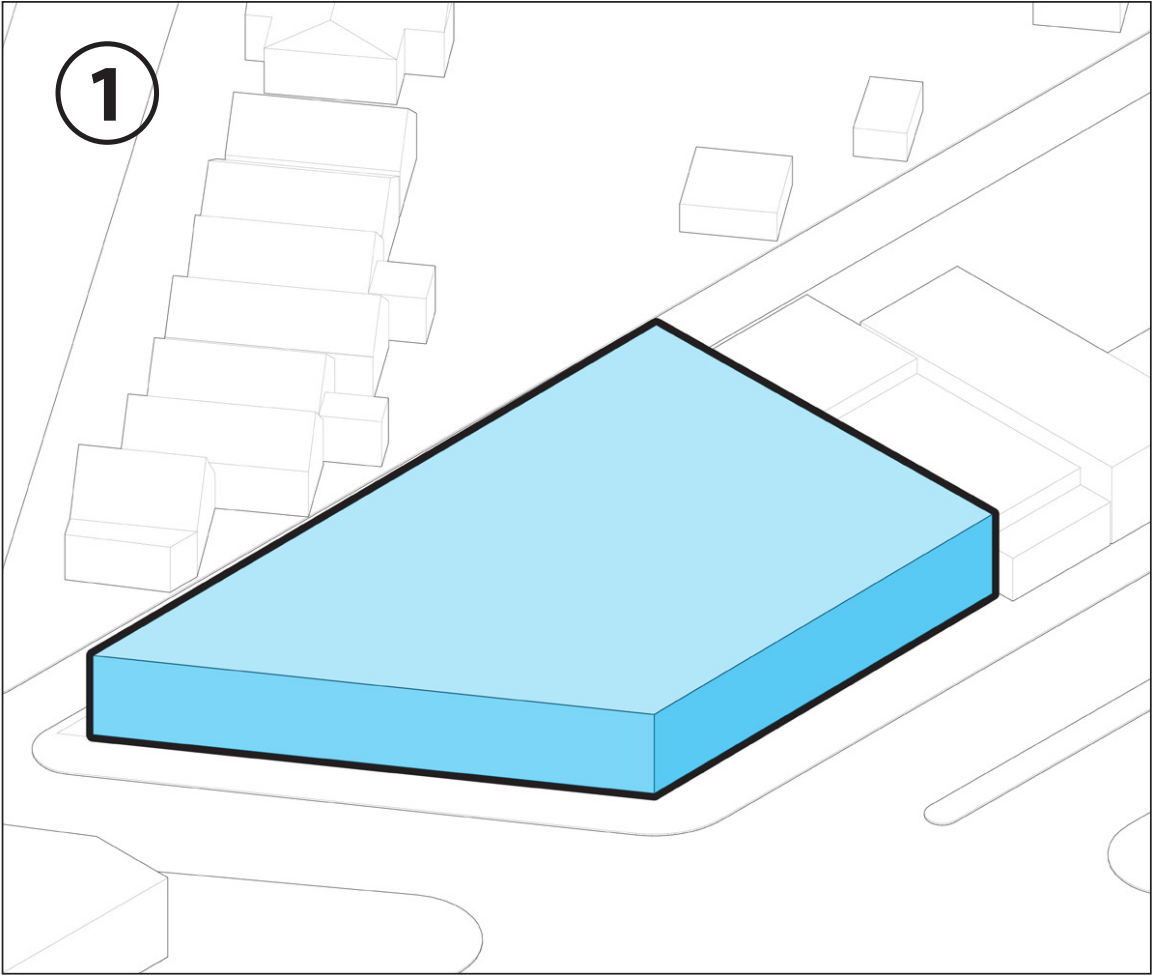
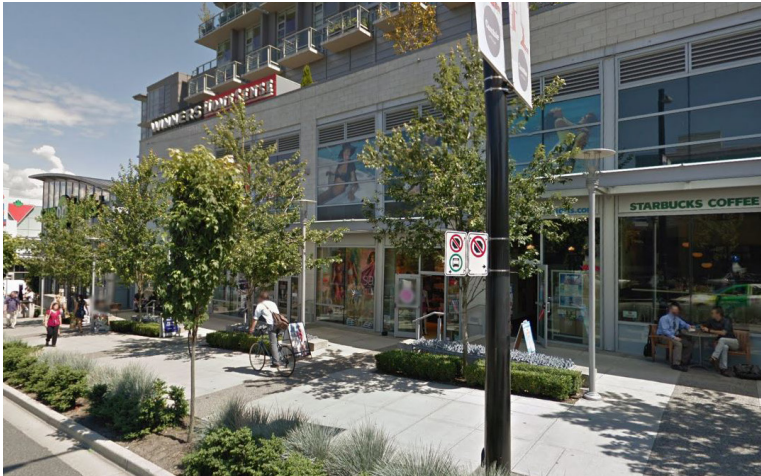


MASSING STRATEGY

Focused on relationships to the surrounding context

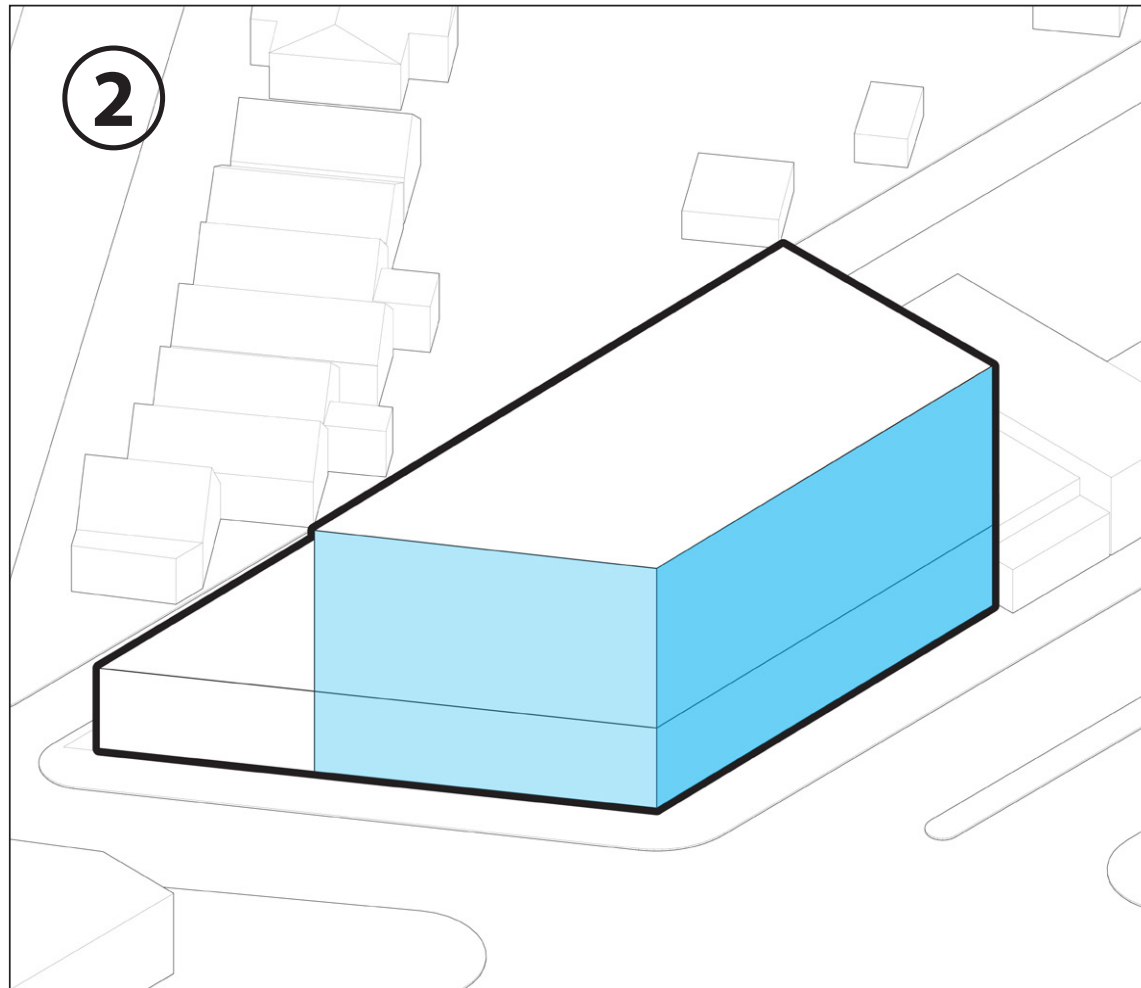


Commercial Podium

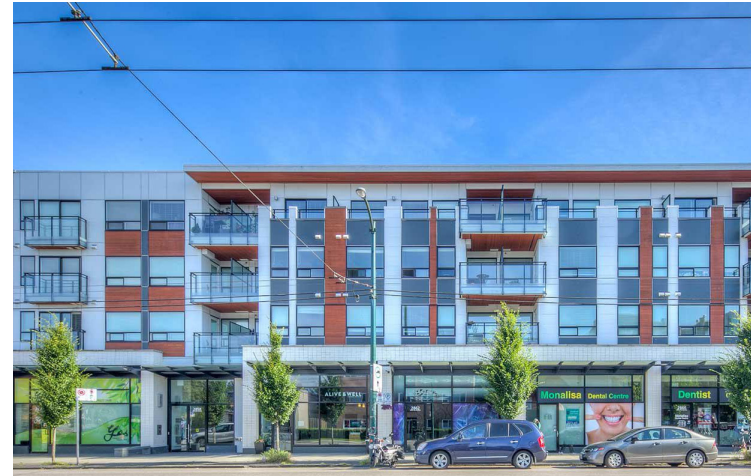


MASSING STRATEGY

Focused on relationships to the surrounding context

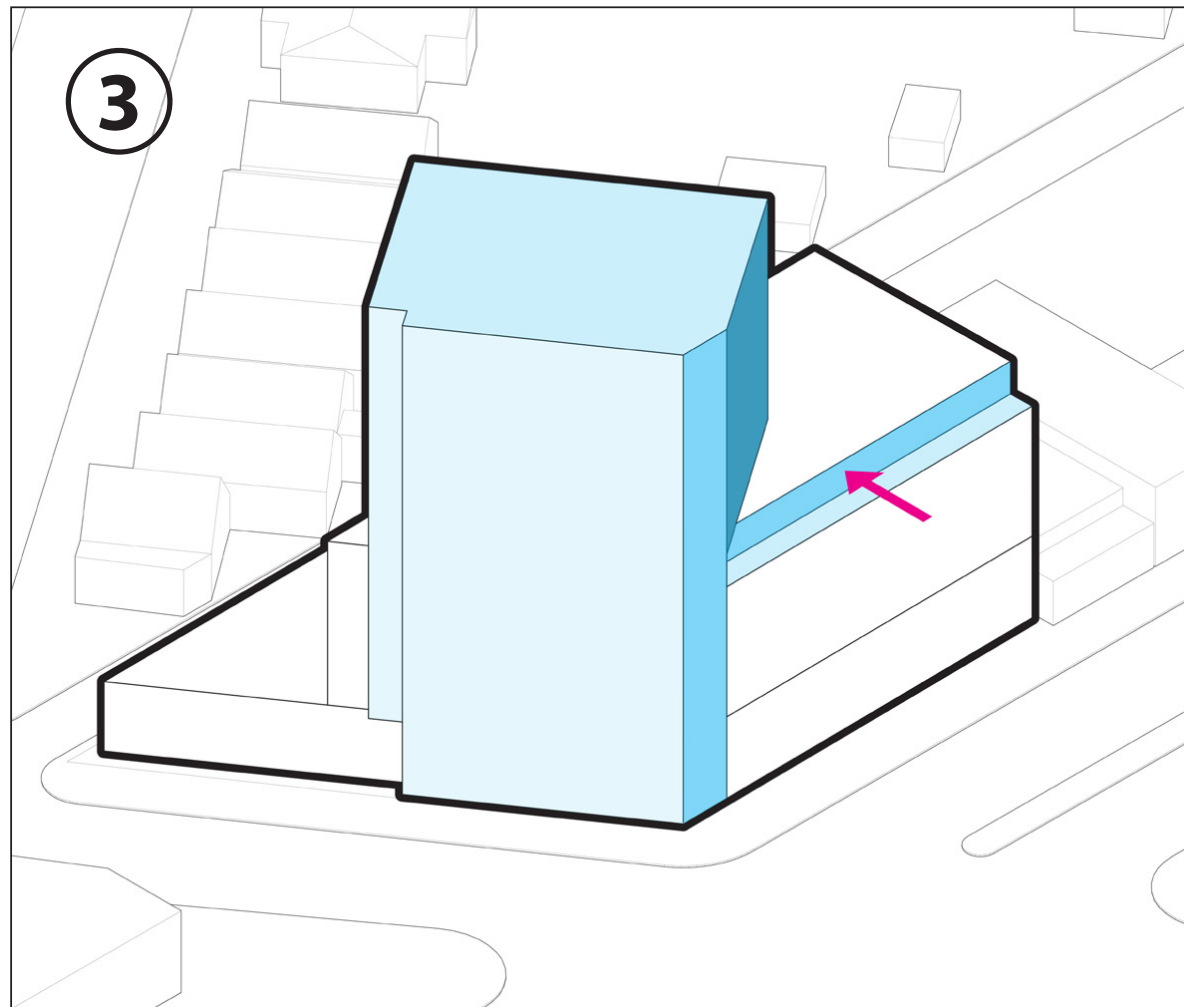


Five Storey Street Wall Expression Along Main Roads

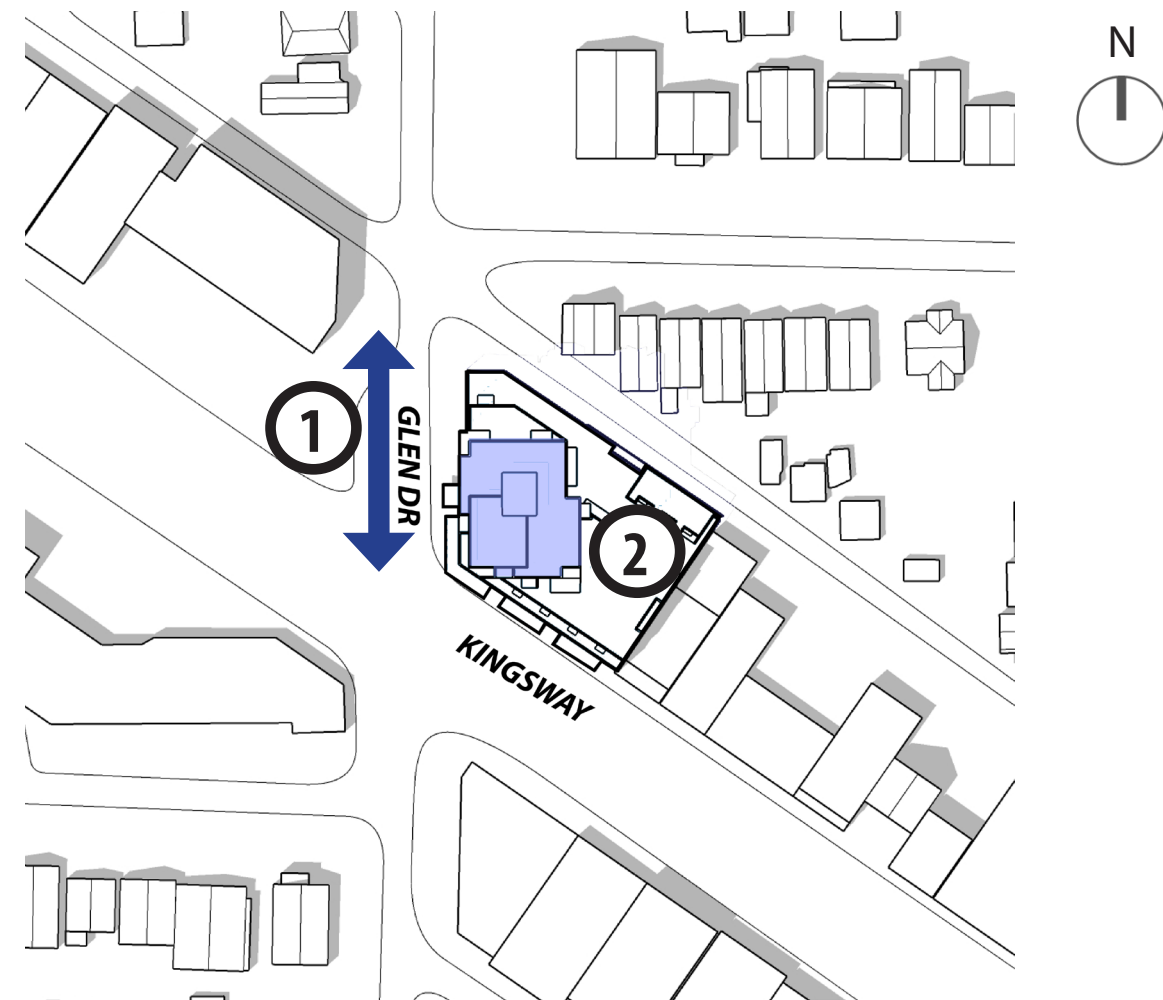


MASSING STRATEGY

Focused on relationships to the surrounding context



Five Storey Podium Set Back Along Kingsway and 14 Storey Tower at the Corner at Kingsway and Glen

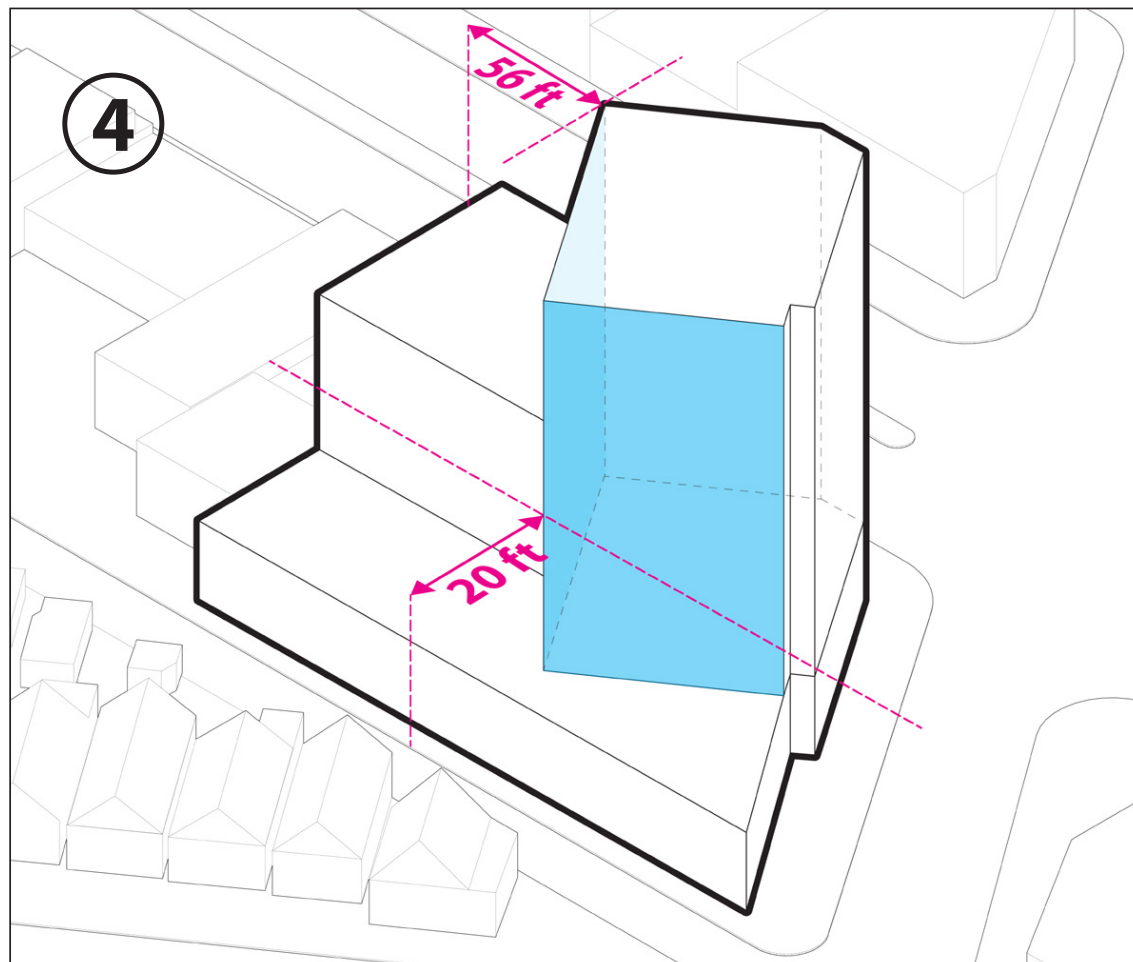


① Tower oriented to corner of Kingsway & Glen. Aligns tower with urban street and provides separations to neighbourhood to north.

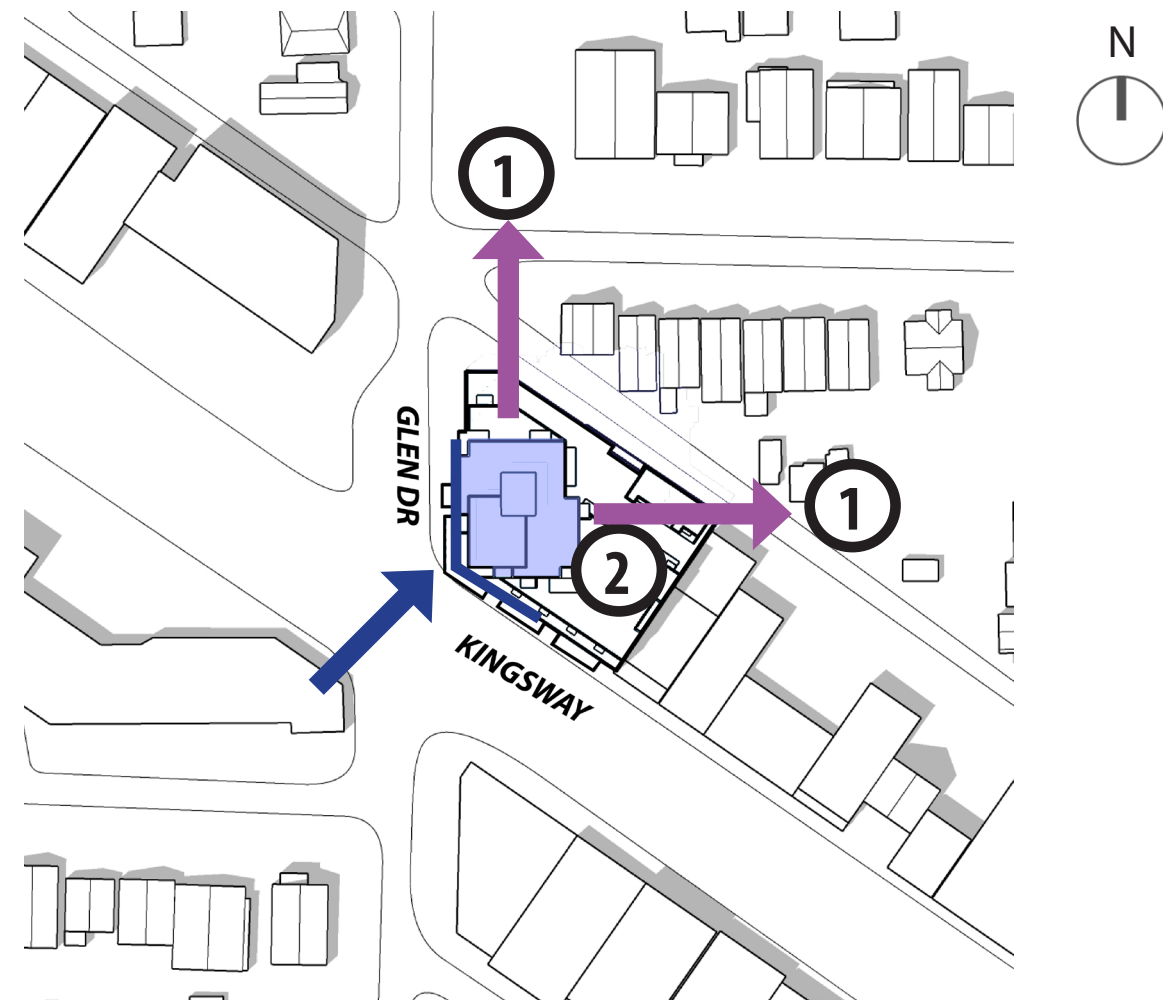
② Compact floor plate

MASSING STRATEGY

Focused on relationships to the surrounding context



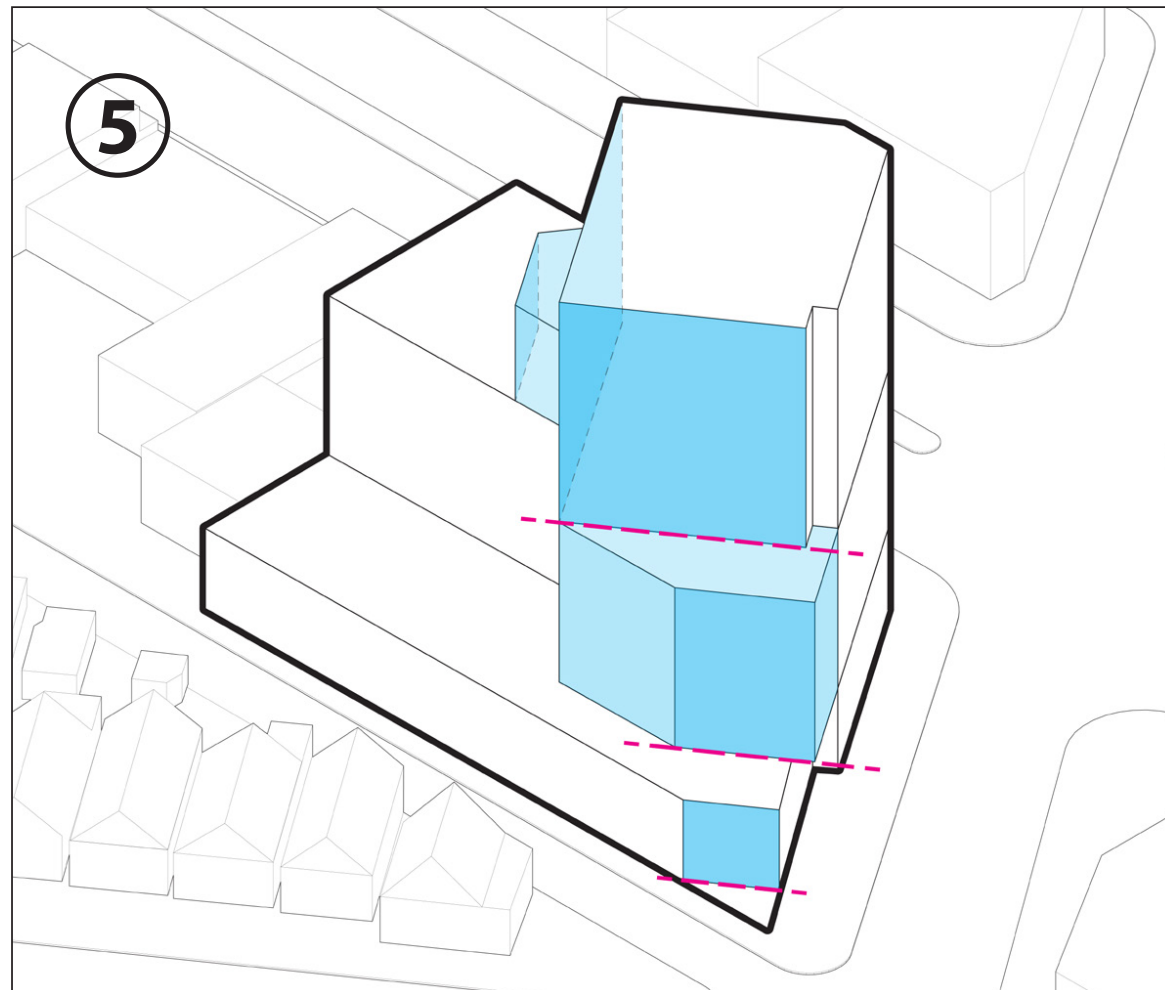
Tower Set Back



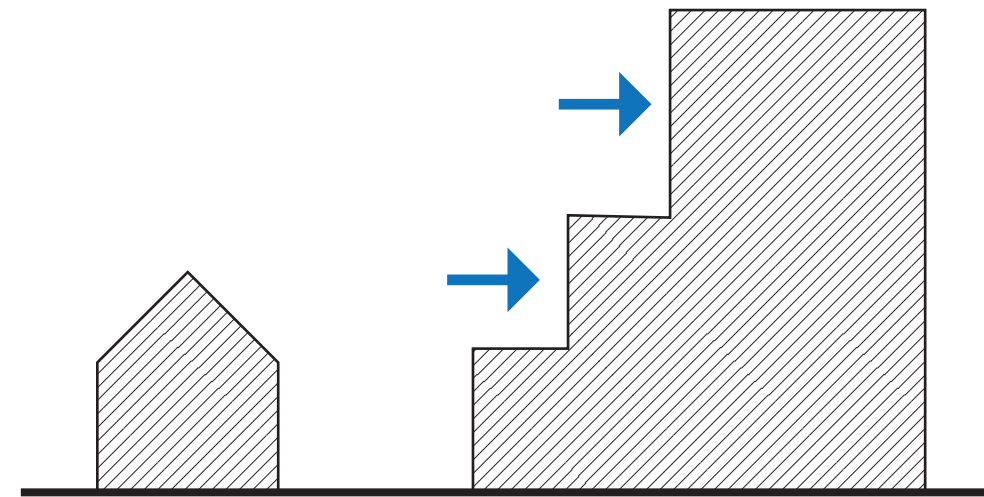
- ① Tower footprint aligns with context grid to minimize overlook.
- ② North / South alignment minimizes **shadow impact**.

MASSING STRATEGY

Focused on relationships to the surrounding context



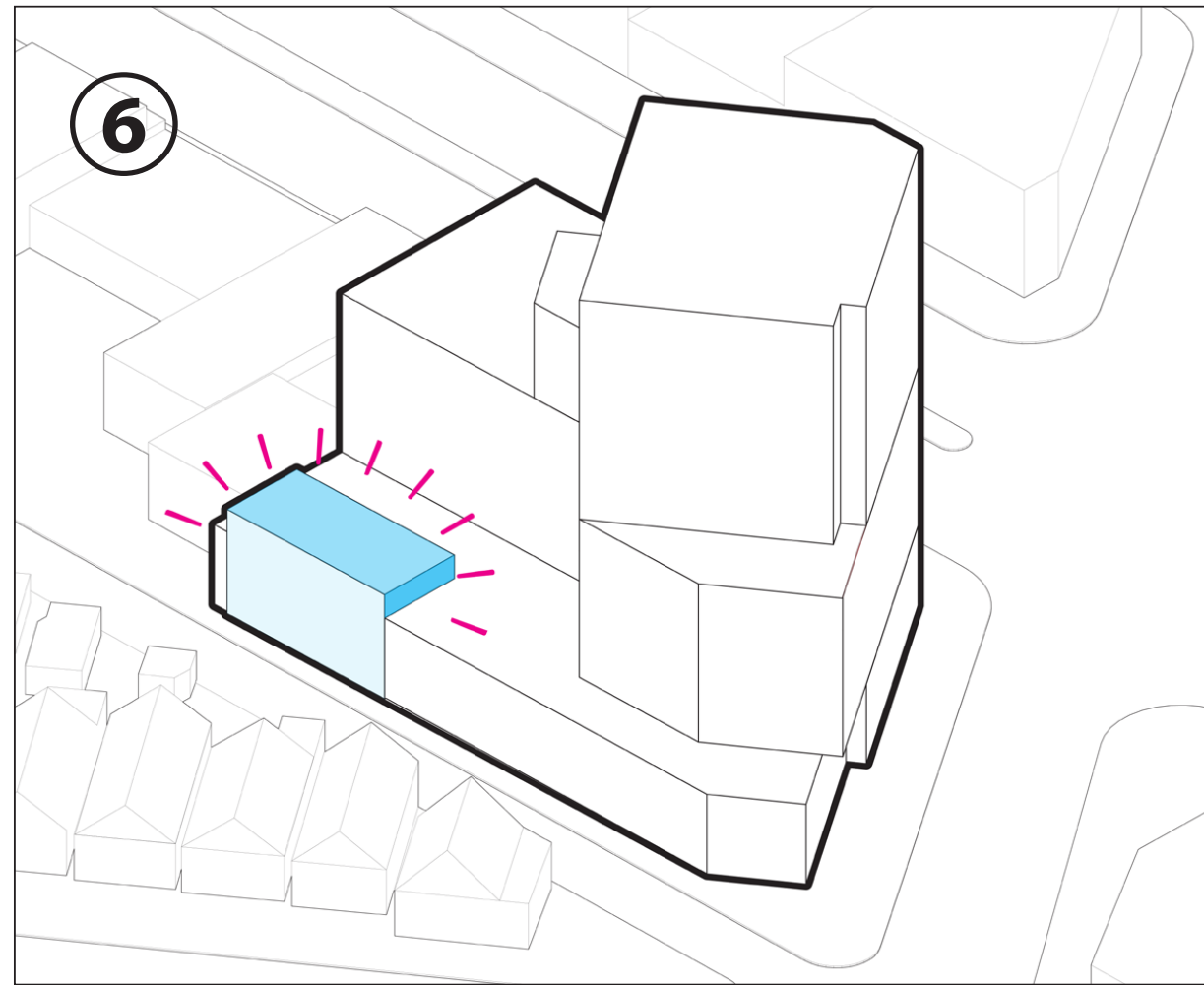
Terrace Massing Down to the North.



Building form steps down to transition to residential neighbourhood to the north.

MASSING STRATEGY

Focused on relationships to the surrounding context

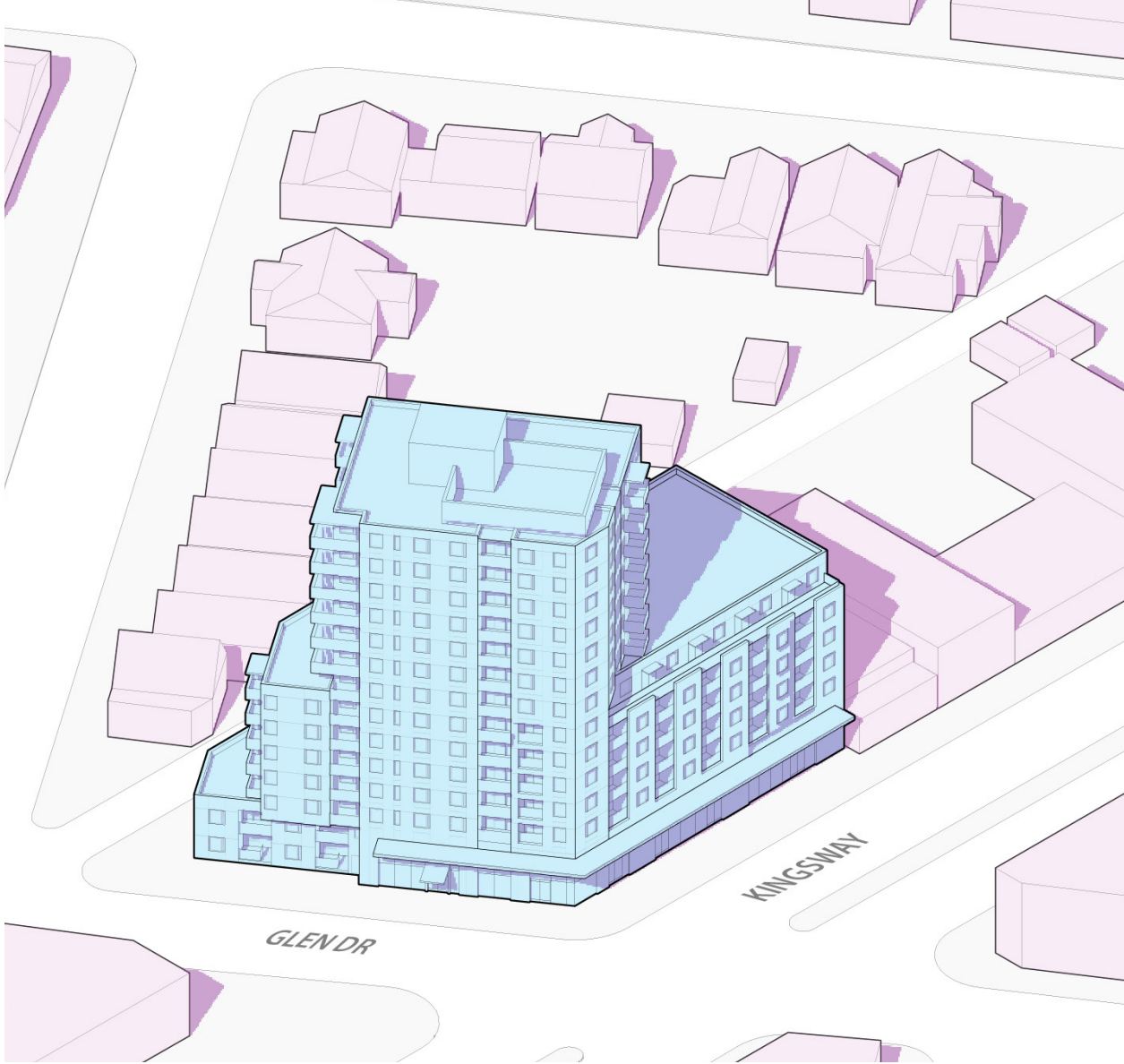


Activate Lane with Townhomes



MASSING STRATEGY

Looking to the future of Kingsway



Musson
Cattell
Mackey
Partnership

Peterson

1111-1123 KINGSWAY

JULY 2020

MASSING REVISIONS

View east along Kingsway



Original Rezoning Massing

- ① Simplified taller tower form
- ② Lower street wall expression on Kingsway



Revised Rezoning Massing

MASSING REVISIONS

Aerial view at the lane



Original Rezoning Massing

- ① Simplified taller tower form
- ② Lower street wall expression on Kingsway



Revised Rezoning Massing

MASSING REVISIONS

View north along Glen Dr



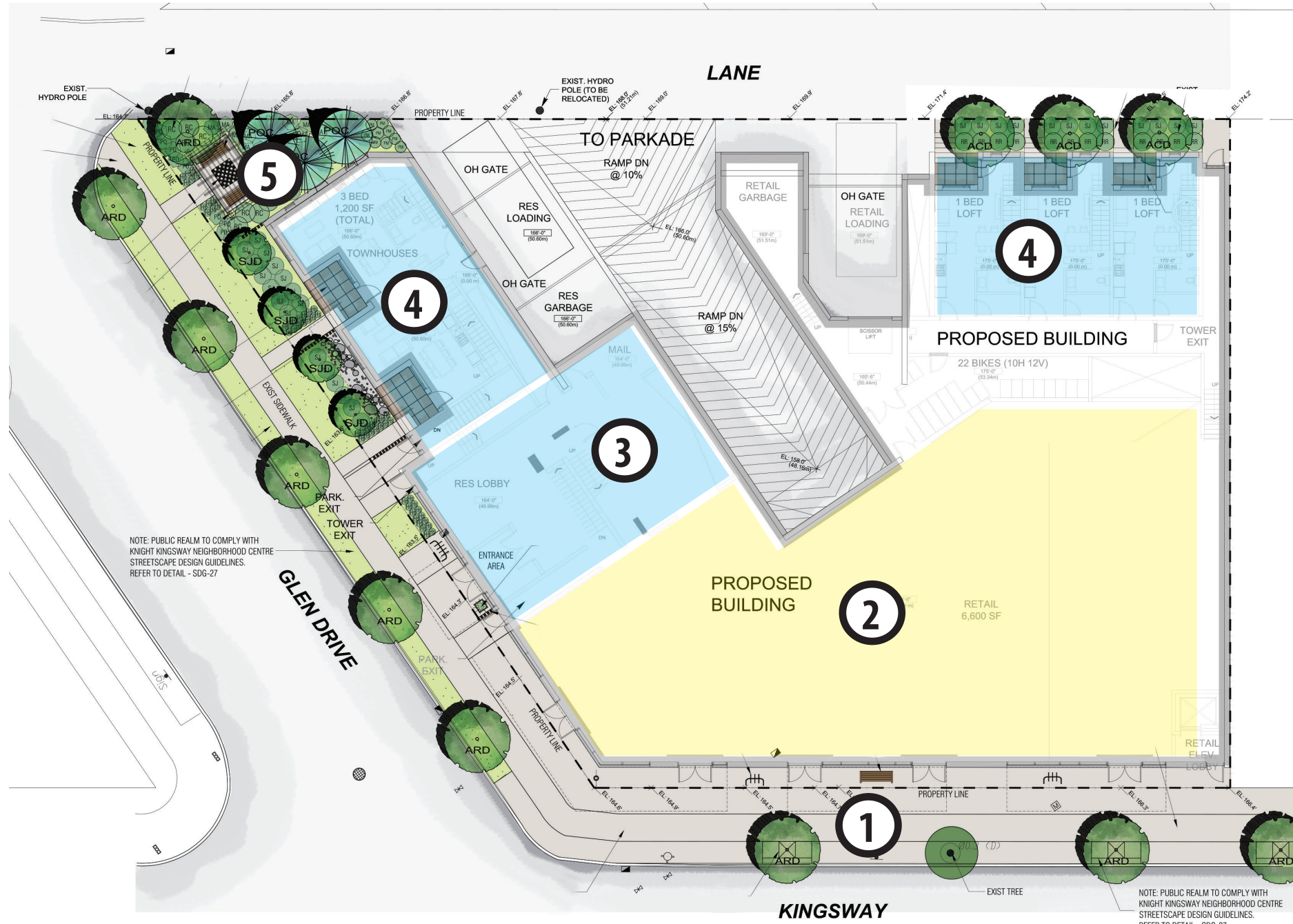
Original Rezoning Massing

- ① Simplified taller tower form
- ② Lower street wall expression on Kingsway



Revised Rezoning Massing

PUBLIC REALM IMPROVEMENTS

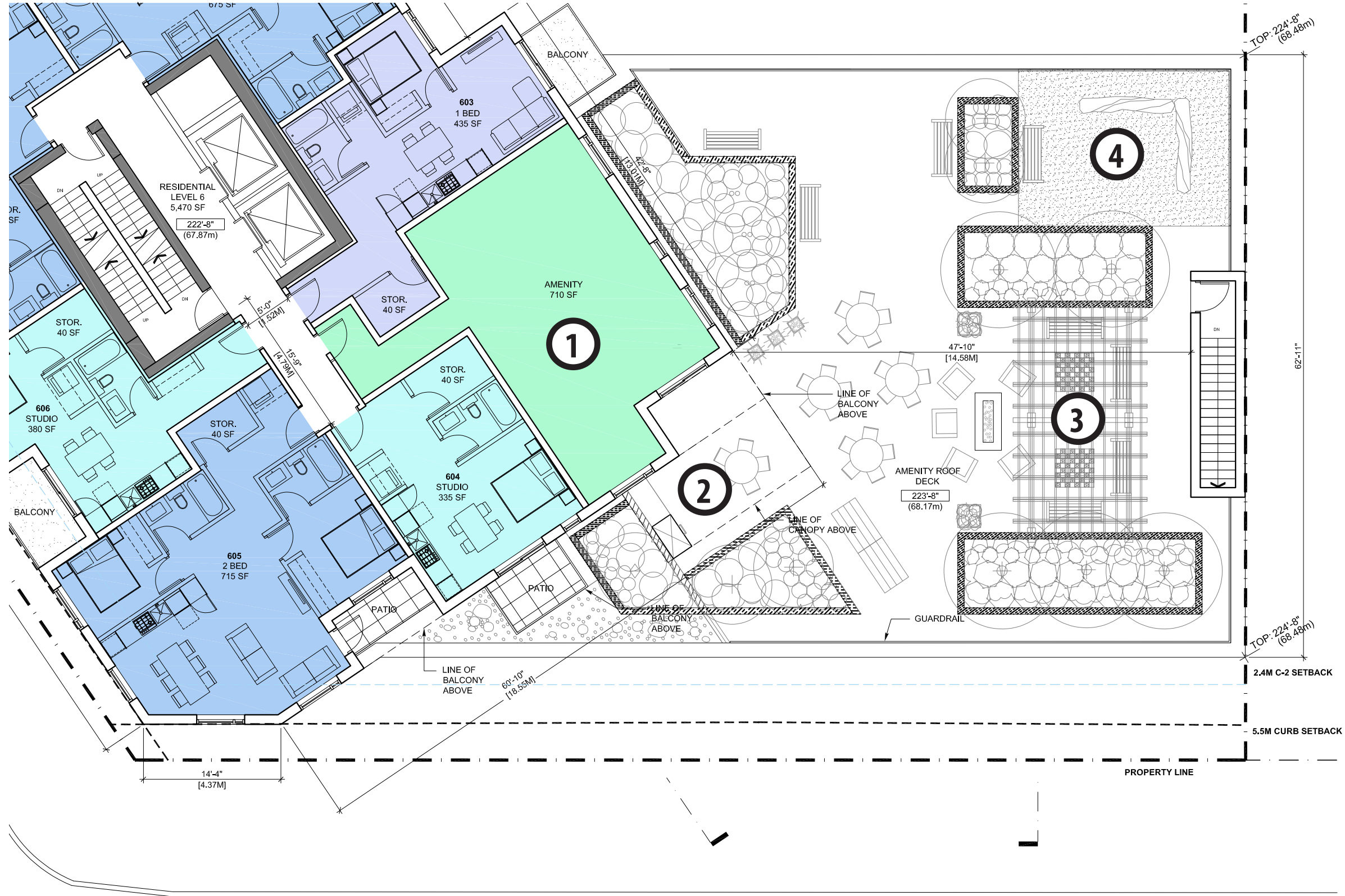


- ① Generous Public Realm at corner
- ② 6,000 SF Retail
- ③ Lobby on Glen
- ④ Townhomes
- ⑤ Public Open Space

1111-1123 KINGSWAY

JULY 2020

6th FLOOR AMENITY SPACES



- ① Indoor Amenity
- ② BBQ Area
- ③ Seating
- ④ Children's Play Area

1111-1123 KINGSWAY

JULY 2020

KINGSWAY

RENTAL HOUSING AND JOB CREATION

