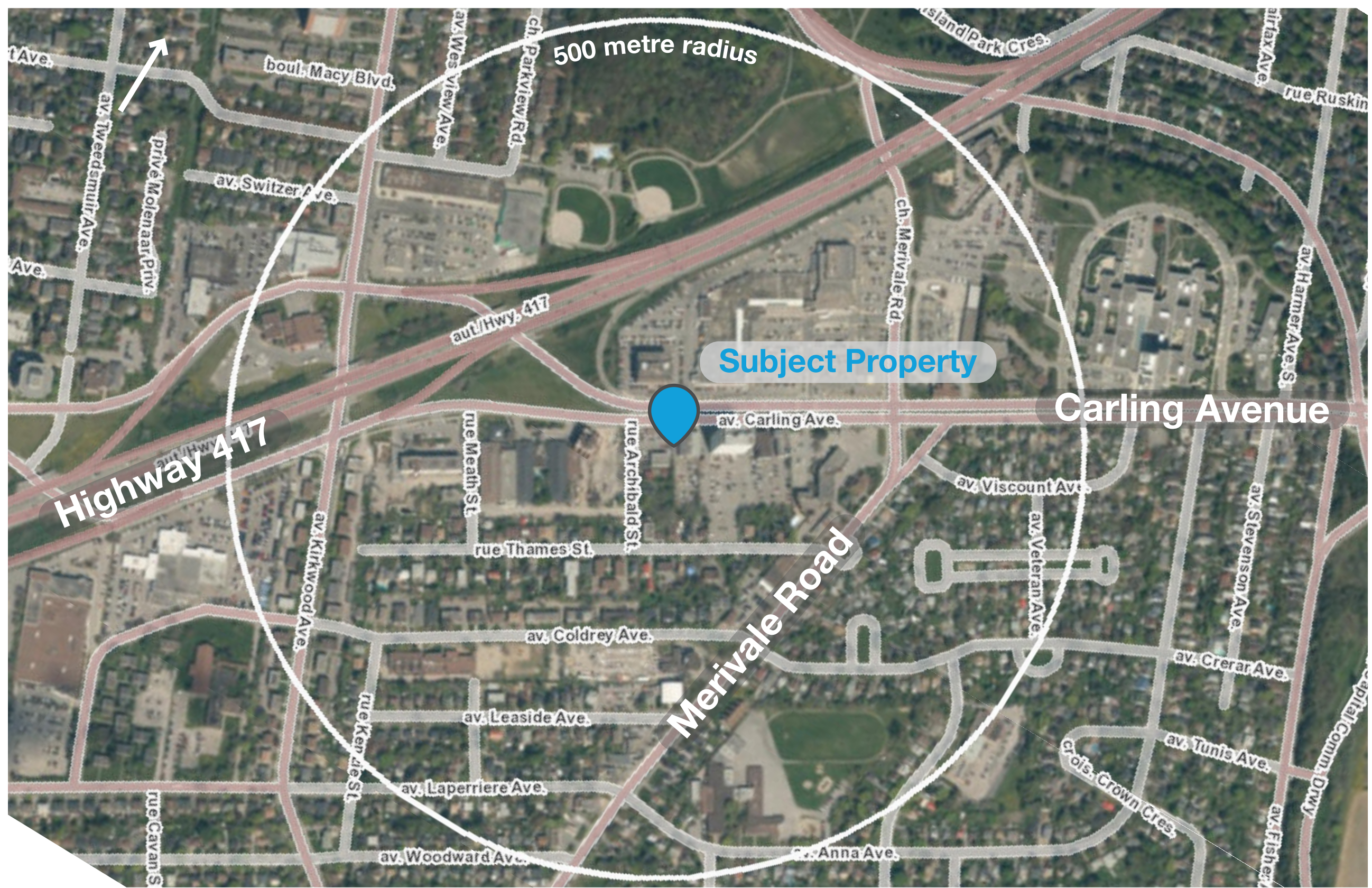


FOTENN



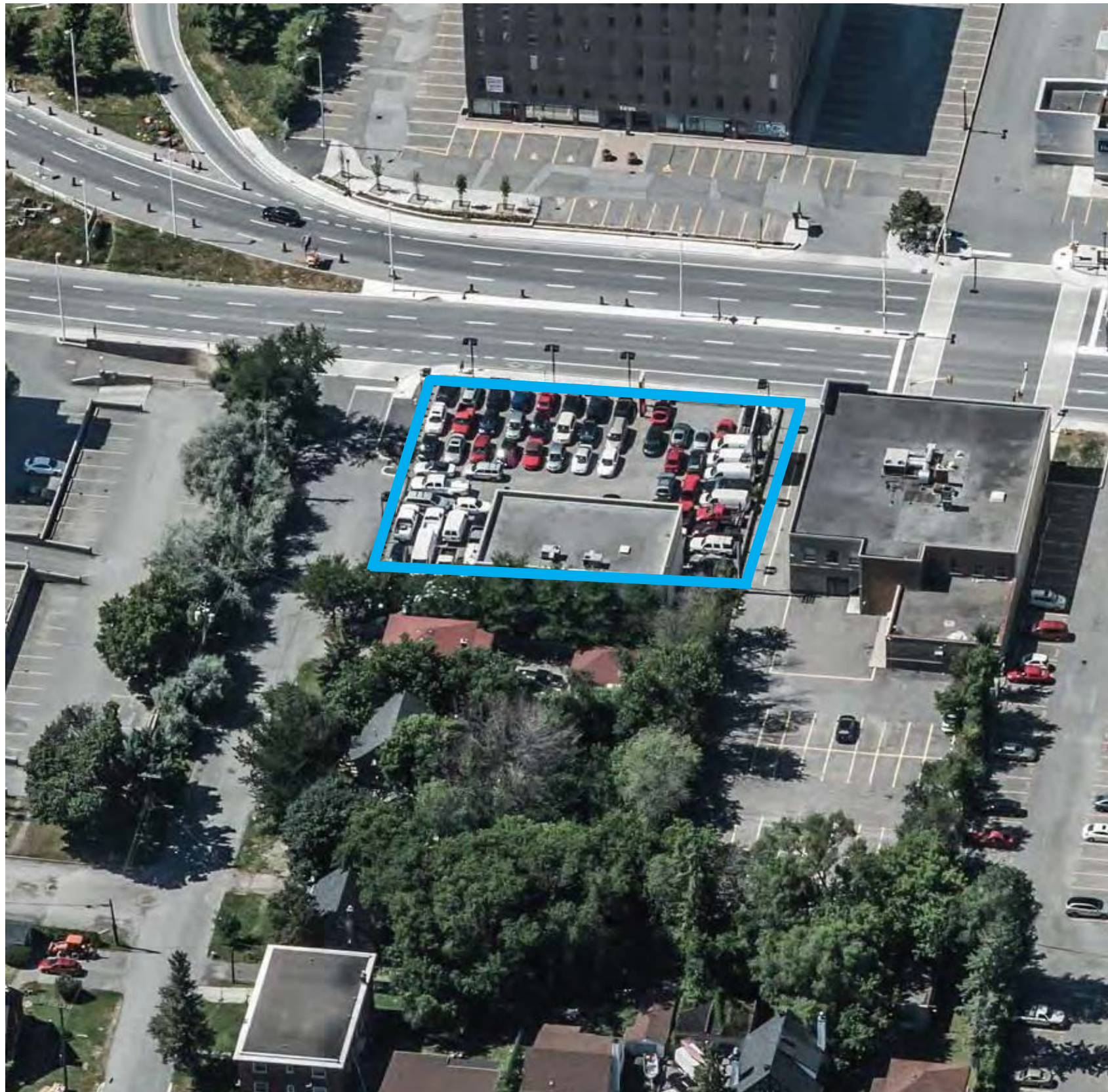
1330 Carling and 815 Archibald Street

figuri
architects
collective



Subject Property

2



Property Details

/ Lot Area: 1,969 m²

/ Carling frontage: 39.62 m

/ Archibald frontage: 49.68

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1330 Carling Avenue and 815 Archibald Street
Public Presentation

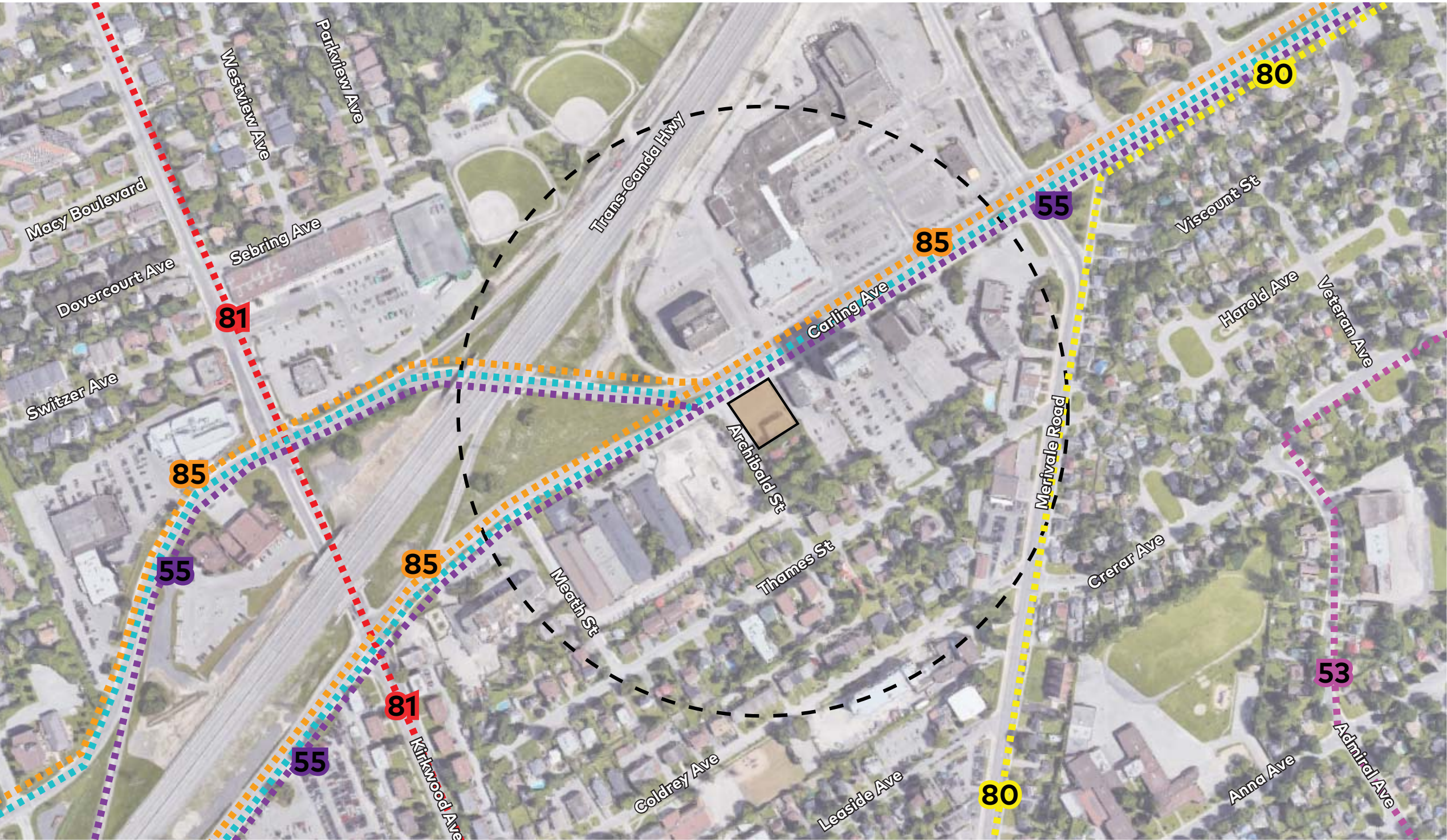


4



1330 Carling Avenue and 815 Archibald Street
Public Presentation

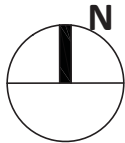
Existing Transit Context



Transportation Networks - OC Transpo

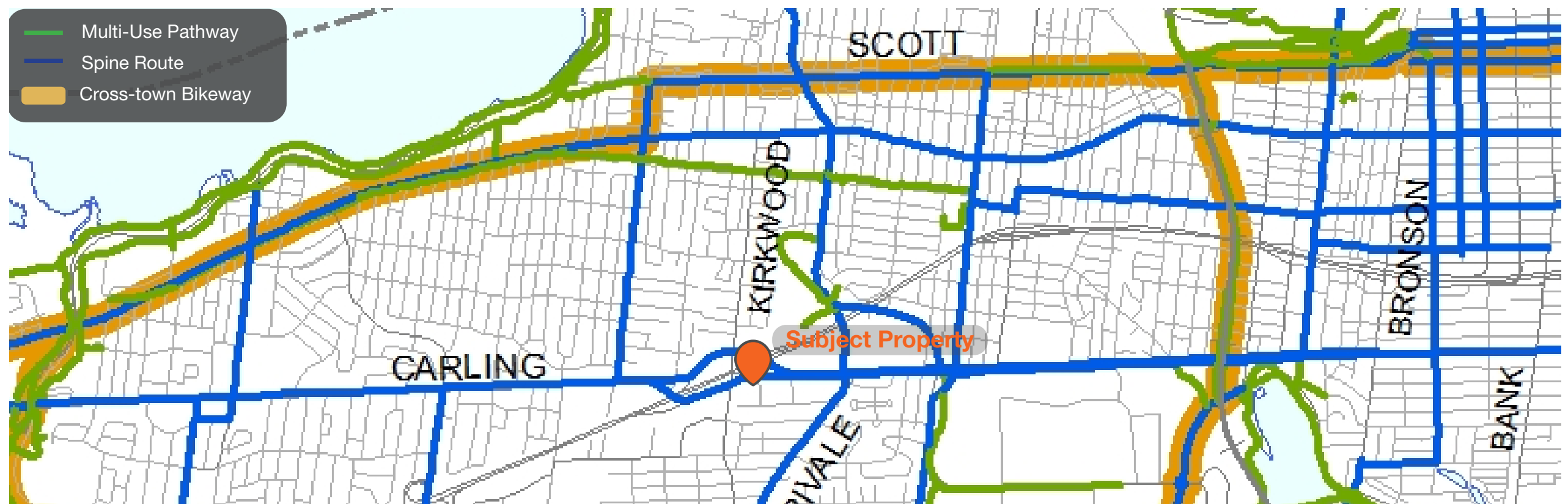
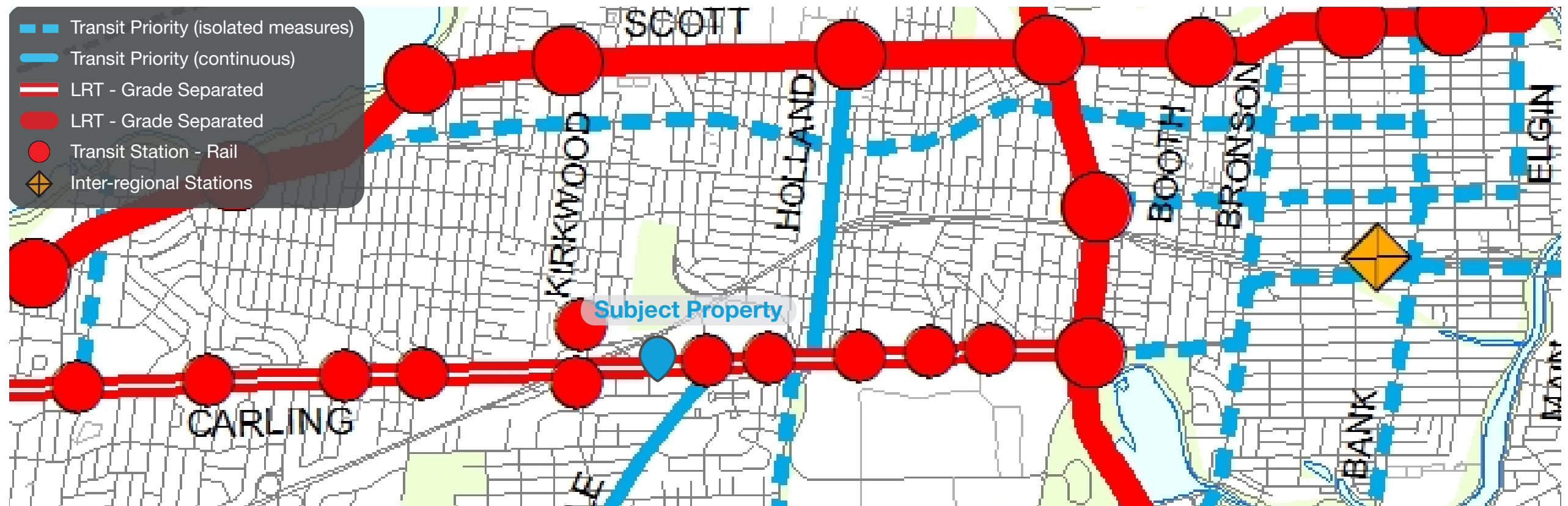
- Route 81
- Planned intensive transit
- Route 85
- Route 53
- Route 55
- Route 80
- 500m (10min) Walking Distance

24 STOREY MIXED-USE BUILDING
1330 CARLING AVENUE

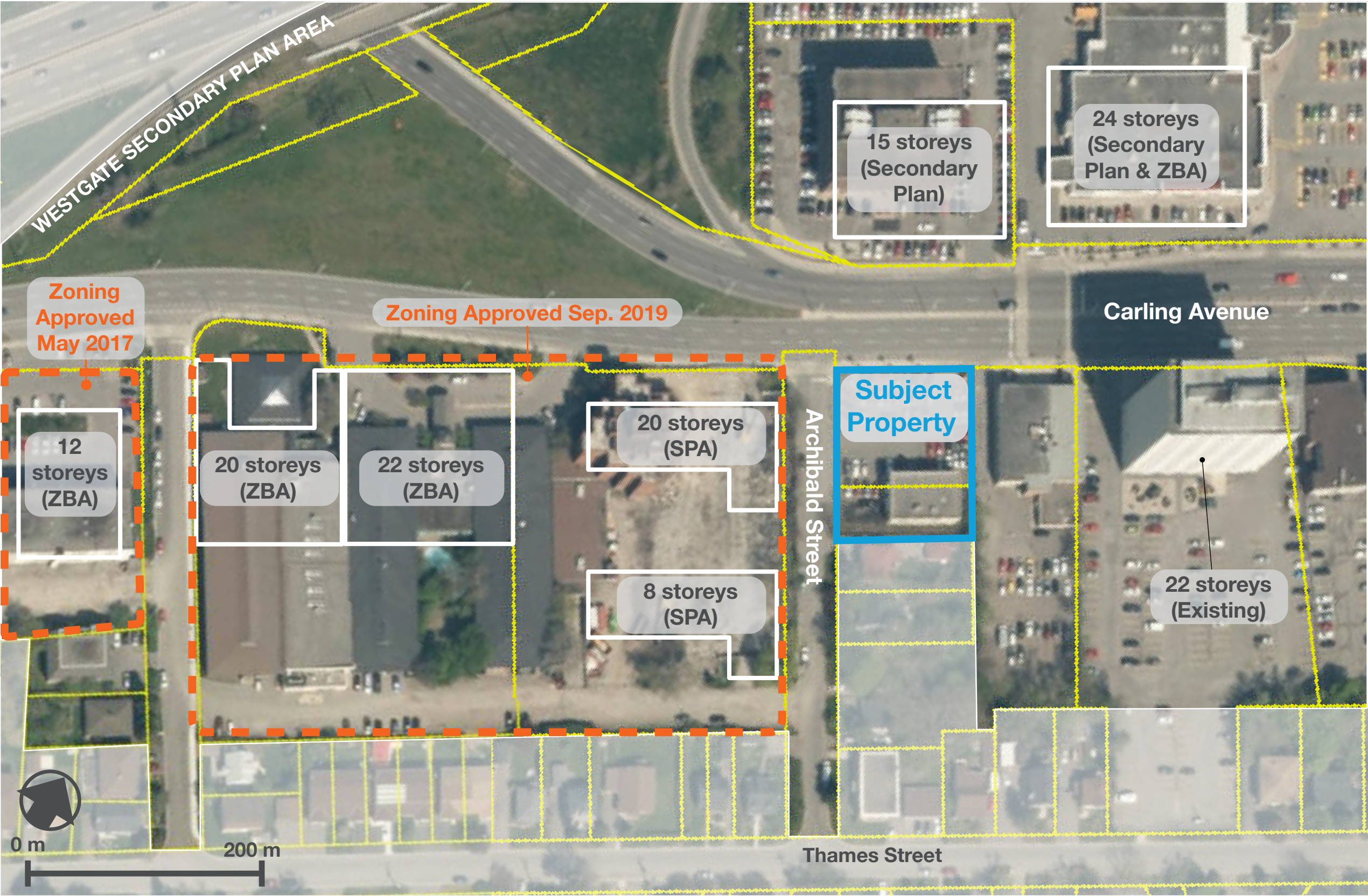


Planned Transportation Context

6



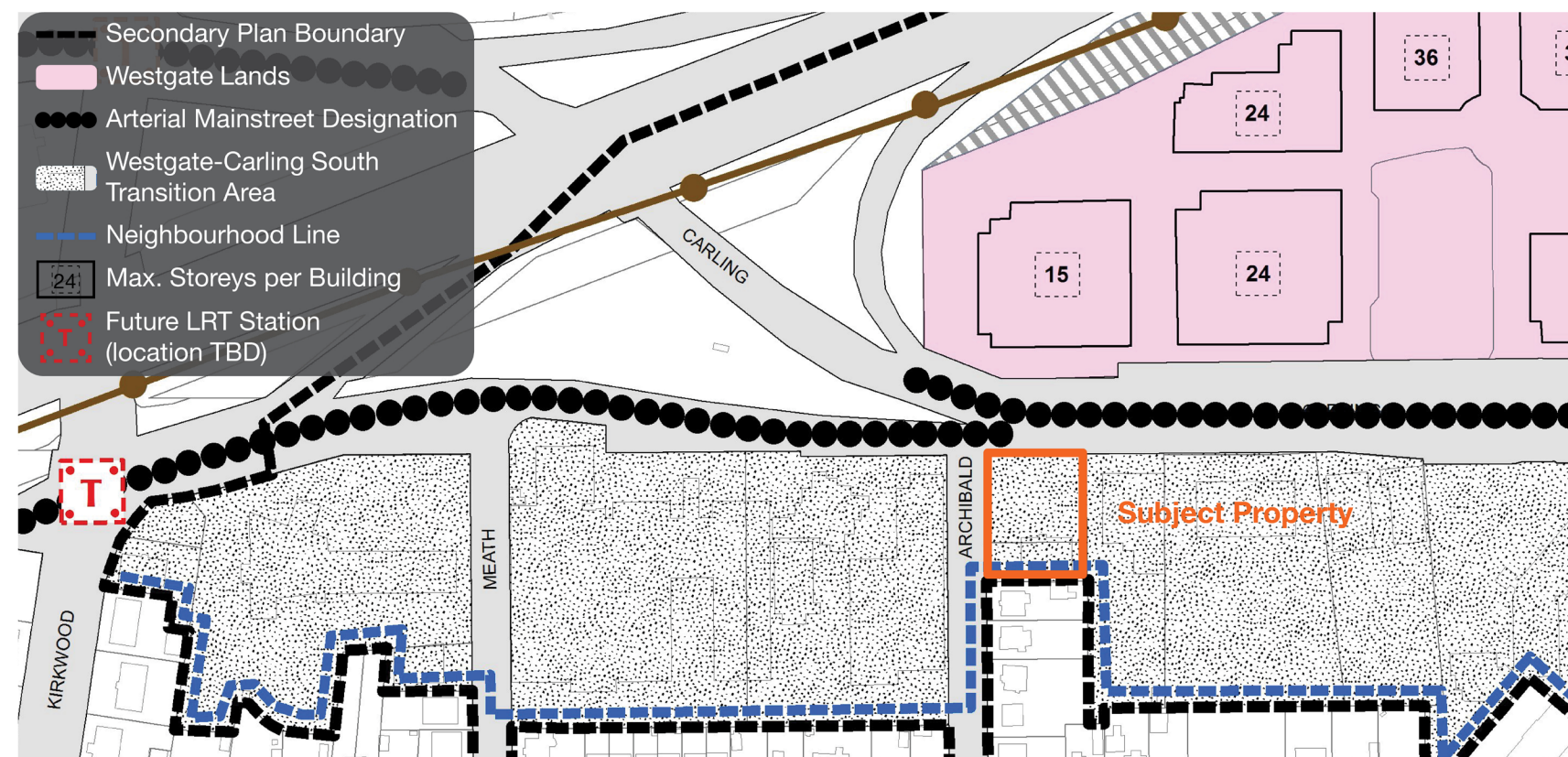
Planned Building Height





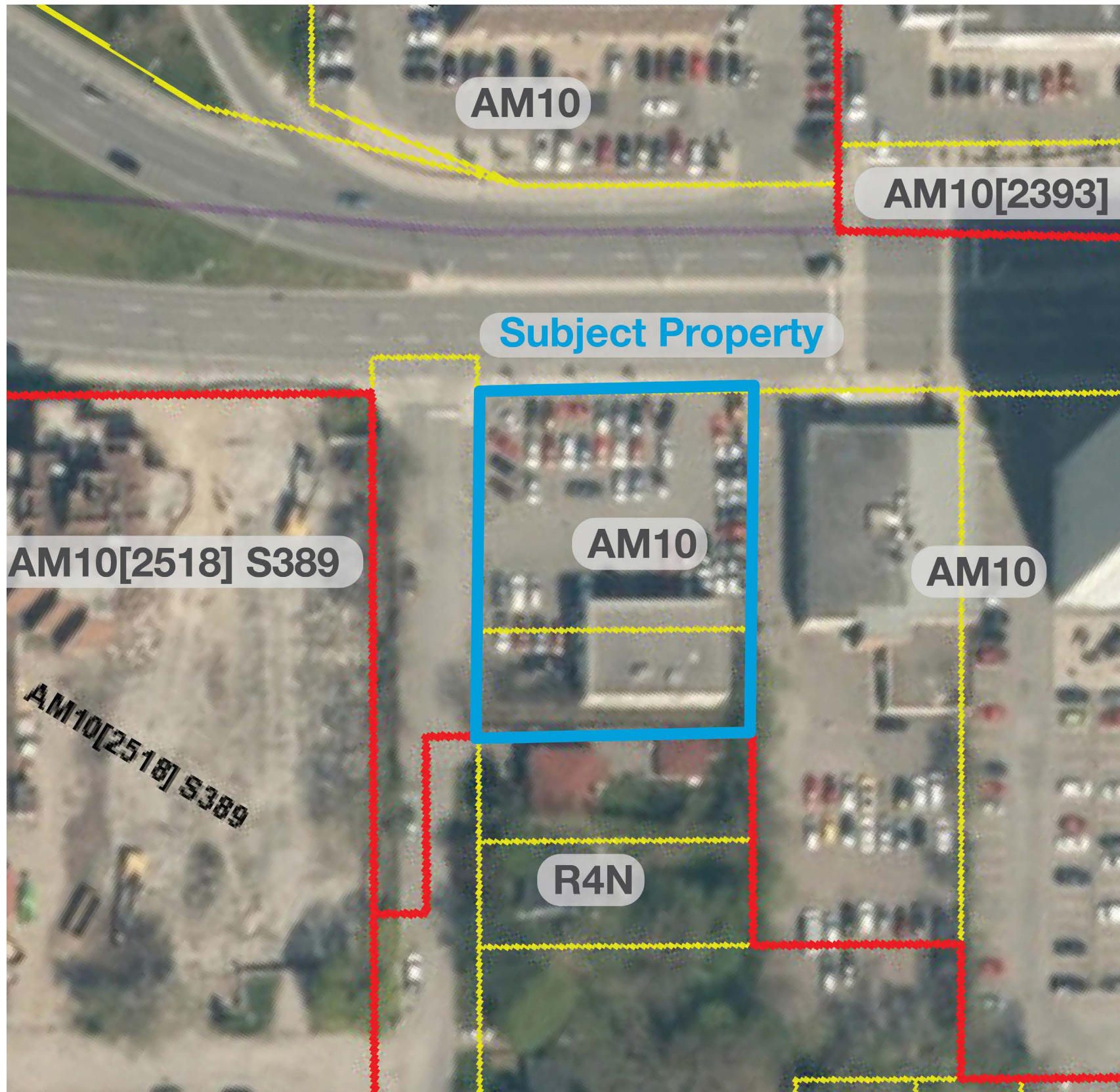
Official Plan

- / Designated Arterial Mainstreet - wide range of uses permitted.
- / Target Area for Intensification - 200 people and jobs per hectare.
- / Redevelopment encouraged where building defines the street edge with active frontages.
- / Policies permit high-rise buildings where a Secondary Plan permits them, or within 400 metres of a Rapid Transit Station.



Westgate Secondary Plan

- / Property is within the Westgate-Carling South Transition Area.
- / Intent is to provide transition to low-rise neighbourhood to South.
- / Secondary Plan policies relate primarily to Westgate Lands.



Zoning By-law

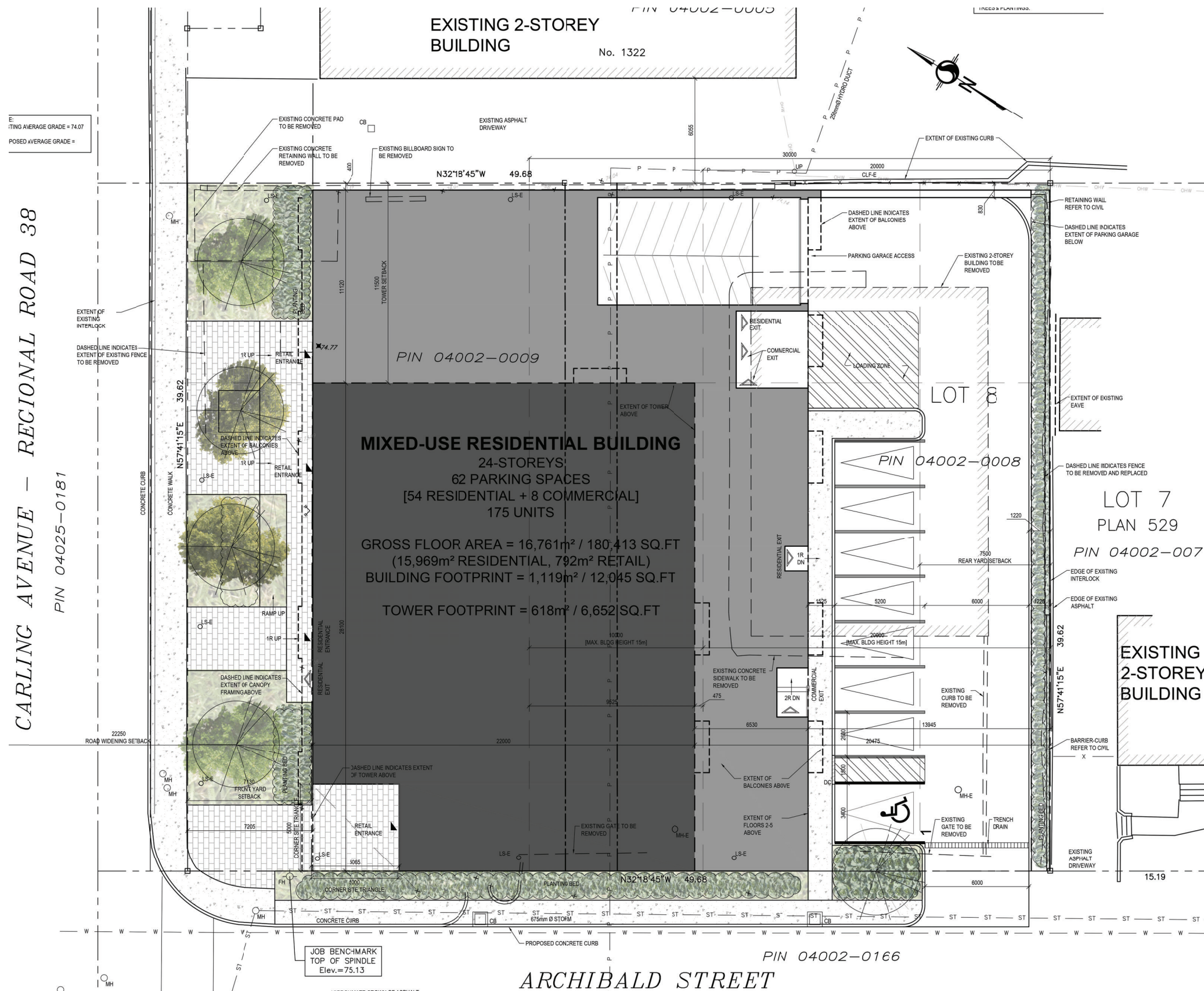
- / Subject property is zoned **Arterial Mainstreet, Subzone 10 (AM10)**.
- / Mixed use buildings, dwelling units, retail and service commercial uses permitted, among others.
- / AM10 provisions impose development standards that ensure active, well-framed street frontages.
- / Proposal meets majority of zoning requirements.
- / Relief required to increase maximum height from 30 metres to 75 metres and to reduce minimum residential parking requirement.
- / Minor relief also required to lift active entrance requirement for facade facing Archibald.

Proposed Site Plan

10

Proposal Details

- / 175 total units
(46% are two-bedroom units)
- / 792 m² of street-facing retail
- / 24 storeys (75 metres)
- / 62 total parking spaces (18 visitor and 8 commercial spaces)
- / 156 bicycle parking spaces
- / 13.9 metre rear yard setback



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1330 Carling Avenue and 815 Archibald Street
Public Presentation

Proposed Development

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Looking North



June 2020

1330 Carling Avenue and 815 Archibald Street
Public Presentation

Proposed Development

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Looking Southwest



June 2020

1330 Carling Avenue and 815 Archibald Street
Public Presentation

Proposed Development

13

Looking Southeast



June 2020

1330 Carling Avenue and 815 Archibald Street
Public Presentation

Proposed Development

14



View from intersection
of Carling Avenue
and Archibald Street

Proposed Development

15

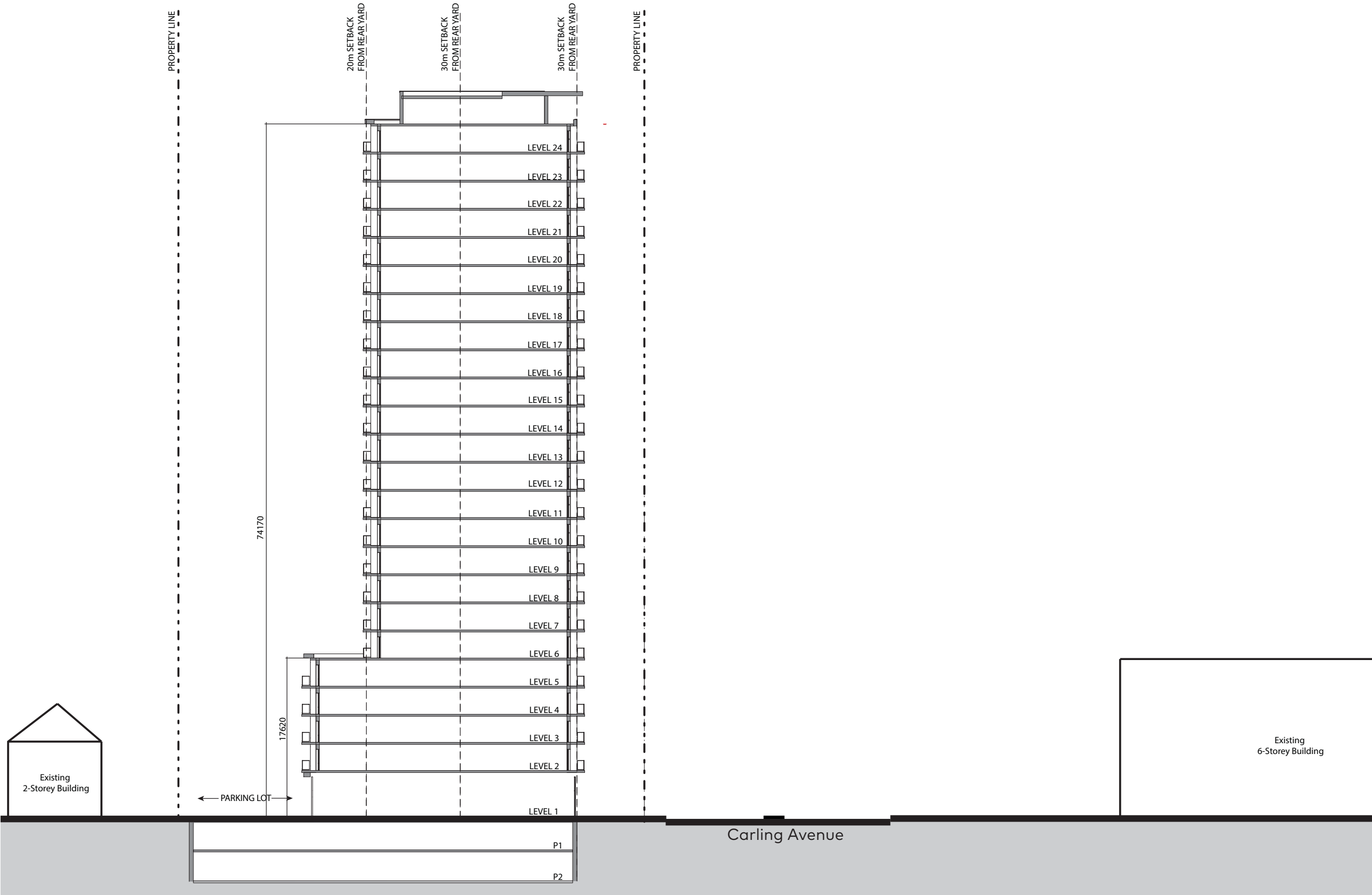
View from rear

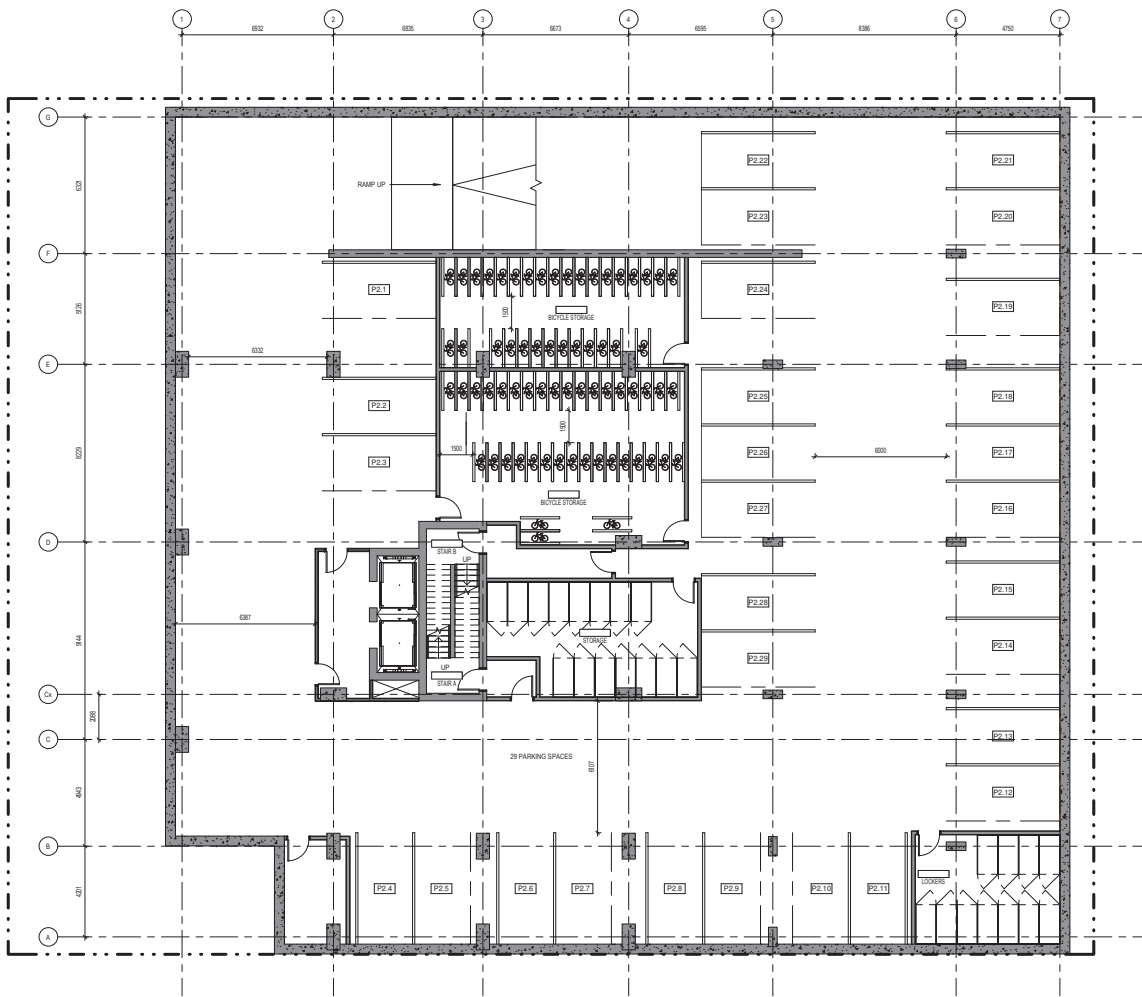


June 2020

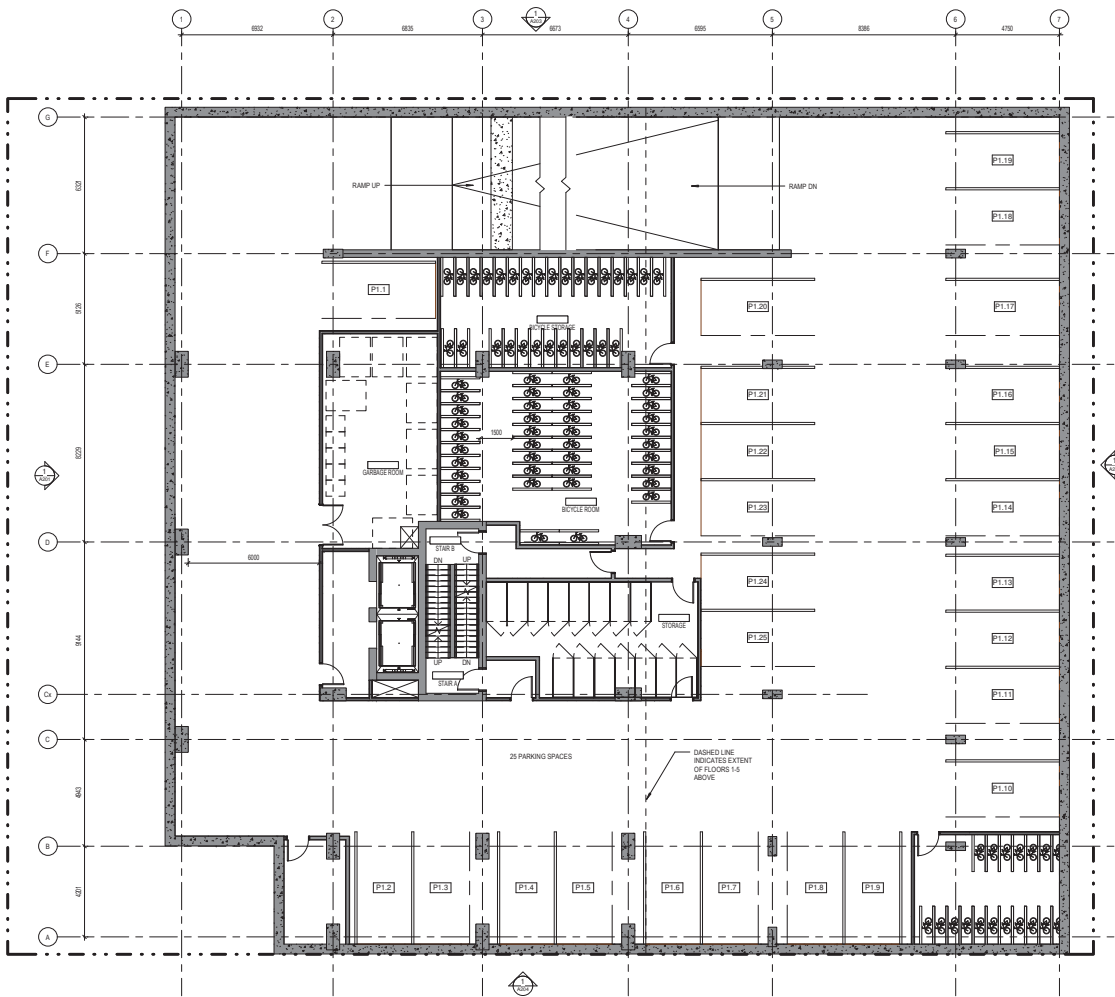
1330 Carling Avenue and 815 Archibald Street
Public Presentation

Proposed Development





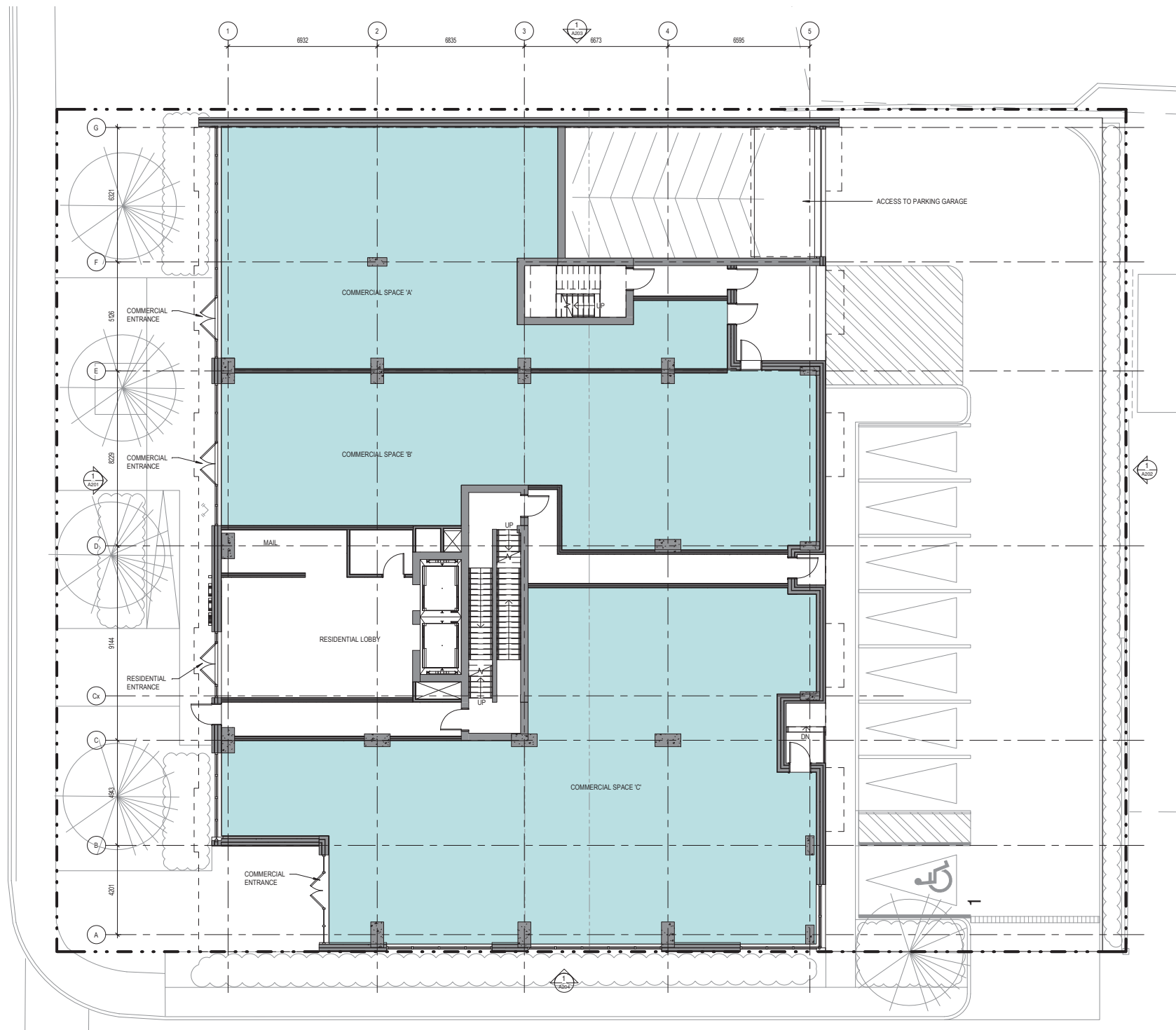
P1 Parking Plan



P2 Parking Plan

Proposal Details

- / 175 total units (46% are two-bedroom units)
- / 792 m² of street-facing retail
- / 24 storeys (75 metres)
- / 62 total parking spaces (18 visitor and 8 commercial spaces)
- / 156 bicycle parking spaces
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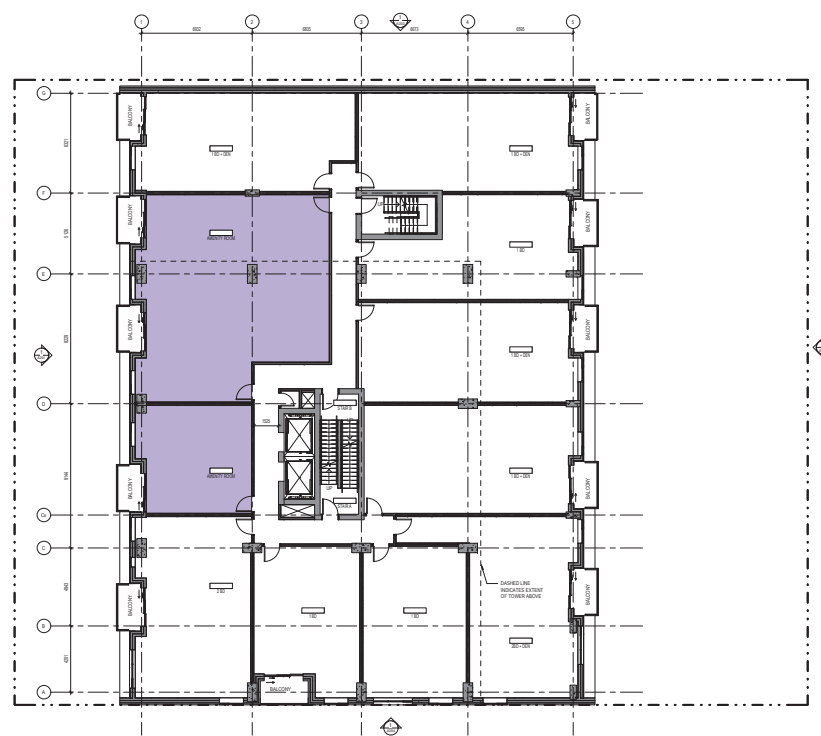
Ground Floor Plan

 Amenity

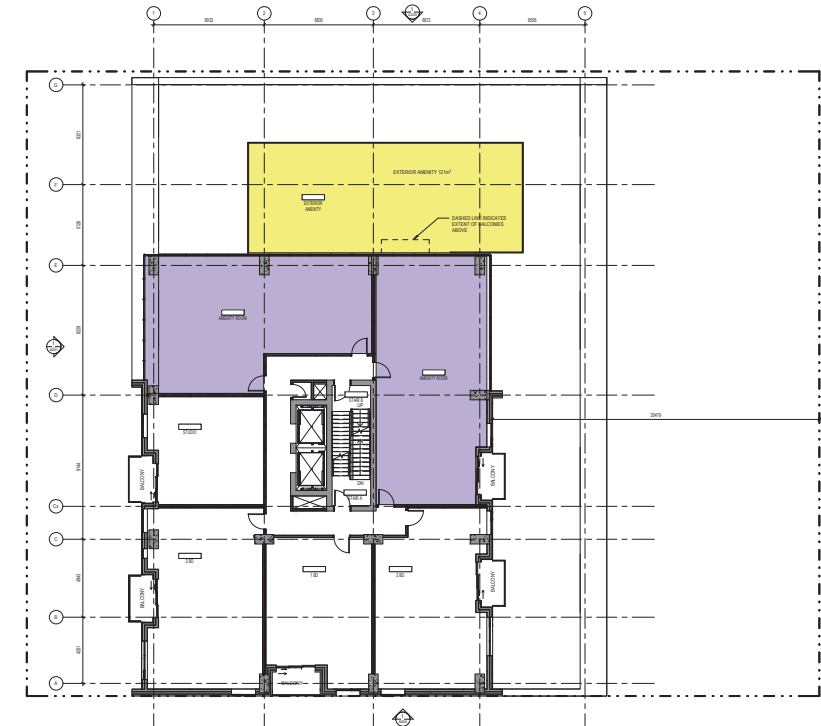
 Commercial

Proposed Development

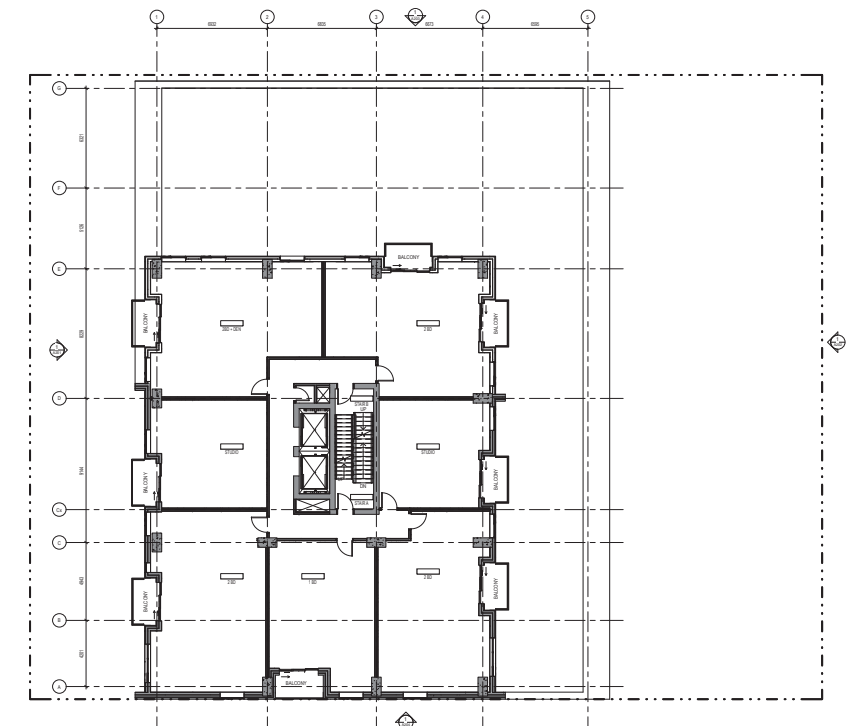
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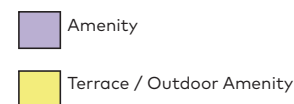
Floor Plan, Levels 2 -5



Level 6



Typical Floor Plan, Levels 7-24





Proposal Details

- / Interior and exterior amenity area provided at Level 6
- / Tower is set back 11.5 metres from interior side lot line
- / 20-metre tower separation distance across Archibald Street
- / 20-metre tower setback from rear yard

Proposed Development



North (Carling) Elevation

-  Metal Panels
Colour: Orange
-  Metal Panels
Colour: White
-  Metal Panels Horizontal
Colour: Light Grey
-  Metal Panels Horizontal
Colour: Dark Grey
-  Grey Architectural Block



Proposed Development

South (Rear) Elevation

-  Metal Panels
Colour: Orange
-  Metal Panels
Colour: White
-  Metal Panels Horizontal
Colour: Light Grey
-  Metal Panels Horizontal
Colour: Dark Grey
-  Grey Architectural Block







East (Interior Side) Elevation

	Metal Panels Colour: Orange
	Metal Panels Colour: White
	Metal Panels Horizontal Colour: Light Grey
	Metal Panels Horizontal Colour: Dark Grey
	Grey Architectural Block



Proposed Development

West (Archibald) Elevation

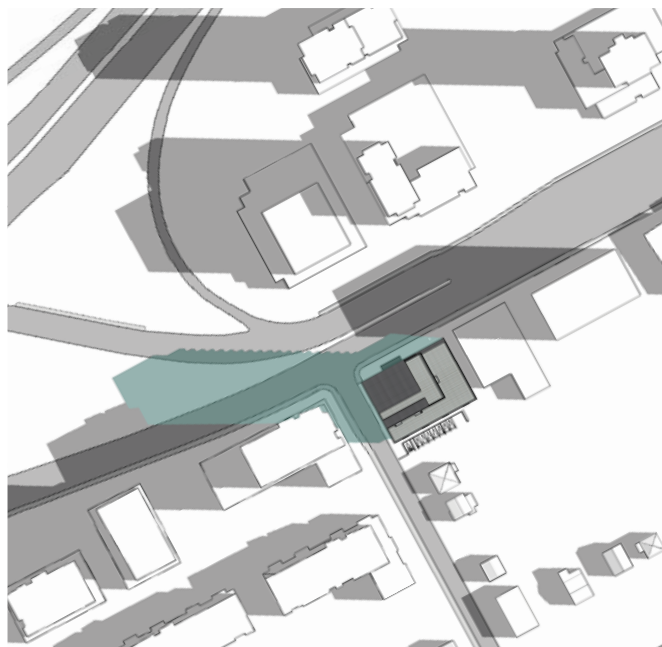
-  Metal Panels
Colour: Orange
-  Metal Panels
Colour: White
-  Metal Panels Horizontal
Colour: Light Grey
-  Metal Panels Horizontal
Colour: Dark Grey
-  Grey Architectural Block



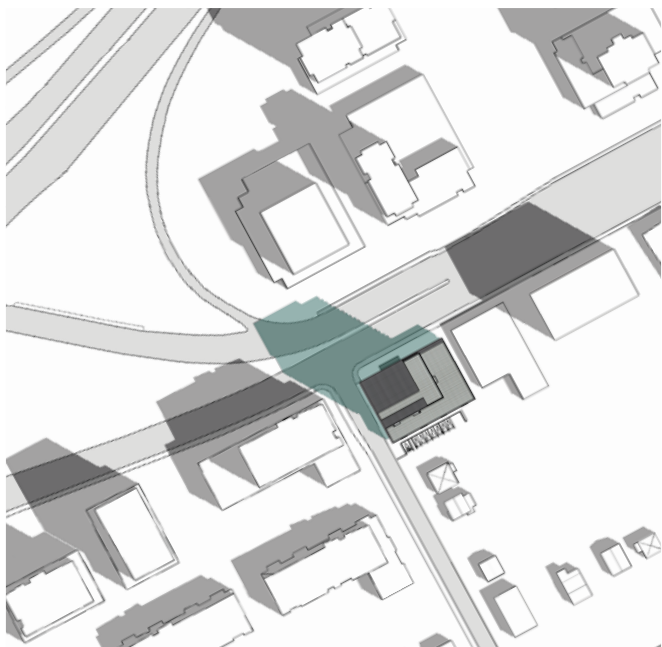
Shadow Study

24

June 21



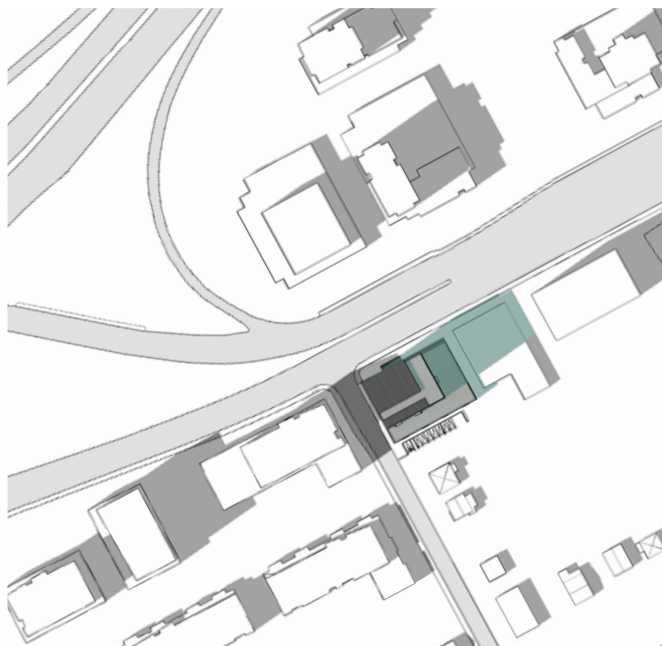
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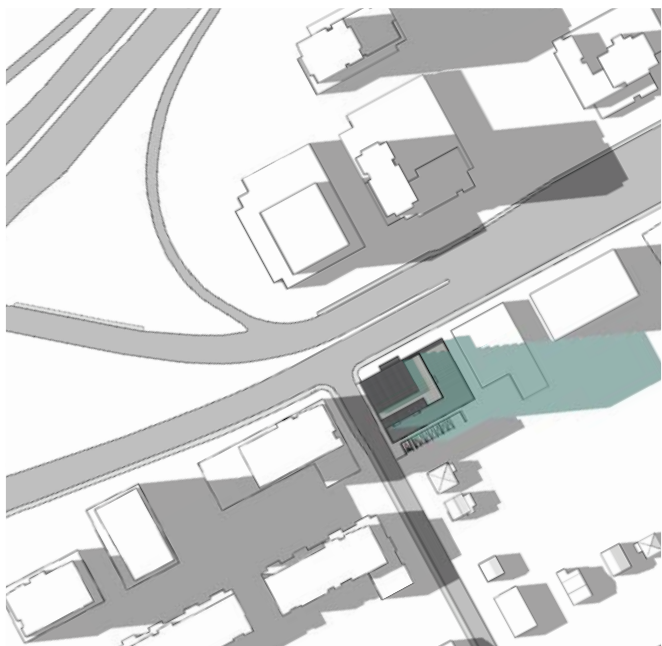
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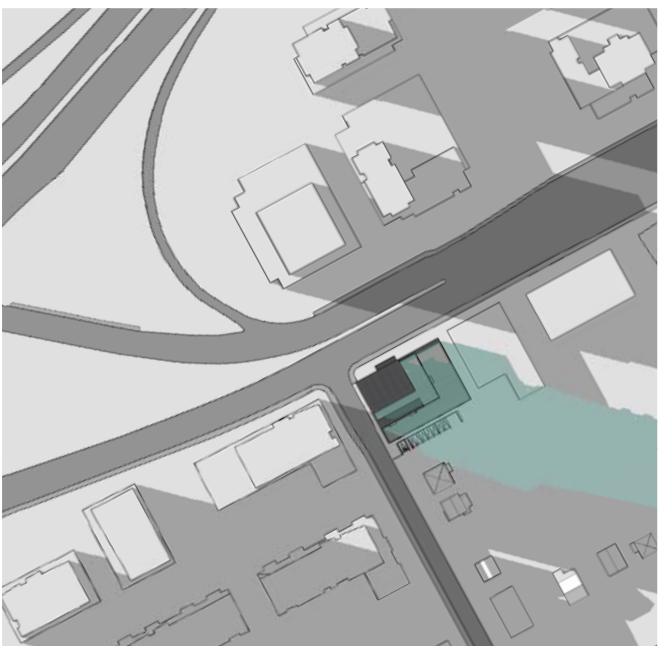
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2:00pm



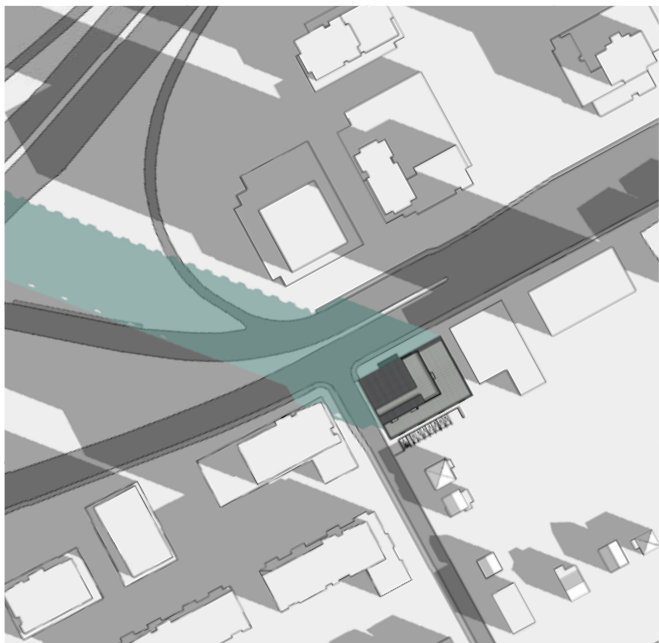
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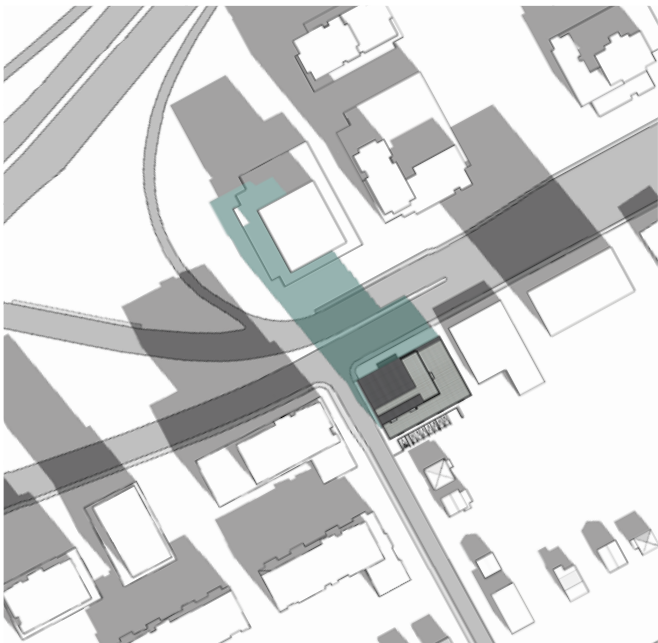
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Shadow Study

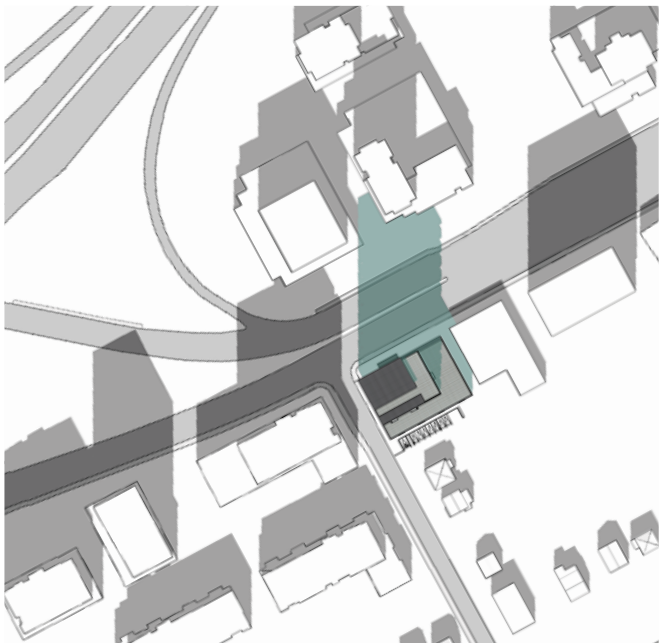
September 21



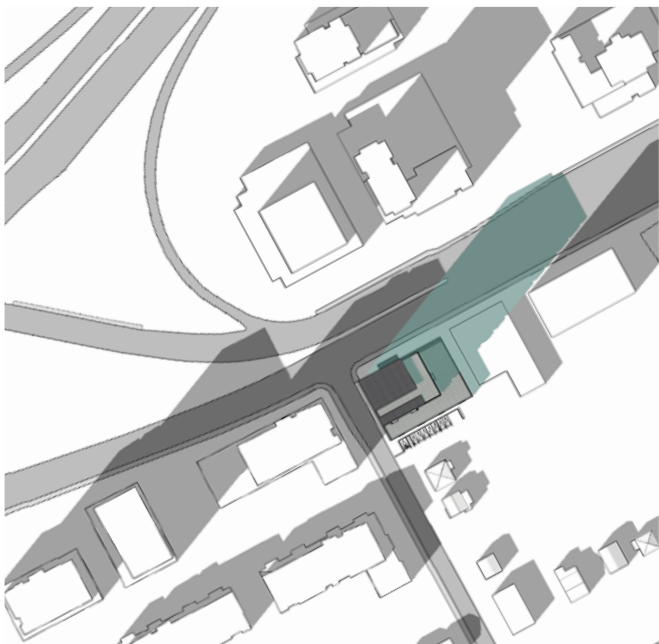
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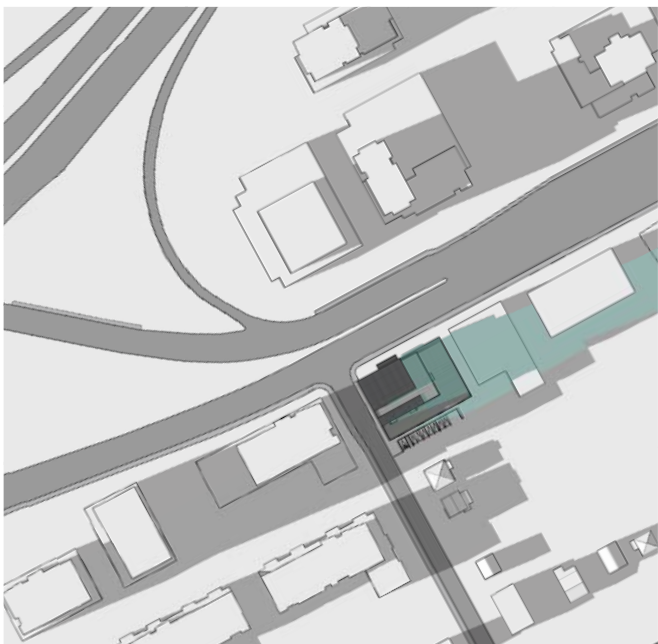
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12:00pm



2:00pm



4:00pm



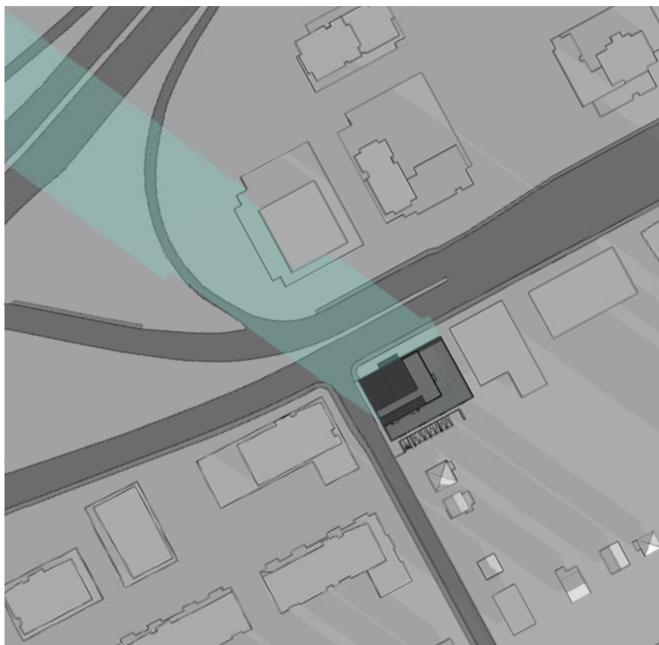
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June 2020

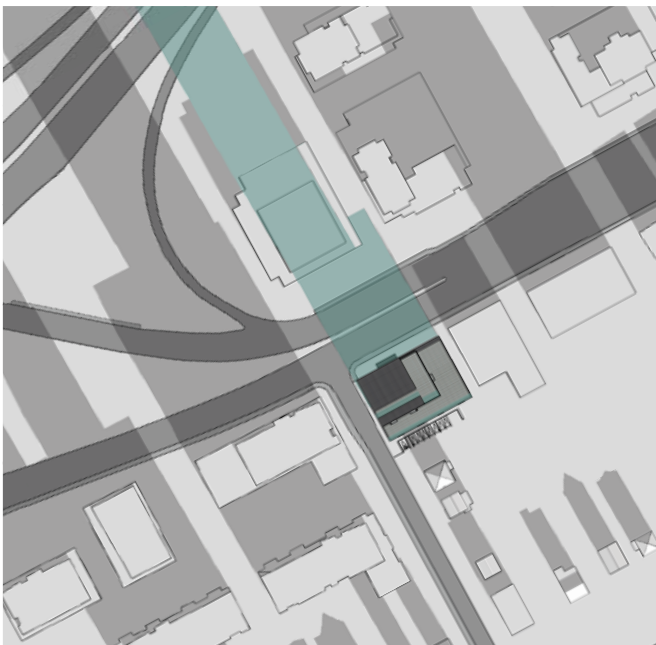
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Public Presentation

Shadow Study

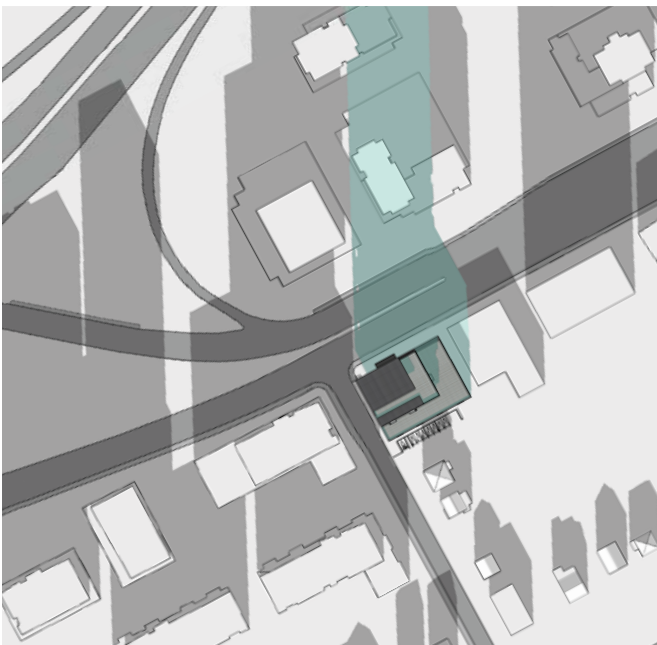
December 21



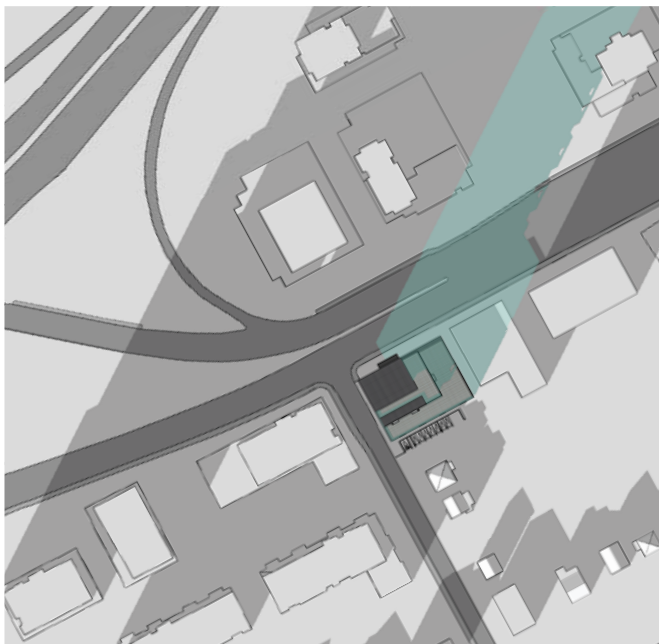
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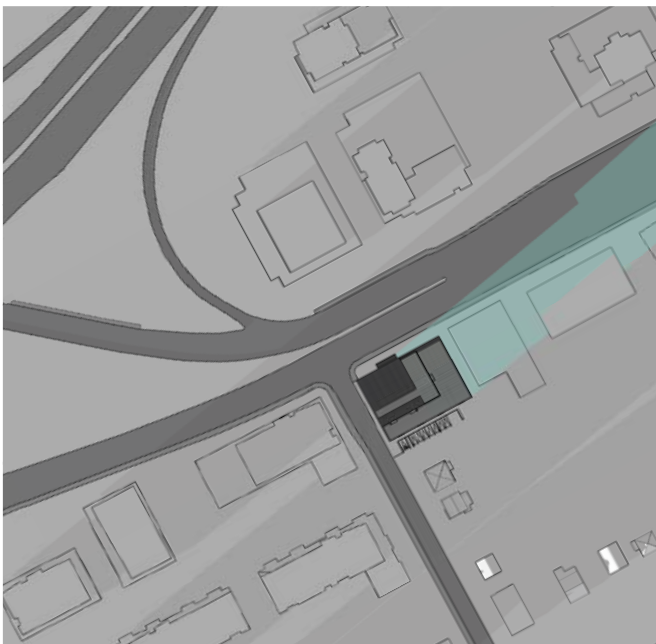
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12:00pm



2:00pm



4:00pm



6:00pm