



WMFAURES  
ARCHITECTS



**BELL LAKE**

**COLBY VILLAGE  
STRIP MALL**

**REGAL ROAD  
BAPTIST CHURCH**

**PORTLAND HILLS  
TRANSIT TERMINAL**

**PORTLAND STREET**

**SITE**

**PORTLAND HILLS  
CENTRE**

**REGAL VISTA  
CONDOMINIUMS**

**ALPINE DRIVE**

**SUMMER FEILD WAY**

**BERRY HILL DRIVE**

**PORTLAND  
HILLS DRIVE**



**GREATER CONTEXT**



**EXISTING SITE - AERIAL VIEW**

## PROJECT INFO & DATA

**Lot Area:** 170,371 SF  
**Total Bldg Area:** 36,011 SF  
**Site Coverage:** 22%

**Commercial Area:** 15,465 SF  
**Office Area:** 11,694 SF

**Building A/B :** 2 storeys  
**Building C :** 4-5 storeys

**No. of Units:** 81  
 3-Bedroom 5%  
 2-Bedroom 72%  
 1-Bedroom 23%

**Above Grade Parking:** 116  
**Below Grade Parking:** 63

**Bicycle Locks (exterior):** 16





PORTLAND HILLS DRIVE

**SITE**

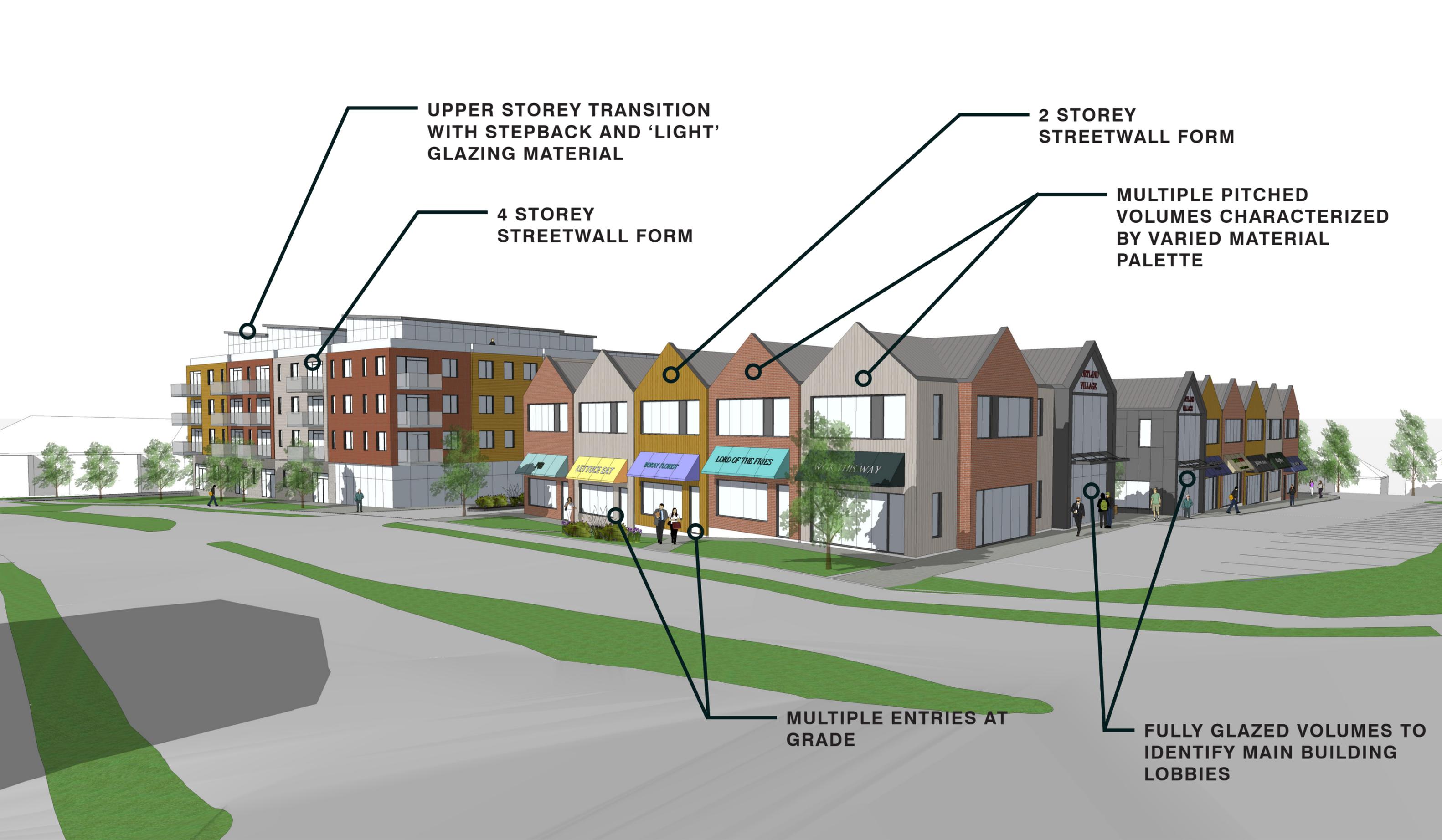
**EXISTING  
OLD-GROWTH  
VEGETATION TO  
REMAIN**

PORTLAND STREET

ALPINE DRIVE



**APLINE VIEWS & EXISTING DENSE BUFFER**



UPPER STOREY TRANSITION WITH STEPBACK AND 'LIGHT' GLAZING MATERIAL

2 STOREY STREETWALL FORM

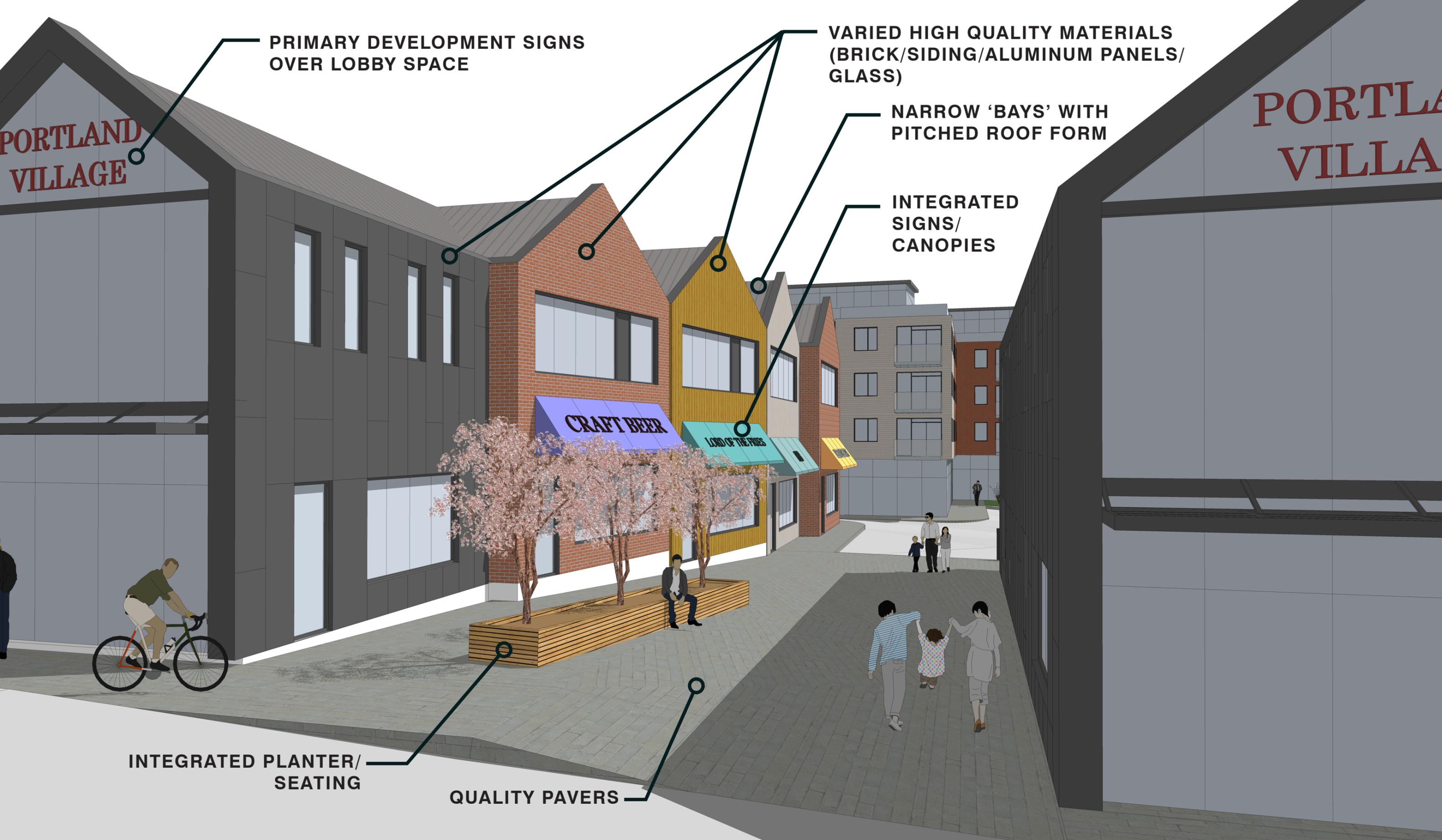
4 STOREY STREETWALL FORM

MULTIPLE PITCHED VOLUMES CHARACTERIZED BY VARIED MATERIAL PALETTE

MULTIPLE ENTRIES AT GRADE

FULLY GLAZED VOLUMES TO IDENTIFY MAIN BUILDING LOBBIES

**DESIGN ELEMENTS | VIEW FROM INTERSECTION**



PRIMARY DEVELOPMENT SIGNS  
OVER LOBBY SPACE

VARIED HIGH QUALITY MATERIALS  
(BRICK/SIDING/ALUMINUM PANELS/  
GLASS)

NARROW 'BAYS' WITH  
PITCHED ROOF FORM

INTEGRATED  
SIGNS/  
CANOPIES

INTEGRATED PLANTER/  
SEATING

QUALITY PAVERS

PORTLAND  
VILLAGE

DESIGN ELEMENTS | VIEW OF PEDESTRIAN PATH

**COHESIVENESS ARCHITECTURAL LANGUAGE VIA THE SAME VARIED MATERIAL PALETTE**

**DOUBLE SIDED COMMERCIAL ENTRIES**

**BASE/MIDDLE/TOP ARTICULATION**

**LANDSCAPED BOULEVARD ENTRY**

**VARIED ROOF LINES**

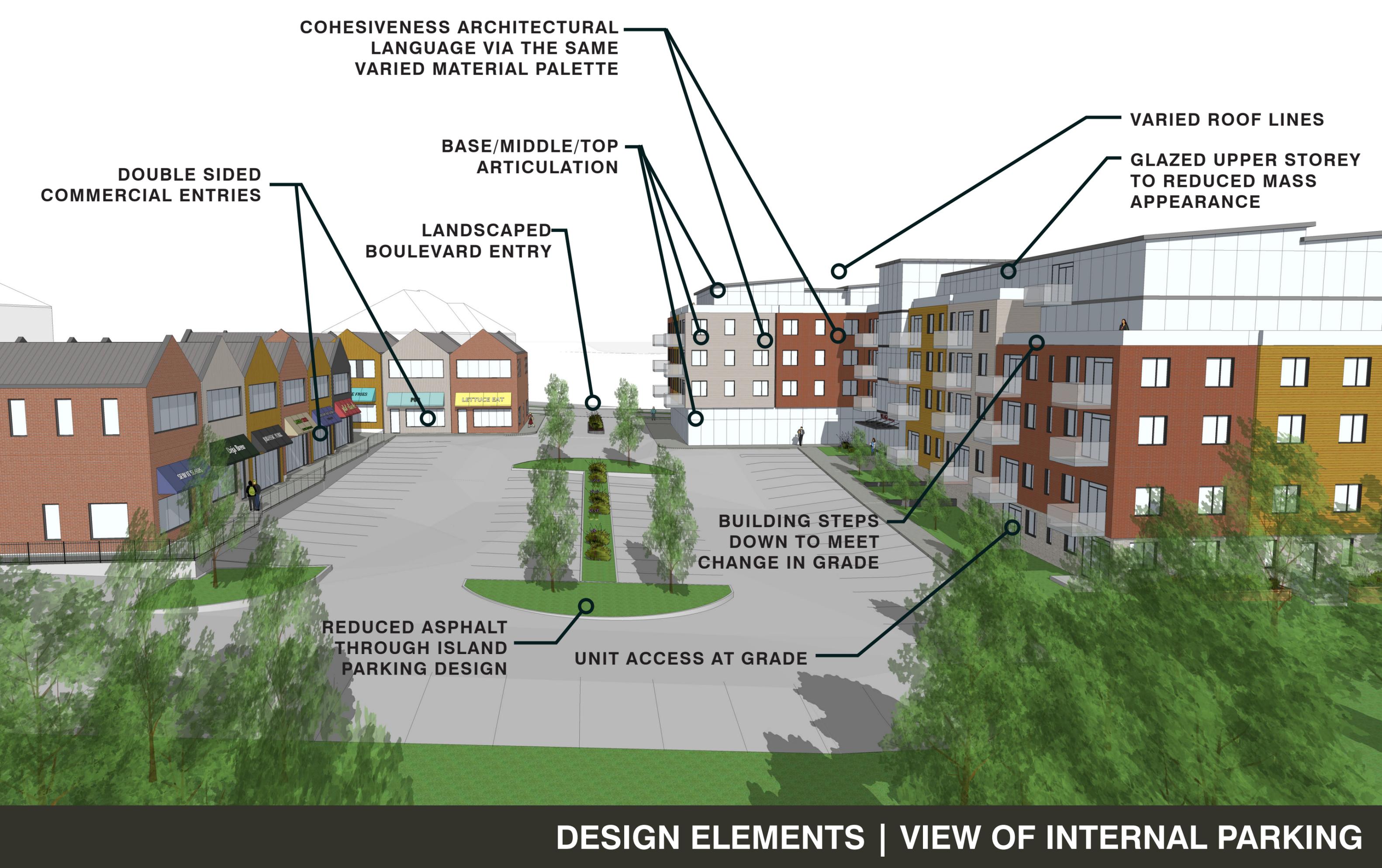
**GLAZED UPPER STOREY TO REDUCED MASS APPEARANCE**

**BUILDING STEPS DOWN TO MEET CHANGE IN GRADE**

**REDUCED ASPHALT THROUGH ISLAND PARKING DESIGN**

**UNIT ACCESS AT GRADE**

**DESIGN ELEMENTS | VIEW OF INTERNAL PARKING**



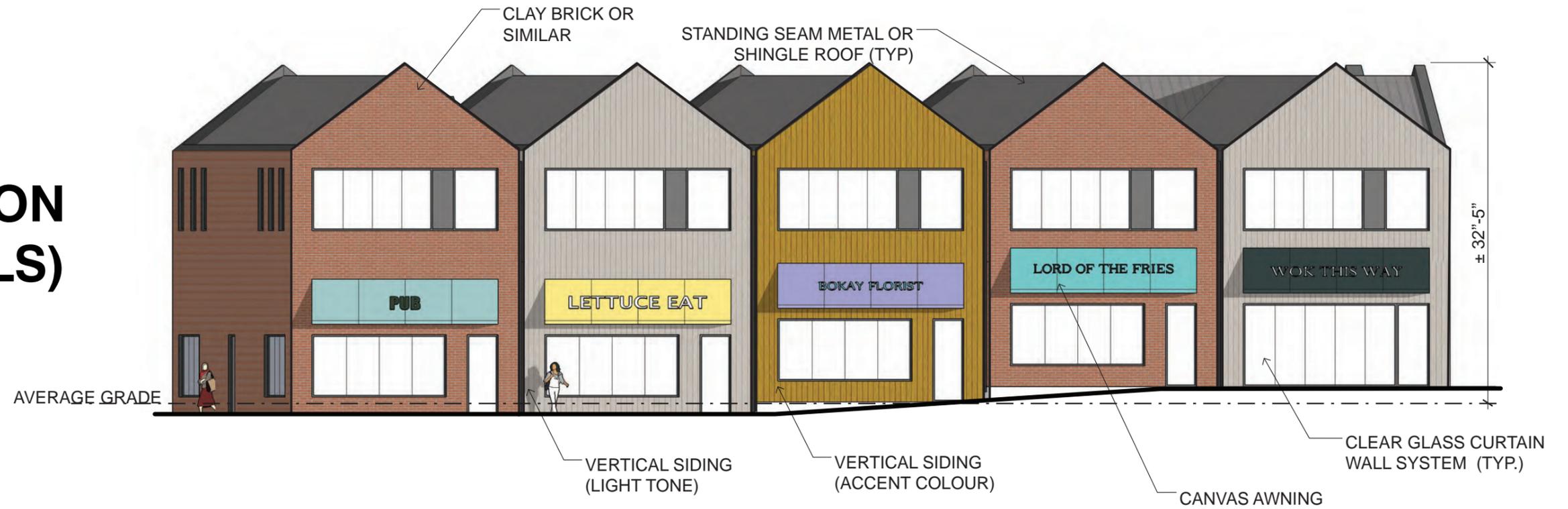
# NORTH ELEVATION (PORTLAND ST)



# SOUTH ELEVATION (INTERNAL)



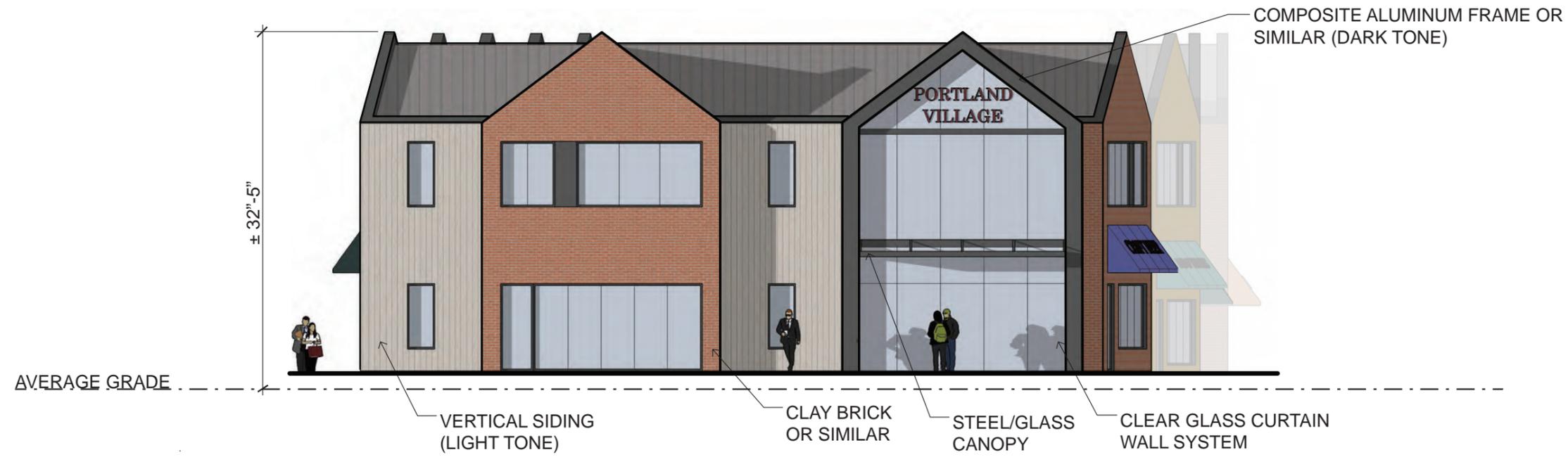
# EAST ELEVATION (PORTLAND HILLS)



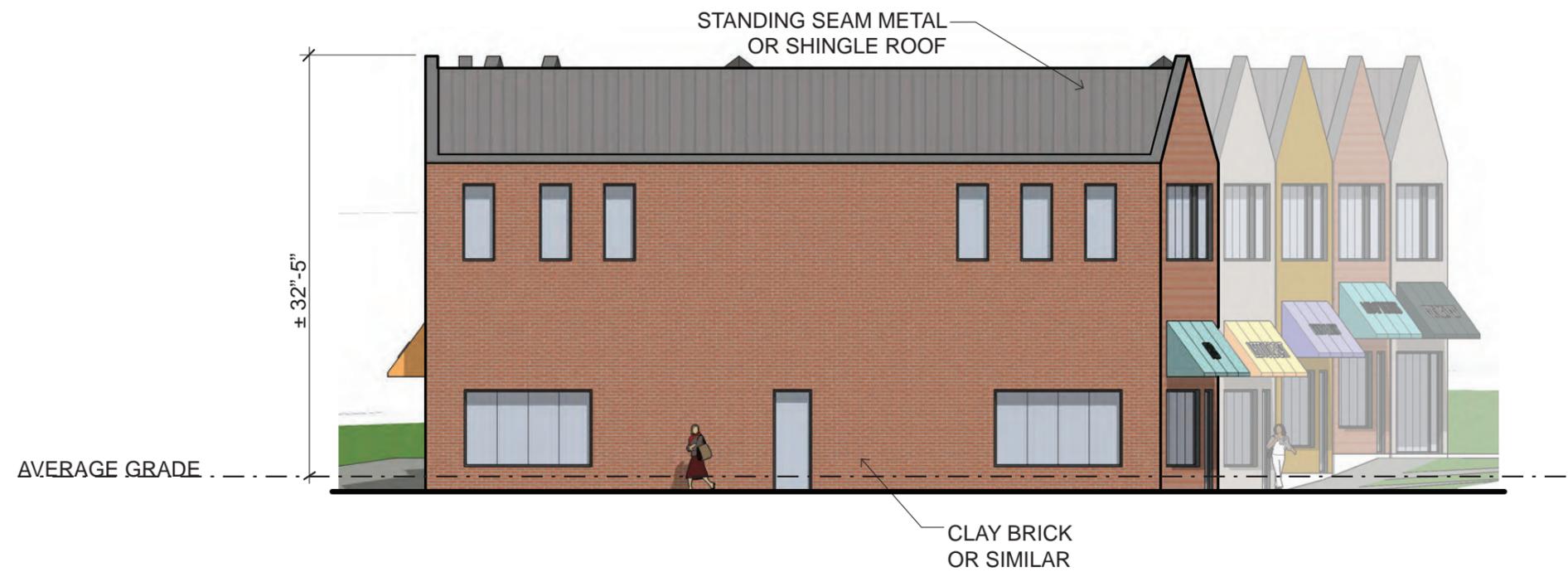
# WEST ELEVATION (INTERNAL)

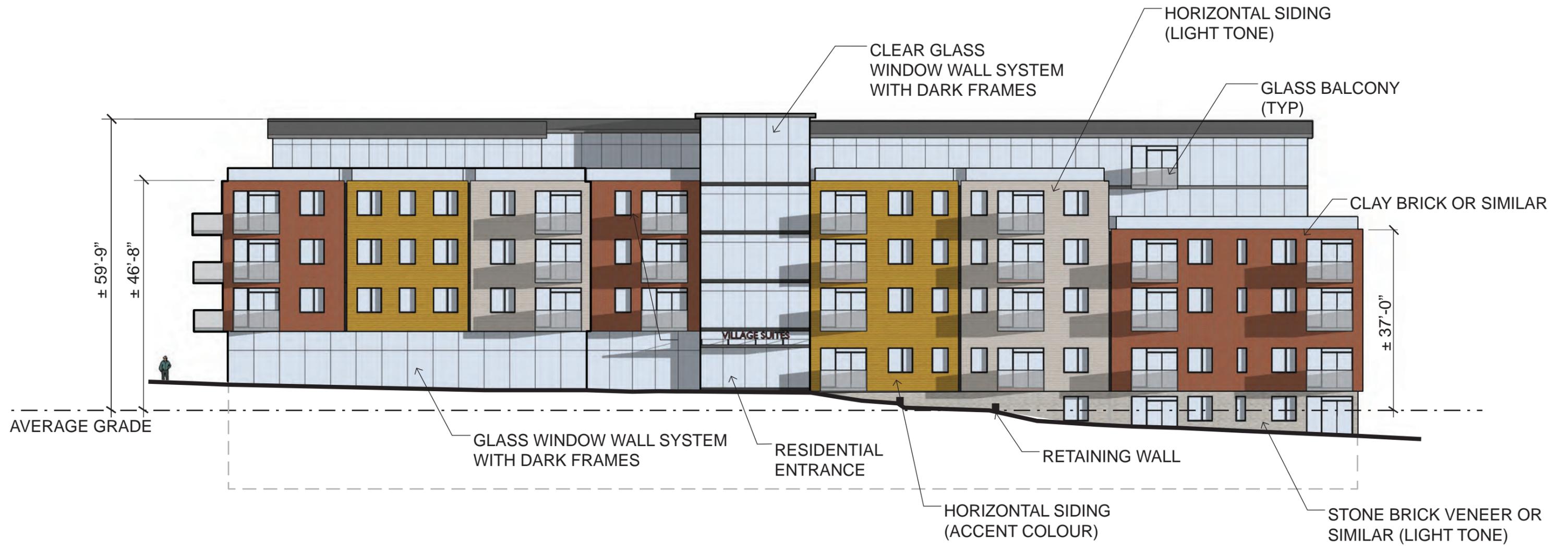


# NORTH ELEVATION (PORTLAND ST)

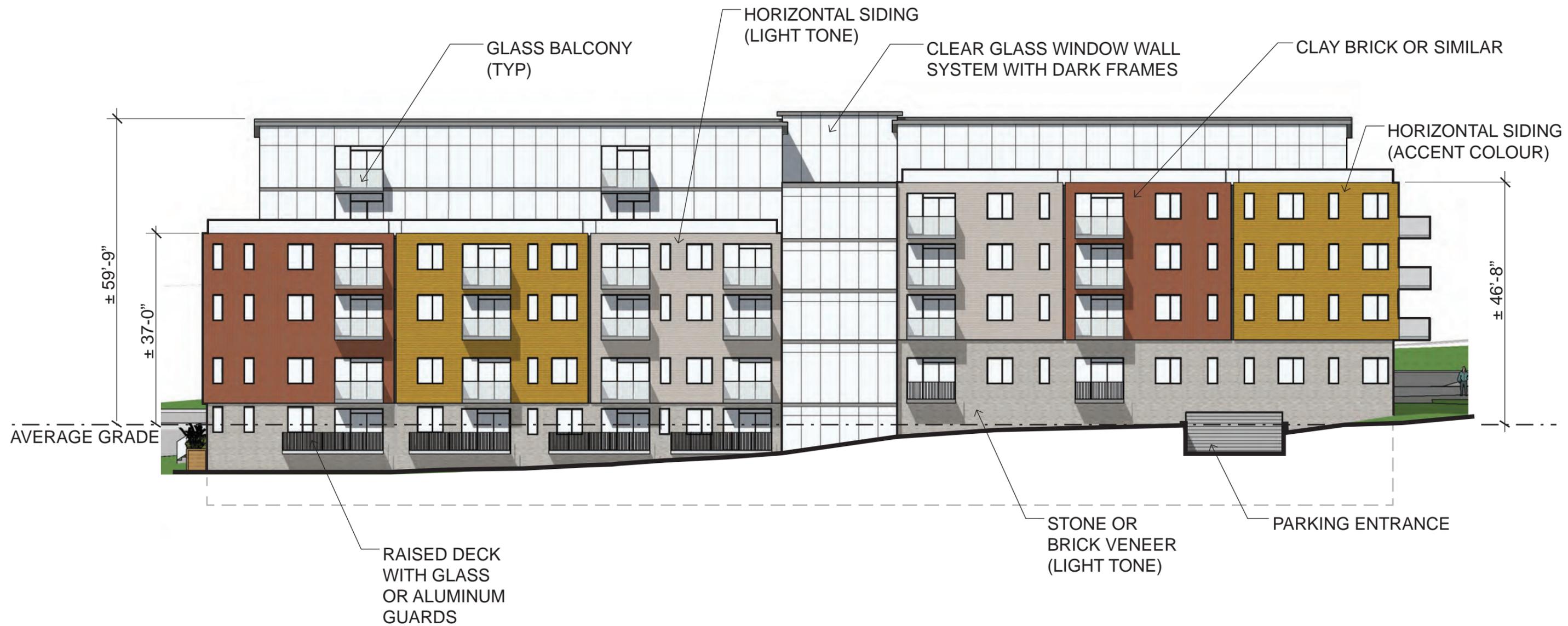


# SOUTH ELEVATION (INTERNAL)

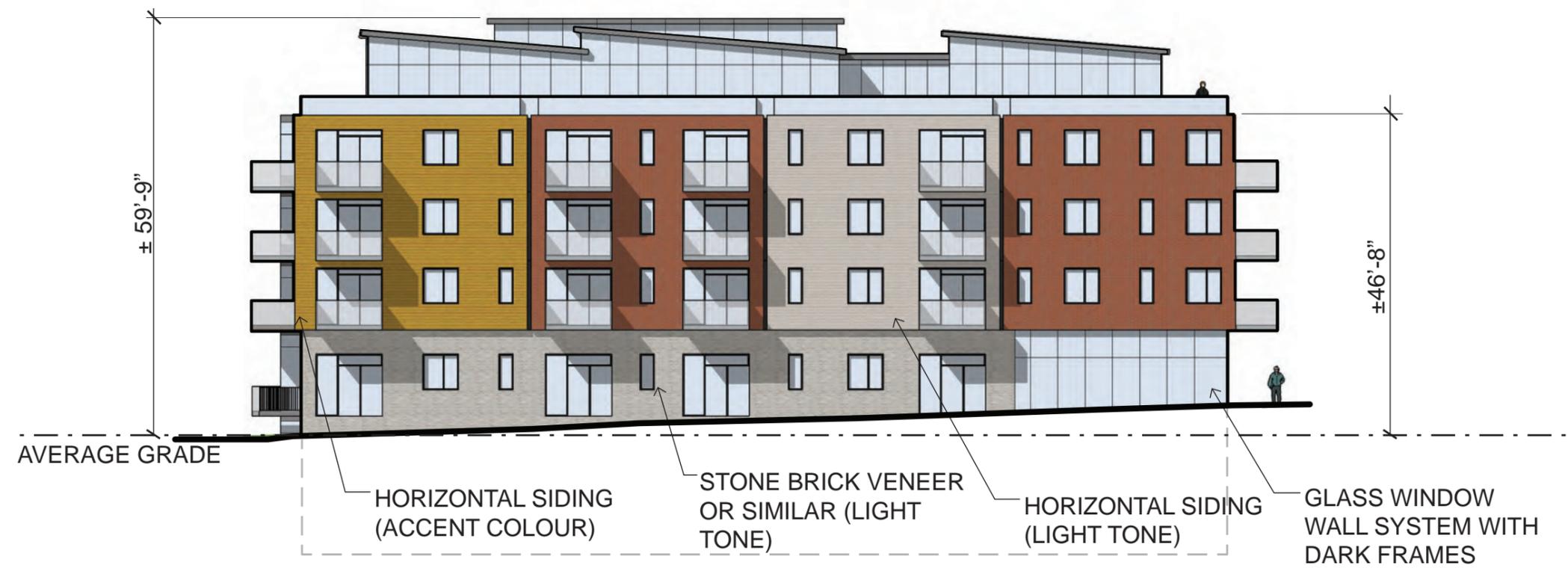




**BUILDING C NORTH ELEVATION (FRONT)**



**BUILDING C SOUTH ELEVATION (BACK)**



**BUILDING C SOUTH ELEVATION (INTERNAL)**



# PORTLAND HILLS



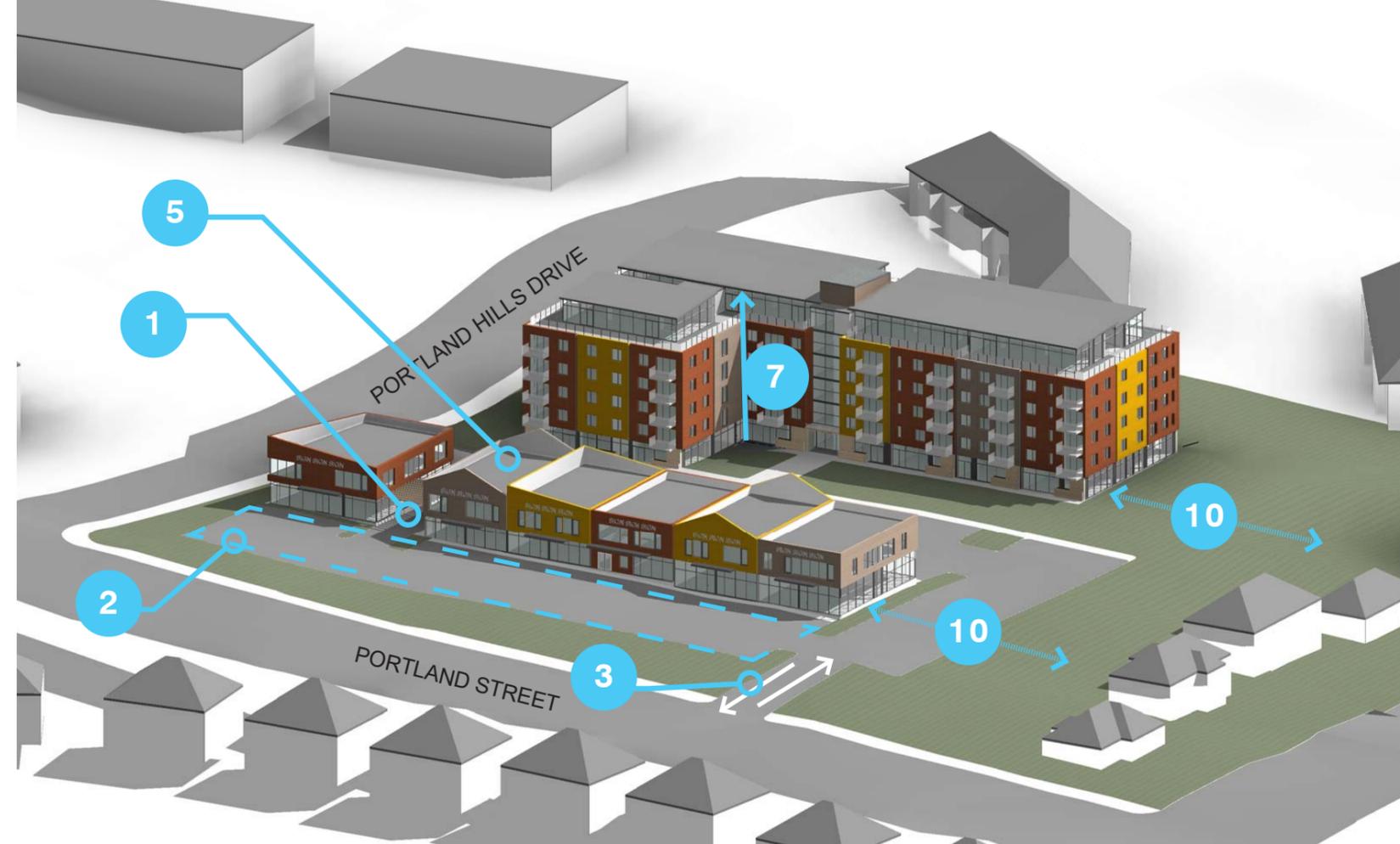
# PORTLAND STREET

**- PROJECT MODIFICATIONS -**  
(from PIM)

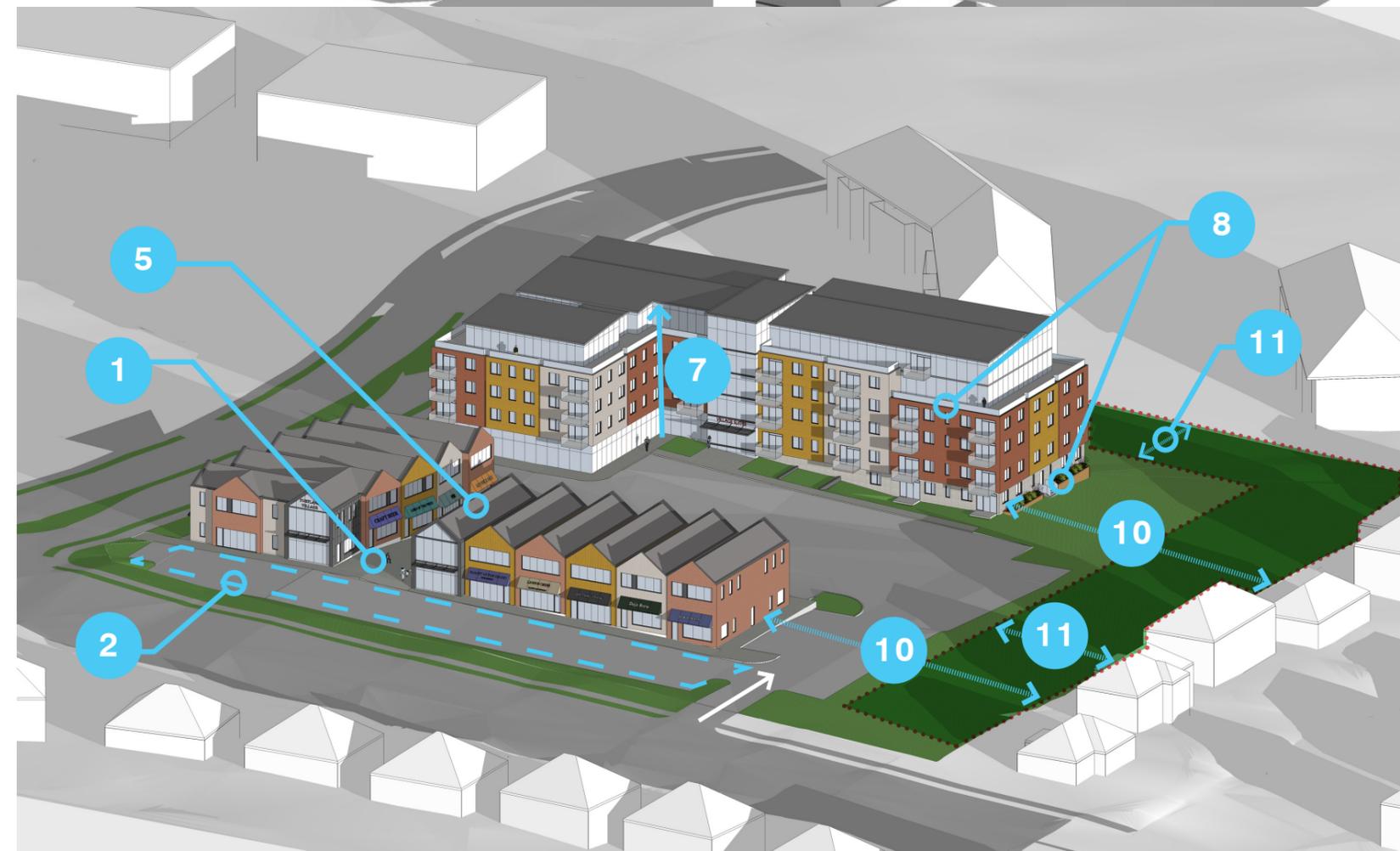
## SUMMARY OF PROJECT MODIFICATIONS

1. Removal of drive-thru in lieu of outdoor pedestrian path.
2. Reduced front-loaded parking and greater separation between buildings A/B to C.
3. Removal of Right-out land to Portland Street.
4. New 'framed' boulevard style vehicular entry off Portland Hills.
5. True pitched roofs vs false pitched roofs.
6. Reconfiguration of mass and siting of Buildings A/B to inform pedestrian streetscape qualities via narrow multiple bays and closer proximity to street lot line.
7. Building C reduced by 1-Storey.
8. Reduced site impact (regrading) due to building mass stepping to meet grade.
9. Reduced unit count from 91 units to 81 units.
10. Increased spacial separation to Alpine Drive interior lot line by 23-feet to Building A & 11-feet to Building C
11. Allocation of 54 foot non-disturbance buffer @ Alpine boundary and 64' foot @ Narrow Leaf boundary

PRE-PIM BUILDING MODEL



POST-PIM BUILDING MODEL





PORTLAND  
VILLAGE

PORTLAND  
VILLAGE

CRAFT BEER

LODGE OF THE PINES

