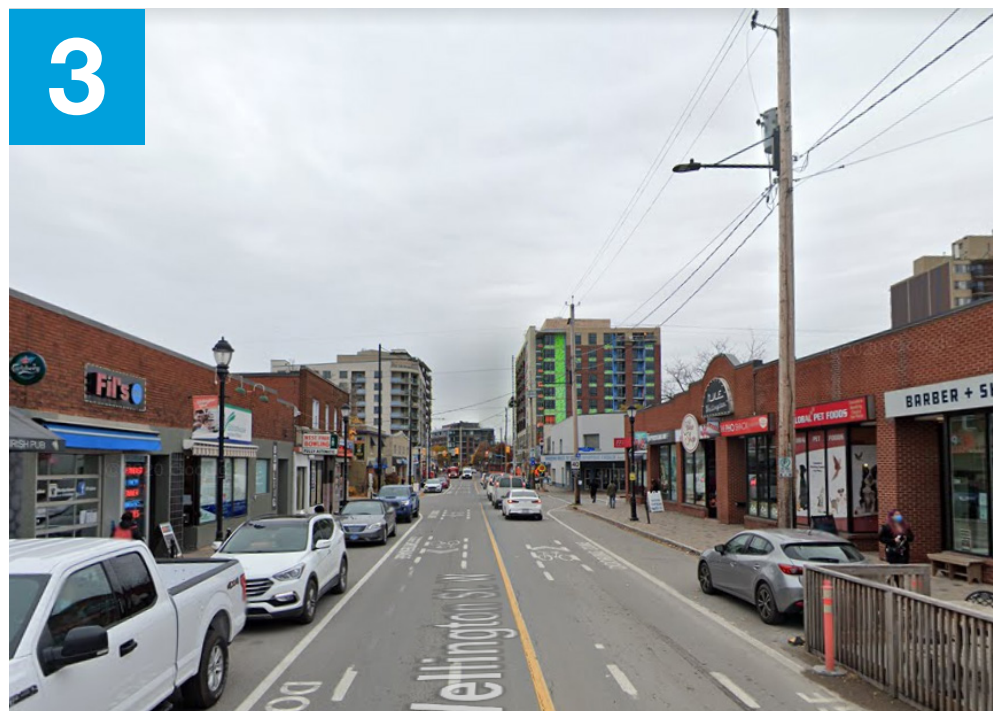


1186-1194 WELLINGTON ST W

DECEMBER 09 2022

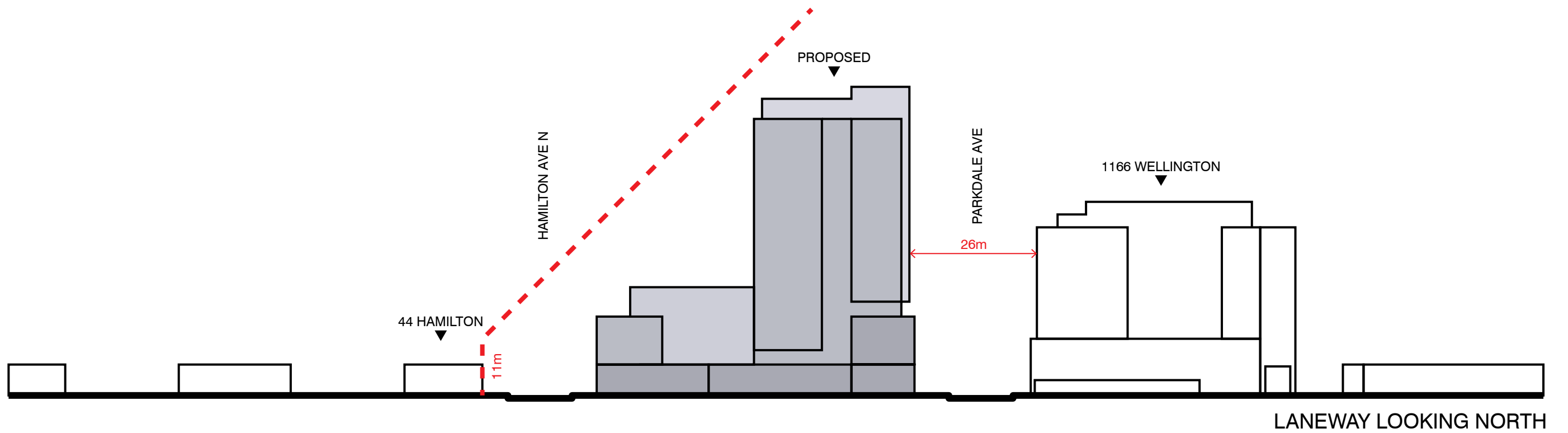
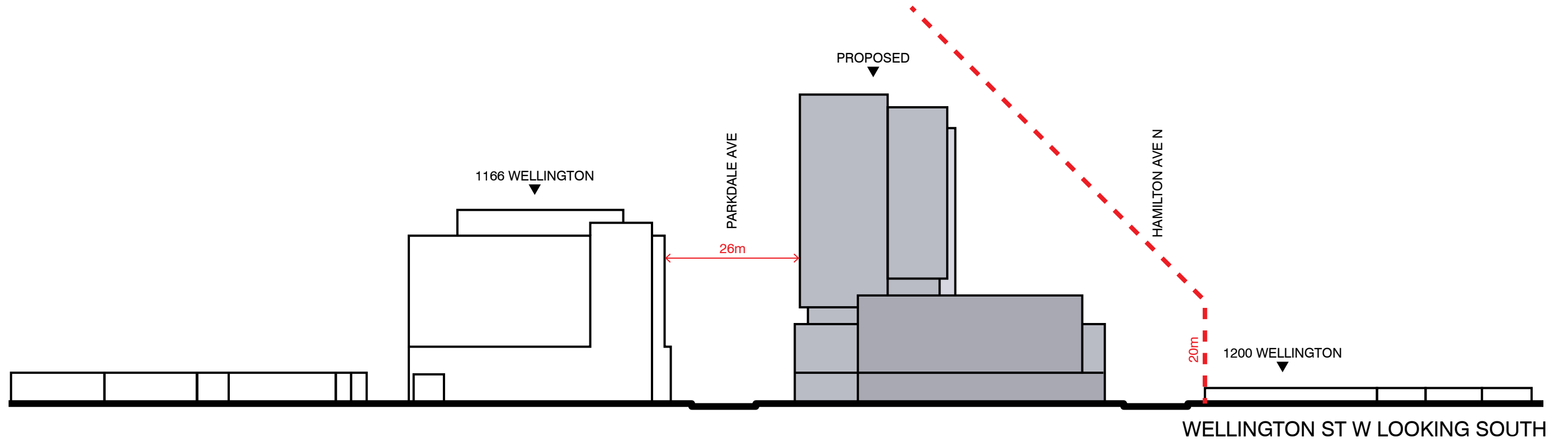
DESIGN BRIEF



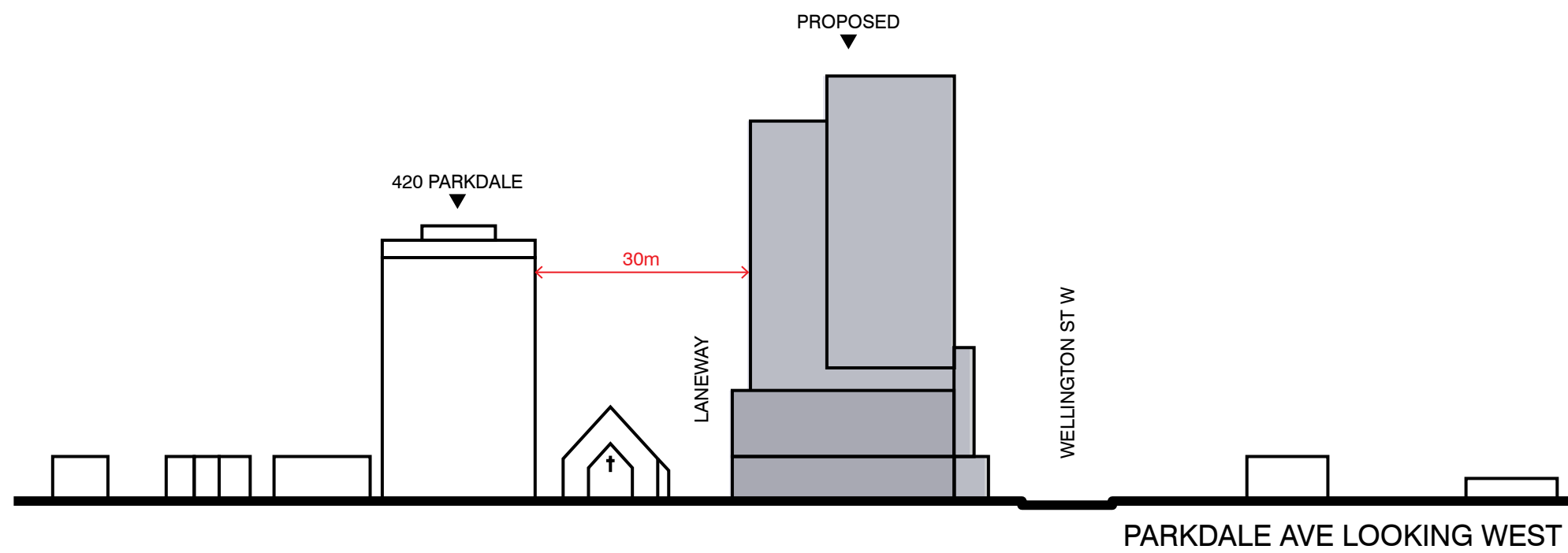
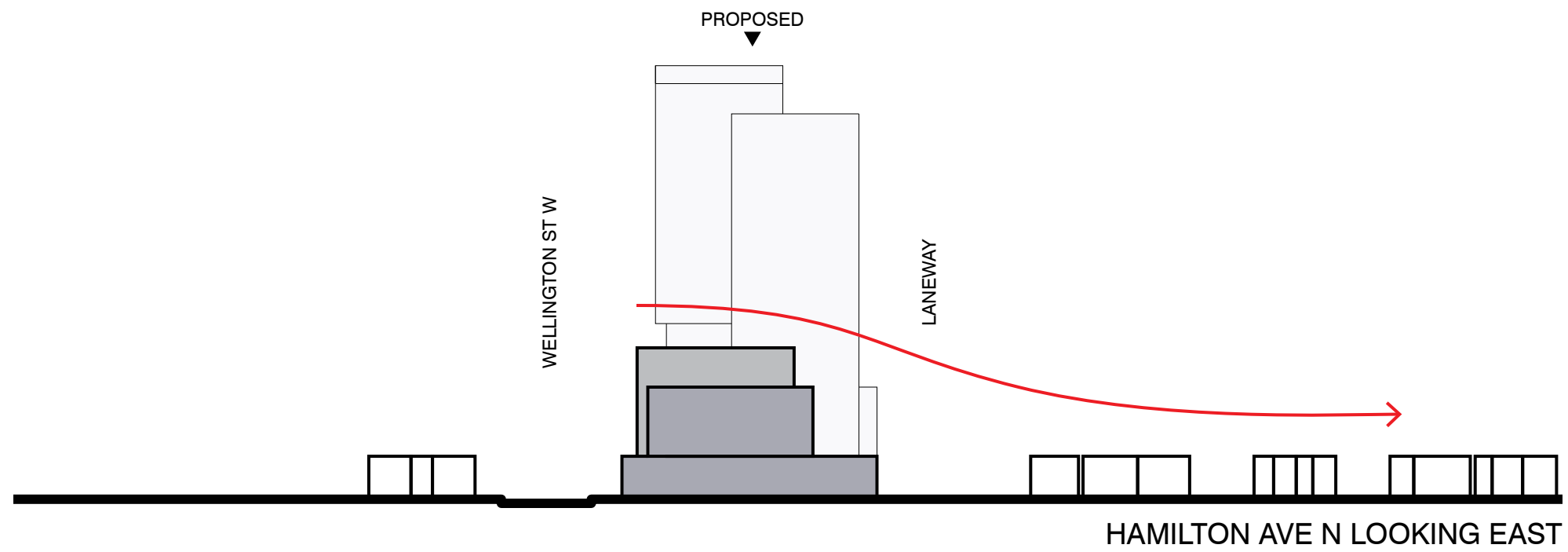




Site Context



Site Sections | East-West



Site Sections | North-South

LIST OF DESIGN CHANGES RESPONDING TO COMMENTS

- Revised Wellington & Hamilton corner of the podium to reduce the visual crowding of the theatre corner.
- Introduced a 3 storey curved glazed feature with the same radius and dimensions of the existing theatre to better respond to the existing form.
- Pulled back the masonry portion on Wellington to reduce visual crowding above the theatre corner.
- Introduced additional solid masonry portions on the Hamilton side of the podium to reduce the amount of overall glazing, as well as to frame the corner element together with the revised masonry portion on Wellington.
- Further set back the podium corner on level 5 and 6 to give space to the theatre and curved feature below.
- Revised the materials used to better reflect the materials of the existing theatre and surrounding context, including the use of stainless steel for the window frames and slab edges.

18 Storey (2021-06-25 ZBA)



16 Storey (2022-06-29 SPA)



16 Storey (Current Design)



1. Removed 2 floors from tower, overall building height is reduced to 16 storeys from 18 storeys.
2. Stepped down podium mass 2 storeys on Parkdale side for more reduction of podium mass.
3. Increased the POP space area by increasing its width along Wellington.
4. Revised masonry areas in the tower to break up large areas of glazing.
5. Lowered glass canopy on Wellington to 1 storey for more pedestrian scale.

1. Revised metal frames and panels to be of stainless steel coloured to match the metal materials used in the existing theatre.
2. Reduced the masonry portion above the theatre to lessen the relative mass of the podium along Wellington St.

18 Storey (2021-06-25 ZBA)



16 Storey (2022-06-29 SPA)



16 Storey (Current Design)



1. Revised Wellington & Hamilton corner to recreate the heritage 2 storey theatre facade and marquee.
2. Carried the datum of the heritage facade around the rest of the building with setbacks to create a more pedestrian scale 2 storey mass on all sides.
3. Stepped down podium mass 2 storeys on Hamilton side for better transition to the lower residential blocks to the south.
4. Created rounded corner to better integrate the podium mass with the heritage corner.

1. Revised the corner podium on Wellington & Hamilton.
 - a. Revised the curved glazed feature to be the same radius and width as the existing theatre.
 - b. Reduced the masonry portion along Wellington to give more space to the rounded features.
 - c. Added masonry portion on Hamilton to reduce the amount of glazing as well as framing the curved feature.
 - d. Stepped back the podium corner above to further give space and reduce the mass above the curved features.

18 Storey (2021-06-25 ZBA)



16 Storey (2022-06-29 SPA)



16 Storey (Current Design)



1. Revised Wellington & Hamilton corner to recreate the heritage 2 storey theatre facade and marquee.
2. Carried the datum of the heritage facade around the rest of the building with setbacks to create a more pedestrian scale 2 storey mass on all sides.
3. Stepped down podium mass 2 storeys on Hamilton side for better transition to the lower residential blocks to the south.
4. Created rounded corner to better integrate the podium mass with the heritage corner.

1. Revised the corner podium on Wellington & Hamilton.
 - a. Revised the curved glazed feature to be the same radius and width as the existing theatre.
 - b. Reduced the masonry portion along Wellington to give more space to the rounded features.
 - c. Added masonry portion on Hamilton to reduce the amount of glazing as well as framing the curved feature.
 - d. Stepped back the podium corner above to further give space and reduce the mass above the curved features.

18 Storey (2021-06-25 ZBA)



16 Storey (2022-06-29 SPA)

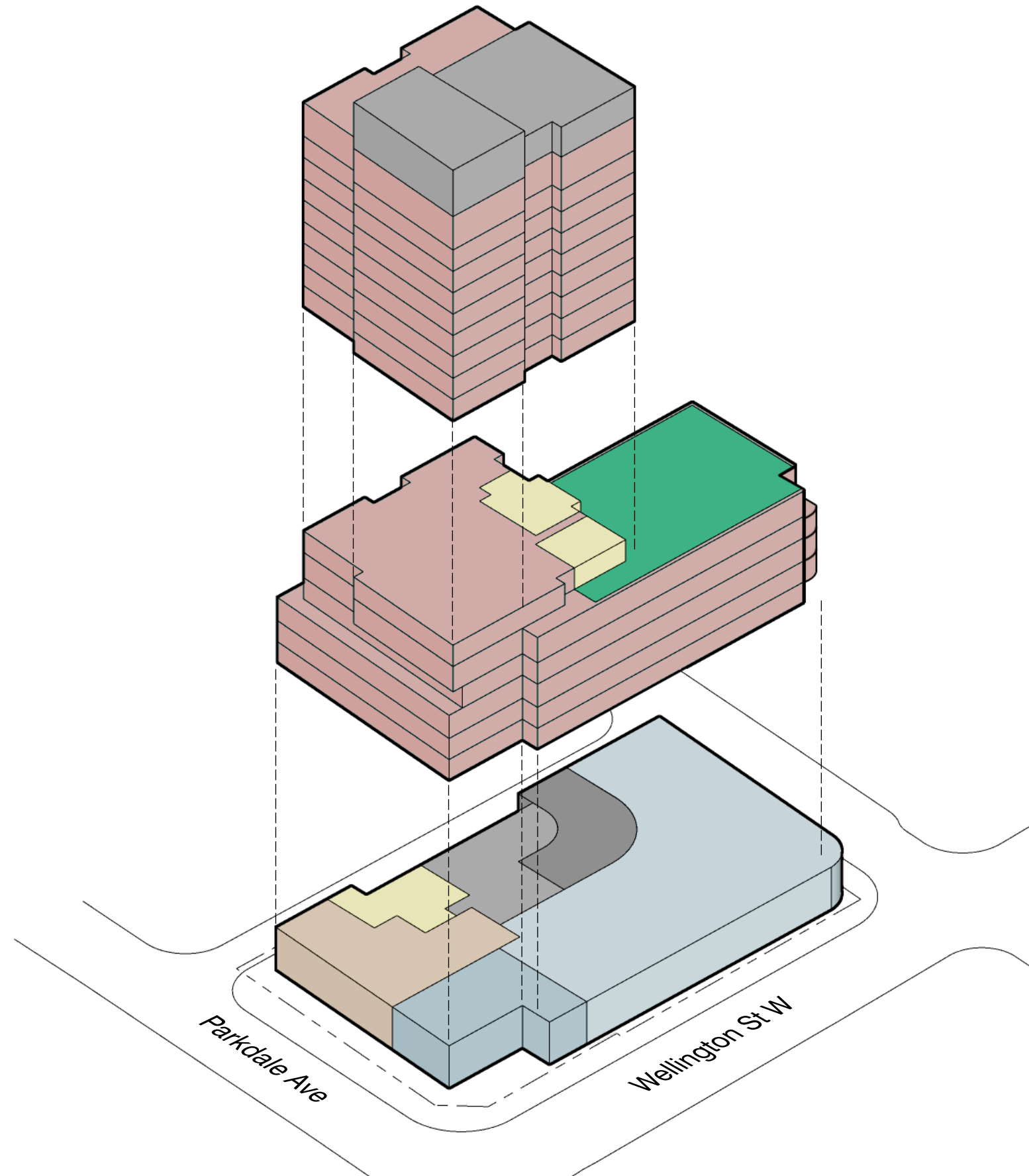


16 Storey (Current Design)



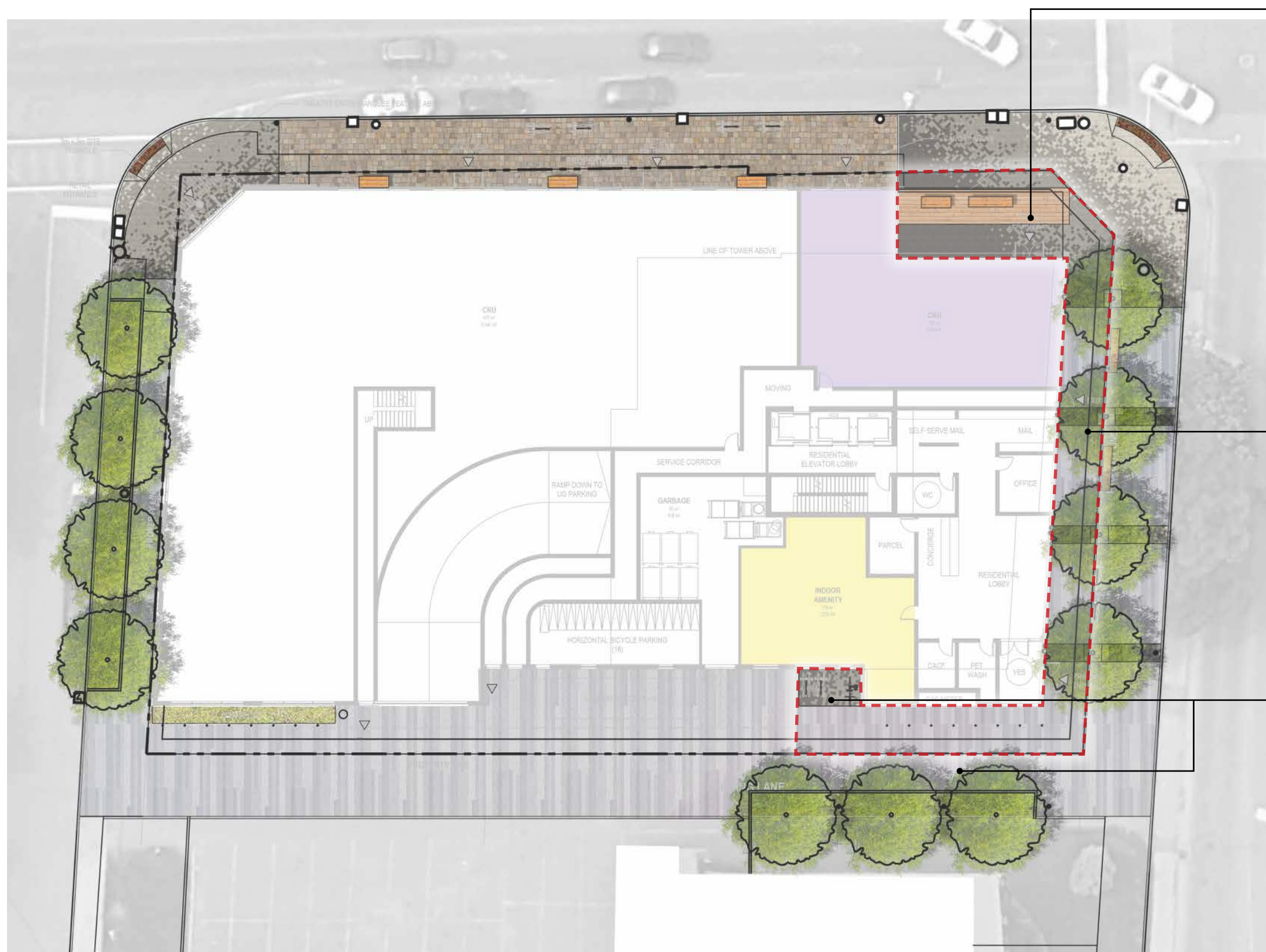
1. Removed 2 floors from tower, overall building height is reduced to 16 storeys from 18 storeys.
2. Carried the datum of the heritage facade around the rest of the building with setbacks to create a more pedestrian scale 2 storey mass on all sides.
3. Stepped down podium mass 2 storeys on Hamilton side for better transition to the lower residential blocks to the south.
4. Wrapped ground floor retail into the lane to promote active pedestrian use of the lane as a woonerf.
5. Created more articulations in the tower to breakup the overall tower mass

1. Added masonry portion to the Hamilton podium facade to reduce the amount of glazing.



- RETAIL 1
- RETAIL 2
- RESIDENTIAL LOBBY
- INDOOR AMENITY
- OUTDOOR AMENITY
- SERVICES
- VEHICLE
- RESIDENTIAL

Program



P.O.P.S. PLAZA



P.O.P.S. BOULEVARD



P.O.P.S. BIKE REPAIR WOONERF



P.O.P.S. Activators | Ground Floor

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels
- 4 glazed canopy



Elevation | North

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels
- 4 glazed canopy



Elevation | East

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels



Elevation | West

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels



Elevation | South



View | Wellington & Parkdale



View | Wellington & Parkdale



View | Wellington & Hamilton



View | Hamilton



View | Parkdale



Aerial View | South



Aerial View | Northeast



Aerial View | Northwest



Aerial View | Southeast



Aerial View | Southwest

APPENDIX

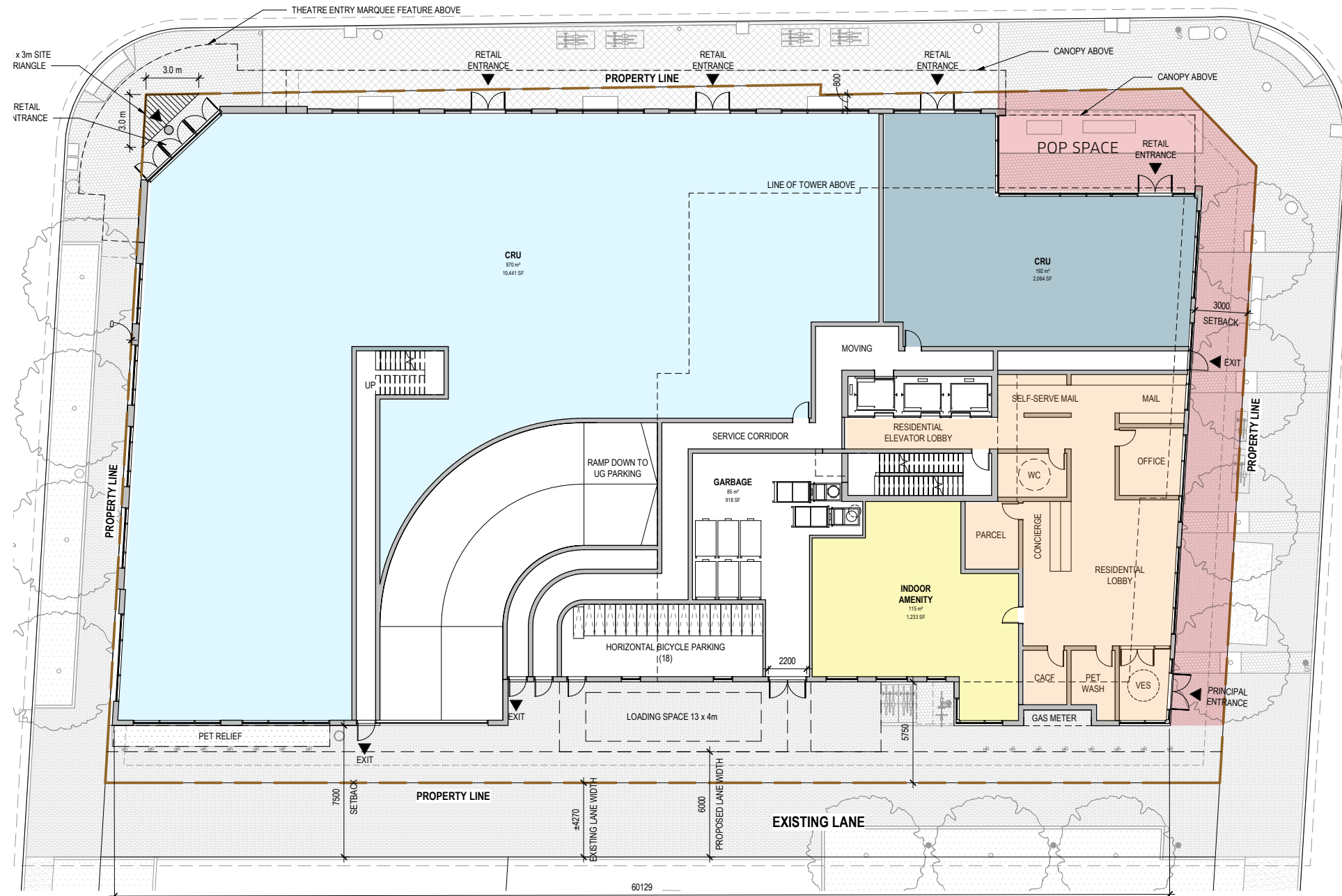
FLOOR PLANS
BUILDING SECTIONS
SHADOW STUDY
SUSTAINABILITY STATEMENT

WELLINGTON ST W

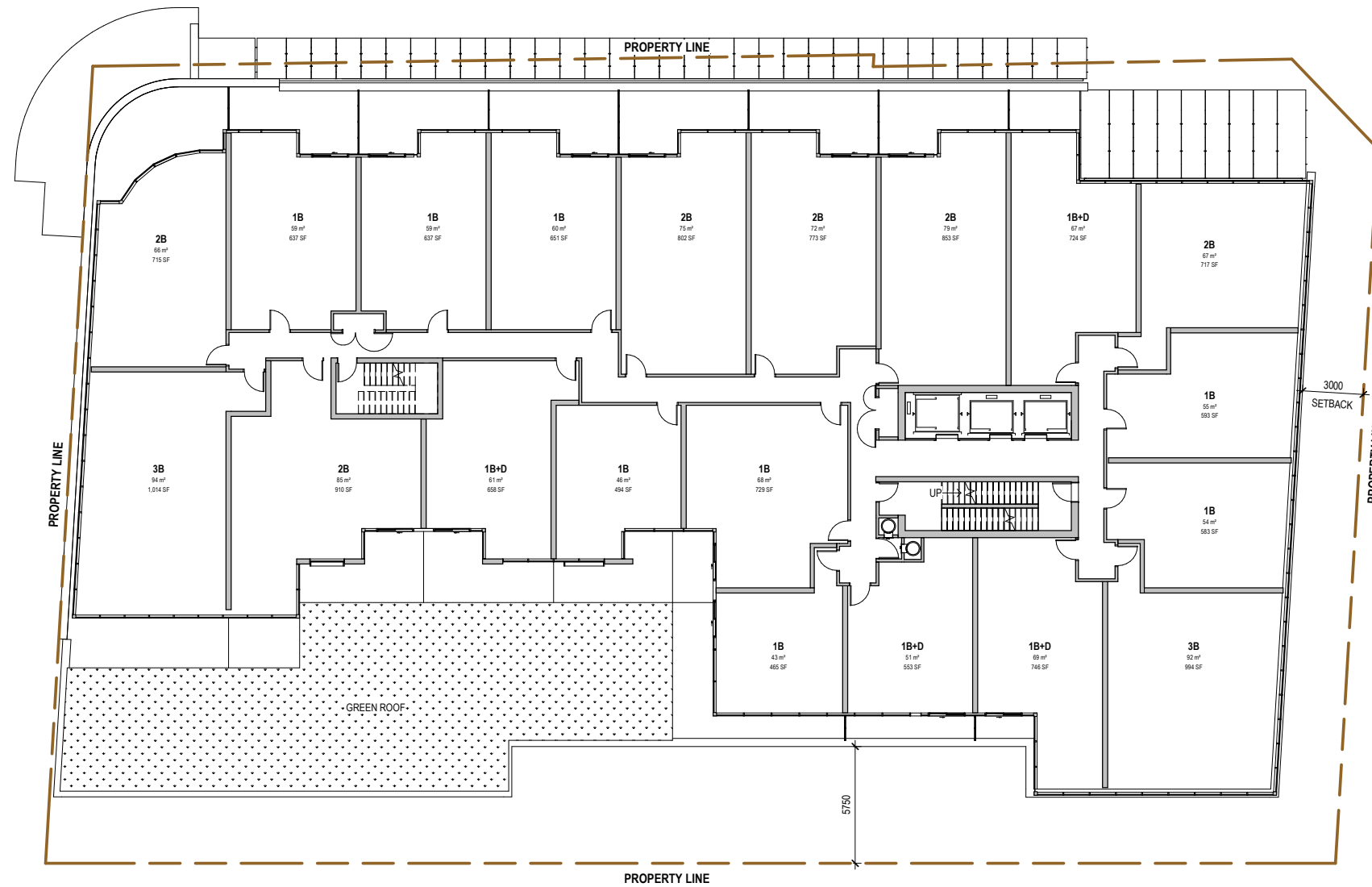
- RETAIL 1
- RETAIL 2
- RESIDENTIAL LOBBY
- AMENITY

HAMILTON AVE N

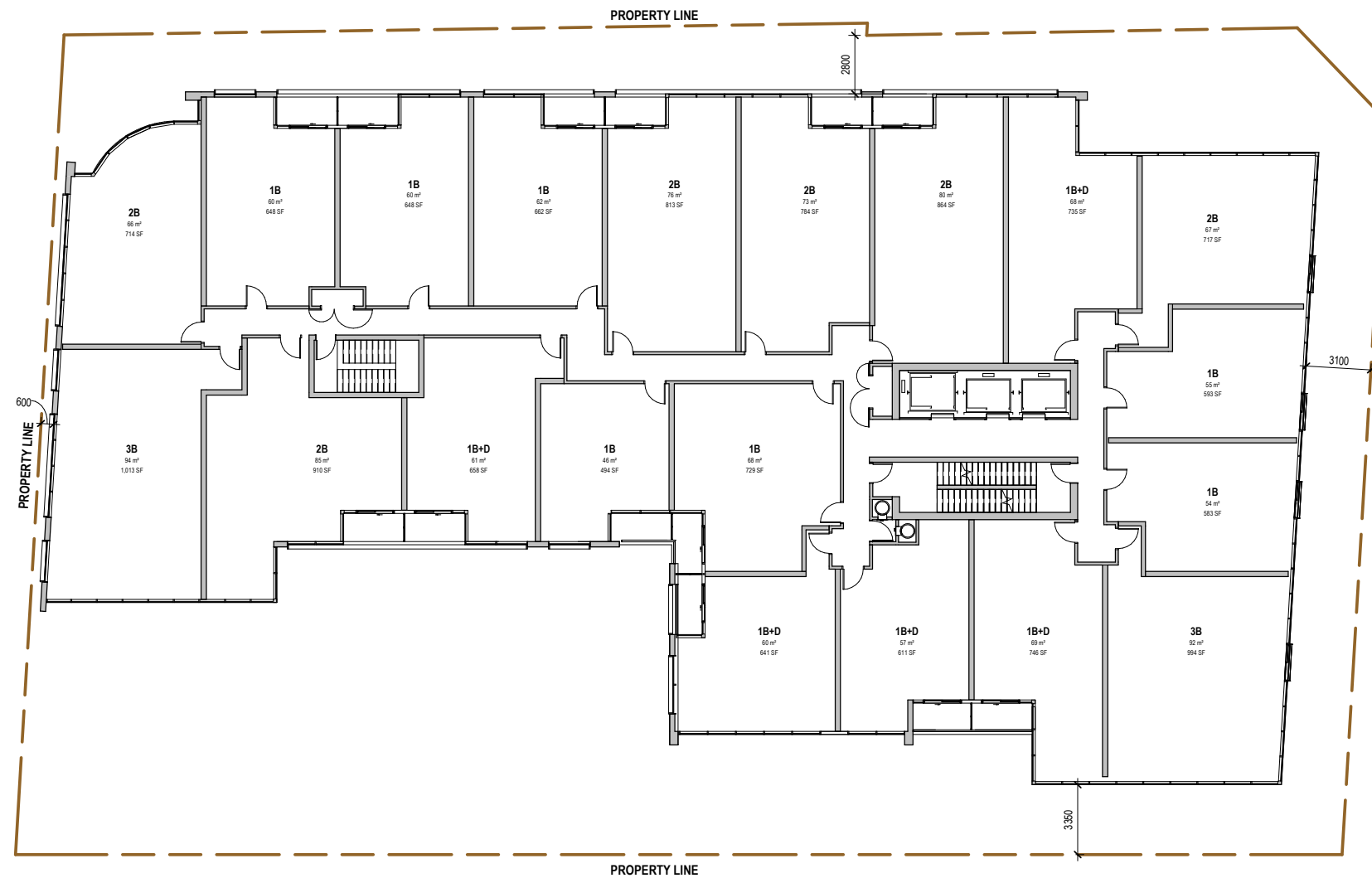
PARKDALE AVE



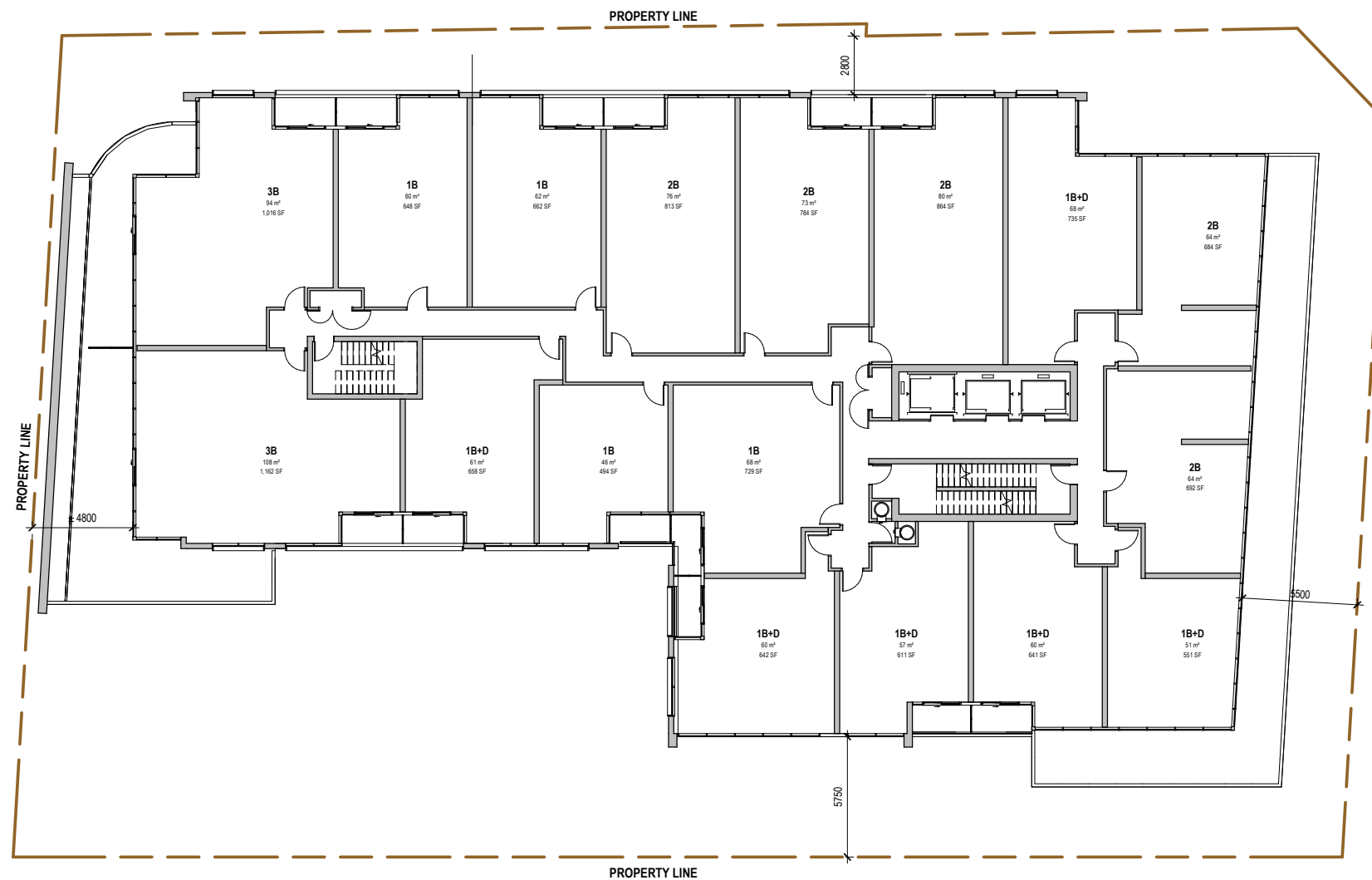
1 GROUND FLOOR PLAN
SP04 SCALE: 1:150



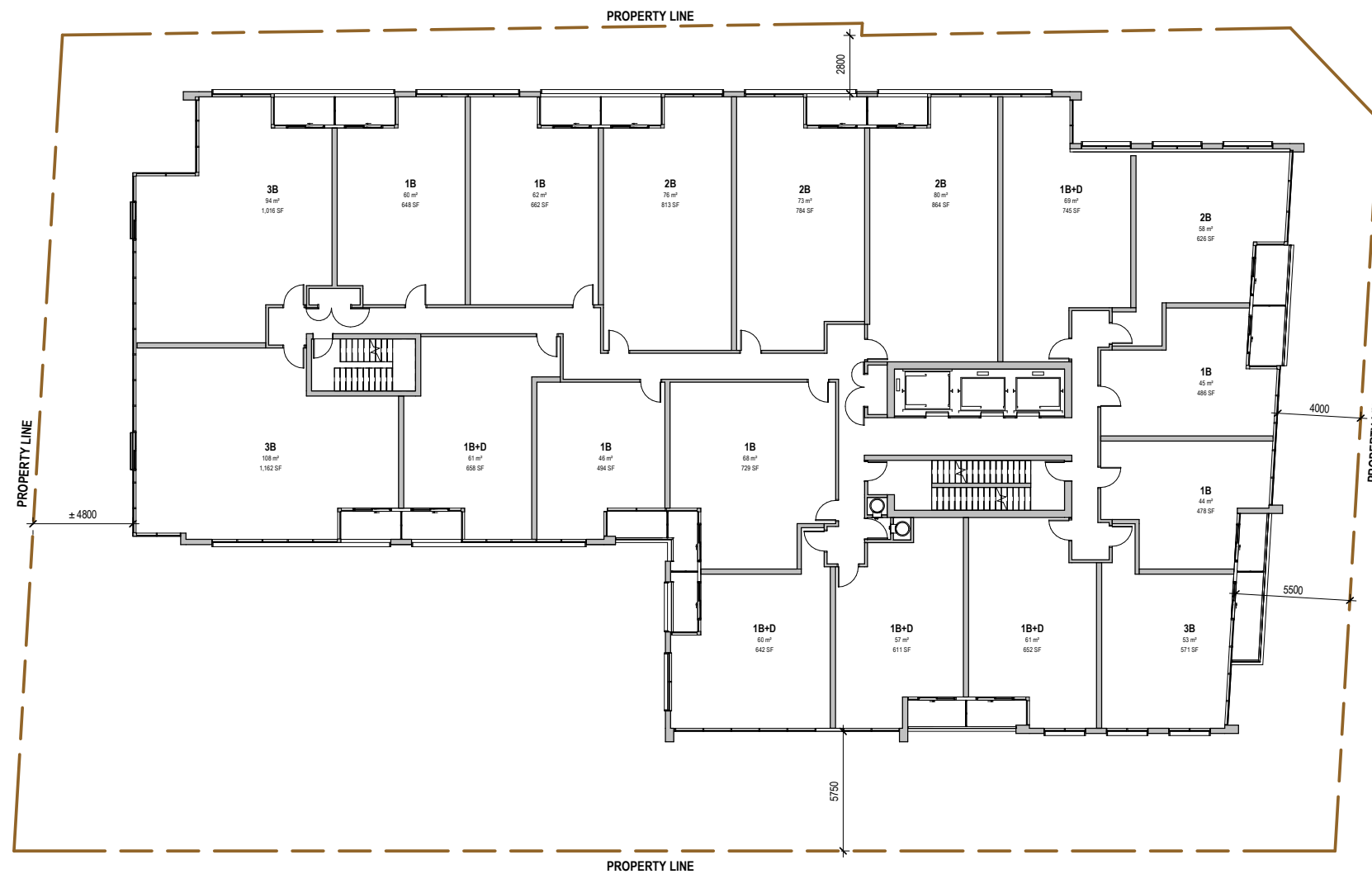
Plan | Podium Level 2



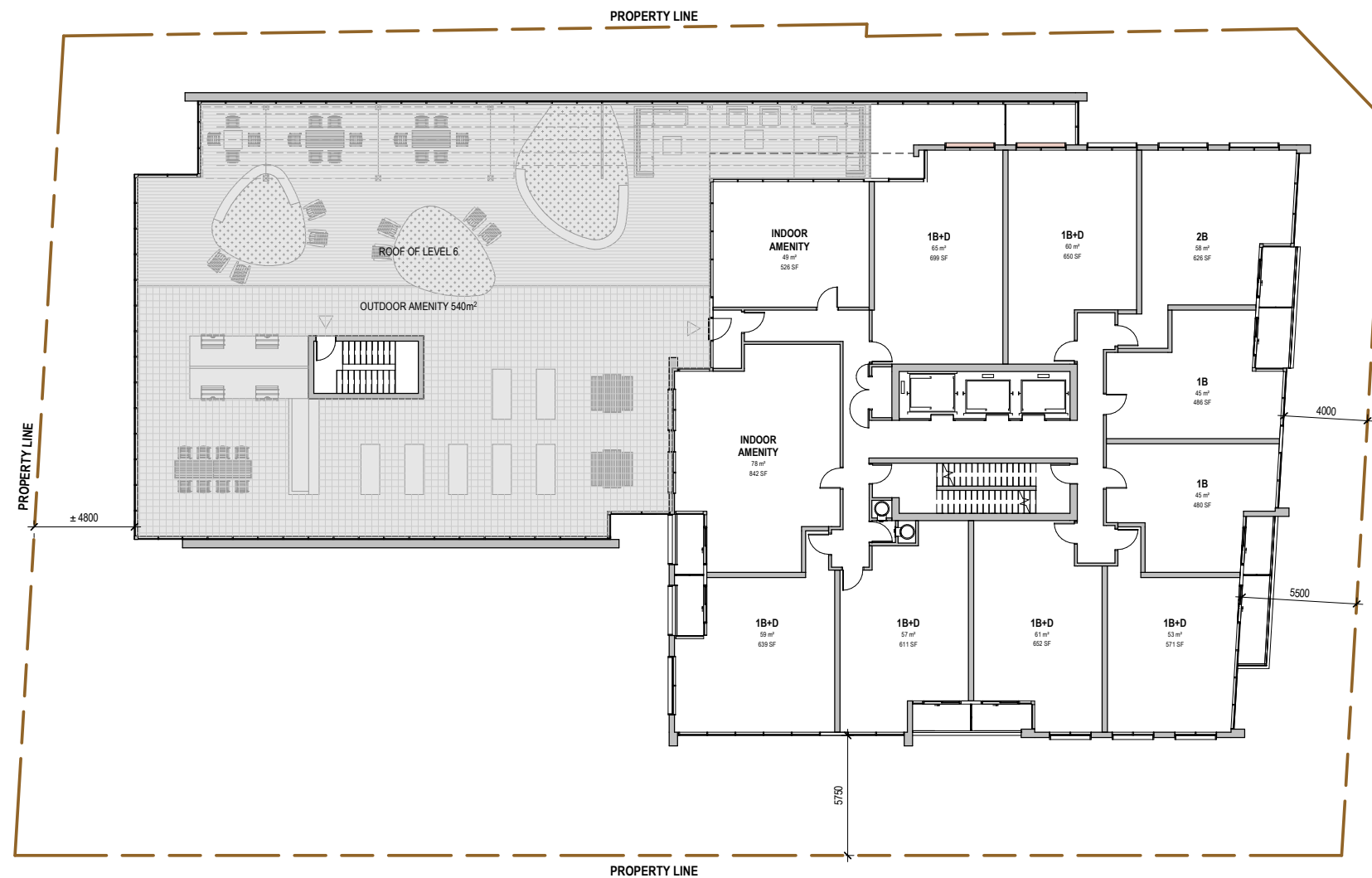
Plan | Podium Level 3-4



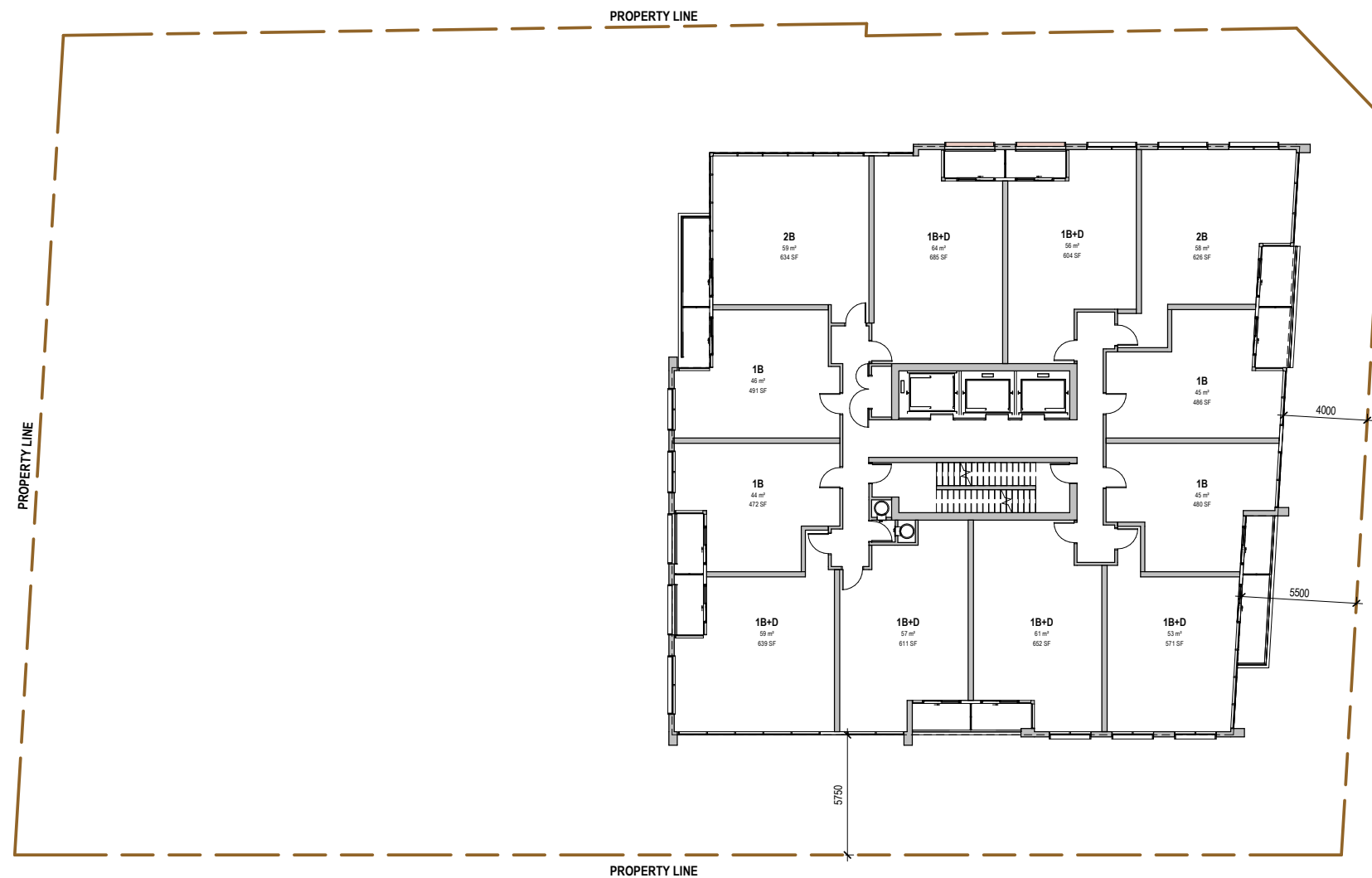
Plan | Podium Level 5



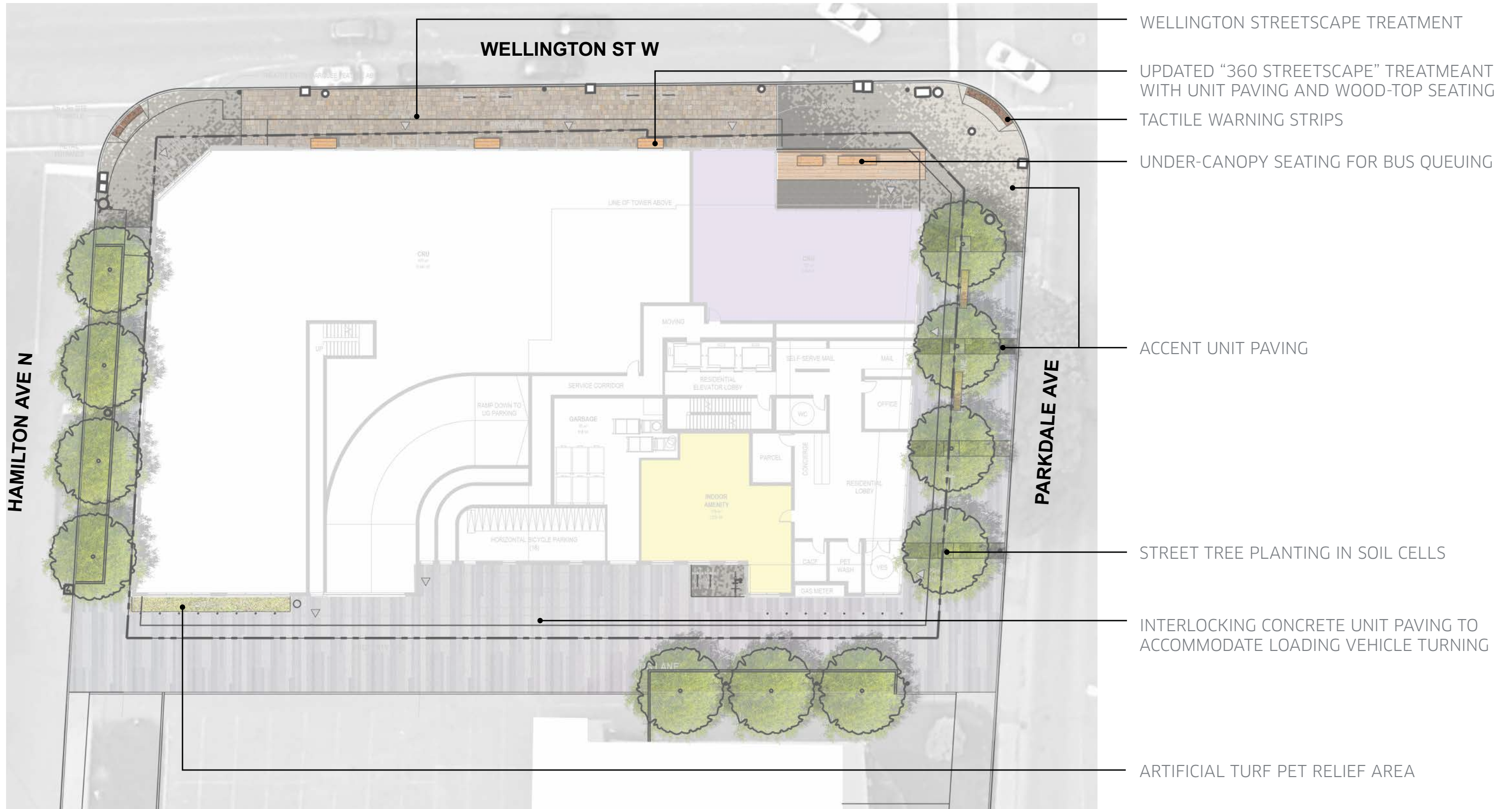
Plan | Podium Level 6



Plan| Podium Level 7



Plan | Typ Tower 8-16



Landscape Plan | Ground Floor

HAMILTON AVE N



CATENARY LIGHTING



BERM PLANTING



COMMUNITY GARDENING PLOTS

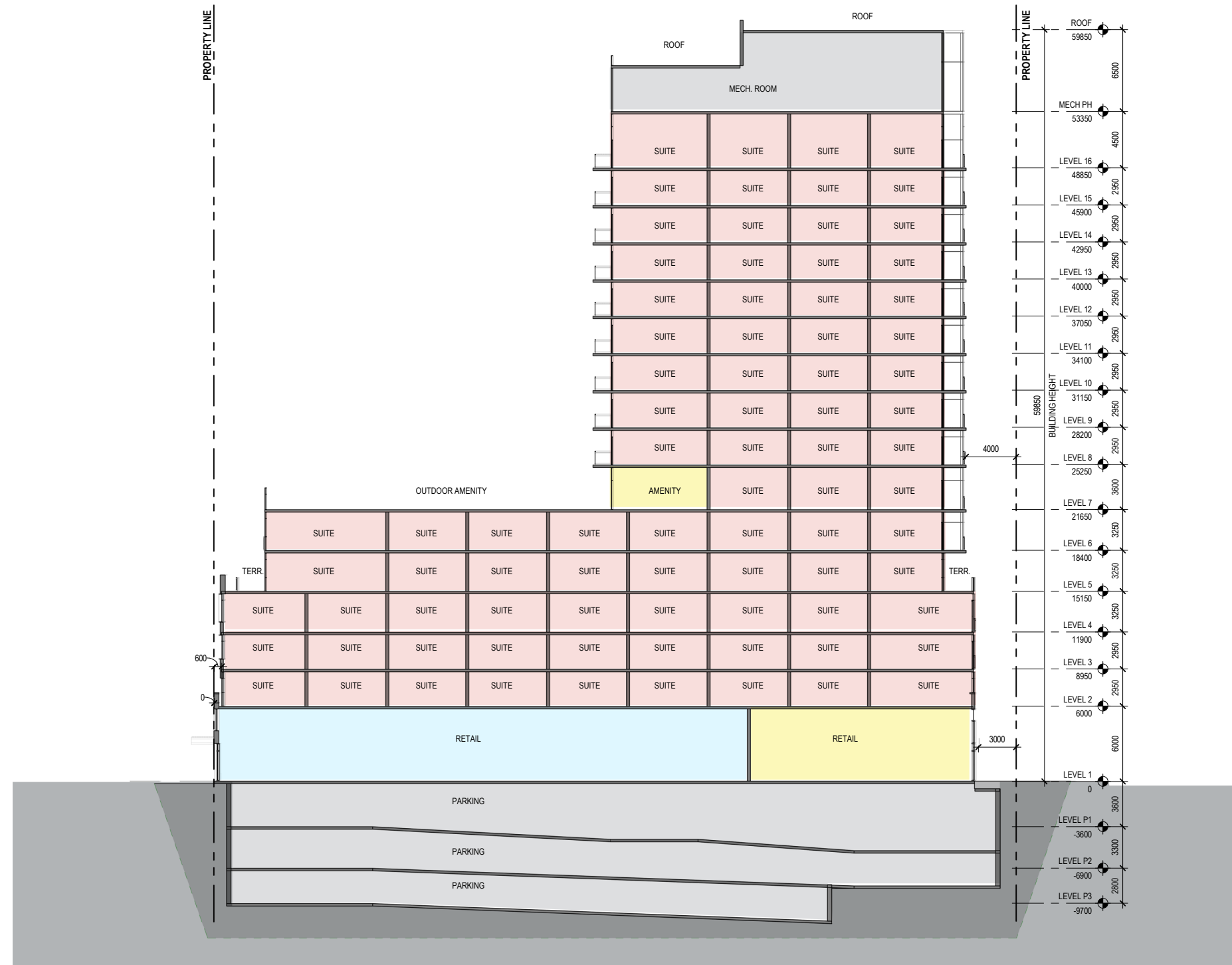


BBQ & COMMUNAL DINING



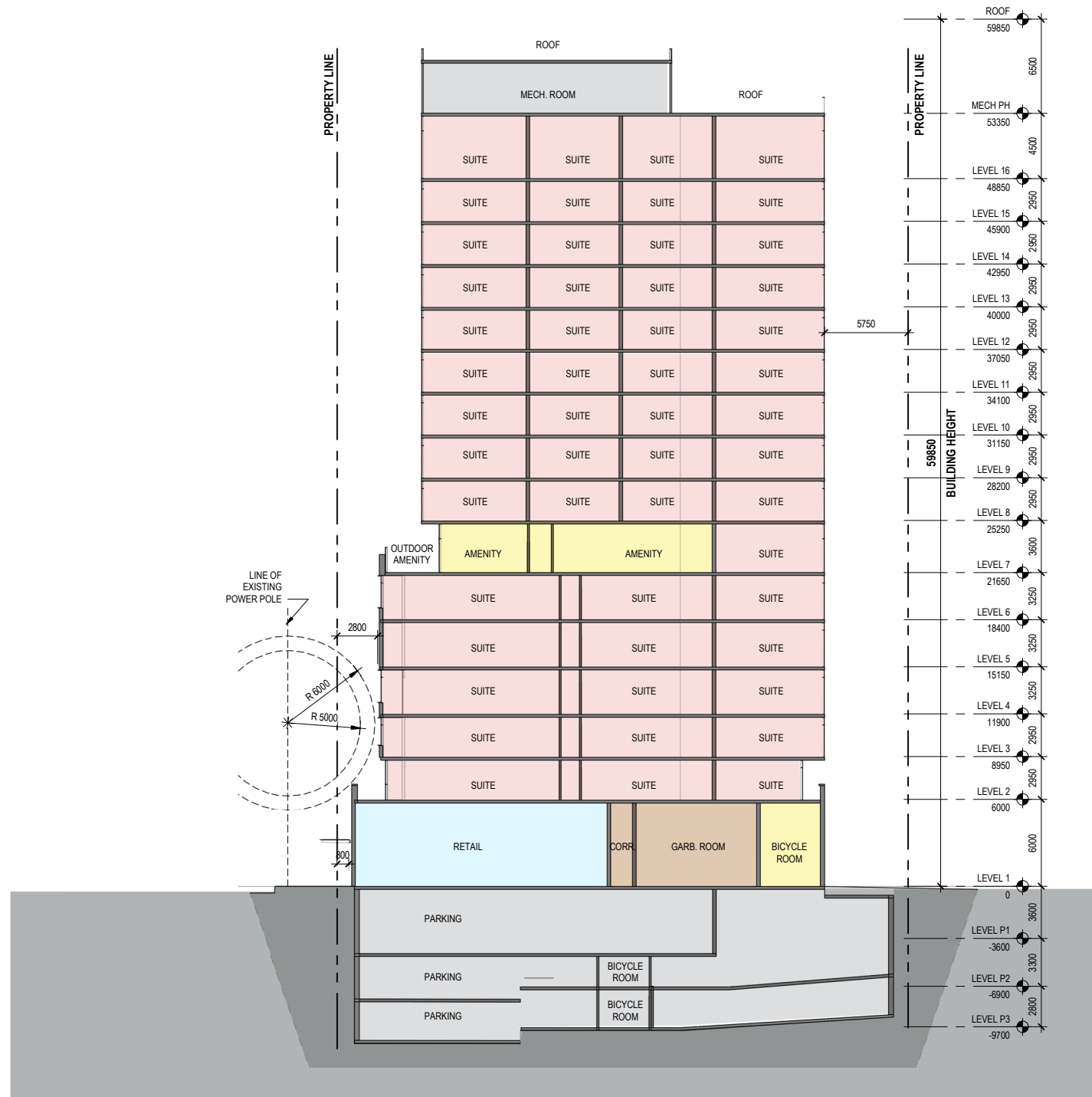
Amenity Terrace Plan | Level 7

MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS

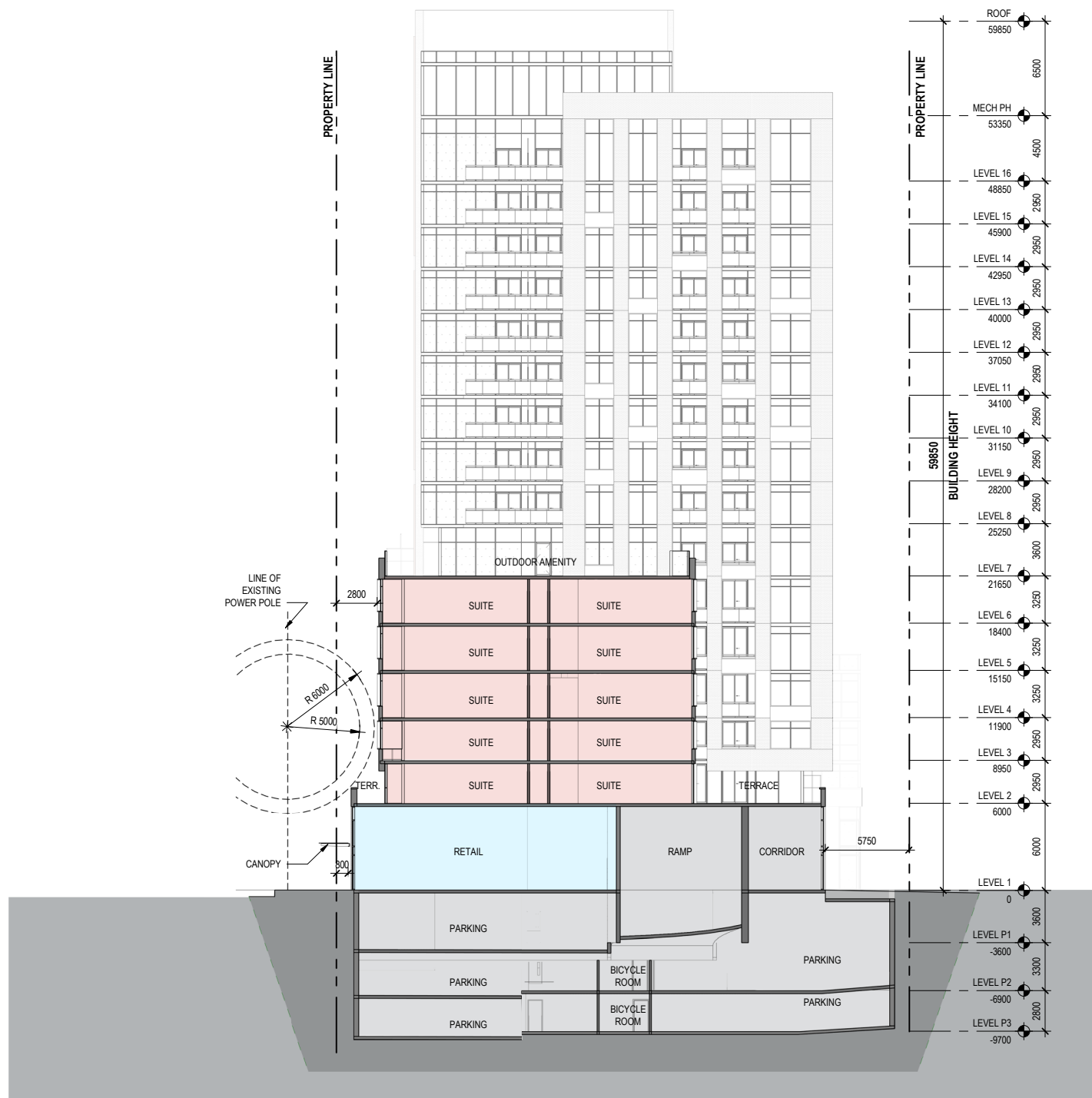


Section A | East-West

MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS



Section B | North-South



Section C | North-South



MARCH/SEPTEMBER 21 08:00



MARCH/SEPTEMBER 21 09:00



MARCH/SEPTEMBER 21 10:00



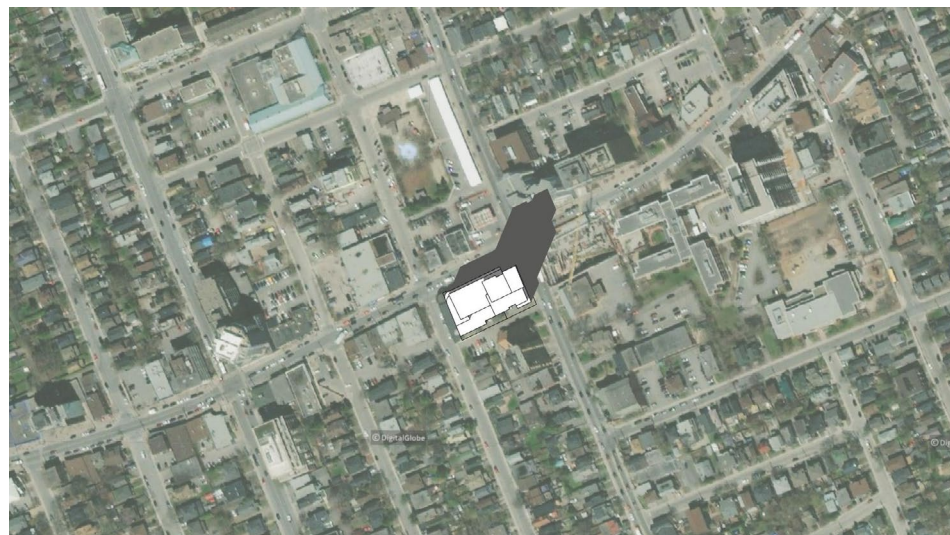
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MARCH/SEPTEMBER 21 12:00



MARCH/SEPTEMBER 21 13:00



MARCH/SEPTEMBER 21 14:00



MARCH/SEPTEMBER 21 15:00

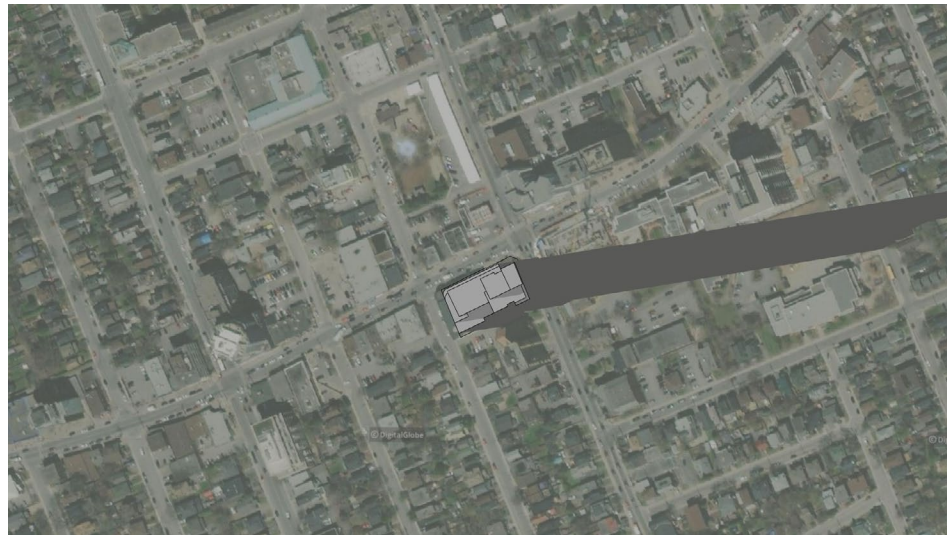


MARCH/SEPTEMBER 21 16:00

Shadows | March/September



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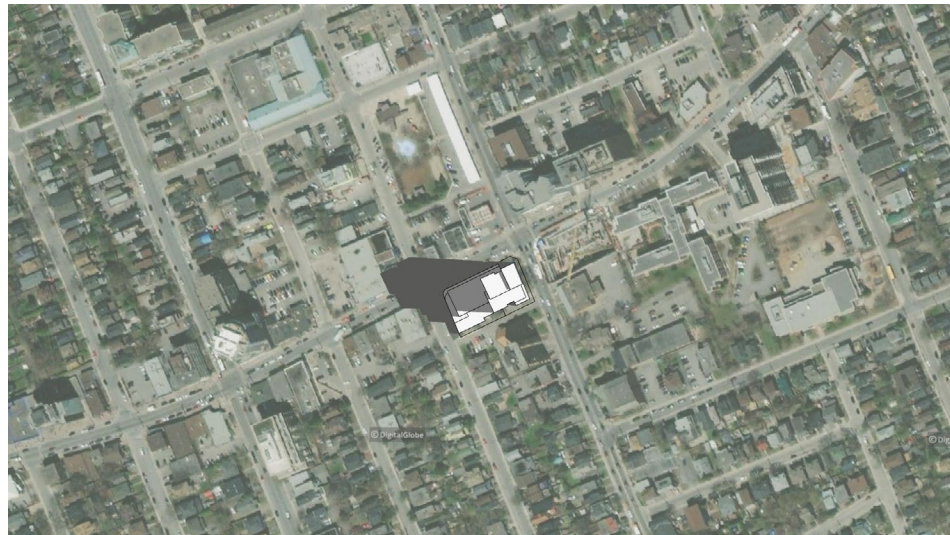


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Shadows | March/September



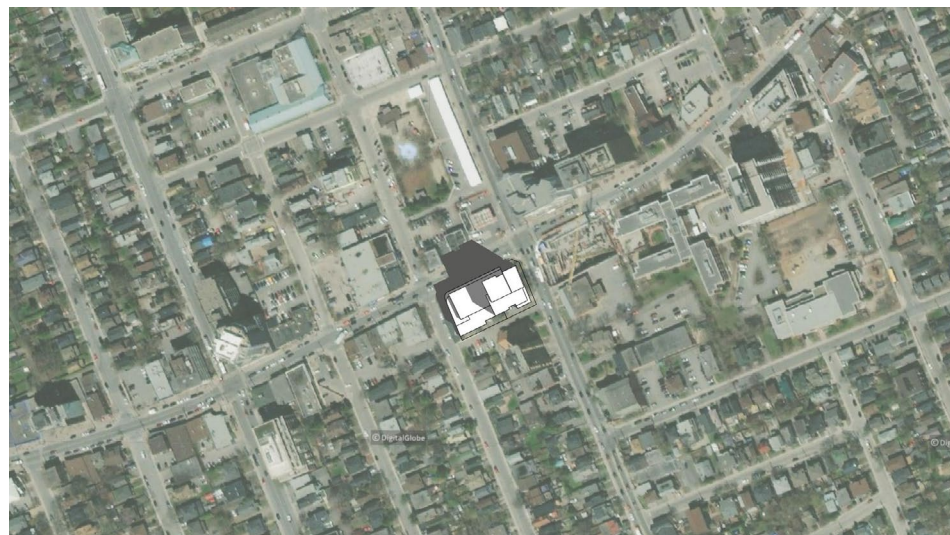
JUNE 21 08:00



JUNE 21 09:00



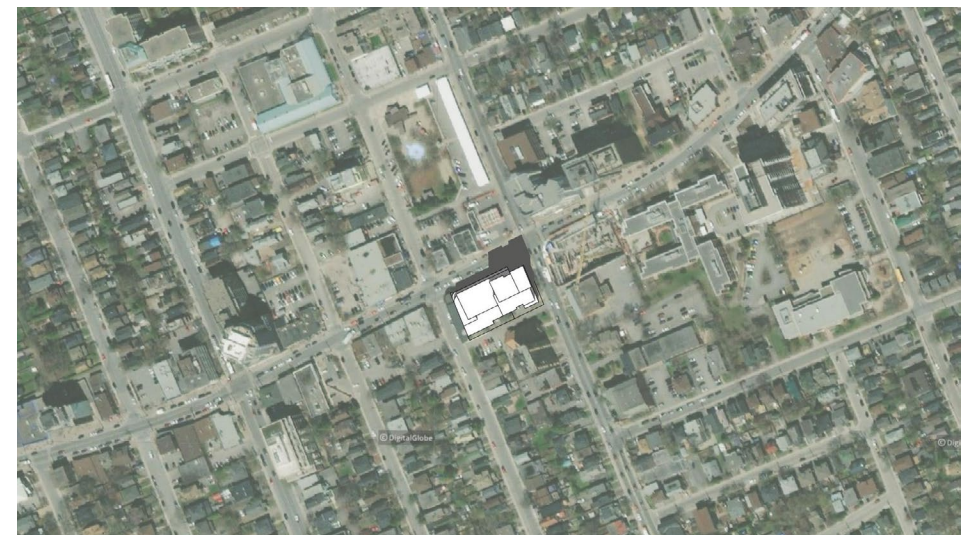
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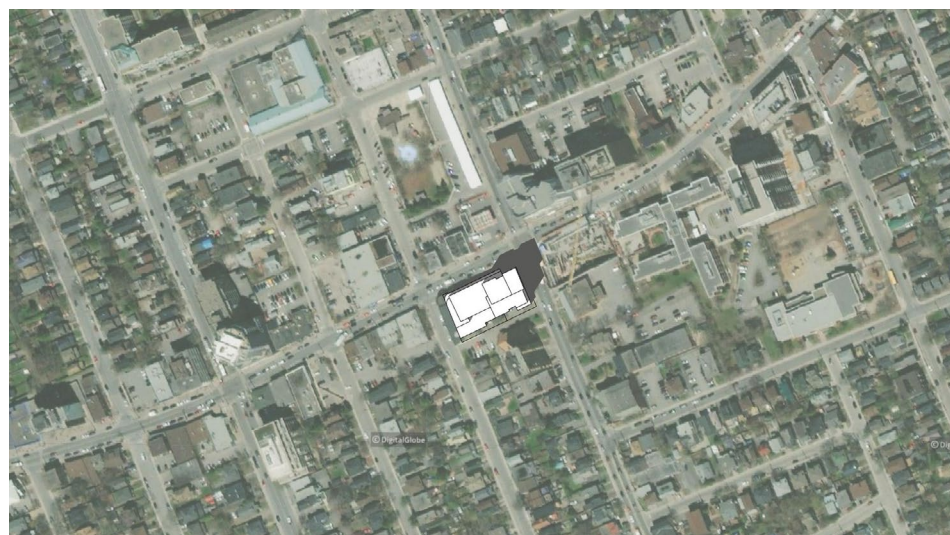
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JUNE 21 15:00



JUNE 21 16:00

Shadows | June



JUNE 21 17:00



JUNE 21 18:00



JUNE 21 19:00



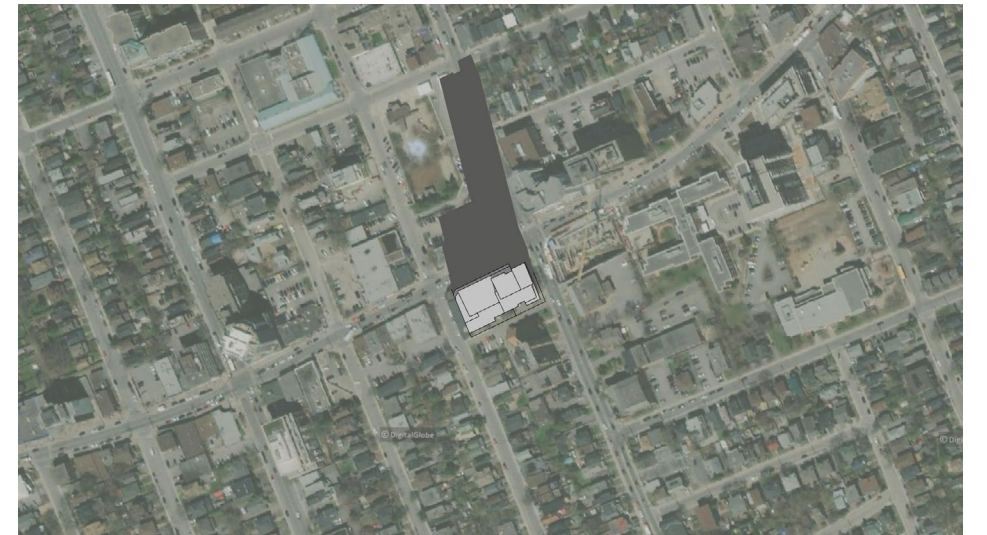
JUNE 21 20:00



DECEMBER 21 09:00



DECEMBER 21 10:00



DECEMBER 21 11:00



DECEMBER 21 12:00



DECEMBER 21 13:00



DECEMBER 21 14:00



DECEMBER 21 15:00

Shadows | December

Minto is committed to reducing the environmental impact of our buildings and operations. Our long-standing commitment to collaboratively pursue green initiatives has delivered measurable, meaningful results for over a decade. To guide our efforts, Minto maintains an Environmental Policy which describes our intention, direction, and key commitments related to our environmental impacts and performance. To support the Environmental Policy, Minto sets measurable environmental targets to drive improvement of our environmental performance. Progress toward those targets is tracked and reported annually.

Specific to this project, Minto is pursuing certification under the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED)v4.1 Building Design and Construction (BD+C) rating system. As such, the design and long-term operation of this building will consider not just overall energy performance, but explicitly the addition of carbon pollution to the atmosphere. Additional design considerations more typically incorporated include: construction and demolition waste management; indoor air quality; cooling tower water use; and urban heat island reduction. Finally, this project will be designed, constructed, and operated under Minto's new Environmental, Social, and Governance (ESG) Strategy.



ELECTRIC VEHICLE PARKING



NATIVE PLANT SPECIES

LOCALLY SOURCED MATERIALS



BIKE PARKING



STORM WATER RETENTION

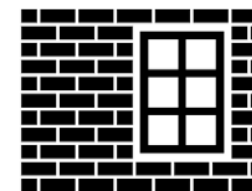


LOW-FLOW HOT WATER FIXTURES



LIGHT POLLUTION REDUCING EXTERIOR FIXTURES

IN-SUITE HEAT RECOVERY



LOW WINDOW-TO-WALL RATIO



DIVERTED CONSTRUCTION WASTE



LED FIXTURES IN CORRIDORS AND AMENITY AREAS