



LOOKING WEST FROM UNIVERSITY DR.& 13 ST E



LOOKING SOUTH EAST FROM UNIVERSITY DR.& 13 ST E



SITE EXISTING



NEIGHBORHOOD IN THE WEST OF PROPOSED SITE



LOOKING SOUTH WEST FROM SITE ON UNIVERSITY DR.



LOOKING NORTH WEST FROM SITE ON 13 ST E.

SITE PLAN AND PROJECT STATS

PROJECT DATA		
		PROPOSED
SITE AREA	2198 SM	23,659 SF
GROSS AREA	2198 SM	23,659 SF
FLOOR SPACE RATIO AREA		2.86
BUILDING HEIGHT	23.7m	78'-0"
BUILDING SETBACKS		
FRONT (UNIVERSITY DR.)	6.03m	19'-9"
BACK (LANE)	4.5m	15'-0"
SIDE (13TH ST)	2.7m	8'-10"
SIDE	2.68m	10'-0"

PARKING DATA		REQUIRED	PROPOSED
SMALL CAR	MAX.10		2
H/C	MIN.1		1
STANDARD CAR	MIN.54		72
EXTRA		17 SMALL CAR	
VISITOR	MIN.5.6		6
TOTAL	73		92

UNIT DATA	AREA RANGE	# OF UNITS
1 BEDROOM	850SF	1
2 BEDROOMS	1,010 SF-1,740 SF	30
3+ BEDROOMS	2,050 SF-2,400SF	4
TOWNHOUSE	1,500 SF-1,600SF	10
TOTAL		45



SITE PLAN



VIEW FROM UNIVERSITY DRIVE & 13TH STREET.



VIEW FROM 13TH STREET LOOKING SOUTH WEST



VIEW ALONG UNIVERSITY DRIVE.

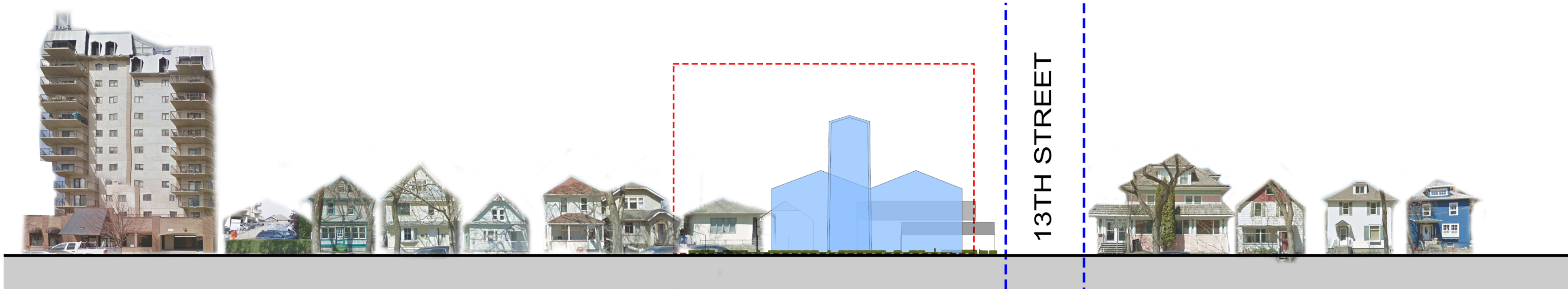
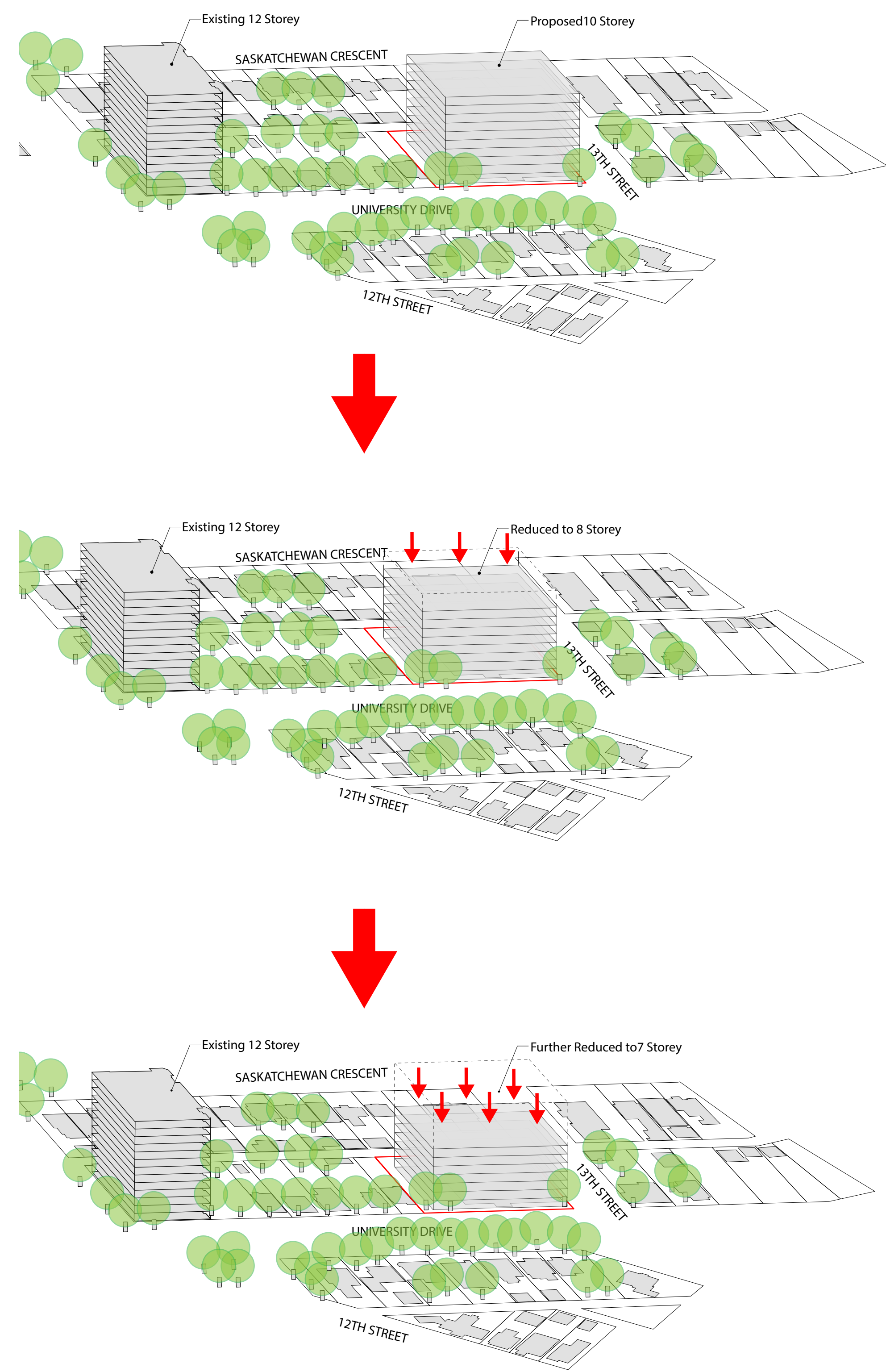


WENSLEY ARCHITECTURE LTD

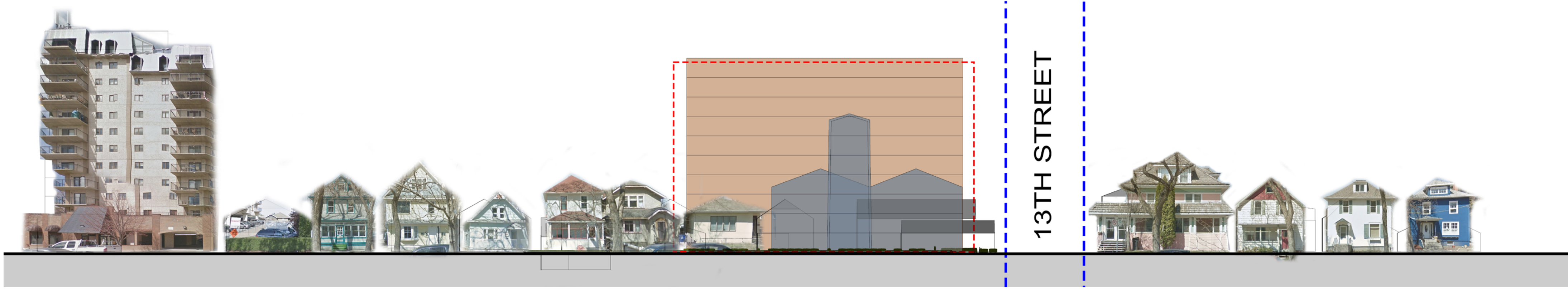
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT



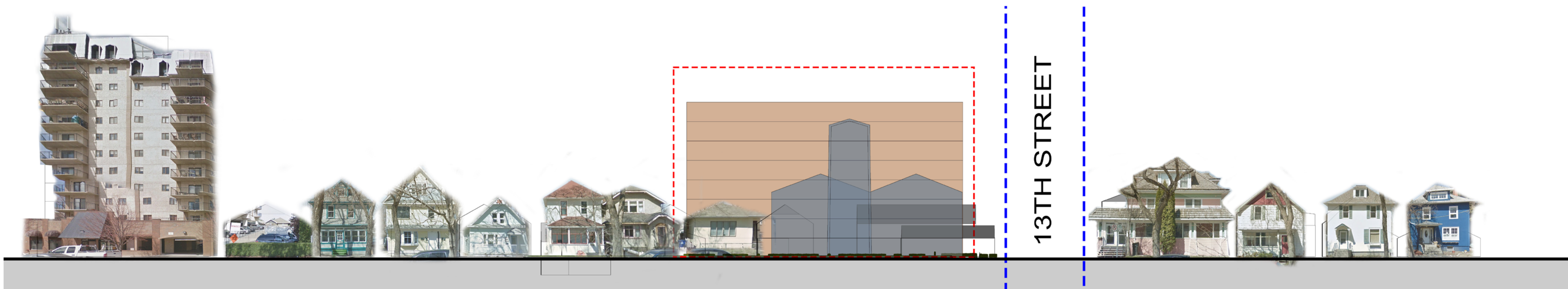
BUILDING MASSING CONCEPT & EVOLVE



STREETSCAPE - EXISTING CHURCH.



STREETSCAPE - DESIRED 10 STOREY VERSION (DEVELOPER'S INITIAL CONCEPT)



STREETSCAPE - REVISED 8 STOREY VERSION (REDUCTION TO 8 STOREY THROUGH CONSUTATION)









STREETSCAPE - PROPOSED 7 STOREY VERSION (FURTHER REDUCTION TO 7 STOREY BASED ON FEEDBACK FROM RESIDENTS AND ADMINISTRATION)

ACTIVE TRANSPORTATION MAP



- Good access to downtown core for walking or cycling

-   EXISTING BICYCLE NETWORK
-   CITY PROPOSED BICYCLE NETWORK
-   ACCESS TO CITY'S BIKE NETWORK



GREEN FEATURES



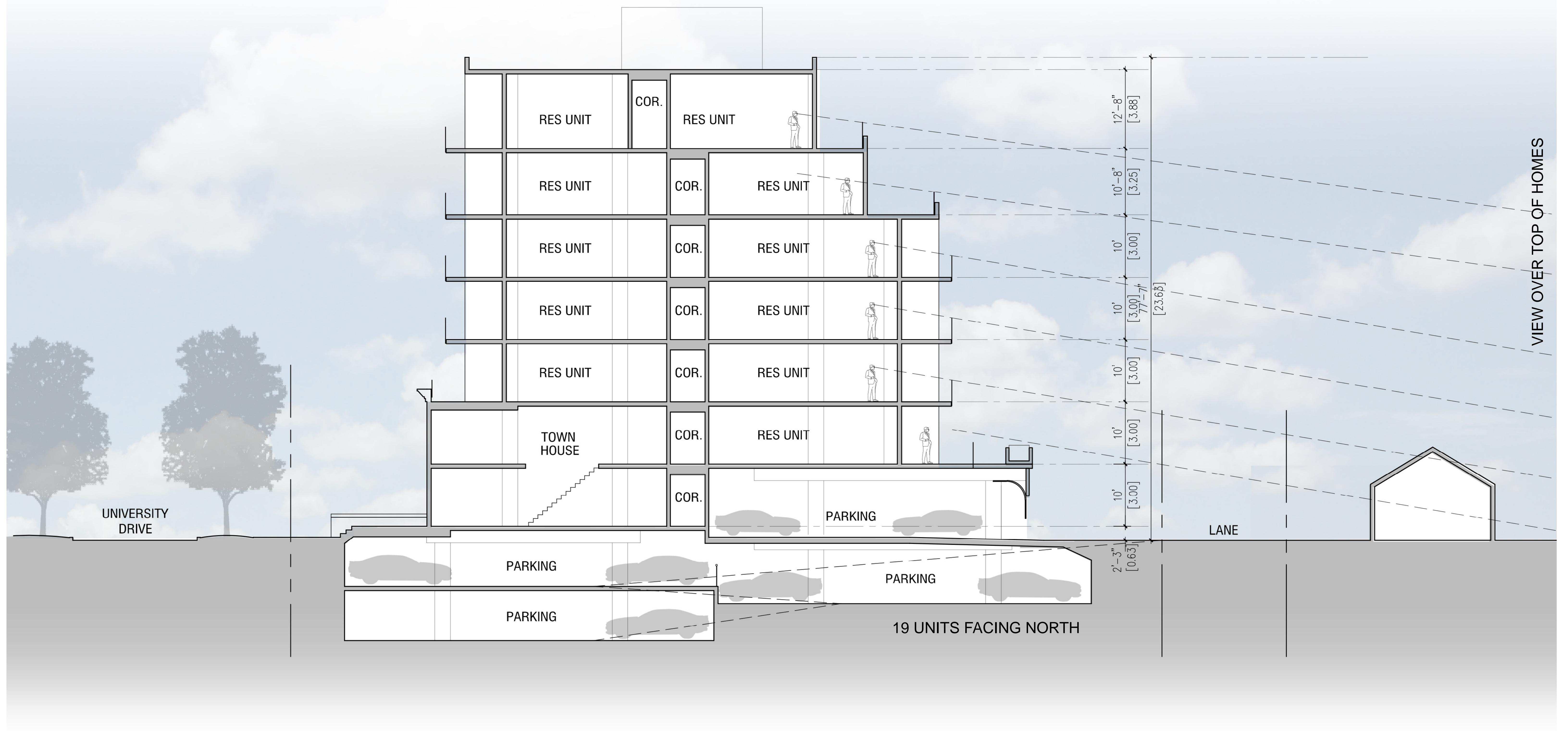
SOLAR PANEL



BIKE STORAGE



ELECTRIC VEHICLES CHARGING STATIONS





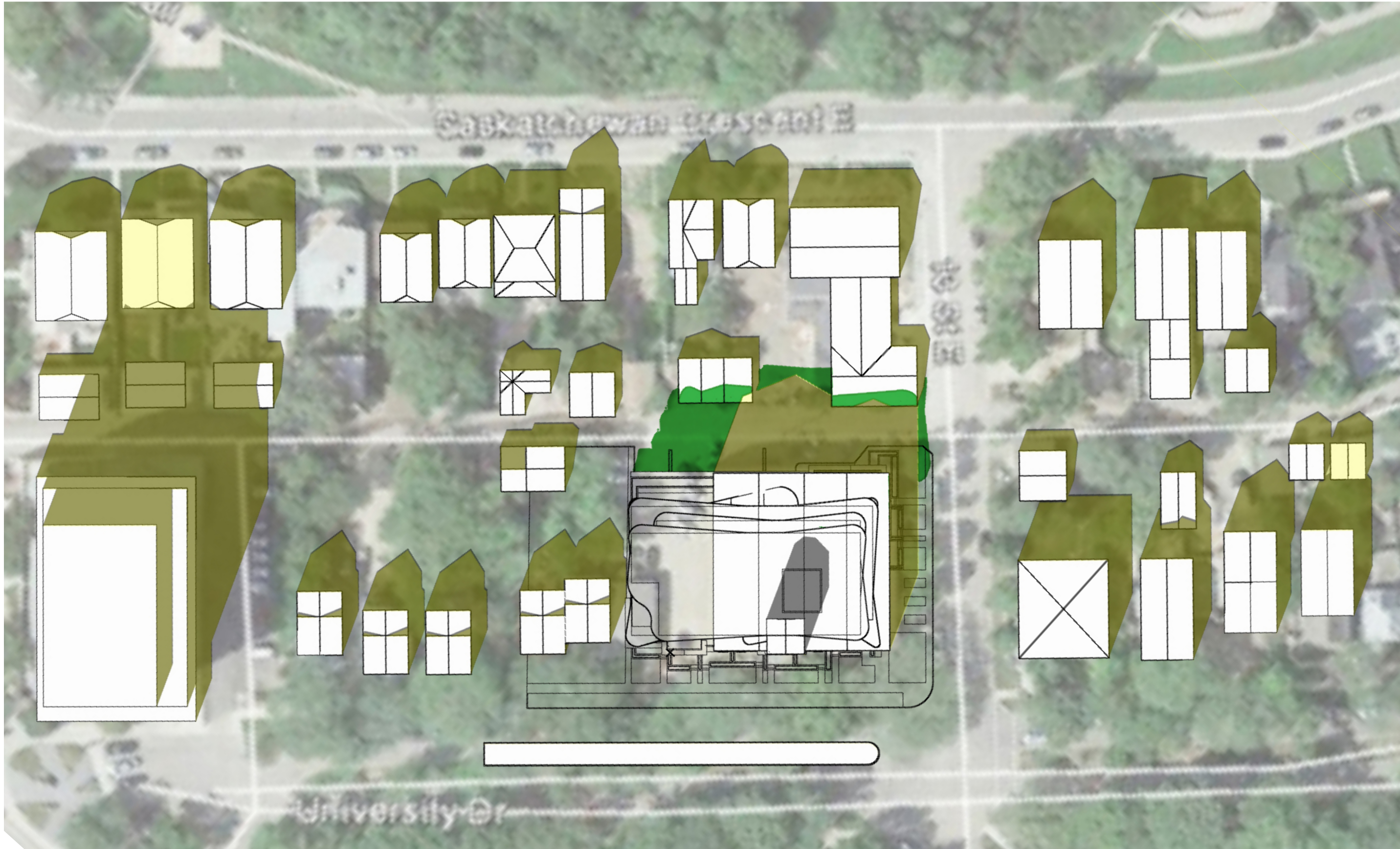


OVERLAY OF EXISTING BUILDING ON PROPOSED NEW BUILDING

SPRING/FALL EQUINOX (MARCH.21/SEPTEMBER 21)



9:00 AM



12:00 PM



3:00 PM

- PROPOSED BUILDING'S SHADOW ANALYZE
- EXISTING CHURCH'S SHADOW ANALYZE

SUMMER SOLSTICE (JUNE.21)



9:00 AM



12:00 PM



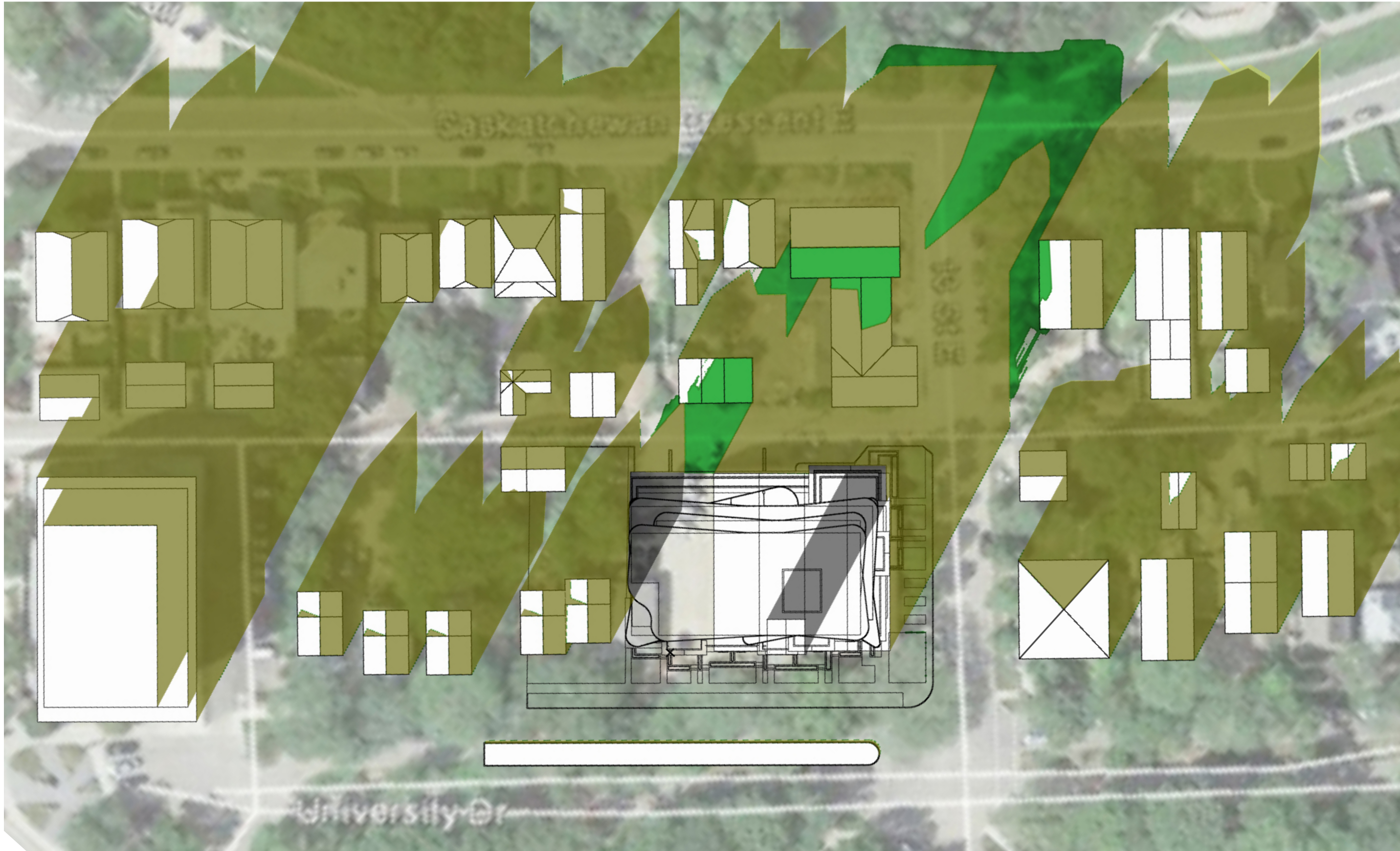
3:00 PM

- PROPOSED BUILDING'S SHADOW ANALYZE
- EXISTING CHURCH'S SHADOW ANALYZE

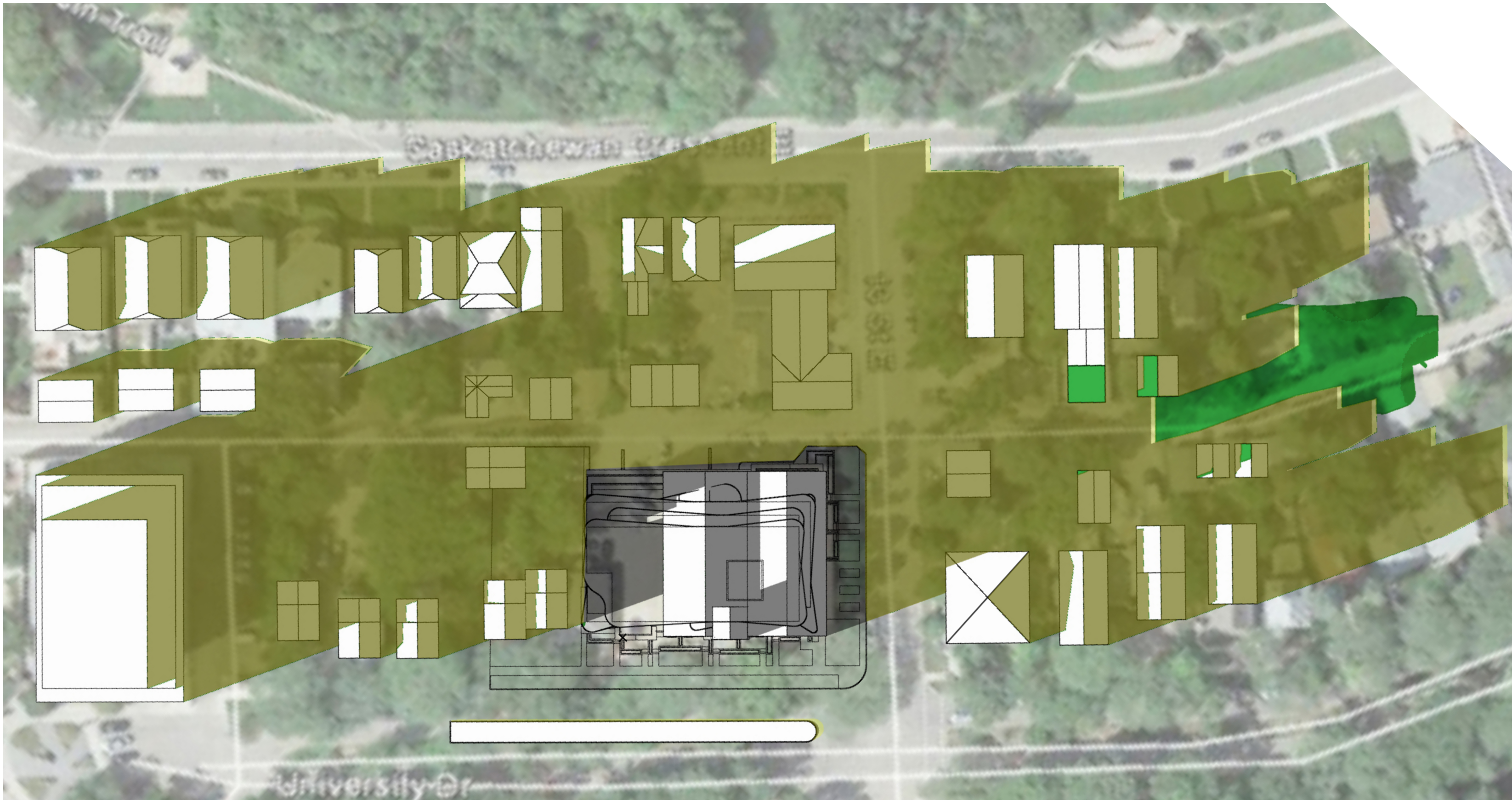
WINTER SOLSTICE(DECEMBER.21)



9:00 AM



12:00 PM



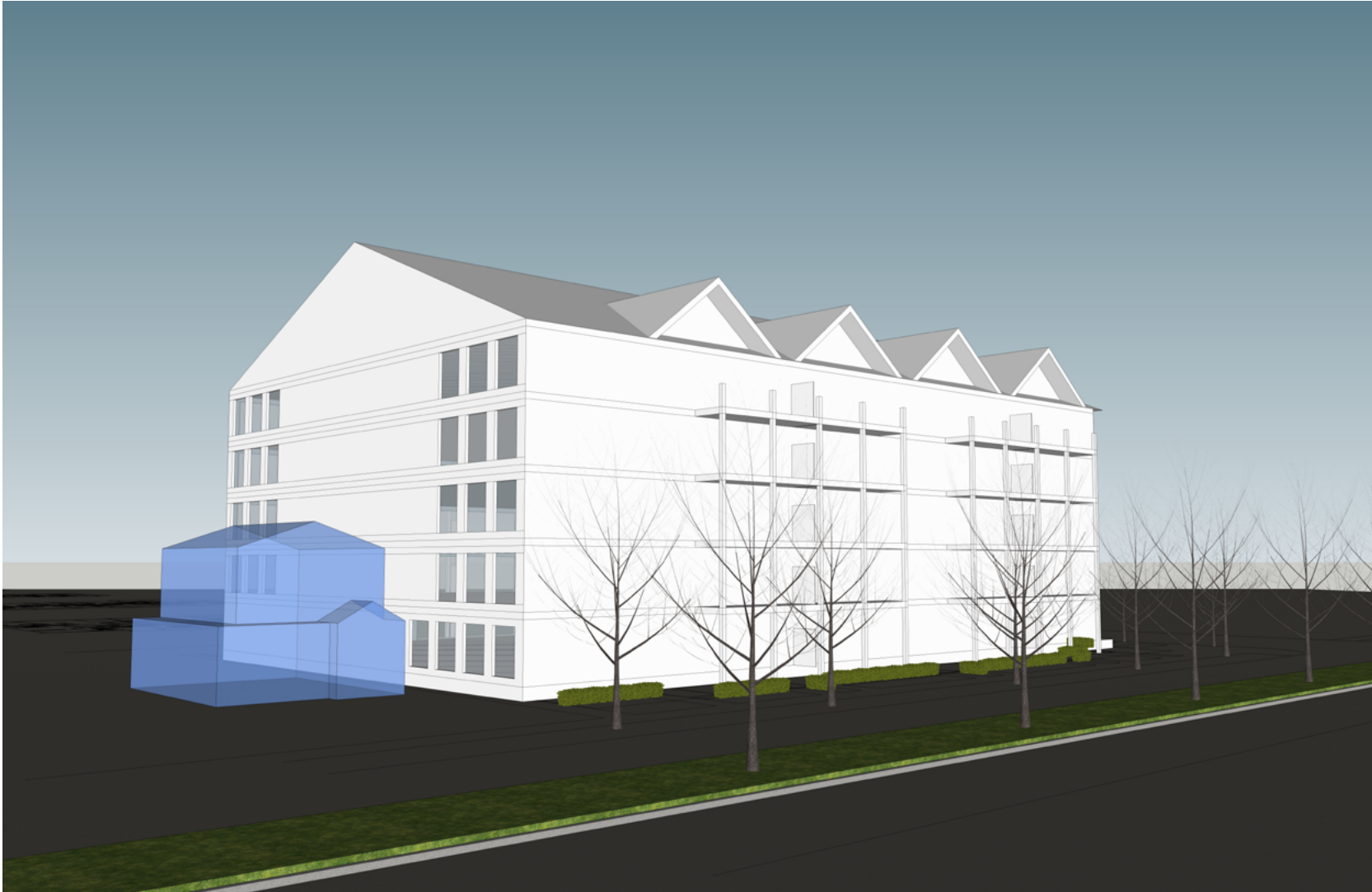
3:00 PM

- PROPOSED BUILDING'S SHADOW ANALYZE
- EXISTING CHURCH'S SHADOW ANALYZE

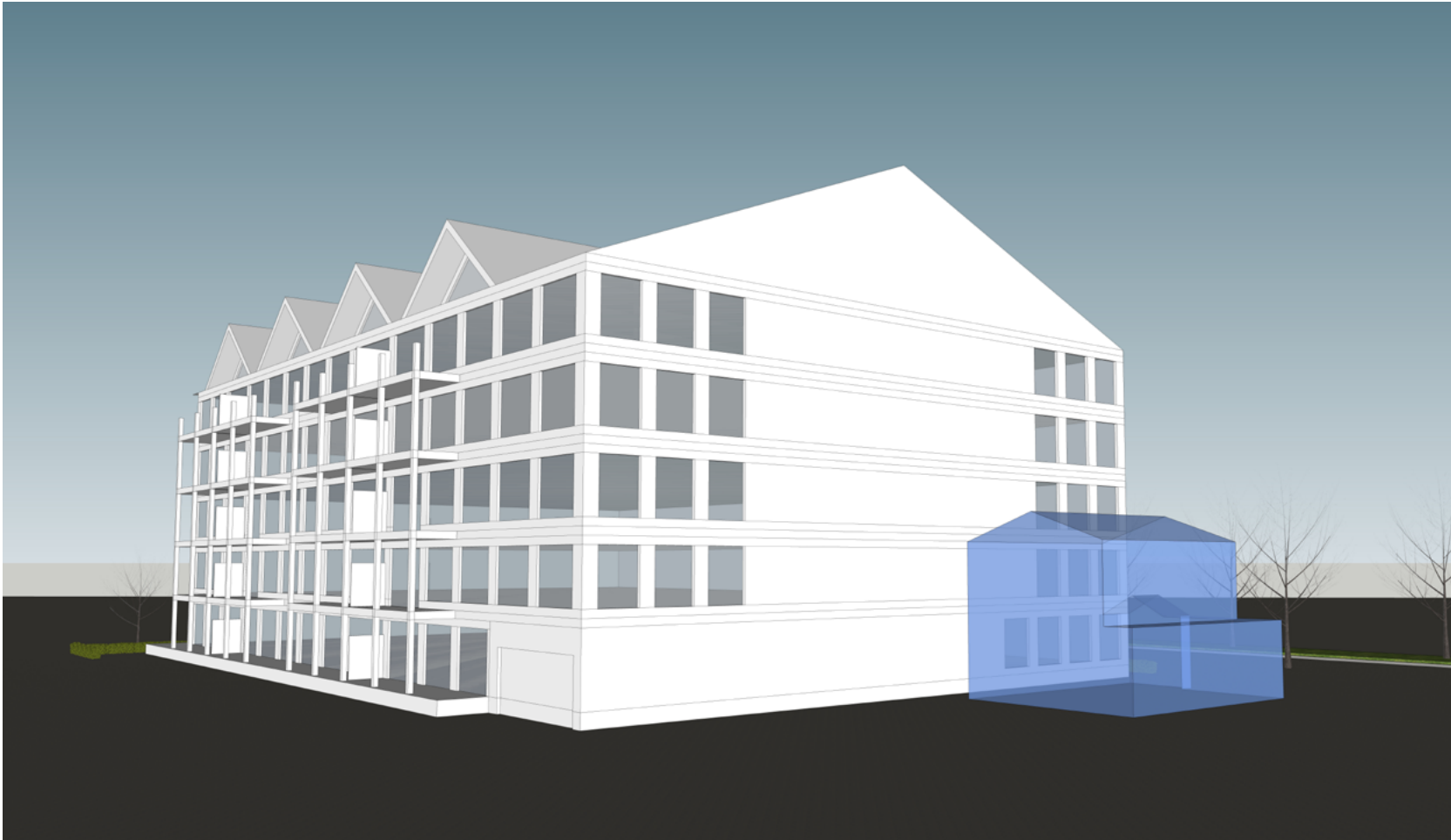


VIEW FROM 13TH STREET LOOKING SOUTH WEST

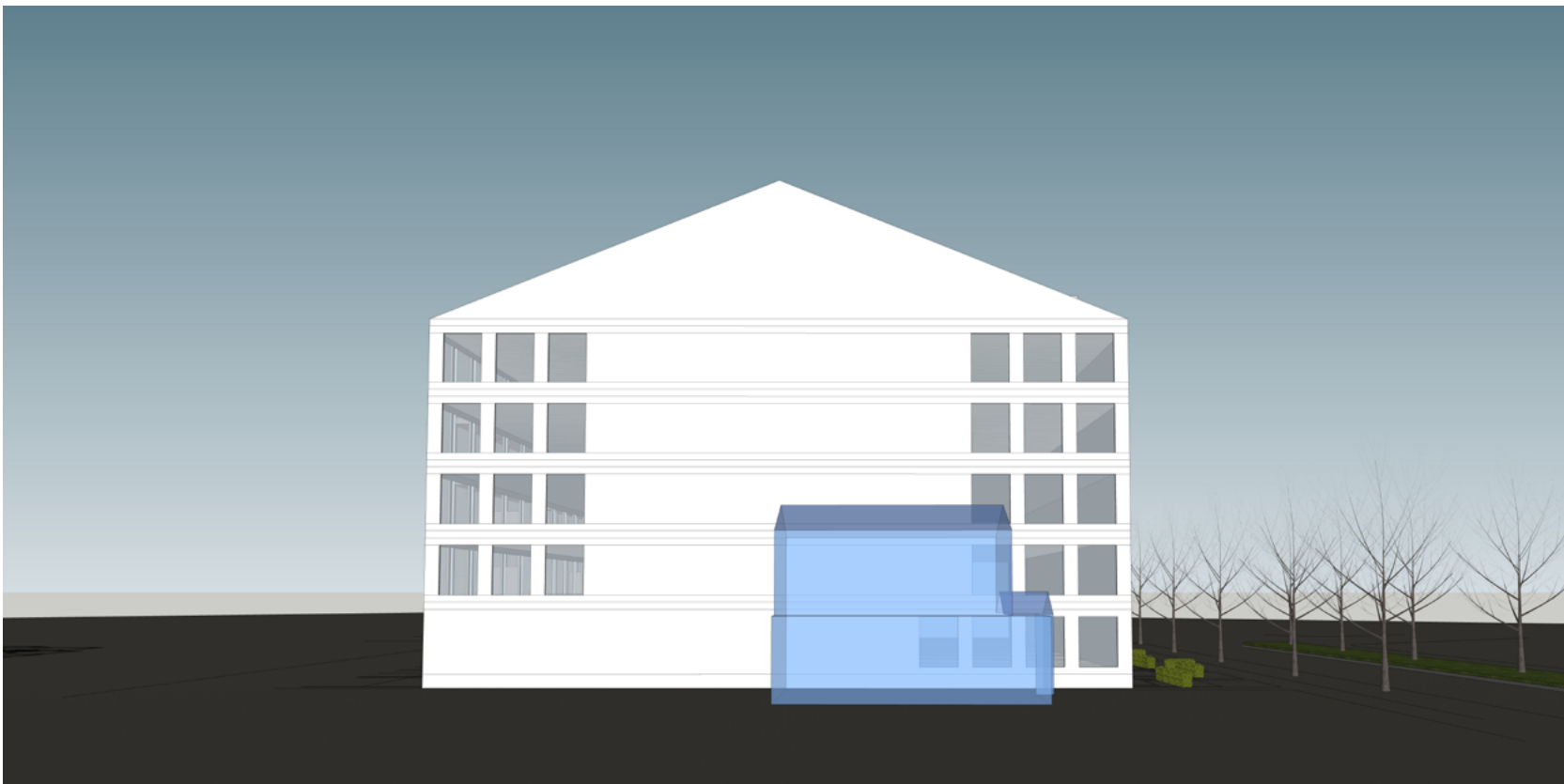
5 STOREY BUILDING CONCEPT



LOOKING NORTH FROM SOUTH CORNER



LOOKING EASTFROM WEST CORNER



WEST SOUTH ELEVATION.

- Building massing of 5 storey will have be more wider and boxier
- Because of the bigger floorplate size, the shadow impact is almost same with 7 storey building.
- The view lines will be more intrusive because it is closer to the alley.

SPRING/FALL EQUINOX (MARCH.21/SEPTEMBER 21)



9:00 AM

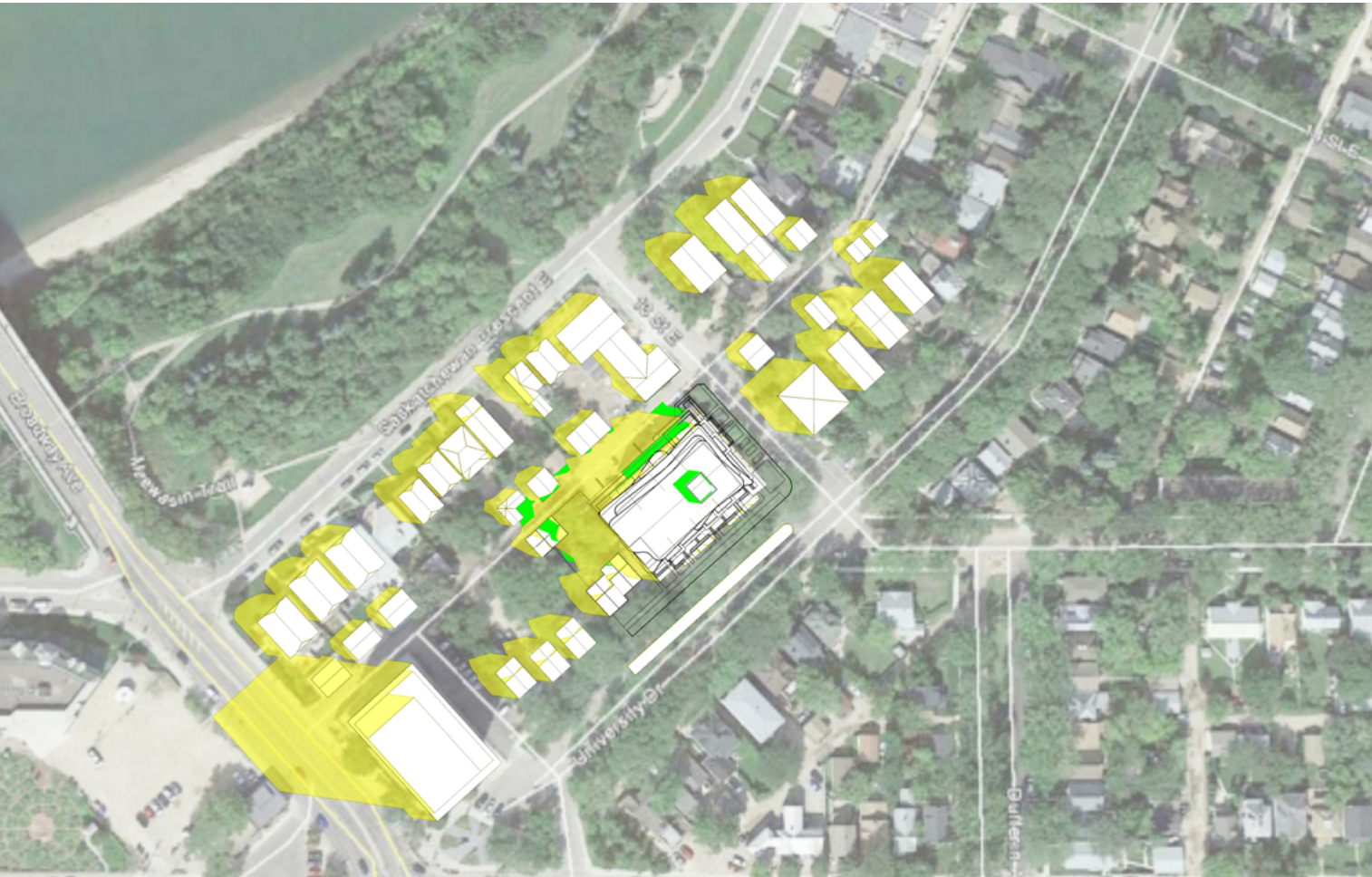


12:01 P.M.



3:00P.M.

SUMMER SOLSTICE (JUNE.21)



9:00 AM



12:01 P.M.



3:00 P.M.

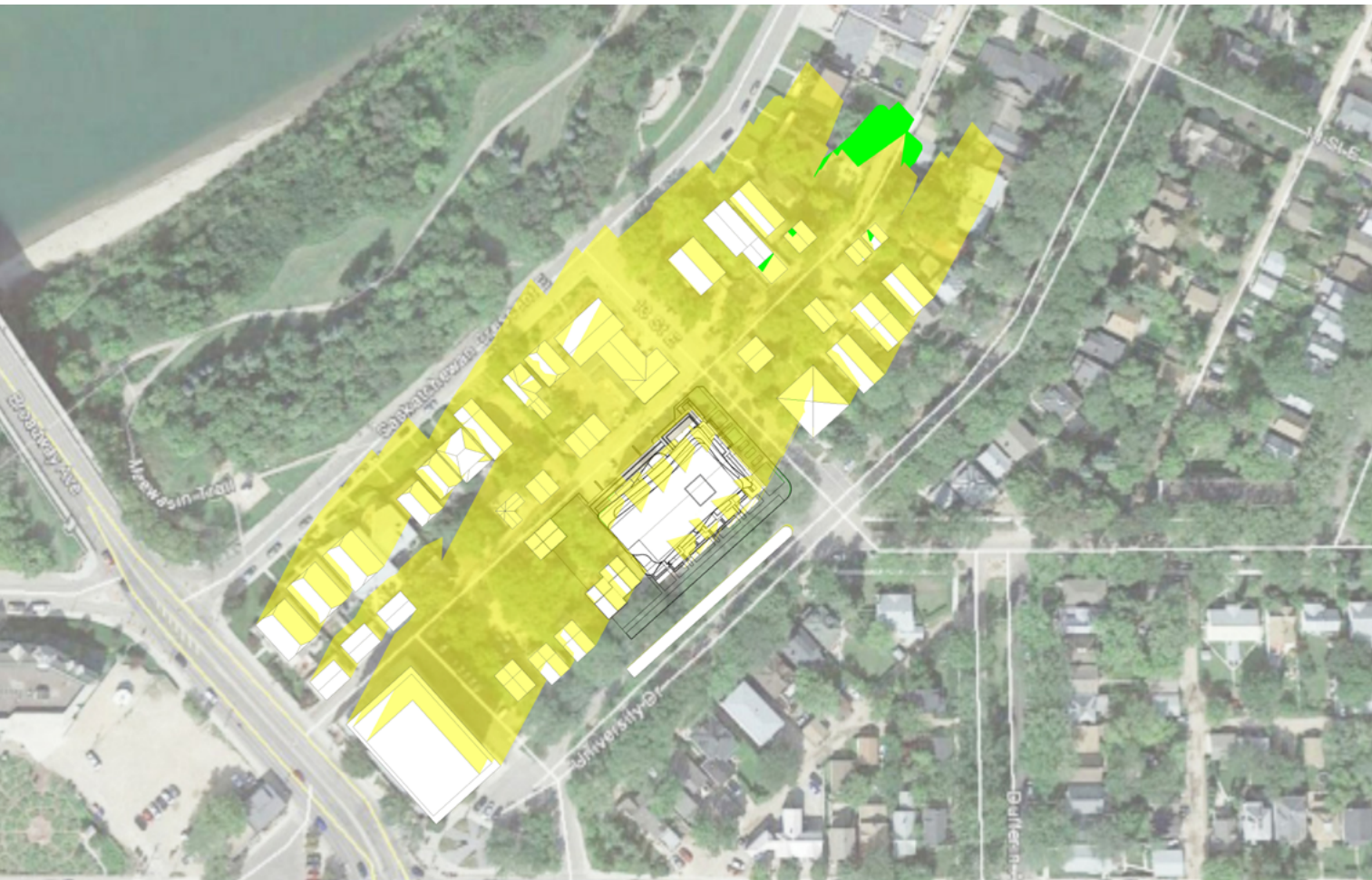
WINTER SOLSTICE(DECEMBER.21)



9:00 AM (SUNRISE AT 9:13 AM)



12:01 P.M.



3:00 P.M.

- SHADOW STUDY FOR 7 STOREY BUILDING
- SHADOW STUDY FOR 5 STOREY BUILDING