



CINEMA TOWER

2014 ONTARIO CONCRETE AWARD WINNING PROJECT FOR MID TO HIGH RISE RESIDENTIAL

Developed by The Daniels Corporation and designed by Kirkor Architects, Cinema Towers contains 444 units and rises a total of 43 storeys. This project is Daniels' second in this block, having already completed work on the Festival Tower immediately to the south.

Like its big sister next door, the Cinema Tower features free memberships to the TIFF Bell Lightbox for those film junkies who purchase one of the 444 units in the building. As well as all of the perks that come with membership, residents will have access to a state-of-the-art residents-only screening room, and to sweeten the pot, residents will have access to advance ticket sales for TIFF. Other amenities include a full court gym and fitness center, podium-top terrace and lounges, and a steam room amongst other offerings.

Holding the greatest diversity of uses, the podium contains retail space that will house a restaurant, several levels of above-grade parking, and amenities for residents as well as 6,000 sq. feet of performance/programming space for Artscape. Uncommon for private developments, the inclusion of event space for Artscape is significant because it re-establishes a niche for artists in an area that lost much of its low-cost studio space in the course of the neighbourhood's rapid redevelopment.



OWNER

TSCC 2341

ARCHITECT OF RECORD

Kirkor Architects & Planners

ENGINEER OF RECORD

Jablonsky, Ast And Partners

CONSTRUCTION MANAGEMENT

Daniels HR Corporation

FORMING CONTRACTOR

C.I.P. Group

MATERIAL SUPPLIER

Innocon

ADDITIONAL PARTICIPANTS

- Aluma Systems Inc.
- BASF Canada Inc.
- Ironworkers Local 721
- LUINA Local 183
- National Concrete Accessories

PROJECT FACTS

LOCATION Toronto, Ontario

COMPLETION 2013

QUICK PROJECT FACTS

- Height: 142.8 m
- Amenity External: 935 m²
- Amenity Internal: 1,443 m²
- Commercial: 1,300.64 m
- Entertainment: 420 m²
- Residential Condomium: 39,925 m²
- Floors Above Ground: 43
- Floors Below Ground: 2
- Units: 444 Suites



ARCHITECTURE, OVERALL DESIGN AND MATERIAL INNOVATION

The design of the Cinema Towers acts as a framework for human action, imagination and solidity of architecture. The flexible plan is based on the tradition of industrial loft buildings. Within this framework, display and production are arranged to promote movement and visual connectivity.

The design culminates striking curves and angles of the condo floors. The residential entrance of the project consists of a lintel slab canopy resting on two solid stratified concrete columns.

A six-storey podium holds a unique sloped shape with exposed concrete columns and is visually separated from the tower through a unique choice of materials, while the tower is divided vertically by a striking wall which, upon reaching the roof line, extends horizontally and finishes with a curve mirroring that seen on the podium's roof directly below. Kirkor has designed an impressive high rise that will most definitely bring variety to the skyline. Great care was taken to incorporate architecturally finished concrete into these exposed columns, ceilings and floors.



In 2000, the Ontario Cast-In-Place Concrete Development Council (OCCDC) was formed to aid the owner/developer, architect/engineer and design-build contractor in the decision-making process of choosing the best construction material for the framing system of new cast-in-place structures.

OCCDC promotes the benefits of reinforced concrete as the construction material of choice based upon the following advantages:

- fast-track construction
- costs savings
- structural advantages
- environmental considerations
- local economy benefits

The Members of the OCCDC include (alphabetical order):

- Aluma Systems Inc.
- Carpenters District Council of Ontario
- Concrete Forming Association of Ontario
- Ironworkers District Council of Ontario
- LIUNA—Ontario Provincial District Council
- Ontario Formwork Association
- PERI Formwork Systems Inc.
- Ready Mixed Concrete Association of Ontario
- Reinforcing Steel Institute of Ontario



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