

MOHAWK + UPPER JAMES

Proposed Residential Development



**GRAZIANI
+ CORAZZA**
ARCHITECTS



WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT



NEW HORIZON

DEVELOPMENT GROUP

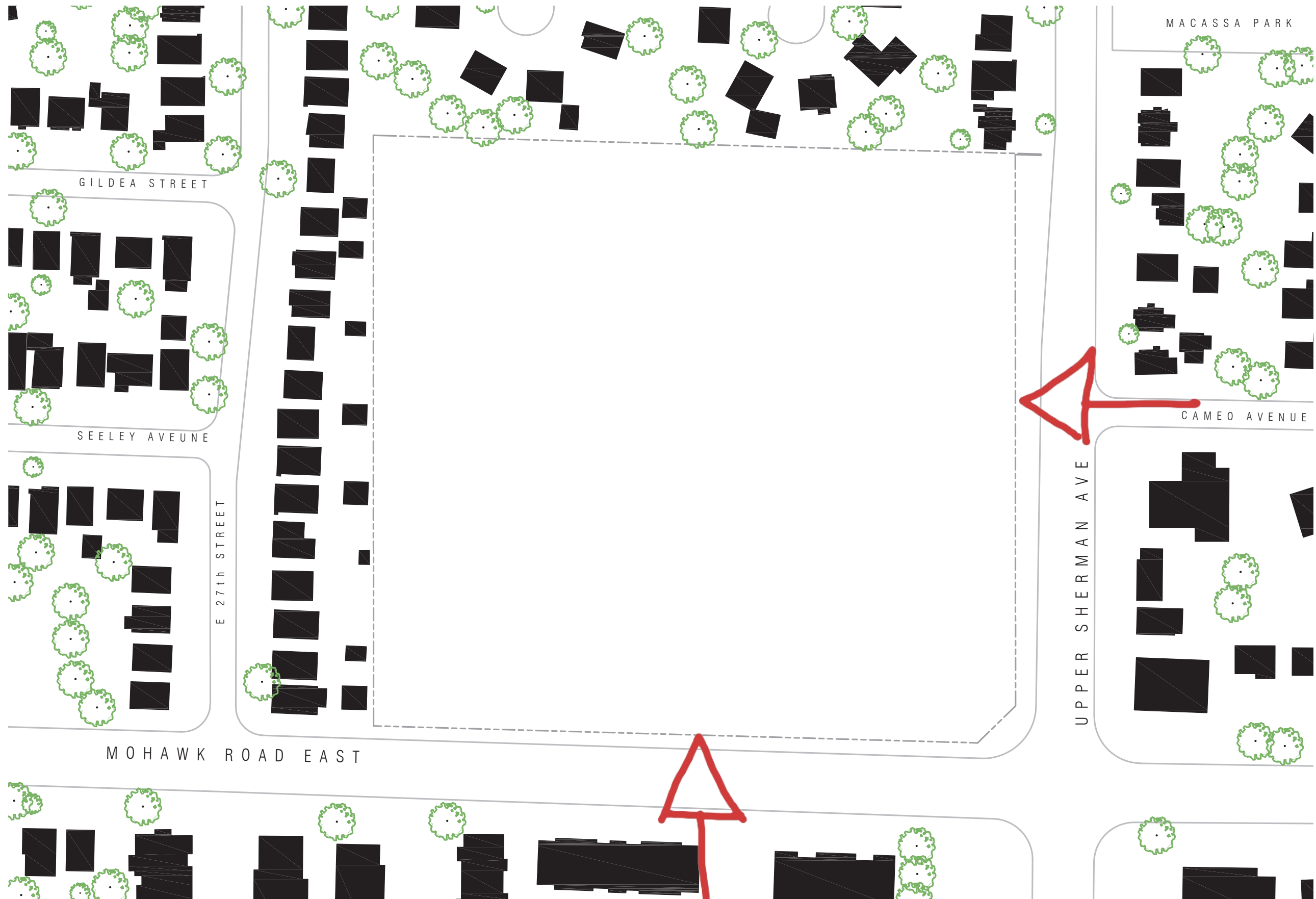


CURRENT SITE CONDITION

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022



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LEGEND :
MAIN ACCESS TO SITE

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022



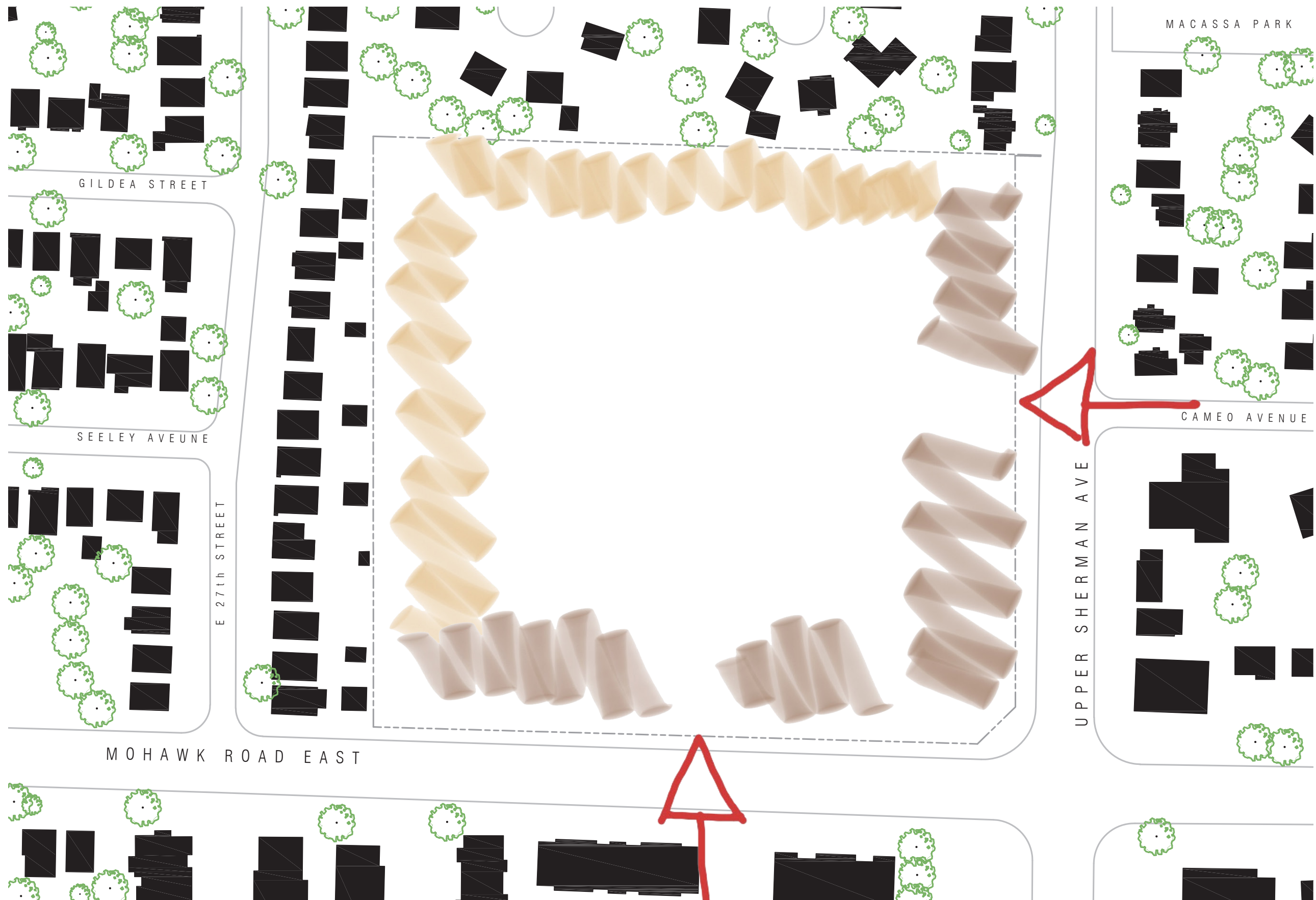
- LEGEND :
- MAIN ACCESS TO SITE
 - LOW RISE TRANSITION

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

DEFINE PERIMETER OF SITE - LOW RISE TRANSITION





- LEGEND :
- MAIN ACCESS TO SITE
 - LOW RISE TRANSITION
 - STREET FRONTAGES

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

DEFINE PERIMETER OF SITE - STREET FRONTAGES



- LEGEND :
- MAIN ACCESS TO SITE
 - LOW RISE TRANSITION
 - STREET FRONTAGES
 - SITE FOCAL AREA

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

SITE FOCAL AREA - ALIGNED WITH ACCESS POINTS



- LEGEND :
- MAIN ACCESS TO SITE
 - LOW RISE TRANSITION
 - STREET FRONTAGES
 - SITE FOCAL AREA
 - FOCAL PERIMETER

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

DEFINED PERIMETER OF SITE FOCAL POINT





- LEGEND :
- MAIN ACCESS TO SITE
 - LOW RISE TRANSITION
 - STREET FRONTAGES
 - SITE FOCAL AREA
 - FOCAL PERIMETER
 - VEHICULAR ACCESS

SITE ANALYSIS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

INTERNAL VEHICULAR CIRCULATION





LEGEND :
 MAIN CONNECTIVITY

GROUND FLOOR

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MAIN PEDESTRIAN CONNECTIVITY



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LEGEND :

MAIN CONNECTIVITY

SECONDARY

GROUND FLOOR

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SECONDARY PEDESTRIAN CONNECTIVITY



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- LEGEND :
- MAIN CONNECTIVITY
 - SECONDARY
 - NEIGHBOURHOOD

GROUND FLOOR

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NEIGHBOURHOOD PEDESTRIAN CONNECTIVITY



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- LEGEND :
- MAIN CONNECTIVITY
 - SECONDARY
 - NEIGHBOURHOOD
 - LOBBY

GROUND FLOOR

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PEDESTRIAN LOBBY CONNECTIVITY



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LEGEND :
LOW RISE



LEGEND :

LOW RISE

MID RISE

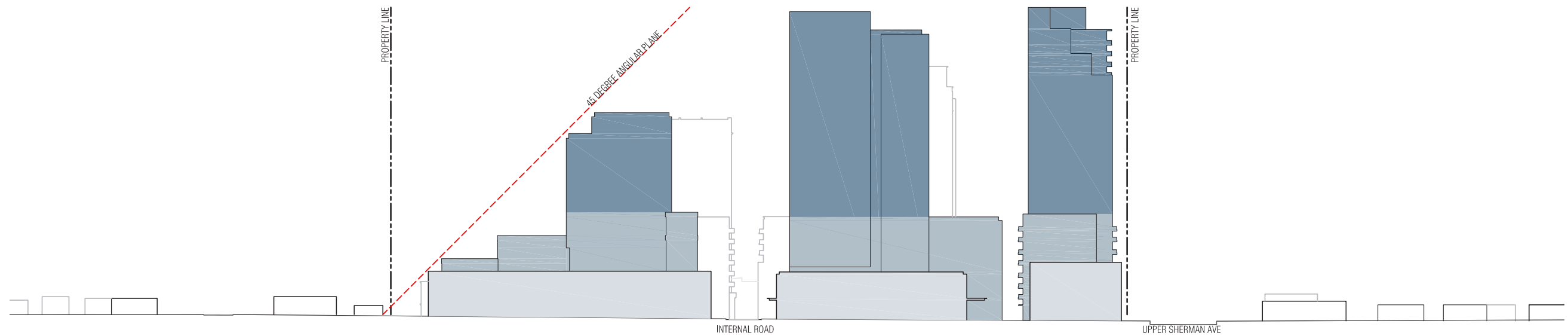
BUILT FORM

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

5 - 8 STOREY HEIGHT



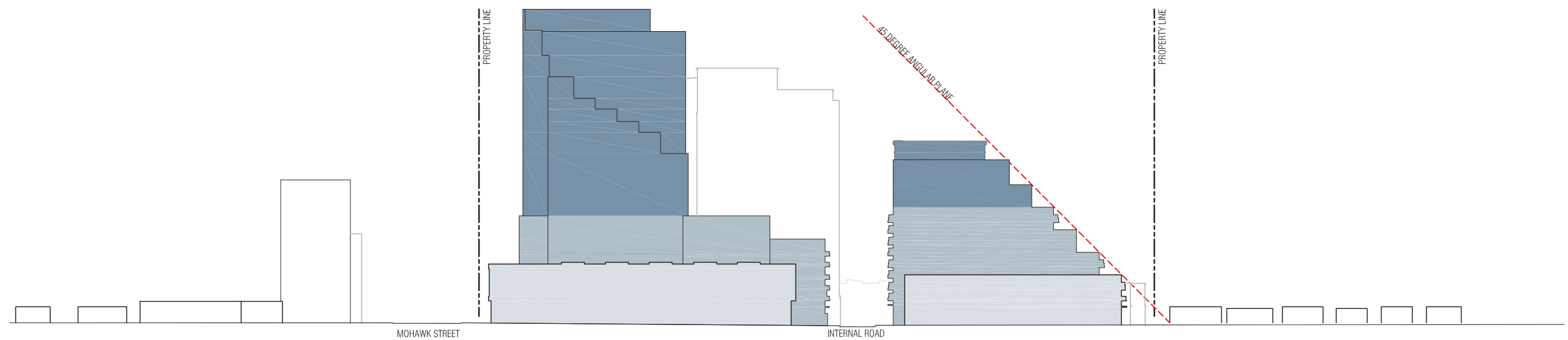




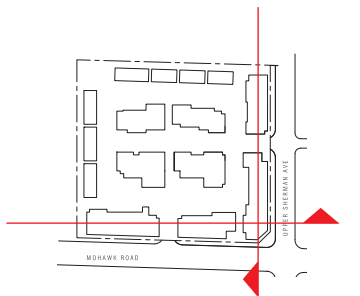
LEGEND :

- LOW RISE
- MID RISE
- HIGH RISE

LOOKING SOUTH



LOOKING EAST



BUILT FORM

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SECTIONS





GROUND FLOOR

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LEGEND :
 VEHICULAR MOVEMENT

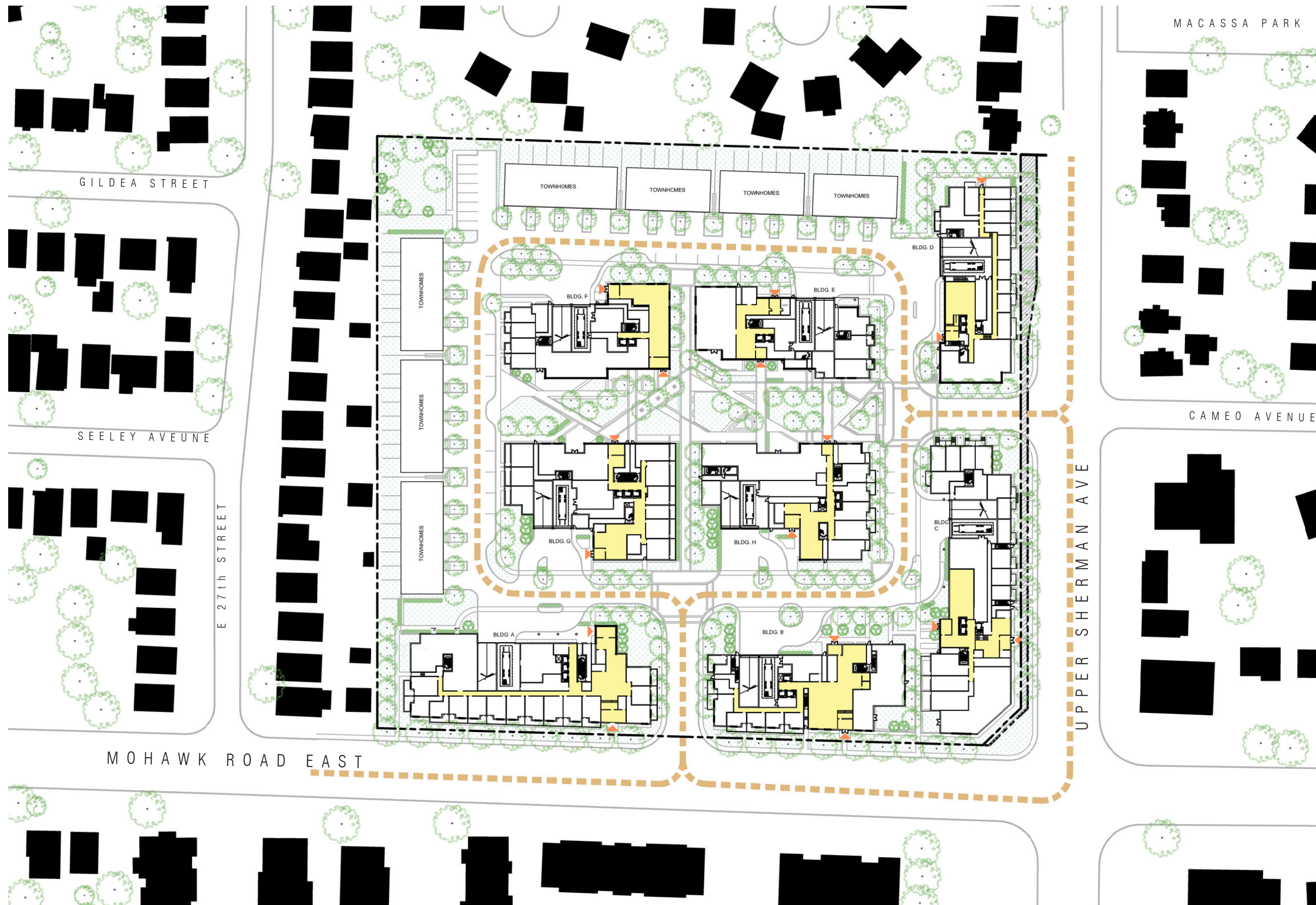
GROUND FLOOR

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VEHICULAR MOVEMENT - INTERNAL ROAD ACCESS



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- LEGEND :
- VEHICULAR MOVEMENT
 - BUILDING LOBBIES

GROUND FLOOR

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BUILDING LOBBIES



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- LEGEND :
- VEHICULAR MOVEMENT
 - BUILDING LOBBIES
 - INDOOR AMENITY

GROUND FLOOR

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INDOOR AMENITY



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- LEGEND :
- VEHICULAR MOVEMENT
 - BUILDING LOBBIES
 - INDOOR AMENITY
 - OUTDOOR AMENITY

GROUND FLOOR

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OUTDOOR AMENITY



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LEGEND :

- VEHICULAR MOVEMENT
- BUILDING LOBBIES
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL UNITS

GROUND FLOOR

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RESIDENTIAL UNITS



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LEGEND :

- VEHICULAR MOVEMENT
- BUILDING LOBBIES
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL UNITS
- SERVICING

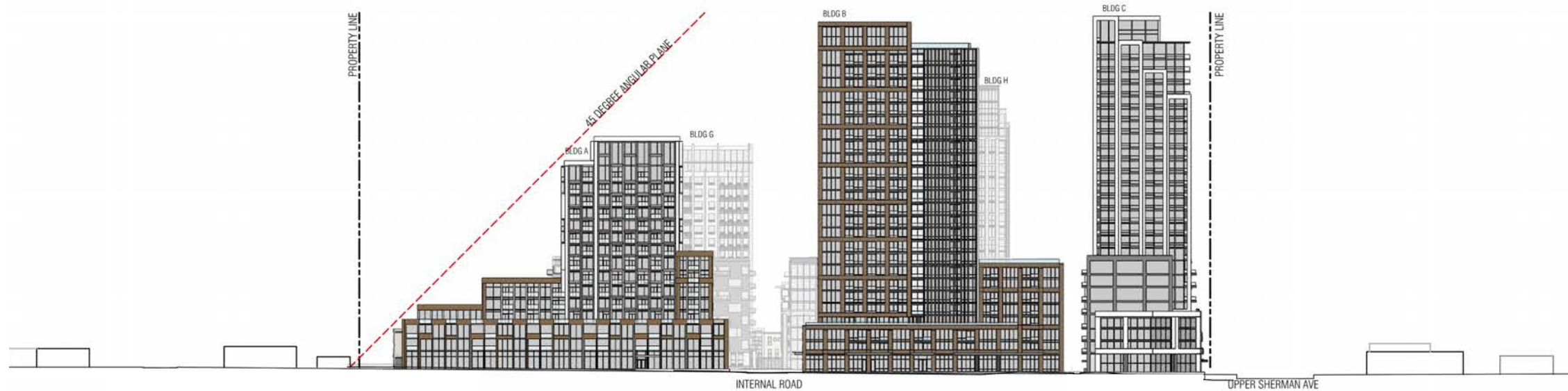
GROUND FLOOR

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

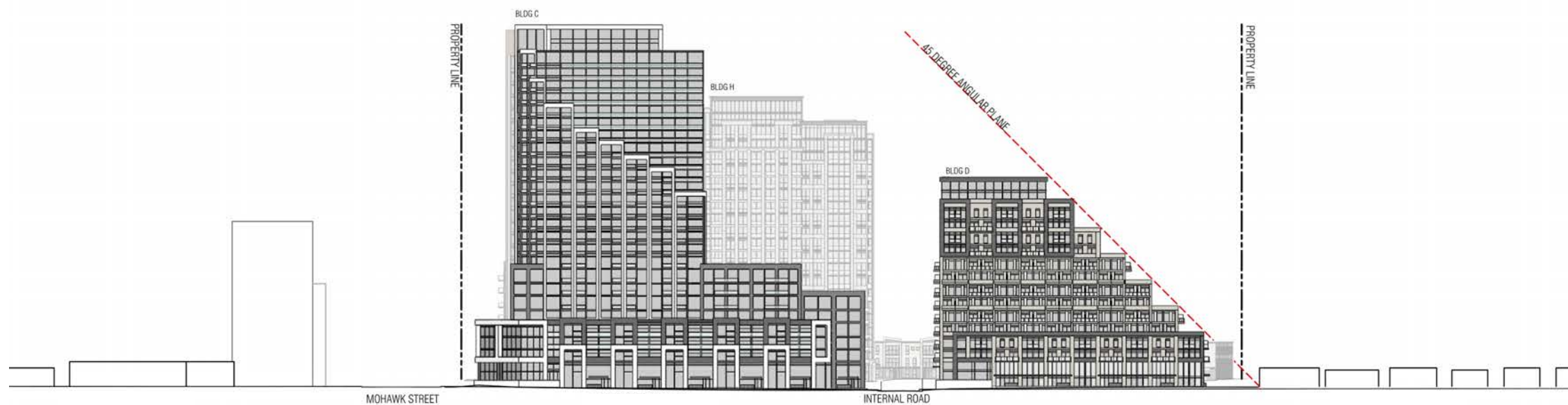
RESIDENTIAL SERVICES



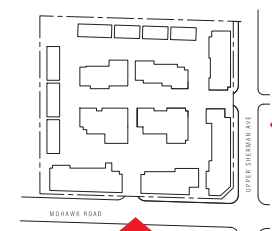
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MOHAWK ST. ELEVATION (LOOKING SOUTH)



UPPER SHERMAN ELEVATION (LOOKING EAST)



BUILT FORM

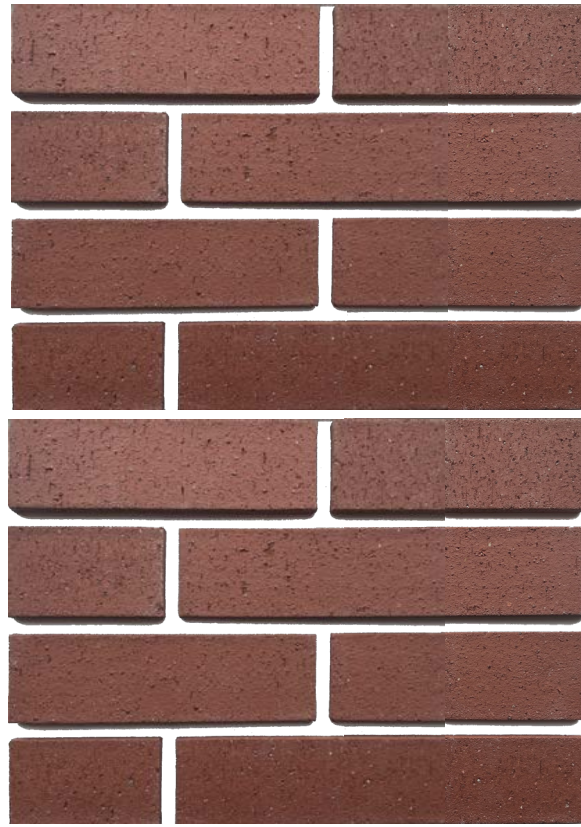
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dark pre-cast brick



clear glazing
off-white pre-cast



red pre-cast brick



metal
panels



dark pre-cast
beige pre-cast brick

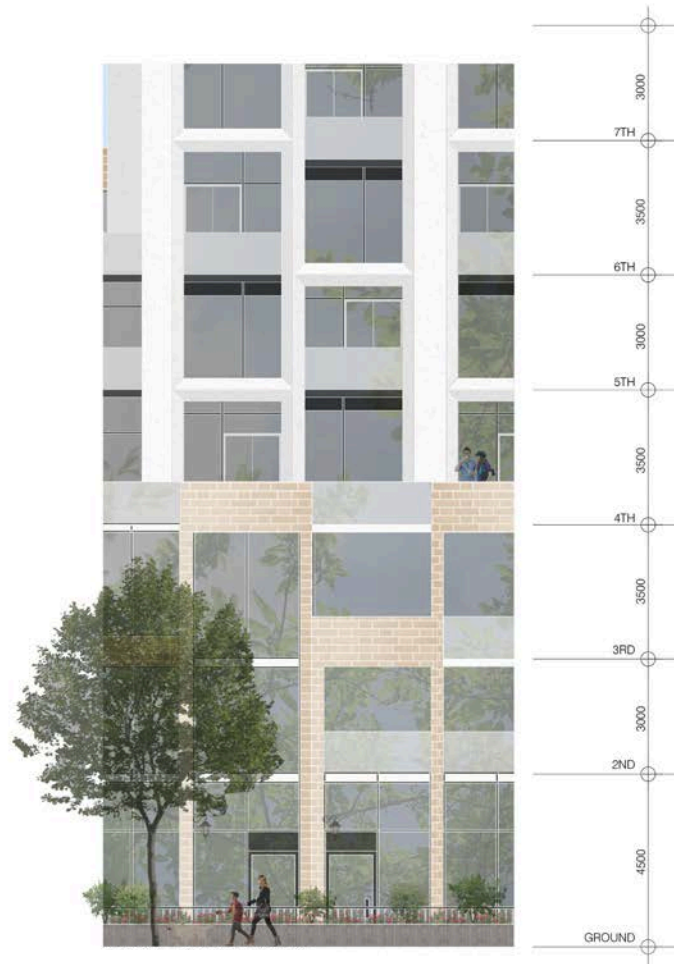
MATERIALS

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MATERIALS



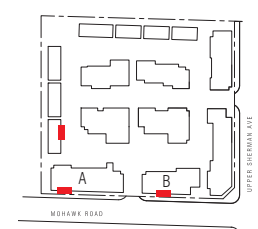
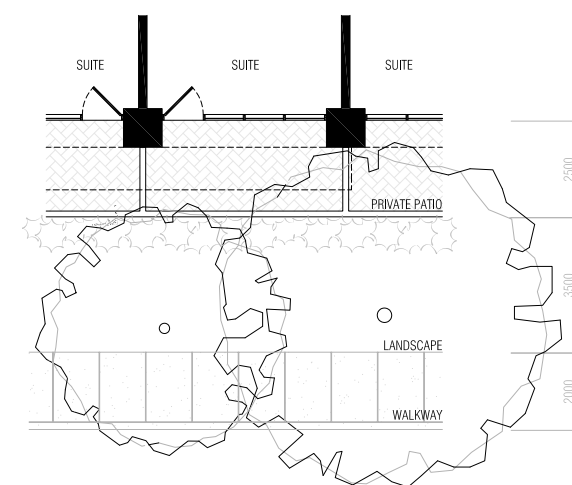
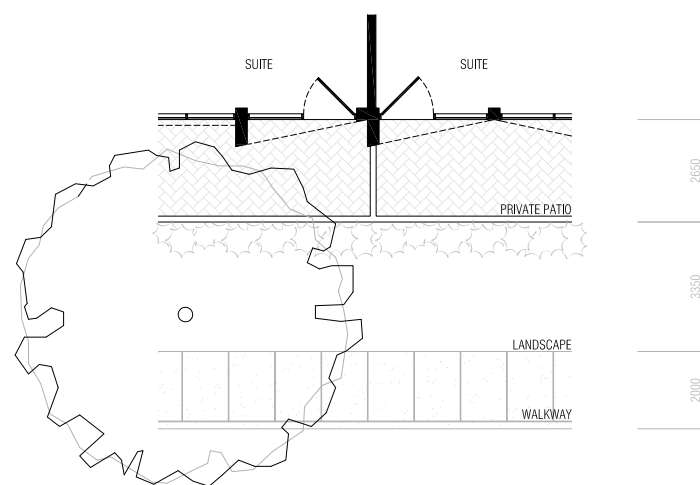
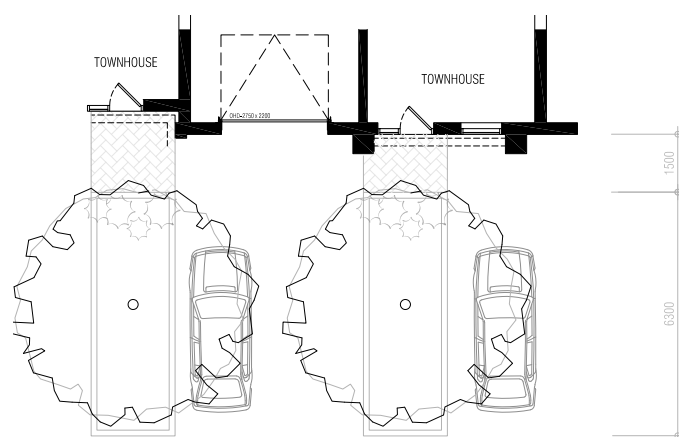
TOWNHOMES



BLDG A



BLDG B



ELEVATION VIGNETTES

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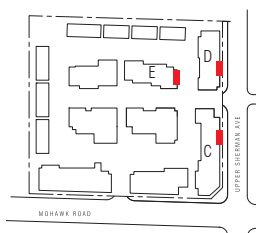
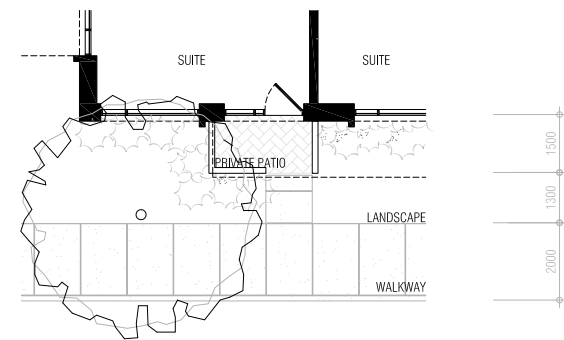
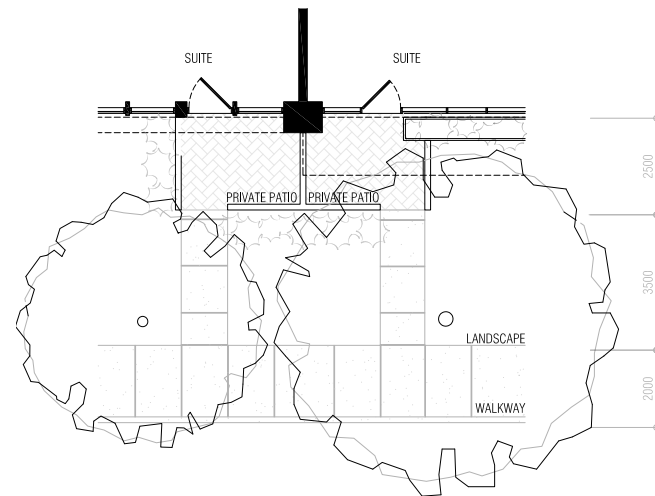
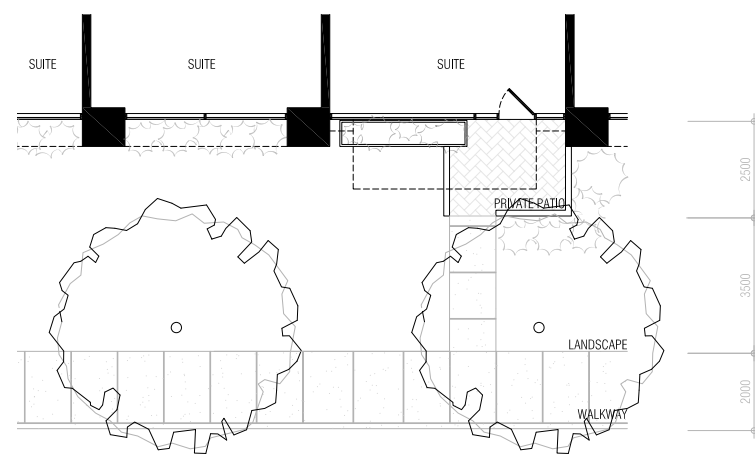
B L D G C



B L D G D



B L D G E



ELEVATION VIGNETTES

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022



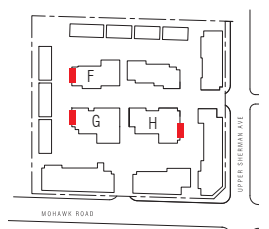
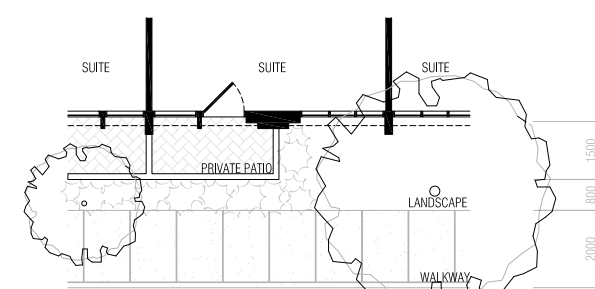
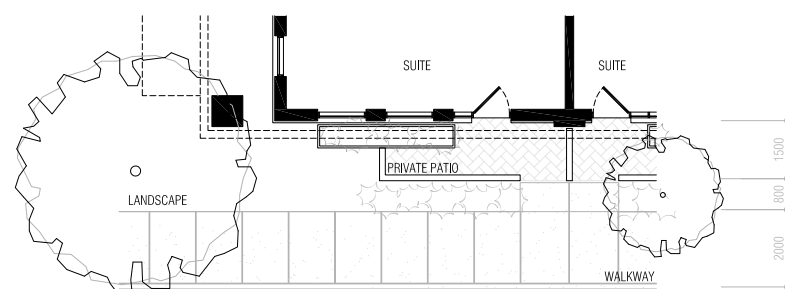
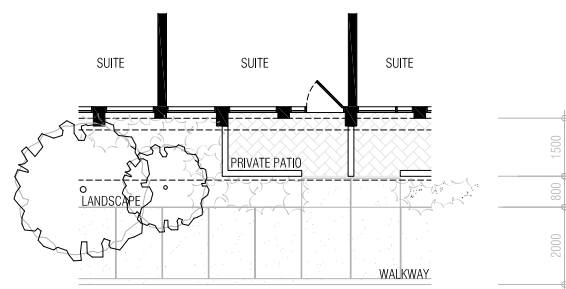
B L D G F



B L D G G

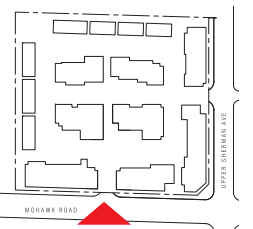


B L D G H



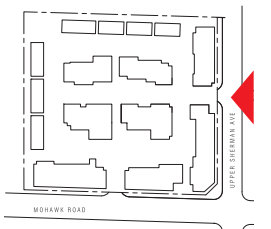
ELEVATION VIGNETTES

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022



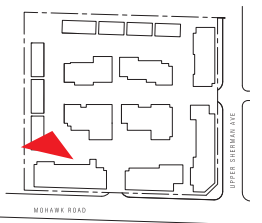
ENTRANCE TO SITE FROM MOHAWK ROAD EAST

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ENTRANCE TO SITE FROM SHERMAN AVENUE

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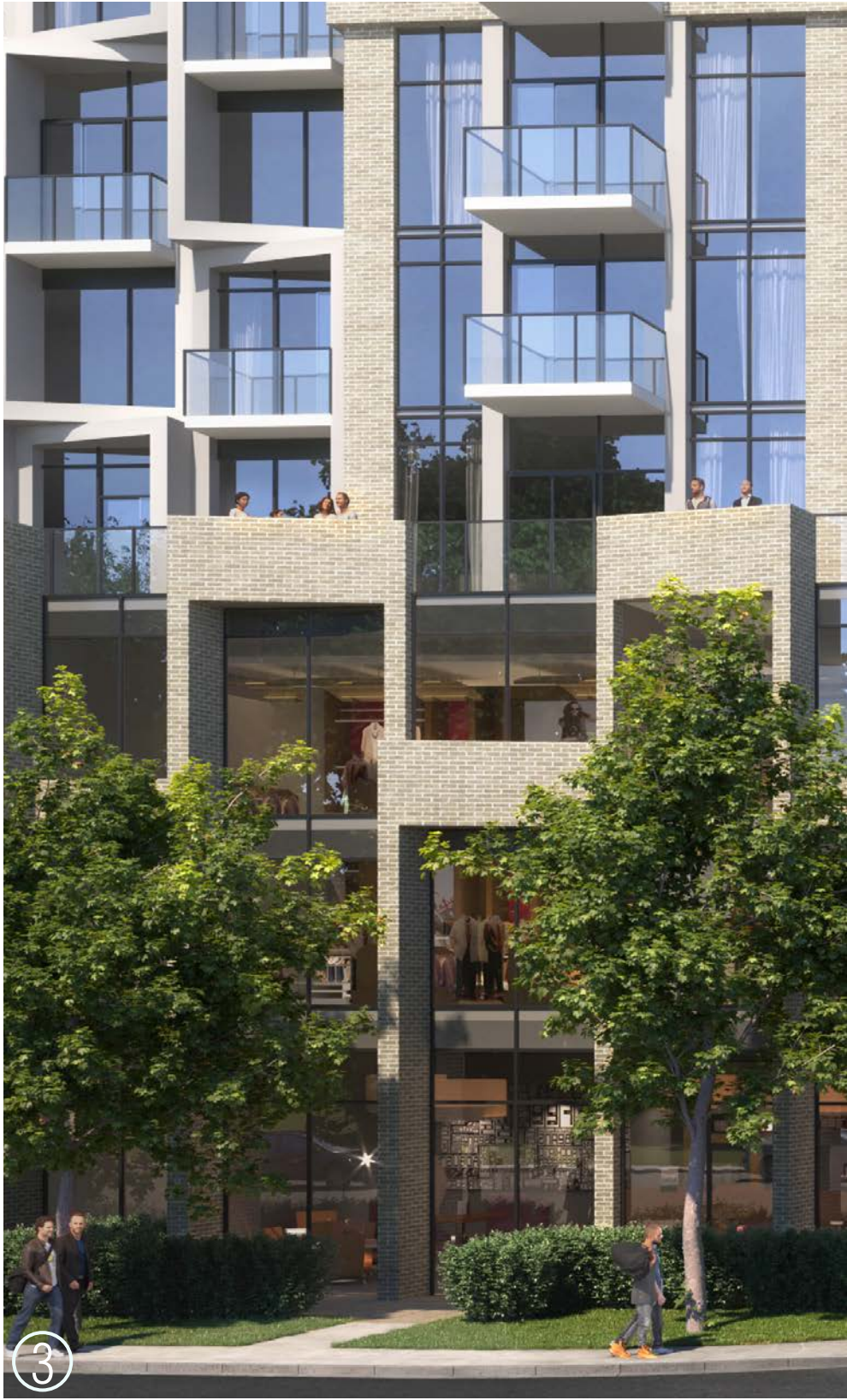


VIEW DOWN INTERNAL ROAD, TOWNHOMES

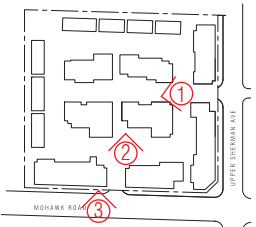
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PEDESTRIAN CONNECTIVITY THROUGH SITE



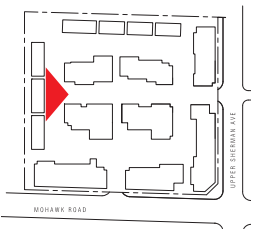
B L D G A



RENDERING VIGNETTES

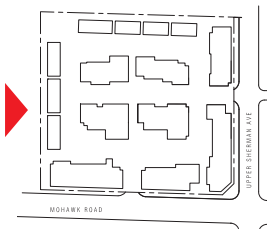
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VIEW OF OPEN SPACE, AMENITY

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VIEW OF SITE LOOKING EAST

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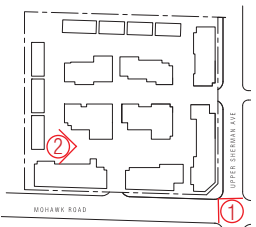




PEDESTRIAN SCALE - PODIUM CONSIDERATIONS

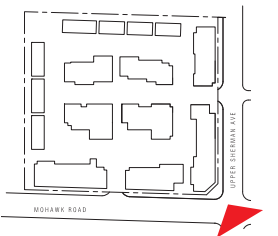


TOWER-MPH INTEGRATION



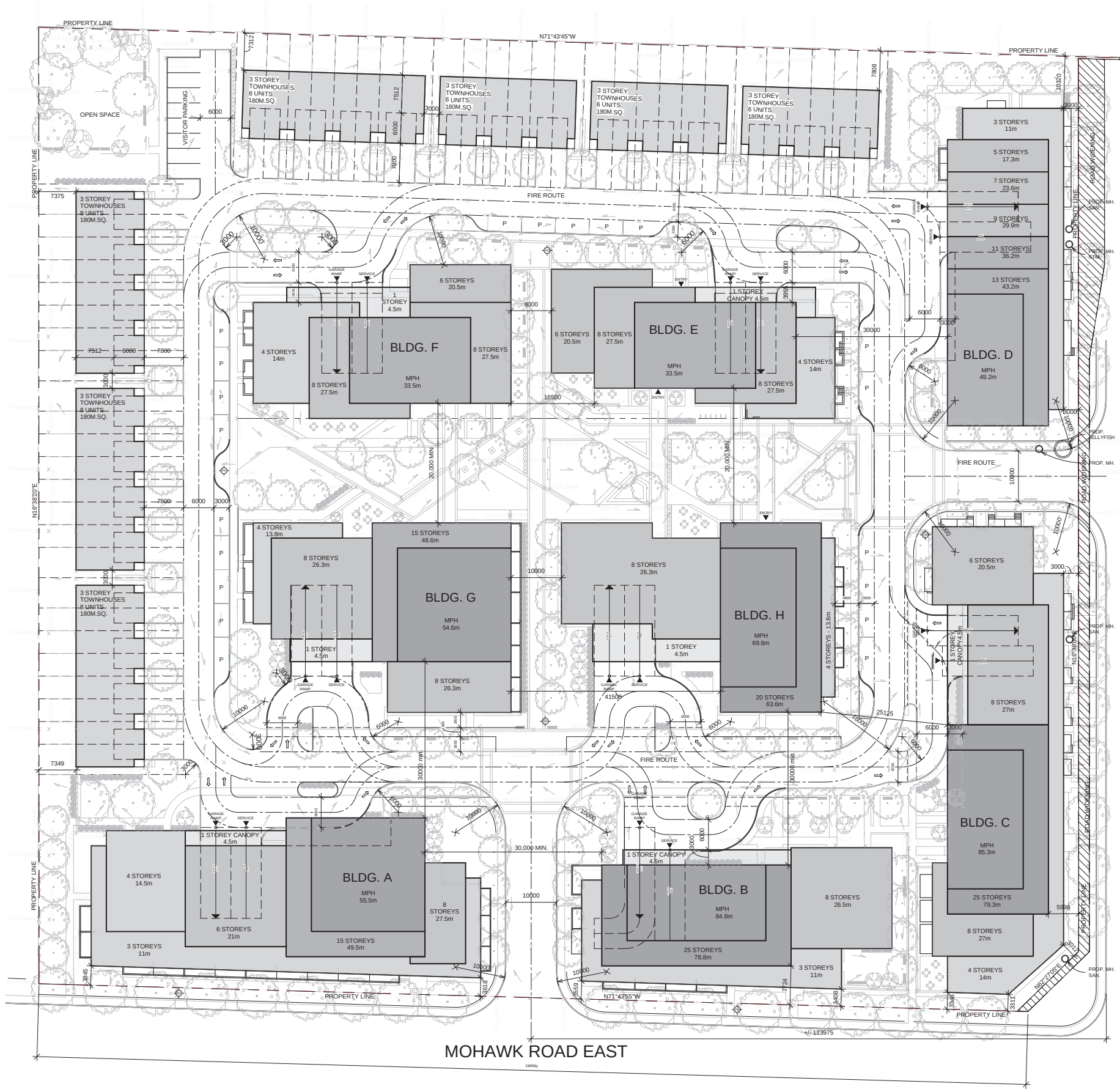
RENDERING VIGNETTES

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022



VIEW OF SITE LOOKING NORTH-WEST

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UPPER SHERMAN AVE

PROJECT STATISTICS
JOB No: 1978.22
DATE: Sept. 09 2022

01. SITE

	m2
	ha
	ft2
	ac

TOTAL SITE	
	39522.73
	3.95
	425419
	0.91

02. G.C.A (m2) | Above Grade

Residential Buildings A -H	
Residential Town Homes	
commercial	
Total	

Required	Proposed
	128850.8
	9150.0
	0
	138000.8

03. G.F.A (m2)

Residential	
commercial	
Total	

	0.0
	0
	0.0

04. FSI

--

	3.49
--	------

05. UNIT BREAKDOWN

Residential Units	
Total	

Bach.	350	18%
1 Bed	582	29%
1 Bed + D	600	30%
2 Bed	364	18%
3 Bed	49	2%
Town Homes	50	3%
Total	1995	100%

06. PARKING

Barrier Free 4400x5800	
Standard 2800x5800	
Compact 2800x5500	
Total	

1.0 per unit	1.00	37
max. 10%	4.0%	1878
		80
		1995

*Refer to Building/ Zoning breakdown for required ratios

07. INDOOR AMENITY (m2)

Indoor	
Outdoor	
Total	

No min. Amenity required	2898.6
No min. Amenity required	0.0
	2898.6

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

SITE PLAN + STATISTICS

New Horizon Development Group 499 Mohawk Road East 1978.22 Nov. 18 2022

BUILDING A					BUILDING B					BUILDING C					BUILDING D														
Required					Proposed					Required					Proposed					Required					Proposed				
01. G.C.A (m2) Above Grade																													
Residential					17926					21768					26050					12828					12828				
commercial					0					0					0					0					0				
Total					17926					21768					26050					12828					12828				
02. FSI																													
03. UNIT BREAKDOWN																													
Residential Units																													
					Bach. 54 23%					Bach. 50 15%					Bach. 64 16%					Bach. 36 20%									
					1 Bed 58 25%					1 Bed 117 34%					1 Bed 139 36%					1 Bed 43 24%									
					1 Bed + D 53 23%					1 Bed + D 111 33%					1 Bed + D 82 21%					1 Bed + D 41 23%									
					2 Bed 64 28%					2 Bed 55 16%					2 Bed 94 24%					2 Bed 48 27%									
					3 Bed 3 1%					3 Bed 7 2%					3 Bed 11 3%					3 Bed 12 7%									
Total					232 100%					340 100%					390 100%					180 100%									
04. AMENITY (m2)																													
Indoor					No Minimum Amenity Requirement					No Minimum Amenity Requirement					No Minimum Amenity Requirement					No Minimum Amenity Requirement					No Minimum Amenity Requirement				
Outdoor					Ratio # of Units Area (m2)					Ratio # of Units Area (m2)					Ratio # of Units Area (m2)					Ratio # of Units Area (m2)					Ratio # of Units Area (m2)				
Total					1.3 232 290					0.9 340 320					2.0 390 790					1.4 180 259					1.4 180 259				
05. PARKING																													
Barrier Free 4400x5800					6					8					8					6									
Standard 2800x5800					270					262					440					147									
Compact 2800x5500					0					14					32					31									
Total					% of compact spaces 0% 276					% of compact spaces 4.5% 284					% of compact spaces 6.7% 480					% of compact spaces 16.6% 184									
					Parking Ratio 1.19					Parking Ratio 0.84					Parking Ratio 1.23					Parking Ratio 1.02									
06. BUILDING HEIGHT																													
Top of Roof					15 sty 49.5 m 15 sty					25 sty 78.8 m 25 sty					25 sty 79.3 m 25 sty					13 sty 43.2 m 13 sty									
Mechanical Penthouse					6.0 m 1 sty					6 m 1 sty					6 m 1 sty					6 m 1 sty									
Total					55.5 m					84.8 m					85.3 m					49.2 m									

BUILDING E					BUILDING F					BUILDING G					BUILDING H				
Required					Proposed					Required					Proposed				
G.C.A (m2) Above Grade					G.C.A (m2) Above Grade					G.C.A (m2) Above Grade					G.C.A (m2) Above Grade				
Residential	7553				Residential	7471				Residential	15935				Residential	19320			
commercial	0				commercial	0				commercial	0				commercial	0			
Total	7553				Total	7471				Total	15935				Total	19320			
FSI					FSI					FSI					FSI				
UNIT BREAKDOWN					UNIT BREAKDOWN					UNIT BREAKDOWN					UNIT BREAKDOWN				
Residential Units	Bach.	25	21%		Residential Units	Bach.	8	7%		Residential Units	Bach.	47	20%		Residential Units	Bach.	66	20%	
	1 Bed	9	8%			1 Bed	16	14%			1 Bed	31	13%			1 Bed	169	52%	
	1 Bed + D	58	49%			1 Bed + D	56	48%			1 Bed + D	139	58%			1 Bed + D	60	18%	
	2 Bed	23	19%			2 Bed	37	32%			2 Bed	17	7%			2 Bed	26	8%	
	3 Bed	3	3%			3 Bed	0	0%			3 Bed	7	3%			3 Bed	6	2%	
Total		118	100%		Total		117	100%		Total		241	100%		Total		327	100%	
AMENITY (m2)					AMENITY (m2)					AMENITY (m2)					AMENITY (m2)				
Indoor	No Minimum Amenity Requirement	Ratio	# of Units	Area (m2)	Indoor	No Minimum Amenity Requirement	Ratio	# of Units	Area (m2)	Indoor	No Minimum Amenity Requirement	Ratio	# of Units	Area (m2)	Indoor	No Minimum Amenity Requirement	Ratio	# of Units	Area (m2)
Outdoor	No Minimum Amenity Requirement	2.4	118	287	Outdoor	No Minimum Amenity Requirement	2.8	117	322	Outdoor	No Minimum Amenity Requirement	0.9	241	226	Outdoor	No Minimum Amenity Requirement	1.2	327	405
Total				287	Total				322	Total				226	Total				405
PARKING					PARKING					PARKING					PARKING				
Barrier Free 4400x5800			1		Barrier Free 4400x5800		1			Barrier Free 4400x5800		2			Barrier Free 4400x5800		5		
Standard 2800x5800			79		Standard 2800x5800		89			Standard 2800x5800		260			Standard 2800x5800		331		
Compact 2800x5500	% of compact spaces	3.6%	3		Compact 2800x5500	% of compact spaces	0			Compact 2800x5500	% of compact spaces	0			Compact 2800x5500	% of compact spaces	0		
Total	Parking Ratio	0.70	83		Total	Parking Ratio	0.77	90		Total	Parking Ratio	1.09	262		Total	Parking Ratio	1.03	336	
BUILDING HEIGHT					BUILDING HEIGHT					BUILDING HEIGHT					BUILDING HEIGHT				
Top of Roof	8 sty	27.5 m	8 sty		Top of Roof	8 sty	27.5 m	8 sty		Top of Roof	15 sty	48.6 m	15 sty		Top of Roof	20 sty	63.6 m	20 sty	
Mechanical Penthouse		6.0 m	1 sty		Mechanical Penthouse		6.0 m	1 sty		Mechanical Penthouse		6.0 m	1 sty		Mechanical Penthouse		6.0 m	1 sty	
Total		33.5 m			Total		33.5 m			Total		54.6 m			Total		69.6 m		

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