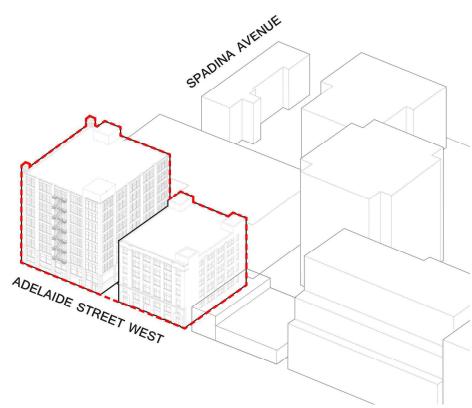
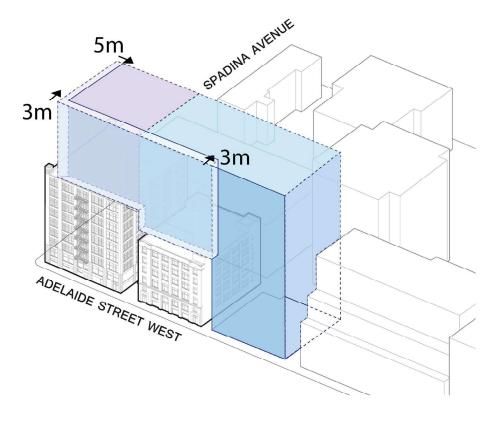
The Proposed Concept

Retain the existing listed heritage buildings at 96 Spadina Avenue and 379 Adelaide Street West in their entirety.

Maintain appropriate setbacks to the heritage buildings, conserving the existing heritage character.

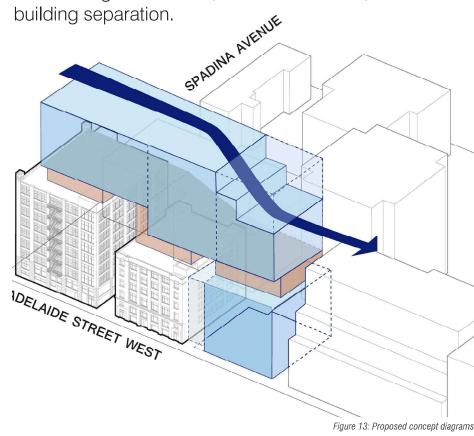




Respect the two listed heritage buildings by lifting the new massing to create a clear visual reveal between old and new.

SPADINA AVENUE ADELAIDE STREET WEST

Use setbacks and stepbacks to respond to the surrounding urban scale, defined streetwall, and achieve building separation.

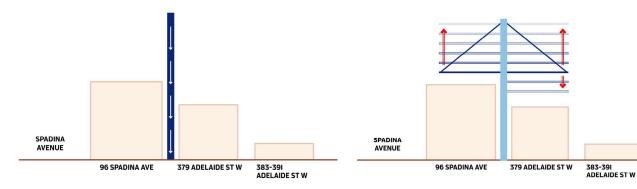


Structural Approach

Construct structural masts in the laneway between 96 Spadina Avenue and 379 Adelaide Street West that do not disrupt existing office buildings and allow for continue pedestrian access.

Suspend floors from a structural tabletop above 96 Spadina Avenue and 379 Adelaide Street West.

Construct a new building at 383-391 Adelaide Street West to anchor the addition and provides access and services for the development.



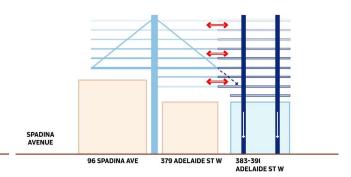


Figure 14: Proposed structural concept diagrams

Site Plan

Figure 15: Proposed Site Plan

ADELAIDE STREET WEST MAIN ENTRANCE / PEDESTRIAN CONNECTION PEDESTRIAN CONNECTION PEDESTRIAN CONNECTION EXISITNG OFFICE ENTRANCE EXISITNG OFFICE ENTRANCE EXISITNG OFFICE ENTRANCE RETAIL ENTRANCE A RETAIL ENTRANCE RETAIL LOBBY TYPE B 3.5mx11mx4m HIGH 96 SPADINA AVENUE {EXISTING 9 STOREY BUILDING} 379 ADELAIDE STREET WEST (EXISTING 6 STOREY BUILDING) LOADING TYPE B 3.5mx11mx4m HIGH ▲ RETAIL ENTRANCE TYPE C 3.5mx6m x3m HIGH ENTRANCE PEDESTRIAN CONNECTION EXISTING LANE EXISTING LANE 80-82 SPADINA AVENUE (EXISTING 5 STOREY BUILDING) 11 STOREY RESIDENTIAL

PROPOSED DEVELOPMENT 19