

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**



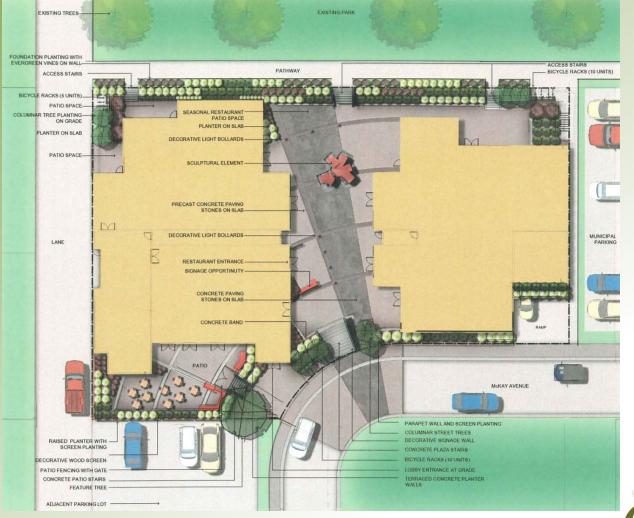


## **Inlay from Osprey Park**





### Landscape Plan



GROUP OF COMPANIES Quality, Creativity, Sustainability & Legacy