

LANDS DOWN NE PARK

UDRP Meeting 2 | OCTOBER 10, 2023



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The Concept

1.0 The Site

Evolution of the Site

Mid 19th Century

Site used as a focal point for the city and region for various activities.

1870s

Initial use as a playing field.

1908

Original stadium built.

20th Century

Used for Fairground, Agricultural Exhibitions, and Sporting location with extensive surface parking.

2010

Ottawa City council voted in favour of the redevelopment of the lands.

2014 - PRESENT

Completion of Lansdowne Redevelopment and TD Place.



1928



1965



1991



2018

1.1 The Site

Existing Development | Evolving Challenges

1

Aging Infrastructure & Physical Limitations of Existing Civic Centre/North Side Stands

2

Enhancing the quality of experiences at Lansdowne Park, **Live, Work, Play**

3

Re-inventing Community Spaces, **Sport, Music, Arts** and **Canal Connections**



1.2 The Site

Future Development | Enhance Community Venues



**North Stand
Mixed Use
Development**

North Stands

**Multi-Purpose
Civic
Event
Centre**

**Aberdeen
Public Plaza**

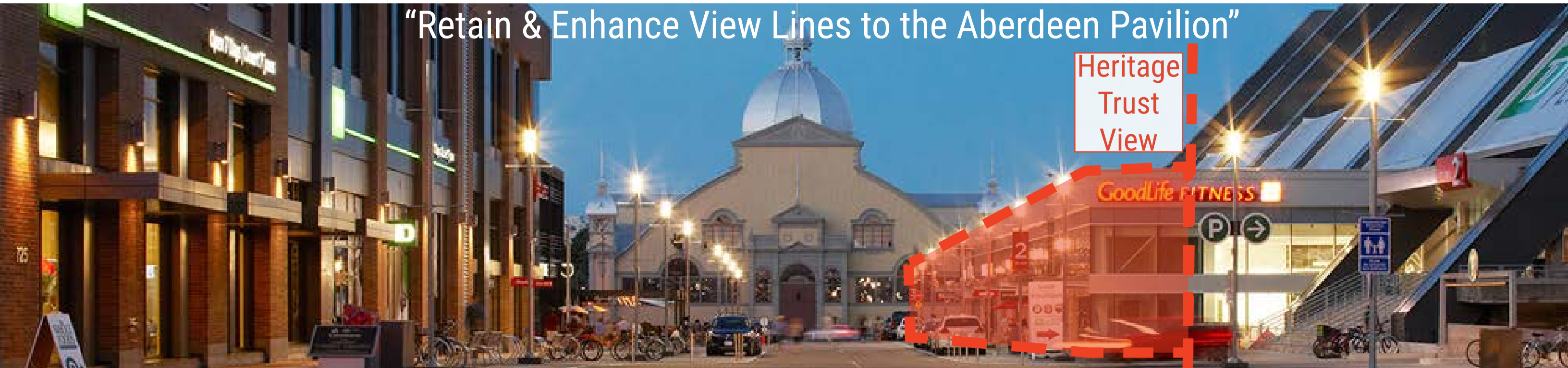
**East Park/
Landscape Berm**

2.0 Preserving Heritage

Preserving character of Exhibition Way



“Retain & Enhance View Lines to the Aberdeen Pavilion”



Heritage
Trust
View

GoodLife FITNESS

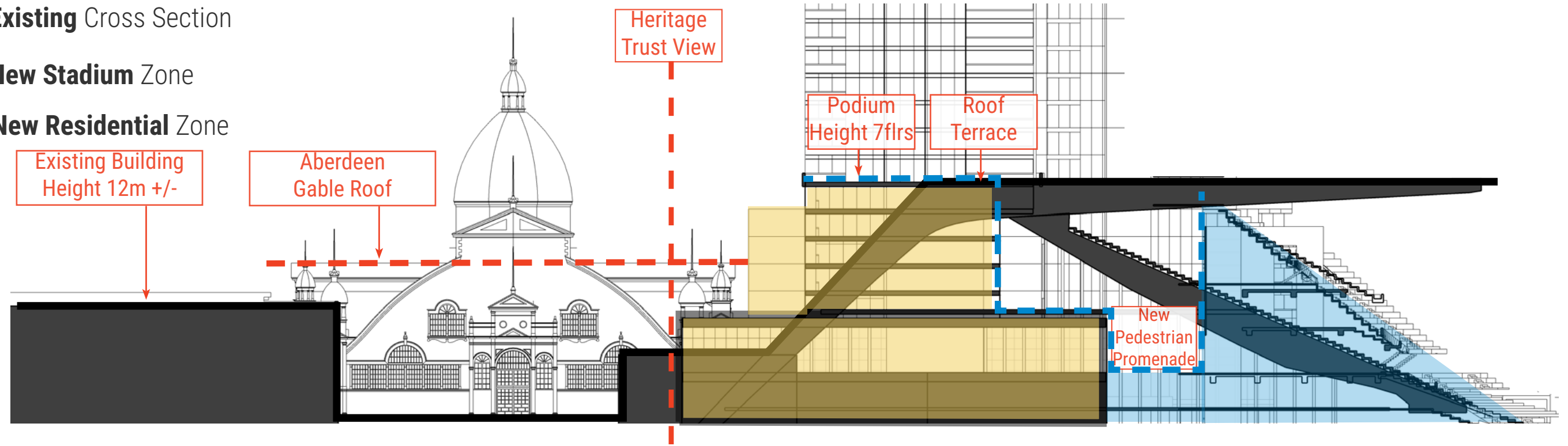
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2.1 Preserving Heritage/ Exhibition Way & North Stands

Existing Spatial Ineficiencies | Diagram Overlay of Existing vs New

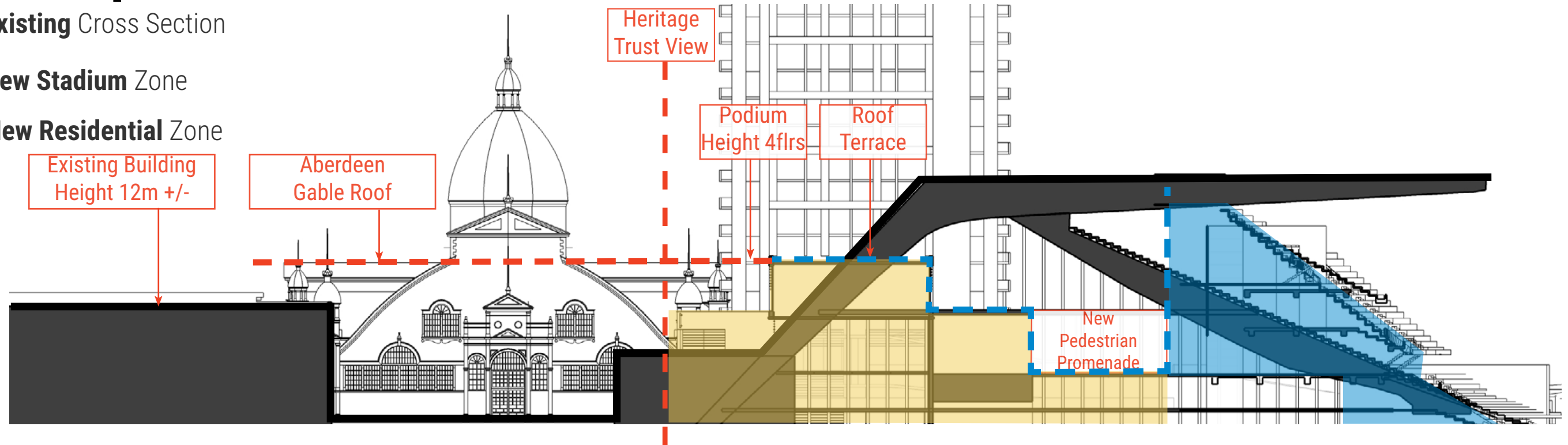
2022 CONCEPT - 3 Towers

- Existing Cross Section
- New Stadium Zone
- New Residential Zone



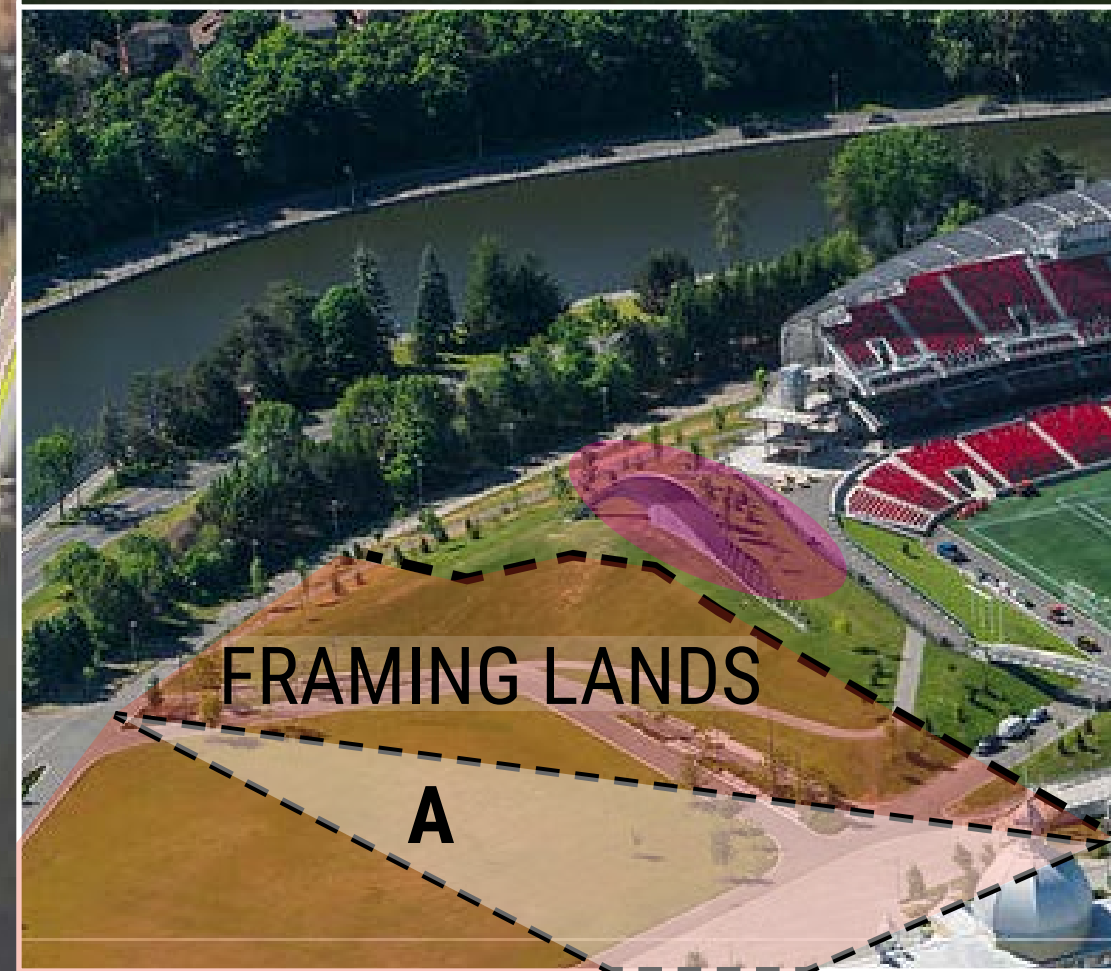
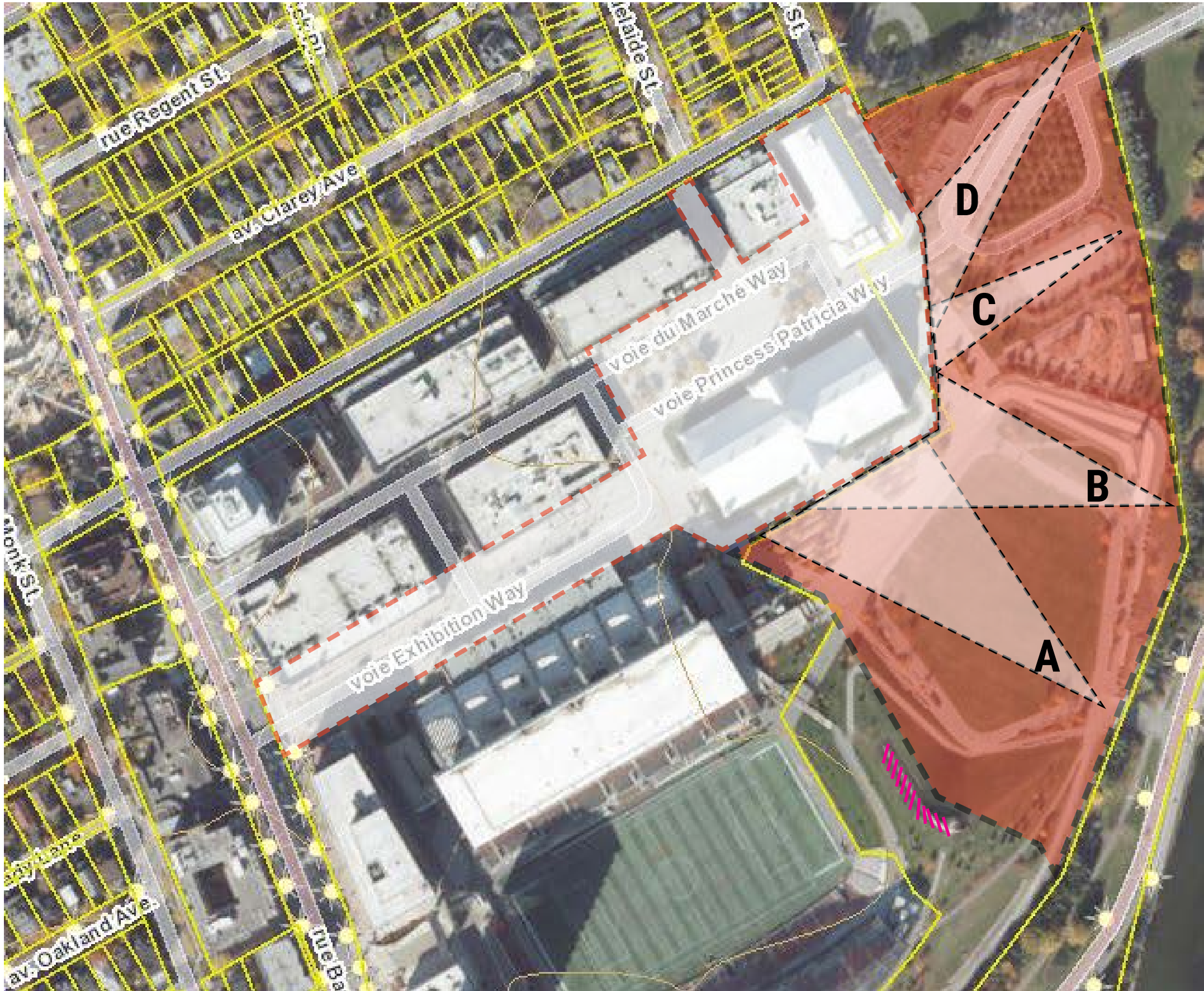
Current Proposal - 2 Towers

- Existing Cross Section
- New Stadium Zone
- New Residential Zone



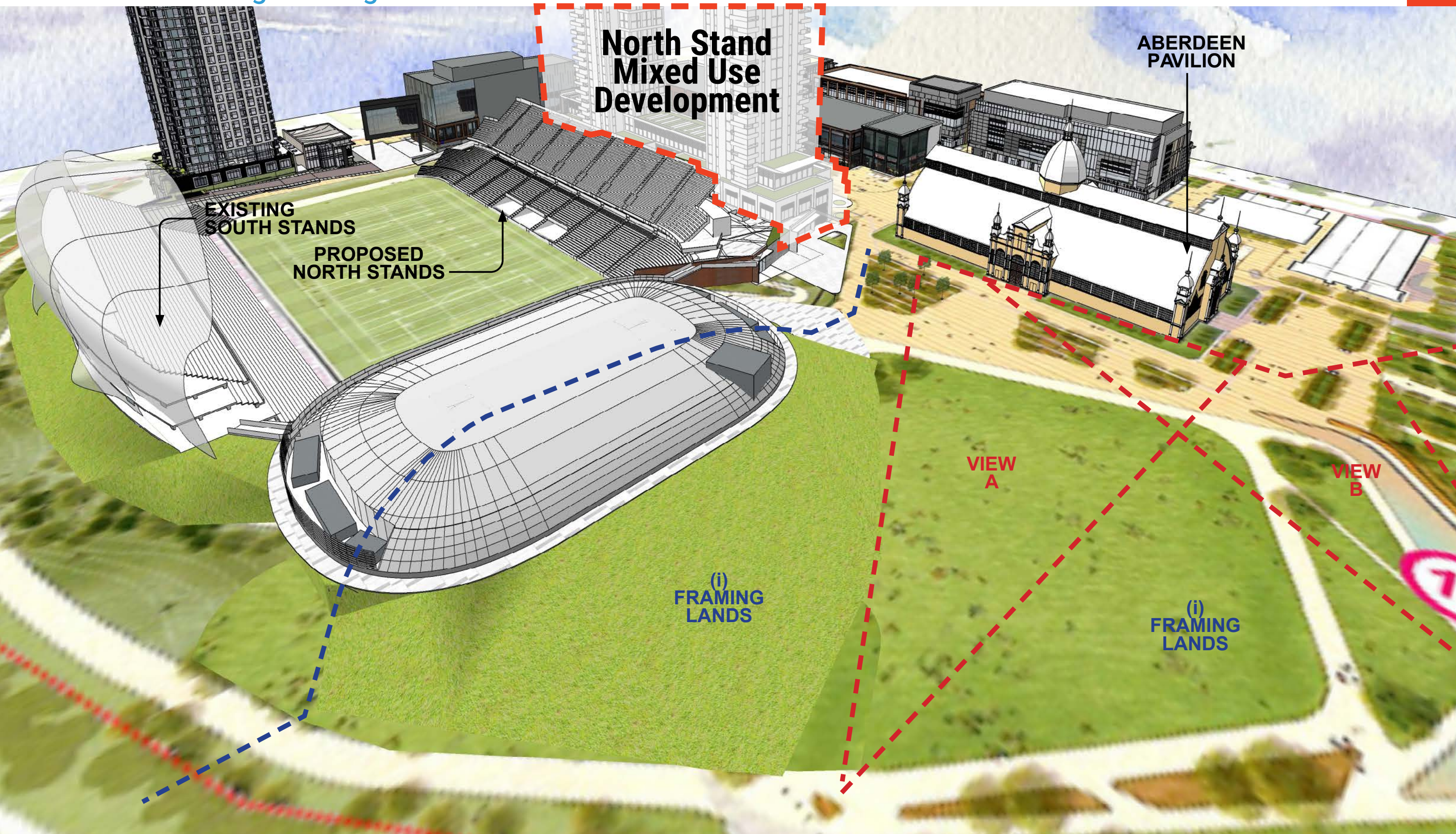
2.2 Preserving Heritage

Preserving Heritage Trust



2.2 Preserving Heritage

Preserving Heritage Trust



3.0 Planning Framework

Policy Context

Official Plan

The subject property is located within the Inner Urban Transect of the City of Ottawa and is designated as the Lansdowne Special District in the City's Official Plan. Special Districts are parts of the City that are important internationally, nationally and to the metropolitan area. They define the image of the City through their cultural heritage value, architecture, public realm, their roles as tourism attractions and/or as major economic generators. Lansdowne is considered to be a City-defining special district, as it is a demonstration of the successful integration of a large professional sports facility within an established neighbourhood.

The Special District policies provide general direction for maximum permitted building heights and more specific policies for the Lansdowne Park area, which considers heritage, transportation, the type of development, and where development is located. The proposed development mostly conforms to the policies of the Official Plan as it relates to the Lansdowne Special District and the Inner Urban Transect, and where it doesn't, an Official Plan Amendment has been proposed to capture the discrepancies. The proposed development will contribute to supporting the role of Lansdowne as a destination for amateur and professional sports, festival, concerts, etc. by creating modern, safe and efficiently maintained facilities. The proposed development will increase housing choice within Lansdowne Park and will support existing and potential new cultural assets.

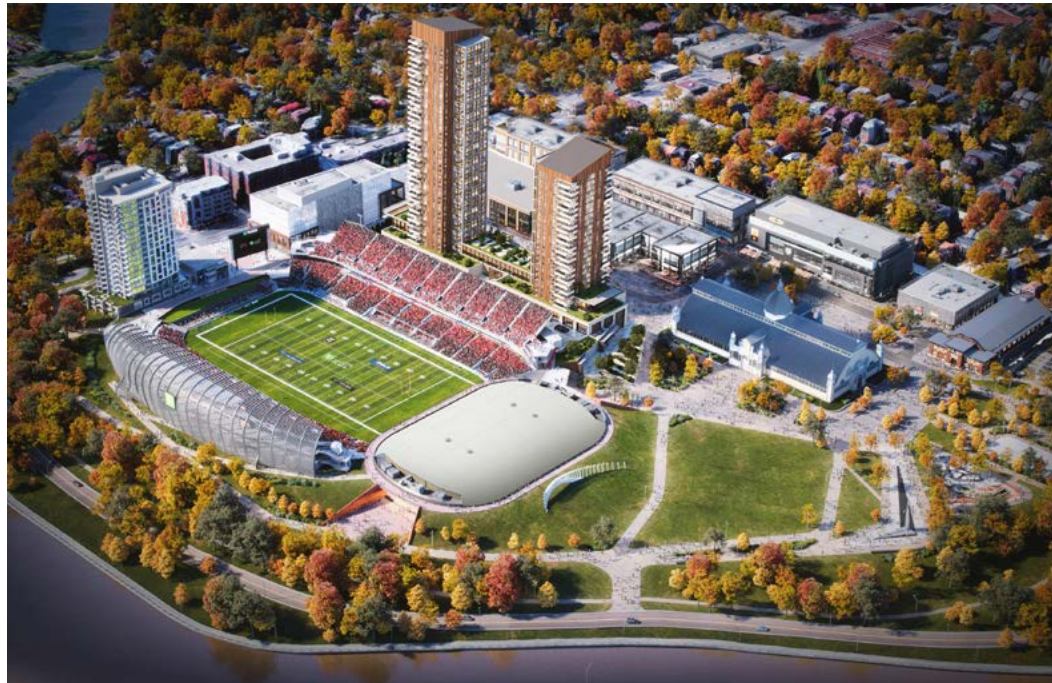


The proposed development responds well to the City's policy direction as it relates to urban design. The subject site is located within a Tier 2 Design Priority Area, which is an area of national and regional importance to defining Ottawa's image. The proposed development recognizes the importance of cultural heritage assets on and around the site, and has been designed to enhance existing views of the Aberdeen Pavilion as outlined in the Heritage Easement with the Ontario Heritage Trust. The proposed development has considered four-season comfort, and how pedestrians will interact with the new spaces. Pedestrian-scale and the public realm are important elements of the proposed development that have been considered

in the development of the proposed retail podium, pedestrian promenade, and event centre entrance. The proposed residential portion of the development is proposed to have a maximum building height of 40 storeys. The proposed development has been approved in principle by Ottawa City Council, and the design has been advanced to understand how future build out of the development could look like upon the sale of the air rights. The proposed development will ensure tower separations that are greater than the desired 23-metre separation that is outlined in Policy 9 of Section 4.6.6 of the Official Plan. As currently proposed, the minimum tower separation as approved in principle by Council is 27 metres.

3.3 Planning Framework

Urban Design Guidelines for High Rise Buildings



The proposed development is supportive of the following guidelines, among others:

- Respects the views and angular planes in the development process and includes a view analysis to evaluate the potential impact of the proposed development on these views and vistas [Guideline 1.2];
- Respects and enhances the existing and planned views and vistas through the placement of the buildings, height transitions, setbacks and step backs [Guideline 1.9a];
- Respects and enhances the overall character of the existing and planned urban fabric and the skyline by maintaining a harmonious relationship with the neighbouring buildings through means such as height transition, built form design, fenestration patterns, color, and materials without necessarily being the same [Guideline 1.9b];

- Includes base buildings that relate directly to the height and typology of the existing or planned streetwall context [Guideline 1.12];
- The lot is of sufficient size to achieve tower separation, setback and step back of high-rise buildings [Guideline 1.16];
- Conserves the integrity of the cultural heritage value attributes, and character of the heritage buildings on site [Guideline 1.19];
- Respects the overall historic setting, including protecting and enhancing views of the adjacent heritage buildings through placement, scale, and design of the high-rise building [Guideline 1.22];
- Enhances and creates the overall pedestrian experience in the immediate surrounding public spaces (including POPS) through the design of the lower portion, typically the base, of the building [Guideline 2.1];
- Place the base of a high-rise building to form continuous building edges along streets, parks, and public spaces or Privately Owned Public Space (POPS)
- Where there is an existing context of streetwall buildings with consistent height, the base of the proposed high-rise building respects this condition through setbacks and architectural articulation [Guideline 2.18];
- Respects the character and vertical rhythm of the adjacent properties and create a comfortable pedestrian scale [Guideline 2.20];

- Provides proper separation distances between towers to minimize shadow and wind impacts, and loss of skyviews, and allow for natural light into interior spaces [Guideline 2.25];
- Steps back the tower, including the balconies, from the base to allow the base to be the primary defining element for the site and the adjacent public realm, reducing the wind impacts, and opening skyviews [Guideline 2.29];
- Provides at grade or grade-related public spaces such as plazas, forecourts, and public courtyards, which may be under public or private ownership [Guideline 3.4];
- Locates the main pedestrian entrance at the street with a seamless connection to the sidewalk [Guideline 3.10];
- Locates parking underground [Guideline 3.14];
- Internalizes and integrates servicing, loading, and other required utilities into the design of the base of the building [Guideline 3.16];

As the proposed residential portion of the development will be subject to a future air-rights sale, the details of the actual buildout will be determined through a future Site Plan Control application. The proposed development will respond to the Urban Design Guidelines for High-Rise Buildings by providing a building that includes a high level of architectural detail, including glazing, active entrances, and appropriate building massing, siting, setbacks and tower separation.

3.4 Planning Framework

Ottawa Zoning by-law



Zoning

The site is currently zoned 'Major Leisure Facility, Subzone C, Schedule 258-A and Schedule 258-B (L2C S258-A S258-B)' and 'Parks and Open Space, Subzone S, Schedule 258-A (O1S S258-A)'. The site is also subject to the Mature Neighbourhoods Overlay and a portion of the site is subject to the Heritage Overlay.

The purpose of the L2 zone is to:

- Accommodate major, urban City-wide sports, recreational and cultural facilities addressed under the Major Urban Facilities policies of the Official Plan;
- Permit a broad range and intensity of leisure, recreational, cultural and related uses; and
- Allow a moderate density and scale of development.

The purpose of the O1 zone is to:

- Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

As part of the Zoning By-law Amendment, a portion of the O1 lands will be rezoned to L2C to permit the development of the new event centre, while a portion of the existing L2C zone will be developed with a new stadium, retail uses and future residential development, all of which will be captured in a site-specific urban exception. It is proposed that the existing site-specific Schedule 258-A will be amended to reflect the proposed development and proposed maximum building heights. The proposed development will not occur on the portion of the property subject to the Heritage Overlay, and as such the related zoning provisions do not apply to the proposed development. It is also important to note that the proposed residential towers are conceptual and will only be constructed by a builder after the future air-rights sale. Several community engagement opportunities are proposed in the upcoming months, and the proposed concept is antic-


ipated to be refined. As such, the required Zoning By-law Amendments and project statistics will be refined and updated as needed.

The proposed development respects the intent of the Zoning By-law as it relates to the subject site, and the required amendments are considered to be appropriate. The proposed development is occurring on a large site that can accommodate the increased height permission and the new location of residential buildings interior to the site. It is also recognized that the inclusion of new residential units on the site are critical to ensuring that Lansdowne Park is a destination regionally and nationally, as more residents will contribute to the vibrancy of the site. It is also recognized that the zoning for the site may be refined through the ongoing application process and upon future community engagement opportunities, where designs may be refined and more details are added into the resulting Zoning By-law Amendment and future Zoning Schedule.

(Refer to the chart on the following page)

3.4 Planning Framework

Ottawa Zoning by-law

Zoning Mechanism	L2C Zoning Requirements	September 2023 Development Concept	Compliance
Minimum Setback from Bank Street	3 m	>3 m	Yes
Minimum Setback from Holmwood Avenue	3 m	>3 m	Yes
Minimum Setback from Queen Elizabeth Driveway	7.5 m	>7.5 m	Yes
Maximum Building Height Schedule 258A	Park area – 6 m Existing stadium area - 38 m 	138 m (40 storeys) - residential 15.5 m – event centre	No
Maximum Non-Residential Gross Leasable Floor Area	33,450 m ²	43,450 m ²	No
Maximum Office Gross Leasable Floor Area	9,300 m ² and located within a building designed predominantly as an office building fronting onto Bank Street	Future office will also be located within the north stadium stands	No
Maximum Number of Dwelling Units	280 units	1050 units (770 new units)	No
Location of Residential Units	Residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street.	Residential towers will be located fronting Exhibition Way	No
Minimum Vehicle Parking Residential and Non-Residential Uses	1230 spaces and: a) A minimum of 1200 spaces must be located below grade and no at grade or above grade parking garages shall be established. b) Required parking for each residential use must be calculated at a minimum rate of 0.5 spaces per dwelling unit; and	351 residential spaces proposed (0.40 space/unit) 35 spaces allocated for non-residential uses	No Yes

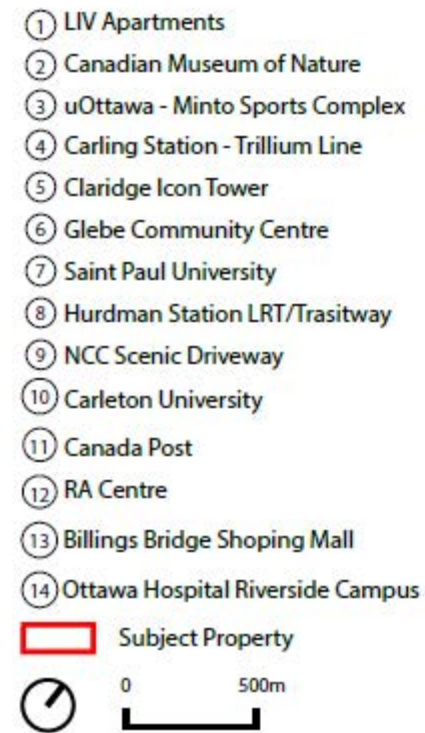
	c) All of the parking spaces not set aside for residential uses may be shared amongst all the non-residential uses on the lot in the L2C and O1S subzones. 0.5 spaces per unit = 600 spaces		
Vehicle Access	No vehicles associated with stadium, arena or other events at Lansdowne shall be permitted to access the site from Holmwood Avenue or to exit the site onto Holmwood Avenue.	Access and egress is not proposed on Holmwood Avenue.	Yes
Minimum Visitor Parking Spaces Section 102 Area X on Schedule 1A	0.1 spaces / unit up to a maximum of 30 spaces per building = 60 spaces	0	No
Minimum Bicycle Parking Spaces Section 111	Residential: 0.5 spaces / unit = 600 spaces Retail store: 1 per 250 m ² GFA	770 spaces (1/unit) Will comply	Yes Yes
Bicycle Space Provisions Section 111	Horizontal Space: 0.6 m x 1.8 m Vertical Space: 0.5 m x 1.5 m Stacked Space: 0.37 m width Aisle: 1.5 m	Proposed to be removed	No
Amenity Area Mixed Use Building with 9 or more dwelling units	Total: 6 m ² / dwelling unit = 7,200 m ² (1,200 units) Communal: A minimum of 50% of the required total amenity area	Will comply	Yes
High-Rise Zoning Provisions Area A on Schedule 402			
Minimum Lot Area – Corner Lot	1,150 m ²	156,366 m ²	Yes
Minimum Interior Side Yard and Rear Yard Setbacks	10 m	>10 m	Yes
Minimum Separation Distance between Towers	20 m	>23 m	Yes

3.4 Planning Framework

Neighbourhood Context



City Context



3.5 Planning Framework

Transportation Networks (walk, bike, transit)

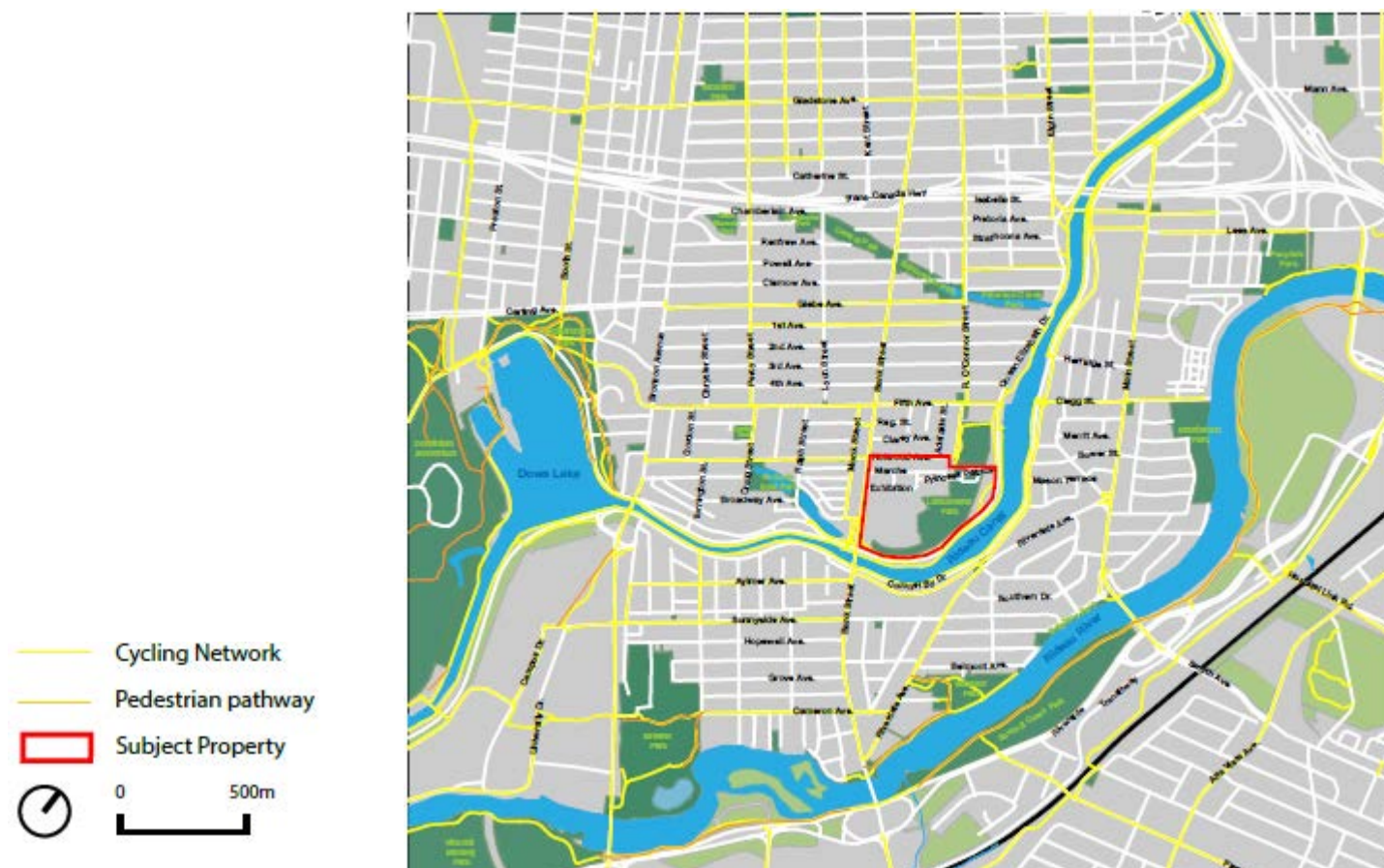
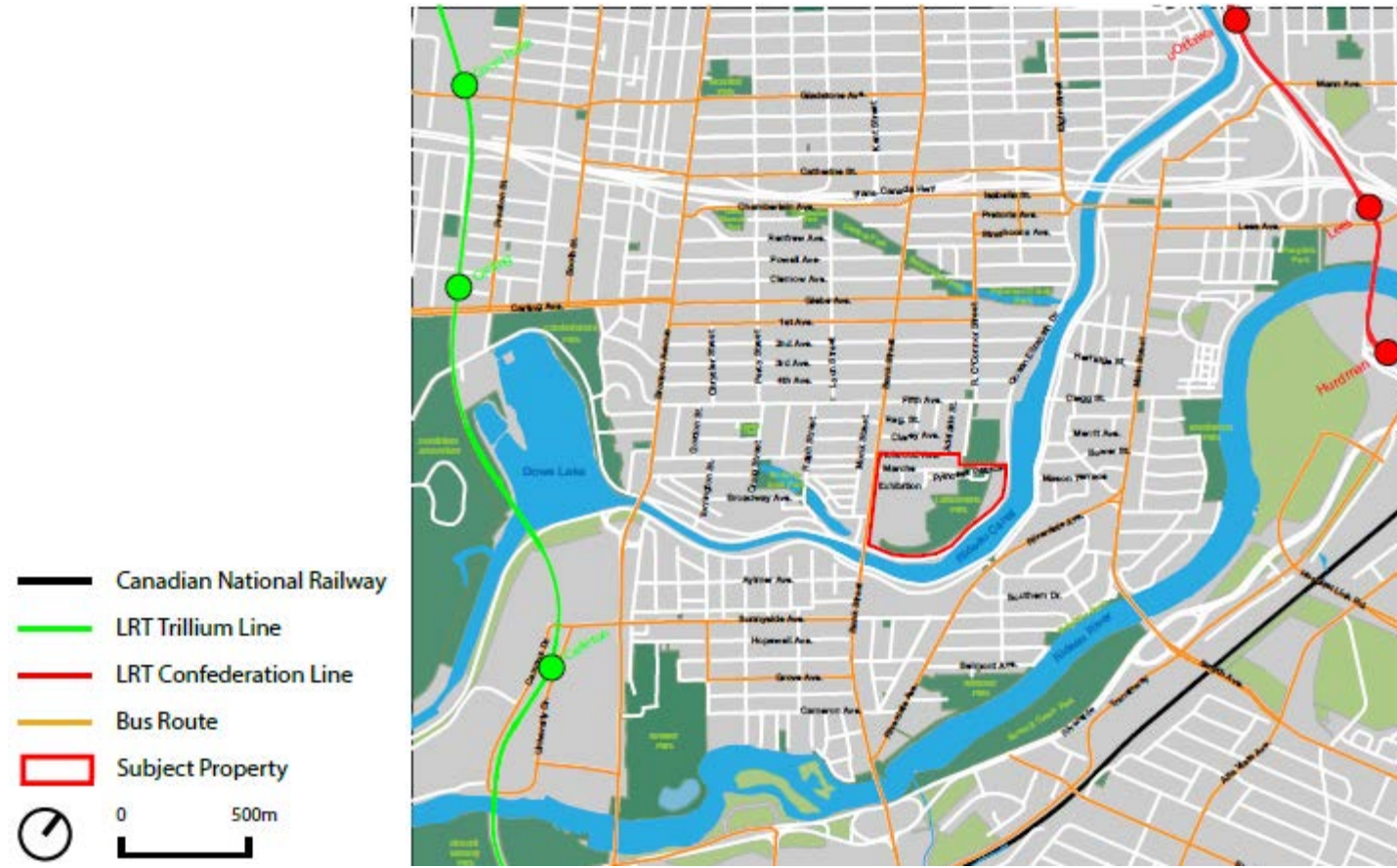
A comprehensive contextual analysis of nearby transit stations, transportation networks (walk, bike, transit), focal points/nodes, and a written analysis of the relationships between the proposal and the public realm/pedestrian experience.

Transportation Network

The subject property is served by public transit options. As per Schedule C2 – Transit Network-Ultimate, the subject property is located along a Transit Priority Corridor. The nearest bus stop is on the east side of Bank Street, between Exhibition Way and Marche Way in front of one of the existing mixed use buildings on the subject property, and on the west side of Bank Street adjacent to the existing signalized intersection. The bus stops on both sides of the street service OC Transpo bus routes #6 and #7, which are both frequent bus routes, with service every 15 minutes or less on weekdays, and operating seven days per week in all time periods.

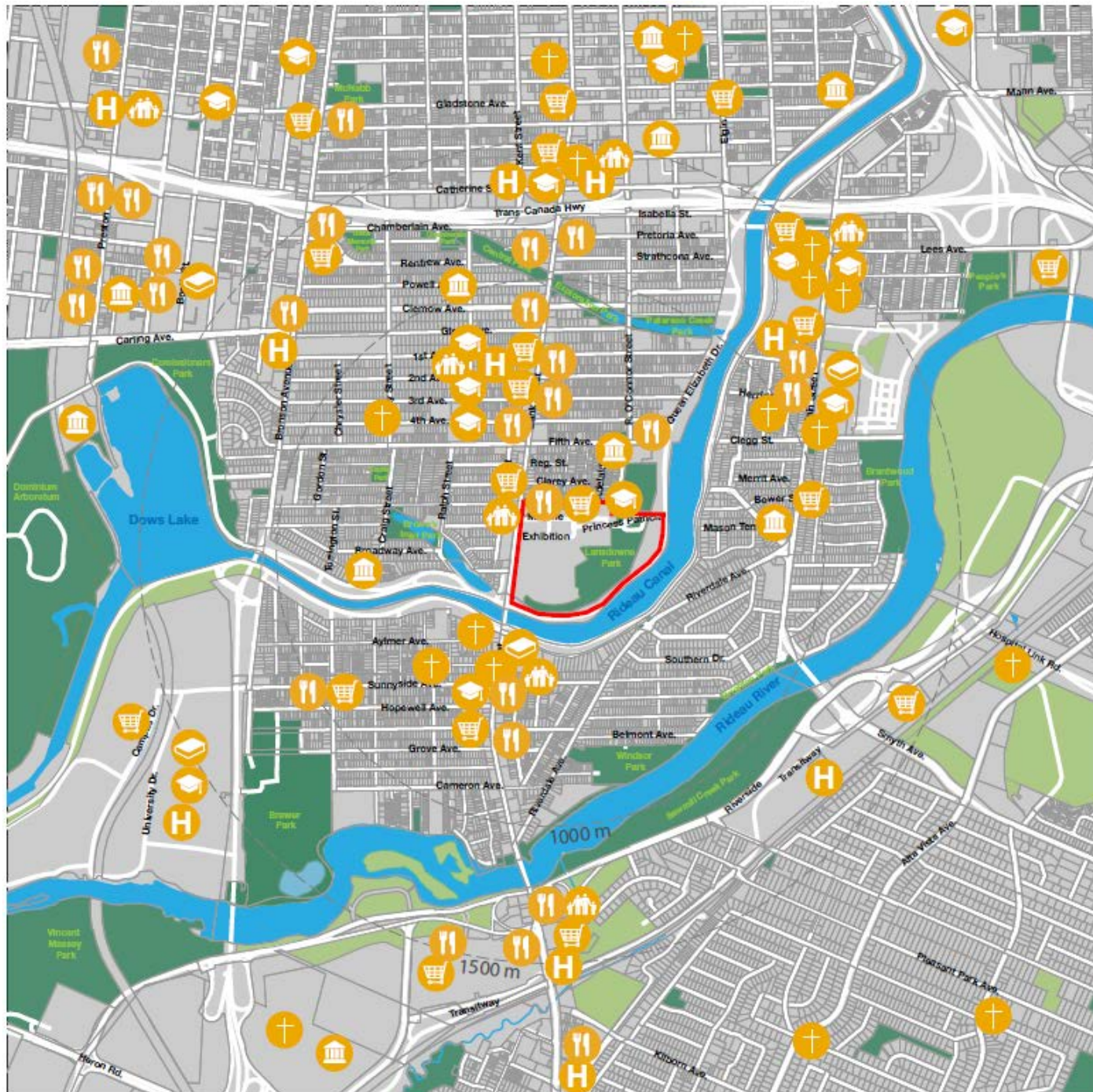
Active Transportation Network

The subject property is well served by the City of Ottawa’s planned cycling network and active transportation network, as shown on GeoOttawa and as per Schedule C3 – Active Transportation Network, of the City of Ottawa’s Official Plan (Figure 6 and Figure 7). A pathway link is located along the east and south edges of the property, with additional links located at the northeast and southwest corners of the subject property. The pathway link at the northeast corner of the site connects to O’Connor Street, which is an identified cross-town bikeway and cycling spine route. This pathway link also connects to Fifth Avenue, which connects to the Flora Footbridge, an identified cross-town bikeway and cycling spine route. The pathway links around the subject property provide connectivity to the greater cycling network via municipal roads and federally owned lands.



3.5 Planning Framework

Amenities and Open Spaces



Neighbourhood Amenities

The subject property enjoys proximity to a variety of neighbourhood amenities, whether within Lansdowne Park itself, or within the larger Glebe neighbourhood. Amenities include restaurants, bakeries and coffee shops, retail stores, a movie theatre, parkland, schools, and churches. The subject property and surrounding area benefits from access to two (2) grocery storeys within 500 metres of Lansdowne Park – Whole Foods Market at 951 Bank Street (within Lansdowne Park) and Metro at 754 Bank Street. The Great Lawn, Lansdowne Skatepark, and Lansdowne Park Skating Rink and Basketball Court all create the municipal park within Lansdowne Park itself, while Sylvia Holden Park, Olympic Garden, Lionel Britton Park, Firehall Park, Brown’s Inlet Park and Capital Park, among others, provide for additional municipal and federal parkland that serve Lansdowne Park and the surrounding area. The figure below highlights some key amenities in the area.

4.0 Vision

Design Objectives

1 Urban Design

Enhance the public realm and increase the vibrancy of Exhibition Way.

2 Residential Village

Provide more housing options to increase opportunity to live at Lansdowne.

3 Pedestrian Street

Create a Pedestrian environment with openness, transparency and Provide unique Retail opportunity.

4 Fan Experience

Improve the fan experience and unique programmability of the Stadium.

5 Heritage Trust

Preserve and enhance the existing place of heritage.



4.1 Vision

Design Objectives

The proposed development represents an important opportunity to continue the transformation of Lansdowne Park as a mixed-use, complete community.

The following development objectives have been established to achieve the vision for the site and area based on the City's policies and Urban Design guidelines.



Mix of Uses:

Encourage Community Vibrancy and Vitality through a mix of uses.

Mobility:

Provide for improved streets and pedestrian connections ensure ease of Mobility, for all users.



Design and Scale:

Development attractive buildings that are engaging and respect existing built form, view planes, and design elements.

Public Realm:

Create High-Quality Open Spaces and Public Realm.

4.2 Vision

Sustainability Statement of Intent



Lansdowne 2.0 and the redevelopment of the North Side Stands is proposing a new Cultural Event Centre along with an innovative mixed-use retail and residential development that is aiming to be at the forefront of sustainable design and construction. This visionary project aspires to embody the highest green building performance standards set by the new Canadian Government's comprehensive green building standards program. With a deep commitment to environmental responsibility, this development aims to integrate a range of sustainable initiatives throughout its design, construction, and operation. From the initial planning stages, every aspect of the project is meticulously crafted to minimize environmental impact and maximize energy efficiency. The development is considering advanced green building technologies, such as solar panels, rainwater harvesting systems, and efficient insulation, to reduce energy consumption and carbon emissions. The residential units are designed with a focus on occupant comfort and health, incorporating features like natural daylighting, enhanced indoor air quality, and green spaces. The retail spaces within the development prioritize eco-friendly practices, promoting sustainable retail practices and encouraging tenants to adopt environmentally responsible approaches. With reference to the new Canadian Government green building standards, this mixed-use development aims to set a new benchmark for sustainable urban development, serving as a model for future projects aiming to achieve a harmonious integration of cultural, retail, and residential spaces while prioritizing the well-being of both occupants and the environment.

4.3 Vision

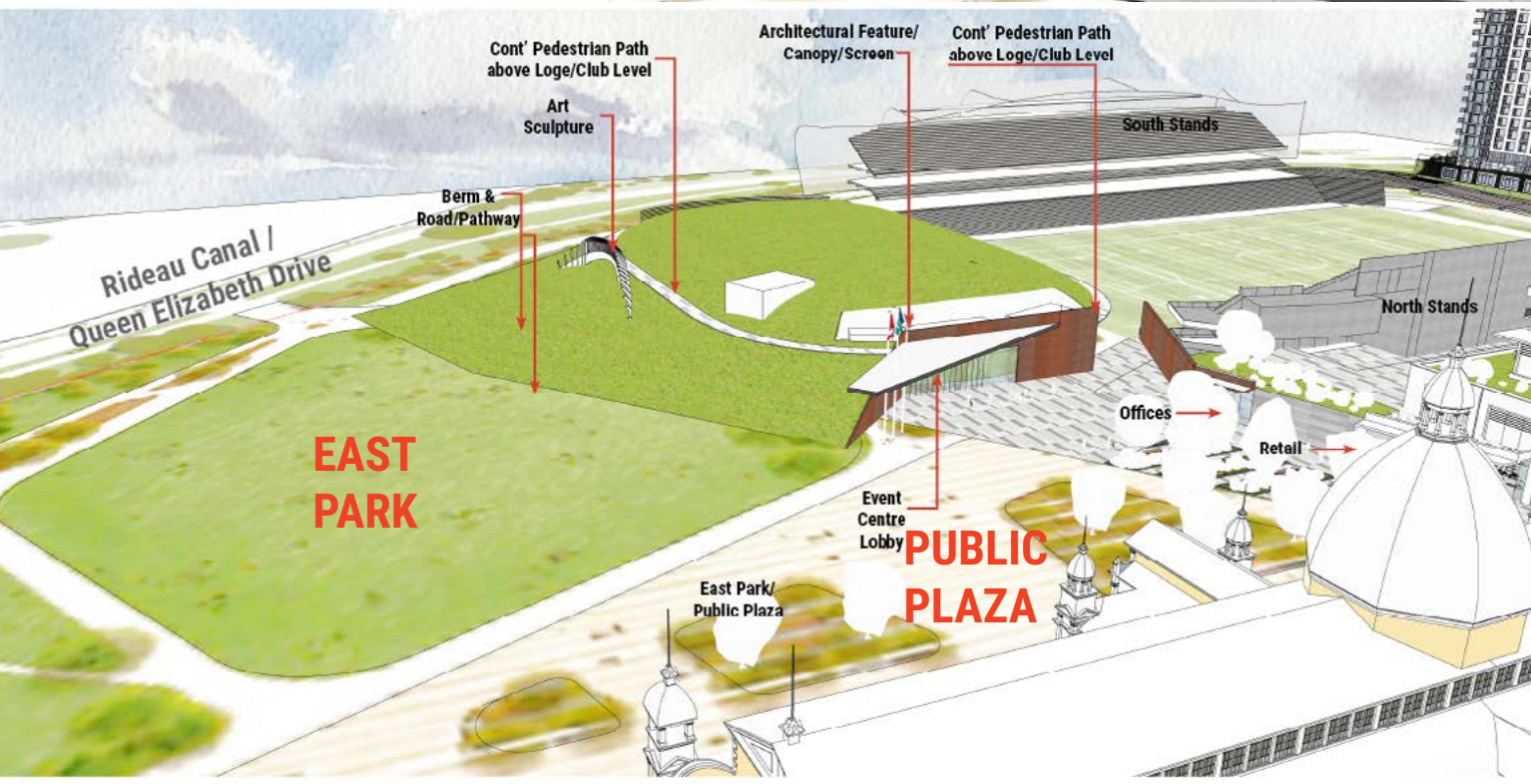
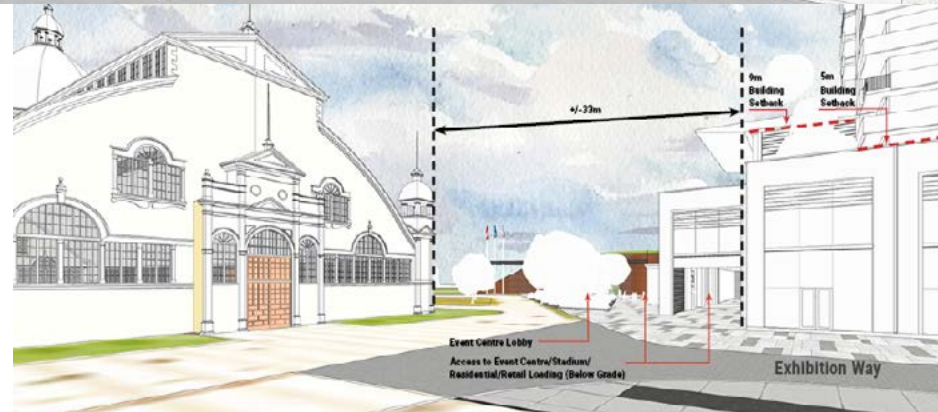
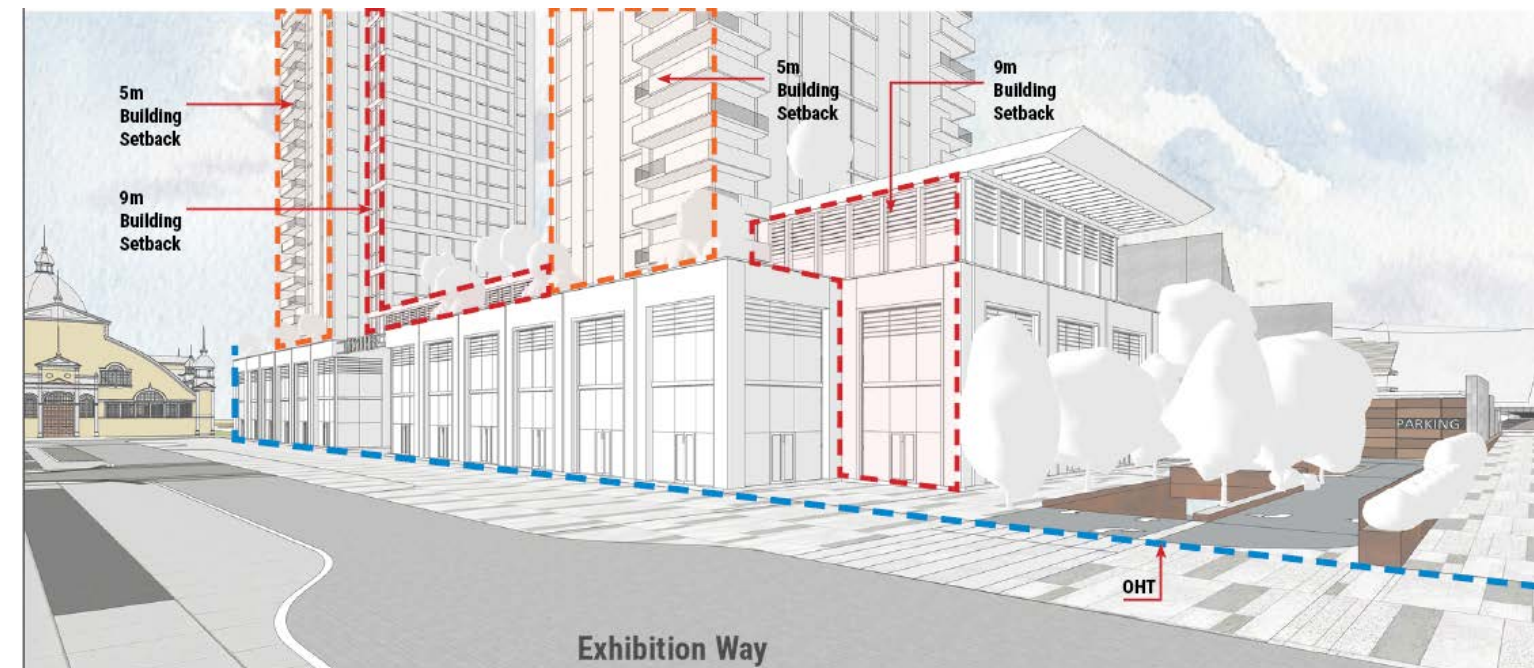
Public Realm and Pedestrian Experience

Public Realm and Pedestrian Experience

The proposed development in its entirety will contribute to enhanced public realm at Lansdowne Park. The new retail podium will be set back further from the street, creating a wider sidewalk along the south side of Exhibition Way. The wider sidewalk will allow for increased pedestrian activity and interaction, while also providing space for street trees and other plantings or street furniture. While the increased sidewalk contributes to the public realm along Exhibition Way, the additional space will also enhance the existing Ontario Heritage Trust view corridor of Aberdeen Pavilion from Bank Street. As Lansdowne Park contains several heritage assets, maintaining these heritage assets and the character of the site is of utmost importance to the proposed development.

In addition to the enhanced public realm experience along Exhibition Way, The event centre together with the mixed use podium will shape a new public forecourt experience along the south side of Aberdeen Pavilion. This proposal aims to expand the public plaza and is designed to provide opportunity for year round animation while prioritizing a pedestrian experience within the site connected with the east park.

Through the application process, the current concept has evolved the design of the podium and towers and the relationship between these features and the pedestrian areas within the site. Through the evolution of this design, consideration has been given to the City of Ottawa's design guidelines and heritage implications for the site. As shown in the below figure, the current has been revised to maintain a lower podium height, create an interesting-shaped building, and maximum the separation distances between the 2 towers. The evolved podium height is considered to be a more pedestrian friendly scale, as the mass of the podium above the fourth storey has been redistributed into the bulk of the towers, resulting in larger floorplate sizes.



4.4 Vision

Public Realm and Pedestrian Experience



Podium Scale | Exhibition Way



Through the application process, the 2022 Concept has evolved through demonstration plan studies to explore alternate massing design of the podium and towers and the relationship between these features and the pedestrian areas within the site. Through the evolution of this design, consideration has been given to the City of Ottawa’s design guidelines and heritage implications for the site. As shown in the below figure, the 2022 concept has been revised to lower the podium height, explore alternative tower floor plate configurations, and maximum the separation distances between towers. The evolved podium height is considered to be a more pedestrian friendly scale along both Exhibition Way and the new pedestrian concourse level created behind the north stands. The mass of the podium above the fourth storey has been redistributed into the bulk of the towers, resulting in larger floorplate sizes with alternate floor plate configuration to improve residential unit layout.

This Alternative Demonstration Plan aims to breakdown the scale of the development by reducing the height of the podium to improve heritage OHT sight lines along Exhibition Way and to provide a more suitable scale to enhance the pedestrian experience at Lansdowne Park. Above the 2 storey retail podium, a shared amenity program with a roof top terrace organizes all of the residential amenity program to connect the 2 towers on a single level. The continuous residential podium wall that backed onto the proposed north stands in the 2022 Concept has been replaced with 2 towers organized around a shared private landscape roof top terrace with large open spaces created with improved building separations surrounding the tower floor plates. The tower floor plates together with increase building separation promote quality unit layouts with access to daylight and views surrounding the site. The resulting tower floor plates minimize the number of units facing the north stands and offers more open space surrounding the built forms that are further animated and better connected with the vibrant roof top terrace and new pedestrian promenade behind the north stand and along Exhibition way.

5.0 The Concept



5.0 The Concept

Design Narratives

1 Preserving Heritage

Preserve and enhance the existing place of heritage by Improving sight lines and enhancing the heritage trust easement

2 Public Open Space

Improve accessibility, connectivity, amenities & concessions.

3 Exhibition Way

Enhance the Pedestrian Experience and vibrancy along Exhibition way with active retail, residential loobbies and feature ceremonial stair that animate the streetscape throughout the day.

4 Mixed Use Podium

Improve the civic experience with a unique programmability of the Stadium and Retail Streetscape along Exhibition way.

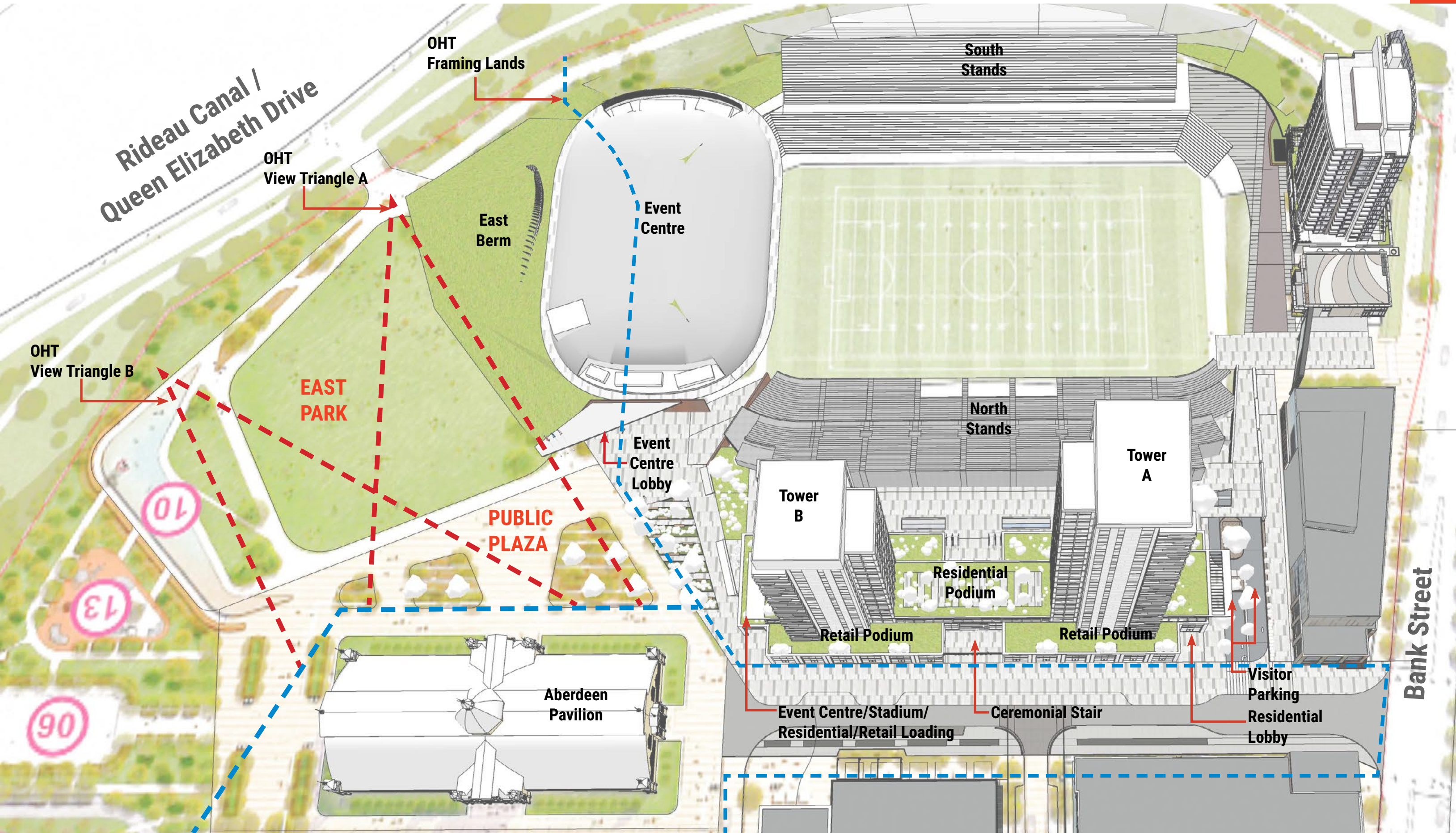
5 Building Scale

Design Building Scale, Form and Seperation that shape the public realm experience to minimize impact from the proposed highrise form above.



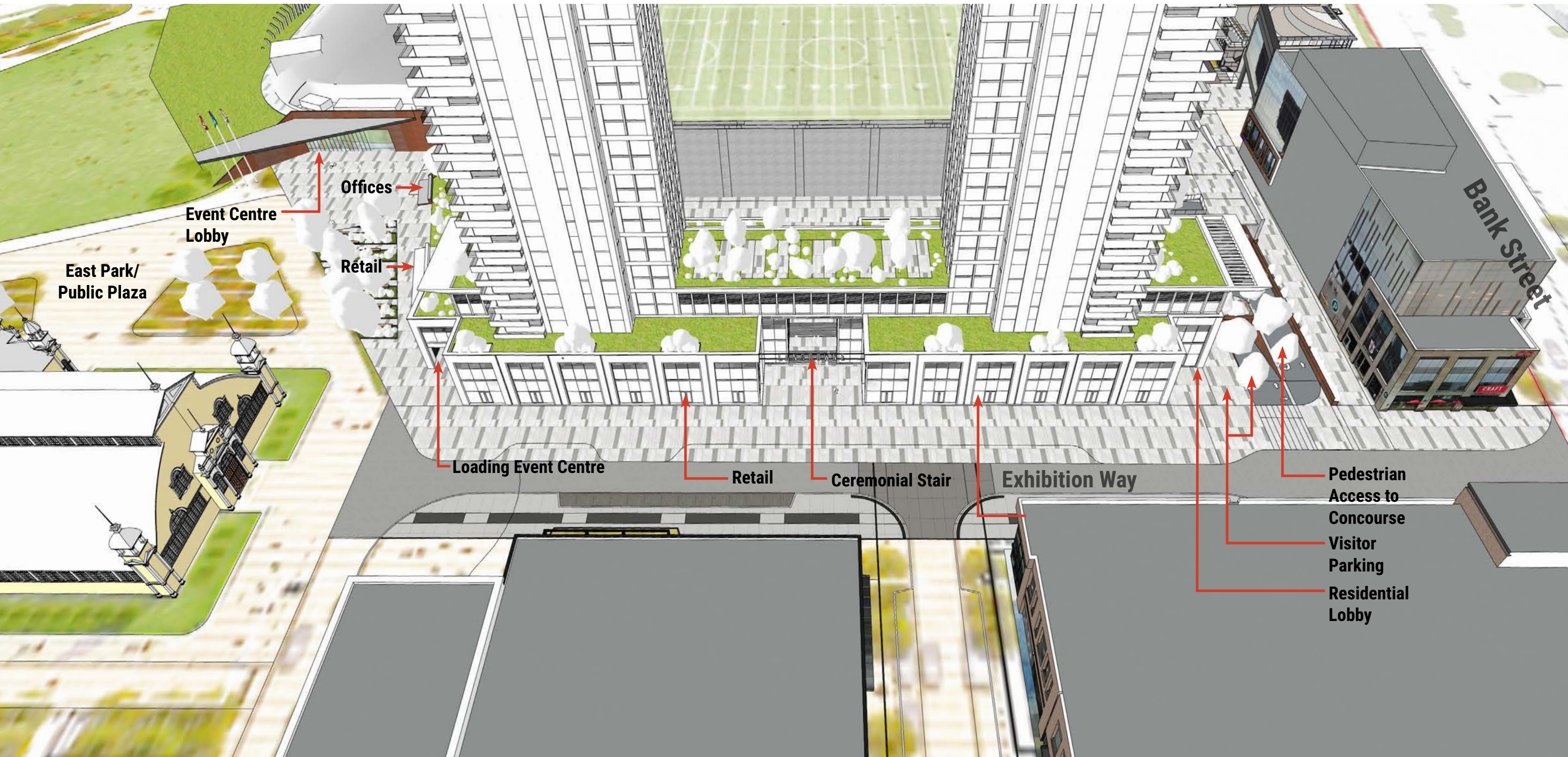
5.1 The Concept

Preserving Heritage



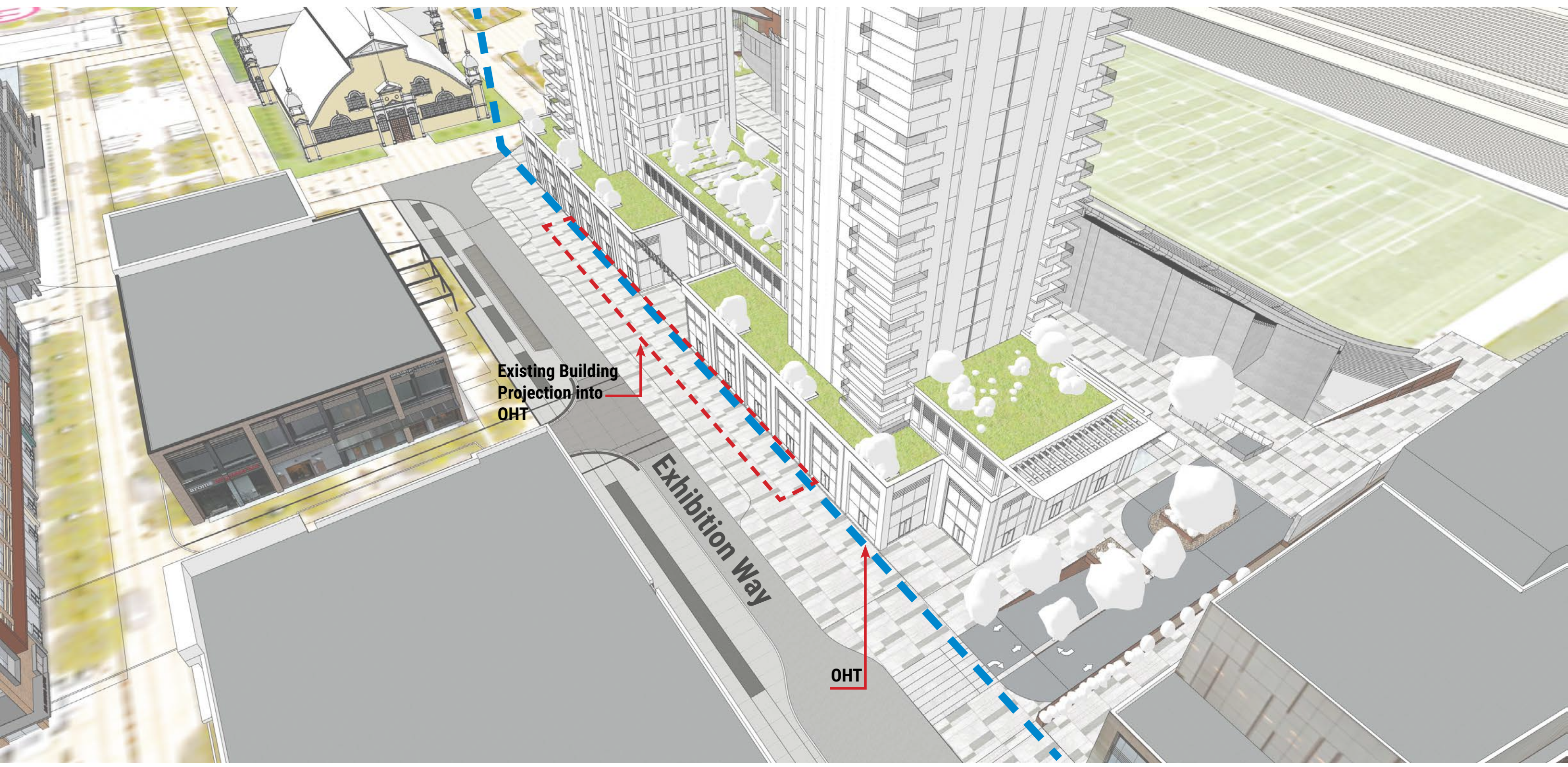
5.1 The Concept

Preserving Heritage



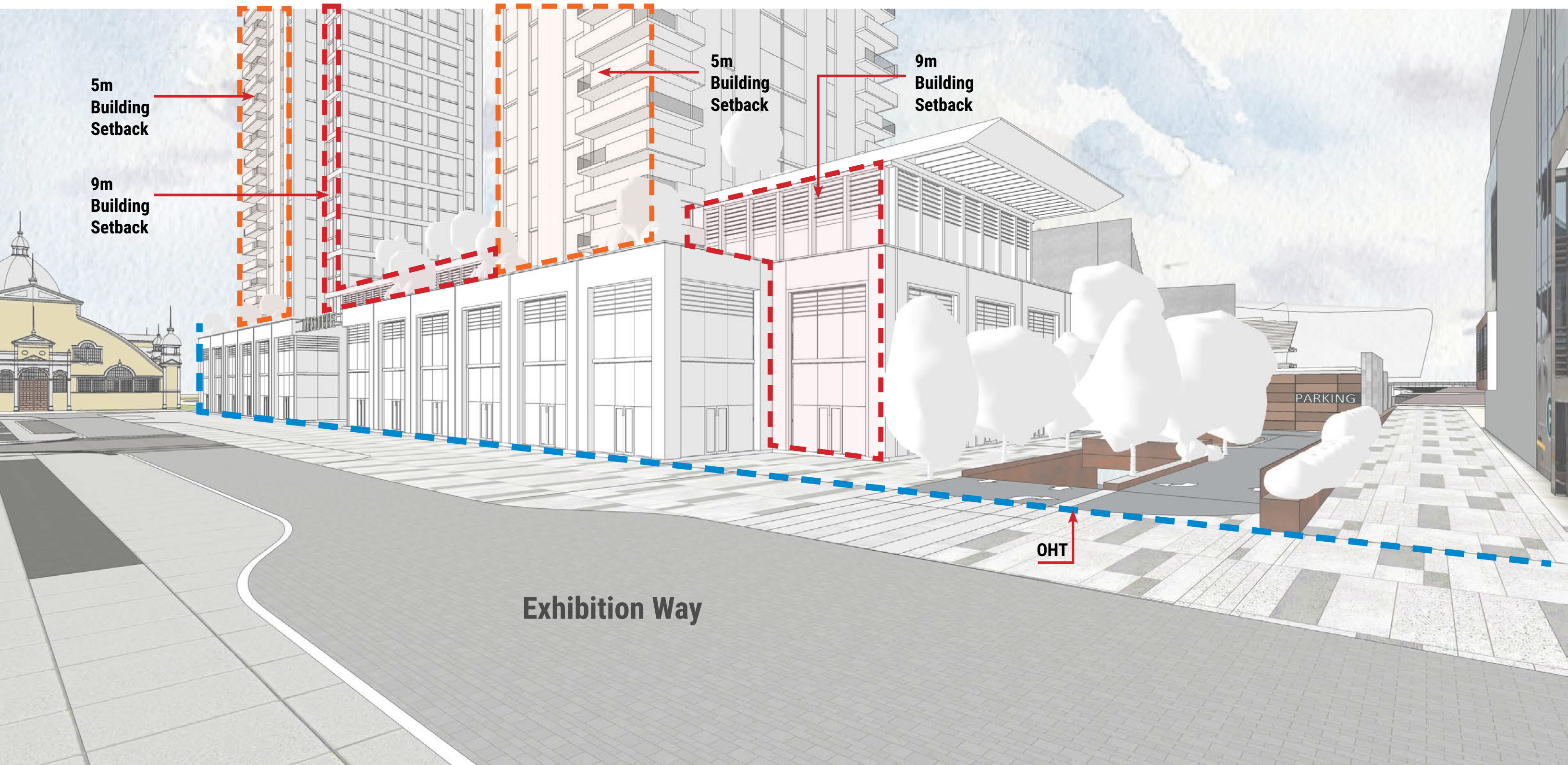
5.2 The Concept

Preserving Heritage



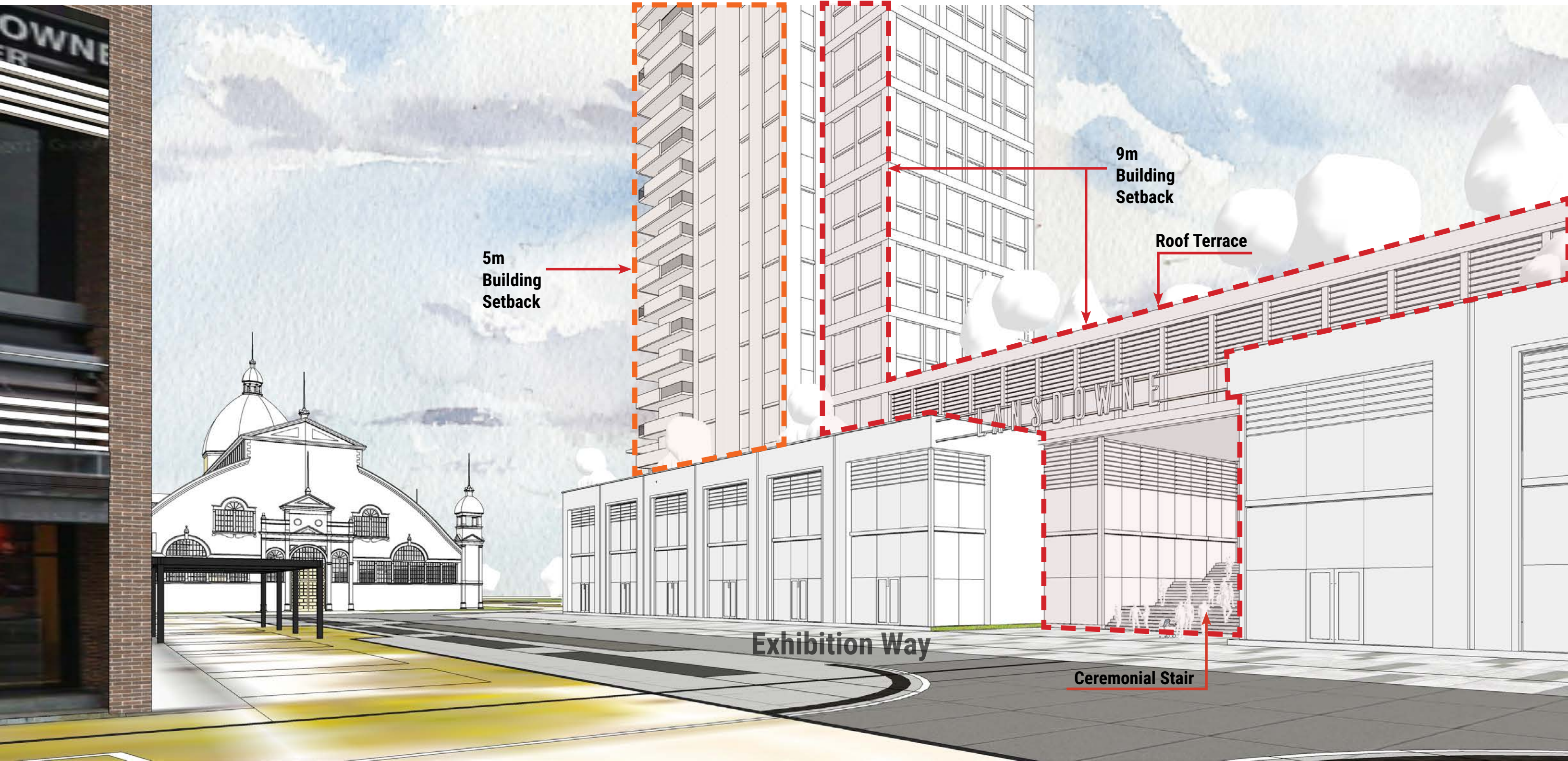
5.2 The Concept

Exhibition Way



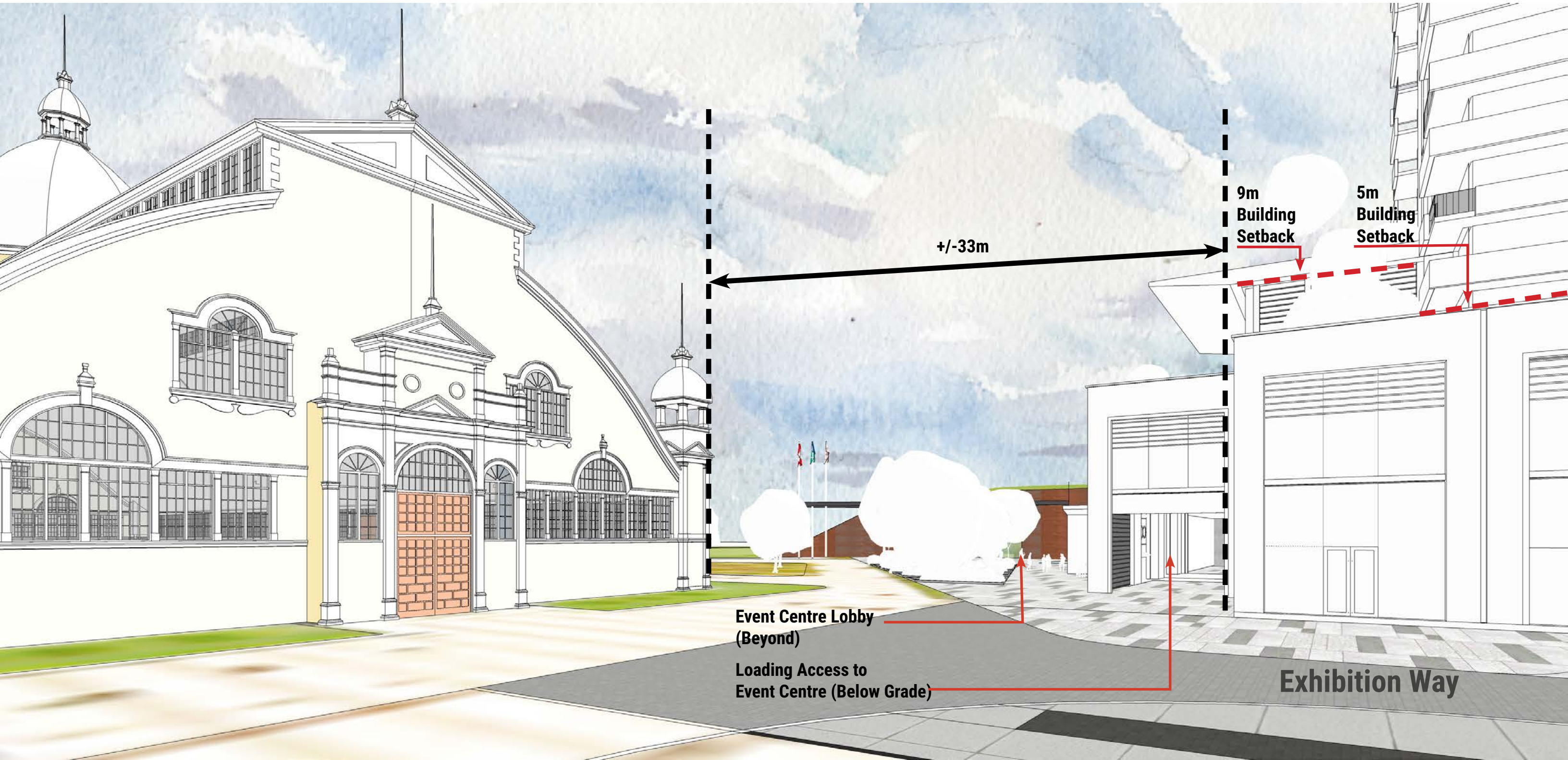
5.3 The Concept

Exhibition Way



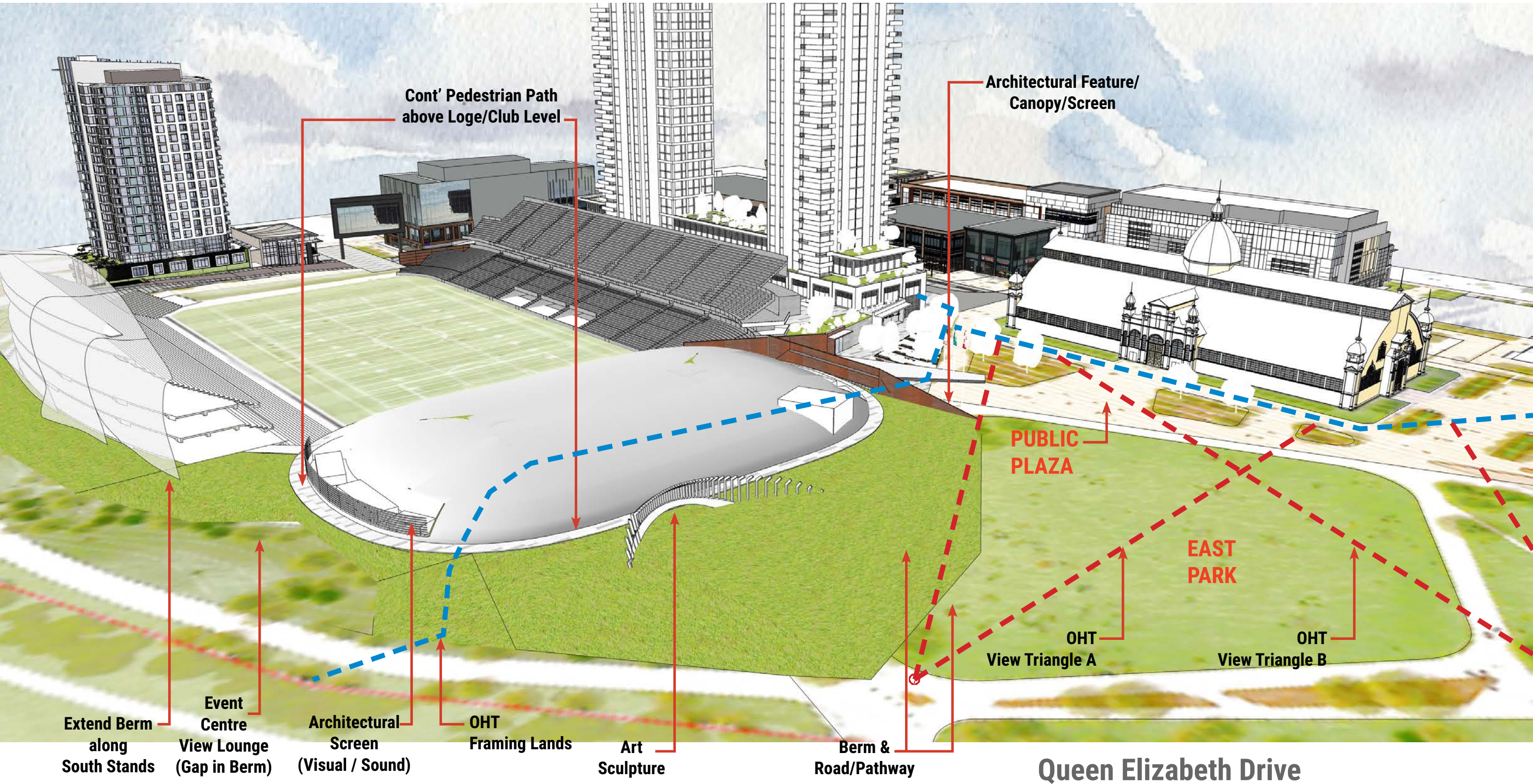
5.3 The Concept

Public Open Space



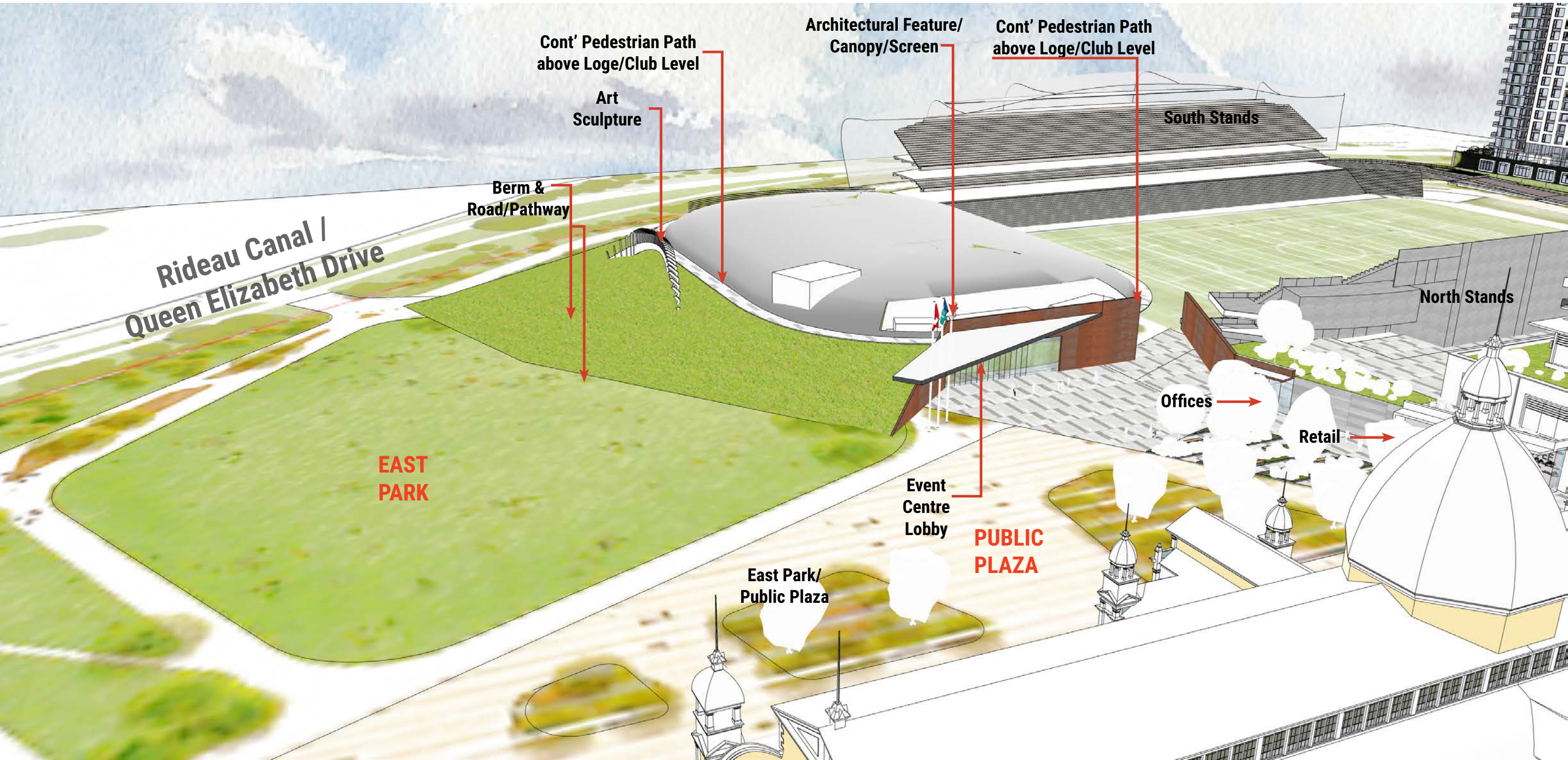
5.3 The Concept

Public Open Space



5.3 The Concept

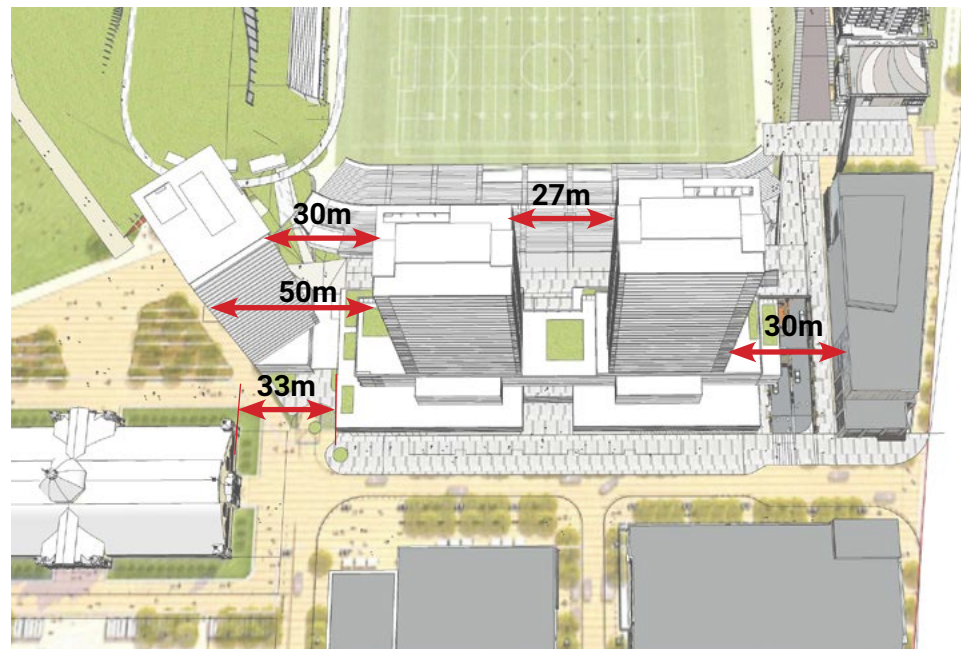
Public Open Space



5.4 The Concept **BUILDING FOOTPRINTS + SEPARATION**

1: 2022 Concept

Tower floor plates
895 m2 and 775m2



Level 1-2 Retail Podium 12 metres (H)

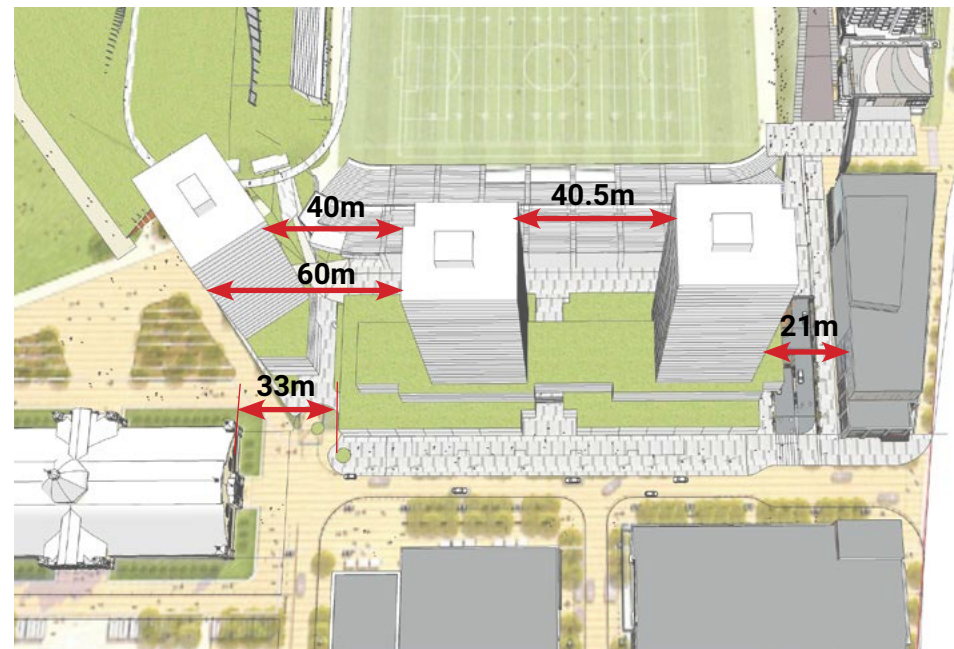
Level 3-7 Res Podium 15 metres (H)

Total Podium Height 27 metres (H)

Level 8-40 Floor Plate 775-895 m2

2: Alt Demonstration Plan A

Tower floor plates
750m2



Level 1-2 Retail Podium 12 metres (H)

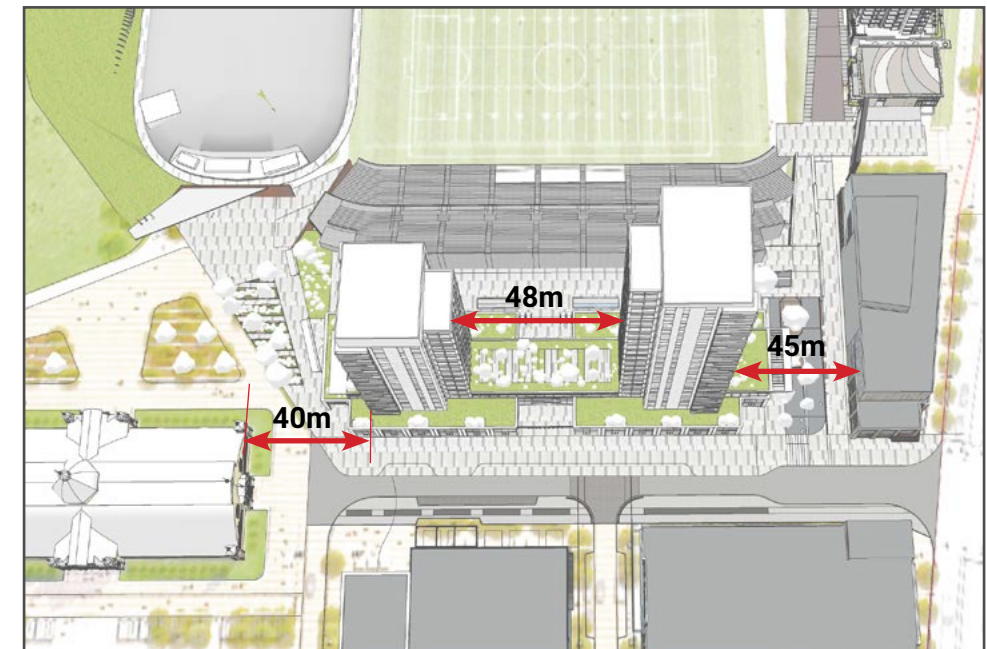
Level 3-6 Res Podium 12 metres (H)

Total Podium Height 24 metres (H)

Level 7-40 Floor Plate 750 m2

3: 2023 Concept - 2 TOWERS

Tower floor plates
800-820m2



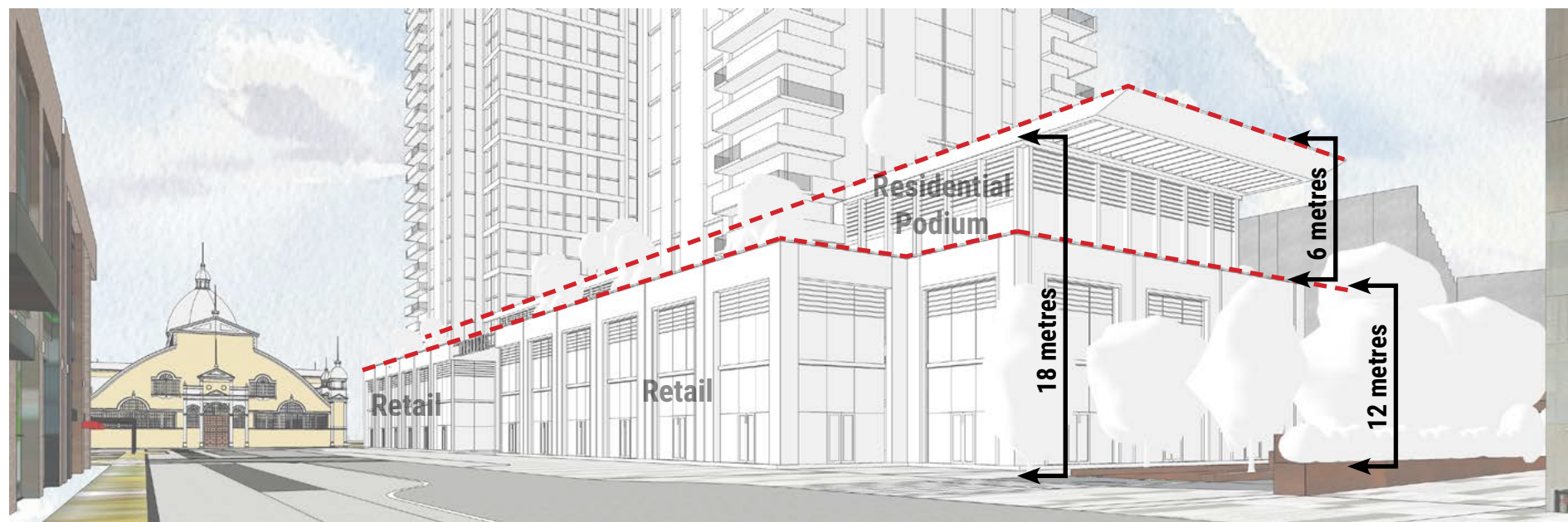
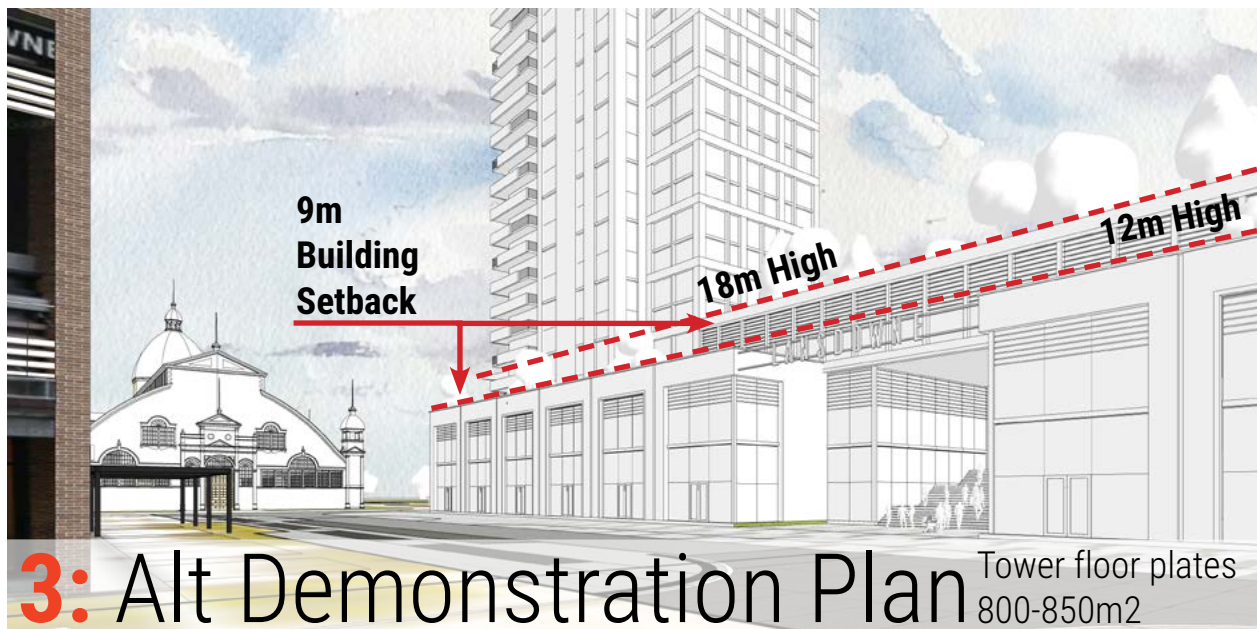
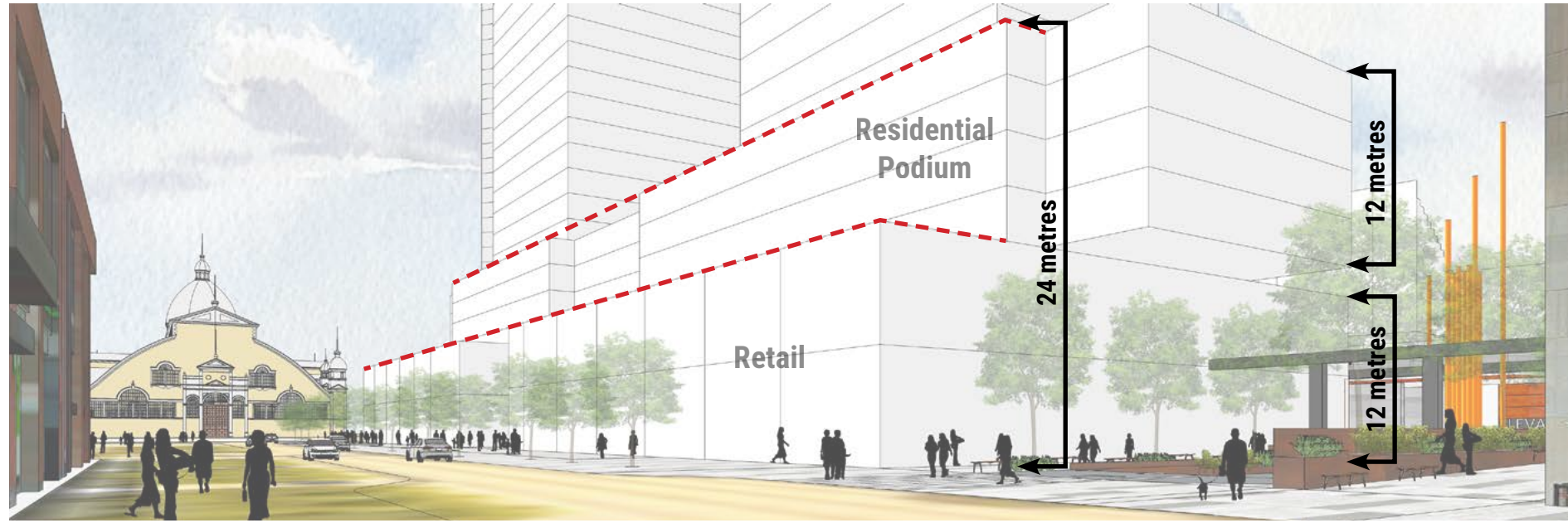
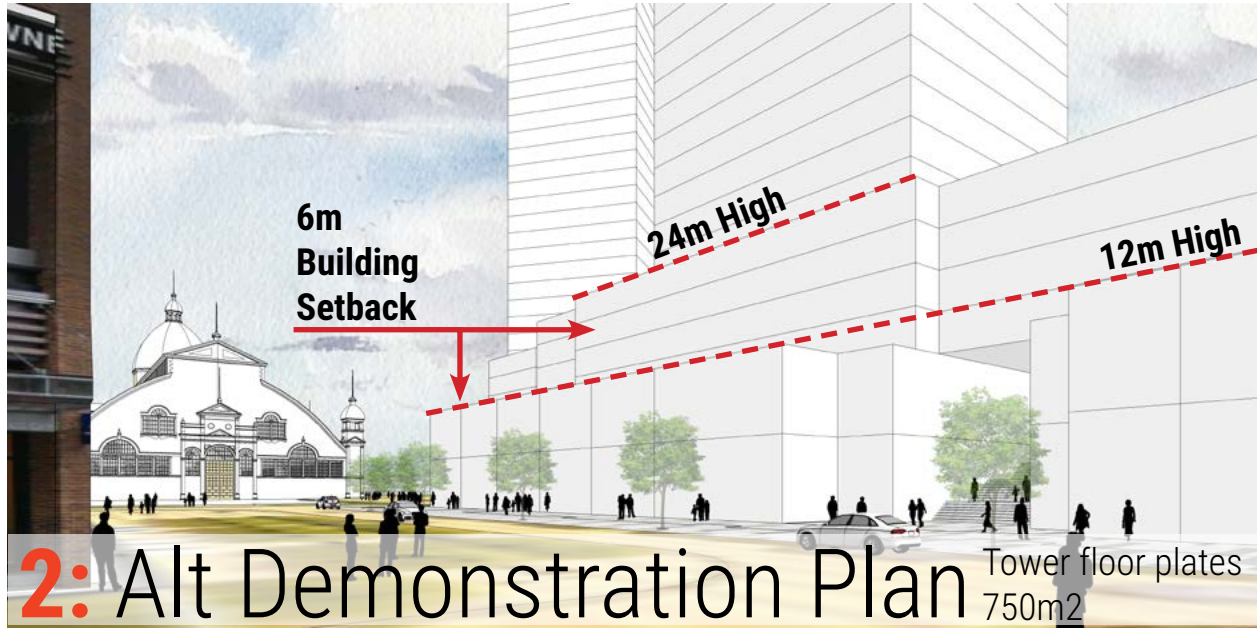
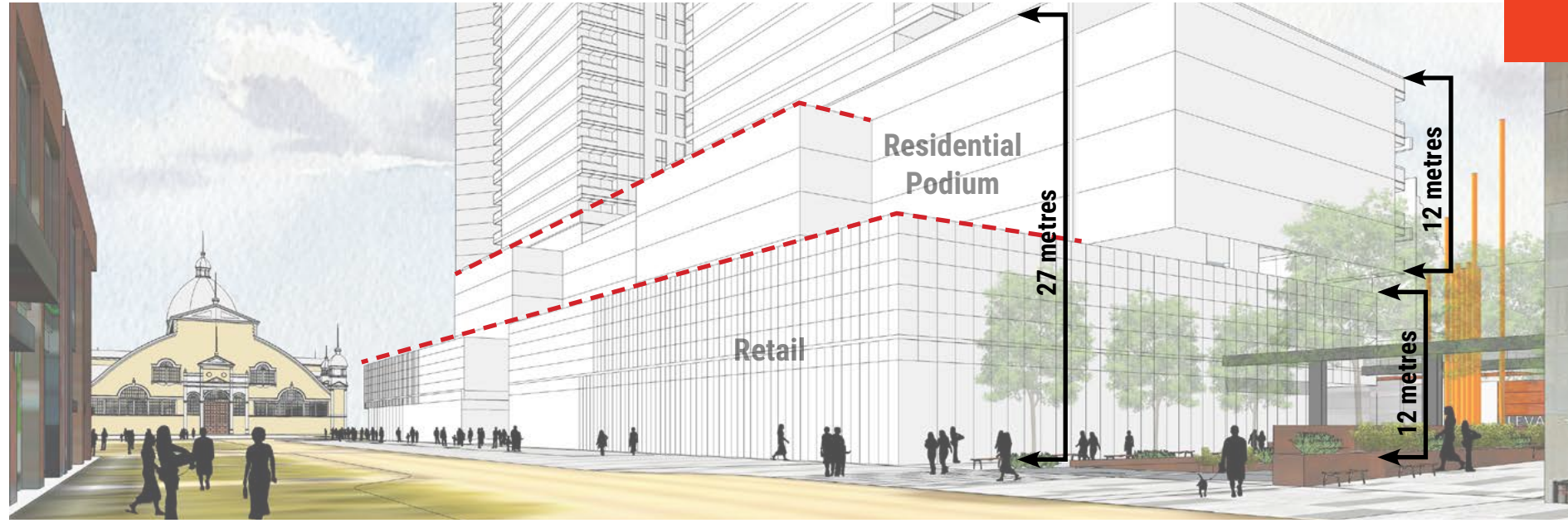
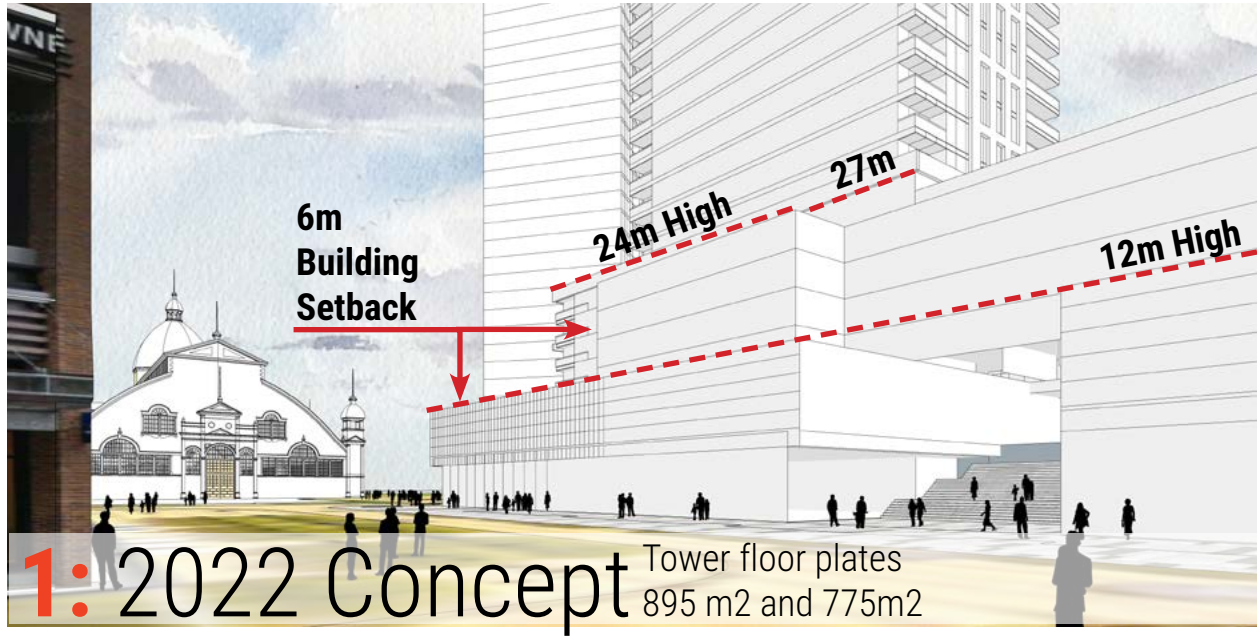
Level 1-2 Retail Podium 12 metres (H)

Level 3-4 Res Podium 6 metres (H)

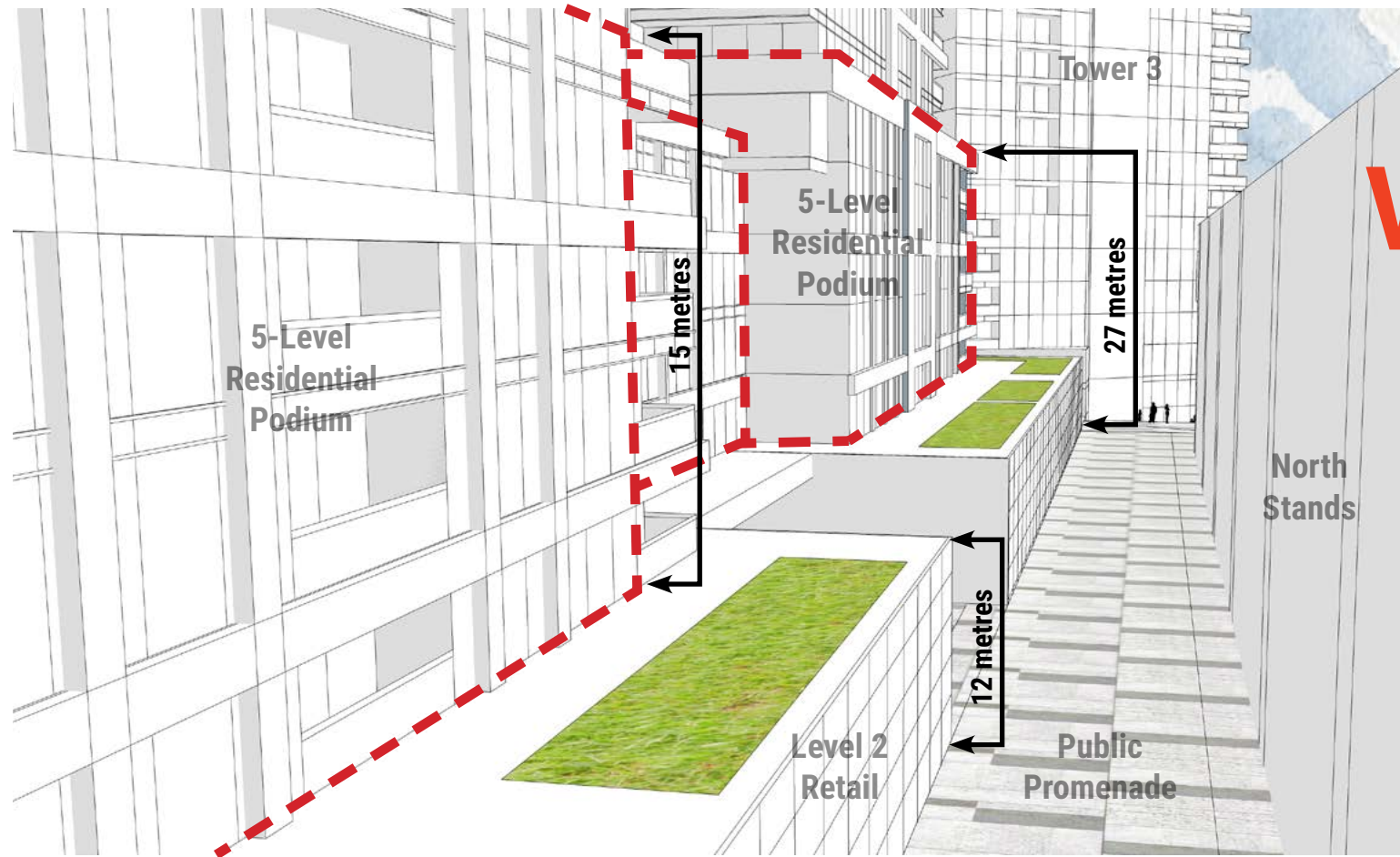
Total Podium Height 18 metres (H)

Level 5-40 Tower Floor Plate 800-820m2

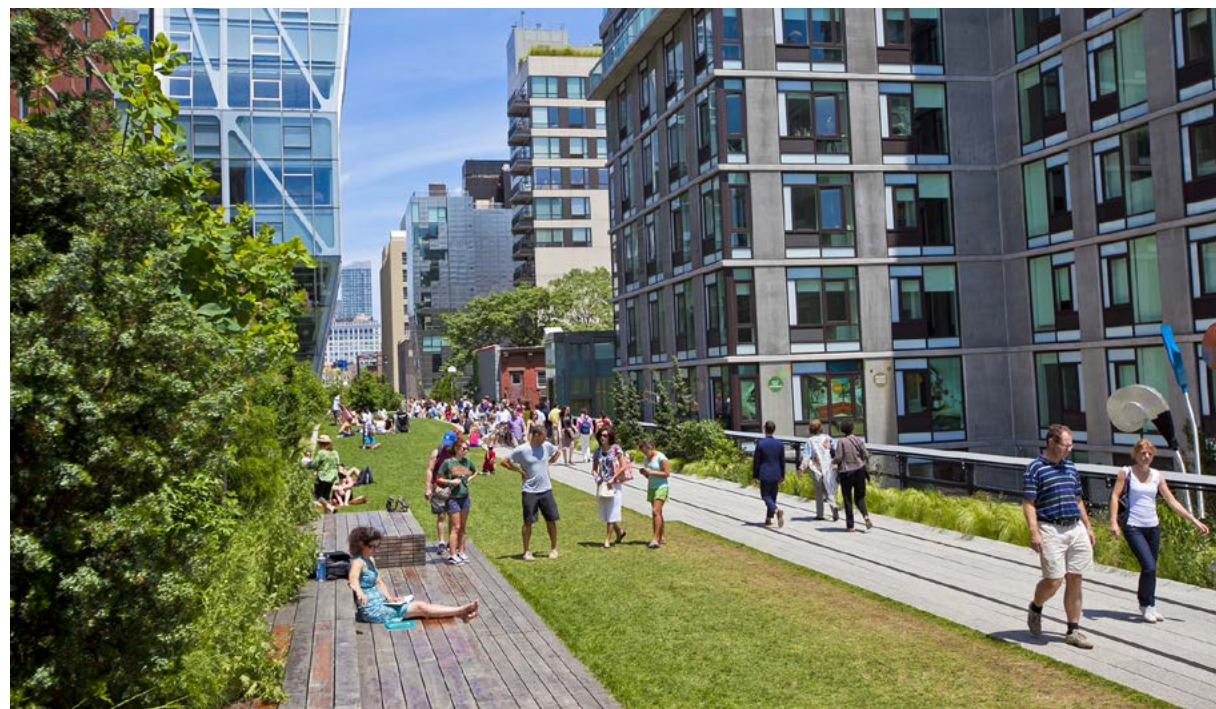
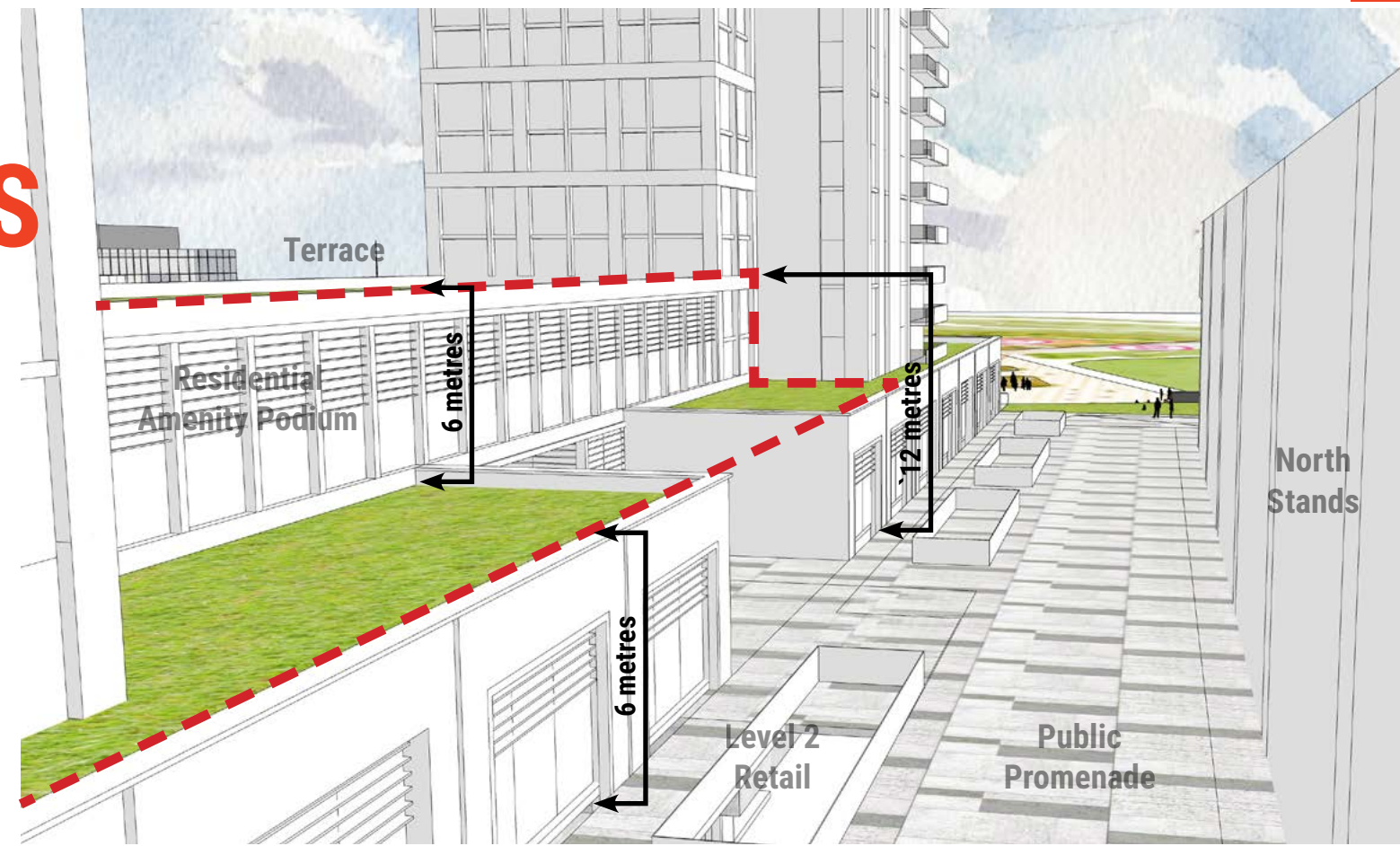
5.4 The Concept **PODIUM SCALE: EXHIBITION WAY**



5.4 The Concept **PODIUM SCALE: PUBLIC PROMENADE**



VS



Highline: New York City pedestrian pathway with openness, transparency and connectivity

5.4 The Concept 3 TOWERS VS 2 TOWERS



5.5 Current Proposal



Aerial View - Above Canal Looking North

5.5 Current Proposal | 2 Towers



Streetview - Exhibition Way

5.5 Current Proposal | 2 Towers



Streetview - Exhibition Way @ Ceremonial Stair

5.5 Current Proposal | Public Plaza



EMPIRE THEATRES

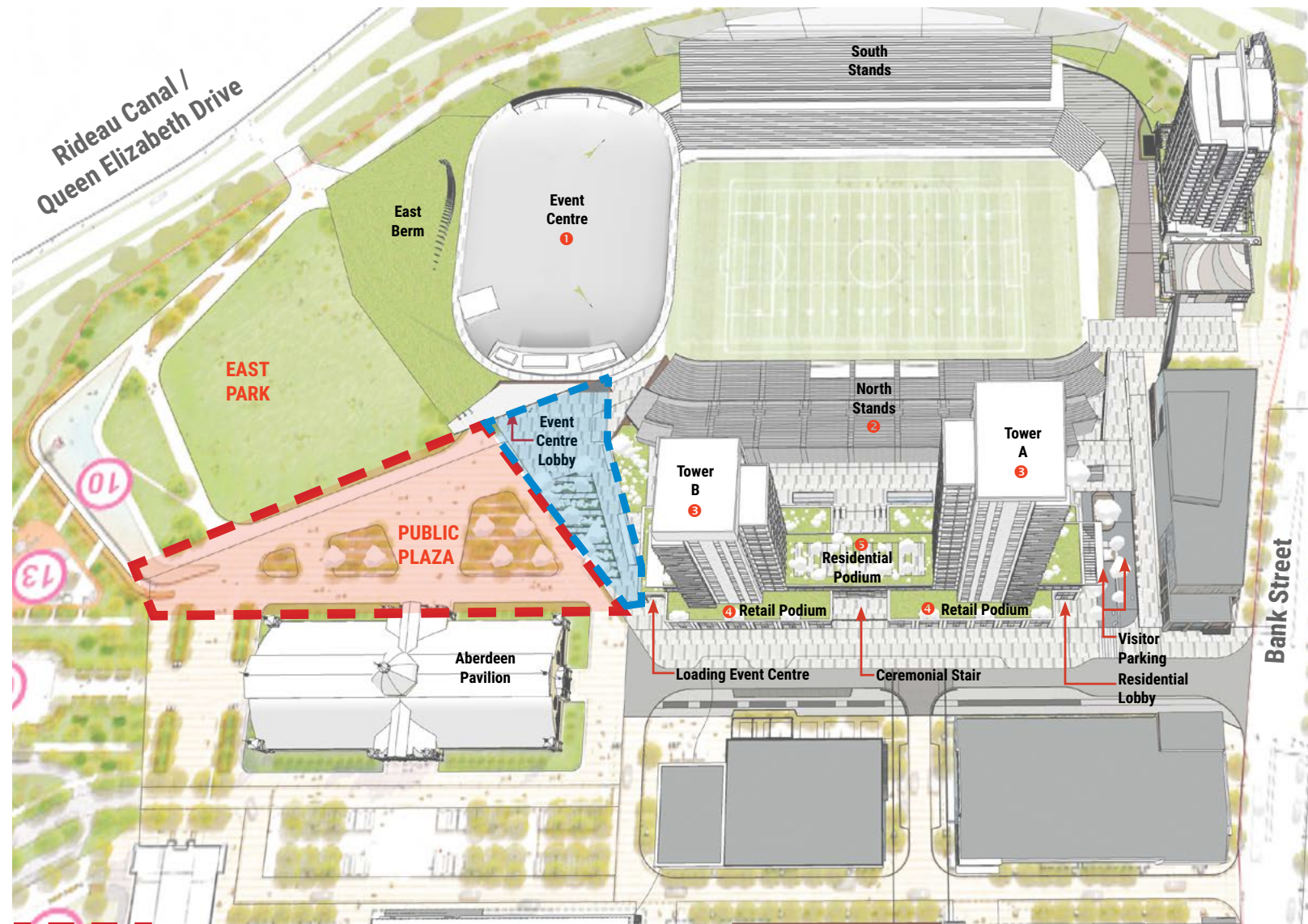
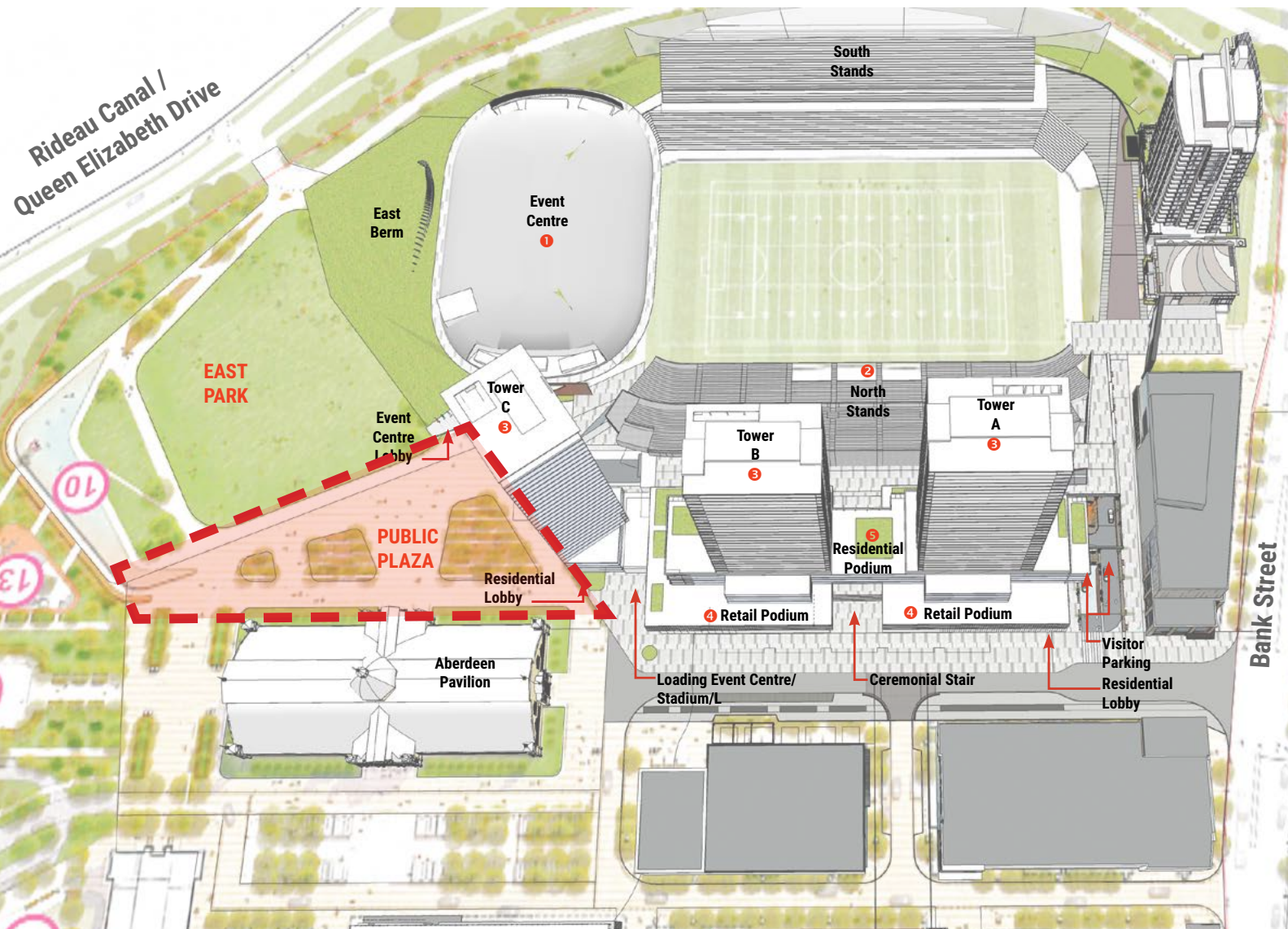
Aerial View - Public Plaza



5.5 Current Proposal | Public Plaza

3 Towers vs 2 Towers

Public Plaza - Concept 2022 - 3 Towers

Public Plaza - Current Concept - 2 Towers



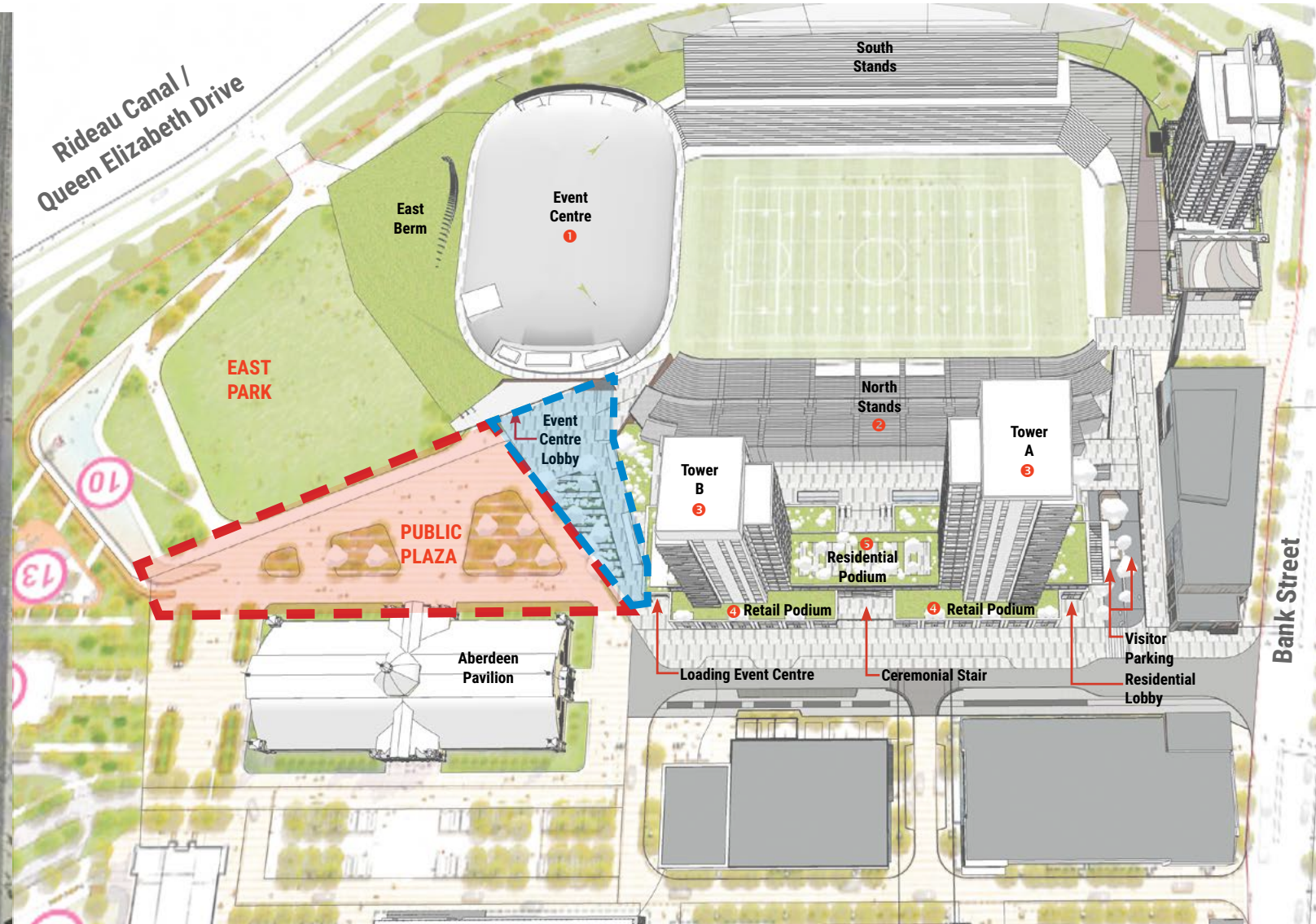
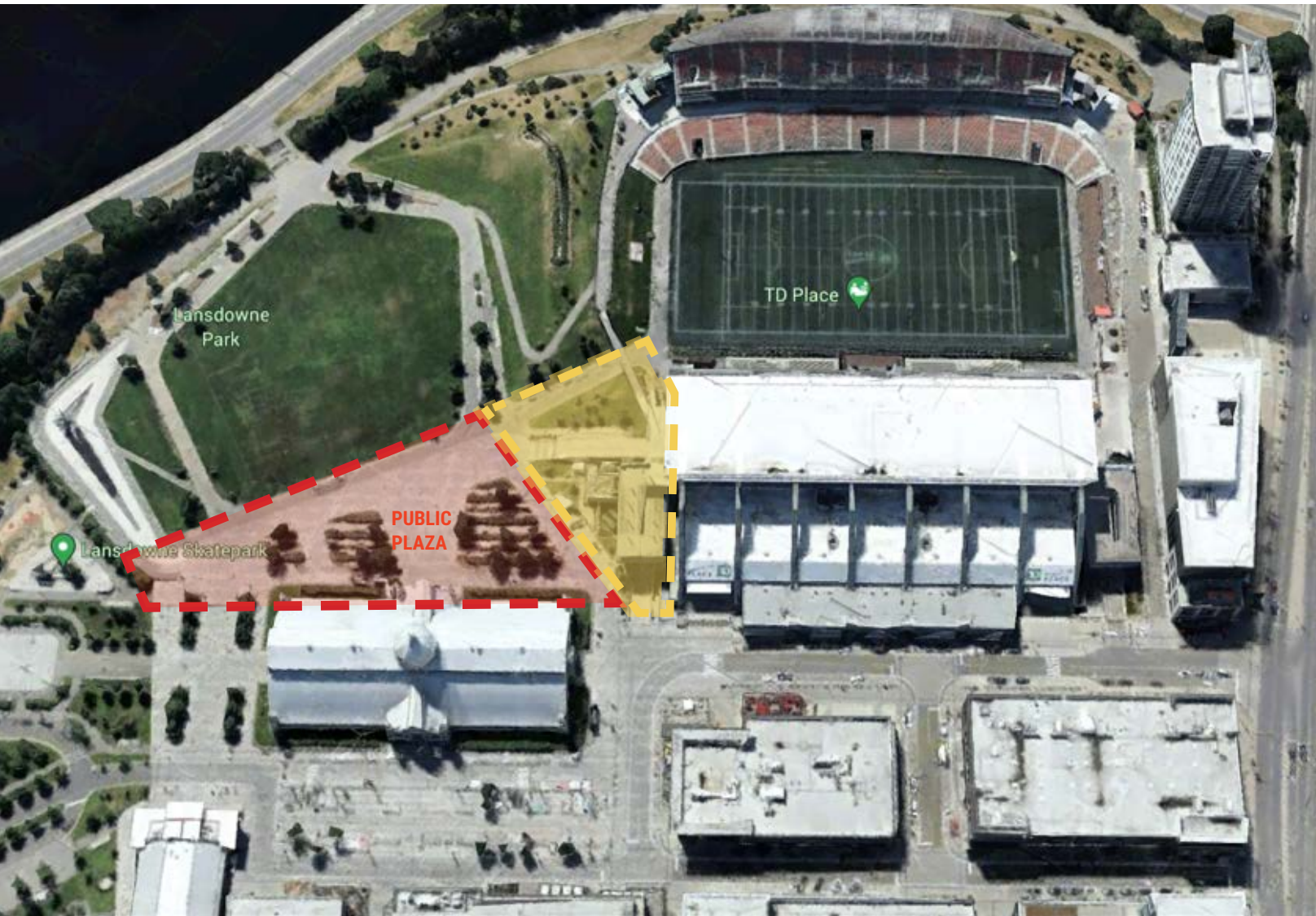
-  Existing Public Plaza
-  Expanding Public Plaza




5.5 Current Proposal | Public Plaza

Existing Site vs Proposed Site - 2 Towers

Public Plaza - Existing Site

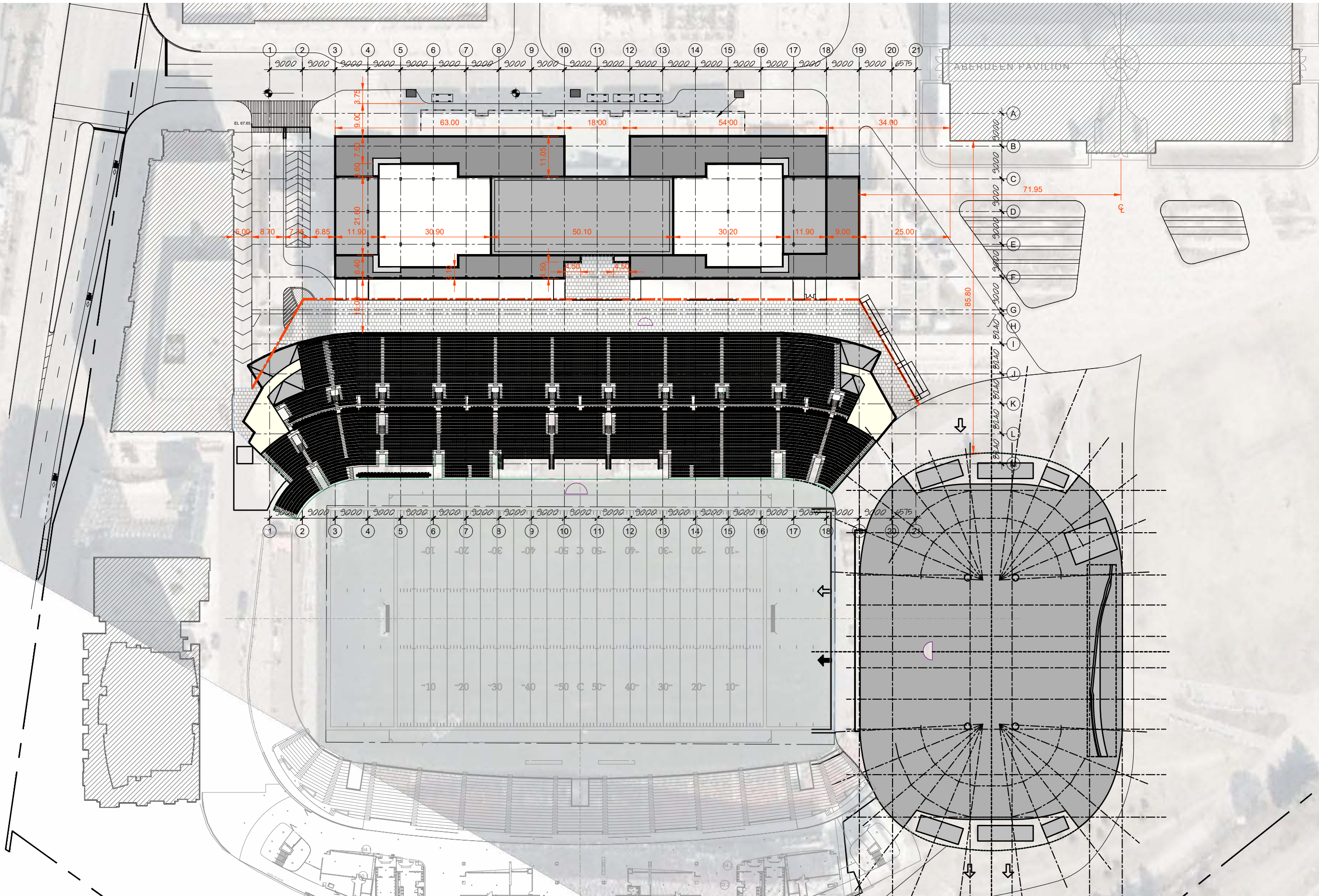
Public Plaza - Current Concept - 2 Towers



-  Existing Public Plaza
-  Expanding Public Plaza
-  Existing Loading / Mechanical / Service NorthSide Stands Exit Stairs/Ramp

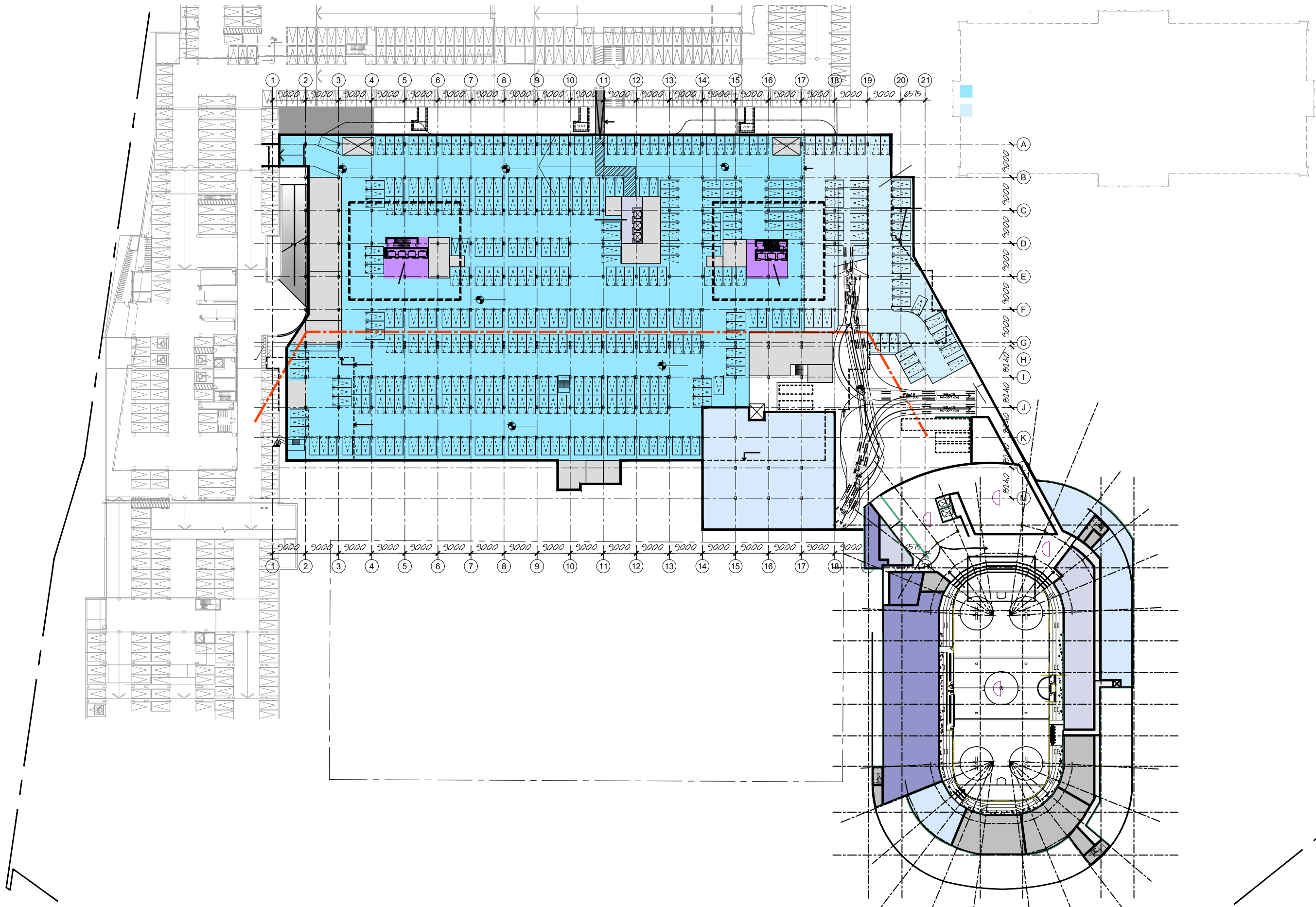
5.5 Current Proposal - 2 Towers

Site Plan | Scale 1-750



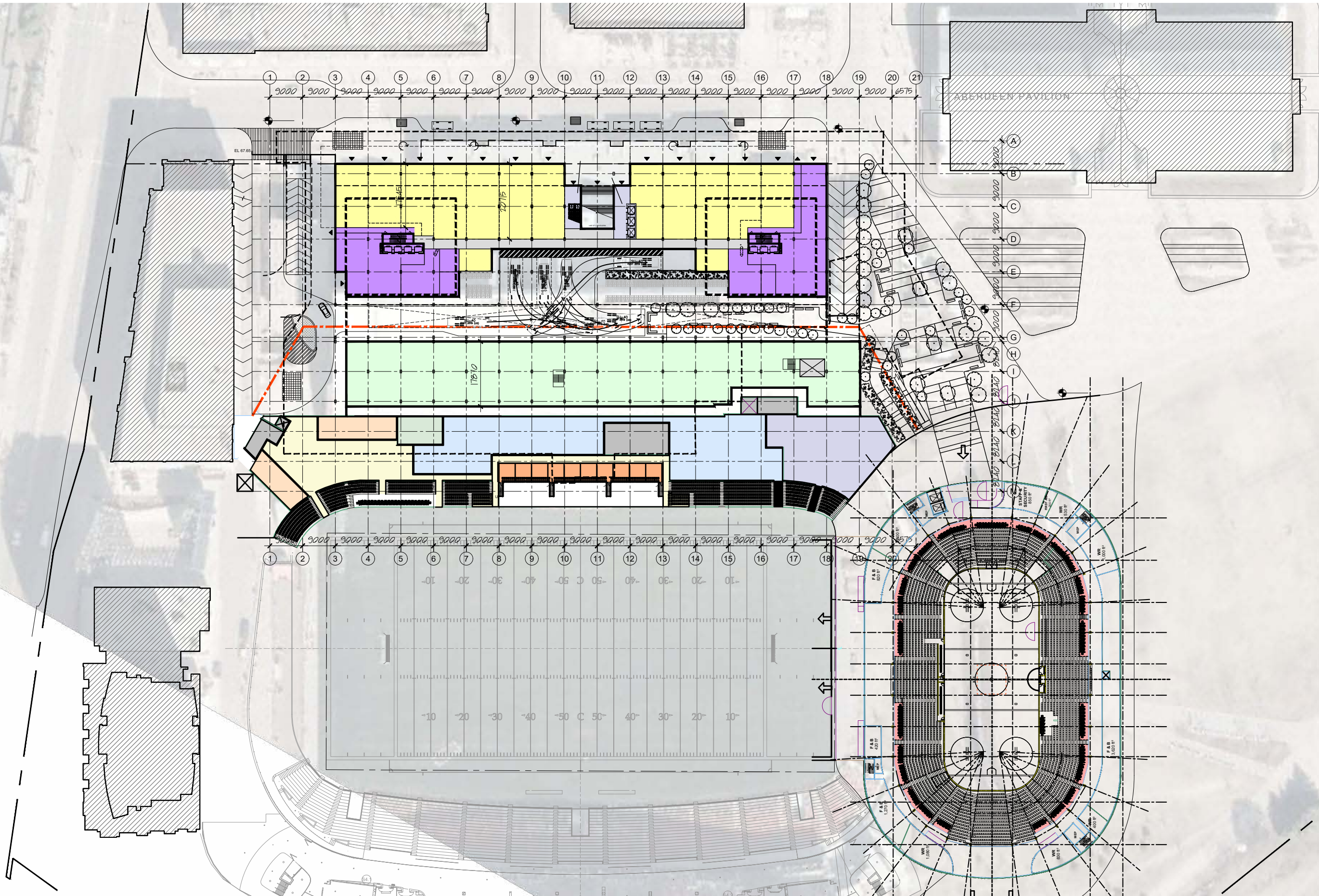
5.5 Current Proposal - 2 Towers

LEVEL P1 - PARKING PLAN | Scale 1:750



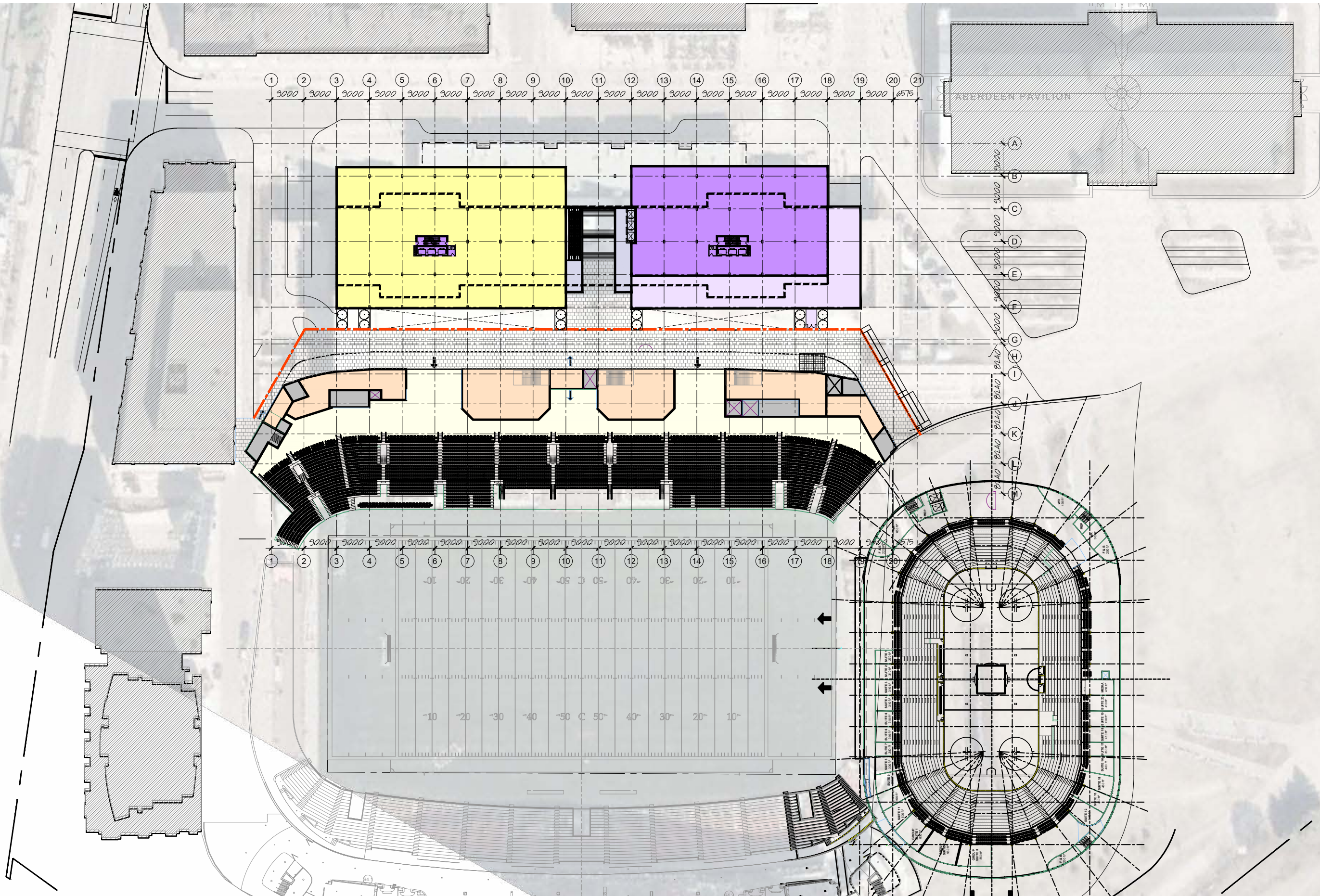
5.5 Current Proposal - 2 Towers

LEVEL 1 - GROUND FLOOR PLAN | Scale 1:750



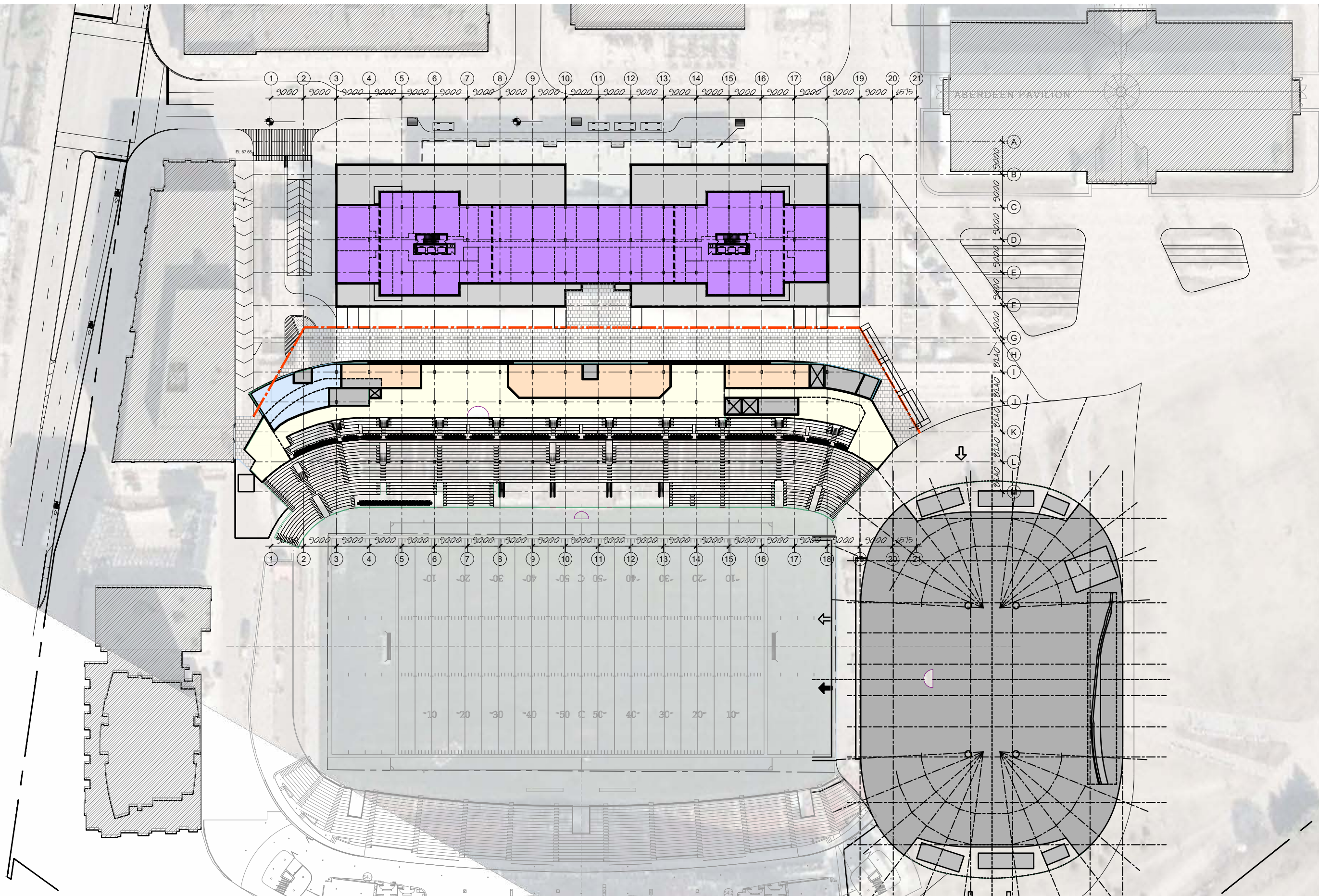
5.5 Current Proposal - 2 Towers

LEVEL 2 - RETAIL / CONCOURSE LEVEL | Scale 1:750



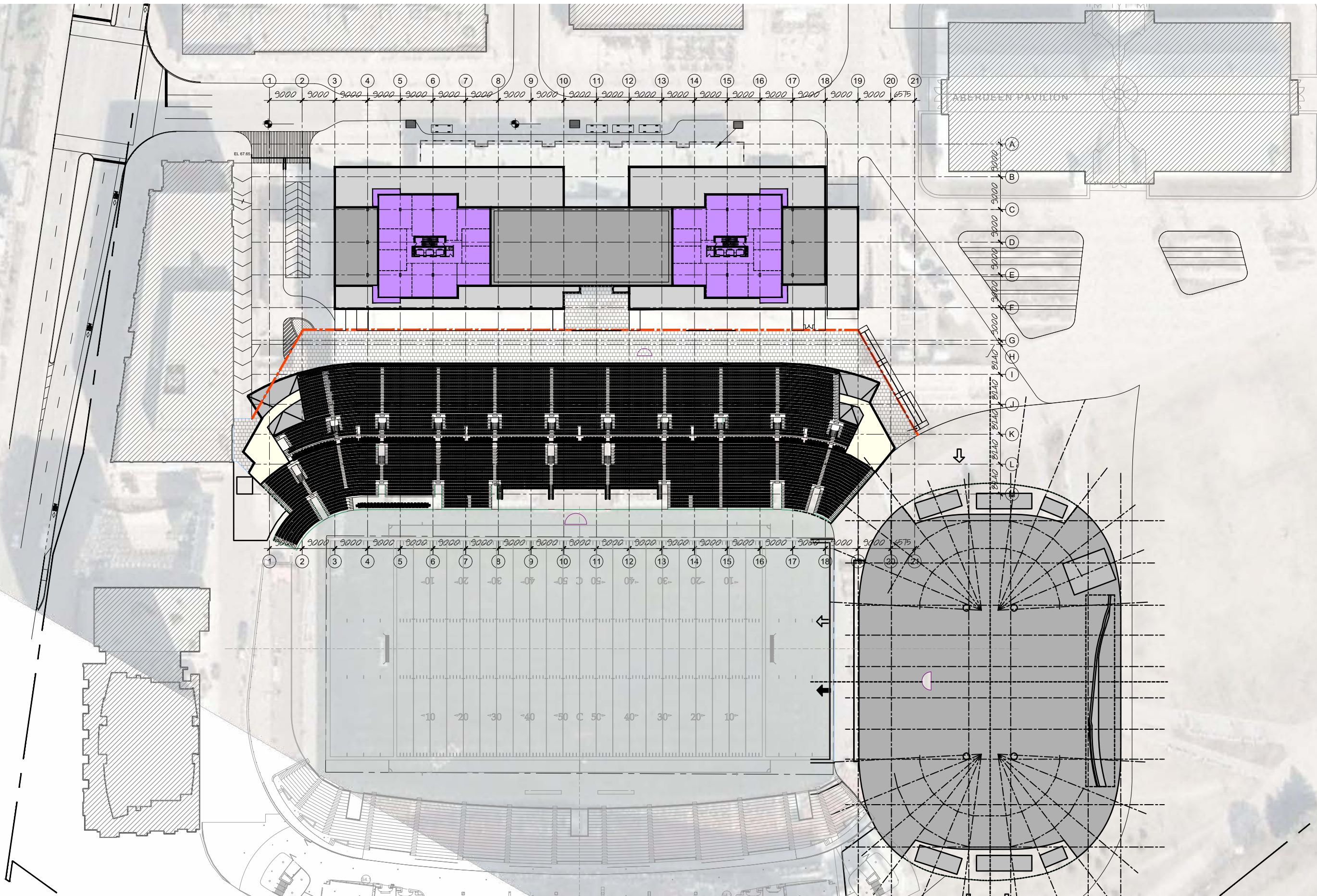
5.5 Current Proposal - 2 Towers

LEVEL 3-4 RESIDENTIAL PODIUM | Scale 1:750



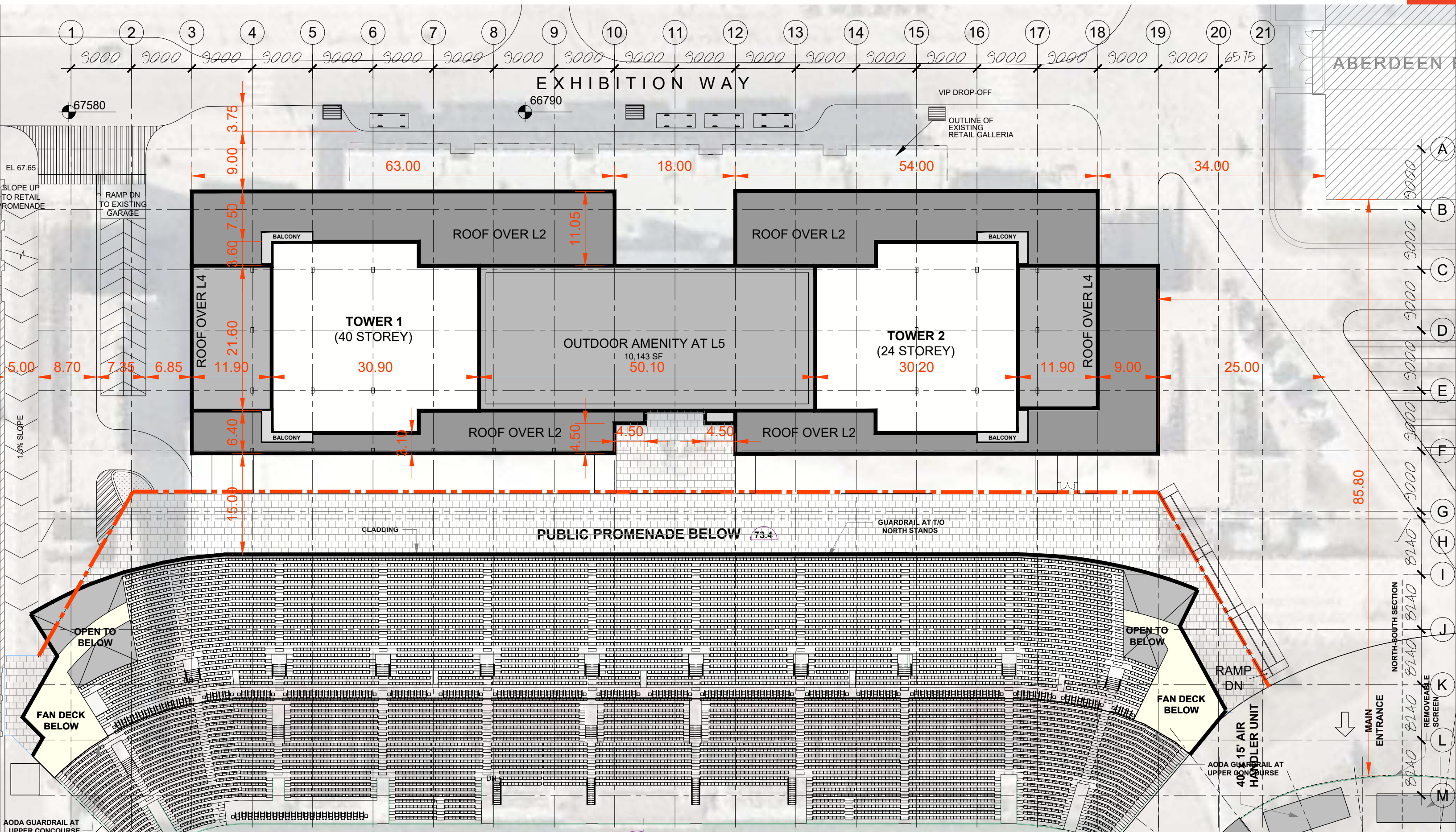
5.5 Current Proposal - 2 Towers

LEVEL 5-40 TYPICAL RESIDENTIAL TOWER | Scale 1:750



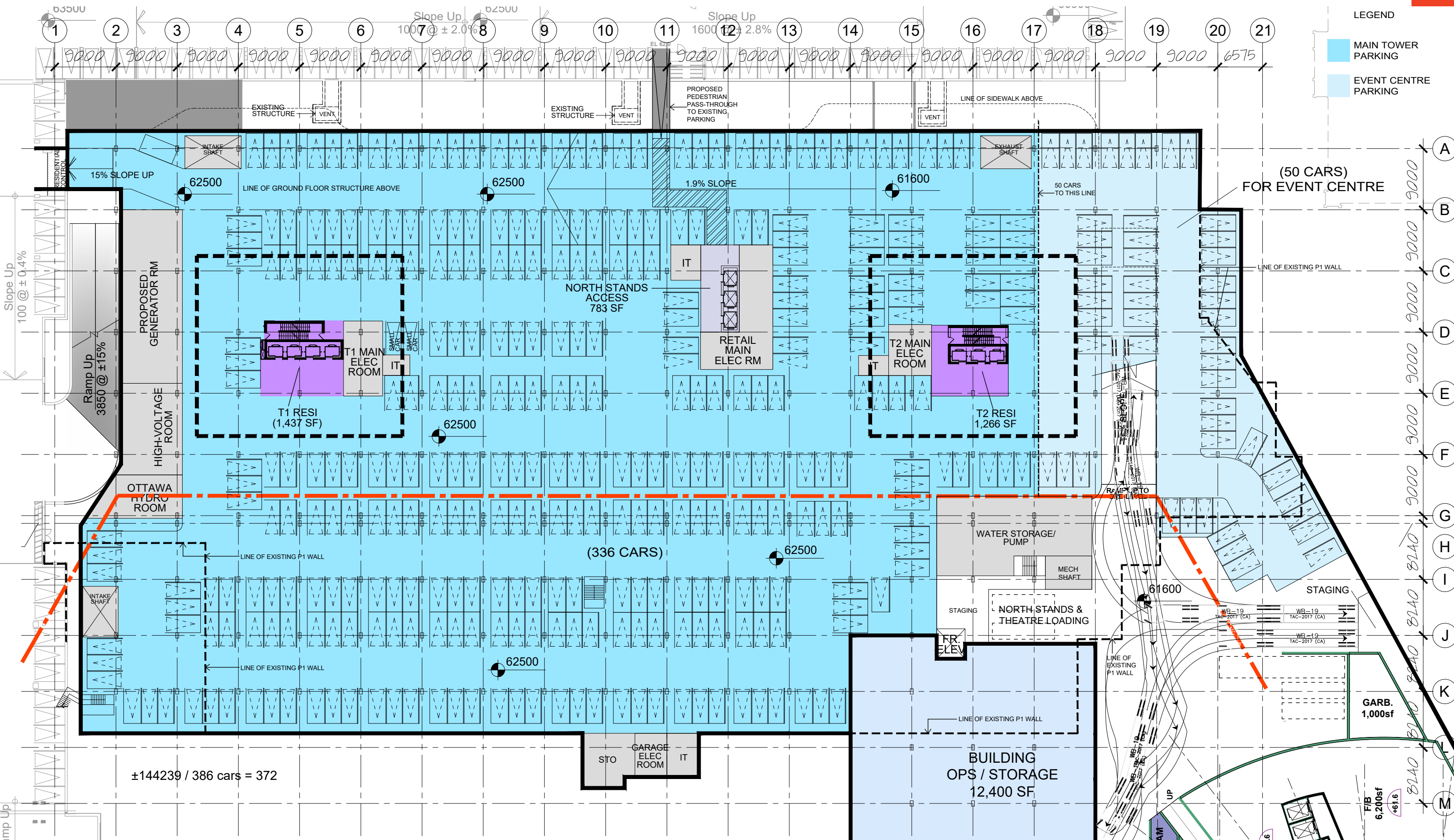
5.5 Current Proposal - 2 Towers

SITE PLAN | Scale 1-250



5.5 Current Proposal - 2 Towers

LEVEL P1 - PARKING PLAN | Scale 1-250



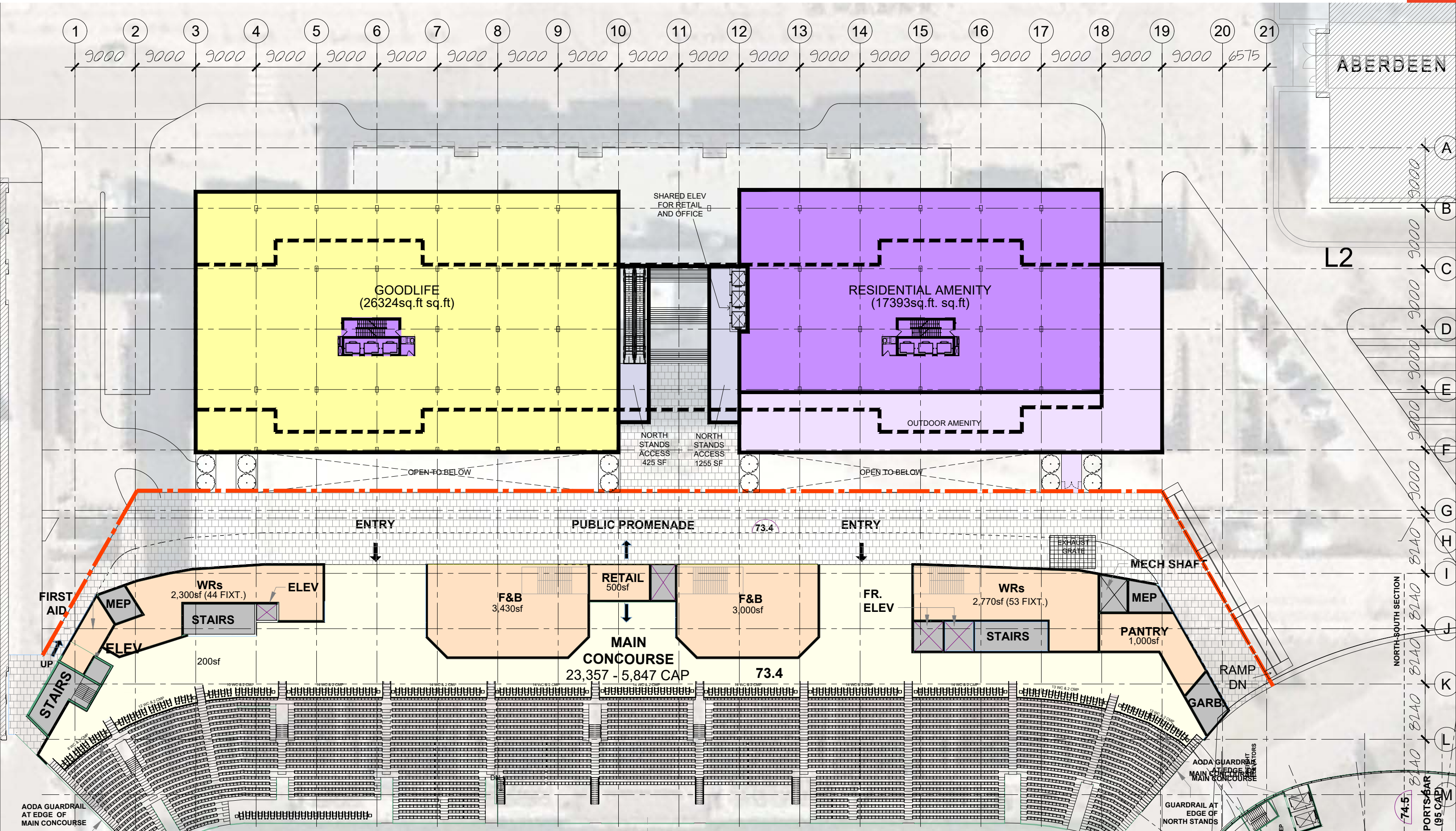
LEGEND

- MAIN TOWER PARKING
- EVENT CENTRE PARKING

A
B
C
D
E
F
G
H
I
J
K
L
M

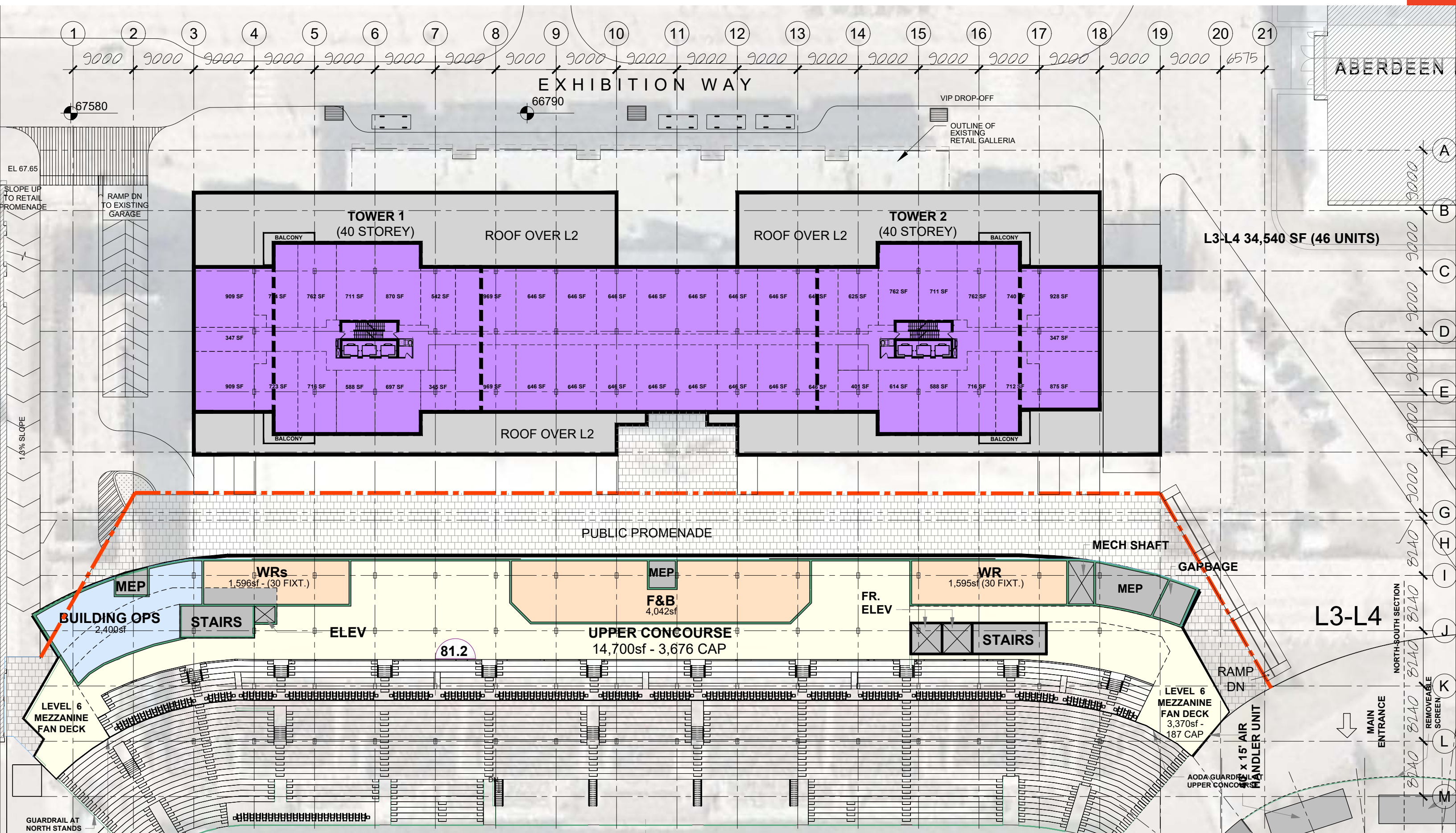
5.5 Current Proposal - 2 Towers

LEVEL 2 - RETAIL / CONCOURSE LEVEL | Scale 1-250



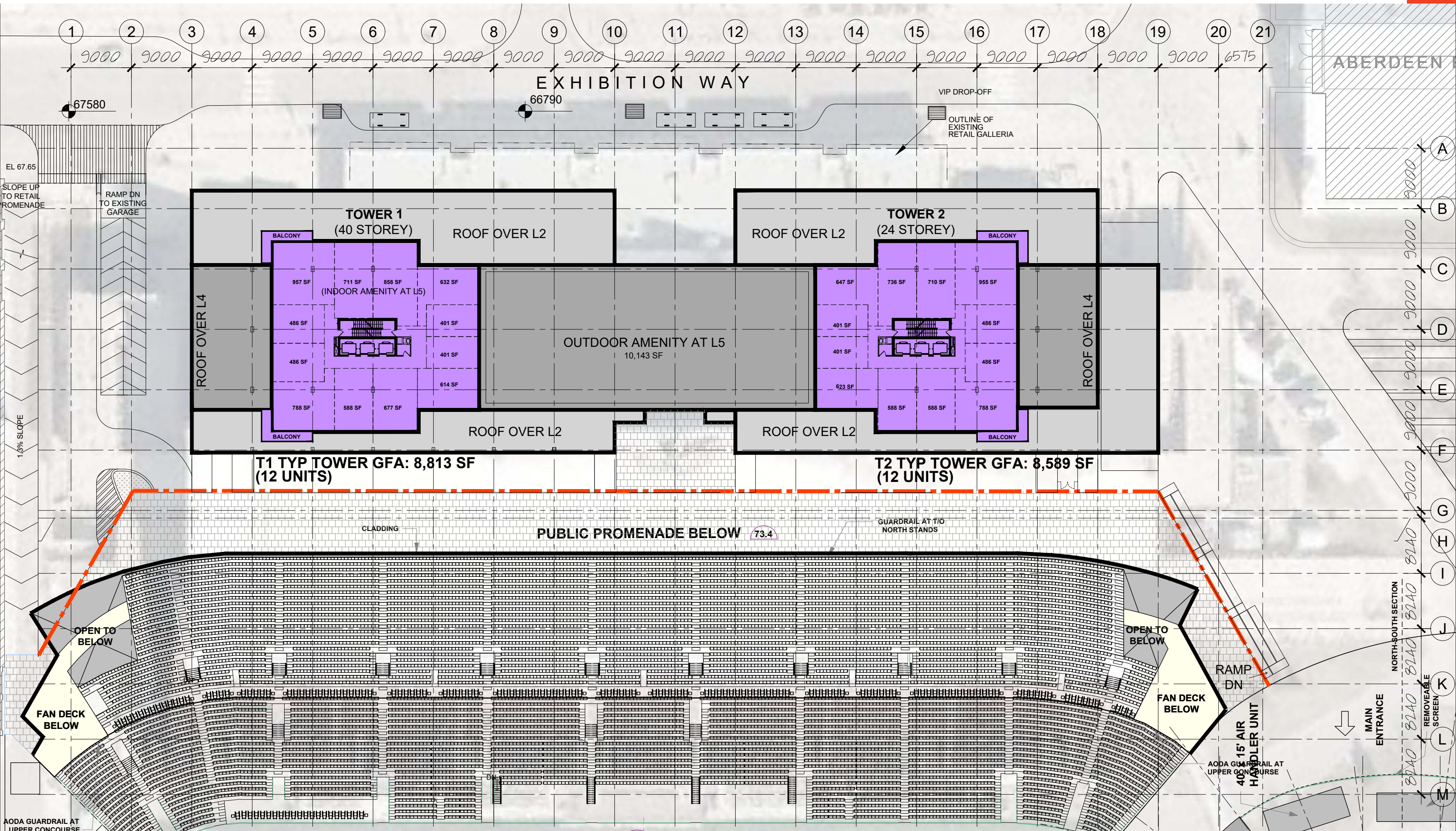
5.5 Current Proposal - 2 Towers

LEVEL 3-4 RESIDENTIAL PODIUM | Scale 1-250



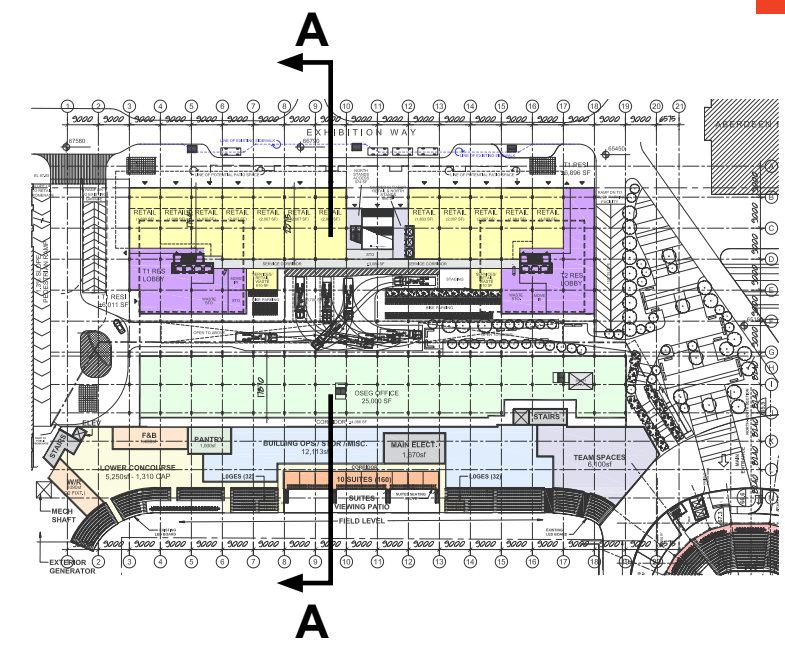
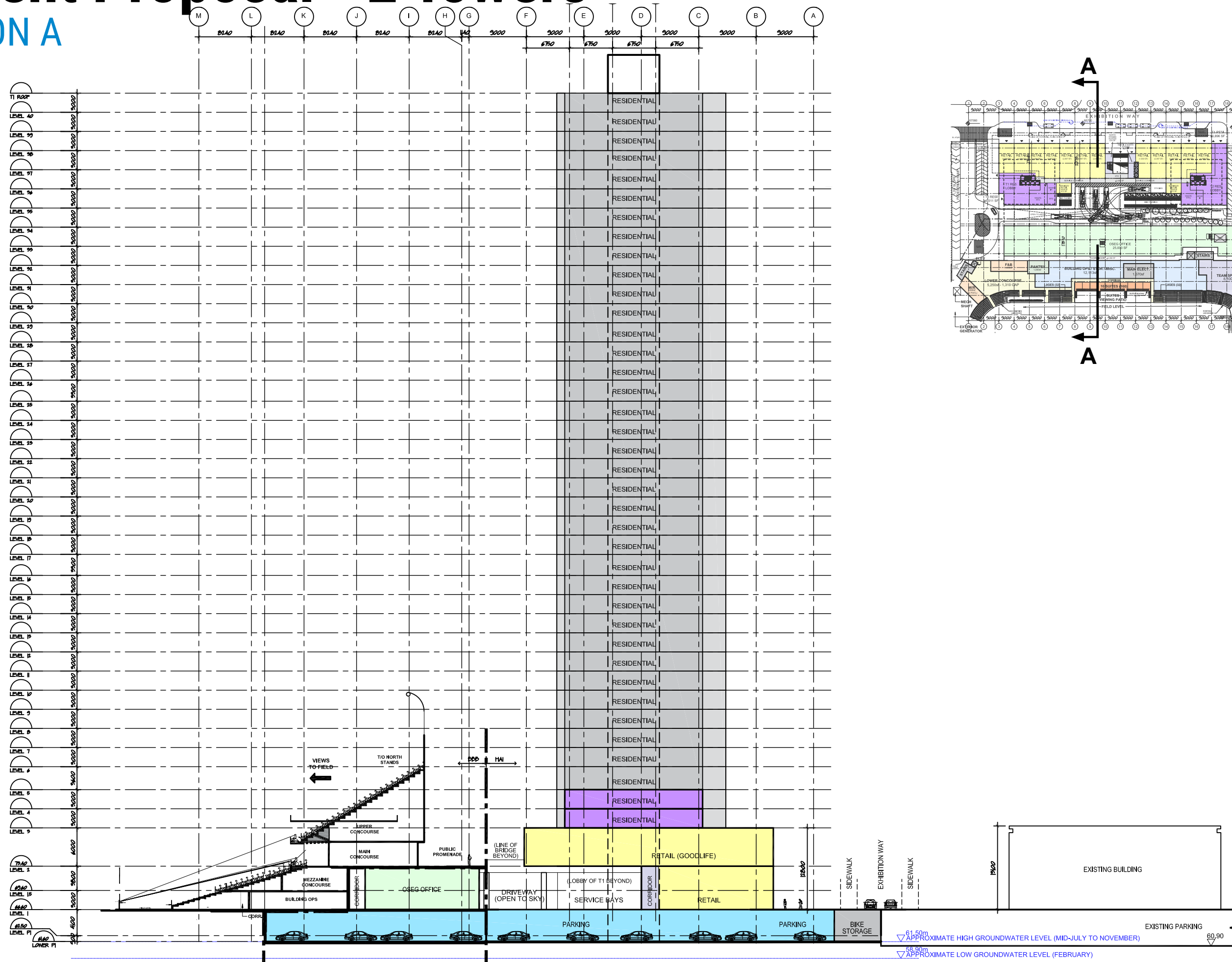
5.5 Current Proposal - 2 Towers

LEVEL 5-40 TYPICAL RESIDENTIAL TOWER | Scale 1-250



5.5 Current Proposal - 2 Towers

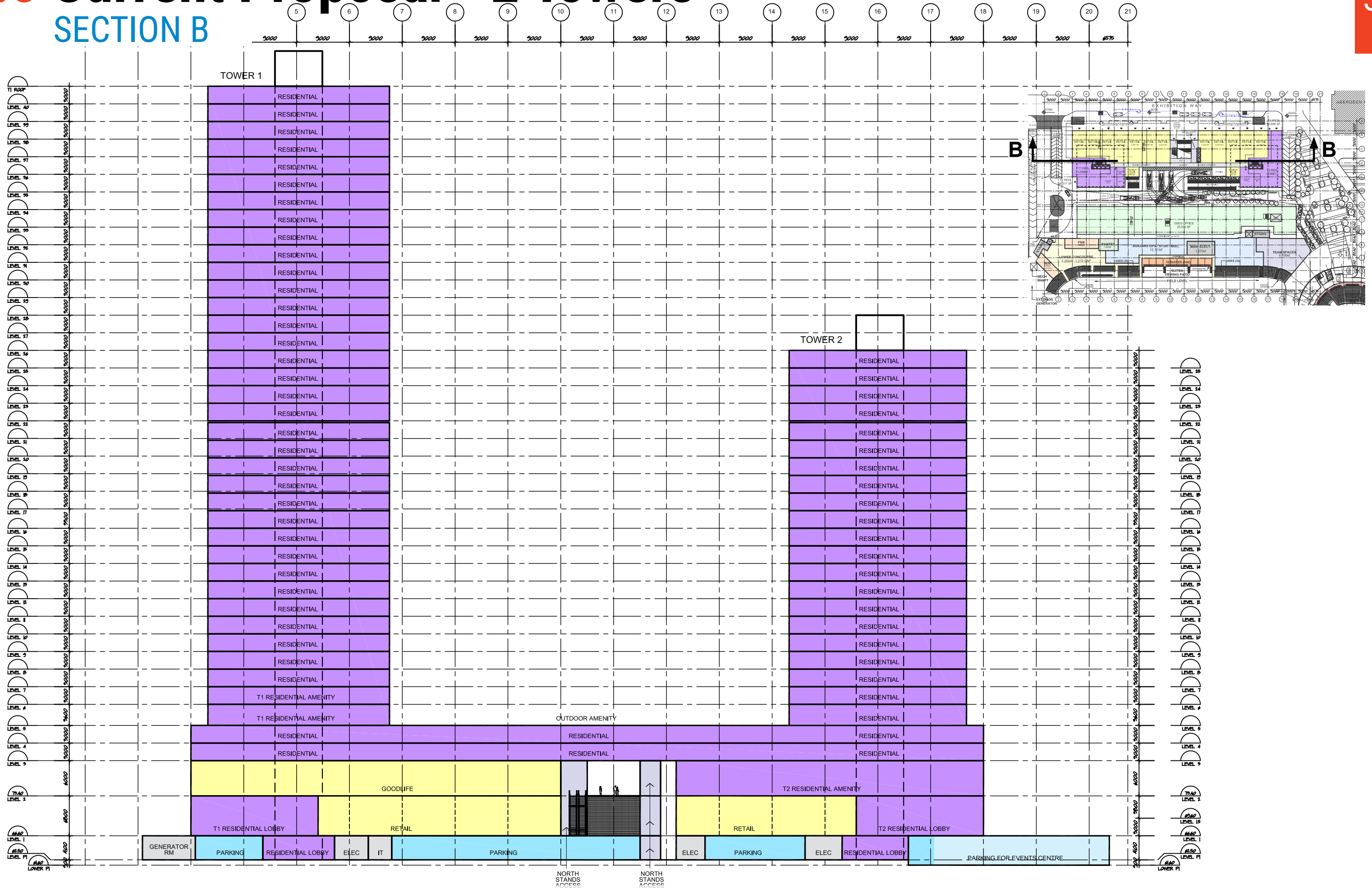
SECTION A



61.50m APPROXIMATE HIGH GROUNDWATER LEVEL (MID-JULY TO NOVEMBER) 60.90
 58.90m APPROXIMATE LOW GROUNDWATER LEVEL (FEBRUARY)

5.5 Current Proposal - 2 Towers

SECTION B



THANK-YOU!