



PERMIT-READY PLANS

CATALOG



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DESCRIPTION

In December 2024, the Town of Stratford commissioned a series of Permit-Ready Housing Plans aimed at addressing the shortage of “missing middle” housing typologies within the municipality. This project aligns with the Town’s broader efforts to implement zoning reforms that facilitate the development of multi-unit housing.

The primary objective of these plans is to streamline the application process, ensuring expedited approvals while providing applicants with greater certainty regarding project approval. By mitigating financial and procedural risks, these measures are expected to support small-scale developers in delivering diverse and affordable housing options.

HOW TO USE THIS CATALOG:

- 1 Determine Land Use
- 2 Select from the types allowed within that Land Use
- 3 Select Material Palette
- 4 Complete Check-Lists
- 5 Apply for Your Permit!

LAND USE & TYPOLOGY

The table below indicates which forms are permitted uses within each of the current Stratford Residential Land Use Zones.

Users should first identify the land use that is applied to their property, then use this table to determine which typologies are suitable. It is ideal that the typology be a Permitted use, and if the preferred typology is “Discretionary” it should be discussed with the Town Planning team prior to application.

RESIDENTIAL LAND USE DISTRICTS	SEMI-DETACHED	TOWNHOUSE	STACKED TOWNHOUSE	MULTI-FAMILY (WALK-UP APARTMENT UNITS)
R1	D	X	X	X
R2	P	D	D	X
R3	X	P	P	P
PURD	P	P	P	D

P = Permitted Use

D = Discretionary Use Within Land Use District

X = Not Allowed



TYPOLGY MATRIX

SEMI-DETACHED



LAERTES

2 x 1,170 sq.ft.
1 Storey
2 Bedrooms
2 Washrooms



HORATIO

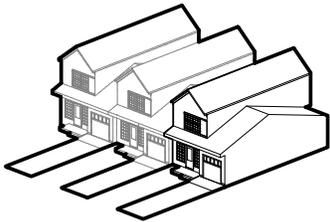
2 x 1,670 sq.ft.
2 Storeys
2 Bedrooms + Den
2 Washrooms



OPHELIA

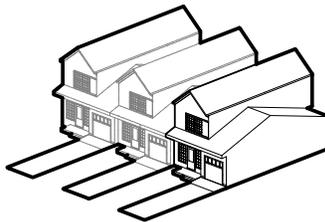
2 x 1,955 sq.ft.
2 Storeys
3 Bedrooms + Den
3 Washrooms

TOWN HOUSES



BENEDICK

3 x 1,265 sq.ft.
2 Storeys
2 Bedrooms
1.5 Washrooms



BENEDICK+FLEX

3 x 1,265 sq.ft.
2 Storeys
3 Bedrooms
2.5 Washrooms

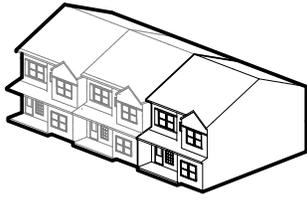


BEATRICE

3 x 1,690 sq.ft.
2 Storeys
3 Bedrooms
2.5 Washrooms

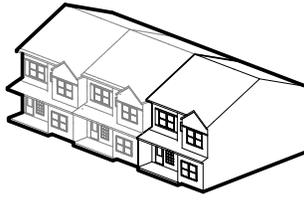
TYPOLGY MATRIX

STACKED TOWN HOUSES



HELENA

3 x LOWER UNIT
(1,035 sq.ft.):
1 Bedroom
1 Washroom
3 x UPPER UNIT
(1,110 sq.ft.):
2 Bedrooms
2 Washrooms



HELENA+FLEX

3 x LOWER UNIT
(1,035 sq.ft.):
2 Bedrooms
2 Washrooms
3 x UPPER UNIT
(1,110 sq.ft.):
2 Bedrooms
2 Washrooms



LYSANDER

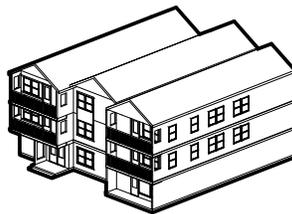
3 x LOWER UNIT
(1,035 sq.ft.):
1 Bedroom
1 Washroom
3 x UPPER UNIT
(1,600 sq.ft.):
3 Bedrooms + Den
3 Washrooms

WALK-UP MULTIFAMILY



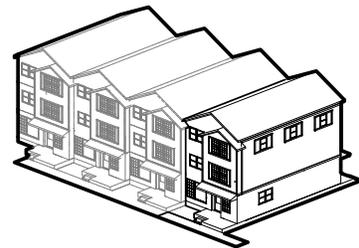
TOUCHSTONE

12 x UNIT A (775 sq.ft.):
2 Bedroom
1 Washrooms



ROSALIND

6 x UNIT A (545 sq.ft.):
1 Bedroom
1 Washroom
6 x UNIT B (815 sq.ft.):
2 Bedrooms
2 Washroom



CELIA

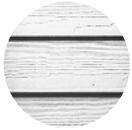
4 x UNIT A (435 sq.ft.):
1 Bedroom
1 Washroom
4 x UNIT B (505 sq.ft.):
2 Bedrooms
2 Washrooms
4 x UNIT C (925 sq.ft.):
3 Bedrooms
2.5 Washrooms

MATERIAL SPECIFICATIONS

Each typology within this catalog is aligned with a material matrix, which specifies a range of materials and colours that are permitted for each area of the building face.

The material matrix is a “choose-your-own-adventure” method for the exterior cladding, and allows for a variety of possible styles and budgets. The opposite page illustrates a number of possible versions for the Ophelia typology, all different selections from the material matrix;

FIBRE CEMENT (BASIS IS JAMES HARDIE PRODUCTS):HARDIE:



H1. LAP SIDING, 4”



H2. LAP SIDING, 6”



H3. STRAIGHT EDGE
SHAKE PANEL



H4. BOARD AND BATTEN,
SPACED



H5. 4'X8” PANEL, SMOOTH

VYNIL:



V1. VINYL HORIZONTAL
LAP SIDING, 5”



V2. VINYL HORIZONTAL
LAP SIDING, 4”

VINYL SHINGLES (BASIS IS NOVIKSHAKE):



N1. HALF ROUND HR
SHAKE



N2. NORTHERN
PERFECTION NP

METAL:



M1. WOOD-LOOKING
METAL LAP SIDING

COLOUR PALLETE:



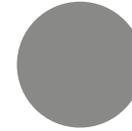
C1. ARCTIC WHITE



C2. MIDNIGHT BLACK



C3. KHAKI BROWN



C4. GRAY SLATE



C5. LIGHT MIST



C6. MOUNTAIN SAGE



C7. DEEP OCEAN



C8. COUNTRYLANE RED



C9. BOOTHBAY BLUE



C10. EVENING BLUE

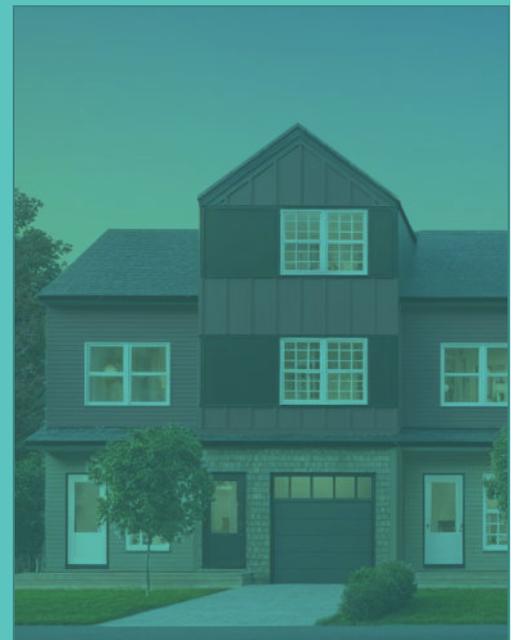
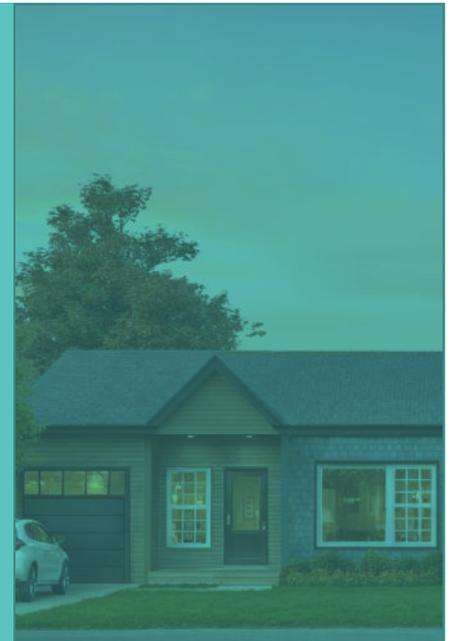


W. WOOD LOOK (LIGHT
PINE)



MATERIAL MATRIX:

	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
TIER A	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, M1, N1
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3, M1, N1
TIER B	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3
	C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3
TIER C	C3, C4, C5	V1	TO MATCH "1"	V1	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1, OR TO MATCH "2"	V2
	C1	V1	TO MATCH "1"	V1	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1	V2



PERMIT-READY PLANS

The following pages present detailed plans for each housing typology featured in the matrix on pages 6 and 7. Every design is paired with three suggested material palettes, offering a glimpse of its potential character, though countless other combinations are possible.

LAERTES

SEMI-DETACHED

Each Unit:
1,170 sq.ft
2 Bedrooms
2 Washrooms



This thoughtfully designed semi-detached home offers two bedrooms and two bathrooms, all on a single level for easy, accessible living. This home is perfect for a small family just starting out, or for those looking to downsize while staying close to home. An open-concept layout and minimal thresholds create a comfortable environment for those with limited mobility or planning to age in place. The primary suite includes a spacious ensuite and direct access to the main living area, while the second bedroom provides flexibility for guests, a caregiver, or a home office. With its compact footprint and accessible design, this home delivers both convenience and peace of mind without sacrificing style.

MATERIAL LEGEND:

- 1. W, M1
- 2. W, M1
- 3. C9, H3
- 4. W, M1

Areas indicated are for entire building cladding.

MATERIAL MATRIX:

TIER A	1		2		3		4	
	ENTRY		BASE LEVEL		BASE LEVEL FIELD		ACCENT	
	45 ft ²		1,540 ft ²		145 ft ²		25 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, M1, N1
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	C1	H1, H3, M1, N1

LAERTES

Each Unit:
1,170 sq.ft
2 Bedrooms
2 Washrooms



TIER B. MATERIAL LEGEND:
 1. C1, H2
 2. C1, H2
 3. C4, H3
 4. C1, H1

TIER B	1		2		3		4	
	ENTRY		BASE LEVEL		BASE LEVEL FIELD		ACCENT	
	45 ft ²		1,540 ft ²		145 ft ²		25 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	C1	H1, H3	

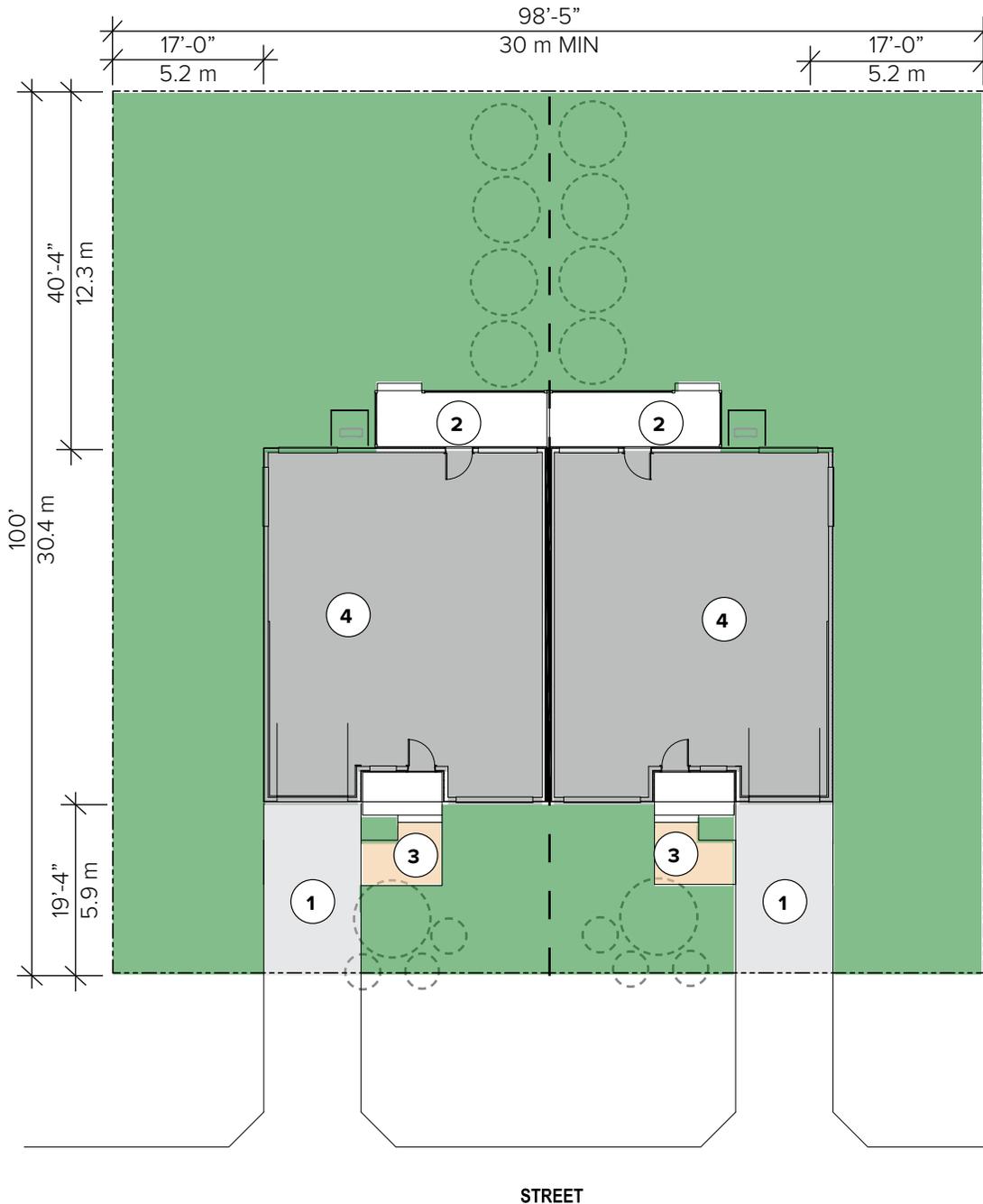


TIER C. MATERIAL LEGEND:
 1. C1, V1
 2. C1, V1
 3. C4, V2
 4. C1, V2

TIER C	1		2		3		4	
	ENTRY		BASE LEVEL		BASE LEVEL FIELD		ACCENT	
	45 ft ²		1,540 ft ²		145 ft ²		25 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1	TO MATCH "1"	V1	C6, C7, C8, C9, C10	V1, V2	C1, OR TO MATCH "1"	V2
C1	V1	TO MATCH "1"	V1	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	C1	V2	

LAERTES

2 BED + 2 BATHS



SITE STATS:

SITE AREA = 9,816 sq.ft.
COVERAGE = 25%
MIN. LOT WIDTH = 30 M.

SETBACKS:

FRONT - 4 M
SIDE - 3 M
REAR - 4.5 M

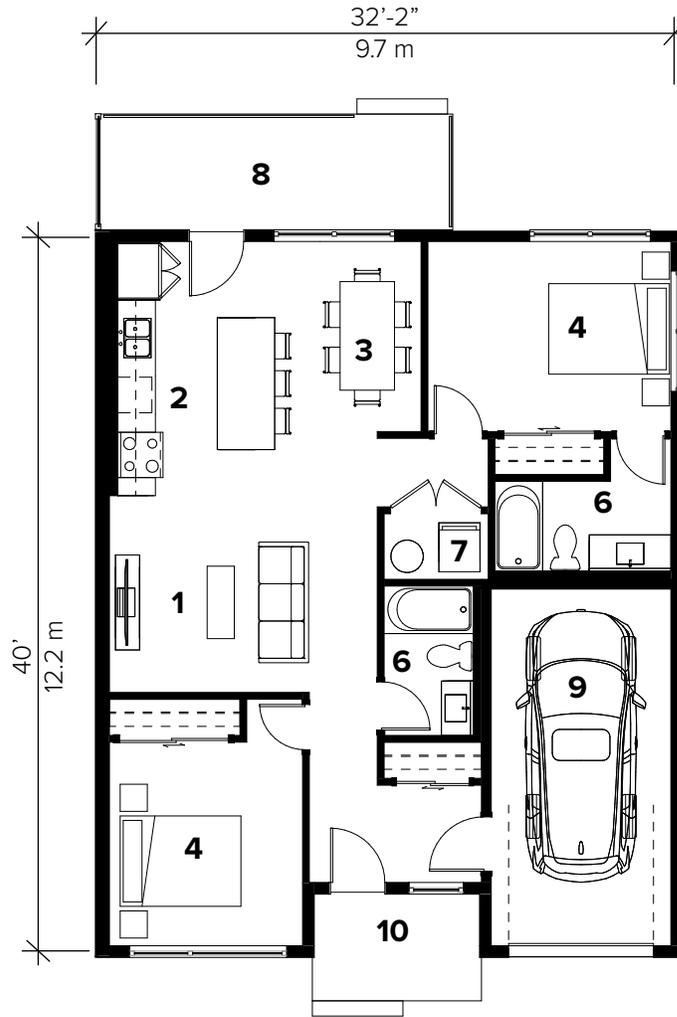
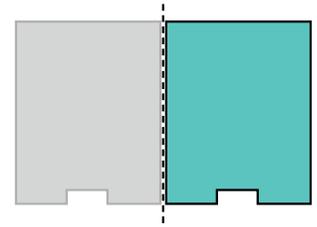
NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
2. ILLUSTRATIVE LANDSCAPE PLANS FOR SEMI-DETACHED TYPOLOGY CAN BE FOUND IN THE APPENDIX.

1. DRIVEWAY
2. PATIO
3. PORCH
4. DWELLING

LAERTES

2 BED + 2 BATHS



GROSS SQ.FT. = 1,254 sq.ft.
NET SQ.FT. = 1,170 sq.ft.

1. **LIVING ROOM** 9'-6"x11'
2. **KITCHEN** 15'-6"x11'
3. **DINING ROOM** 15'-6"x7'-2"
4. **BEDROOMS:** 10'-3"x12'-6", 11'-8"x10'-8"
5. **EN-SUITE** 5'x8'-2"
6. **BATHROOM** 5'x8'-4"
7. **MECH. ROOM & LAUNDRY** 7'-1"x5'-10"
8. **PATIO** 6'-4"x19'-5"
9. **GARAGE** 10'x20'
10. **PORCH** 3'-5"x9'-1"

HORATIO

SEMI-DETACHED

Each Unit:
1,670 sq.ft
2 Beds + Den
2 Washrooms



This spacious two-storey semi-detached home features three bedrooms and an efficient, family-friendly layout. The main floor's open living, dining, and kitchen areas create a welcoming hub for everyday life, with a bedroom located on the main floor that is separated from the main living area. This bedroom is ideal for those with limited mobility, for guests, or for use as an at-home office space. Upstairs, two bedrooms offer private retreat, with a conveniently located full bath.

With its balance of shared and private spaces, the Horatio is well-suited for multigenerational living or those looking to adapt their home to changing needs over time.

MATERIAL LEGEND:

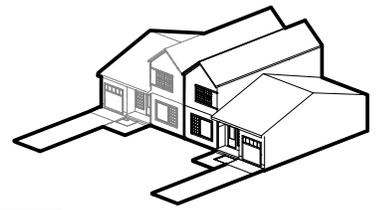
1. W, M1
2. W, M1
3. C9, H3
4. C9, H4
5. W, M1

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		975 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, M1, N1
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3, M1, N1

HORATIO

Each Unit:
1,670 sq.ft
2 Beds + Den
2 Washrooms



- TIER B. MATERIAL LEGEND:**
1. C1, H2
 2. C1, H1
 3. C4, H3
 4. C1, H1
 5. C1, N1

TIER B	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		970 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, N1
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3, N1	

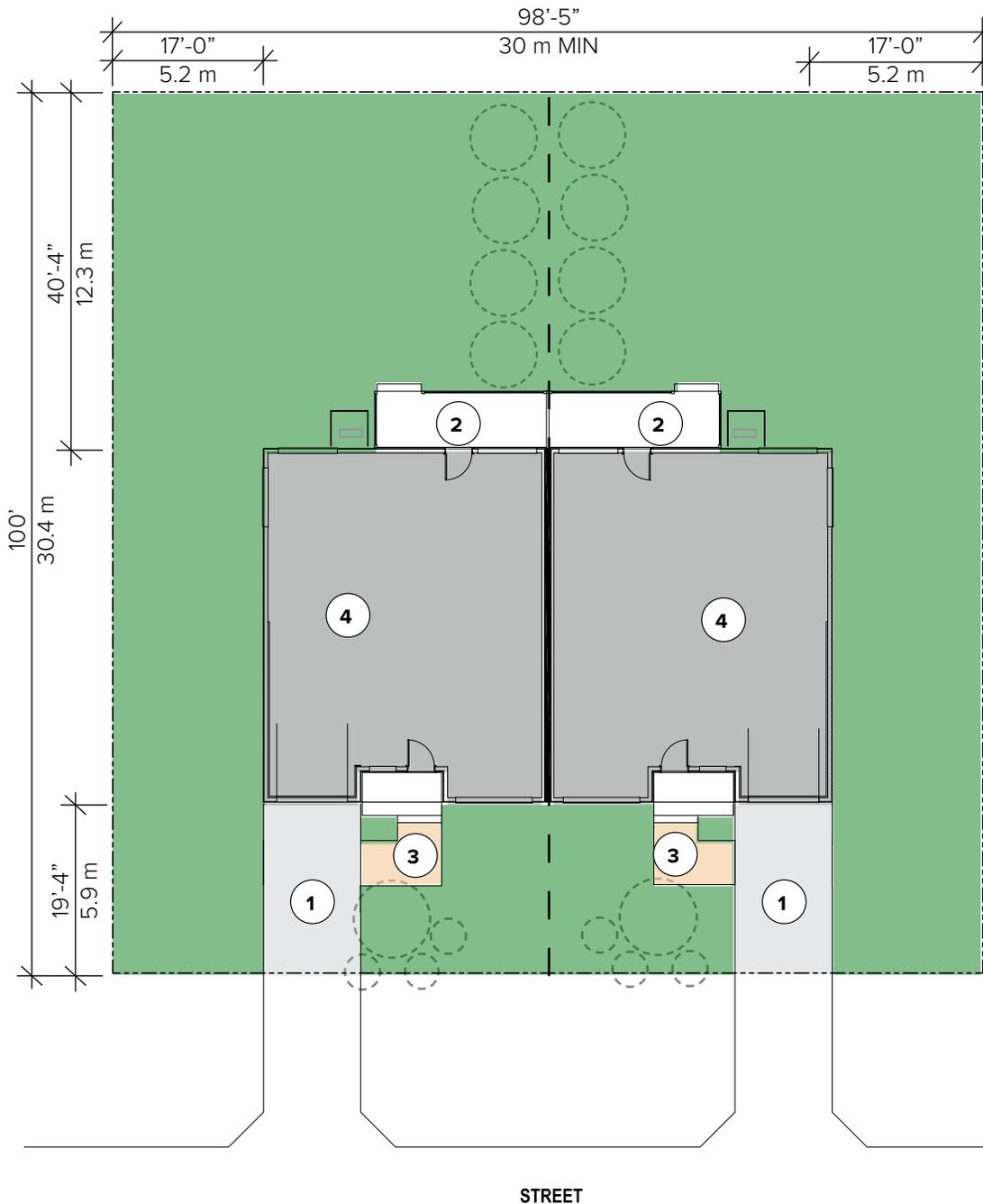
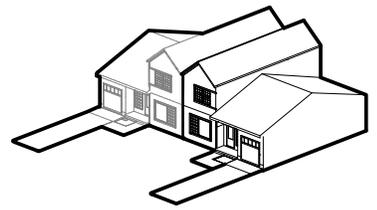


- TIER C. MATERIAL LEGEND:**
1. C1, V1
 2. C1, V1
 3. C4, V2
 4. C4, V2
 5. C1, V2

TIER C	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		970 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1, OR TO MATCH "2"	N1, N2, V2
C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1	N1, N2, V2	

HORATIO

2 BED + DEN + 2 BATHS



SITE STATS:

SITE AREA = 9,816 sq.ft.
COVERAGE = 25%
MIN. LOT WIDTH = 30 M.

SETBACKS:

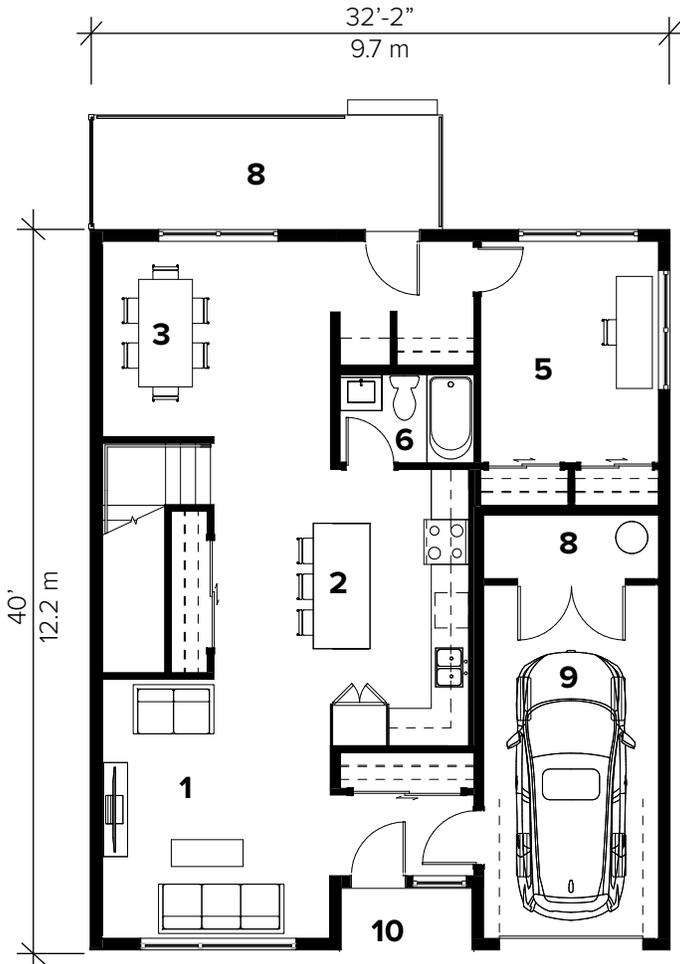
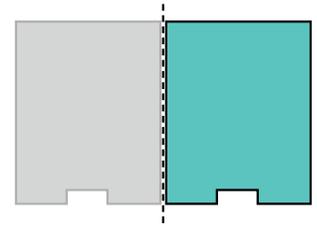
FRONT - 4 M
SIDE - 3 M
REAR - 4.5 M

NOTE:

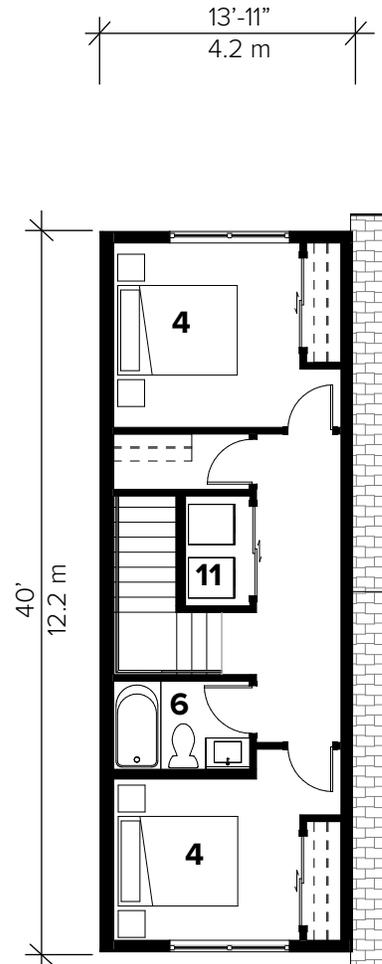
1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
2. ILLUSTRATIVE LANDSCAPE PLANS FOR SEMI-DETACHED TYPOLOGY CAN BE FOUND IN THE APPENDIX.

1. DRIVEWAY
2. PATIO
3. PORCH
4. DWELLING

HORATIO



MAIN FLOOR



SECOND FLOOR

GROSS SQ.FT. = 1,814 sq.ft.
NET SQ.FT. = 1,670 SQ.FT.

1. **LIVING ROOM** 12'-8" x 14'-5"
2. **KITCHEN** 10'-9" x 15'-5"
3. **DINING ROOM** 10'-9" x 13'-8"
4. **BEDROOMS:** 10'-3" x 10'-4", 9'-0" x 10'-3"
5. **DEN** 12'-4" x 9'-11"
6. **BATHROOM** 5' x 7'-6"
7. **MECH. ROOM** 7'-1" x 5'-10"
8. **PATIO** 6'-5" x 19'-7"
9. **GARAGE** 10' x 20'
10. **PORCH** 3'-5" x 9'-1"
11. **LAUNDRY** 3'-7" x 6'-2"

OPHELIA

SEMI-DETACHED

Each Unit:
1,955 sq.ft
3 Beds + Den
3 Washrooms



Designed for flexibility and growing families, this two-storey semi-detached home offers four bedrooms and a bright, open-concept main floor. The kitchen, dining, and living areas flow seamlessly together, making it easy to gather and entertain. Upstairs, the primary suite includes a private ensuite, while two additional bedrooms provide ample space for children or guests. Another bedroom on the main floor level is perfect for family members with limited mobility, or an at-home office. With its efficient layout and generous storage, this home combines the comfort of a single-family residence with the practicality of a semi-detached design—perfect for households that need room to grow.

MATERIAL LEGEND:

1. W, M1
2. W, M1
3. C10, H3
4. C10, H4
5. W, M1

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		1,260 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, M1, N1
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3, M1, N1

OPHELIA

Each Unit:
1,955 sq.ft
3 Beds + Den
3 Washrooms



TIER B. MATERIAL LEGEND:
 1. C1, H2
 2. C1, H1
 3. C4, H3
 4. C1, H1
 5. C1, H1

TIER B	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		1,260 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, N1
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4	C1	H1, H3, N1	

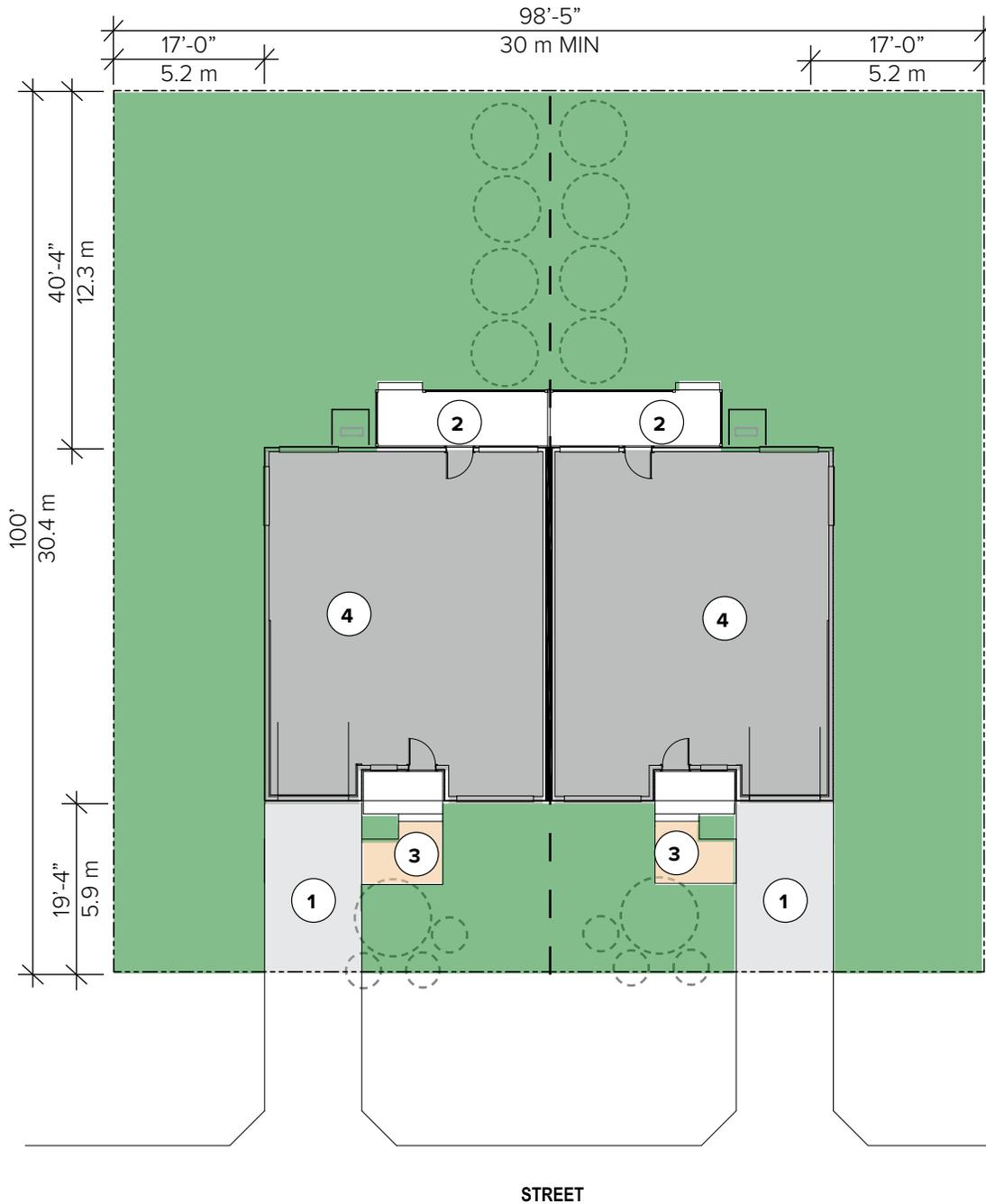
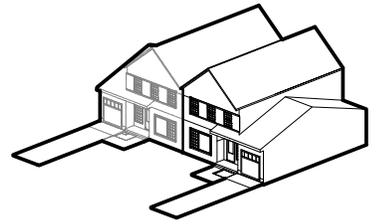


TIER C. MATERIAL LEGEND:
 1. C1, V1
 2. C1, V1
 3. C4, V2
 4. C4, V2
 5. C1, V2

TIER C	1		2		3		4		5	
	BASE LEVEL		BASE LEVEL		BASE LEVEL FIELD		FIELD		EAVE DETAIL	
	55 ft ²		1,275 ft ²		300 ft ²		1,260 ft ²		35 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V1	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1, OR TO MATCH "2"	N1, N2, V2
C1	V1, V2	TO MATCH "1"	V1	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	V2	C1	N1, N2, V2	

OPHELIA

3 BED + DEN + 3 BATHS



SITE STATS:

SITE AREA = 9,816 sq.ft.
 COVERAGE = 25%
 MIN. LOT WIDTH = 30 M.

SETBACKS:

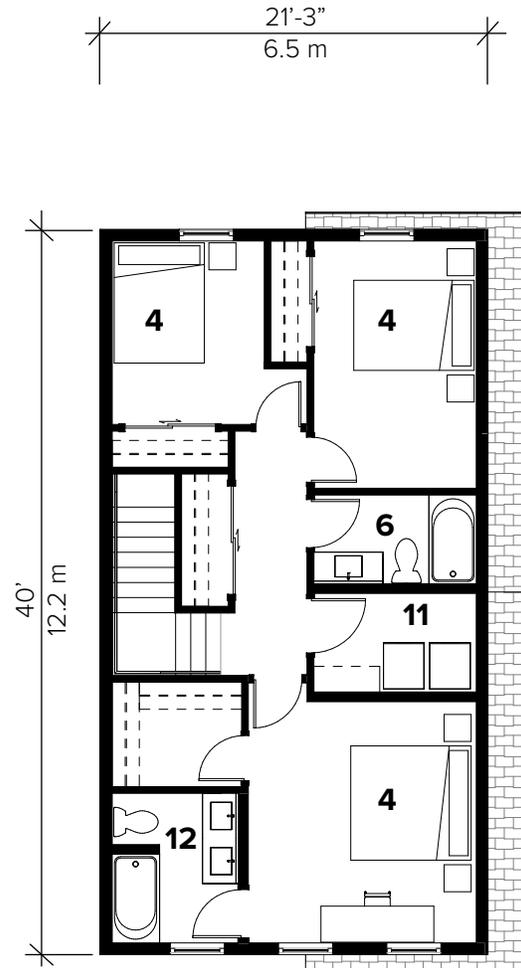
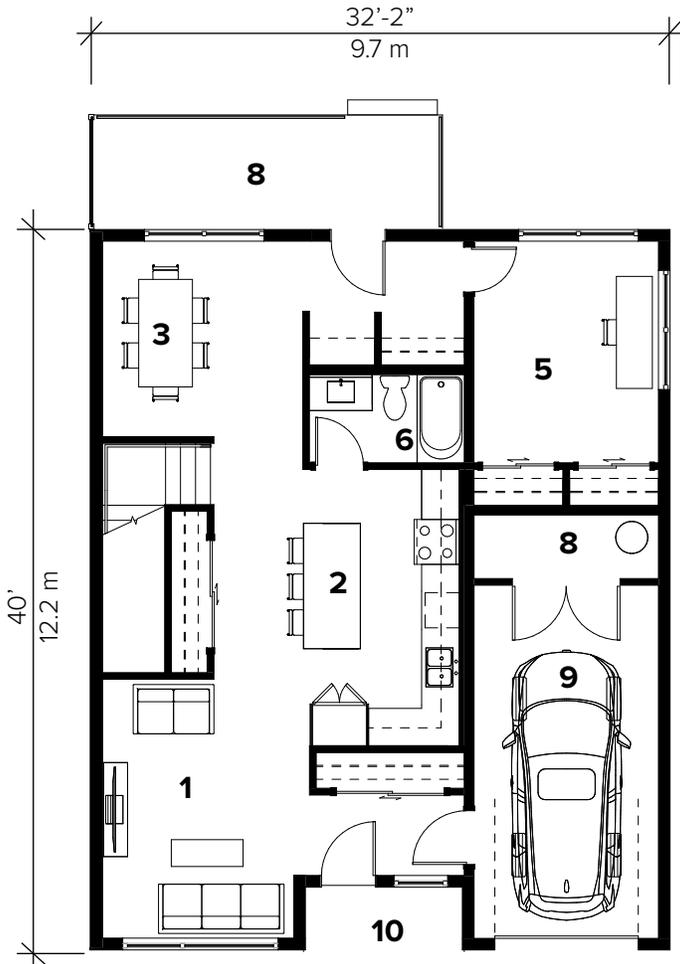
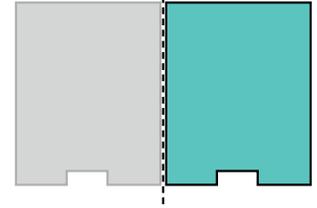
FRONT - 4 M
 SIDE - 3 M
 REAR - 4.5 M

NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR SEMI-DETACHED TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. PORCH
- 4. DWELLING

OPHELIA



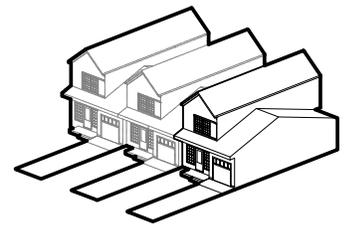
GROSS SQ.FT. = 2,110 sq.ft.
NET SQ.FT. = 1,955 SQ.FT.

1. **LIVING ROOM** 12'-8"×14'-5"
2. **KITCHEN** 10'-9"×15'-5"
3. **DINING ROOM** 10'-9"×13'-8"
4. **BEDROOMS:** 13'-9"×0'-0", 8'-5"×10'-2", 12'-8"×13'-5"
5. **DEN** 12'-4"×9'-11"
6. **BATHROOM** 5'×8'-7", 5'×9'-0",
7. **MECH. ROOM** 10'-4"×3'-6"
8. **PATIO** 6'-5"×19'-7"
9. **GARAGE** 10'-4"×20'
10. **PORCH** 3'-5"×9'-1"
11. **LAUNDRY** 9'-0"×5'-5"
12. **EN SUITE** 8'-3"×7'-0"

BENEDICK

TOWN HOUSE

Each Unit:
1,265 sq.ft
2 Bedrooms
1.5 Washrooms



This stylish two-storey townhouse offers a smart, efficient layout with two bedrooms and 1.5 baths. The main floor features an open living, dining, and kitchen area, perfect for everyday living or hosting friends, while a convenient powder room adds practicality. Upstairs, two well-proportioned bedrooms share a full bath, making the home ideal for singles, couples, or small families. With its compact footprint, low-maintenance design, and contemporary curb appeal, this townhouse is a great choice for those seeking comfort and style in an easy-to-manage space.

MATERIAL LEGEND:

- 1. W, M1
- 2. W, H3
- 3. C6, H4
- 4. C6, H3

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

BENEDICK

Each Unit:
1,265 sq.ft
2 Bedrooms
1.5 Washrooms



TIER B. MATERIAL LEGEND:
 1. C5, H2
 2. C5, H2
 3. C7, H3
 4. C1, N1

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, H4, N1
	C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	C1	H1, H3, H4, N1

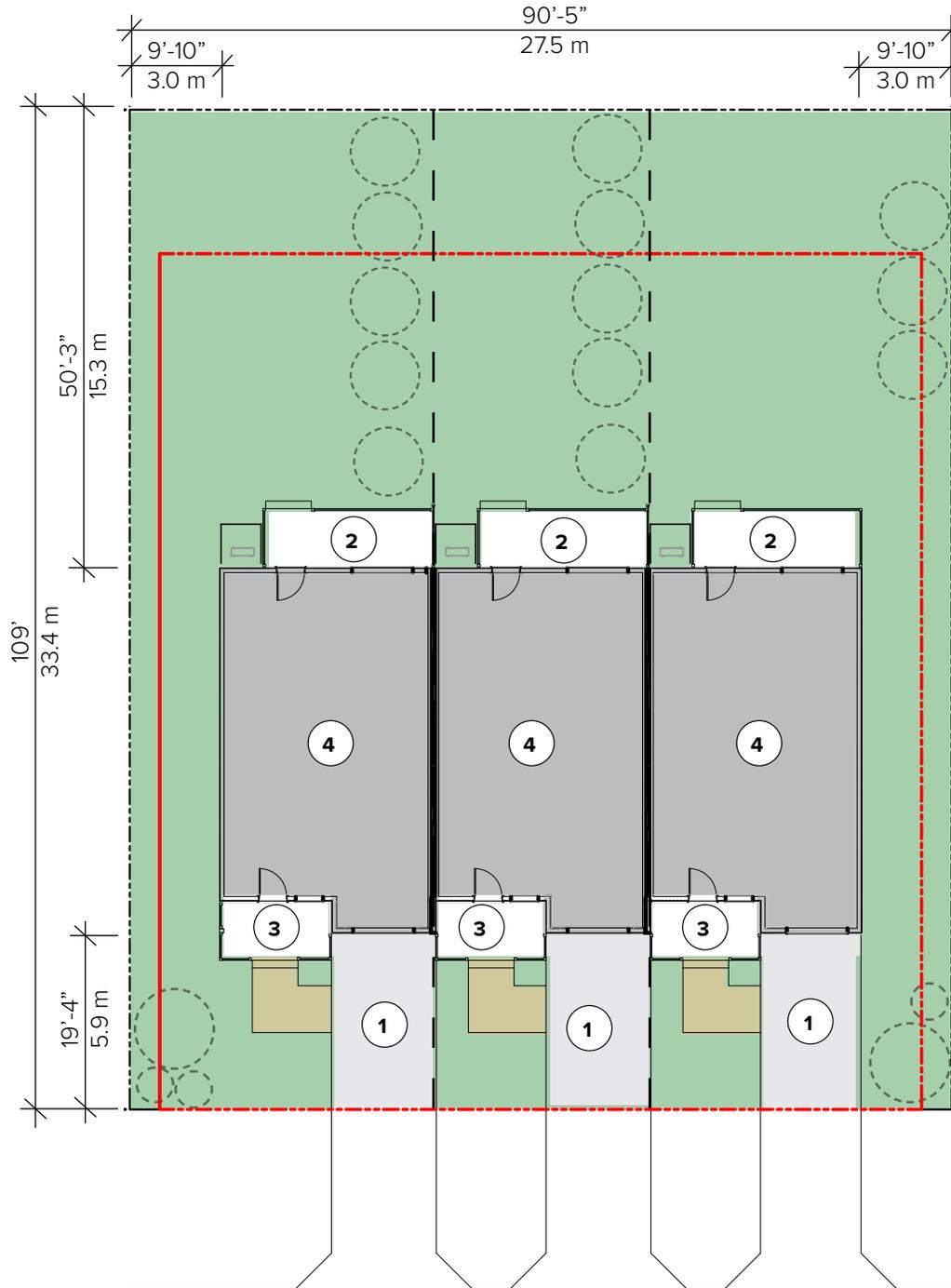
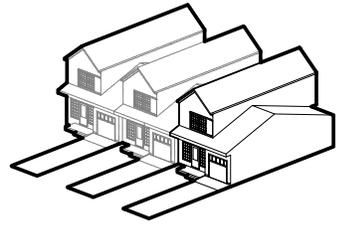


TIER C. MATERIAL LEGEND:
 1. C1, V1
 2. C1, V1
 3. C4, V2
 4. C1, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	C1, OR TO MATCH "2"	N1, N2, V2
	C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	C1	N1, N2, V2

BENEDICK

2 BED + 1.5 BATHS



SITE STATS:

SITE AREA = 9,850 sq.ft.
 COVERAGE = 27.3%
 MIN. LOT WIDTH = 9 M
 PER TOWNHOUSE

SETBACKS:

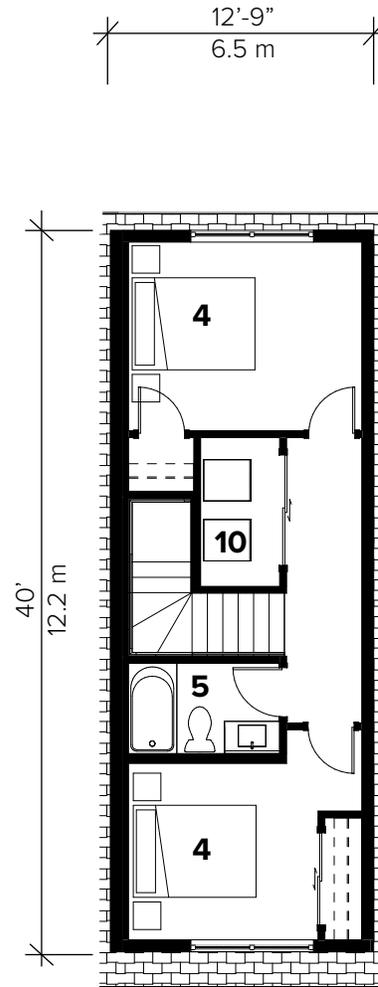
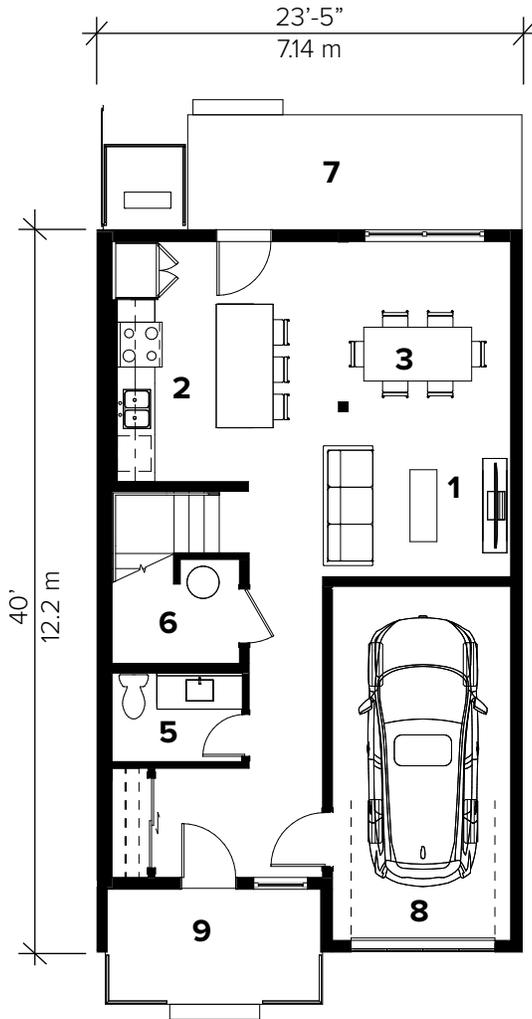
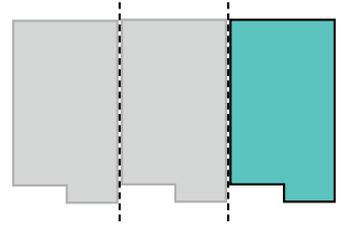
FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

NOTE:

ILLUSTRATIVE LANDSCAPE
 PLANS FOR TOWNHOUSES
 CAN BE FOUND IN THE
 APPENDIX.

1. DRIVEWAY
2. PATIO
3. PORCH
4. DWELLING

BENEDICK



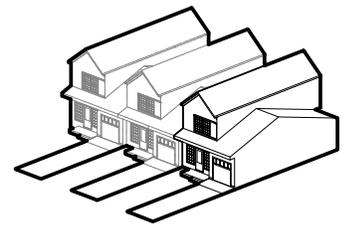
GROSS SQ.FT. =1,440 sq.ft.
NET SQ.FT. =1,265 sq.ft.

1. **LIVING ROOM** 11'-2"x10'-2"
2. **KITCHEN** 13'-6"x9'-0"
3. **DINING ROOM** 11'-2"x8'-6"
4. **BEDROOMS:** 12'-8"x10'-3", 9'-7"x10'-4"
5. **BATHROOM** 5'x7'-3", 5'x8'-3",
6. **MECH. ROOM** 5'-9"x3'-4"
7. **PATIO** 6'-5"x19'-7"
8. **GARAGE** 10'-4"x20'
9. **PORCH** 3'-5"x9'-1"
10. **LAUNDRY** 8'-1"x4'-4"

BENEDICK+FLEX

TOWN HOUSE

Each Unit:
1,265 sq.ft
3 Bedrooms
2.5 Washrooms



This variation on the Benedick, as shown on the previous pages, replaces the enclosed, single-car garage with a flex space. The flex space design includes a full bath and closet, and can be used as an additional bedroom, work space, den, or whatever the occupant requires. The Benedick + Flex provides all the benefits and functionality of the Benedick, but with flexibility to grow and change with the family.

MATERIAL LEGEND:

- 1. W, M1
- 2. W, H3
- 3. C6, H4
- 4. C6, H3

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

BENEDICK+FLEX

Each Unit:
1,265 sq.ft
3 Bedrooms
2.5 Washrooms



TIER B. MATERIAL
LEGEND:
1. C5, H2
2. C5, H2
3. C7, H3
4. C1, N1

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, H4, N1
	C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	C1	H1, H3, H4, N1



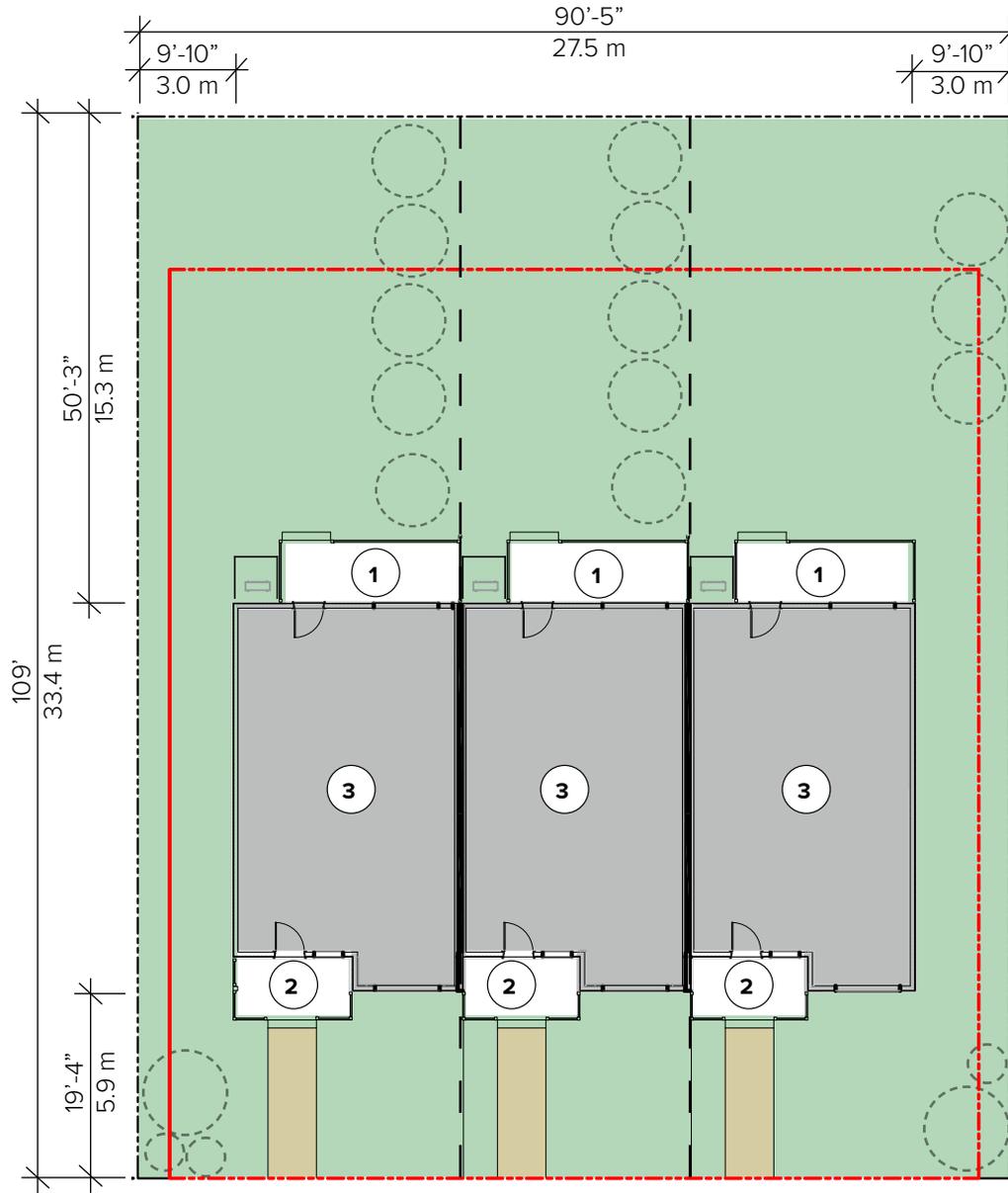
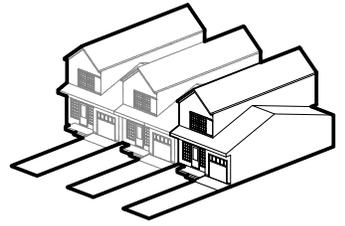
TIER C. MATERIAL
LEGEND:
1. C1, V1
2. C1, V1
3. C4, V2
4. C1, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,485 ft ²		325 ft ²		2,195 ft ²		50 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	C1, OR TO MATCH "2"	N1, N2, V2
	C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	C1	N1, N2, V2

BENEDICK+FLEX

3 BED + 2.5 BATHS

Each Unit:
1,265 sq.ft
3 Bedrooms
2.5 Washrooms



SITE STATS:

SITE AREA = 9,850 sq.ft.
 COVERAGE = 27.3%
 MIN. LOT WIDTH = 9 M
 PER TOWNHOUSE

SETBACKS:

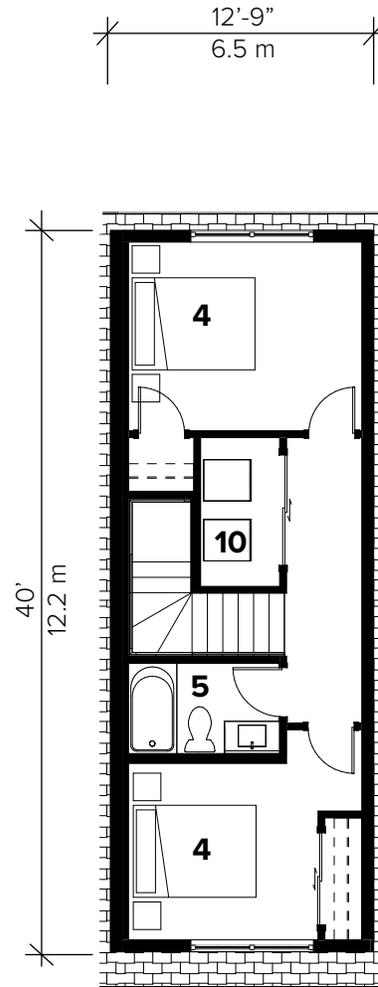
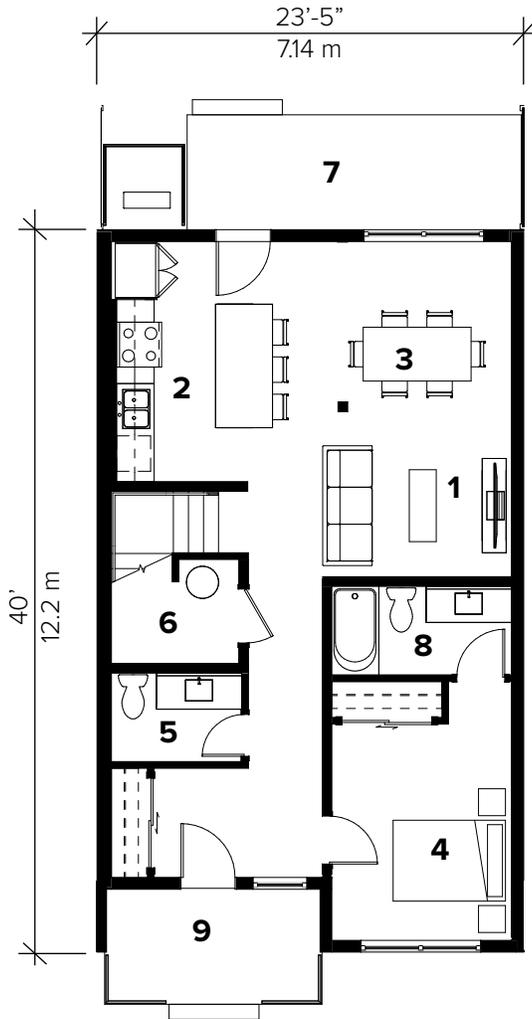
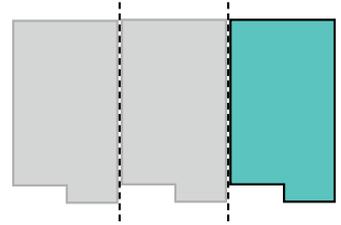
FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR TOWN HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. PATIO
- 2. PORCH
- 3. DWELLING

BENEDICK+FLEX



GROSS SQ.FT. =1,440 sq.ft.
NET SQ.FT. =1,265 sq.ft.

1. **LIVING ROOM** 11'-2"x10'-2"
2. **KITCHEN** 13'-6"x9'-0"
3. **DINING ROOM** 11'-2"x8'-6"
4. **BEDROOMS:** 12'-8"x10'-3", 9'-7"x10'-4"
5. **BATHROOM** 5'x7'-3", 5'x8'-3",
6. **MECH. ROOM** 5'-9"x3'-4"
7. **PATIO** 6'-5"x19'-7"
8. **EN SUITE** 10'-0"x5'
9. **PORCH** 3'-5"x9'-1"
10. **LAUNDRY** 8'-1"x4'-4"

BEATRICE

TOWN HOUSE

Each Unit:
1,690 sq.ft
3 Bedrooms
2.5 Washrooms



The Beatrice is a two-storey townhouse that offers three bedrooms and 2.5 baths. The main floor features an open living, dining, and kitchen area, perfect for everyday living or hosting friends, while a convenient powder room adds practicality. Upstairs, a primary suite with ensuite provides optimum privacy and retreat, while two well-proportioned bedrooms share a full bath. This home is ideal for growing families or smaller families with flexibility to work from home.

- MATERIAL LEGEND:**
- 1. W, M1
 - 2. W, H3
 - 3. C6, H4
 - 4. C6, H3

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,345 ft ²		280 ft ²		2,100 ft ²		180 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

BEATRICE

Each Unit:
1,690 sq.ft
3 Bedrooms
2.5 Washrooms



TIER B. MATERIAL LEGEND:
 1. C5, H2
 2. C5, H2
 3. C7, H3
 4. C1, N1

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,345 ft ²		280 ft ²		2,100 ft ²		180 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	C1, OR TO MATCH "1"	H1, H3, H4, N1
	C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	C1	H1, H3, H4, N1



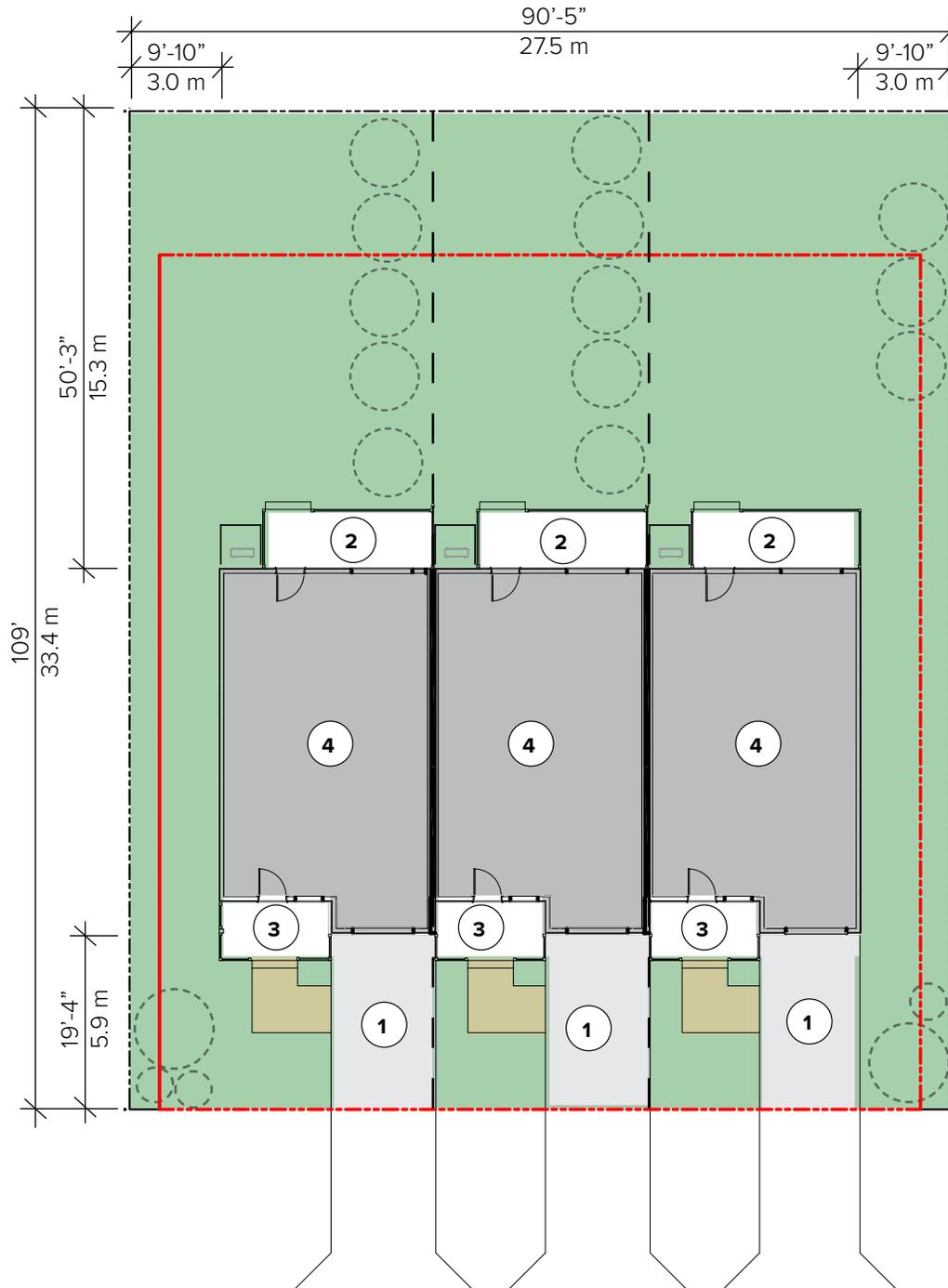
TIER C. MATERIAL LEGEND:
 1. C1, V1
 2. C1, V1
 3. C4, V2
 4. C1, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		EAVE DETAIL	
	1,345 ft ²		280 ft ²		2,100 ft ²		180 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	C1, OR TO MATCH "2"	N1, N2, V2
	C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	C1	N1, N2, V2

BEATRICE

3 BED + 2.5 BATHS

Each Unit:
1,690 sq.ft
3 Bedrooms
2.5 Washrooms



SITE STATS:

SITE AREA = 9,850 sq.ft.
 COVERAGE = 27.3%
 MIN. LOT WIDTH = 9 M
 PER TOWNHOUSE

SETBACKS:

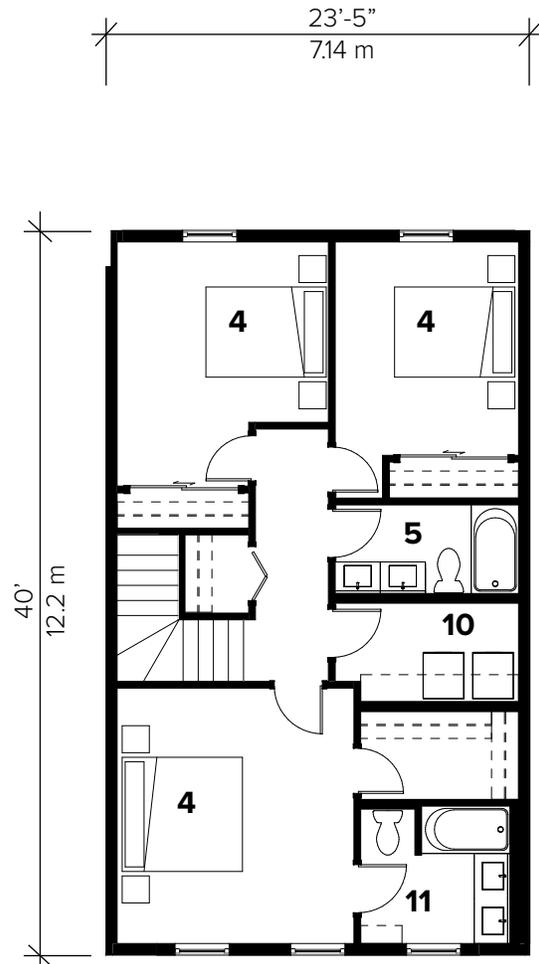
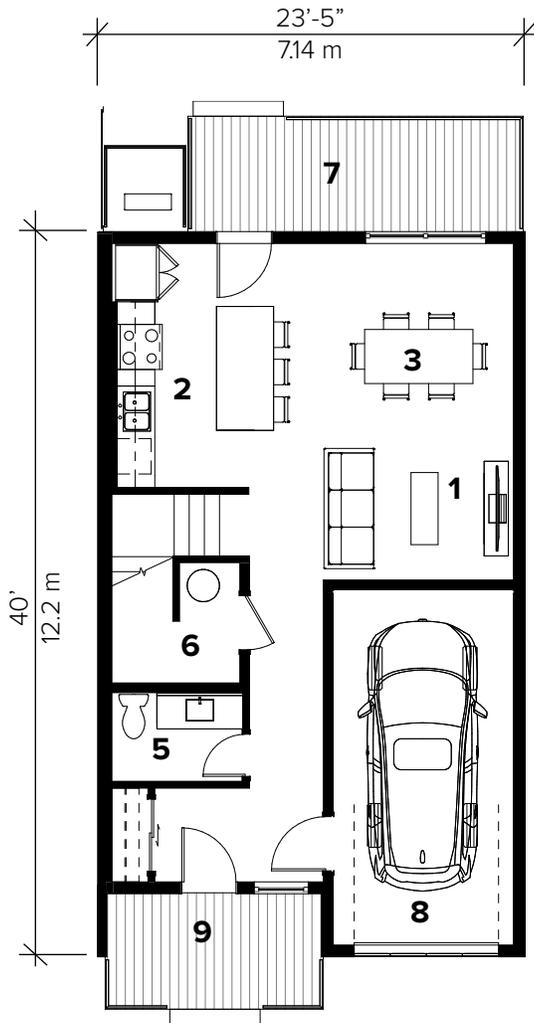
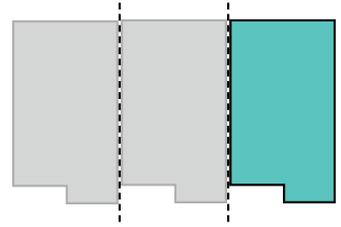
FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR TOWN HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. PORCH
- 4. DWELLING

BEATRICE



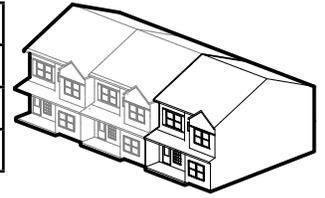
NET SQ.FT. =1,690
NUMBER OF STOREYS=2

1. **LIVING ROOM** 12'-8"X14'-5"
2. **KITCHEN** 10'-9"X15'-5"
3. **DINING ROOM** 10'-9"X13'-8"
4. **BEDROOMS:** 10'-2"X11'-10", 10'-0"X11'-9", 13'-9"X13'-2"
5. **BATHROOM** 5'X8'-7", 5'X10'-2",
6. **MECH. ROOM** 10'-4"X3'-6"
7. **PATIO** 6'-5"X19'-7"
8. **GARAGE** 10'-4"X20'
9. **PORCH** 3'-5"X9'-1"
10. **LAUNDRY** 8'-9"X5'-5"
11. **EN SUITE** 8'-4"X7'-7"

HELENA

STACKED TOWN HOUSE

Lower Unit:	Upper Unit:
1,035 sq.ft	1,100 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



This thoughtfully planned stacked townhouse pairs a convenient at-grade one-bedroom unit with a bright, two-bedroom home above. The ground-level suite offers single-level living and easy access, ideal for a single occupant, downsizer, or rental opportunity. Upstairs, the two-bedroom unit features an open-concept living, dining, and kitchen area, with bedrooms tucked away for privacy and comfort. Perfect for small households or multi-generational living, this design offers flexibility, efficiency, and modern curb appeal in a compact footprint.

MATERIAL LEGEND:

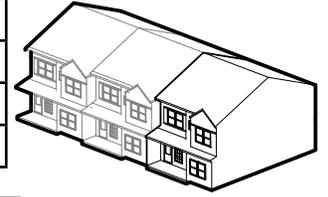
1. W, M1
2. W, H3
3. C8, H1
4. C8, H4

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

HELENA

Lower Unit:	Upper Unit:
1,035 sq.ft	1,100 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



TIER B. MATERIAL LEGEND:
 1. C5, H2
 2. C5, H2
 3. C7, H1
 4. C7, H3

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1	

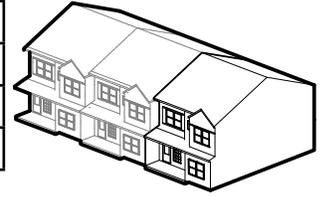


TIER C. MATERIAL LEGEND:
 1. C1, V1
 2. C1, V1
 3. C5, V2
 4. C5, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2
C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2	

HELENA

Lower Unit:	Upper Unit:
1,035 sq.ft	1,110 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



SITE STATS:

SITE AREA = 16,754 sq.ft.
 COVERAGE = 22.6%
 MIN. LOT WIDTH = 9 M
 PER UNIT

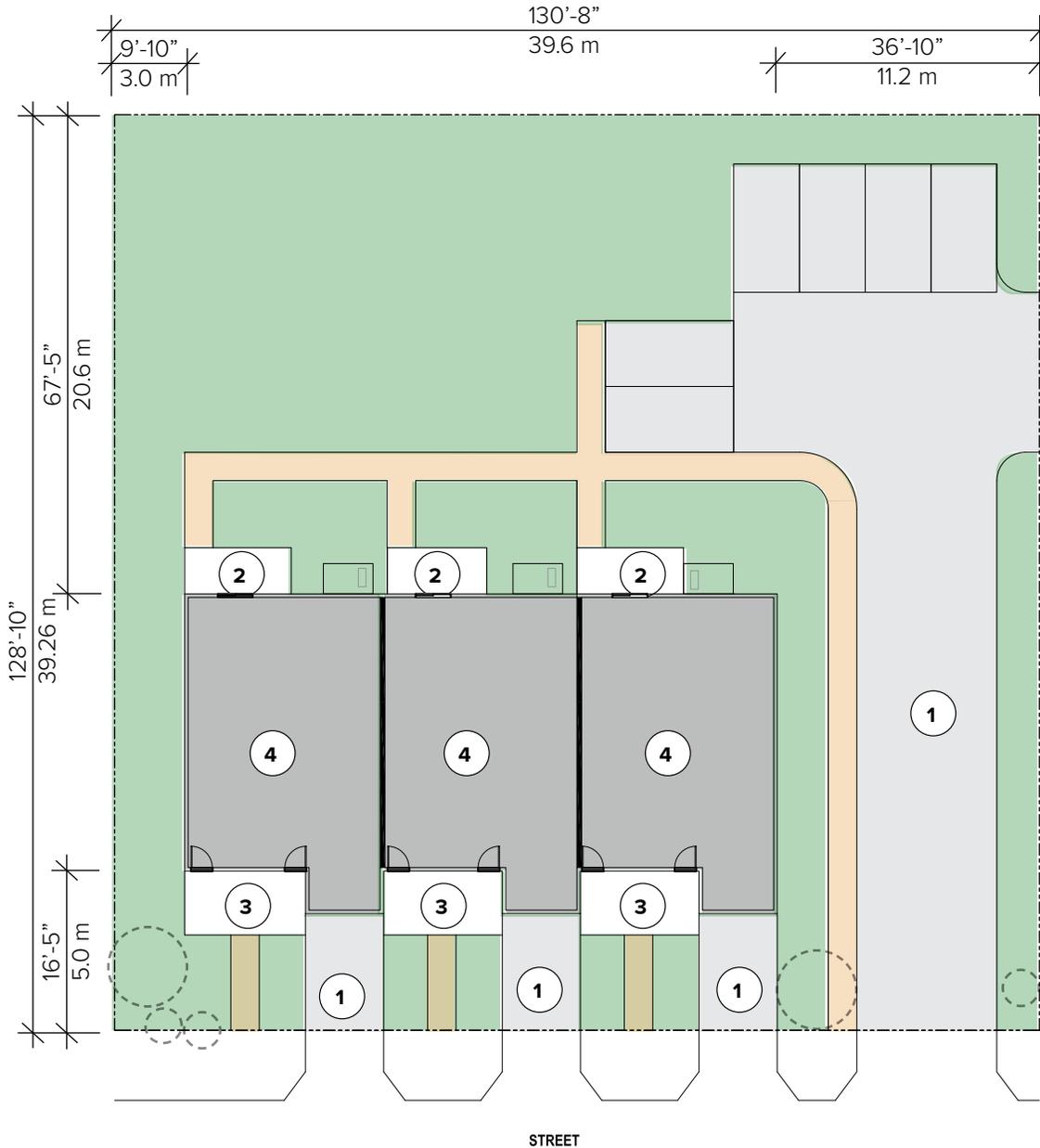
SETBACKS:

FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

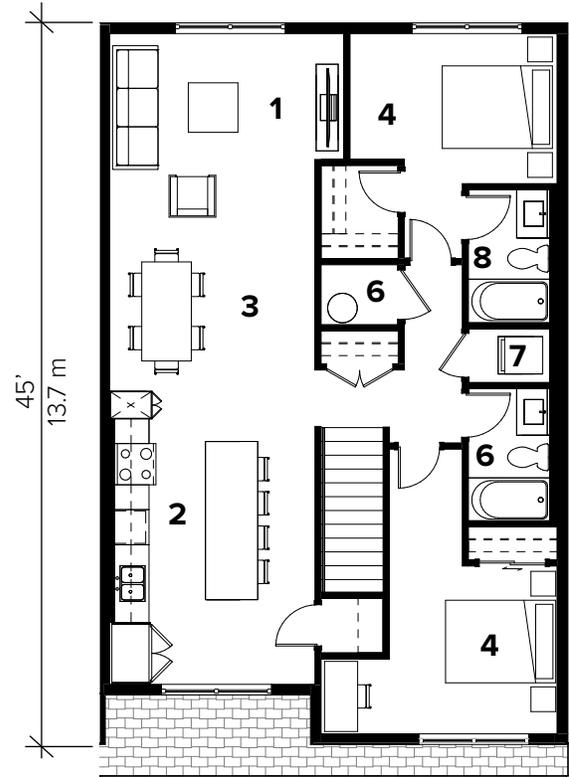
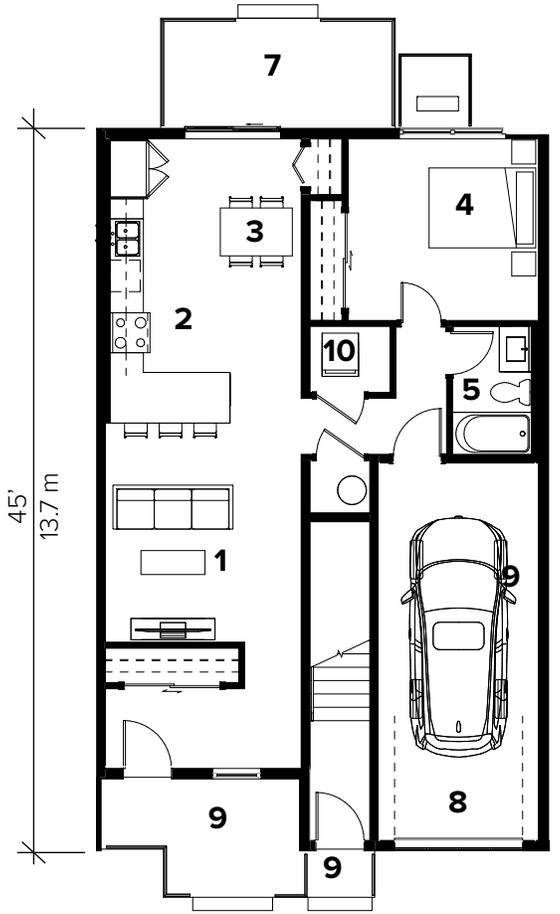
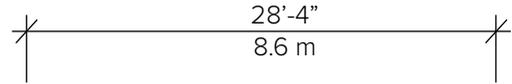
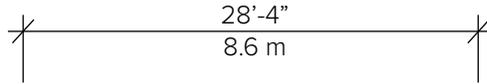
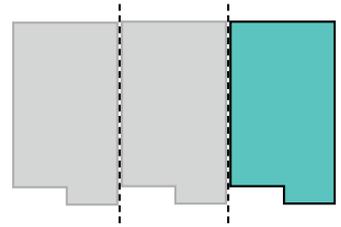
NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR STACKED TOWN HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. PORCH
- 4. DWELLING



HELENA



NET SQ.FT.:
 LOWER UNIT = 1,035
 UPPER UNIT = 1,110

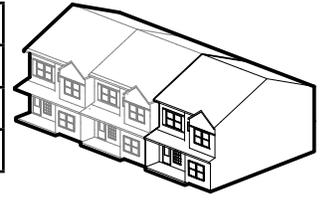
- 1. LIVING ROOM 11'-0" x 8'-9"
- 2. KITCHEN 17'-8" x 7'-6"
- 3. DINING ROOM 9'-6" x 6'-10"
- 4. BEDROOM: 11'-4" x 11'-11"
- 5. BATHROOM 5' x 8'-0"
- 6. MECH. ROOM 3'-4" x 3'-10"
- 7. PATIO 6'-5" x 19'-7"
- 8. GARAGE 10'-4" x 20'
- 9. PORCH 3'-5" x 9'-1"
- 10. LAUNDRY 5'-0" x 4'-2"

- 1. LIVING ROOM 12'-0" x 14'-2"
- 2. KITCHEN 10'-9" x 12'-3"
- 3. DINING ROOM 18'-2" x 12'-3"
- 4. BEDROOMS: 12'-6" x 9'-0", 10'-1" x 10'-0"
- 5. BATHROOM 5' x 8'-0"
- 6. MECH. ROOM 4'-8" x 3'-8"
- 7. LAUNDRY 4'-11" x 3'-3"
- 8. EN SUITE 5' x 8'-0"

HELENA+FLEX

STACKED TOWN HOUSE

Lower Unit:	Upper Unit:
1,035 sq.ft	1,100 sq.ft
2 Bedrooms	2 Bedrooms
2 Washrooms	2 Washrooms



This variation on the Helena, as shown on the previous pages, replaces the enclosed, single-car garage with a flex space accessed from the main floor unit. The flex space design includes a full bath and closet, and can be used as an additional bedroom, work space, den, or whatever the occupant requires. The added flex space transforms the Helena into a development with 2 two-bedroom units.

MATERIAL LEGEND:

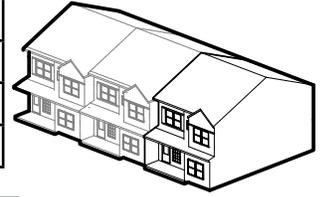
1. W, M1
2. W, H3
3. C8, H1
4. C8, H4

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

HELENA+FLEX

Lower Unit:	Upper Unit:
1,035 sq.ft	1,100 sq.ft
2 Bedrooms	2 Bedrooms
2 Washrooms	2 Washrooms



TIER B. MATERIAL LEGEND:
 1. C5, H2
 2. C5, H2
 3. C7, H1
 4. C7, H3

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1	

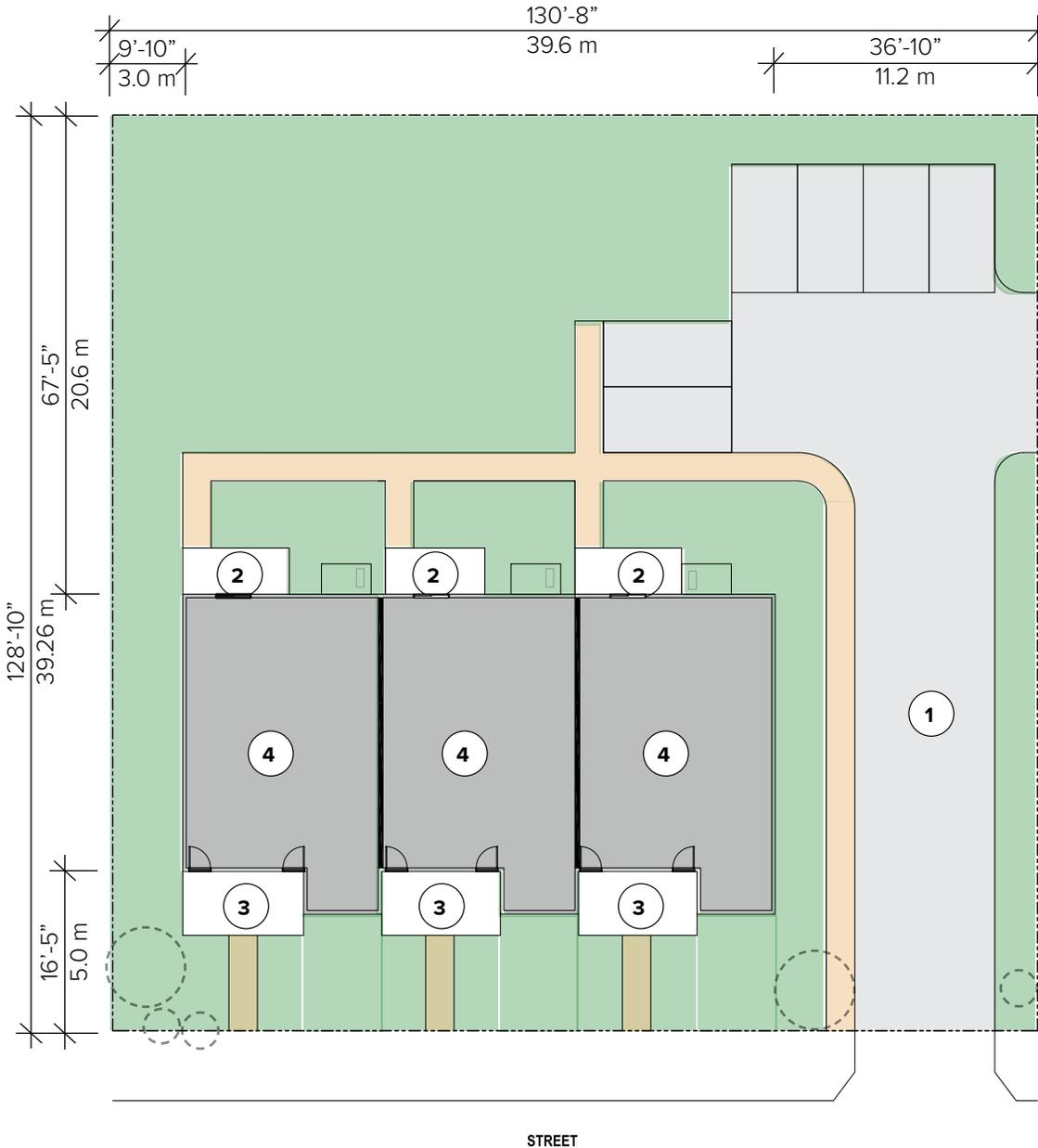
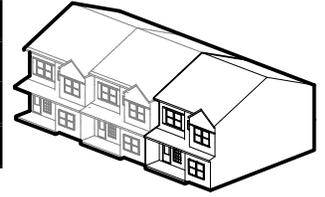


TIER C. MATERIAL LEGEND:
 1. C1, V2
 2. C1, V2
 3. C5, V2
 4. C5, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,205 ft ²		845 ft ²		1,295 ft ²		1,020 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2
C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2	

HELENA+FLEX

Lower Unit:	Upper Unit:
1,035 sq.ft	1,110 sq.ft
2 Bedrooms	2 Bedrooms
2 Washrooms	2 Washrooms



SITE STATS:

SITE AREA = 16,754 sq.ft.
 COVERAGE = 22.6%
 MIN. LOT WIDTH = 9 M
 PER UNIT

SETBACKS:

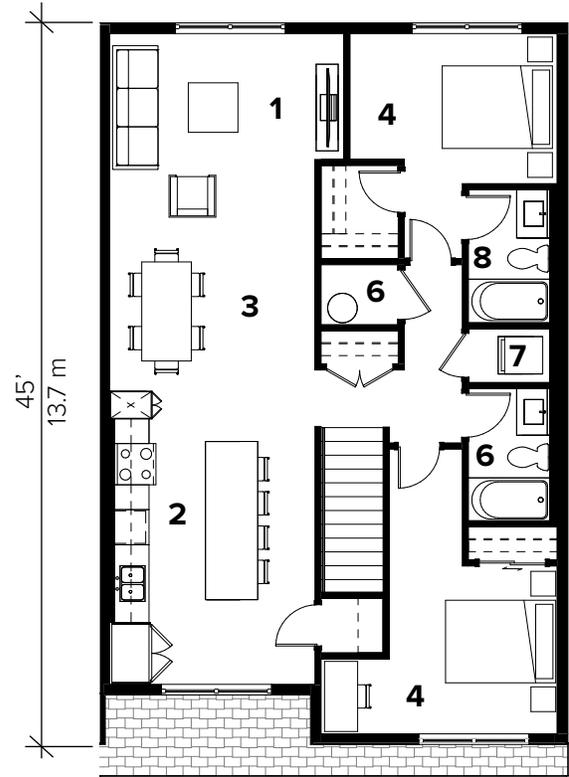
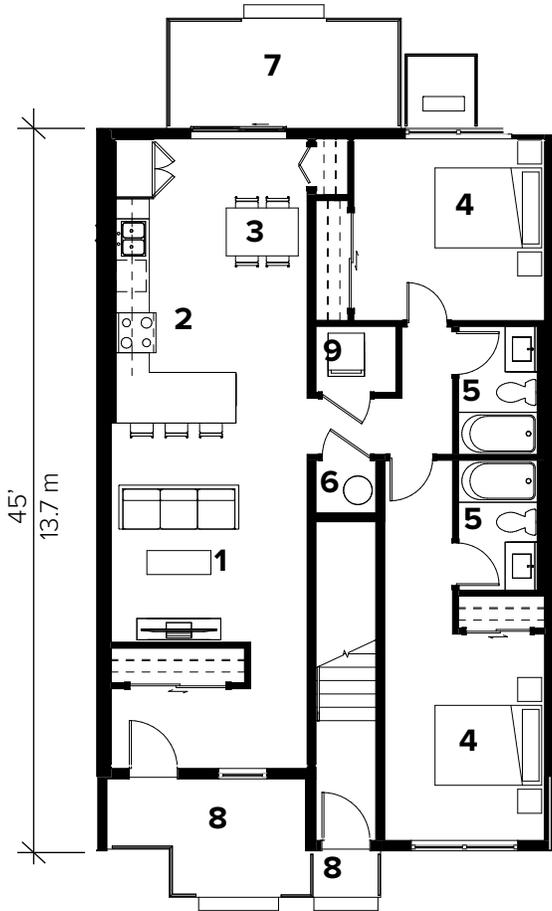
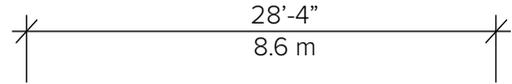
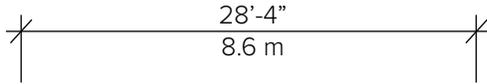
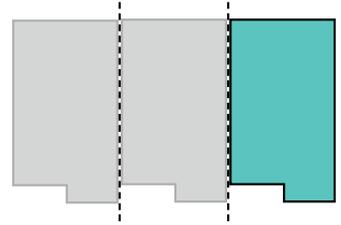
FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR STACKED TOWN HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. PORCH
- 4. DWELLING

HELENA+FLEX



NET SQ.FT.:
 LOWER UNIT = 1,035
 UPPER UNIT = 1,110

- 1. **LIVING ROOM** 11'-0" x 8'-9"
- 2. **KITCHEN** 17'-8" x 7'-6"
- 3. **DINING ROOM** 9'-6" x 6'-10"
- 4. **BEDROOM:** 11'-4" x 11'-11"
- 5. **BATHROOM** 5' x 8'-0"
- 6. **MECH. ROOM** 3'-4" x 3'-10"
- 7. **PATIO** 6'-5" x 19'-7"
- 8. **PORCH** 3'-5" x 9'-1"
- 9. **LAUNDRY** 5'-0" x 4'-2"

- 1. **LIVING ROOM** 12'-0" x 14'-2"
- 2. **KITCHEN** 10'-9" x 12'-3"
- 3. **DINING ROOM** 18'-2" x 12'-3"
- 4. **BEDROOMS:** 12'-6" x 9'-0", 10'-1" x 10'-0"
- 5. **BATHROOM** 5' x 8'-0"
- 6. **MECH. ROOM** 4'-8" x 3'-8"
- 7. **LAUNDRY** 4'-11" x 3'-3"
- 8. **EN SUITE** 5' x 8'-0"

LYSANDER

STACKED TOWN HOUSE

Lower Unit:	Upper Unit:
1,035 sq.ft	1,600 sq.ft
1 Bedroom	3 Bedrooms
1 Washroom	3 Washrooms



This versatile stacked townhouse combines two unique homes in one smart footprint. The at-grade one-bedroom unit offers single-level living with easy access, perfect for downsizers, singles, or those with mobility considerations. Above, the spacious two-storey, three-bedroom plus den unit provides an open-concept main floor for cooking, dining, and gathering, with private bedrooms for rest and retreat. Ideal for multigenerational living, rental income opportunities, or flexible family arrangements, this design maximizes both privacy and connection while making the most of every square foot.

MATERIAL LEGEND:

1. W, M1
2. W, H3
3. C8, H1
4. C8, H4

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,200 ft ²		800 ft ²		1,355 ft ²		2,890 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5, W	H2, M1	TO MATCH "1"	H2, M1, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4
	C1	H2, M1	TO MATCH "1"	H2, M1, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4

LYSANDER

Lower Unit:	Upper Unit:
1,035 sq.ft	1,600 sq.ft
1 Bedroom	3 Bedrooms
1 Washroom	3 Washrooms



TIER B. MATERIAL

LEGEND:

- 1. C5, H2
- 2. C5, H2
- 3. C7, H1
- 4. C7, H3

TIER B	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,200 ft ²		800 ft ²		1,355 ft ²		2,890 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	H2	TO MATCH "1"	H2, H3	C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1
C1	H2	TO MATCH "1"	H2, H3	C3, C4, C5, C6, C7, C8, C9, C10	H1, H3, H4	TO MATCH "3"	H1, H3, H4, N1	



TIER C. MATERIAL

LEGEND:

- 1. C1, V1
- 2. C1, V1
- 3. C5, V2
- 4. C5, V2

TIER C	1		2		3		4	
	BASE LEVEL		BASE LEVEL		FIELD		FIELD	
	1,200 ft ²		800 ft ²		1,355 ft ²		2,890 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C3, C4, C5	V1, V2	TO MATCH "1"	V2	C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2
C1	V1, V2	TO MATCH "1"	V2	C3, C4, C5, C6, C7, C8, C9, C10	V1, V2	TO MATCH "3"	N1, N2, V2	

LYSANDER

Lower Unit:	Upper Unit:
1,035 sq.ft	1,600 sq.ft
1 Bedroom	3 Bedrooms
1 Washroom	3 Washrooms



SITE STATS:

SITE AREA = 16,754 sq.ft.
 COVERAGE = 22.6%
 MIN. LOT WIDTH = 9 M
 PER UNIT

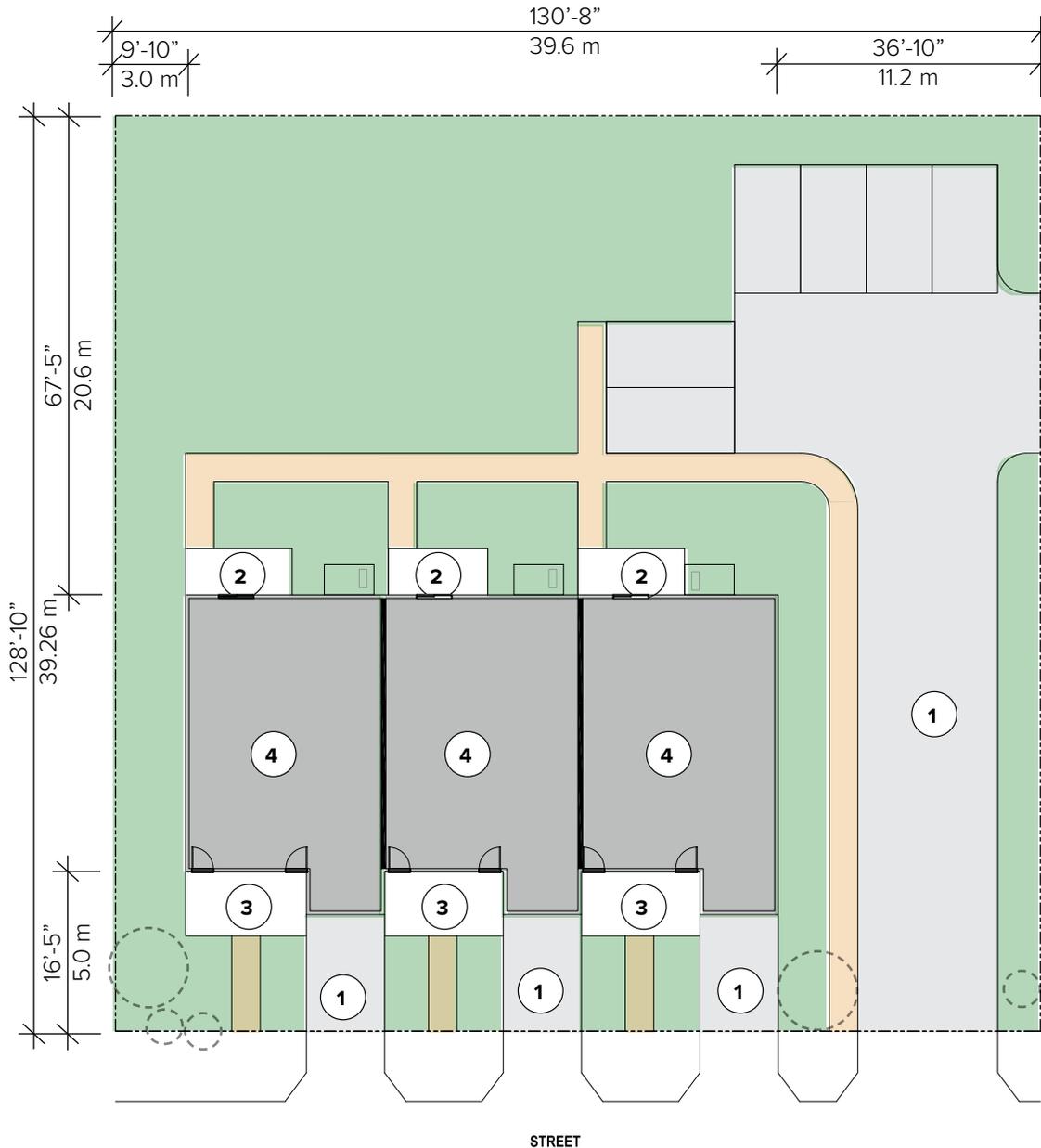
SETBACKS:

FRONT - 5 M
 SIDE - 3 M
 REAR - 4.5 M

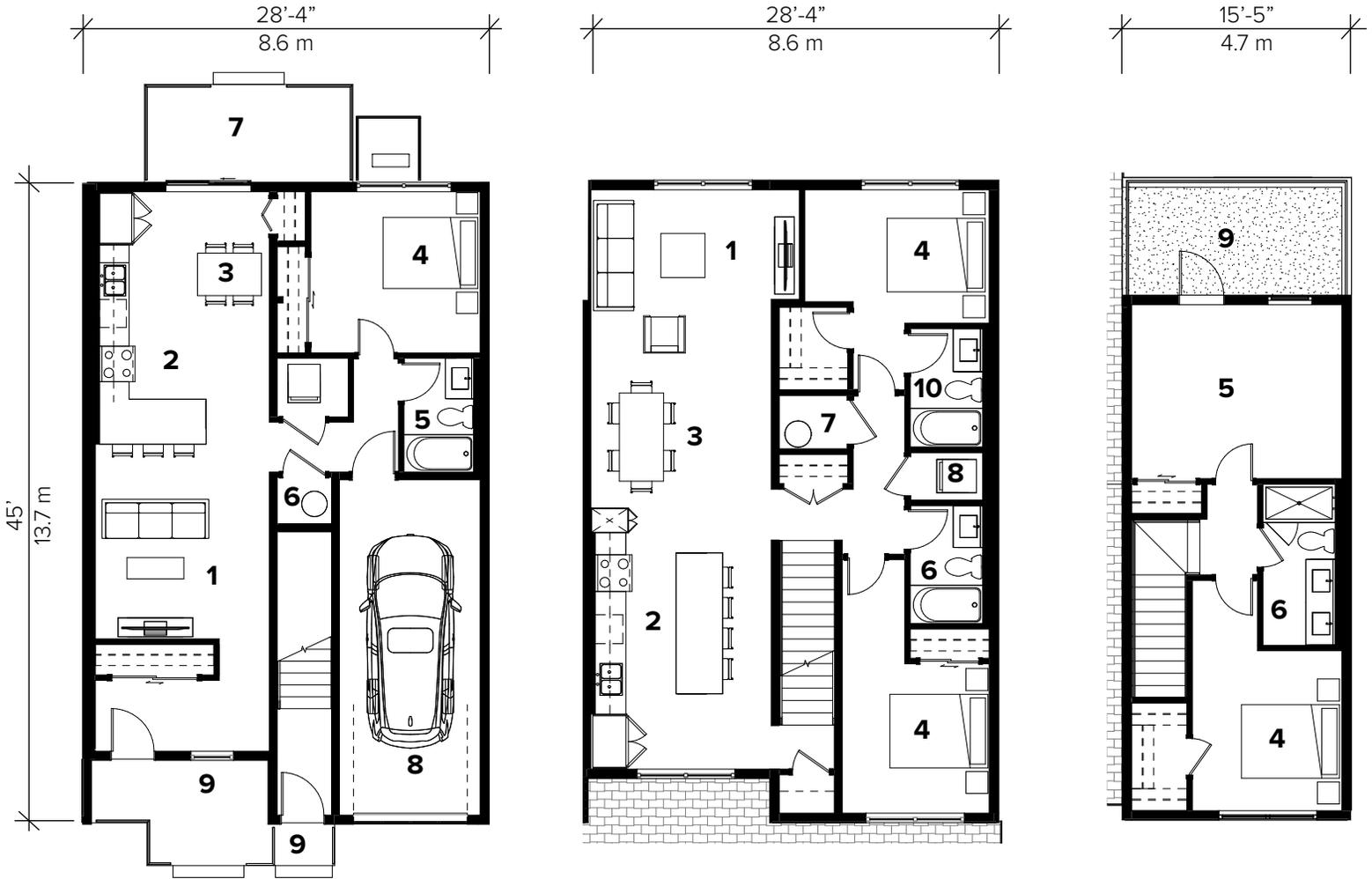
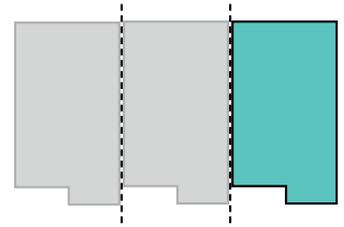
NOTE:

1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR STACKED TOWN HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. PORCH
- 4. DWELLING



LYSANDER



NET SQ.FT.:
 LOWER UNIT = 1,035
 UPPER UNIT = 1,600

1. LIVING ROOM 11'-0" x 8'-9"
2. KITCHEN 17'-8" x 7'-6"
3. DINING ROOM 9'-6" x 6'-10"
4. BEDROOM: 11'-4" x 11'-11"
5. BATHROOM 5' x 8'-0"
6. MECH. ROOM 3'-4" x 3'-10"
7. PATIO 6'-5" x 19'-7"
8. GARAGE 10'-4" x 20'
9. PORCH 3'-5" x 9'-1"
10. LAUNDRY 5'-0" x 4'-2"

1. LIVING ROOM 12'-0" x 14'-2"
2. KITCHEN 10'-9" x 12'-3"
3. DINING ROOM 18'-2" x 12'-3"
4. BEDROOMS: 12'-6" x 9'-0", 10'-1" x 10'-0", 10'-1" x 10'-10"
5. DEN 14'-3" x 11'-10"
6. BATHROOM 5' x 8'-0"
7. MECH. ROOM 4'-8" x 3'-8"
8. LAUNDRY 4'-11" x 3'-3"
9. BALCONY 8'-0" x 15'-7"
10. EN SUITE 5' x 8'-0"

TOUCHSTONE

WALK-UP APARTMENT

Unit A:
775 sq.ft
2 Bedrooms
1 Washroom



This walk-up apartment building features stacked two-bedroom units flanking a circulation corridor, designed for young families and individuals looking to downsize. Each unit includes a thoughtfully planned layout with two bedrooms, a comfortable living space, and a private balcony as an exterior amenity.

MATERIAL LEGEND:
 1. C10, H4
 2. C1, H3
 3. W, H1

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3	
	BASE LEVEL		FIELD		AMENITY	
	1,300 ft ²		3,650 ft ²		490 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, M1, H4	C1, C3, C4, C5	H1, H3	C1, W, TO MATCH "1"	H1, H3, H4, M1
	C3, C4, C5	H2, M1, H4	TO MATCH "1"	H1, H3	C1, W, TO MATCH "1"	H1, H3, H4, M1

TOUCHSTONE

Unit A:
775 sq.ft
2 Bedrooms
1 Washroom



TIER B. MATERIAL LEGEND:
 1. C6, H3
 2. C3, H3
 3. C6, H1

TIER B	1		2		3	
	BASE LEVEL		FIELD		AMENITY	
	1,300 ft ²		3,650 ft ²		490 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, H3, H4	C1, C3, C4, C5	H1, H3	C1, W, TO MATCH "1"	H1, H3, H4
	C3, C4, C5	H2, H3, H4	TO MATCH "1"	H1, H3	C1, W, TO MATCH "1"	H1, H3, H4

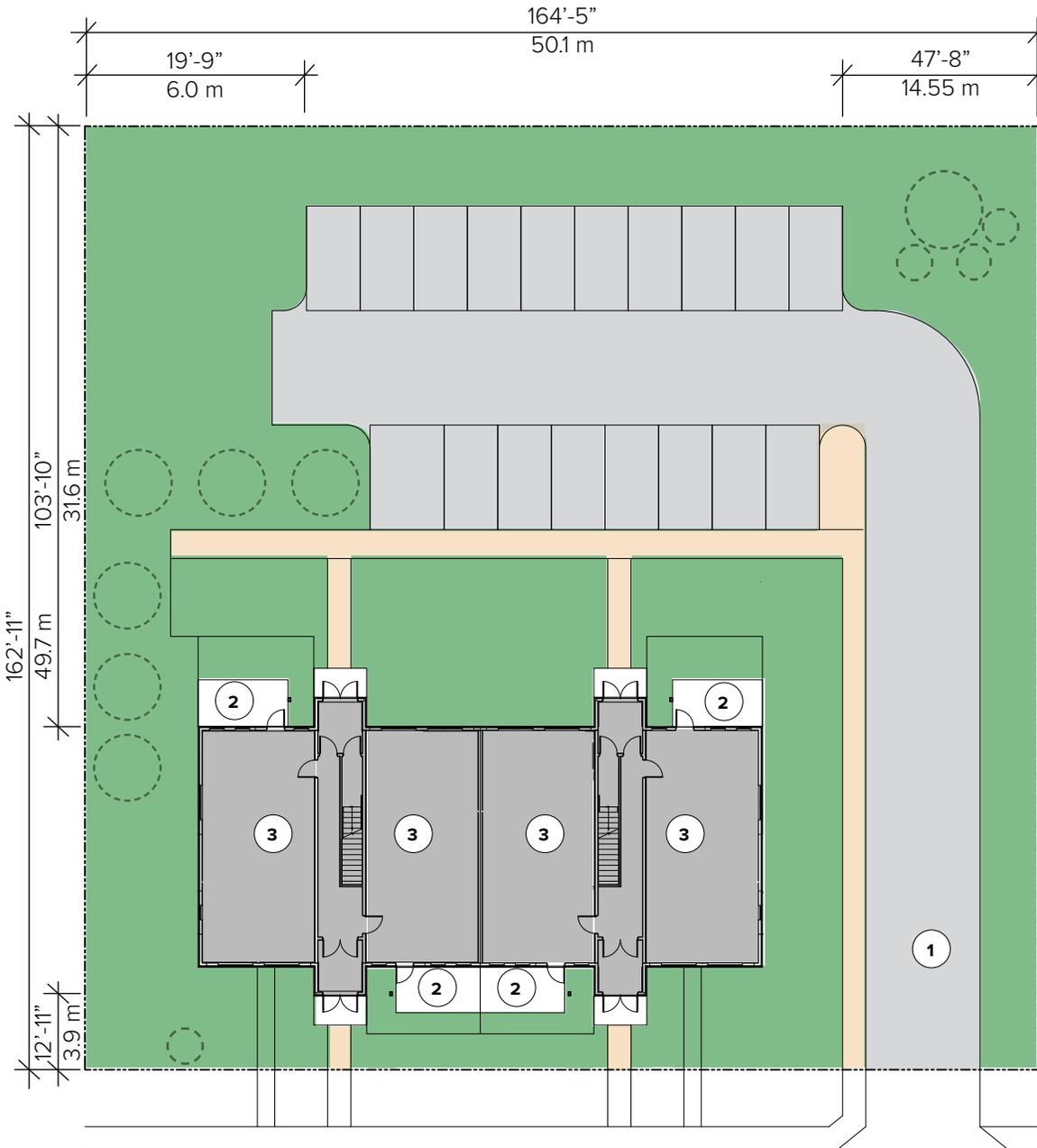


TIER C. MATERIAL LEGEND:
 1. C9, V2
 2. C1, V2
 3. C9, V2

TIER C	1		2		3	
	BASE LEVEL		FIELD		AMENITY	
	1,300 ft ²		3,650 ft ²		490 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	V2	C1, C3, C4, C5	V2	C1, TO MATCH "1"	V2, N1, N2
	C3, C4, C5	V2	TO MATCH "1"	V2	C1, TO MATCH "1"	V2, N1, N2

TOUCHSTONE

Unit A:
775 sq.ft
2 Bedrooms
1 Washroom



SITE STATS:

SITE AREA = 22, 475 sq.ft.
 COVERAGE = 18.85%

SETBACKS:

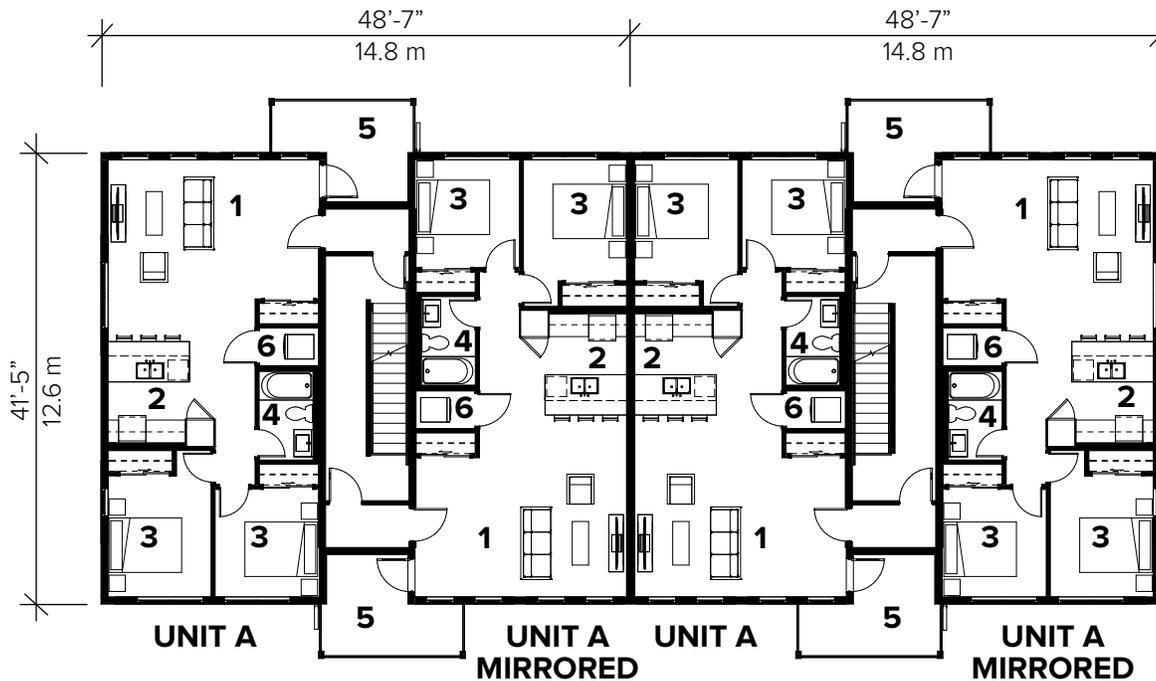
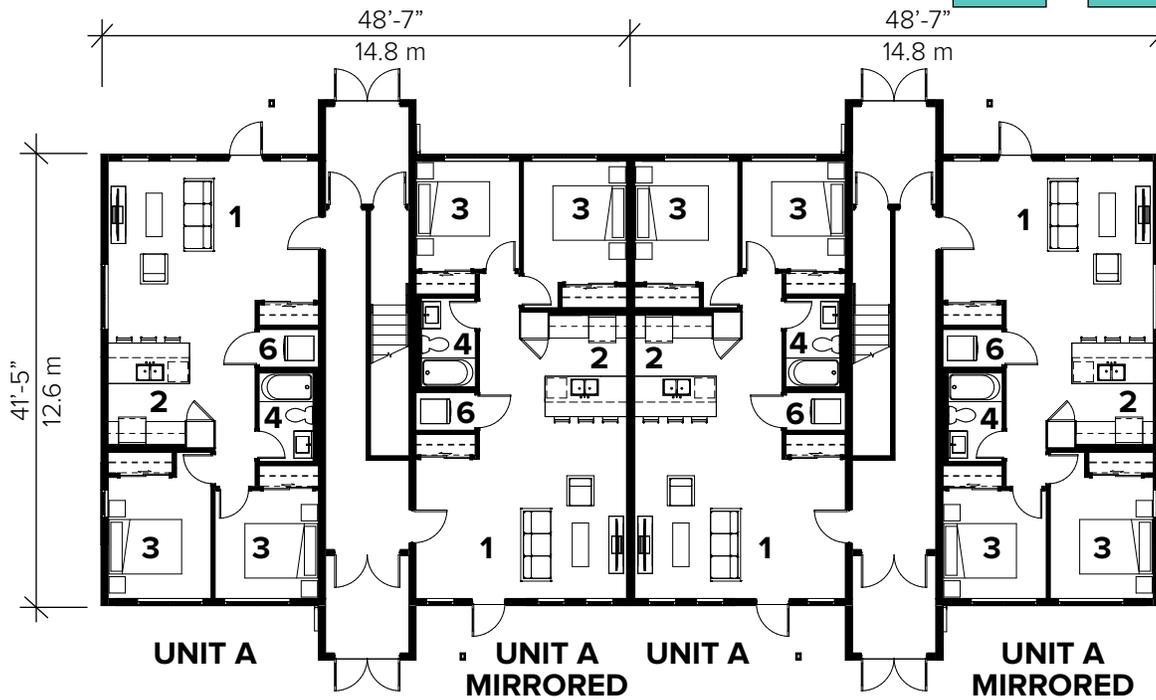
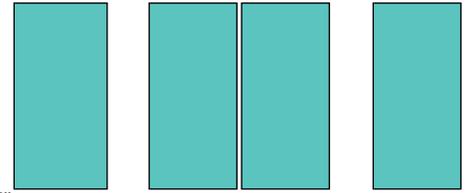
FRONT - 3 M
 SIDE - 4.5 M
 REAR - 4.5 M

NUMBER OF PARKING STALLS:
 18 STALLS

NOTE:
 1. SITE DIMENSIONS OFFER SIDE YARD SPACE FOR FUTURE ACCESS TO AN ACCESSORY RESIDENTIAL DWELLING (ADU).
 2. ILLUSTRATIVE LANDSCAPE PLANS FOR WALK-UP APARTMENT BUILDINGS HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. DWELLING

TOUCHSTONE



NET SQ.FT. PER UNIT=775

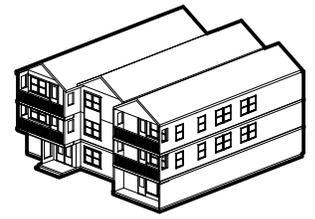
UNIT A:

1. LIVING ROOM 11'-1" x 13'-4"
2. KITCHEN 9'-10" x 13'
3. BEDROOMS: 9'-11" x 9'-8", 9'-6" x 11'-2"
4. BATHROOM 5' x 8'-3"
5. BALCONY
6. LAUNDRY 3'-7" x 5'-8"
7. MECHANICAL ROOM

ROSALIND

WALK-UP APARTMENT

Unit A:	Unit B:
545 sq.ft	815 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



This walk-up apartment building features units designed for young families and individuals looking to downsize. Each floor offers two, 2-bedroom units and two, 1-bedroom units, each with a private balcony amenity.

MATERIAL LEGEND:

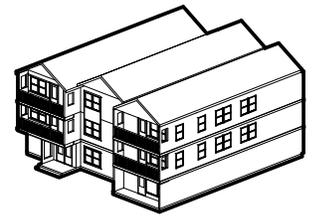
1. C10, H4
2. C1, H3
3. C1, H3
4. W, H1

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		FIELD-BACK&SIDES		AMENITY	
	1,510 ft ²		670 ft ²		1,640 ft ²		935 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, M1, H4	C1, C3, C4, C5	H1, H3	TO MATCH "2"	H1, H3, H4, M1	C1, W, OR TO MATCH "1"	H1, H3, M1
	C3, C4, C5	H2, M1, H4	TO MATCH "1"	H1, H3	TO MATCH "2"	H1, H3, H4, M1	C1, W, OR TO MATCH "1"	H1, H3, M1

ROSALIND

Unit A:	Unit B:
545 sq.ft	815 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



TIER B. MATERIAL LEGEND:
 1. C6, H3
 2. C3, H1
 3. C3, H1
 2. C1, H1

TIER B	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		FIELD-BACK&SIDES		AMENITY	
	1,510 ft ²		670 ft ²		1,640 ft ²		935 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, H3, H4	C1, C3, C4, C5	H1, H3	TO MATCH "2"	H1, H3, H4	C1, W, OR TO MATCH "1"	H1, H3, M1
C3, C4, C5	H2, H3, H4	TO MATCH "1"	H1, H3	TO MATCH "2"	H1, H3, H4	C1, W, OR TO MATCH "1"	H1, H3, M1	

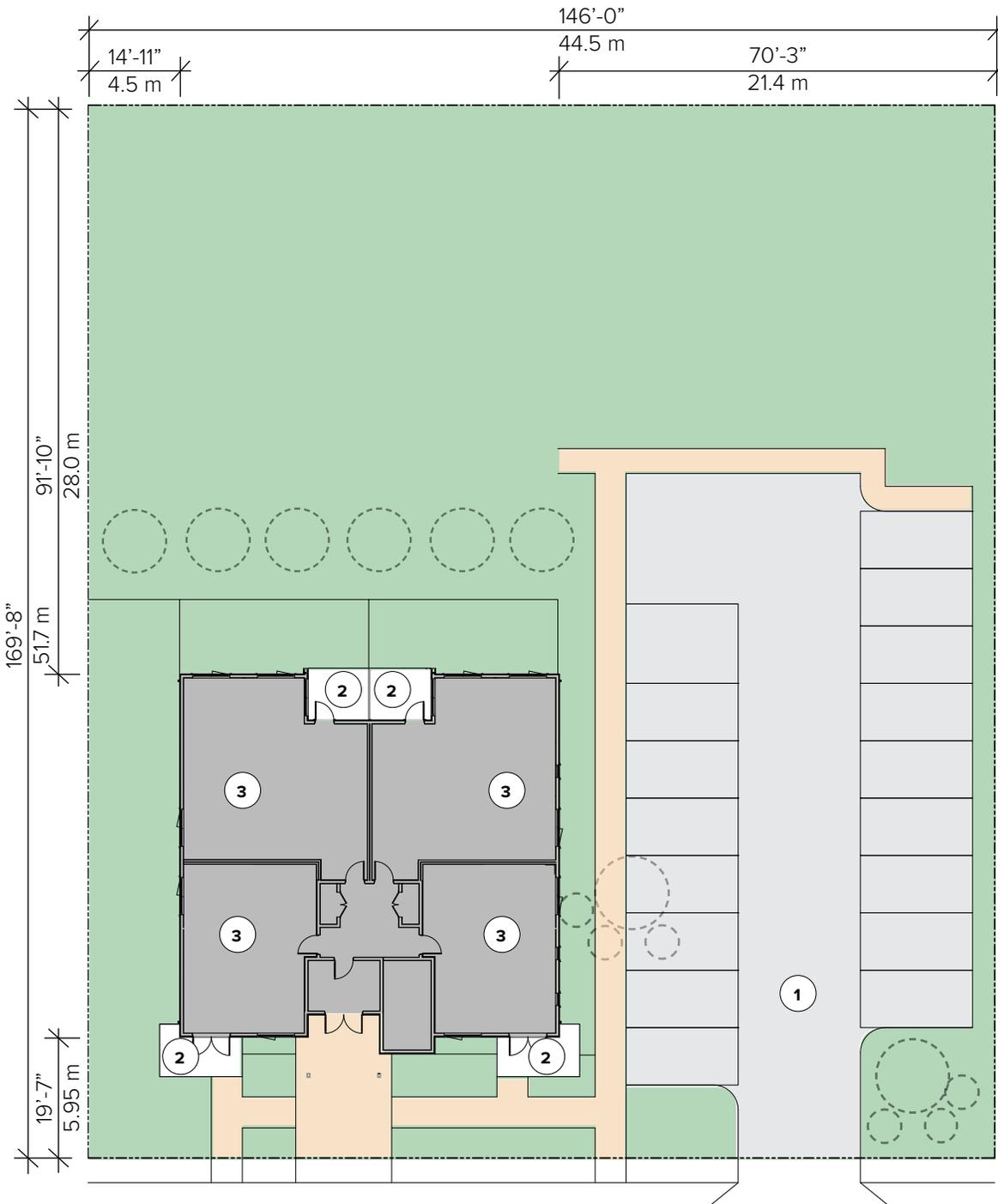
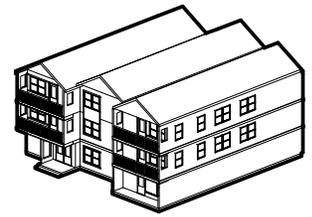


TIER C. MATERIAL LEGEND:
 1. C9, V2
 2. C1, V2
 3. C1, V2
 4. C1, V2

TIER C	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		FIELD-BACK&SIDES		AMENITY	
	1,510 ft ²		670 ft ²		1,640 ft ²		935 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	V2	C1, C3, C4, C5	V2	TO MATCH "2"	V1, V2	C1, OR TO MATCH "1"	N1, N2, V2
C3, C4, C5	V2	TO MATCH "1"	V2	TO MATCH "2"	V1, V2	C1, OR TO MATCH "1"	N1, N2, V2	

ROSALIND

Unit A:	Unit B:
545 sq.ft	815 sq.ft
1 Bedroom	2 Bedrooms
1 Washroom	2 Washrooms



SITE STATS:

SITE AREA = 24,787 sq.ft.
COVERAGE = 13.80%

SETBACKS:

FRONT - 3 M
SIDE - 4.5 M
REAR - 4.5 M

NUMBER OF PARKING STALLS:

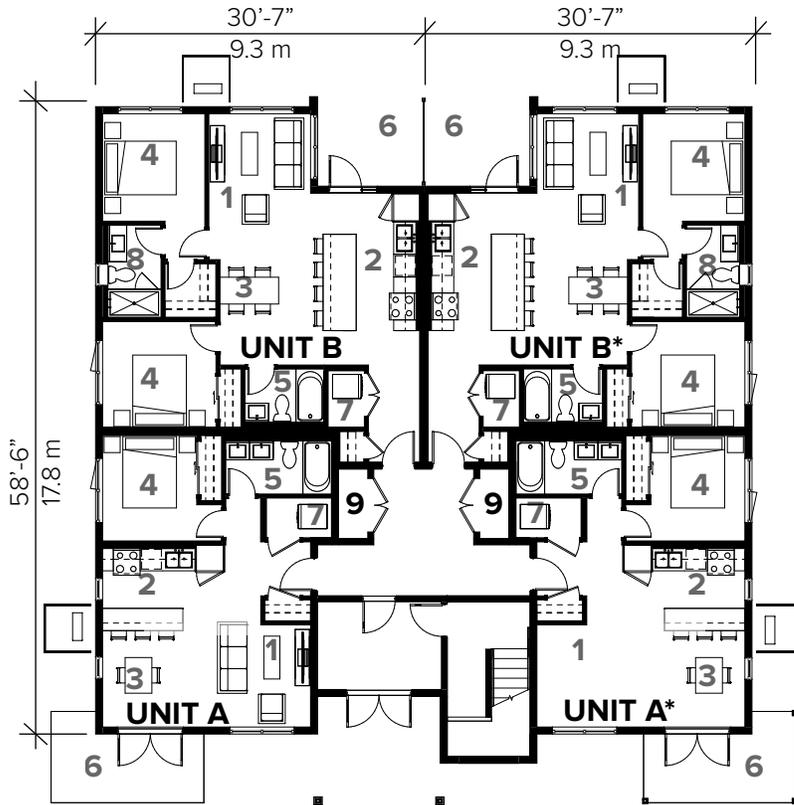
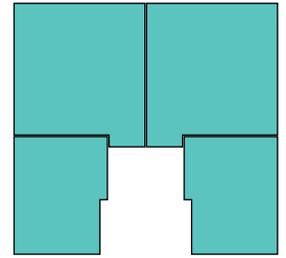
17 STALLS

NOTE:

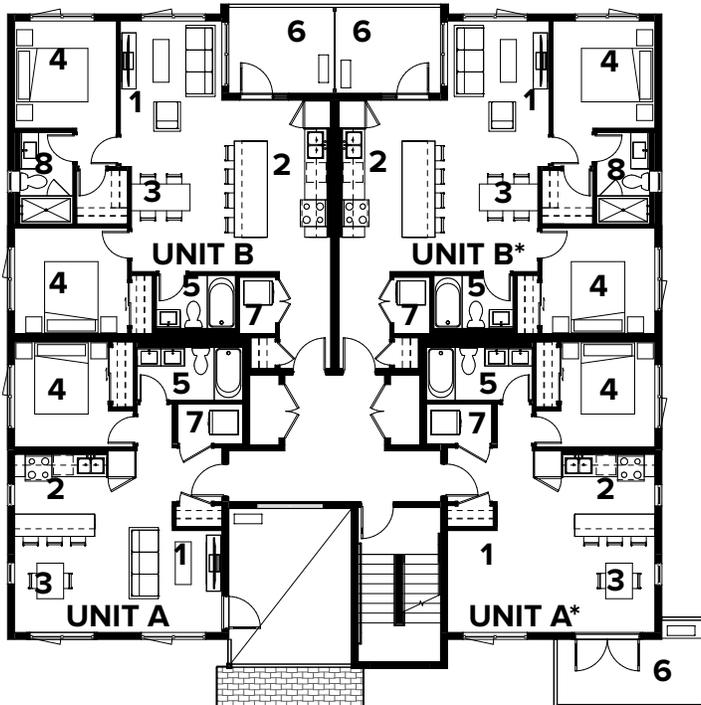
ILLUSTRATIVE LANDSCAPE PLANS FOR WALK-UP APARTMENT BUILDINGS HOUSES TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. DWELLING

ROSALIND



NET SQ.FT.:
 UNIT A = 545
 UNIT B = 815



UNITS A, A*:

1. LIVING ROOM 8'-9" x 12'-4"
2. KITCHEN 17'-1" x 10'-9"
3. DINING ROOM 12'-4" x 10'-9"
4. BEDROOM: 8'-11" x 9'-11"
5. BATHROOM 10' x 5'
6. BALCONY 6'-5" x 13'-4"
7. LAUNDRY 6'-2" x 3'-7"

UNITS B, B*:

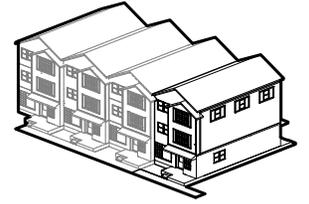
1. LIVING ROOM 9'-7" x 10'-5"
2. KITCHEN 16'-2" x 11'-11"
3. DINING ROOM 13'-2" x 6'-10"
4. BEDROOMS: 10'-0" x 10'-8", 9'-8" x 10'-2"
5. BATHROOM 5' x 7'-6"
6. BALCONY 8'-5" x 10'-0"
7. LAUNDRY 5'-5" x 3'-6"
8. EN SUITE 5' x 8'-8"
9. MECHANICAL ROOM

* Mirrored

CELIA

WALK-UP APARTMENT

Unit A:	Unit B:	Unit C:
435 sq.ft	505 sq.ft	925 sq.ft
1 Bedroom	2 Bedrooms	3 Bedrooms
1 Washroom	2 Washrooms	2.5 Wash



The Celia is a stacked housing typology composed of modules, each containing a one-bedroom, two-bedroom, and three-bedroom unit, every one with direct access to grade. Designed with modularity in mind, it maximizes the variety of unit types within a single building. Each home also includes its own private amenity space.

The illustrations and plans in this catalog showcase a configuration of four modules, creating a total of twelve units.

MATERIAL LEGEND:

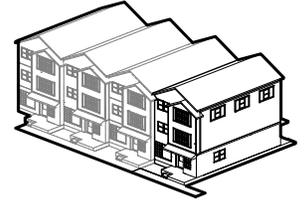
1. C6, H2
2. C4, H3
3. C6, H4
4. C6, M1

Areas indicated in the table below are for entire building cladding.

TIER A	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		UPPER PROJECTION		EAVE DETAIL	
	1,480 ft ²		2,590 ft ²		1,640 ft ²		260 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, M1, H4	C1, C3, C4, C5	H1, H3	TO MATCH "1"	H1, H3, H4, M1	C1, W, OR TO MATCH "1"	H1, H3, M1
	C3, C4, C5	H2, M1, H4	TO MATCH "1"	H1, H3	TO MATCH "1"	H1, H3, H4, M1	C1, W, OR TO MATCH "1"	H1, H3, M1

CELIA

Unit A:	Unit B:	Unit C:
435 sq.ft	505 sq.ft	925 sq.ft
1 Bedroom	2 Bedrooms	3 Bedrooms
1 Washroom	2 Washrooms	2.5 Wash



TIER B. MATERIAL LEGEND:
 1. C10, H3
 2. C3, H1
 3. C3, H3
 2. C10, H1

TIER B	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		UPPER PROJECTION		EAVE DETAIL	
	1,480 ft ²		2,590 ft ²		1,640 ft ²		260 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	H2, H3, H4	C1, C3, C4, C5	H1, H3	TO MATCH "1"	H1, H3, H4	C1, W, OR TO MATCH "1"	H1, H3, M1
C3, C4, C5	H2, H3, H4	TO MATCH "1"	H1, H3	TO MATCH "1"	H1, H3, H4	C1, W, OR TO MATCH "1"	H1, H3, M1	

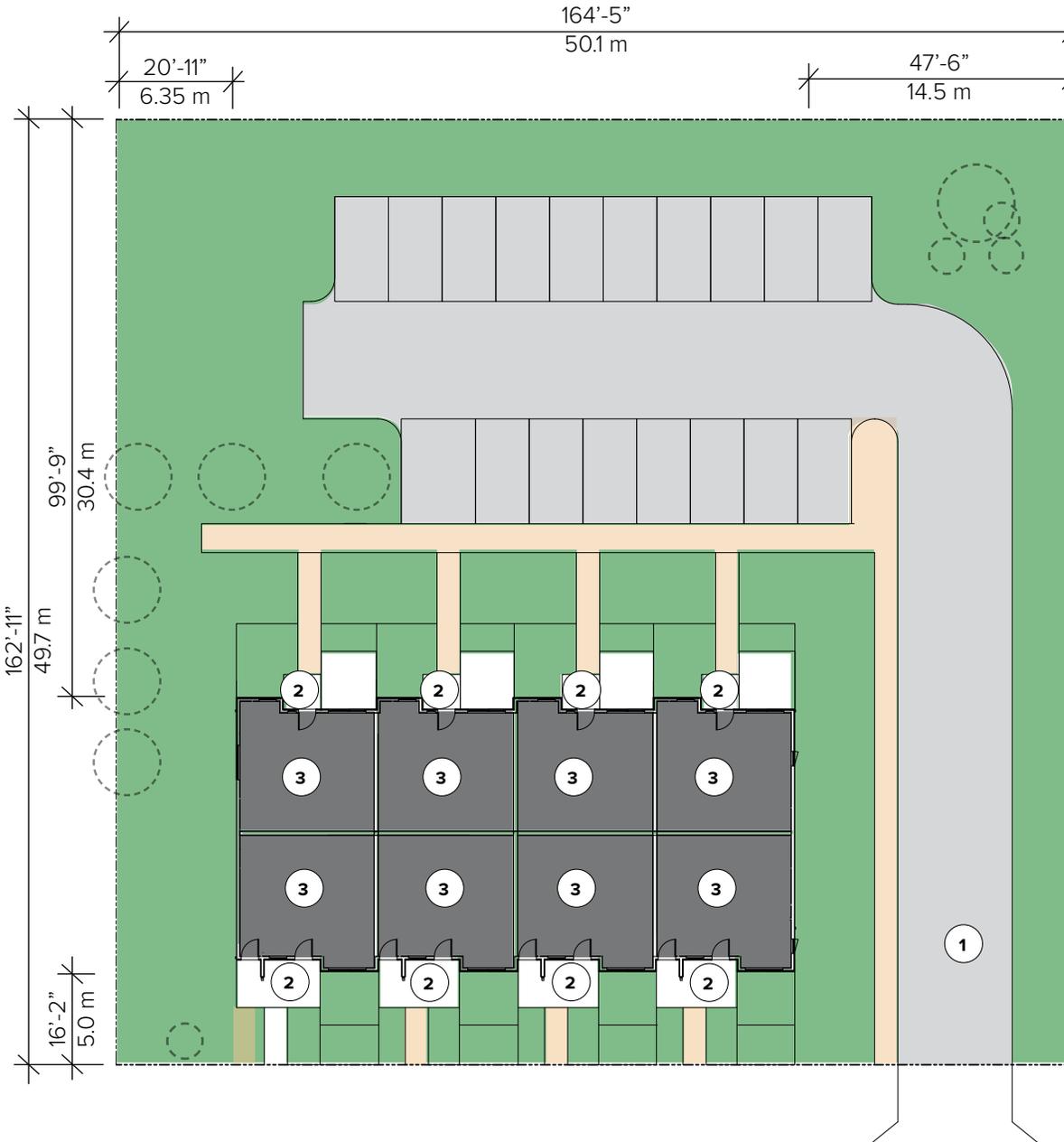
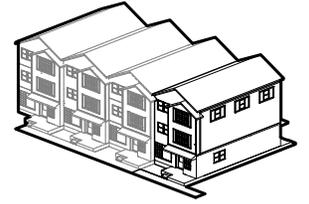


TIER C. MATERIAL LEGEND:
 1. C4, V2
 2. C1, V2
 3. C1, V2
 4. C1, V2

TIER C	1		2		3		4	
	BASE LEVEL		FIELD-FRONT		UPPER PROJECTION		EAVE DETAIL	
	1,480 ft ²		2,590 ft ²		1,640 ft ²		260 ft ²	
	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL	COLOUR	MATERIAL
	C6, C7, C8, C9, C10	V2	C1, C3, C4, C5	V2	TO MATCH "1"	V1, V2	C1, OR TO MATCH "1"	N1, N2, V2
C3, C4, C5	V2	C5, OR TO MATCH "1"	V2	TO MATCH "1"	V1, V2	C1, OR TO MATCH "1"	N1, N2, V2	

CELIA

Unit A:	Unit B:	Unit C:
435 sq.ft	505 sq.ft	925 sq.ft
1 Bedroom	2 Bedrooms	3 Bedrooms
1 Washroom	2 Washrooms	2.5 Wash



SITE STATS:

SITE AREA = 22, 475 sq.ft.
 COVERAGE = 19.20%

SETBACKS:

FRONT - 3 M
 SIDE - 4.5 M
 REAR - 4.5 M

NUMBER OF PARKING STALLS:

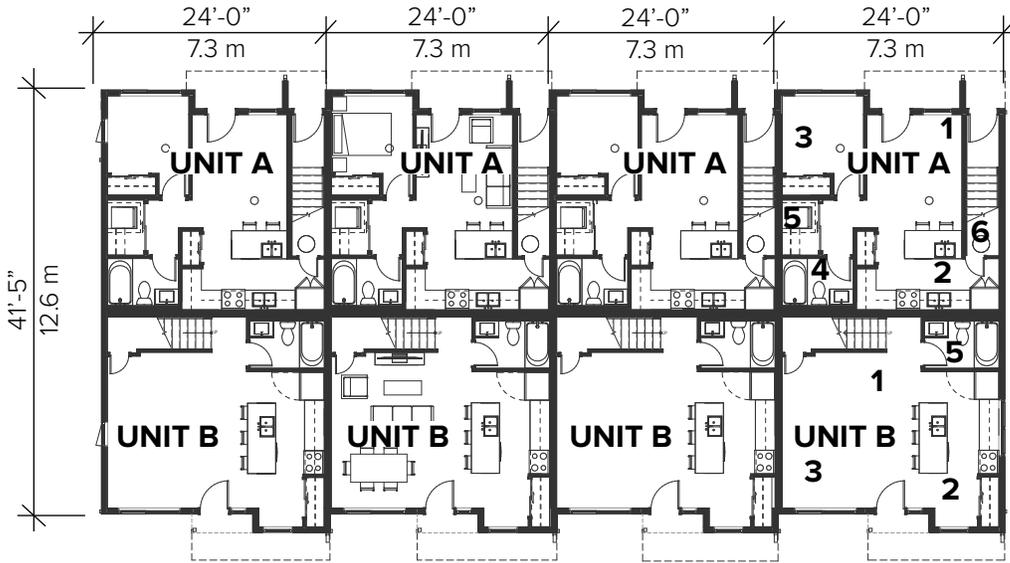
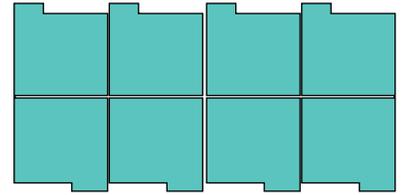
17 STALLS

NOTE:

ILLUSTRATIVE LANDSCAPE PLANS FOR WALK-UP APARTMENT BUILDINGS TYPOLOGY CAN BE FOUND IN THE APPENDIX.

- 1. DRIVEWAY
- 2. PATIO
- 3. DWELLING

CELIA

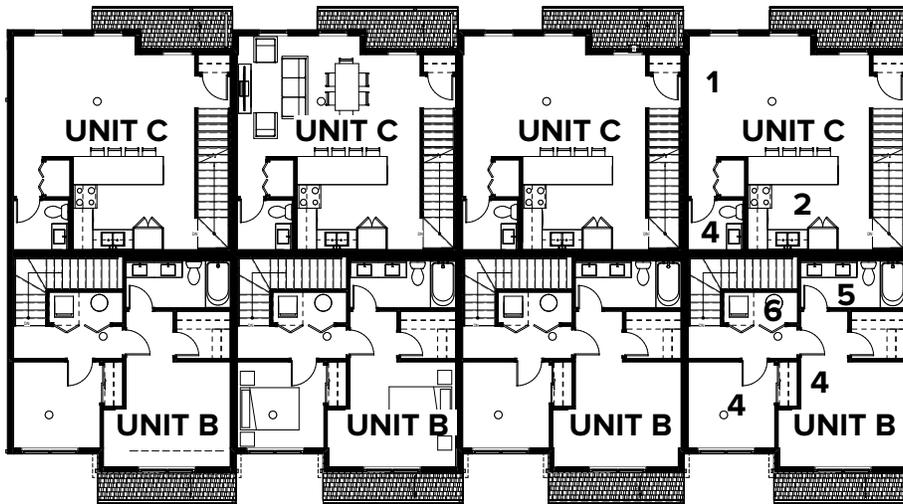


UNIT A:

1. LIVING ROOM 10'-2"x12'-5"
2. KITCHEN 8'-6"x15'-3"
3. BEDROOM: 8'-4"x8'-9"
4. BATHROOM 5'x7'-8"
5. LAUNDRY 4'x5'-11"
6. MECHANICAL ROOM 4'-4"x3'-6"

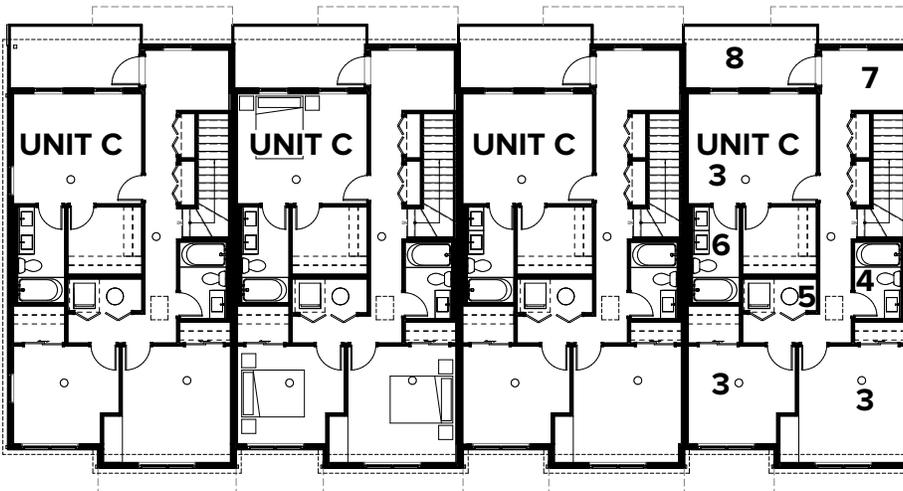
UNIT B:

1. LIVING ROOM 9'-6"x16'-7"
2. KITCHEN 15'-6"x8'
3. DINING ROOM 15'-2"x7'-6"
4. BEDROOM: 13'-7"x11'-3", 9'-3"x9'-4"
5. BATHROOM 5'-11"x5'-4"
6. LAUNDRY & MECHANICAL ROOM 3'-4"x7'-11"



UNIT C:

1. LIVING ROOM 10'-10"x13'
2. DINING ROOM 6'-4"x8'-10"
3. KITCHEN 13'-4"x9'-11"
3. BEDROOM: 10'-6"x9'-4", 12'-6"x11'-7", 11'-10"x13'-9"
4. BATHROOM 5'x8'-4", 8'-3"x5"
5. LAUNDRY & MECHANICAL ROOM 3'-5"x7'-11"
6. EN SUITE 10'-3"x5"
7. STUDY 9'-4"x6'-5"
8. BALCONY 6'-10"x14'-3"



NET SQ.FT.:

- UNIT A = 435
- UNIT B = 505
- UNIT C = 925

COMBINED TYPES

The building plans in this catalog can be mixed matched to allow for a diverse set of unit types & building facades. Some examples are shown below:

- OPHELIA
- BENEDICK
- BEATRICE



- BEATRICE
- BENEDICK



- HELENA
- LYSANDER



APPENDIX: LANDSCAPE PLANS

The permit ready plans do not specify requirements for landscaping, however, it is recommended that new developments include some trees and shrubs within the site boundaries.

Planting on your site can assist with shading and cooling, air quality, and stormwater management in addition to the visual appeal and social benefits.

The following pages illustrate some possible landscape plans for each of the typologies.

LANDSCAPE PLANS

HORATIO, LAERTES OPHELIA



EASTERN REDBUD



FORSYTHIA



CRABAPPLE



CANADA PLUM



COLUMNAR SPRUCE



RED TWIG DOGWOOD

LANDSCAPE PLANS

BENEDICK, BEATRICE



CANADA PLUM



WINTERBERRY



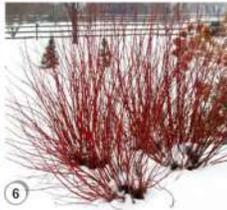
COLUMNAR SPRUCE



EASTERN REDBUD



MOCK ORANGE



RED TWIG DOGWOOD

LANDSCAPE PLANS

ROSALIND



1 RED MAPLE



2 SAUCER MAGNOLIA



3 CANADA PLUM



4 WILD CRABAPPLE



5 PIN CHERRY



6 WINTERBERRY



7 FORSYTHIA



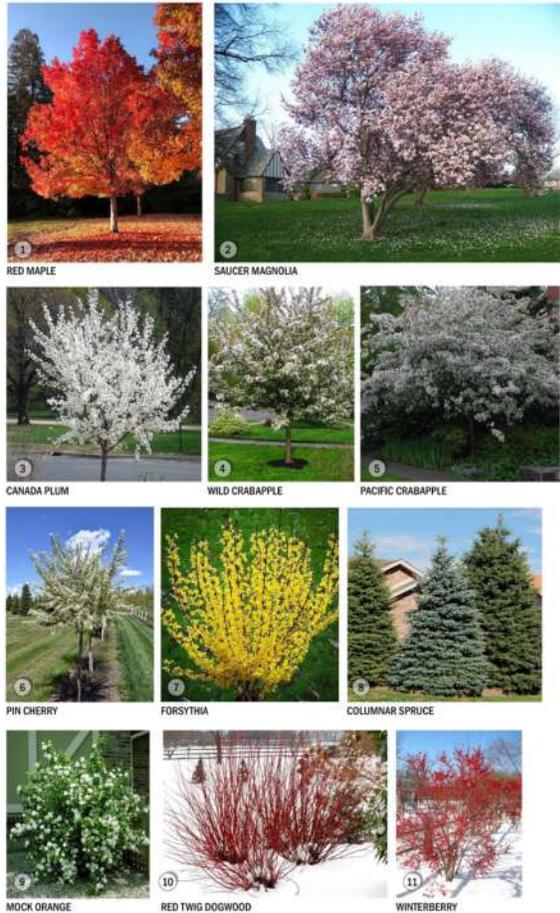
8 COLUMNAR SPRUCE



9 MOCK ORANGE

LANDSCAPE PLANS

CELIA



LANDSCAPE PLANS

CELIA. OPTION 2



1 RED MAPLE



2 SAUCER MAGNOLIA



3 CANADA PLUM



4 WILD CRABAPPLE



5 PACIFIC CRABAPPLE



6 PIN CHERRY



7 FORSYTHIA



8 COLUMNAR SPRUCE



9 MOCK ORANGE



10 RED TWIG DOGWOOD



11 WINTERBERRY

LANDSCAPE PLANS

TOUCHSTONE



1 RED MAPLE



2 SAUCER MAGNOLIA



3 CANADA PLUM



4 WILD CRABAPPLE



5 PACIFIC CRABAPPLE



6 PIN CHERRY



7 FORSYTHIA



8 COLUMNAR SPRUCE



9 MOCK ORANGE



10 RED TWIG DOGWOOD



11 WINTERBERRY

LANDSCAPE PLANS

TOUCHSTONE. OPTION 2



1 RED MAPLE



2 SAUCER MAGNOLIA



3 CANADA PLUM



4 WILD CRABAPPLE



5 PACIFIC CRABAPPLE



6 PIN CHERRY



7 FORSYTHIA



8 COLUMNAR SPRUCE



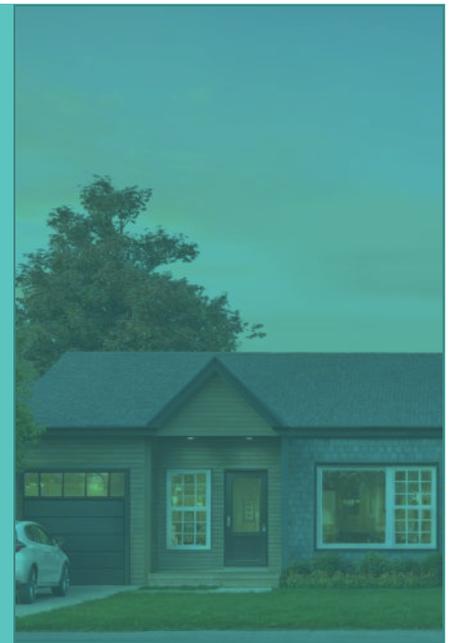
9 MOCK ORANGE



10 RED TWIG DOGWOOD



11 WINTERBERRY



THANK YOU FOR READING

