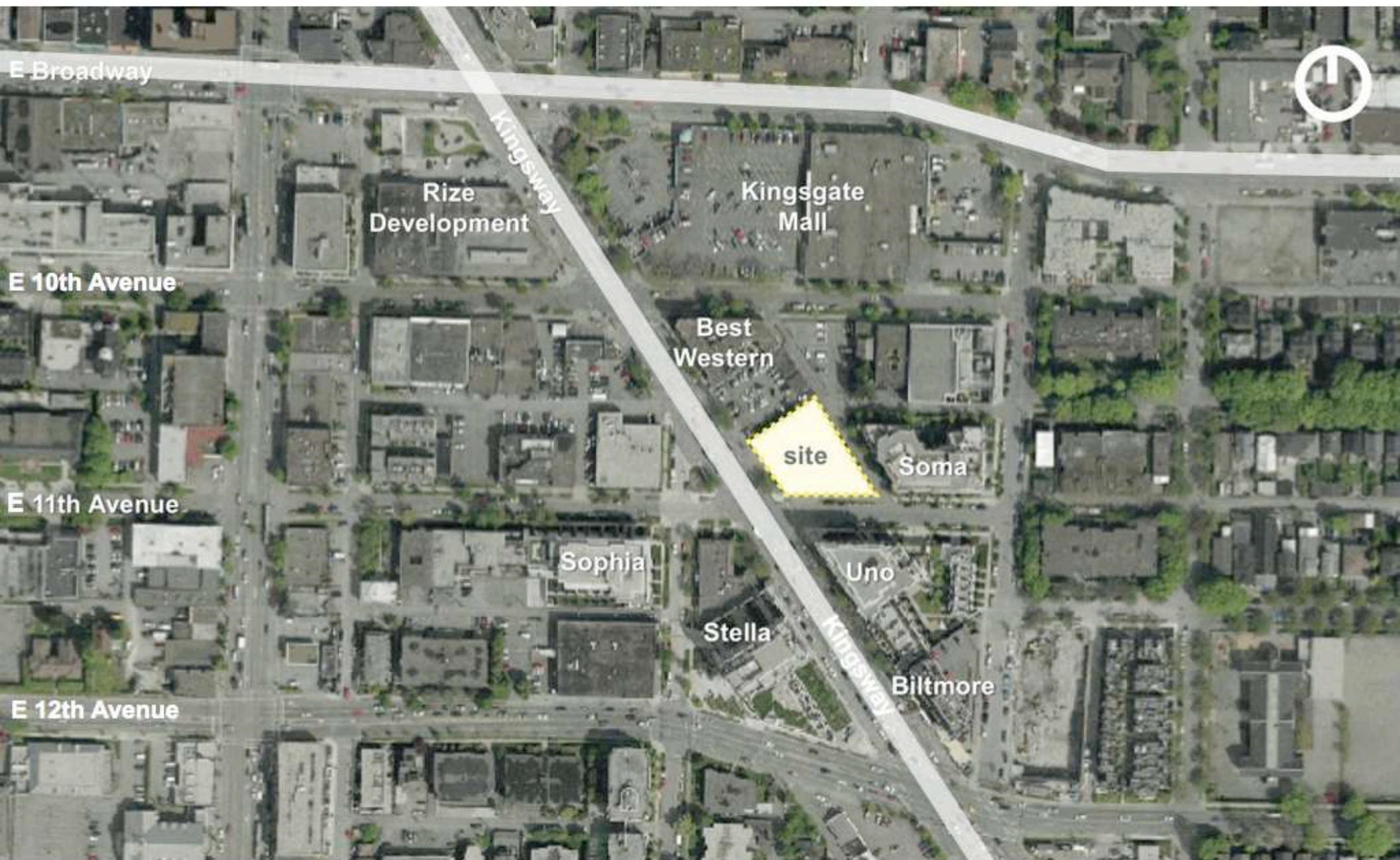




**MPIC
information session no.2**

6 June 2013

**333 E 11th Avenue
100% Rental Housing
Mixed-Use Development**



location

- **Mixed-use project with 100% rental housing.**
- **New form of development that is different from other parts of the City.**
- **Innovative architecture to create new legacies in Mount Pleasant.**
- **Open-air circulation with rooftop family amenity and urban agriculture.**
- **Designed to accommodate modern living and lifestyles.**
- **Compact units for singles, co-housing and families.**

use, form & character

Abito Greengate & Abito Salford Quays

mixed-use developments located in Manchester/Salford, England

2007, Abito Greengate

modular, prefabrication, 9-storey (11' floor to ceiling), 256 units.

2009, Abito Salford Quays

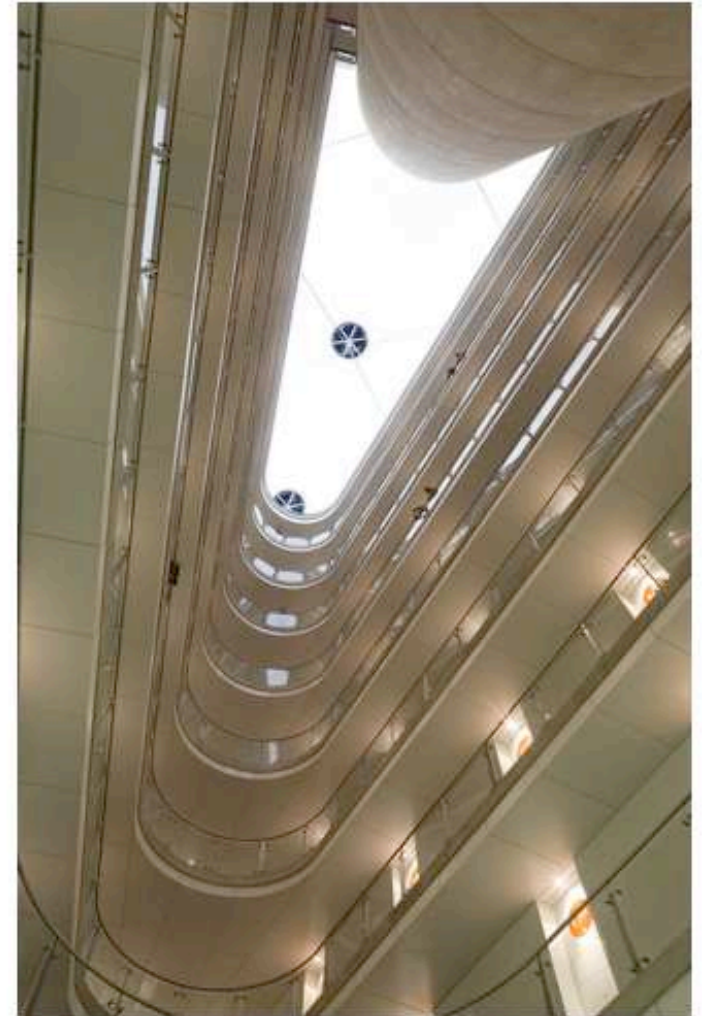
modular, prefabrication, 11-storey (11' floor to ceiling), 290 units.

Modular compact units for smarter 21st-century living. Approx. 32 sq m.

Space utilization is critical; elimination of dead space by overlapping functional areas and incorporating services pods containing a kitchen, bathroom and storage.

The units line the edges of the sites, creating open-air central circulation protected by a translucent fabric canopy, providing room for mail boxes, bike racks, recycling and social interaction.

precedent projects



Abito Greengate

9-storeys, 11' high units, 312 single + duo units, buy or rent

precedent projects



typical unit 32' long x 11' wide x 11' high

Abito Greengate

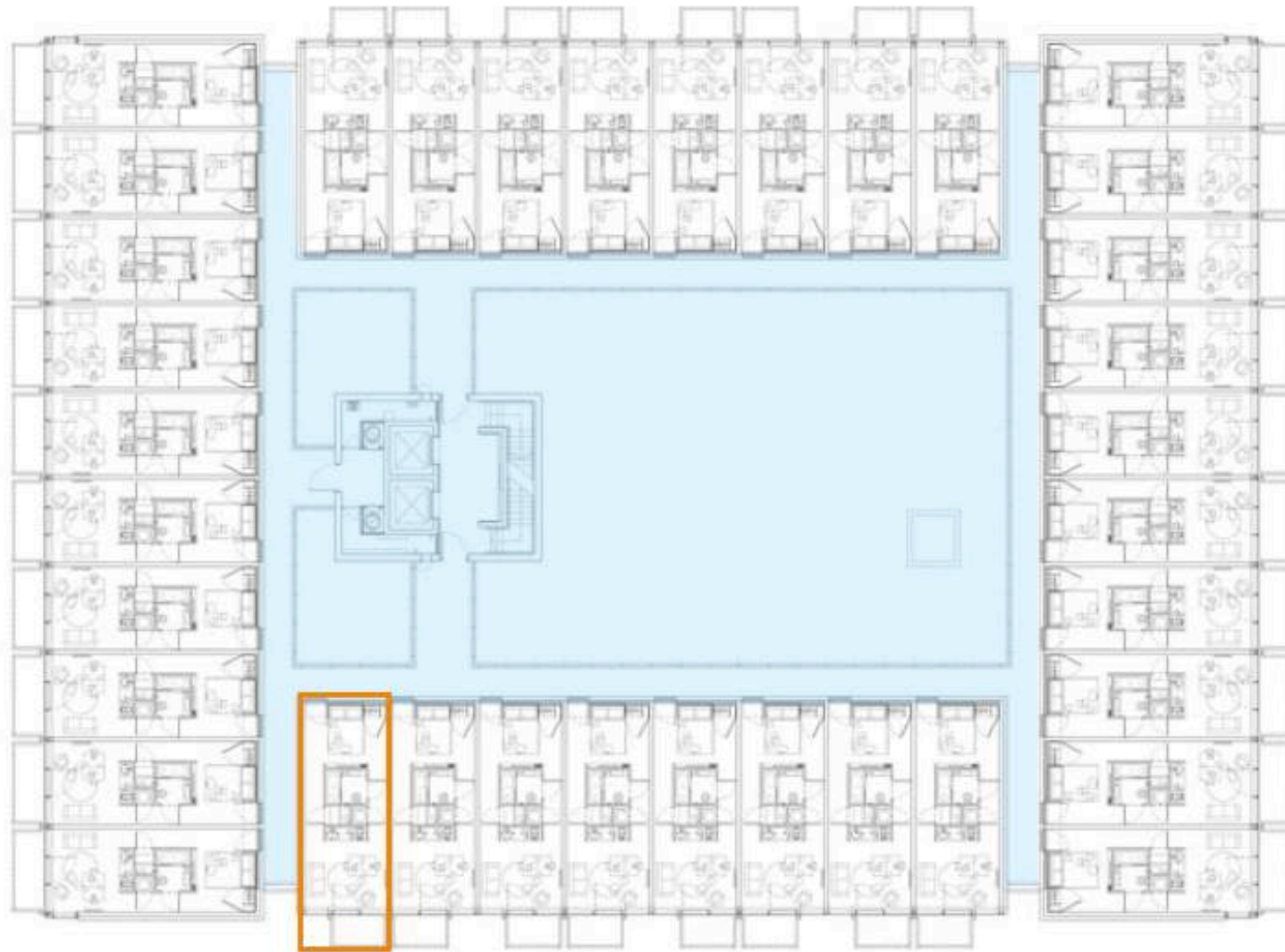
precedent projects



Abito Salford Quay

11- storeys, 11' high units, 290 single + duo units, buy or rent

precedent projects



**single
unit** 347 Sq Ft
32.2 Sq M

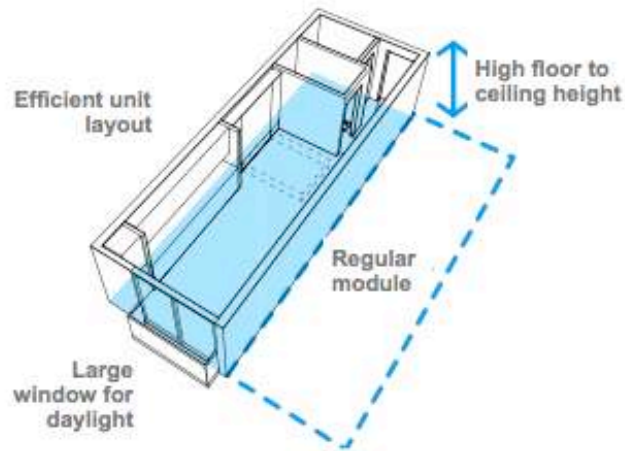
typical unit 32' long x 11' wide x 11' high

Abito Salford Quay

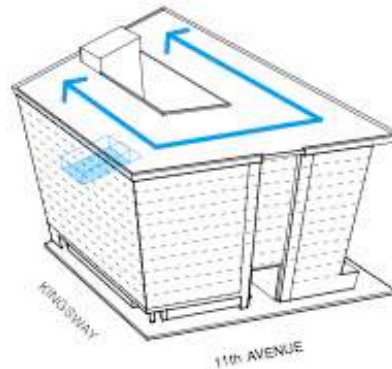
precedent projects

	MPIC (13 Dec 2012) & Open House (12 Mar 2013)	Concurrent Rezoning/DP submission (24 May 2013)
Zoning	CD-1	CD-1
FSR	8.8	8.77
Area	143,900 sf / 13,369 sm	143,514 sf / 13,333 sm
Height	127 ft / 38.71m to roof deck on Kingsway/11th Ave (estimate prior to land survey)	128'-4" / 39.11m to roof deck on Kingsway & 11th Ave 138'-6" / 42.2m from base surface elevation level to main roof parapet (lowest site level at north-east corner of lane as per COV building height calculation)
	137 ft / 41.76m to top of building on Kingsway/11th Ave (estimate prior to land survey)	141'-1" / 42.99m to top of building from Kingsway/11th Ave 148'-11" / 45.4m from base surface elevation level to top of rooftop communal amenity space (lowest site level at north-east corner of lane as per COV building height calculation)
Uses	commercial/retail 100% market & non-market rental residential	commercial/retail 100% market & non-market rental residential
Dwelling Units	201	195
Vehicle Parking	165 parking spaces	132 parking spaces (98 residential, 8 car-share, 15 visitor, 11 commercial)
Bicycle Parking		244 residential, 6 residential visitor & 12 commercial 30 sm for future bike-share program
Loading		1 class B residential & 2 class B commercial

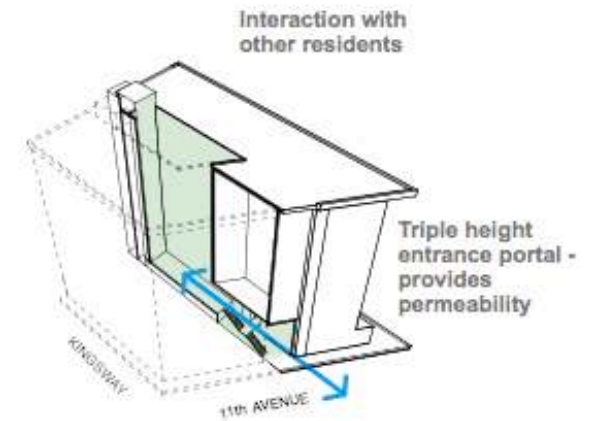
data summary



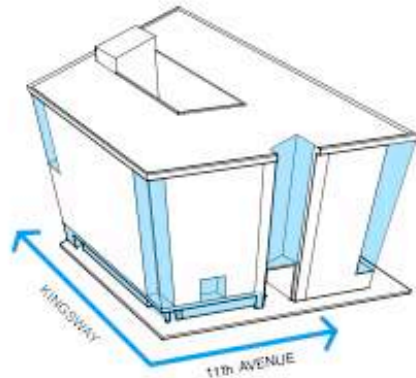
- 1.** highly efficient, flexible modular for 100% rental units



- 2.** rental units arranged around an open-air central circulation space



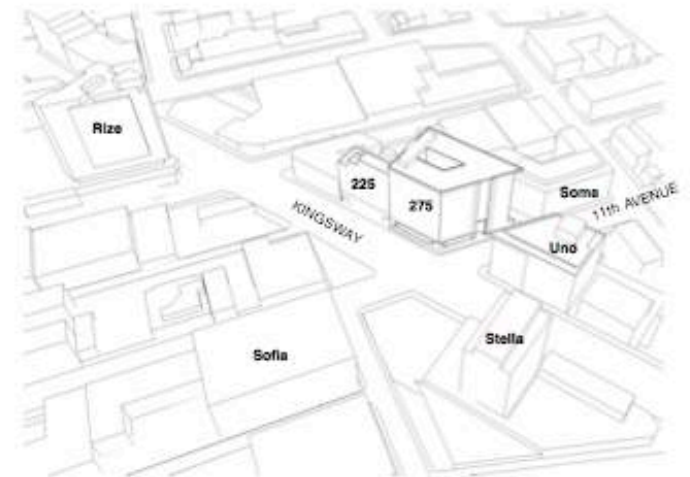
- 3.** central circulation space encourages social interaction and provides passive surveillance



- 4.** active commercial space along Kingsway wraps onto 11th Avenue. large family units with balconies arranged to break up massing & animate elevations.



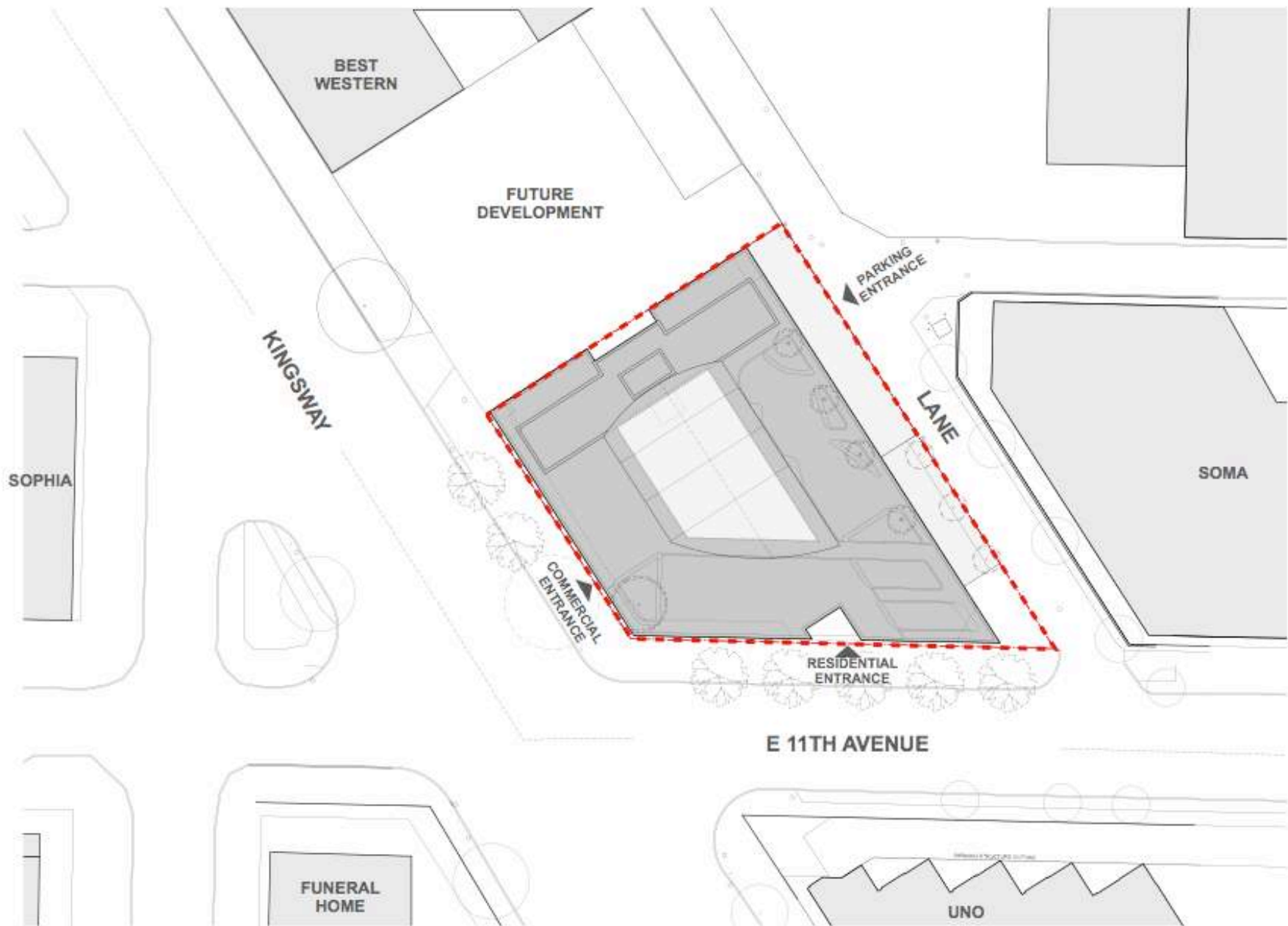
- 5.** rooftop social and family spaces with urban agriculture opportunities



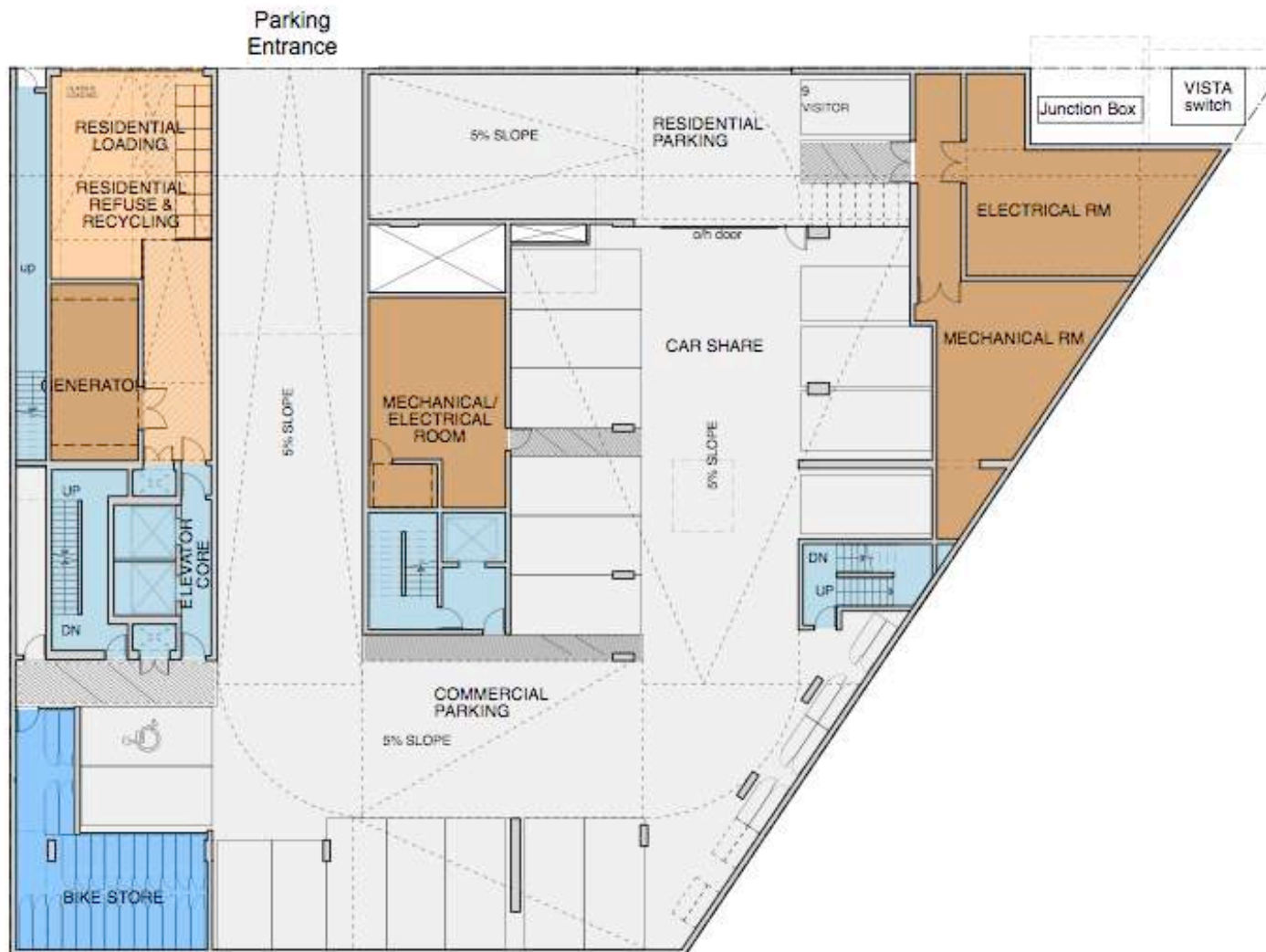
- 5.** strong street edge and squat, block-form massing reflects existing and emerging context

concept





site plan



parking level 1



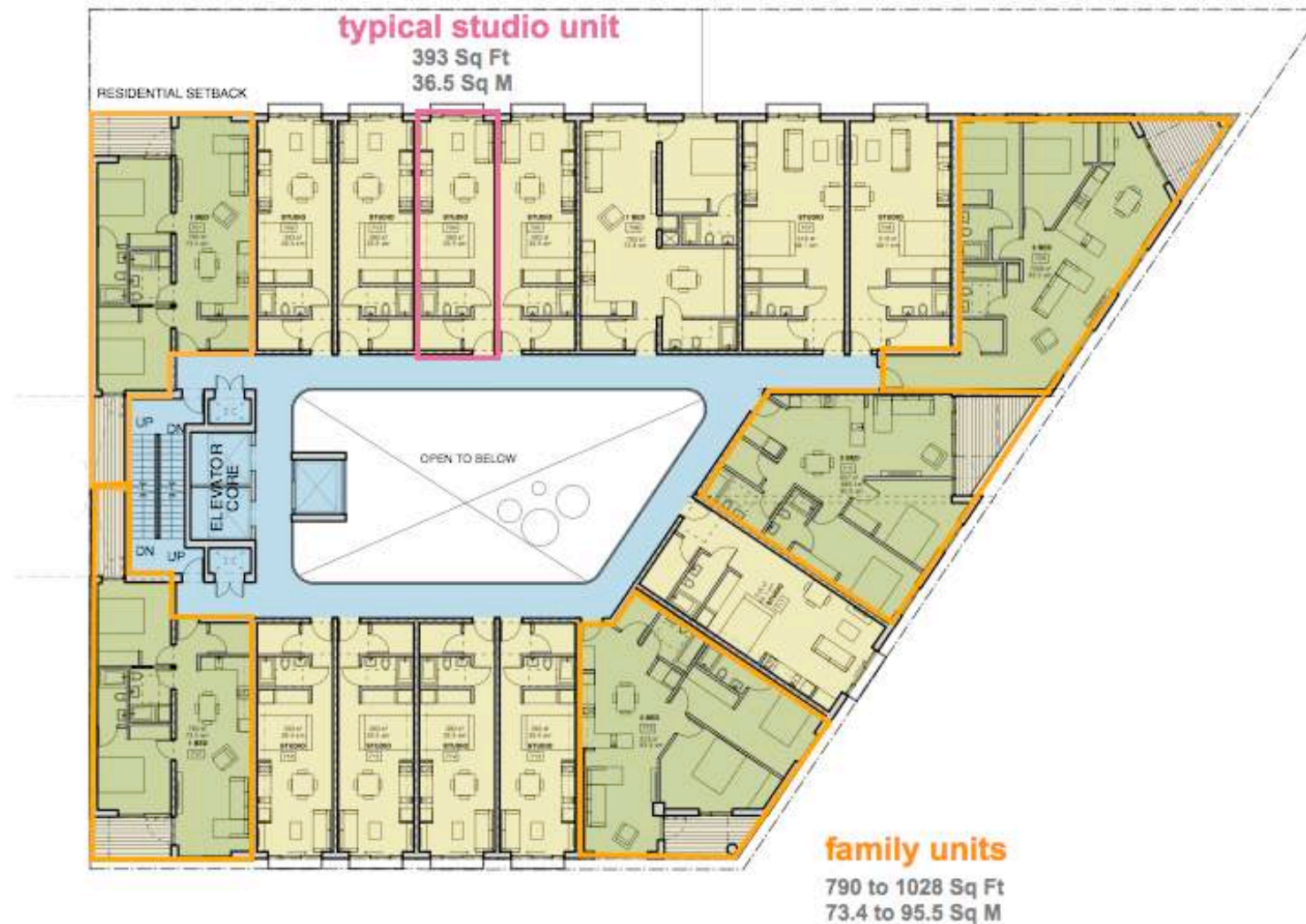
ground level



level 2



level 3



typical level

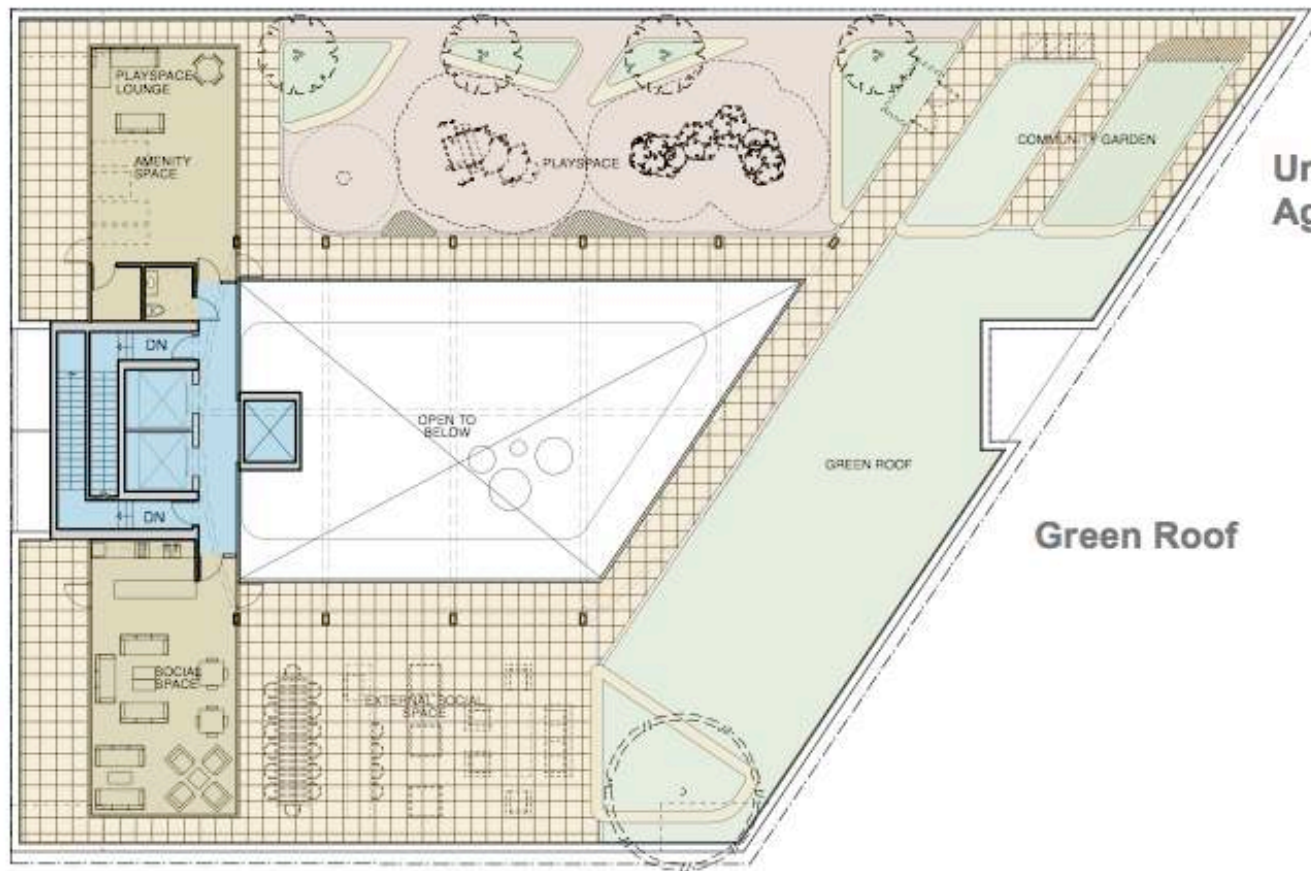
High-Density Housing for
Families with Children
Guidelines

Child Play Area

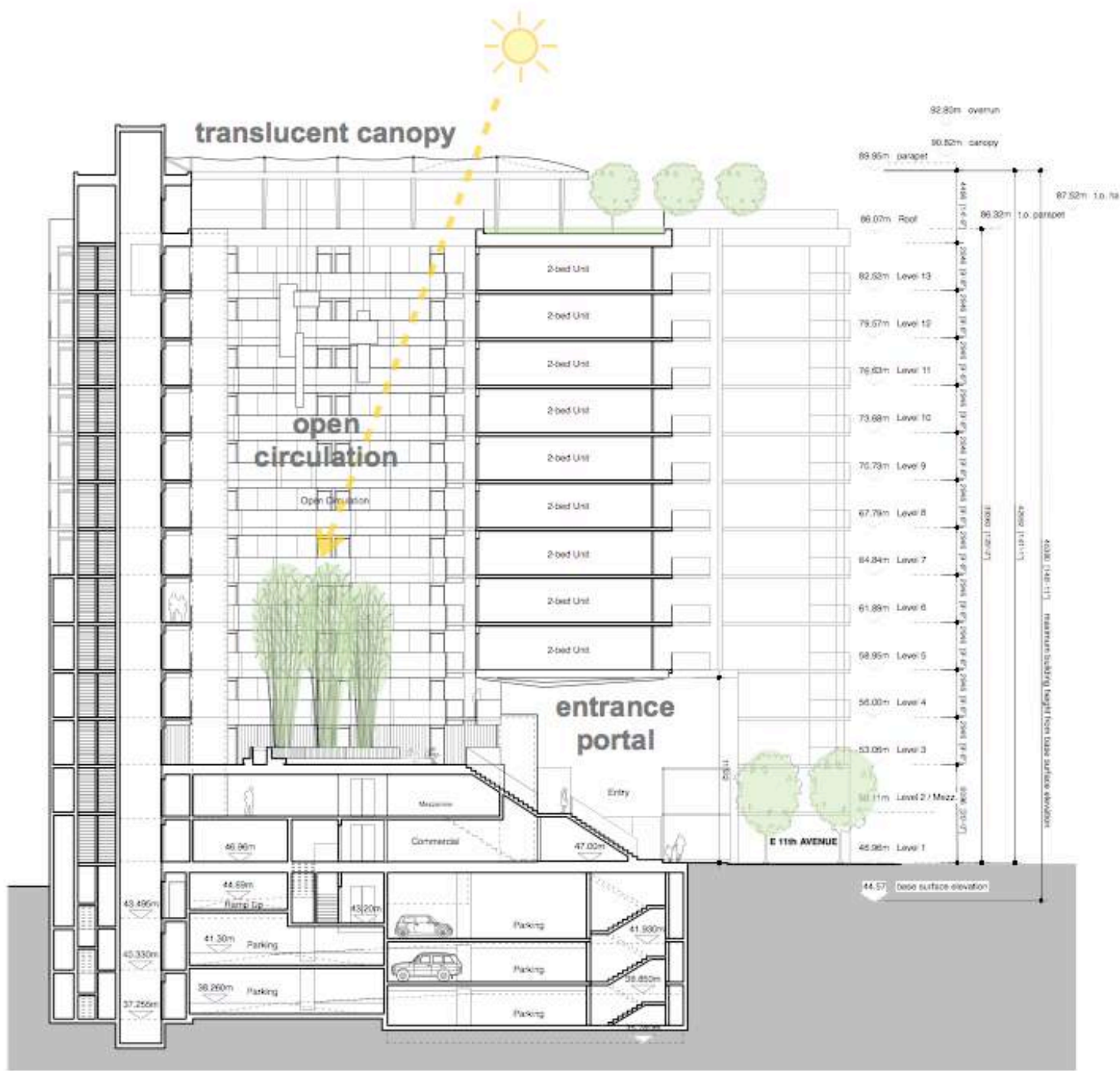
Family
Amenity
Space

Urban
Agriculture

Communal
Amenity
Space



roof level amenity + urban agriculture



section



aerial view looking north



view from Kingsway looking southeast



view from E 11th & Sophia



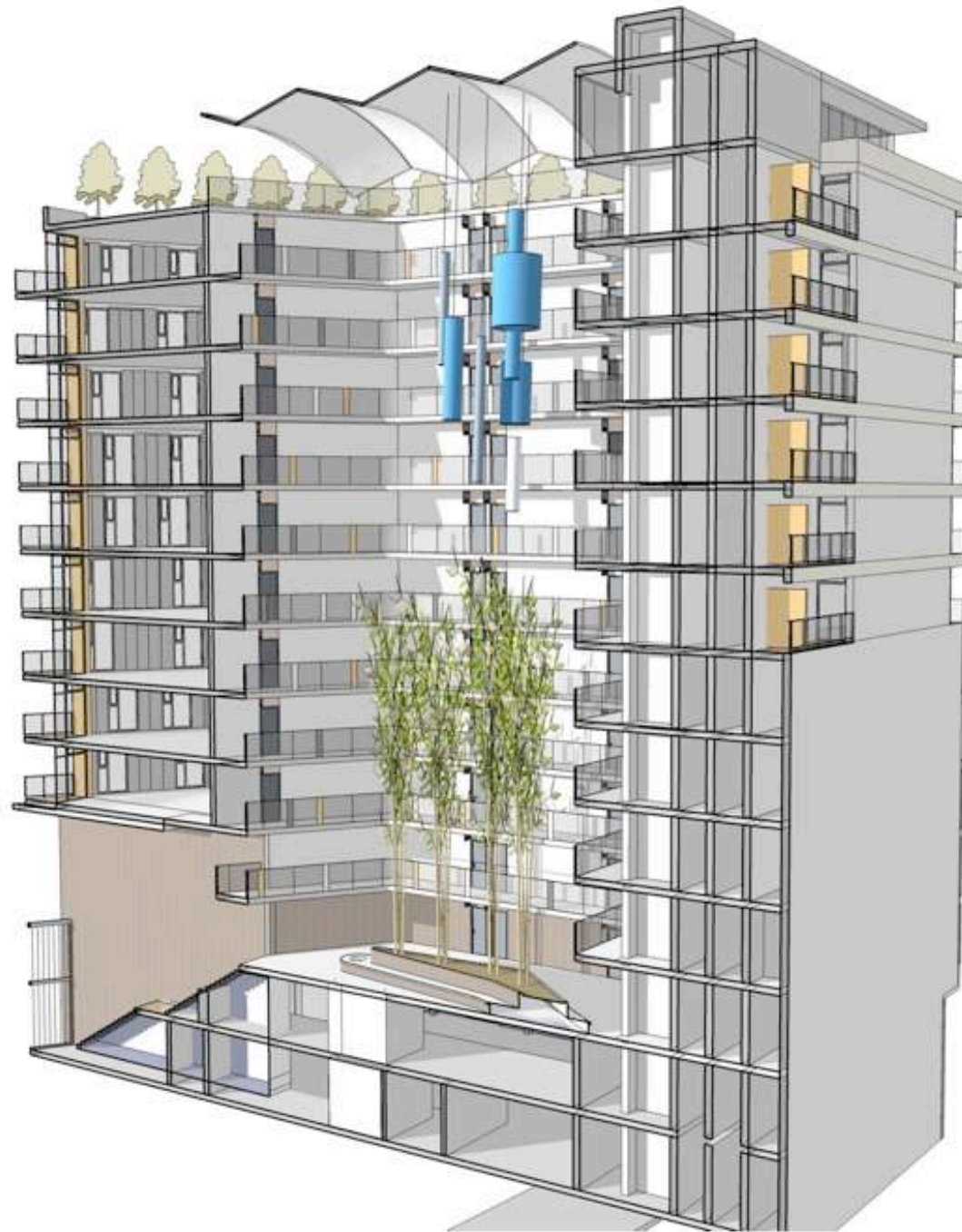
Line of Uno

Soma

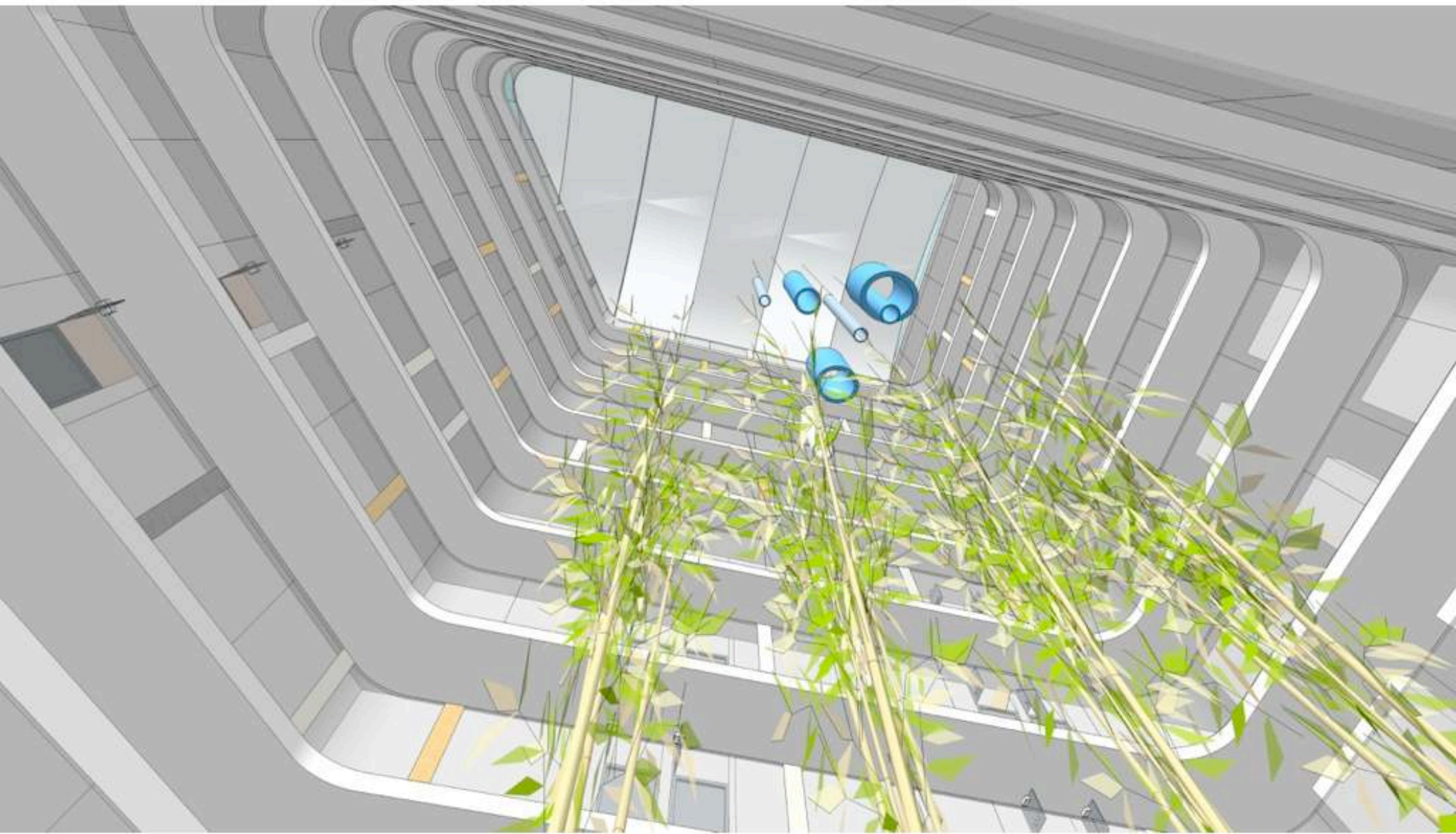
11th Avenue



main residential entrance



section



open circulation



roof level amenity + urban agriculture