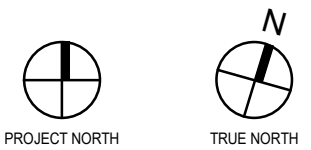


Below Grade Parking Plans



DRAFT



SCALE 1:700

P2 Level



9/1/2020 1:54:35 PM



PROJECT NORTH

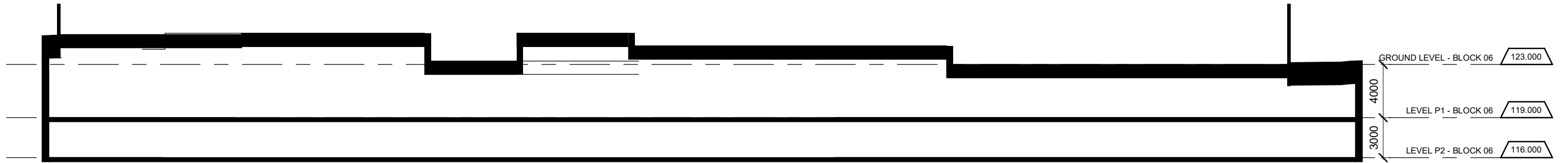


TRUE NORTH

SCALE 1:700

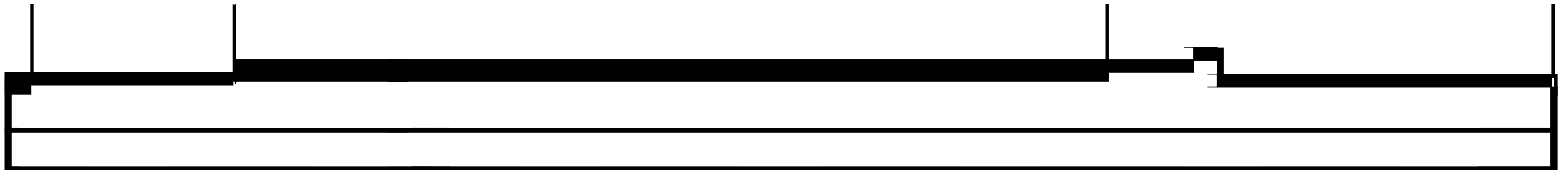
DRAFT

Below Grade Sections



SECTION BB
A1-002
1 : 300

3



SECTION AA
A1-002
1 : 300

1

School Reference Images

French International School - Henning Larsen







East China Kindergarten - Scenic Architecture Office



Landscape Plan

LEGEND

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

1. School Yard
2. Internal Courtyard
3. Trail Link to Multi-Use Trail
4. Open Lawn
5. Bleacher-Like Seating
6. Public Parkette
7. Landscaped Berms
8. Playground
9. Forecourt (POPS)
10. Multiuse Trail
11. Stair to Street
12. Main Entry



Multi-Use Trail



Small Public Parkette



Integrated Bleacher-like seating into Softscape and Lawn







Block 7 sits at the eastern entry point into the Bloor-Kipling development. At the eastern most tip a Public Parkette is proposed to serve as a gateway into the site. This parkette directly connects to the multi-use trail that runs adjacent to the rail corridor and connects with Block 1 and the Etobicoke Centre Park.

A proposed elementary separate school (TCDSB) is integrated into Block 7 with schoolyard frontage onto Resurrection Road, Bloor Street, and the multi-use trail. At ground level, the fore space to the school is imagined as an open flexible play space with lawn and accessible pathways for lining up and entry in the morning and at recess. Outdoor instruction, learning, events, and ceremonies can take place using bleachers integrated into a privacy berm. Learning about the environment around can take place in a naturalized pollinator garden. Rooftop playground spaces on Level 2 and Level 3 of the building add to outdoor play space and potential programmed learning opportunities by providing room for playgrounds, rooftop gardens, and additional areas for outdoor instruction.

Roof Plan

LEGEND

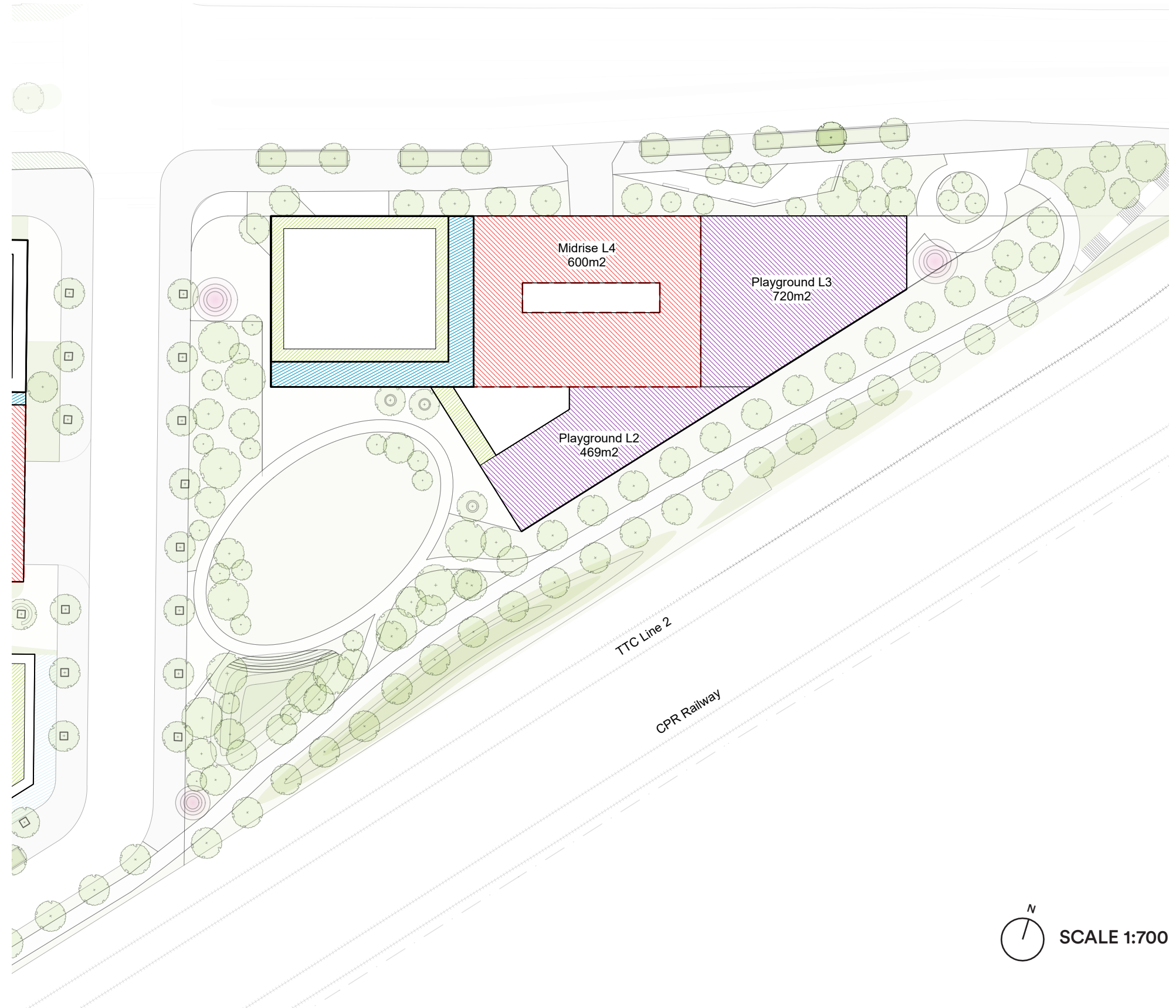
-  Residential Amenity Area
-  Private Residential Terrace
-  Rooftop Landscaped Areas/Green Roofs
-  School Rooftop



Rooftop Cooking and Eating Space



Rooftop Playground



Etobicoke Centre Housing Now Block Context Plan		
BLOOR KIPLING: BLOCK 7	Area (m2)	Percent of Site
Area within Property Line	7,954	100%
Building Footprint	3,095	39%
Unit Count	256	
Private Use Area		0%
POPS (Landscape and Plaza)		0%

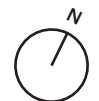
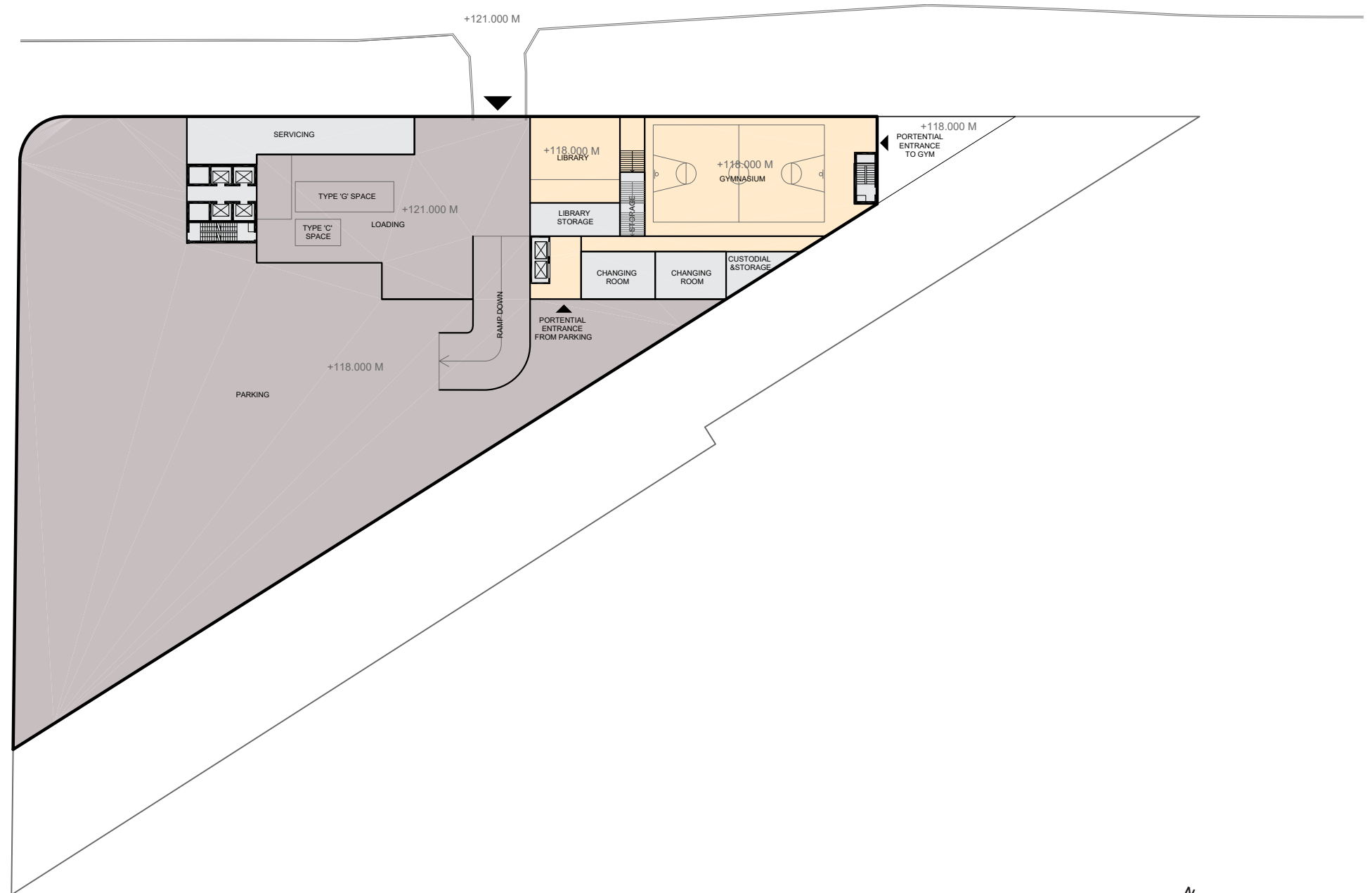
Amenity Space	Required (m2)	Proposed (m2)	Percent of Required
Exterior Amenity	512	-	-
Common Amenity @ Roof	-	600	117%
Common Amenity @ Grade	-	0	0%



Parking Floor Plan (Bloor Street Grade)

PROGRAM LEGEND

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



SCALE 1:700

Ground Floor Plan (Resurrection Road Grade)

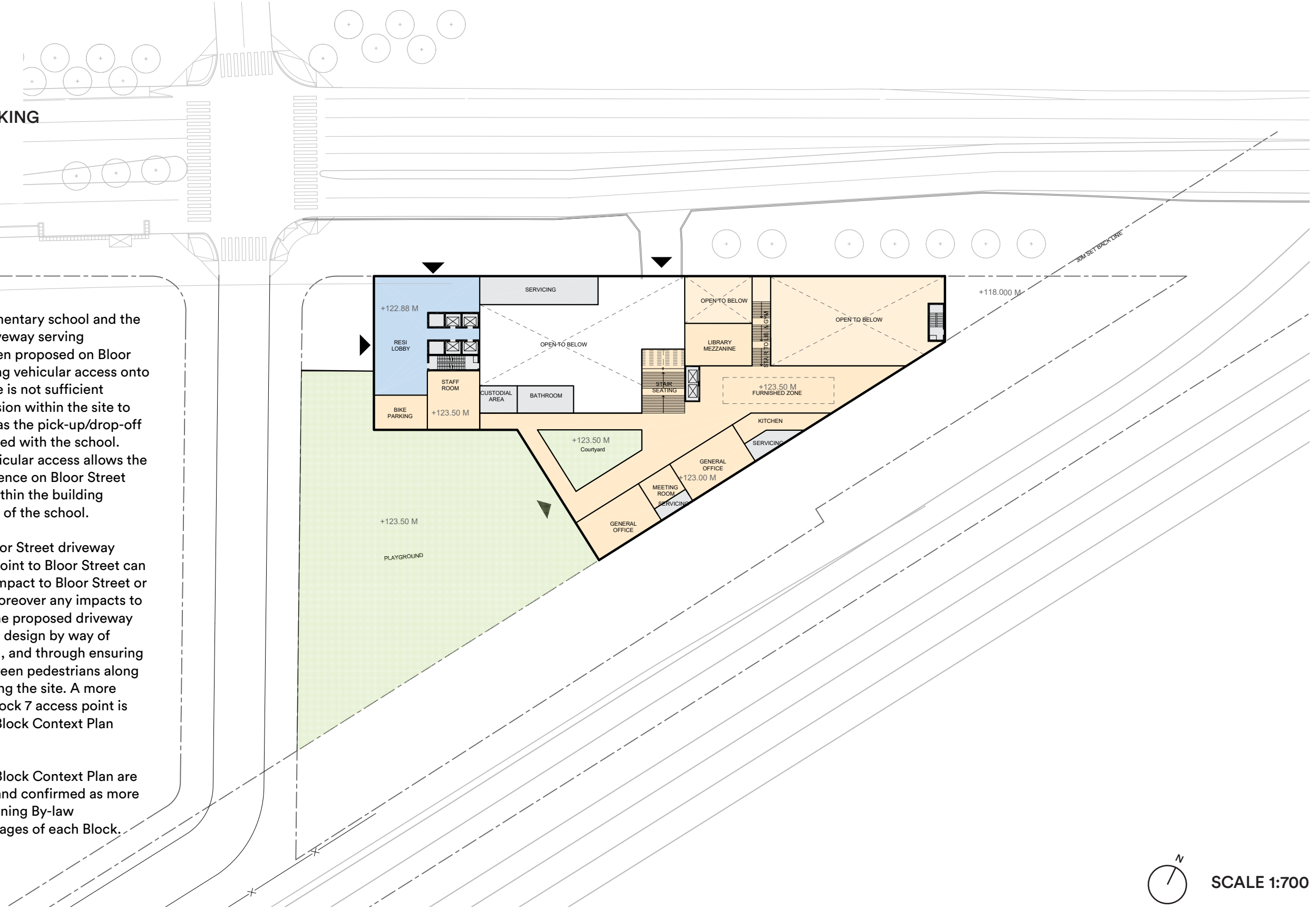
PROGRAM LEGEND

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

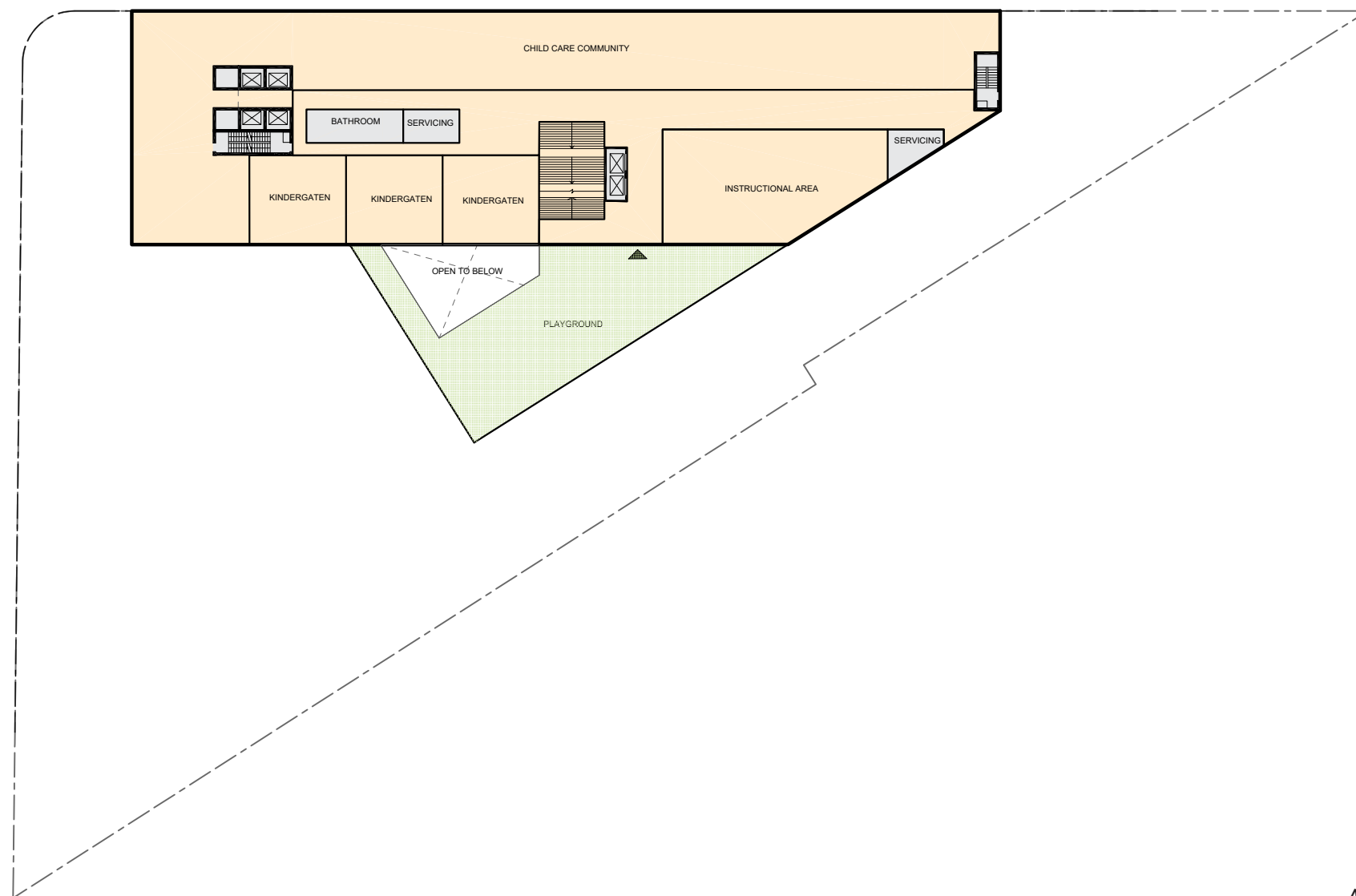
To accommodate both the proposed elementary school and the residential development on Block 7, a driveway serving underground parking and loading has been proposed on Bloor Street west of Resurrection Road. Locating vehicular access onto Bloor Street is required in Block 7 as there is not sufficient frontage on the Resurrection Road extension within the site to accommodate residential access as well as the pick-up/drop-off and front entrance requirements associated with the school. Utilizing the Bloor Street frontage for vehicular access allows the site to take advantage of the grade difference on Bloor Street allowing loading to be accommodated within the building without impacting the ground floor plane of the school.

BA Group has reviewed the proposed Bloor Street driveway location and determined that an access point to Bloor Street can be provided safely without a significant impact to Bloor Street or the adjacent intersections in the area. Moreover any impacts to the sidewalk on Bloor Street caused by the proposed driveway access can be mitigated through building design by way of ensuring the driveway width is minimized, and through ensuring the building provides good visibility between pedestrians along the sidewalk and vehicles entering / exiting the site. A more detailed rationale / justification for the Block 7 access point is provided in Section 2.4 of the BA Group Block Context Plan report.

All vehicular access points shown in the Block Context Plan are conceptual in nature and will be refined and confirmed as more details evolve through the subsequent Zoning By-law Amendment, and Site Plan Application stages of each Block.

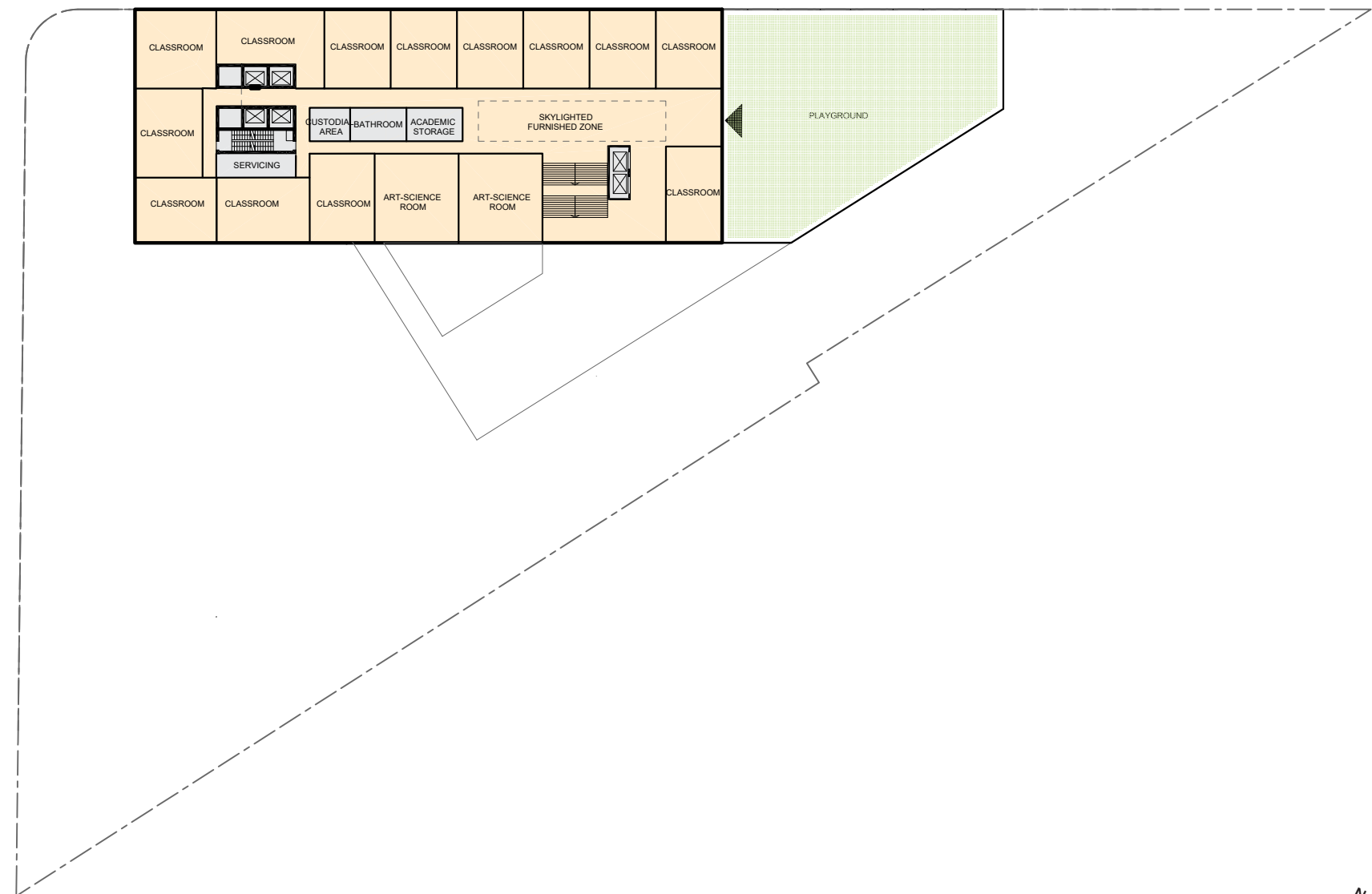


Second Floor Plan

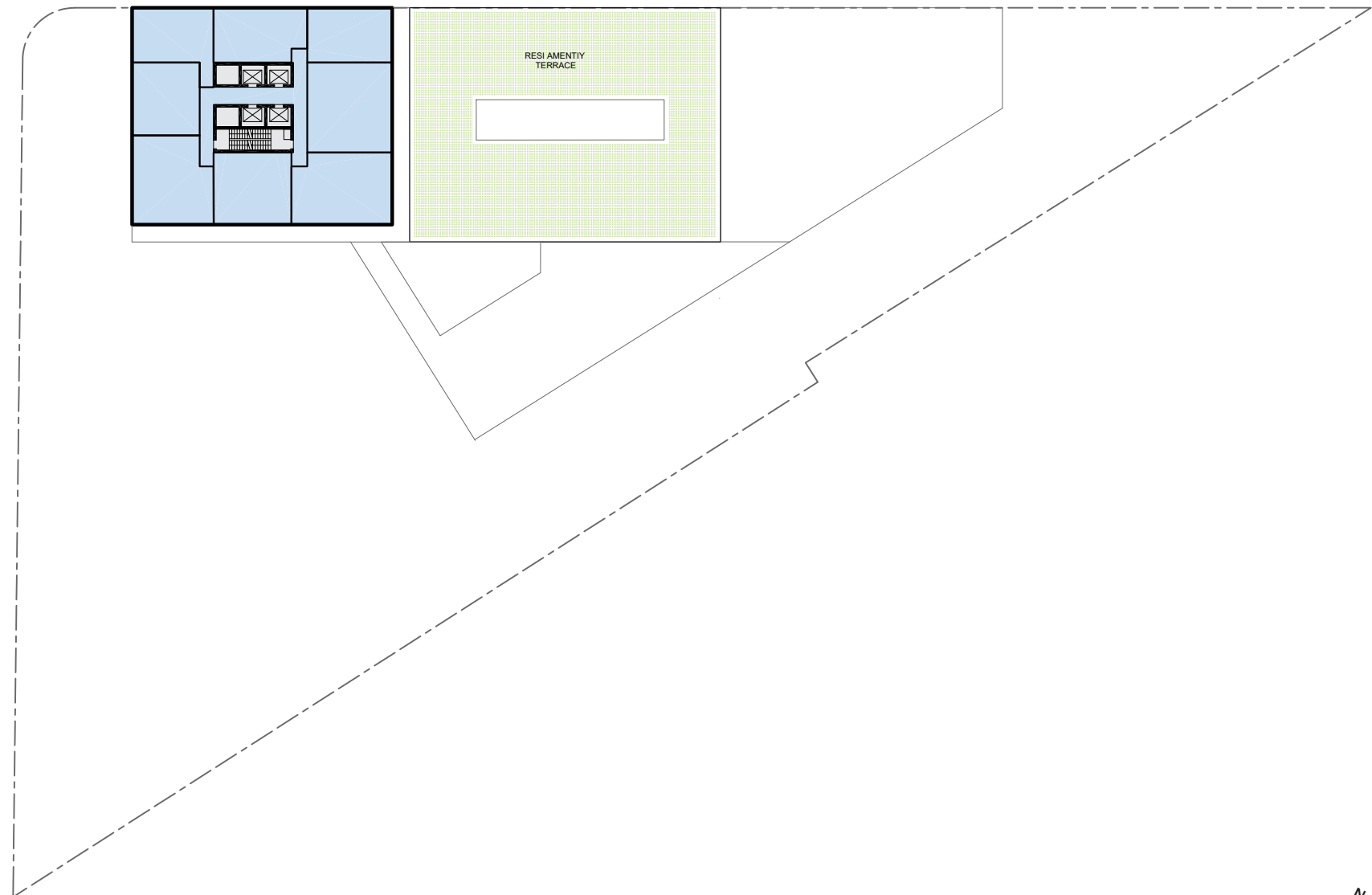


SCALE 1:700

Third Floor Plan

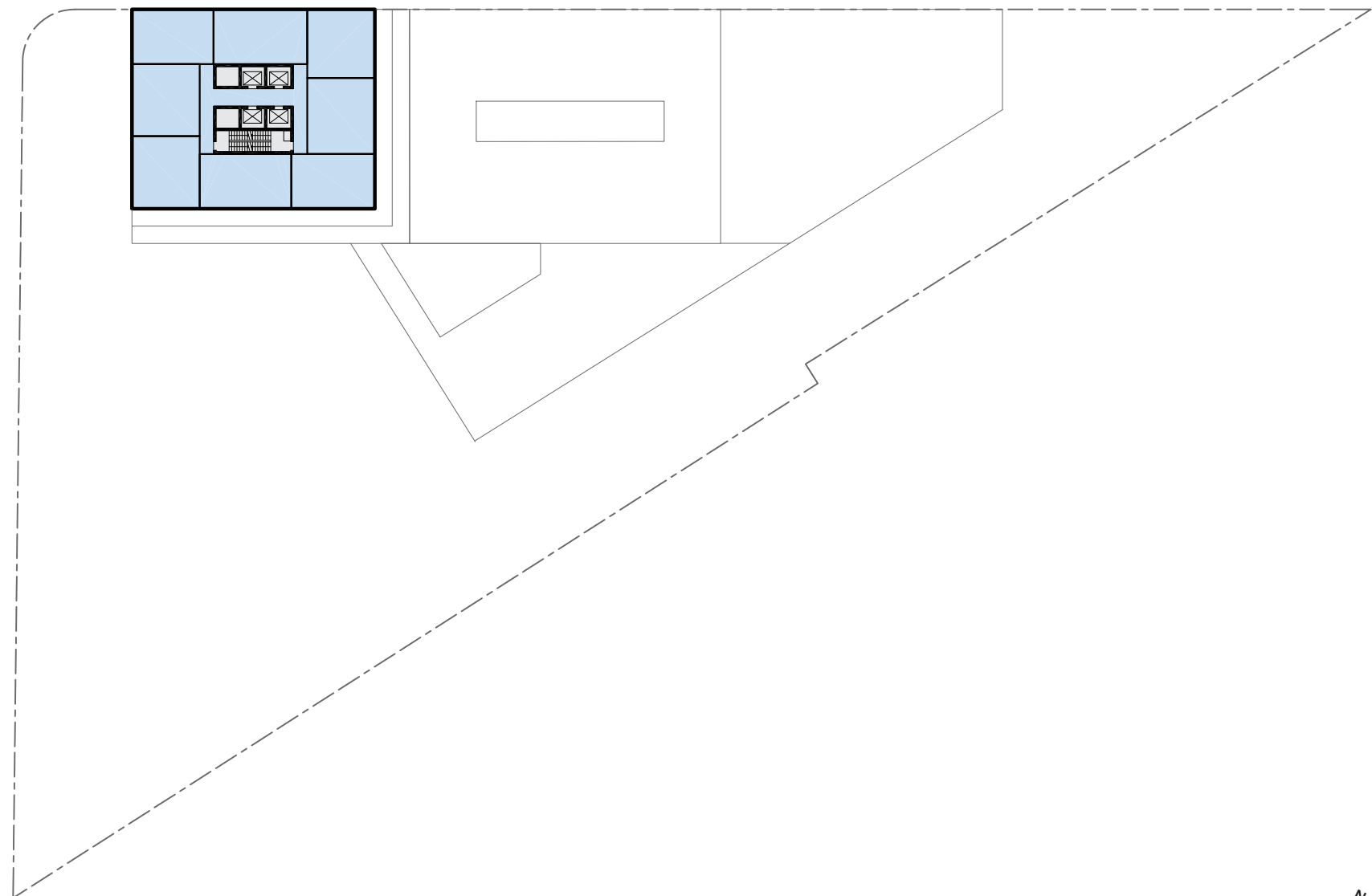


Tower Plan (Upper Tier - 600m²)

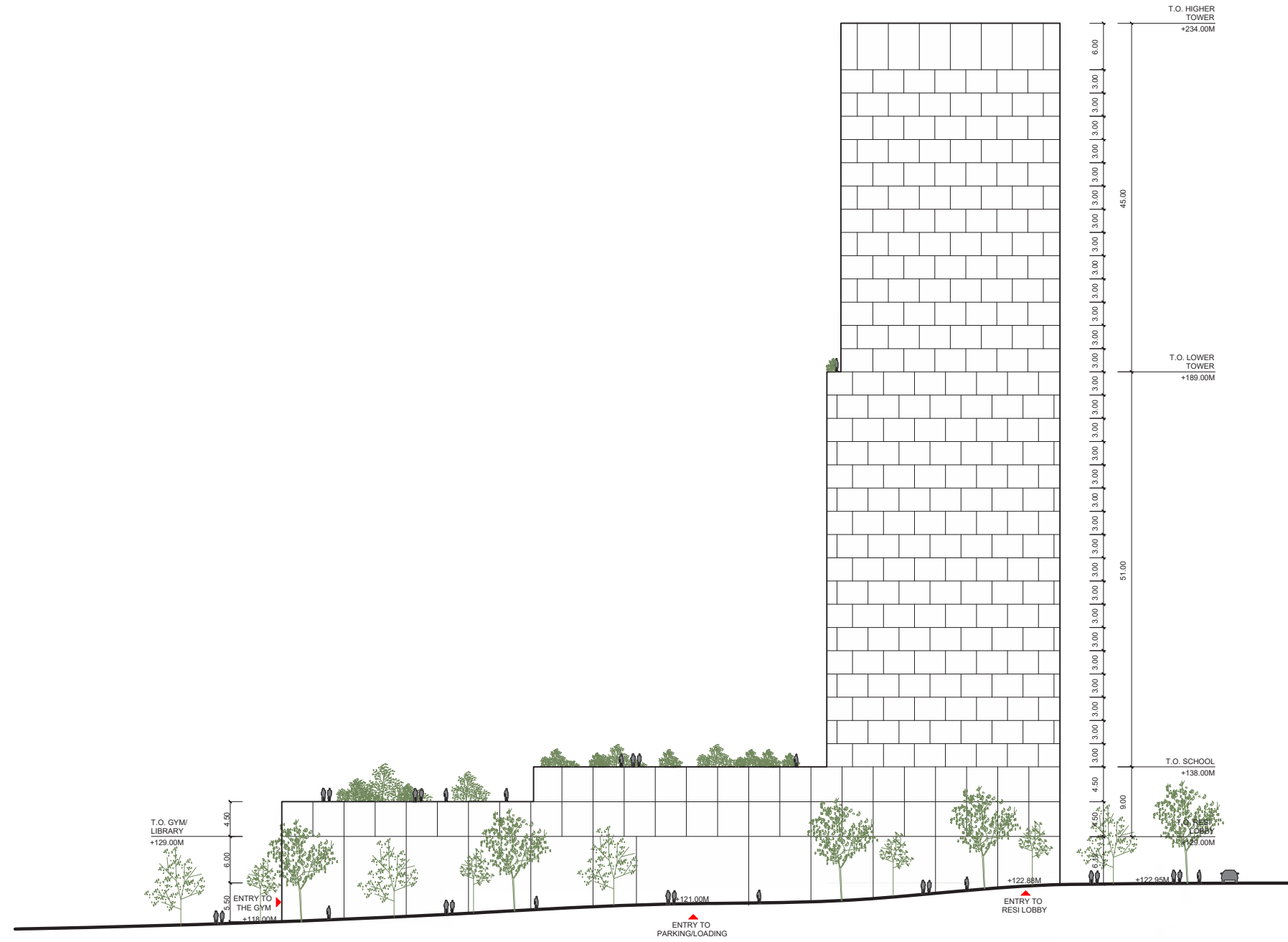


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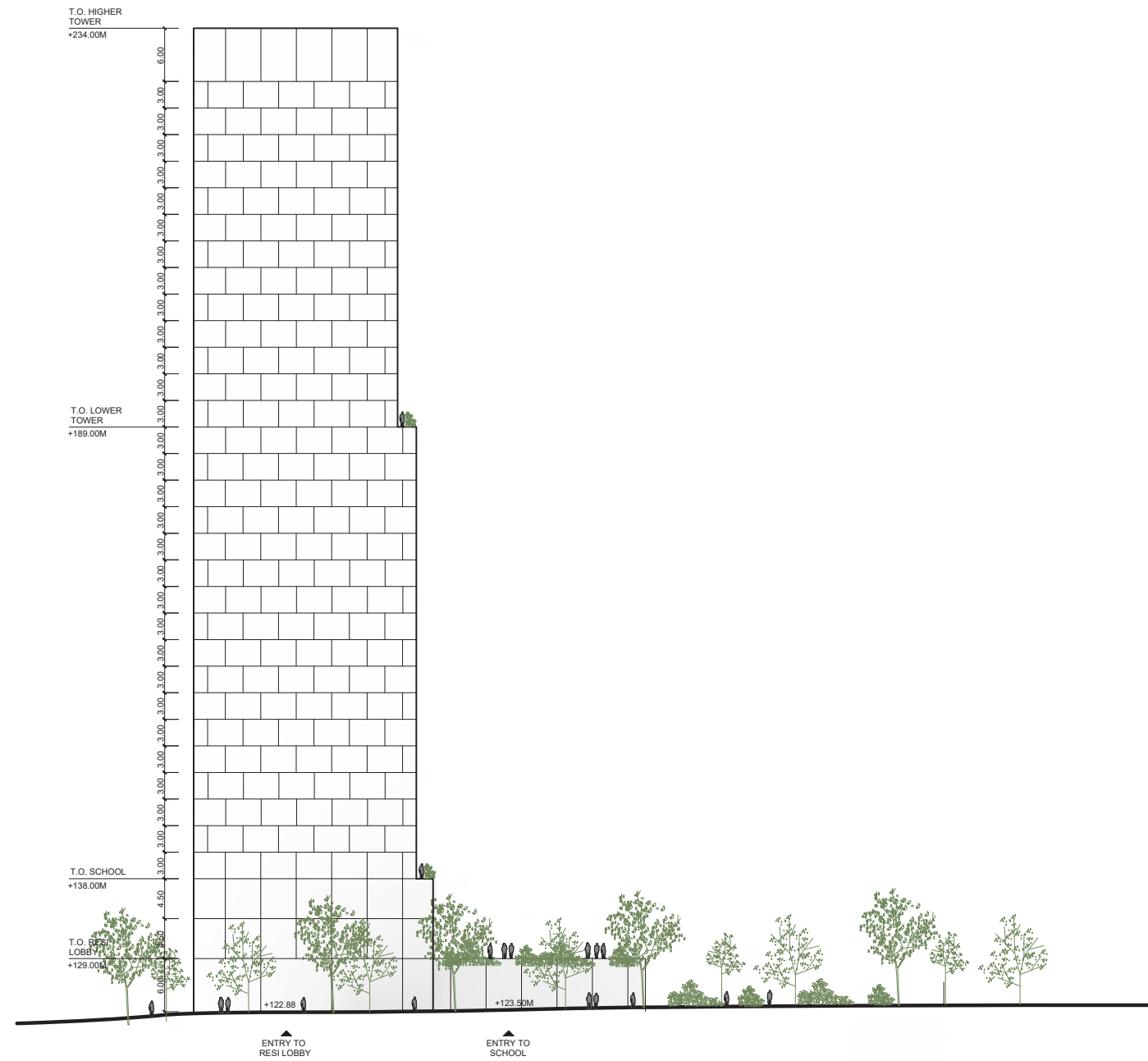
Tower Plan (Lower Tier - 750m²)



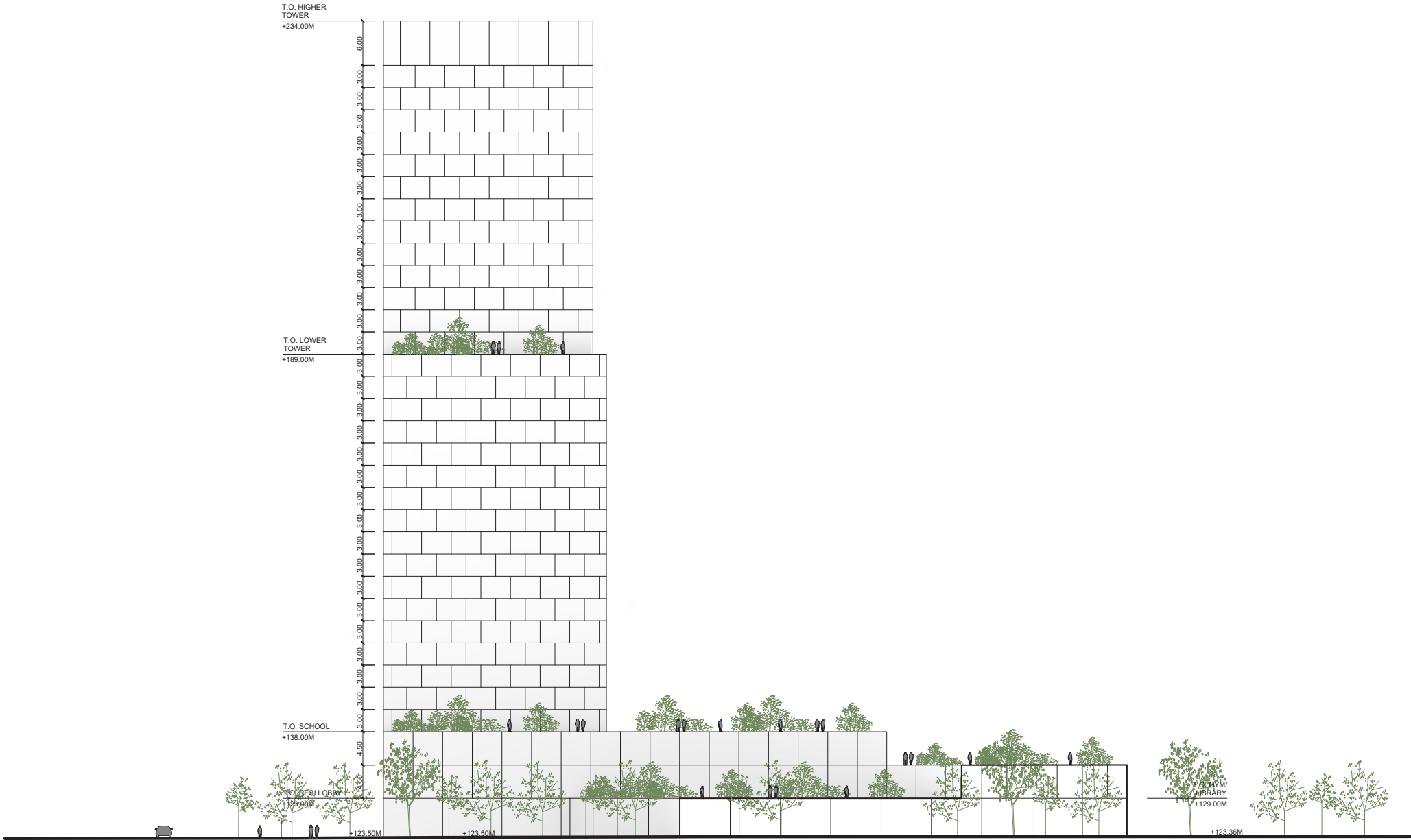
North Elevation



West Elevation



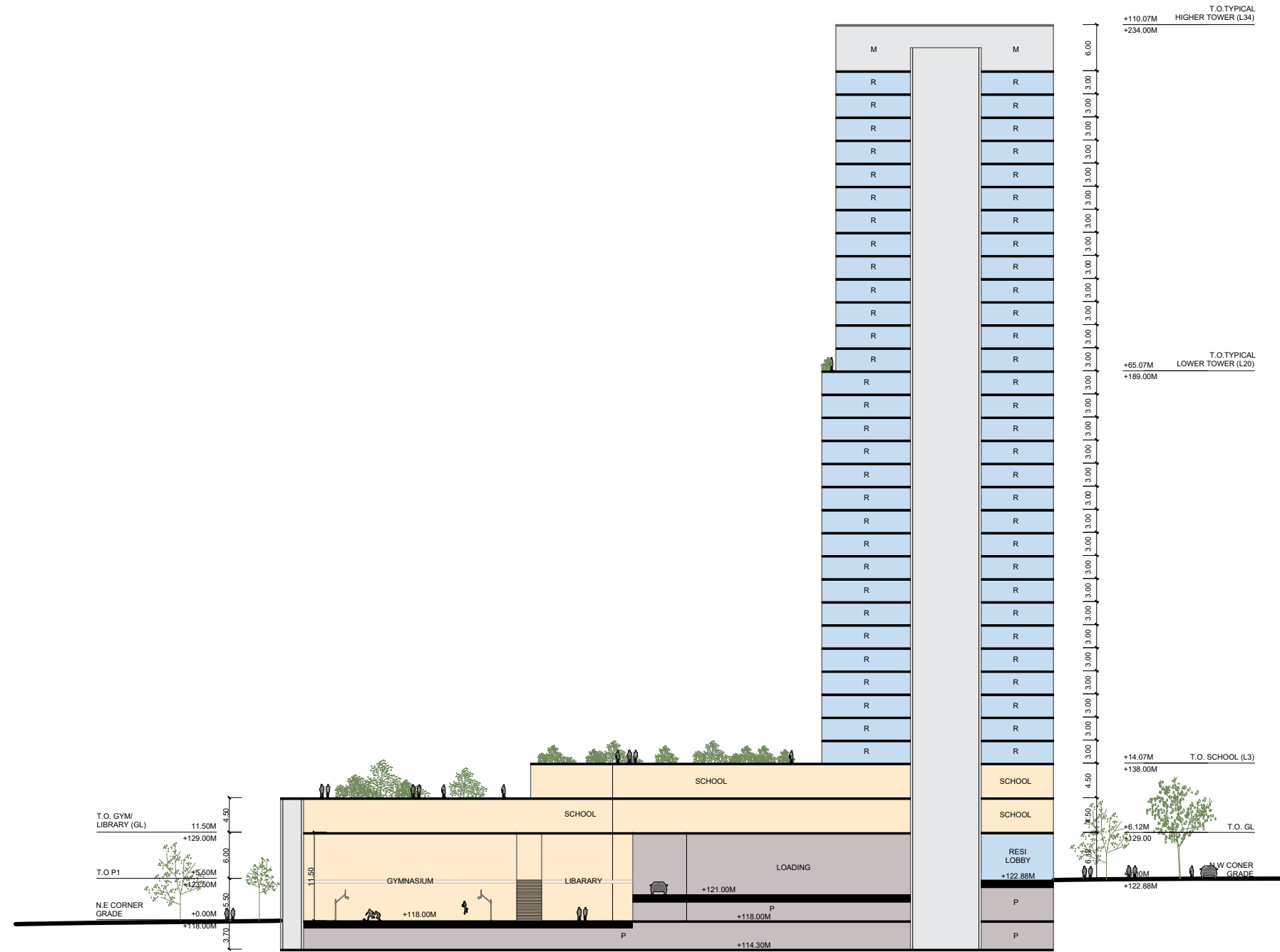
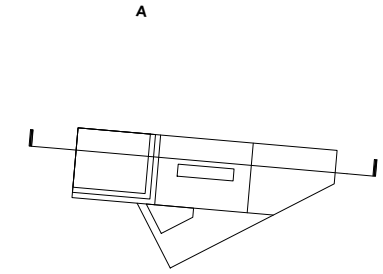
South Elevation



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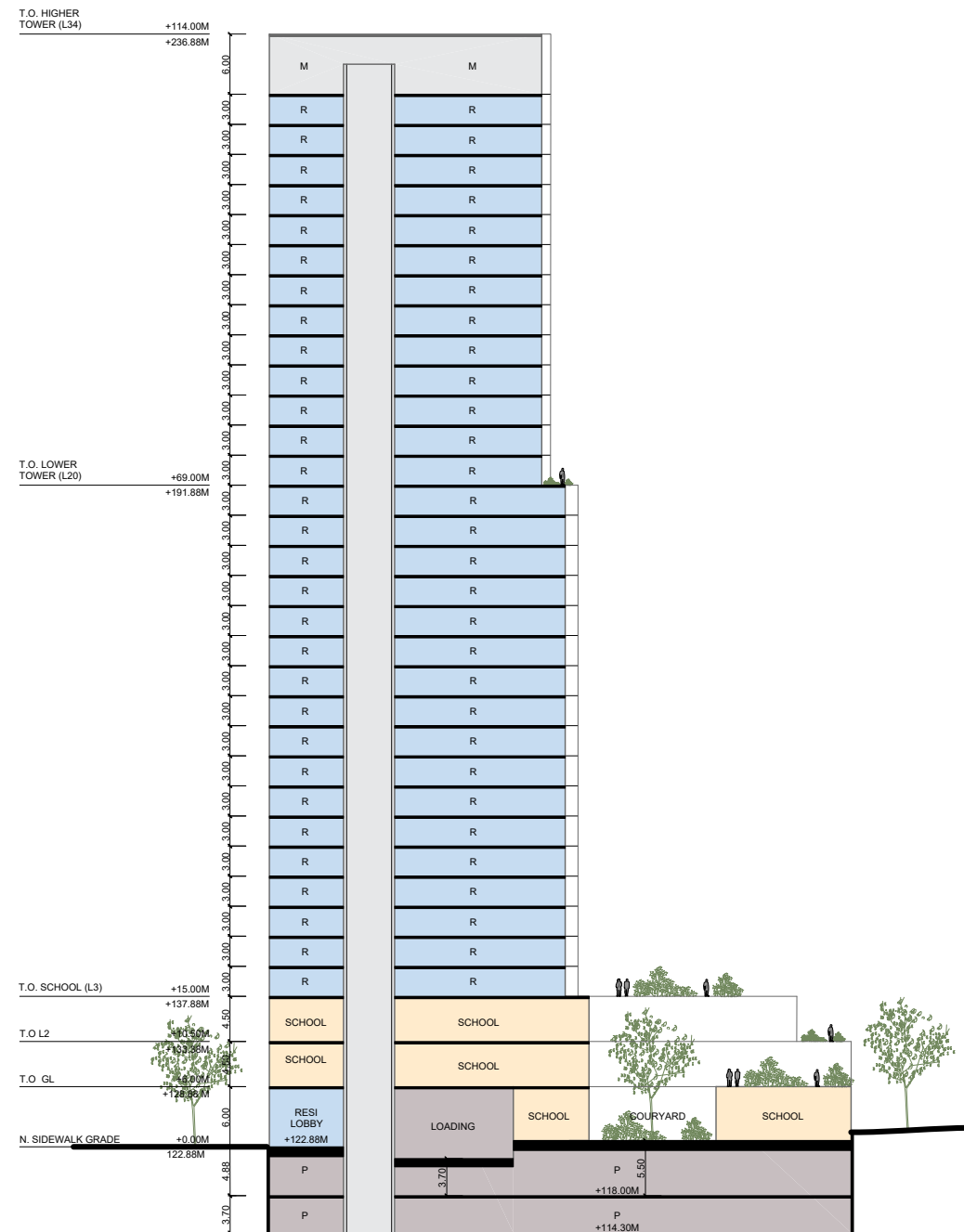
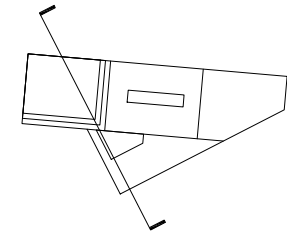
Sections

Section A-A: East-West on Bloor Street



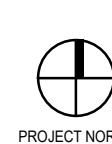
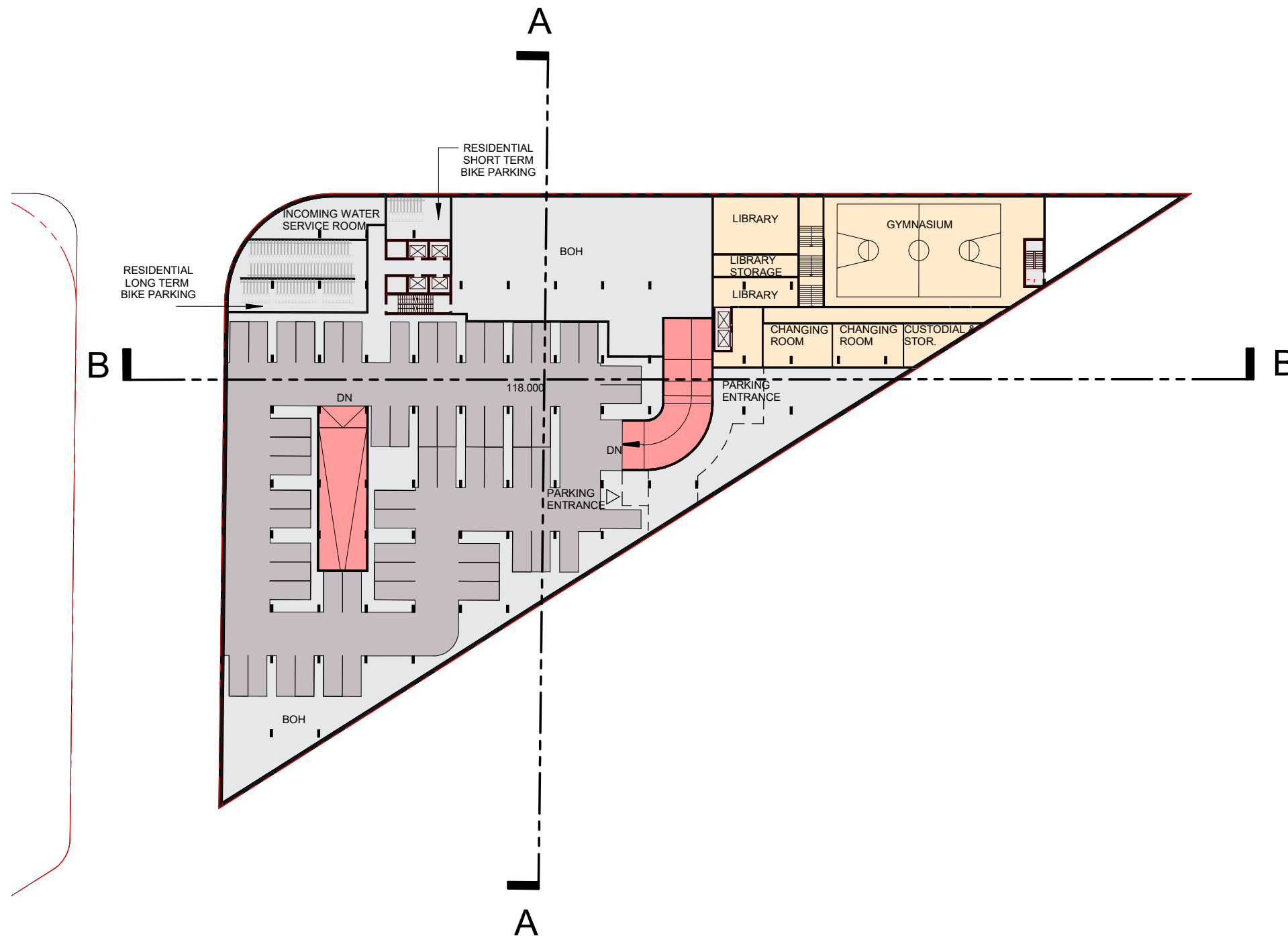
Sections

Section B-B: Northwest-Southeast through Courtyard



Below Grade Parking Plans

P1 Level



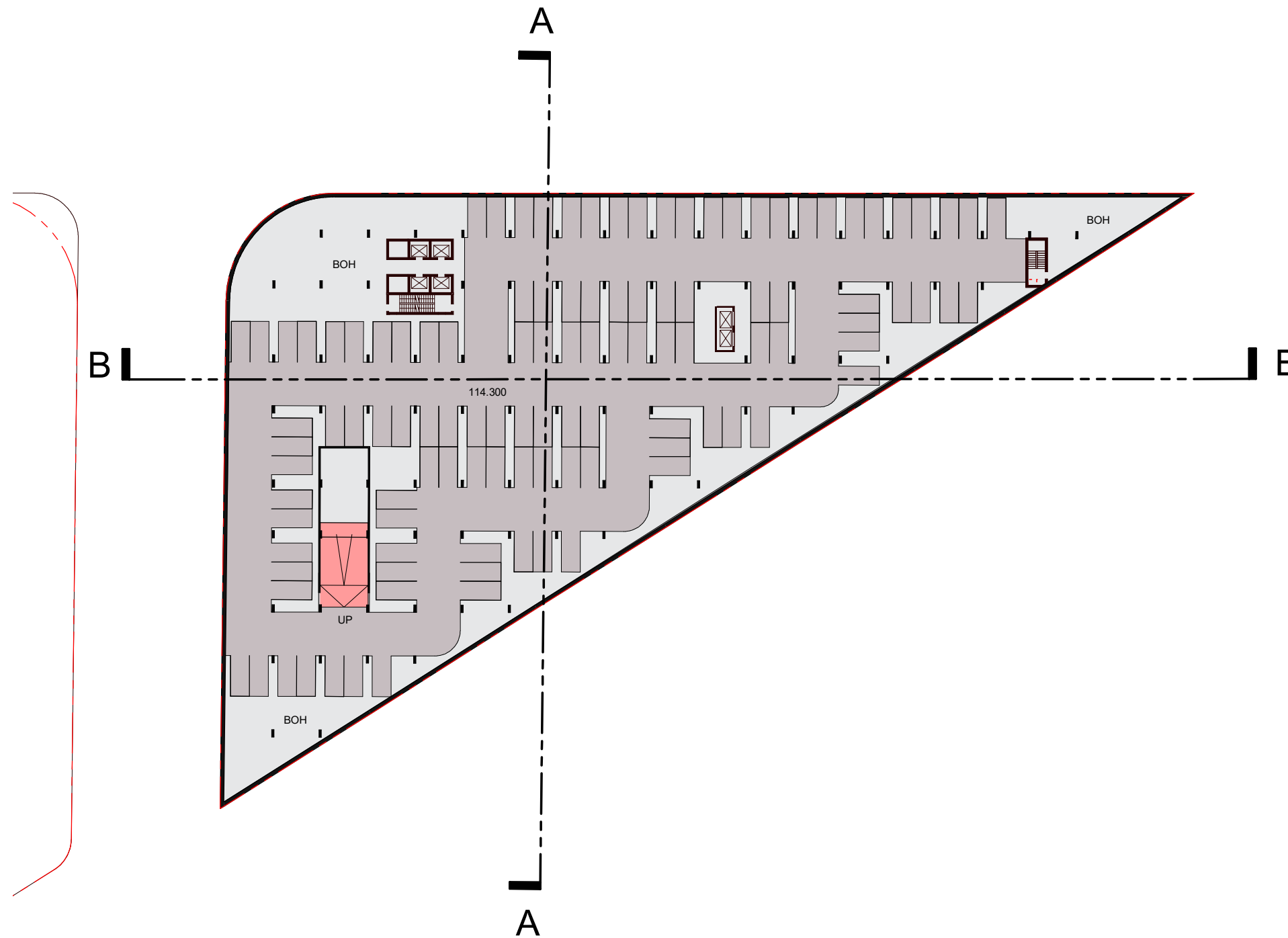
PROJECT NORTH



TRUE NORTH

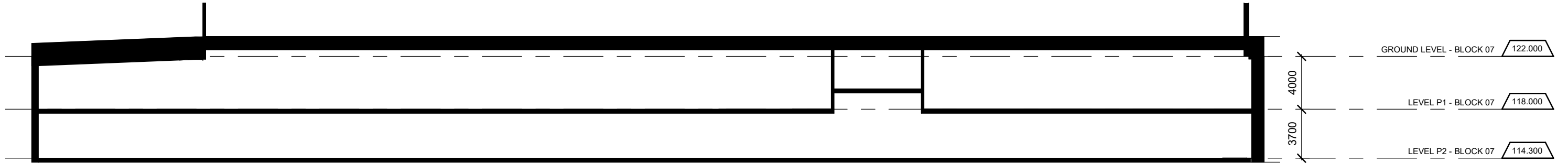
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P2 Level



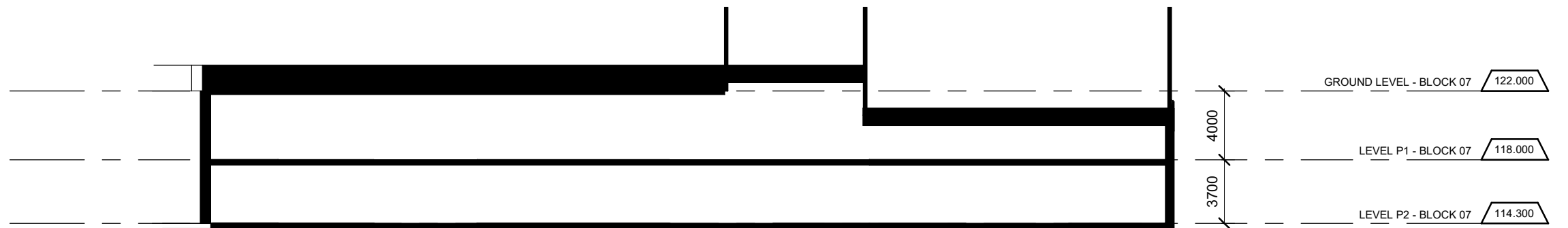
SCALE 1:700

Below Grade Sections



SECTION BB
SKA-05a
1 : 300

2



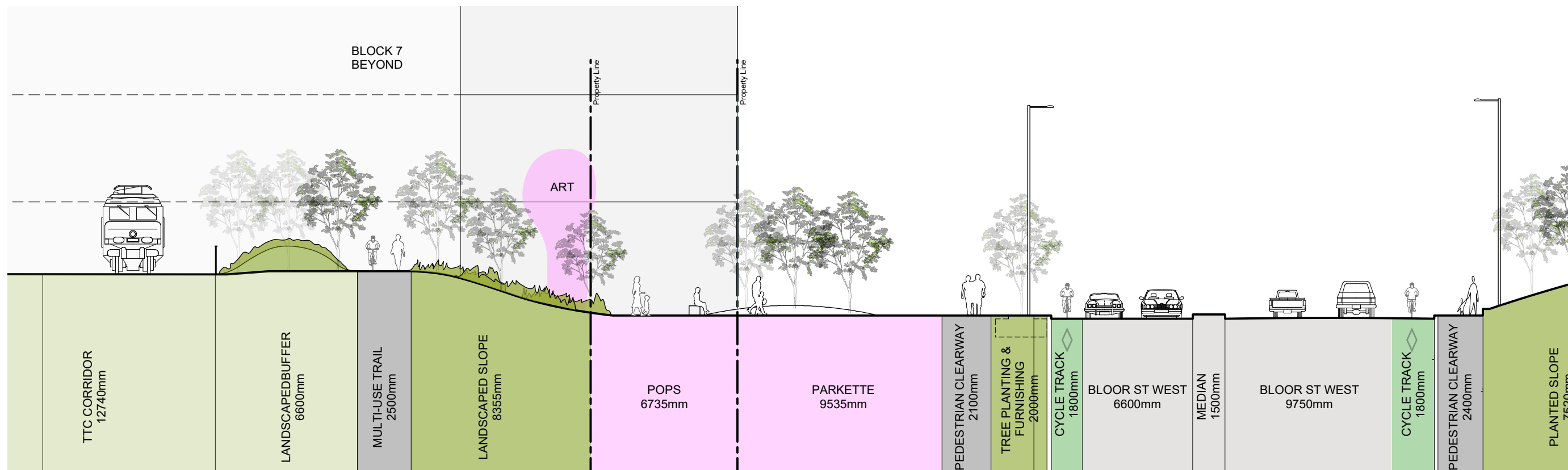
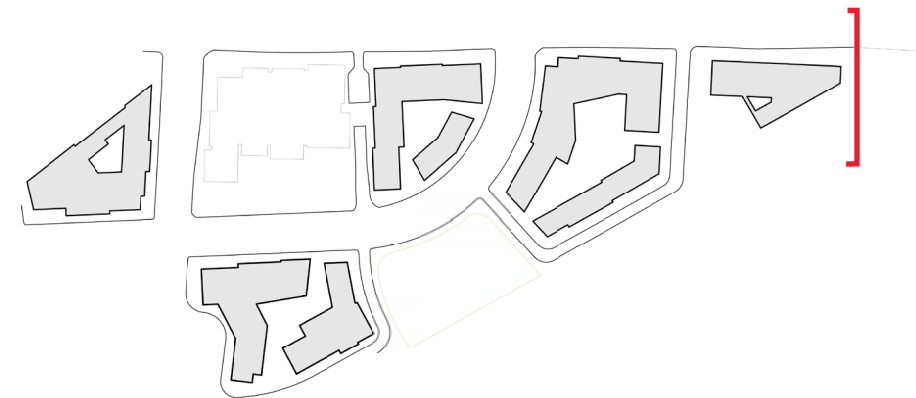
SECTION AA
SKA-05a
1 : 300

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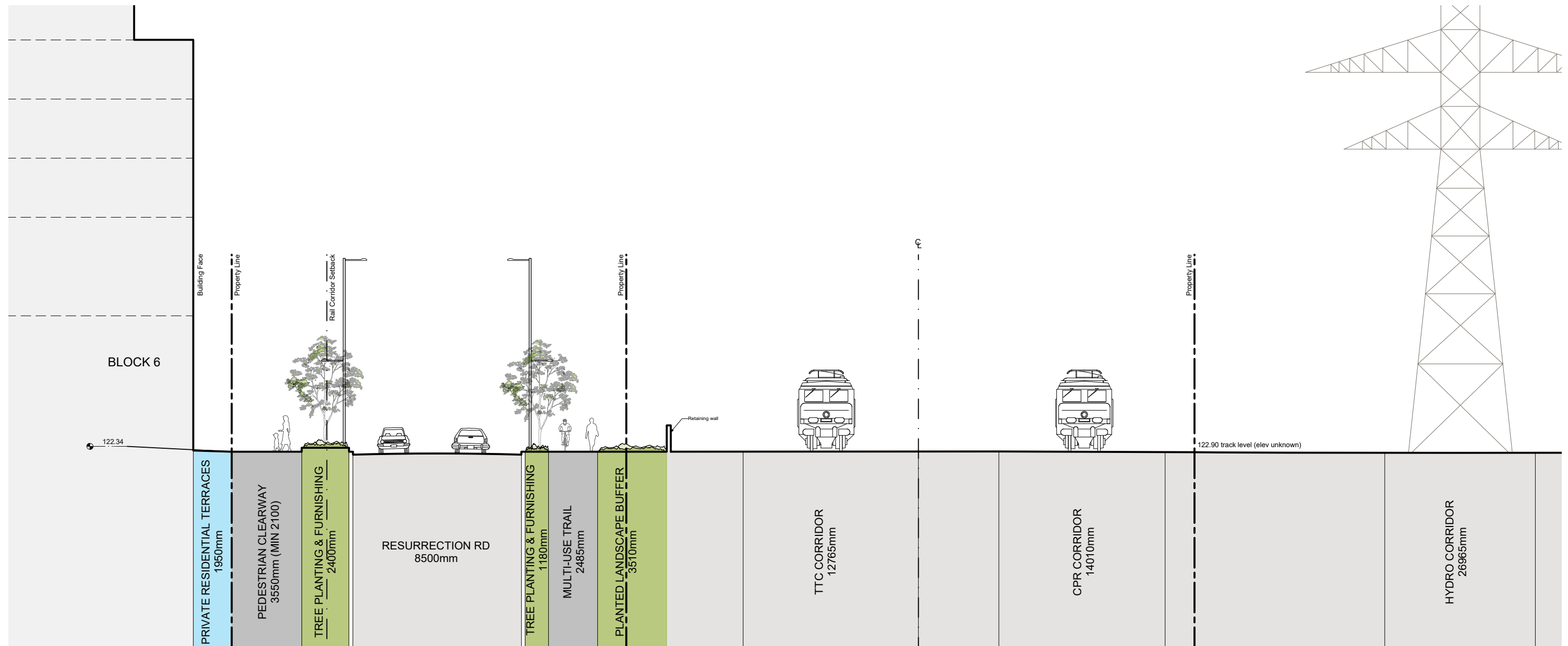
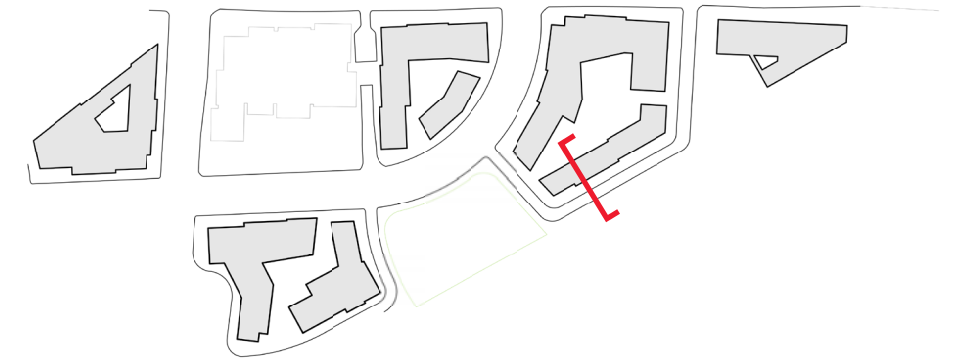
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Streetscape Diagrammatic Sections

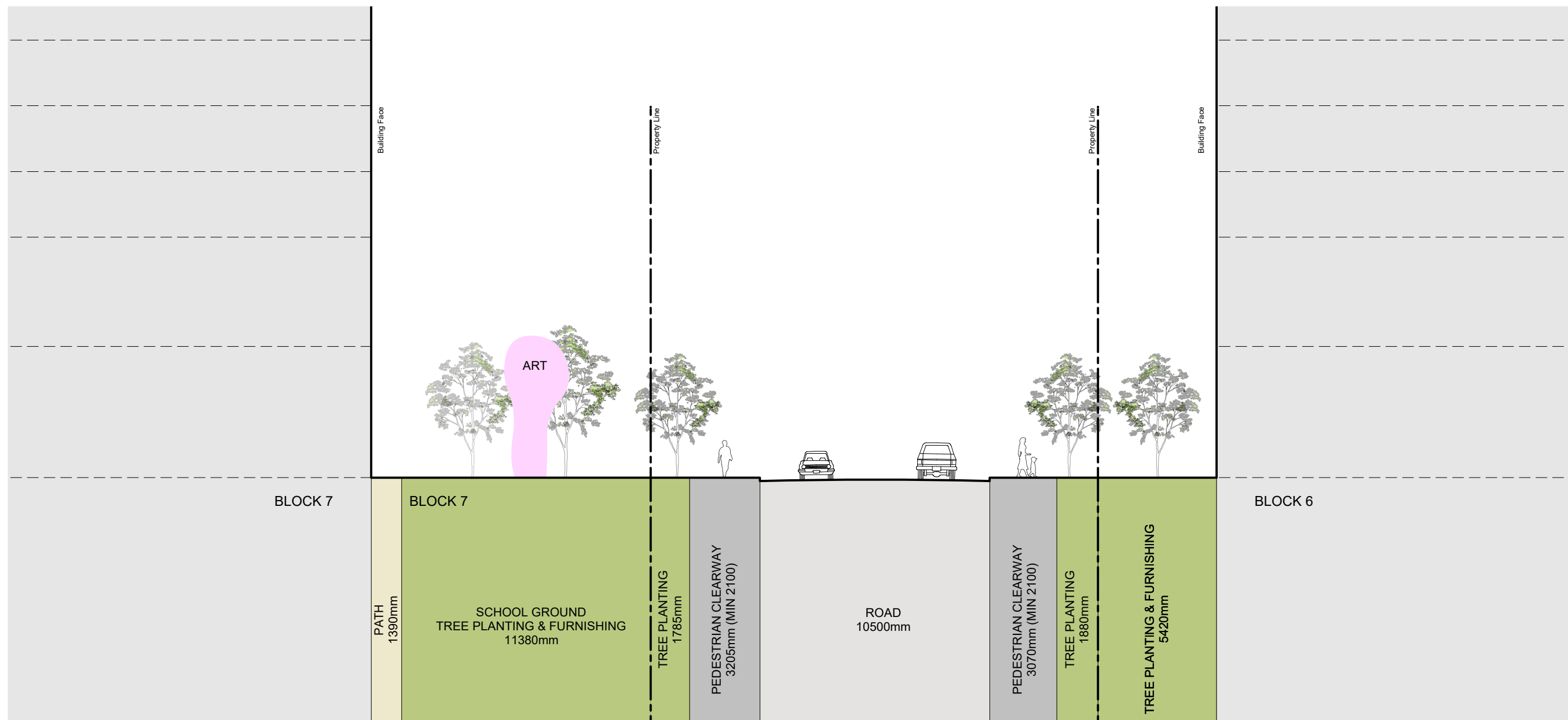
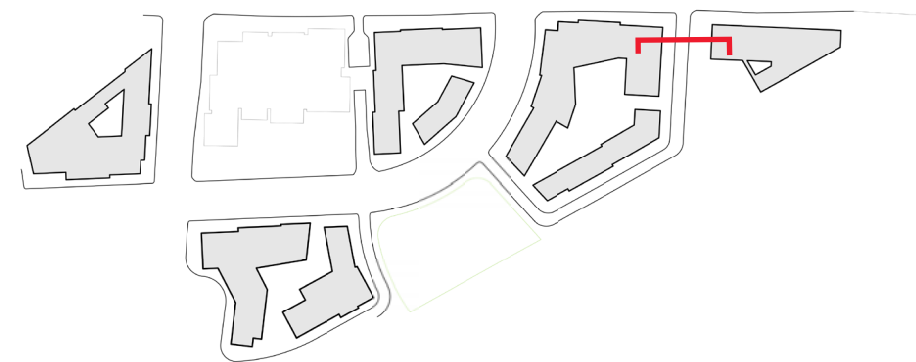
Street Section: Bloor Street at Block 7 Facing West



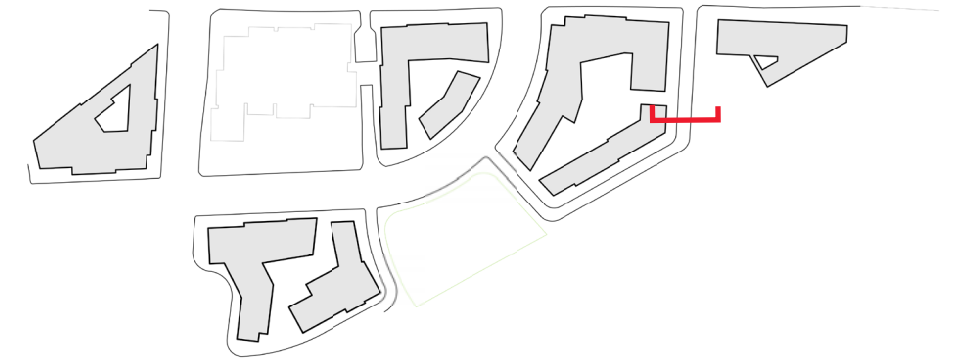
Street Section: Resurrection Road at Block 6 Facing East



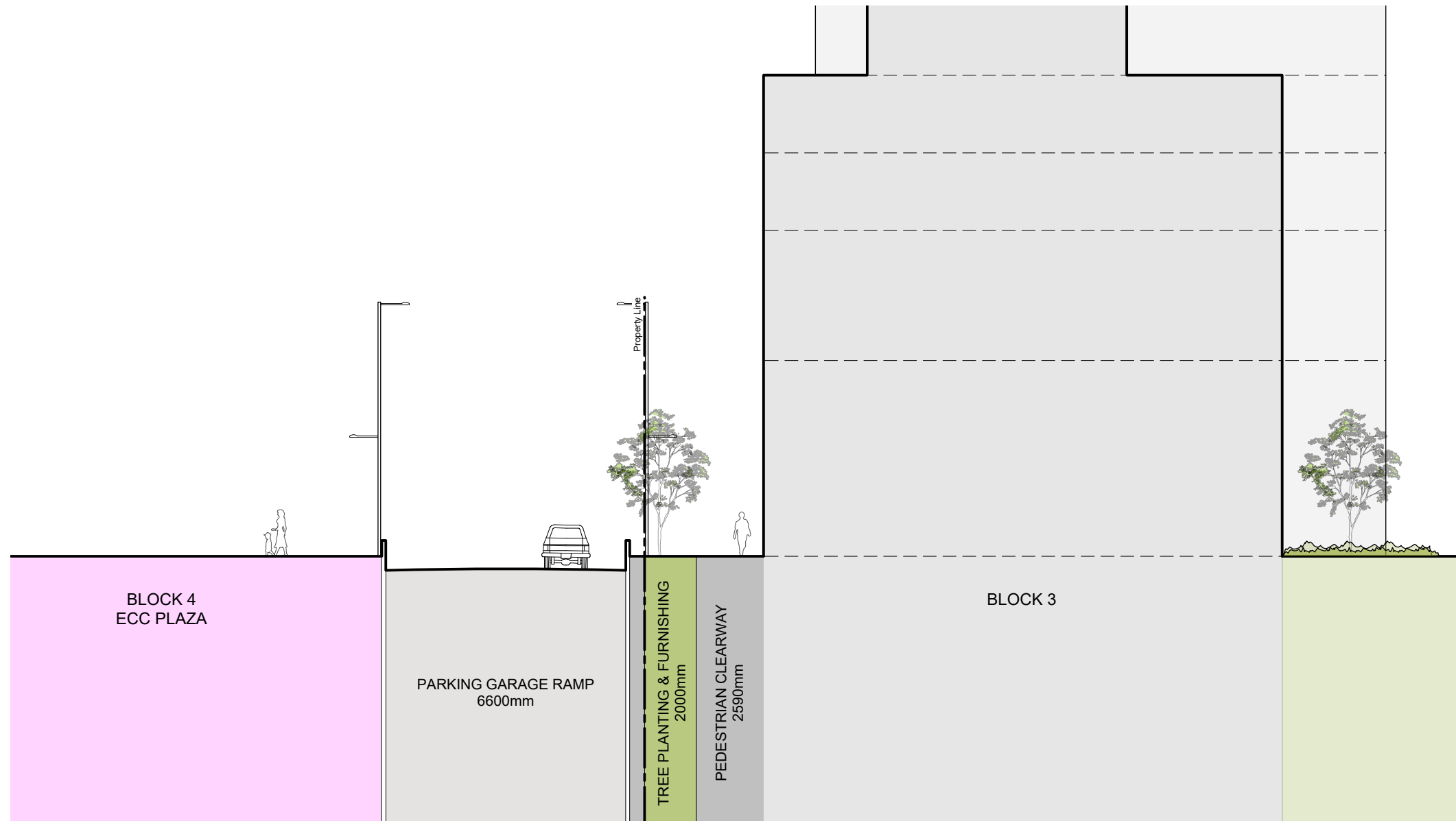
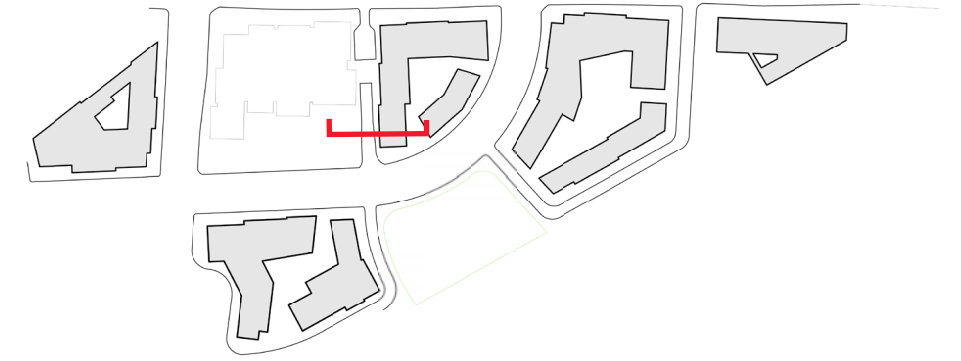
Street Section: Resurrection Road Between Block 6 and Block 7 Facing South



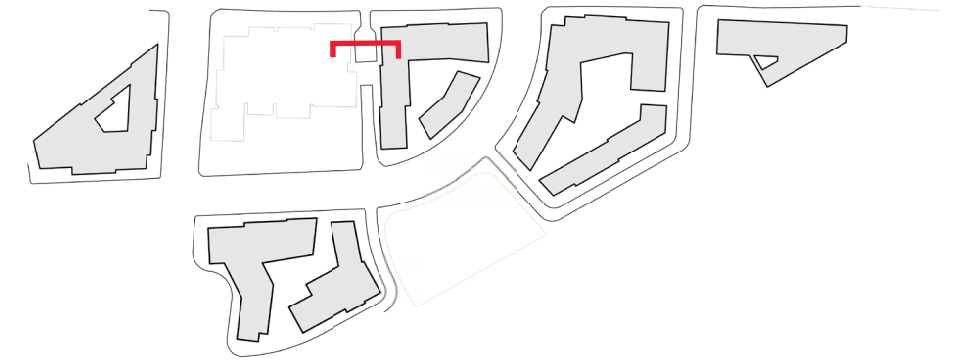
Street Section: Resurrection Road between Block 6 and Block 7 Looking North



Street Section: Parking Garage Ramp Between Block 4 and Block 3 Facing North



Street Section: Turn Around Between Block 3 and Block 4 Facing South



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Landscape Features & Tree Recommendations

Physical [Landscape] Features

For the Creation and Enhancement of Outdoor Spaces

Architectonic Elements

Walls, stairs, site furnishings, and other hardscape elements are important aspects of how urban space is shaped for a variety of experiences and uses. These elements create a diversity of socio-spatial opportunities for urban residents ages 8-80 years, through formal configurations and space making gestures.



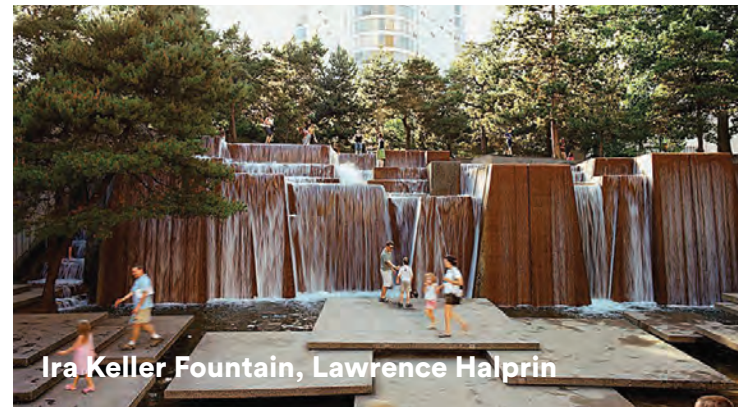
Central Green, Field Operations

Landforms / Berms

Landforms should be used to enhance sightlines, create a variety of spaces within more open areas allowing for framing views, privacy, and also to provide noise and visual barriers adjacent to the railway tracks.



Presidential Centre, Hargreaves



Ira Keller Fountain, Lawrence Halprin



Schandorffsplatz, Ostengen and Bergo AS



One Spadina, Public Work



Trillium Park, West 8 / LandINC

Planting

Plantings provide a variety of benefits including the creation and separation of spaces, increased aesthetic pleasure through texture and colour, cooling effects, providing biodiversity and habitat for other species, and even food opportunities. Plant selection should be predominantly native per City of Toronto standards, low maintenance, drought-tolerant, and site appropriate.



Nathan Philips Square, Plant

Canopy Cover

Tree planting is a critical component of the urban streetscape and public space making kit of parts. Canopy cover provides comfort in the form of shade and windbreaks, as well as reducing the urban heat island effect, stormwater attenuation, and air quality improvement. As with planting, tree cover also contributes to the ecological functions of the landscape.



Brooklyn Bridge Park, MVVA



Youth Center, Hoerr Schaudt



Brooklyn Bridge Park, MVVA



Bryant Park, NYC



Sugar Beach, Claude Cormier

Socio-Spatial [Landscape] Features

To Support Gathering and Other Social Functions of Public Space

Gateways and Nodes

Gateways and nodes are important public realm elements that indicate significant spaces, and are critical for wayfinding, placemaking and identity. Gateways form important thresholds to open spaces such as parks and plazas, guiding pedestrians from one space to another. Nodes provide visual cues that help to orient people in a neighbourhood, create recognizable centres, and identify significant social spaces.



Passages and Courtyards

Passages and courtyards combine to create a network of open spaces with a cohesive design expression to support circulation needs, as well as creating a sense of place and community identity. An abundant and diverse typology of open space between buildings creates a human scale environment, and is essential to the urban experience within dense and intensified communities.



Views and Sightlines

As part of a vibrant open space system, views and sightlines perform a critical function. Visible connections along circulation routes, as well as views into adjacent open spaces create a sense of community and connection, help to orient residents and visitors, and contribute to a sense of safety and security (Eyes on the street).



Porous Edges

Edge considerations should demarcate boundaries between different spaces, while remaining porous to allow fluid movement between different parts of the neighbourhood. This allows for ease of circulation, as well as a sense of spatial distinction. Edges are also highly social spaces, where different user groups activate, engage, and exchange.



Programmatic [Landscape] Features

Fostering Diverse Opportunities for Engagement with the Public Realm

Playgrounds

With limited open space opportunities, the goal should be to maximize playground opportunities with a mix of small but rich play areas—naturalistic, discovery oriented, environments, as well as play structures tactfully integrated with buildings, and compact, linear play structure design. Playgrounds should include amenities for adult exercise as well.



Rampart Wave, BASE Landscape Architecture



Skinny Play Structure, JDS Architects



Teardrop Park Play Area, MVVA

Trails

Connectivity is one of the four driving principles of the urban fabric in this neighbourhood. Trails are an important feature, which includes a focus on multi-modal, accessible, and varied linkages to connect the neighbourhood for pedestrians and cyclists alike, while providing access to naturalized spaces for active programming.



Darebin Yarra Trail Link, Vicroads Urban Design



West Toronto Railpath, Forrec



Pottery Road Trail Crossing, Plant

Community Gardens

One of the biggest threats to equity in urban neighbourhoods is food deserts. Community gardens should be essential features as they provide food sovereignty and security, as well as promoting a sense of community engagement and stewardship among neighbourhood residents.



103rd Street Garden, Scape



NEU Community Gardens, Vancouver



Press Street Gardens, SMM

Public Art

Public art is not only a valuable aesthetic component of the urban realm, but is also a vital cultural amenity for identity and placemaking. The production of permanent and temporary art works, contributes significant value to the economy of a neighbourhood and the cultural/arts community.



Winter Stations, Toronto



Sonic Playground, Yuri Suzuki



Underpass Park, Toronto

Healthy Urban Canopy

Planning and Maintenance of Trees for Longevity and Resilience

Soil Volume: the Right Tree in the Right Place

In order to ensure that trees will grow to their full potential in an urban environment, they need to be provided with adequate soil. The City of Toronto Urban Forestry guidelines require a minimum of 30m³ of soil per tree (20m³ if they are in a shared soil volume in groups of 2 or more).

In addition, trees should not be planted in isolation if at all possible, as they share very important chemical and biological functions which allow them to be more robust as a group. It is recommended that spacing be 8-10m between trees to allow them to reach large canopy size.

There are many options for tree plantings in urban situations. Open planting beds with other plants around them, minimal 1.2m² openings with covered continuous tree trenches, and tree grates combined with tree trenches are a few of the most common options for streetscape tree plantings as recommended by the City of Toronto. Where there are restrictions on soil extents due to paving

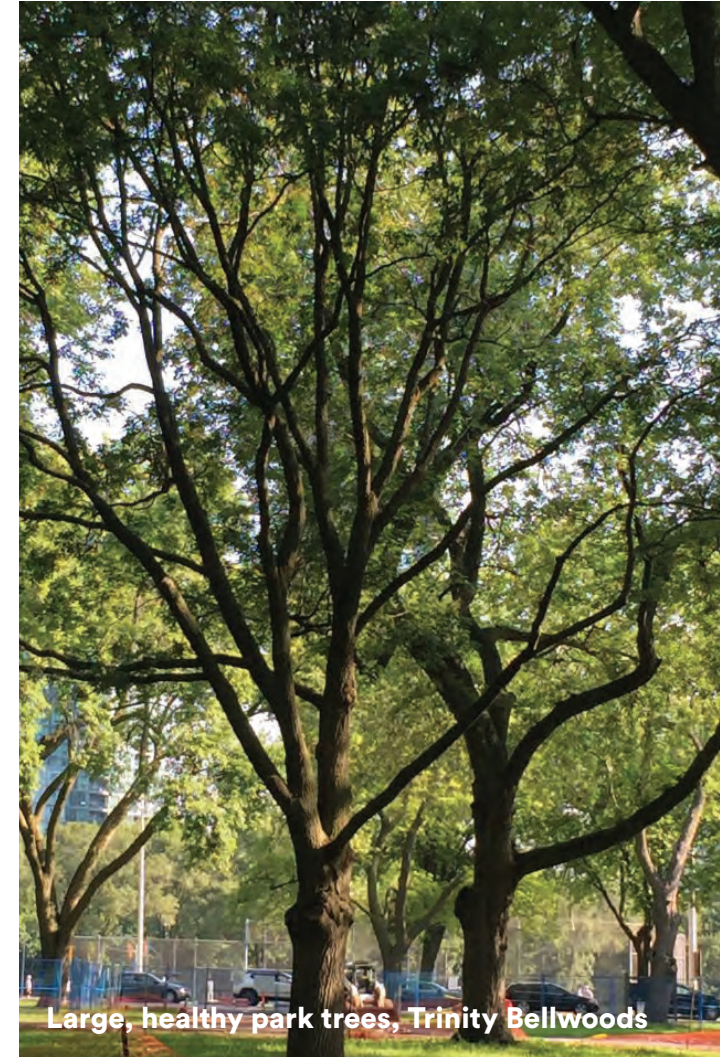
or vehicular requirements, structural cells are required to maintain adequate soil volume and prevent compaction. This is critical for health of the tree root zone; without adequate and well aerated soil, the trees will stunt and eventually perish in confined streetscape plantings. The City of Toronto's 'Tree Planting Solutions in Hard Boulevards' are recommended best practices in soil provision for urban trees.

In addition to streetscape tree planting, other soil considerations for trees include park plantings, where trees should be given adequate space from paths to reduce compaction from foot traffic, and in private or public hardscaped plazas, appropriate minimum soil allowances should be given to ensure maximum tree health. This includes minimum 1.2m deep and 30m³ volume nutrient rich soil for tree plantings (per tree).

Ensuring maximum water percolation to the root zone of urban trees is another critical factor in ensuring tree health after the need to reduce compaction with the use of structural soil cells. This means that where ever possible, use of planting beds around trees, or tree grates are recommended. Where space for these options does not allow, at minimum, permeable pavements should be used.

Rooftop tree plantings should also allow for adequate soil volumes to ensure healthy trees. This means no less than 1.2m depth soils and minimum volumes of 30m³ per tree (20m³ if they are in a shared soil volume in groups of 2 or more).

(References: James Urban 'Up By Roots', Tree Canada 'Compendium of Best Urban Forest Management Practices' at www.treecanada.ca, and City of Toronto 'Tree Planting Solutions in Hard Boulevards')



Large, healthy park trees, Trinity Bellwoods



Tree Grate



Open Planters

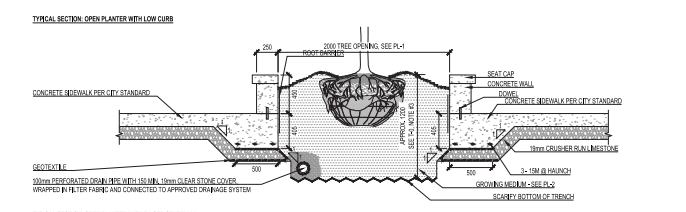
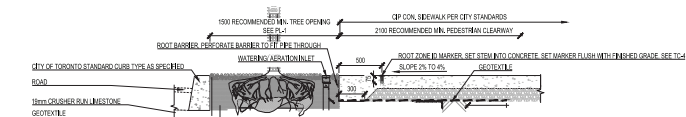
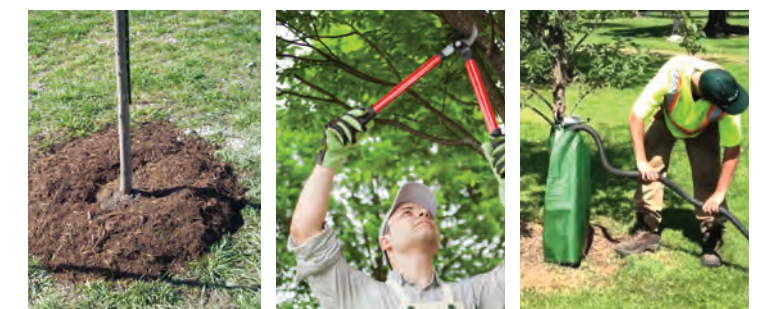
Maintenance Best Practices: Irrigation, Pruning, Mulching

In order to ensure the urban canopy is robust, healthy, and long-lived, appropriate maintenance regimes are just as important as planting trees to see the trees in streetscapes, parks, and private spaces alike not only survive, but thrive.

Water is one of the most important aspects of tree maintenance. Adequate watering is difficult to gauge, but newly planted trees should be watered regularly (twice a week) for a minimum of the first five years of their lives. Watering should be done even for mature trees whenever there is drought to ensure long term tree health. Trees may not show serious symptoms until the years following a drought, so watering is recommended whenever there is a rain shortage.

Mulching and pruning are also critical aspects of tree maintenance in the urban environment. Mulching helps to protect the root zone from compaction, and help the trees retain water. This should be done with natural mulches such as chipped bark, compost, or wood chips to a depth of no more than 10cm, and never directly in contact with the trunk.

Pruning is most often done for safety and aesthetic reasons, but should always be done by a professional as timing and quantity of limb removals can dramatically affect the health and longevity of urban trees.



	ARUP URBAN TREE U F I		3 2013-02-08 Best Practices Manual - 100% Submission #1 2 2013-07-31 Best Practices Manual - 100% Submission #2 1 2013-02-29 Issued for City Review - 100% Submission	TYPE: D OPEN PLANTER T-3.3 SCALE: 1:30
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Tree Recommendations for Rooftops and Courtyards

Diversity and Hardiness

Courtyards

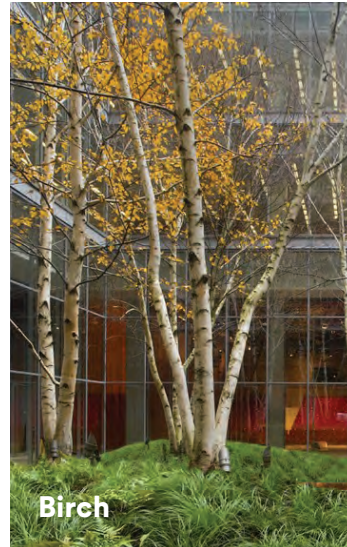
- shade tolerant
- compaction tolerant
- form that suits the constraints of the space
- diverse, mix of size and species
- Open and airy to allow more filtered light

Recommended Species include:

- Trembling Aspen
- Birch
- Blue Beech
- Redbud



Trembling Aspen



Birch



Blue Beech



Redbud

Rooftops

Smaller trees rather than shrubs should be planted on rooftops where possible. In the event that trees cannot be supported with adequate soil, small trees/shrubs are recommended. In general, trees and shrubs should have the following characteristics:

- drought tolerant
- wind tolerant
- shallow root system
- smaller, can tolerate stunting
- diverse, mix of sizes of trees and smaller shrubs where 1.2m depth soil* is not possible (still require minimum depth of 0.9m)



Oak



Maple



Dogwood



Chokecherry

Small shrub / trees:

- Dogwood
- Chokecherry
- Serviceberry
- Nannyberry

Medium canopy trees

(*require minimum 1.2m depth soil and 30m³ volume of soil per tree, 20m³ each if planted in groups of 2 or more):

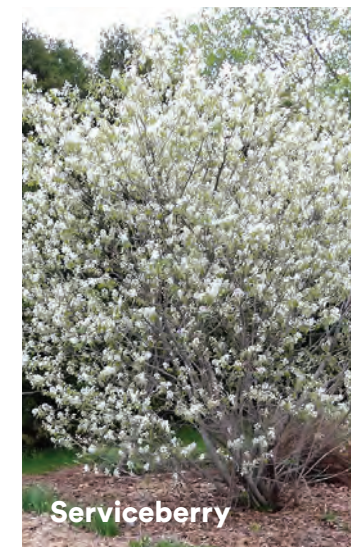
- Hawthorn
- Aspen
- Oak
- Maple



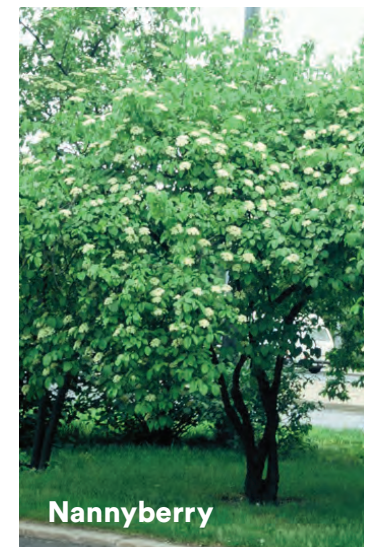
Aspen



Hawthorn



Serviceberry



Nannyberry

Tree Recommendations for Streetscapes and Parks

Diversity and Hardiness

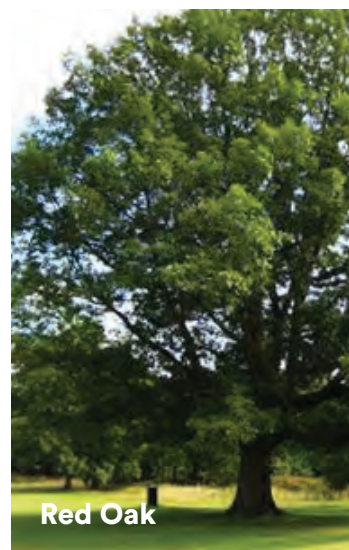
Park & Street Trees

Principles of selection:

- good canopy cover, spread
- pollution and salt tolerant
- compaction tolerant
- diverse, mix of size and species

Large Canopy Trees (Park):

1. Tulip Tree
2. Red Oak
3. Cucumber Magnolia
4. Yellowwood
5. Hickory



Red Oak



Cucumber Magnolia



Tulip Tree



Hickory



Yellow Wood

Understorey Trees (Park):

6. Redbud
7. Blue Beech
8. Ironwood
9. Birch



Ironwood



Blue Beech



Redbud



Birch

Large Shade Tree (Streetscape):

10. Red Maple
11. White Oak
12. Black Gum
13. Hackberry
14. Kentucky Coffee Tree



Kentucky Coffee Tree



White Oak



Black Gum



Hackberry



Red Maple

(Refer to City of Toronto Tree Guide, which recommends many urban hardy species)

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Appendix

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Base Block Plan





