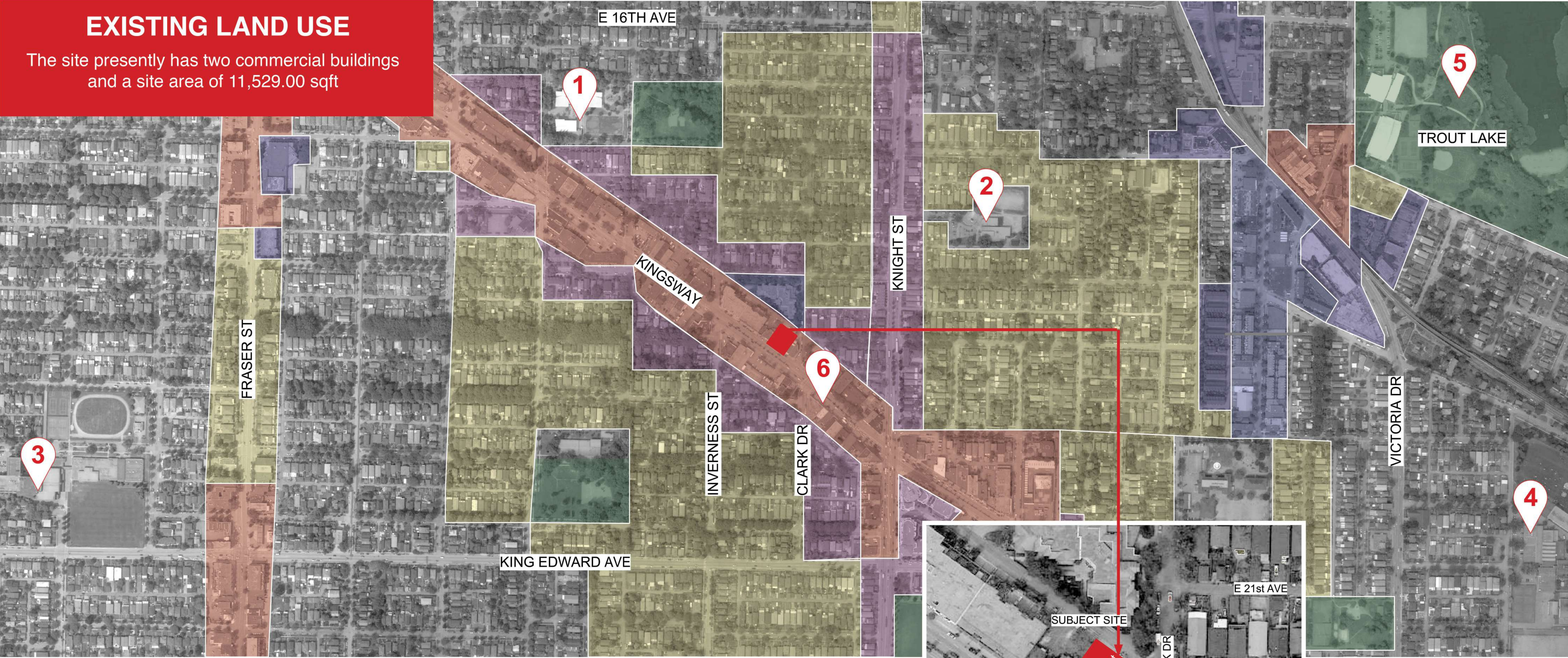
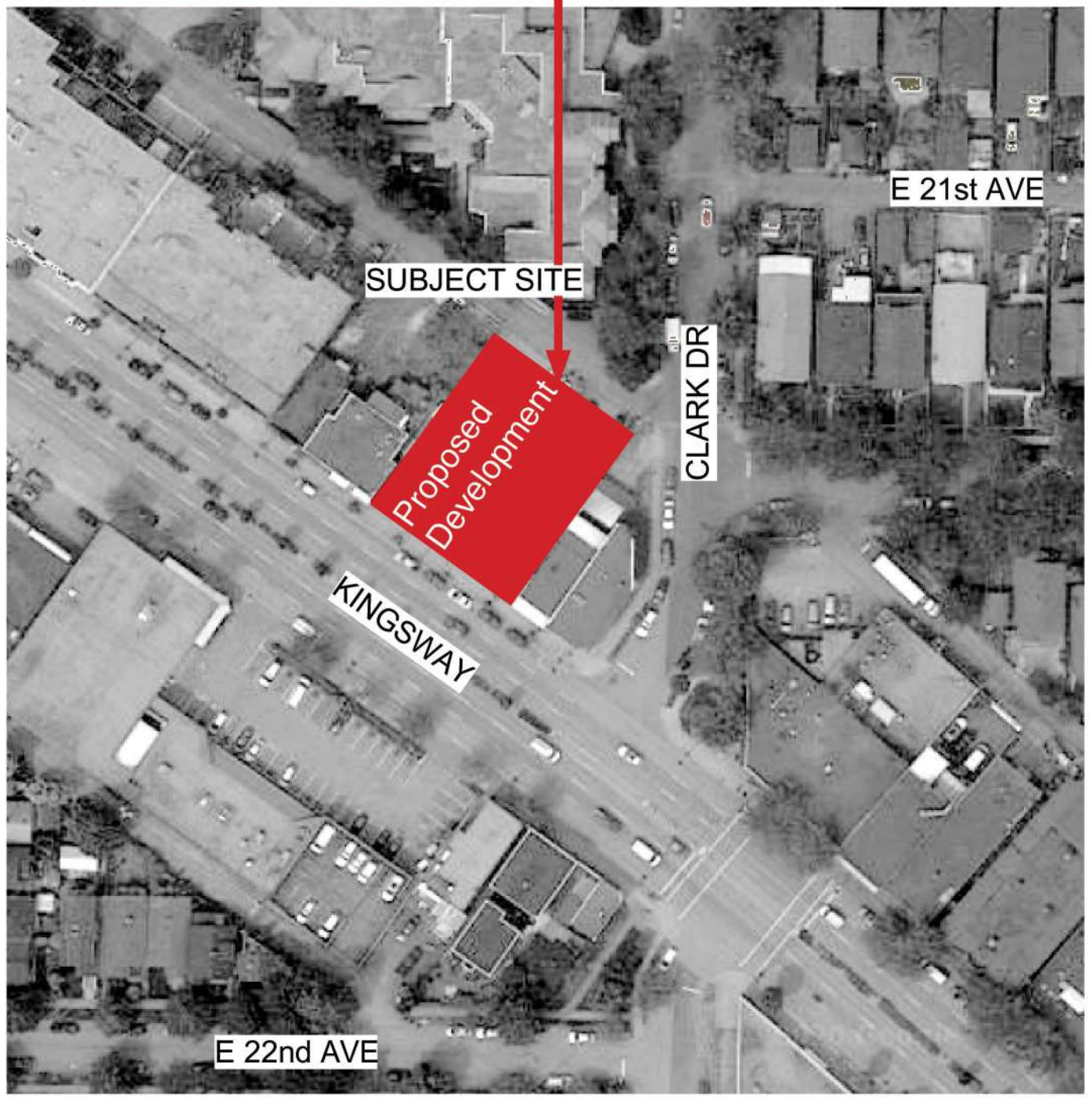


Site Context



NEARBY POINTS OF INTEREST

1	Charles Dickens Elementary School		7 mins	4	Gladstone Secondary		6 mins
2	Tyee Elementary		8 mins	5	Trout Lake		6 mins
3	Sir Charles Tupper Secondary		5 mins	6	Closest Bus Stop (Kingsway & Clark)		2 mins



- ZONING**
- COMMERCIAL
 - MULTI-FAMILY DWELLING
 - INDUSTRIAL
 - PARK
 - TWO-FAMILY DWELLING
 - ONE-FAMILY DWELLING
 - COMPREHENSIVE DEVELOPMENT



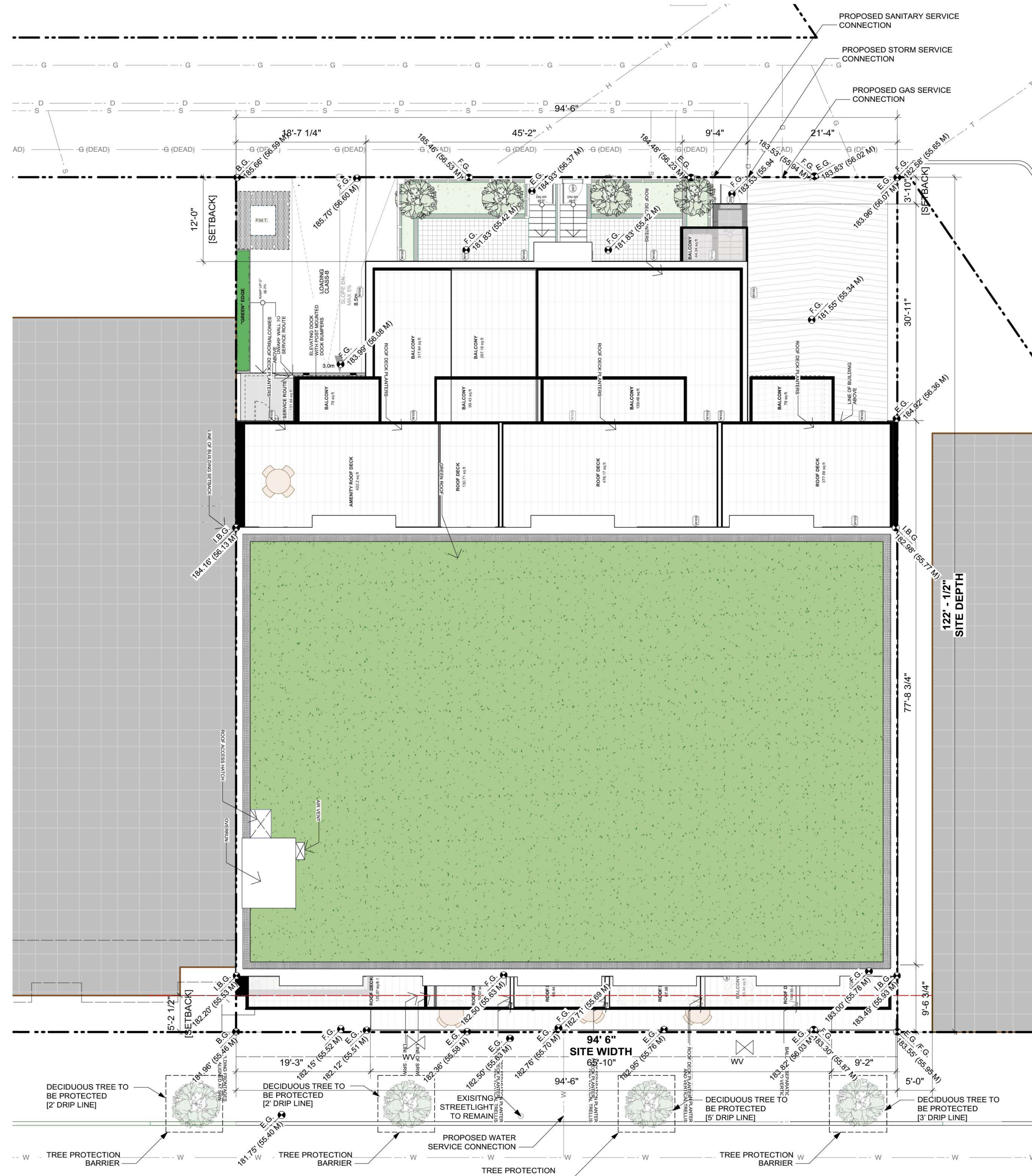
Project Overview



KEY FEATURES

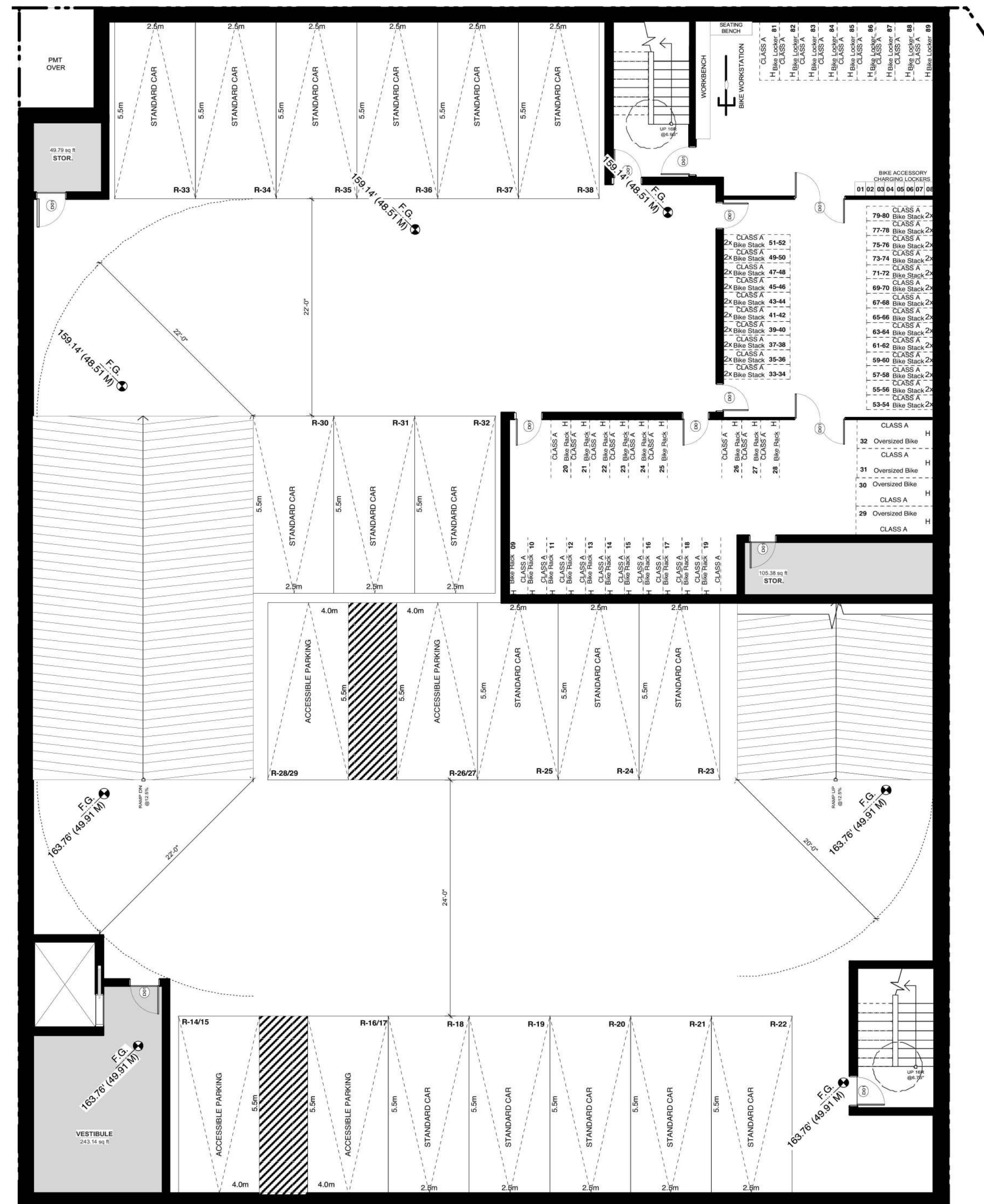
APPLICABLE POLICY:	RENTAL 100
EXISTING ZONE:	C-2
PROPOSED ZONE:	CD-1
UNIT MAKEUP:	25 BACHELOR/ ONE BEDROOM 16 TWO BEDROOM 2 THREE BEDROOM 43 TOTAL (42% FAMILY)
RETAIL SPACE:	3 GROUND FLOOR UNITS
DENSITY:	3.70 FSR
SITE AREA:	1,071.08 sq. m (11,529.00 sqft)
FLOOR AREA:	3,962.67 sq. m (42,653.87 sqft)
SITE COVERAGE:	76.70%
BUILDING HEIGHT:	20.88 sq. m (68.5 ft)
VEHICULAR PARKING:	51 UNDERGROUND SPACES
BICYCLE PARKING:	89 UNDERGROUND SPACES

Site Plan

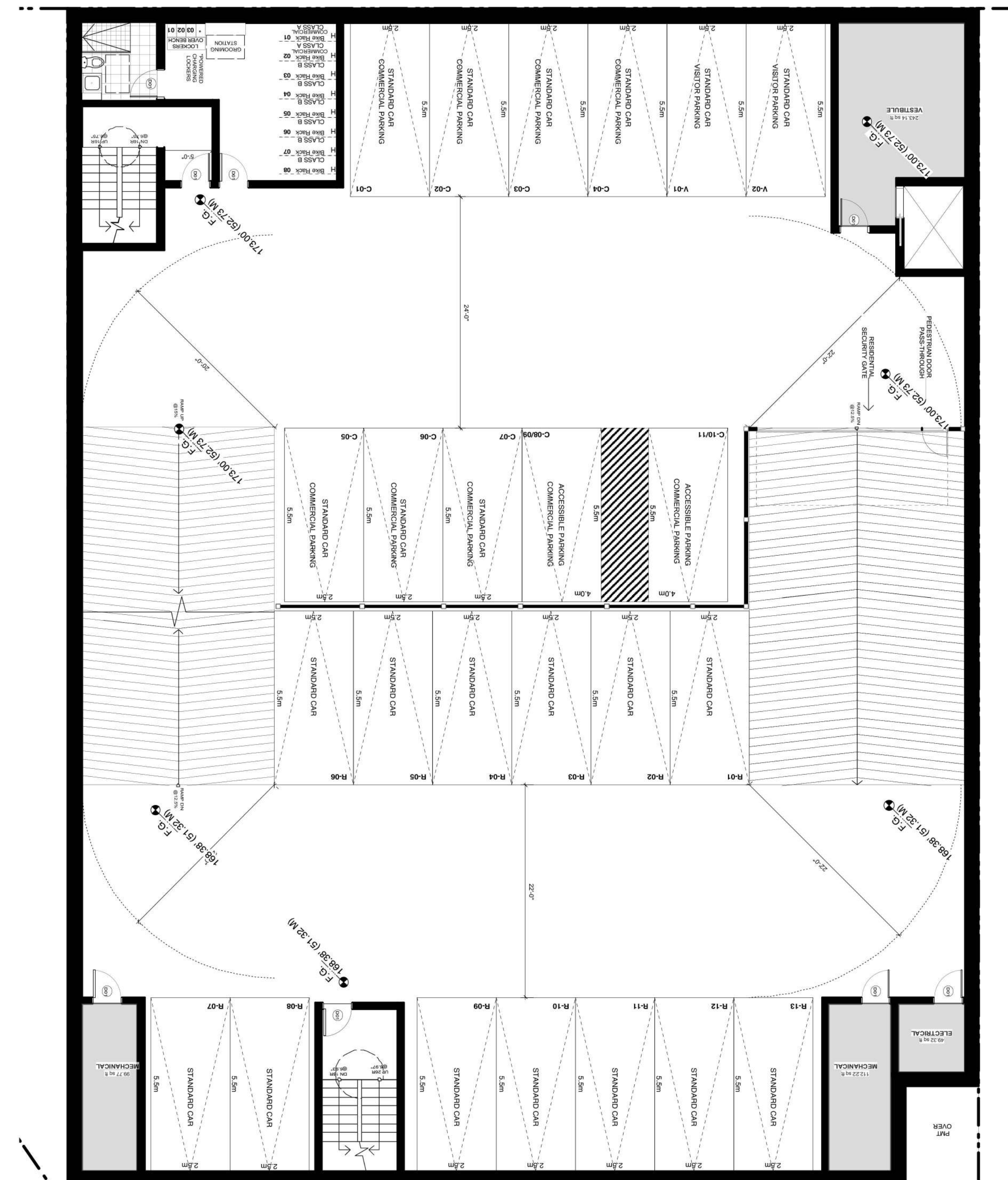


SITE PLAN
SCALE: 1/8" = 1'0"

BASEMENT LEVEL 2
SCALE: 1/8" = 1'0"

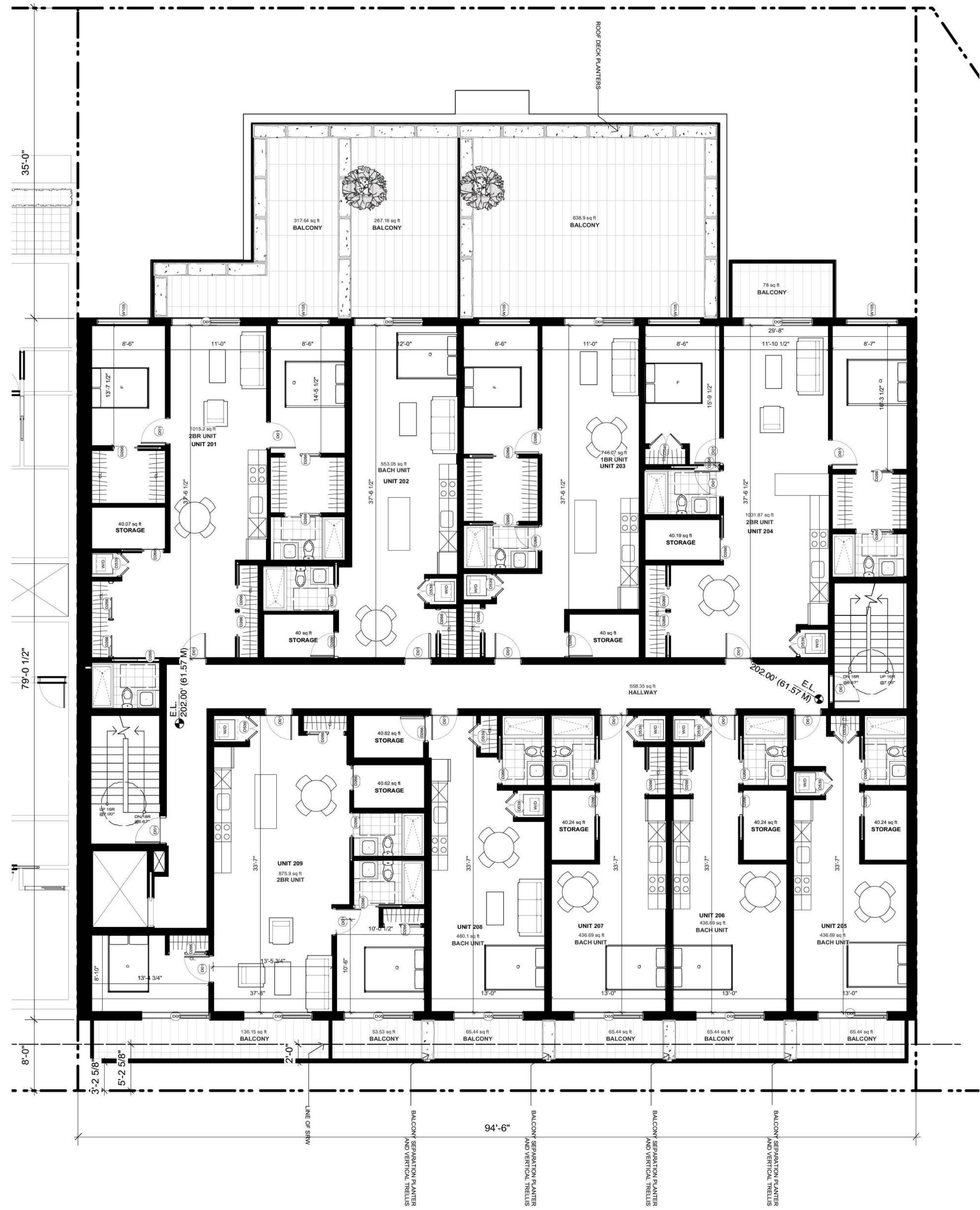


BASEMENT LEVEL 1
SCALE: 1/8" = 1'0"

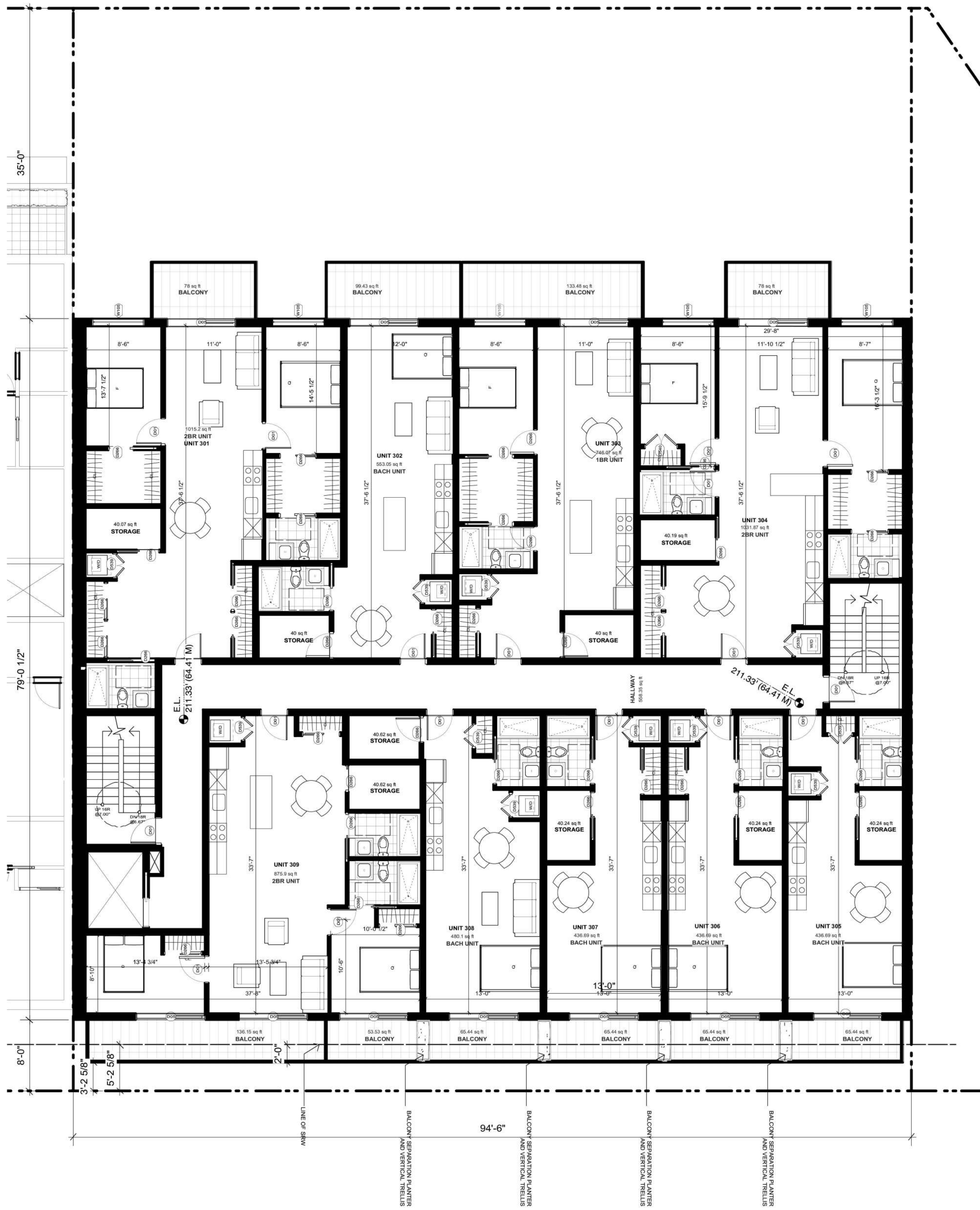




Floor Plans



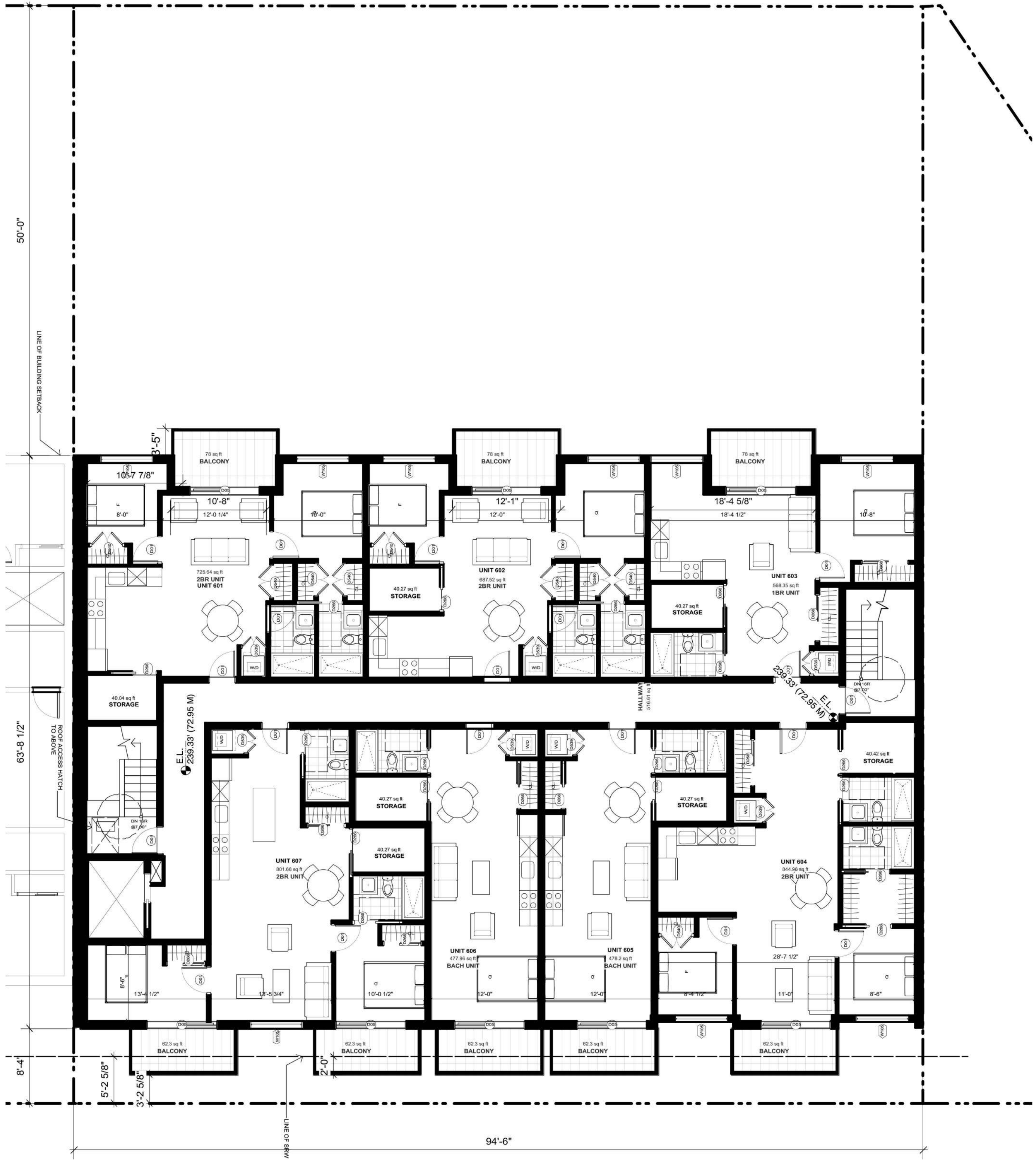
SECOND LEVEL
SCALE: 1/8" = 1'0"



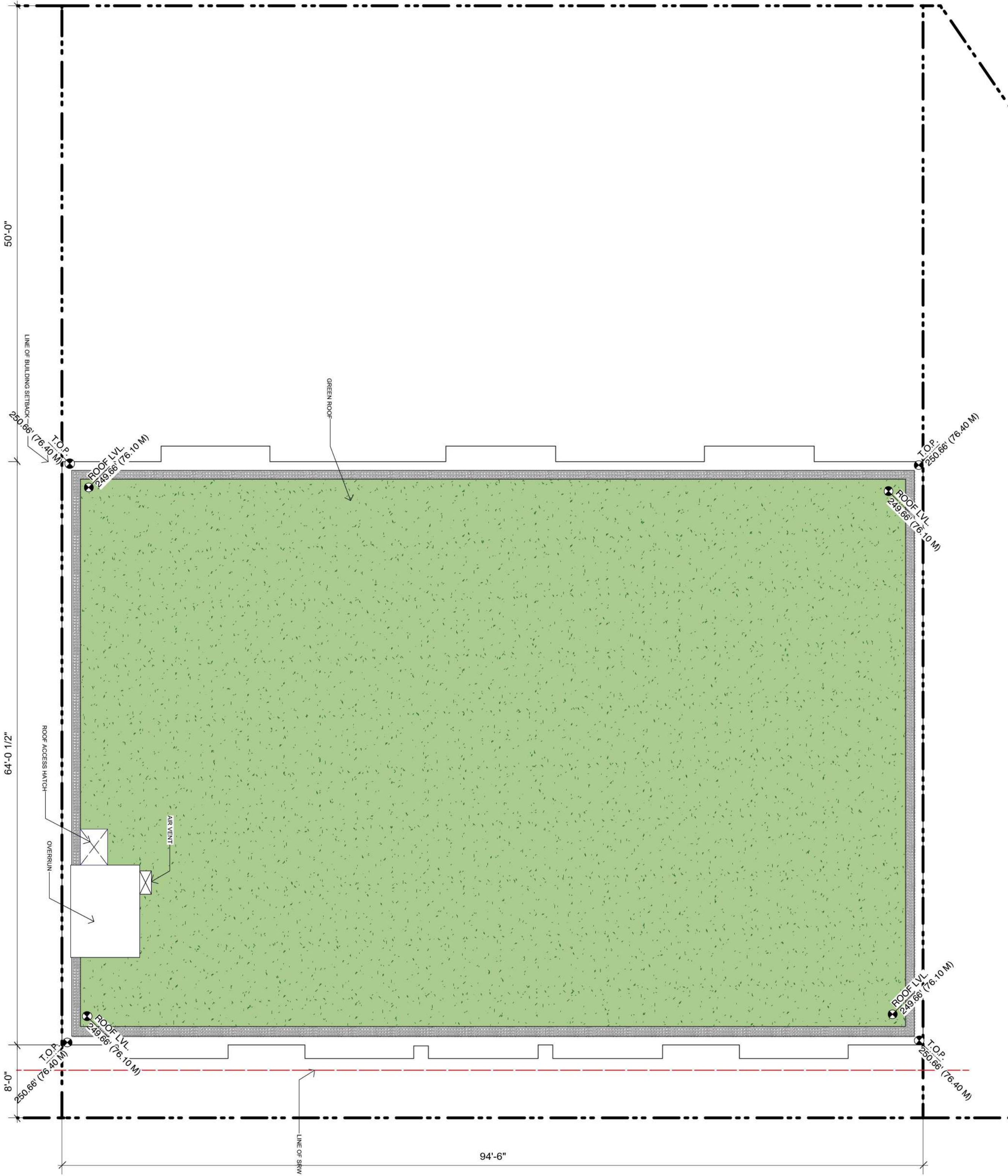
THIRD LEVEL
SCALE: 1/8" = 1'0"



Floor Plans



SIXTH LEVEL
SCALE: 1/8" = 1'0"



ROOF LEVEL
SCALE: 1/8" = 1'0"

Elevations



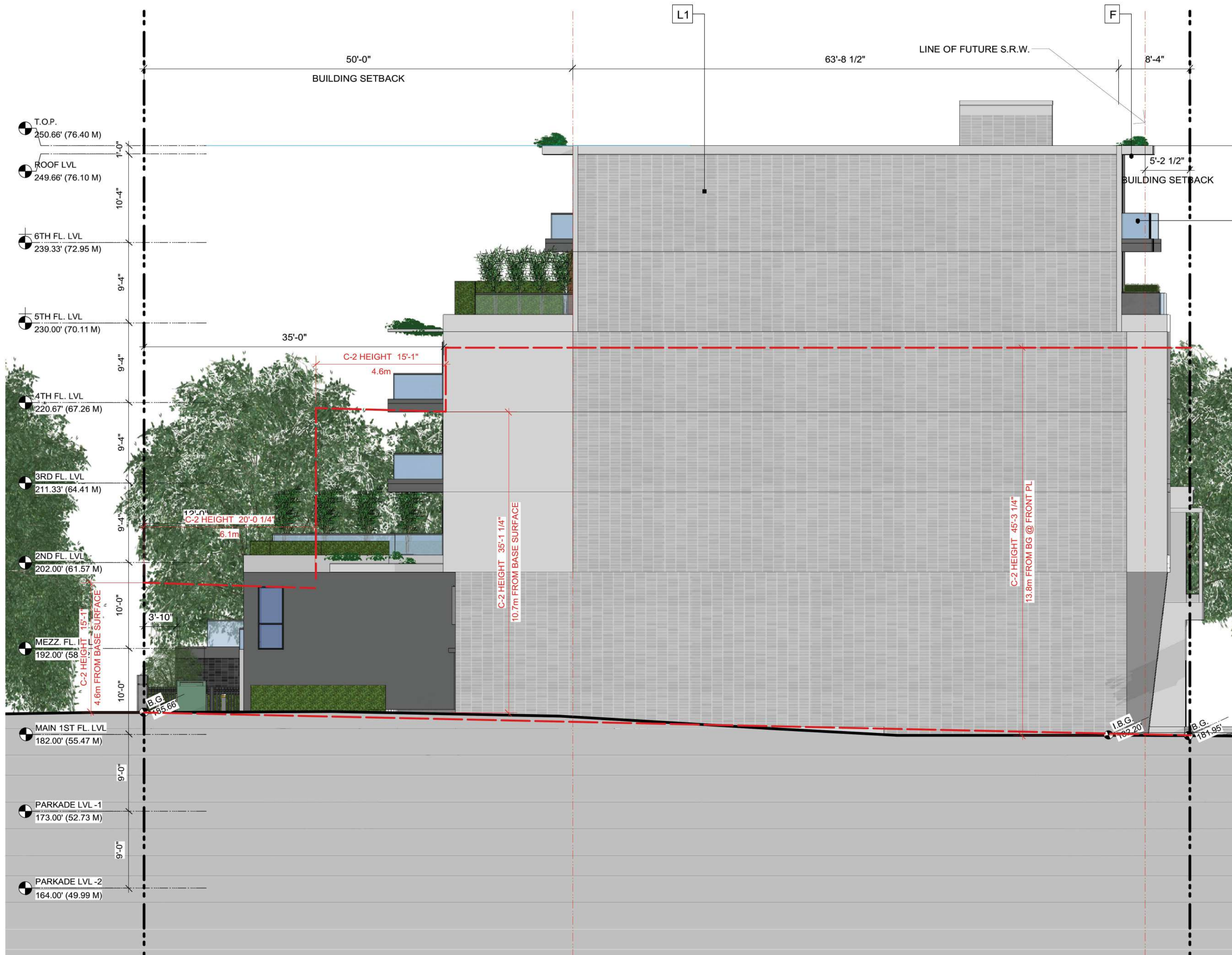
SOUTH ELEVATION
SCALE: 1/8" = 1'0"



NORTH ELEVATION
SCALE: 1/8" = 1'0"

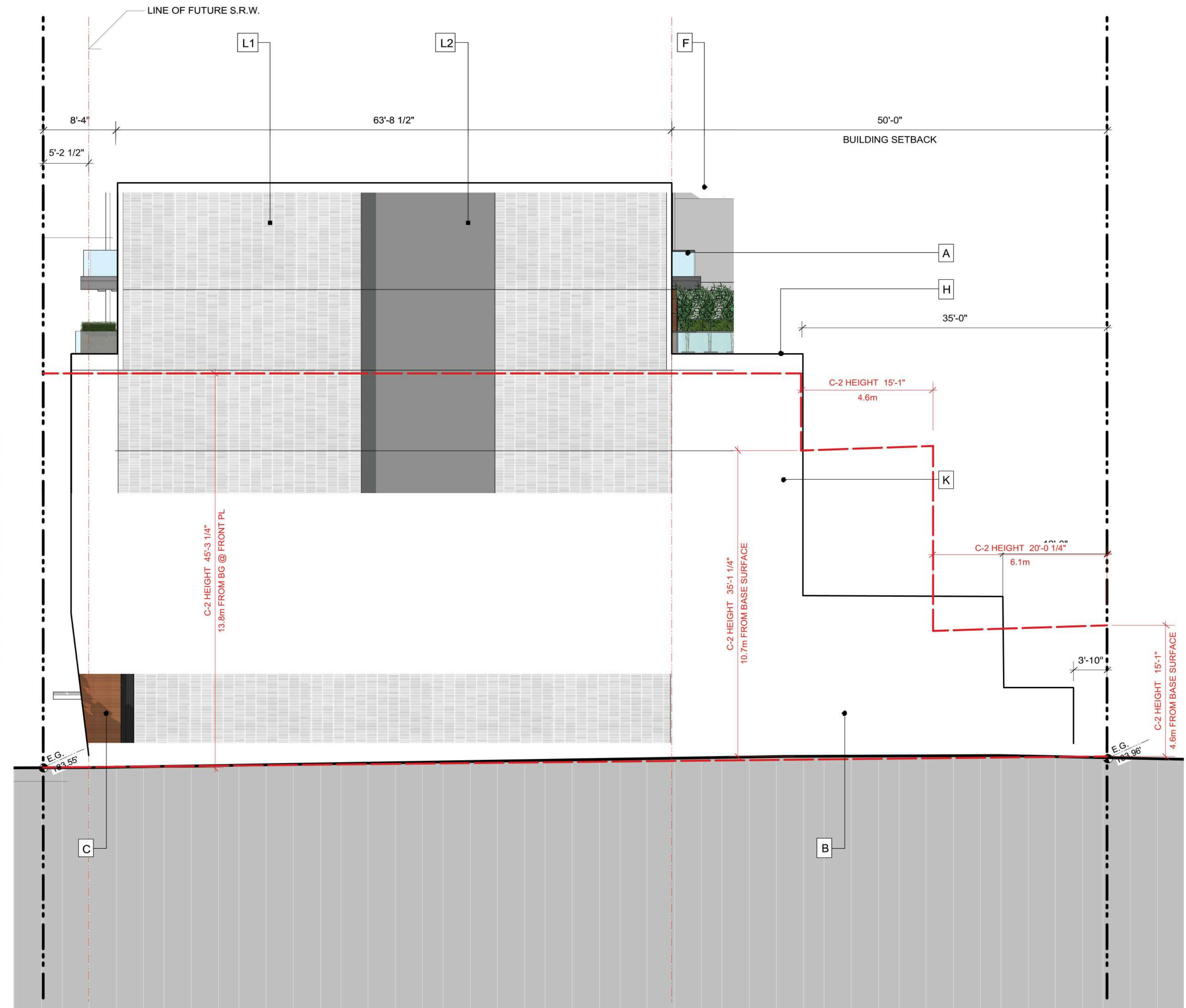
EXTERIOR FINISH SCHEDULE		
A GLAZED GUARDRAIL	F HORIZONTAL TRELLIS PLANTER	K ELASTOMERIC PAINTED CMU
B BRICK	G VERTICLA TRELLIS PLANTER	L METAL CLADDING PANELS GREY
C WOOD EFFECT METAL PANEL	H PLANTER	
D VINYL FRAME WINDOWS	I CURTAIN WALL SYSTEM	
E VINYL FRAME DOORS	J METAL CLADDING PANELS WHITE	

Elevations



WEST ELEVATION

SCALE: 1/8" = 1'0"



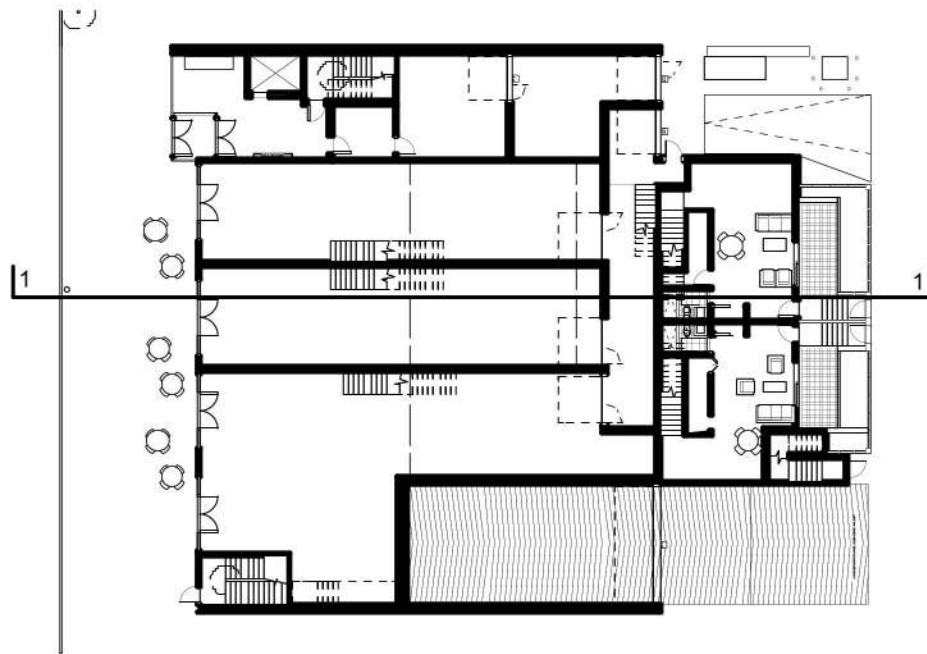
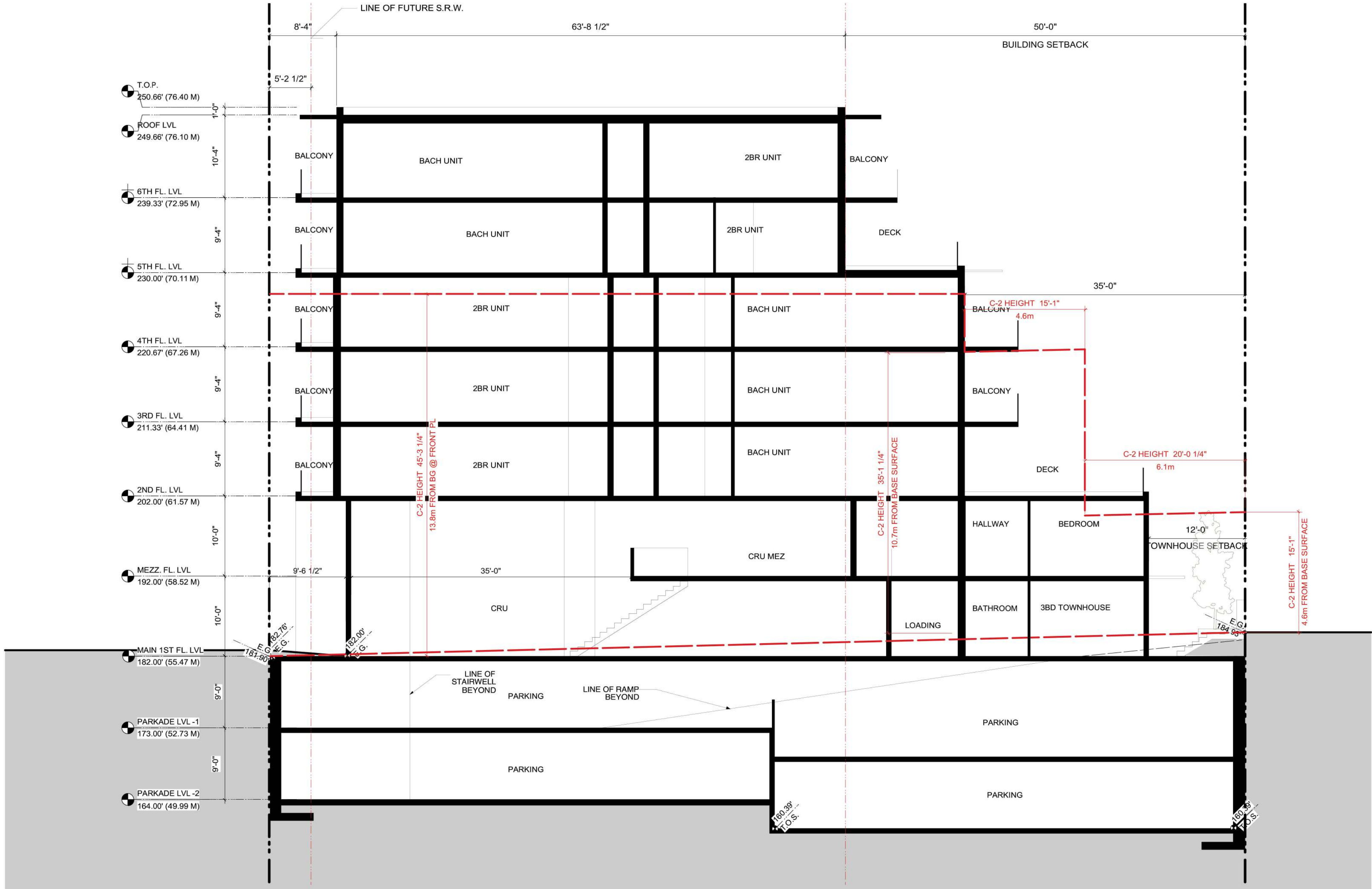
EAST ELEVATION

SCALE: 1/8" = 1'0"

EXTERIOR FINISH SCHEDULE

A GLAZED GUARDRAIL	F HORIZONTAL TRELLIS PLANTER	K ELASTOMERIC PAINTED CMU
B BRICK	G VERTICLA TRELLIS PLANTER	L METAL CLADDING PANELS GREY
C WOOD EFFECT METAL PANEL	H PLANTER	
D VINYL FRAME WINDOWS	I CURTAIN WALL SYSTEM	
E VINYL FRAME DOORS	J METAL CLADDING PANELS WHITE	

Sections



2 KEY PLAN
Scale: 1/32" = 1'-0"

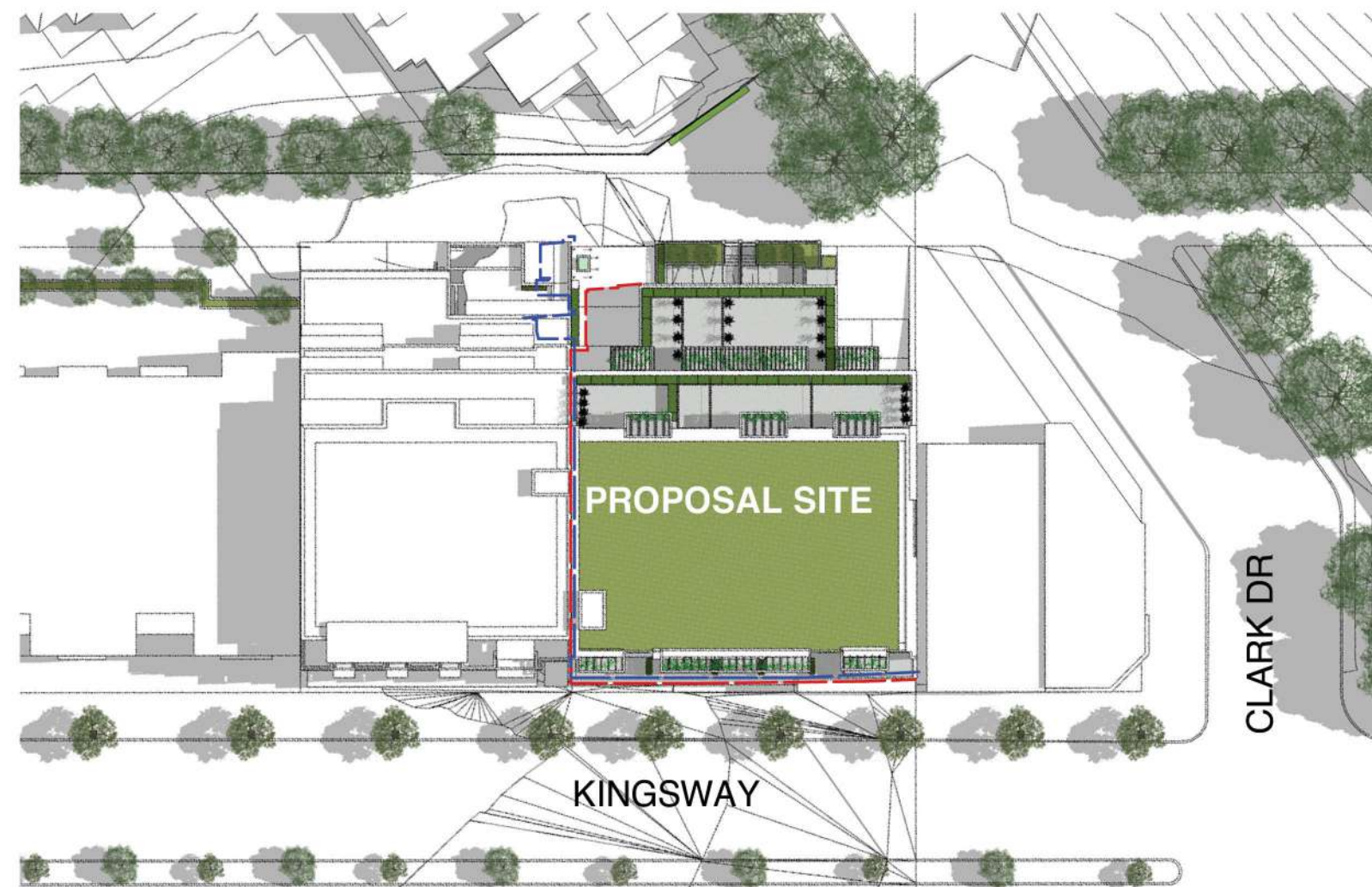


SECTION
SCALE: 1/8" = 1'0"

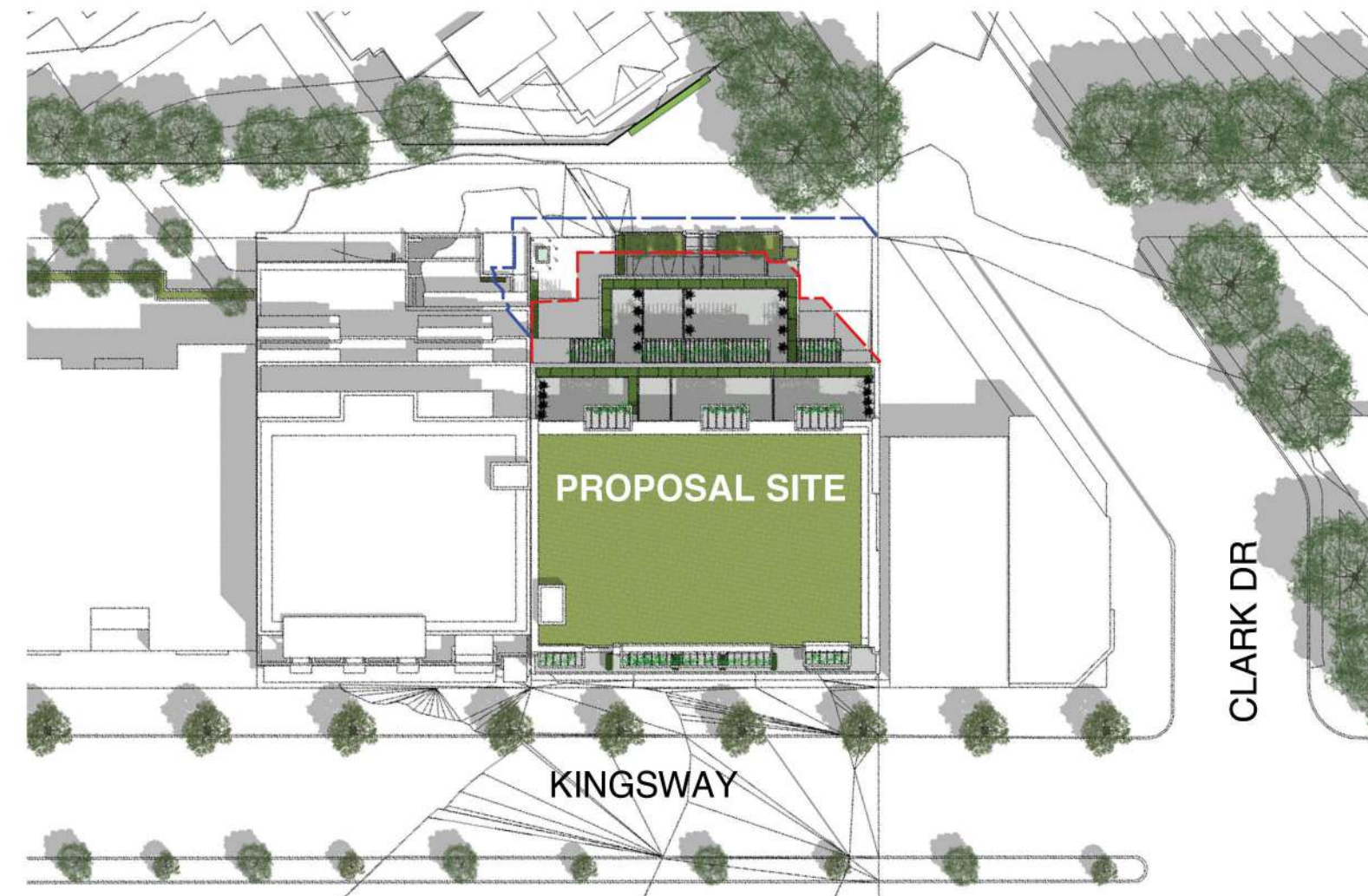
Perspectives



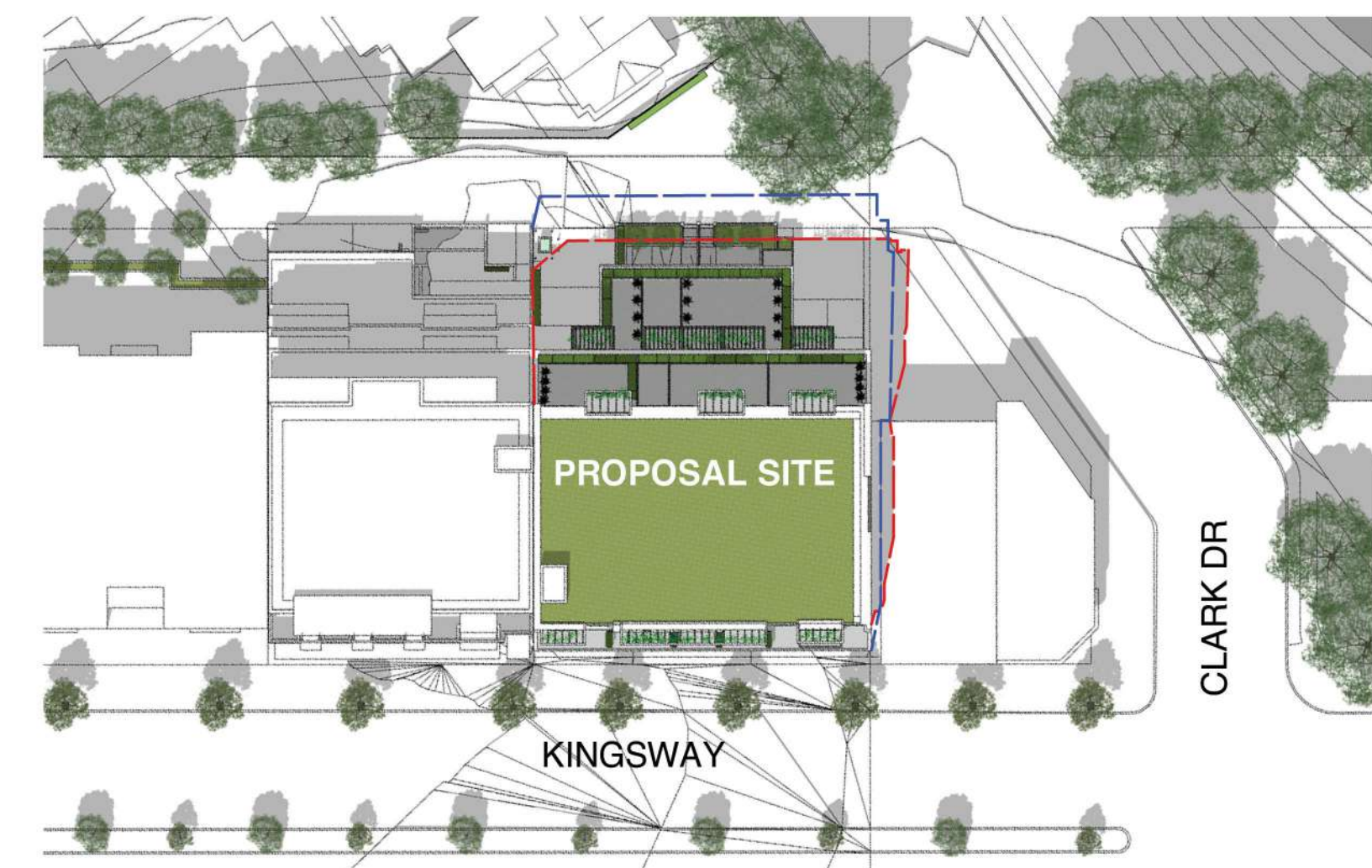
Shadow Study



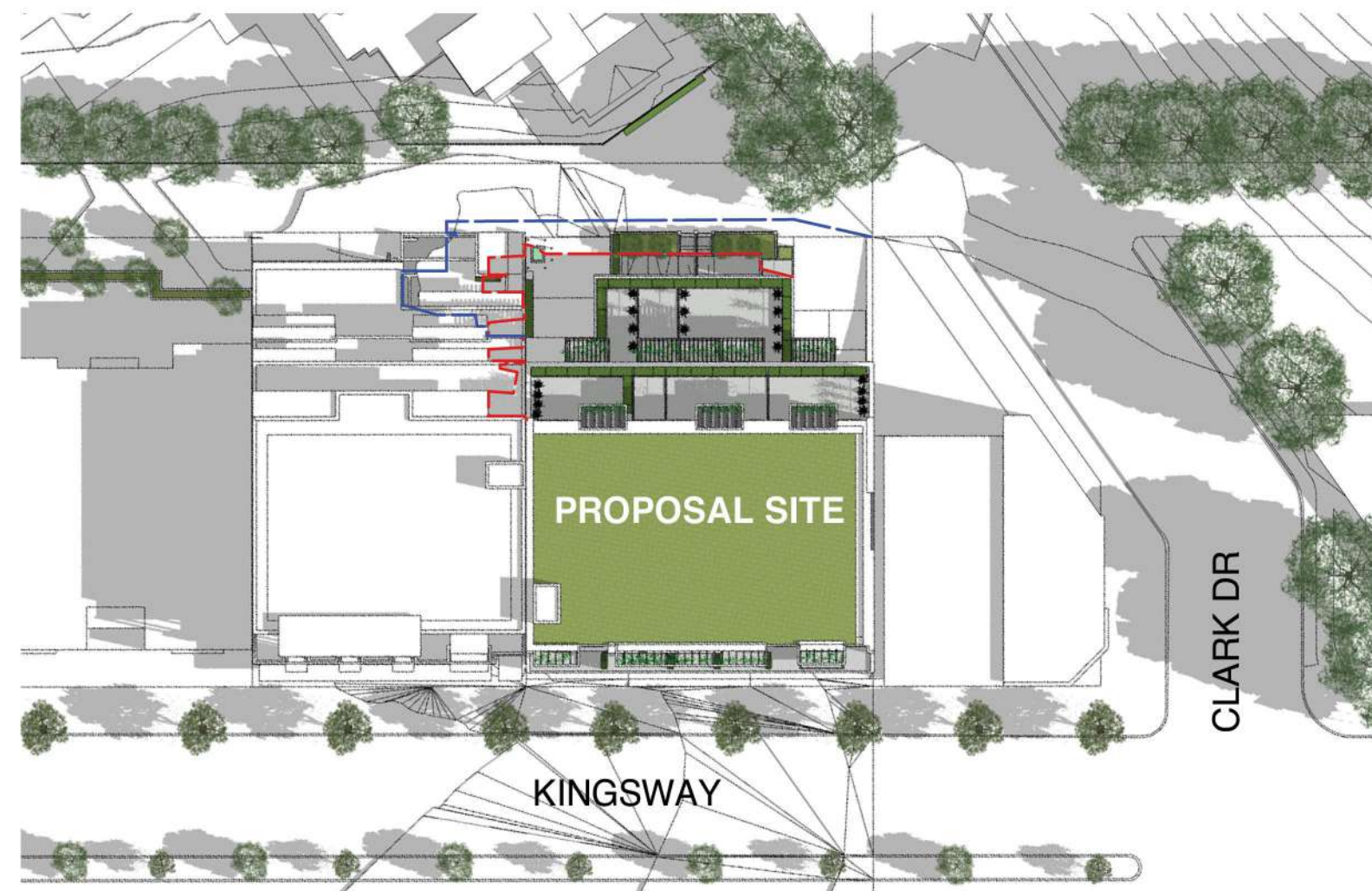
1 21 JUNE
10am



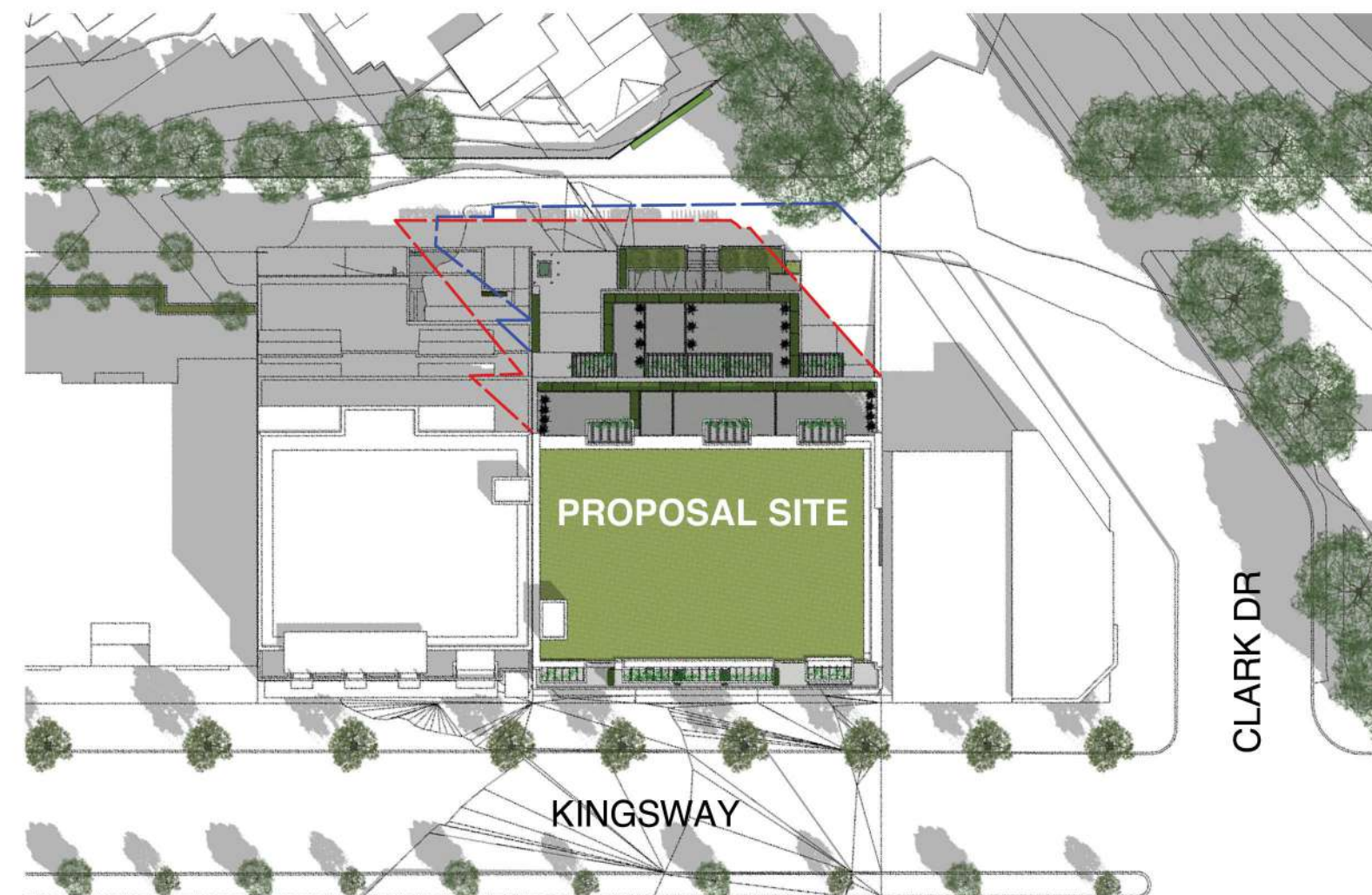
2 21 JUNE
12pm



3 21 JUNE
2pm



4 21 MARCH/SEPTEMBER
10am



5 21 MARCH/SEPTEMBER
12pm



6 21 MARCH/SEPTEMBER
2pm



7 21 DECEMBER
10am



8 21 DECEMBER
12pm

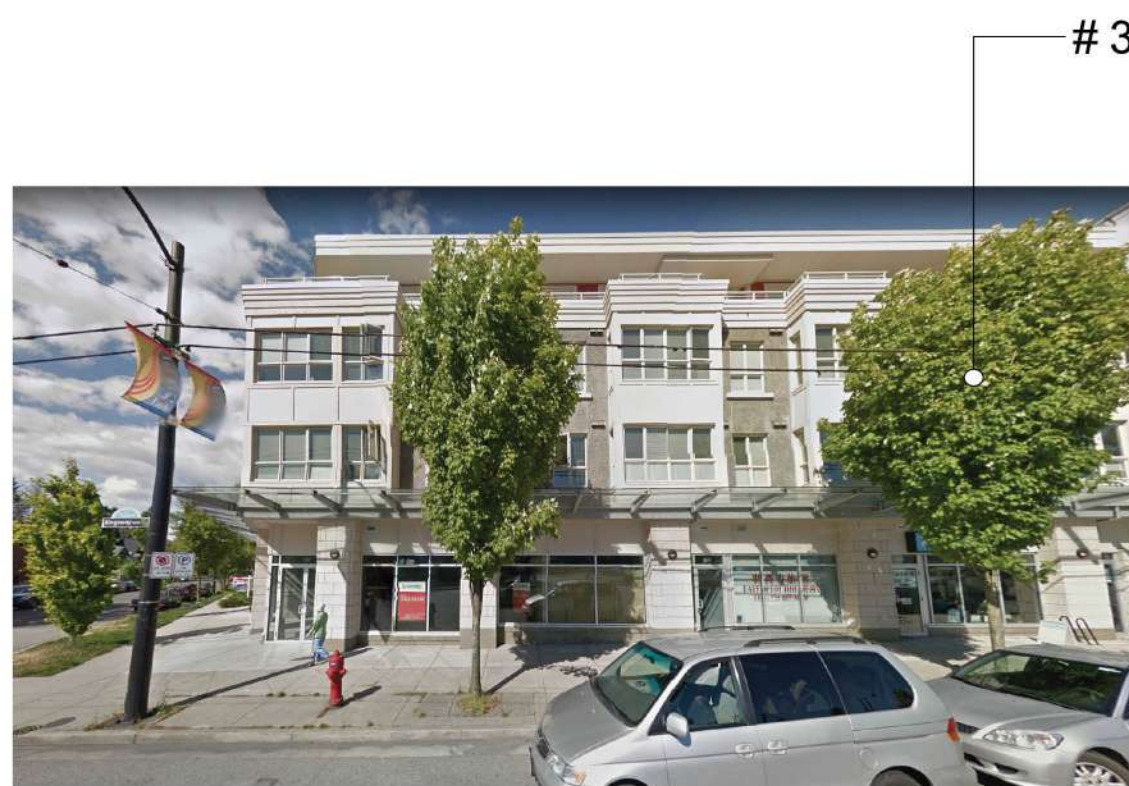


9 21 DECEMBER
2pm

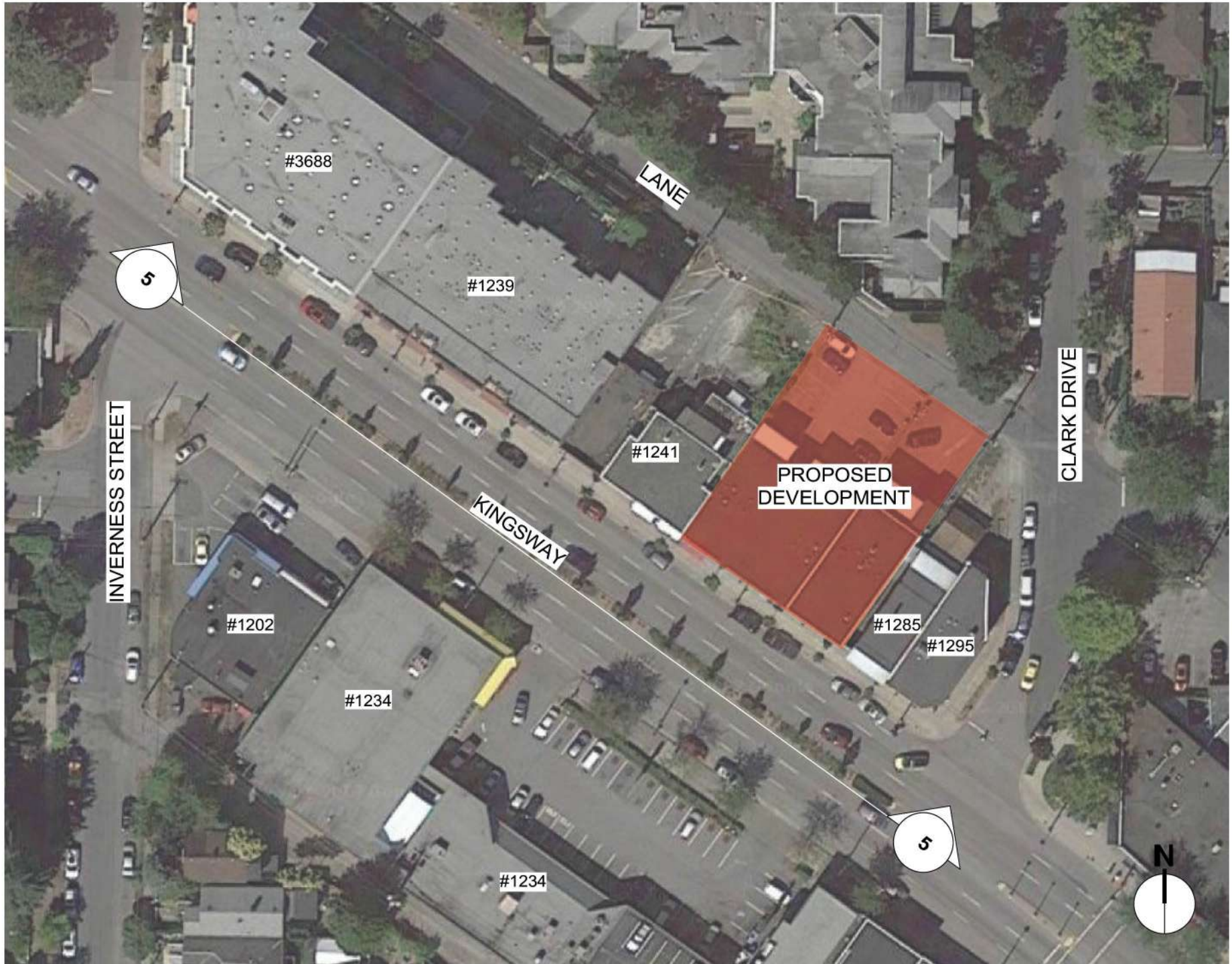
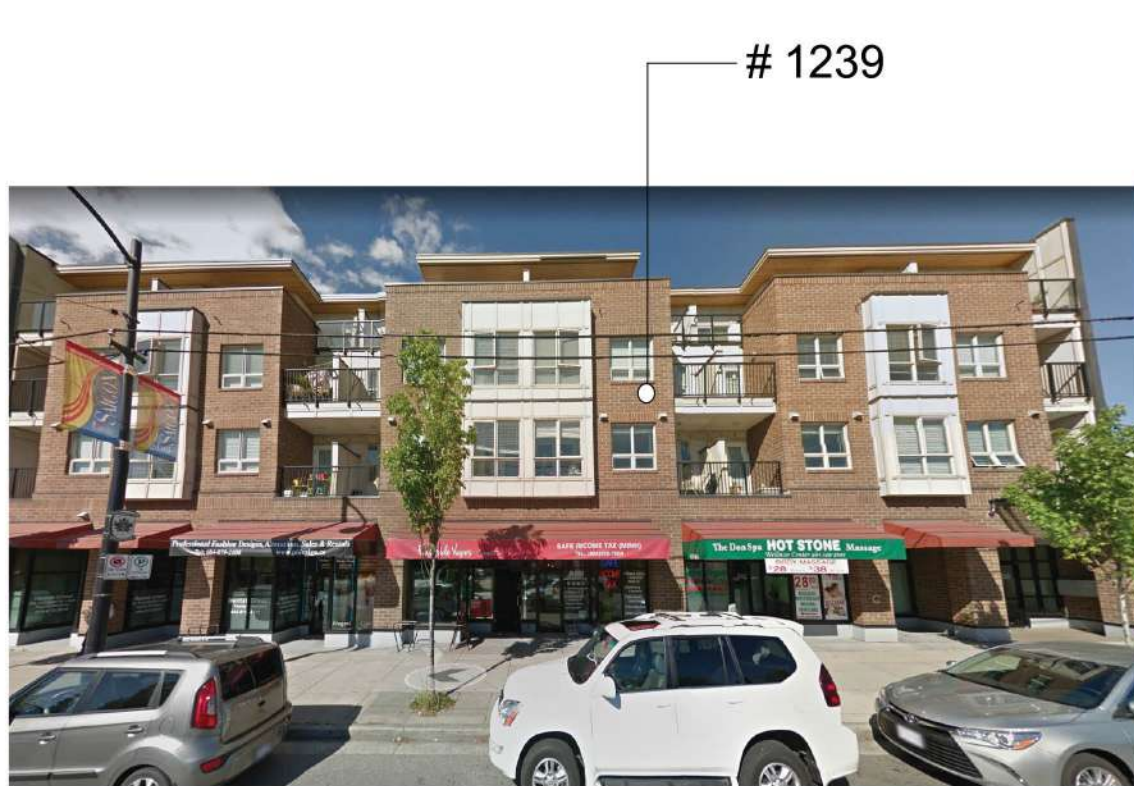
LEGEND
 --- PROPOSED BUILDING SHADOW
 --- C2 SHADOW



Site Context



1 KINGSWAY STREET NORTH STREETSCAPE
NTS



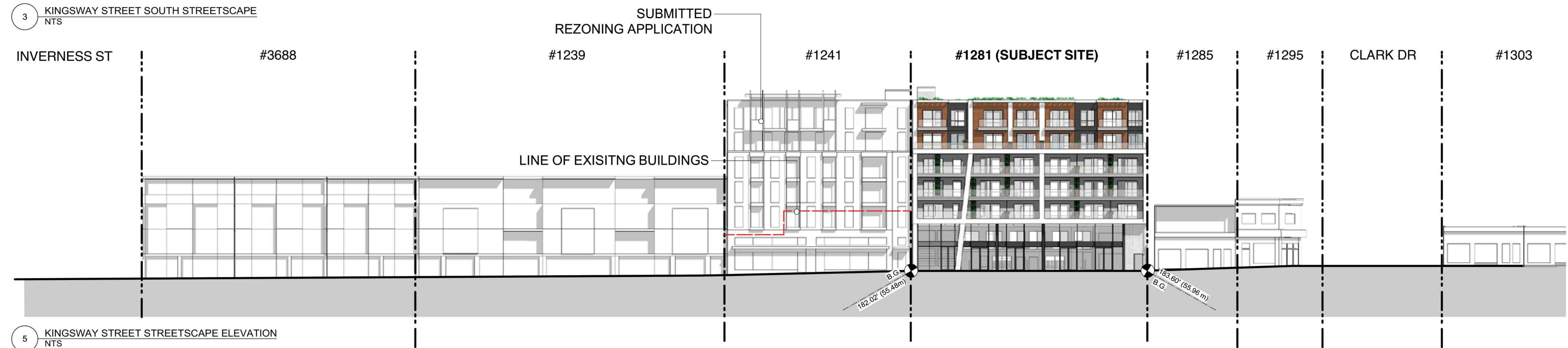
4 KEY PLAN
NTS



2 KINGSWAY STREET NORTH STREETSCAPE
NTS



3 KINGSWAY STREET SOUTH STREETSCAPE
NTS



5 KINGSWAY STREET STREETSCAPE ELEVATION
NTS