

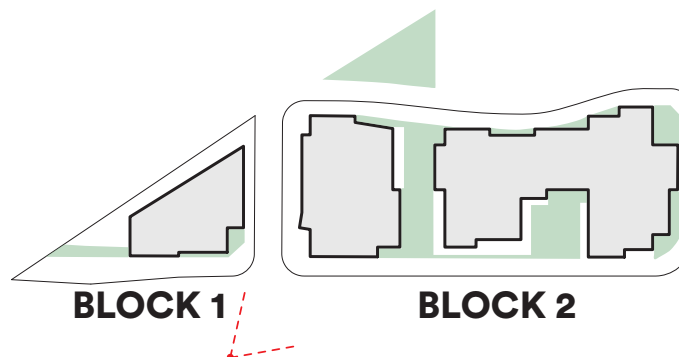
Bloor-Islington

Streetscape Experience

The massing of Block 2 has been broken down into independent buildings and carved back from the sidewalk in order to give back public space to the community. Between the phase 1 and phase 2 buildings is a pedestrian through-block connection that terminates in a small public plaza at the end of the hydro-corridor multi-use trail. The Block Context Plan envisions this smaller plaza as a zone for potential public art, small cafe kiosks with tables and chairs, and outdoor games or activities such as table tennis, chess, or shuffleboard. The north side of Block 2 will also serve as a connection to the multi-use trail, as well as pick-up & drop-off zones that will provide access to the main residential lobbies along Street B.

The through-block connection will serve as the pedestrian gateway to the community space's entrance as well as the residential lobbies for the flanking towers. It will be a meandering landscape that affords moments of respite among an otherwise busy commercial corridor and site. Retail and restaurant spill out are accommodated on the east side of the through block connection, which then wraps around to a public plaza at the centre of the phase 2 development. Oriented toward the south with plenty of sunlight access, this will be the destination both residents and transit users flock to when the weather is nice.

The central plaza serves as both a public amenity as well as the entry fore court to the commercial office lobby and shortcut to the TTC entrance. The landscape design also contemplates holiday decor and an annual Christmas tree. This will ensure an activated plaza year round.



Bloor Street West Streetscape



*Conceptual development illustration only

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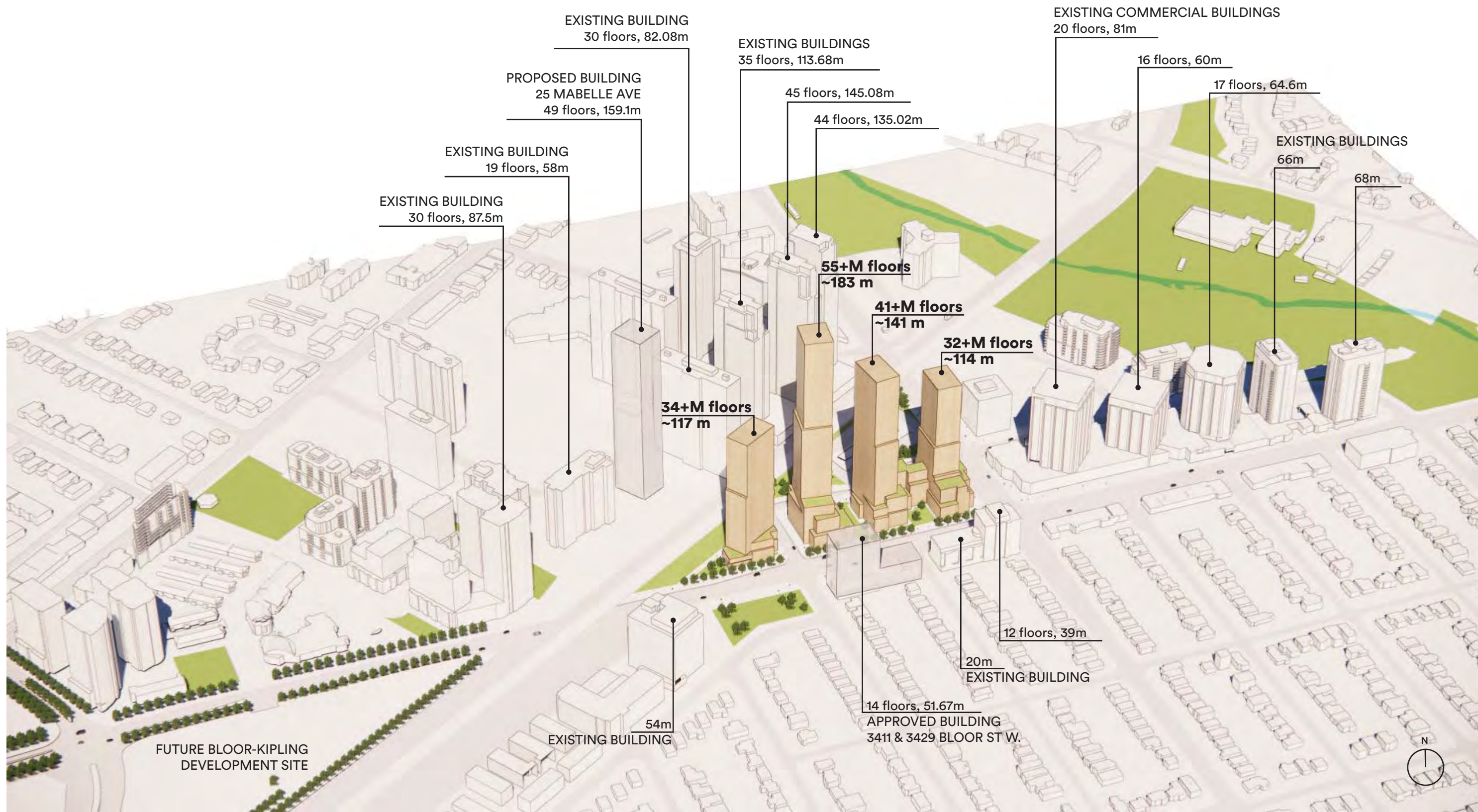
Master Plan Massing

*Conceptual development illustration only

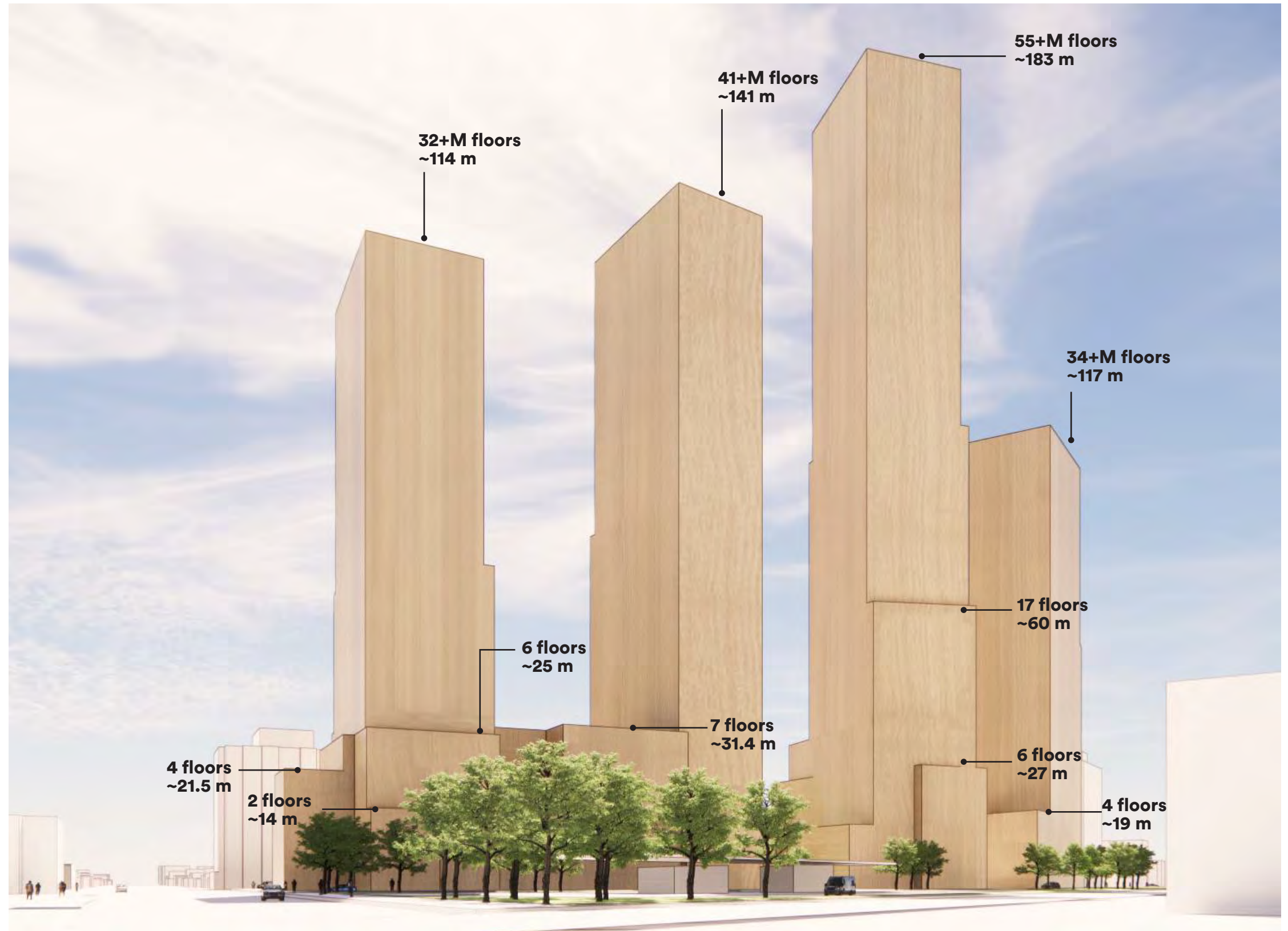
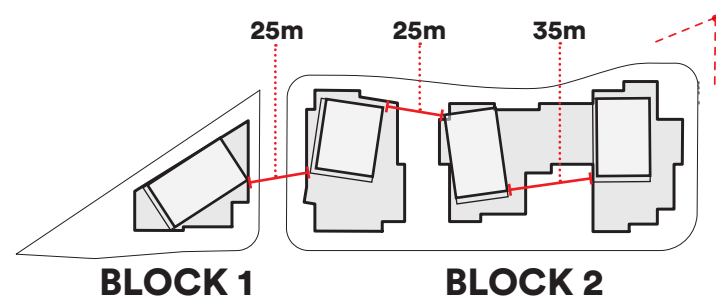


Massing Context Heights

*Conceptual development illustration only



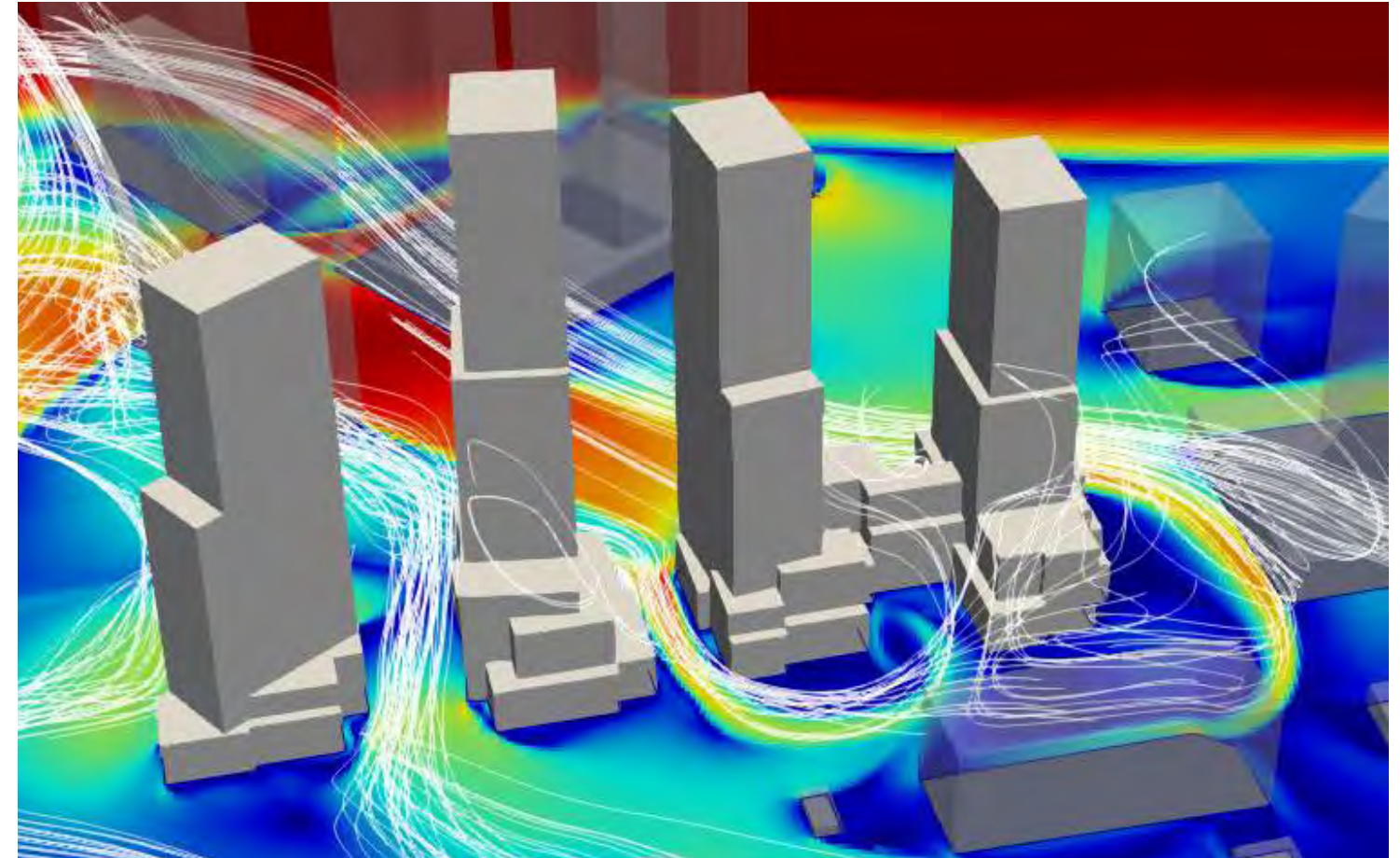
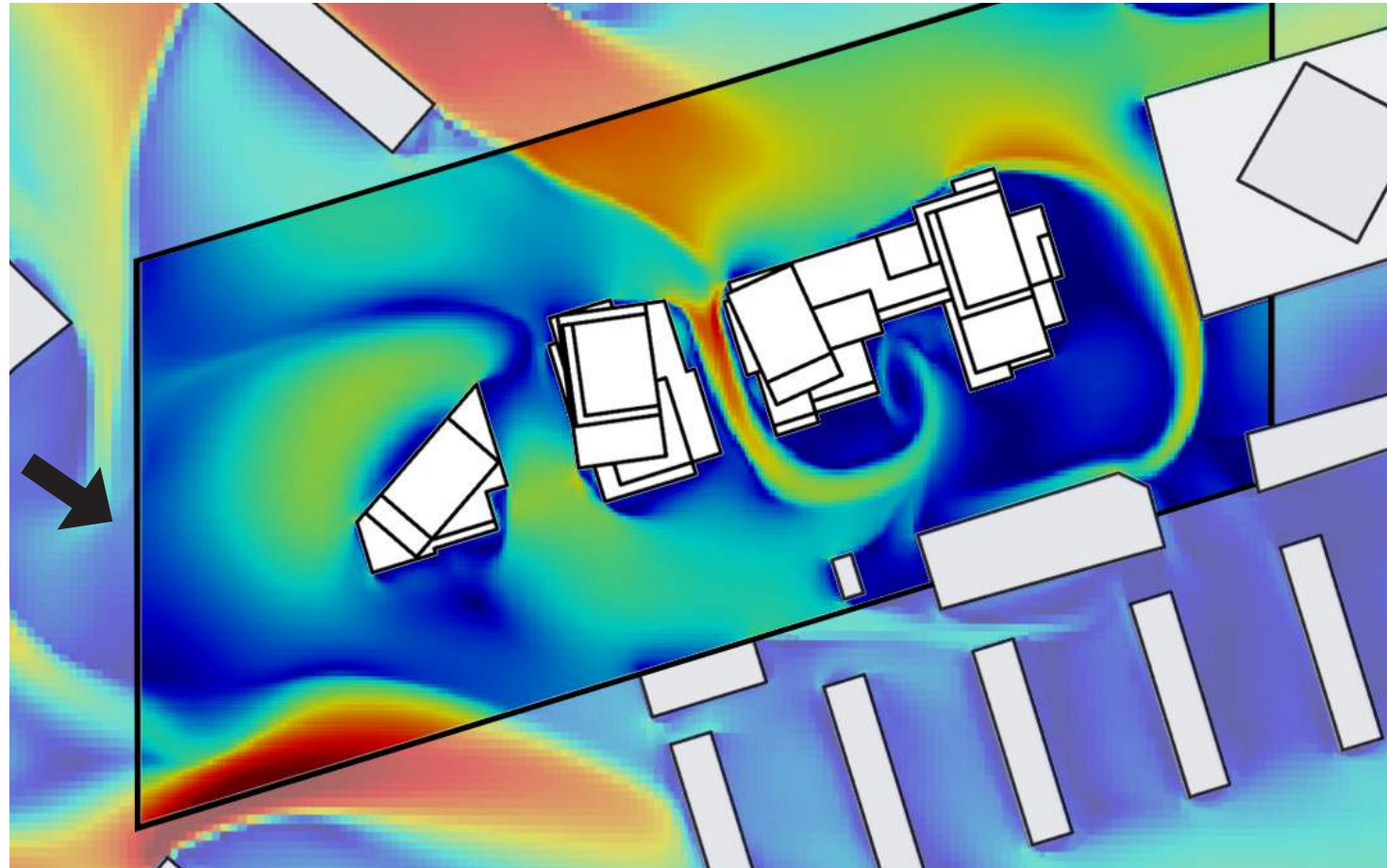
Building Heights



Looking west along Street B to north side of Bloor-Islington development

Microclimate Analysis

*Study to be further explored through a pedestrian level wind study at site planning



Wind flow simulation

Speed-up factor



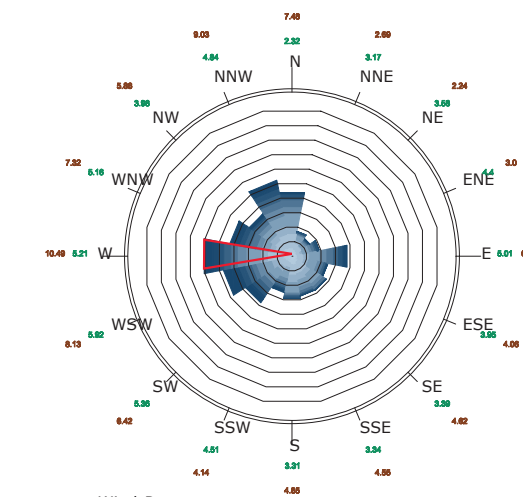
Shelter
Building geometry shelters from the wind

Neutral
Equal to free wind speed

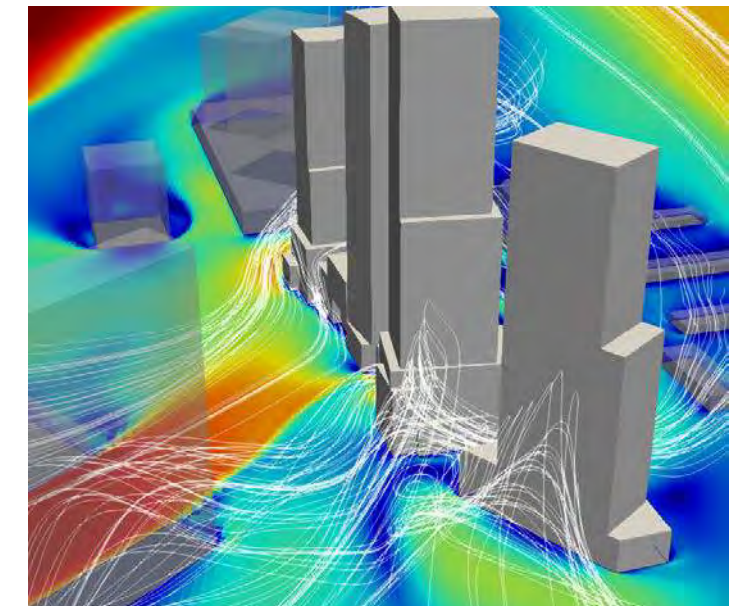
Speed-up
Building geometry causes the wind to accelerate

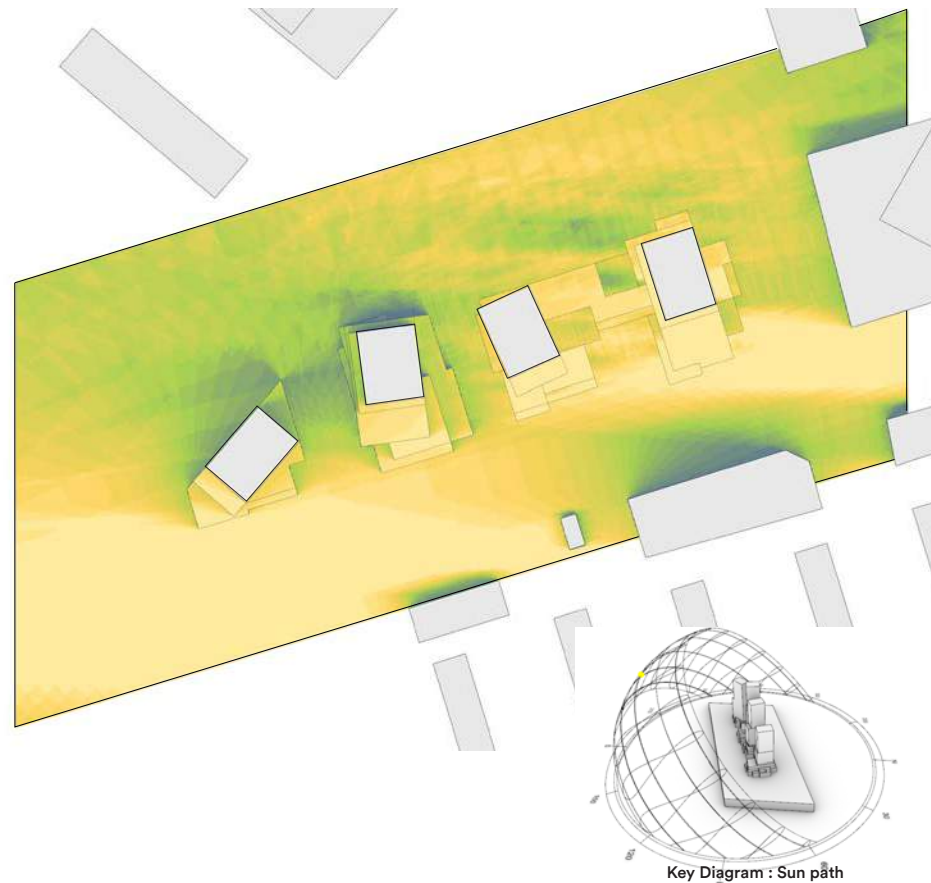
We all know the effect of the wind-chill factor. In Toronto it is essential to create sheltered spaces in order to create comfortable urban spaces.

60% of the public realm will experience wind speeds below 2.5 m/s, when the wind blows with 5 m/s from the prevailing wind direction West



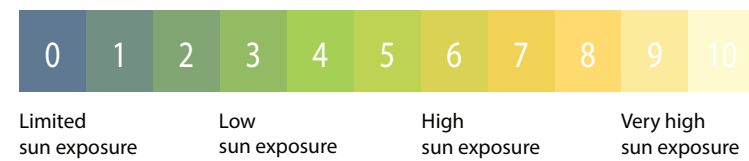
Wind-Rose
Toronto Int'l_ON_CAN
1 JAN 1:00 - 31 DEC 24:00
Hourly Data: Wind Speed (m/s)
Calm for 6.53% of the time = 572 hours.
Each closed polyline shows frequency of 1.8%. = 157 hours.





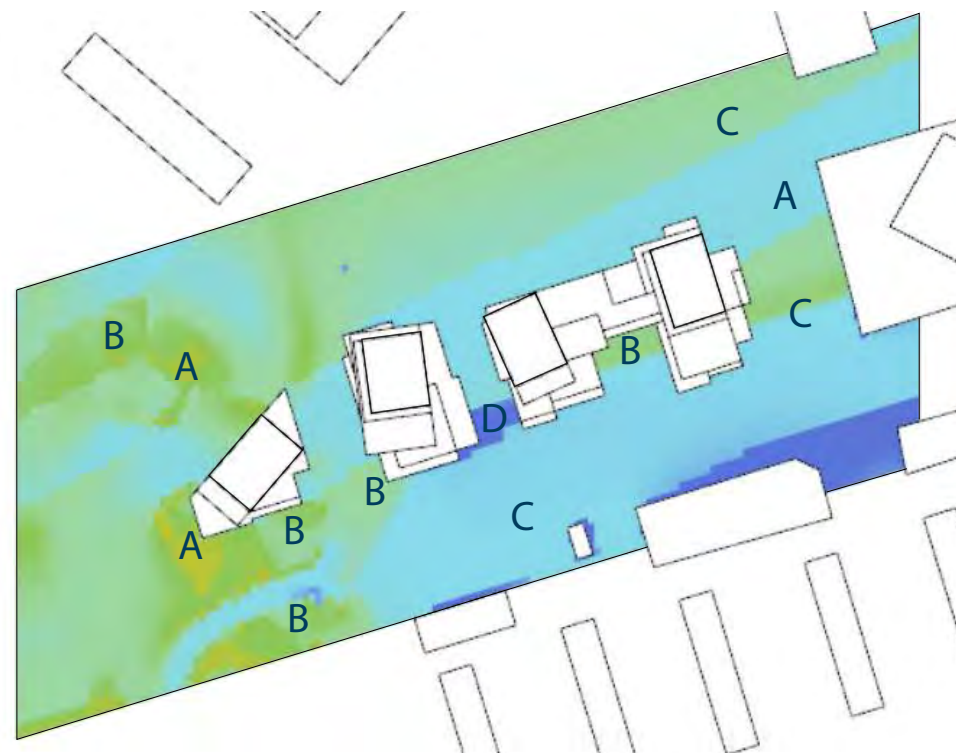
Potential sunshine hours

Sunlight hours, clear sky (h)



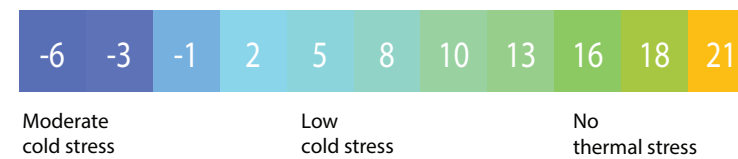
Sunshine plays a crucial role for the quality of the urban spaces, while the solar radiation influence our thermal comfort

More than 76 % of the open space is exposed to more than 4 hours of direct sunshine, at equinox (assuming a clear sky).



Perceived temperature assessment

UTCI equivalent temperature (°C)



Based on air temperature, solar radiation, wind speed and humidity. This simulation assess the perceived temperature on an average March day at 2PM

Even though the air temperature is 8°C, the temperature will fell like up to 15-18 UTCI °C. This occurs in the spots where the building mass allow for solar exposure, while creating shelter from the prevailing western winds.

Designed with knowledge

The core of sustainable architecture and city planning is to inform all aspects of the design development with knowledge, in order to provide the necessary foundation for the client to make the right decisions, in collaboration with the consultants. Architecture lives by passion and the belief in providing society and its population with more than bricks. If this “something extra” can be integrated and qualified through knowledge, the result is a more holistic and sustainable solution. We call this Design With Knowledge.

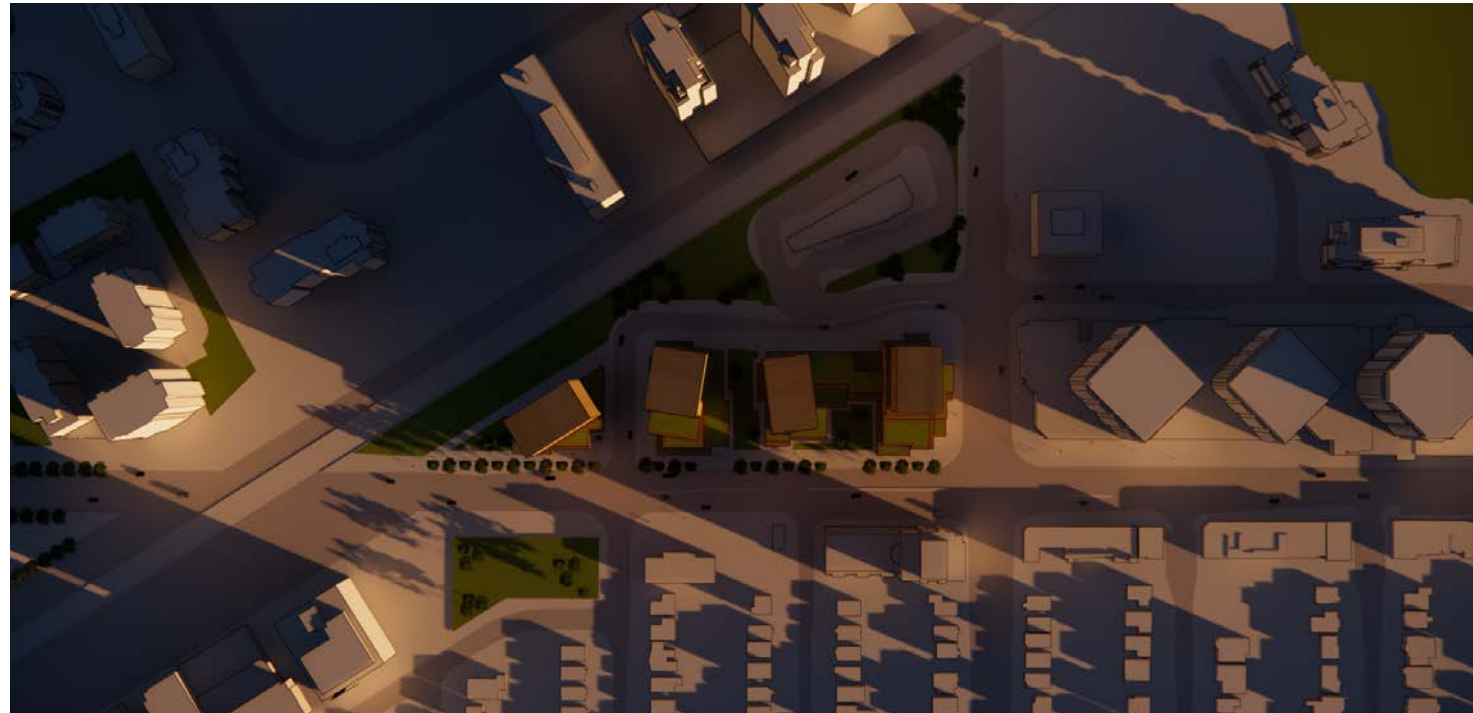
Microclimate as a design driver

Every time we construct new buildings, we influence and change the microclimate. The shape of a building volume influence the wind flow and the amount of sunlight in the public realm. We want to utilize the building geometry to design comfortable conditions in the public realm. And we want to do that because we know that comfort is a very important instrument in order to attract urban life and create a healthy and attractive neighbourhood. During the design process state-of-the-art knowledge and tools have been used to analyze and optimize the thermal comfort of the urban spaces in order to enhance an attractive public realm. The most effective way to design for outdoor comfort in Canada is to design for shelter, while allowing the solar exposure. By designing the Block Context Plan so it blocks for the predominant western wind direction, while allowing for rich solar exposure we will be able to extend the period of outdoor comfort significantly. By programming the outdoor functions according to the microclimate conditions, we will foster a neighbourhood with a rich public life – all year round.

- A Long-term stay: sitting or lying down**
Terrace, cafe, restaurant, pool, amphitheatre or similar.
- B Short-term stays: standing or sitting**
Public parks, playgrounds, shopping streets or similar.
- C Active stay: walking or strolling**
Path, entrance, shopping street or similar
- D Walkthrough: Walking or fast walking**
Parking, boulevard, sidewalk or similar

Massing Shadow Studies

Spring Equinox



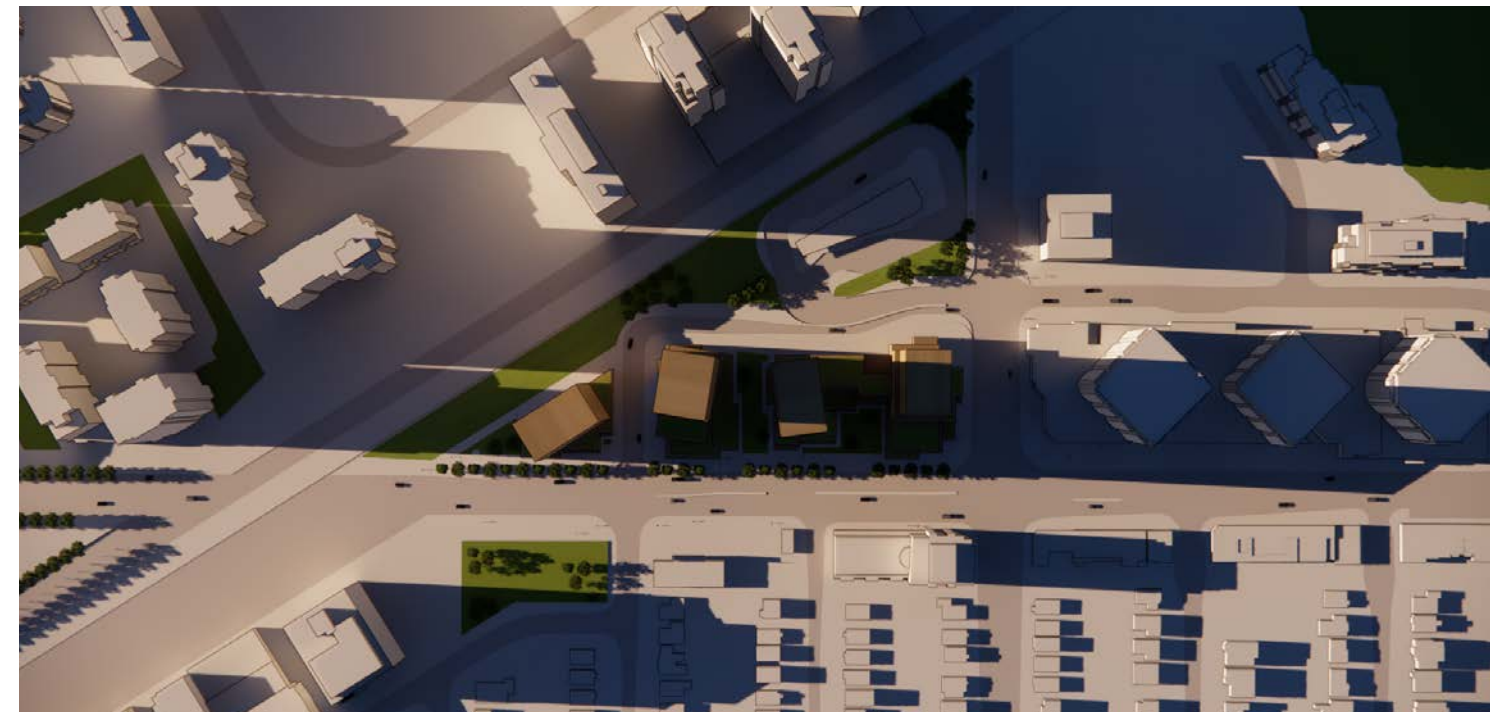
SHADOW STUDY AT 7:00AM, 3/21



SHADOW STUDY AT 12:30PM, 3/21



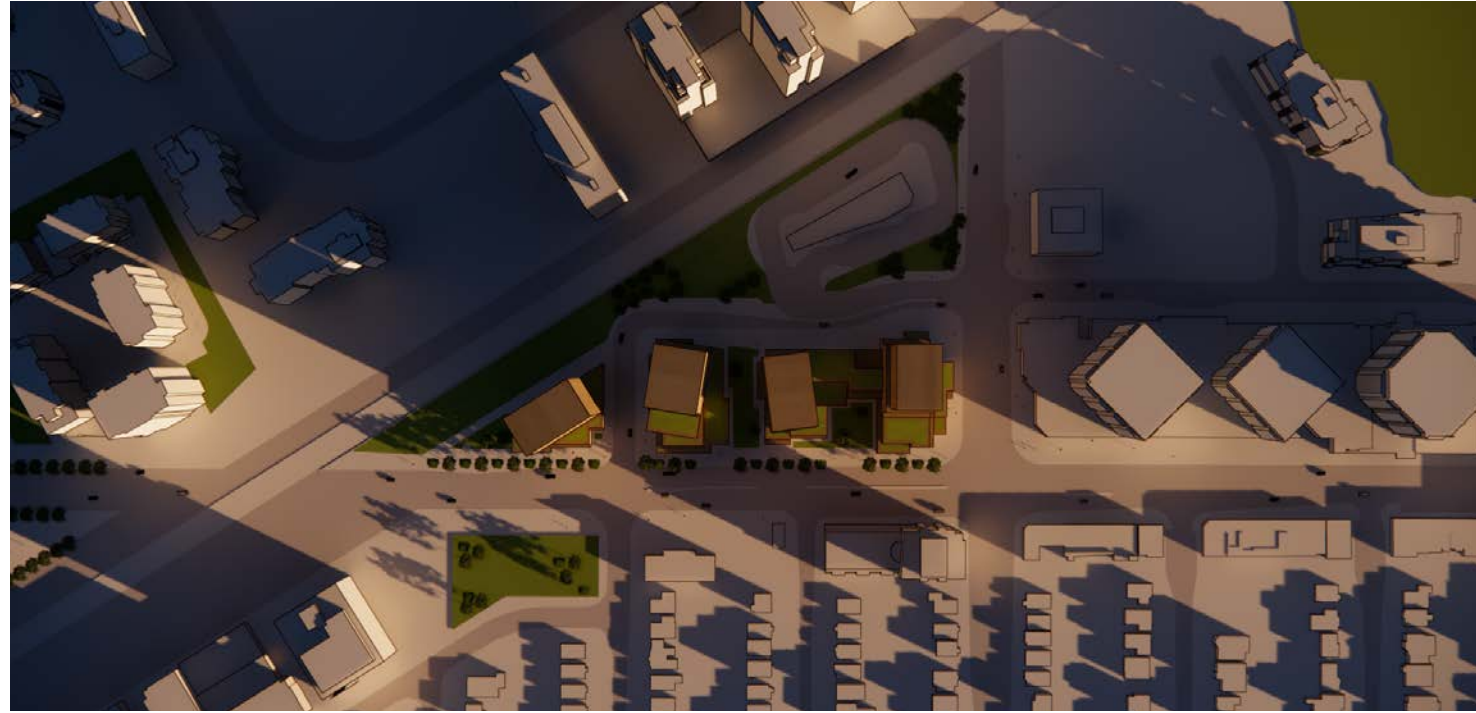
SHADOW STUDY AT 3:00PM, 3/21



SHADOW STUDY AT 5:00PM, 3 /21

Massing Shadow Studies

Fall Equinox



SHADOW STUDY AT 7:00AM, 9/21



SHADOW STUDY AT 12:30PM, 9/21



SHADOW STUDY AT 3:00PM, 9/21



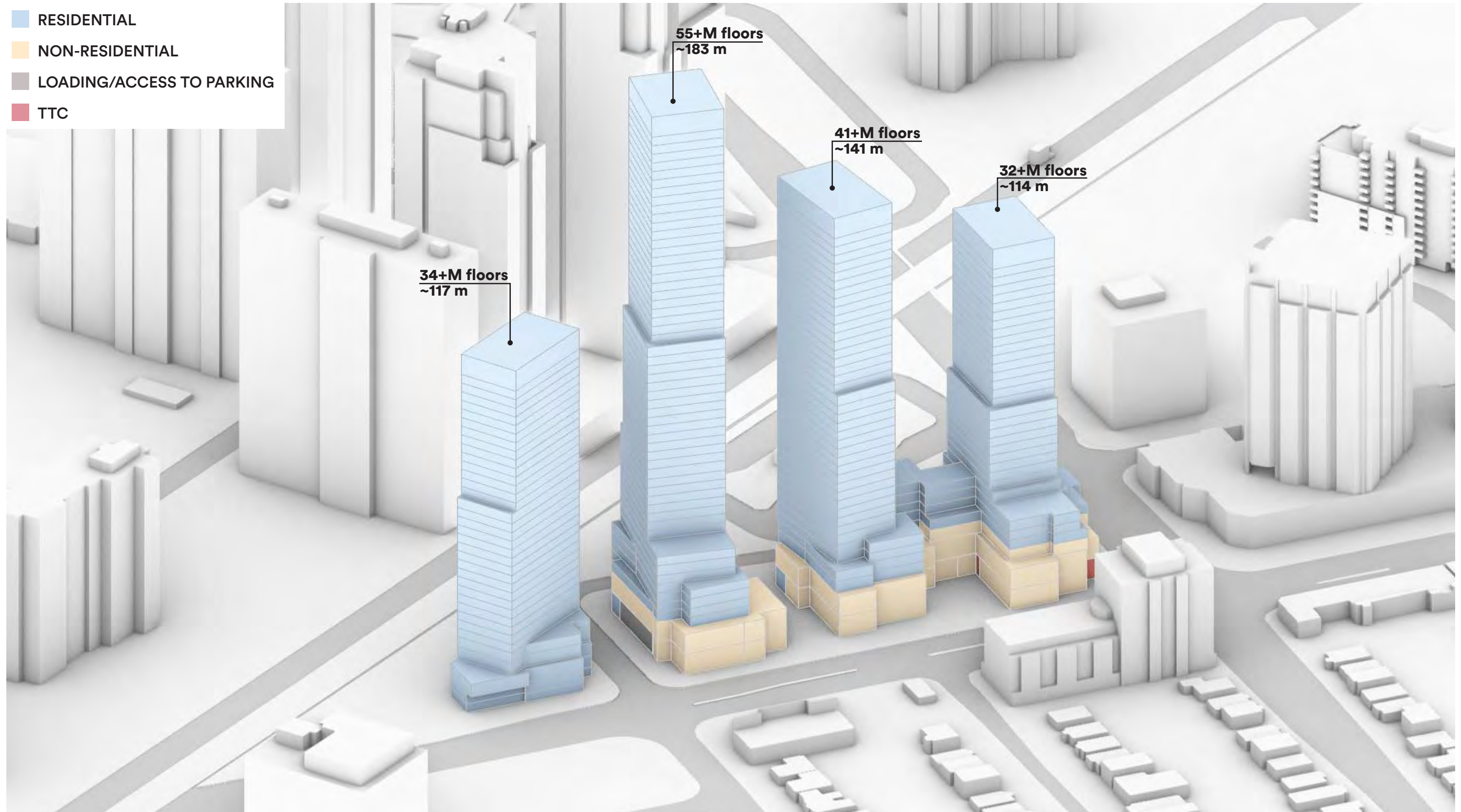
SHADOW STUDY AT 5:00PM, 9/21

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Program Diagram

*Conceptual development illustration only

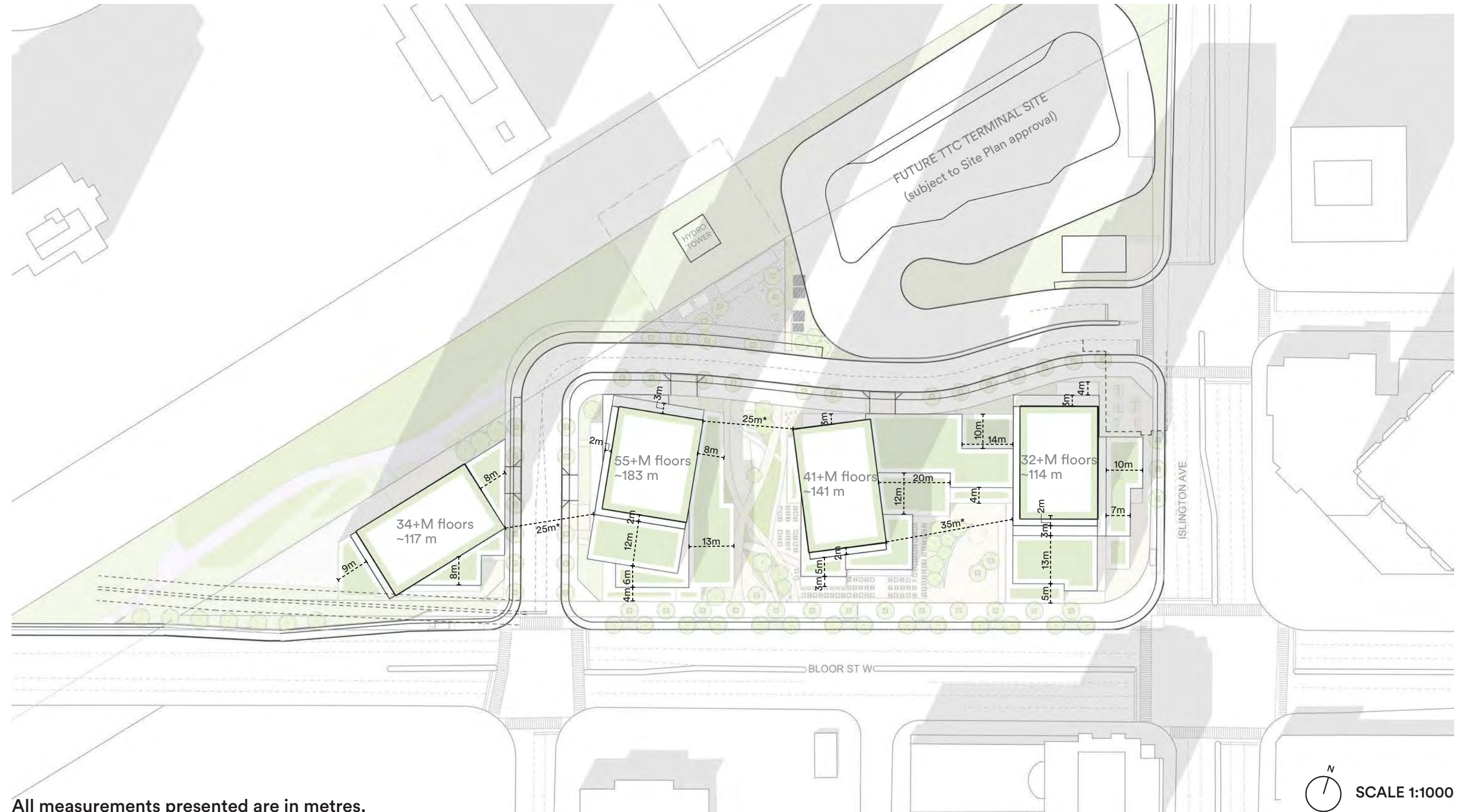
- RESIDENTIAL
- NON-RESIDENTIAL
- LOADING/ACCESS TO PARKING
- TTC



Architectural Drawings

Site Plan

*Conceptual development illustration only



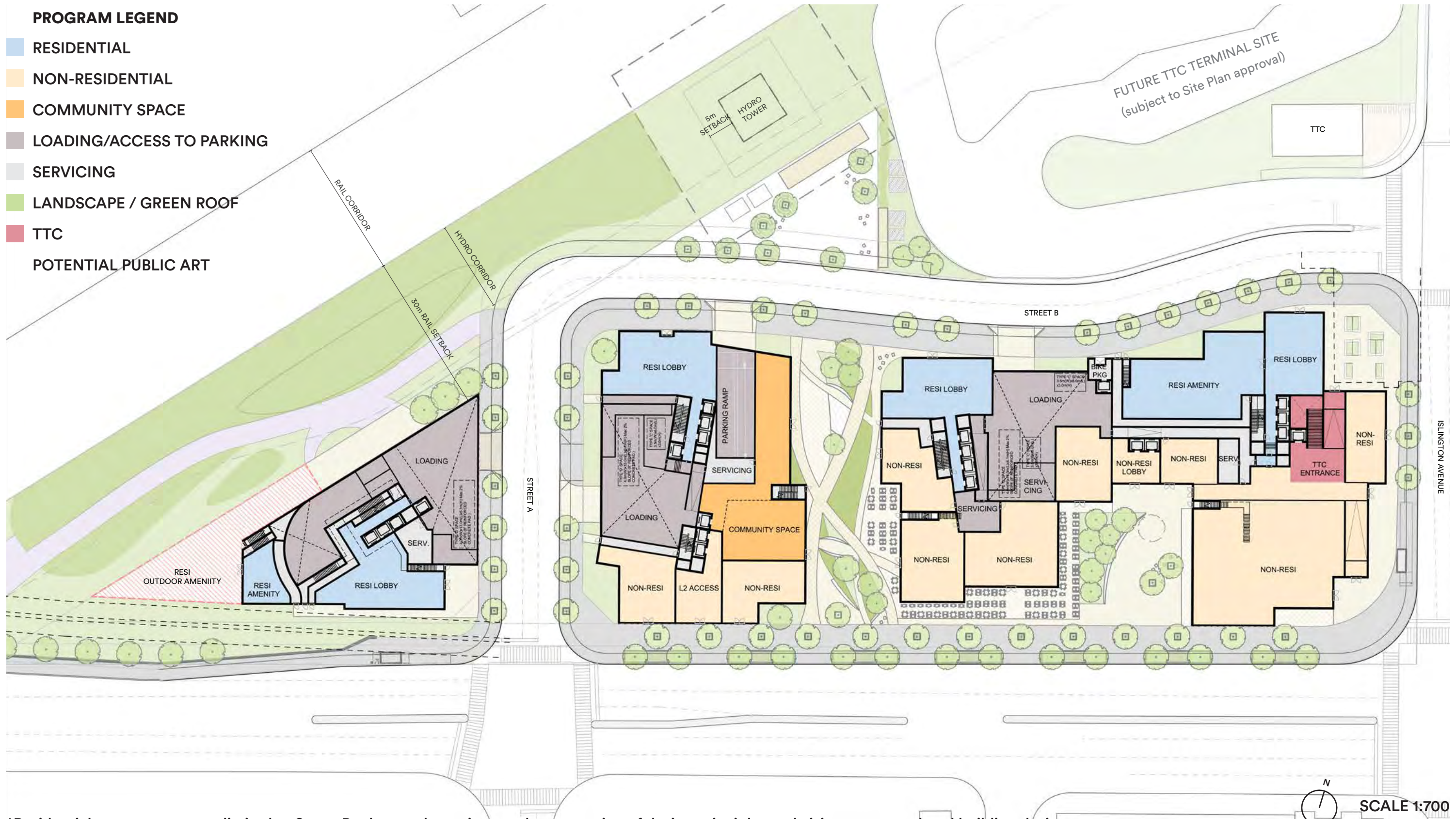
All measurements presented are in metres.

*Approximate Dimensions, refer to Arch.

Ground Floor Plan

PROGRAM LEGEND

- RESIDENTIAL
- NON-RESIDENTIAL
- COMMUNITY SPACE
- LOADING/ACCESS TO PARKING
- SERVICING
- LANDSCAPE / GREEN ROOF
- TTC
- POTENTIAL PUBLIC ART



*Residential entrances are not limited to Street B, plans and massing are demonstration of design principles and vision, not completed building designs.

*Residential access/through-block lobby access from Bloor Street West and PAS areas are encouraged.



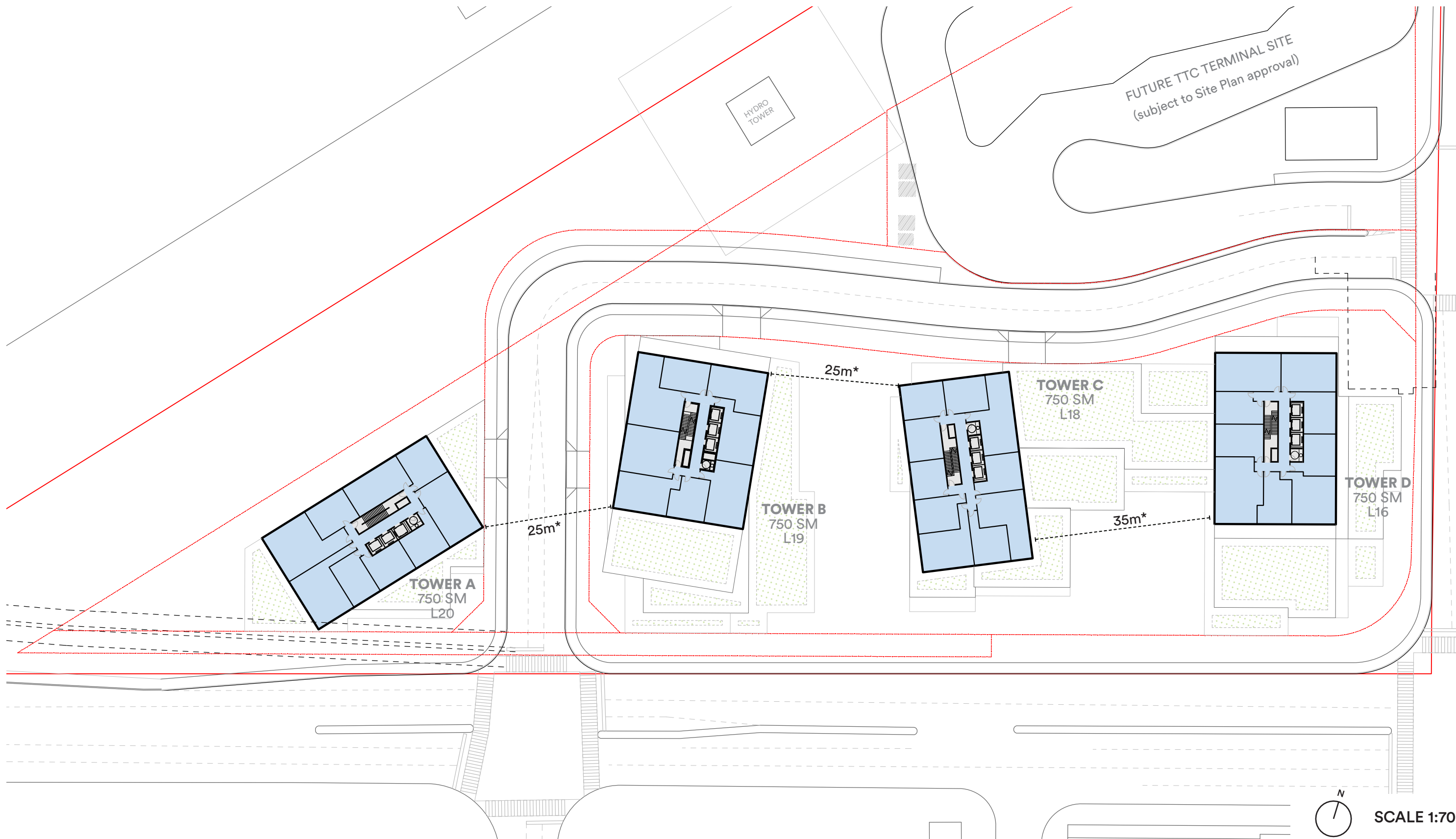
Courtyard Building Plan



*Approximate Dimensions, refer to Arch.

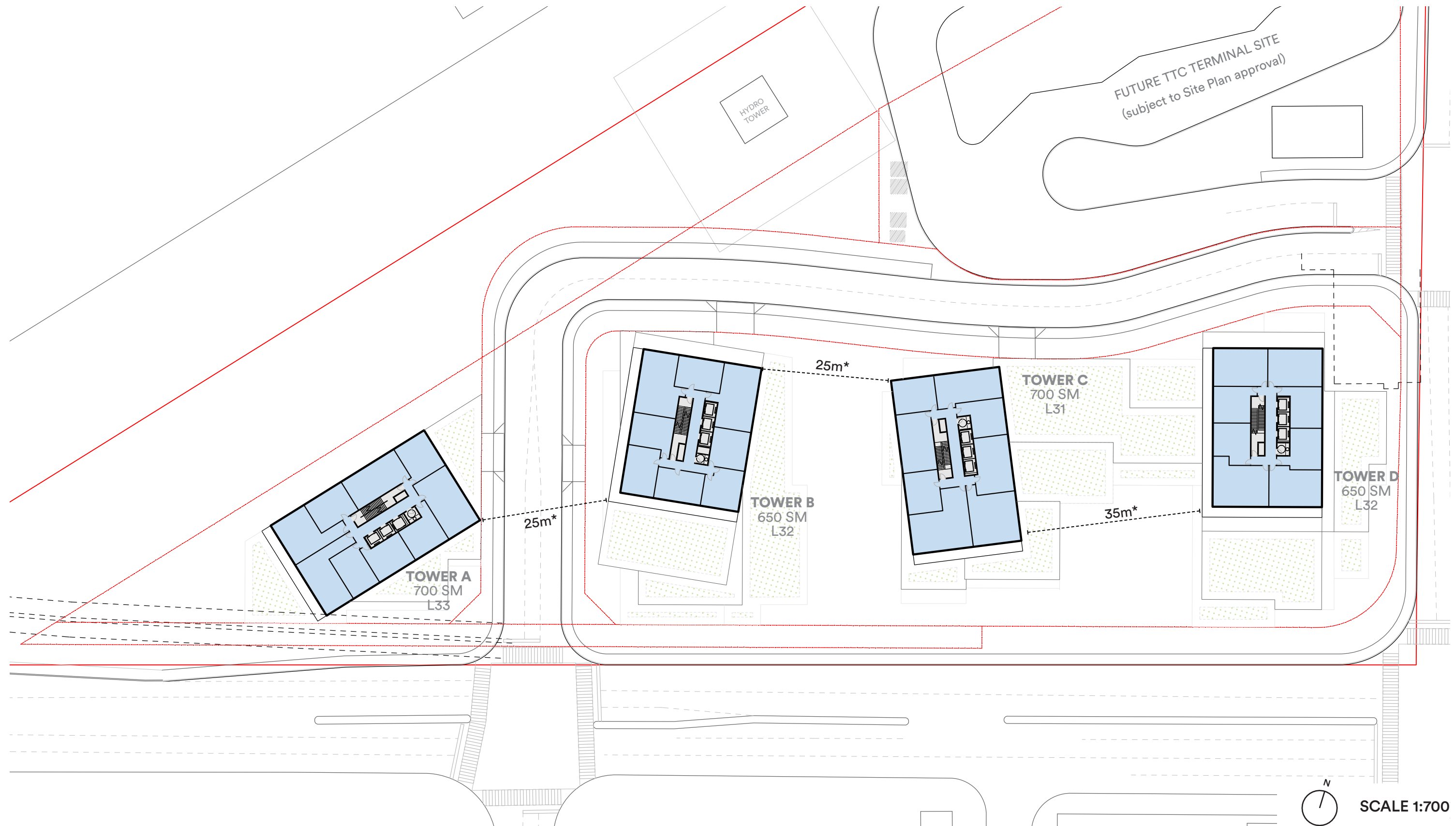
Henning Larsen

Tower Plan (Base Building - Typical Floors)



*Approximate Dimensions, refer to Arch.

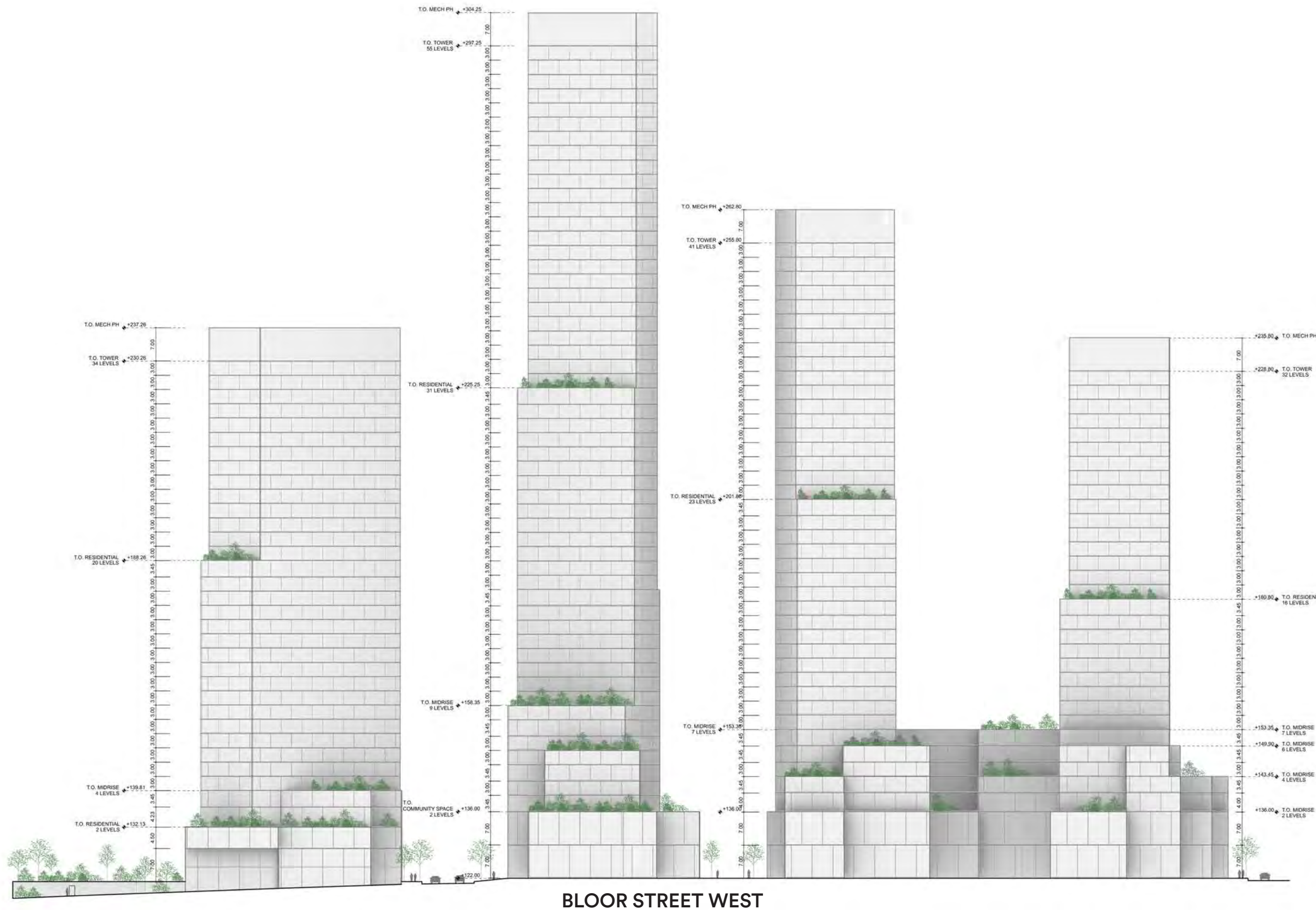
Tower Plan (Upper Tier - Typical Floors)



*Approximate Dimensions, refer to Arch.

Henning Larsen

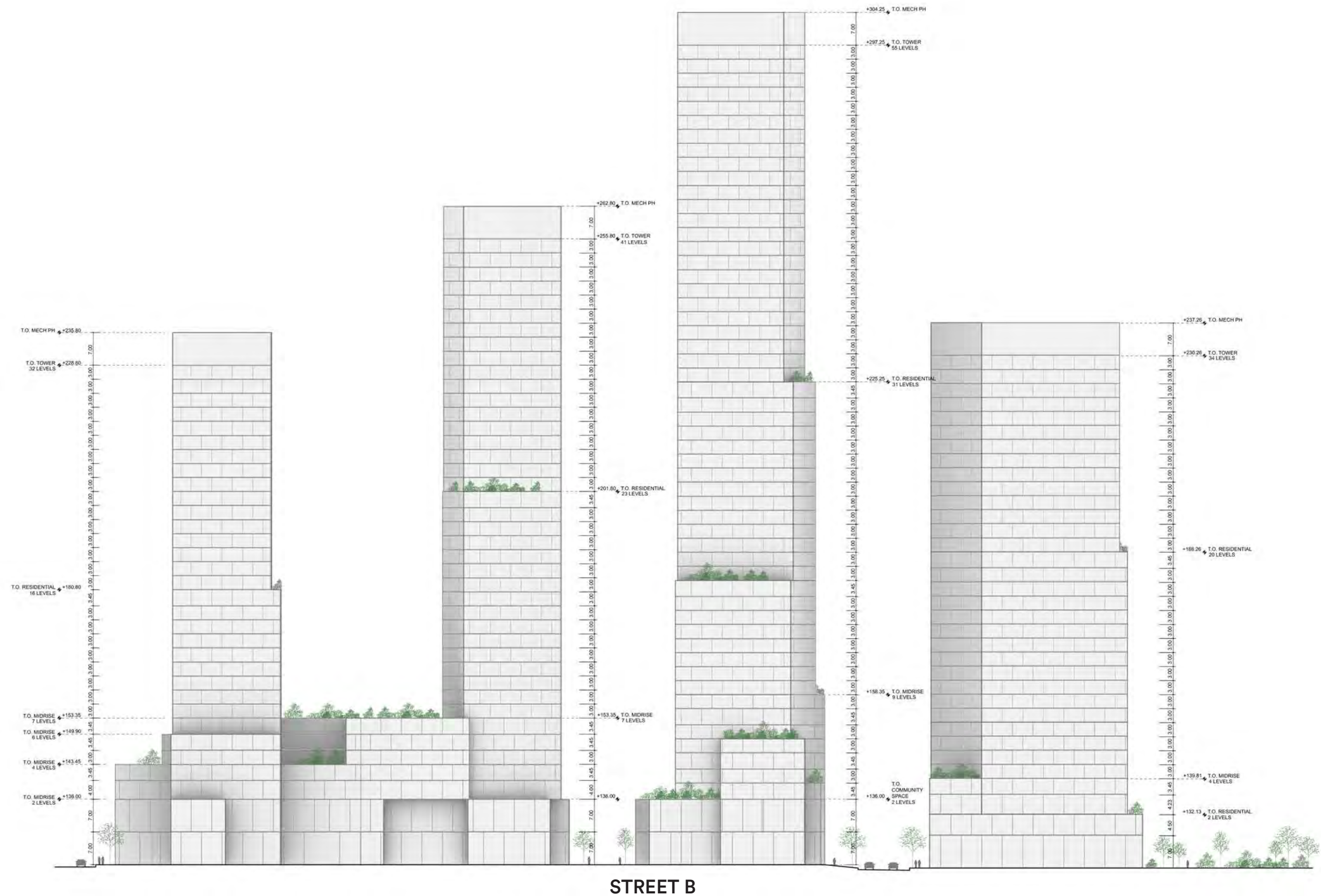
Southern Elevation



BLOOR STREET WEST

Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.

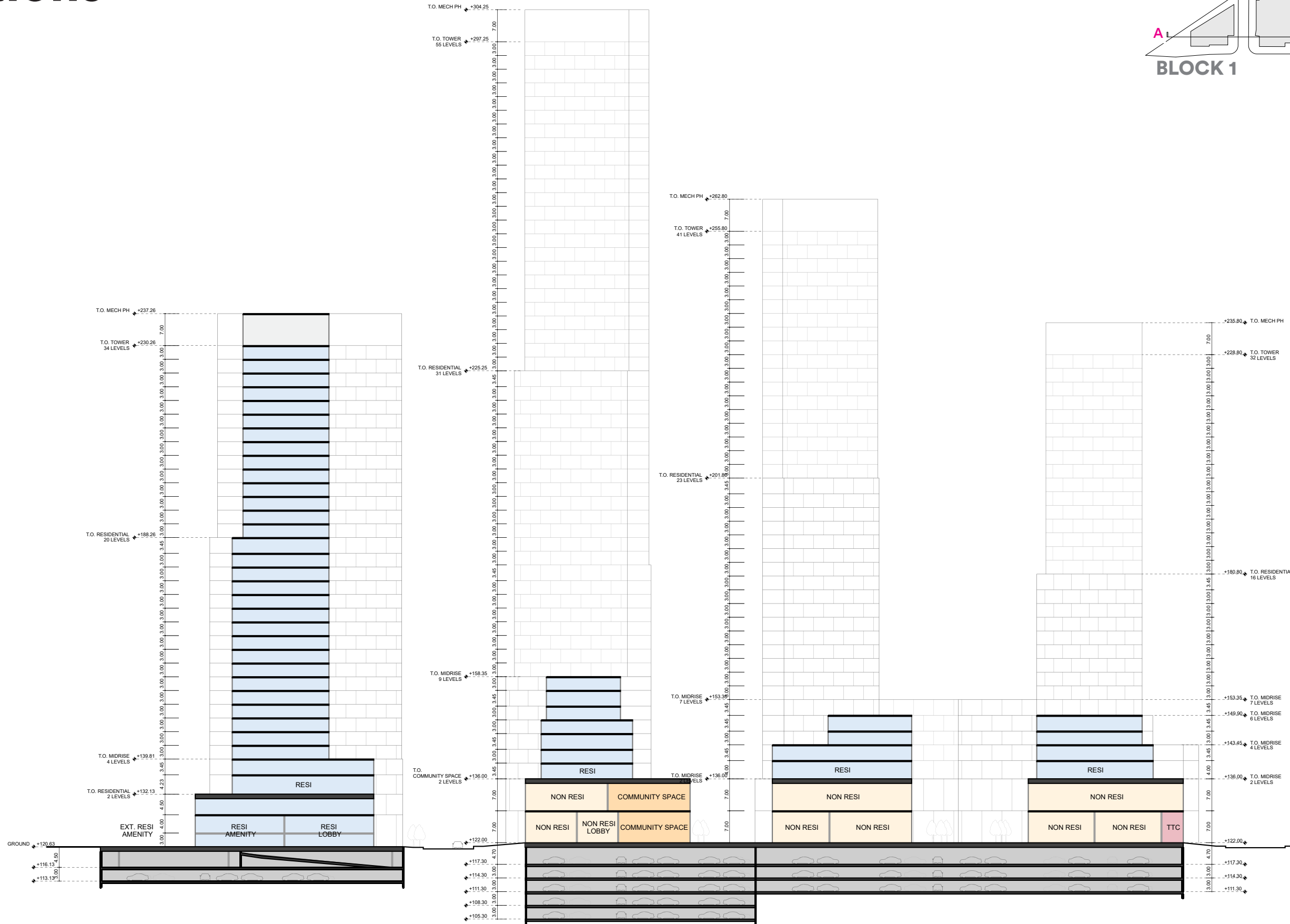
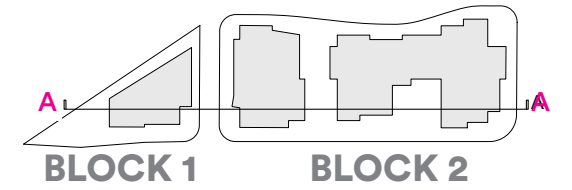
Northern Elevation



STREET B

Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.

Sections

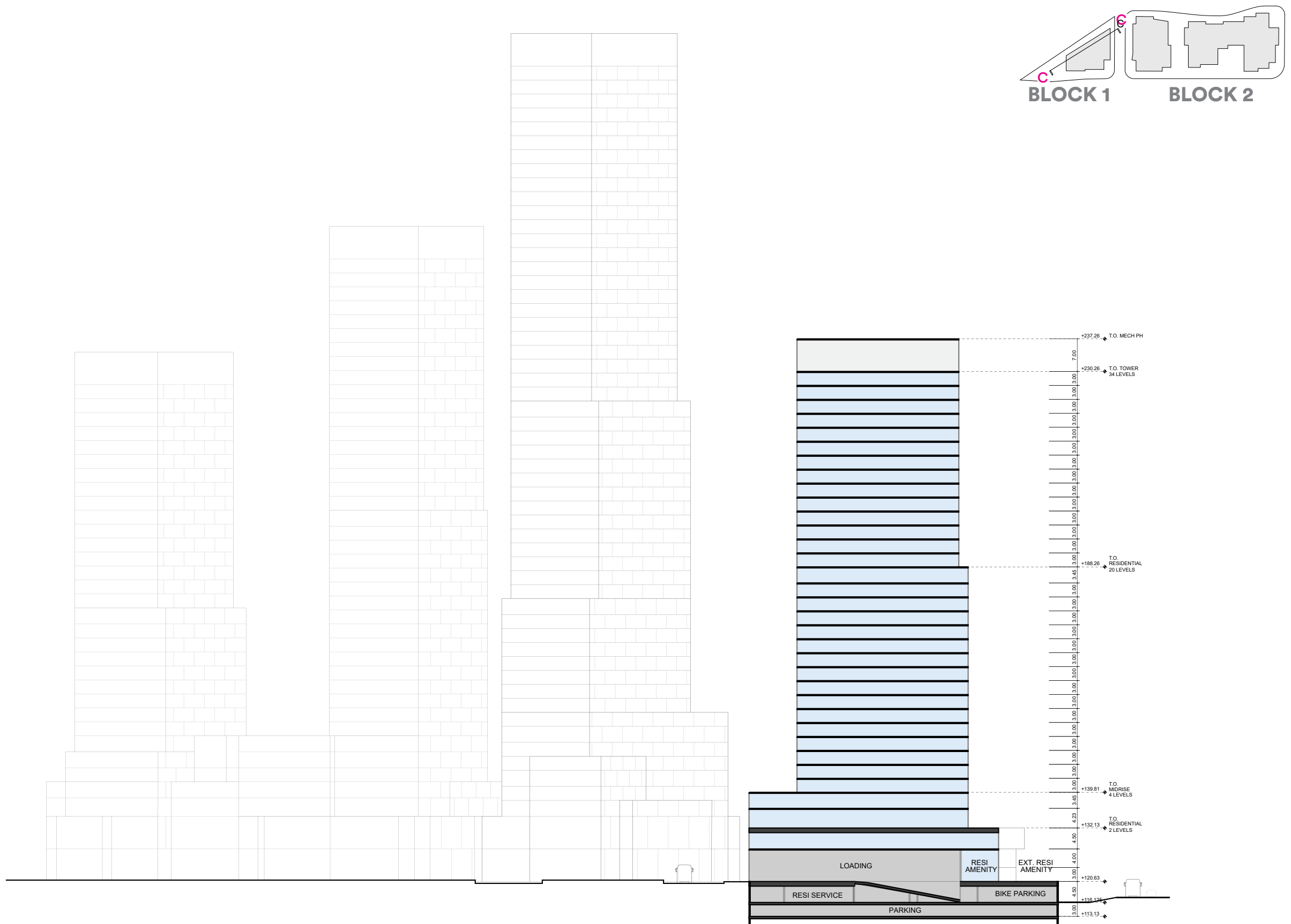


Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.

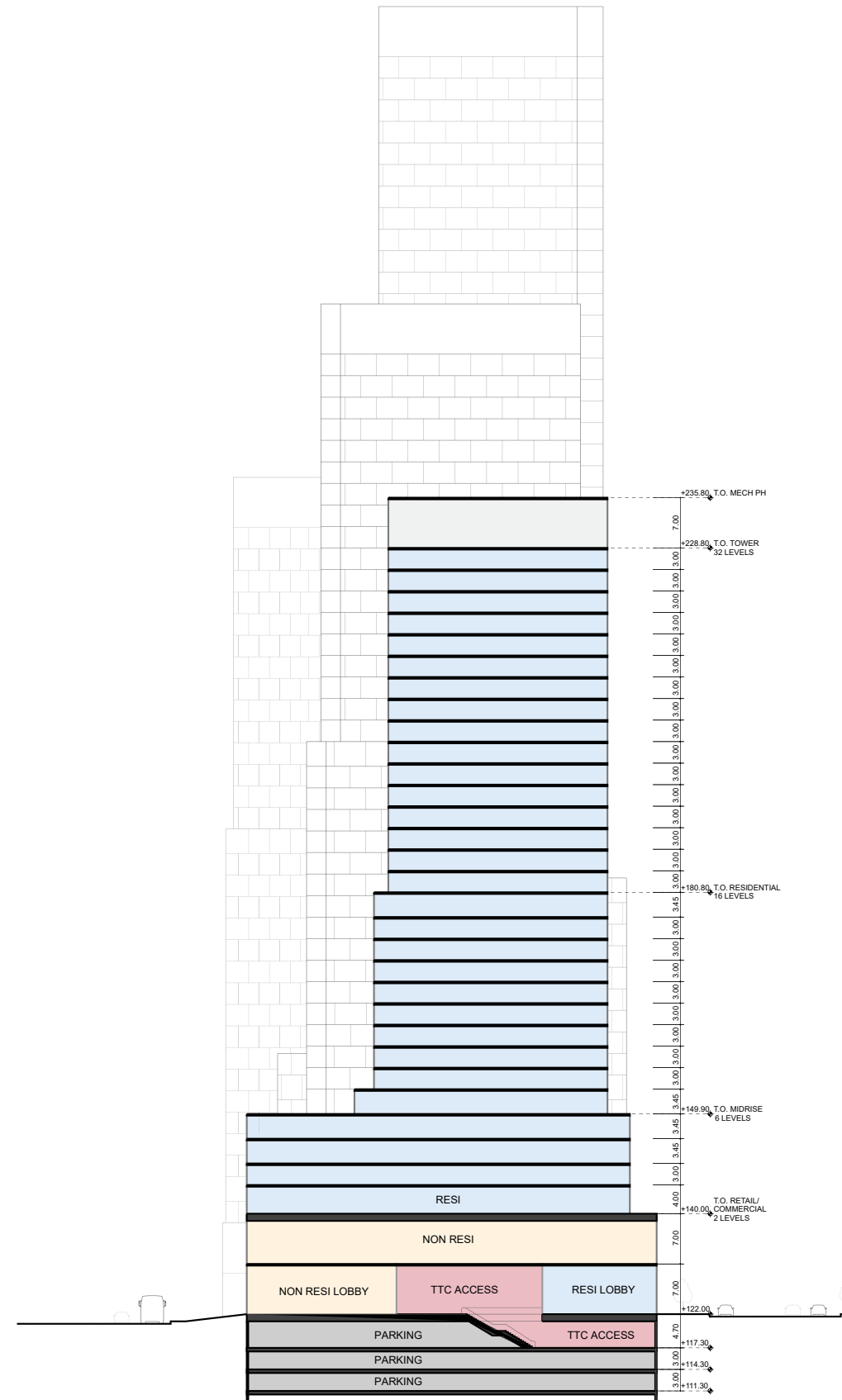
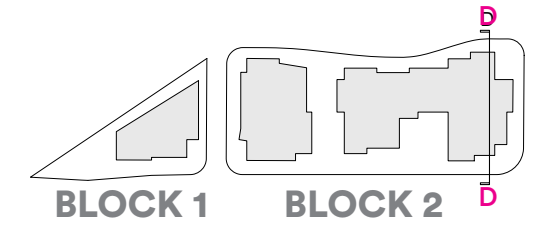


Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.

Sections



Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.



Height of Building is measured to level of Mechanical Penthouse, excluding parapet or any permitted protrusions.

Perspective View (Looking West from East)

*Conceptual development illustration only



Perspective View (Looking South from Northeast)

*Conceptual development illustration only



Perspective View (Looking North from Southwest)

*Conceptual development illustration only



Perspective View (Looking North from South)

*Conceptual development illustration only



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Bloor-Islington Landscape

Design Principles

Landscape Principles & Guidelines

Landscape is the essential connective tissue that holds together buildings in the urban environment, allowing residents of a neighbourhood to move and gather and find spaces for a myriad of social and environmental needs. The four key landscape principles of this neighbourhood are:

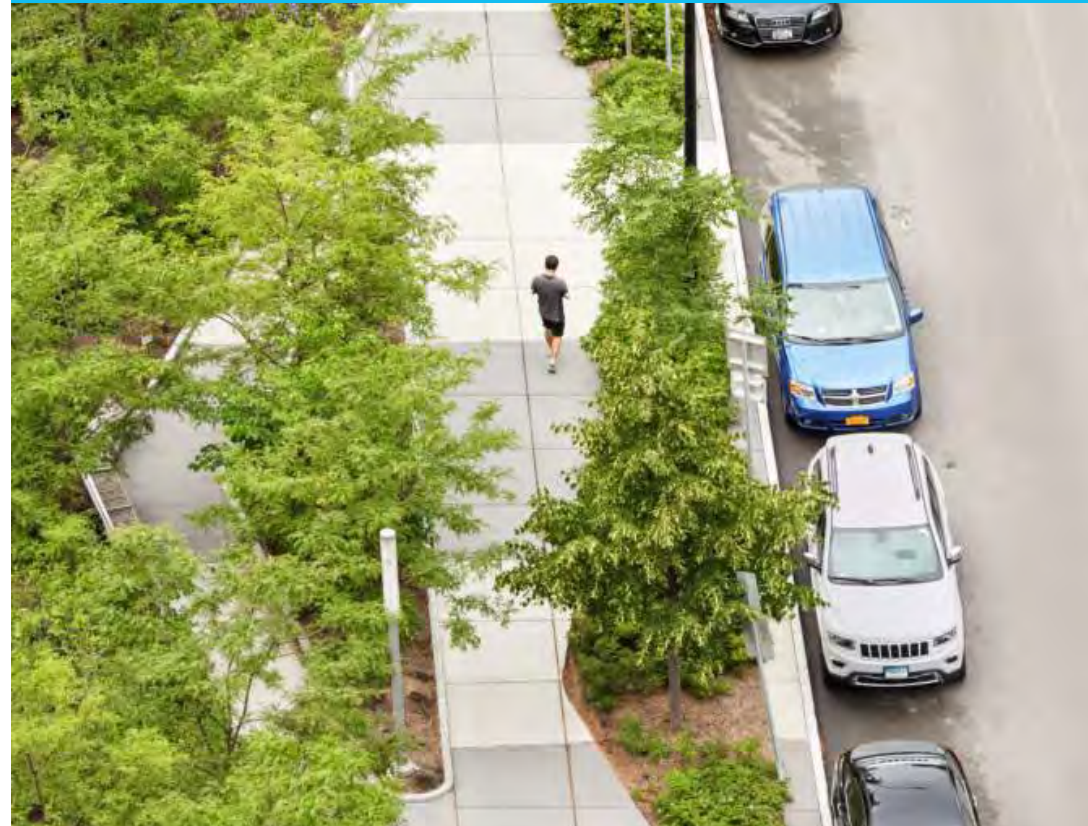
1. Integrated Ecology: the function of ecological infrastructure throughout the neighbourhood of Bloor-Islington is crucial, including biodiversity, stormwater management, air pollution and heat island mitigation, as well as the benefit of psychological well-being provided by green spaces. This includes beautiful, diverse, native plantings, and significant tree canopy cover.

2. Spatial Diversity: a variety of spaces at different scales, with different configurations and amenities, create a diversity of options and opportunities for residents to find their niche in the urban environment. This also allows for a range of social programming, maximizes inclusivity, and inspires community stewardship. This includes large and small gathering spaces, intimate spaces, peripheral spaces, and spaces between buildings that serve active and passive recreation opportunities, and create community identity and sense of place.

3. Connected and Inclusive: a critical factor in making a liveable neighbourhood is walkability and accessibility. This includes design standards that meet AODA guidelines, as well as human-scale, pedestrian and cyclist friendly streetscapes, with a multitude of through-block connections, crossings, multi-modal paths, and pedestrianized streets. Connectivity also addresses the need to make clear, safe pedestrian connections to public transit and green linkages to parks and natural spaces in the area.

4. Active / Productive: Rich programming options from multi-modal trails and play areas, to community food gardens and permaculture principles, provide opportunities for healthy living including recreation, and a measure of food security for neighbourhood residents of all ages and demographics.

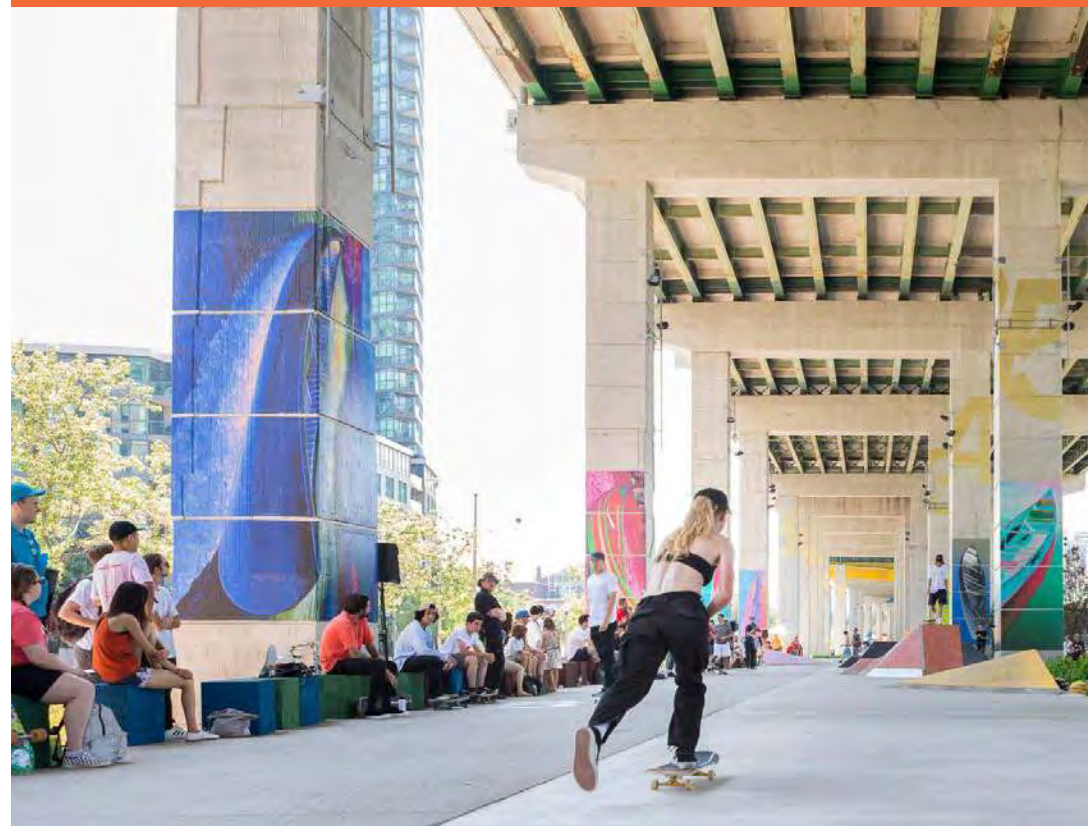
Integrated Ecology



Spatial Diversity



Connected and Inclusive



Active / Productive



Bloor-Islington

Landscape Concept

The Bloor-Islington development will help to bridge surrounding communities and connect neighbourhoods through building of a robust landscape fabric. This site will provide critical linkages to both the new Bloor-Kipling (Six Points) neighbourhood to the west, and existing neighbourhoods along Bloor Street, to the north, and south of the site.

To create an active, inclusive, and connected neighbourhood, the goals for the Bloor-Islington site landscape include building a generous public realm with spatial and program diversity, developing a robust ecological infrastructure, making strong pedestrian and cycling linkages to surrounding areas, and connecting new green spaces to existing parks and natural areas.

Wide boulevards, street trees, and planting treatment established at Bloor-Kipling (Six Points) continue into the Bloor-Islington site. There is generous pedestrian space along the Bloor Street West frontage of the development with double rows of trees where space allows.

A Through-Block Connection provides a mid-block link at Aberfoyle Crescent (Street B) and Bloor Street West through Block 2. Non-residential space and community amenity space is predominantly located at the south end towards Bloor Street West. Residential lobby and amenity space is predominantly located at Aberfoyle Crescent (Street B). This Through-Block Connection will serve to activate Aberfoyle Crescent (Street B) and provide convenient access for visitors and residents alike to connect, gather, and enjoy.

The Through-Block Connection extends to a Publicly Accessible Space A north of Green Lanes (Street A).

The Hydro Corridor Greenway, though limited in permitted uses and landscaping, provides an opportunity for potential green space for passive recreation. Here, there is potential for the City to make a future pedestrian and cycling linkage across Bloor Street West to the south. The potential of this new linkage is huge; it would help repair and strengthen connections to neighbouring communities and green spaces

Throughout the Bloor-Islington site, buildings have been set back from lot lines to allow for trees in in-ground tree wells and open softscape tree planters. Building setbacks will allow their canopies to flourish.

Social spaces have been strategically located with both formal and informal seating and buffered with generous planting to scale spaces and provide greenery and shade. Frontages at ground level have terraces for food and beverage spill-out and marketing zones for retail.

Potential Public Artwork is proposed throughout the site to provide community activation and engagement, and will function as beacons and landmarks to mark specific moments and guide people through the neighbourhood. The Hydro Corridor Greenway may be used partly as a multi-use greenway, that culminates in a Publicly Accessible Space A where art and recognition elements could reflect the historic importance of the area.

Overall, space on the ground plane is limited due to the required density of the site. This allows for limited opportunity for common building amenity space at the ground level, however there are generously sized areas on the mid rise roofs that can accommodate a variety of needed outdoor amenity space.

*Proposed exterior program is aspirational and may be adjusted during the development process.

Program Legend

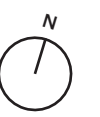
-  Trees in Softscape
-  Trees in Hardscape
-  Potential Public Art
-  Publicly Accessible Space (PAS)
-  Landscaped Areas
-  Commercial Outdoor Space
-  Residential Amenity Area
-  Community Amenity Space
-  Proposed Multi-Use Trail
-  Roadways
-  Sidewalks/Pedestrian Paving

Note: Conceptual illustration only - under review and subject to change in the Site Plan process

***Rail safety elements subject to ongoing design and approval**



Scale 1:1000



Bloor-Islington

Ground Floor Landscape Concept

Several new Publicly Accessible Spaces (PAS) and Landscaped Areas have been provided for in the neighbourhood. These areas will provide much needed breathing room for the development. These spaces will do the “heavy lifting” for the social and cultural life of the community, and are planned to be multi-functional, dynamic and active.

1. Through-Block Landscaped Connection (PAS B)

This through-block connection is envisioned as a series of smaller social spaces enveloped in planting. The expressive, flowing form of the pathways and planters developed here provides a counter to the rectilinear geometry of the architecture. This form continues across Aberfoyle Crescent (Street B) to PAS A and the proposed multi-use trail.

2. Courtyard (PAS C)

The courtyard functions as the front door to retail units, the commercial space lobby, and the secondary entrance to the TTC while also providing a flexible multi-use space for small community events and gatherings.

3. Forecourt With Moveable Furniture and Planters (Landscaped Area B)

The plaza on the southwest corner of Aberfoyle Crescent (Street B) and Islington Avenue is situated above a TTC easement and therefore requires a clear area for removal and replacement of equipment when required. Primarily a paved space, proposed here are large planters and seating that can be moved for access to the space below when required.

4. Restaurant and Retail Spill Out

Space has been allocated along retail and food and beverage frontages for patios and outdoor marketing areas. Retail tenants

should be encouraged to use these areas for sales and display of seasonal wares to create a market atmosphere; this could include fresh produce, clothing, gardening plants and hardware, bicycle sales and repair.

5. Residential Amenity Space

Located to complement the interior building amenity space, this space should support a variety of individual and residential gathering uses with a reasonable percentage of area assigned to open terraces, seating, tables, and planting. Views to the green of the Hydro Corridor should be taken advantage of, in addition to the views afforded by its elevated position above Bloor Street.

6. PAS A

PAS A is a key location within the Bloor-Islington community that can provide public open space. This space should therefore be leveraged to make it an active and vital community amenity. Note PAS A is encumbered due to the Islington Subway Tunnel below.

7. Landscaped Area A

While the Hydro Corridor restricts the nature and type of activity allowed within it, the space formed by Block 1 facing this open green space provides a prime opportunity for a social activation space such as a linear playground, with potential to activate an otherwise blank wall. For example, a climbing wall, monkey bars,



Restaurant Spill-out, Monash University, Australia



Linear Playground, Circling the Avenue, BO. Landscape Arch | Hadera, Israel

platforms and bridges can all take advantage of the vertical and the horizontal space afforded by this strip along the building.

8. Hydro Corridor Greenway and Multi-Use Trail*

The multi-use trail and greenway is envisioned as a meandering pathway for pedestrians and cyclists and a green space through the Hydro Corridor. This will connect PAS A and Aberfoyle Crescent (Street B) at the east to Bloor Street at the west. The path also provides access to the linear PAS D on Block 1. As the path and corridor approach Bloor Street, the topography should slope down gently to meet the Bloor Street streetscape and avoid high and imposing walls.

A new generous width stair with intermittent landings is also proposed to connect this trail down to the Bloor Street sidewalk and should incorporate a bike rail for assisting cyclists getting up the stair. In the future, the multi-use trail system coupled with serial potential public artwork could be extended with an aspirational bridge connection across Bloor Street to the southwest. While trees are not allowed in the Hydro Corridor, the area can be planted with low shrubs, grasses and perennials.

9. Rail Safety

There are several ways rail safety elements can be implemented for this site such as the introduction of a rail safety crash berm or by integrating rail safety directly into the architecture and facade of the building. When elements related to rail safety mitigation are incorporated into the landscape or building design, care should be

taken to ensure those elements and spaces are designed to include architectural expression/design and expansive blank walls should be avoided. Rail safety elements subject to ongoing design and approval.

10. Dog Run*





The Hydro Corridor can potentially be used as an area for the local community to walk their dogs. While a fenced area is not recommended, providing a signed and subtly demarked space to run dogs would be a benefit to the community. Through community consultation in further phases of development it is recommended that rules and hours of operation be developed. Similar approaches to unfenced off leash areas are found in parks such as Vermont Square in the Annex and High Park. This element is conceptual and subject to approval and will need to meet all hydro corridor requirements.

11. Potential Public Art

Overall, potential public art should be grounded in placemaking, stories of connection and belonging, and should articulate the relationships that have built this area and the City. Potential Public Art provides opportunities for Indigenous placekeeping and should include recognition of the territory of Adobigok, the root of the name Etobicoke, meaning “where the alders grow”.

*Further discussion and coordination with Hydro One required.

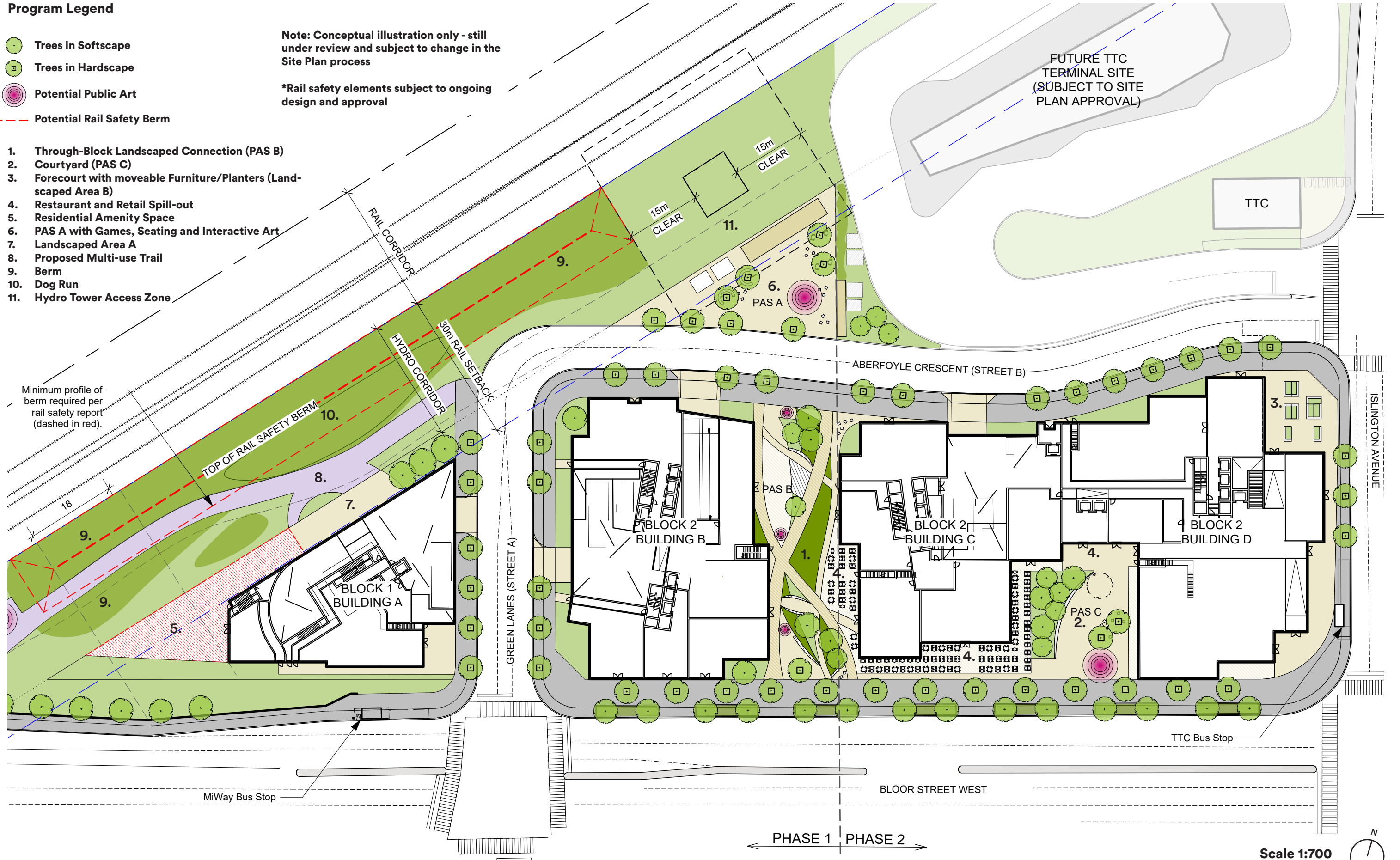
Program Legend

-  Trees in Softscape
-  Trees in Hardscape
-  Potential Public Art
-  Potential Rail Safety Berm

Note: Conceptual illustration only - still under review and subject to change in the Site Plan process

***Rail safety elements subject to ongoing design and approval**

1. Through-Block Landscaped Connection (PAS B)
2. Courtyard (PAS C)
3. Forecourt with moveable Furniture/Planters (Landscaped Area B)
4. Restaurant and Retail Spill-out
5. Residential Amenity Space
6. PAS A with Games, Seating and Interactive Art
7. Landscaped Area A
8. Proposed Multi-use Trail
9. Berm
10. Dog Run
11. Hydro Tower Access Zone



Bloor-Islington

Publicly Accessible Space A

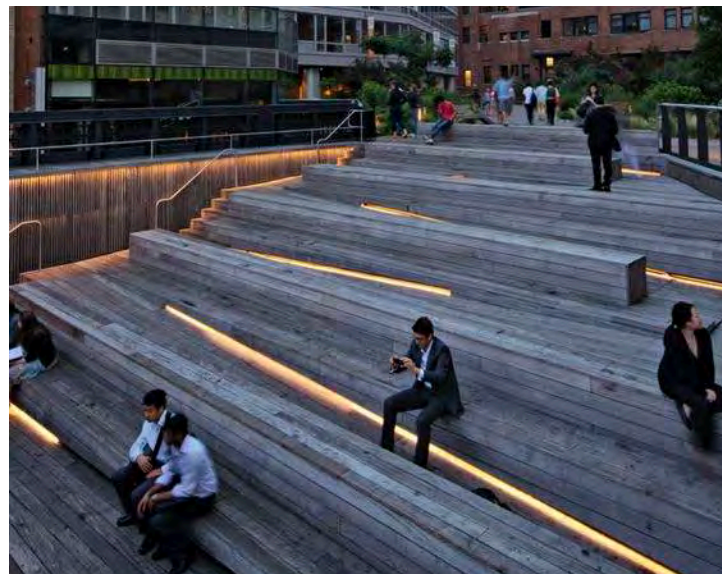
This Publicly Accessible Space (PAS) is carved out of the remaining space bounded by the Hydro Corridor, the TTC station and Aberfoyle Crescent (Street B) at its edges. It also terminates the view from Bloor Street through the block and across Aberfoyle Crescent (Street B). Due to restrictions within the surrounding spaces, the Publicly Accessible Space is the only opportunity close to the Bloor-Islington community that can provide unencumbered public open space. All opportunities for this space should therefore be leveraged to make it an active and vital community amenity. Here it is envisioned as a paved and treed plaza with pop-up food vending kiosks, games, and potentially an interactive public art piece that creates a focus for the Publicly Accessible Space and Through-Block Landscaped Connection. Final design and grading coordination should balance the needs of utility and site servicing with site safety (CPTED) and accessibility requirements (AODA). Ultimately, the Publicly Accessible Space should be a space that is driven and activated by the whole community.



Temporary Cafe/Kiosk Pop-ups



Chess Tables



Sloped Seating



Community Bocce Ball Court






Interactive Public Artwork



Interactive Public Artwork

Program Legend

-  Trees in Softscape
-  Trees in Hardscape
-  Potential Public Art

1. Temporary Cafe/Kiosks
2. Potential Interactive Public Artwork
3. Bike Share Toronto Station
4. Games/Play (Bocce, Swings, etc)
5. Street Furniture
6. Buffer Planting
7. Potential Rail Safety Measures to be applied to Building B & C

Note: Conceptual illustration only - still under review and subject to change in the Site Plan process

*Rail safety elements subject to ongoing design and approval



Scale 1:300

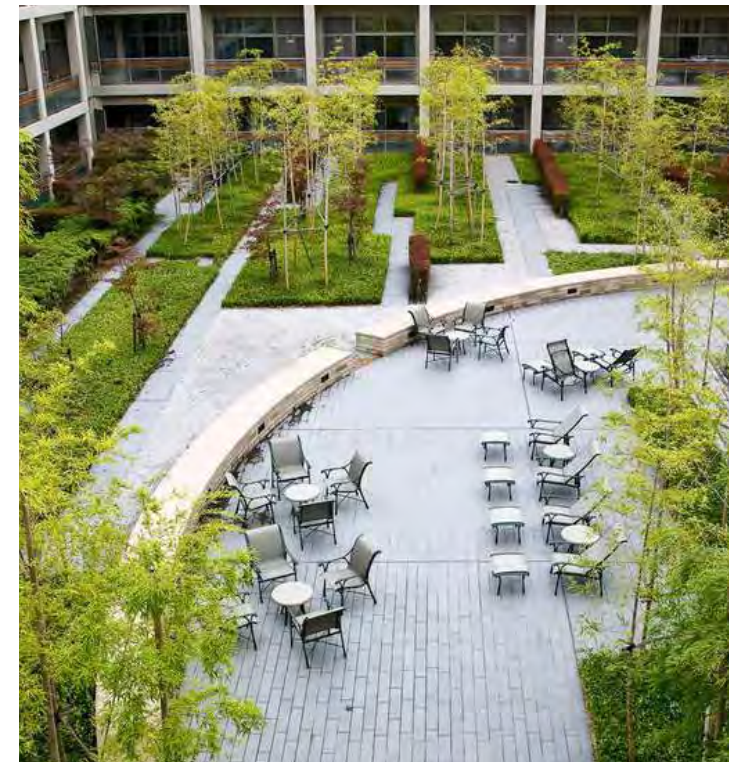


Bloor-Islington

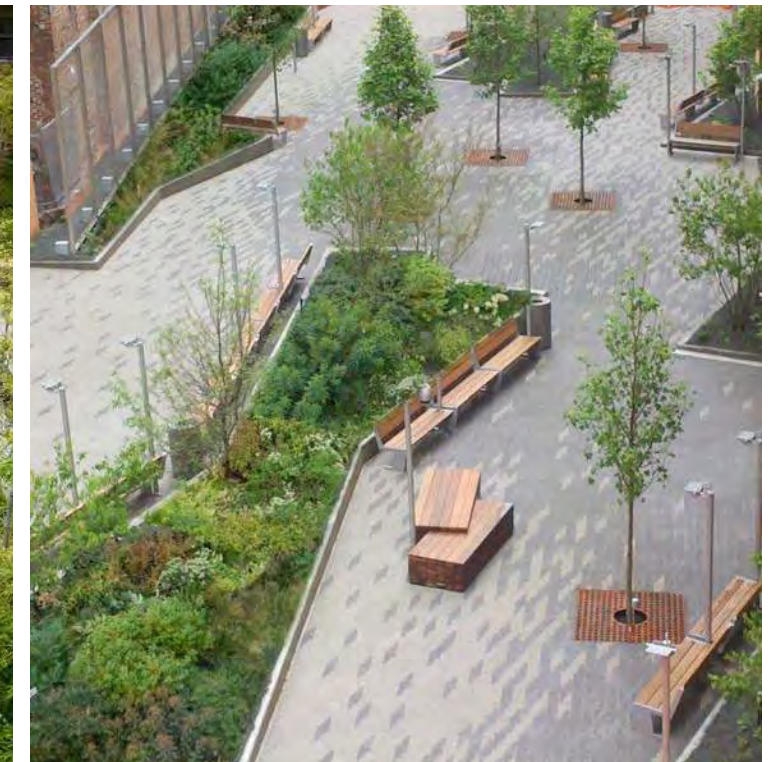
Through-Block Landscaped Connection (PAS B) and Courtyard (PAS C)

Designed as a Publicly Accessible Space (PAS) the Through-Block Connection is envisioned as an active urban space. Strategically placed benches and serial art elements create gathering areas that will generate active edges at the street frontages and along the through pathways. Retail or restaurants to the east and the Public Community Space to the west open up and spill out into the space providing opportunity to further activate the area. The community spill out space incorporates a platform for spontaneous and planned performances that can also double as seating.

The Courtyard to the east that will be developed as a Publicly Assessable Space (PAS) as part of Block 2, has a similar approach to the Through-Block Connection, incorporating a generously-sized planting bed with trees, shrubs and perennials, and includes benches and individual seating. Retail and restaurants open onto the space and are in part buffered by the planting. The street edge is open and inviting, and potentially incorporates public art to act as a beacon on Bloor Street. This area will be heavily traversed and functions as the front door to retail units, the commercial space lobby, and one of the TTC entrances to the TTC subway while also providing a flexible multi-use space for small community events and gatherings, and/or a seasonal tree.






Sun City Takarazuka | SWA Group | Takarazuka Japan



Beekman Street Plaza, Field Operations, NYC

Program Legend

-  Trees in Softscape
-  Trees in Hardscape
-  Potential Public Art

1. Scattered Street Furniture
2. Seating Platform/Stage
3. Restaurant and Retail Spill-out
4. Community Amenity Space Exterior Spill-out
5. Seating Nook
6. Evergreen Planting Island
7. Potential Public Artwork (Beacon)
8. Seasonal Christmas Tree

Note: Conceptual illustration only - still under review and subject to change in the Site Plan process



Through-Block Landscape: Nordurbakki, PKDM, Iceland



Seating Platform/Stage: CHUM Research Centre, NIPPAYSAGE, Montreal



Scale 1:300



Bloor-Islington

Rooftop Landscape Concept

Landscaped rooftops provide outdoor residential amenity space. This amenity space can be programmed in a variety of ways to extend the living and outdoor space for residents as required by City of Toronto Bylaw . This block plan envisions a diversity of programs including a pool, community gardens, playgrounds, and outdoor kitchens and dining areas to provide residents communal space for socializing, recreation, and access to open air. Rooftop views, orientation to sunlight, and wind corridors should be considered when determining optimal program for each roof terrace.



Rooftop Dog Park, Amazon Doppler Building, Seattle



Rooftop Urban Farm, Toronto Metropolitan University, Toronto



Boston Children's Hospital Rooftop Healing Garden | Mikyoung Kim Design



Rooftop Garden and Playspace, Moneo Brock Studio, Madrid



Robertson Building, Gardens in the Sky, Toronto

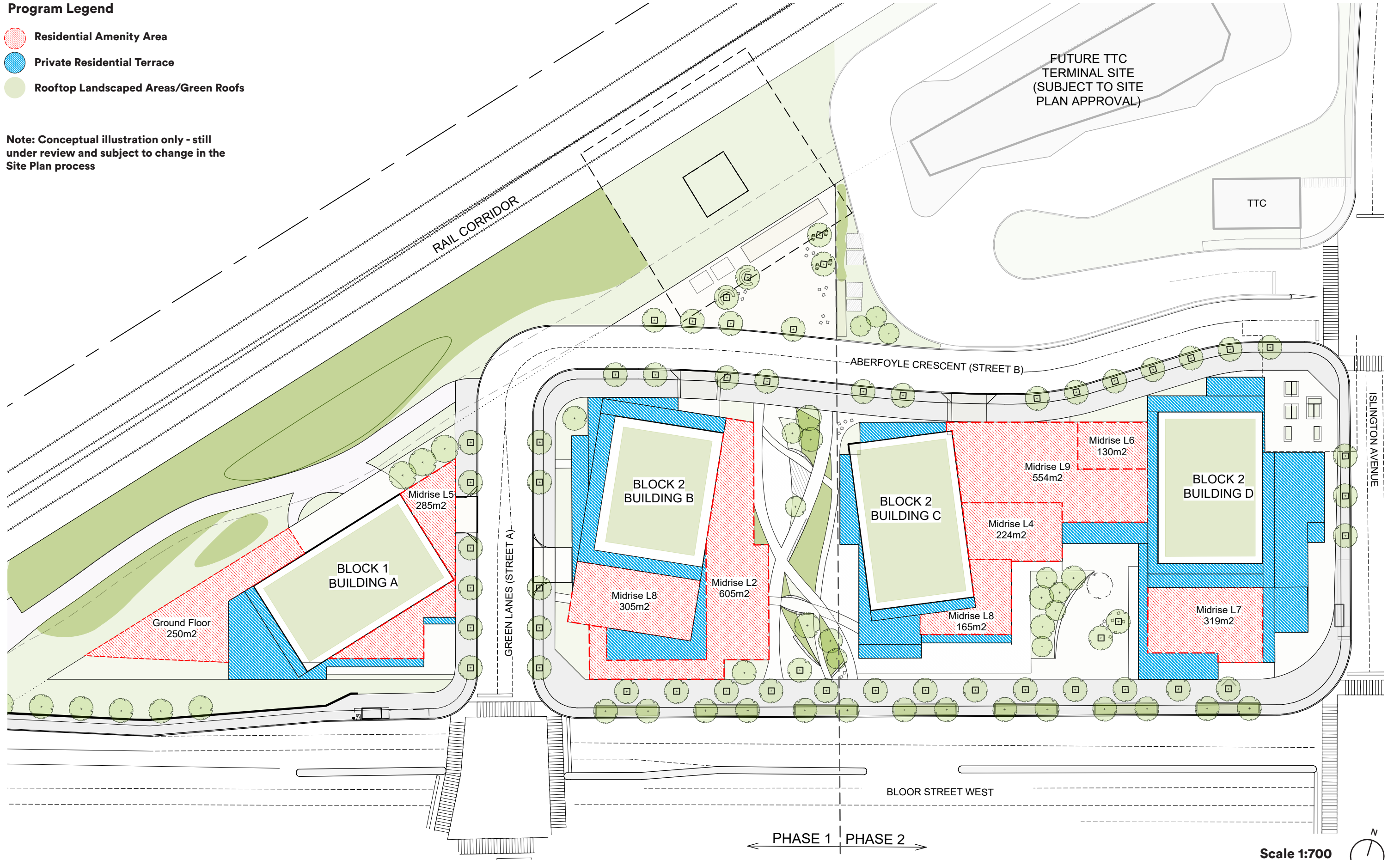


Ace Hotel Chicago, Site Design Group

Program Legend

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

Note: Conceptual illustration only - still under review and subject to change in the Site Plan process



Scale 1:700



Bloor-Islington

Street Section

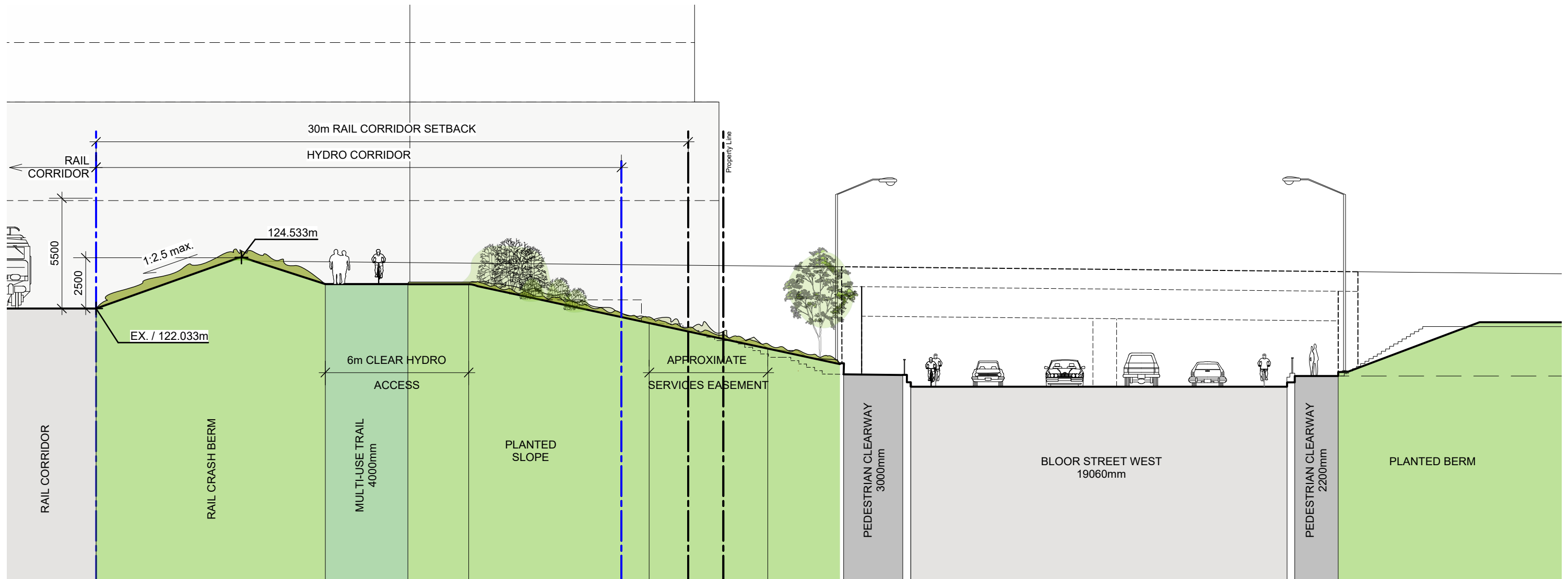
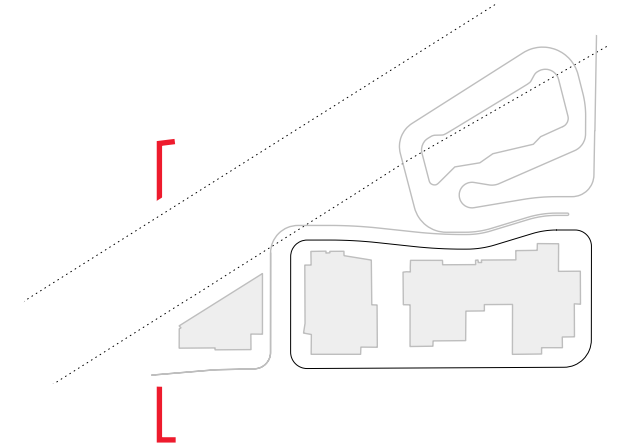
Bloor Street West Facing East

Concept for Animating the Hydro Corridor and Providing Rail Safety

1. Rail Crash Berm*
2. Rail Bridge over Bloor Street West in Foreground
3. Stairway connection from Bloor Street to Multi-Use Trail in Foreground
4. Residential Bike Storage Entrance Beyond

*Rail safety elements subject to ongoing design and approval
 Vegetation within Hydro Corridor to comply with Hydro One allowable species for Right-of-Ways and Corridors.

Note: Concept only - under review and subject to change in the Site Plan process and subject to approval from Hydro One



Bloor-Islington

Potential Bloor Street Multi-Use Trail Connection



Multi-Use Trail



Planted Streetscape



Bloor Street Streetscape and Multi-Use Trail Connection

Note: Conceptual illustration only - still under review and subject to change in the Site Plan process

Bloor-Islington

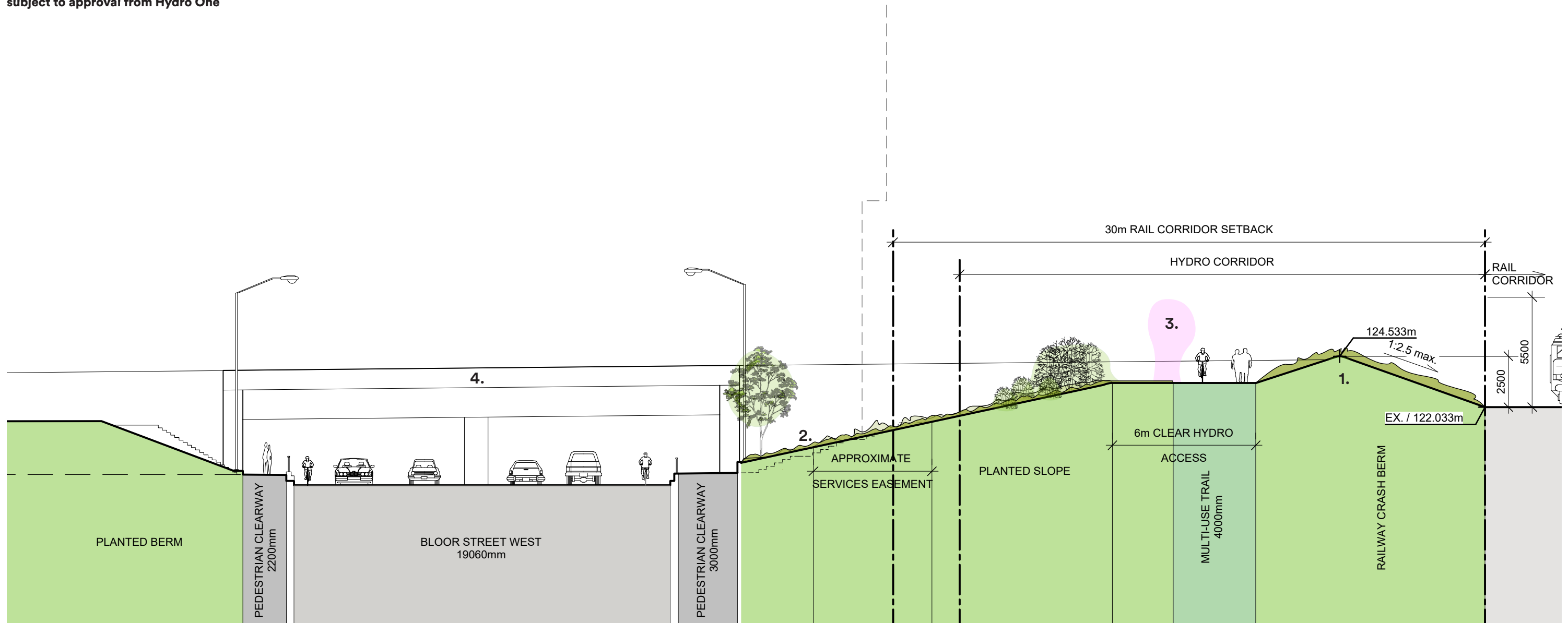
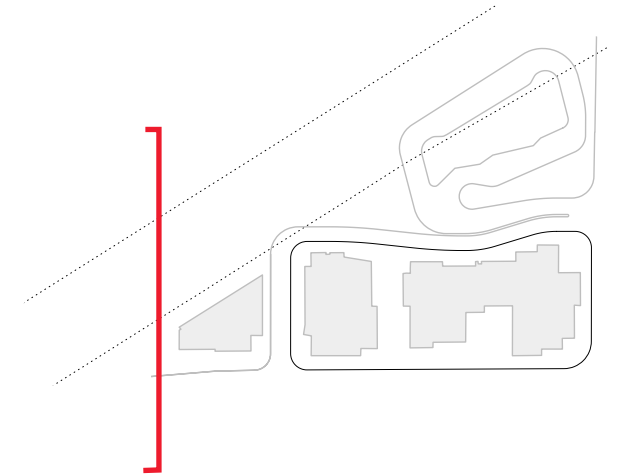
Street Section

Bloor Street West Facing West

1. Rail Crash Berm*
2. Stairway connection from Bloor Street to Multi-Use Trail
3. Potential Public Artwork Beyond
4. Rail Bridge over Bloor Street West

*Rail safety elements subject to ongoing design and approval approval. Vegetation within Hydro Corridor to comply with Hydro One allowable species for Right-of-Ways and Corridors.

Note: Concept only - under review and subject to change in the Site Plan process and subject to approval from Hydro One



Bloor-Islington

Street Section

Aberfoyle Crescent (Street B) Facing West

1. Potential Public Artwork
2. Cafe Kiosks Beyond
3. Rail Crash Berm*

*Rail safety elements subject to ongoing design and approval
 Vegetation within Hydro Corridor to comply with Hydro One allowable species for Right-of-Ways and Corridors.

Note: Concept only - under review and subject to change in the Site Plan process and subject to approval from Hydro One

