



Community Meeting

Tuesday, June 7, 2022



land acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

agenda

1. Introductions
2. Presentation
3. Question & Answer

zoom settings

The image shows a Zoom meeting interface with several callout boxes pointing to specific features:

- Switch View:** Points to the "View Options" dropdown menu at the top right.
- Audio:** Points to the "Audio Settings" button at the bottom left.
- Raise Hand:** Points to the "Raise Hand" button in the bottom toolbar.
- Type a Question:** Points to the "Q&A" button in the bottom toolbar.
- Leave Meeting:** Points to the "Leave" button in the bottom right corner.

The meeting content includes a logo for "RADIATOR", the title "Community Meeting", the date "Tuesday, June 7, 2022", and a photograph of a modern multi-story building. A sidebar on the right shows a participant named "Bousfields Consultat...".

zoom settings

The image shows a Zoom meeting interface with several annotations. At the top, a green notification bar reads "You are viewing Bousfields Consul...s screen". To its right is a "View Options" dropdown menu, which is pointed to by a box labeled "Switch View". The main content area displays the "RADIATOR" logo, the title "Community Meeting", and the date "Tuesday, June 7, 2022". Below this is a large image of a modern building. On the right side, a video thumbnail for "Bousfields Consultat..." is visible. At the bottom, the Zoom control bar includes "Audio Settings", "Raise Hand", "Q&A", and "Live Transcript" buttons. A context menu is open over the "Live Transcript" button, showing options: "Request Live Transcription", "Show Subtitle", "View Full Transcript", and "Subtitle Settings...". Annotations include a box labeled "Audio" pointing to "Audio Settings", a box labeled "2. Show Subtitles" pointing to "Show Subtitle", and a box labeled "1. Live Transcript" pointing to the "Live Transcript" button.

councillor's remarks

project team

Developer

hullmark

Architect

**Sweeny & Co
Architects Inc.**

Heritage Architect

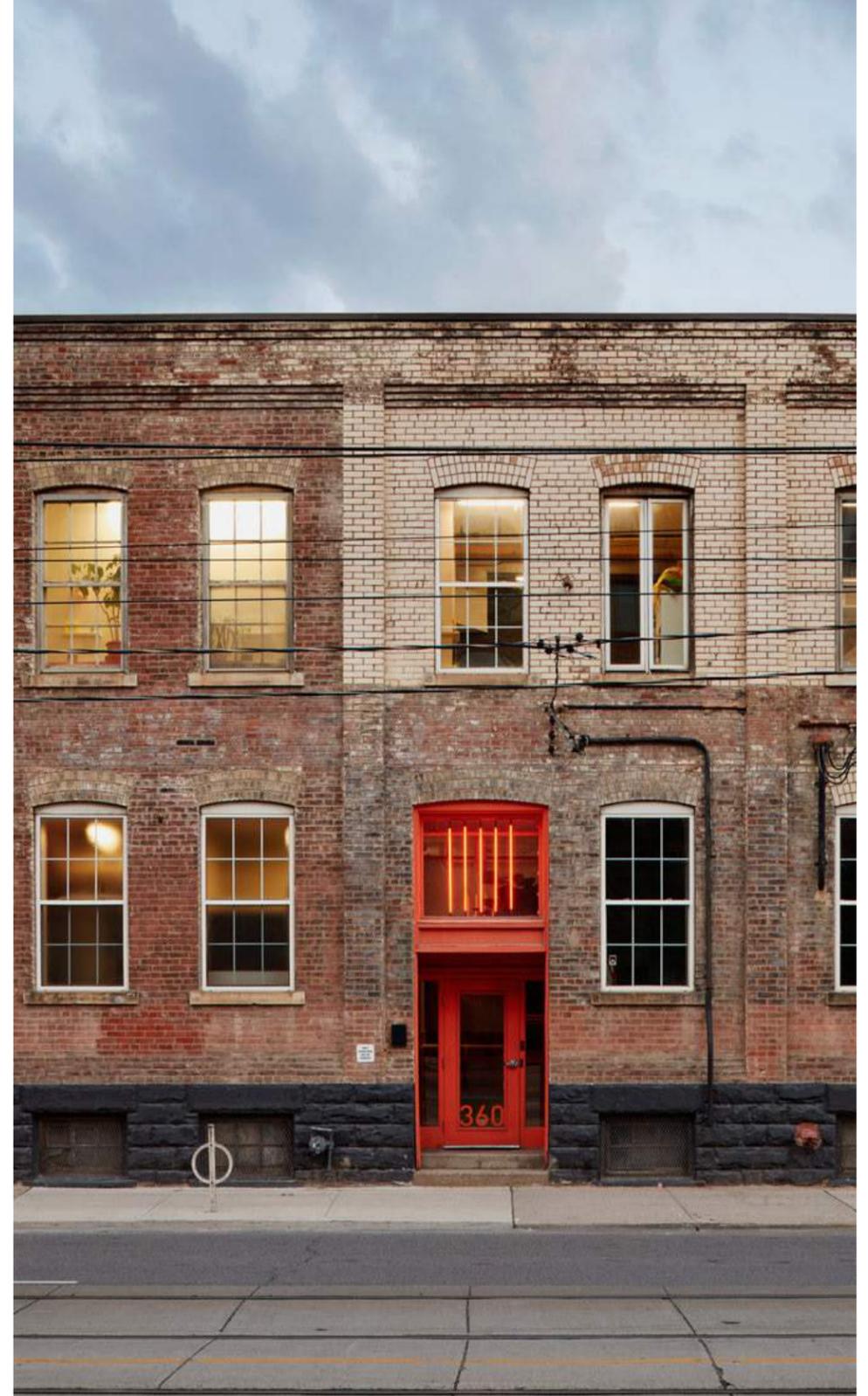


Planning & Community
Engagement



the opportunity

Photos: Hullmark



vision



Celebrate Parkdale



Create and enhance the public realm



Create a mixed use at-grade experience



Create a positive architectural gateway



Promote soft density around existing amenities



High quality of life alternative

transit context



LEGEND

	Line 1 (Yonge/University)		GO Line
	Line 2 (Bloor/Danforth)		Planned GO/RER Station
	Ontario Line		TTC Streetcar
	UP Express		TTC Bus Route
	Downtown & Central Waterfront Boundary		Parks

height map



LEGEND

- GO Line
- Planned GO/RER Station
- UP Express
- TTC Streetcar
- TTC Bus Route
- West Toronto Railpath Extension
- Proposed Pedestrian Bridge
- Subject Site
- #** Height in Storeys
- *** Under Construction
- **** Approved/Not Yet Built
- ***** Proposed
- 1-4 Storeys
- 5-14 Storeys
- 15-30 Storeys
- 31-50 Storeys
- 51+ Storeys

area development map

1



440 Dufferin Street
9, 10 and 13 ST
Built

2

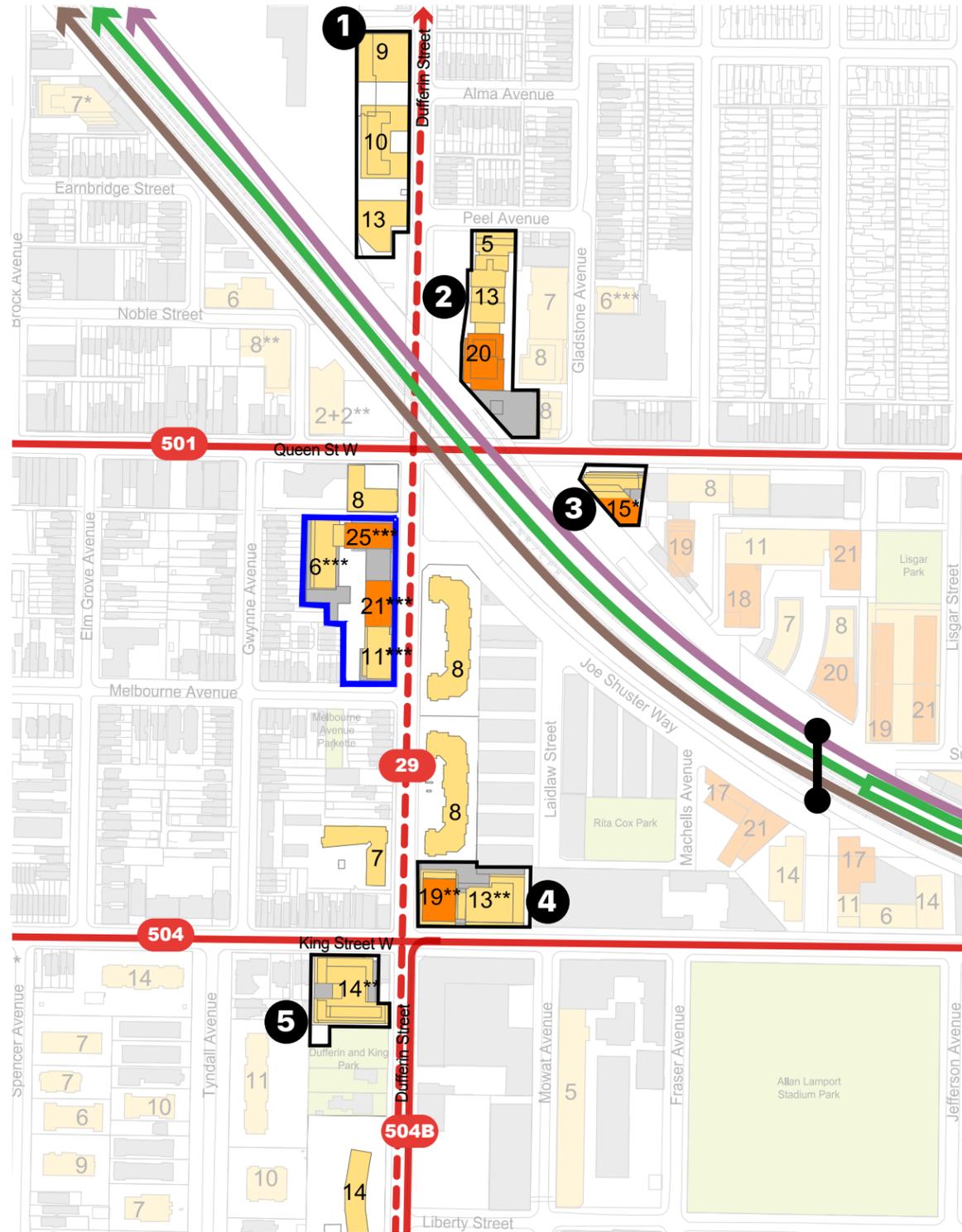


11 Peel Avenue
20 ST
Built

3



1181 Queen Street West
15 ST
Under Construction



4



1182 King Street West
19 ST
Approved

5



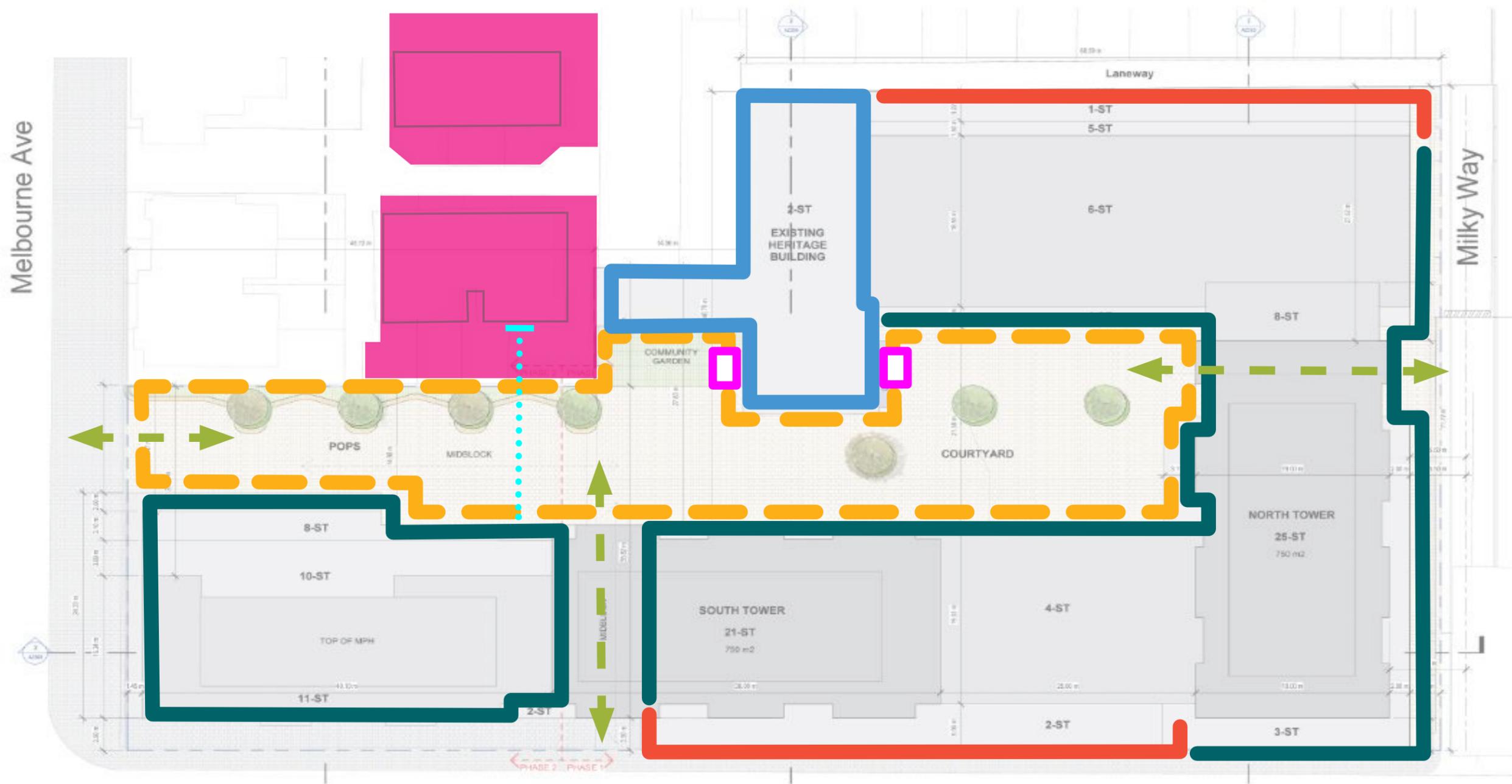
1221 King Street West
14 ST
Approved

- Subject Site
- # Height in Storeys
- * Under Construction
- ** Approved/Not Yet Built
- *** Proposed
- 1-4 Storeys
- 5-14 Storeys
- 15+ Storeys
- GO Line
- Planned GO/RER Station
- UP Express
- TTC Streetcar
- TTC Bus Route
- West Toronto Railpath Extension
- Proposed Pedestrian Bridge

concept
development

HULLMARK'S RADIATOR SITE

preliminary heritage strategy



- Retention in situ (whole building)
- Sympathetic new construction/perimeter
- Courtyard
- Facade retention in situ
- Historic chimney restoration
- Listed heritage properties (Melbourne Place)
- Mid-block connections
- Setback to listed heritage buildings

overview



20,000 SF
Flex/Maker Space



19,000 SF
Retail/Flex



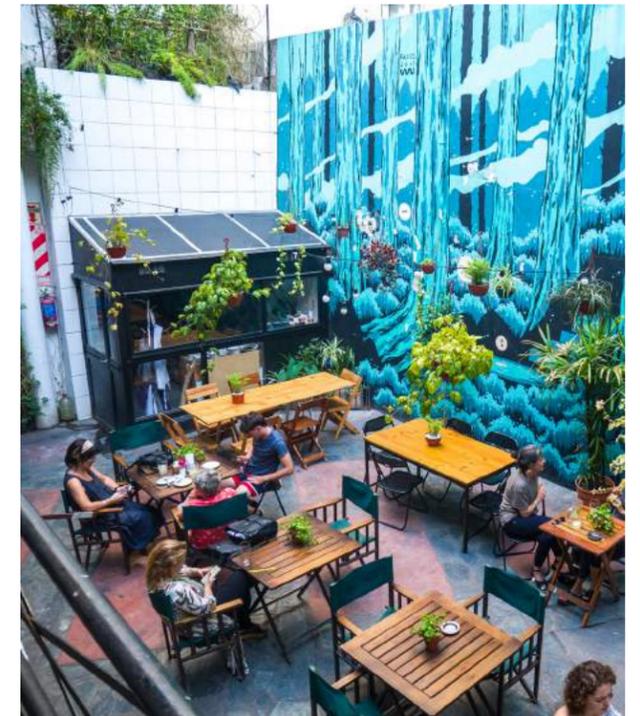
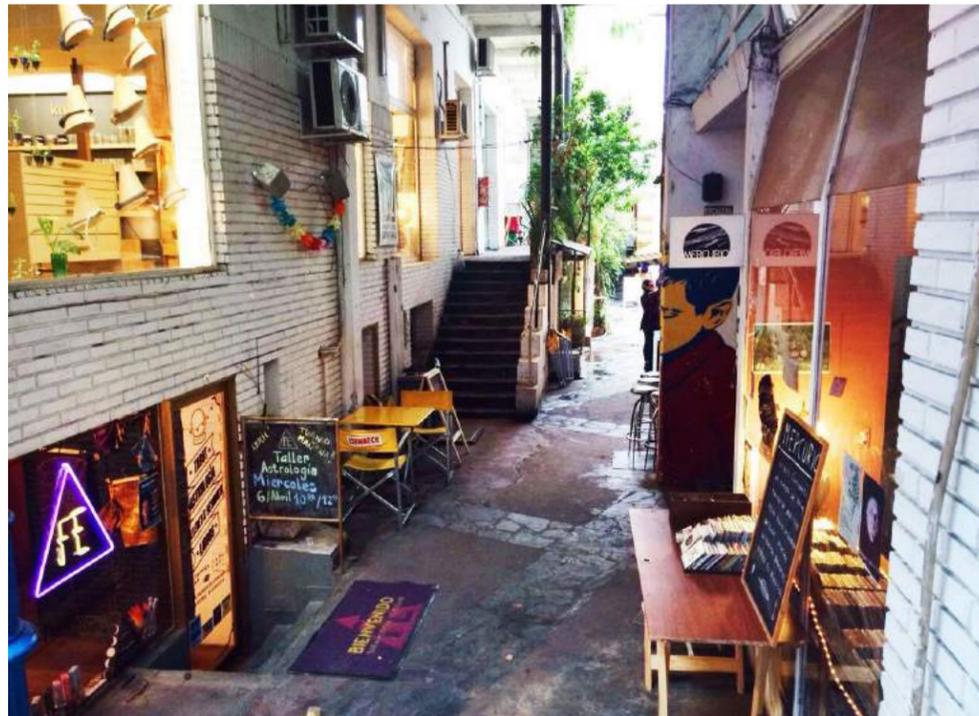
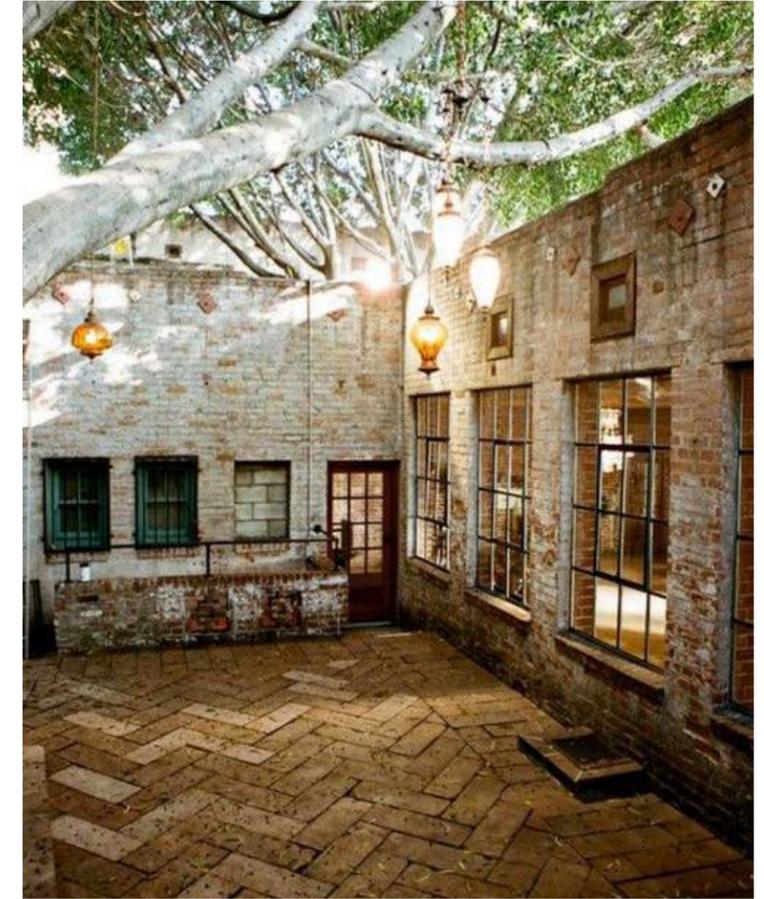
658
Residential Units



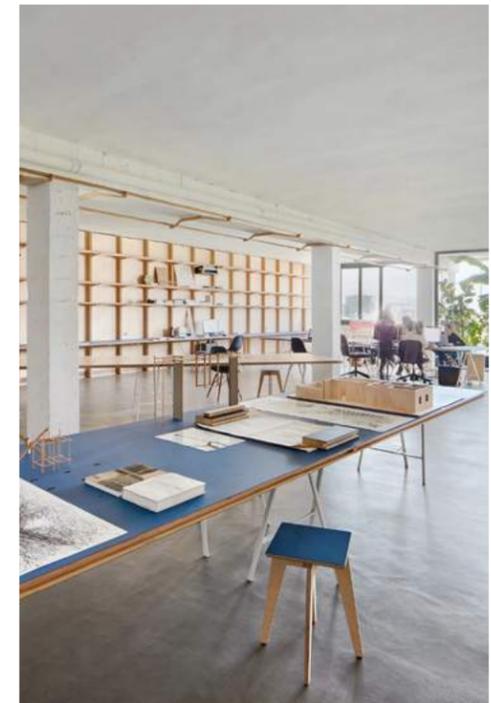
288
Vehicular Parking
Spaces

(all numbers are estimates based on early preliminary studies)

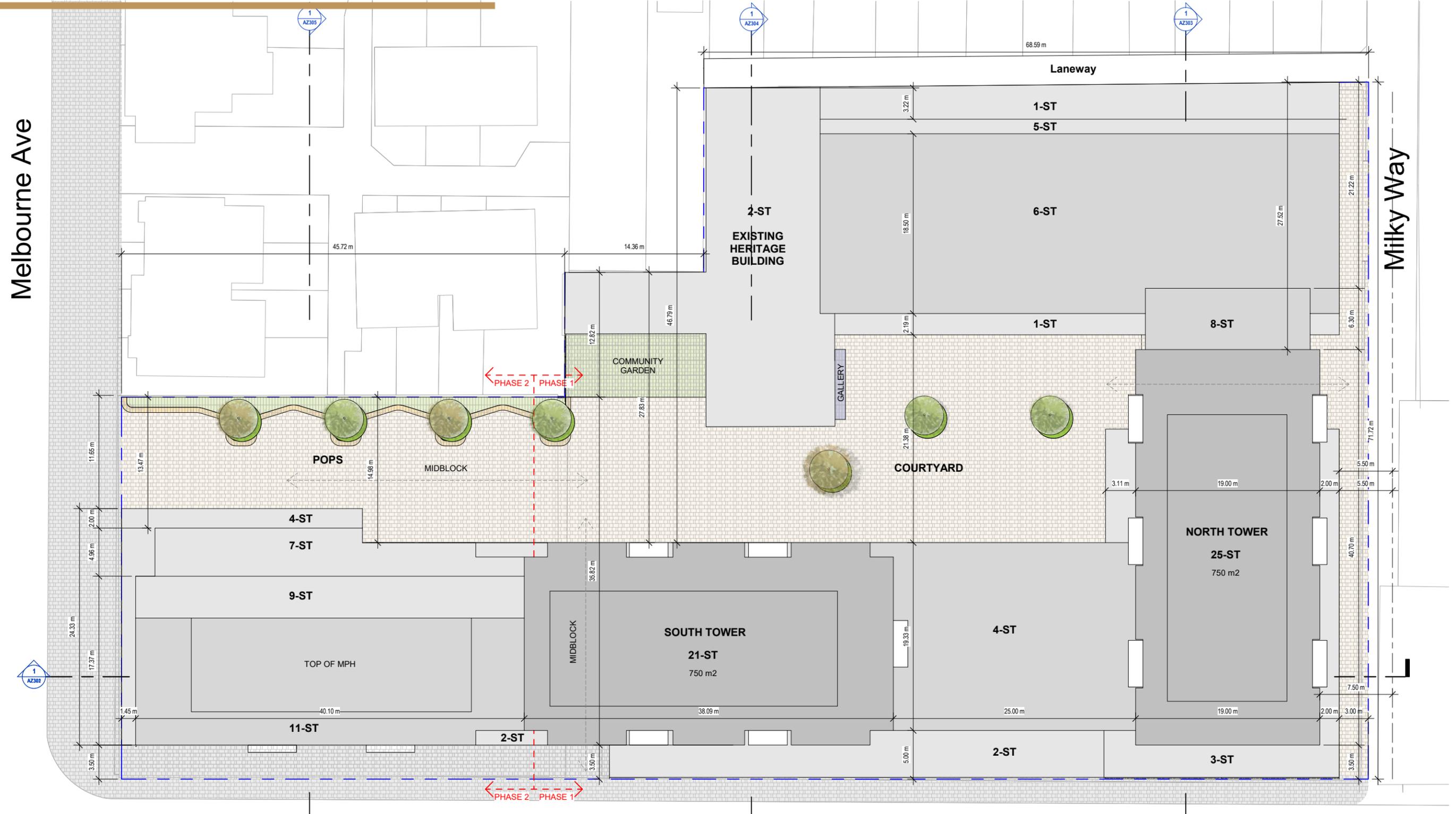
courtyard inspiration



maker space inspiration



phase 2 site plan

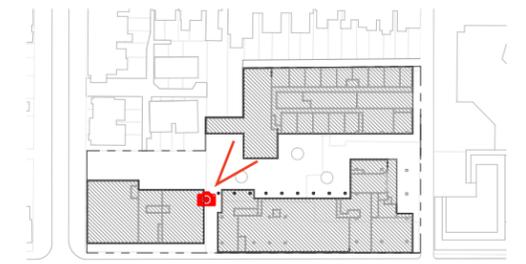


phase 2 ground floor



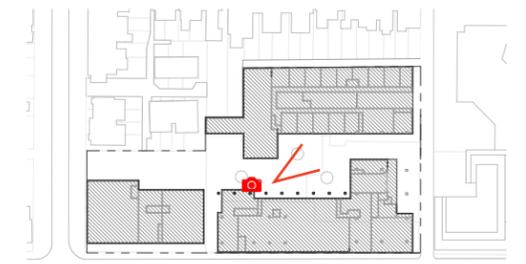
street view

VIEW FROM EAST ENTRANCE LOOKING NORTH WEST



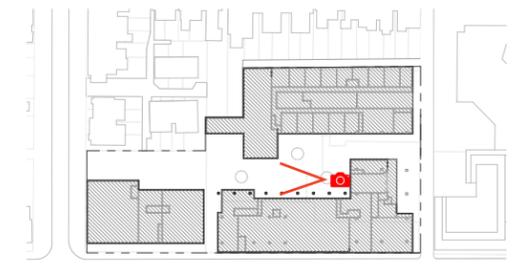
street view

VIEW FROM COURTYARD LOOKING NORTH WEST



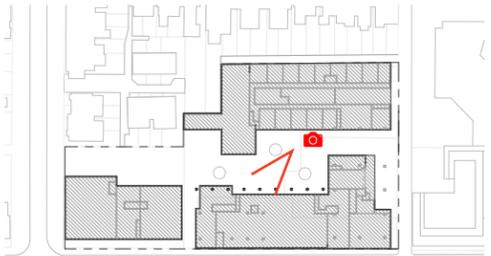
street view

VIEW FROM COURTYARD LOOKING SOUTH



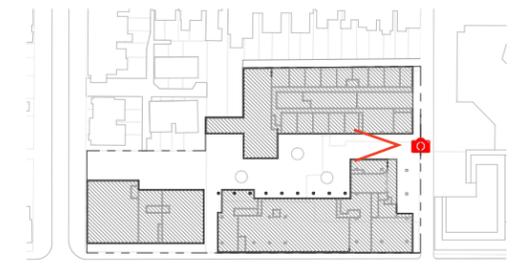
street view

VIEW FROM COURTYARD LOOKING SOUTH EAST



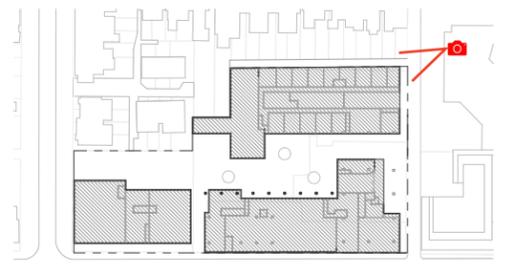
street view

VIEW FROM MILK WAY ENTRANCE LOOKING SOUTH



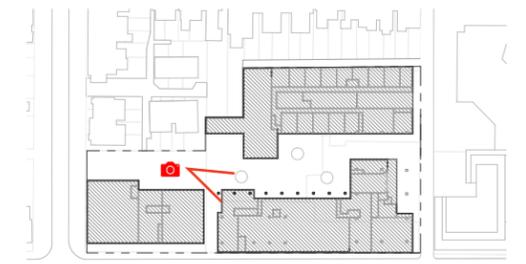
street view

VIEW FROM MILKY WAY LOOKING TOWARDS LANEWAY



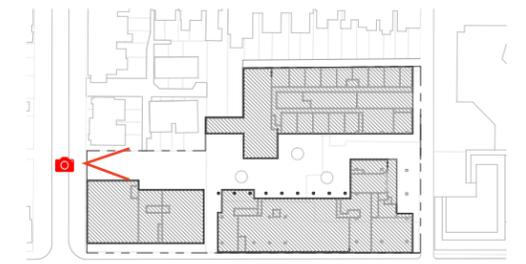
street view

VIEW FROM P.O.P.S. LOOKING NORTH EAST



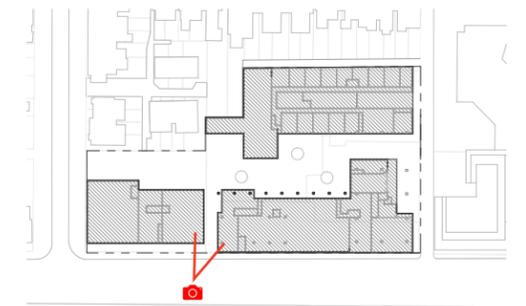
street view

VIEW FROM P.O.P.S. ENTRANCE LOOKING NORTH



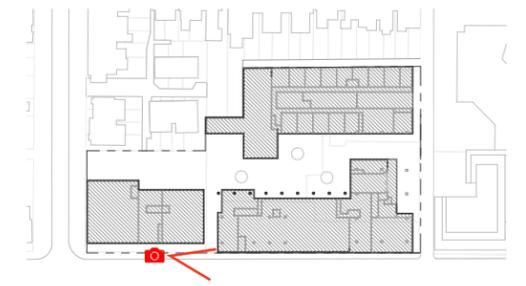
street view

VIEW FROM DUFFERIN LOOKING WEST



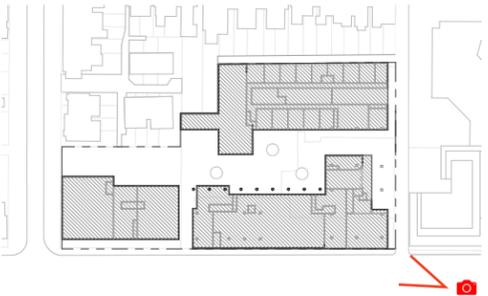
street view

VIEW FROM DUFFERIN LOOKING NORTH WEST



street view

VIEW FROM DUFFERIN AND MILKY WAY LOOKING SOUTH WEST



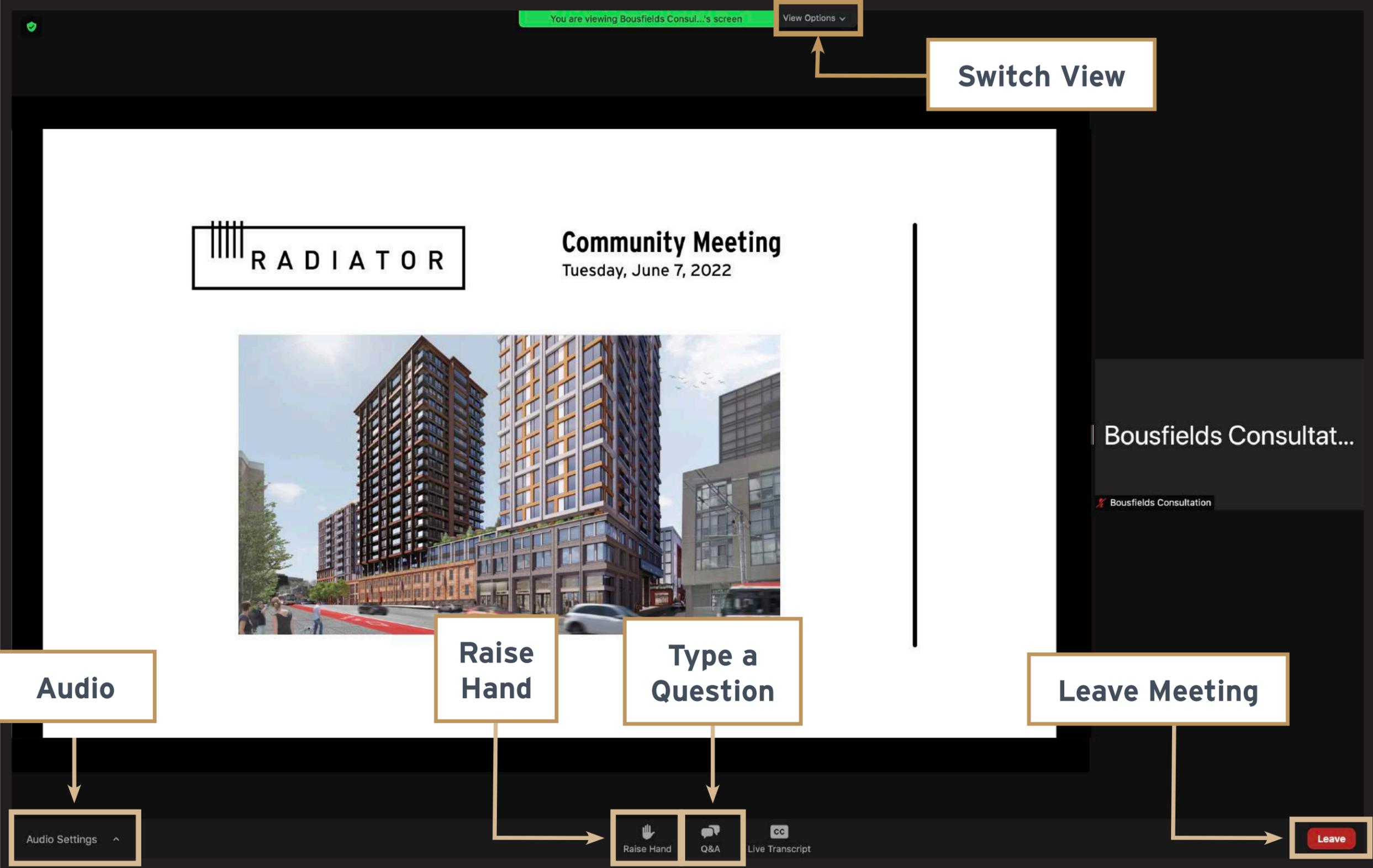
thank you

Question or Comments?

hullmark.ca/radiator



zoom settings



zoom settings

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community map



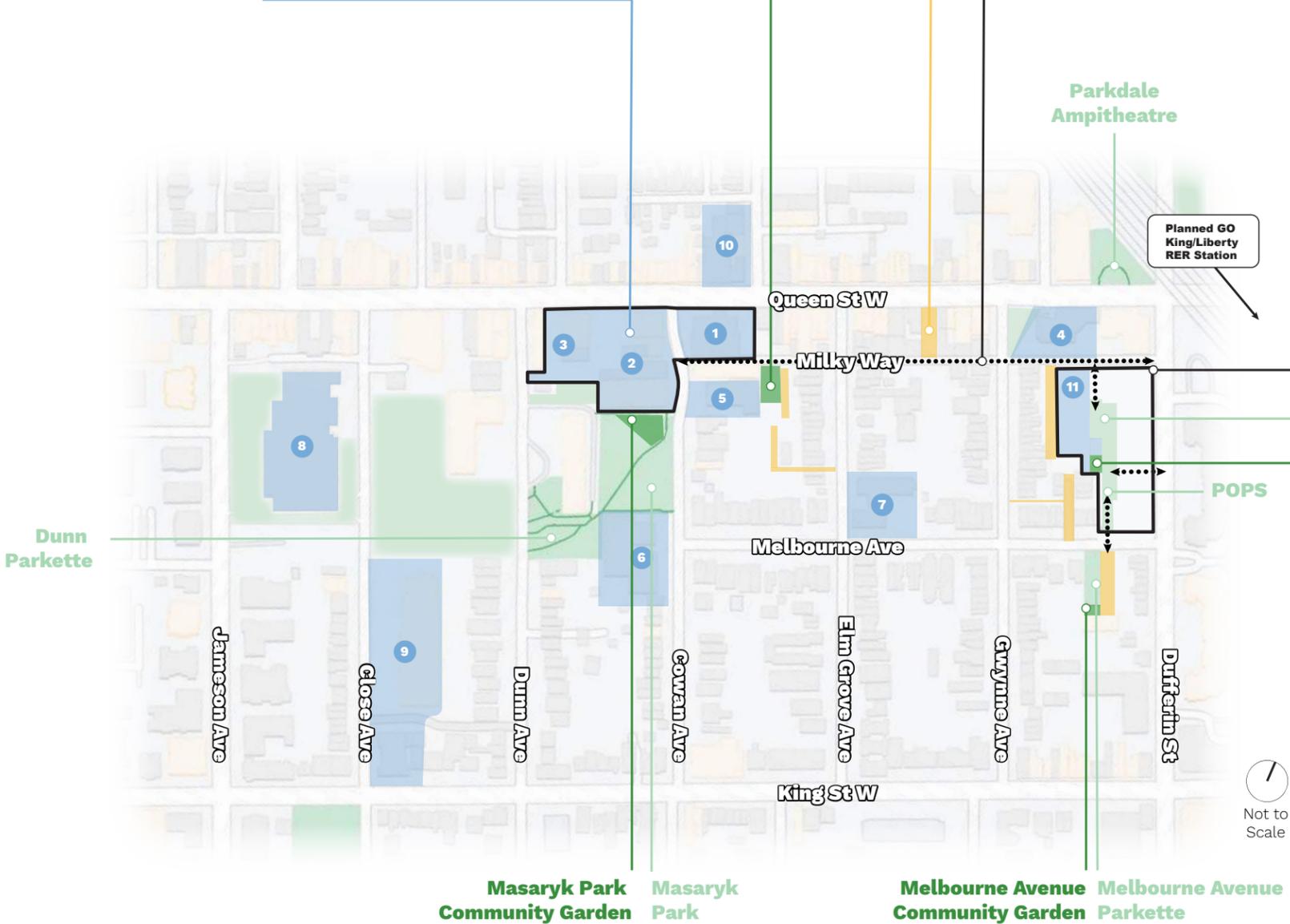
Legend

- Radiator
- Pedestrian Connections
- Parks & Open Spaces
- Community Gardens
- Vacant Lots / Walkways
- Proposed Parkdale Hub Uses

- 1** Community Space+ Affordable Housing Units (Including replacement space for Artscape's cultural hub program)
- 2** Expanded Parkdale Library + Masaryk-Cowan Community Recreation Centre
- 3** Community Space+ Affordable Housing Units

Other Community Uses

- 4** Parkdale Queen West Community Health Centre
- 5** Epiphany & St Mark Anglican Church (Flick the Switch Collective)
- 6** St. John's Cathedral Polish Catholic Church (Mentoring Programs for Children and Youths)
- 7** Elm Grove Living Centre
- 8** Parkdale Collegiate Institute
- 9** Holy Family Parish, Catholic School & Community Centre
- 10** Proposed Community Space
- 11** Proposed Maker Spaces (clothing manufacturing; YouTube kitchen studio; personal art studio; print and framing studio; jewellery making; florist; shoe repair; yoga + meditation; physiotherapy; psychology; Bike repair, wood working shop, hardware store, butcher etc.)



Not to Scale