

DOMINION FOUNDRY

DEMONSTRATION CONCEPT

153 EASTERN AVE, TORONTO, ON

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Friends of the Foundry | Ken Greenberg | KPMB Architects

What you will see on the following pages:

Many of us are deeply concerned about what was happening at the Foundry site. A number of community-minded architects, urban designers and affordable housing experts welcomed an opportunity to support the advocacy of Friends of the Foundry by considering what might be possible to protect and preserve the valuable heritage on the site.

The rationale for demolition seems to derive from the mistaken belief that it would not be possible to both provide a robust housing program and preserve the exceptional heritage buildings on the site, in particular the Machine Shop and the Foundry Building and that demolition is required because of environmental remediation. Both are false and misleading. Our work together is intended to demonstrate that it IS possible to do both including the provision of a generous public realm and streetscape that integrates the site within its context in the evolving West Don Lands neighbourhood.

The following pages offer an exploratory design concept that recognizes that the conservation, integration and adaptive re-use of these handsome and robust historic industrial structures contributes to our cultural memory and enhances the unique identity of the city and the neighbourhood.

Our concept shows how this site can help retain some of Toronto's few remaining industrial railway buildings while contributing significant and desperately needed new affordable and market housing and community space. This is offered as a demonstration of what is possible not at all a final scheme.

This design concept should be read together with the accompanying Foundry Concept Backgrounder, which also elaborates on the affordable housing and community space program. (see <https://www.respectlocalplanning.com/demonstration>)

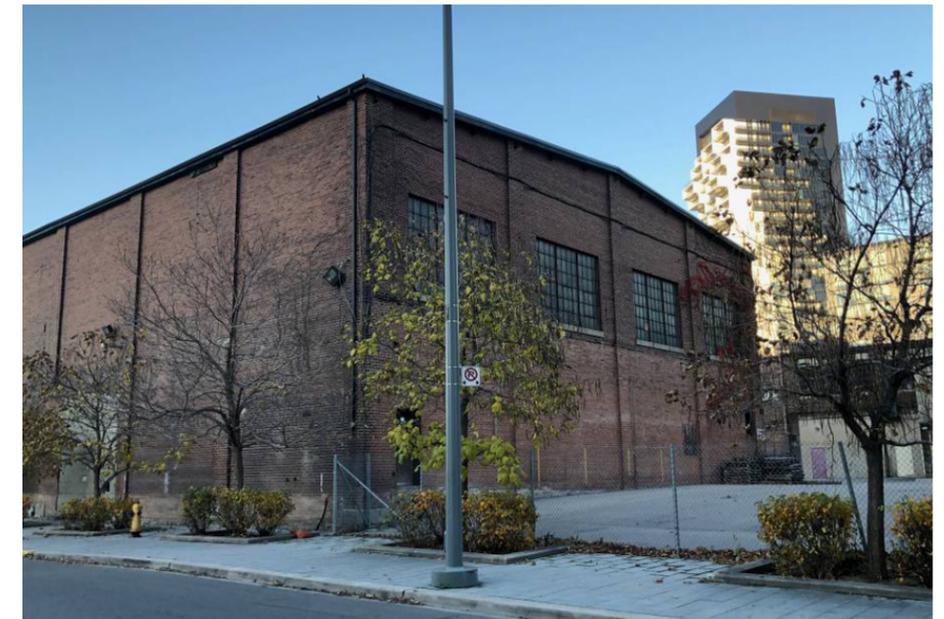
These ideas set the stage for the beginning of a timely, meaningful, and inclusive public engagement strategy with the province and City of Toronto to collectively determine the site's future.

Neighbourhood and heritage buildings

In a city well known for its great neighbourhoods, the West Don Lands has become an exemplar. In a short span of time, this district has developed its own identity and a distinct sense of place. Our demonstration concept for the Foundry site is inspired by the unique characteristics of the neighbourhood. In studying the 2.3 acre site, we concluded that it's possible to construct a robust housing program, retain and reuse the two historic buildings of greatest value, provide significant grade-related space for retail and community uses, and provide generous pedestrian pathways through the site, as well as public spaces of gathering.



Canary district, Front street



Foundry building viewed from the southwest corner, Rolling Mills Road



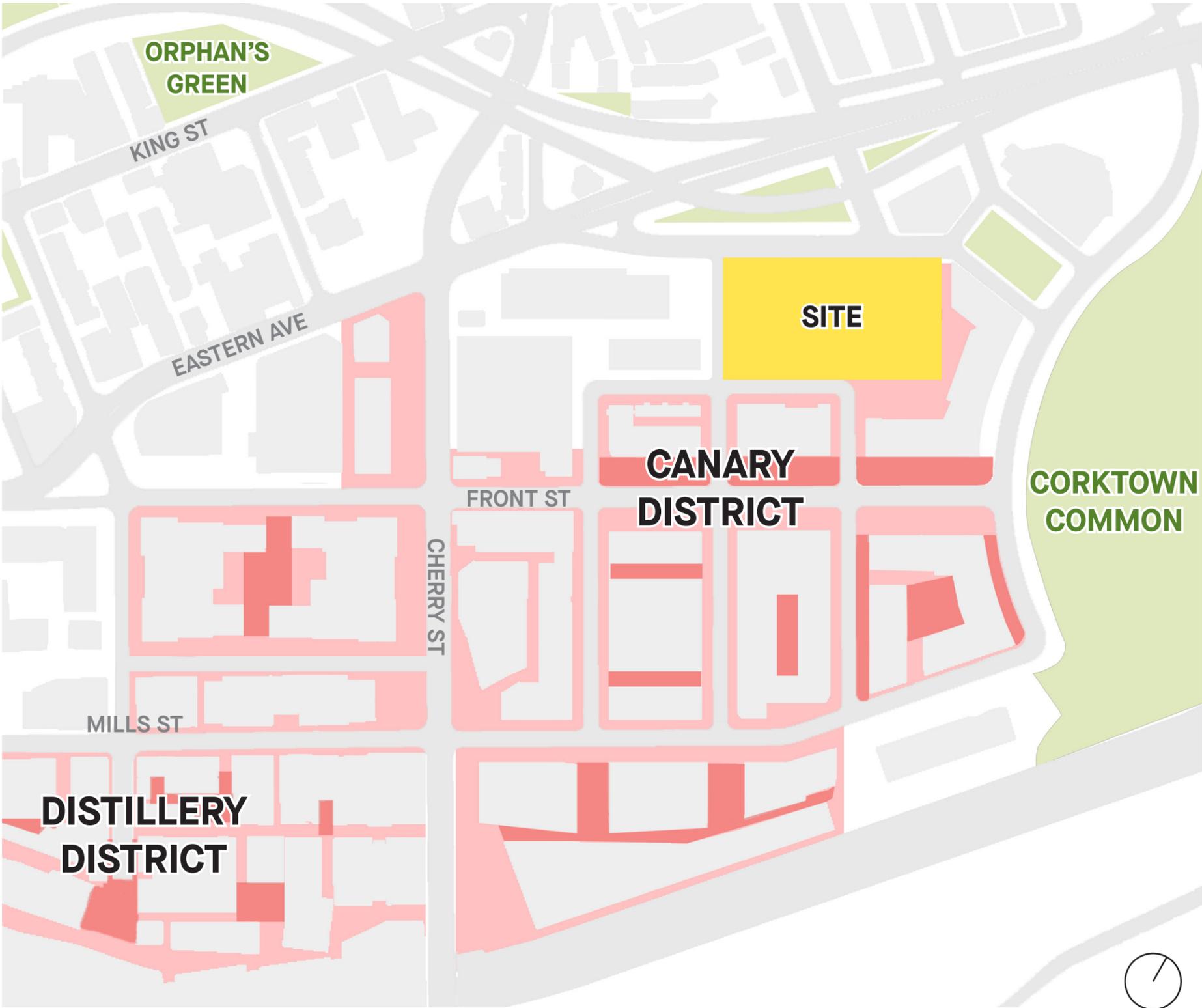
Machine shop, Dominion Wheel & Foundries site, 169 Eastern Avenue



2013 exhibition

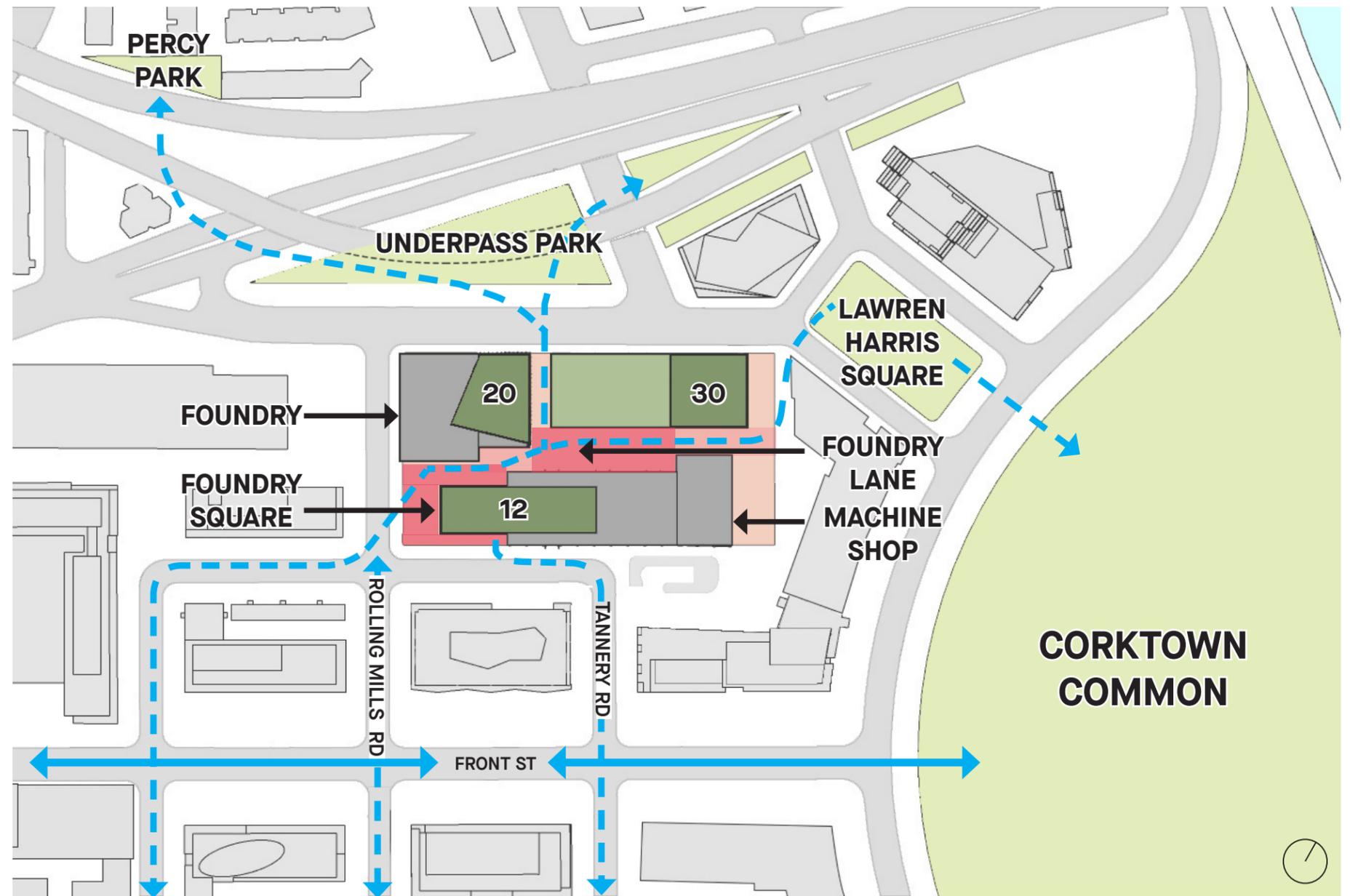
Pedestrian and Public Realm Network

Building on the success of the Distillery District, West Don Lands has integrated heritage into new development, maintained midrise density, and restricted higher density to the periphery. In addition to Front Street Boulevard, sophisticated networks of pedestrian and cycling pathways, public space and parks extend into the neighbourhood – this creates a vibrant connected public realm for its residents and visitors.



Site and Context Plan

Our design concept retains the two exceptional historic buildings on the site – the Foundry and the Machine Shop. In accordance with the Province’s proposal, three new residential buildings are introduced. The tallest building is a 30 storey tower, located on the north-east corner of the site, closest to River City, with its tower of similar scale. The building heights.



Birds eye view of demonstration concept in context

The three residential buildings are a mix of affordable rental and market housing. In all, this design concept delivers approximately 688,400 sf of GFA, 870 residential units, of which a minimum of 30% are proposed to be affordable, and 120,000 sf of community uses and retail. This could potentially be a community hub, and include programs like child care, community services, not-for-profit workspace, cultural and educational uses and multipurpose venues.



South-west view Foundry Square

The low slab building is clad in a similar brick to the Machine Shop. Its facades reference the historic warehouse buildings of the area. A mirrored soffit creates a play of light and reflection that animates Foundry Square. The historic Foundry is fully glazed on its north and south facades, activating Eastern Avenue and the square. The tallest tower is clad in white brick, and the lower one in a light bronze coloured metal.



Renderings by Norm Li

View of Foundry Lane looking West

Foundry Lane is the heart of the development. It is an intimate and active public space flanked by community and retail uses. The Machine Shop occupies pride of place on the lane, with north-facing glazing delivering transparency into the community programs inside.



Renderings by Norm Li