Project Details

- Significant streetscape enhancements and planting
- Interior loading mitigates traffic impacts on the surrounding street network
- Residential component split into separate midrise buildings to allow sunlight access through the site and to reduce the appearance of scale
- Juliette balconies and varied window patterns add visual interest to the building facade
- Sloped rooflines increase sunlight penetration and decrease perception of height
- Extensive green roofs and open space
- Building design integrated into sloping topography

Project Statistics

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>91,494 sq ft (8,500 sq m)</td>
</tr>
<tr>
<td>Withdrawal Management Centre</td>
<td>54,896 sq ft (5,100 sq m)</td>
</tr>
<tr>
<td>Social Enterprise</td>
<td>2,992 sq ft (278 sq m)</td>
</tr>
<tr>
<td>Total Proposed Floor Area</td>
<td>149,383 sq ft (13,878 sq m)</td>
</tr>
<tr>
<td>Site Area</td>
<td>44,767 sq ft (4,159 sq m)</td>
</tr>
<tr>
<td>Floor Space Ratio (FSR)</td>
<td>3.34</td>
</tr>
</tbody>
</table>
Design Concept

View looking northeast
Design Concept

View looking north across East 1st Avenue
The landscape plan will include reflective and active spaces, promoting health and wellness on a variety of scales. The landscape plan will provide access to nature, spaces for movement and exercise, and social gathering spaces.
Floor Plans

Ground Floor

Floor 2

Floor 3

Floor 4
Floor Plans

Floor 5 & 6

Floor 7

Floor 8
Shadow Studies

March 21 - 9am
March 21 - 12pm
March 21 - 3pm
March 21 - 5pm

June 21 - 9am
June 21 - 12pm
June 21 - 3pm
June 21 - 5pm

September 21 - 9am
September 21 - 12pm
September 21 - 3pm
September 21 - 5pm