

335 ROOSEVELT AVE

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



SITE CONTEXT AERIAL



DESIGN THEMES

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.









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.









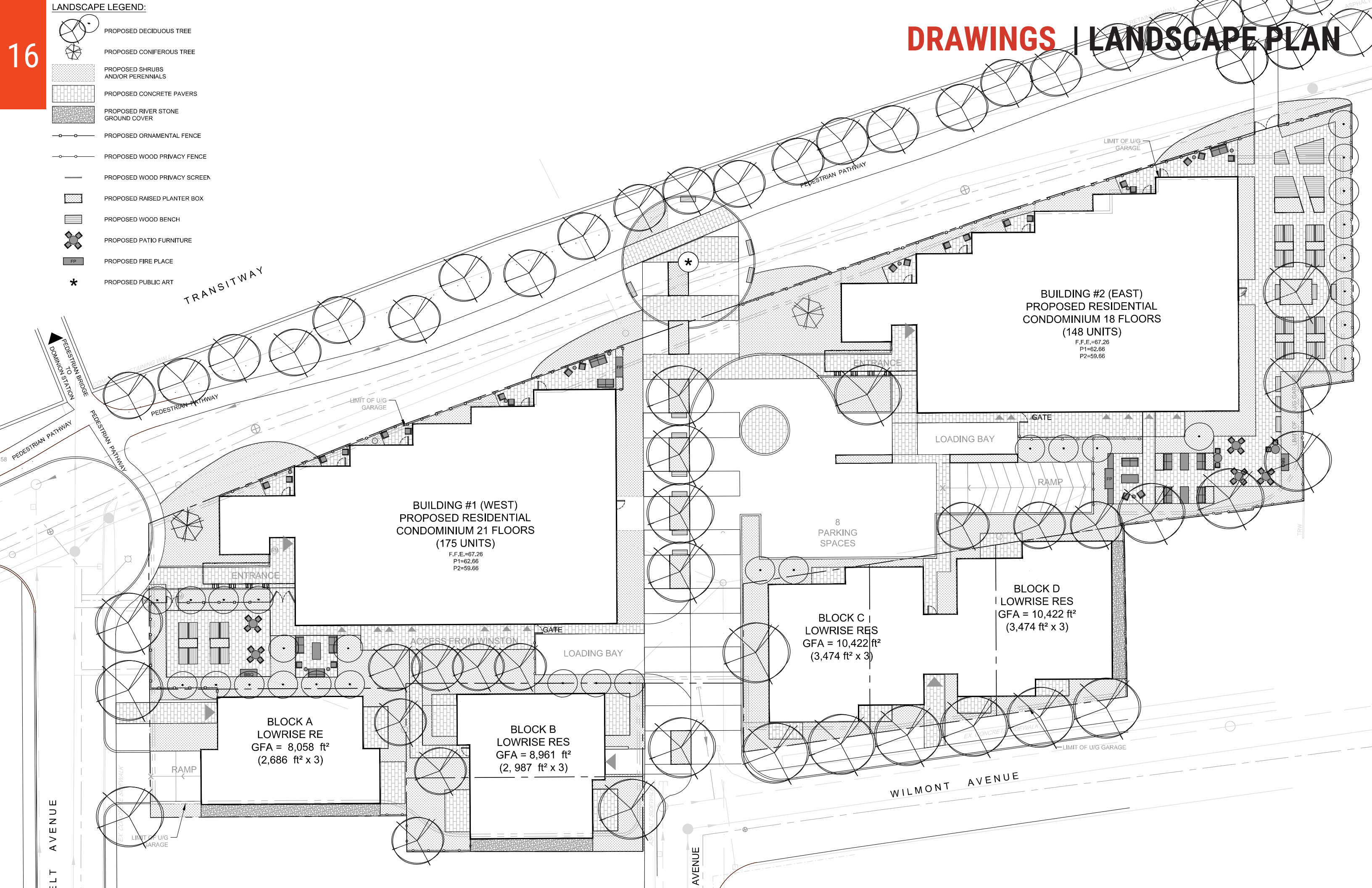
8 TRANSIT ORIENTED DEVELOPMENT (T.O.D)





10 DIVERSITY OF HOUSE FORM & FAMILY ORIENTED HOUSING

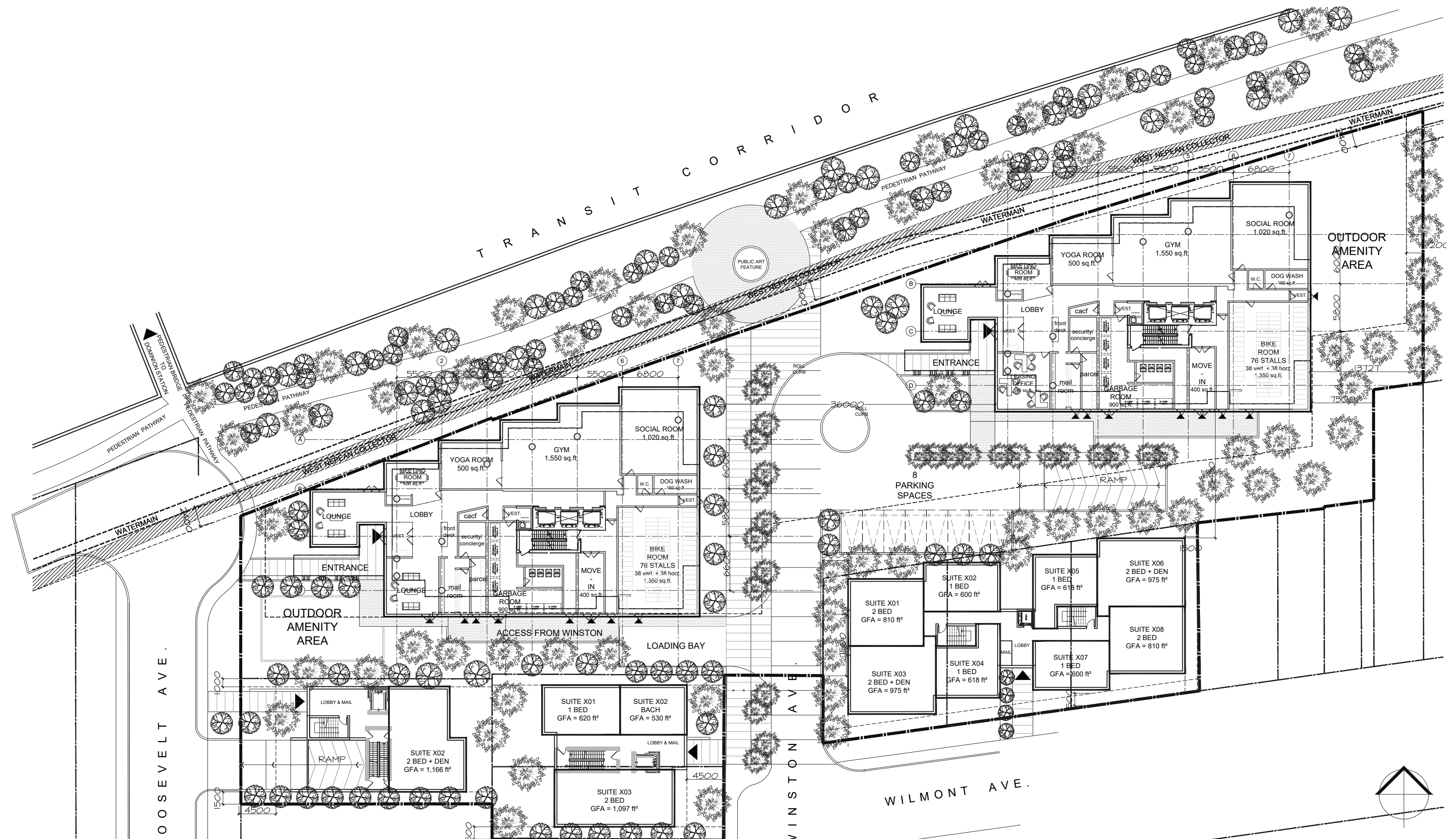




335 ROOSEVELT

GROUND PLAN

SCALE 1:400
JULY 29th, 2020



AVAILABLE AMENITY AREAS

INTERIOR AMENITIES	16,164 sq.ft.
EXTERIOR AMENITIES	18,942 sq.ft.
TOTAL	32,861 sq.ft.
%OF GFA (INTERIOR AMENITIES)	4.50%
%OF GFA (EXTERIOR AMENITIES)	5.25%
TOTAL	9.75%

