

# 11 Bay Street

## Issues Identification

June 24<sup>th</sup>, 2020

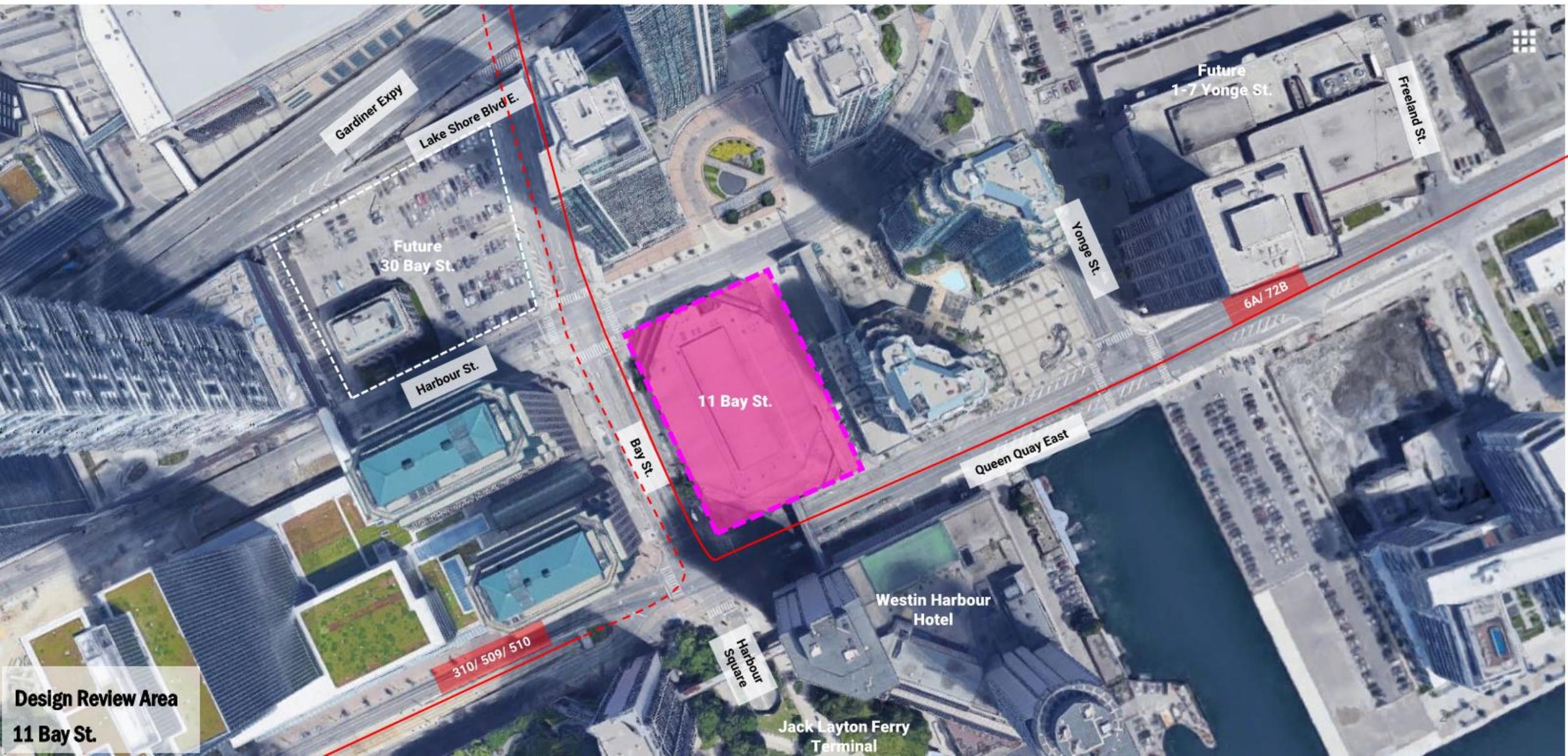
# Site Context

11 Bay Street

Proponent: QuadReal

Design Team: Hariri Pontarini Architects, DTAH, Purpose Building

Review Stage: Issues Identification



**Design Review Area**  
**11 Bay St.**

# Site Context

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# Project Background

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## Project Background

- **New long-term lease for 11 Bay Street for commercial uses:** office, conference space, and retail
- Lease is an opportunity to leverage the City-owned asset to **partially fund the redevelopment of the Jack Layton Ferry Terminal**
- Lease to include **obligations for design excellence, sustainability and connectivity** along with ground level activation

## Anticipated Project Timeline

- July 2020 – Zoning Submission
- Q4 2020 – SPA Submission
- Q1 2022 – Target Construction Start
- 2024 – Conference Centre and Phase 1 Office occupancy
- 2025 – Phase 2 Office occupancy

- [Report](#) on the proposal for the long-term land lease to the CreateTO Board in April 2020 flags this **major and transformational project on City-owned lands** as a candidate for the City's Urban Design Initiative, which could see an open and international design competition.
- Project also **supports economic recovery**.
- At the request of the proponent, the City of Toronto and the proponent are **exploring a Peer Review process** in place of an international design competition to steer the design of the building.
- Details of the Peer Review process are still being developed, but could include **a panel of experts that would review submission packages** in advance of Waterfront Design Review Panel presentations, public consultation, Site Plan submissions, and final Site Plan approval.

# Planning Context

## City of Toronto Official Plan

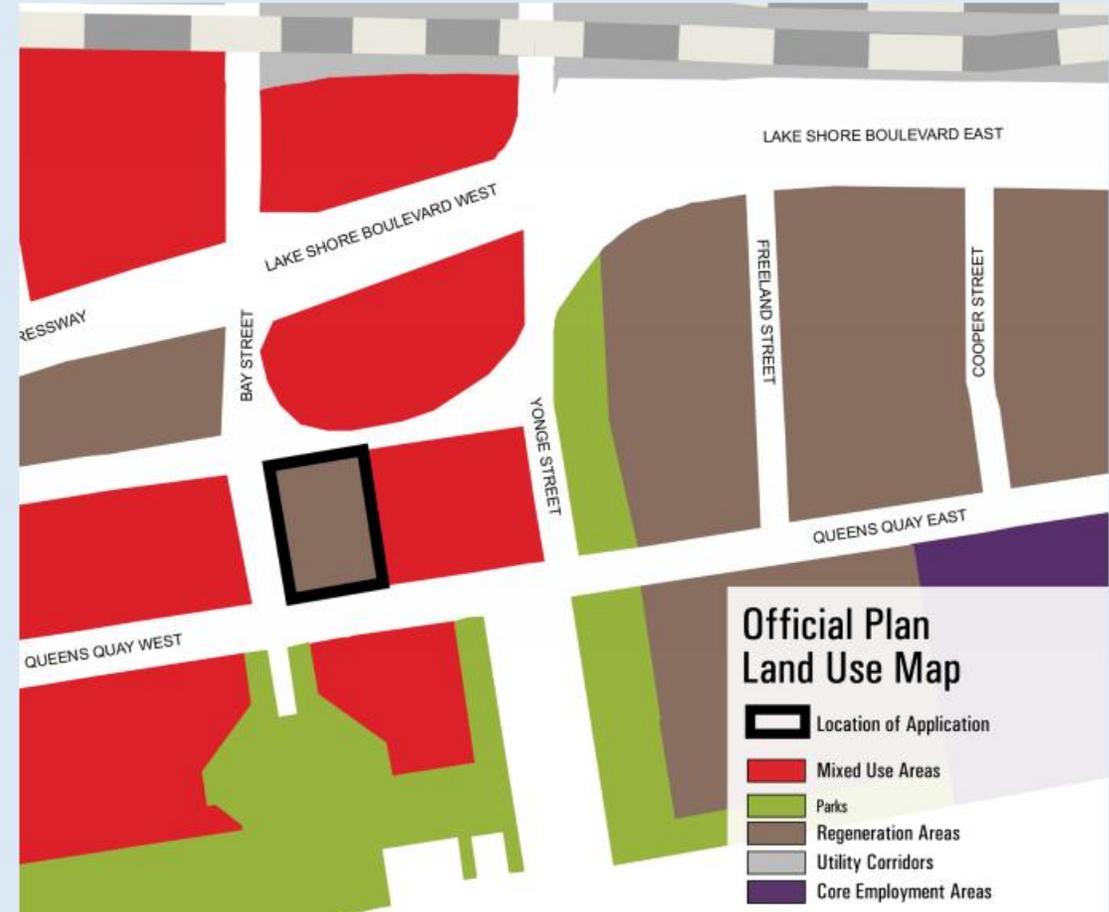
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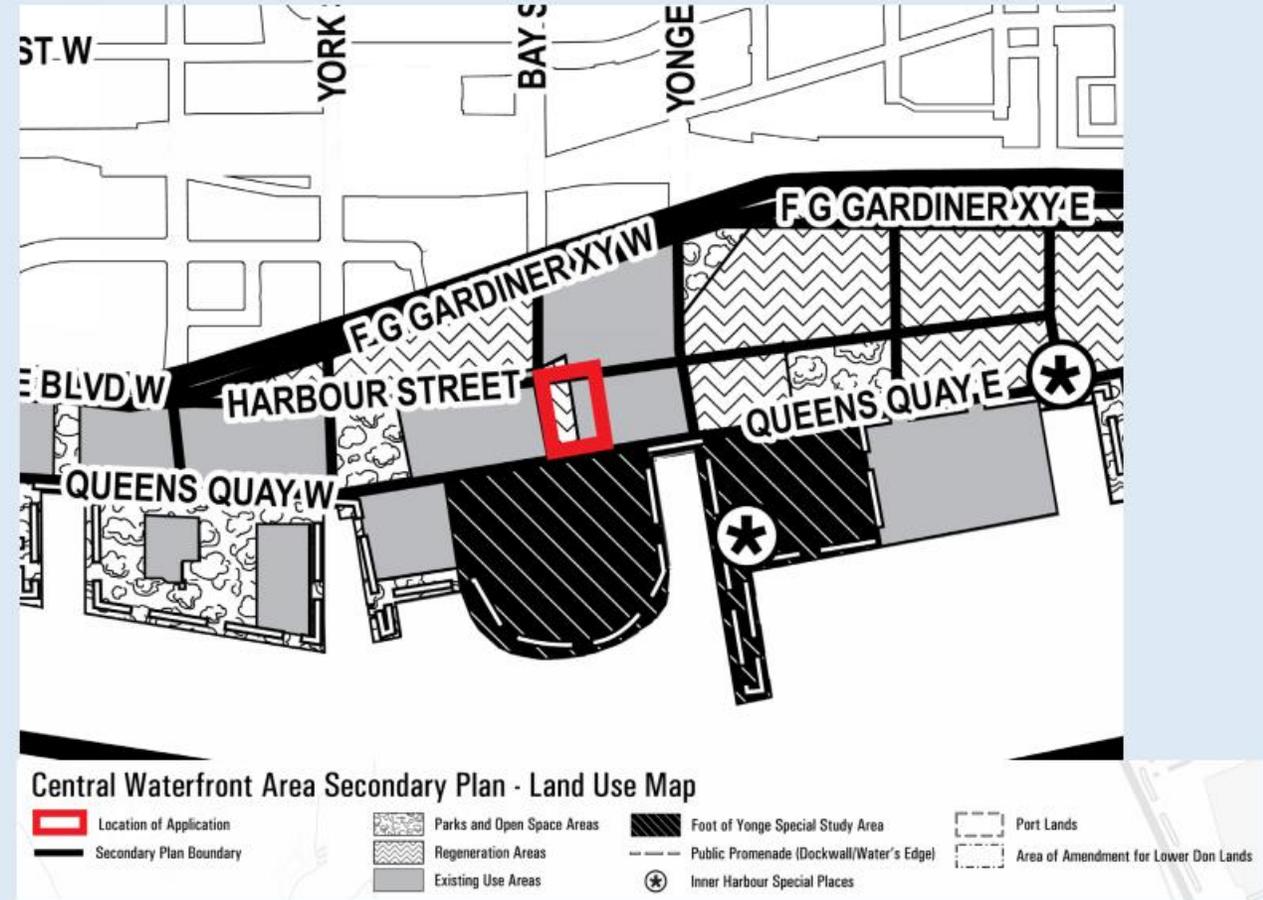
- The site is designated **Regeneration Areas** on Map 18 of the Official Plan.
- Designation permits a range of uses including office, conference centre, and retail.



# Planning Context

## Central Waterfront Secondary Plan

- The site is also split-designated **Regeneration Areas** and **Existing Use Areas** under the Central Waterfront Secondary Plan (CWSP).
- *Designation supportive of uses proposed.*
- Lands within **Regeneration Areas** under the CWSP require that Precinct Implementation Strategies achieve the highest quality of built form and design.
- Lands within **Existing Use Areas** will continue to be subject to the parent policies within the Official Plan, and as-of-right permissions.



# Policy Context

## Central Waterfront Secondary Plan

### A. Removing Barriers / Making Connections

A6 Key cultural and heritage corridors will link the assets of the city with the water's edge

P7 High quality urban design and landscaping on the north/south connector streets

P9 New streets will be laid out to reinforce visual connections between the city and the water

### B. Building a Network of Spectacular Waterfront Parks

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

P11 The public realm will be defined by a coherent framework of streets, parks...buildings...walkways...

P12 Termination of each of the north-south streets...will be celebrated by...unique public places...

P13 A unifying approach to landscaping and wayfinding...will tie the waterfront together...

P14 There will be a coordinated waterfront public art program for both public and private developments

### D. Creating Dynamic and Diverse New Communities

P31 Excellence in the design of...buildings, infrastructure...and public spaces...to achieve worldwide recognition

P32 New development will be located...and massed to protect view corridors...and frame...the public realm...

# Planning Context

## Zoning By-law 438-86

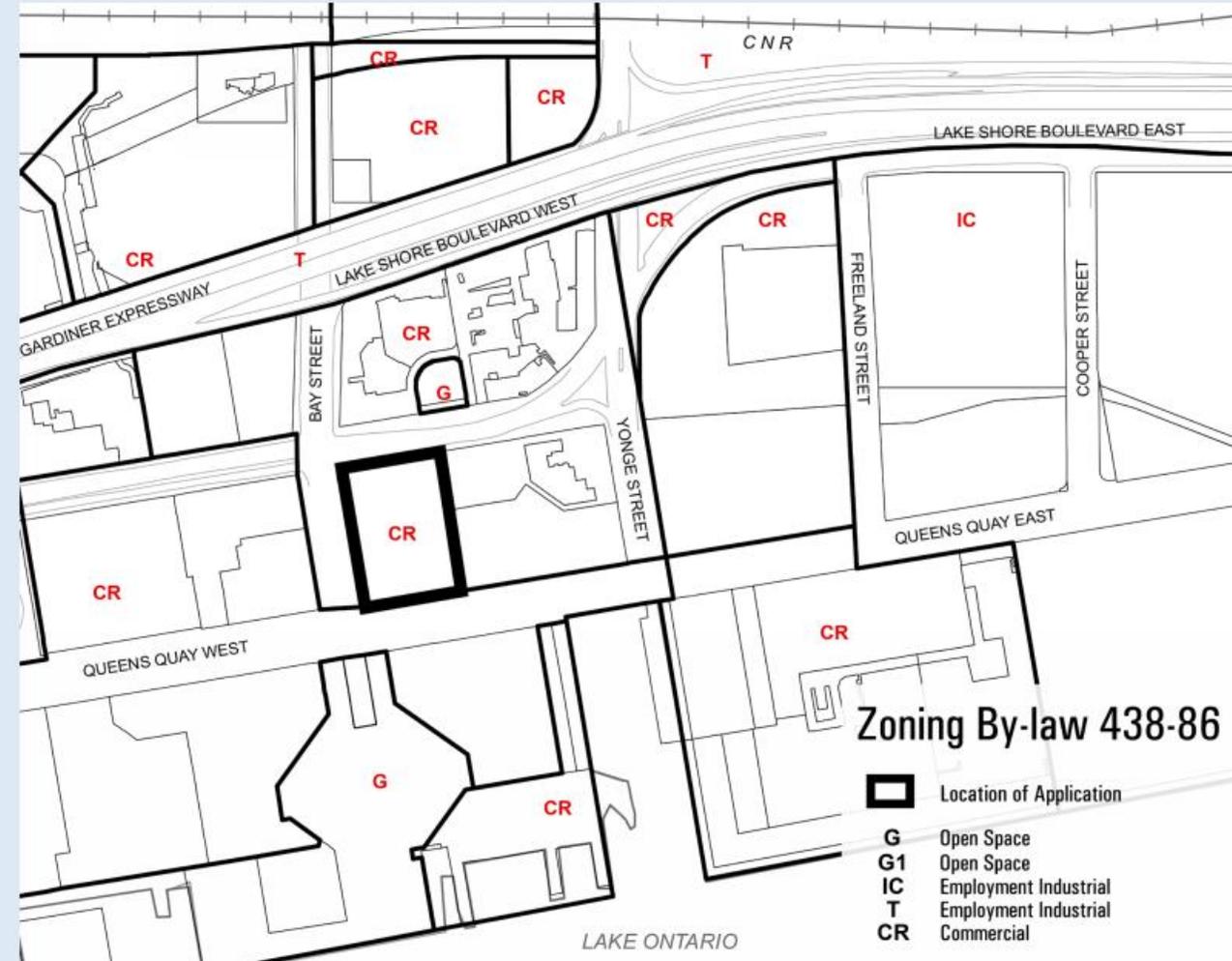
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- The site is zoned CR 6.7 (c5.1; r1.7) under Zoning By-law 438-86.
- The Commercial Residential zone permits a broad range of residential and commercial uses.
- At minimum, a **Rezoning** and an application for **Site Plan Approval** will be required to facilitate the proposed development. A detailed review of the policies within the OP will be conducted to confirm compatibility once the design of the building has been refined.



# Site Context

## Existing Condition

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Bay and Harbour looking southeast.

# Site Context

## Existing Condition

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Bay looking east.

# Site Context

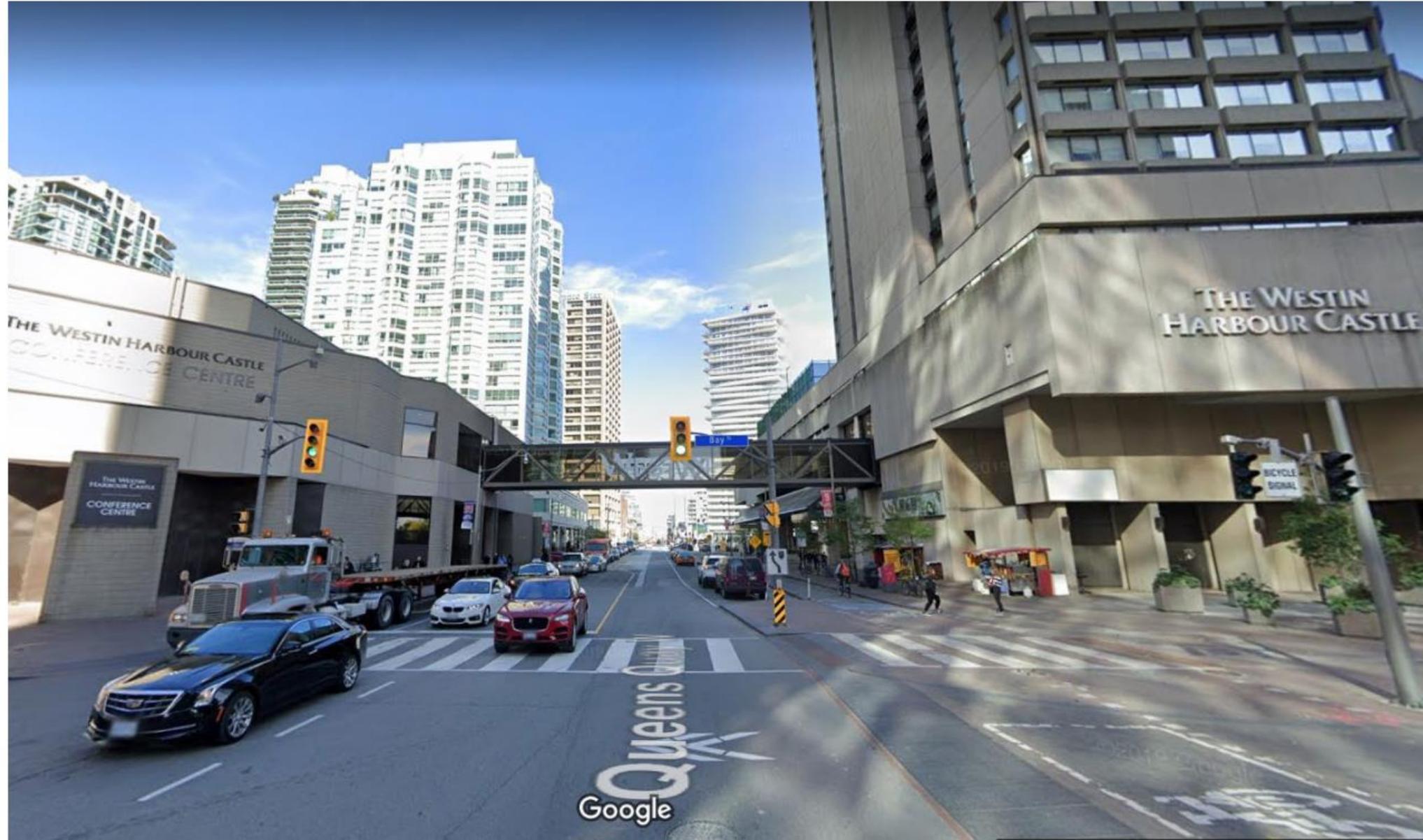
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Bay and QQE looking east.

Google

# Site Context

## Existing Condition

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Bay and QQE looking south at Harbour Square.

Google

# Site Context

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QQE looking north.

# Site Context

## Existing Condition

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QQE looking west.

# Site Context

## Existing Condition

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Harbour looking southwest.

Google

# Queens Quay Public Realm Design Context

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# Queens Quay Public Realm

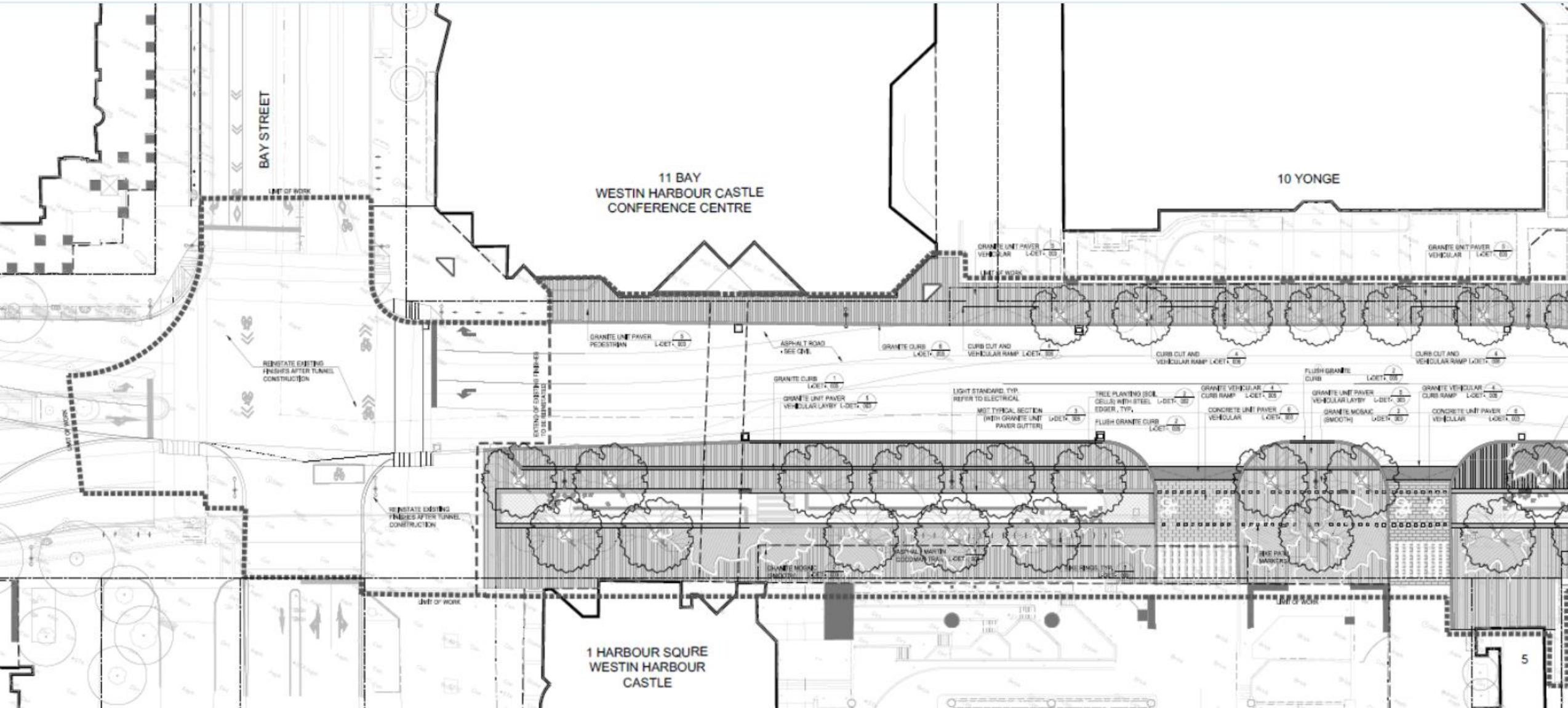
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# Jack Layton Ferry Terminal

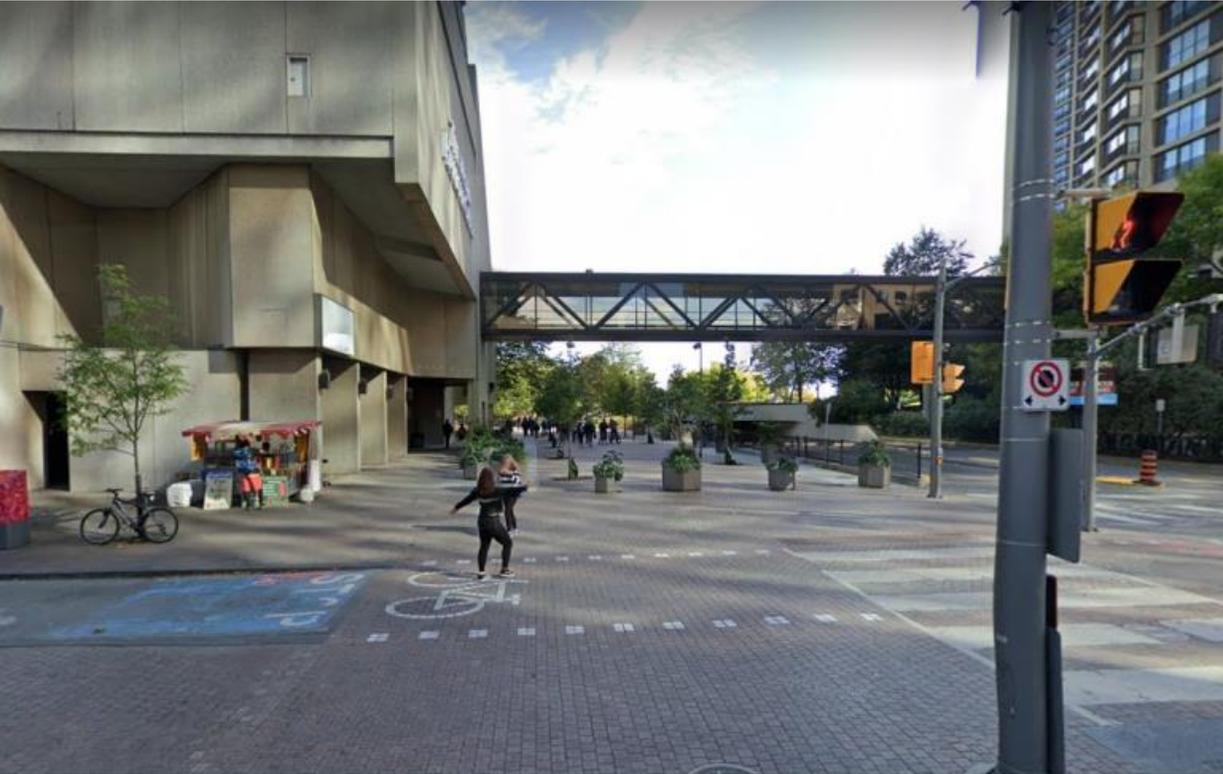
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# Transit Reset

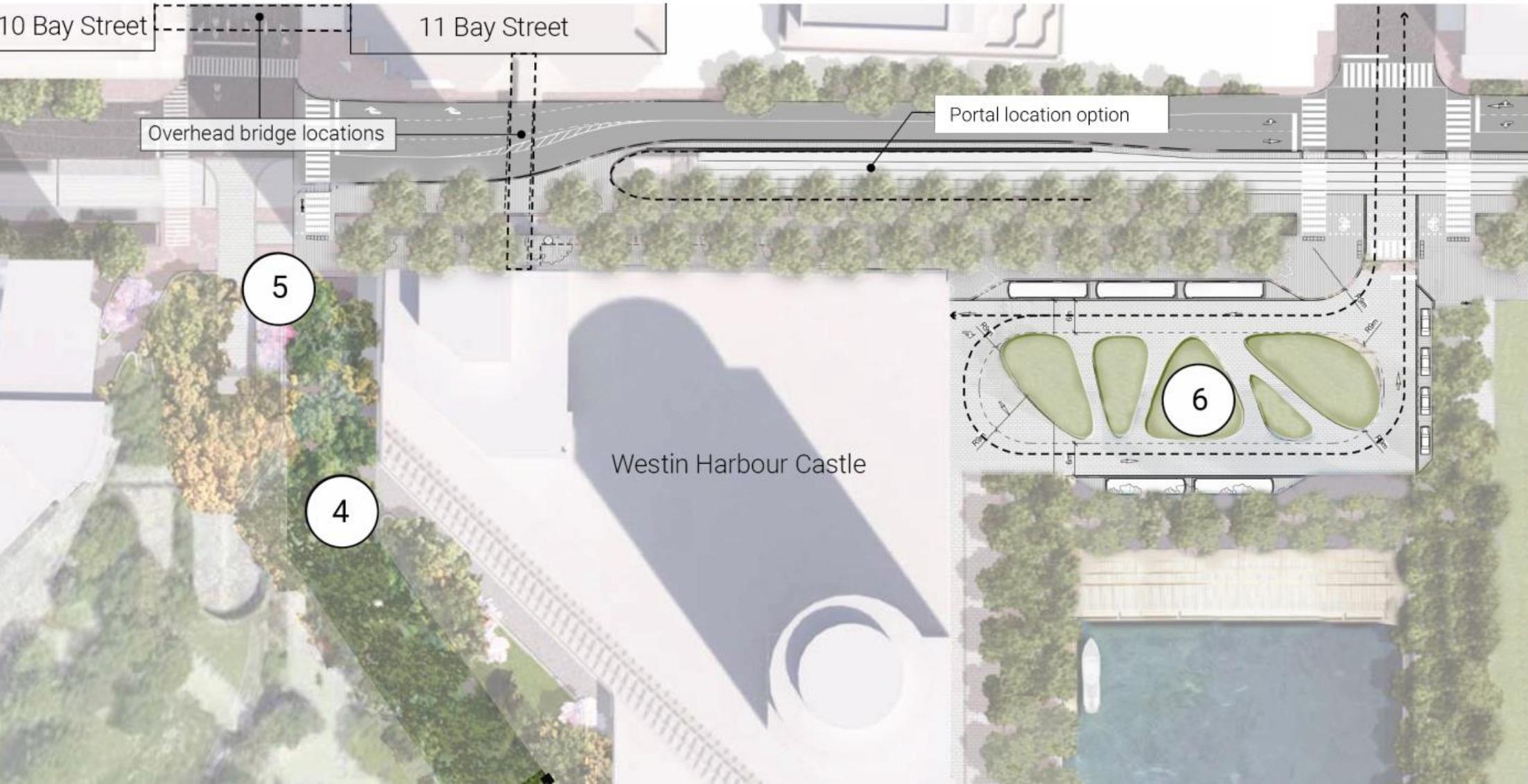
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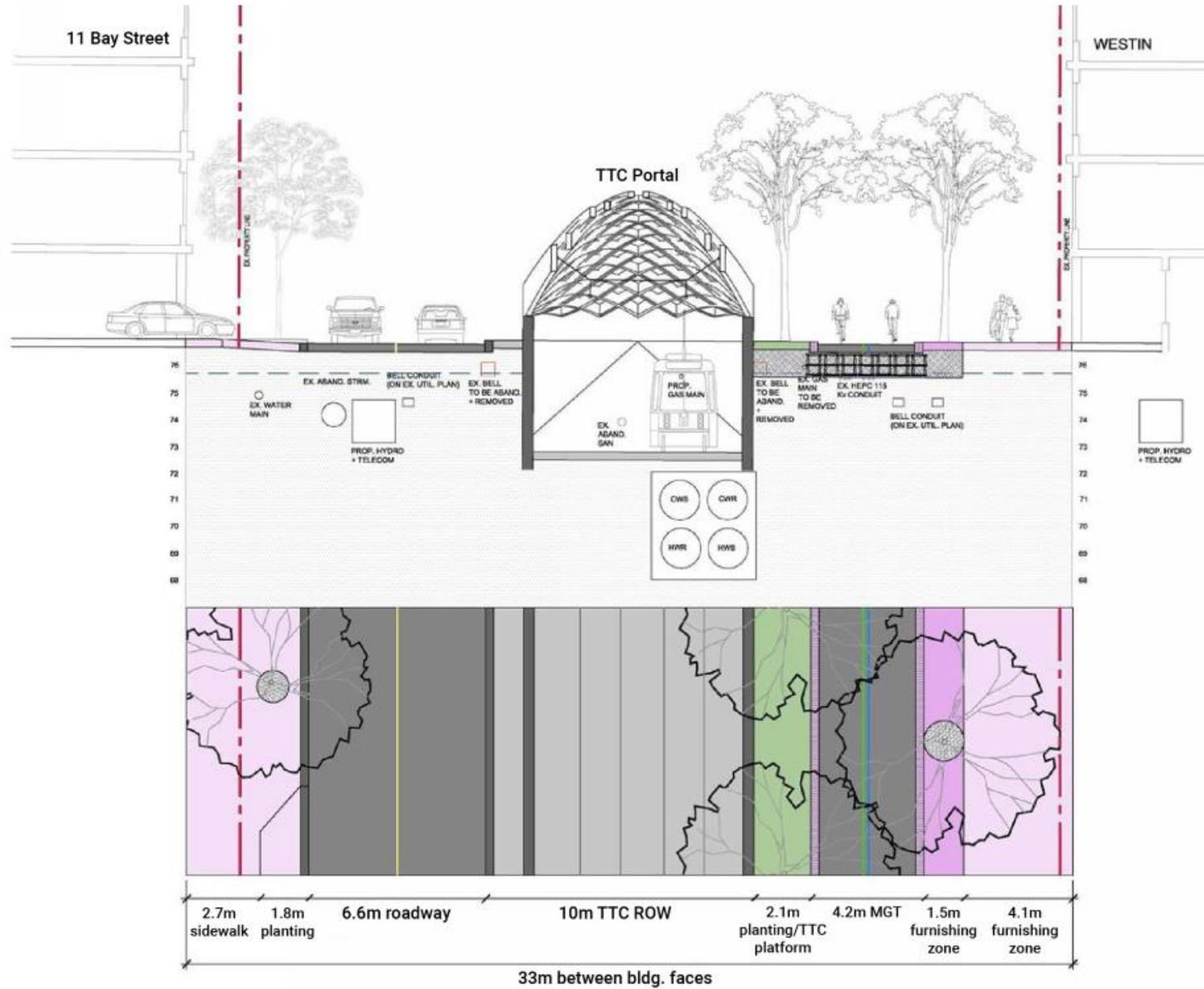


# Transit Reset

## Design Context

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# Lower Yonge: Harbour Street

## Design Context

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Review Stage: Issues Identification

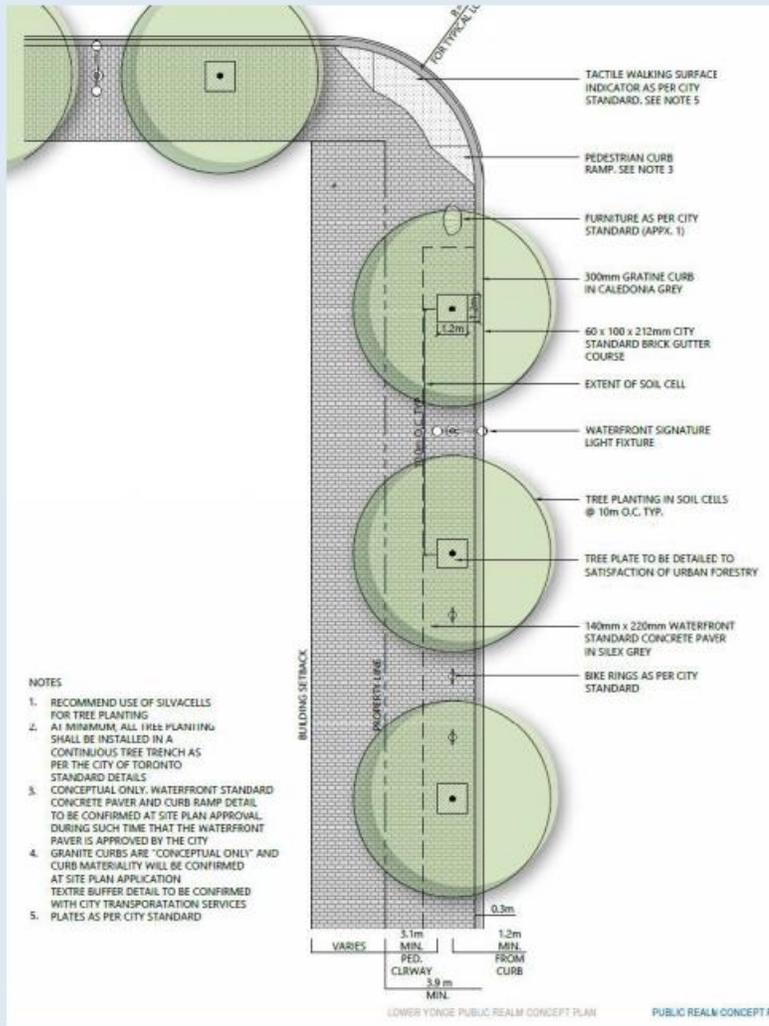


Figure 1 2 Artistic Rendering of Harbour Street (Extracted from the Lower Yonge Precinct Plan 2016)

# Lower Yonge: Promenade Street Design Context

11 Bay Street  
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Review Stage: Issues Identification

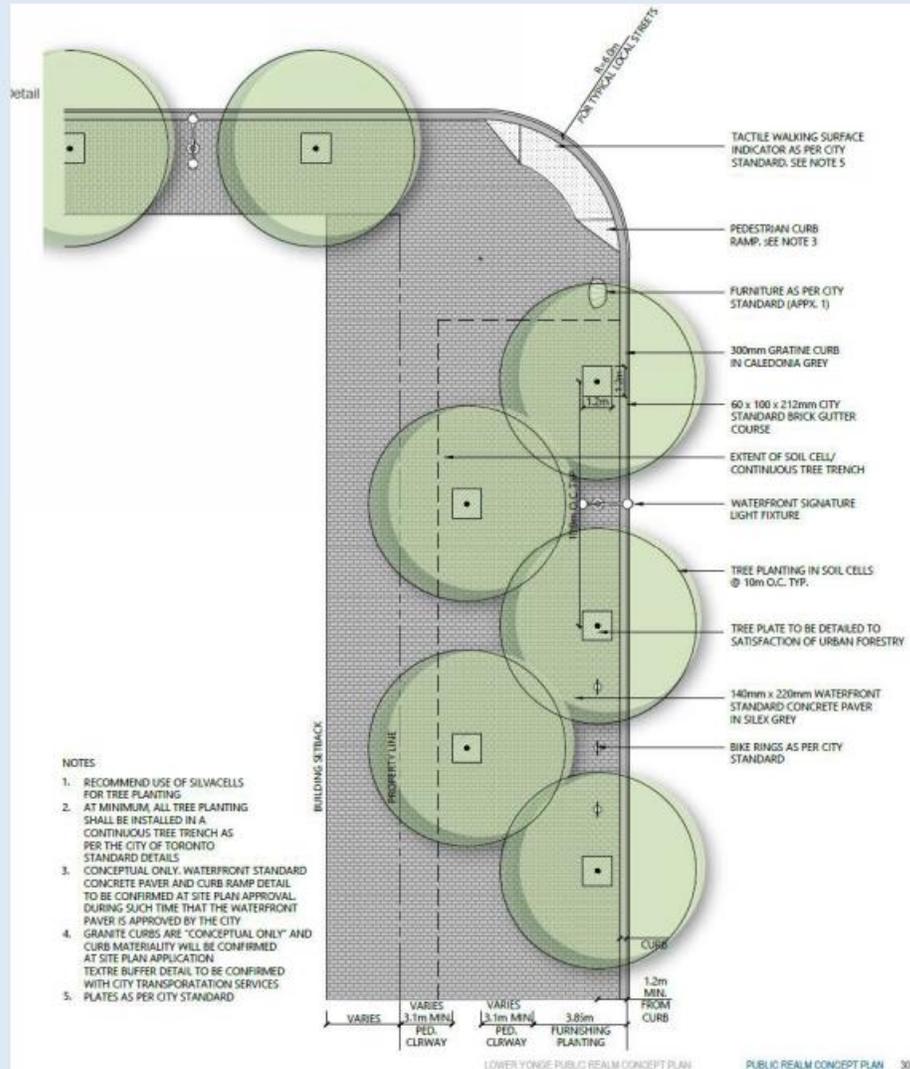
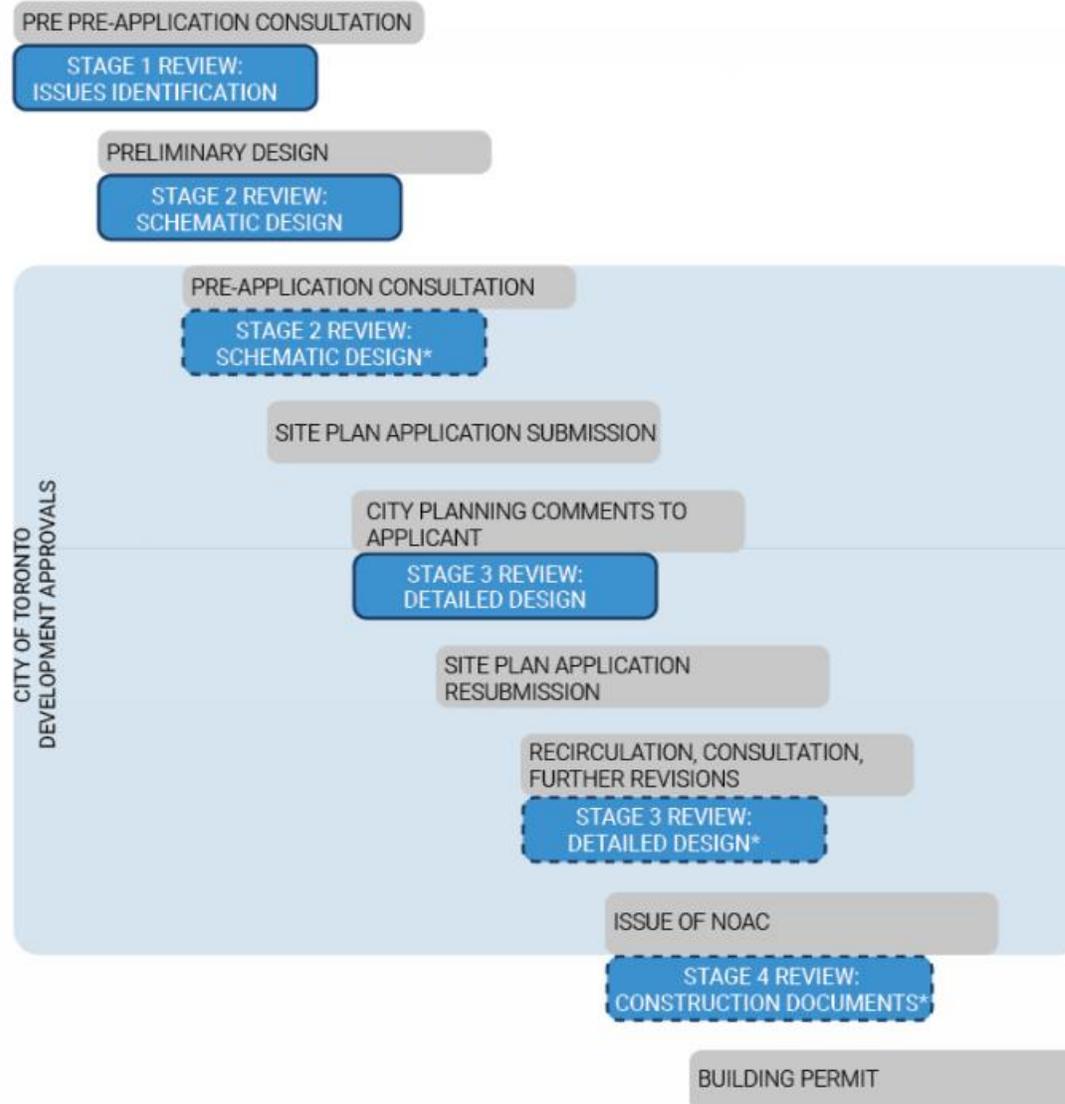


Figure 1.5 Artistic Rendering of Cooper Street. (Extracted from the Lower Yonge Precinct Plan 2016)

# Project Approval Stage

## DRP Stream 2: Public land – Site Plan Application

June 2020 →



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.

# Areas for Panel Consideration

## City + Waterfront Toronto

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### Building

How can the base of conference facility, as well as the office tower form, compliment the vision established for the emerging area public realm?

### Ground Floor and Connectivity

How can the design strategy support ground floor animation and a connected public realm?

- Podium programmatic organization
- Ground floor frontages
- TTC access
- Elevated bridge connections

# Areas for Panel Consideration

## City + Waterfront Toronto

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### Public Realm and Landscape

Has the team adequately considered the public realm context and urban design vision of the site?

- Queens Quay public realm and TTC portal
- Harbour Street as part of Lower Yonge Public Realm
- Bay Street as a Promenade Street

### Sustainability

At this stage of design development, what critical built form moves support the City's Sustainability objectives?

- Efficient building shape
- Scale and massing
- Location and orientation
- Shading strategies
- Retention and reusing stormwater on site

## Mayor's Urban Design Initiative October 2019

- Call to elevate Design Excellence in the city
- Public Proclamation September 2019 at the Toronto Urban Design Awards
- Council Approved Direction October 29, 2019

"City Council request the Board of CreateTO to work with the Chief Executive Officer, CreateTO in order to employ open and international design competitions for major and transformational projects in which it is the lead developer."

- Prominent piece of city-owned land which is a key to the future of the Waterfront and the surrounding area. All parties agree that Design Excellence is essential in every facet of the design.
- Subject to the [Mayor's Urban Design Initiative](#) for city-owned land.

Staff and the applicant are exploring various pathways to achieve Design Excellence. Each alternative has pros and cons:

- Scoped Design Competition or Prequalified Partner Call
- Peer Review together with limited Design Competition (combination)
- Extended involvement of the WTDRP (similar to Ottawa's DRP)

## Question:

Considering the importance of this site and the shared intent to achieve Design Excellence, can a site-specific peer review process support or augment the WTDRP in place of a Design Competition? Are there other alternatives or combinations? These options are being considered in the context of Toronto's post COVID economic rebuild and recovery strategy.

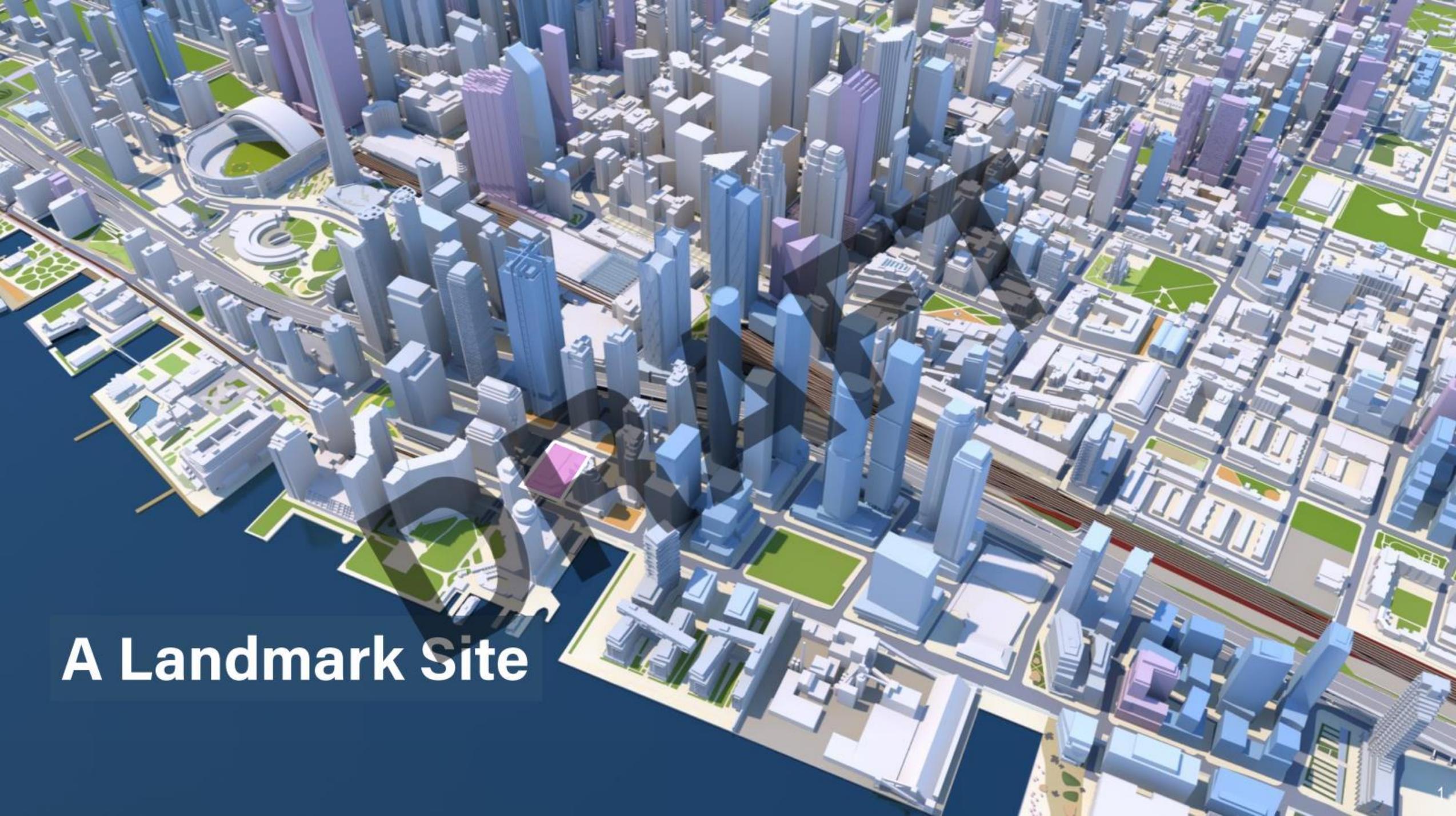
# 11

## Bay Street

*Waterfront Toronto  
Design Review Panel*  
Issues Identification

June 24 2020





**A Landmark Site**



# The Opportunity

QuadReal and Barney River are proposing an extension to their current leasehold on the site to allow for the transformation of a landmark, city-owned site that animates the waterfront with modernized conference and Class A office uses, commits to design excellence, market leading sustainability and contributes to Economic Recovery

# The Proposal

**~8350 sm of modernized conference facilities**

1850 sm column-free main ballroom

925 sm sf column-free junior ballroom

5575 sm prefunction areas, meeting rooms, BOH

**~4,000 sm of new retail and food hall**

**>100,000 sm of new Class A office**

**8800 new jobs, \$837 million investment**

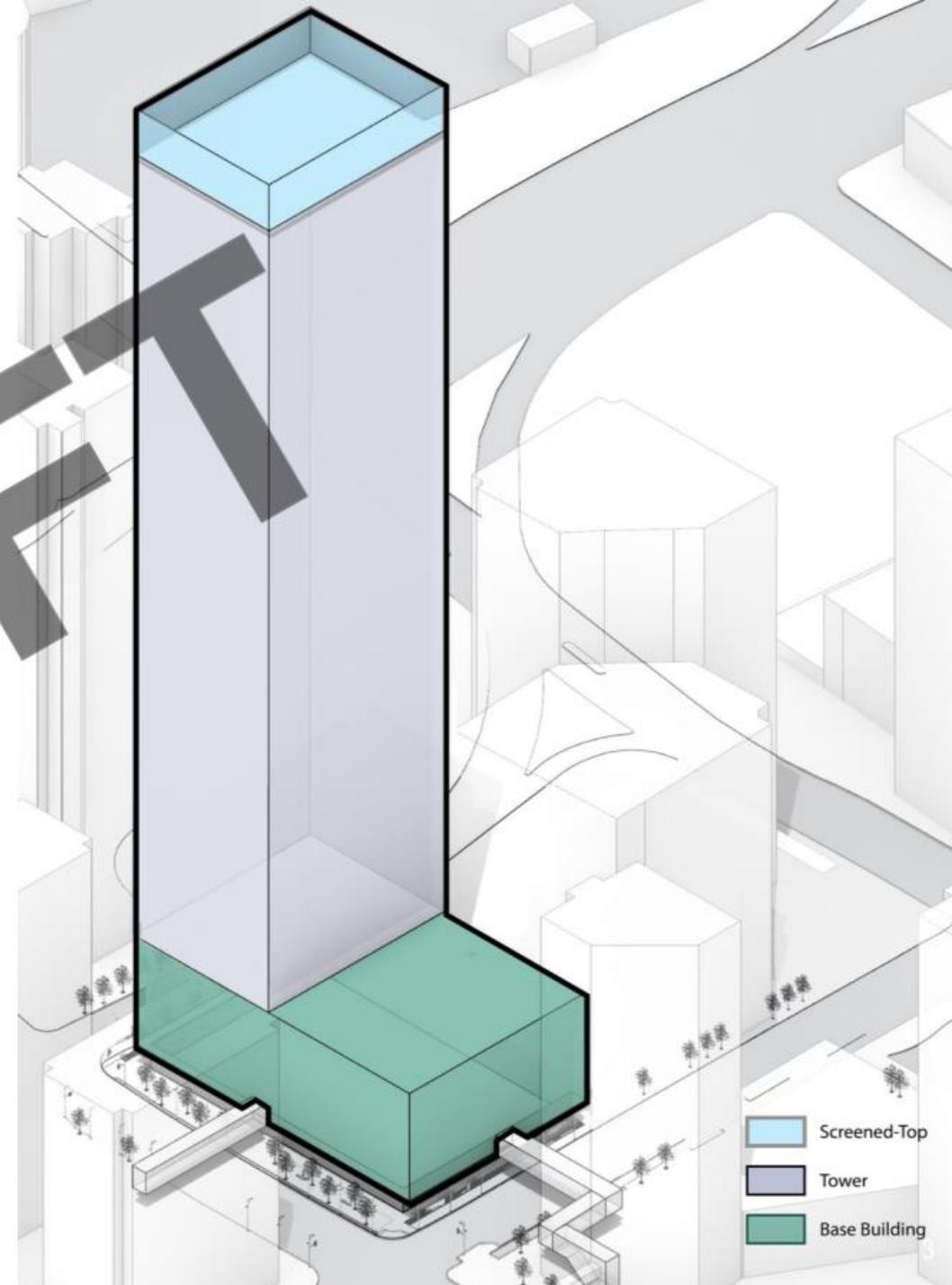
**Contribution to Jack Layton Ferry Terminal (JLFT)**

**Extension of PATH network linking Union Station to JLFT**

**Design Partnership Strategy to achieve design excellence**

**Completion 2024/2025; phasing strategy to minimize conference disruption**

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# 6 Big Moves

**1** Transform an underutilized site at the heart of the central waterfront through reinvestment.



**2** Respond to the landmark site by connecting into 4 distinct sides and the foot of Bay Street



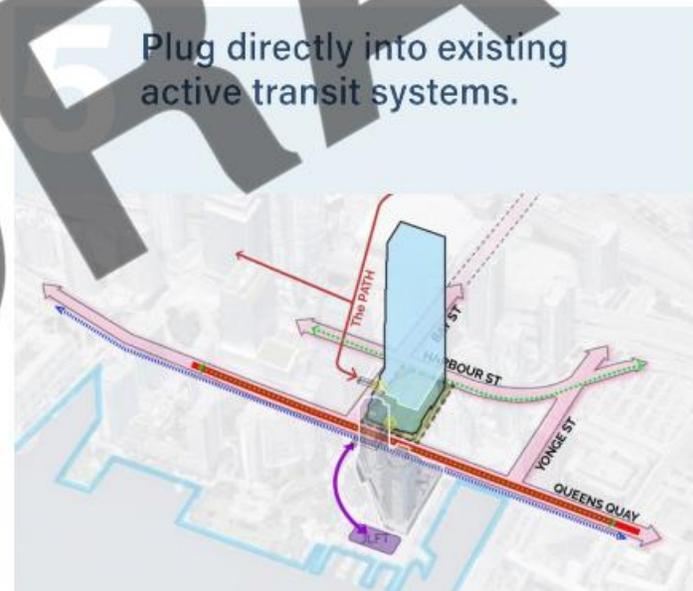
**3** Extend the Financial District and create new activity, day and night, all season, to the waterfront.



**4** Connect Lake Ontario to Union Station through both the public realm and the PATH network.



**5** Plug directly into existing active transit systems.



**6** Create remarkable and vibrant public spaces.



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# QuadReal Corporate Sustainability

## Commitments and Delivered Performance

### Reduce portfolio carbon emissions 80% by 2050 from 2007 baseline

- In 2017 we believed we were the first real estate company in North America to make this commitment and one of the first globally
- Already surpassed interim target of 50% reduction by 2020

### Disclose energy, carbon and water use of all our buildings annually

- Founding member of the Energy Disclosure Project
- Started disclosing in 2018

### Score in the top quartile of GRESB

- Achieved top 5% globally and #1 in Canada for diversified portfolios on first ever submission



QuadReal



# Sustainability Track Record

## Recent Achievements - Commerce Court

- TGS Tier 2 + LEED Platinum
- WELL Silver and CaGBC Zero Carbon viability is being maintained
- Central energy generation concept aims to provide virtually carbon-free energy to 191 Bay, add 1.8M sf of new development and result in no net increase in absolute carbon emissions for the entire Commerce Court Complex



# The Site Today

- 0.6 hectare, City-owned site under lease to the proponents to 2040 under current term with renewals
- 2 storey, 40-year old structure with blank walls along three key public streets.
- Operated as the Westin Harbour Castle Conference Centre and directly connected by pedestrian bridge to the Westin Harbour Castle Hotel.
- Just over 6,500 sm in event space, across 31 rooms.
- Existing density of 1.5 FSI

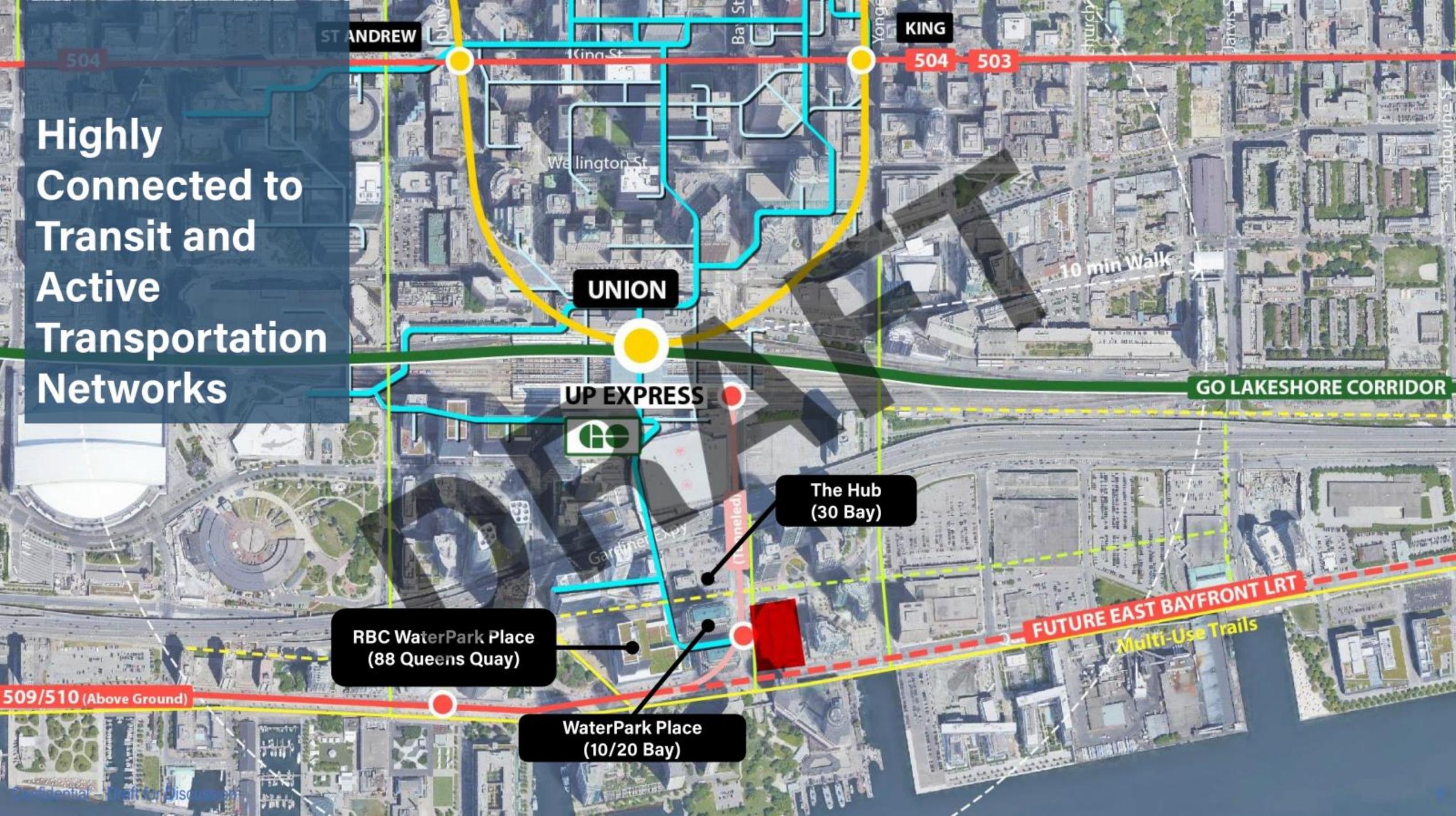




# Underperforming Site Today



# Highly Connected to Transit and Active Transportation Networks



ST ANDREW

KING

504

504

503

UNION

UP EXPRESS

GO LAKESHORE CORRIDOR

The Hub  
(30 Bay)

RBC WaterPark Place  
(88 Queens Quay)

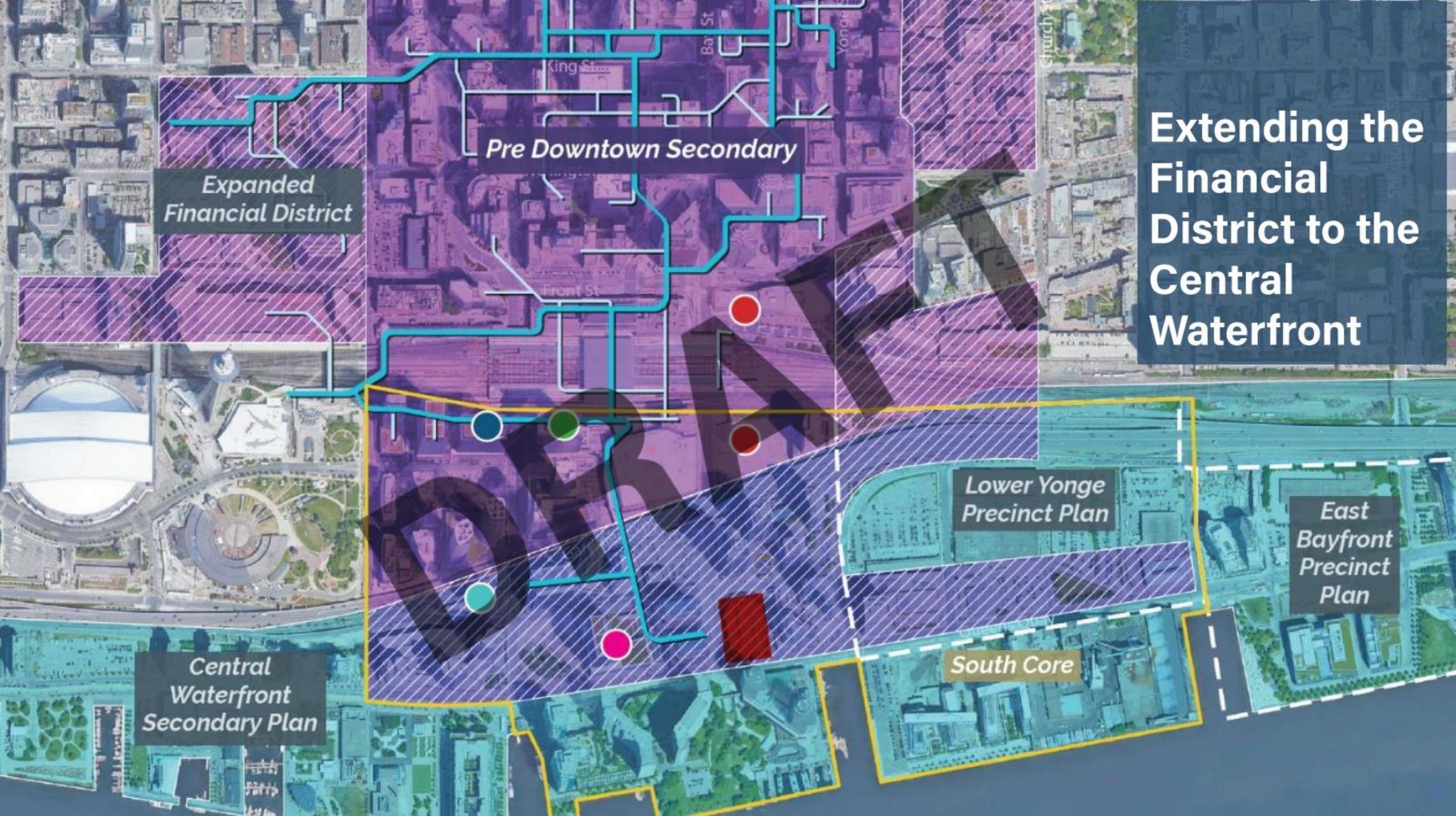
WaterPark Place  
(10/20 Bay)

FUTURE EAST BAYFRONT LRT

Multi-Use Trails

10 min Walk

509/510 (Above Ground)



**Extending the  
Financial  
District to the  
Central  
Waterfront**

*Expanded  
Financial District*

*Pre Downtown Secondary*

*Central  
Waterfront  
Secondary Plan*

*Lower Yonge  
Precinct Plan*

*South Core*

*East  
Bayfront  
Precinct Plan*

**DRAFT**

# Supporting City and WT Policy Directions

Designated: **Downtown and Central Waterfront Regeneration Area**

The Proposed Development implements policy directions with regard to economic development, growth management, and waterfront revitalization.

A site specific Zoning By-law Amendment is required to implement the Proposed development and allow a range of uses, parking provisions and increased density.





**LEGEND**

EXISTING

APPLICATION

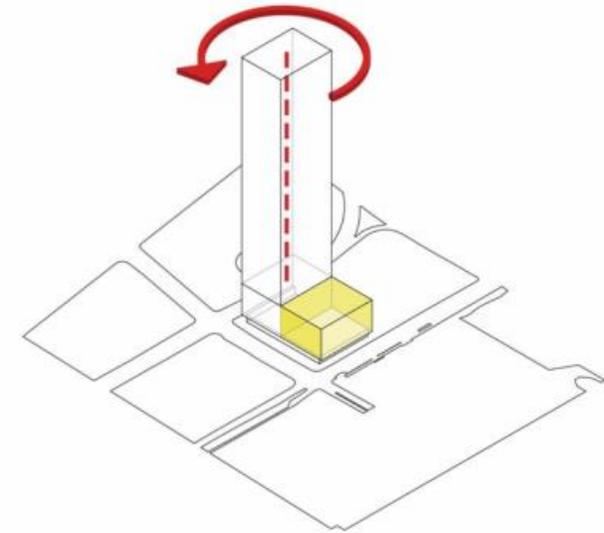
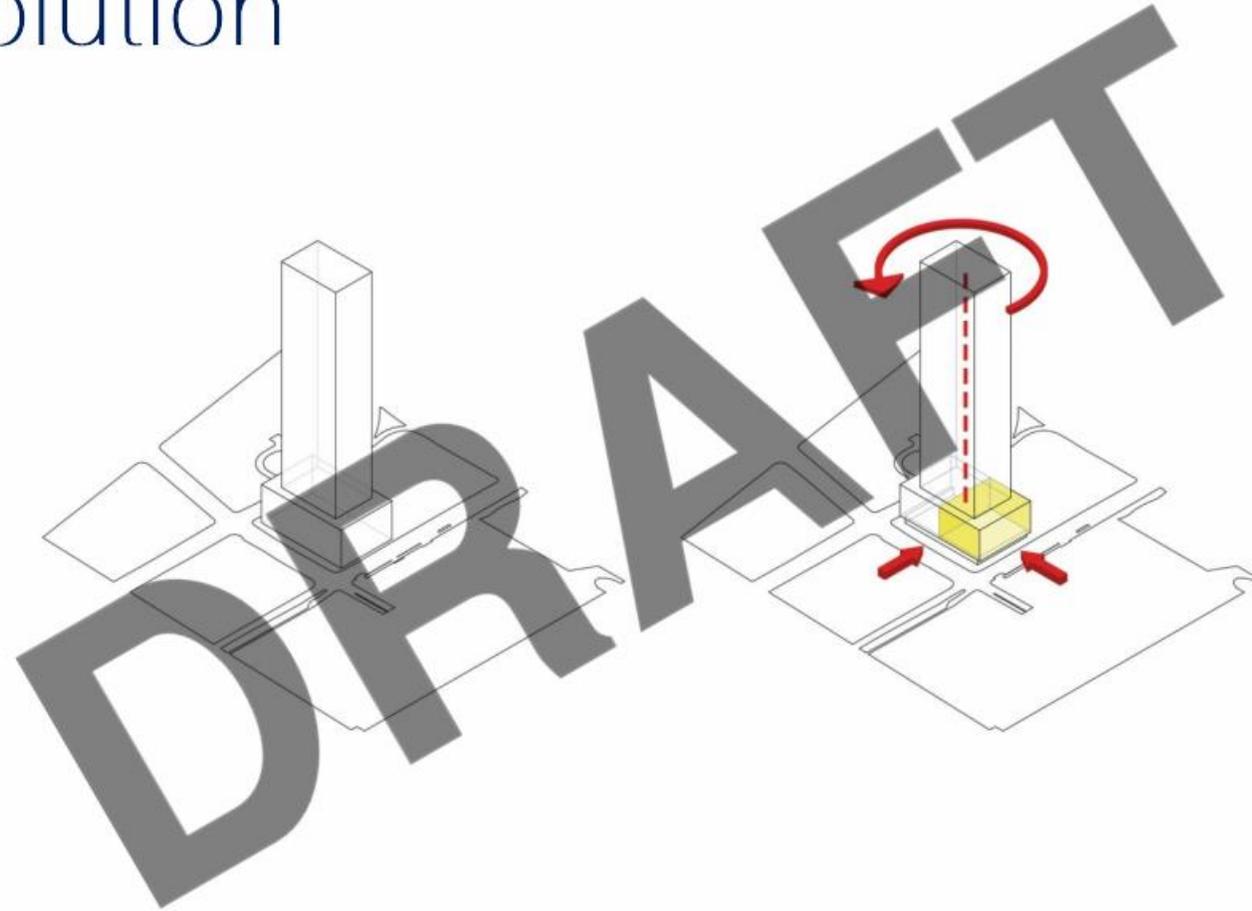
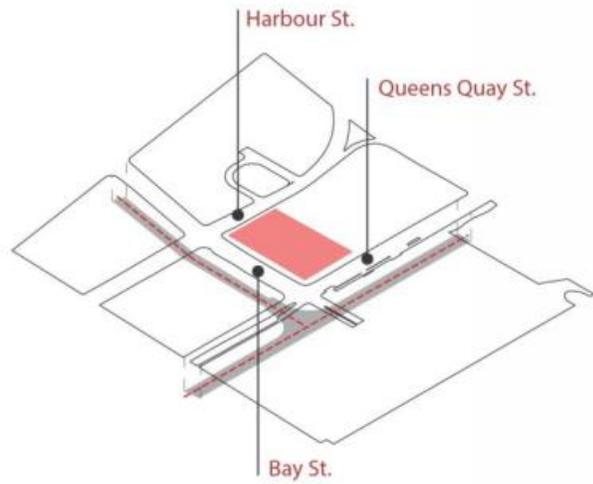
APPROVED

# Evolving Development Context

# Responding to the Landmark Site and Skyline



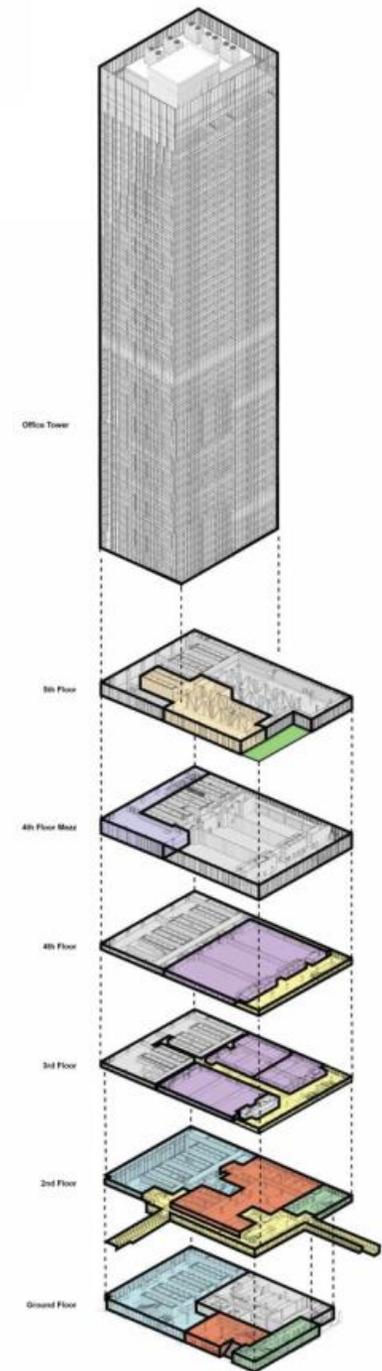
# Design Evolution



# Accommodating Complex Program Requirements

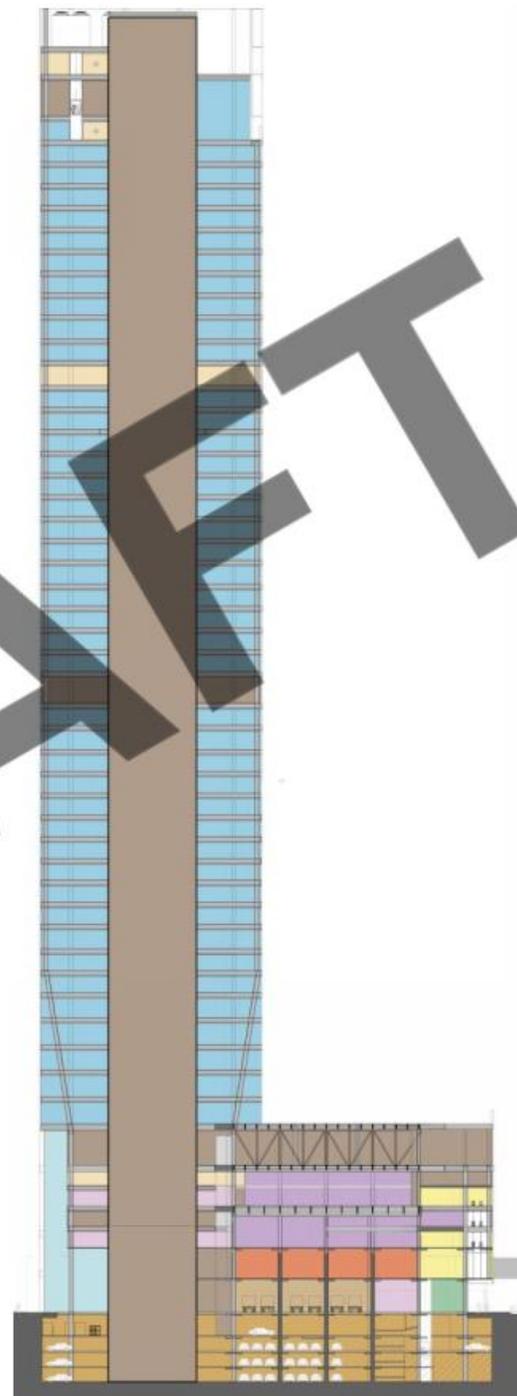
The design of the Proposed Development must activate the public realm along three important street frontages, and carefully consider the program requirements of various users:

- Office tenants
- Conference attendees
- Shoppers and restaurant patrons



# Vertically Integrated Mix of Uses and Amenities

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- > Office Lobby
- > Retail/Restaurant
- > BOH
- > Conference Lobby
- > Ballroom
- > Office
- > Main Circulation
- > Amenity
- > Mechanical
- > Parking
- > Outdoor Amenity

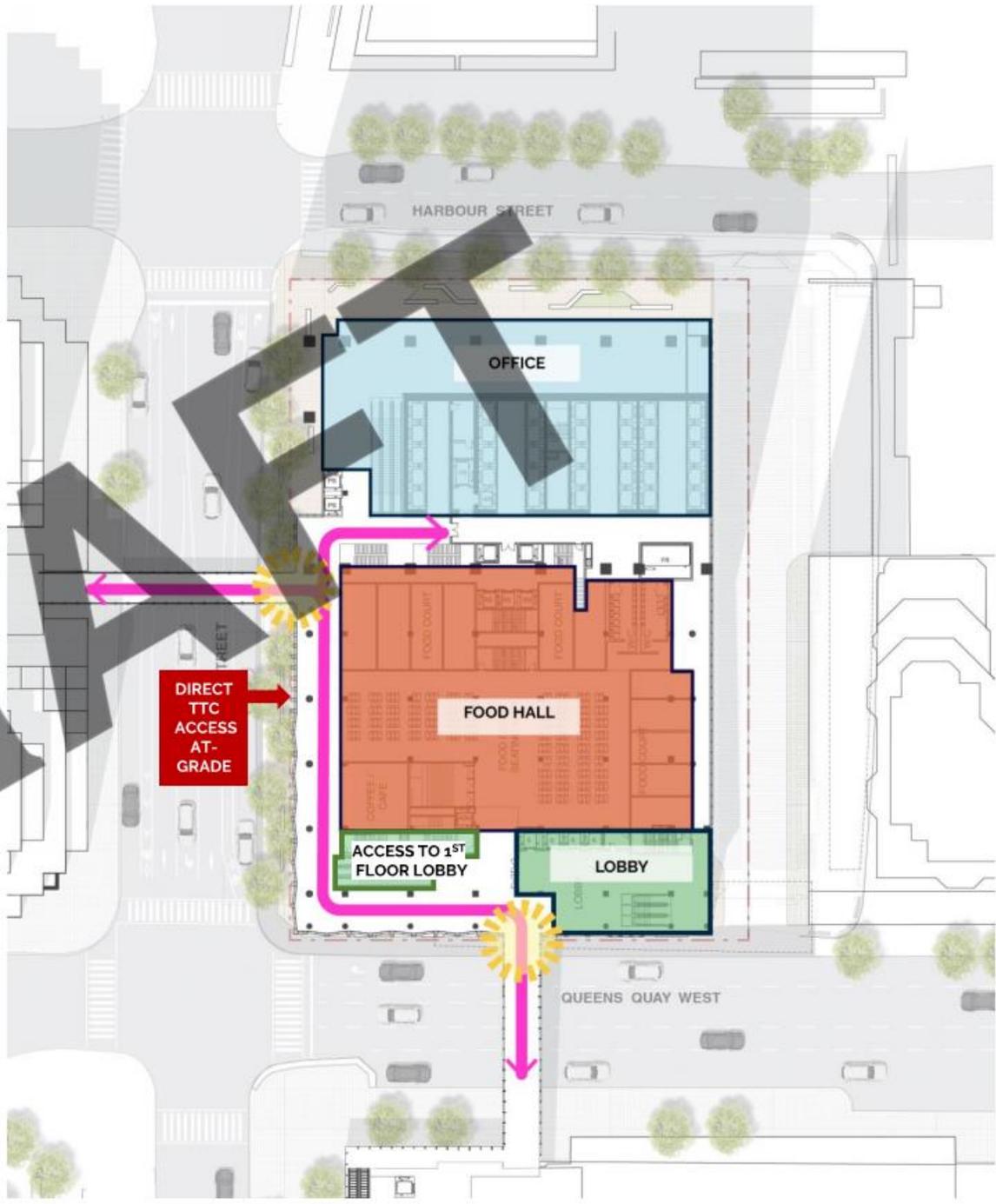
# A Variety of Active Uses at Grade to Animate the Public Realm

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# Complementary Uses on the Second Floor with Multiple Connections to Grade

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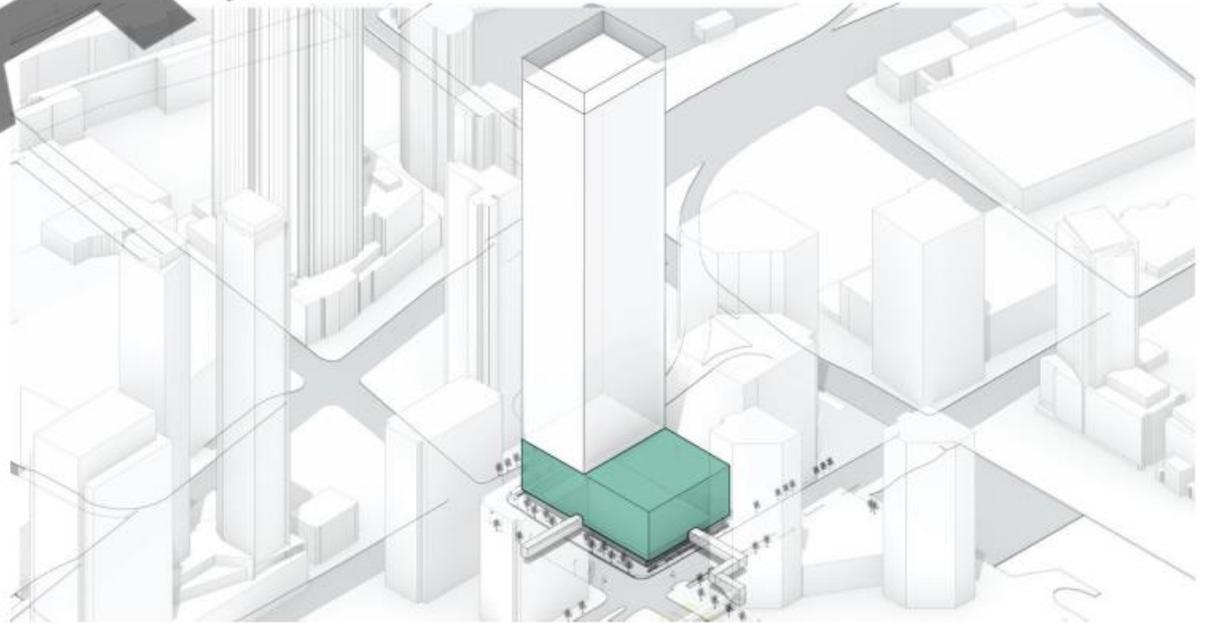
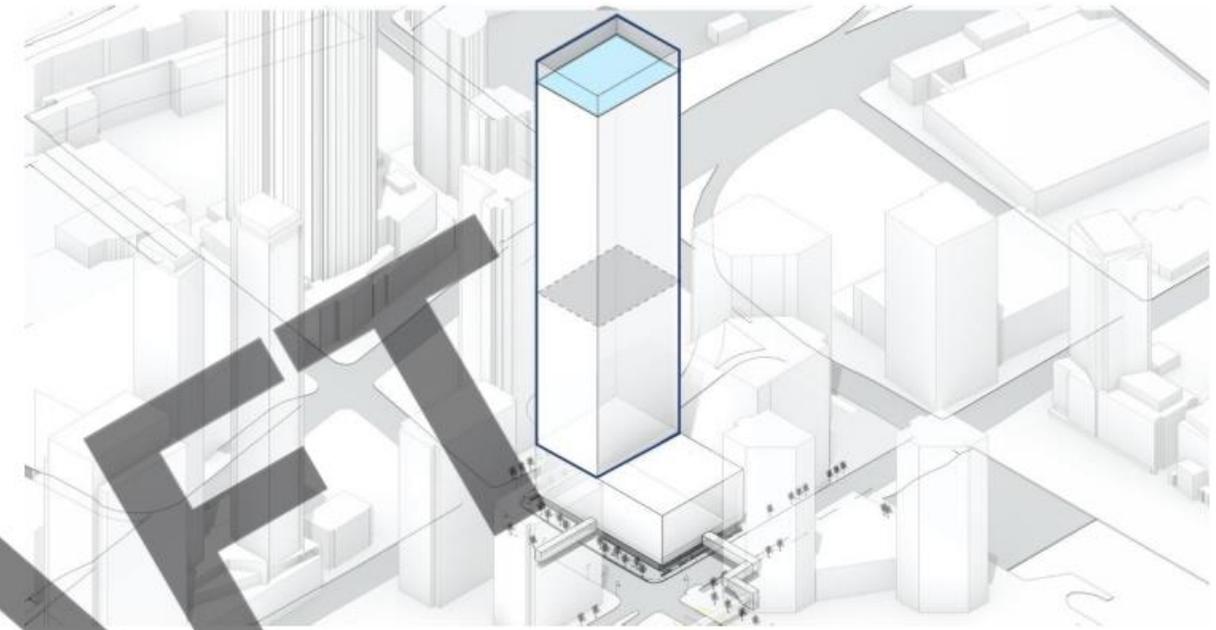


# Preliminary Massing

A transparent base which acts as a beacon and animates the Bay Street and Queens Quay West Public Realms.

A 54 storey tower with a contemporary office floor plate.

A screened top that shields mechanical equipment and provides an integrated and appropriate conclusion to the tower.



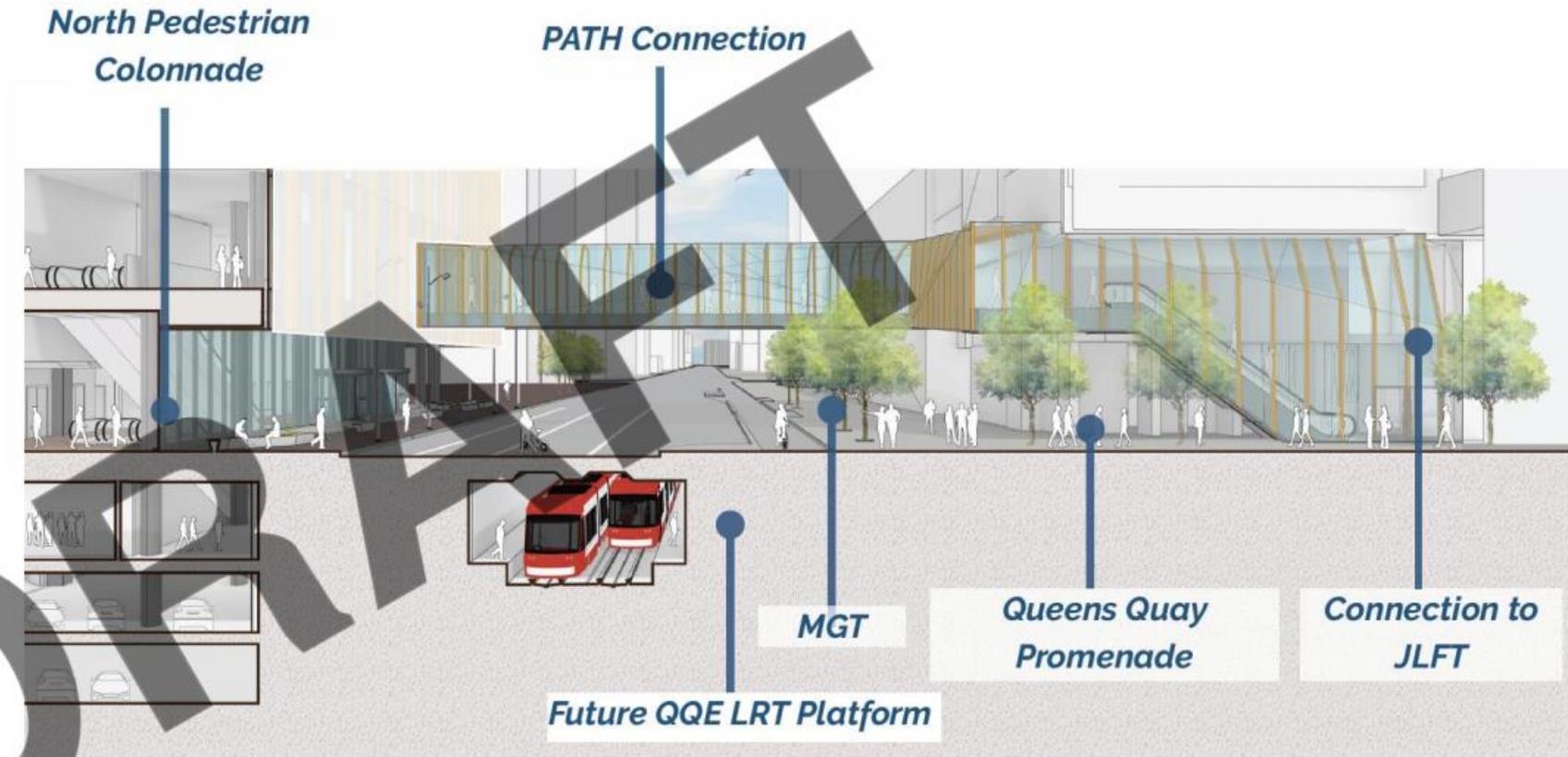
# Extend the PATH: Connecting Union to Jack Layton Ferry Terminal

The proposed PATH connections will play a critical role in supporting the Class A office, conference centre and hotel uses.

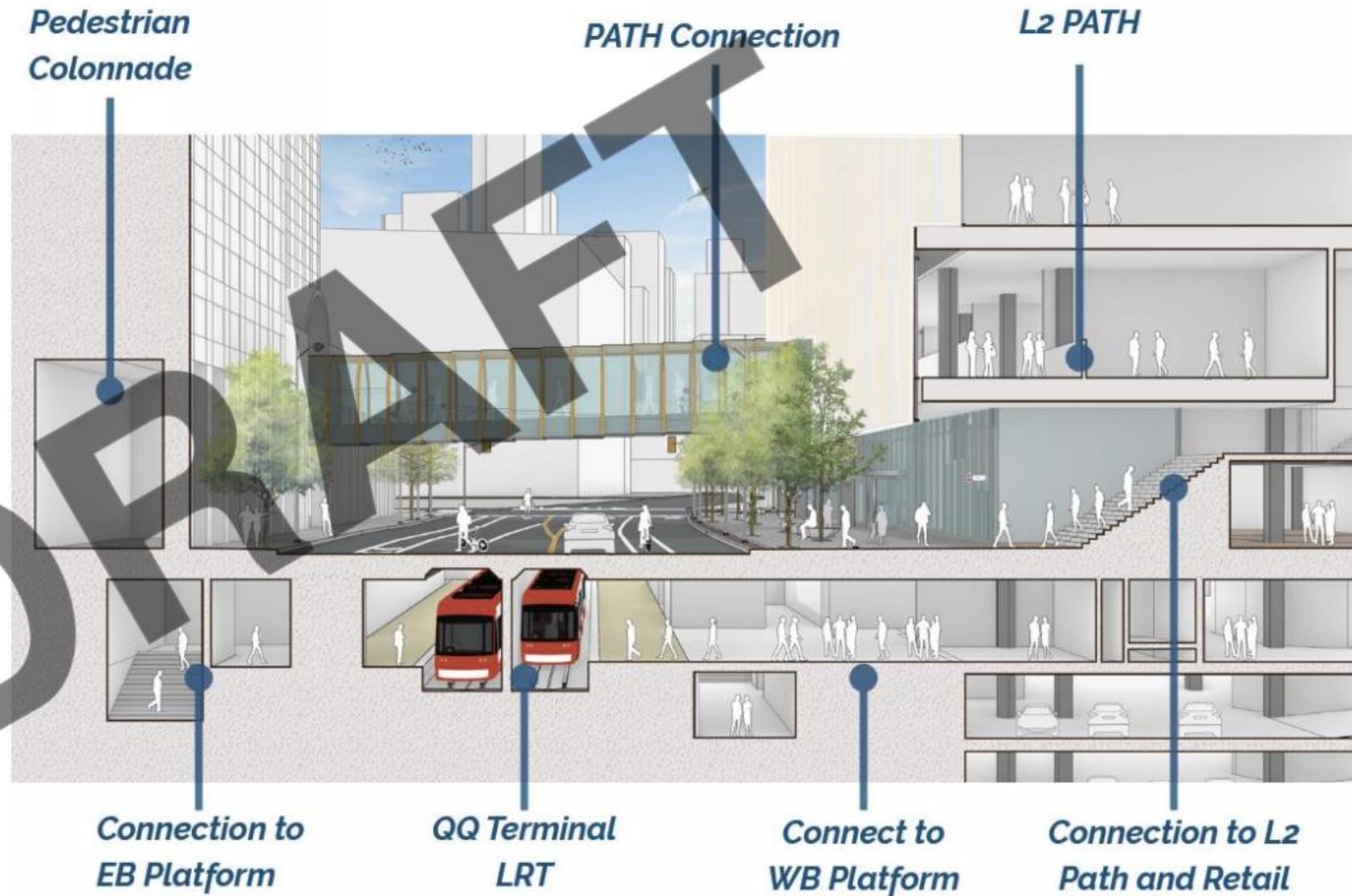
Access to the PATH network is a defining feature of Class A office buildings in downtown Toronto, facilitating a four-season weather protected route from Union Station and Jack Layton Ferry Terminal



# Connecting Union to Jack Layton Ferry Terminal



# Along Bay- Plugging Directly into City Fabric and Transit at 3 Levels



# Exploring and Responding to Pedestrian Flow



# Foot of Bay: Stitching Together Multiple Public Realm Initiatives



# Foot of Bay: Stitching Together Multiple Public Realm Initiatives



Harbour Square Park improvements looking north on Bay St



Artistic rendering of Jack Layton Ferry Terminal and Harbour Square Park

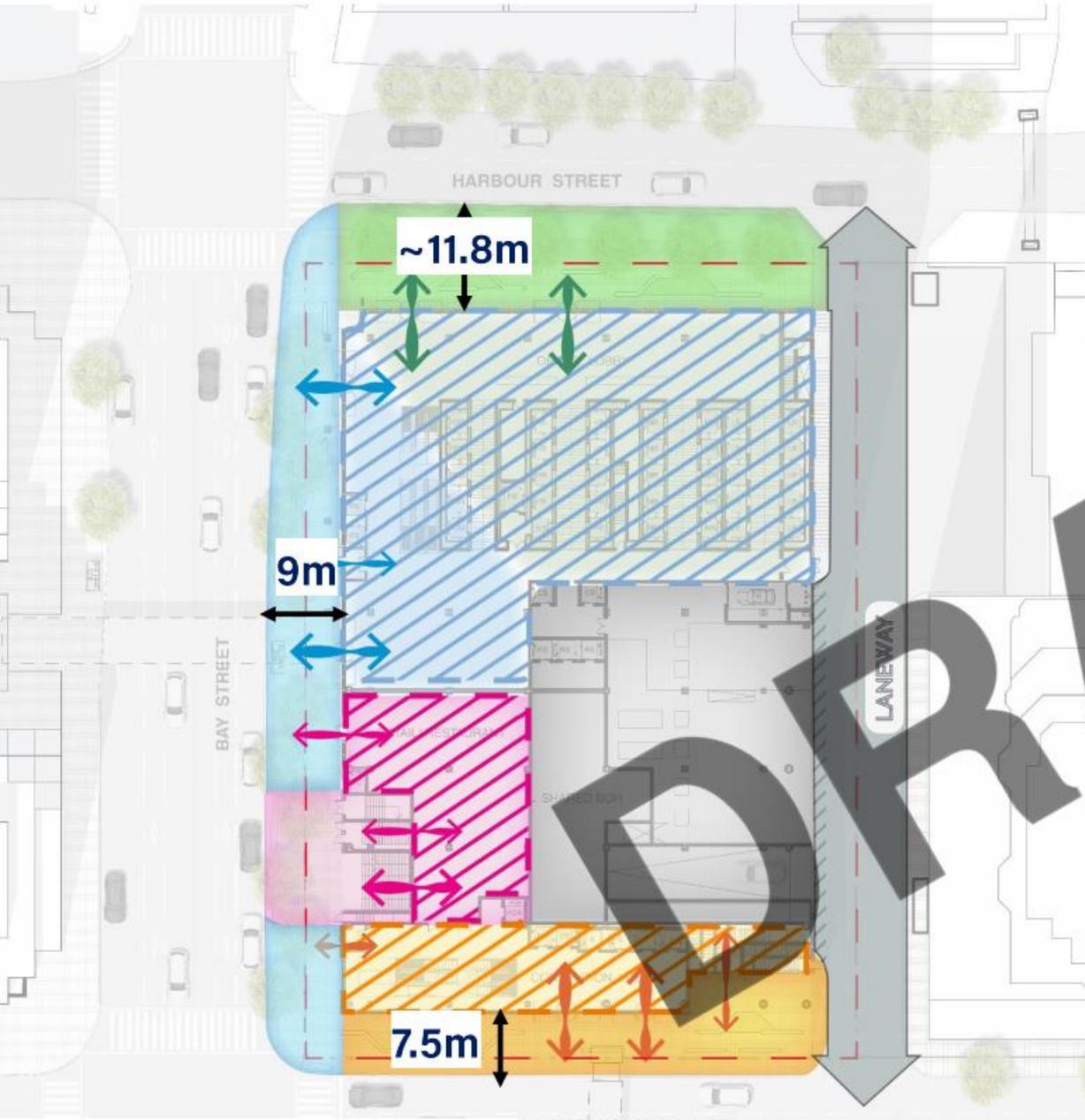


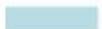
Artistic rendering of Lower Yonge Precinct Plan (Harbour St)



# Contributing to the Public Realm on all Four Sides

There is an opportunity to **expand and enhance the pedestrian experience and introduce vibrancy to this landmark location** by weaving together the public realm experience that extends from the water's edge, through the Bay Street ribbon, up to Union Station and Toronto's downtown core.

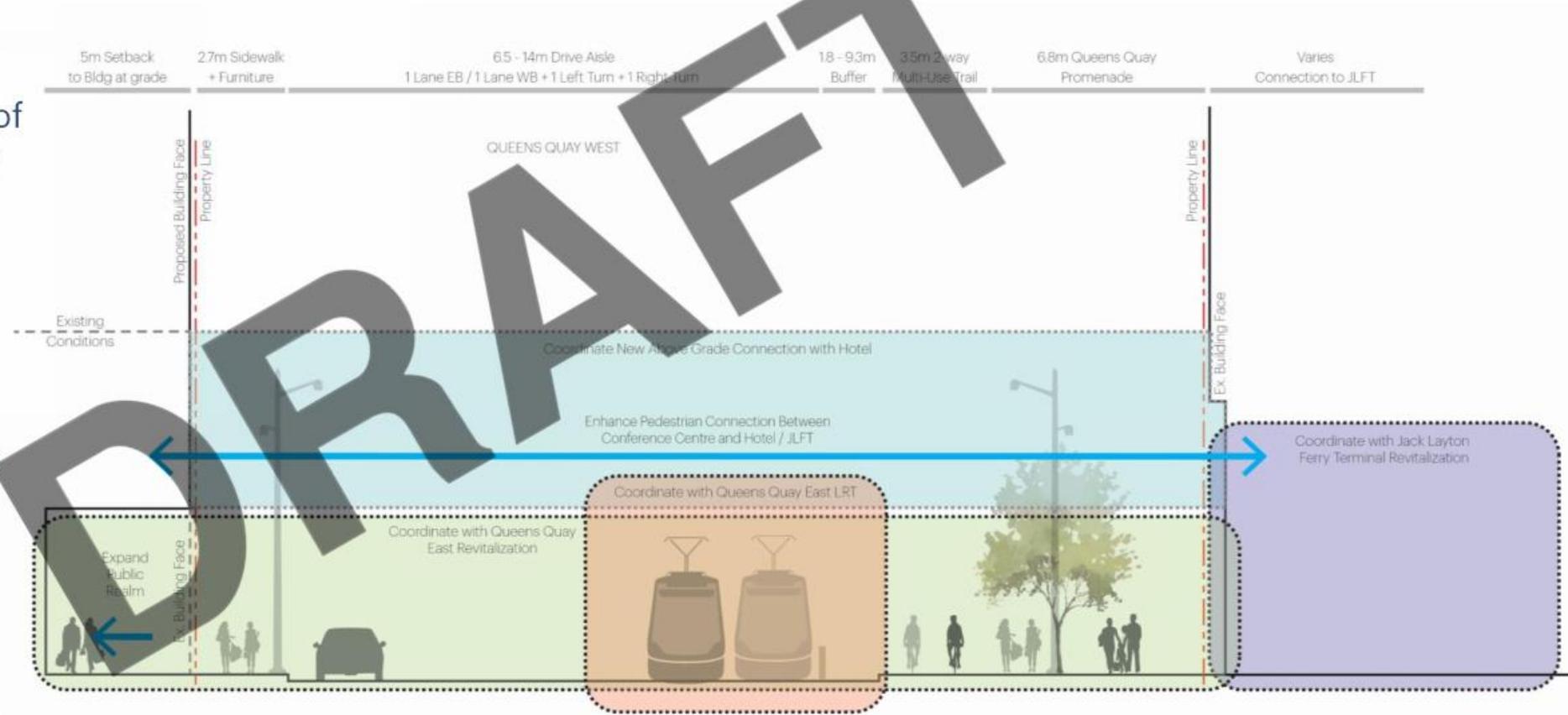


- |  |  |   |
|--|--|---|
|  > Bay and Harbour Street Internal Interface of Public Realm |  > Bay Street Stairs Internal Interface |  > Queens Quay West Internal Interface of Public Realm |
|  > Bay Streetscape   |  > Bay Street Stairs Entrance           |  > Queens Quay West Streetscape                        |
|  > Harbour Streetscape                                       |  |   |

# Queens Quay: The Pre-eminent East-West Waterfront Spine

Spanning over 3 kilometers of Toronto's lakeshore, Queens Quay is defined by its waterfront access, and the vibrancy of its public realm.

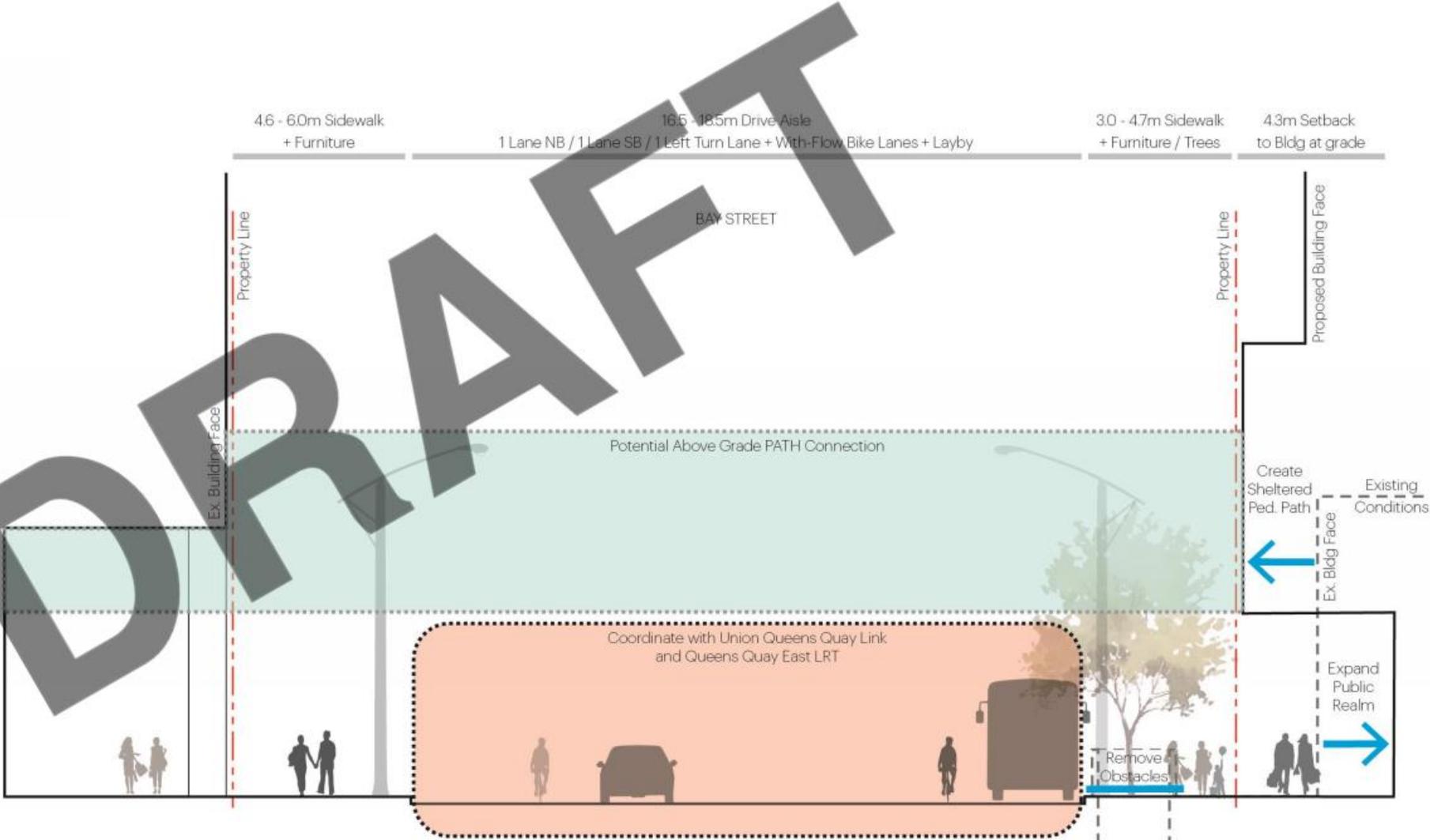
The Queens Quay frontage will be a highly transparent and illuminated front door to the Conference Facility



# Bay St: A Gateway between the Central Waterfront + Financial District

Bay Street provides a direct connection between the waterfront, Union Station, and the downtown core beyond.

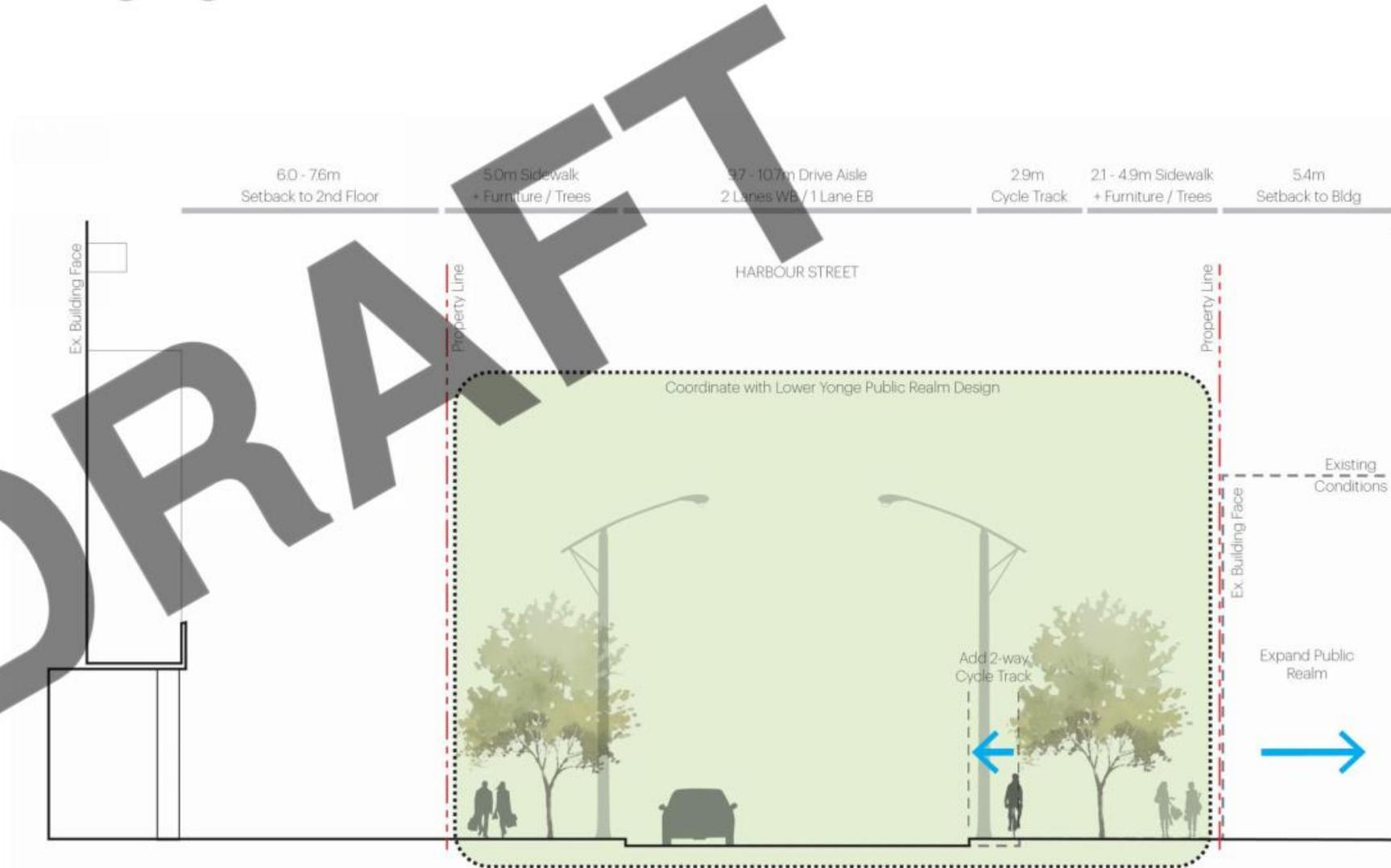
With high levels of pedestrian activity, the proposed Bay Street frontage will provide high porosity and direct entrances to retail, TTC, office and conference uses.



# Harbour St: An Emerging Office Corridor

This emerging office corridor within the South Core neighbourhood is anchored by recent development at the intersection of Bay Street and Harbour Street.

The Harbour Street frontage will provide a generous and landscaped pedestrian boulevard, access to the cycle track and the front door to the Class A office.



# Sustainability Vision

## Overview of Performance Aspirations

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- 1 Zero Carbon
- 2 TGS Tier 2 (with Tier 3 for Carbon)
- 3 LEED v4 Platinum
- 4 WELL v2 Silver
- 5 Low-embodied Carbon

# Market Leading Sustainability

**Achieving the Sustainability Vision can deliver:**

## **Energy and Carbon**

5M kWh of energy savings per year  
1,330 tons of avoided GHG emissions per year

## **Resilience**

Designed for the climate of today and 2050

## **Water**

Greywater recycling  
40% savings in potable demand  
10 mm of stormwater retention

# Sustainability Outcomes

**Achieving the Sustainability Vision can deliver:**

## **Comfort**

20% improved occupant comfort relative to typical office buildings

## **Materials**

10% savings in embodied carbon  
Healthy materials selection

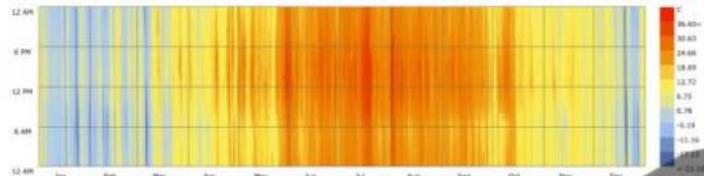
## **Transportation**

Enhanced public realm  
30% reduction in single-occupancy trips

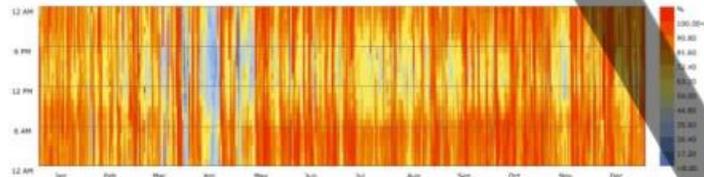
# Performance-Driven Design

## Site and Climate

### Temperature



Dry Bulb Temperature (C) - Hourly  
Toronto-City, ON, CAN  
1 JAN 1:00 - 31 DEC 24:00



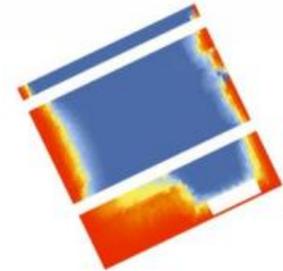
Relative Humidity (%) - Hourly  
Toronto-City, ON, CAN  
1 JAN 1:00 - 31 DEC 24:00



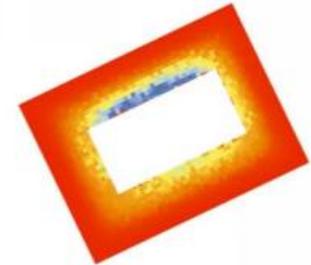
### Wind

### Daylight

Podium



Tower



# Performance Driven Design

## Identify Focus Areas and Relative Impact

Summary of how much varying each input parameter impacts TEDI, energy, carbon and cost. The parametric studies show that while some parameters have a significant impact on TEDI, their impact on energy consumption is low. For instance, spandrel and glazing U-value are key for meeting the TEDI targets, but have a smaller impact on EUI.

Parameter	Impact on Performance			
	TEDI	EUI	GHG	Energy Cost
1. Window-to-Wall Ratio (WWR)	High Impact	Medium Impact	Medium Impact	Medium Impact
2. Glazing Performance	High Impact	Medium Impact	Medium Impact	Low Impact
3. Glazing Solar Heat Gain Coefficient (SHGC)	High Impact	Medium Impact	Medium Impact	High Impact
4. Spandrel Performance	Medium Impact	Medium Impact	Medium Impact	Low Impact
5. Infiltration	Medium Impact	Medium Impact	Medium Impact	Medium Impact

Legend:  
Low Impact: 1 green square, 2 white squares  
Medium Impact: 2 green squares, 1 white square  
High Impact: 3 green squares

# Performance-Driven Design

Parameter

Performance Metrics

1. WWR

2. Glazing

3. SHGC

4. Spandrel

5. Infiltration

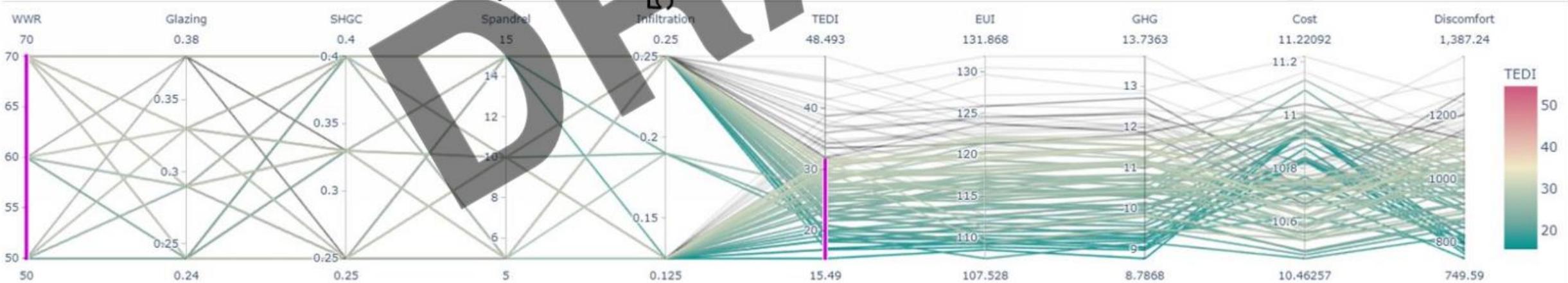
TEDI

EUI

GHG

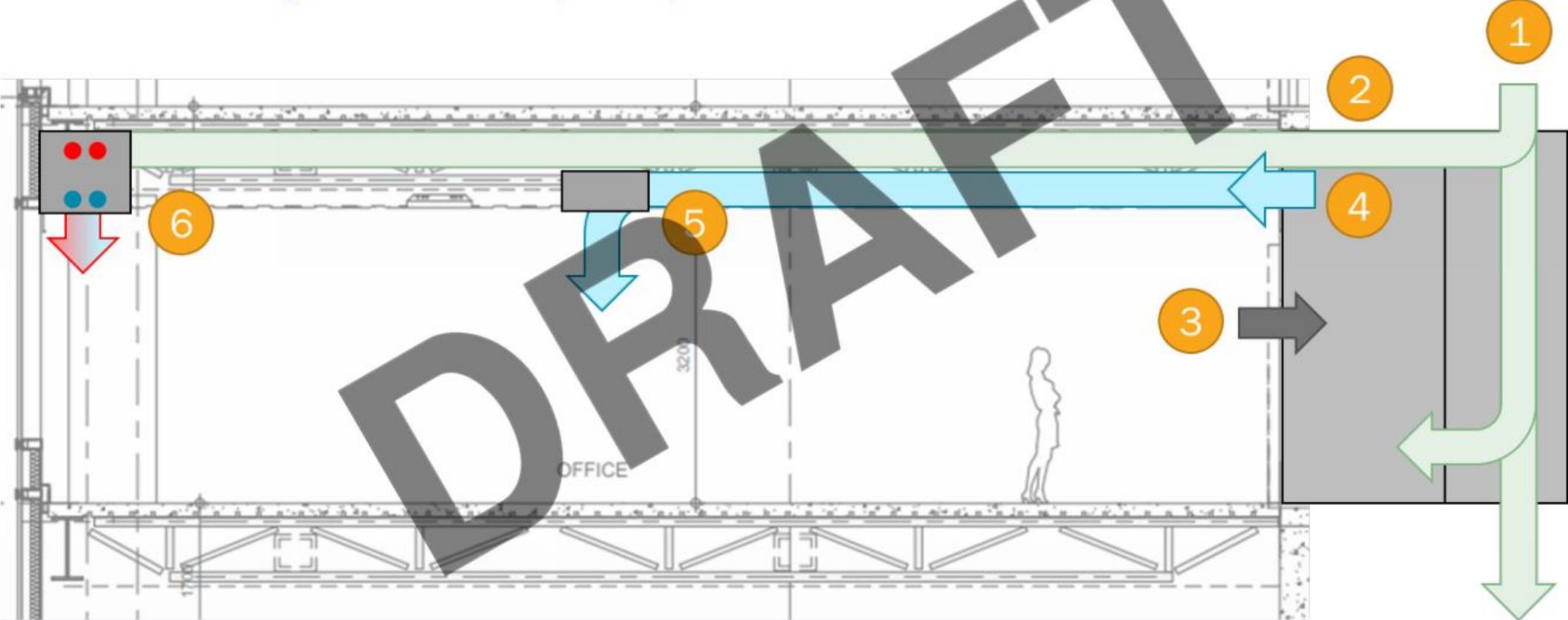
Energy Cost

Discomfort



# Performance-Driven Design

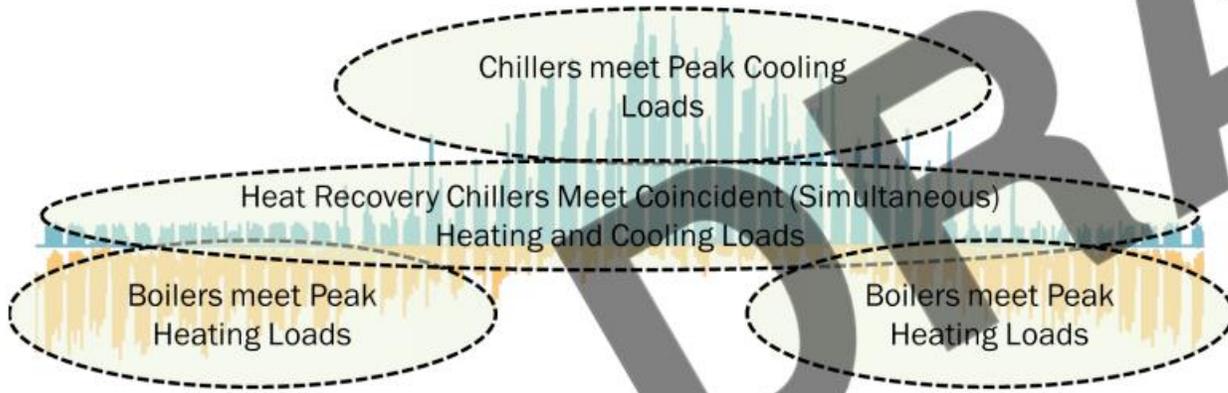
## HVAC - Understanding Performance and Spatial Impacts



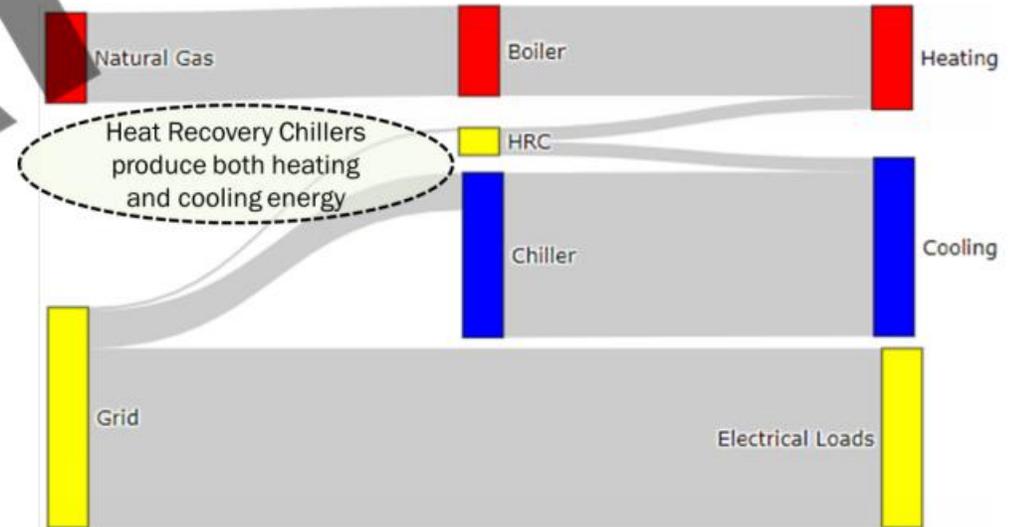
# Performance-Driven Design

## Energy Systems - Visualizing Supply Solutions

### Loads Analysis



### Sankey Visualization



Thank you!

