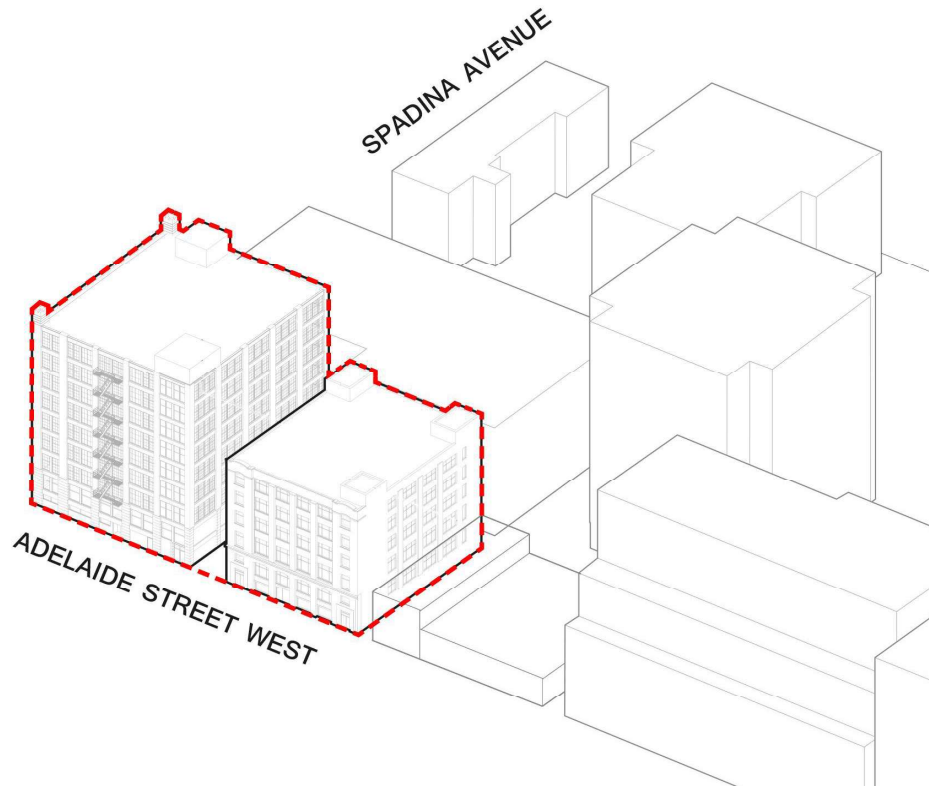
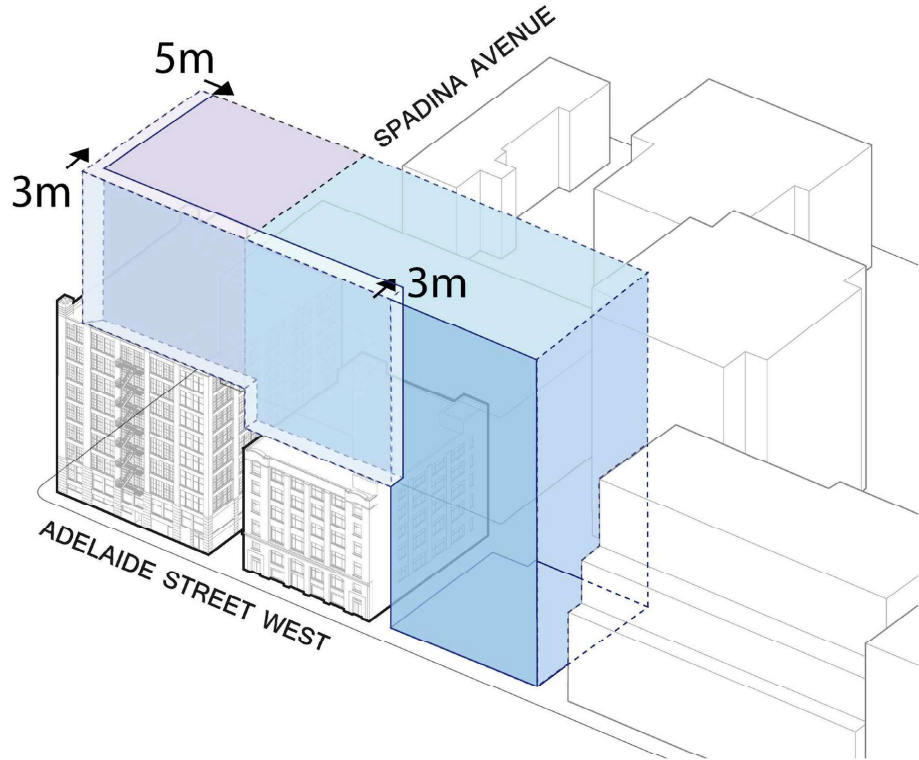


The Proposed Concept

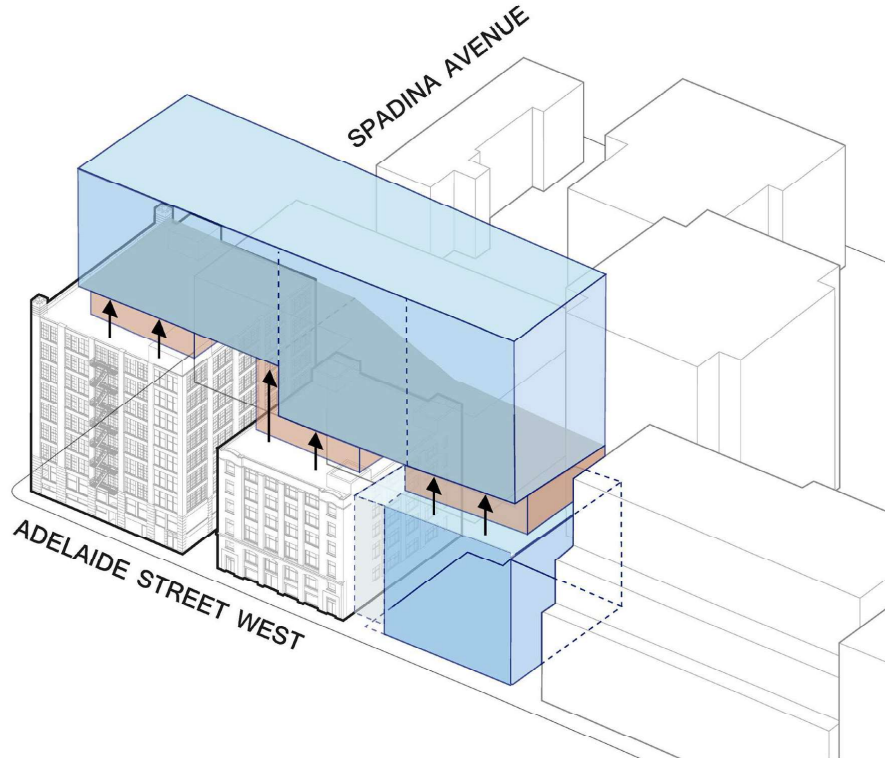
Retain the existing listed heritage buildings at 96 Spadina Avenue and 379 Adelaide Street West in their entirety.



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.



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

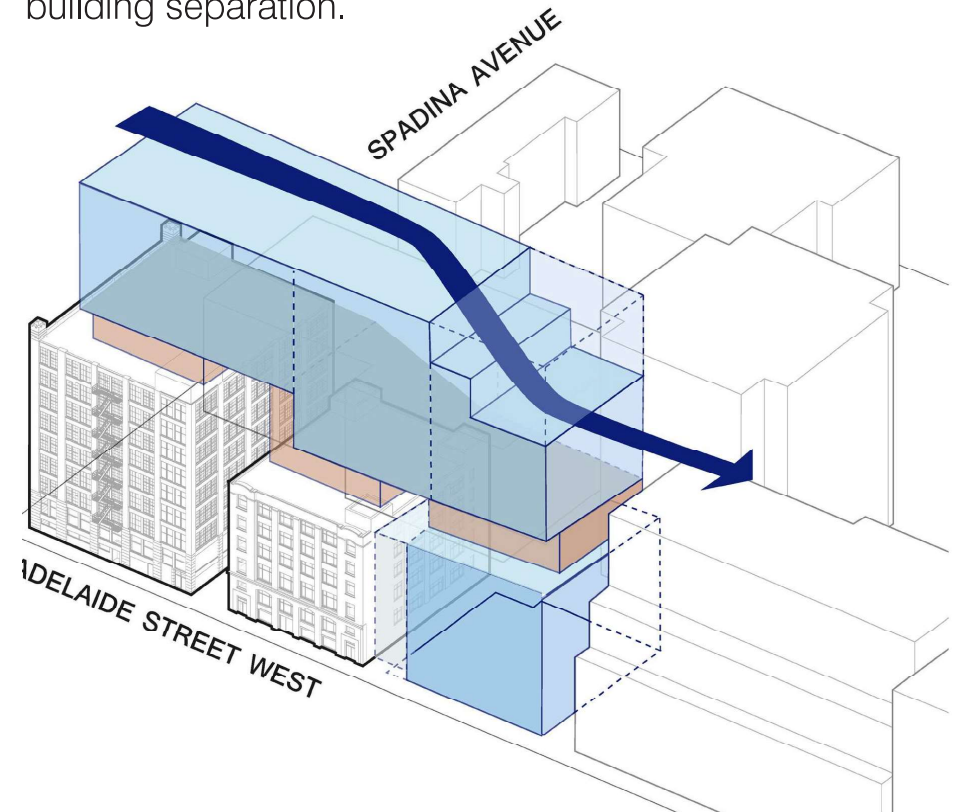


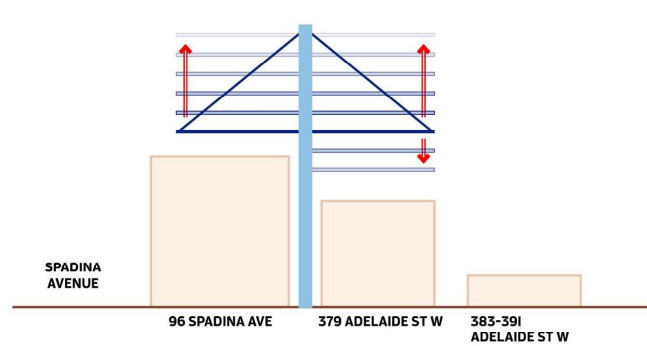
Figure 13: Proposed concept diagrams

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.

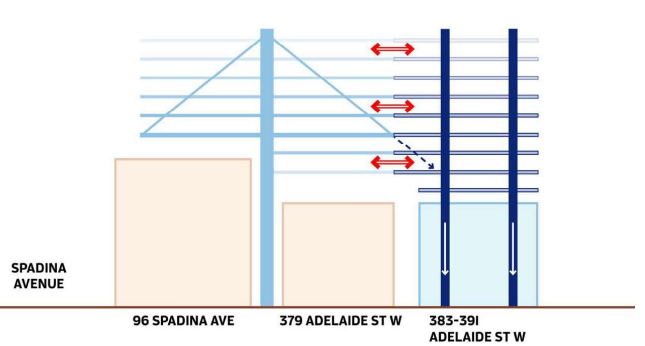


Figure 14: Proposed structural concept diagrams

Site Plan

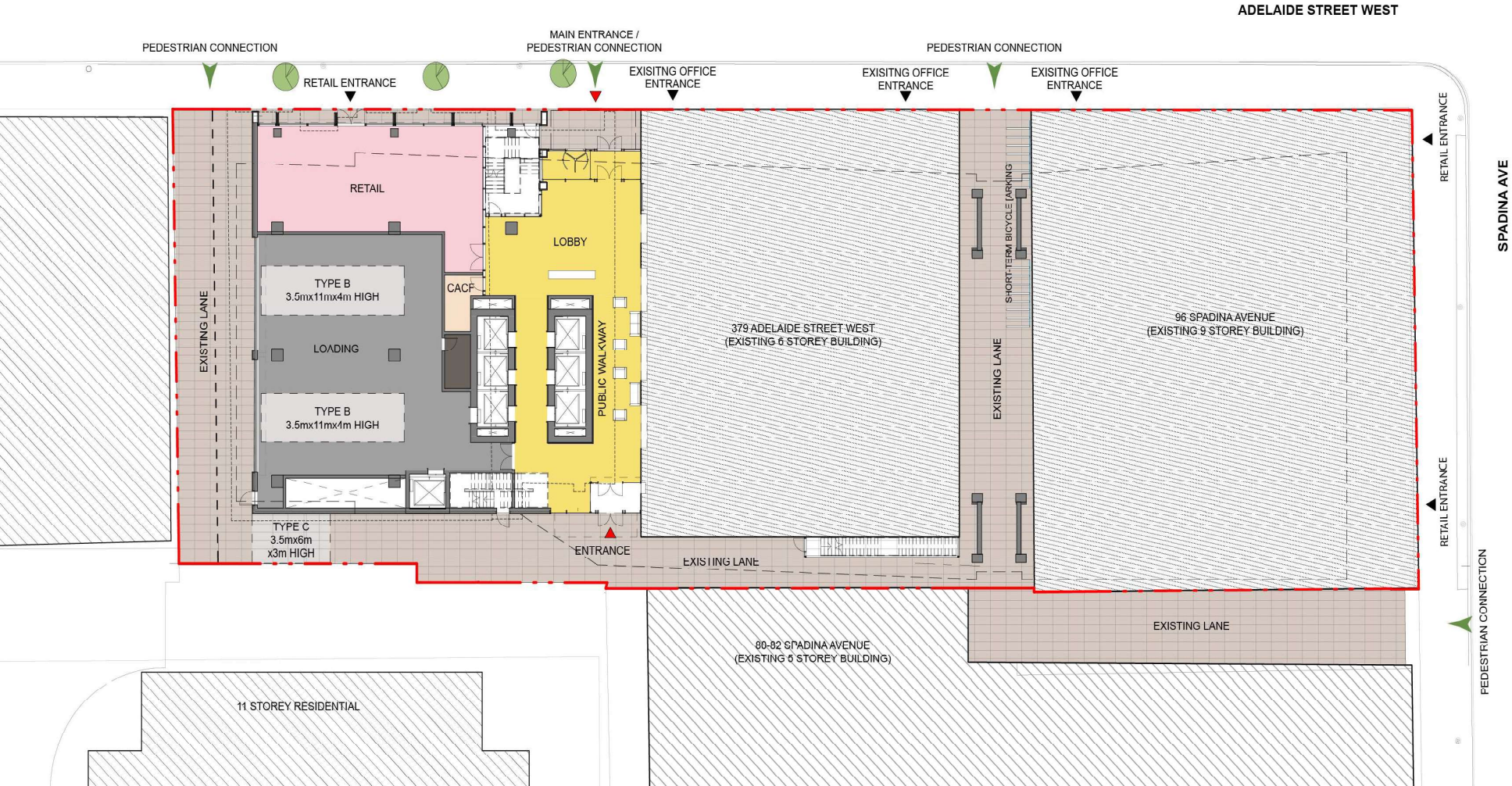


Figure 15: Proposed Site Plan