Overall Site Analysis

Legend

- **Ravine**
- **York University Future Development Parcels**
- **Existing and Planned Streets**
- **Potential Street Connections**
- **Mid-block Connections**
- **Extension of Ravine Landscape**
- **Welcome Court / Entrance Plaza**
- **Future Open Spaces (York U)**
- **Trails**
Future Vision

TRCA HQ:

• Architecture to respond to ravine context, mission of TRCA
• **Adaptability, durability, flexibility** critical aspects of design
• Physical and visual **connection to nature** important
• **Sustainable design** to be demonstrated throughout
• Architecture to facilitate **internal collaboration**, and allow open welcoming **interface with public**
  • Ground floor uses to be public in nature
  • Upper office floors to be interconnected visually and physically to encourage daily physical activity
  • Workspace design to adhere to current best-practices while accommodating a range of working styles (open office, private rooms, meeting rooms and lounge areas)
Sustainability Charter

• Act as a Hub for Collaboration
• Set the High Water Mark for Development and Positively Influence the Actions of Others
• Be a Proven, Smart Investment
• Act as a Regenerative Force
• Be a Great Place to Work

Sustainability Targets

• LEED NC Platinum
• WELL NC Silver
Site Analysis: HQ

Existing Conditions

- Building: 23,890 SF
- Parking: 71 spaces
Site Analysis: HQ

Legend

- **Ravine landscape**
- **Treec/vegetated areas**
- **Existing crossing**
- **Trail head**
- **Top/ bottom of bank**
- **Strengthen connection between York University, TRCA and Ravine**
- **Informal pedestrian crossing location**
- **Views over the valley**
- **Existing overland drainage patterns**
- **Zoning boundary**

Map details:
- **To Black Creek Farm**
- **Shoreham Drive**
- **Zone of minimal disturbance**
- **Black Creek**
- **Tennis Canada**
- **Murray Ross**
- **York University**

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Site Planning Explorations

- 1-storey: 15,200 SF
- 6-storeys: 104,800 SF
- 4-storeys: 80,000 SF
- 6-storeys: 100,000 SF
- 6-storeys: 120,000 SF
- 4-storeys: 120,000 SF

+ others
Preferred Option

- Pavilion in the ravine – **solar-oriented** building based on passiv-haus design, sustainability first principles
- **6 storey composite wood frame construction**, 18m height to 6th floor – development height suits context
- **Public ground floor** with connections to the landscape
- Upper office floors **maximizing natural light and ventilation** access
- Shared access with Tennis Canada to reduce on-site landscape disruption
- Underground parking to suit TRCA needs
1. Woodland Walk
2. Rain Gardens
3. Demonstration Garden
4. Meadow
5. Greenway
6. Ravine Terrace
7. Lookout
8. Trail Connection
9. Service Court
10. Parking Court
11. Permeable Paving
12. Gardens / Bee Apiary
Ground Floor Plan
Typical Upper Floor Plan
Site Section