

Specifications

ARCHITECTURAL DESIGN

James KM Cheng Architects

Design Architect

James Cheng is an acclaimed Canadian architect with extensive experience in both urban design and large-scale complex projects. His firm, James KM Cheng Architects, is recognized for the complete integration of urban, landscape, interior and architectural design practices. Today, James is as well-known for his work internationally, from North America to China, as he is for his firm's signature works in Vancouver. The firm has gained wide appreciation and recognition with over 35 design awards from peer groups such as The Royal Architectural Institute of Canada and the American Society of Landscape Architects. The firm also received the prestigious Governor General's medal for Architecture. Born in Hong Kong, James received his Bachelor of Architecture from the University of Washington and a Master of Architecture from the Graduate School of Design at Harvard. He apprenticed with legendary Canadian architect Arthur Erickson and worked in San Francisco before commencing his own practice, based in Vancouver. The firm's work has been published and exhibited in Canada, the United States, Germany, Japan and Hong Kong.

Hariri Pontarini Architects

Architect of Record

Established in 1994, Hariri Pontarini Architects has grown from a small collective to a firm of nearly 50 architects with offices in Toronto and Santiago, Chile; winning over 35 national and international awards. Their work reflects a deep understanding of the transformative power of design, and the ability to leverage design as an agent of change. Each project created by Hariri Pontarini Architects is a unique expression of the vision and values of their client. There is a distinctiveness and specificity embodied in each design, underscored by a strong and cohesive philosophy that underlies HPA's work. Hariri Pontarini Architects' commitment to quiet excellence is embodied in the creation of enduring, carefully-conceived spaces that are carefully and seamlessly interwoven within the context of their surroundings; spaces crafted to exude a solid dignity and purpose.

Phillips Farevaag Smallenberg

Landscape Architect

Phillips Farevaag Smallenberg (PFS) is a leader and innovator in all facets of site planning and design. The firm is a recipient of numerous local, national and international awards, with a project portfolio that spans North America and China. In keeping with the vision of the oasis that is Shangri-La, landscaped areas are lushly planted, featuring robust bamboo groves and tropical palm trees. A playful composition of architectural forms and landscaping captures an abundance of light, creating a dynamic urban garden experience at street level and upwards. Unique for Toronto, a series of light-filled indoor and outdoor spaces at the ground and podium blend seamlessly, including terraced landscaped dining areas and public amenity spaces. At the top of the tower, the spectacular gardens of the penthouse villas provide a visible oasis at the skyline.

Design Philosophy

The 704-foot glass tower is a timeless, elegant form, respectful of its privileged setting on University Avenue, Toronto's grand boulevard. The tapered appearance of the tower responds to its landmark site on the curve of the avenue, opening to spectacular city and lake views. Transparency is achieved by the streamlined glazing along with a series of light-filled glass pavilions at the podium to address the street in an invitational manner. Landscaped indoor-outdoor amenities on the ground floor and via elevated terraces further animate the base of the property. A unique folded faceting feature on the University Avenue elevation provides additional architectural interest, reminiscent of a prism, enlivening both daytime and nighttime experiences of the building.

Public Art

Westbank and Peterson Group are known for commissioning some of the most generous and progressive public art installations in the industry, adding vitality to their mixed-use urban projects. Living Shangri-La Toronto offers one of the most prestigious platforms for public art in the city, warranting a significant art component, reflecting the project's stature while contributing to the broader fabric of the neighbourhood. The public art commitment will forge exciting new partnerships within the art community, seeking both local and international artists to contribute.

Exterior

- High performance, double-glazed, low-E coated, clear curtainwall glazing system
- The angled southwest façade is finished in the same high-performance curtainwall system with a tinted glass to address the heightened sun exposure
- Stone cladding accents the walls at the base of the tower as an extension of the stone finish over the entire ground plane
- Glazed canopies provide weather protection along the street edge

Structural Design

- Reinforced concrete construction
- Long span flat plate floors minimize columns and maximize ceiling heights in suites
- Extra thick 11" floor slabs reduce low frequency floor-to-floor noise transmission
- Wind and seismic forces carried by a central tapered and stepped reinforced concrete core with shear walls up to 48" in thickness
- Wind design based on specialized wind tunnel study

Building Systems and Sustainability

The building systems are designed for both the comfort of the users and for energy efficiency.

Mechanical/Electrical Design

- Centralized low energy air conditioning system, four-pipe fan coil system with central high efficient chiller plant
- Cast iron plumbing waster piping to maximize noise reduction
- Separate power utility metering for Shangri-La Hotel and condominiums (Residences and Private Estates)
- Standby generator set for base building backup

Building Envelope

Fully tested commercial curtainwall system is custom-designed for the project and offers:

- Tubular framing sections for additional rigidity, strength and durability with maximized vision sealed panels for minimal obstruction of views
- Pre-glazed modules, factory assembled under strict quality controls
- Fully engineered system with increased performance against wind-driven rainfall
- Exterior glazed assembly providing an interior continuous air and water barrier protected from the exterior elements
- Fully compartmentalized individual modules prevent multiple occurrences of building envelope failures
- Durable material construction minimizes maintenance requirements and increases long-term performance
- Envelope design and installation reviewed by developer's consultant

Building Security

- Hotel lobby with 24-hour concierge and security
- Building-wide electronic control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted key fob
- Video enterphone system allows identification/screening of guests
- Restricted floor access

Lobby

- Separate private lobby for all condominium owners
- Soaring 20-foot ceilings
- Guest lounge complete with designer furniture
- Convenient access to Shangri-La Hotel lobby

RESIDENCES FLOORS 18–48

Interiors

- Designed by James KM Cheng Architects
- Overheight custom designed suite entry door
- Generous stone threshold at suite entrance
- Overheight ceilings in Residences
- Rich wood flooring in a unique stacked pattern throughout all living areas
- Plush designer carpet in all bedroom areas
- European kitchen cabinets and bathroom vanities by Boffi from Italy in two gorgeous colour schemes
- Two additional Architect's Series upgrade packages with choice of Boffi LT series finished in either white corian or stainless steel featuring integrated door handles
- Romantic 33" electric fireplace
- Finest quality window shades with woven sun control fabric
- Matching shade material throughout the building to create a unified appearance
- Option to upgrade to a fully built-out Poliform master closet

Kitchens

- Pristine European wood cabinets by Boffi from Italy
- Soft-closing precision cabinet drawers and doors
- Contemporary built-in under-cabinet integrated halogen lighting
- Polished granite slab countertop and full-height backsplash
- Stainless steel double sink with built-in garburator
- Dornbracht Tara Classic mixer
- Stone flooring upgrade available in limestone, basalt or marble

Appliances

- Miele 36" MasterChef stainless steel five-burner gas cooktop with linear grate design in most suites; Miele 30" MasterChef stainless steel four-burner gas cooktop with linear grate design in smaller units

- Miele 24" MasterChef stainless steel oven with true European convection, auto roast and intensive baking modes
- Miele 24" MasterChef stainless steel speed oven/convection microwave/auxiliary oven with 11 operating modes
- Miele Incognito dishwasher with low water consumption and quiet performance, with cabinet overlay door panel
- Miele stainless steel designer four-speed hood fan with up to 625 cfm motor and heavy duty filters
- Sub-Zero 27" or 36" stainless steel refrigerator with bottom freezer drawers and internal ice maker
- Bosch Axxis front-loading washer and Bosch condensation/ventless dryer
- Optional appliances, available in most suites, include:
 - Sub-Zero 24" under-counter wine storage
 - Miele built-in coffee machine and Miele cup and plate warming drawer

Bathroom and Powder Room

- Streamlined European wood vanities by Boffi from Italy
- Self-closing precision cabinet drawers and doors
- Polished marble slab countertop for master ensuite and second bath
- Marble or basalt flooring in gracious oversized tiles in master ensuite
- Kohler Tea-for-Two white cast iron tub with marble deck and tub surround in master ensuite
- Separate glass shower enclosures in master ensuite with soothing Kohler WaterTile, rainshower and body sprays
- Kohler DTV custom shower experience in master ensuite allows users to create a spa-like environment with six user presets and one-touch control outlets
- Kohler Ingenium Flushing System toilet
- Contemporary Kohler under-counter basins
- Sleek bathroom fixtures by Dornbracht MEM series in polished chrome from Germany

Amenities and Services

- Traditional doorman and concierge services
- Heated indoor pool, hot tub and deck managed by Shangri-La Hotel
- Fitness centre: extensive, 2500-square-foot facility with top-of-the-line TechnoGym equipment, machines, free weights; yoga/pilates spaces; steam room and luxurious showers
- Resort-style locker and changing facilities
- CHI, The Spa at Shangri-La offering an array of personal indulgences*
- Corporate quality function rooms and luxurious private banquet rooms with high-resolution video projection, wireless Internet and video conferencing*
- Business Centre with semi-private work stations and a private office*
- World-class 18-seat multi-media screening room
- Optional housekeeping and other hotel services, including room service*
- Access to Shangri-La Hotel lounge and fine dining restaurant

**Pay for use*

Parking

- One parking stall is provided per unit
- Entrances to parking are off Simcoe Street and Adelaide Street
- Residential parking is gated for security
- Secured common bicycle rooms and private storage lockers are located within secured parking levels

Elevators

- Centre opening, gearless elevators with high quality finishes
- Three high-speed 1000 fpm state-of-the-art 3000 lb. cabs to service the Residential levels

Technology

ECS Network™

- Carefully designed and fully integrated telecommunications cabling package designed by project technology integration consultants, Millson Multi-Media Inc.
- State-of-the-art design allows you to easily and reliably connect to the latest entertainment and information services
- Cabling architecture provides simplified maintenance today and the ability to upgrade tomorrow
- Attractive, integrated multi-media outlets provide convenient connections for multiple phone/fax lines, extreme speed Internet access, digital television services, premium phone services including VOIP and in-home Local Area Networking

In-Suite Computer Networking

- Fully operational 100Mbps computer network is built in
- Provides convenient wall connections throughout your home, allowing you to easily connect several computers together, share a printer or surf the web
- System architecture provides connectivity for wireless networking equipment

Extreme Speed Internet

- Extreme speed Internet connection is always on
- Extreme speed Internet services are included, delivering connection speeds of 10Mbps or higher the day you move in

Window Shades

- Premium sun shades included throughout
- Options available to upgrade to motorized sun shades and add blackout shades to bedrooms only or throughout

Residential Technology Options™ by Millson

Systems can be purchased à la carte or combined to create a customized solution.

Options include:

- Three levels of dedicated home cinema featuring customized matching cinema millwork, Sony flat screen technology displays, premium audio components, and professional installation and programming
- Distributed music system provides beautiful music throughout your home
- Lighting control system lets you control lighting levels in each room at the touch of a button
- The included manual window shades can be upgraded to premium motorized window shades throughout your home
- Blackout window shades available for bedrooms only or throughout your home
- Residential Automation System lets you control your entire home with simple, convenient touch screen control panels

Warranty

Living Shangri-La Toronto is subject to the Ontario New Home Warranties Plan Act and is registered under the Act through Tarion Warranty Corporation.



FULLY ENCLOSED DOUBLE CAR GARAGE
(PRIVATE ESTATES, STANDARD)



HIDDEN KITCHEN COMPARTMENT LCD TV
(PRIVATE ESTATES, STANDARD)



FULLY INTEGRATED TELECOMMUNICATIONS
DESIGNED BY MILLSON MULTI-MEDIA INC.



DORNBRACHT MEM BATHROOM FIXTURES

KOHLER DTV ONE-TOUCH SHOWER CONTROL;
MODERN BATHROOM ACCESSORIES

DORNBRACHT MEM POLISHED CHROME BATHTUB FIXTURES

DORNBRACHT TARA CLASSIC MIXER
AND STAINLESS STEEL DOUBLE SINK

MIELE BUILT-IN STAINLESS STEEL COFFEE MAKER
(PRIVATE ESTATES, STANDARD - RESIDENCES, OPTIONAL)

MIELE STAINLESS STEEL FIVE-BURNER GAS COOKTOP

RIGHT
FULLY BUILT-OUT POLIFORM ENTRY CLOSET AND
MASTER CLOSET
(PRIVATE ESTATES, STANDARD - RESIDENCES, OPTIONAL)



ESTATES FLOORS 49–65

Interiors

- Designed by James KM Cheng Architects
- Overheight custom designed suite entry door
- Generous stone threshold at suite entrance
- Overheight ceilings in residences
- Rich wood flooring in a unique stacked pattern throughout all living areas
- Plush designer carpet in all bedroom areas
- European kitchen cabinets and bathroom vanities by Boffi from Italy in two gorgeous colour schemes
- Two additional Architect's Series upgrade packages with choice of Boffi LT series finished in either white corian or stainless steel featuring integrated door handles
- Romantic 39" electric fireplace
- Finest quality motorized window shades with woven sun control fabric
- Purchasers have the option of upgrading blackout shades in bedrooms and baths
- Matching shade material throughout the building to create a unified appearance
- Fully built-out Poliform entry closet and master closet

Kitchens

- Pristine European wood cabinets by Boffi from Italy
- Soft-closing precision cabinet drawers and doors
- Unique LCD TV that descends from a hidden compartment in cabinetry
- Contemporary built-in under-cabinet integrated halogen lighting
- Polished European granite slab countertop and full-height backsplash
- Stainless steel double sink with built-in garburator
- Dornbracht Tara Classic mixer
- Stone flooring upgrade available in limestone, basalt or marble depending on colour scheme

Appliances

- Miele 36" MasterChef stainless steel five-burner gas cooktop with linear grate design
- Miele 24" MasterChef stainless steel oven with true European convection, auto roast and intensive baking modes
- Miele 24" MasterChef stainless steel speed oven/convection microwave/auxiliary oven with 11 operating modes
- Miele stainless steel coffee maker with built-in design and fully automatic one-button grinding, measuring and brewing
- Miele Incognito dishwasher with low water consumption and quiet performance, with cabinet overlay door panel
- Miele stainless steel designer four-speed hood fan with up to 625 cfm motor and heavy duty filters
- Sub-Zero 36" custom panelled refrigerator with bottom freezer drawers and internal icemaker
- Sub-Zero full height integrated 78-bottle wine storage with two auxiliary refrigerator drawers or Sub-Zero under-counter 46-bottle wine storage
- Bosch Axxis front-loading washer and Bosch condensation/ventless dryer

Bathroom and Powder Room

- Streamlined European wood vanities by Boffi from Italy
- Self-closing precision cabinet drawers and doors
- Polished marble slab countertop for master ensuite and second bath
- Marble or basalt flooring in gracious oversized tiles in master ensuite
- Kohler Tea-for-Two white cast iron tub with marble deck and tub surround in master ensuite
- Separate glass shower enclosures in master ensuites with soothing Kohler WaterTile, rainshower and body sprays
- Kohler DTV custom shower experience in master ensuite allows users to create a spa-like environment with six user presets and one-touch control outlets
- Kohler Ingenium Flushing System toilet
- Contemporary Kohler under-counter basins
- Sleek bathroom fixtures by Dornbracht MEM series in polished chrome from Germany

Amenities and Services

- Traditional doorman and concierge services
- Valet service available
- Limousine service is provided within the downtown area
- Heated indoor pool, hot tub and deck managed by Shangri-La Hotel
- Fitness centre: extensive, 2500-square-foot facility with top-of-the-line TechnoGym equipment, machines, free weights; yoga/pilates spaces; steam room and high-tech showers
- Resort style locker and changing facilities
- CHI, The Spa at Shangri-La offering an array of personal indulgences*
- Corporate quality function rooms and luxurious private banquet rooms with high-resolution video projection, wireless Internet, video conferencing*
- Business Centre with semi-private work stations and a private office*
- World-class 18 seat multi-media screening room
- Optional housekeeping and other hotel services, including room service*
- Access to Shangri-La Hotel lounge and fine dining restaurant

**Pay for use*

Parking

- Each Private Estate comes with your own fully enclosed double car garage
- Entrances to parking are off Simcoe Street and Adelaide Street
- Residential parking is gated for security
- Secured common bicycle rooms and private storage lockers are located within secured parking levels

Elevators

- Centre opening, gearless elevators with high quality finishes
- Three high-speed 1600 fpm state-of-the art 3000 lb. cabs to service the Private Estate levels

Technology

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In-Suite Computer Networking

- Fully operational 100Mbps computer network is built in
- Provides convenient wall connections throughout your home, allowing you to easily connect several computers together, share a printer or surf the web
- System architecture provides connectivity for wireless networking equipment

Extreme Speed Internet

- Extreme speed Internet connection is always on
- Extreme speed Internet services are included, delivering connection speeds of 10Mbps or higher the day you move in

Motorized Window Shades

- Premium sun shades included throughout
- Finest motorized window shades available
- Raises and lowers the window shades in virtual silence
- Wall-mounted designer keypads allow adjustment of shades to desired position with precision every time
- Options available to add motorized blackout shades to bedrooms only or throughout

Built-In LCD TV

- Premium LCD TV built-in to kitchen cabinetry in most suites
- TV descends on motorized mechanism from hidden compartment to just above counter height
- Completely invisible installation maintains maximum counter space

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Options include:

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- Distributed music system provides beautiful music throughout your home
- Lighting control system lets you control lighting levels in each room at the touch of a button
- Blackout window shades available for bedrooms only or throughout your home
- Residential Automation System lets you control your entire home with simple, convenient touch screen control panels

Warranty

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PROJECT TEAM

Westbank and Peterson Group
Developers

Shangri-La Hotels and Resorts
Hotel Operator

James KM Cheng Architects
Design Architect and Interior Designer

Hariri Pontarini Architects
Architect of Record

Phillips Farevaag Smallerberg
Landscape Architect

ERA Architects
Heritage Architect

**Jones Kwong Kishi Consulting Engineers
and Adjeleian Allen Rubeli**
Structural Engineer

**Sterling Cooper & Associates
and M.V. Shore Associates**
Mechanical Consultant

Nemetz (S/A) & Associates
Electrical Consultant

LMDG Building Code Consultant
Code Consultant

R. Avis Surveying
Surveyor

RWDI
Wind Engineer

Terraprobe Limited
Geotechnical Engineer

Jacques Whitford Consulting Engineers
Environmental Consultant

Johnson Sustrunk Weinstein and Associates
Site Servicing Consultant

Brook Van Dalen & Associates
Curtainwall Consultant

John W. Gunn Consultants
Elevator Consultant

BA Group
Transportation Planner

**McCarthy Tetrault LLP
and Harris Sheaffer LLP**
Legal

Millson Multi-Media
Residential Technology Integration Consultant

Zacharko Design
Graphic Design