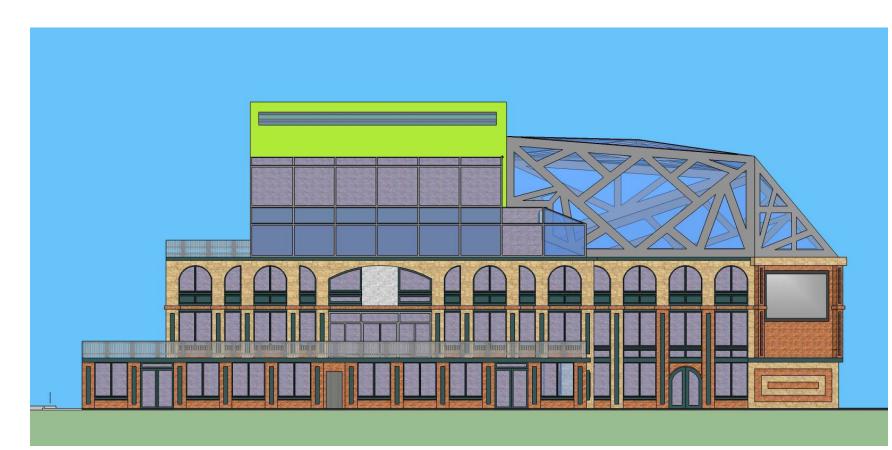


DESIGN PRINCIPLES

There are many features to Oasis that aim to make its patrons feel more relaxed and welcome. Having such a large building in an area where the majority are three stories or shorter can make it feel very oppressive. In order to change the perception of the five-storey building, the second and third floors are offset from the first floor, the fourth is offset from the third, and the fifth is offset from the fourth. This allows pedestrians to see more of the sky around the top of the building which makes the building seem shorter than it is and therefore





more congruent with the buildings around it. In addition to the offsets, the building has many large windows which gives it an airy and inviting feel. The green detailing around the windows and on the roof reflect the environmentally friendly nature of the building, as do the large green space and rooftop greenhouse. The green façades and sandstone are also a play at the name of the building, aiming to remind the community of green trees in the middle of a desert.

The various elements of the

building are unified by symmetrical windows and pillars all around the first, second and third floors. To make the building interesting and diverse the fourth and fifth floors are designed in a more modern way, using glass and angled roofs to contrast the classical European style of the floors below. In addition to the mixed styles, the materials used also contrast, creating a more interesting façade to look at. The dark red bricks and light sandstone not only differ in colour, but also in the time period in which they were typically used. The red brick can often bee seen in the more historical buildings, while the sandstone is a much more modern material. By using both of these types of stone and styles throughout the building, we are able to bring a modern look to an area filled with historical buildings without detracting from the culture or making the building seem out of place.



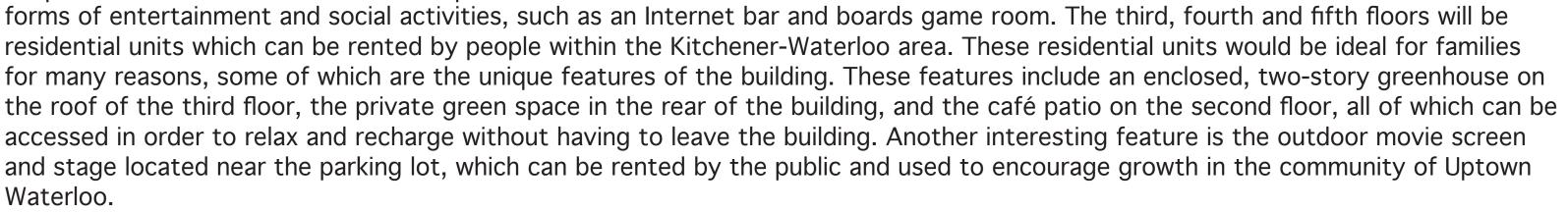
70 KING STREET NORTH

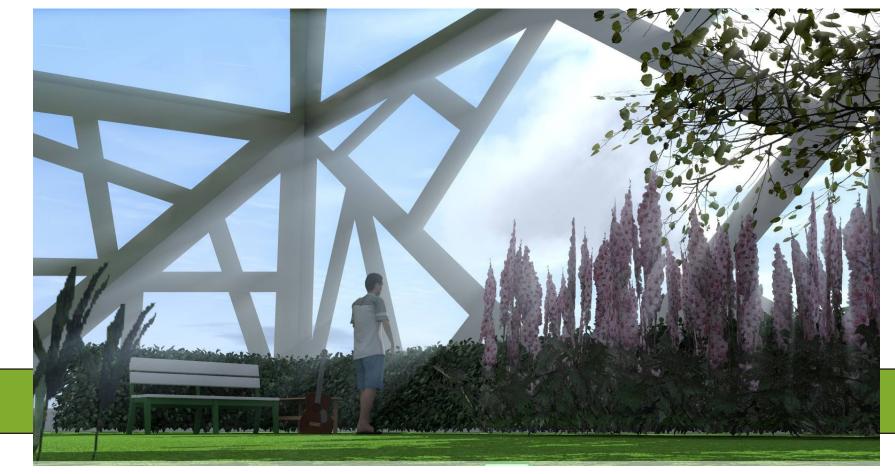
PROJECT OVERVIEW

Oasis is a five-floor development in the center of uptown Waterloo, located on the corner of King St North and Bridgeport Rd East. The mixed-use building contains both commercial areas (2,660m² or 28,600ft²) and residential units (1,976m² or 21,175ft²), with the first two floors being dedicated to the public and the top three floors available to families within the Kitchener-Waterloo area for rent.

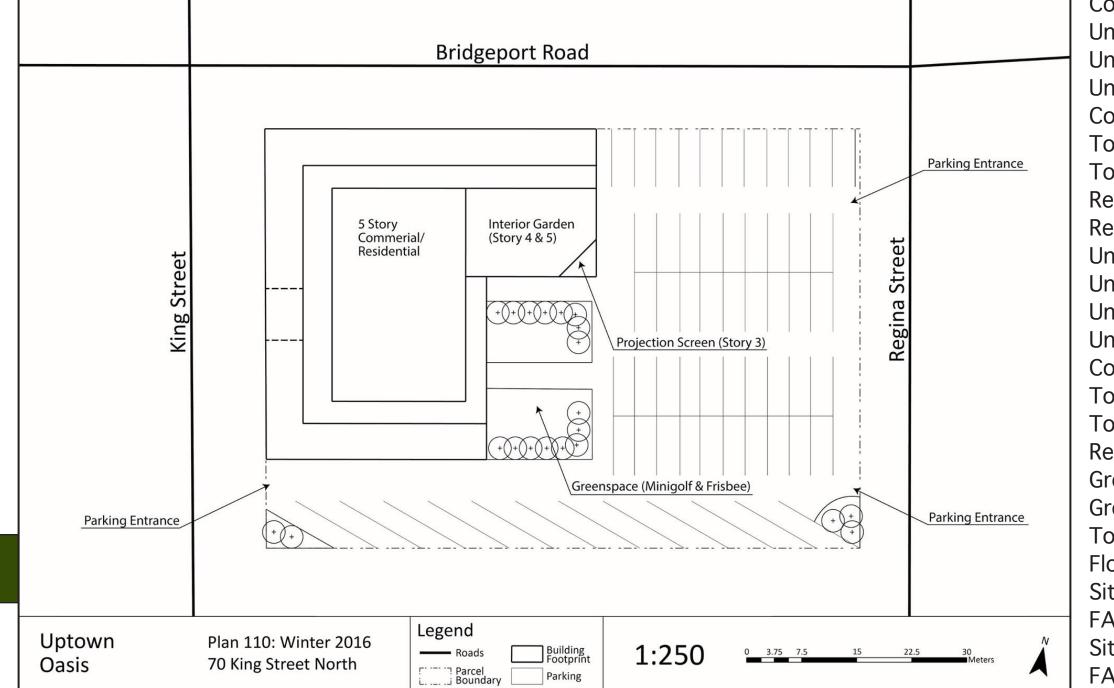
In accordance with the City of Waterloo By-Law (1108), 67 parking stalls have been provided; 48 for commercial areas and 19 for office spaces, all of which are wheelchair accessible. Due to the inconvenient one-way nature of Bridgeport Rd, two entrances/exits are loacted on Regina St North and a third is located on King St.

The first and second floors of the Oasis building will be designated for public use and will contain small shops and cafés that boast various









Commercial Area Unit Count: 26 Unit FA (m²): 93 Unit FA (ft²): 1,000 Common Space Increment: 1.1 Total Commercial FA (m²): 2,660 Total Commercial FA (ft²): 28,600 Requisite Parking: 48 Residential Area Unit Count (47m²/500ft²): 2 Unit Count (70m²/750ft²): 3 Unit Count (93m²/1000ft²): 4 Unit Count (112m²/1200ft²): 10 Common Space Increment: 1.0 Total Residential FA (m²): 1,976 Total Residential FA (ft²): 21,175 Requisite Parking: 19 Gross Floor Area (m²): 4,635 Gross Floor Area (ft²): 49,775 Total Parking: 67 Floor Area Ratio (FAR) Site Area (m²): 4,645 FAR: 1.0 Site Area (ft²): 50,000 FAR: 1.0