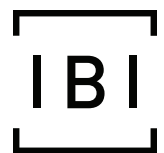




334-350 BLOOR STREET W.

WORKING GROUP #4

2021-11-01



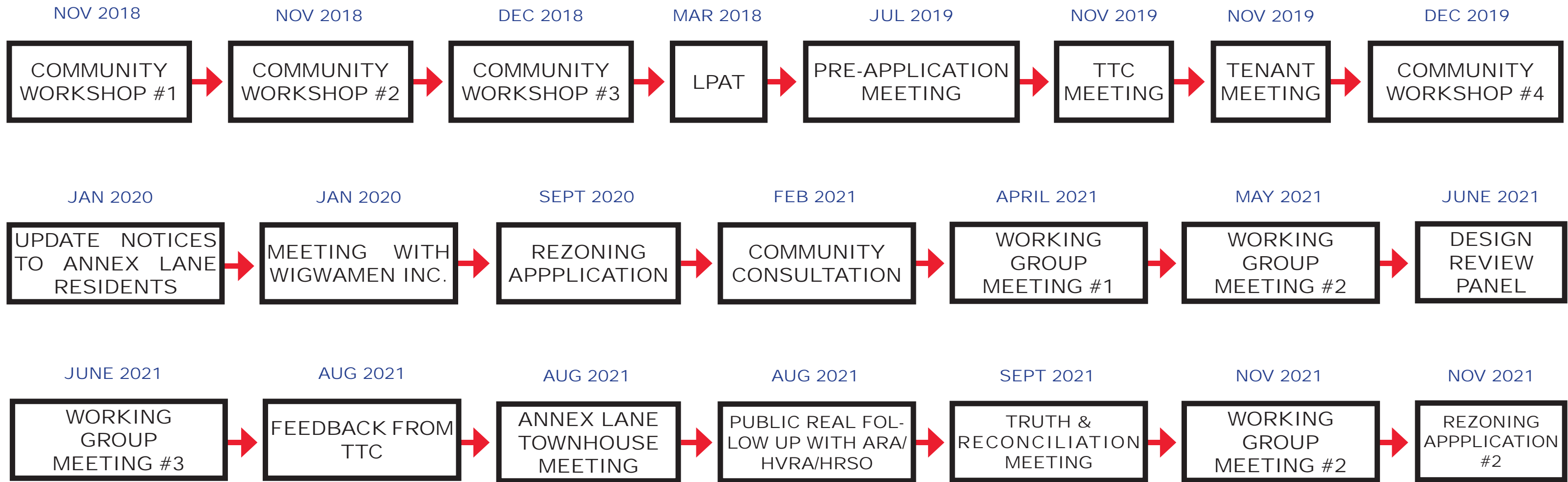
BOUSFIELDS INC.

AGENDA

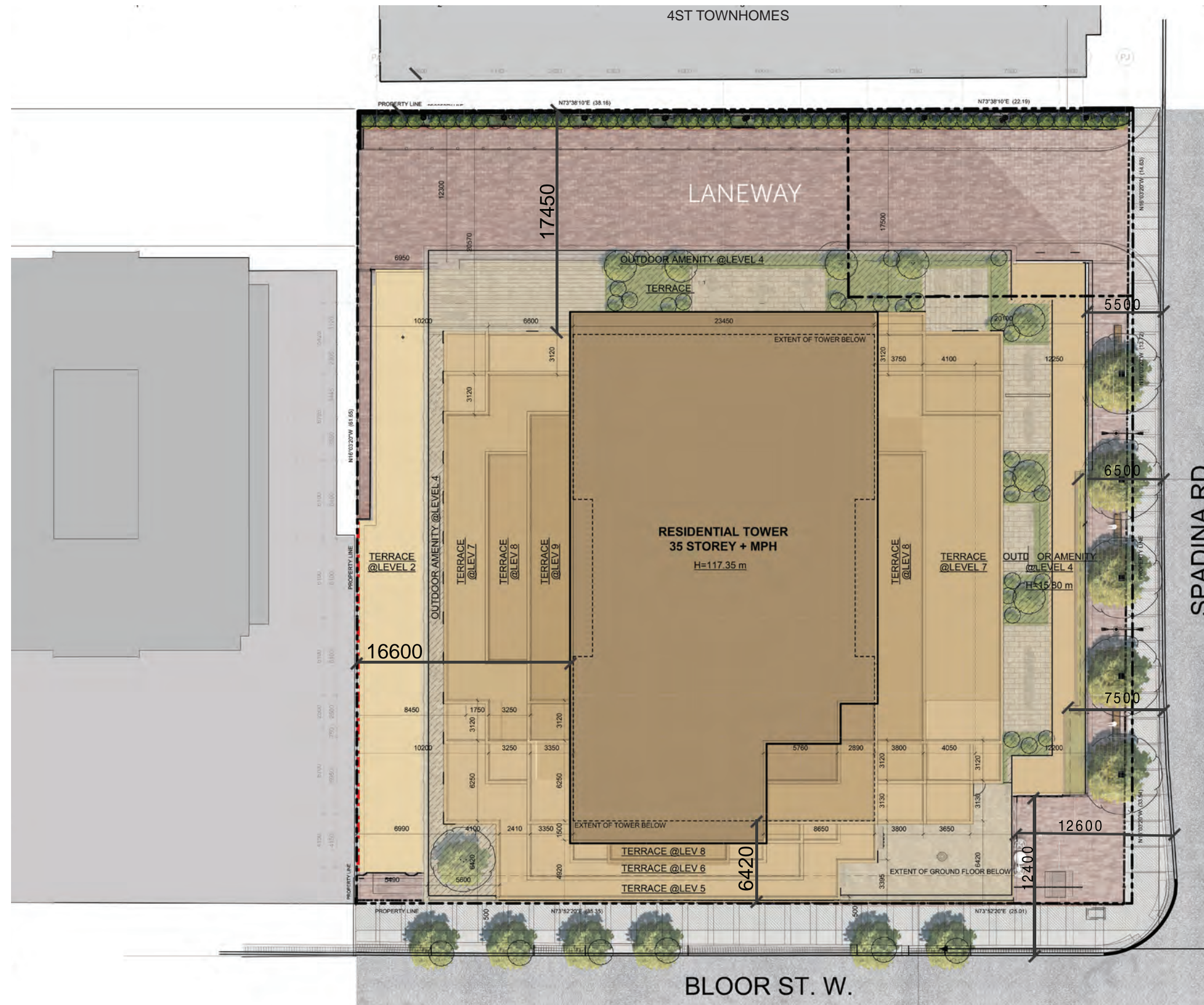
WORKING GROUP 4

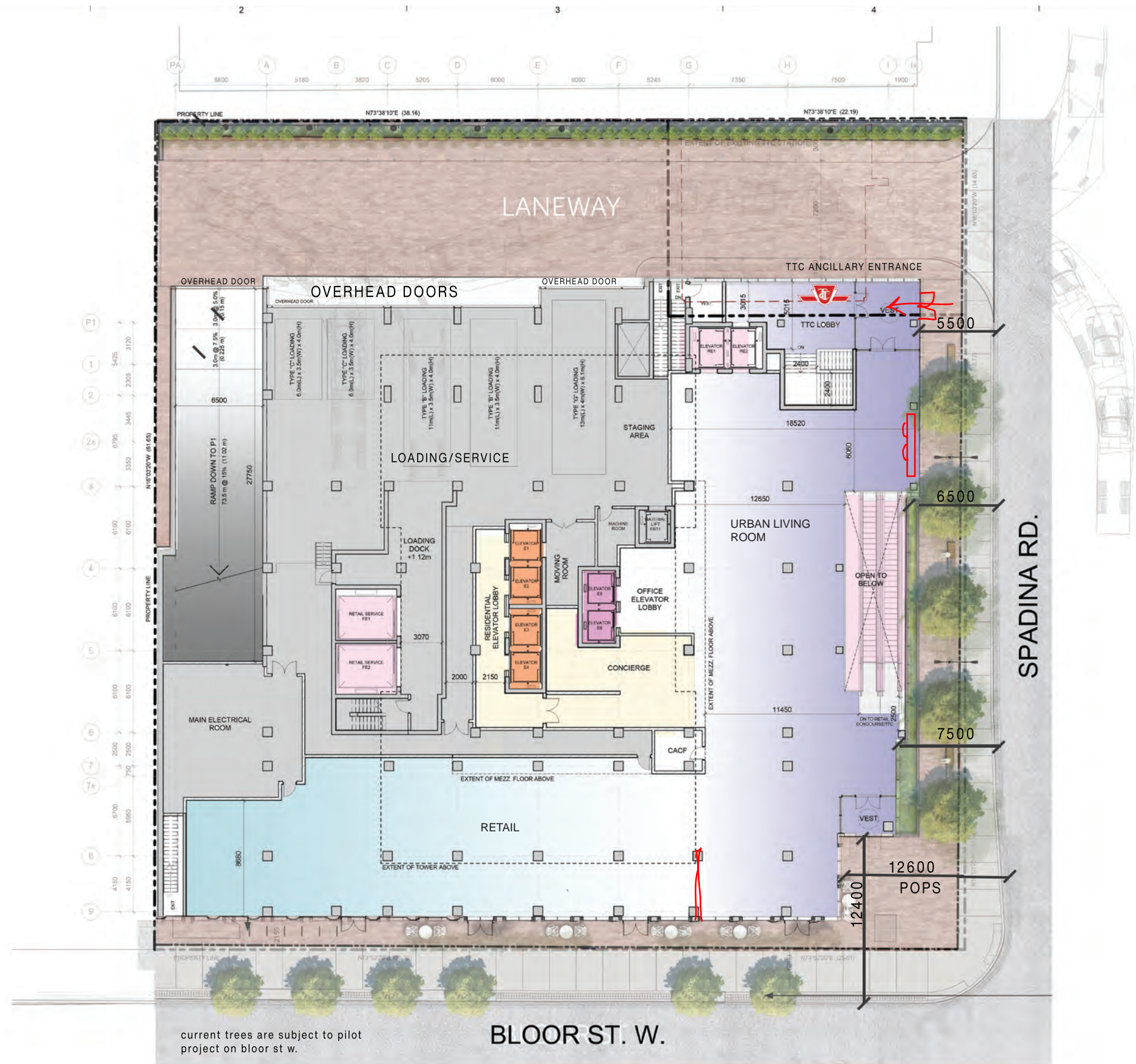
TIMELINE
WORKING GROUP 3 FOLLOW-UP
TRAFFIC UPDATE.....
HERITAGE UPDATE.....

TIMELINE



WORKING GROUP 3 FOLLOW-UP



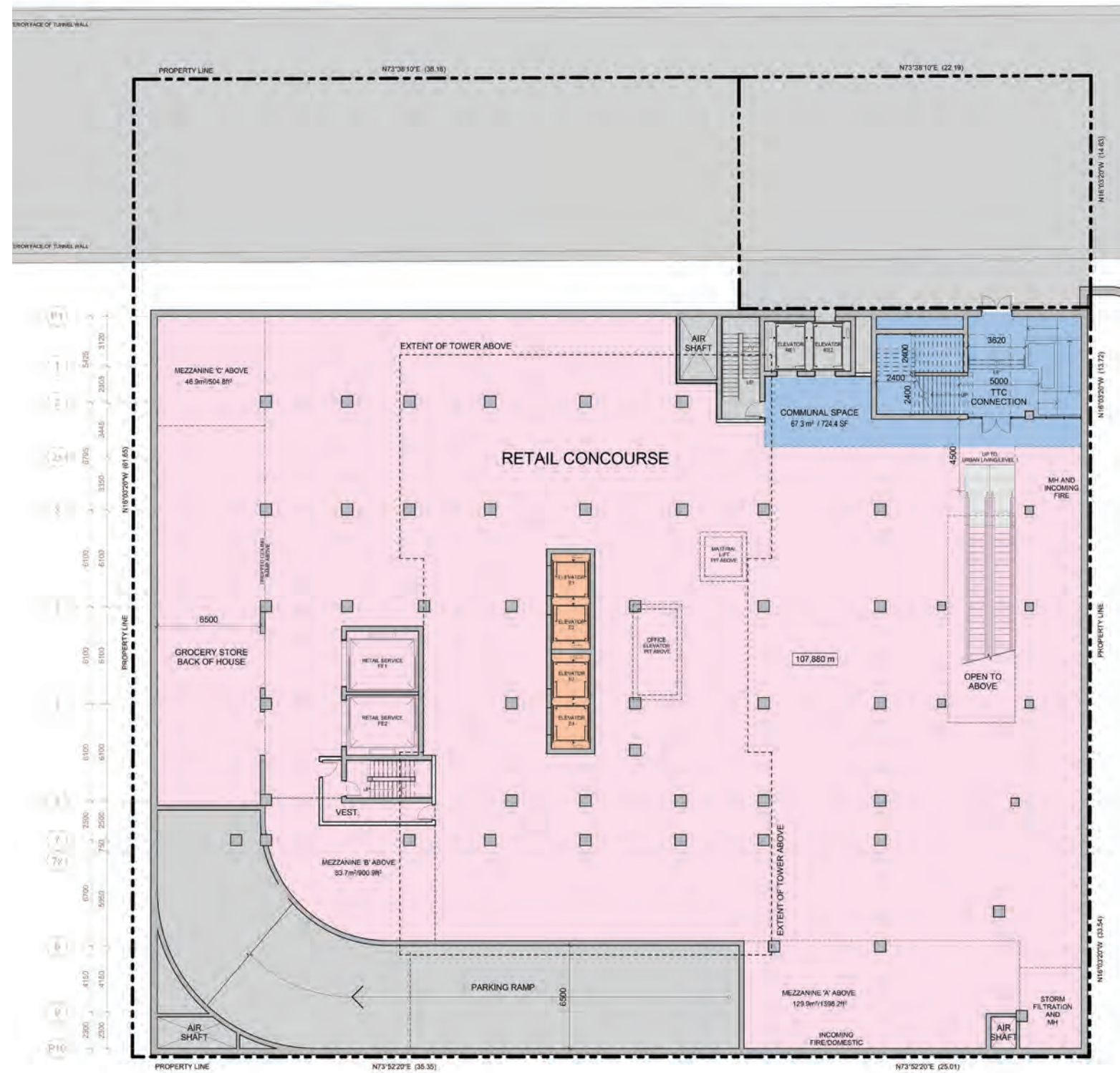


334-350 BLOOR STREET W
 WORKING GROUP #4
 PROJECT NO: 117334
 2021-11-01

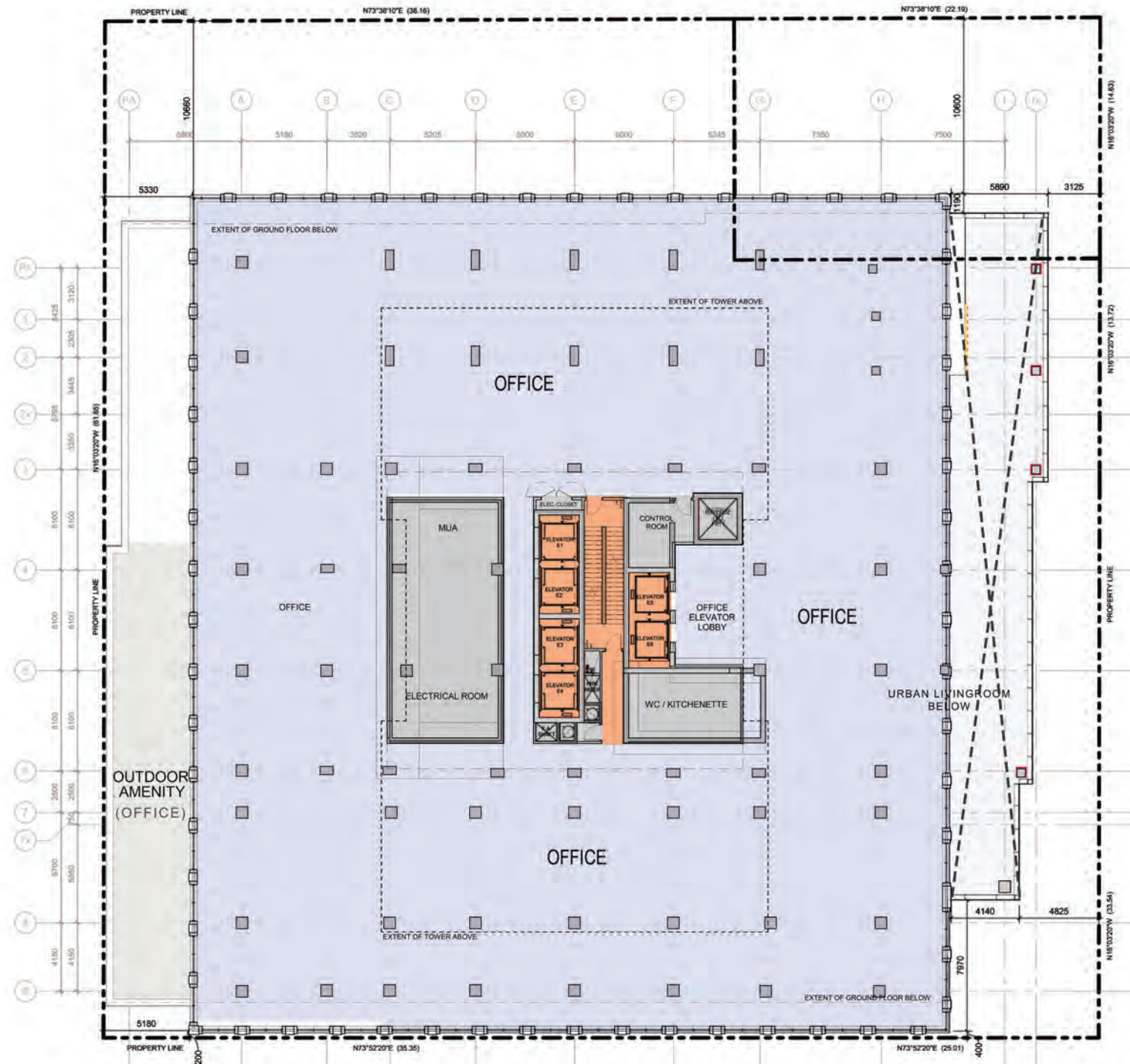
PLANS | GROUND FLOOR

- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY



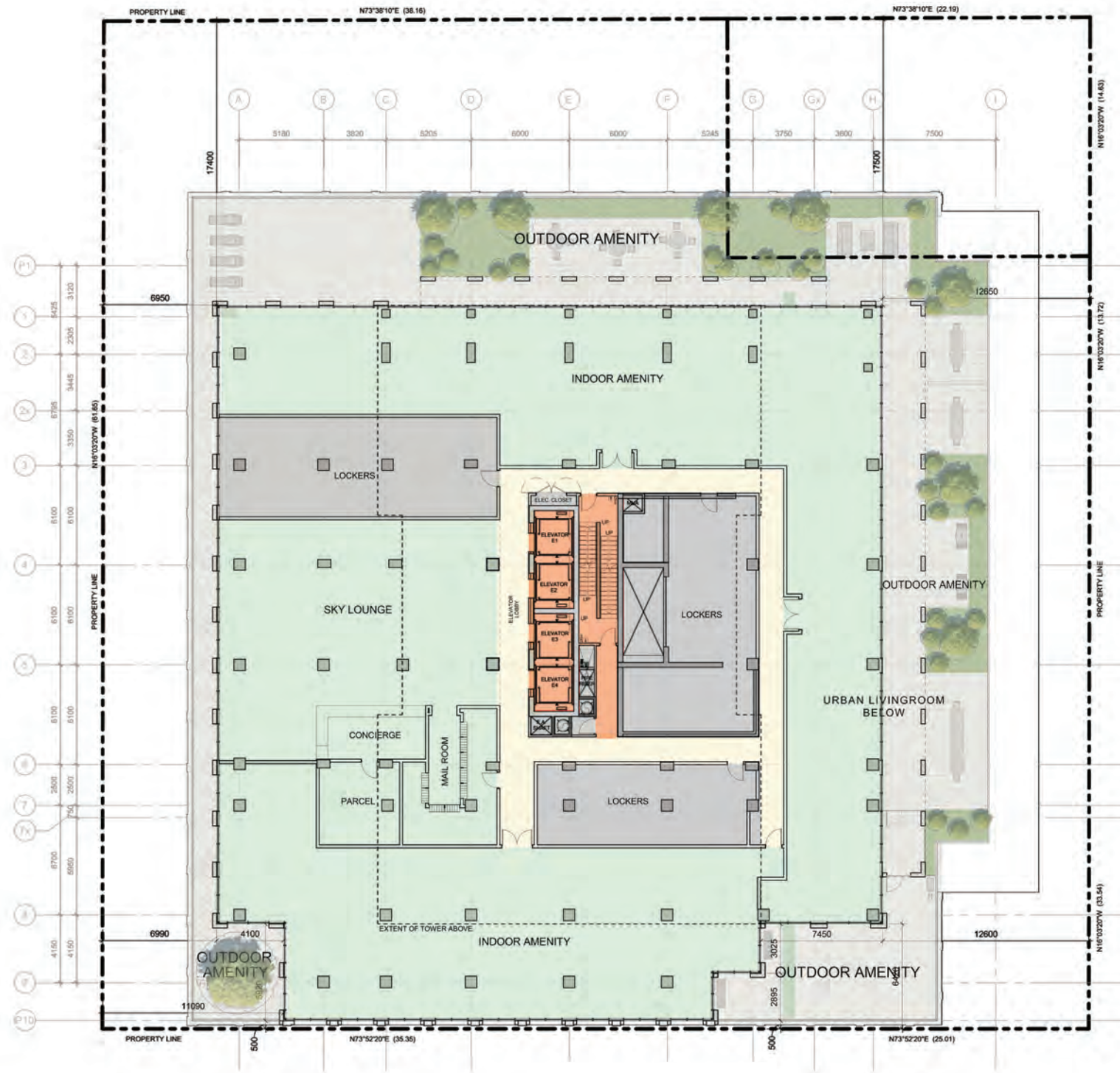


- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY



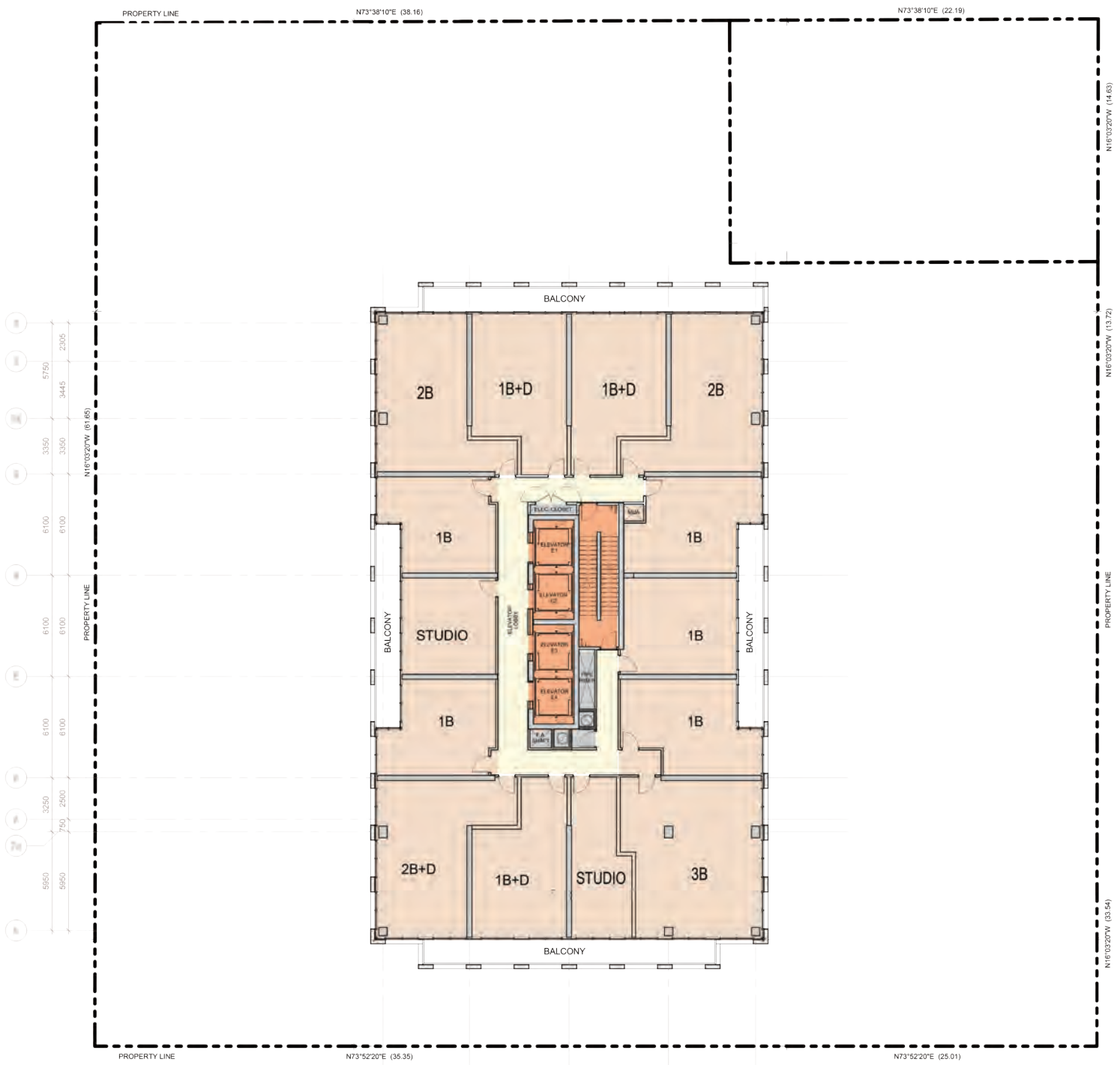
- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY





- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY

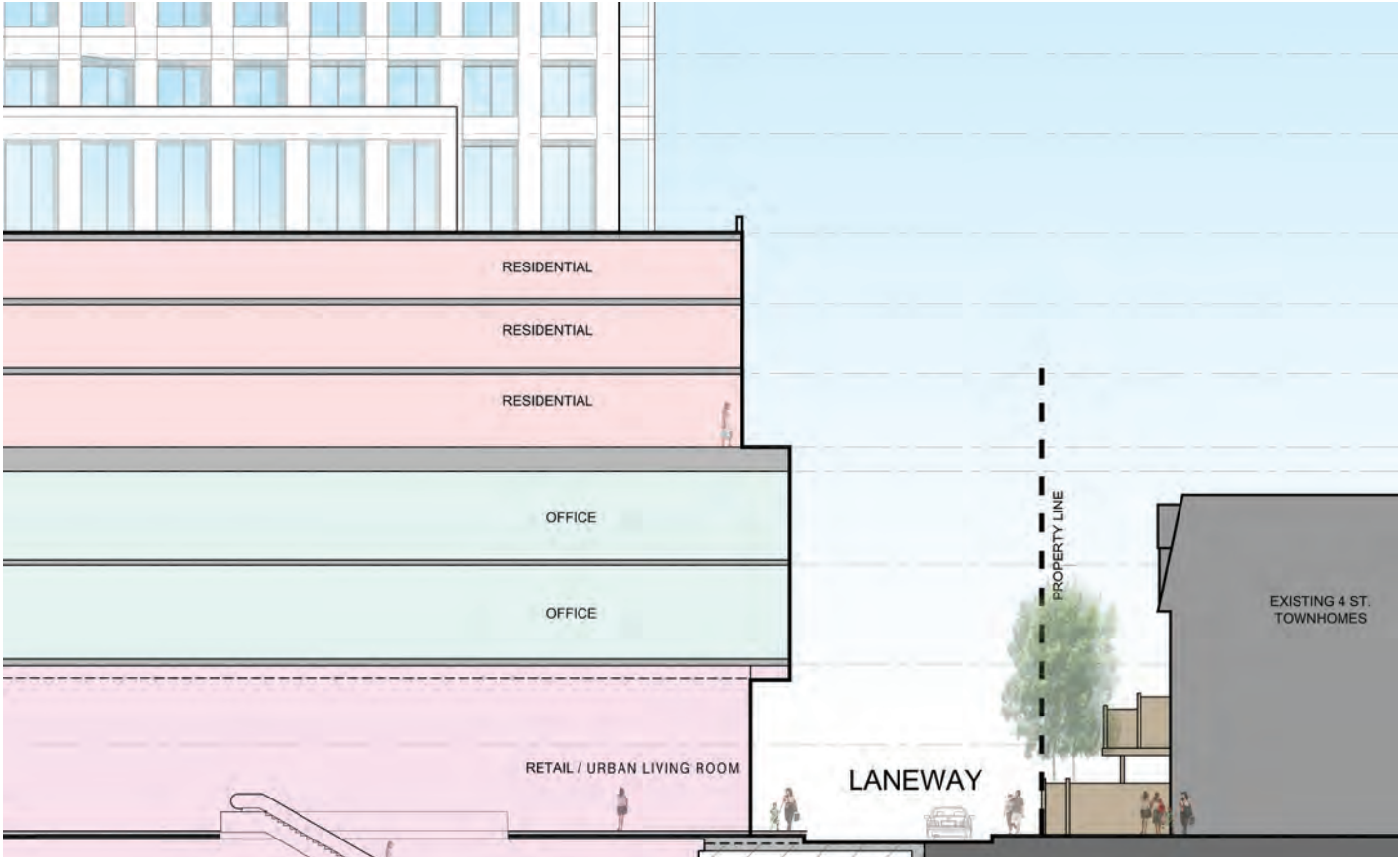




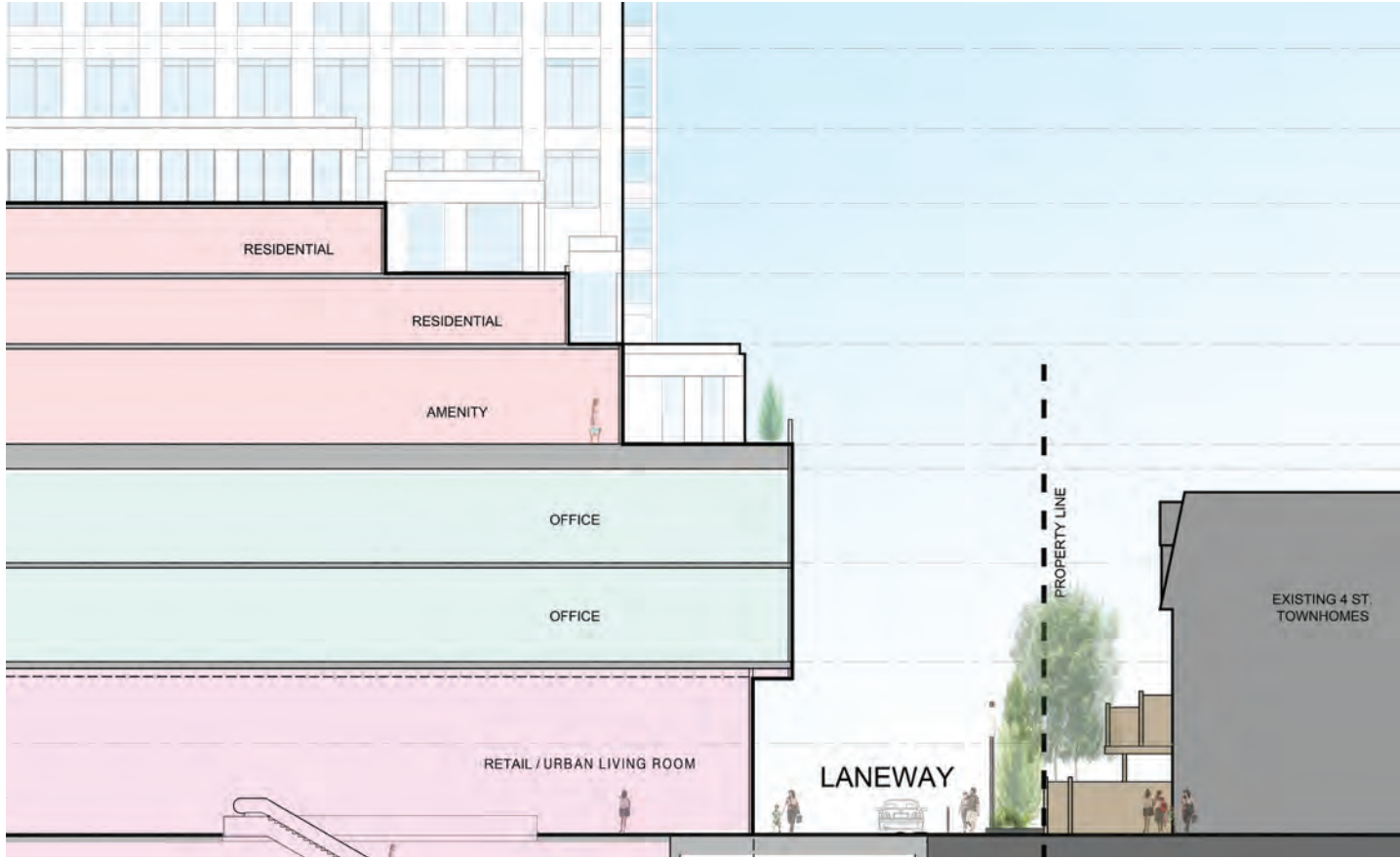
PLANS | TYPICAL TOWER

- RETAIL CONCOURSE
- RETAIL
- URBAN LIVING ROOM
- OFFICE
- PROPOSED RESIDENTIAL UNITS
- RENTAL REPLACEMENT UNITS
- AMENITY

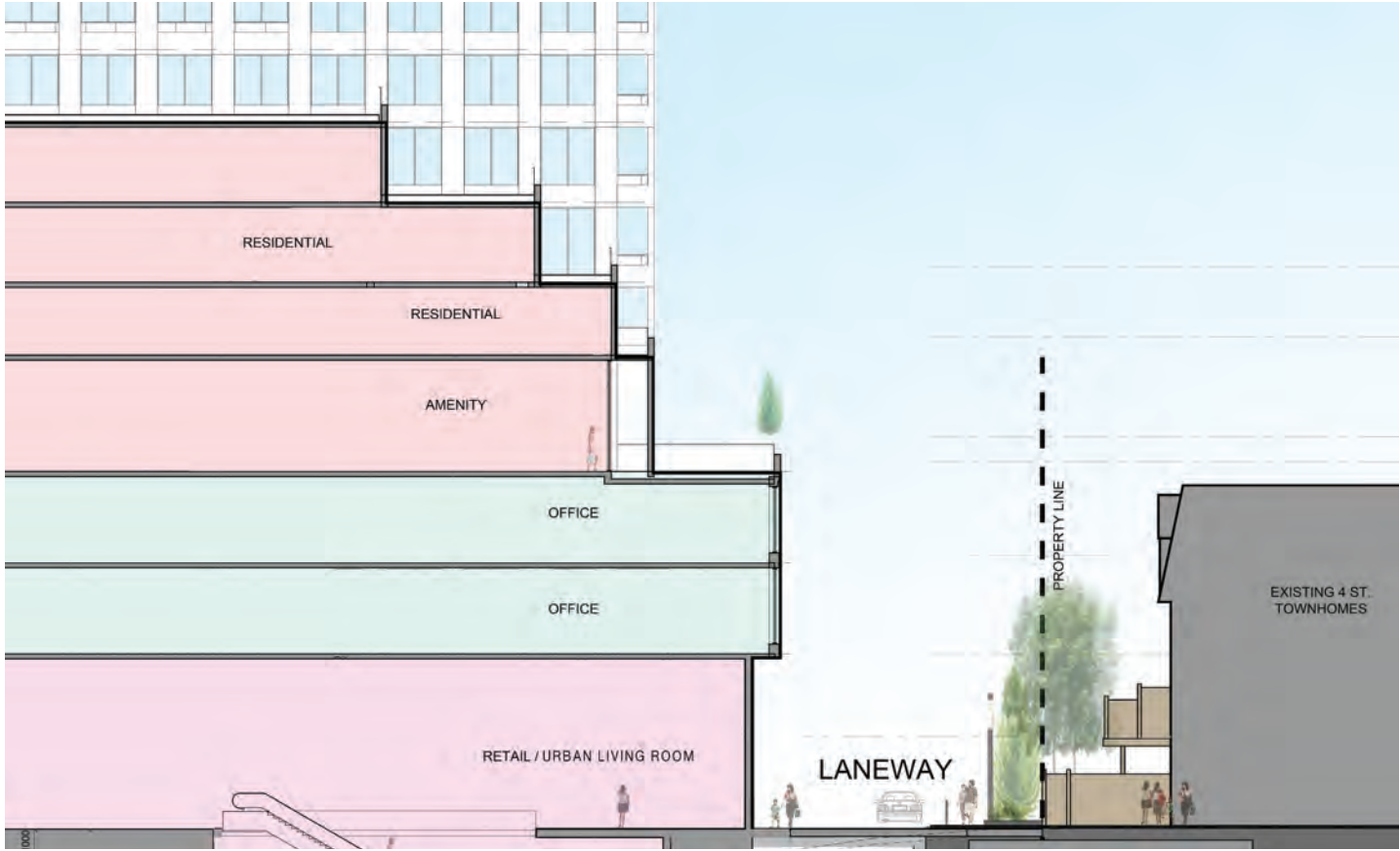




REZONING SECTION



WORKING GROUP 3 SECTION



CURRENT SECTION



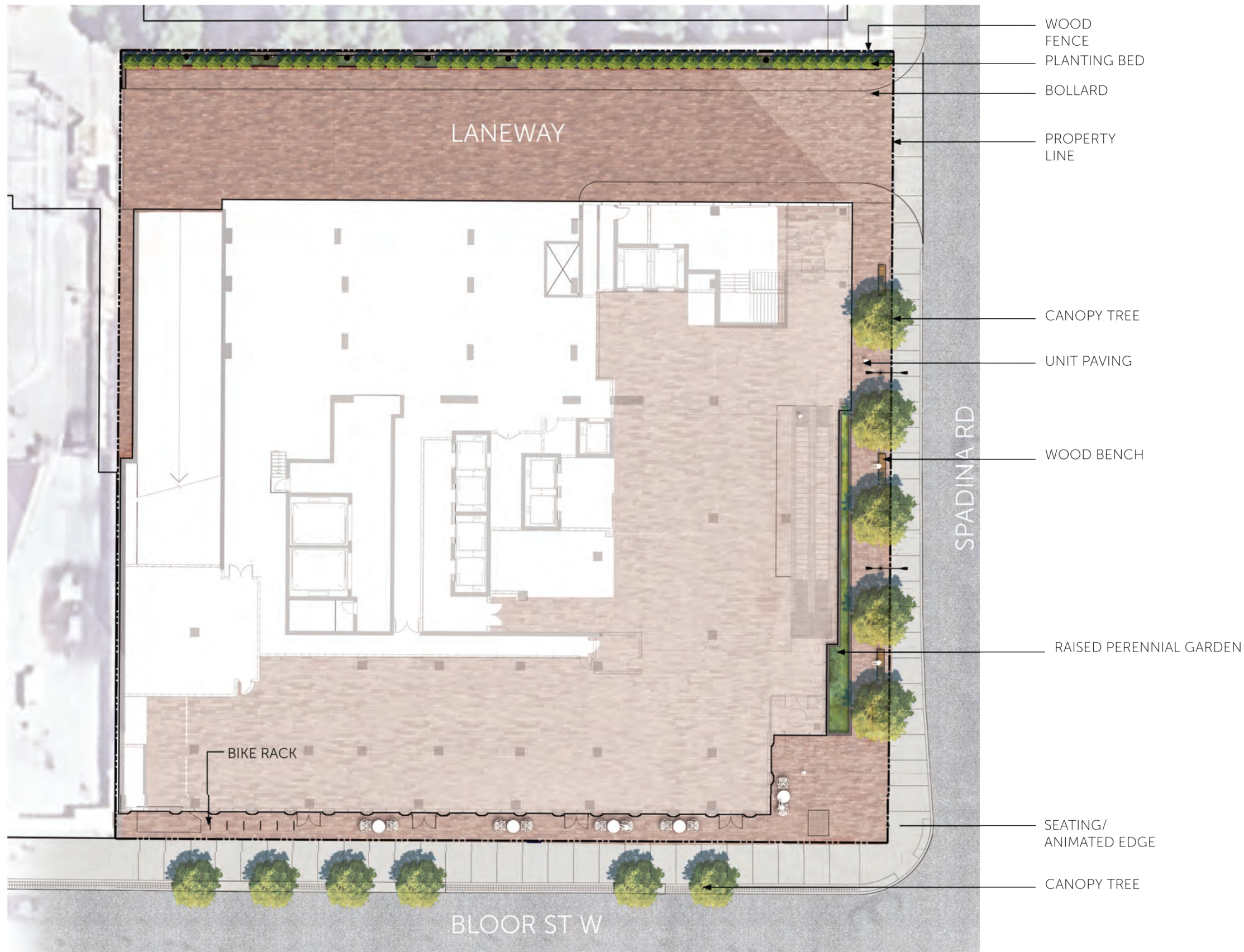
334-350 BLOOR STREET W
WORKING GROUP #4
PROJECT NO: 117334
2021-11-01

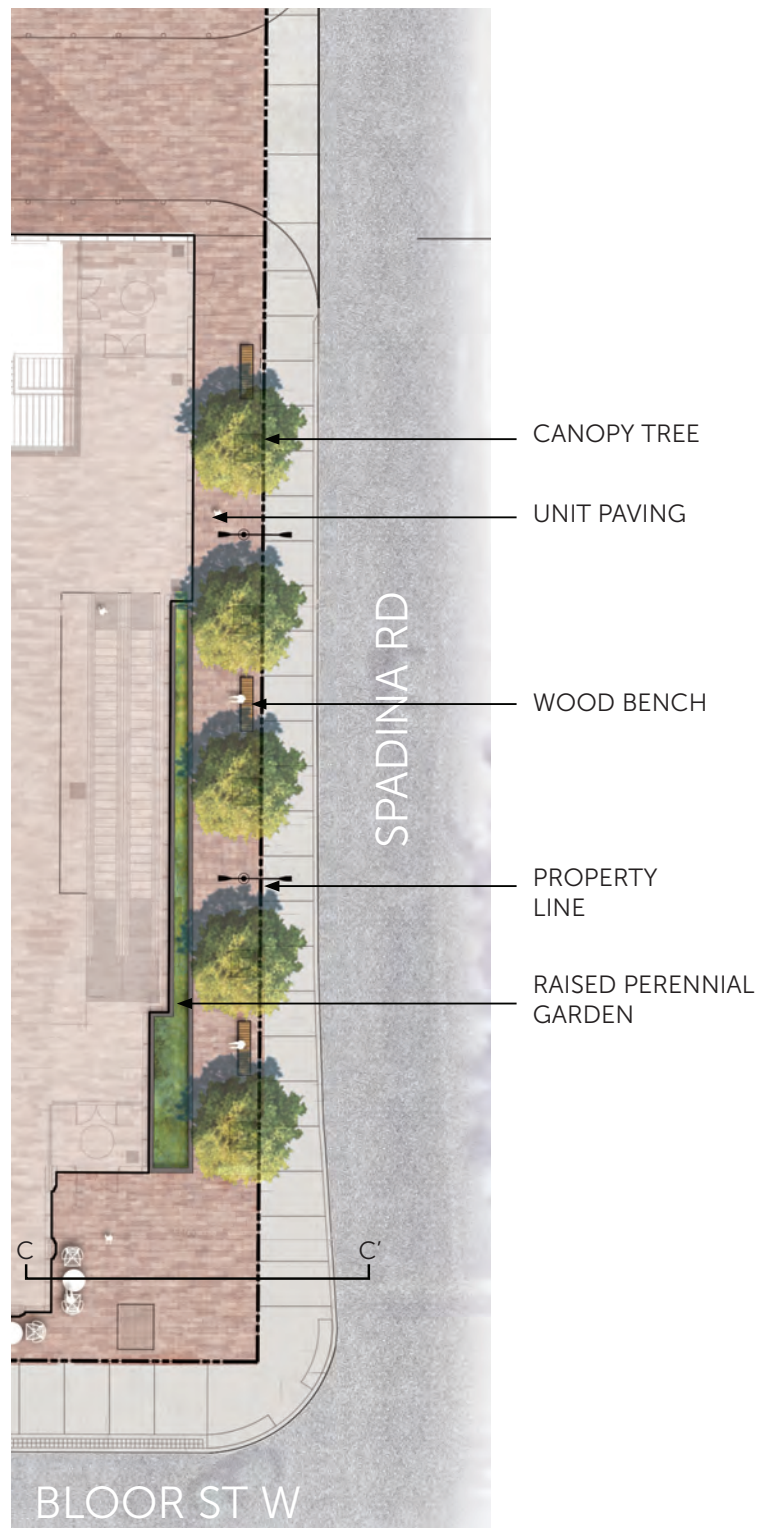
DESIGN UPDATES | TOWER VISUALISATION (PREVIOUS)



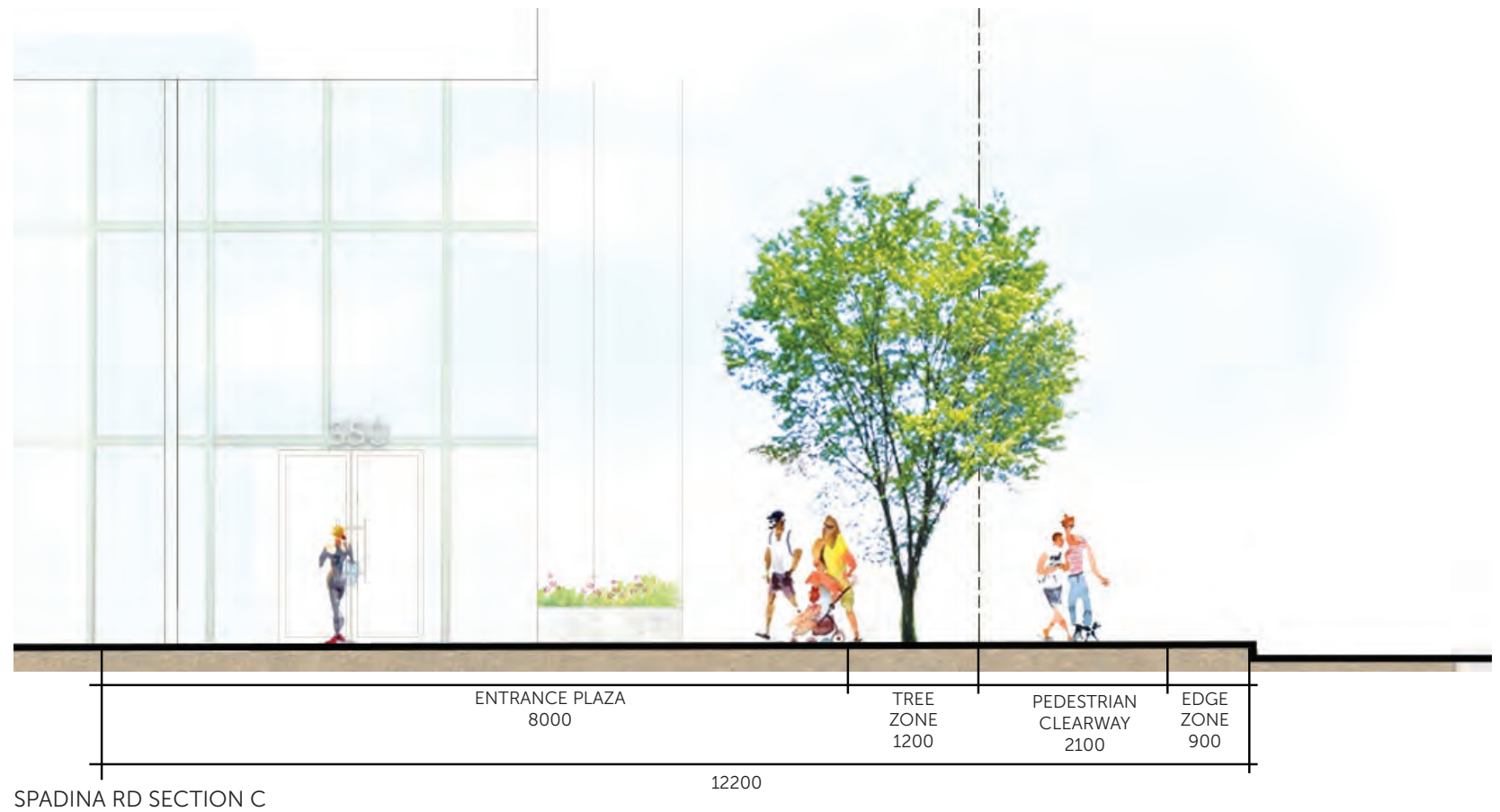
334-350 BLOOR STREET W
WORKING GROUP #4
PROJECT NO: 117334
2021-11-01

DESIGN UPDATES | TOWER VISUALISATION (UPDATED)





SPADINA RD SITE PLAN



SPADINA RD SECTION C



SPADINA'S HERITAGE GARDEN CORRIDOR

WIDE BOULEVARD WITH
CANOPY TREES

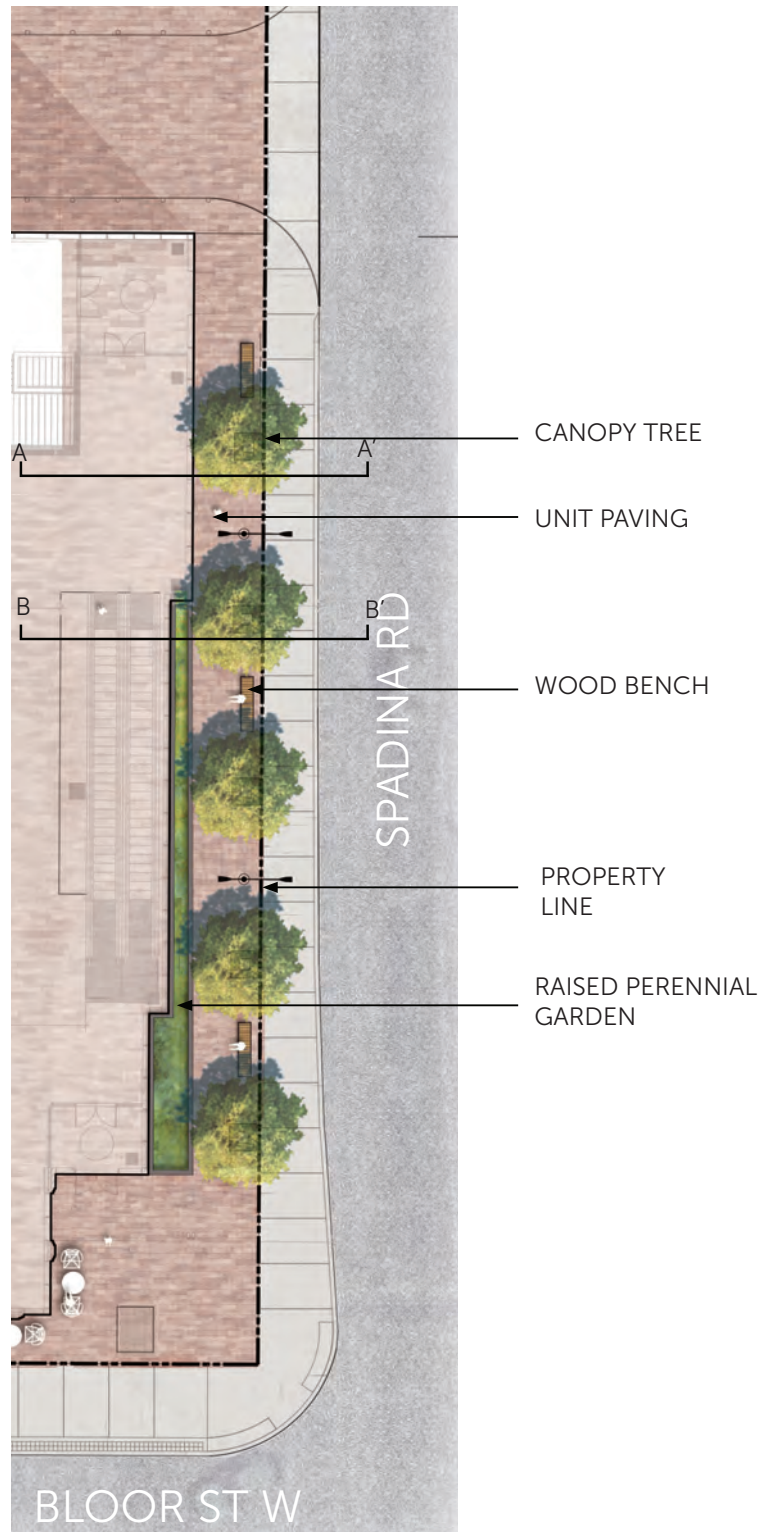
334-350 BLOOR STREET W

WORKING GROUP #4

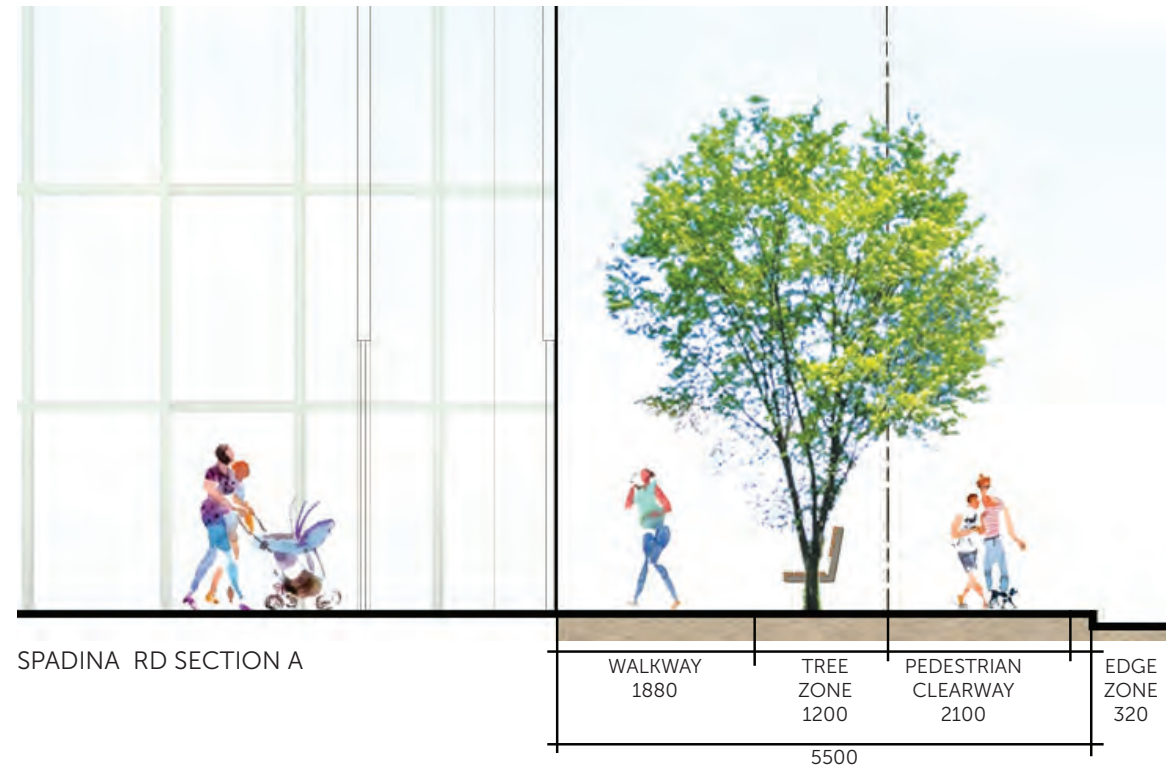
PROJECT NO: 117334

2021-11-01

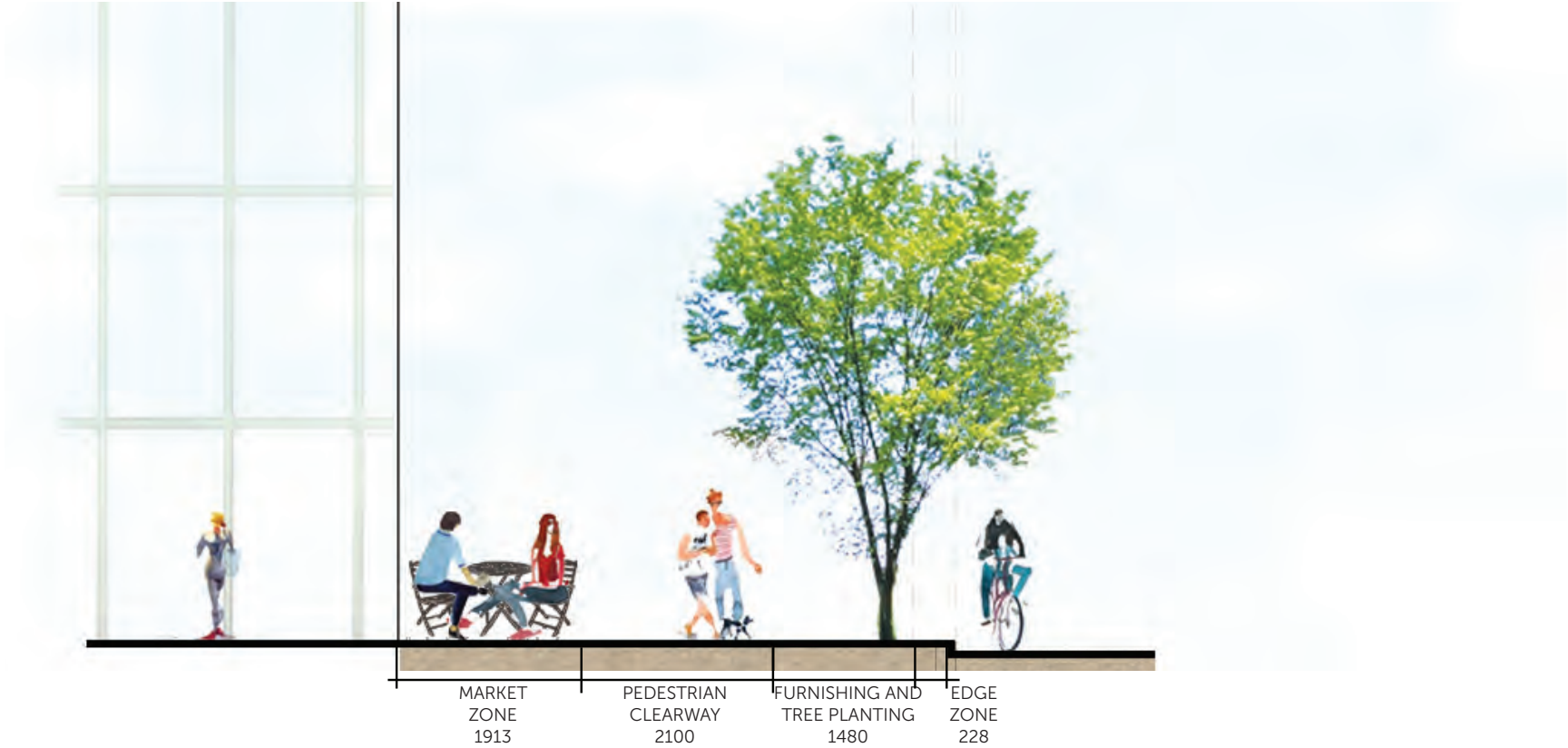
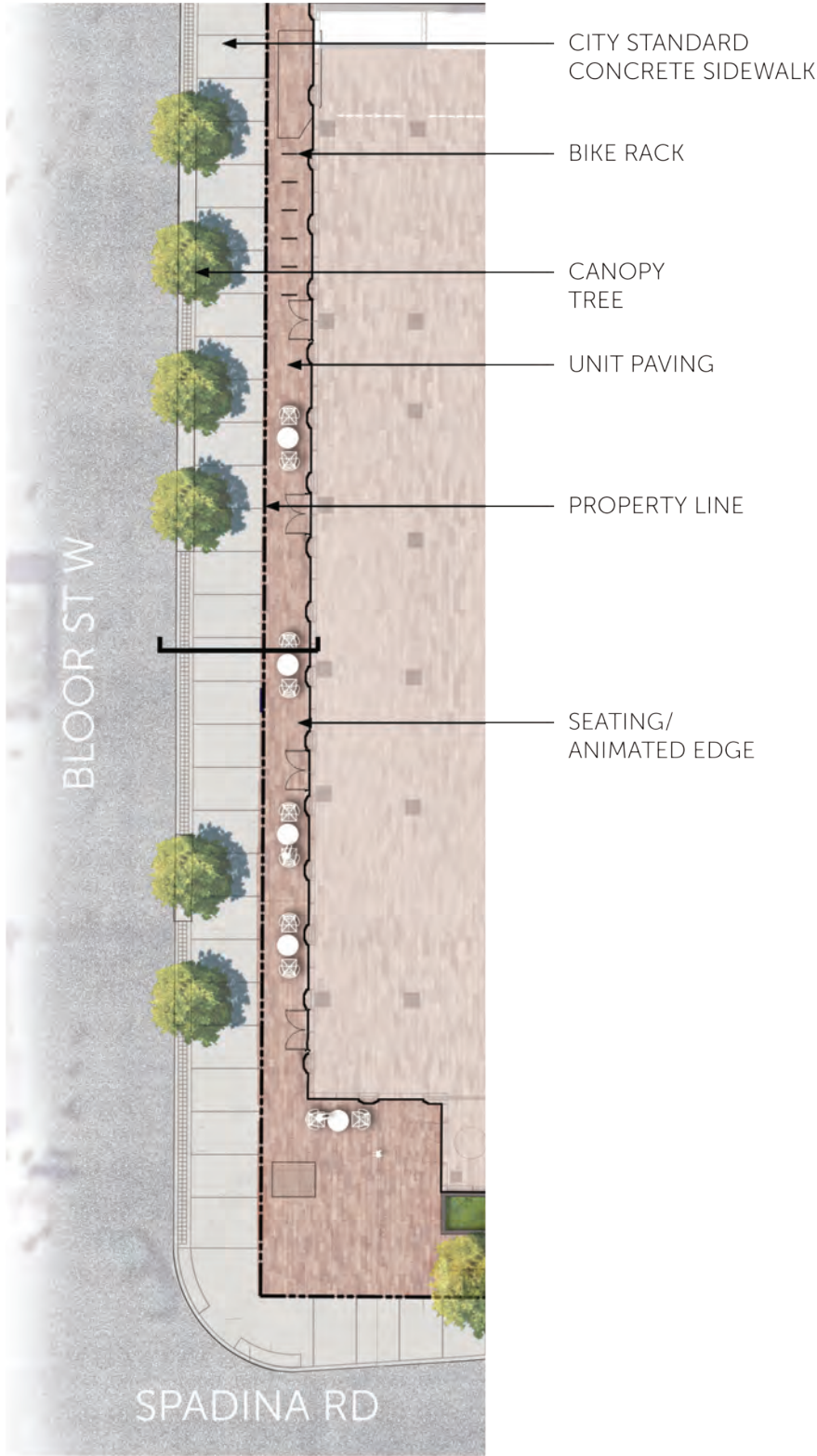
DESIGN UPDATES | LANDSCAPE - SPADINA UPDATES



SPADINA RD SITE PLAN

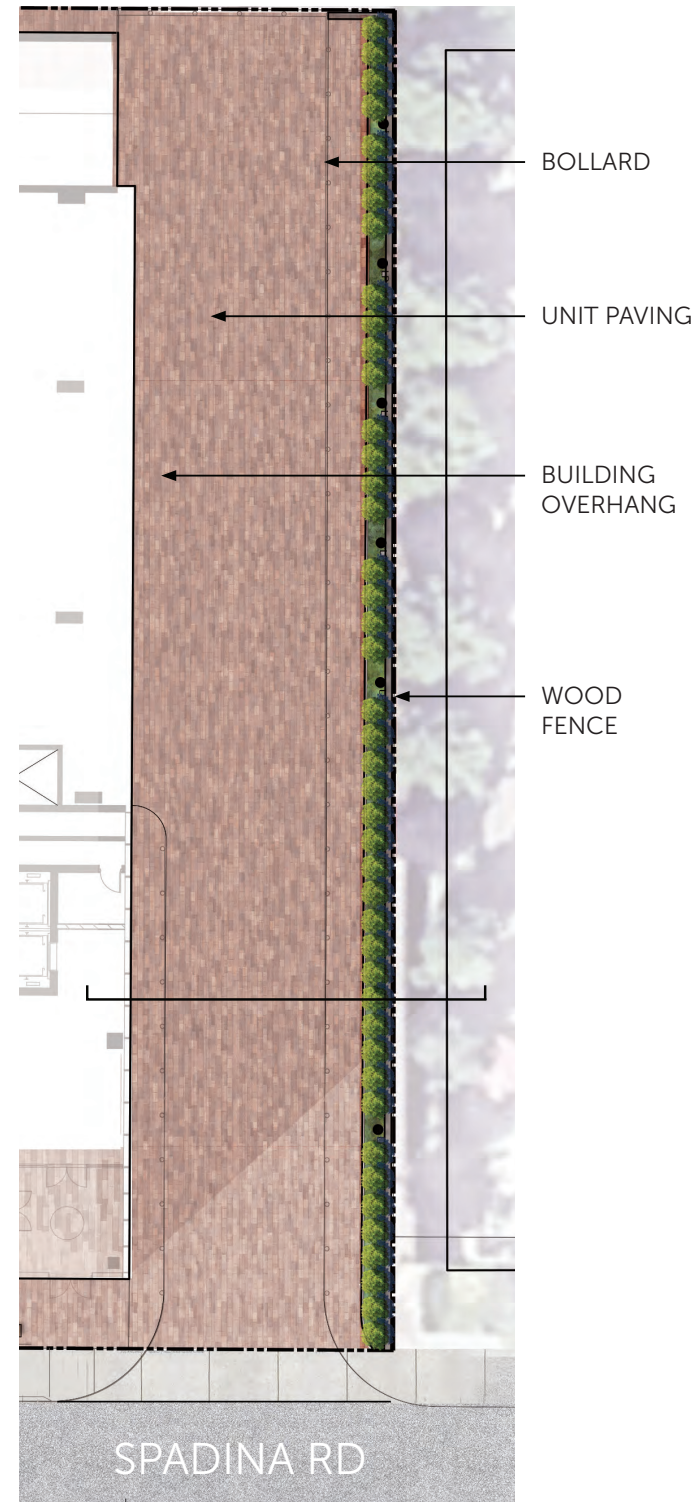


BLOOR ST W

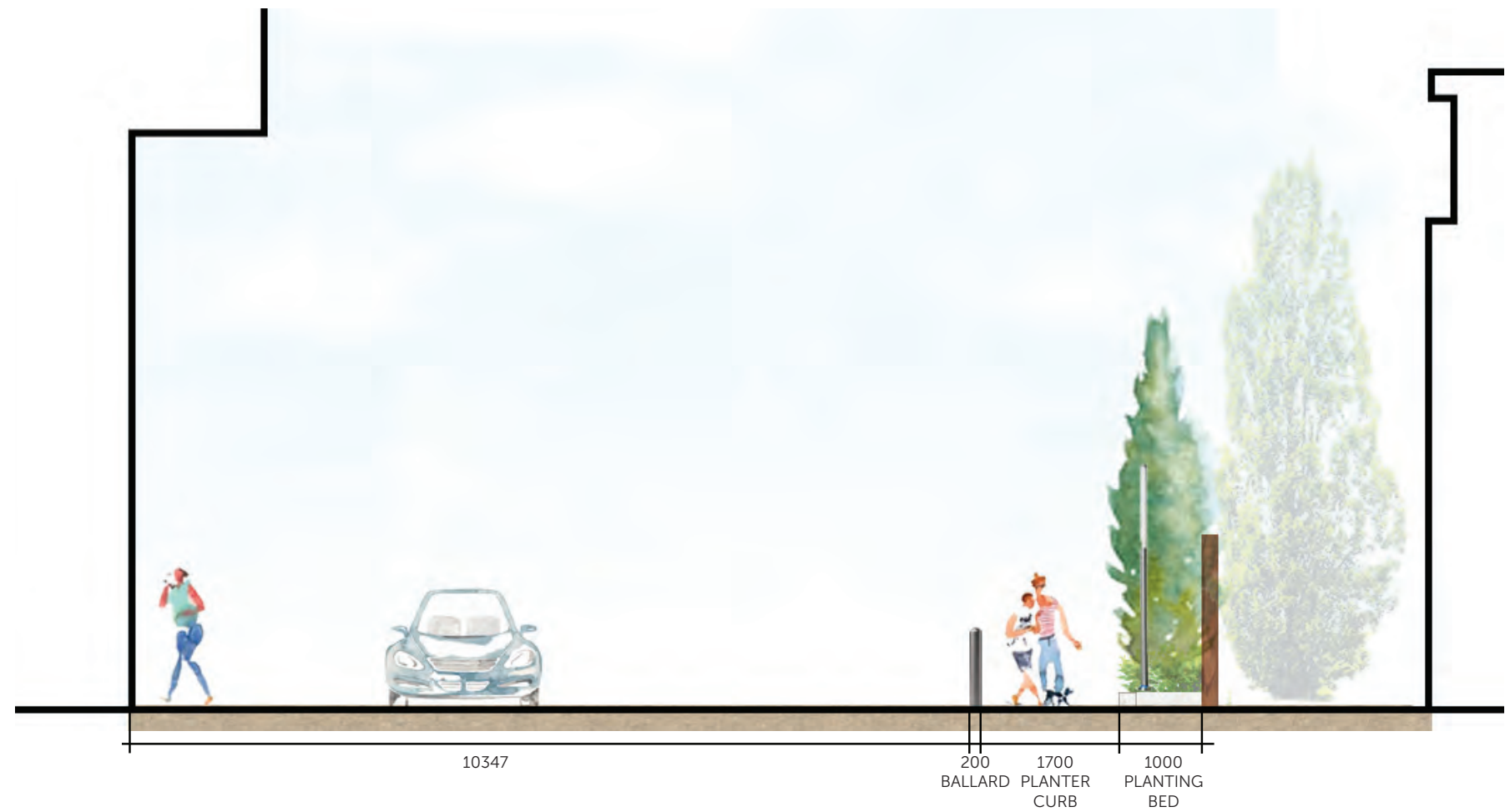


BLOOR ST W SECTION

LANEWAY



LANEWAY SITE PLAN



LANEWAY SECTION

334-350 BLOOR STREET W

WORKING GROUP #4

PROJECT NO: 117334

2021-11-01

DESIGN UPDATES | LANDSCAPE - LANEWAY UPDATES

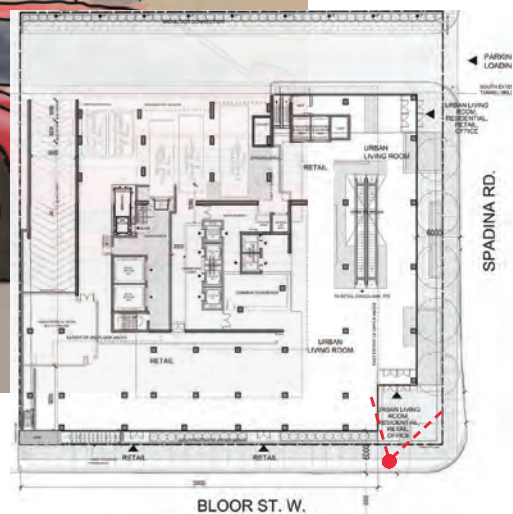
LANEWAY PRECEDENTS



81 YORKVILLE

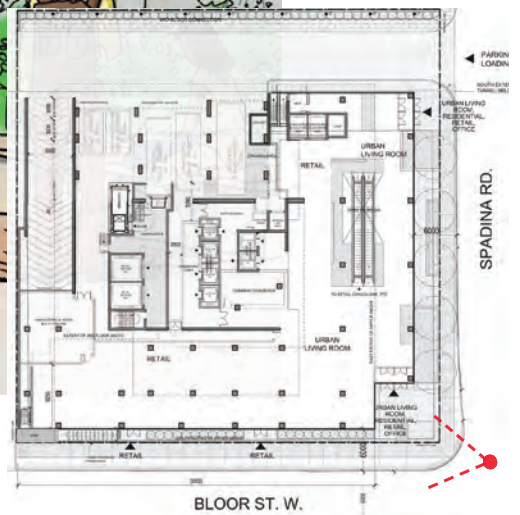


FAGUS SYLVATICA DAWYCK SUMMER AND FALL COLOR

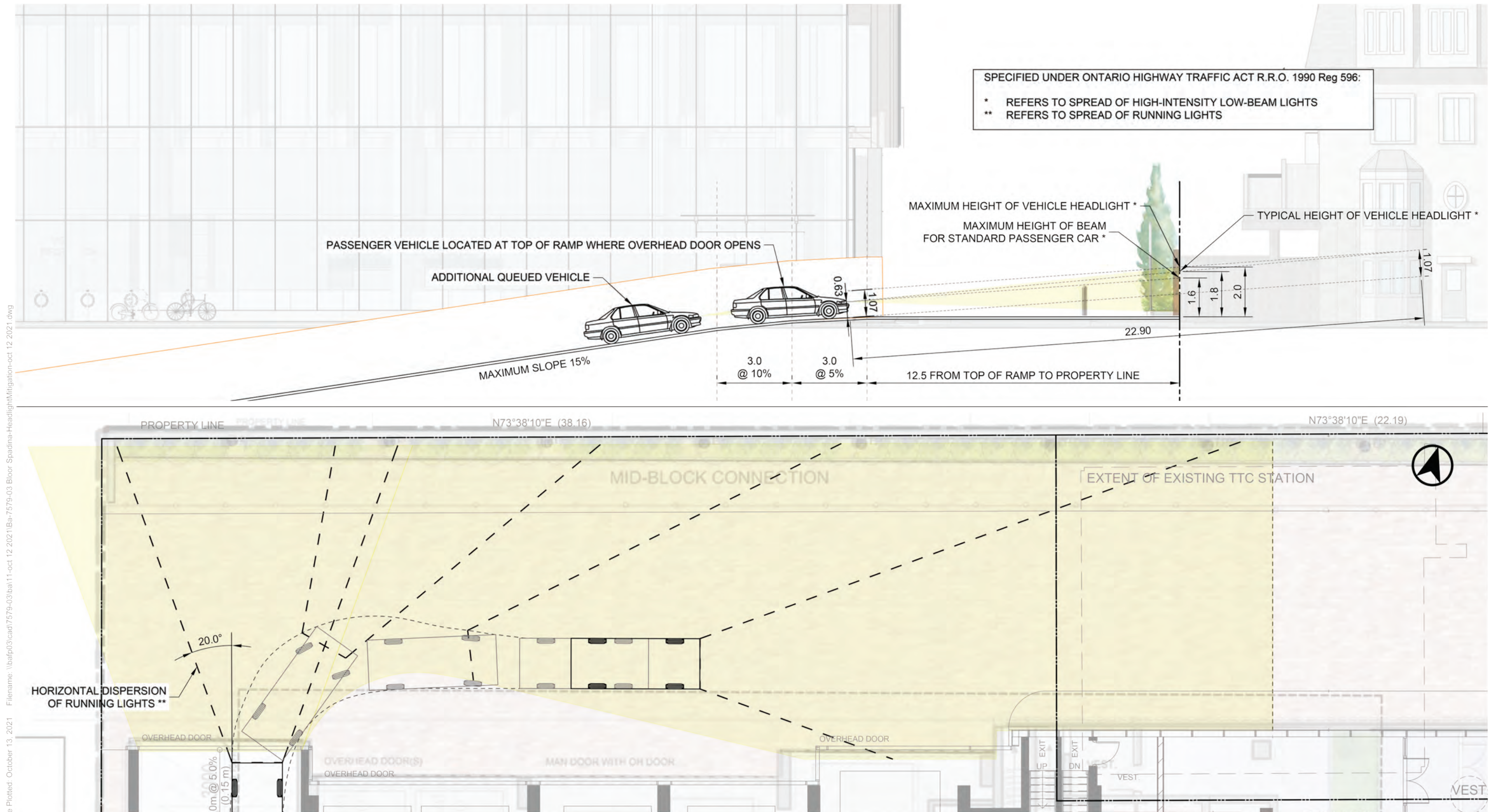


334-350 BLOOR STREET W
 WORKING GROUP #4
 PROJECT NO: 117334
 2021-11-01

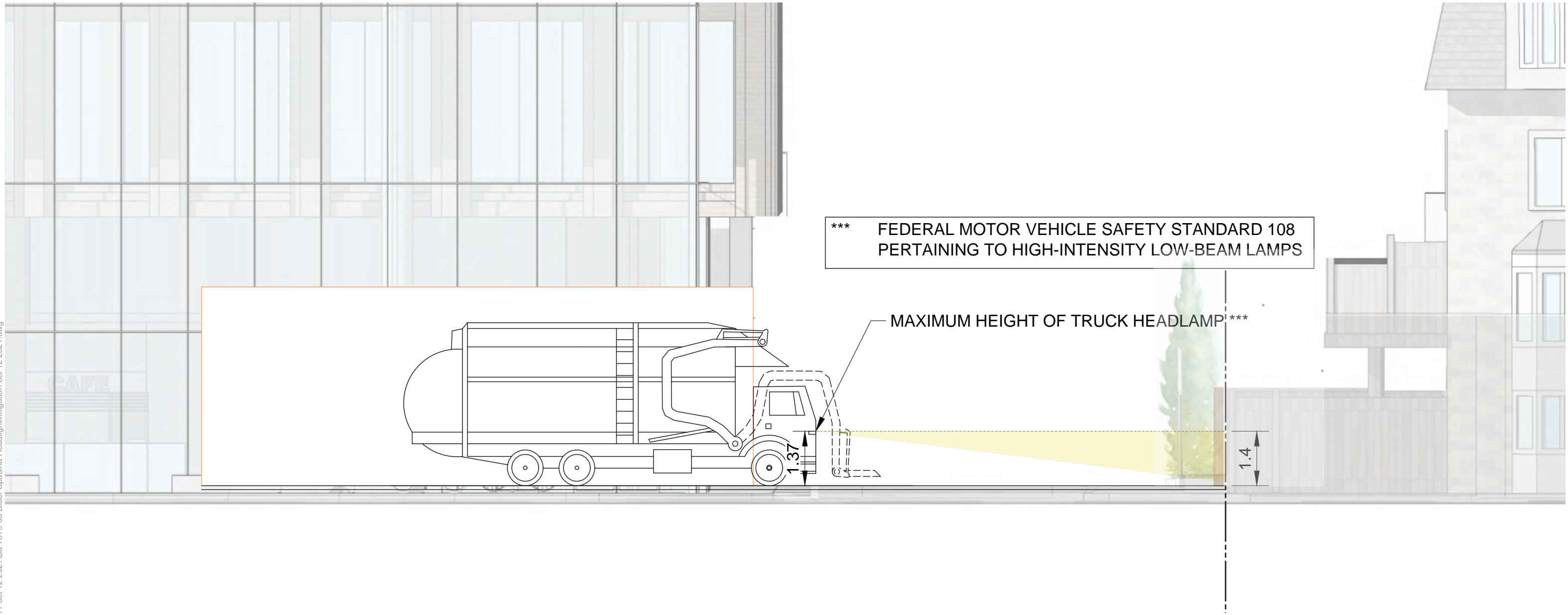
DESIGN UPDATES | STREET VIEW 1



TRAFFIC



11-oct 12 2021\Ba-7579-03 Bloor Spadina-HeadlightMitigation-oct 12 2021.dwg



HERITAGE UPDATES

- ERA has evaluated the York Apartments under O. Reg 9/06 and is preparing a Heritage Impact Assessment for the site.
- The York Apartments has nominal design/physical value as a representative example of a walk-up apartment building with commercial uses at grade.
- The Site has associative and historical value in connection with its location along an important pre-contact Indigenous trade and transportation route.
- We heard at our last working group meeting that you are interested in further exploring this association, engaging with local Indigenous community groups, and fore-fronting Indigenous narratives on this Site.

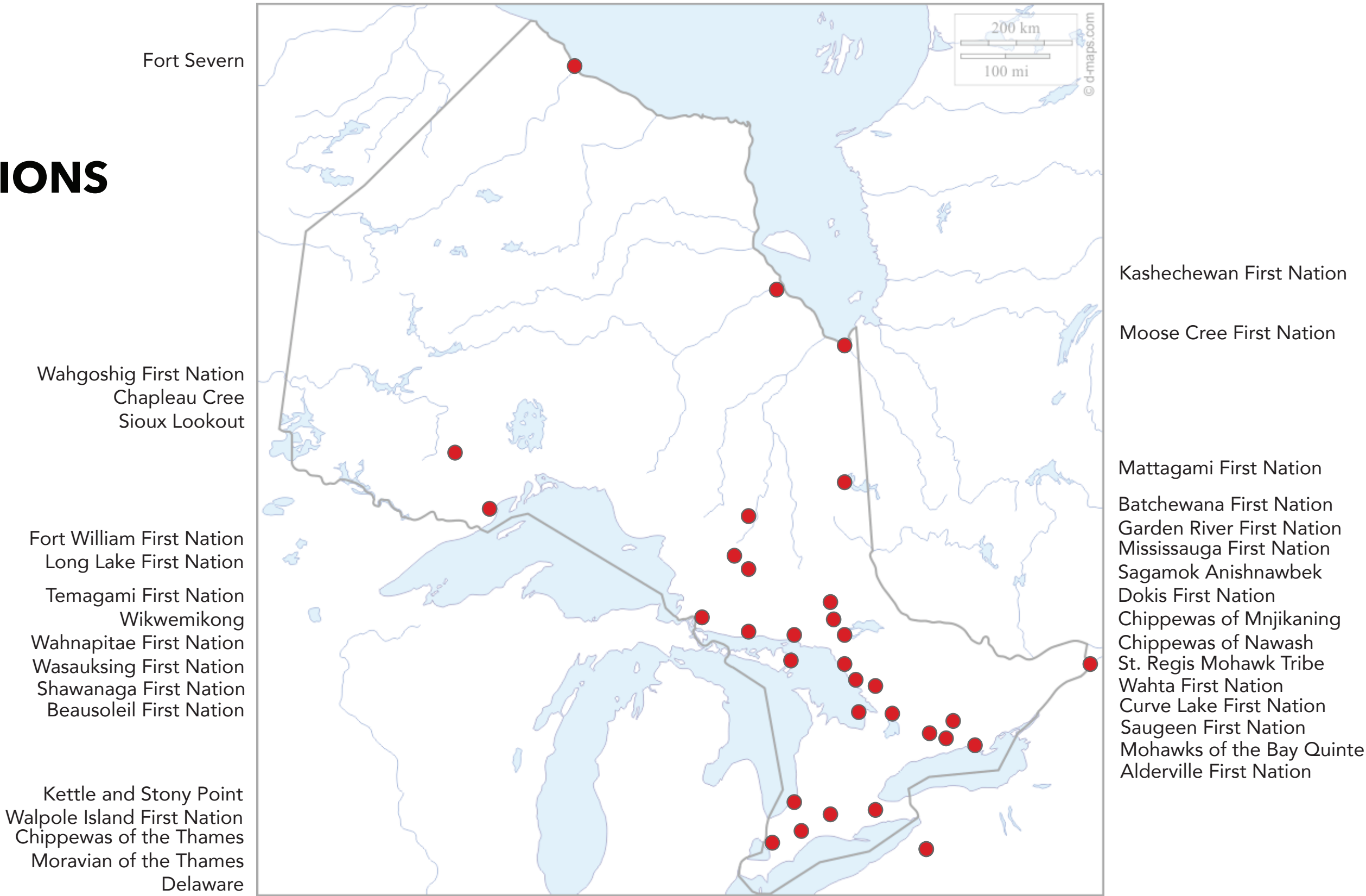
TWO ROW ARCHITECT

We believe in the **realignment** of **western ways** of doing with **Indigenous ways** of knowing and being.

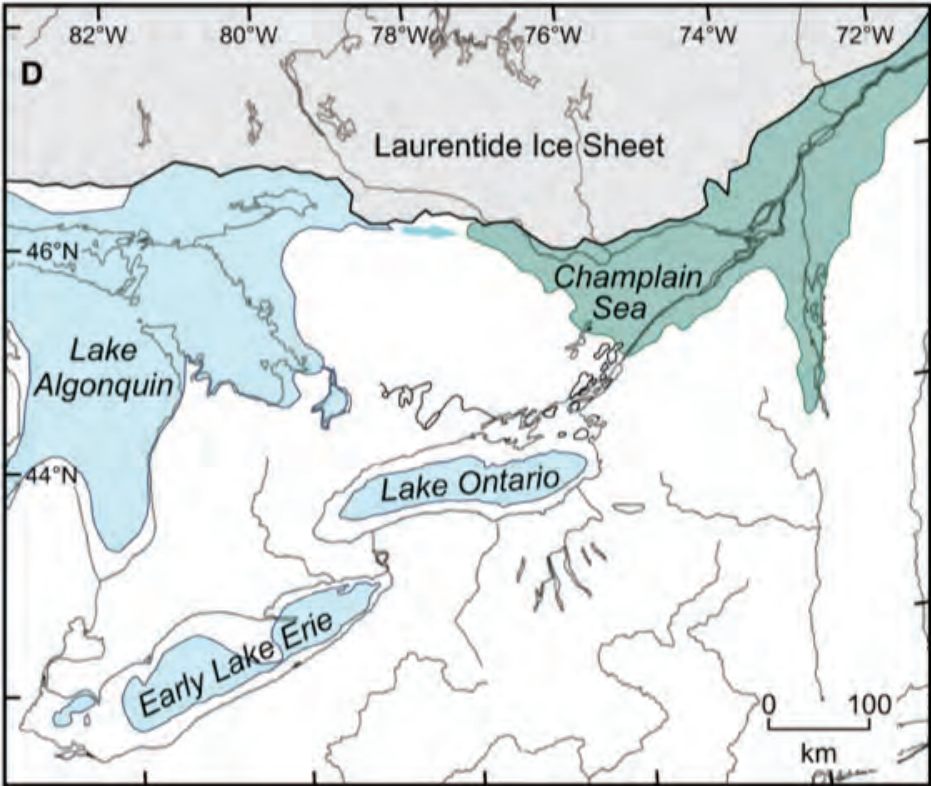
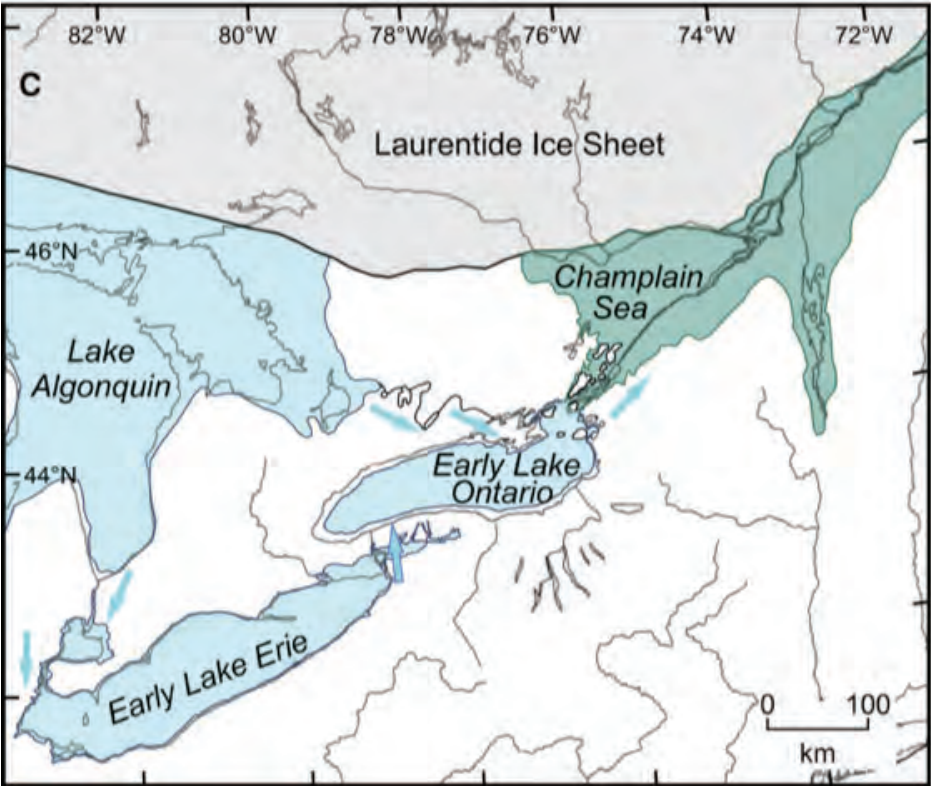
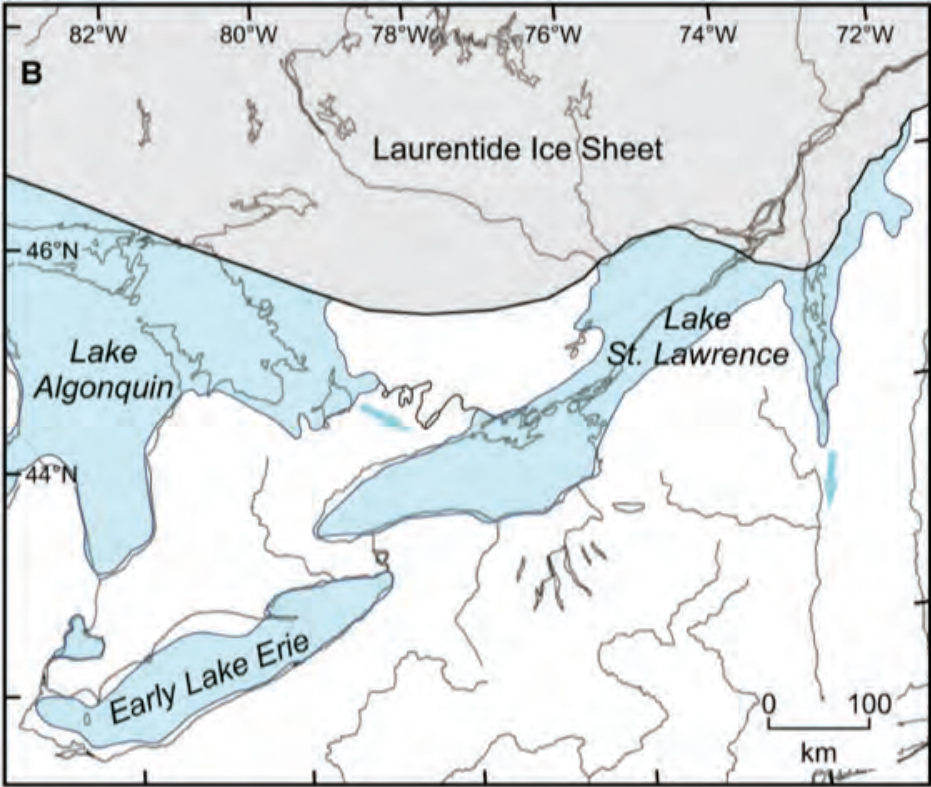
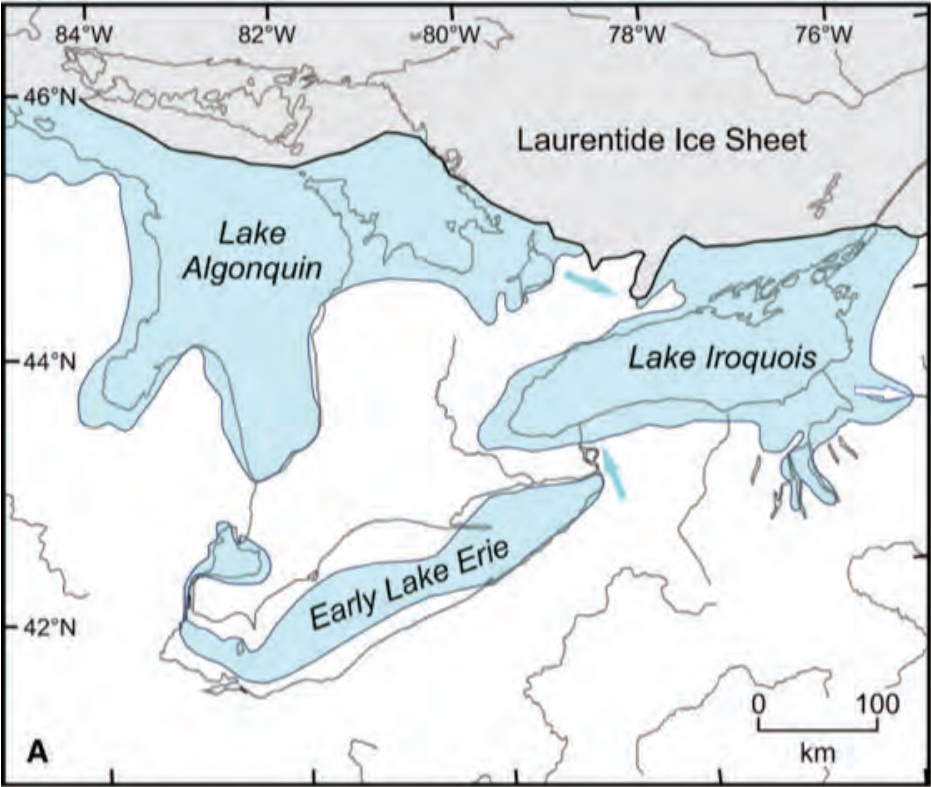
Our mission is to **shift** the way in which we approach the **process** of creating **architecture, landscapes, public art, and urban realms** towards **Universal Inclusivity**.



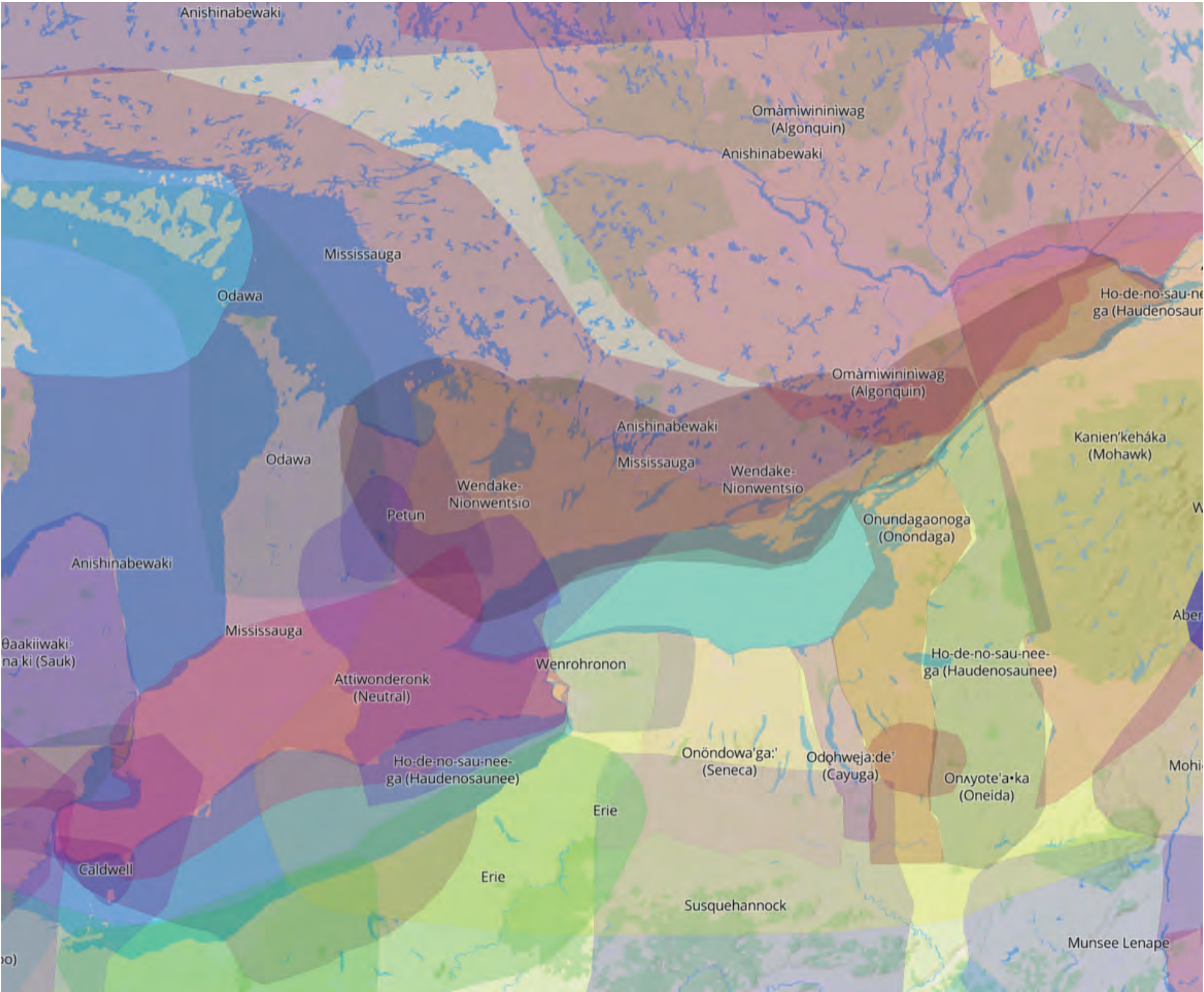
FIRST NATIONS



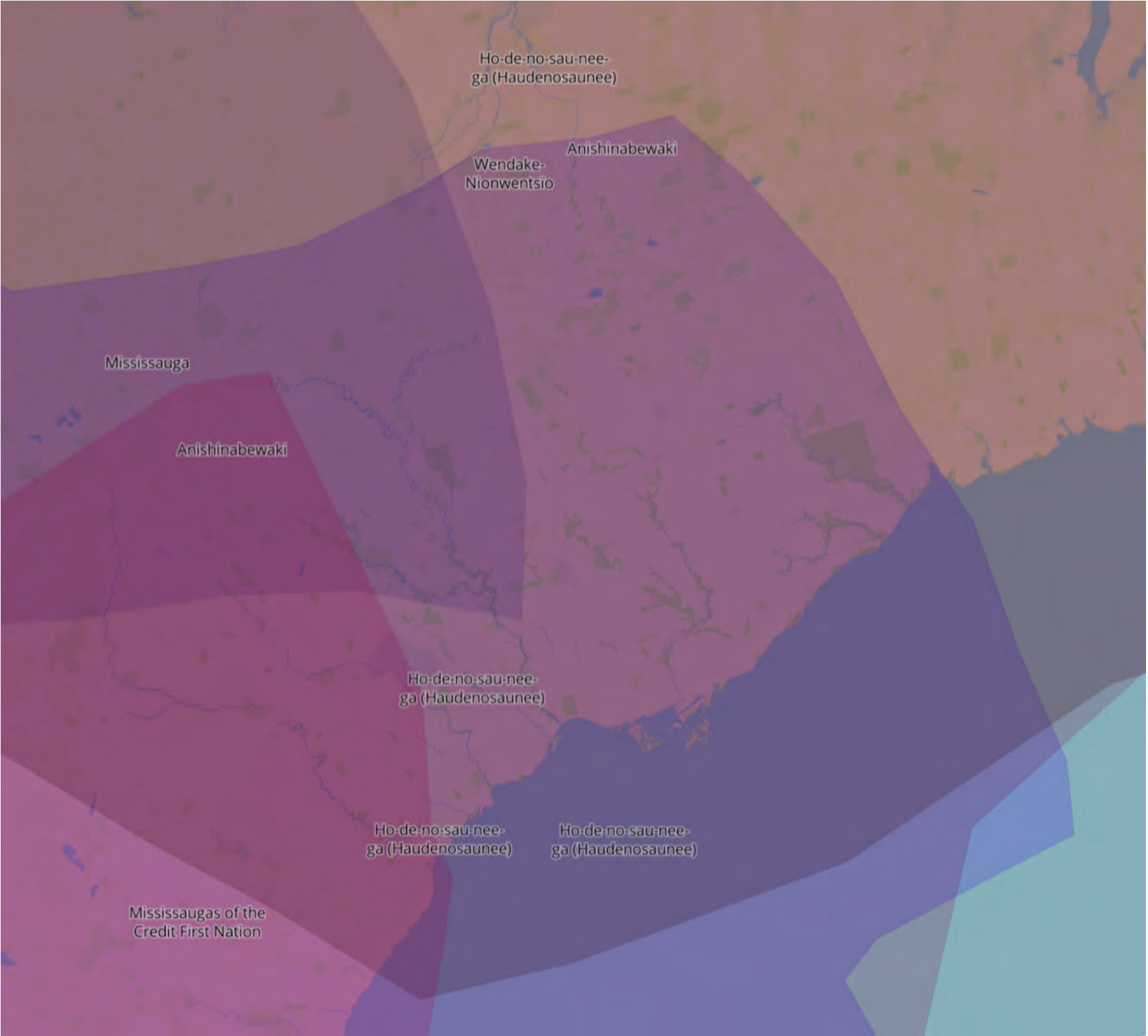
GLACIATION



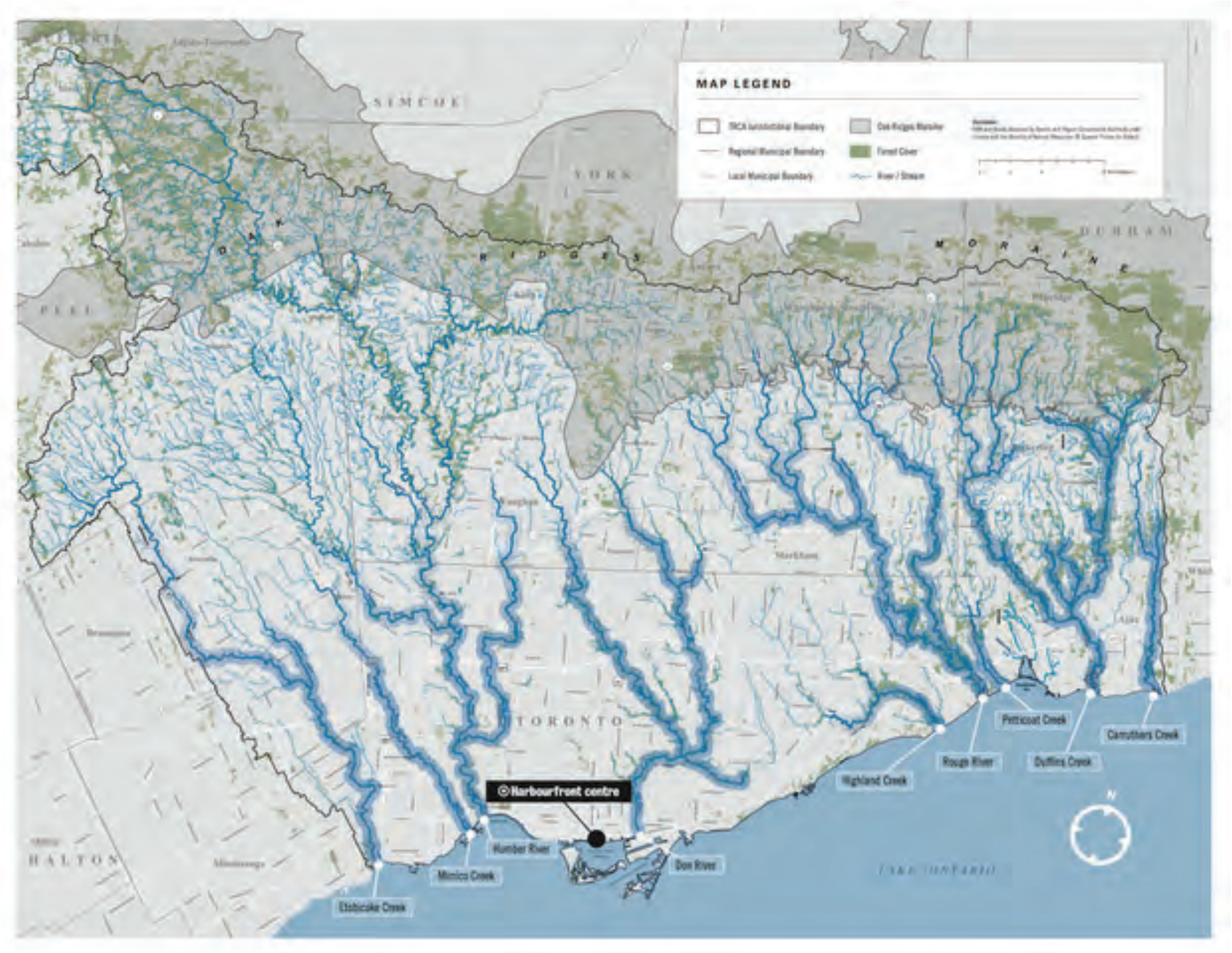
NATIONS



TKARONTO



RIVERS



LOCAL ROUTES

Ishpadinaa



LOCAL ROUTES

Ishpadinaa
Gete-Onigaming



TREATIES

