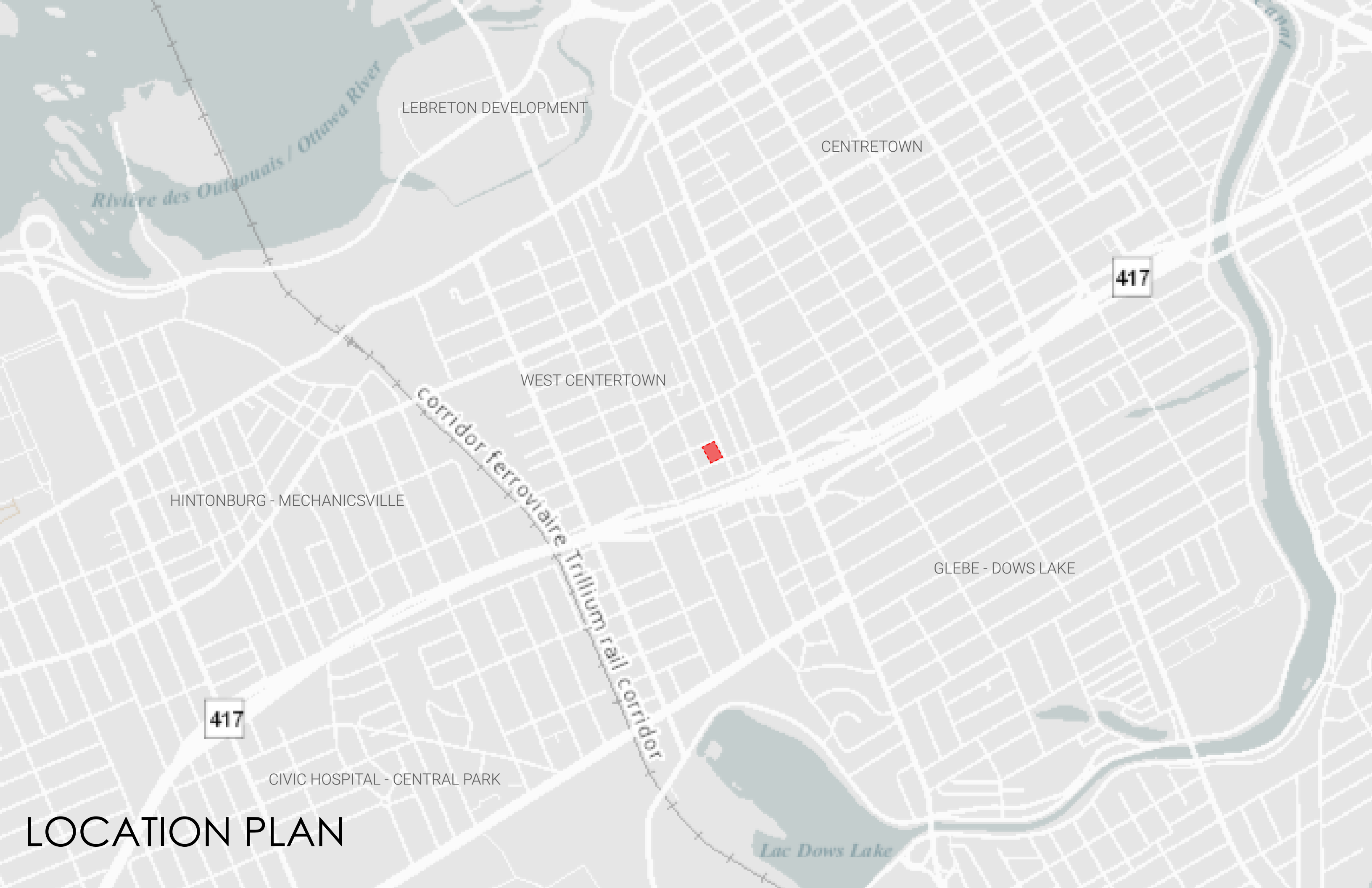


# 18 LOUISA STREET



**HOBIN**  
ARCHITECTURE



# LOCATION PLAN



CURRENT PROPERTY CONTEXT





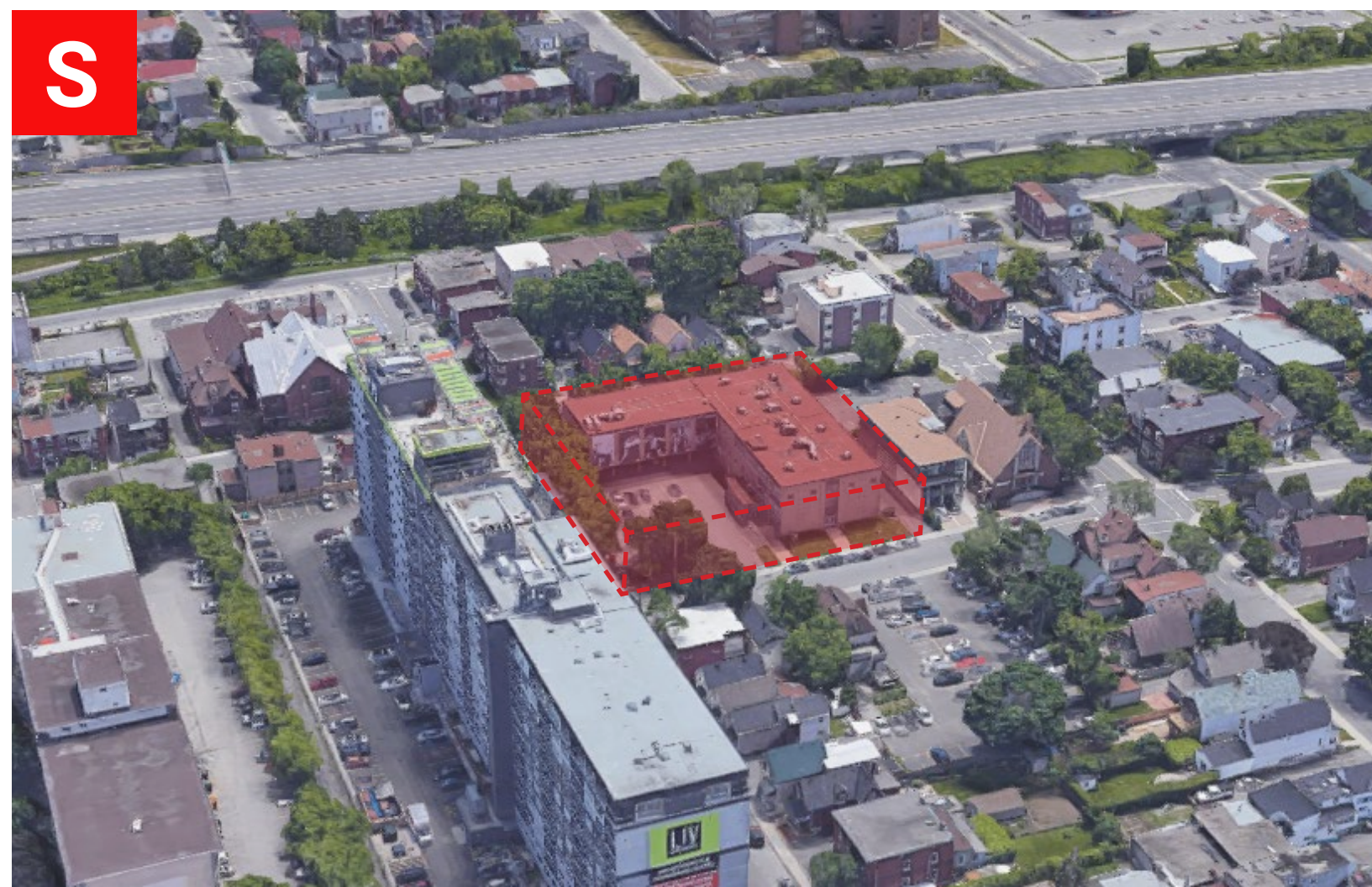
N



E



W



S

SITE CONTEXT



# 18 LOUISA STREET - BUILDING PROPOSAL

PORTRION OF EXISTING BUILDING RETAINED

## MID-RISE - 10 Stories

Total Gross 105, 720 SQ.FT.

Areas:		
Ground Level	12, 540	SQ.FT.
Levels 2 & 3	12, 590	SQ.FT.
Level 4	11, 085	SQ.FT.
Levels 5 to 8	11, 550	SQ.FT.
Level 9	10, 715	SQ.FT.

Total 105, 720 SQ.FT.

Total Net Res. 86, 535 SQ.FT.

Current Unit Count 139

Required res.  
Parking: 77 (64 res. + 13 visitors)

Provided Parking Underground: 80



GHOSTED MASSING

=

ANTICIPATED FUTURE  
FABRIC BASED ON  
ALLOWABLE ZONING



# MASSING STUDY - SOUTH EAST CORNER





# MASSING STUDY - SOUTH EAST CORNER AERIAL





# MASSING STUDY - NORTH EAST CORNER

ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING





# MASSING STUDY - ARLINGTON STREET LOOKING EAST





# MASSING STUDY - BELL STREET LOOKING SOUTH

ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING





# MASSING STUDY - LOUISA STREET LOOKING EAST





MASSING STUDY - BELL STREET LOOKING NORTH

ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING





MASSING STUDY - ARLINGTON STREET LOOKING WEST



ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING



MASSING STUDY - LOUISA STREET COURTYARD





# MASSING STUDY - AERIAL LOOKING EAST





# MASSING STUDY - AERIAL LOOKING NORTH





MASSING STUDY - AERIAL LOOKING WEST





# MASSING STUDY - PEDESTRIAN EXPERIENCE



ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING



# MASSING STUDY - PEDESTRIAN EXPERIENCE



ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING

000 BELL



# MASSING STUDY - PEDESTRIAN EXPERIENCE

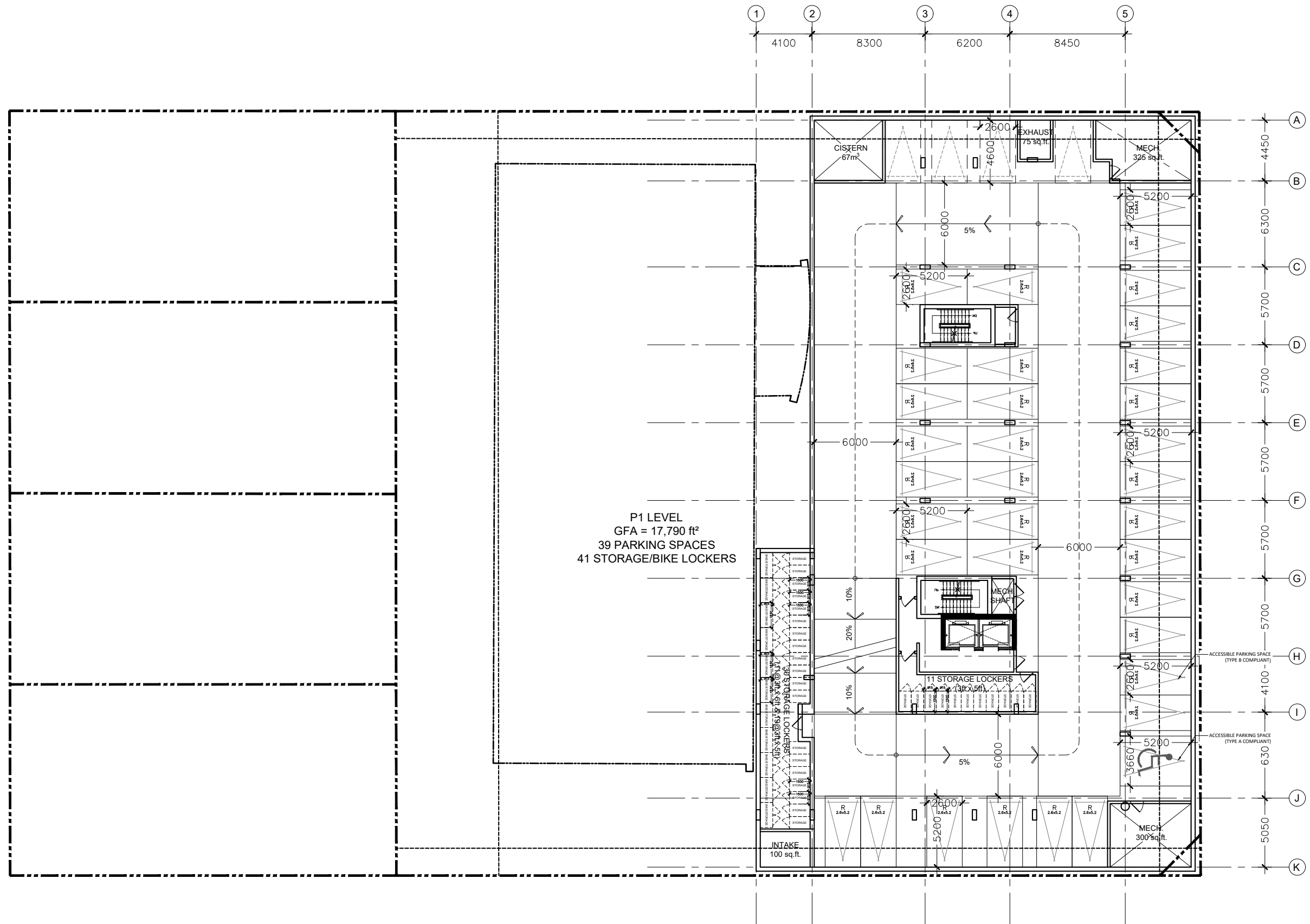
ANTICIPATED FUTURE  
BUILDING HEIGHTS BASED  
ON ALLOWABLE ZONING











# 18 LOUISA ST.

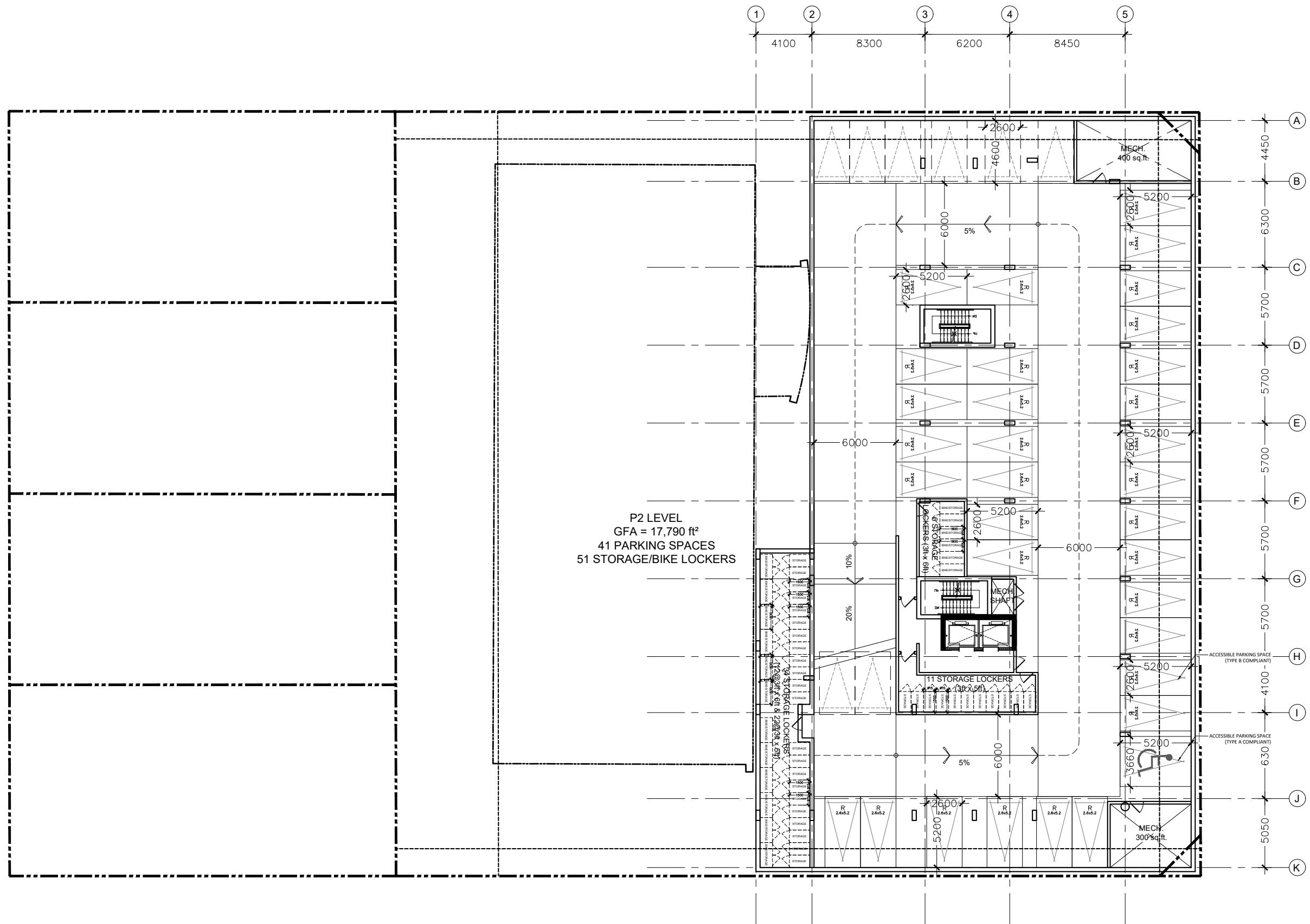
## PARKING LEVEL 1

SCALE: 1:300

MAY 28th 2021

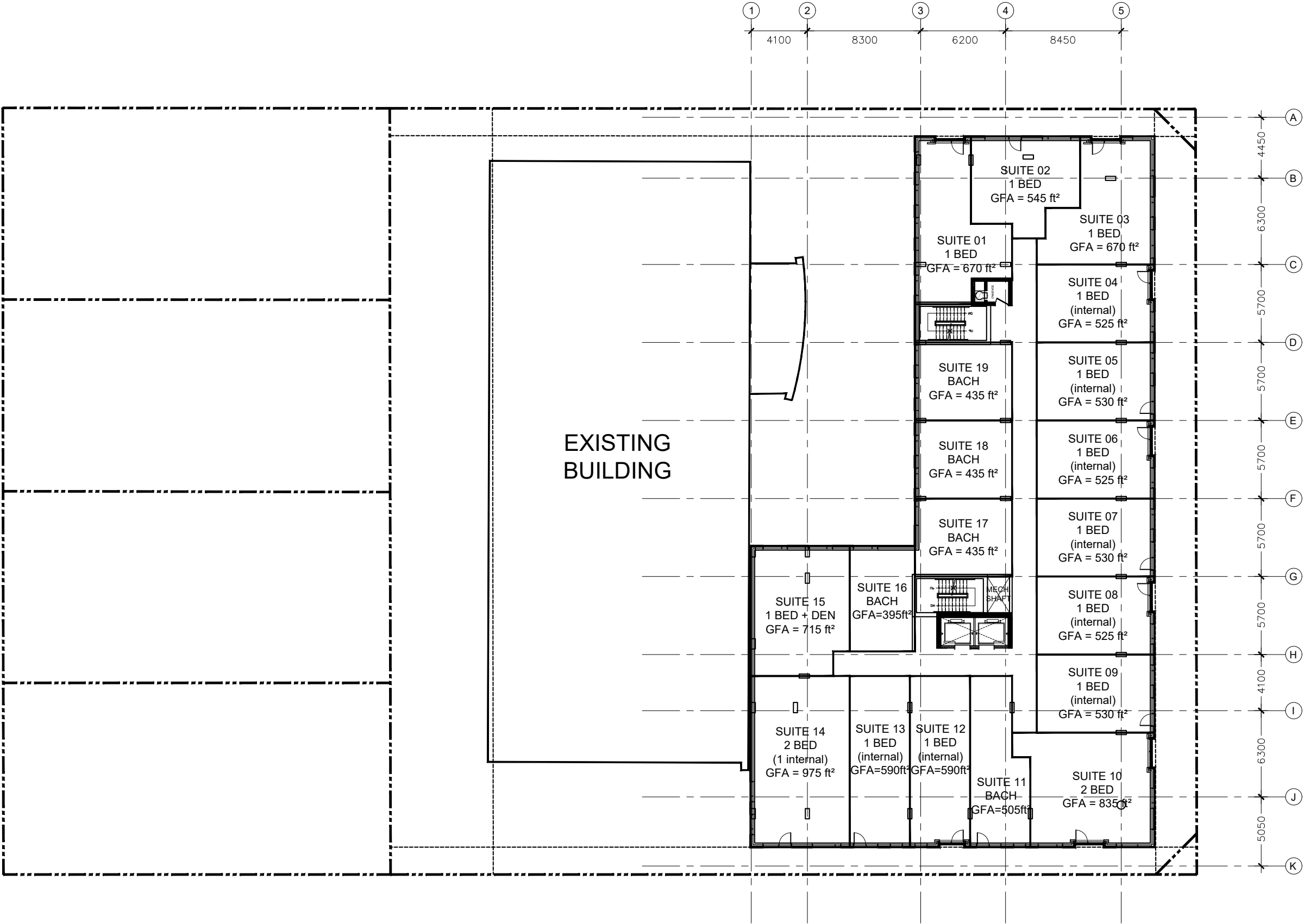








PODIUM LEVELS 2 & 3  
GFA = 12,590 ft²



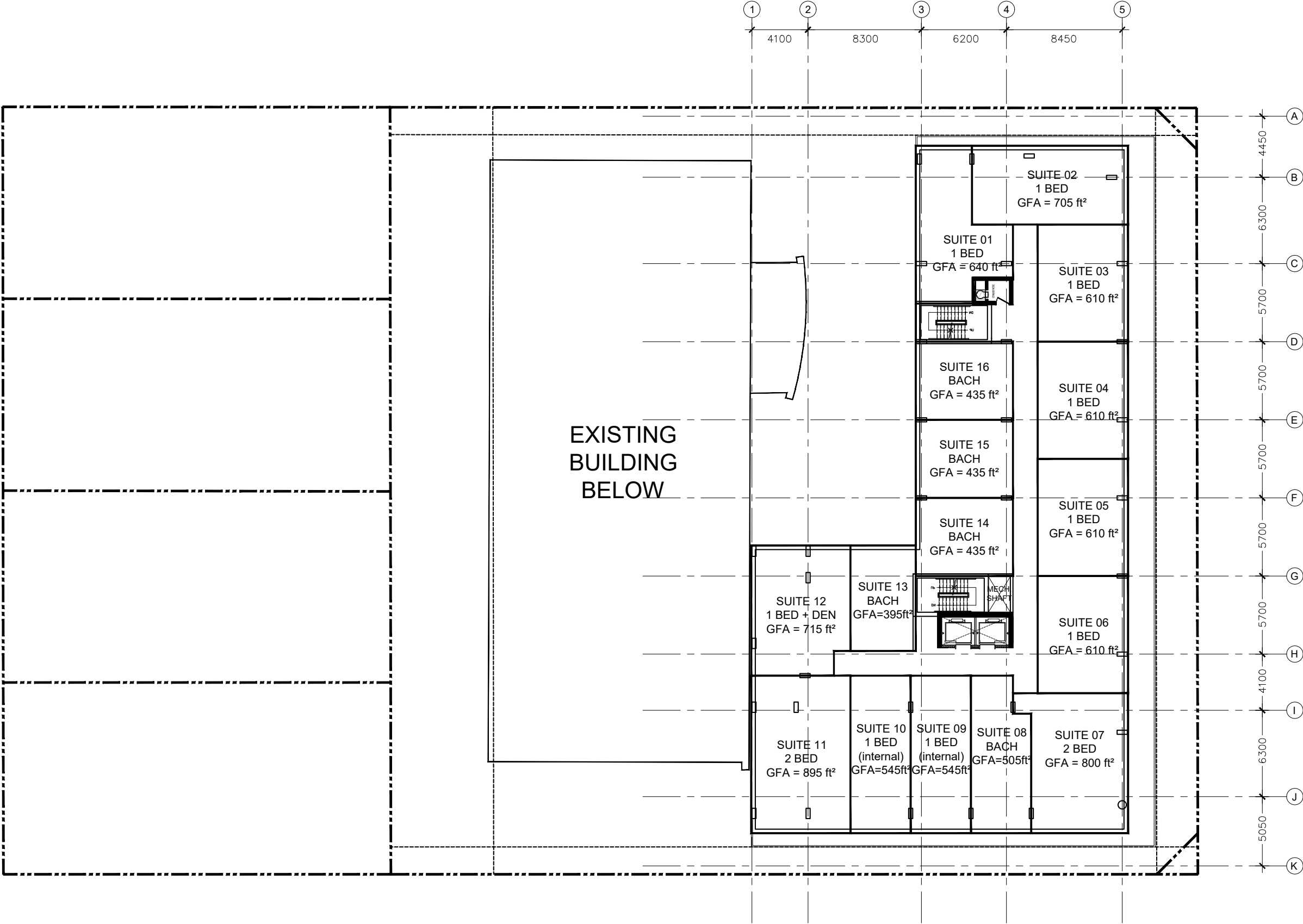
18 LOUISA ST.

PODIUM LEVELS 2 & 3  
SCALE: 1:300

MAY 28th 2021



LEVEL 4  
GFA = 11,085 ft²



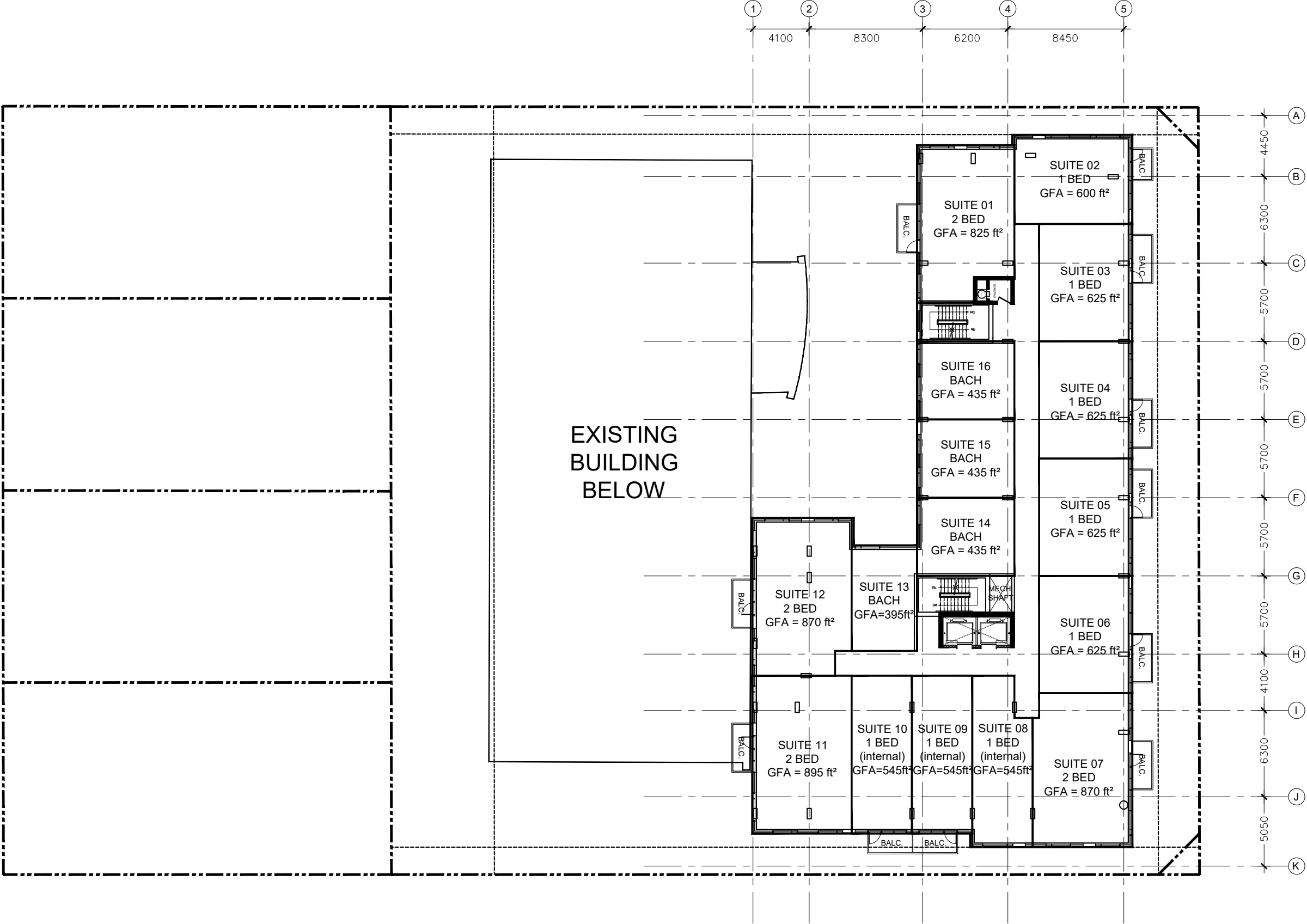
18 LOUISA ST.

LEVEL 4  
SCALE: 1:300

MAY 28th 2021

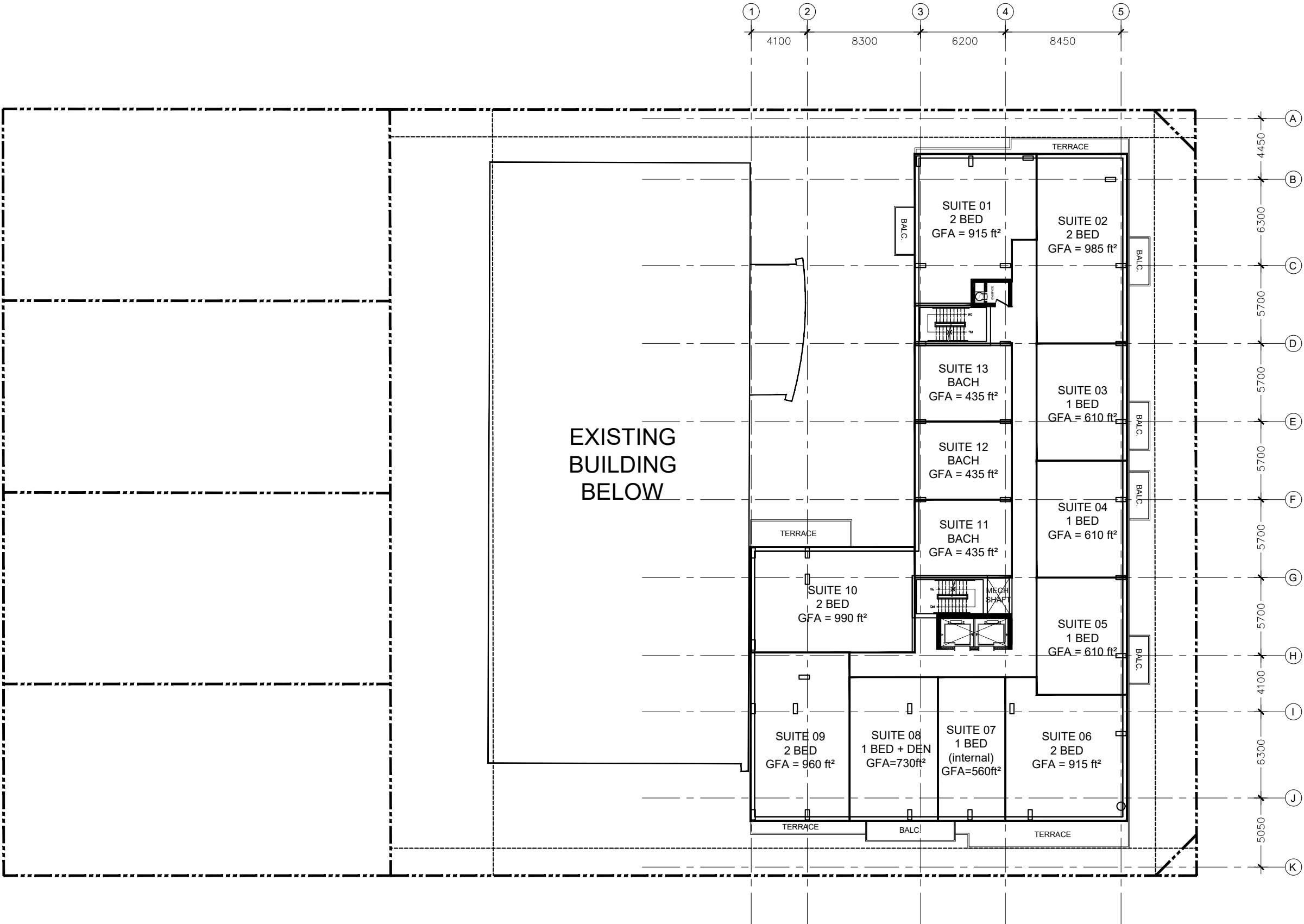


TYPICAL LEVELS  
GFA = 11,550 ft²





LEVEL 9  
GFA = 10,715 ft²

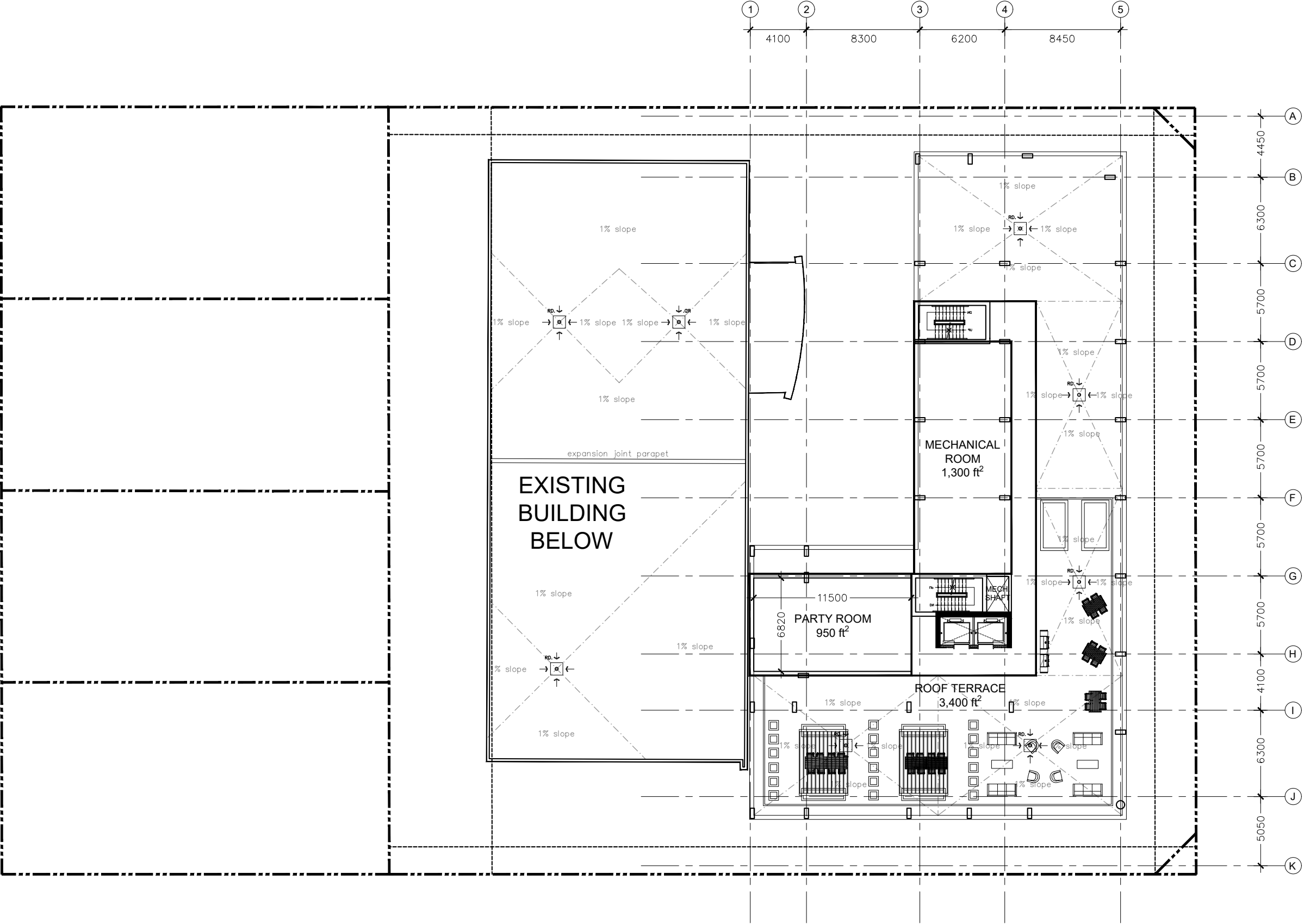


18 LOUISA ST.

LEVEL 9  
SCALE: 1:300  
MAY 28th 2021



ROOFTOP  
GFA = 3,575 ft²



# 18 LOUISA ST.

## ROOFTOP LEVEL

SCALE: 1:300

MAY 28th 2021





1

BUILDING AREA SUMMARY

BUILDING AREA	12540	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	10	STOREYS	
TOTAL GROSS AREA	105,720	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	86,545	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	-	SQ.FT.	

2

UNIT SUMMARY

TOTAL UNITS	139	QTY.	RATIO %	
STUDIO	34	24%	24.5%	
1 BEDROOM	36	26%		
VALUE 1 BEDROOM	32	23%	54.0%	
1 BEDROOM + DEN	7	5%		
VALUE 2 BEDROOM	3	2%		
2 BEDROOM	27	19%	21.6%	
2 DEDROOM + DEN	-	0%		
AVERAGE UNIT SIZE	623	SQ.FT.		

3

PARKING REQUIREMENTS (ZBL)

RES	TOTAL PARKING REQUIRED (ZBL)	64	SPACES
	TOTAL PARKING PROVIDED	67	SPACES
	PARKING RATE	0.48	/UNIT
VIS	TOTAL VISITOR PARKING REQUIRED	13	SPACES
	TOTAL VISITOR PROVIDED	13	SPACES
	PARKING RATE PROVIDED	0.10	/UNIT

4

TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED	8,974	SQ.FT.
TOTAL SHARED AMENITY SPACE REQUIRED	4,487	SQ.FT.

5

BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	70	SQ.FT.
RATE/UNIT	0.5	





# 18 LOUISA STREET

MAY 28<sup>th</sup> 2020



**HOBIN**  
ARCHITECTURE