

A sustainable, mixed-use development



ECO1 Location





Site Perspective – West (Pandosy)





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

<u>Height Variance</u>: 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



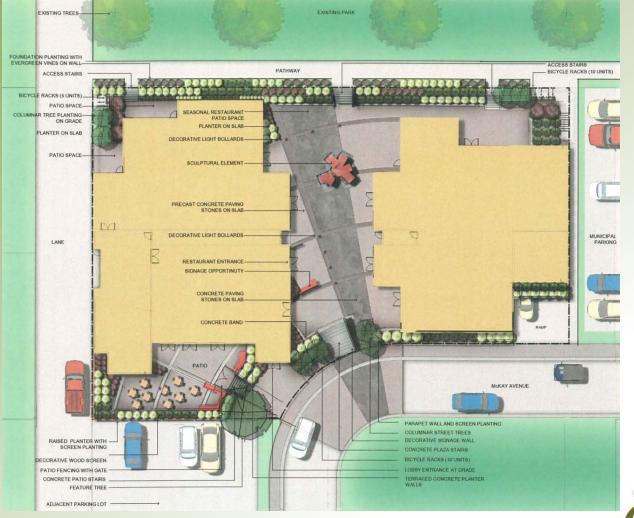


Inlay from Osprey Park





Landscape Plan



GROUP OF COMPANIES Quality, Creativity, Sustainability & Legacy