

PREVIEW INFO SHEET

Building Specifications

Courtyard and Public Realm

Applying the “Total Work of Art” philosophy to the courtyard and public realm, KING Toronto will be a diverse and lively zone for living and shopping with new retail, hospitality, workspace and cultural offerings. This year-round destination will feature restaurants and cafes, one-of-a-kind shops and services, street celebrations and craft & farmers markets.

- KING Toronto will offer over 180,000 sf of Retail Space
- KING Toronto will offer over 60,000 sf of Office / Workspace

Public Art

Until now, however, we have never had a canvas quite like KING Toronto, including a grand inner courtyard that we anticipate will be transformed by one of the most substantial and beautiful public art works yet to grace the streets – or plazas – of Toronto. At KING Toronto, we have imagined the impact of a floating installation in the centre courtyard. The architects and designers at BIG, for example, suggested the artistic possibilities of suspending mirrored spheres that would take advantage of the infinite changes of light in a partially enclosed space, creating focal points for residents looking in from all angles, even as the art may also beckon to those who are only passing by the courtyard’s opening on King Street. As part of the City of Toronto’s process, we will invite three or four artists to compete in a juried process, but we are confident that we will be able to attract world-class talent and that their proposals will fulfill our own ambitions and those of the people of Toronto.

Exterior

- High performance curtainwall system consisting of low-e coated, argon filled vision glazing within aluminum frames, translucent argon filled glass block panels and fully insulated glass block panels
- Floor-to-ceiling exterior glazing and balcony doors for the interior living spaces to extend into the exterior spaces
- Oversized balconies and terraces with white concrete pavers, almost invisible guardrails and glass block parapets to complement the interior material palette, harmonizing the interior and exterior spaces
- A variety of fully-irrigated planters, both small and large, within the terraces that have been specifically designed and curated for their location and altitude within the building
- Cable trellis system with special attachment to the building façade in specific areas dependent on the location and altitude in order to facilitate vine growth on top of the exterior façade

Sustainable Design and Green Innovations

- Designed to LEED Gold certification standard, the building excels in water conservation, energy reduction and storm water management
- Distinctive façade showcases a high-performance building envelope comprised of insulated and argon filled glass block panels, argon filled translucent glass block panels and high performance vision glazing to improve thermal comfort
- Operable windows in all living areas for human comfort
- Smart-metering system
- Water conservation plumbing fixtures

Structural Design

- High strength cast-in-place concrete structure
- Wind design based on specialized wind tunnel studies

Mechanical / Electrical Design

- High efficiency heating & cooling system
- Vertical heat and energy recovery fancoil units
- Air conditioning with smart thermostats and room temperature controls
- “One-Touch” master switch at front entry to conveniently operate lighting for enhanced energy efficiency
- LED lighting throughout

Building Systems and Security

- Lobby with 24-hour concierge located within the East Atrium lobby
- Building-wide electronic control system with encrypted fob access
- 24-hour digital video recording surveillance of building entry points
- Video enterphone system for each lobby (North, East, South, West)
- Restricted floor access
- Standby generator set for base building backup
- Advanced biometric security systems

Lobbies and Corridors

- Unique lobby designs for each of the four mountain peaks (North, East, South, West)
- Secure fob access to each of the four lobbies
- 24-hour concierge located in the East Atrium with a custom BIG designed sculptural concierge desk
- BIG designed custom Italian crafted Fazioli piano within the East Atrium
- Diffuser system dispenses a custom fragrance throughout each of the lobbies and corridors
- BIG designed elevator lobbies and corridors with pixelated light-wood panels at the elevator lobbies and suite entry doors

Elevators

- Two over-height, over-sized 3,500 lb high-performance passenger elevators per mountain (8 passenger elevators total)
- Interior cab design by BIG
- Centre-opening doors
- Cellular repeaters provide mobile phone access while in elevators

Parkade

- Secured gated parkade entrances
- Two dedicated bike elevators to secured bicycle storage rooms
- Select two-car private garages with storage
- Approximately 5' x 3' storage units
- Fob access through secured elevator vestibules
- Cellular repeaters provide mobile phone access throughout the parkade
- Future-proofed parkade allowing for 100% of the parking stalls to have EV charging stations installed

Mountain Spa, Pool and Hot Tub

- Indoor, heated 20-metre length lap pool
- Intersecting indoor/outdoor pool overlooking King Street W
- Indoor hot-tub
- Mountain inspired pool deck and lounging areas designed by BIG
- Change rooms with porcelain-tile clad walls and flooring, locker, shower and steam room/sauna facilities
- Luxuriously designed spa facilities adjacent with direct connection to the pool deck
- Access to an outdoor furnished rooftop terrace

Fitness Centre

- Fully-equipped fitness centre and yoga studio
- Resilient hardwood flooring, mirrored walls and built in millwork
- Access to an outdoor furnished rooftop terrace

Games and Party Lounge

- Custom terrazzo tile flooring throughout
- Large chef's kitchen with professional-grade appliances
- Contemporary lounge and dining furniture
- Billiards tables
- Access to an outdoor furnished rooftop terrace