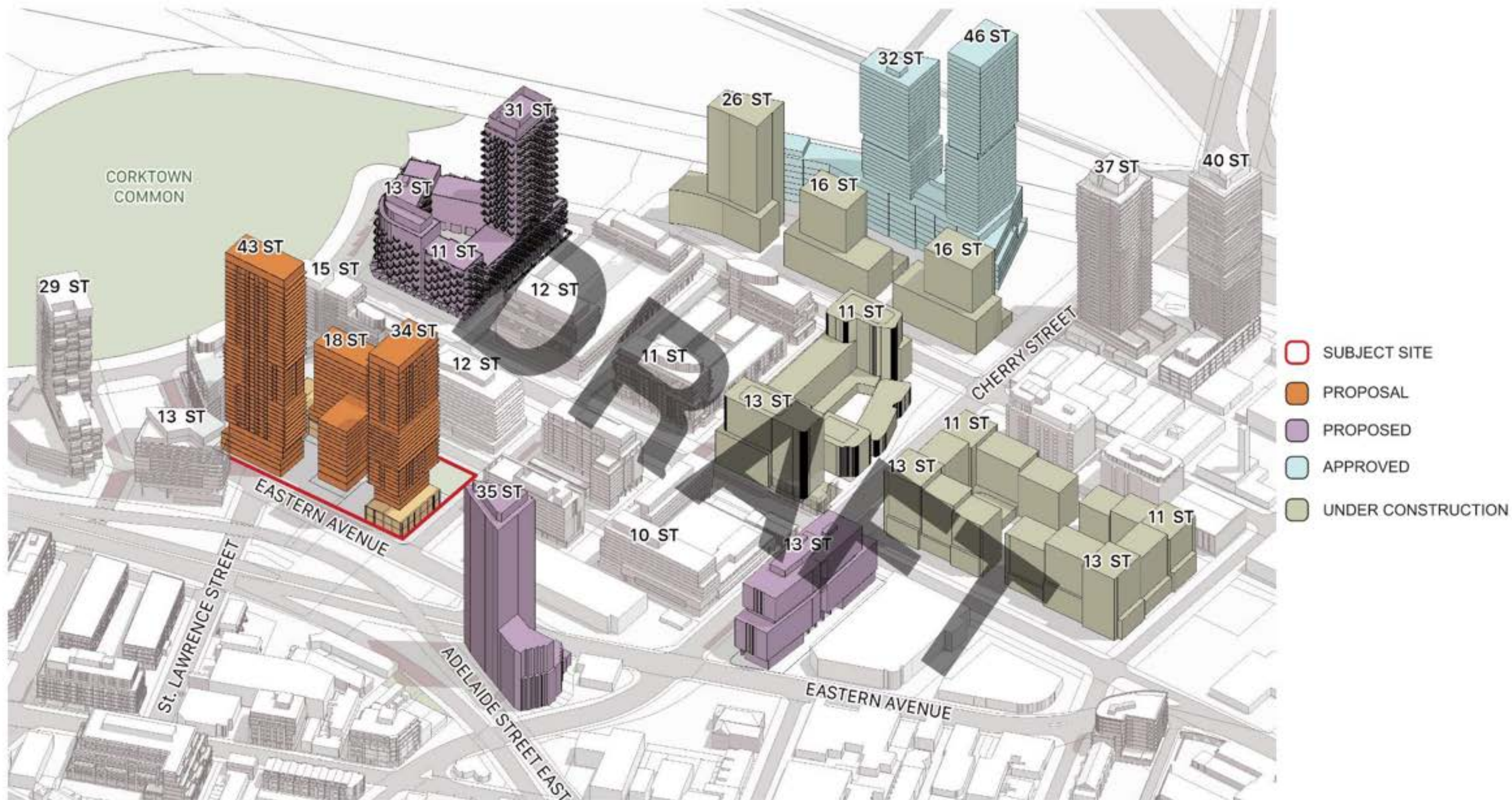
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3D CONTEXT MODEL

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CONTEXT PLAN PRIOR TO DEMOLITION

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CONTEXT PLAN POST DEMOLITION

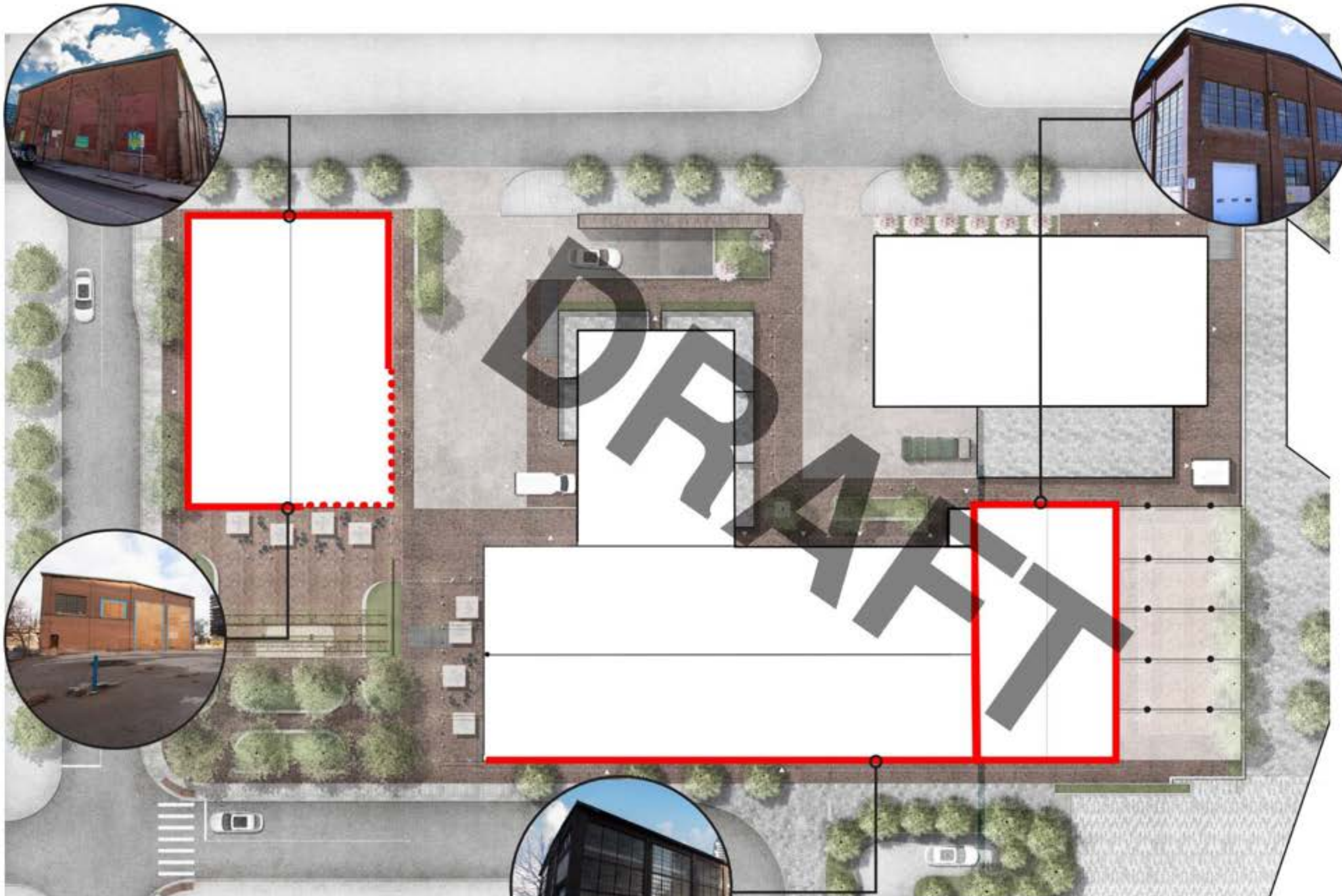
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- EXISTING FACADE TO BE RETAINED
- EXISTING FACADE PARTIALLY DEMOLISHED IN 2021

DIAGRAM BASED ON HIA REPORT BY STEVENS BURGESS ARCHITECTS LTD.

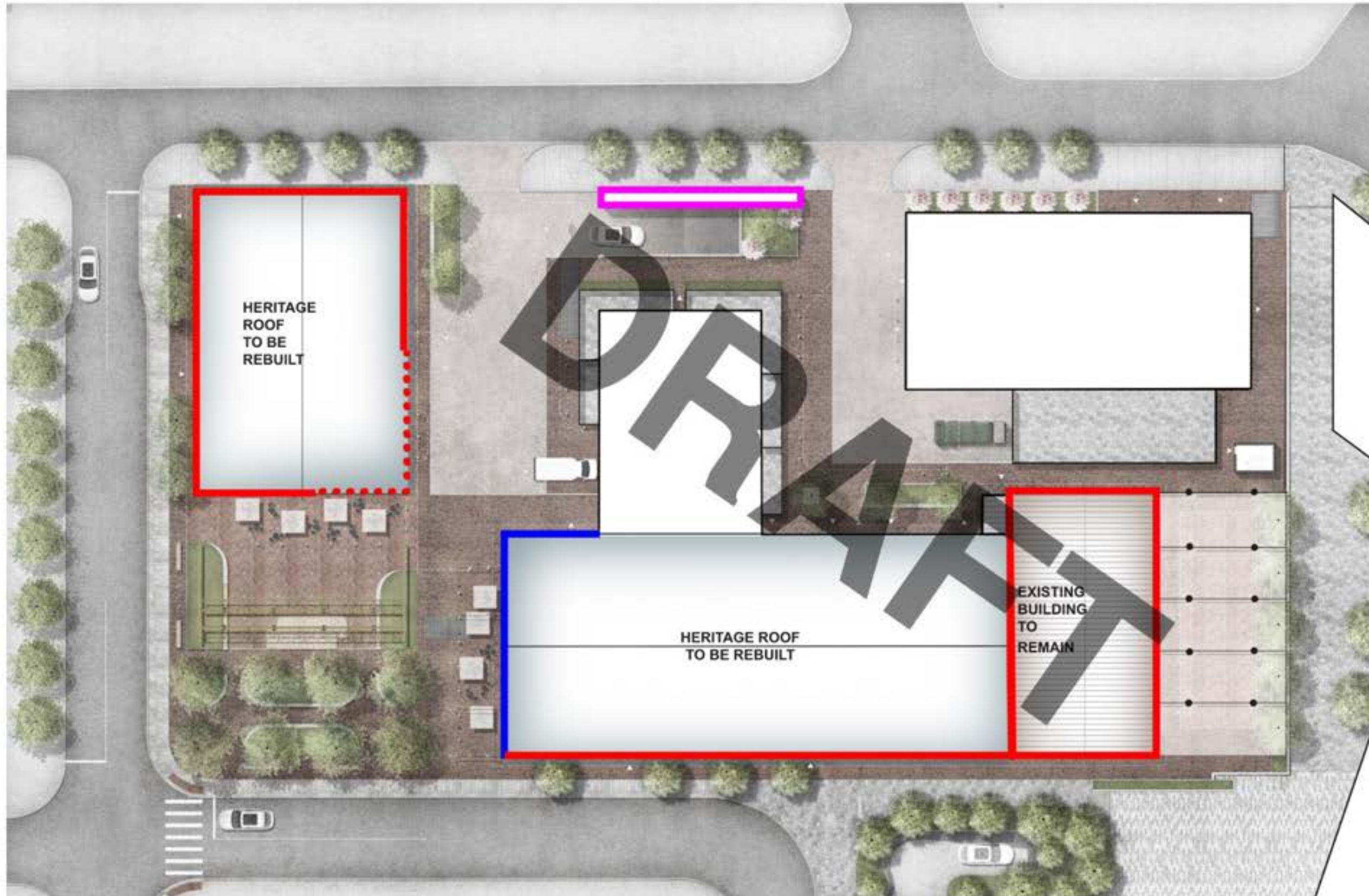


EXISTING FACADE TO BE RETAINED

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- EXISTING FACADE TO BE RETAINED
- EXISTING FACADE PARTIALLY DEMOLISHED IN 2021
- EXISTING FACADE TO BE REBUILT
- COMMEMORATIVE WALL

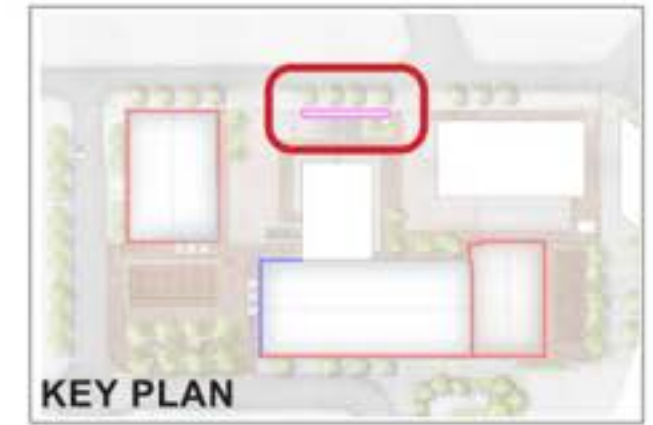
DIAGRAM BASED ON HIA
REPORT BY STEVENS
BURGESS ARCHITECTS LTD.



FACADE AND ROOF TO BE REBUILT

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FACADE PRIOR TO DECEMBER 2020



CURRENT SITE CONDITION

169 EASTERN AVENUE

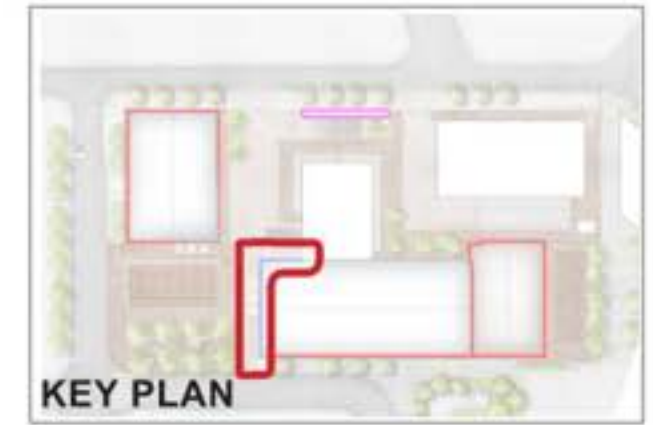
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FACADE PRIOR TO DECEMBER 2020



CURRENT SITE CONDITION

185 EASTERN AVENUE

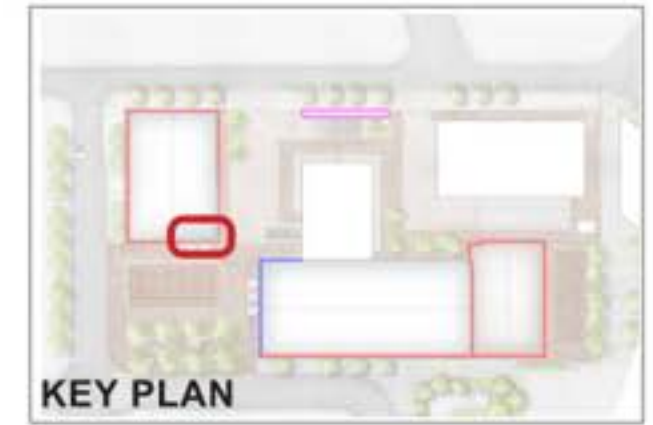
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FACADE PRIOR TO DECEMBER 2020



CURRENT SITE CONDITION

153 EASTERN AVENUE

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SITE ACCESS

153-185 EASTERN AVE

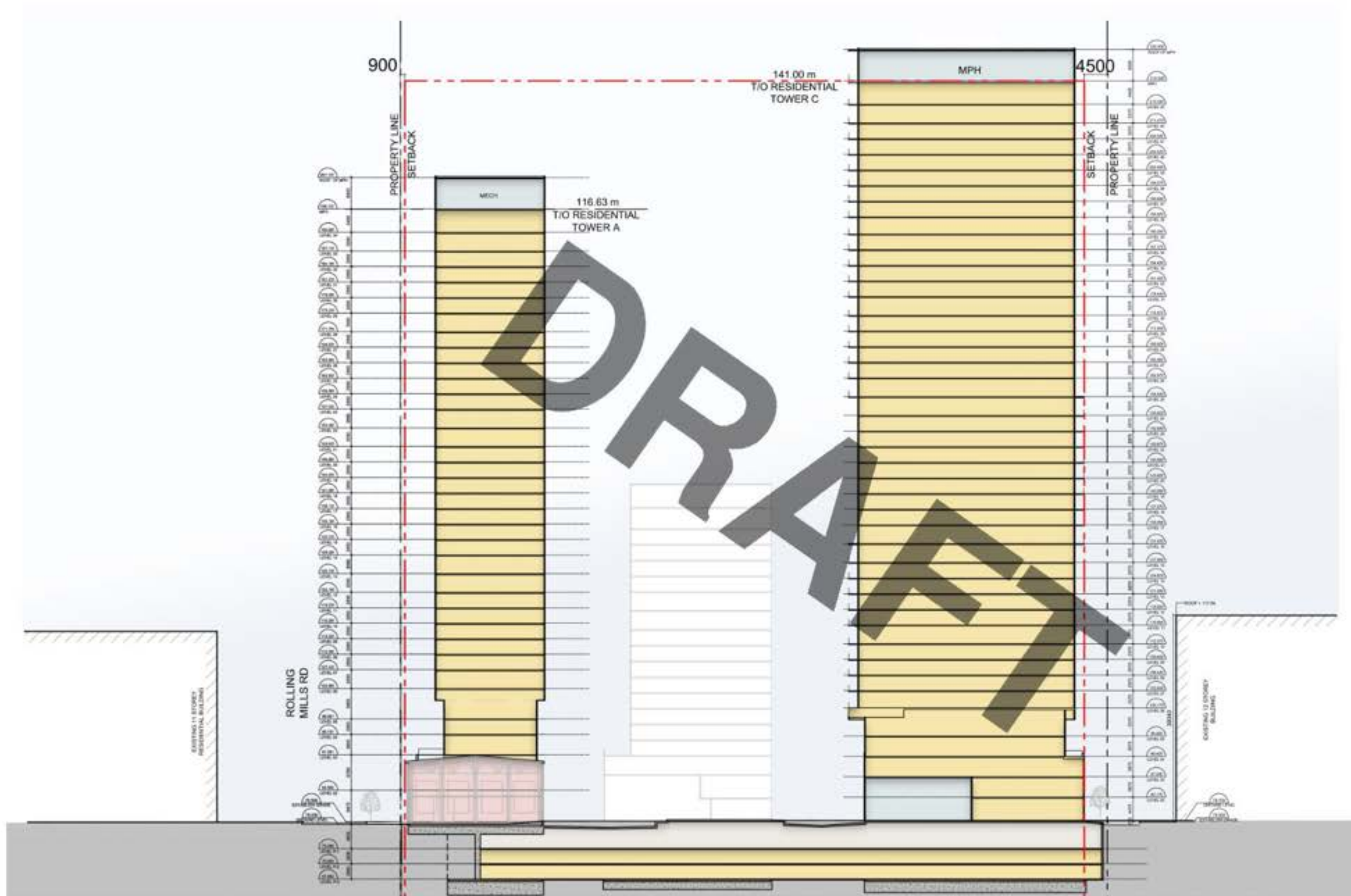
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LEVEL 5 PLAN

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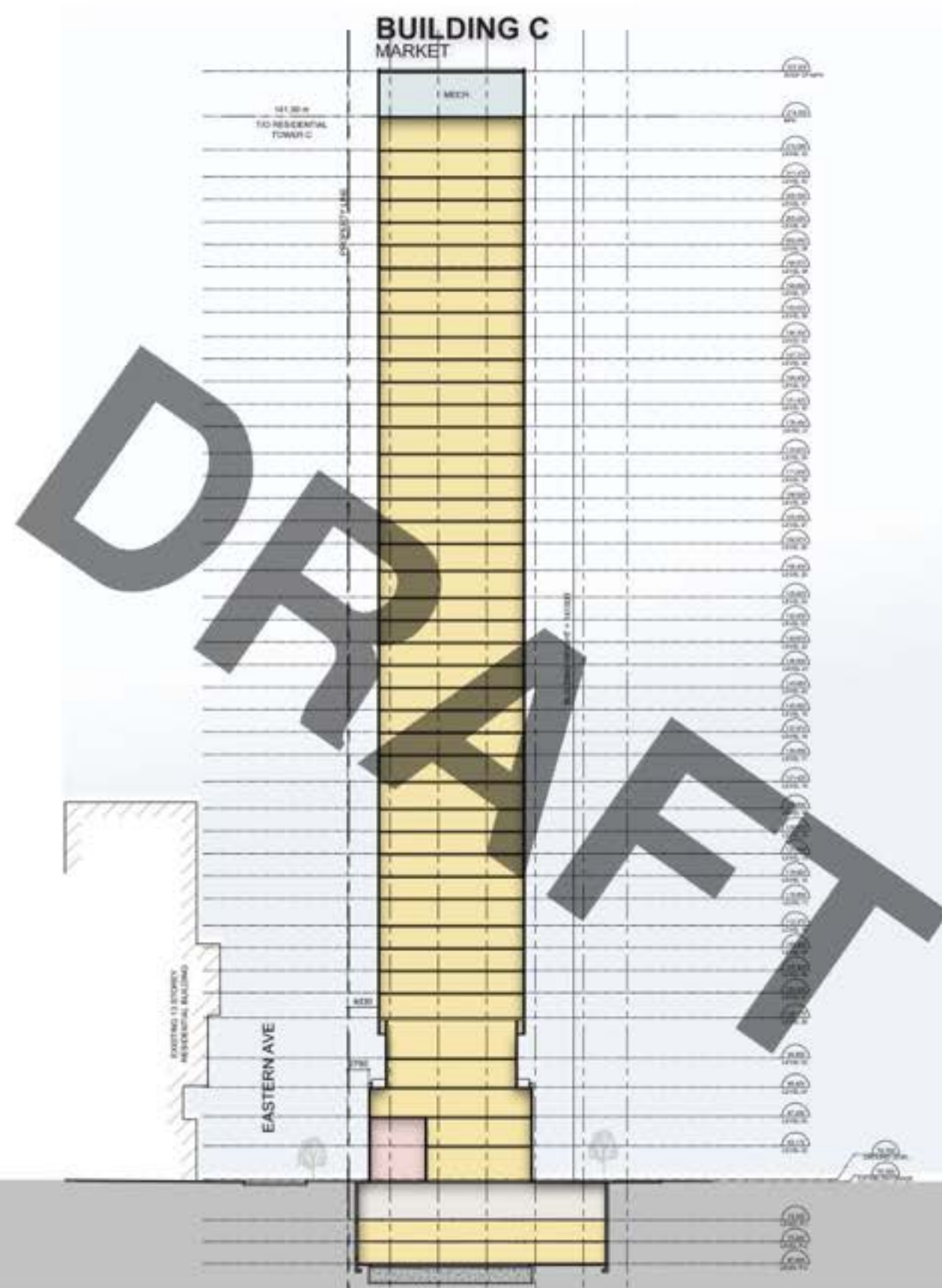
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SECTION 1

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- RETAIL
- RESIDENTIAL
- INDOOR AMENITY
- BICYCLE PARKING
- SERVICES / LOADING
- COMMUNITY
- POPS
- OUTDOOR AMENITY

SECTION 2

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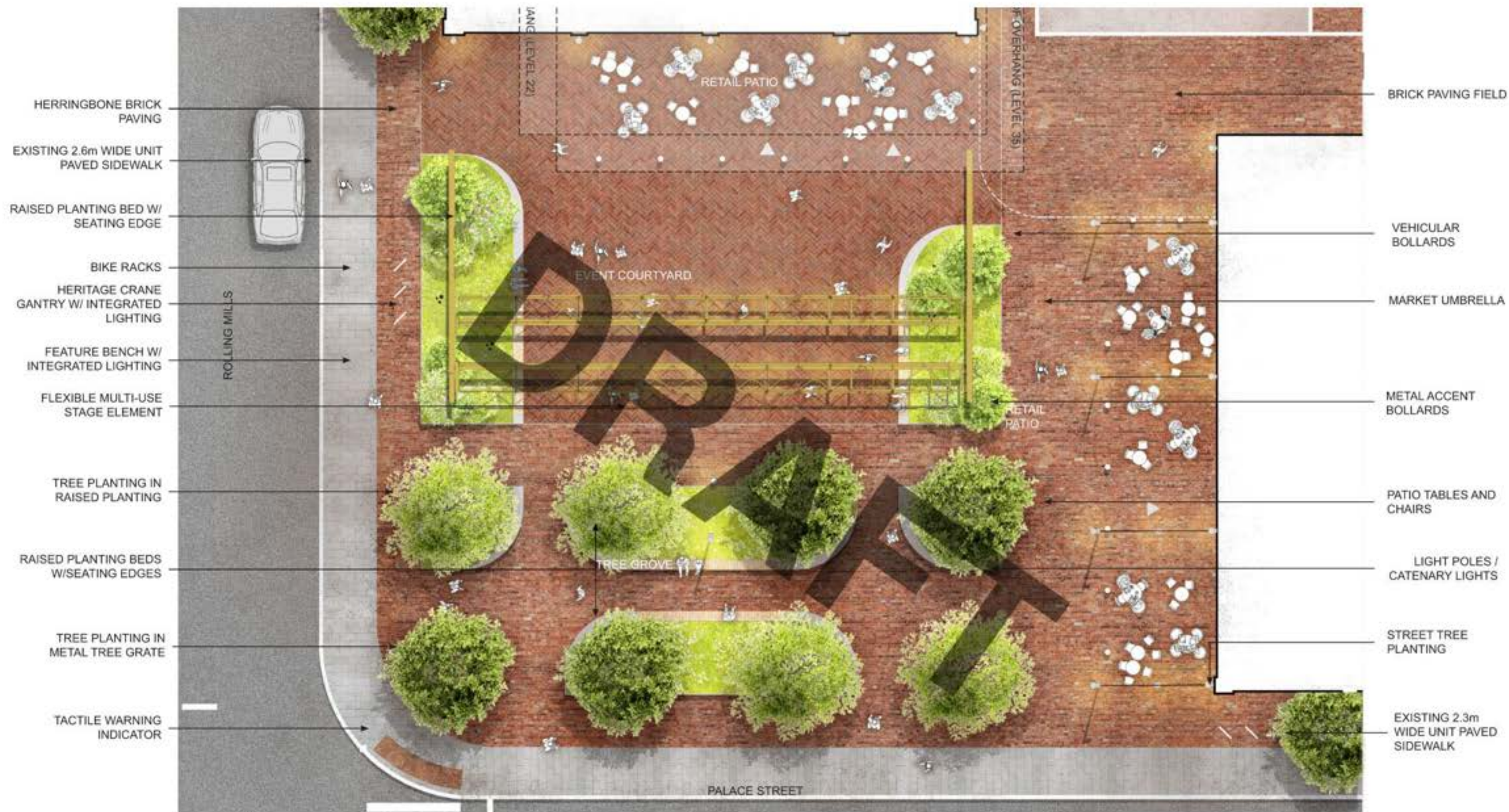
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LANDSCAPE PLAN
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LANDSCAPE PLAN - POPS SPACE

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NORTH VIEW



EAST VIEW



SOUTH-EAST VIEW



NORTH-EAST VIEW



NORTH VIEW - MID-BLOCK CONNECTION

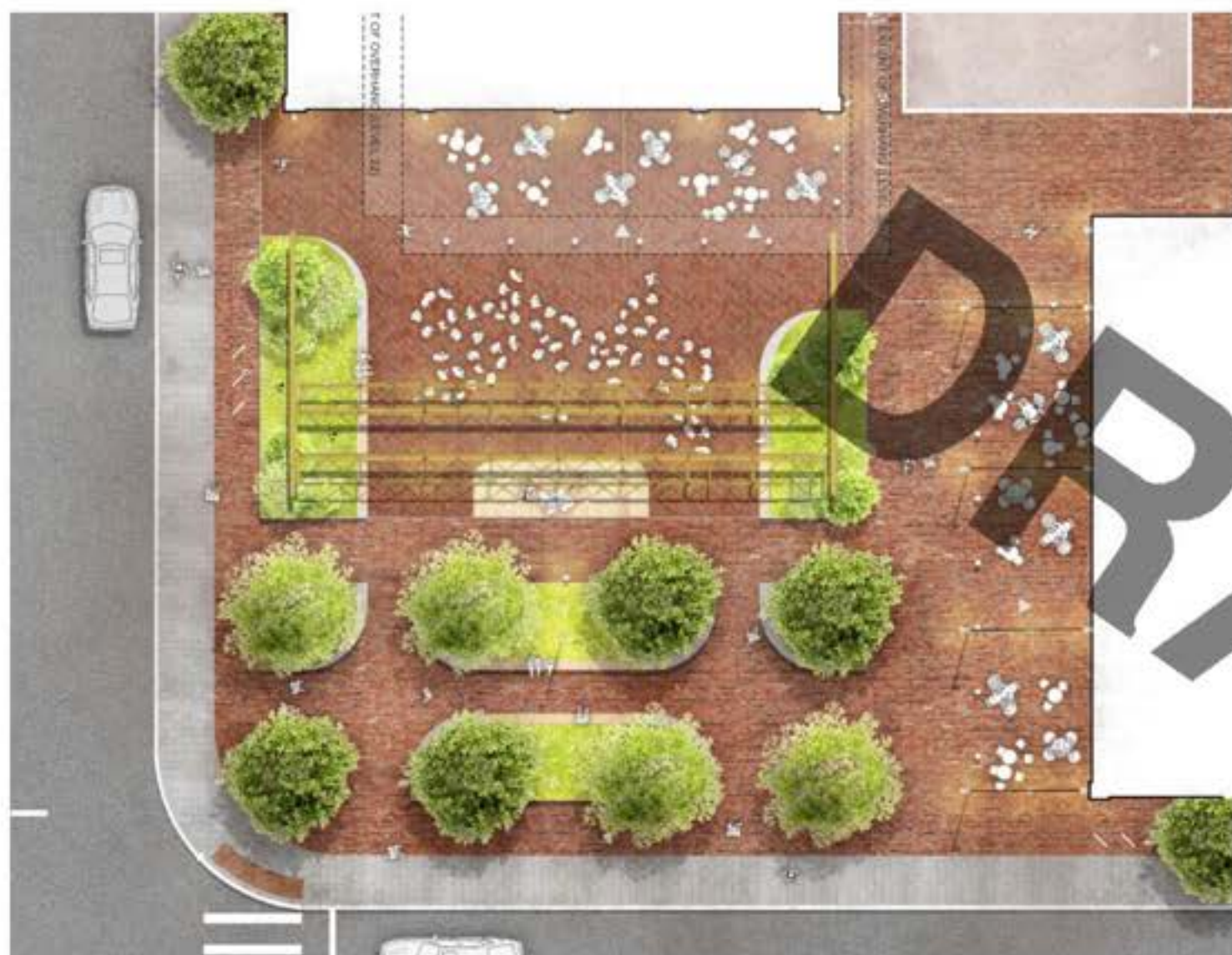


SOUTH-EAST VIEW - EVENING

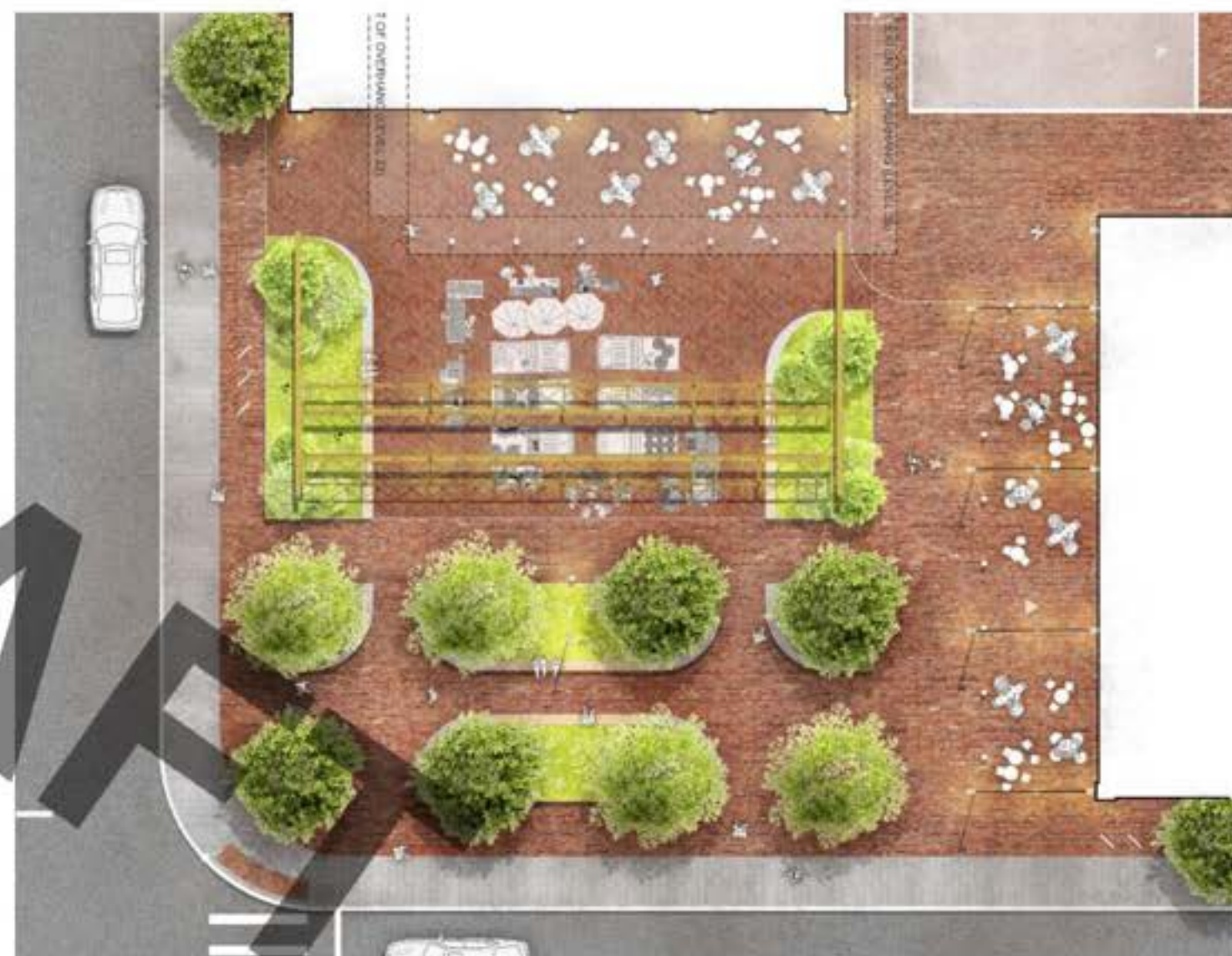
POPS SPACE - SKETCH PERSPECTIVES (HERITAGE CONTEXT)

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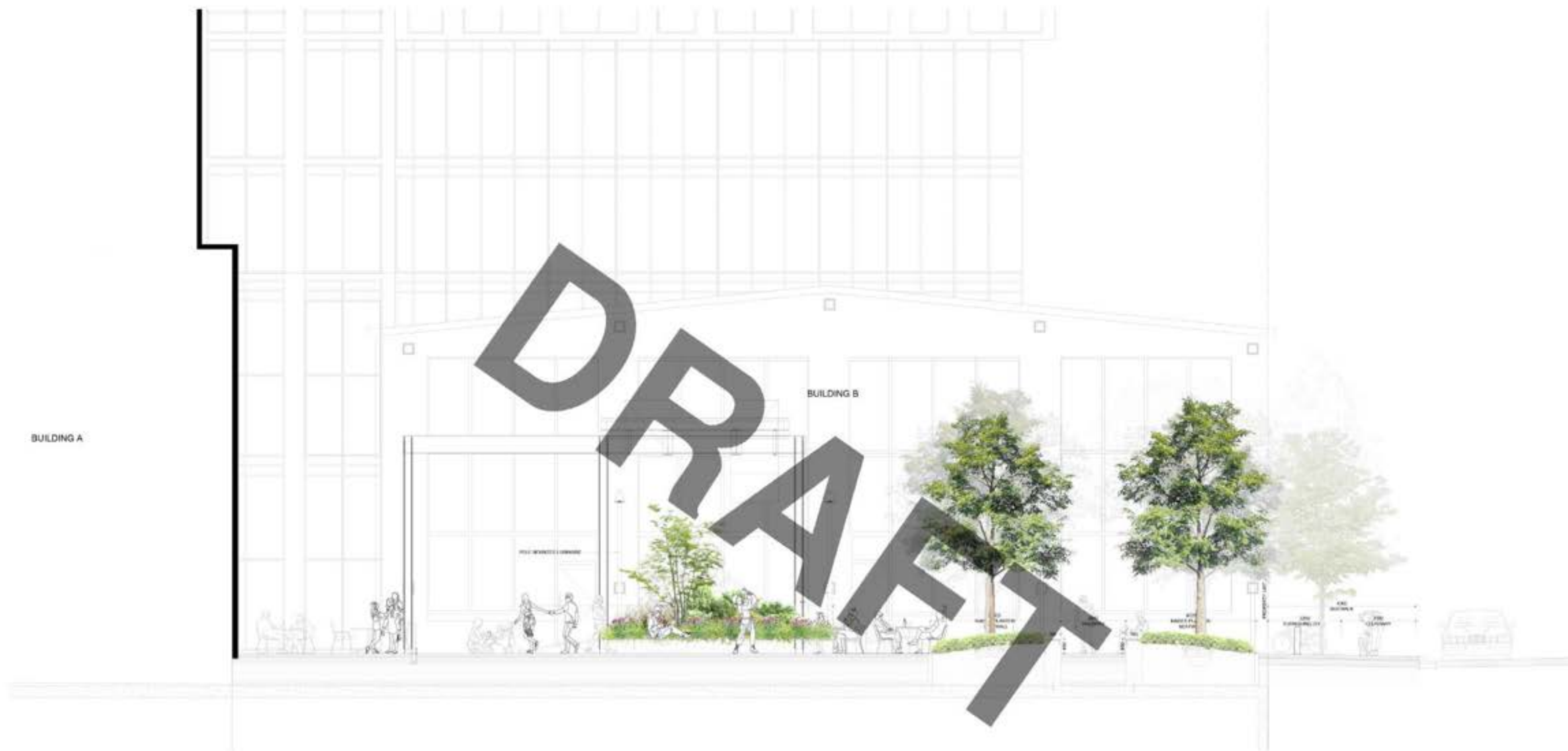
PROPOSED USE - EVENTS SPACE/CONCERTS



PROPOSED USE - FARMERS MARKET/LOCAL GOODS MARKET

POPS SPACE USE DIAGRAM

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SECTION BB' - POPS SPACE EAST VIEW
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LIGHTING CONCEPT - PRECEDENT IMAGES

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PLANTING CONCEPT - PRECEDENT IMAGES

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KENTUCKY COFFEE TREE
Gymnocladus dioica



BUR OAK
Quercus macrocarpa



SUGAR MAPLE
Acer saccharum



HACKBERRY TREE
Celtis occidentalis



SERVICEBERRY
Amelanchier canadensis



EASTERN REDBUD
Cercis canadensis



STAGHORN SUMAC
Rhus typhina



CHOKEBERRY
Aronia melanocarpa

PLANTING PALETTE - LARGE TREES AND SHRUBS

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HISTORICAL REFERENCES & MATERIALITY

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PROPOSED BIKE STAND



PATIO PLANTERS



DECORATIVE
VEHICULAR BOLLARD

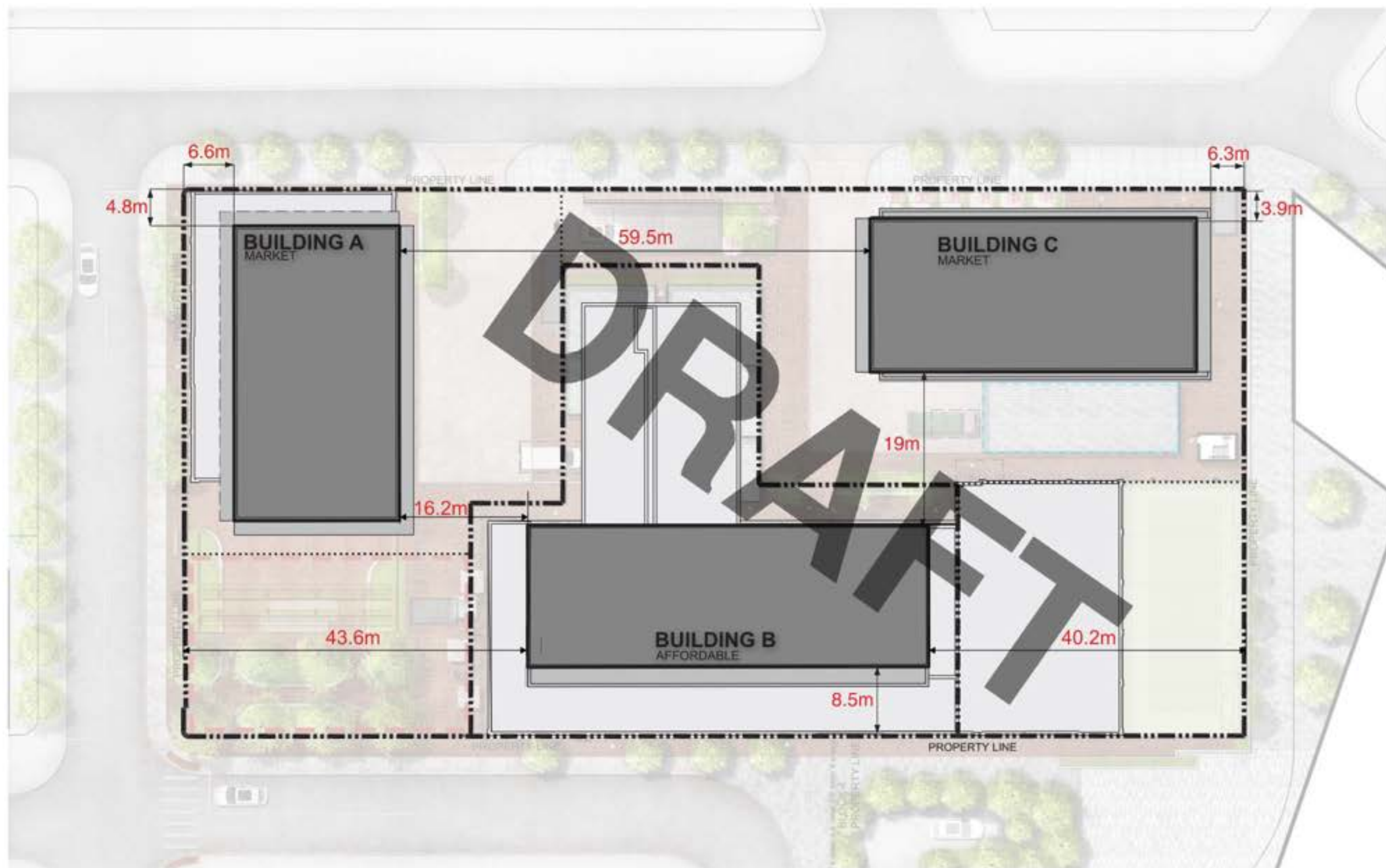


CORNER BENCH

SITE FURNISHINGS CONCEPT

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ROOF PLAN

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PHOTO - VIEW FROM PALACE ST & ROLLING MILLS RD

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PERSPECTIVE - VIEW FROM PALACE ST & ROLLING MILLS RD

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PHOTO - VIEW OF POPS

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PERSPECTIVE - VIEW OF POPS

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PHOTO - VIEW FROM PALACE ST.

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PERSPECTIVE - VIEW FROM PALACE ST.

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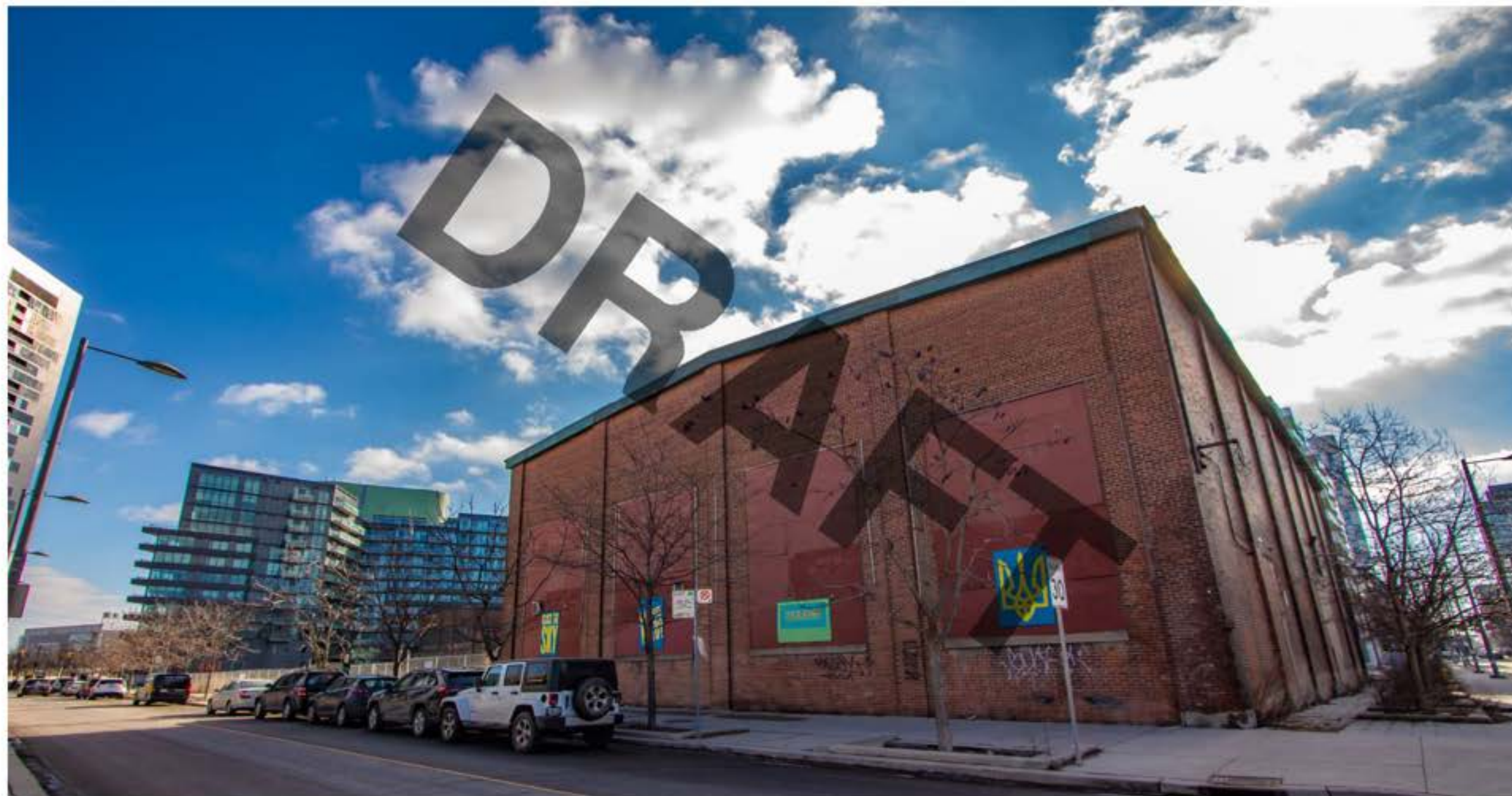


PHOTO - VIEW FROM EASTERN AVE.

153-185 EASTERN AVE

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PERSPECTIVE - VIEW FROM EASTERN AVE.

153-185 EASTERN AVE

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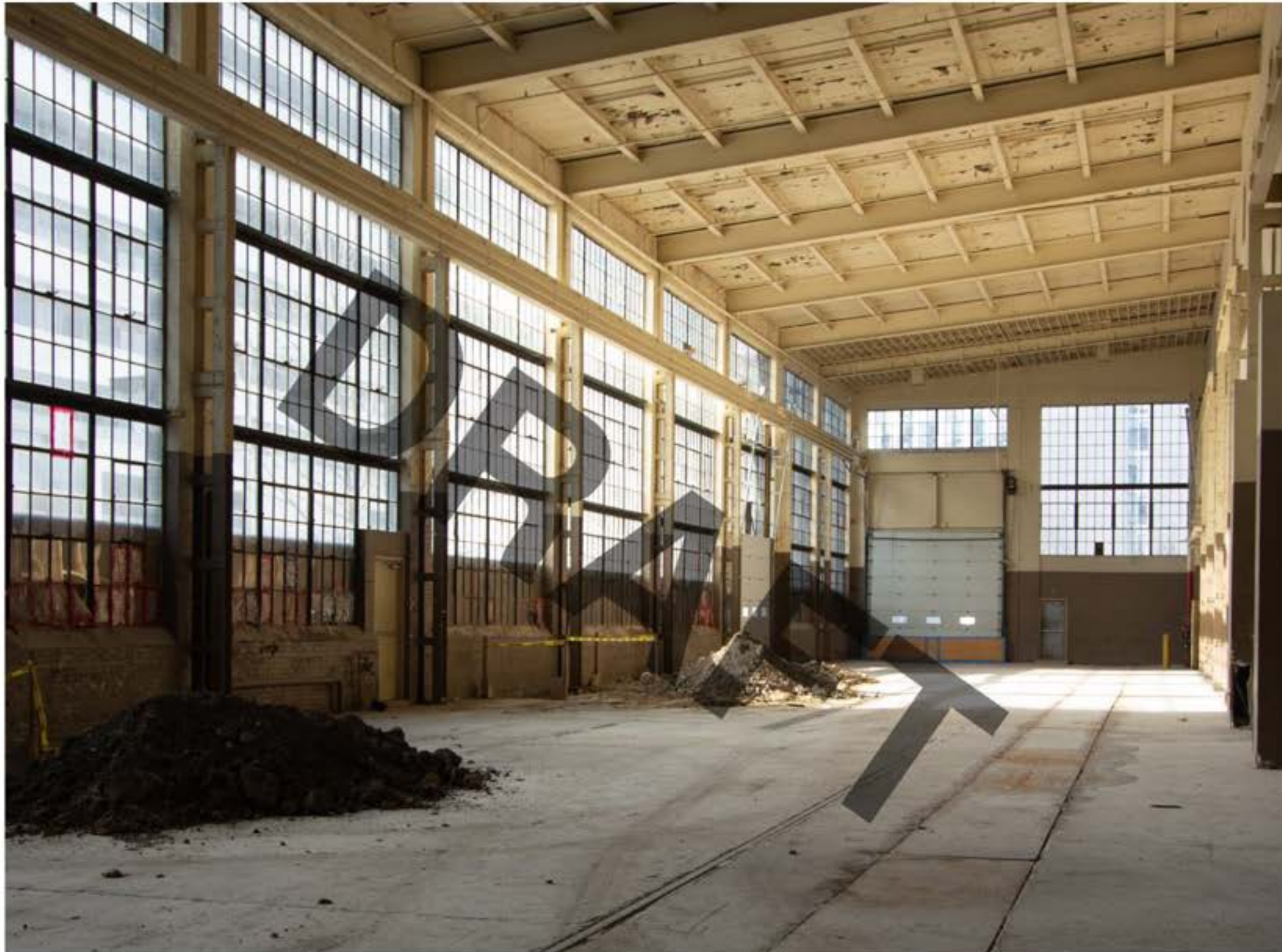


PHOTO - AFFORDABLE BUILDING LOBBY

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PERSPECTIVE - AFFORDABLE BUILDING LOBBY

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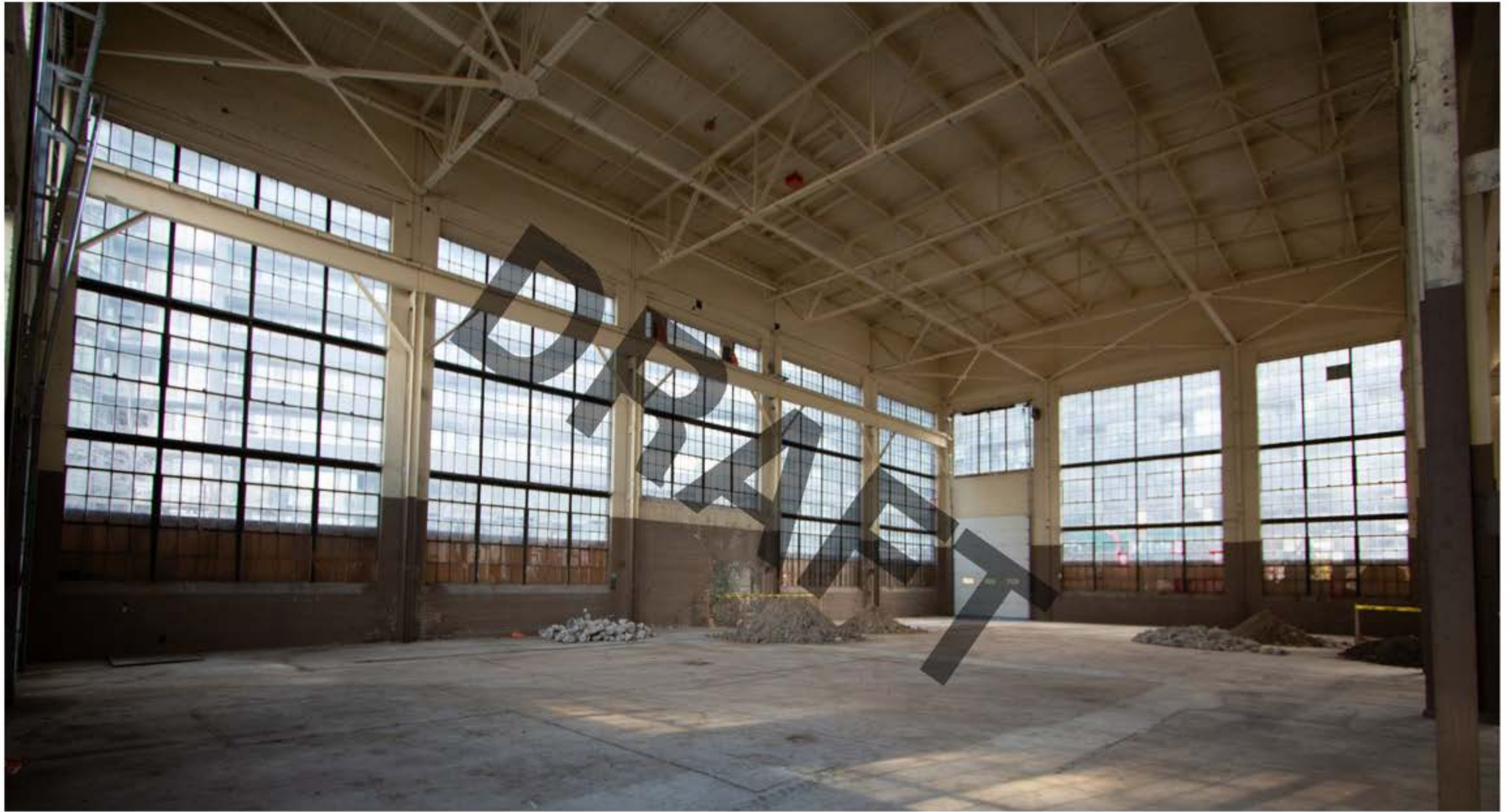


PHOTO - COMMUNITY SPACE

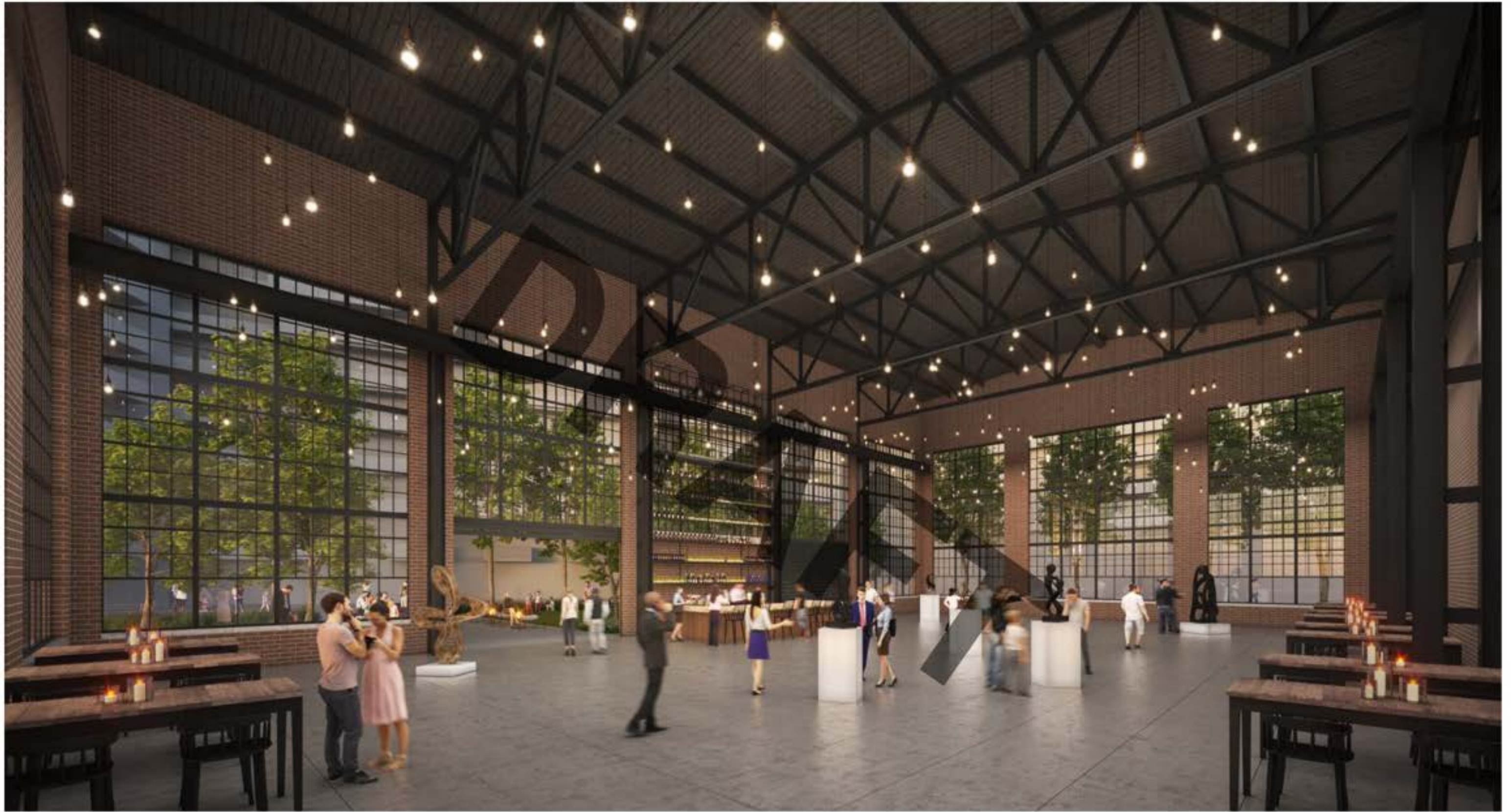
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PERSPECTIVE - COMMUNITY SPACE

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