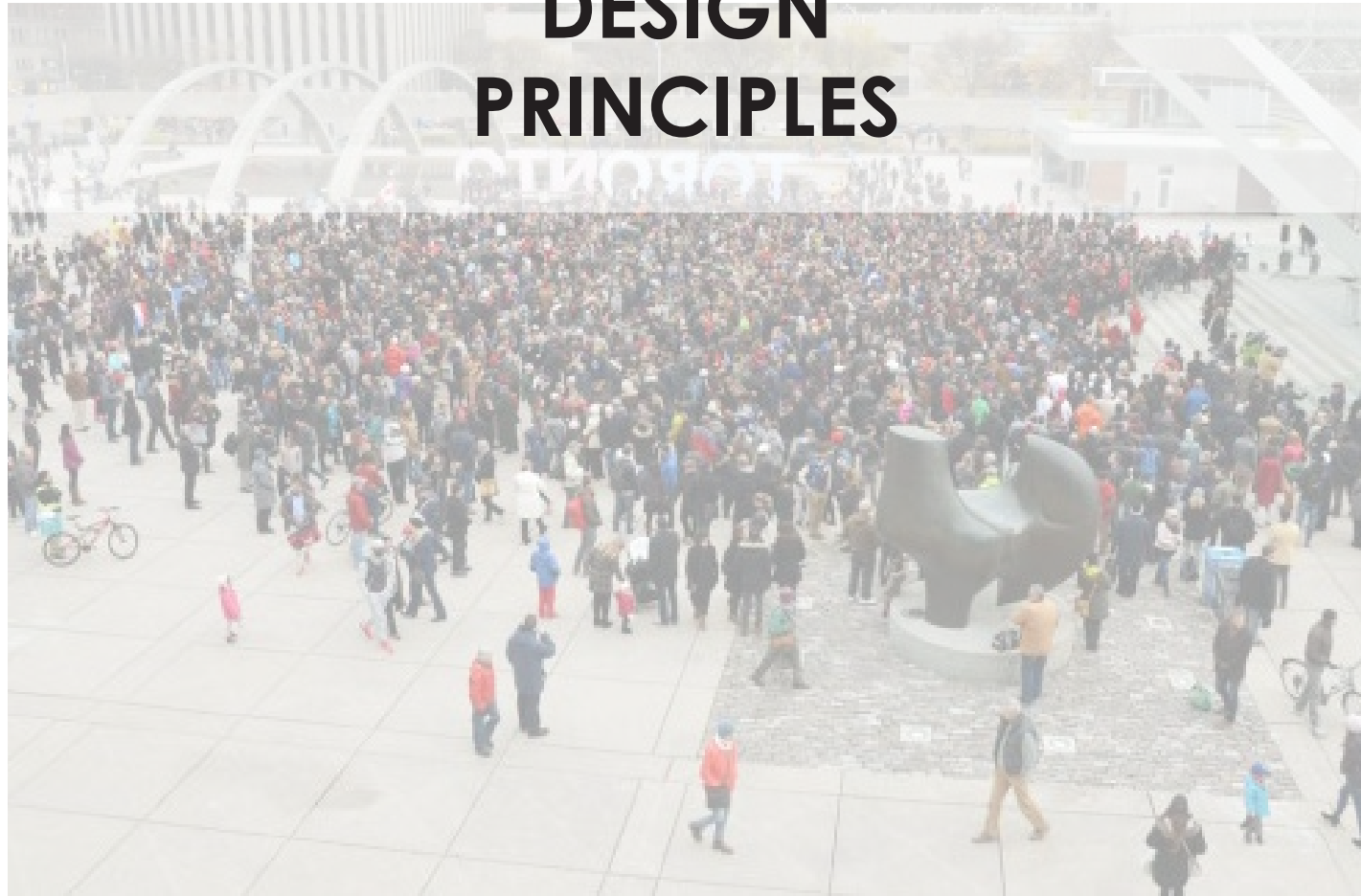




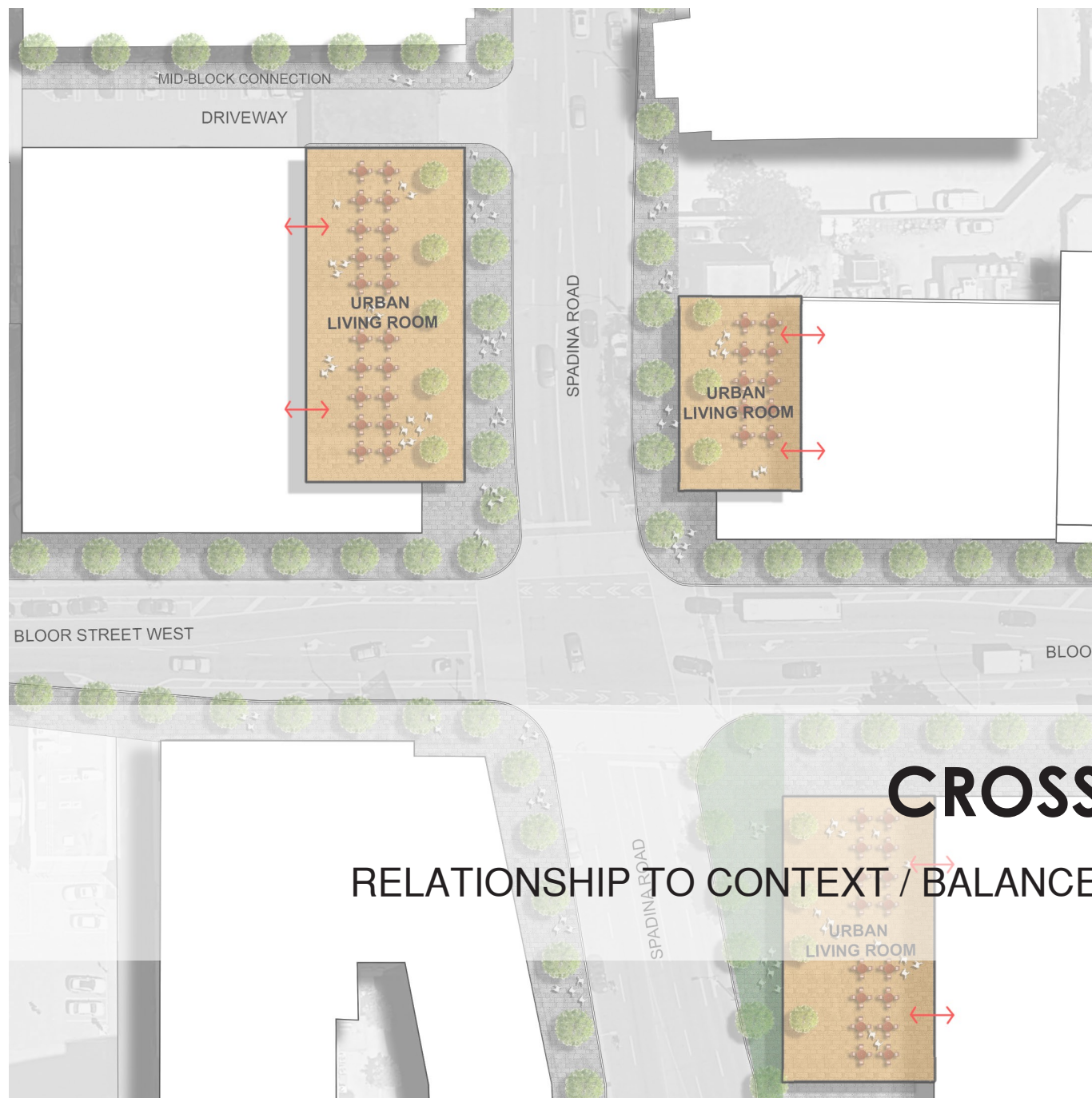
COMMUNITY WORKSHOP #3



DESIGN PRINCIPLES

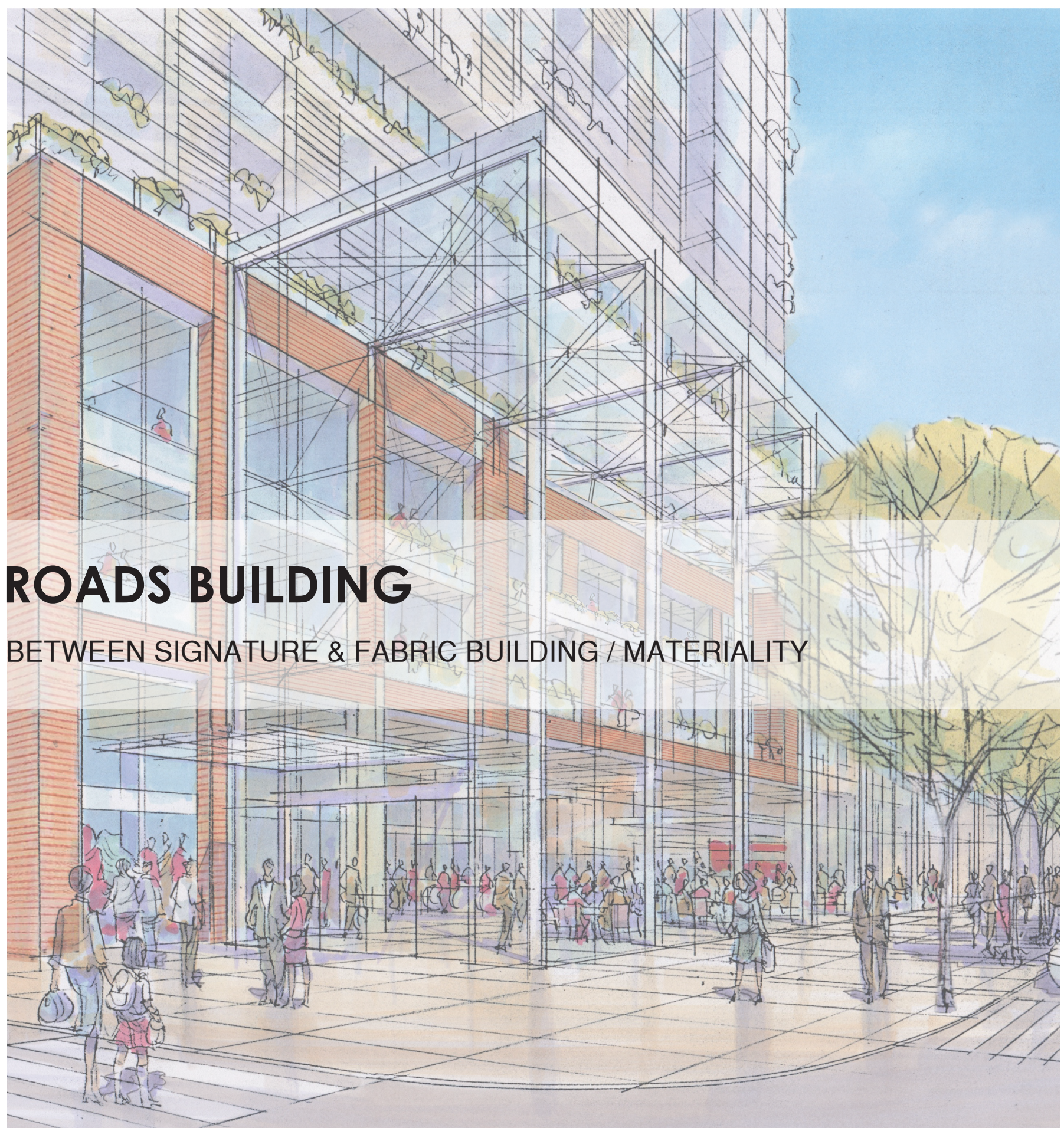
SPADINA RD. & BLOOR ST. W.
TORONTO, ON
DECEMBER 2018

COMMUNITY WORKSHOP



CROSSROADS BUILDING

RELATIONSHIP TO CONTEXT / BALANCE BETWEEN SIGNATURE & FABRIC BUILDING / MATERIALITY





CONNECTIVITY

CONNECTIVITY



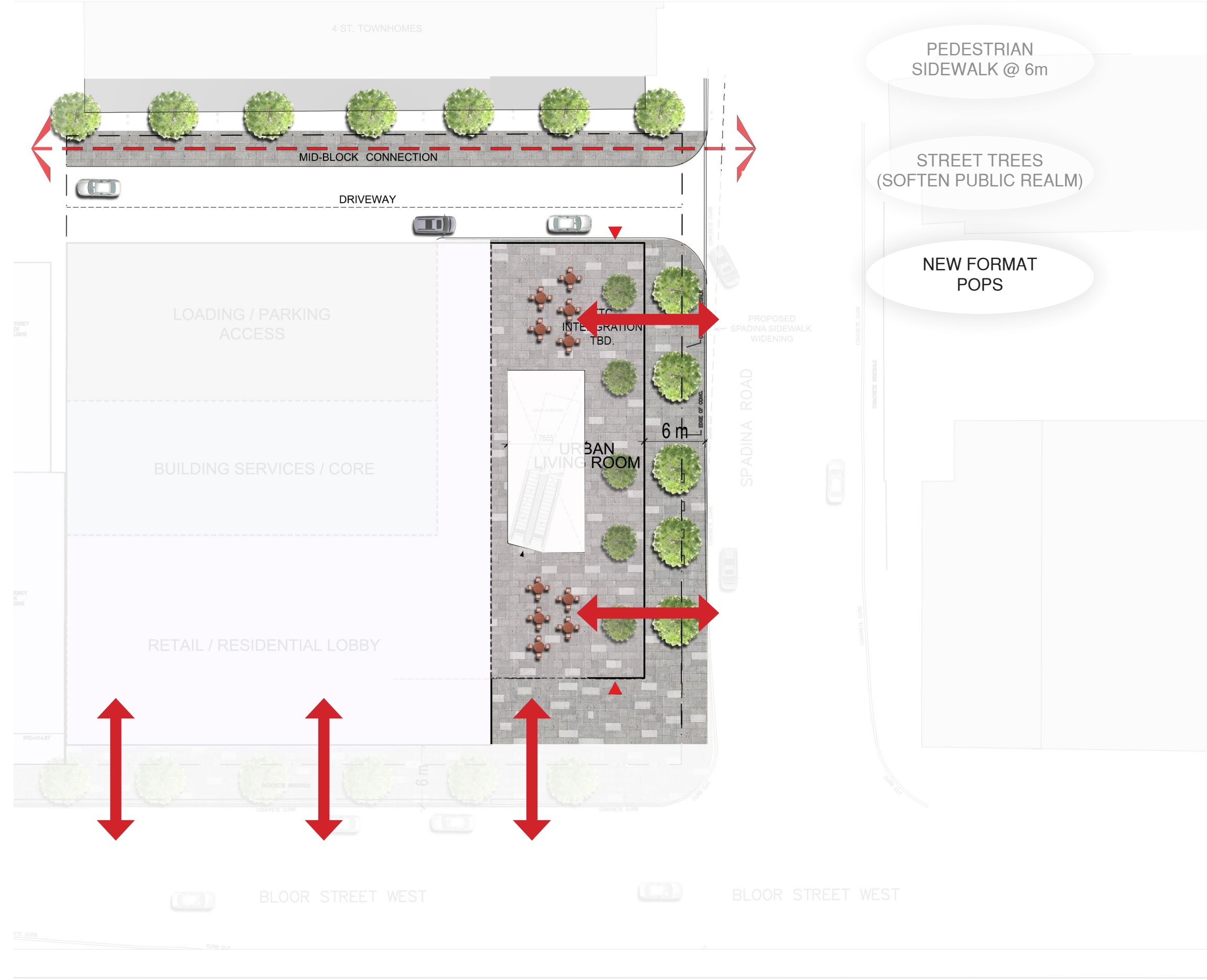


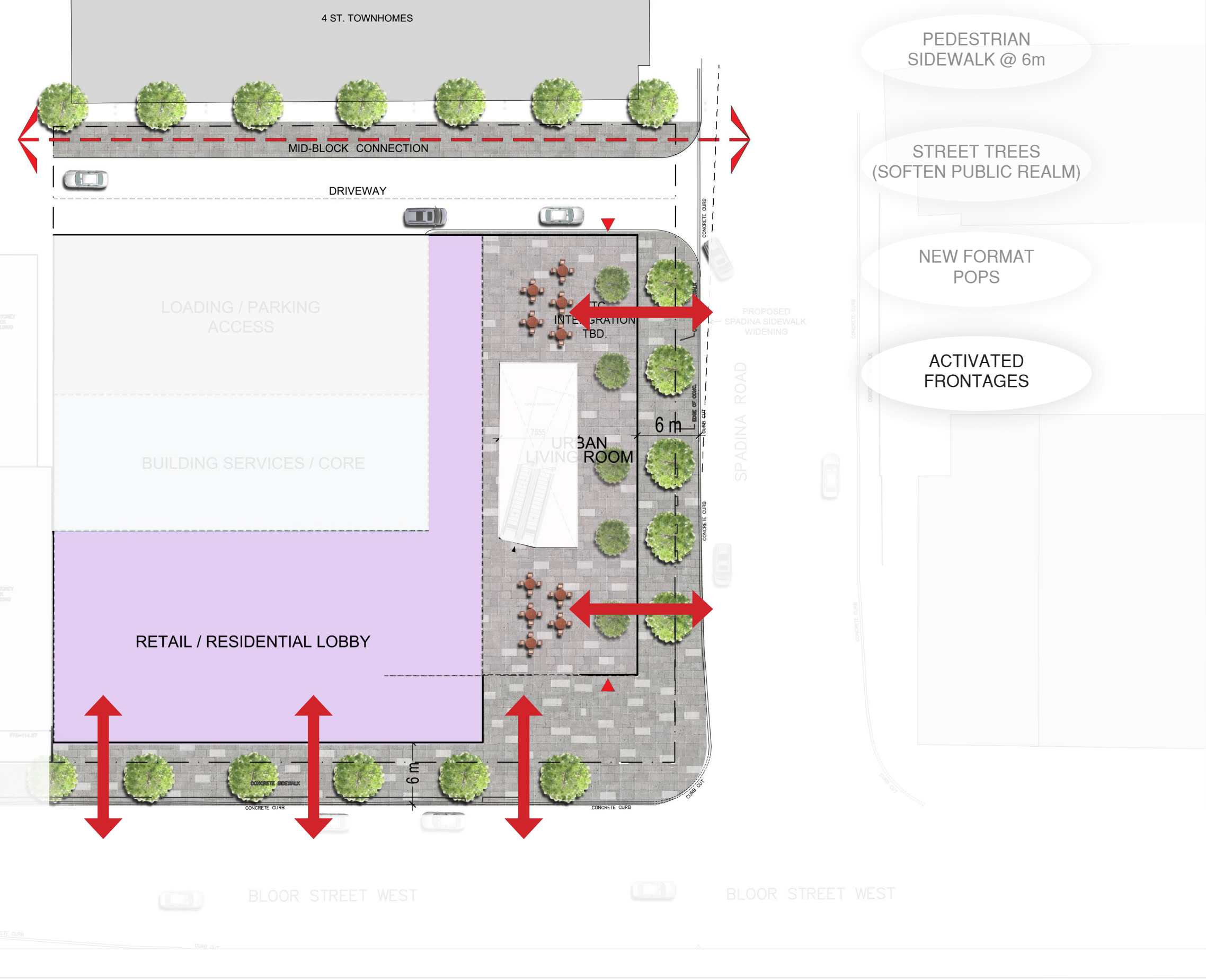
CONNECTIVITY





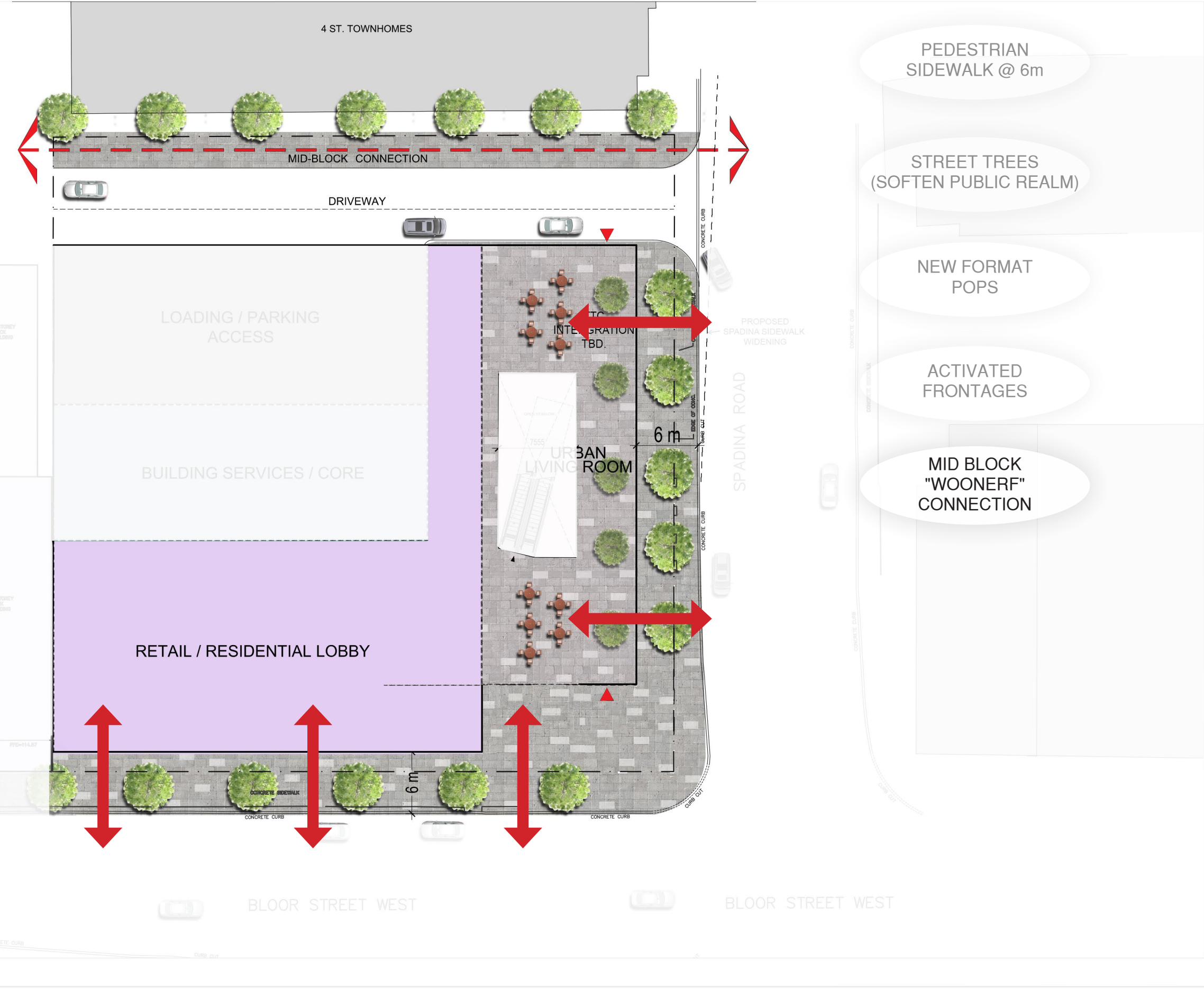
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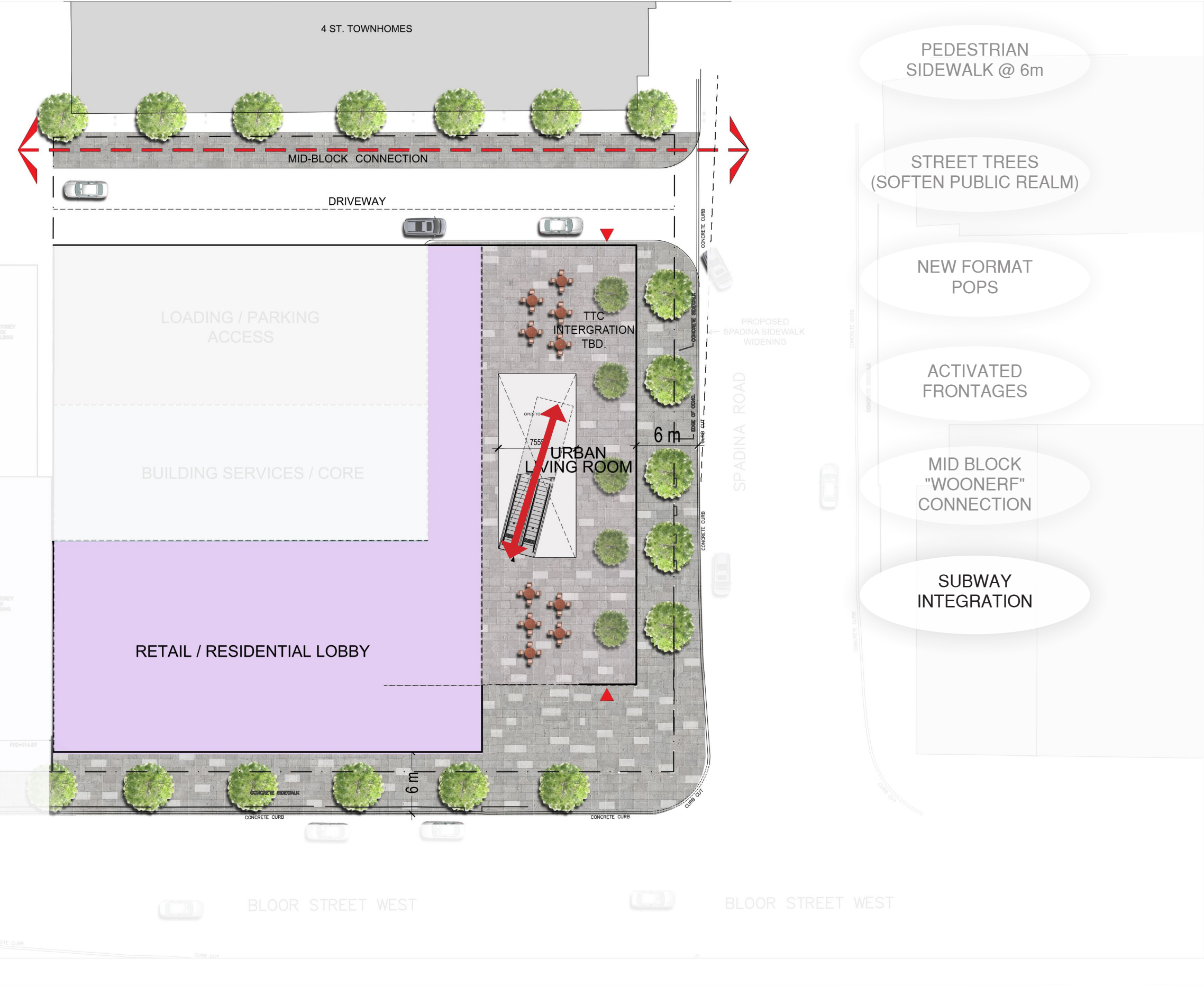


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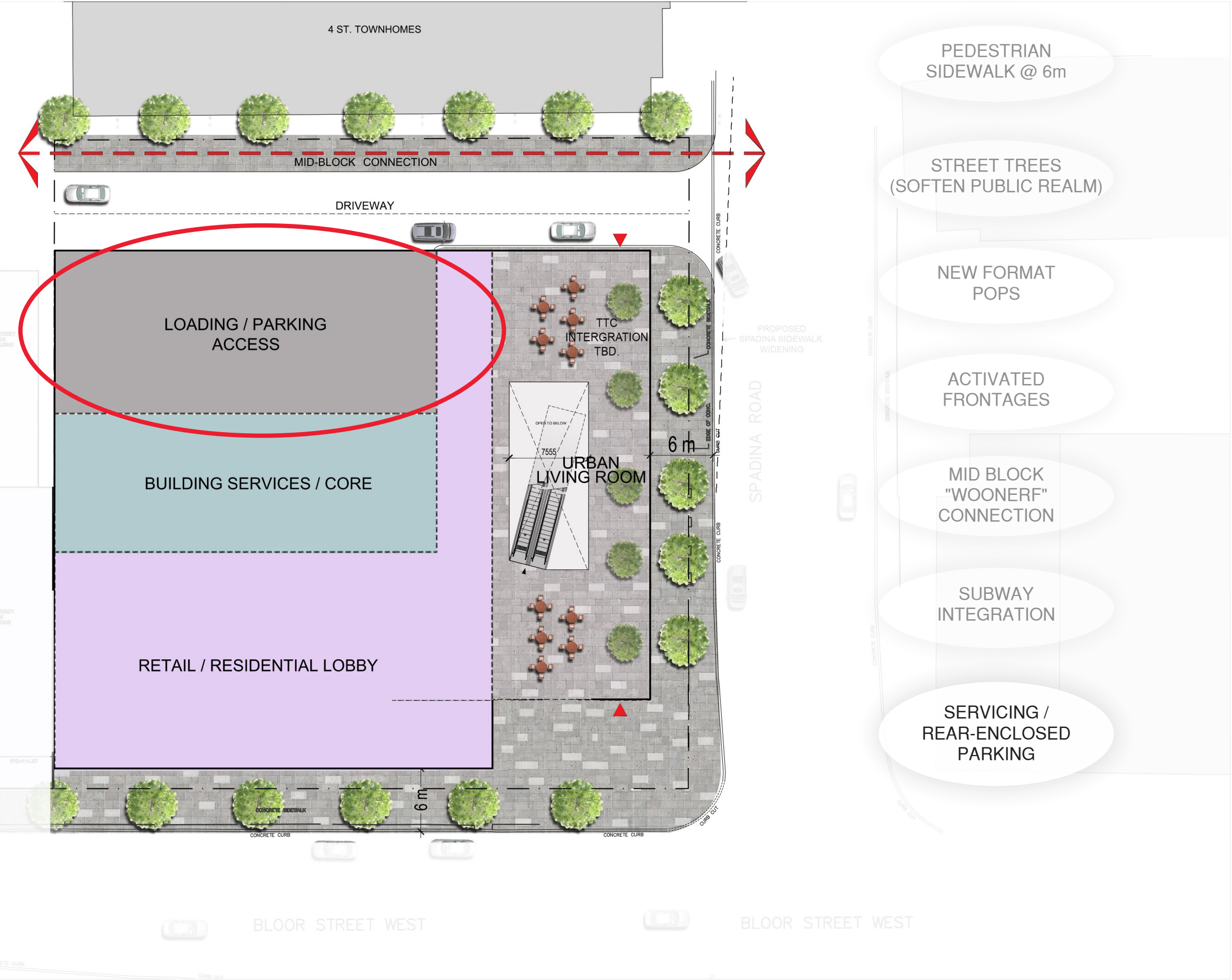


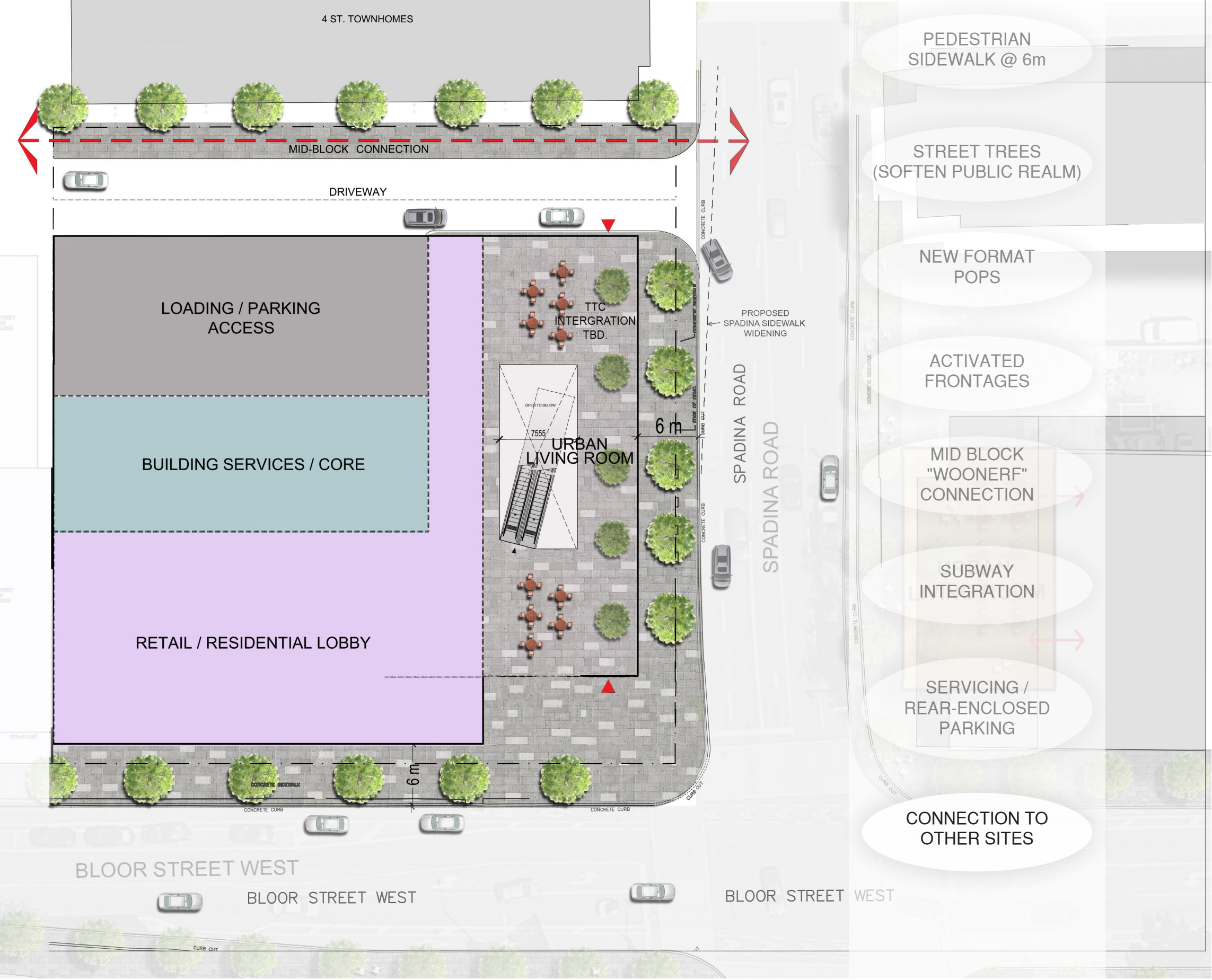


CONNECTIVITY

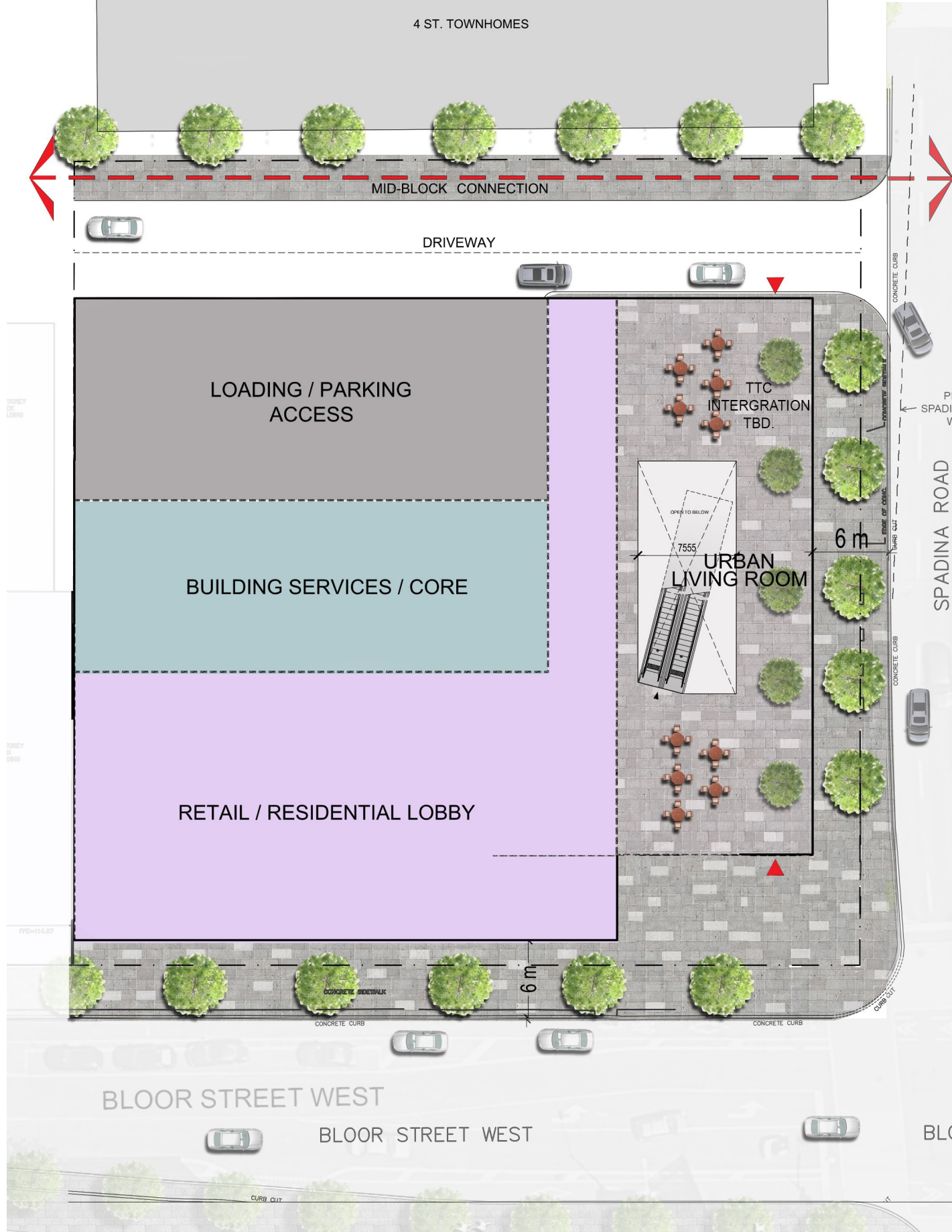


CONNECTIVITY





An architectural sketch of a modern building with a glass and brick facade. The word "CONNECTIVITY" is written in large, bold, black capital letters across the upper part of the image. The sketch shows people walking on the sidewalk and trees in the background.





DIVERSITY & ADAPTABILITY
USE / PROGRAMMING



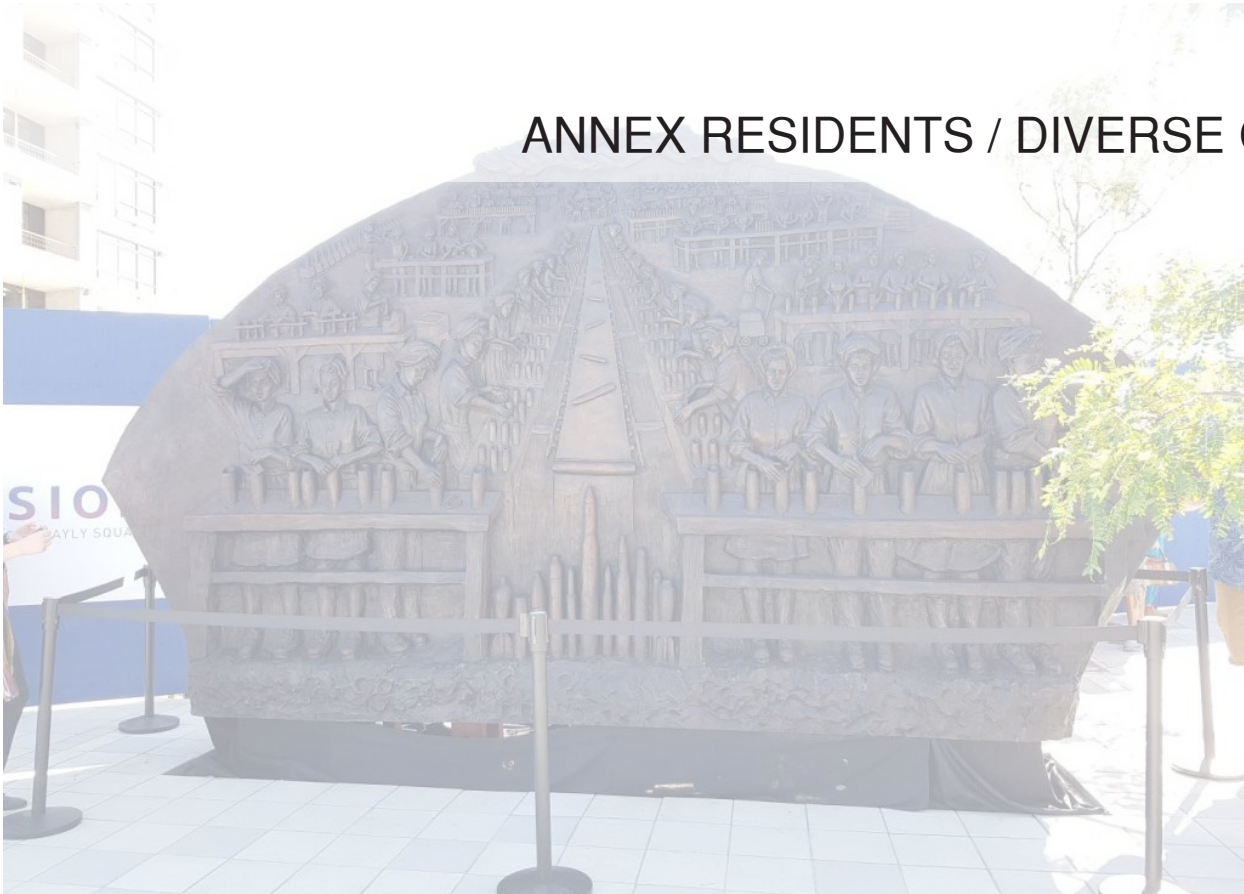
RETAIL / CIVIC / OFFICE / URBAN LIVING ROOM / CONDO / RENTAL REPLACEMENT

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TORONTO, ON
DECEMBER 2018

DESIGN PRINCIPLES



DIVERSITY & ADAPTABILITY



ANNEX RESIDENTS / DIVERSE COMMUNITY / PUBLIC ART / INTERPRETATION / BUILT FORM

CULTURE

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DESIGN PRINCIPLES



DIVERSITY & ADAPTABILITY

ADAPTABILITY OVER TIME

RETAIL TYPOLOGY



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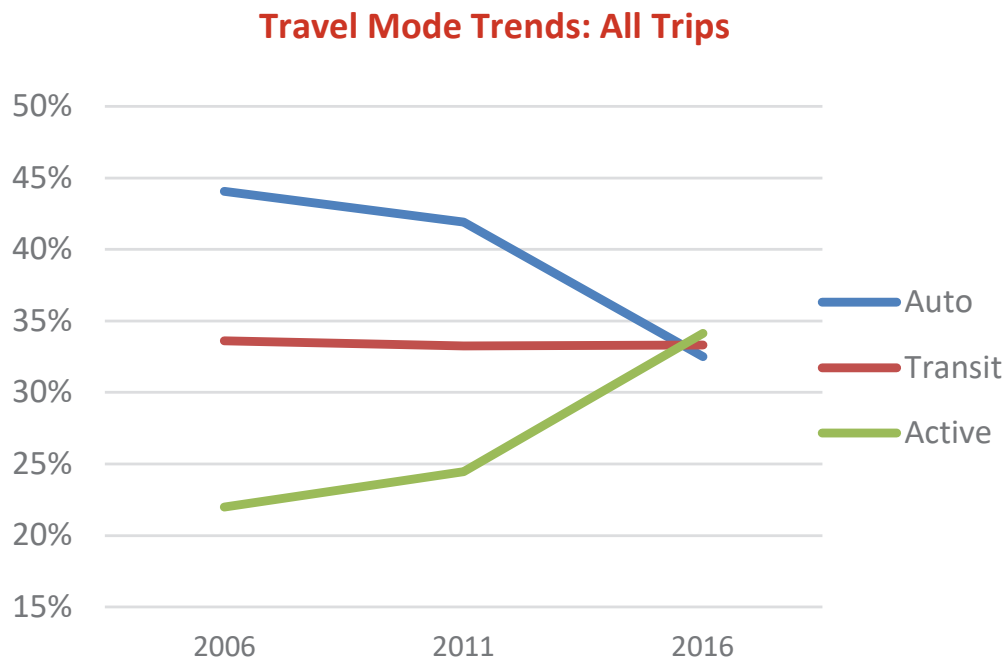
DESIGN PRINCIPLES



DIVERSITY & ADAPTABILITY

MODES OF TRANSPORTATION

BIKING / WALKING / PUBLIC TRANSIT / SUBWAY INTEGRATION



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DESIGN PRINCIPLES



SUSTAINABILITY

TGS GUIDELINES / SUSTAINABLE PLANTING / ENERGY EFFICIENCY / BIRD FRIENDLY GLAZING / RESILIENT





BUILDING MASSING
LOWER PODIUM / PODIUM / TOWER



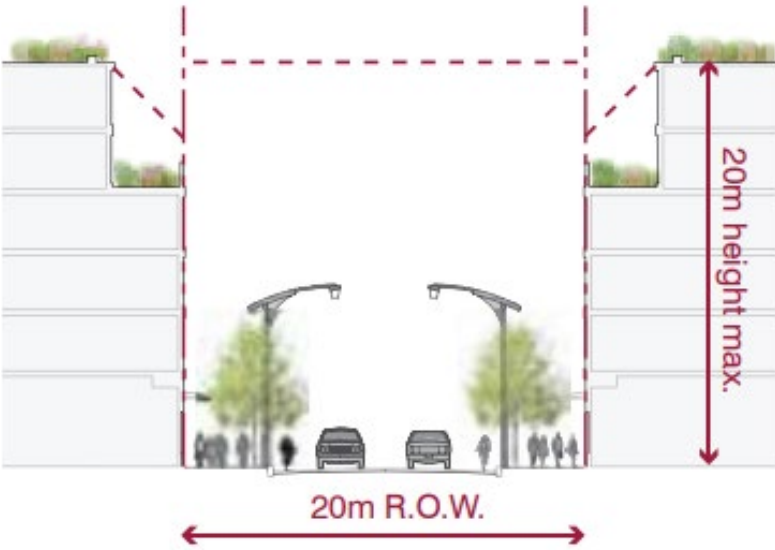
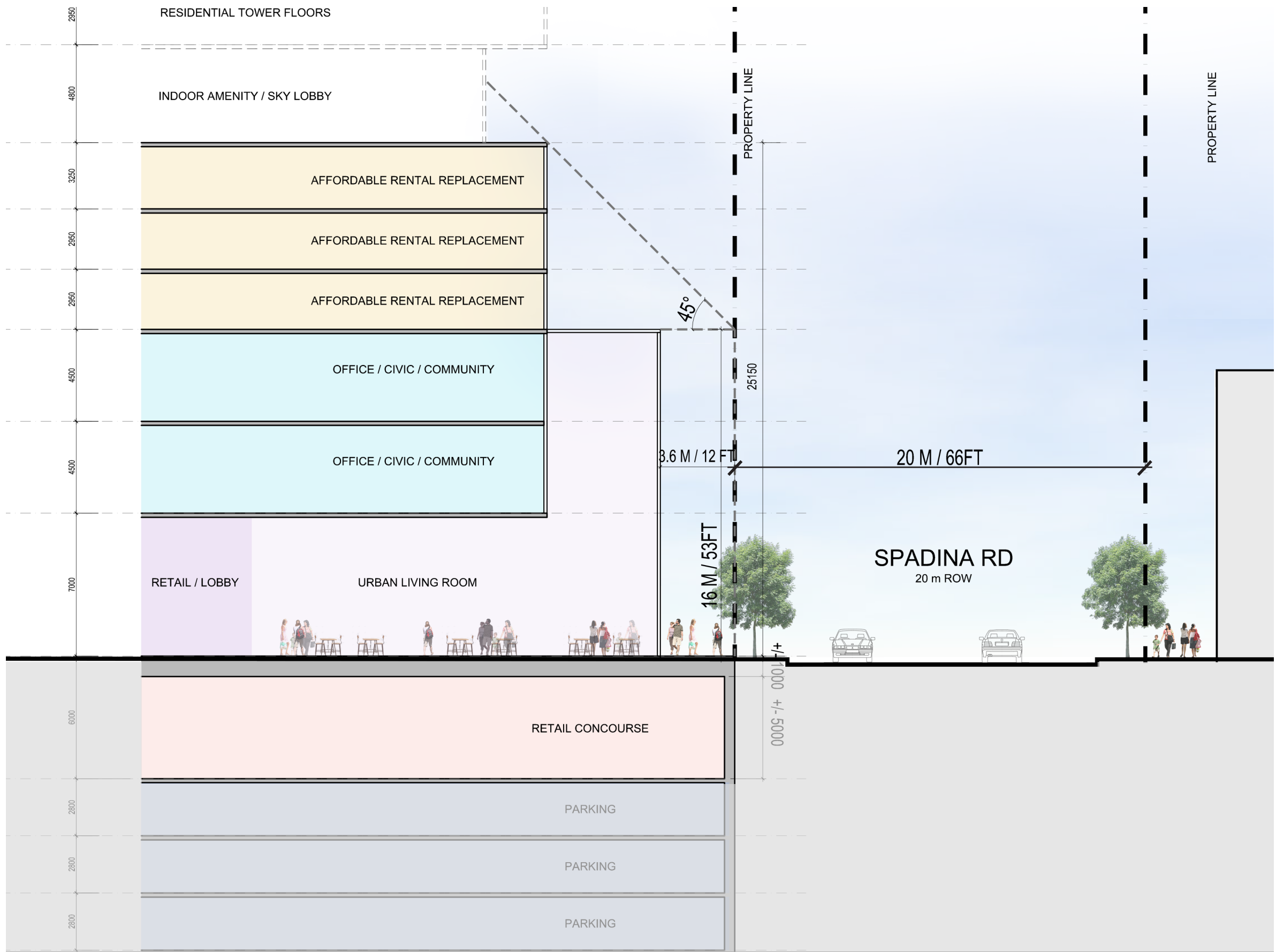
LOWER PODIUM

- OFFICE AREA TO BE
MAINTAINED OR INCREASED

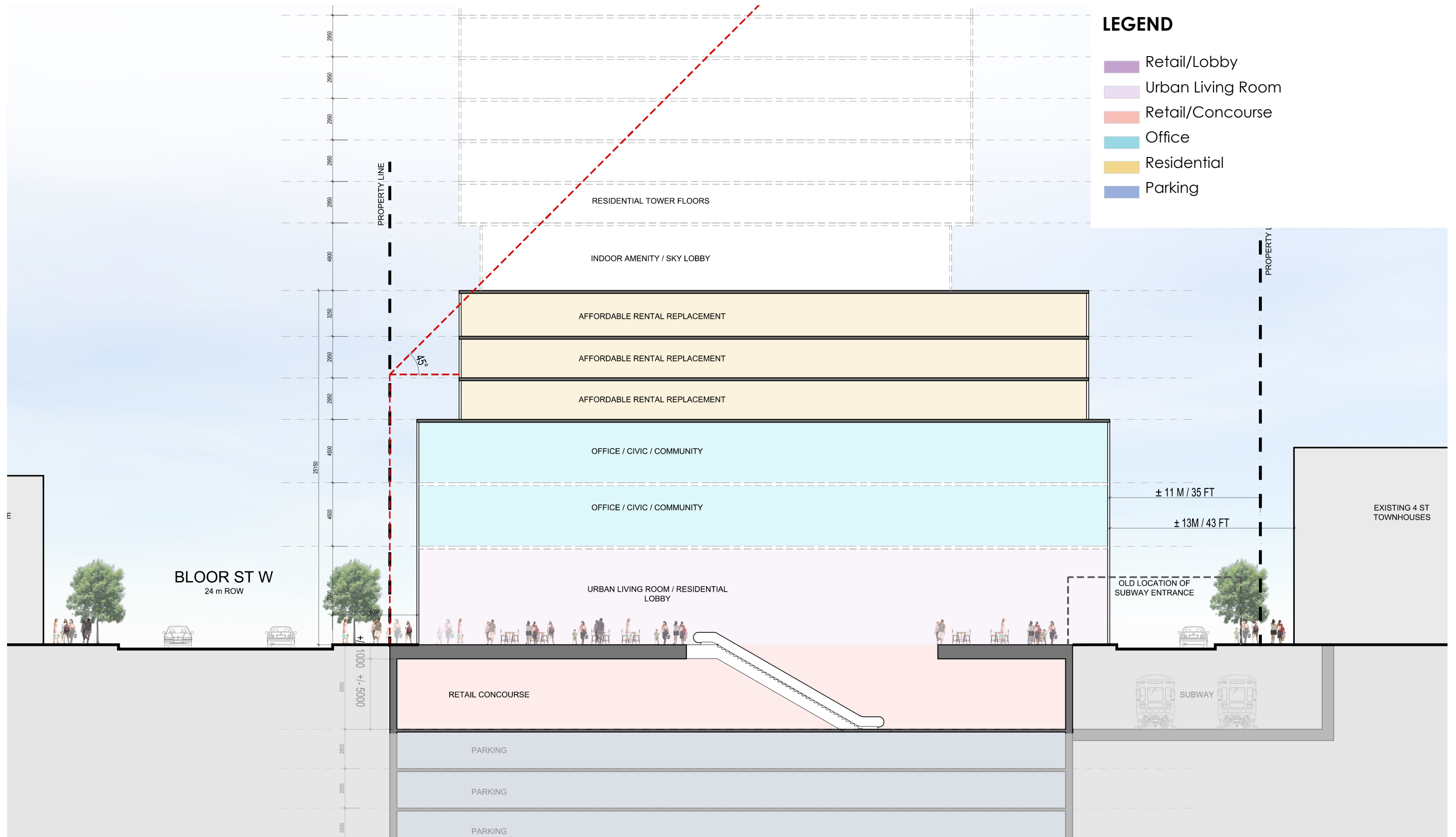
An architectural rendering of a city block in Toronto. The central focus is a new building with a white base and a grey upper section with horizontal lines. To its left is a tall, grey building with many windows. To its right is a street with a double yellow line and a dashed line, with trees and a sidewalk. In the background, there are more buildings and a curved road. The text 'PODIUM' is in the top left, and '- 24 AFFORDABLE RENTAL REPLACEMENT UNITS' is in the top right.

PODIUM

- 24 AFFORDABLE RENTAL
REPLACEMENT UNITS



- LEGEND**
- Retail/Lobby
 - Urban Living Room
 - Retail/Concourse
 - Office
 - Residential
 - Parking





THANK YOU!