

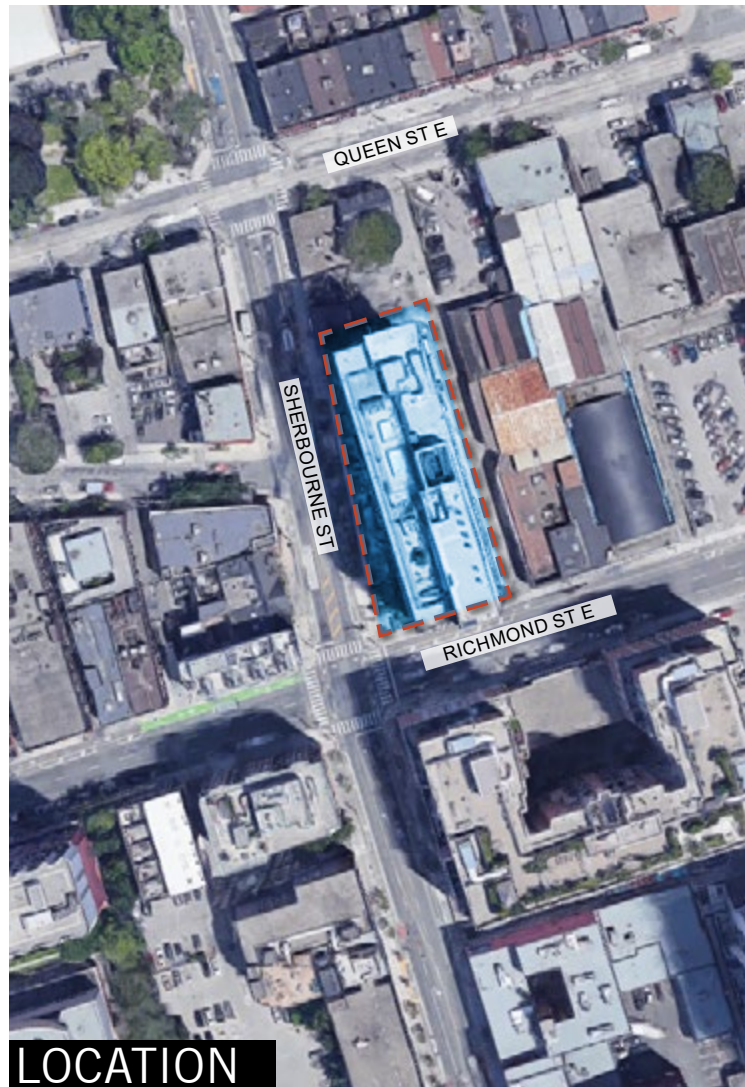


THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



LOCATION



Main facade



THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



View along Sherbourne St looking north



THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Access to laneway and transition to adjacent buildings



THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Access to parking and transition to adjacent buildings



THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Rear laneway to the east



THE MODERN 294 RICHMOND ST E

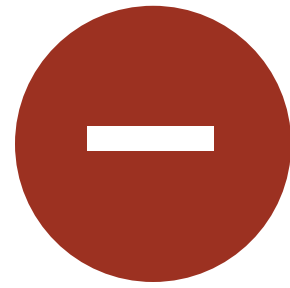
COMPLETION: 2011

PERKINS+WILL

What do you like
about this building?
What do you dislike?



View along Sherbourne St looking south



THE MODERN 294 RICHMOND ST E

COMPLETION: 2011

What do you like
about this building?
What do you dislike?



View along Sherbourne St looking north



TIME AND SPACE CONDOS 177 FRONT ST E

STATUS: REZONING APPROVED. SITE PLAN UNDER REVIEW

PERKINS+WILL

What do you like
about this building?
What do you dislike?



LOCATION



Main facade

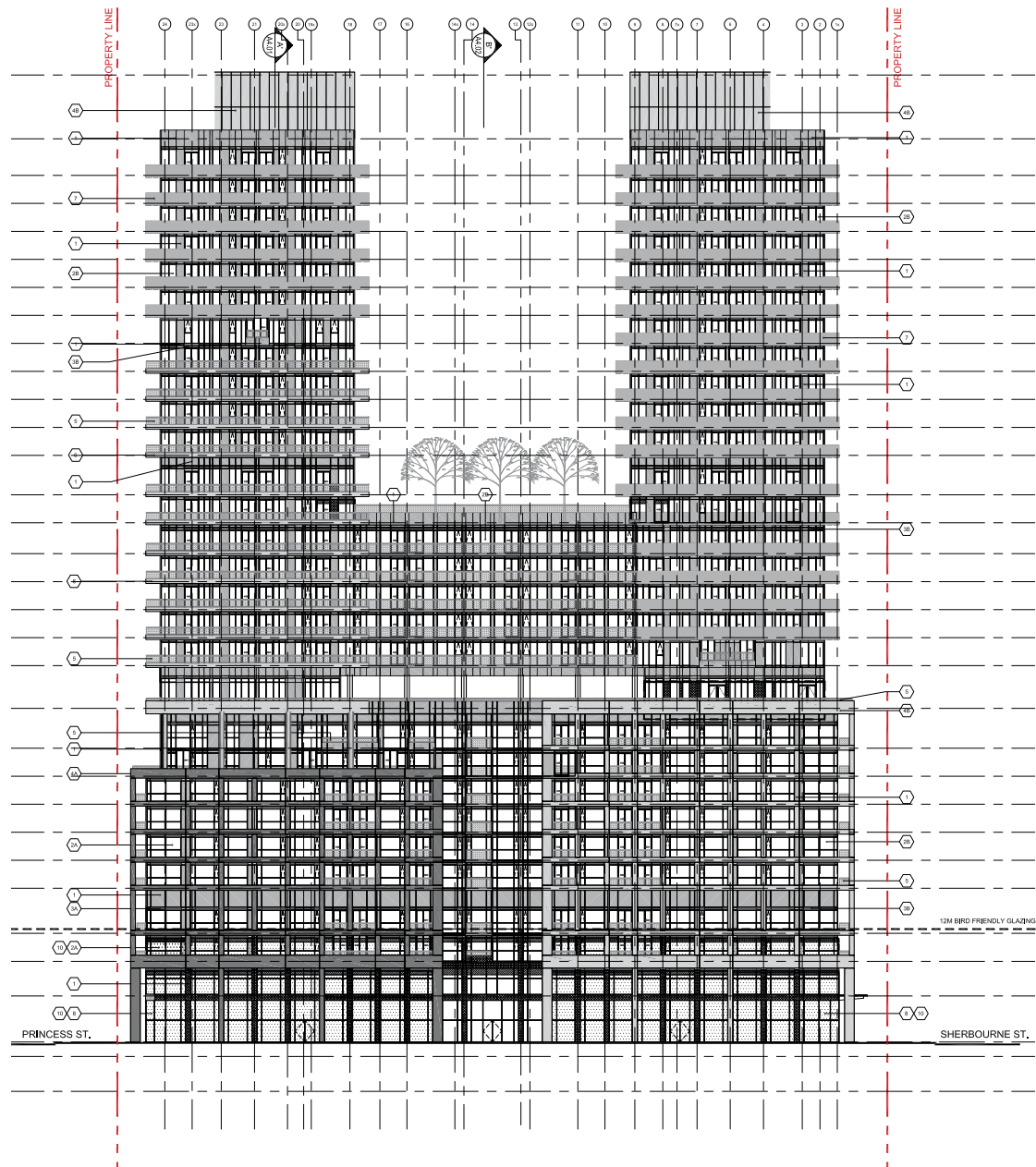


TIME AND SPACE CONDOS 177 FRONT ST E

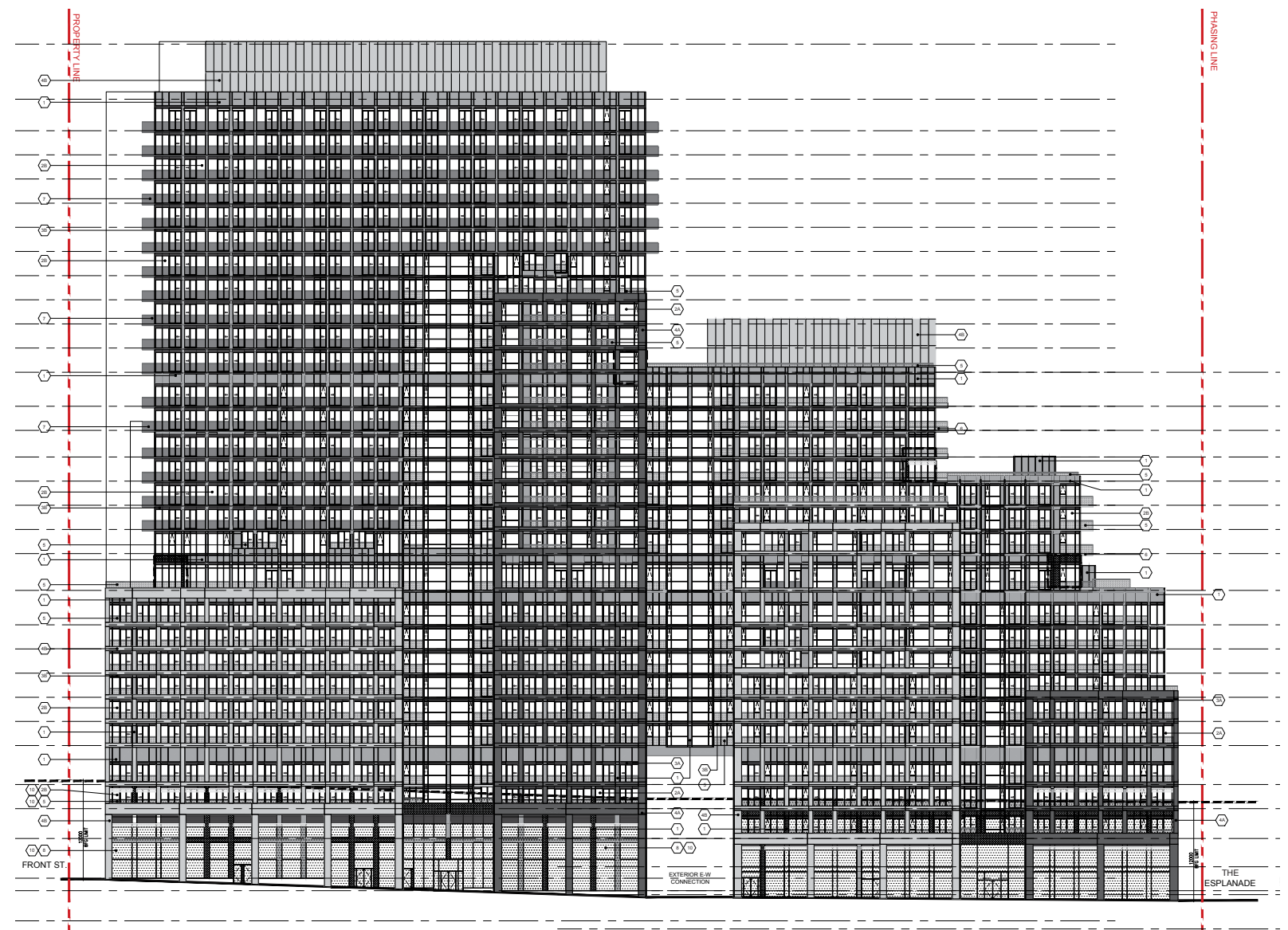
STATUS: REZONING APPROVED. SITE PLAN UNDER REVIEW

PERKINS+WILL

What do you like
about this building?
What do you dislike?



North elevation



West elevation



TIME AND SPACE CONDOS 177 FRONT ST E

STATUS: REZONING APPROVED. SITE PLAN UNDER REVIEW

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Looking southeast



Building entrance



TIME AND SPACE CONDOS 177 FRONT ST E

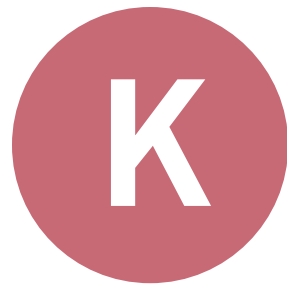
STATUS: REZONING APPROVED. SITE PLAN UNDER REVIEW

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Looking southeast



IVORY CONDOS 400 ADELAIDE ST E

COMPLETION: 2014

PERKINS+WILL

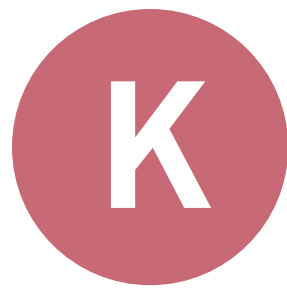
What do you like
about this building?
What do you dislike?



LOCATION



Main facade

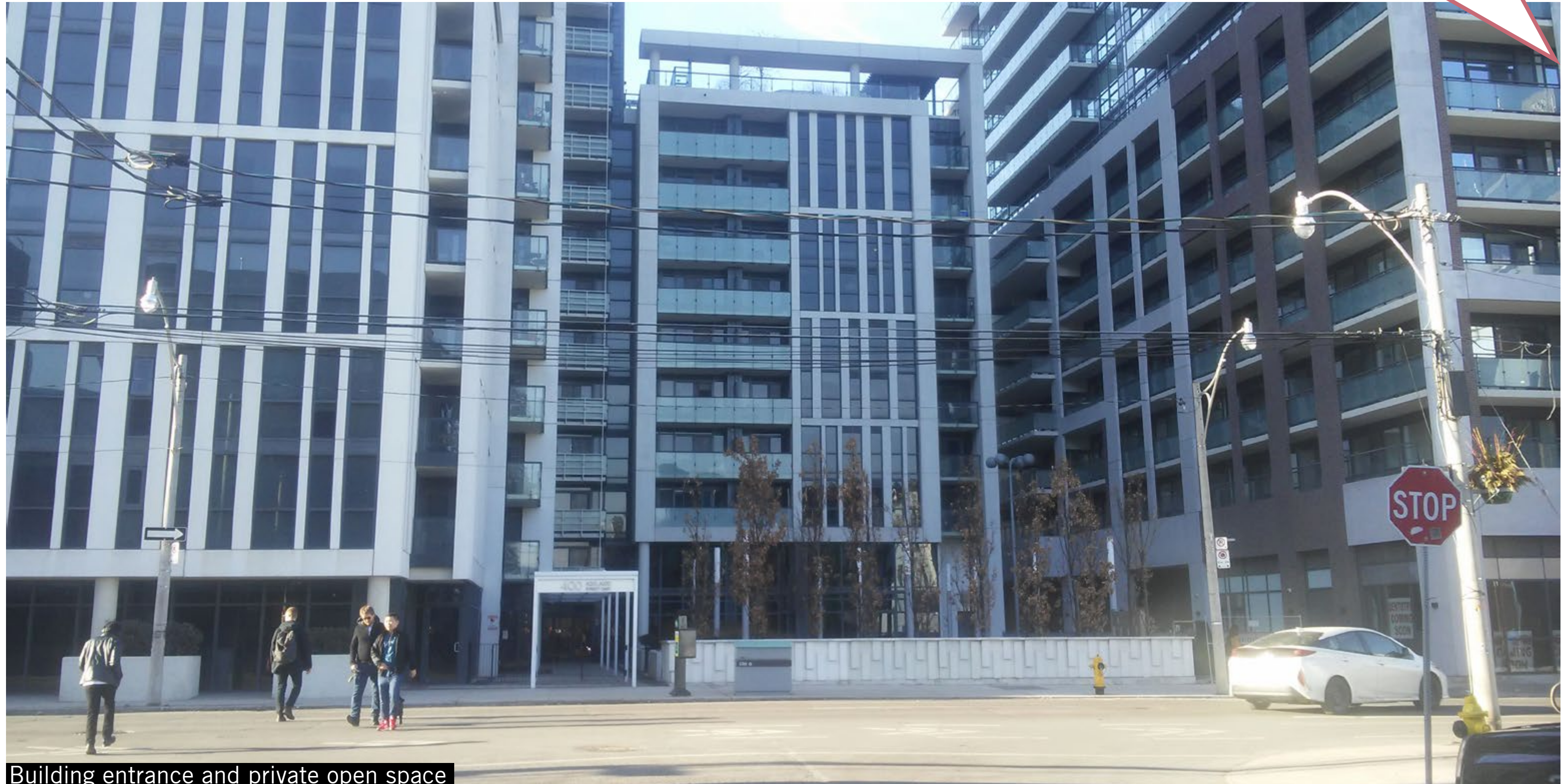


IVORY CONDOS 400 ADELAIDE ST E

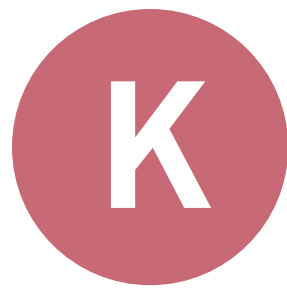
COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Building entrance and private open space



IVORY CONDOS 400 ADELAIDE ST E

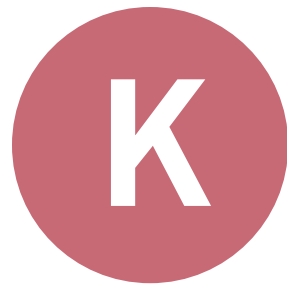
COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



View along Adelaide St E looking east



IVORY CONDOS 400 ADELAIDE ST E

COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



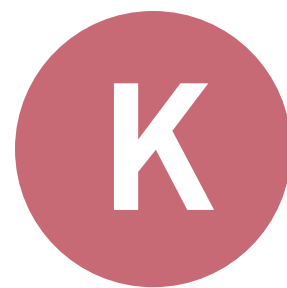
Pedestrian conditions along Adelaide St E



Private open space



Private open space

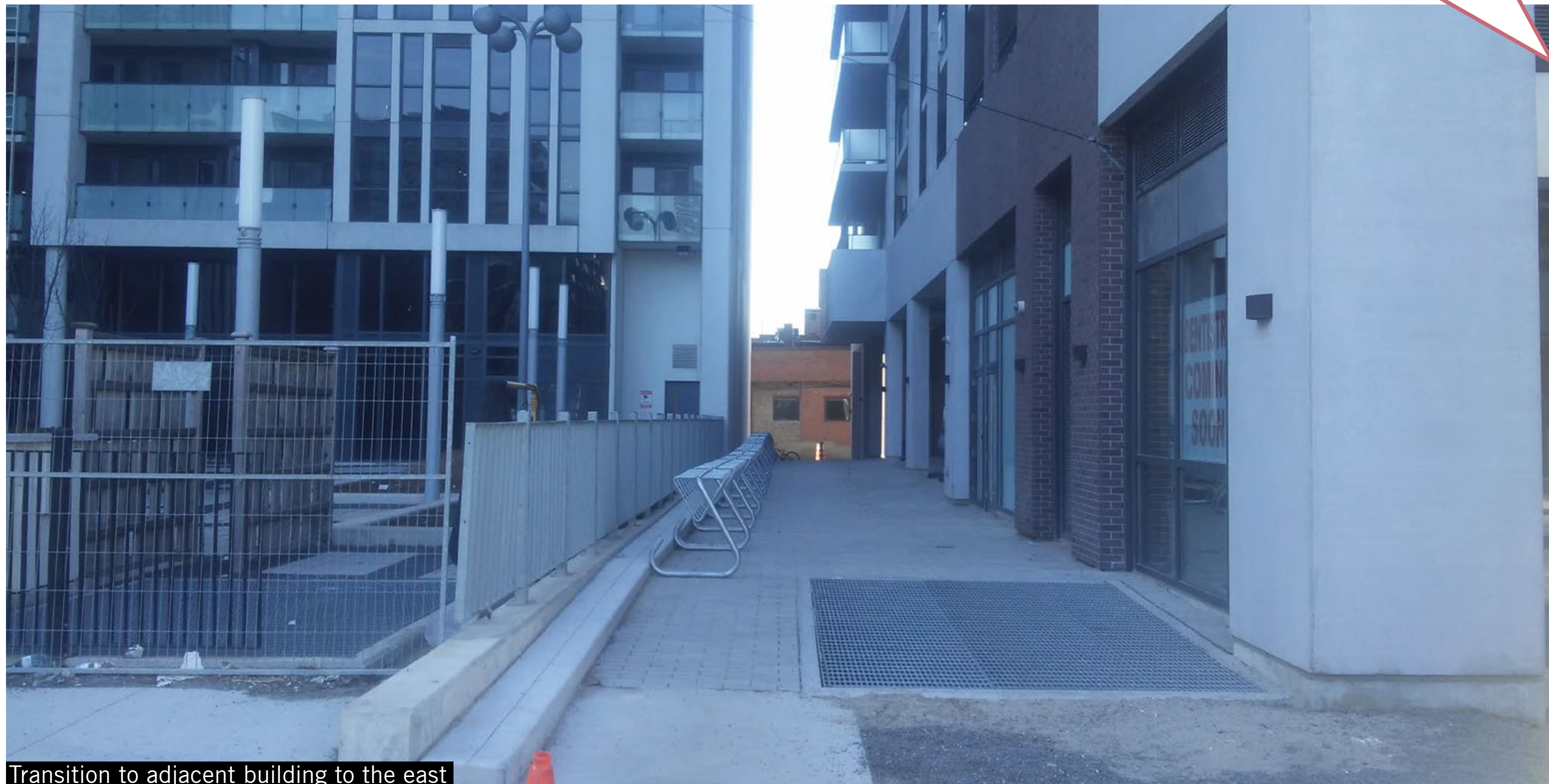


IVORY CONDOS 400 ADELAIDE ST E

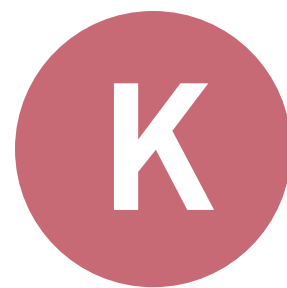
COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Transition to adjacent building to the east

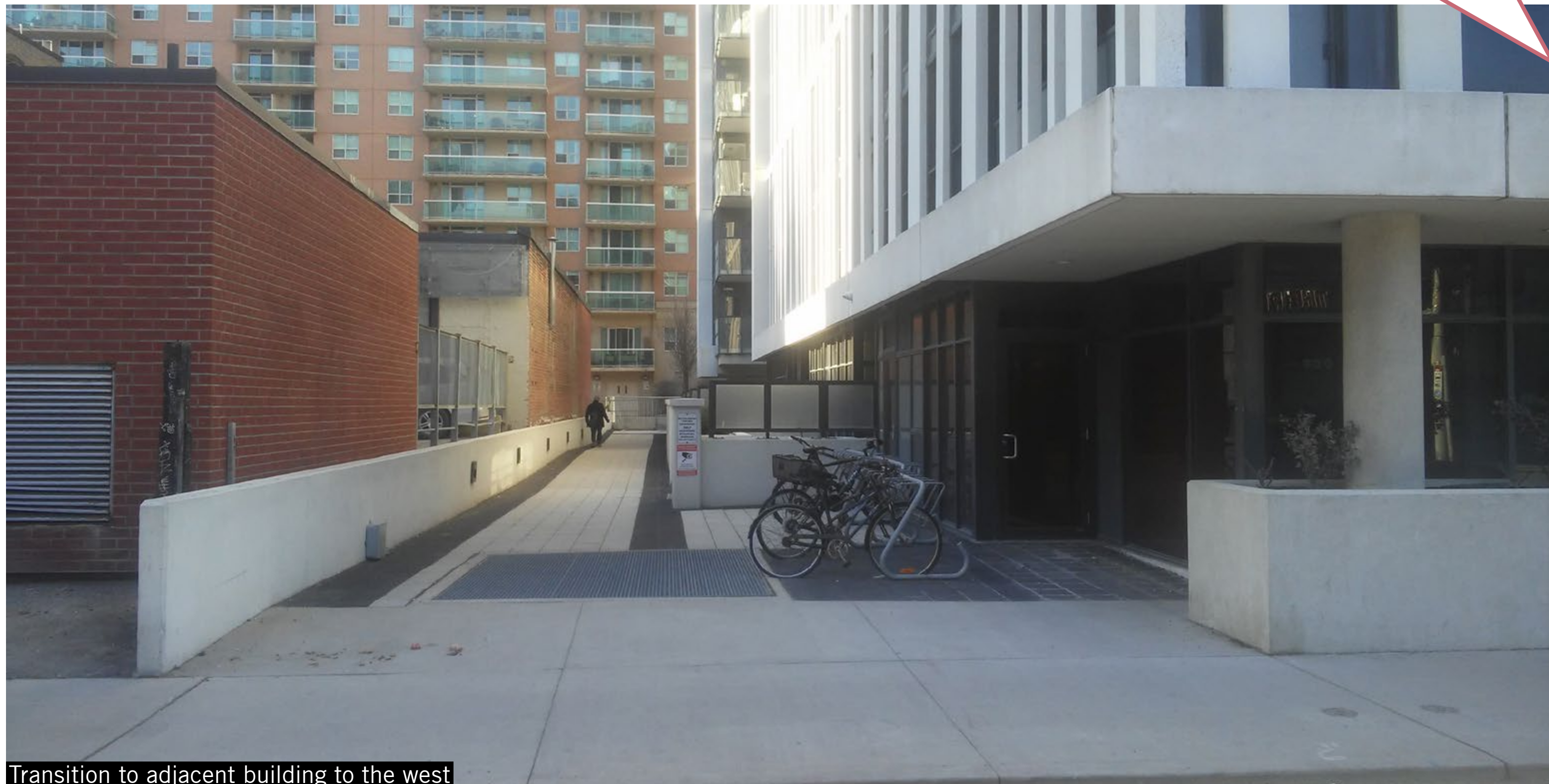


IVORY CONDOS 400 ADELAIDE ST E

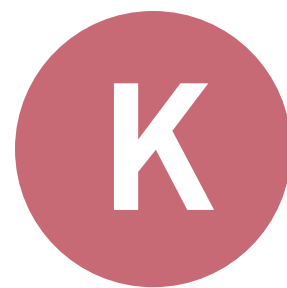
COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Transition to adjacent building to the west

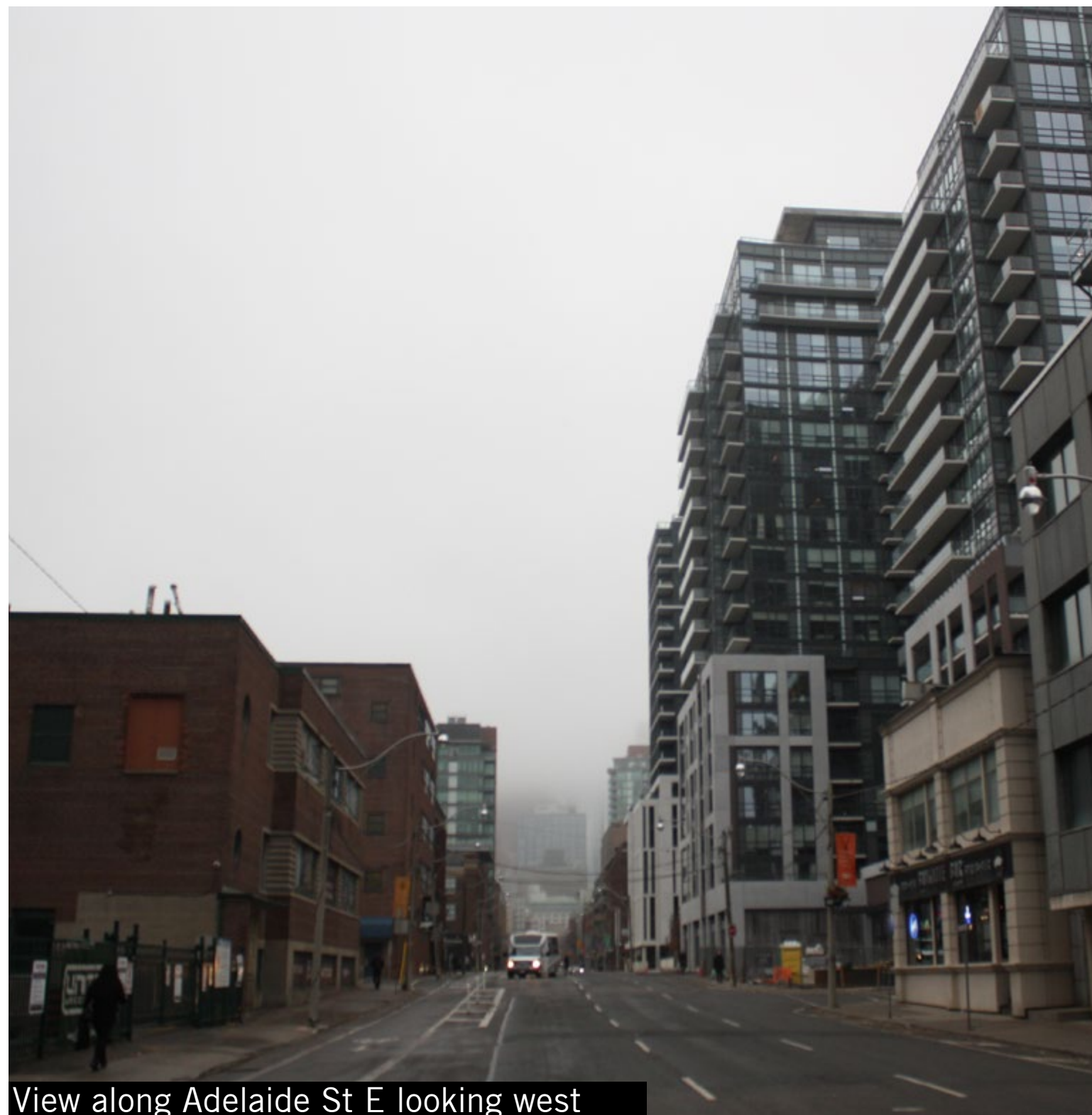


IVORY CONDOS 400 ADELAIDE ST E

COMPLETION: 2014

PERKINS+WILL

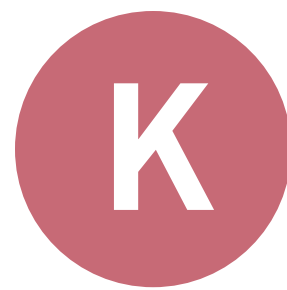
What do you like
about this building?
What do you dislike?



View along Adelaide St E looking west



View along Adelaide St E looking west



IVORY CONDOS 400 ADELAIDE ST E

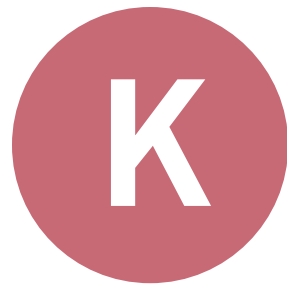
COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



View from Richmond St E looking south

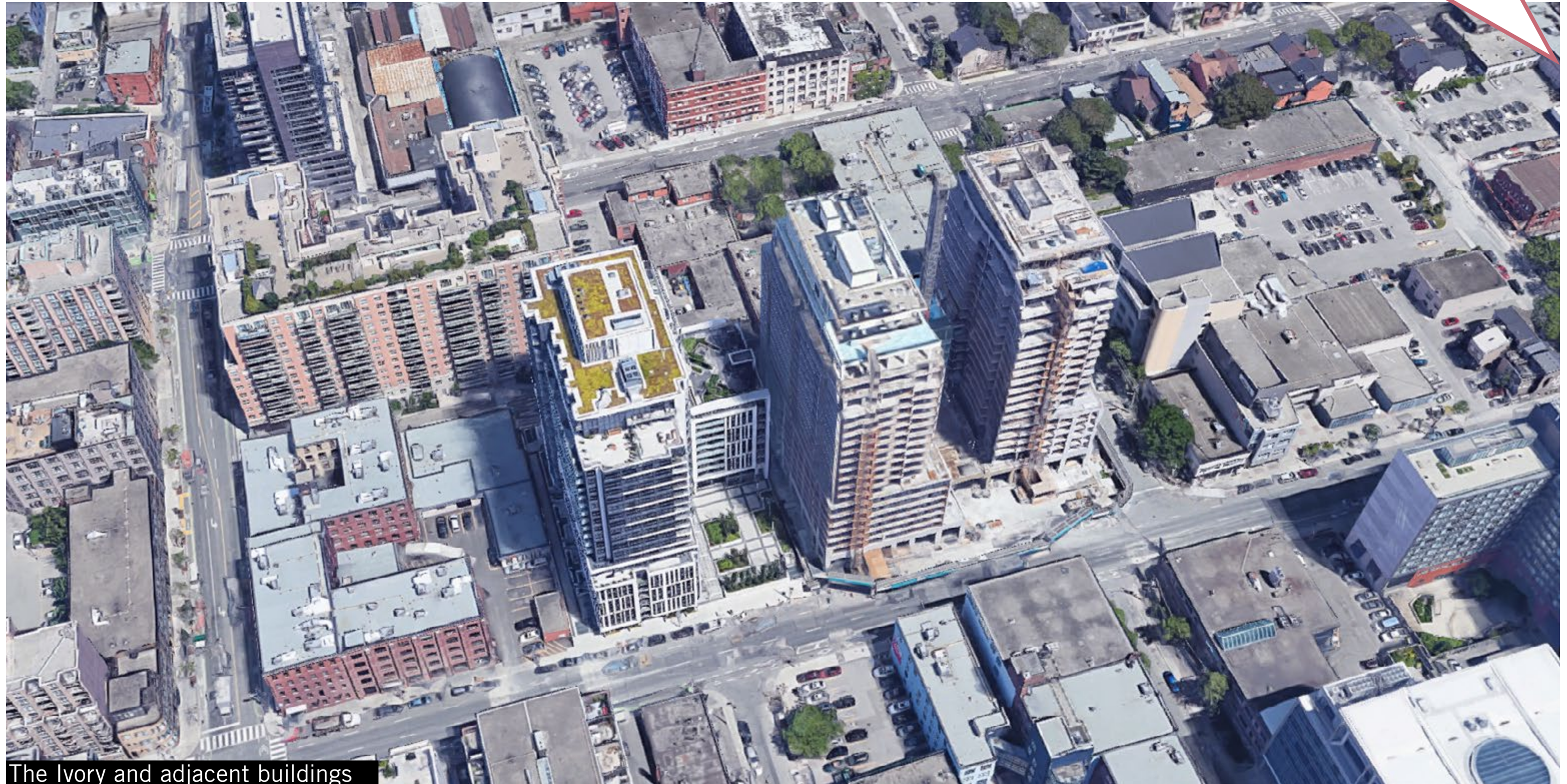


IVORY CONDOS 400 ADELAIDE ST E

COMPLETION: 2014

PERKINS+WILL

What do you like
about this building?
What do you dislike?



The Ivory and adjacent buildings



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

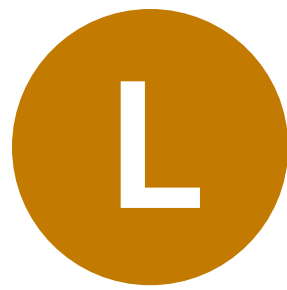
What do you like
about this building?
What do you dislike?



LOCATION



Main facade



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Retail frontage



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



View along George St looking north



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Transition to heritage



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Building entrance



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Pedestrian conditions along King St



KING GEORGE SQUARE 166-168 KING ST E

COMPLETION: 2001

PERKINS+WILL

What do you like
about this building?
What do you dislike?



Setbacks along King St and elevated gardens