

OFFSET STACKED TOWNHOUSE

18-3 BEDROOM UNITS (164 sq.m./1763 sq.ft.)

18-4 BEDROOM UNITS (184 sq.m./1978 sq.ft.)

The "Offset Stacked Townhouse" is conceived as a variation and combination of the townhouse, the stacked townhouse, and the courtyard garden house. The four-storey offset stacked townhouse provides for a three-bedroom unit at grade and a four-bedroom unit above with both units having entry access directly at grade. The shallow housing form allows for exterior private space to be integrated into the footprint, with the lower unit having a private rear courtyard and the upper unit having a street-side terrace.

The configuration allows the upper unit to connect to the street visually while maintaining its privacy. The upper unit is also given a smaller terrace facing the site's communal spaces, again allowing the upper unit to connect visually, this time with the surrounding community. The three-bedroom lower unit features a large entry closet and makes use of the upper units raised floor for additional entry storage.

Both units feature an open plan kitchen, dining and living spaces that allow tenants to shape the interior space to meet their needs, as well as for more natural light and ventilation than conventional narrow lot townhouse designs.

The shallow form allows for the front and back walls to carry the structural loads, minimizing sound transmission to the adjoining units. The floor plans also include large flex spaces, ample storage options, broom closets and multiple linen closets which are integrated seamlessly into the design.

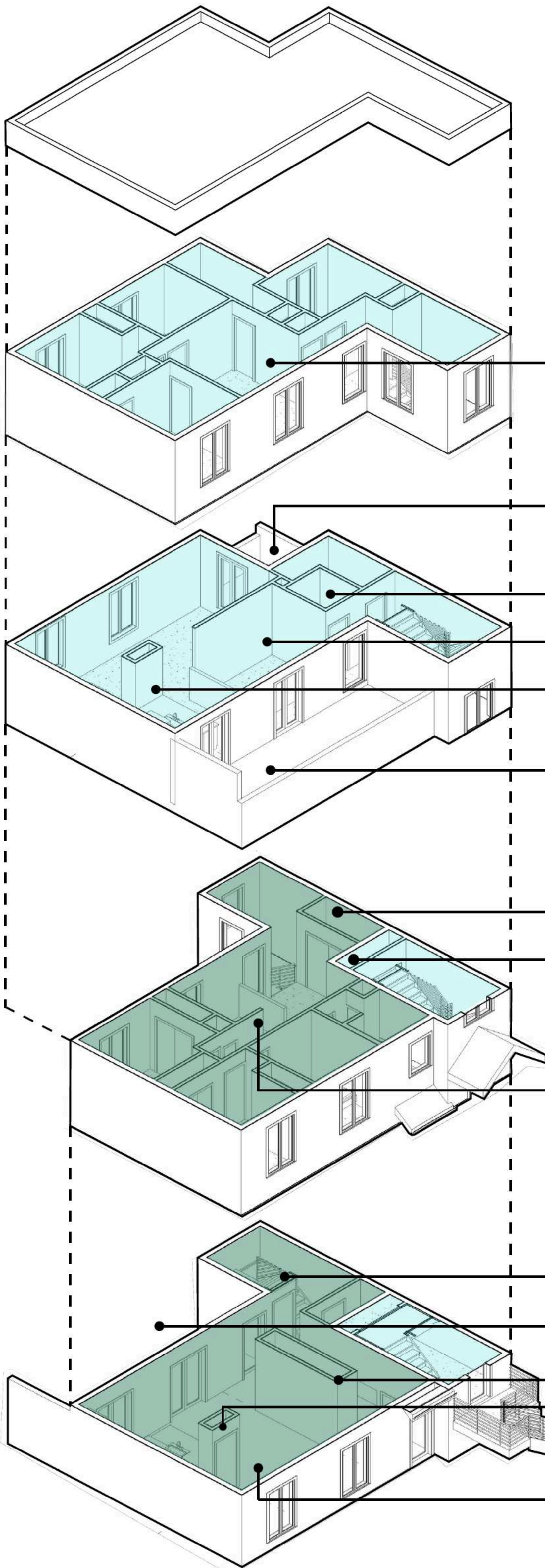
The master plan distributes 18 offset stacked units in close proximity to Booth Street.



FOURTH FLOOR FOUR BEDROOM UNIT 'FLEX' ROOM AND KITCHEN BEYOND



OFFSET STACKED TOWNHOMES ALONG BOOTH STREET LOOKING NORTH



ADDITIONAL LOFT SPACE ALLOWS FOR ADDITIONAL STORAGE AND USE ON BEDROOM LEVEL

PRIVATE REAR TERRACE CONNECTING UPPER UNIT TO COMMUNAL GREEN VISUALLY

STORAGE

'FLEX' ROOM VISIBLE FROM KITCHEN

BROOM CLOSET/ CLEANING SUPPLY STORAGE

PRIVATE FRONT TERRACE ENHANCING THE UPPER UNIT'S STREET PRESENCE

STORAGE SPACE

CLOSET AT LANDING PROVIDES A CLEAN TRANSITION FROM ENTRY TO LIVING SPACES

'FLEX' SPACE EASILY CONVERTABLE TO BEDROOM FOR EXPANDING FAMILIES

STORAGE UNDER STAIRS

PRIVATE REAR COURTYARD AWAY FROM STREET

LARGE ENTRY CLOSET

BROOM CLOSET/ CLEANING SUPPLY STORAGE

OPEN PLAN ALLOWING FOR FLEXIBLE LIVING AND GATHERING ARRANGEMENTS

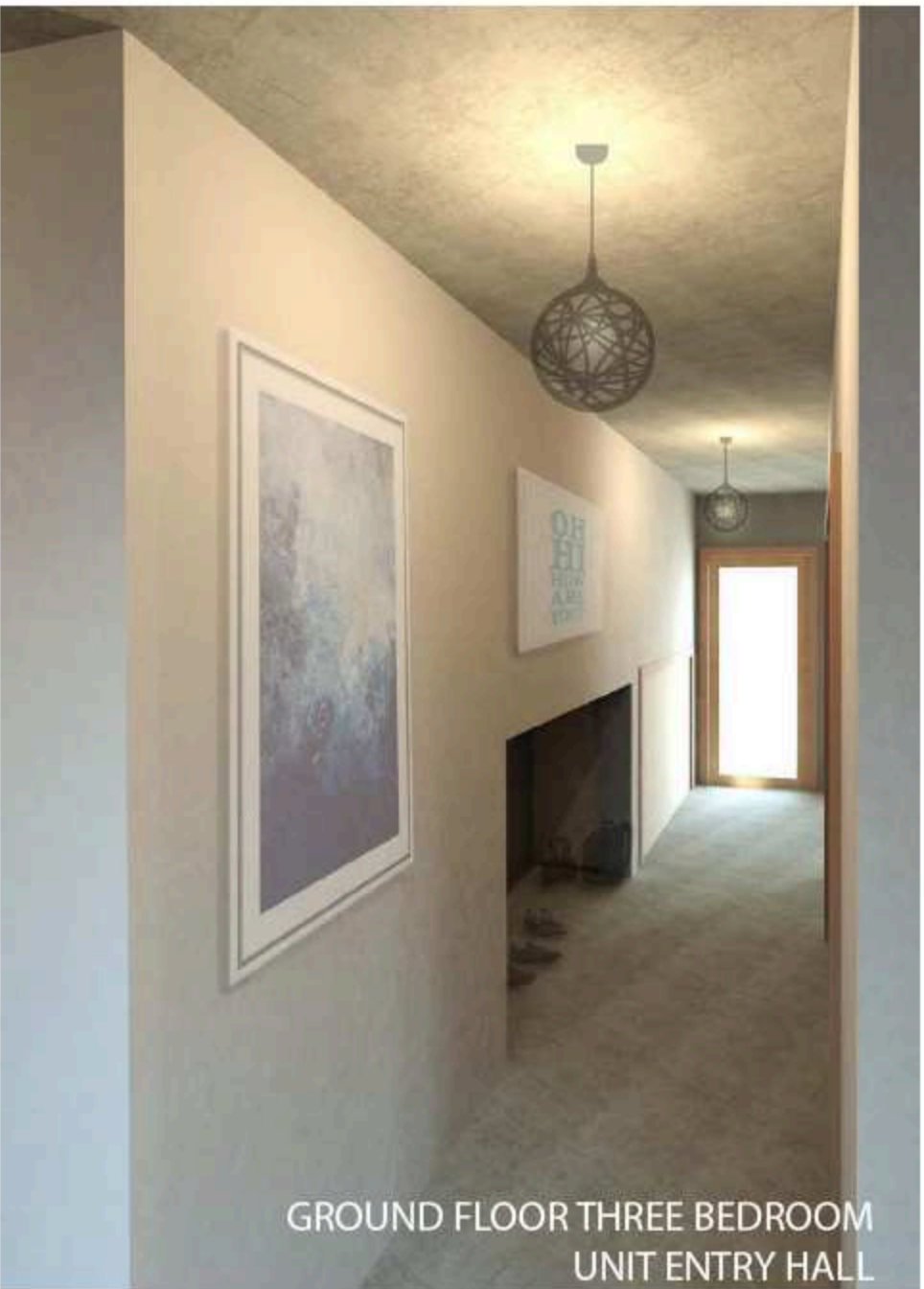


THIRD FLOOR FOUR BEDROOM UNIT EXTERIOR TERRACE

FLOOR PLANS 1:100



GROUND FLOOR THREE BEDROOM UNIT OPEN PLAN LIVING SPACE



GROUND FLOOR THREE BEDROOM UNIT ENTRY HALL