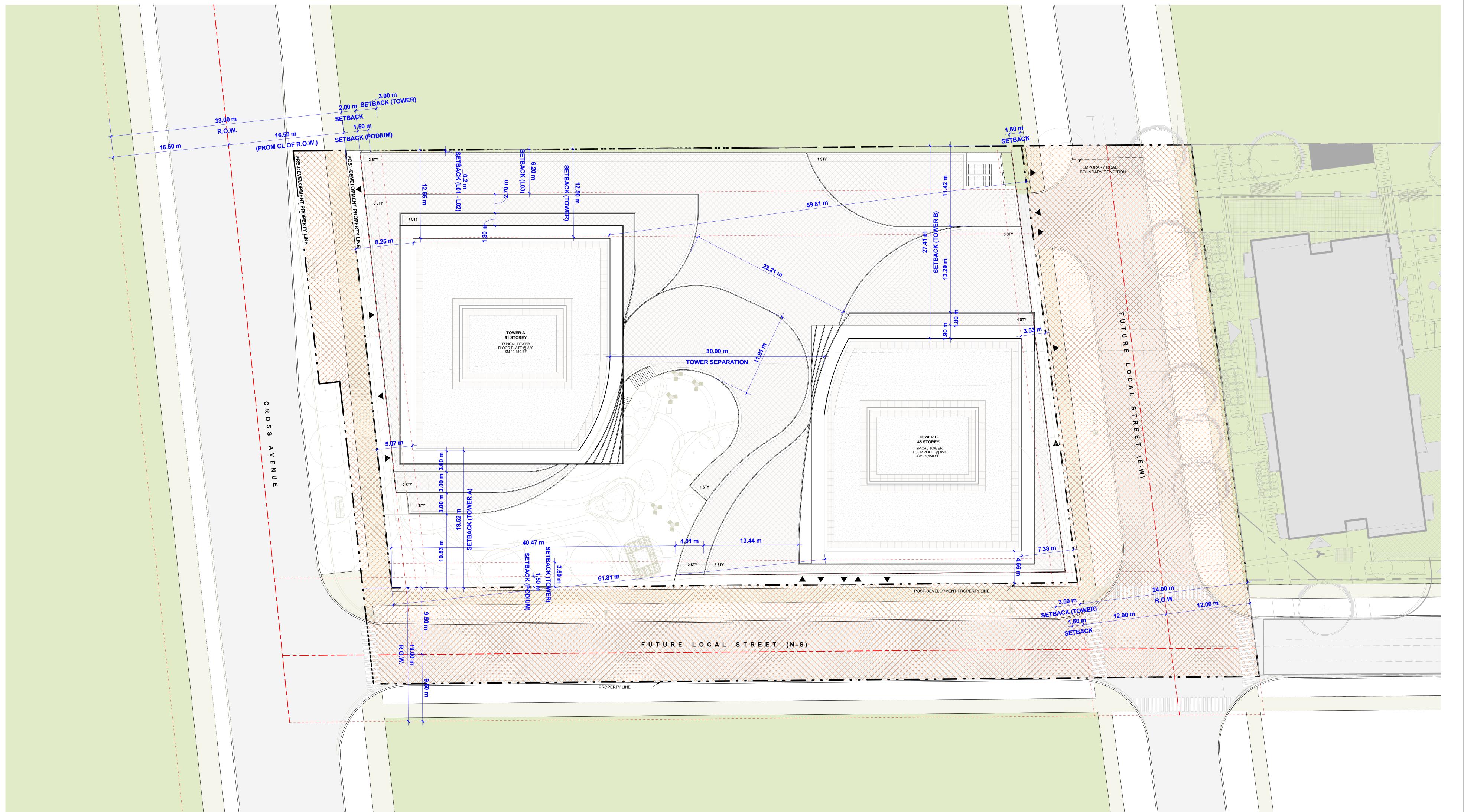
APPENDIX B: Concept Plan and Rendering



Treeple Architects

Toronto, ON, Canada, MSV 1V2
T. 416.598.0554
www.teeplearch.com

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

NO. DATE: ISSUED FOR:

1 2024-02-16 ISSUED FOR OPA/ZBA

ARCHI				
Teeple Architects Inc.				
	en Street, Toronto, ON, Canada, M5V 1V2 98.0554			
STRUC	TURAL			
-				
-				
-				
MECHA	NICAL			
-				
-				
-				
ELECTF	ICAL			
-				
-				
-				
LANDS	APE			

Trafalgar Engineering Limited
1-481 Morden Road, Oakville, ON, L6K 2W6
T. 905.338.3366

TRAFFIC

BA Consulting Group Limited
300-45 St. Clair Avenue West, Toronto, ON, M4V 1K9
T. 416.961.7110

SOLID WASTE MANAGEMENT
R.J. Burnside & Asscoiates Limited
1465 Pickering Parkway, Pickering, ON, L1V 7G7
T. 1.800.265.9662

PLANNING
Bousfields Inc.
3 Church Street, Toronto, ON, M5E 1M2
T. 416.947.9744

CLIENT
District Dovelopments

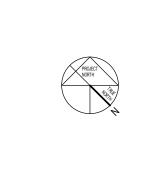
CLIENT

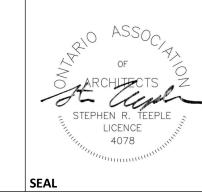
Distrikt Developments

1-90 Wingold Avenue, Toronto, ON, Canada M6B 1P5
T. 416.628.8038

DISTRIKT 157 - 165 CROSS AVE, OAKVILLE

157 & 165 Cross Avenue, Oakville, ON, Canada





SITE PLAN @ ROOF LEVEL

Author	Checker CHECKED BY		
DRAWN BY			
23-107	1:200	ARCH E	2024-02-16
PROJ NO	SCALE	FORMAT	PLOT DATE
·			

Tower Southeast Street View



Tower Southwest Street View

6.3.5 Architectural Articulation

Throughout the subject site, the proposed buildings incorporate a uniform design language that will read cohesively across the site while allowing for architectural variety and visual interest. The overall building mass of the towers and podium incorporates a variety of strategies such as stepbacks and different architectural elements to create a dynamic group of buildings and reduce the overall mass of the tower elements. The overall building mass of the tower and podiums incorporate soft curves to create a dynamic group of buildings.

The proposed irregular floorplate shape of two towers in conjunction with a pattern of balconies has been used to create articulation and movement in the massing. A similar massing style has been applied to the podium. Vertical architectural elements break up and articulate the podium. Variations in street facades proposed across the subject site will exhibit a high regard for the pedestrian-oriented nature of the proposed public realm.

Additionally, mechanical systems and utilities will be integrated into the façade and building design and screened from view from the public realm.