



# 208 Bloor Street West

Community Council Meeting  
April 12, 2023

**BDP.**  
Quadrangle

**URBAN**  
**STRATEGIES**  
**INC**

**GRADIENTWIND**  
ENGINEERS & SCIENTISTS

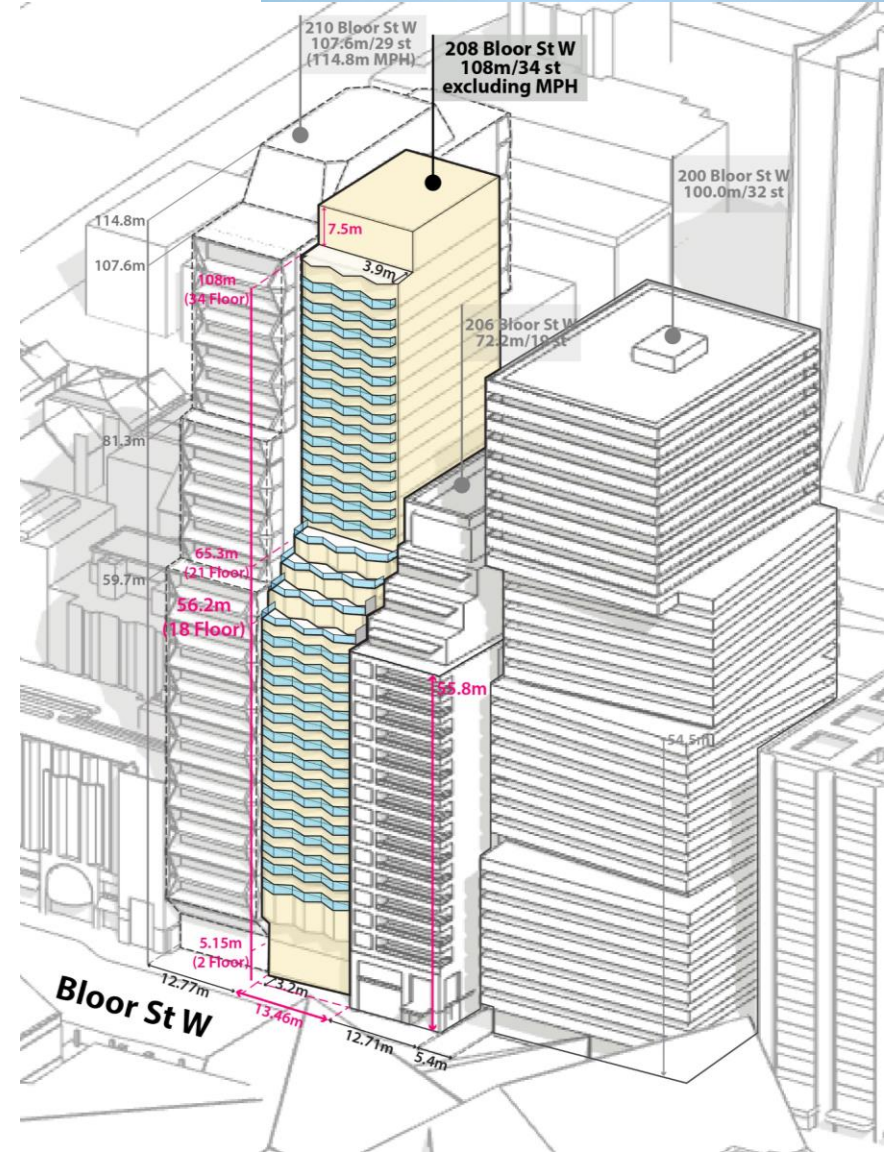
 **BA Group**

# Site Location and Context



# The Proposal

- 34-storey mixed-use building
- 108m height (excluding mechanical penthouse)
- 142 residential units
- 0 parking spaces
- 143 bicycle parking space
- 400 m<sup>2</sup> non-residential space (cultural space)
- 4 m<sup>2</sup> per unit combined indoor and outdoor amenity space





# Community Consultation

- East Annex Condominiums Association
- The Annex Residents' Association
- Community Consultation Meeting

## What We Heard

- Activation of the building at grade on Bloor St W
- Site access from the driveway between 200 and 206 Bloor St W and adequacy of loading, servicing, pick-up and drop-off
- Stepping of building to match built form of 206 Bloor St W
- Privacy concerns on some balconies and terraces at 206 Bloor St W
- Concern about wind impacts on existing balconies and terraces at 200 and 206 Bloor St W, on the public realm and the private laneway between 200 and 206 Bloor St W

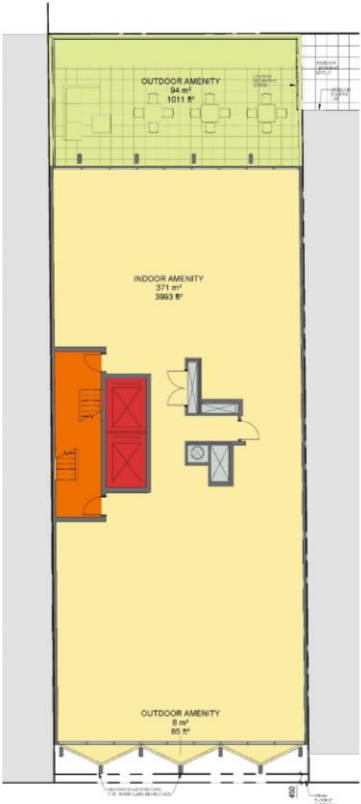
# Ground Floor



# Floor Plans



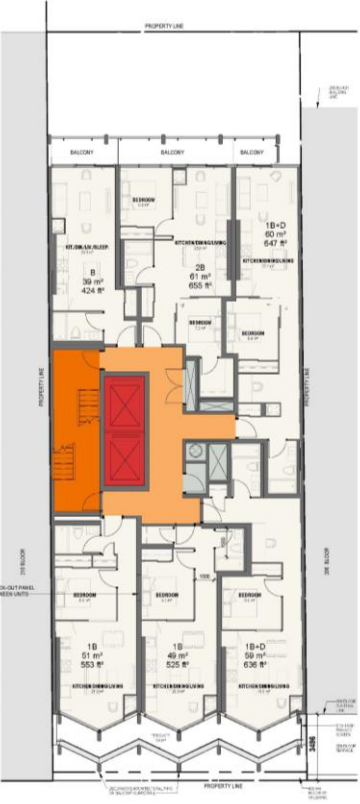
Floor 2 – Cultural Space



Floor 3 – Amenity Floor

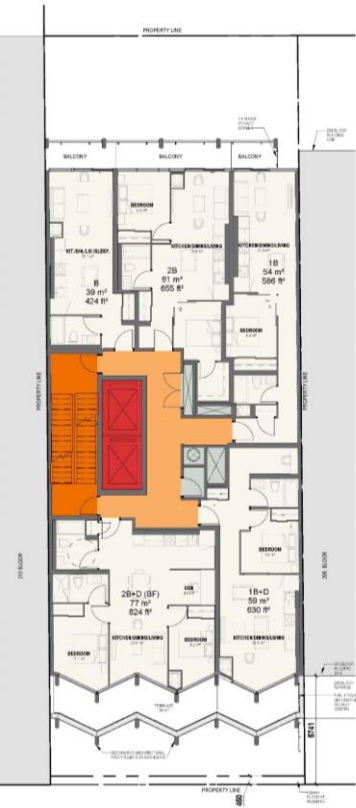


Typical Floor 4-17



Floor 18

# Floor Plans



Floor 19



Floor 20



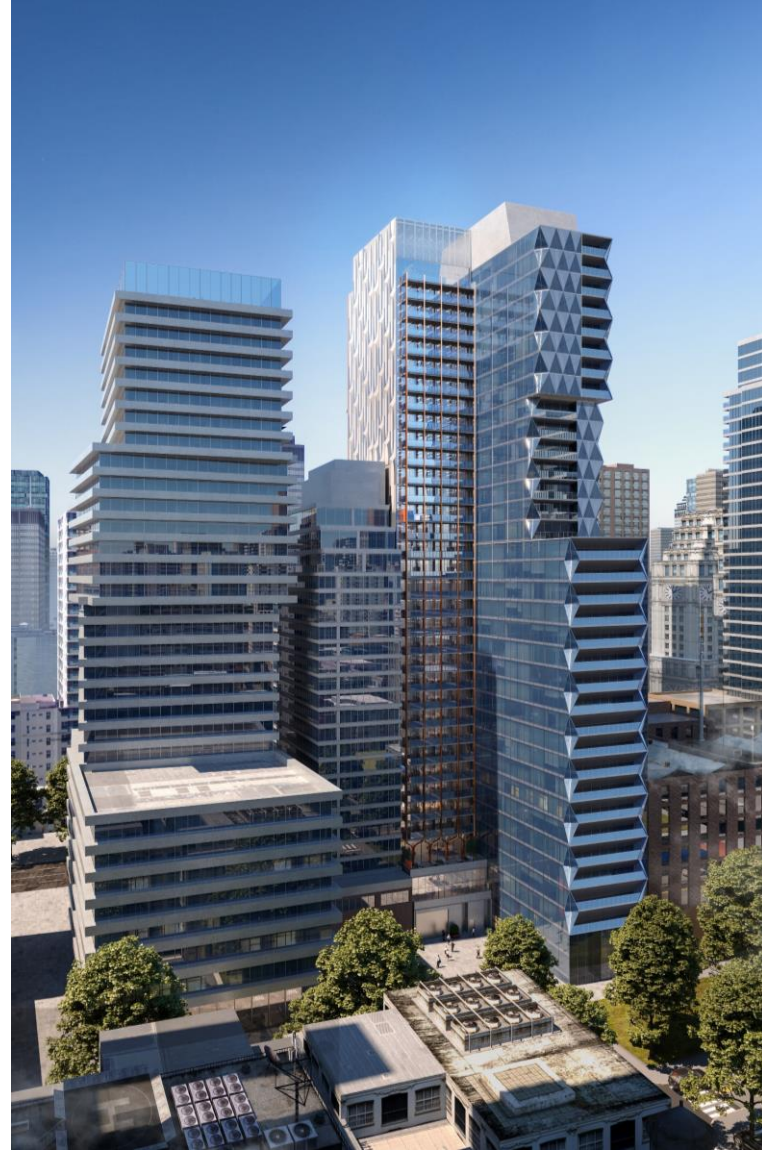
Floor 21



Floor 22-34

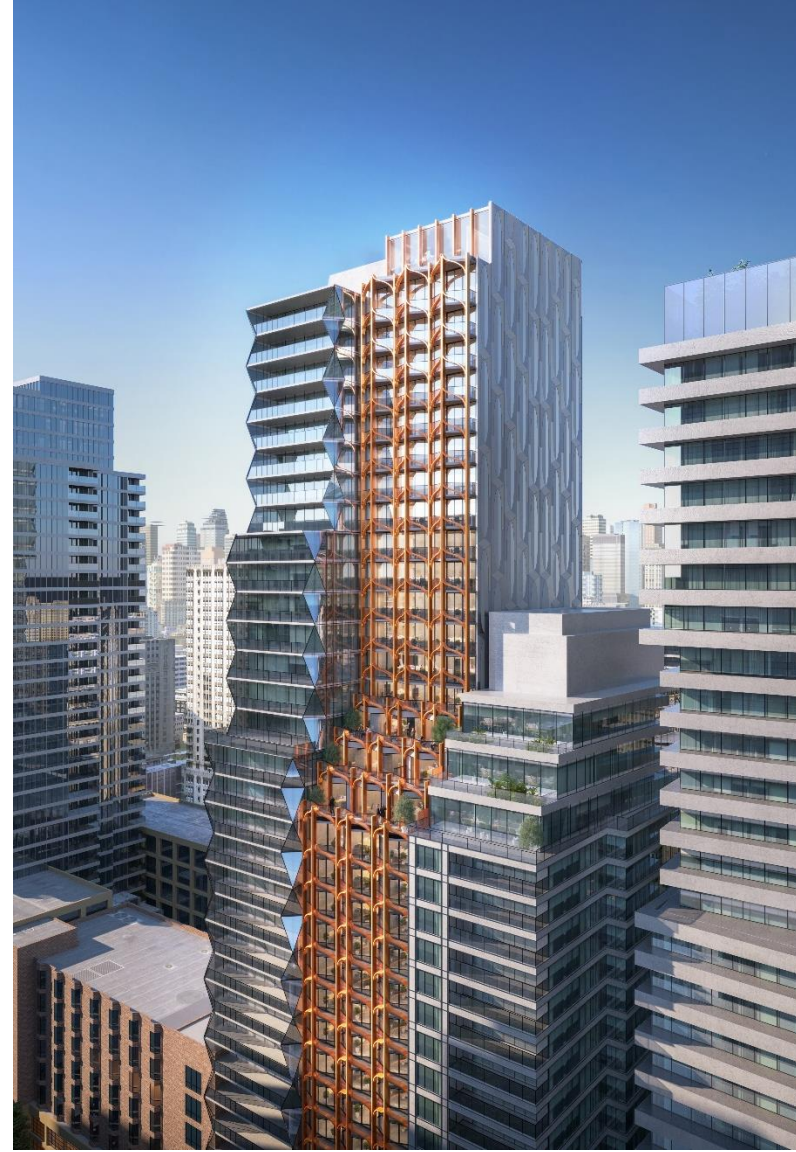
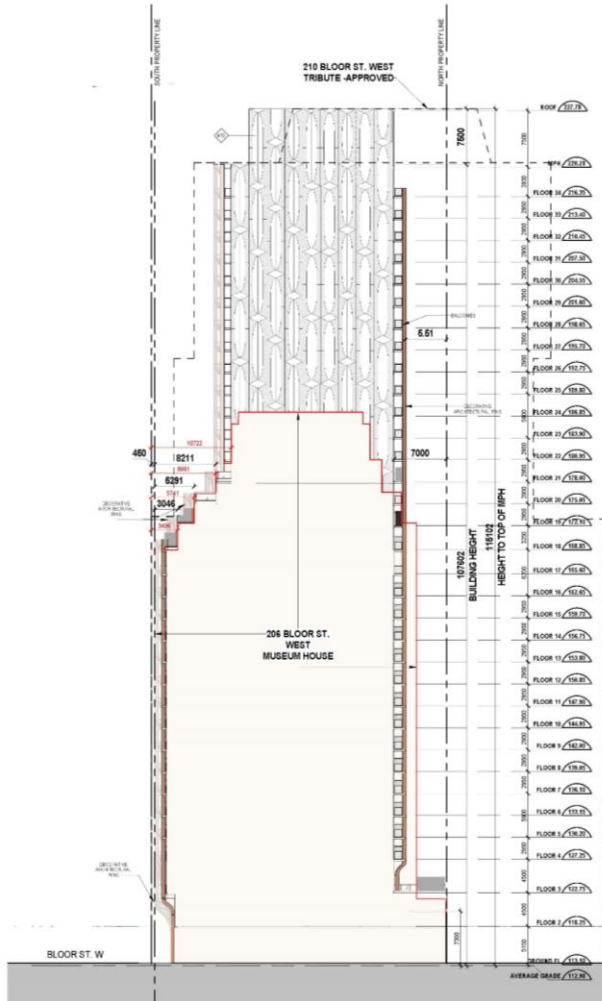


# North & South Elevation Treatment

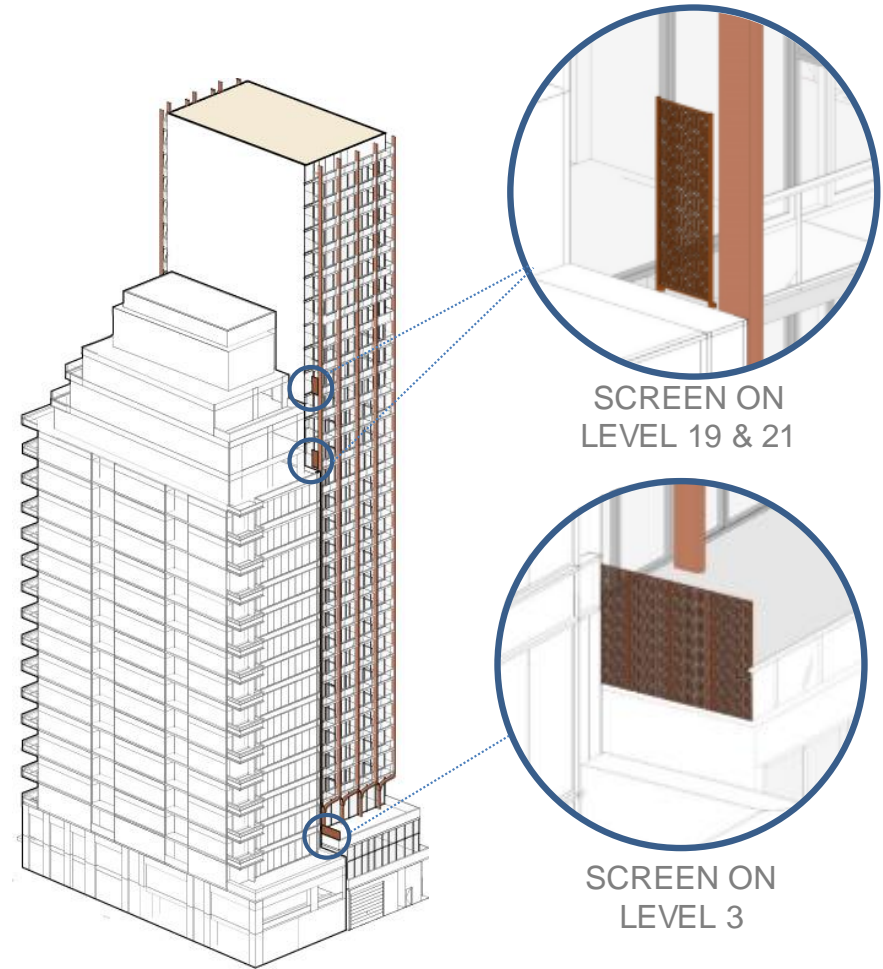
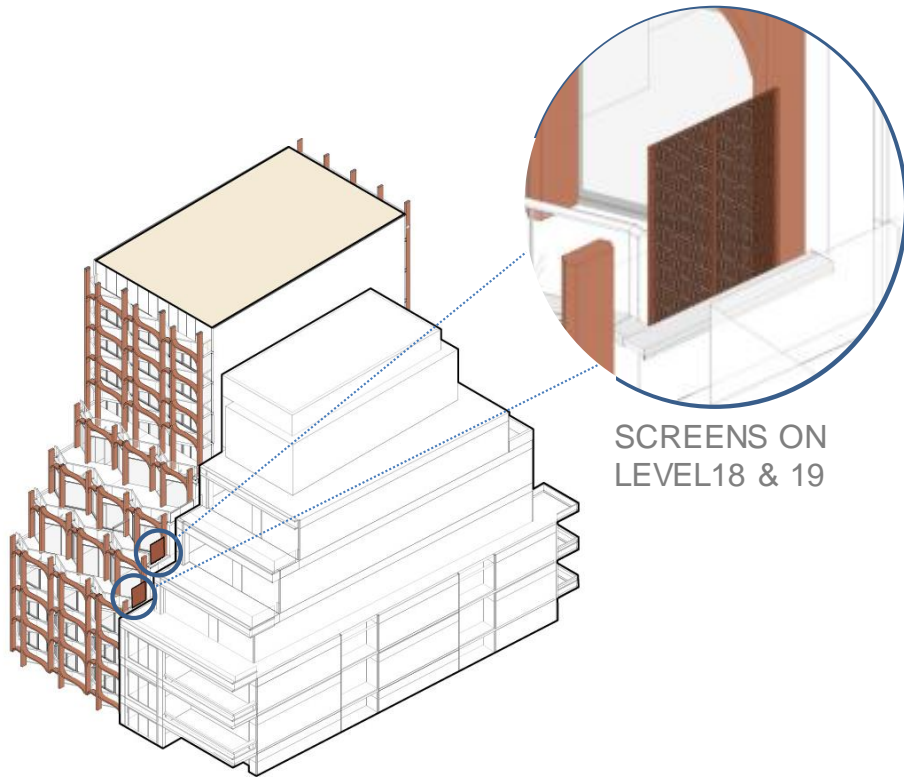




# Stepping and East Elevation Treatment



# Decorative Screens





# Wind

- All areas at grade will be suitable for their intended uses throughout the year
- Wind conditions of nearby balconies and terraces at 206 and 200 Bloor St W are essentially unchanged upon development of 208 Bloor St W

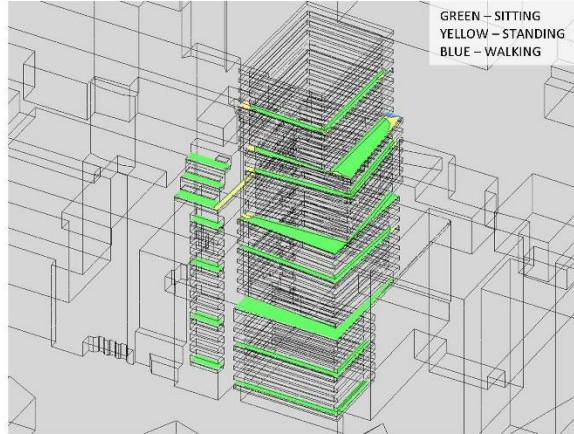


FIGURE 3A: SUMMER – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - EXISTING

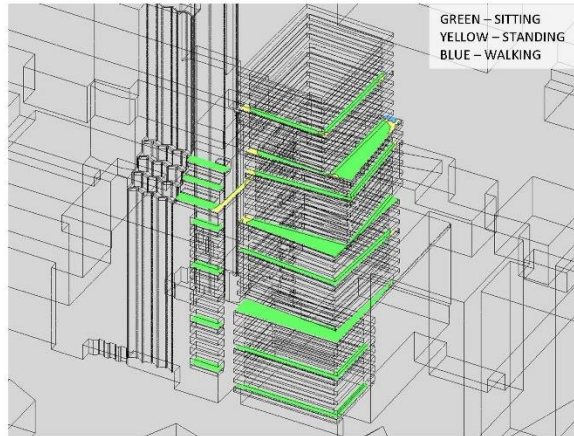


FIGURE 3B: SUMMER – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - FUTURE



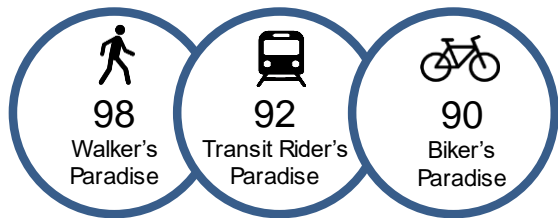
FIGURE 4A: SUMMER – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW- EXISTING



FIGURE 4B: SUMMER – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW- FUTURE

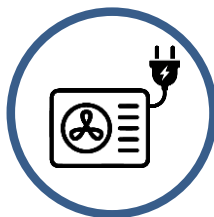


# Sustainability



## Connectivity

Proximity to 3 TTC subway stations  
and 3 TTC bus routes.



## Low Temperature Heating Distribution

Heat Pumps



## Substantial Heating and Cooling Load Reductions

Focus on enhanced Building Enclosure.  
Low window-to-wall ratio.



## Elimination of Parking

Encouraging alternative transportation methods.  
Providing bicycle repair station on site  
and 142 bicycle parking spaces.



## Public Transit

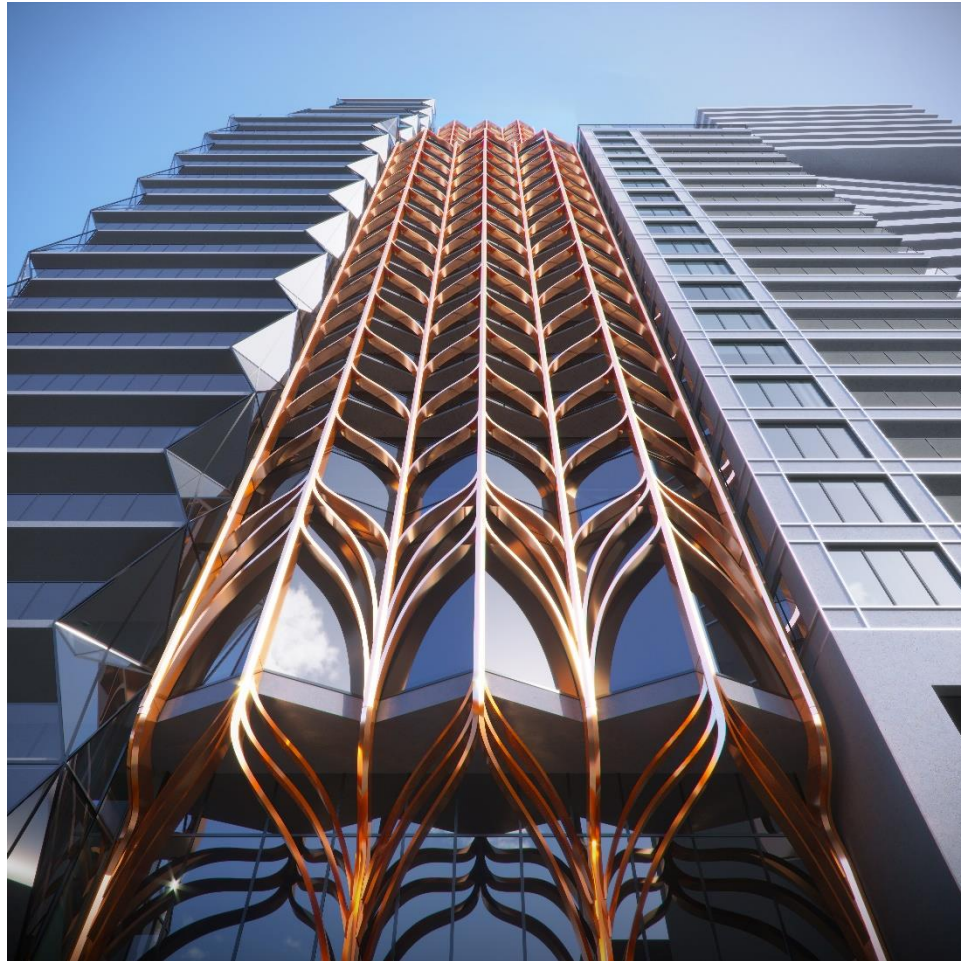
Providing pre-loaded Presto cards  
and bikeshare memberships for  
residents.



## Rainwater Harvesting

For toilet flushing reuse

Thank you



# Appendix



# Wind Spring

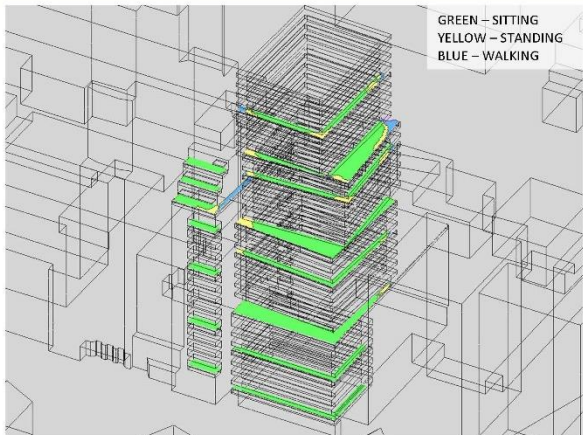


FIGURE 1A: SPRING – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - EXISTING

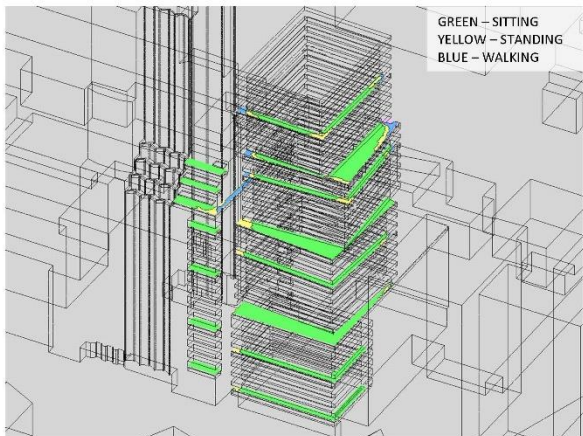


FIGURE 1B: SPRING – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - FUTURE



FIGURE 2A: SPRING – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW - EXISTING

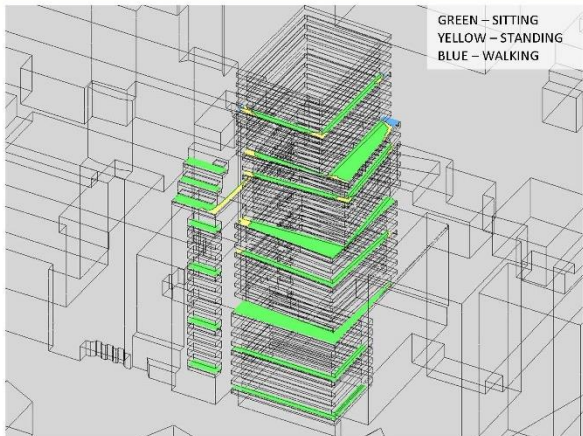


FIGURE 2B: SPRING – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW - FUTURE

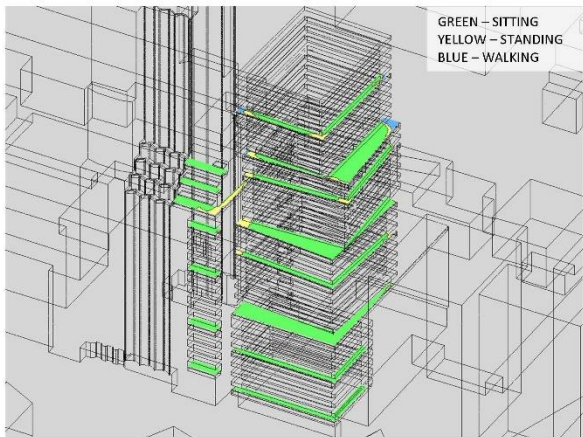


# Wind

## Autumn



**FIGURE 5A: AUTUMN – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - EXISTING**



**FIGURE 5B: AUTUMN – NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - FUTURE**



**FIGURE 6A: AUTUMN – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW- EXISTING**



**FIGURE 6B: AUTUMN – NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW- FUTURE**



# Wind

## Winter

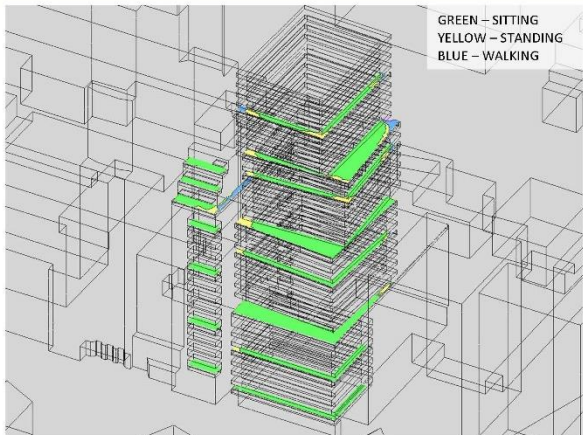


FIGURE 7A: WINTER - NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - EXISTING

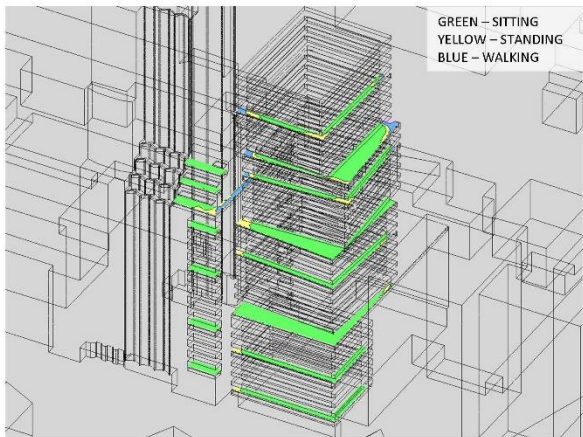


FIGURE 7B: WINTER - NEARBY BALCONY/TERRACE WIND CONDITIONS, SOUTHEAST VIEW - FUTURE



FIGURE 8A: WINTER - NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW - EXISTING



FIGURE 8B: WINTER - NEARBY BALCONY/TERRACE WIND CONDITIONS, NORTHWEST VIEW - FUTURE