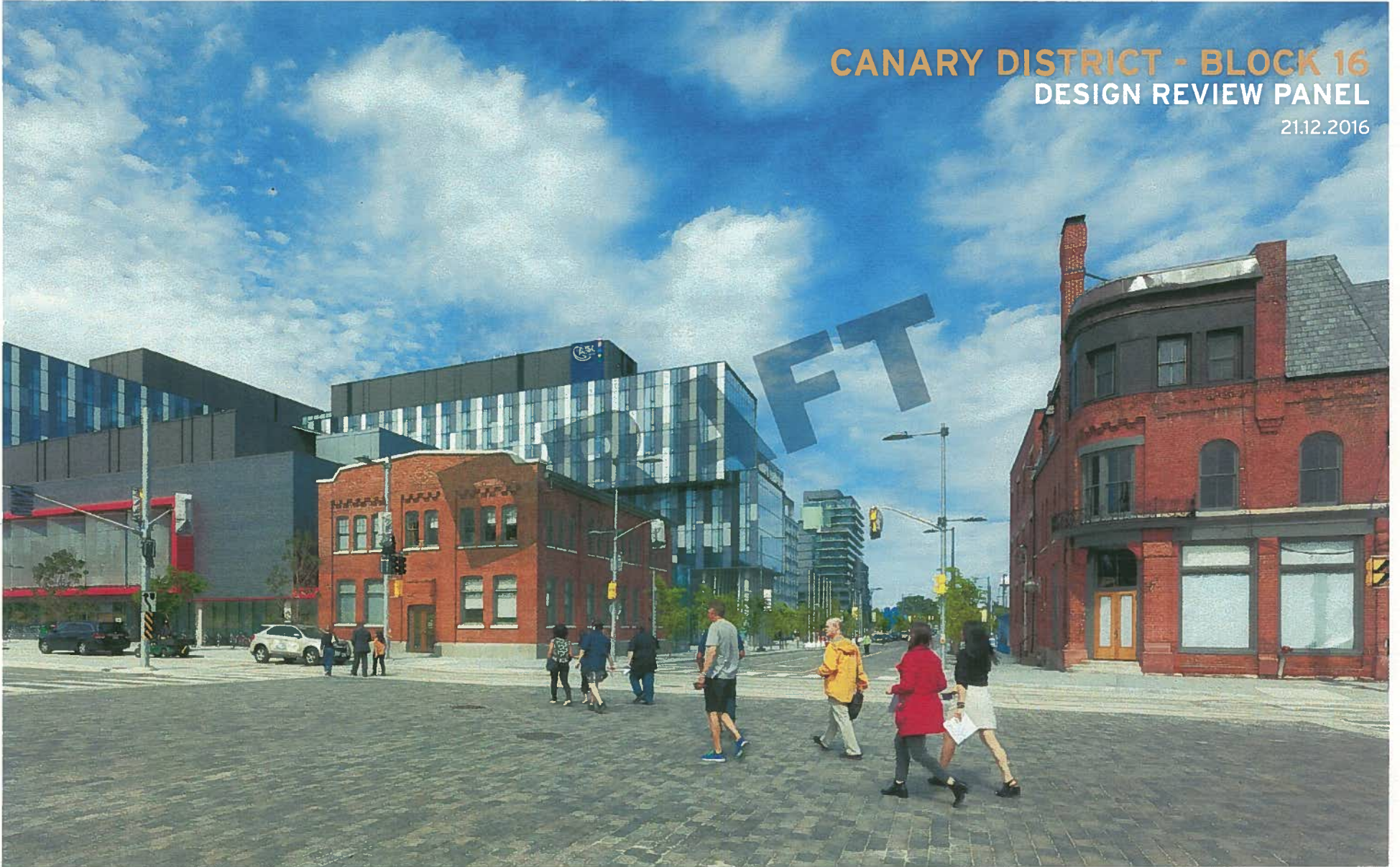


CANARY DISTRICT - BLOCK 16
DESIGN REVIEW PANEL

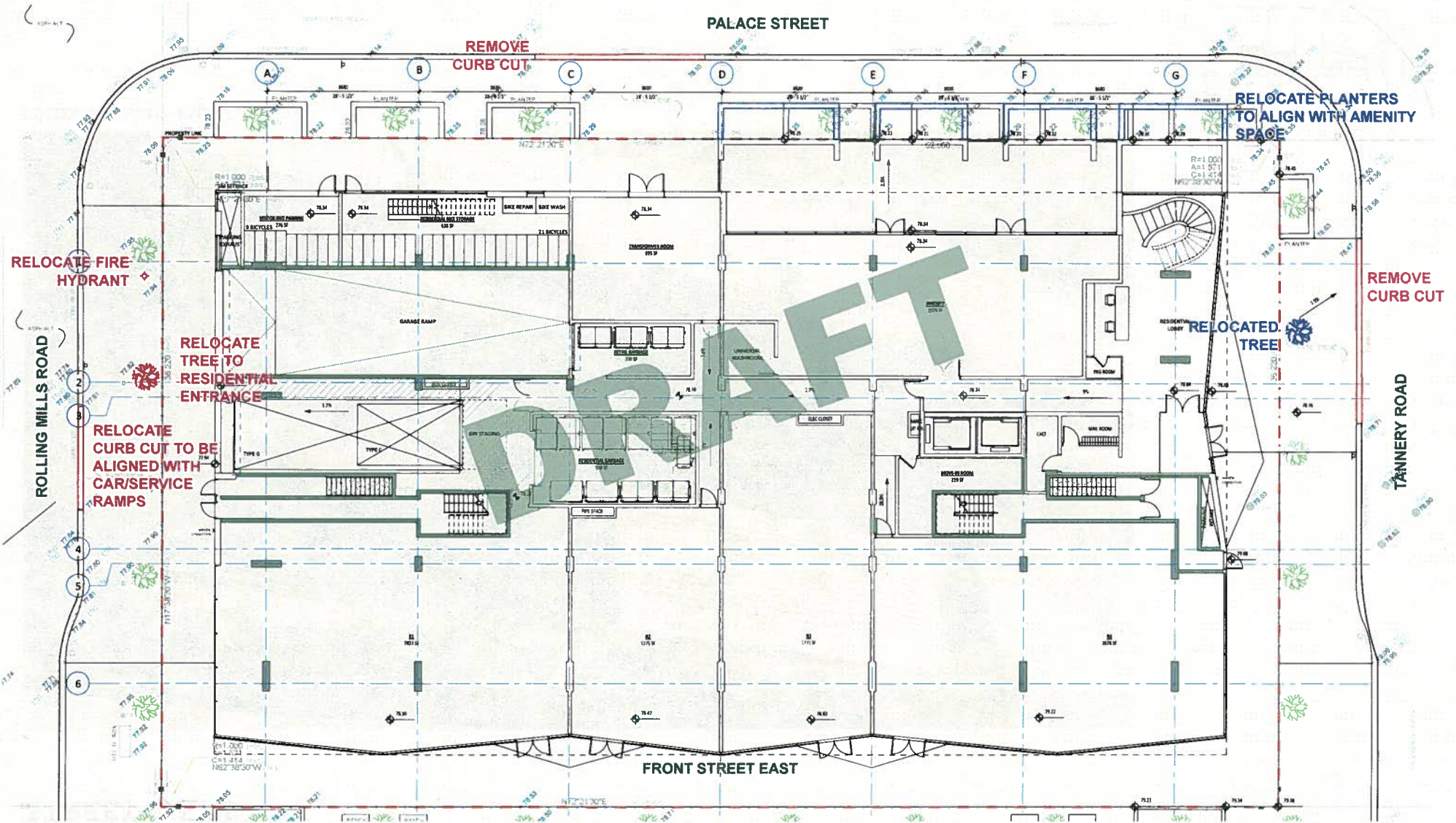
21.12.2016



DESIGN REVIEW PANEL COMMENTS

1. PUBLIC REALM MODIFICATIONS / STREET VIEWS
2. UNIT CONVERSION AND FLEXIBILITY
3. OCCUPIABLE ROOF
4. BALCONY DIVIDERS
5. MATERIAL PALETTE
6. THERMAL BREAKS

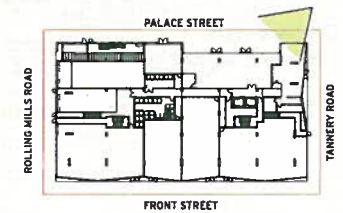
PUBLIC REALM MODIFICATIONS



STREET VIEWS



OUTDOOR AMENITY - PALACE STREET



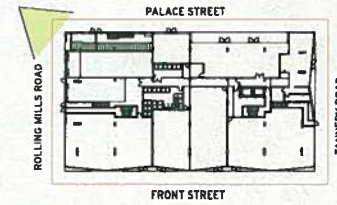
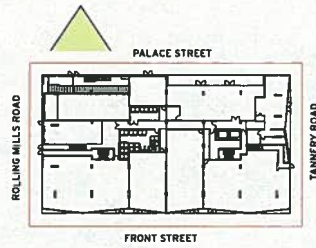
STREET VIEWS



BICYCLE STORAGE - PALACE STREET



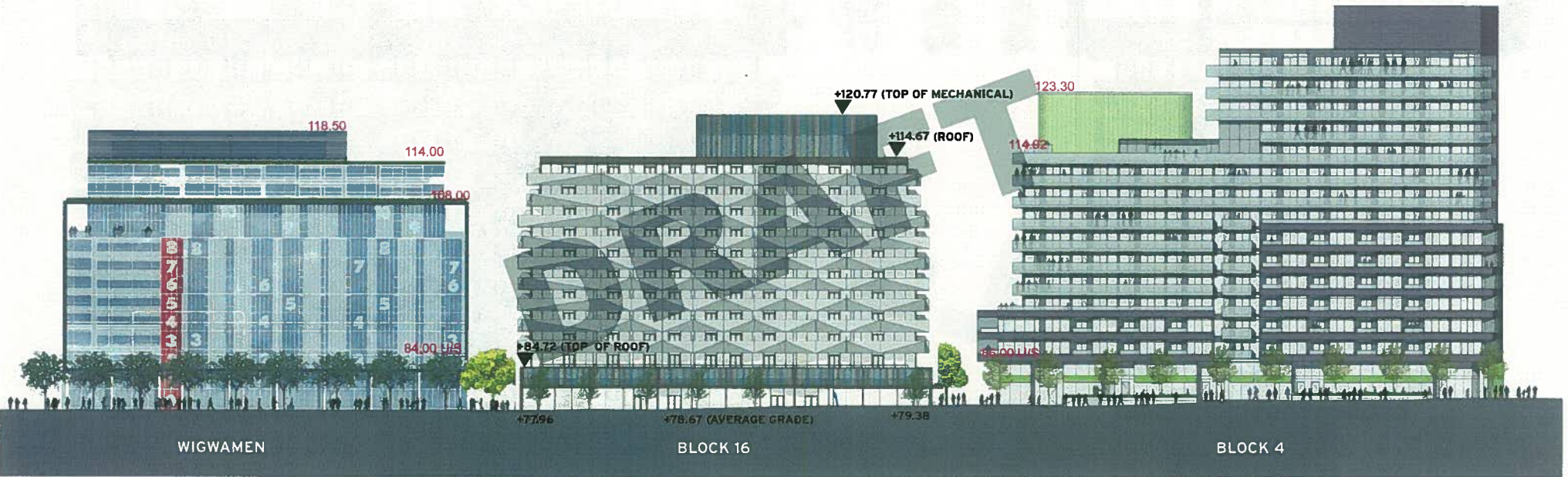
PARKING AND LOADING DOCK ENTRANCE - ROLLING MILLS ROAD



3D VIEW



COLOURS ON FRONT STREET



BUILDING HEIGHT: 36 METERS FROM AVERAGE GRADE (+78.67)
TO TOP OF ROOF SLAB (+114.67)

ELEVATIONS



SOUTH ELEVATION

EAST ELEVATION

ELEVATIONS



NORTH ELEVATION

WEST ELEVATION

FRONT STREET STREETScape



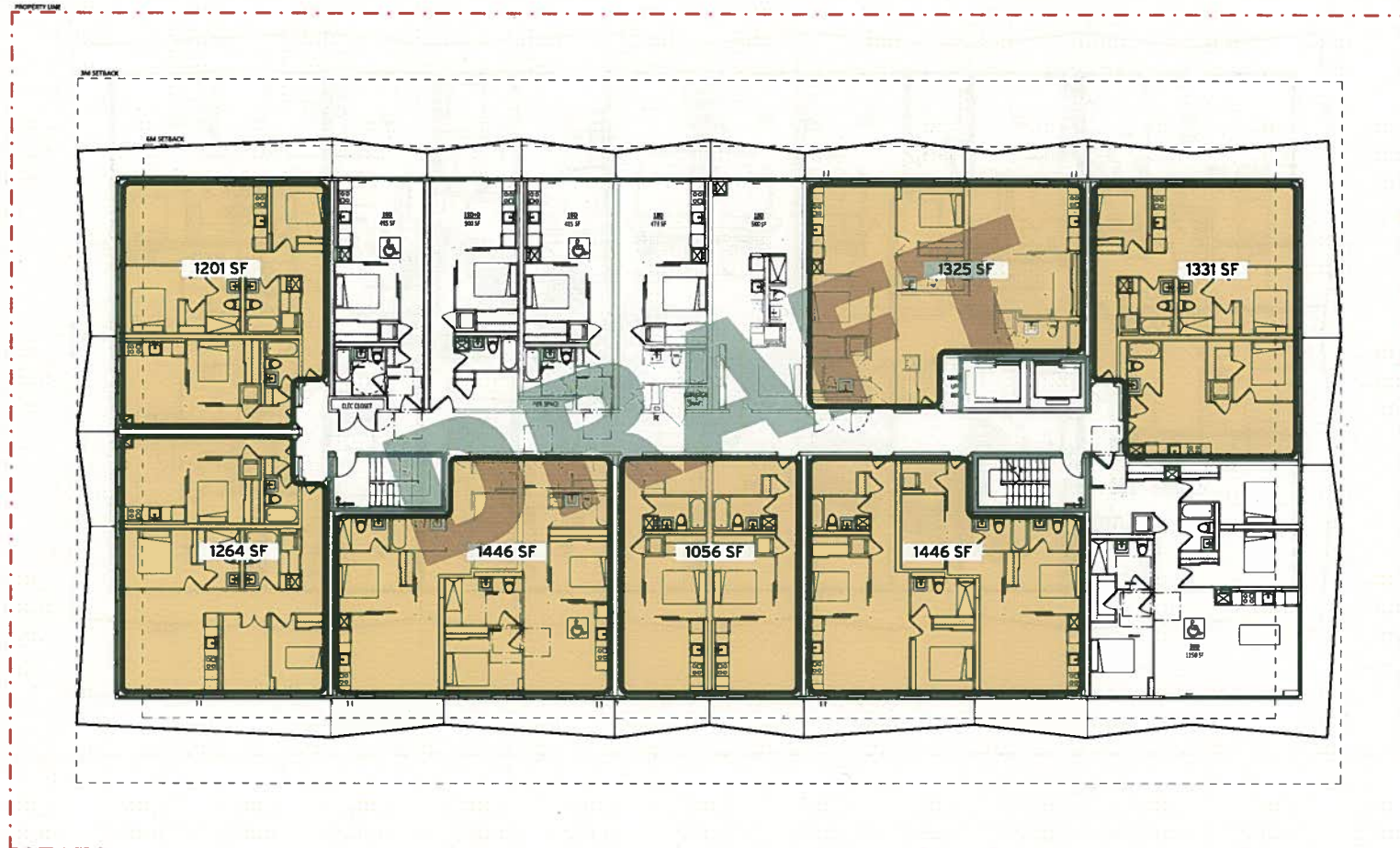
George Brown College/ YMCA

Wigwamen Building

Proposed Block 16

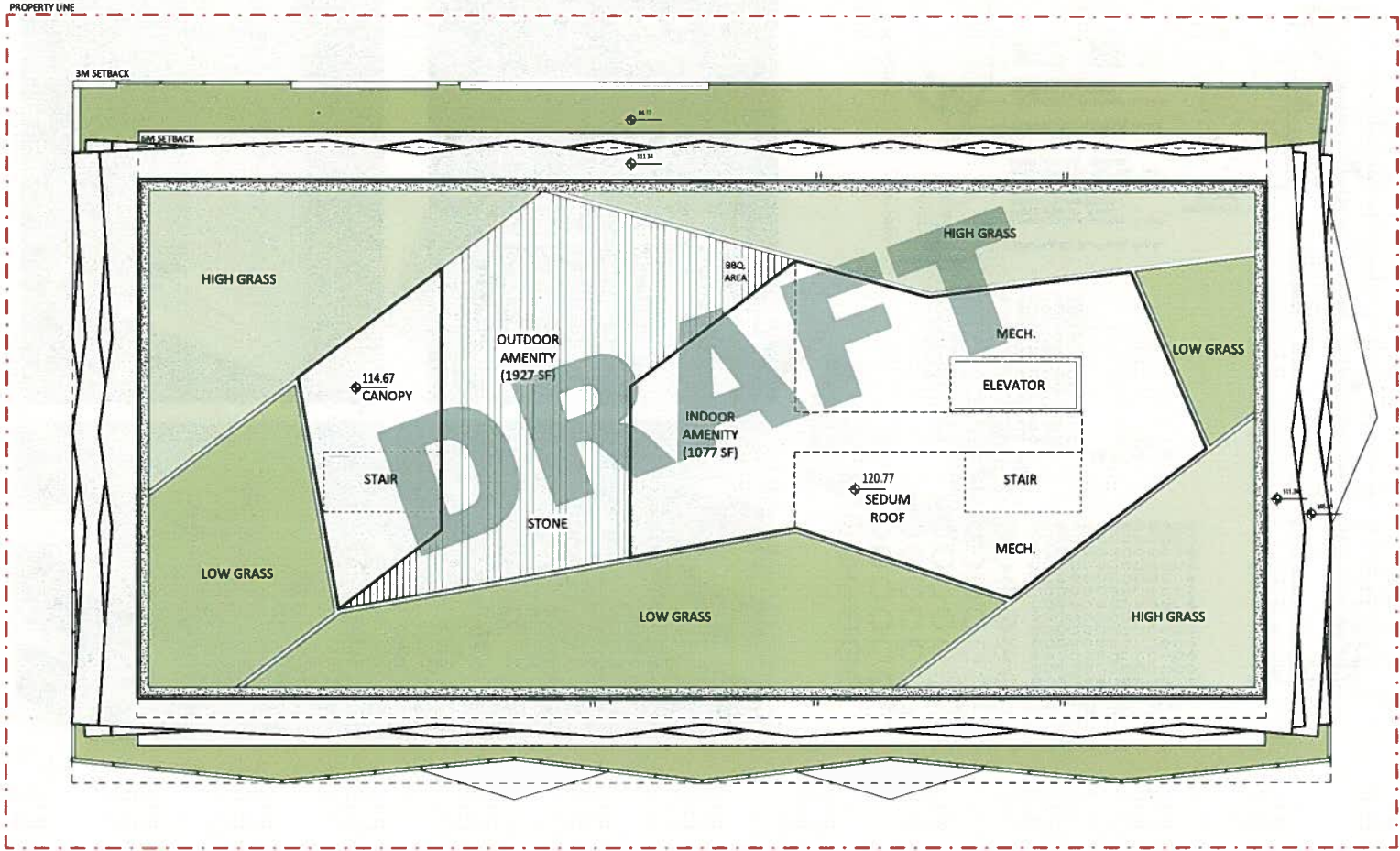
Block 4

CONVERTIBLE UNITS - ADAPTING FOR LARGER UNITS

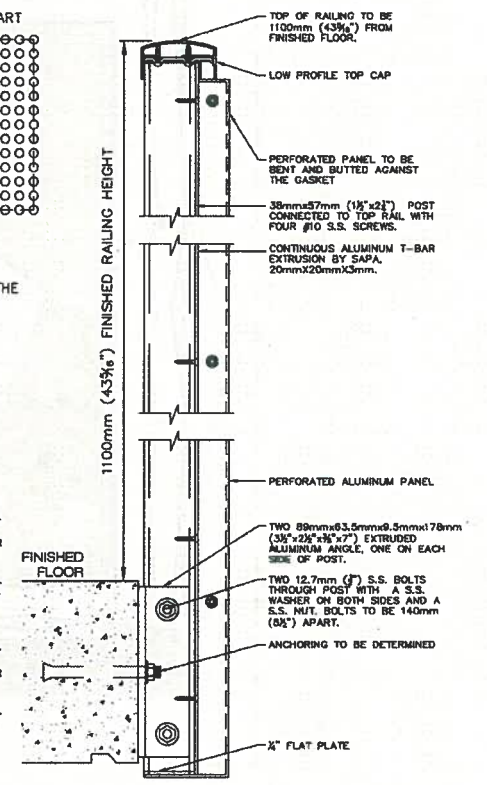
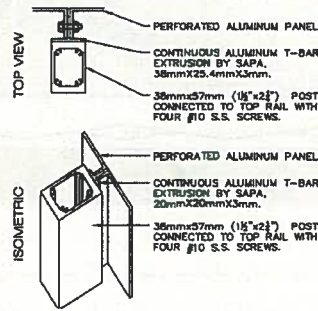
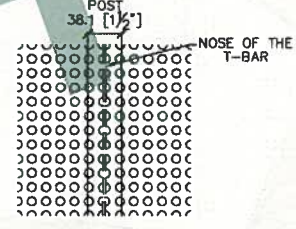
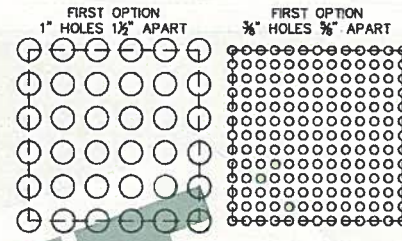
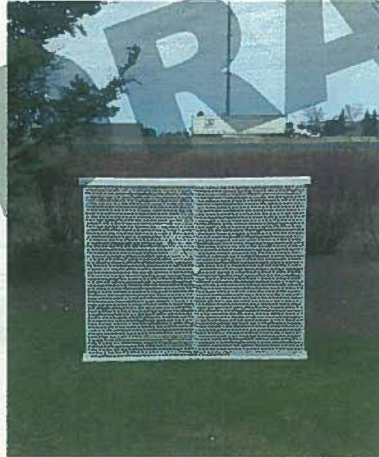


UNITS PER FLOOR: 13

OCCUPIABLE ROOF

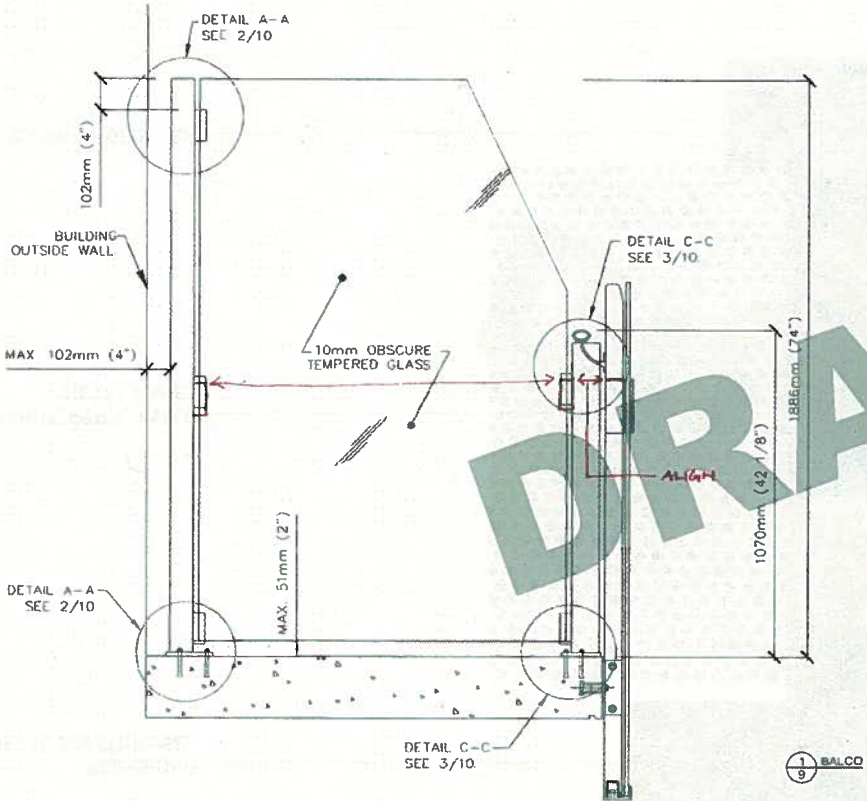


TORO - BALCONY GUARD SYSTEM



IDENTIFY THE BOOLE

BALCONY DIVIDERS AND PROPOSED BALCONY GUARD MODIFICATION



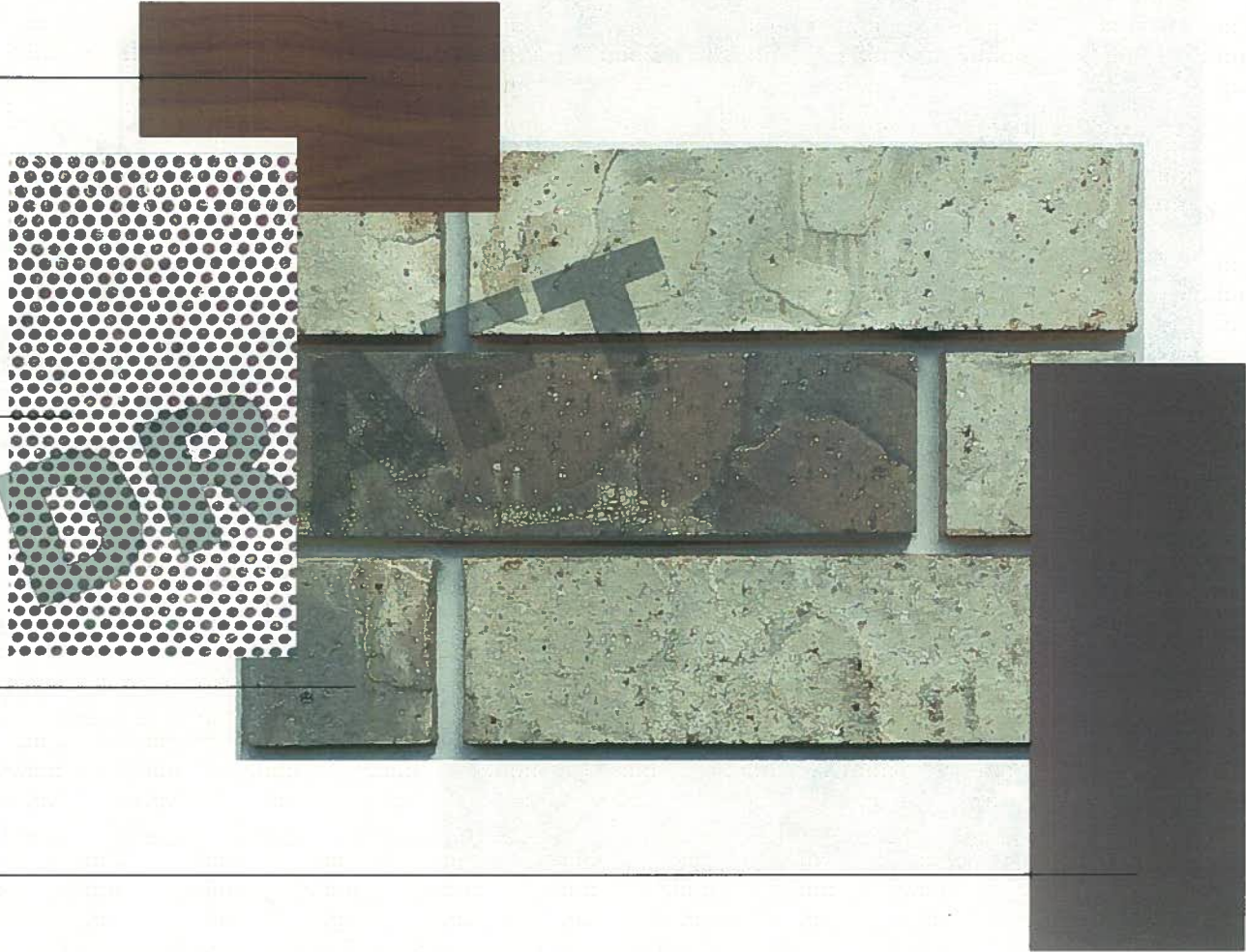
MATERIAL PALETTE

RED CEDAR
METAL SOFFIT PANEL

WHITE PERFORATED
METAL PANEL

WARM BEIGE BRICK

BRONZE MULLION



ARTIST PRECEDENT IMAGES FOR RETAIL BAND



DOREEN SOUTHWOOD FOR HALF SQUARE PROJECT



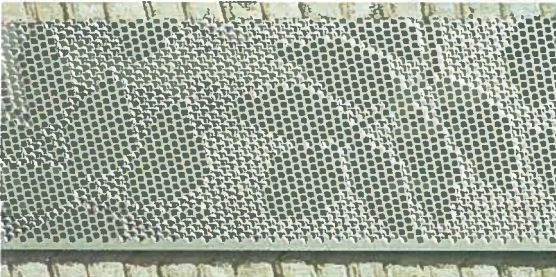
LADUMA NGXOKOLO FOR HALF SQUARE PROJECT



HEATHER O'ROURKE FOR HALF SQUARE PROJECT



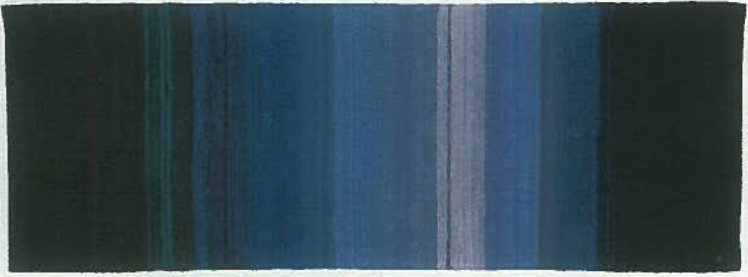
CLAUDE VERMETTE



GILES MILLER



MARIETTE ROUSSEAU-VERMETTE



MARIETTE ROUSSEAU-VERMETTE

THERMAL BREAK INVESTIGATION

- ENGAGED SUSTAINABILITY CONSULTANTS - ECOVERT
- REVIEWING CHANGES TO BUILDING CODE AND LEED V.4
- PROCEEDING WITH ENERGY MODELING - WITH AND WITHOUT THERMAL BREAKS
- REVIEWING INSTALLATION PROCESS WITH FORM / REBAR / CONCRETE TRADES
- LIFE CYCLE COSTING