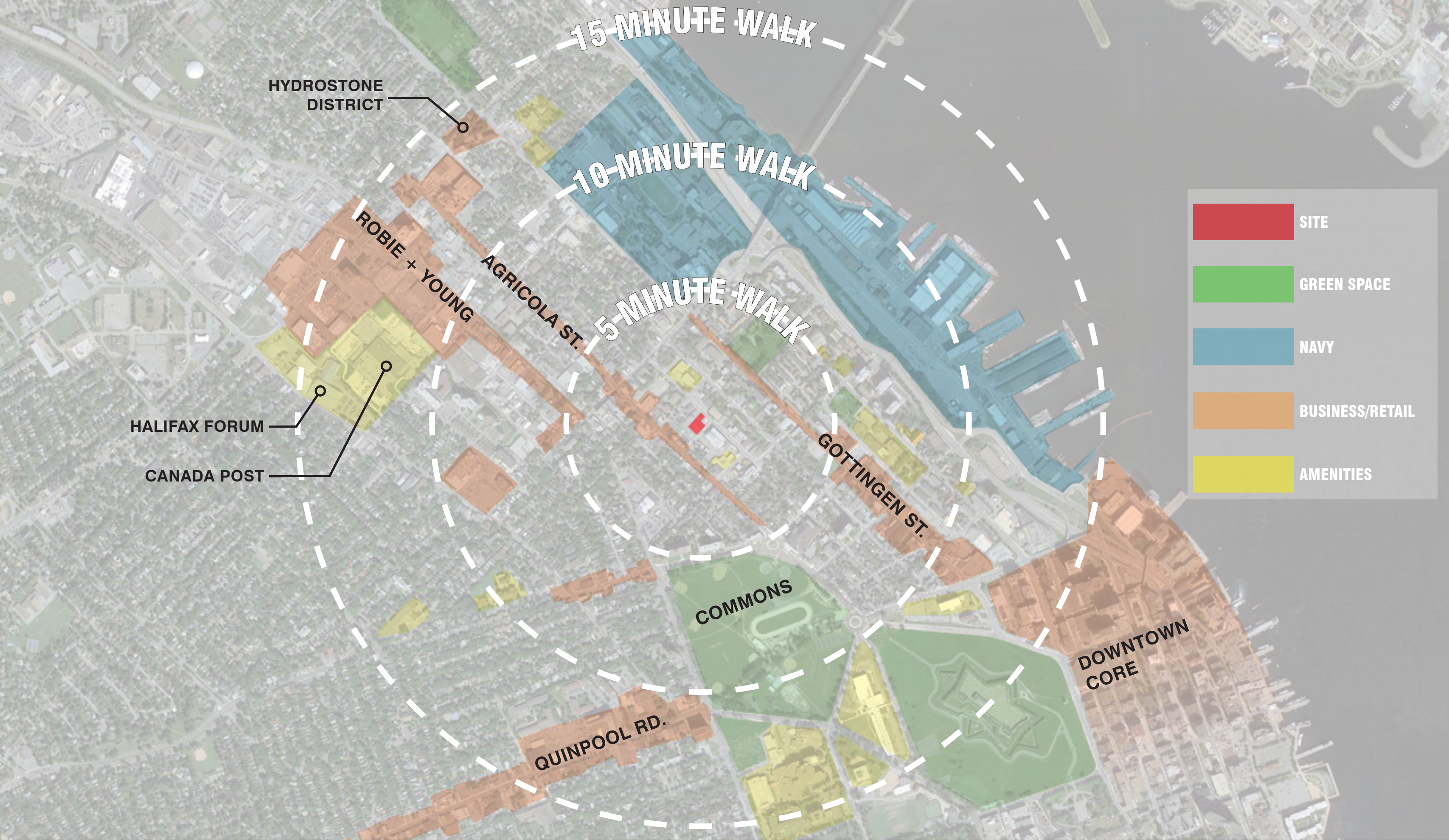





**WMFARES**  
ARCHITECTS



	SITE
	GREEN SPACE
	NAVY
	BUSINESS/RETAIL
	AMENITIES



5-MINUTE WALK



- SITE**
- GREEN SPACE**
- NEARBY MULTIUNIT BUILDINGS**
- BUSINESS/RETAIL/AMENITIES**



# NEIGHBOURHOOD CONTEXT

# PROJECT INFO & DATA

**Lot Area:** 17,420 SF

**Building Area:** 13,635 SF

**Site Coverage:** 78%

**No. of Floors:** 8 storeys

**Streetwall:** 3/4 storeys

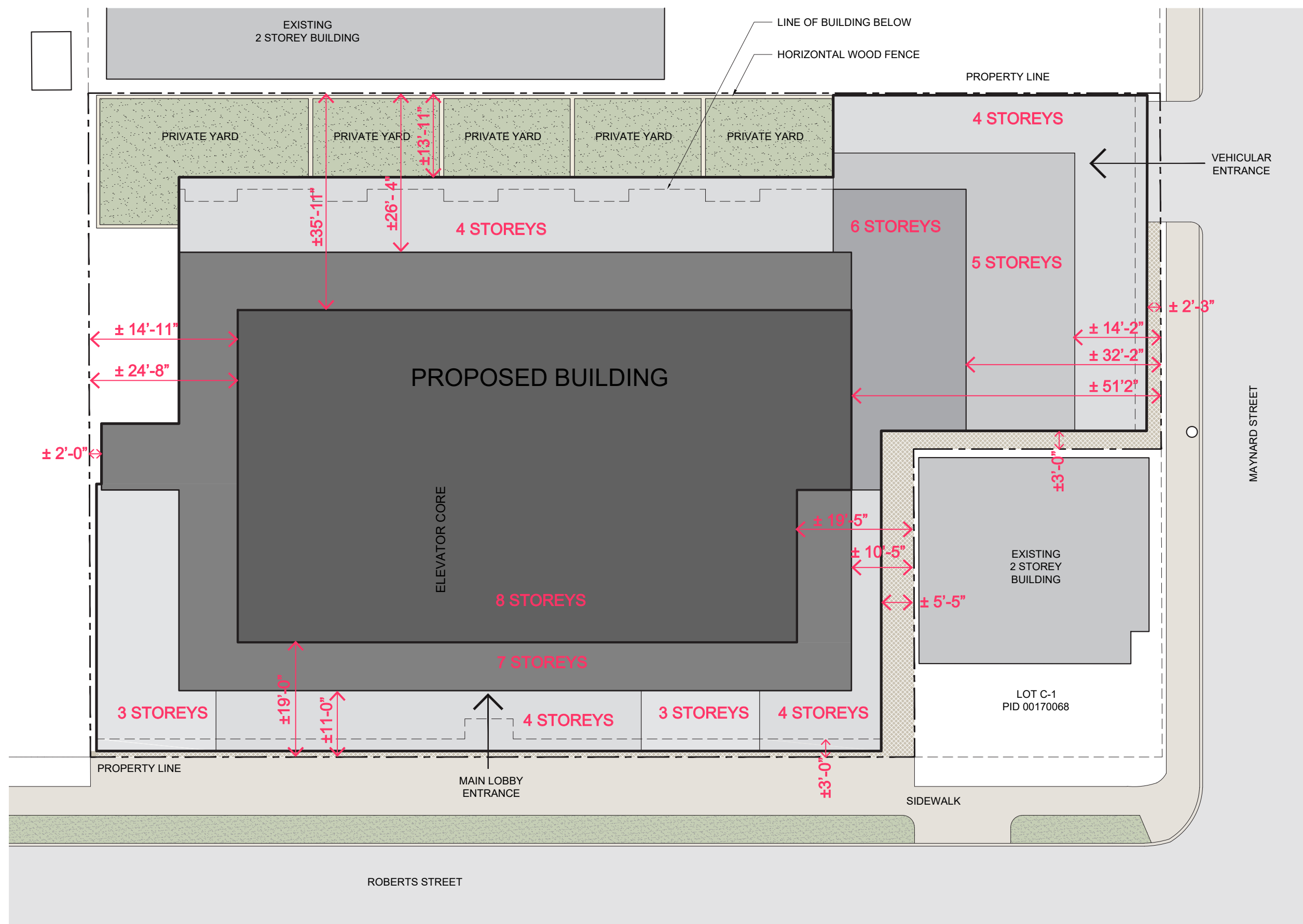
**No. of Units:** 71 units

**Unit Types:**

6%	Studio
20%	1 BR
25%	1 BR + Den
35%	2 BR
6%	2 BR + Den
8%	Live/Work

**Amentiy Space :** 2,025 SF

**No. of Parking:** 65





ACCESSIBLE LANDSCAPED TERRACES

8TH STOREY PENTHOUSE STEPBACK

ACCENT COLOURED VERTICAL FORMS

UNDULATING 3 AND 4 STOREY STREETWALL

VARIED UPPER STOREY MATERIAL PALLATTE

PERFORATE STEEL BALCONIES

MULTI-TIERED UPPER STOREY STEPBACKS

FLOOR TO CEILING GLAZING

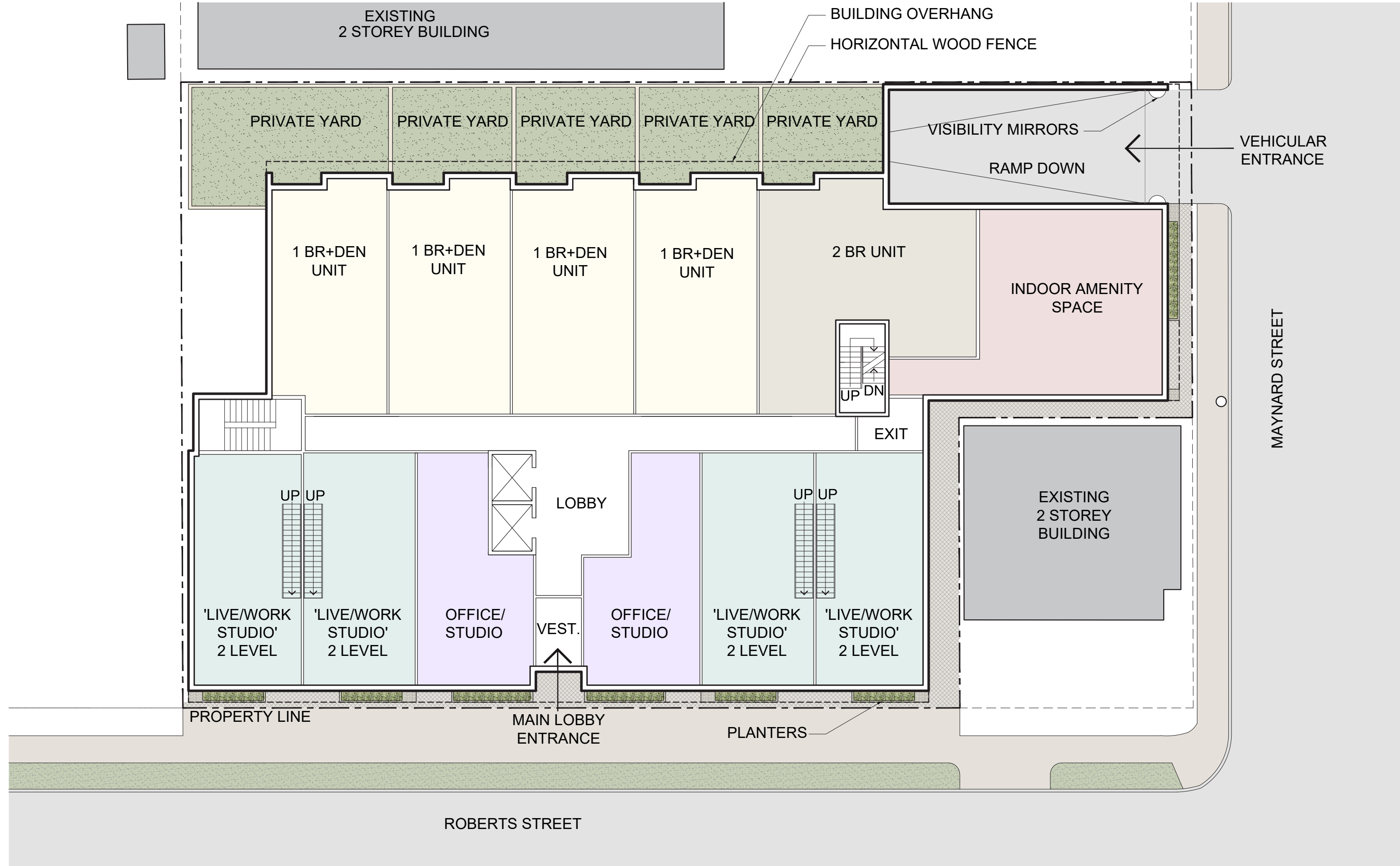
INSET BALCONIES

WOOD-LINED BUILDING ENTRY CANOPY

DOUBLE LEVEL GROUND FLOOR FLEX-SPACE UNITS

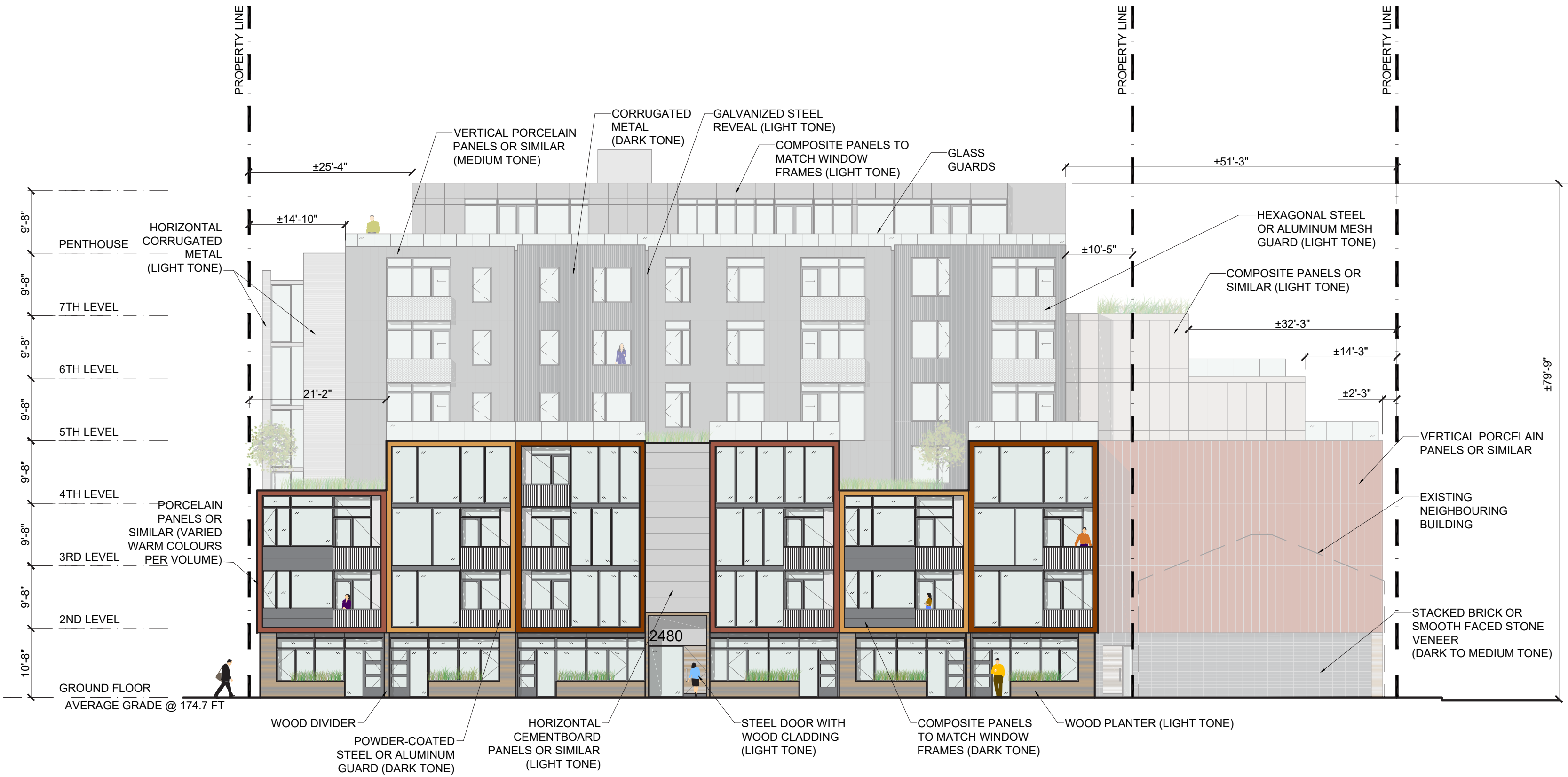
MULTIPLE ENTRIES AT GRADE WITH INTEGRATED WOOD PLANTERS

ARTIST RENDERING

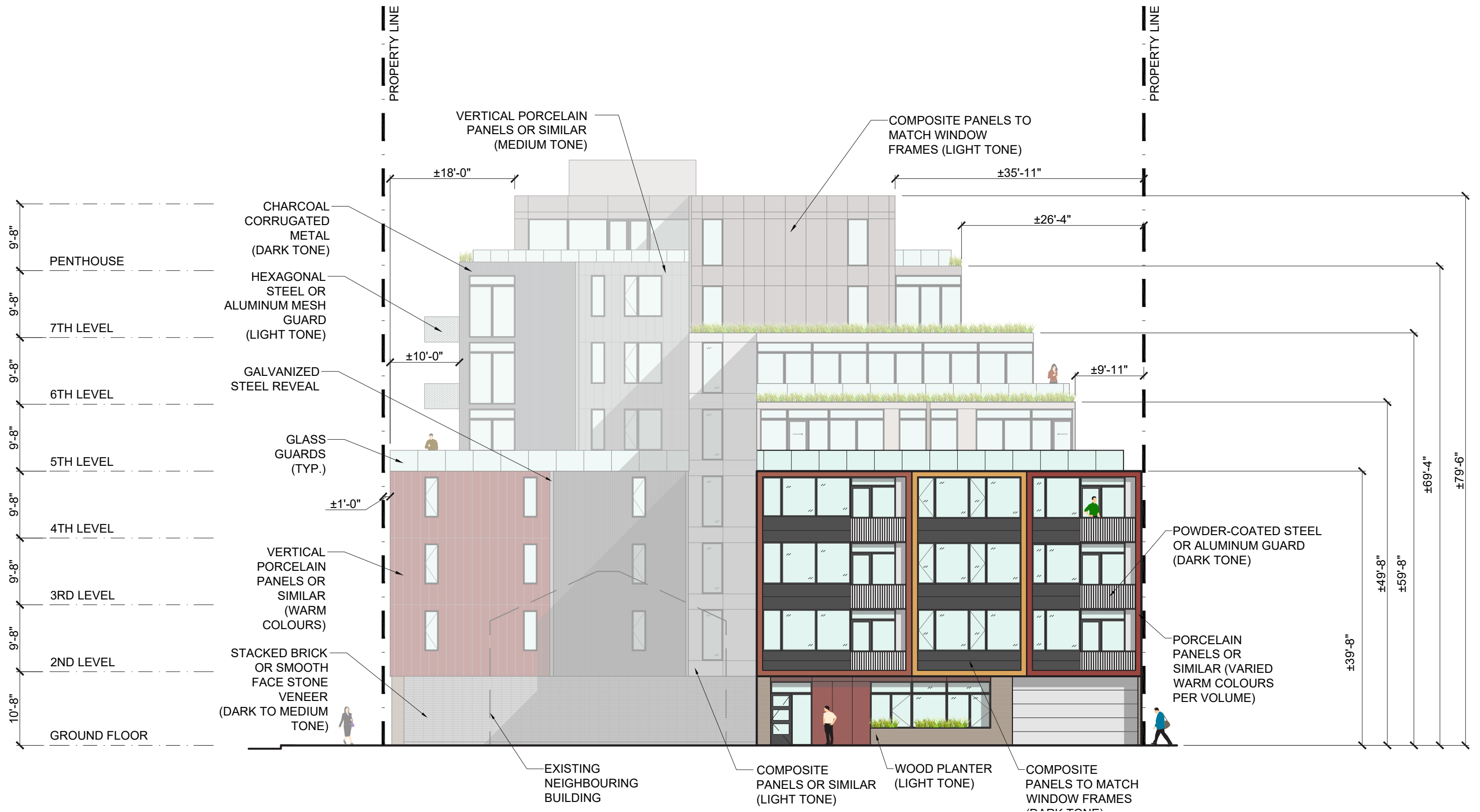


**GROUND FLOOR / LANDSCAPE PLAN**





# SOUTH ELEVATION | ROBERTS STREET

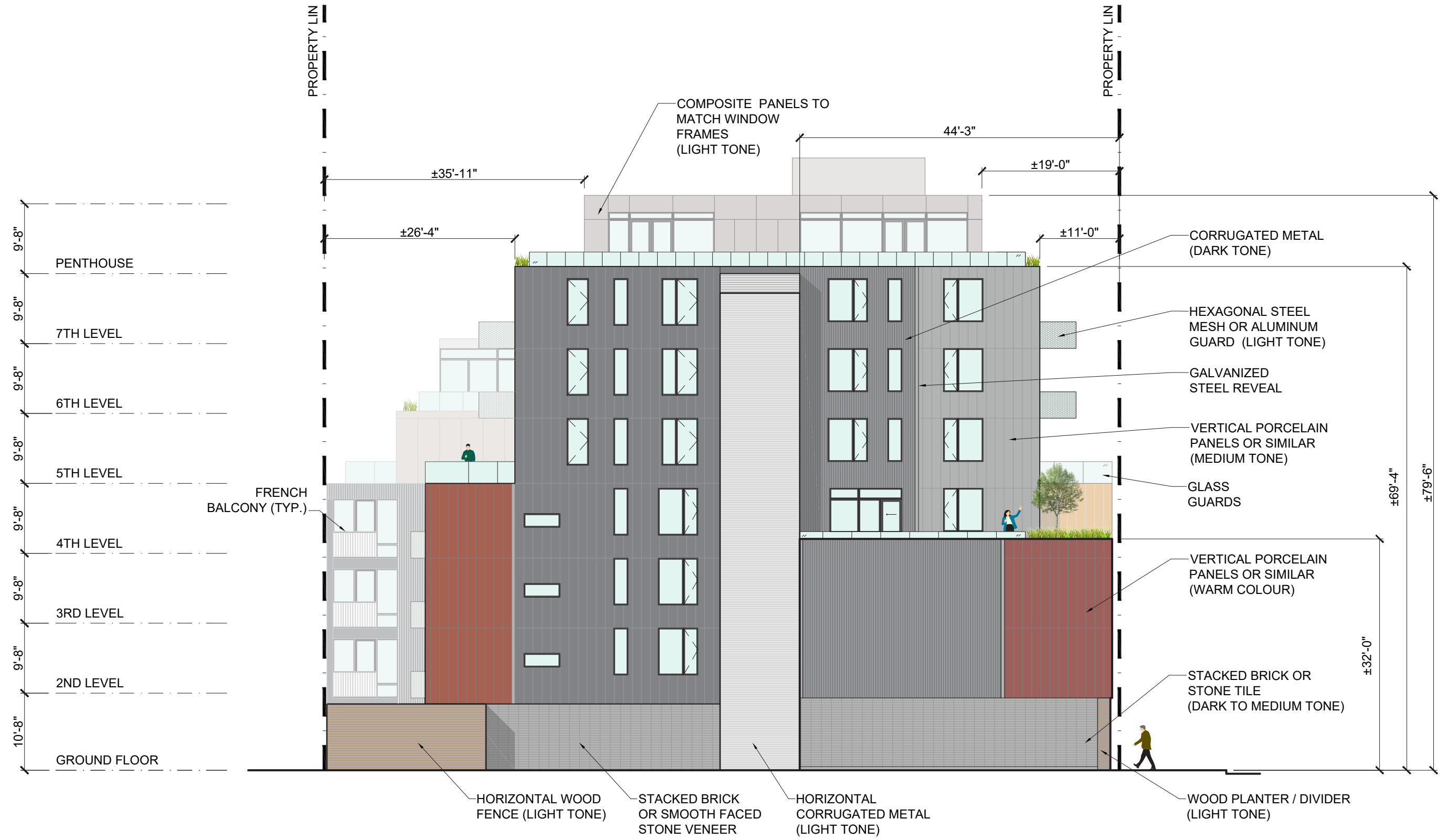


# EAST ELEVATION | MAYNARD STREET





# NORTH ELEVATION



# WEST ELEVATION

**- PROJECT MODIFICATIONS -**  
(from PIM)

## SUMMARY OF BUILDING MODIFICATIONS

1. Increased interior lot-line set back around existing corner-lot commercial building.
2. Reconfigured stairwell to reduce bulk and mass at inside corner where building meets existing 2-storey commercial building.
3. Increased (2 feet) upper storey stepbacks facing Maynard Street.
4. 980SF increase of community/amenity space at grade facing Maynard Street.
5. Inset french-balconies facing interior lot line for increased spacial buffer and privacy.
6. Increased 2BR+ type unit ratio from 39% to 46%

PRE-PIM BUILDING MODEL



POST-PIM BUILDING MODEL



