



604 - 610 BROADWAY AVE.

PROJECT TEAM:

DEVELOPMENT:

URBAN CAPITAL

DAVID WEX

VICTORY MAJORS

JOHN NASSER

ARCHITECTURAL:

ARCHITECTS ALLIANCE

PETER CLEWES
ROBERT CADEAU

AODBT

LOUIS AUSSANT
MICHELE FRIESEN

GEO-TECH:

MACHIBRODA ENG.

GRAHAM BAXTER

TRAFFIC:

BUNT ENG.

GLEN PARDOE

CIVIL SERVICES:

CATTERRALL & WRIGHT

RYAN ROGAL

A photograph of a modern high-rise building at dusk. The building has a dark facade with many windows, some of which are illuminated from within. The building is situated on a hillside. In the foreground, there is a road with several cars, and their headlights and taillights create long, horizontal light trails. A street lamp is visible on the road. In the background, there is an elevated railway or transit line with overhead power lines and a utility pole. The sky is a deep blue, and the overall scene is lit with the soft light of twilight.

*URBAN CAPITAL
VICTORY MAJORS*



RIVER LANDING - SASKATOON





RIVER CITY - TORONTO



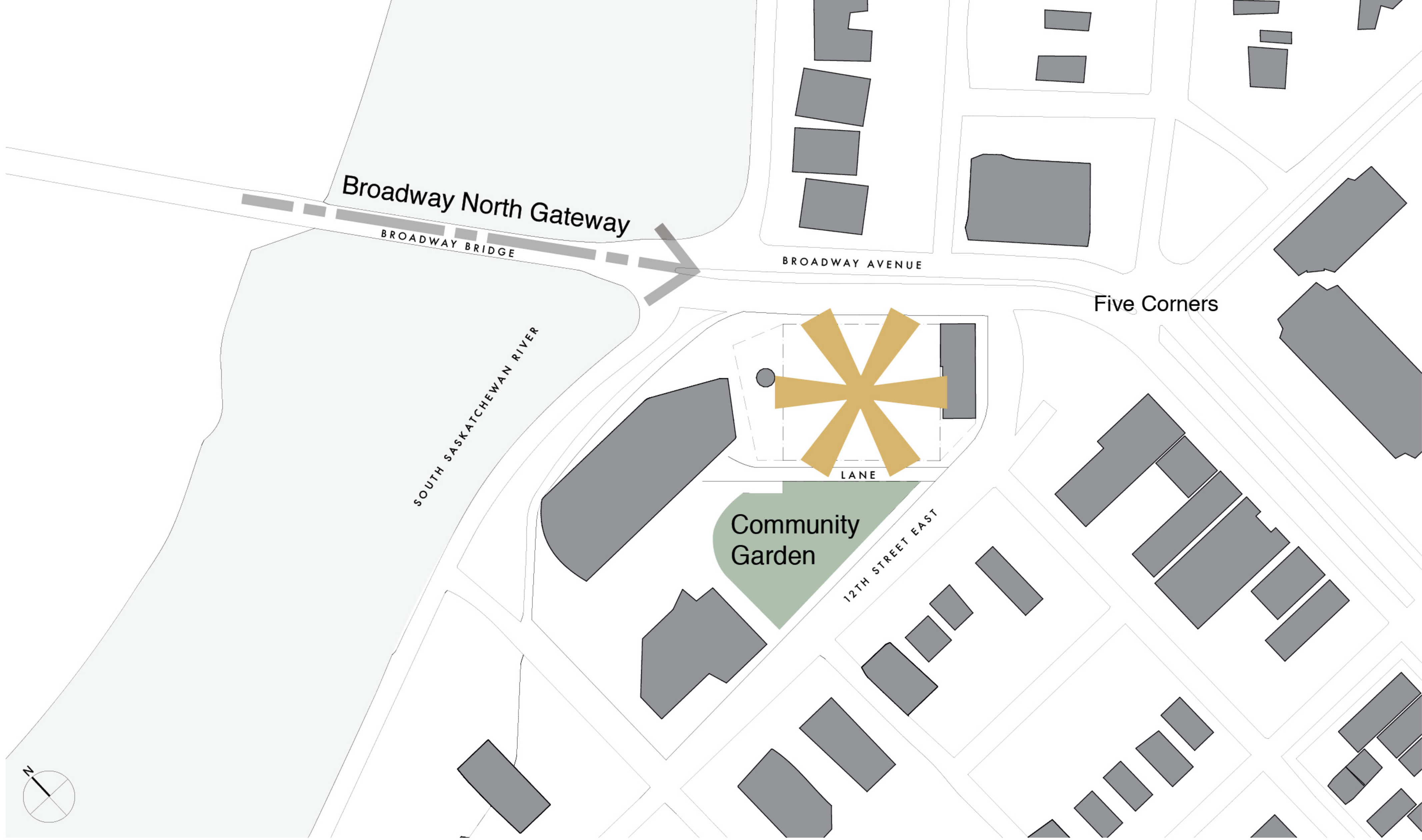
SOUTHPORT - HALIFAX



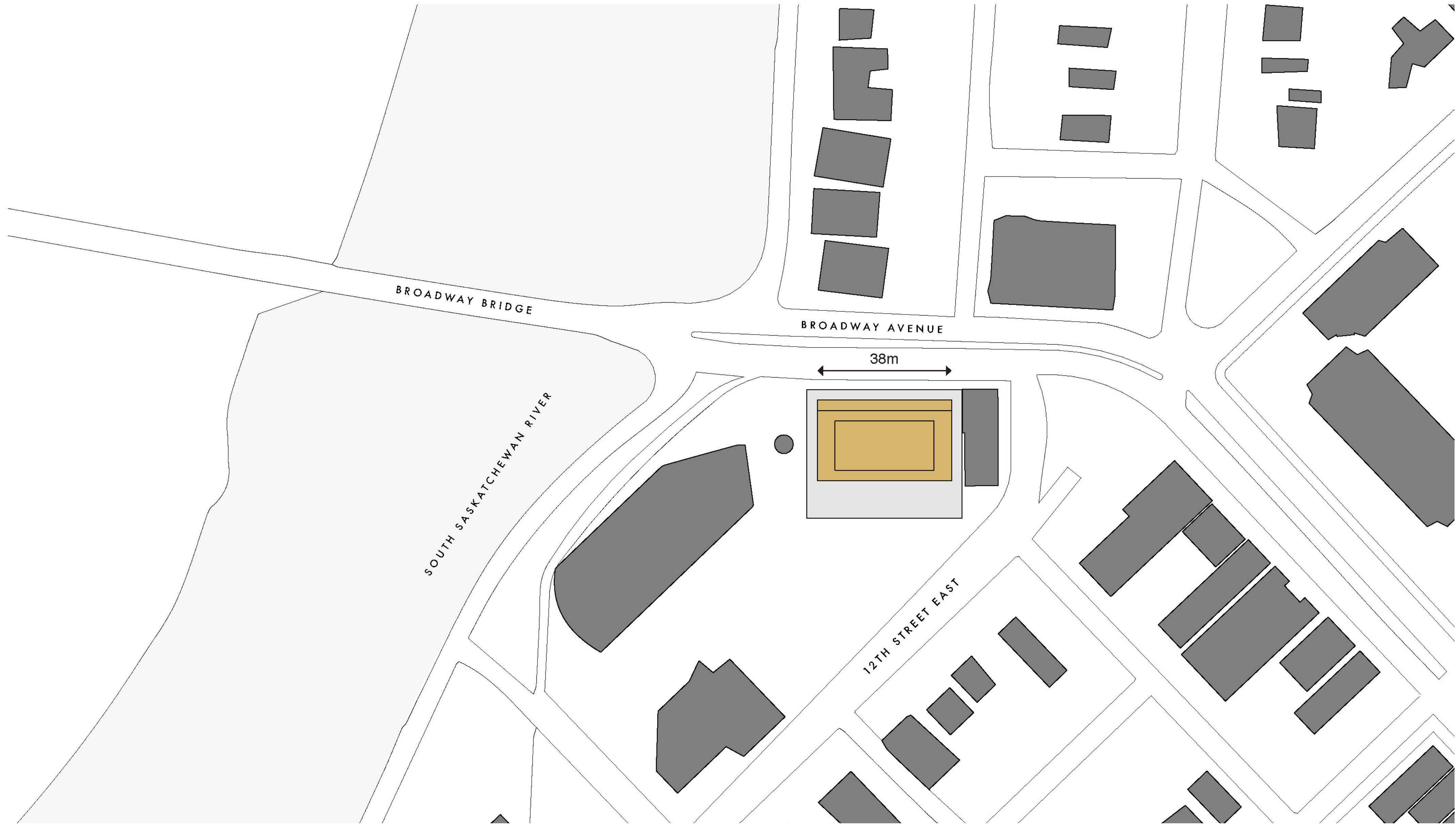
TABLEAU - TORONTO



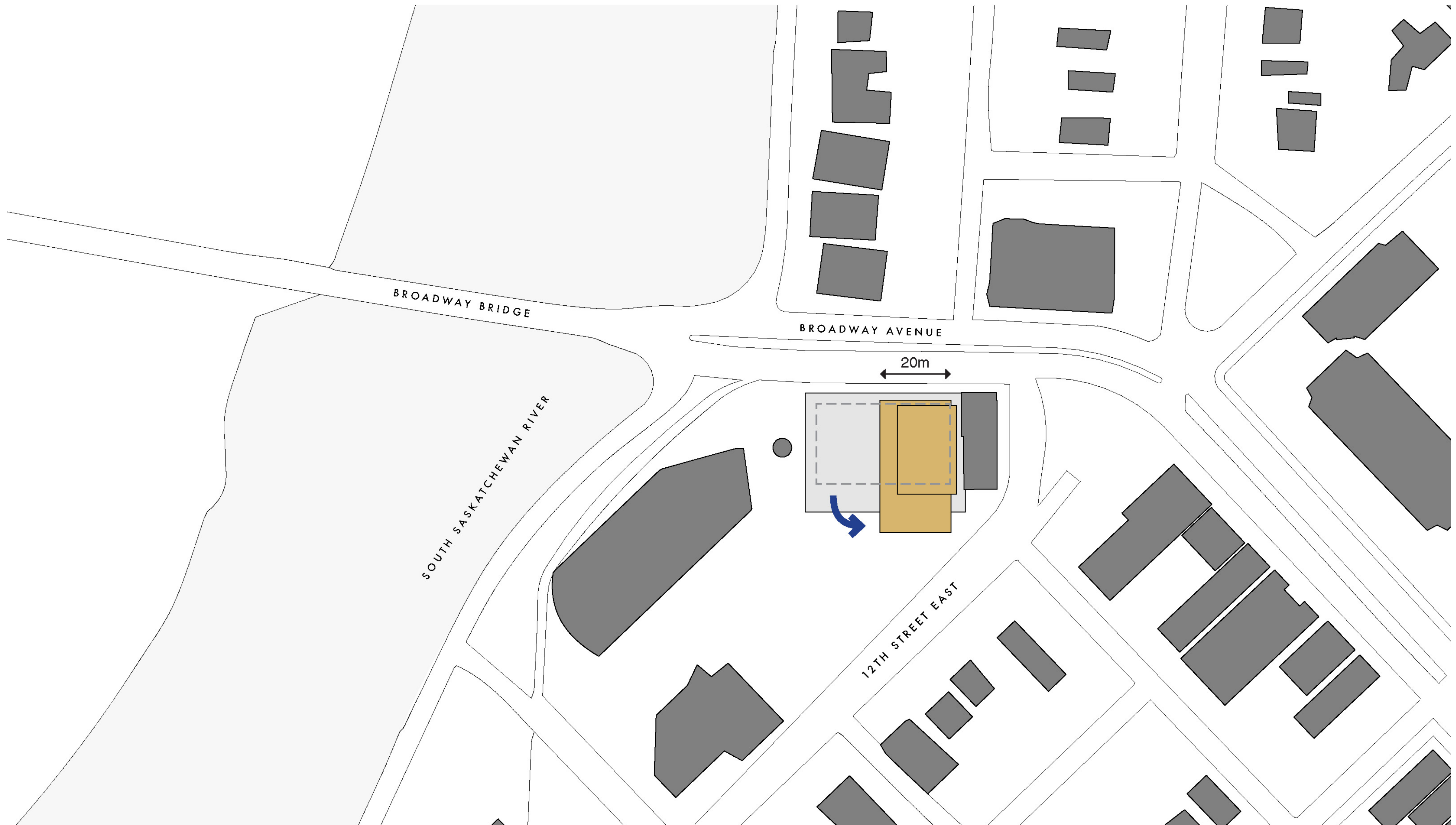
ARCHITECTURE



CONTEXT

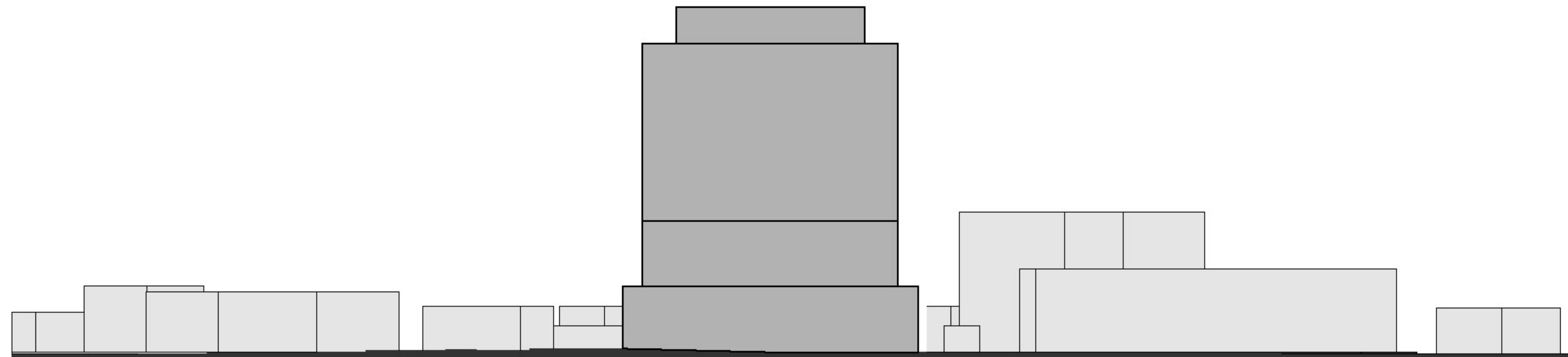


AS OF RIGHT BUILDING ORIENTATION

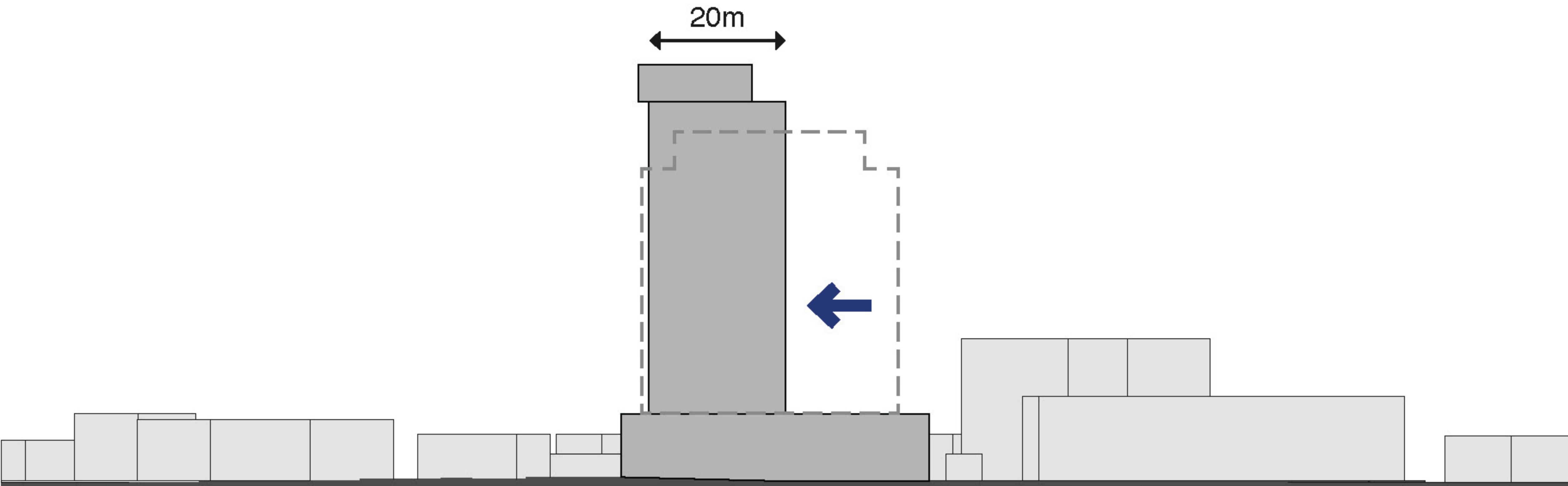


PROPOSED BUILDING ORIENTATION

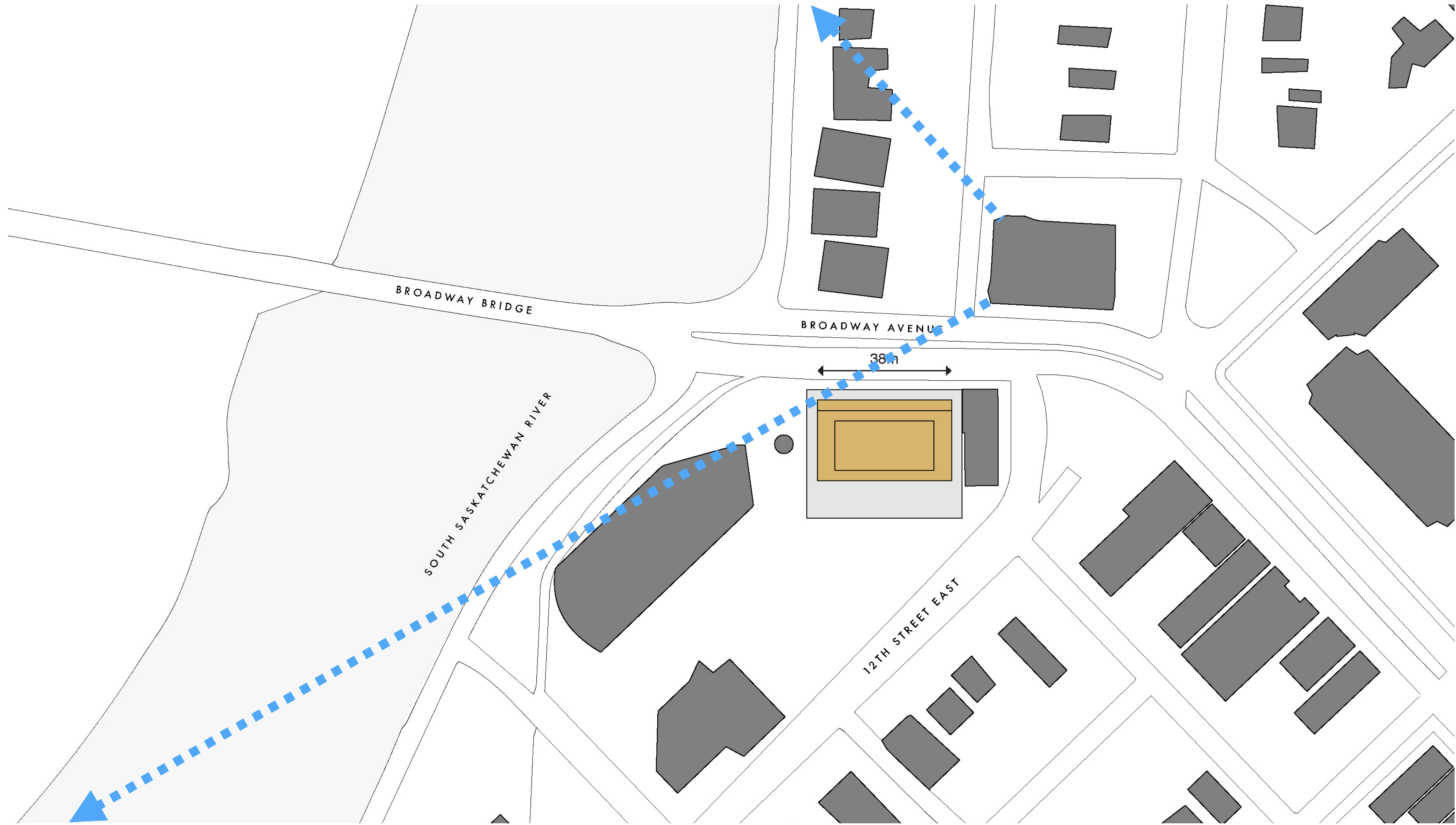
38m



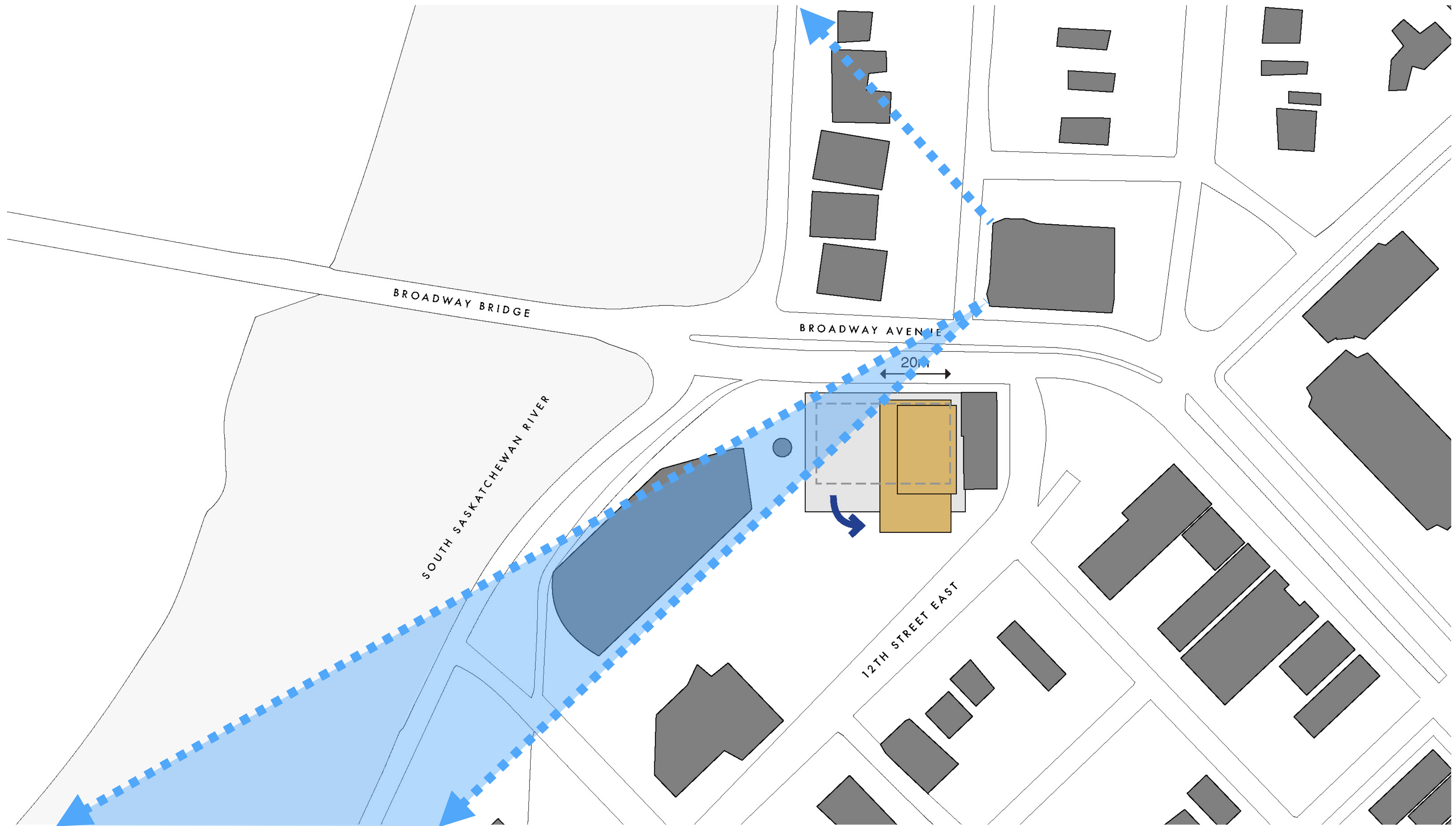
AS OF RIGHT MASSING



PROPOSED MASSING



AS OF RIGHT VIEW CONE FROM ADJACENT BUILDING



PROPOSED VIEW CONE FROM ADJACENT BUILDING

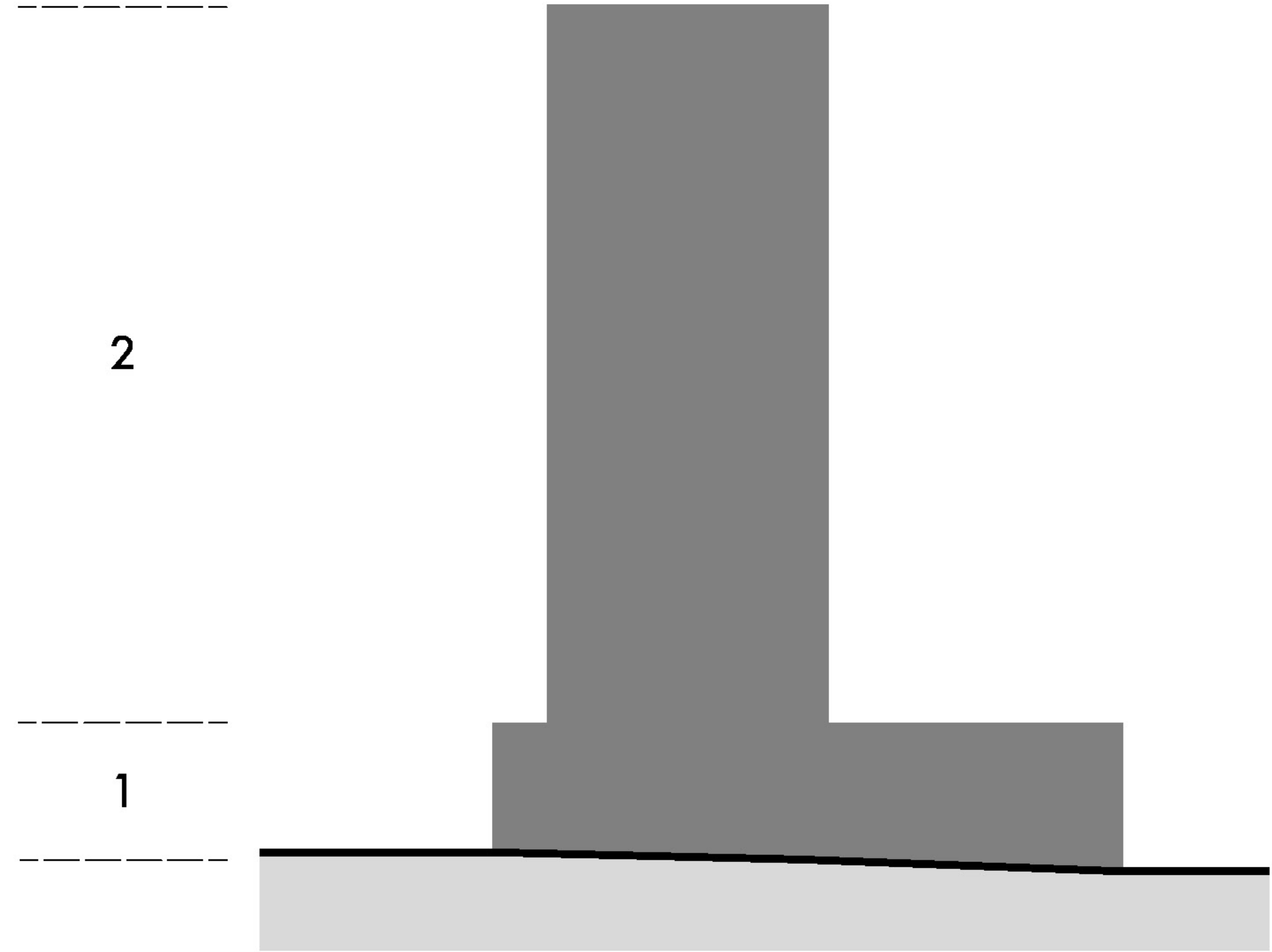


AS OF RIGHT

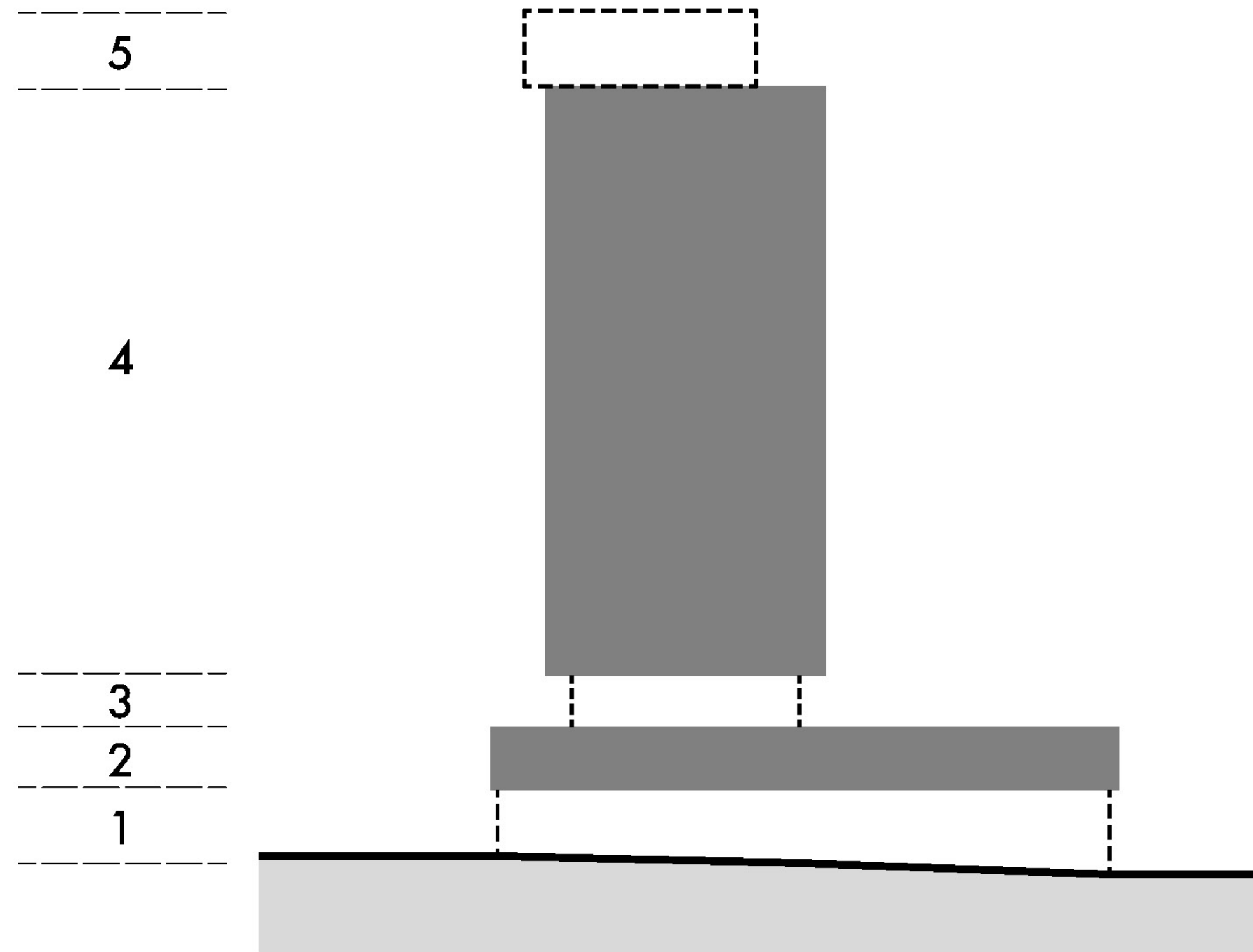


PROPOSED

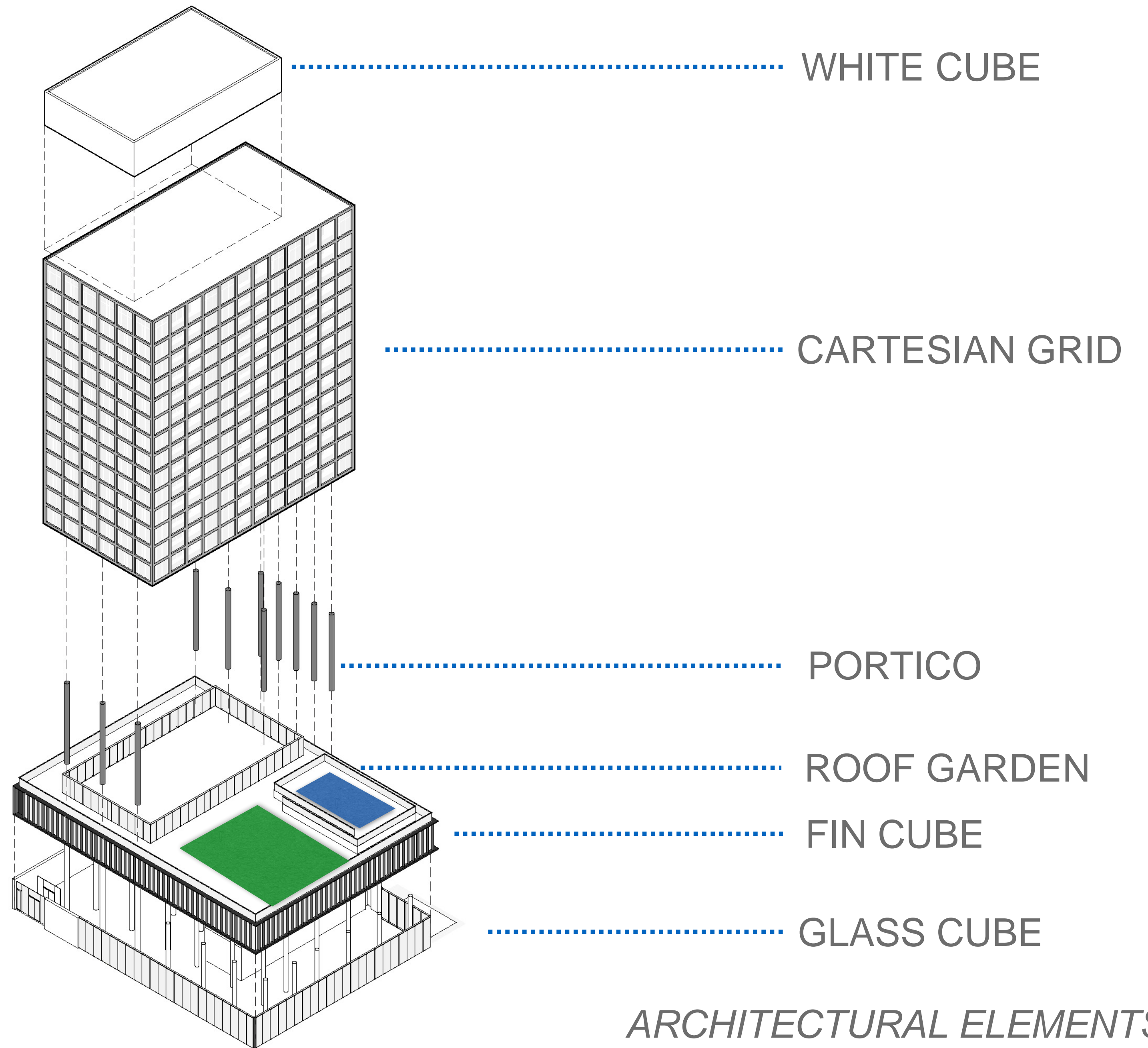
BROADWAY SHADOW IMPACT AS OF RIGHT & PROPOSED



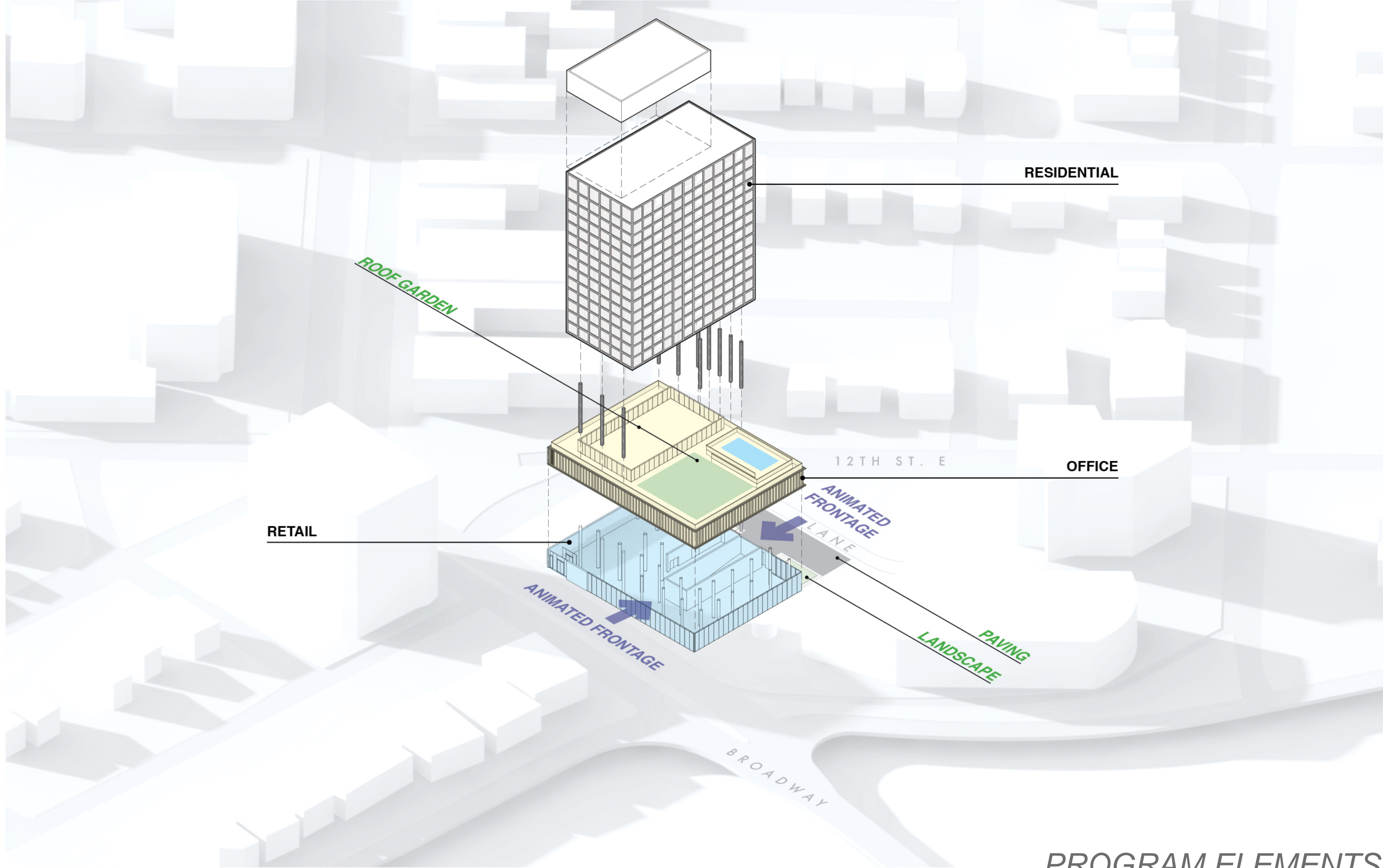
FLAT FACADE



STACKED FACADE



ARCHITECTURAL ELEMENTS

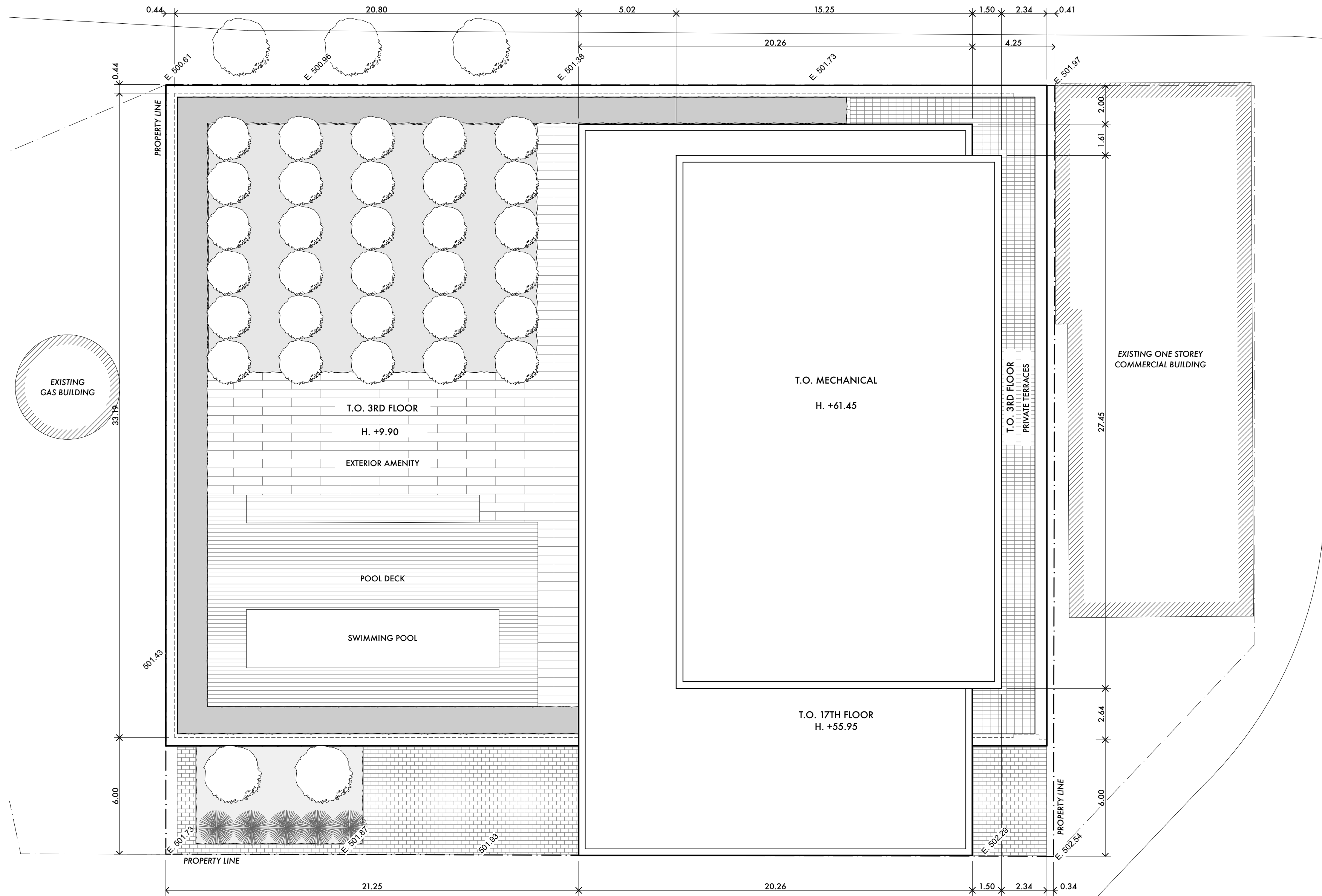


PROGRAM ELEMENTS



BUILT FORM INSPIRATION

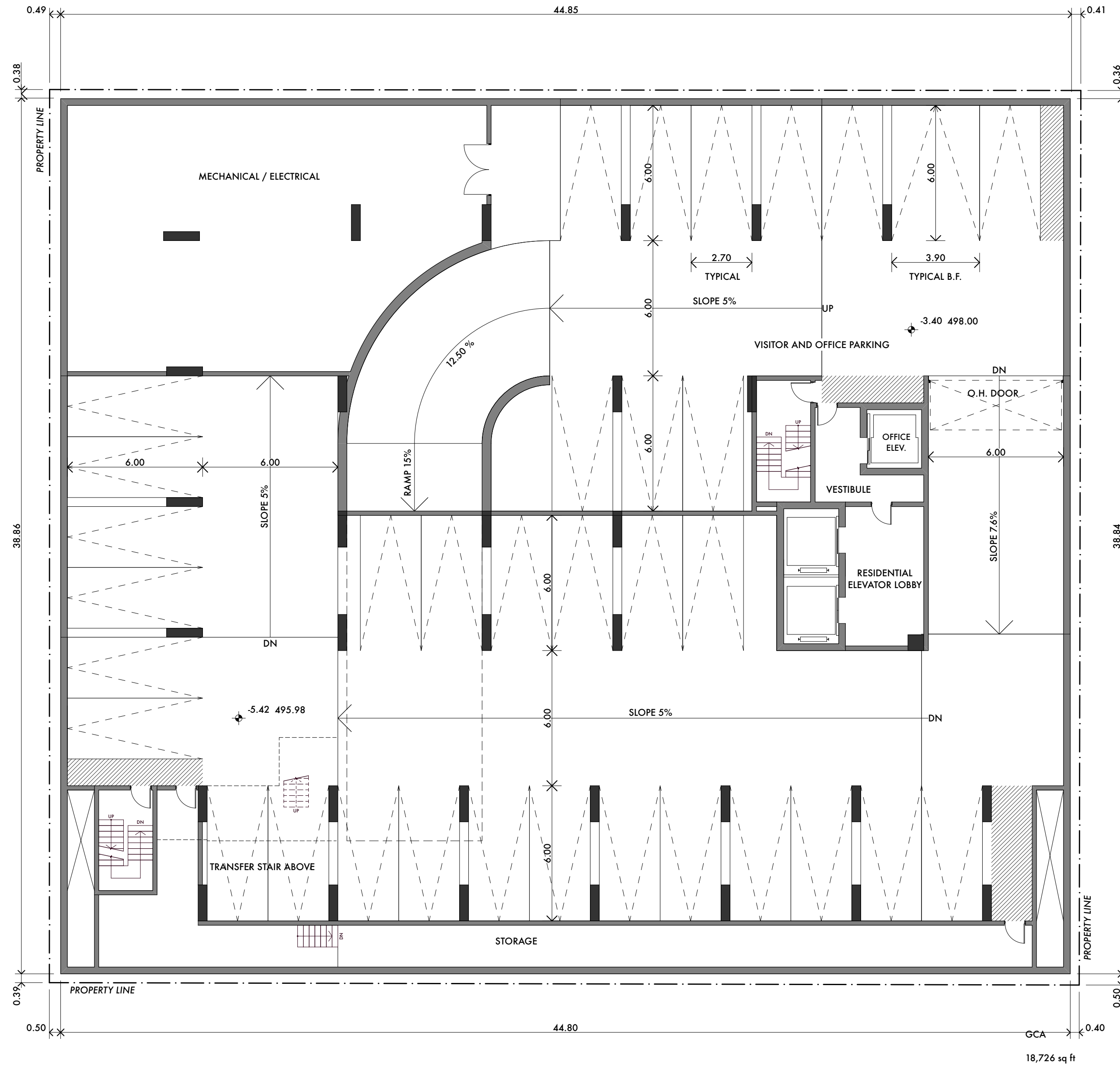
BROADWAY AVENUE



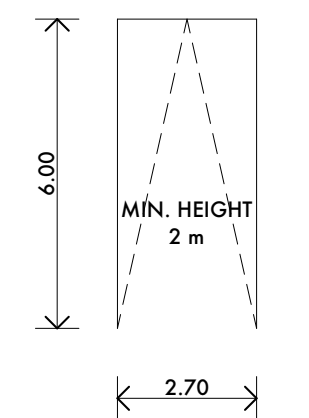
12TH STREET EAST

LANE

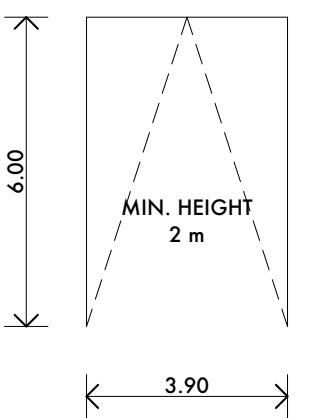
SITE PLAN



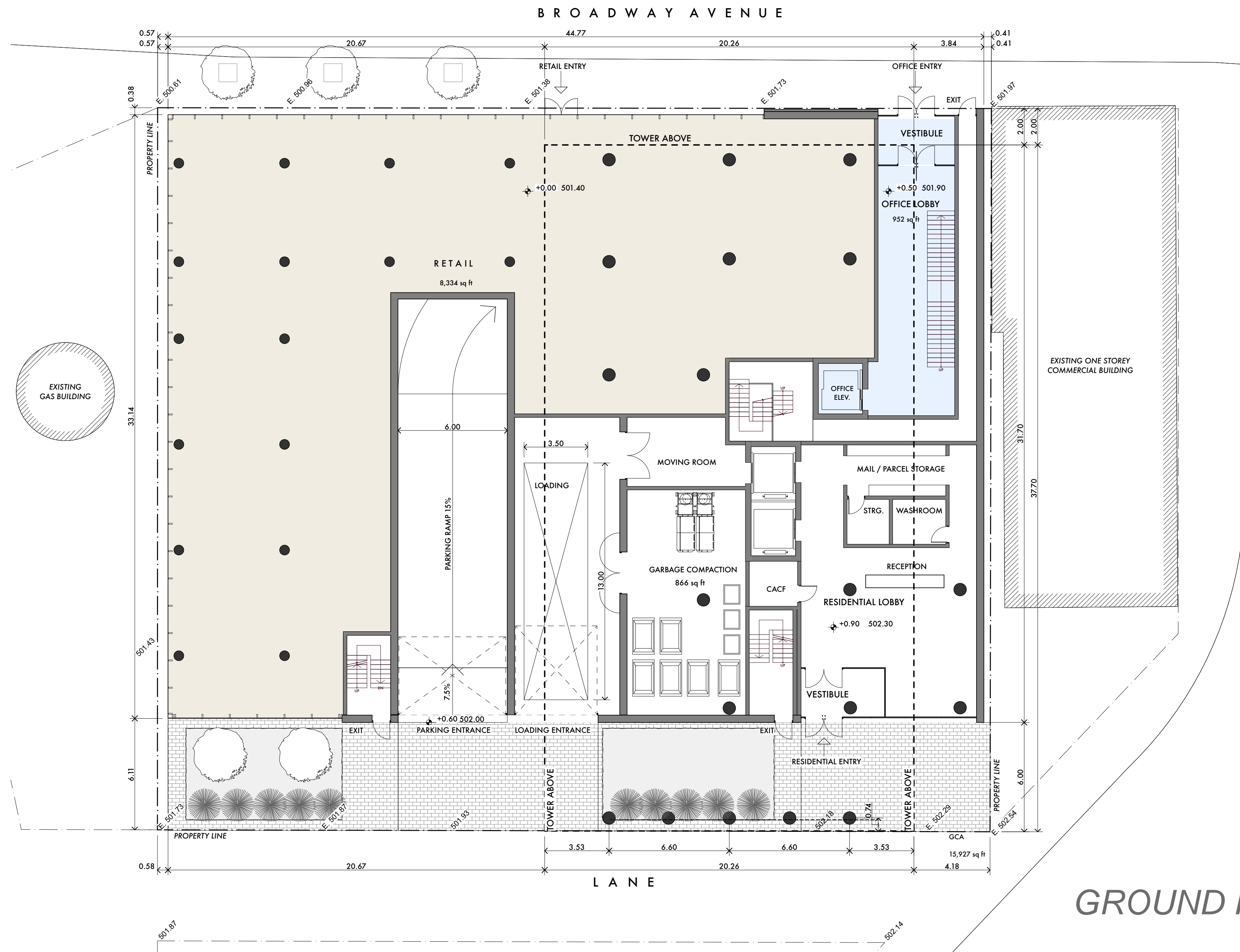
TYPICAL PARKING SPACES DIMENSIONS



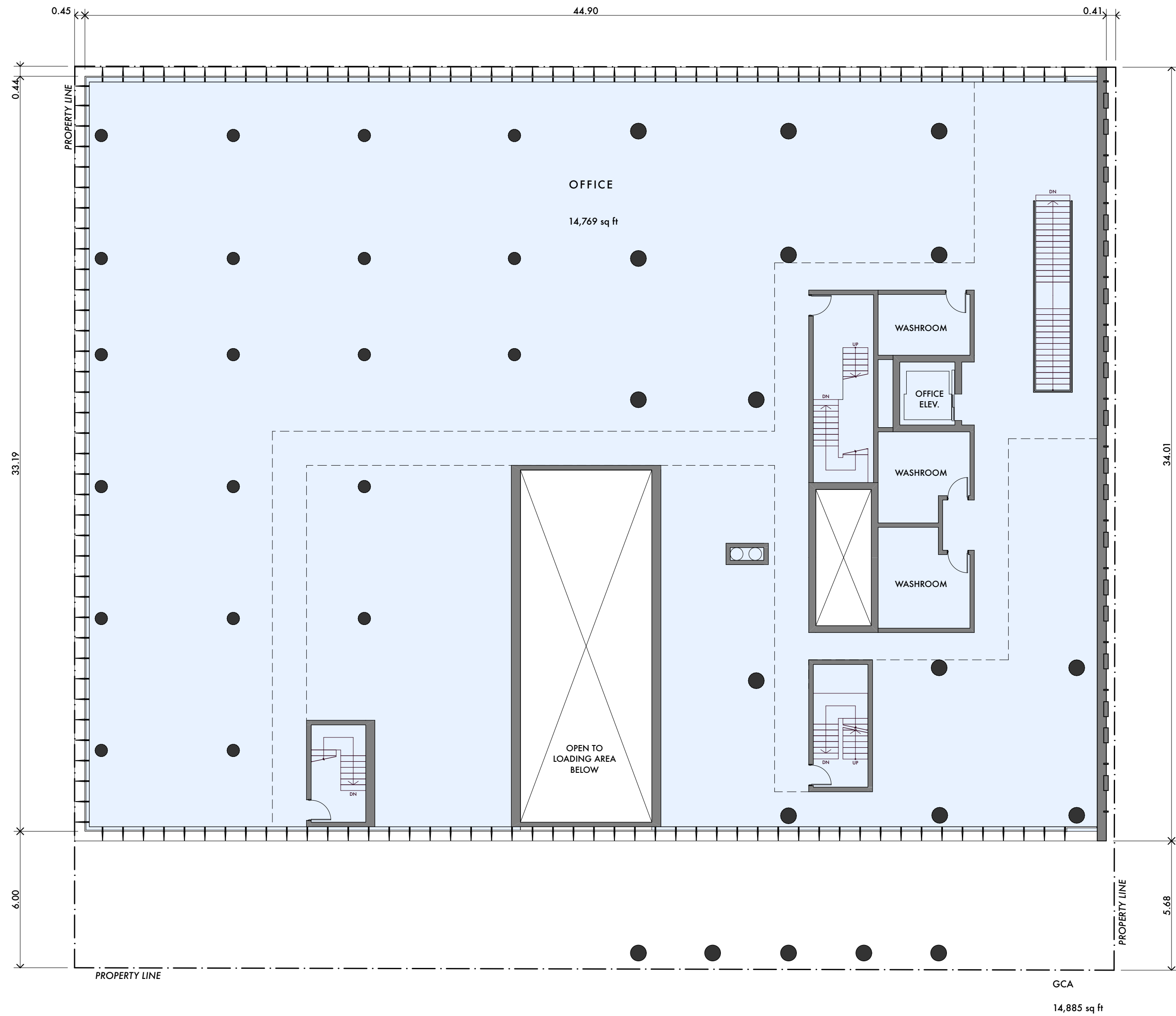
TYPICAL BARRIER FREE PARKING SPACES DIMENSIONS



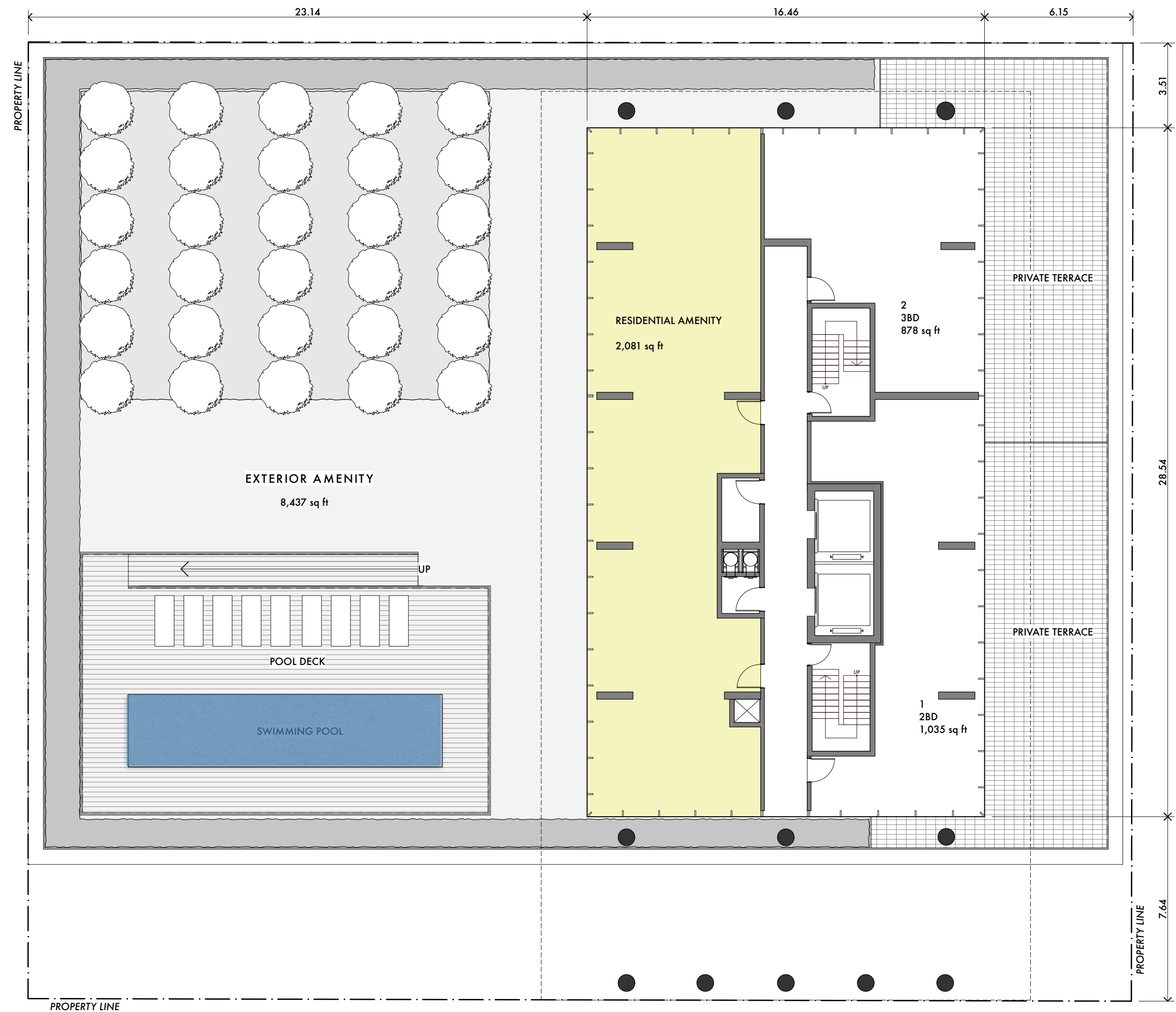
P1 PLAN



GROUND FLOOR PLAN



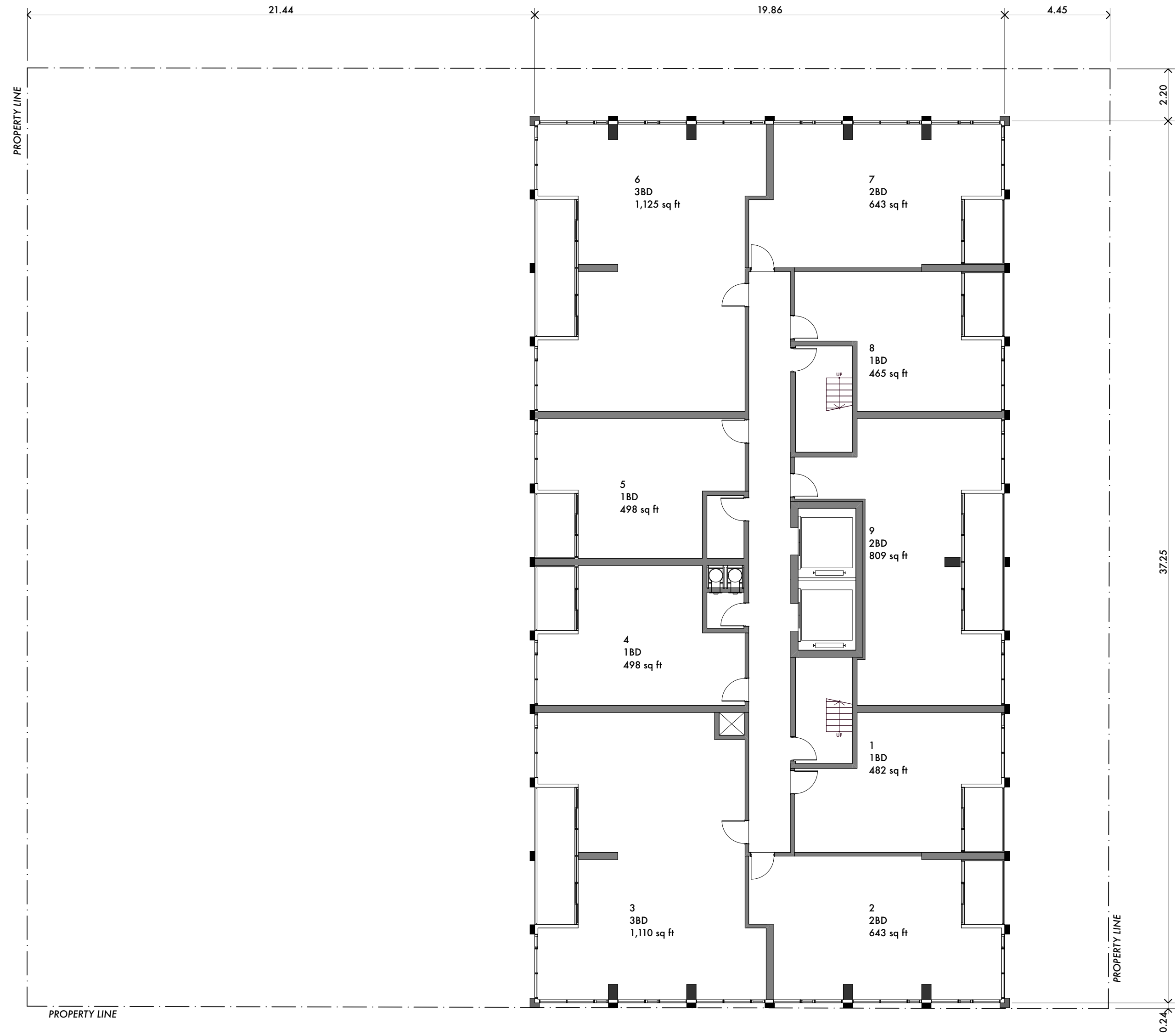
2ND FLOOR PLAN



GCA

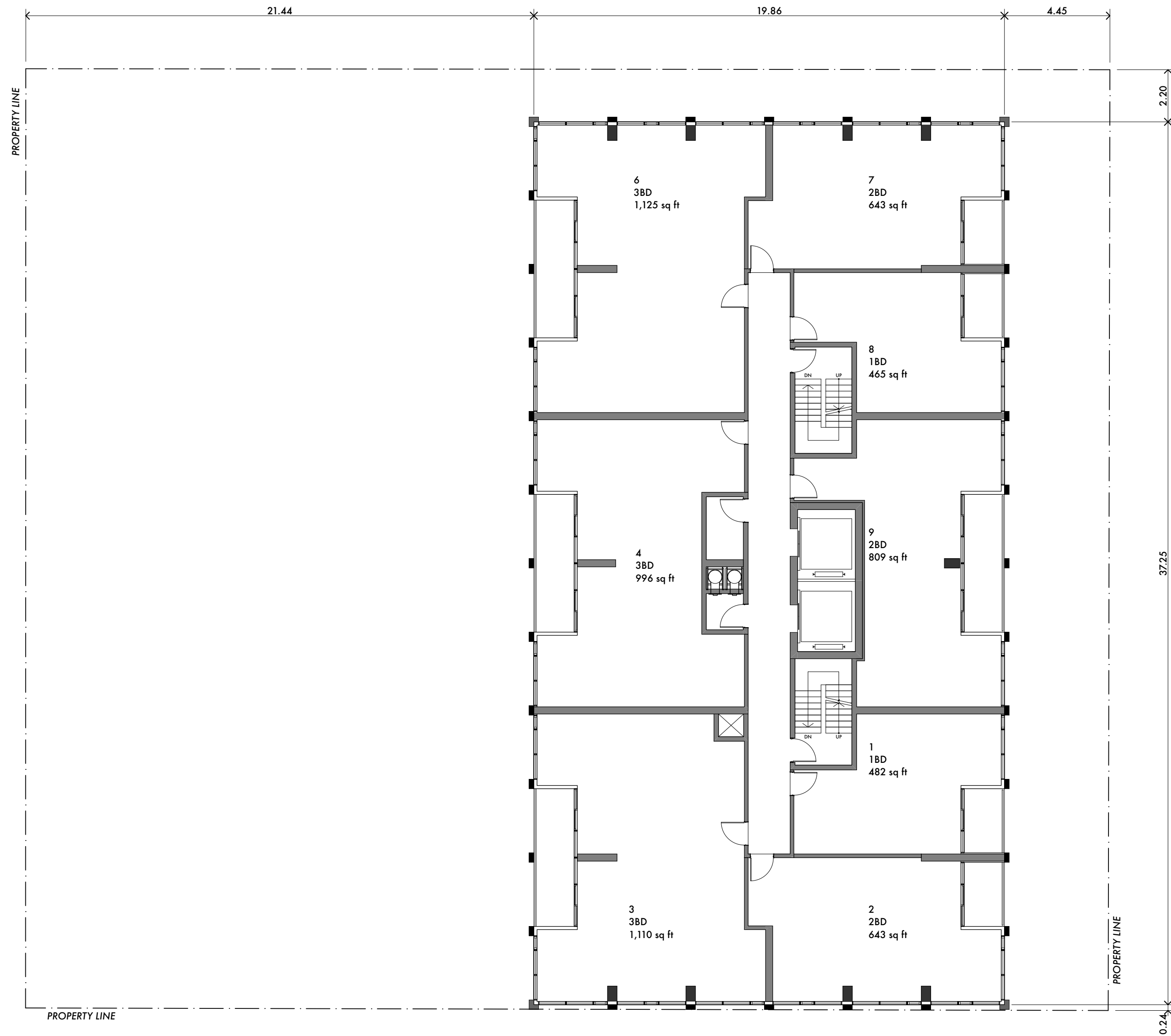
5,057 sq ft

3RD FLOOR PLAN



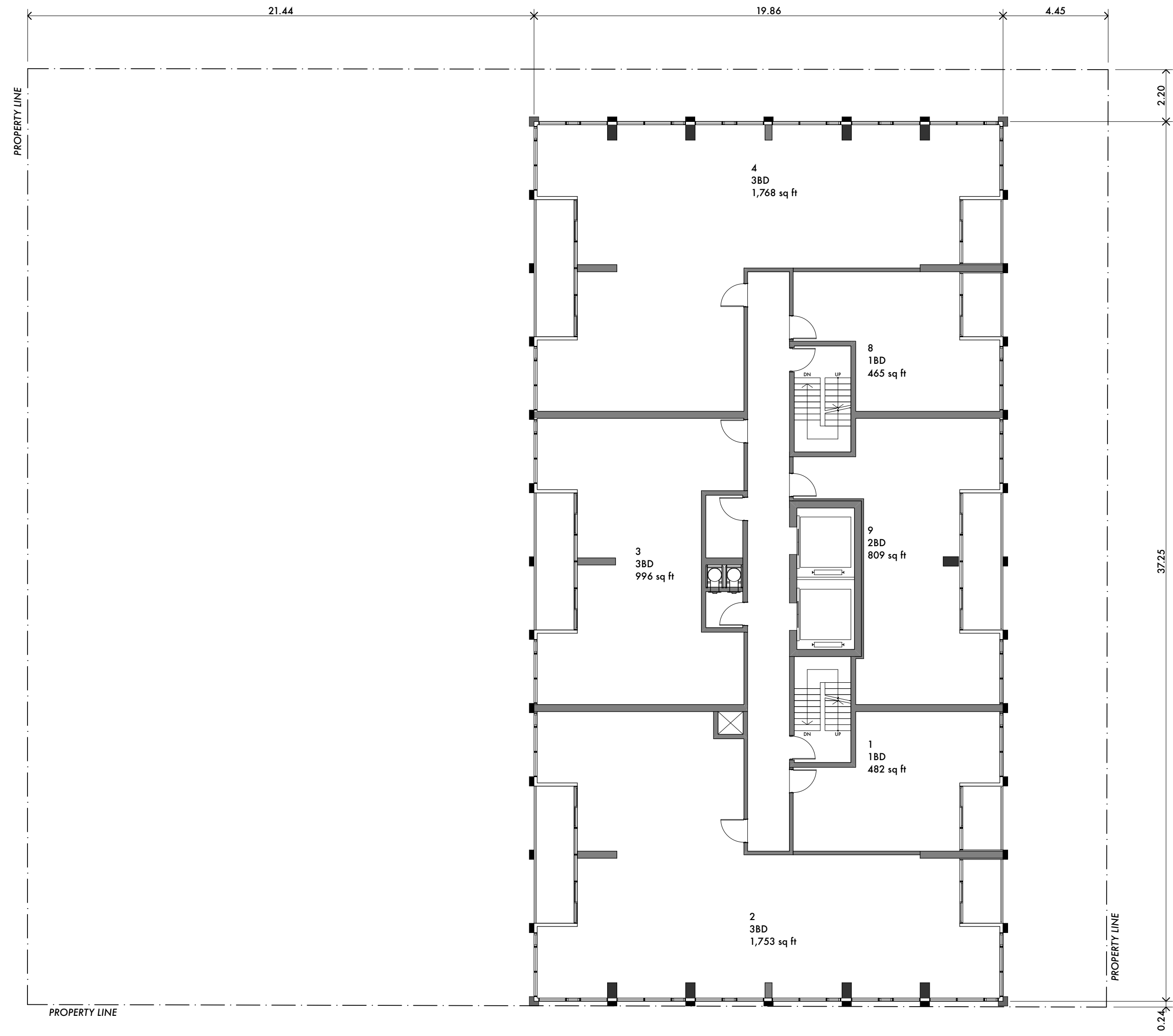
GCA
 7,304 sq ft

4-9TH FLOOR PLAN



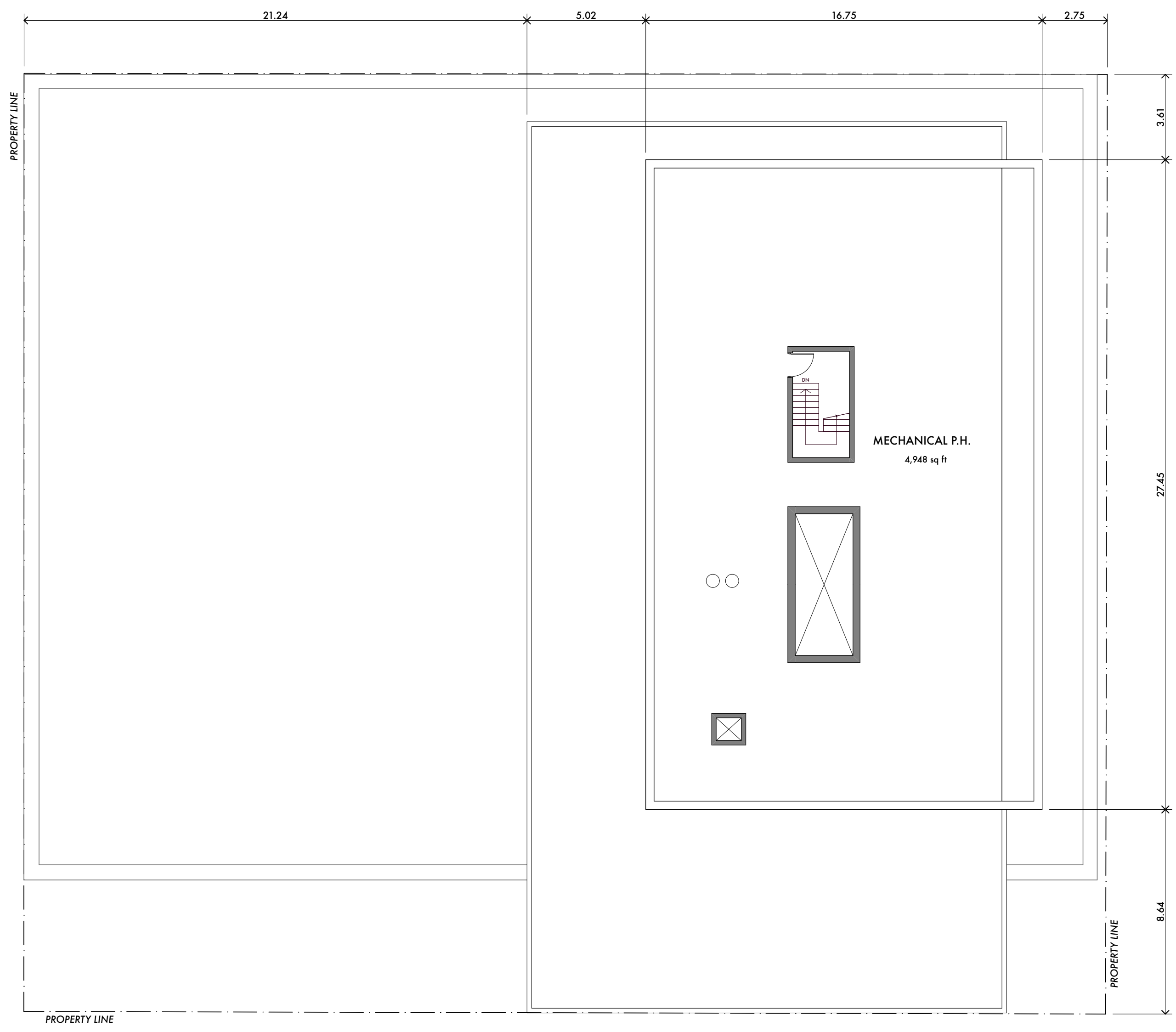
GCA
7,304 sq ft

10-13TH FLOOR PLAN



GCA
7,304 sq ft

14-17TH FLOOR PLAN



MECH FLOOR PLAN









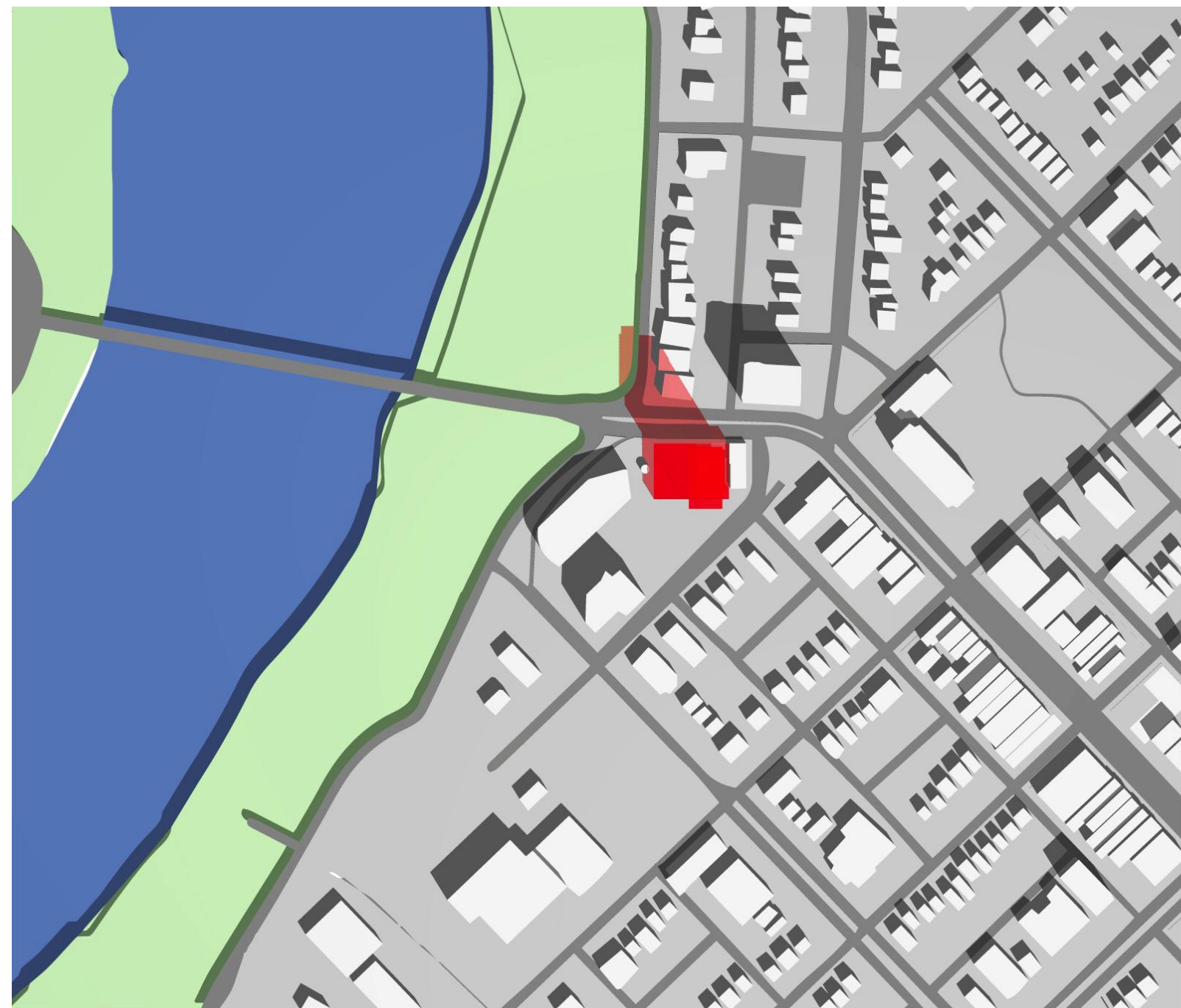




9 AM



12 PM



3 PM



5 PM

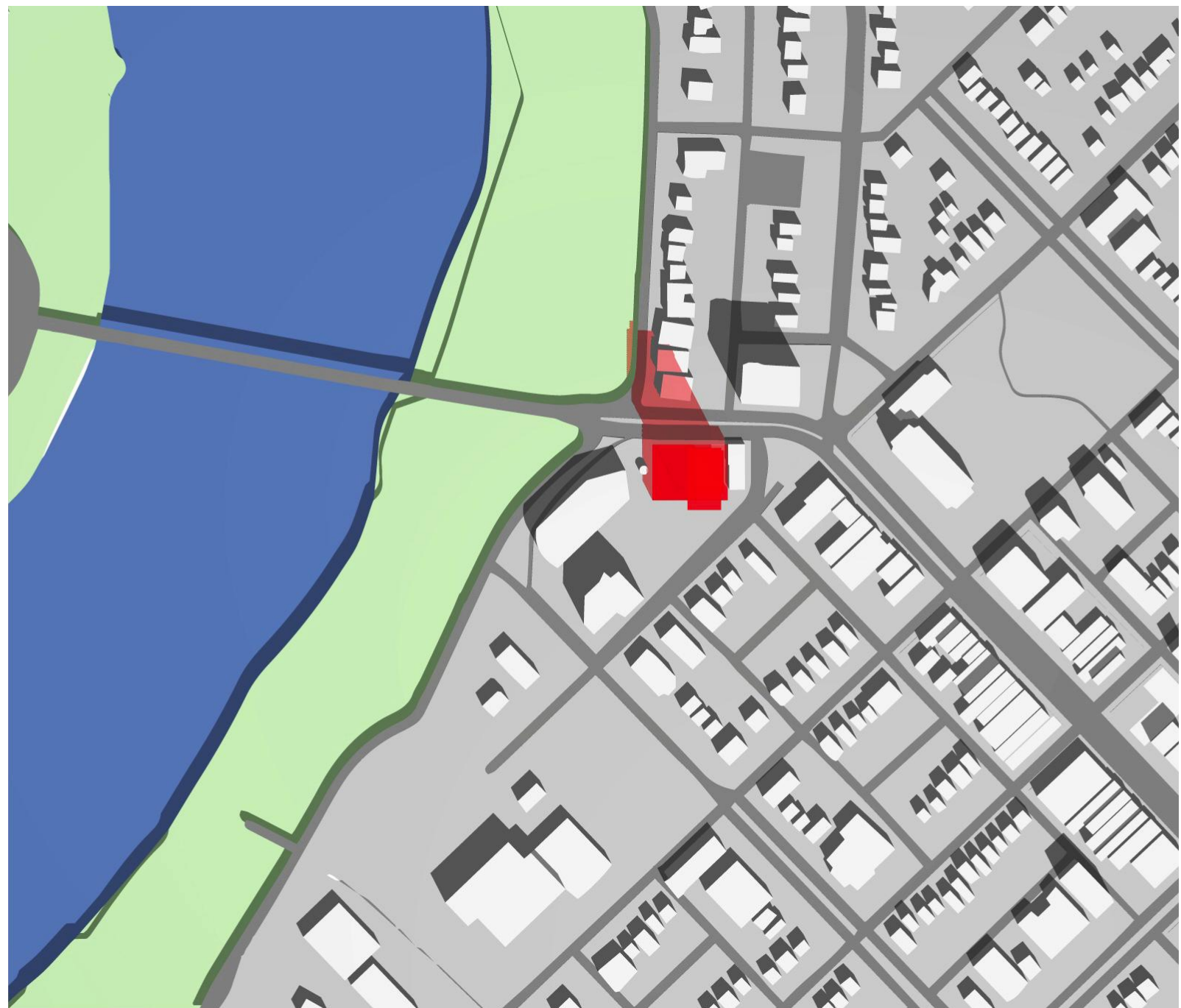
MARCH 21



9 AM



12 PM

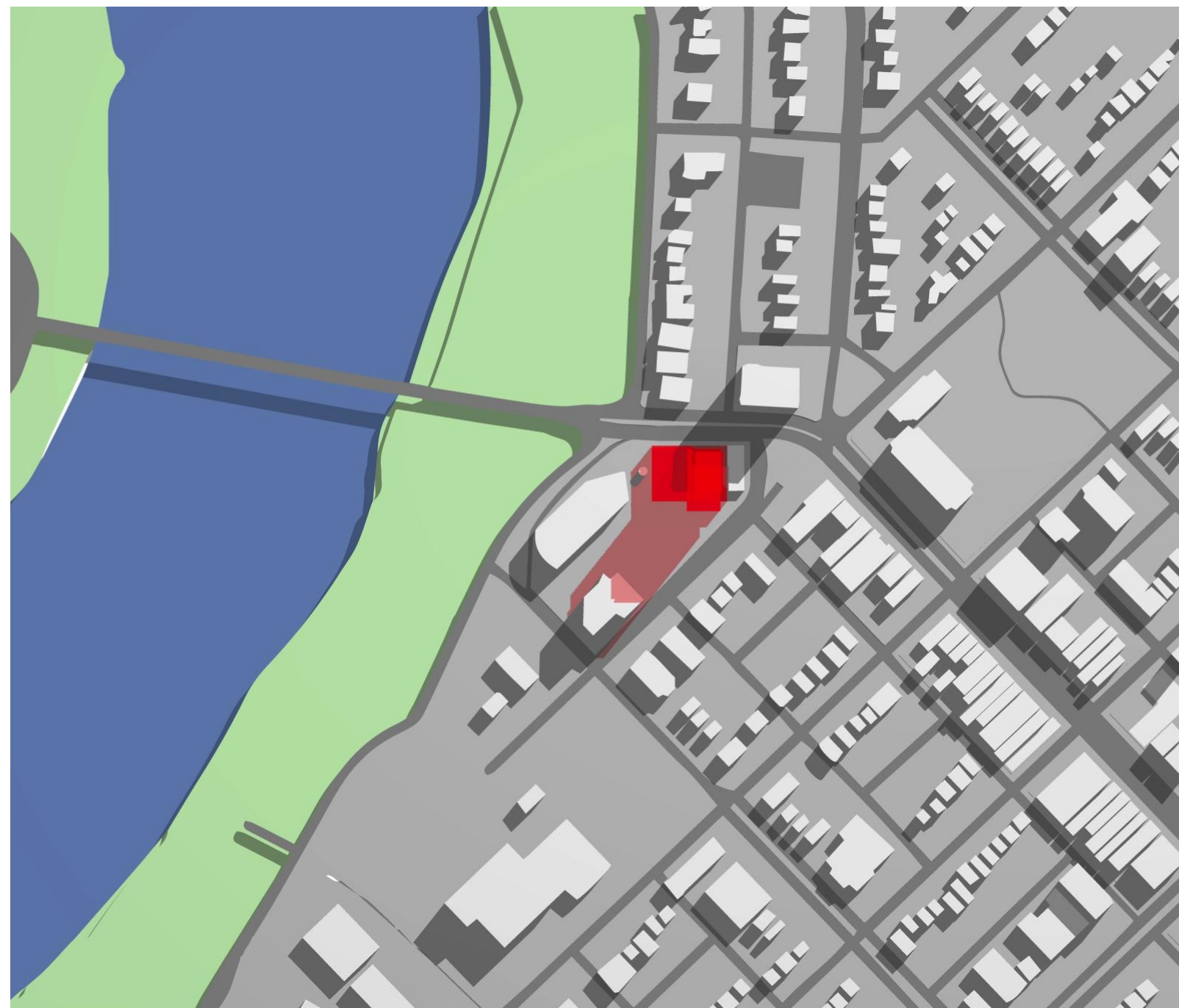


3 PM



5 PM

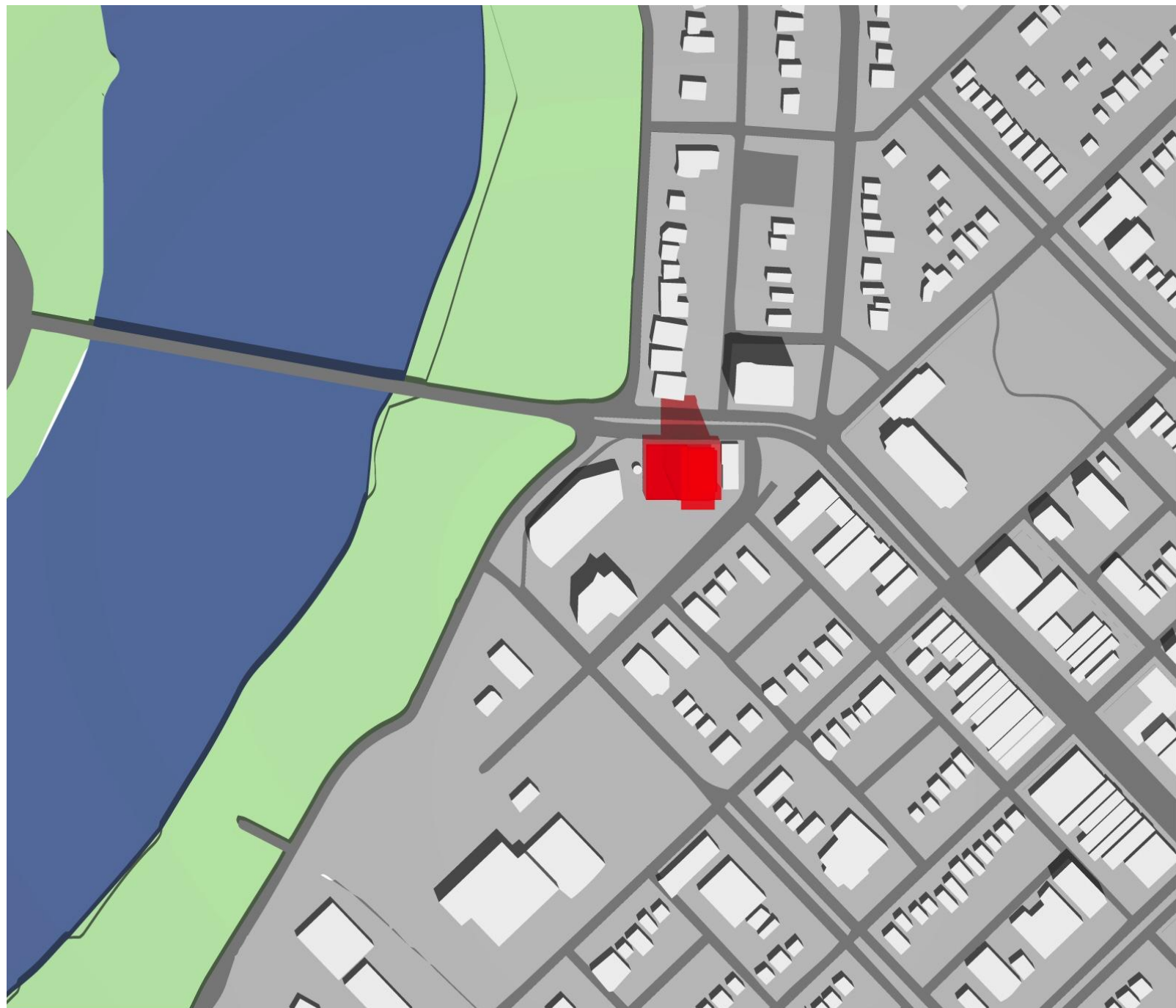
SEPTEMBER 21



9 AM



12 PM

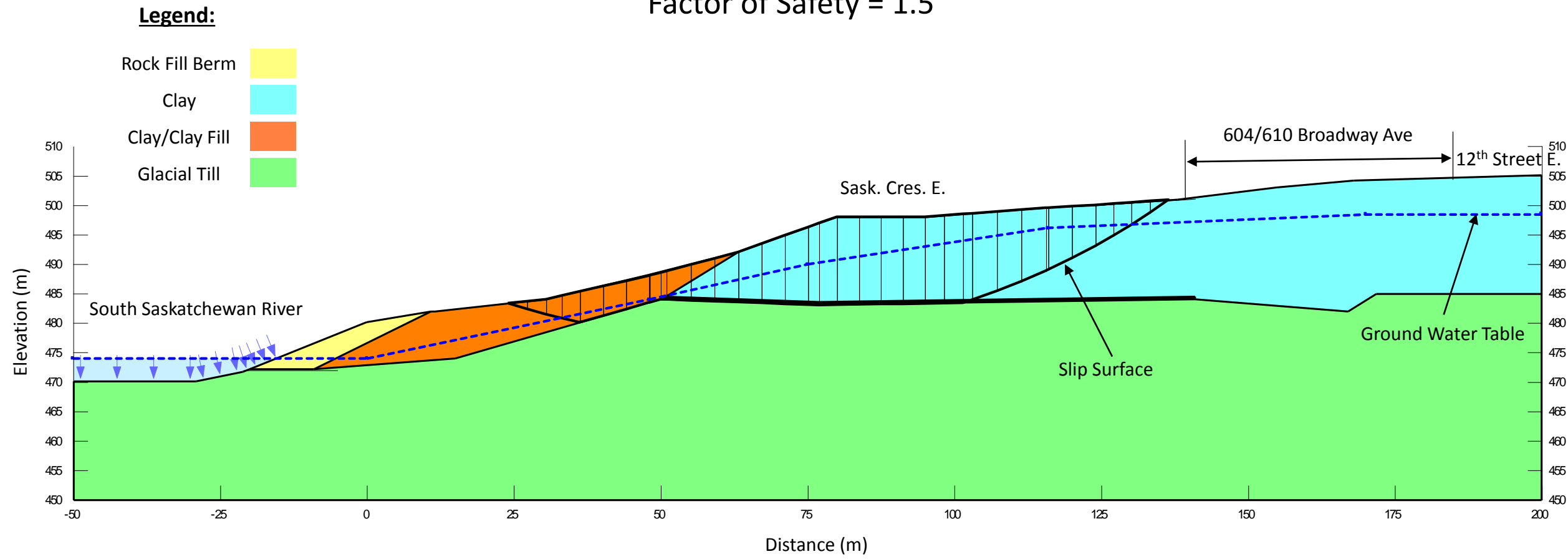


3 PM

JUNE 21

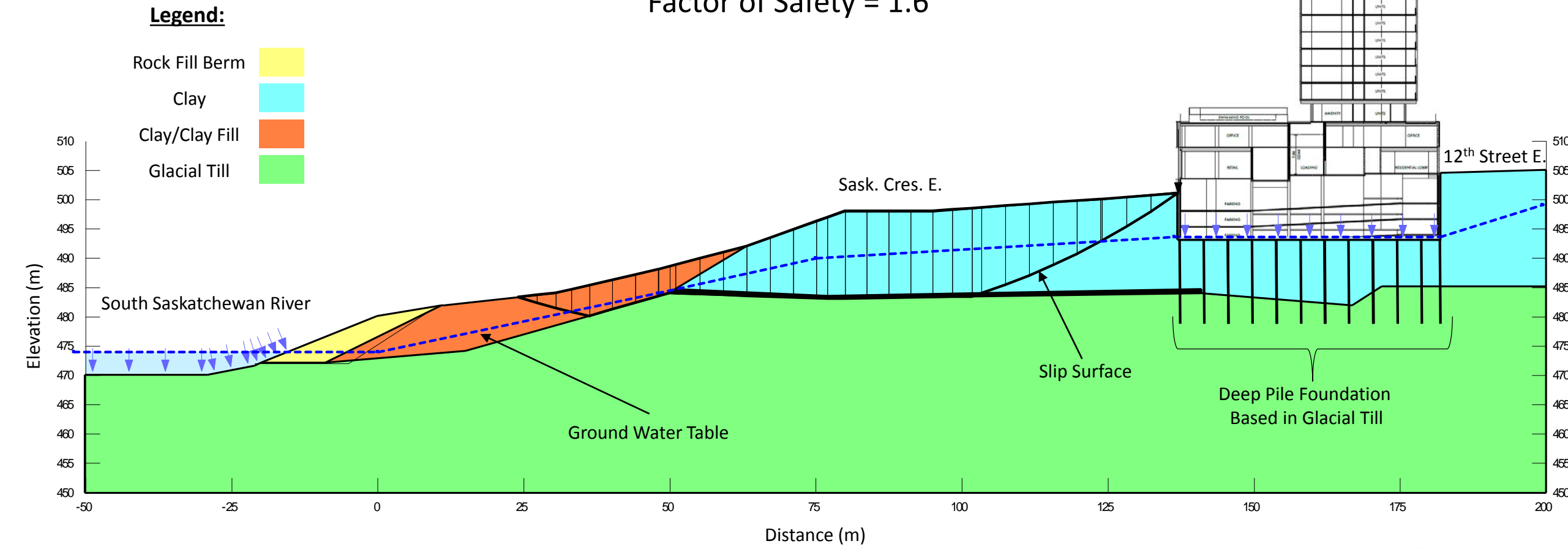
RIVERBANK STABILITY BEFORE CONSTRUCTION

Factor of Safety = 1.5



RIVERBANK STABILITY AFTER CONSTRUCTION

Factor of Safety = 1.6

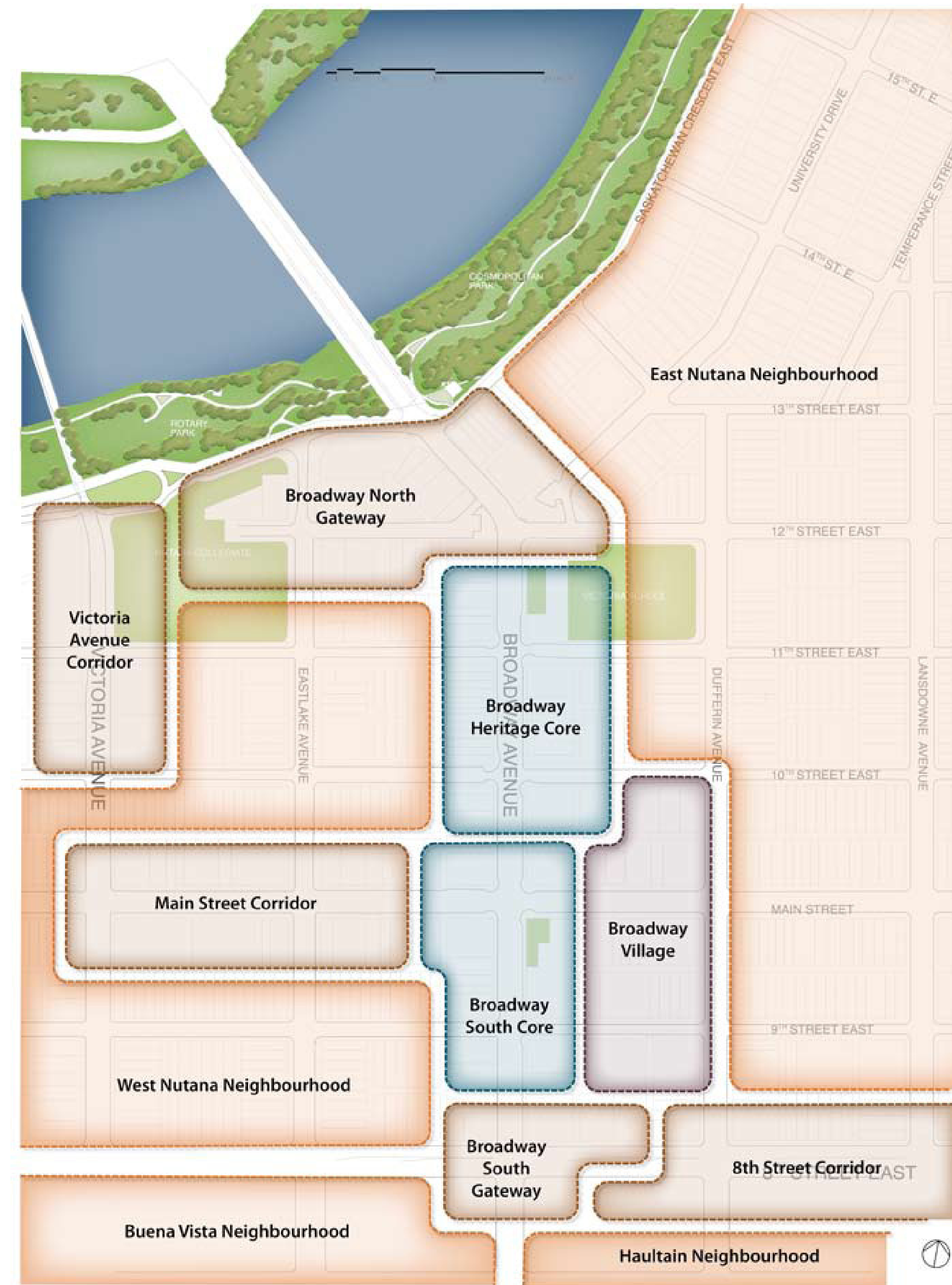




BROADWAY 360 PLAN REVIEW

NUTANA'S VISION

*A STRONG AND
DIVERSE RESIDENTIAL
NEIGHBOURHOOD
INTEGRATED WITH A
STRONG BROADWAY CORE
OF LOCAL BUSINESSES AND
COMMUNITY SERVICES.*





OUR INTENT

TO POSITIVELY CONTRIBUTE TO BROADWAY'S DIVERSITY AND CHARACTER



NORTH GATEWAY

HIGH DENSITY RESIDENTIAL / INFILL DEVELOPMENT



LAND USE GOALS

PROTECT MIXED-USE CHARACTER

ENHANCE HOUSING OPTIONS

PROMOTE HUMAN SCALE



LAND USE GOALS

PROTECT MIXED-USE CHARACTER

ENHANCE HOUSING OPTIONS

PROMOTE HUMAN SCALE



LAND USE GOALS

PROTECT MIXED-USE CHARACTER

ENHANCE HOUSING OPTIONS

PROMOTE HUMAN SCALE



ALIGNMENT WITH PILLAR 4

ACTIVITY AT THE STREET LEVEL + LANEWAY



ALIGNMENT WITH PILLAR 4

GOOD PROPORTION + HIGH QUALITY DEVELOPMENT



ALIGNMENT WITH PILLAR 4

KEY CORNER SITE



SUPPORTING PLANS FOR GROWTH



QUESTIONS?

