



Community Meeting

Tuesday, June 7, 2022



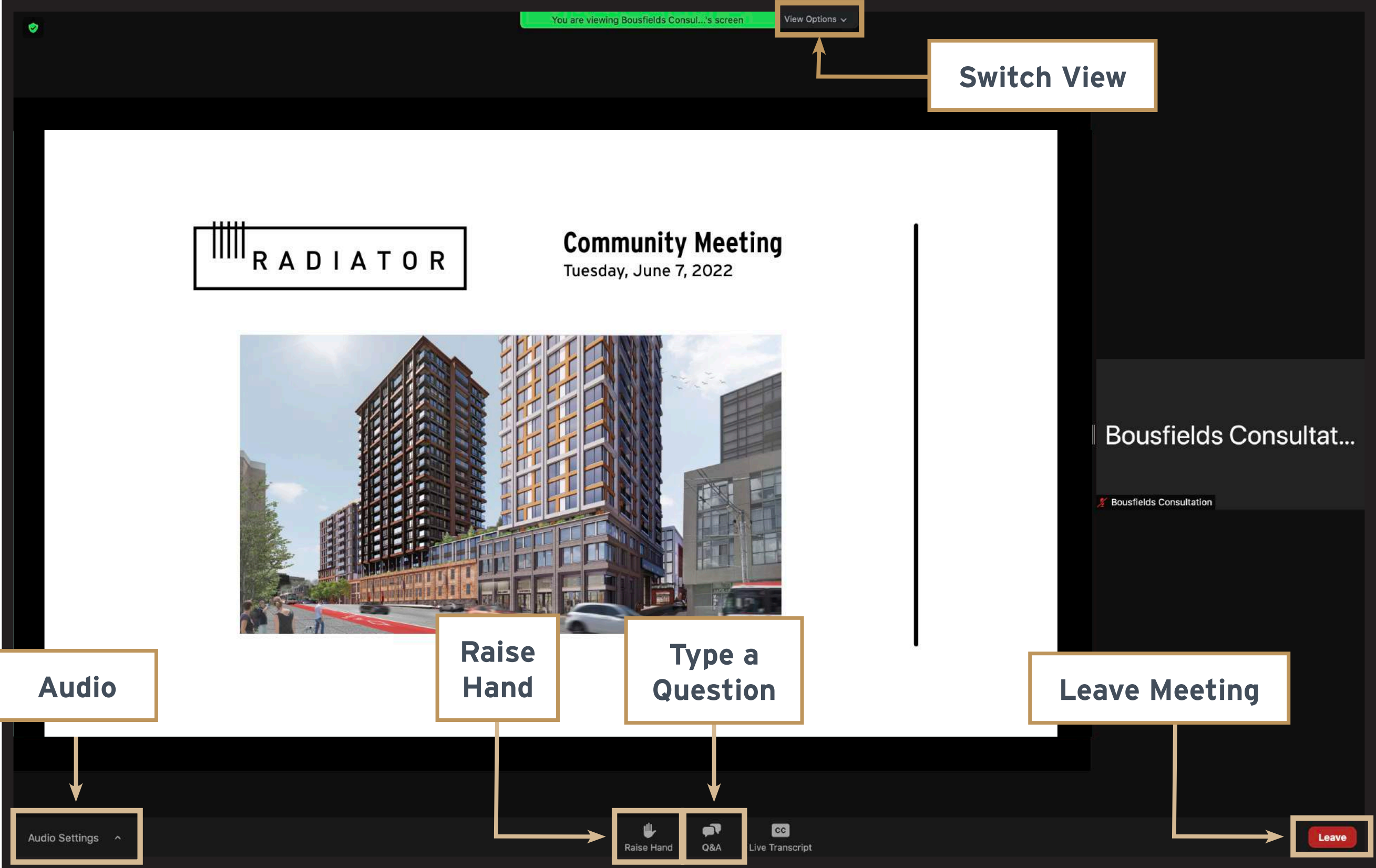
land acknowledgment

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.

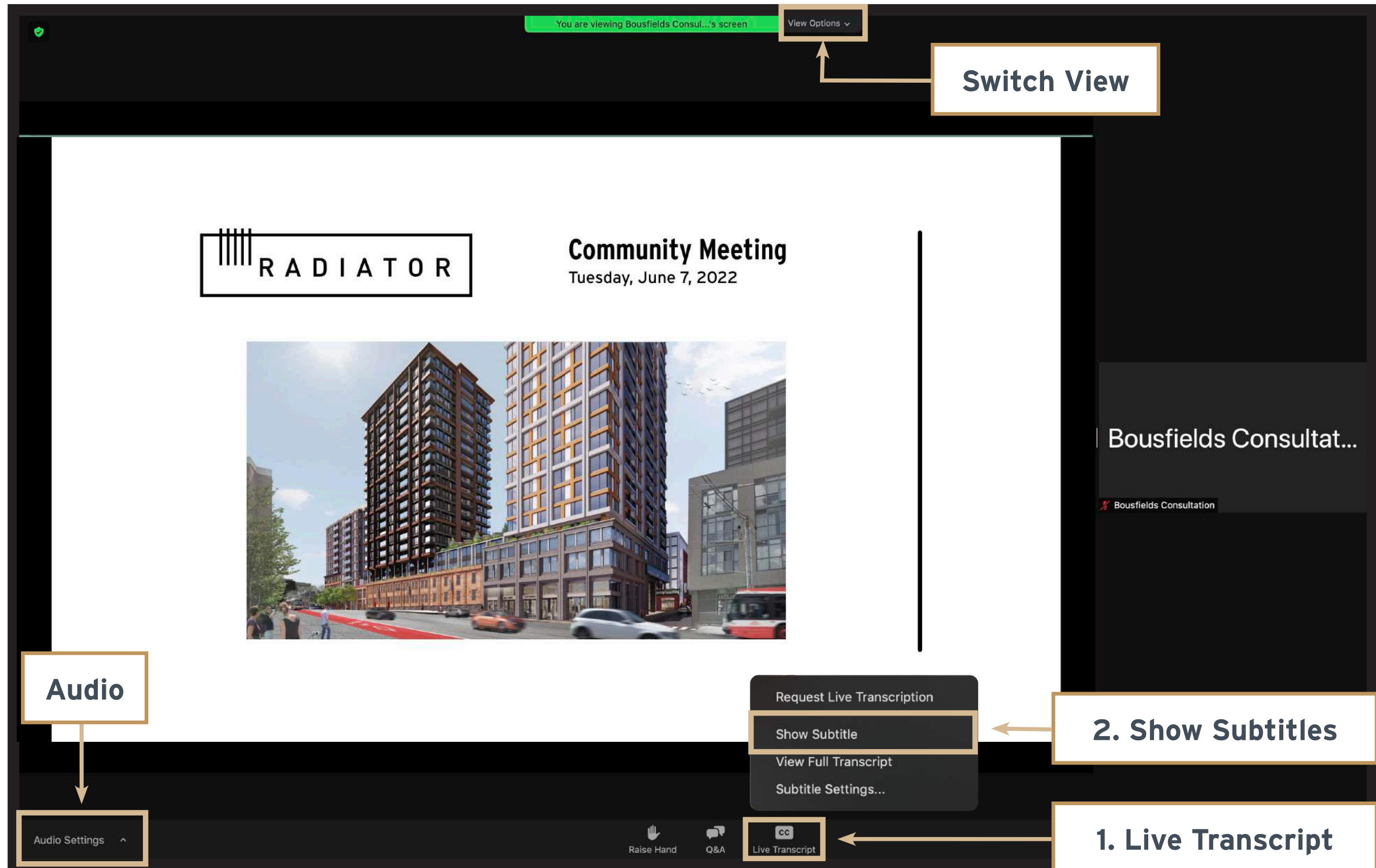
agenda

1. Introductions
2. Presentation
3. Question & Answer

zoom settings



zoom settings



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**

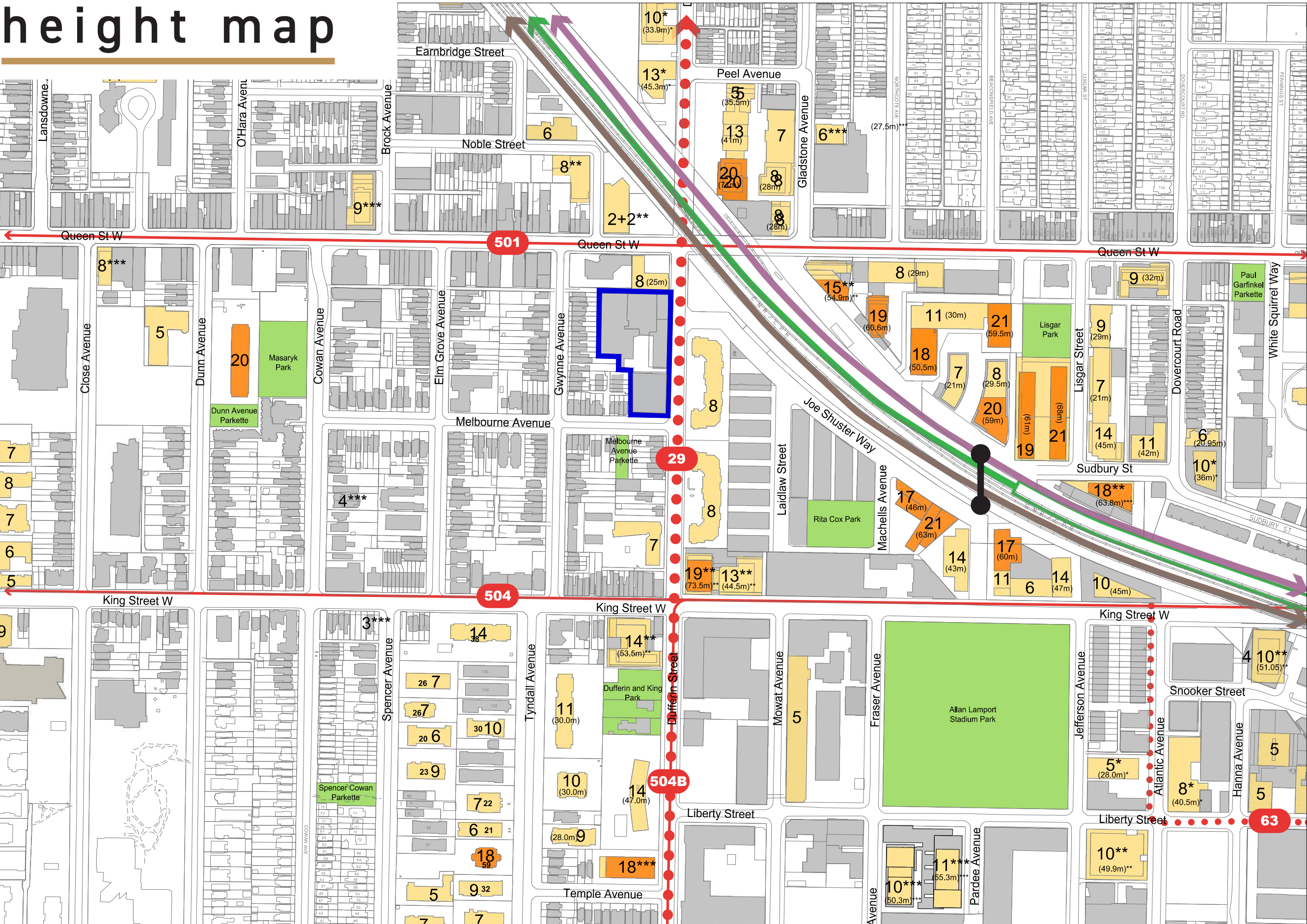


**High quality of life
alternative**

transit context



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

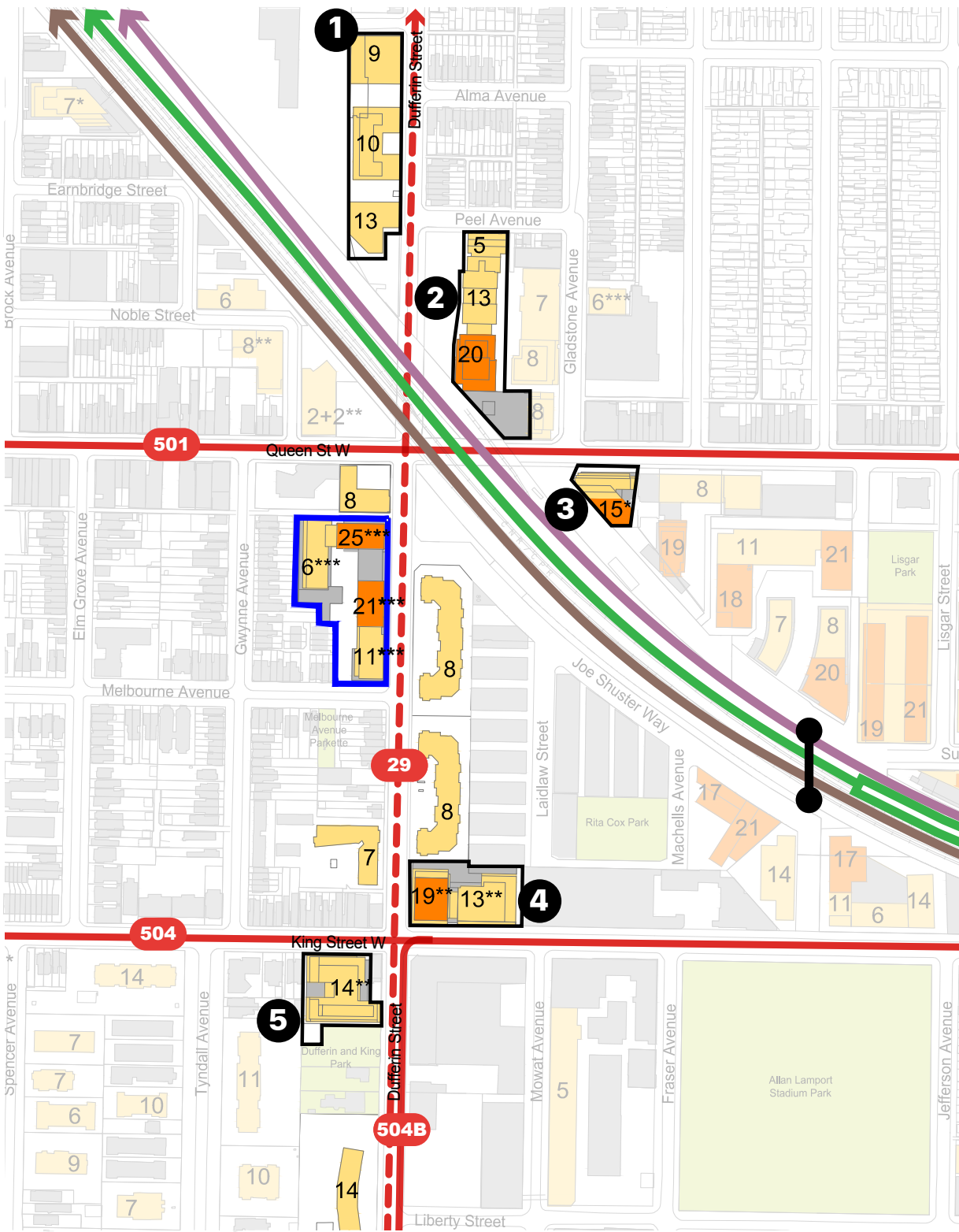


11 Peel Avenue
20 ST
Built

3



1181 Queen Street West
15 ST
Under Construction



4



1182 King Street West
19 ST
Approved

5



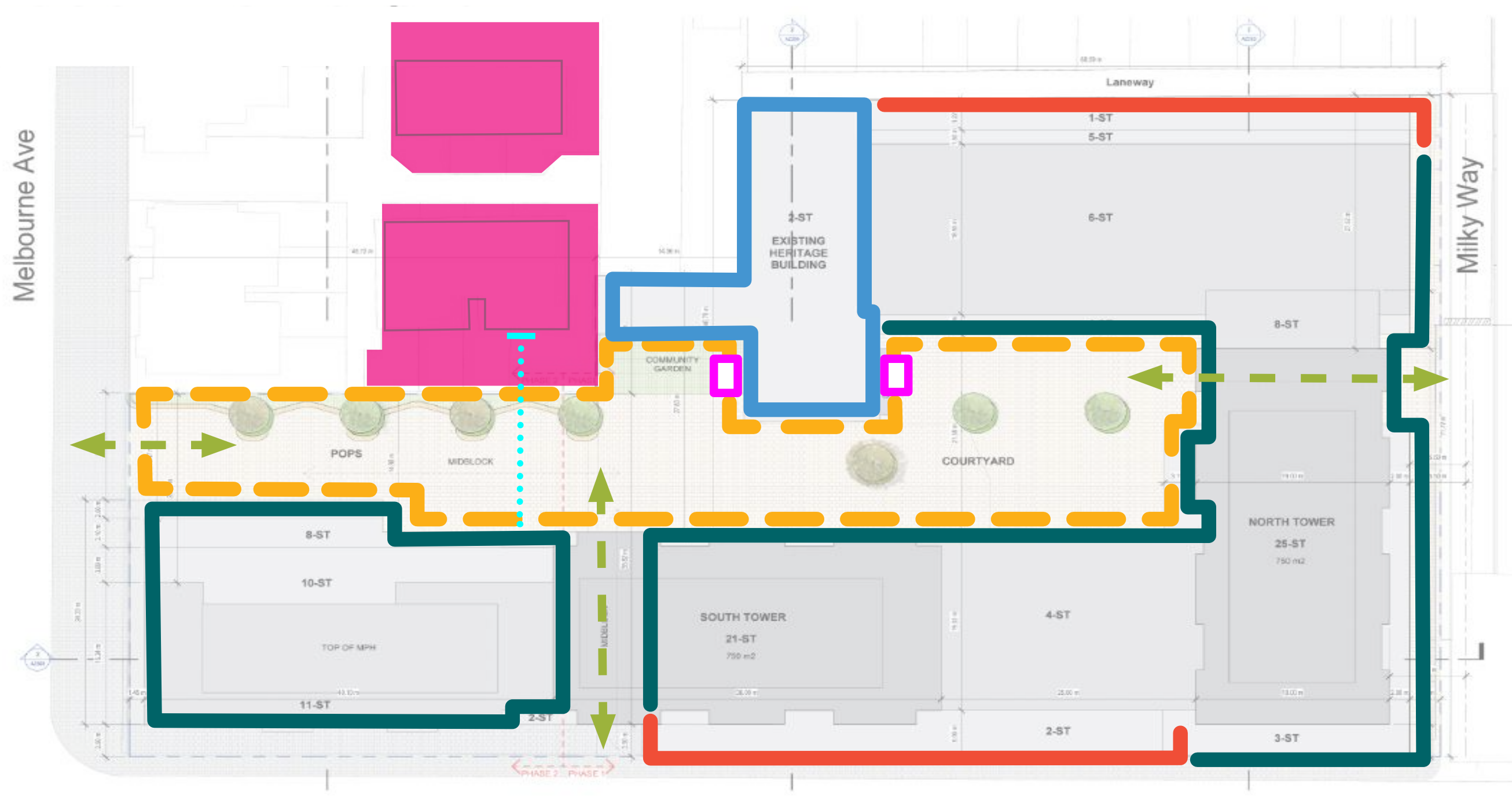
1221 King Street West
14 ST
Approved

- 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)

Facade retention in situ
- Sympathetic new construction/perimeter

Courtyard
- Mid-block connections

Setback to listed heritage buildings
- Historic chimney restoration

Listed heritage properties (Melbourne Place)

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





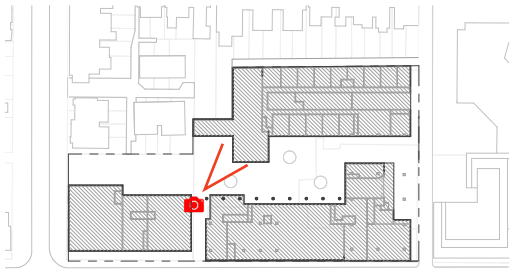
phase 2 ground floor



CONCEPT DEVELOPMENT

street view

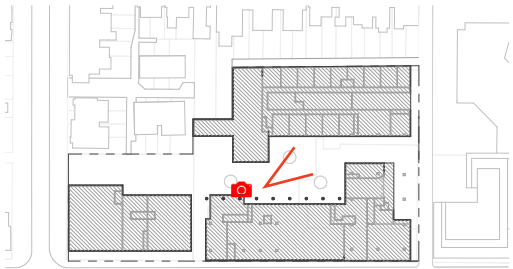
VIEW FROM EAST ENTRANCE LOOKING NORTH WEST



CONCEPT DEVELOPMENT

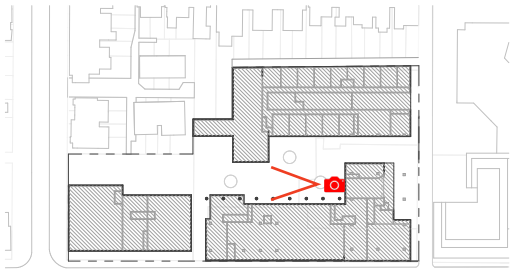
street view

VIEW FROM COURTYARD LOOKING NORTH WEST



street view

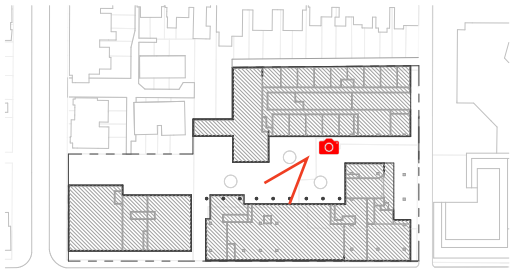
VIEW FROM COURTYARD LOOKING SOUTH



CONCEPT DEVELOPMENT

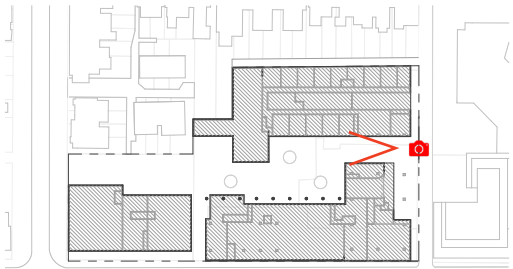
street view

VIEW FROM COURTYARD LOOKING SOUTH EAST



street view

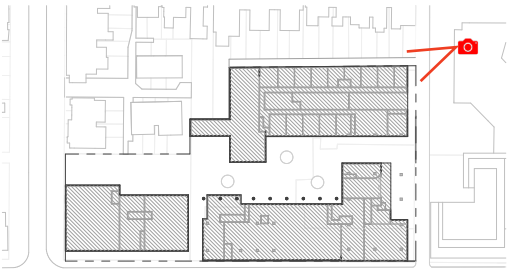
VIEW FROM MILK WAY ENTRANCE LOOKING SOUTH



CONCEPT DEVELOPMENT

street view

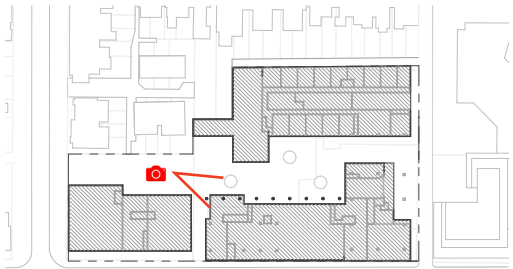
VIEW FROM MILKY WAY LOOKING TOWARDS LANEWAY



CONCEPT DEVELOPMENT

street view

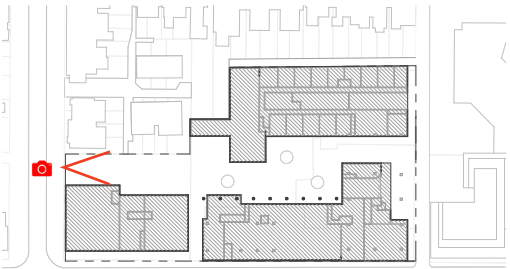
VIEW FROM P.O.P.S. LOOKING NORTH EAST



CONCEPT DEVELOPMENT

street view

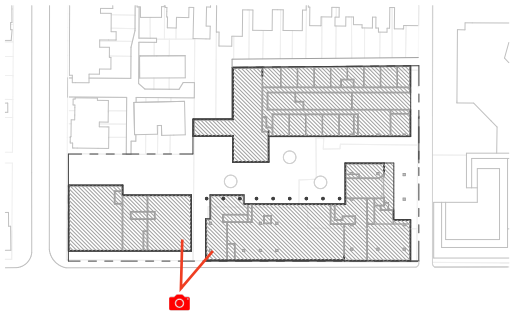
VIEW FROM P.O.P.S. ENTRANCE LOOKING NORTH



CONCEPT DEVELOPMENT

street view

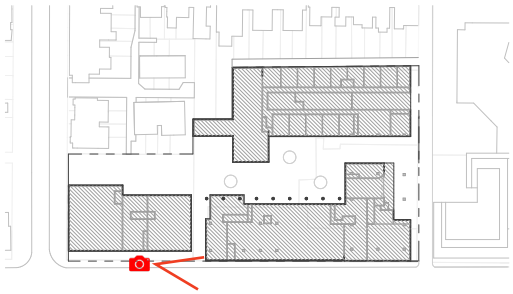
VIEW FROM DUFFERIN LOOKING WEST



CONCEPT DEVELOPMENT

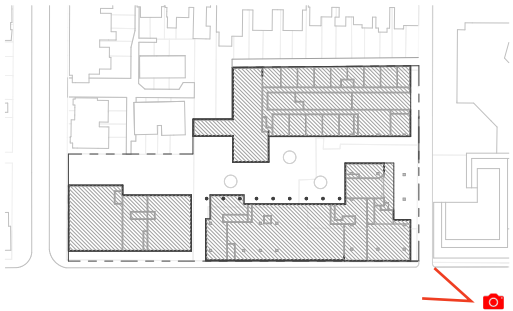
street view

VIEW FROM DUFFERIN LOOKING NORTH WEST



street view

VIEW FROM DUFFERIN AND MILKY WAY LOOKING SOUTH WEST



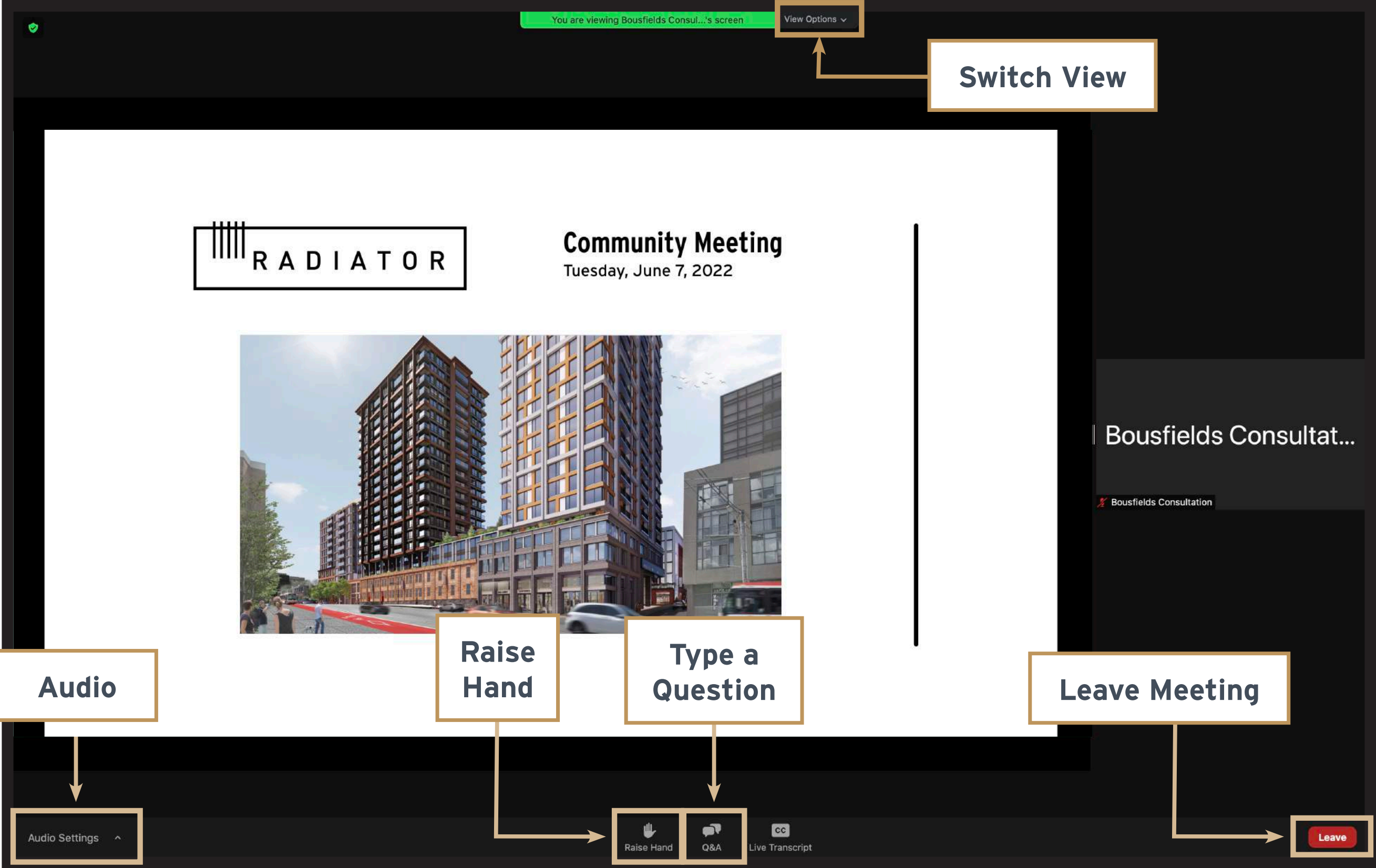
thank you

Question or Comments?

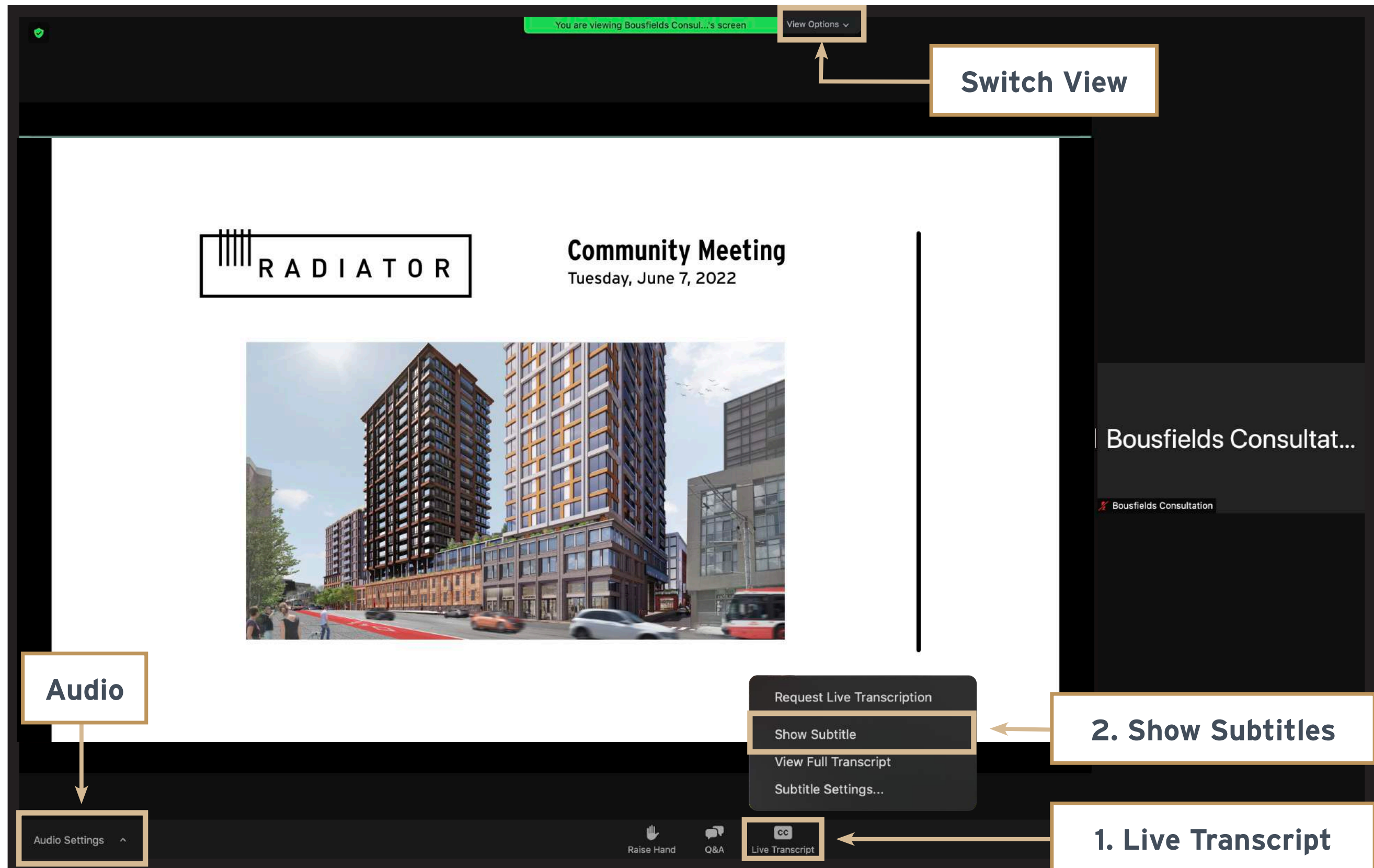
hullmark.ca/radiator



zoom settings



zoom settings



community map

