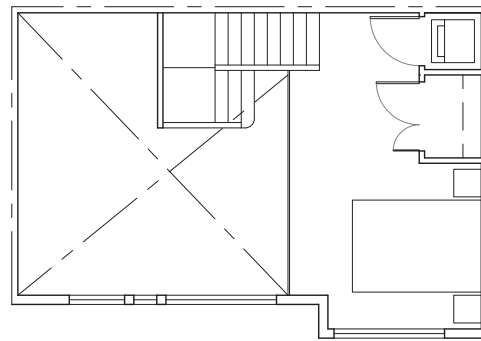
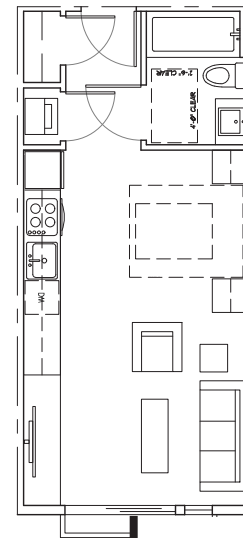


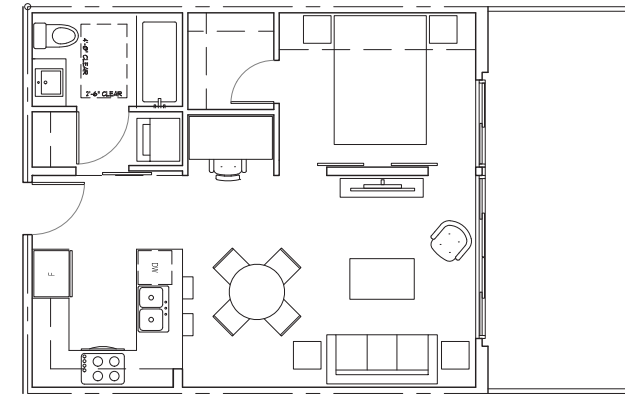
**LOFT UNIT
631 SF**



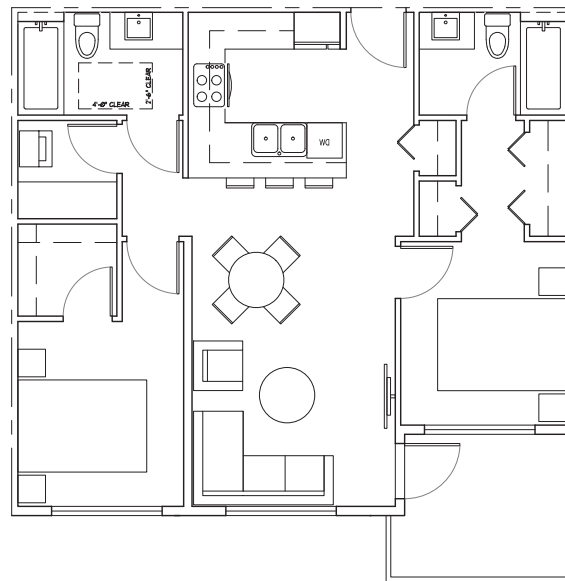
**LOFT
(MEZZANINE)**



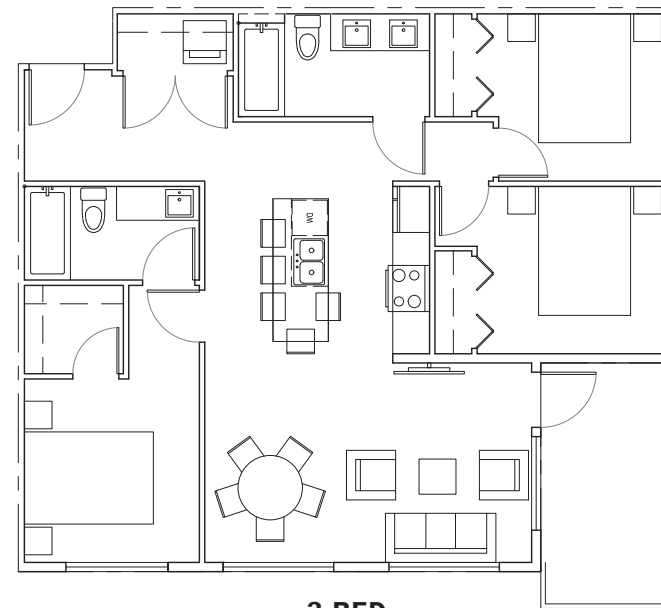
**MICRO UNIT
356 SF**



**1 BED
525 SF**



**2 BED
800 SF**



**3 BED
990 SF**



DIVERSITY OF UNIT TYPES

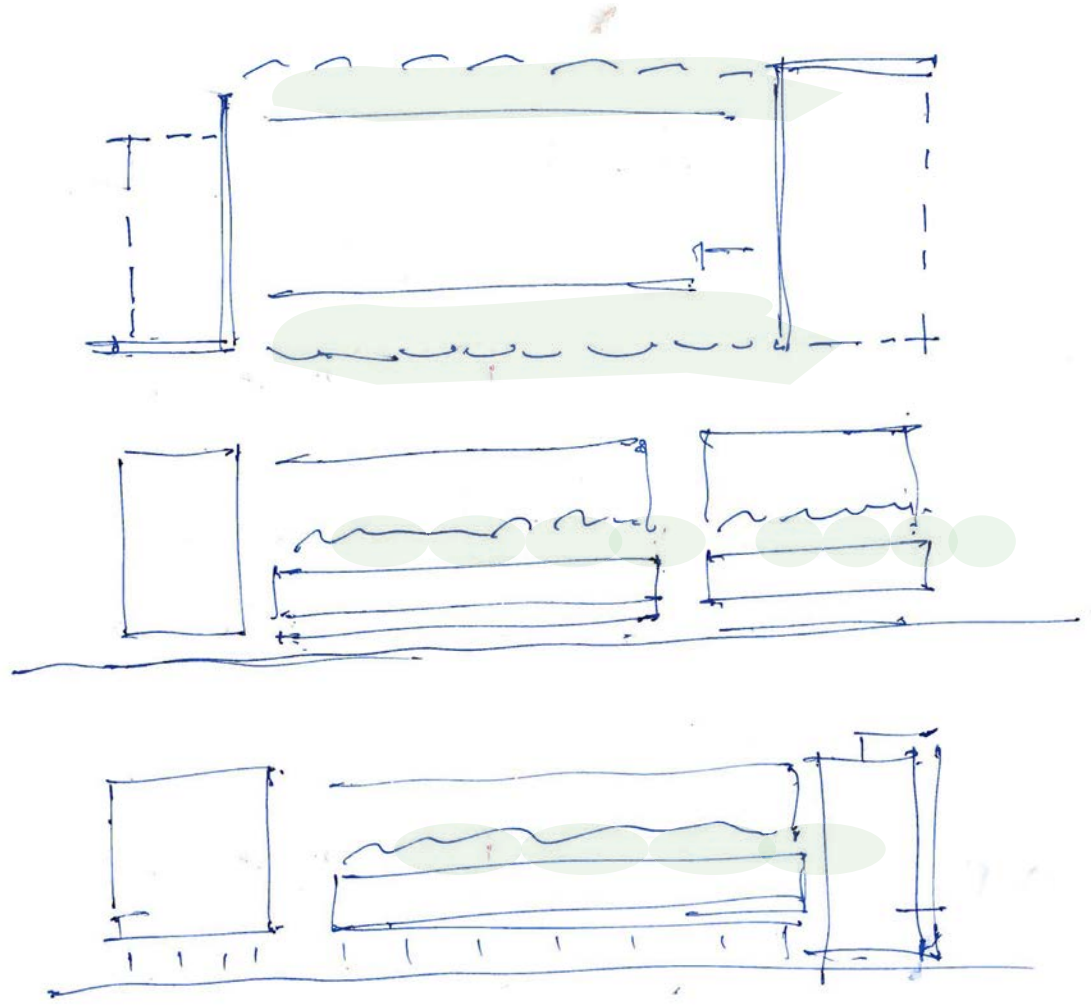
The proposed 6-storey mixed use building consists of a diverse array of rental units to accommodate everyone from single tenants to families.

The lower level along the pedestrian greenway and park is lined with 1 Bed Loft units as well as a micro unit and a 2 Bed unit.

The second level is primarily micro units, including a media lounge for socialising.

The upper levels consists of Micro, 1 Bed, 2 Bed & 3 Bed units.

Generous outdoor space is provided at grade, L3 & balconies of upper level suites.



DEVELOPMENT OF THE FORM

An engaging and legible form is created through:

- an exploration of rectangular form and proportion in a rhythm of “threes”
- a consistent layering of materials
- protective roof overhangs engage with masonry wing walls to create strong “cubic” massings, which anchor the ends of the building. A more horizontal approach to the centre mass provides a backdrop to the landscaped terraces.
- Voids in the massing and distinct glazing patterns indicate the primary entries.



ARCHITECTURE

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MIXED USE BUILDING - LOT E - SOUTH CAMPUS
May 7, 2015



GREENWAY VIEWS

- Townhouses and 2nd storey residential suites create a base for a rooftop garden.
- Voids in the massing and distinct glazing patterns indicate the Residential entries.



COMMERCIAL VIEWS

- This view shows the layering of materials and the interplay of rectangular form and proportion
- A strong massing anchors the corner at Shrum Lane. Pedestrian oriented signage is proposed as a combination of blade signs, stand-off letters, banners, and sandwich boards
- Voids in the massing and distinct glazing patterns indicate the Upper level commercial entry.



ARCHITECTURE - STREET LEVEL

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wood soffits and accents



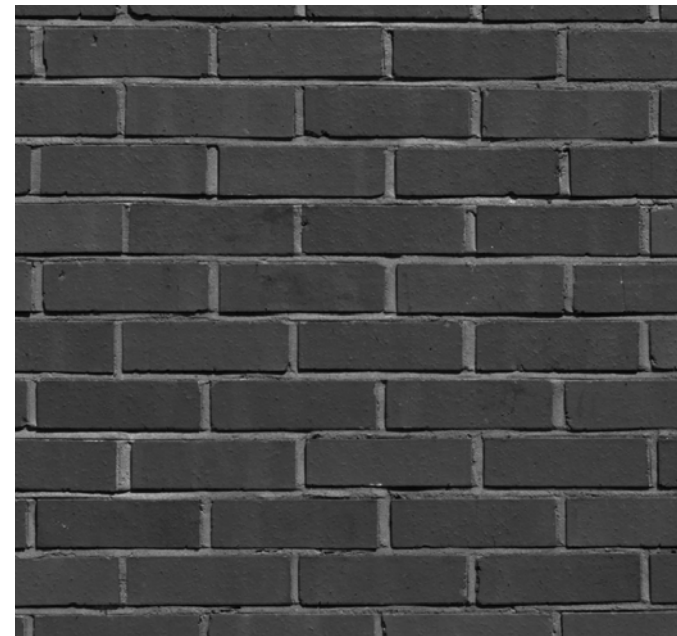
*white fibre cement siding w/ metal trims
balcony w glazing guardrail
metal screen
vinyl residential windows*



*storefront glazing w/ glass stencil
metal & glass canopy
blade / pedestrian signage
sandwich boards
outdoor patio area*



masonry



dark brick or stone



MATERIALITY

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MIXED USE BUILDING - LOT E - SOUTH CAMPUS
May 7, 2015

