

**540**  
**KING STREET EAST**  
**DESIGN PACKAGE**

APRIL 2022

**FOTENN**

## CONTENT

**01** 3D Model

**02** Renders

**03** Elevations

**04** Perspectives

**05** Development Concept Plan

# 01 3D MODEL



Bird's-eye view looking north



Bird's-eye view looking west



*Bird's-eye view looking east*

# 02 RENDERERS



*Bird's-eye view looking northwest from the main entrance*





*Bird's-eye view looking northwest from the Barn Plaza*



*View looking east towards Barn and Silos*



*View looking north into the community from King Street East*



*View looking west along the front facade at King Street*



*View looking south from the environmental regeneration area*



*View looking south from the internal looped private road towards the Barn and Silos*



*View looking northwest from the Barn Plaza*



*View looking south from the mid-block connection between single-detached and townhouses*

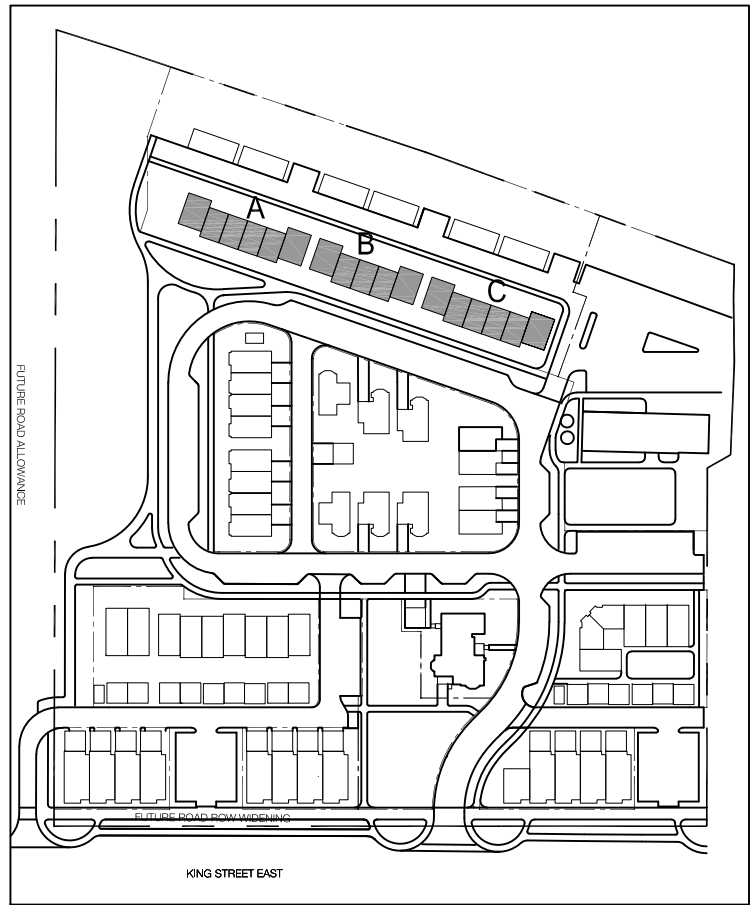


# 03 ELEVATIONS

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KEY PLAN



1C NORTH ELEVATION - REAR  
A1



1B WEST ELEVATION - SIDE  
A2



1A SOUTH ELEVATION - FRONT  
A1  
BLOCKS A AND C



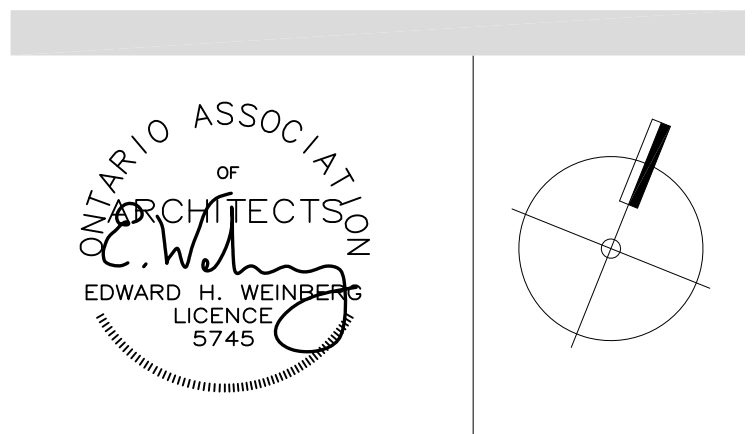
2B NORTH ELEVATION - REAR  
A1



2A SOUTH ELEVATION - FRONT  
A1  
BLOCK B

NO.	DATE	REVISION / ISSUED	DRAWN
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SUNNYSIDE VILLAGE INC.  
6849 COUNTY ROAD 10  
PORT HOPE, ON

**Sunnyside Village  
Development Proposal**  
540 King Street East  
Cobourg, Ontario

**ELEVATIONS  
BLOCKS A- C**

Date	MARCH 2022
Scale	1:150
Project Number	2101

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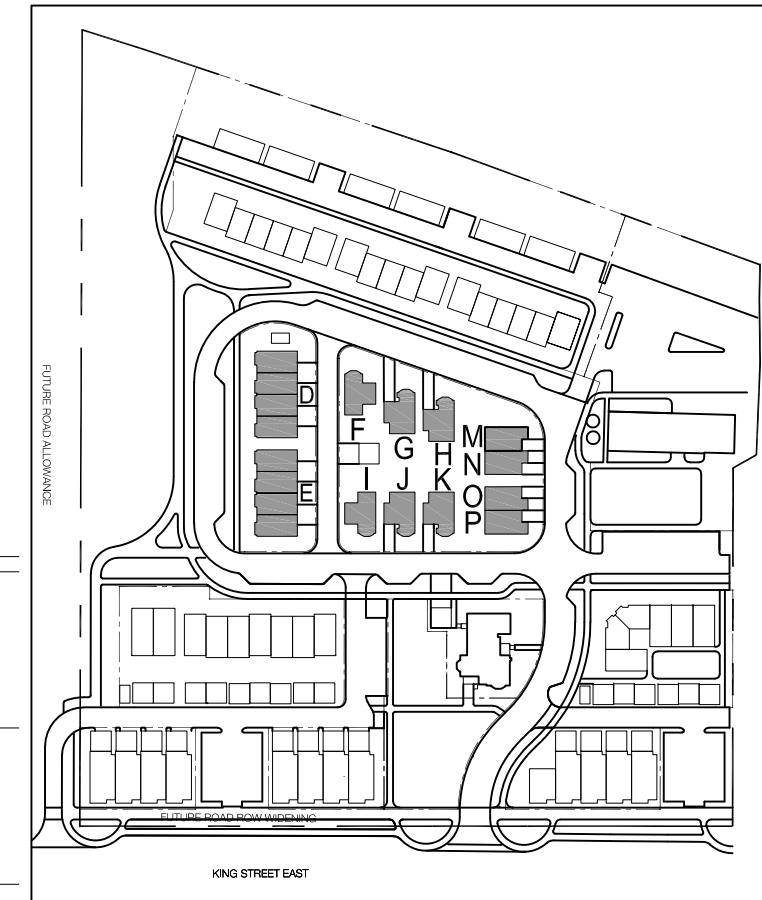
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BLOCKS F AND I



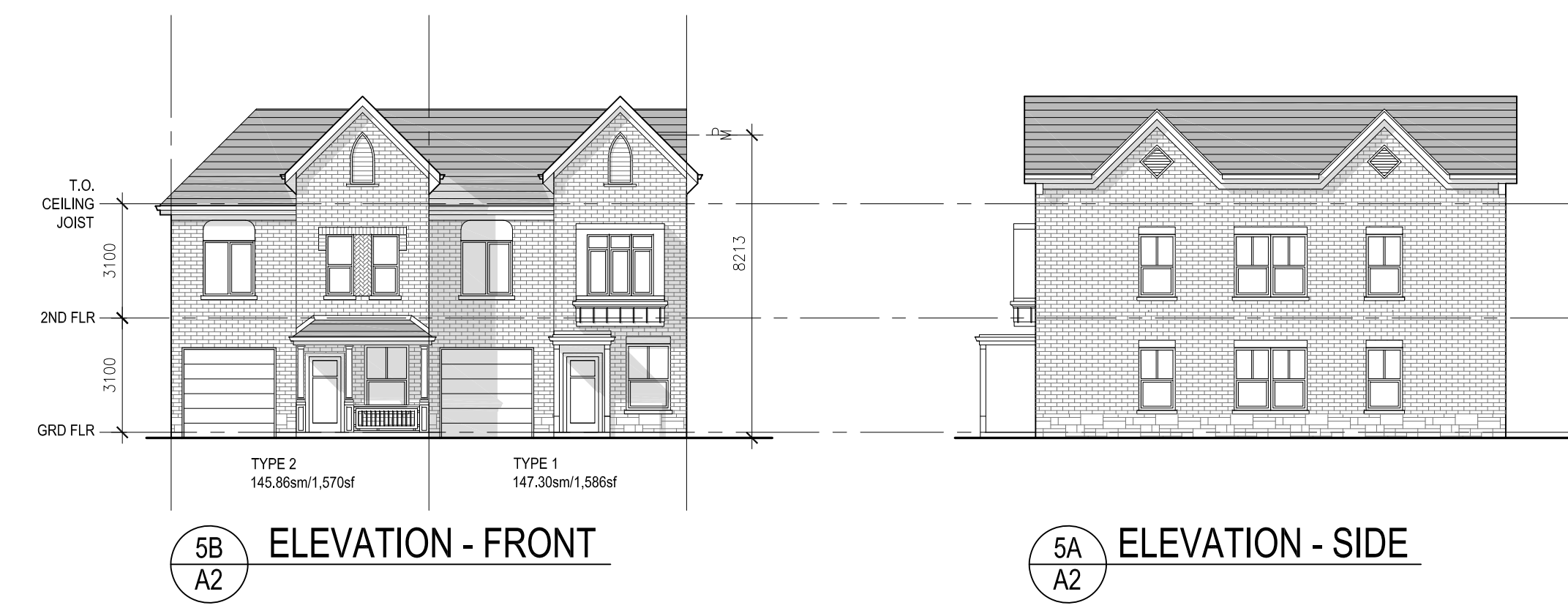
BLOCKS D AND E



KEY PLAN



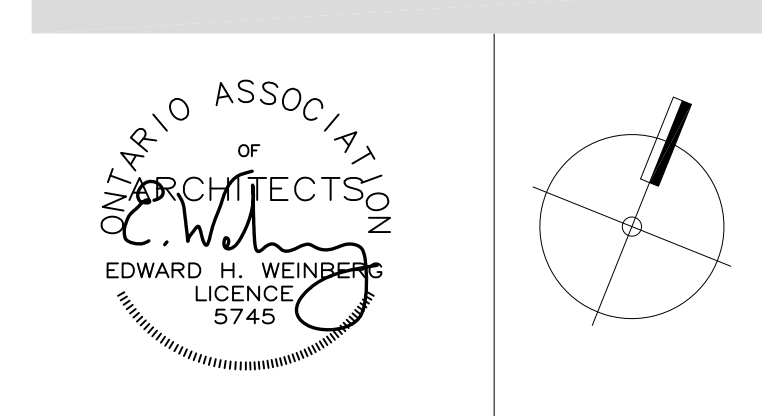
BLOCKS G,H,J AND K



BLOCKS M,N,O & P

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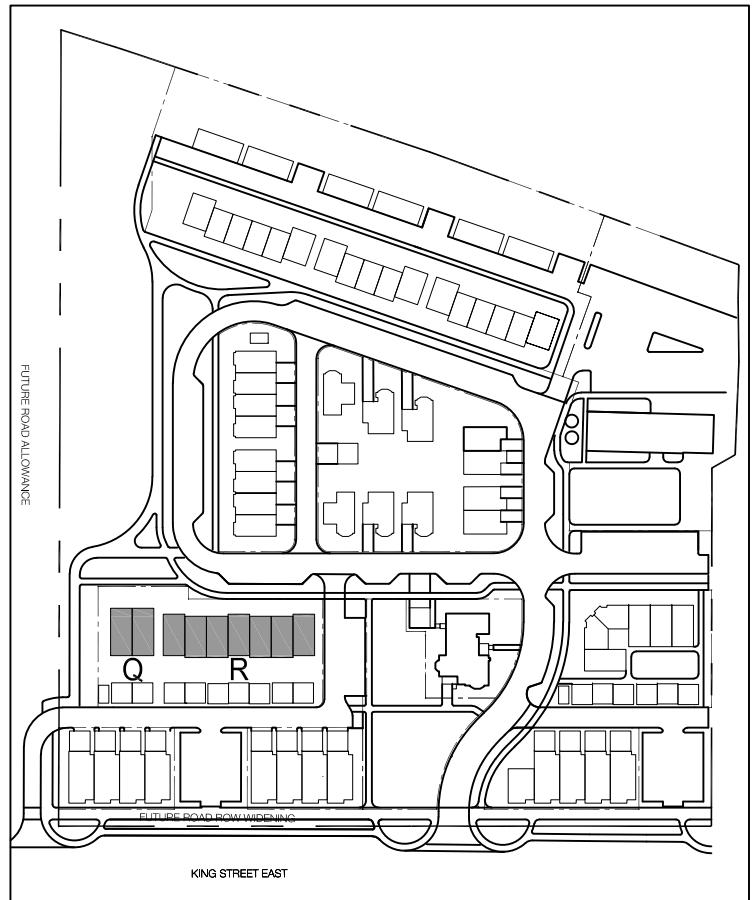
**ELEVATIONS  
 BLOCKS D - P**

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KEY PLAN



8A NORTH ELEVATION - FRONT  
A3  
BLOCK R



7B EAST ELEVATION - SIDE  
A3



7A NORTH ELEVATION - FRONT  
A3  
BLOCK Q



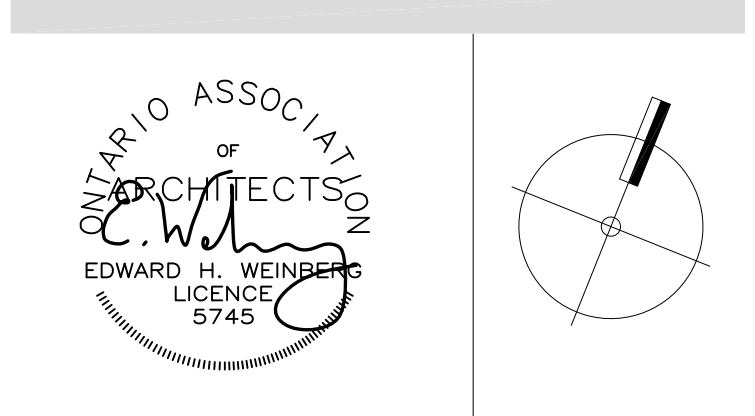
8C EAST ELEVATION - SIDE  
A3



8B SOUTH ELEVATION - REAR  
A3  
BLOCK R

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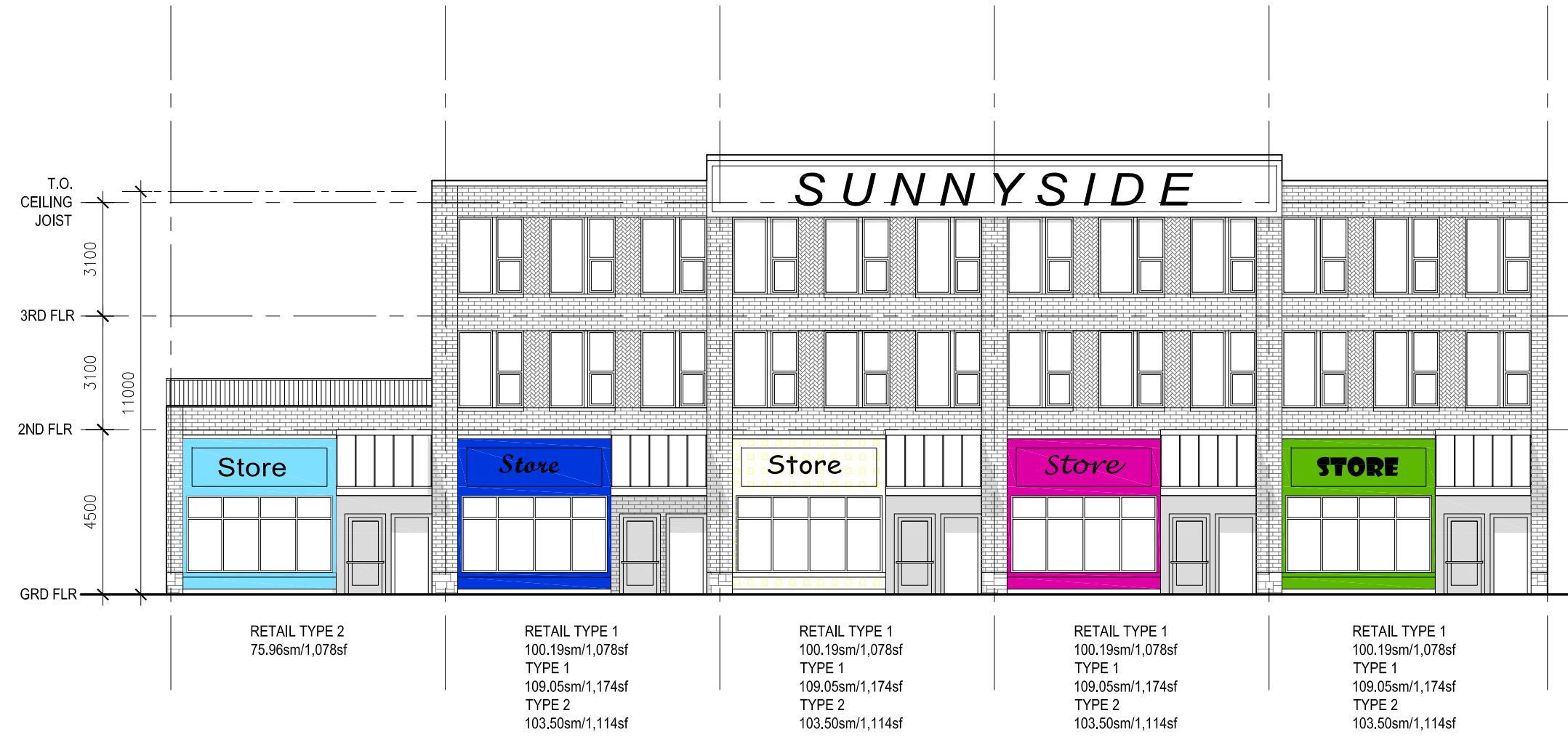
**ELEVATIONS  
BLOCKS Q AND R**

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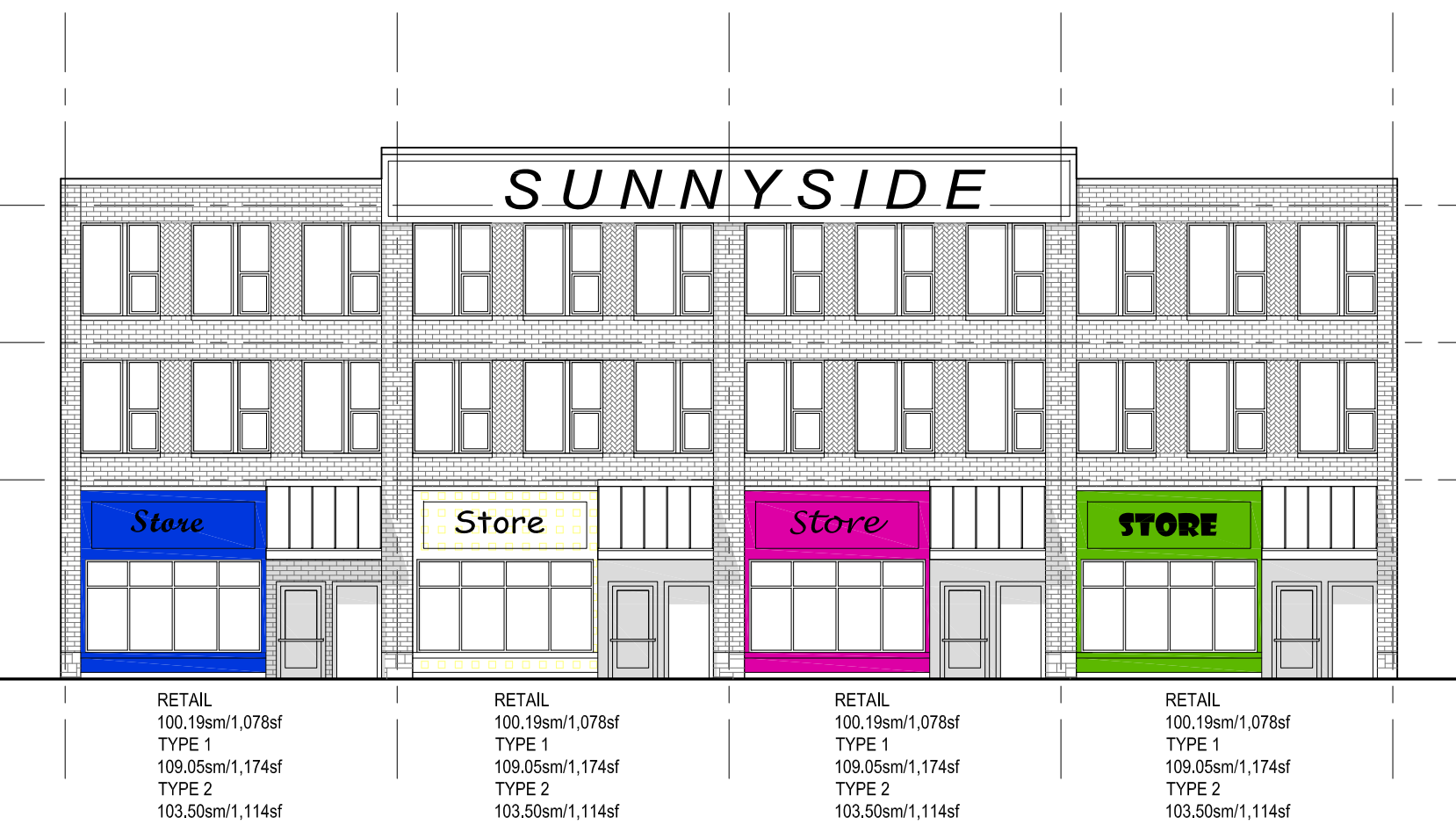


10A SOUTH ELEVATION - FRONT  
A4

BLOCK V

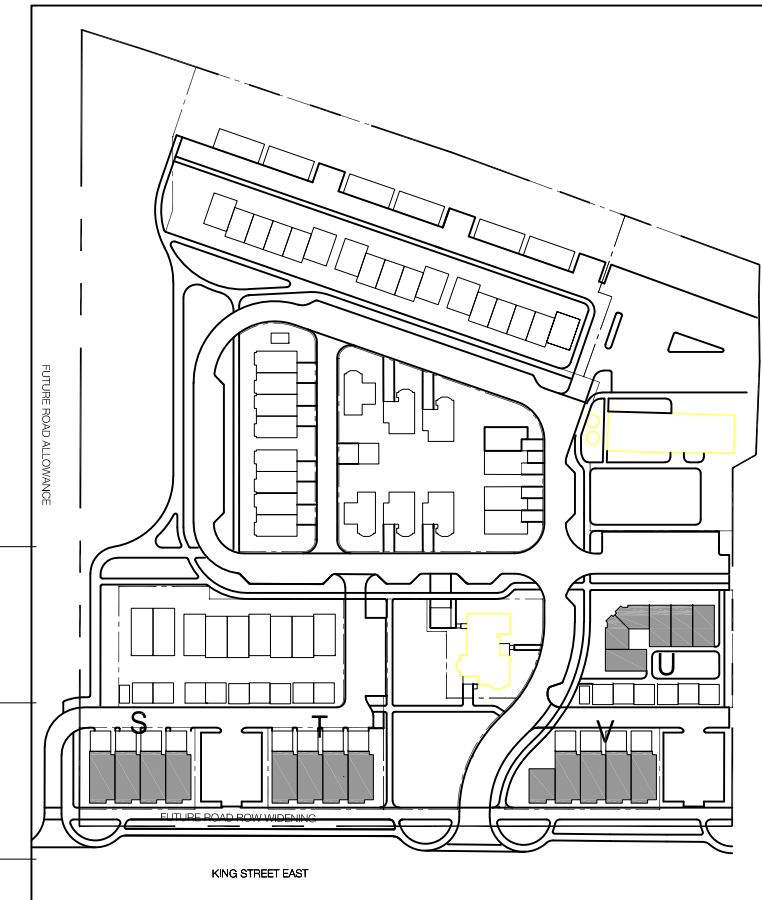


9B NORTH ELEVATION - REAR  
A4



9A SOUTH ELEVATION - FRONT  
A4

BLOCK S AND T



KEY PLAN



11C NORTH ELEVATION - FRONT  
A4



10B NORTHWEST ELEVATION - FRONT  
A4

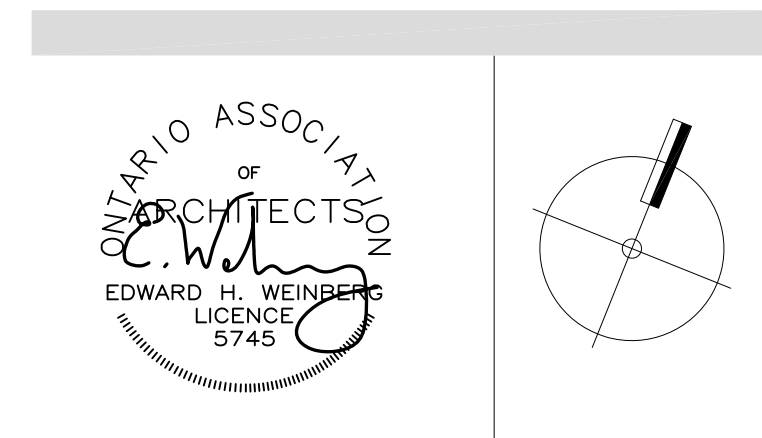


10A WEST ELEVATION - FRONT  
A4

BLOCK U

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BLOCKS S,T,U AND V**

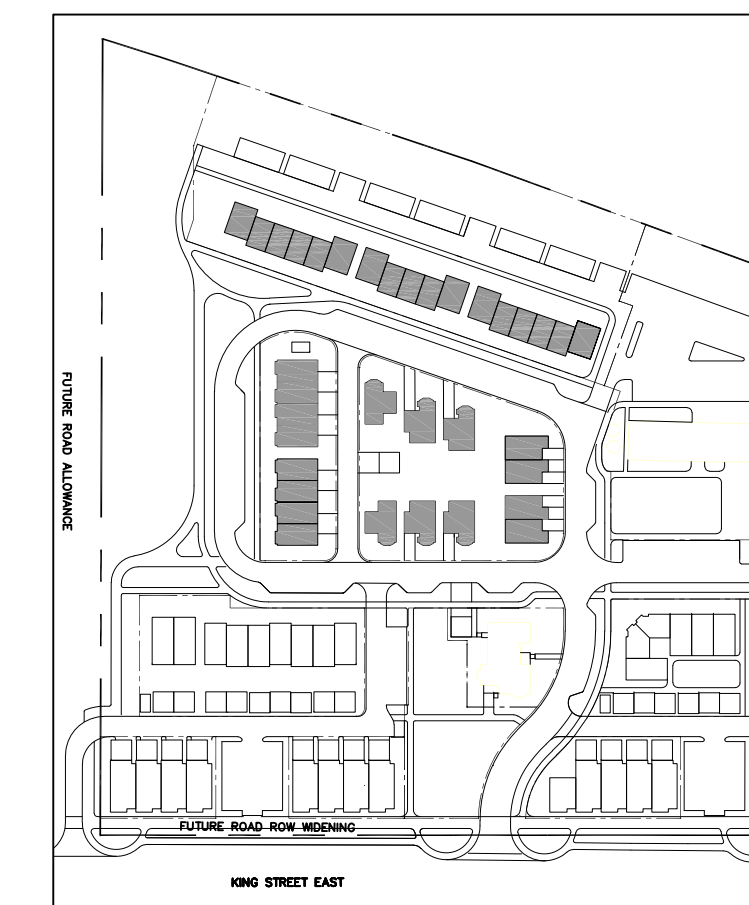
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KEY PLAN



2B  
A1 NORTHEAST VIEW - REAR



2A  
A5 SOUTHEAST VIEW - FRONT

BLOCK B

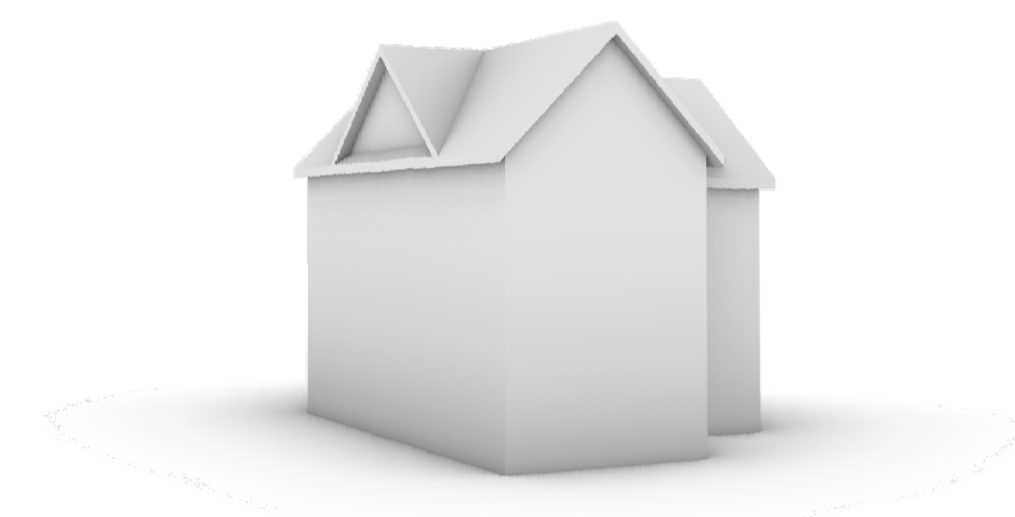


1B  
A5 NORTHEAST VIEW - REAR



1A  
A5 SOUTHEAST VIEW - FRONT

BLOCKS A AND C

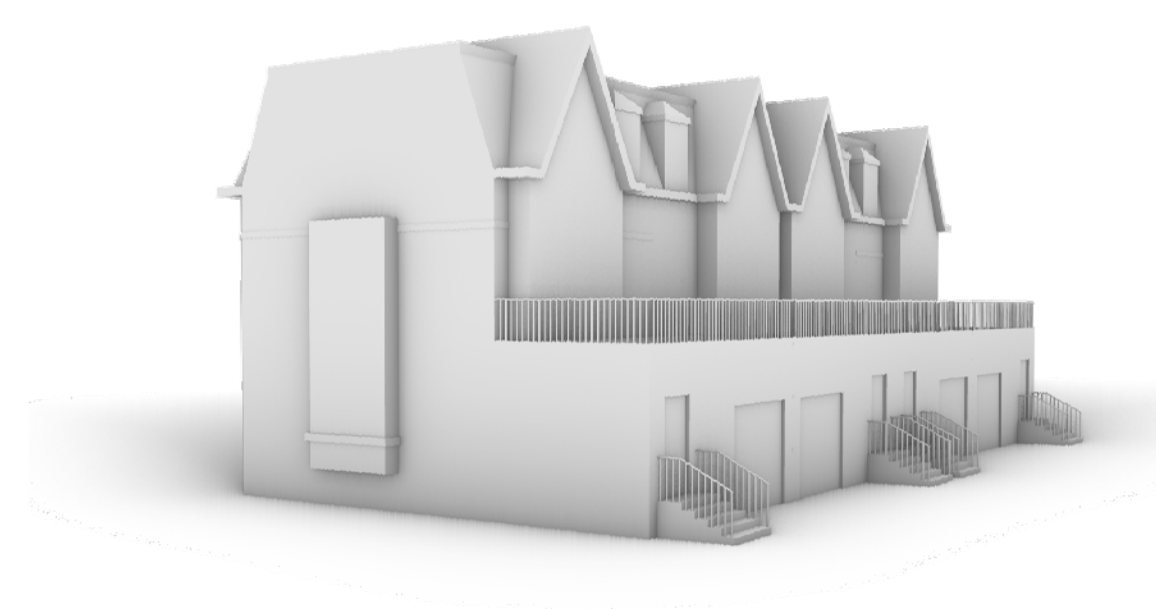


4B  
A5 NORTHEAST VIEW - FRONT



4A  
A5 SOUTHWEST VIEW - FRONT

BLOCKS F ROTATED AND I

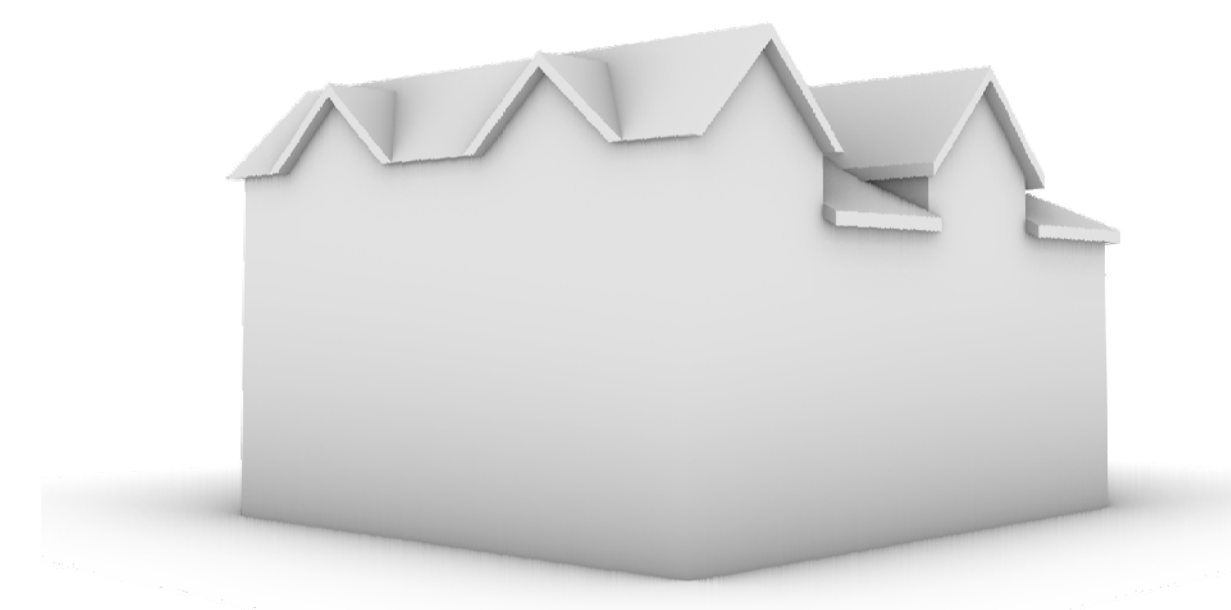


3B  
A5 SOUTHEAST VIEW - REAR

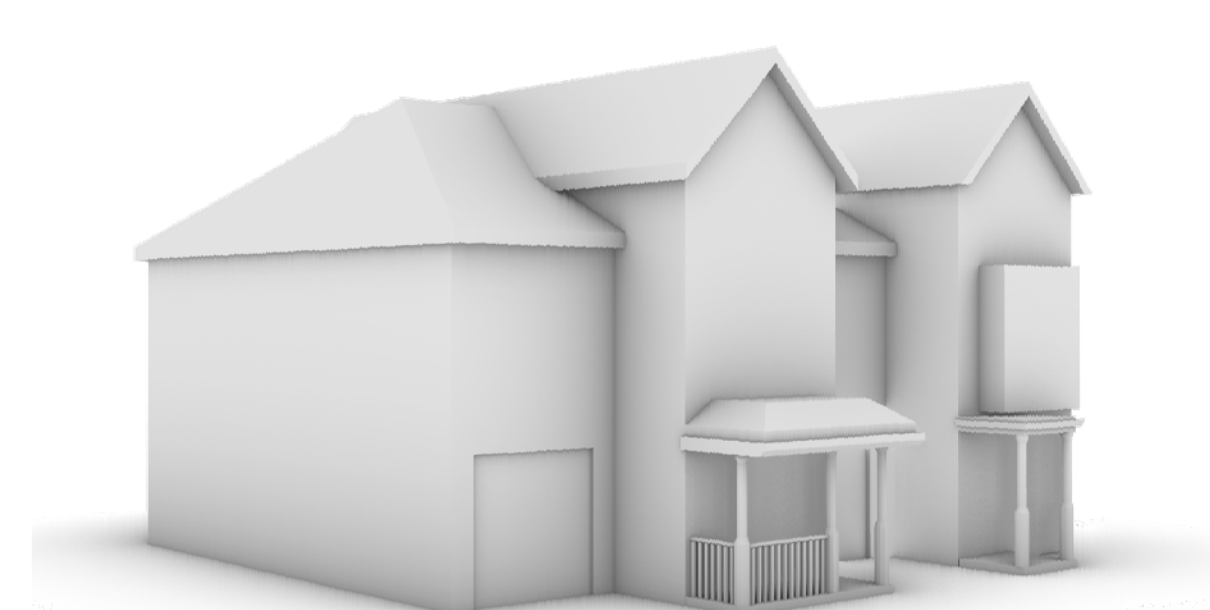


3A  
A5 SOUTHWEST VIEW - FRONT

BLOCKS D MIRROR AND E



6B  
A5 NORTHWEST VIEW - REAR



6A  
A5 SOUTHEAST VIEW - FRONT

BLOCKS M AND N & MIRRORED O AND P



5B  
A5 NORTHEAST VIEW - REAR

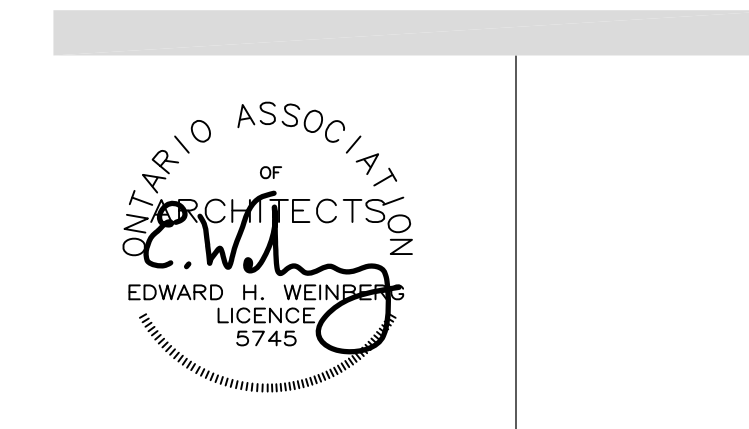


5A  
A5 SOUTHWEST VIEW - FRONT

BLOCKS G AND H ROTATED & J AND K

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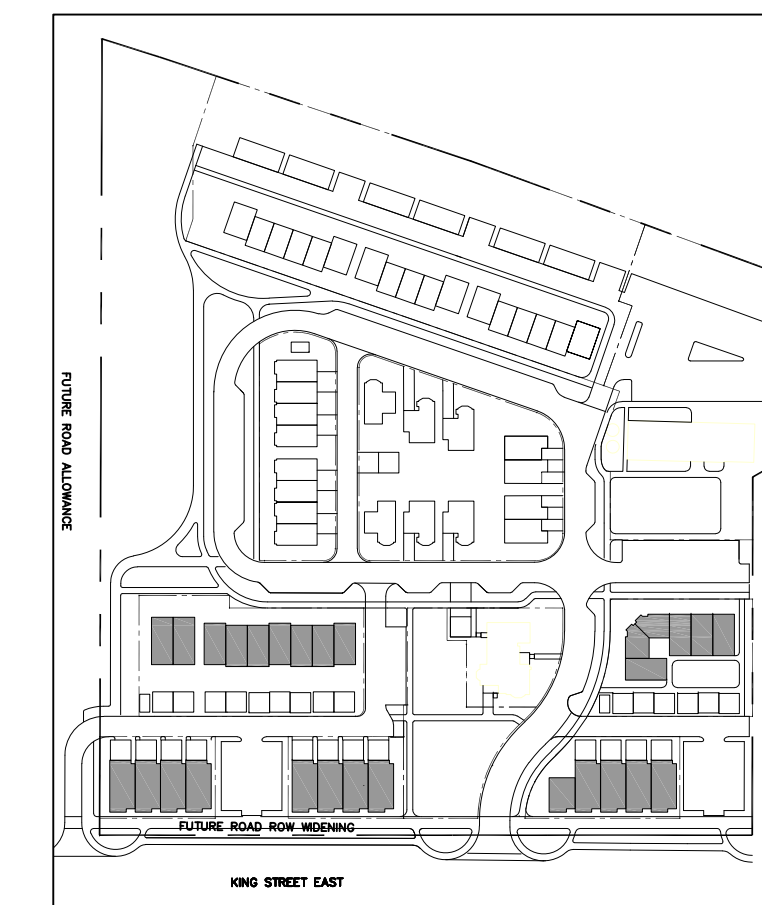
**PERSPECTIVE VIEWS  
BLOCKS A - P**

Date	OCTOBER 2021
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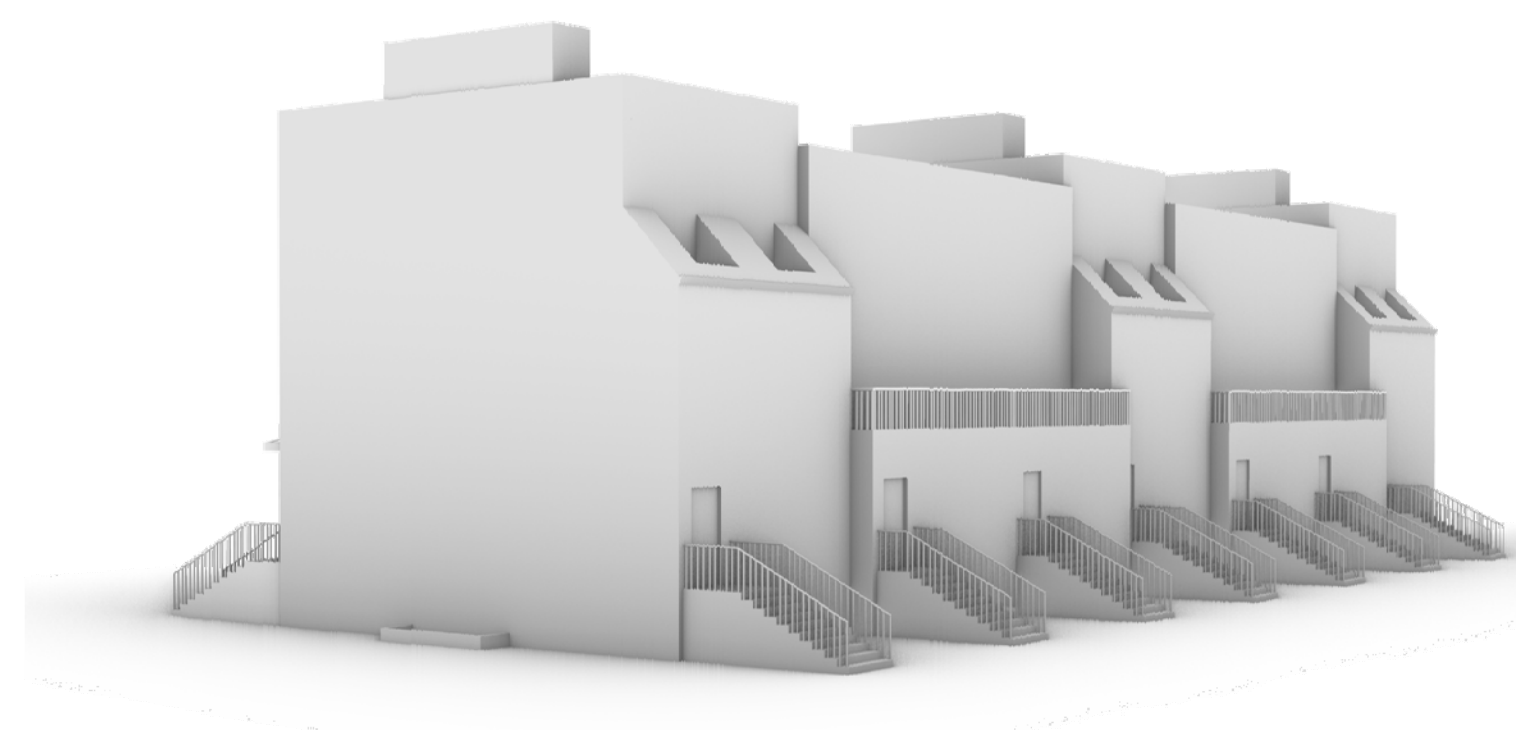
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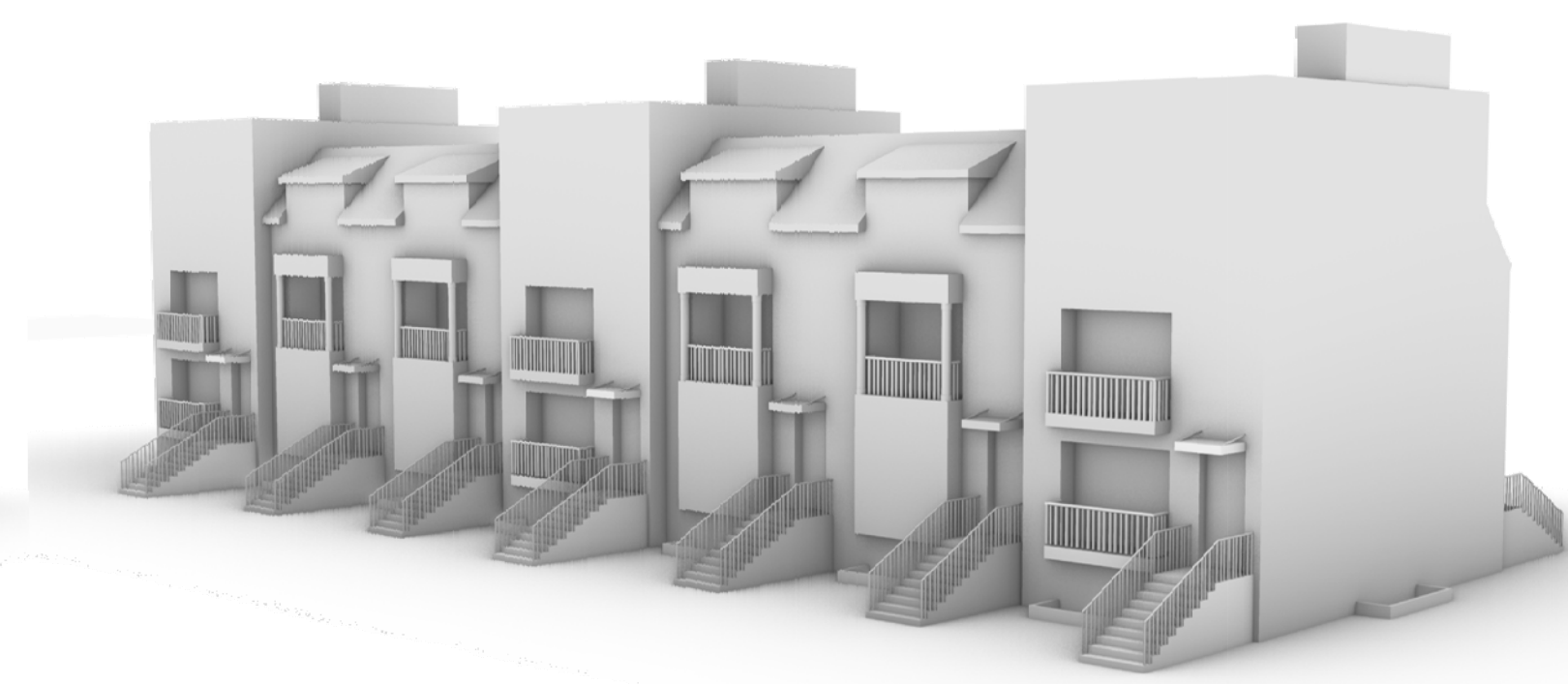
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KEY PLAN



8B  
A6  
SOUTHWEST VIEW- REAR



8A  
A6  
NORTHWEST VIEW- FRONT

BLOCK Q

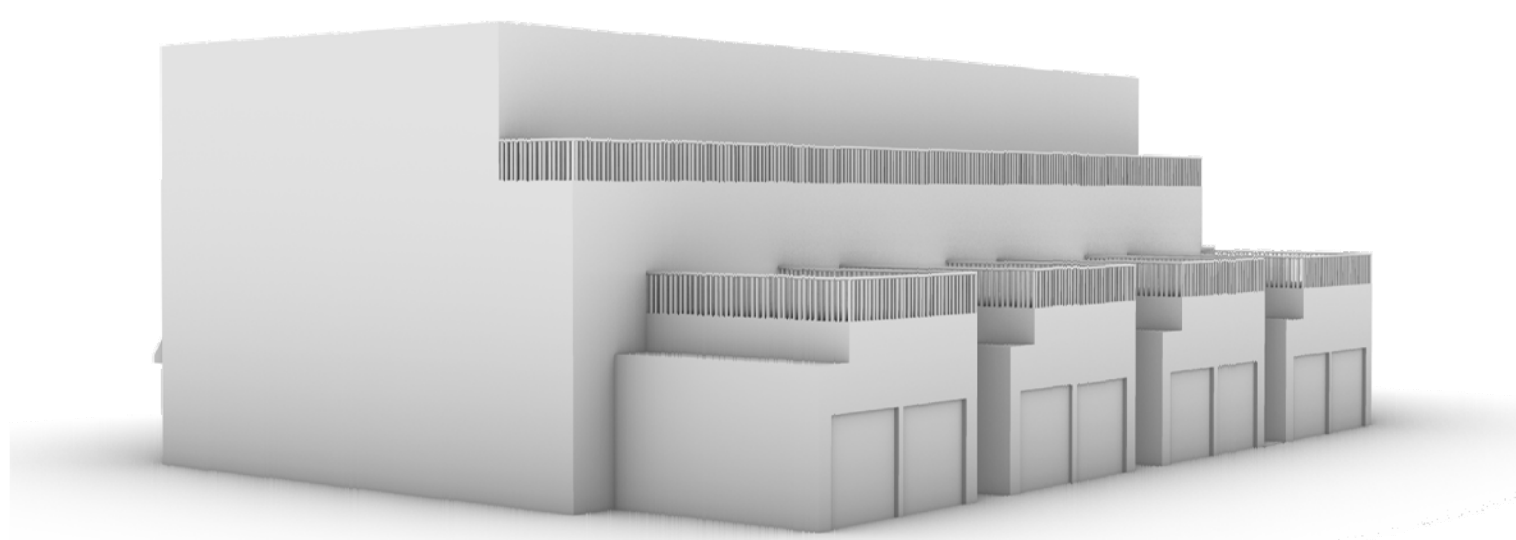


7B  
A6  
SOUTHWEST VIEW- REAR

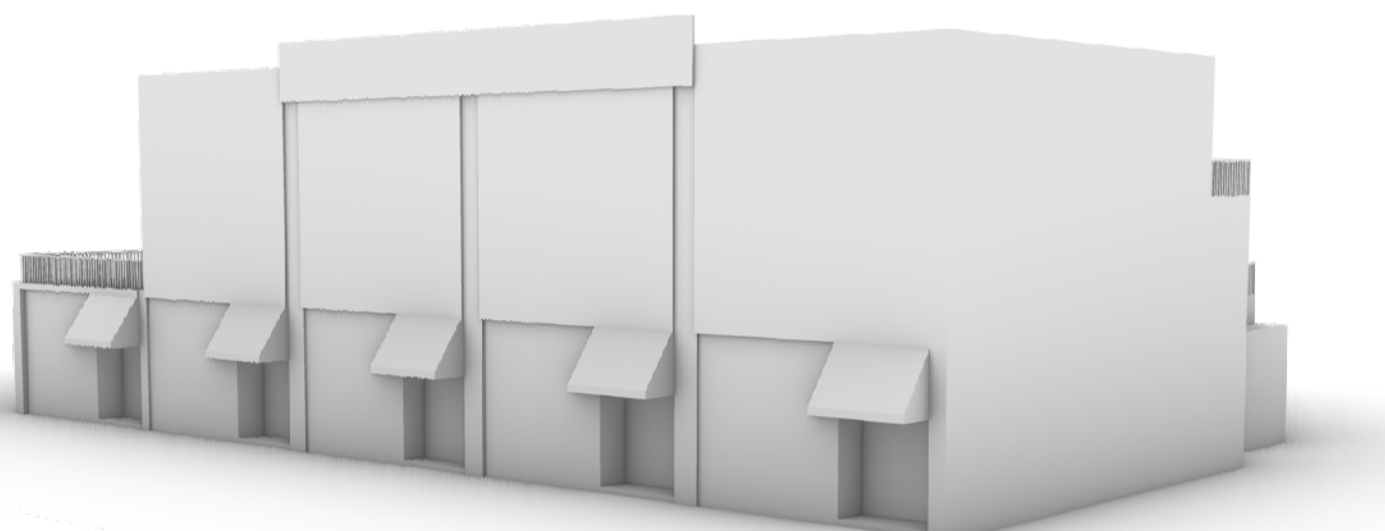


7A  
A6  
NORTHWEST VIEW- FRONT

BLOCK R

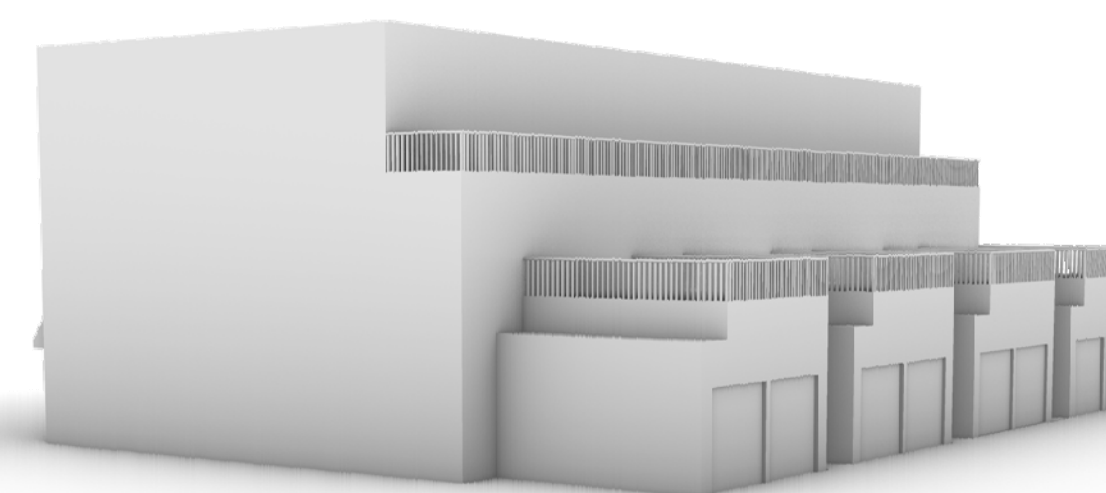


10B  
A6  
NORTHWEST VIEW- REAR

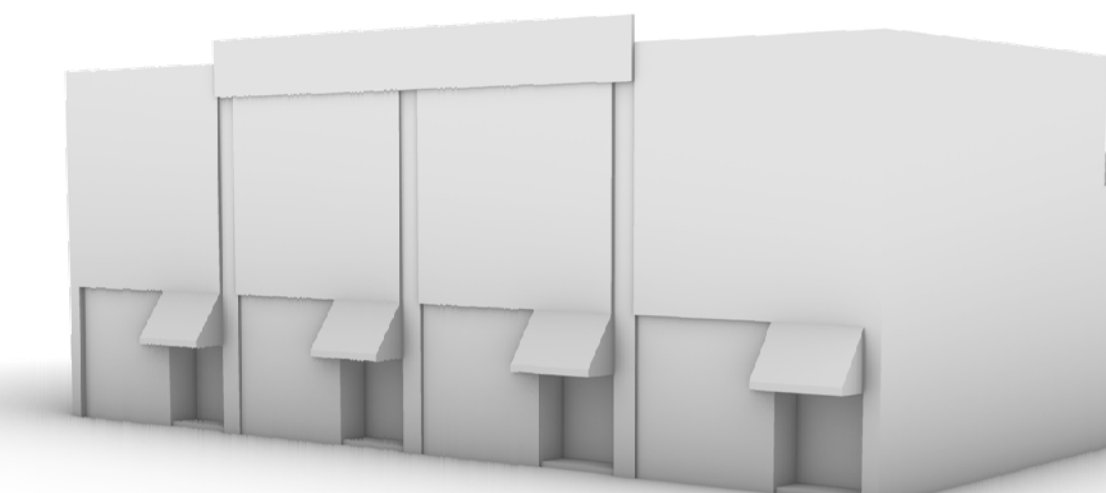


10A  
A6  
SOUTHEAST VIEW- FRONT

BLOCK V

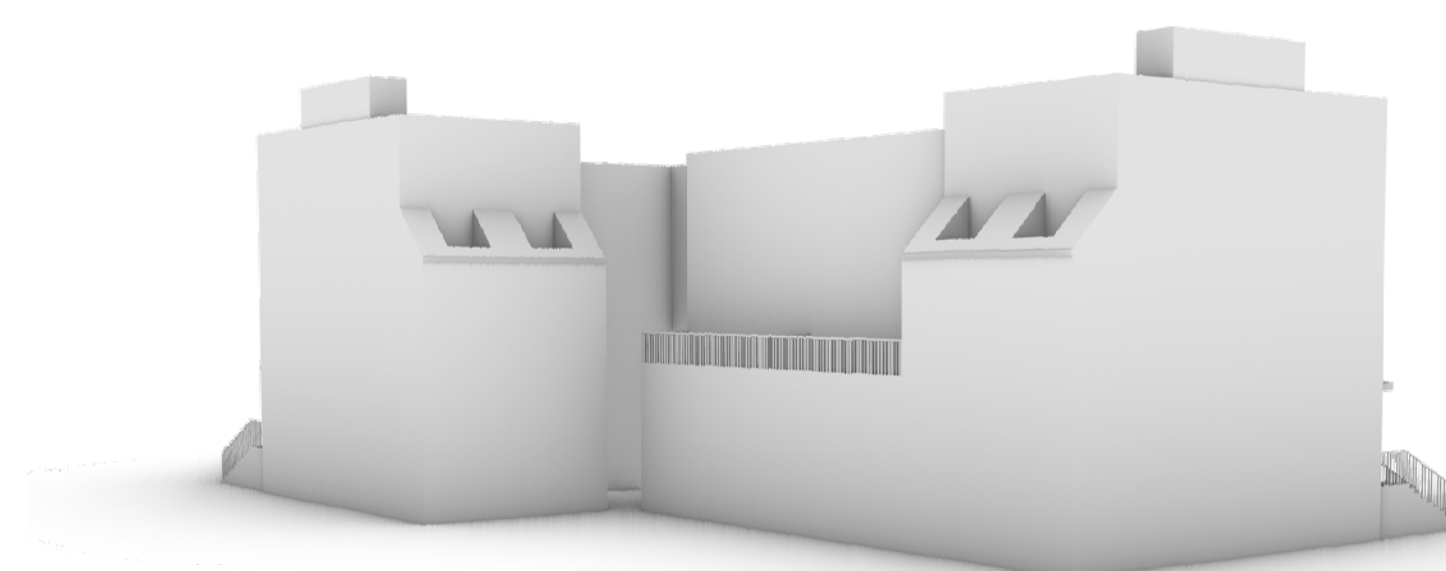


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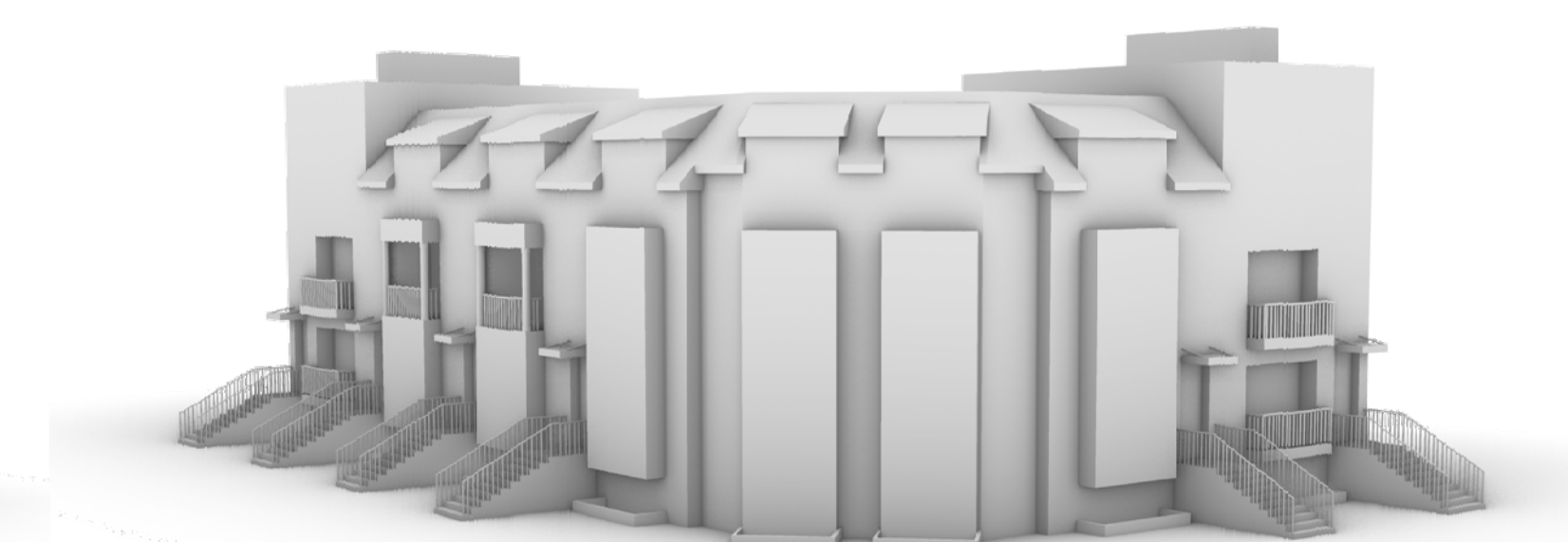


9A  
A6  
NORTHWEST VIEW- FRONT

BLOCK S AND T



11B  
A6  
SOUTHWEST VIEW- REAR

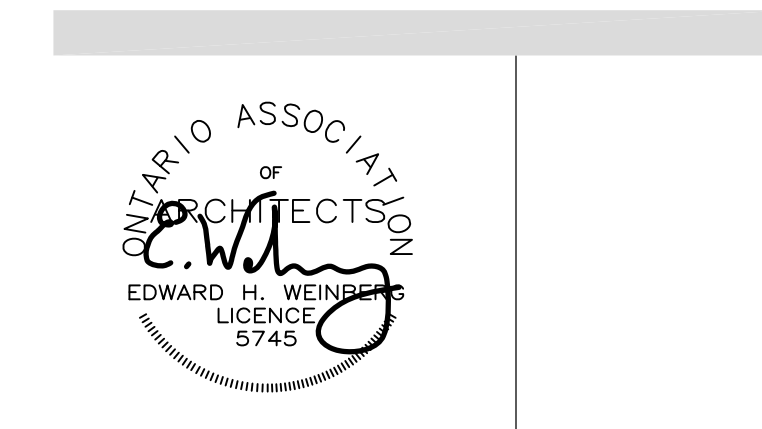


11A  
A6  
NORTHWEST VIEW- FRONT

BLOCK U

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**PERSPECTIVE VIEWS  
BLOCKS Q-V**

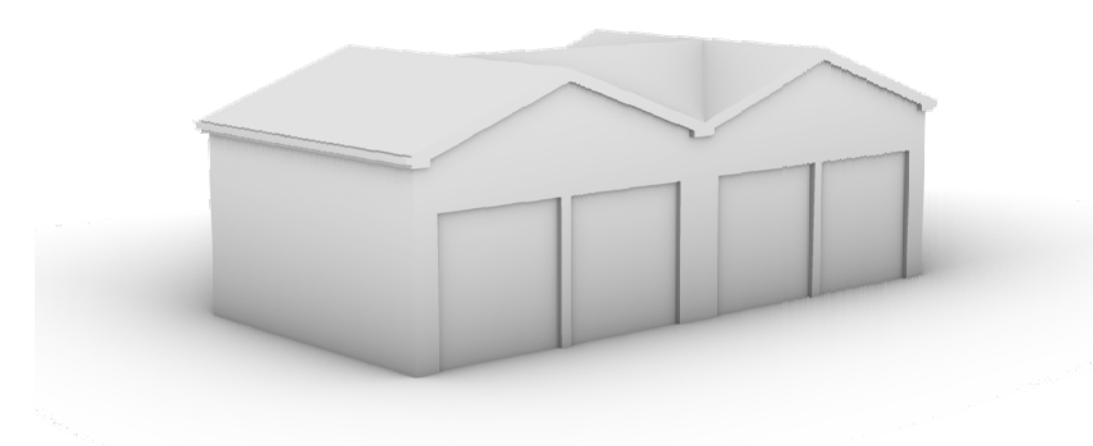
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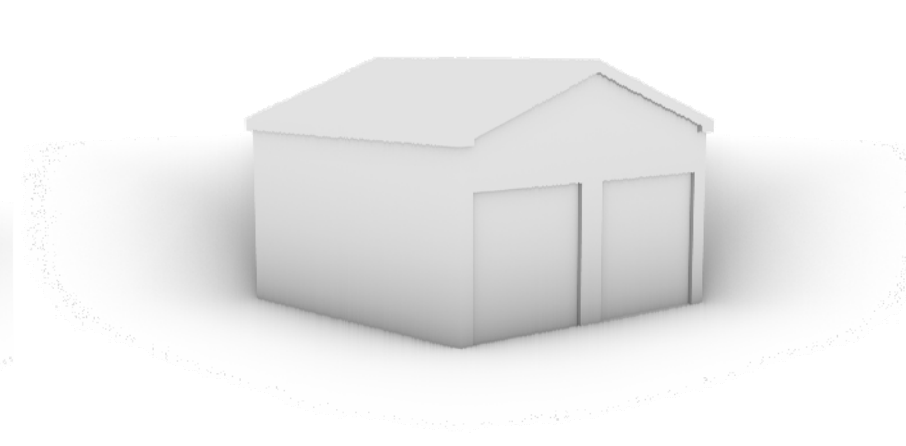
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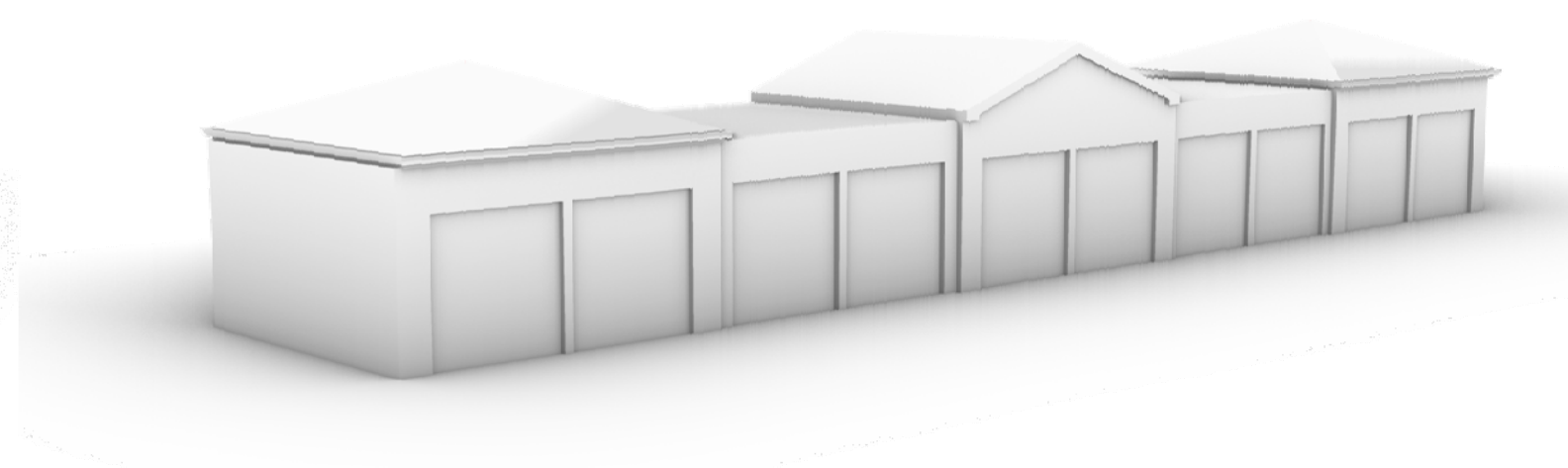
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14  
A7 BLOCK Q GARAGE - SOUTH VIEW



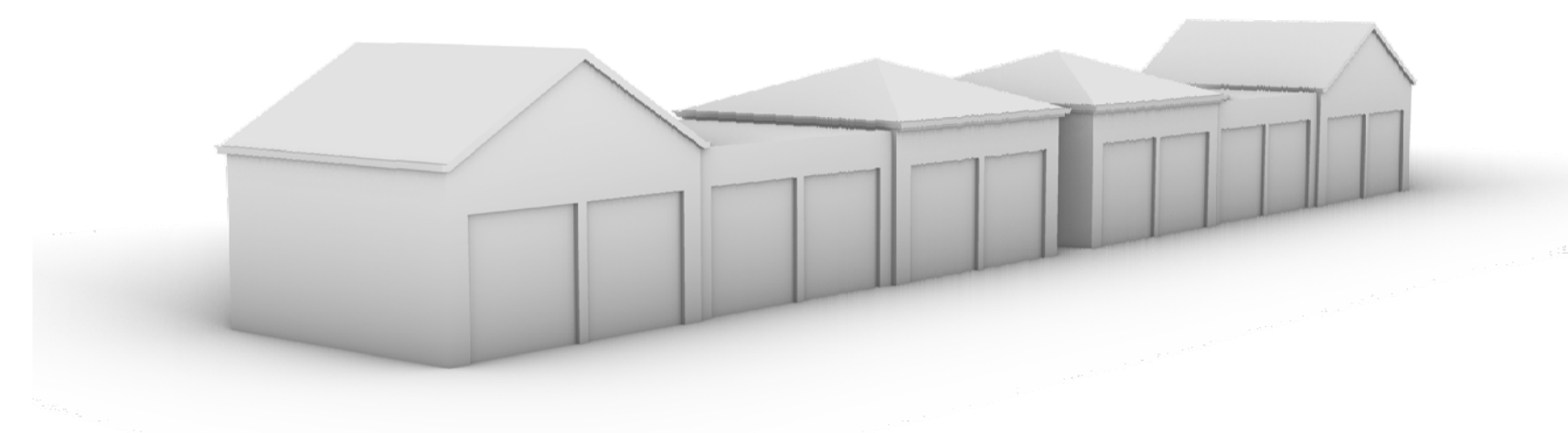
13  
A7 BLOCKS F & I GARAGE - WEST VIEW



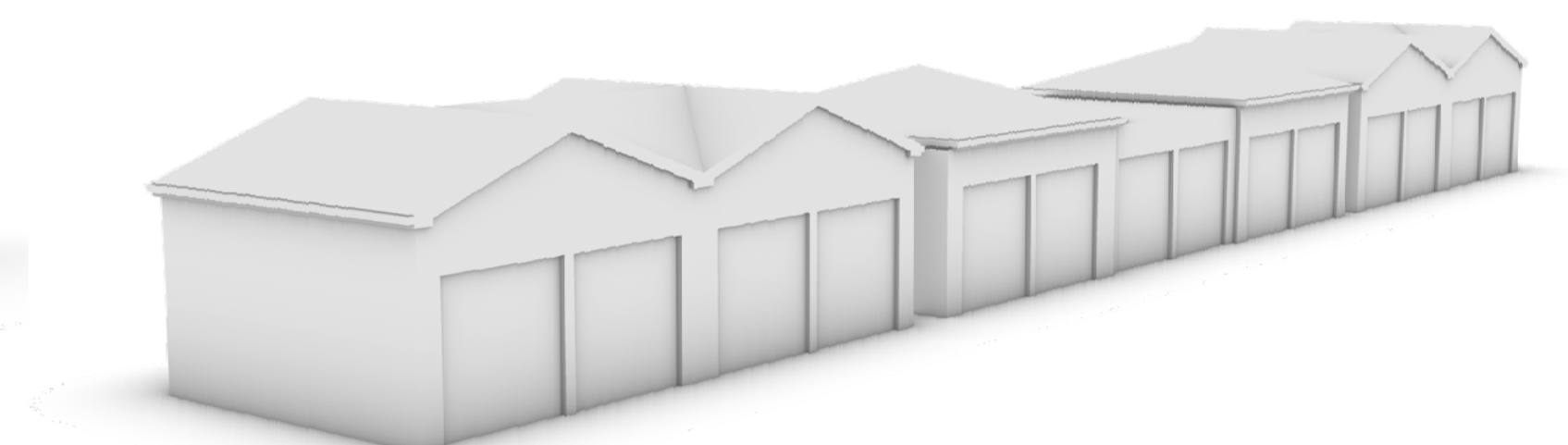
12  
A7 BLOCKS A, B & C GARAGE - SOUTHWEST VIEW



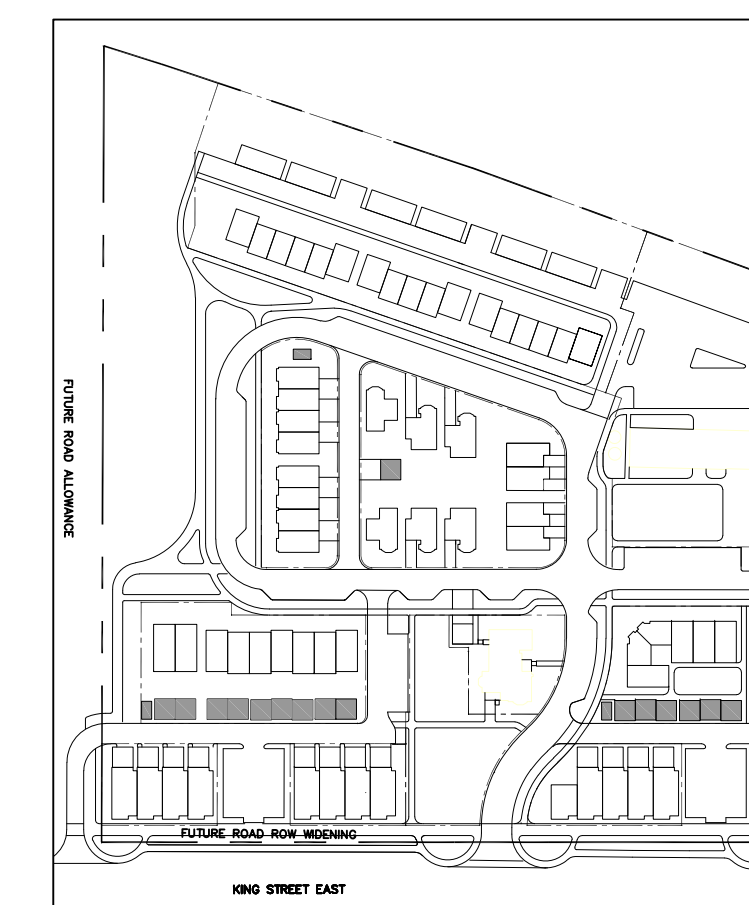
17  
A7 TYPICAL UTILITY SHED



16  
A7 BLOCK V GARAGES - SOUTH VIEW



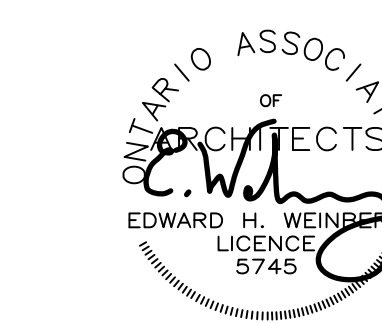
15  
A7 BLOCK R GARAGES - SOUTH VIEW



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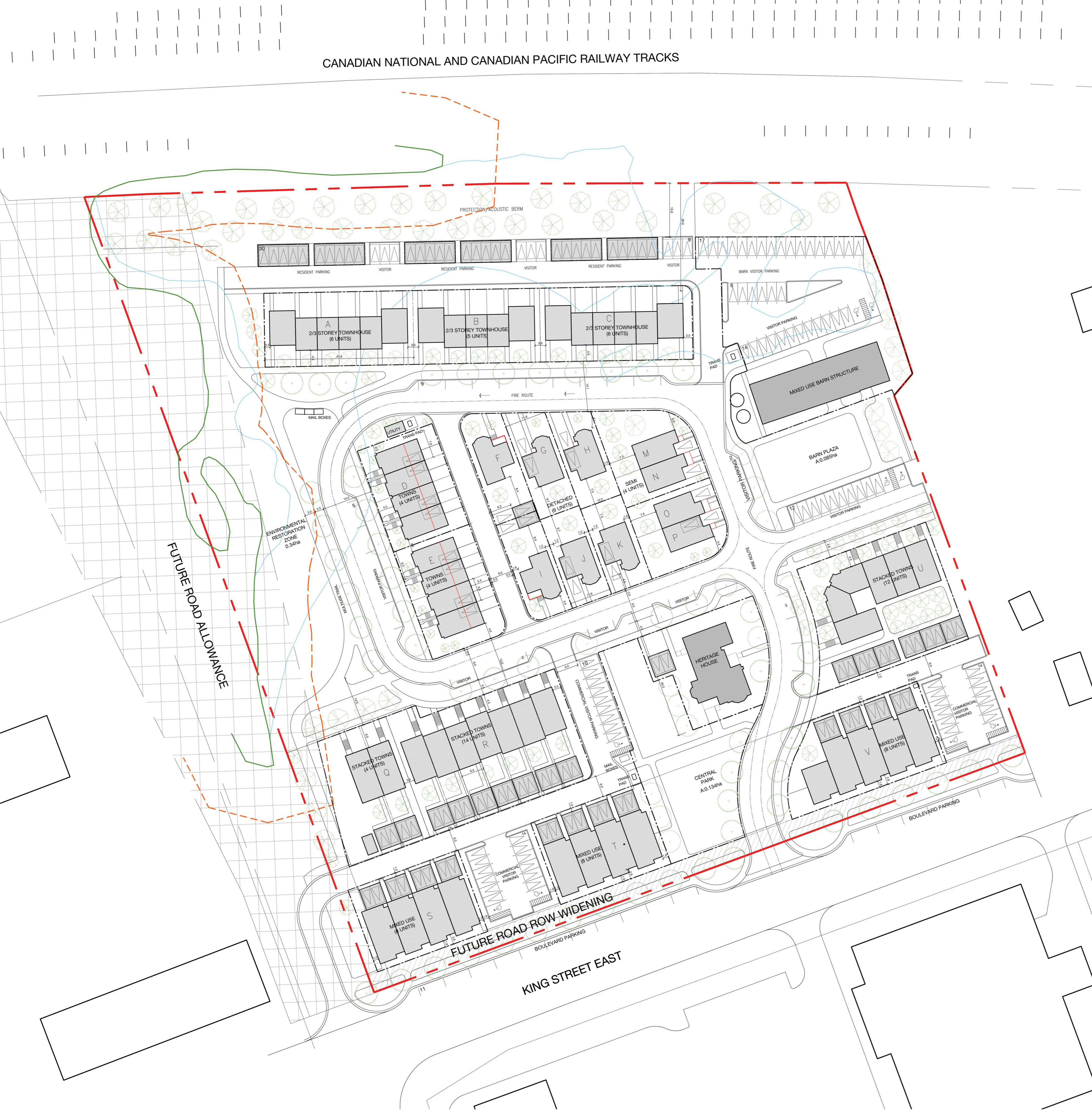
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**PERSPECTIVE VIEWS  
BLOCKS Q & R**

Date	OCTOBER 2021
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# **05** DEVELOPMENT CONCEPT PLAN

CANADIAN NATIONAL AND CANADIAN PACIFIC RAILWAY TRACKS



**SITE INFORMATION**

**SITE AREA**  
Total Site Area: 3.97ha

PARKING RATES	REQUIRED
Residential (Detached, Semi-detached):	2.0 p/unit
Residential (Townhouses):	1.0 p/unit
Mixed-Use	1.0 p/unit
Retail:	3 p/100m <sup>2</sup> GFA

SETBACKS	F.Y.	C.Y.	S.Y.	R.Y.
Detached	4.5m	2.4m	1.2m	7.5m
Semi-Detached	4.5m	2.4m	1.2m	7.5m
Townhouses	4.5m	2.4m	1.2m	-
Mixed-Use	1.8m	1.8	0m	-

**DEVELOPMENT STATISTICS**

RESIDENTIAL UNITS	
Detached:	7
Semi-Detached:	4
Townhouses:	55
Mixed-Use:	24
TOTAL:	90

PARKING	Required	Provided
Residential:	87	122
Visitor:	22	45
Commercial:	36	38
Subtotal:	145	205

Mixed Use Barn Structure:	49
Total:	239

OPEN SPACE	
Environmental Restoration Zone	0.255ha
Central Park	0.136ha
Barn Plaza	0.085ha

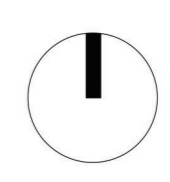
# Sunnyside Village

540 King St,  
Cobourg  
Concept Plan



**LEGEND**

- PROPERTY BOUNDARY
- - - ENVIRONMENTAL ZONE AND BUFFER
- ▨ FUTURE ROAD ROW WIDENING
- ▩ UNOPENED ROAD EMBANKMENT



9	REVISED CONCEPT PLAN	2022.04.07	UMG
8	REVISED CONCEPT PLAN	2022.03.29	UMG
7	REVISED CONCEPT PLAN	2022.02.22	UMG
6	REVISED CONCEPT PLAN	2022.02.18	UMG
5	REVISED CONCEPT PLAN	2021.09.08	TK
4	PREFERRED CONCEPT PLAN	2021.06.18	TK
3	CONCEPT PLAN	2021.05.11	TK
2	CONCEPT PLAN	2021.04.23	TK
1	BASE PLAN	2021.04.07	TK
No.	REVISION	DATE	BY

**CLIENT**  
SUNNYSIDE VILLAGE INC.

## FOTENN Planning + Design

174 Spadina Avenue, Suite 304 Toronto, ON  
616.789.4530 www.fotenn.com

DESIGNED	TK/UMG
REVIEWED	UM
DATE	2022.04.07

**P1**