

2032 / 2050 ROBIE STREET

PROPOSED RE-DEVELOPMENT
CASE 19281



CONCEPT DESIGN CONTENTS

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- REAR ELEVATION
- SECTION
- DEVELOPMENT SUMMARY



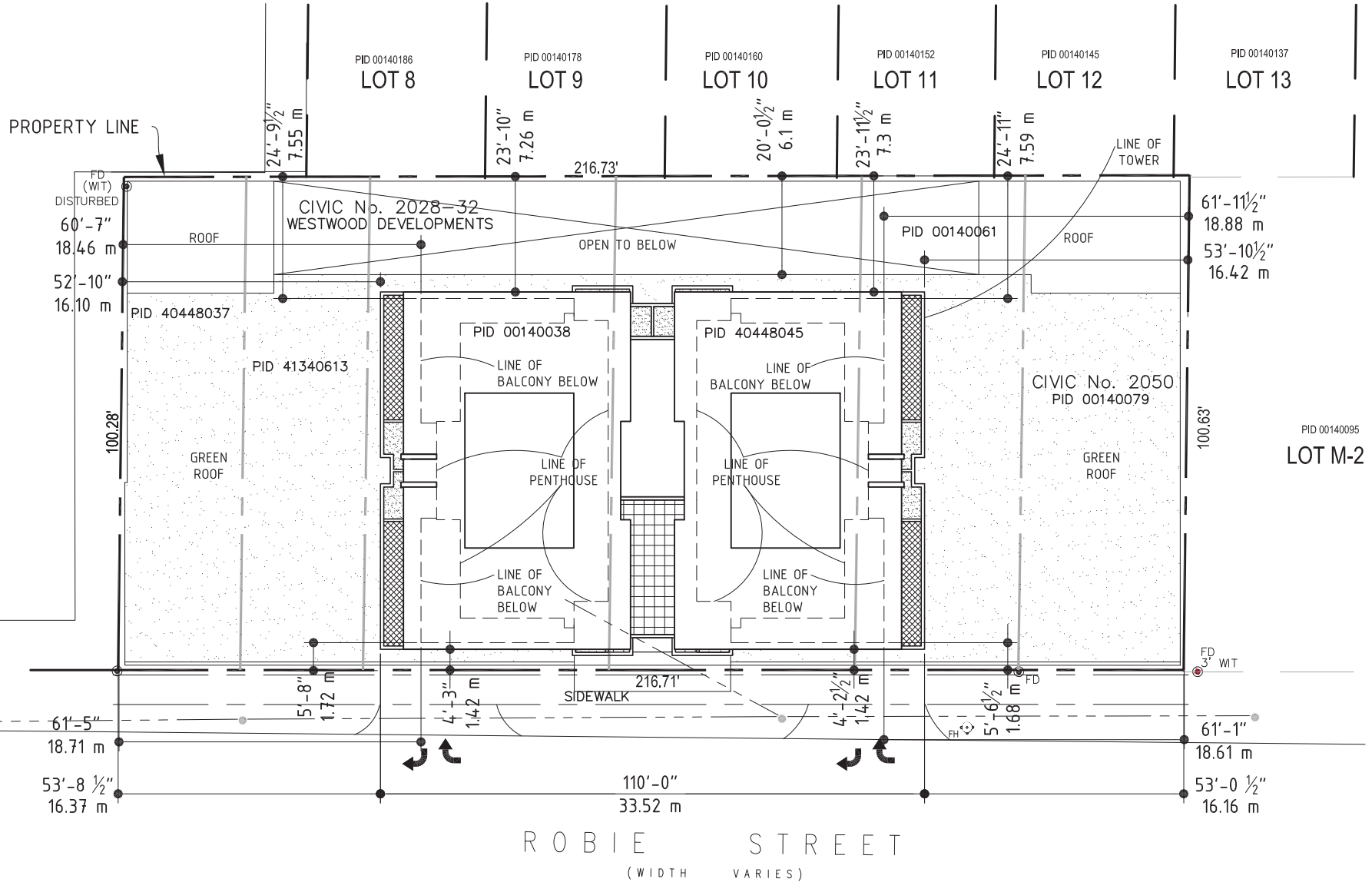
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LOT "A"
00140012
PID



2032/2050 ROBIE STREET
PROPOSED RE-DEVELOPMENT

CONCEPTUAL DESIGN
SITE PLAN

SEE THE LOCATION CERTIFICATE FOR:
 -The location of any municipal service boundary on the site
 -Existing grades and spot elevation at all building corners; (or a separate grading plan)



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SCALE 1"=30'
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CIVIC NO. 6017

PROPERTY LINE

PID 00140186
LOT 8

PID 00140178
LOT 9

PID 00140160
LOT 10

PID 00140152
LOT 11

PID 00140145
LOT 12

PID 00140137
LOT 13

1'-0"
0.30 m

1'-0"
0.30 m

2'-2³/₄"
0.67 m

LOT "A"
00140012
PID

1'-1¹/₂"
0.34 m

PID 00140095
LOT M-2

1'-8"
0.50 m

1'-0"
0.30 m

1'-0¹/₄"
0.31 m

ROBIE STREET
(WIDTH VARIES)

45 CARS_P1
48 CARS_P2



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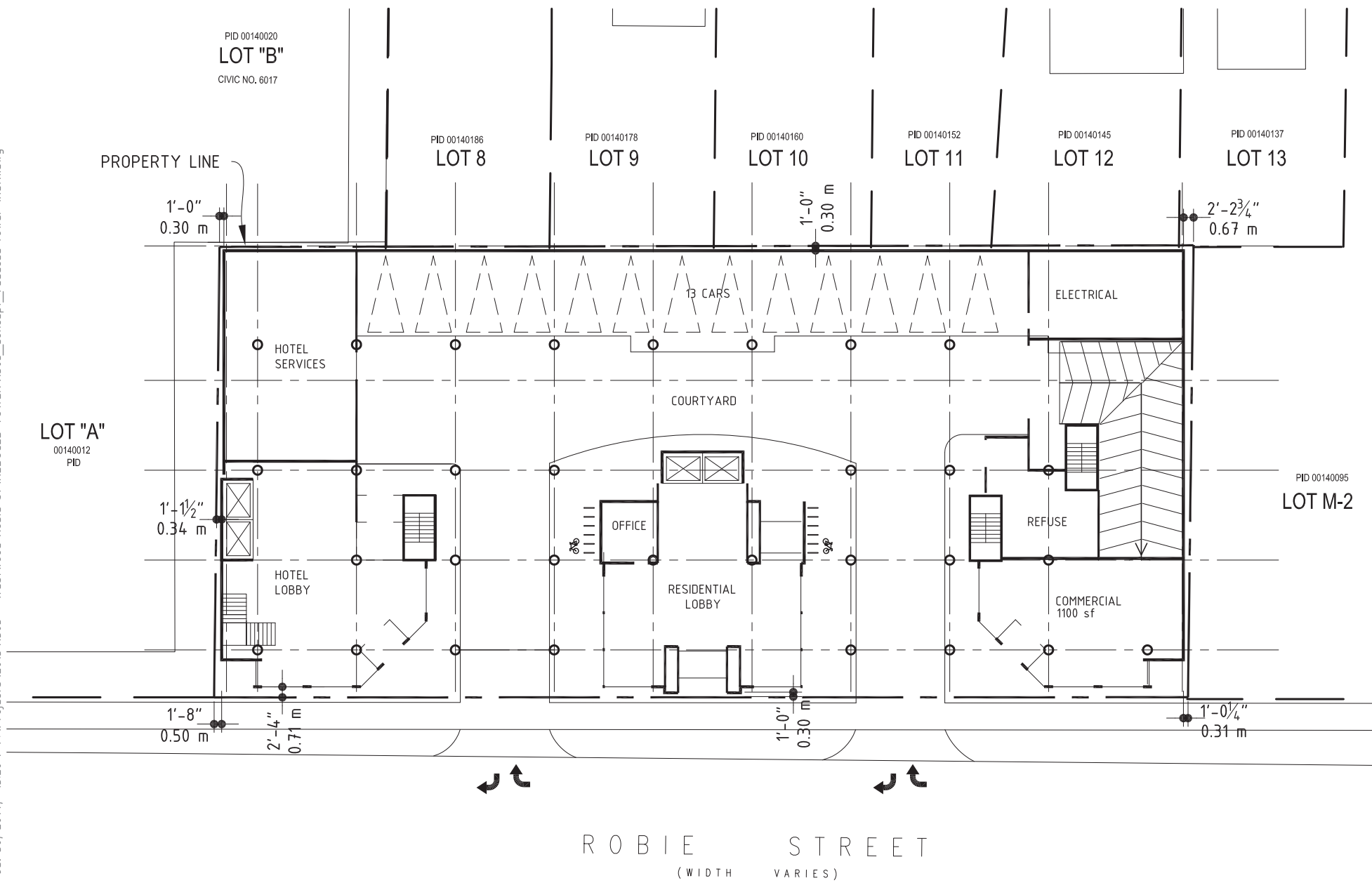
CONCEPTUAL DESIGN

P1-P2

SCALE 1"=30'

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 PROPOSED RE-DEVELOPMENT

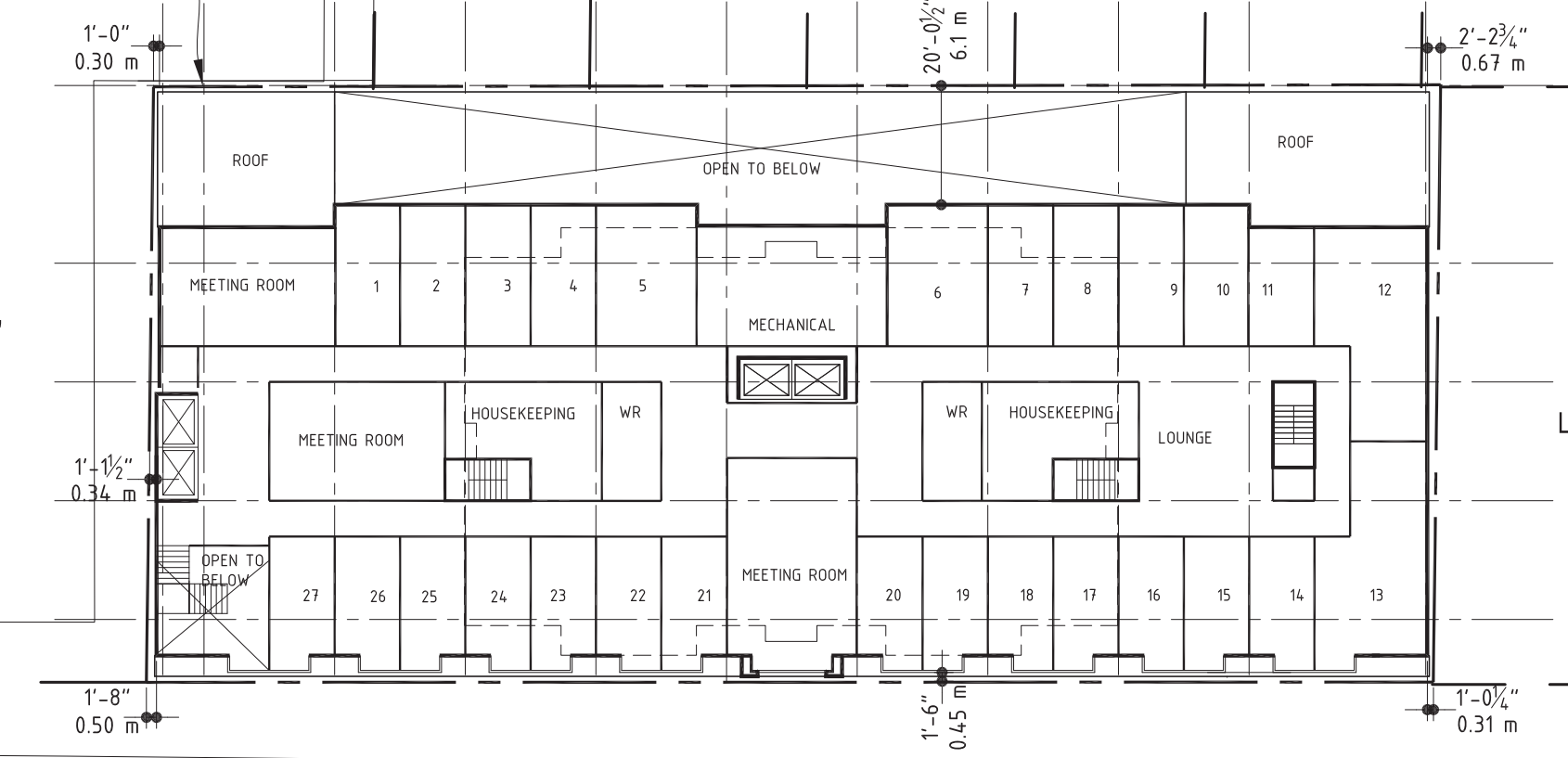
CONCEPTUAL DESIGN
 GROUND LEVEL

SCALE 1"=30'

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CIVIC NO. 6017
LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13
PID 00140186 PID 00140178 PID 00140160 PID 00140152 PID 00140145 PID 00140137



LOT "A"
00140012
PID

PID 00140095
LOT M-2

ROBIE STREET
(WIDTH VARIES)



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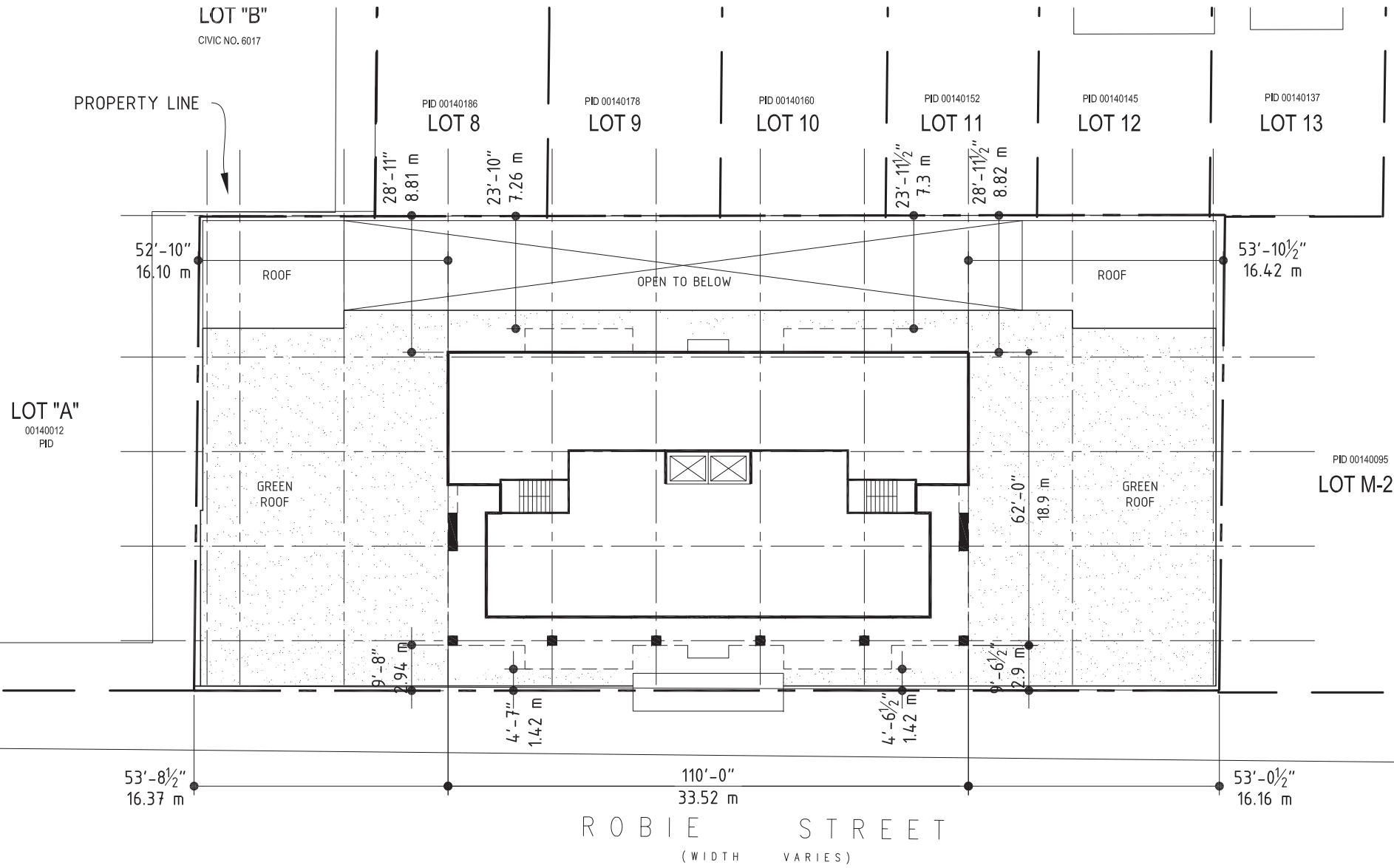
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PROPOSED RE-DEVELOPMENT

CONCEPTUAL DESIGN
HOTEL-LEVEL 2-4

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PROPOSED RE-DEVELOPMENT

CONCEPTUAL DESIGN

LEVEL 5

SCALE 1"=30'

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CIVIC NO. 6017

PID 00140186

LOT 8

PID 00140178

LOT 9

PID 00140160

LOT 10

PID 00140152

LOT 11

PID 00140145

LOT 12

PID 00140137

LOT 13

PROPERTY LINE

52'-10"
16.10 m

ROOF

OPEN TO BELOW

ROOF

53'-10½"
16.42 m

LOT "A"
00140012
PID

GREEN
ROOF

A.1
1211 sf

B
784 sf

A.1
1211 sf

GREEN
ROOF

PID 00140095
LOT M-2

9'-8"
2.94 m

62'-0"
18.9 m

A
1240 sf

C
936 sf

A
1240 sf

53'-8½"
16.37 m

110'-0"
33.52 m

53'-0½"
16.16 m

ROBIE STREET
(WIDTH VARIES)



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CONCEPTUAL DESIGN revised

LEVEL 6-23

SCALE 1"=30'

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LOT "A"
00140012
PID

PROPERTY LINE

60'-7"
18.46 m

ROOF

PID 00140186
LOT 8

PID 00140178
LOT 9

PID 00140160
LOT 10

PID 00140152
LOT 11

PID 00140145
LOT 12

PID 00140137
LOT 13

24'-9 1/2"
7.55 m

LINE OF BALCONY ABOVE

OPEN TO BELOW

LINE OF BALCONY ABOVE

ROOF

24'-11"
7.59 m

61'-11 1/2"
18.88 m

5'-0"

PATIO

E
1765 sf
2 levels

MECHANICAL

E
1765 sf
2 levels

PATIO

5'-0"

GREEN ROOF

PLANTER

TERRACE

PLANTER

GREEN ROOF

PID 00140095
LOT M-2

5'-0"

D
1785 sf
2 levels

TERRACE

D
1785 sf
2 levels

PATIO

LINE OF BALCONY ABOVE

5'-8"
1.72 m

LINE OF BALCONY ABOVE

5'-0"
1.68 m

61'-5"
18.71 m

8'-0"

8'-0"

61'-1"
18.61 m

ROBIE STREET

(WIDTH VARIES)



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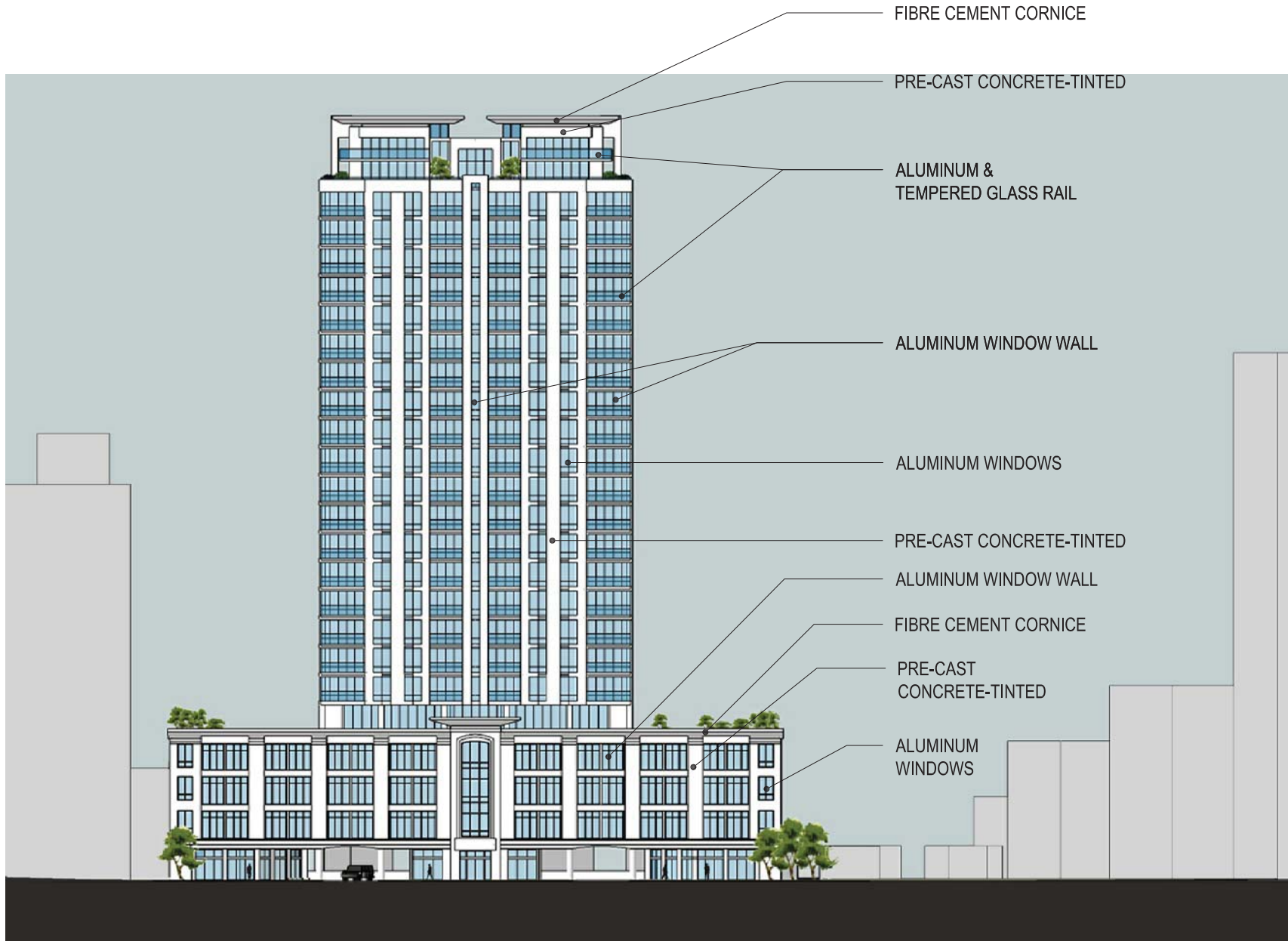
CONCEPTUAL DESIGN

LEVEL 24-25

SCALE 1"=30'

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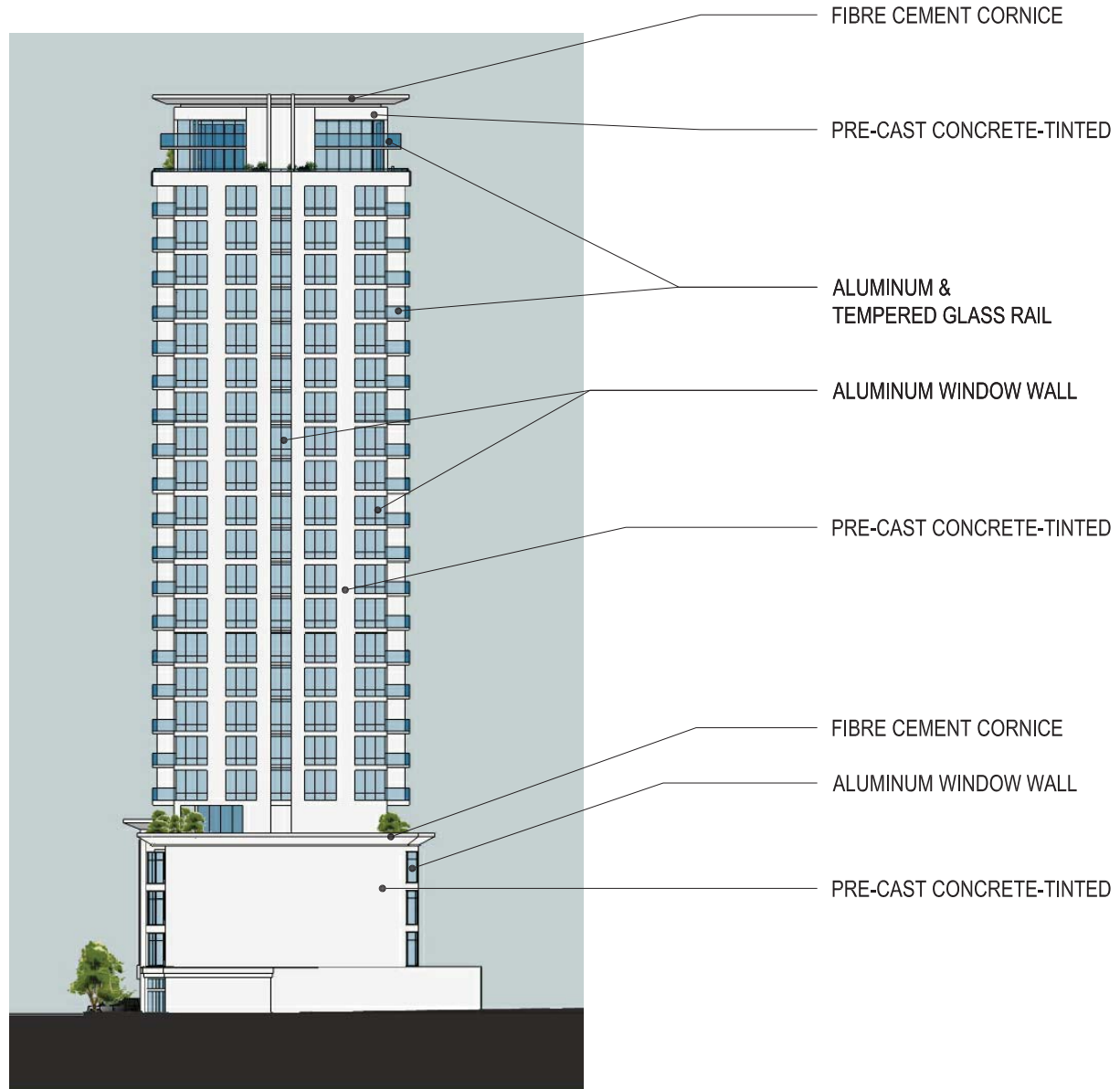
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CONCEPTUAL DESIGN
ROBIE ELEVATION

SCALE 1"=40'

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SIDE ELEVATIONS

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CONCEPTUAL DESIGN

REAR ELEVATION

SCALE 1"=40'

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Development summary 2032-2050 Robie Street

Site area 21,760 sf
Gross site area 28,240 sf = 0.65Ac

	Unit type		gross fl area sf	comm. sf	hotel room	Int amenity sf	ext amenity sf	pkg
	1br	2br						
25			4378				1250	
24 2st		4	4378				3668	
23	2	4	7298				600	
22	2	4	7298				600	
21	2	4	7298				600	
20	2	4	7298				600	
19	2	4	7298				600	
18	2	4	7298				600	
17	2	4	7298				600	
16	2	4	7298				600	
15	2	4	7298				600	
14	2	4	7298				600	
13	2	4	7298				600	
12	2	4	7298				600	
11	2	4	7298				600	
10	2	4	7298				600	
9	2	4	7298				600	
8	2	4	7298				600	
7	2	4	7298				600	
6	2	4	7298				600	
5	2	4	5670			2717	11133	
4	-	-	16200	16200	27	750		
3	-	-	16200	16200	27	750		
2	-	-	16200	16200	27	750		
1	-	-	8700	7000				13
P1			21200					45
P2			21200					48
Totals	36	76	245490	55600	81	4987	26249	108
Units	112				112 units			
People	72	228	300		300 people	density 472 people/acre		

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