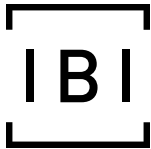




334-350 BLOOR STREET W.
COMMUNITY WORKING GROUP MEETING
2021-05-25





AGENDA

COMMUNITY WORKING GROUP MEETING

HERITAGE

DESIGN UPDATES

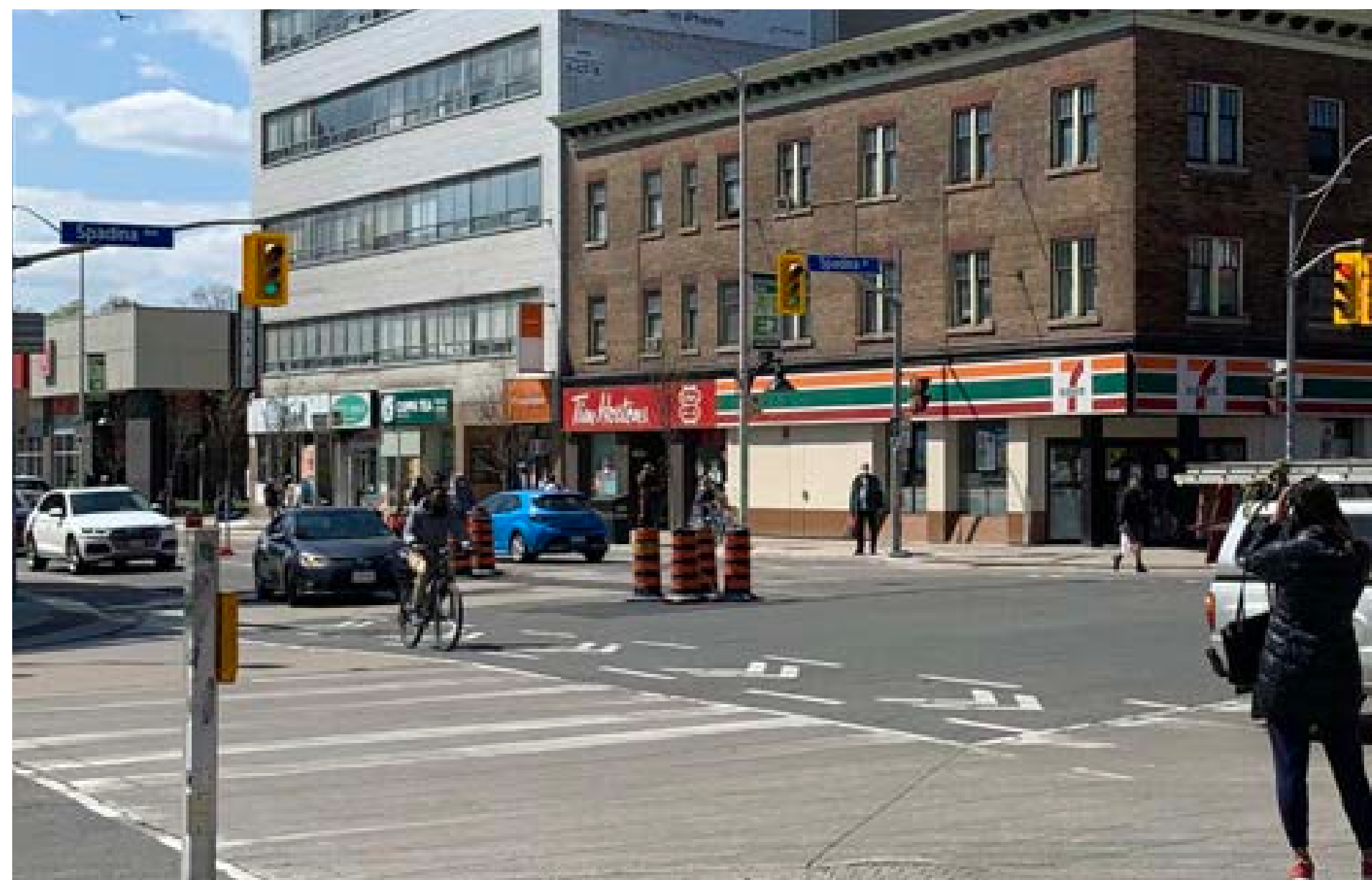
HERITAGE

THE YORK APARTMENTS





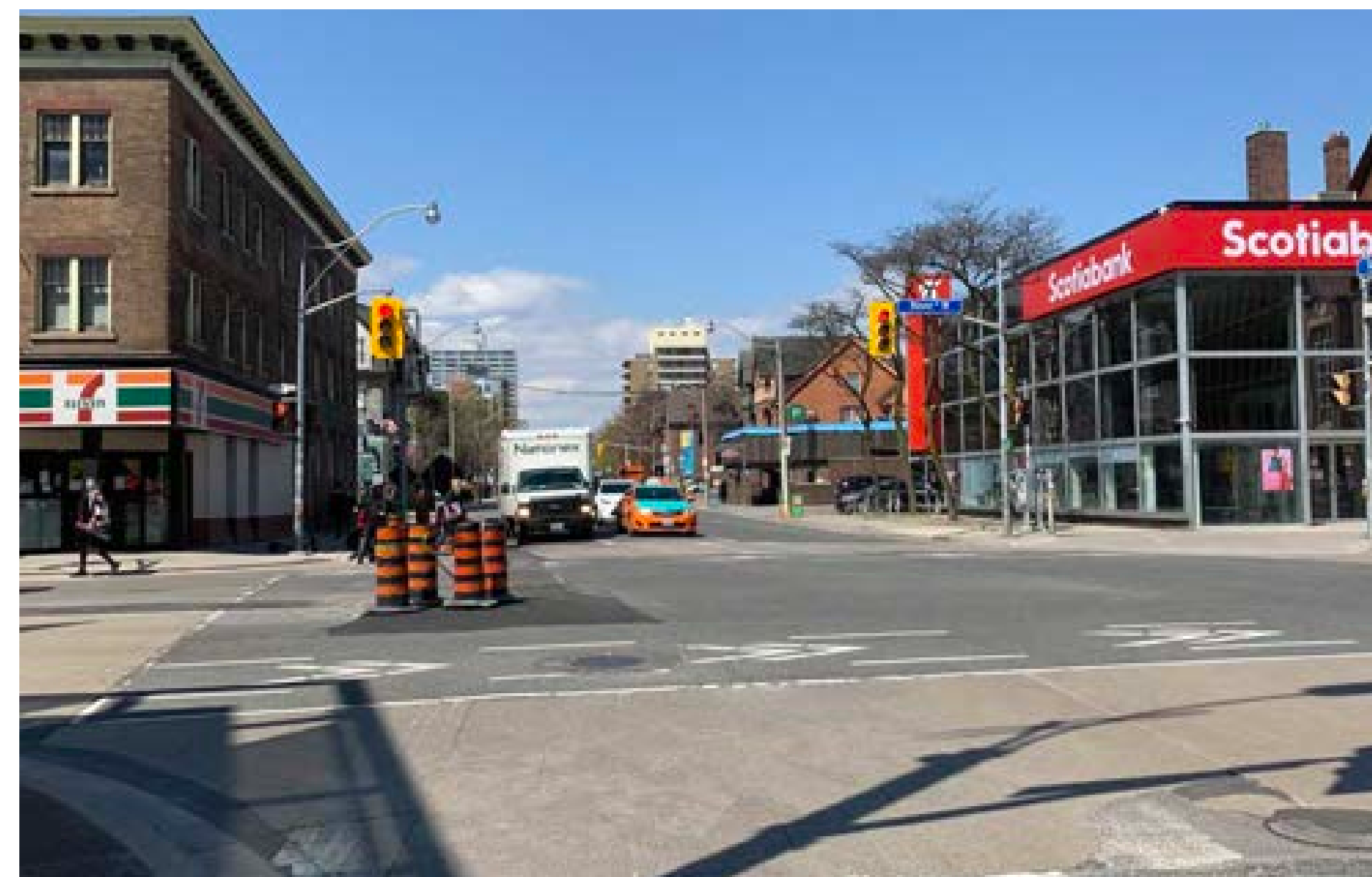
1915



2021

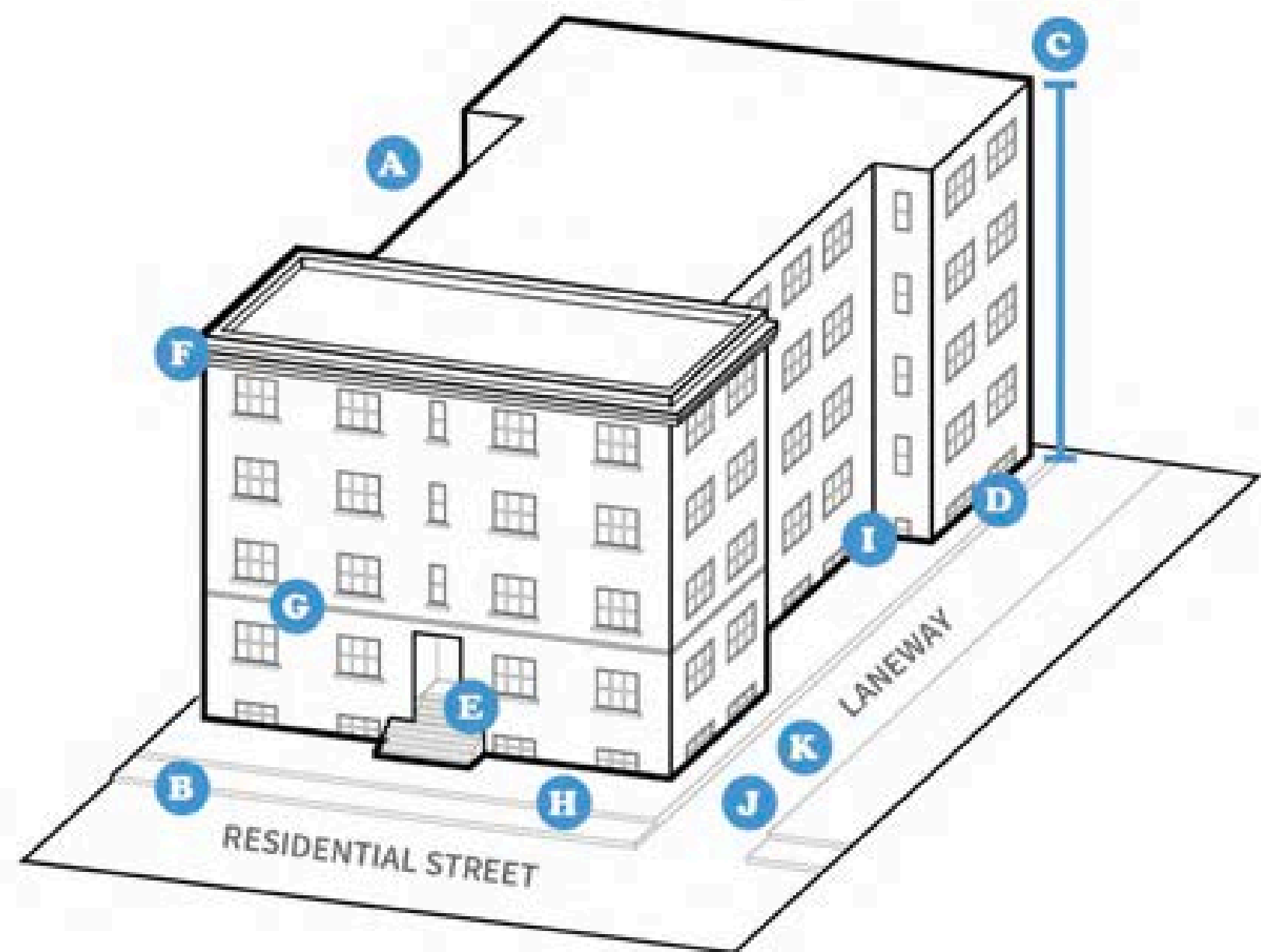


1949



2021

TORONTO WALK UP APARTMENT BUILDINGS



- | | |
|---|-------------------------------------|
| A 5+ RESIDENTIAL UNITS | C STREET-FACING ARTICULATION |
| B LOCATION ON A RESIDENTIAL STREET | H MAXIMIZED LOT COVERAGE |
| C UP TO 4 STOREY HEIGHTS | I LIGHT WELLS & COURTYARDS |
| D BASEMENT UNITS | J LANEWAYS |
| E NO ELEVATORS | K NO INTEGRATED PARKING |
| F ROOF TREATMENT | |

REDMOND & BEGGS





HERITAGE STATUS

- Not listed on the City's Heritage Register
- Not designated under the Ontario Heritage Act
- Adjacent to the West Annex HCD

CULTURAL HERITAGE VALUE (NOMINAL)



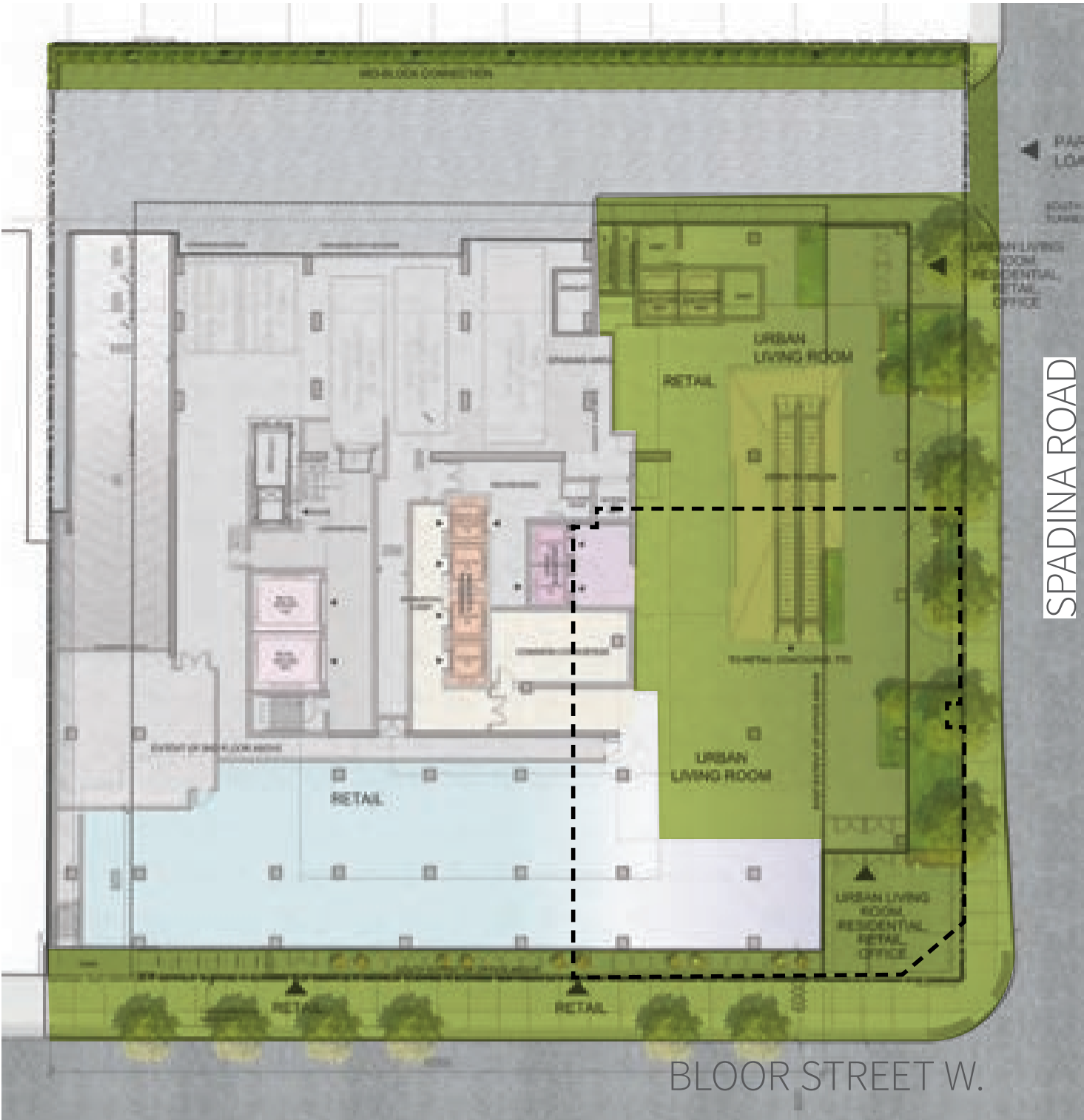
334-350 BLOOR STREET WEST

CONSIDERED ALTERNATIVES

RETENTION IN SITU



Existing



Proposed

[- - -] York Apartments building footprint

Public Realm

Existing: ~**4590sqft**

Proposed: ~**17,570sqft**

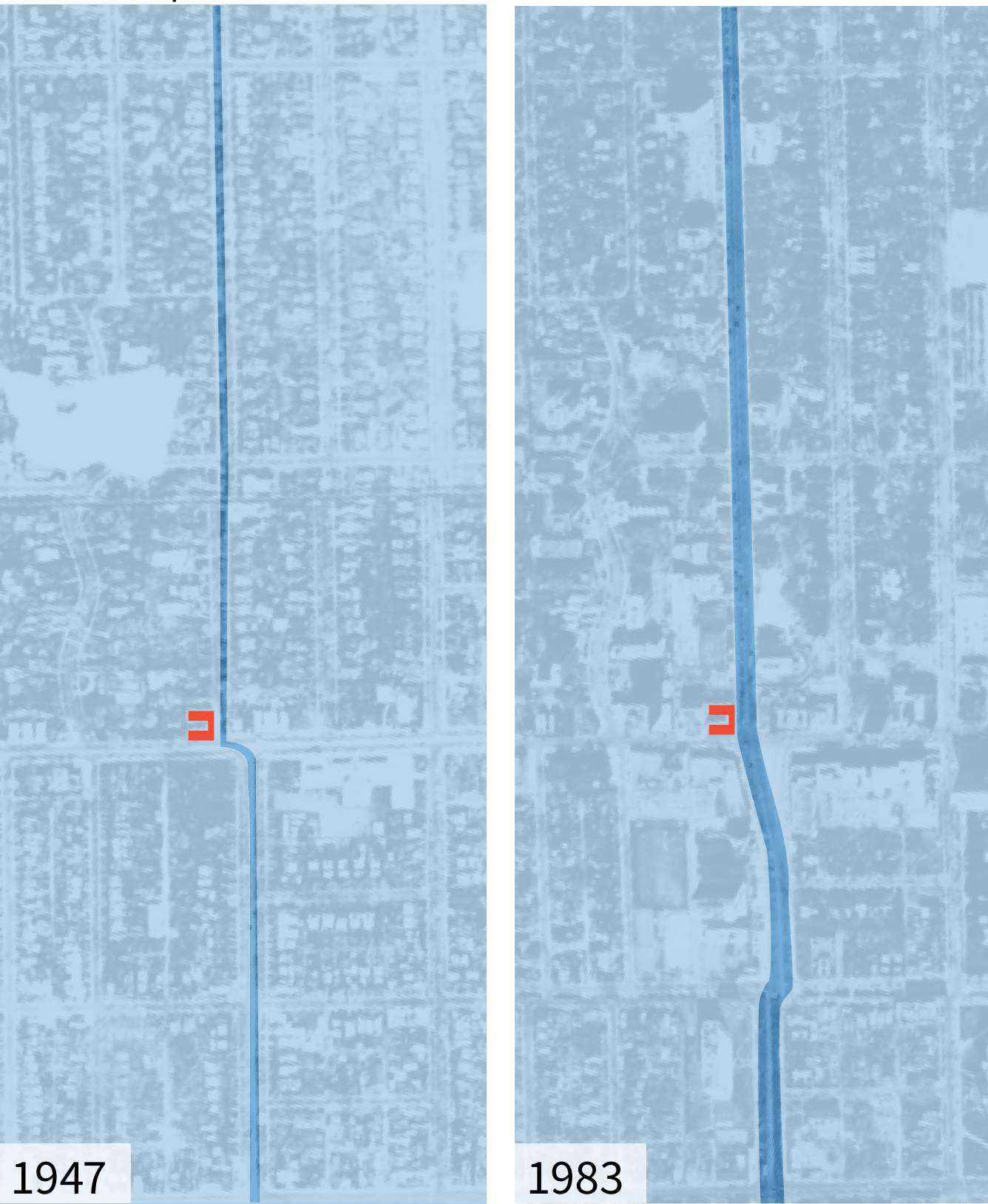
RETAINING A REPRESENTATIVE BAY



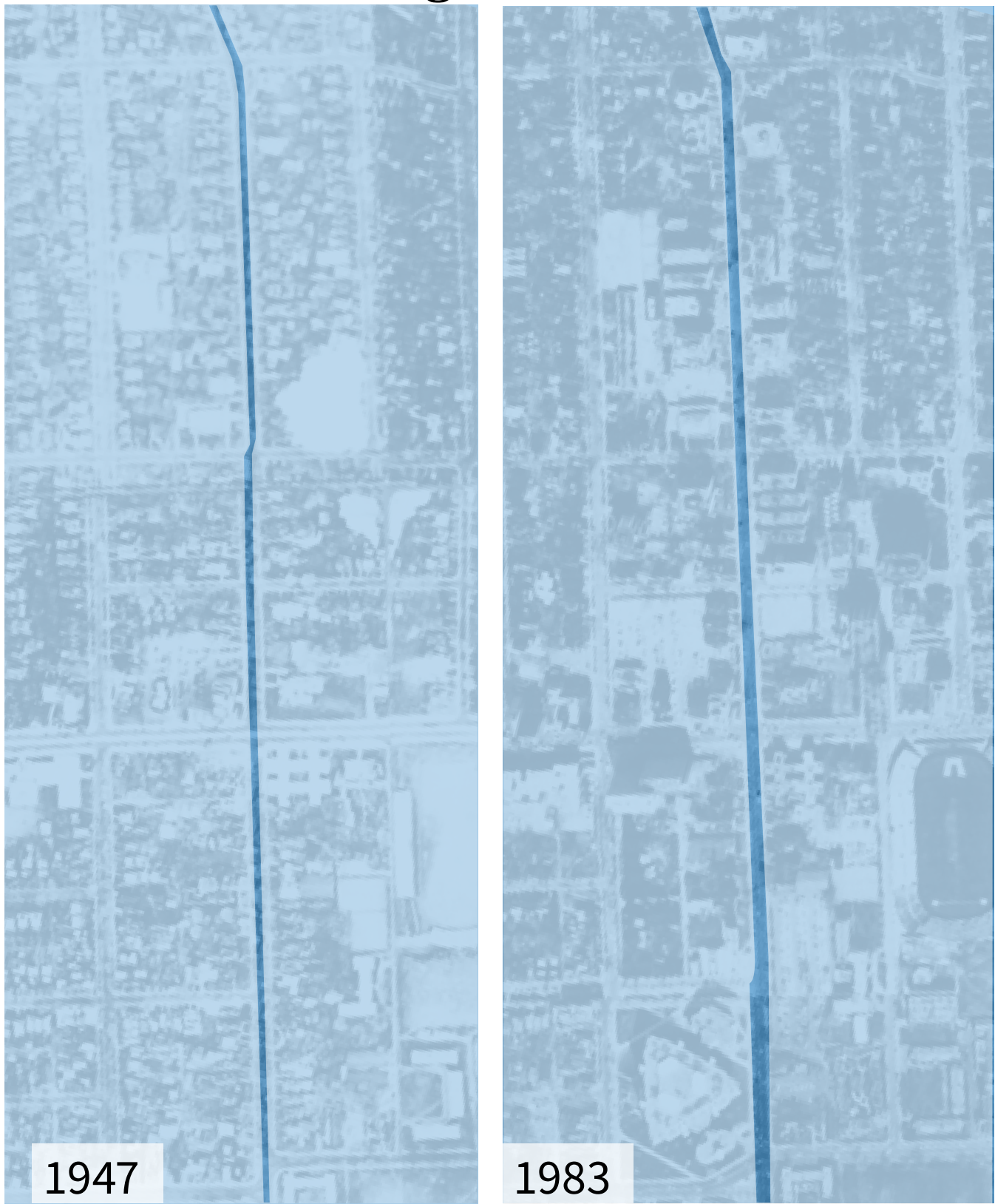
CONTEXT & EVOLUTION

PUBLIC REALM CHARACTER

Spadina Avenue Road



St. George Street

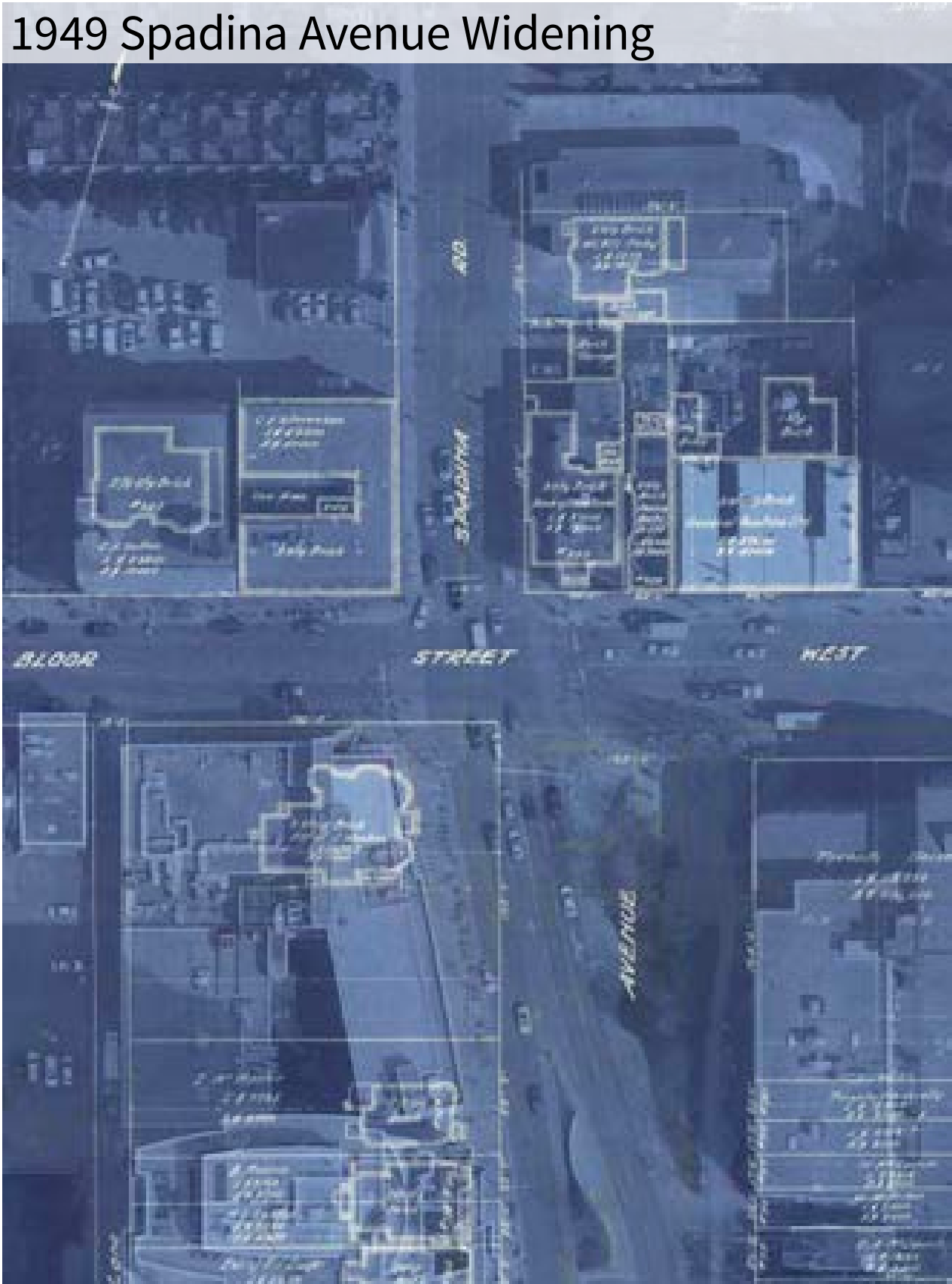


Queens Park / Avenue Road



PUBLIC REALM CHARACTER

1949 Spadina Avenue Widening



1930s survey overlaid on current aerial



1949



2021

BUILT FORM CHARACTER



THE OPPORTUNITY

1. STORYTELLING



City-wide public transportation crossroads



First Nations trail of Ishpadinaa



Development of the Annex, Harbord Village neighbourhoods and Bloor as a main street.



Spadina Expressway & Stop Spadina Save Our City Coordinating Committee



The urban design, art and architecture of the Spadina extension of Line 1

2. REINSTATING THE PUBLIC REALM



1930s*

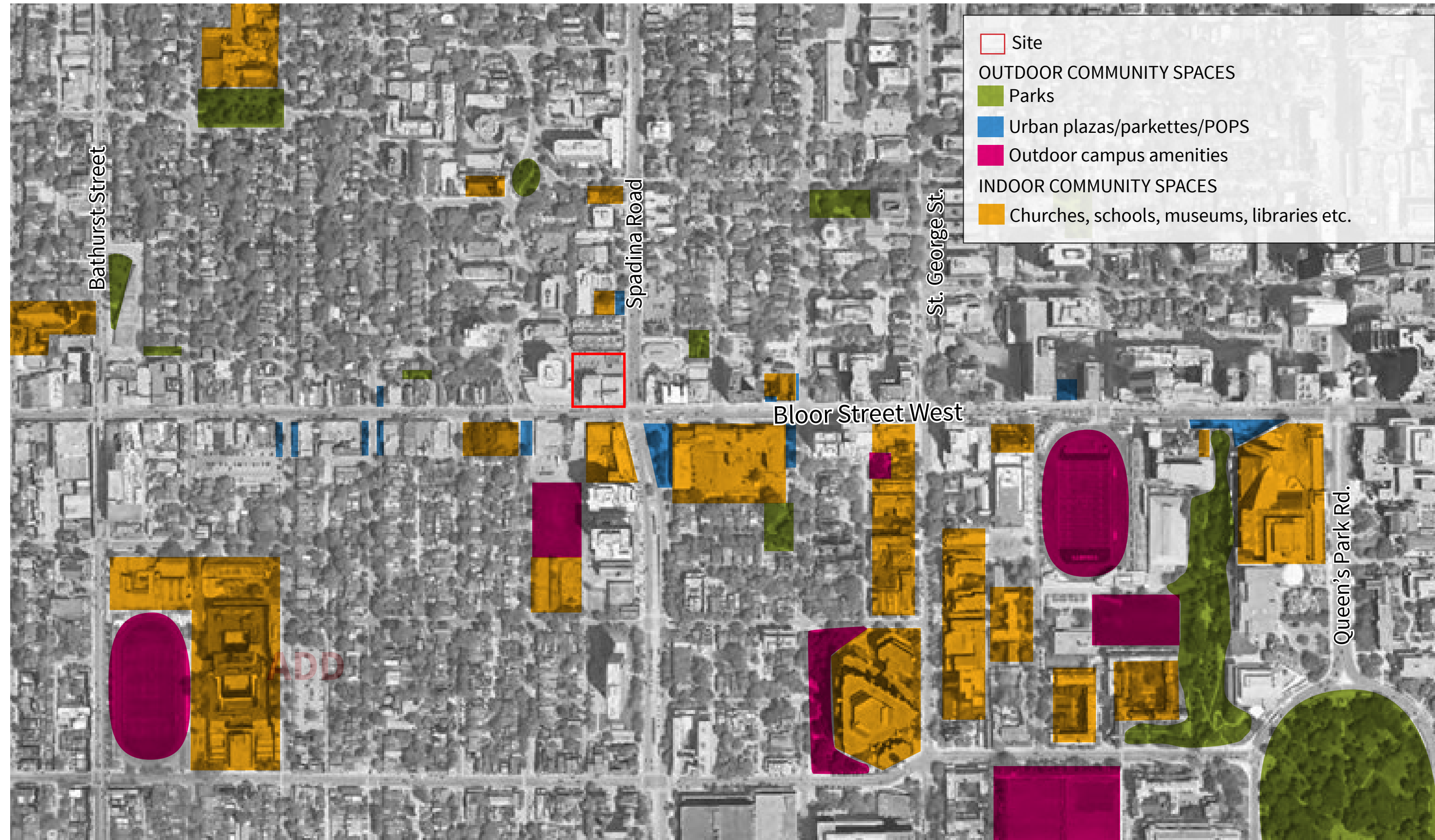


Contemporary Aerial

* Approximate location of roadway and public realm provided based on archival imagery

334-350 BLOOR STREET WEST

3. INTRODUCING PROGRAMMABLE PUBLIC SPACE



4. RESPONDING TO CONTEXT THROUGH HIGH-QUALITY DESIGN



5. RESPONDING TO THE EVOLVED CHARACTER OF BLOOR-SPADINA



DESIGN UPDATES



MATERIALITY & VERTICAL EXPRESSION



MATERIALITY & VERTICAL EXPRESSION



MATERIALITY & VERTICAL EXPRESSION



MATERIALITY, VERTICALITY, & TEXTURE (BRICK CORBELING)



MATERIALITY, VERTICALITY, & TEXTURE (BRICK CORBELING)



VERTICAL EXPRESSION



MATERIALITY, VERTICALITY, & TEXTURE



MATERIALITY, VERTICALITY, & TEXTURE



MATERIALITY, VERTICALITY, & TEXTURE



MATERIALITY & VERTICALITY



The Barts Square, City of London



Kyson Lower Mash



254 Front Street, New York



DSDHA, Corner House, London



DSDHA, Corner House, London

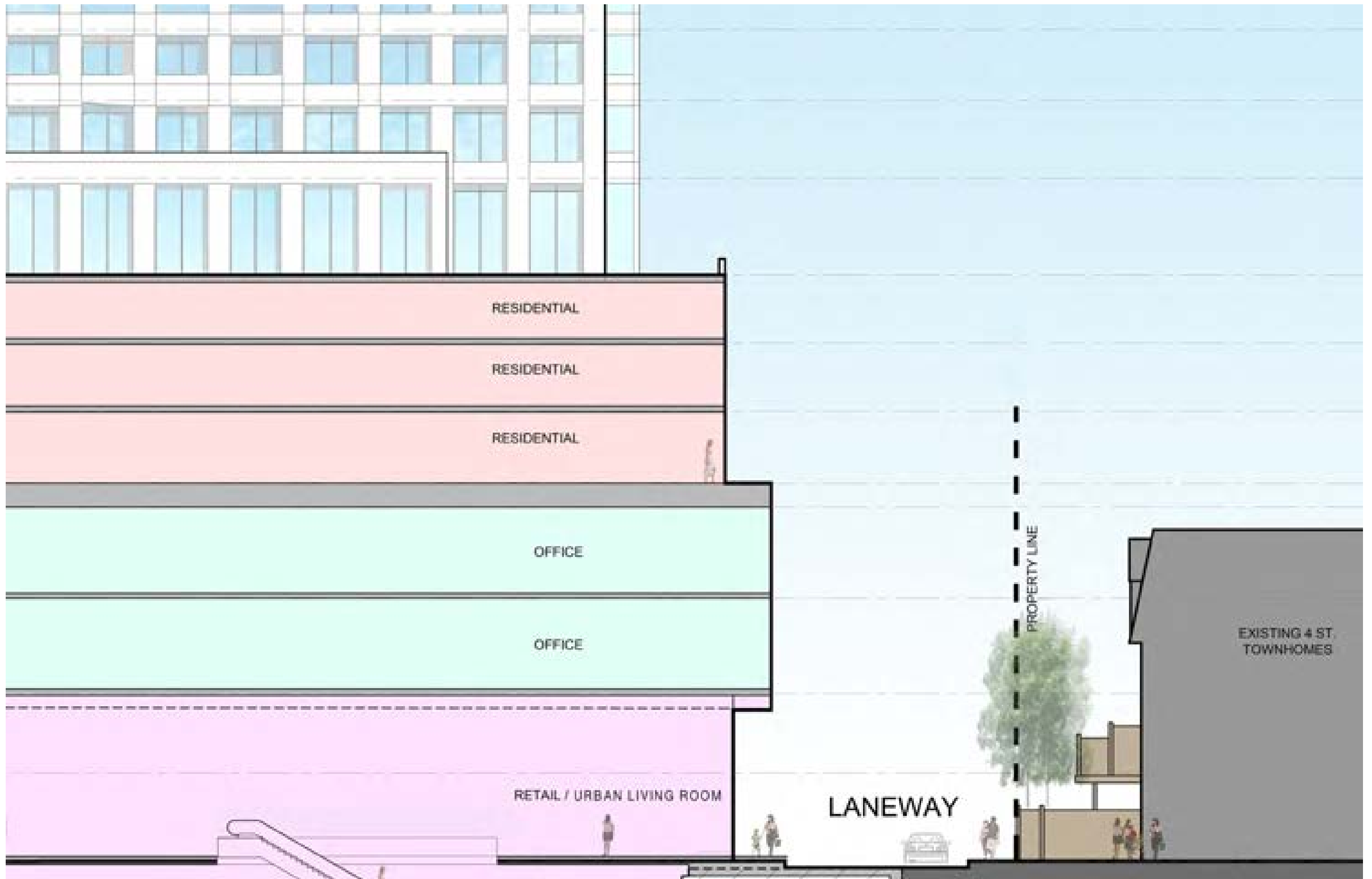


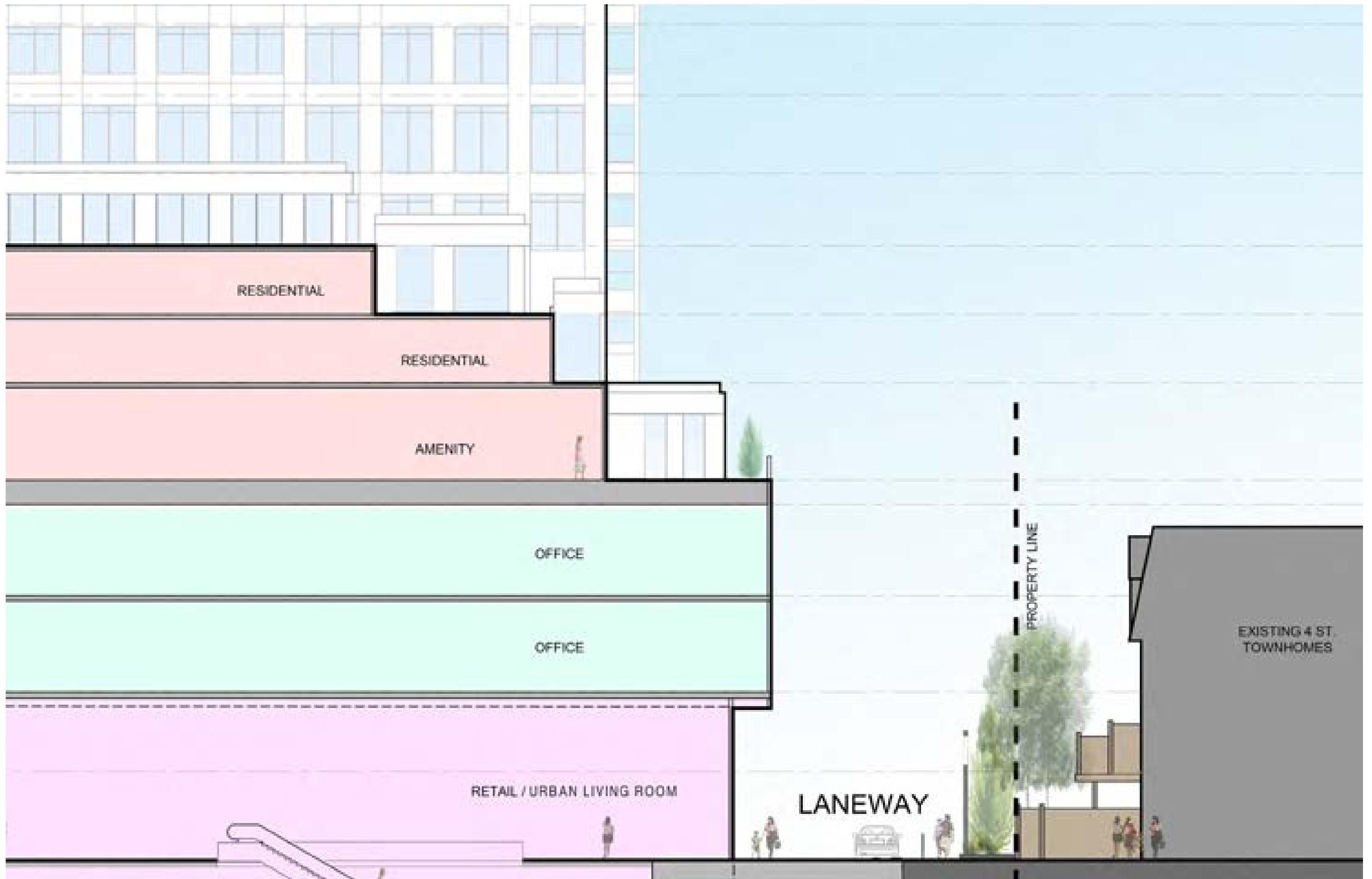
Duggan Morris, London













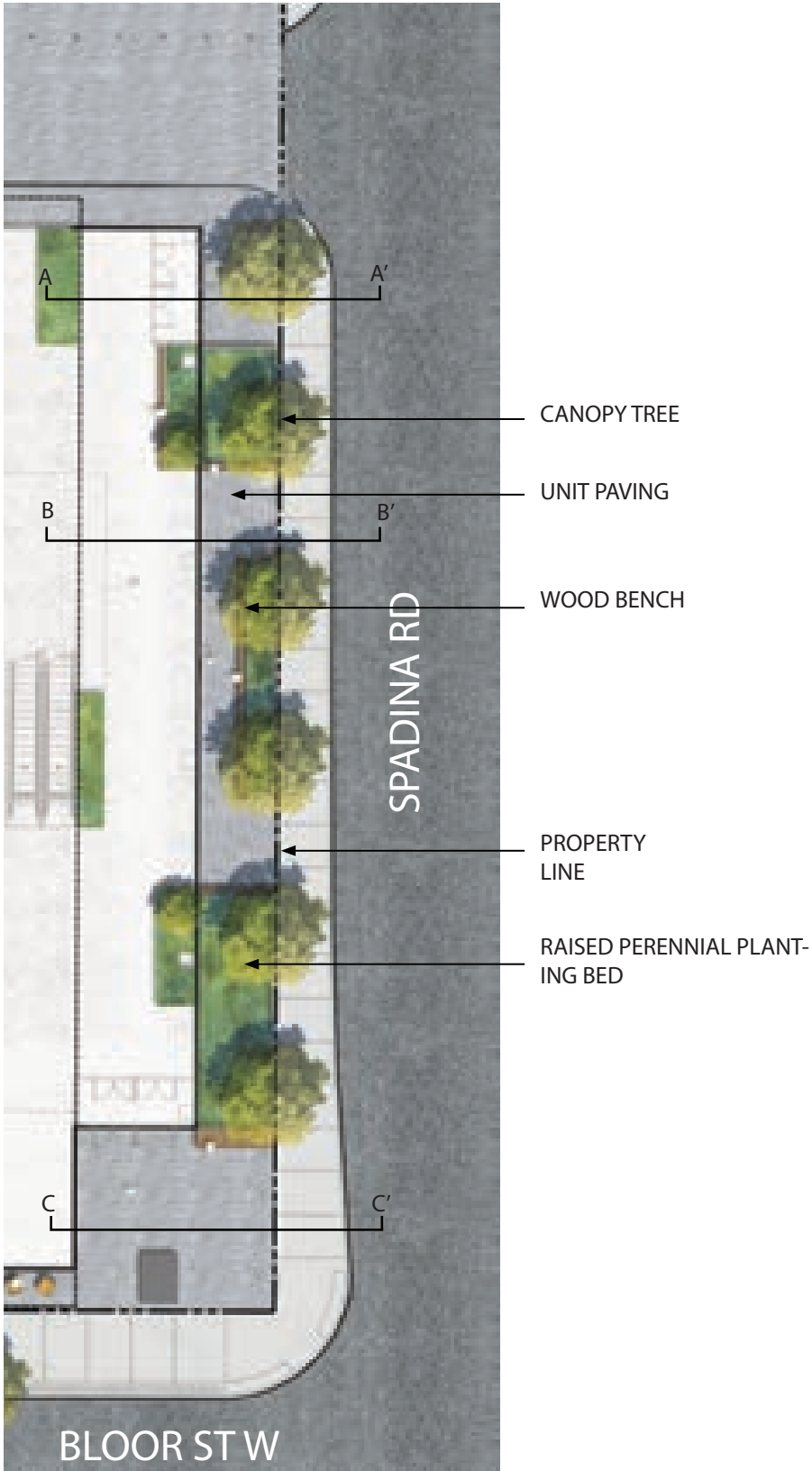
COMMUNITY MEETING



FOOD KIOSKS/ FARMERS MARKET



CONCERT



SPADINA RD SITE PLAN

334-350 BLOOR STREET W
 COMMUNITY WORKING GROUP MEETING
 PROJECT NO: 117334
 2021-05-25



SPADINA RD SECTION A



SPADINA RD SECTION B

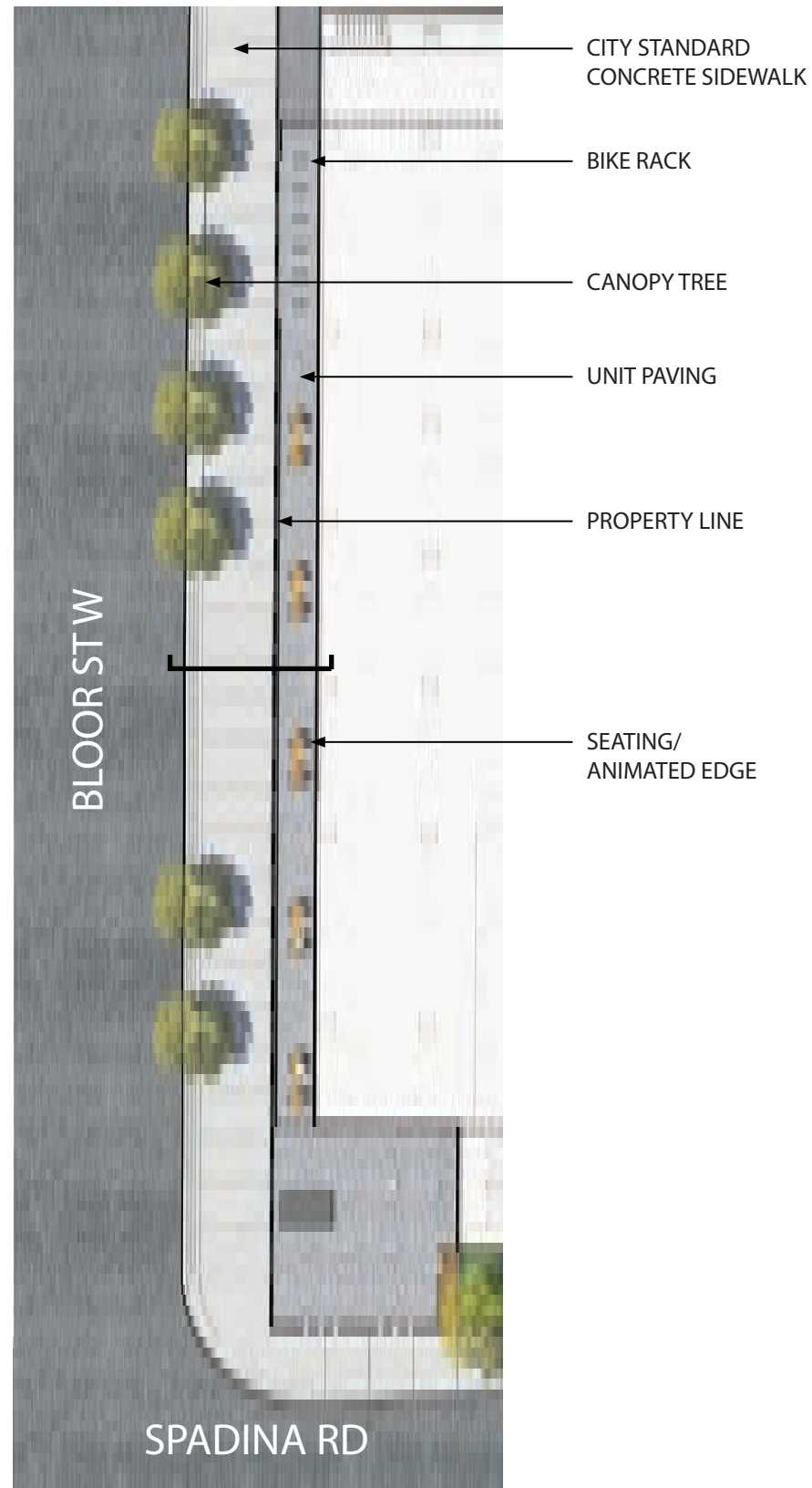


SPADINA RD SECTION C

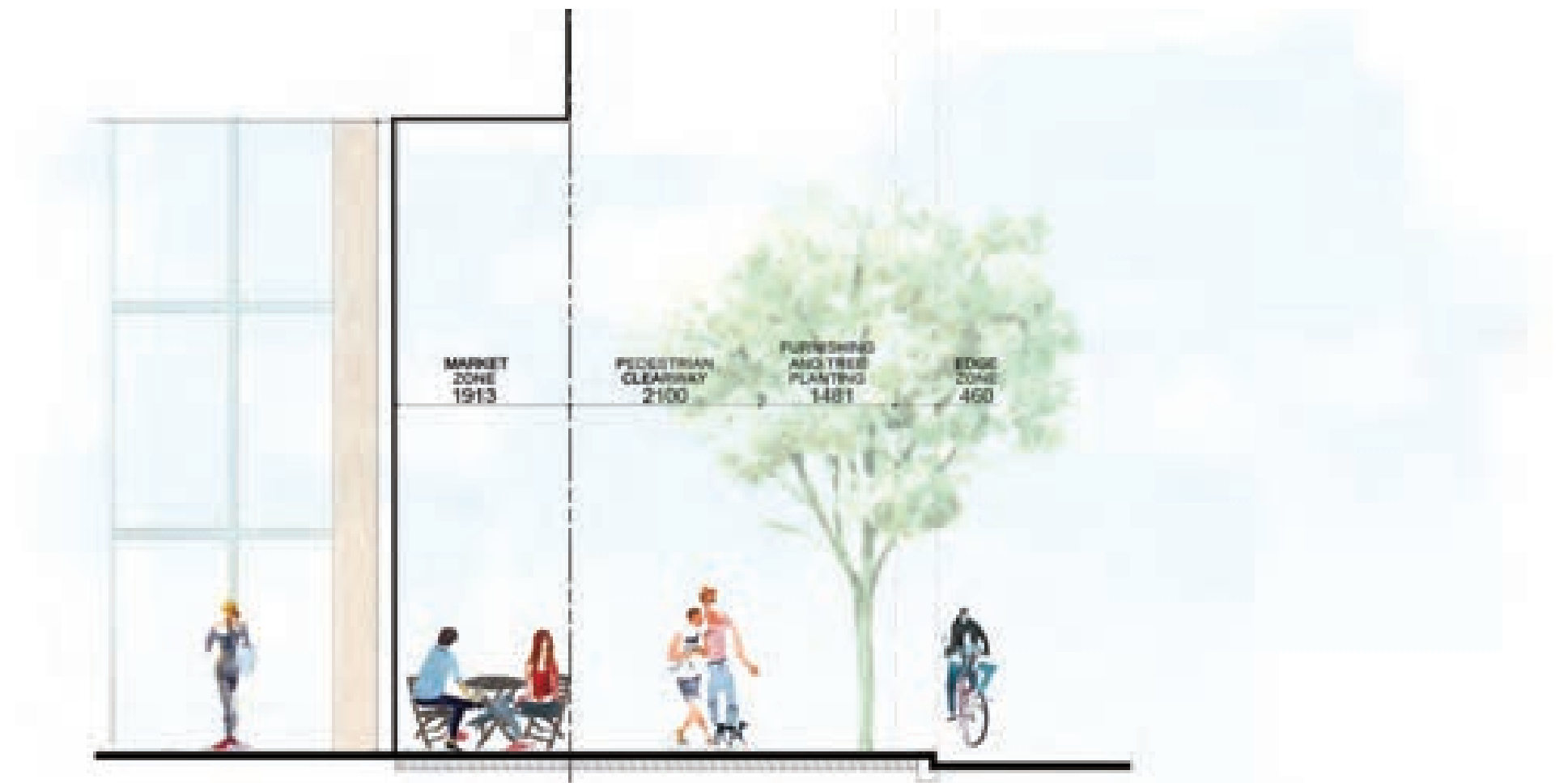
LANDSCAPE - SPADINA ROAD



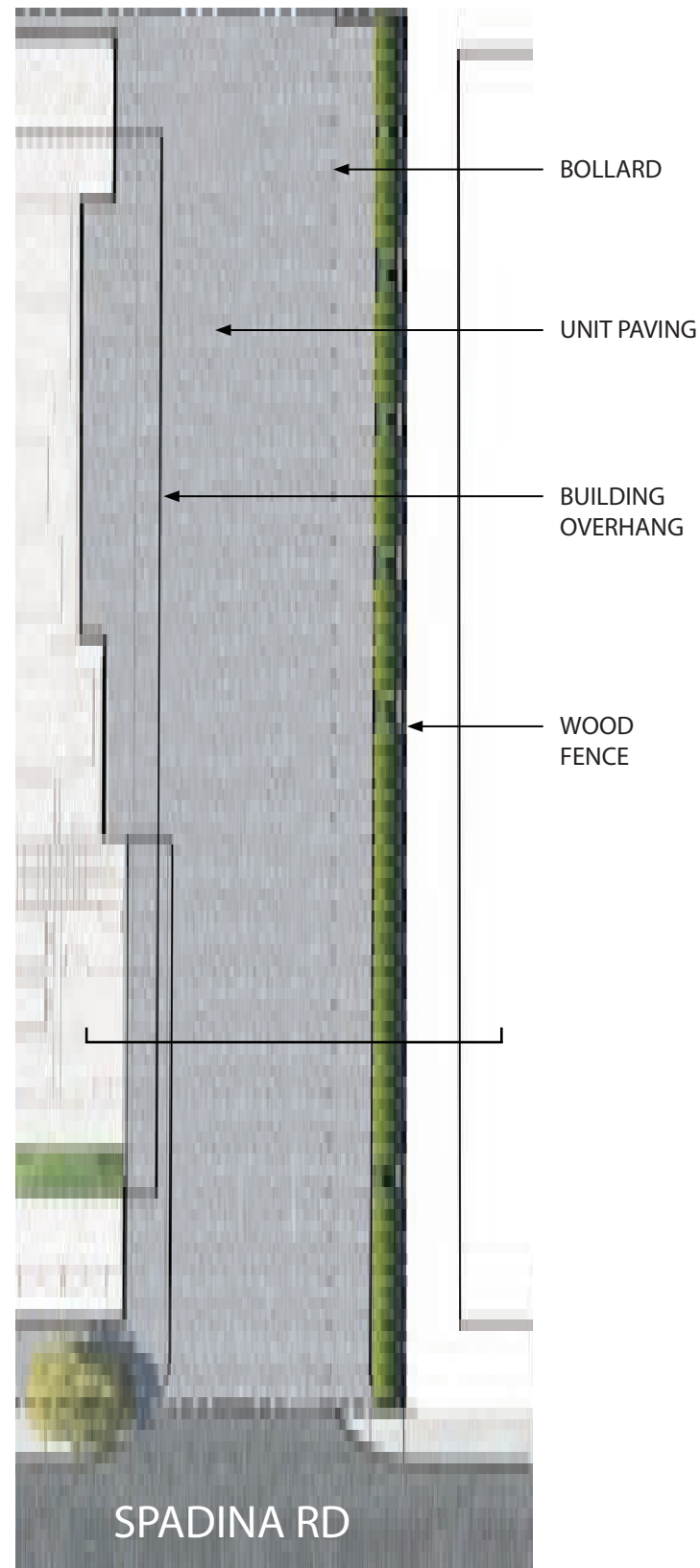
SPADINA'S HERITAGE GARDEN CORRIDOR



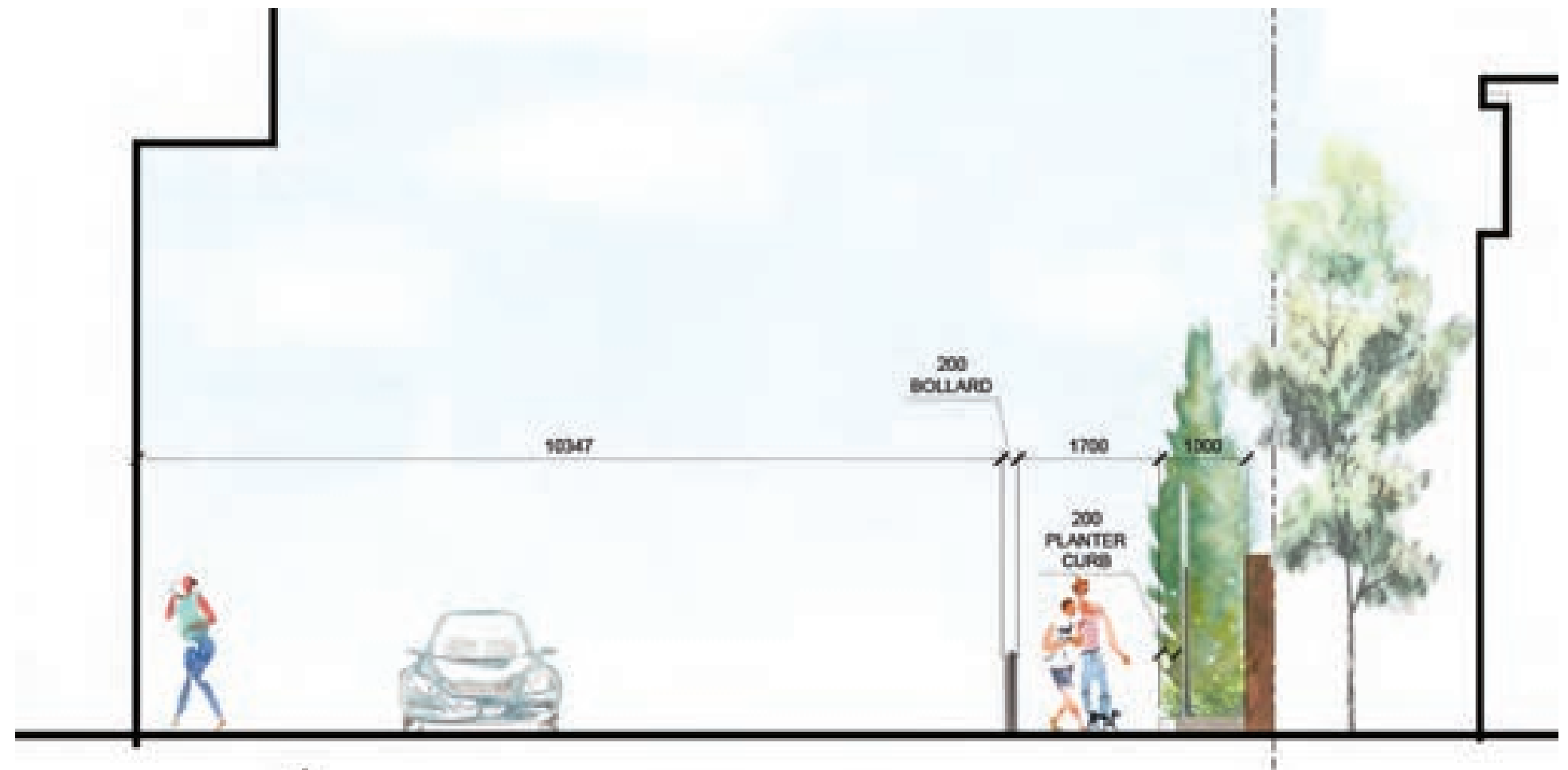
BLOOR ST W SITE PLAN



BLOOR RD SECTION



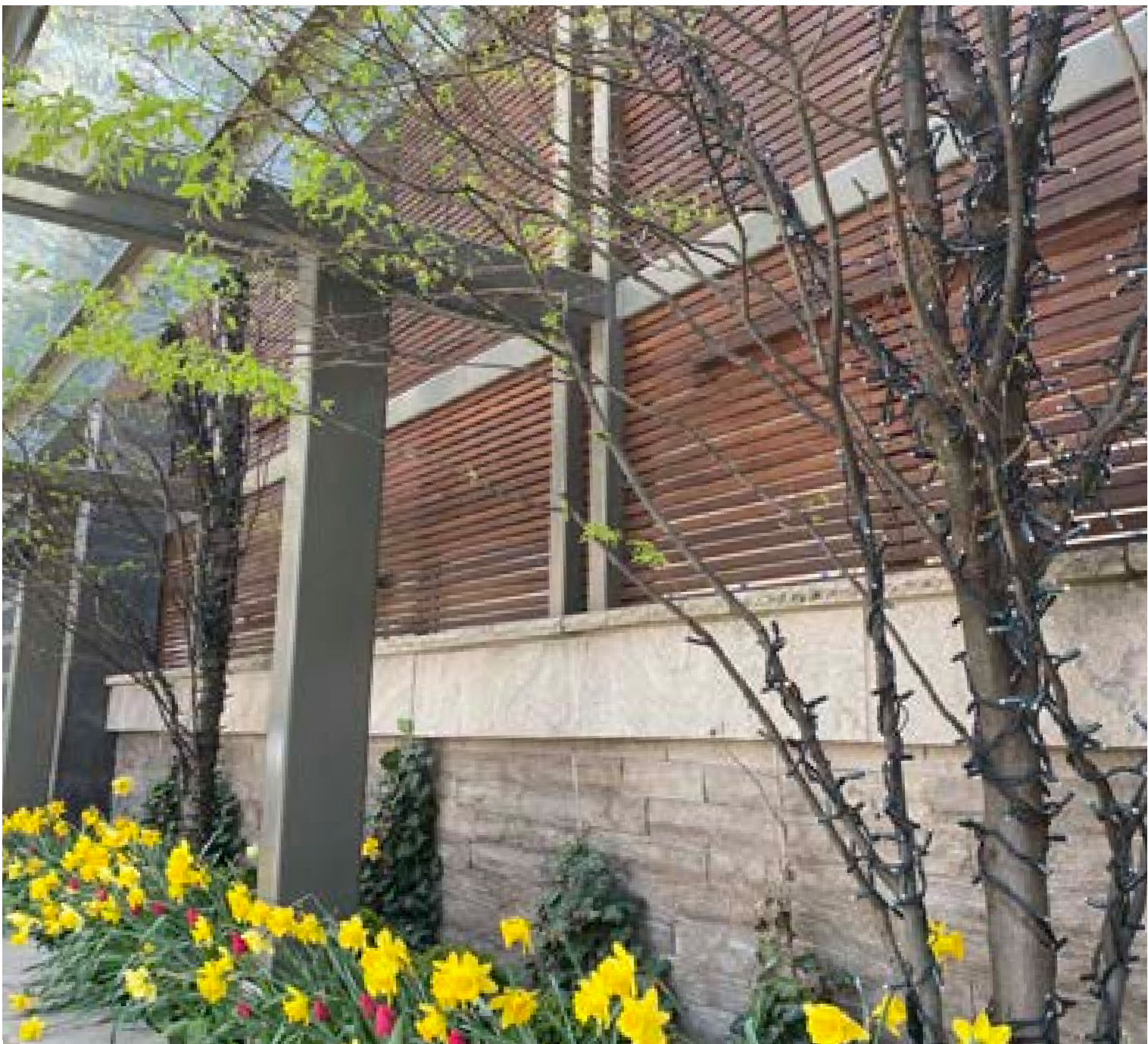
LANEWAY SITE PLAN



LANEWAY SECTION



81 YORKVILLE

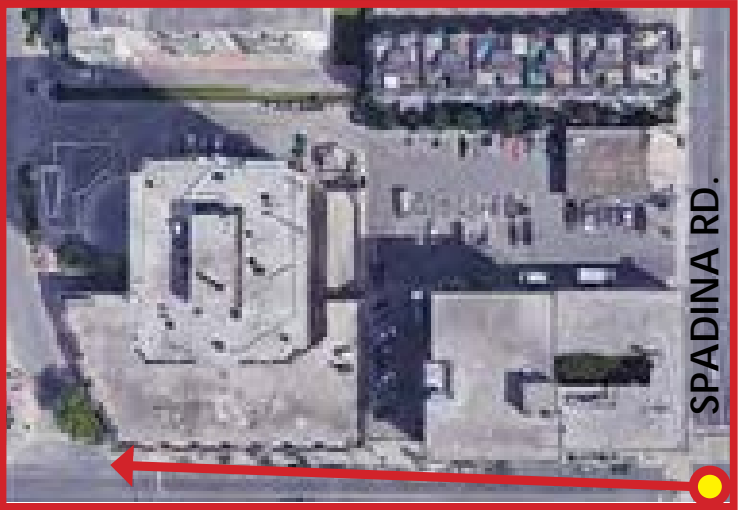


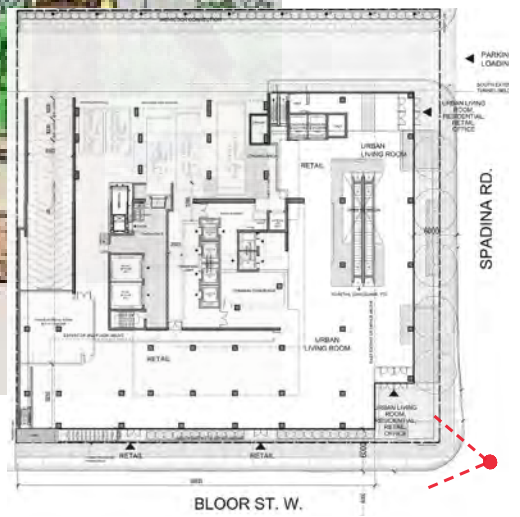












DESIGN UPDATES | STREET VIEW 2



THANK YOU!