

EDGE

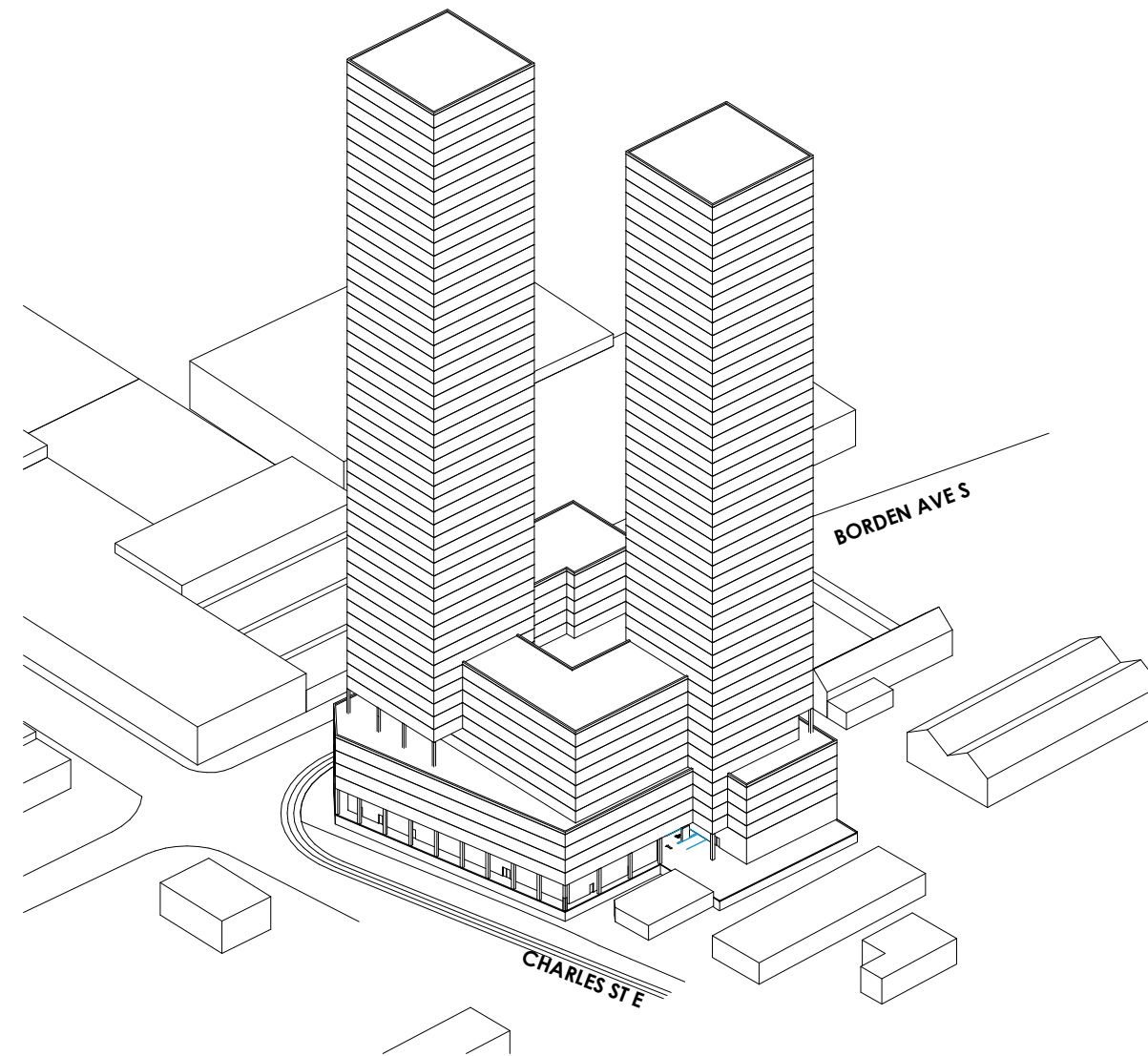
ARCHITECTS LTD

210-137 GLASGOW STREET
KITCHENER, ON
N2G 4X8

info@edgetd.ca
www.edgetd.ca

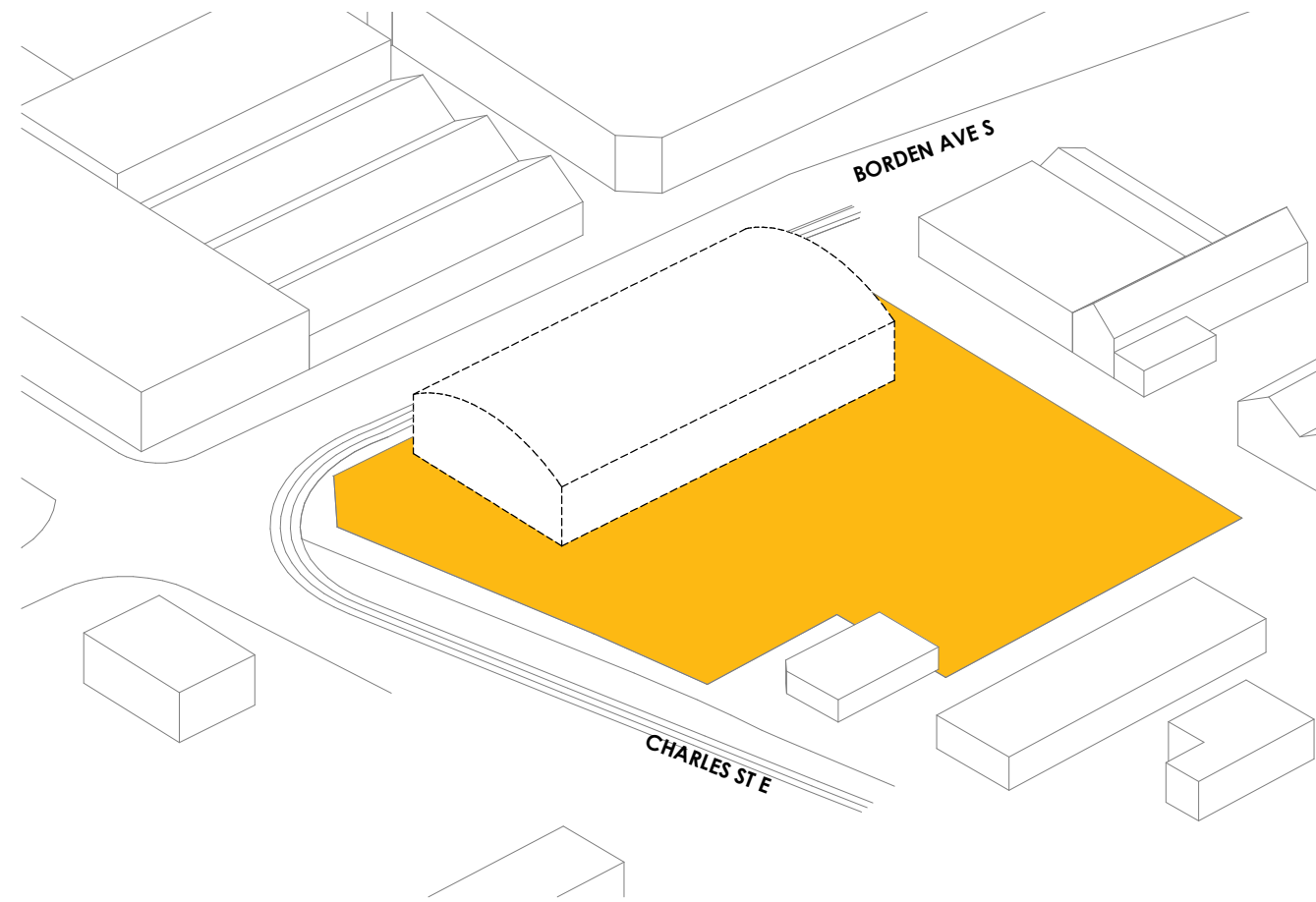
vive™
DEVELOPMENT

WOODHOUSE
GROUP



DESIGN REPORT

22001 - BORDEN AVE MIXED USE - 2023.04.28



- SUBJECT PROPERTY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)

SITE CONTEXT / EXISTING MASSING



SITE CONTEXT / VIEW FROM BORDEN AVE S



SITE CONTEXT / VIEW FROM CHARLES ST E



SITE CONTEXT / AERIAL VIEW

PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

SITE CONTEXT

SCALE N.T.S.

ISSUED FOR

OPA/ZBA

DATE 2023.04.28

1.1



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PROJECT NO.
22001

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BORDEN AVE
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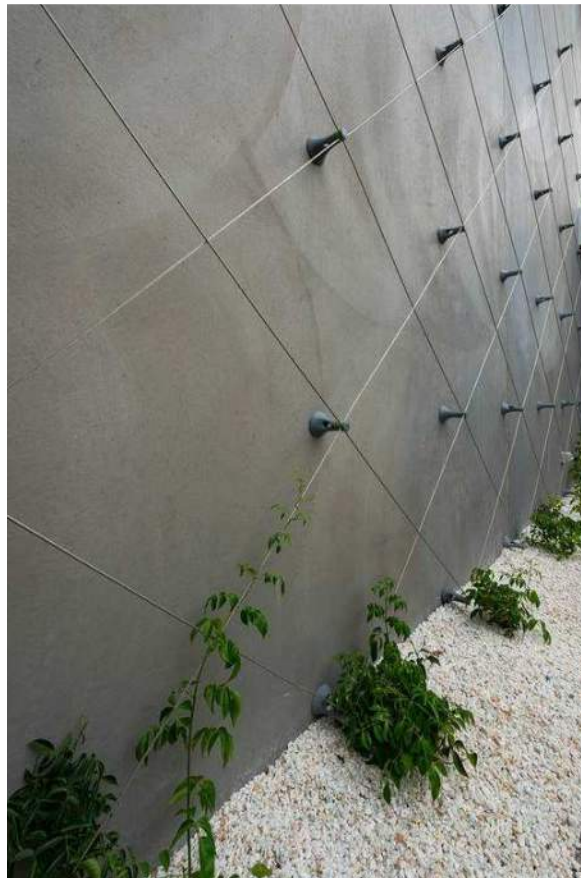
DRAWING TITLE
REFERENCE
IMAGES

SCALE N.T.S.

ISSUED FOR
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1.3



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REFERENCE
IMAGES

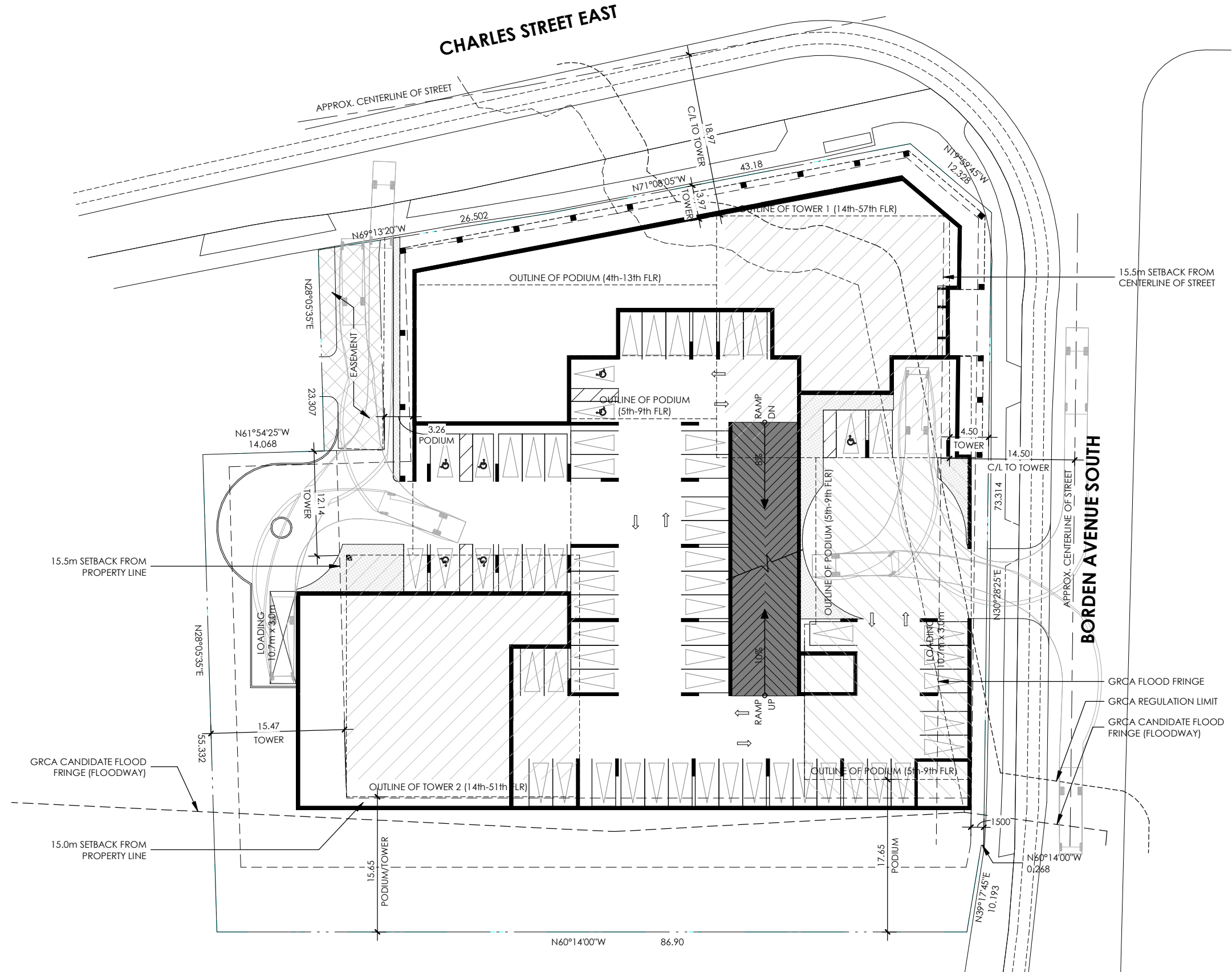
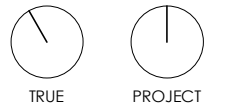
SCALE 1 : 1

ISSUED FOR

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DATE 2023.04.28

1.4



PROJECT NO.

22001

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BORDEN AVE
MIXED USE

50 BORDEN AVE S

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SITE PLAN

SCALE 1 : 500

ISSUED FOR

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1.5



SITE DATA

ADDRESS	ZONING	
50 BORDEN AVE S	CURRENT (85-1)	M-2; 1R, 159U
KITCHENER, ON N2G 3R5	PROPOSED (85-1)	MU-3
SITE AREAS		
	METRIC	IMPERIAL
GROSS SITE AREA	0.728 ha	1.8 acres
EASEMENT	0.017 ha	0.04 acres
NET SITE AREA	0.711 ha	1.76 acres
	7,113.7 sm	76,571 sf
BUILDING FOOTPRINT AT GRADE	4,727 sm	50,881 sf
SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD	1.5 m MIN, 4.0 m MAX	1.7 m
EXTERIOR SIDE YARD	1.5 m MIN, 4.0 m MAX	1.5 m
INTERIOR SIDE YARD	4.0 m	13.6 m
REAR YARD	14m	10.8 m
BUILDING HEIGHT		
	REQUIRED	PROPOSED
MINIMUM BUILDING HEIGHT	11.0 m	
MAXIMUM BUILDING HEIGHT	n/a	182.40 m
DENSITY		
	REQUIRED	PROPOSED
FLOOR SPACE RATIO	4.0	16.1

PARKING DATA

PROPOSED PARKING DISTRIBUTION	REQUIRED	PROPOSED
UNDERGROUND PARKING (P0)	--	101 SPACES
GROUND FLOOR / P1 LEVEL	--	62 SPACES
2ND FLOOR / P2 LEVEL	--	51 SPACES
3RD FLOOR / P3 LEVEL	--	70 SPACES
4TH FLOOR / P4 LEVEL	--	70 SPACES
5TH FLOOR / P5 LEVEL	--	70 SPACES
6TH FLOOR / P6 LEVEL	--	70 SPACES
7TH FLOOR/ P7 LEVEL	--	62 SPACES
8TH FLOOR / P8 LEVEL	--	62 SPACES
TOTAL		618 SPACES
BARRIER FREE PARKING		
	REQUIRED	PROPOSED
RESIDENTIAL		518 (0.42/UNIT)
VISITOR (INCL. COMMERCIAL & INSTITUTIONAL)		100 SHARED
TYPE A	--	14 SPACES
TYPE B	--	14 SPACES
		28 SPACES
BICYCLE PARKING		
	REQUIRED	PROPOSED
	--	166 SPACES

TALL BUILDING DATA

TOWER 1		
TOWER HEIGHT		183.1m
TOWER LENGTH		28.0 m
TOWER FLOOR AREA		756 m ²
TOWER PROPORTION (L/W)		1.04
TOWER CLASSIFICATION		COMPACT POINT TOWER
TOWER SEPARATION MIN (H*L/200)	25.6m	--
- NORTH	--	18.97m
- SOUTH	--	54.95m
- EAST	--	14.50m
- WEST	--	45.41m
- TOWER #2	--	19.49m
TOWER 2		
TOWER HEIGHT		169.8m
TOWER LENGTH		28.0 m
TOWER FLOOR AREA		756 m ²
TOWER PROPORTION (L/W)		1.04
TOWER CLASSIFICATION		COMPACT POINT TOWER
TOWER SEPARATION MIN (H*L/200)	23.8m	--
- NORTH	--	50.44m
- SOUTH	--	15.65m
- EAST	--	56.90m
- WEST	--	15.47m
- TOWER #1	--	19.49m

PROPOSED BUILDING DATA

FLOOR AREAS	METRIC	IMPERIAL
GROUND FLOOR/ P1 LEVEL	4,715.5 sm	50,757 sf
2ND FLOOR/ P2 LEVEL	3,844 sm	41,376 sf
3RD FLOOR/ P3 LEVEL	5,039 sm	54,239 sf
4TH FLOOR/ P4 LEVEL	5,039 sm	54,239 sf
5TH FLOOR/ P5 LEVEL	5,039 sm	54,239 sf
6TH FLOOR/ P6 LEVEL	5,039 sm	54,239 sf
7TH FLOOR/ P7 LEVEL	4,051.4 sm	43,609 sf
8TH FLOOR/ P8 LEVEL	4,051.4 sm	43,609 sf
9TH - 13TH FLOOR (RES. PODIUM)	15,454 sm	166,345 sf
TOWER #1 - 14TH - 57TH FLOOR (RES. TOWER)	33,264 sm	358,050 sf
TOWER #2 - 10TH - 51TH FLOOR (RES. TOWER)	28,728 sm	309,225 sf
TOTAL	114,264.3 sm*	1,229,929 sf*

* UNDER-GROUND FLOOR AREAS NOT INCOUDED

BELOW-GRADE FLOOR AREAS	METRIC	IMPERIAL
PARKING LEVEL 0	5,446.4 sm	58,625 sf
TOTAL	5,446.4 sm	58,625 sf

PROPOSED UNIT DATA

SUITE TYPE	QUANTITY	QUANTITY %	BEDROOMS
1 BEDROOM	795	65%	795
2 BEDROOM	429	35%	858
TOTAL	1224	100%	1653

PROPOSED INSTITUTIONAL AREA DATA

INSTITUTIONAL FLOOR AREAS	METRIC	IMPERIAL
GROUND FLOOR/ P1 LEVEL	855.5 sm	9,209 sf
3ND FLOOR/ P3 LEVEL	1,518.3 sm	16,343 sf
4RD FLOOR/ P4 LEVEL	1,518.3 sm	16,343 sf
5RD FLOOR/ P5 LEVEL	1,518.3 sm	16,343 sf
6RD FLOOR/ P6 LEVEL	1,518.3 sm	16,343 sf
TOTAL	6,926.7 sm	74,558 sf

PROPOSED COMMERCIAL/RETAIL AREA DATA

COMMERCIAL/RETAIL FLOOR AREAS	METRIC	IMPERIAL
GROUND FLOOR/ P1 LEVEL	324.3 sm	3,491 sf
TOTAL	312.6 sm	3,365 sf

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BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

STATISTICS

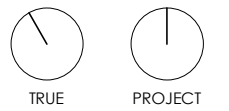
SCALE N.T.S.

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DATE 2023.04.28

1.6



LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
- RETAIL
- OFFICE
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DRAWING TITLE

GROUND
FLOOR PLAN/
PARKING (P1)

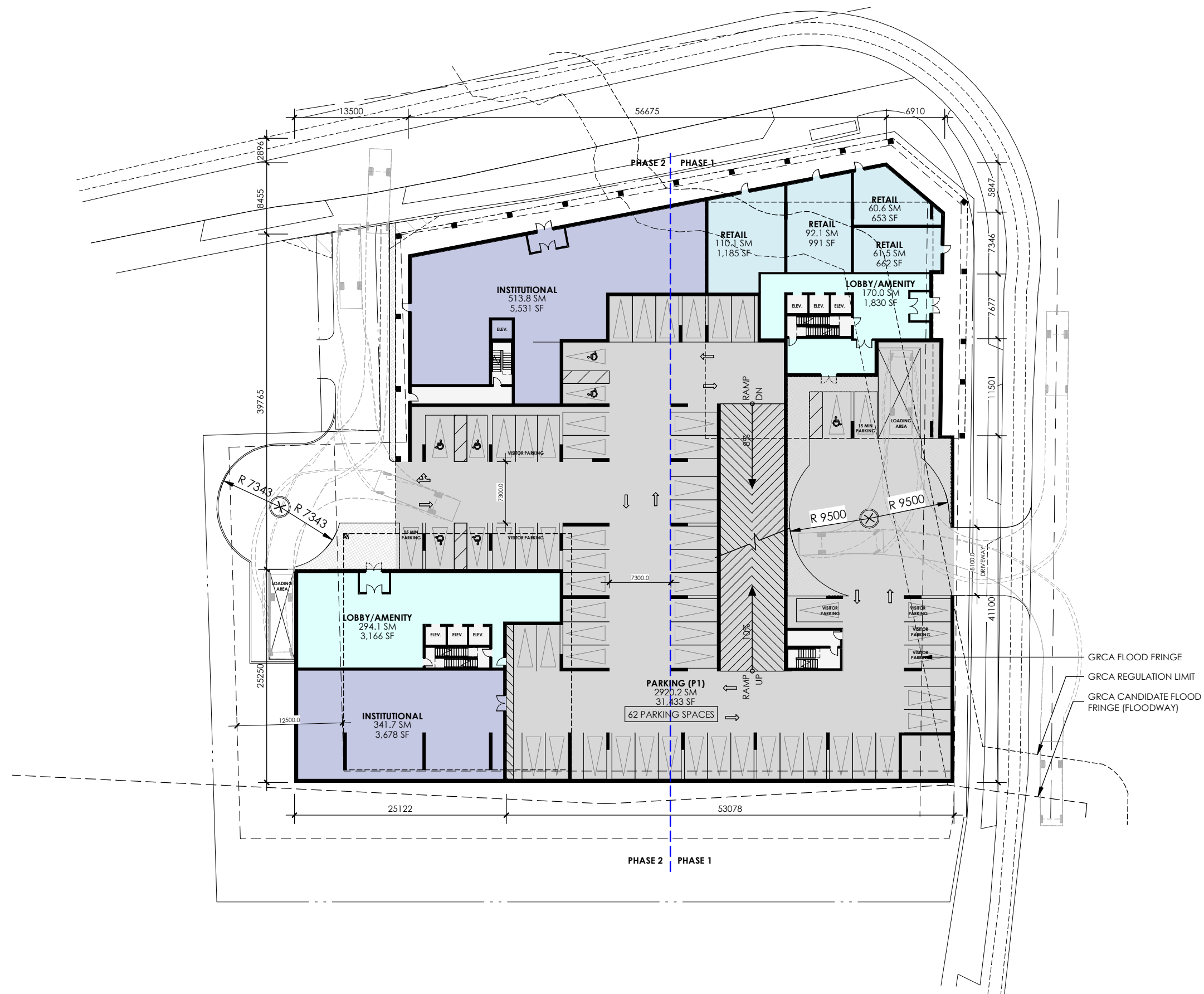
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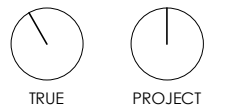
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DATE 2023.04.28

2.2





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
- RETAIL
- OFFICE
- INSTITUTIONAL

PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

SECOND
FLOOR /
PARKING (P2)

SCALE As indicated

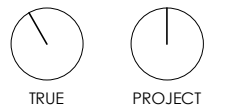
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2.3





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
- RETAIL
- OFFICE
- INSTITUTIONAL

PROJECT NO.

22001

PROJECT NAME

**BORDEN AVE
MIXED USE**

50 BORDEN AVE S

DRAWING TITLE

**THIRD FLOOR/
PARKING (P3)**

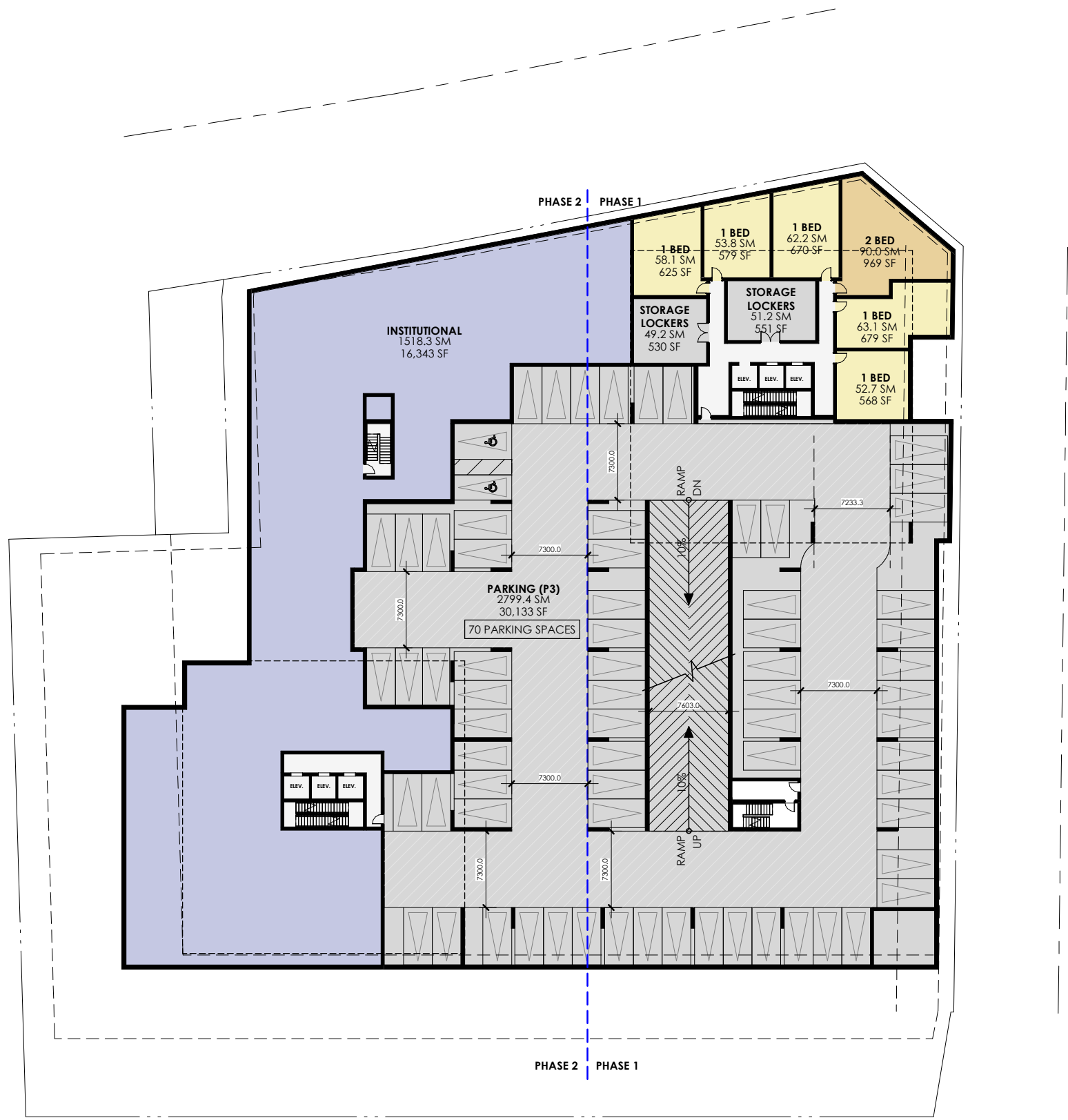
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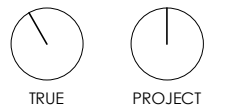
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2.4





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
- RETAIL
- OFFICE
- INSTITUTIONAL

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**BORDEN AVE
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50 BORDEN AVE S

DRAWING TITLE

**FOURTH
FLOOR/
PARKING (P4)**

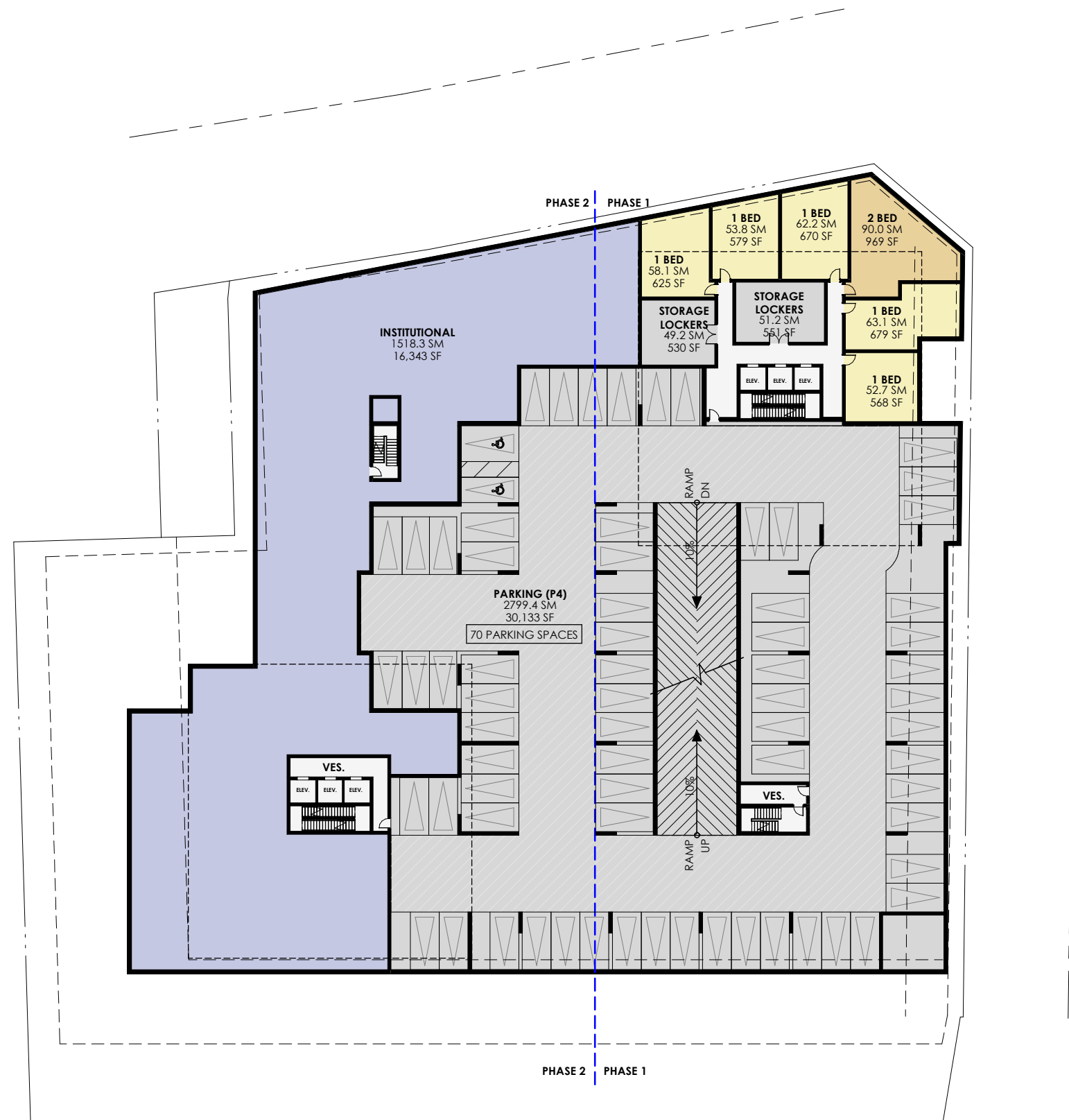
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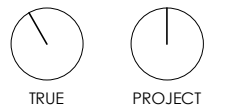
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2.5





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
- RETAIL
- OFFICE
- INSTITUTIONAL

PROJECT NO.

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**BORDEN AVE
MIXED USE**

50 BORDEN AVE S

DRAWING TITLE

**FIFTH FLOOR/
PARKING (P5)**

SCALE As indicated

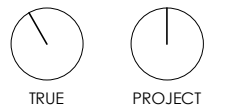
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2.6





LEGEND

COMMON AREAS

SERVICE/ PARKING

STUDIO

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

3 BEDROOM

AMENITY

RETAIL

OFFICE

INSTITUTIONAL

PROJECT NO.

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**BORDEN AVE
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DRAWING TITLE

**SIXTH FLOOR/
PARKING (P6)**

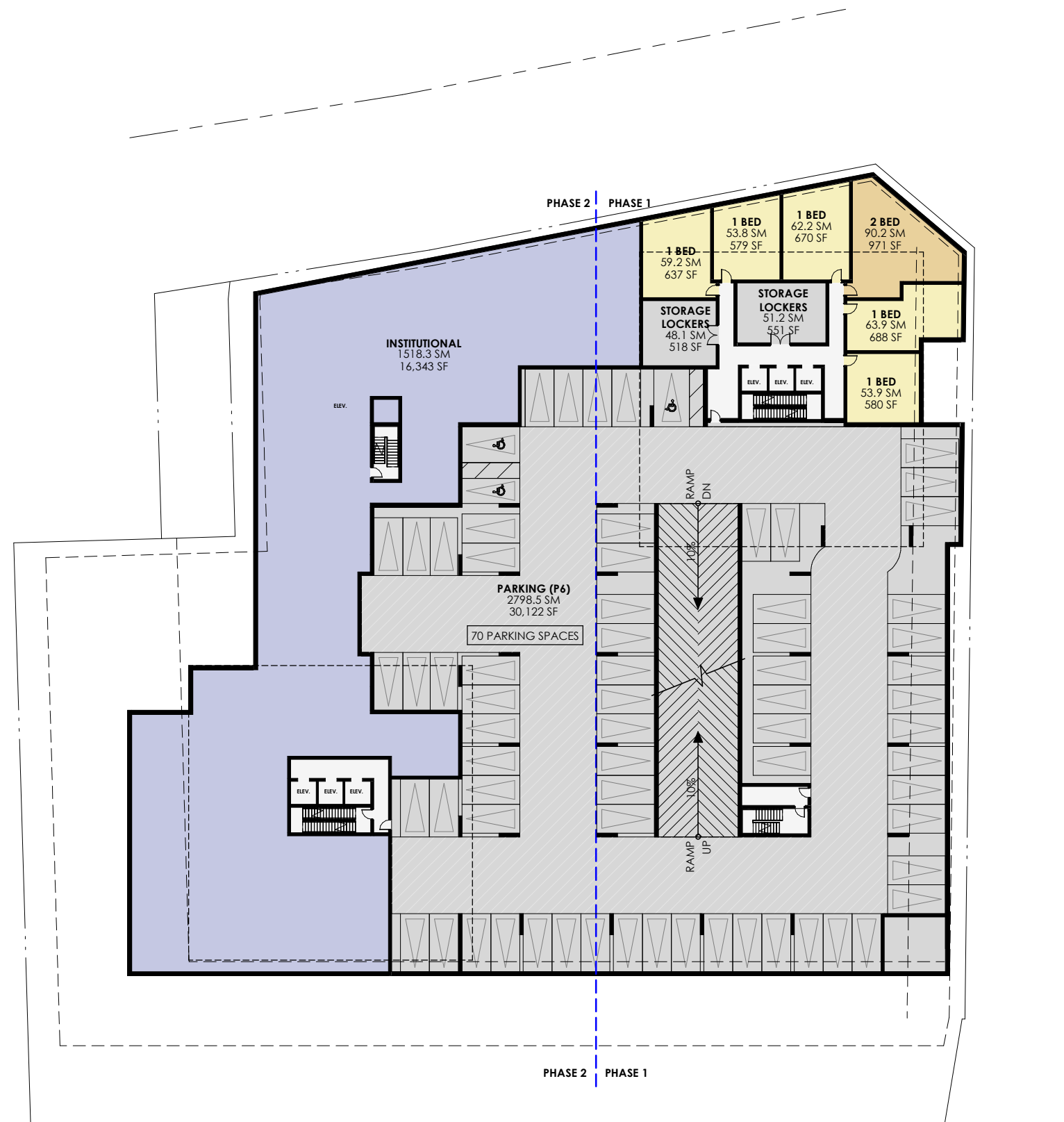
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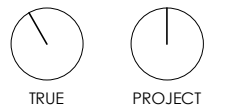
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2.7





LEGEND

COMMON AREAS

SERVICE/ PARKING

STUDIO

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

3 BEDROOM

AMENITY

RETAIL

OFFICE

INSTITUTIONAL

PROJECT NO.

22001

PROJECT NAME

**BORDEN AVE
MIXED USE**

50 BORDEN AVE S

DRAWING TITLE

**SEVENTH
FLOOR/
PARKING (P7)**

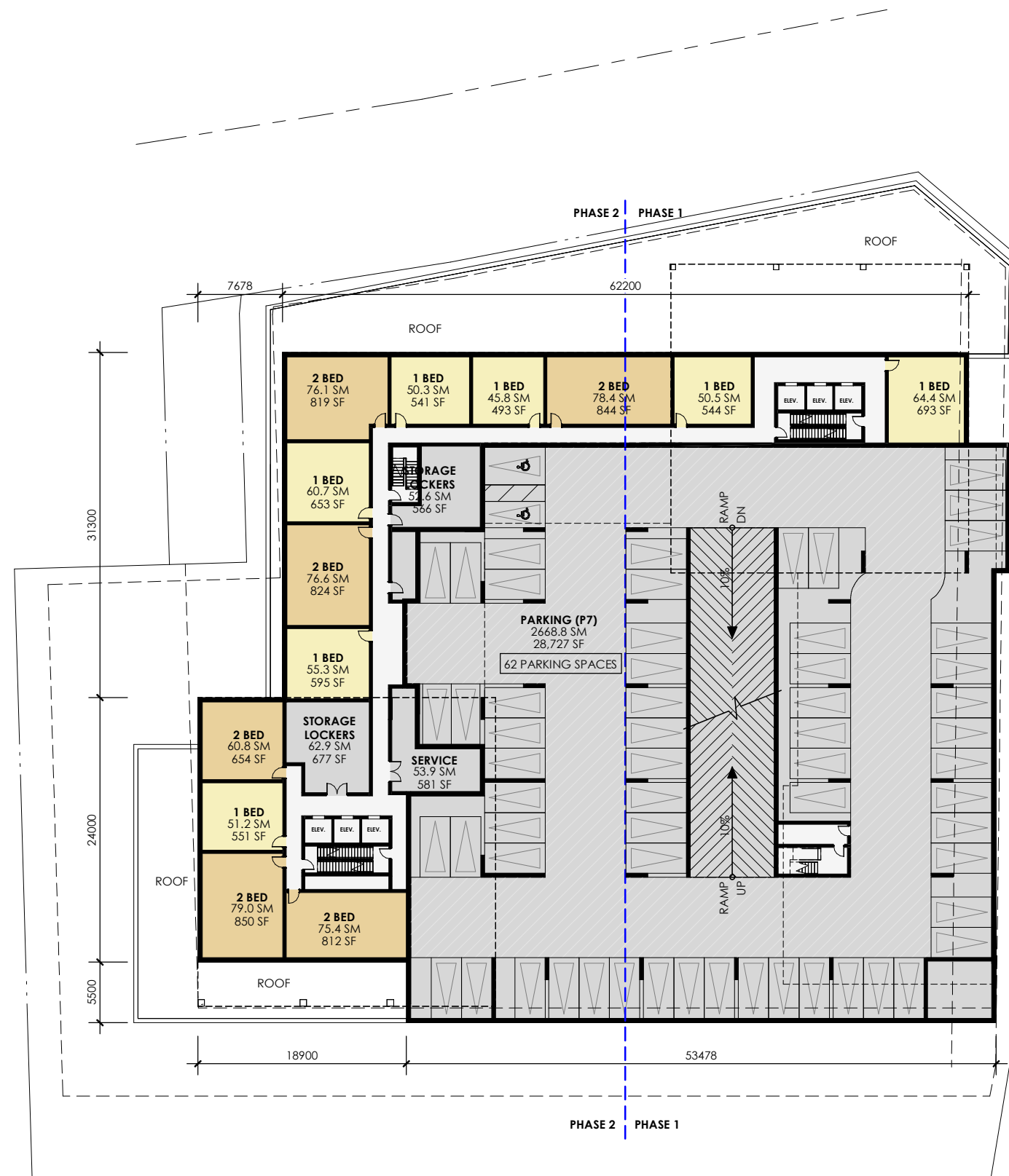
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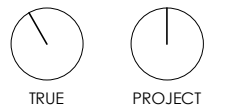
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2.8





LEGEND

COMMON AREAS

SERVICE/ PARKING

STUDIO

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

3 BEDROOM

AMENITY

RETAIL

OFFICE

INSTITUTIONAL

PROJECT NO.

22001

PROJECT NAME

**BORDEN AVE
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DRAWING TITLE

**EIGHTH FLOOR
/ PARKING (P8)**

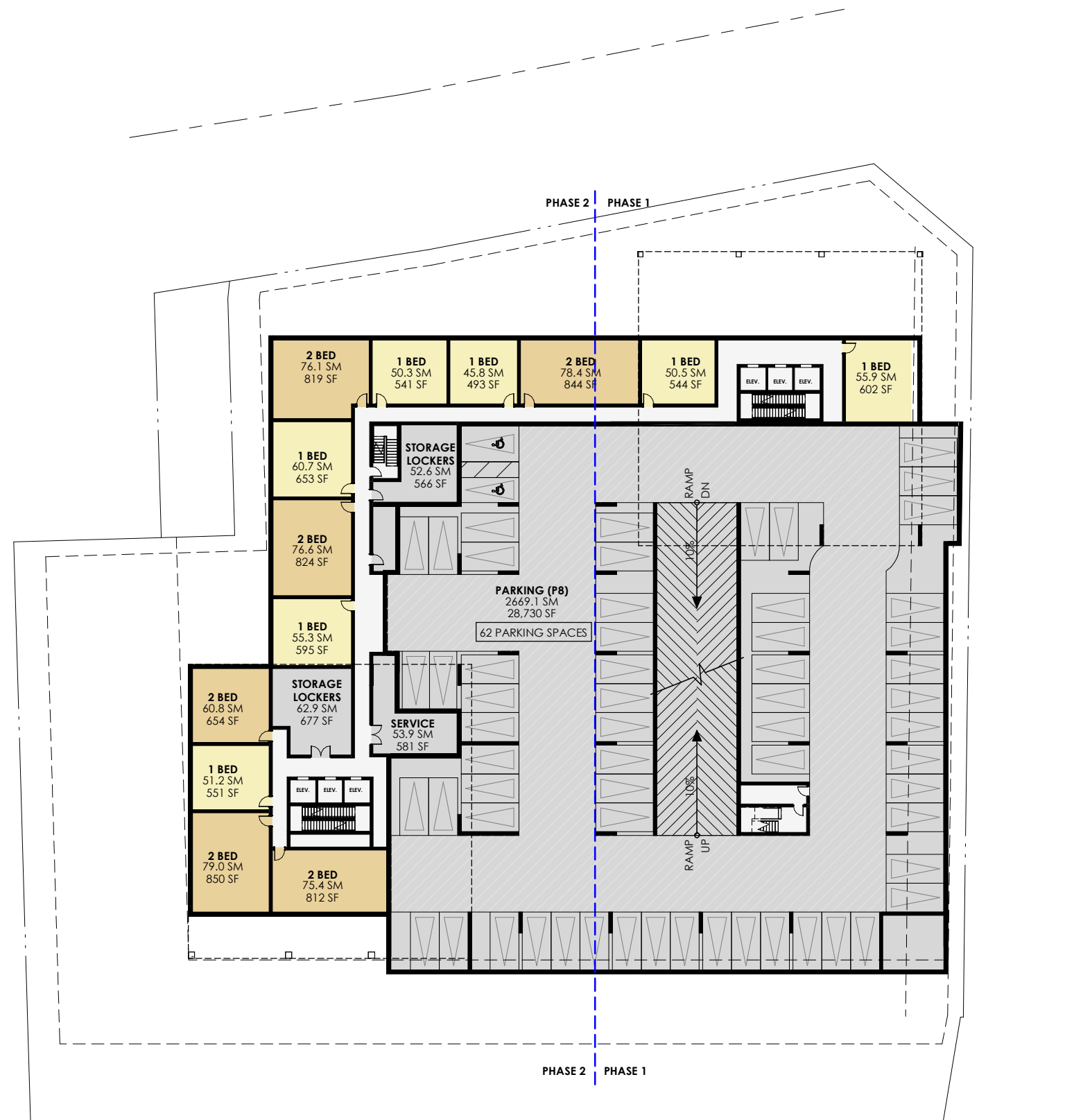
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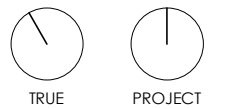
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2.9





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- AMENITY
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BORDEN AVE
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DRAWING TITLE

TYPICAL
PODIUM FLOOR
(9 - 13)

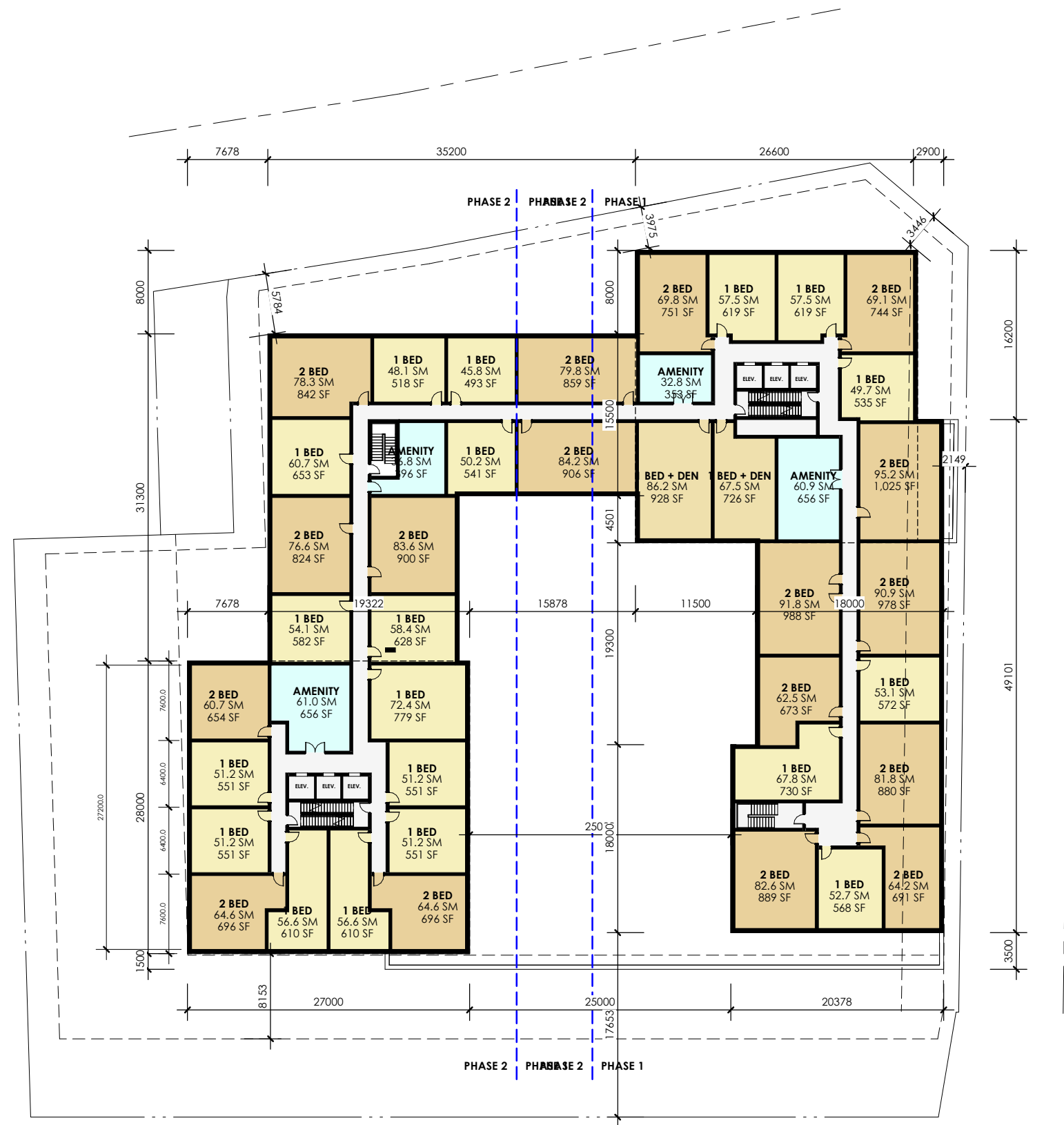
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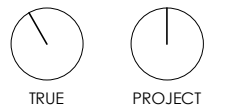
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2.10





LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
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**BORDEN AVE
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**TYPICAL TOWER
FLOOR (14 - 57)**

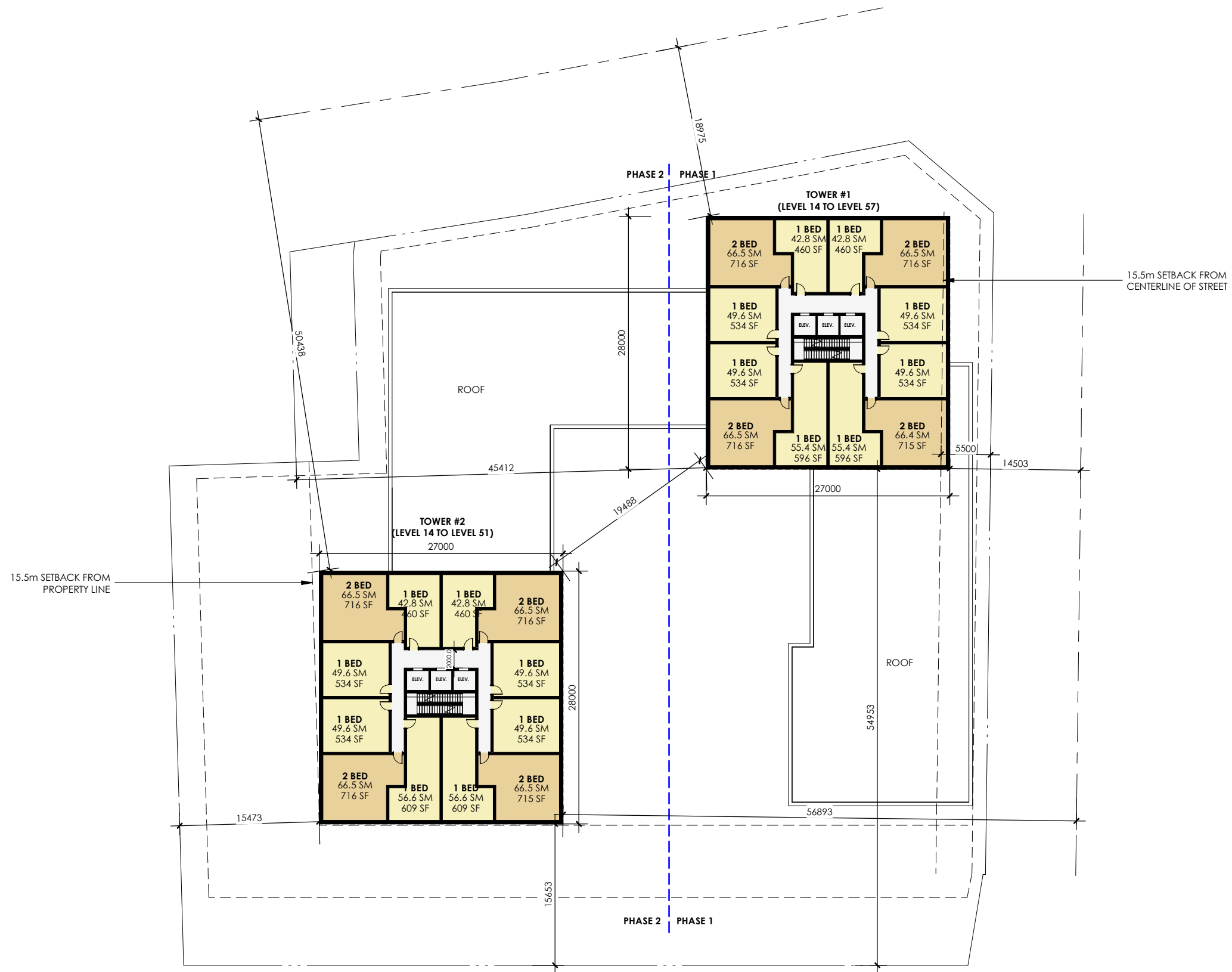
SCALE As indicated

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2.11





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ELEVATIONS

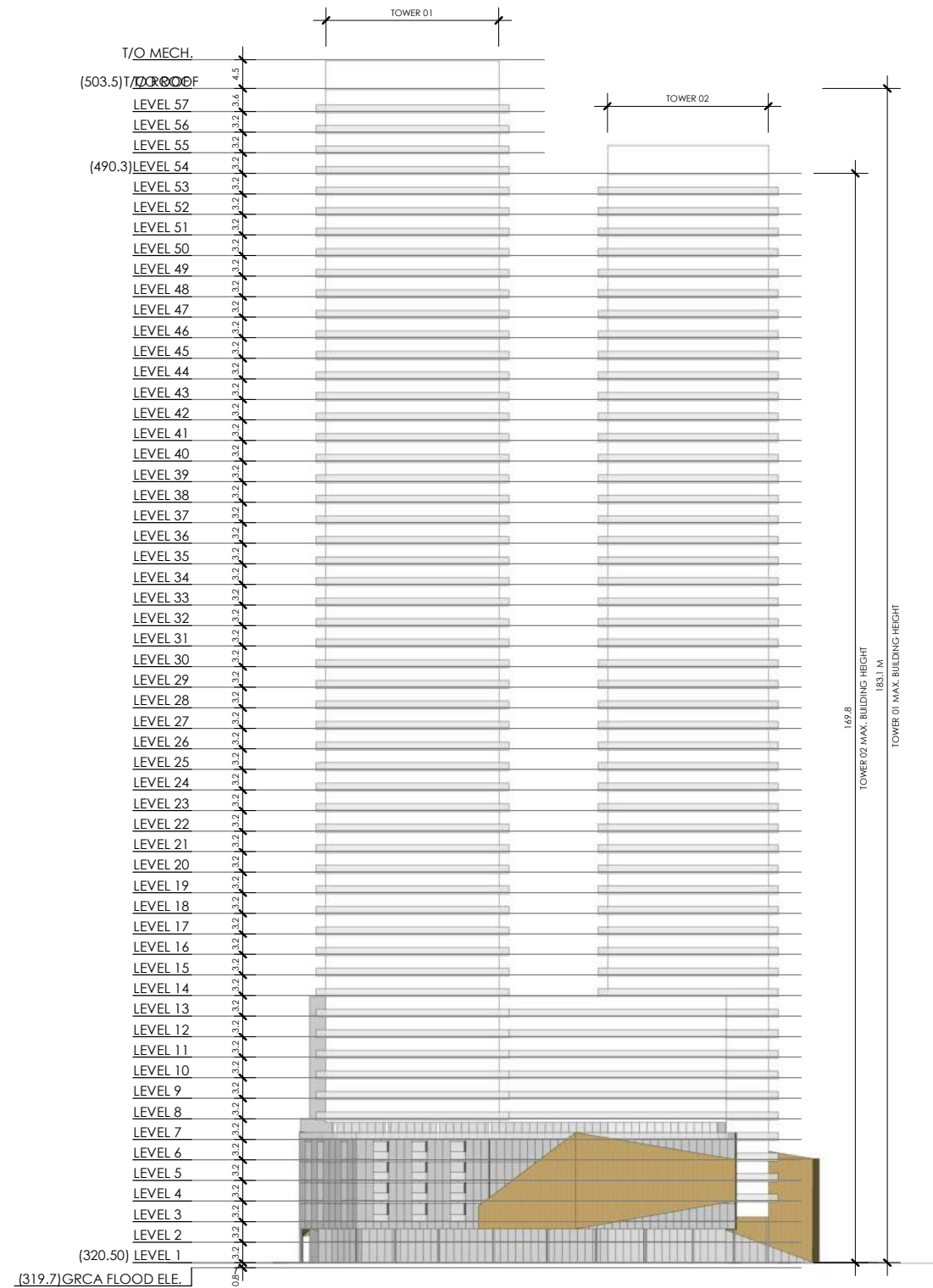
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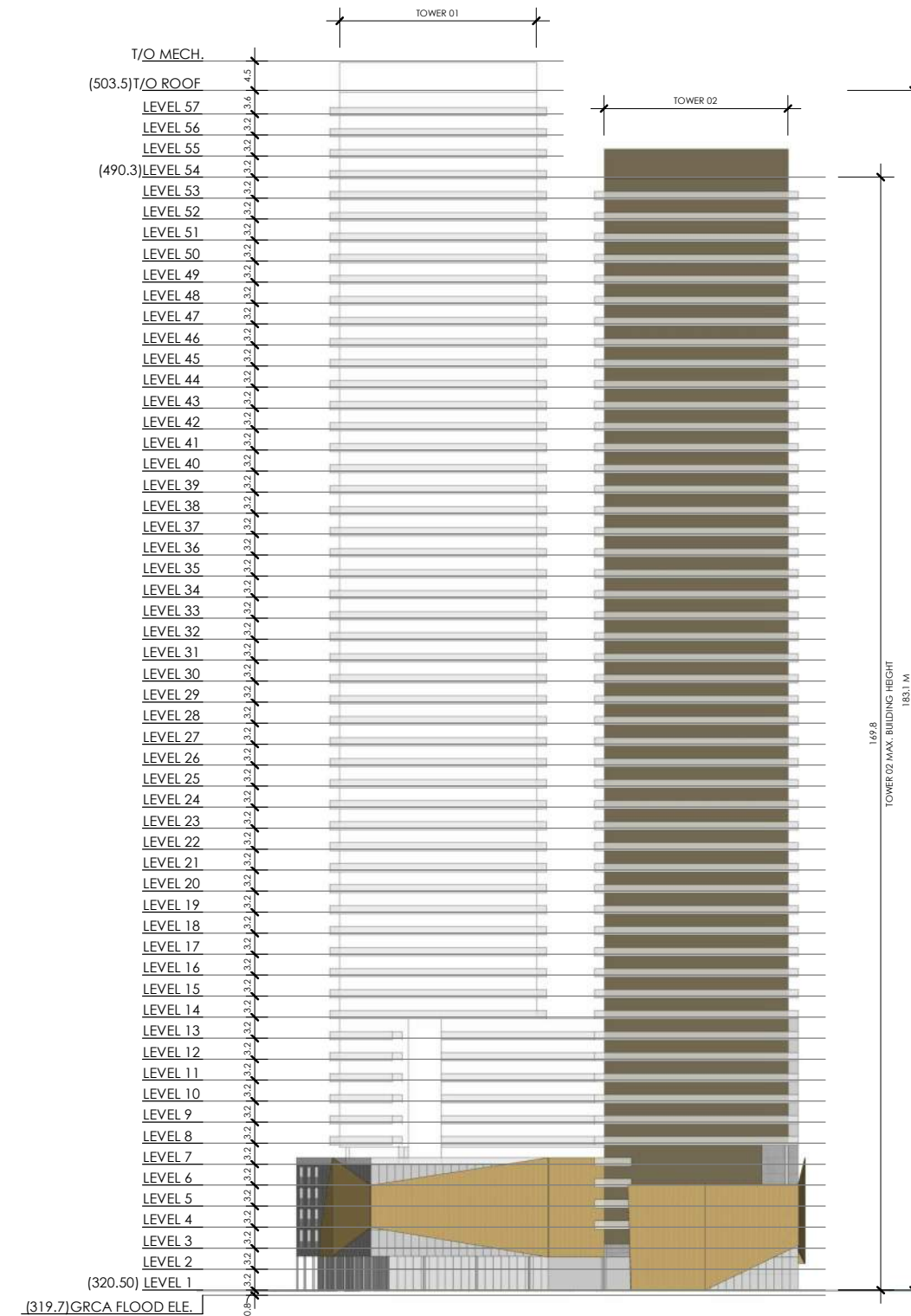
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3.1



SCHEMATIC MASSING / NORTH ELEVATION



SCHEMATIC MASSING / WEST ELEVATION



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ELEVATIONS

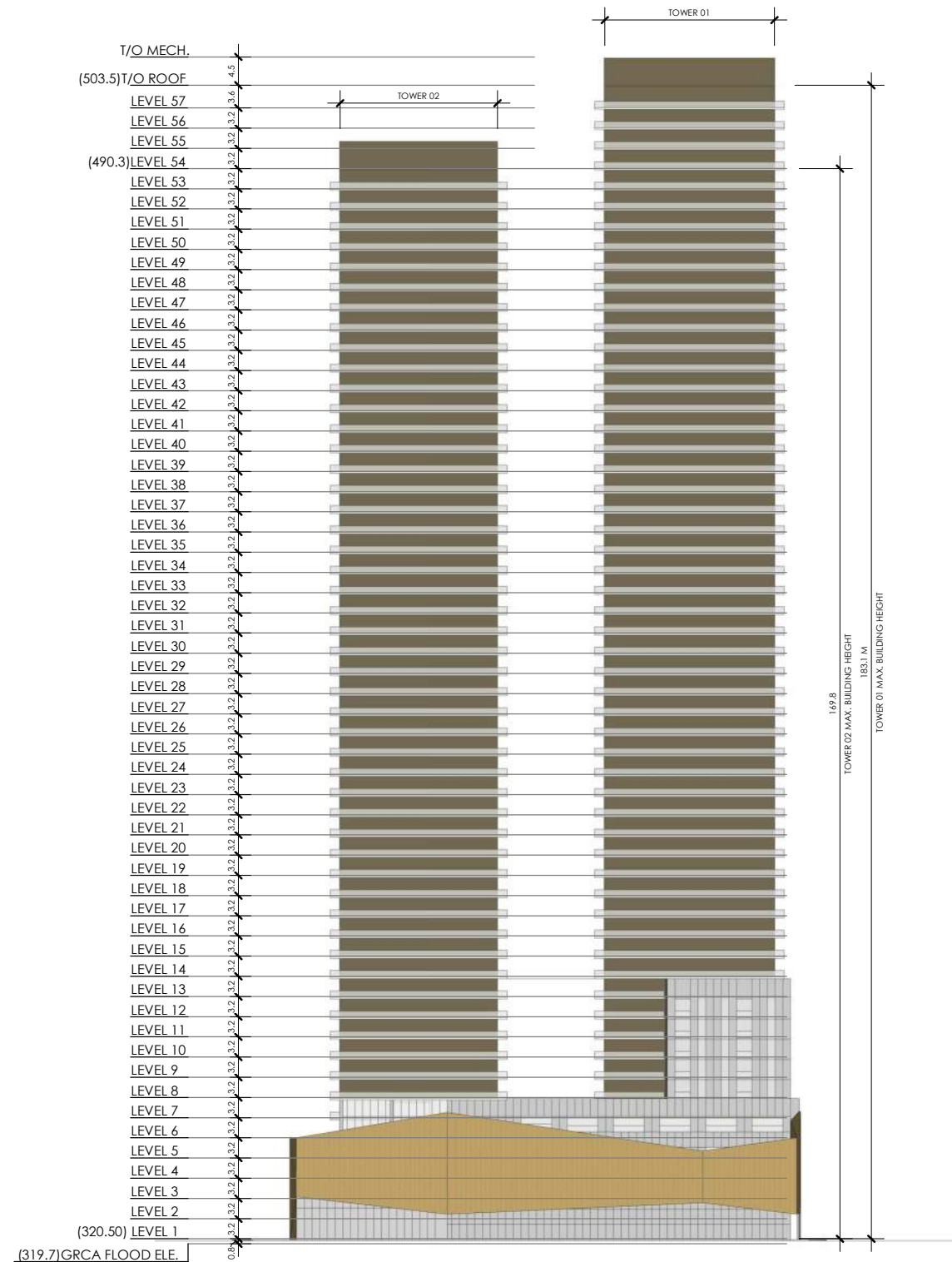
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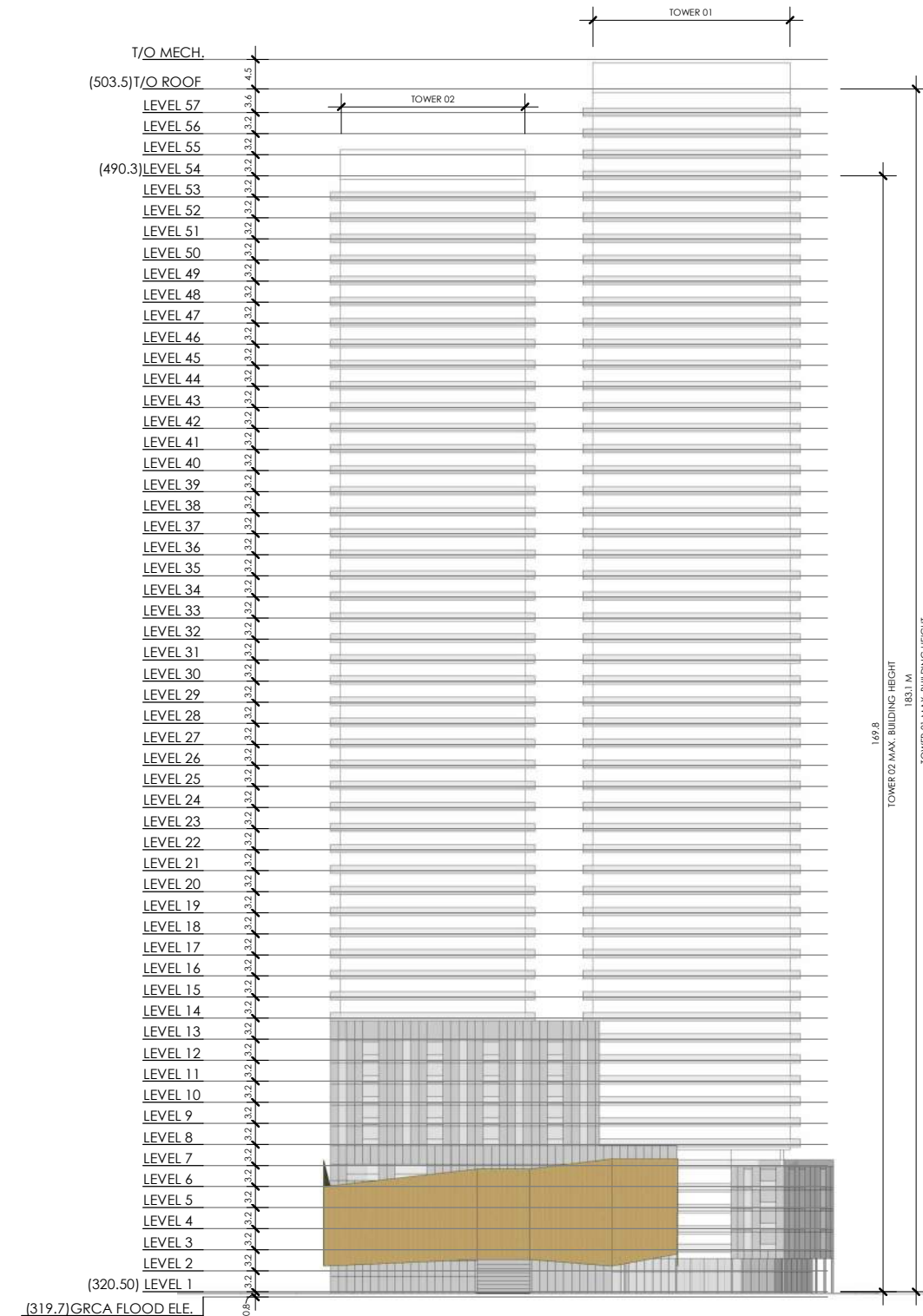
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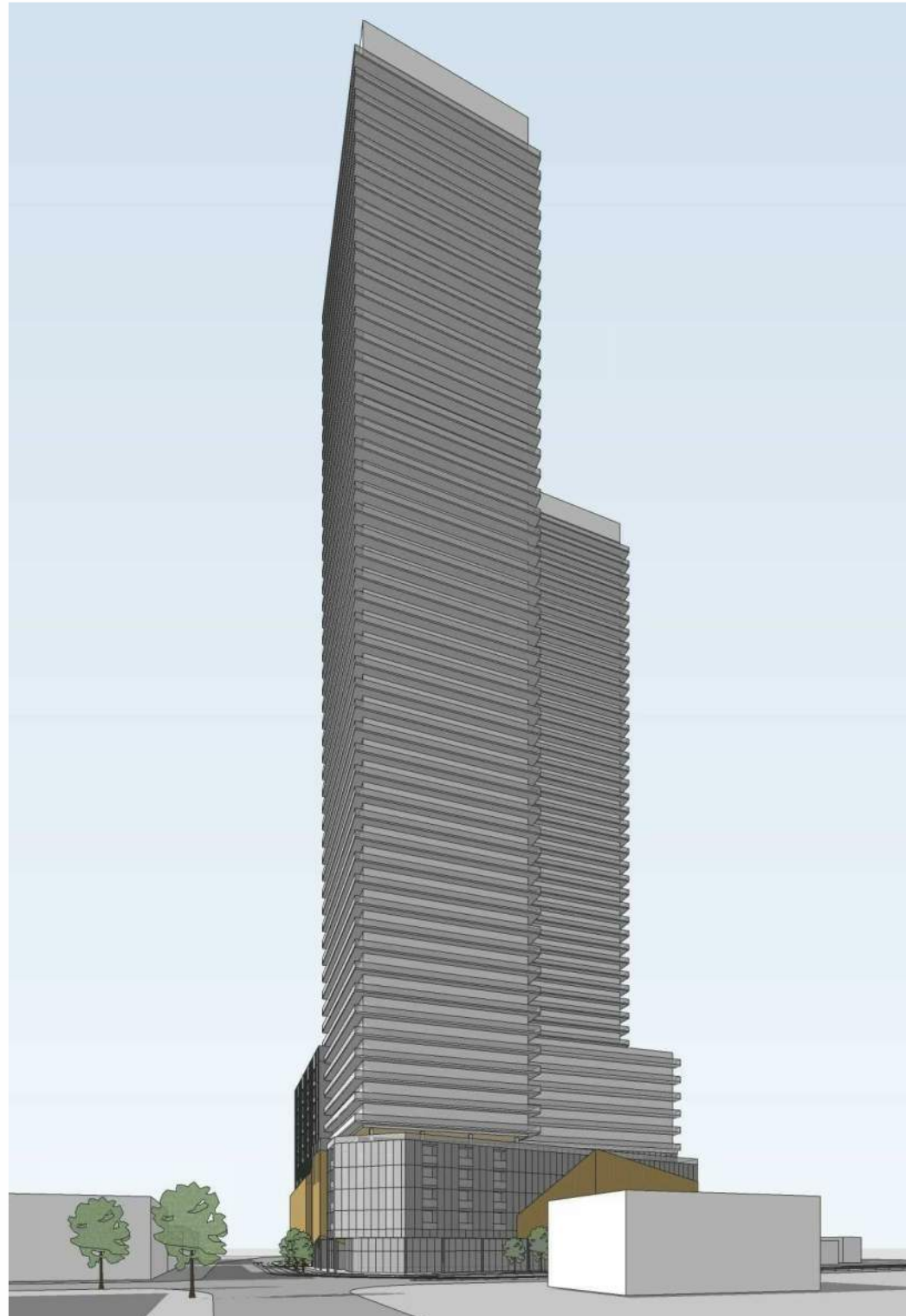
3.2



SCHEMATIC MASSING / SOUTH ELEVATION



SCHEMATIC MASSING / EAST ELEVATION



SCHEMATIC MASSING / View from Borden & Charles Intersection



SCHEMATIC MASSING / View from Charles St. East



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DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE 1 : 1

ISSUED FOR

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5.1

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**BORDEN AVE
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DRAWING TITLE

**MASSING/
PERSPECTIVE
VIEWS**

SCALE 1 : 1

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SCHEMATIC MASSING / View from Borden & Charles St. Intersection



SCHEMATIC MASSING / View of Residential Entrance from Borden St.



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PERSPECTIVE
VIEWS

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5.3



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DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

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SCHEMATIC MASSING / View from Charles St. East



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MASSING/
PERSPECTIVE
VIEWS

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5.5



SCHEMATIC MASSING / View of Soffit and Front Entrance along Charles



SCHEMATIC MASSING / View of Rear Entrance along Proposed Park



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MASSING/
PERSPECTIVE
VIEWS

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DATE 2023.04.28

5.6

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DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

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SCHEMATIC MASSING / View of Screen along Rear Parking Garage



SCHEMATIC MASSING / Axonometric View from Charles St. East



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MASSING/
PERSPECTIVE
VIEWS

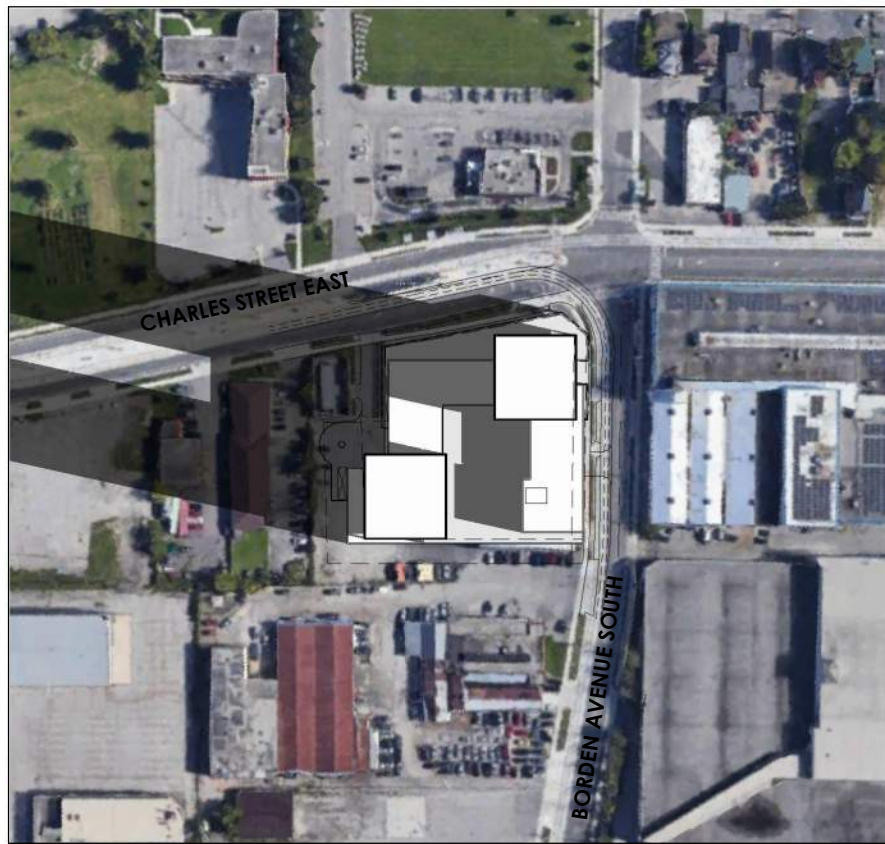
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ISSUED FOR

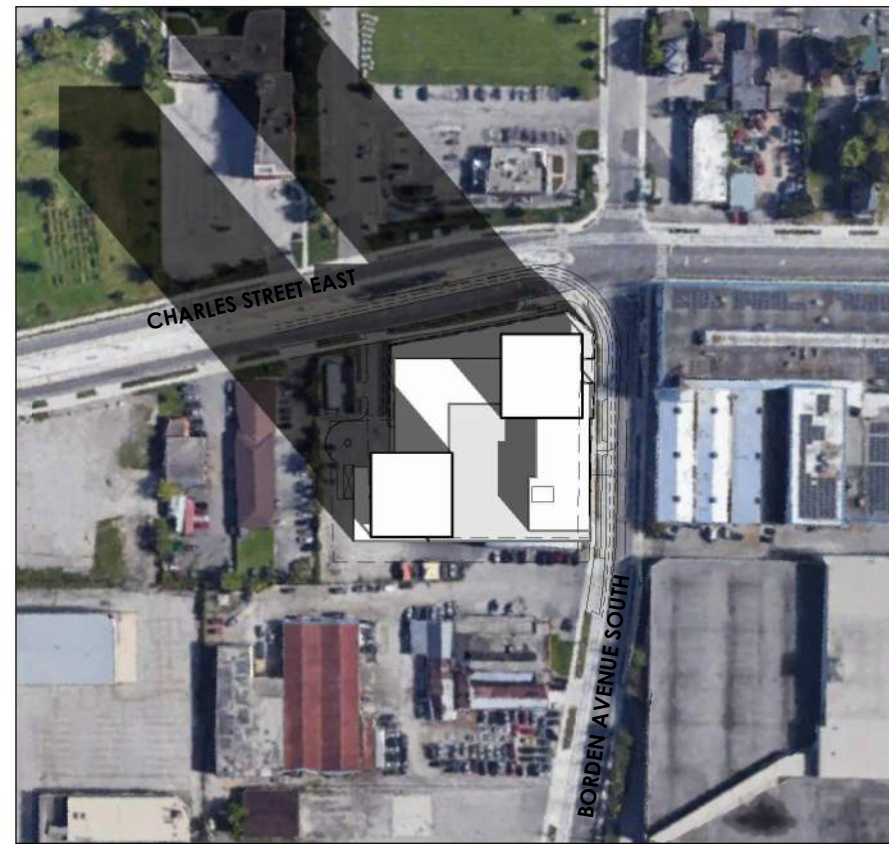
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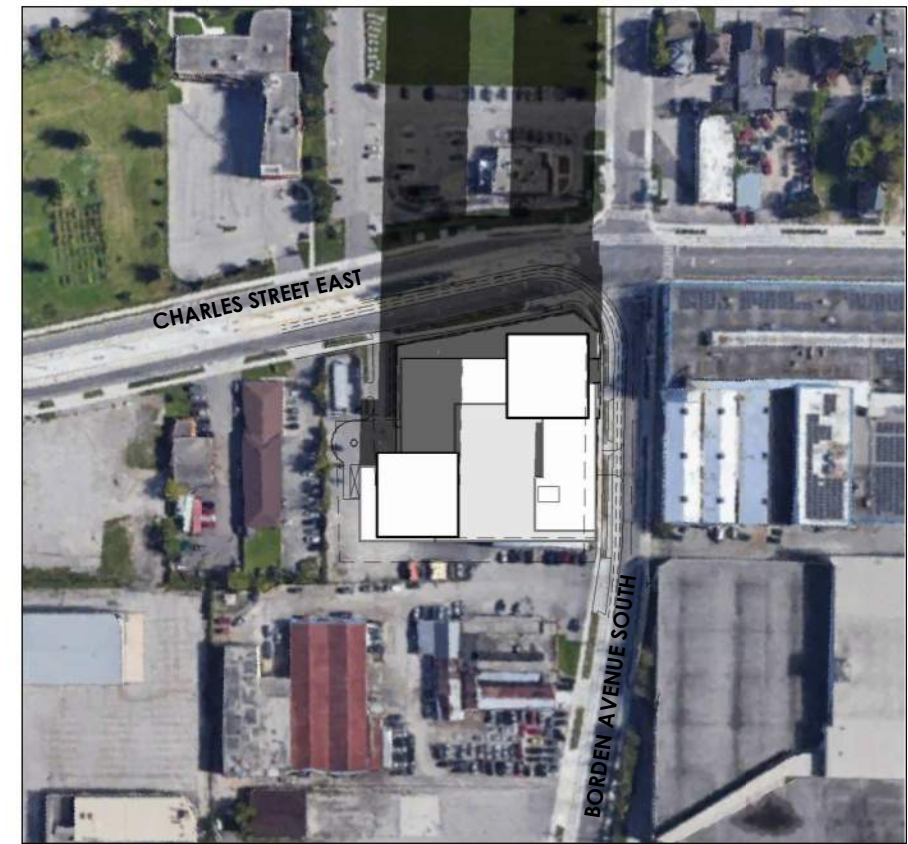
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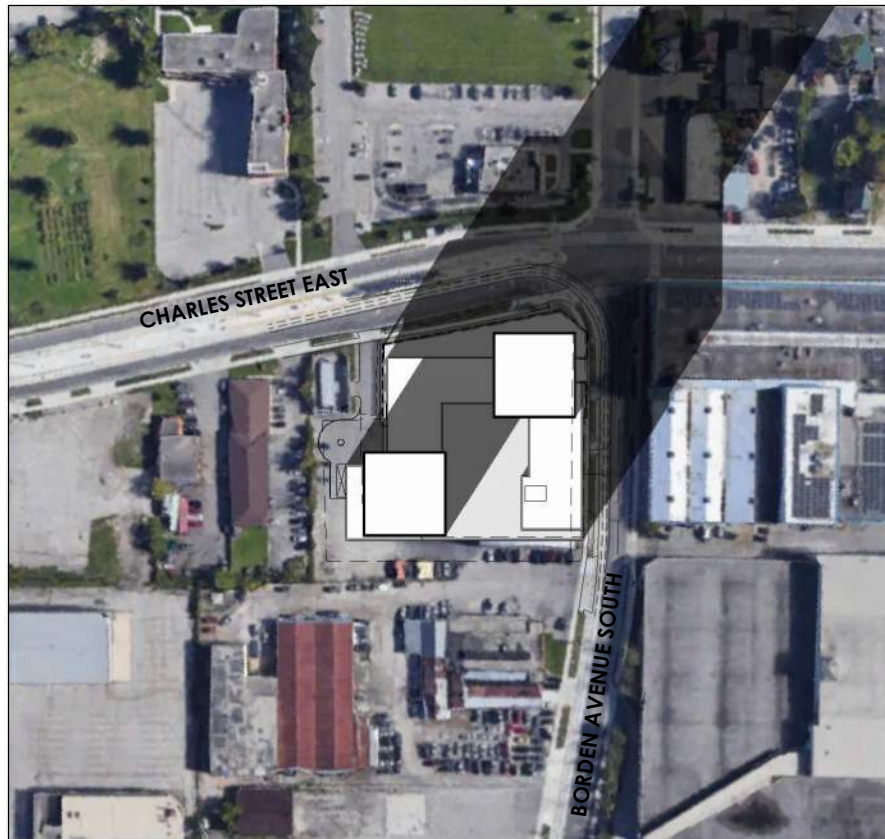
1. SPRING EQUINOX / MARCH 21 - 10:00AM



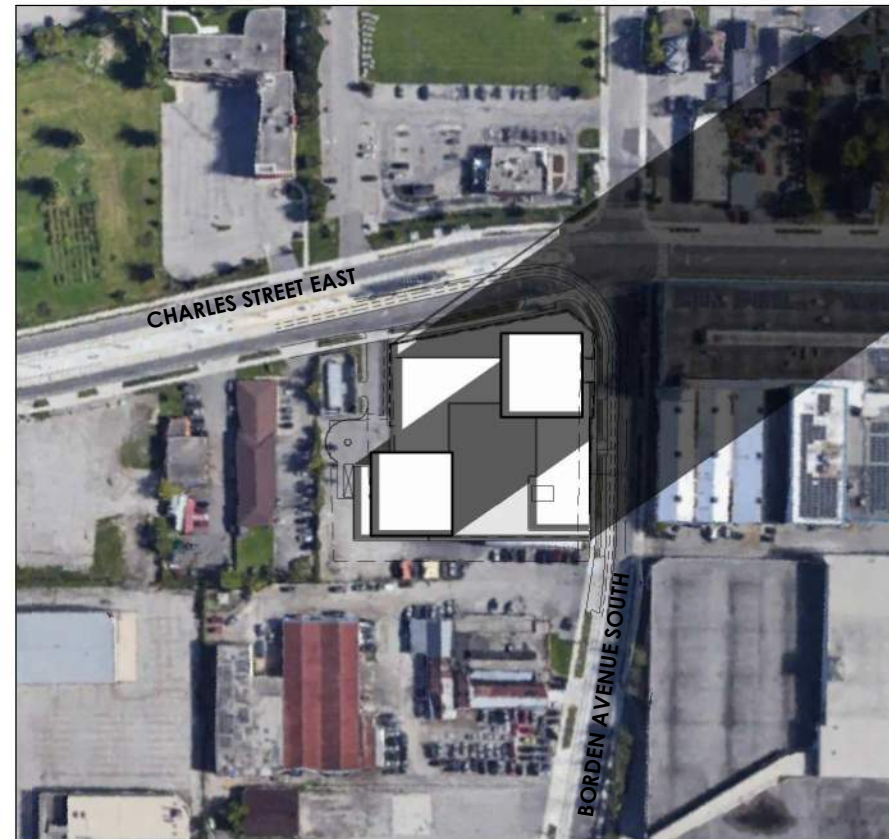
2. SPRING EQUINOX / MARCH 21 - 12:00PM



3. SPRING EQUINOX / MARCH 21 - 2:00PM



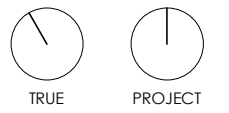
4. SPRING EQUINOX / MARCH 21 - 4:00PM



5. SPRING EQUINOX / MARCH 21 - 6:00PM

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.441675
LONGITUDE: -80.475128



PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

SHADOW
STUDY - SPRING
EQX. (MAR. 21)

SCALE 1 : 2500

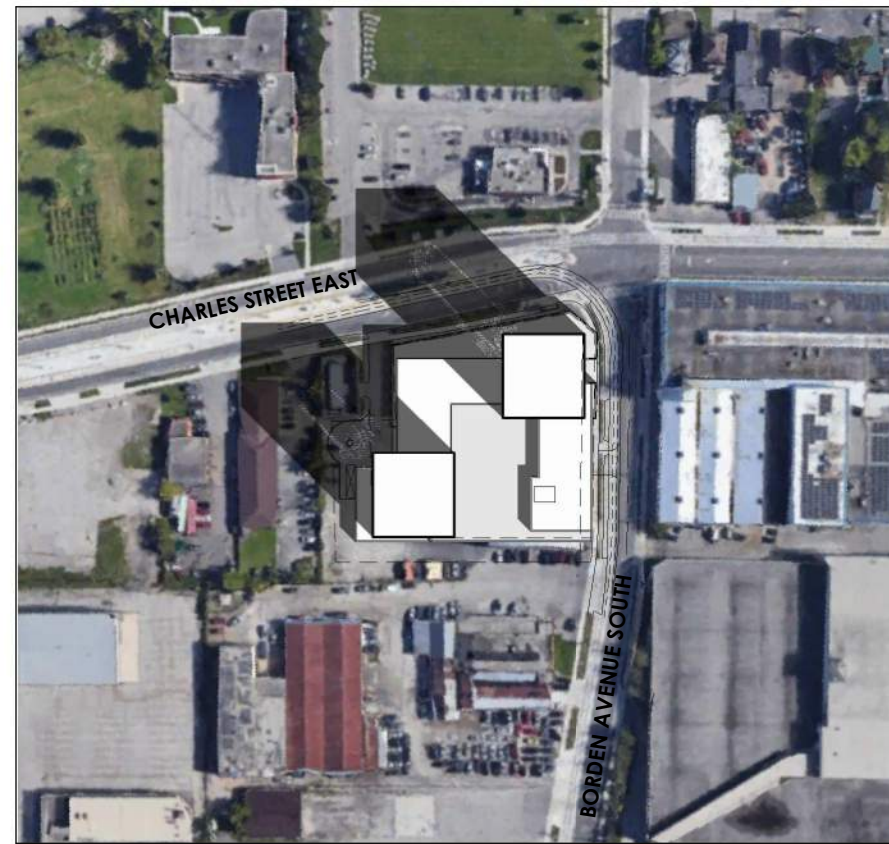
ISSUED FOR

OPA/ZBA

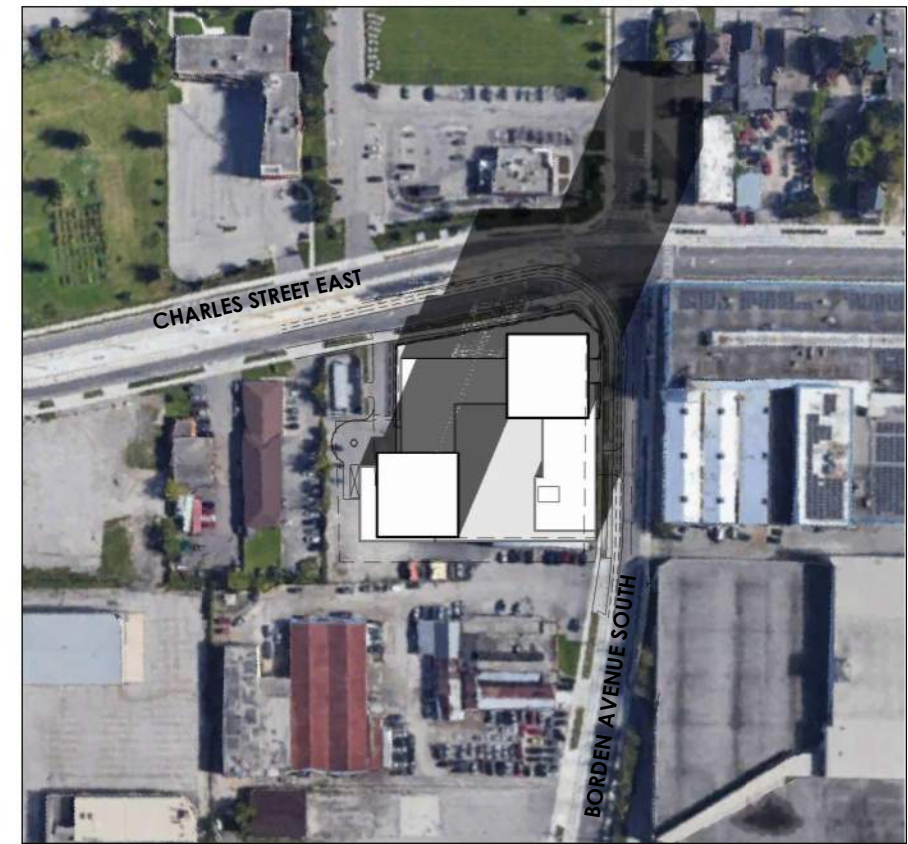
DATE 2023.04.28



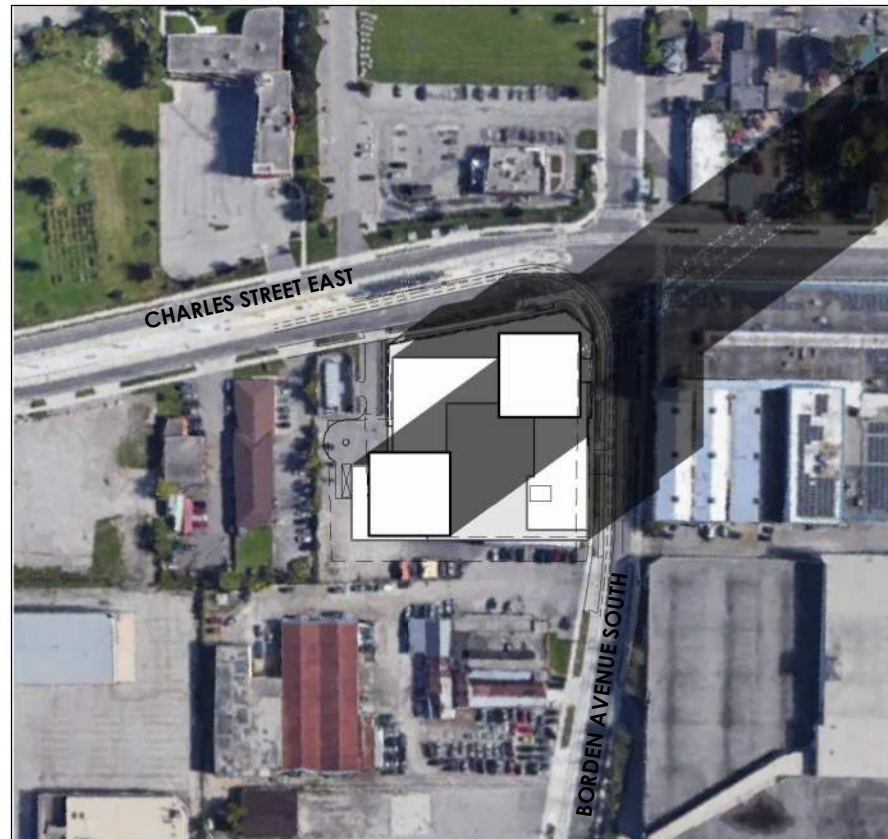
1. SUMMER EQUINOX / JUNE 21 - 10:00AM



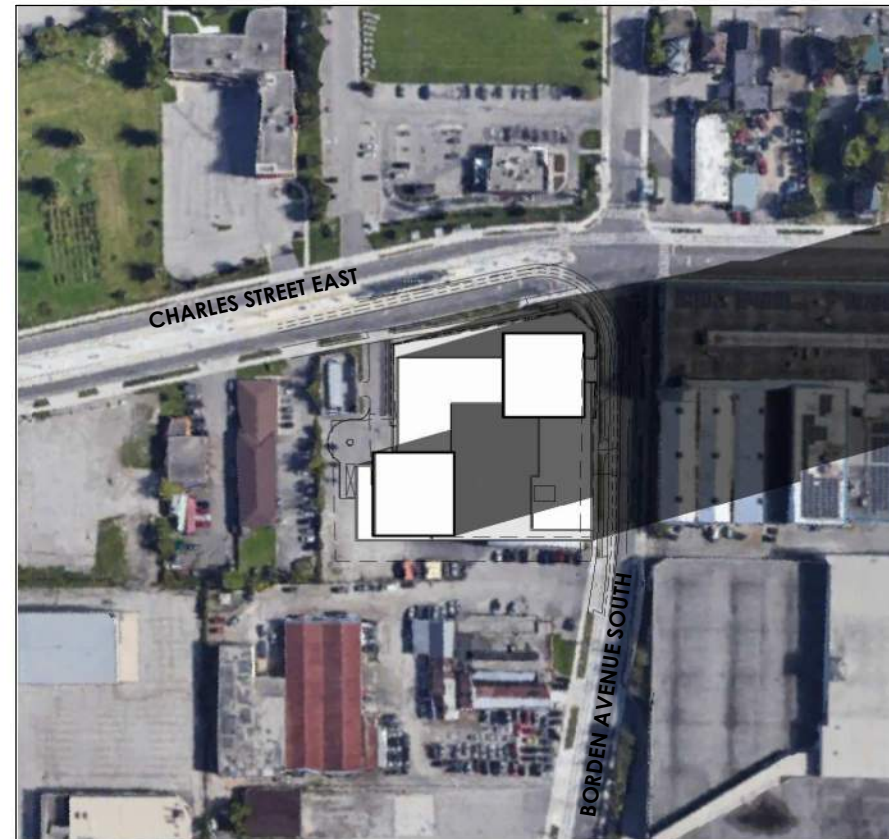
2. SUMMER EQUINOX / JUNE 21 - 12:00PM



3. SUMMER EQUINOX / JUNE 21 - 2:00PM



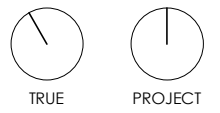
4. SUMMER EQUINOX / JUNE 21 - 4:00PM



5. SUMMER EQUINOX / JUNE 21 - 6:00PM

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.441675
LONGITUDE: -80.475128



PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

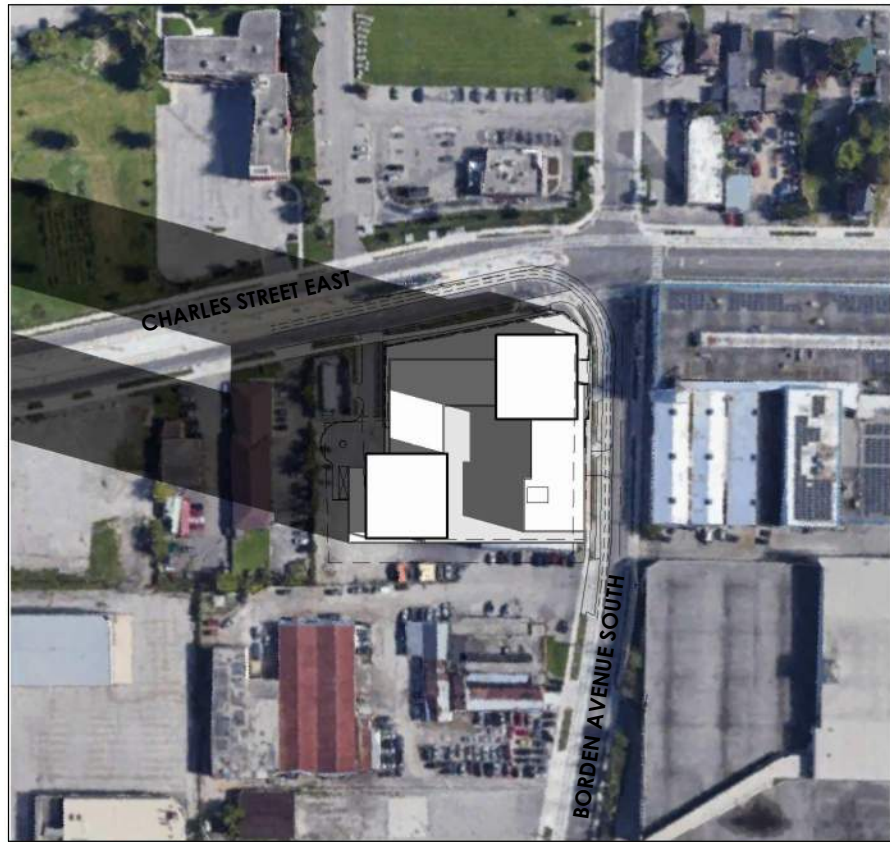
SHADOW
STUDY -
SUMMER EQX.
(JUNE 21)

SCALE 1 : 2500

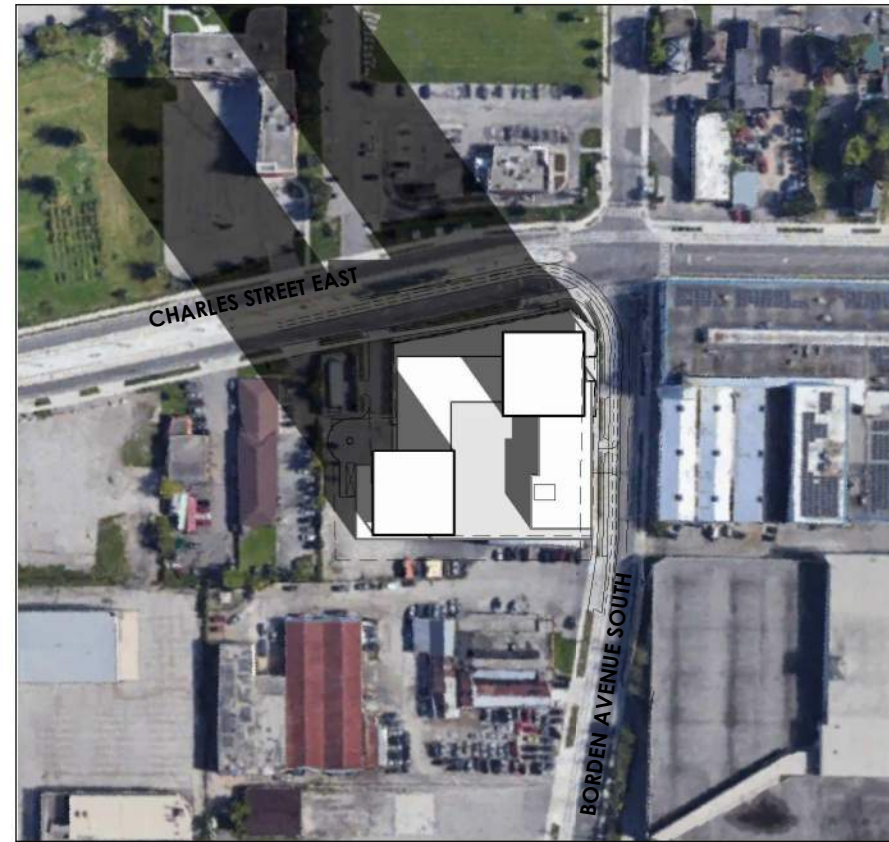
ISSUED FOR

OPA/ZBA

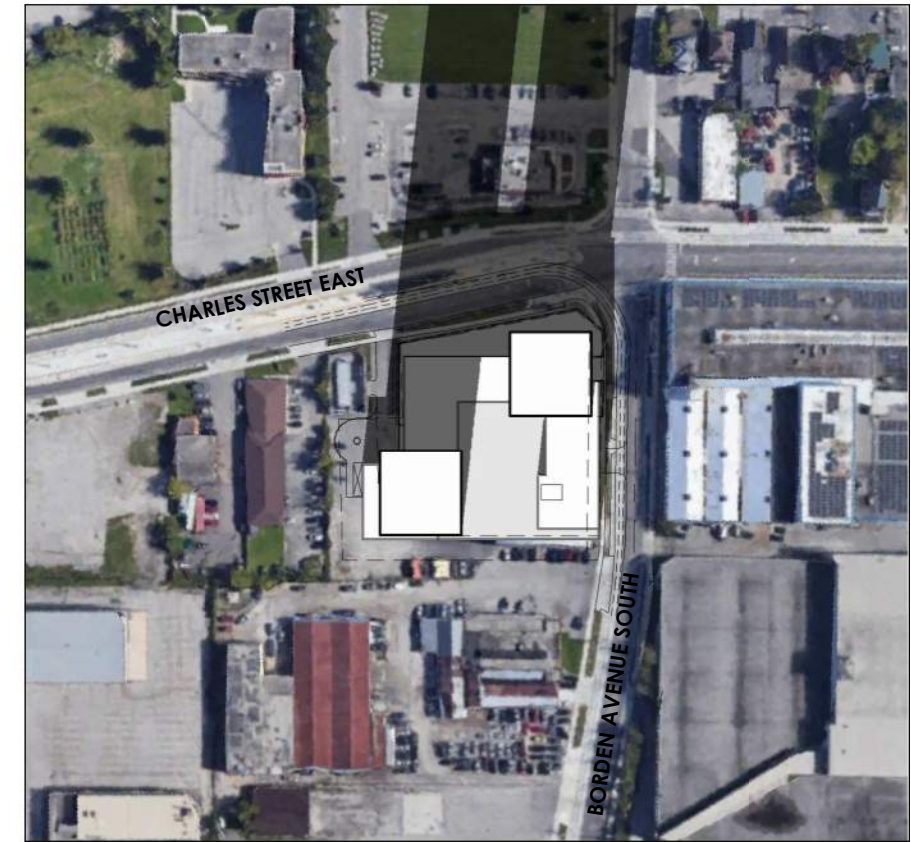
DATE 2023.04.28



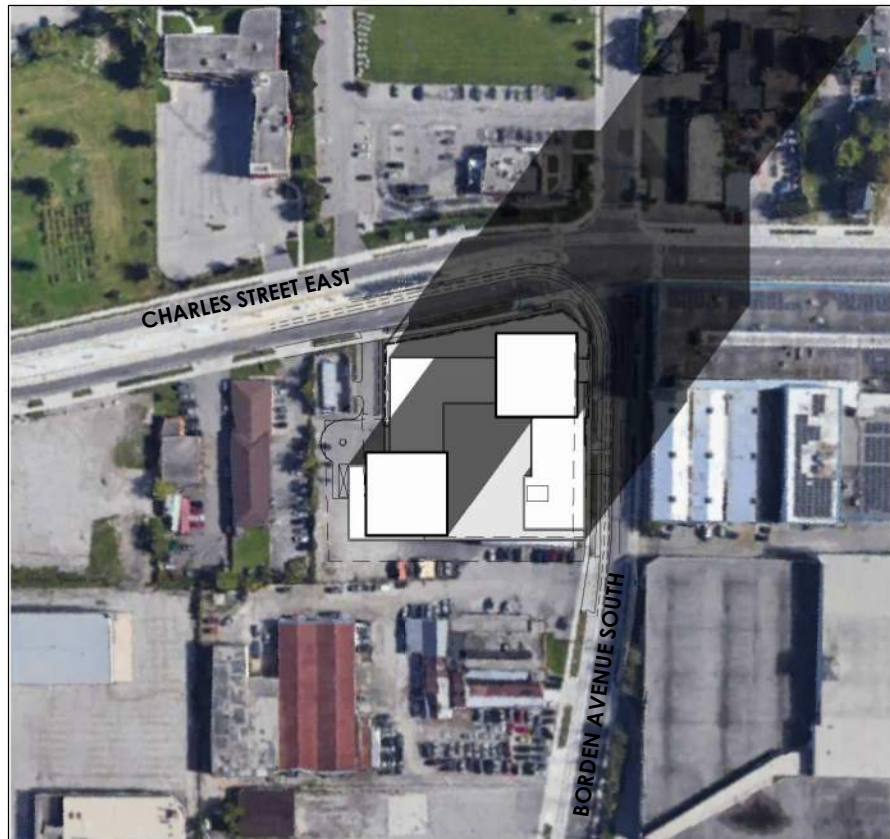
1. AUTUMN EQUINOX / SEPTEMBER 21 - 10:00AM



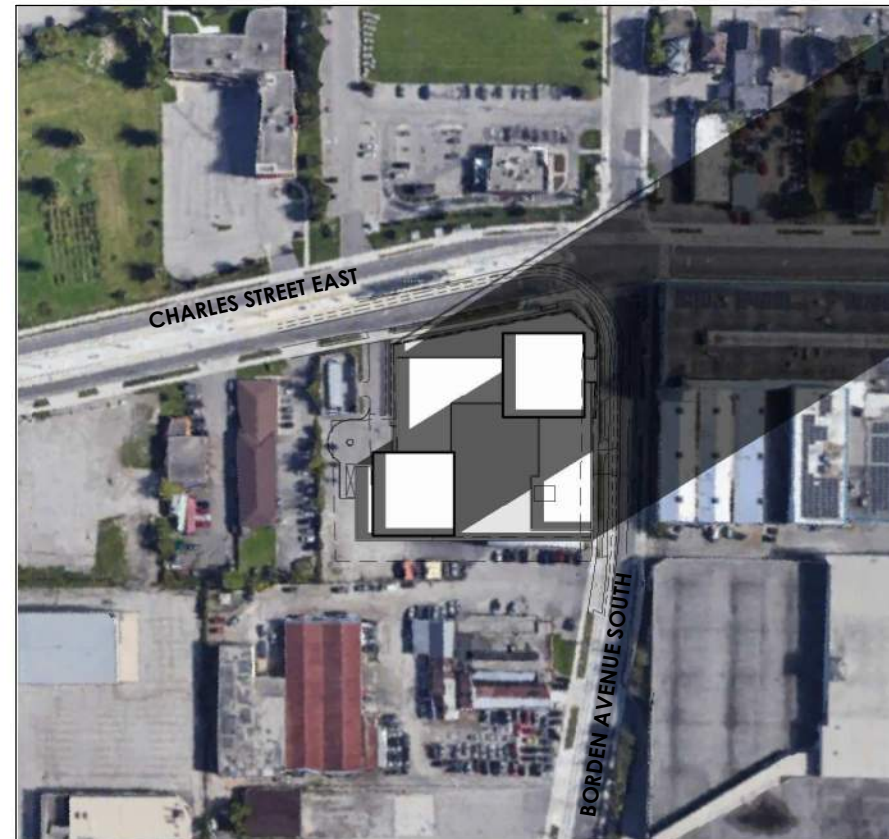
2. AUTUMN EQUINOX / SEPTEMBER 21 - 12:00PM



3. AUTUMN EQUINOX / SEPTEMBER 21 - 2:00PM



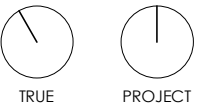
4. AUTUMN EQUINOX / SEPTEMBER - 4:00PM



5. AUTUMN EQUINOX / SEPTEMBER 21 - 6:00PM

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.441675
LONGITUDE: -80.475128



PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

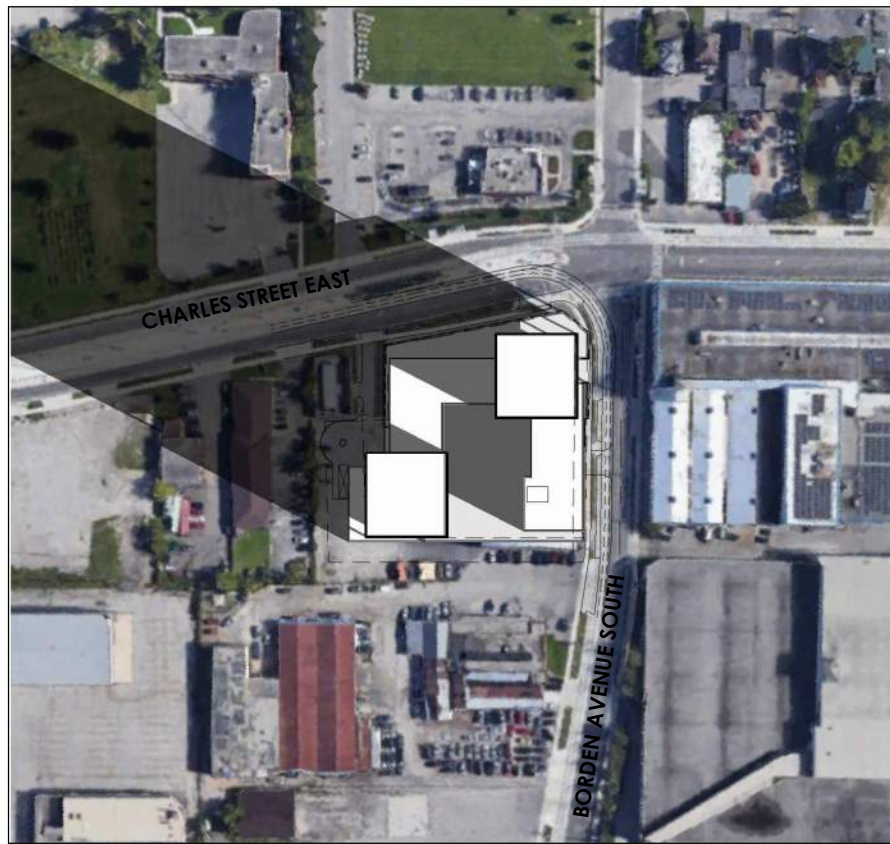
SHADOW
STUDY -AUTUMN
EQX. (SEPT. 21)

SCALE 1 : 2500

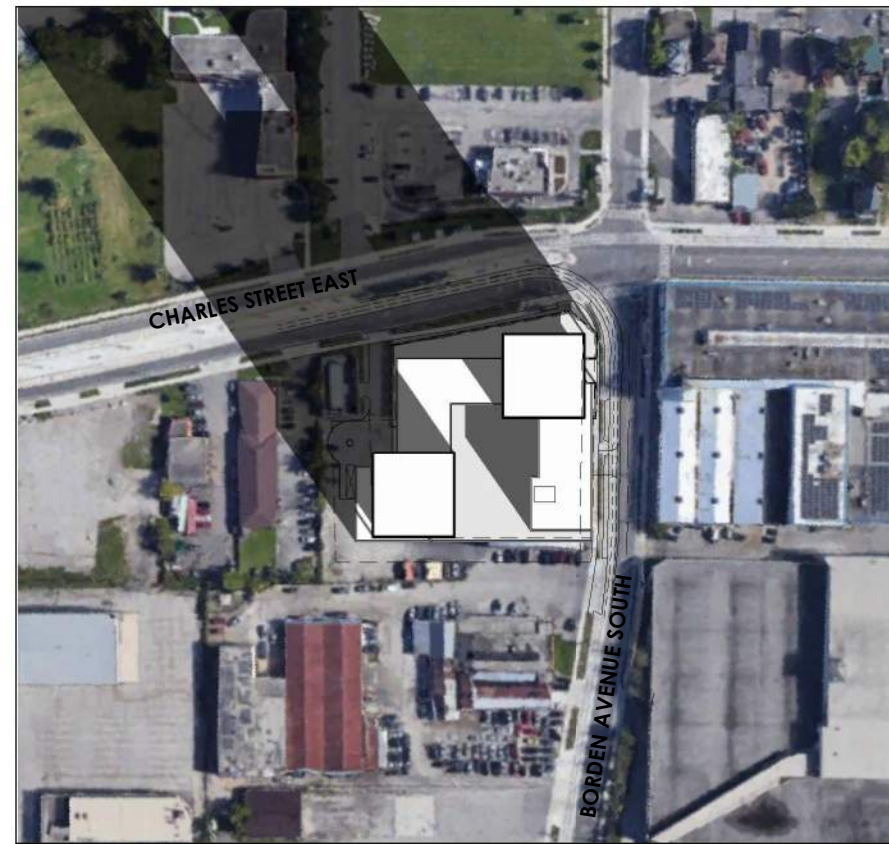
ISSUED FOR

OPA/ZBA

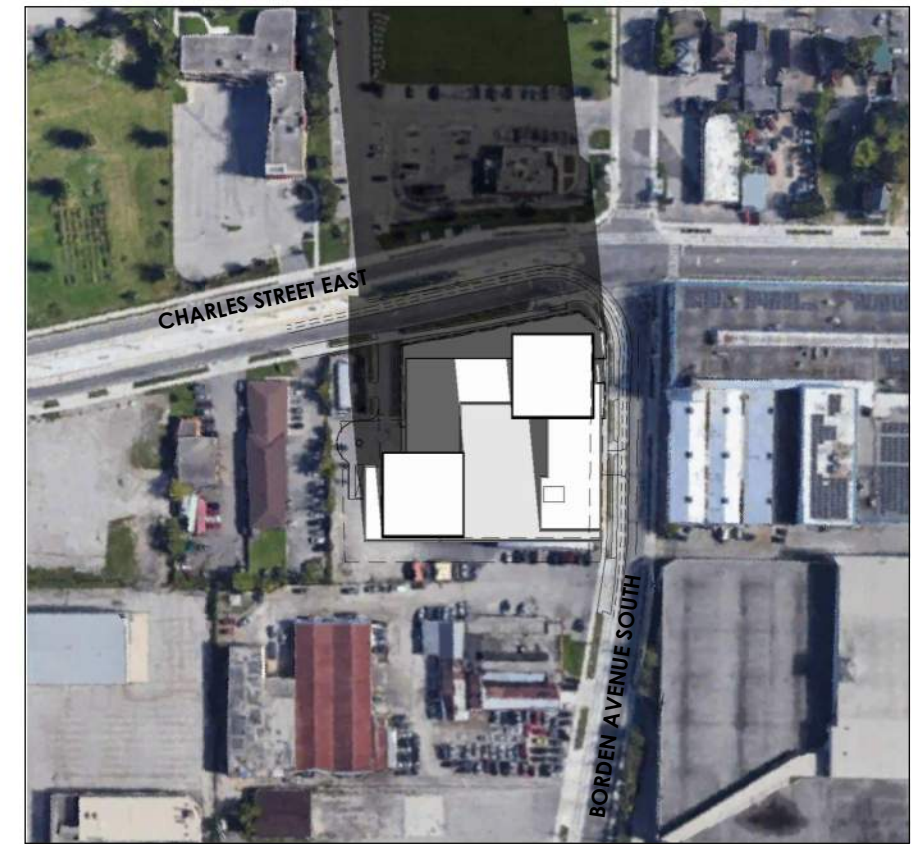
DATE 2023.04.28



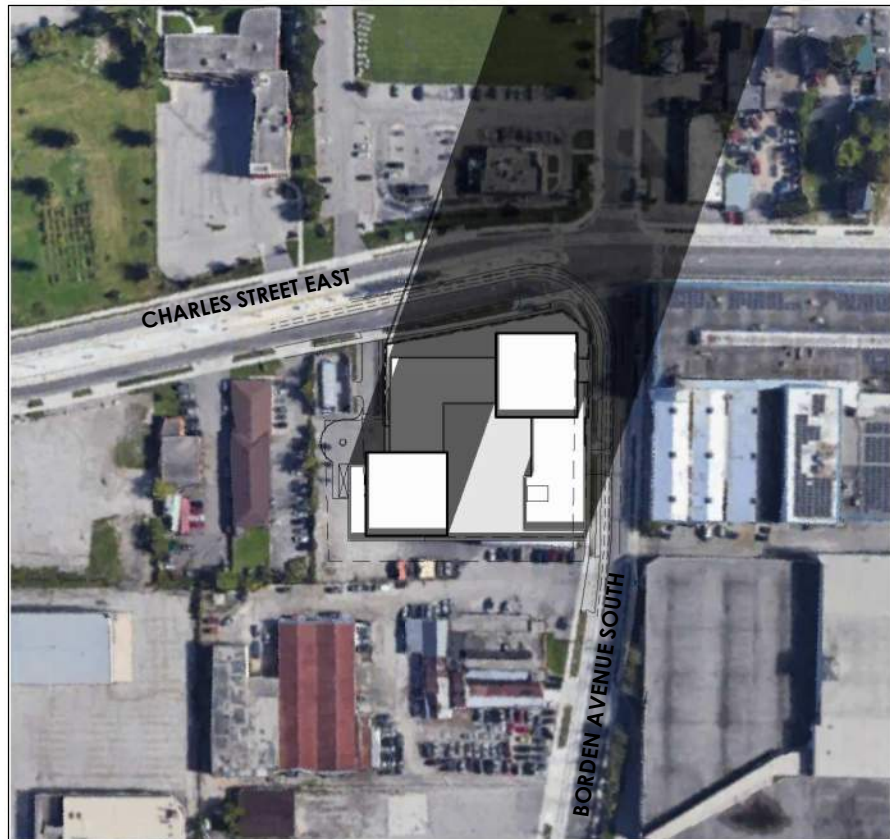
1. WINTER EQUINOX / DECEMBER 21 - 10:00AM



2. WINTER EQUINOX / DECEMBER 21 - 12:00PM



3. WINTER EQUINOX / DECEMBER 21 - 2:00PM



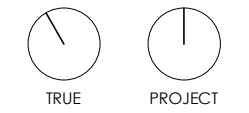
4. WINTER EQUINOX / DECEMBER 21 - 4:00PM



5. WINTER EQUINOX / DECEMBER 21 - 6:00PM

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.441675
LONGITUDE: -80.475128



PROJECT NO.

22001

PROJECT NAME

BORDEN AVE
MIXED USE

50 BORDEN AVE S

DRAWING TITLE

SHADOW
STUDY - WINTER
EQX. (DEC. 21)

SCALE 1 : 2500

ISSUED FOR

OPA/ZBA

DATE 2023.04.28