

January 15, 2024

Subject: Updates to Architectural Drawings for 123 Wynford

This letter is to provide an overview of the updates to the architectural drawings for the development at 123 Wynford prepared by Kirkor Architects and Planners in collaboration with Moriyama & Teshima Architects. These modifications aim to enhance the overall design, preserve heritage aspects of the proposal, and address various concerns raised during the development process. This letter is broken into two parts; the first as a summary of the updates to our proposal for the first mediation, and then the updates to the proposal from feedback received in our first mediation.

First Mediation Set Proposal Updates

The most significant alteration involves the elevation of the heritage building by 3.75 meters. This strategic adjustment has enabled us to preserve more of the heritage features on the north, east, and west faces while also allowing for some return on the south side. By doing so, we have successfully reinstated the north stairs and incorporated additional amenity uses within the preserved heritage envelope.

Furthermore, Tower B, situated above the heritage building, has been narrowed to facilitate setbacks from the heritage structure. Additionally, the setback to the eastern lot has been increased. The raising of the heritage building has also played a crucial role in elevating the internal court and drop-off areas, providing more direct and accessible pathways for pedestrians to both Tower A and B.

To optimize the use of space and enhance the overall design, the main loading and vehicle access have been relocated to the east side of Tower B. This adjustment not only creates additional retail space along Wynford and the DVP, but also results in a continuous amenity space along the ravine. This strategic move addresses concerns related to blank walls and enhances the overall security of the development.

PARTNERS

Clifford Korman
Partner | Architect
OAA, AAA, AIA, FRAIC, MAIBC,
OPPI, RPP, MCIP, NCARB

Carlos Antunes
Partner | Architect
OAA, AAA, MRAIC

Brent Whitby
Partner | Architect
OAA, AAA, MRAIC

Adrienne Lee
Partner | Architect
OAA, AAA

Ali Lalmohammadi
Partner | Intern Architect
OAA

Dickson So
Partner | Architect
OAA, AAA

Roman Pevcevicius
Partner | Architect
OAA, AAA, MRAIC

In response to feedback received, we have updated the designs for each of the developments to address the additional active faces. The pagoda portions of the podium have been refined, and balconies have been removed from the towers to reduce the overall mass of each structure.

To address wind-related issues on the site, a glass pavilion has been introduced between the developments. This not only creates a vertical connection from the upper area to the ravine but also provides clear views of the natural surroundings..

Second Mediation Set Proposal Updates

In addition to the updates listed above, the following updates have been made to the proposed set.

The Long-term stable top of slope has had a fence added along the boundary with access gates added for local walking path access.

The overall height of Building A has been reduced from 55 to 52 Storey's.

Both buildings have had their overall perceived podium height reduced (the extent of the wrap around balconies), with all wrap around balconies being removed from Building B.

Building B which includes the heritage building has had a number of further adjustments: The stepback from north face of the heritage building has been increased and the tower plate size has been reduced to 801m, we have introduced a reveal level above the heritage building to create a further separating interface between the heritage building and the tower, and are proposing to retain an additional bay of the heritage building in the proposal.

In regards to wind, over the course of 2023, we undertook a number of studies evaluating different options within the site determining that pedestrian and landscape mitigation measures have been most effective. We are currently in the process of running a full wind tunnel study to test based on the revised proposal, and expect the results to be positive



In conclusion, the updates to the new scheme have been positive in addressing the continued feedback and providing additional opportunities on the site. We believe that these modifications contribute significantly to the development's success and align with our shared vision for 123 Wynford.

Thank you for your continued collaboration and support. We remain committed to ensuring the success of this project and look forward to bringing this vision to life

Sincerely,

Roman Pevcevicus
Architect - Partner

Kirkor Architects and Planners

Ronen Bauer
Architect - Partner

Moriyama Teshima Architects