

6.2 Form & Massing

The proposed form of development responds to influences from existing contemporary mid-rise buildings located in the neighbourhood and, in particular, those located along Kingsway such as Stella, Uno, and No. 1 Kingsway.

The proposed massing is a 13-storey block-form with a floorplate of approximately 1080m² (11,625ft²) and a height of 42.2m (138'-6") to the roof deck, plus an additional 3.6m (11'-11") to the top of the residential amenity penthouse. The massing will contribute to a strong street edge along Kingsway and E 11th Avenue and public open space definition through provision of a mid-rise street-wall massing on the primary commercial arterial of Kingsway, consistent with the height and massing of mid-rise buildings along the street. For comparison purposes:

1. Stella is a mid-rise, 13-storey slab-form with a double-loaded corridor arrangement of suites and a floorplate of approximately 757 m² (8,150 ft²) and height of 42m (137'). Stella is currently the tallest building in Mount Pleasant. Stella is relevant with respect to general proximity, height, massing and floorplate size. The project was approved under the current C-3A zoning.
2. Uno is a mid-rise, 11-storey block-form with a floorplate of approximately 922 m² (9,900 ft²) and a height of 35m (115'). Uno is relevant with respect to general proximity, height, massing and floorplate size. The project was approved under the current C-3A zoning.
3. No. 1 Kingsway is a mid-rise, 10-storey block form with a floorplate of approximately 818m² (8,800 ft²) and a height of 32m (105'). No. 1 Kingsway is relevant with respect to general proximity, height, massing and floorplate size. The project was approved under the current C-3A zoning.

The recently approved rezoning of the Rize development at Kingsway and Broadway is also relevant as it will have multiple block forms varying in heights with 5-storey to 9-storey mid-rise block forms and a 19-storey highrise block form of approximately 834m² (8,980 ft²) and height of 65.5m (215'), making it the future tallest building in Mount Pleasant. The Rize project is relevant with respect to general proximity, height, massing and floorplate size. The project was approved through CD-1 rezoning.

Pedestrian interest and street vitality will be achieved for the 275 Kingsway development through a variety of ground-oriented activities and uses including commercial retail along Kingsway that will wrap around the corner onto E 11th Avenue. A large entry portal located on E 11th Avenue will be the location for the proposed residential building entry and will provide animation on the predominantly residential street.

Rental housing units will line the outside perimeter edge of the trapezoidal-shaped site to create a soaring, open-air circulation space within from which the housing units will be accessed [Fig. 22]. The open-air circulation space will be protected from the elements by a translucent canopy that will allow natural daylight and fresh air to invigorate the space while also animating the Mount Pleasant skyline. The arrangement creates a semi-protected common space with access to apartments via stairs and elevators that rises up through a generous day-lit common space. An open walkway circuit overlooks the courtyard and provides access to apartments, as well as spaces for residents to socialize.

The typical compact rental units have been carefully designed to allow for maximum use and flexibility of space. Each innovative apartment is split into two areas – one for living and one for sleeping. Each unit includes a shallow balcony with glazed sliding doors that can be opened to bring the outdoors in. Every unit has a generous 9-foot clear ceiling height, with floor-to-ceiling windows to allow maximum penetration of daylight.

Typical family rental units are located at the corners of the building to take advantage of extra useable floor area for the creation of two- and three-bedroom family units. Family-sized units include an outdoor balcony accessed through glazed sliding doors. The family units also have high, 9-foot clear ceilings to allow natural daylight to penetrate deep into the space.

Social amenity space suitable for singles, couples, families and children is located in a small penthouse on the roof. The rooftop amenity space includes outdoor play space for children, deck space for social activities, opportunities for urban agriculture and a green roof.