

Licensable  
standardized  
designs

# Base Design

by EllisDon Community Builders

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**BASE  
DESIGN™**

A head start for housing providers™

Base Design™ is a head start for housing providers – a sophisticated building concept that can reduce predevelopment costs and schedule. Its licensable designs give any developer a platform to mitigate risk.

**As a 'kit-of-parts' Base Design can be configured to suit any geography, site, construction method, scale, and budget. It was meticulously designed for efficient development.**

- Meets all CMHC Affordable Housing Fund requirements for energy efficiency, GHG emissions, and accessibility
- Answers region-specific housing requirements
- Establishes early certainty around technical and financial project components
- Quick, realistic proforma development
- Lower up-front design costs; abbreviates the design process
- Shorter predevelopment schedule; cost and risk reduced in planning phase



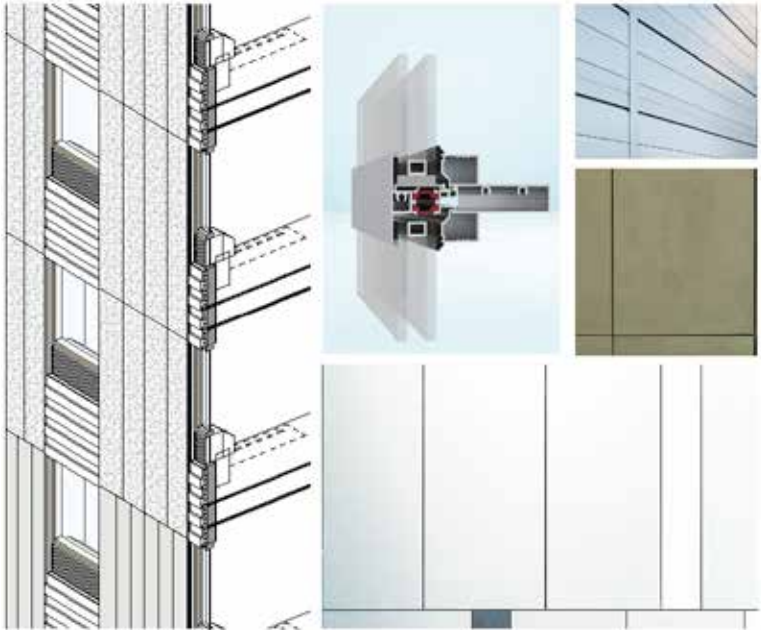
# OVERVIEW OF SYSTEMS

## System Agnostic

Base Design is agnostic to structural systems. It has been vetted for use with wood frame, steel, and concrete construction. It supports prefabricated and conventional construction methods, ensuring flexibility for different building types and materials while maintaining structural integrity.

## Building Envelope

We have selected materials for the building envelope to achieve durability, performance and flexibility for customization. The choice of materials can be adjusted to suit the project's geography, climate and community.



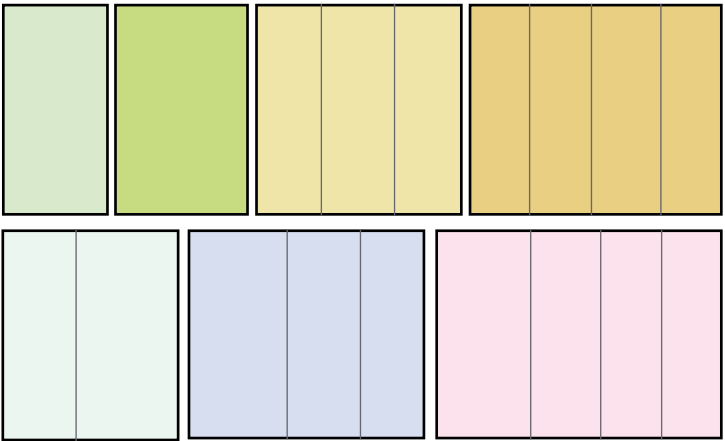
## Mechanical and Electrical Systems

The decentralized mechanical and electrical system provides flexibility while adhering to CMHC standards and meeting Tier 2 of the 2020 National Energy Code of Canada for Buildings (NECB).

The design integrates a Package Terminal Heat Pump (PTHP) with an Energy Recovery Ventilator (ERV), offering a compact, efficient solution for heating, cooling and ventilation by combining heat pump technology with energy-efficient ventilation. This approach allows for adaptability while maintaining optimal efficiency.



## Unit Types



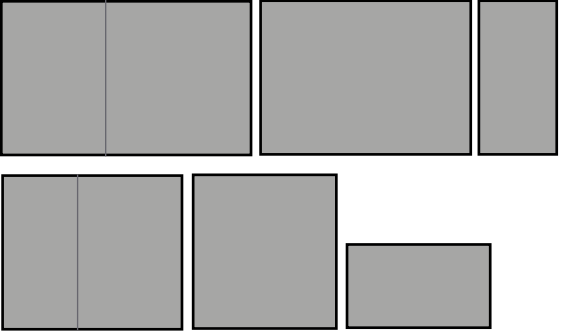
Base Design offers accessible and non-accessible unit types, all designed to meet CMHC and CSA B651:23 standards.

This enables a diverse range of unit mixes and amenity spaces to be included, based upon the functional programming required for each client and tenant base.

Seamlessly Interchangeable unit types allow organizations to achieve their intended social outcomes in a variety of building configurations.

Licensees can develop a universally-designed building, or tailor the accessibility mix to serve a specific demand.

## Services and Amenities

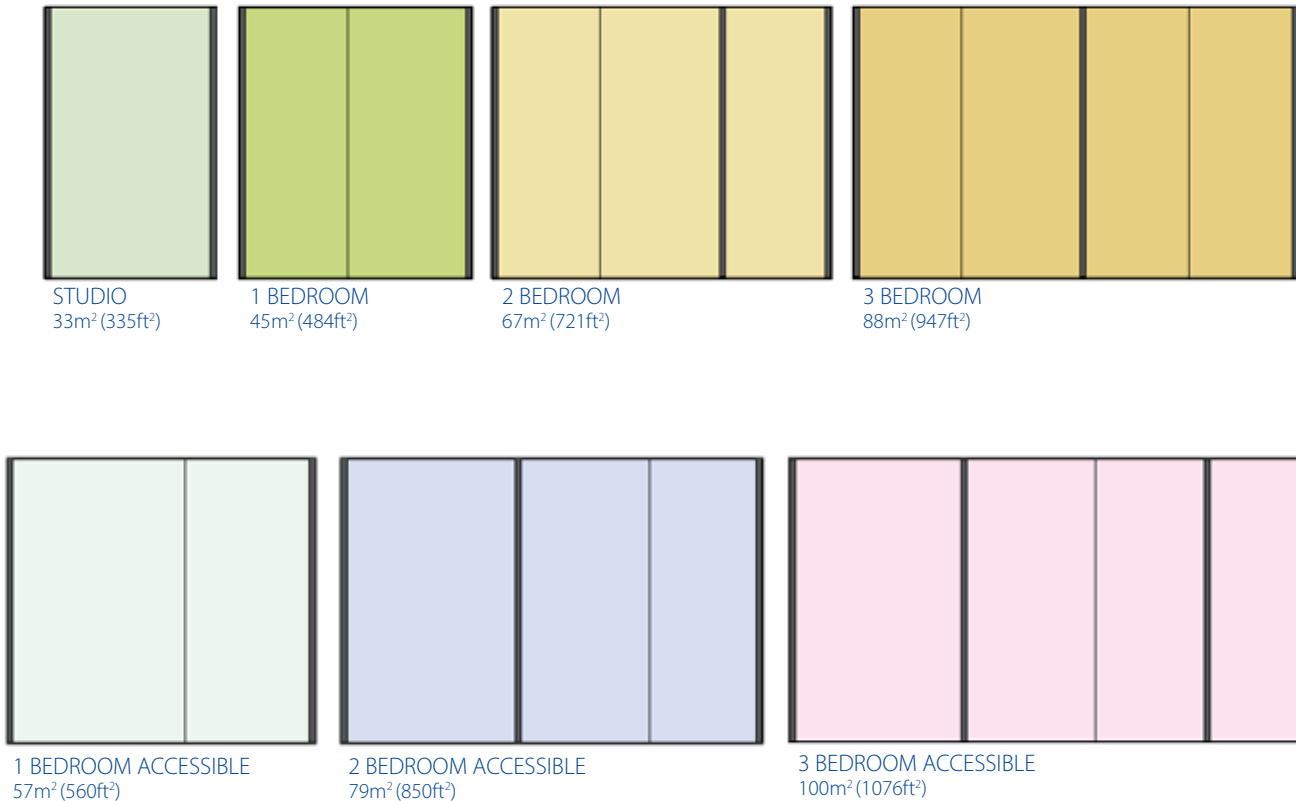


Service and amenity spaces connect with residential units in many different ways to support program functionality and efficient circulation.

# Unit Blocks

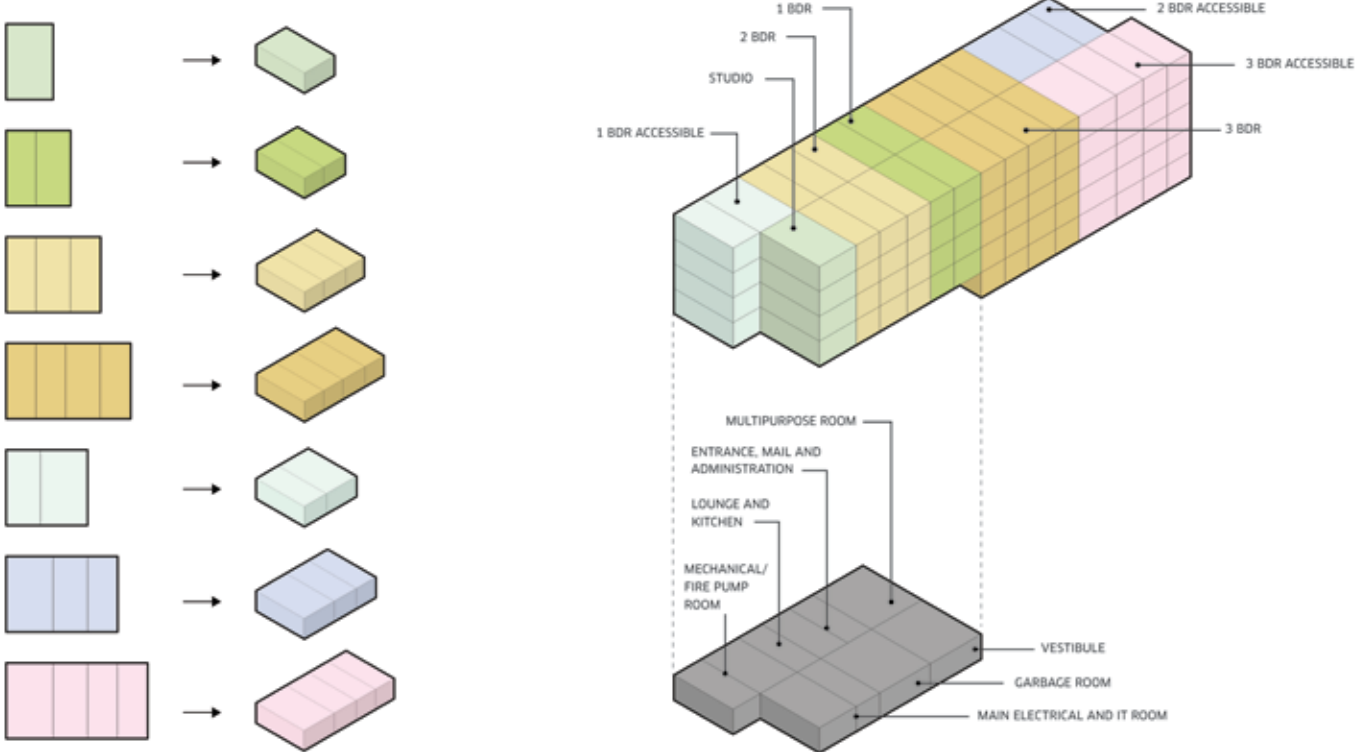
Base Design's "kit-of-parts" contains complementary building blocks developers can use to create a diverse range of unit mixes and amenity spaces.

It is quick and easy to experiment with a variety of building configurations before arriving at the solution that achieves the desired social outcomes.



# Unit Stacks

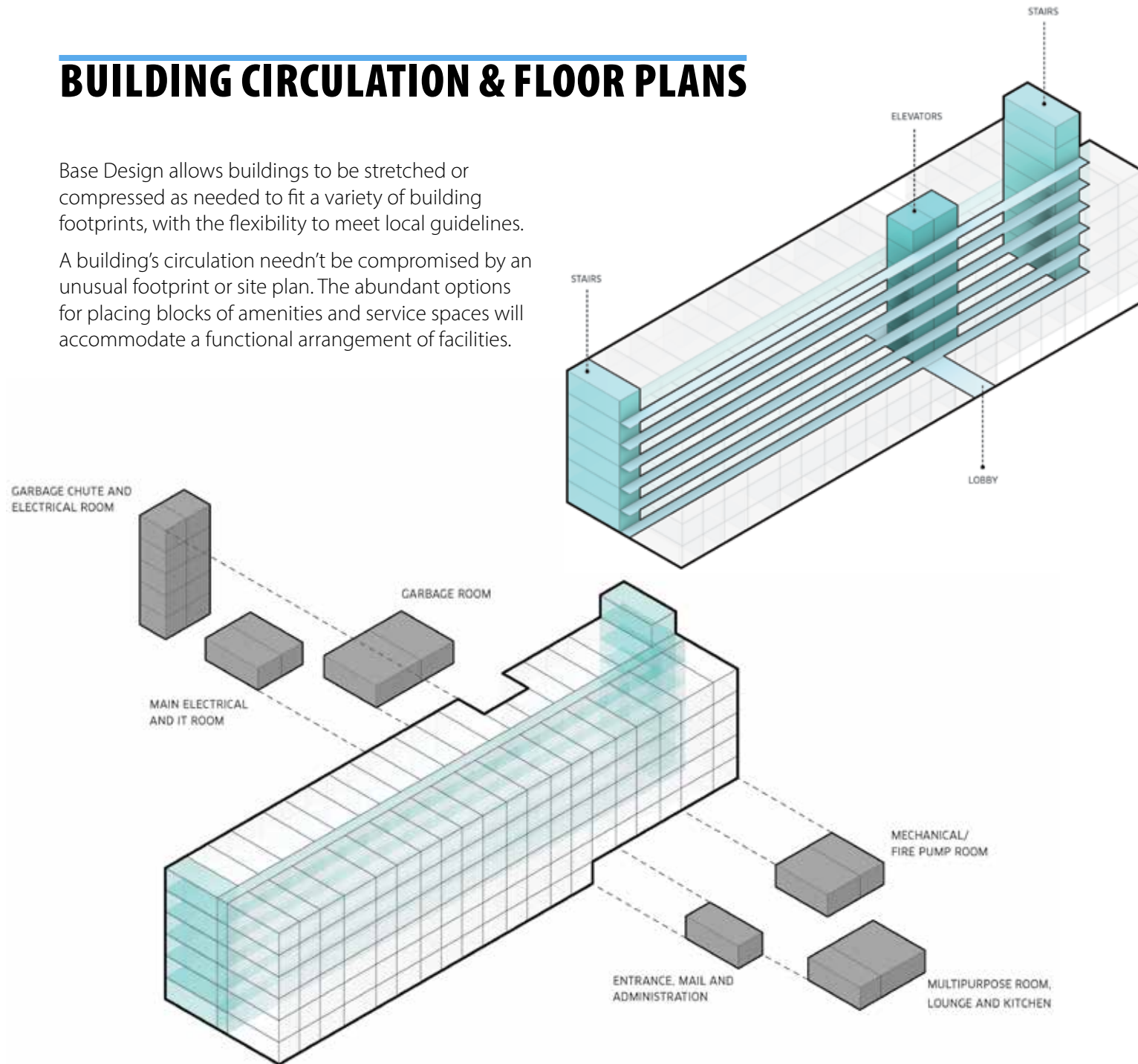
A meticulous design process resulted in studio-size to three-bedroom units that can be stacked on top of one another over service and amenity spaces in the configuration that suits programming requirements.



# BUILDING CIRCULATION & FLOOR PLANS

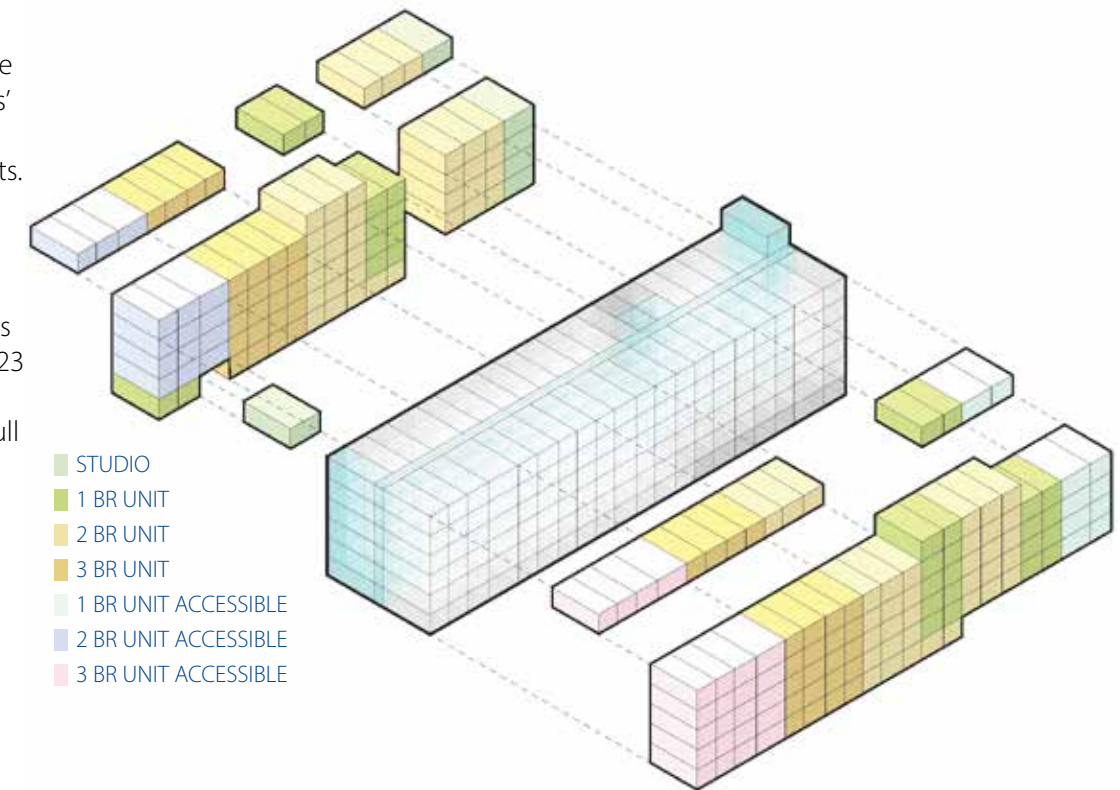
Base Design allows buildings to be stretched or compressed as needed to fit a variety of building footprints, with the flexibility to meet local guidelines.

A building's circulation needn't be compromised by an unusual footprint or site plan. The abundant options for placing blocks of amenities and service spaces will accommodate a functional arrangement of facilities.

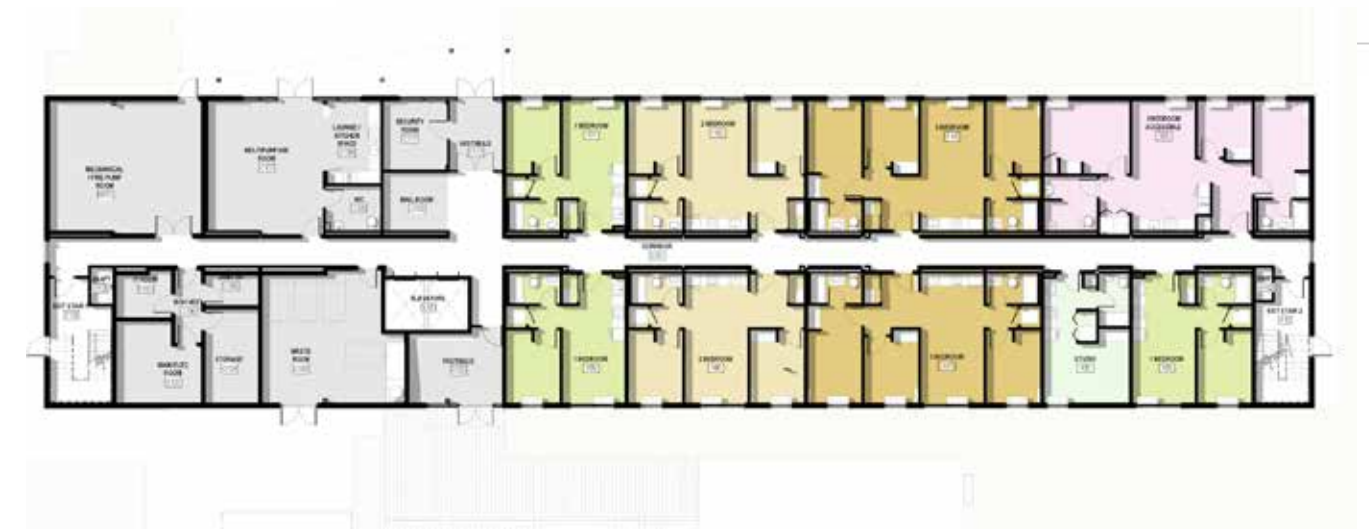


Floor plans are also configurable, allowing amenities and units to be placed to serve residents' demographics and accessibility requirements.

Base Design supports both paths to meeting CMHC requirements for accessibility: 20% of units accessible (to CSA B651:23 standards) and barrier-free common areas; or full universal design.



TYPICAL GROUJND FLOOR



# Optimal Unit Mixes

Housing built with Base Design can accommodate just about any individual and family demographics.

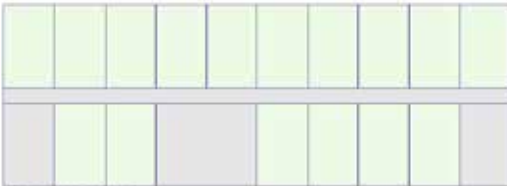
The ease with which units connect and stack allows countless floor configurations. Developers can design layouts with specific populations in mind, or create a mix of units that will support various demographics over time.

Here are a two examples to demonstrate simple and more complex configurations.

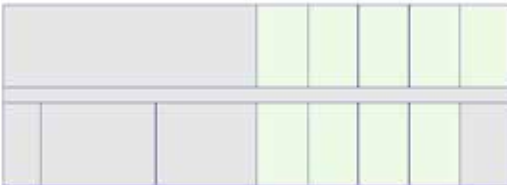
## Senior-focused building

4-storey building ideal for a focus on senior residents, or perhaps transitional, supportive housing.

- 57 studio units



TYPICAL FLOOR

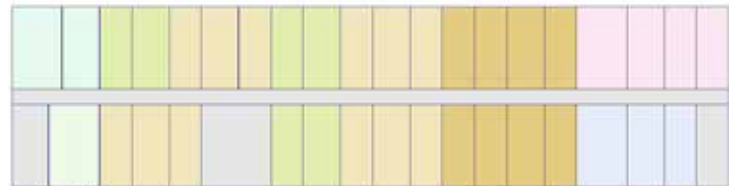


GROUND FLOOR

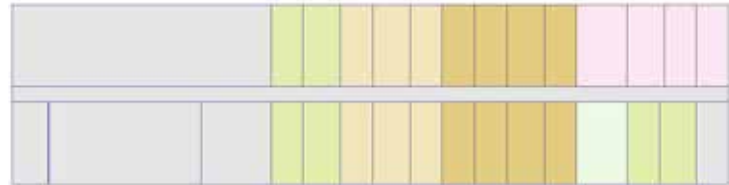
## Family-focused building

5-storey, family-style building with accessibility. 61 units, including all types:

- 5 studio units
- 15 1-bedroom units
- 18 2-bedroom units
- 10 3-bedroom units
- 4 accessible 1-bedroom units
- 4 accessible 2-bedroom units
- 5 accessible 3-bedroom units



TYPICAL FLOOR

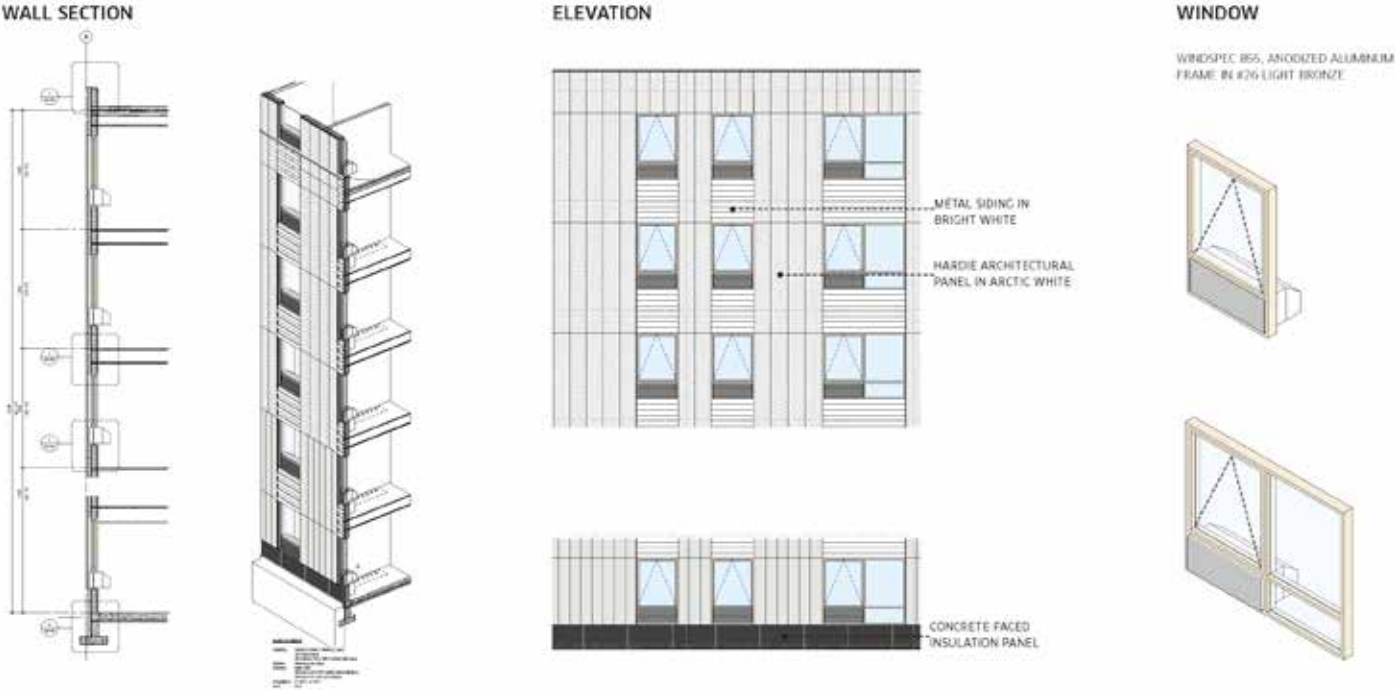


GROUND FLOOR



# BUILDING ENVELOPE

The exterior of a Base Design building is ready to receive your choice of facade cladding.



# Exterior Materials

Select from various materials and colours.

All options achieve building energy, efficiency, and durability standards.



Fibre cement panels in white tones.



Fibre cement panels in accent tones.



Metal siding in white tones (above and below windows).



Exterior Insulation and Finish Systems (EIFS).



Storefront curtainwall at entry and shared amenities



Thermally broken windows with bronze finish.



## Exterior Cladding

### Façade composition examples.

There is an array of colour palettes available so that each development can be uniquely tailored to fit neighbourhood contexts.



## 5- and 8-storey examples

The 5-storey configuration of Base Design on this page includes 61 residential units in approximately 56,000 sf. The layout accommodates a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units, which can be adjusted to meet project needs and necessary service areas, a community room, and circulation space. This iteration uses a thoughtful facade of masonry brick on the first floor with metal siding and fibre cement panels above.

8-storey building with 98 studio, 1-bedroom, 2-bedroom and 3-bedroom units across 90,000 sf.



5-storey building with EIFS and brick facade



8-storey building with EIFS and brick facade



5-storey building with fibre cement facade



8-storey building with fibre cement facade



# INTERIOR SPACES

## Bedrooms

Unit layouts have been thoughtfully designed to maximize space for the target tenant. Base Design includes accessible and non-accessible options for each unit type.

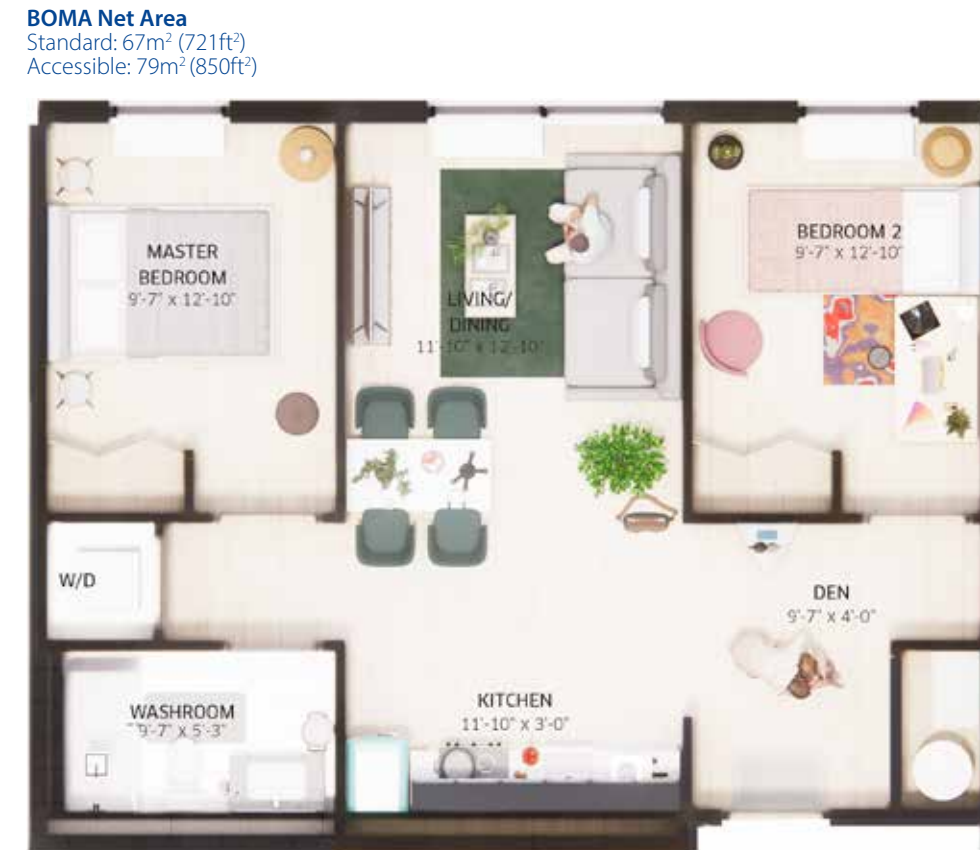
### Typical One Bedroom

- 3-Piece Bathroom
- In-suite Washer and Dryer Full Kitchen Appliances (sink, dishwasher, stove, fridge, oven)
- High Efficiency LED Light Fixtures
- Dedicated HVAC Units Per Room



### Typical Two Bedroom

- 3-Piece Bathroom
- In-suite Washer and Dryer Full Kitchen Appliances (sink, dishwasher, stove, fridge, oven)
- High Efficiency LED Light Fixtures
- Dedicated HVAC Units Per Room
- Versatile Den for Multiple Uses



## Typical Three Bedroom

- 3-Piece Bathroom
- In-suite Washer and Dryer Full Kitchen Appliances (sink, dishwasher, stove, fridge, oven)
- High Efficiency LED Light Fixtures
- Dedicated HVAC Units Per Room

**BOMA Net Area**  
 Standard: 88m<sup>2</sup> (947ft<sup>2</sup>)  
 Accessible: 100m<sup>2</sup> (1076ft<sup>2</sup>)



## Living Room and Kitchen Finishes

The interior design inspiration combines elements of contemporary style with touches of modern notes. The wall, floor and cabinetry features are composed of neutral materials and earth-friendly colour hues that produce balanced and warm spaces. Hardware and other details incorporate monochromatic finishes to round out the desired open space feel.



TRIM & CEILING PAINT:  
Chantilly Lace OC-65



WALL PAINT:  
Silver Satin OC-26

Typical One Bedroom Unit Living Room and Kitchen



UNIT FLOORING

Typical Two Bedroom Living Room and Kitchen



EllisDon Community Builders carefully selected high-quality material options that are stylish and durable. The longevity and integrity of each component is a key factor in determining final design palettes. Non-slip materials are used, where required, along with cost effective materials in high-traffic common areas.



Upper Cabinets



Lower Cabinets



Backsplash



Lower Cabinet Pulls



Countertops

## Common Areas

Aesthetic, durable materials that can be reliably and cost-effectively sourced were selected for all common spaces in the building. For designated accessible units, additional safety and support fixtures will be installed.



Door Paint



Wall Paint



Room Numbering



Wall Panel Beside Door



Sheet Flooring



Rubber Tile in Lobbies



Corridor Carpet



Wall Sconce



# BUILDING AMENITIES AND SITE PLAN

Our building plans let you combine amenities in various ways on site, with multi-purpose space embedded in the design to accommodate your functional programming. They can include:

- |                               |                              |                 |                            |
|-------------------------------|------------------------------|-----------------|----------------------------|
| 01 Entry Plaza                | 04 Long-Term Bicycle Parking | 07 Dining Area  | 10 Multipurpose Room Entry |
| 02 Landscape                  | 05 Children's Playground     | 08 BBQ Area     | 11 Loading Zone            |
| 03 Short-Term Bicycle Parking | 06 Outdoor Fitness Area      | 09 Sitting Area | 12 Building Exit           |

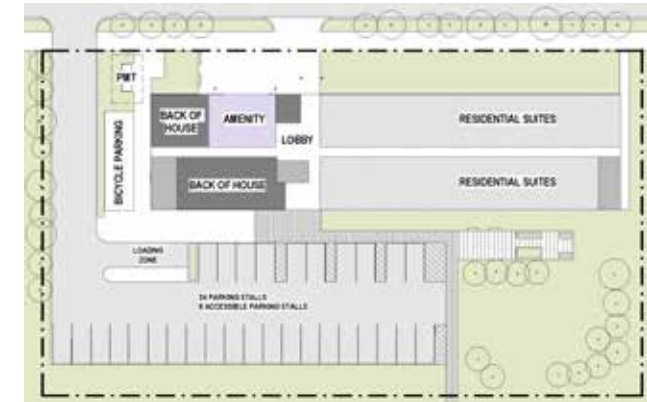


## Tailored to Your Neighbourhood

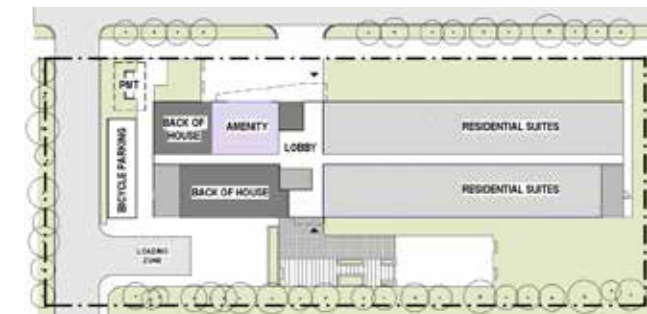
Every building site has its own character. Base Design offers sufficient options to accommodate the site plan that's right for your community.

With a site plan in place, you can configure the massing, amenities, flooplan and circulation that suits your buildings. here are just a few examples.

Suburban neighbourhood with on-site parking.

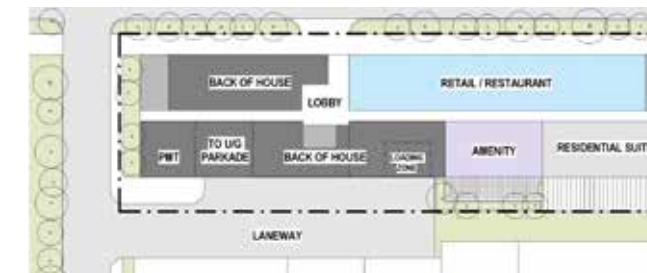


Suburban neighbourhood with off-site/street parking.



Urban neighbourhood with underground parking and retail frontage. Hybrid construction optimized for active street and UG parking.

- Underground and ground floor: concrete
- Upper floors: wood/concrete







A head start for housing providers™



EllisDon Community Builders helps housing providers deliver affordable accommodation their communities can be proud of, with the urgency and at the scale the current crisis demands.

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