



fourth level

third level

second ["face"] level

ground level

1270 sqft [all levels]

Optional fourth level for Unit 02/
1063 sqft [Unit 02/]

736 sqft [Unit 02/]

685 sqft [all levels]

Optional commercial space for Unit 03/
Covered parking for Unit 02/ & Unit 04/
470 sqft commercial

Unit 06/ ground level
1027 sqft [Unit 06/ & 07/ & 08/]

Optional commercial space for Unit 08/
Covered parking for Unit 07/
425 sqft commercial

COVERED PARKING/

01/
GEORGES/

02/ 03/ 04/
FERNAND/

05/
PABLO/

06/ 07/ 08/
JUAN/

Each townhouse consists of an open living cube defined by an architectural 'wrap'; an element that delineates floors, mezzanines, and storage units as it weaves through the space. The wrap responds to and engages with the walls of the cube by folding back onto itself to create a step, or continuing upward over windows. Touching only two walls at a time, the open edges of the wrap create dramatic overlooks to the space below. Ceiling heights soar up to 36 feet, filtering daylight from the top level all the way to the ground floor.

THE WRAP /

RECTANGLE/ 2-storey residential + commercial

SQUARE/ 2-storey residential + commercial

*Suggested layouts / subject to change

YOU CUBE

your new community on waterfront drive



YouCUBE is an innovative and affordable townhouse development for the emerging Waterfront Drive community. Within walking distance of the Exchange, the project will enliven the historic district with new residents, pedestrian traffic, and small-scale commercial activity, creating an exciting destination at the north end of the Stephen Juba Park corridor.

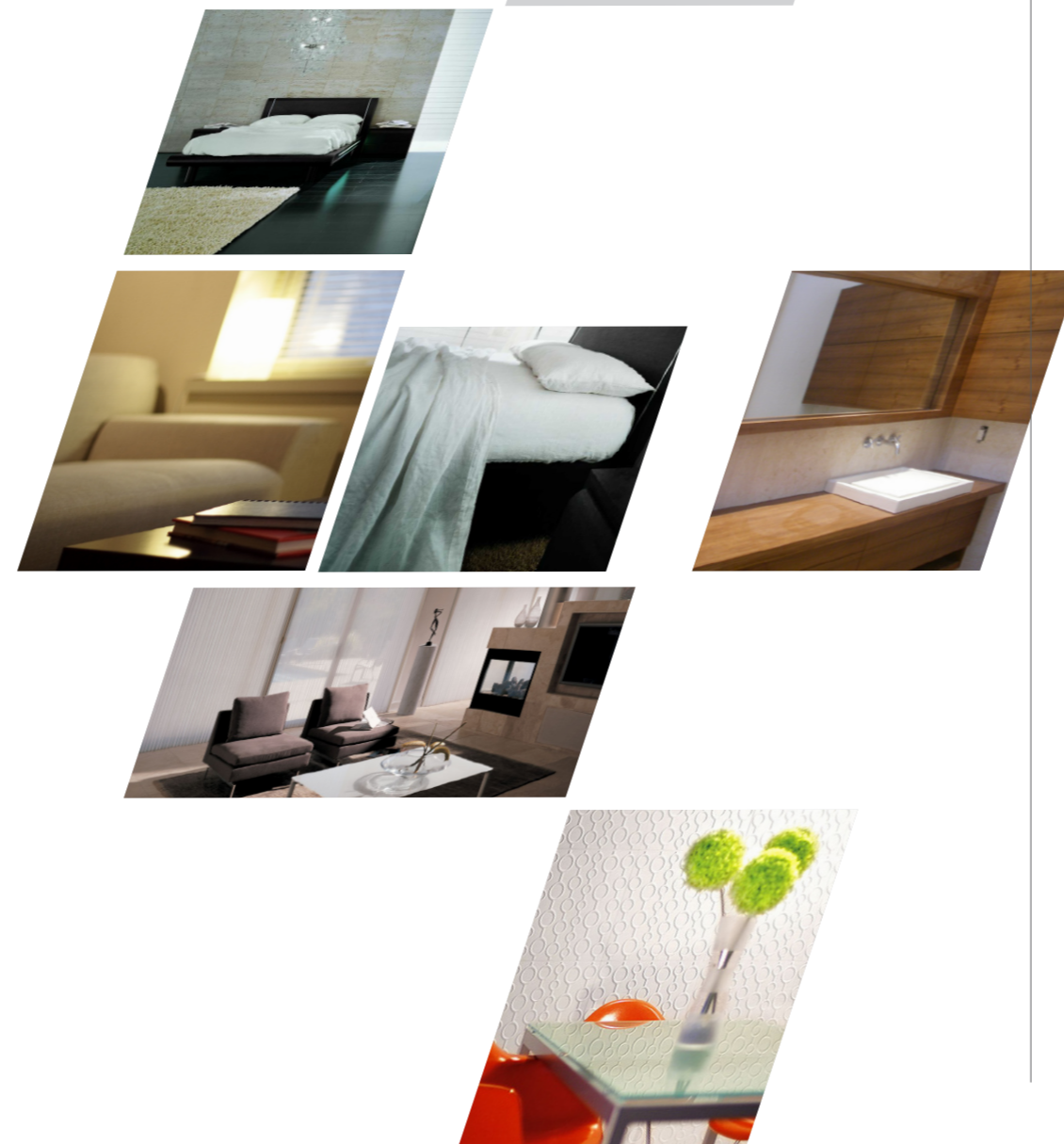
The 264'x63' foot site features 18, 2-4 storey condominiums clustered together along an elevated community plaza, which shelters resident parking below. Each unit is accessed off the plaza, providing added security and a communal space with extended views of the downtown and the Red River. The composition of units on the site is a play of up-down living spaces, with varying degrees of public and private engagement and unique live/work opportunities in the nine units fronting Waterfront Drive. The units also feature a private roof-top terrace with panoramic views of the city skyline.

Commercial spaces, located at grade, are divided by green pockets that extend toward the existing park system. Residential and commercial traffic are separated with a new through-road accessed off Heaton Avenue.

**WATERFRONT DR/
HEATON AVE/
MCDONALD AVE/**

Open, interior spaces are filled with light and feature clean-lined cabinetry and fixtures. They offer restrained luxury at a price point that's not currently offered along Waterfront Drive.

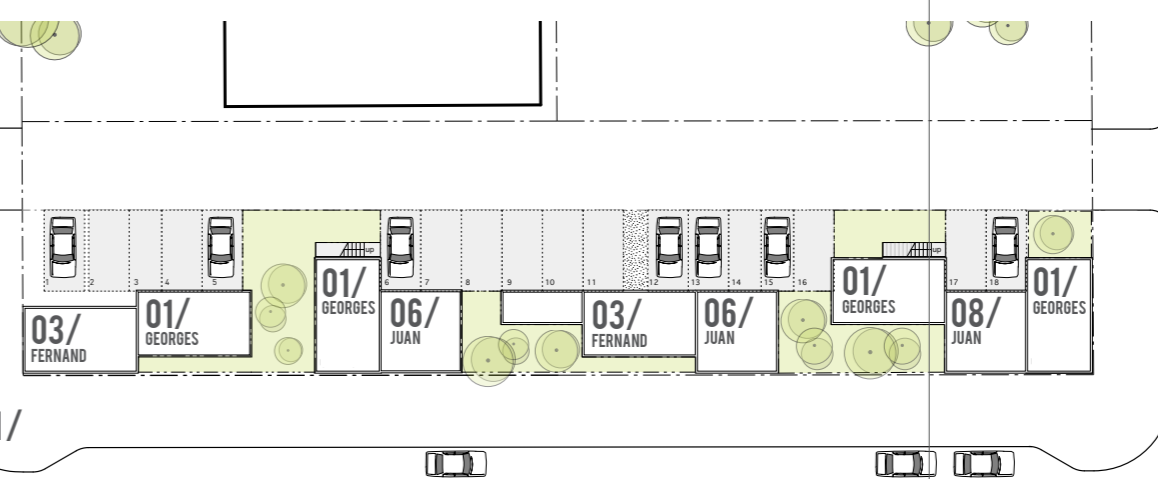
**MODERN INTERIOR /
INNOVATIVE LAYOUT /**



ROOFPLAN /



GROUNDPLAN /



Until now, residential and commercial development has been limited to the south end of Waterfront Drive. youCUBE acts as a catalyst for future growth in the area, providing a vibrant new opportunity for downtown living.

