Adaptive Re-use of 90 Albert:

addition on 98 Albert site




KAYS LTD WHOLESALE DRY GOODS
ALBERT STREET
947-2242
For Lease


Birt SADDLERY CO. LTD.
LUGGAGE · SADDLERY · WESTERN CLOTHING · TACK · HARDWARE
PRIVATE
INDIGO


Paterson GlobalFoods Institute


90




CAKE-OLOGY
CUPCAKES
CAKETTES
IMPERIAL COOKIES
SLICES
SUGAR CONES
CUP
ICE CREAM SANDWICHES
WAFFLE CONE
CAKE FLAVOURS
ICING FLAVOURS
Handmade Waffle Cones
Double Scoop
Homemade Ice Cream Sandwiches
Whipped Cream
Bubble Gum
Sprinkles
Snickerdoodle
Strawberry
Cookies
Ice Cream Milkshakes
Vanilla
Butter Pecan
French Toast
Red Velvet Waffle Cones
Cherry Cheesecake
Summer Floats
Salted Caramel
Single Scoop
cake-ology
Heavenly Hash
Don't Tell My Mother Scoop :)
Peanut butter
Chocolate Dipped Waffle Cones




ONE WAY

ARTHUR STREET

BUILDING PROPERTY
± 25.40'

BUILDING PROPERTY
± 100.09'

BUILDING FOOTPRINT
89'-5"

CAR ENTRANCE
ASPHALT SURFACE

EXIT

8'

3'

PAVED SIDEWALK

EXIT

NEW PUBLIC
ART PLAZA

90 ALBERT STREET
9 UNITS
4 STOREYS
BUILDING FOOTPRINT
± 304 SQ.M (3273 SQ.FT)

PATIO

EXIT

± 52'

BUILDING PROPERTY
± 111.42'

9 PATIO

EXIT

ALBERT STREET

EXIT

BUILDING PROPERTY
± 28.28'

MCDERMOT AVENUE

BUILDING PROPERTY
± 61.74'

BUILDING FOOTPRINT
61.74'

1
Z0.1

SITE PLAN

3/32" = 1'-0"

NORTH

TOTAL ADAPTIVE RE-USE
± 11700 SQFT

ADAPTIVE RE-USE ADDITION
± 6500 SQFT

EXISTING 90 ALBERT
± 5200 SQFT

NEW STAIRS AND ELEVATOR

NEW COMMERCIAL UNITS AND ROOF TERRACE

T/O ROOF
EL. 151'- 0"

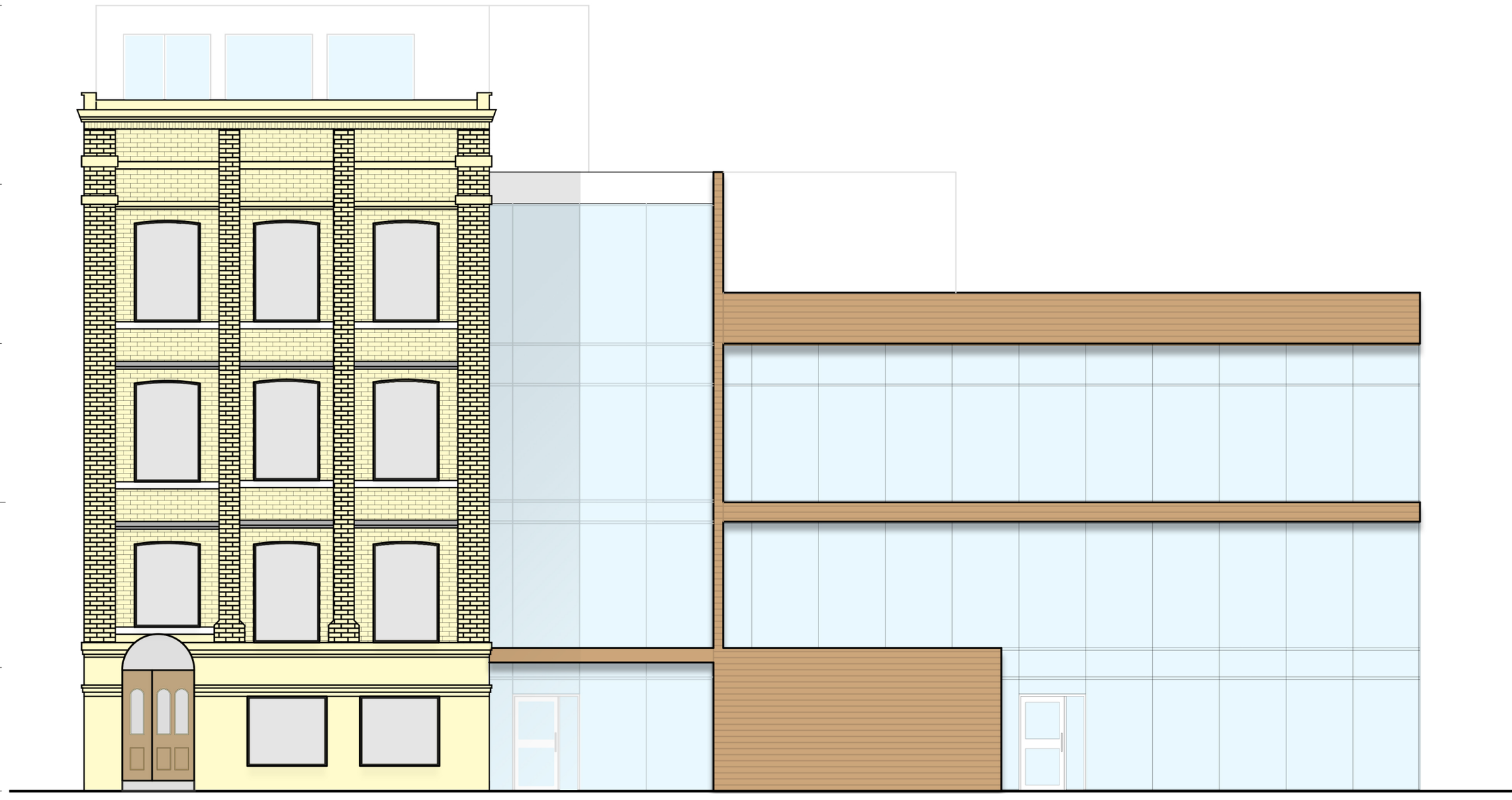
T/O ROOF
EL. 140'- 0"

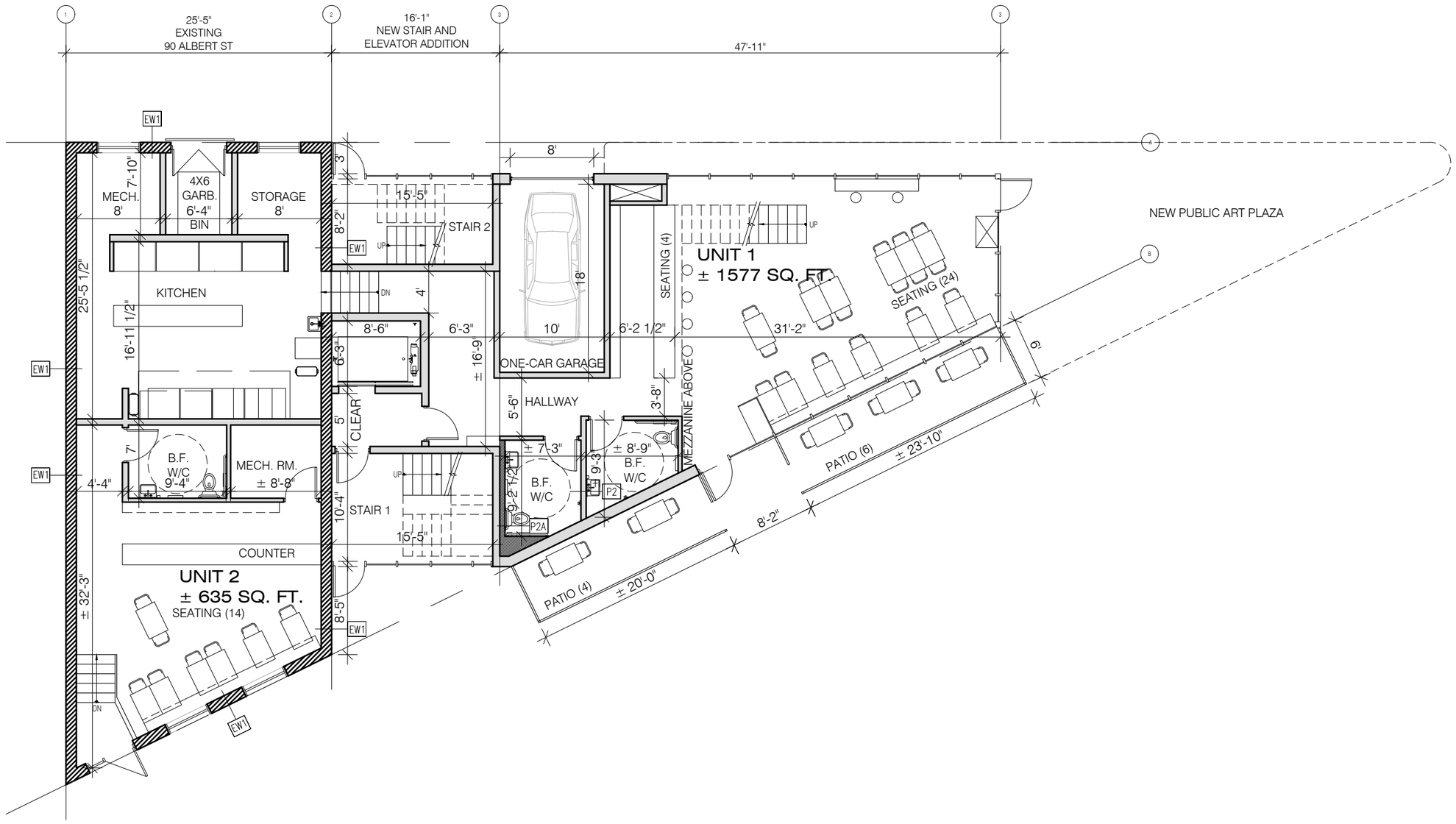
T/O THIRD FLOOR
EL. 129'- 0"

T/O SECOND FLOOR
EL. 118'- 0"

T/O FIRST FLOOR B
EL. 108'- 6"

T/O FIRST FLOOR A
EL. 100'-0"

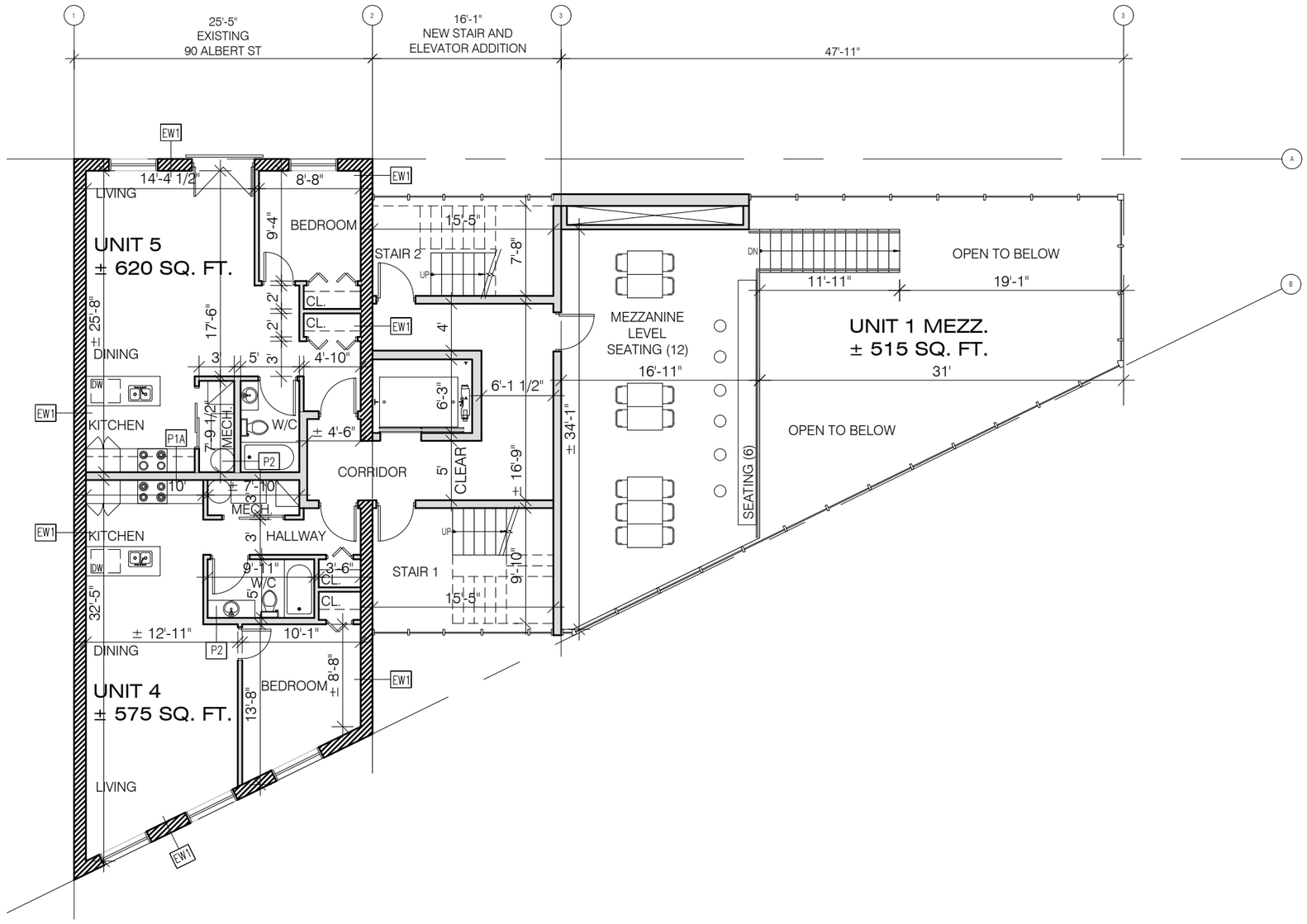




1
Z1.0

BASEMENT / FIRST FLOOR PLAN

3/32" = 1'-0"



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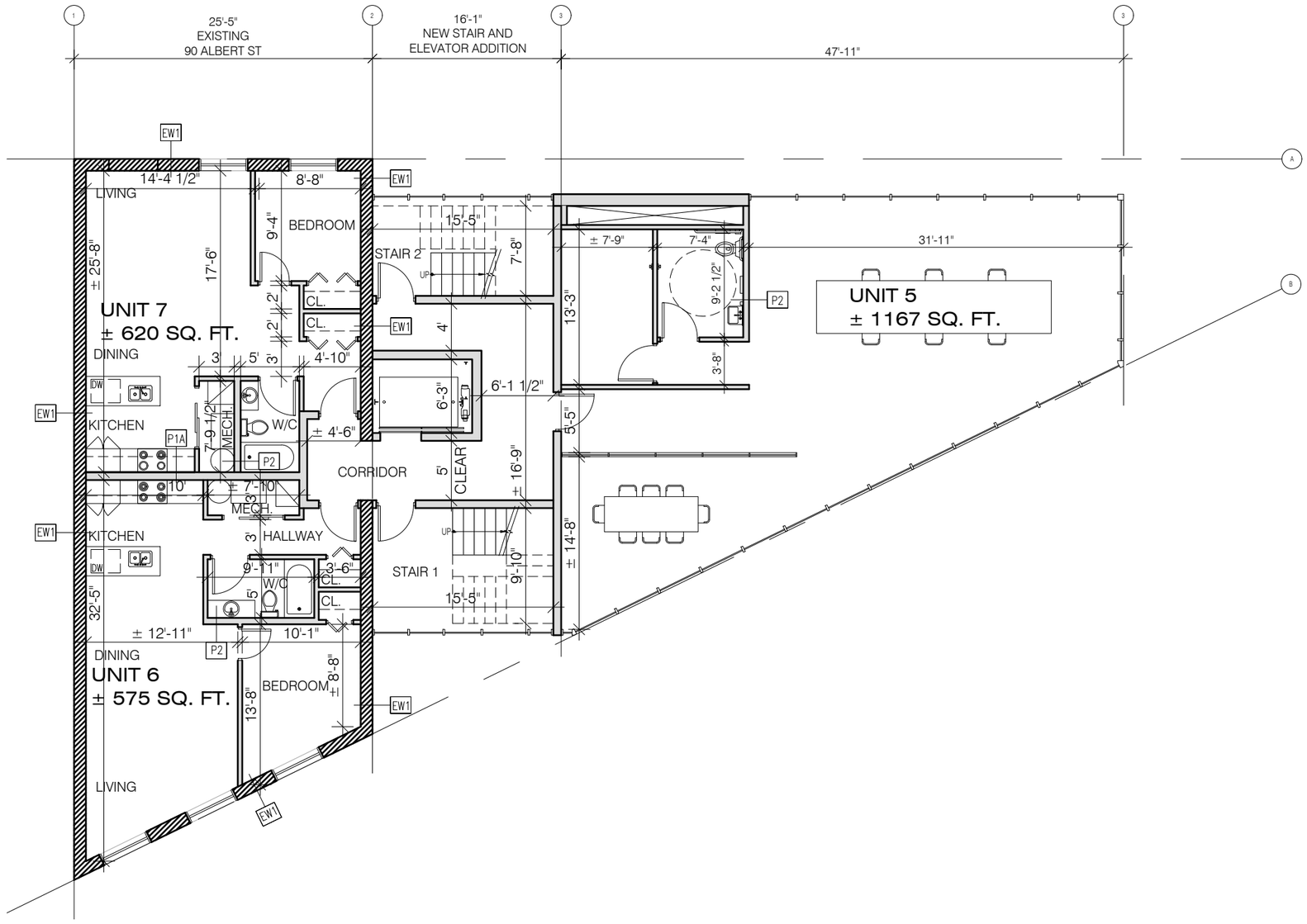
Z1.1

MAIN FLOOR PLAN

3/32" = 1'-0"



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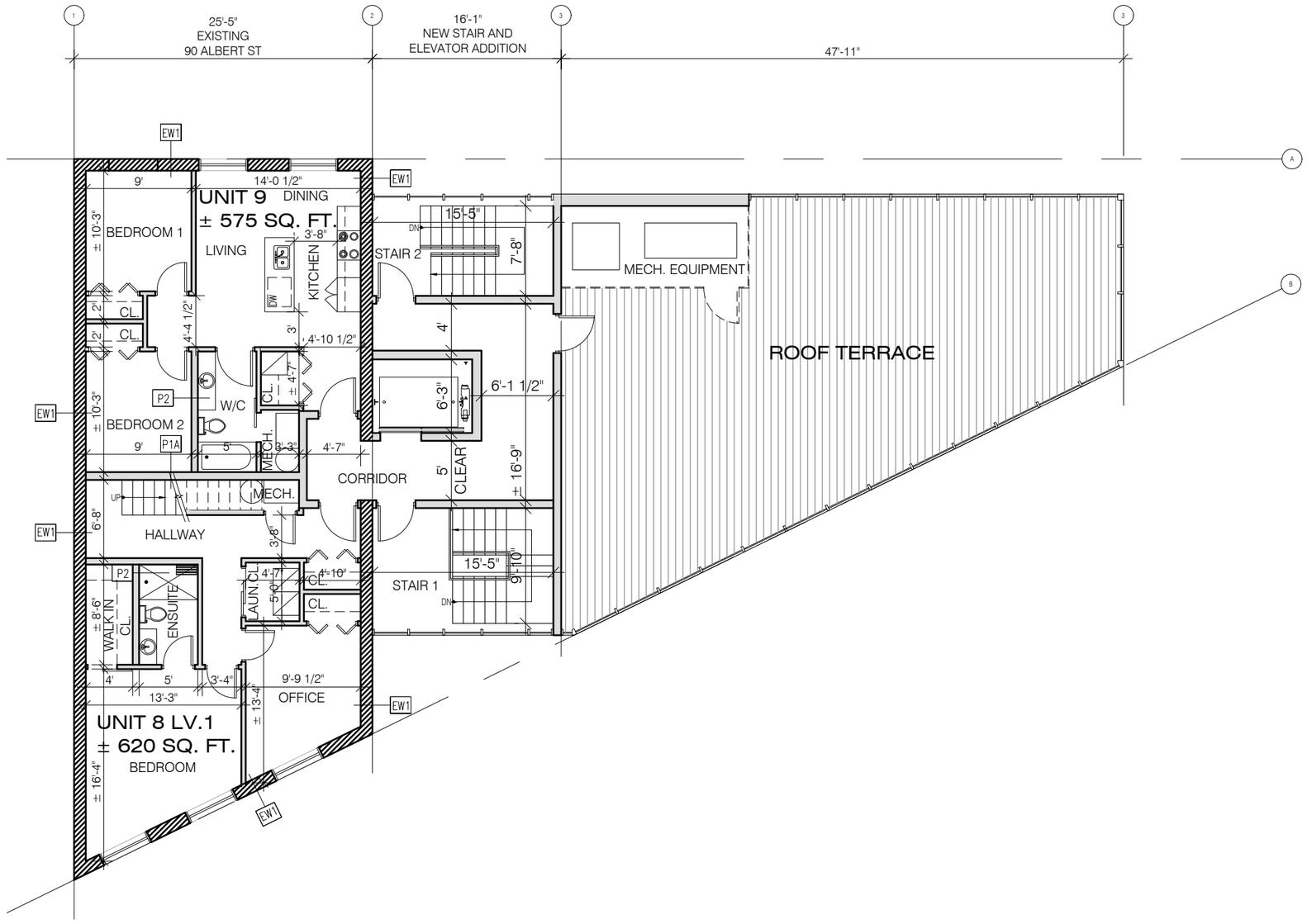
Z1.2

SECOND FLOOR PLAN

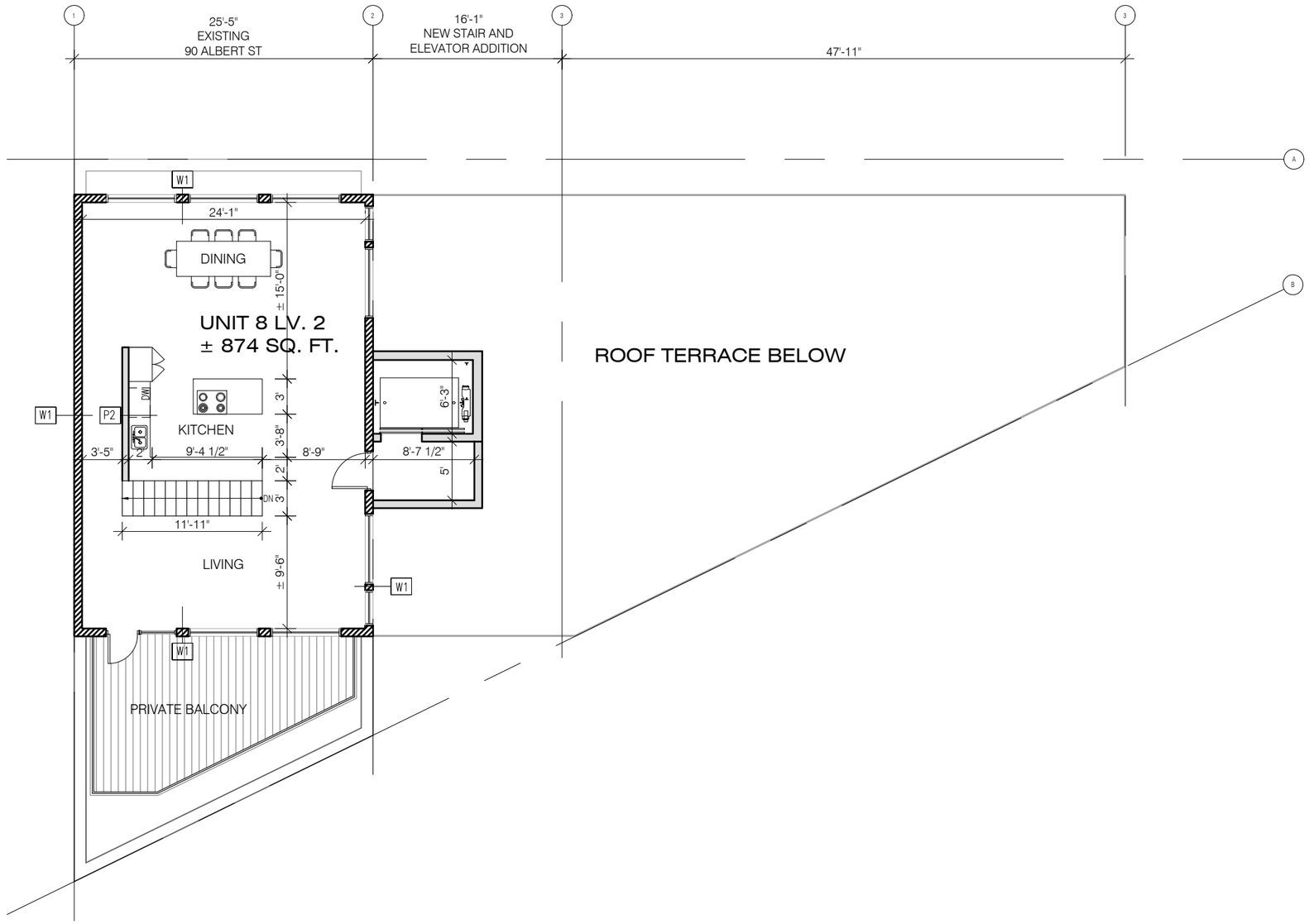
3/32" = 1'-0"



THIRD FLOOR PLAN

1
Z1.3

3/32" = 1'-0"



1
Z1.4

FOURTH FLOOR PLAN

3/32" = 1'-0"

	Current (5,200 sqft)	Proposed (Adaptive Re-Use 11,700 sqft)
Initial Costs	**$1,000,000.00**	**$3,500,000.00**
Rents (Annual)		
Commercial	$50,400.00	$94,248.00
Residential	$9,000.00	$172,080.00
Total (Annual)	$59,400.00	$266,328.00
Expenses (Annual)		
property taxes	**$11,600.00**	**$34,727.00**
insurance/utilities/etc.	$78,400.00	$110,000.00
loan payment (expluding land)	$0.00	$107,395.00
Total	$90,000.00	$252,122.00
Total Gain/Loss	**-$30,600.00**	**$14,206.00**



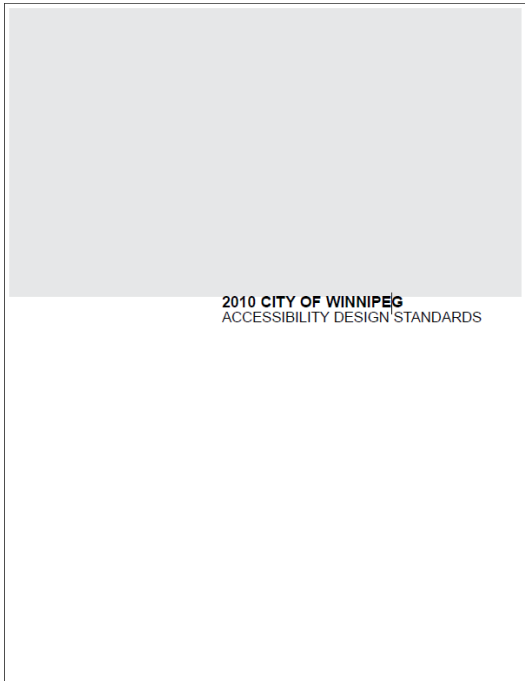


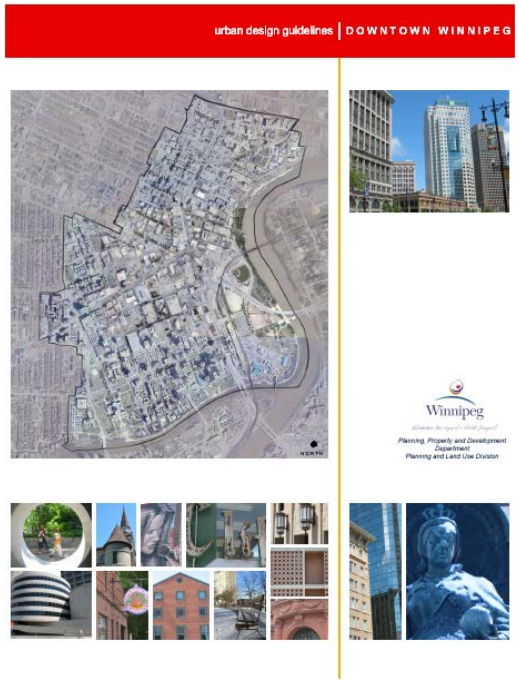

William & Cather
DR. HOOK TOWING
UNAUTHORIZED
PARKING
PROHIBITED


THE DOMINION BANK
bridgmancollaborative
ARCHITECTURE
DOWNTOWN
Route
52
SOUTH

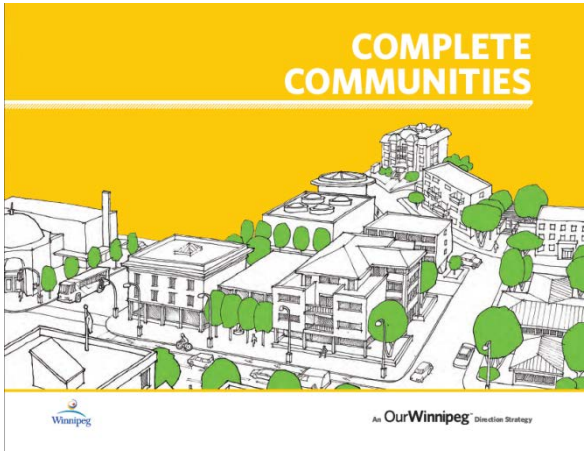
Design review is guided by:

By-law, Policy & Guidelines









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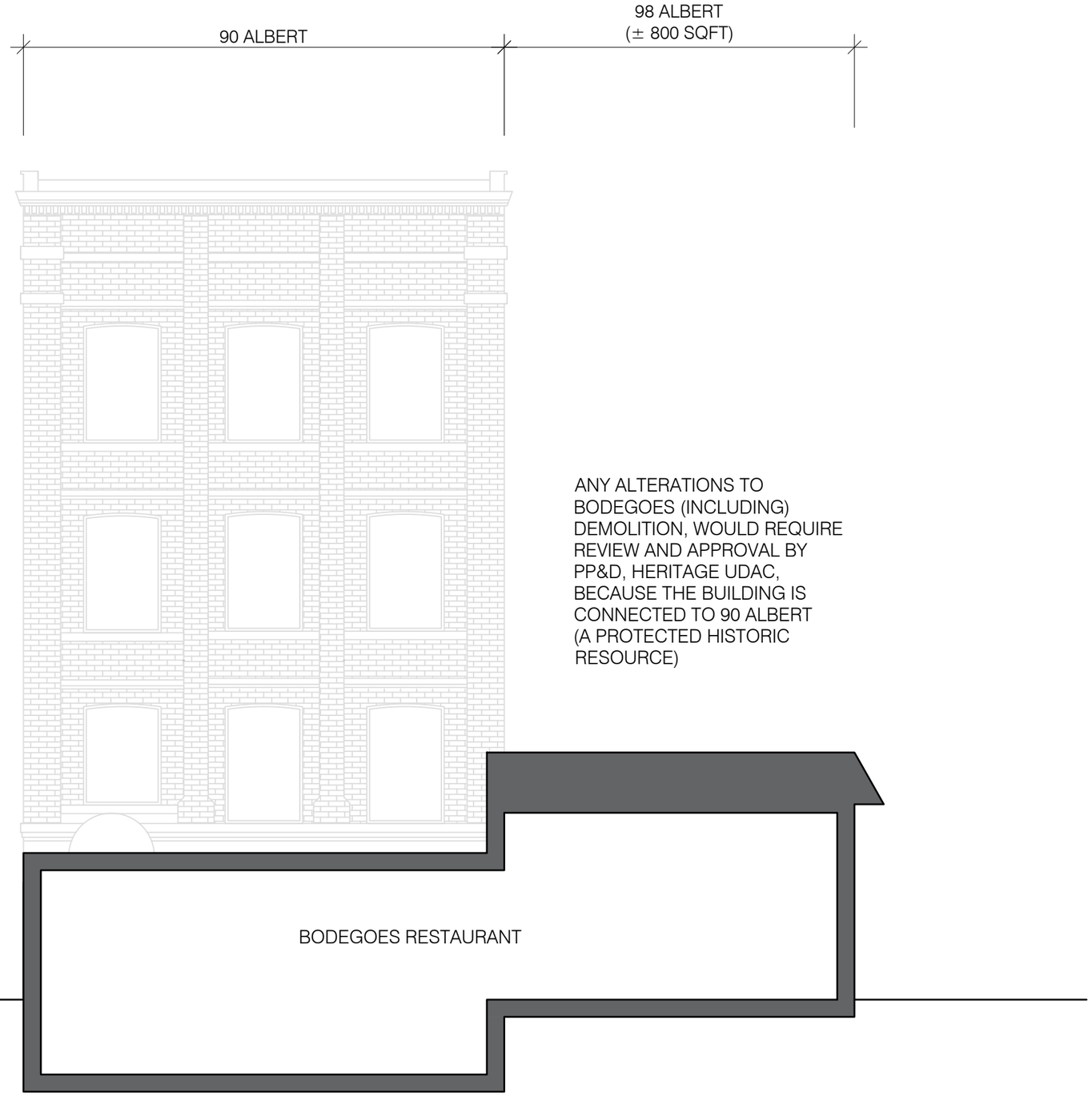
T/O BASEMENT FLOOR
EL. REFER TO CIVIL



ANY ALTERATIONS TO BODEGOES (INCLUDING) DEMOLITION, WOULD REQUIRE REVIEW AND APPROVAL BY PP&D, HERITAGE UDAC, BECAUSE THE BUILDING IS CONNECTED TO 90 ALBERT (A PROTECTED HISTORIC RESOURCE)


ONE WAY