



GILMOUR ST.

JAMES ST.



KENT ST.

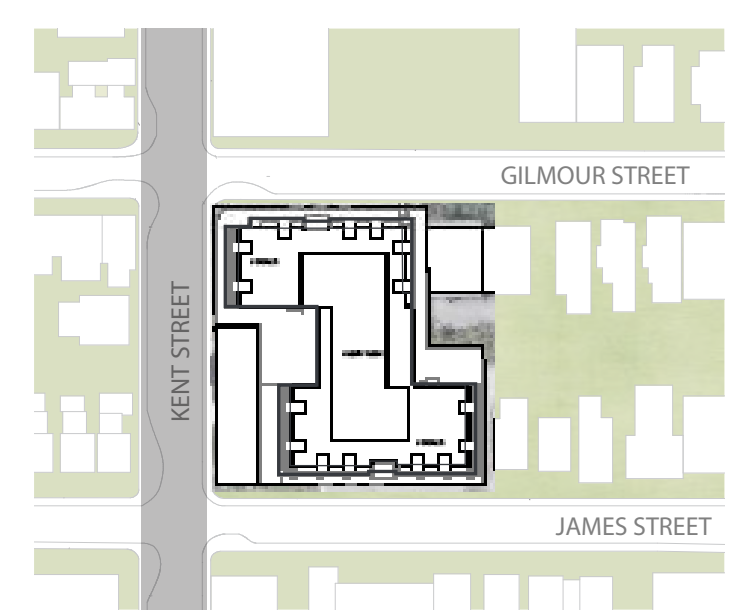


KENT ST.



JAMES ST.

GILMOUR ST.

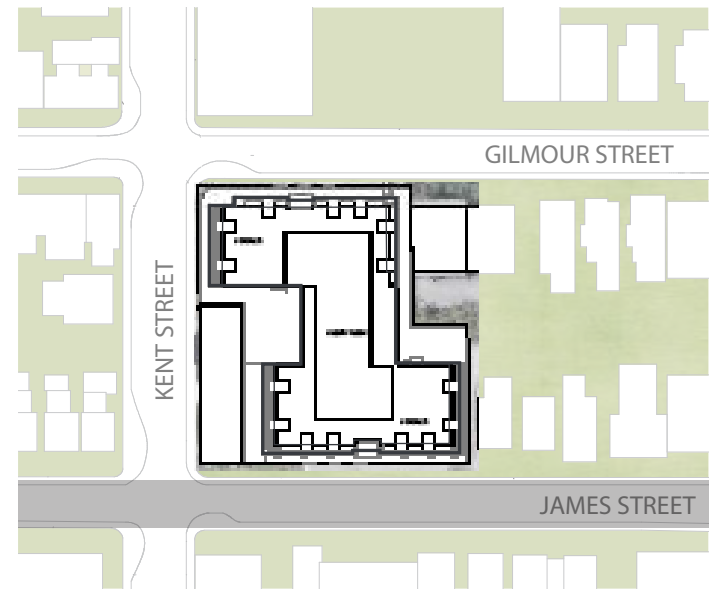




KENT ST.

JAMES STREET ELEVATION 1

1:750



KENT STREET

GILMOUR STREET

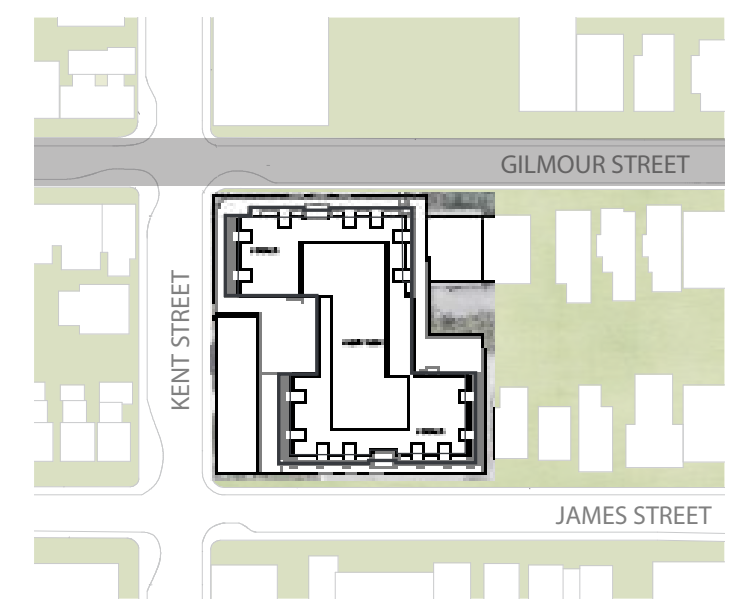
JAMES STREET



KENT ST.

JAMES STREET ELEVATION 2

1:750











KENT SQUARE

- ▶ THE DESIGN IS PROPOSING 385m² PARK AREA (10% OF THE SITE)
- ▶ IN ORDER TO CREATE AN URBAN PUBLIC SPACE A POPS AREA IS PROPOSED ALONG THE PARK AREA, EMERGING KENT STREET CORRIDOR.
- ▶ THE CONCEPT WILL OFFER AN OPEN PUBLIC SPACE, COUPLED WITH A COVERED SPACES THAT CAN BE USED AS A MEETING PLACE ALL YEAR ROUND, ALLOWING FOR VARIOUS POP UP COMMUNITY SPACES REGARDLESS OF THE SEASON. THIS SPACE IS IN INTERACTION WITH THE PARK AND POPS AND WITH THE COMMERCIAL AREA AND THE BUILDING.
- ▶ THE SPACE WILL BE ACCESSIBLE FROM ALL THREE STREET FRONTS.

🕒 Proposed public space area: 385m² (10% of site)





OFF-WHITE PRECAST MOLDING TO DELINEATE THE BASE AND MIDDLE BUILDING PORTIONS

BRICK PODIUM MATERIALITY TO HARMONIZE WITH THE DISTRICT URBAN FABRIC

SUSPENDED ART PIECE OR LIGHTING FIXTURE ABOVE COMMERCIAL PLAZA TO BE CONFIRMED

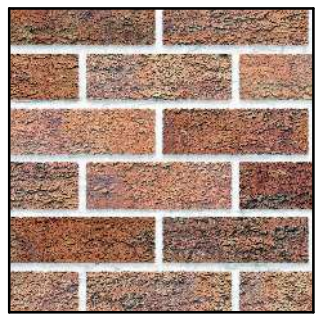
OFF-WHITE PRECAST PANELS TO FRAME ARCADE OPENINGS

CURTAIN WALL TO DEFINE COMMERCIAL PROGRAM

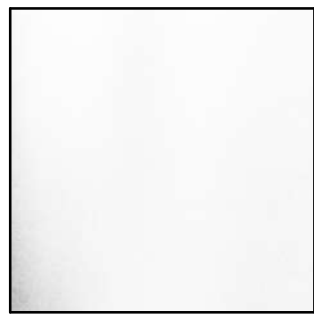
OFF-WHITE CONCRETE FOUNDATION FOR COLUMN BASE AND PROTECTION

PAVERS TREATMENT TO BE CONFIRMED

NOTE: PRIVACY FENCES REMOVED FOR CLARITY



BRICKWORK



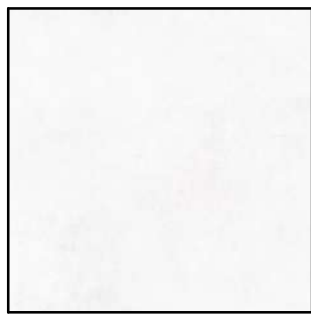
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



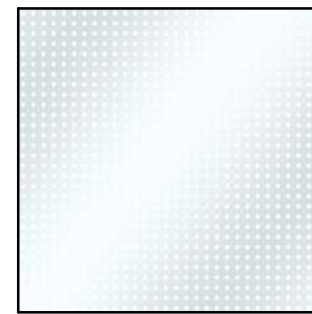
CHARCOAL ALUMINUM FINISH



OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



RECESSED CURTAIN WALL FROM GROUND FLOOR TO TOP LEVEL TO BREAK UP MASSING AND EMPHASIZE ENTRANCE LOCATION

OFF-WHITE PRECAST CONCRETE FRAME TO MARK THE MAIN RESIDENTIAL ENTRANCES AND REFLECT THE DETAILING OF THE OTHER FEATURE PRECAST FRAMES ON THE BUILDING

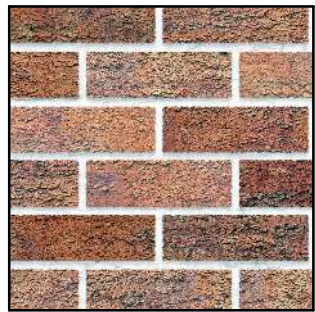
TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

BRICK PODIUM MATERIALITY TO HARMONIZE WITH THE DISTRICT URBAN FABRIC

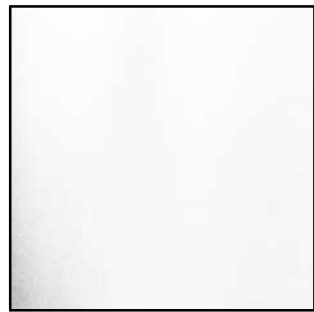
RECESSED ENTRANCE TO CREATE TRANSITION SPACE BETWEEN STREET AND LOBBY

BARRIER-FREE ACCESS TO ALL MAIN ENTRANCES

NOTE: PRIVACY FENCES REMOVED FOR CLARITY



BRICKWORK



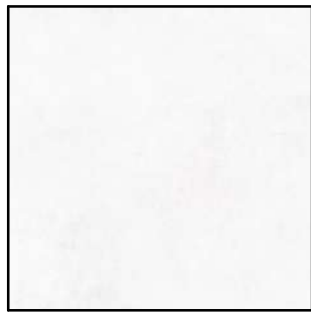
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



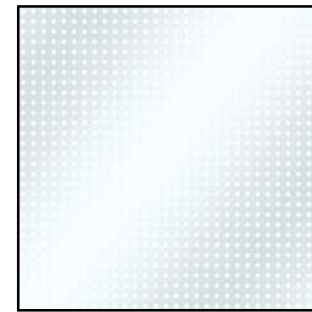
CHARCOAL ALUMINUM FINISH



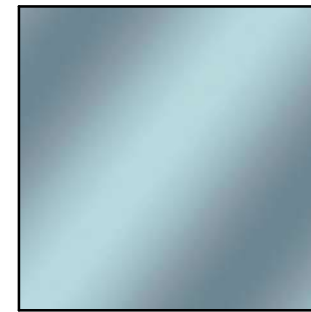
OFF-WHITE CONCRETE



CLEAR GLAZING



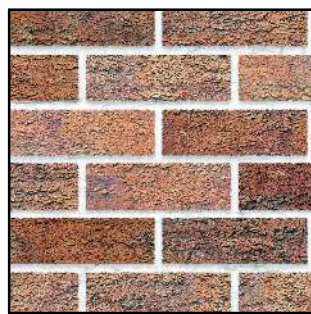
PATTERNED GLAZING



SPANDREL GLAZING



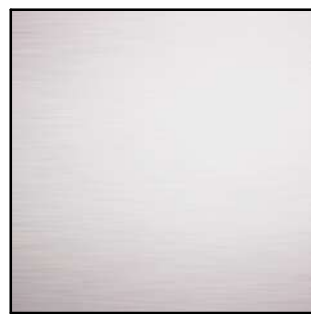
- ← OFF-WHITE PRECAST MOLDING TO DELINEATE THE BASE AND MIDDLE BUILDING PORTIONS
- ← CONTEMPORARY BRICK TOWNHOUSE TYPOLOGY TO HARMONIZE WITH NEIGHBOURING PROPERTIES
- ← PRIVATE OUTDOOR SPACES EMBEDDED IN TOWNHOUSE VOLUMES TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT
- ← ALUMINUM & PATTERNED GLASS RAILINGS
- ← RECESSED BRICKWORK DETAILING TO ARTICULATE TOWNHOUSE MAIN FAÇADES AND ADD INTEREST FOR PEDESTRIANS
- ← TYPICAL LOUVER-INTEGRATED PUNCH WINDOW
- ← STEPS TO EMPHASIZE TRANSITION TO PRIVATE REALM
- ← LANDSCAPED PLANTERS TO CREATE A SENSE OF PRIVACY IN FRONT OF PRIVATE ENTRANCES
- ← PAVERS AND LANDSCAPING TREATMENT TO BE CONFIRMED
- ← NOTE: PRIVACY FENCES REMOVED FOR CLARITY



BRICKWORK



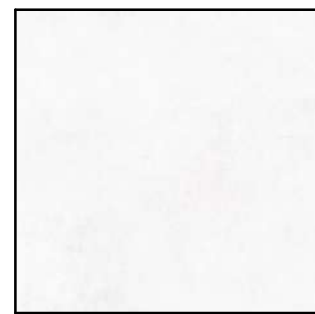
OFF-WHITE ALUMINUM FINISH



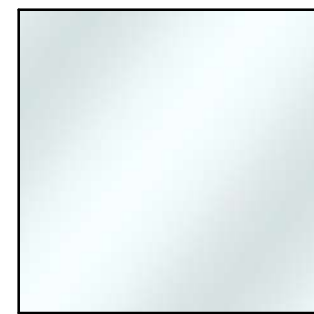
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



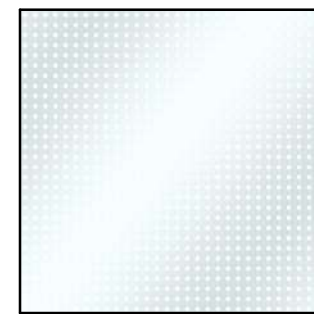
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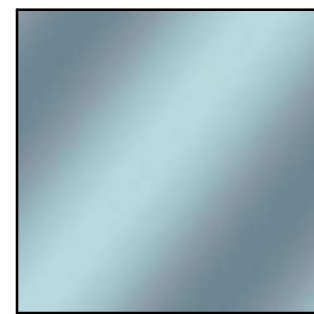
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING

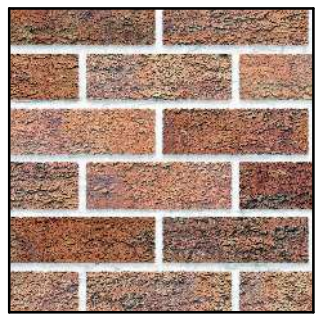


TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

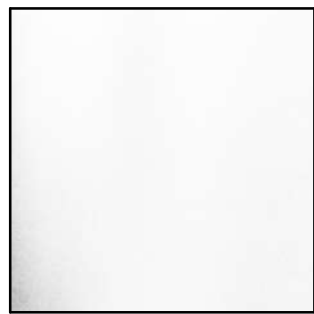
OFF-WHITE PRECAST FRAME TO EMPHASIZE VERTICAL LINES AND CREATE A CLASSICAL ARCHITECTURAL RYTHM

PRIVATE OUTDOOR SPACES EMBEDDED IN MASSING TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT

ALUMINUM & PATTERNED GLASS RAILINGS (WITH RESPECT TO BSDG)



BRICKWORK



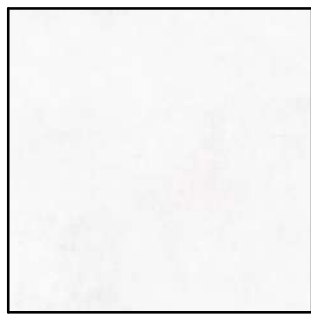
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



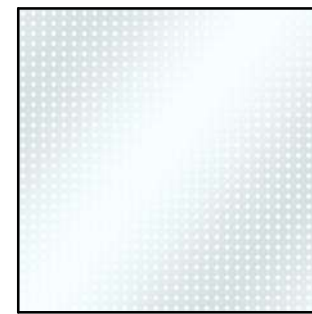
CHARCOAL ALUMINUM FINISH



OFF-WHITE CONCRETE



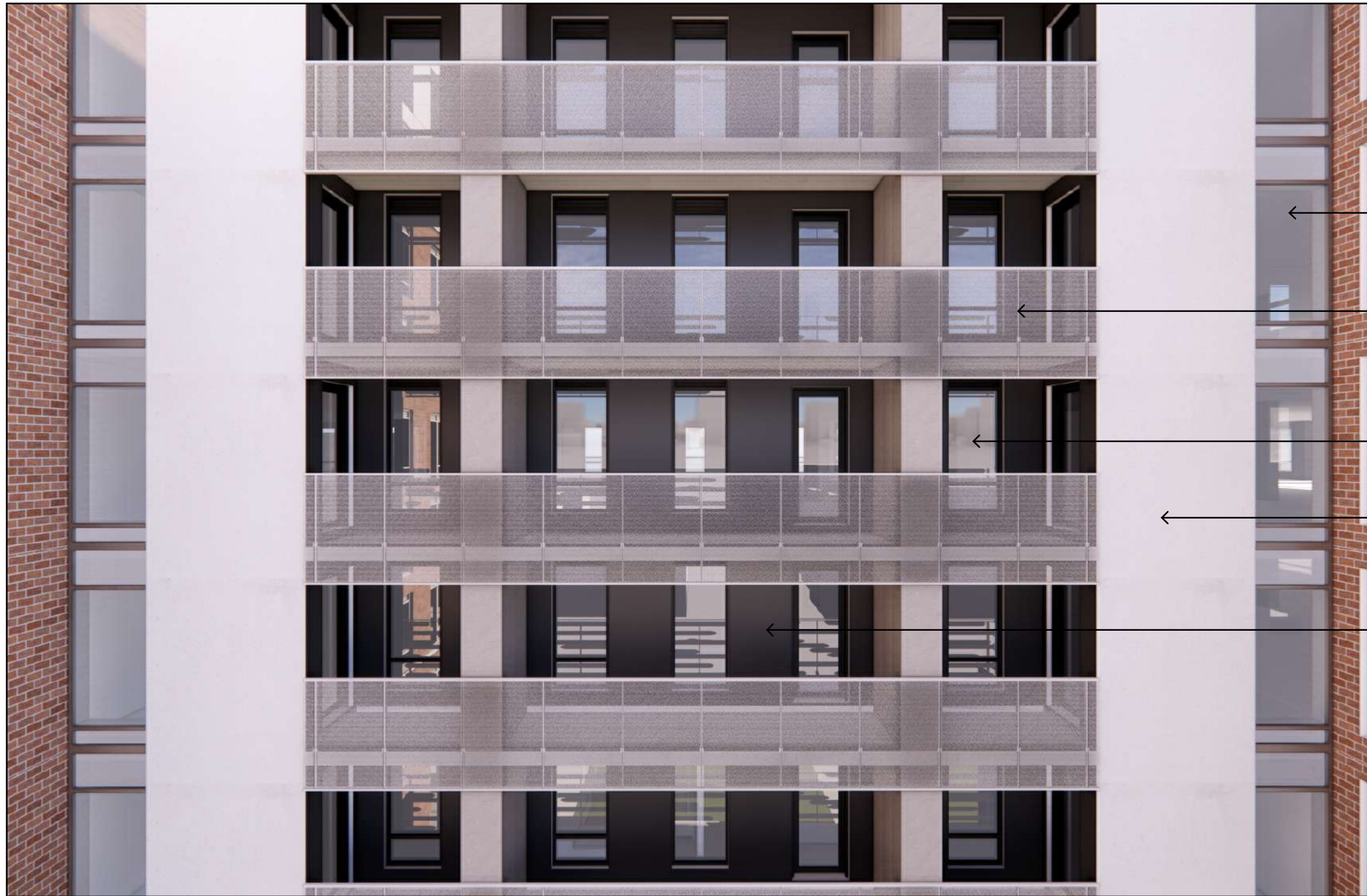
CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



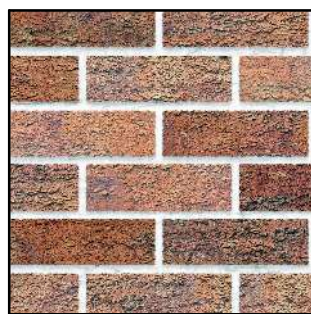
← CURTAIN WALL INSERTS TO CREATE A CLEAR BREAK BETWEEN BRICK MASSING AND CENTRAL FAÇADE

← ALUMINUM & GLASS RAILING (WITH RESPECT TO BSDG)

← TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

← OFF-WHITE PRECAST PANELS WITH VERTICAL PANELLING COMPOSITION

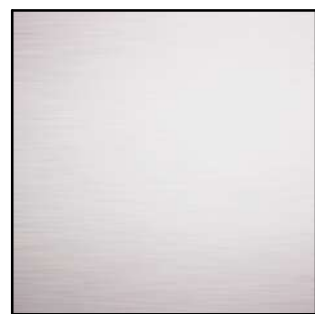
← CHARCOAL ALUMINUM FINISH INSIDE LOGGIAS TO CREATE CONTRAST WITH VERTICAL WHITE PRECAST ELEMENTS



BRICKWORK



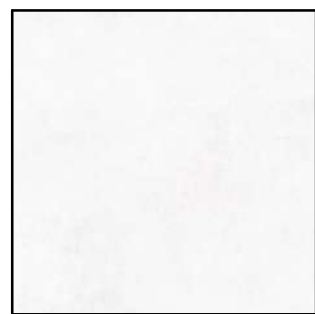
OFF-WHITE ALUMINUM FINISH



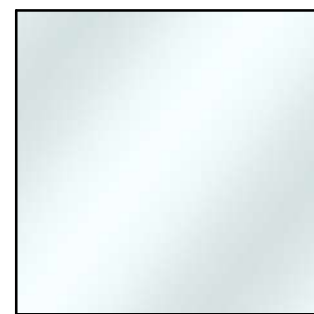
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



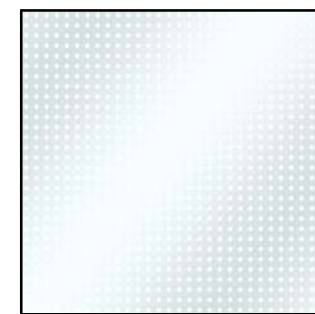
CHARCOAL ALUMINUM FINISH



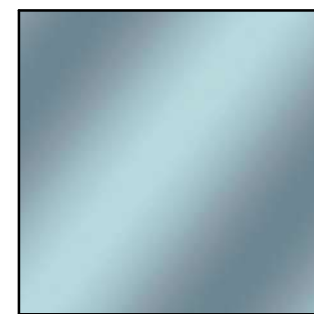
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



DISCRETE CURTAIN WALL TREATMENT FOR COMMON AREAS PENTHOUSE

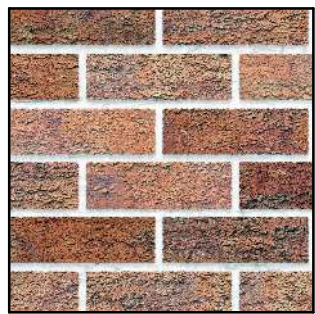
OFF-WHITE PRECAST FRAMES AT TOP RESIDENTIAL LEVEL TO CREATE A DISTINCTIVE ARCHITECTURAL SIGNATURE

OFF-WHITE ALUMINUM FINISH FOR RECESSED TOP FLOORS TO HARMONIZE WITH SKY TONES

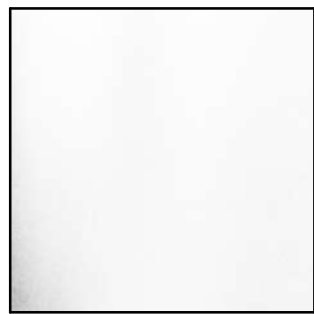
ALUMINUM & PATTERNED GLASS RAILINGS (WITH RESPECT TO BSDG)

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

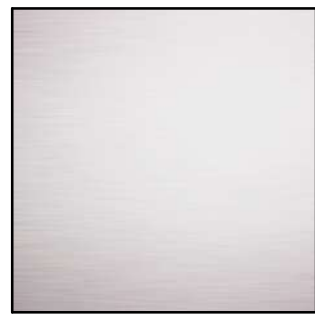
OFF-WHITE PRECAST MOLDING TO DELINEATE THE MIDDLE AND TOP BUILDING PORTIONS



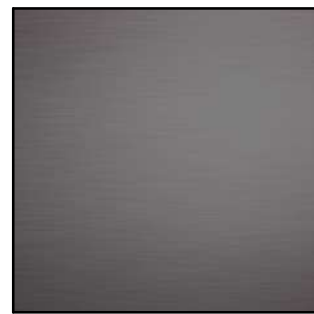
BRICKWORK



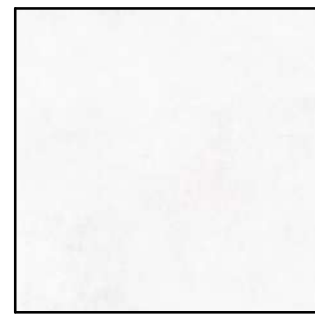
OFF-WHITE ALUMINUM FINISH



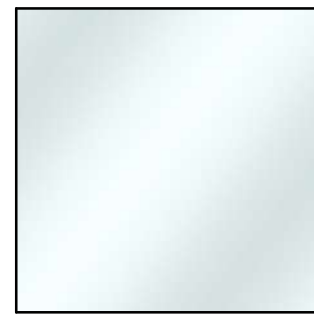
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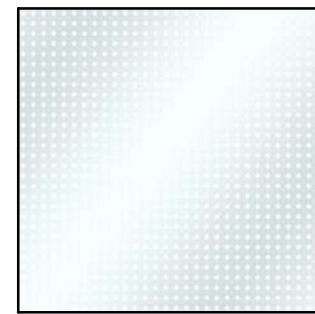
CHARCOAL ALUMINUM FINISH



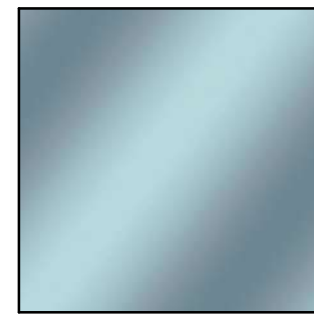
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING