



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

**358-364 PORTLAND ST.
REZONING/DEVELOPMENT AGREEMENT**

CASE 21880

PUBLIC HEARING



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CASE 21880 | REZONING/DEVELOPMENT AGREEMENT

02

LMNO PROPERTIES





LMNO PROPERTIES

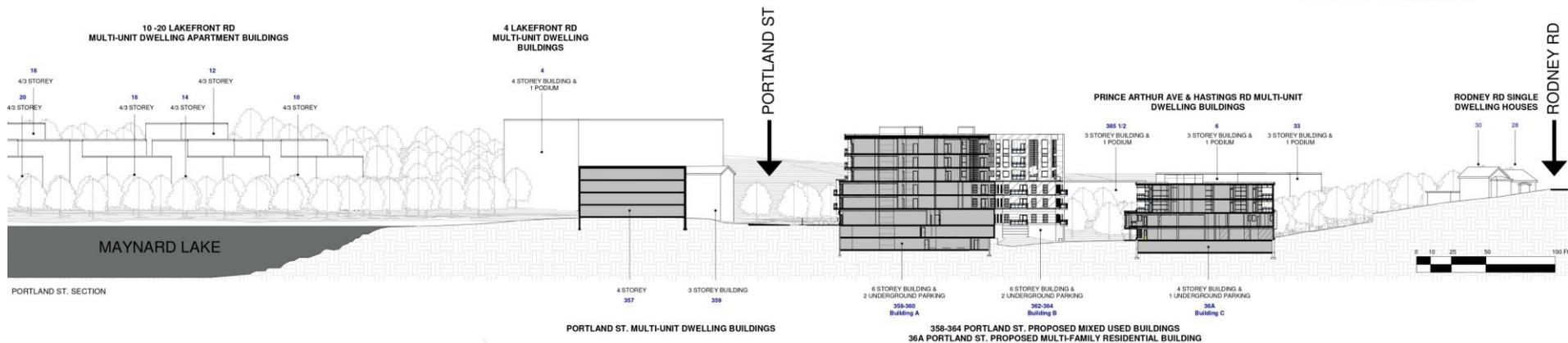


BUILDINGS	A	B	C
Number of Levels	6	6	4
Underground Parking Spaces	28	43	18
Outdoor Parking Spaces	0	8	99
Commercial Units	3	3	0
Residential Units	37	42	32
Bachelor Units	7	9	2
1 Bedroom Units	11	13	15
1 Bedroom + Den	5	6	7
2 Bedroom Units	13	11	2
2 Bedroom + Den	1	3	6
Commercial Space Square Footage	2951 SF	2958 SF	0
Interior Amenity Space Square Footage	1723 SF	1393 SF	854 SF
Building Gross Square Footage	7567.44 SF	8561.06 SF	7914.42 SF
Lots Area Square Footage	12550.7 SF	14014.6 SF	26307 SF
TOTAL NUM. OF RESIDENTIAL UNITS			111 Units
TOTAL NUM. OF PARKING SPACES			106 Spaces

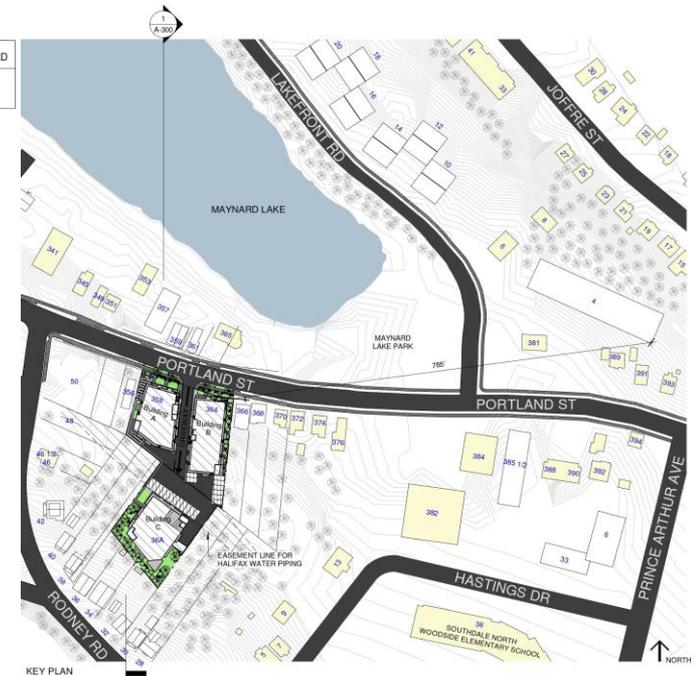


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NEIGHBORHOOD CONTEXT COMPATIBILITY



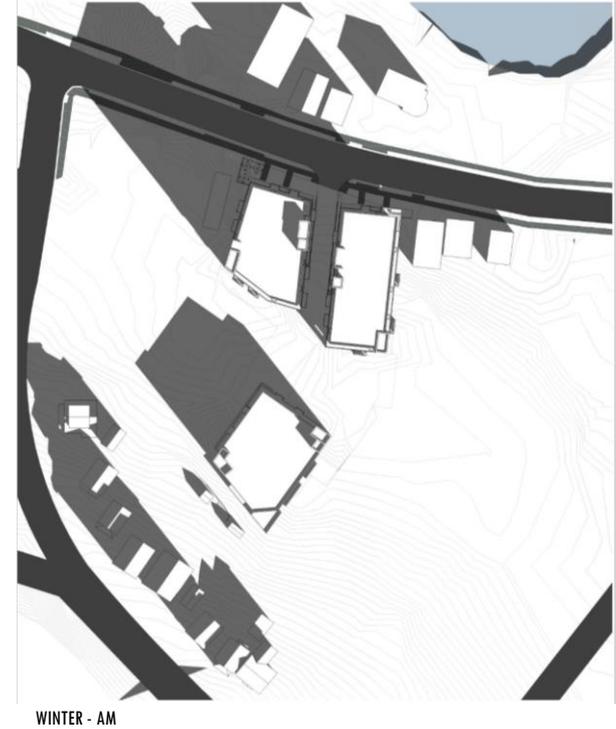
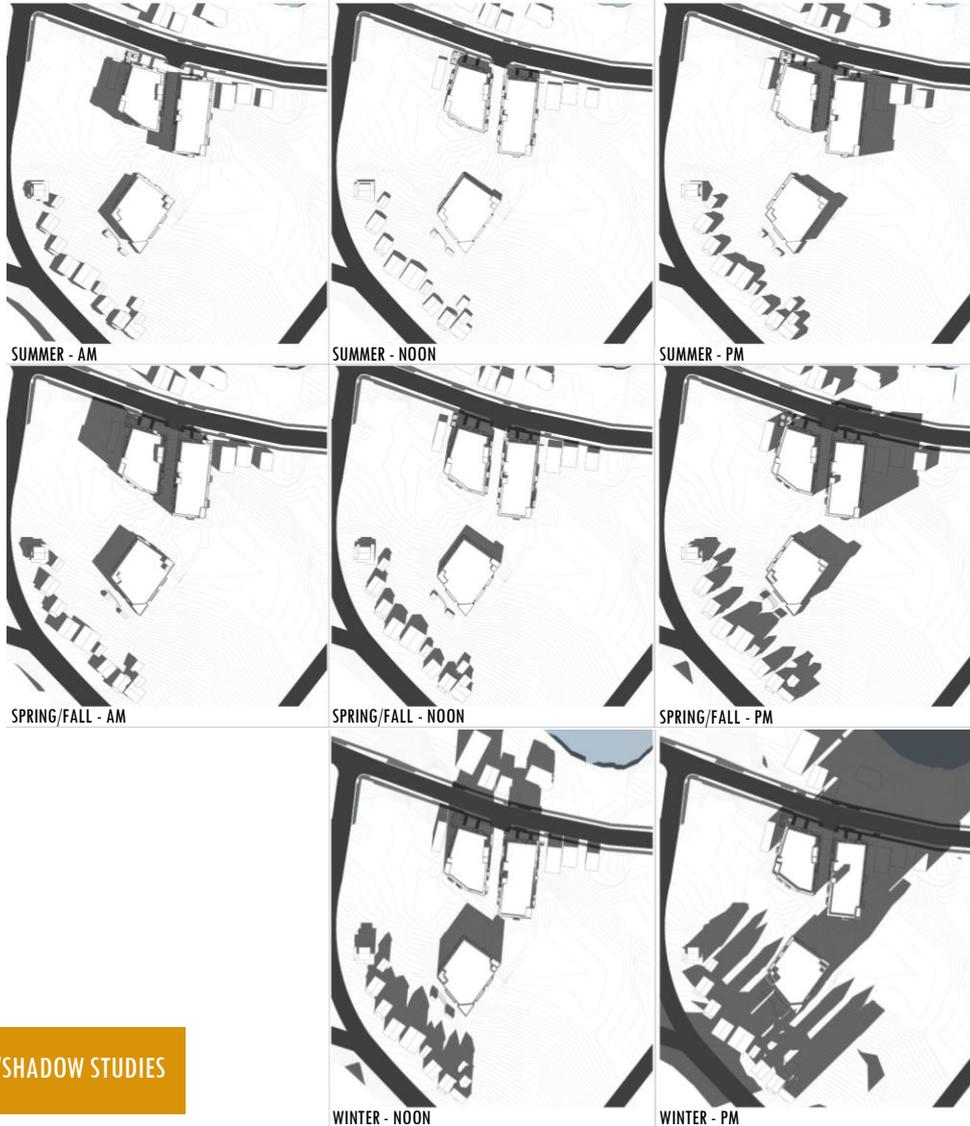
PROPERTY CIVIC ADDRESS	357 PORTLAND ST.	358-364 PORTLAND ST.	36A PORTLAND ST.	385 1/2 PORTLAND ST.	6 PRINCE ARTHUR AVE	33 HASTINGS RD	4 LAKEFRONT RD	10-20 LAKEFRONT RD
Num. of Storeys	4 STOREYS	6 STOREYS & 2 UNDERGROUND PARKING	4 STOREYS & 1 UNDERGROUND PARKING	3 STOREYS & 1 PODIUM	3 STOREYS & 1 PODIUM	3 STOREYS & 1 PODIUM	4 STOREYS & 1 PODIUM	3 STOREYS & 1 PODIUM





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LMNO PROPERTIES





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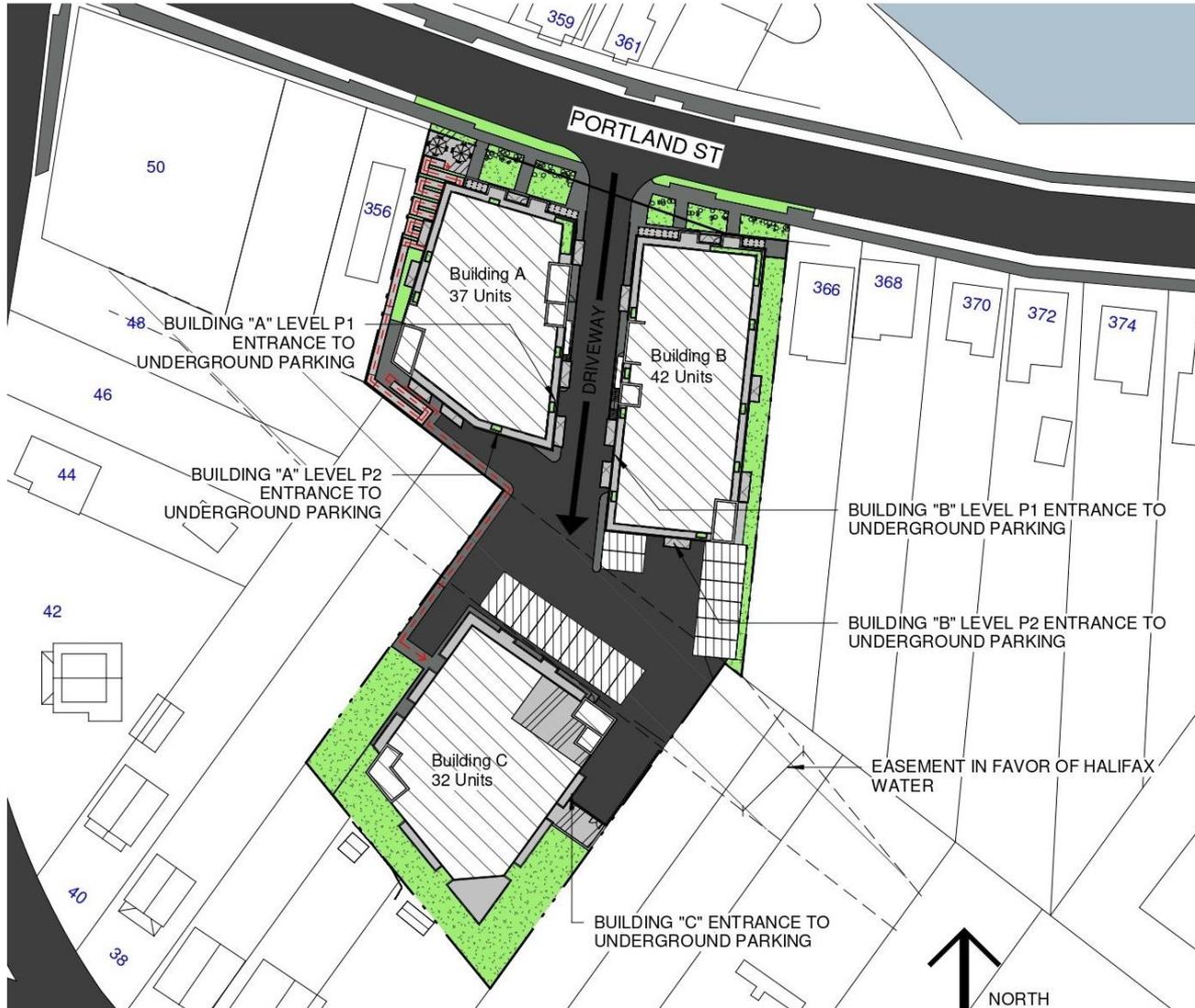
LANDSCAPE	
	LANDSCAPING
	PLANTING BED ON BUILDING
	BUILDING
	BUILDING PATIO
	BUILDING TERRACE
	BUILDING BALCONY
	CONCRETE
	DRIVEWAY
	PARKING
	CONIFER TREE
	SHRUB PLANTING
	PROPERTY LINE

AMENITY	AREA SF
BUILDING A	
AMENITY ROOM 1 A 101A	518 SF
AMENITY ROOM 2 A 101B	431 SF
GUEST SUITE A 103	774 SF
Outdoor Patio	300 SF
BUILDING B	
AMENITY ROOM 1 B 106A	528 SF
AMENITY ROOM 2 B 106B	250 SF
GUEST SUITE B 108	615 SF
BUILDING C	
AMENITY ROOM 1 C 105A	457 SF
AMENITY ROOM 2 C 105B	397 SF
Rooftop Patio	760 SF
Landscaping	+/- 9000SF

BUILDINGS	A	B	C
Rooftops	6540 SF	7350 SF	6880 SF
Terraces	1215 SF	1516 SF	1266 SF
Balconies	2070 SF	2390 SF	1469 SF
Landscaping	+/- 1000 SF	+/- 2000 SF	+/- 6000 SF
Patios	300 SF	0	1060 SF
Exterior Parking	0	1440 SF	1590 SF



LMNO PROPERTIES



BARRIER FREE WALKWAY

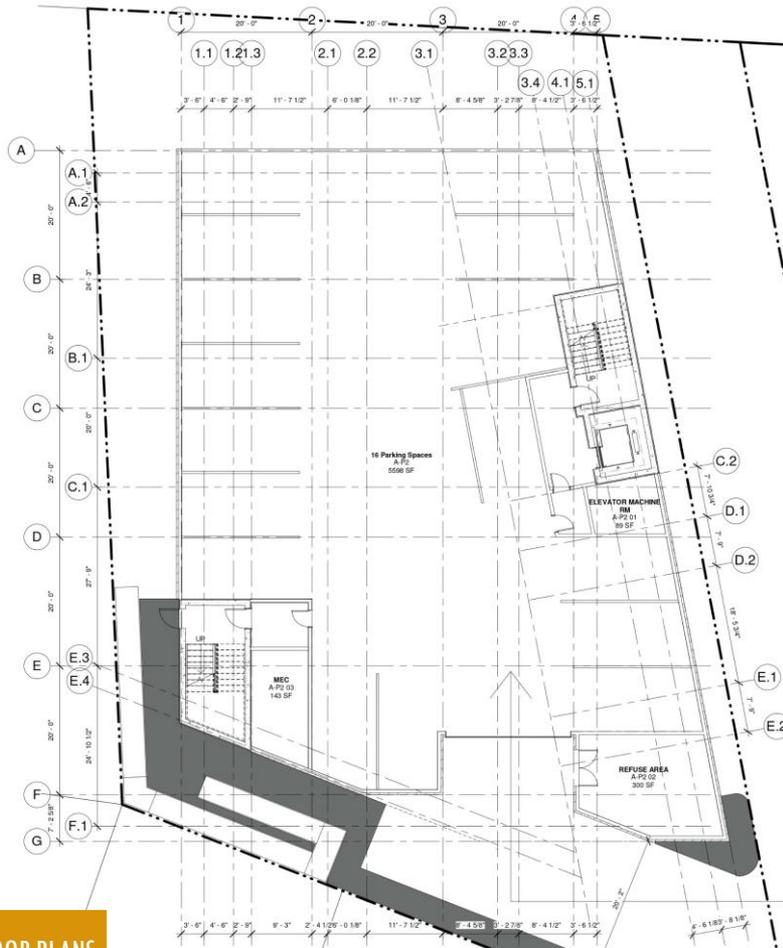
B.F RAMP & WALKWAY





LMNO PROPERTIES – BUILDING A

LEVEL A BASEMENT 2



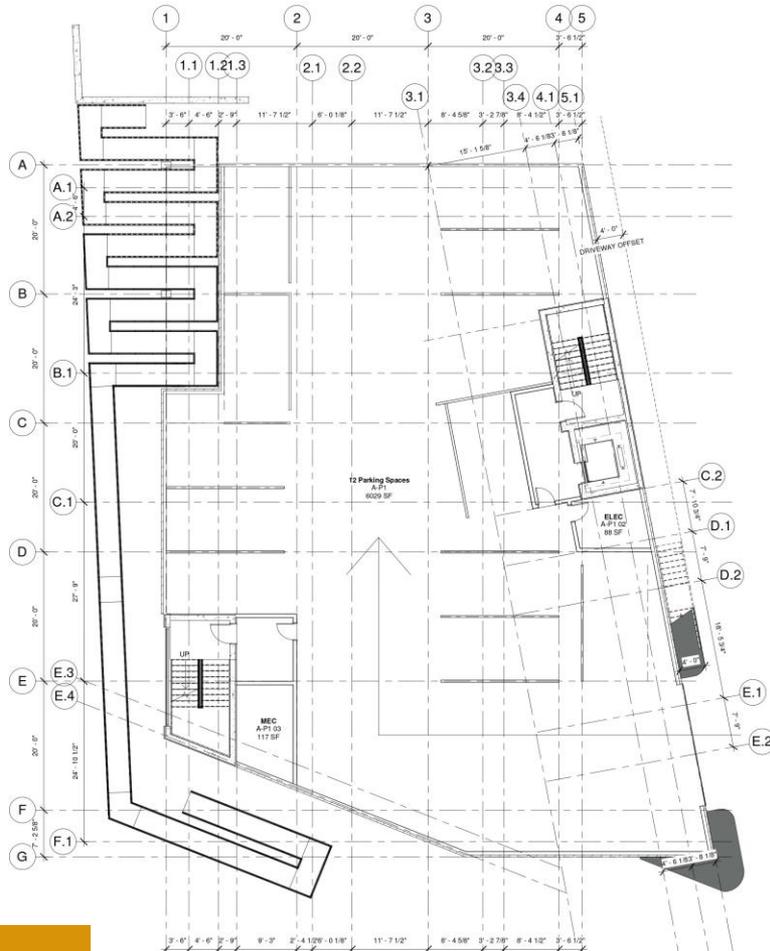
KEY SITE PLAN



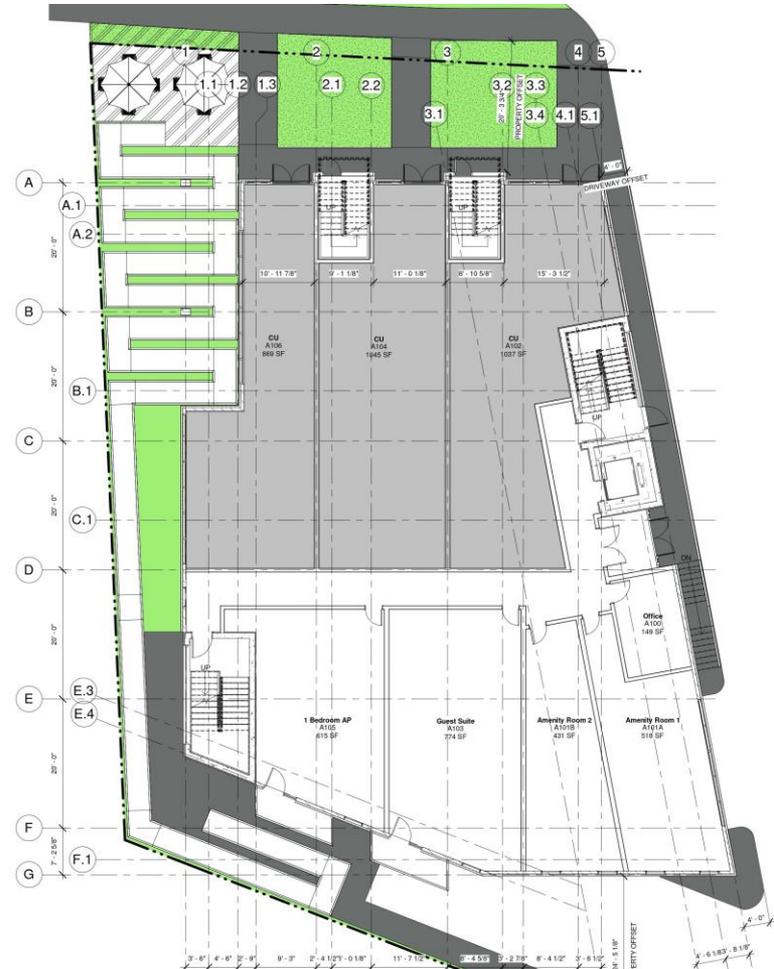


LMNO PROPERTIES – BUILDING A

LEVEL A BASEMENT 1



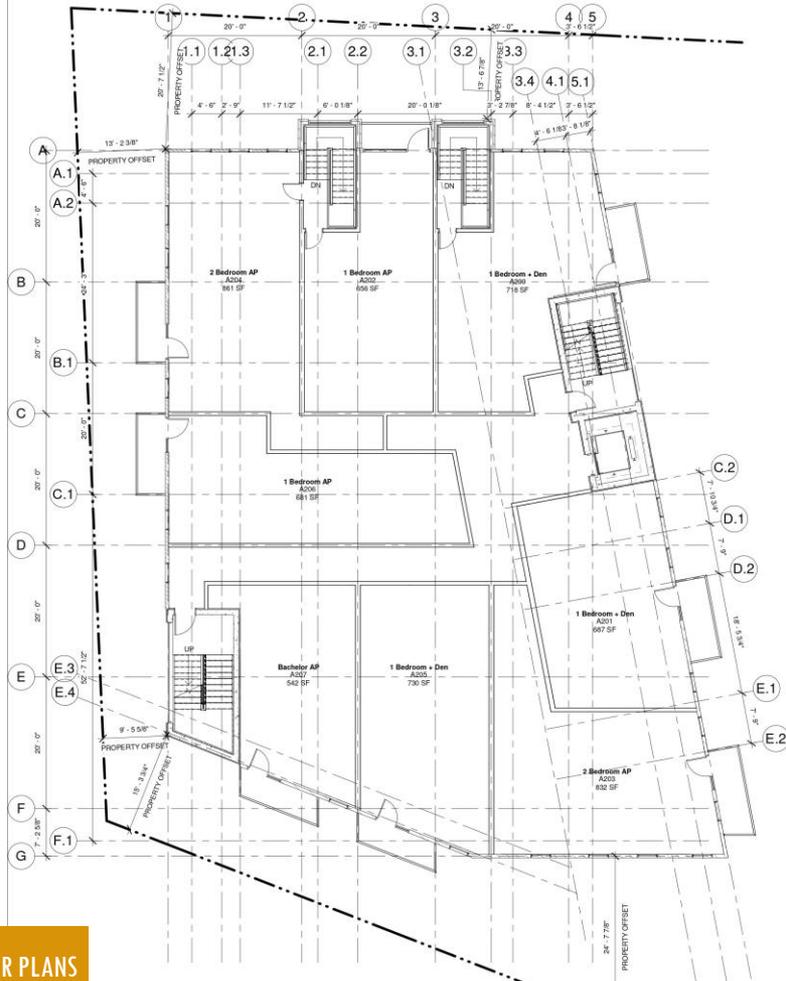
LEVEL A 1



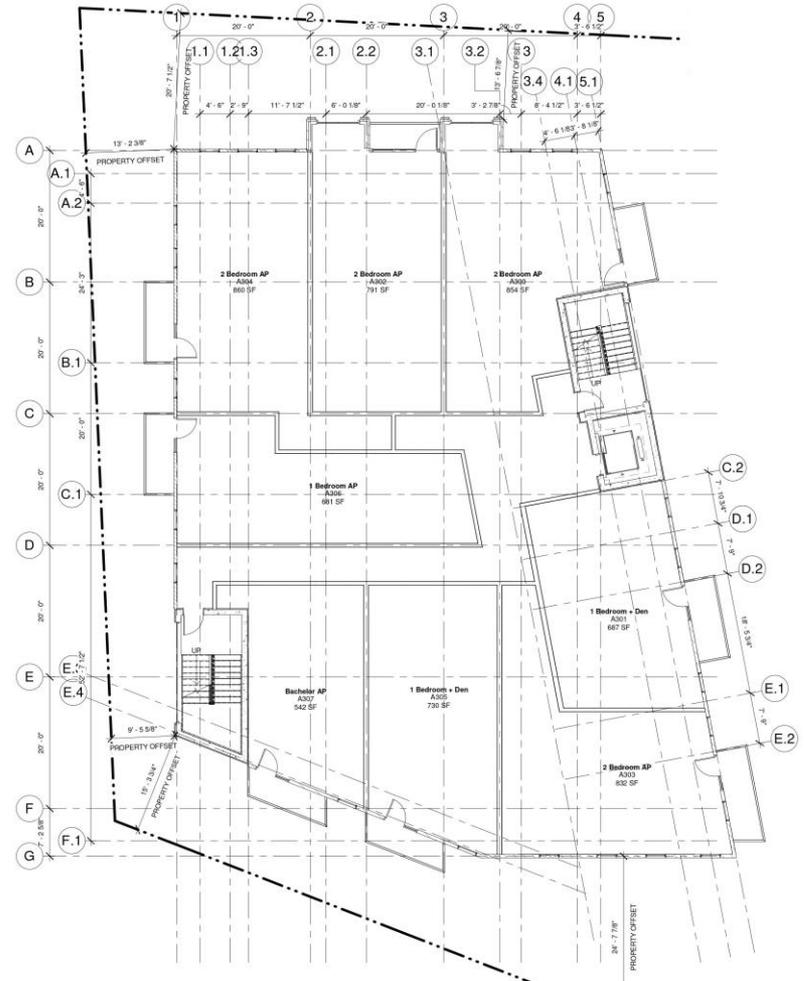


LMNO PROPERTIES – BUILDING A

LEVEL A 2



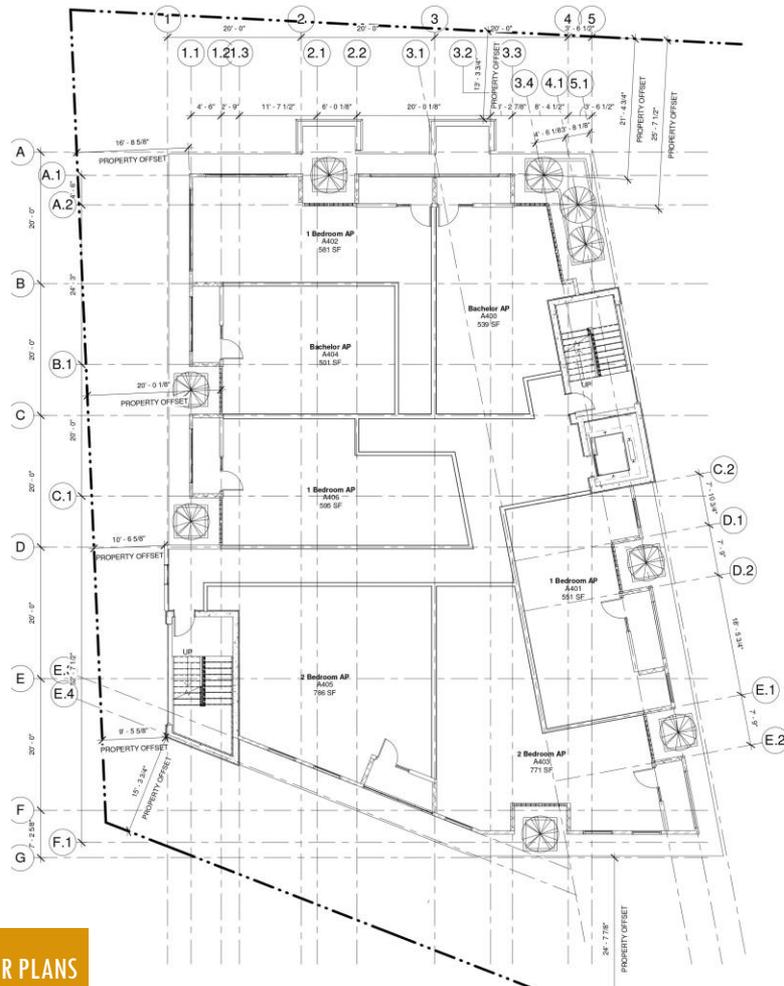
LEVEL A 3



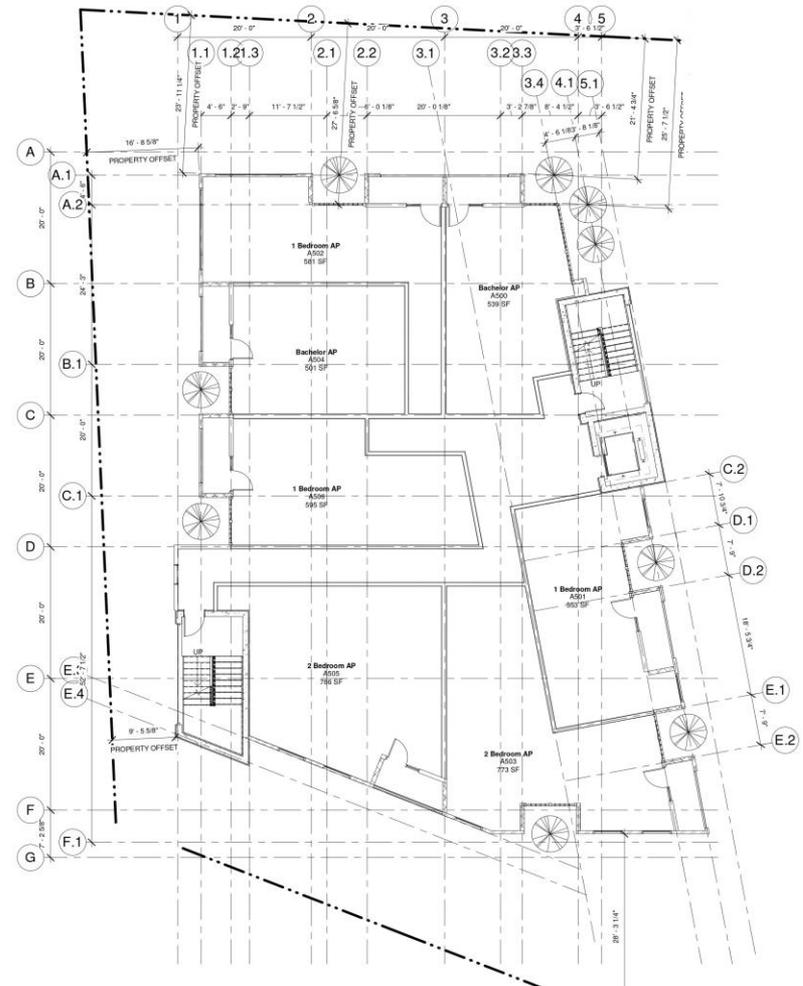


LMNO PROPERTIES – BUILDING A

LEVEL A 4



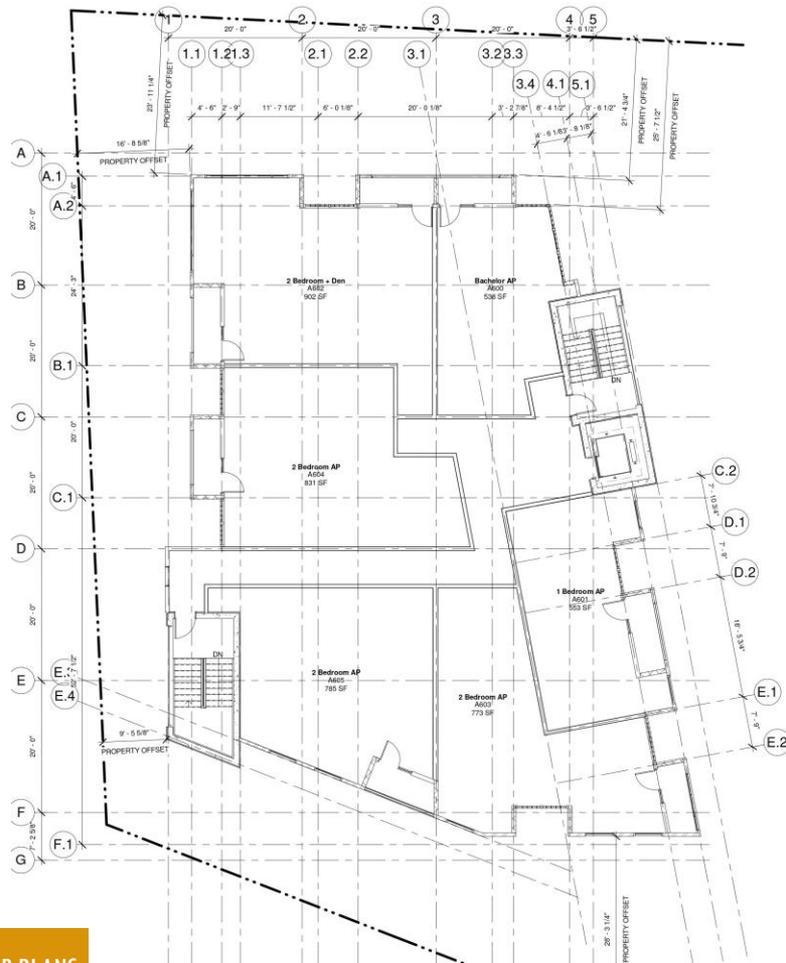
LEVEL A 5



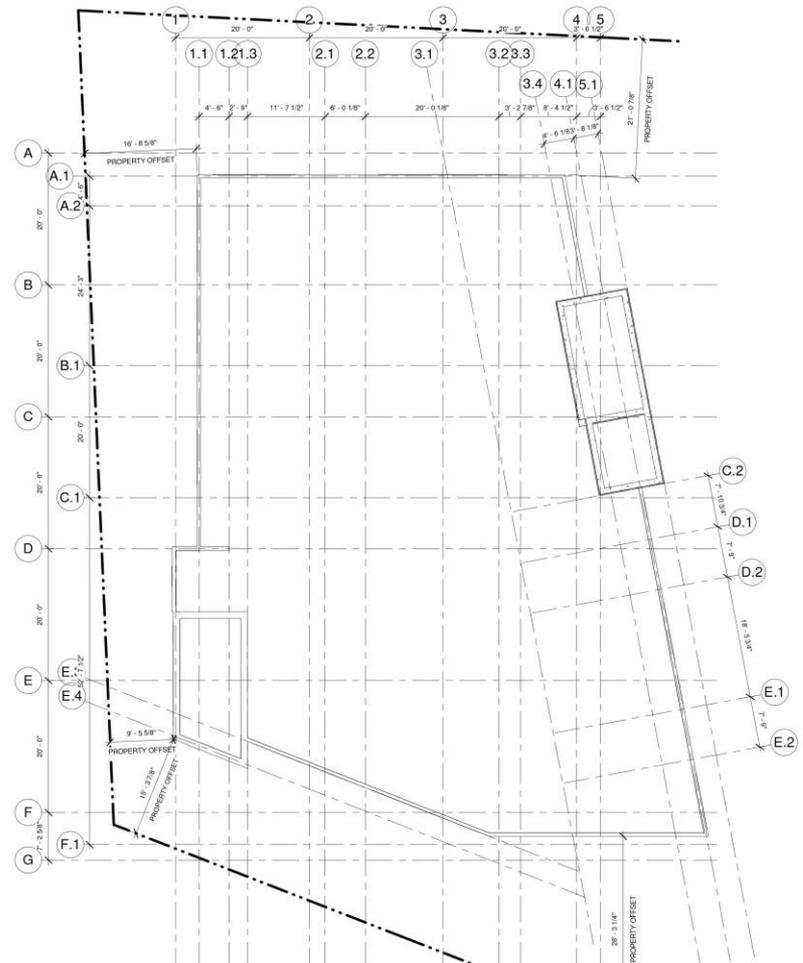


LMNO PROPERTIES – BUILDING A

LEVEL A 6



LEVEL A ROOF

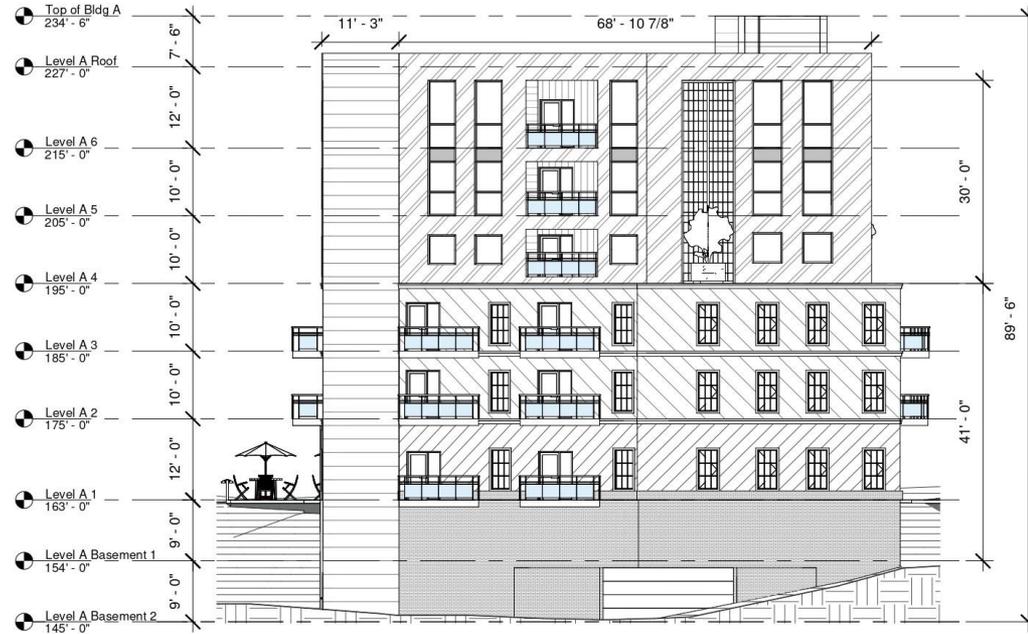




LMNO PROPERTIES – BUILDING A



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR FINISHES	
[Pattern]	GREY BRICK
[Pattern]	BLACK CORRUGATED METAL
[Pattern]	INSUL. METAL PANEL AGWAY - BONE WHITE
[Pattern]	INSUL. METAL PANEL AGWAY - REGRENT GREY
[Pattern]	INSUL. METAL PANEL AGWAY - SLATE BLUE
[Pattern]	INSUL. METAL PANEL AGWAY - CHARCOAL FUSAIN
[Pattern]	INSUL. METAL PANEL LUX - WOOD GRAINS / SADDLE
[Pattern]	MIX OF INSUL. METAL PANEL LUX - DRIFTWOOD & WHITE OAK
[Pattern]	INSUL. METAL PANEL PRODEMA - ICE GREY
[Pattern]	KALWALL TRANSLUCENT PANEL - WHITE
[Pattern]	GLASS
[Pattern]	GLASS RAILING / PACIFICA GLASS - TINTED BLUE
[Pattern]	GLASS SPANDREL PANEL
[Color]	LIME GREEN PAINTED DOORS

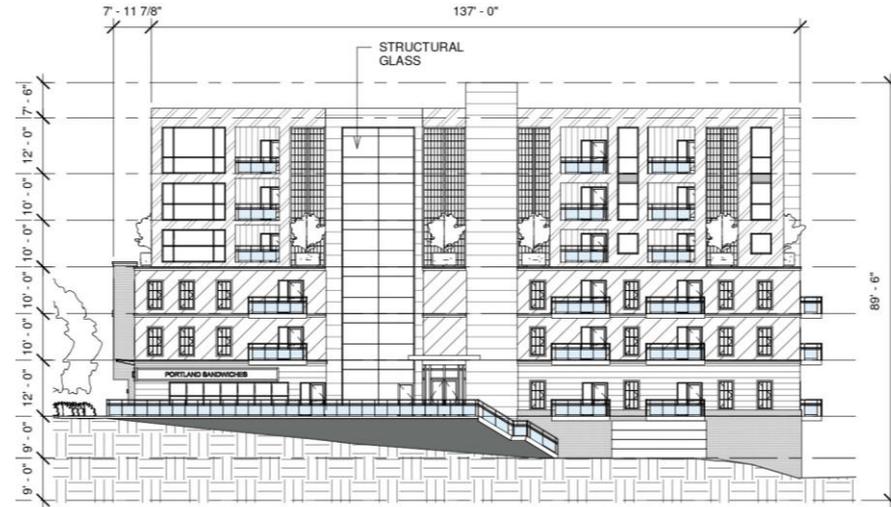


LMNO PROPERTIES – BUILDING A

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EAST ELEVATION



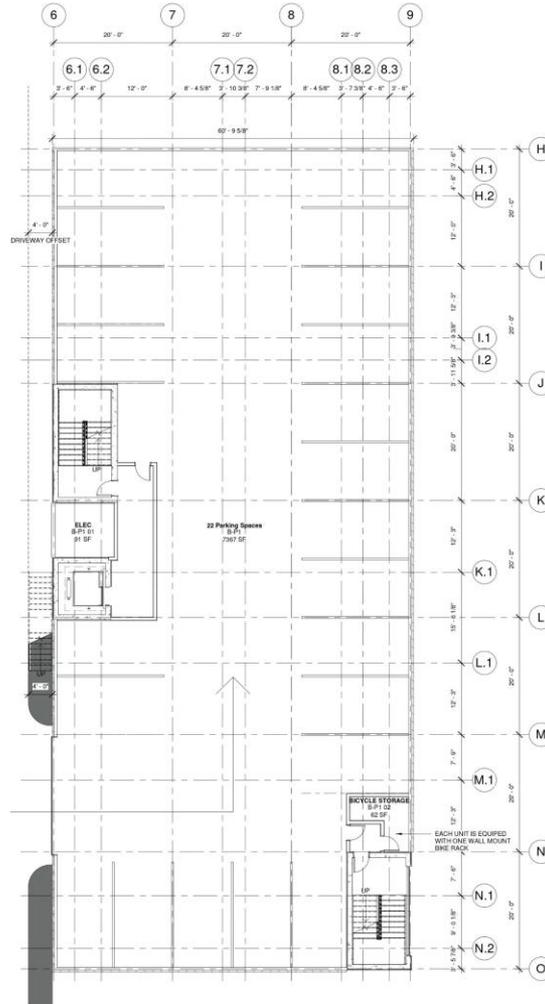
WEST ELEVATION

EXTERIOR FINISHES	
	GREY BRICK
	BLACK CORRUGATED METAL
	INSUL. METAL PANEL AGWAY - BONE WHITE
	INSUL. METAL PANEL AGWAY - REGRENT GREY
	INSUL. METAL PANEL AGWAY - SLATE BLUE
	INSUL. METAL PANEL AGWAY - CHARCOAL FUSAIN
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	MIX OF INSUL. METAL PANEL LUX - DRIFTWOOD & WHITE OAK
	INSUL. METAL PANEL PRODEMA - ICE GREY
	KALWALL TRANSLUCENT PANEL - WHITE
	GLASS
	GLASS RAILING / PACIFICA GLASS - TINTED BLUE
	GLASS SPANDREL PANEL
	LIME GREEN PAINTED DOORS

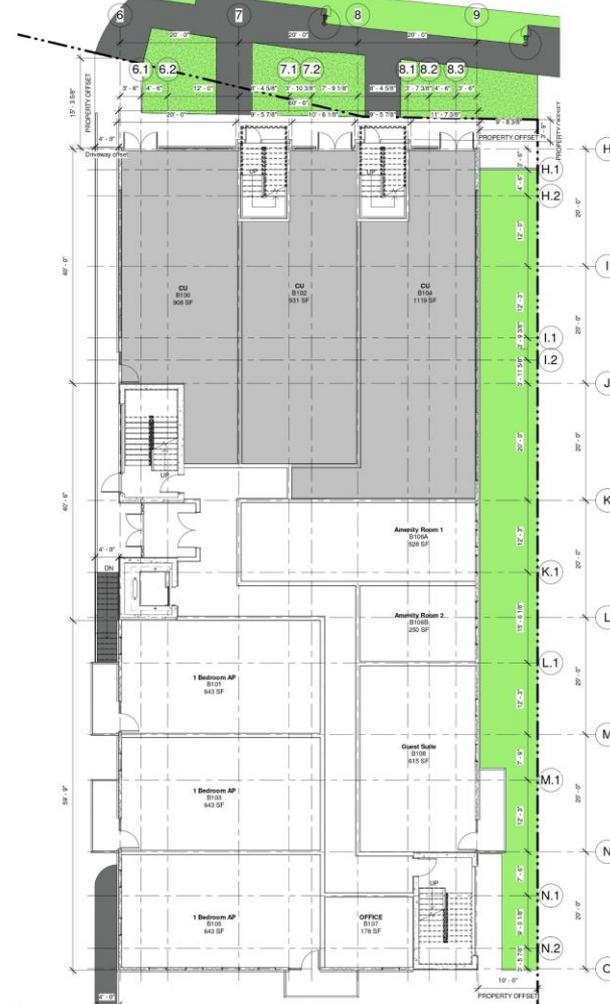


LMNO PROPERTIES – BUILDING B

LEVEL B BASEMENT 1



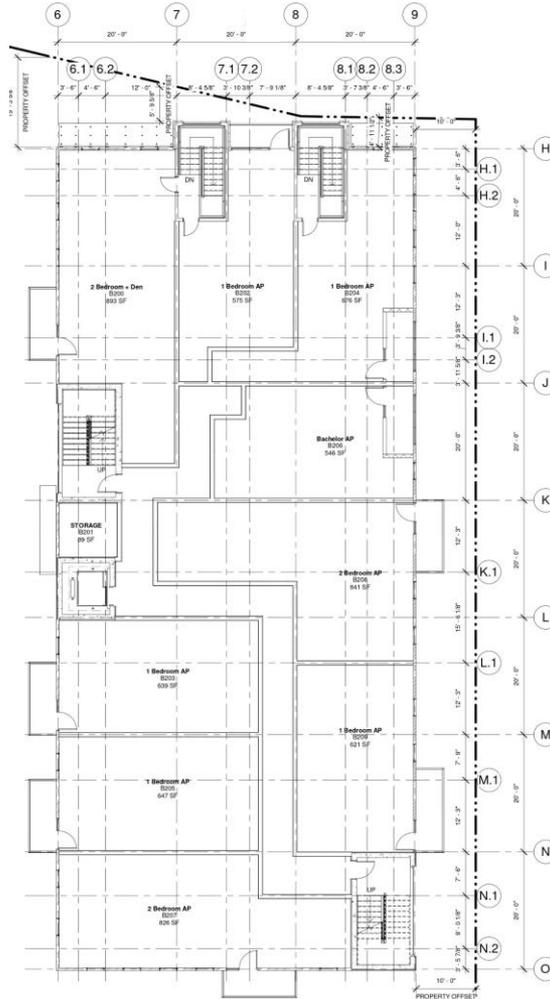
LEVEL B 1



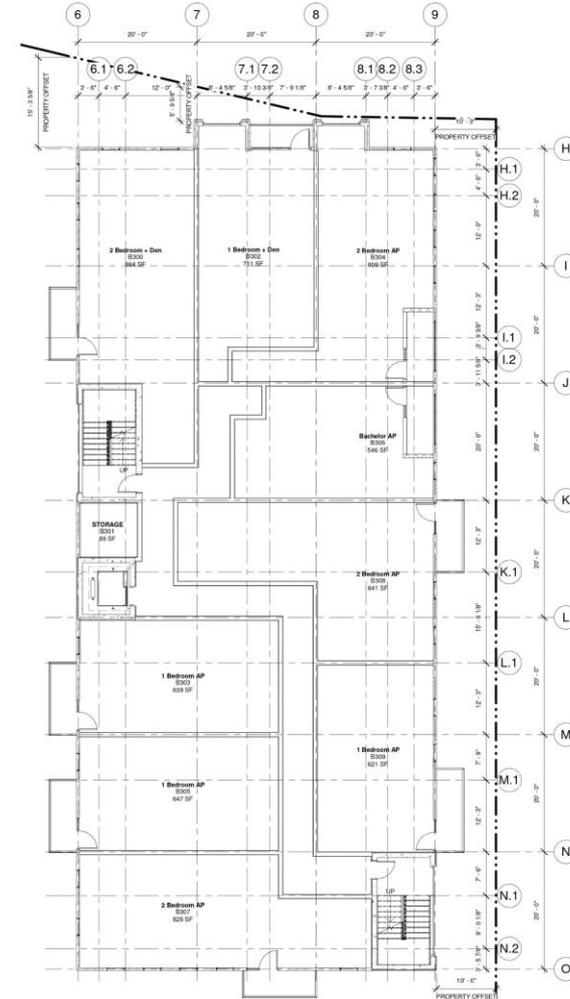


LMNO PROPERTIES – BUILDING B

LEVEL B 2



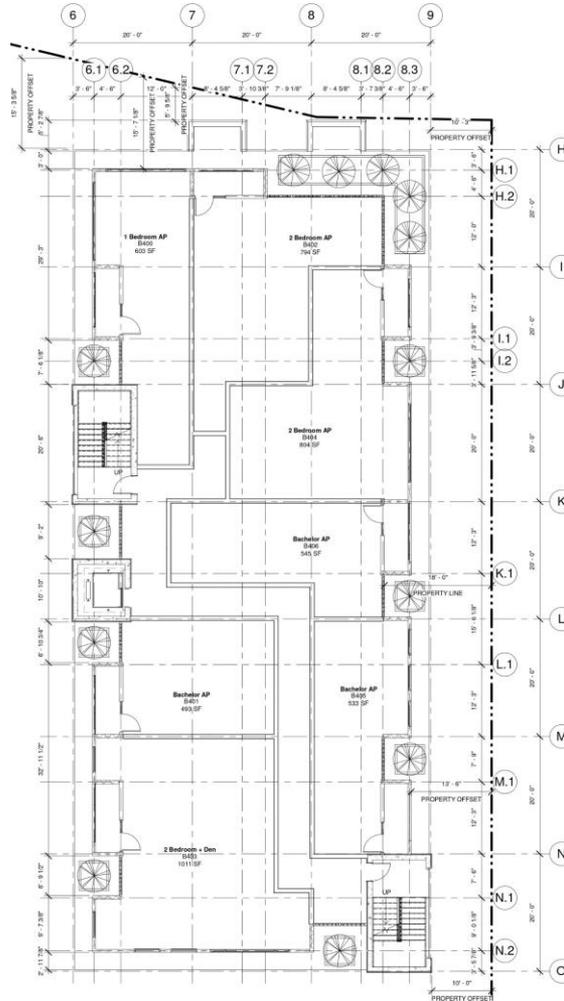
LEVEL B 3



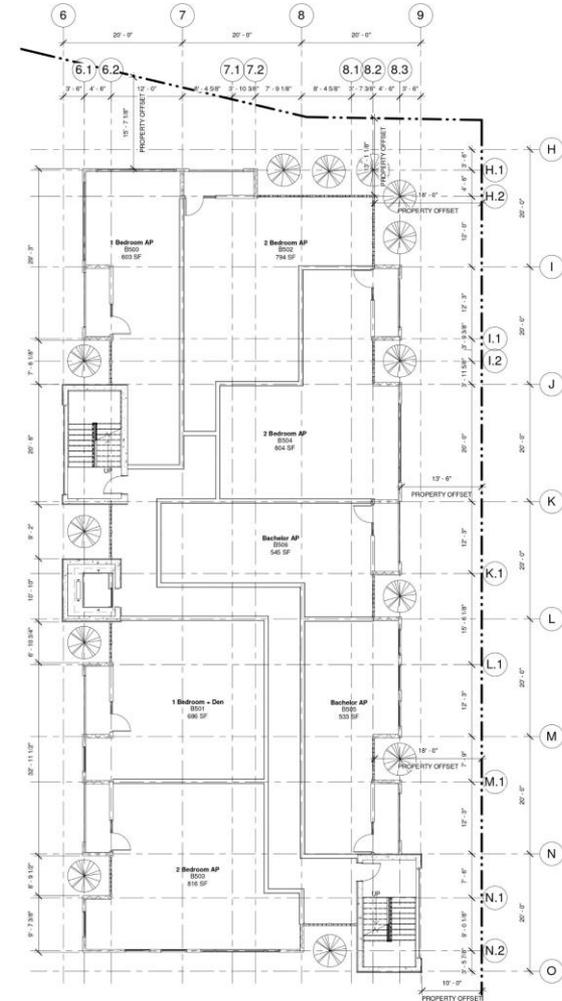


LMNO PROPERTIES – BUILDING B

LEVEL B 4



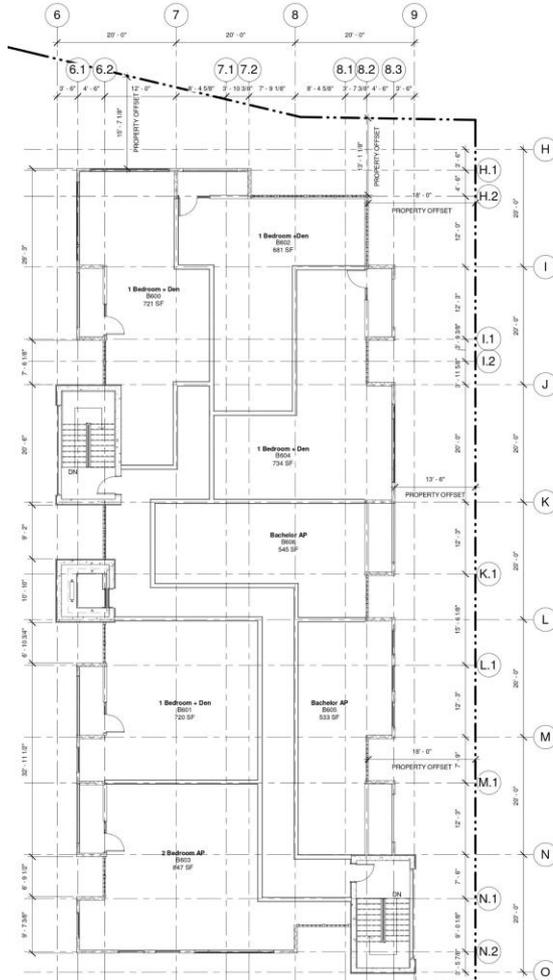
LEVEL B 5



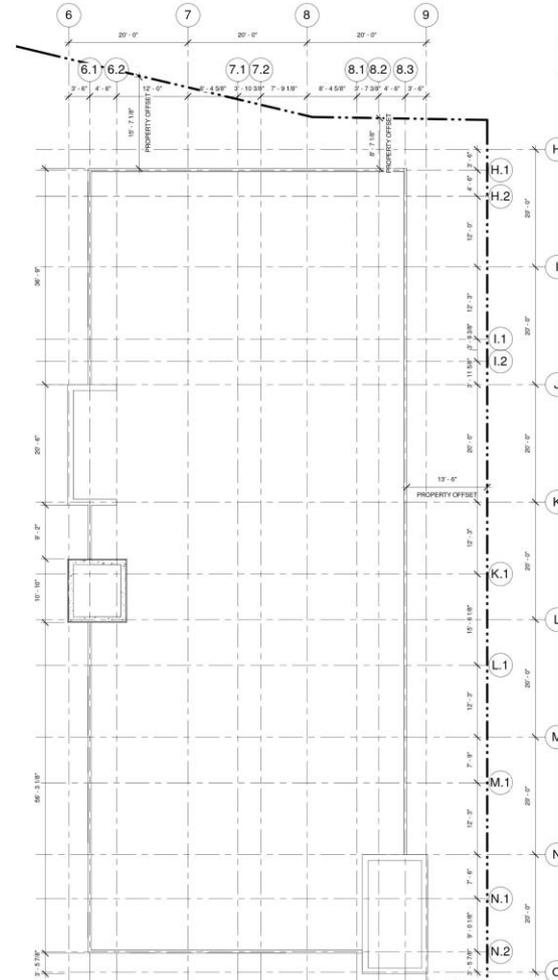


LMNO PROPERTIES – BUILDING B

LEVEL B 6



LEVEL B ROOF



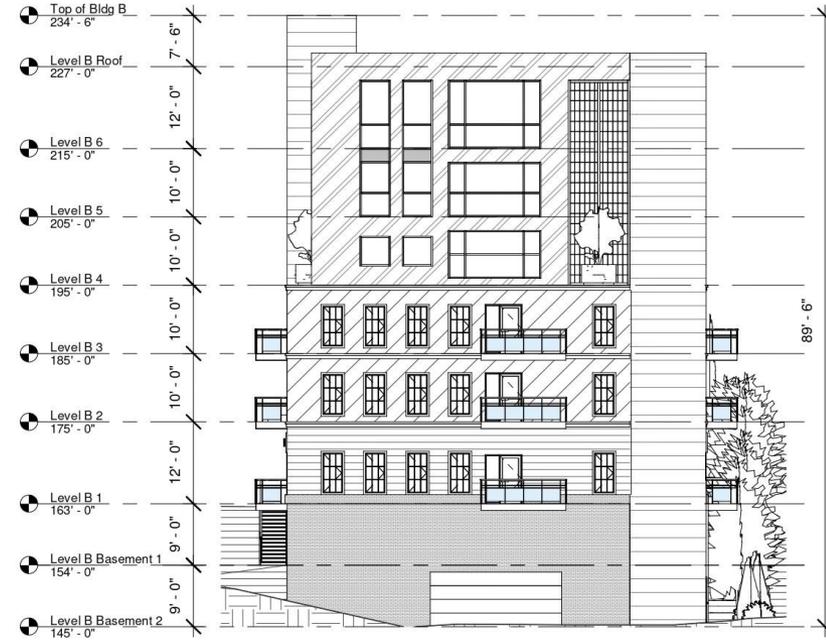


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LMNO PROPERTIES – BUILDING B



NORTH ELEVATION



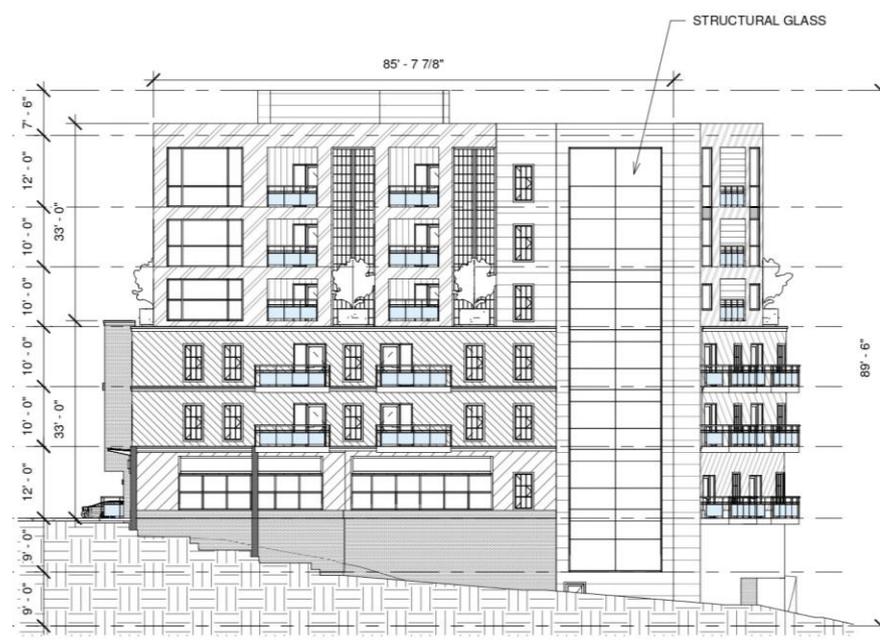
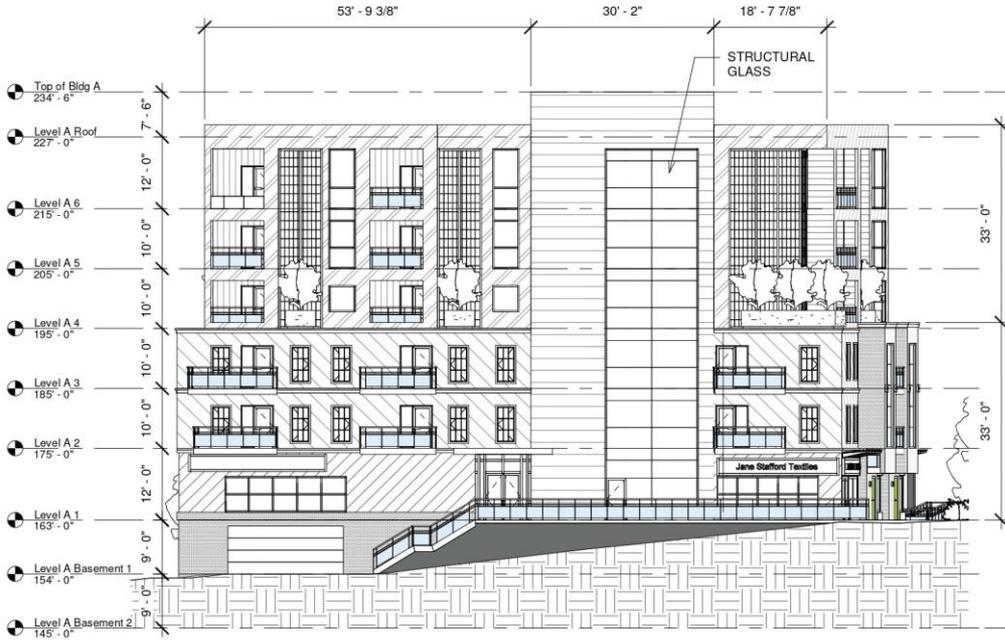
SOUTH ELEVATION

EXTERIOR FINISHES	
	GREY BRICK
	BLACK CORRUGATED METAL
	INSUL. METAL PANEL AGWAY - BONE WHITE
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	KALWALL TRANSLUCENT PANEL - WHITE
	GLASS
	GLASS RAILING / PACIFICA GLASS - TINTED BLUE
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	LIME GREEN PAINTED DOORS



LMNO PROPERTIES – BUILDING B

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22

LMNO PROPERTIES – BUILDING C



3D RENDERS



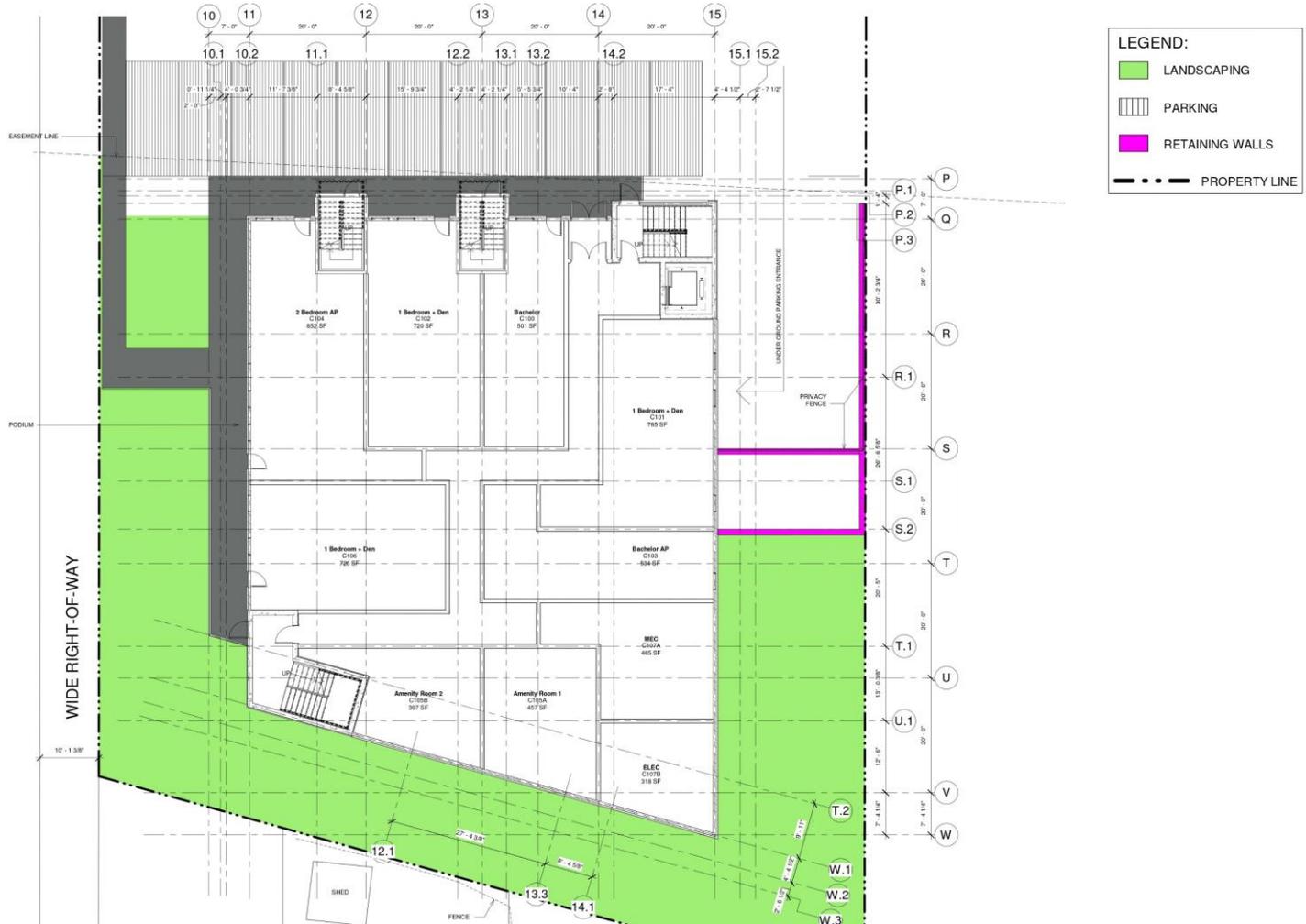
LMNO PROPERTIES – BUILDING C





LMNO PROPERTIES – BUILDING C

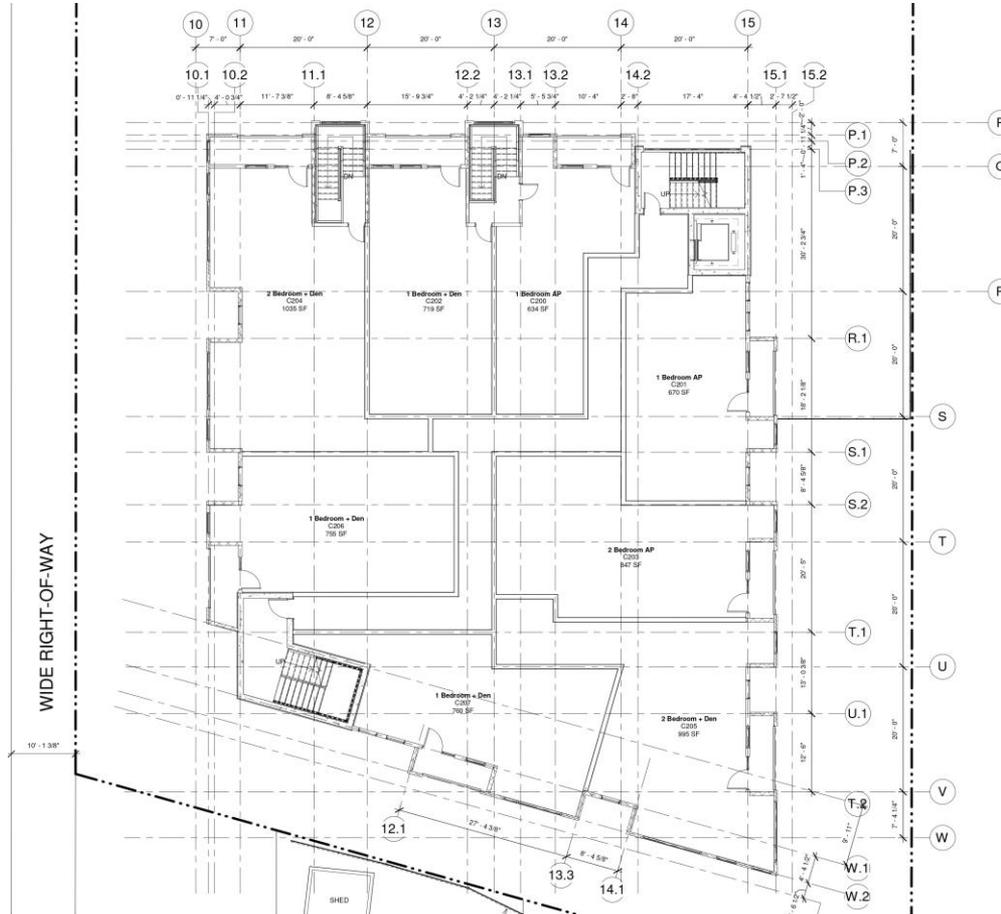
LEVEL C 1





LMNO PROPERTIES – BUILDING C

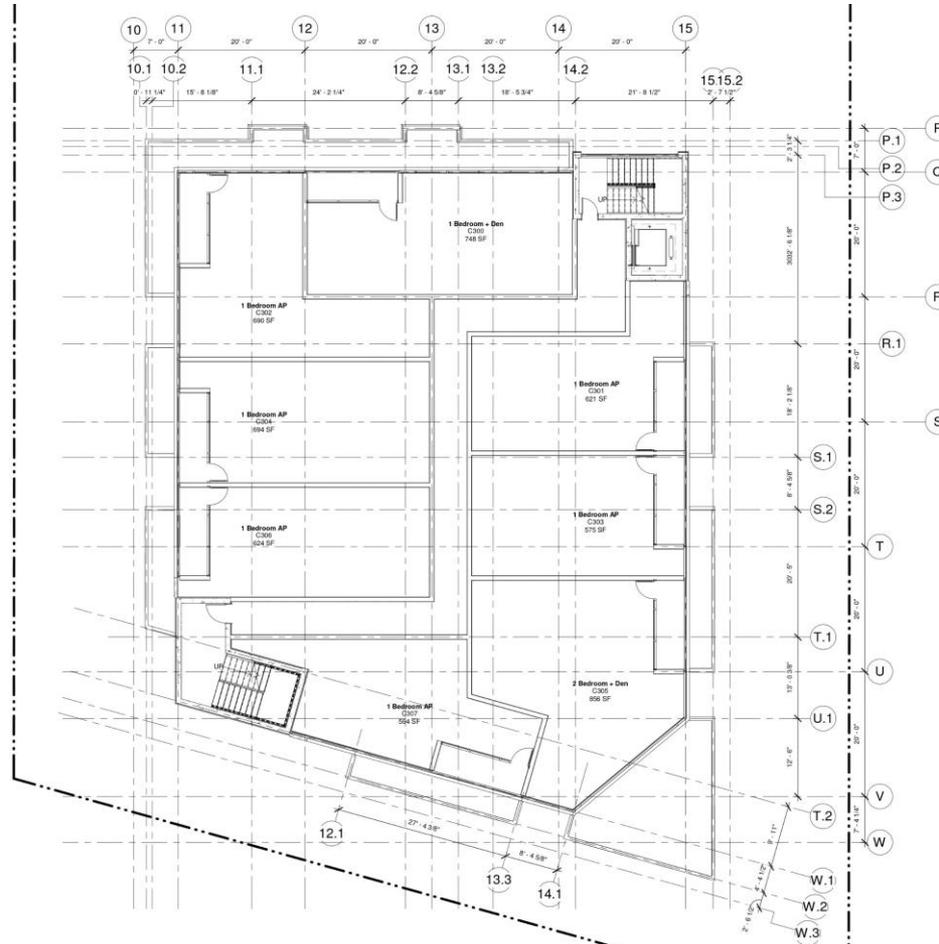
LEVEL C 2





LMNO PROPERTIES – BUILDING C

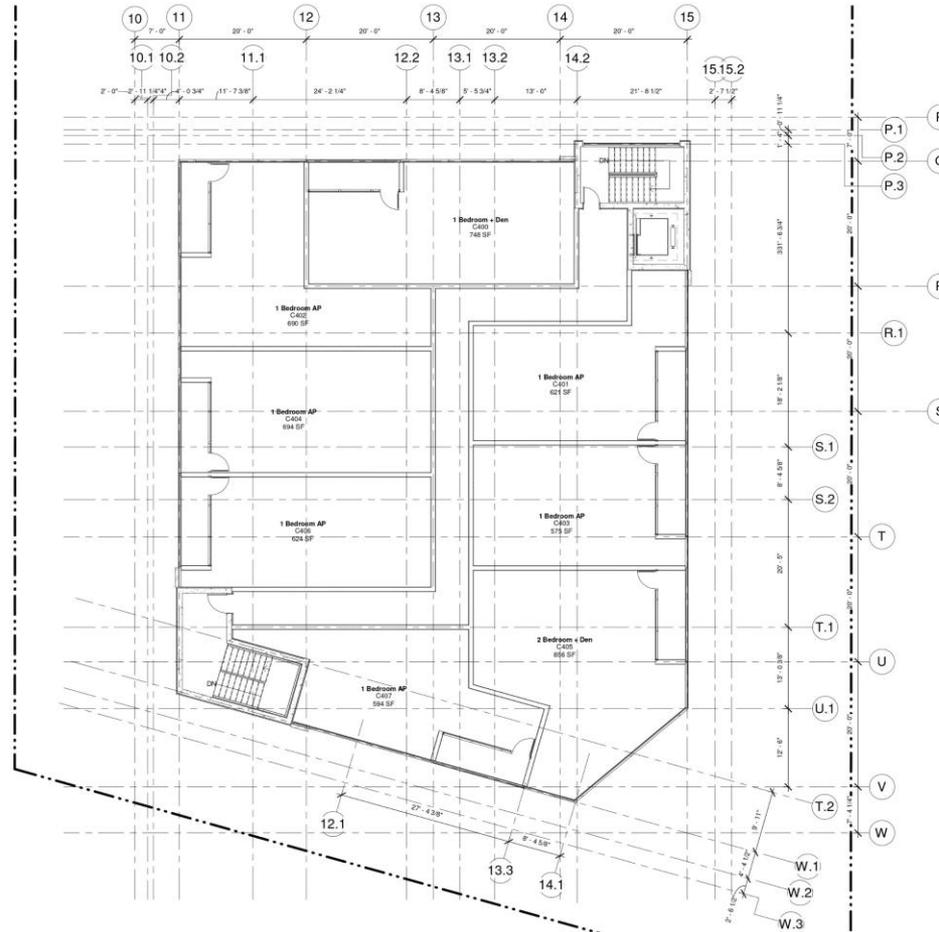
LEVEL C 2





LMNO PROPERTIES – BUILDING C

LEVEL C 3





LMNO PROPERTIES – BUILDING C



NORTH ELEVATION

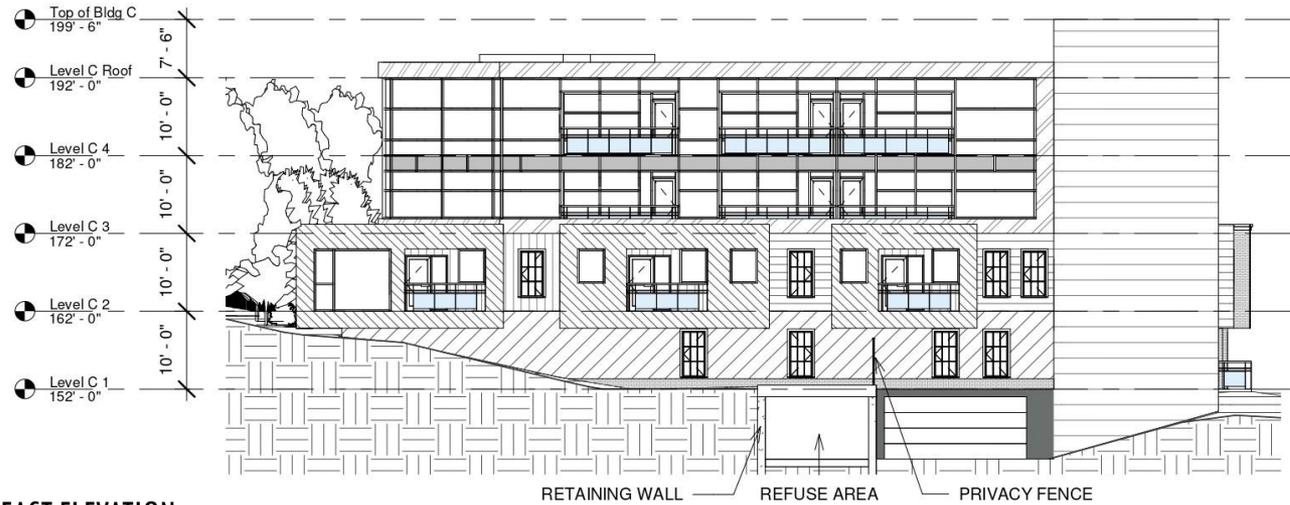
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	KALLWALL TRANSLUCENT PANEL - WHITE
	GLASS
	GLASS RAILING / PACIFICA GLASS - TINTED BLUE
	GLASS SPANDEL PANEL
	LIME GREEN PAINTED DOORS



SOUTH ELEVATION



LMNO PROPERTIES – BUILDING C



EAST ELEVATION

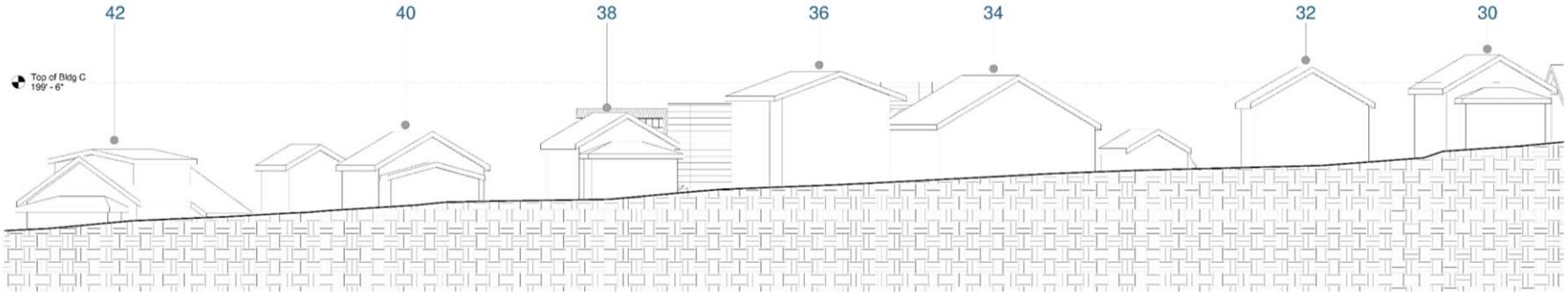
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	GLASS
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	GLASS SPANDEL PANEL
	LIME GREEN PAINTED DOORS



WEST ELEVATION



LMNO PROPERTIES – BUILDING C



BUILDING C – RODNEY RD ELEVATION



BUILDING C – RODNEY RD ELEVATION WITH FOLIAGE



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LMNO PROPERTIES – BUILDING C

Daylight Render

VIEWS FROM RODNEY RD HOUSES COURTYARDS



Night Render

