

ECO1

Environment, Community, Organics



A sustainable, mixed-use development

ECO1 Location



Site Perspective – West (Pandosa)



Site Perspective – East (Osprey Park)



Site Perspective – South (Parking)



Site Perspective – North (Laneway)



APC Comments

- Previously requested CD zoning – now conforms to C4 with variances
- Staff supporting lane closure
- Softer architectural design
- Greater pedestrian focus with connectivity to park and South Pandosy

APC Comments



ECO1 Vision

- Fitting into revitalization of South Pandosy neighborhood
- Appropriate mix of retail, office and residential
- Pedestrian Orientation
- Infill development – efficient land and infrastructure use
- LEED Certification – sustainable commercial development
- Commercial – Closes Northern Pandosy Loop
- Rental dwellings – pure mixed use
- Architecture fitting with Pandosy revitalization

Proposed Zoning Rationale

- C4 – Urban Centre Commercial
- Natural location for neighborhood transition from commercial to residential
- Leasing option will provide opportunity for individuals and companies that do not have ability or desire to purchase
- 4.5 storey will provide a transition to increased density to the South
- C4 zoning will allow for pedestrian density to the South

Proposed Variance Rationale

Height Variance: water table dictated parkade to be above grade. In addition 0.6m high parapets were added to add architectural definition to rooflines.

Site Coverage Variance: Driven by desire to maximize parking on site. Mitigated by creating pedestrian corridor with public right of way.

Loading Variance: One loading bay on northern abiding laneway. Building uses do not require high loading capacity.

Elevations – West



Elevations – East (Park)



Elevation – North (Lane)



Inlay from Pandosy



Inlay from Osprey Park



Landscape Plan

