

CPV3 CONCEPT PRESENTATION

AGENDA

- 01 BRIEF
- 02 STATUTORY TOWN PLANNING
- 03 SITE CONSTRAINTS
- 04 CONSULTANT INPUT
- 05 SKETCH RESPONSE

brief



BRIEF

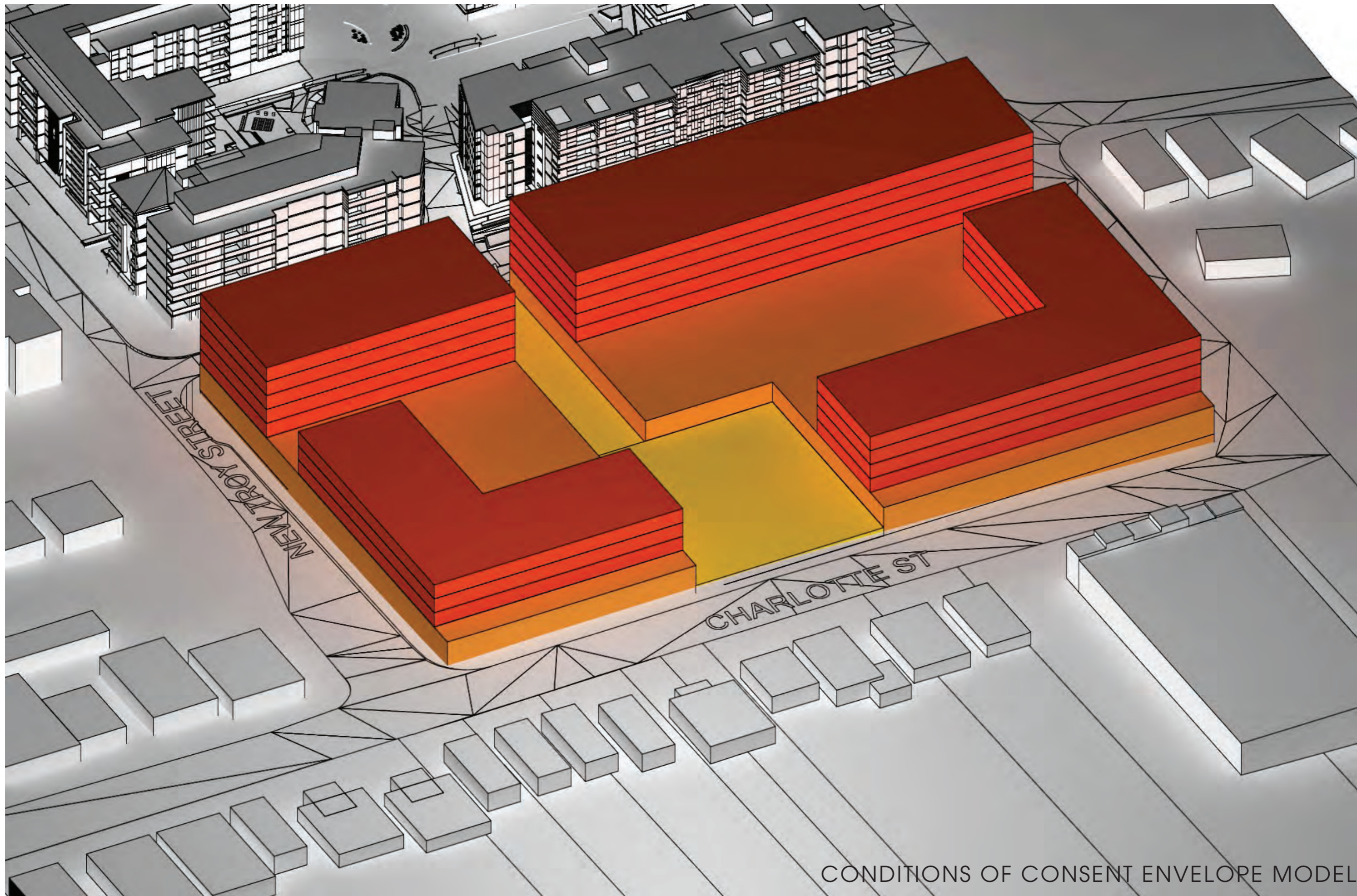
- > 28,245 M2 TOTAL GFA
- > 19,260 M2 RESIDENTIAL 232 UNITS
- > 2,000 M2 COMMERCIAL/ LIVE WORK
- > 3,800 M2 SUPERMARKET
- > 1,200 M2 MINI MAJOR
- > 1,985 M2 RETAIL

statutory
town
planning

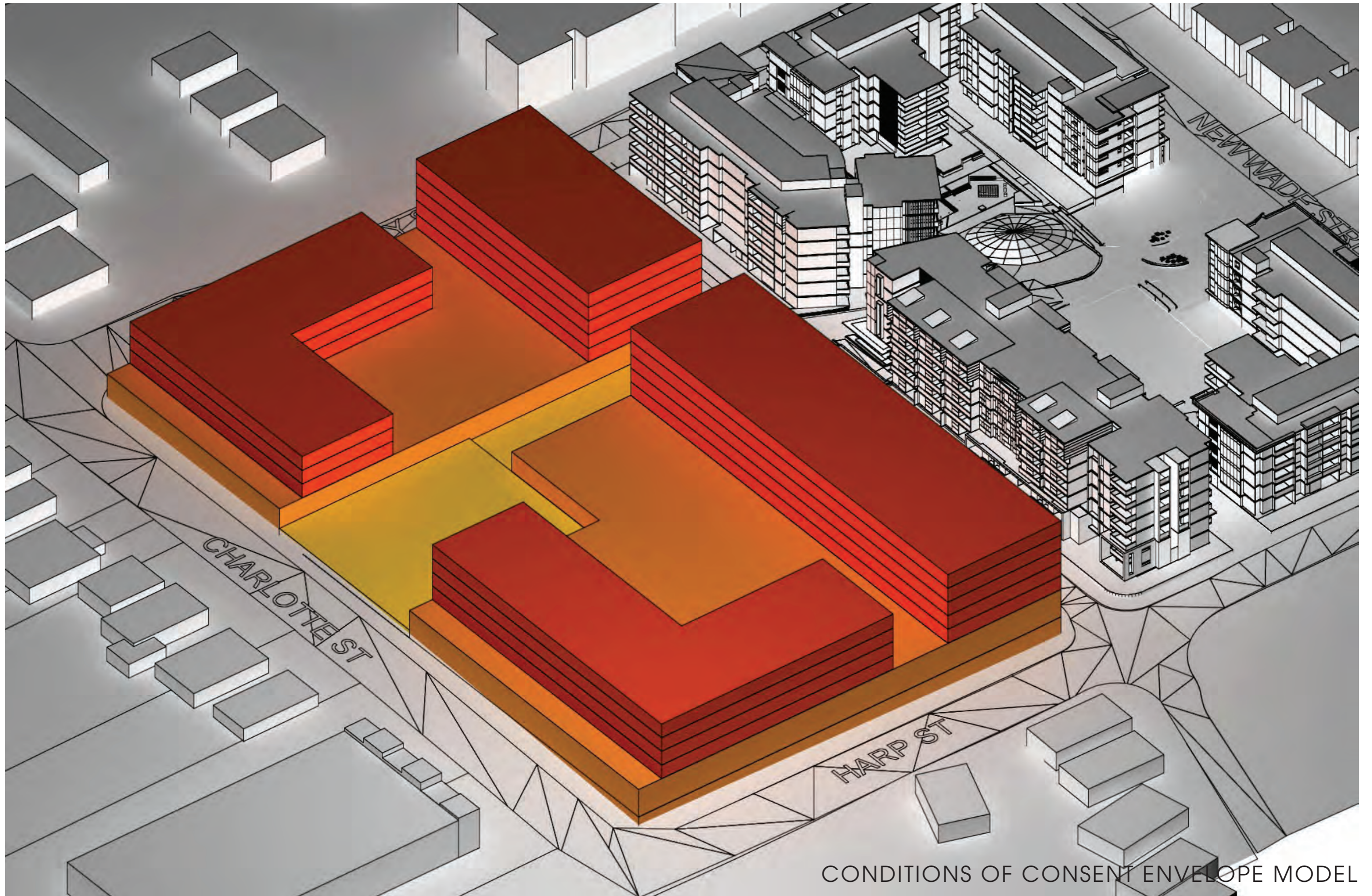


STATUTORY TOWN PLANNING

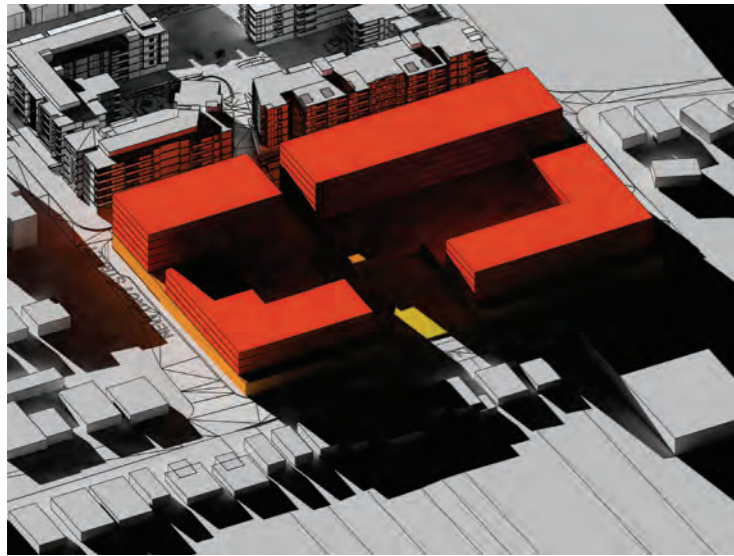
- > APPROVED CONCEPT PLAN DWGS DO NOT REFLECT CONDITIONS OF CONSENT
- > CONDITIONS OF CONSENT
- > LOT 42 6 STOREYS
- > RESIDENTIAL 19,260M2
- > RETAIL 4,400 M2
- > COMMERCIAL 2,000 M2
- > SUPERMARKET 2,585 M2
- > ACCESSIBLE PLAZA 1350M2 ON CHARLOTTE ST
- > 3 STOREYS CHARLOTTE AND NEW TROY STREET
- > 4 STOREYS HARP STEET LESS 50% CHARLOTTE STREET
- > 5 STOREYS NEW ALFRED STREET
- > ACTIVE FRONTAGES



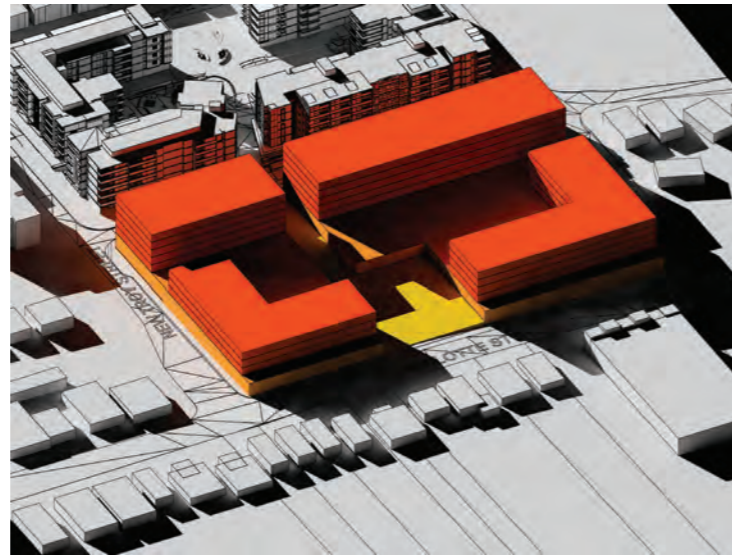
CONDITIONS OF CONSENT ENVELOPE MODEL



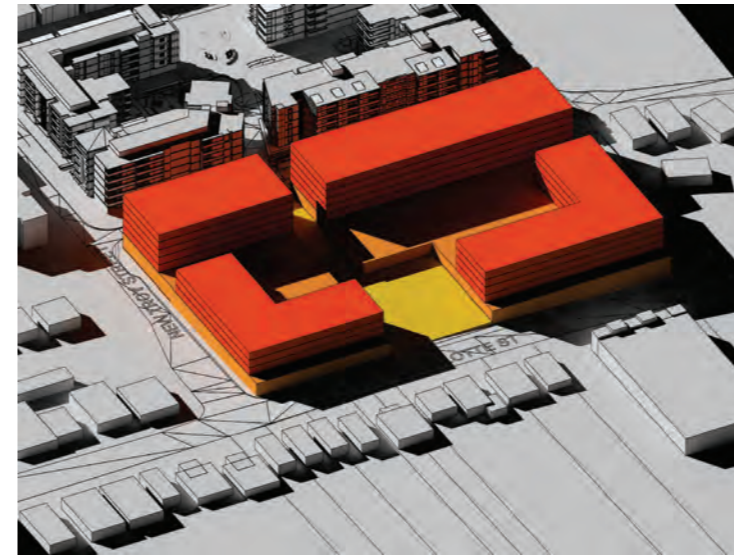
CONDITIONS OF CONSENT ENVELOPE MODEL



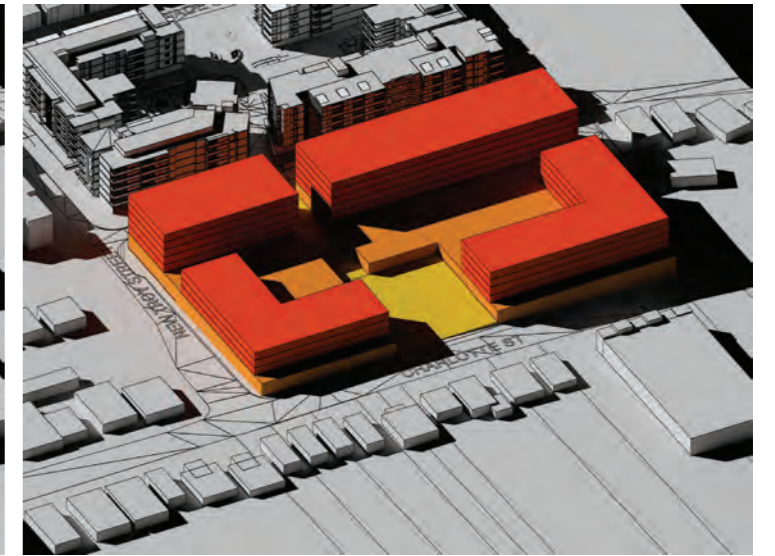
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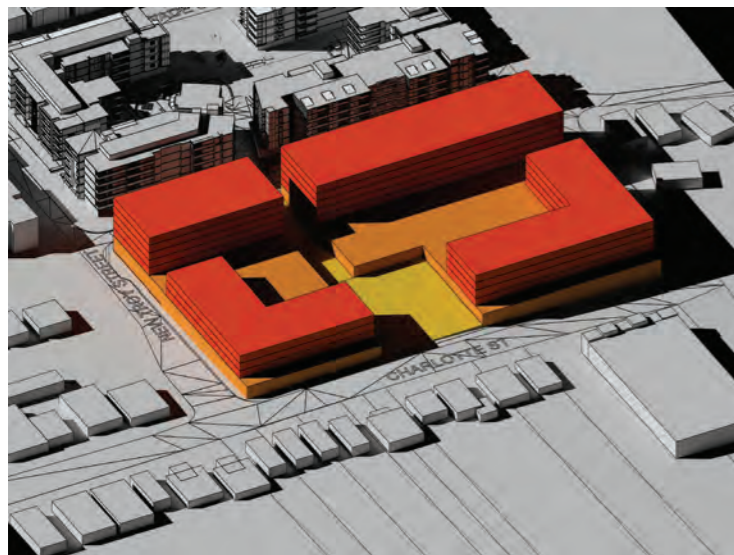
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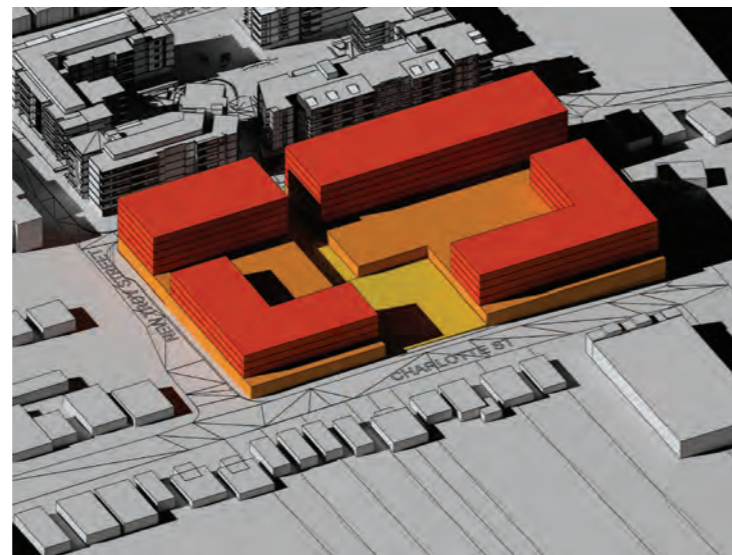
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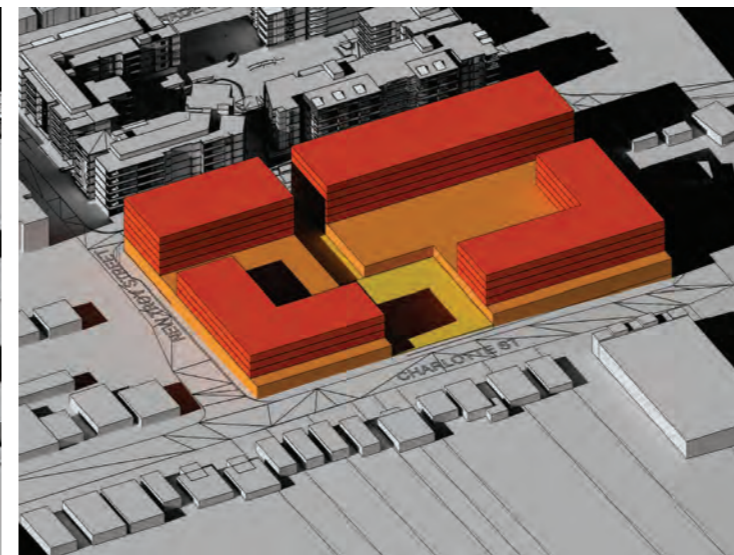
12pm



1pm



2pm



3pm

CONDITIONS OF CONSENT ENVELOPE MODEL SHADOWS

JUNE 22

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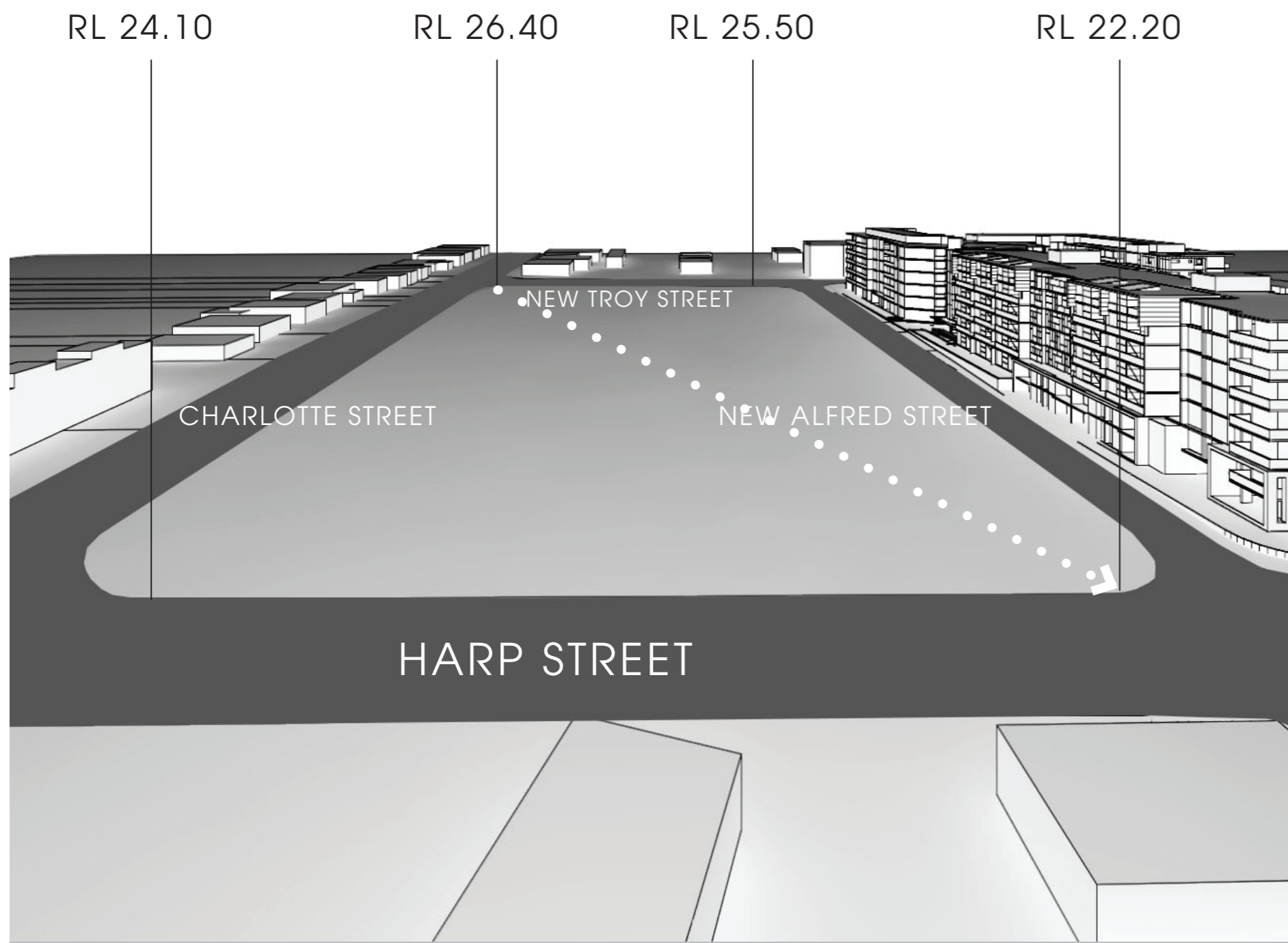
CLEMTON PARK
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site
constraints



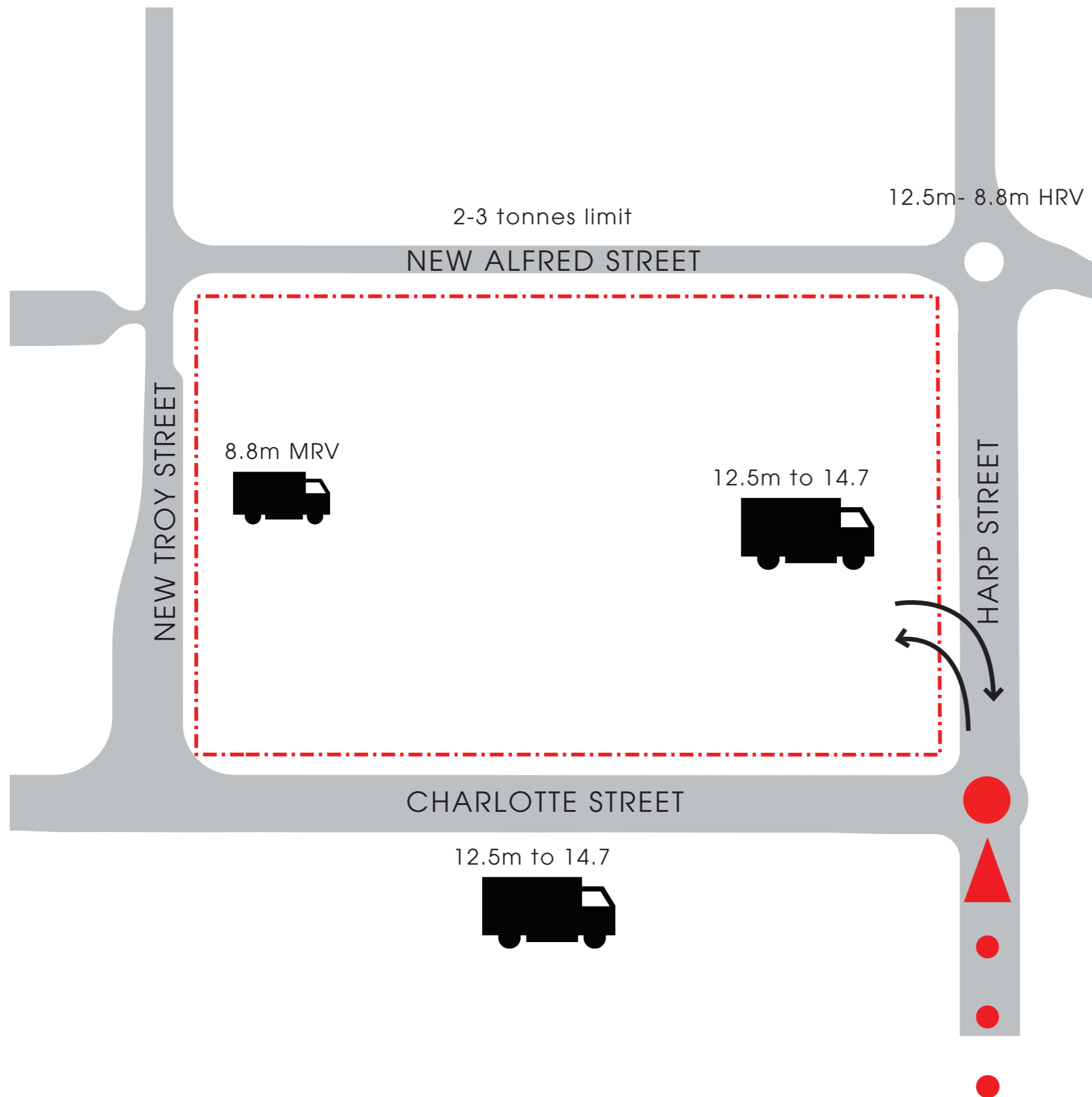
SITE CONSTRAINTS

- > SLOPE
- > STREET NETWORK
- > ADJACENT USES
- > INFRASTRUCTURE DETENTION UNDER NEW TROY



SLOPE

- > CROSSFALL OF 4.2M NORTH TO SOUTH

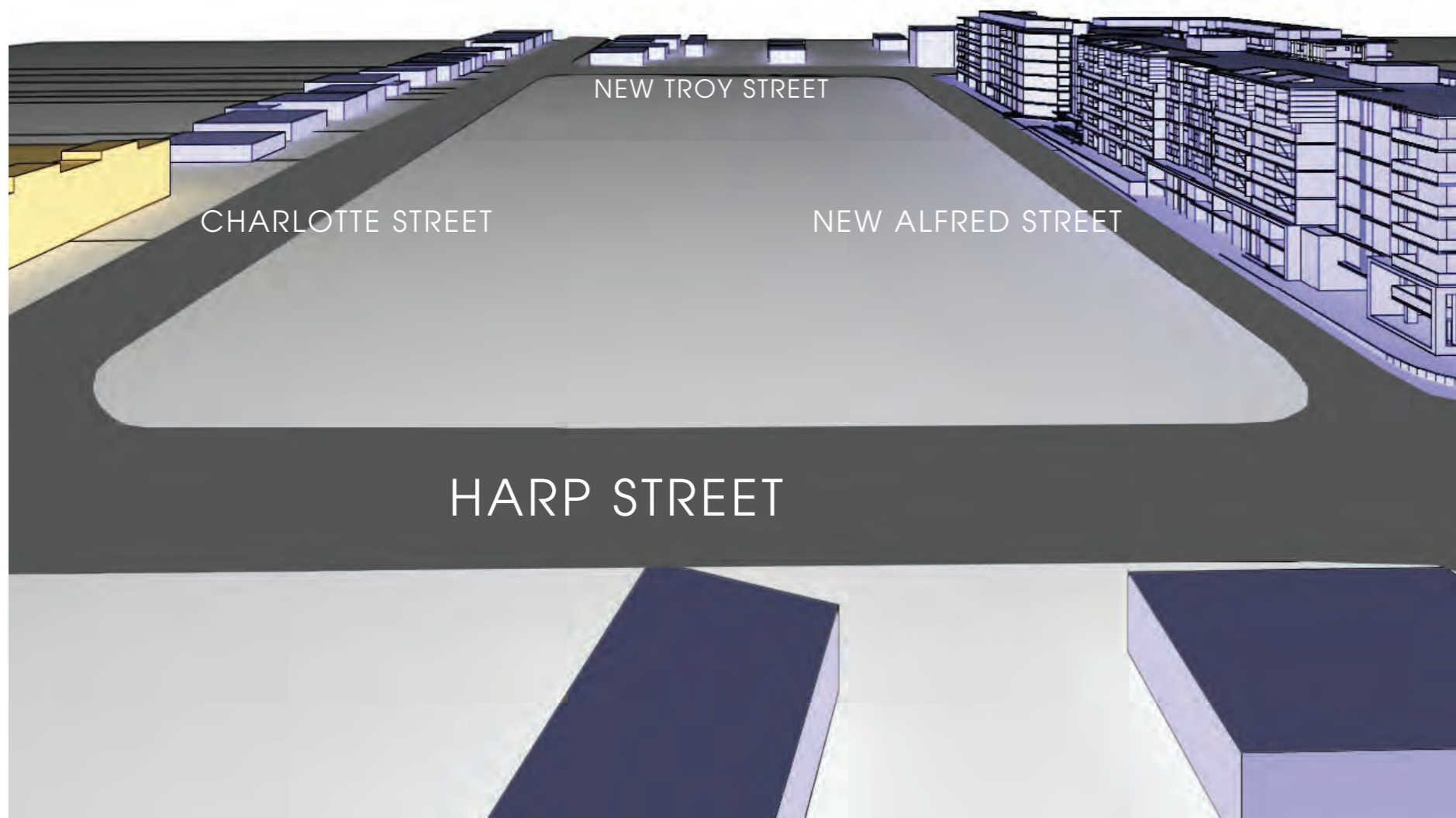


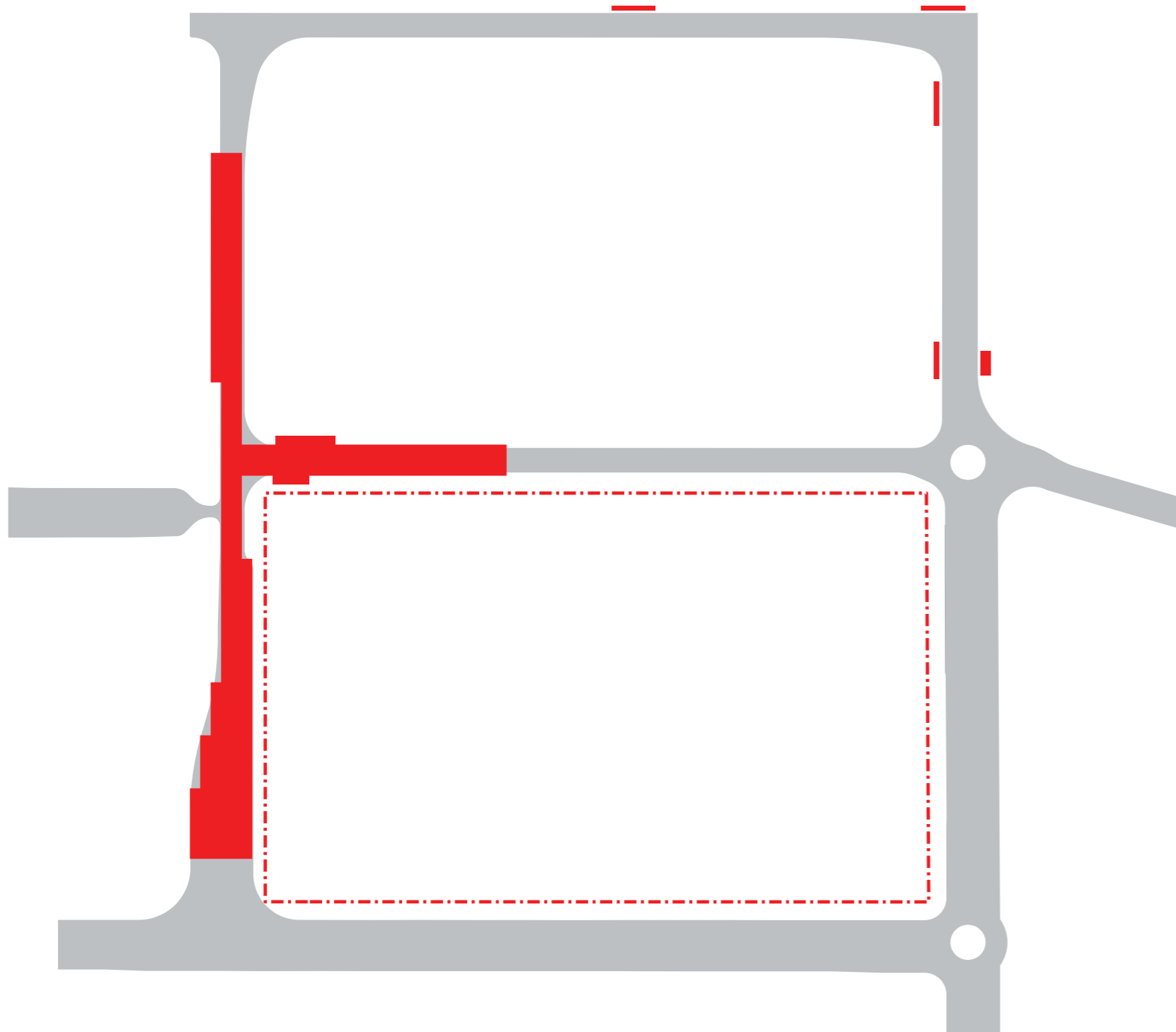
STREET NETWORK

- > HARP STREET / CHARLOTTE STREET DESIGNED TO ACCOM. 12.5M-14.7M VEHICLES
- > NEW WADE/TROY AND ALFRED RESTRICTED TO 8.8M VEHICLES MAX. ONLY (MRV)
- > NEW ALFRED – DESIGNED TO BE A SHARED ROAD NARROW AND PEDESTRIAN CROSSING
- > HARP/ALFRED ROUNDABOUT – CAN ACCOMMODATE 12.5M + 8.8M HRV ONLY TURNING EAST INTO ALFRED
- > LARGE 14.7M VEHICLES SERVING LOADING DOCK – LEFT HAND TURN IN AND RIGHT HAND TURN OUT ONLY FORM LOADING DOCK IS ACHIEVABLE.

ADJACENT USES

- > PURPLE = RESIDENTIAL
- > YELLOW = LIGHT INDUSTRIAL

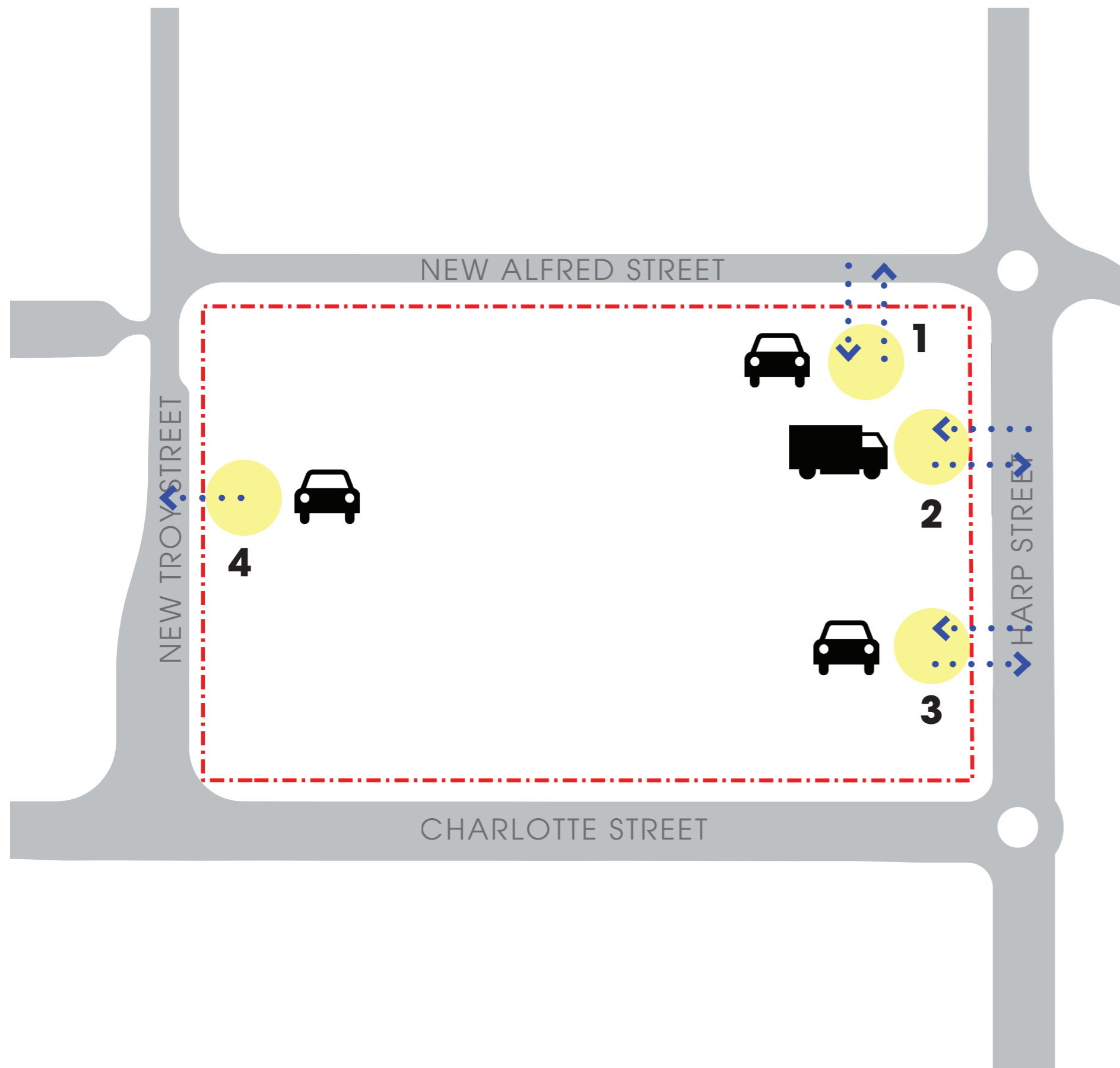




> INFRASTRUCTURE DETENTION

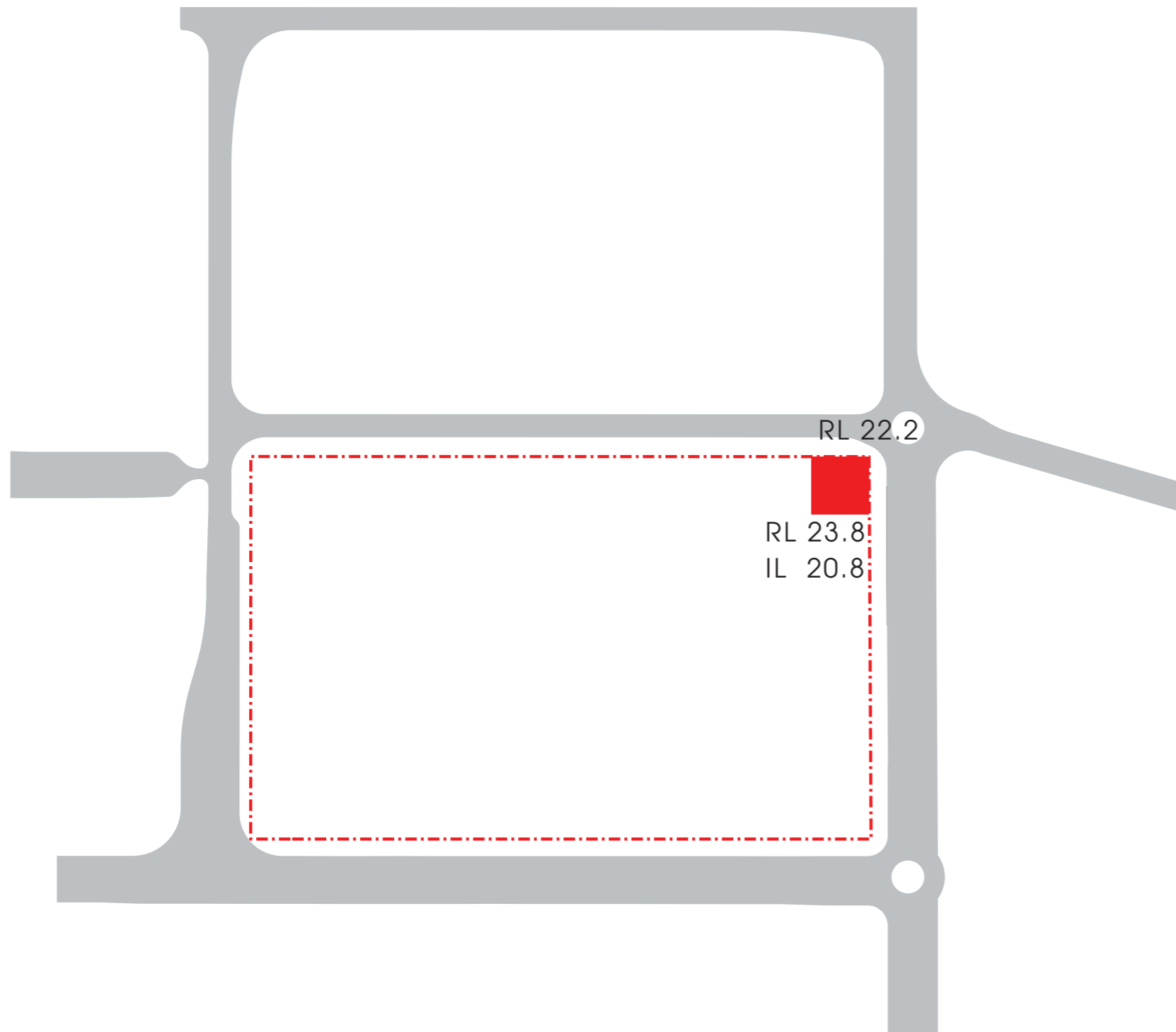
- > TANK PROPOSED UNDER NEW TROY
- > DESIGN TO ACCOMMODATE

consultant
input



TRAFFIC

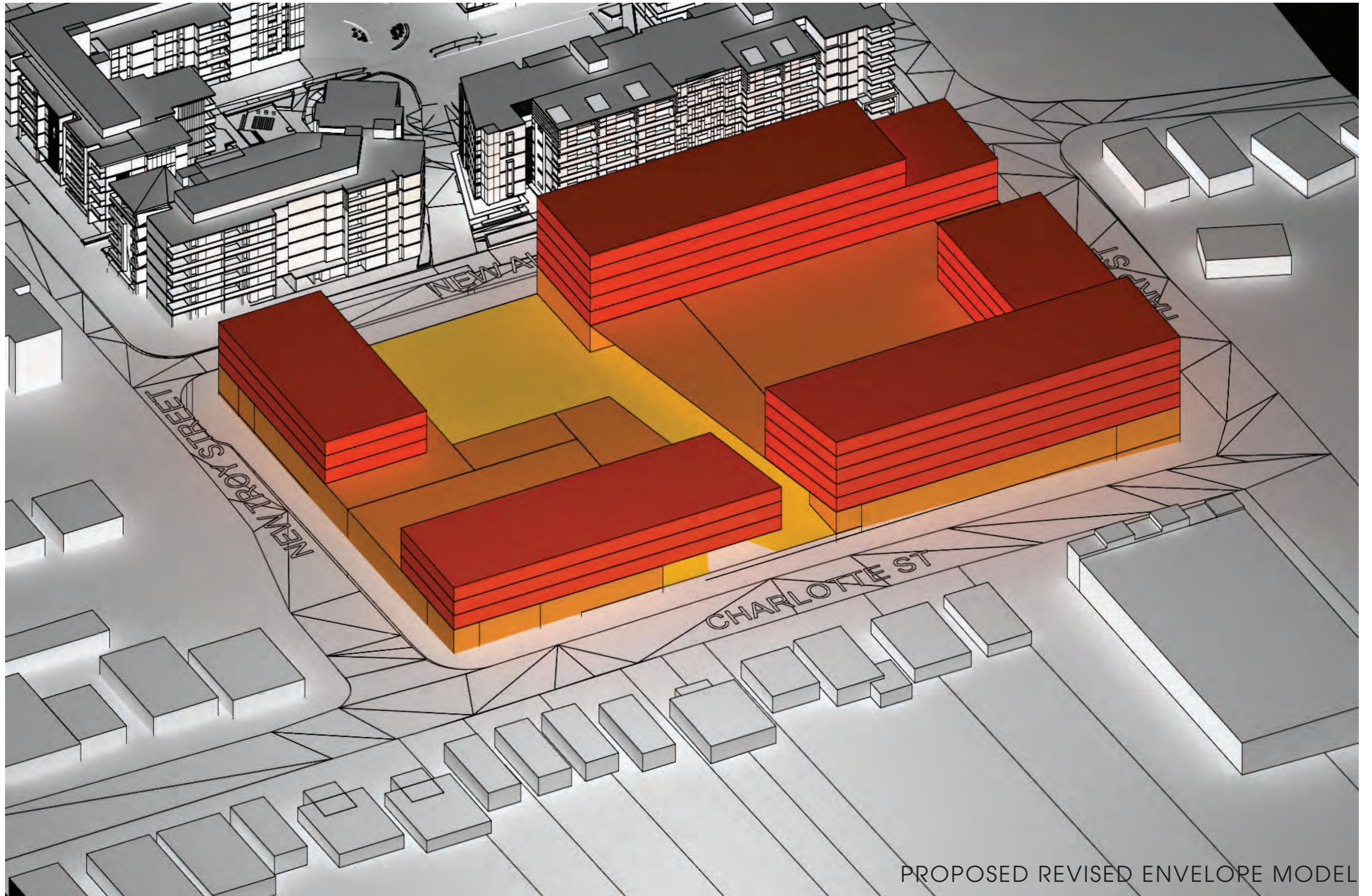
- > 1. RESIDENTIAL ACCESS ON NEW ALFRED STREET
- > 2. LOADING DOCK ON HARP STREET
- > 3. RETAIL ACCESS HARP STREET
- > 4. PREFERRED RETAIL EXIT NEW TROY STREET



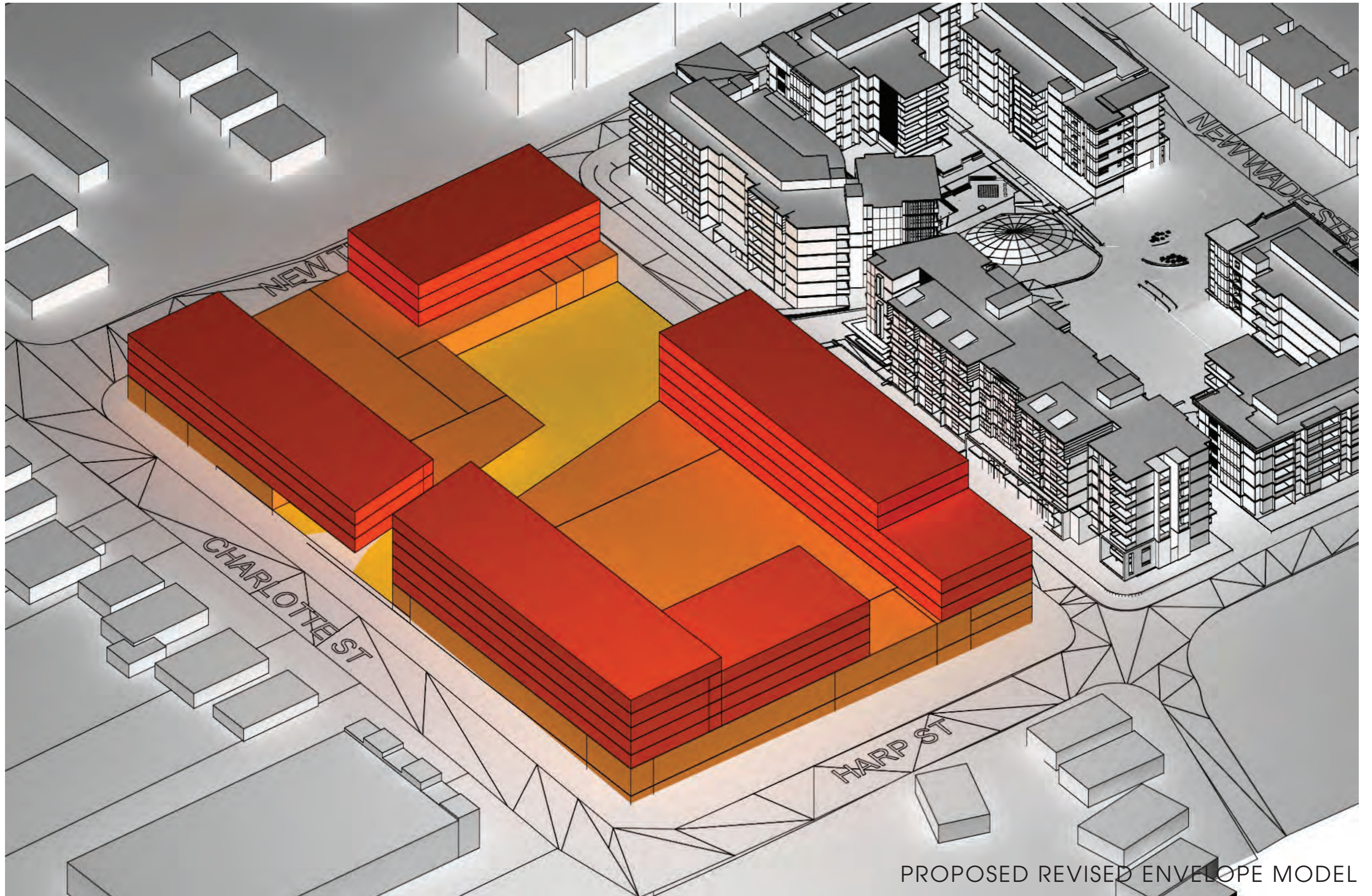
ONSITE DETENTION TANK

- > SIZE 600 M2 APPROX 14M X 14M
- > LOCATION CORNER OF NEW ALFRED AND HARP STREET
- > POTENTIAL CHALLENGE WITH CORNER STREET ACTIVATION

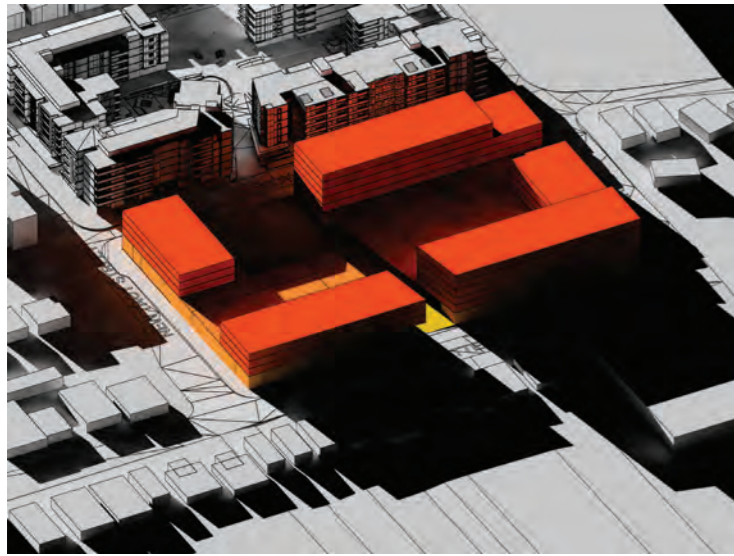
sketch
response



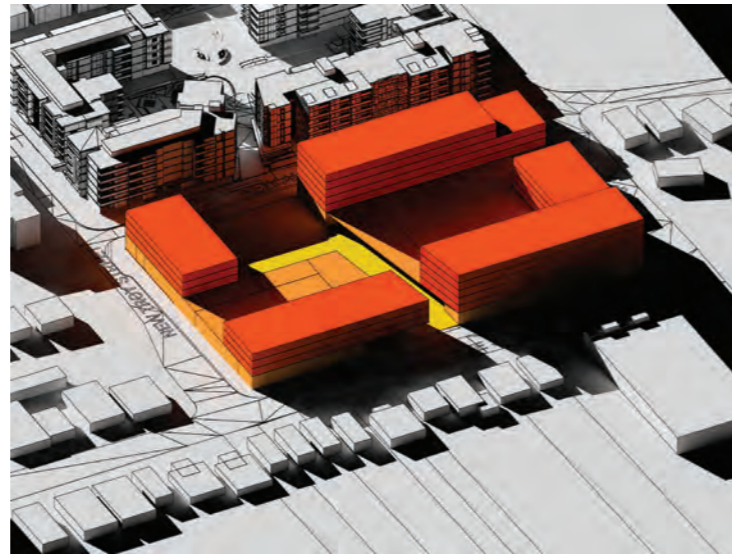
PROPOSED REVISED ENVELOPE MODEL



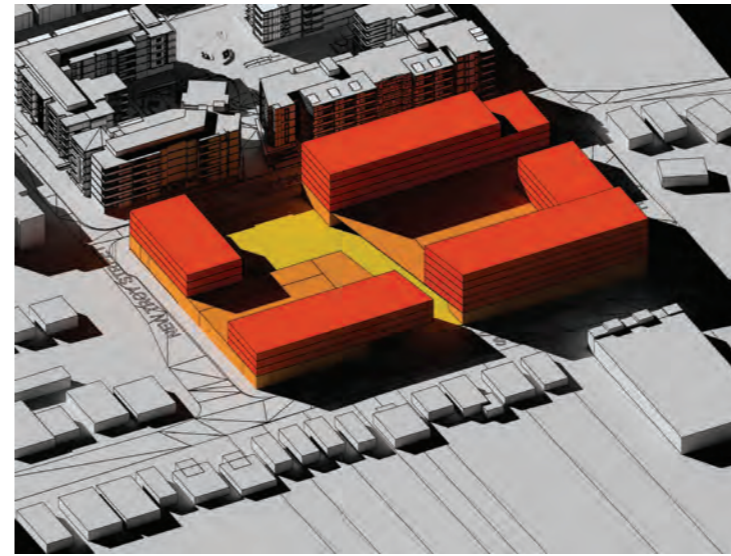
PROPOSED REVISED ENVELOPE MODEL



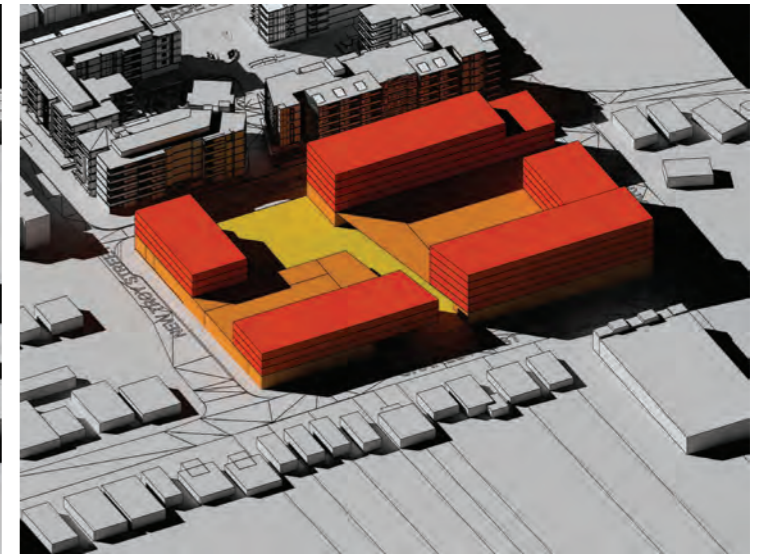
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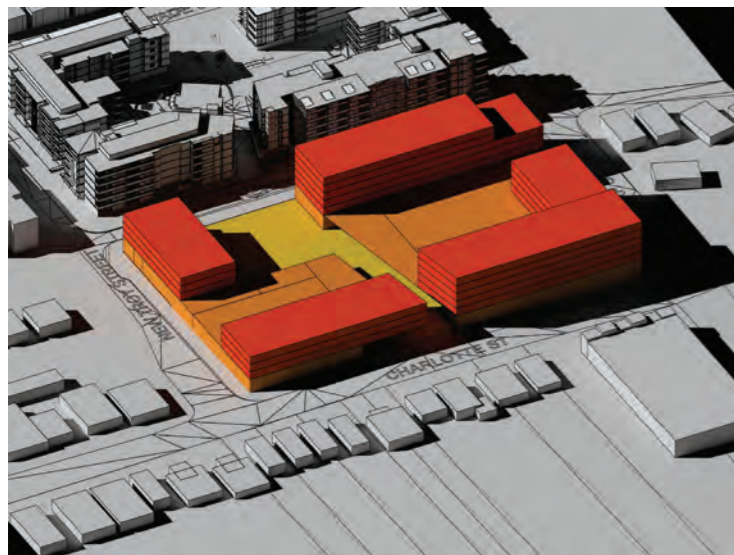
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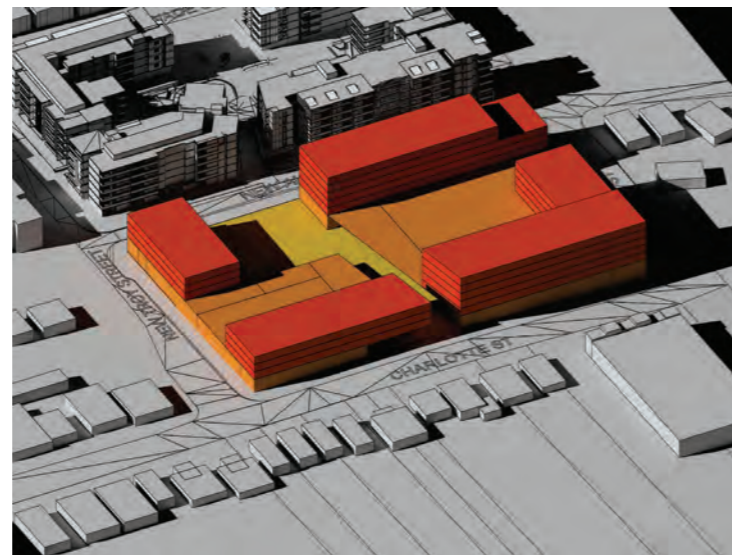
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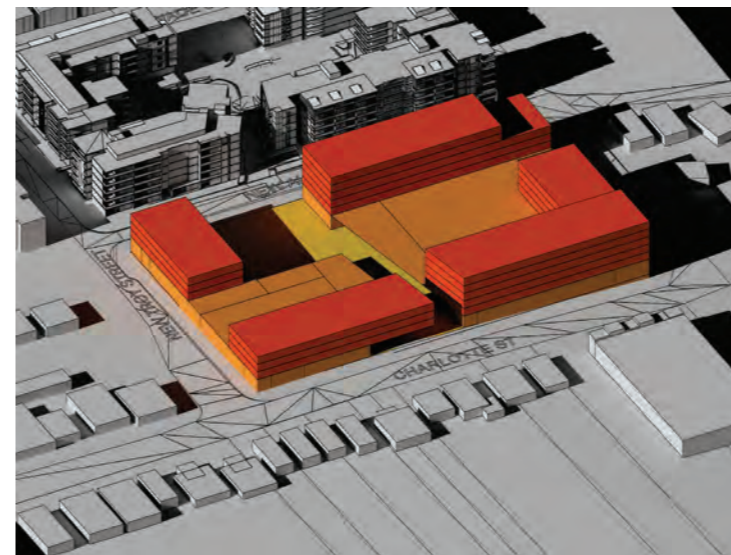
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PROPOSED REVISED ENVELOPE MODEL SHADOWS

JUNE 22

GROUP GSA

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