

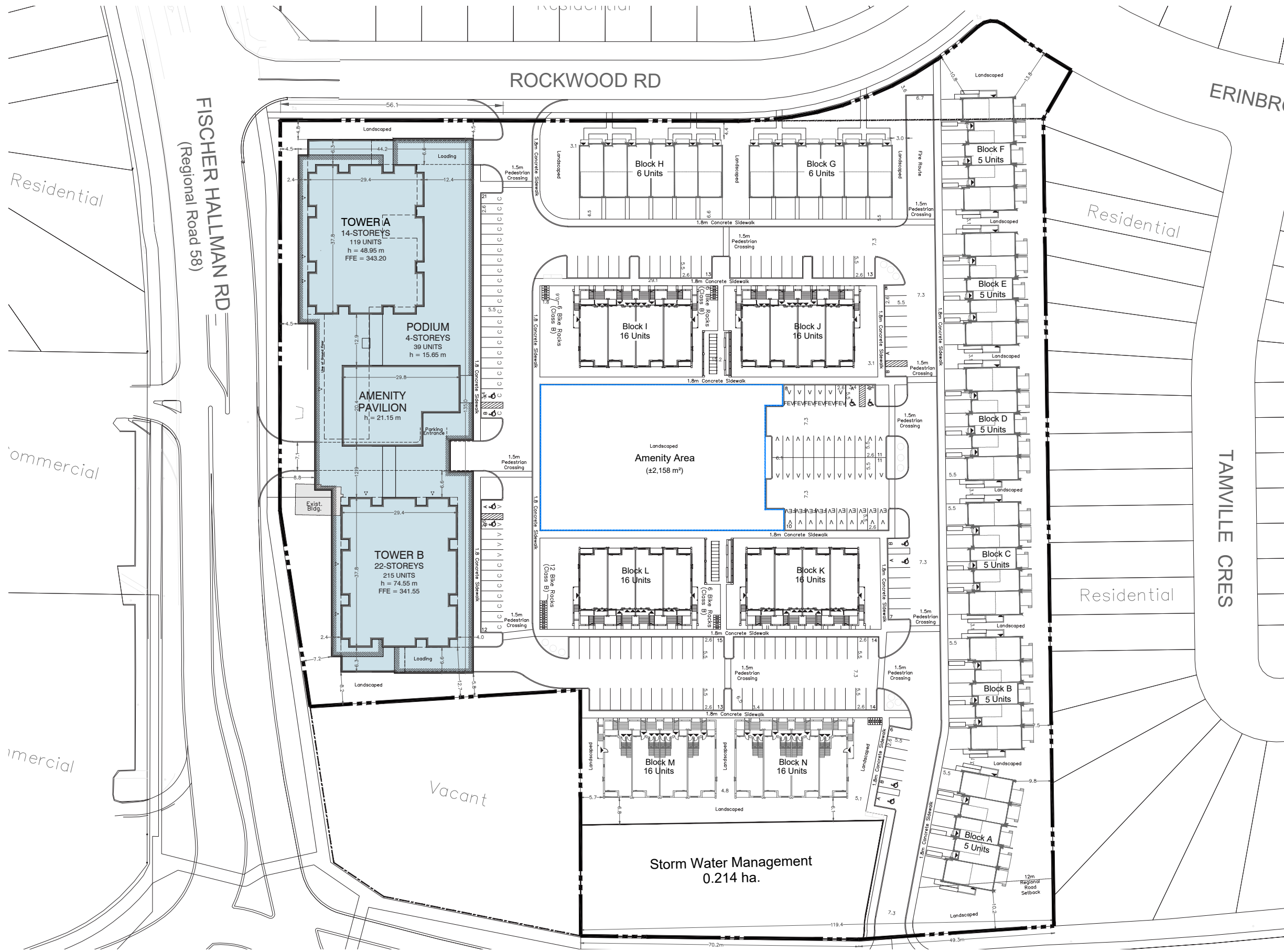


Activa Developments • 282 Bleams

MARTIN
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Residential Development
Kitchener, ON
30/05/2023

Activa Developments
282 Bleams
 Residential Development
 Kitchener, ON



Areas

Site 387,822 ft.² (3.6 Ha)

Podium + Tower(s)		
	GFA	Structured Prkg.
L1	28,075 ft. ²	15,475 ft. ²
M	2,875 ft. ²	27,720 ft. ²
L2-4	18,560 ft. ² (x3)	31,700 ft. ² (x3)
L5	29,265 ft. ²	
L6-14	22,410 ft. ² (x9)	
L15-22	11,205 ft. ² (x8)	
Total	407,225 ft.² (37,832 m ²)	138,295 ft.² (12,848 m ²)
		545,520 ft.² (50,680 m ²)

Units

Podium + Tower(s)				
	1-BR	2-BR	3-BR	Total
L2-4	2 (6)	8 (24)	3 (9)	13 (39)
L5	14	8		22
L6-14	16 (144)	8 (72)		24 (216)
L15-22	8 (64)	4 (32)		12 (96)
Total	228	136	9	373

Commercial (Podium)

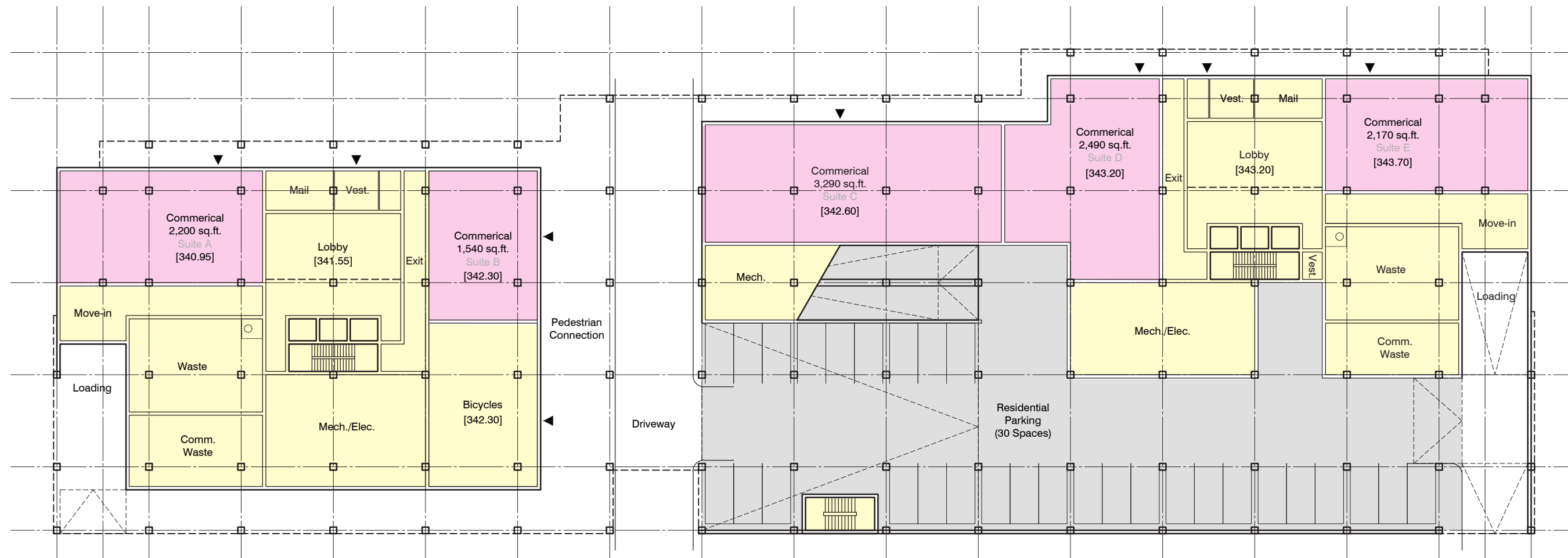
Commercial Area (L1) (Including Shared Services / Storage)	28,075 ft. ² (2,608 m ²)
Commercial Area (L1) (Excluding Shared Services / Storage)	11,690 ft. ² (1,086 m ²)

Parking

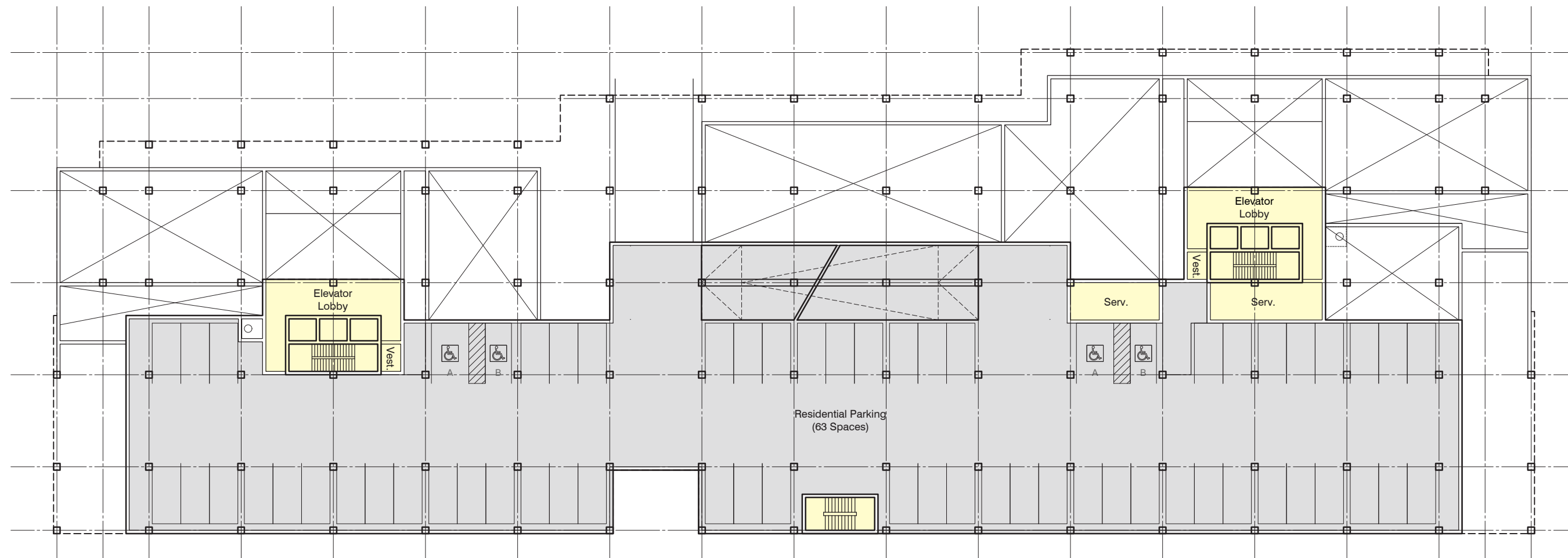
Podium + Surface		
	Required	Provided
Residential		
Resident	336 (0.90 / Unit)	306 (0.82 / Unit)
Visitor	38 (0.10 / Unit)	15* (0.04 / Unit)
Commercial	28 (1/40 m ²)	28 (1/40 m ²)
Total	402	349 (364)*

* 15 additional "Visitor" spaces to be shared w/ "Commercial" and/or townhouse "Visitor" spaces;
 Visitor = 30 Spaces (0.08 / Unit)

SITE PLAN



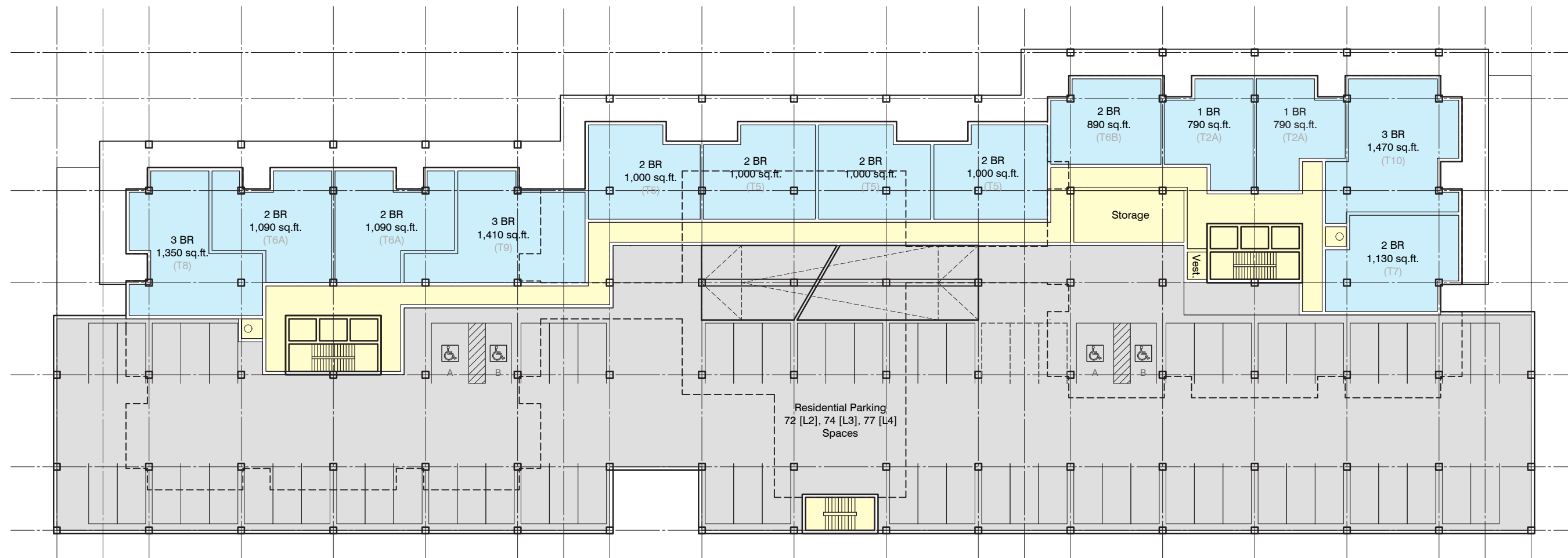
- Parking
- Shared Services / Storage
- Shared Amenity
- Residential Suites
- Commercial



- Parking
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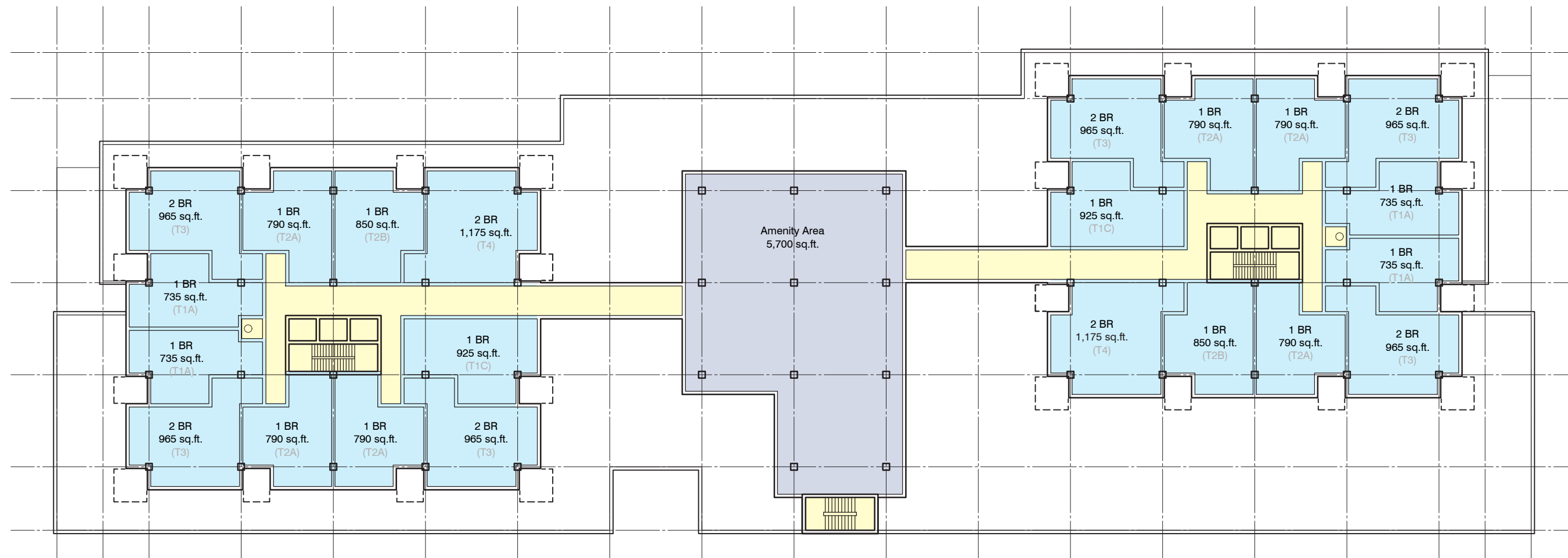
FLOOR PLANS



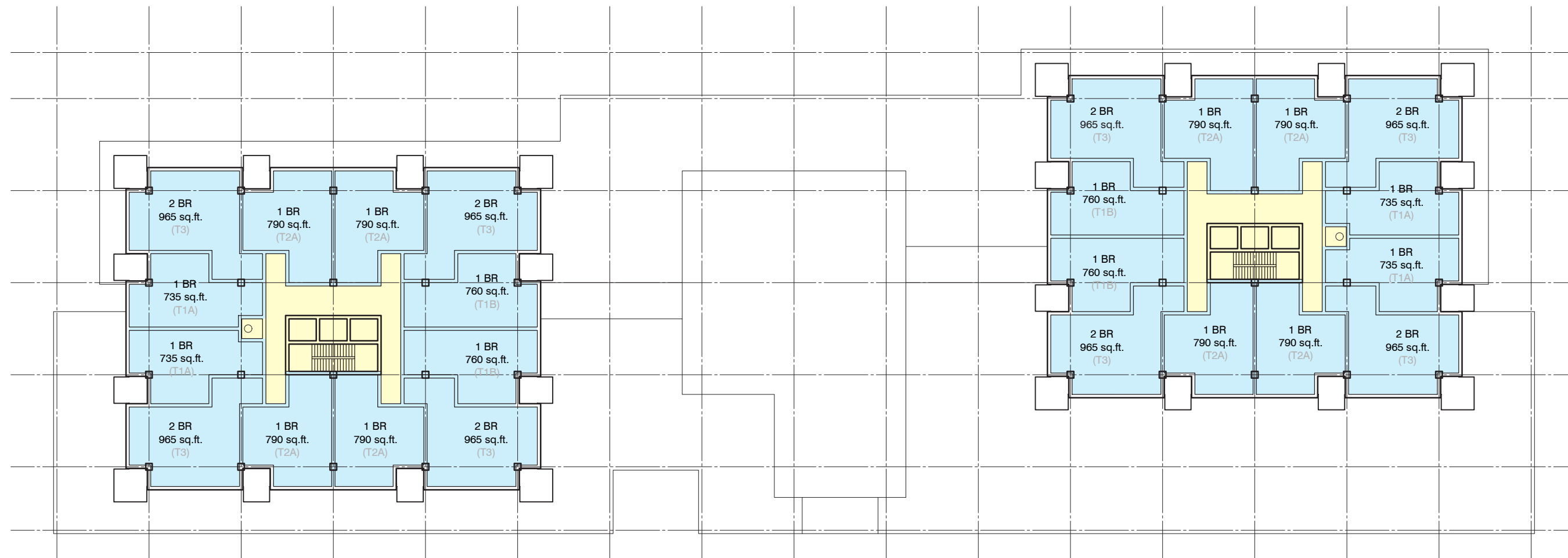
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FLOOR PLANS



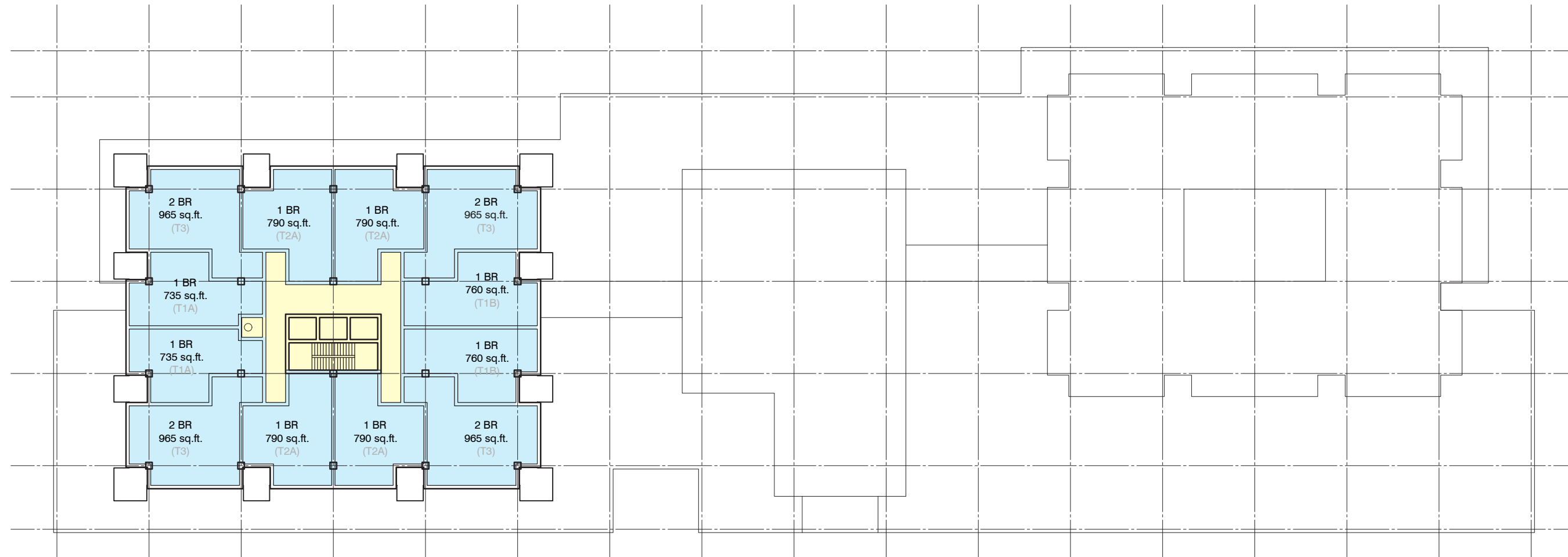
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- Parking
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FLOOR PLANS



- Parking
- Shared Services / Storage
- Shared Amenity
- Residential Suites
- Commercial



FLOOR PLANS

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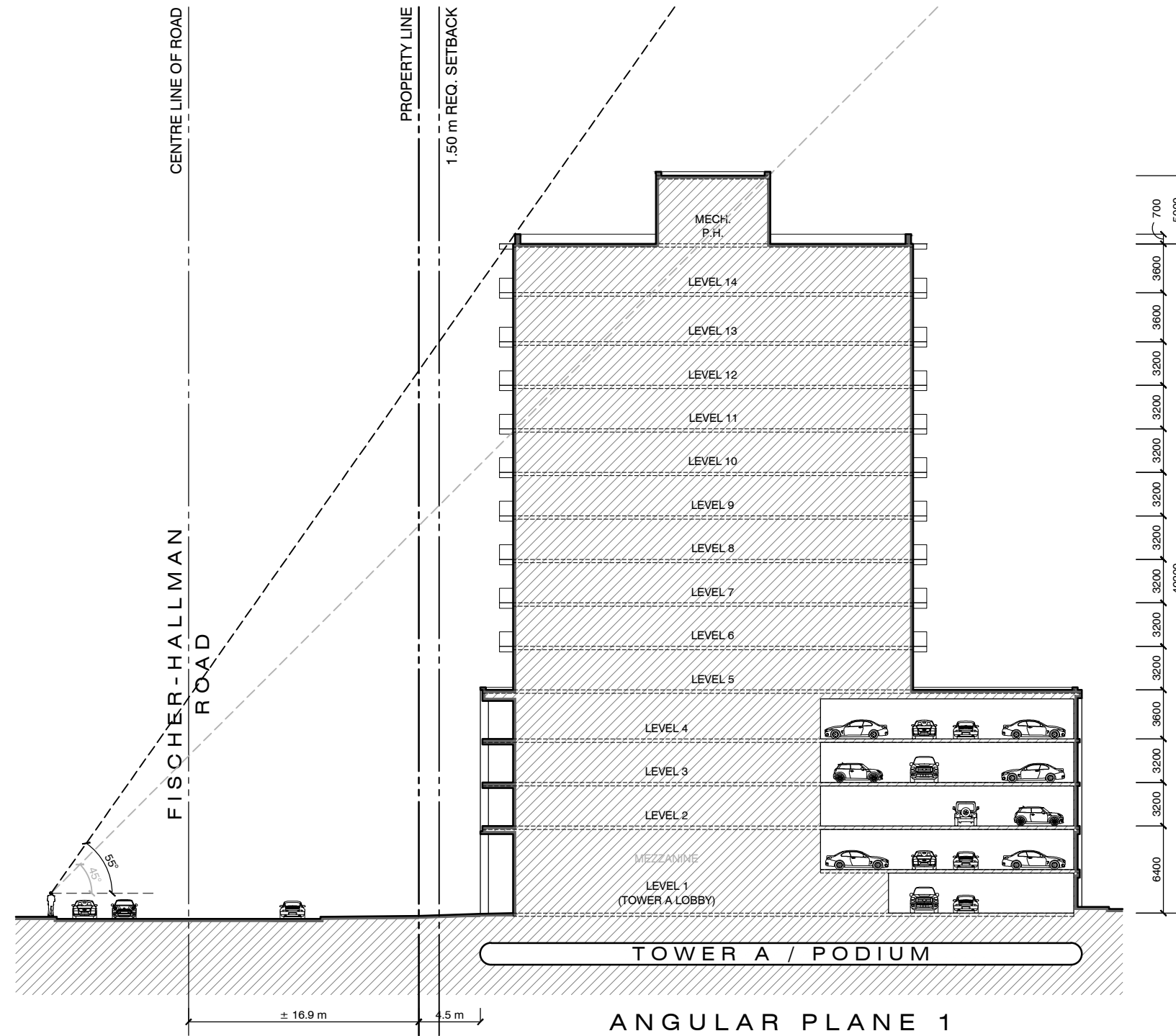
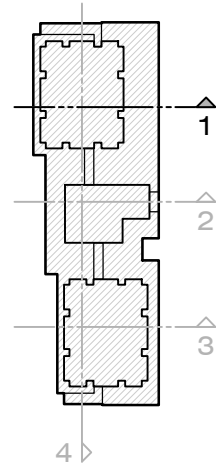


ELEVATIONS

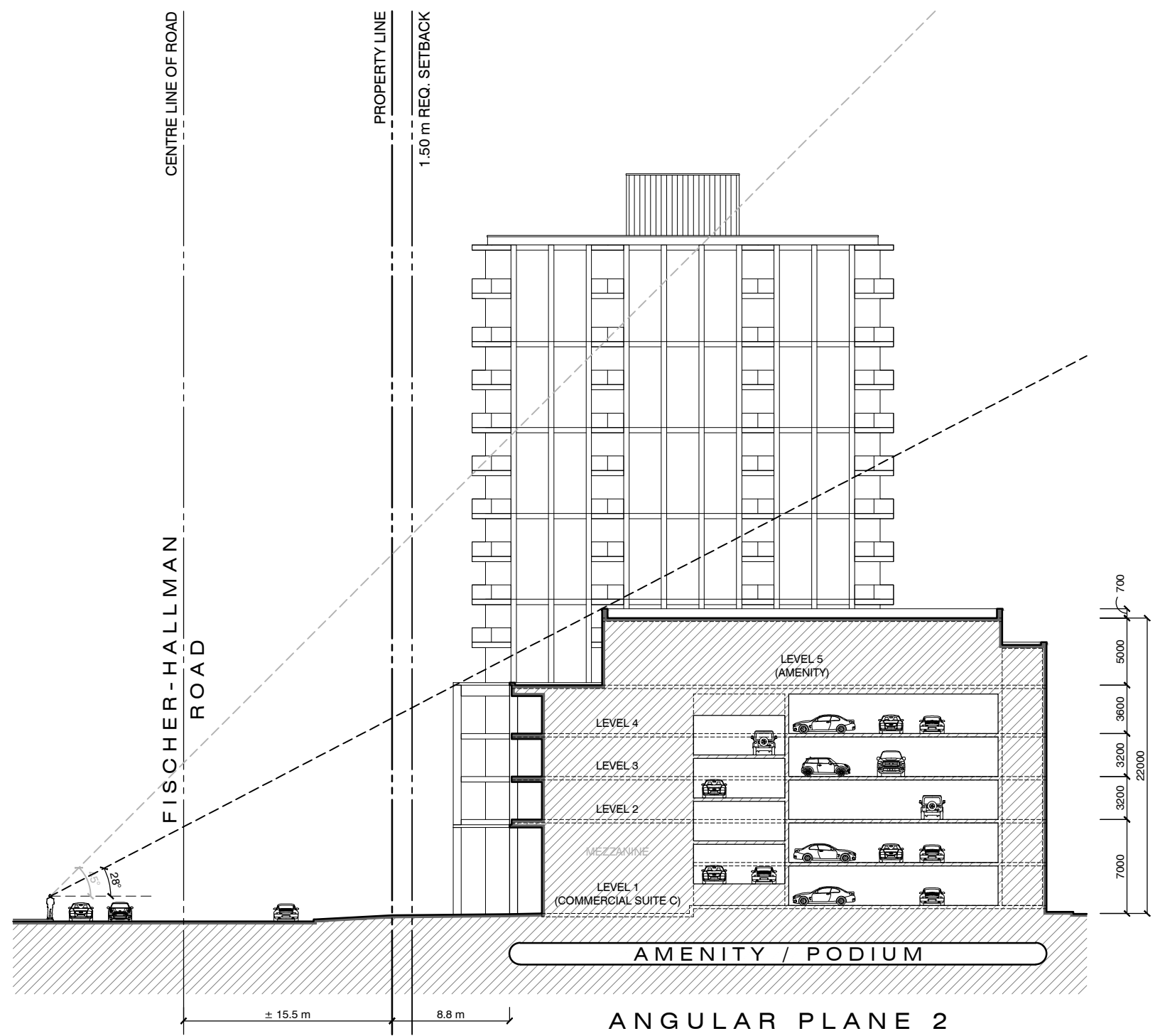
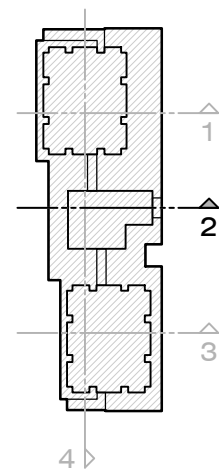
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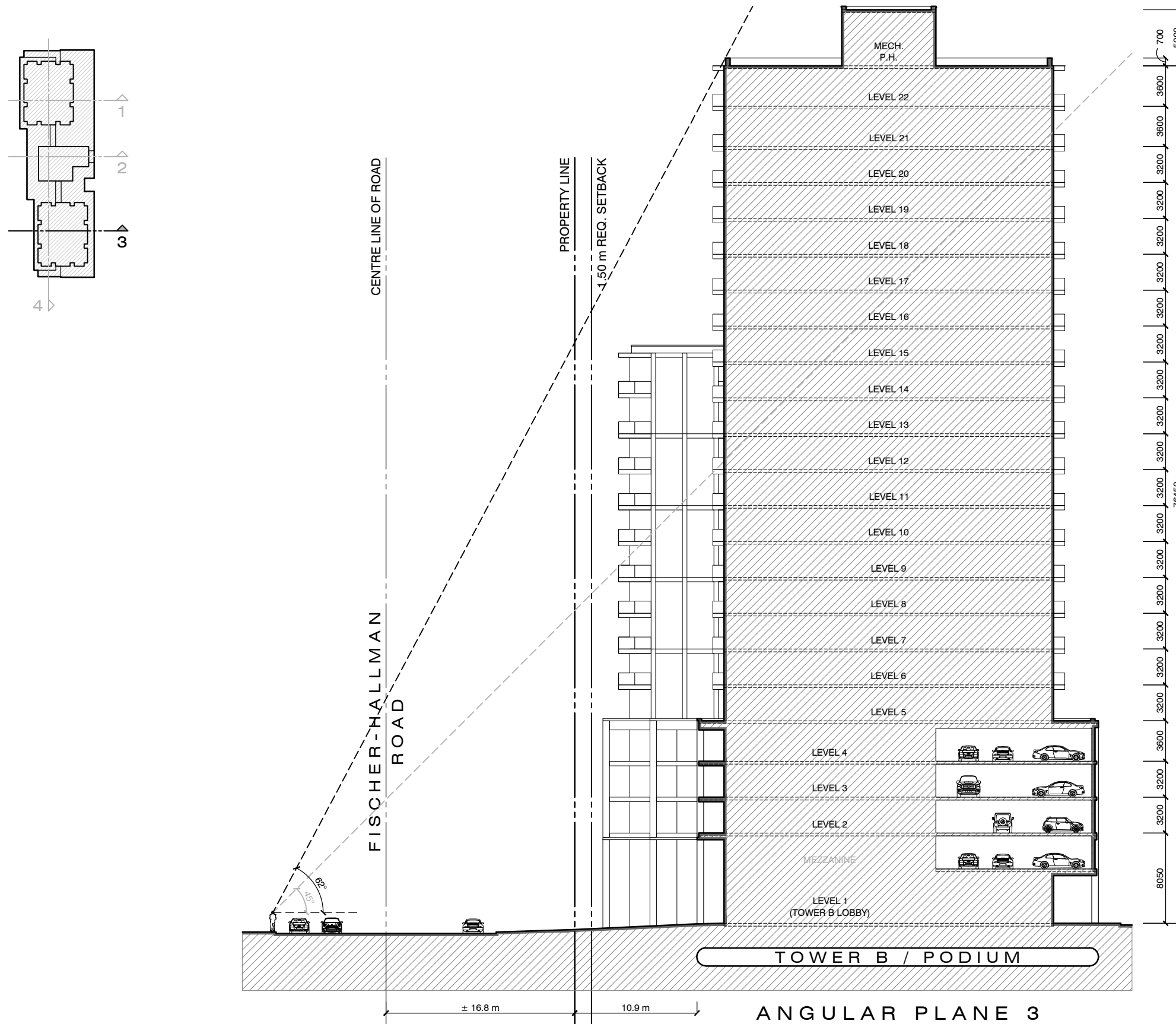
ELEVATIONS



ANGULAR PLANE STUDY



ANGULAR PLANE STUDY



ANGULAR PLANE STUDY

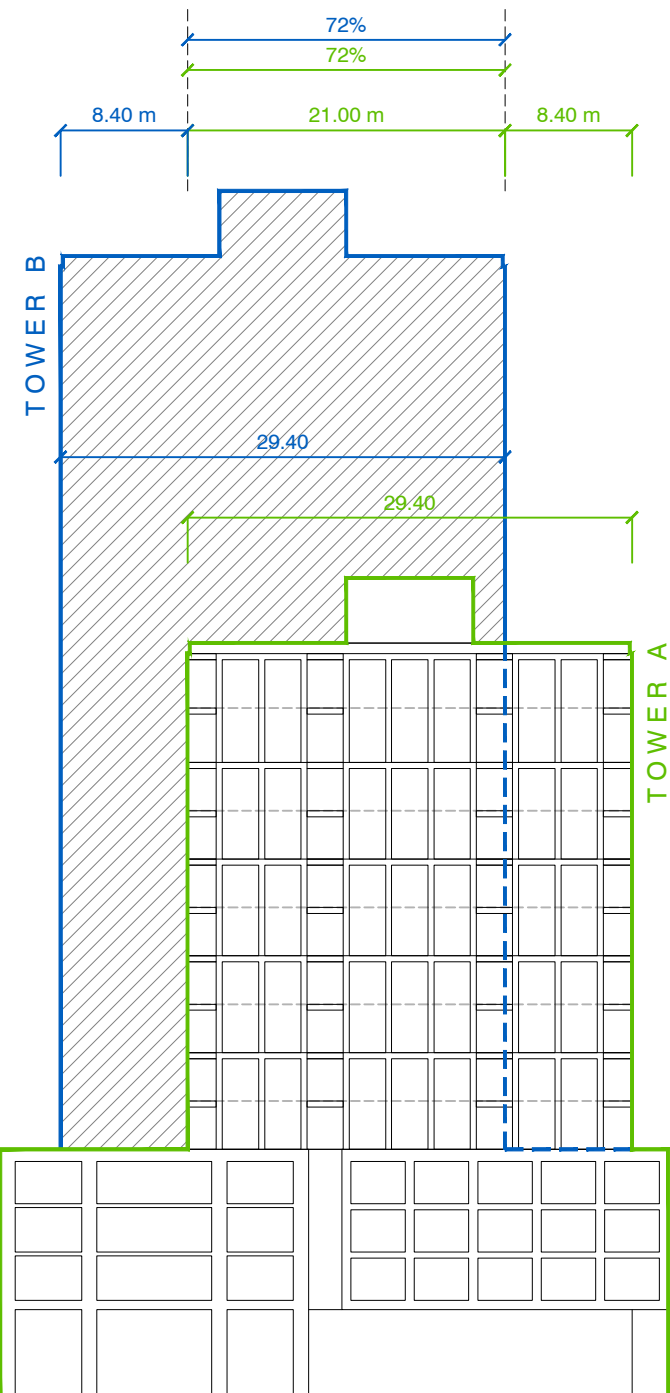
TOWER A (14-STOREYS)				
Height	48.95 m	$(H \times L) / 200 =$	9.25 m	Physical Separation
Length	37.80 m			
Width	29.40 m	$L / W =$	1.29	Proportion
Area	1,057 m ²			
Large (>850)		Point (<1.6)		

TOWER B (22-STOREYS)				
Height	74.55 m	$(H \times L) / 200 =$	14.09 m	Physical Separation
Length	37.80 m			
Width	29.40 m	$L / W =$	1.29	Proportion
Area	1,057 m ²			
Large (>850)		Point (<1.6)		

TOWER A		
Separation	Recommended	Provided
North (C.L. Rockwood Rd.)	9.25 m	21.10 m
East (Extent of Laneway/ Phase I)	9.25 m	27.00 m
South (Tower B)	23.34 m	46.20 m
West (C.L. Fischer-Hallman Rd.)	9.25 m	22.14 m

TOWER A+B SEPARATION SUMMARY	
	Physical Separation
Tower A	9.25 m
Tower B	14.09 m
Total	23.34 m
Separation Recommended	23.34 m
Separation Provided	46.20 m

TOWER B		
Separation	Recommended	Provided
North (Tower A)	23.34 m	46.20 m
East (Extent of Laneway/ Phase I)	14.09 m	18.60 m
South (Property Line)	14.09 m	12.70 m
West (C.L. Fischer-Hallman Rd.)	14.09 m	24.84 m



Overlook Analysis b/w Tower A+B

Overlook Calculation (Tower A):

Physical Separation = $\frac{H \times L}{200} = \frac{48.95 \times 37.80}{200} = 9.25 \text{ m} \rightarrow \text{Overlook} = 50\%$

Overlook Calculation (Tower B):

Physical Separation = $\frac{H \times L}{200} = \frac{74.55 \times 37.80}{200} = 14.09 \text{ m} \rightarrow \text{Overlook} = 30\%$

Tower A

Overlook (Max. Recommended): 50%
 Overlook Provided: 72%

Tower B

Overlook (Max. Recommended): 30%
 Overlook Provided: 72%

Where a tower does not meet its target Overlook, mitigating design techniques should be employed, such as; exceeding its target for 'Physical Separation', maximizing perceived space between towers through creative tower 'Shape', 'Placement' and 'Orientation', creative balcony and unit layouts to maximize privacy and/or an increased difference in 'Relative Height'.

Overlook Mitigation Comments

The design of the proposed development has several mitigating factors for overlook. The 46.20 m separation between Tower A and Tower B is nearly double the recommended separation. The shorter tower (Tower A) is only 64% the height of the taller tower (Tower B), establishing a significant difference in relative height. Towers have been oriented to ensure the shorter facades (width) face each other. Tower shape is influenced by corner balconies for associated units, ensuring half of the suites facing each other are provided an outdoor space with East and/or West exposures throughout the site and beyond.



8:00 AM



10:00 AM



12:00 PM



2:00 PM



4:00 PM



6:00 PM

SHADOW STUDY



8:00 AM



10:00 AM



12:00 PM



2:00 PM



4:00 PM



6:00 PM

SHADOW STUDY



8:00 AM



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12:00 PM



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SHADOW STUDY



8:00 AM



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12:00 PM



2:00 PM

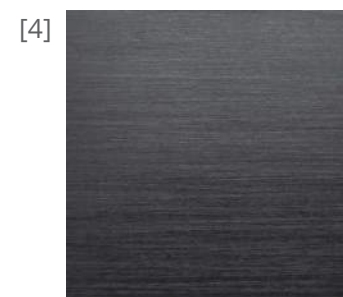
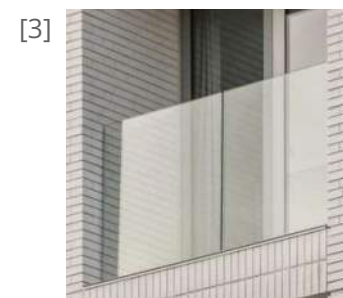


4:00 PM

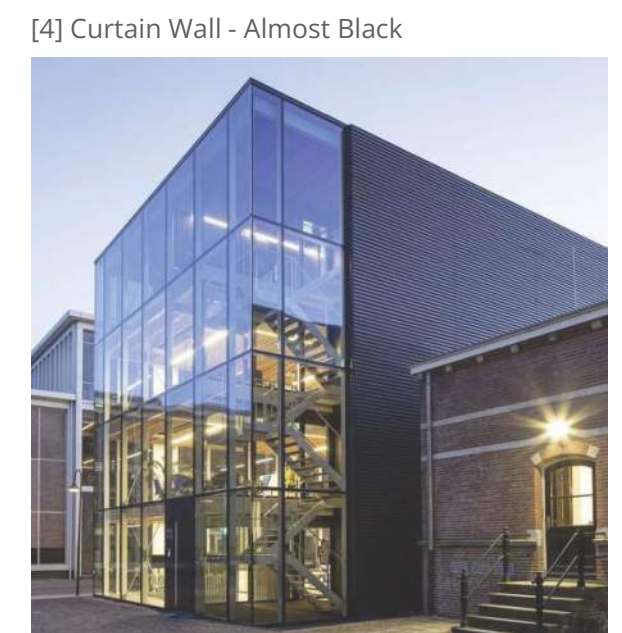
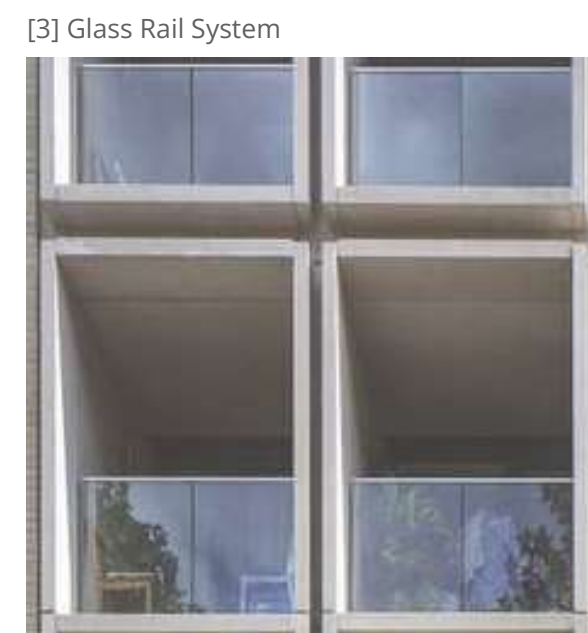
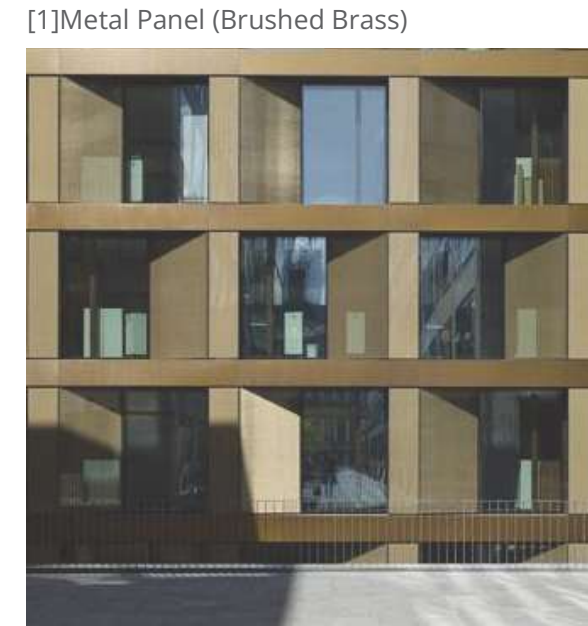
Partial Model View



Texture Samples



Precedent Samples

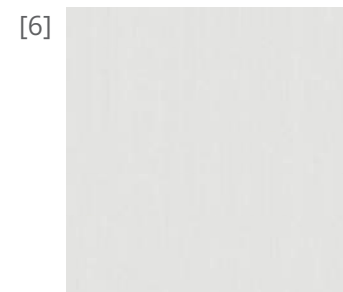


MATERIAL PRECEDENTS

Partial Model View

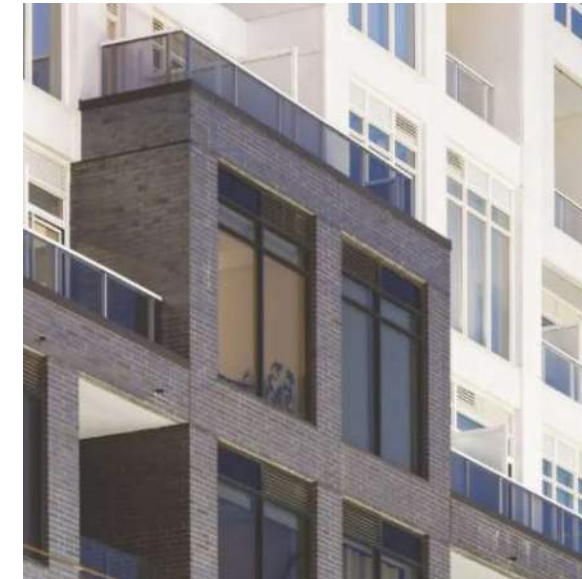


Texture Samples

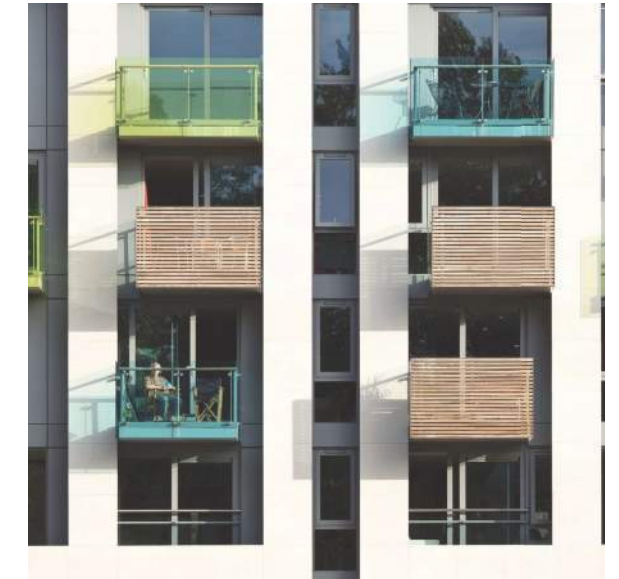


Precedent Samples

[5] Window Wall (Almost Black)



[6] Metal Panel (Off White)



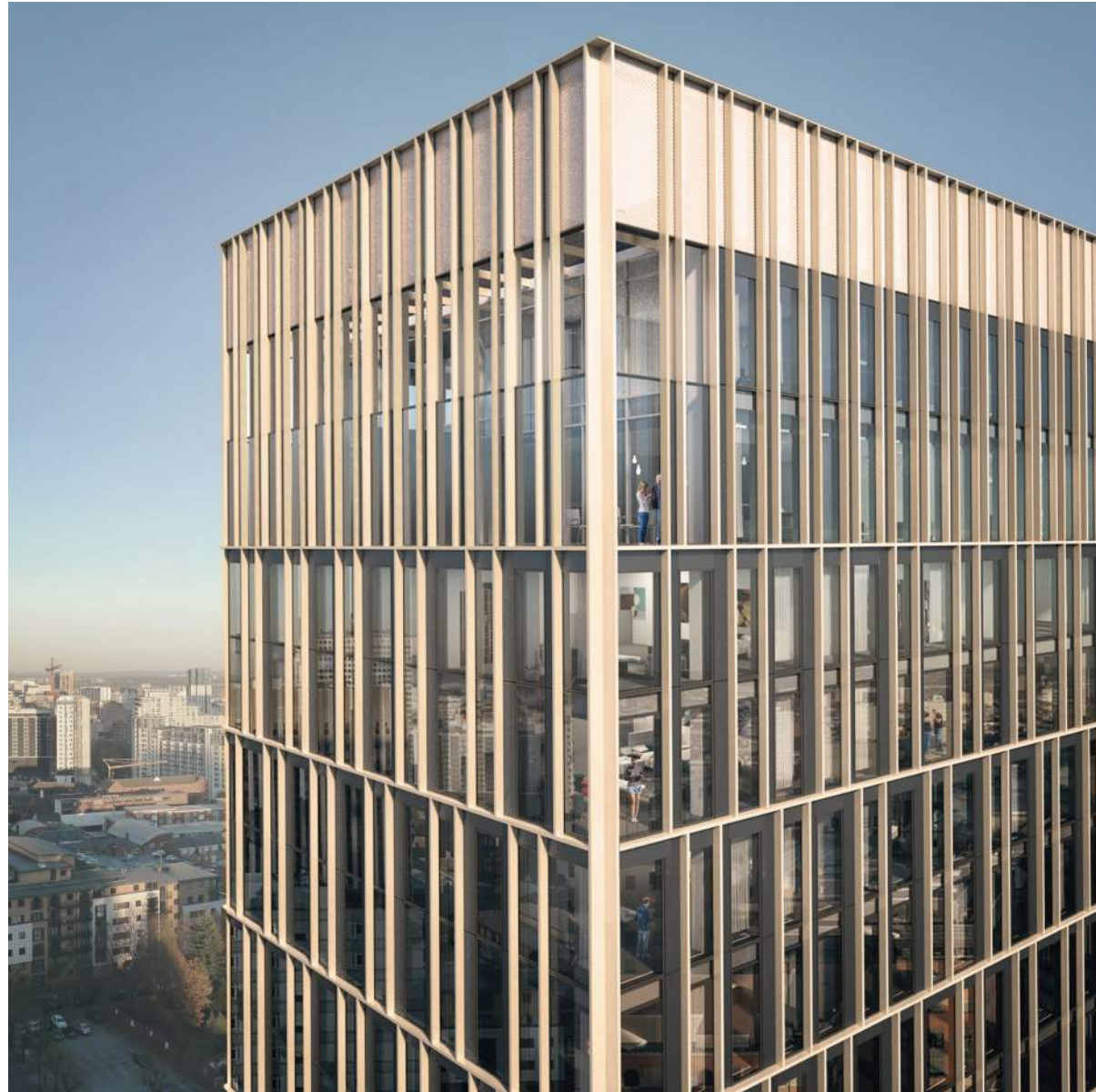
[7] Brick Veneer (Light Grey)



[8] Metal Panel (Almost Black)



MATERIAL PRECEDENTS



Towers

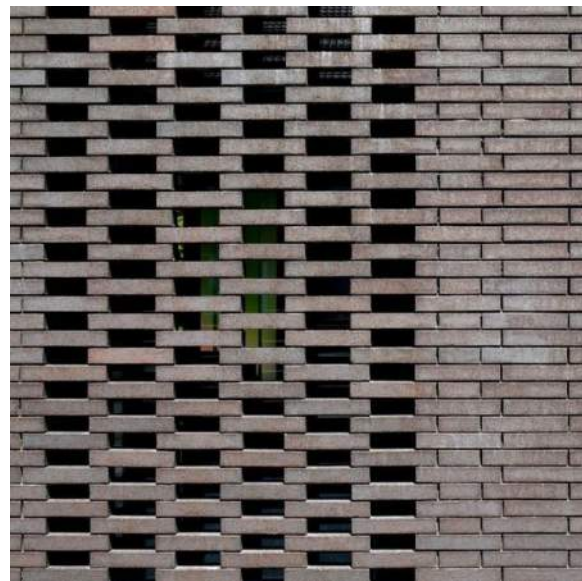


Podium





Podium (Parking)



Podium



Towers



View to 'Tower A' at Fifth Floor Amenity Terrace



View to 'Tower A' / Amenity Pavilion / Podium (Parking Facade)



View to 'Tower B' Entry / Podium at Ground Floor



View to Commerical Suites / Vehicular Entry at Ground Floor

MODEL VIEWS



View to Amenity Pavilion / Podium (Parking Facade)



View to Amenity Pavilion / 'Tower B'



View to 'Tower B' Entry / Commercial Suites at Ground Floor



View to Vehicular Entry / Exit (Parking Facade) at Ground Floor

MODEL VIEWS



PERSPECTIVE

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View from Fischer-Hallman / Rockwood Road

30/05/2023



PERSPECTIVE



PERSPECTIVE

MARTIN
SIMMONS
SWEERS

View from Fischer-Hallman Road

30/05/2023