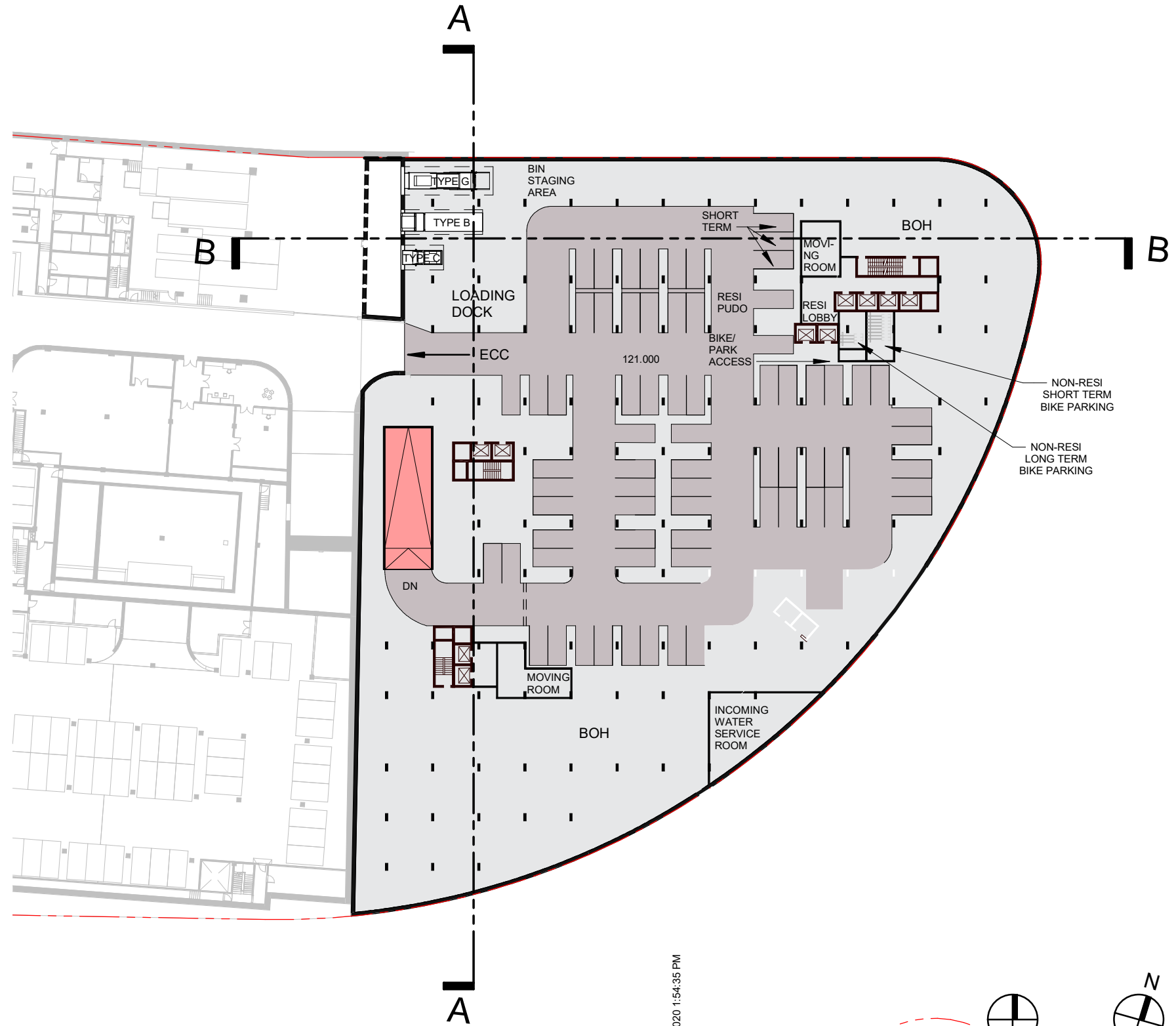
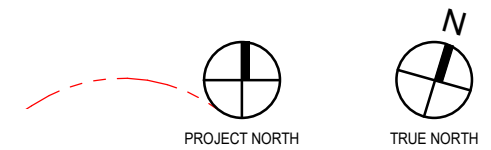


Below Grade Parking Plans

P1 Level



9/1/2020 1:54:35 PM



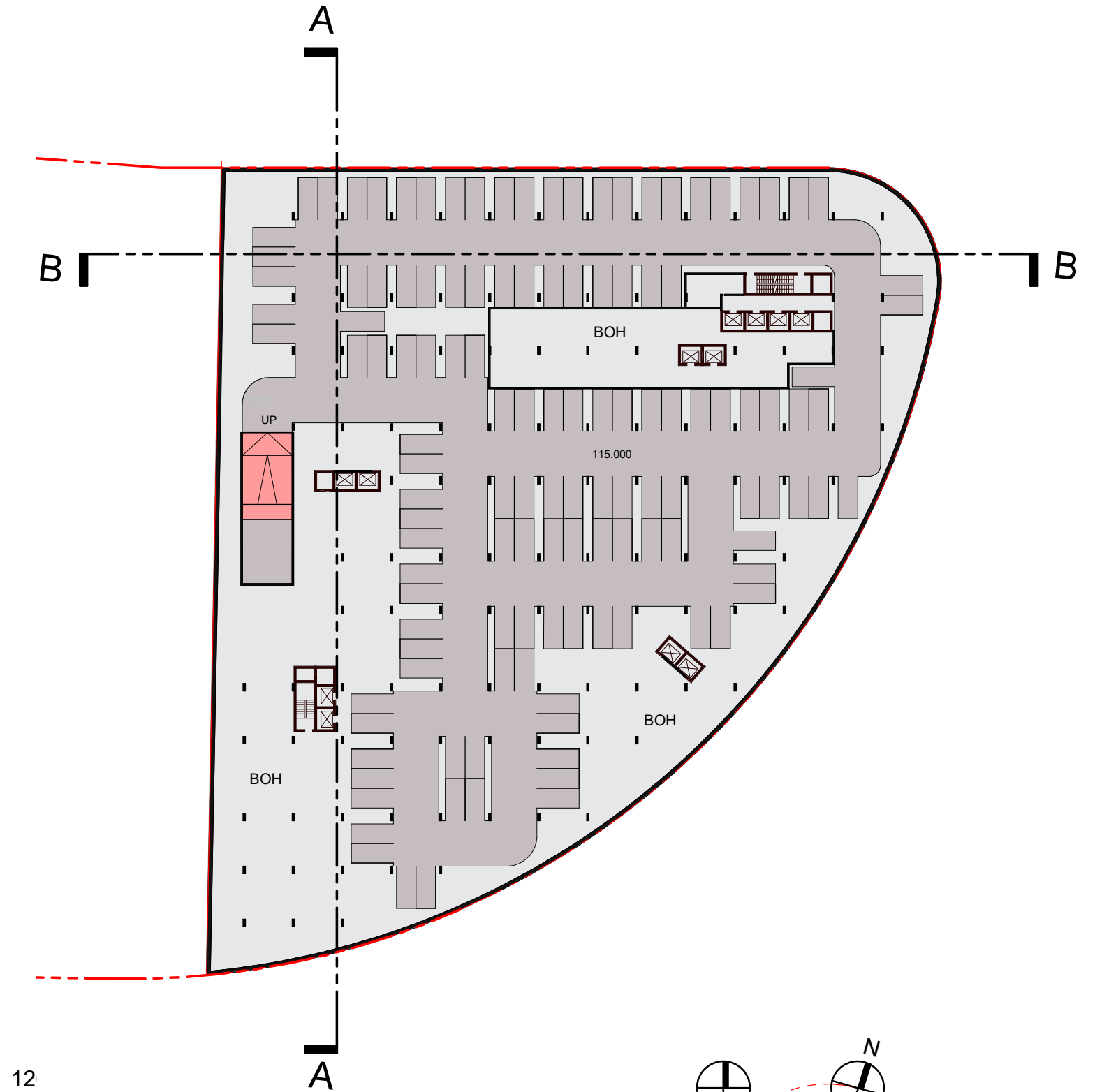
SCALE 1:700

DRAFT

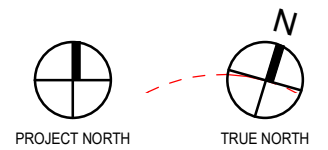
P2 Level



P3 Level

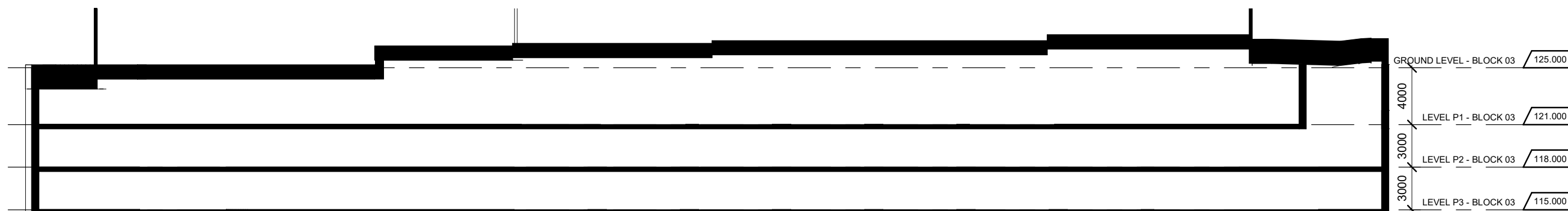


12



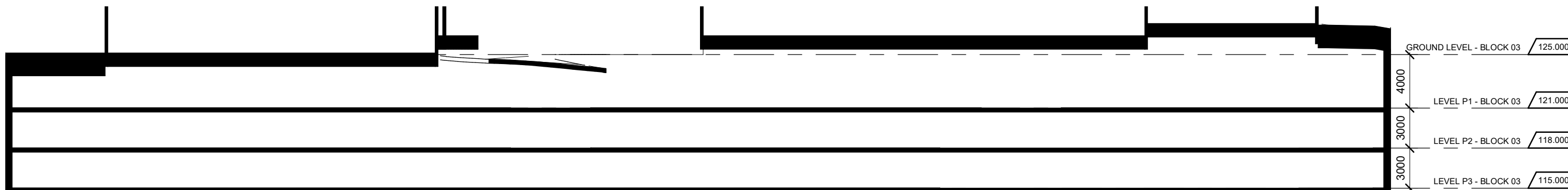
SCALE 1:700

Below Grade Sections



SECTION BB
A1-002
1 : 300

2







SECTION AA
A1-002
1 : 300

1

Landscape Plan

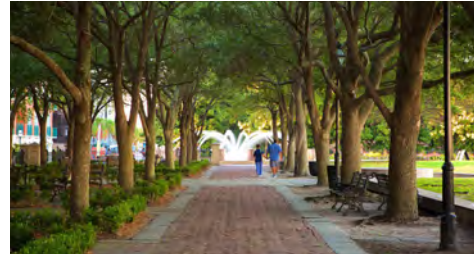
LEGEND

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

1. Amenity Space or Private Courtyard
2. Retail Spill-out
3. Private Residential Terraces
4. Dundas Street Corridor Greenway (POPS)
5. Forecourt/Plaza (POPS)
6. Landscaped Buffer
7. Green Wall/Water Feature Art Piece
8. Public Plaza
9. Completed Segment of Dundas Street Corridor Greenway



Linear Fountain Artwork



Treed Promenade



Completed Segment of Old Dundas Corridor Greenway, Photo Credit: Shawn Micallef

Unlike the other Blocks, Block 5 does not include a publicly accessible courtyard partly due to the constraints of the block form. Instead it has a central flexible space that can be used as a private rooftop amenity or as a residential amenity space.




Running along the northwest edge of Block 5 is the extension of the Dundas Street Corridor Greenway. This greenway is a parklike Privately-Owned Publicly Accessible Space (POPS) space that follows the historic alignment of Dundas Street West, a street that originates back to indigenous routes that once passed through the area. This artery ran along the escarpment of the ancient shoreline of Lake Iroquois, across Etobicoke, along a precontact indigenous trail. The tree-lined path connects small plazas that will provide sitting and gathering spaces at each end. The passage incorporates a linear or serial artwork along its length that should recognize the indigenous origins of this land and the human relationships that have built the area. This element can take advantage of the windowless facade on the broad wall face formed by the parking and loading entry to the development. The greenway also acts as a pedestrian path and porch entrance for residences fronting onto it.



Public Art

Roof Plan

LEGEND

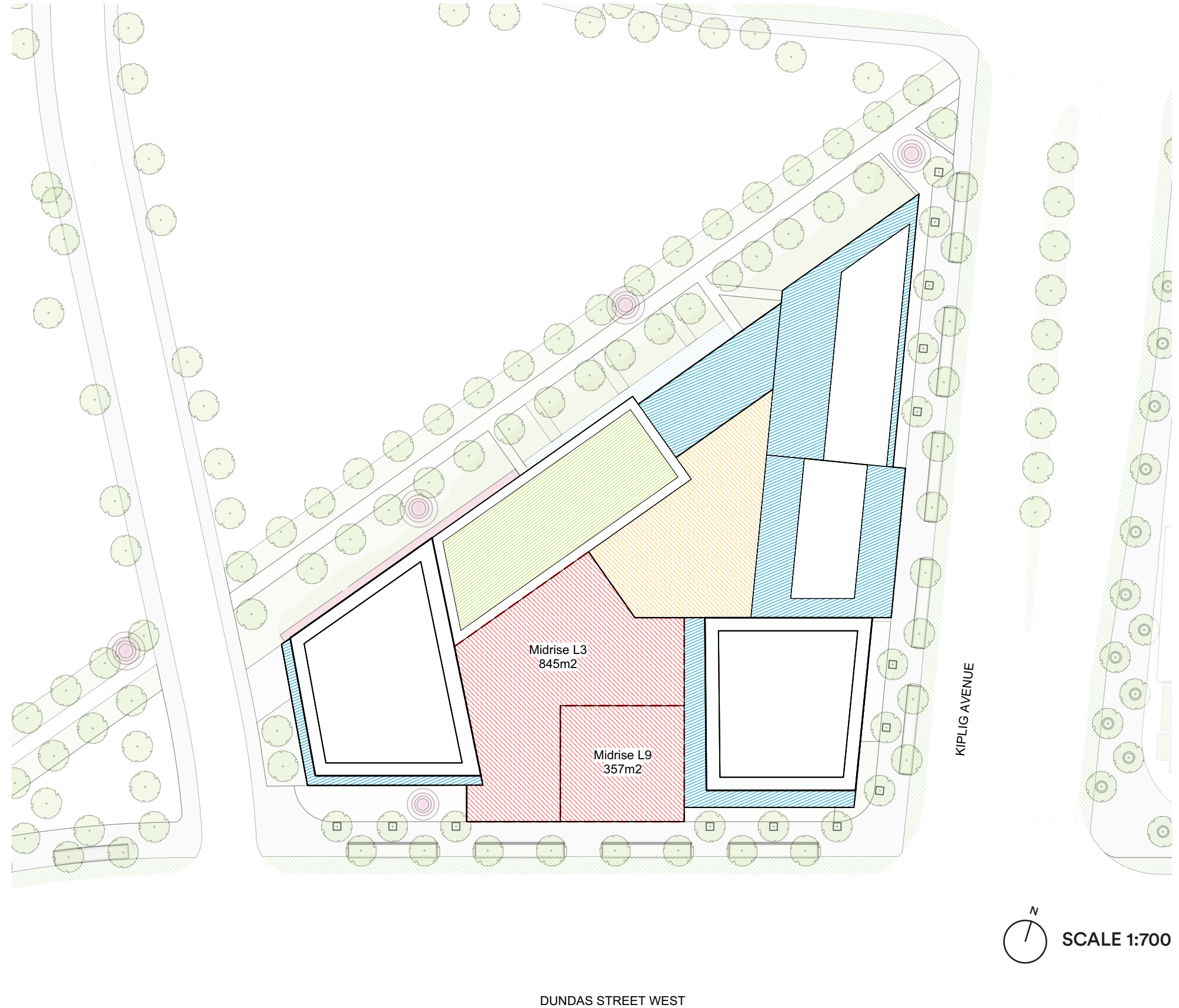
-  Residential Amenity Area
-  Private Residential Terrace
-  Rooftop Landscaped Areas/Green Roofs
-  Flexible Rooftop Space - Amenity or Private



Residential Rooftop Amenity Space

Etobicoke Centre Housing Now Block Context Plan		
BLOOR KIPLING: BLOCK 5	Area (m2)	Percent of Site
Area within Property Line	6,206	100%
Building Footprint	5,535	89%
Unit Count	534	
Private Use Area	116	2%
POPS (Landscape and Plaza)	2,528	41%

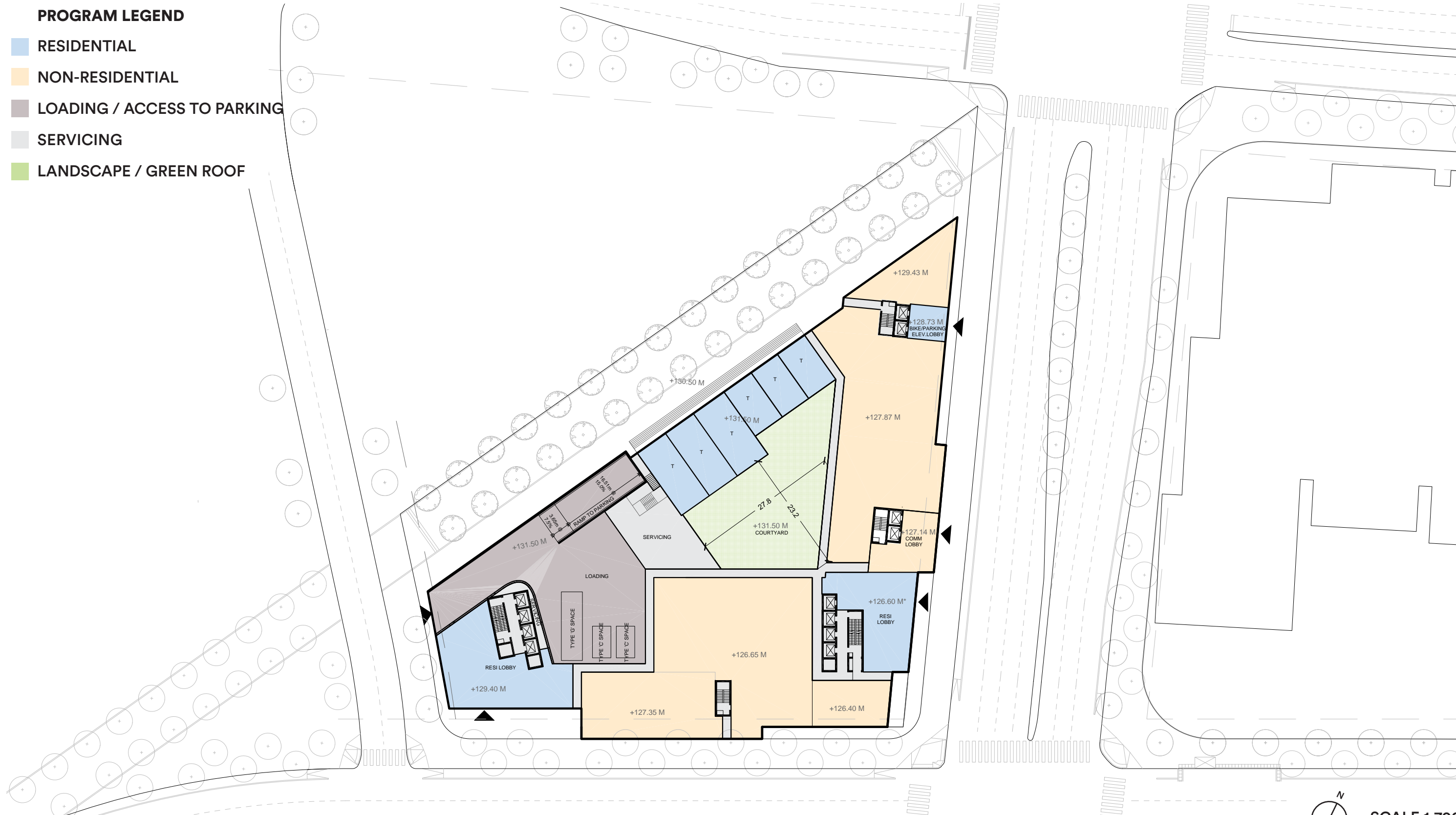
Amenity Space	Required (m2)	Proposed (m2)	Percent of Required
Exterior Amenity	1,068	-	-
Common Amenity @ Roof	-	1,202	113%
Common Amenity @ Grade	-	0	0%



Ground Floor Plan

PROGRAM LEGEND

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

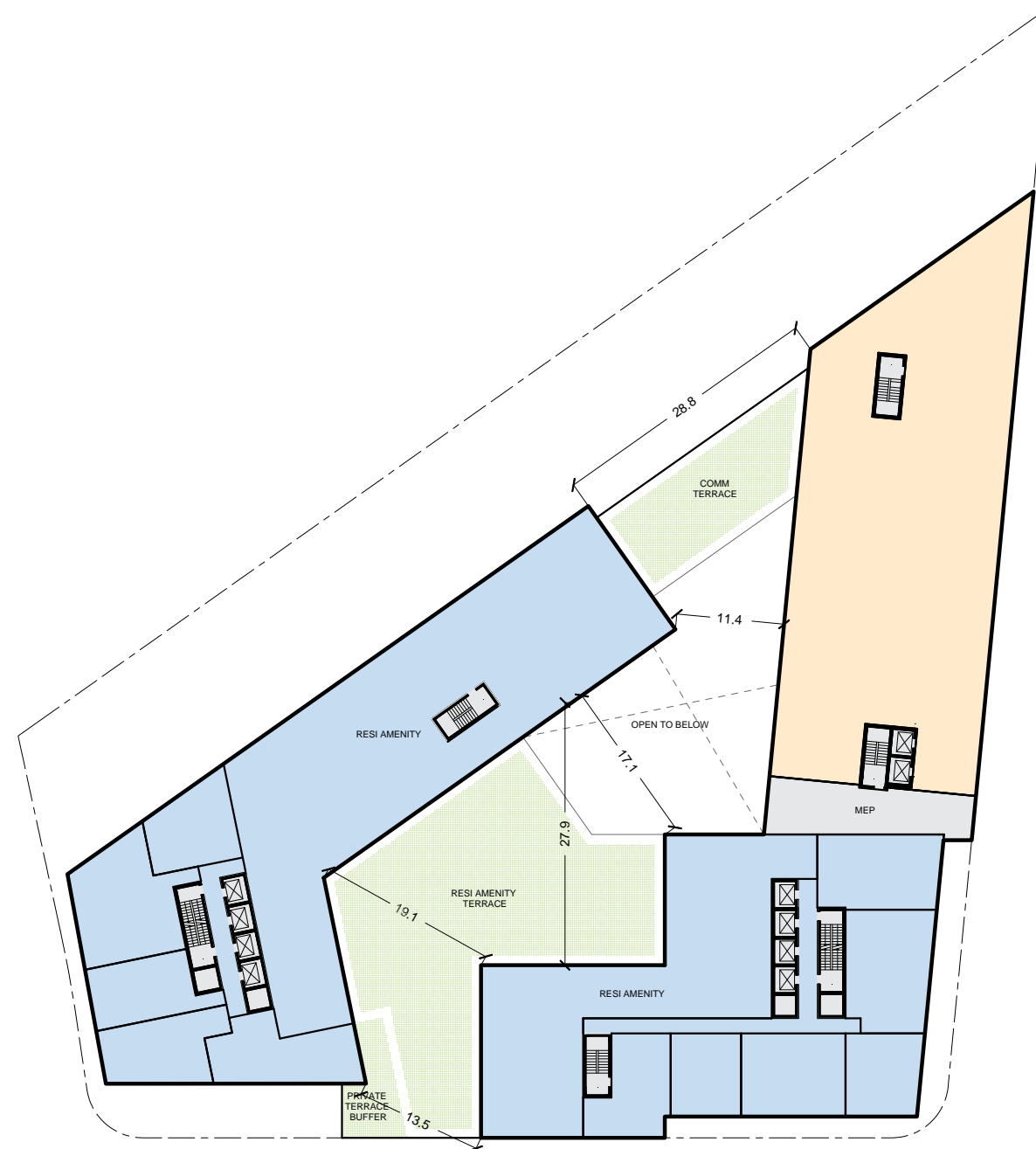


*Residential lobbies should be visually connected from the street to account for pedestrian safety and accessibility.

Second Floor Plan

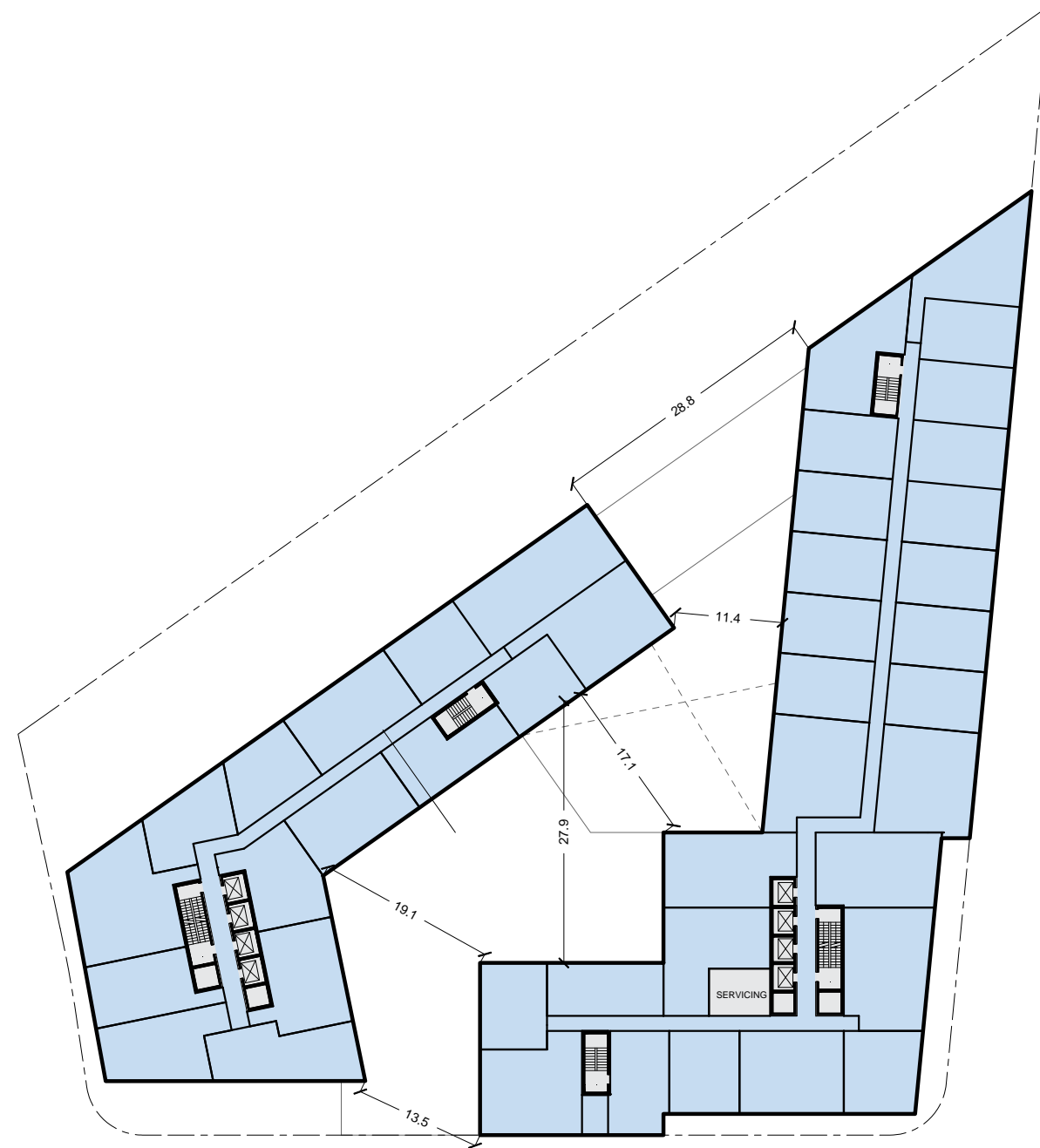
PROGRAM LEGEND

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



SCALE 1:700

Courtyard Building Plan

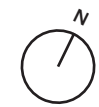
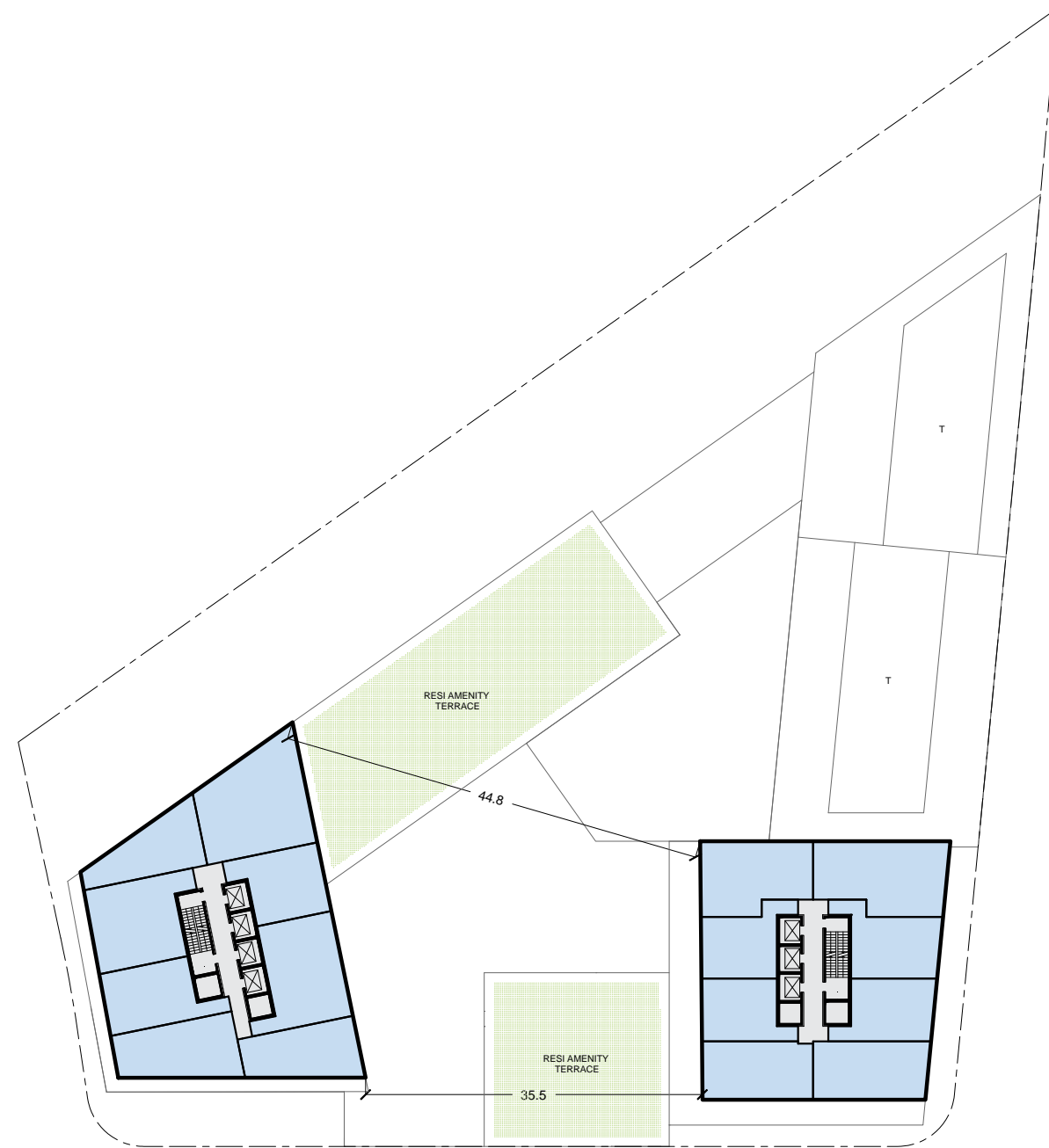


*Mitigation measures to ensure privacy for the corner units of the mid-rise levels should be considered in the design development of the Blocks.



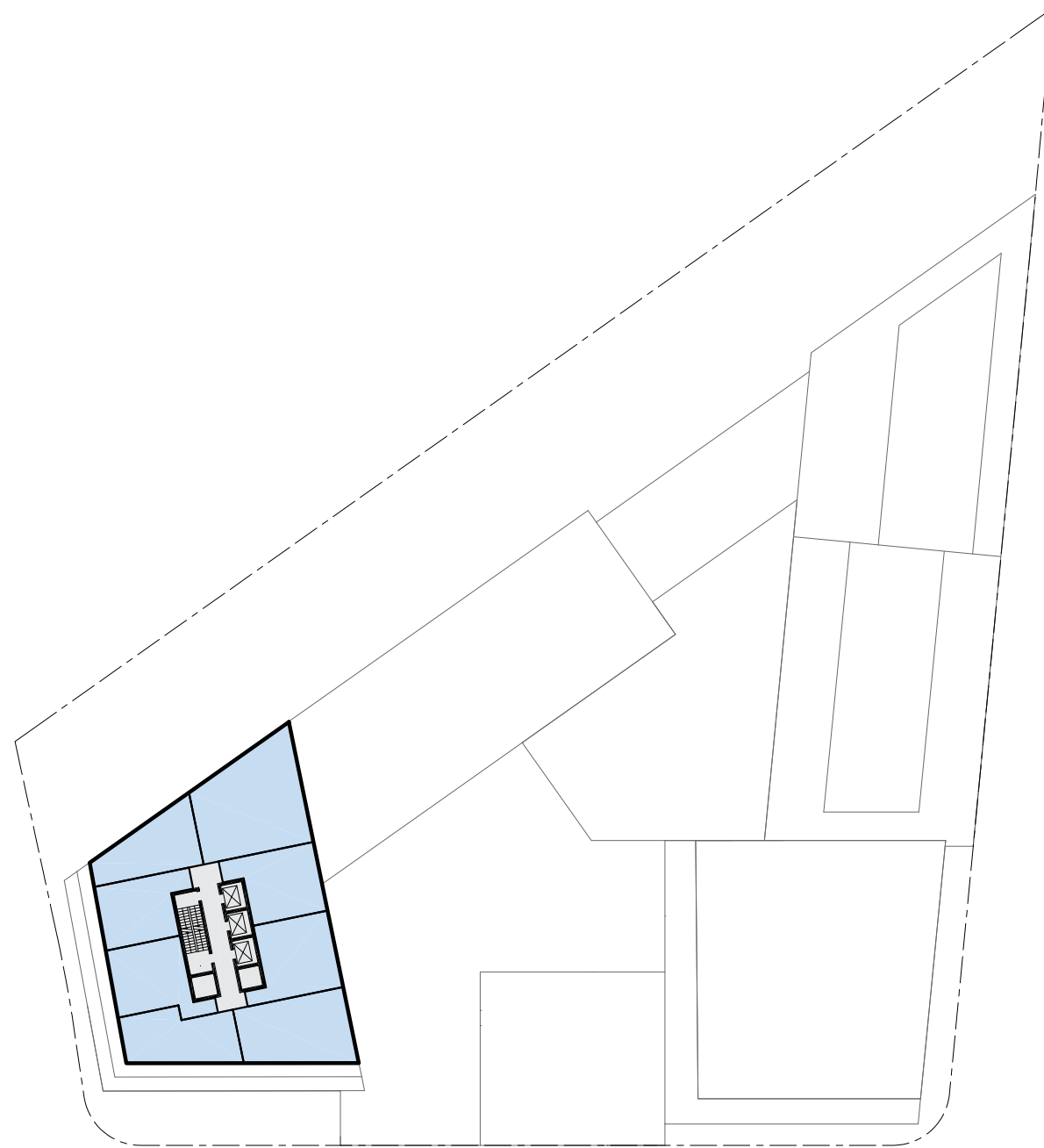
SCALE 1:700

Tower Plan (Lower Tier - 750m²)



SCALE 1:700

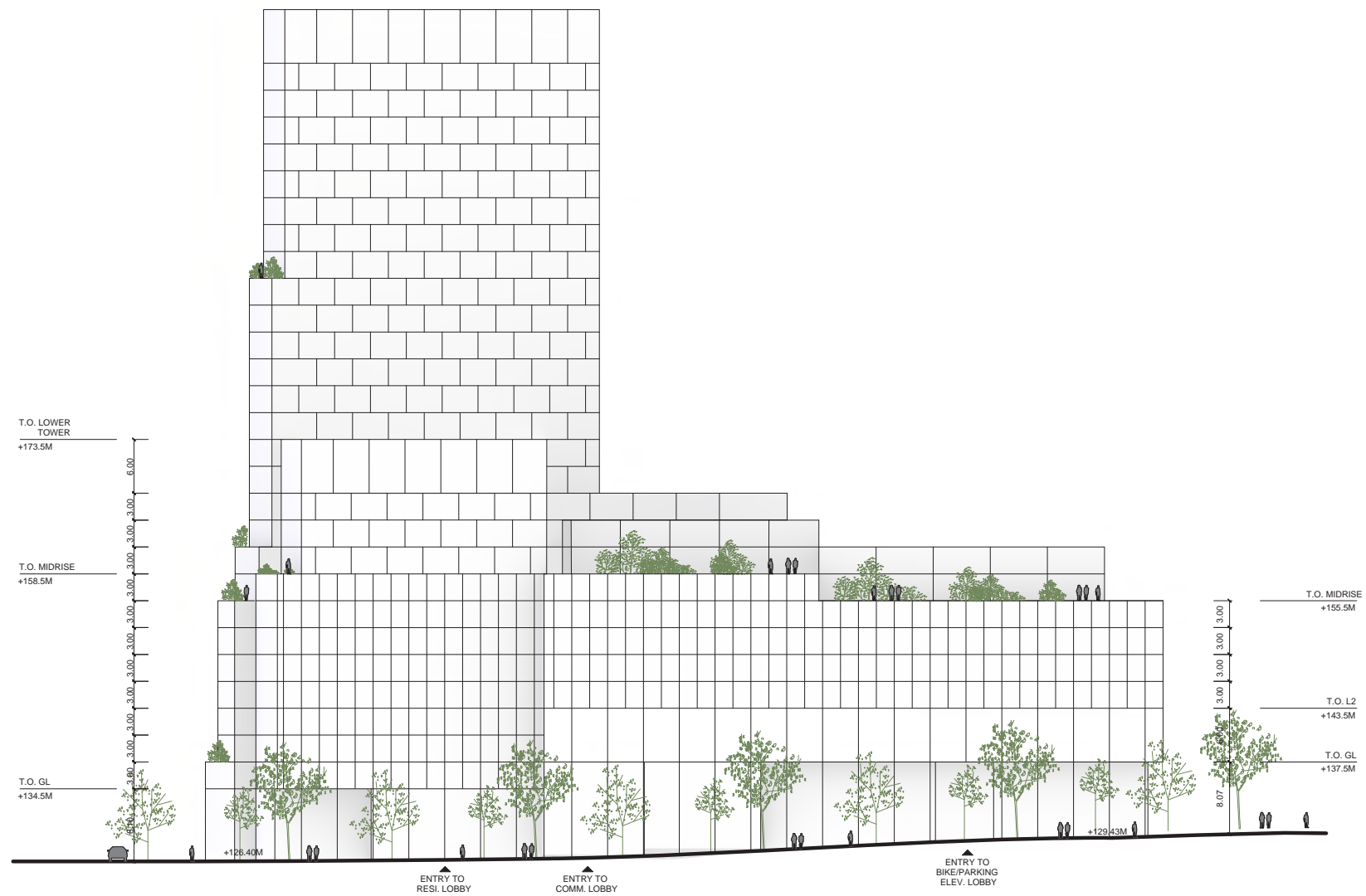
Tower Plan (Upper Tier - 600m²)



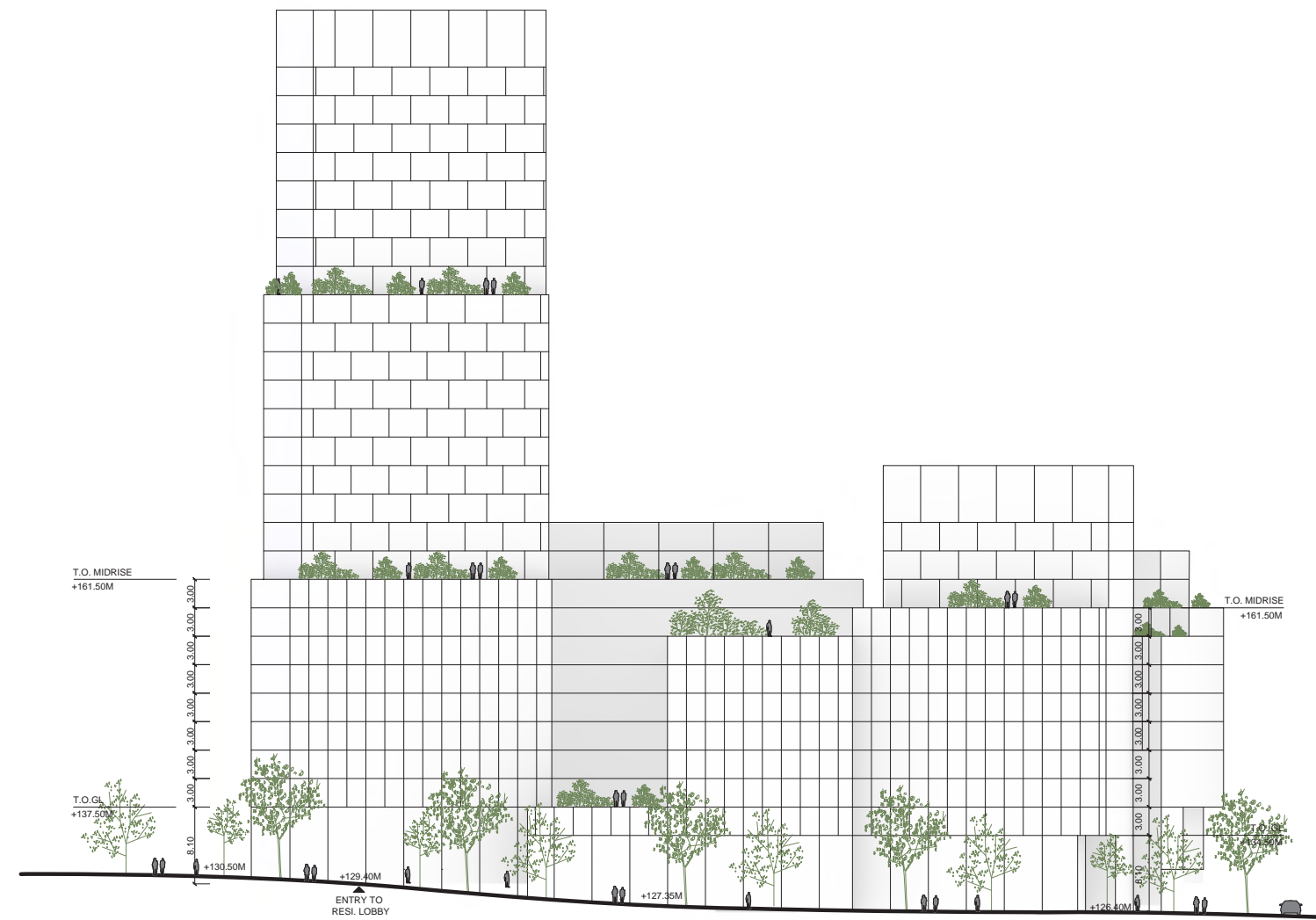
SCALE 1:700

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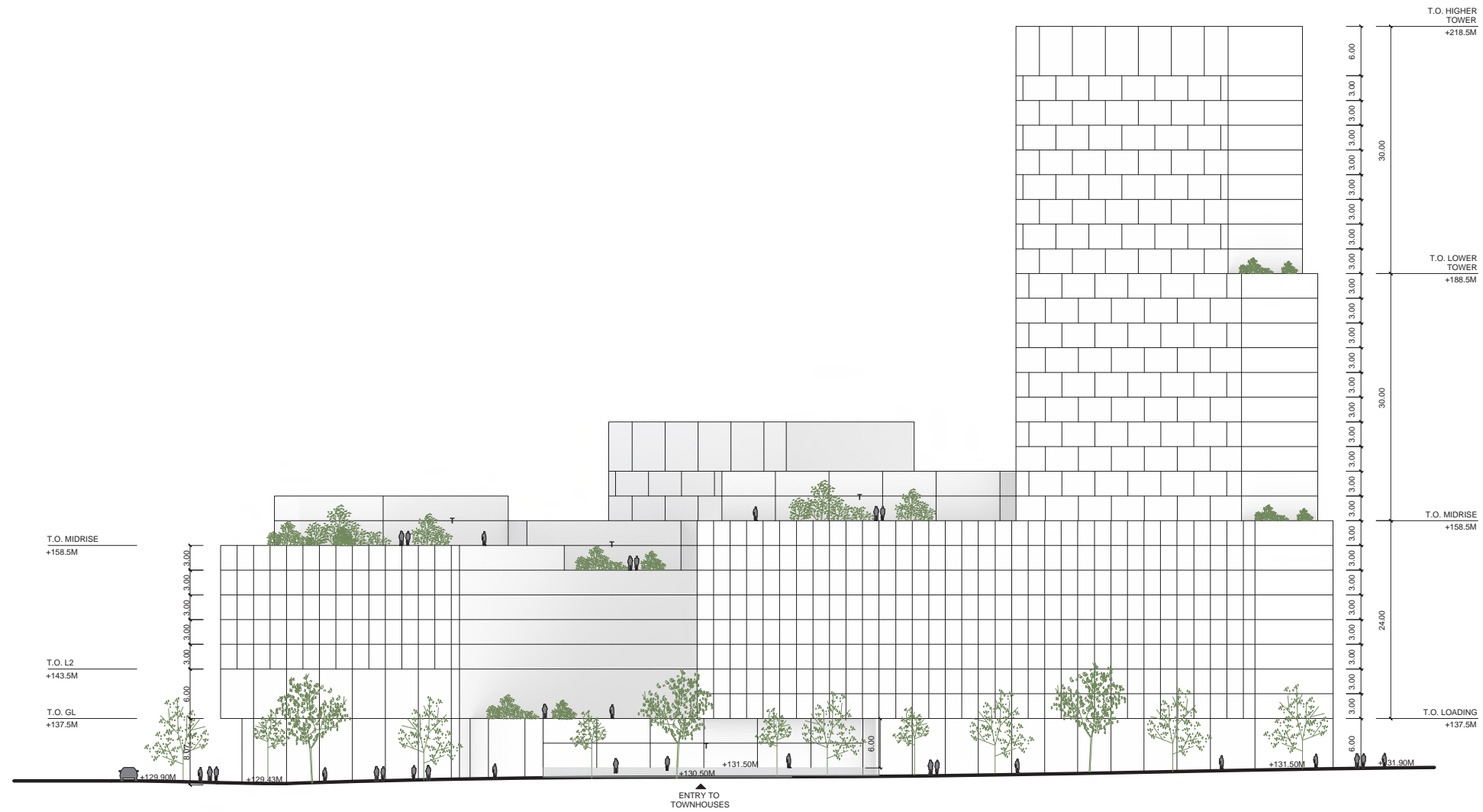
East Elevation



South Elevation



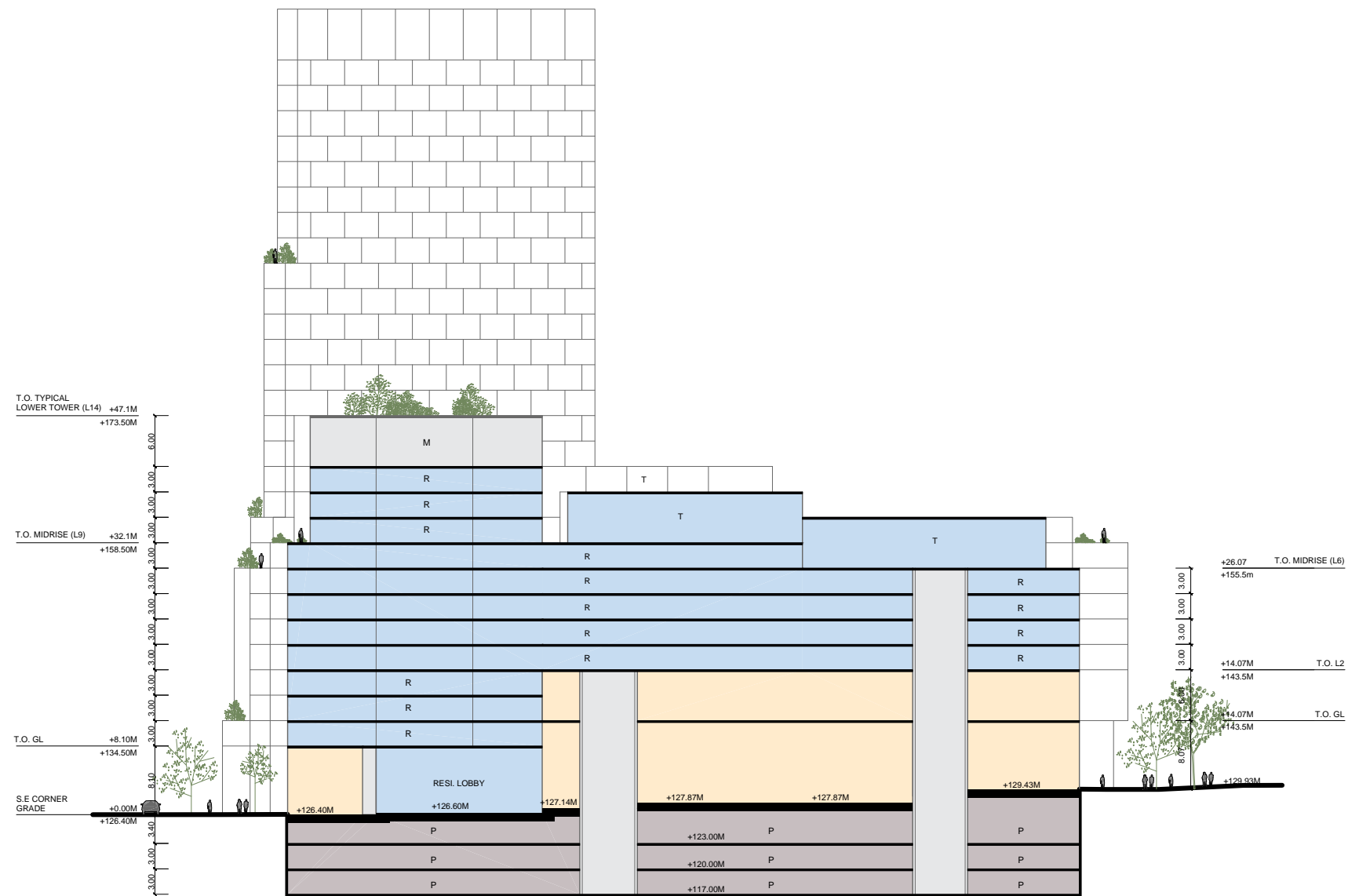
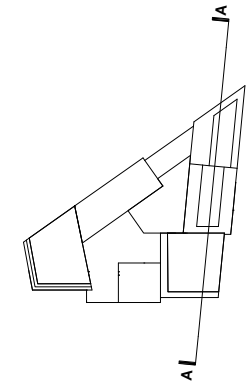
West Elevation



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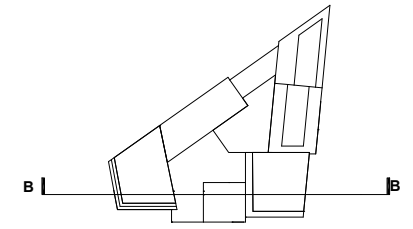
Sections

Section A-A: North-South on Kipling Street



Sections

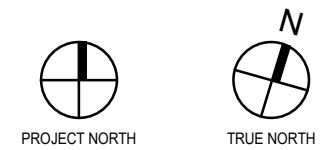
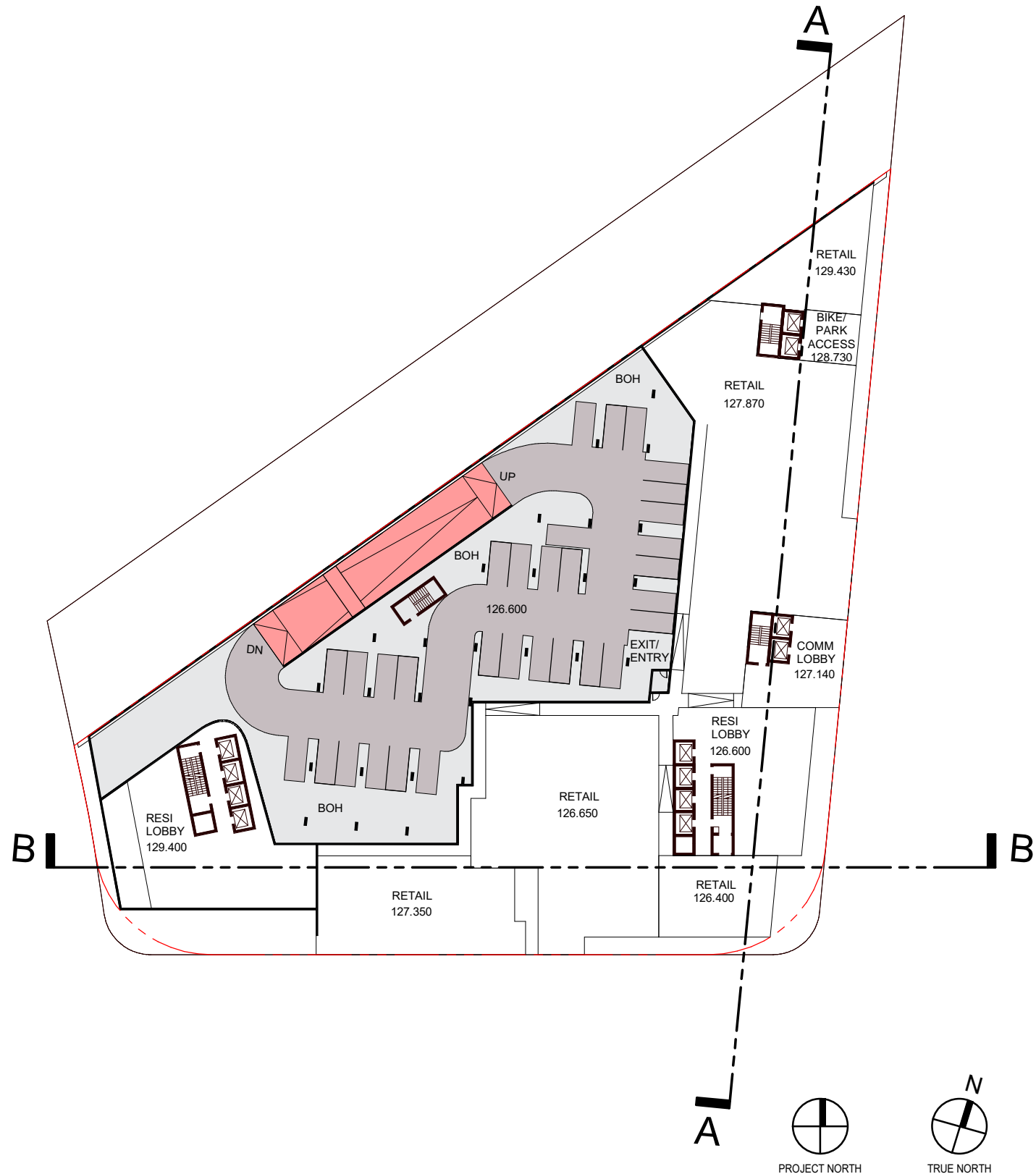
Section B-B: East-West on Dundas Street



*South Eastern resi-lobby is accessible at grade from the Dundas Street facade at elevation +129.40M. Section cut through higher elevation at Eastern facade illustrates a non-access point to the building.

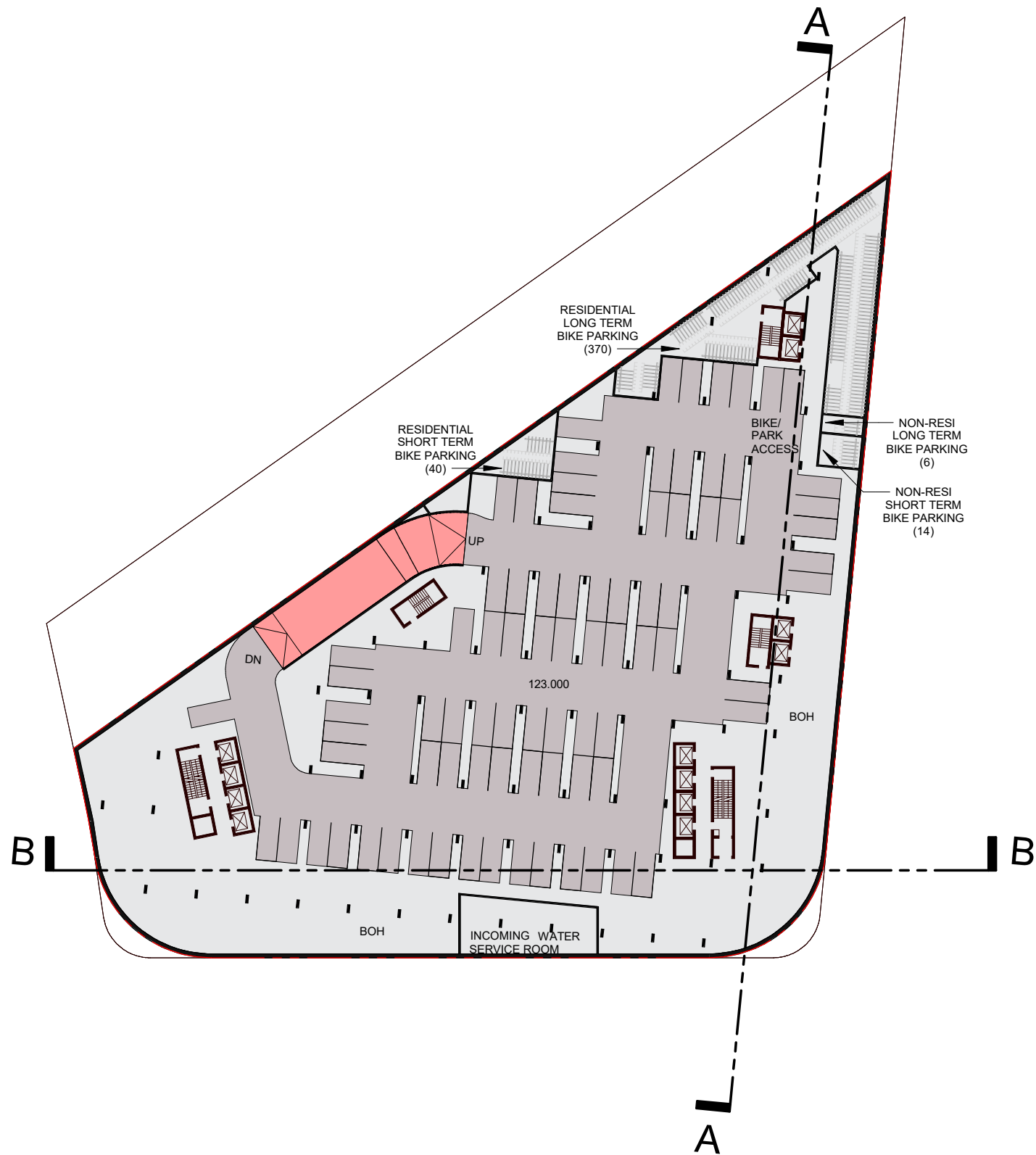
Below Grade Parking Plans

P1 Level

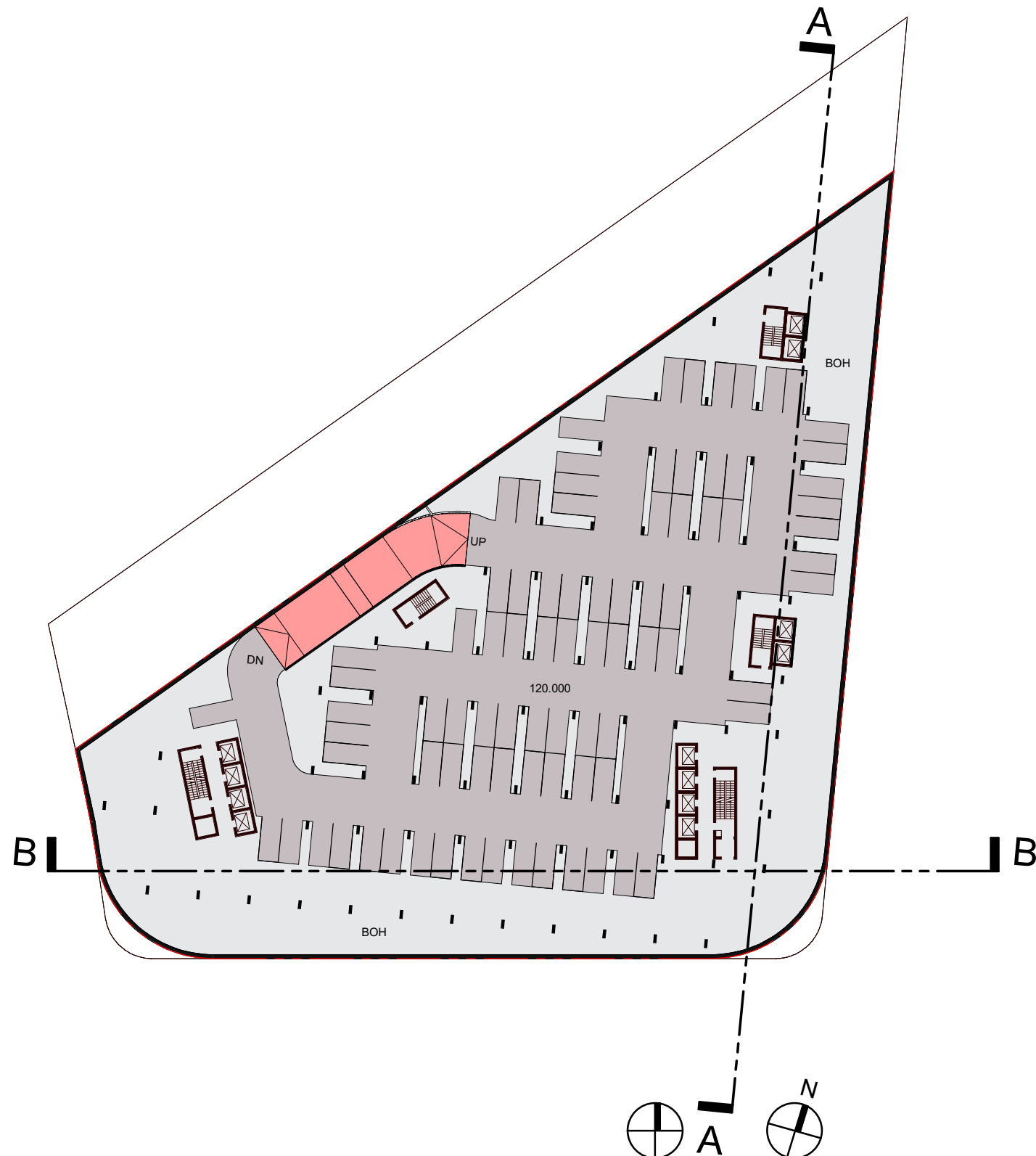


DRAFT

P2 Level



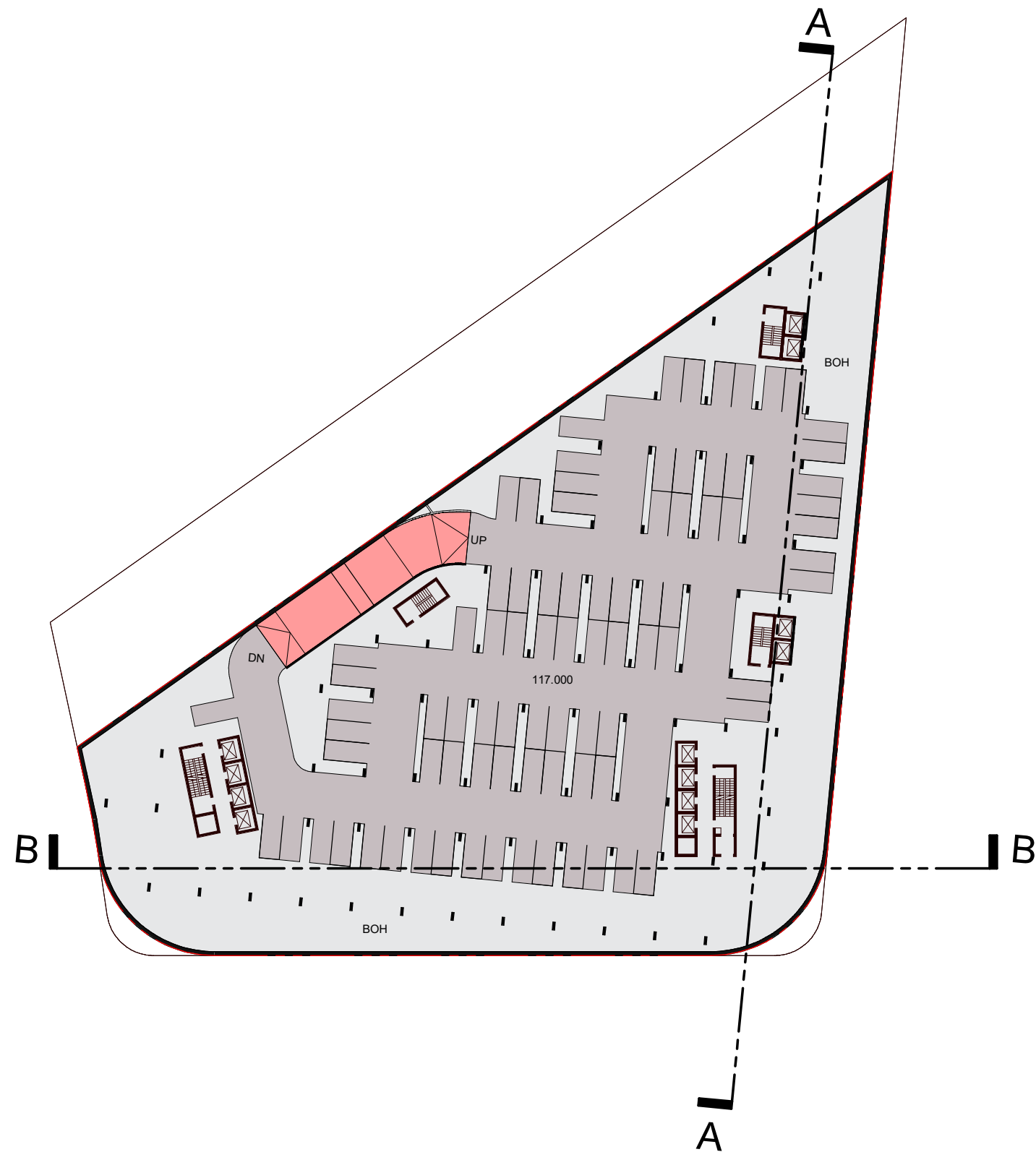
P3 Level



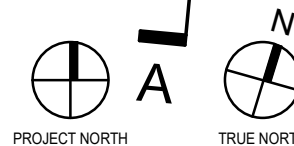
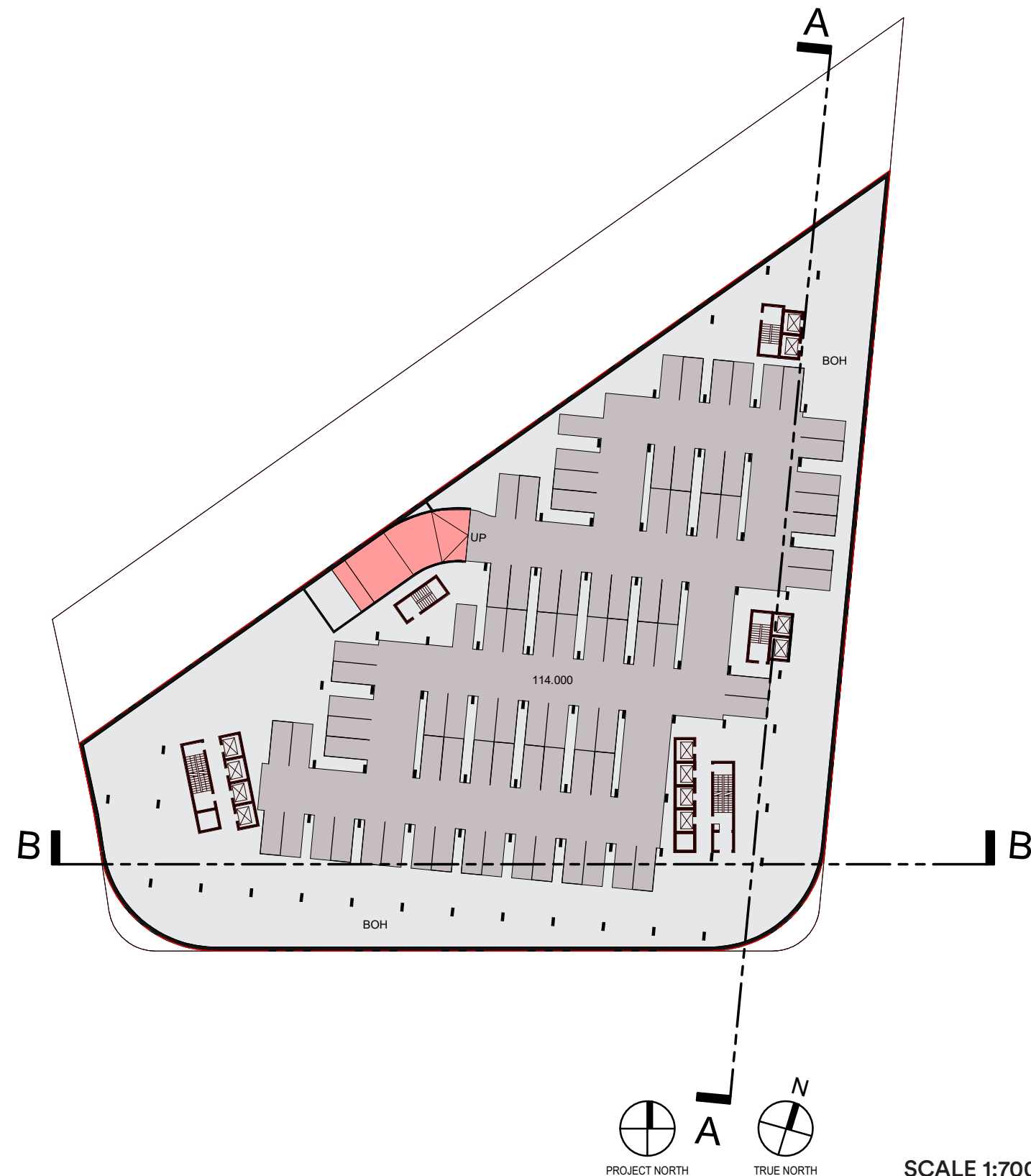
SCALE 1:700

Below Grade Parking Plans

P4 Level

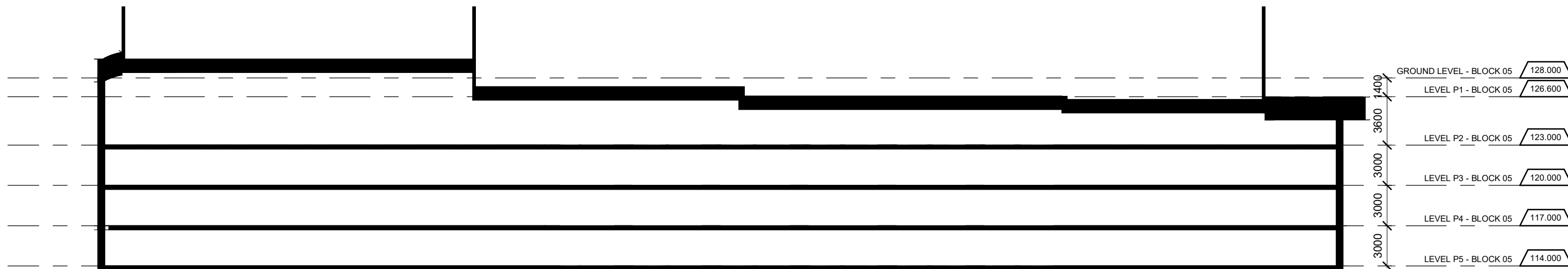


P5 Level



SCALE 1:700

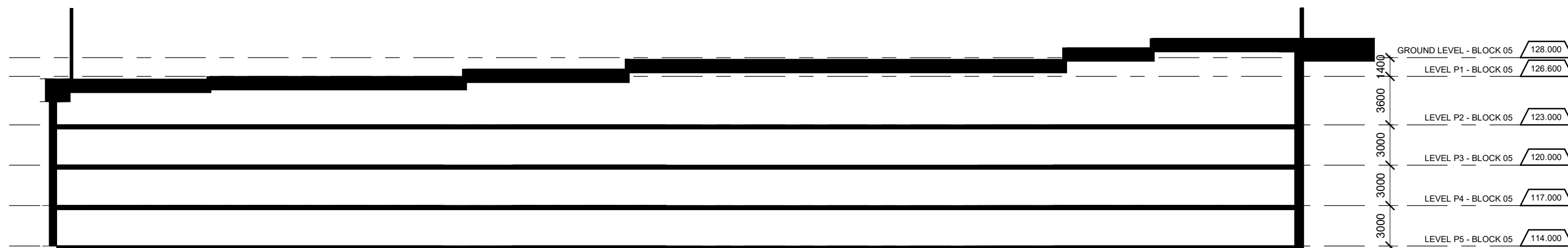
Below Grade Sections



SECTION BB

A1-002
1 : 300

2



SECTION AA





A1-002
1 : 300

1

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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. Private Residential Terraces
4. Community Garden Plots
5. Ice Rink
6. Ice Trail
7. Underpass
8. Pergola
9. Forecourt (POPS)
10. Multiuse Trail
11. Landscaped Buffer
12. Dog Area



Community Ice Rink, Rosa Parks Circle, Maya Lin



Community Garden Plots



Barbara Anne Scott Ice Trail, Toronto

The Block 6 landscape takes advantage of the park and school adjacencies by connecting them with a thorough-block path and extending the park and school ground feel and character. The residences facing the courtyard with their porch terraces as entries, contribute to the community feel of the space and are buffered by naturalized planting beds, trees and shrubs.




Public amenities here are also parklike such as a water feature and pathway that turns in to an ice rink and skating loop in the winter, dog area, and a community garden area with pergola covered gathering space and lawn for events and small community celebrations. At the opposite west end there will be a patio area for a restaurant that will activate the space and entice people in. Both openings in the mid-rise wall of the building to the courtyard will have artwork marking them as entrances.

Retail and restaurant units also have spill out areas along the building frontages, activating the interior streetscaped frontages of the building.



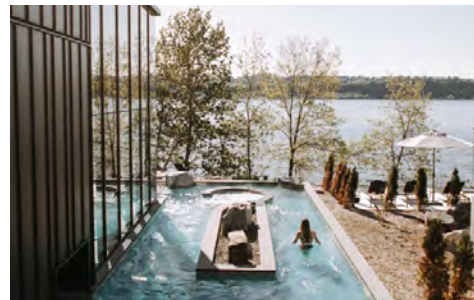
Roof Plan

LEGEND

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



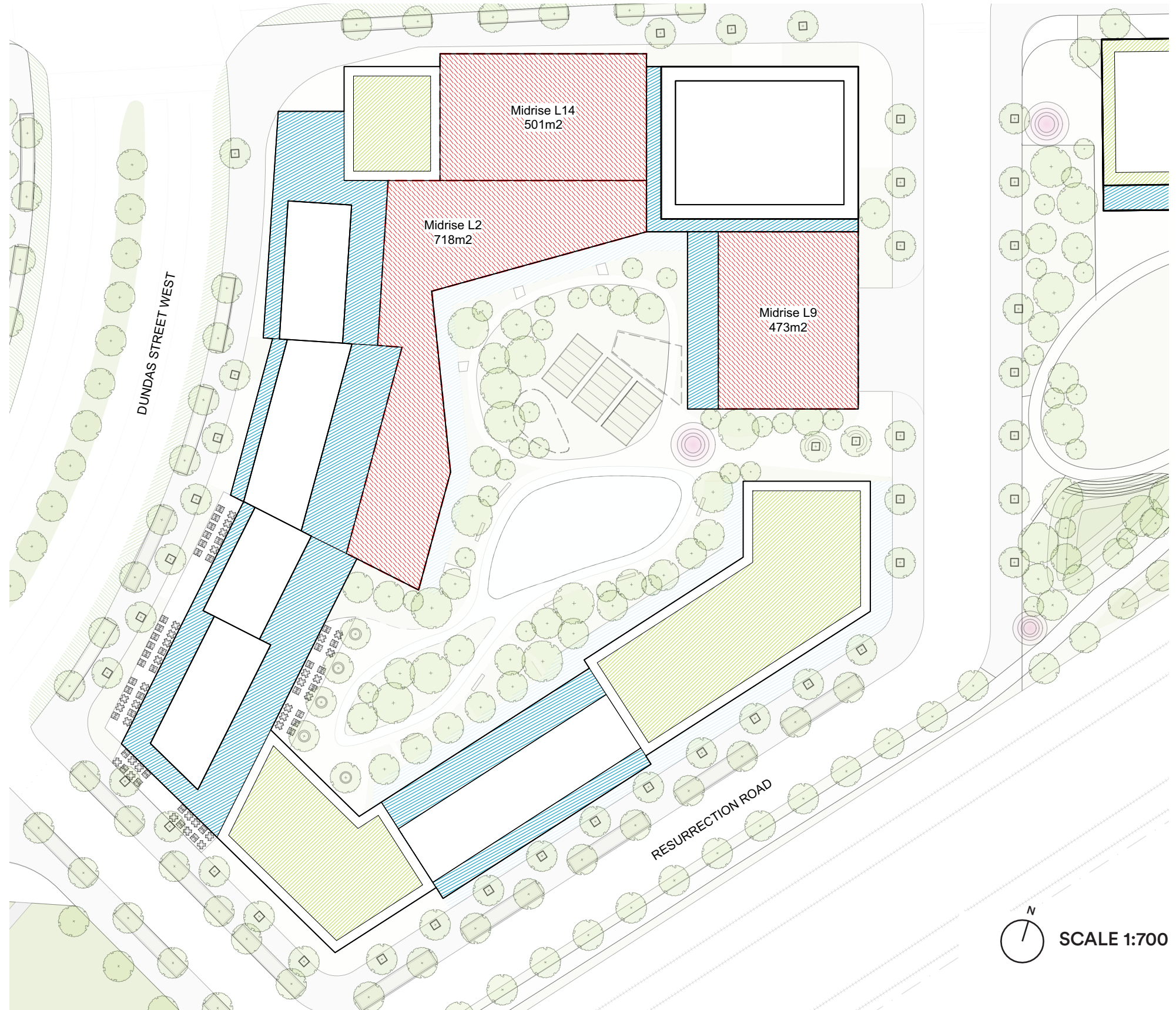
Rooftop Dog Run



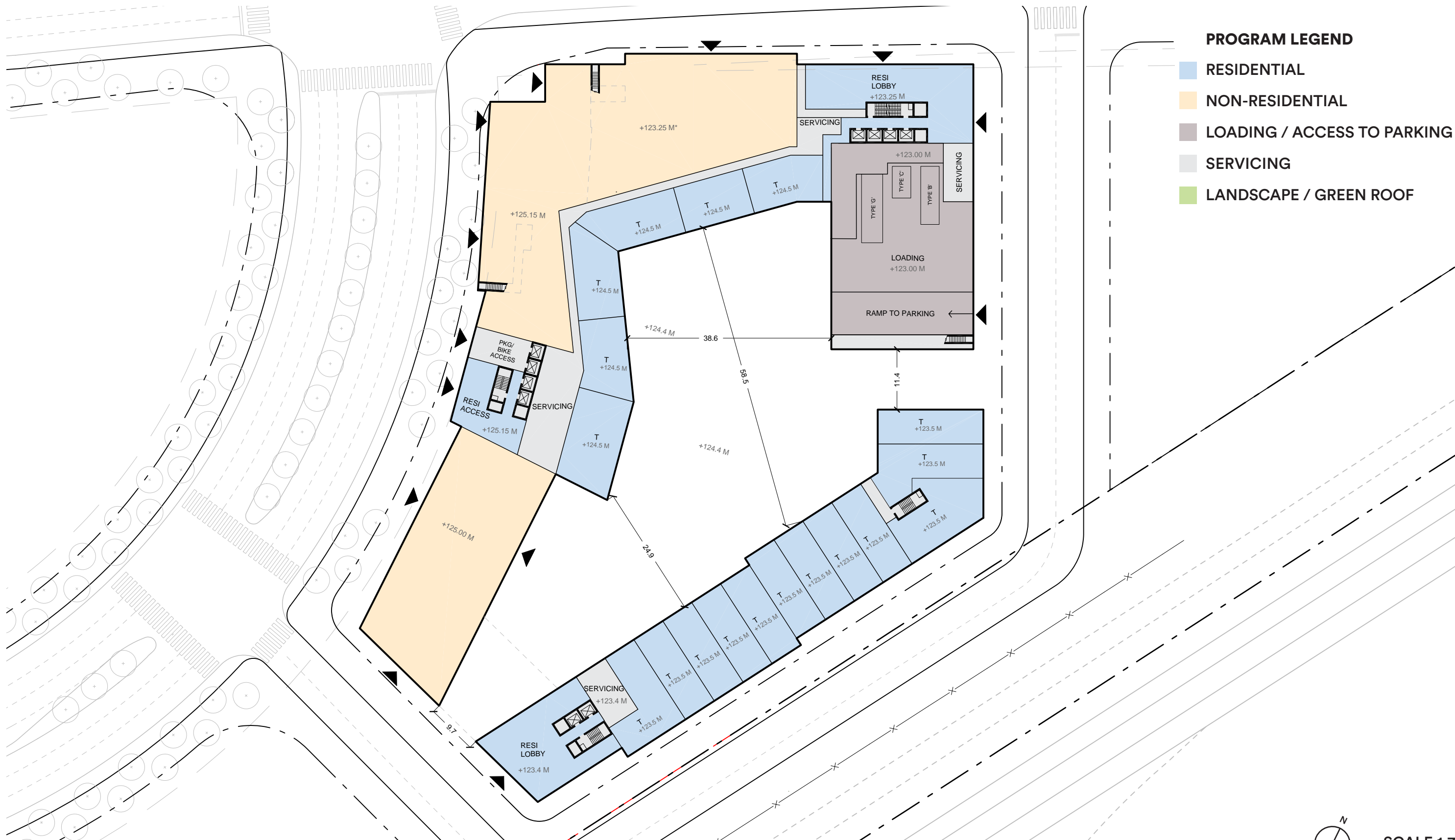
Outdoor Spa Area

Etobicoke Centre Housing Now Block Context Plan		
BLOOR KIPLING: BLOCK 6	Area (m2)	Percent of Site
Area within Property Line	13,182	100%
Building Footprint	7,651	58%
Unit Count	724	
Private Use Area	1,113	8%
POPS (Landscape and Plaza)	3,871	29%

Amenity Space	Required (m2)	Proposed (m2)	Percent of Required
Exterior Amenity	1,448	-	-
Common Amenity @ Roof	-	1,693	117%
Common Amenity @ Grade	-	0	0%



Ground Floor Plan

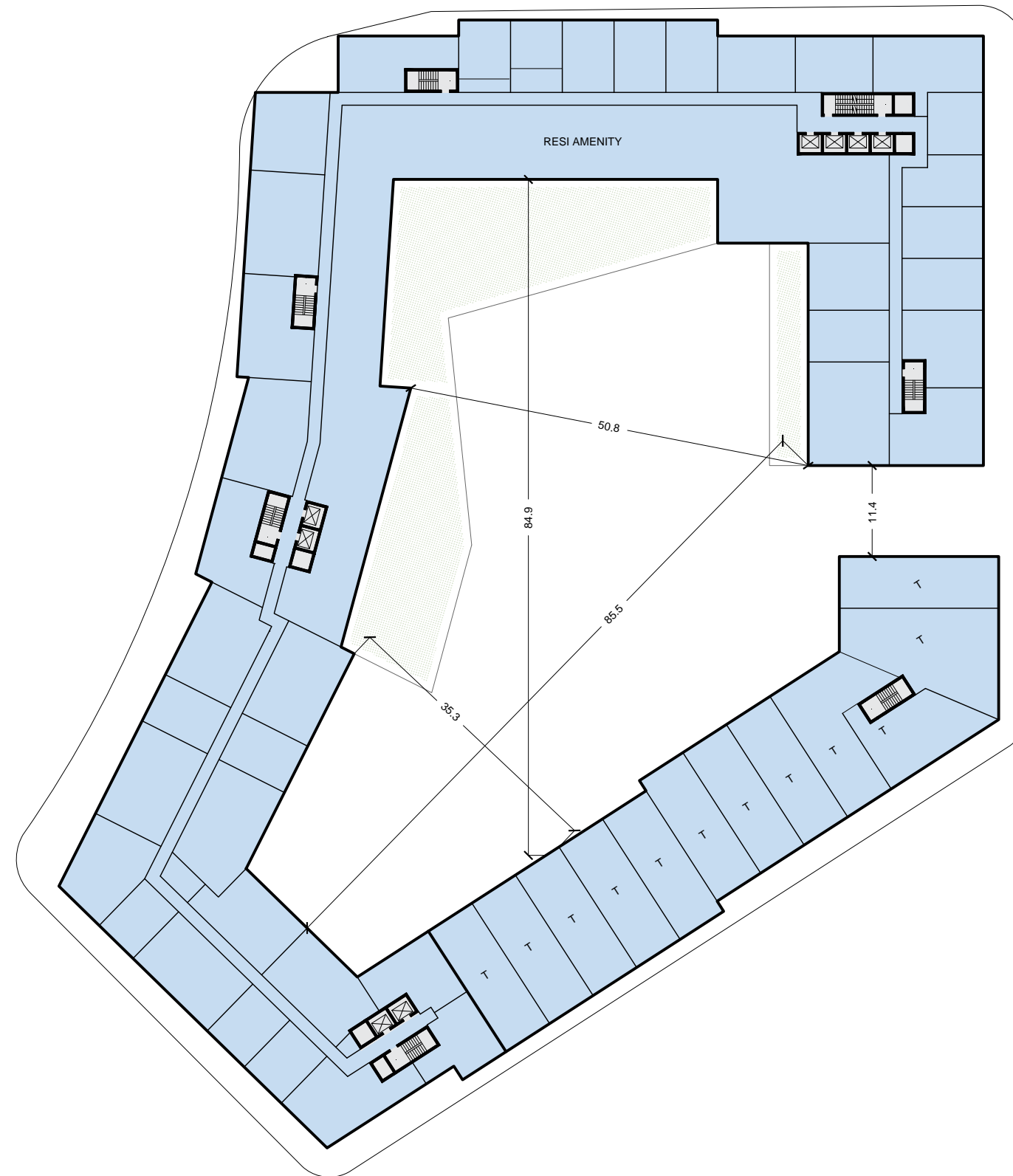


- PROGRAM LEGEND**
- RESIDENTIAL
 - NON-RESIDENTIAL
 - LOADING / ACCESS TO PARKING
 - SERVICING
 - LANDSCAPE / GREEN ROOF

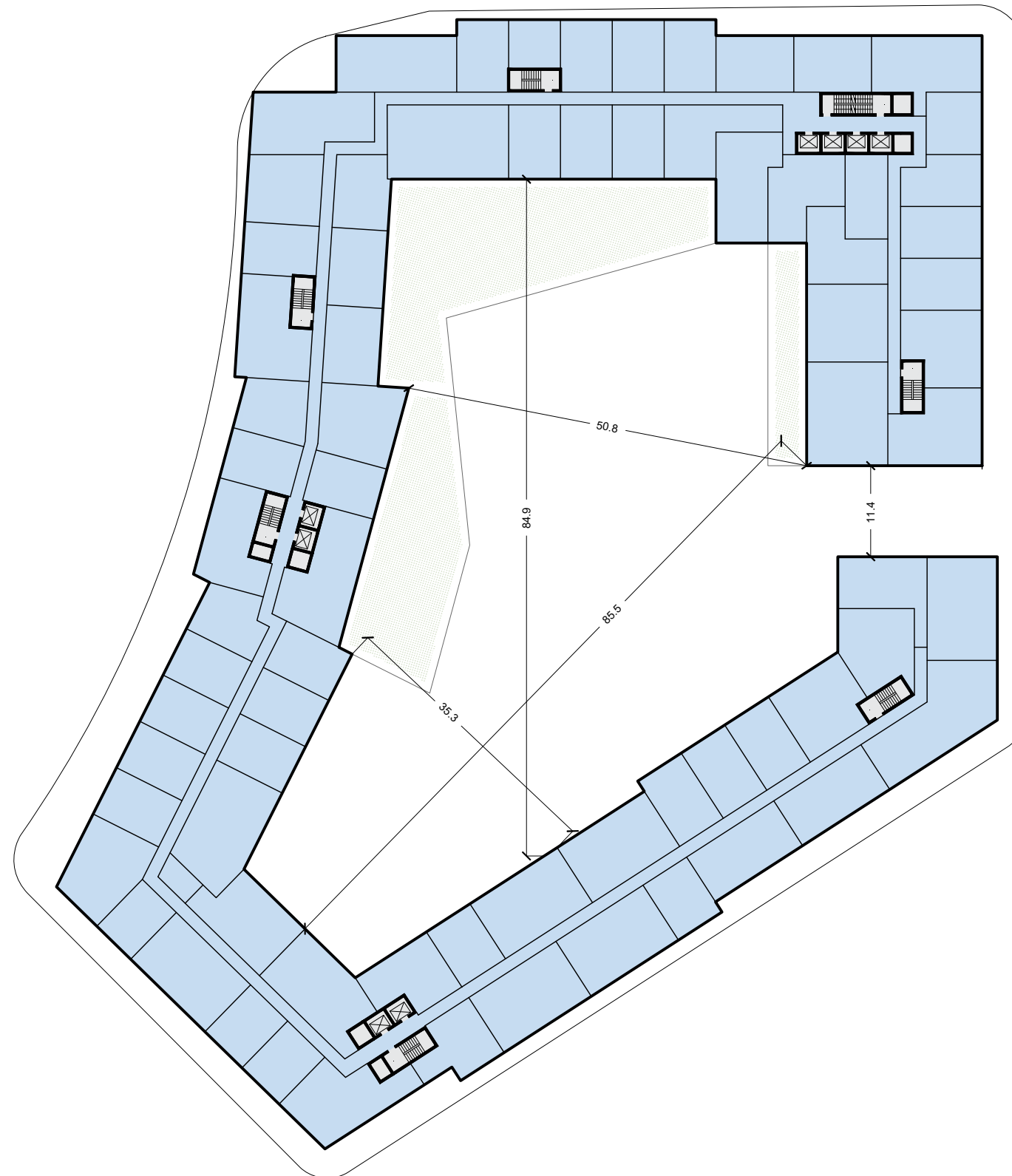
*Residential lobbies should be visually connected from the street to account for pedestrian safety and accessibility.



Second Floor Plan



Courtyard Building Plan

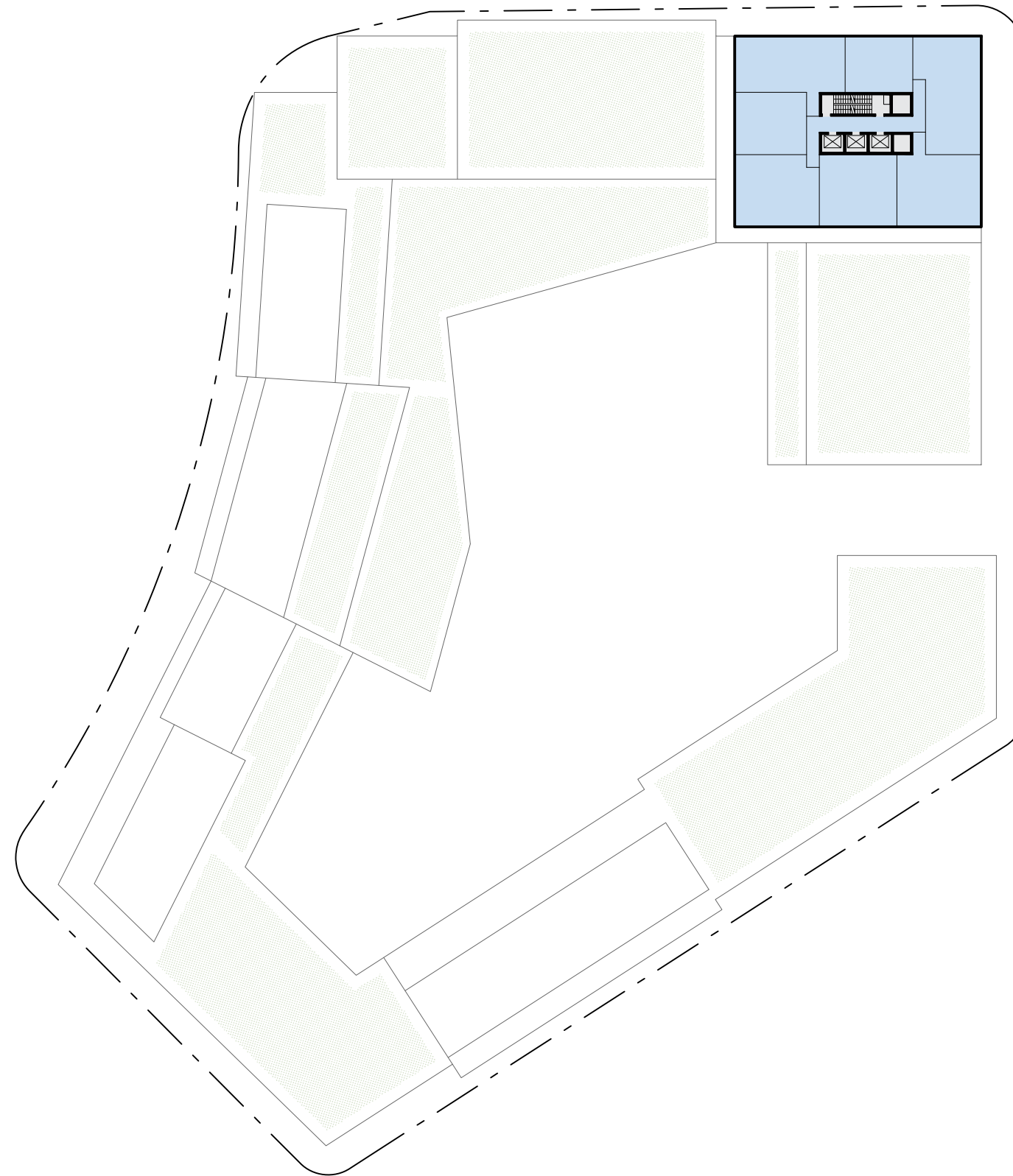


*Mitigation measures to ensure privacy for the corner units of the mid-rise levels should be considered in the design development of the Blocks.



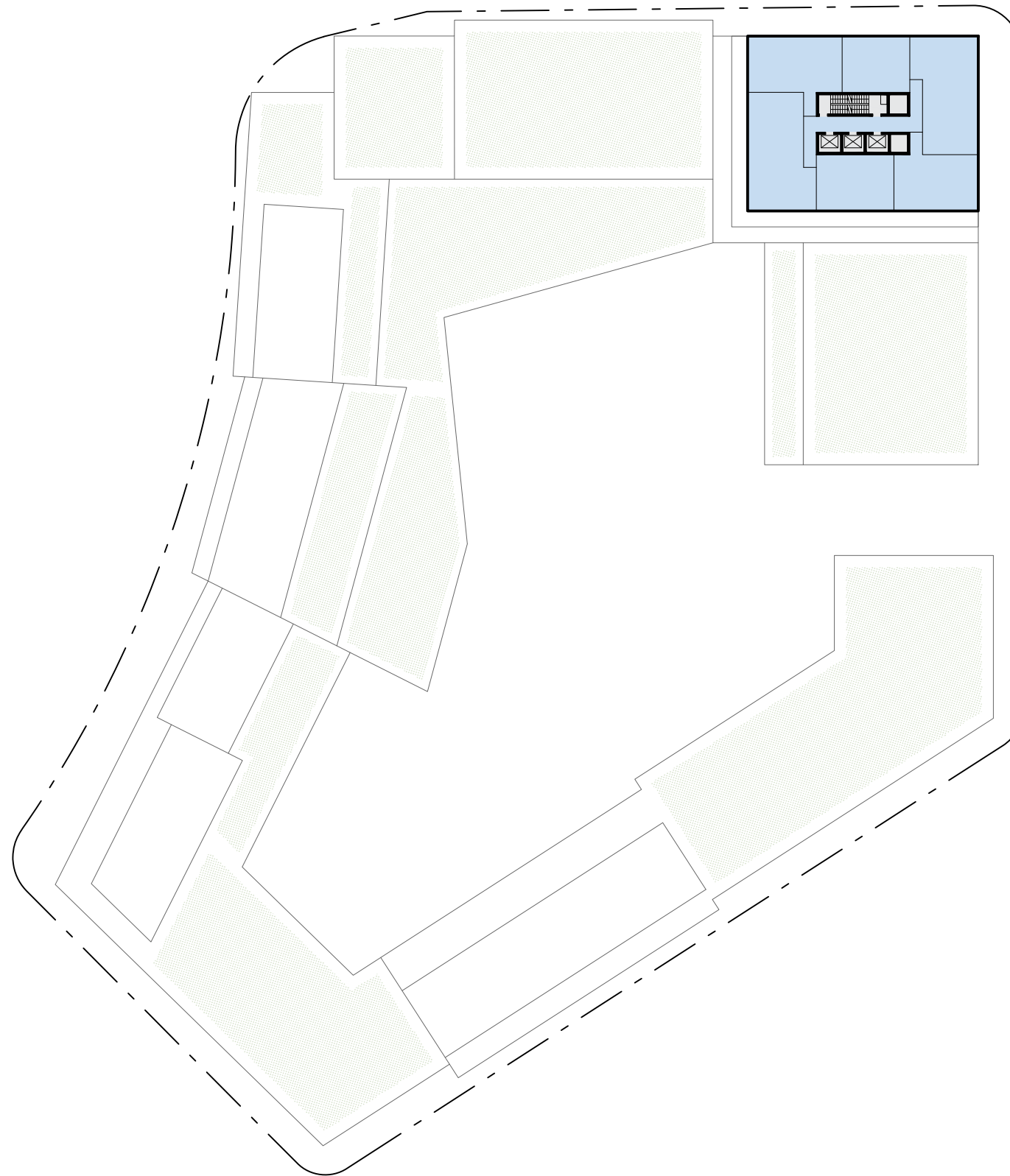
SCALE 1:700

Tower Plan (Lower Tier - 750m²)



SCALE 1:700

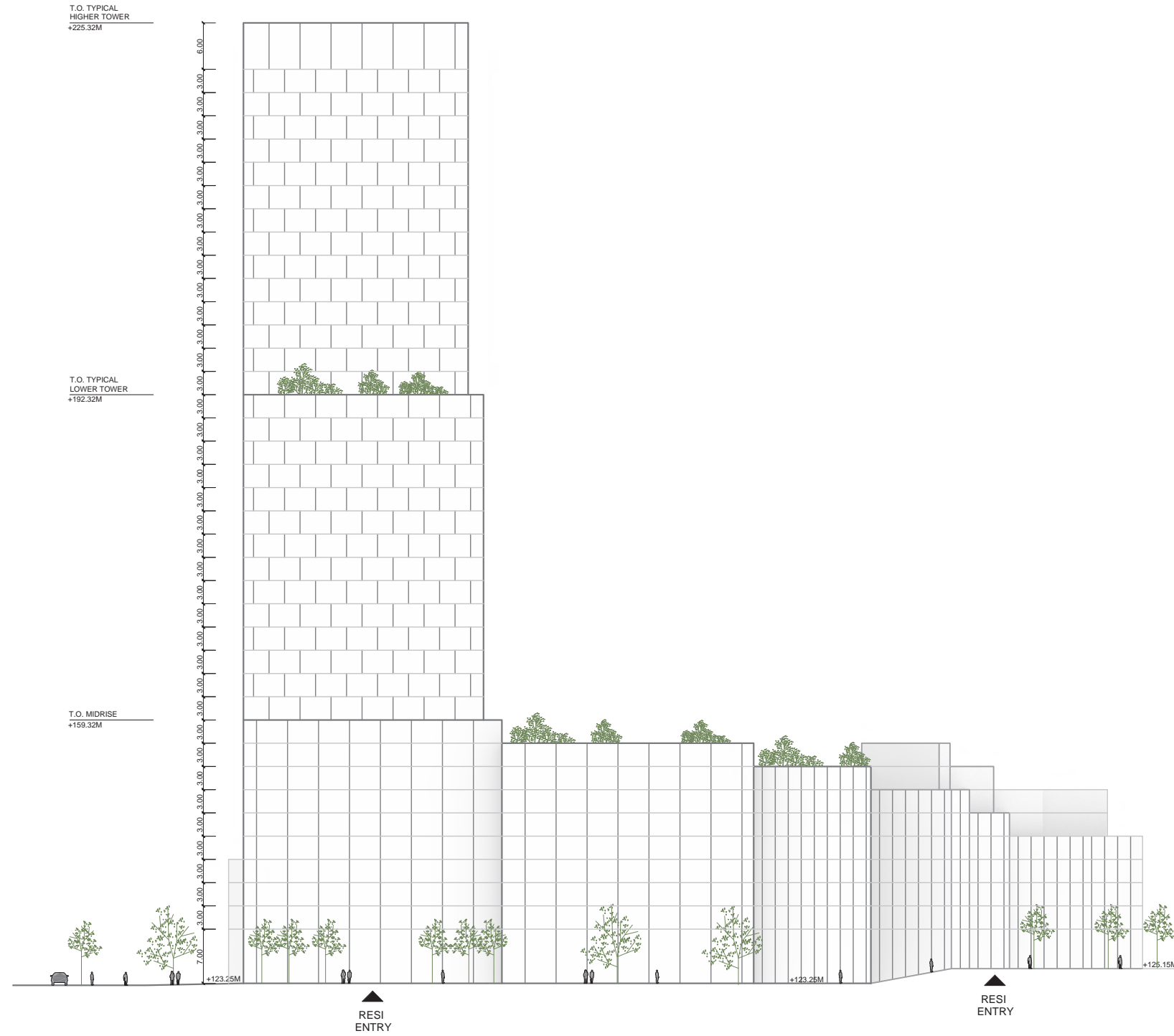
Tower Plan (Upper Tier - 600m²)



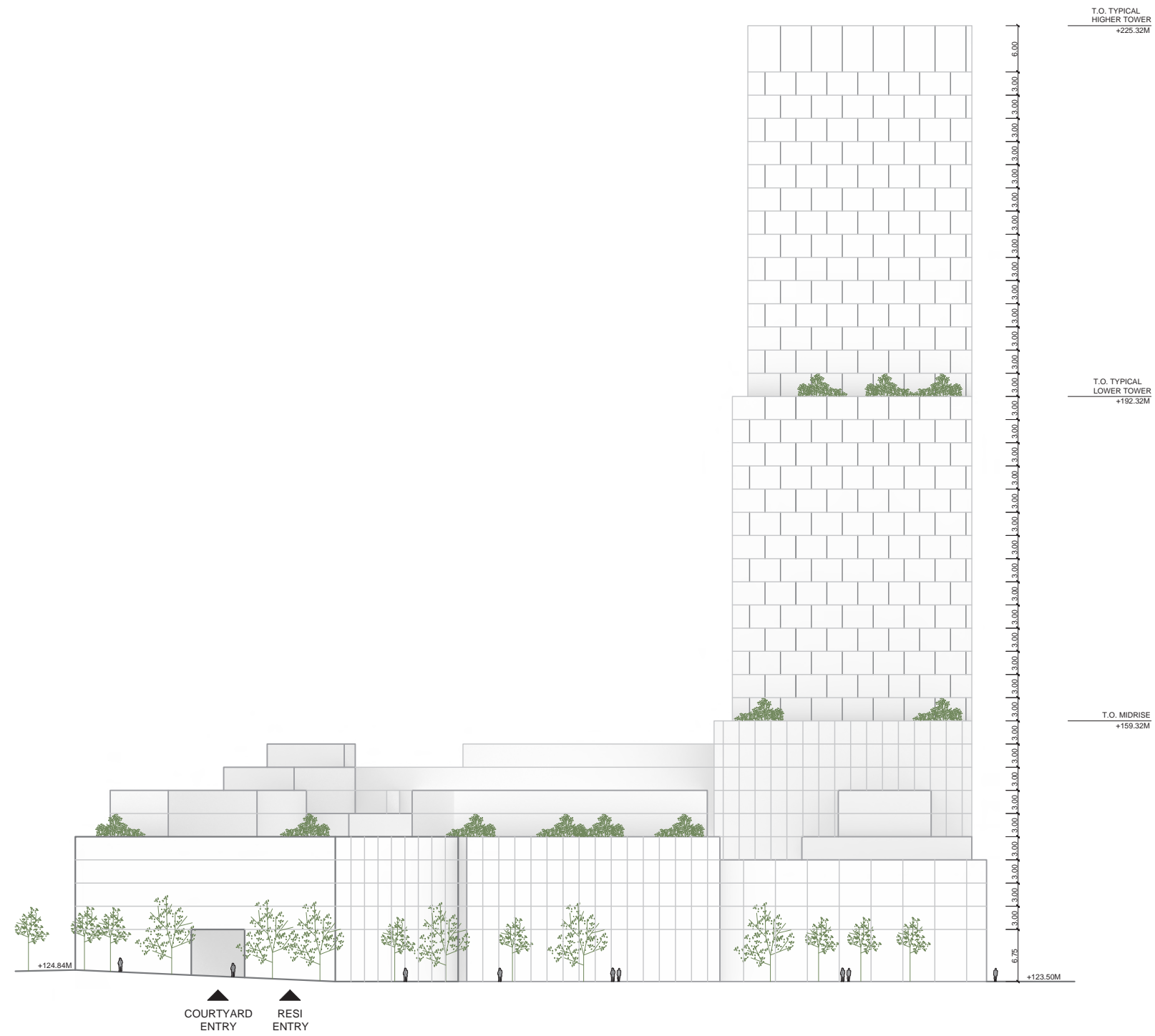
SCALE 1:700

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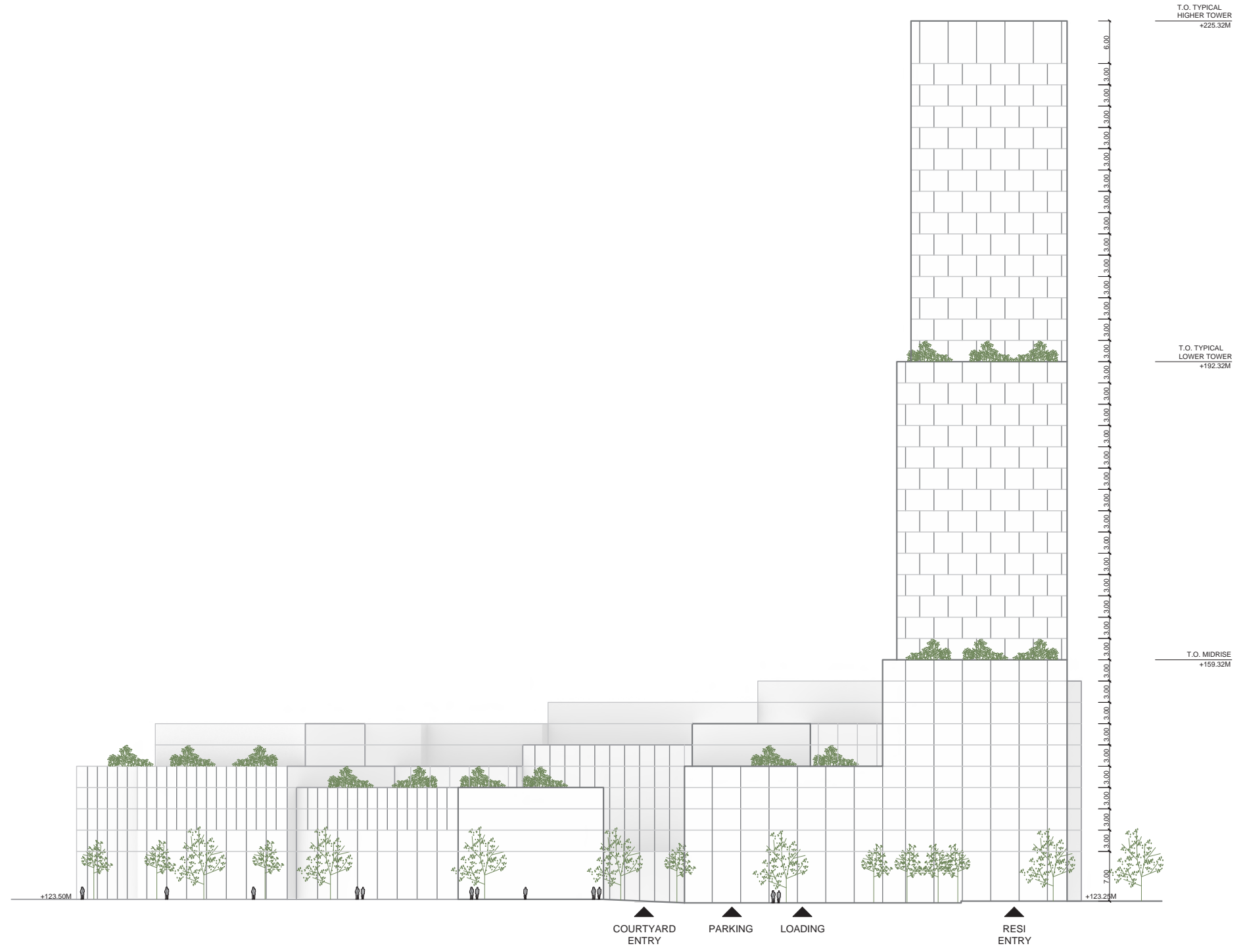
North Elevation



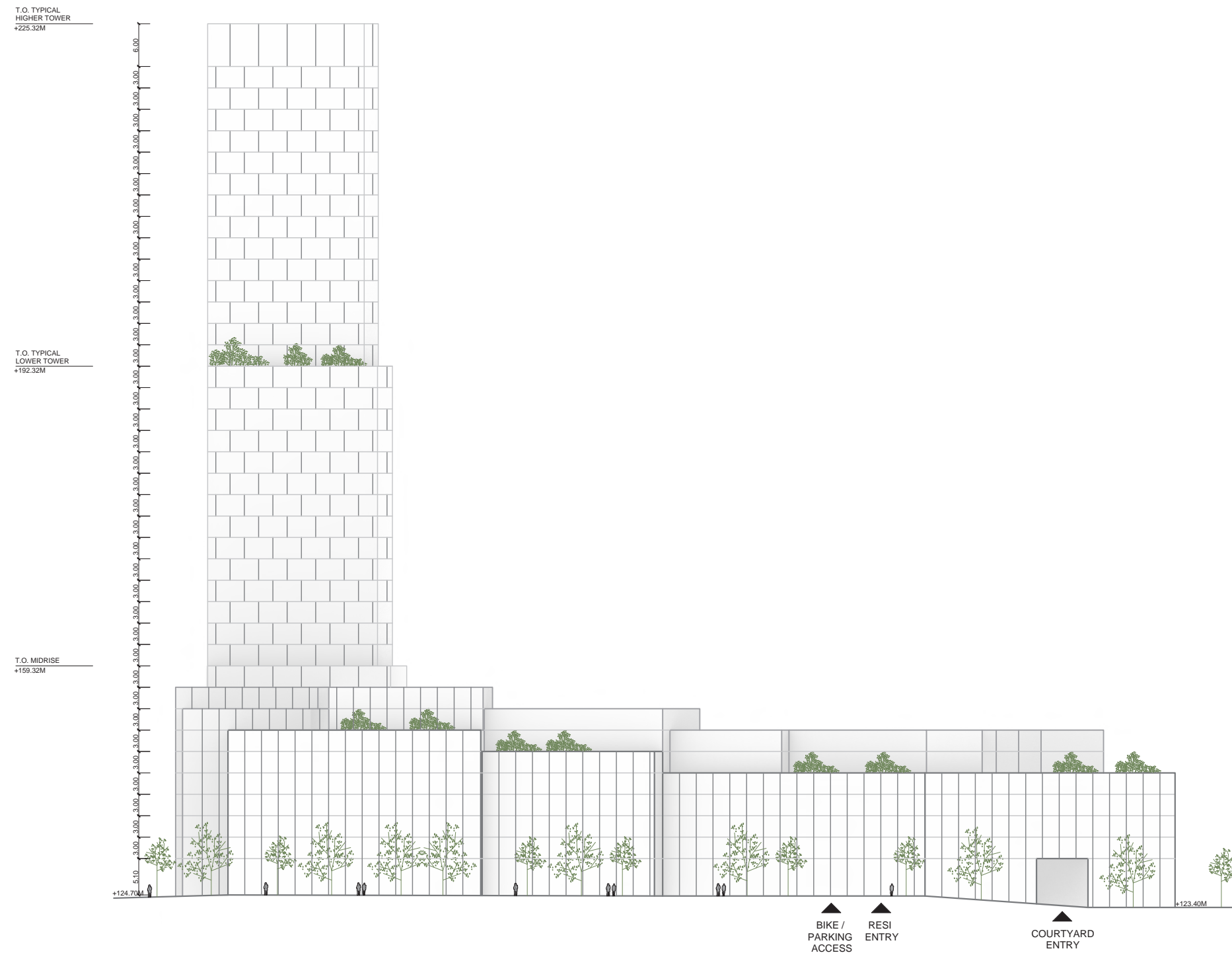
South Elevation



East Elevation

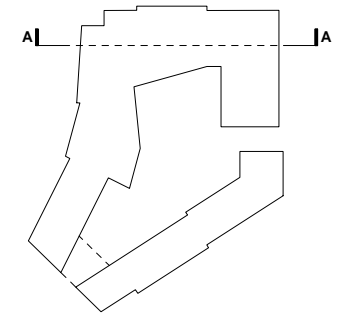
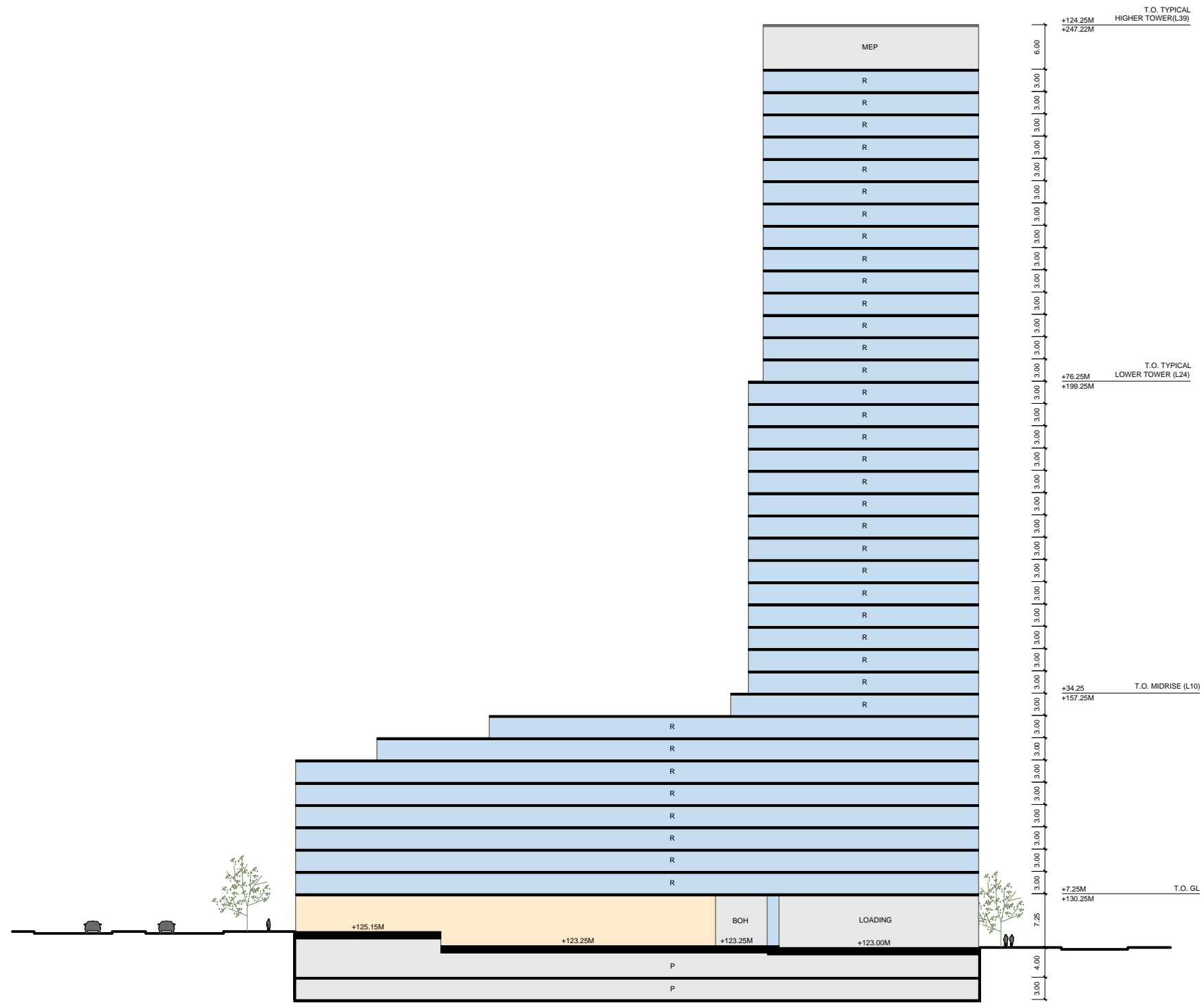


West Elevation



Sections

Section A-A: North-South on Dundas Street



Sections

Section B-B: East-West on Block 6

