



112 St. James Street

St. James Development Corporation

PROPOSAL

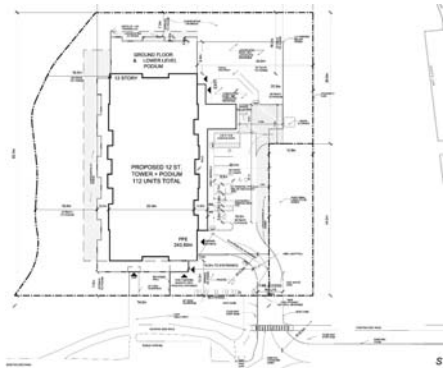
13-Storey Apartment Building with Surface and Underground parking



112 Residential Units

One, Two and Three Bedroom Units

SITE PLAN

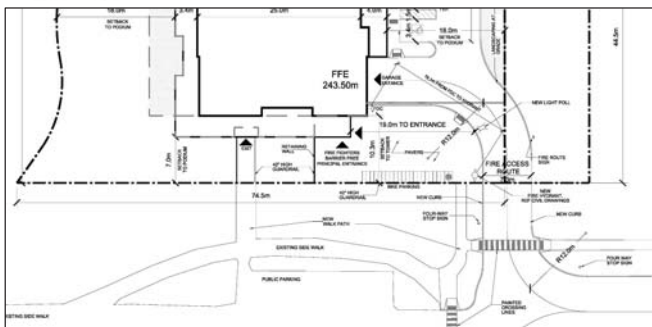


SITE PLAN DETAILS

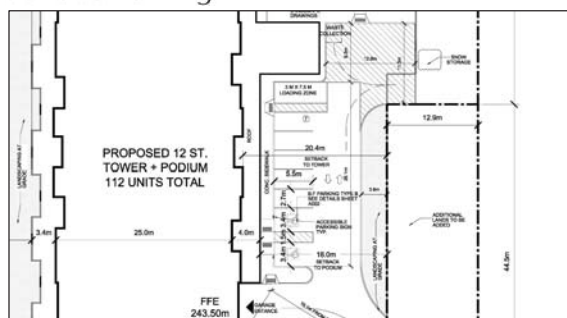
- A total of 112 residential units;
- Total of 158 parking spaces, including 7 surface parking spaces and 151 underground parking spaces;
- Two new pedestrian sidewalks are proposed;
- Private amenity space is provided to the north, east and west of the proposed building;
- Single, full-turns, access is provided from St. James Street.
- Garbage collection is provided internal to the building. Temporary waste collection area is provided to the west of the surface parking, appropriately setback and screened from the public realm

NO.	DESCRIPTION	AREA (sq. m)	REMARKS
1	PROPOSED 12 ST. JAMES ST. TOWER + PODIUM	243.50	112 UNITS TOTAL
2	PROPOSED SURFACE PARKING	7.00	7 SPACES
3	PROPOSED UNDERGROUND PARKING	151.00	151 SPACES
4	PROPOSED PEDESTRIAN SIDEWALKS	15.00	2 NEW SIDEWALKS
5	PROPOSED PRIVATE AMENITY SPACE	15.00	3 AREAS
6	PROPOSED WASTE COLLECTION AREA	5.00	1 AREA

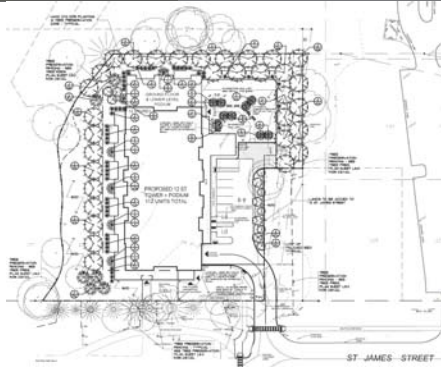
Entrance



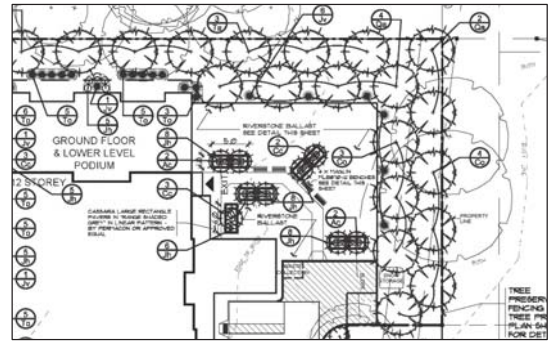
Surface Parking



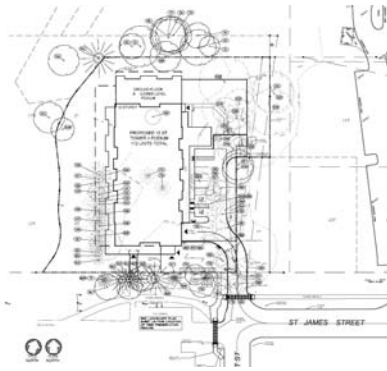
LANDSCAPE PLAN



Outdoor Amenity Space



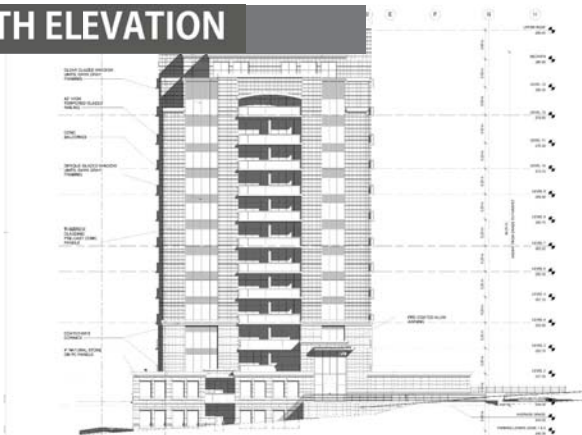
TREE PRESERVATION PLAN



WEST ELEVATION



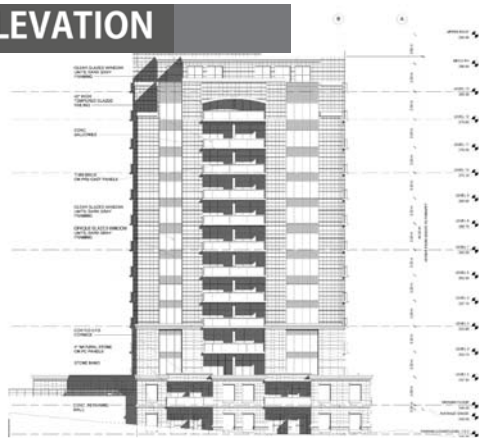
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTHWEST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



THANK-YOU

