

# LIVING ON A MOUNTAINTOP

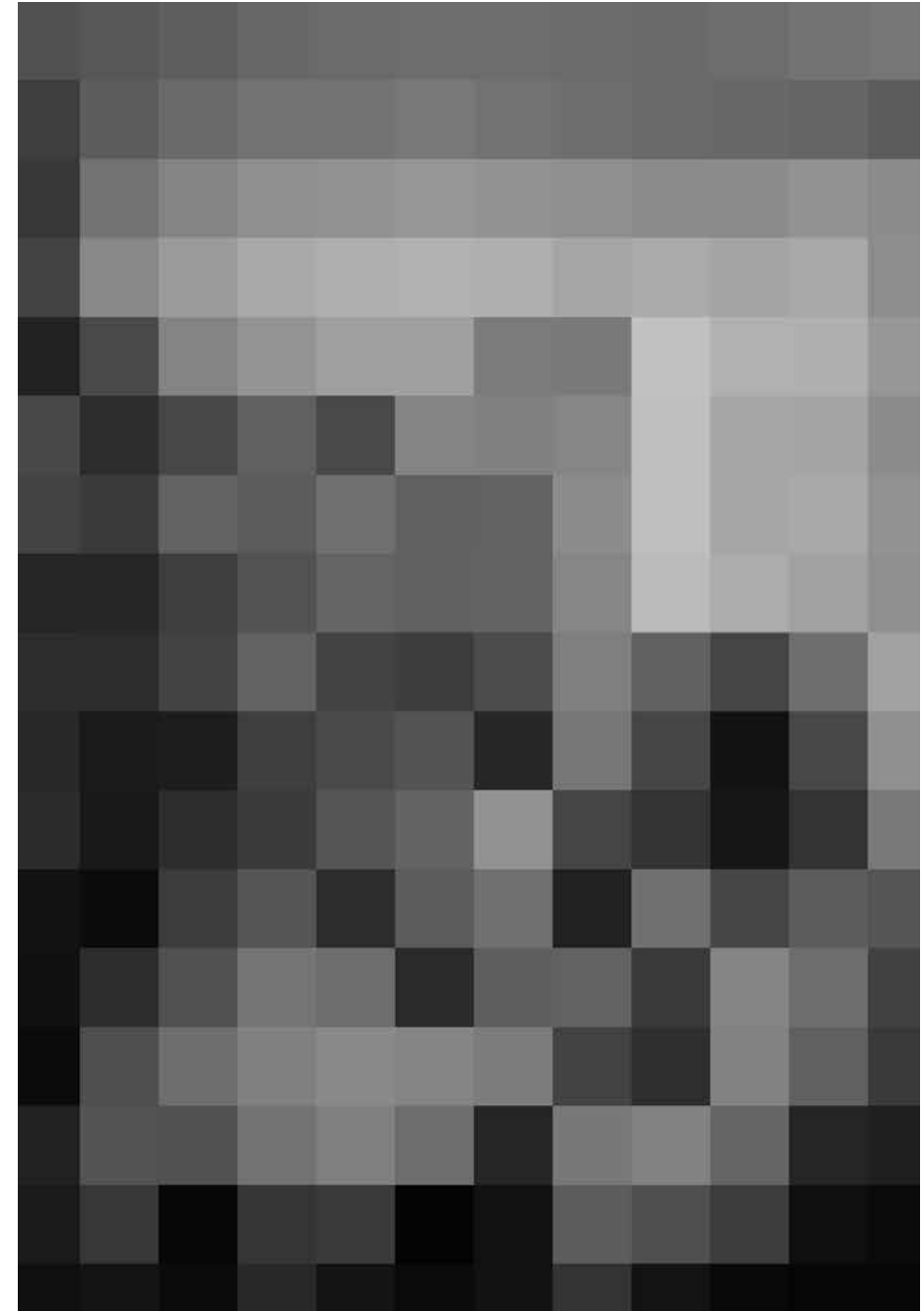
THE PENTHOUSES AT  
KING TORONTO

## INSPIRATION



**INSPIRATION FOR THE NORTH MOUNTAIN – INDUSTRIAL**  
MAISON DE VERRE, PARIS. DESIGNED BY PIERRE CHAREAU

## METAMORPHOSIS



“ONE ‘PICTURE ELEMENT’ OR PIXEL - ONCE YOU COMBINE THEM TOGETHER THE  
WHOLE ADHERES TO FORM AN ORGANIC PICTURE OF THE ENTIRE THING”  
– BJARKE INGELS



INSPIRATION



**INSPIRATION FOR SOUTH MOUNTAIN – GREEN**  
THE ANTONIO TEÓFILO RESIDENCE, SAO PAULO. DESIGNED BY DECIO TOZZI

METAMORPHOSIS



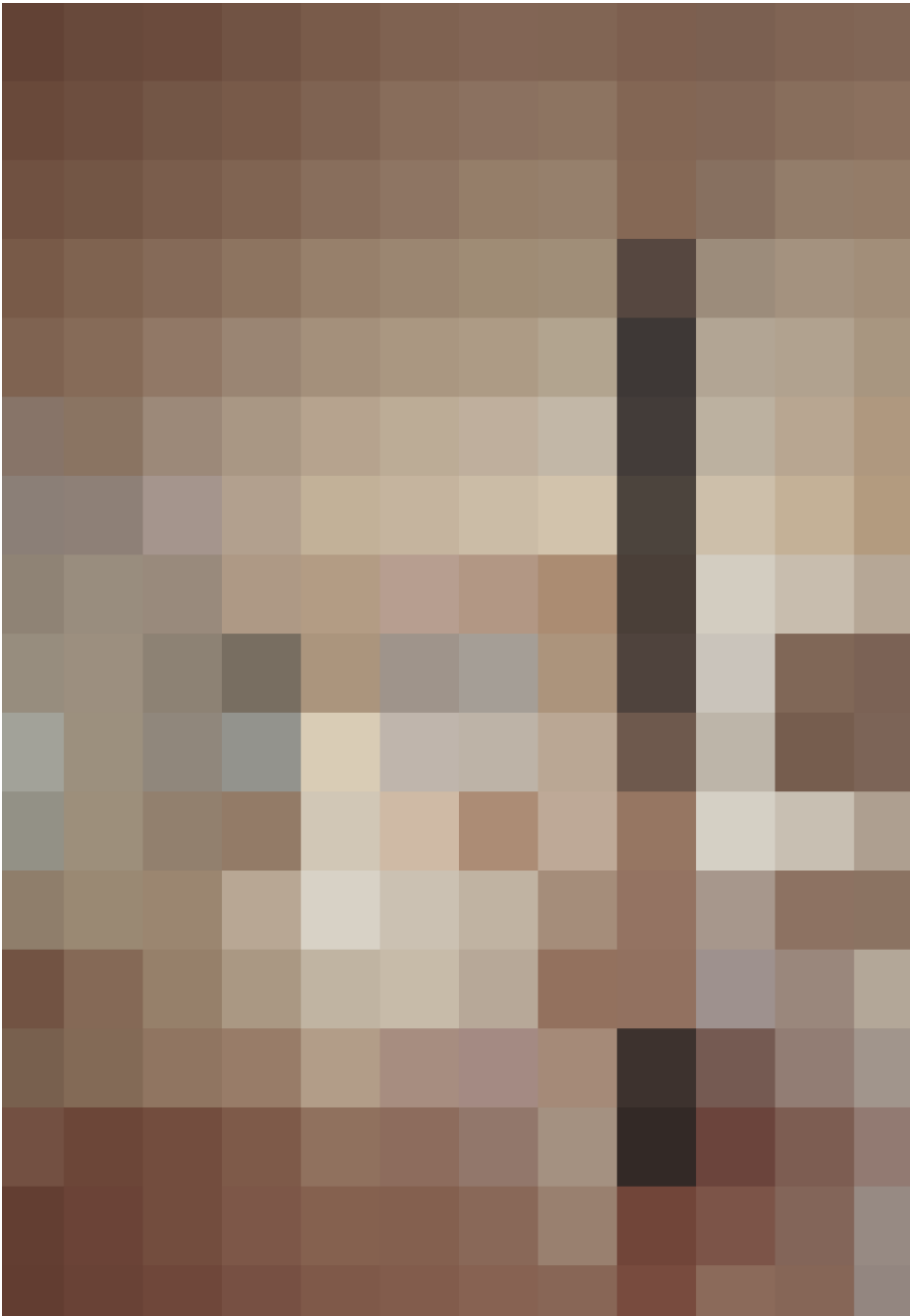
**"A METAPHOR OF PIXELATION"**  
– BJARKE INGELS

INSPIRATION



**INSPIRATION FOR THE EAST MOUNTAIN – WARM**  
VILLA MAIREA, NOORMARKKU. DESIGNED BY ALVAR AALTO

METAMORPHOSIS



THE POETIC DUALITY OF COMMUNITY AND BEAUTIFUL LUMINOSITY.

INSPIRATION



**INSPIRATION FOR THE WEST MOUNTAIN – LIGHT**  
TWA TERMINAL, NEW YORK. DESIGNED BY EERO SAARINEN

METAMORPHOSIS



“THE PERFECT FULFILLMENT OF FUNCTION”  
– MOSHE SAFDIE



# THE PENTHOUSES AT KING TORONTO

We created KING Toronto as a direct response to a unique site that our partner Allied spent over a decade assembling, in one of Canada’s truly great neighbourhoods. We were attempting to create an architectural typology that could complement and celebrate the heritage buildings on the site, bring nature into the city and create an extensive, diverse public realm. At the core of our design we hoped to answer the question, how can architecture create community? We thought of this project as a way to demonstrate how architecture can meet some of society’s challenges.

Designed by our frequent collaborator Bjarke Ingels and inspired in equal parts by Moshe Safdie’s Habitat 67 and Pierre Chareau’s Maison de Verre in Paris, KING Toronto has become an architectural phenomenon, and one of the most interesting builds in the City of Toronto’s recent history.

The Penthouses at KING Toronto are the natural progression of this project’s journey, as it becomes a defining architectural moment for Toronto and the King Street West neighbourhood. We began to conceptualize these homes around this idea of living on a mountaintop, but one in the heart of a city, rising above the vibrant urban context of the King Street West neighbourhood. Inspired by their setting atop the North, South, East and West Mountains, the Penthouses are envisioned as floating sanctuaries, each overlooking a different part of Toronto.

What we have created with these mountaintop Penthouses are unlike anything in the city. Fusing the deep integration of nature through diverse foliage, mature trees and outdoor terraces with homes that are light and open, the Penthouses at KING Toronto rise high above the active streetscape to create calming sanctuaries in the sky. Each offer their own distinct environments and each feature stunning panoramic views of the city.

The penthouses are the last component to be offered for purchase, as they have taken several years to design. Which is what they deserve, given that each is essentially a custom-designed single family home, built atop a mountain.

Our exploration of Gesamtkunstwerk, the total work of art, began with BIG at Vancouver House and we have continued to explore this theme here, at KING Toronto. For the Penthouses, we began conceptualizing the interior design for each home by considering the journey from the welcoming lobbies to the private roof terraces as a continuous experience. The four welcoming lobbies of KING Toronto are differentiated by their locations and each provided a distinct theme for the design of the Penthouse interiors: North – An industrial chic aesthetic inspired by the industrial heritage building below; South – Green inspiration which represents the integration of nature throughout the homes; West – A celebration of Light reflecting the luminous glass block façade; and East – Warmth with an

organic palette inspired by modernist Scandinavian architecture.

These themes are reflected in the designs for each of the North, South, West and East mountaintop Penthouses. For the North, the raw materiality of steel contrasts with refined, light glass. In the South, sun filled interiors and large outdoor terraces create a natural refuge in the sky and two stunning details, a teahouse and a greenhouse infuse the architecture with nature. For the West, a celebration and a manipulation of light forms the central theme and, in the East, light, Scandinavian details radiate warmth, creating calming, modern spaces characterized by organic forms.

The Penthouses are the final piece of the total work of art we are creating at KING Toronto. Their respective design themes have been curated to reflect their Mountain’s context and each home has been designed by Bjarke Ingels Group to be distinct and unique in the world. Of all Westbank’s estates to date, they are the strongest examples of our exploration of the total work of art. Above all they reflect a commitment to artistry and design, that has made our homes the most sought-after in the cities in which we practice.

We hope you enjoy turning these pages and experiencing our vision for the Mountaintop homes of KING Toronto.

Thank you for taking the time,  
  
—Ian Gillespie Founder, Westbank





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# WESTBANK IS A PRACTICE DEDICATED TO THE CREATION OF INSPIRING ENVIRONMENTS.

## WESTBANK

Westbank is a practice dedicated to the creation of inspiring environments. We fundamentally believe in the power of well-functioning cities and the overarching values best described as the common good – that the solutions to our greatest challenges will be found in helping our cities live up to their full potential.

Established 30 years ago, Westbank is a private company that partners with likeminded global organizations to become ever more impactful. We concentrate primarily on projects that serve as catalysts for broader change in our core cities of focus: Vancouver, Toronto, Seattle, Tokyo and San Jose. As a global leader in net zero development and the co-owner of one of North America's largest district energy providers, we are committed to largescale net zero carbon initiatives. Our body of work includes residential, hotels, retail, creative workspace, district energy, affordable housing, exhibitions and public art, with over \$50B of projects completed or under development.

As our practice has evolved, we have woven together an ecosystem of cultural enterprises including restaurants, gyms, spas, music venues, private members clubs, fashion, dance schools and food halls. We bring this ecosystem to life through collaborations with some of the most talented artists, architects, designers and entrepreneurs in the world.

We look for every opportunity to strengthen the bonds that unite us – to create shared experiences that bring people together and help build more inspiring, sustainable communities. Through these and other endeavors, our evolution continues as we become a cultural platform for the creative city.

**WE ARE NOT A DEVELOPER**

We are not motivated by the same things most developers are. Our priorities are different. Development is just one thing that we do. It affords us other – often more interesting – opportunities.

Our aim is to become a company unlike any other. Diversity is at our heart and is the key to how we set ourselves apart.

We embrace our eclectic nature, broadening our interests, actively pursuing interesting collaborations outside property: art, culture, technology, sustainability, infrastructure, etc.

We very publicly define ourselves through the things we do. Always allying ourselves with those who share our values.

We explain to the world who we are through the things we do.

Westbank goes beyond just creating buildings; we acknowledge the surroundings and the existing community and create a new addition to the space and community that improves and gives back. Ultimately, we aim to create a positive impact on how people live today. We see the opportunity to claim this holistic approach to development as the essence of our brand and to call it out. Just like Bauhaus created rules and influenced Modernism, Westbank could influence where culture is today and goes tomorrow.

**RIGHT:**  
**Alexander McQueen, 2004**  
**Westbank Fashion**





CULTURE IS OUR CURRENCY

We are a culture company.

Everything we do serves to propagate culture.

We define our philosophy through collaboration and association.

We invite unique and interesting collaboration between cultural pioneers, showcasing their work, using it to inform and influence our projects.

We take on the role of patron of culture, and distribute it globally.

In doing so, we define ourselves as more than just a real estate company, or a property development company – we become a bank that deals exclusively in cultural transactions, a global force for the exposition and propagation of cultural movements.



The Serpentine Pavilion at KING Toronto  
Bjarke Ingels



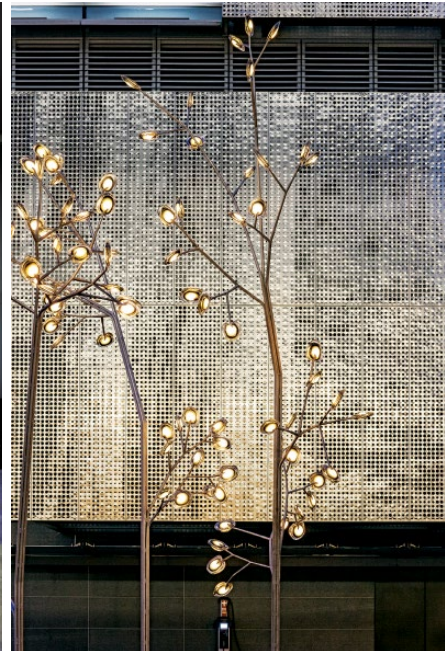
YSL Supermodel Dress, 1990  
Westbank Fashion



400 West Georgia  
Abstract Model  
OSO



The Floating Teahouse  
Kengo Kuma



16.480  
Omer Arbel



The Teahouse Pavilion  
Kengo Kuma



'Cloud' Piano for Deloitte Summit  
OSO



Beyond the Sea, Against the Sun  
Martin Boyce



LEGACY

The relentless pursuit of perfection. This is the one thing that informs everything we do. Whatever sector we are working in. It is this focus that will create our legacy. Everything we build and do has to be the best expression of us.

It could be about making a city more beautiful. Creating cleaner energy to power that city. Better working practices

for those that work for and with us, or giving an artist a new audience, opening people's eyes to something they were previously unaware of. Before you embark on any project, and at every point during it – always ask yourself: will what we leave behind be better than what went before?

Then go make it. And never give up.





PENTHOUSES BY WESTBANK

Westbank has a long history of creating the most sought after residences in the cities in which we practise. Our penthouses or estates, represent our most unique homes, each of which are exceptionally designed with an artistry and dedication to beauty that sets them apart from any other home in the city. For each of our Penthouses, we collaborate with architects and designers to create customized homes that are at once reflective of the overall architectural experience of the building yet tailored to a specific overall vision for the space.

Over the past decade, starting with the Shangri-La Vancouver and continuing with the Fairmont Pacific Rim, the Shangri-La Toronto, Vancouver House, Alberni by Kengo Kuma, the Butterfly and Oakridge, Westbank has created a collection of the finest estate homes in Canada. At KING Toronto we are thrilled to be once again collaborating with global thought-leader, innovator and architect Bjarke Ingels and his team, to create our latest Penthouses, at the North, South, West and East Mountaintops.

RIGHT:  
Alberni by Kengo Kuma,  
Penthouse with Rooftop Pool







ABOVE:  
Piero Lissoni x Oakridge Palazzi, Master Ensuite  
RIGHT:  
Piero Lissoni x Oakridge Palazzi, Library







ABOVE:  
Vancouver House, Penthouse





ABOVE:  
Shangri-La Toronto, Penthouse



# HOMES

## BY BJARKE INGELS

BIG is a group of architects, designers and thinkers operating within the fields of architecture, urbanism, engineering, interior design, landscape design, product design, research and development with offices in Copenhagen, New York City, and London. BIG has created a reputation for completing buildings that are as programmatically and technically innovative as they are resource conscious. In their architectural production, they demonstrate a high sensitivity to the particular demands of site, context and program. BIG's recently completed projects include VIA 57 West (2016) residential in Manhattan, a new education building and an underground multi-hall for Gammel Hellerup Gymnasium (2014), the Danish Maritime Museum (2013), Superkilen (2012), the 8 House (2010) in addition to their first project the Copenhagen Harbor Bath (2003), an urban space that transformed the area of Islands Brygge from a run-down harbourfront to the recreational and social center of the city. Current projects include: the Vancouver House residential tower in Vancouver; the Smithsonian Campus Masterplan in Washington DC; the Audemars Piguet museum in Switzerland; the Faroe Islands Education Center; the Shenzhen Energy Mansion in China; and a Waste-to-Energy plant in Copenhagen that will double as a ski slope.

### WESTBANK AND BIG

Westbank and BIG currently have seven projects completed or under development, in Vancouver, Calgary, Toronto and Silicon Valley. Each of these projects are designed to be strong examples of how mixed-use urban projects with residential components can create new communities while contributing to the overall urban environment of their cities.

### BIG RESIDENTIAL

The penthouse interiors at KING Toronto have been designed by Bjarke Ingels Group, led by interior designer Francesca Portesine, with whom we are continuing our exploration of the total work of art we began at Vancouver House. Each Penthouse reflects the core themes for each of the Mountaintops, North, South, West and East and each features exquisite, one of a kind details that are distinct to their architectural context.

RIGHT:  
Bjarke Ingels at Westbank,  
Vancouver





## ACCOLADES

## SELECTED EXHIBITIONS

## 2018

The Big U, Venice Biennale Central Pavilion, *Venice, IT*  
Hyperloop One, Venice Biennale Danish Pavilion, *Venice, IT*  
BIG ART, Kunsthall Charlottenborg, *Copenhagen, DK*  
Unzipped, *Toronto, CA*

## 2017

Royal Academy of the Arts Summer Exhibition, *London, UK*  
Danish Design Awards Exhibition, *Aarhus, DK*  
Beazley Designs of the Year, *London, UK*

## 2016

Hot to Cold - Deutsches Architekturmuseum, *Frankfurt, DE*  
 Art Of Many & The Right To Space - Venice Biennale, *Venice, IT*  
 2015 The State of the Art of Architecture -  
 Chicago Biennial, *Chicago, US*  
 Hot To Cold - National Building Museum Wash, *DC, US*

## SELECTED LECTURES

## 2018

5th Annual Green Roof Congress, *Kuwait City, KW*  
Financial Times Future of  
Construction Summit, *London, UK*

## 2017

Vitra Lecture, *Muenster, DE*  
 IKEA of Sweden Keynote Lecture, *Almhult, SE*  
 Near Future Summit, *San Diego, US*

## 2016

Serpentine Pavilion Address, *London, UK*  
RIBA Royal Gold Medal, *London, UK*  
TEDxEast, *New York, US*  
Louis I. Kahn Memorial Lecture, *Philadelphia, US*

## SELECTED AWARDS

## 2021

*BIG*, BUILD Design & Build Awards, Recognized Leaders in  
Architecture and Design  
*VAN*, CTBUH Best Tall Building World Wide  
*VAN*, CTBUH Award of Excellence Winner  
*WBC*, Best Tall Building 200m – 299m  
*WBC*, CTBUH Award of Excellence Winner, 2021  
*ARC*, World Architecture Festival (WAF) Building of the Year

## 2020

*BIG, Fast Company Design Company of the Year Award*

## 2019

BIG, German Sustainability Award  
ARC, Architizer A+ Award, Architecture Photography

## 2018

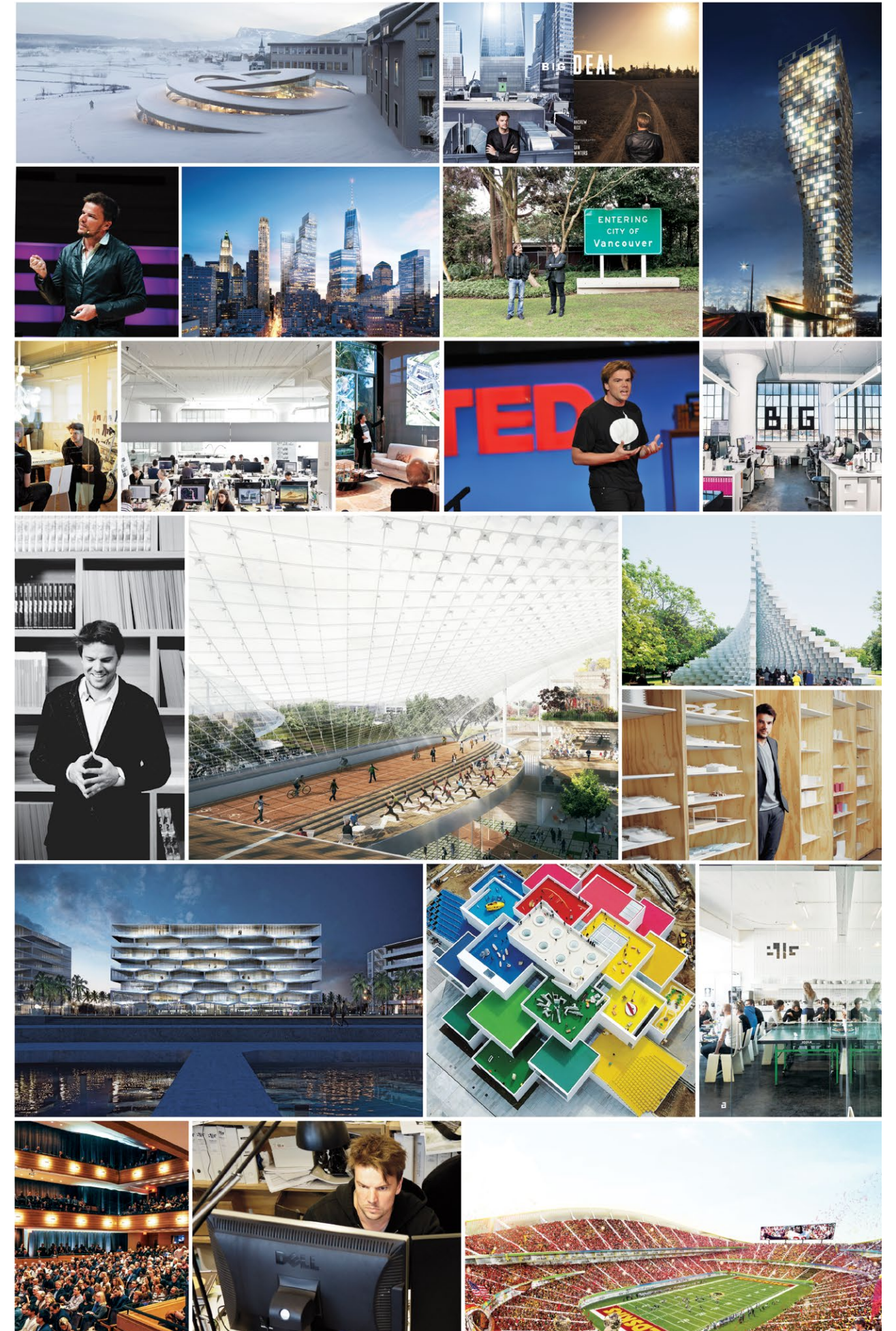
*BIG*, Nykredits Arkitekturpris  
*MCB*, NY | Honors Award for Architecture  
*LEG*, Danish Design Award Winner, Feel Good Category  
*SUK*, Veronica Rudge Green Prize in Urban Design Finalist  
*DONG*, Danish Architect Associations Lille Arne Award

## 2017

*TSP*, ASLA NY | Unbuilt Project Merit Award  
*8H*, MoriYama RAIC International Prize Shortlist  
*COCO*, Interior Design Best of Year Awards, Multi-Unit Housing  
*KGX*, London Design Awards, Silver Winner  
*CON*, Danish Design Award Finalist for Clean Solutions  
*HYPE*, AR MIPIM Future Project Award Commendation  
*SERP*, Civic Trust Pro Tem Special Award

## 2016

SUK, Aga Khan Award for Architecture  
W57, RIBA International Prize Shortlist  
HUD, ASLA National Professional Honor Award  
W57, American Architecture Prize Residential Silver Award  
2WTC, AIA NY | Design Honor Award for Future Project  
SMI, AIA Institute | National Honor Award for Urban Design  
W57, CTBUH | Best Tall Building Americas  
COCO, ACEC National | Engineering Excellence Platinum Award





A COLLABORATION STORY

This project is a collaboration of two firms from opposite sides of the country, that came together a few years ago in the middle. Calgary to be exact. Westbank and Allied first came together to develop TELUS Sky in Calgary, which will be completed in 2019. Designed by frequent Westbank collaborator BIG, this project will be the first cowgirl in a town full of cowboys and features a massively ambitious public art installation by author and artist, Douglas Coupland. Since this first project our relationship has only grown stronger. We continued from Calgary to Toronto, first with 19 Duncan, and now King Street West, another BIG designed project, before returning to the West Coast to work together once again, at 400 W.Georgia. Obviously, shared values are at the core of such a successful partnership, but both of our firms also bring our own unique strengths and truly help each other to achieve our goals. There will be more projects to come, each having in common a determination to take a stand, for the creation of beauty in its broadest sense. Our cities are our future and we are committed to making them beautiful, more equitable, sustainable and prosperous. We invite you to join us in this cause and watch us do some insanely good work together.

Michael Emory, Allied  
Ian Gillespie, Westbank

RIGHT:  
19 Duncan, Toronto  
TELUS Sky, Calgary  
150 W Georgia, Vancouver

A HISTORY

Allied operates first and foremost on the principle that real estate is a profoundly human business. Our properties are run by people for people, and we've built our portfolio to better serve the people who use our buildings. In 2003, we went public for the express purpose of consolidating high-quality workspace, enabling us to become a leading owner, manager and developer of urban office properties in Canada. Our commitment to distinctive urban workspace is founded on a clear value proposition: well-designed, centrally located, distinctive and cost-effective workspace that adds value, socially, culturally and economically, for our users and for the communities and the cities in which our buildings operate.

We believe that each building represents an investment in the community and recognize that the strength of a neighbourhood, as well as the performance of buildings within it, are inextricably linked. Allied is also a product of its history and its business environment. Increasingly, the single most important element of our business environment is urban intensification. Canadians are living and working downtown in greater numbers than ever before. The future of Allied is in the future of urban workspace. It involves the continued consolidation and mixed-use intensification of distinctive urban office properties, sensitivity to design and collaboration, each of which are integral to our success and also add value – economically, socially and culturally. We are committed to creating urban office environments that enrich experience and support the success of our tenants, while contributing vitality to the urban fabric of our cities.





BEAUTY CONNOTES  
HUMANITY. WE CALL A  
NATURAL OBJECT BEAUTIFUL  
BECAUSE WE SEE THAT ITS  
FORM EXPRESSES FITNESS,  
THE PERFECT FULFILLMENT  
OF FUNCTION.

*Moshe Safdie*

## THE PERFECT FULFILLMENT

What we have created at KING Toronto is something extraordinary - A new typology that reflects the ideals of community and urban living first expressed by Moshe Safdie's Habitat 67, with a beautiful, luminous aesthetic inspired by Pierre Chareau's Maison de Verre. Building on Safdie's efforts to meet some of the challenges of urbanization, we believe that KING Toronto has the potential to represent the evolution of this thinking while at the same time representing the natural progression of the Total Work of Art we have been exploring with Bjarke Ingels Group since Vancouver House.

The Penthouses at KING Toronto reflect Safdie's idea of perfect fulfillment, through their dedication to the total work of art and a deep commitment to purity of design. These homes have been carefully crafted, from the most minute detail to the overarching design concept, to allow the beauty of form to be expressed and celebrated throughout. Where life, art and design come full circle, the Penthouses are the opportunity to live immersed in an environment that embodies a higher beauty.



# HABITAT 67 AS INSPIRATION

Abandoning the typical tower-and-podium form, KING Toronto was inspired by Habitat 67. Envisioned by architect Moshe Safdie for Expo 67 in Montreal, this project was designed as a ground-breaking experiment in compact urban living. Habitat 67 was designed to integrate the benefits of suburban homes – gardens, fresh air, privacy, lots of light and multi-levelled environments – with the density of a modern urban environment. This manifested itself through a built form of interlocking modular residential homes with elevated pedestrian corridors.

What Moshe Safdie was trying to accomplish with Habitat 67 was to use architecture as a means to create community. We are trying to achieve the same primary goal, while at the same time allowing the individual resident to express their individuality. On one hand, we are embracing the idea of bringing people together into a real community of like-minded residents who amongst other characteristics, share an interest in great architecture and a love for this wonderful neighbourhood. On the other hand, we are recognizing that every individual wants to maintain what makes us unique and to create the circumstances to allow this self expression to blossom.



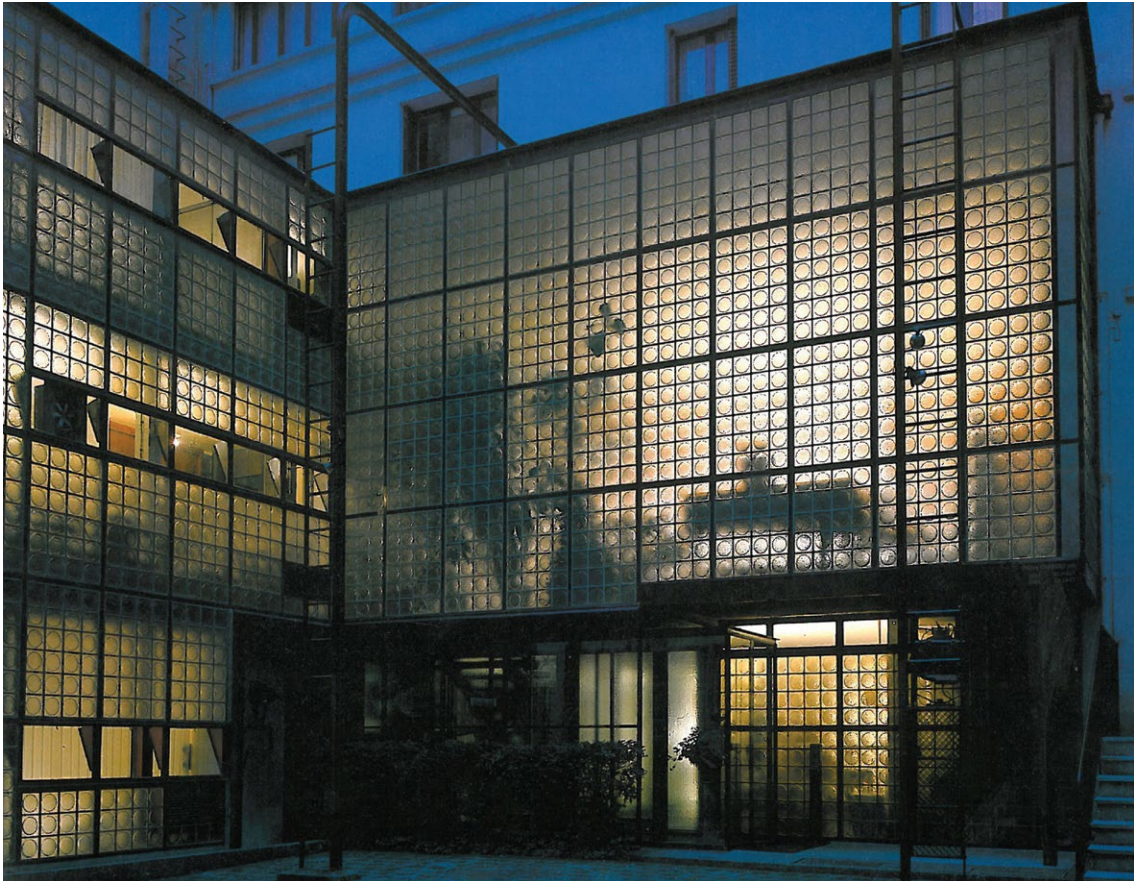
“One of our breakthrough ideas is effectively to develop a new typology for downtown Toronto by pulling apart notions of both ‘tower’ and ‘podium’. We developed a metaphor of ‘pixelation’ – that every façade acts as one ‘picture element’ or pixel, once you combine them together the whole adheres together to form the organic picture of the entire thing.” – *Bjarke Ingels*



# MAISON DE VERRE AS INSPIRATION

The other piece of inspiration for KING Toronto was taken from Pierre Chareau’s Maison de Verre in Paris. This inspiration manifests in the building’s glass block façade, playing with reflectivity, translucency and transparency. The use of glass block not only creates a dynamic building during the day by reflecting the surrounding environment but also at night, with the animating glow from its inhabitants. The materiality of the glass blocks for the building’s facade at once complements and celebrates the historic brick and beam of the heritage buildings at grade, while lending a distinct luminosity to the mountaintops above.

The pixelated mountains at KING Toronto reflects the dual themes at the core of the project, which are fundamentally, how to create community, while expressing an aesthetic of beautiful luminosity. The pixelated mountains, where each home comes together to form the greater whole of the mountain, extends the idea of creating a complete community, bringing together many separate, unique living spaces. In another way, a pixel also represents a measure of illumination, the flux of radiance, power reflected, transmitted, or received. Together, the pixels of KING Toronto highlight the poetic themes of the dual inspirations that Habitat 67 and Maison de Verre represent.



MAISON DE VERRE



KING TORONTO



# A DIFFERENT MODEL CULTURED LIVING

The European architectural inspiration is literal in the sense of the project's porosity and the central courtyard, which anchors the four mountains and creates an expansive public realm, connecting the network of heritage buildings at grade to the streetscape beyond. The design, echoes the streetwalls of Berlin where blocks of historic brick buildings are grouped around courtyards, creating sheltered yet open spaces for residents and visitors.

Much like the courtyards of Berlin, Paris, London and Barcelona, the central courtyard at KING Toronto will create an inner world sheltered from the streets beyond, in the heart of the project. Activated by interesting retail, events and year-round programming, the public realm will create a new version of the beautiful, vibrant European courtyards for the residents and visitors of KING Toronto. Expanding on the essence of what made Habitat 67 and Maison de Verre so unique, we asked ourselves why it's meaningful to not only live at KING Toronto, but be able to live in a penthouse, on top of a mountain above an inspiring public realm.

Beyond their setting in and above a complete community, these particular homes, or pixels, are the measure of light, the perfect fulfillment of life and beauty, representing the city's potential through a luminosity that literally radiates from the top of the "mountain peaks".

RIGHT:  
KING Toronto Courtyard





EUROPEAN-STYLE  
COURTYARDS



COURTYARD – MITTE, BERLIN



COURTYARDS – MITTE, BERLIN



COURTYARD – KING TORONTO



COURTYARDS – KING TORONTO



BELOW:  
KING Toronto, stepped  
terraces to mountain peak





# DESIGN AND ARCHITECTURE ARE THE ART AND SCIENCE OF MAKING SURE THAT OUR CITIES AND BUILDINGS FIT WITH THE WAY WE WANT TO LIVE.

*Bjarke Ingels Group*

## INTERIOR ARCHITECTURE

KING Toronto's interiors have been developed in response to the historical nature of the nearby buildings and of the neighbourhood itself. We saw an opportunity to revisit the industrial aesthetic and heritage of historic Toronto and to accentuate it with refined European influences and touches.

Toronto is Canada's largest city and a bustling financial capital. Our project will be an island in this dynamic environment: the new community flowing through the spaces will find calmness and serenity while enjoining the bright, green and permeable outdoor/indoor spaces.

In the same way the architecture gently embraces and enhances the existing buildings, framing them in a cascade of white translucent pixels, the interiors frame the individual experience, with comforting, natural materials and lush vegetation.

From the public areas to the private spaces we offer a journey through a newly built geological formation: entering through a grand fissure - the atrium: resting/enjoying life in the forest - the courtyards and lobbies: moving through hidden galleries - the corridors; and, finally, reaching the top of the mountain, where each home provides a place to settle down and recharge, a floating sanctuary in the sky.

The public spaces are conceived as an extension of the residences with lounge areas resembling a living room: welcoming and comfortable, inviting you to stop, wait, read or chat with friends. The selection of furniture and accessories was calculated to bring out the inherent qualities of the living spaces as gathering places.

The industrial chic aesthetic can be felt in both public and private spaces: while it is a defining element, clearly visible in the former, it is subtler and focused more on the details in the latter.

The materials used in the public areas are mainly aged/blackened metals, corrugated concrete, textured glass in different scales and vegetation.

When developing interiors, BIG always takes a holistic approach to design, from large scale to small, the design intent is carried through to create a complete vision. As a result, we were able to design several custom products, including the BIG-designed pixelated Fazioli piano.

— *Francesca Portesine*  
*Director of Interior Design, BIG*



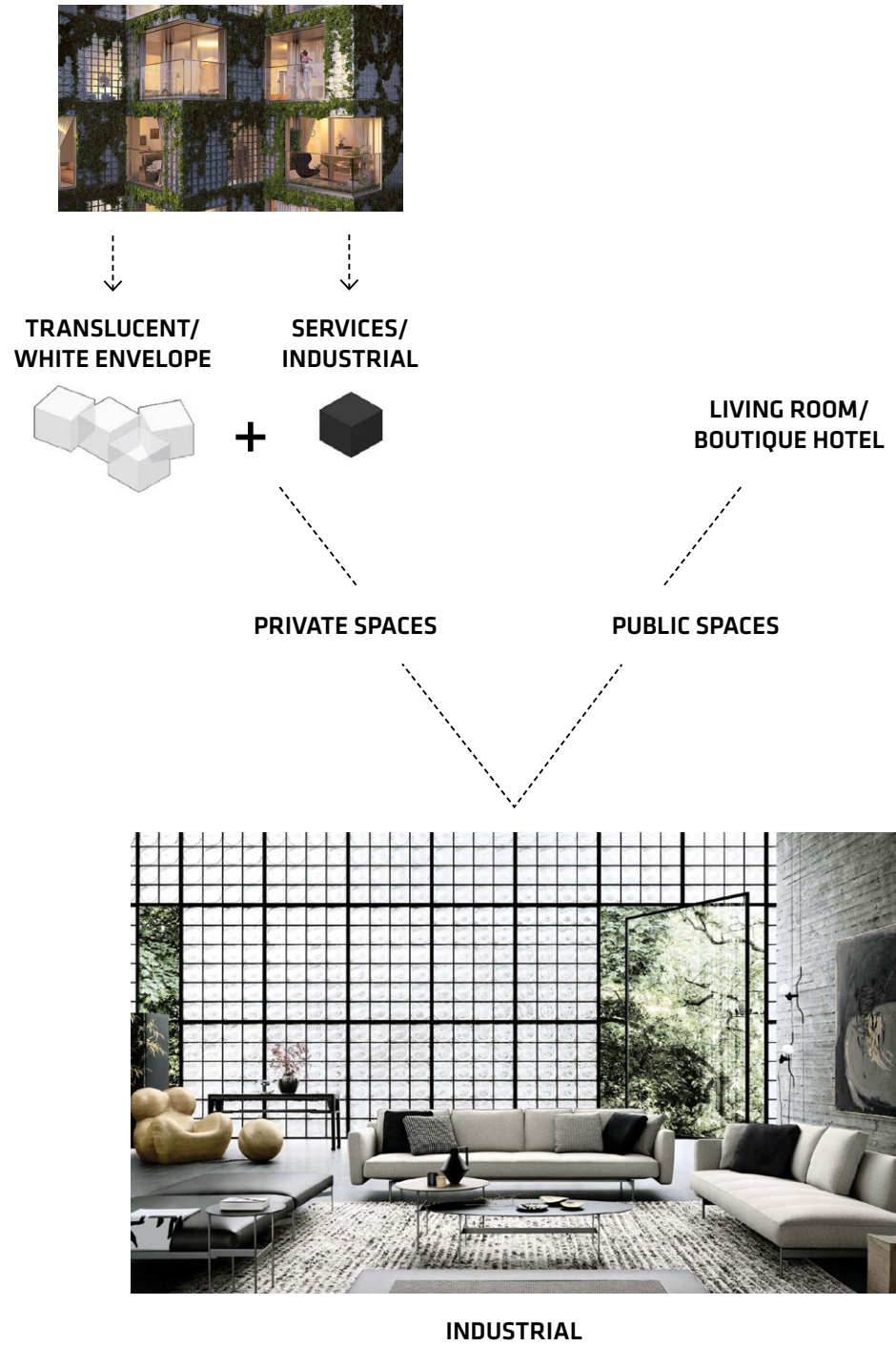


#### Francesca Portesine, Interior Architect

Francesca joined BIG in 2013 as a Senior Designer to lead the interior design team for a 600,000 SF residential tower in Vancouver, Canada. Francesca has previously worked at OMA in Rotterdam, Shenzhen, Hong Kong and New York from 2007 to 2013, at Arata Isozaki & Andrea Maffei Associates in 2009, at Metra et Associés (Atelier Jean Nouvel) from 2006 to 2007, at Fuksas Architecture in Paris from 2004 to 2006, and Ibos & Vitart Architects in Paris in 2004. She has worked on different design processes on both large and small scale projects from Eastern Asia to the Middle East, from Europe to North America. She has been Project Leader and Consultant Coordinator for several projects and she has developed a specialty not only in architecture but also in interior design.

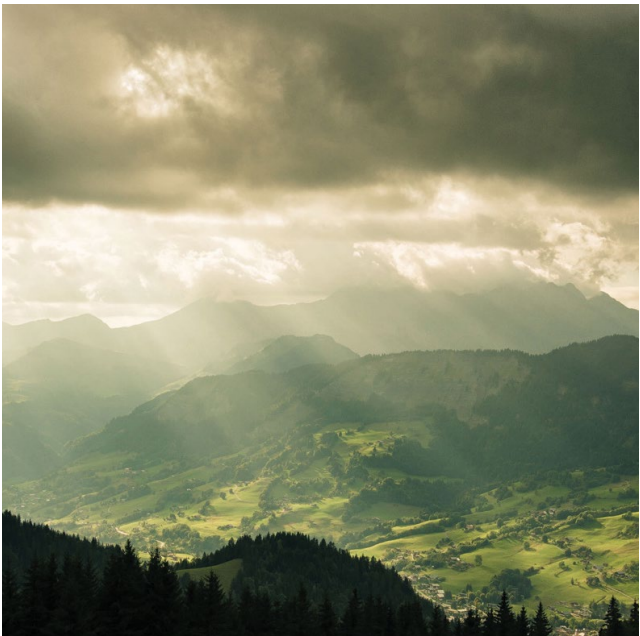
CONCEPT

The material concept for the residences at KING Toronto features an industrial modern palette with the kitchen and bathroom being the dominant and anchoring features within the space.





INSPIRATION



ATRIUM



CORRIDORS



HOMES



## LIVING ON A MOUNTAINTOP



KING Toronto's topographical roofscape forms four mountains oriented towards the North, South, West and East above a central courtyard. Each peak overlooks a different part of the city and rises above the diverse public space at the ground level. Atop each of the four mountains, the two-storey penthouse levels form floating sanctuaries, set high above the urban neighborhood of King Street West.

We began developing the interior design concept for each penthouse by considering the journey from the residential lift lobbies all the way up to the private roof terraces as a continuous experience. The four lobbies of KING Toronto are differentiated by their location within the building: the north lobby is located within a heritage building facing the courtyard, the south lobby is located beneath the green archway connecting Wellington Park to the courtyard, the west lobby is a glowing beacon illuminating the glass block façade and the east lobby is a part of the

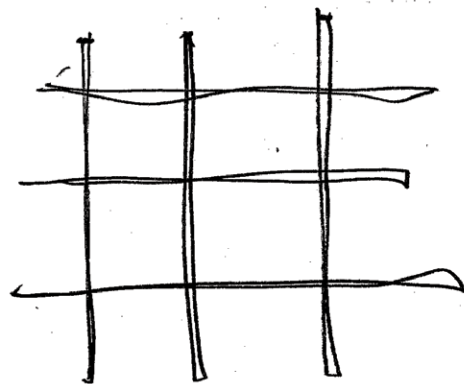
atrium - the heart of the building - which is a multistory open space between brick heritage buildings and the new glass block facade. Building on the distinct character of the residential lobbies, each penthouse is conceptually related to its anchor and access point within the building.

While the Penthouses at KING Toronto are each one of a kind, each offer in their own way the core themes that have come to define a Westbank home: the deep integration of nature through the integration of trees, foliage and outdoor terraces, meaningful sustainability, a commitment to artistry and stunning, panoramic views of the city. The Penthouses at KING Toronto are your own sanctuary in the sky, they are the opportunity to come home to a mountaintop, with the world at your feet.

CONCEPT

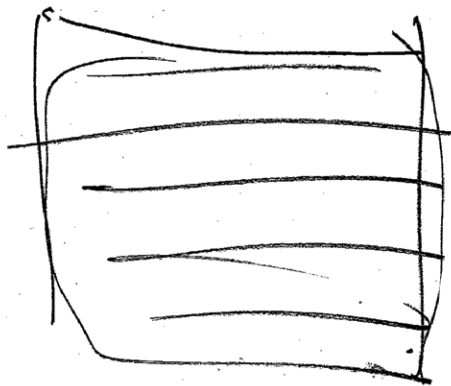
INDUSTRIAL

MAISON DE VENTRE  
(INDUSTRIAL)  
MODERNISM



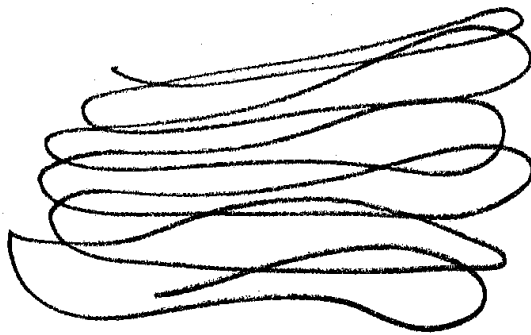
GREEN

TROPICAL  
MODERNISM  
(BRAZILIAN...)



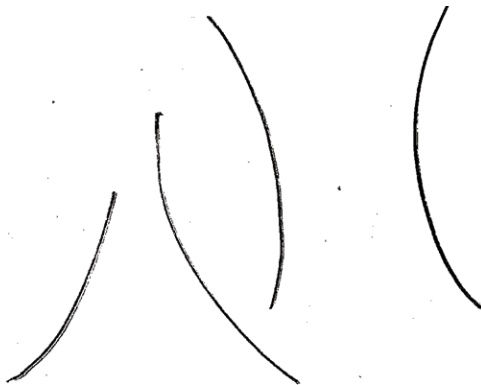
WARM

SOFT. NATURAL.  
TEXTURAL.



LIGHT

VIBANT ORGANIC  
FUTURISTIC



NORTH



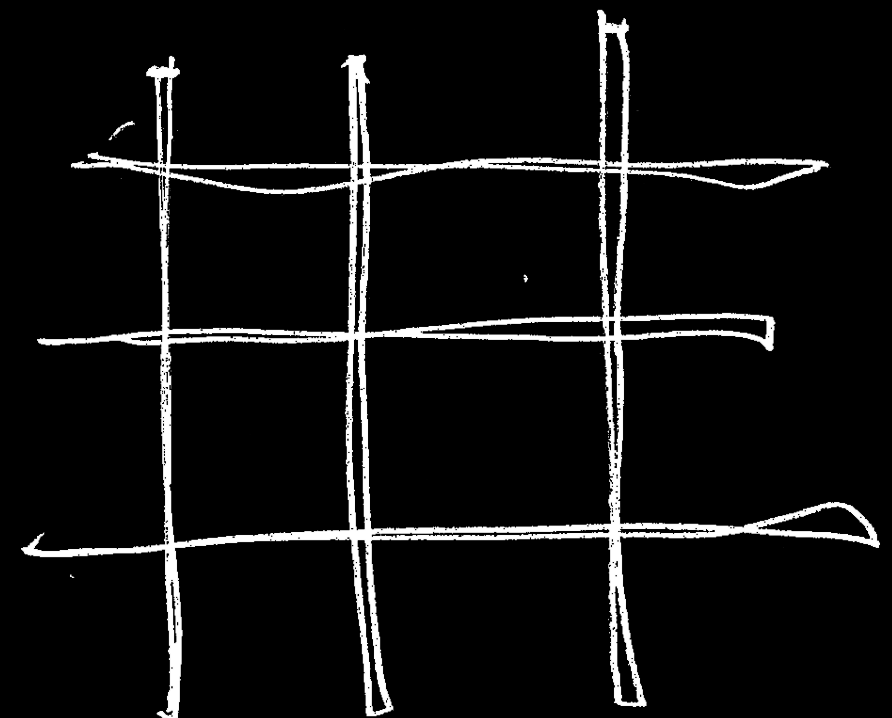
SOUTH



EAST



WEST





**NORTH MOUNTAIN**  
**INDUSTRIAL**

For the penthouses at KING Toronto, BIG drew from the rich influences of the modernist architects that inspired the design of the building and interiors - Pierre Chareau and Maison de Verre, Moshe Safdie's Habitat 67, Lina Bo Bardi and the Brazilian modernists, Alvar Aalto and the organic modernists and Ero Saarinen and the retrofuturists.

**RIGHT TOP:**  
Maison De Verre, Paris

**RIGHT BOTTOM:**  
Maison De Verre, Paris





INSPIRATION  
TO ACTUALIZATION

INDUSTRIAL



MAISON DE VERRE

GREEN



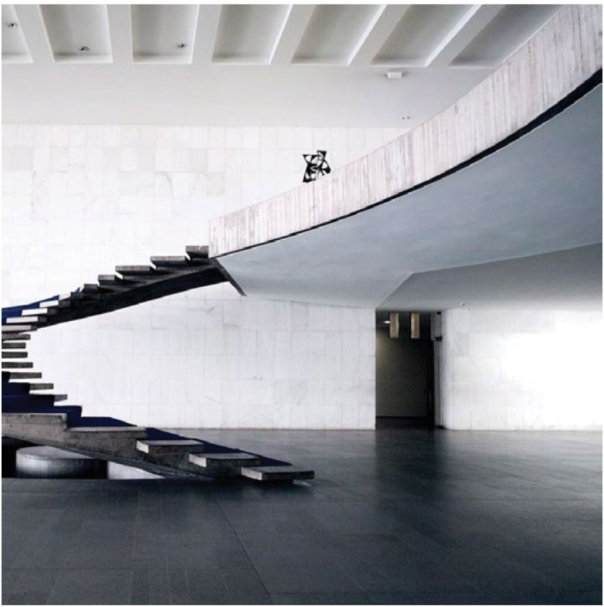
BARBICAN CENTRE

WARM

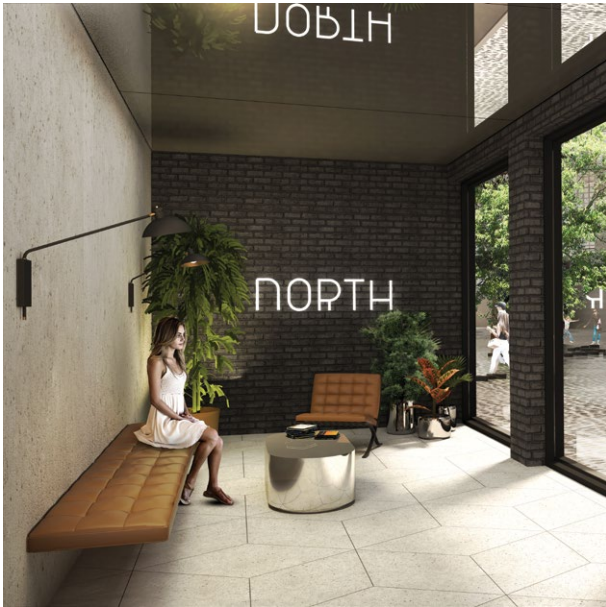


INTERIOR OSLO, SCHJELDERUP TRONDAHL ARCHITECTS

LIGHT



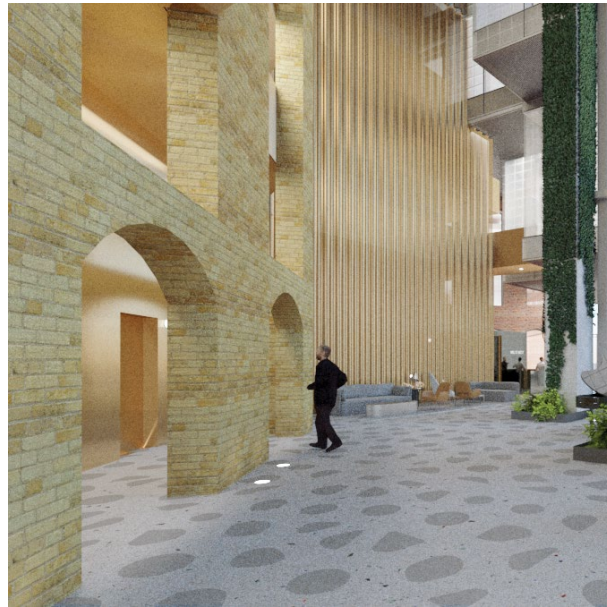
ITAMARATY PALACE BRASILIA, OSCAR NIEMEYER



NORTH WELCOMING LOBBY



SOUTH WELCOMING LOBBY



EAST ATRIUM



WEST WELCOMING LOBBY



THE SANCTUARY OVERLOOKS  
THE VIBRANT URBAN  
LANDSCAPE OF KING STREET  
WEST - BIG HAS DESIGNED A  
HOME THAT REFLECTS THIS  
CONTEXT, EXPRESSING BOTH  
INDUSTRIAL AND MODERN  
INFLUENCES.

## PENTHOUSE TWO NORTH THE SANCTUARY

The Sanctuary faces both north and south, overlooking the interior courtyard and to the north, King Street West. Historically an industrial district of Toronto, now a vibrant urban arts & cultural landscape, BIG has designed a home that reflects the King Street context.

Textured glass, blackened steel, grey marble and dark porcelain tile blend with warm copper cabinetry and light oak flooring, expressing the industrial and modern influences of Chareau's Maison de Verre.

The Sanctuary is light-filled and open, with a beautiful luminosity throughout created by multiple walls of glass block. Soft white walls and warm oak flooring complement dark accents: a blackened steel floating fireplace and deep grey marble kitchen cabinetry and a black oak wood feature staircase with custom blackened steel shelving.

The penthouse includes an open plan dining and living area connected by a custom copper kitchen island. Two expansive terraces on two levels extend living space outdoors. On the second level, the master bedroom includes a walk-in closet and ensuite, second bedroom and washroom and an upper level terrace features a hot tub and sauna.











# PENTHOUSE TWO NORTH

## THE SANCTUARY

1202 N

2 Bedroom  
2.5 Bathroom

### AREAS

Lower Level:  
814 ft² / 75.6 m²

Upper Level:  
1212 ft² / 112.6 m²

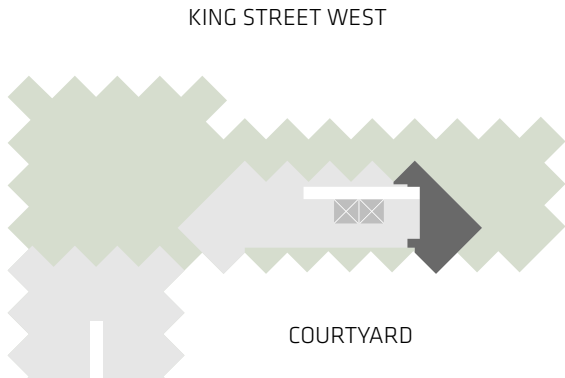
Total Area:  
2026 ft² / 188.2 m²



### DIMENSIONS

Living	11' 10" x 12' 0"
Kitchen/Dining	18' 11" x 17' 9"
Master BD	12' 8" x 16' 9"
Bedroom 2	10' 10" x 12' 9"
Terrace A	6' 9" X 20' 2"
Terrace B	10' 10" X 35' 0"

All dimensions and specifications are approximate. Certain plans are reverse or mirror image. Balcony square footages are estimated and may vary from that stated. Please see Sales Representative for details. Furniture not included. Refer to key plan for unit location and orientation. E. & O.E.



SECOND FLOOR



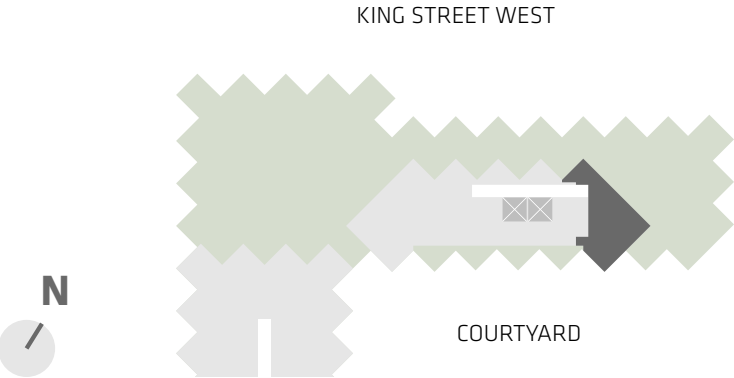
FIRST FLOOR







FIRST FLOOR



AXO VIEW  
FIRST FLOOR









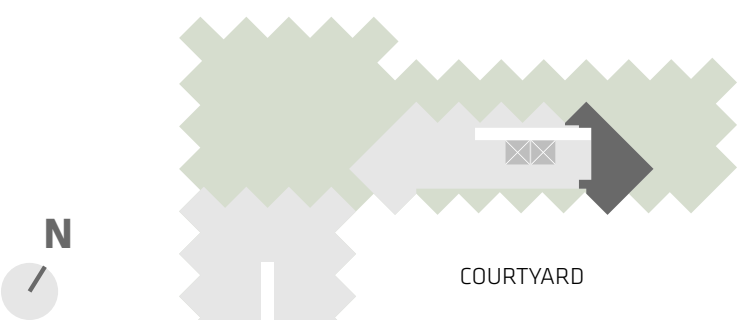




SECOND FLOOR



KING STREET WEST



AXO VIEW  
SECOND FLOOR









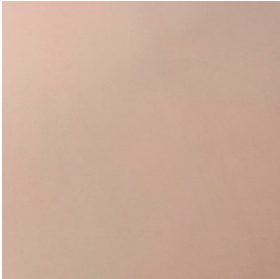




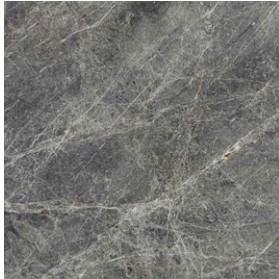
KITCHEN

The materiality of the Sanctuary kitchen offers grey marble cabinetry and light oak flooring with sleek copper accents including a custom kitchen island and backsplash.

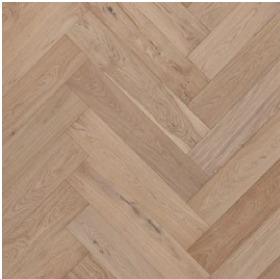
The custom-designed grey marble cabinets and light oak wood floors anchor the space, creating depth offset by contrasting copper elements. The custom-designed kitchen features integrated black back-painted glass Miele appliances clad in grey marble and a custom copper kitchen island.



COPPER



GREY MARBLE



OAK





# MIELE PURELINE GENERATION 6000

Westbank deals exclusively with Miele, the world’s leading high-end appliance manufacturer, who has curated an appliance lineup in keeping with a building of this quality.

Miele PureLine appliances seamlessly flow into the design of a modern kitchen. Jet black glass combined with a striking stainless steel handle presents a balanced harmony, while bold horizontal lines allow for a continuous design aesthetic. The high proportion of glass creates a serene atmosphere, while floating handles engage onlookers to explore PureLine further. Miele’s PureLine Generation 6000 sets a new standard for premium appliances.



ABOVE:  
Miele PureLine Generation 6000  
Speed Oven, Wall Oven

# KITCHEN APPLIANCES



Miele Fully-Integrated 24" Dishwasher  
With Upper Cutlery Tray And No Visible  
Controls



Matte Black Kitchen Faucet  
With Pull-Down Spray



Miele Refrigerator  
With Bottom Freezer Door and  
Integrated Front Panels  
30"



Miele 30" SpeedOven  
combination oven/microwave



Miele Built-In Coffeemaker



Miele Tall Integrated Wine Storage



Miele Gas Cooktop  
36"; 5 Burners



Miele Integrated Hoodfan  
36"



Miele Convection Oven  
30"



# MIELE

## 115 YEARS OF EXCELLENCE



**1899**

In Herzebrock, Germany, Carl Miele (the technician) and Reinhard Zinkann (the salesman), together with 11 employees, four lathes and a drill, found a company to manufacture milk centrifuges and butter churns.

**1900**

Just one year after the company's inception, milk centrifuges and butter churns are joined on the market by the first Miele washing machine, the "Meteor".

**1904**

Miele develops its first power-driven washing machine. An "outboard" electric motor supplies the power to move the agitator while a drive belt achieves silent operation, low energy consumption and provides years of service.

**1908**

Miele moves from Herzebrock to a new factory in Gütersloh. Mr. Miele and Mr. Zinkann are convinced that in order to maintain their quality standards over the long-term, the Miele company must produce all parts and components 'inhouse'.

**1910**

Miele develops a mechanical laundry wringer that can be driven by hand or run by an electric motor.

**1913**

Models in full bloom – Forever More, Forever Better. More than 20 new variants of seven basic models of Miele wooden tub washing machines enter the market, expanding the product range to 50.

**1914**

An electric plug-in for the washing machine changes everything! A builtin electric motor washing machine is introduced in the

legendary Miele washing machine 'Number 50m', described at the time as "the role-model in electric washing machines". All future innovations are based on this design.

**1924**

Miele introduces a bicycle to the market at a new factory in Bielefeld.

**1925**

The metal drum replaces the wooden tub in Miele washing machines Miele secures its place as the largest washing machine manufacturer in Germany.

**1926**

Miele introduces milking machines.

**1927**

The first Miele vacuum cleaner arrives; first the basic "K" model, soon followed by the 'Melior'.

**1929**

Europe's first electric dishwasher is introduced by Miele.

**1932**

The first motorized bicycle model is developed and marketed as "a Miele bicycle with balloon tires powered by a Sachs motor".

**1934**

Miele introduces a retirement pension fund for its employees, including disability pensions and widow benefits.

**1935**

The second generation, Carl Miele Jr. and Kurt-Christian Zinkann begin working for Miele, now one of the largest companies in its sector in Germany, with over 2000 employees.

**1937**

First Miele electric spin dryer with centrifugal force design is developed for private households.

**1938**

Carl Miele dies on Christmas Eve, six months before his 70th birthday. Director C.H. Walkenhorst: "The name Carl Miele should always be a name that inspires us to continue to work in his spirit. We will honour his name. His work shall continue."

**1939**

On July 14, co-founder Reinhard Zinkann dies at the age of 70. Director Walkenhorst: "We will continue to thank him, even beyond the grave, for what he was to us and this firm that he founded, through his work, through his charity, through his goodness and understanding." Following the deaths of the two founders, their sons Carl Miele Jr. and Kurt Christian Zinkann take the helm.

**1944**

Air raids destroy production facilities at the Gütersloh plant; Miele's production program has now been reduced to handcarts and ladders.

**1945**

War is over and rebuilding of the Gütersloh factory begins. In addition, Miele decides to build workers' accommodation, and assists employees in the re-building of their own homes.

**1947**

Due to a shortage of metals, the woodentub washing machine returns. By year's end, more than 8,000 units have been produced.

**1949**

Miele's 50th birthday and Miele rewards all



employees with a handsome cash bonus, an increase to the employees' pension and retirement funds. Miele factories have been re-built and full production begins in earnest with a workforce of 2500.

**1952**

Miele develops the space-saving rapid washing 'Machine 75'. The machine automatically fills with cold water through a hose attached to a stopcock – and the water is heated internally.

**1953**

Miele washing 'Machine 307' is introduced with a horizontal-axis drum with an electric boiler featuring gentle treatment of laundry, effective and energy-saving operation and long life reflecting the firm's high quality standards.

**1954**

No need to pedal! The Miele motorbike model is the widely known '98' with a Sachs motor. The firm is now the largest manufacturer of washing machines, and the second largest manufacturer of twowheel bicycles and motorbikes.

**1956**

The Miele automatic 'Number 702' washing machine sets the future of clothes washing and care. The Gütersloh factory is expanded to include manufacture of 18,000 individual parts and components in-house for all Miele products.

**1958**

The introduction of the Miele electric tumble dryer.

**1959**

Miele automatic washing machines travel around the world – keeping clothing clean on passenger liners, freight ships, training and research ships, and tankers.

**1960**

Miele makes a historic decision: discontinuing bicycle and motorbike production at the Bielefeld factory, with Miele's future directed to kitchen and domestic appliances. The fully automatic 'Number G-10' dishwasher is introduced.

**1965**

Miele opens a fifth factory in Lehrte to satisfy the production demands for its products.

**1968**

Design innovations, advances in electronic control systems and an expanding group of products directed toward the domestic market continue to separate the Miele brand. Miele's workforce tops 9,000 employees in Germany.

**1969**

Miele expands its domestic kitchen focus and begins design and production of cooking appliances. The 250,000th dishwasher rolled-off the assembly lines at Bielefeld.

**1970**

With advances in production automation and electronics and the 'Immer Besser' standards, Miele transitions to automation in production, warehousing, and distribution.

**1975**

Miele introduces a full line of leadingedge built-in appliances including cookers, ovens, dishwashers, refrigerators, and freezers.

**1987**

The first Miele Museum in Gütersloh, Germany includes one of the legendary Miele K1 cars dating back to 1913, discovered in Norway.

**1988**

Since 1980, water consumption for Miele dishwashers has decreased by 40 percent and energy consumption has fallen by 30 percent.

**1992**

Miele increases its investment in employee training to further the 'Immer Besser' philosophy.

**1998**

Miele product line expands: steam ovens, built-in coffee machines, hood fans, gas and electric cooktops, induction cooktops, and warming drawers.

**1999**

100 years of Miele and 'Forever Better'! Miele is the 'most valued brand' in German and European electronic retail markets. Miele's international expansion continues with subsidiaries in more than 40 countries.

**2000**

Miele is awarded the German Marketing Prize – the highest honour for excellence. Water and energy consumption by Miele appliances continues to be reduced – by about 70 percent overall since 1980.

**2005**

Miele introduces 'MasterCool' refrigeration and wine storage, establishing a new standard refrigeration for the domestic market.

**2014**

Miele introduces 'Generation 6000'. These technically advanced products set new performance and aesthetic standards for premium appliances worldwide.



BATHROOM

The materiality of the bathrooms is inspired by the concept of anchoring the service spaces within the homes.



ABOVE:  
North Mountain Penthouse,  
Master Bath

The North Mountain penthouse bathrooms feature glassblock walls to create a modern, light-filled environment with complementary minimal large format dark porcelain tile.

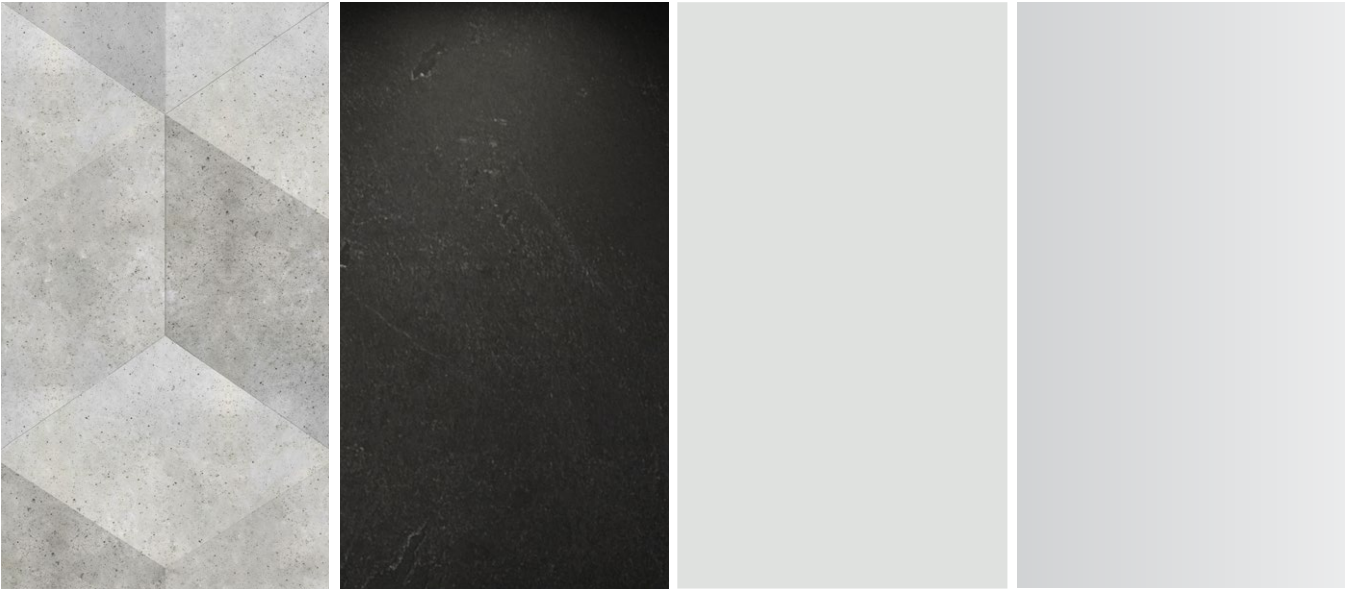


ABOVE:  
North Mountain Penthouse,  
Bathroom



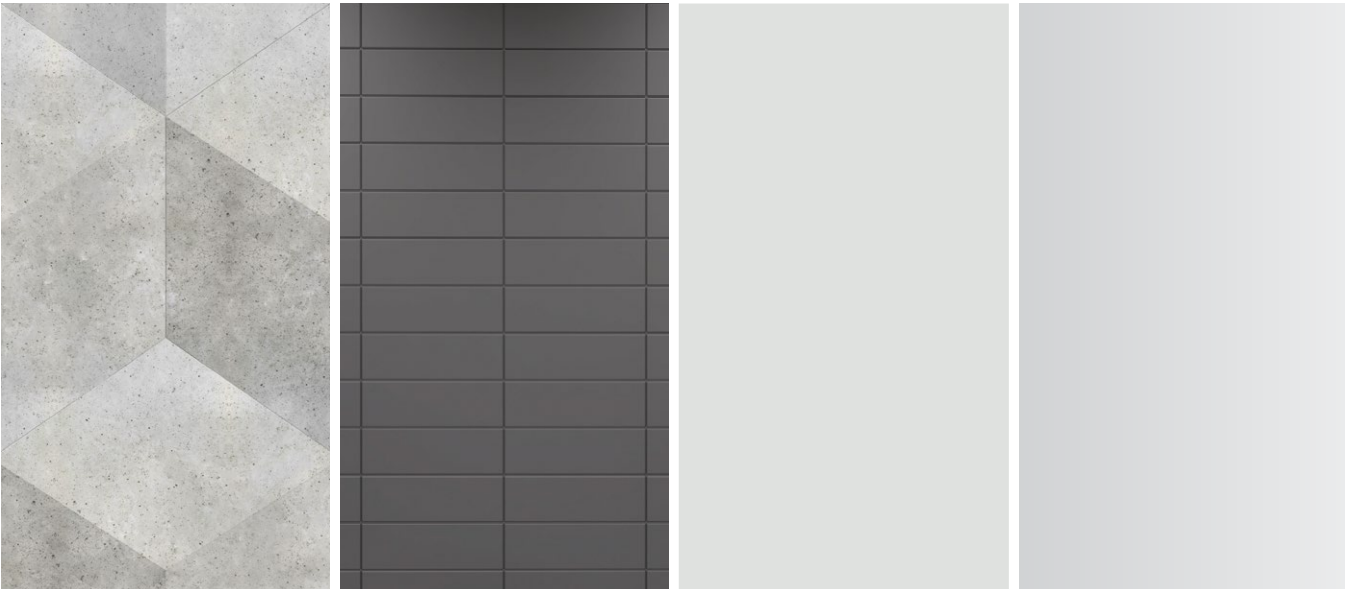
BATHROOM  
MATERIALITY

MASTER BATH



FLOORING                      WALLS                      VANITY                      MIRROR

SECOND & THIRD BATHS



FLOORING                      WALLS                      VANITY                      MIRROR

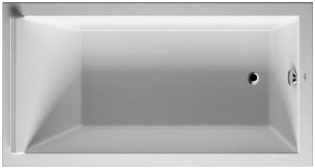
BATHROOM  
FIXTURES



Custom Vanity with Integrated Storage  
in light grey



Custom Designed BIG Light Fixtures



Integrated Tub  
Freestanding Bathtub (as per plans) in  
Matte White Finish



Wall Mounted Sink and Bath Faucet in  
Matte Black Finish



Rain Showerhead in Matte Black Finish



Freestanding Tub Faucet in  
Matte Black Finish



Hand-shower in Matte Black Finish



Floor Mounted Toilet with In-Wall Tank  
Shower and Tub Controls in Matte  
Black Finish

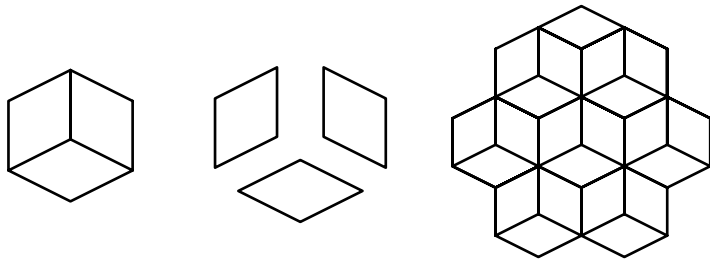




# FLOORING

The floors within each home are custom designed by BIG. The main living areas feature herringbone patterned oak hardwood floors, bringing a modern element to the industrial theme of the penthouse. The bathroom floors feature a minimalist, grey large format porcelain tile that is simple and subtle, drawing the eyes to the beautiful glassblock walls.

**BELOW:**  
Custom tile study, using the geometry of the pixels  
**RIGHT:**  
Penthouse kitchen and bathroom flooring



OAK WOOD



BATHROOMS





# LIGHTING

Light, particularly natural light, keeps us focused and alert. It helps regulate our biological cycle, which keeps our stress hormones in sync.

In considering this impact, the lighting within the Penthouses at KING Toronto has been considered for both its aesthetic and its impact on residents' overall wellbeing.

During the day, expansive floor-to-ceiling windows over stunning views and daylighting, while LED lighting illuminates each of the penthouses with light of the same wavelengths as if it were natural.

The feature lighting in the dining areas and bathrooms have been custom designed by BIG to create soft yet bright lighting that will mimic the effects of natural daylight.

The dining areas will feature a mouth-blown glass pendant fixture with an ombré mirrored finish. The bathrooms will feature two smaller mouth-blown glass pendant fixtures with an ombré frosted white finish.

**RIGHT:**  
Working images of the custom  
designed light fixtures by BIG





BELOW:  
KING Toronto dining room  
with feature pendant lighting





AMENITIES

INSPIRATION

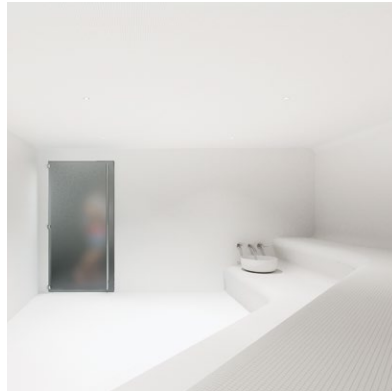
Taking inspiration from the building's mountainous peaks and valleys, KING Toronto will feature a mountain inspired spa and hammam with a spectacular indoor-outdoor pool, hot tub and spa, along with a gym, outdoor terrace and games/party room.



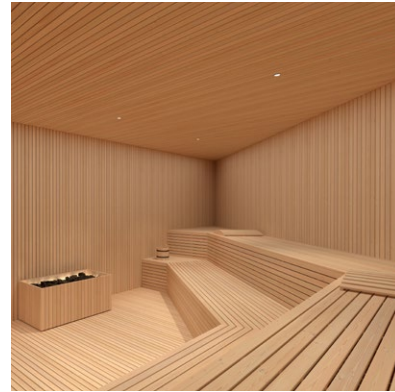




**POOL**



**STEAM**



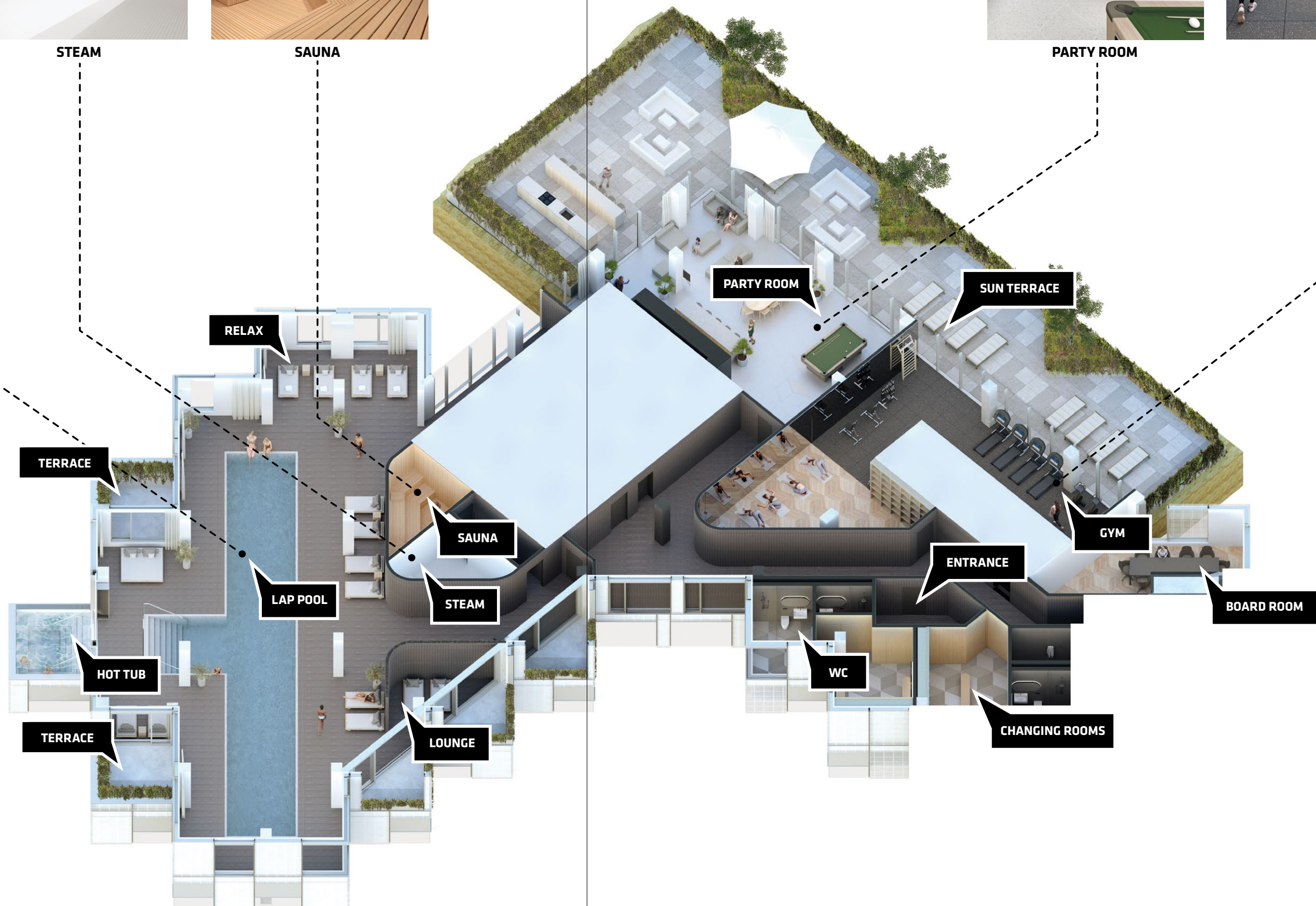
**SAUNA**



**PARTY ROOM**



**GYM**



**RIGHT:**  
Diagram showing the mountain-inspired amenities at KING Toronto



MOUNTAIN SPA,  
POOL & HOT TUB

The Mountain Spa at KING Toronto features a mountain inspired indoor/ outdoor pool with a furnished terrace overlooking King Street W, a sauna, steam room and changerooms designed by BIG. Exquisitely designed spa facilities directly connect to the pool deck and outdoor furnished rooftop terrace.



RIGHT:  
View of the mountain-inspired  
pool at KING Toronto







SAUNA

BELOW:  
View of the mountain-inspired  
sauna at KING Toronto





STEAM ROOM

BELOW:  
View of the mountain-inspired  
steam room at KING Toronto





GYM

A fully-equipped fitness centre and yoga studio features resilient flooring, mirrored walls and built in millwork. The fitness centre opens onto an outdoor furnished rooftop terrace, connecting to the games and party lounge.



RIGHT:  
View of the gym







GAMES & PARTY LOUNGE

The games and party lounge at KING Toronto includes an expansive chef’s kitchen with professional-grade appliances, contemporary lounge and dining furnishings, and a billiards table. The lounge opens onto an outdoor furnished rooftop terrace, connecting to the fitness centre and meeting room.



RIGHT:  
View inside the games  
and party lounge



WELCOMING LOBBIES  
& CORRIDORS

















# A TOTAL WORK OF ART CANNOT BE A STARK MONOLITH; RATHER, IT MUST BE A TRIUMPH OF COMPLEMENTARY COMPONENTS.

## GESAMTKUNSTWERK: A TOTAL WORK OF ART

### A TOTAL WORK OF ART

Every real estate project is a collaboration, but the best projects come off like a finely choreographed dance, with every contributor showing up at just the right moment and adding just the right touch. We depend so heavily on the imagination of the architects, the reliability of the engineers, the efficiency of the construction managers and the expertise and commitment of every individual worker. KING Toronto offered a strong reminder that, with a partner like Allied, we all benefit, as well, from the vision and ambition of an excellent city builder.

These learning experiences are endless, and in more than 30 years, Westbank has been tutored by some of the best architects and artists in the world, as well as by brilliant partners and subject area experts of every kind. In the process, we have added capacity and complexity to what we can achieve, always raising our level of ambition. We also have gathered an expanding vocabulary that explains and inspires what we do, and the way we do it.

### GESAMTKUNSTWERK

One of the words in that new vocabulary was the German Gesamtkunstwerk: it was coined by a German philosopher in the 1820s and it translates as “total work of

art.” We came across Gesamtkunstwerk while working with architect Bjarke Ingels on our first project together, his remarkable design of Vancouver House, and the word fit perfectly. It illuminated his intention to create an unexpected and completely elegant high-rise form, married to a groundplane that melds so well with its surroundings that it is destined to transform the entire neighbourhood. In an extremely challenging property, this was a seamless and coherent solution, a total work of art.

### LAYERING

We were introduced to a second concept while we were working with the great Japanese architect Kengo Kuma on a Vancouver project on Alberni Street. Kuma is deeply thoughtful in his application of layering, which in Japanese translates as *tsumikasane*, meaning “to heap on top of.” Let there be no misunderstanding, though, that Kuma-san throws anything down in “heaps.” Rather, he takes delight in considering every element, every increment of space or additional piece of material to assure that they all fold together into an optimally realized whole.

Taking these concepts together – and applying them to the development not just of buildings but of whole new

neighbourhoods, it becomes clear that a total work of art cannot be a stark monolith; rather, it must be a triumph of complementary components – of layers. That was the motivation for our design and our approach to KING Toronto. Instead of an indifferent collection of buildings, Ingels and his team at BIG have delivered an urban mountain range in glass and greenery. Neither does this new form seek to upstage or overwhelm the heritage buildings on site. On the contrary, BIG’s pixelated landscape embraces and complements the existing buildings, and the neighbouring streetscape, as well.

As you turn the pages of this book – ultimately, as you move through the fully realized courtyard, lobbies, fine-grained retail, homes and terraces of KING Toronto – you will surely see an intricately, infinitely layered collaboration. When we add the culminating, carefully considered additional layers, the floating public art in the courtyard and the Ingels-designed Fazioli piano, we anticipate nothing less than a total work of art.

– *Ian Gillespie*



# B&B ITALIA

Westbank has partnered with B&B Italia, the leading Italian company in the international world of designer furniture, to curate a collection of beautiful, well-crafted furnishings for each home.

B&B Italia's products have contributed to the history of Italian design. A history based on technology, creativity, and that inherent style that has made Italy famous throughout the world, establishing the "Made in Italy" brand that has been exported to international markets. The B&B Italia furniture collection has its roots in its ability to reflect contemporary culture and the capacity to respond quickly to the ever changing lifestyles, habits and requirements. Modern furniture elements that are distinctive and characterized by exceptional quality and timeless elegance.

The result of the unique union between creativity, innovation and industrial know-how. Lounge chairs, sofas and standing lights will draw on the rich tradition of Italian furniture design, including the essence of Milan's classic modernist design era from 1960-1980, but also contemporary models, supplied and manufactured by B&B Italia.









# WESTBANK PIANO PROGRAM

If the principles behind Gesamtkunstwerk, the total work of art, are manifesting themselves in various aspects of our projects, perhaps the most visible expression is in the Westbank piano program with our longstanding collaborator Fazioli, the world’s premier piano-makers. In this collaboration we challenge the architect of our projects to find an opportunity for the typology of the building to provide a solution to the design of a piano. It is a way of unifying and reconciling the ideas that at a large scale, you have the building typology and at human scale you have the piano.

The result is both born of a challenge and an opportunity for creativity. The instrument must play like the finest piano in the world, but you should also be able to see the materiality or typology or both of the architecture in which it resides, expressed in its design.

Our longstanding relationship with Paolo Fazioli began with perhaps our best known Alberni Street project, the Shangri-La Hotel, Vancouver. The Fazioli piano was installed there some nine years ago and today we have commissioned almost a dozen additional Fazioli pianos.

RIGHT  
The Butterfly,  
Vancouver House,  
Alberni by Kengo Kuma





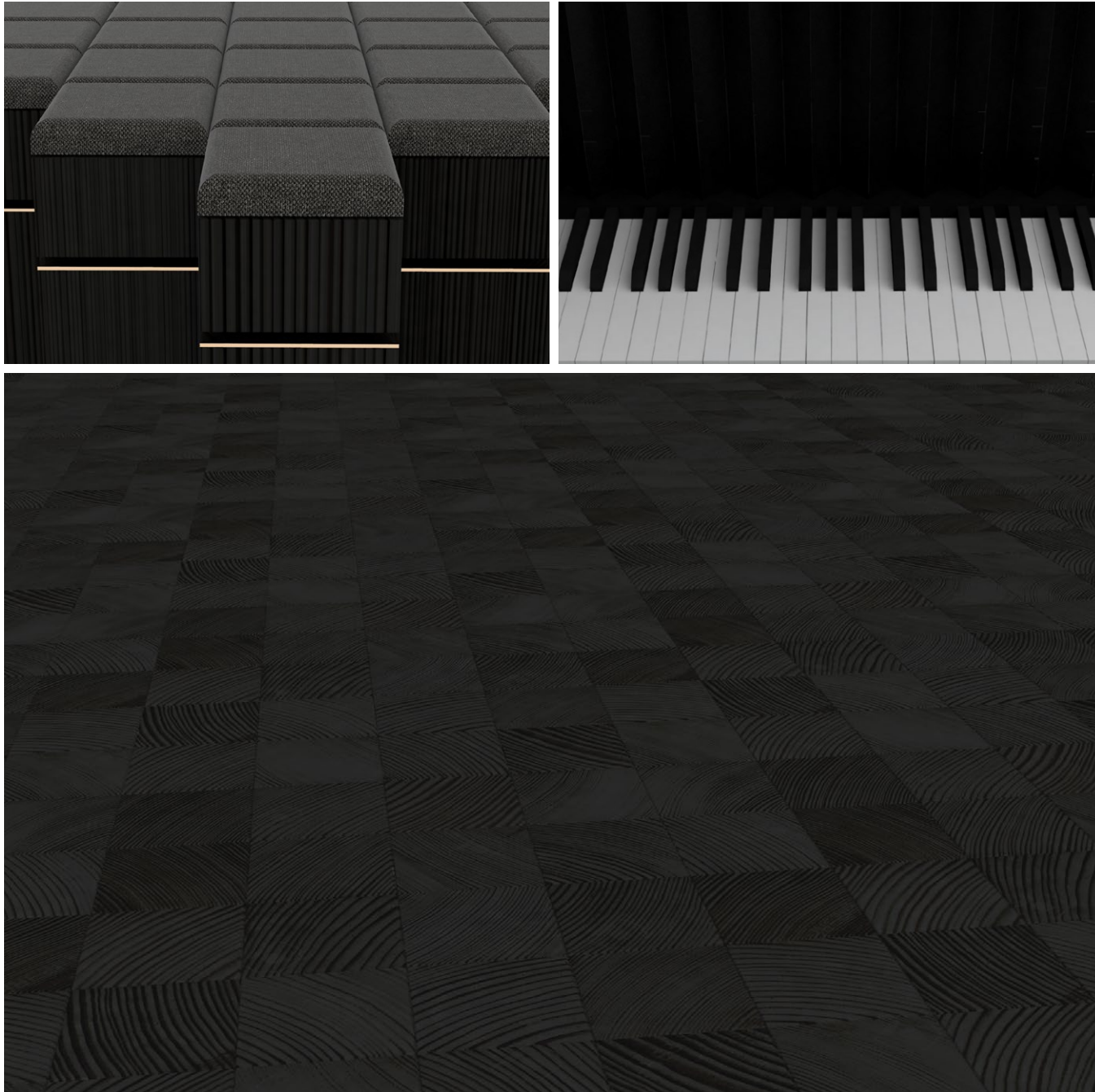
# KING TORONTO PIANO

The Fazioli piano within the East Atrium at KING Toronto has been designed by BIG to reflect the theme of pixelation that is expressed throughout the architecture.

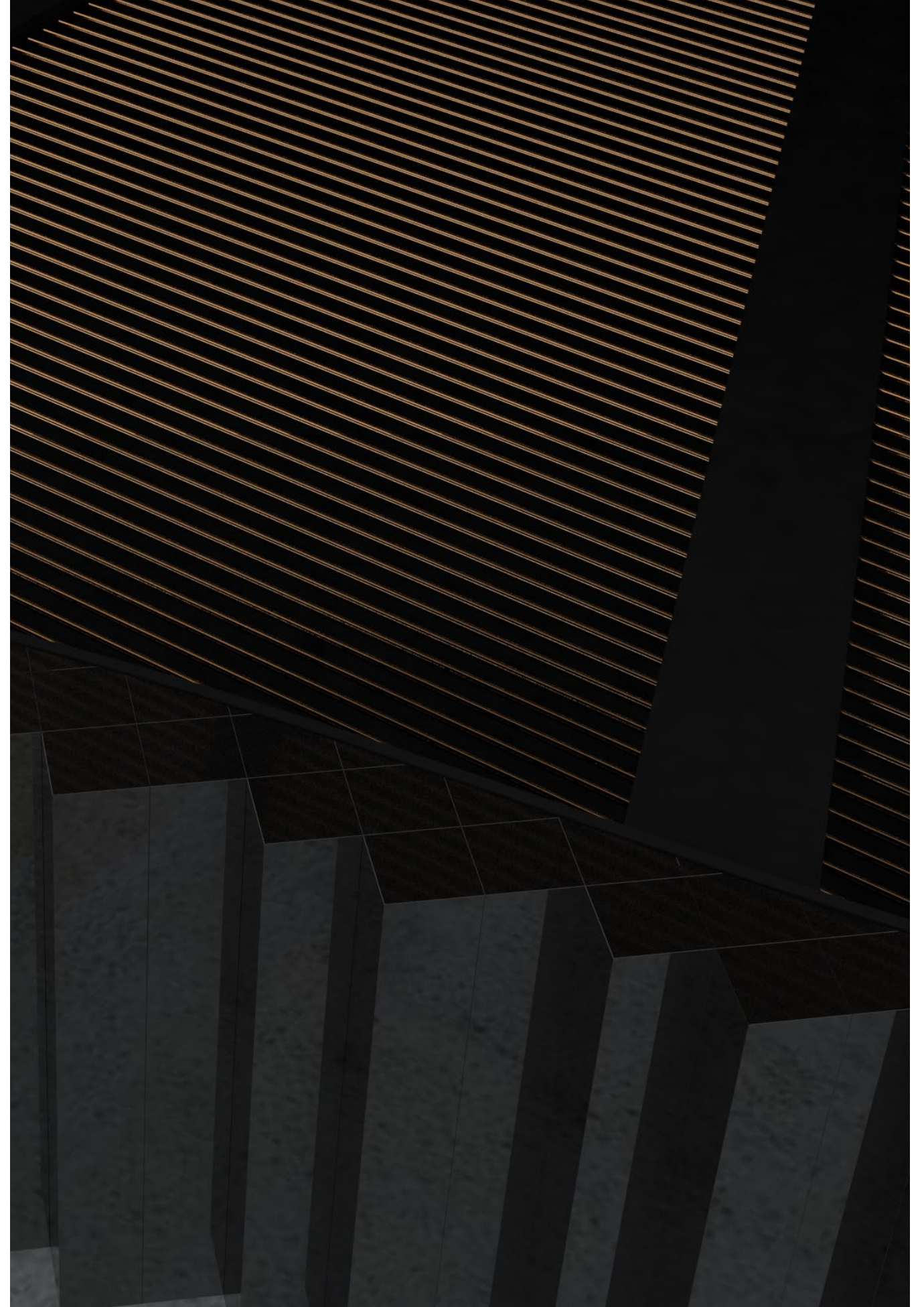


RIGHT:  
KING Toronto Piano  
Designed by BIG





ABOVE, RIGHT:  
KING Toronto Piano  
Designed by BIG













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

## Public Art

Until now, we have never had a canvas quite like KING Toronto, including a grand inner courtyard that will be transformed by one of the most substantial and beautiful public art works yet to grace the streets – or plazas – of Toronto. We are currently exploring the possibilities of suspending mirrors above the courtyard, that would take advantage of the infinite changes of light in a partially enclosed space, creating focal points for residents and visitors from all angles. As part of the City of Toronto’s Public Art program, we will be collaborating with a world class artist to achieve our vision for this installation and bring to life what will be one of the most interesting gathering places in all of Toronto.

## Exterior

- High performance curtainwall system consisting of low-e coated, argon filled vision glazing within aluminium 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 dependant on the location and altitude in order to facilitate vine growth on top of the exterior façade

## Sustainable Design and Green Innovations

- Designed to target LEED Gold certification, 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 lobby/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 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 table
- Access to an outdoor furnished rooftop terrace

All specifications and materials are subject to change and/or variation without notice.



# INTERIOR HOME SPECIFICATIONS

## INTERIORS

Designed by Bjarke Ingels Group (BIG), KING Toronto’s interiors are conceived in direct relation to the overall architecture and materiality of the building itself. The combination of neutral and bold, the material concept for the residences features a refined, modern industrial palette with the kitchen and bathroom being the dominant and anchoring features within the space.

## INTERIOR HOME DESIGN FEATURES

- Interiors custom designed by Bjarke Ingels Group (BIG)
- BIG designed pixelated light-wood suite entry doors with black steel hardware
- Integrated suite numbering into the suite entry doors with black steel inserts
- Wide plank hardwood flooring throughout all living, dining and bedroom spaces
- Floor-to-ceiling sheer drapery along all exterior faces and blackout drapery in all bedrooms with motorized drapery along all exterior faces
- Overheight 10' ceilings within homes (8' 6" minimum in areas with dropped ceilings) – ceiling heights are approximate
- Stainless steel custom-designed kitchen
- Generous balconies and terraces double as outdoor living rooms with a built-in outdoor kitchen
- White concrete tile balcony and terrace pavers with custom accessories, such as planters or glass cloches, depending on the altitude and exposure of the balcony/terrace

## PH-1 (THE GLASSHOUSE)

- Custom Bjarke Ingels designed dining and wine room
- Lounge area with double-height ceiling
- Blackened steel feature stair
- Dedicated library with terrace
- Master Bedroom with ensuite and full room walk in closet
- Feature open fireplace with custom cabinet accent wall
- Upper level terrace hot tub

## PH-2 (THE SANCTUARY)

- Custom Bjarke Ingels designed outdoor sauna and terrace hot tub
- Custom designed kitchen with copper kitchen island and backsplash
- Black oak wood feature staircase with custom blackened steel shelving

## TECHNOLOGY

- KING Toronto will offer its residents a complimentary consultation to select a state-of-the-art technology package from the project’s technology consultant one year prior to closing\*
- \*Packages will be at an additional cost
- One-year free TV, phone and internet services
- “One-Touch” master switch at front entry to conveniently turn off all lighting for energy conservation

## KITCHEN DESIGN FEATURES

- Custom designed, Italian-crafted kitchen cabinetry with full depth upper cabinets
- Integrated and black back-painted glass appliances with stainless steel accents
- Soft-closing precision cabinet drawers and doors
- Faucets finished as accent pieces in matte black
- Custom designed kitchen islands to match the kitchen finishes (as applicable/as per plans)

## APPLIANCE PACKAGE

- 30" Miele fully integrated, bottom mount fridge/freezer
- 36" Miele 5-burner gas cooktop
- 36" Miele fully integrated hood fan with energy-efficient LED lighting
- 24" Miele fully integrated dishwasher with cutlery tray and hidden control panel
- 30" Miele PureLine Black back painted glass wall oven
- 24" Miele PureLine Black back painted glass microwave/speed oven
- 24" Miele built-in and plumbed coffee maker
- 24" Miele full height wine cooler
- 27" Whirlpool front load washer and vented dryer with steam function
- Outdoor stainless steel kitchen with gas BBQ, sink and undercounter fridge

## MASTER BATH DESIGN FEATURES

- Custom pattern, tri-toned grey terrazzo floors
- Large format stone slab walls in light or dark
- Custom designed freestanding vanity with integrated light grey sink and built-in storage
- Contemporary fixtures and fittings in matte black finish
- Freestanding toilet with hidden tank
- Built-in bathtub with tile decking (as applicable/as per plans)
- Rain showerhead with additional hand shower
- Walk-in shower with linear trench drain (as applicable/as per plan)
- Freestanding bathtub and matte black tub filler (as applicable/as per plan)
- Custom designed pill-shaped medicine cabinet with storage shelves and integrated LED lighting
- In-floor heating

## 2<sup>ND</sup> BATHROOM / POWDER ROOM

### DESIGN FEATURES

- Custom pattern, tri-toned grey terrazzo floors
- Matte finish porcelain tile wet walls in white
- Custom designed freestanding vanity with integrated light grey coloured sink and built-in storage
- Contemporary fixtures and fittings in matte black finish
- Freestanding toilet with hidden tank
- Built-in bathtub with tile decking
- Rain showerhead with additional hand shower
- Walk-in shower with linear trench drain (as applicable/as per plans)
- In-floor heating

## FURNISHINGS

B&B Italia, the world’s leading contemporary furniture company, has collaborated with BIG to carefully curate a collection of furniture packages that complement the modern industrial design aesthetic of the interior architecture.

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## **KING Toronto**

### **Penthouse Two North The Sanctuary**

Published by Westbank Projects Corp,  
2022

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The purpose of this book is to outline the developer's intended vision for the proposed "KING Toronto" development project. As such, all descriptions, illustrations and/or other depictions contained in this book of the proposed development and/or development area surrounding the project site are conceptual only. This book should therefore not be relied upon as a representation or warranty, collateral agreement or condition, express or implied, of the final plans and specifications for the project, as the final plans and specifications are subject to the final review and approval of any applicable governmental authority and the developer and its consultants and engineers.

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Printed in Canada.