



West Don Lands Block 13

Issues Identification

March 23rd, 2022

Project Description & Background

West Don Lands Block 13

Proponent: Dream, Kilmer, Tricon
Design Team: Henriquez Partners Architects, NAK, RWDI
Review Stage: Issues Identification

Background

- In 2011 Infrastructure Ontario issued an RFP for the Pan Am Athletes Village in the West Don Lands.
- Dream / Kilmer was the winning bidder and purchased the "stage 2 project lands" as part of that deal.
 - These lands included Blocks 12, 16 & 13.
 - Block 13 is the last remaining Block to be developed as part of the Pan Am Athletes Village deal.
- Waterfront Toronto and Dream / Kilmer signed a Development Agreement in 2011
 - DA requires LEED Gold (Toronto Green Standard Version 3 currently in effect)

Scope Overview

Project proposes:

- 602,200 sf (55,946 sm) residential area (884 units)
- 8,200 sf (762 sm) commercial area

Parking

- 214 car parking
- 885 bike parking

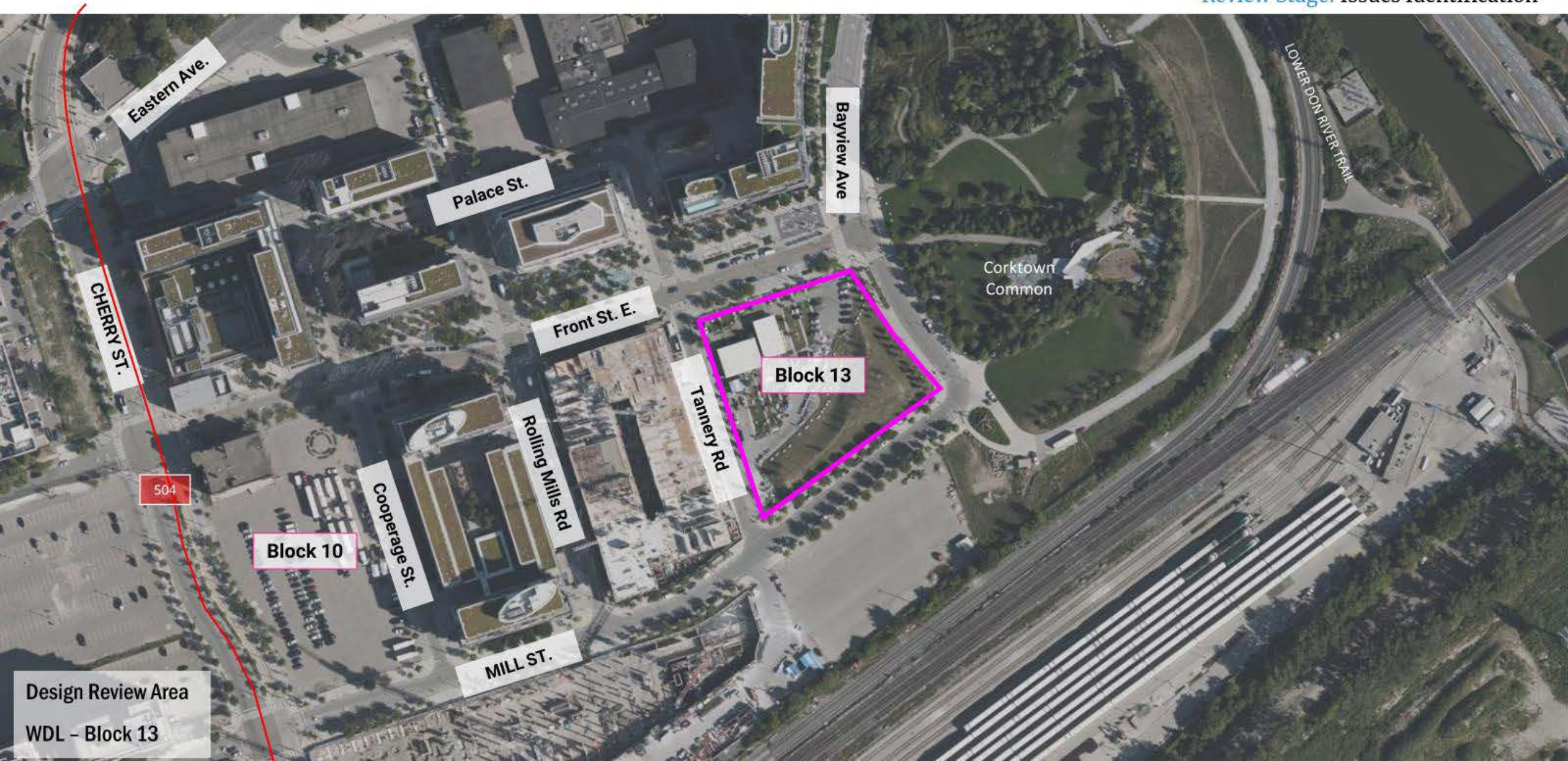
Existing Site Context

West Don Lands Block 13

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Design Review Area
WDL - Block 13

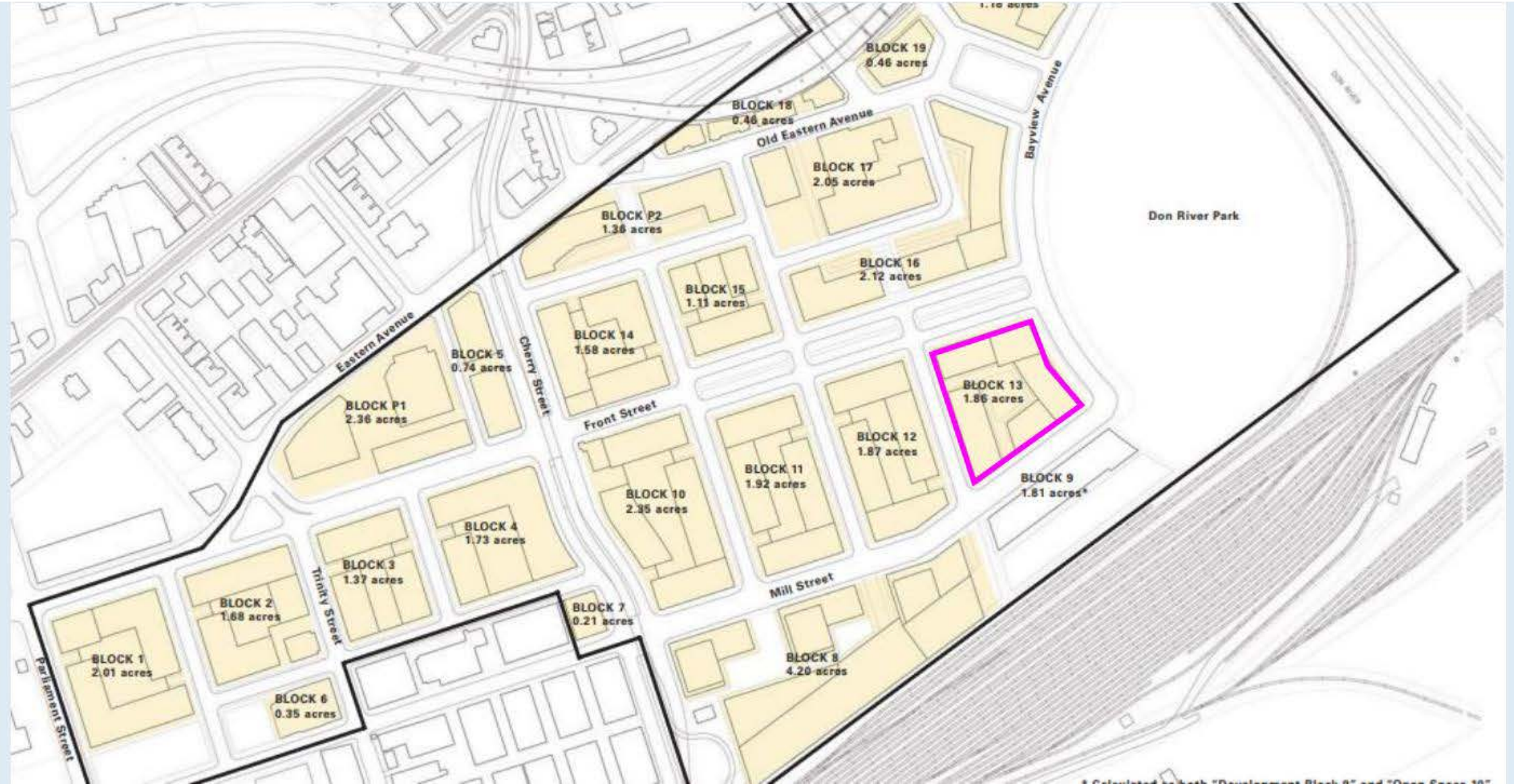
2006 Precinct and Block Plan

West Don Lands Block 13

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Under Construction 3/4/7
13,13,12 storeys

Block 10
Indigenous Hub Under Construction
13,11,5 storeys

75 Cooperage
12 storeys

Canary Block
12 storeys

Canary Park Condos
16 storeys

River City Ph. 3
29 storeys

Canary District Condos (Block 11)
11 storeys

Block 12 Under Construction
12 storeys

BLOCK 13
PROJECT SITE

Block 8 Under Construction
26, 16, 16 storeys

Future Block 20
45, 32 storeys

Future Block 9
School and Community Center

Corktown Commons Pavilion

Sculpture: No Shoes by Mark DiSuvero

Design Review Area
WDL - Block 13

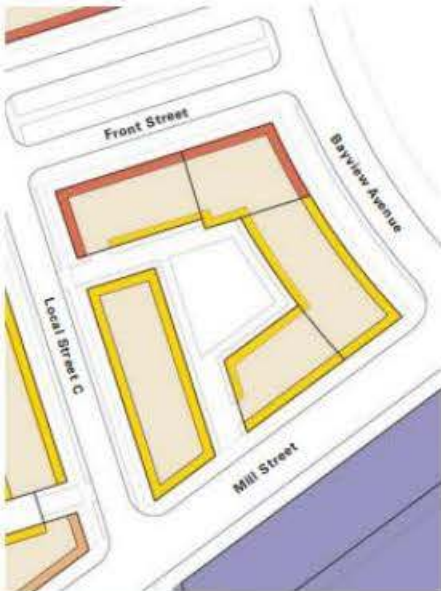
Block 13 Precinct Massing

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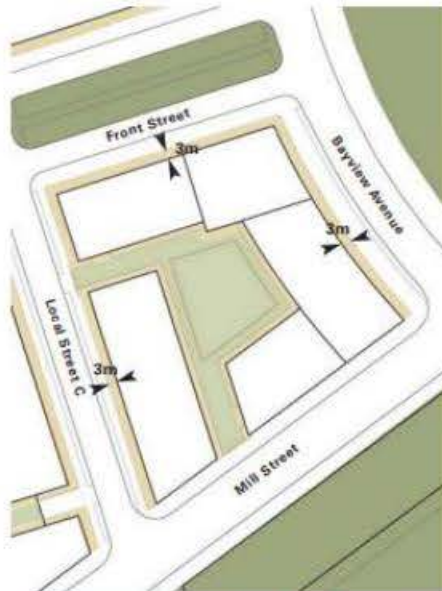
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FRONTAGES AND GROUND FLOOR USES

Front Street will be lined with active uses on the ground floor which will turn the corner on Bayview Avenue. The remainder of Bayview Avenue, Mill Street, and Local Street C will have residential frontage. The block's interior courtyard will also be lined with residences that have grade-related units.

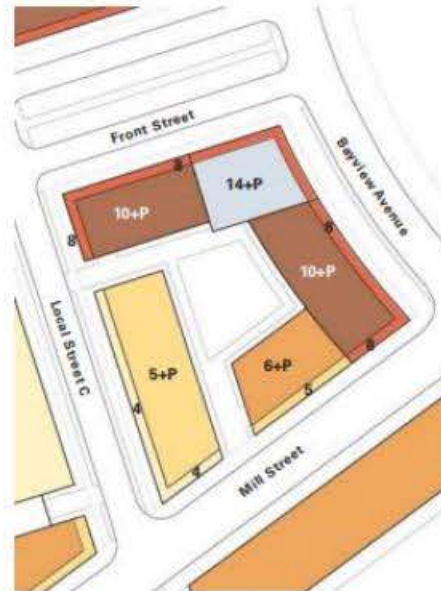
- ACTIVE USE FRONTAGE ZONE
- RESIDENTIAL FRONTAGE ZONE



SETBACKS, COURTYARDS, AND OPEN SPACE

3.00m setbacks exist on Front Street, Bayview Avenue, and Local Street C. No setback zone occurs on Mill Street. A courtyard will be developed mid-block at grade, as frontage for grade-related units.

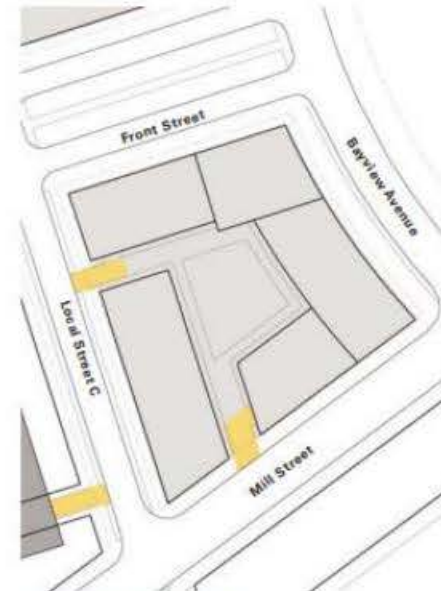
- SETBACK ZONE
- COURTYARD
- PUBLIC AND PUBLICLY-ACCESSIBLE OPEN SPACE



HEIGHTS AND SETBACKS

Buildings along Front Street and Bayview Avenue will be 10 storeys in height with a required setback after the 8th floor. Buildings on Mill Street will be 6 storeys in height with a setback after the 5th floor. Local Streets C will be 5 storeys in height with a setback after the fourth floor to maintain the scale of intimate, neighbourhood streets. A 14 storey tower will rise from the 10 storey building mass at the corner of Front Street and Bayview Avenue. It will setback after the 8th floor to be in concert with the overall block.

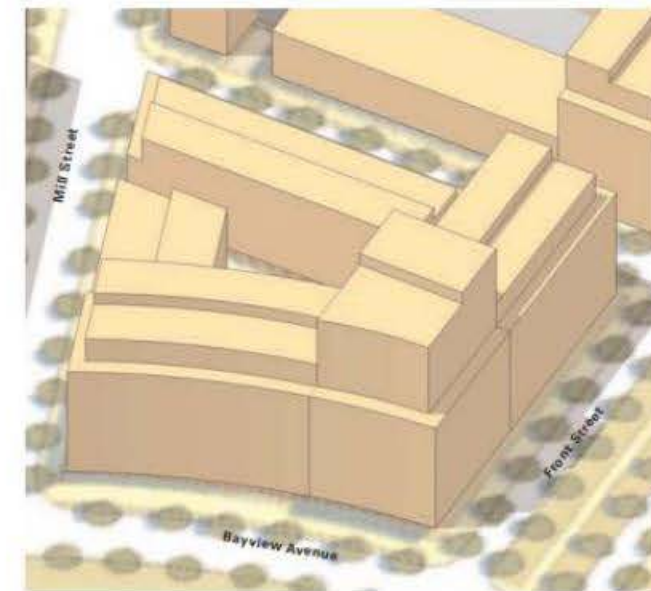
- 4 STOREYS / 12M
- 5 STOREYS + PENTHOUSE / 21M
- 6 STOREYS + PENTHOUSE / 24M
- 8 STOREYS + PENTHOUSE / 30M
- 10 STOREYS + PENTHOUSE / 36M
- 14 STOREYS + PENTHOUSE / 48M



PARKING AND SERVICING

Access ways will be located along Local Street C and Mill Street. Parking will be required below-grade in order to facilitate the density planned along Front Street and Bayview Avenue. Access ways will lead into the below-grade parking structure before reaching the interior courtyard.

- REQUIRED BELOW-GRADE PARKING
- ACCESS WAY



OVERALL MASSING

Large apartment buildings define Front Street and Bayview Avenue with a tower rising from these buildings to a height of 14 storeys. Large apartment buildings with loft-like spaces are planned along Mill Street. Small apartment buildings will be located along Local Street C.



BLOCK 13 ILLUSTRATIVE DEVELOPMENT PROGRAM	
Residential GSM	40,340
Commercial GSM	2,080
Total GSM	42,420
Approximate residential units	450
Approximate parking spaces	360

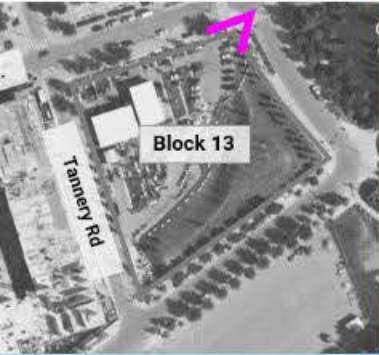
Existing Site Context

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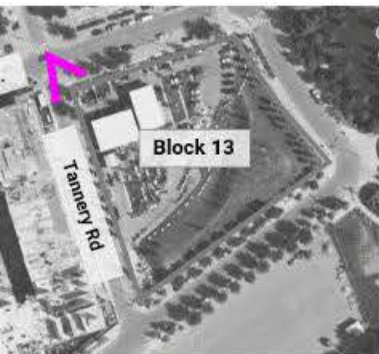
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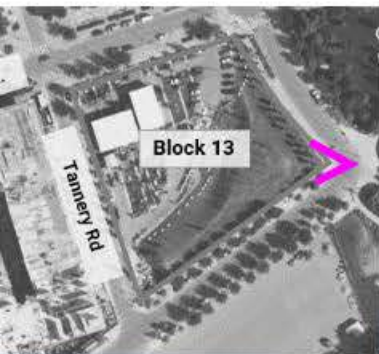
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Zoning

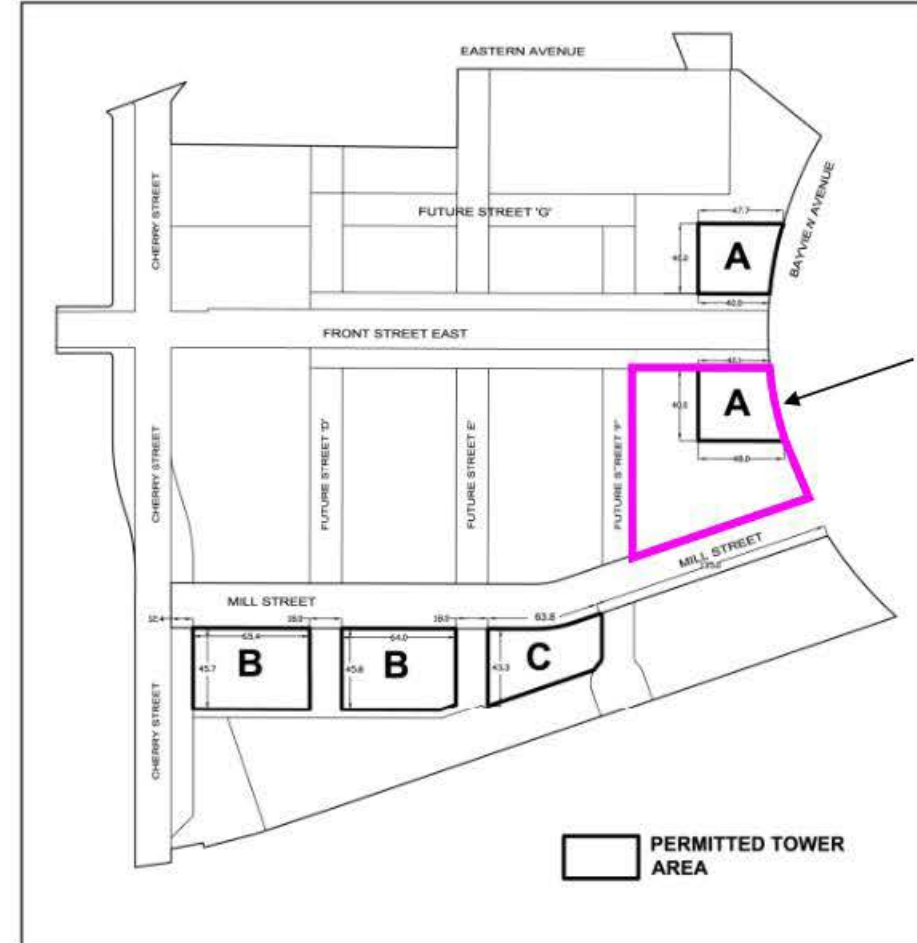
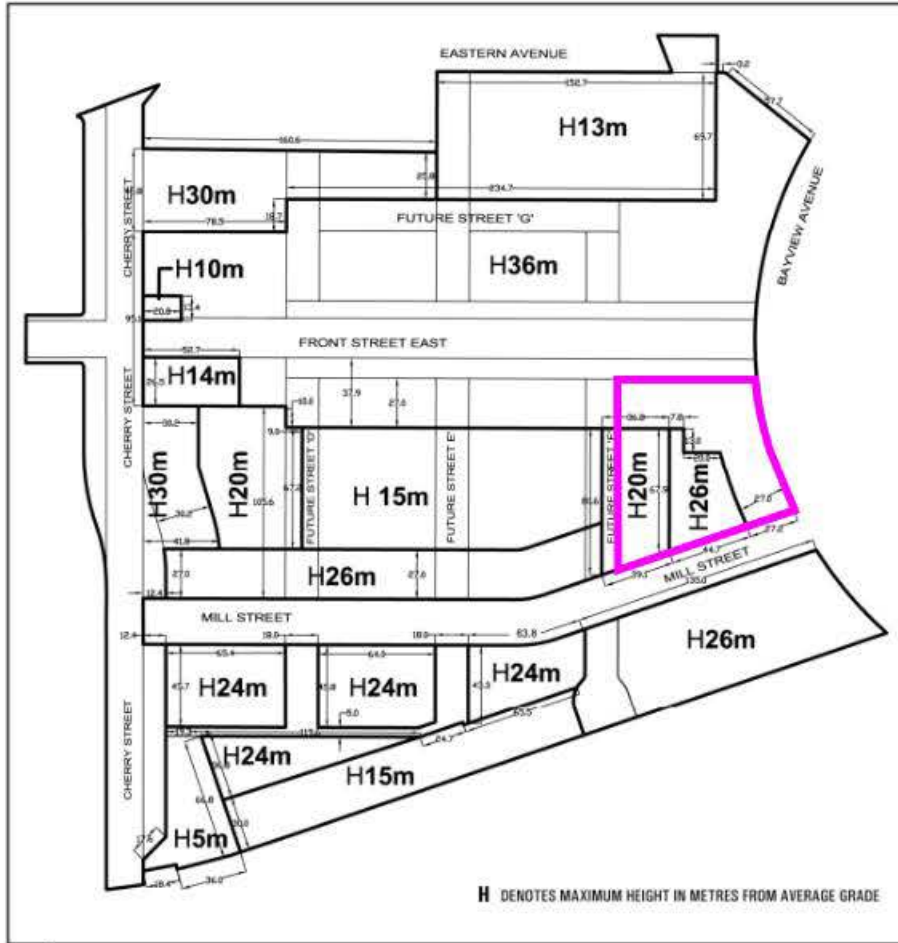
By-Law 04-2011 (Enacted: Dec. 2010)

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Zoning

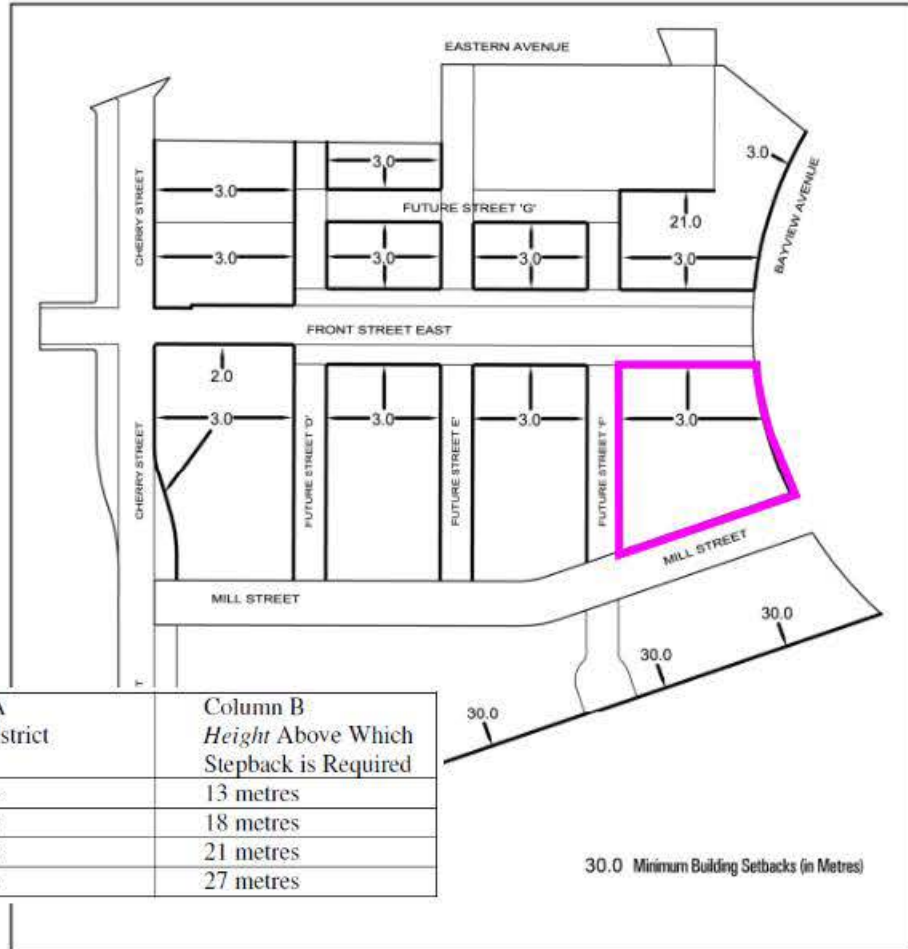
By-Law 04-2011 (Enacted: Dec. 2010)

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Column A Height District	Column B Height Above Which Stepback is Required
20 metres	13 metres
26 metres	18 metres
30 metres	21 metres
36 metres	27 metres

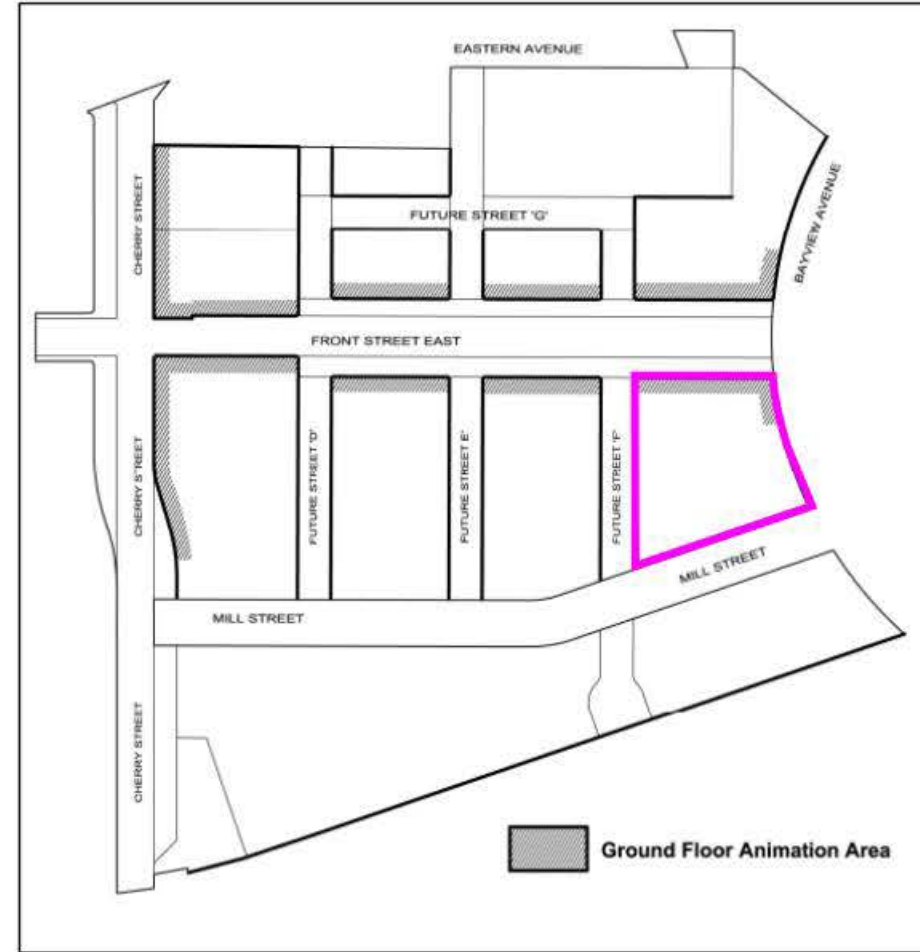
30.0 Minimum Building Setbacks (in Metres)



West Don Lands Phase 2

Map C - Minimum Building Setbacks (in metres)

File # 08_231384



Ground Floor Animation Area



West Don Lands Phase 2

Map D - Ground Floor Animation Areas

File # 08_231384

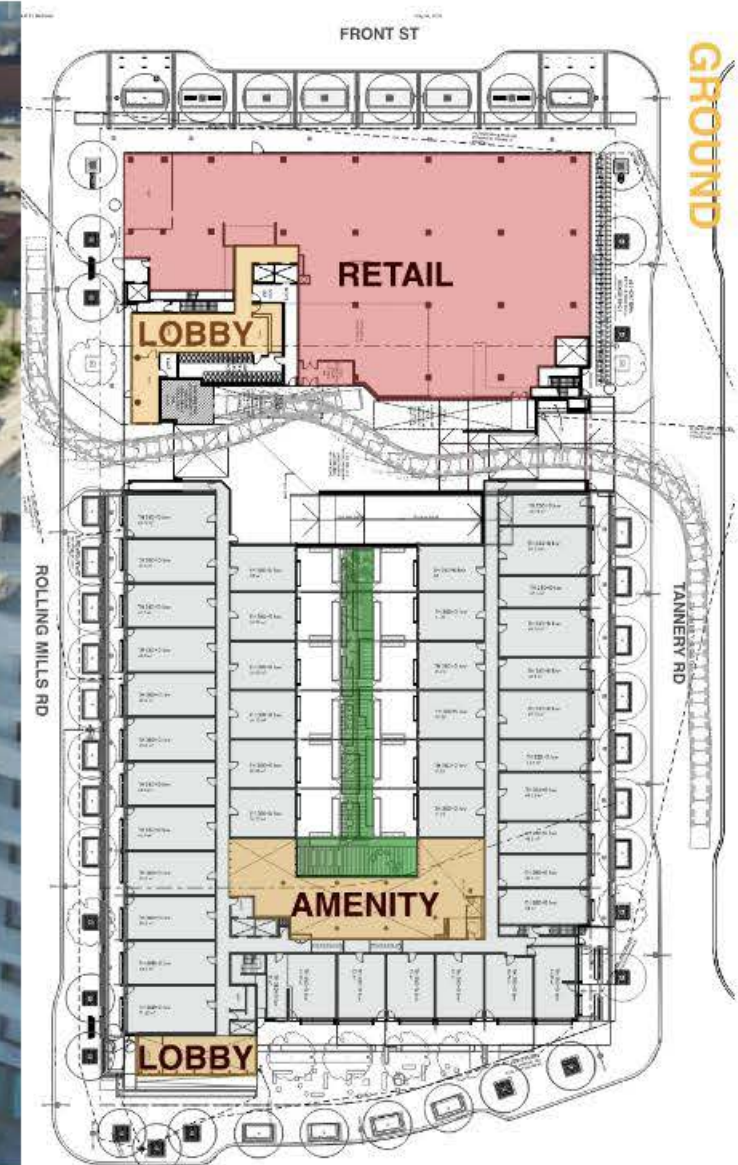
June 2018 DRP – Block 12 Detailed Design Development Context

West Don Lands Block 13

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Review Stage: Issues Identification



June 2018 DRP – Block 12 Detailed Design

Development Context

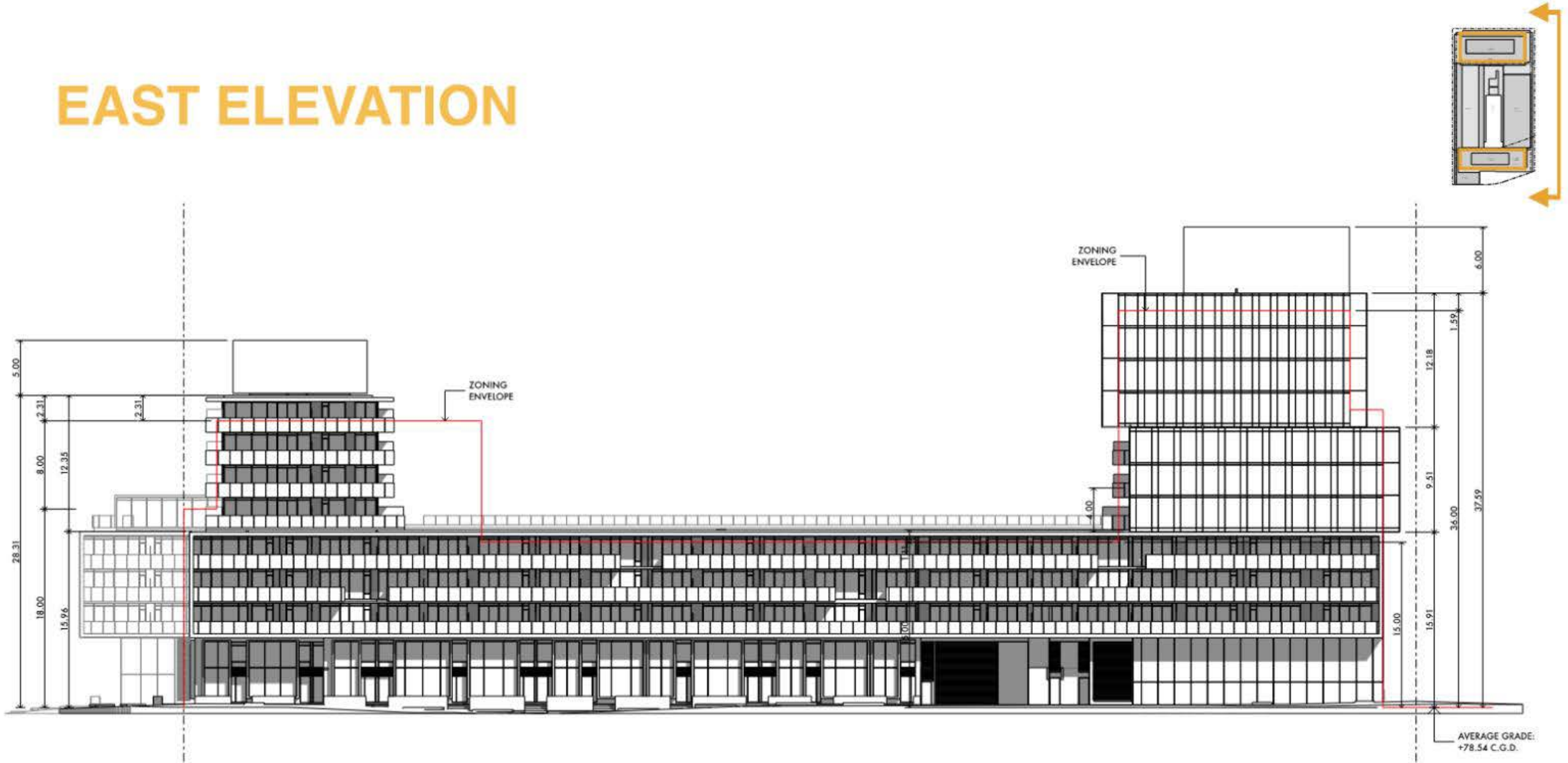
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EAST ELEVATION



June 2018 DRP – Block 12 Detailed Design

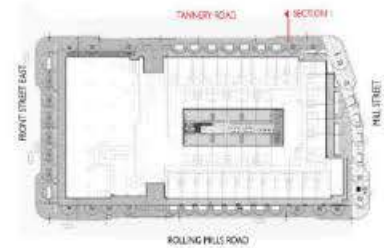
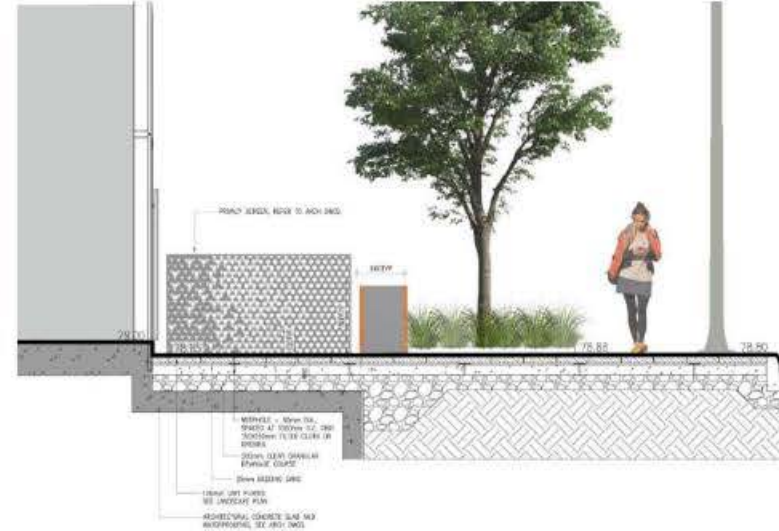
Development Context

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Jan. 2019 DRP – Block 8 Detailed Design

Development Context

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Review Stage: Issues Identification



Nov. 2021 DRP – Block 20 Detailed Design

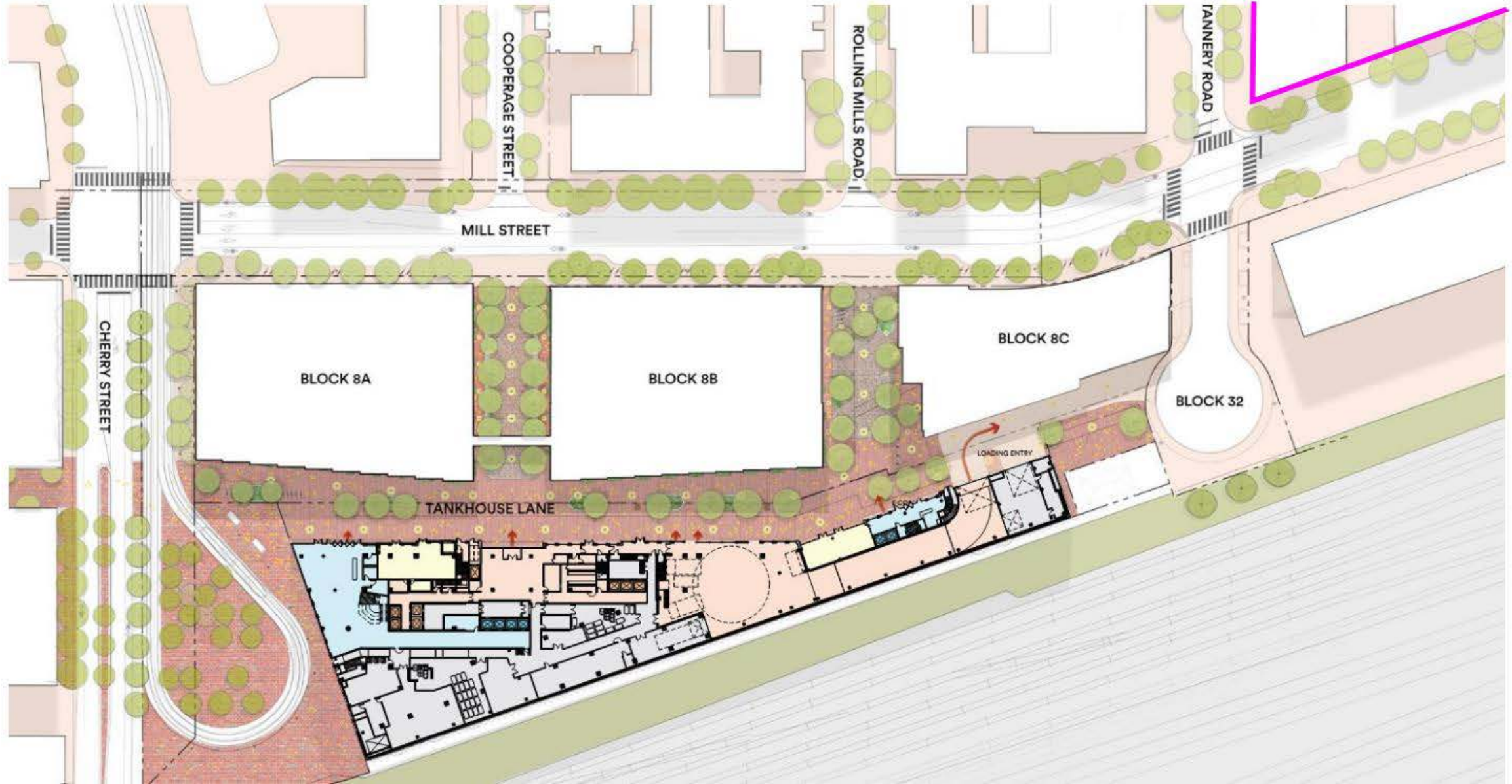
Development Context

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Review Stage: Issues Identification



Nov. 2021 DRP – Block 20 Detailed Design

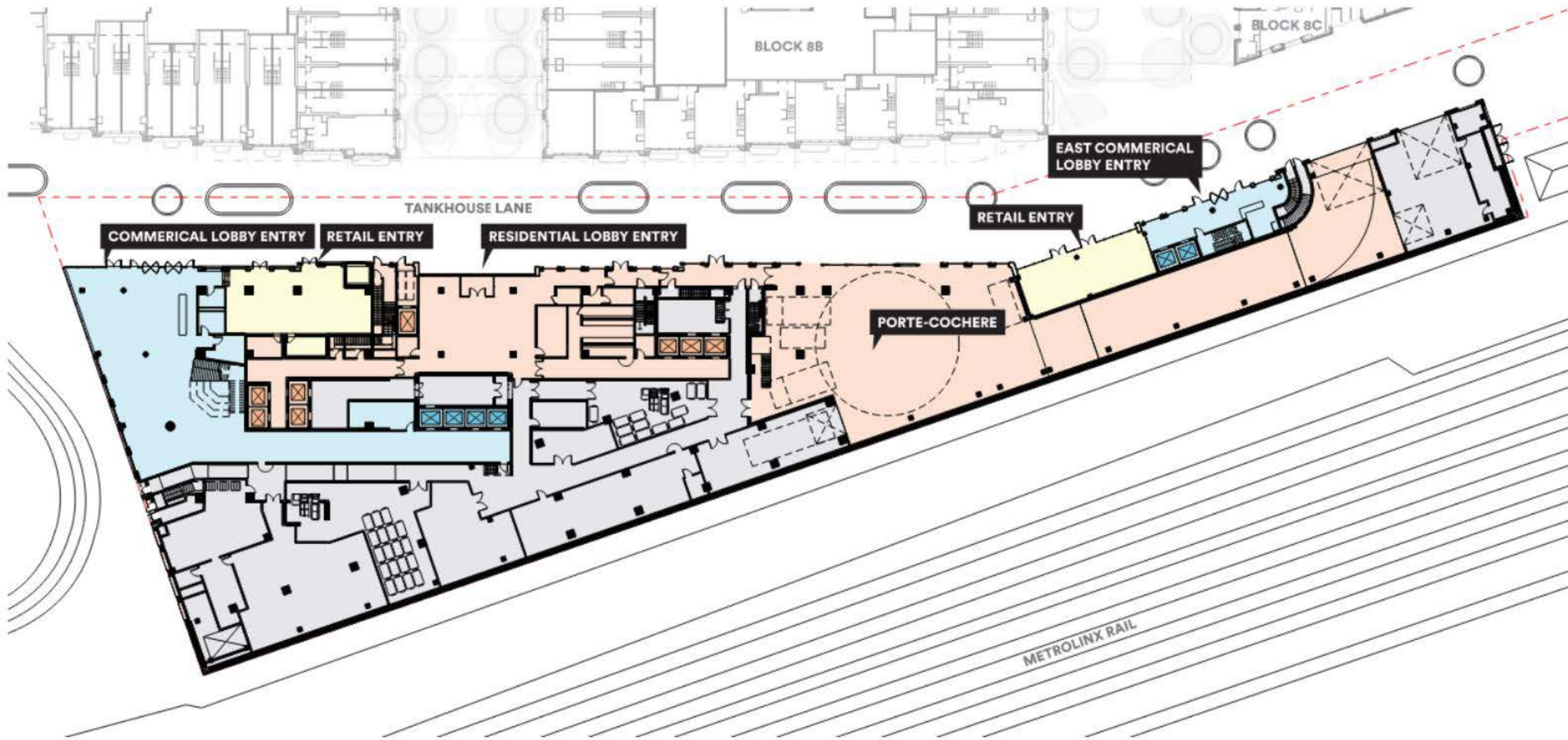
Development Context

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Review Stage: Issues Identification



Project Approval Stage

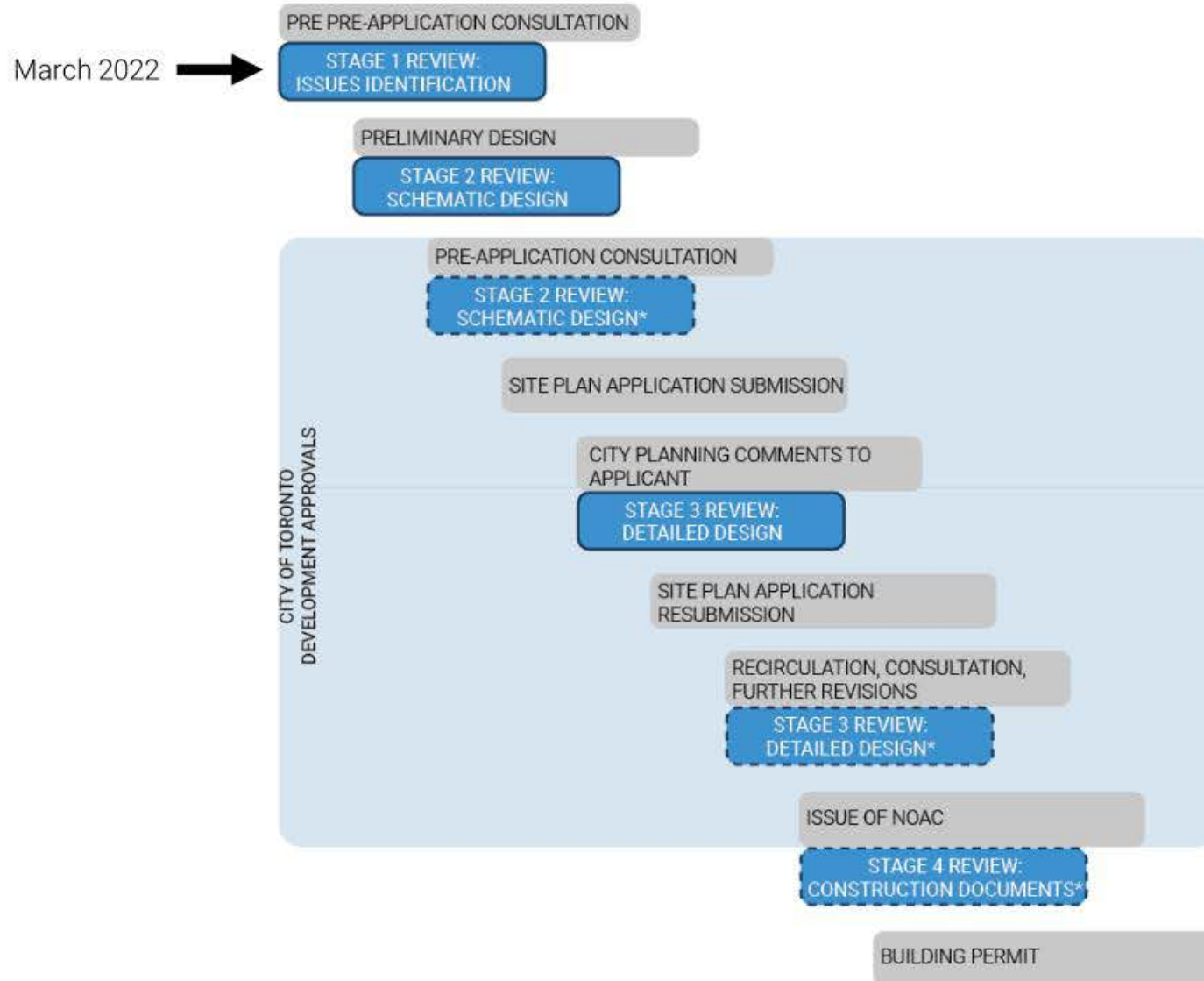
DRP Stream 2: Public land – Site Plan Application

West Don Lands Block 13

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Review Stage: Issues Identification



Areas for Panel Consideration

Waterfront Toronto + City Planning

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Is the overall building massing well integrated with the built-form context and public realm? Does the massing provide an appropriate relationship with the context on all sides: Front Street, Bayview Avenue/Corktown Commons, Mill Street, and Tannery Road?

Are either of the two proposed tower locations preferred by the Panel? What recommendations does the Panel have to ensure that additional height on Block 13 can be integrated successfully within the surrounding built-form context and support the public realm and adjacent uses?

Does the Panel support the proposed façade design concept and cladding strategy?

Do the ground floor programs, configurations, and frontages, support Front Street, Bayview Ave., Corktown Commons, and the West Don Lands neighbourhood? What recommendations does the Panel have to ensure the success of the ground-level units? Are access, parking, and loading well considered?

Does the Panel support the streetscape and landscape design concepts?

Do the proposed sustainability strategies meet Waterfront Toronto's objectives? Are there other strategies that can be considered?

D R E A M K I L M E R

HENRIQUEZ PARTNERS ARCHITECTS

March 23, 2022

West Don Lands

BIOGEM 13

WATERFRONT TORONTO DRP #1



Design Team



Gregory Henriquez
Principal

Henriquez Partners
Architects



Shawn Lapointe
Principal

Henriquez Partners
Architects



Robert Ng
Principal

NAK Design Strategies
Landscape



Terence Lee
Associate

NAK Design Strategies
Landscape



Brandon Law
Principal

RWDI
Sustainability

In the following slides we will present our approach and developing ideas for the **Urban Design Analysis for Block 13**. We look forward to your feedback.

This is a **work-in-progress** that will be informed by your comments.

100 DRAFT

Site Context

- Site Evolution Overview
- Don Lands Precinct
- Site Analysis

Site Evolution Overview



c. 1970s



c. 2010s



c. 2015 - Site of Pan Am Games

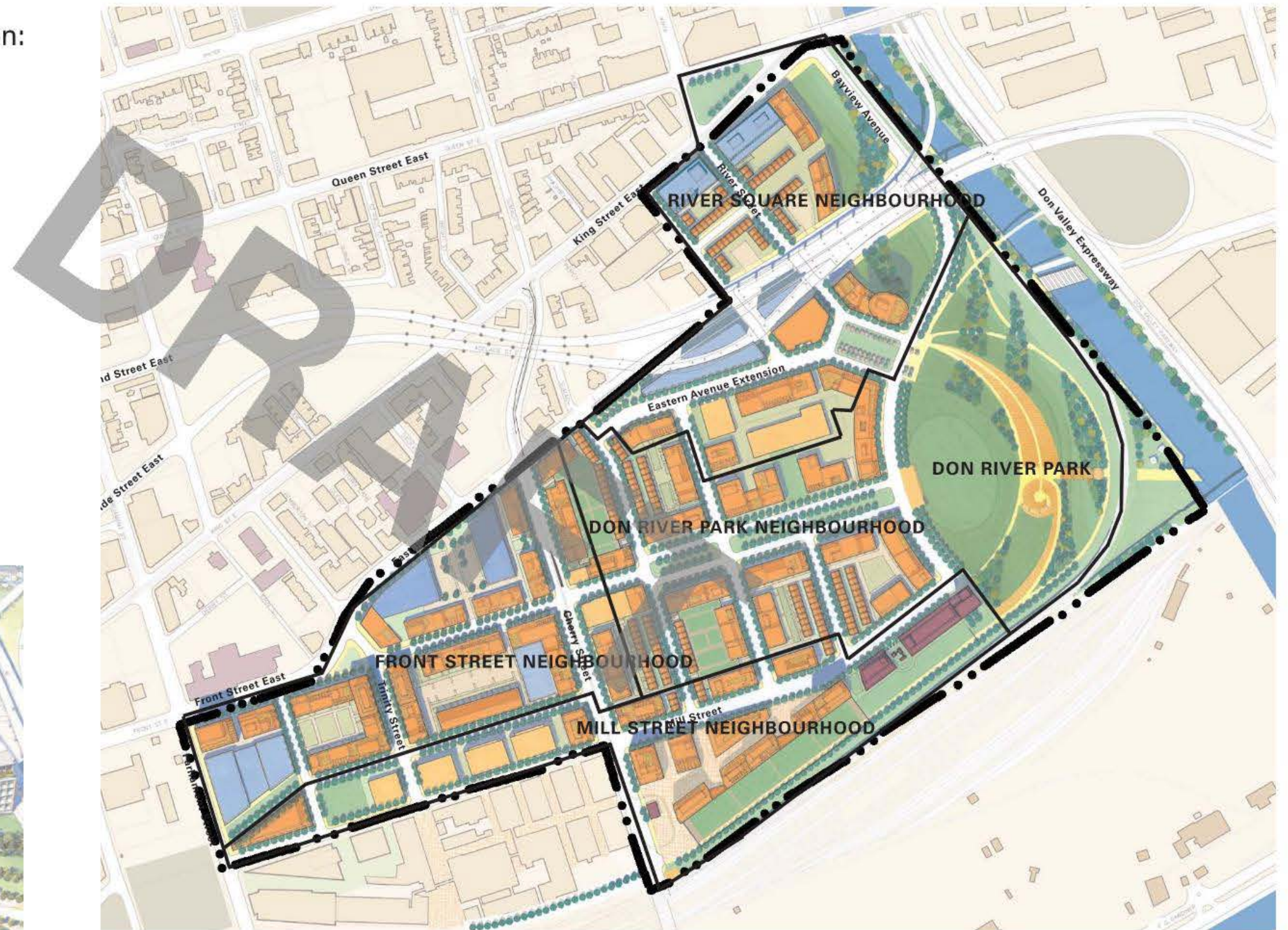


Today

2005 Precinct Plan – Flexible Framework for WDL Vision

The Precinct Plan provides guidance on:

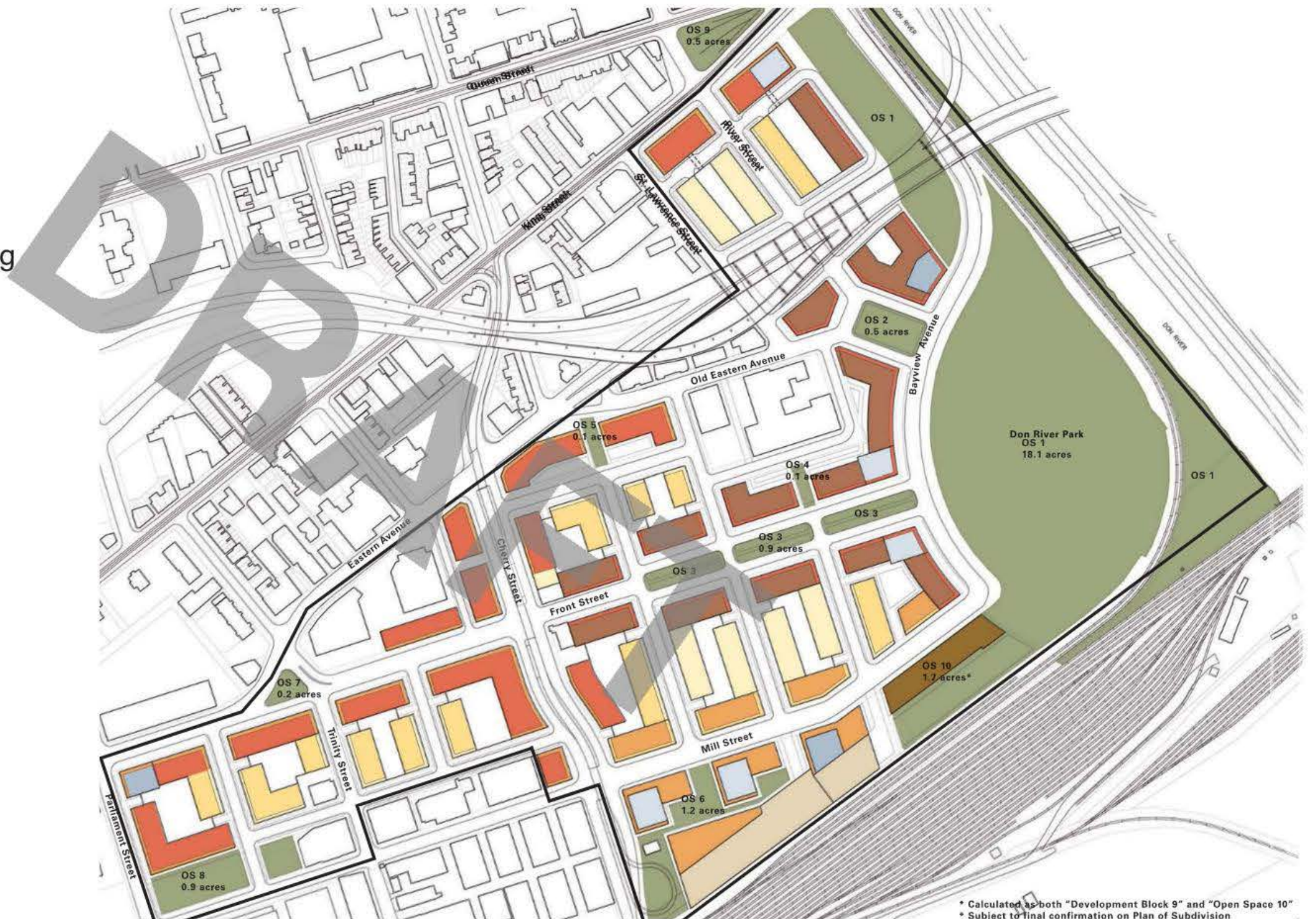
- 1 The Vision
- 2 Analysis
- 3 Public Realm Plan
- 4 Built Form
- 5 Neighbourhood Character
- 6 Phasing and Implementation



2006 Block Plan & Design Guidelines

The Block Plan and Design Guidelines provide more detailed resolution to:

- 1 Refine the Vision
- 2 Clarify Built Form
- 3 Provides Flexibility while maintaining Intent of Precinct Plan



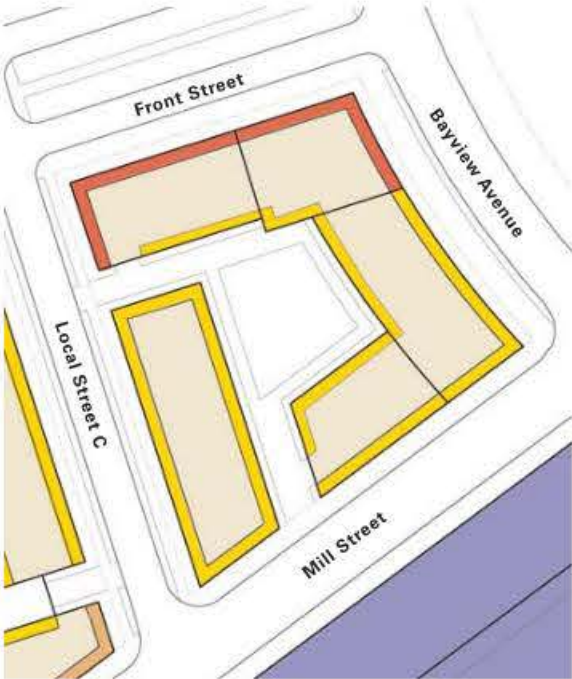
2011 Master Plan – Refinement of the Precinct & Block Plans

The Master Plan provides further refinement of the Precinct and Block Plans to:

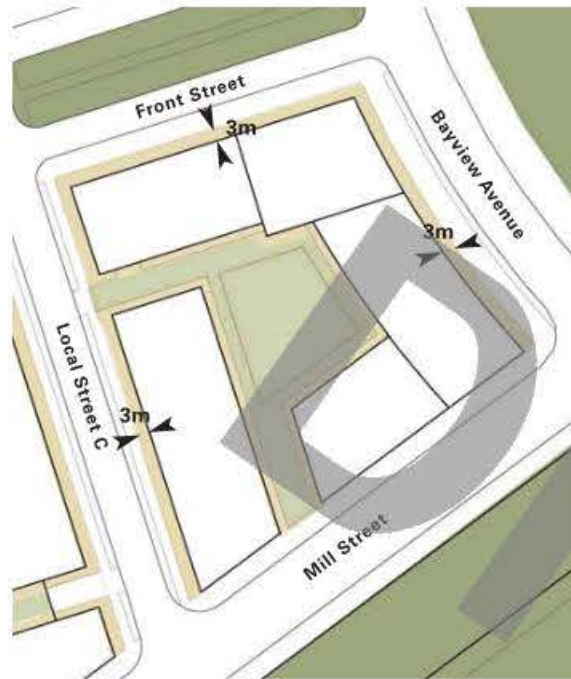
- 1 Clarify Requirement for Four Distinct Neighbourhoods
- 2 Further Clarification of Built Form



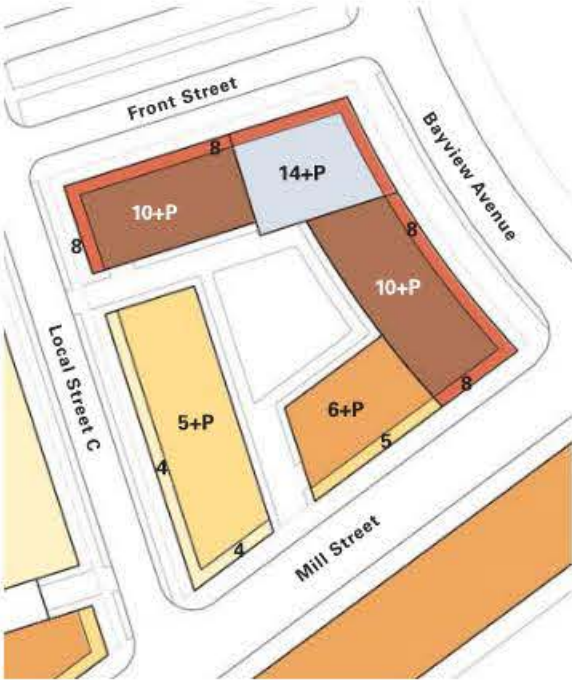
Block 13 – Block Plan Design Guidelines



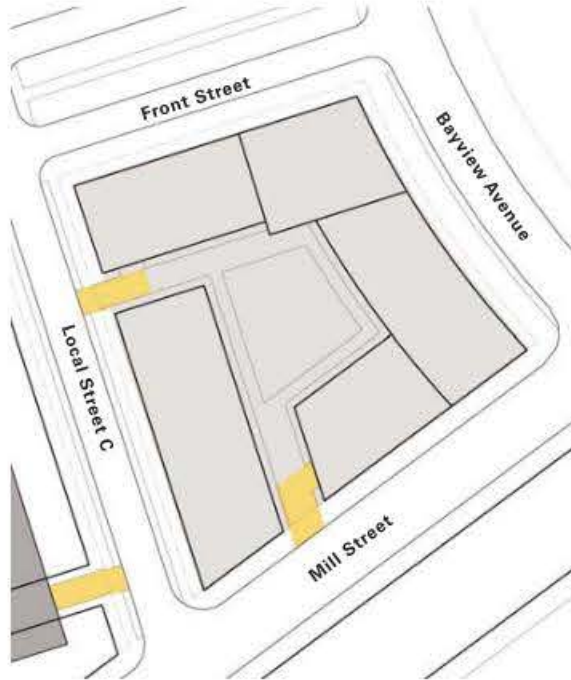
Frontage & Ground Floor Uses



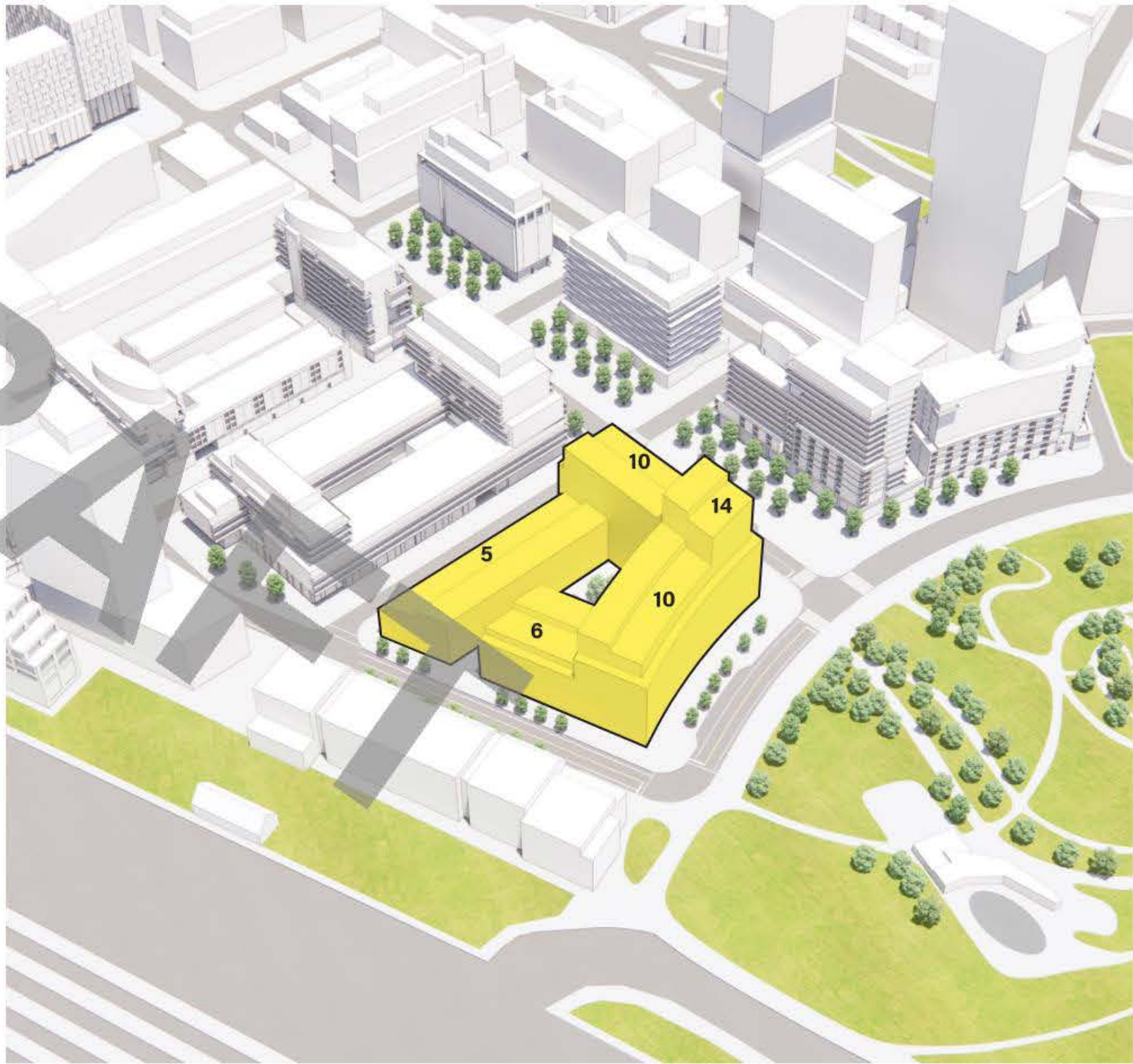
Setbacks, Courtyards, Open Space



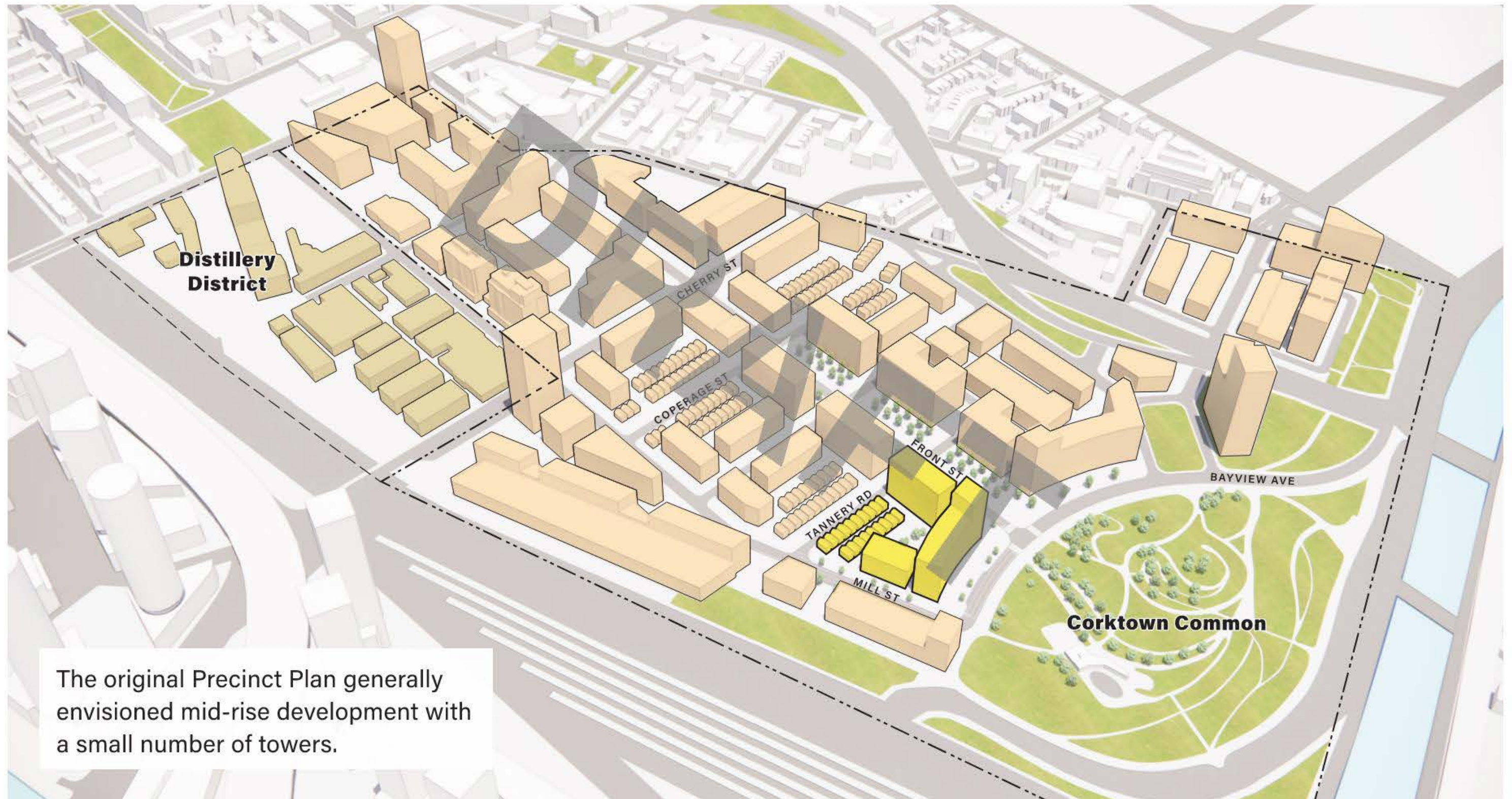
Heights & Stepbacks



Parking & Servicing

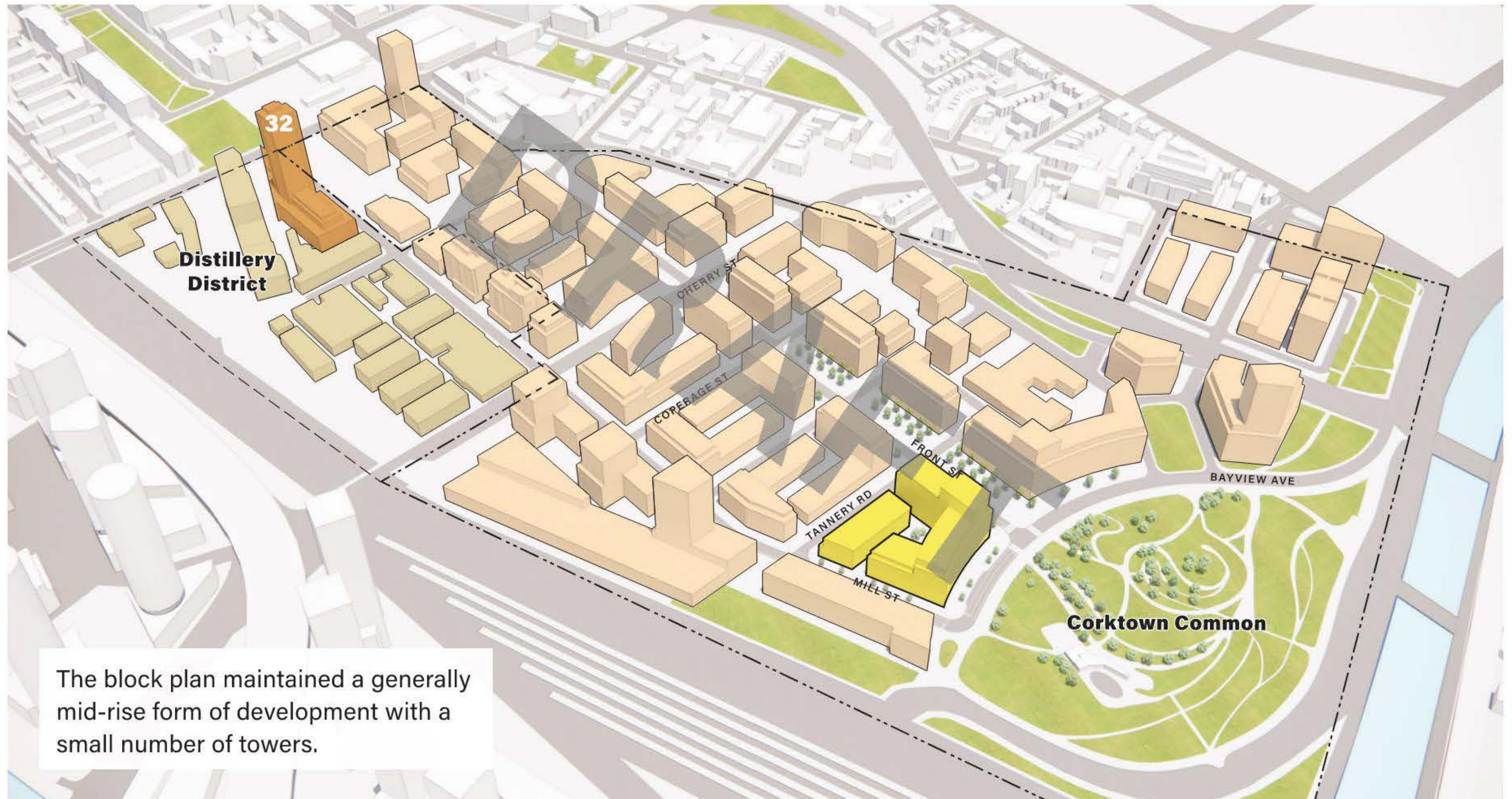


2005 – West Don Lands Precinct Plan



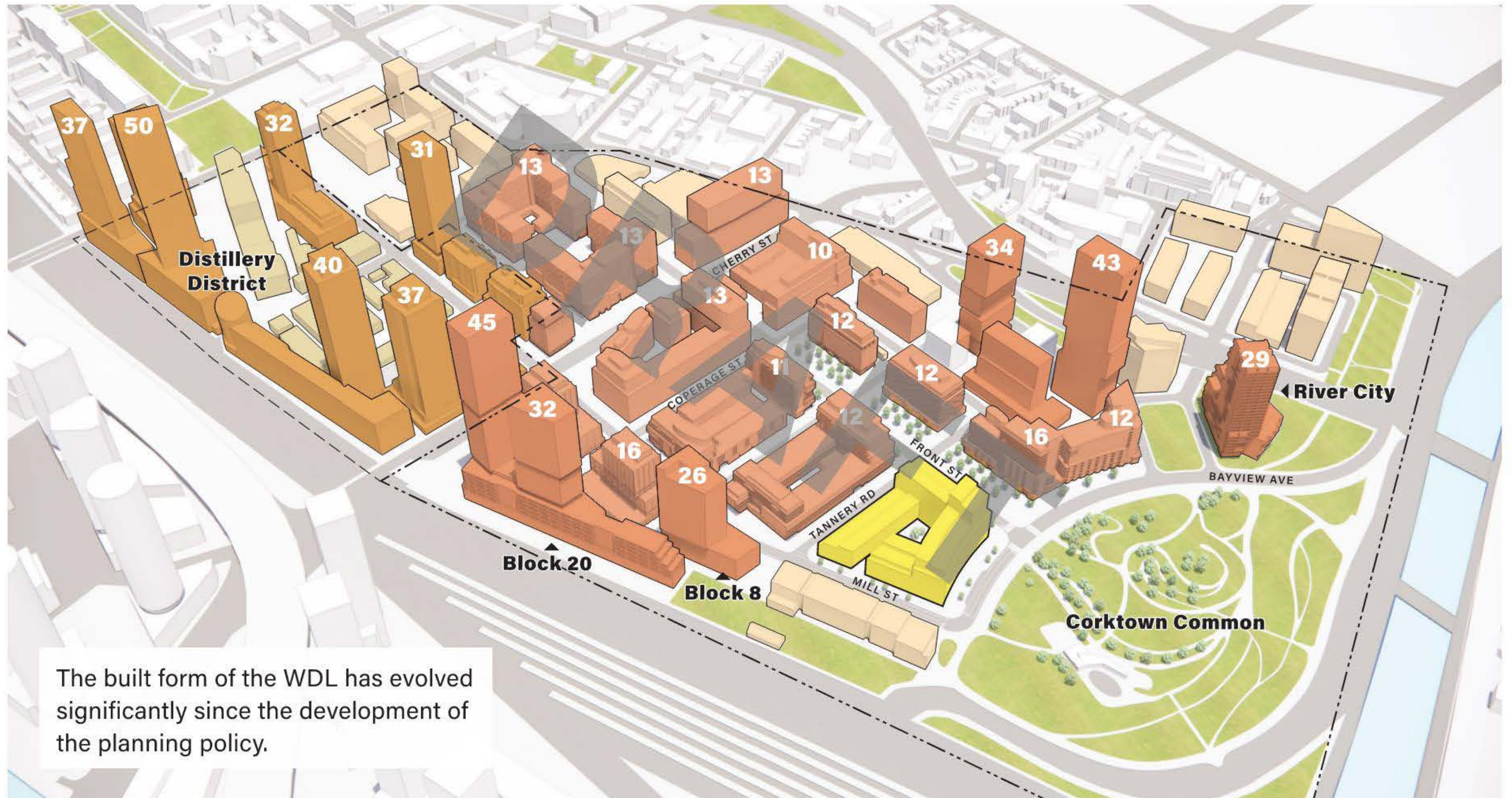
The original Precinct Plan generally envisioned mid-rise development with a small number of towers.

2006 – Block Plan & Urban Design Guidelines



The block plan maintained a generally mid-rise form of development with a small number of towers.

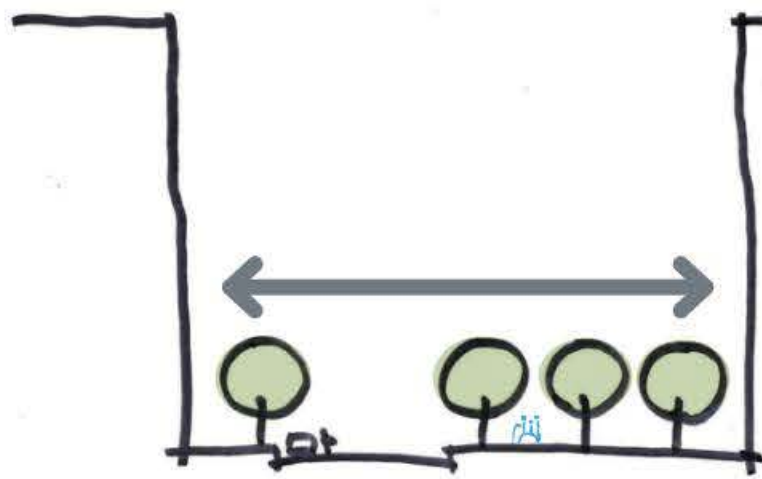
2021 - Current & Future Built Form - Evolving Context



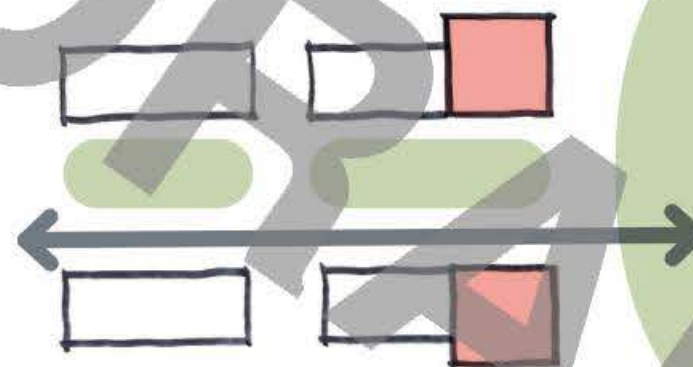
Design Options

- Design Principles
- Massing Options
- Analysis

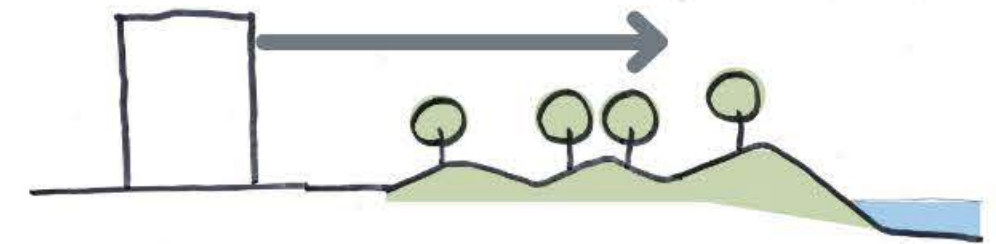
Design Principles from Existing Policies



Reinforce Front Street as Heart of the Community

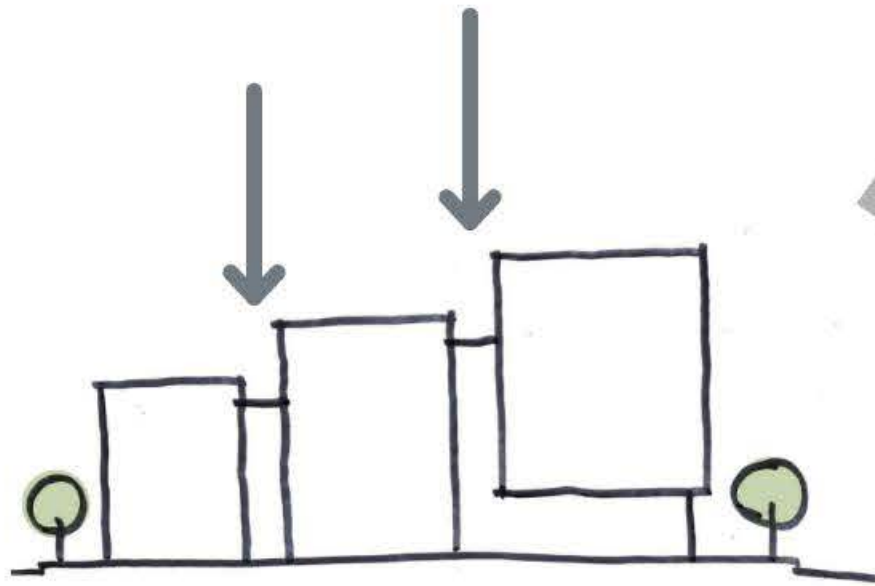


Create a Gateway to the Park

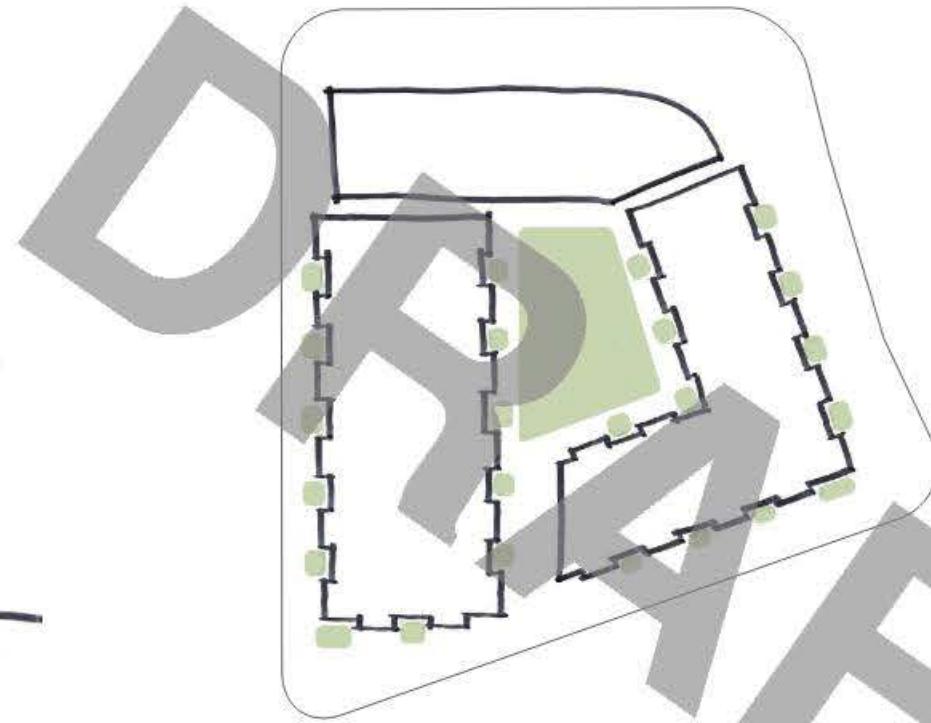


Reinforce the Connection to the Park

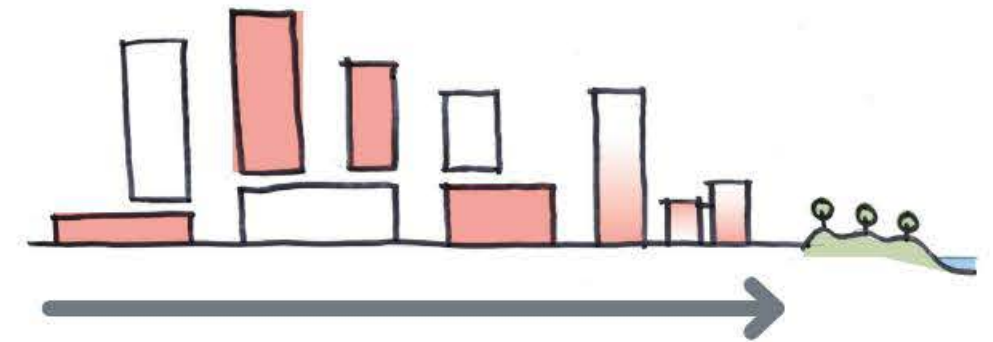
Design Principles from Existing Policies



Break Down the Scale of the Elevations to avoid Horizontal Expression

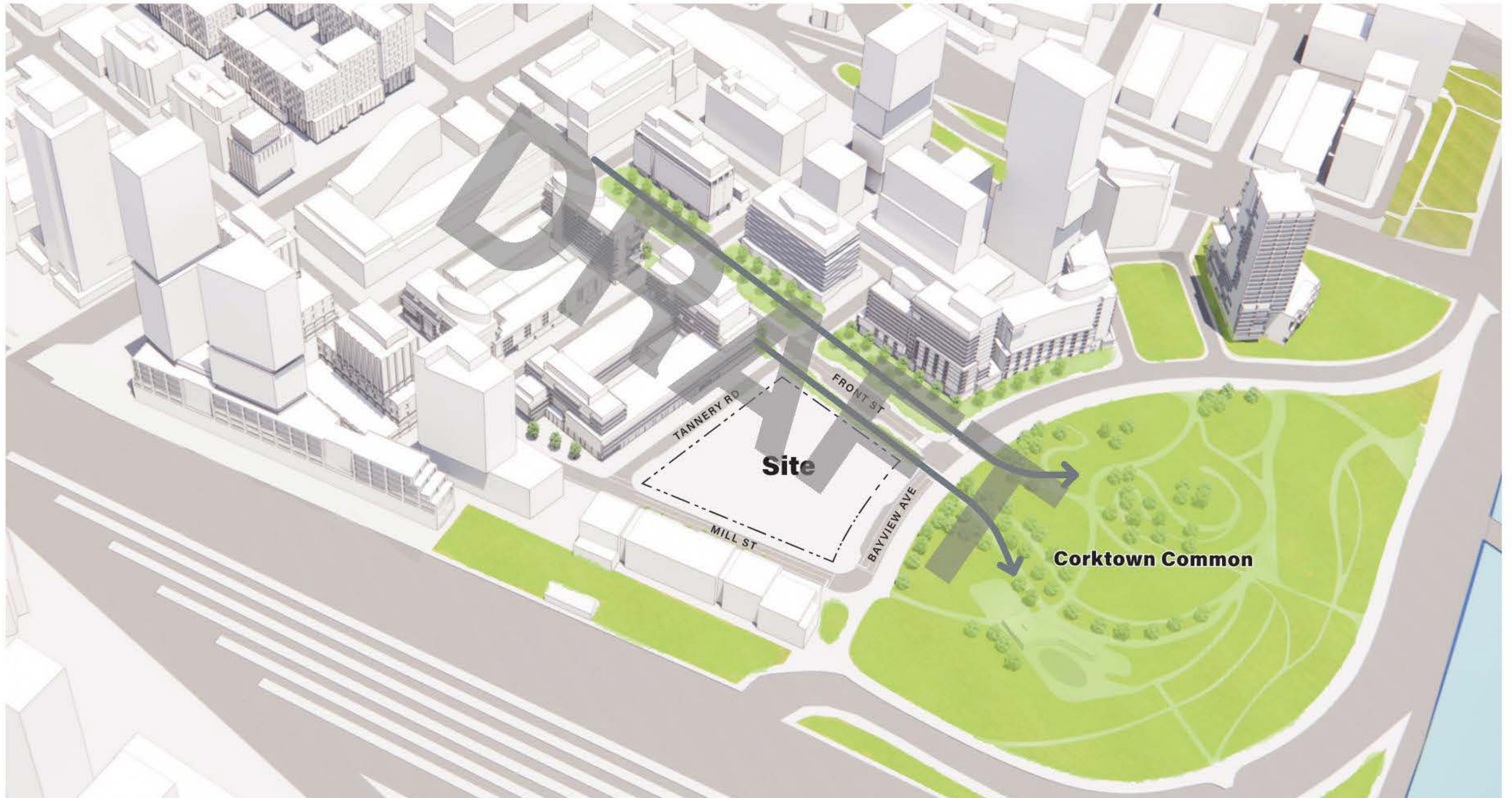


Provide Townhouses facing Local Streets

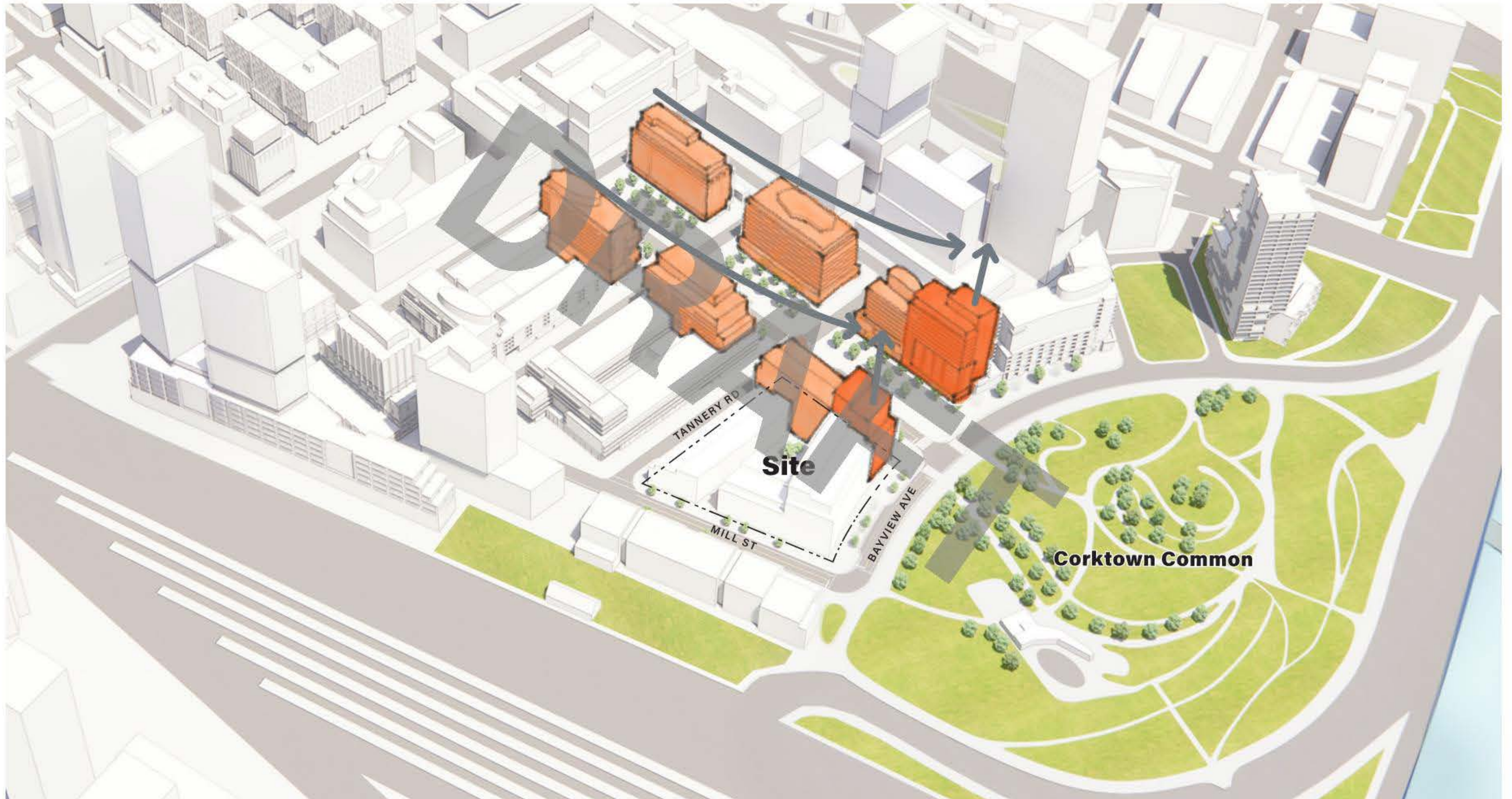


Extend Character of Distillery District into the Canary District

Front Street – Active Esplanade Connecting to the Park

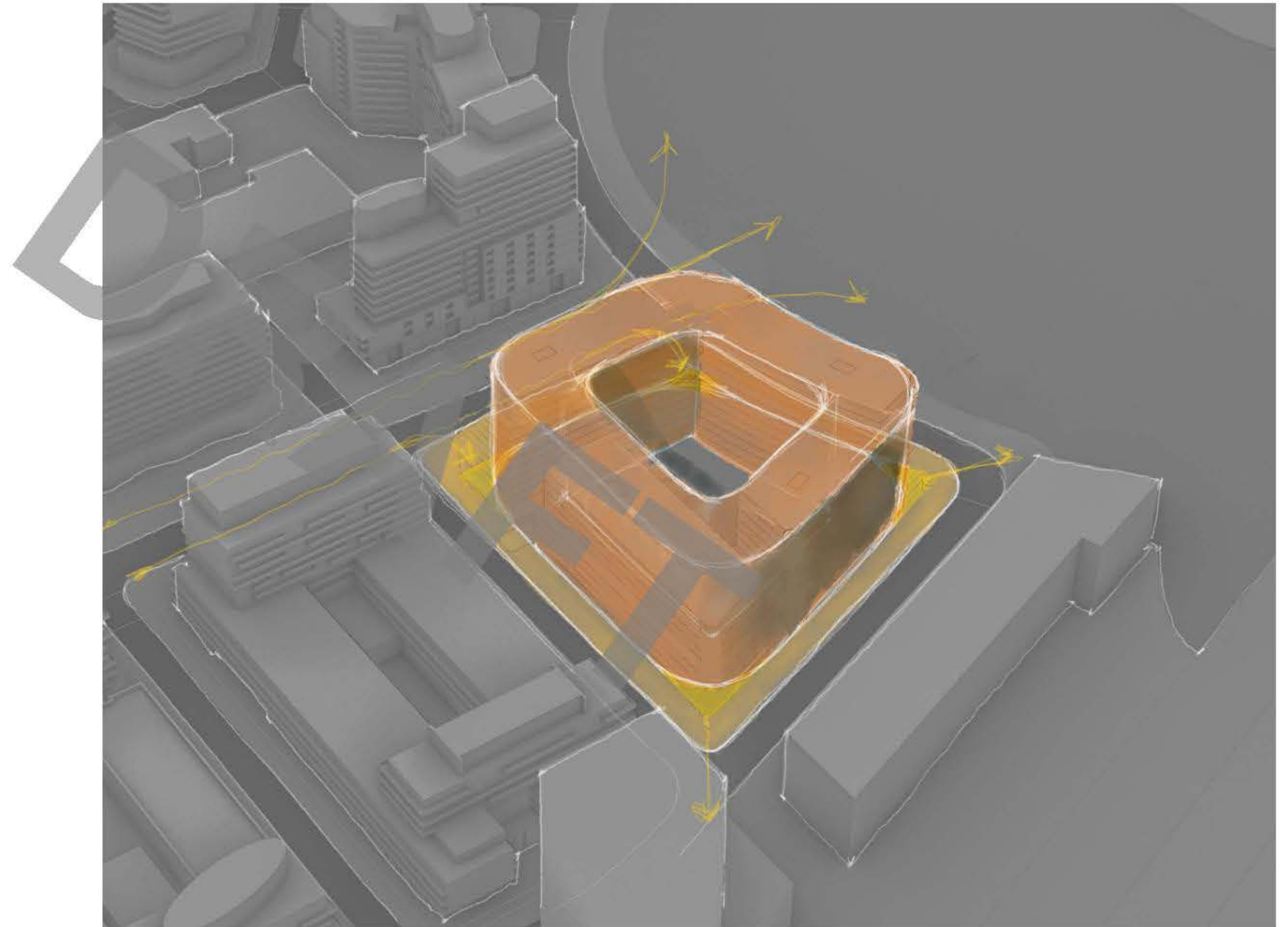


Front Street Built Form – Creating a Gateway to the Park



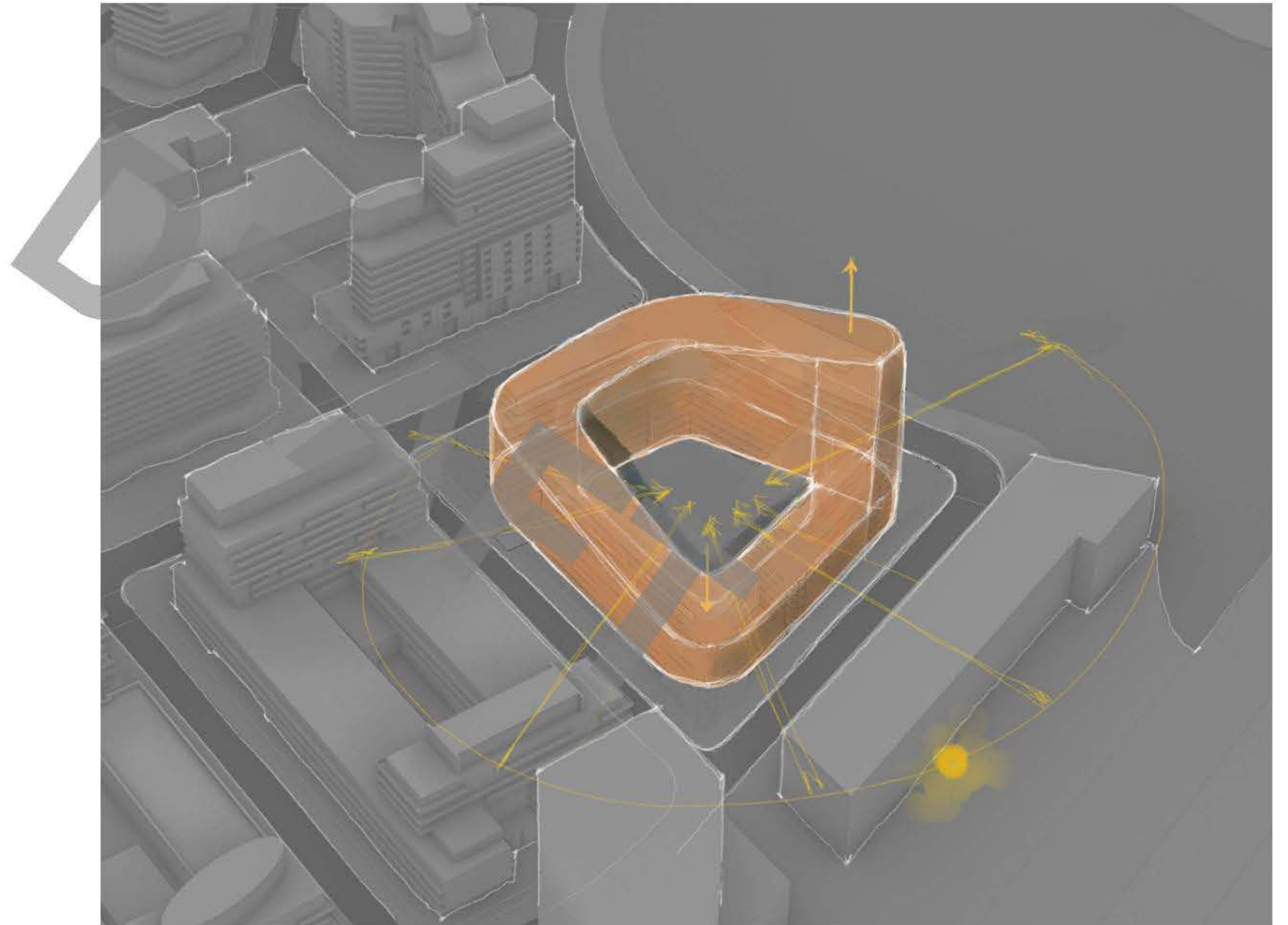
BUILT FORM EXPLORATION

Sculpted Massing - Streetwall / Courtyard Analysis



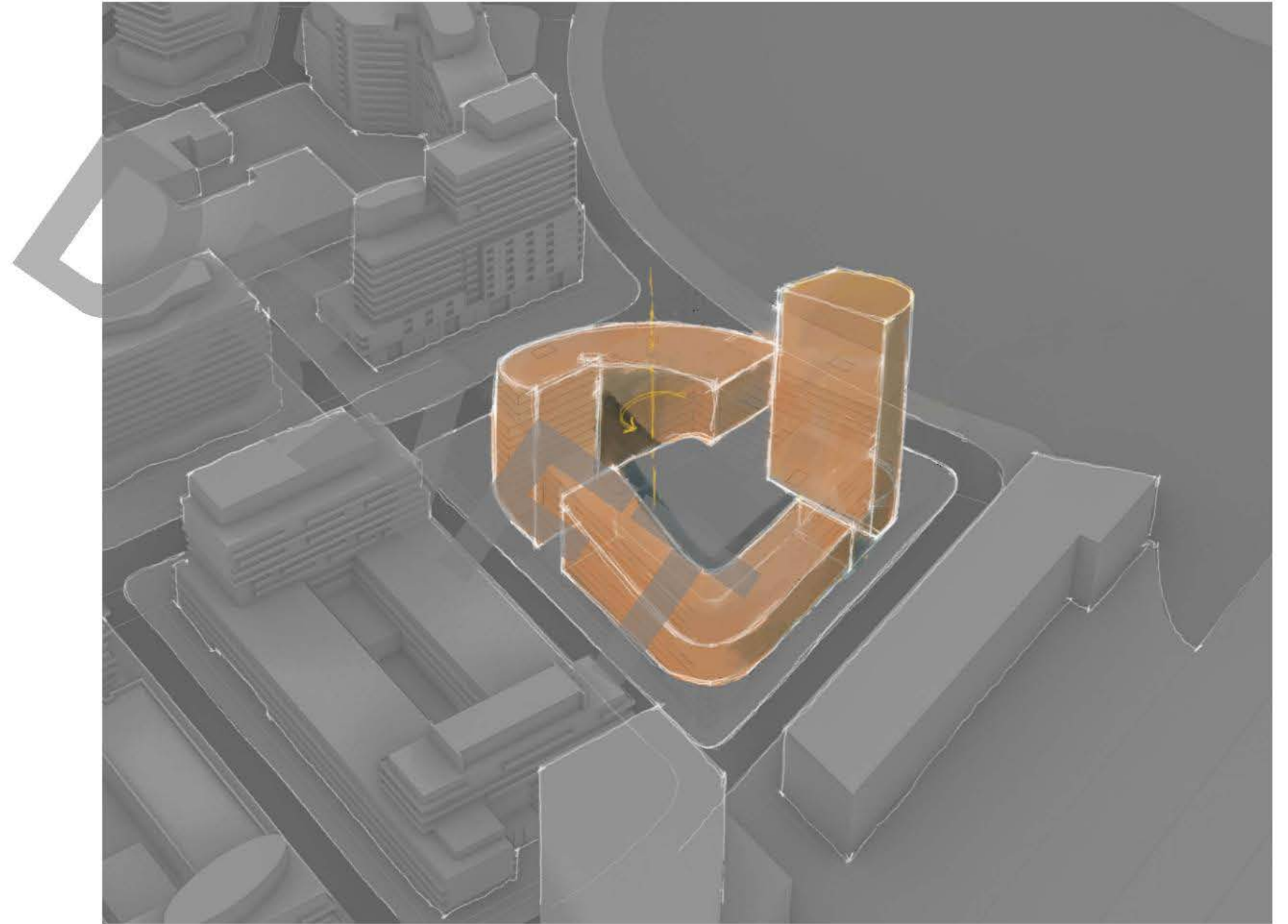
BUILT FORM EXPLORATION

Access to Sunlight & Views



BUILT FORM EXPLORATION

Streetwall Rotated to Reveal Tower



Massing Option 1 - Framing the Park



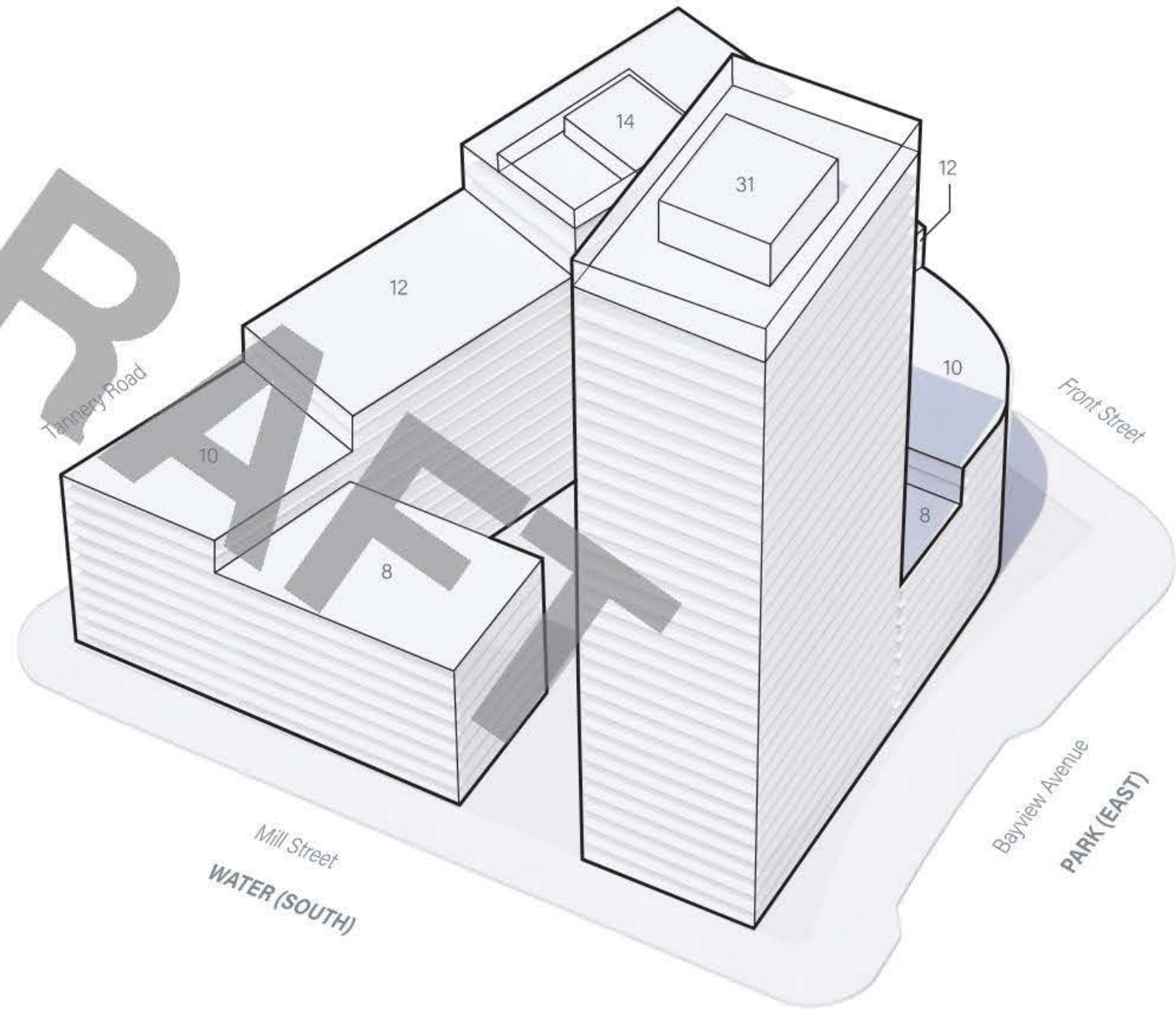
Massing Option 2 - Cascading Down to the Park



Tower at SE Corner at Bayview & Mill

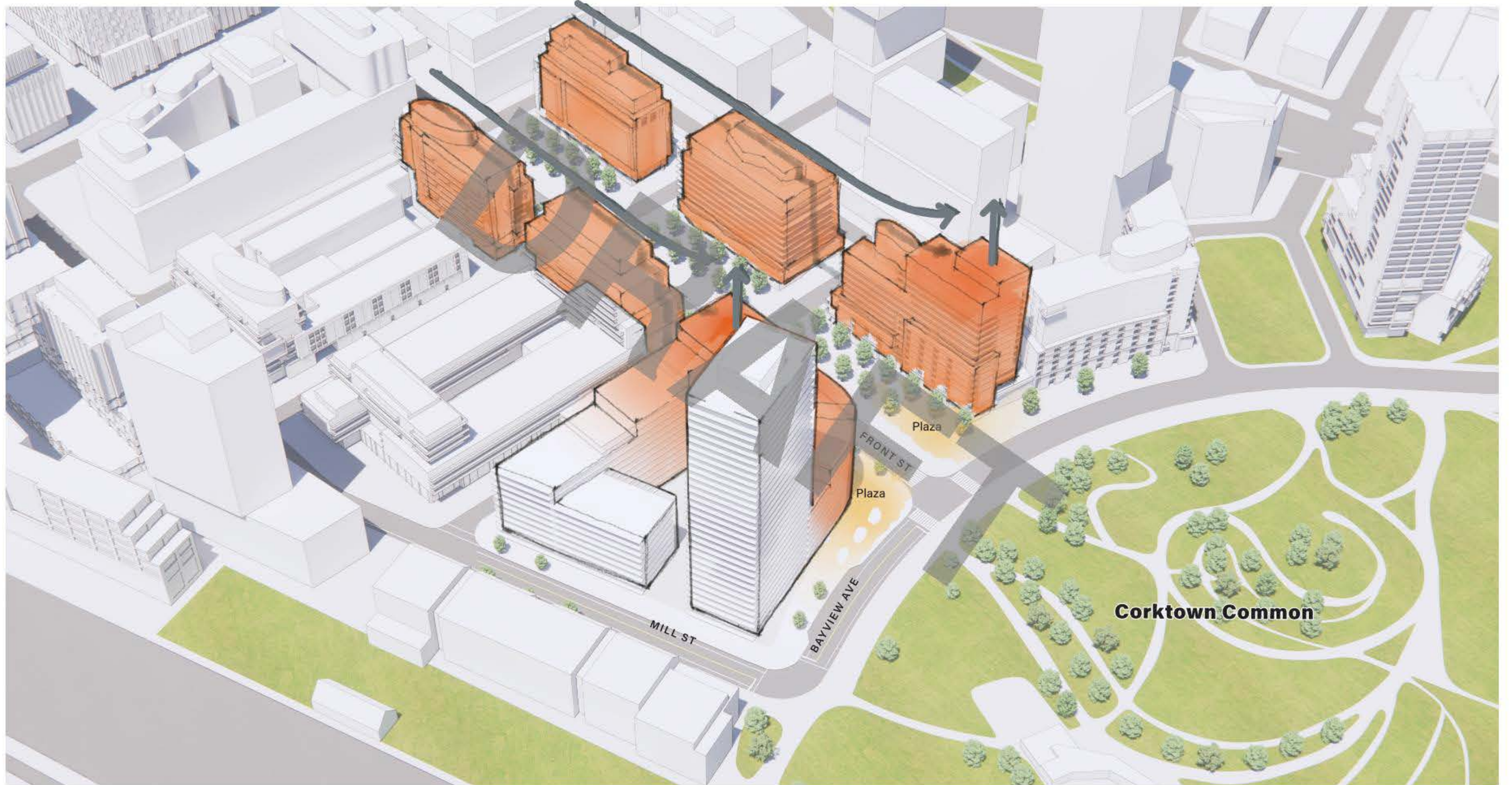
Lower overall streetwall massing, terraced towards the tower at the southeast corner framing the park.

- Locates tower at Bayview and Mill, Framing the park
- Massing on Front Street shifted west, does not frame gateway to the park
- Reinforces streetwall heights at corner of Mill Street & Tannery Road
- Increased shadows on the park



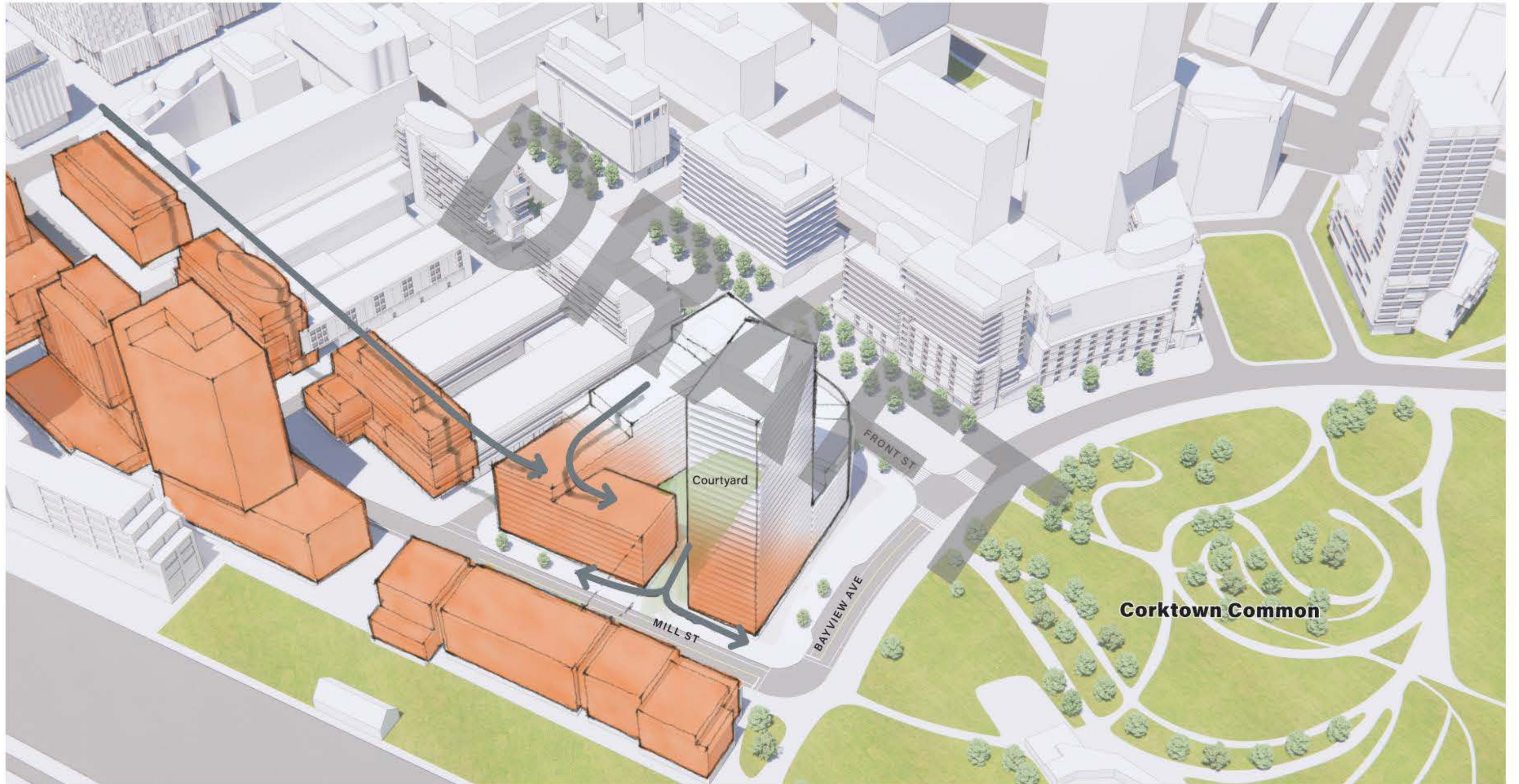
MASSING OPTION 1

Front Street Relationship



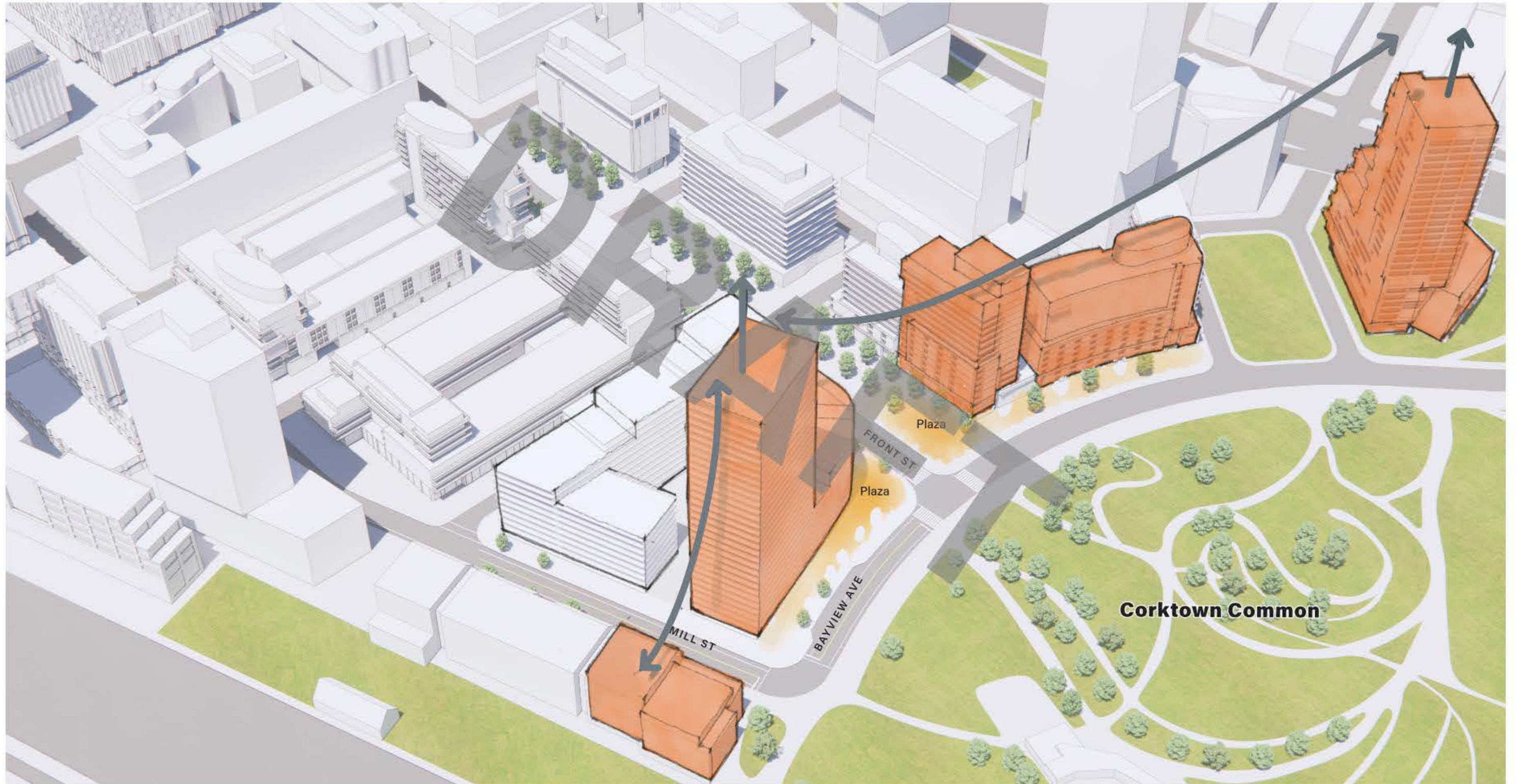
MASSING OPTION 1

Mill Street Relationship



MASSING OPTION 1

Bayview Relationship



MASSING OPTION 1

View from Bayview Avenue looking Southwest



MASSING OPTION 1

View from Corktown Commons Park looking West



MASSING OPTION 1

View from Corktown Commons Park looking North

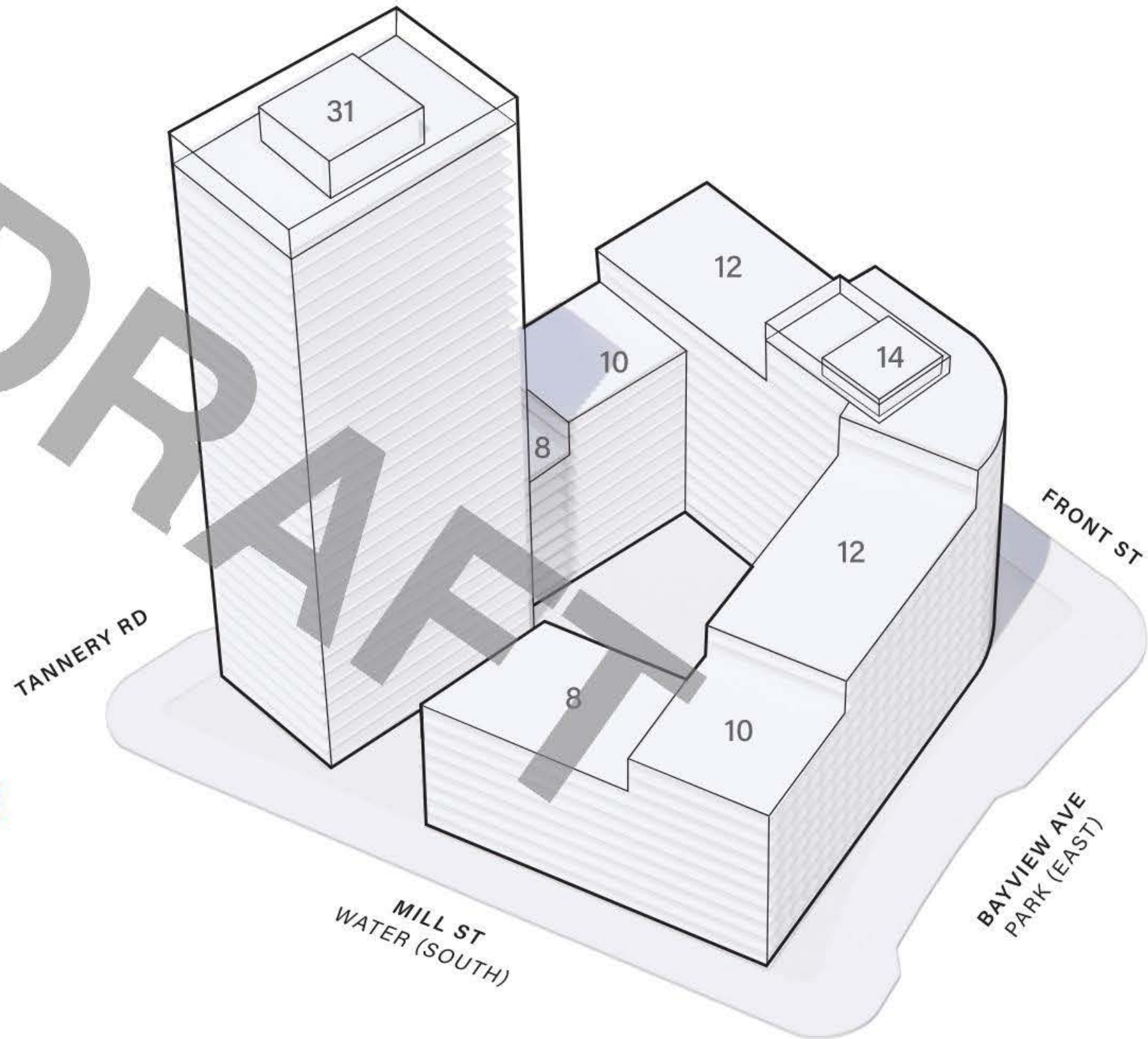


MASSING OPTION 2

Tower at SW Corner at Tannery & Mill

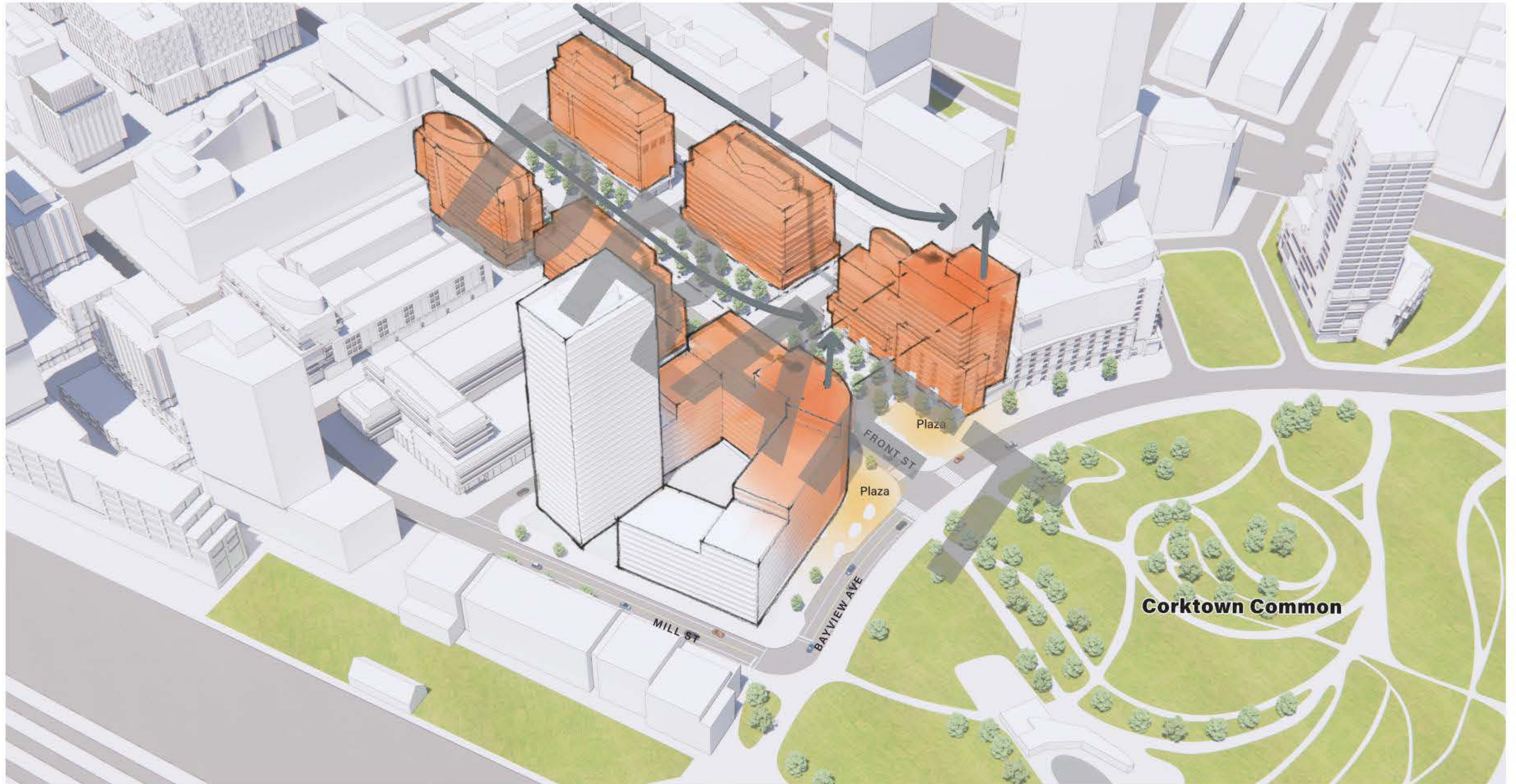
Lower overall streetwall massing, terraced towards the tower at the southwest corner away from the park. Height at Front and Bayview frames the gateway to the park.

- Locates tower directly across from existing and approved towers (Blocks 8 & 20)
- Massing on Front Street frames gateway to the park
- Reinforces streetwall heights along Bayview and Front Streets
- Minimizes shadows on the park



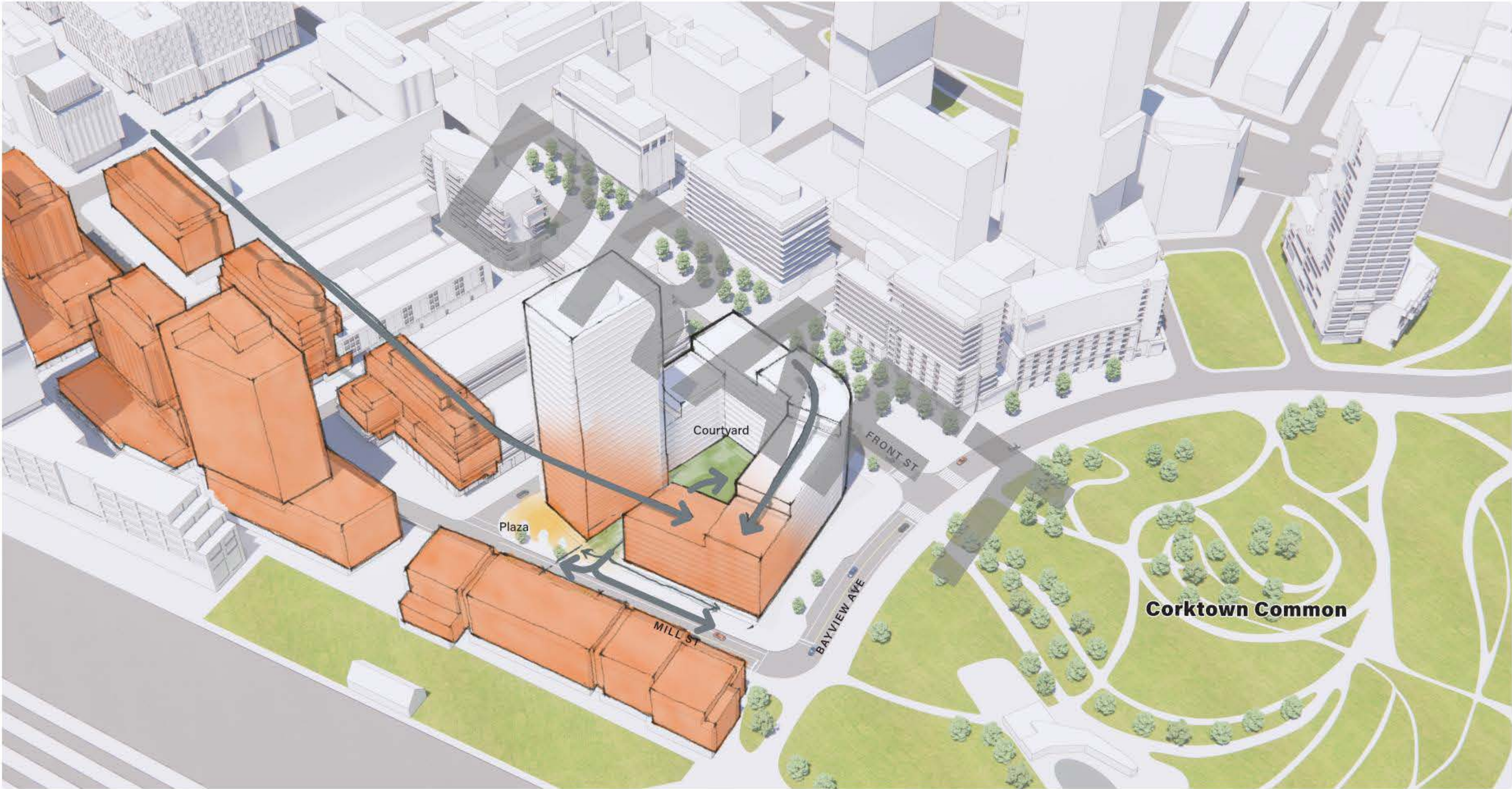
MASSING OPTION 2

Front Street Relationship



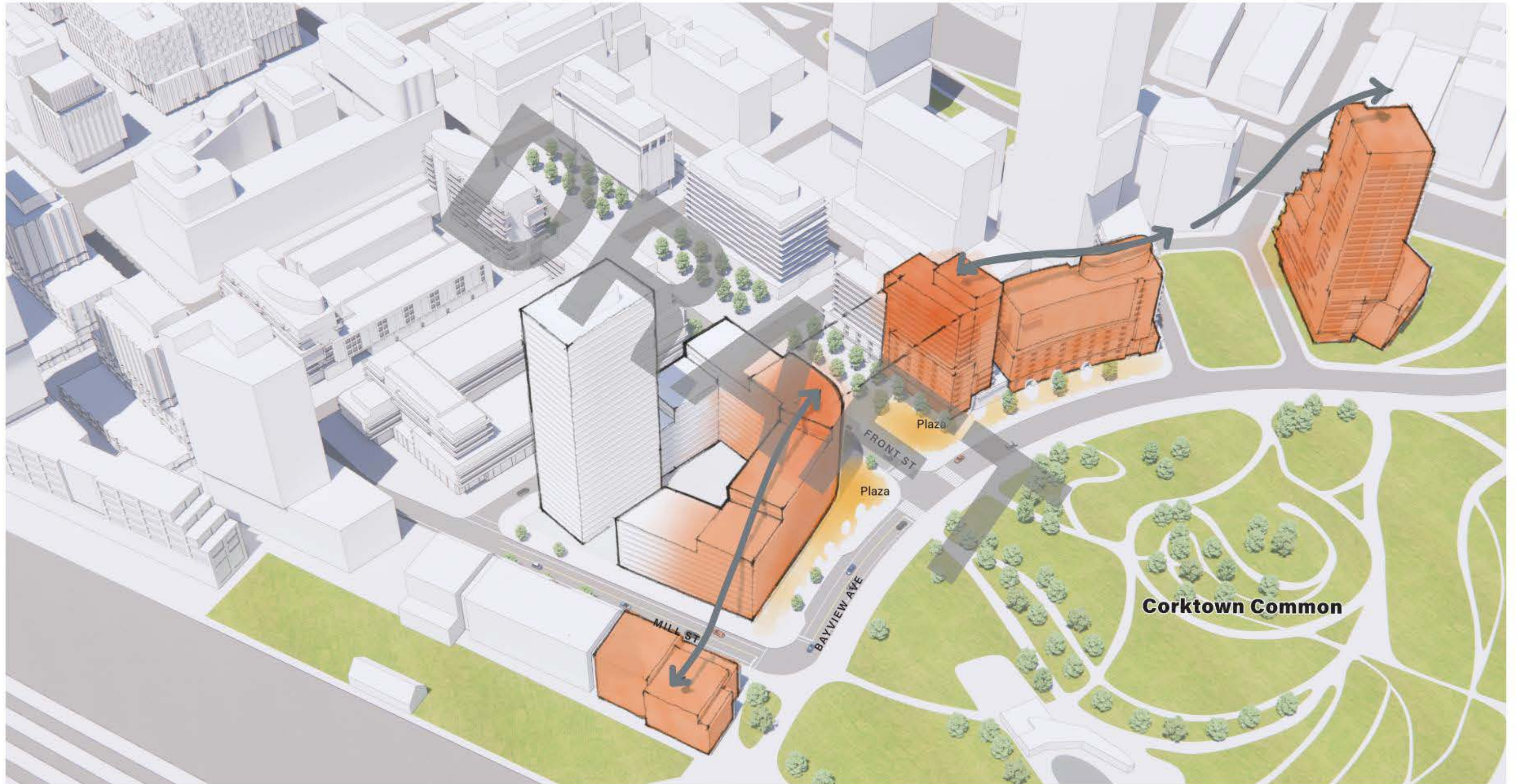
MASSING OPTION 2

Mill Street Relationship



MASSING OPTION 2

Bayview Relationship



MASSING OPTION 2

View from Bayview Avenue looking Southwest



MASSING OPTION 2

View from Corktown Commons Park looking West

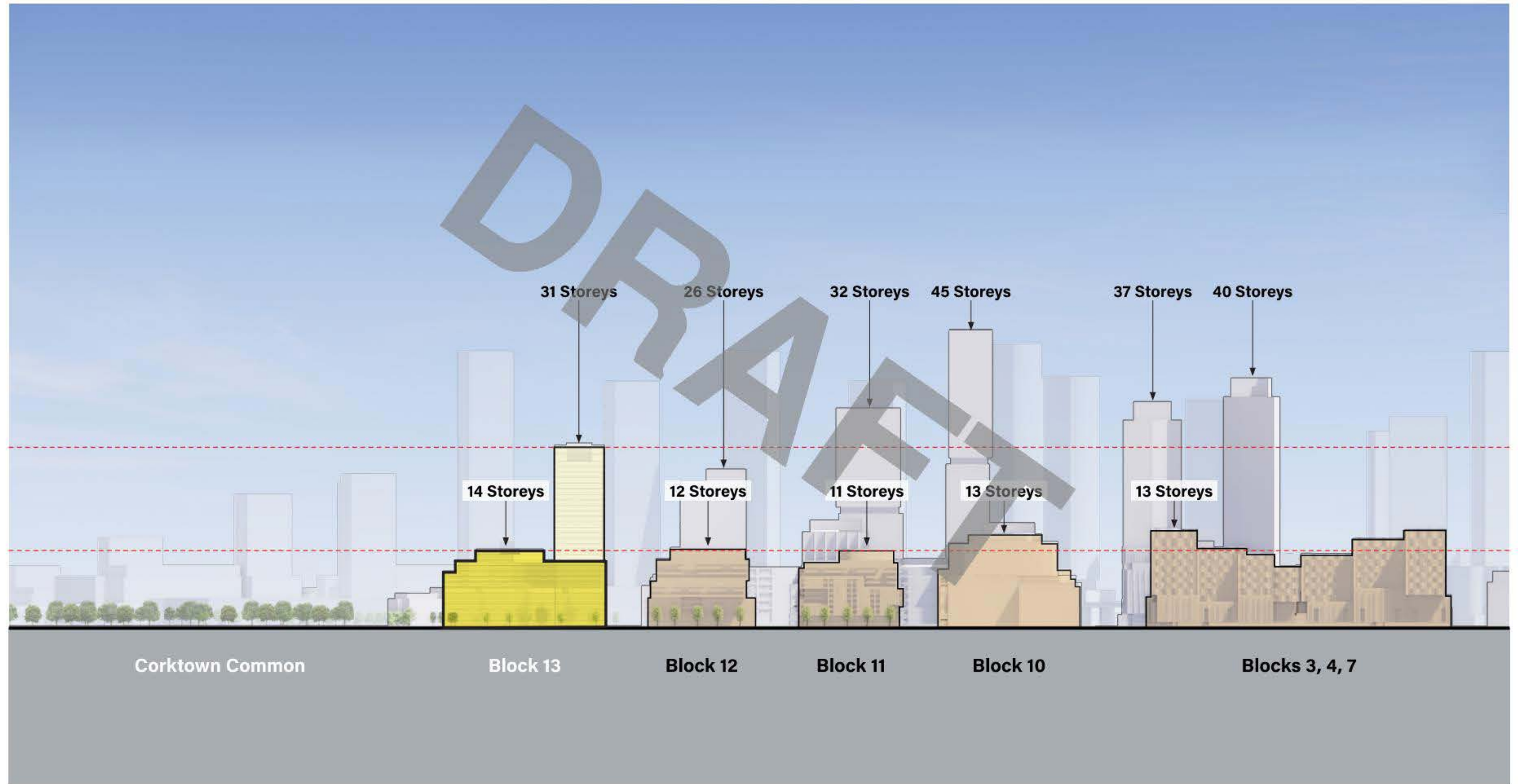


MASSING OPTION 2

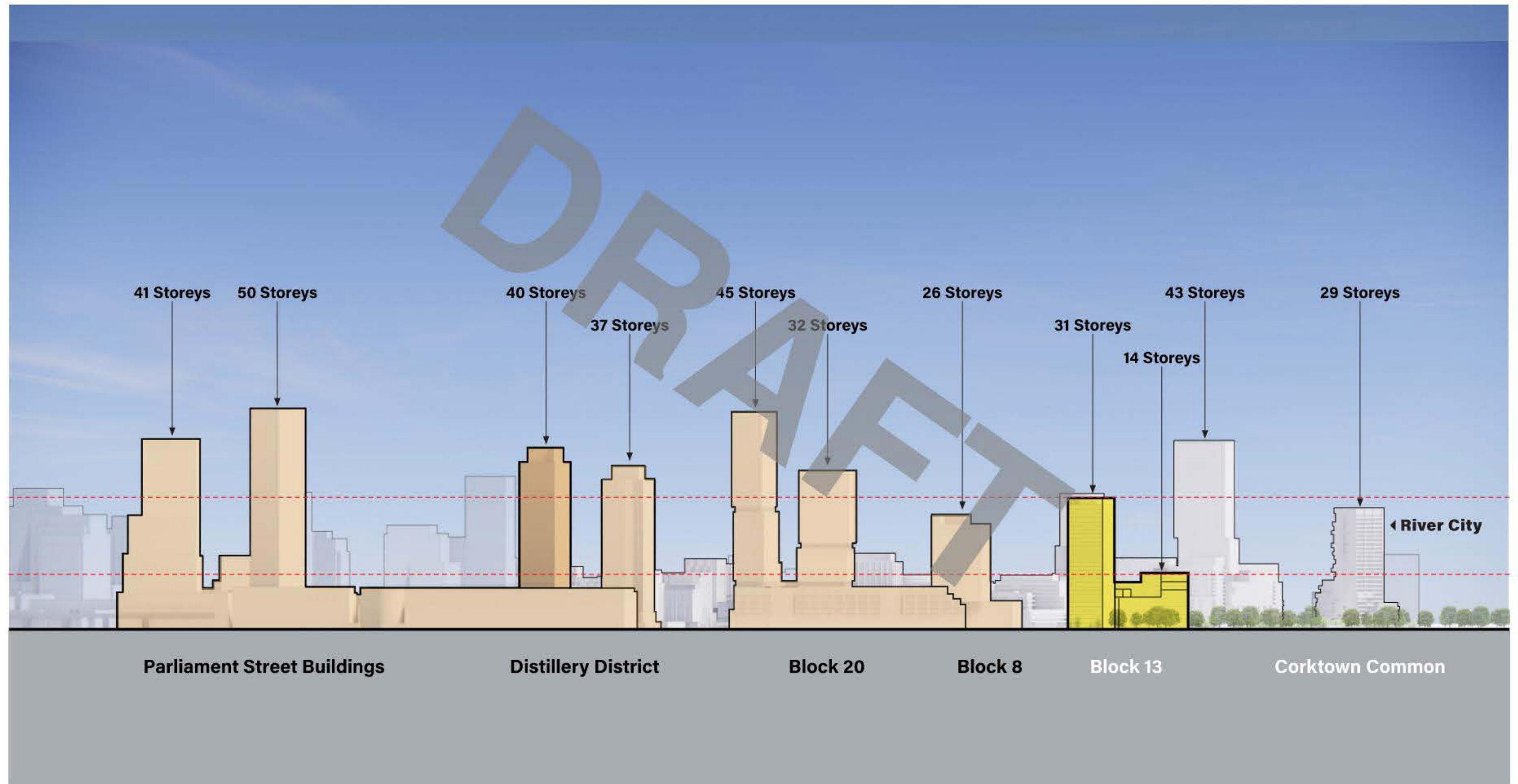
View from Corktown Commons Park looking North



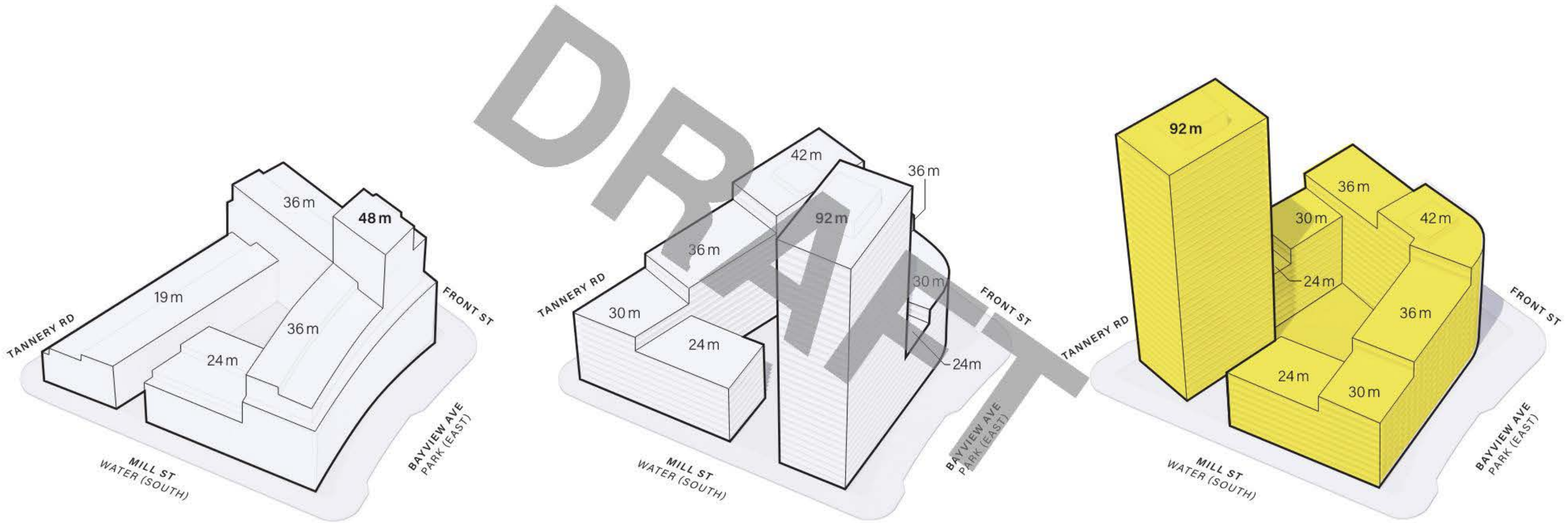
Front Street Elevation



From Train Tracks



Massing Diagrams - Building Height Comparison



Policy Massing

Option 1

Option 2

June 21 - 3:18 PM



Policy Massing

Option 1

Option 2

 Shadow Impact on Park  Policy Shadow Overlay

June 21 - 4:18 PM



Policy Massing



Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

June 21 - 5:18 PM



Policy Massing



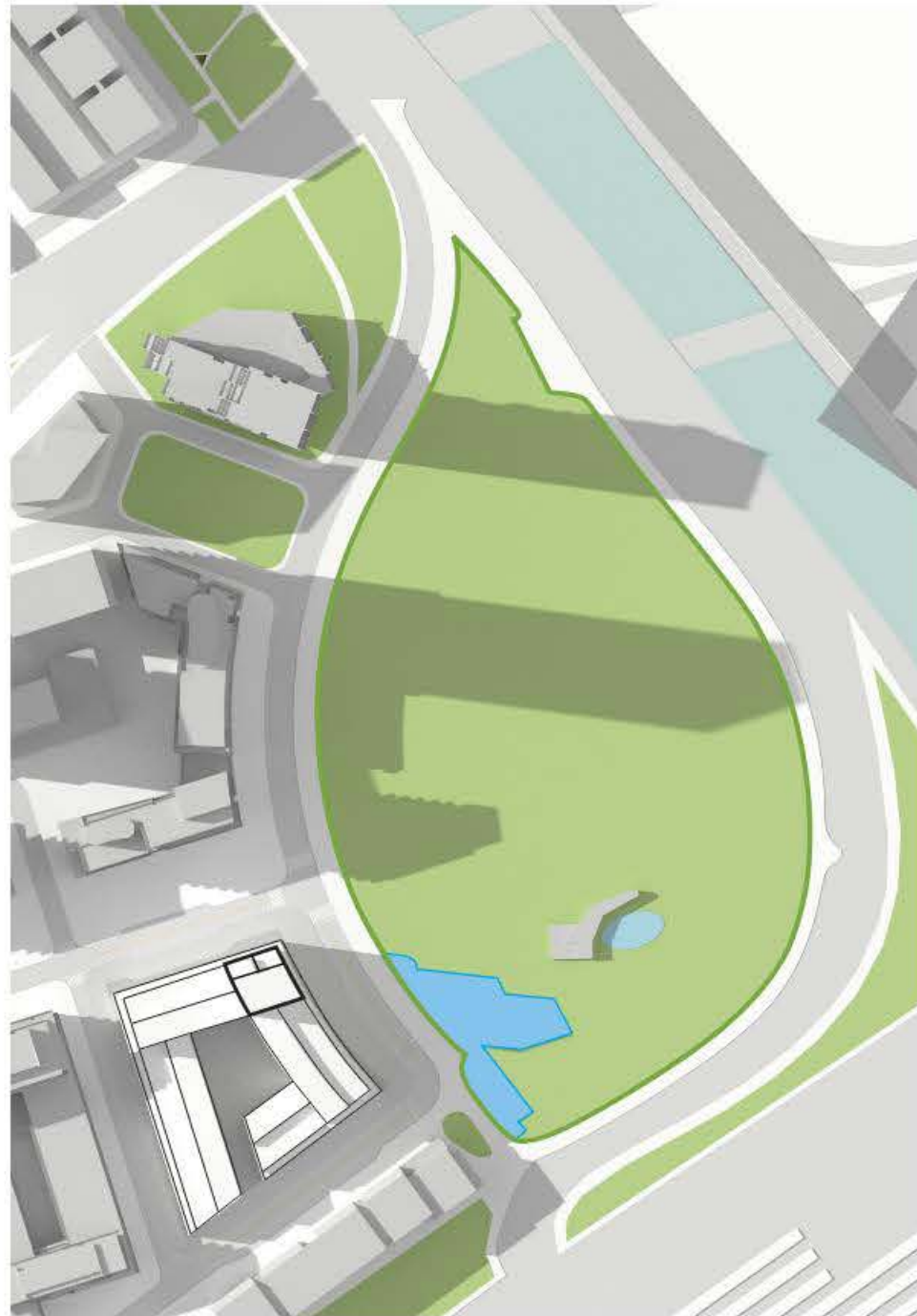
Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

June 21 - 6:18 PM



Policy Massing



Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

September 21 - 3:18 PM



Policy Massing



Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

September 21 - 4:18 PM



Policy Massing



Option 1



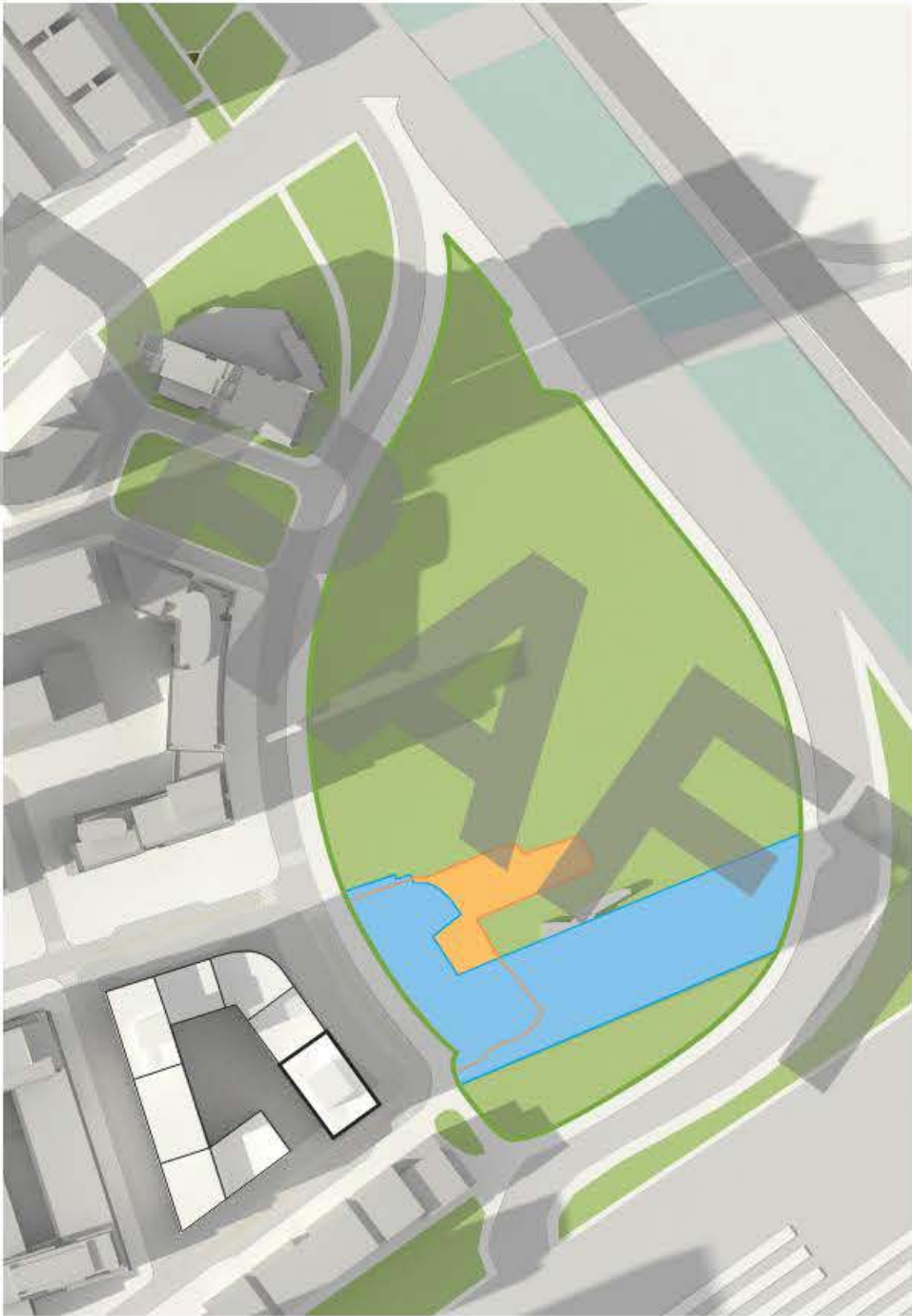
Option 2

 Shadow Impact on Park  Policy Shadow Overlay

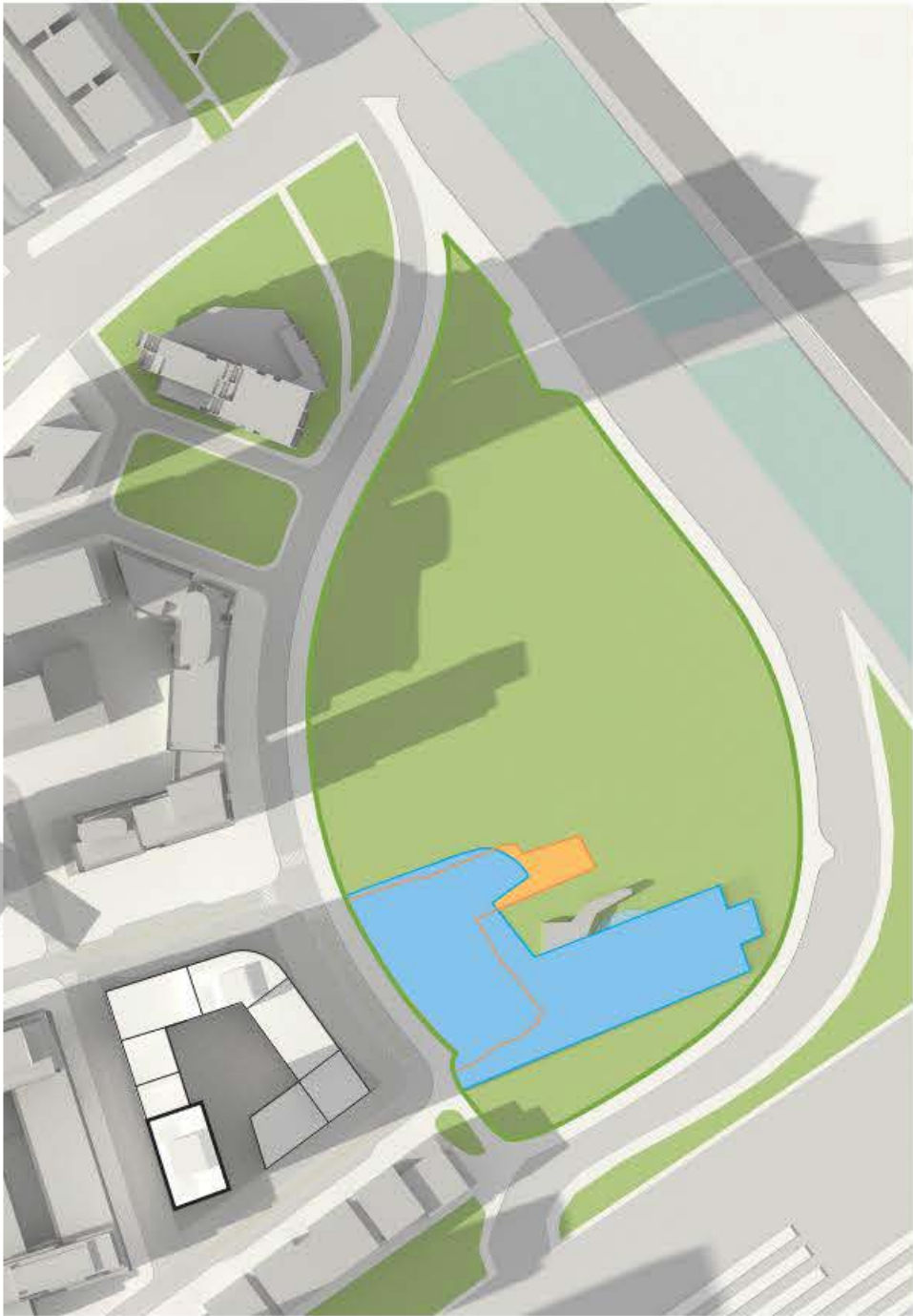
September 21 - 5:18 PM



Policy Massing



Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

September 21 - 6:18 PM



Policy Massing



Option 1



Option 2

 Shadow Impact on Park  Policy Shadow Overlay

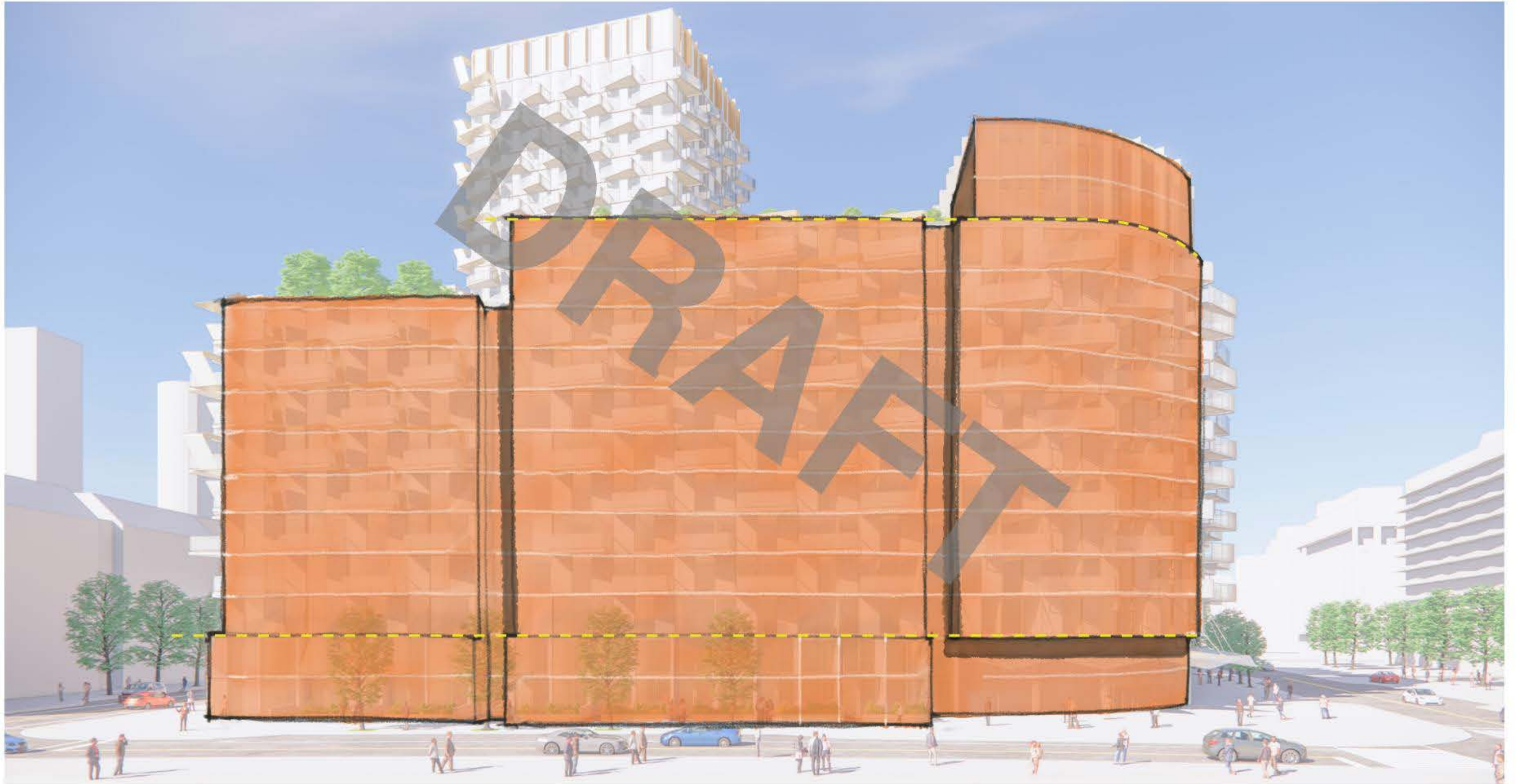
Massing Articulation - Bayview Facade



Massing Articulation - Vertical Modulation



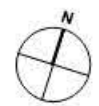
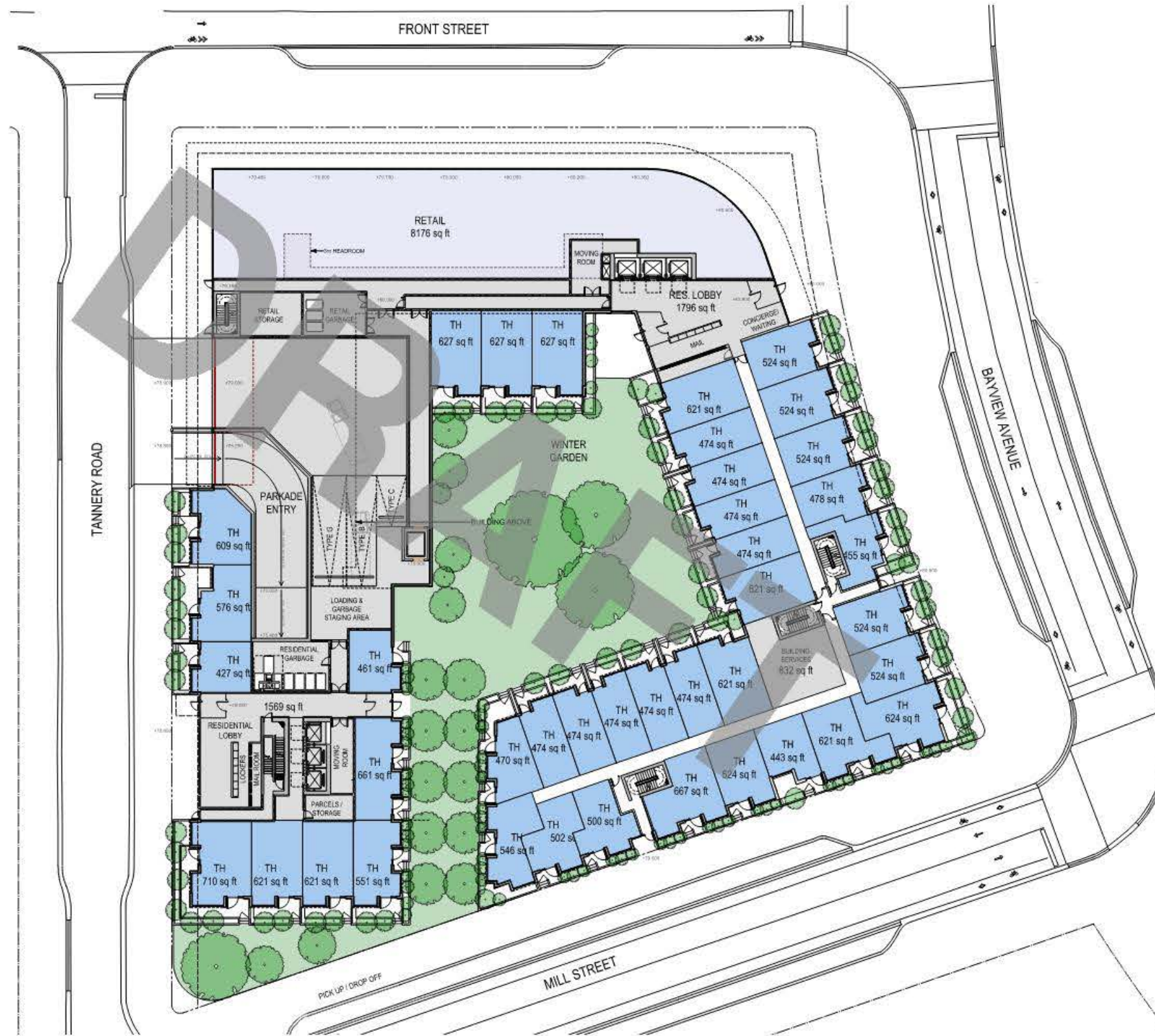
Massing Articulation - Horizontal Modulation



FLOOR PLANS

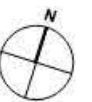
Ground Floor

- Retail
- Residential Amenity
- Studio
- 1 Bedroom Internal
- 1 Bedroom
- 1 Bedroom Units + Den
- 1 Bedroom Units + Den / 2 Bedroom
- 2 Bedroom Unit Internal
- 2 Bedroom Units + Den
- 3+ Bedroom Unit



Typical Podium Floor

- Retail
- Residential Amenity
- Studio
- 1 Bedroom Internal
- 1 Bedroom
- 1 Bedroom Units + Den
- 1 Bedroom Units + Den / 2 Bedroom
- 2 Bedroom Unit Internal
- 2 Bedroom Units + Den
- 3+ Bedroom Unit



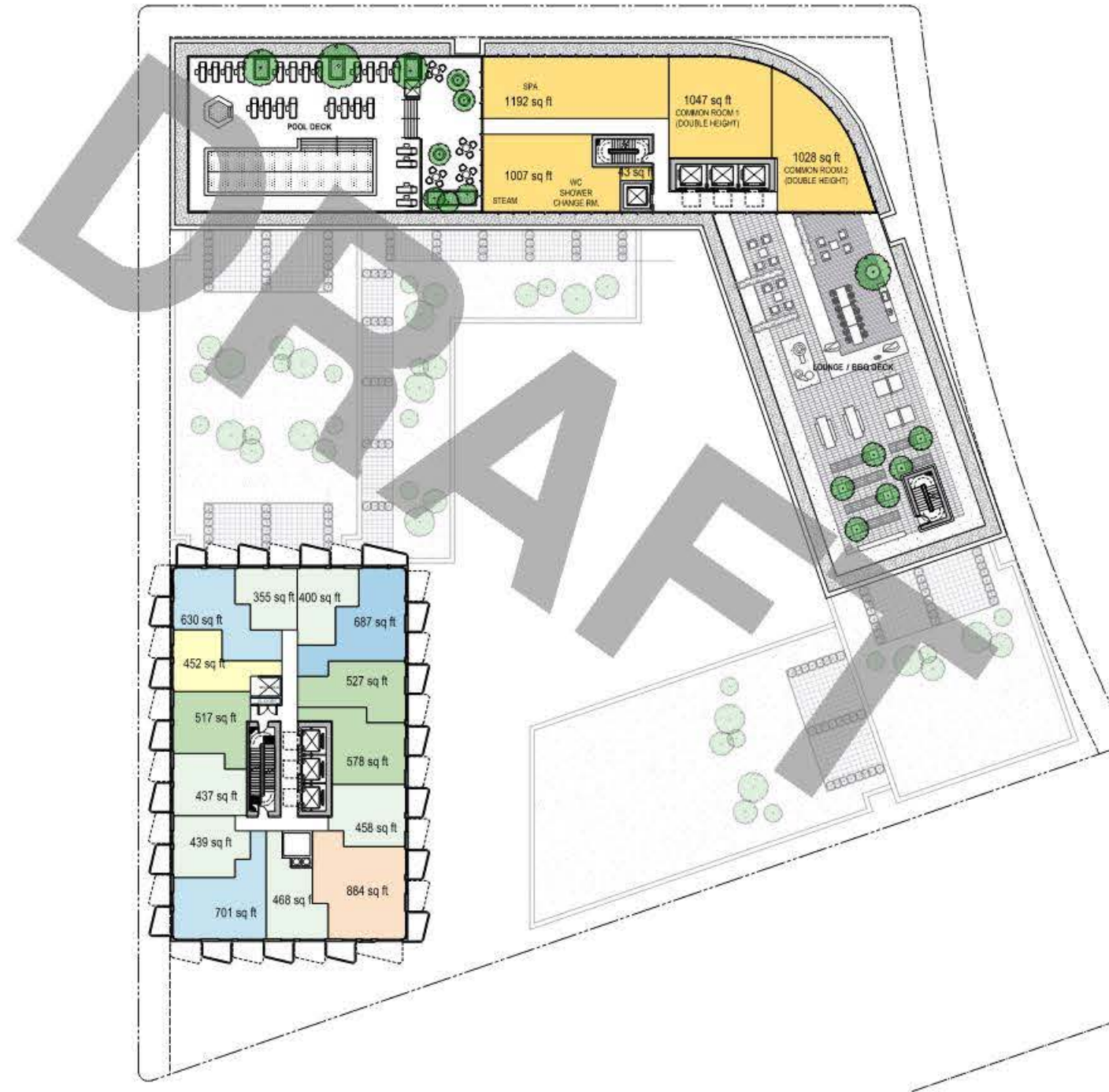
Level 9 Terrace Floor

-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit

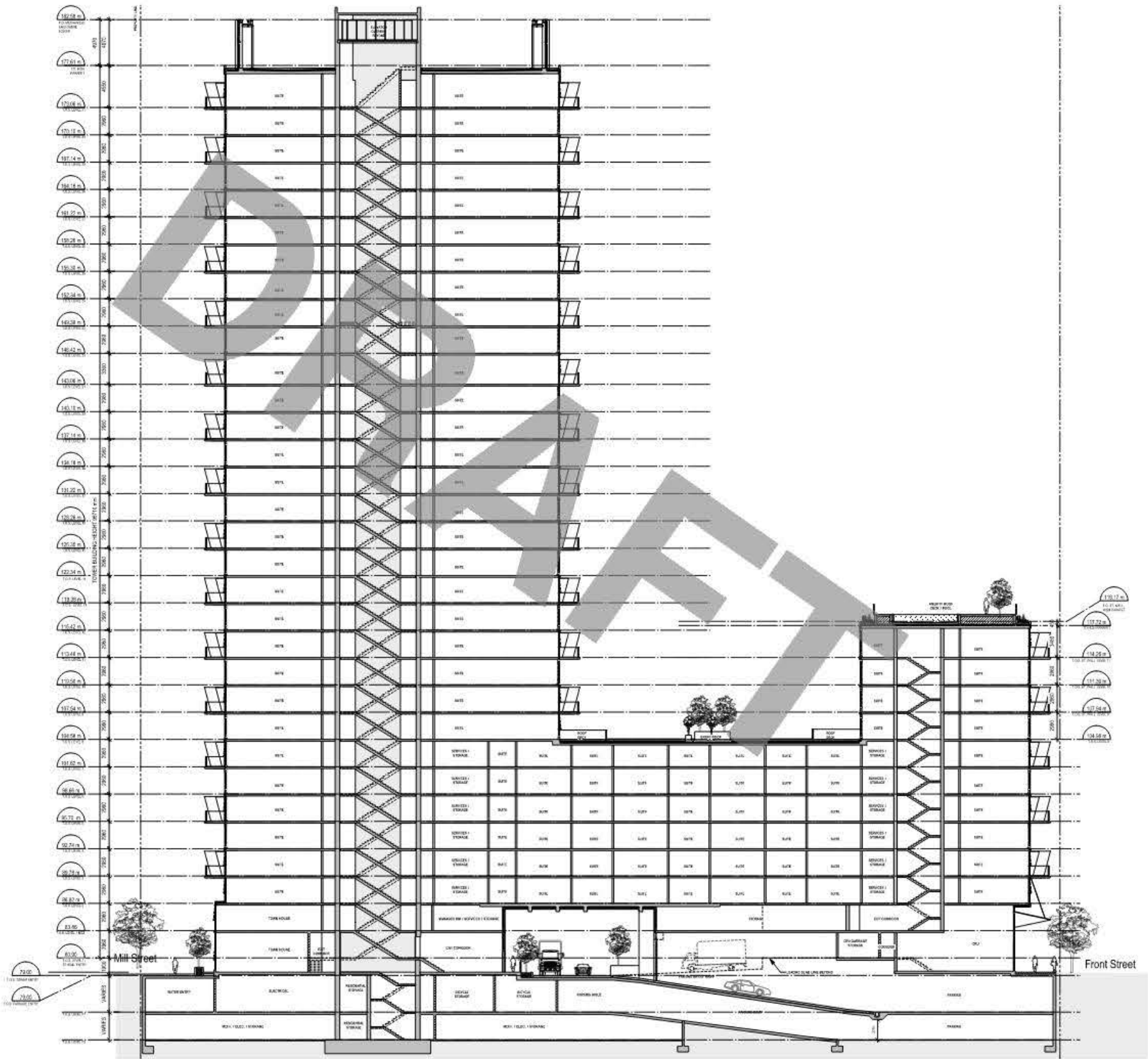


Amenity Roof Plan

- Retail
- Residential Amenity
- Studio
- 1 Bedroom Internal
- 1 Bedroom
- 1 Bedroom Units + Den
- 1 Bedroom Units + Den / 2 Bedroom
- 2 Bedroom Unit Internal
- 2 Bedroom Units + Den
- 3+ Bedroom Unit



Building Section



Project Data

Areas <ul style="list-style-type: none">▪ Residential GFA: 602,200sf▪ Commercial GFA: 8,200 sf▪ Total GFA: 610,400 sf	Units <ul style="list-style-type: none">▪ Total Suites: 884▪ Total Studios: 37 (4%)▪ Total 1-Bed: 540 (61%)▪ Total 2-Bed: 217 (25%)▪ Total 3-Bed: 90 (10%)
Heights <ul style="list-style-type: none">▪ Tower: 92m, 31 Storeys▪ Streetwall: 42m, 14 Storeys	
Parking <ul style="list-style-type: none">▪ Car Parking: 214 Stalls, 0.18 Unit + 0.06 Visitor▪ Bike Parking: 885 Stalls, 0.9 Long Term + 0.1 Short Term	

Design Development

- Inspiration
- Explorations

“One can say that the city itself is the collective memory of its people, and like memory it is associated with objects and places.”

- Aldo Rossi



Memory of the Site



Flight in Motion



Architectural Inspiration





DRIFT

PRIVACY

PRIVACY

PRIVACY

PRIVACY

UNOBSTRUCTED VIEW



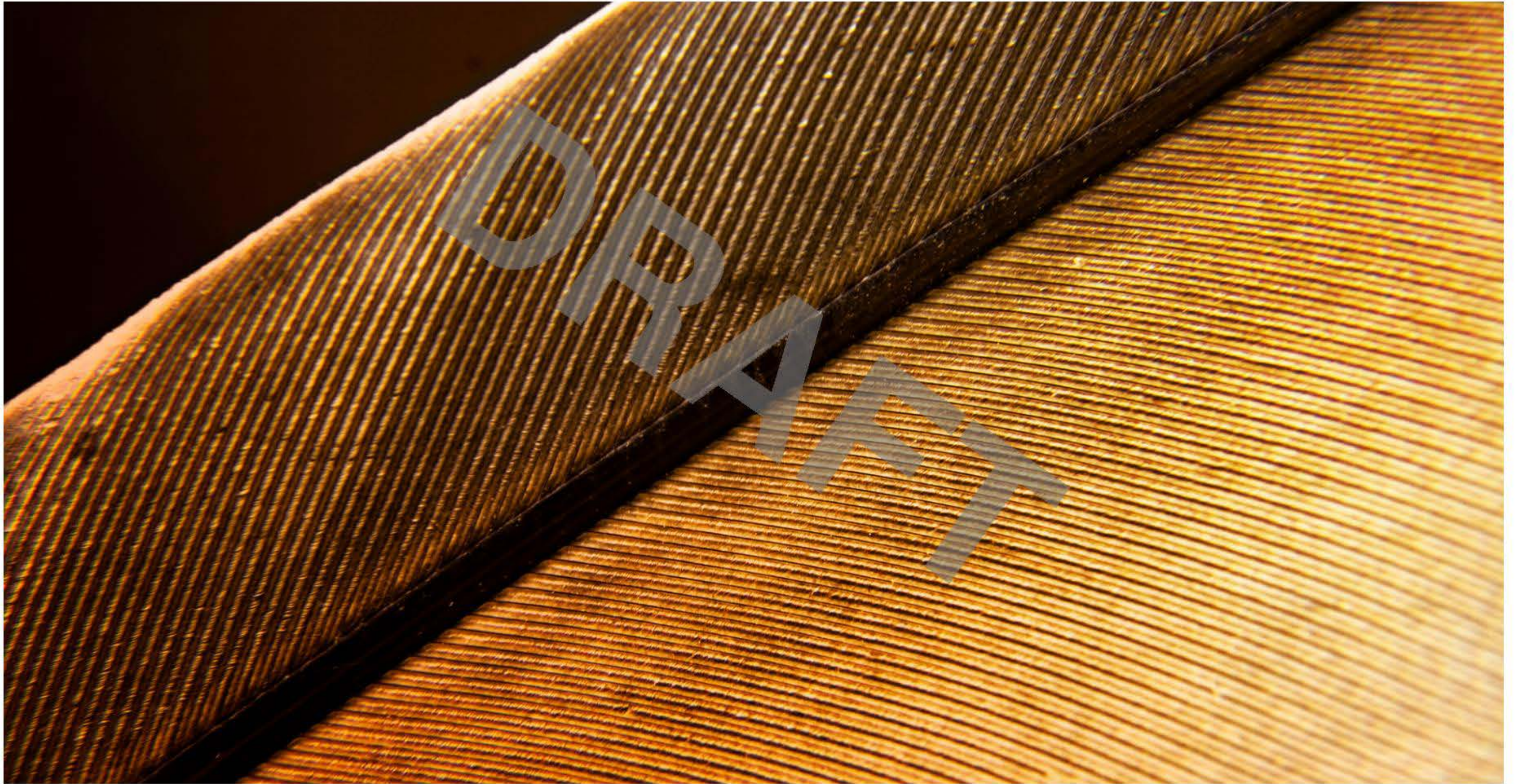




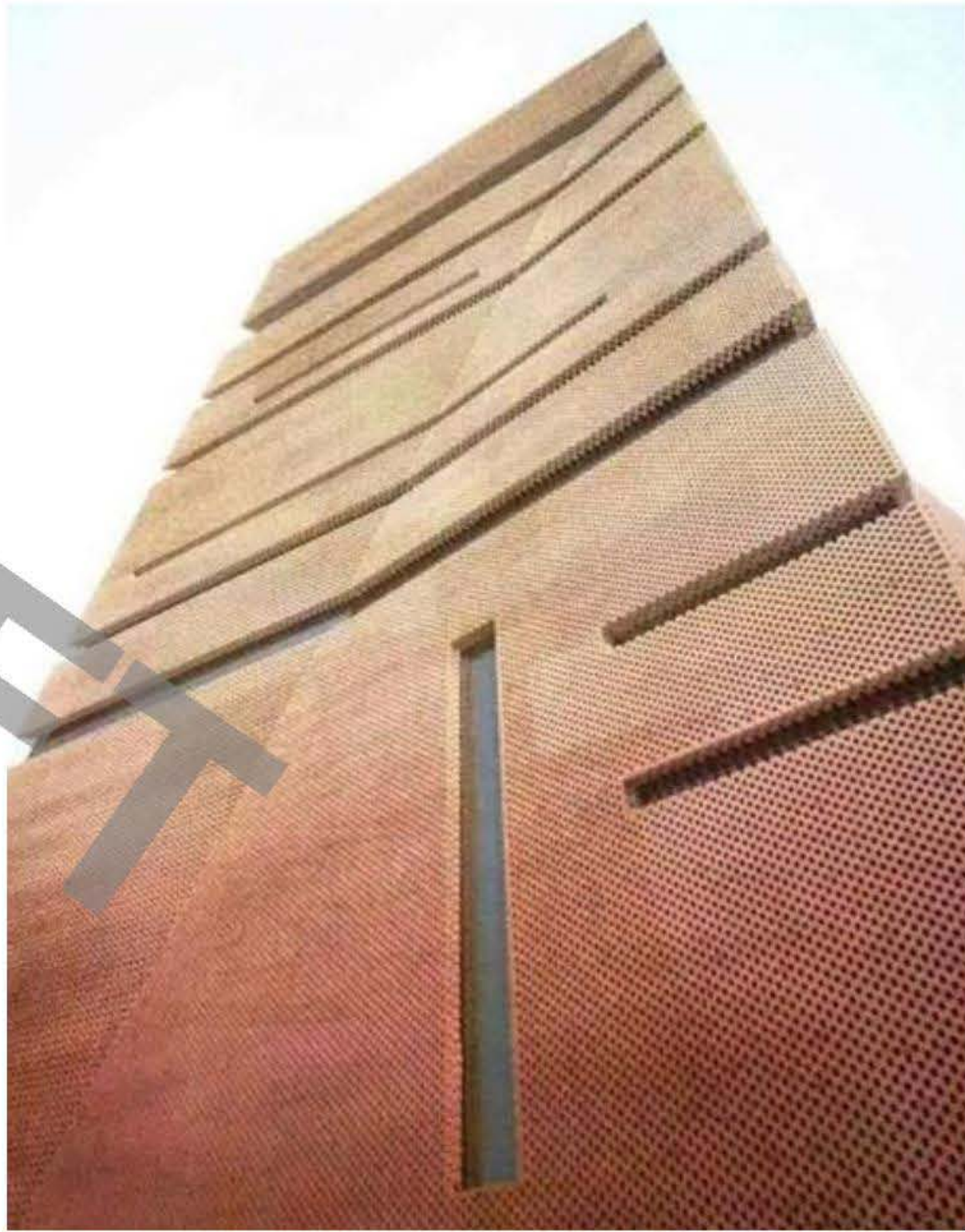
Canary Feather



Canary Feather



Precedents



Terracotta to Canary – Fluid Feathering

Glen Gery Bricks



Cream White
Smooth



Sundown Flashed
Smooth



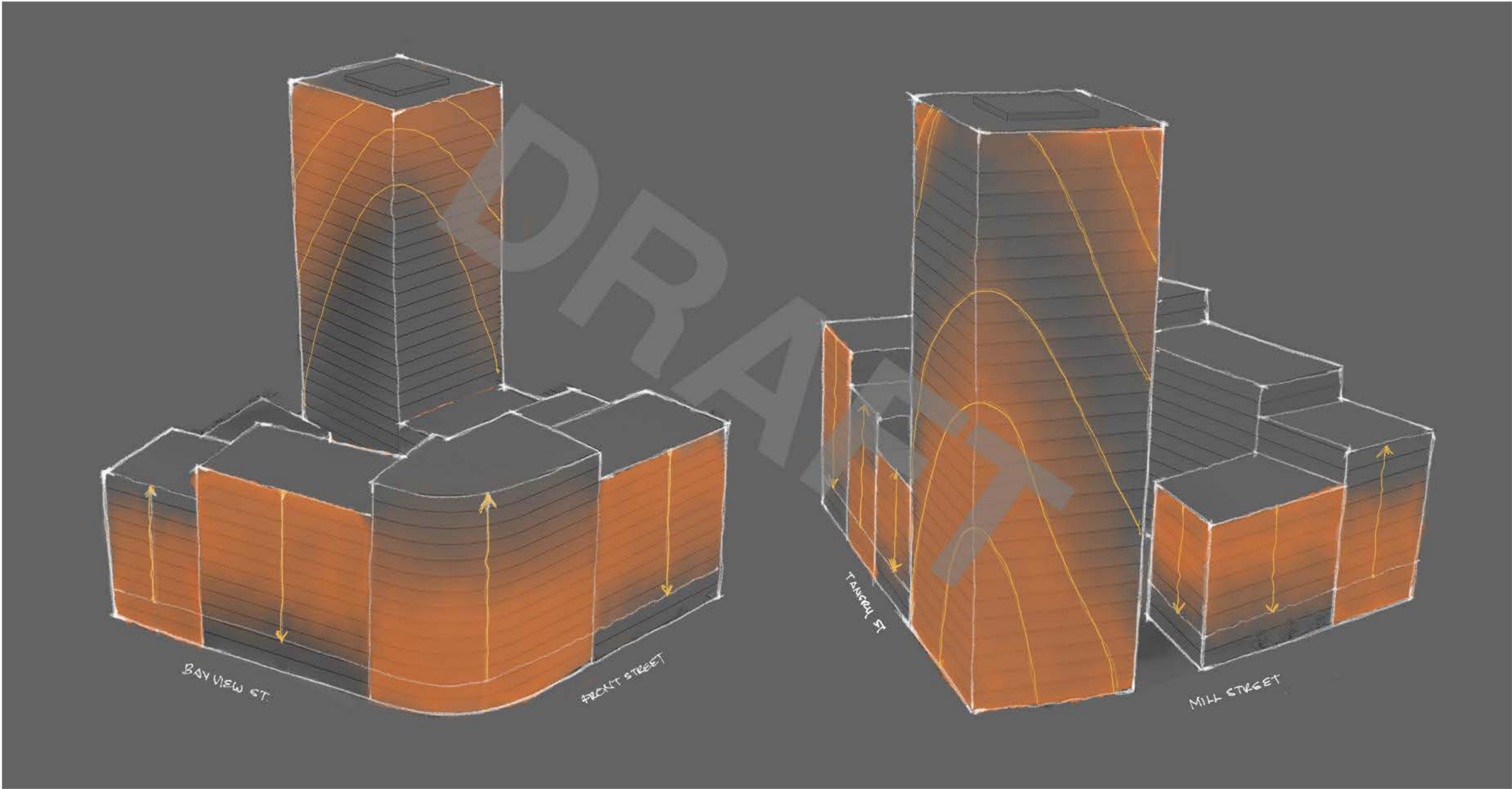
Golden Dawn
Smooth



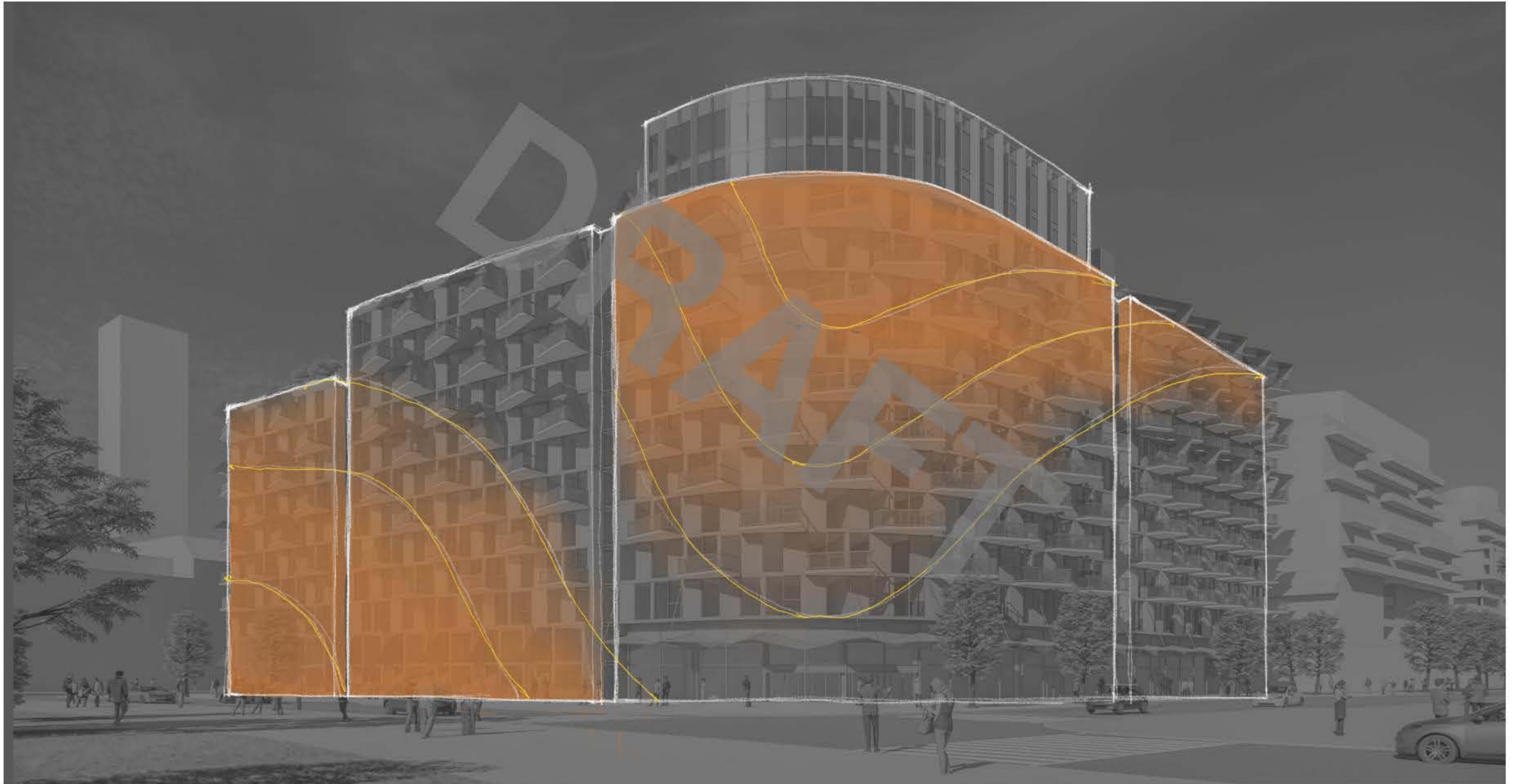
Sundown Flashed



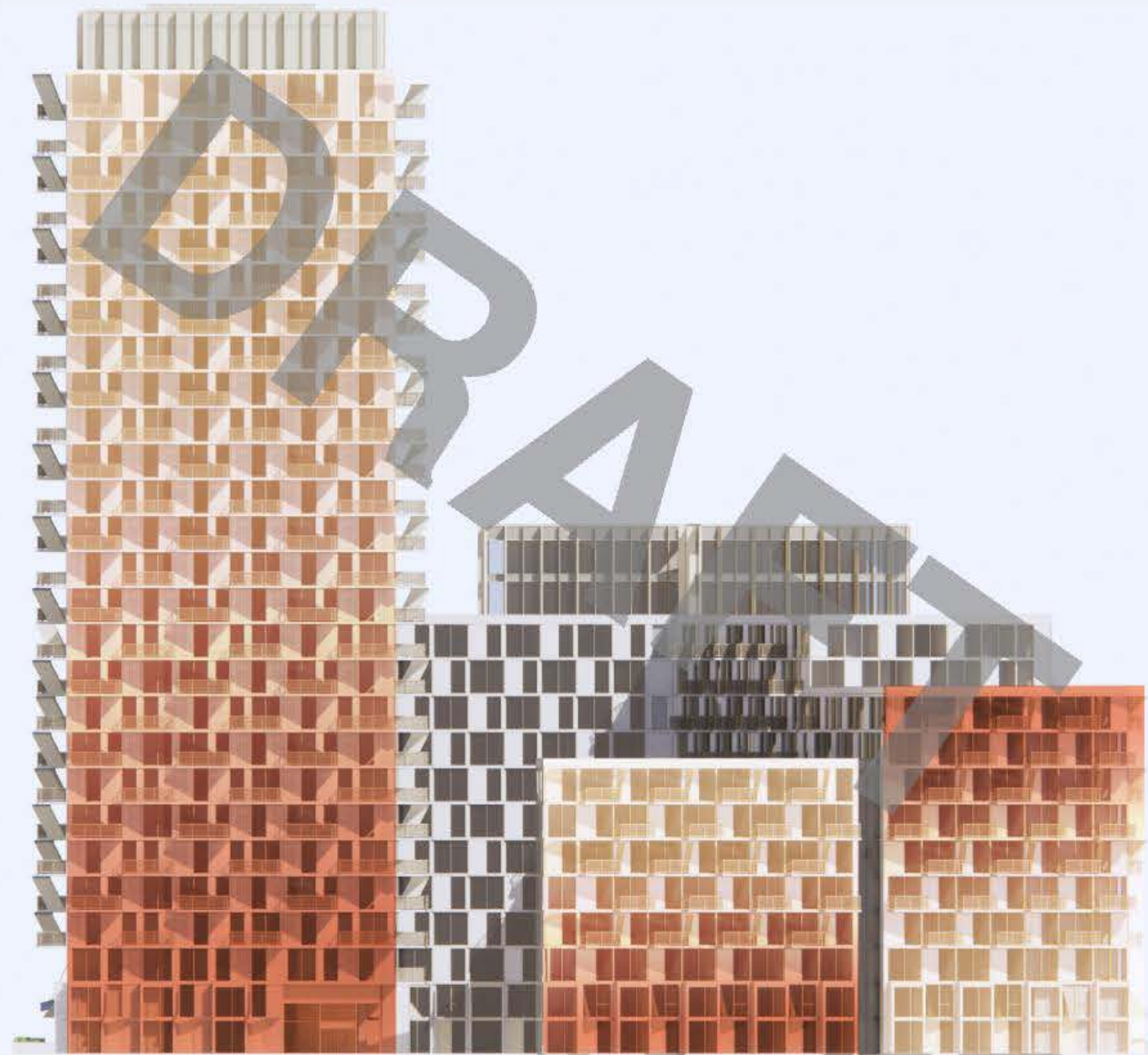
Tower Feathering



Streetwall Feathering



Concept Elevation





View from Bayview Avenue looking Southwest



View of Bayview Avenue Streetscape

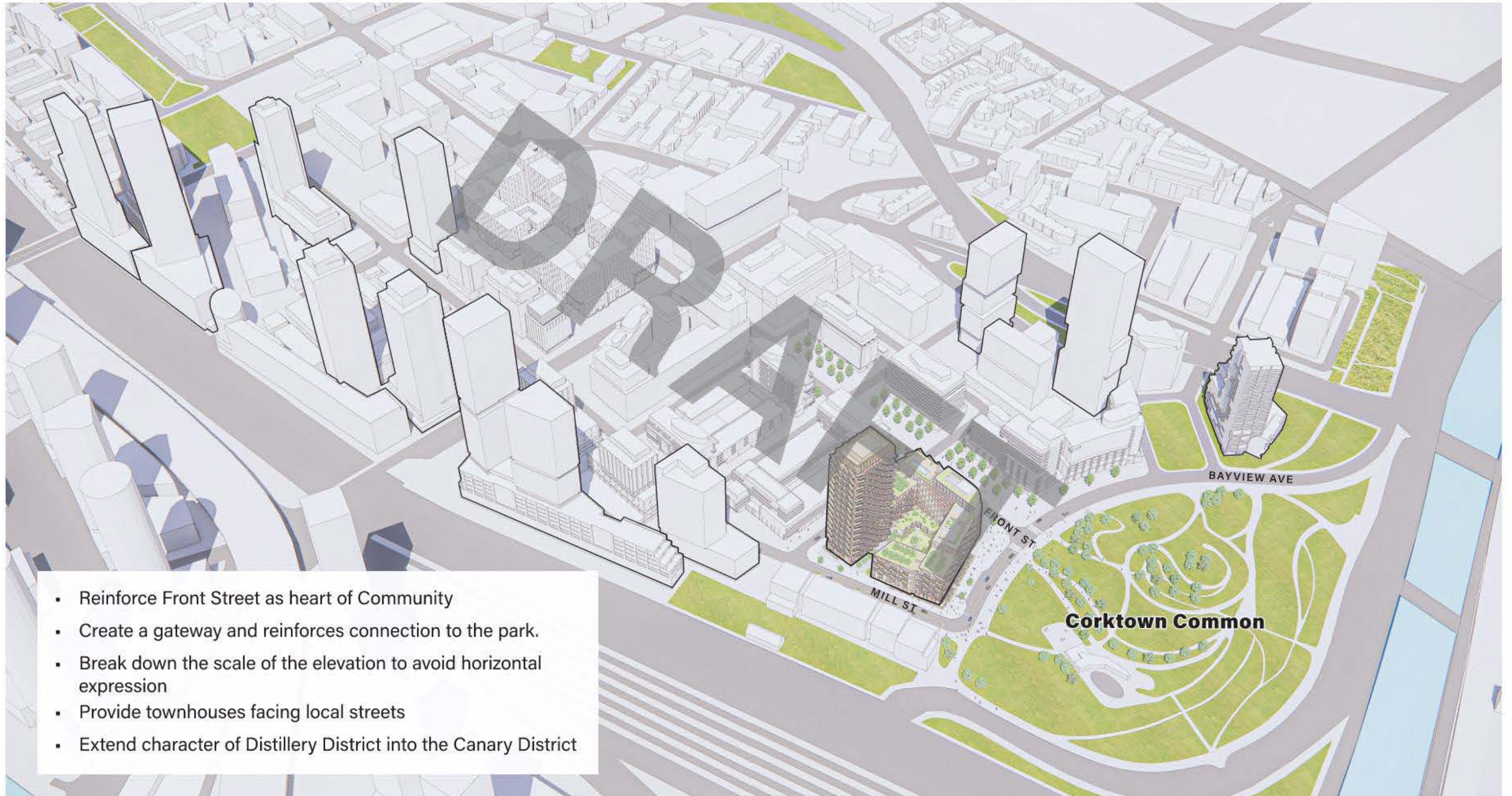


View from Corktown Commons Park looking West



View from Tower Level 20

Guiding Principles



- Reinforce Front Street as heart of Community
- Create a gateway and reinforces connection to the park.
- Break down the scale of the elevation to avoid horizontal expression
- Provide townhouses facing local streets
- Extend character of Distillery District into the Canary District

Landscape Design

- Concept Images
- Explorations

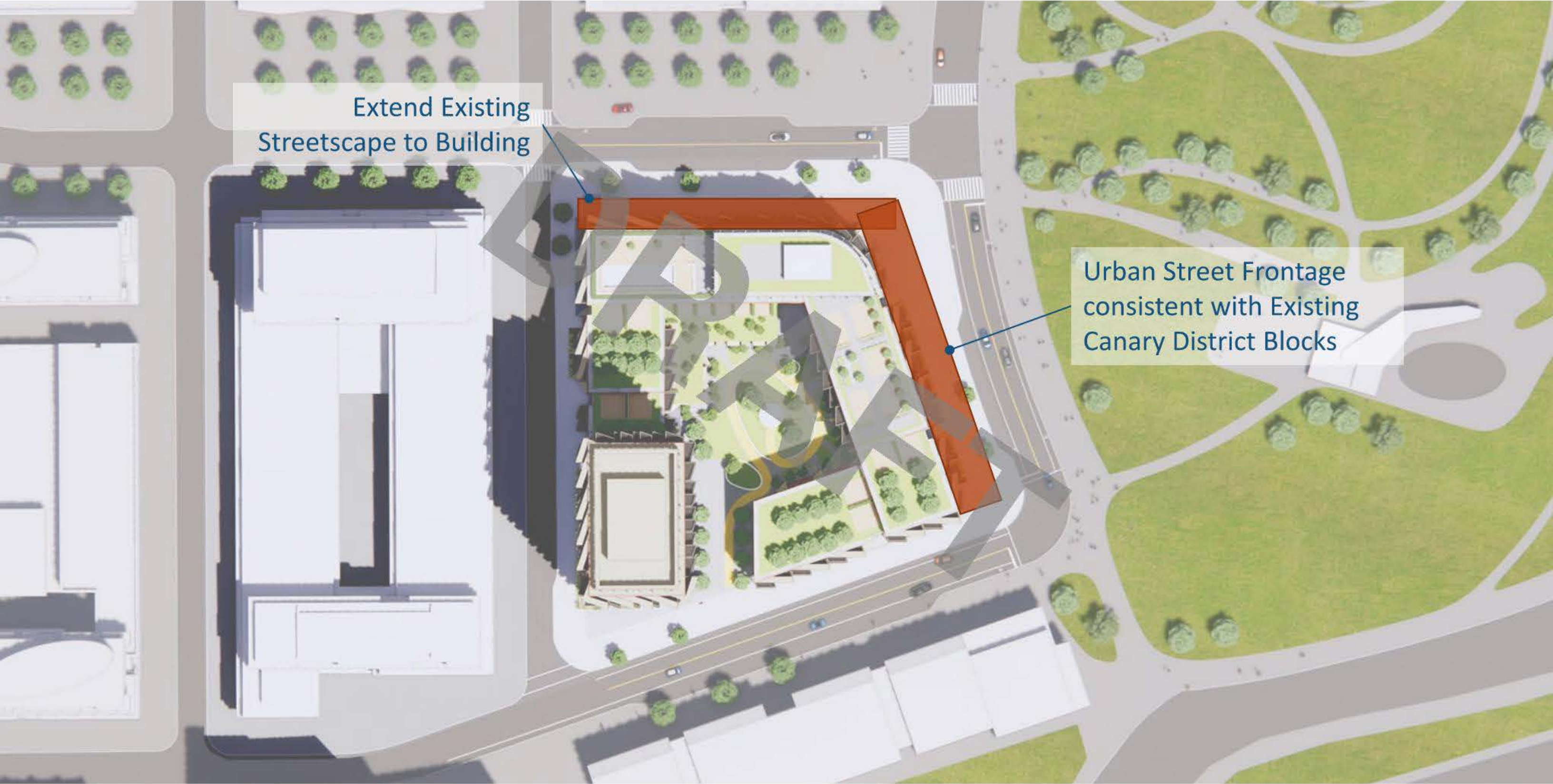
Concept Images



Context



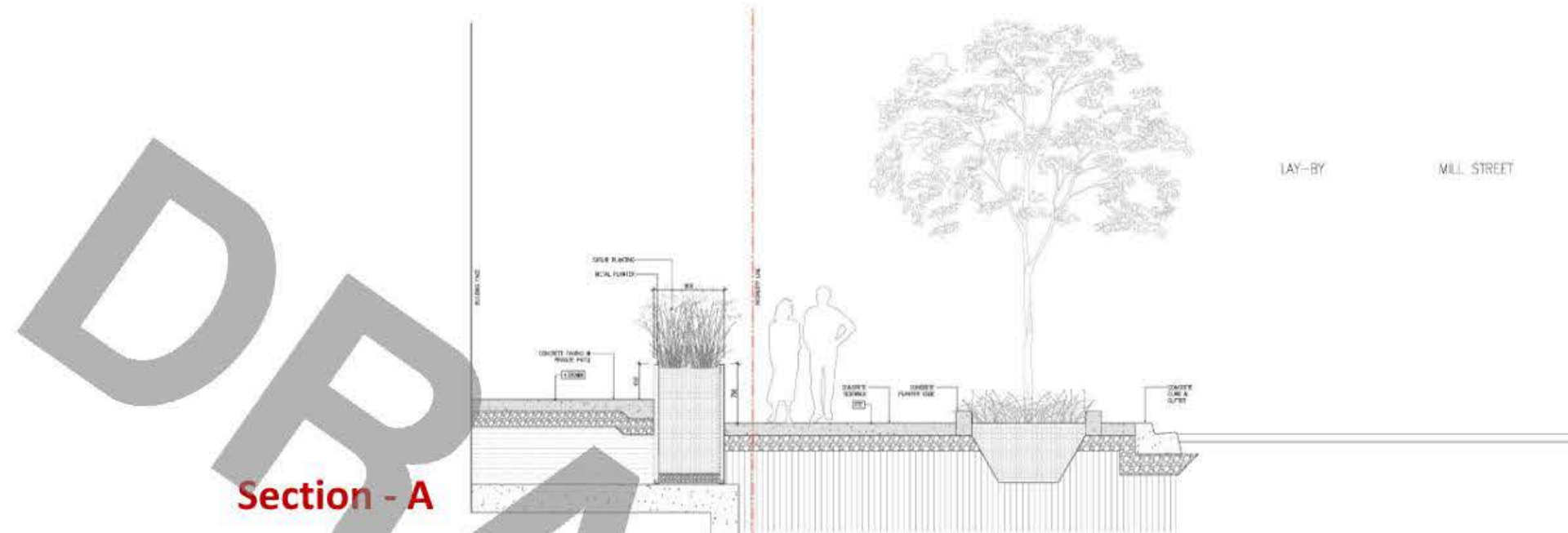
Street Frontage



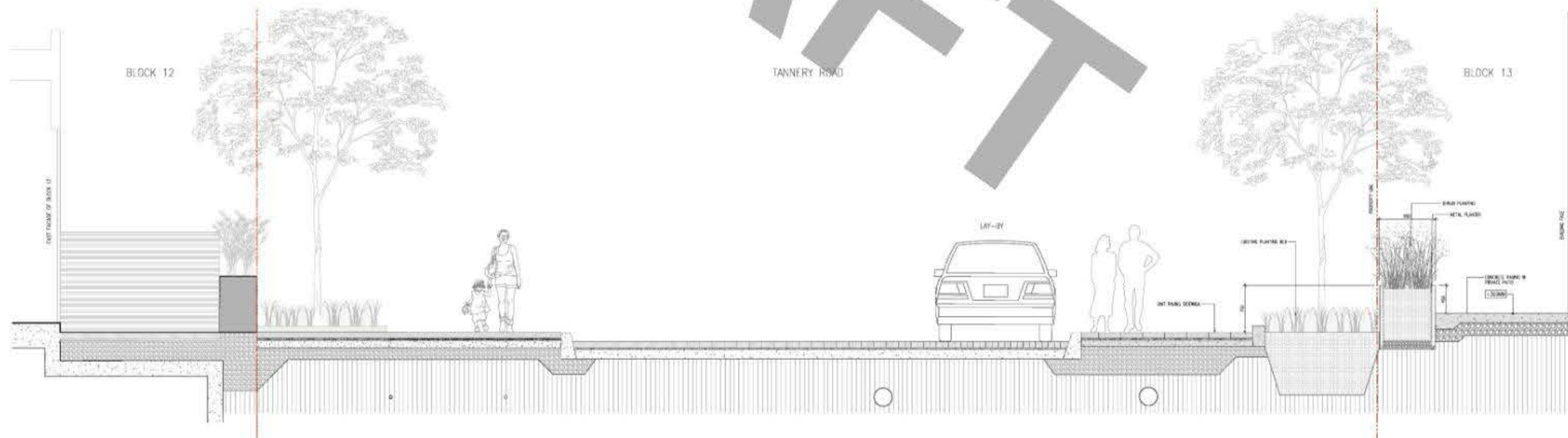
Extend Existing Streetscape to Building

Urban Street Frontage consistent with Existing Canary District Blocks

Public Realm Sections

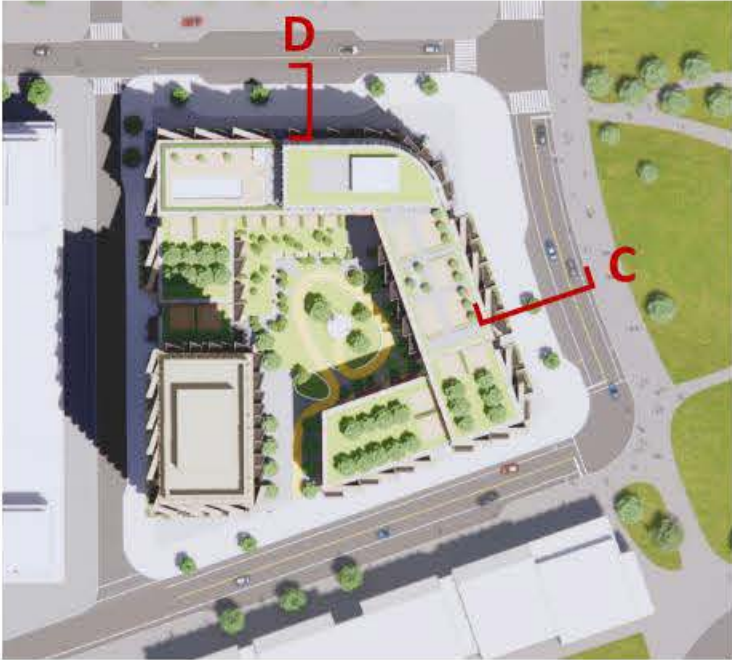


Section - A

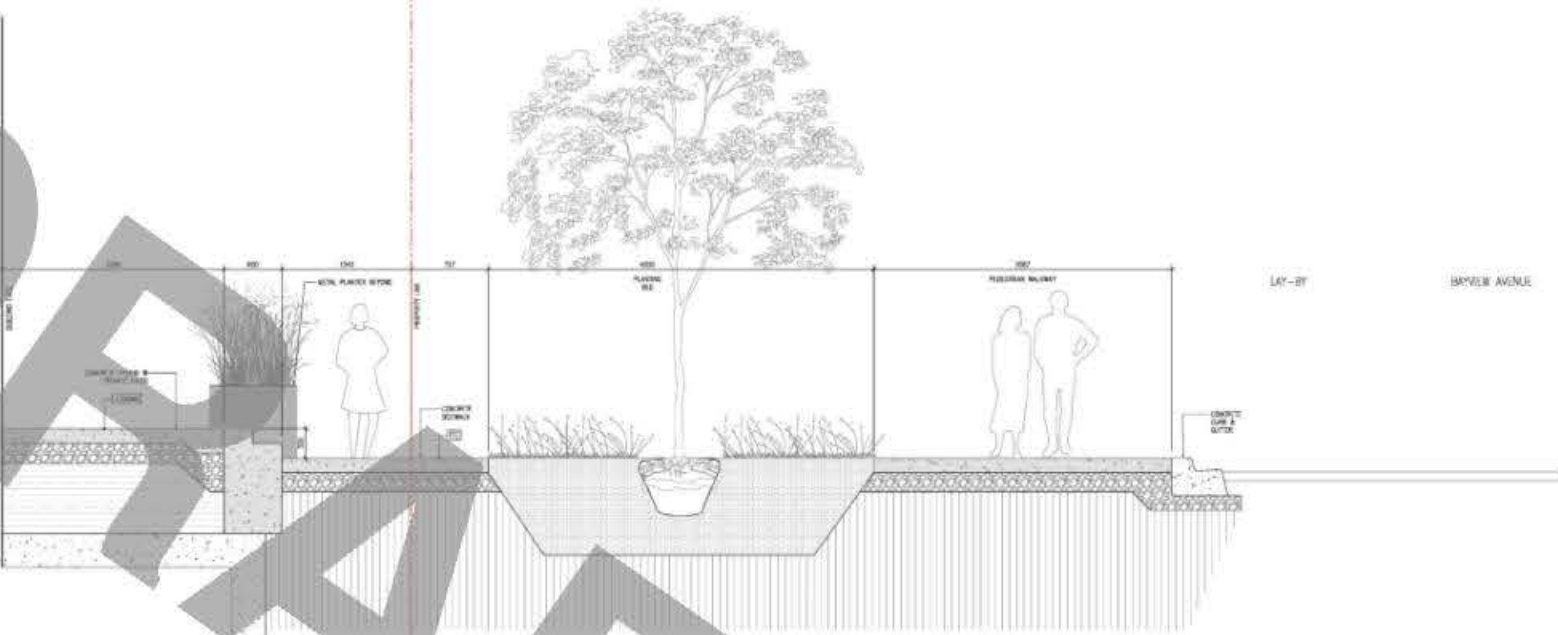


Section - B

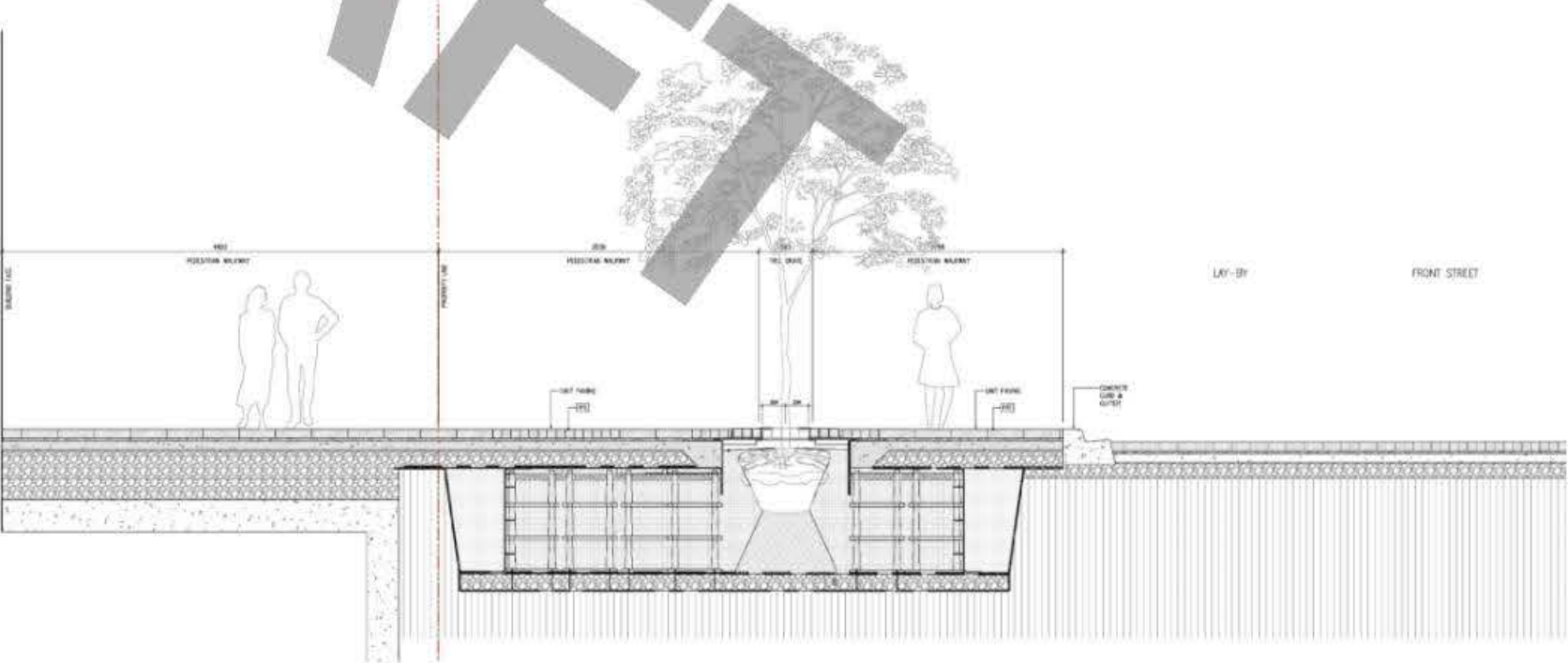
Public Realm Sections



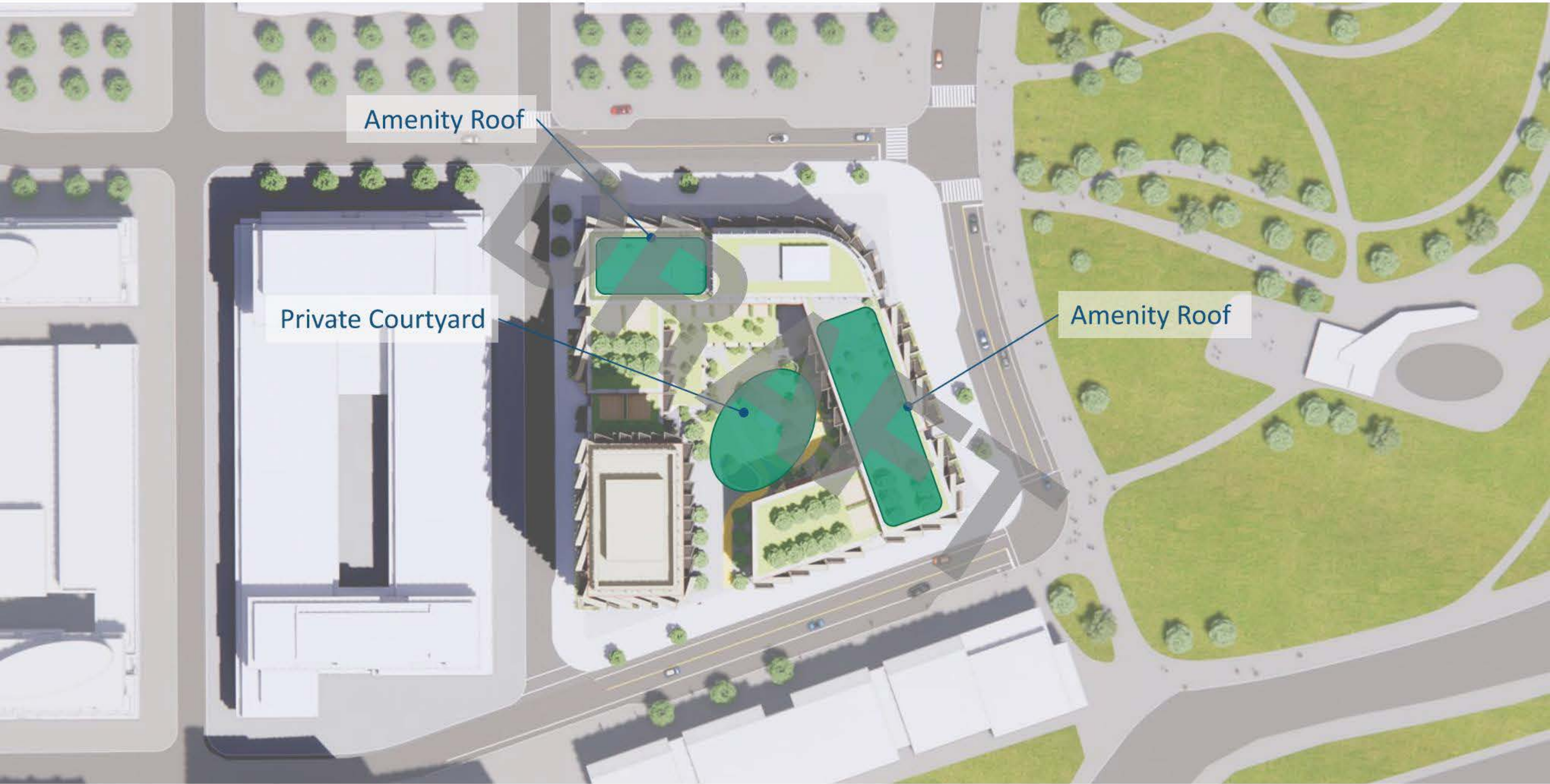
Section - C



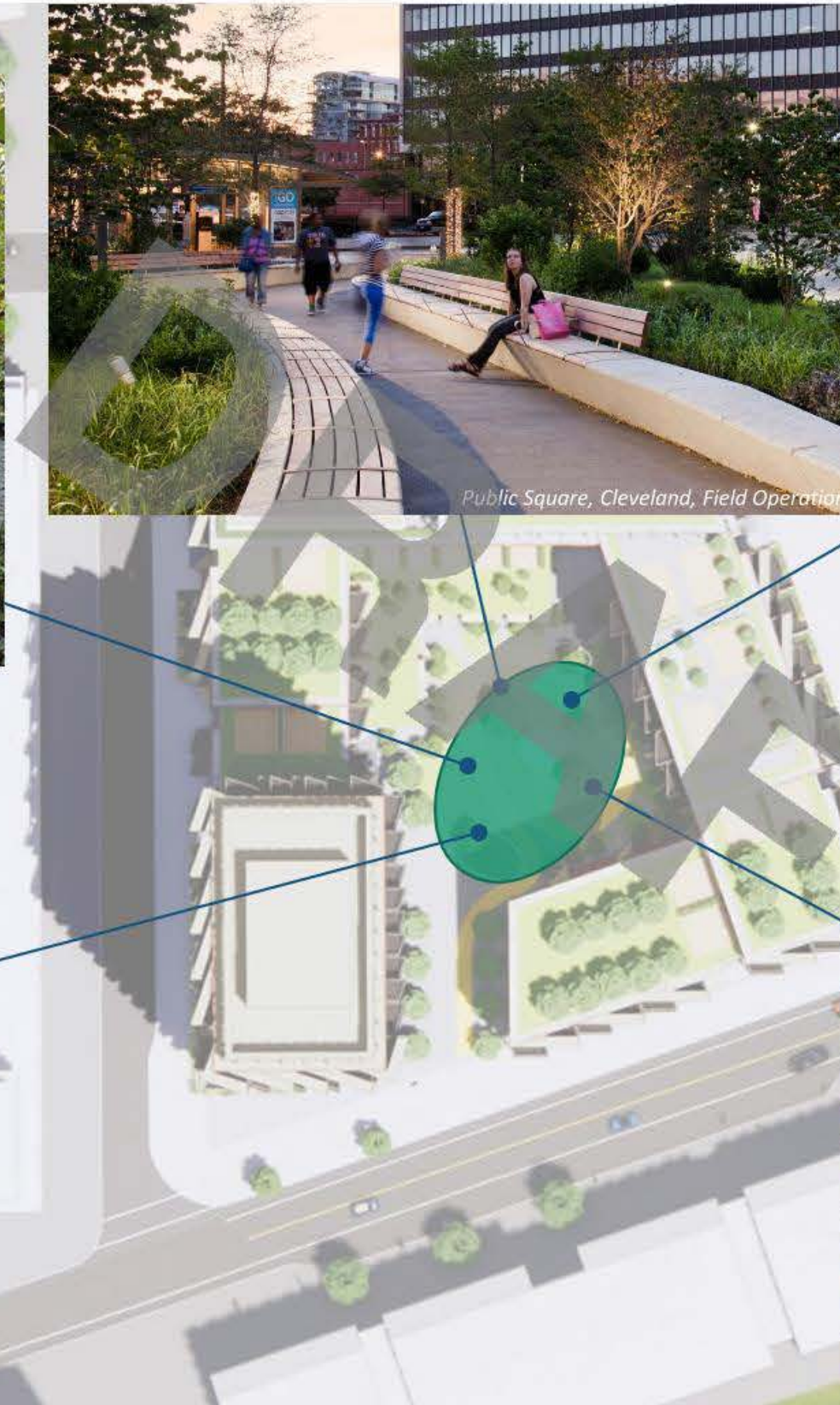
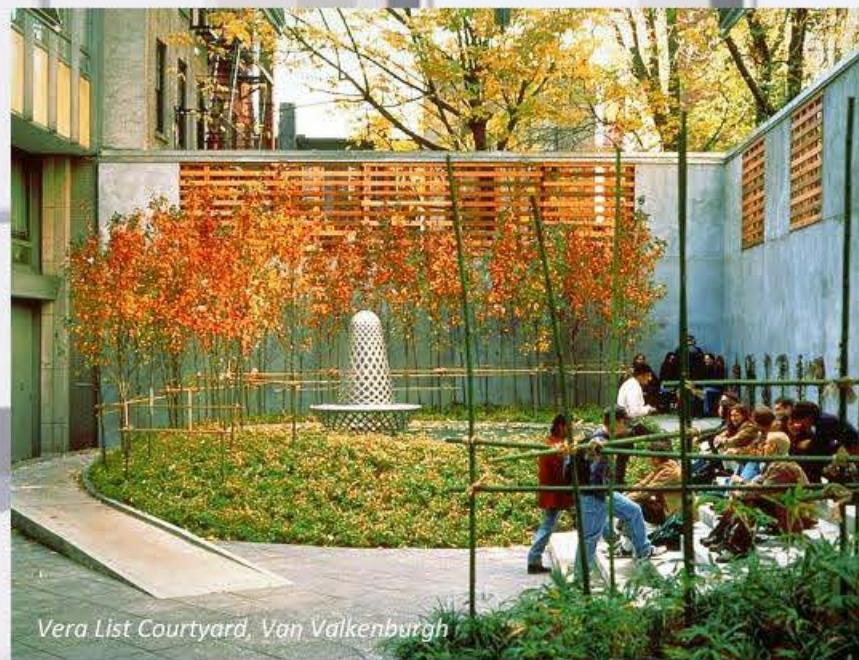
Section - D



Landscape Amenity



Landscape Character



Sustainability

- Requirements

Sustainability – Minimum Requirements and Ambitions

Applicable programs / standards	Our current minimum performance thresholds
TGS v3, at least Tier 1	EUI: 170
Ontario Building Code’s Supplementary Standard SB-10	TEDI: 70 GHGi: 20
LEED v4 for New Construction, Gold	Compliance with <i>EAp2: Minimum Energy Performance</i> , and points under <i>EAc1: Optimize Energy Efficiency</i> (targeting at least a 24% cost improvement over NECB 2011)

We are also in the early stages of evaluating the feasibility and suitability of geothermal, and TGS v3 Tier 2 performance thresholds.

Key Principles achieved:

1. Contributes to enhanced public realm and expanded streetscape at Front / Bayview intersection
2. Reinforces mid-rise scale along street frontages, including Front St and Corktown Common
3. Locates tall building element within emerging tall building context north of the rail corridor.
4. Minimizes shadow impact on Corktown Common Park.
5. Create exceptional quality housing units with views, natural daylight and outdoor spaces.

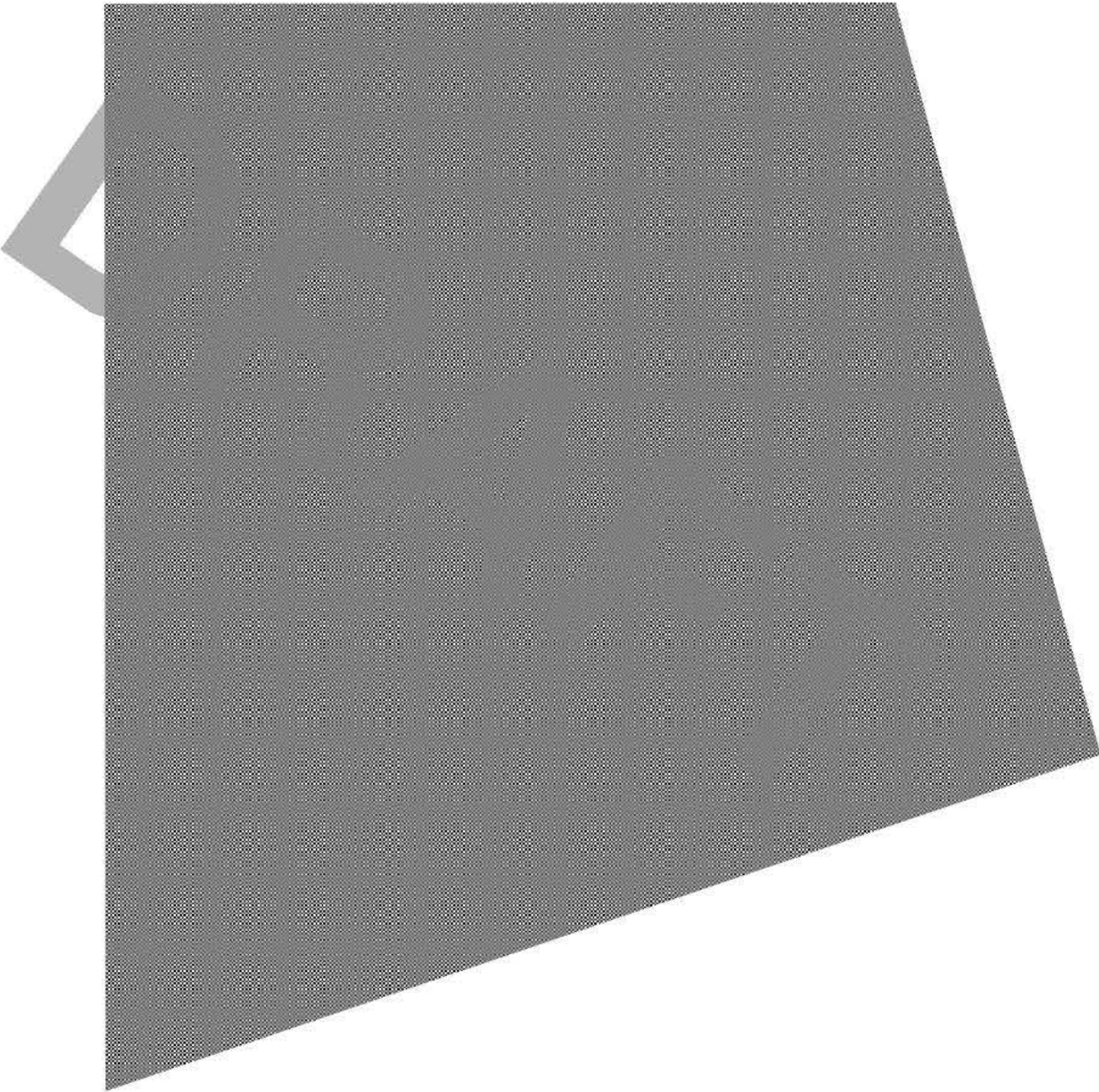


View from Corktown Commons Park looking West

Floor Plans

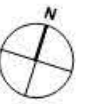
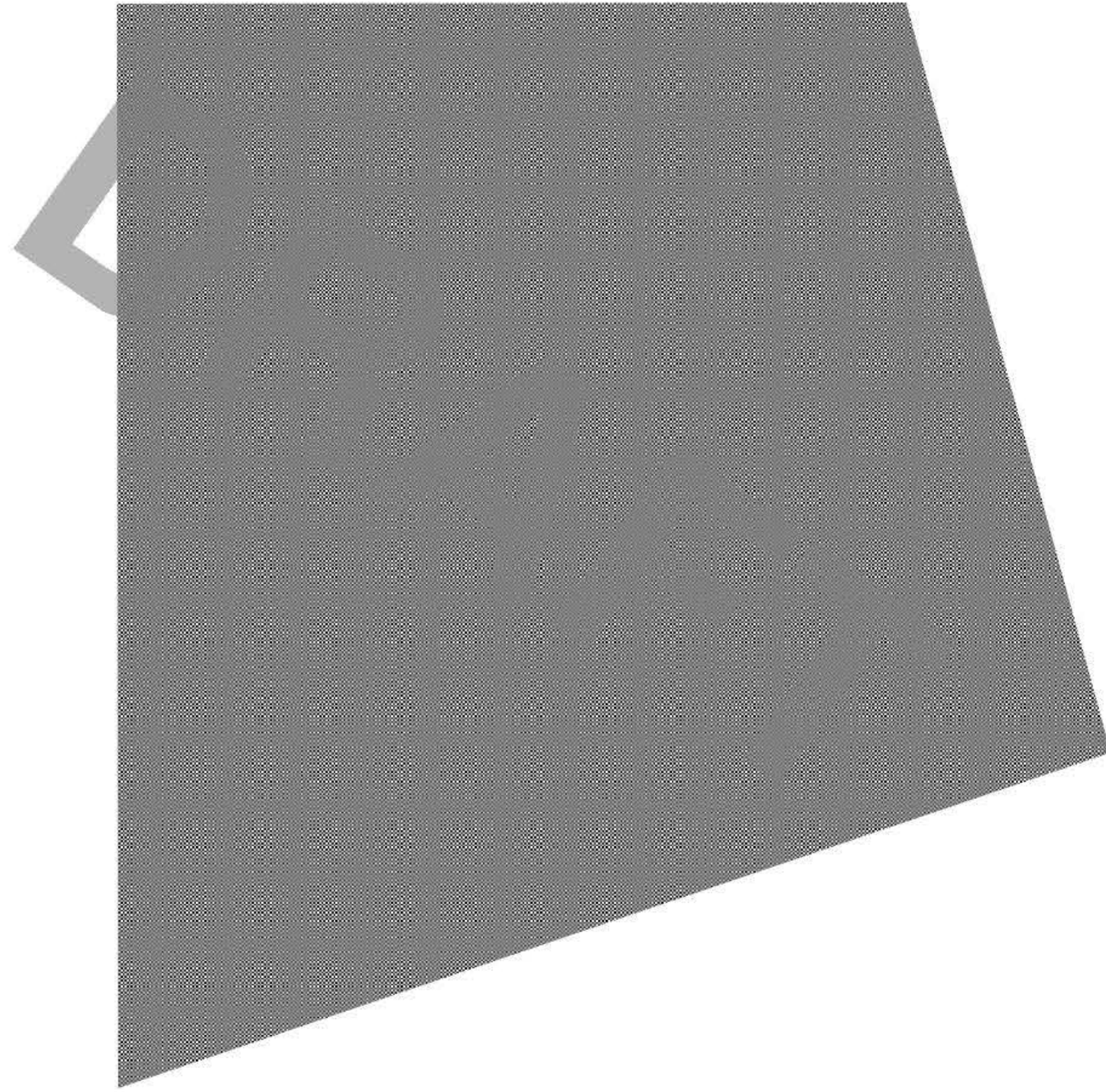
FLOOR PLANS

Level P2



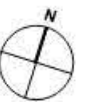
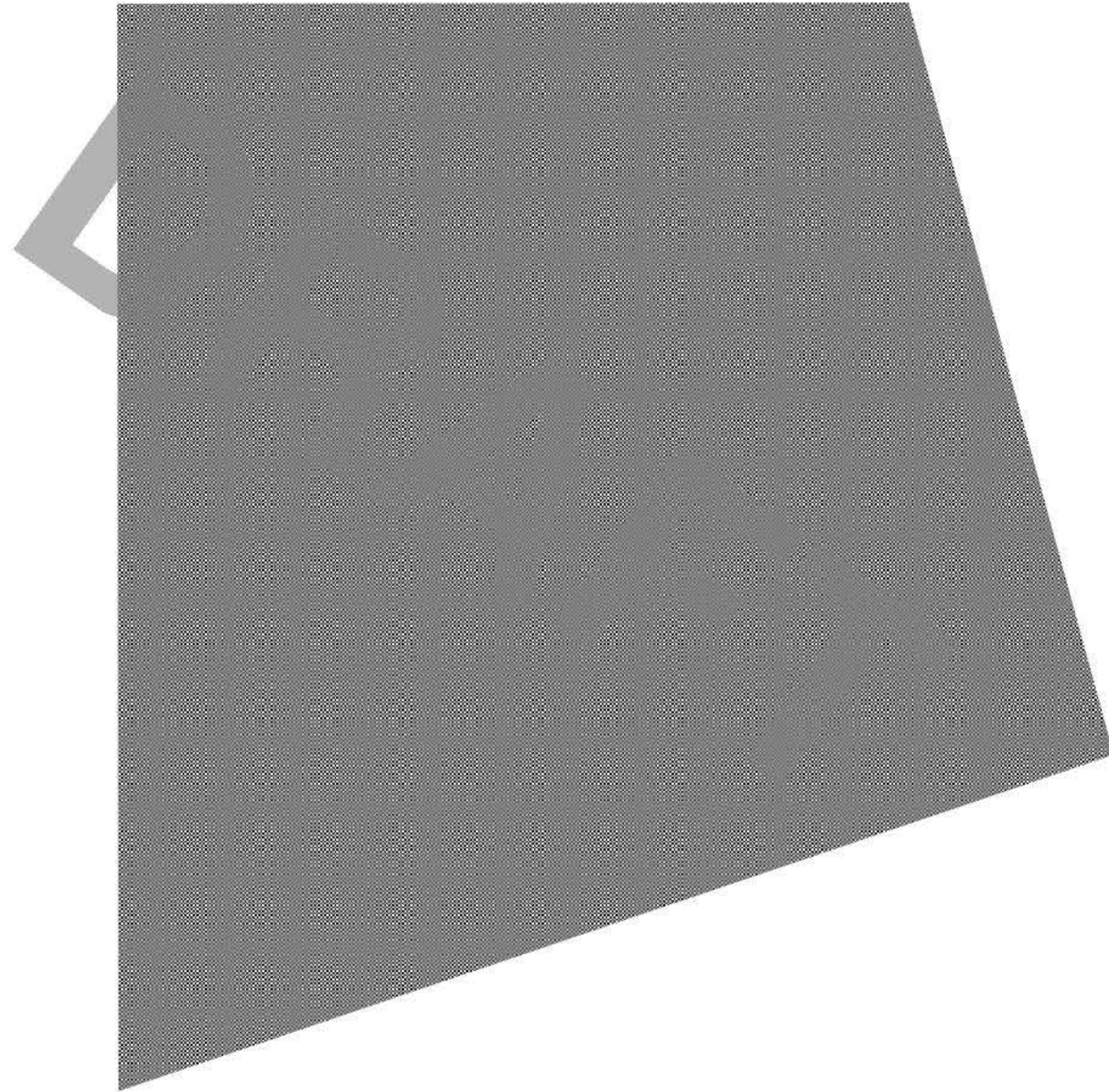
FLOOR PLANS

Level P1



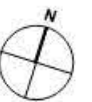
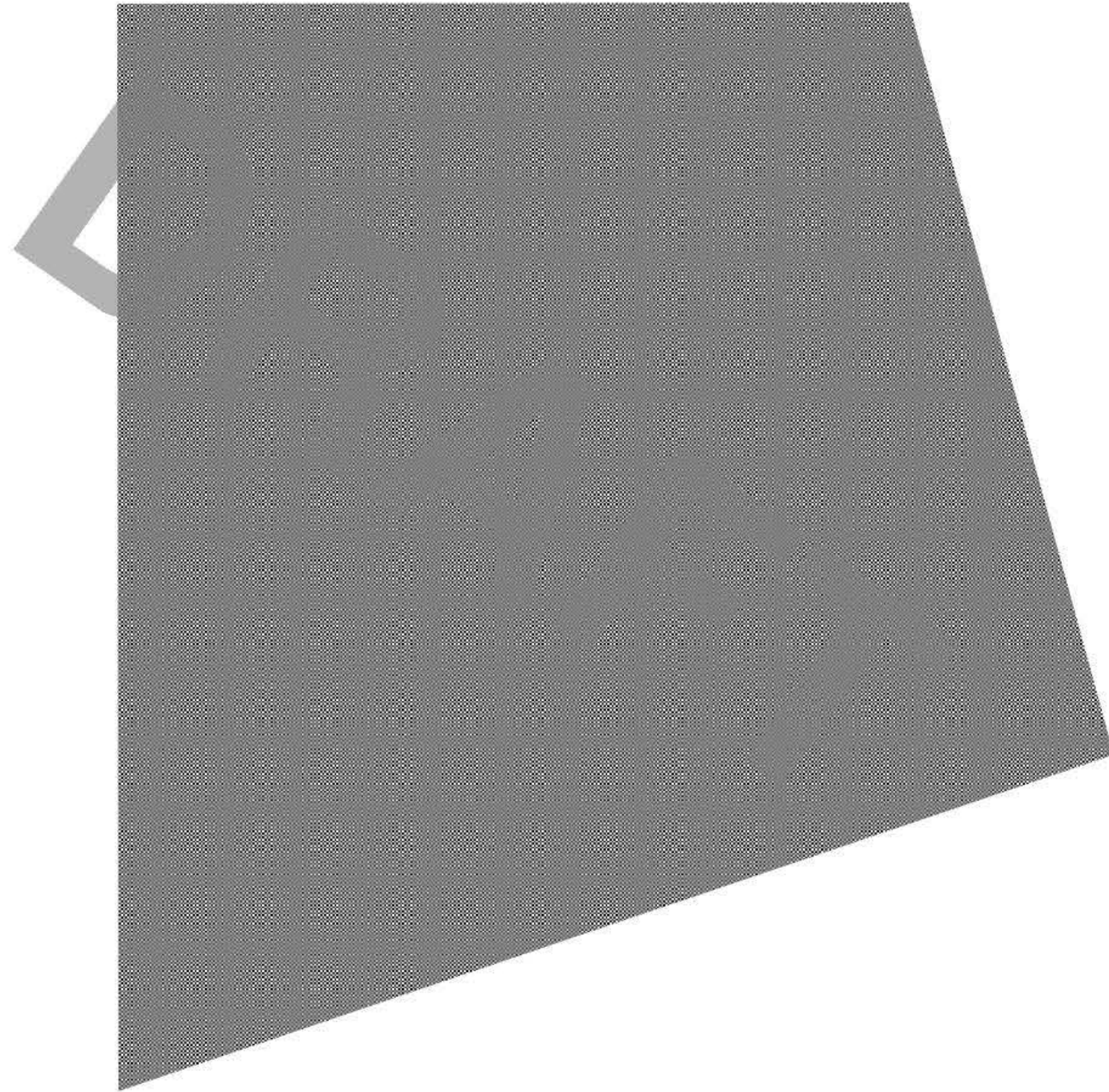
FLOOR PLANS
Level 2

-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS
Level 3

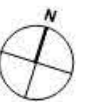
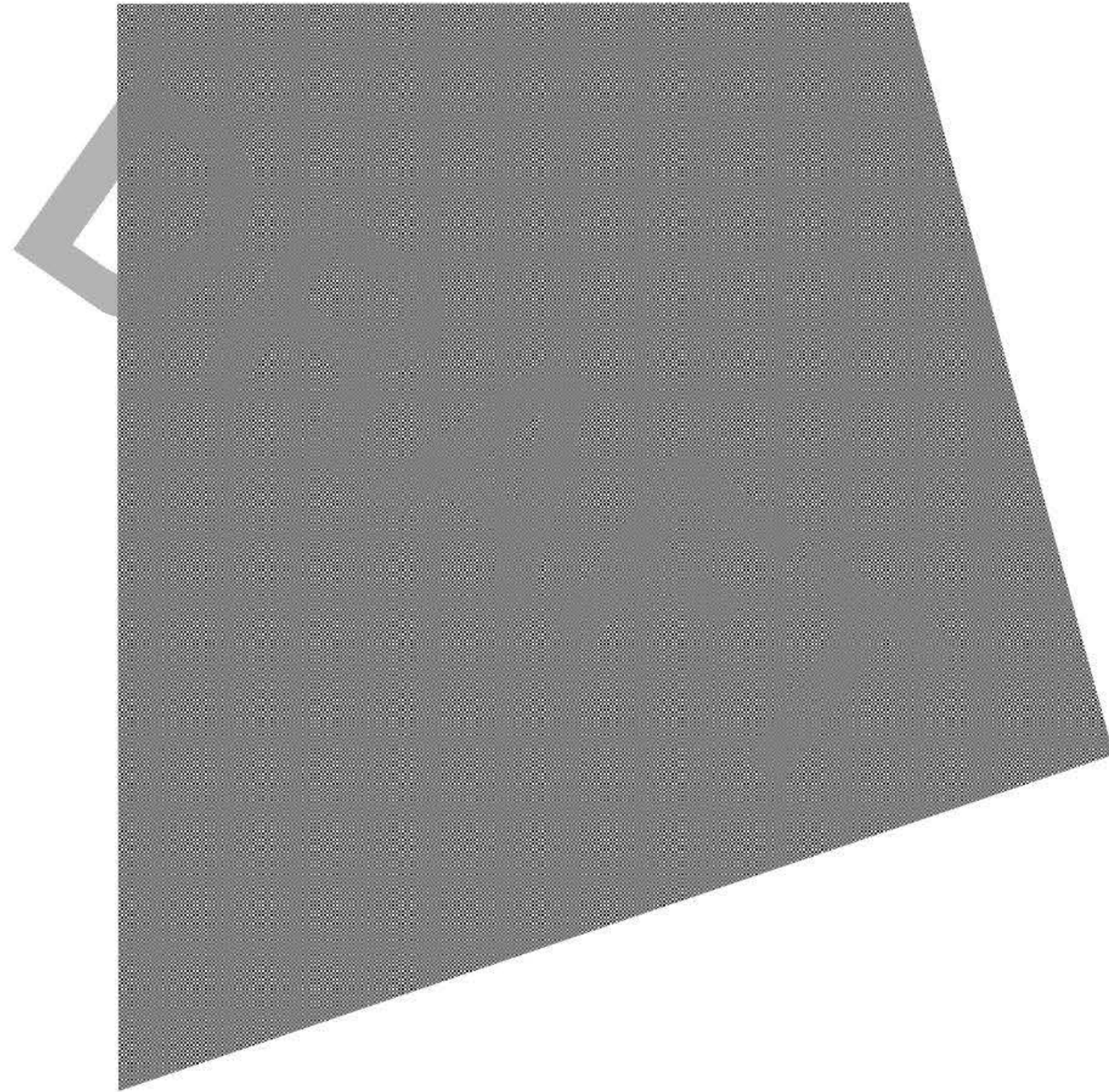
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Levels 4, 6 & 8

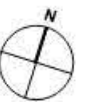
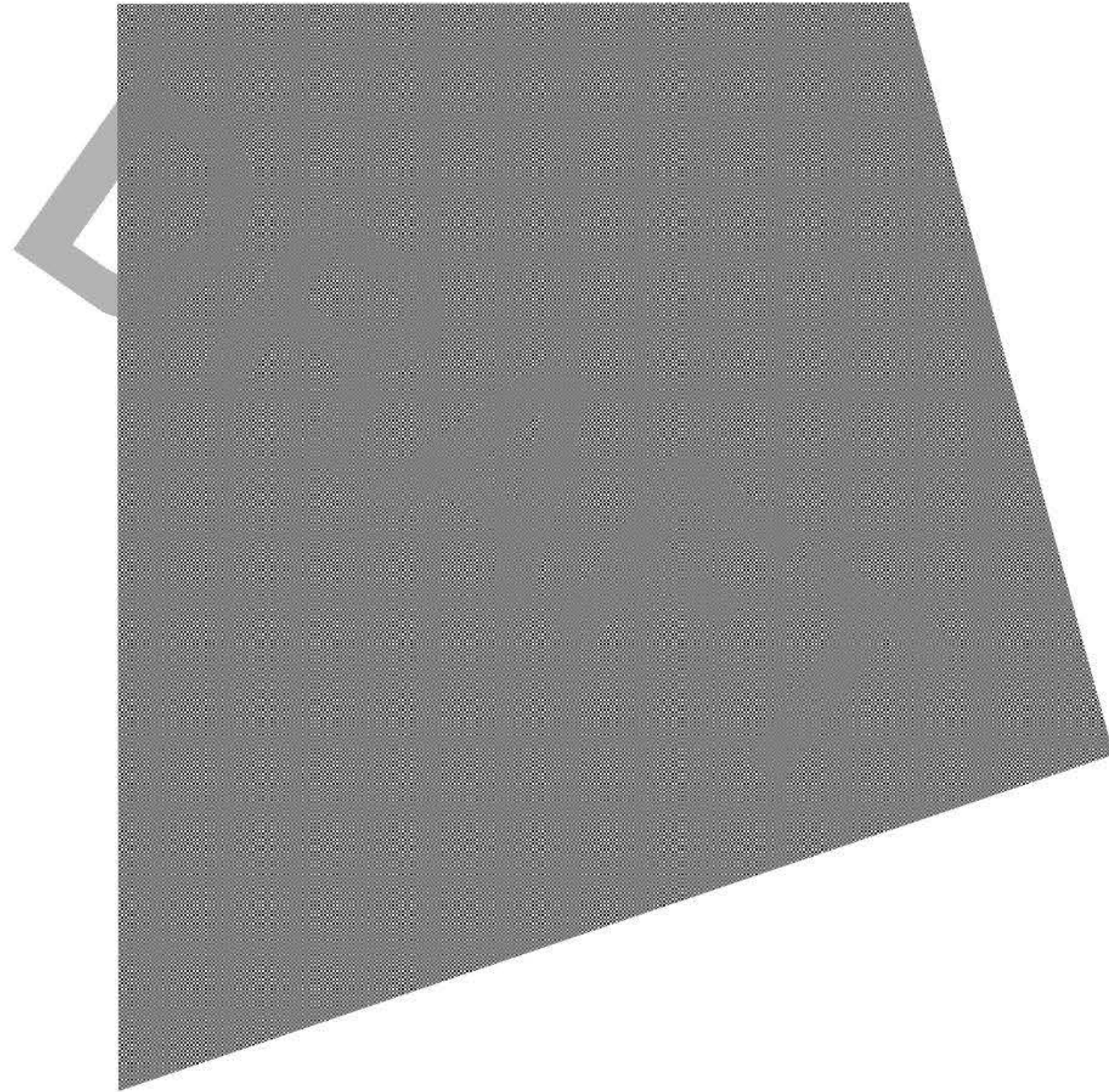
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

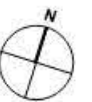
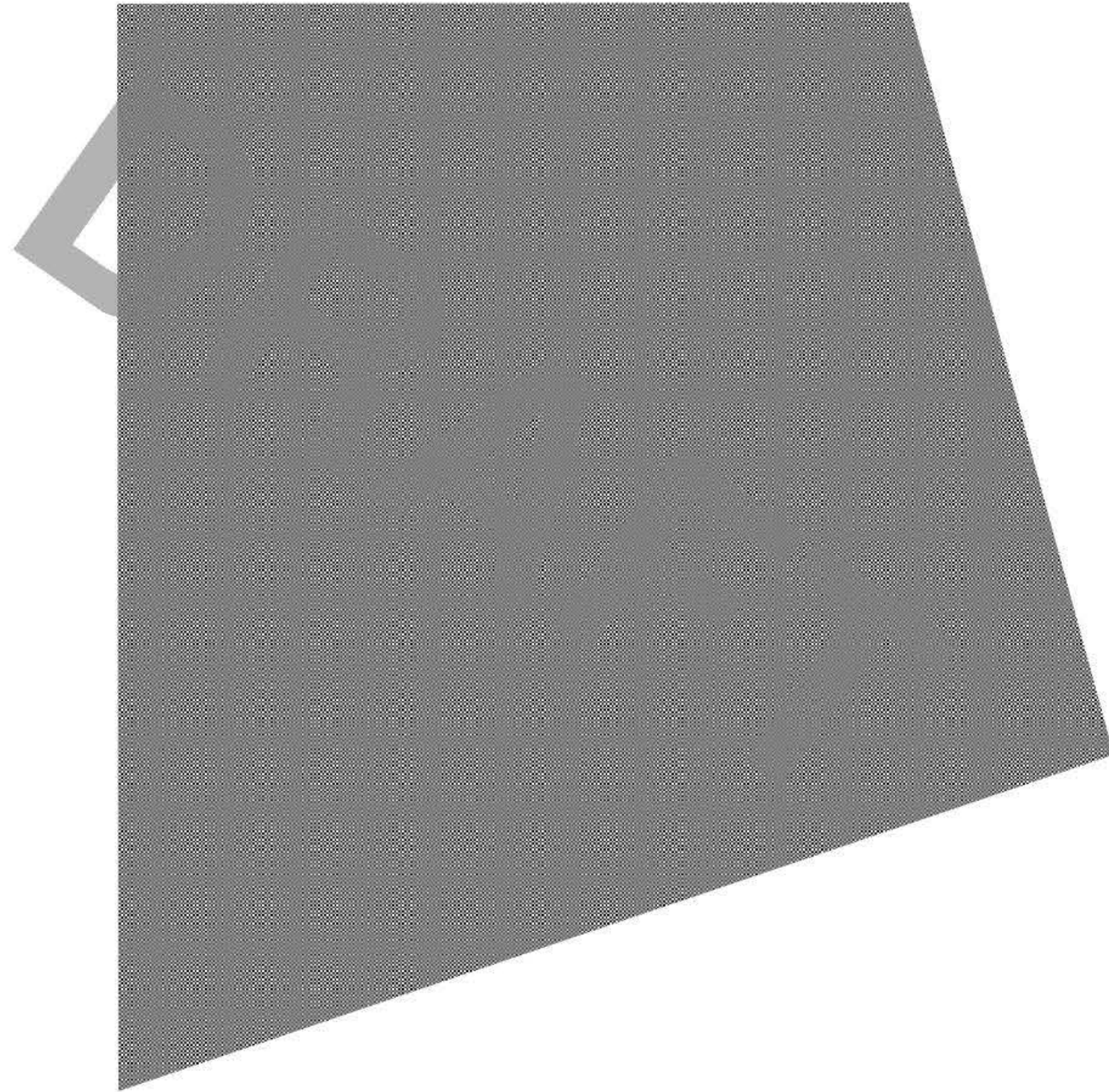
Levels 5 & 7

-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS
Level 9

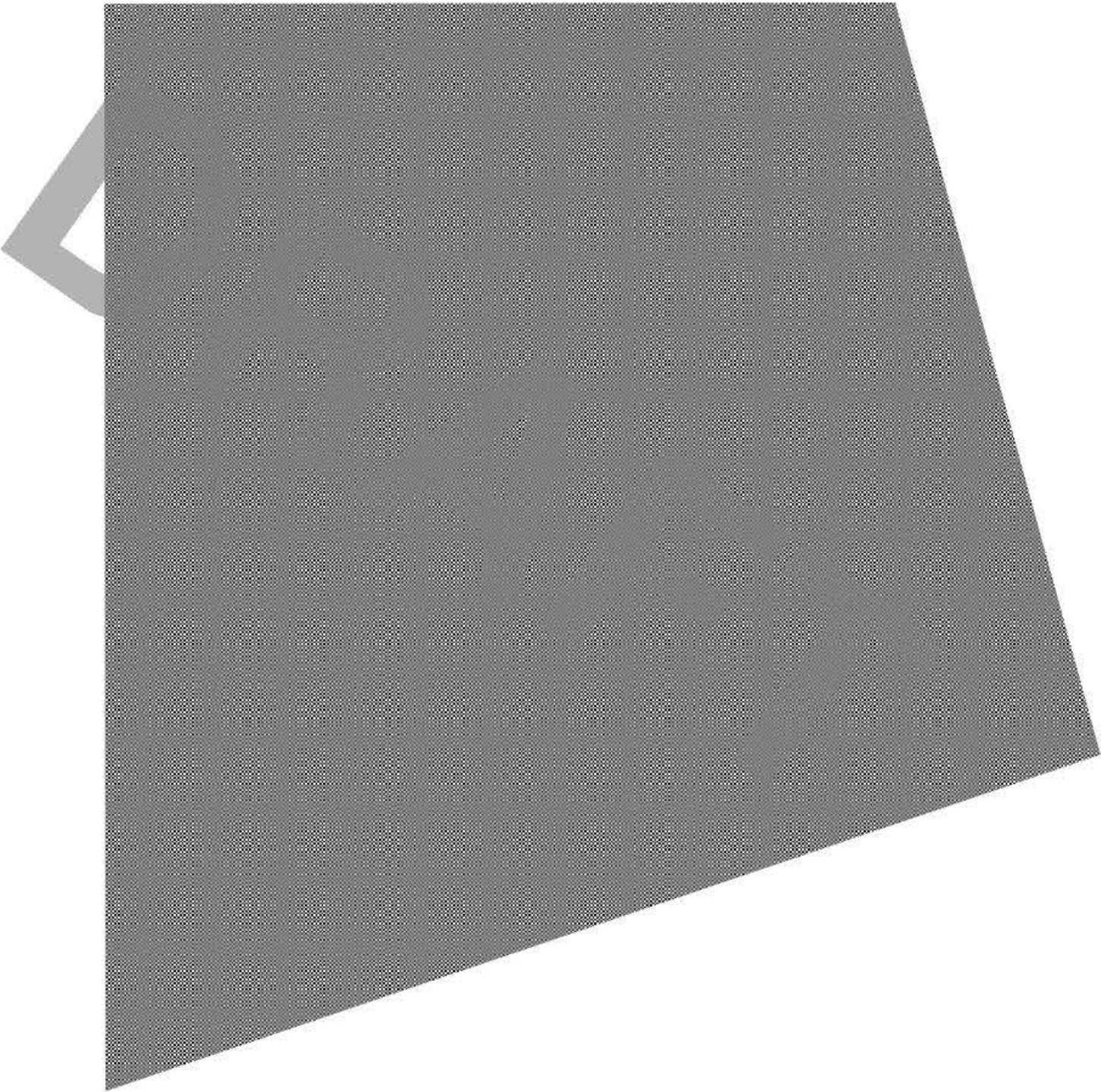
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Level 10

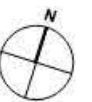
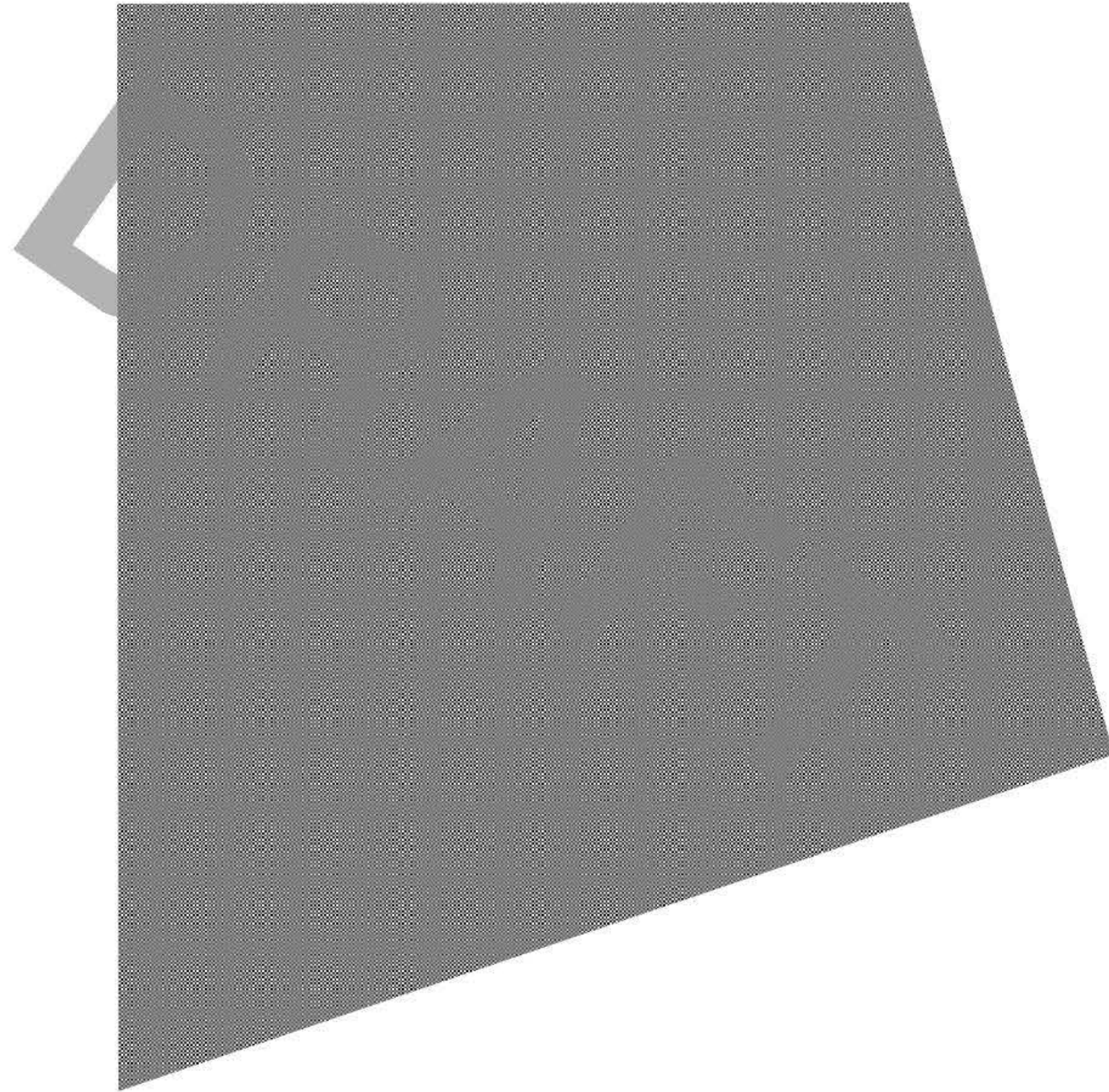
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Level 11

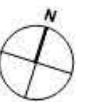
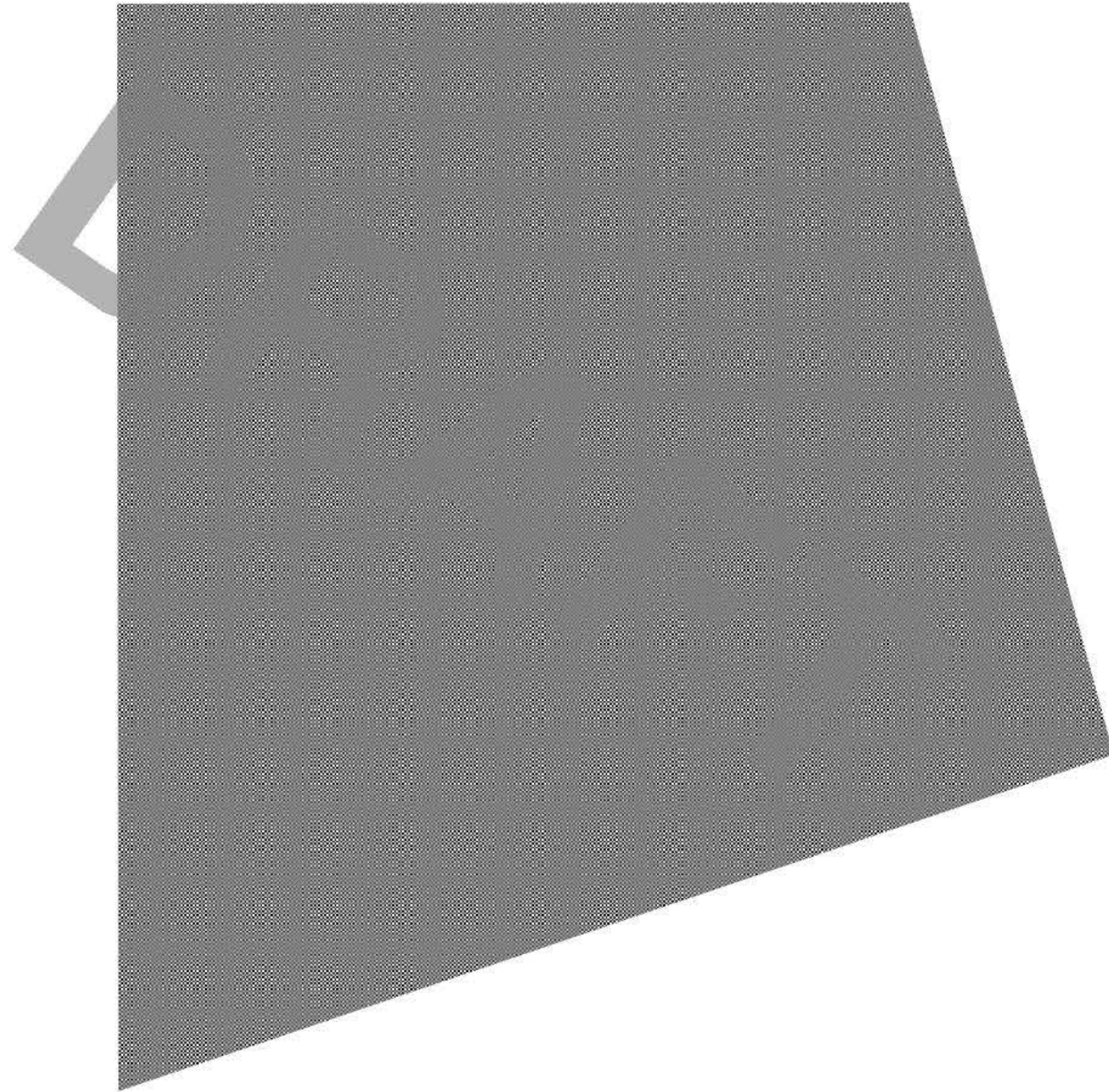
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Level 12

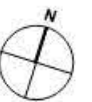
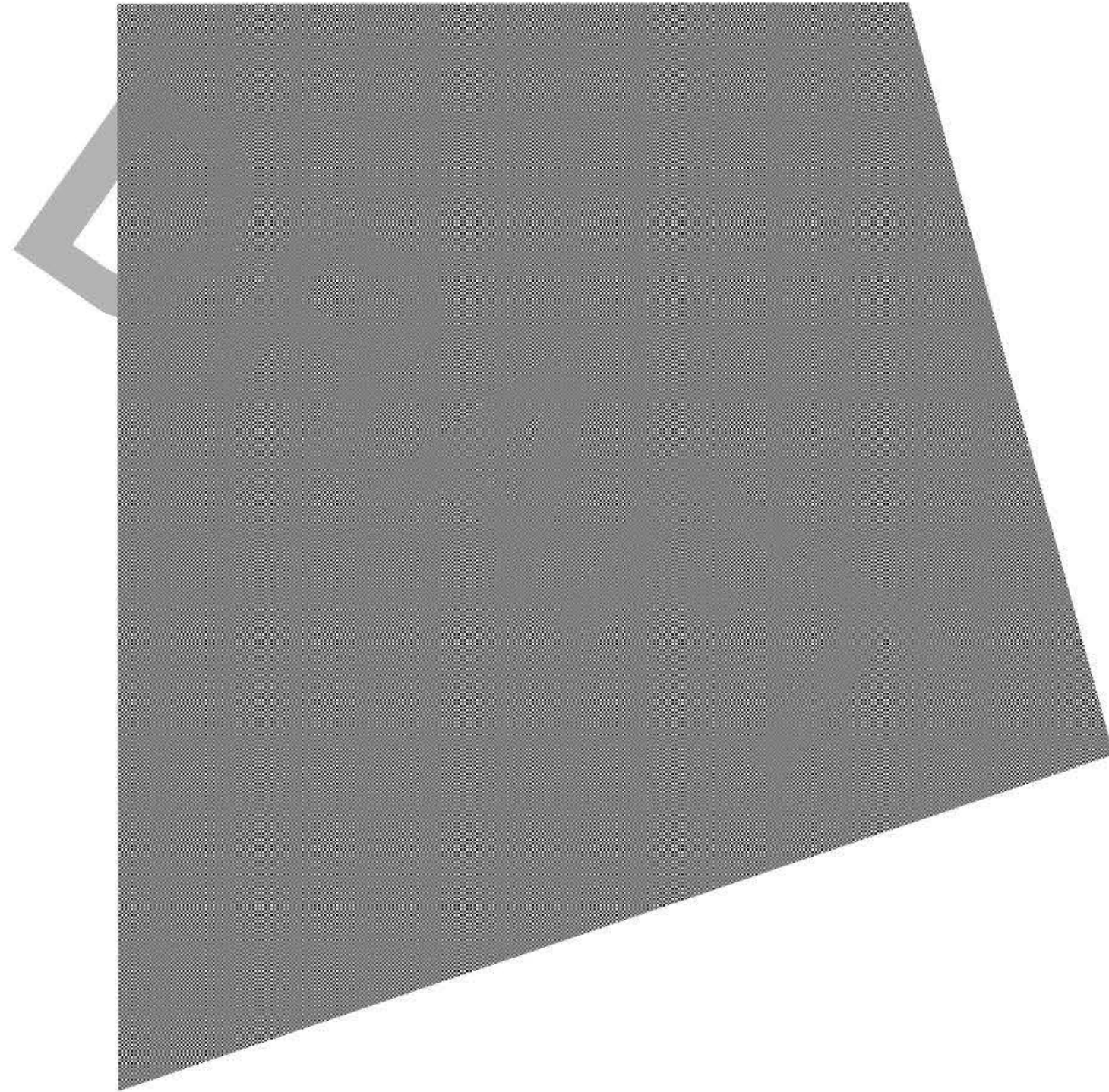
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Level 13

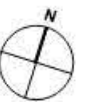
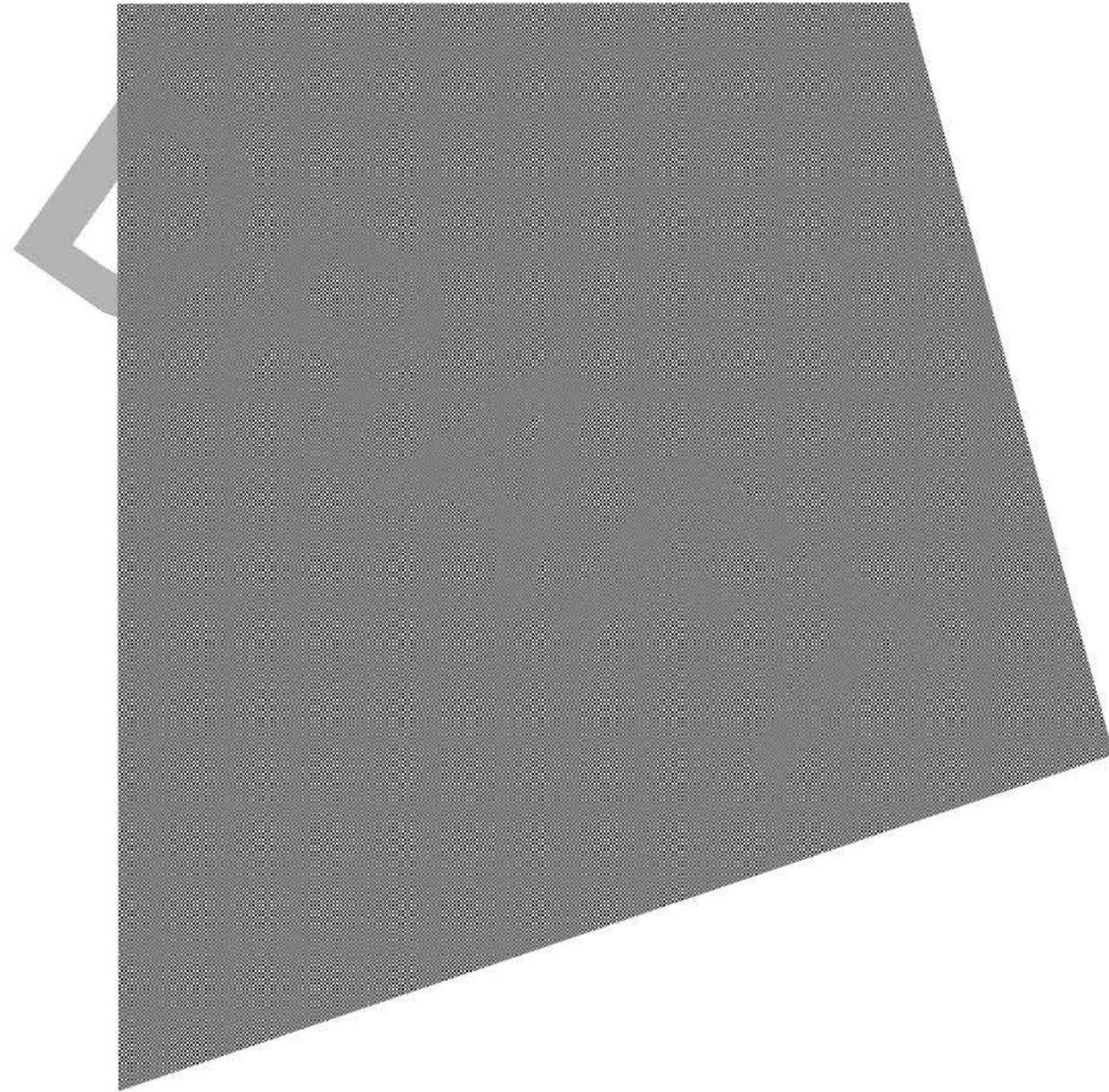
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Level 14

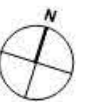
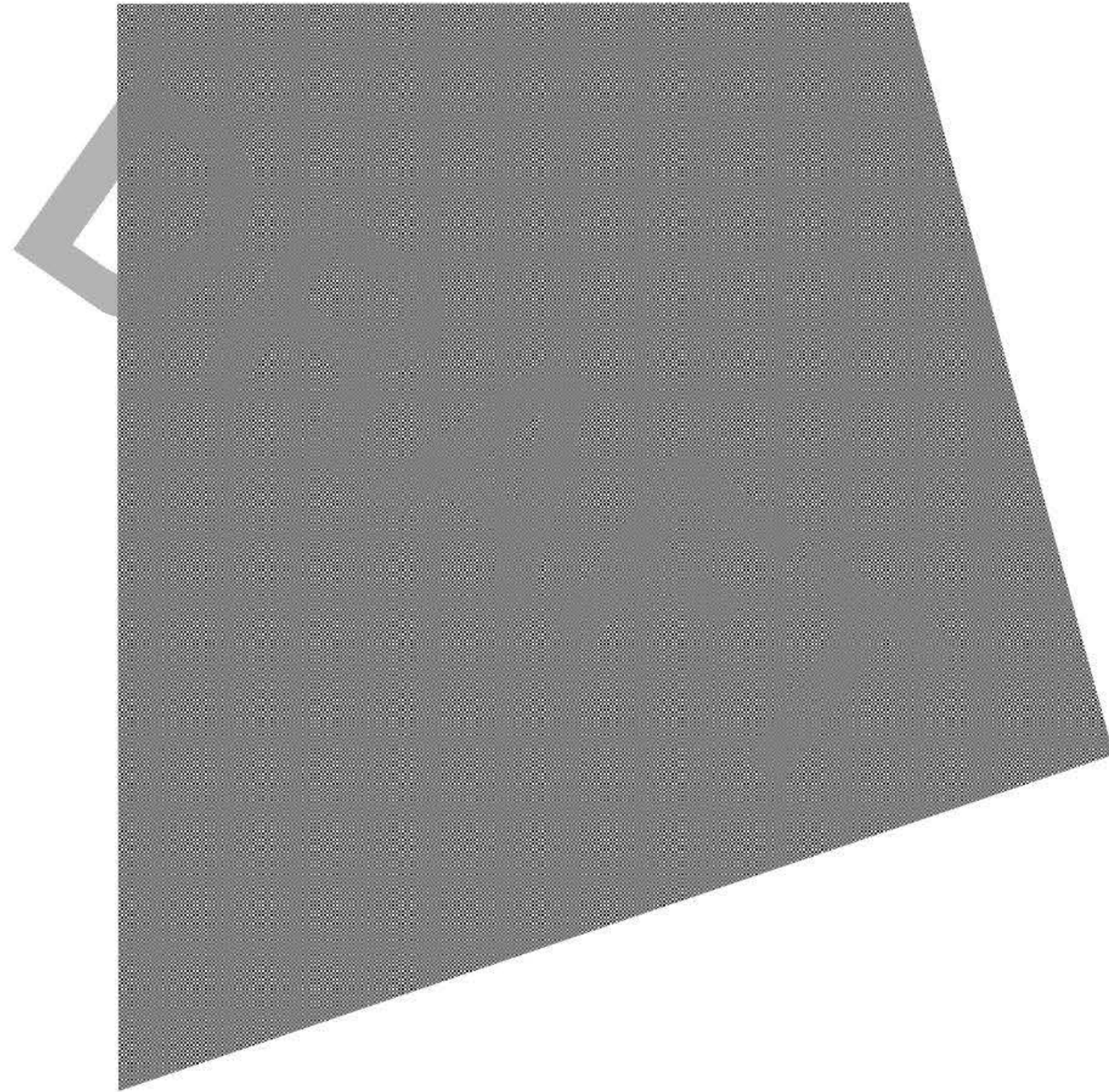
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Levels 15 to 31

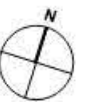
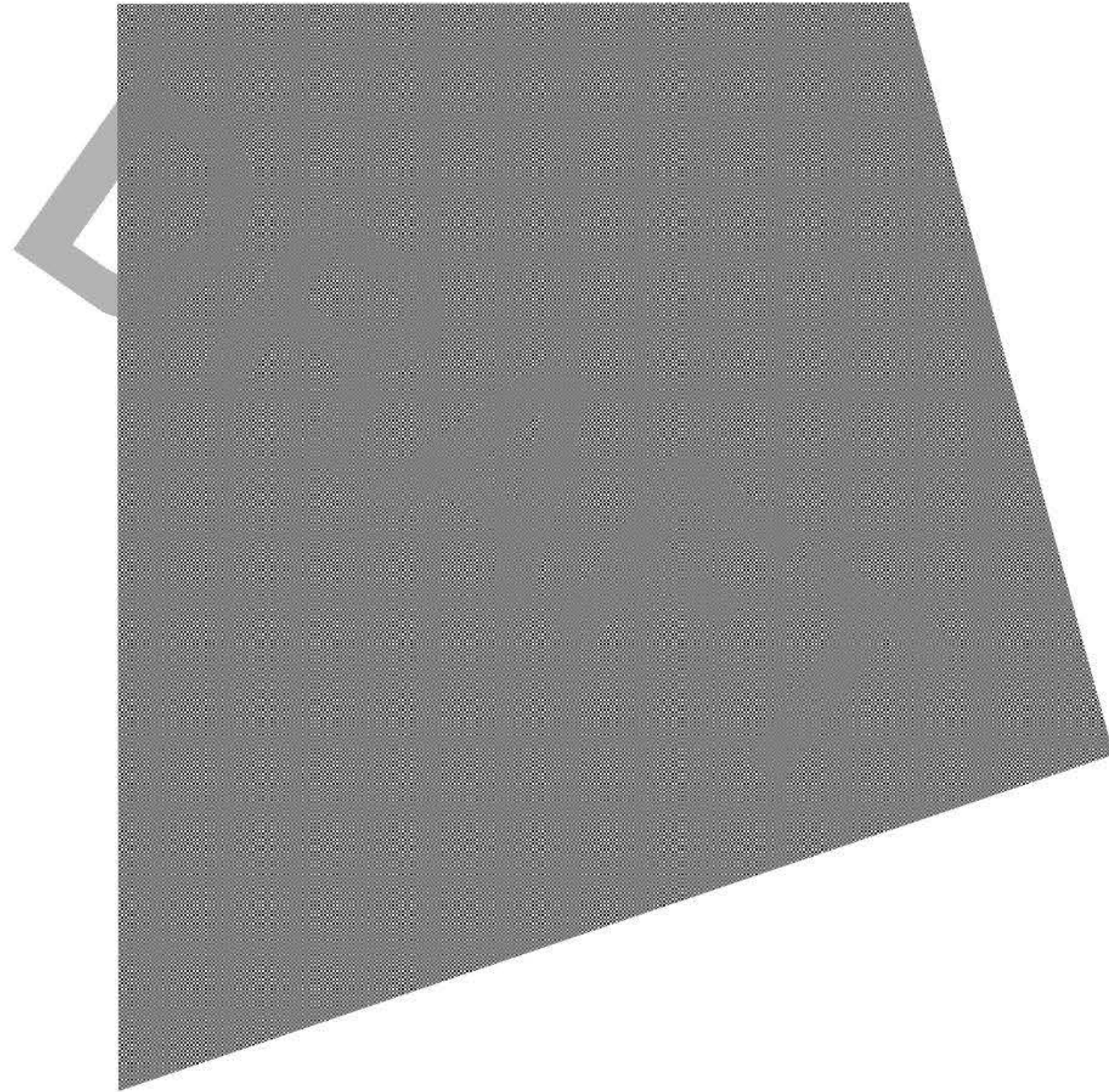
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Levels 16 to 30

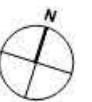
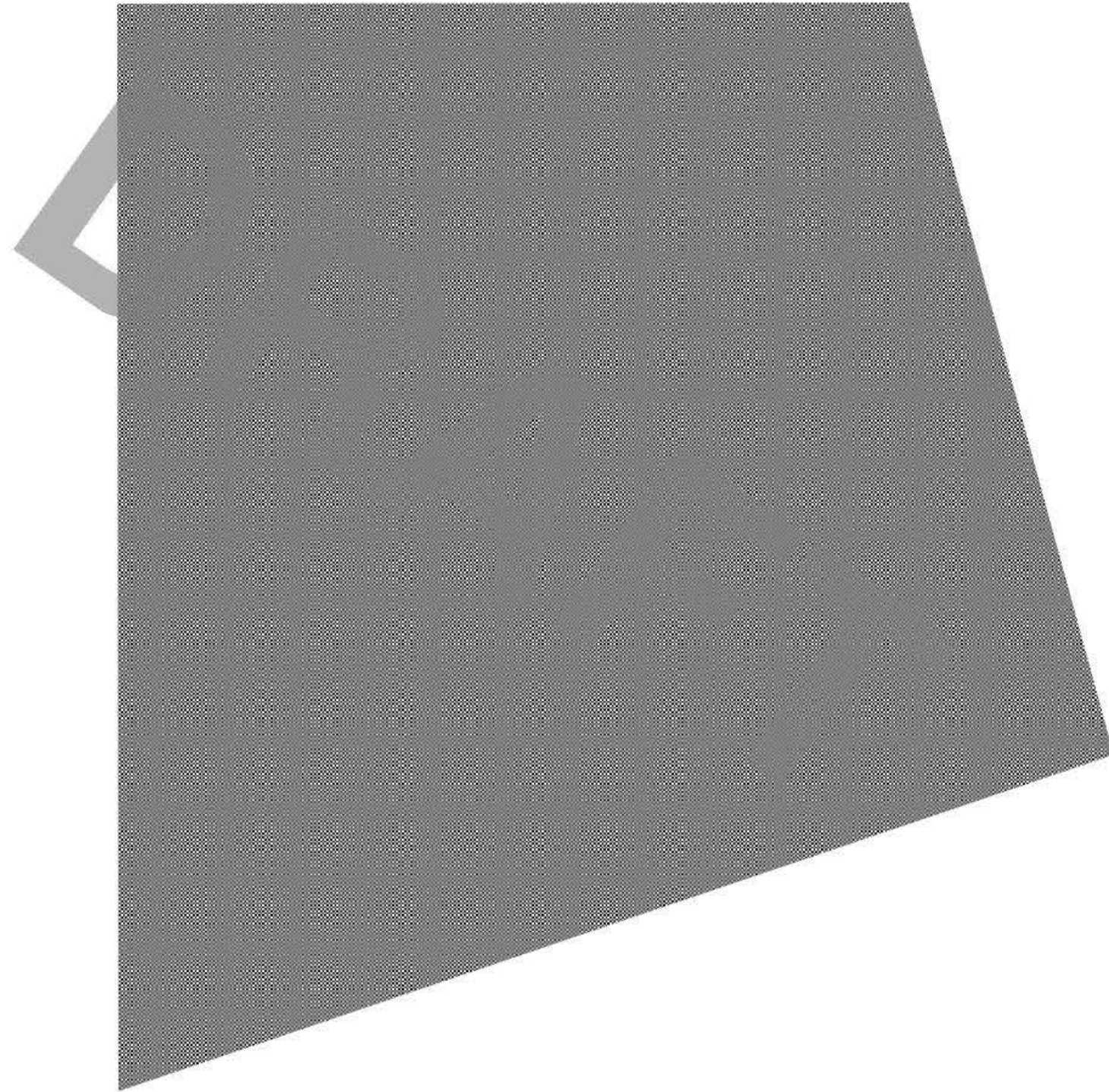
-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



FLOOR PLANS

Roof

-  Retail
-  Residential Amenity
-  Studio
-  1 Bedroom Internal
-  1 Bedroom
-  1 Bedroom Units + Den
-  1 Bedroom Units + Den / 2 Bedroom
-  2 Bedroom Unit Internal
-  2 Bedroom Units + Den
-  3+ Bedroom Unit



Building Section

