335 ROOSEVELT AVE UNIFORM STANDEVELOPMENT



OFFICIAL PLAN & ZONING BY-LAW AMENDMENT - JULY 29, 2020



2 SITE CONTEXT AERIAL



DESIGNTHEMES

- 1 SITE ACCESS, LOADING & GARABAGE
- 2 MAIN ENTRANCE ROOSEVELT & WINSTON AVE
- 3 LANDSCAPE & PUBLIC OPEN SPACE
- **4 PODIUM & MATERIALITY**
- 5 BUILDING FORM & FEATURES BASE MIDDLE TOP

- 6 NORTH & SOUTH ELEVATION
- 7 STREETSCAPES
- 8 TRANSIT & CYCLING
- 9 ANIMATION OF GROUND FLOOR
- 10 DIVERSITY OF HOUSE FORM & FAMILY ORIENTED HOUSING

These primary themes help guide the design process and are expanded in more detail on the following pages.

1 SITE ACCESS & LOADING



2 MAIN ENTRANCE WINSTON AVE



2 MAIN ENTRANCE ROOSEVELT



3 LANDSCAPE & PUBLIC OPEN SPACE



4 PODIUM & MATERIALITY

A 4 storey podium and material such as stone and red brick help create a human scale along the public realm and tie the building to the existing streetscape.





5 BUILDING FORM & FEATURES

The building features an appropriately scaled residential podium with amenity spaces that animate the streetscapes. With optimum setbacks on all elevations, and a stepped building podium, this highrise building mass breaks down its mass using a base, middle and top with material and form to articulate the various parts.

6 NORTH & SOUTH ELEVATION





7 STREETSCAPES Wilmont looking W



7 STREETSCAPES Winston looking N



8 TRANSIT ORIENTED DEVELOPMENT (T.O.D)



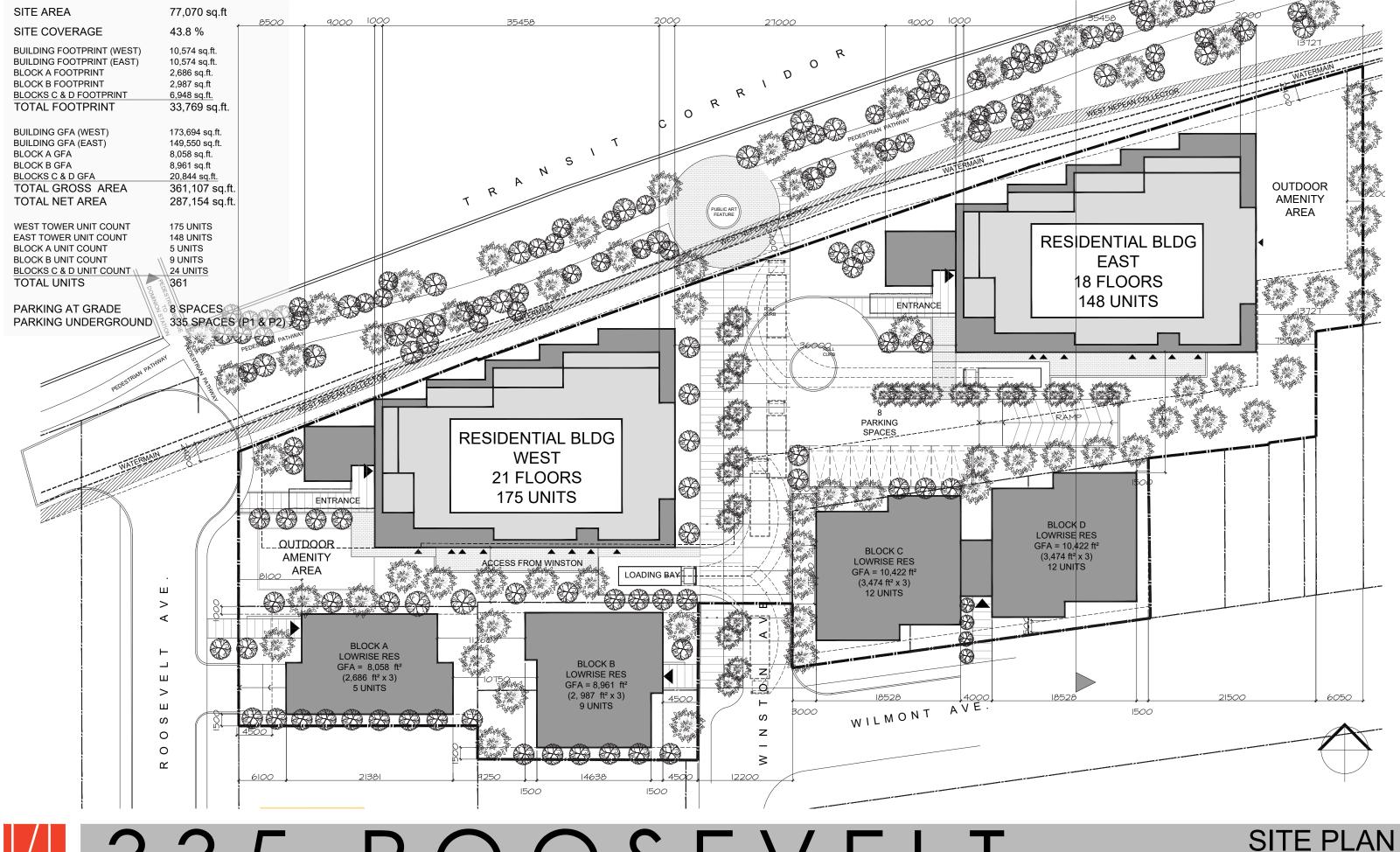
9 ANIMATION OF GROUND FLOOR



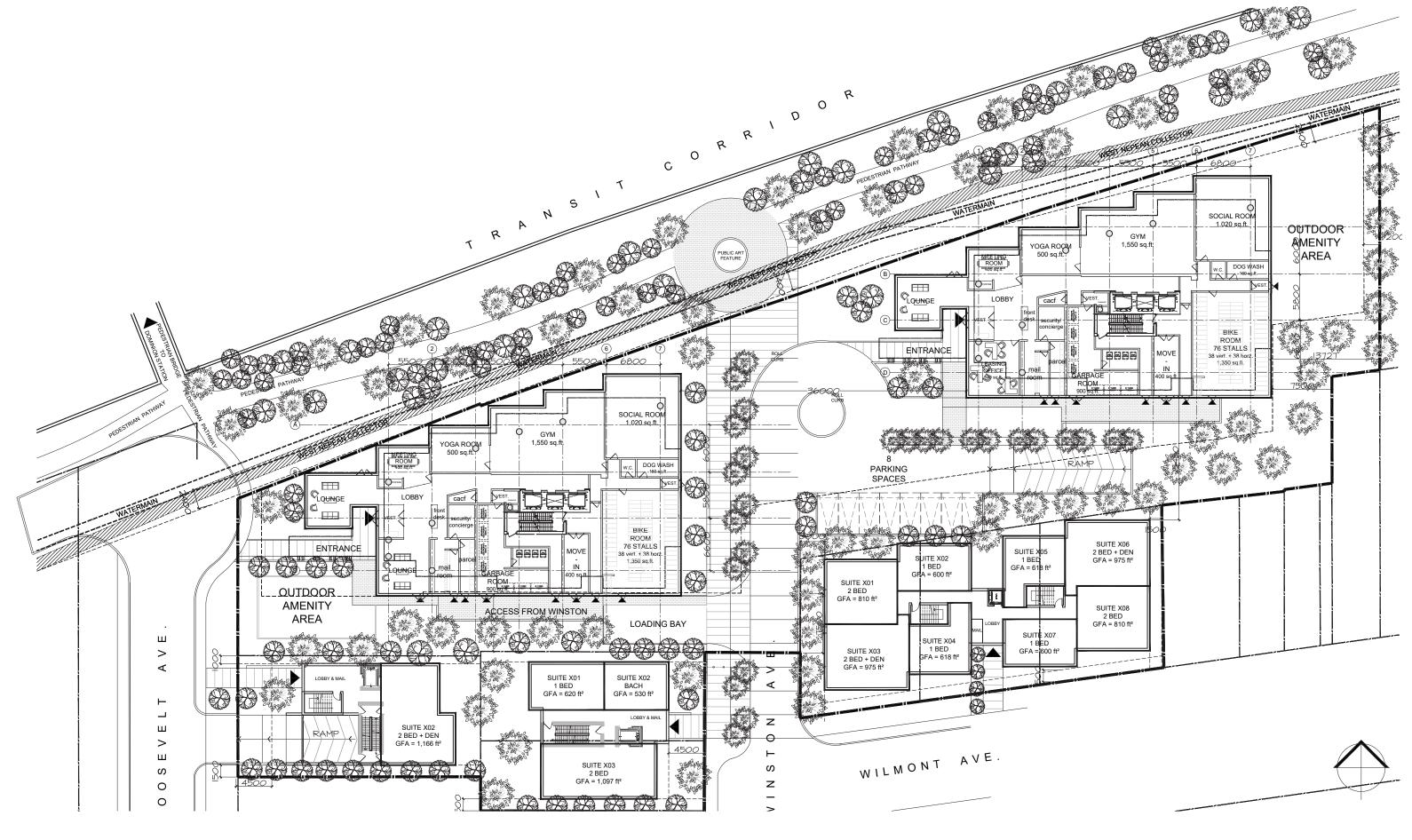
10 DIVERSITY OF HOUSE FORM & FAMILY ORIENTED HOUSING













GROUND PLAN

AVAILABLE AMENITY AREAS INTERIOR AMENITIES 16,164 sq.ft. **EXTERIOR AMENETIES** 18,942 sq.ft. **TOTAL** 32,861 sq.ft. **%OF GFA (INTERIOR AMENETIES)** 4.50% **%OF GFA (EXTERIOR AMENETIES)** 5.25% **TOTAL** 9.75% OUTDOOR AMENITIES 834 sf GROSS INTERIOR AMENITIES 1,550 sq.ft. 5,340 sf GROSS OUTDOOR AMENITIES ROOM 707 sf GROSS 76 STALLS 1,350 sq.ft. ENTRANC

ROOM

76 STALLS

1,350 sq.ft

SUITE X02 BACH GFA = 530 ft²

LOADING BAY

PARKING SPACES

SUITE X01 2 BED GFA = 810 ft²

SUITE X03 2 BED + DEN

1 BED GFA = 600 ft²

SUITE X04

GFA = 618 ft²

INTERIOR AMENITIES

5,340 sf GROSS

ACCESS FROM WINSTON

SUITE X01 1 BED GFA = 620 ft²

2 BED GFA = 1,097 ft²

OUTDOOR AMENITIES
524 st GROSS

ENTRANCE

OUTDOOR AMENITIES

4,555 sf GROSS

2 BED + DEN GFA = 1,166 ft²

OUTDOOR **AMENITY**

AREA



335 ROOSEVELT

GROUND AMENITIES

SUITE X06 2 BED + DEN GFA = 975 ft²

SUITE X08

2 BED GFA = 810 ft²

SUITE X05

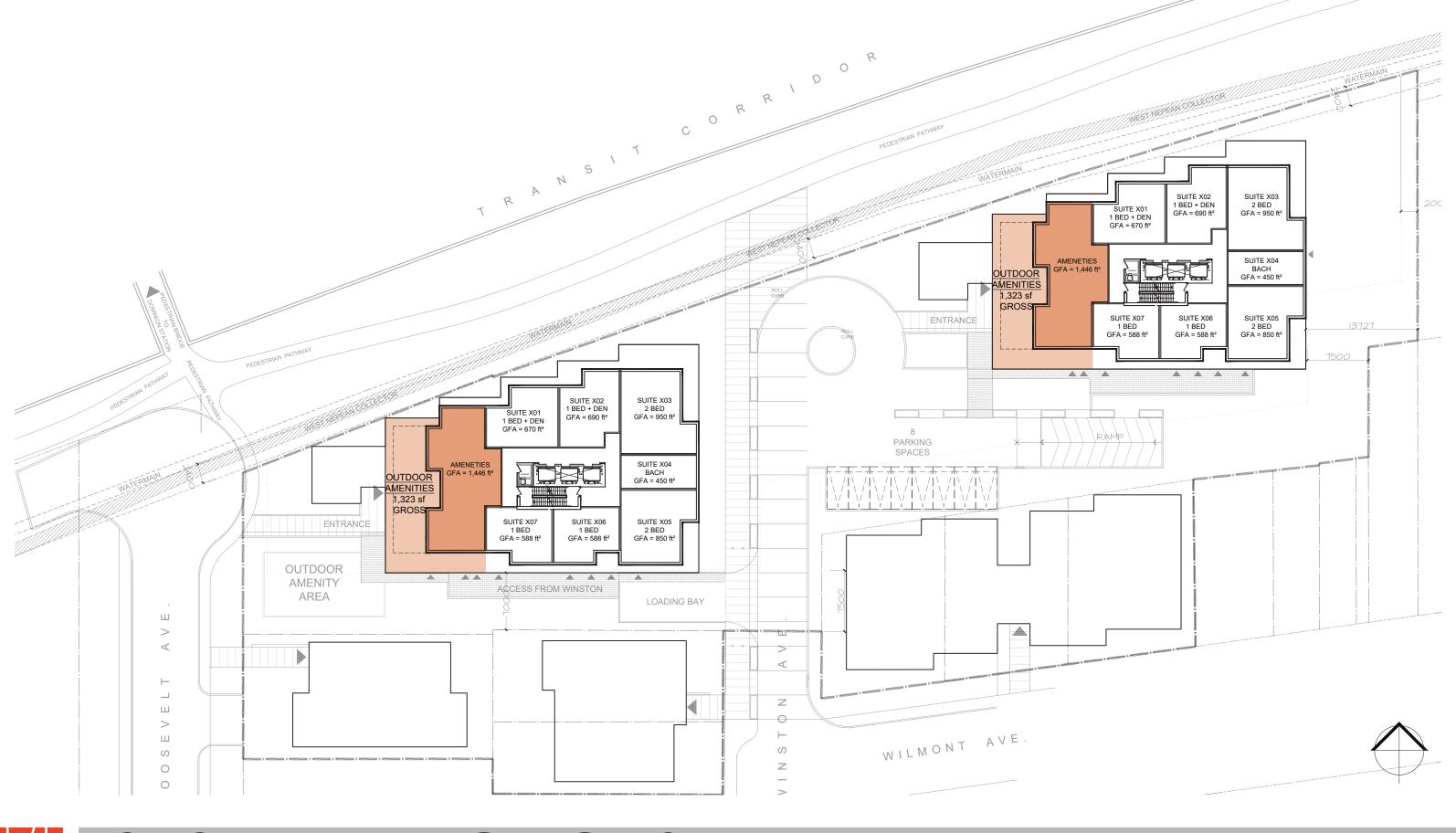
SUITÉ X07

GFA = 600 ft²

OUTDOOR AMENITY

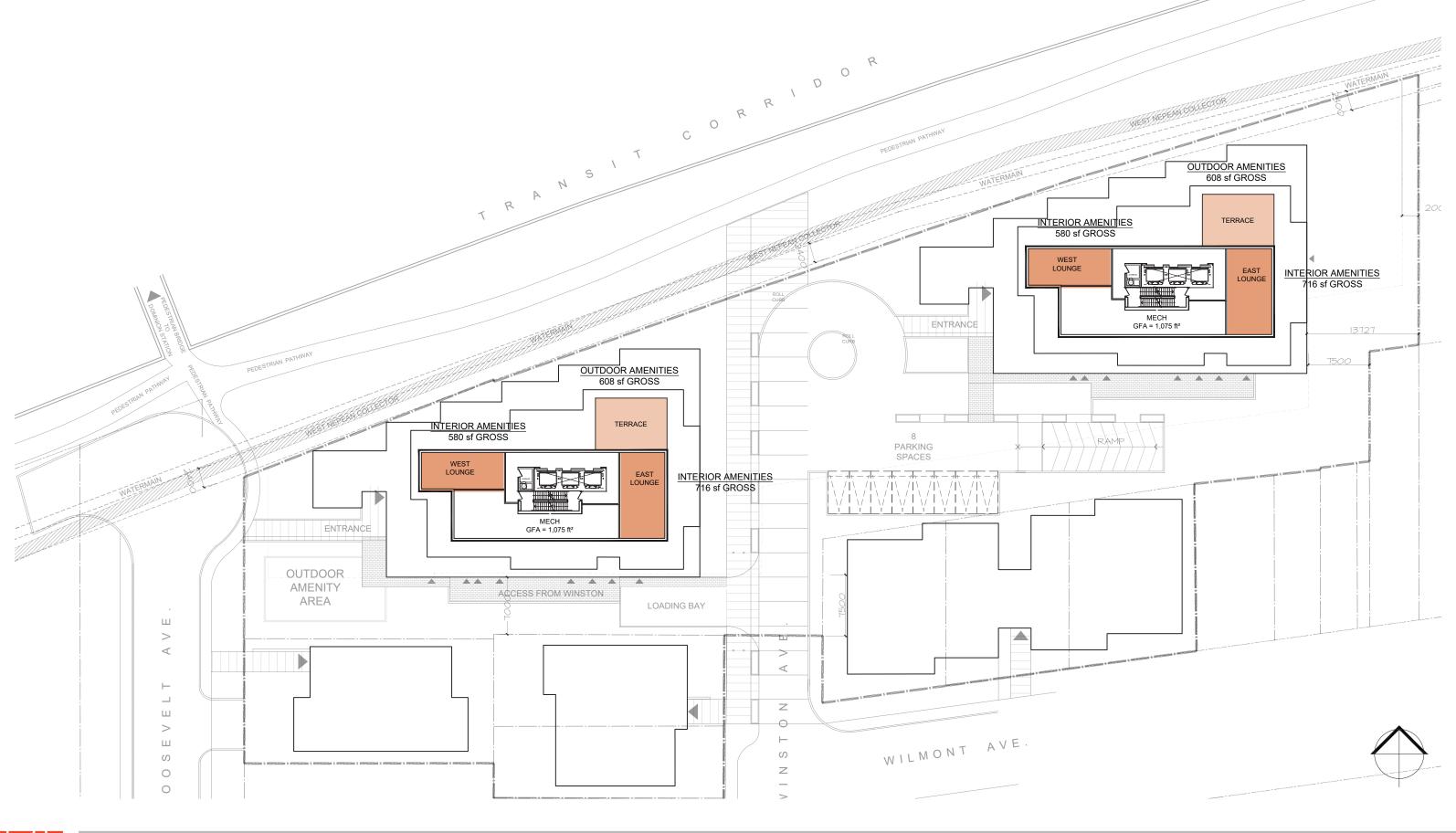
AREA

OUTDOOR AMENITIES 8,460 sf GROSS





LEVEL 5 AMENITIES





ROOFTOP AMENITIES

