

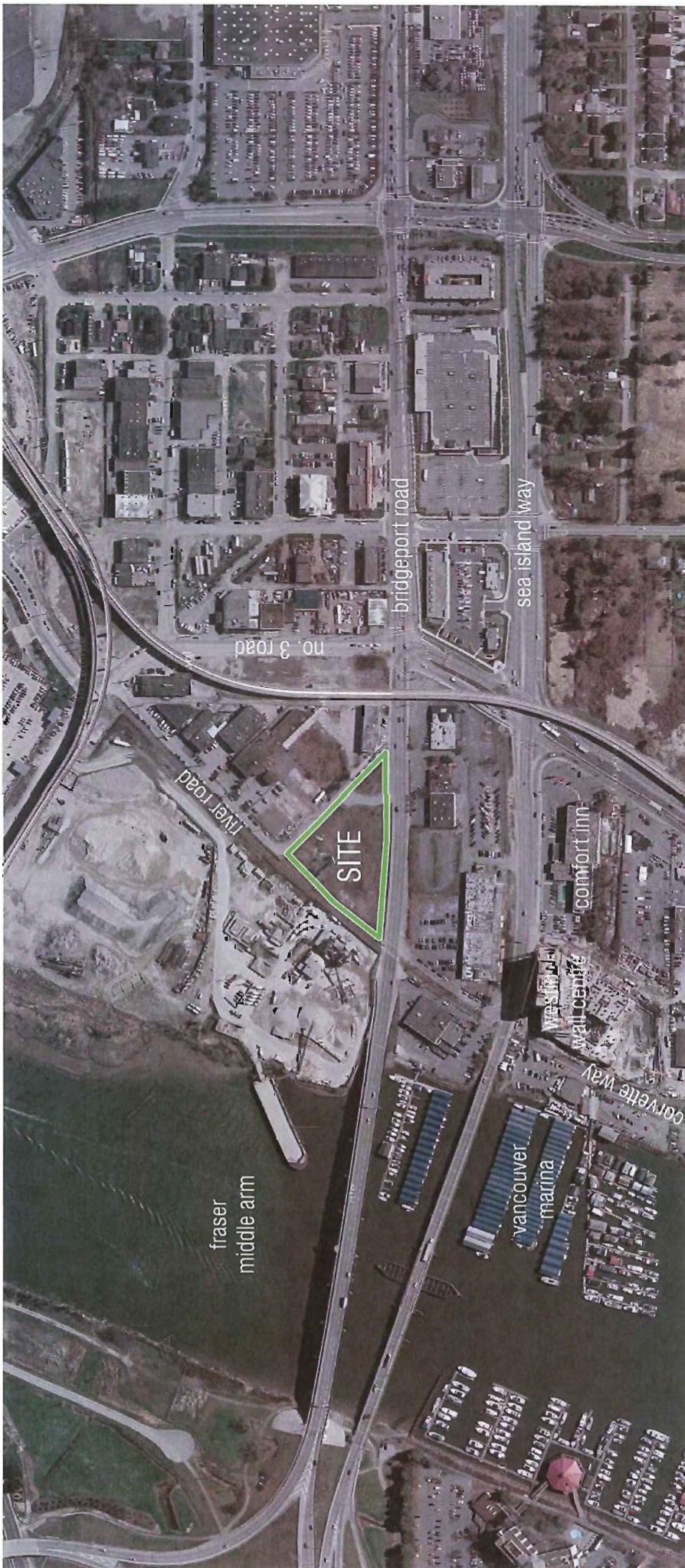
Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
February 11, 2015.



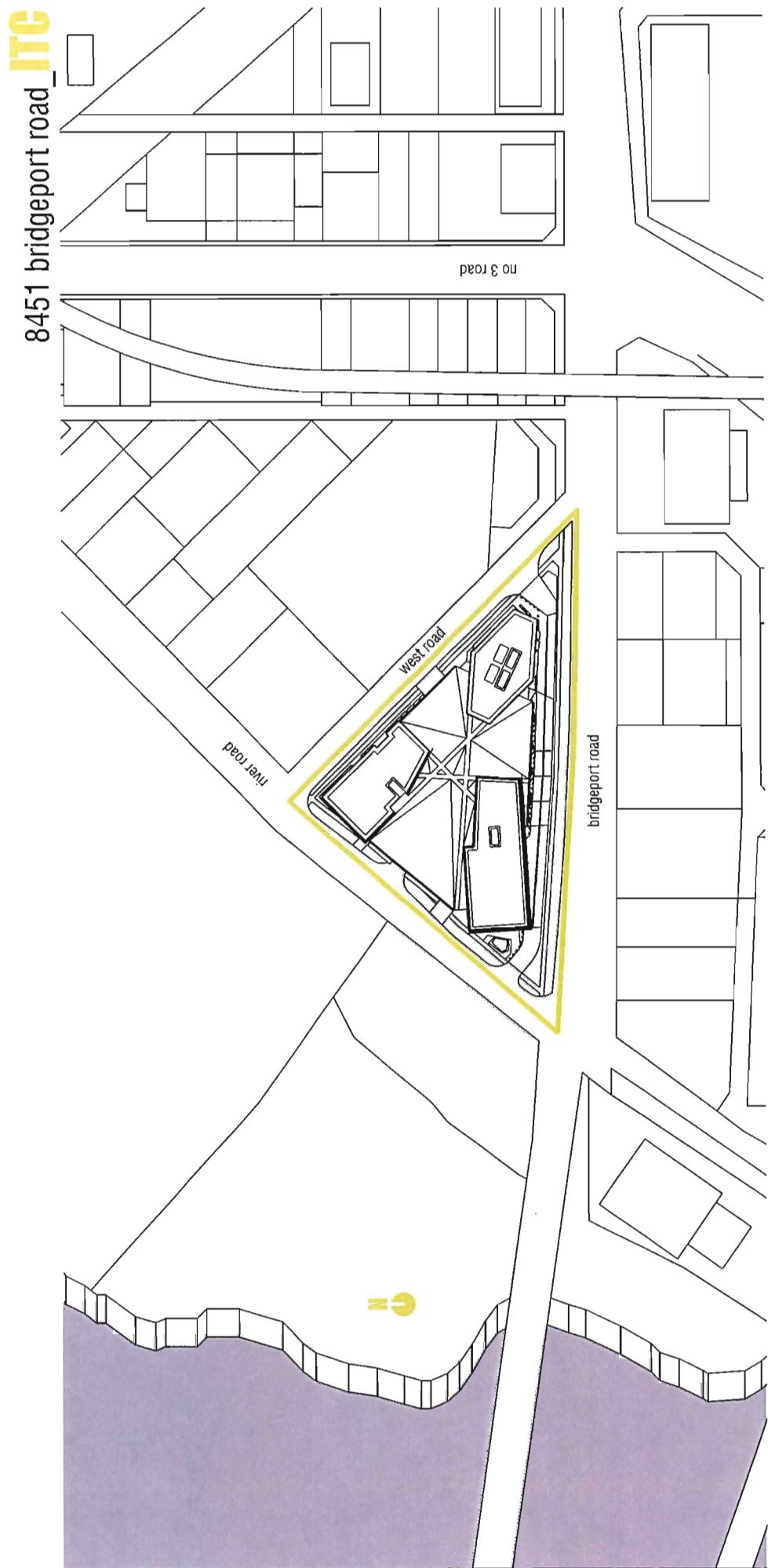
8451 bridgeport road _
development permit panel

02

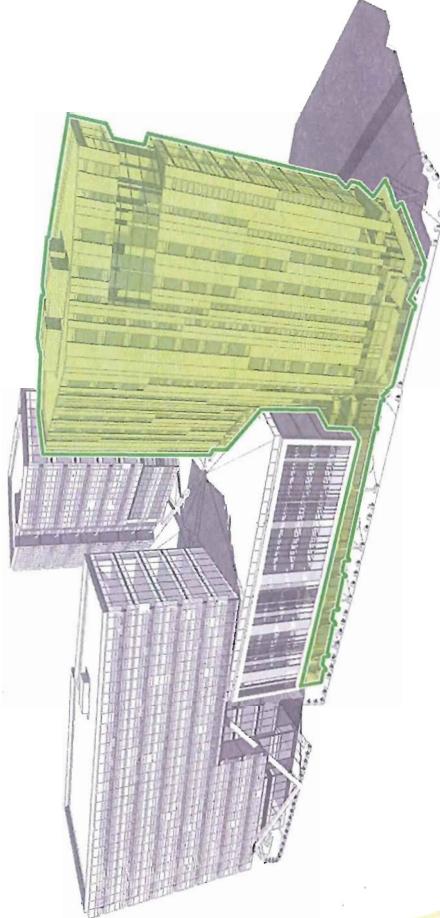
aerial view |



03



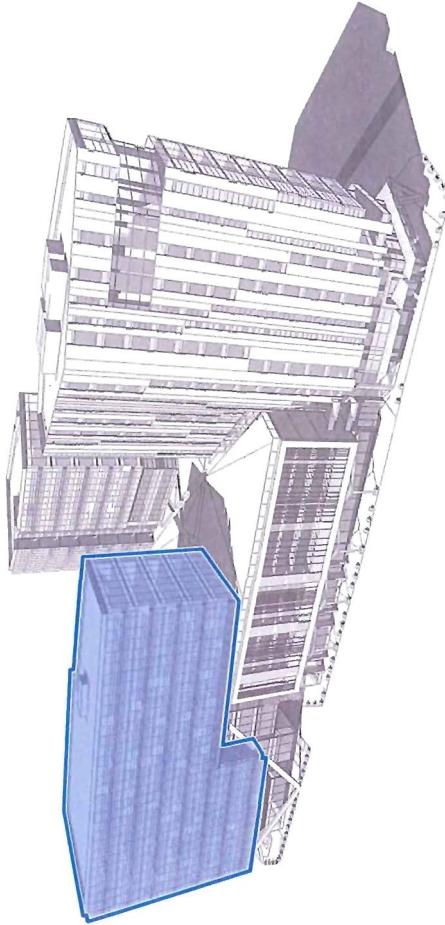
site plan |



The 14 level Hotel tower is located at the south east corner of the site, acting as a fulcrum for the overall development. Its angled diamond configuration creates a strong physical identity, obliquely aligned with Bridgeport Road. The base of the tower bites back into the main podium, unifying itself with the main development without losing its own distinct character. This lower level cut is counterweighted by a recessed slot on the upper levels of the opposite side, housing the main hotel bar that overlooks the SE corner. This slot perfectly aligns itself with the main entry and lobby at the ground floor, a double height space that wraps around the entire corner providing a strong visual connection with the surrounding public realm. The lobby extends adjacent the private road interfacing with additional restaurant and bar facilities with designated outdoor space

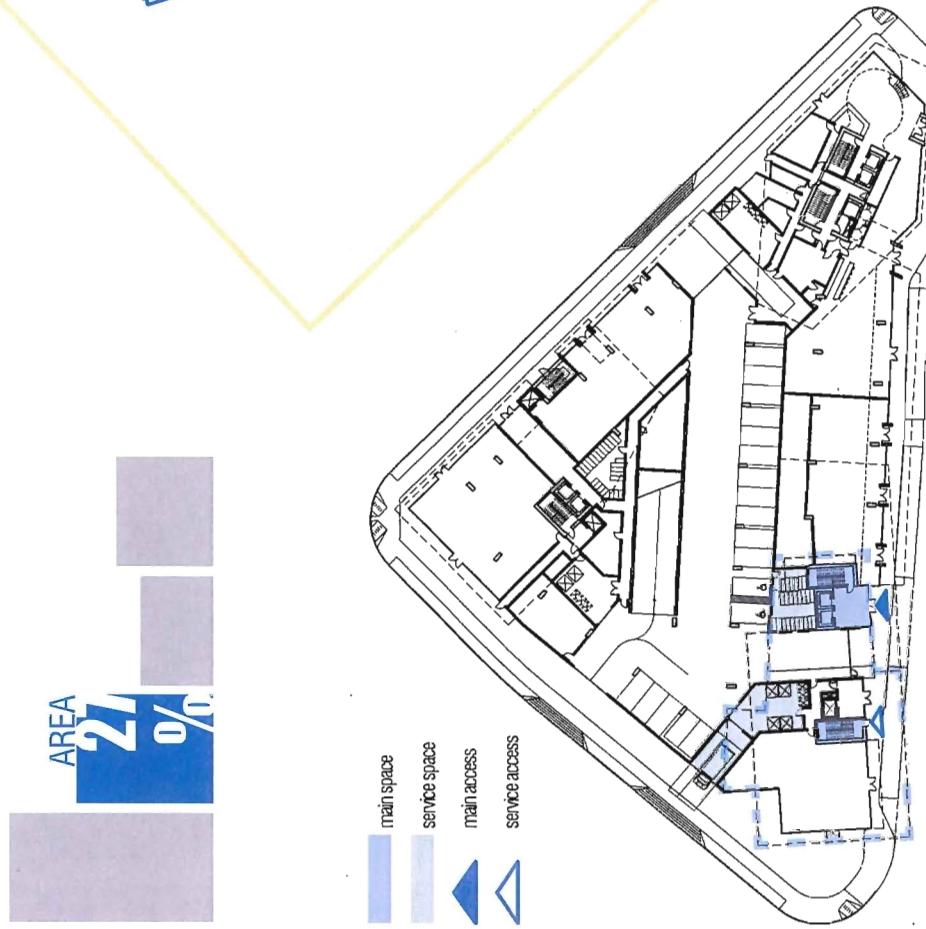
05

8451 bridgeport road_ITG

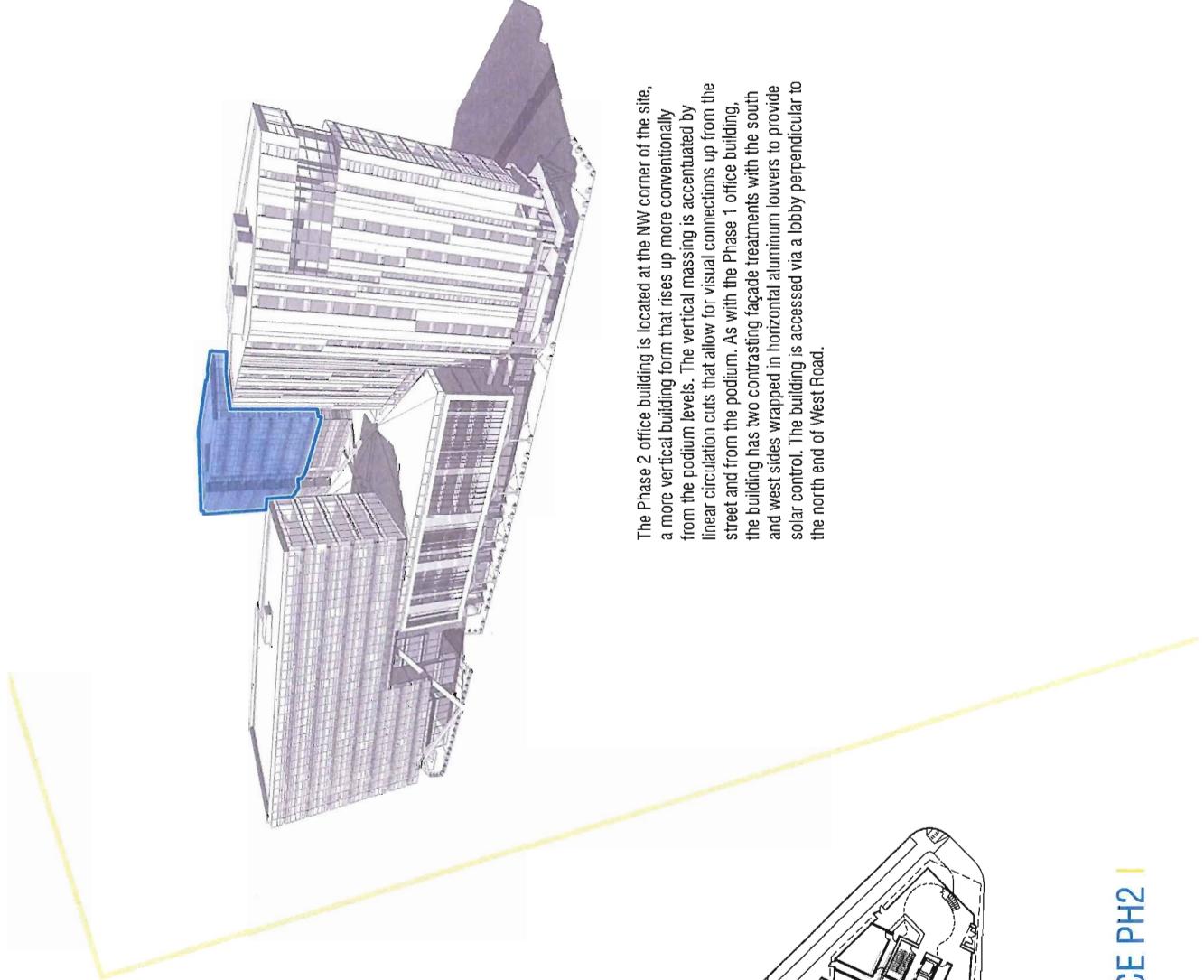


The Phase 1 office building is located at the SW corner of the site, a linear horizontal box that perches itself on the podium, having out from the hotel axis point. The Phase 1 office is the lowest and longest of the three building components above the podium; its height helping to minimise the overshadowing of the outdoor amenity space and its length designed to act as a linear buffer along Bridgeport Road. The massing has been deliberately canted out over the private road to help visually break up the long south facing flat frontage while providing weather protection to the commercial spaces and pedestrian access below. The office is accessed via a lobby adjacent to the parkade entry off the private road.

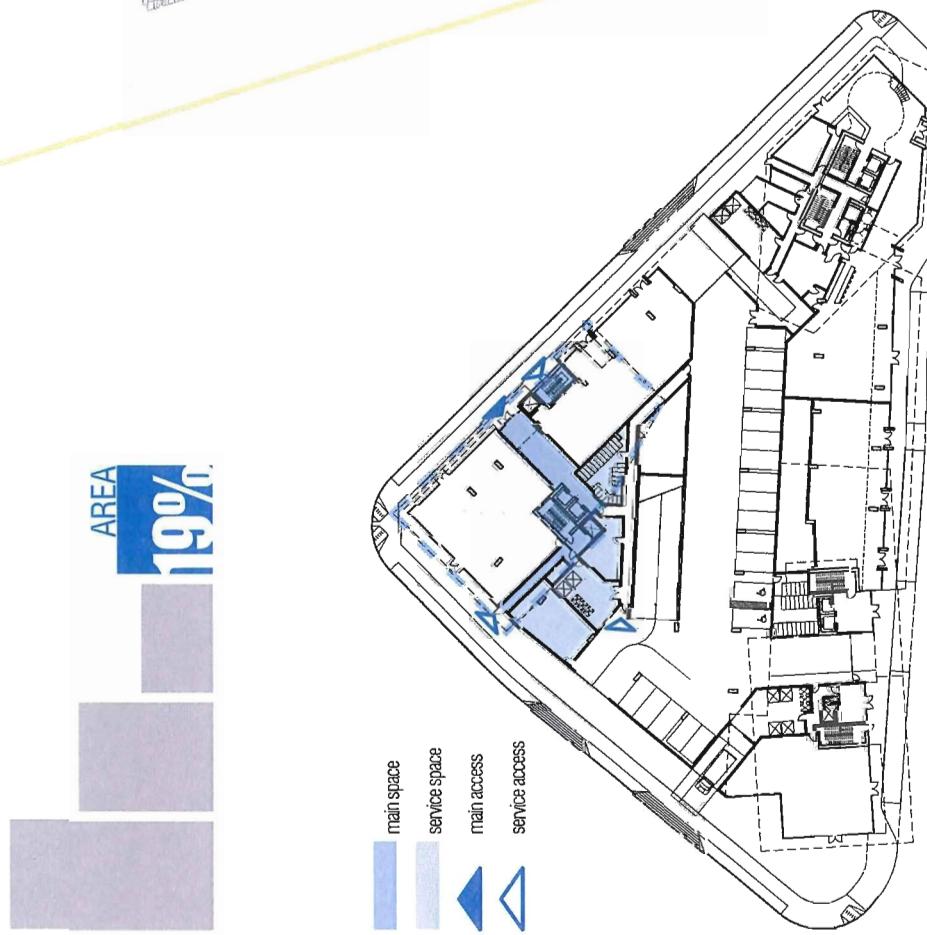
functions analysis - OFFICE PH1



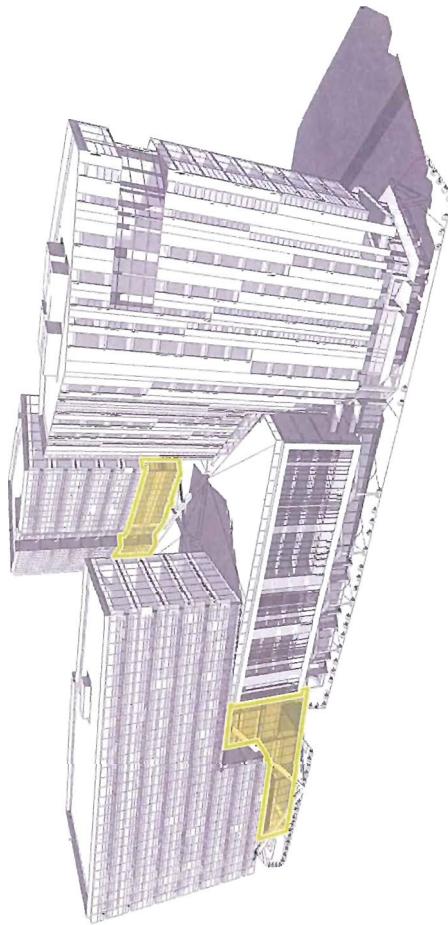
AREA
21
%



The Phase 2 office building is located at the NW corner of the site, a more vertical building form that rises up more conventionally from the podium levels. The vertical massing is accentuated by linear circulation cuts that allow for visual connections up from the street and from the podium. As with the Phase 1 office building, the building has two contrasting facade treatments with the south and west sides wrapped in horizontal aluminum louvers to provide solar control. The building is accessed via a lobby perpendicular to the north end of West Road.



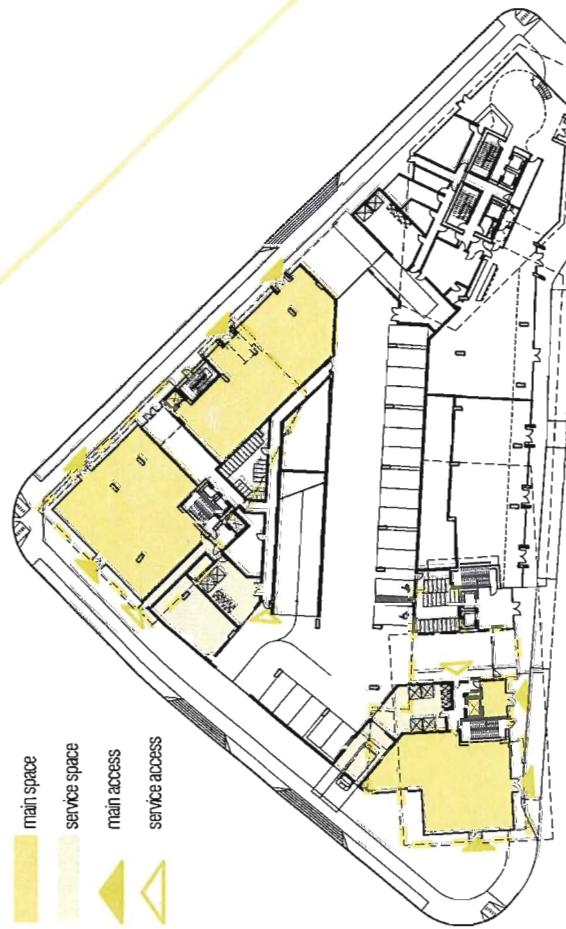
8451 bridgeport road



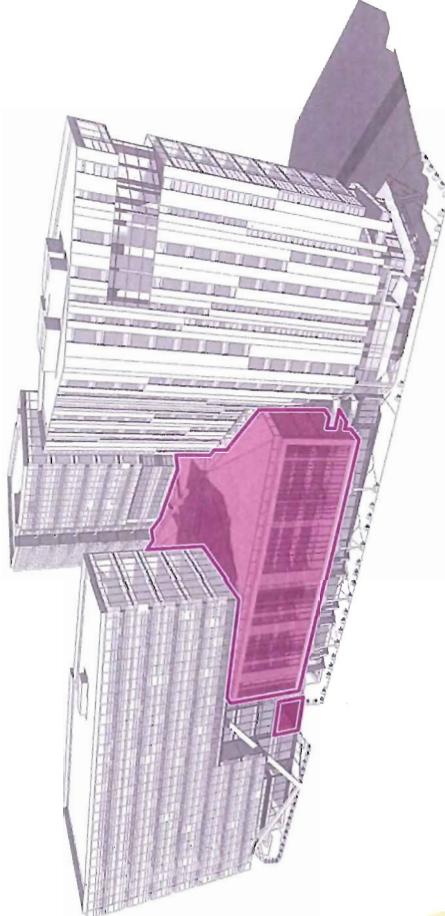
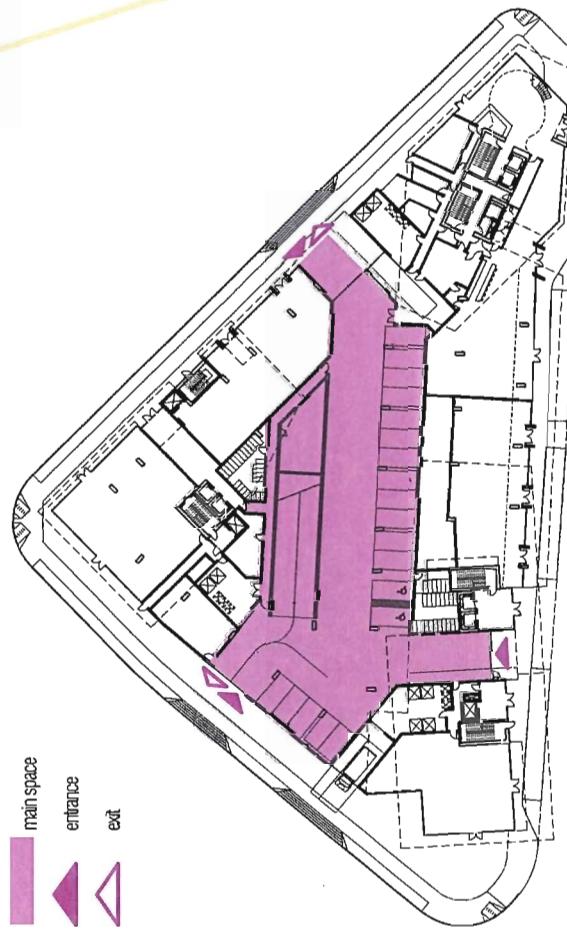
The commercial spaces interweave the lower levels of the tower components, wrapping around the podium base to provide engaging spaces that complement the surrounding public realm. The variety of scale and shape of these spaces allows for a diverse mix of tenants and services, many of which will benefit the development as a whole. Excluding the hotel, the remaining corners of the site will be anchored by sizable commercial spaces that will help animate the street and provide frontage transparency. All of the ground tenancies will be accessed directly from the street and upper level commercial spaces accessed from the parking levels or via a commercial elevator.

07

functions analysis - COMMERCIAL I



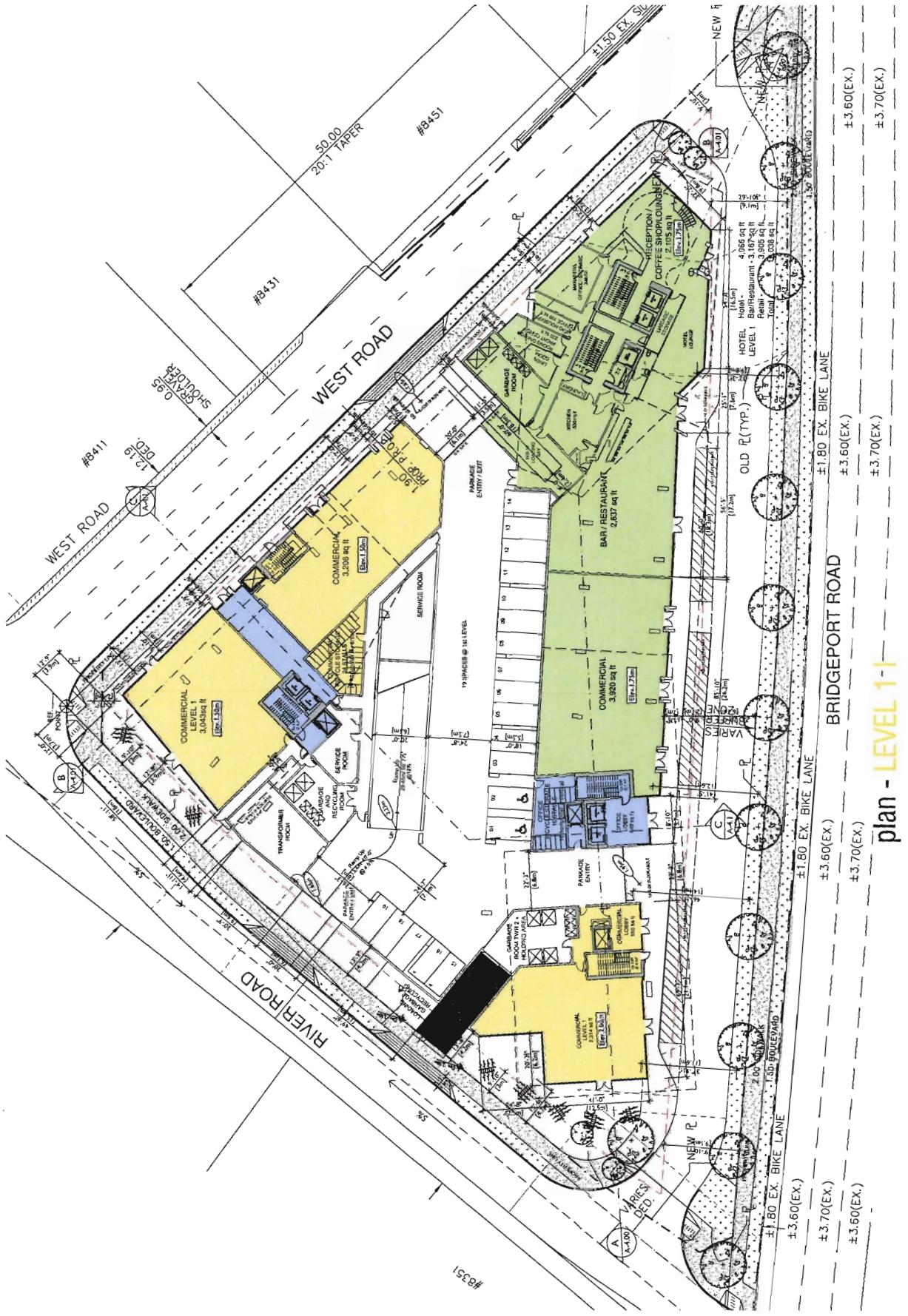
functions analysis - PARKADE |



There are 5 levels of parking that form the bulk of the podium levels, into which the three tower components interlock. Rather than be treated as a hidden auxiliary space, the intention was to embrace the unique physical mass of the parking levels and use them as a supplementary design feature, exposing their faces where appropriate. Rectangular frames were stretched across the podium levels to help bond together the office and hotel building components. These linear frames were then filled with irregular spaced vertical louvers and green trellis that help screen the parking while providing a visual rhythm along the streetwall frontages.

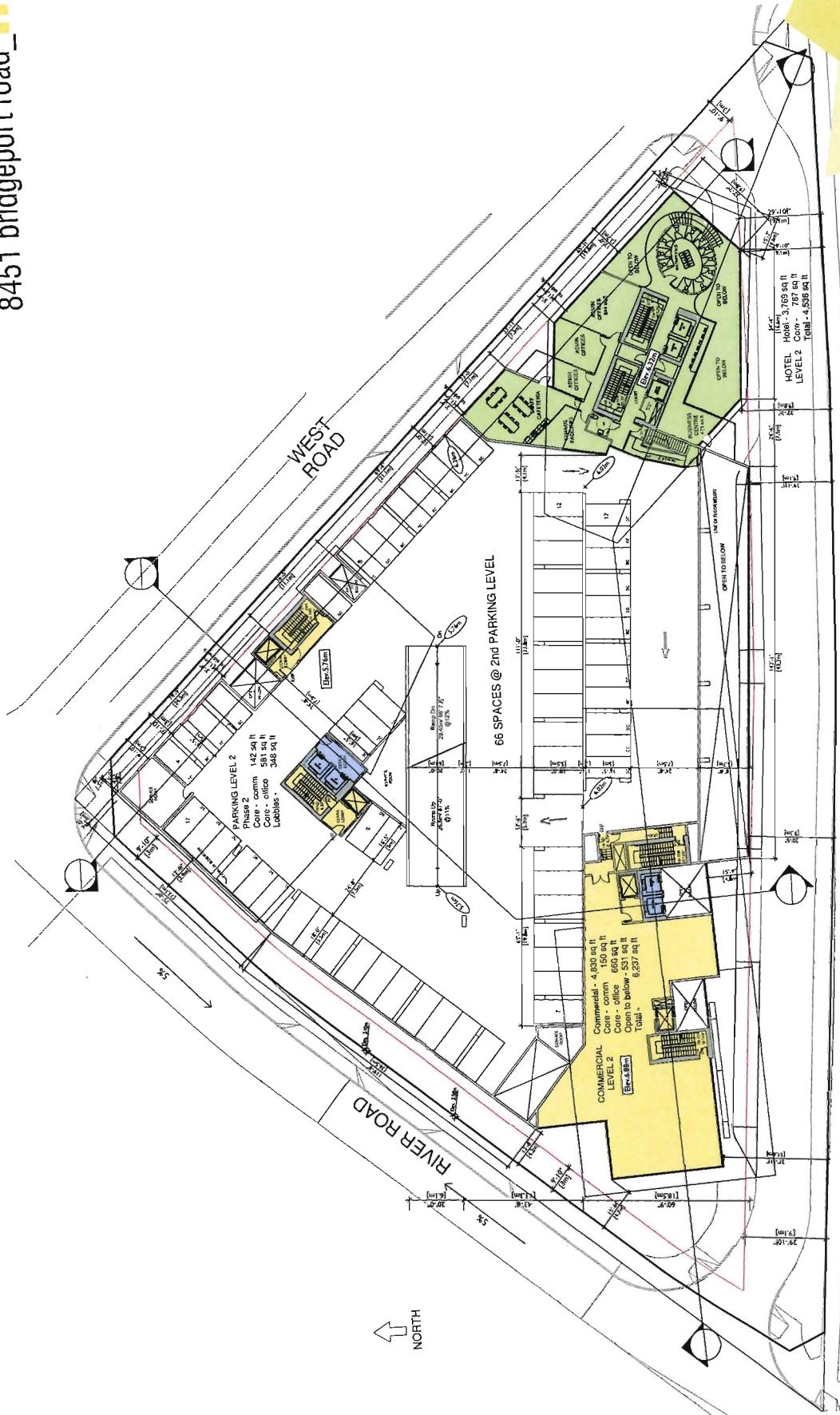
The podium roof area provides invaluable outdoor amenity that is fully accessible to the residents of the development. The space is a unifying element that comprises of a series of interconnecting landscaped features that playfully interweave the physical masses of the surrounding building forms. Soft landscaped elements and water features harmonise within hard landscaped surface treatments to create spaces for interaction, relaxation and contemplation. An outdoor pool and lounge area provide open amenity facilities for the hotel and spa while benches, water features and lawn areas provide appropriate recreational space for the office tenants. The public and private spaces are carefully delineated through the discrete use of rows of vegetation and guardrails. In addition to serving as amenity space, the landscaped podium roof provides a visually appealing overlook from the neighbouring buildings, animated throughout the day by the various tenants.





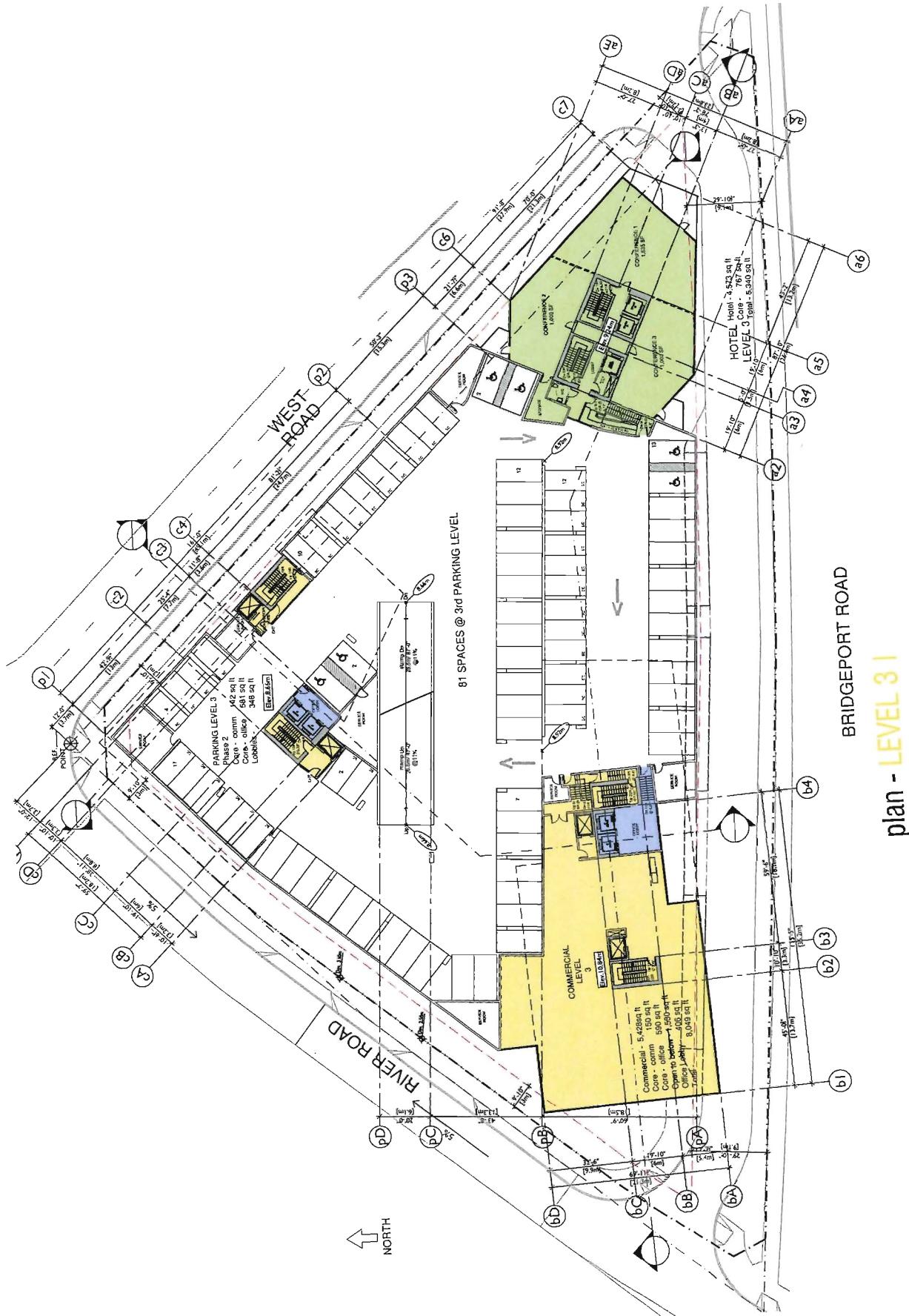
8451 bridgeport road **ITE**

11



BRIDGEPORT ROAD

plan - **LEVEL 2**

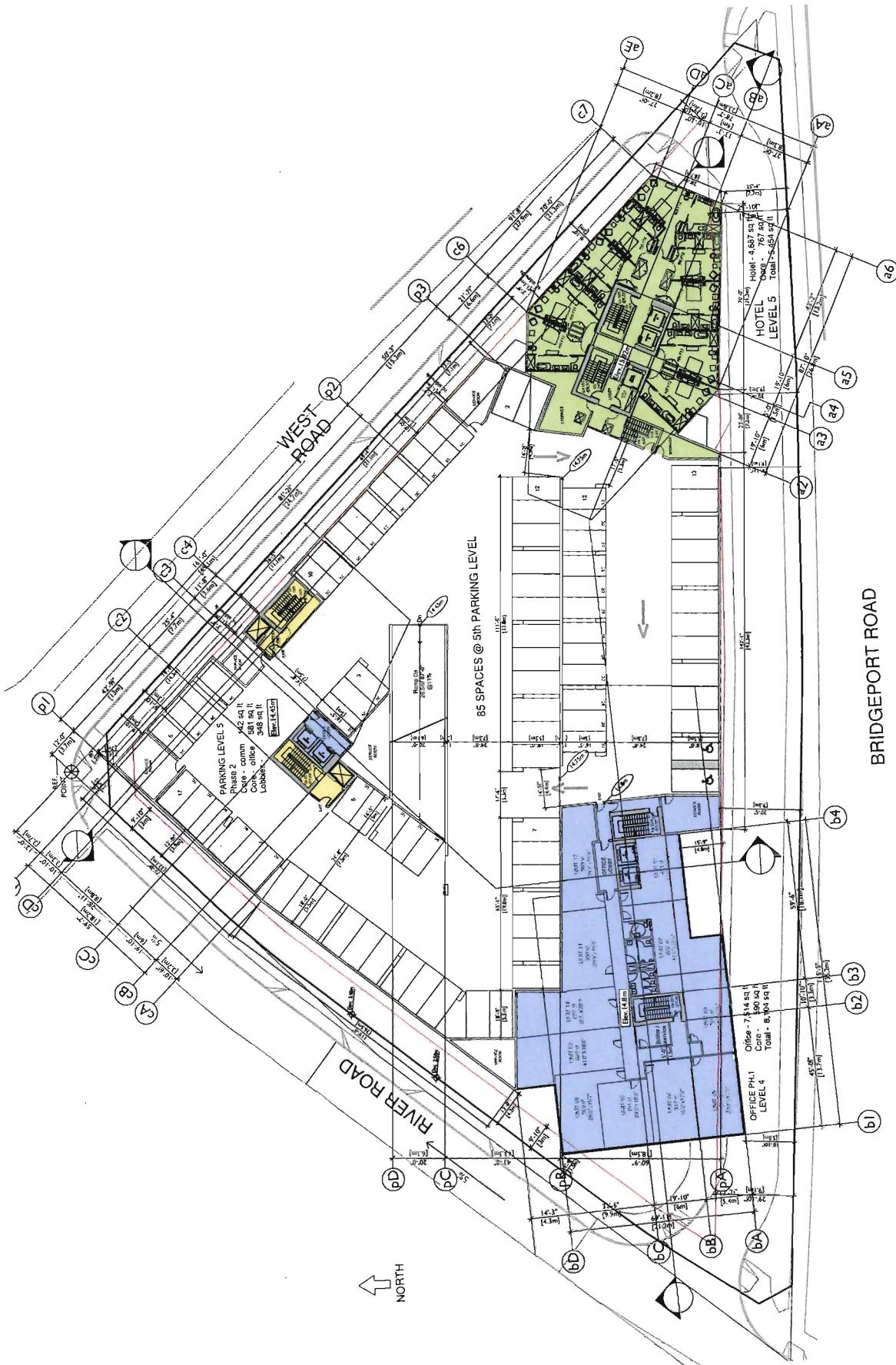


8451 bridgeport road **ITC**

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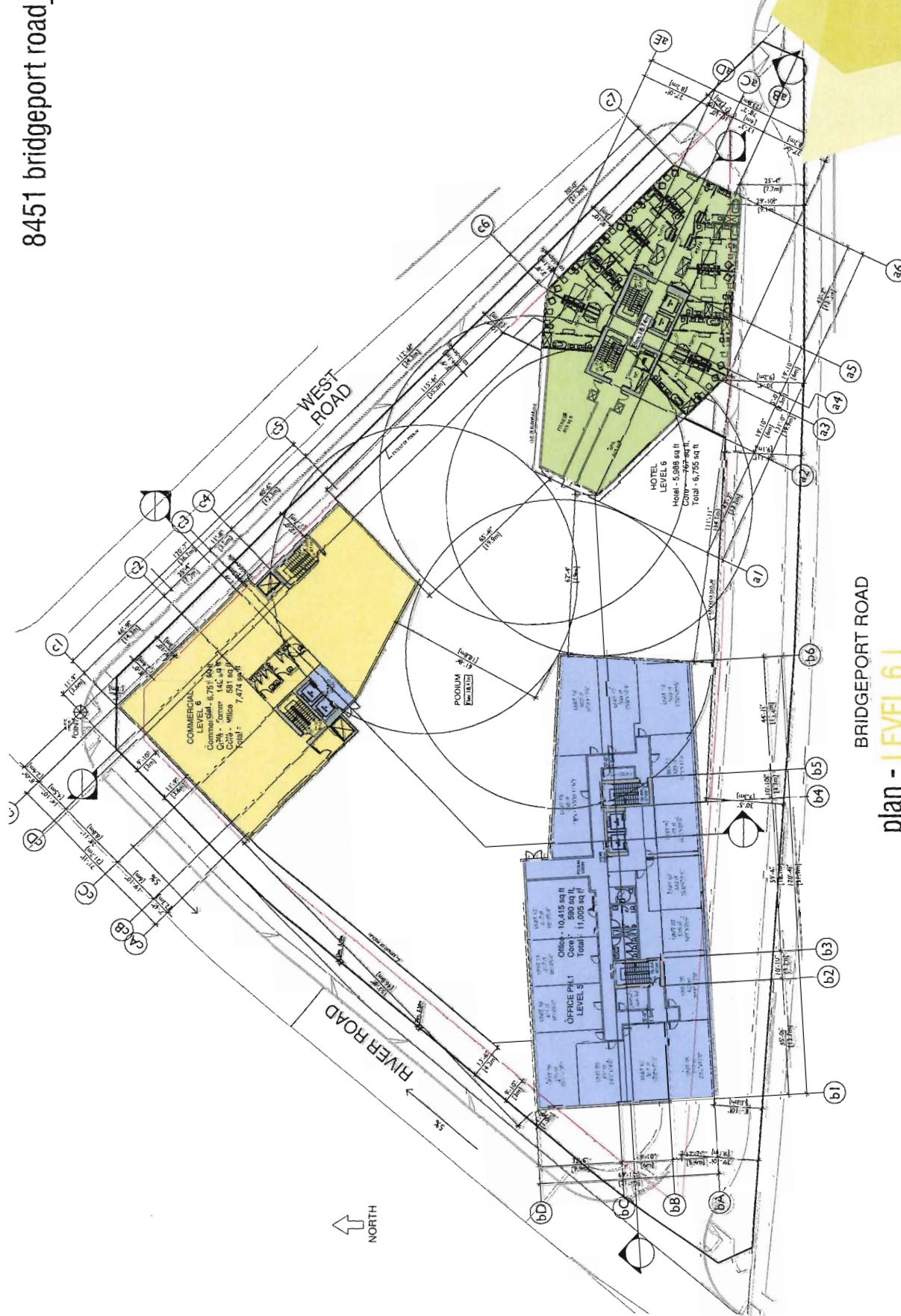


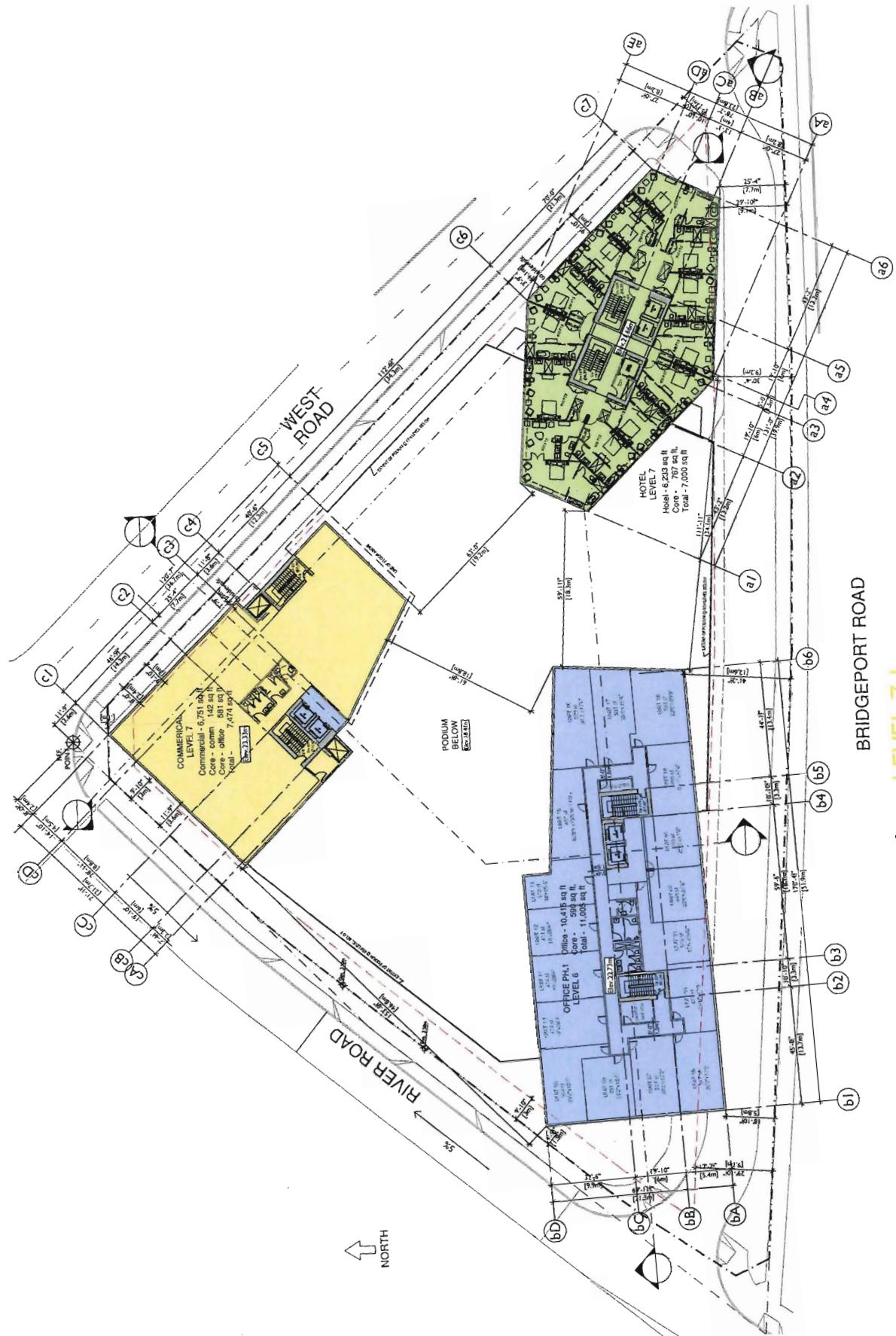
plan - LEVEL 5 |



BRIDGEPORT ROAD
plan - LEVEL 6 |

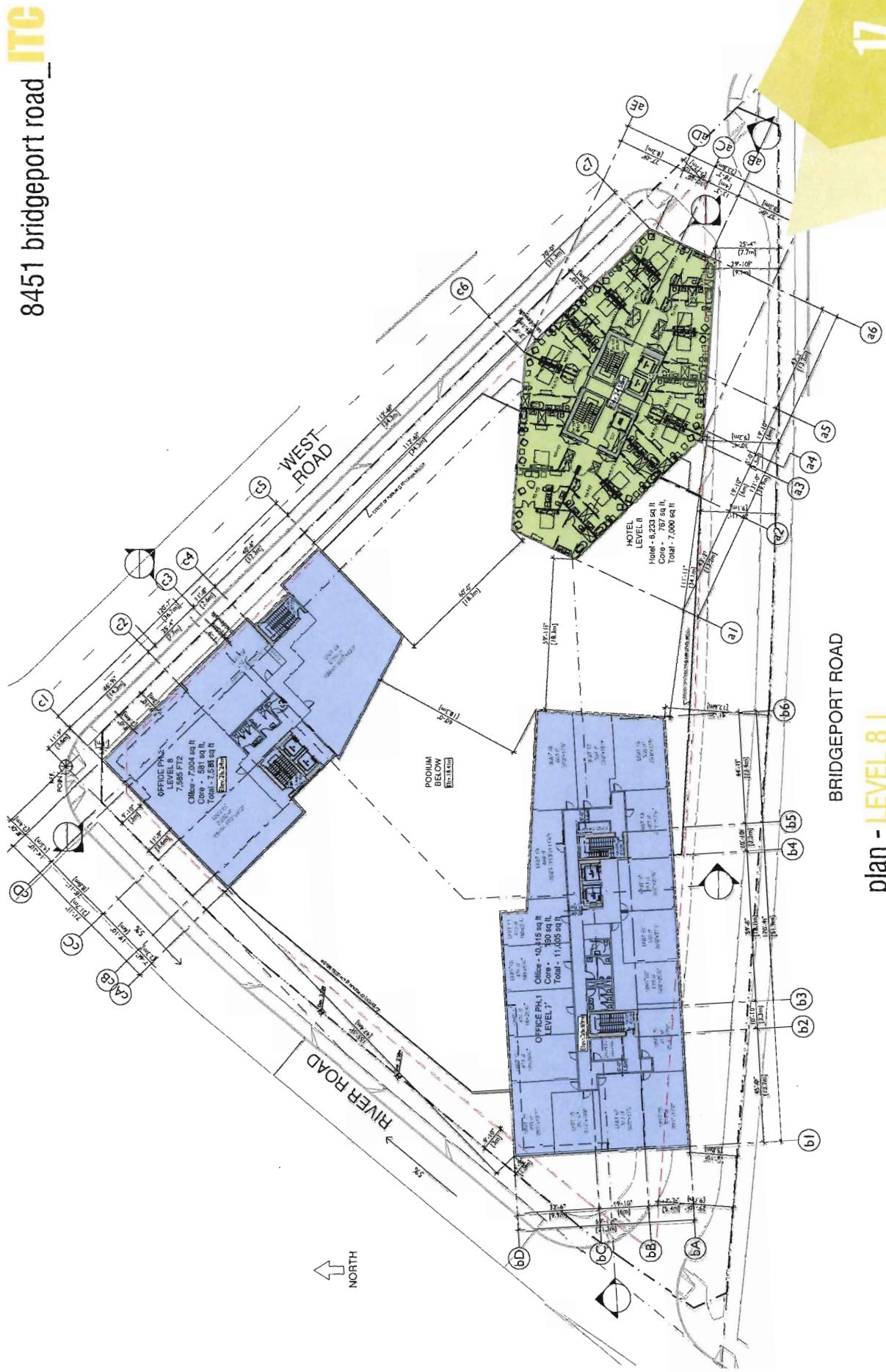
8451 bridgeport road **ITC**





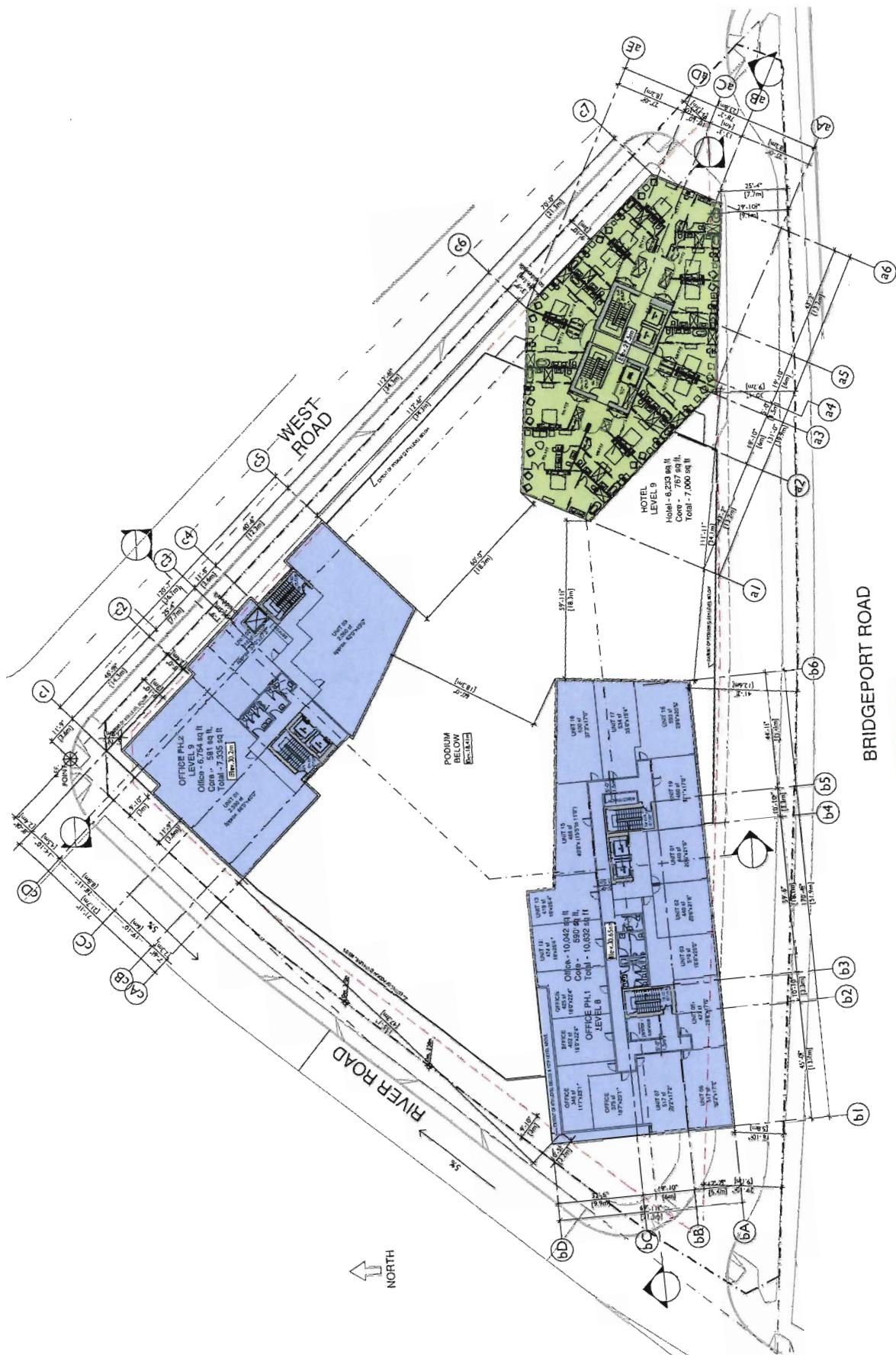
plan - **LEVEL 7**

plan - LEVEL 8 |



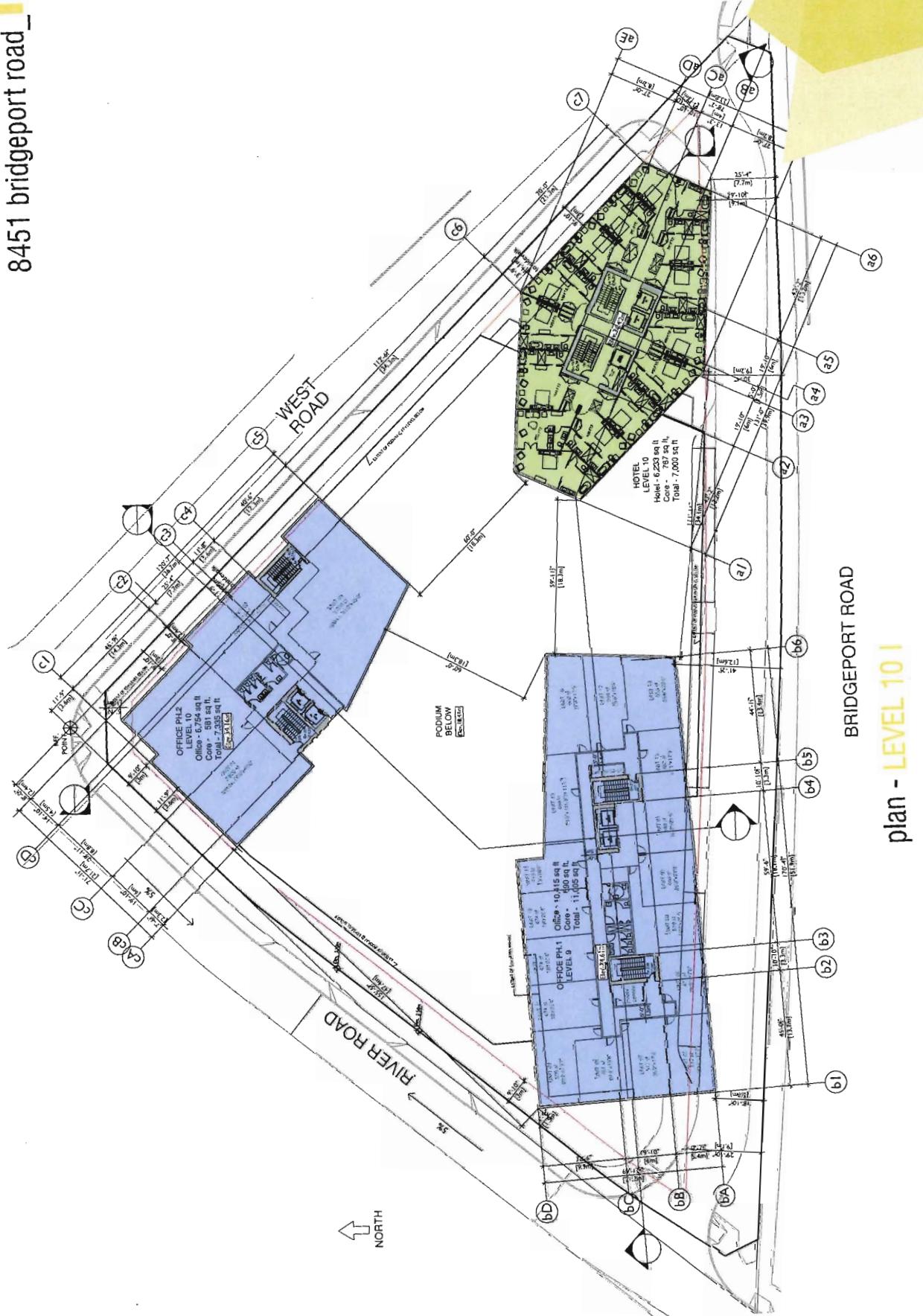
plan - LEVEL 9

BRIDGEPORT ROAD



ITC

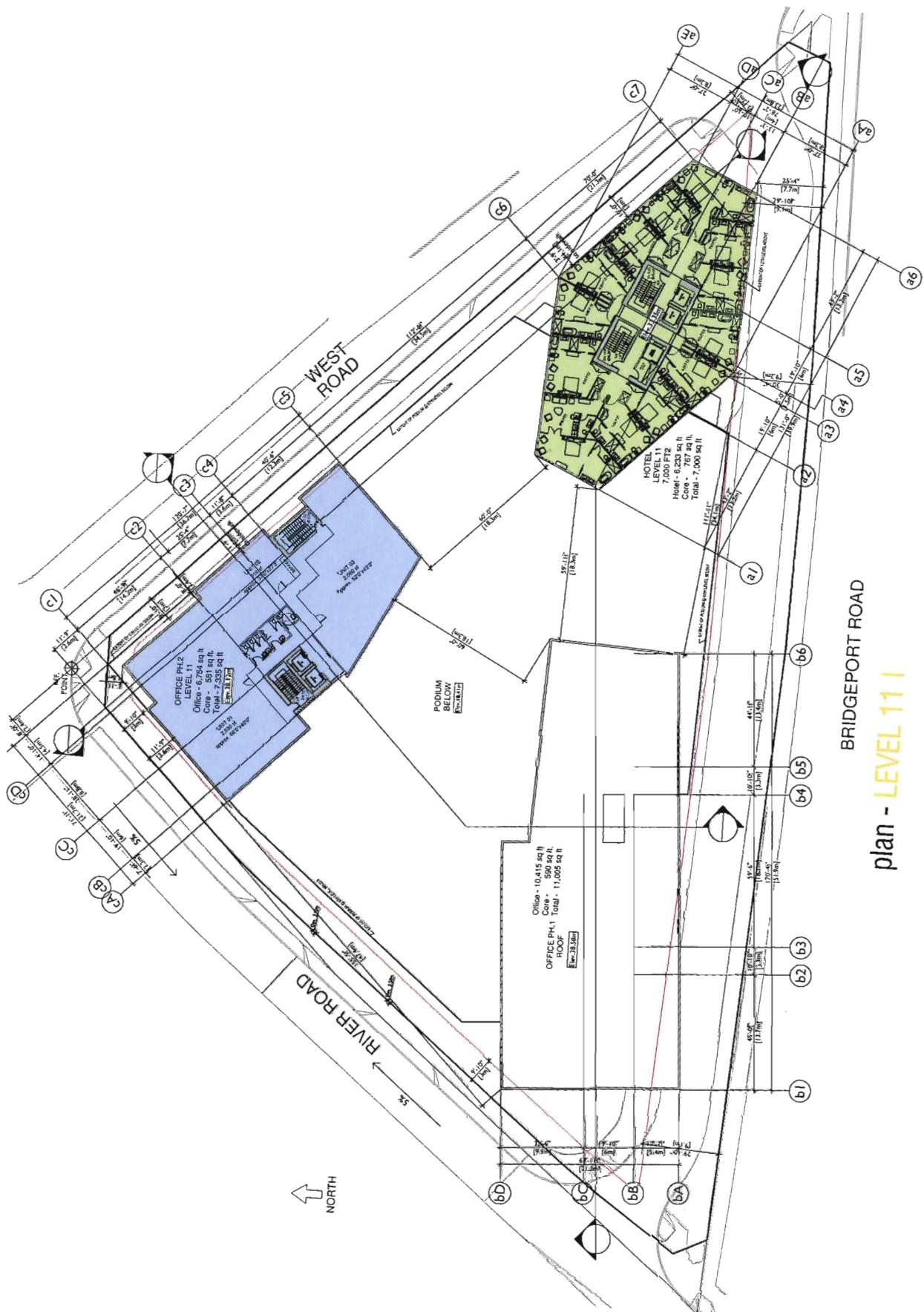
8451 bridgeport road



plan - LEVEL 10 |

plan - LEVEL 11 |

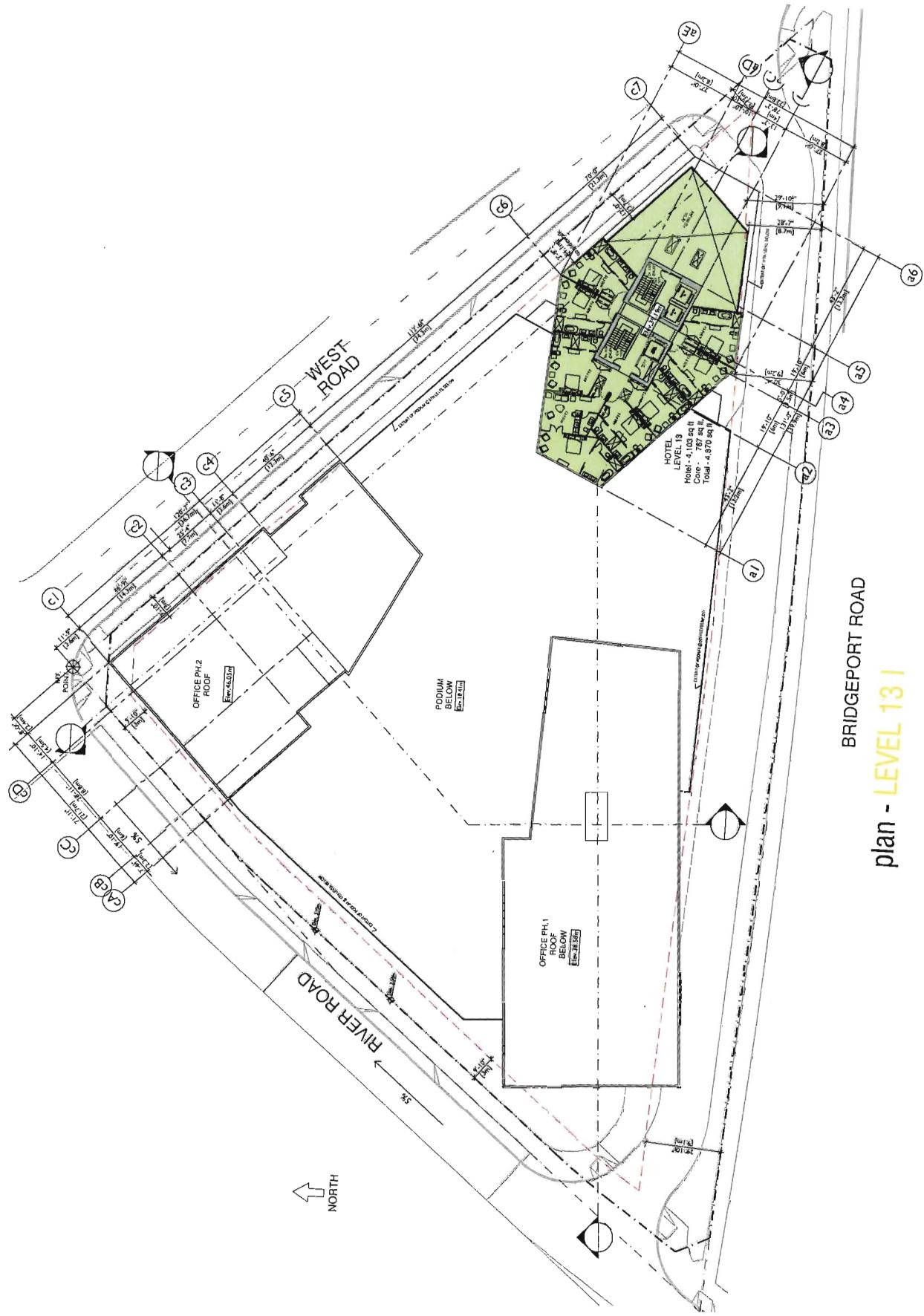
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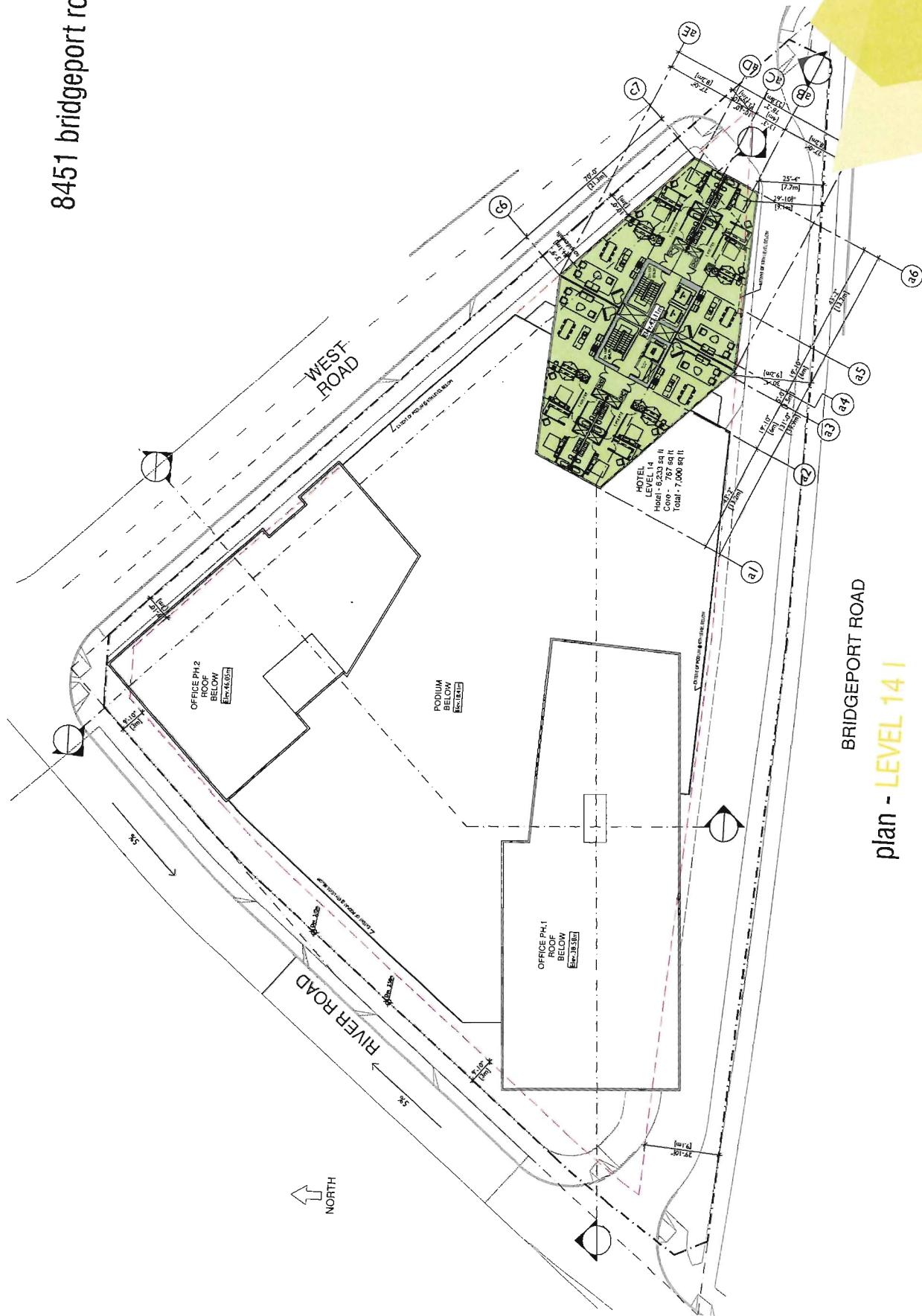
plan - LEVEL 121
BRIDGEPORT ROAD



plan - LEVEL 13 /

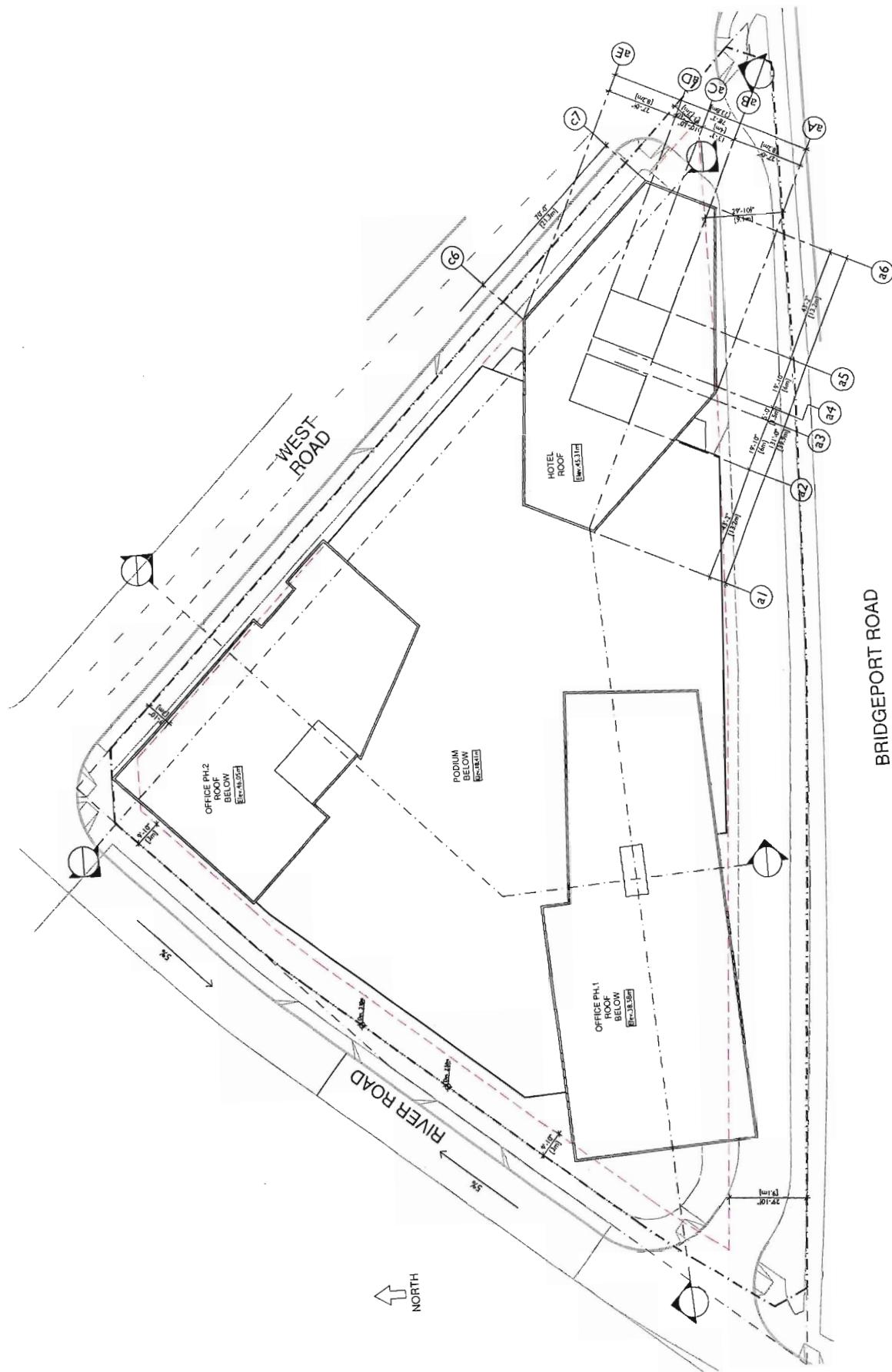


8451 bridgeport road

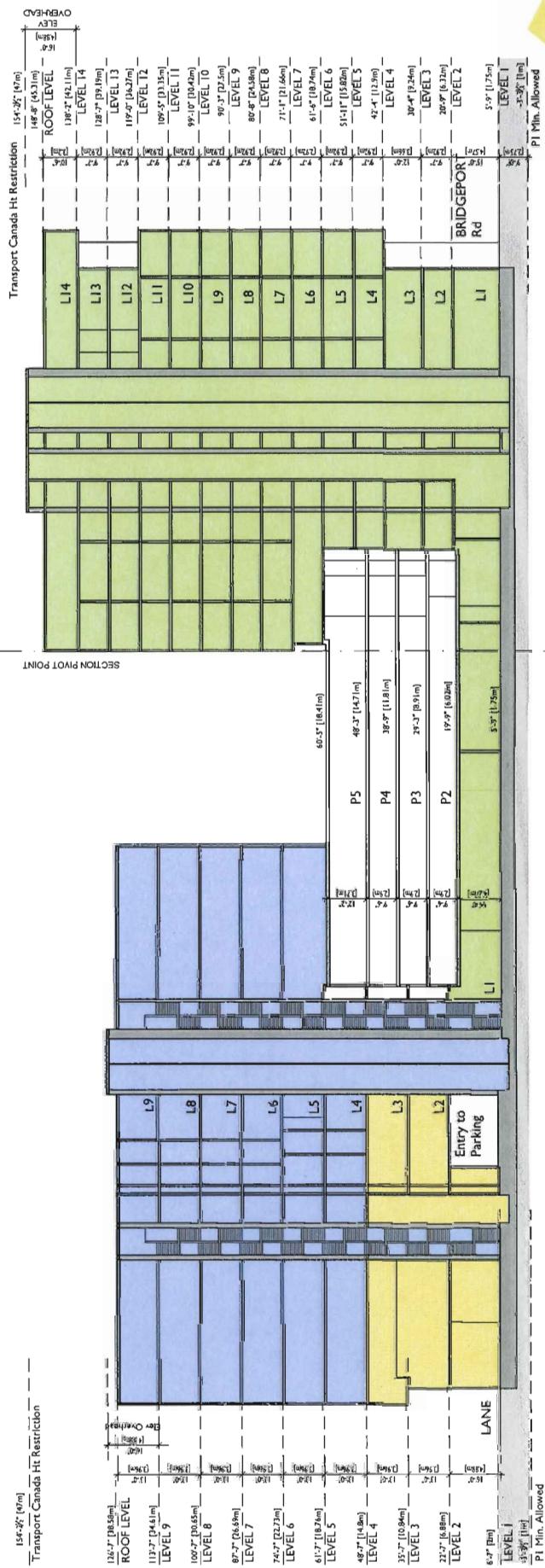
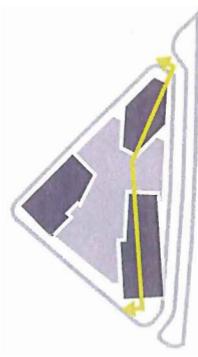


plan - LEVEL 15 |

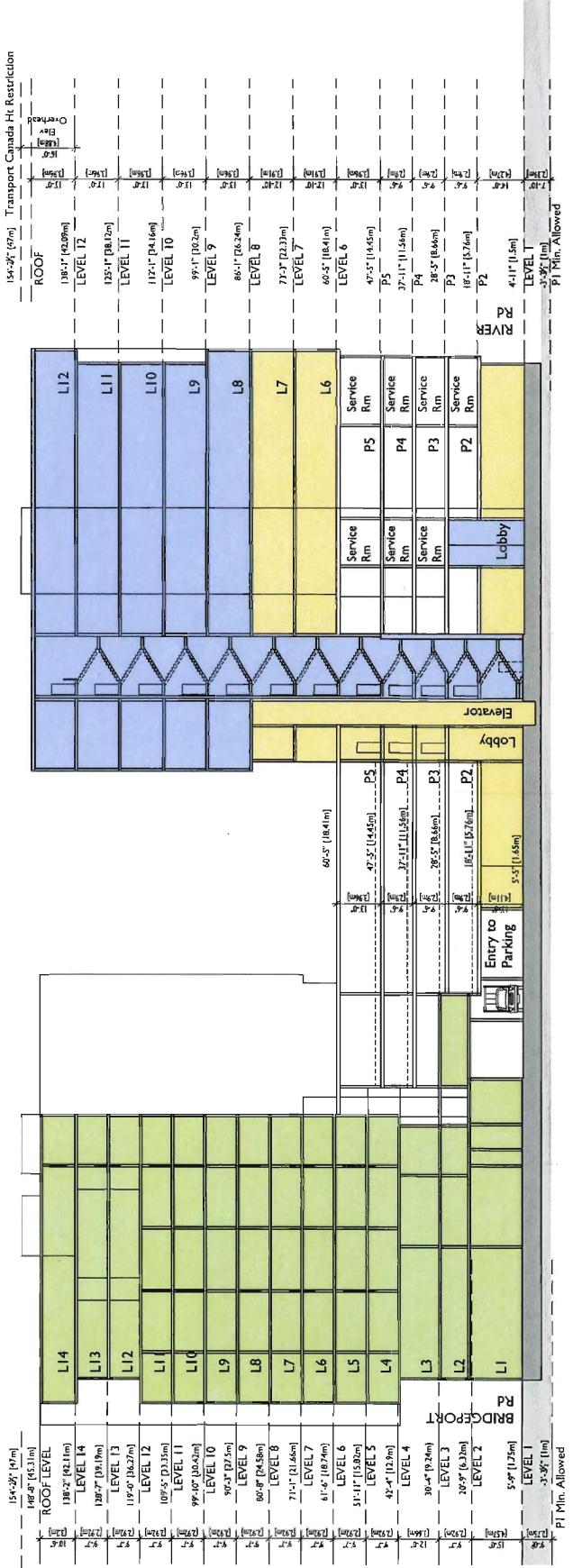
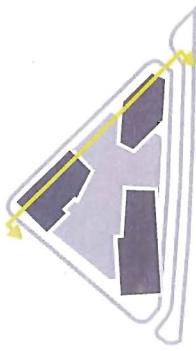
BRIDGEPORT ROAD

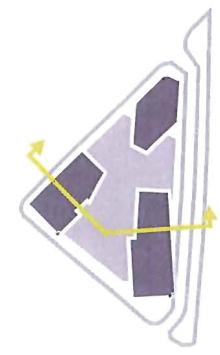


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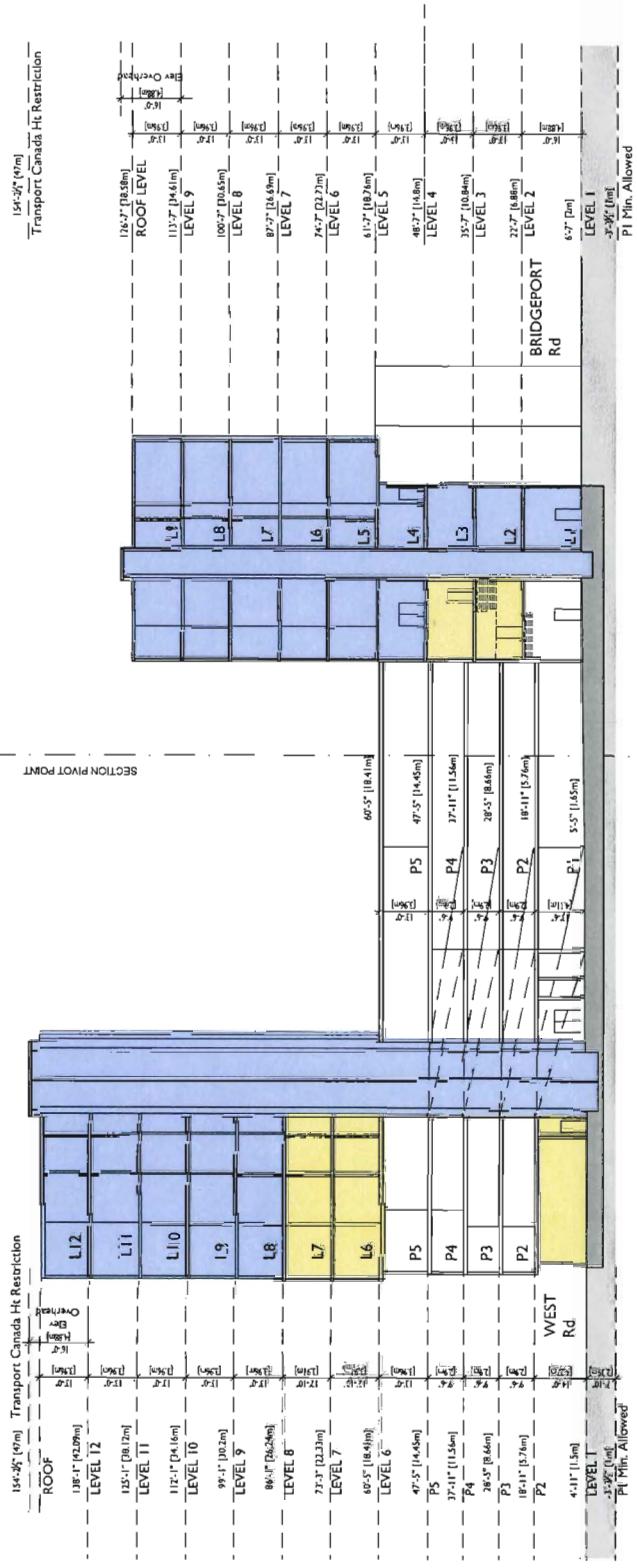


Section - BB |





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elevation - RIVER ROAD I



perspective view |

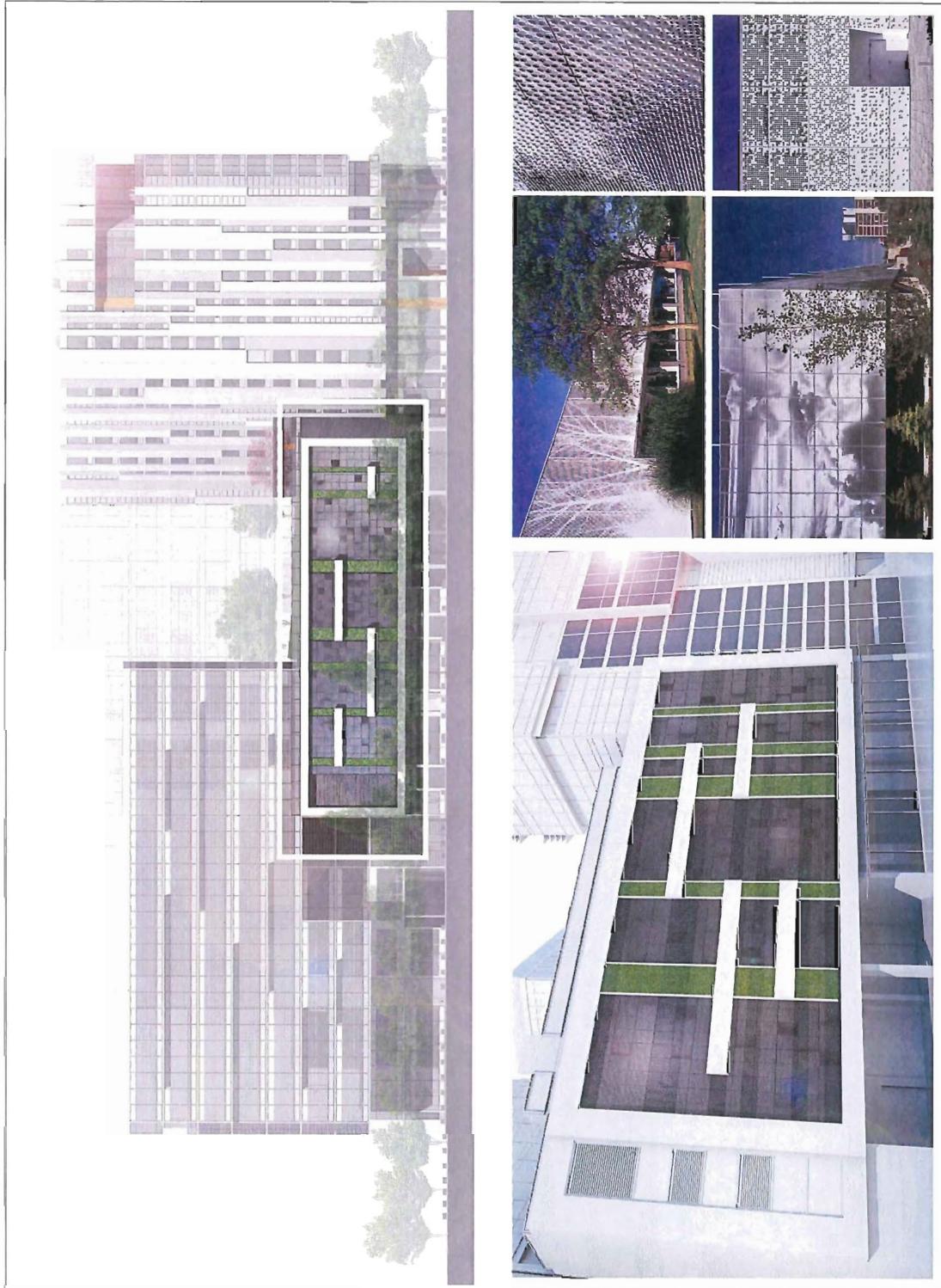
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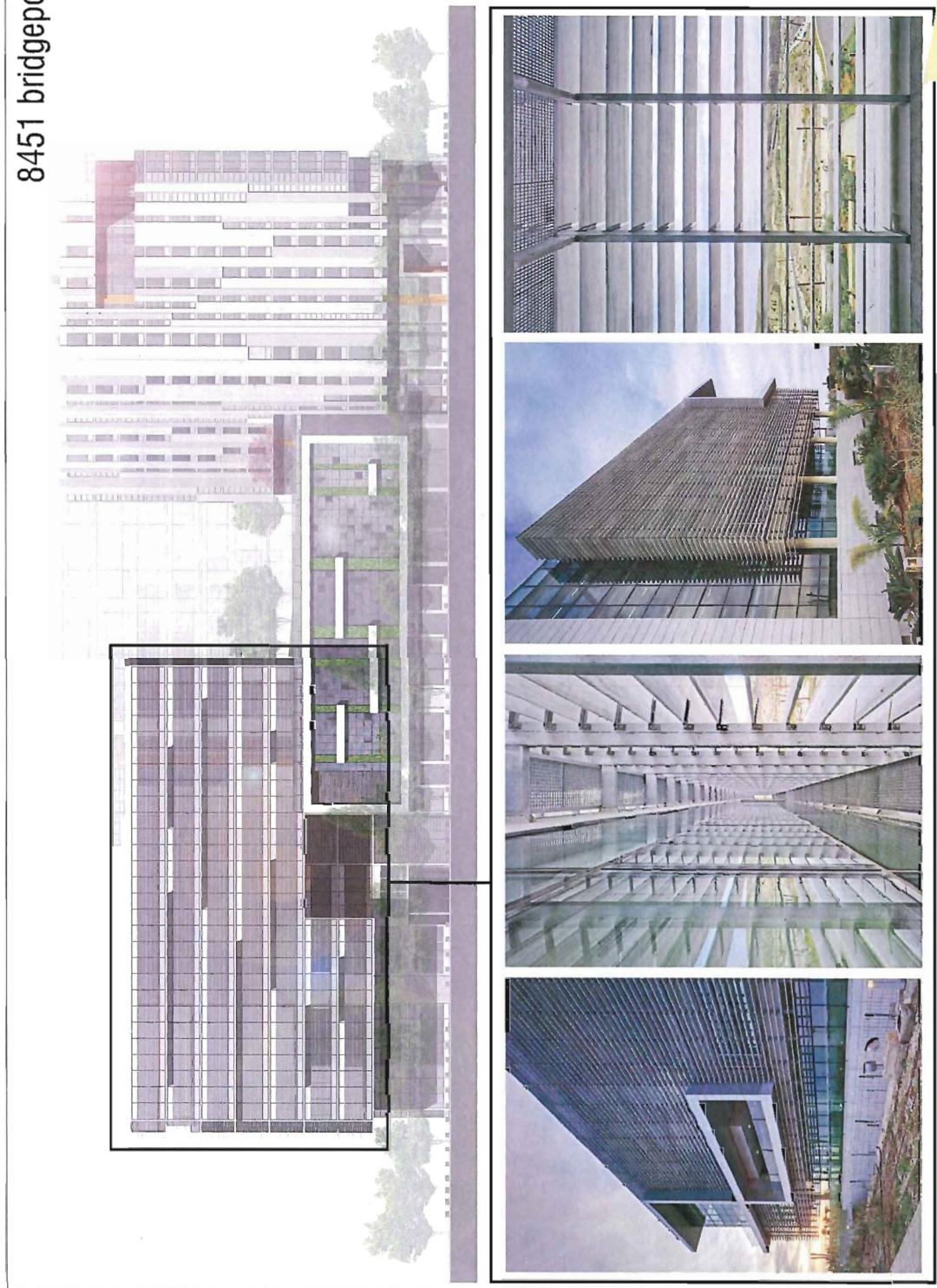


perspective view |





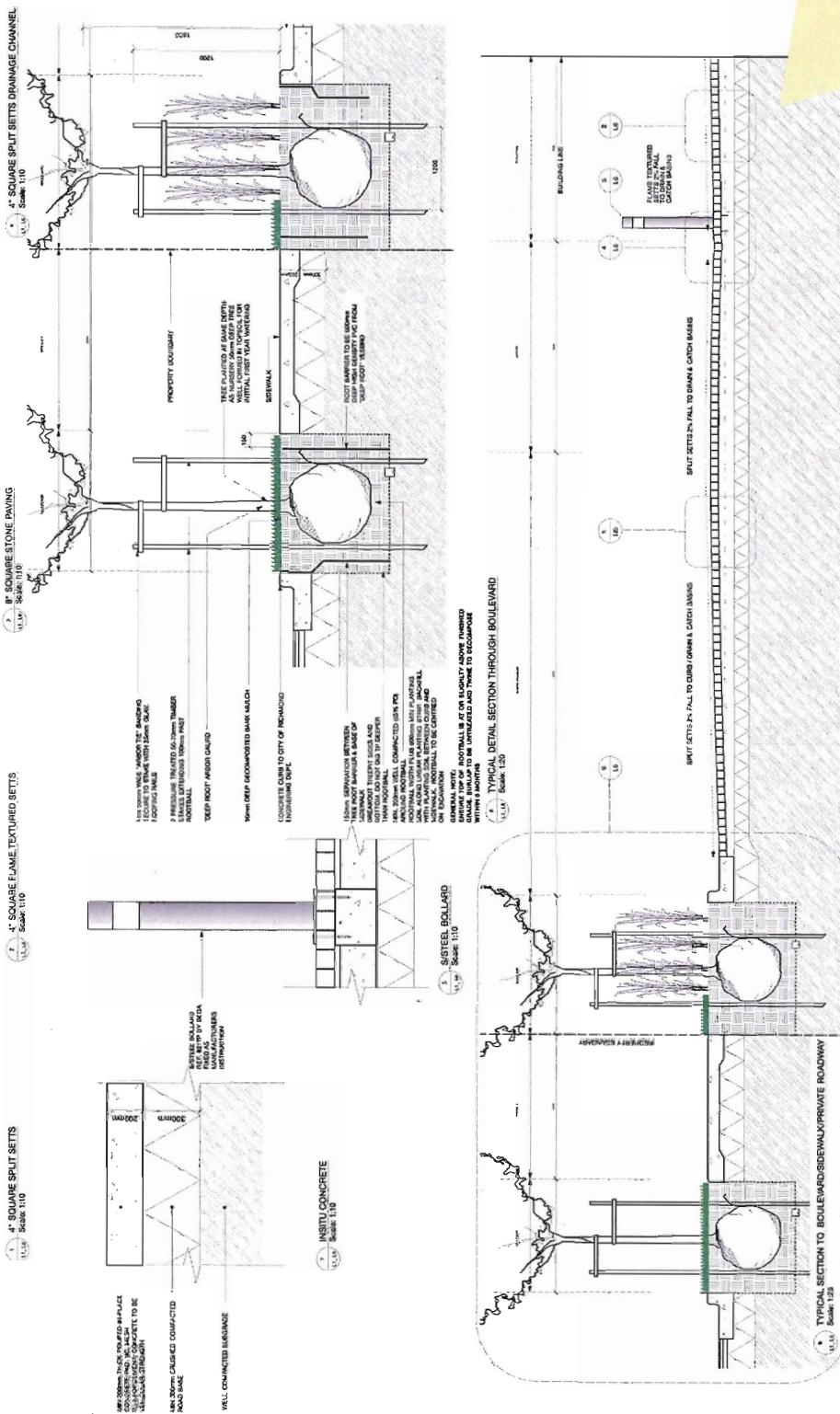
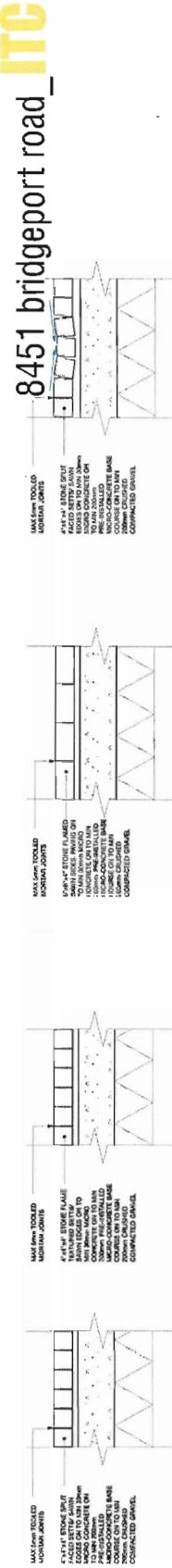




louver design |



landscape - LEVEL 1_TYPICAL DETAILS |

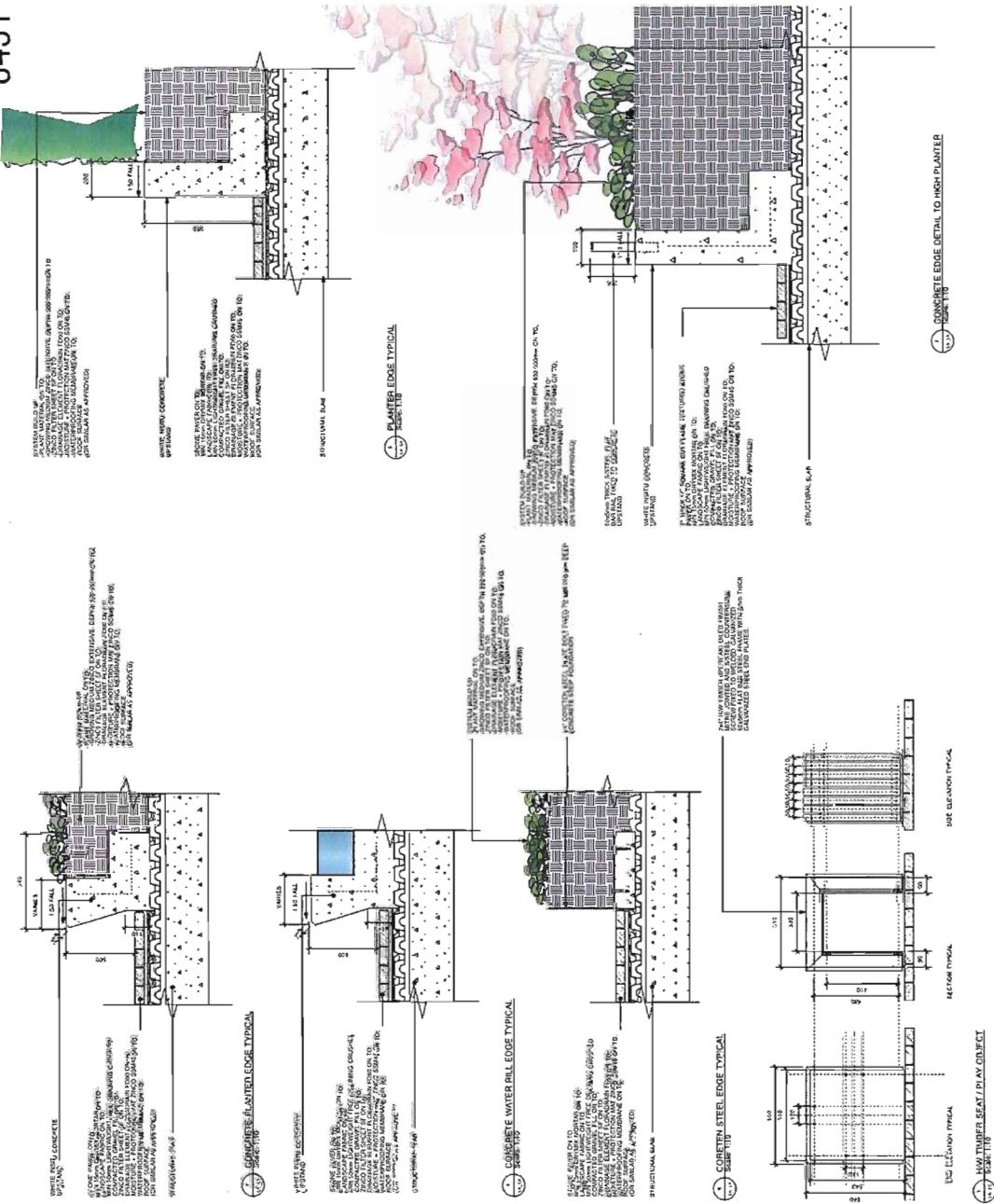


landscape - LEVEL 5_PLANTING PLAN |

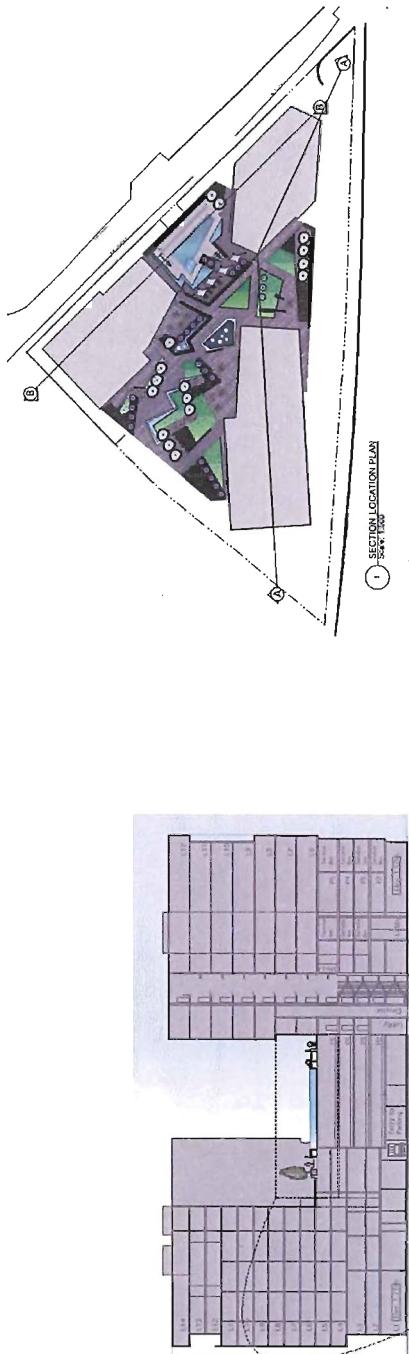
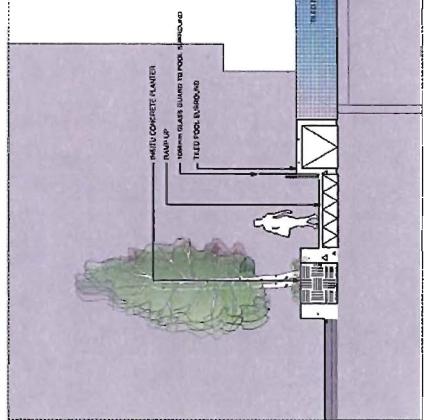
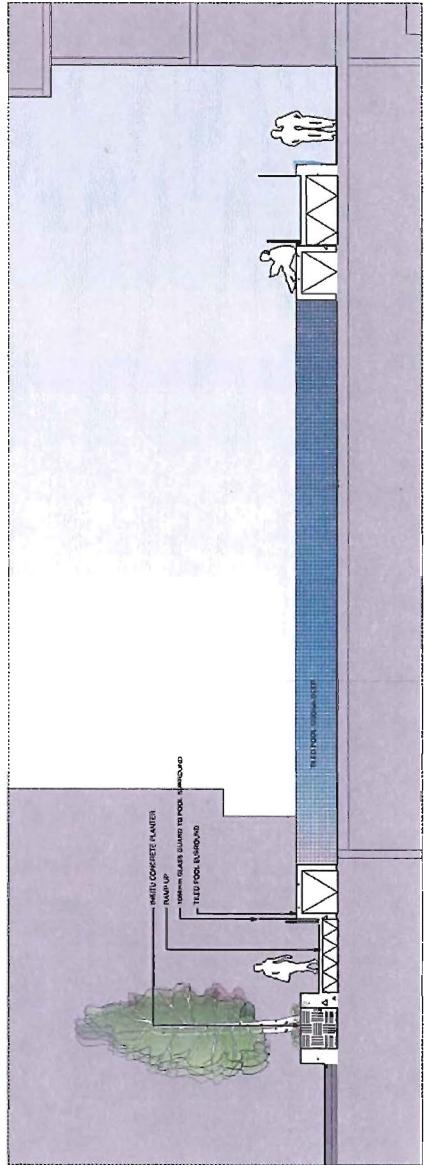


landscape - LEVEL 5 _TYPICAL DETAILS |

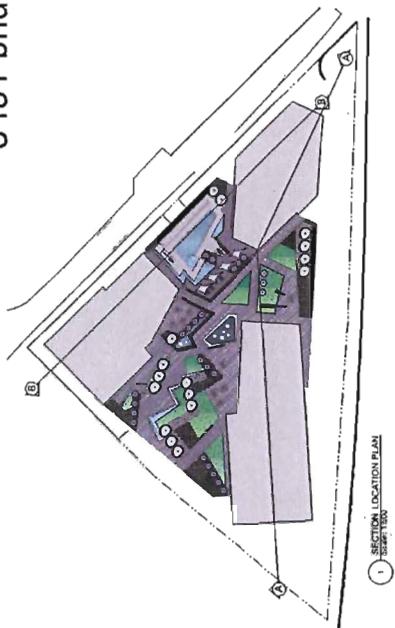
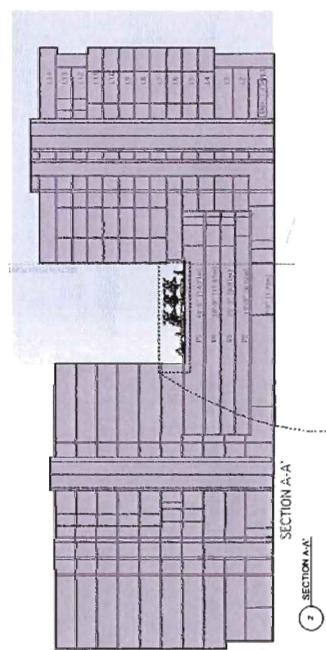
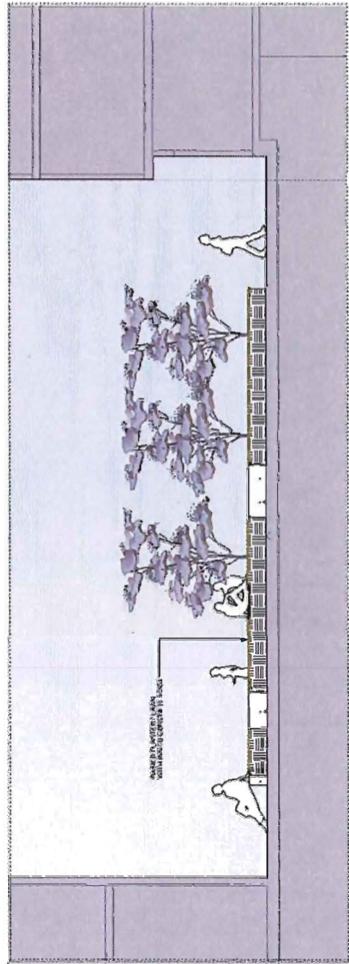
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landscape - LEVEL 5 SECTION I



landscape - LEVEL 5 SECTION |



8451 bridgeport road_IIGC

