

428 Main St. West

Proposed Residential Development





SITE PLAN

New Horizon Development Group 428 Main St. West 1969.22 Jun. 23 2023

01. SITE

m2	3183.81
ha	0.32
ft2	34270
ac	0.79

Required Proposed

02. G.C.A

Residential	113452.4 ft2	10540.1 m2
Underground Parking	55033.5 ft2	5112.8 m2
Total	168485.8 ft2	15652.9 m2

03. G.F.A

Residential	113452.5 ft2	10540.1 m2
Underground Parking	53301.6 ft2	4951.9 m2
Total	166754.1 ft2	15492.0 m2

04. FSI

Calculated using Bylaw G.F.A.	3.31
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05. UNIT BREAKDOWN

Residential Units	Studio	91	50%
	1 Bed	0	0%
	1 Bed + D	57	31%
	2 Bed	34	19%
	2 Bed + D	0	0%
Total		182	100%

06. PARKING

Residential	Ratio	Units	Required	Space/Unit
<50m2	0.3	119	35.7	P1 48
>50m2				P2 57
1 to 3	0.3	3	0.9	
4 to 14	0.7	10	7.0	
15 to 50	0.85	50	42.5	
Total			86	105 0.58

07. BIKE PARKING

	Required	Proposed
Ratio	Units	Space/Unit
Long Term	0.5 182 91	P1 91
Short Term	5 - 5	GF 5
Total	96	96 0.53

08. AMENITY (m2)

	Ratio	Units	Required	m2/Unit
Units <50m2	4	119	476	Indoor 108
Units >50m2	6	63	378	Outdoor 525
Total			854	Private Outdoor 1071 1703 9.36

09. BUILDING HEIGHT

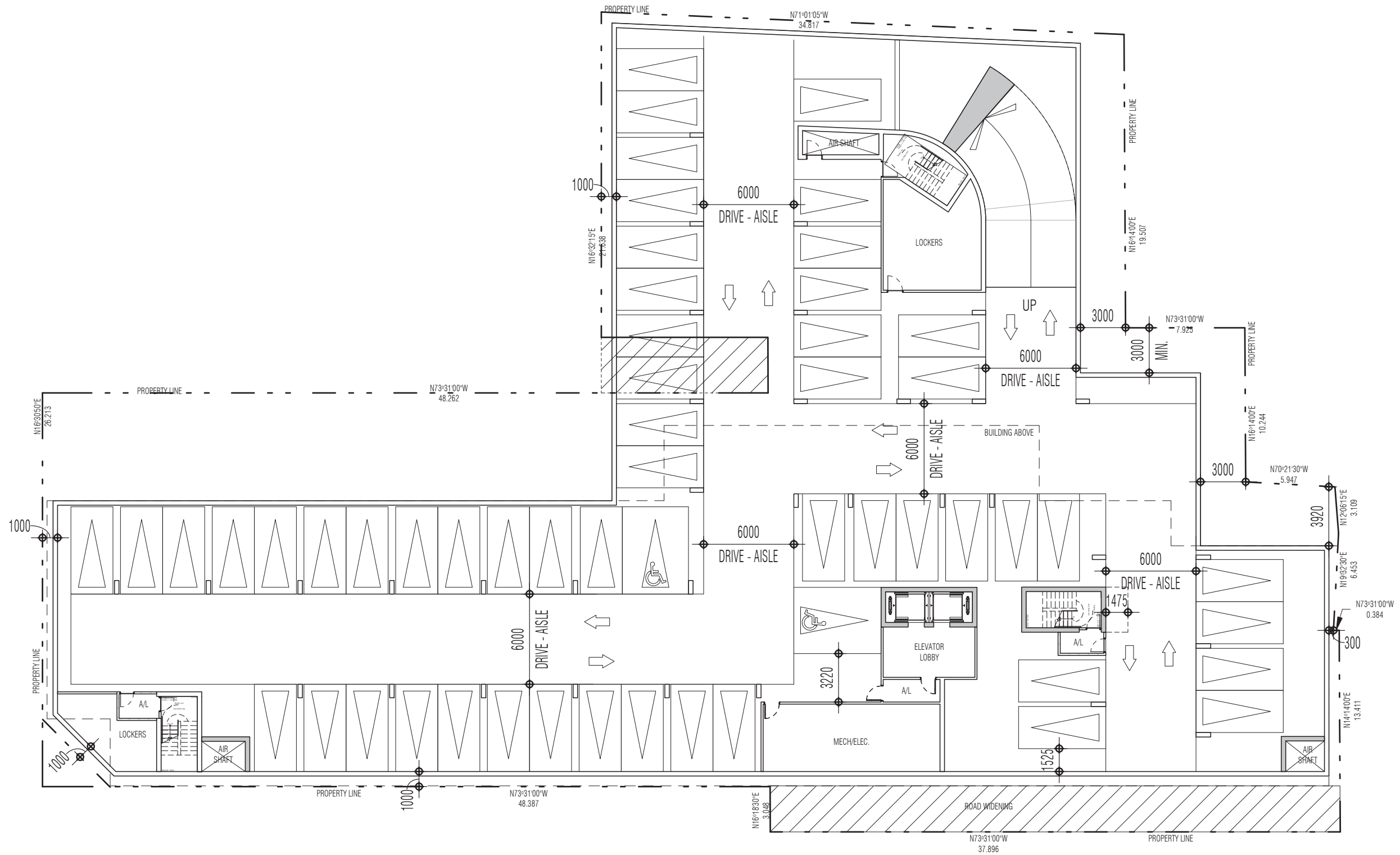
calculated from est. grade 99.10m	22m	9 sty 29.42m
		MPH 35.42m

10. BUILDING SETBACKS

North	7.5 m	3.92m - 26.355m
East	7.5 m	0m
South	3.0 m	3.0m
West	3.0 m	3.0m

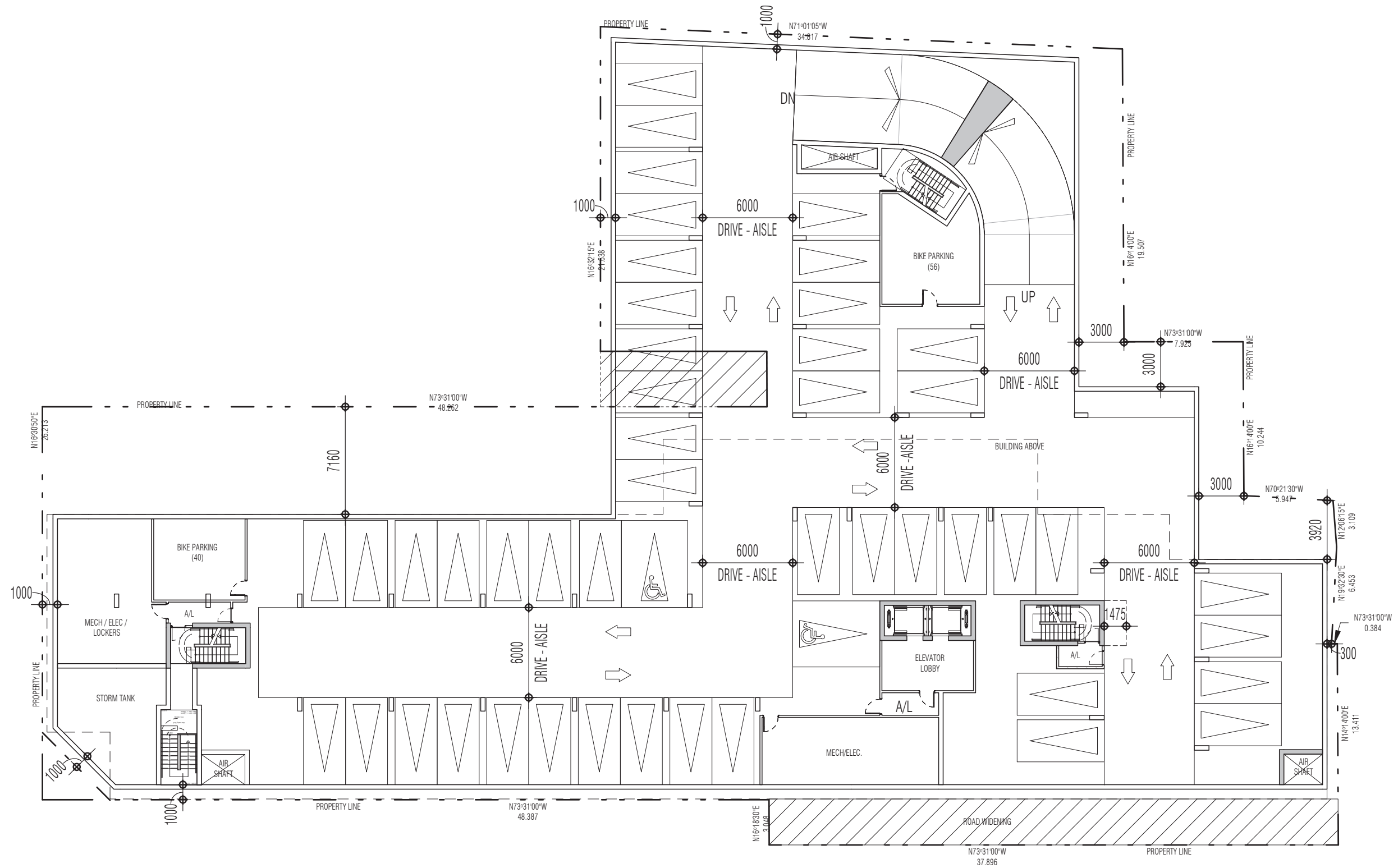
Notes:

- * setbacks to main building face
- ** actual unit count may vary depending on market demand



P2 LEVEL

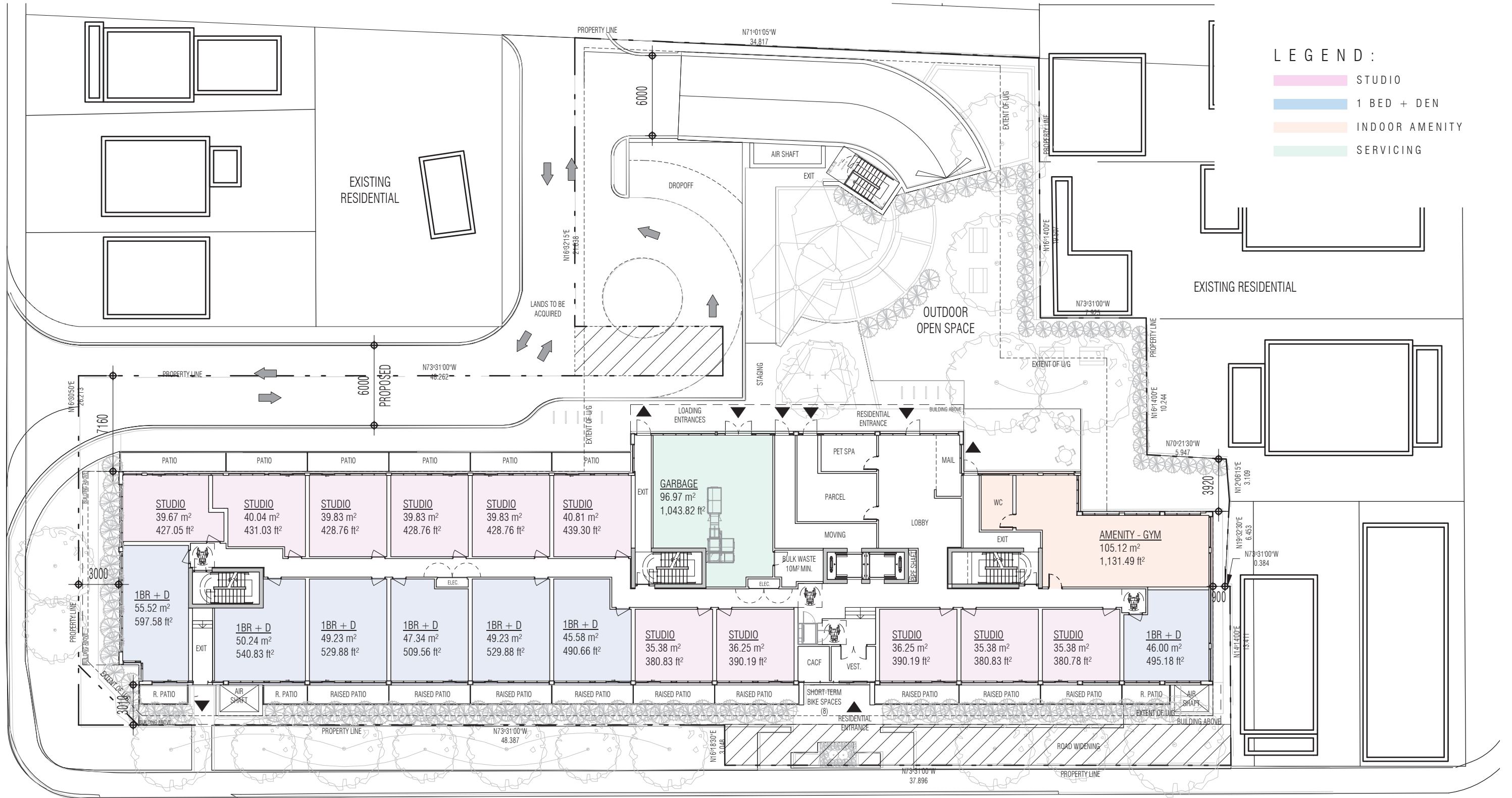
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P1 LEVEL

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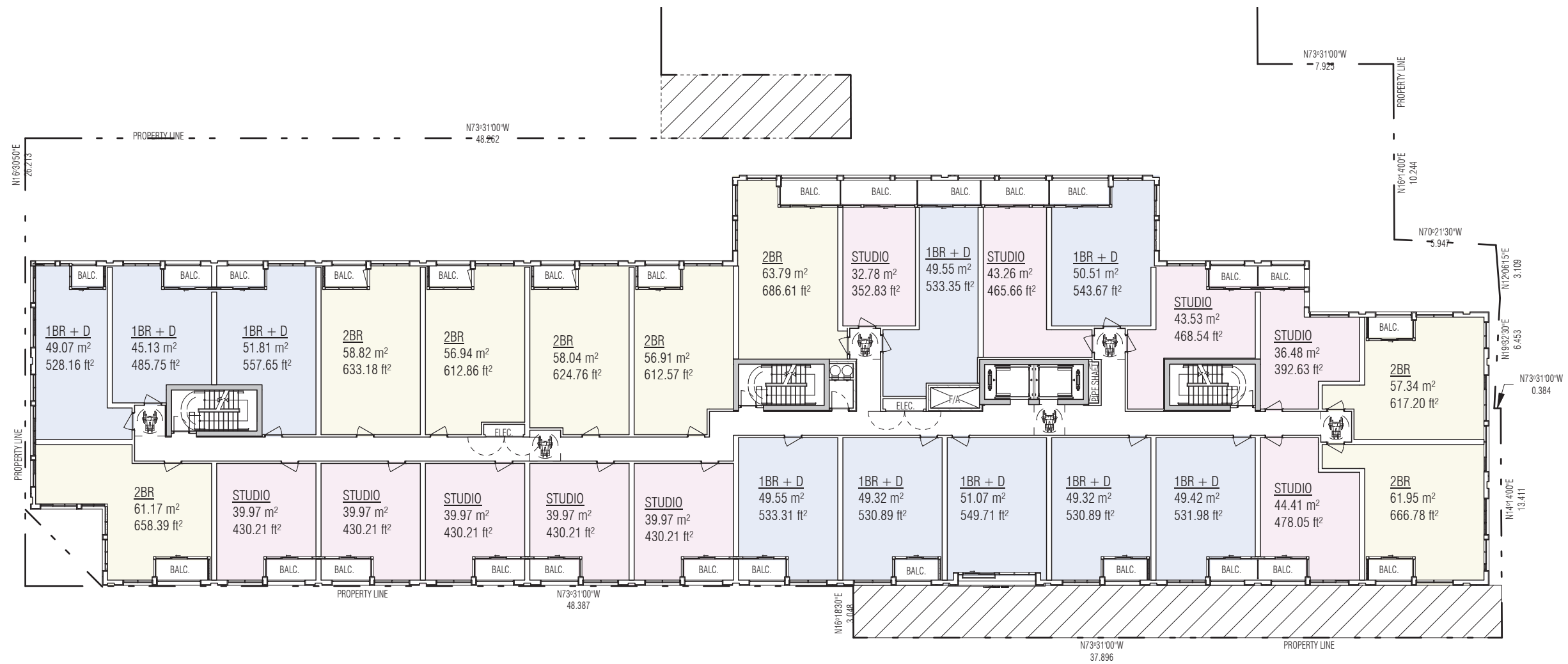
NEW STREET



- LEGEND :
- STUDIO
 - 1 BED + DEN
 - INDOOR AMENITY
 - SERVICING

GROUND LEVEL

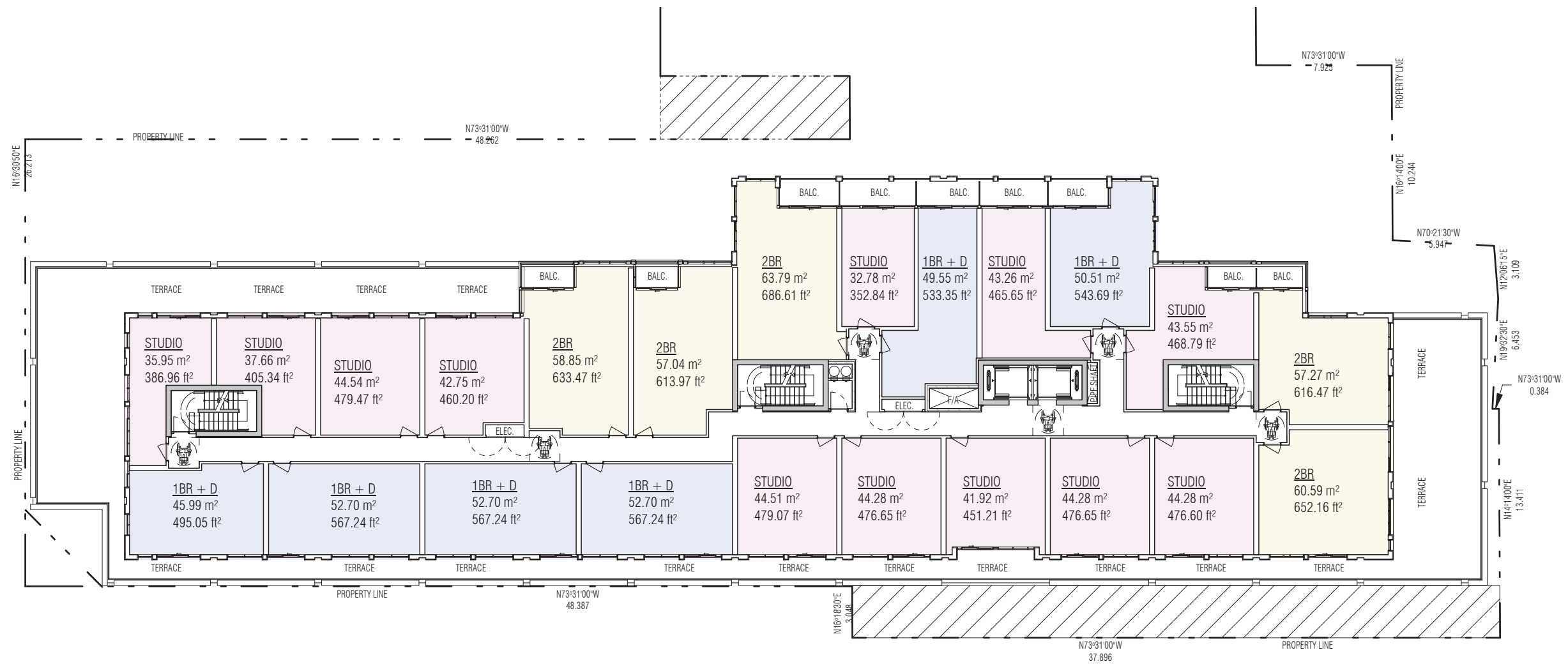
- LEGEND :
- STUDIO
 - 1 BED + DEN
 - 2 BEDROOM



2ND + 3RD LEVEL

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- LEGEND :
- STUDIO
 - 1 BED + DEN
 - 2 BEDROOM

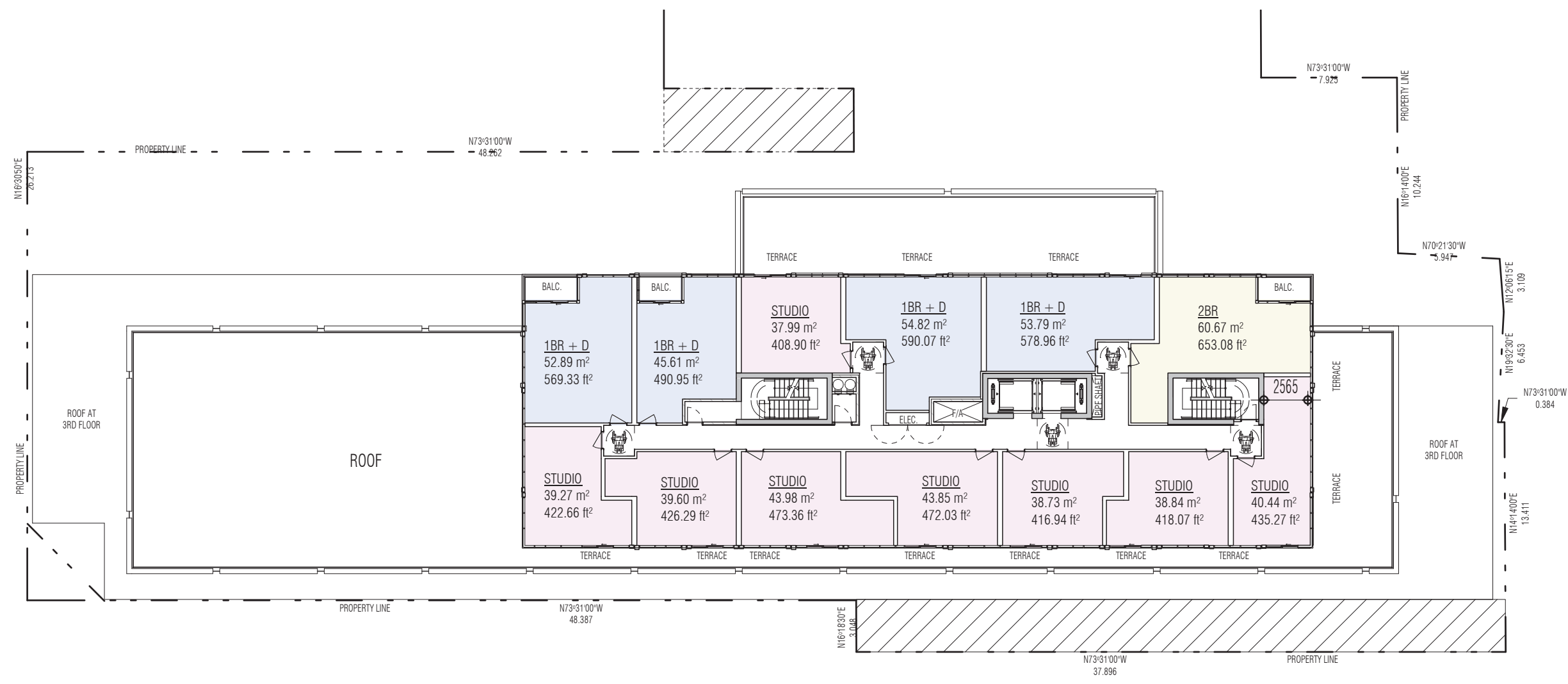


4TH - 6TH LEVEL

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LEGEND :

- STUDIO
- 1 BED + DEN
- 2 BEDROOM



7TH - 9TH LEVEL

- LEGEND :
- PRE-CAST BRICK
 - METAL PANEL
 - METAL PANEL



SOUTH ELEVATION

- LEGEND :
- PRE-CAST BRICK
 - METAL PANEL
 - METAL PANEL



WEST ELEVATION

- LEGEND :
- PRE-CAST BRICK
 - METAL PANEL
 - METAL PANEL



EAST ELEVATION

- LEGEND :
- PRE-CAST BRICK
 - METAL PANEL
 - METAL PANEL



NORTH ELEVATION

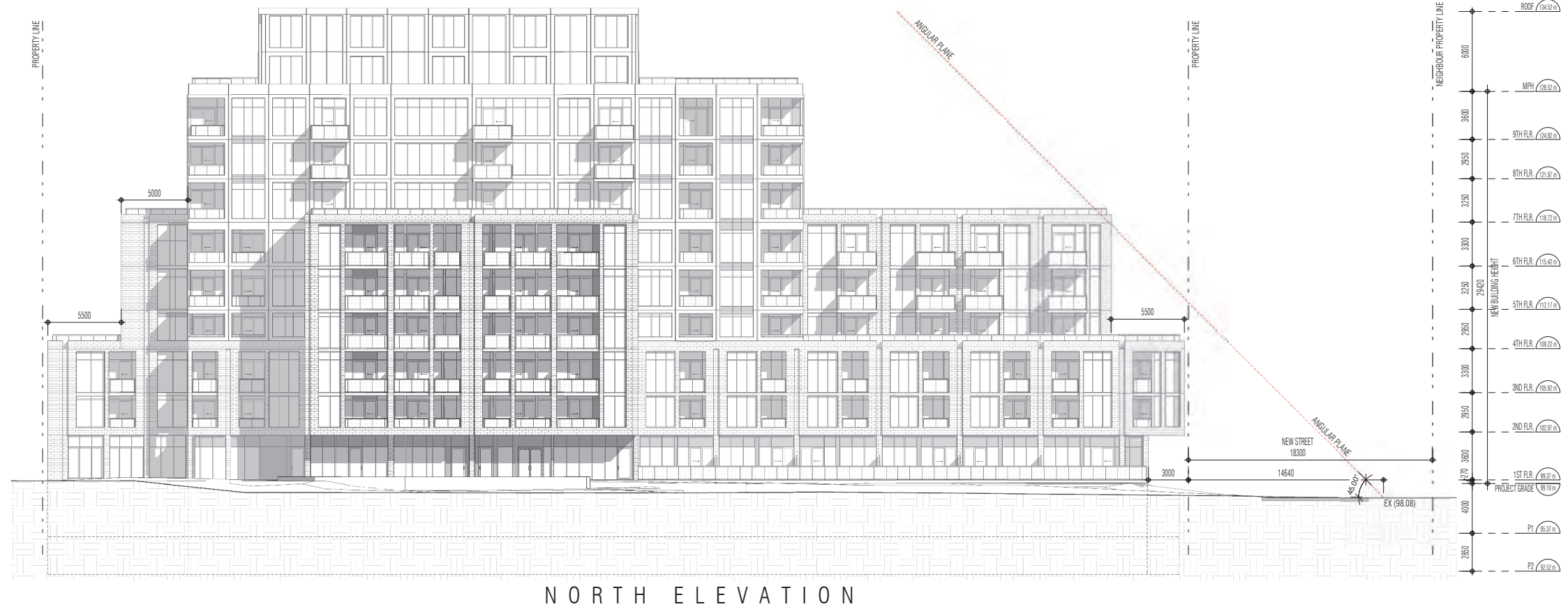
BUILDING ELEVATIONS

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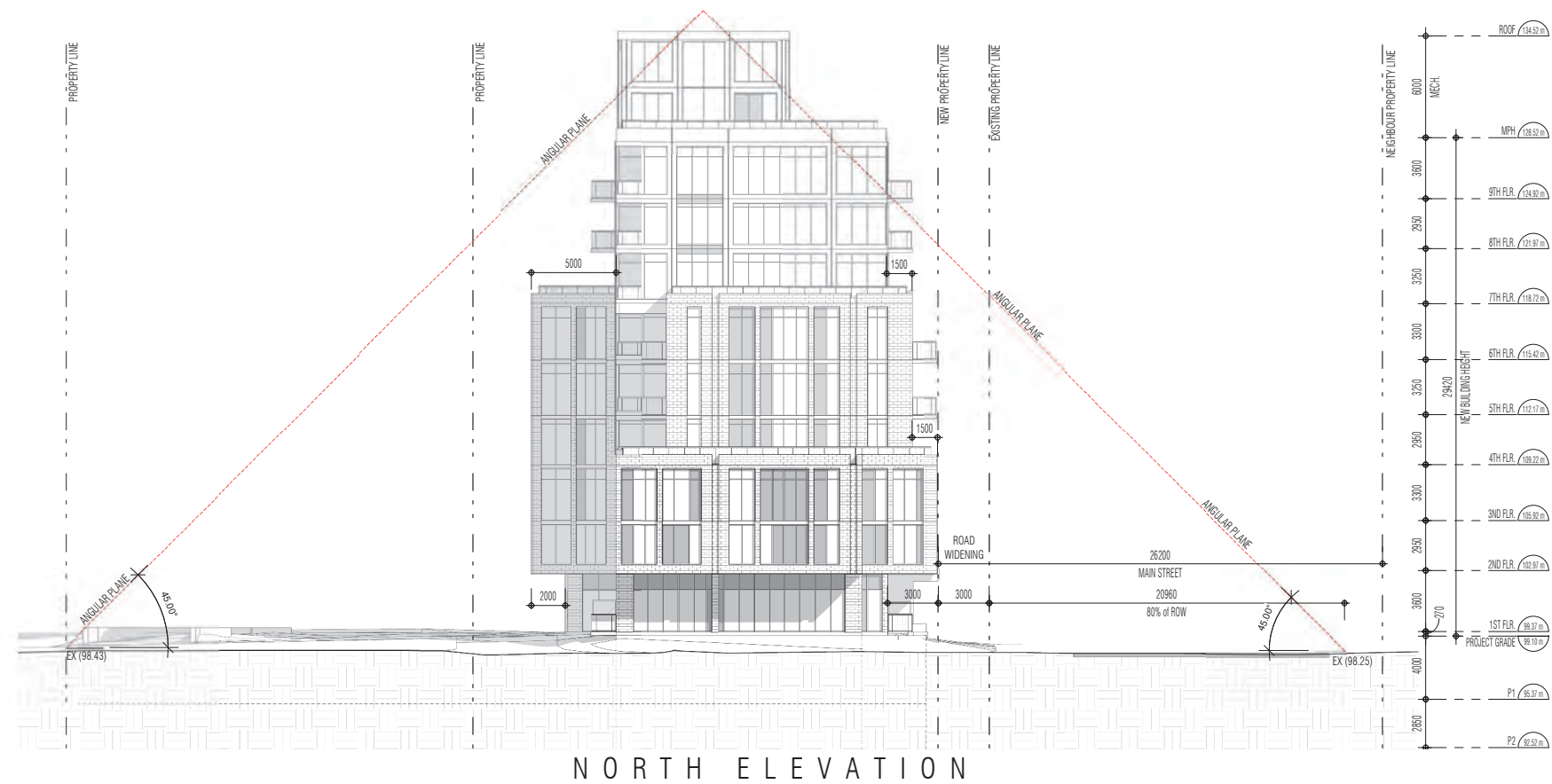
PEDESTRIAN REALM STUDY

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ANGULAR PLANE STUDY

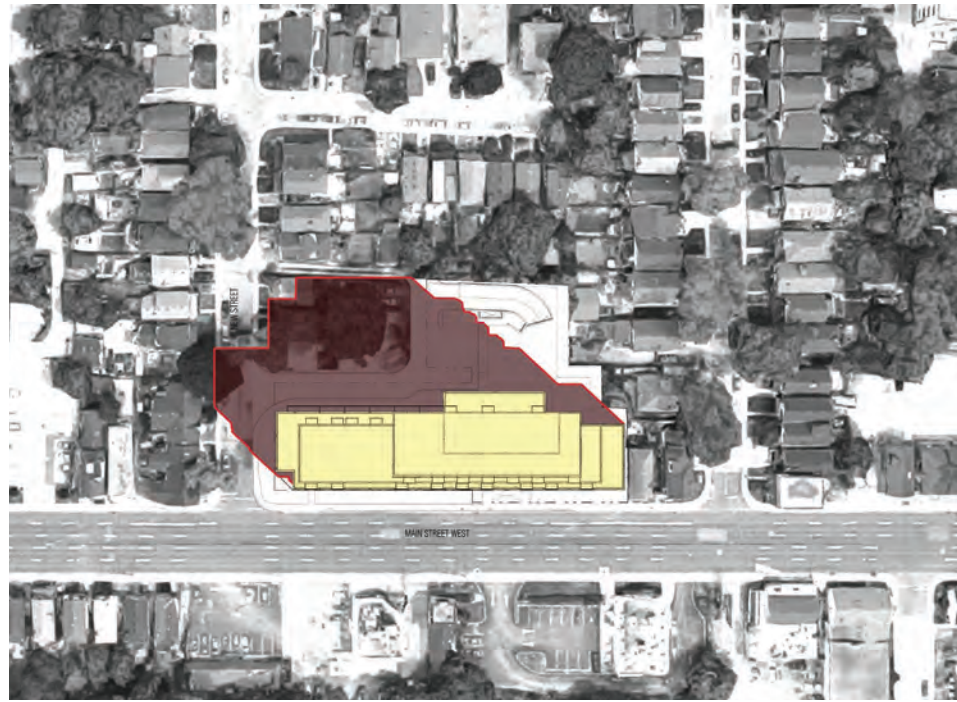
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NORTH ELEVATION

ANGULAR PLANE STUDY

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MARCH 10 AM



MARCH 11 AM



MARCH 12 PM



MARCH 1 PM



MARCH 2 PM



MARCH 3 PM

SHADOW STUDIES

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MARCH 4 PM



MARCH 5 PM



MARCH 6 PM

SHADOW STUDIES

New Horizon Development Group 428 Main St. West 1969.22 Jun. 23 2023



SEPT 10 AM



SEPT 11 AM



SEPT 12 PM



SEPT 1 PM



SEPT 2 PM



SEPT 3 PM

SHADOW STUDIES

New Horizon Development Group 428 Main St. West 1969.22 Jun. 23 2023



SEPT 4 PM



SEPT 5 PM



SEPT 6 PM

SHADOW STUDIES

New Horizon Development Group 428 Main St. West 1969.22 Jun. 23 2023



BUILDING RENDERING

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BUILDING RENDERING

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