



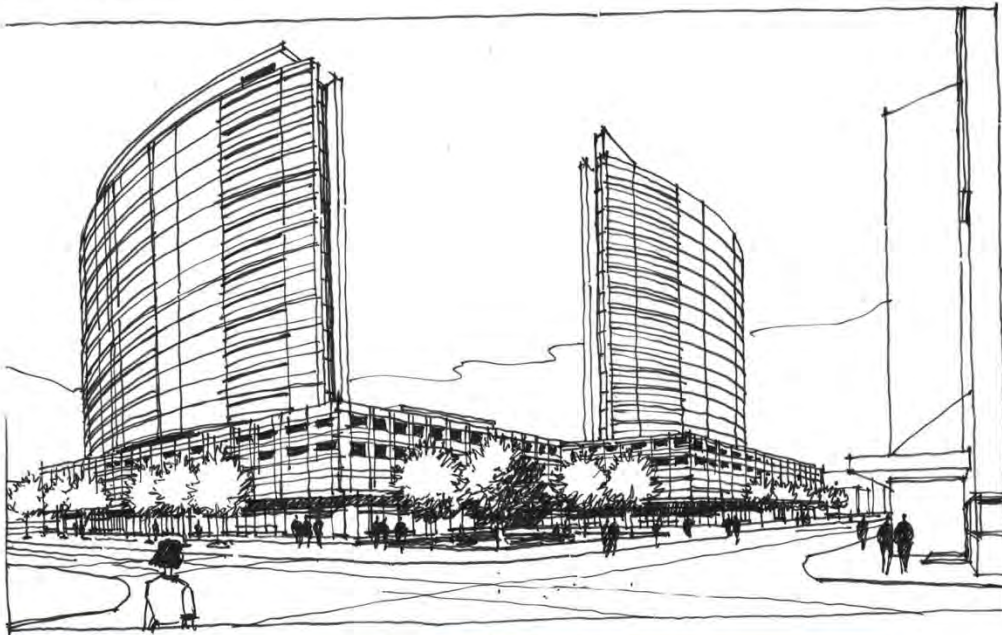
Ground Level

Scenario A	
Uses	Retail Rental Housing Condominium
Height	6 Storeys
Streetwall	4 Storeys
Setbacks	5 <sup>th</sup> and 6 <sup>th</sup> Storeys set-back at 50° angle
Form	Rectilinear
Parking	1 Level underground Limited at-grade parking
Interior Courtyard	Hard and soft landscaping 40 metres x 30 metres Event space for 400-500 people

Ground Level Design Features	
Heritage Buildings	All desired elements of the heritage buildings to be retained, with 40 metre set back in the north south direction to new housing construction  Heritage Building suitable for a wide range of uses including art gallery, coffee shop, restaurant etc.
Interior Courtyard	<ul style="list-style-type: none"> <li>- Excellent south and west sunlight exposure</li> <li>- Wind prevailing wind protection</li> <li>- Restaurant outdoor seating</li> <li>- Residential at grade entrances</li> </ul>
Bus Lay-by Area	Bus Lay-by on Tragically Hip Way retained and right hand turn land established
Cross Block Connection	Pedestrian connection established linking the heritage buildings through the development leading to the K-Rock Centre entrance
Street Parking/ Loading Areas	Vehicle Parking and Loading Entrances concentrated on King Street, leaving Ontario Street, Queen Street and Tragically Hip Way unencumbered by vehicle/pedestrian interference
Bike Parking	At grade residential lobby entrances with space for secure bicycle storage either at grade or below grade
Retail Use	Commercial retail space related to residential uses and possible K-Rock Centre related uses such as restaurant, sports equipment and memorabilia, drycleaner, and convenience store



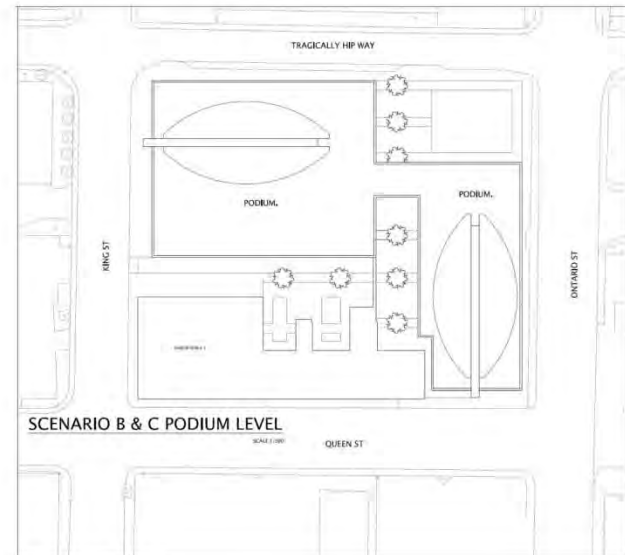
Precedent Images



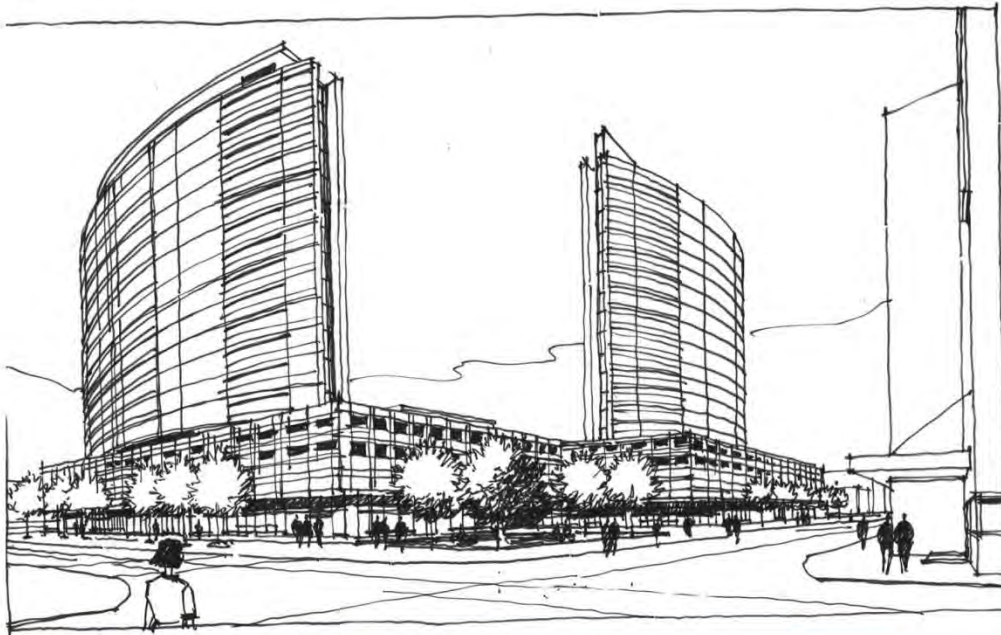
Ground Level

Scenario B	
<b>Uses</b>	Retail Rental Housing Condominium
<b>Height</b>	Tower One – 16 storeys Tower two – 18 storeys
<b>Streetwall</b>	4 Storeys
<b>Setbacks</b>	Curvilinear towers setback from 4 storey podium
<b>Form</b>	Rectilinear
<b>Parking</b>	1 Level underground 2 Levels above-grade
<b>Interior Courtyard</b>	Hard and soft landscaping 15 metres x 30 metres Event space for 400-500 people
<b>Corner Park</b>	Located directly across from the K-Rock Centre
<b>Podium</b>	<ul style="list-style-type: none"> <li>- 1 or 2 levels of parking as required</li> <li>- Ground or 2nd Floor Conference Space</li> <li>- Residential Amenity Space (i.e. Pool, Exercise Area, Meeting Room)</li> <li>- Landscaped Roof Terrace, Seating and Outdoor Activity</li> </ul>

Ground Level Design Features	
<b>Heritage Buildings</b>	All desired elements of the heritage buildings to be retained, with 15 metre setback in the north-south direction to new housing construction
<b>Interior Courtyard</b>	Heritage Building suitable for a wide range of uses including art gallery, coffee shop, restaurant etc. <ul style="list-style-type: none"> <li>- Excellent south and west sunlight exposure</li> <li>- Wind prevailing wind protection</li> <li>- Restaurant outdoor seating</li> <li>- Residential at grade entrances</li> <li>- Corner park suitable for restaurant outdoor seating</li> </ul>
<b>Pedestrian Area</b>	Building overhangs that increase the width of public walking areas
<b>Bus Lay-by Area</b>	Bus Lay-by on Tragically Hip Way retained and right hand turn land established
<b>Cross Block Connection</b>	Pedestrian connection established linking the heritage buildings through the development leading to the K-Rock Centre entrance
<b>Street Parking/Loading Areas</b>	Vehicle Parking and Loading Entrances concentrated on King Street, leaving Ontario Street, Queen Street and Tragically Hip Way unencumbered by vehicle/pedestrian interference
<b>Bike Parking</b>	At grade residential lobby entrances with space for secure bicycle storage either at grade or below grade
<b>Retail Use</b>	Commercial retail space related to residential uses and possible K-Rock Centre related uses such as restaurant, sports equipment and memorabilia, drycleaner, and convenience store



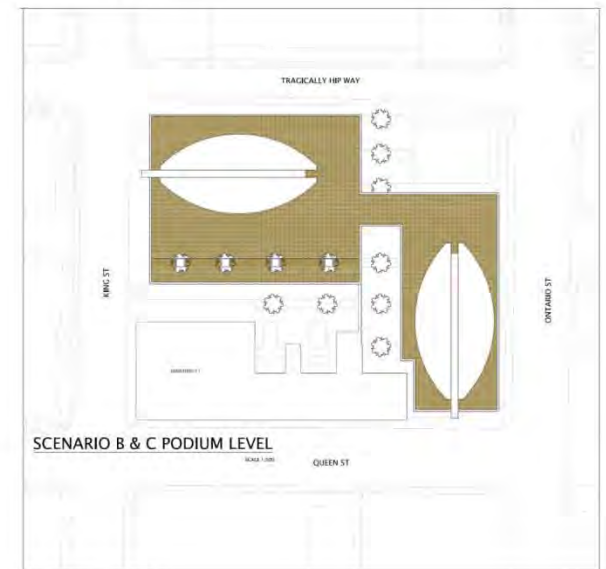
Podium Level



Ground Level

Scenario C	
<b>Uses</b>	Retail Rental Housing Condominium Hotel Conference Centre
<b>Height</b>	Tower One – 16 storeys Tower two – 18 storeys
<b>Streetwall</b>	4 Storeys
<b>Setbacks</b>	Curvilinear towers setback from 4 storey podium
<b>Form</b>	Rectilinear podium
<b>Parking</b>	1 Level underground 2 Levels above-grade
<b>Interior Courtyard</b>	Hard and soft landscaping 15 metres x 30 metres Event space for 400-500 people
<b>Corner Park</b>	Located directly across from the K-Rock Centre
<b>Podium</b>	<ul style="list-style-type: none"> <li>- 1 or 2 levels of parking as required</li> <li>- Ground or 2nd Floor Conference Space</li> <li>- Residential Amenity Space (i.e. Pool, Exercise Area, Meeting Room)</li> <li>- Landscaped Roof Terrace, Seating and Outdoor Activity</li> </ul>

Ground Level Design Features	
<b>Heritage Buildings</b>	All desired elements of the heritage buildings to be retained, with 15 metre set back in the north south direction to new housing construction  Heritage Building suitable for a wide range of uses including art gallery, coffee shop, restaurant etc.
<b>Interior Courtyard</b>	<ul style="list-style-type: none"> <li>- Excellent south and west sunlight exposure</li> <li>- Wind prevailing wind protection</li> <li>- Restaurant outdoor seating</li> <li>- Residential at grade entrances</li> <li>- Corner park suitable for restaurant outdoor seating</li> </ul>
<b>Pedestrian Area</b>	Building overhangs that increase the width of public walking areas
<b>Bus Lay-by Area</b>	Bus Lay-by on Tragically Hip Way retained and right hand turn land established
<b>Cross Block Connection</b>	Pedestrian connection established linking the heritage buildings through the development leading to the K-Rock Centre entrance
<b>Street Parking/ Loading Areas</b>	Vehicle Parking and Loading Entrances concentrated on King Street, leaving Ontario Street, Queen Street and Tragically Hip Way unencumbered by vehicle/pedestrian interference
<b>Bike Parking</b>	At grade residential lobby entrances with space for secure bicycle storage either at grade or below grade
<b>Retail Use</b>	Commercial retail space related to residential uses and possible K-Rock Centre related uses such as restaurant, sports equipment and memorabilia, drycleaner, and convenience store



Podium Level

CITY OF KINGSTON NORTH BLOCK DISTRICT

PRECEDENT IMAGES

