





Enlarged Block Drawings

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Landscape Plan

LEGEND

-  Trees in Softscape
-  Trees in Hardscape
-  Removed Tree
-  Public Art

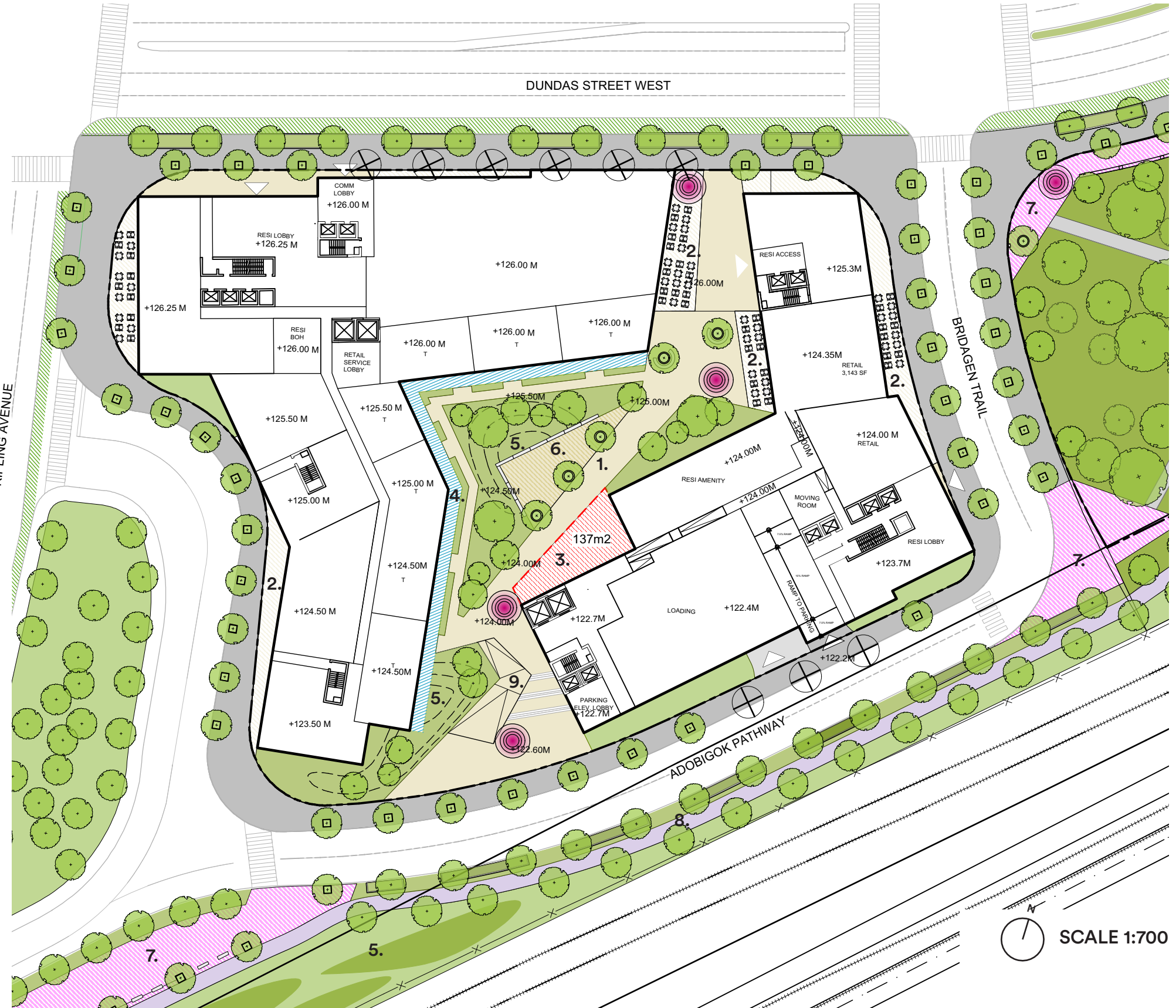
1. Landscaped Courtyard (POPS)
2. Restaurant and Retail Spill-out
3. Residential Amenity Space
4. Private Residential Terrace
5. Landscaped Berms
6. Playground
7. Public Plaza
8. Multiuse Trail
9. Stair and Ramp



Stair + Ramp



Lisgar Park Playground | Toronto



The Block 1 landscape is shaped by a courtyard carved out of the mid-rise portion of the building form, the falling topography of about 2 metres north to south, and the Etobicoke Civic Centre (ECC), Kipling Mobility Hub and Etobicoke Centre Park on its boundaries. This Block is also well connected to the multiuse trail to the south along the rail corridor.

An accessible through-block connection with the Mobility Hub and the ECC at both ends will make this an attractive and busy route and ensure activity and “eyes on the street” in the courtyard throughout the day and evening. The landscape rises at the south and is navigated via a generous stair and a wide sloped and accessible pathway.

Within the courtyard, public amenities include a children’s playground, flexible space in the form of lawns, and a serial art work piece to guide people through the space.

For residents, those in the townhome style ground level units facing the courtyard have a terrace porch perched slightly above grade which serves as their front door. The units are buffered from the public areas further by gentle berms and planting. A fenced residential amenity area with views to the courtyard is also located here on the south side adjacent to interior amenity space.

Retail and restaurant units have spill out areas for patios and outdoor market space both within the courtyard and along the building frontages.

 SCALE 1:700

Roof Plan

LEGEND

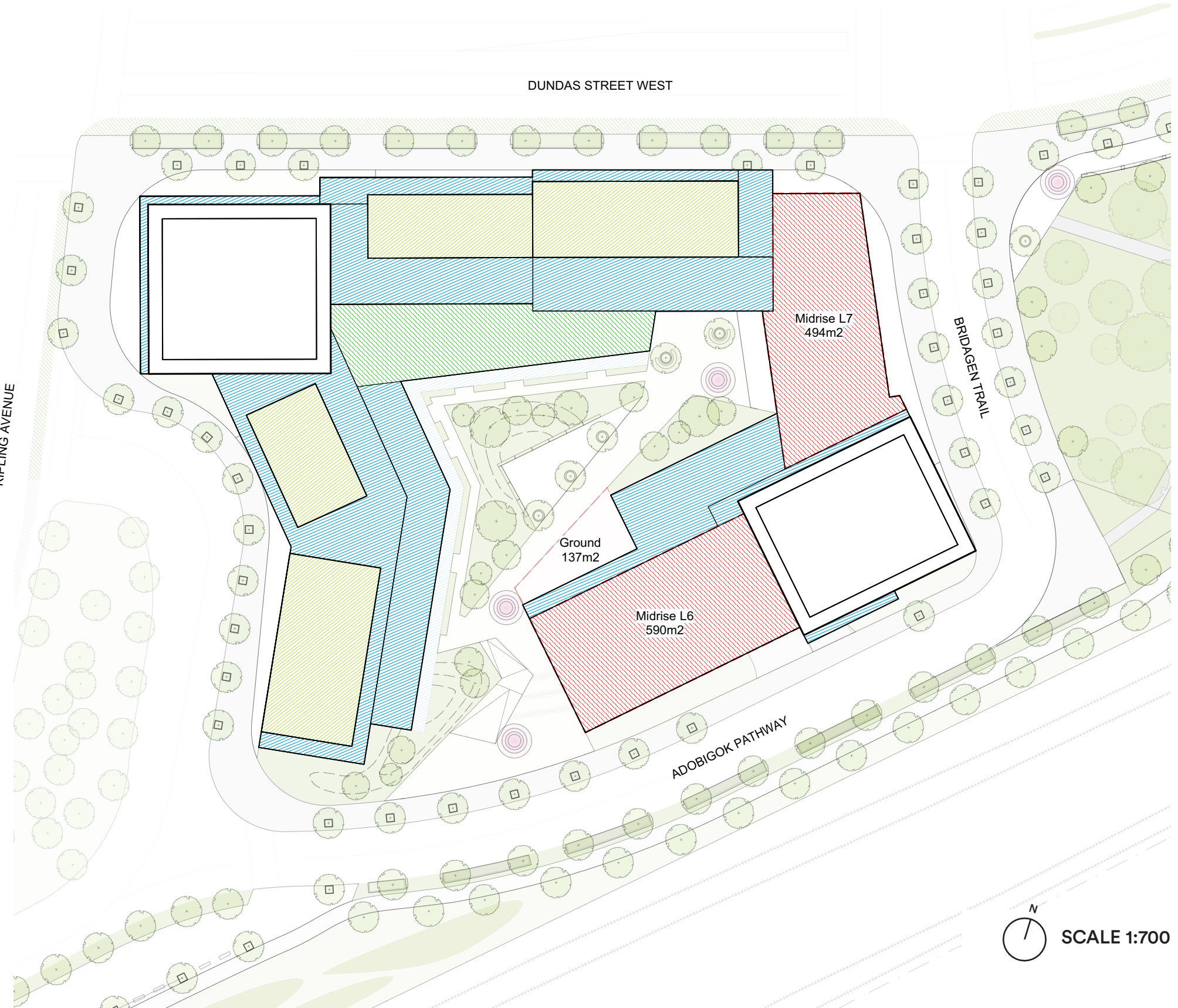
- ▨ Residential Amenity Area
- ▨ Private Residential Terrace
- ▨ Rooftop Landscaped Areas/Green Roofs
- ▨ Commercial Terrace



Rooftop Deck



Private Rooftop Terraces



Etobicoke Centre Housing Now Block Context Plan

BLOOR KIPLING: BLOCK 1	Area (m2)	Percent of Site
Area within Property Line	10,052	100%
Building Footprint	6,495	65%
Unit Count	568	-
Private Use Area	795	8%
POPS (Landscape and Plaza)	2,365	24%

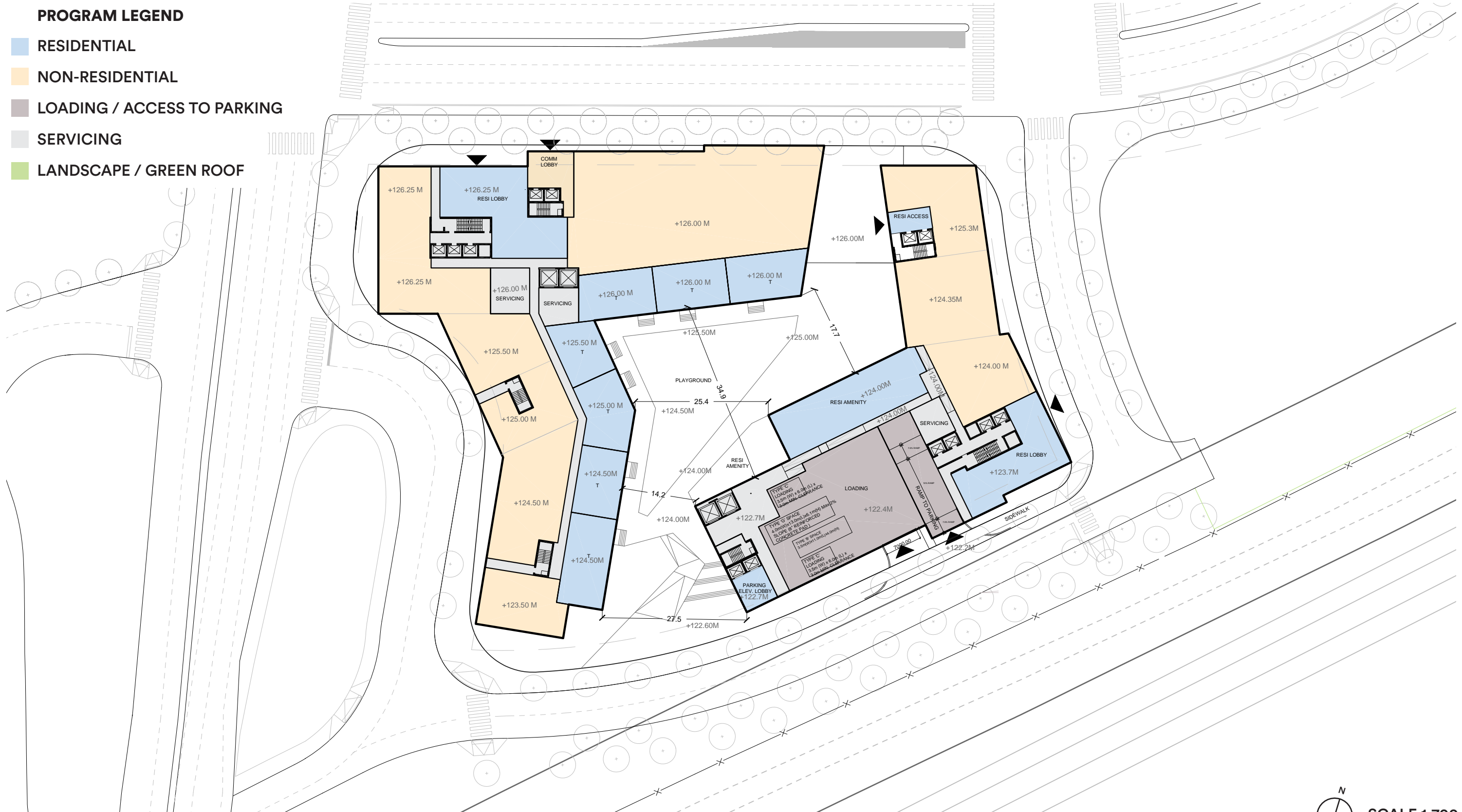
Amenity Space	Required (m2)	Proposed (m2)	Percent of Required
Exterior Amenity	1,136	-	-
Common Amenity @ Roof	-	1,084	95%
Common Amenity @ Grade	-	137	12%



Ground Floor Plan

PROGRAM LEGEND

- RESIDENTIAL
- NON-RESIDENTIAL
- LOADING / ACCESS TO PARKING
- SERVICING
- LANDSCAPE / GREEN ROOF



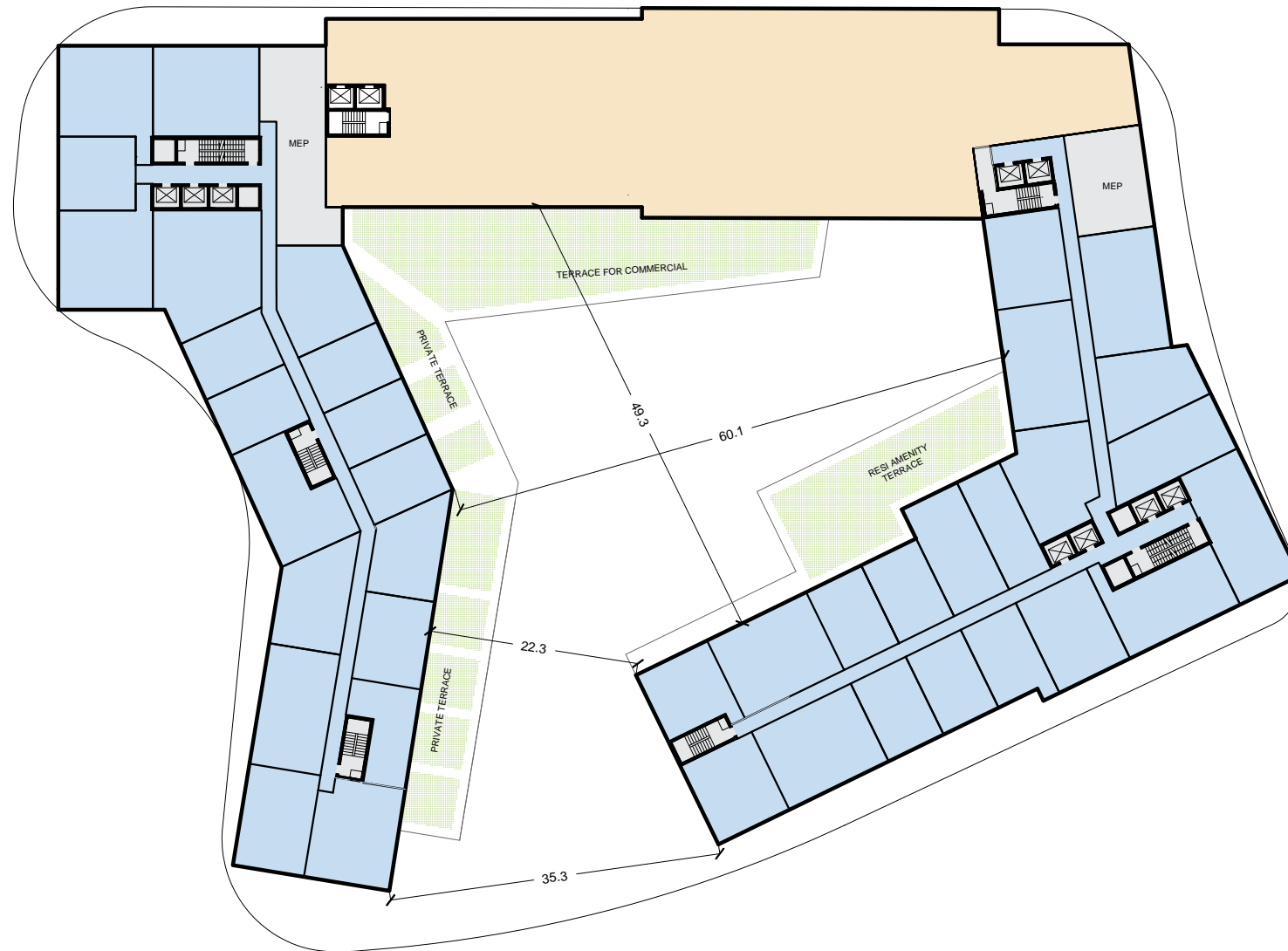
*Residential lobbies should be visually connected from the street to account for pedestrian safety and accessibility.



Second Floor Plan

PROGRAM LEGEND

- RESIDENTIAL
- NON-RESIDENTIAL
- LOADING / ACCESS TO PARKING
- SERVICING
- LANDSCAPE / GREEN ROOF



SCALE 1:700

Courtyard Building Plan



*Mitigation measures to ensure privacy for the corner units of the mid-rise levels should be considered in the design development of the Blocks.



SCALE 1:700

Tower Plan (Lower Tier - 750m²)



SCALE 1:700

Tower Plan (Upper Tier - 600m²)



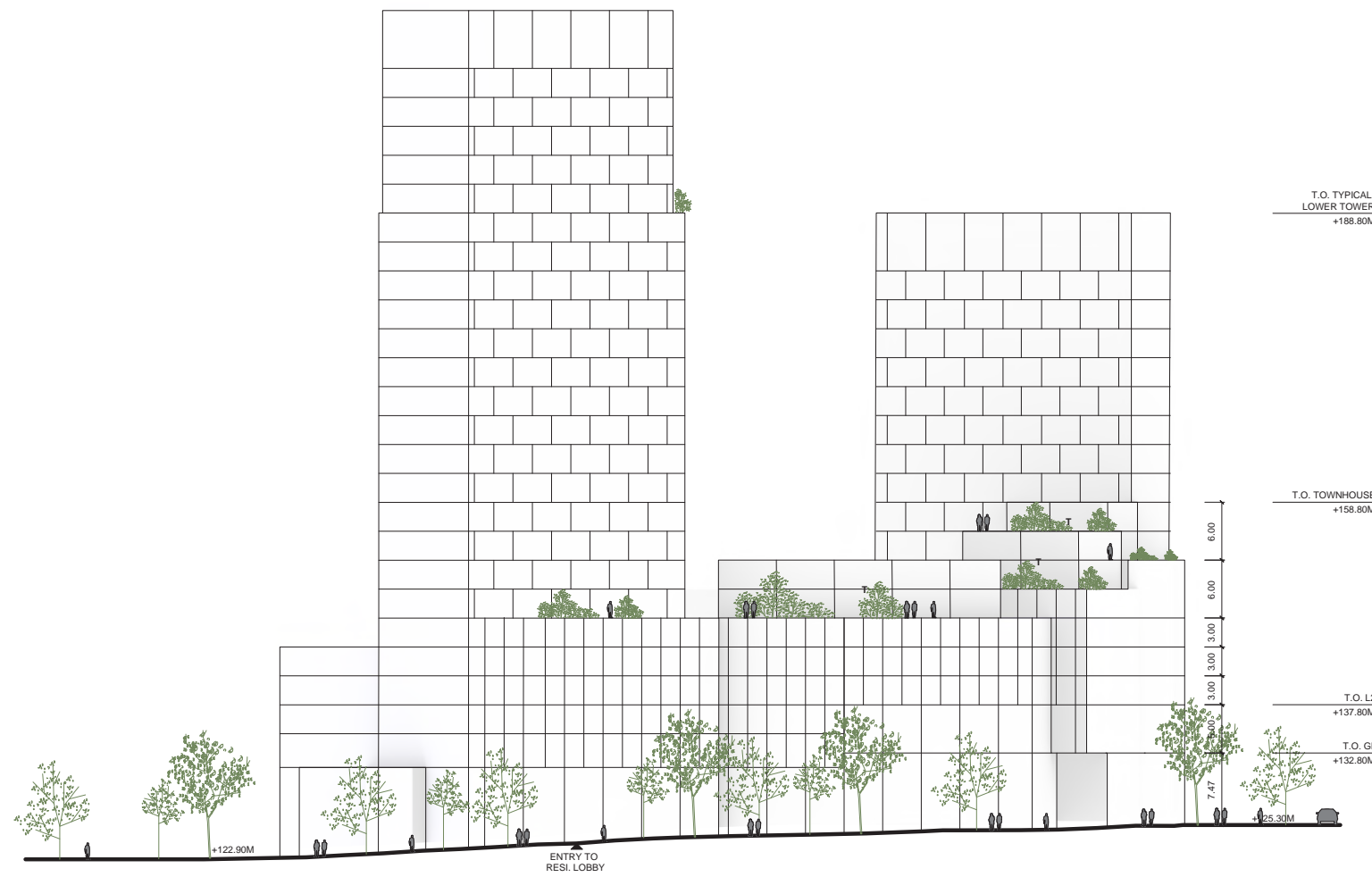
SCALE 1:700

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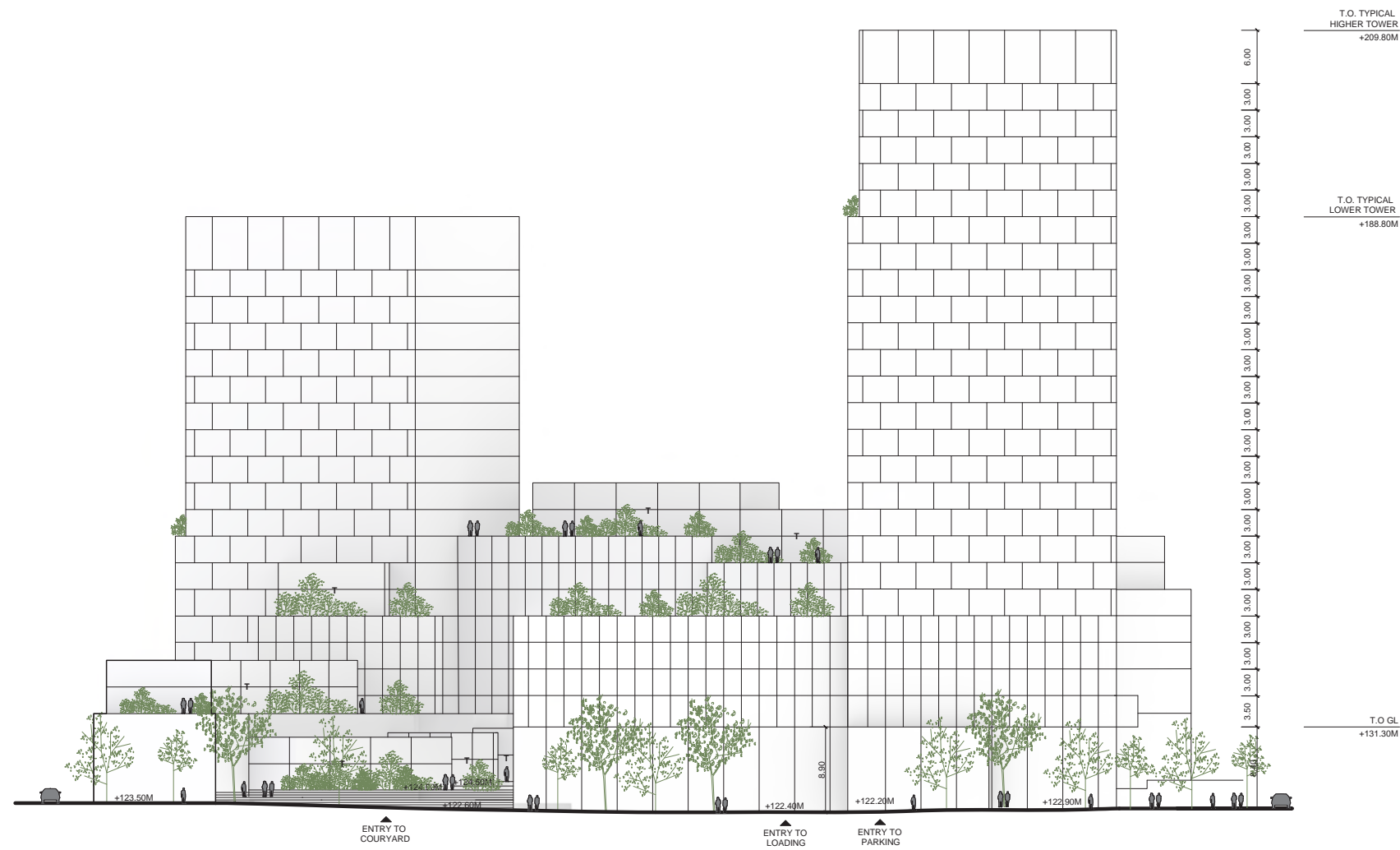
North Elevation



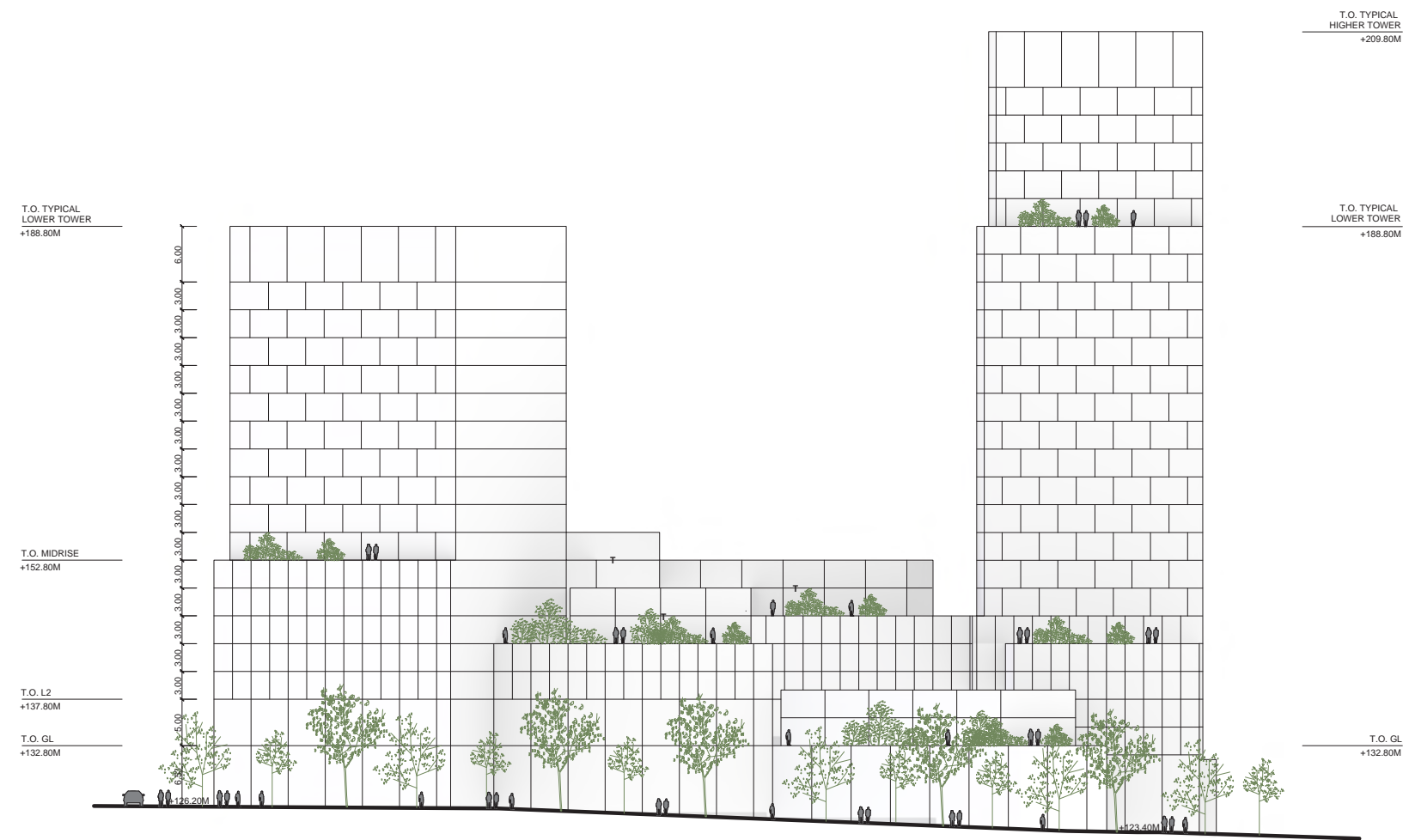
East Elevation



South Elevation

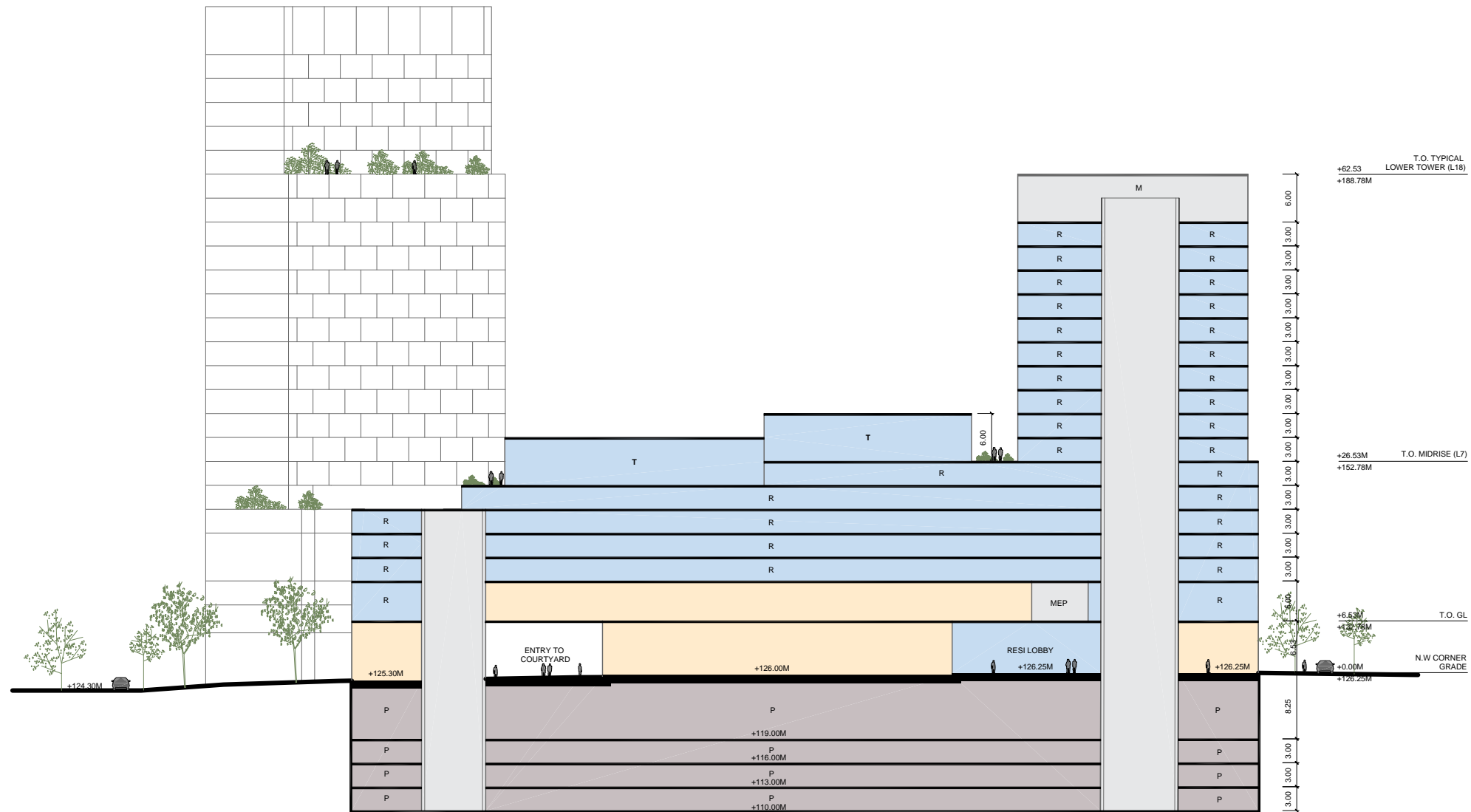
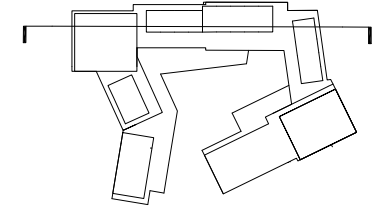


West Elevation



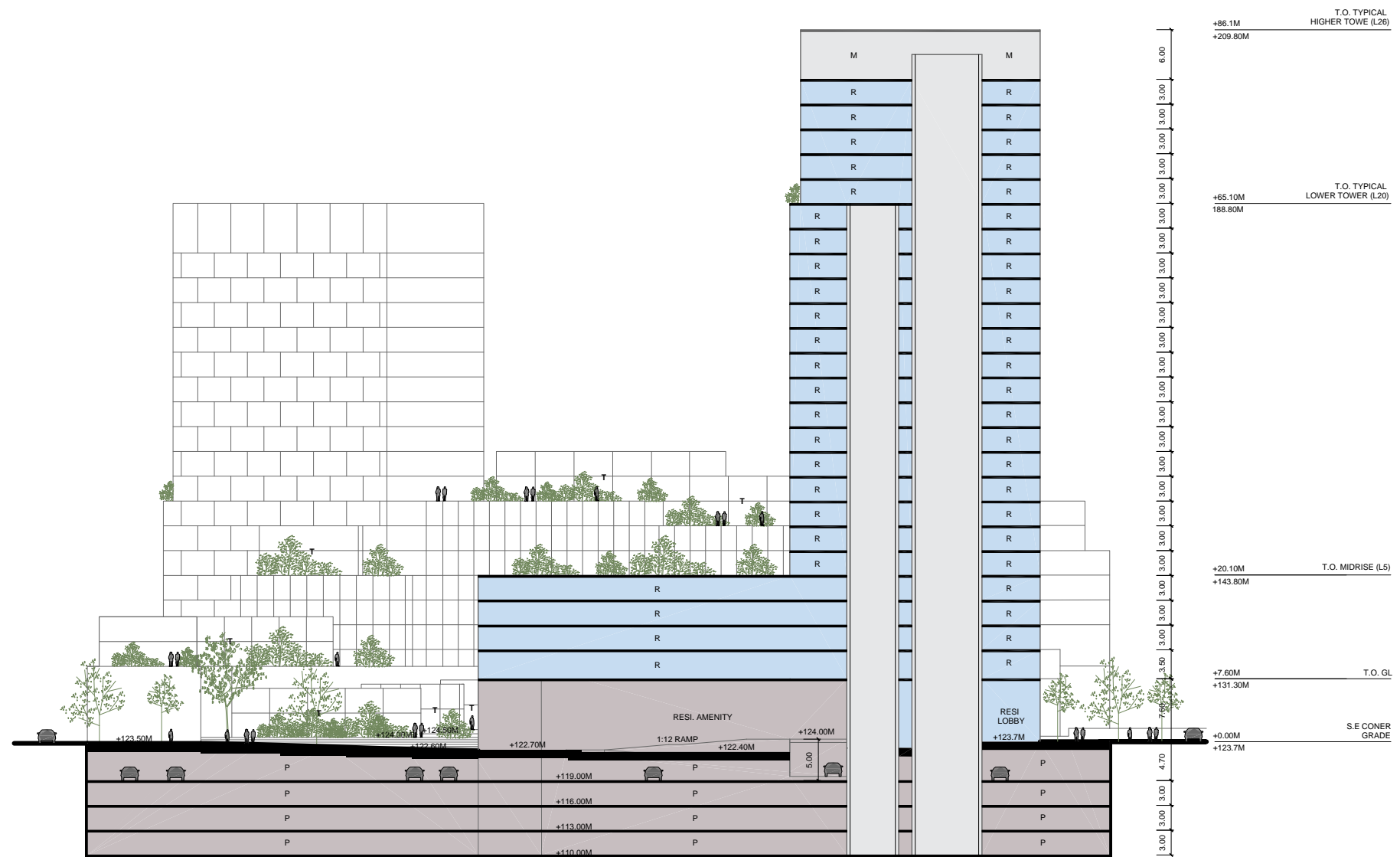
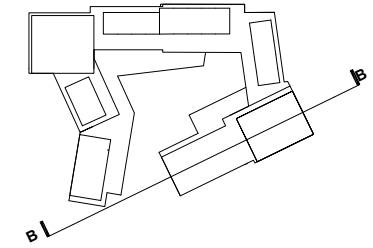
Section

Section A-A: East-West on Dundas Street West



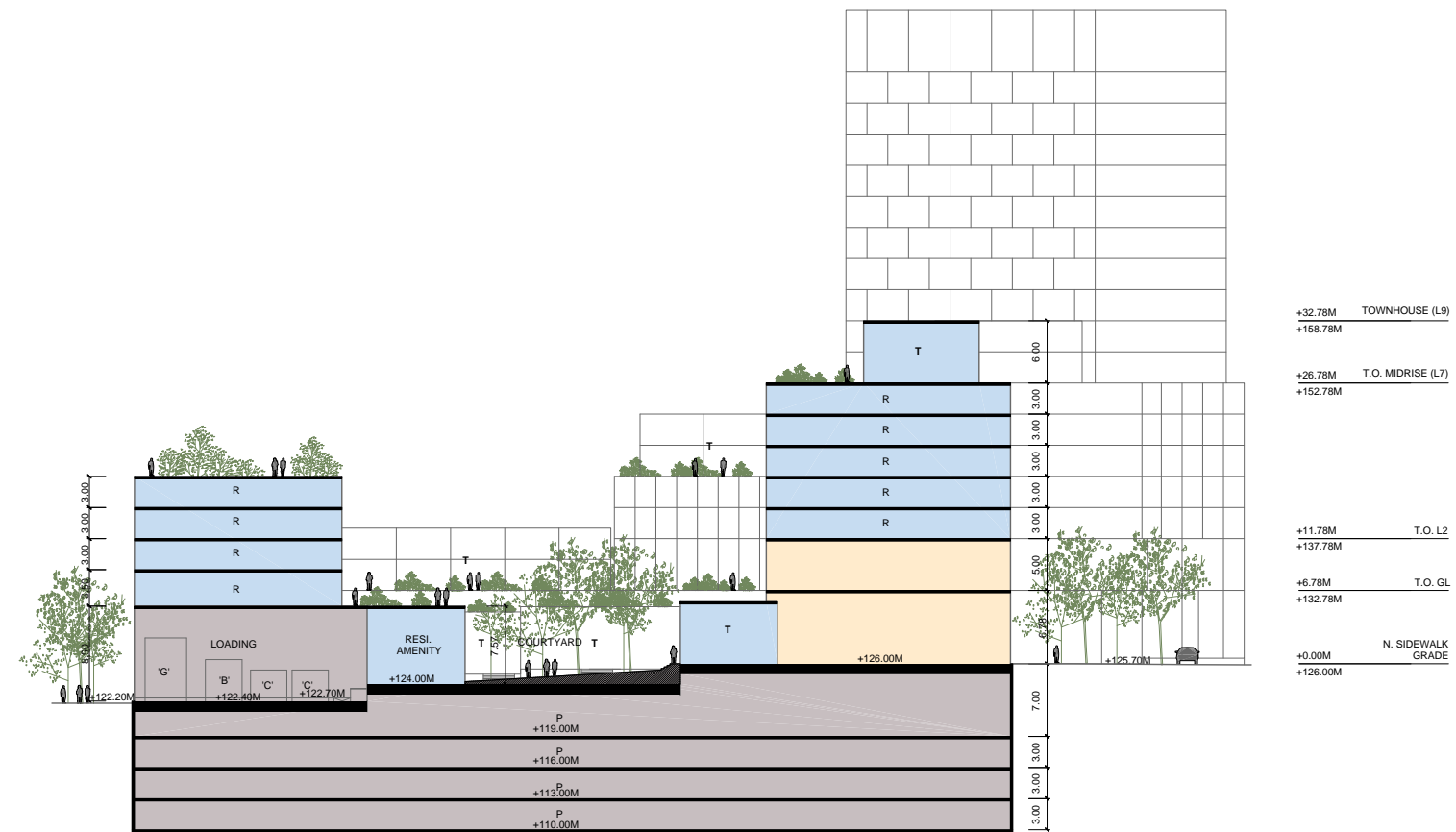
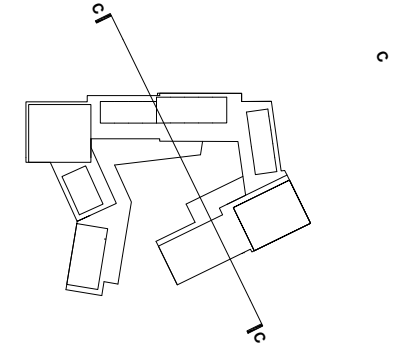
Section

Section B-B: East-West on Road A

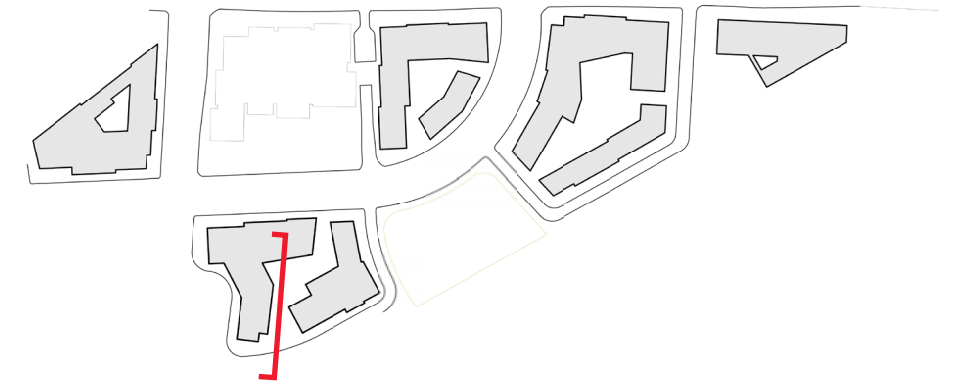


Section

Section C-C: North-South through Courtyard



Courtyard Section



Below Grade Parking Plans

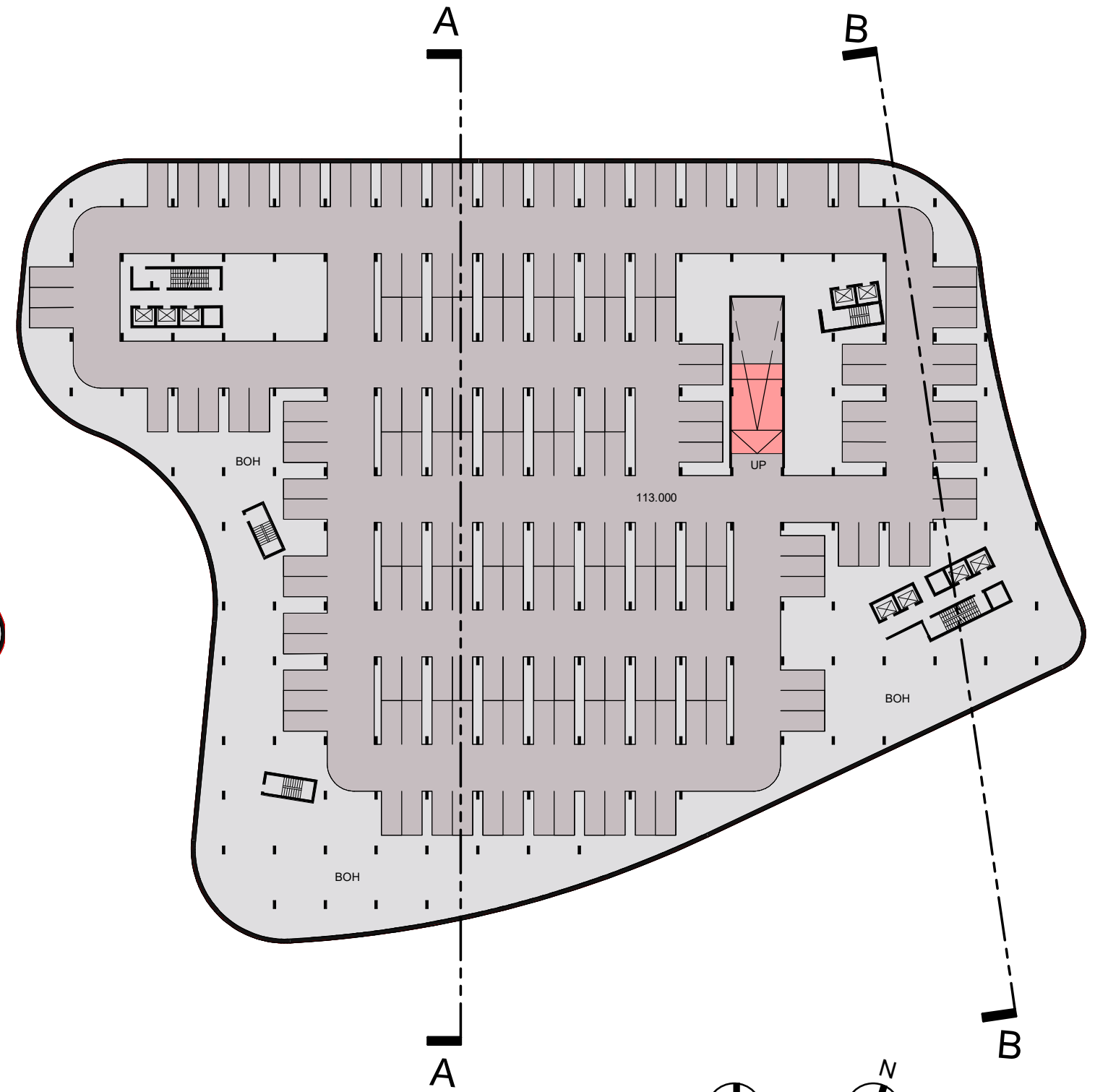
P1 Level



DRAFT

P2 Level

P3 Level



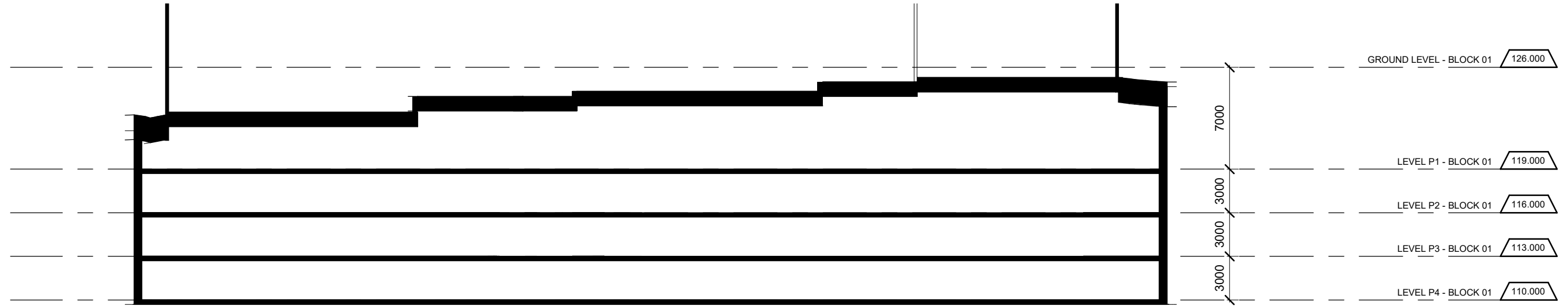
PROJECT NORTH



TRUE NORTH

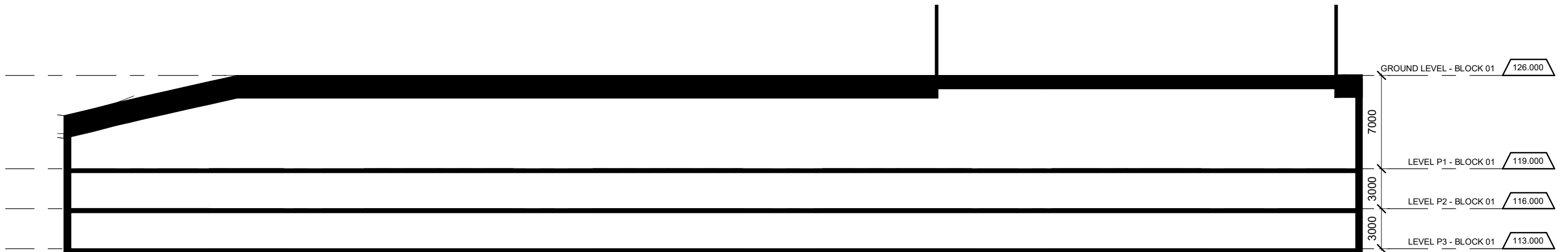
SCALE 1:700

Below Grade Sections



SECTION BB
A1-002
1 : 300

2







SECTION AA
A1-002
1 : 300

1

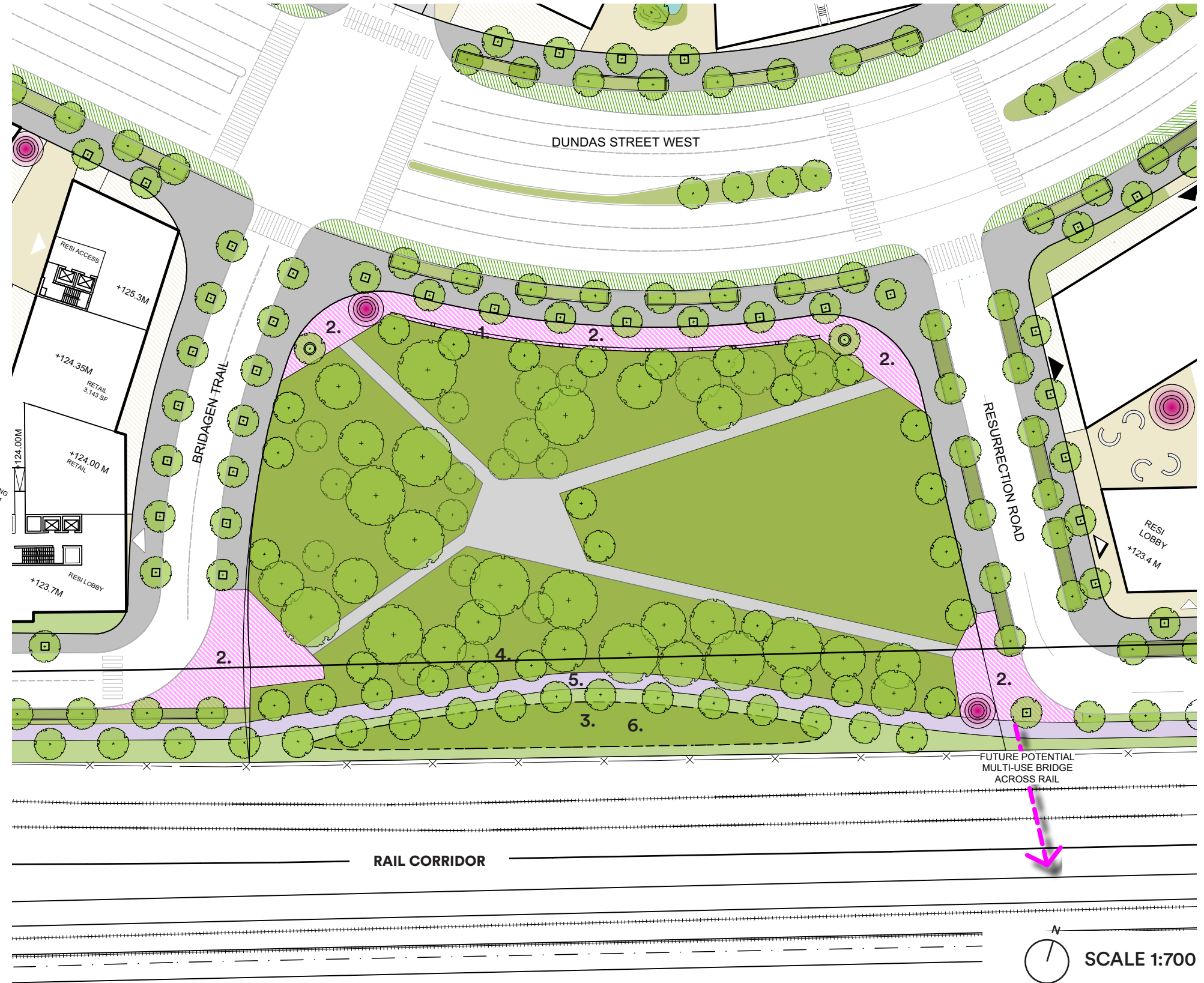
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Etobicoke Centre Park

LEGEND

-  Trees in Softscape
-  Trees in Hardscape
-  Removed Tree
-  Public Art

1. Architectural Screen
2. Public Plaza
3. Landscaped Berms
4. 30m Rail Setback
5. Multiuse Trail
6. Dog Run



Chorley Park | Toronto



Integration of Park and Streetscape



Architectural Screen, Kew Gardens Streetscape | Toronto





Block 2



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Landscape Plan

LEGEND

-  Trees in Softscape
-  Trees in Hardscape
-  Removed Tree
-  Public Art

1. Plaza Courtyard (POPS)
2. Water Feature
3. Loose Seating
4. Restaurant and Retail Spill-out
5. Berm
6. Underpass
7. Passenger Drop-off and Vehicular Turn Around
8. Parking Ramp



Islands of Vegetation and Seats in Hardscape



Water Feature

The Block 3 landscape is defined by its relationship to the Etobicoke Civic Centre (ECC) to the west and gentle curve of Dundas Street to the south and southeast. The through-block connection here is accessed in openings in the mid-rise wall along Dundas Street West and from the ECC through a commercial lobby on the west. An interior atrium connection from the courtyard to the west leads to the ECC and the plaza-like passenger drop-off area and vehicular turn-around between the two Blocks. This is conceived as a curb-less vehicular area bounded by bollards and paving to define its limits. Pavement markings and traffic signage should be used sparingly where appropriate, creating a “Woonerf” feel to the space that prioritizes pedestrians.

The courtyard is the most plaza-like of the development Blocks, with flexible expanses of paving that allow for gathering and free flow to the residential and commercial lobby entrances, planted islands with seat walls, and water features. As with each Block, the area has been designed as a both a Privately-Owned Publicly Accessible Space (POPS) for public use, and for private use of the residents, and retail and restaurant tenants. Public amenities here are more passive offering a place to meet friends, take a break during the work day, read a book, or possibly write one. Artwork placed at entries once again acts as beacons and should be created to activate the space.

Retail and restaurant units also have spill out areas for patios and outdoor market space both within the courtyard and along the building street frontages, activating the interior open space and the exterior streetscapes. Along Bloor Street, the commercial units will each have a front entry space for their use.



Roof Plan

LEGEND

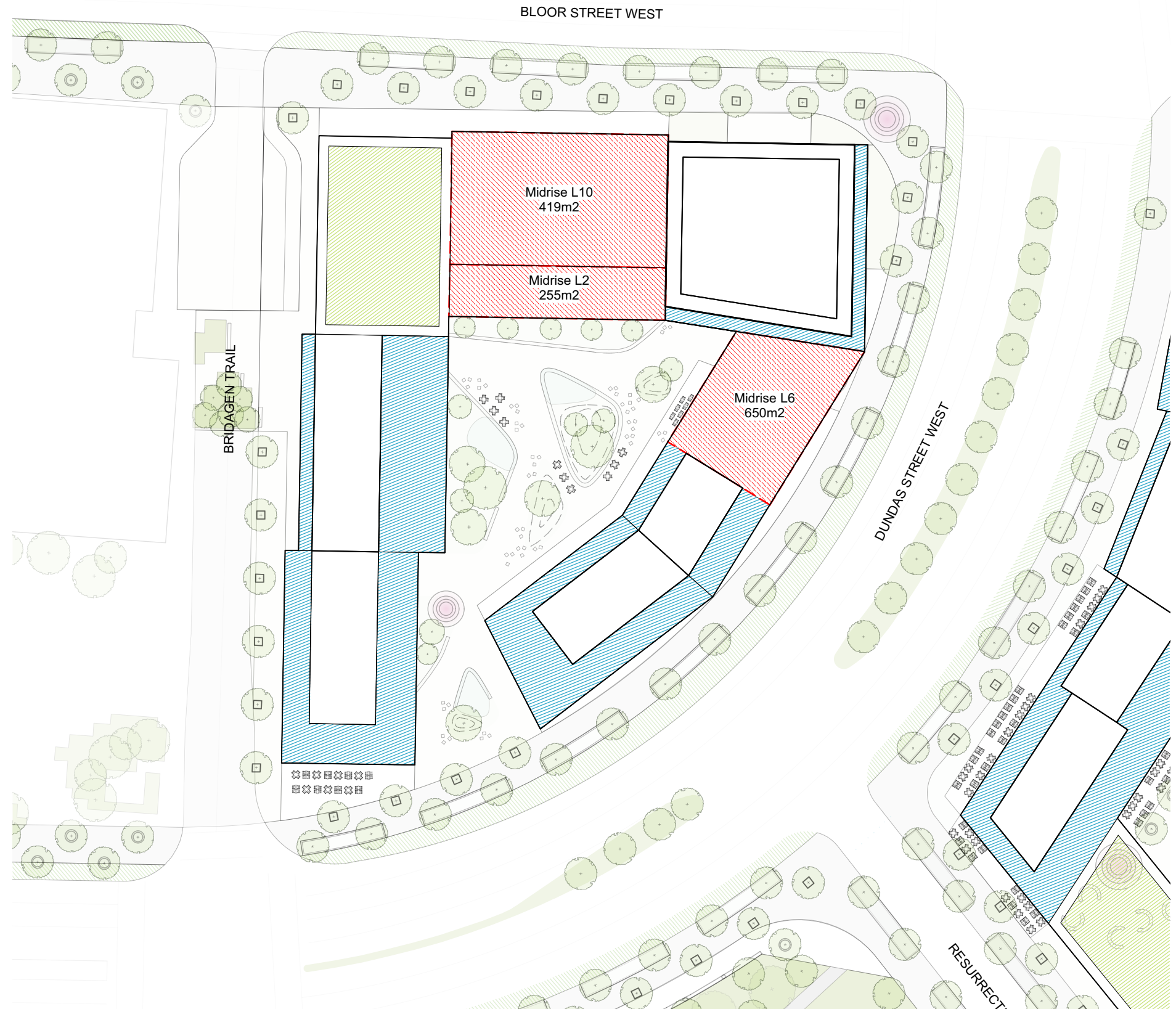
- ▨ Residential Amenity Area
- ▨ Private Residential Terrace
- ▨ Rooftop Landscaped Areas/Green Roofs



Rooftop Pool and Cabanas



Rooftop Terrace

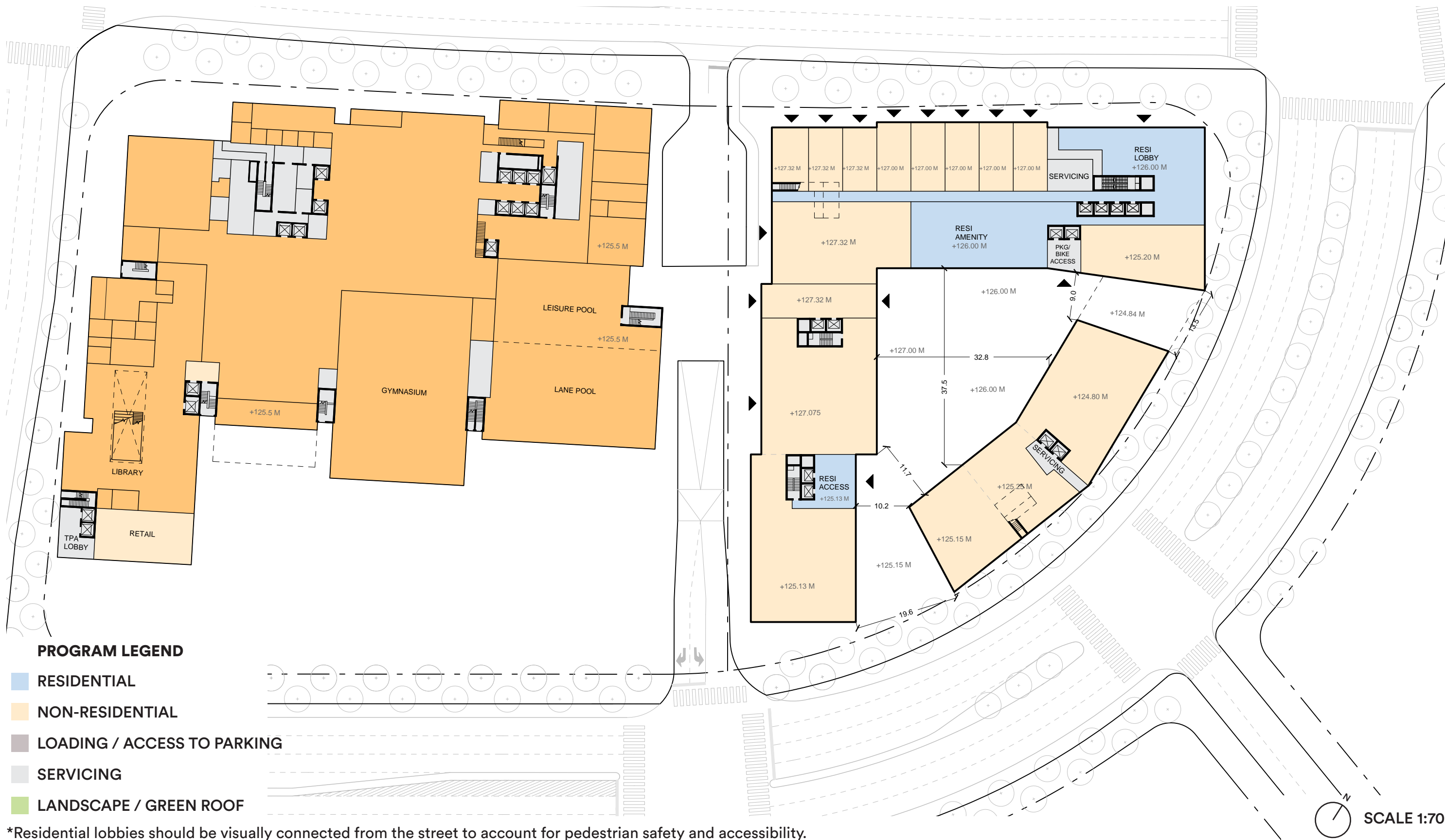


Etobicoke Centre Housing Now Block Context Plan

BLOOR KIPLING: BLOCK 3	Area (m2)	Percent of Site
Area within Property Line	7,906	100%
Building Footprint	4,725	60%
Unit Count	491	
Private Use Area	505	6%
POPS (Landscape and Plaza)	2,683	34%

Amenity Space	Required (m2)	Proposed (m2)	Percent of Required
Exterior Amenity	982	-	-
Common Amenity @ Roof	-	1,323	135%
Common Amenity @ Grade	-	-	0%

Ground Floor Plan



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Second Floor Plan



PROGRAM LEGEND

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SCALE 1:700

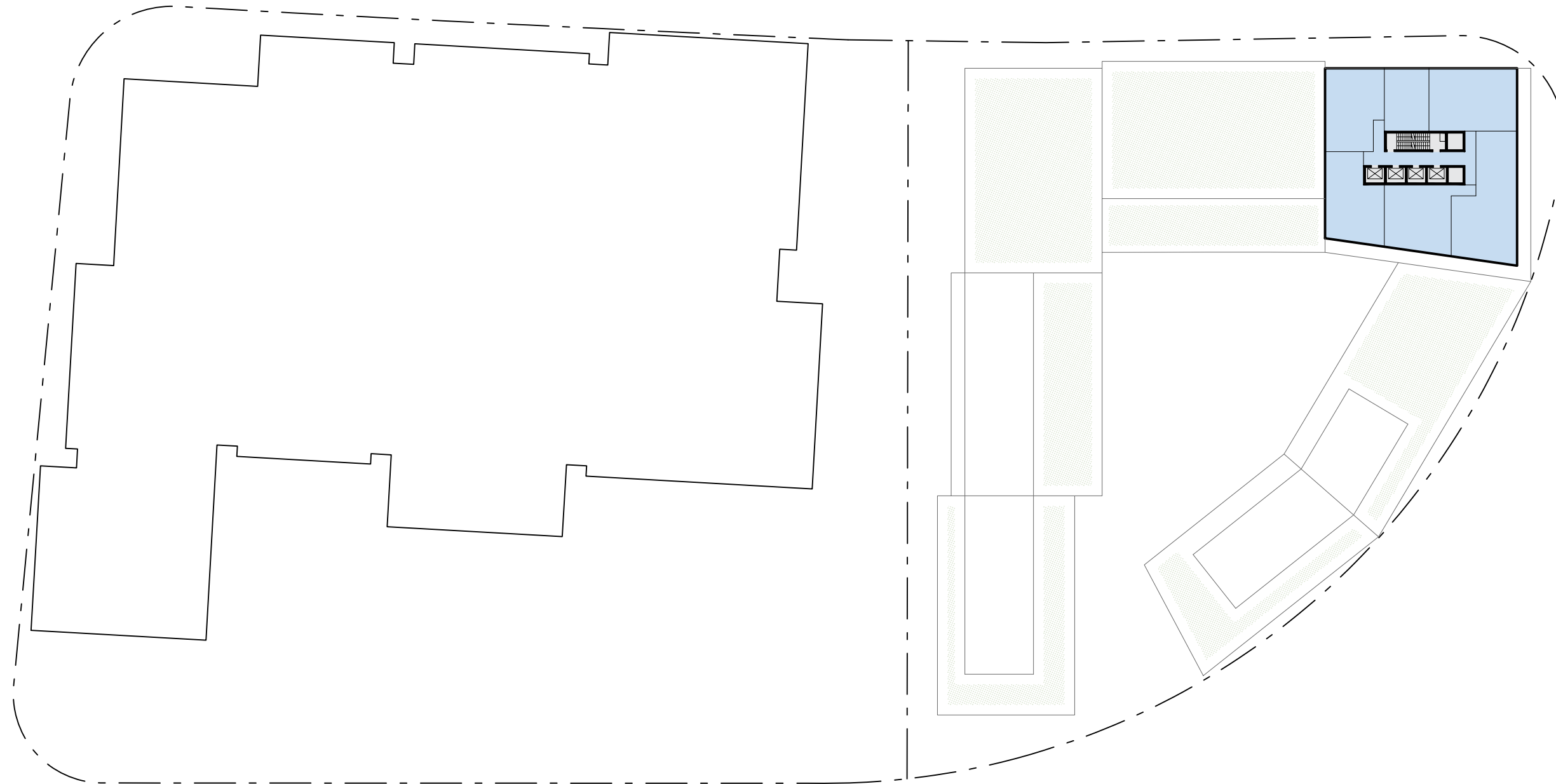
Courtyard Building Plan



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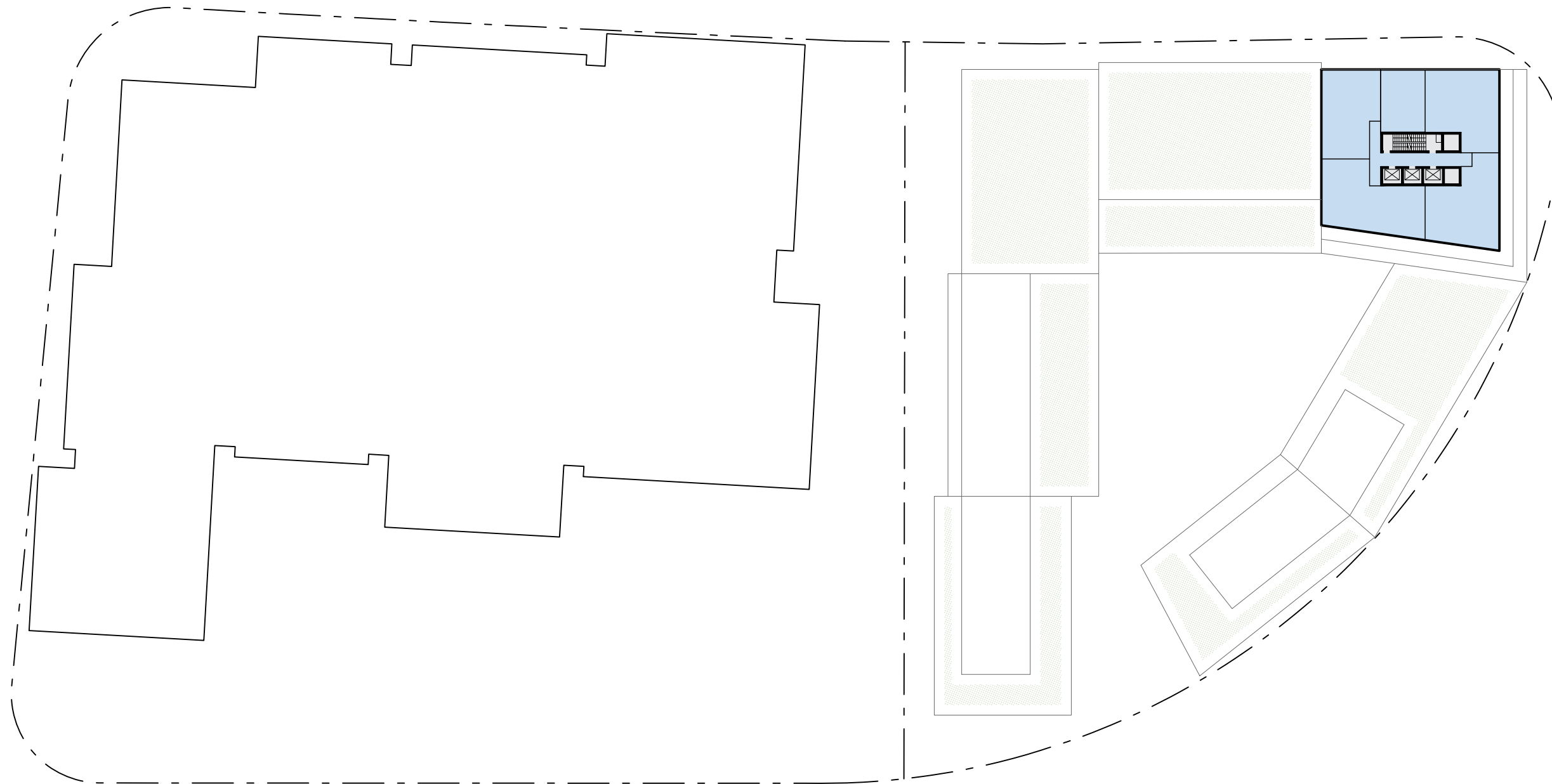


Tower Plan (Lower Tier - 750m²)



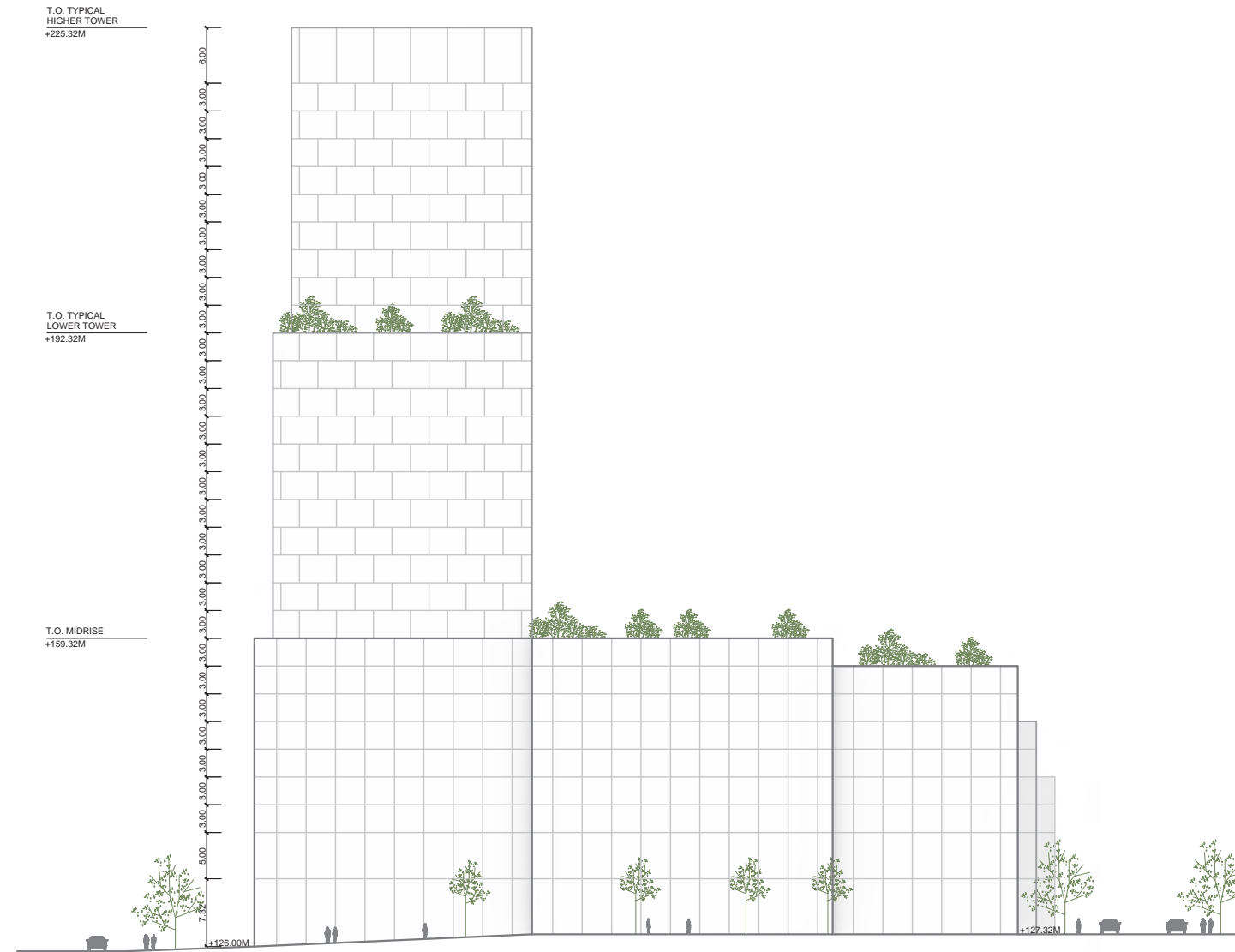
SCALE 1:700

Tower Plan (Upper Tier - 600m²)

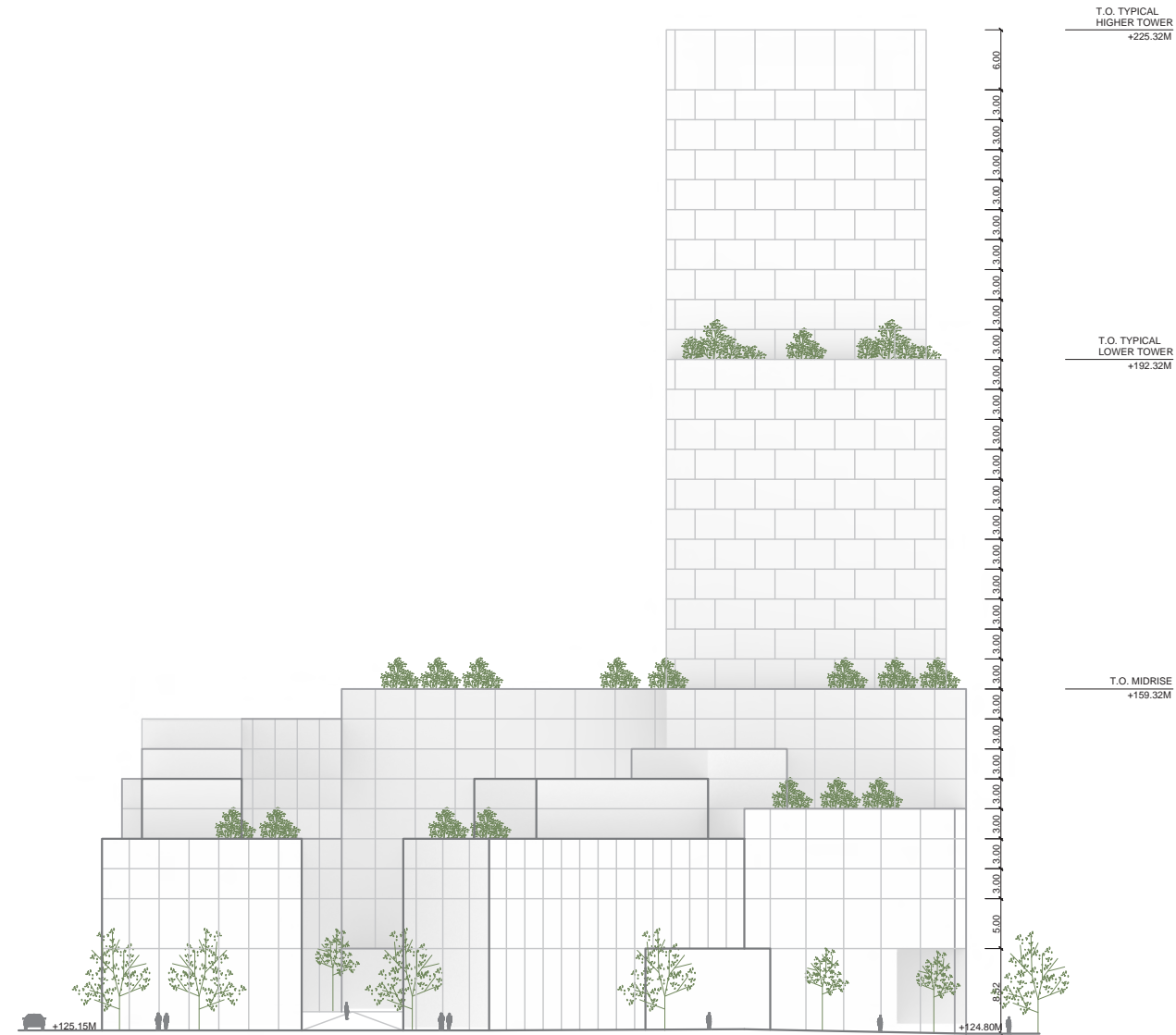


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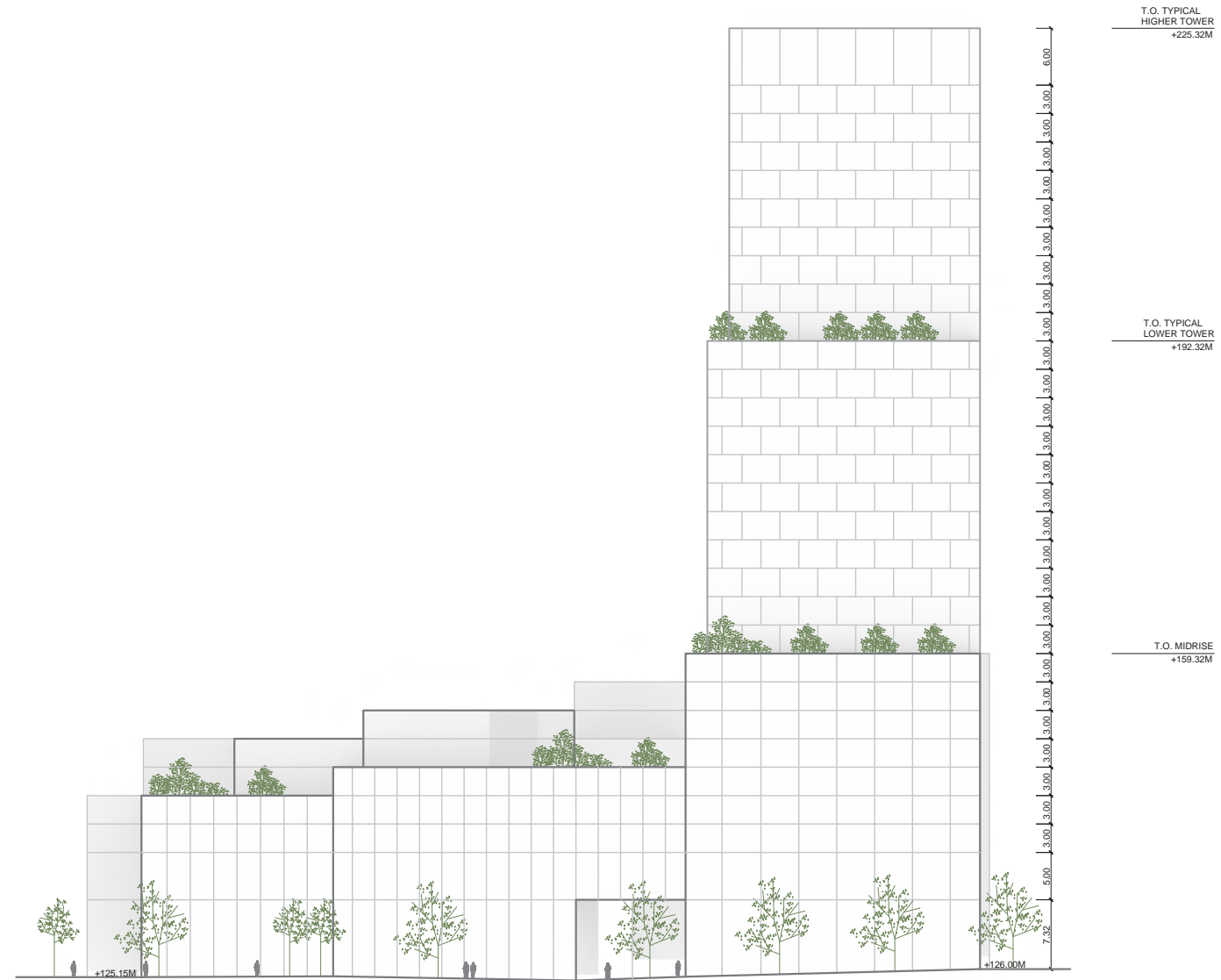
North Elevation



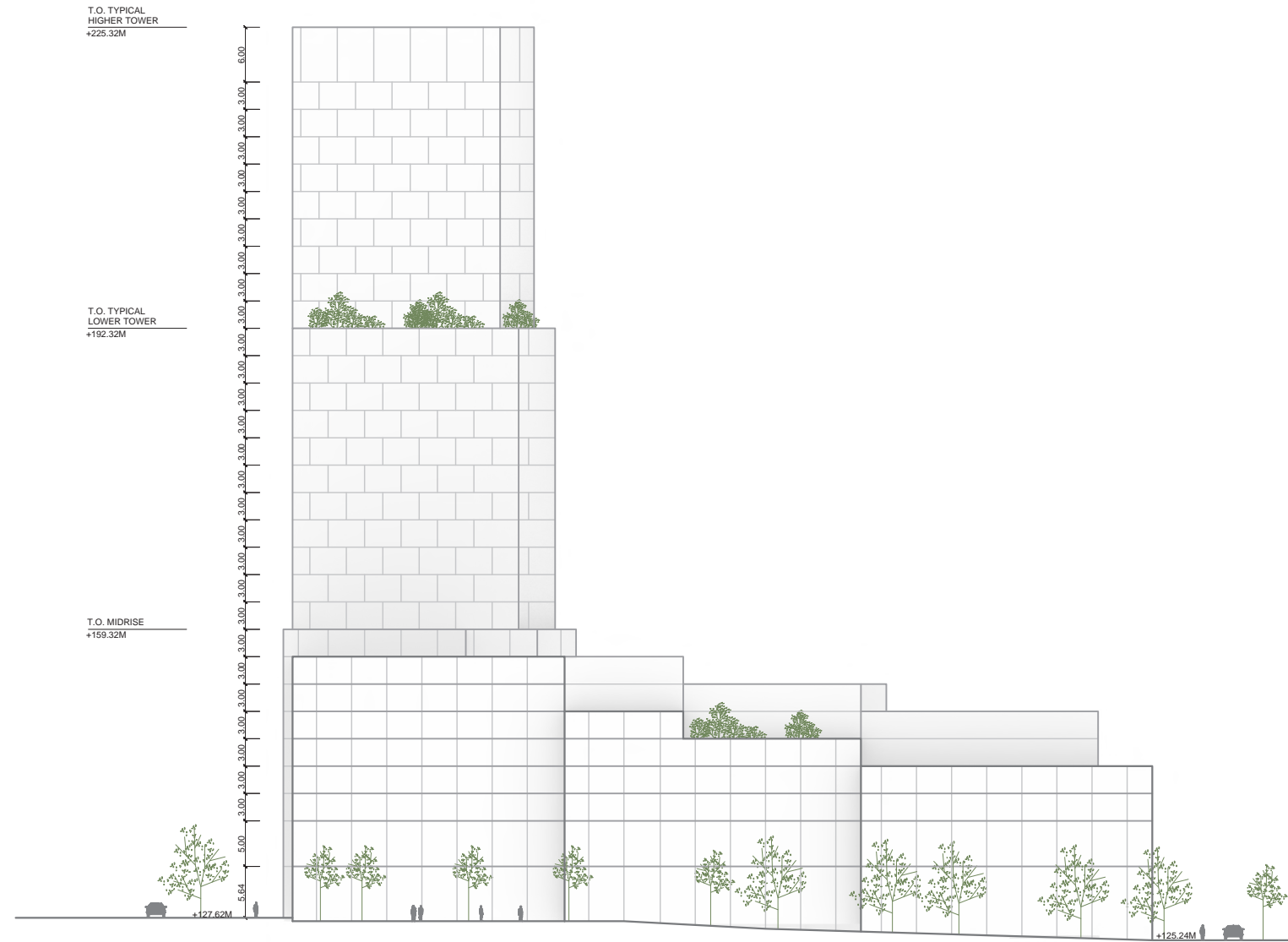
South Elevation



East Elevation

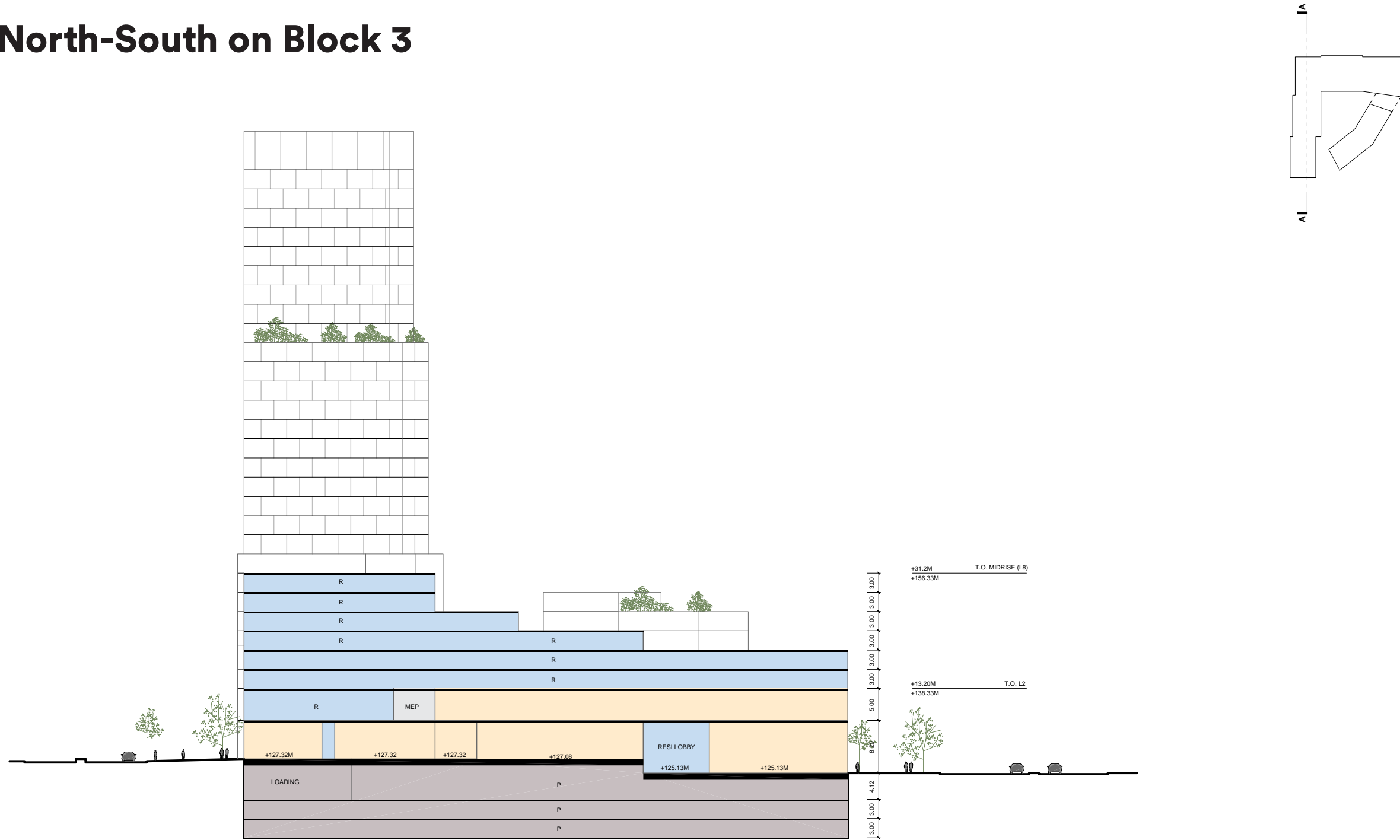


West Elevation



Sections

Section A-A: North-South on Block 3



Section B-B: West-East on Block 3

