

1. The redevelopment of 1181 Queen Street West is highly desirable.
2. However, there are significant design issues for this site.
3. The new building must...
  - Provide a gateway to West Queen West.
  - Provide a pedestrian focus for new corner of Queen and Sudbury;
  - Complement and not overwhelm the Gladstone Hotel or the rest of the traditional Queen Street façade on the north;
  - Provide a break from the massive street wall of the buildings now under construction;
  - Provide fine-grain retail at grade to preserve the “main street” feel of Queen Street West.

## The buildings under construction on the south side...

- Have only slight differences in setbacks, step-backs and visual appearance;
- Are both built to eight (8) storeys;
- Will create a “canyon wall” on the south side that is completely out of scale to the north side.



1155 QUEEN STREET WEST

1111 QUEEN STREET WEST

X-X

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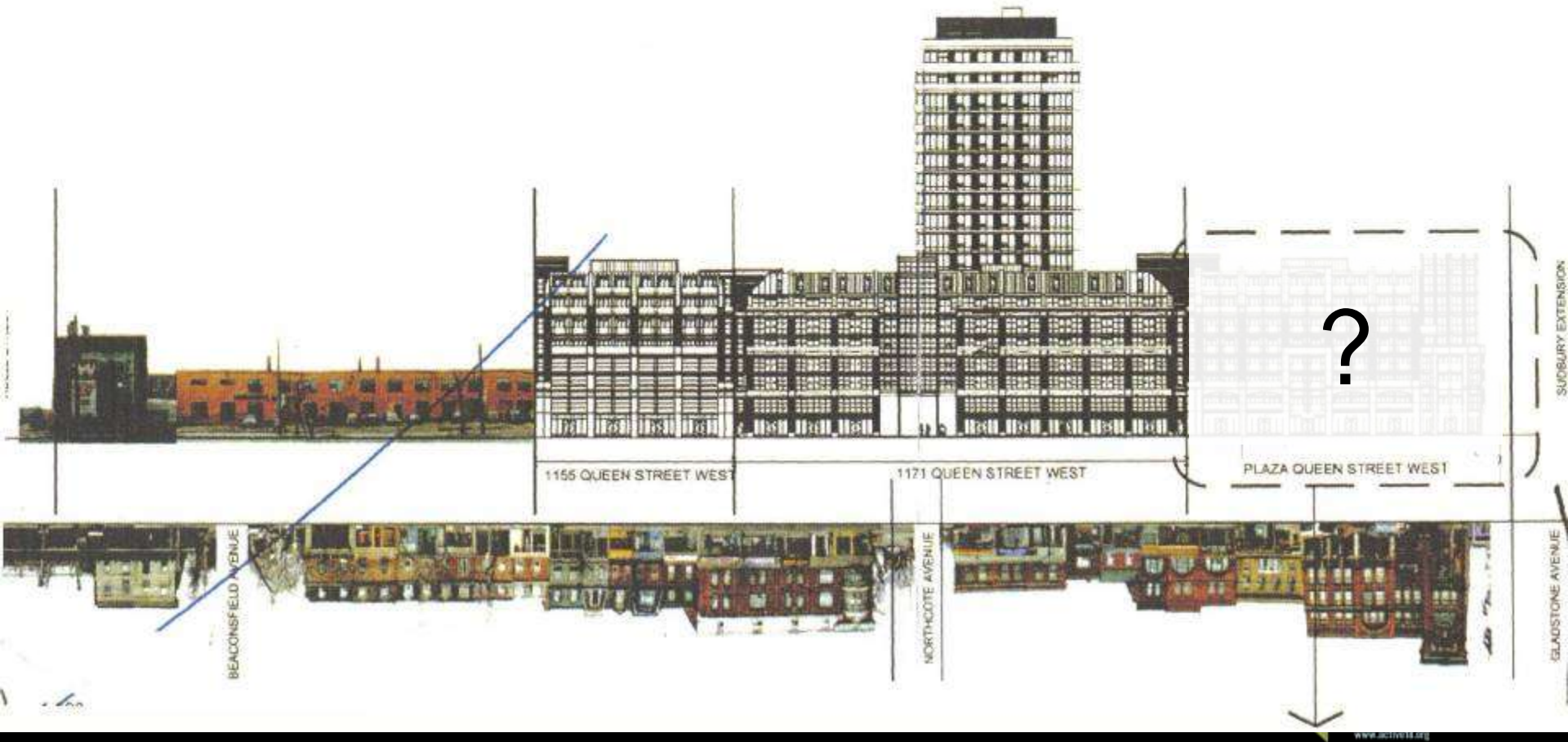
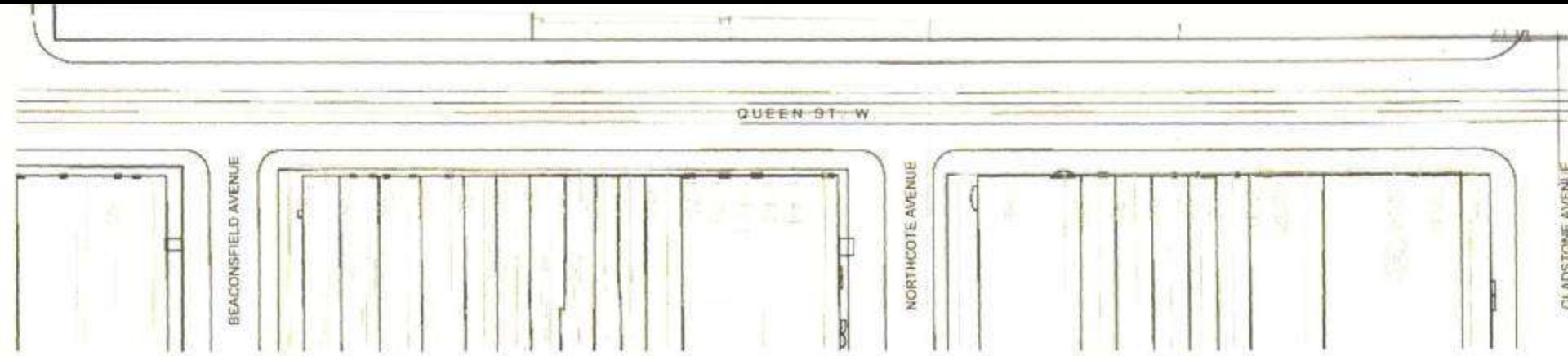
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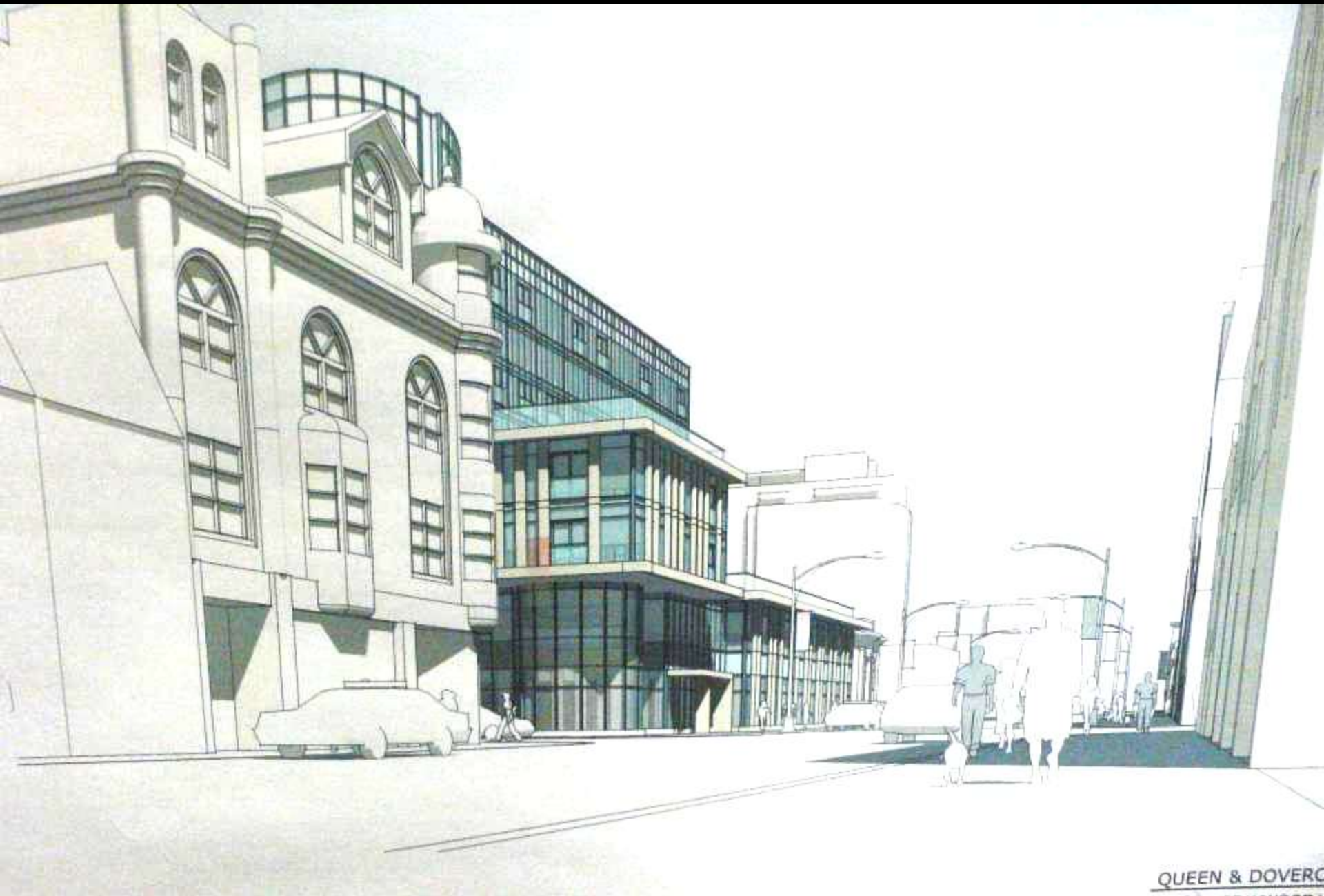
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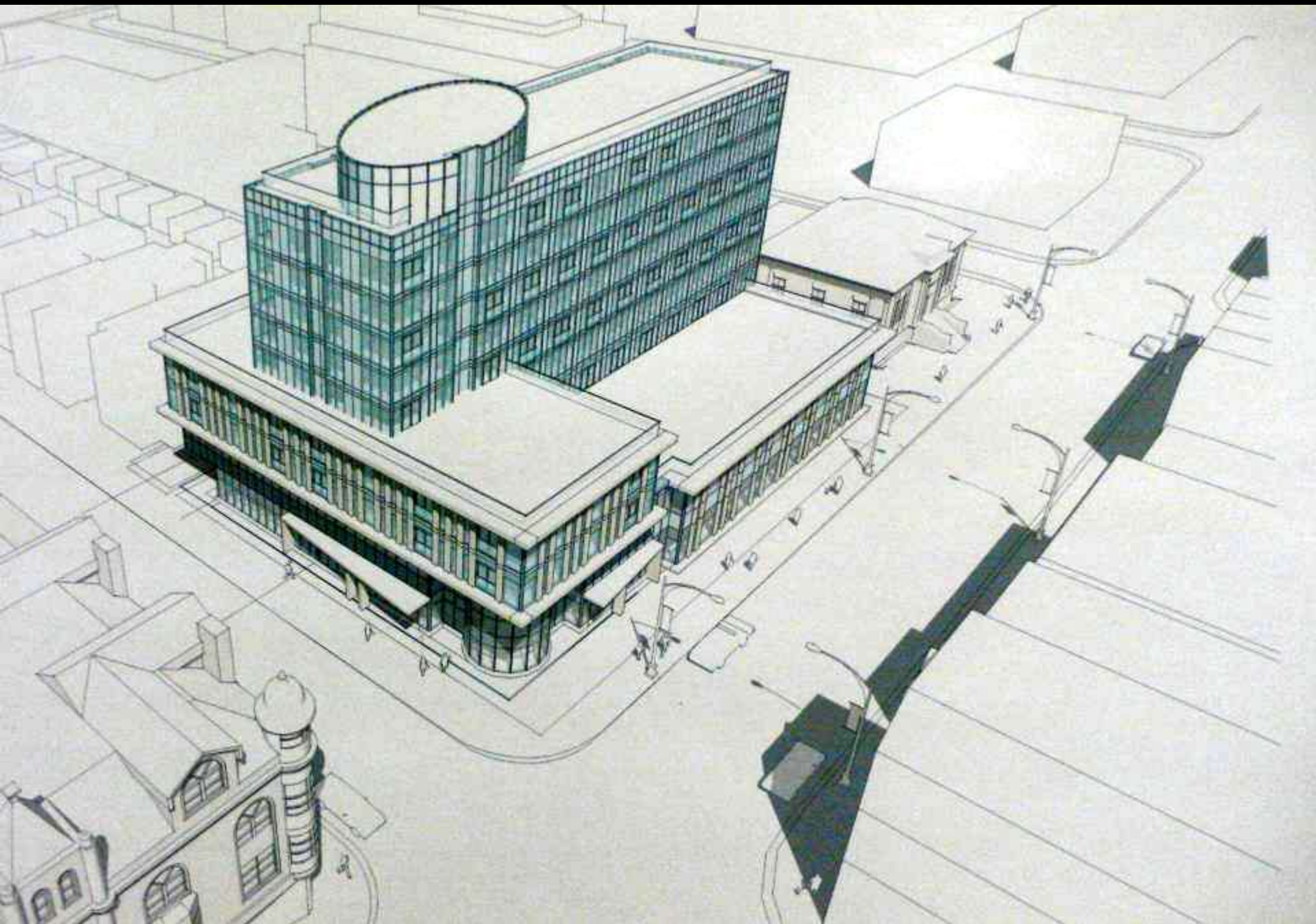


## Massing and Step Backs...

- The building proposed by Baywood at the corner of Queen and Dovercourt does a good job with the same problem. It has good variation in massing, height and step backs.
- Some more dramatic articulation of windows and use of colour could be very effective.







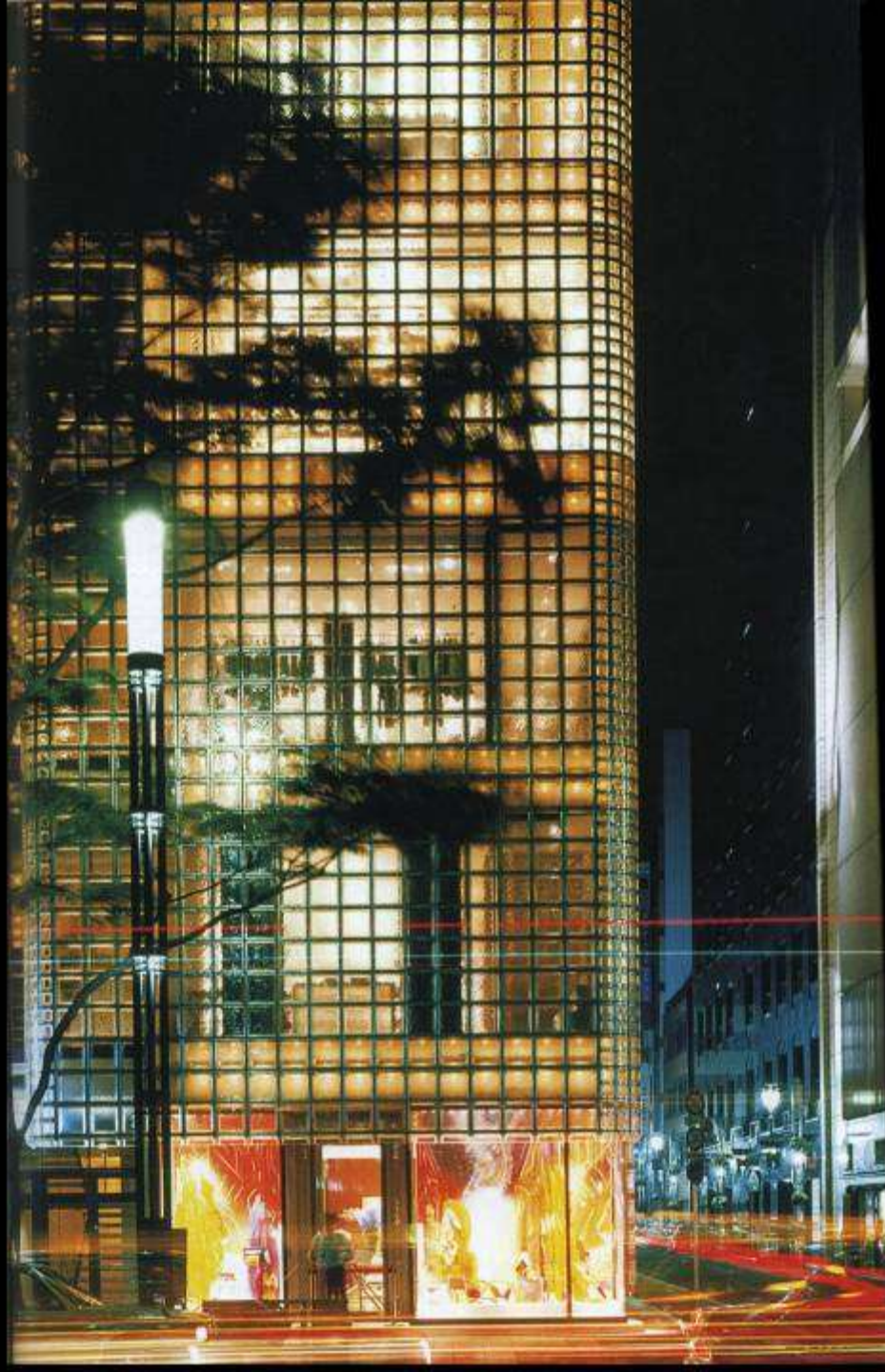


# Heights...

- The City permits heights to eight storeys along Queen in the proposed new zoning bylaw. The existing permission allows for five storeys.
- The corner of the new building does not necessarily have to be shorter than the Gladstone Hotel, but it has to be excellent.
- Probably the taller bulk should be at the south end of the site.
- Only if there is excellent design should the new building exceed five storeys.











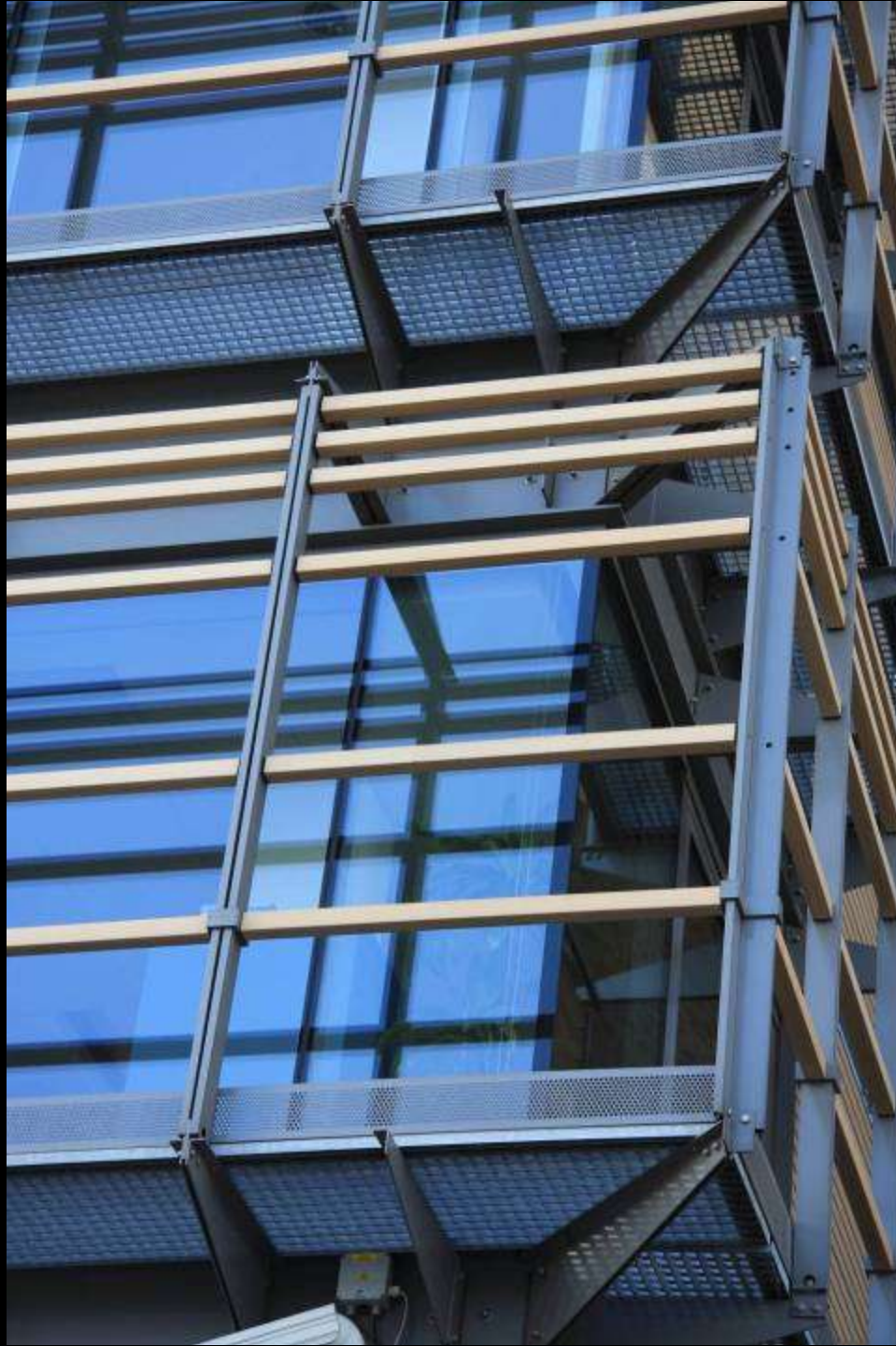
# Heights...

- The neighbourhood deserves its reputation as the heart of Toronto's Arts Community.
- The developers are trading on this to see their condos.
- The new park and network of public spaces will be art-oriented.
- Will be getting a new theatre.
- The new Queen Street should feature great design...





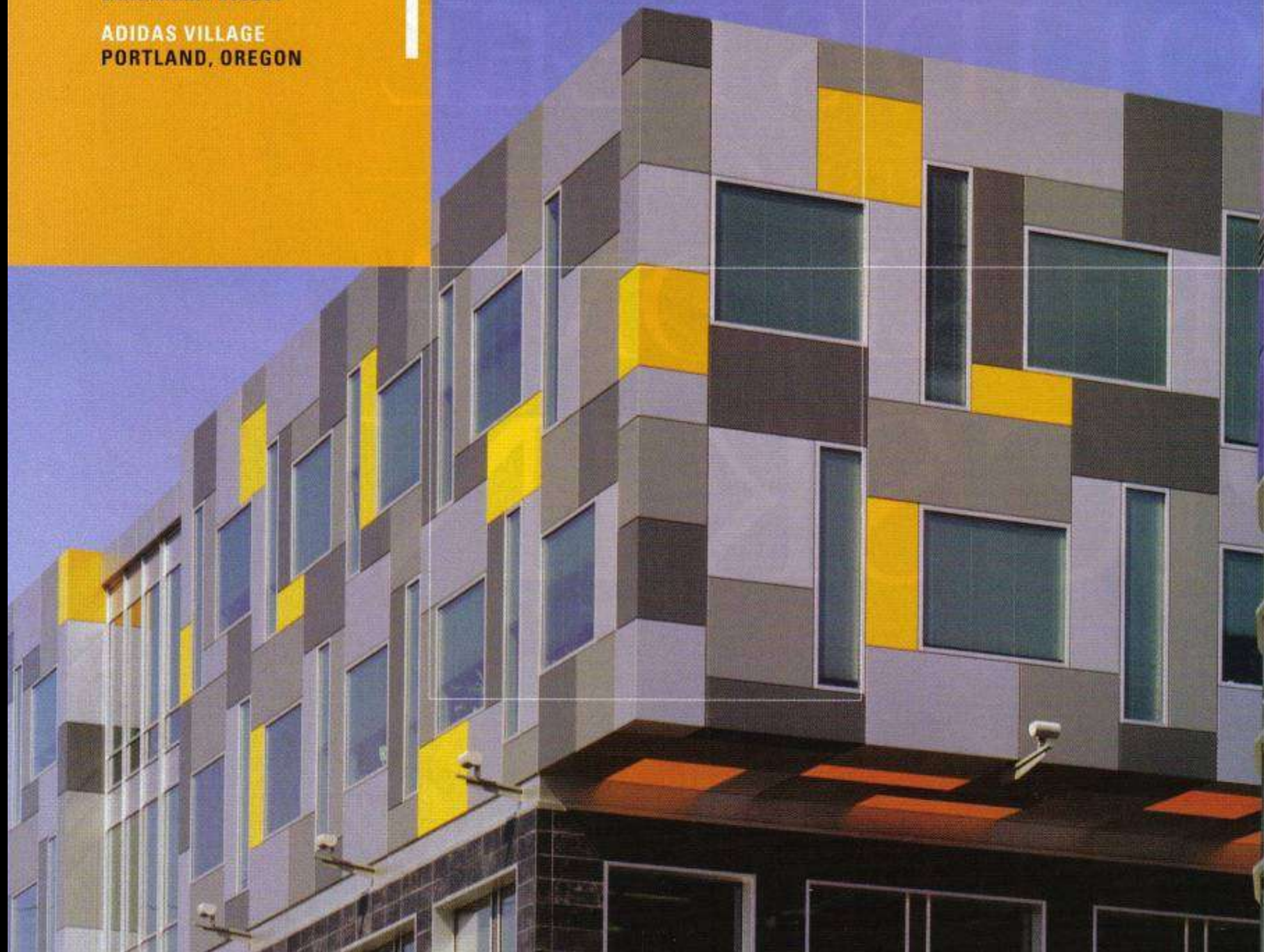




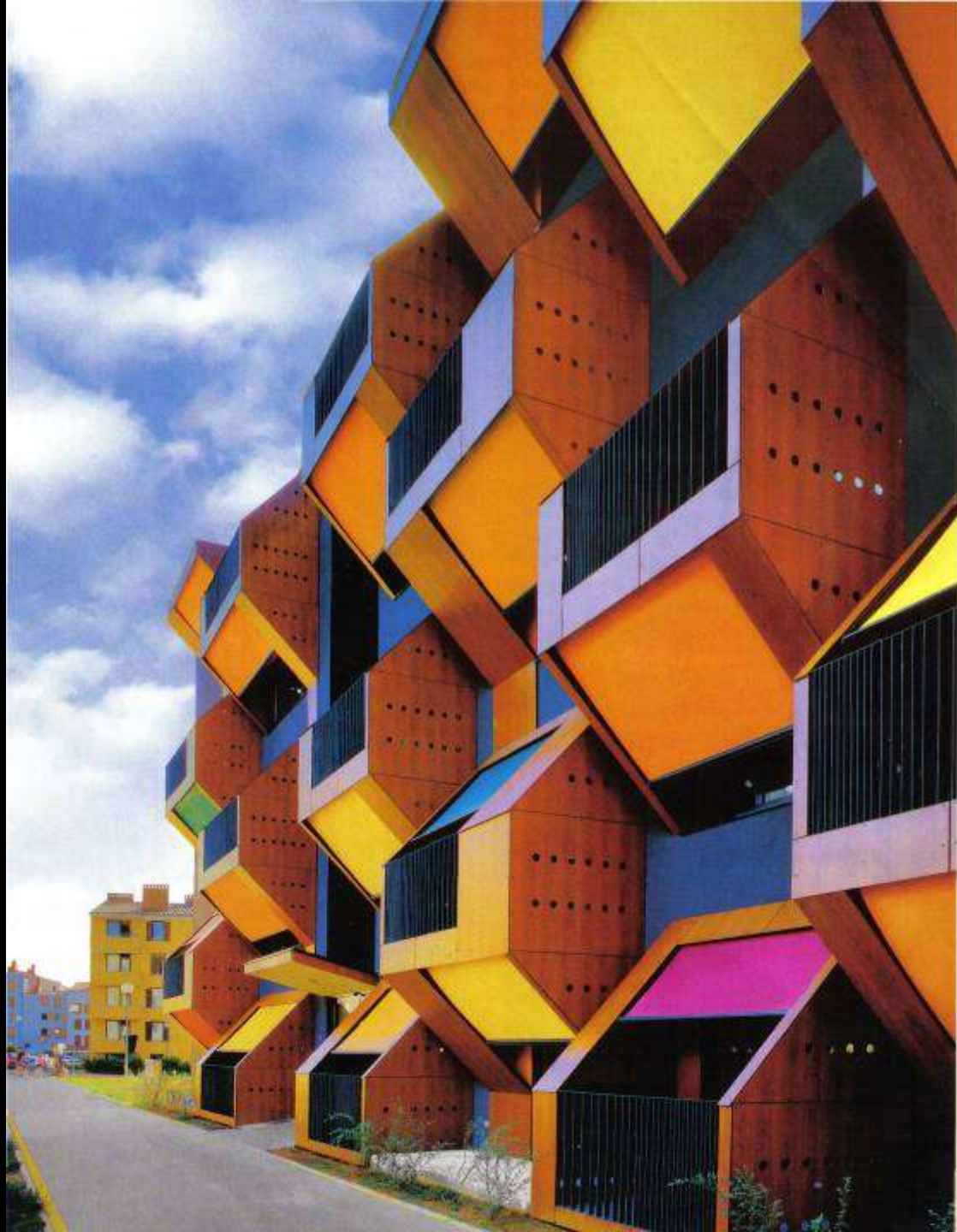


**LANDMARK PROJECT**

**ADIDAS VILLAGE  
PORTLAND, OREGON**















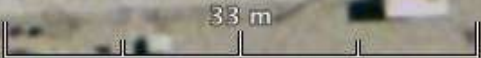
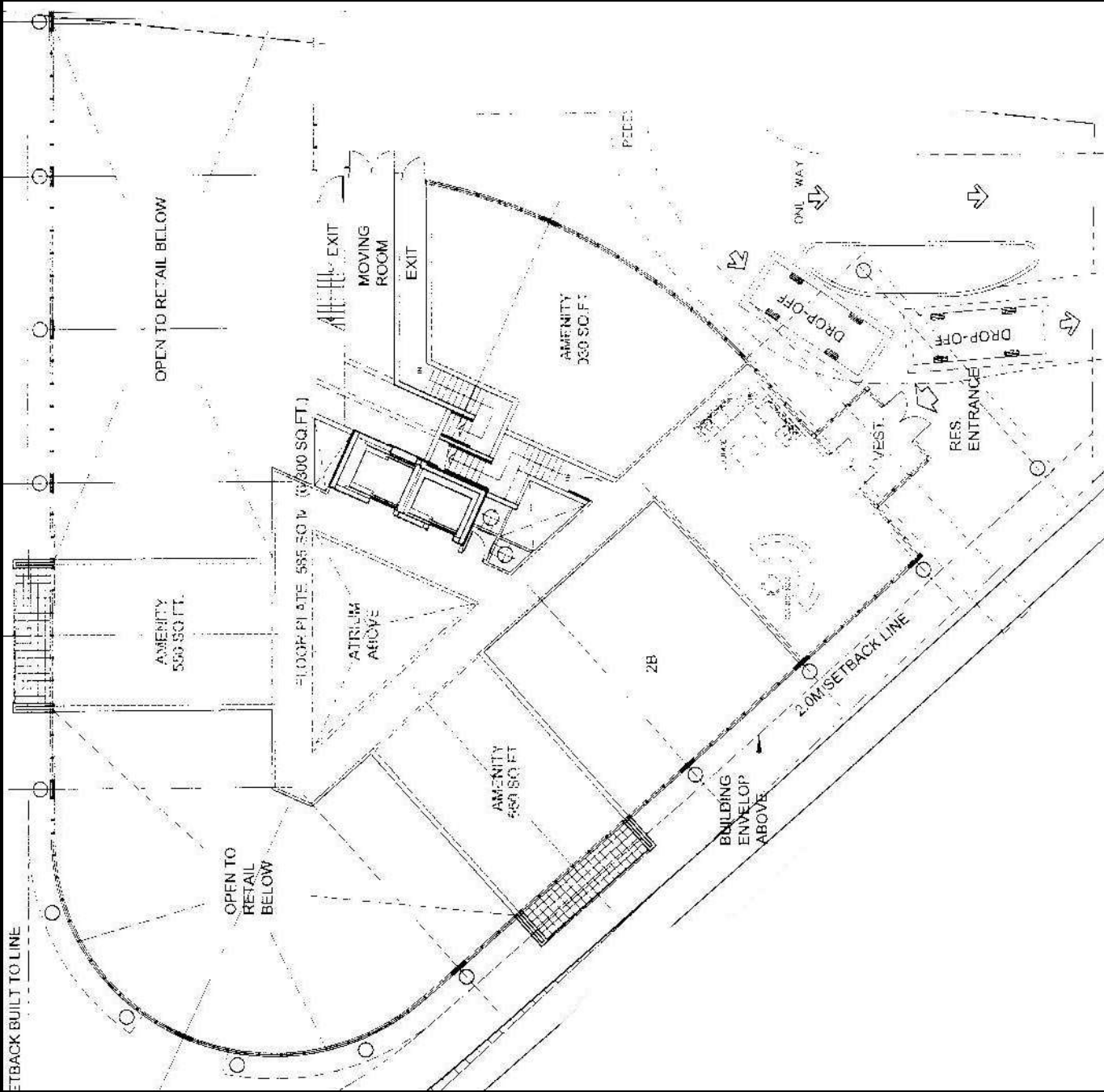


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Design sketch by Graham Caswell