



NEIGHBOURHOOD FIT & SHADOW STUDIES

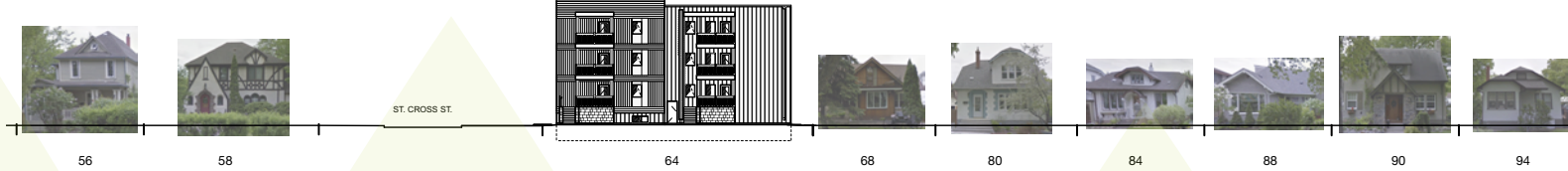
General Site Development Concepts

The scattered co-op concept is responsible and respectful, responding to the existing neighbourhood fabric and its natural beauty. Greenspace, site water management, wildlife habitat, climatic responsive design, and individual and community wellness are incorporated into the design of all three sites.

Site design respects and accommodates neighbours' access to sunlight and generous setbacks at shared property lines. Increased density is accommodated on all three sites through careful consideration of building height and massing that maintain the residential feel of the existing diverse neighbourhood fabric. A proposed raised intersection at Banerhman Avenue and St. Cross Street, along with creates a pedestrian-focused community amenity, creating a new and grounded opportunity for wayfinding and placemaking within the neighbourhood.

The deep retrofit and additions at 59 Banerhman and 143 Machray respect the existing fabric of the neighbourhood by maintaining the form and fenestration of the existing houses, ensuring that the street-facing facades retain the aesthetic of a single family home. The main entrances of all three buildings is on the side street (St. Cross Street for 59 and 64 Banerhman and Emslie for 143 Machray), accommodating the increased suite density on each lot.

All three projects are designed with a palette of three to four discrete cladding materials with a natural feel. The intent is to have each building within the co-op work as a discrete building while speaking to a design aesthetic that is shared throughout. Different parts of the buildings are clad in different materials to visually break up the building to avoid a monolithic effect. Stone and reclaimed brick features ground the buildings and create a connection to place within the neighbourhood.



1 A Elevation views from the street around 64 Banerhman show the size and scale of the proposed developments within the context of the existing neighbourhood.



2 A 143 Machray Deep Retrofit & Addition as seen from Machray Avenue.



3 A 59 Banerhman Deep Retrofit & Addition as seen from Banerhman Avenue.



4 A 64 Banerhman New Building as seen from the corner of Banerhman Avenue & St. Cross Street.

SHADOW STUDIES

