

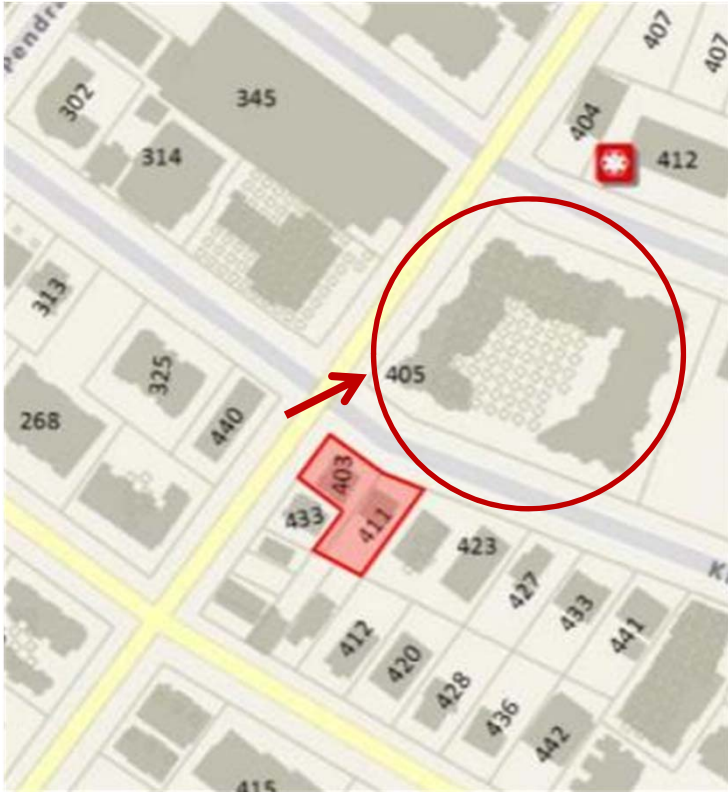
NEIGHBOURHOOD CHARACTER



EXISTING SITE – 403, 405, 411 Kingston St

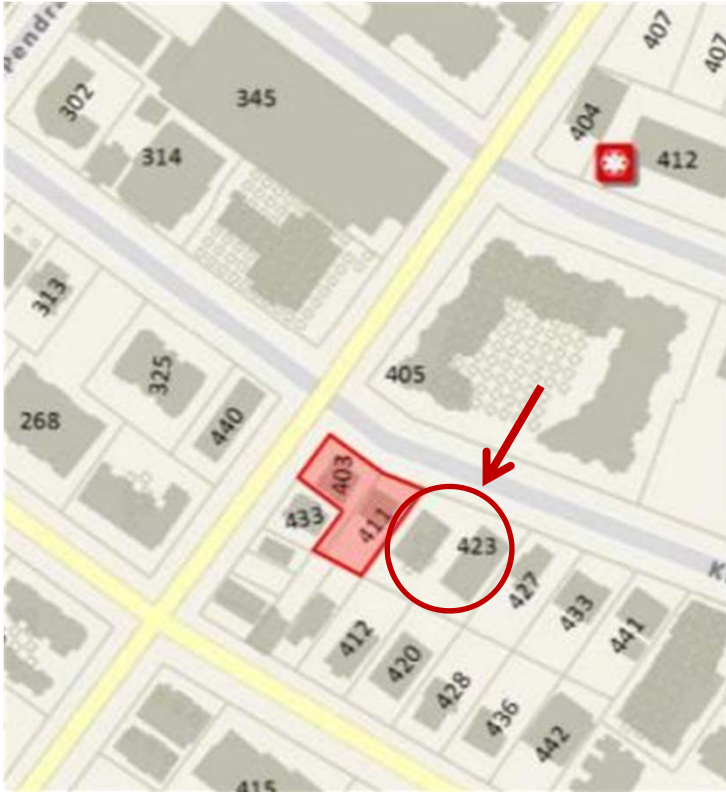


NEIGHBOURHOOD CHARACTER



**NE CORNER @ KINGSTON + OSWEGO
'POLO PACIFIC CONDOS' - 3.5 STOREY MULTI-UNIT RESIDENTIAL**

NEIGHBOURHOOD CHARACTER



**423 KINGSTON ST. - EAST OF SUBJECT PROPERTY
2.5 STOREY MULTI-UNIT RESIDENTIAL**

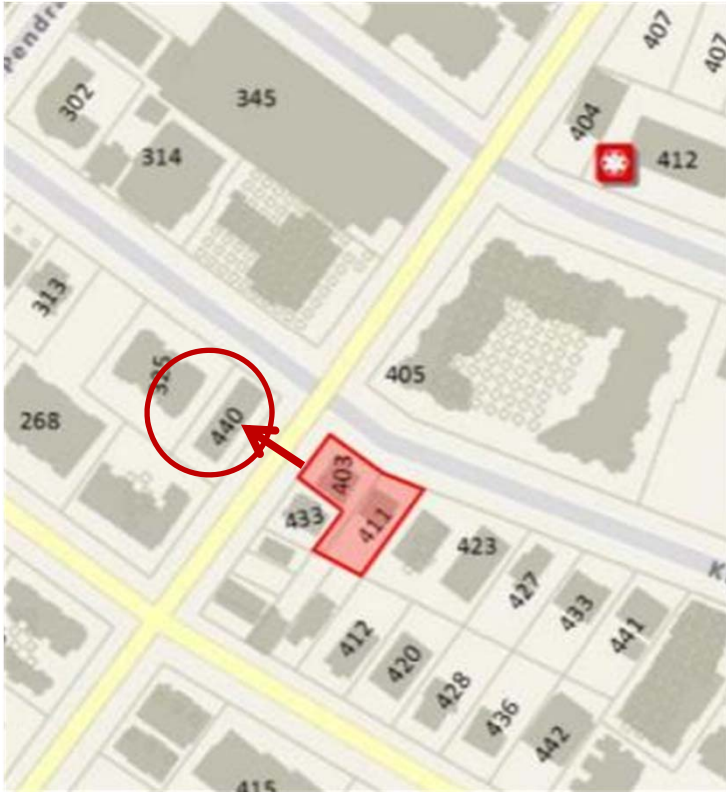
NEIGHBOURHOOD CHARACTER



500 OSWEGO ST. - NW CORNER

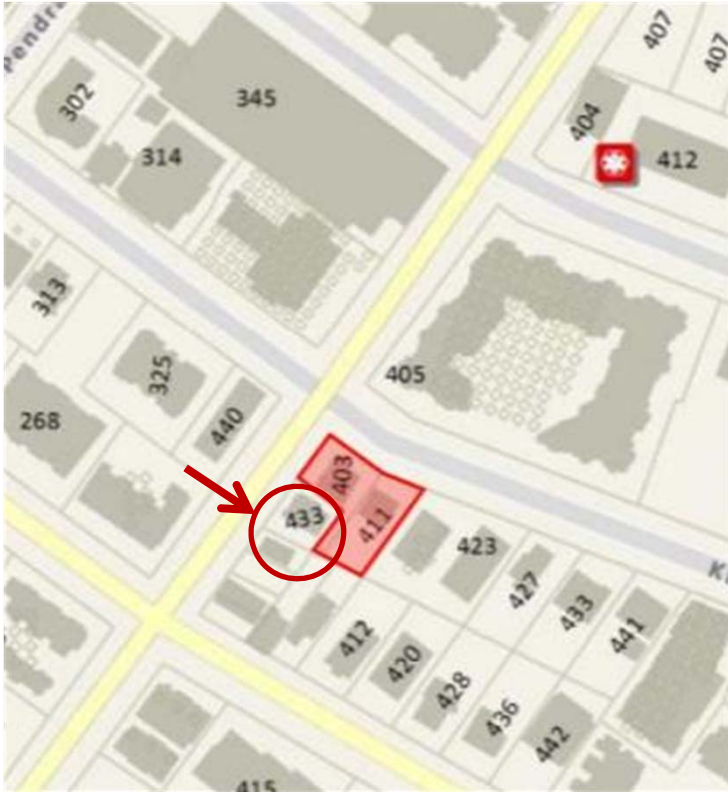
'OSWEGO HOTEL' 10 STOREY MULTI-UNIT RESIDENTIAL

NEIGHBOURHOOD CHARACTER



440, 444, 448 OSWEGO ST. - SW CORNER
1 STOREY TRIPLEX RESIDENTIAL

NEIGHBOURHOOD CHARACTER

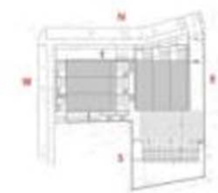


**433, 429 OSWEGO ST. - SOUTH OF SUBJECT PROPERTY
2.5 STOREY SINGLE FAMILY RESIDENTIAL**

ELEVATIONS



EAST ELEVATION



KEY PLAN



EAST ELEVATION (INTERIOR)



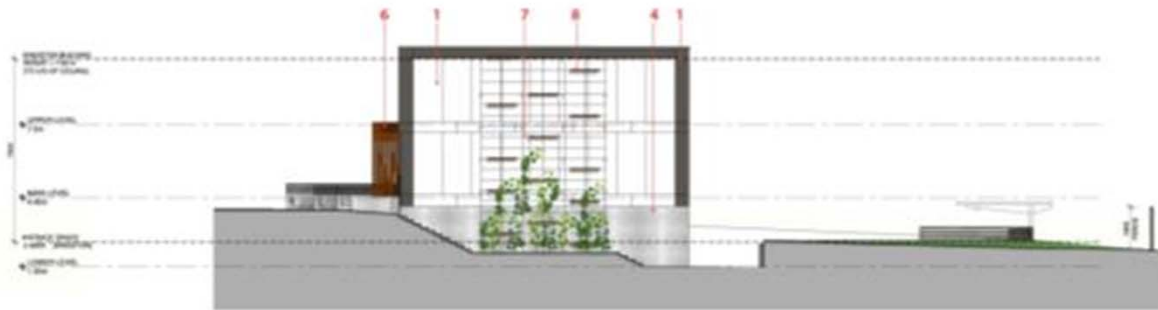
NORTH ELEVATION

MATERIALS LEGEND

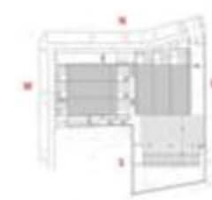
-  1 - FIBRE CEMENT PANEL (WHITE)
-  2 - DARK STAINED VERTICAL CEDAR SIDING
-  3 - ALUMINUM WINDOWS
-  4 - CAST IN PLACE CONCRETE
-  5 - EDGE GRAIN D.F.W. WOOD DOOR
-  6 - CORTEN STEEL ENTRY CANOPY
-  7 - GREEN WALL CABLE SYSTEM
-  8 - CORTEN STEEL ACCENT BANDS ON CABLES



ELEVATIONS



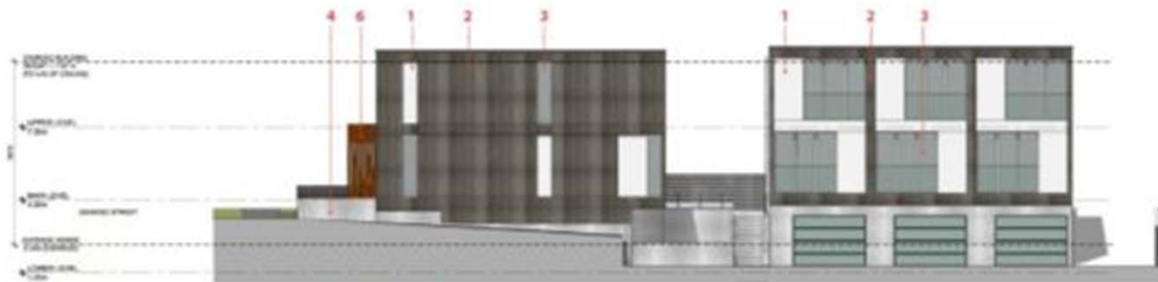
WEST ELEVATION (INTERIOR)



KEY PLAN



WEST ELEVATION

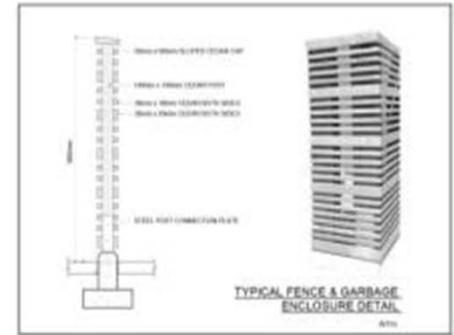


SOUTH ELEVATION

MATERIALS LEGEND

-  1 - FIBRE CEMENT PANEL (WHITE)
-  2 - DARK STAINED VERTICAL CEDAR SIDING
-  3 - ALUMINUM WINDOWS
-  4 - CAST IN PLACE CONCRETE
-  5 - EDGE GRAIN DFW WOOD DOOR
-  6 - CORTEN STEEL ENTRY CANOPY
-  7 - GREEN WALL CABLE SYSTEM
-  8 - CORTEN STEEL ACCENT BANDS ON CABLES

LANDSCAPE PLAN



- LANDSCAPING LEGEND:**
- CITY TREE
 - CITY BORNUS BOM
 - CITY BETULA ACUM
 - CONIFER TREE
 - CORYLUS WESTERN RED TREE
 - FOLIAGE
 - 1 LAWN
 - 14 LAWN
 - TAXUS MAZZATA
 - CEDRUS LUMINA
 - FEESTUCA OVINA
 - GLAUCO-HORRANEA FAMILY PLANTS
 - SYSTORIA BIRNBERG OR FLORIBUNDA
 - CLEMATIS MONTANA RUBENS
 - TRIFOLIUM HETEROPHYLLUM ALBERTINENSIS
 - ACER PLATANIFOLIA COLUMBIANA
 - FRAXINUS MAJORA OR PUBLICA SWAMP
 - CLEMATIS BRACHATA
 - CORYLUS HETEROPHYLLUM 'GOSWART'
 - ACER PALMIFOLIUM 'DIETLUM' 'PAVE SHEARS'
 - CORYLUS E. HYBRIDIFLORIS

Kingston-Oswego Townhomes Landscape Table

Item	Material/Description	Location	Comments
1	Lawn	Backyard/terrace	See notes indicated in plan
2	Lawn	Driveway area	Recessed adjacent to parking area
3	Planting	Street front area	Planting plan for adjacent study area
4	Concrete	Driveway	4' Planted area fronting driveway
5	Planting	Between driveway and main area	Multiple, ground cover to edge of set back
6	Planting	Between driveway and main area	Planting to edge of set back
7	Planting	Between driveway and main area	Planting to edge of set back
8	Planting	Between driveway and main area	Planting to edge of set back
9	Planting	Between driveway and main area	Planting to edge of set back
10	Planting	Between driveway and main area	Planting to edge of set back
11	Planting	Between driveway and main area	Planting to edge of set back
12	Planting	Between driveway and main area	Planting to edge of set back
13	Planting	Between driveway and main area	Planting to edge of set back
14	Planting	Between driveway and main area	Planting to edge of set back
15	Planting	Between driveway and main area	Planting to edge of set back



STREET CONTEXT



KINGSTON STREET CONTEXT ELEVATION



OSWEGO STREET CONTEXT ELEVATION



RENDERING



TOWNHOUSES @ KINGSTON + OSWEGO



LOW HAMMOND ROWE ARCHITECTS

RENDERING



TOWNHOUSES @ KINGSTON + OSWEGO



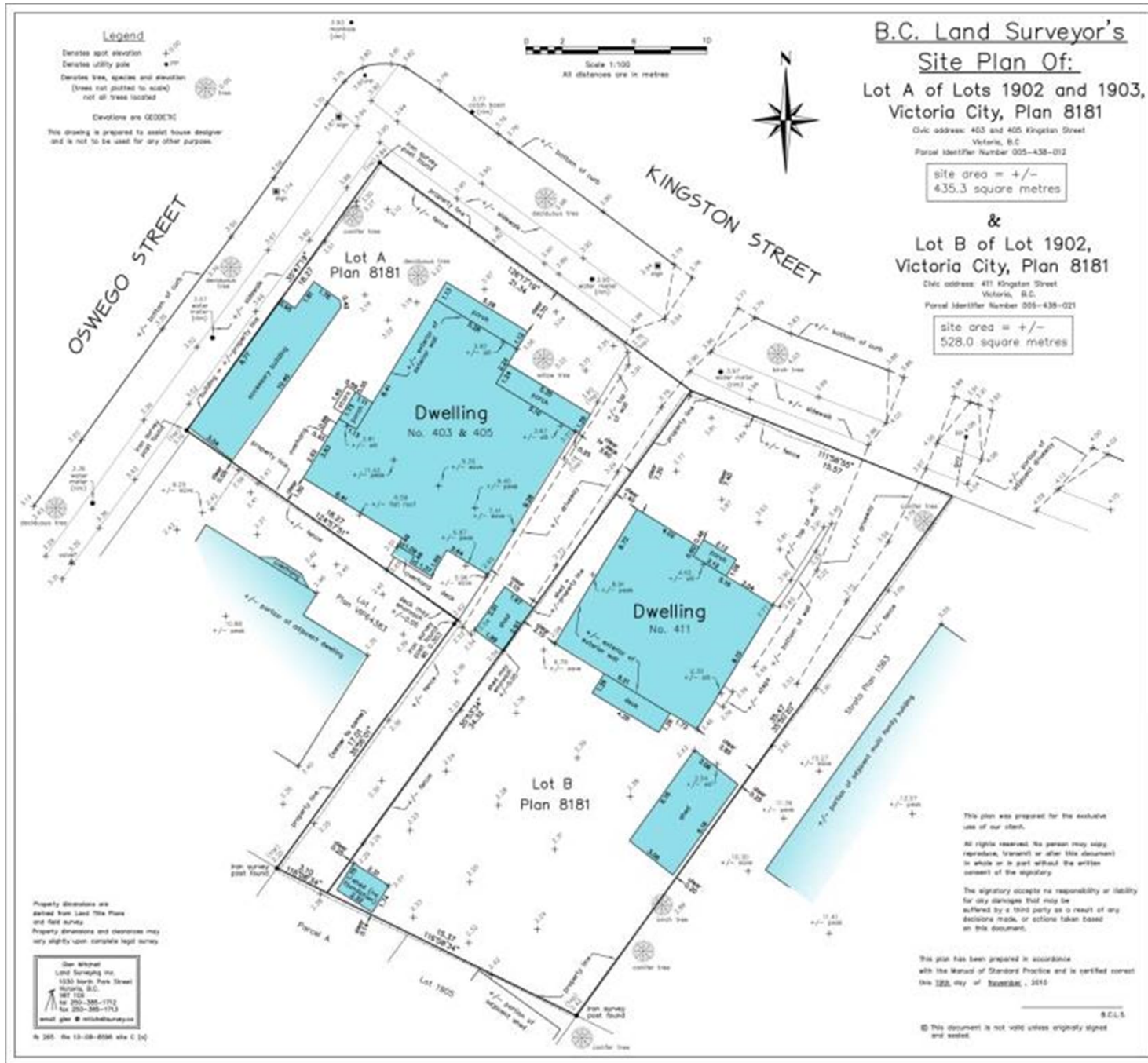
LOW HAMMOND ROWE ARCHITECTS



THANK YOU!



SURVEY



TOWNHOUSES @ KINGSTON + OSWEGO



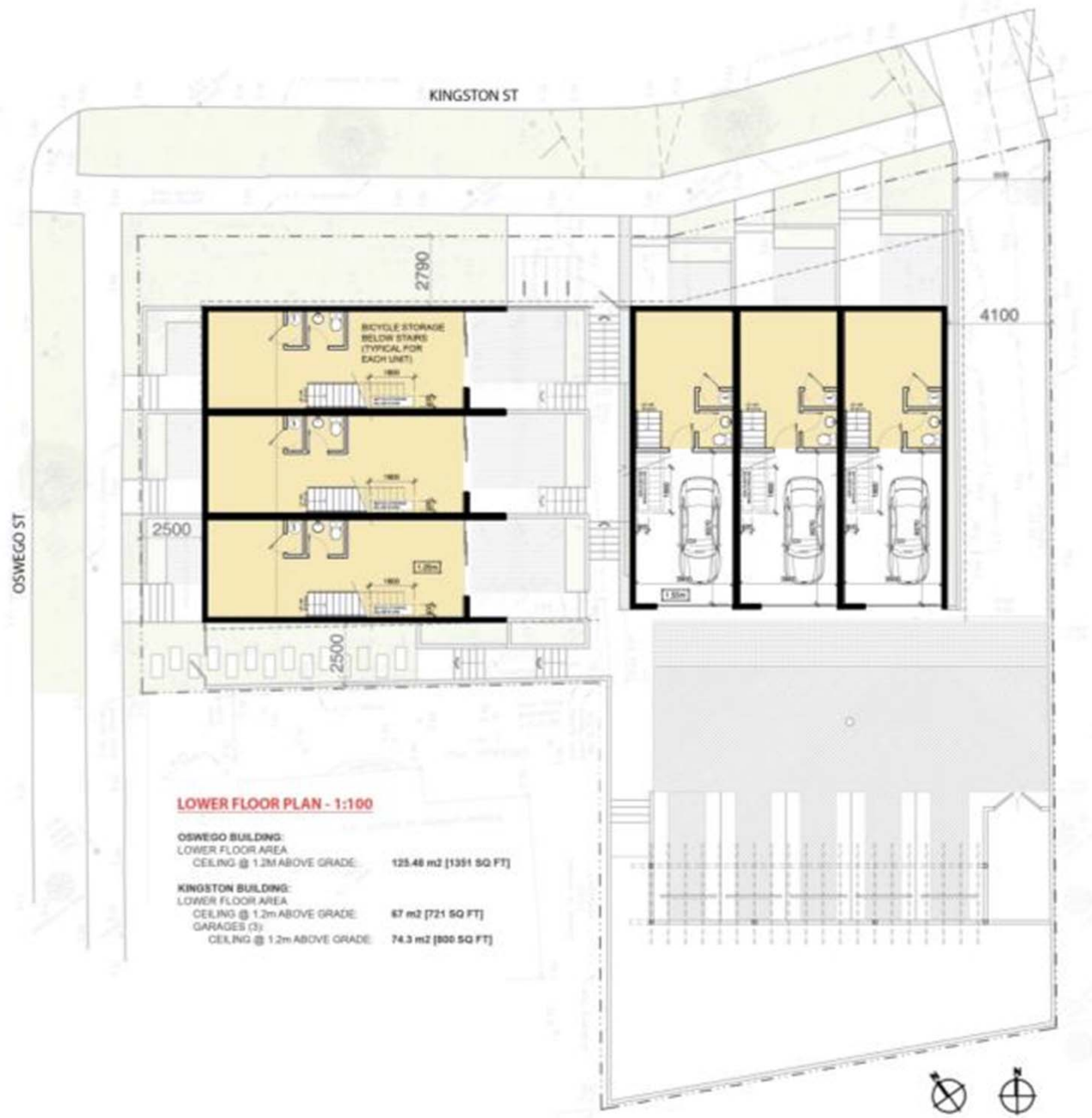
LOW HAMMOND ROWE ARCHITECTS

SITE ZONING | PROGRAM STATS

Project Civic Address:	403, 405, 411 Kingston Street
Project Legal Address:	Lot A of Lots 1902 and 1903, Victoria City, Plan 8181 Lot B of Lot 1902, Victoria City, Plan 8181
Name Of Company:	Aryze Development And Construction Services Inc.
Project Description:	6 Townhouses (2 buildings of 3 units)
Zone:	RK-24
Site Area:	963.3 m ²
Site Width:	36.7m
Total Floor Area:	572.8 m ²
Floor Space Ratio:	0.59 To 1 (Max: 0.6 To 1)
Site Coverage:	34% (Max: 35%)
Open Site Space:	45% (Min: 45%)
Height Of Building:	7.65m & 7.67m (MAX: 8.5m)
Number Of Storeys:	2 Storeys
Parking Stalls On Site:	8
Bicycle Parking Number:	6 Class A & 6 Class B
Setbacks:	
Front Yard (@ Kingston St):	2.79 m (min: 2.5 m)
Rear Yard:	2.5 m (min: 2.5 m)
Side Yard (@ Oswego St):	2.5 m (min: 2.5 m)
Side Yard (@ Interior):	4.1 m (min: 3.5 m)
Sep'n Betw'n Attached Dwellings:	5.0 m (min 2.4 m)



TOWNHOUSES



TOWNHOUSE PLANS



LOWER FLOOR PLAN - 1:100

OSWEGO BUILDING:	
LOWER FLOOR AREA	
CEILING @ 1.2M ABOVE GRADE:	125.48 m2 [1351 SQ FT]
KINGSTON BUILDING:	
LOWER FLOOR AREA	
CEILING @ 1.2M ABOVE GRADE:	67 m2 [721 SQ FT]
GARAGES (3):	
CEILING @ 1.2M ABOVE GRADE:	74.3 m2 [800 SQ FT]



TOWNHOUSE PLANS



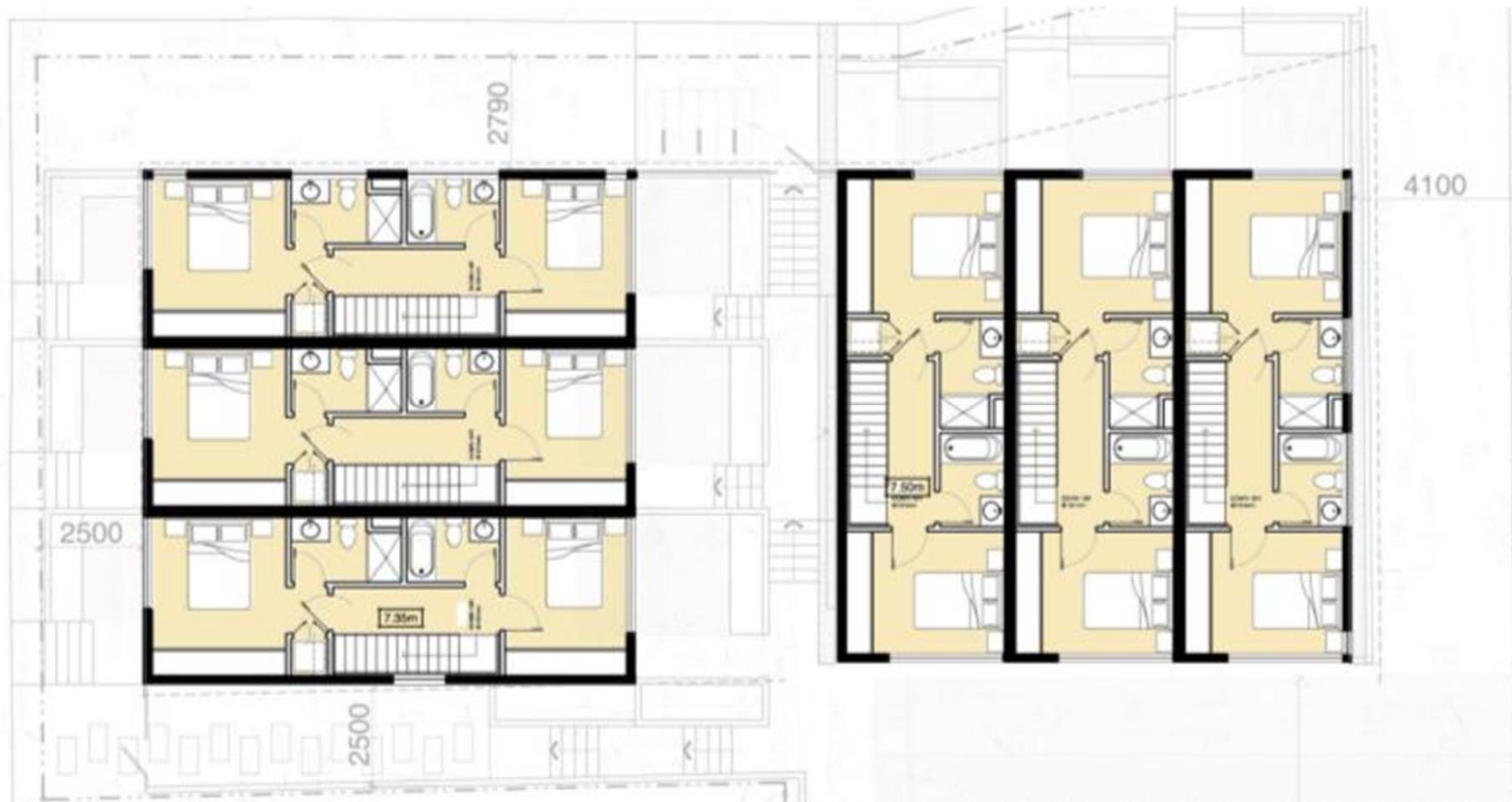
MAIN FLOOR PLAN - 1:100

OSWEGO BUILDING:
MAIN FLOOR AREA: 143 m2 [1539 SQ FT]

KINGSTON BUILDING:
MAIN FLOOR AREA: 143 m2 [1539 SQ FT]



TOWNHOUSE PLANS



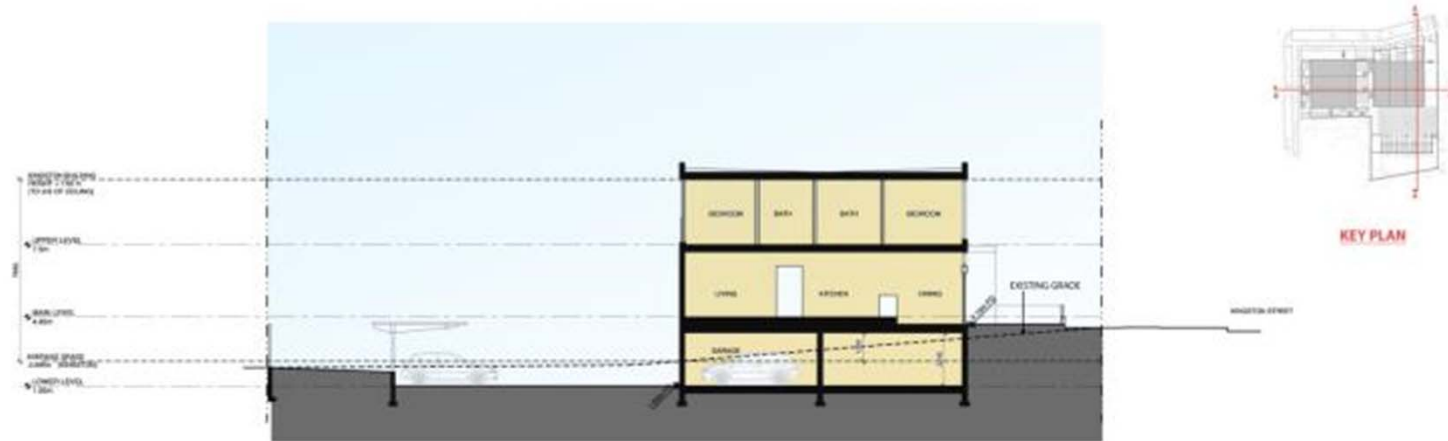
UPPER FLOOR PLAN - 1:100

OSWEGO BUILDING:
UPPER FLOOR AREA: 143 m² [1539 SQ FT]

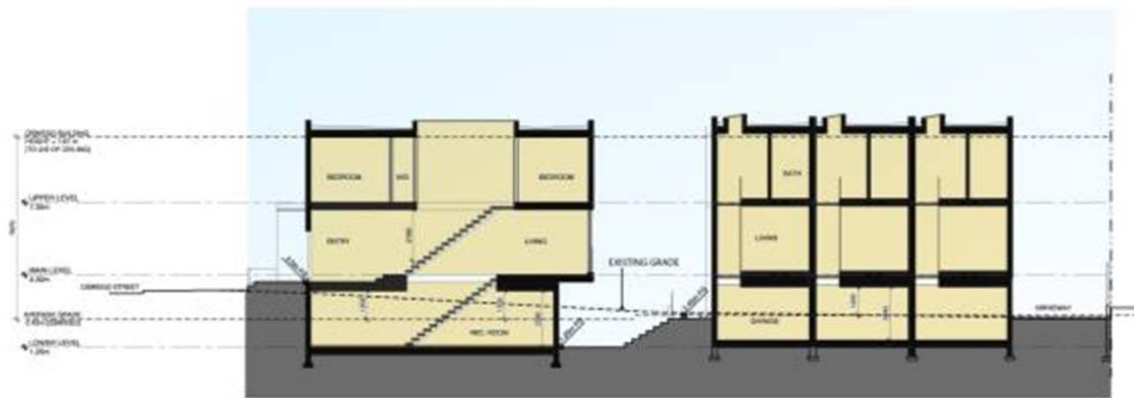
KINGSTON BUILDING:
UPPER FLOOR AREA: 143 m² [1539 SQ FT]



SECTIONS



SECTION A - NORTH SOUTH SECTION



SECTION B - EAST WEST SECTION

MATERIALS



1 - FIBRE CEMENT PANEL [WHITE]



2 - DARK STAINED VERTICAL CEDAR SIDING



3 - ALUMINUM WINDOWS



4 - CAST IN PLACE CONCRETE



5 - EDGE GRAIN D.FIR WOOD DOOR



6 - CORTEN STEEL ENTRY CANOPY



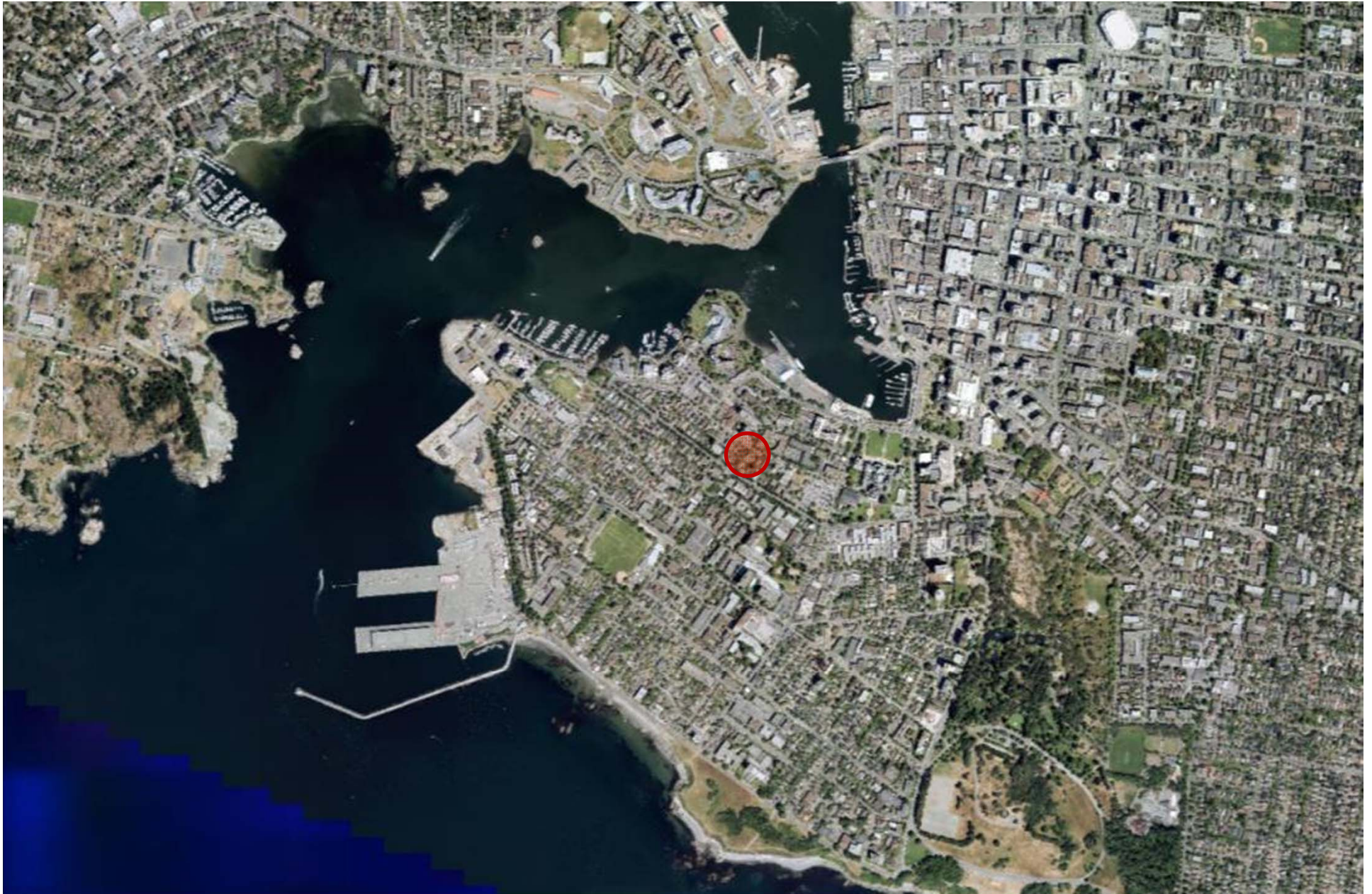
7 - GREEN WALL CABLE SYSTEM



8 - CORTEN STEEL ACCENT BANDS ON CABLES



LOCATION PLAN



TOWNHOUSES @ KINGSTON + OSWEGO



LOW HAMMOND ROWE ARCHITECTS

LOCATION PLAN

