



# KYLE & CLARKE

PRELIMINARY APPLICATION REVIEW | AUGUST 27, 2021

## EXISTING ZONING ANALYSIS

EXISTING ZONING: C3  
MAXIMUM FAR: N/A  
MAXIMUM HEIGHT: 9.5m / 3 STOREYS  
FRONT SETBACK: N/A  
SIDE SETBACK: 3m  
REAR SETBACK: N/A  
LOT COVERAGE: N/A



# gbl

■ GBL ARCHITECTS INC.  
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### REVISIONS

No.	Date	Description
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KYLE & CLARKE

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CONTEXT & ZONING  
ANALYSIS

DATE	8/25/2021 4:05:44 PM
DRAWN BY	Author
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SCALE	
JOB NUMBER	20040

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## 01: CONTEXT

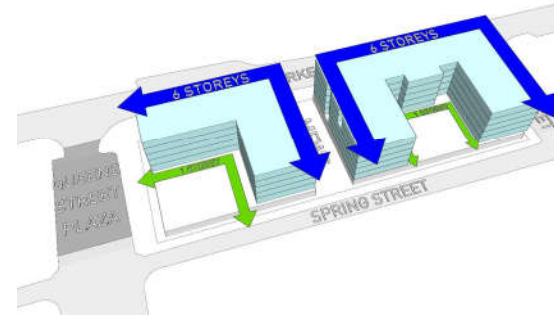
The full block site is over 400' wide, fronting Clarke Street, Kyle Street, Spring Street, and the Queens Street Plaza.



## 04: STREET WALL

Clarke and Kyle Street as well as the mews are lined with a six storey residential street wall.

The residential street wall steps down along Spring Street and Queens Street Plaza to better fit with the character of these frontages and open level 2 amenity terraces to southern daylight.

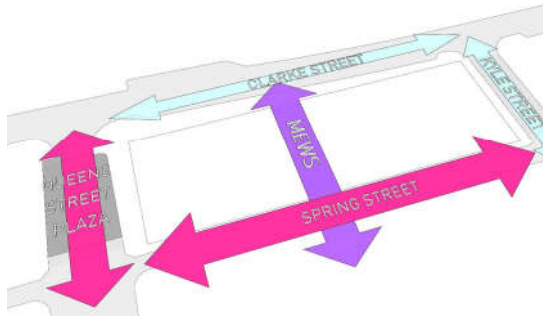


## 02: CONNECTIVITY

With limited car access, Queens Street Plaza and the future Spring Street Promenade are the two primary pedestrian routes.

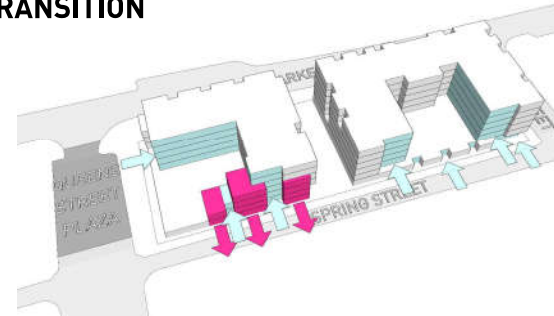
Clarke and Kyle Street also serve as strong pedestrian connections, but are more car-oriented.

A new mid-block pedestrian mews is proposed to break the long block and provide a secondary connection from Clarke to Spring.



## 05: ARTICULATION & TRANSITION

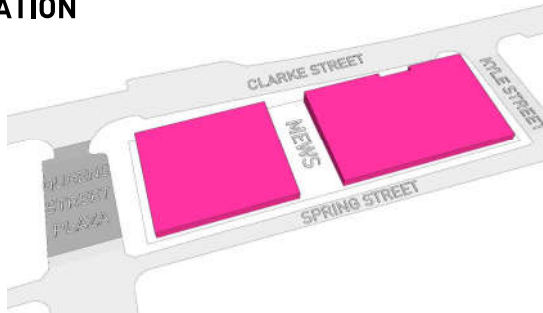
Additional stepping and articulation along the Spring Street and Queens Street Plaza frontages create a finer scale and more seamless transition from six storeys down to one storey.



## 03: PEDESTRIAN ACTIVATION

The ground level provides primarily retail and live-work uses to activate the pedestrian frontages.

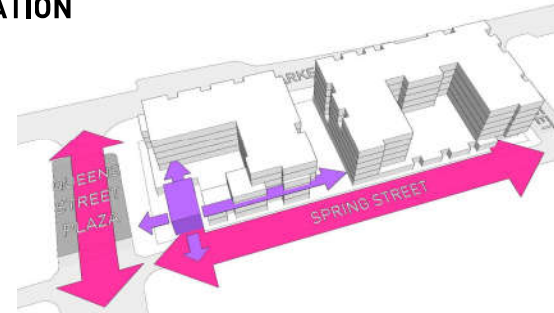
Residential lobbies as well as parking and service access are also integrated into frontages.



## 06: HERITAGE INTEGRATION

Relocating the P. Burns & Co. Butcher Shop to the southwest corner of the site positions it at the intersection of the two primary pedestrian routes where it will have high visibility from the Queens Street Plaza.

The stepping in the massing along Spring Street is also more sympathetic to the form, scale, and massing of the two-storey heritage structure, allowing it to be viewed from all sides and to be an integral part of the Spring Street Promenade frontage.



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DESIGN RATIONALE

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## AREA

GROSS AREA	
TYPE	AREA
BUILDING 1	
COMMERCIAL	7,064.9 SF
COMMERCIAL CIRCULATION	1,075.2 SF
RESIDENTIAL AMENITY	804.0 SF
RESIDENTIAL CIRCULATION	8,053.1 SF
RESIDENTIAL UNIT	48,387.6 SF
SERVICE	2,014.9 SF
WORK-LIVE UNIT	1,497.6 SF
	68,897.3 SF
BUILDING 2	
COMMERCIAL	6,997.2 SF
COMMERCIAL CIRCULATION	142.0 SF
RESIDENTIAL AMENITY	1,014.0 SF
RESIDENTIAL CIRCULATION	11,699.7 SF
RESIDENTIAL UNIT	72,387.7 SF
SERVICE	1,080.1 SF
WORK-LIVE UNIT	4,091.0 SF
	97,411.8 SF
EXISTING	
COMMERCIAL - HERITAGE	2,154.6 SF
	2,154.6 SF
TOTAL	168,463.7 SF

FAR AREA		
TYPE	AREA	FAR
COMMERCIAL	14,062.1 SF	0.27
COMMERCIAL - HERITAGE	2,154.6 SF	0.04
COMMERCIAL CIRCULATION	1,217.2 SF	0.02
RESIDENTIAL CIRCULATION	19,752.8 SF	0.38
RESIDENTIAL UNIT	120,775.3 SF	2.31
SERVICE	3,095.0 SF	0.06
WORK-LIVE UNIT	5,588.7 SF	0.11
TOTAL	166,645.7 SF	3.19

## UNITS

TOTAL UNITS			
NAME	COUNT	AREA RANGE	
BUILDING 1			
A	20	466.1 SF ...	476.9 SF
B	25	456.0 SF ...	600.3 SF
C	22	701.0 SF ...	872.2 SF
D	9	887.4 SF ...	1,095.5 SF
WORK-LIVE	2	413.3 SF ...	653.7 SF
	78		
BUILDING 2			
B	30	454.4 SF ...	638.1 SF
C	44	710.7 SF ...	1,014.0 SF
D	20	868.2 SF ...	1,047.8 SF
WORK-LIVE	5	752.2 SF ...	862.2 SF
	99		
TOTAL	177		

## PARKING

PARKING - RESIDENTIAL MARKET REQUIRED	
UNIT COUNT	STALLS REQ'D (1.1 / UNIT)
170	187
PARKING - VISITOR REQUIRED	
UNIT COUNT	STALLS REQ'D (0.2 / UNIT)
177	35.4
PARKING - WORK-LIVE REQUIRED	
UNIT COUNT	STALLS REQ'D (1.1 / UNIT)
7	7.7
PARKING - COMMERCIAL REQUIRED	
AREA	STALLS REQ'D (1/40sm)
14,062.1 SF	32.7
<b>TOTAL STALLS REQUIRED: 263</b>	

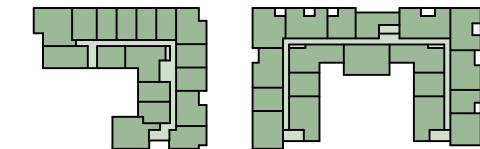
PARKING PROVIDED		
LEVEL	STALL TYPE	COUNT
P2	ACCESSIBLE	2
P2	STANDARD	137
		139
P1	ACCESSIBLE	12
P1	SMALL	2
P1	STANDARD	100
		114
L1	STANDARD	22
		22
TOTAL STALLS		275

## BIKES

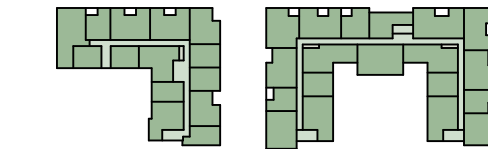
BIKES - RESIDENTIAL REQUIRED		
UNIT COUNT	BIKES REQ'D (1.5 / UNIT)	
177	265.5	
BIKES PROVIDED		
LEVEL	STALL TYPE	COUNT
P1	Horizontal	219
P1	Vertical	48
TOTAL STALLS		267

### FSR AREA PLAN

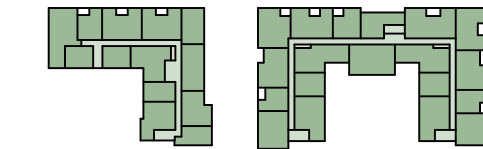
COMMERCIAL	RESIDENTIAL AMENITY	SERVICE
COMMERCIAL - HERITAGE	RESIDENTIAL CIRCULATION	WORK-LIVE UNIT
COMMERCIAL CIRCULATION	RESIDENTIAL UNIT	



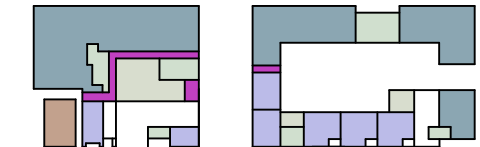
4 | STATS - L4  
1" = 50'-0"



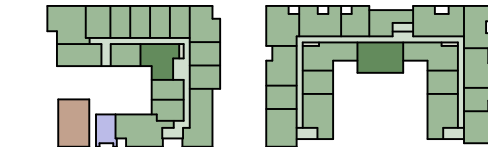
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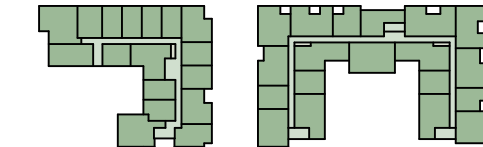
6 | STATS - L6  
1" = 50'-0"



1 | STATS - L1  
1" = 50'-0"



2 | STATS - L2  
1" = 50'-0"



3 | STATS - L3  
1" = 50'-0"



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### STATISTICS

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## NOTES

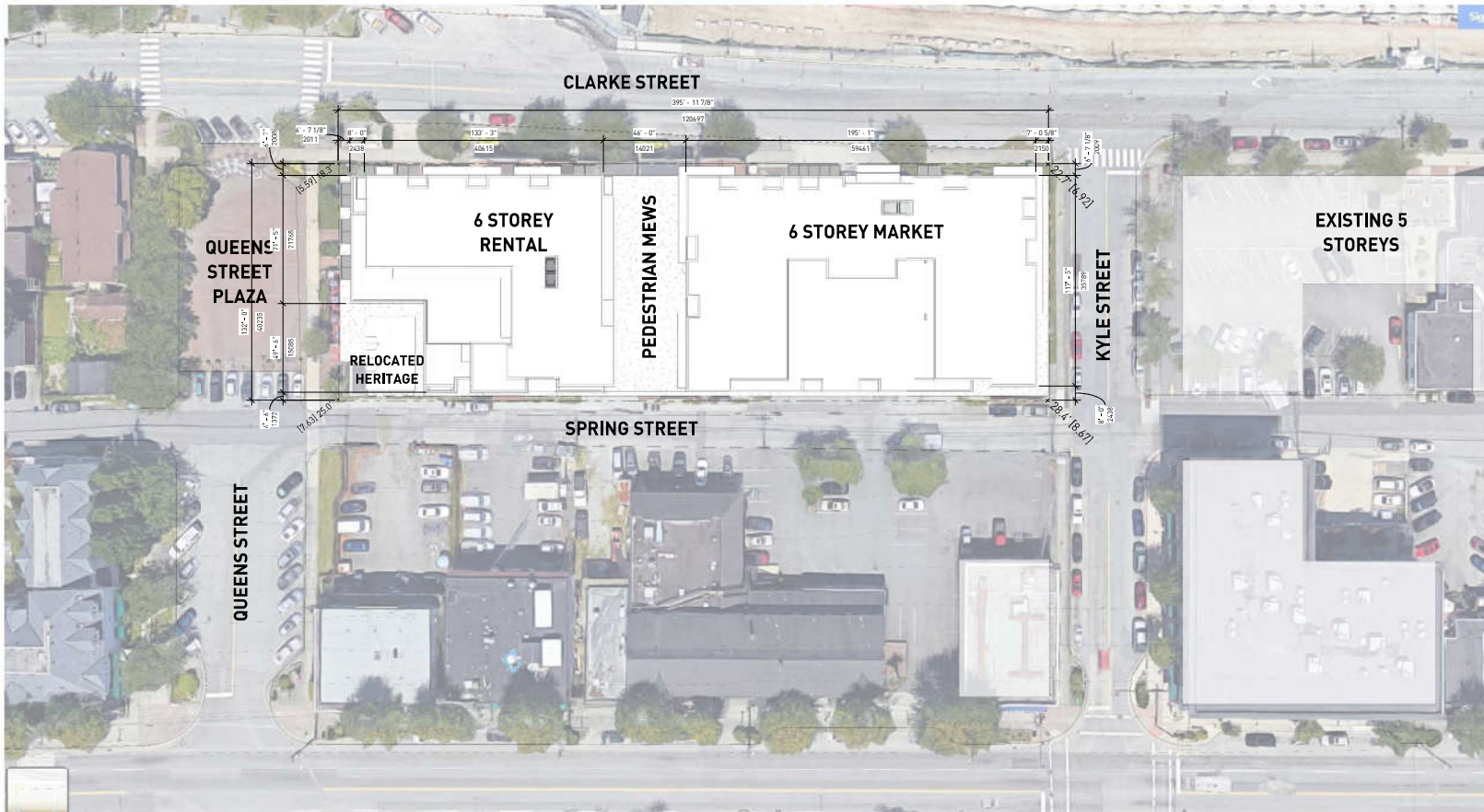
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## SITE PLAN

DATE 8/25/2021 4:07:36 PM  
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SCALE 1" = 30'-0"  
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A-0.04





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G:\Projects\2004040 - Placemaker Communities\Drawings\Site Plans\Site Plan - U/G Parking - 1/16" = 1'-0".dwg

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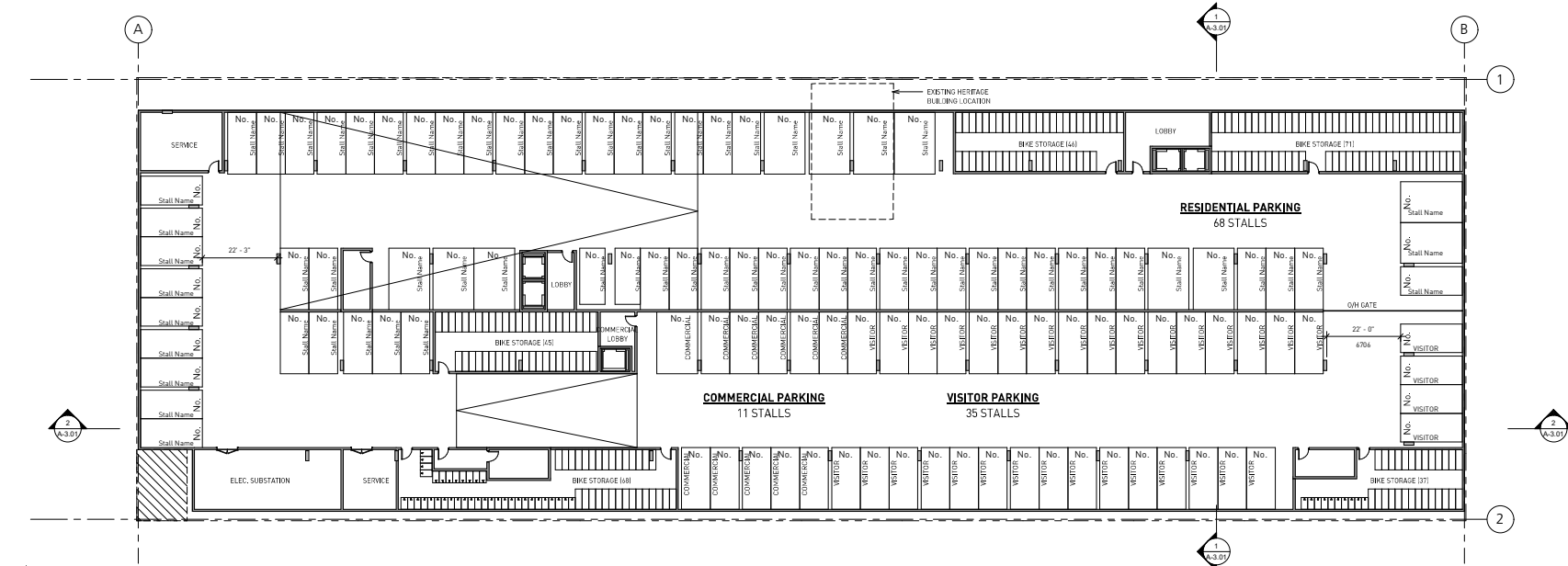
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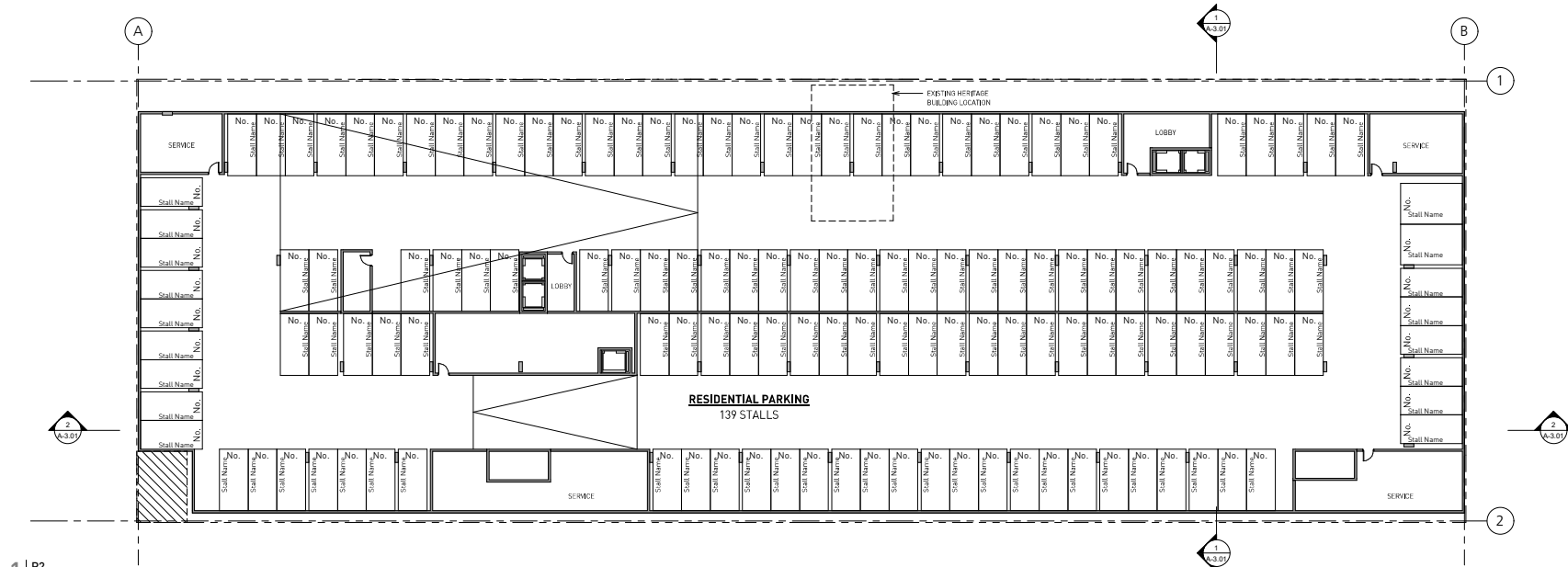
U/G PARKING

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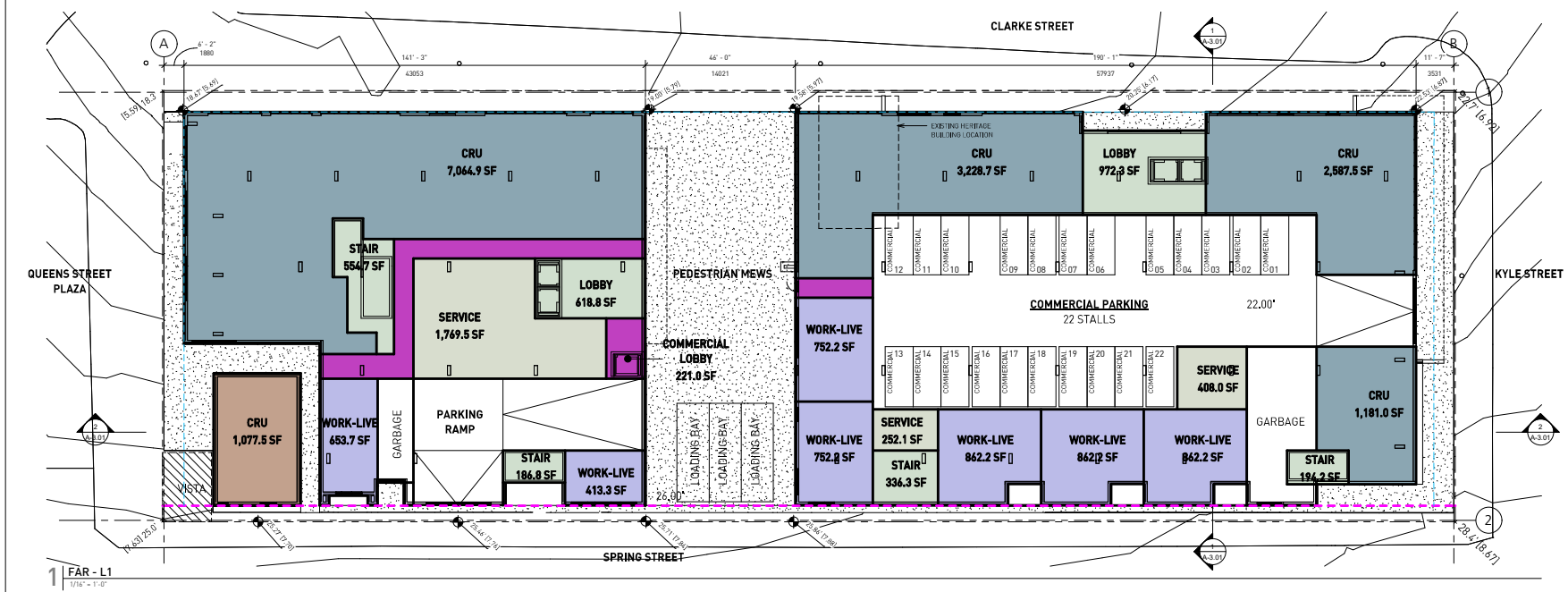
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P1  
1/16" = 1'-0"



P2  
1/16" = 1'-0"



## NOTES

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FAR - L3-L4

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FAR - L5-L6

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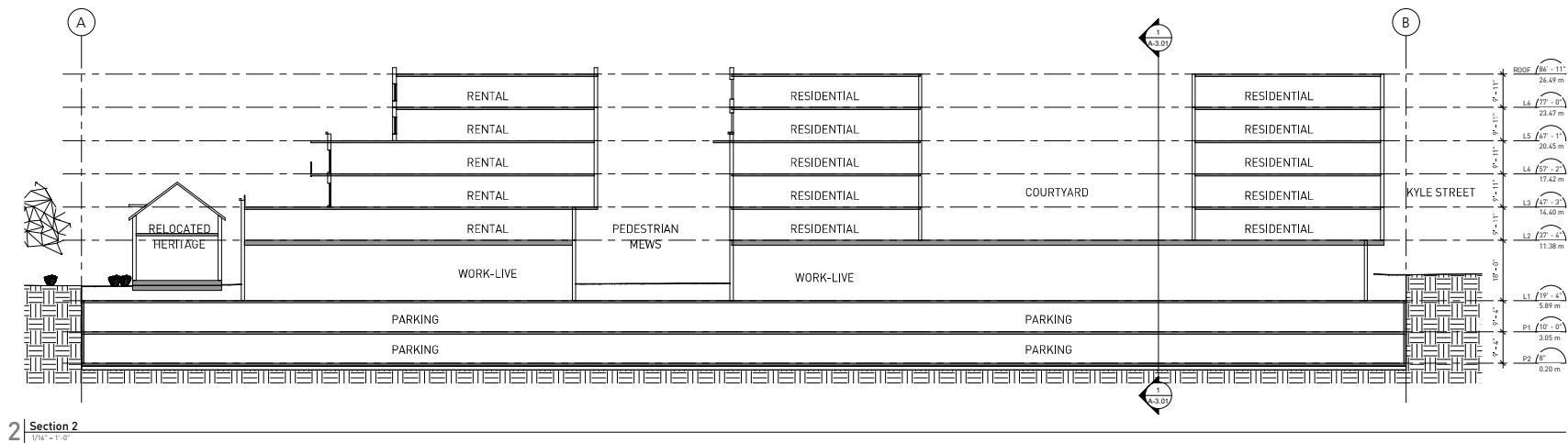
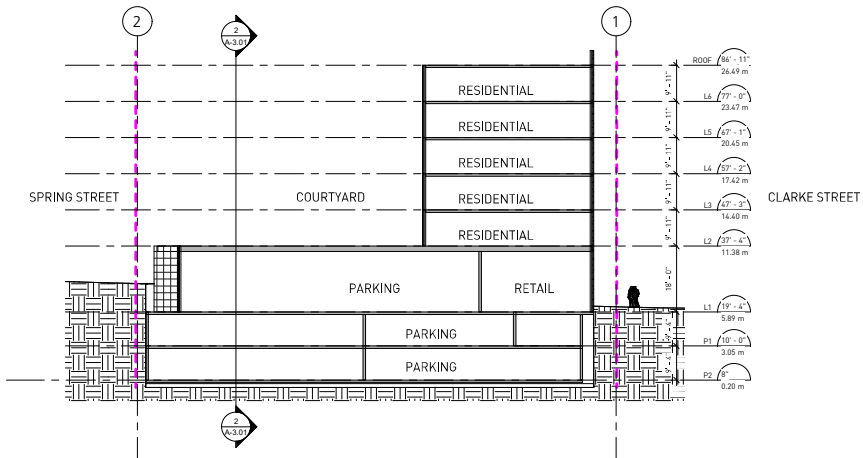
## KYLE & CLARKE

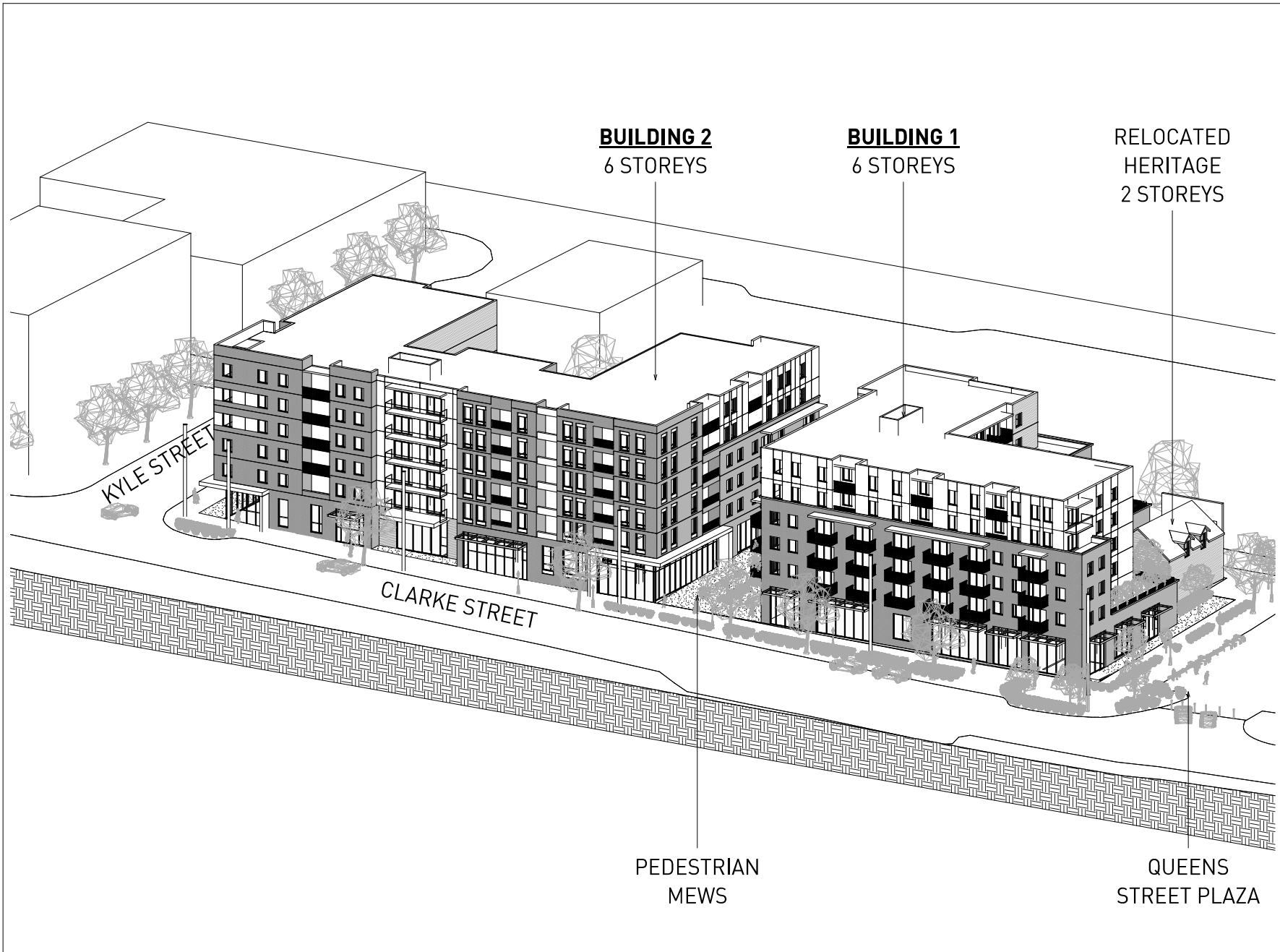
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## SECTIONS

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MASSING

DATE	9/29/2021 4:06:00 PM
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**A-9.01**



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PRECEDENTS

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MEWS FROM CLARKE



CORNER OF CLARKE & QUEENS



CORNER OF SPRING & QUEENS

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#### CONCEPT RENDERS

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