



**The Foundry Buildings can be retained  
and the site intensively developed.  
That's good city building.**

West Don Lands, Toronto  
Feb. 2021



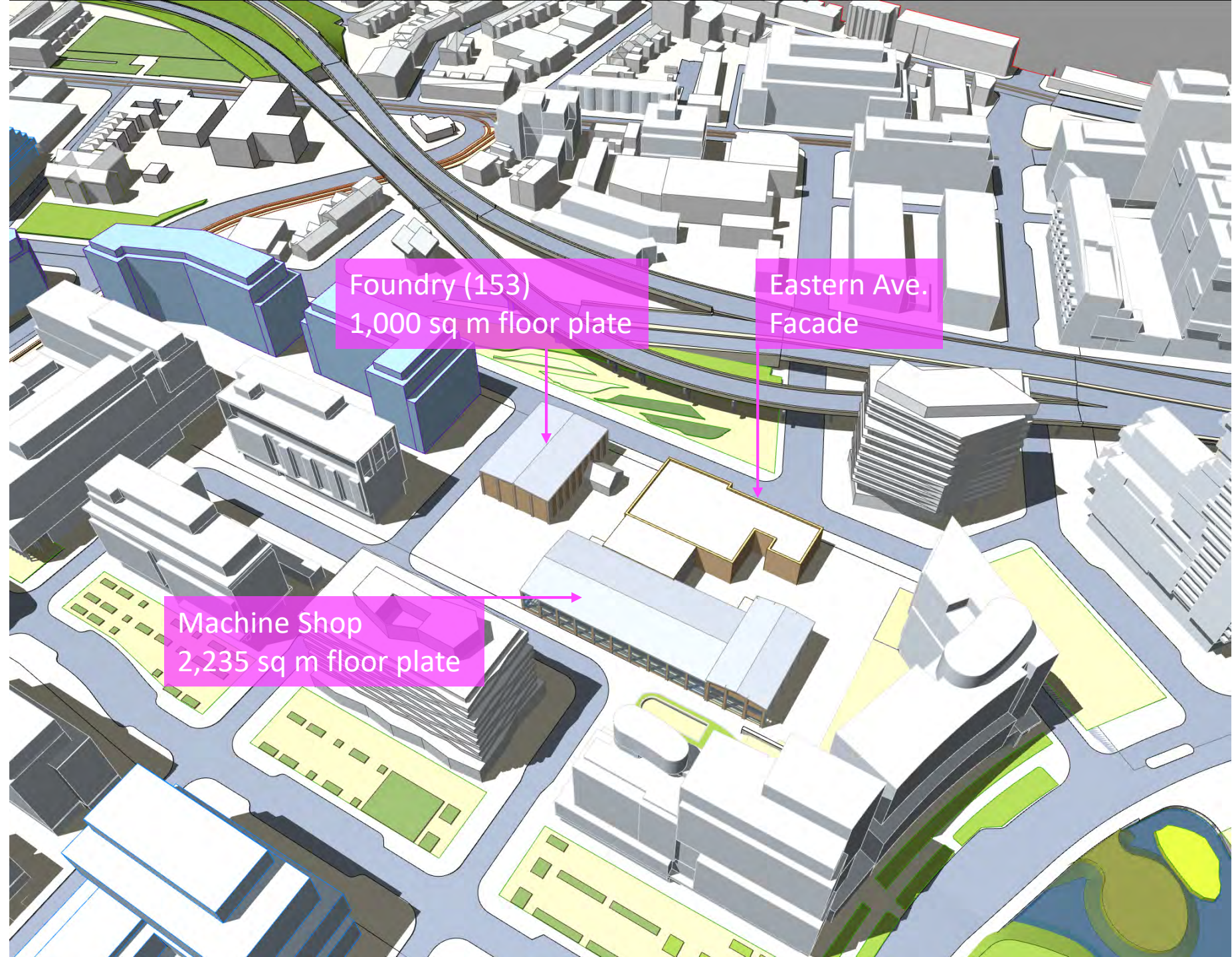


# Keep the Best

The best of the Foundry buildings can be maintained and re-used while the remainder of the site is attractively and feasibly developed with the program of market and affordable housing and community uses, as contemplated in the Ministerial Zoning Order (MZO).

The heritage buildings, far from being a liability or constraint, add marketing value for both residential and commercial development on an otherwise undistinguished site. No extraordinary heritage retention costs seem likely beyond those common in comparable developments.

The most heritage-important elements of the Foundry complex are the exterior walls and windows. In particular the Foundry and the Machine Shop are identified for their value. They can be retained, along with several significant interior spaces, while accommodating the MZO development program.





# Heritage is an asset not a liability:

Condominiums that embrace heritage achieve higher average sales.

Massey Tower



Chocolate Factory



The Berczy



Toy Factory



+ 20.1%

+ 10.3%

+ 21.1%

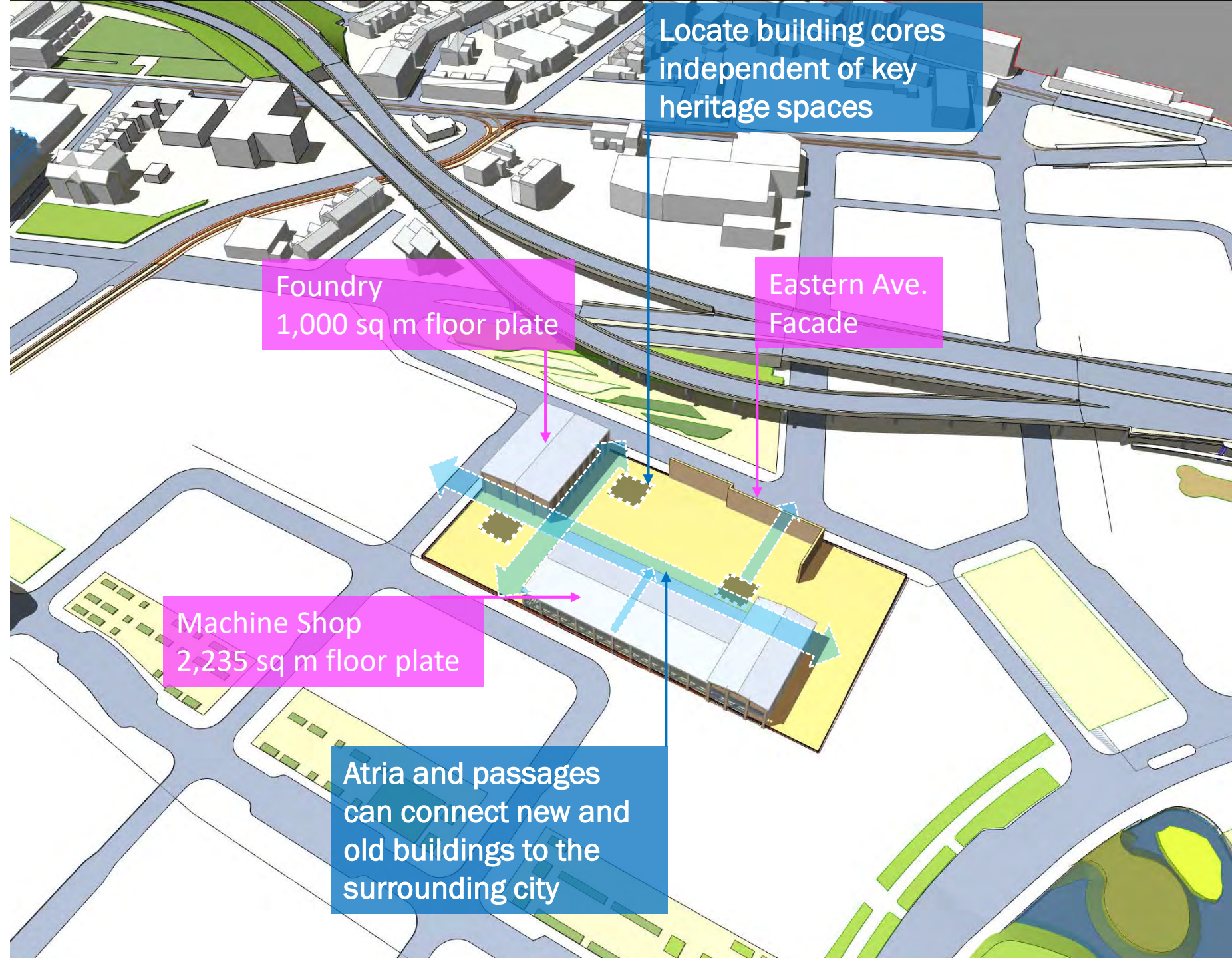
+ 10.0%

Average 2020 Sale Price Over Local Condominium Market



# New development can be designed to stay clear of key heritage elements.

- Locate building cores independent of key heritage spaces.
- Through-building atria and passages can provide interface between heritage and new-build elements.





# Deliver parking efficiently.

One of the frequent difficulties in heritage conservation is accommodating needed parking. Here parking can be delivered in one full-site underground level and an additional partial level on the eastern edge of the site, with some internal above-grade parking concealed from surrounding street frontages.

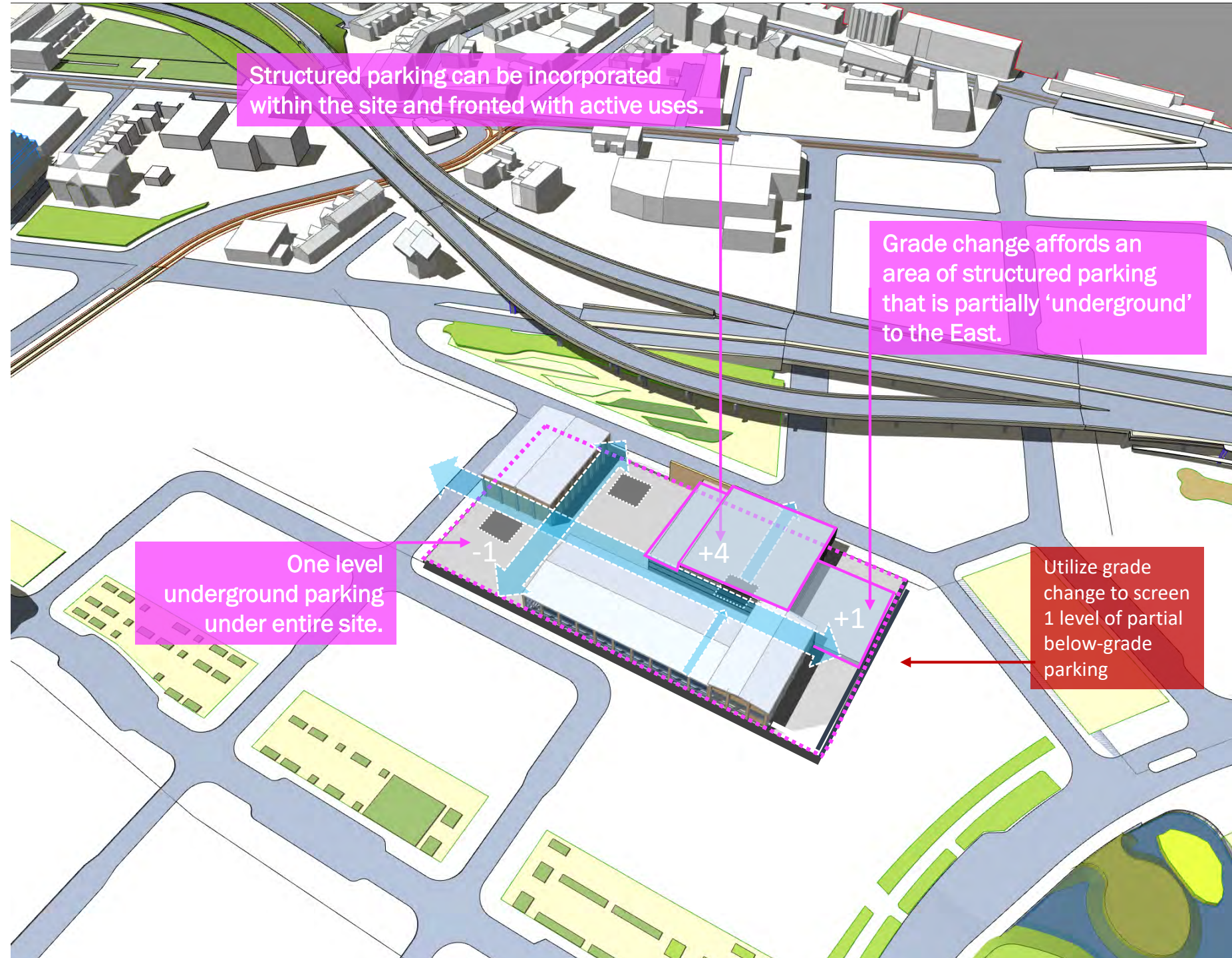
Assuming 1,045 units, a total of 532 spaces are required by the MZO, with a total GFA of approx. 17,000 sq m

## 9,000 sq m Underground Parking

- - 1 level for the entire site.

## 8,000 sq m Structured Parking

- + 1 level is partially achieved east of the Machine Building due to grade change
- + 4 level delivered via a true above-ground parking structure and can be wrapped with program.





# The MZO development program can be accommodated successfully in three alternatives:

**1,045** residential units total yield

**264** affordable rental units (25%)  
159 family-sized units (2, 3, and 4 bedroom units)  
15% accessible units

**141 m** (41 storeys) maximum height

**500 sq m** POPS

**75,036 sq m** of development

**3,200 sq m** heritage

1

Three Towers  
(Central Peak)



2

Three Towers  
(West to East Transition)



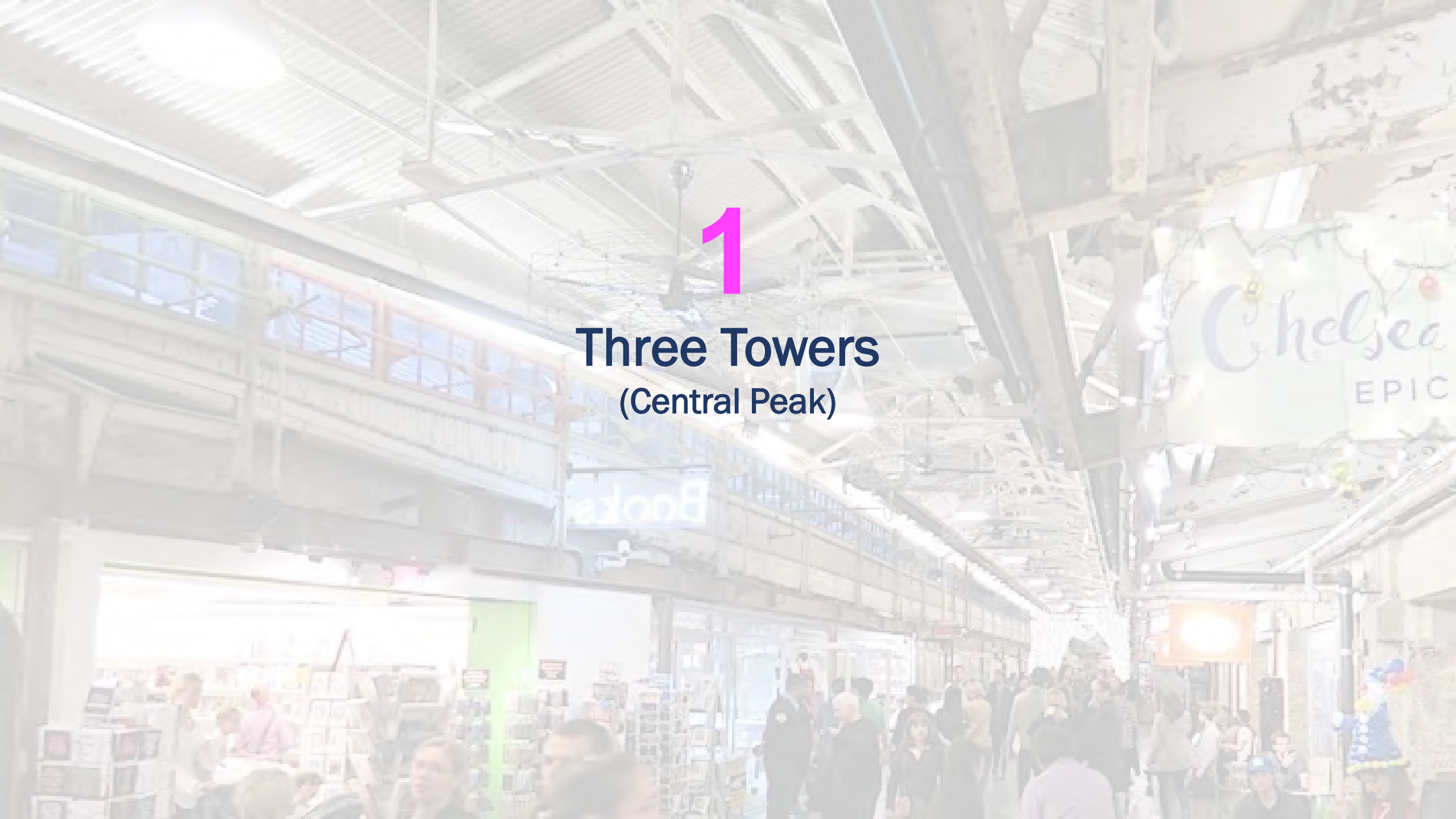
3

Two Towers  
One Square



1

## Three Towers (Central Peak)





# Three Towers

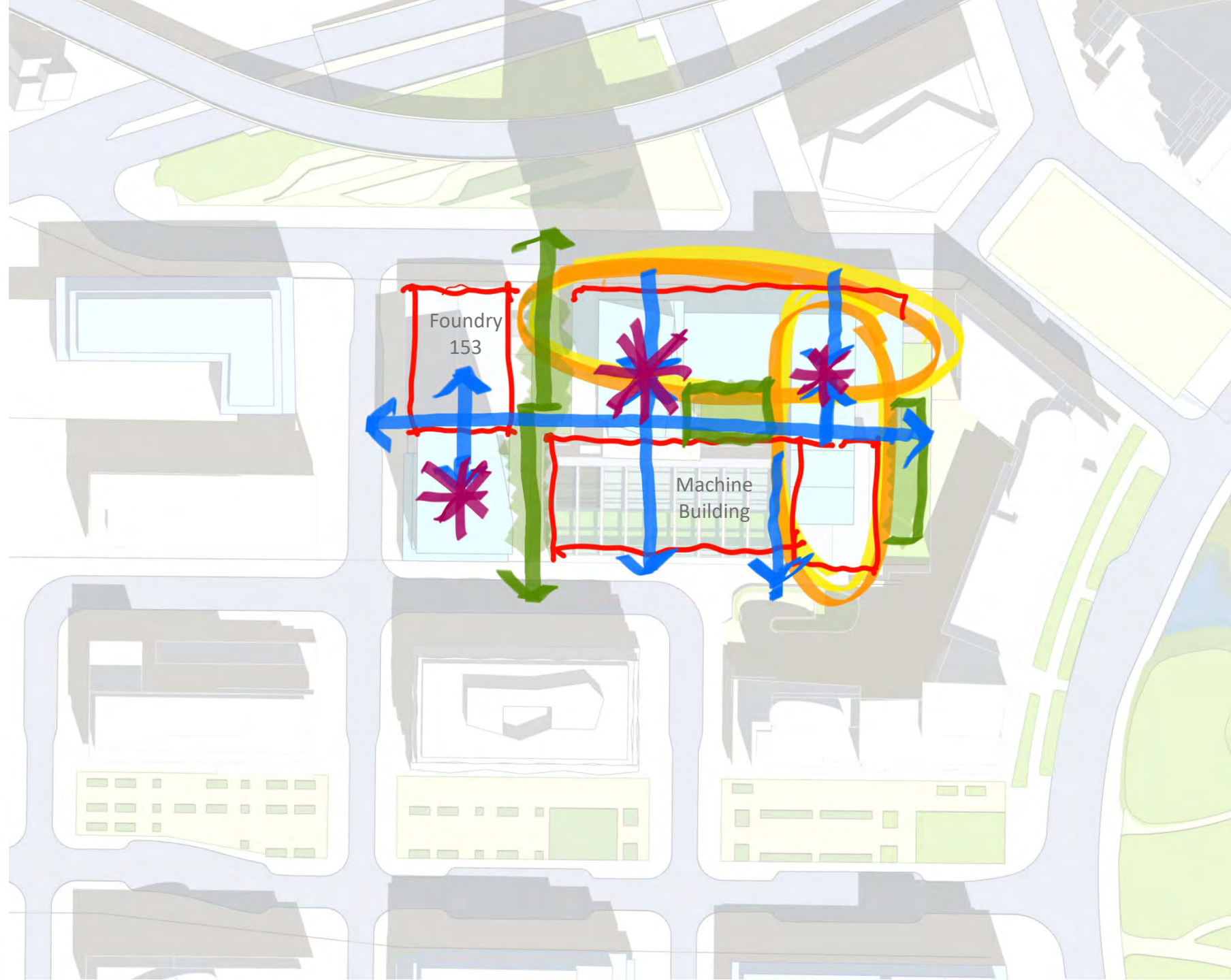
## (Central Peak)

### Alternative 1

The new development is anchored by a strong central tower.

The sense of place is delivered via the strategic use of tight public passages and atria connecting the significant heritage assets, POPS, new development and parking.

Space for culture and the arts, office, retail and residential lobbies all become interconnected, with strong heritage frontage on the surrounding city.





# Three Towers

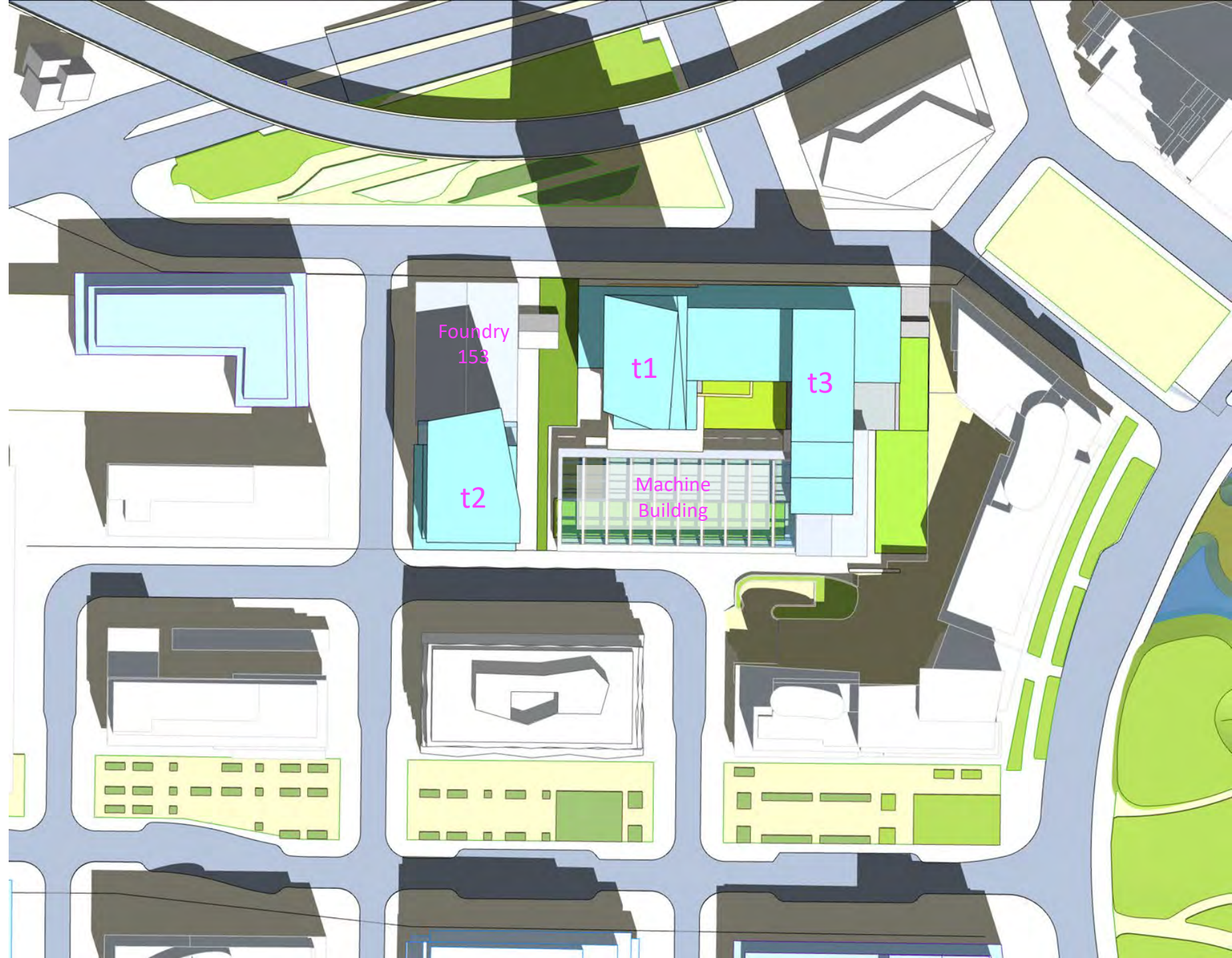
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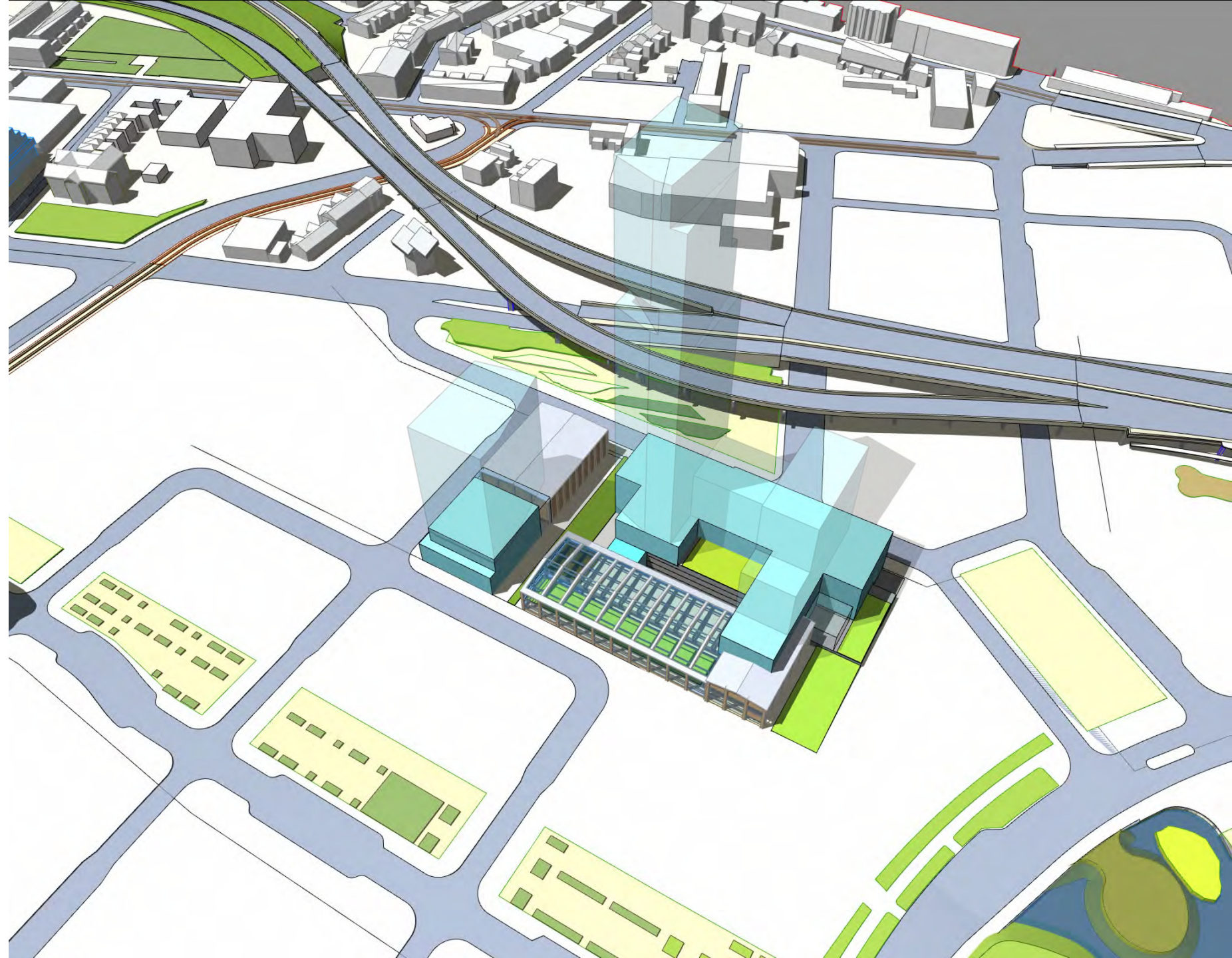
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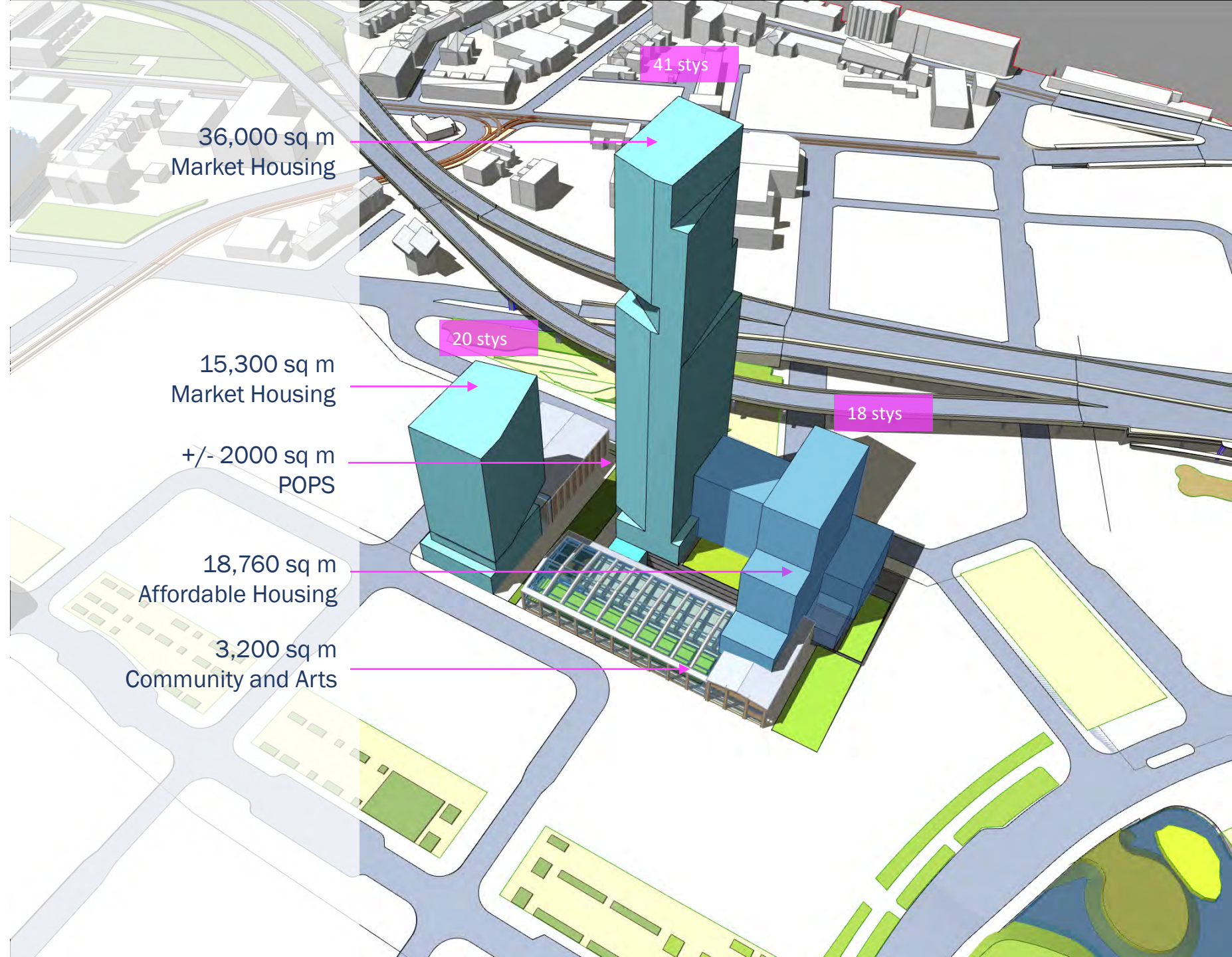
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A separate affordable housing complex is delivered in the buildings on the eastern flank of the development.











2

## Three Towers

(West to East Transition)



# Three Towers

## (West to East Transition)

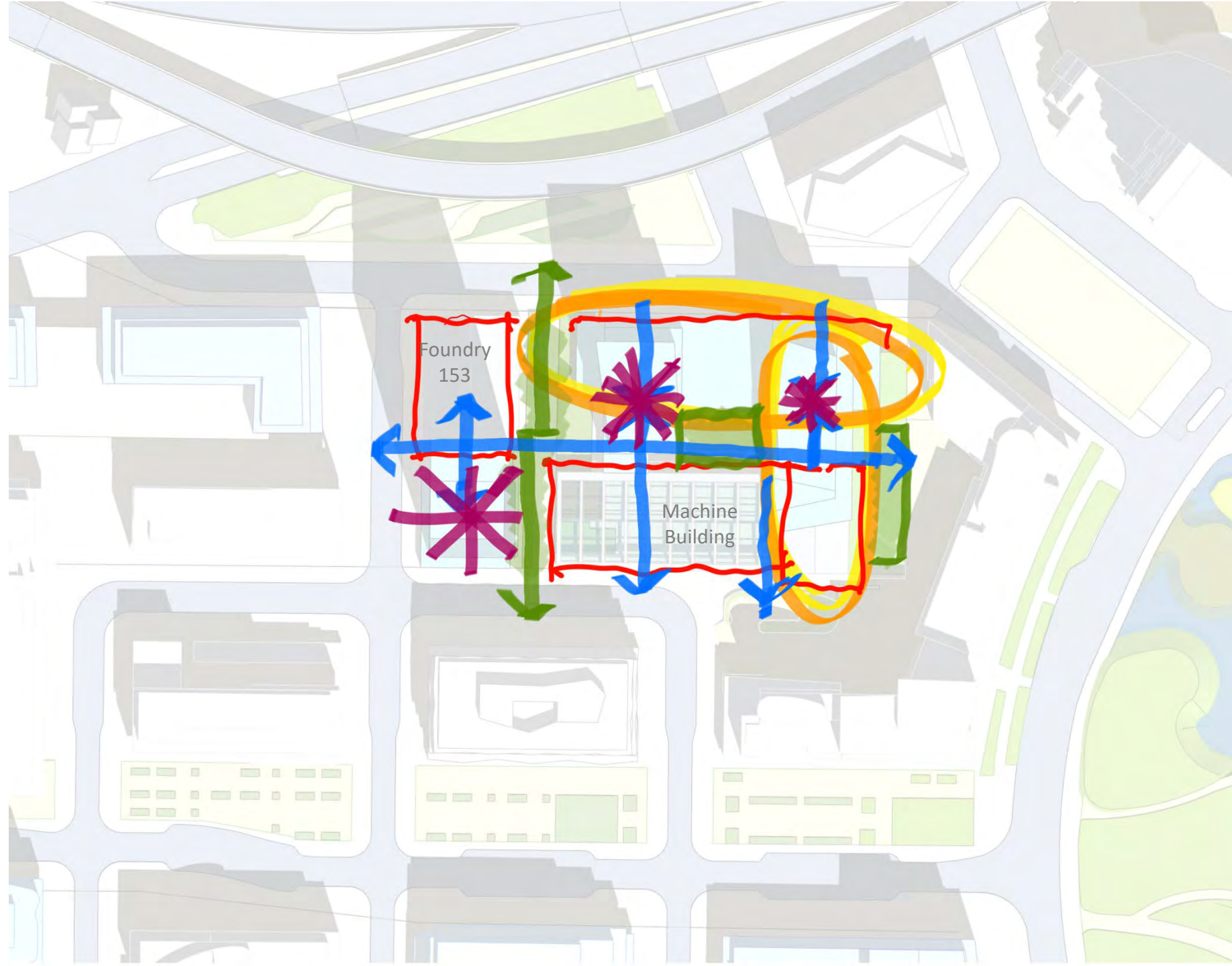
### Alternative 2

Development massing flows in height from east to west.

The sense of place is delivered via the strategic use of tight public passages and atria connecting the significant heritage assets, POPS, new development and parking.

The Machine Shop is transformed into an 'inside/outside' cultural, community and arts space, with office space in other retained buildings.

An affordable housing building is located on the eastern flank of the development.





# Three Towers

## (West to East Transition)

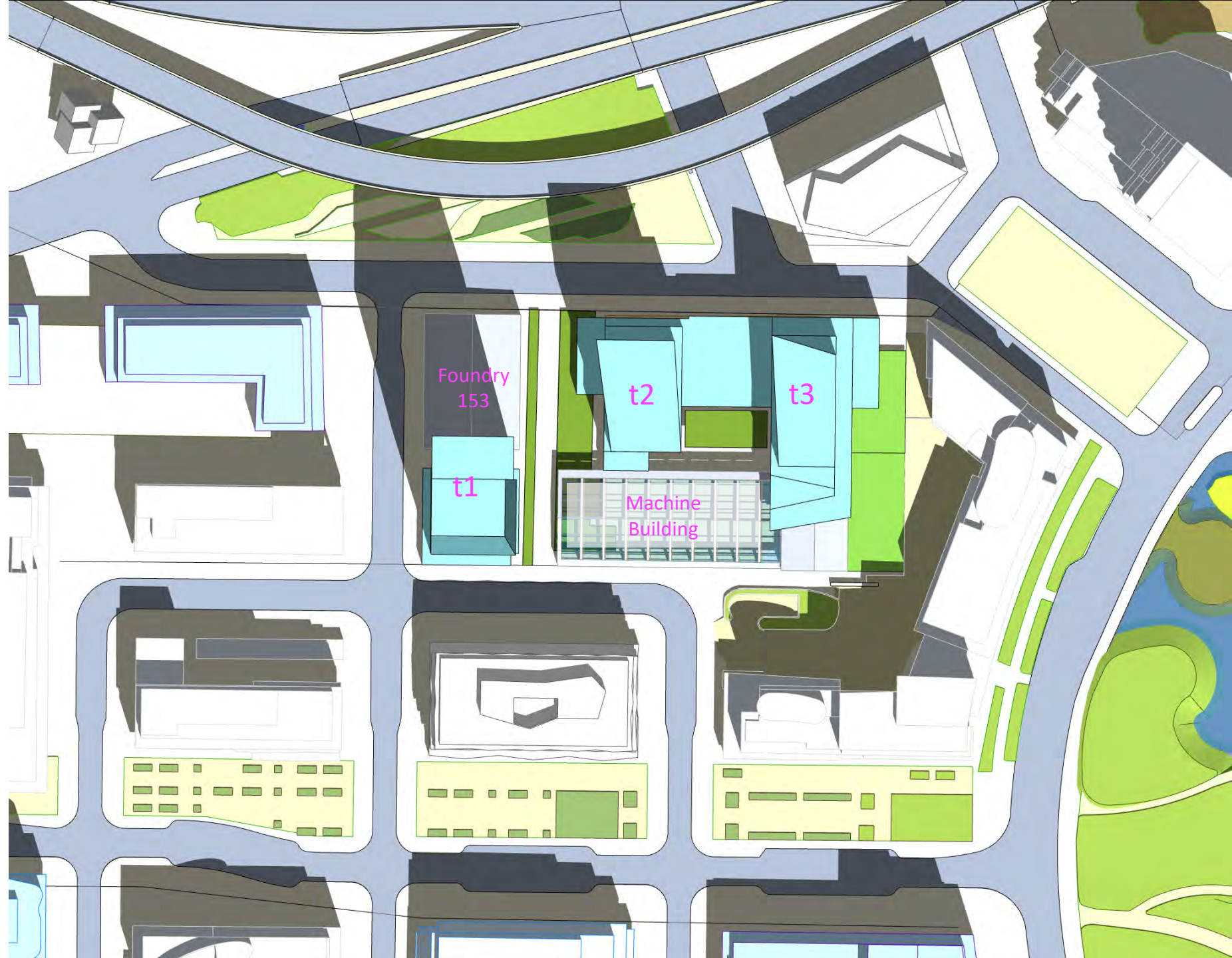
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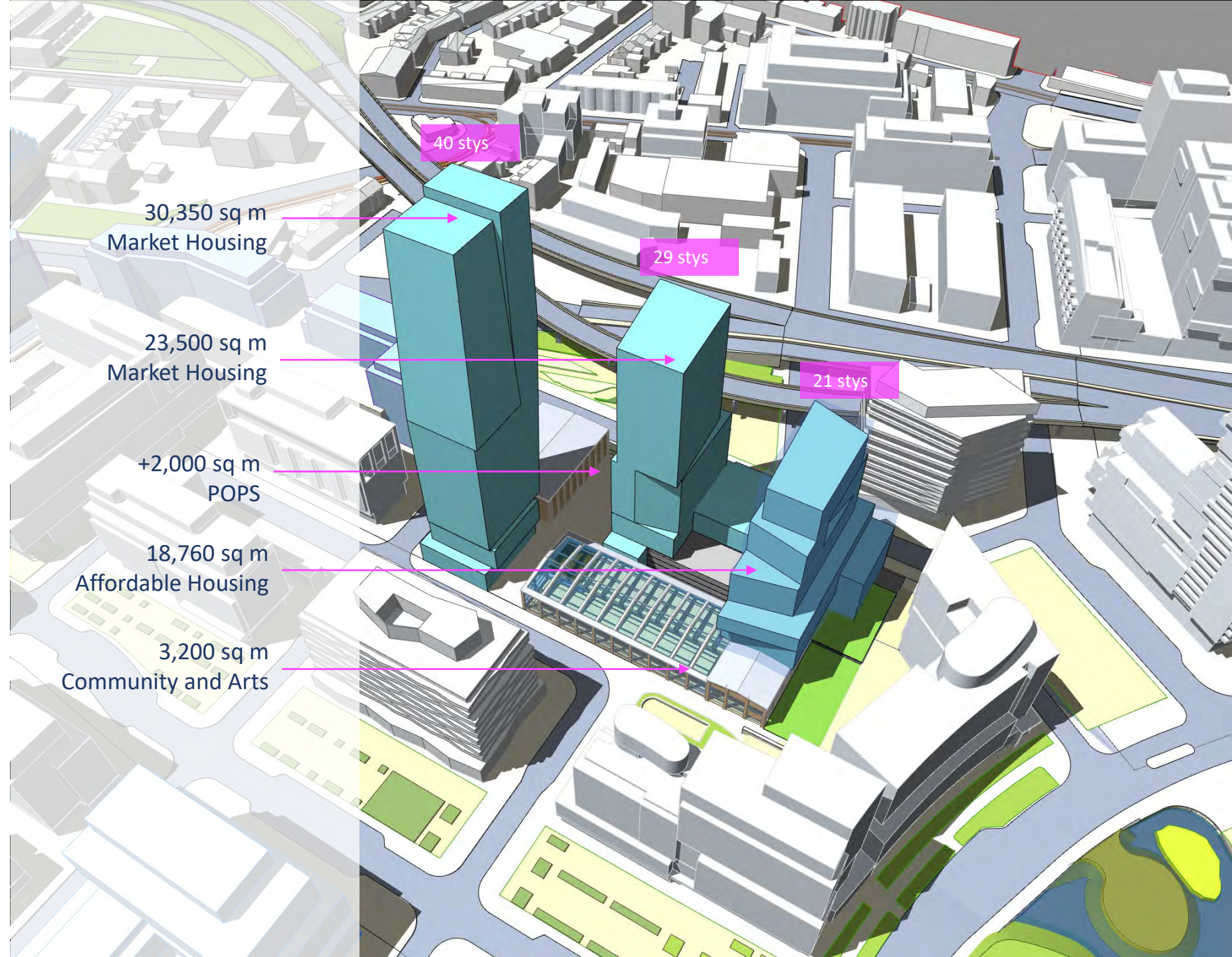




# Three Towers

(West to East Transition)

Alternative 2











3

## Two Towers One Square

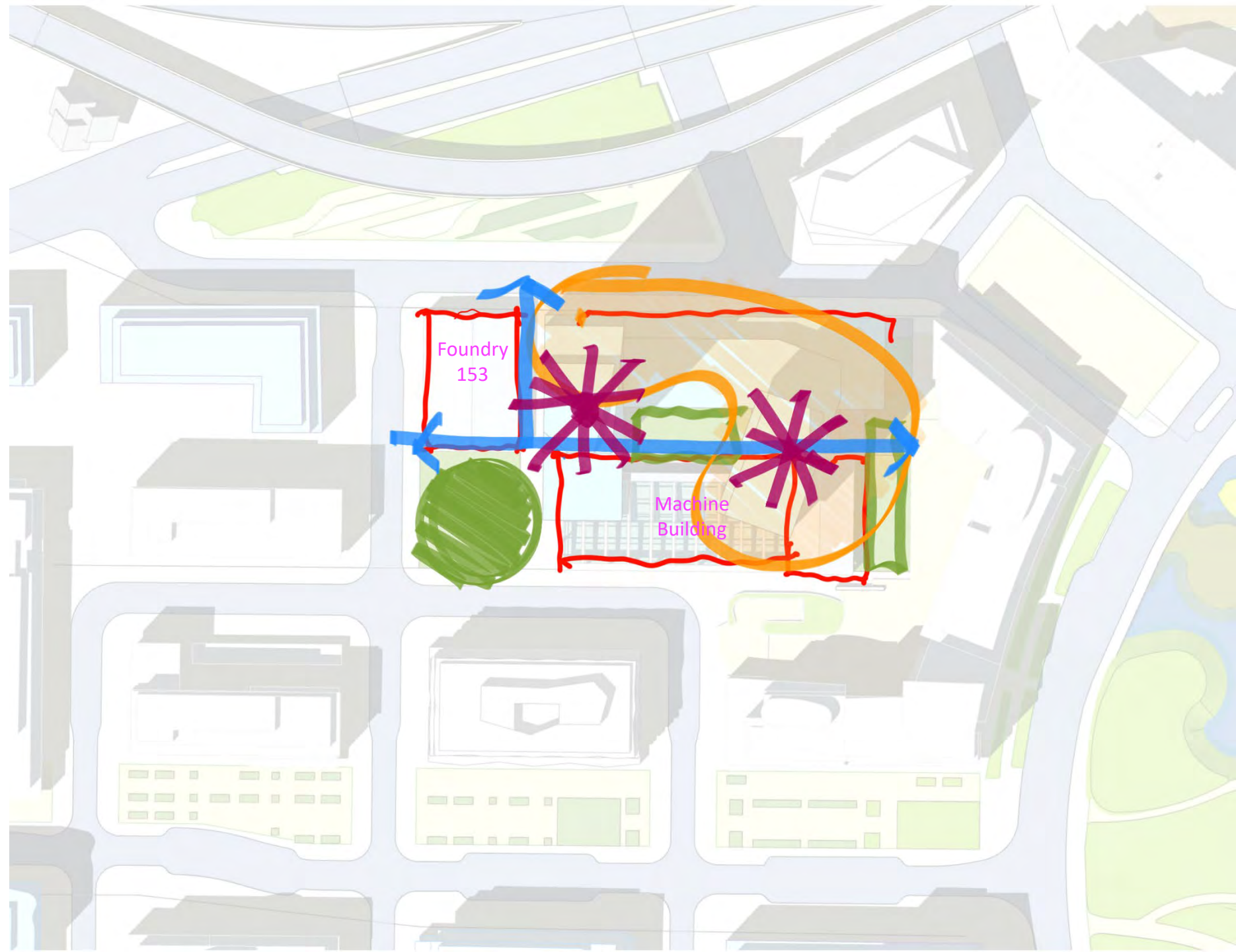


# Two Towers One Square

## Alternative 3

Locating a taller building on the west flank of the development allows the entire residential development program to be delivered with two buildings. This frees up the potential for a significant new public square on the SW corner, edged by the Foundry and Machine Shop.

Affordable housing is provided in the lower floors of the eastern building.

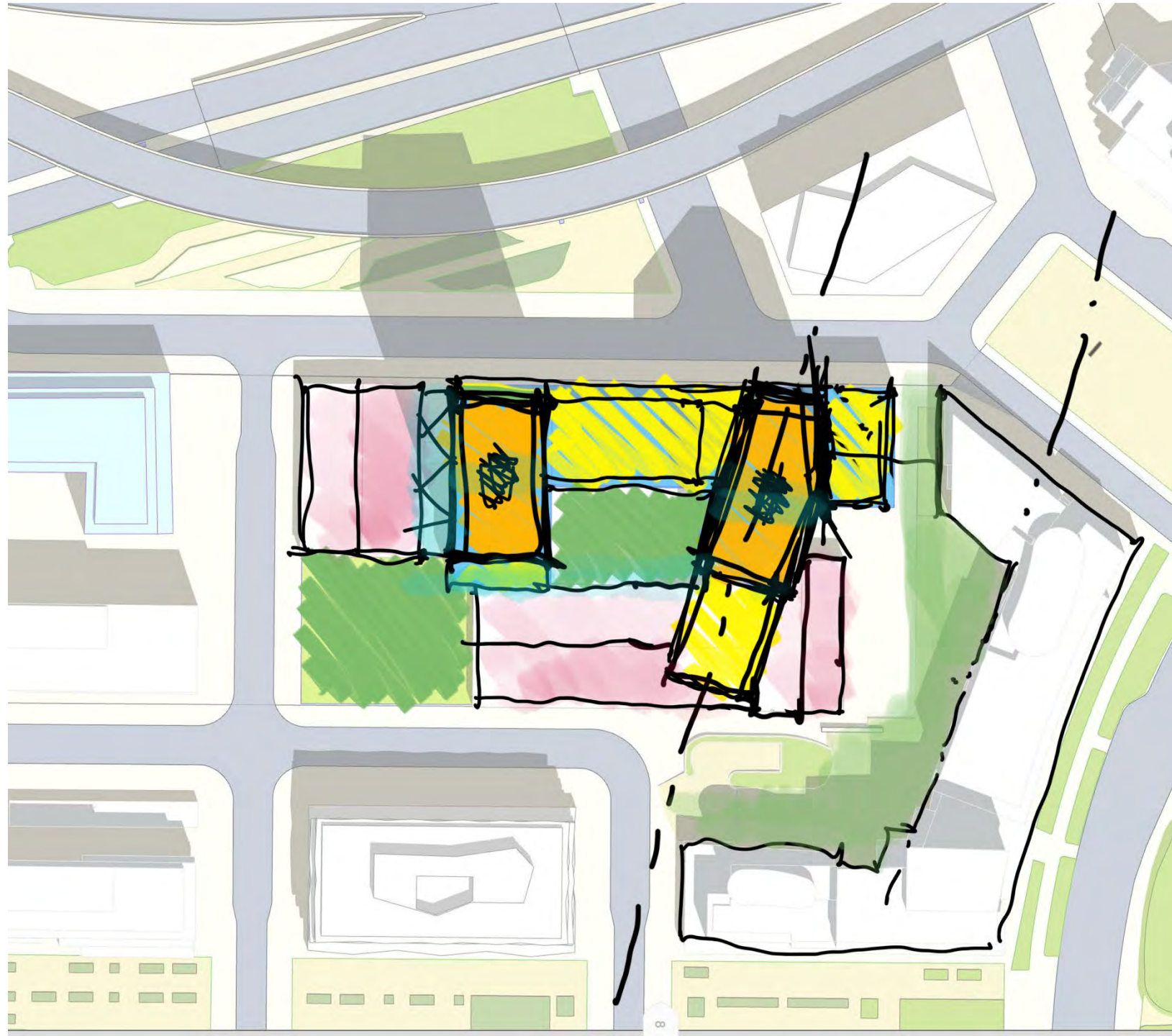




# Two Towers One Square

## Alternative 3

A new public square anchors the SW corner allowing the Foundry and the Machine Shop to animate larger-scale outdoor activity.

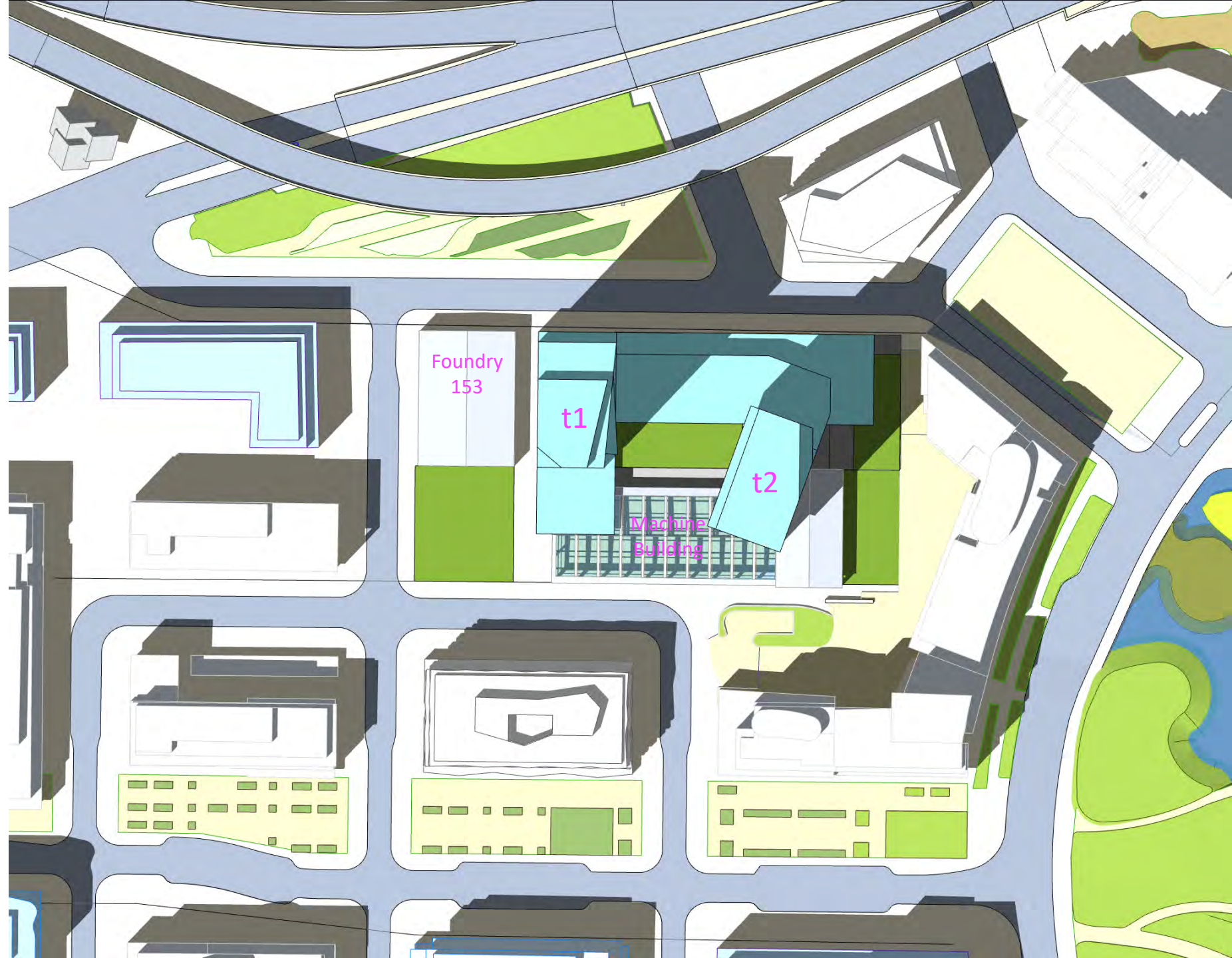




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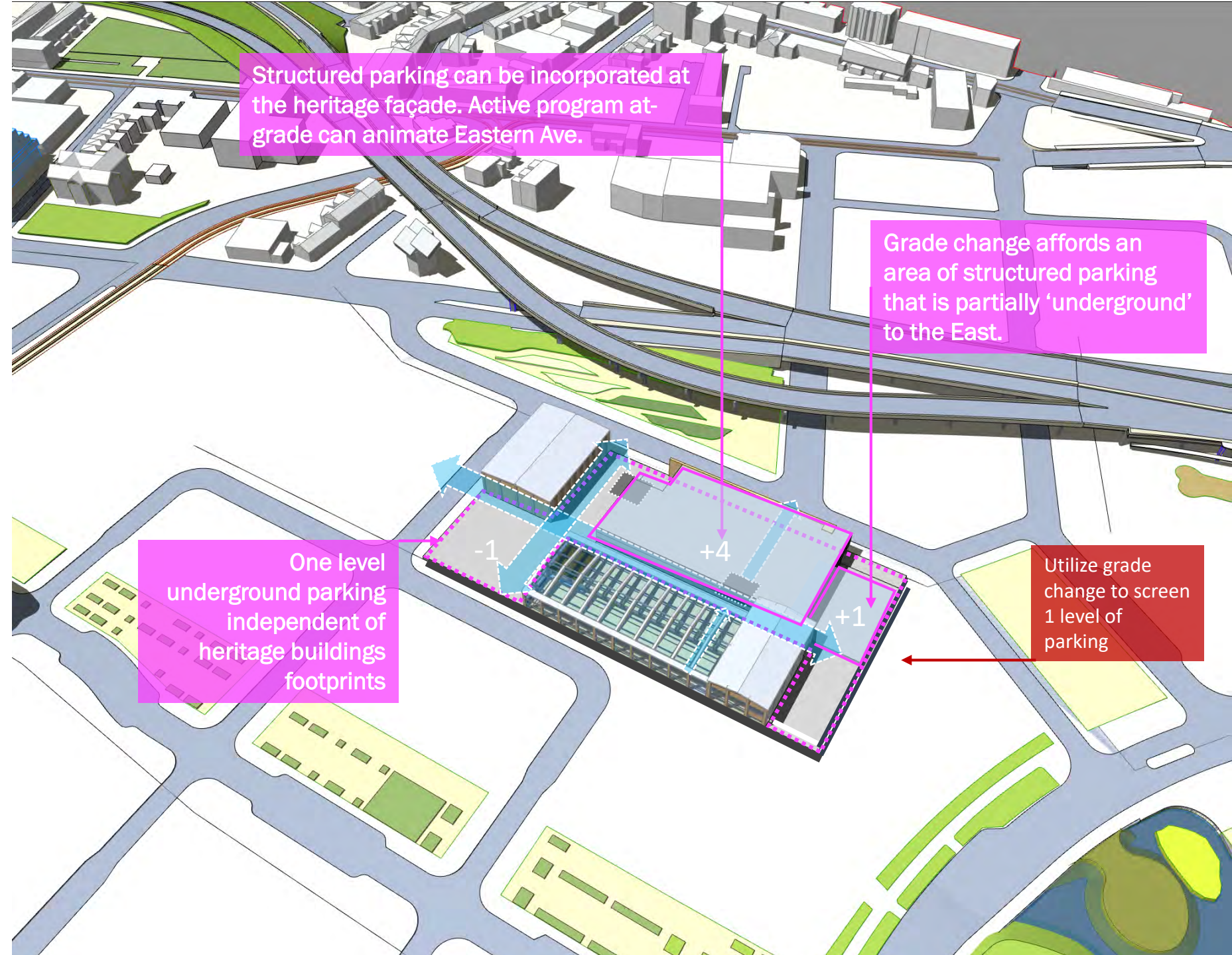
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# Two Towers One Square

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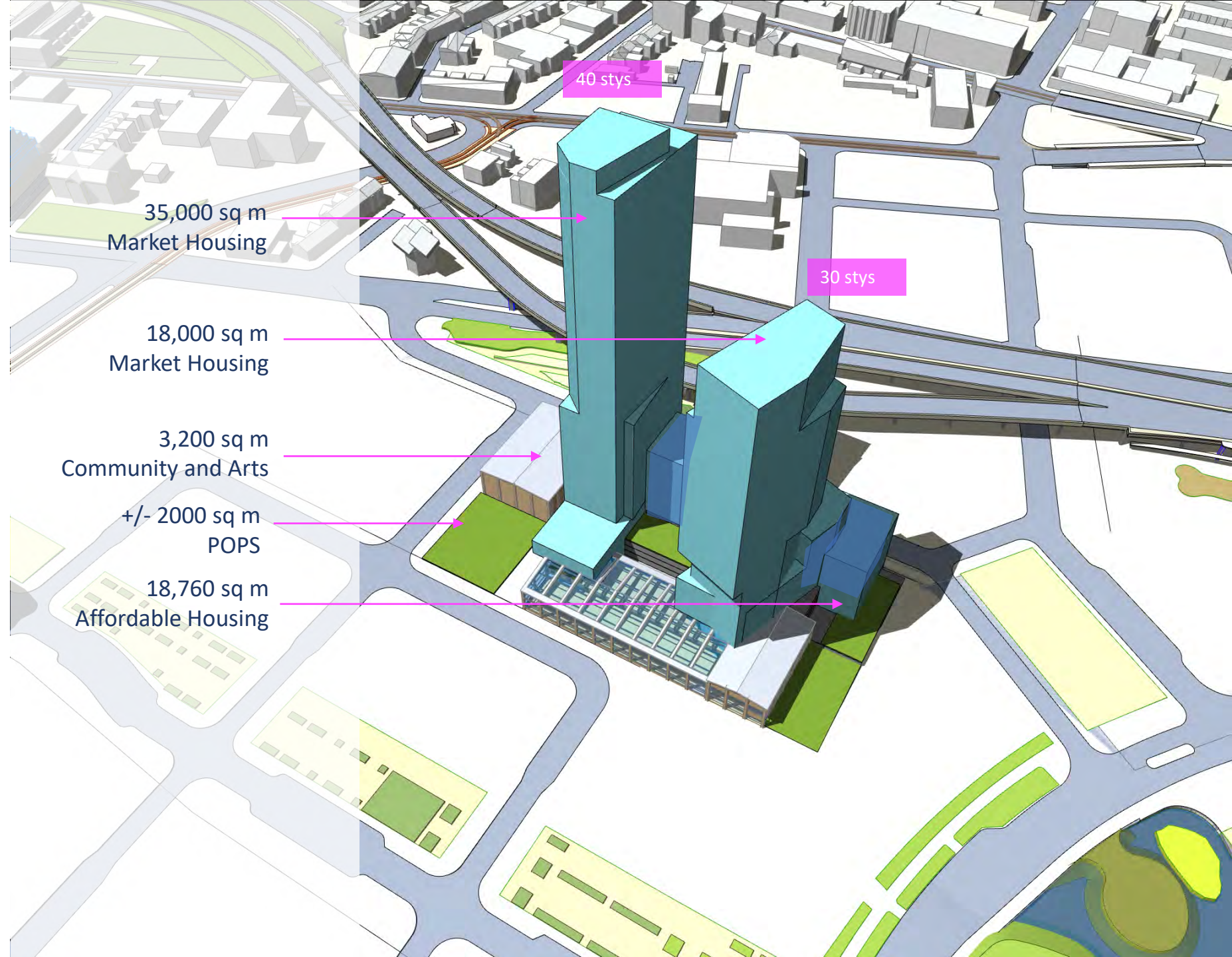
Affordable housing is  
located along Eastern Ave.





# Two Towers One Square

## Alternative 3









**The Foundry is a key site in a newly developing city district. Its redevelopment can demonstrate how a broad range of city building objectives can be met.**

### **Retention**

Important elements of the Foundry can be kept while meeting the Province's development program.

### **Flexibility**

Several plausible urban design alternatives can meet the height and density targets and provide the desired affordable housing, community and office space.

### **Value**

Far from being a liability to such development, the retention of the significant heritage elements will add value and market attractiveness to the scheme.

### **Financially Manageable**

No extraordinary costs appear likely in retaining all significant exterior walls and other major elements of the Foundry while meeting the development program.

### **Keeping in Character**

The resultant design and massing alternatives are not out of character with numerous recent comparable heritage/contemporary development schemes in the Toronto area.

### **More Affordable Housing**

The intensive private housing development program suggests that a more aggressive affordable housing program is feasible and desirable. The affordable housing requirements in the MZO are substantially less onerous than those in the recent dispositions of other Provincially-owned land in West Don Lands.







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