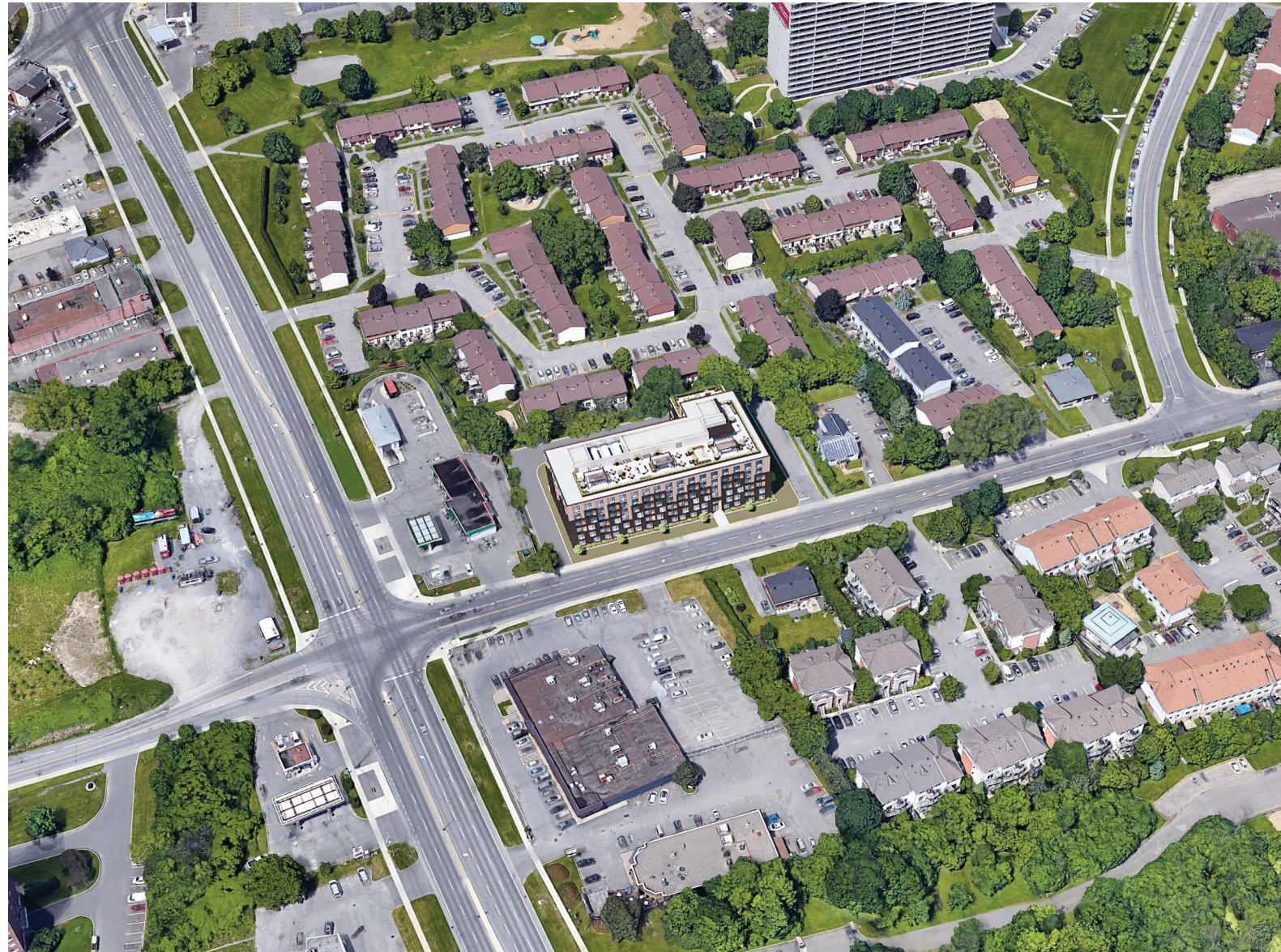


1184 CUMMINGS AVENUE

DESIGN BRIEF

12 APRIL 2023



View Looking West



View Looking East



View Looking North



View Looking South

1184 CUMMINGS AVENUE BUILDING MASSING / AERIAL VIEWS

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1184 CUMMINGS AVENUE VIEW OF EAST ELEVATION

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1184 CUMMINGS AVENUE VIEW FROM CUMMINGS LOOKING NORTH-WEST

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1184 CUMMINGS AVENUE VIEW FROM CUMMINGS LOOKING SOUTH-WEST

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1184 CUMMINGS AVENUE VIEW FROM WELDON DRIVE LOOKING SOUTH

| 2231 | SCALE: N.T.S

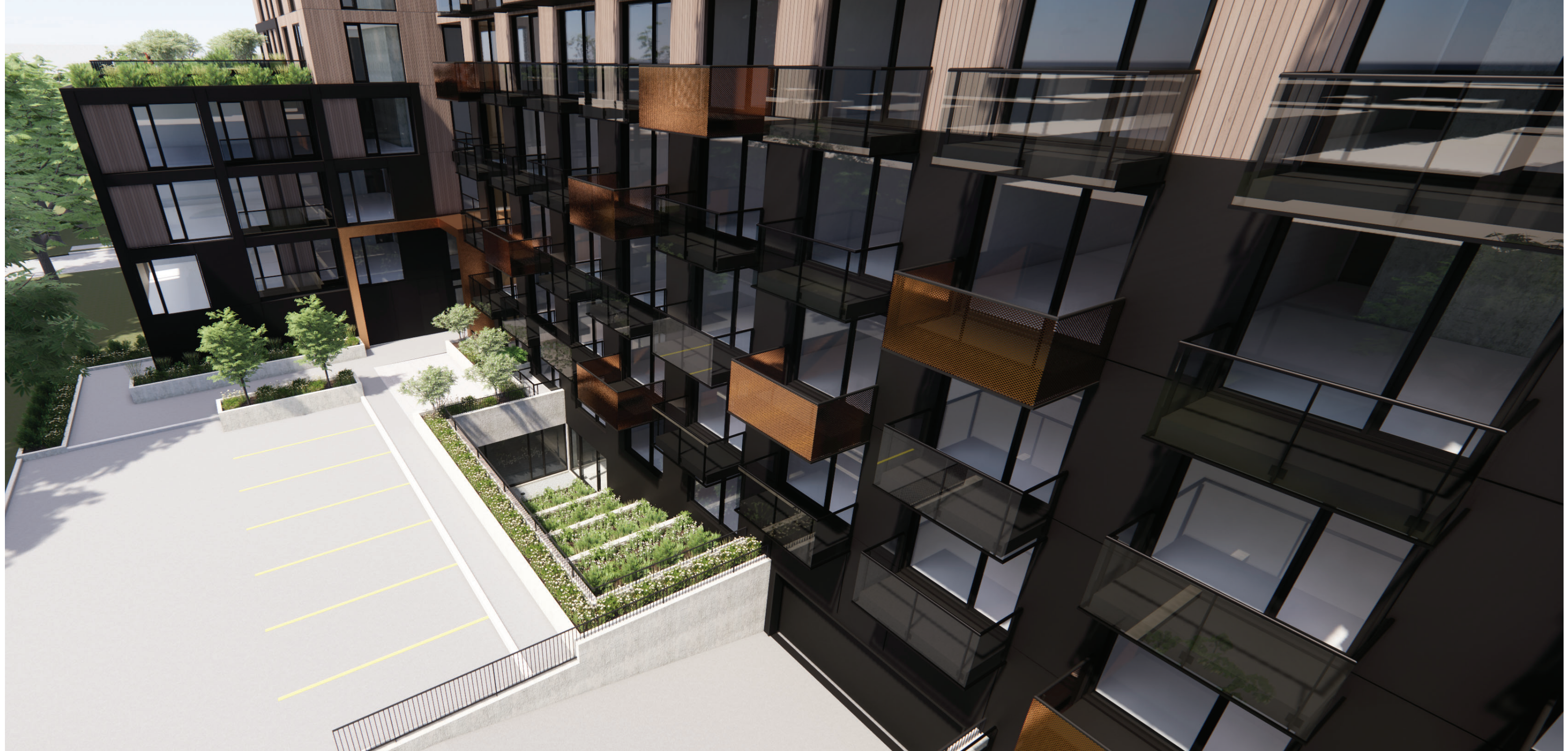
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1184 CUMMINGS AVENUE VIEW FROM REAR YARD LOOKING EAST

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1184 CUMMINGS AVENUE AERIAL VIEW OF WEST ELEVATION AND STEPPED TERRACE

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Aerial View of Integration with Public Realm



Section Showing Integration with Public Realm

TRANSITION MEASURES

The abutting properties on the east side of Cummings are comprised of a single story commercial strip mall with surface parking, and a single story detached dwelling. The existing zoning on each property allows for significantly more density, so we have viewed both of these sites as being in a pre-development condition and expect that both will be redeveloped with more density and height in the future. This being the case, our focus on transition has been oriented towards the townhouse development to the west of the site and ensuring sufficient separation to alleviate privacy and overlook concerns for these residents.

The design of the public realm was focused on creating an engaging built form and façade treatment that animates the street frontage. Dark elements climb the façade in a playful way creating rhythm and variation along the east elevation while also allowing the building to step back from the street on the upper levels.

Specific Transition measures are as follows:

1 Physical Separation

The majority of the building is set at over 20m from the east property line, far exceeding the 6m required rear yard setback. This physical separation will improve privacy and reduce overlook for the existing townhouse development to the west.

2 Upper Level Stepback

The upper levels of the northern portion of the building are set back to more than 15m from the rear property line.

3 Roof Top Terrace Configuration

The design of the roof top places the roof terrace on the east side of the roof and places the mechanical penthouse on the west side of the roof. This allows the penthouse to act as a barrier greatly reducing any noise transfer from the roof terrace to these units to the west, and it eliminates any privacy or overlook concerns. Virtually all mechanical equipment will be contained within the mechanical penthouse further reducing any noise to the west.

4 Building Articulation

Alternating volumes of dark and wood grain move up and down the east elevation of the building, creating variation and visual interest along the street frontage.

5 Building Step Back

The articulation of the building has been designed in a way that allows the building to step back on the upper levels. All areas of the east elevation shown with wood cladding are stepped back from those with dark cladding, allowing the building to move away from the street line as it climbs while doing so in an atypical way.



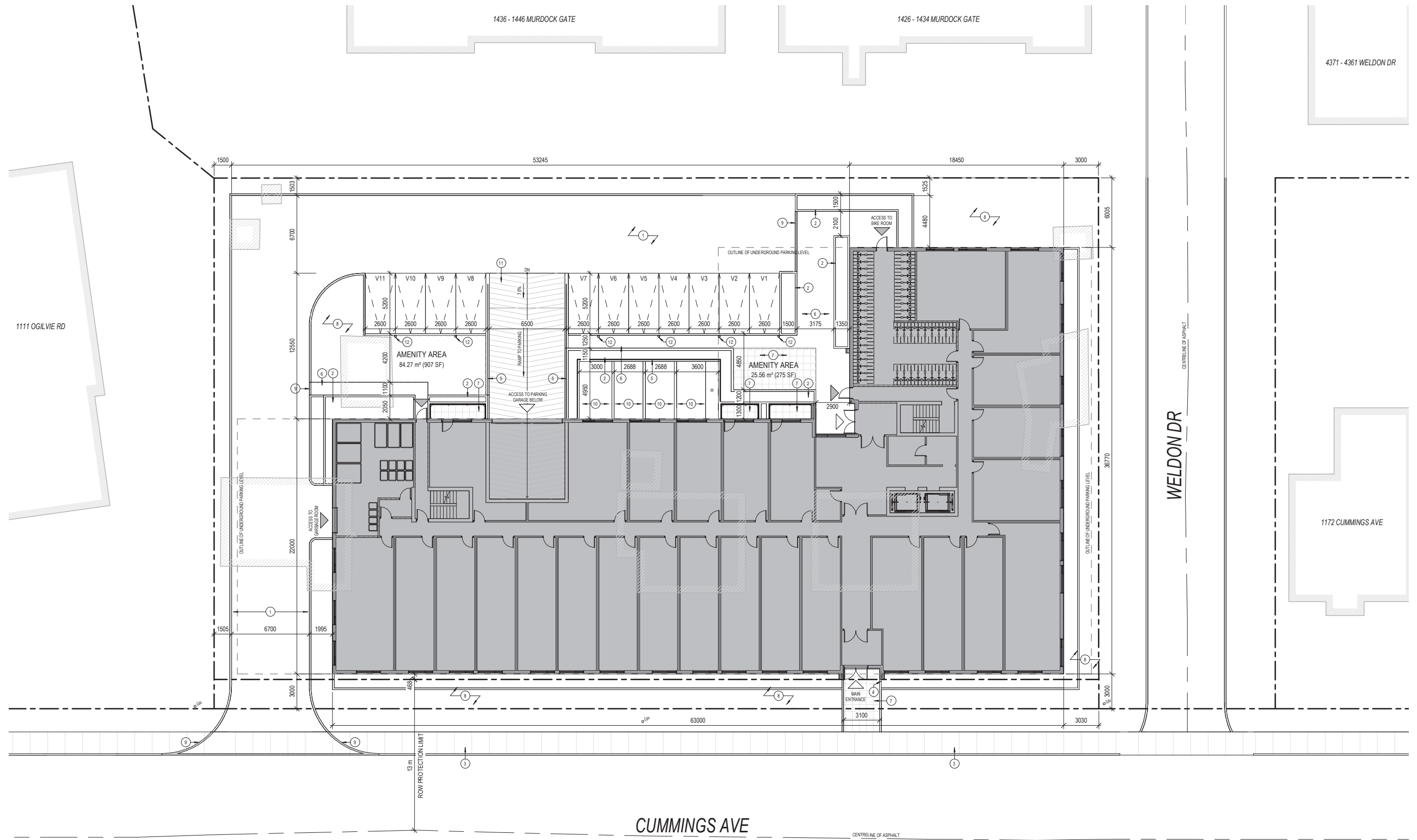
CLADDING LEGEND

- 1 Aluminum Panel (Black)
- 2 Aluminum Panel (Cedar Wood Plank Finish)
- 3 Aluminum Panel (Copper Finish)

1184 CUMMINGS AVENUE PROPOSED EXTERIOR DESIGN AND CLADDING MATERIALS

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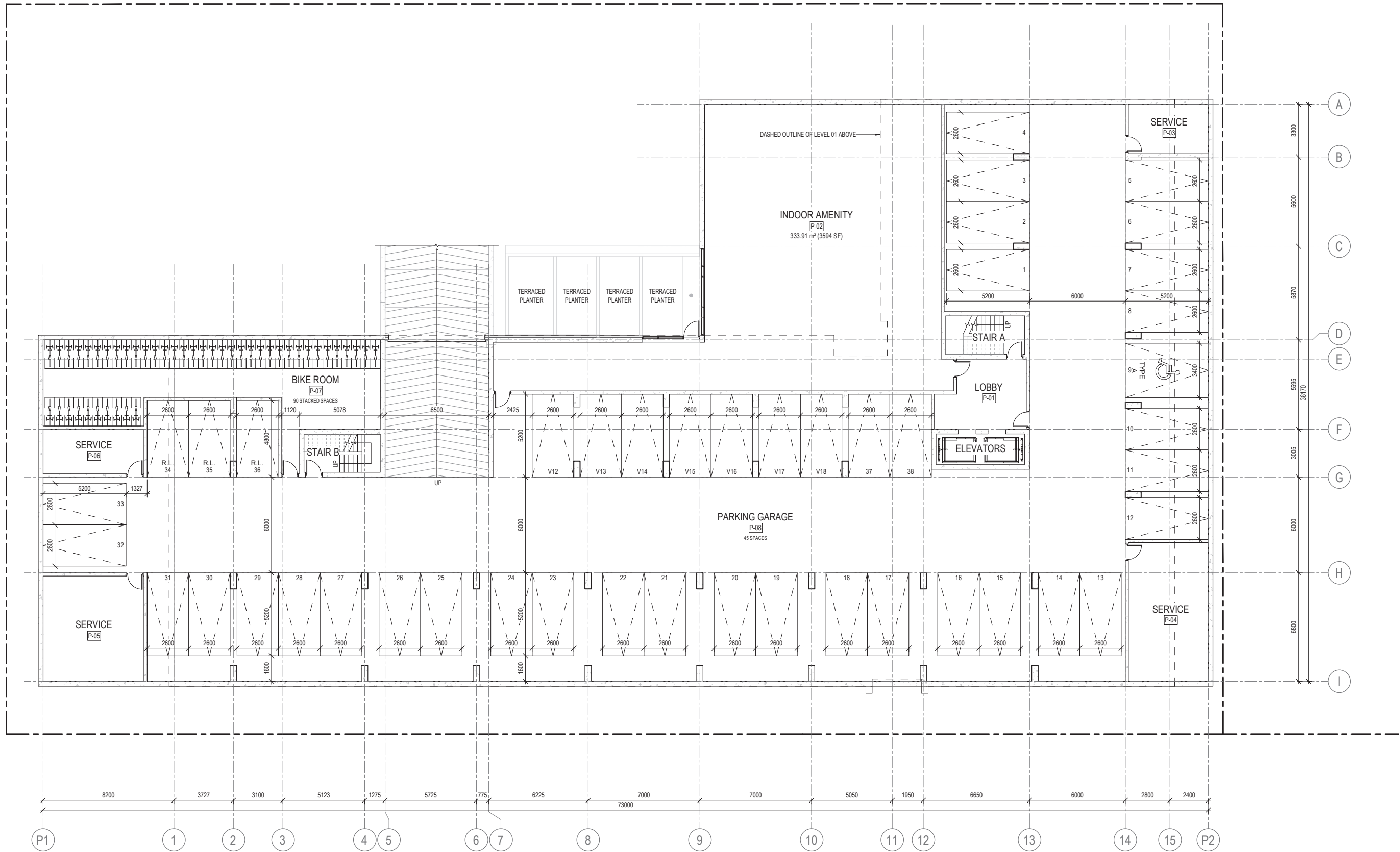
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1184 CUMMINGS AVENUE PROPOSED SITE PLAN

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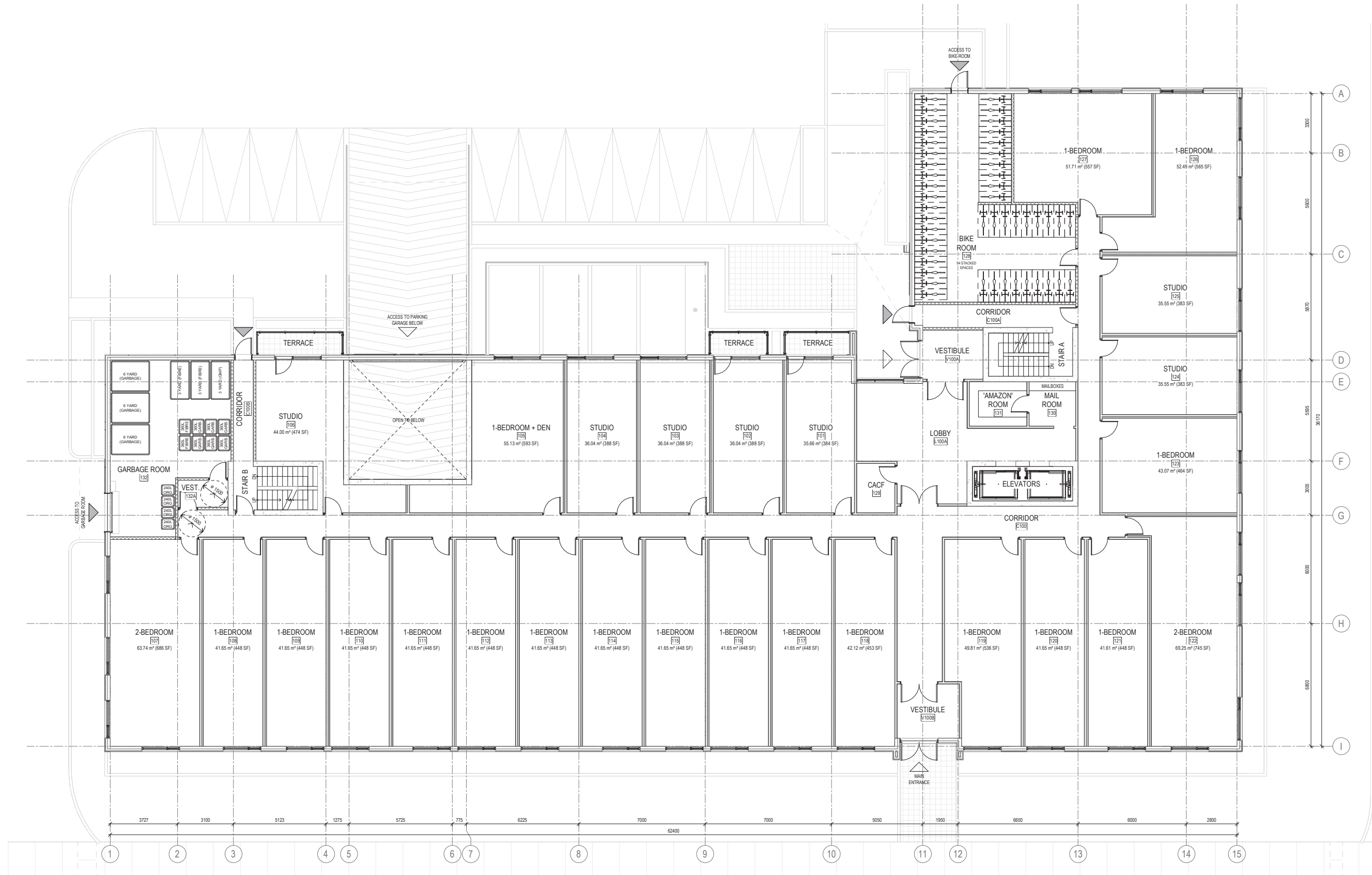
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1184 CUMMINGS AVENUE PROPOSED PARKING LEVEL PLAN

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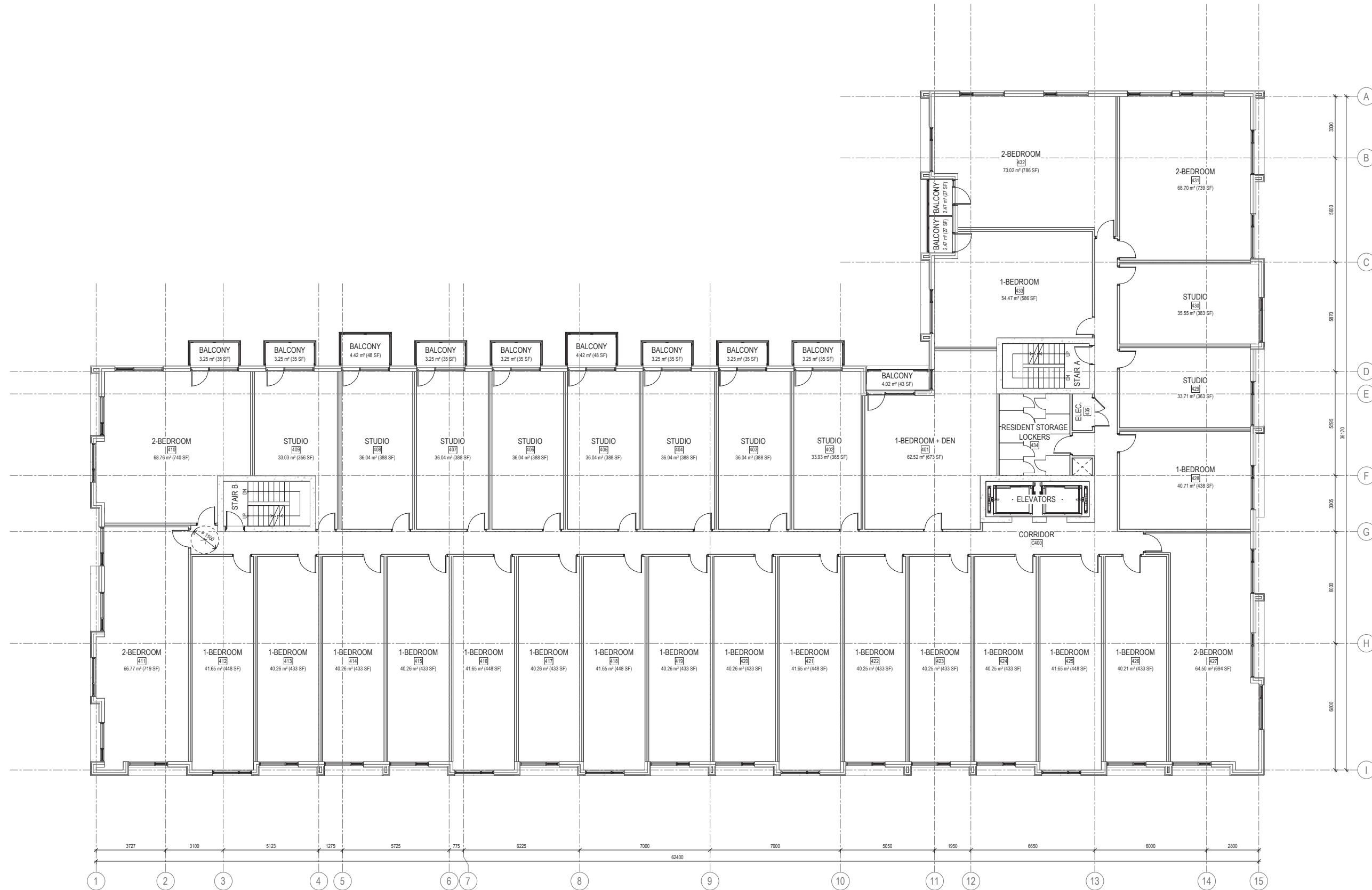
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1184 CUMMINGS AVENUE PROPOSED GROUND FLOOR PLAN

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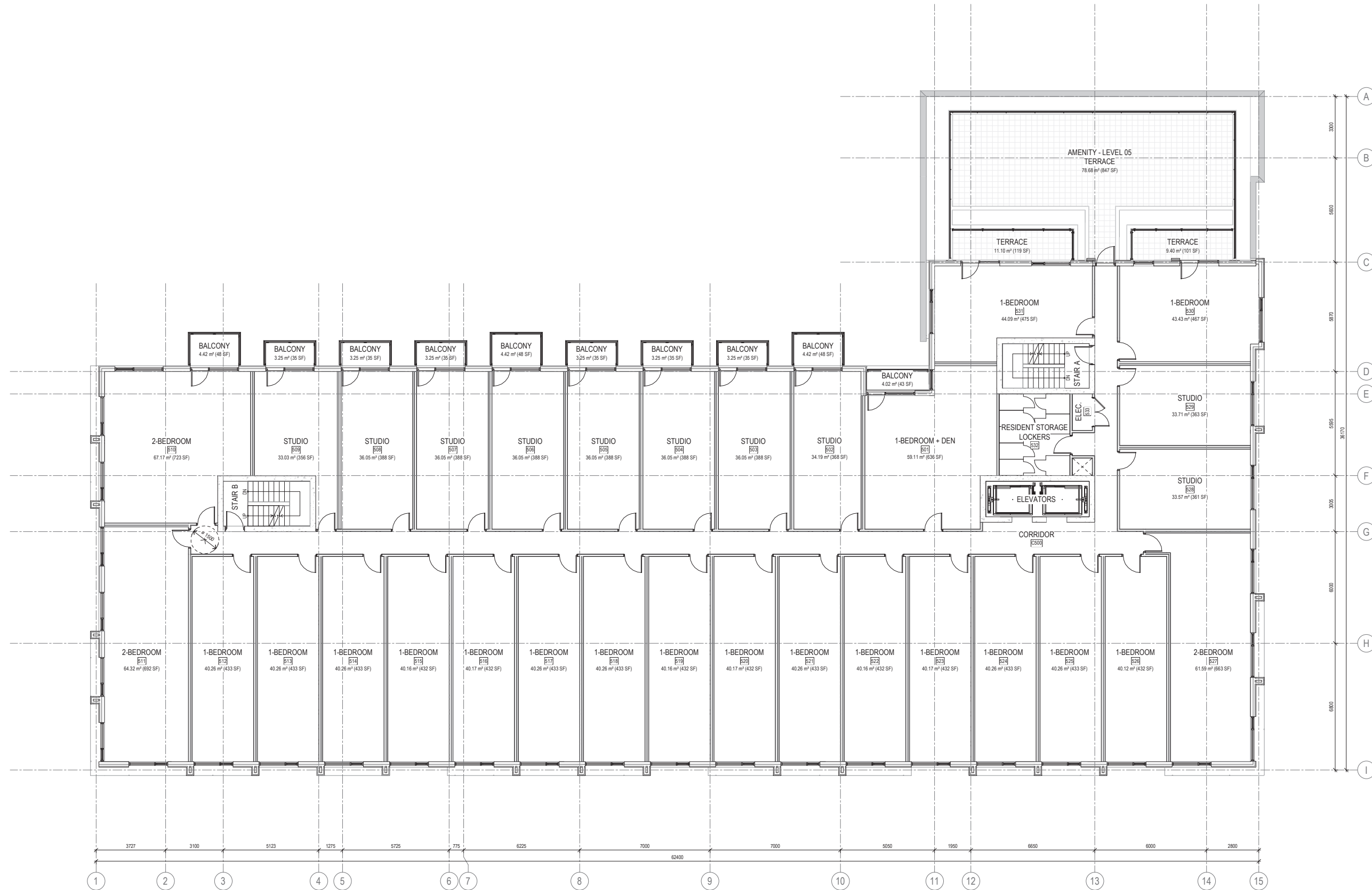
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1184 CUMMINGS AVENUE PROPOSED TYPICAL FLOOR PLAN

| 2231 | SCALE: N.T.S

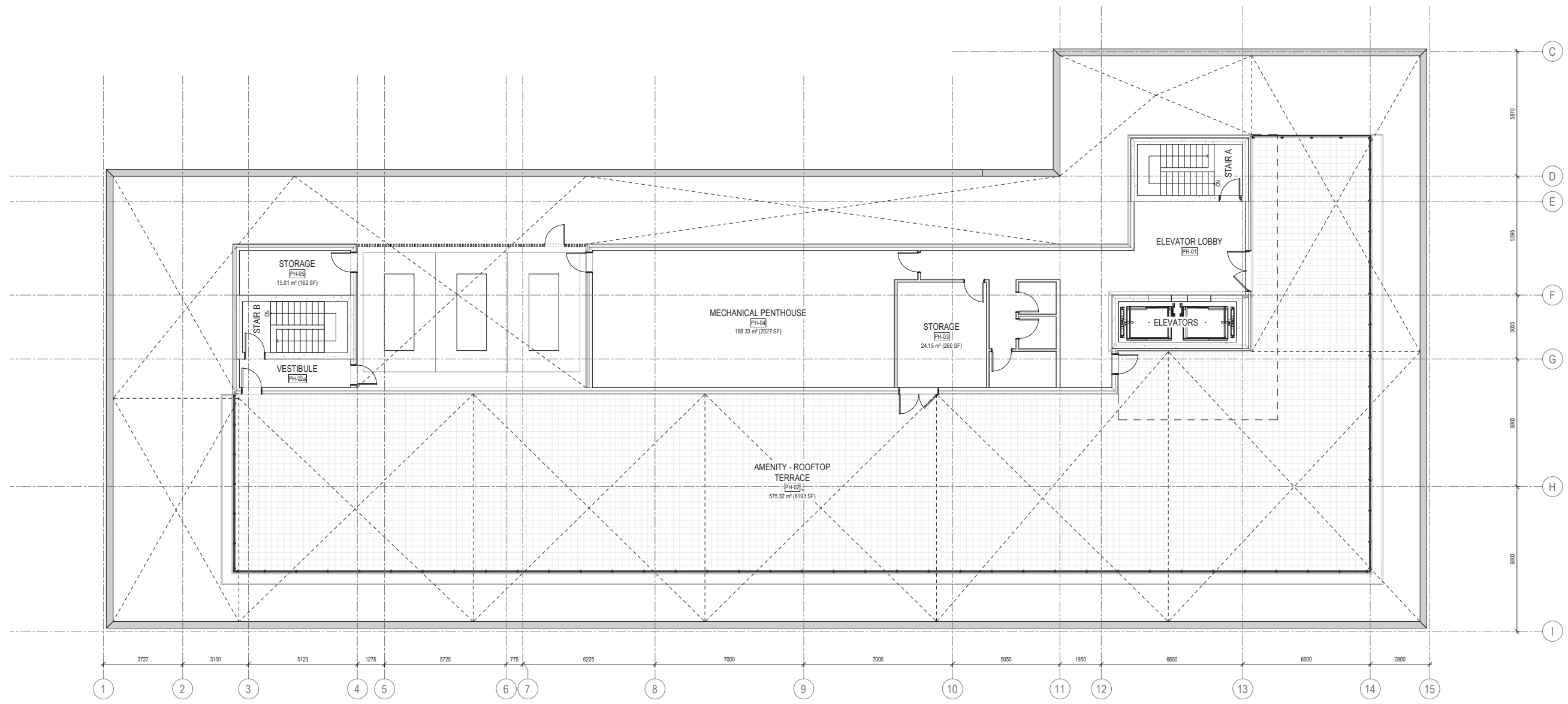
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1184 CUMMINGS AVENUE PROPOSED 5TH - 6TH FLOOR PLANS

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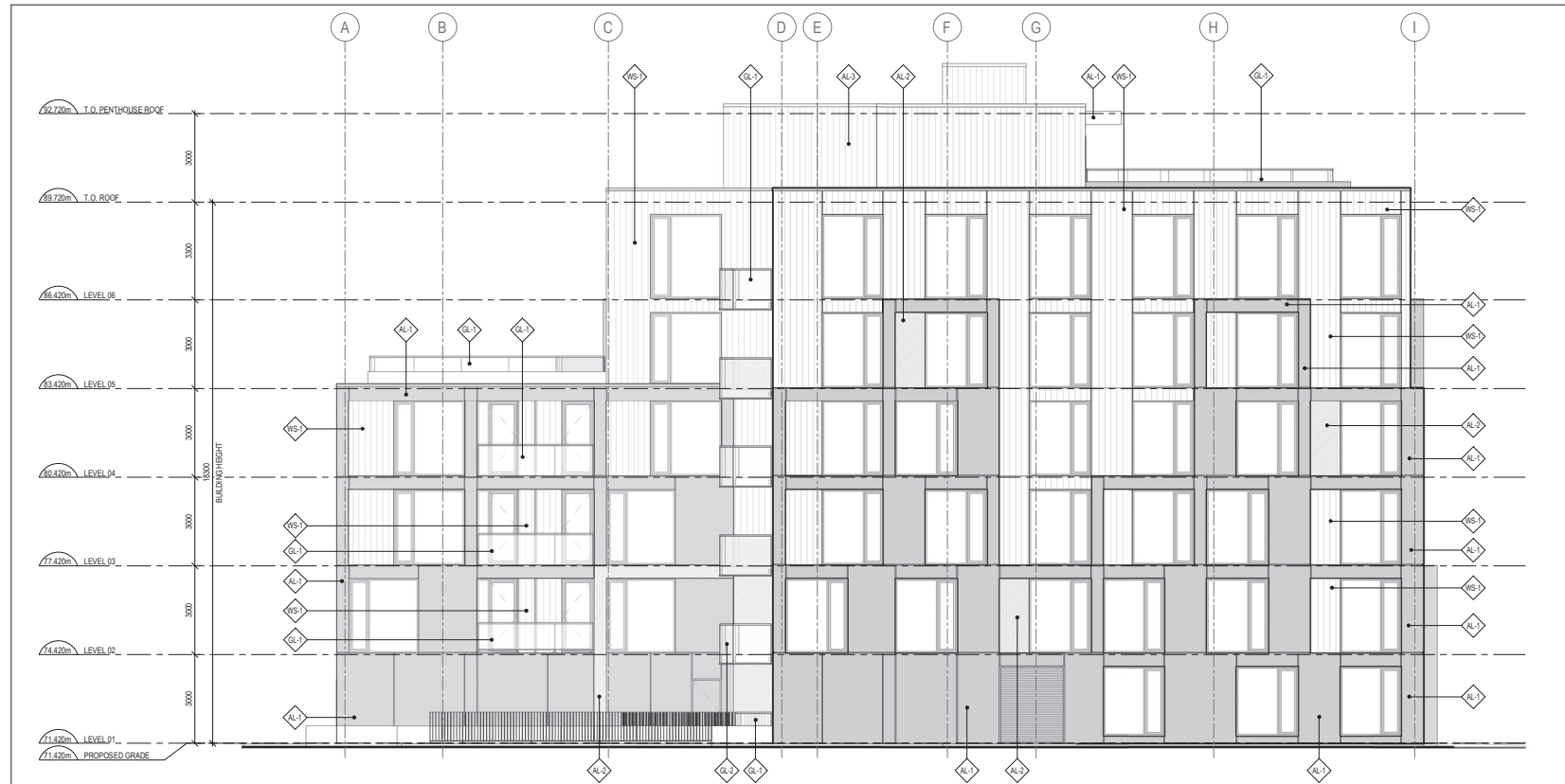
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1184 CUMMINGS AVENUE PROPOSED ROOF PLAN

| 2231 | SCALE: N.T.S

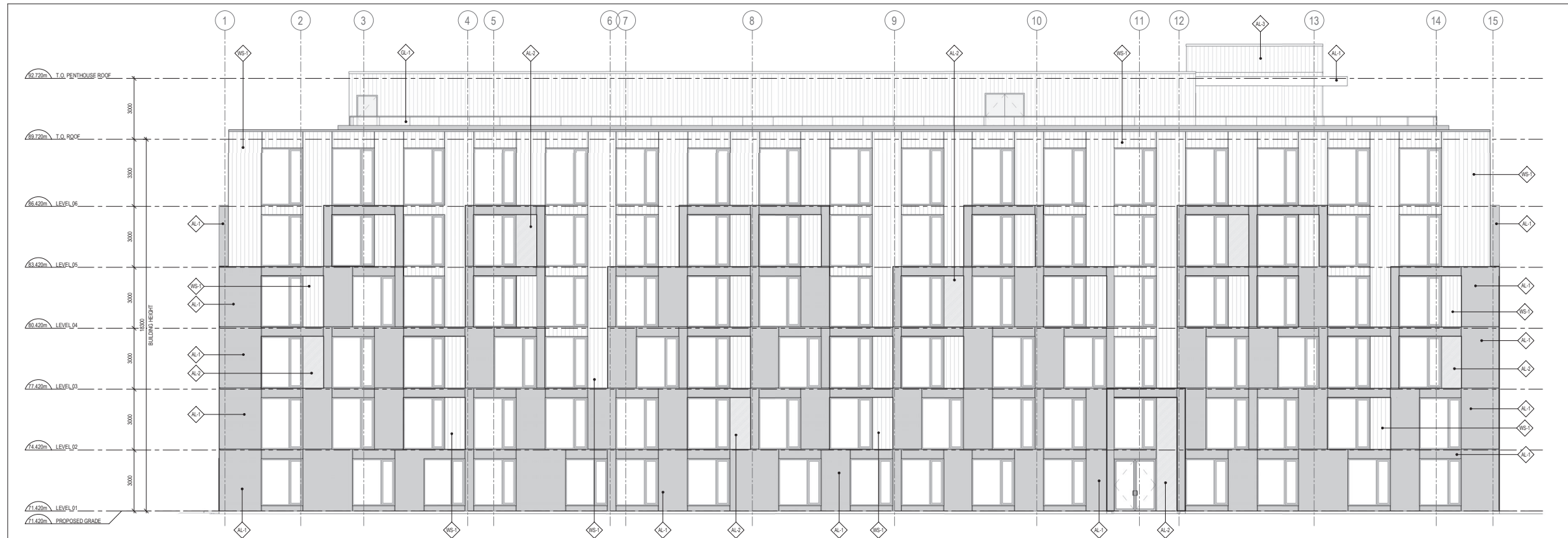
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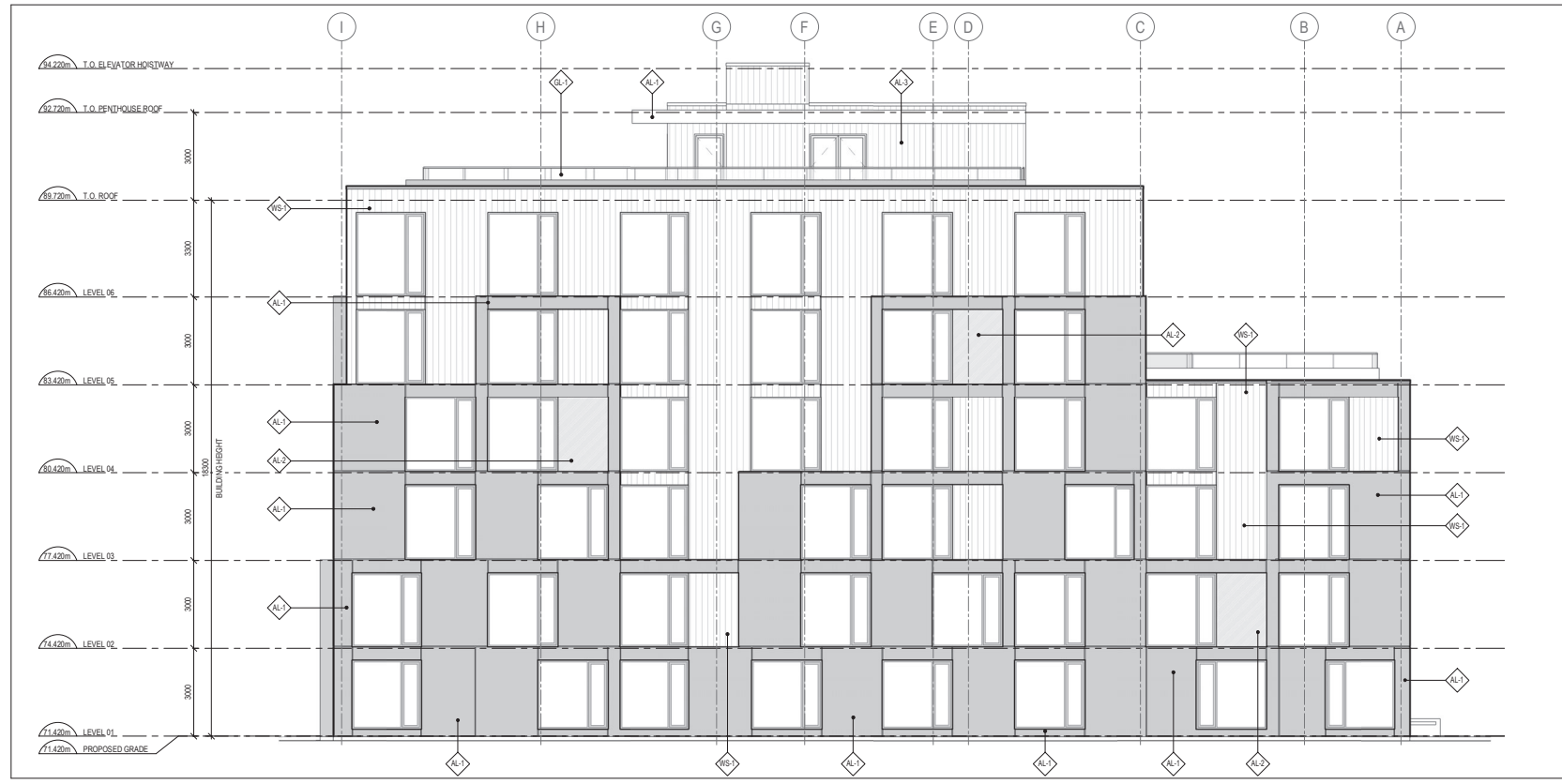
CLADDING LEGEND:

	AL-1	ALUMINUM PANEL BLACK
	AL-2	ALUMINUM PANEL COPPER
	AL-3	ALUMINUM PANEL LIGHT GREY
	AL-4	ALUMINUM LOUVRES LIGHT GREY
	WS-1	WOOD SIDING CEDAR WOODGRAIN
	GL-1	ALUMINUM AND GLASS RAILING
	GL-2	FRITTED ALUMINUM PANEL COPPER FINISH

1 SOUTH ELEVATION
A201 SCALE: 1:100



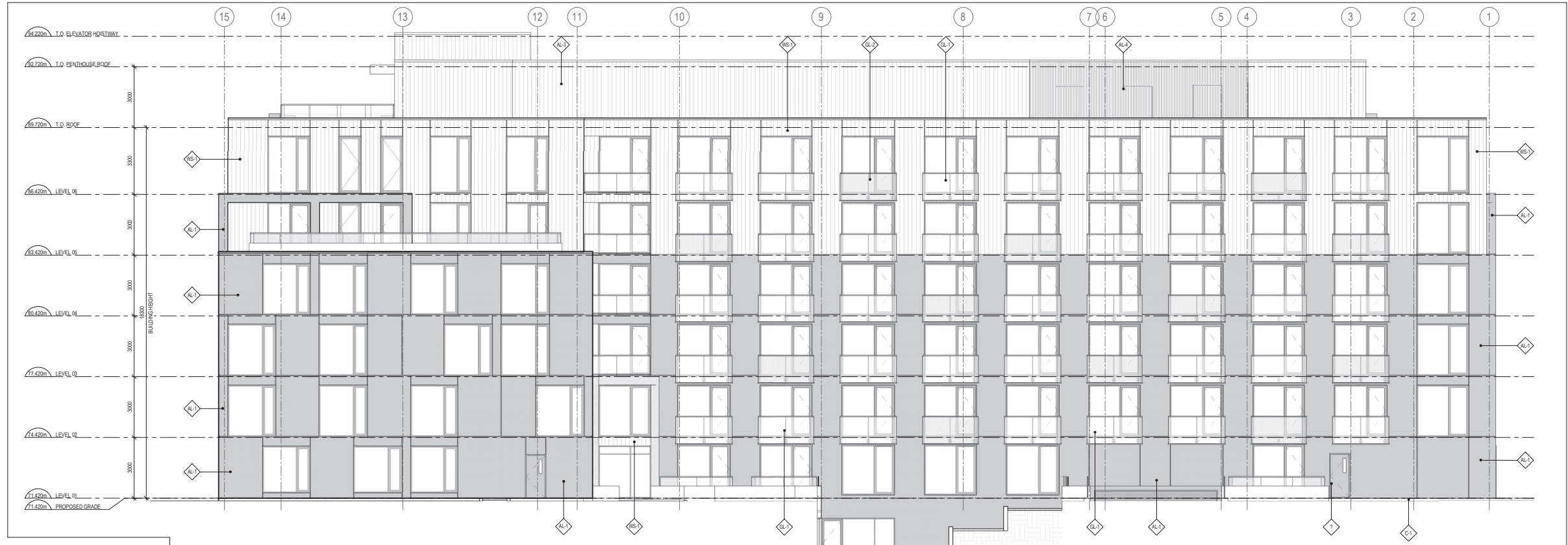
2 EAST ELEVATION
A201 SCALE: 1:100



1 NORTH ELEVATION
A202 SCALE: 1:100

CLADDING LEGEND:

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL COPPER
	ALUMINUM PANEL LIGHT GREY
	ALUMINUM LOUVRES LIGHT GREY
	WOOD SIDING CEDAR WOODGRAIN
	ALUMINUM AND GLASS RAILING
	FRITTED ALUMINUM PANEL COPPER FINISH



2 WEST ELEVATION
A202 SCALE: 1:100

1184 CUMMINGS AVENUE PROPOSED ROOF PLAN

| 2231 | SCALE: N.T.S

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View of Rear Entry

SUSTAINABILITY

The project will be targeting a 25% reduction in energy consumption and GHG emission relative to 2017 National Energy Code of Canada requirements.

In addition, the project will include a number of design features that will offer significant energy efficiency.

- The project will be built using wood construction, either through the use of cross-laminated timber (CLT) or panelized conventional wood framing. Wood offers significantly lower embodied energy than concrete, and offers a significant reduction in green house gas emissions.
- The electric car charging stations are proposed for all exterior parking spaces and conduit will be roughed-in for future EV Charging for all underground parking spaces as well.
- The project features a 5th floor roof terrace with extensive planting and opportunities for gardening and the growth of food. Areas with exposed roofing membrane will have a light colour, increasing reflectivity and reducing heat island effects.
- The project will include outboard insulation on the exterior walls, which creates a more cohesive thermal barrier and reduces thermal bridges through the exterior walls.
- The project will be using only durable cladding materials, all of which installed using a 'rain screen' design, ensuring that these cladding materials will perform well over the long term and will not require replacement.
- The project will be using high efficiency appliances. All lighting will use LED luminaires which combined will result in a significant reduction in the electrical demand for the building.



DEC 21 - 9:00 AM



DEC 21 - 11:00 AM

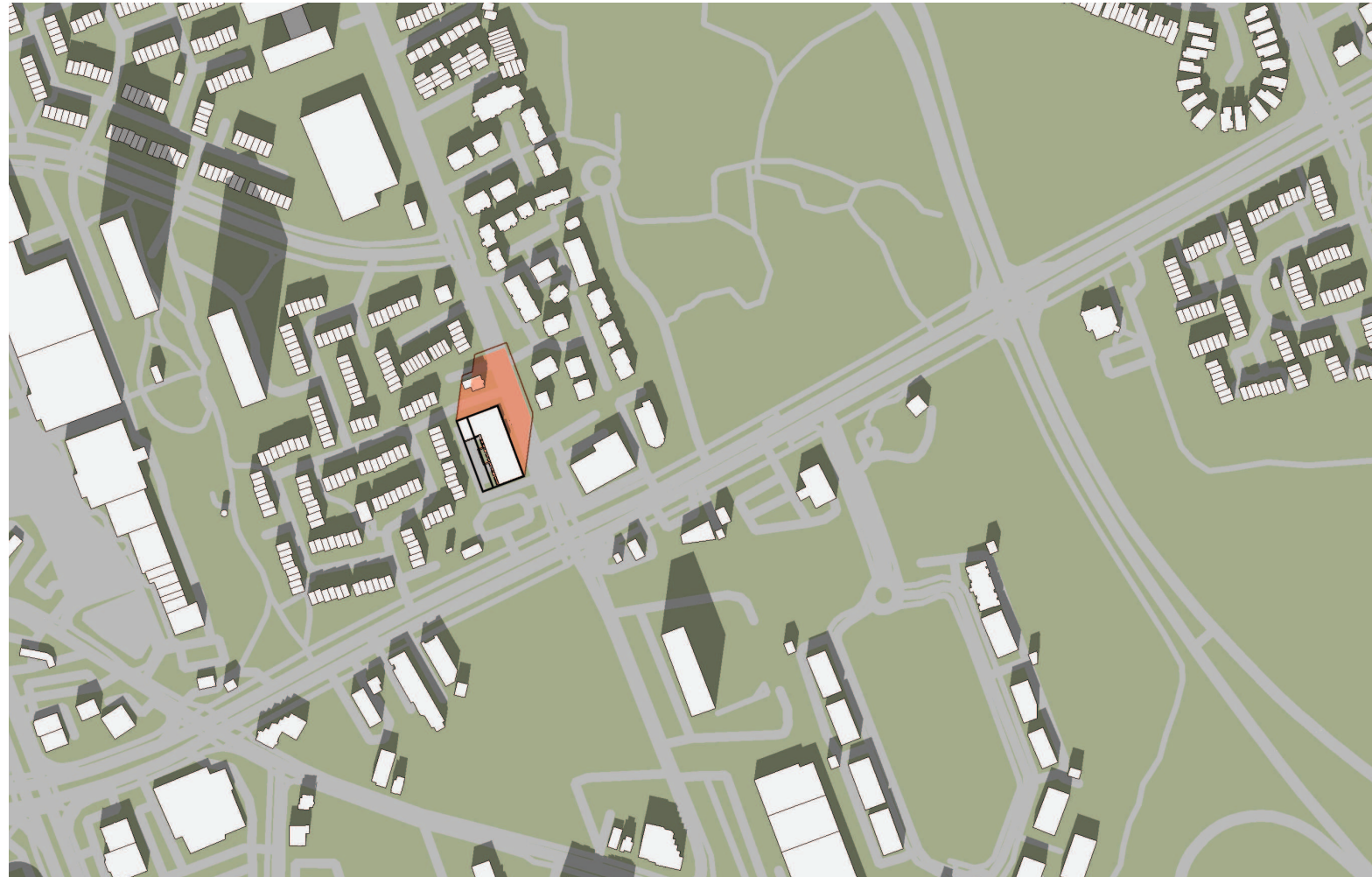
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- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: DEC 21 - 9:00 AM / 11:00 AM

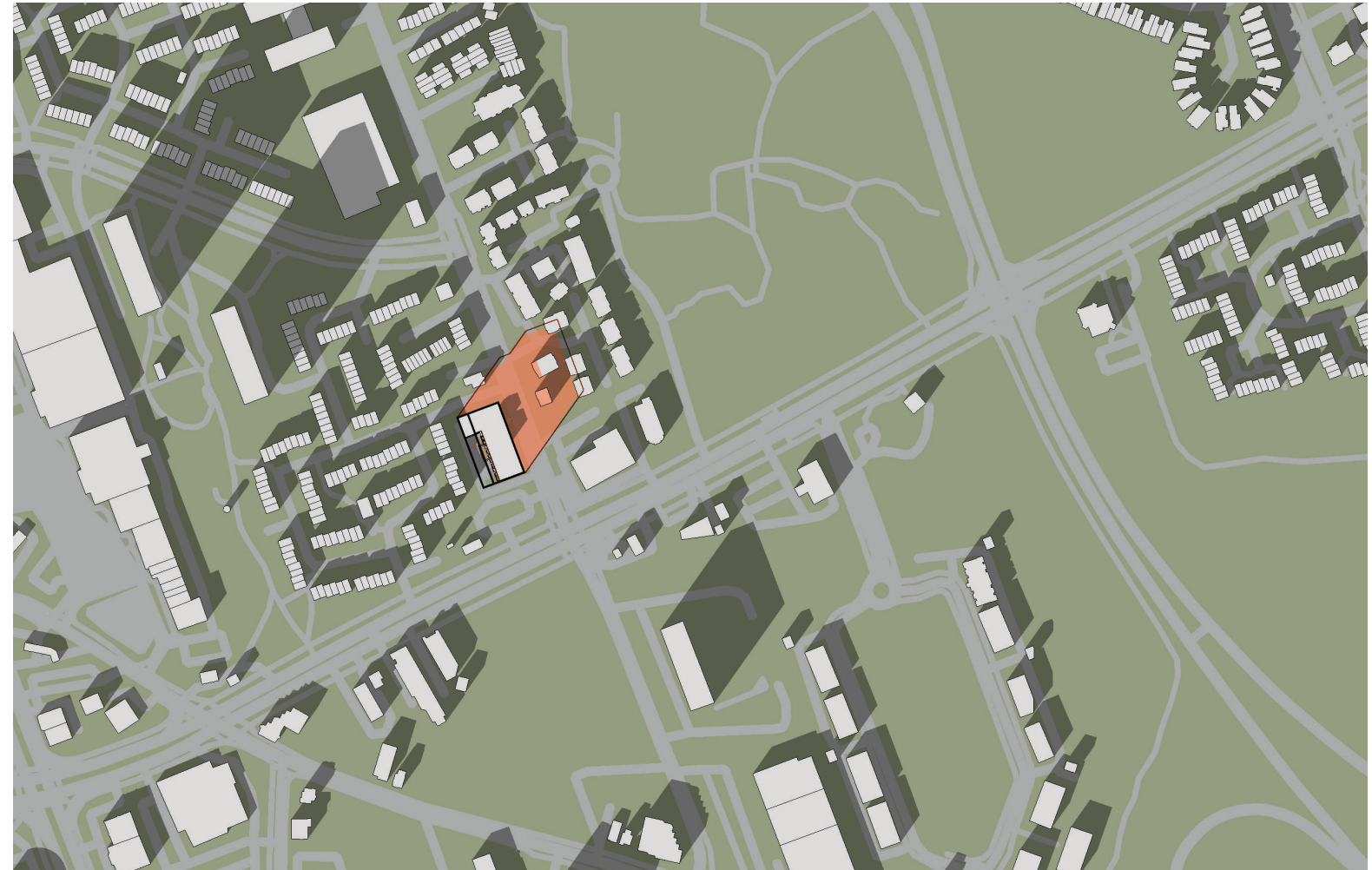
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DEC 21 - 1:00 PM



DEC 21 - 3:00 PM

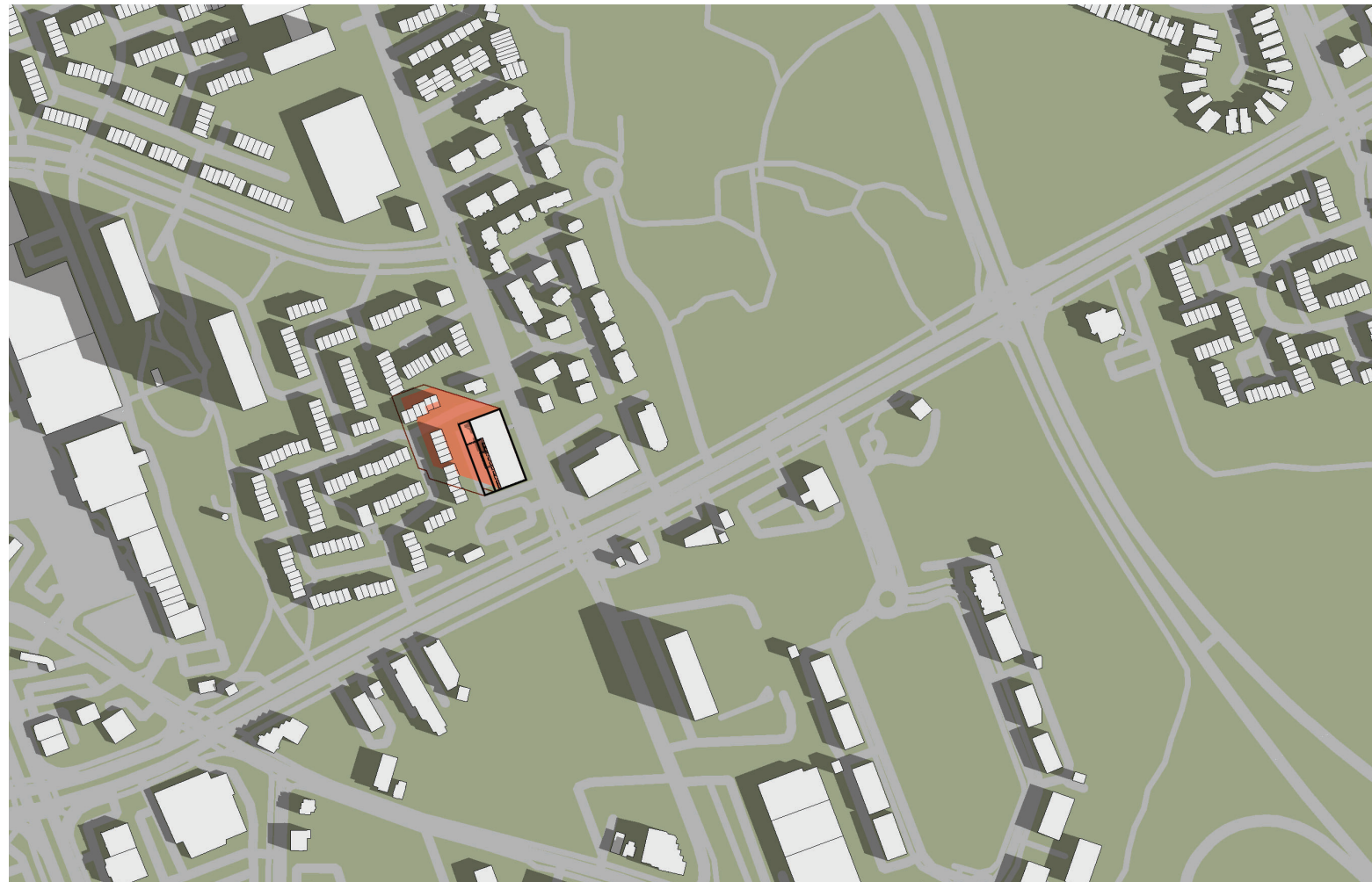
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- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: DEC 21 - 1:00 PM / 3:00 PM

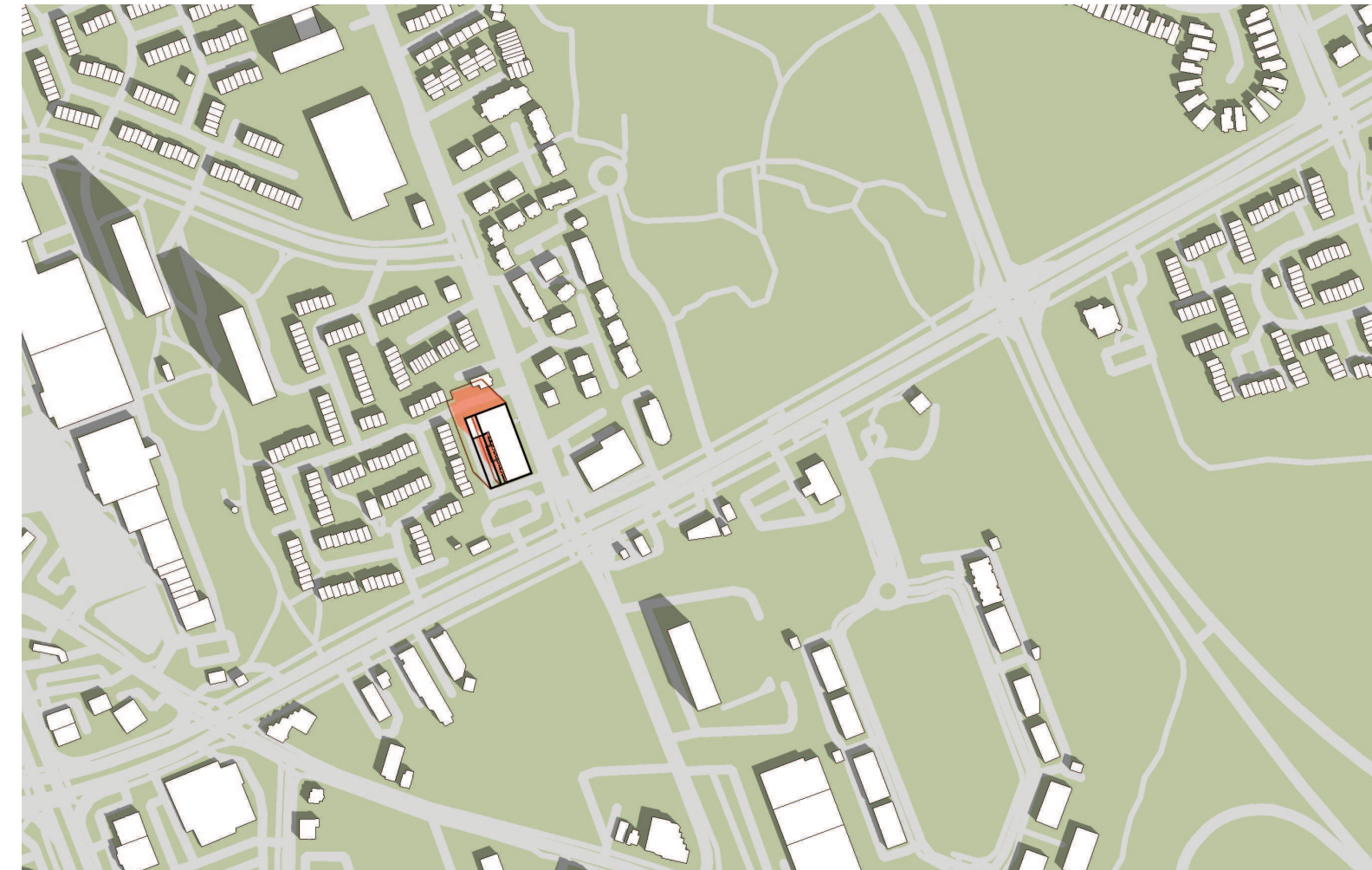
| 2231 | SCALE:

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SEPT 21 - 8:00 AM



SEPT 21 - 10:00 AM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: SEPT 21 - 8:00 AM / 10:00 AM

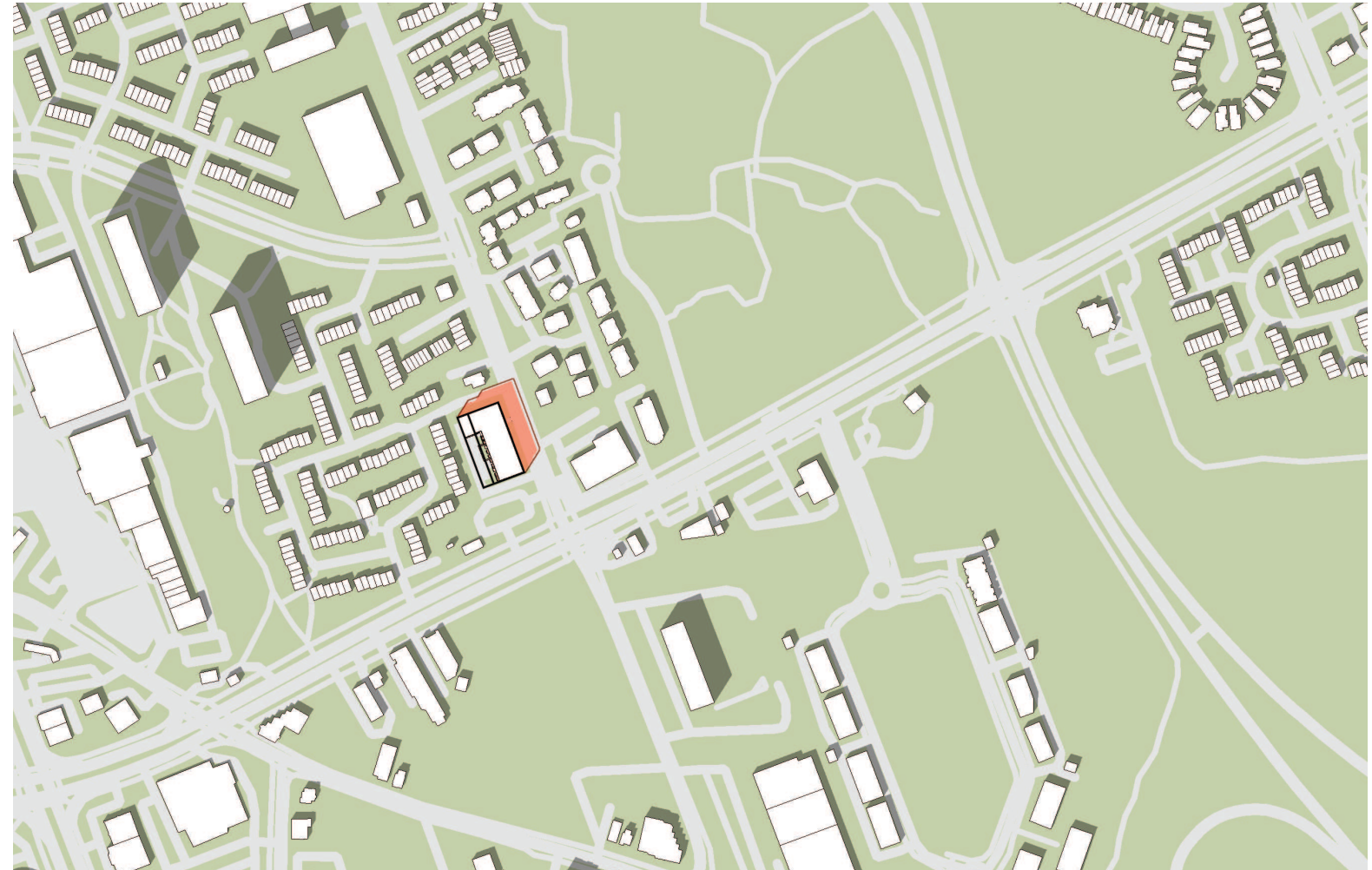
| 2231 | SCALE:

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SEPT 21 - 12:00 PM



SEPT 21 - 2:00 PM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: SEPT 21 - 12:00 PM / 2:00 PM

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SEPT 21 - 4:00 PM



SEPT 21 - 6:00 PM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: SEPT 21 - 4:00 PM / 6:00 PM

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JUNE 21 - 8:00 AM



JUNE 21 - 10:00 AM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: JUNE 21 - 8:00 AM / 10:00 AM

| 2231 | SCALE:

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JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: JUNE 21 - 12:00 PM / 2:00 PM

| 2231 | SCALE:

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JUNE 21 - 4:00 PM



JUNE 21 - 6:00 PM

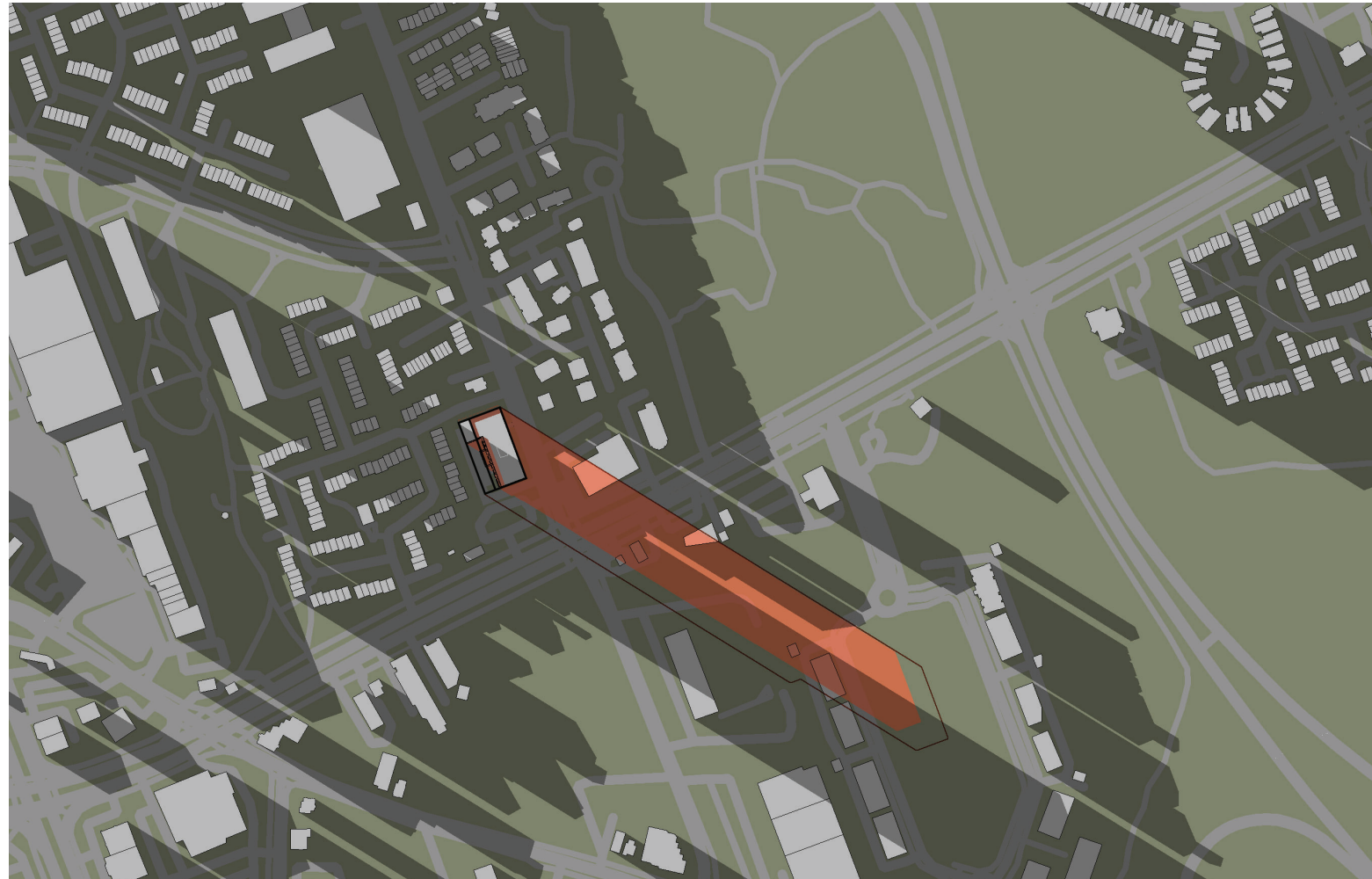
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- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: JUNE 21 - 4:00 PM / 6:00 PM

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JUNE 21 - 8:00 PM

- As-of-Right Development Outline
- As of Right Shadow Outline
- Proposed Development Shadow Area

1184 CUMMINGS AVENUE SHADOW ANALYSIS: JUNE 21 - 8:00 PM

| 2231 | SCALE:

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