

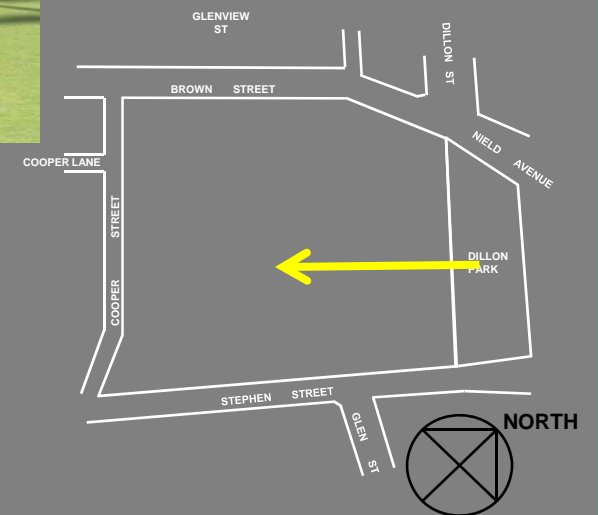


APPENDIX G – Design Evaluation Workshop Presentation



OPTION WITHOUT PARK UNITS

VIEW 6: DILLON PARK

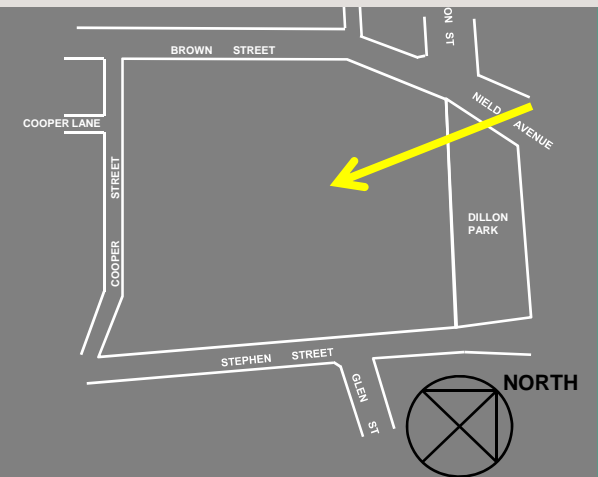


COMMERCIAL IN CONFIDENCE



EXISTING SITE

VIEW 7: NIELD AVENUE /DILLON PARK



COMMERCIAL IN CONFIDENCE

jpr architects

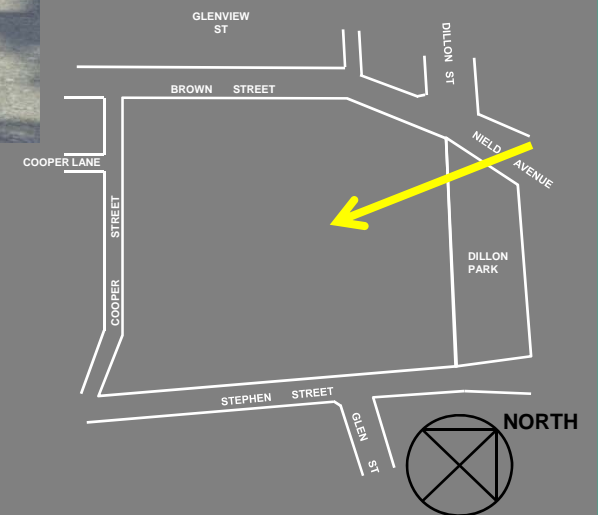
22 MARCH, 2010

94



OPTION WITH PARK UNITS

VIEW 7: NIELD AVENUE /DILLON PARK

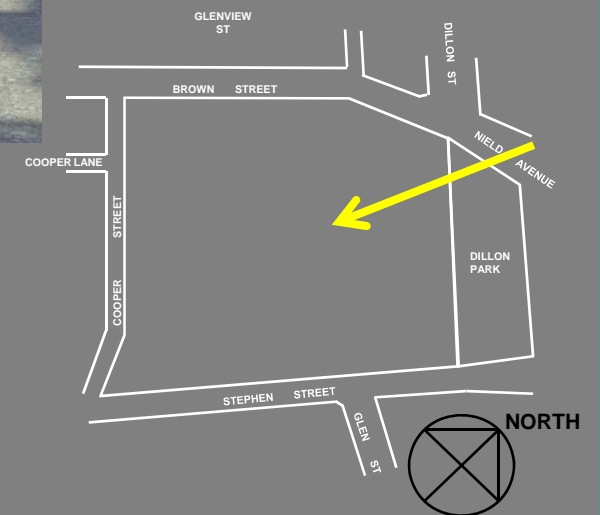


COMMERCIAL IN CONFIDENCE



OPTION WITHOUT PARK UNITS

VIEW 7: NIELD AVENUE /DILLON PARK

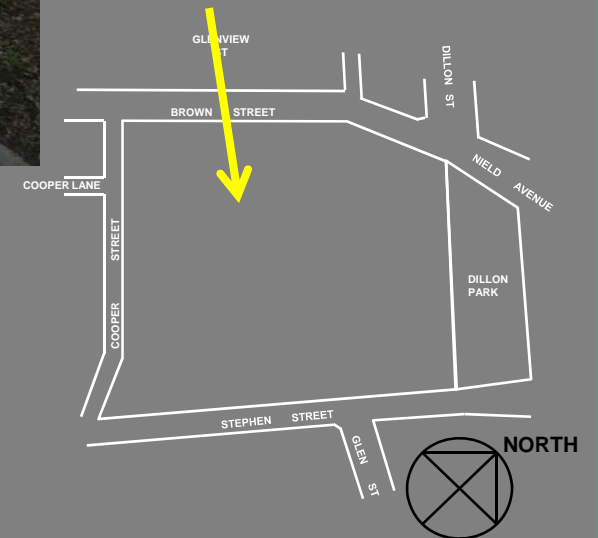


COMMERCIAL IN CONFIDENCE



EXISTING SITE

VIEW 8: GLENVIEW ST / BROWN ST

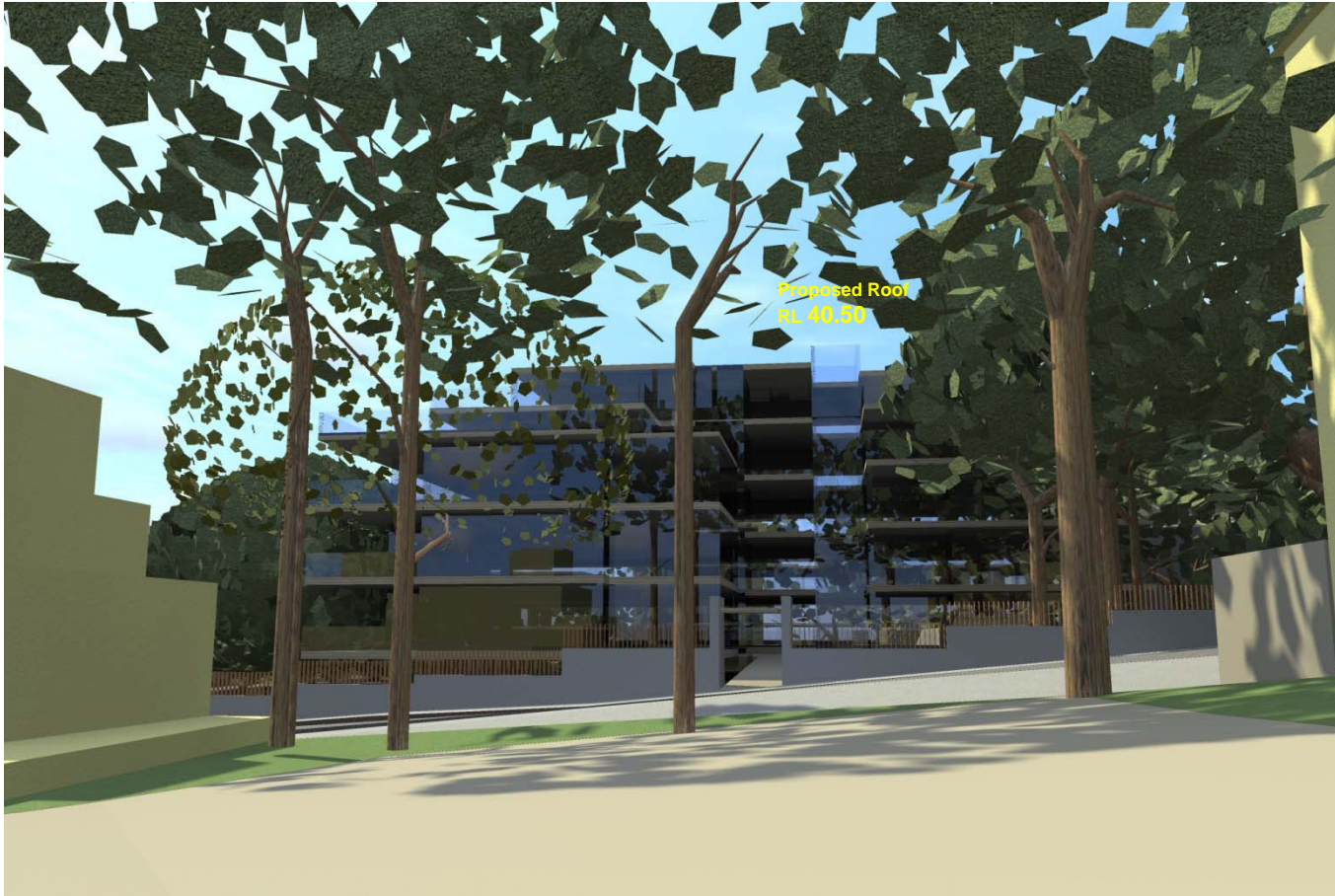


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jpr architects

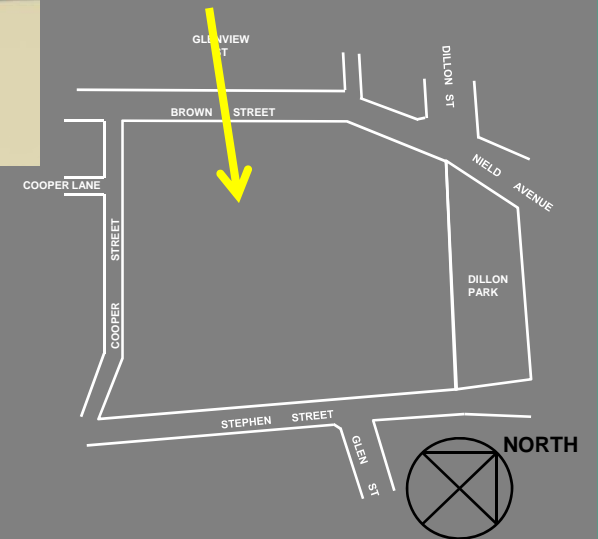
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98

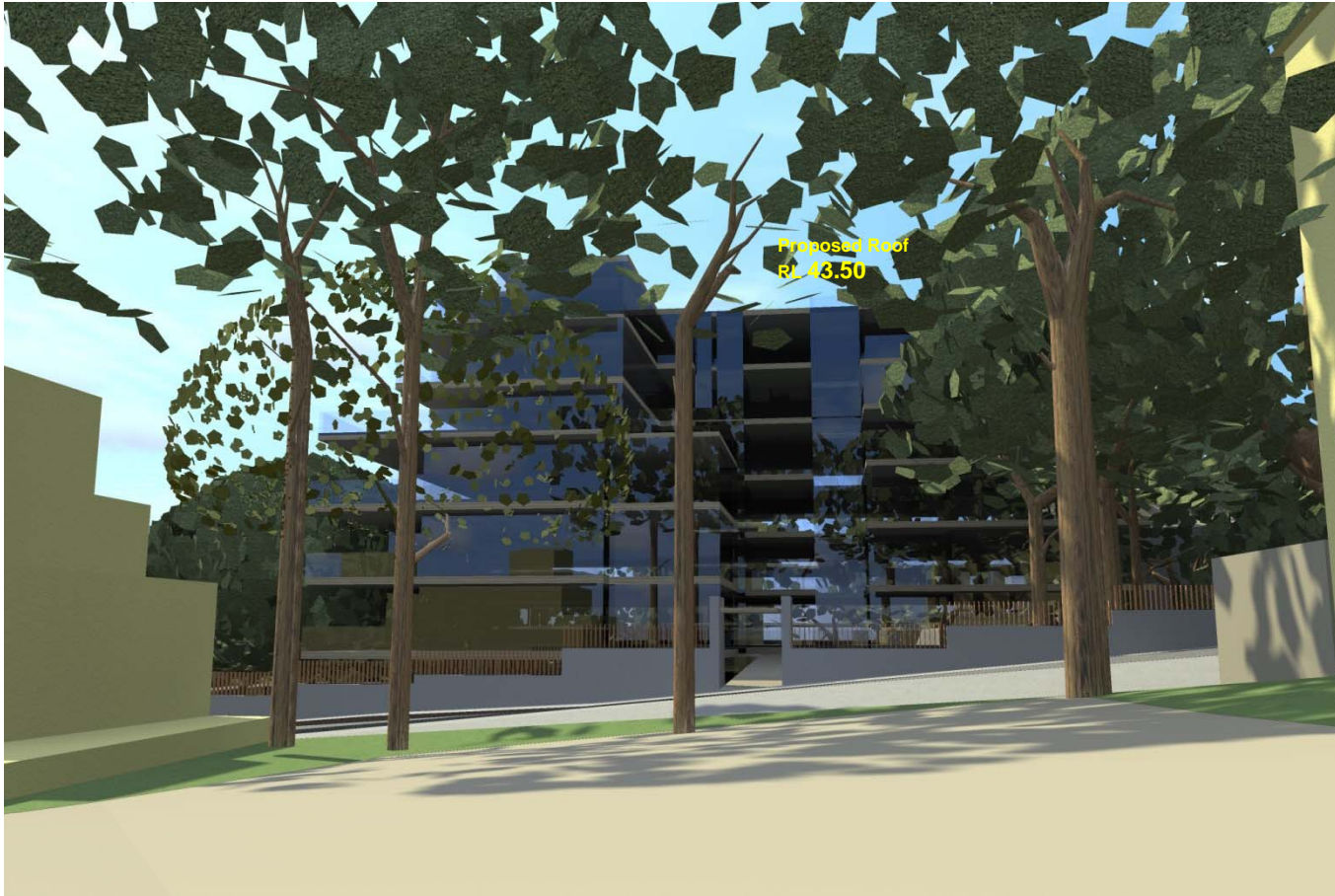


OPTION WITH PARK UNITS

VIEW 8: GLENVIEW ST / BROWN ST

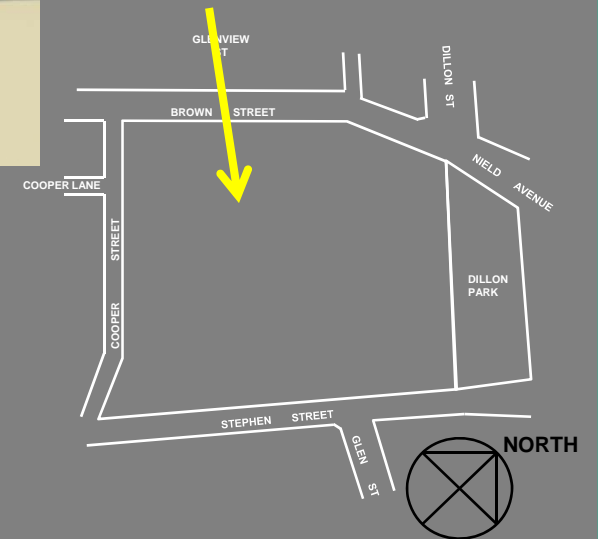


COMMERCIAL IN CONFIDENCE



OPTION WITHOUT PARK UNITS

VIEW 8: GLENVIEW ST / BROWN ST

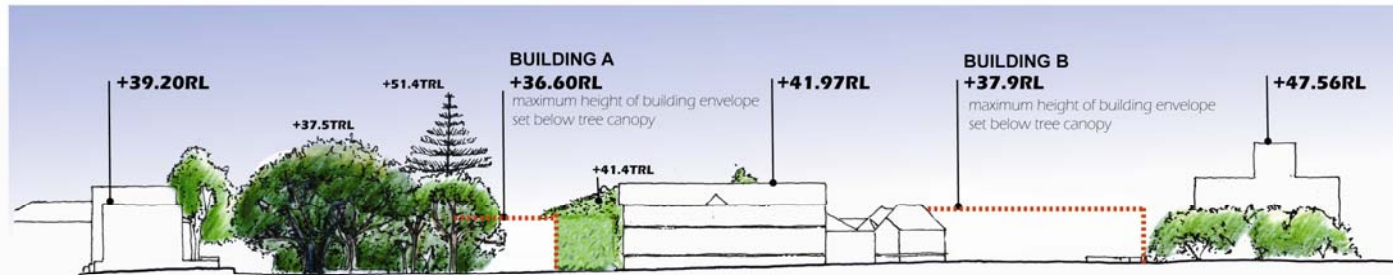


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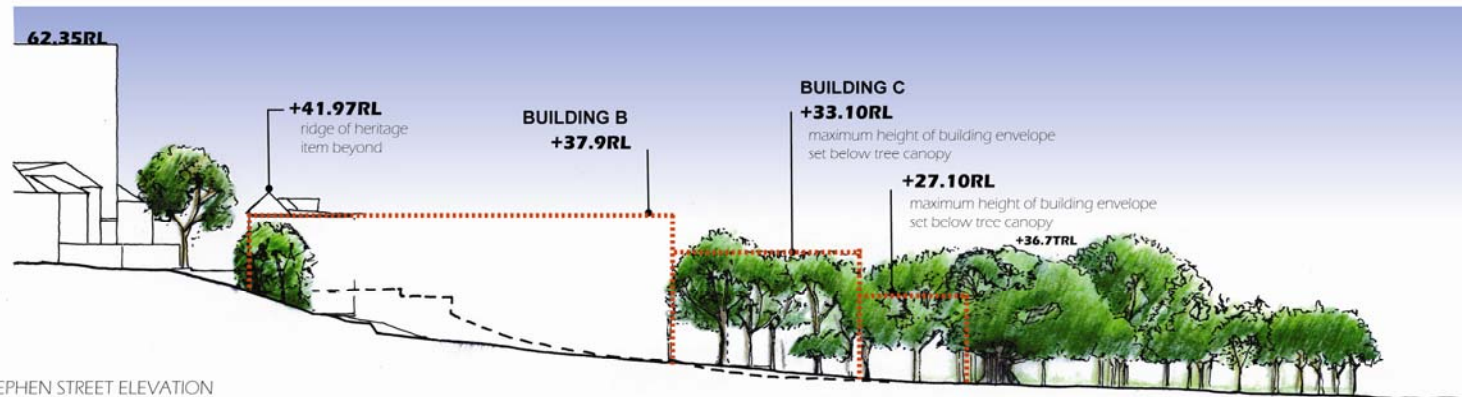
SUMMARY:

- ❑ Comply with the Opportunity and Constraints study envelope.
- ❑ GFA of proposal within existing FSR control.
- ❑ Well articulated building bulk.
- ❑ No buildings more than 6 stories above adjacent Road or Park levels.
- ❑ Major Community Benefit:
 - More than double the size of Dillon reserve with public parking for users.
 - Tree canopy placed in the custody of the public.
 - Public square on the corner of cooper and brown street.
- ❑ No impact on views.
- ❑ Heritage:
 - Appropriate adaptive reuse as Residential.
 - Reinstatement of the garden terraces.
 - Adaptive reconstruction of the heritage garden stair & pathway to Dillon Reserve.
 - Original subdivision on Stephen street.
- ❑ Staging Plan.
- ❑ Way Finding:
 - Entries- Vehicle, pedestrian, services.
 - Internal Circulation- Piazza 1 & 2, Arcade, cooper St square.

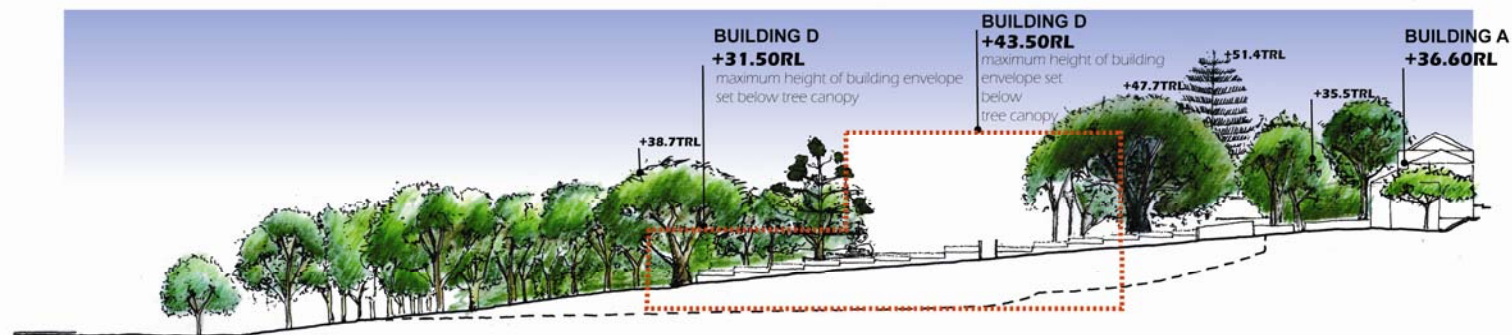
THANK YOU



COOPER STREET ELEVATION



STEPHEN STREET ELEVATION



BROWN STREET ELEVATION

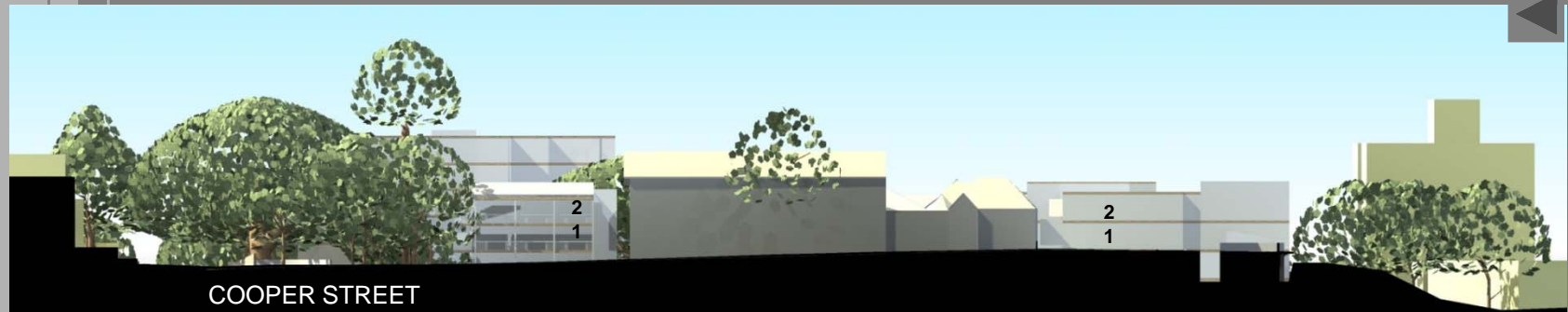
COMMERCIAL IN CONFIDENCE

Council's Intention
in relation to the
control of the site
(1.5:1) GFA=

22,170 m²

PROPOSED GFA=

19,500 m²

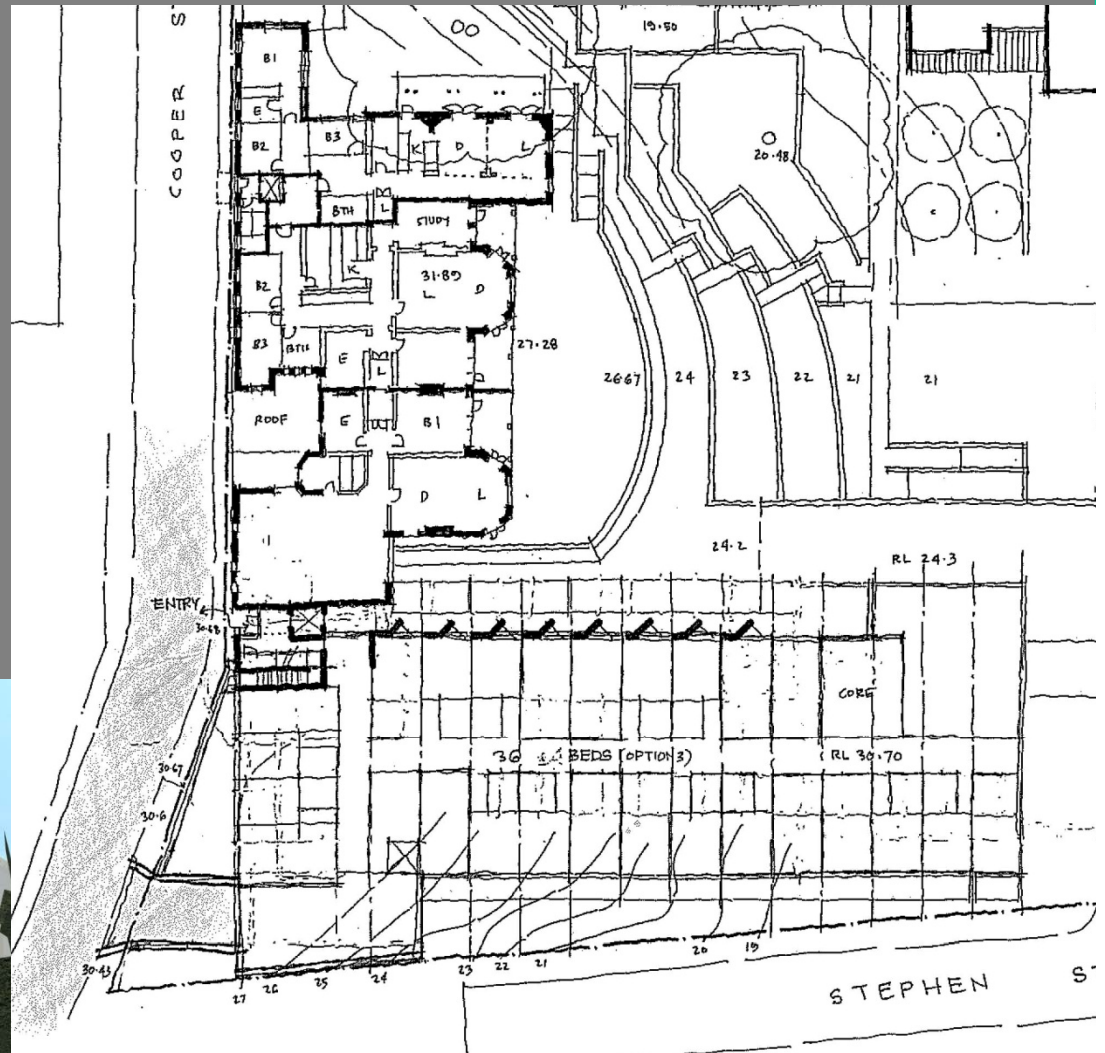
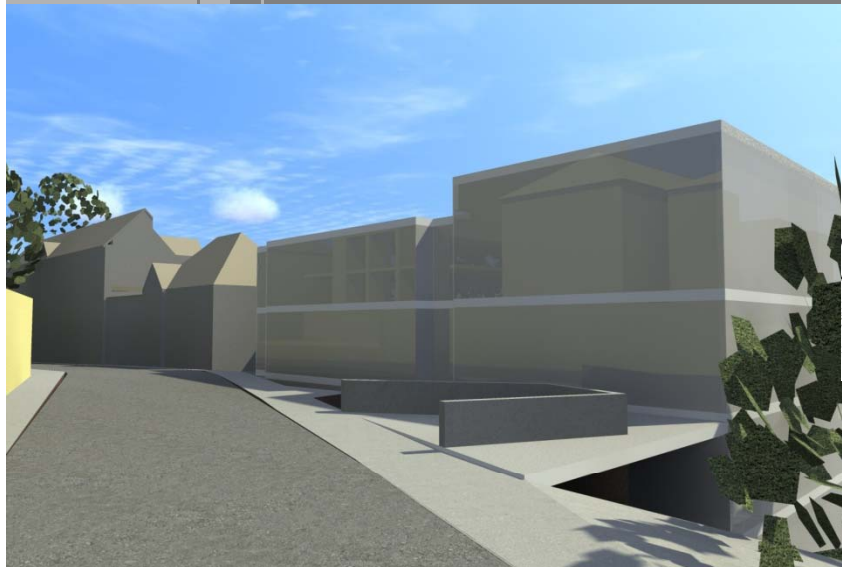


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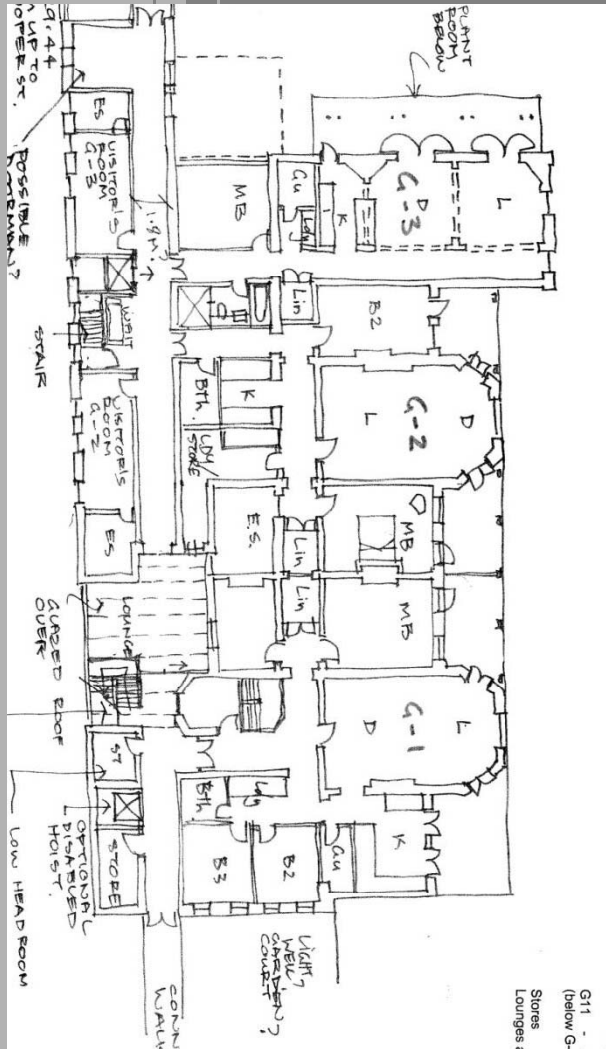
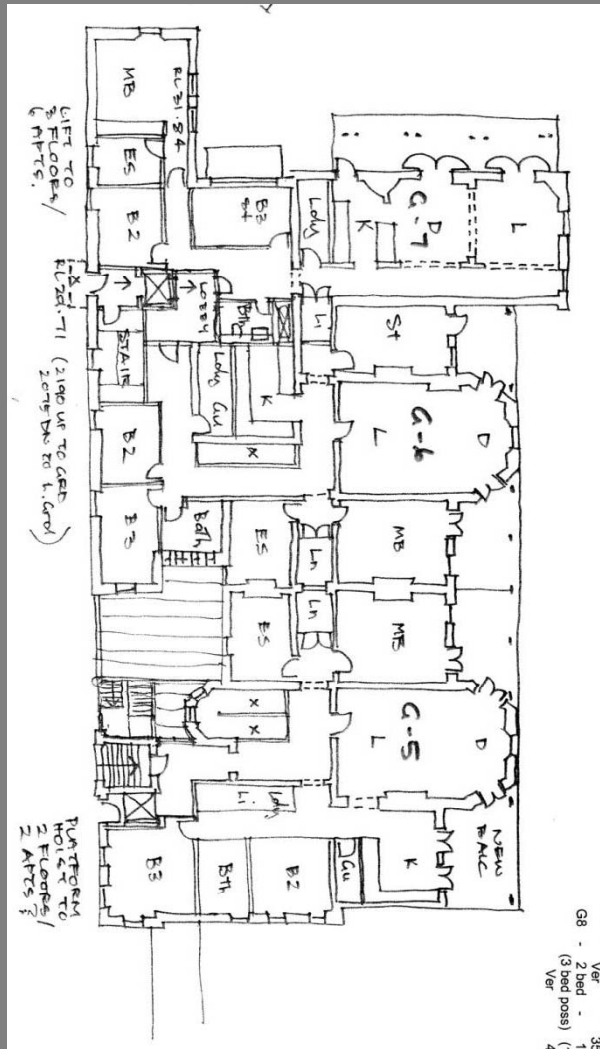
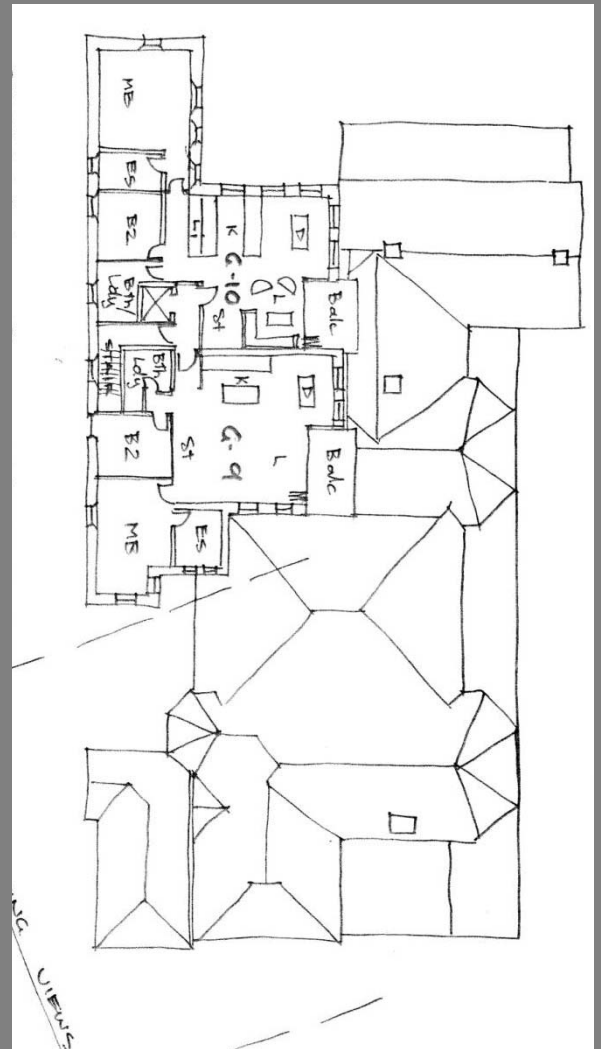


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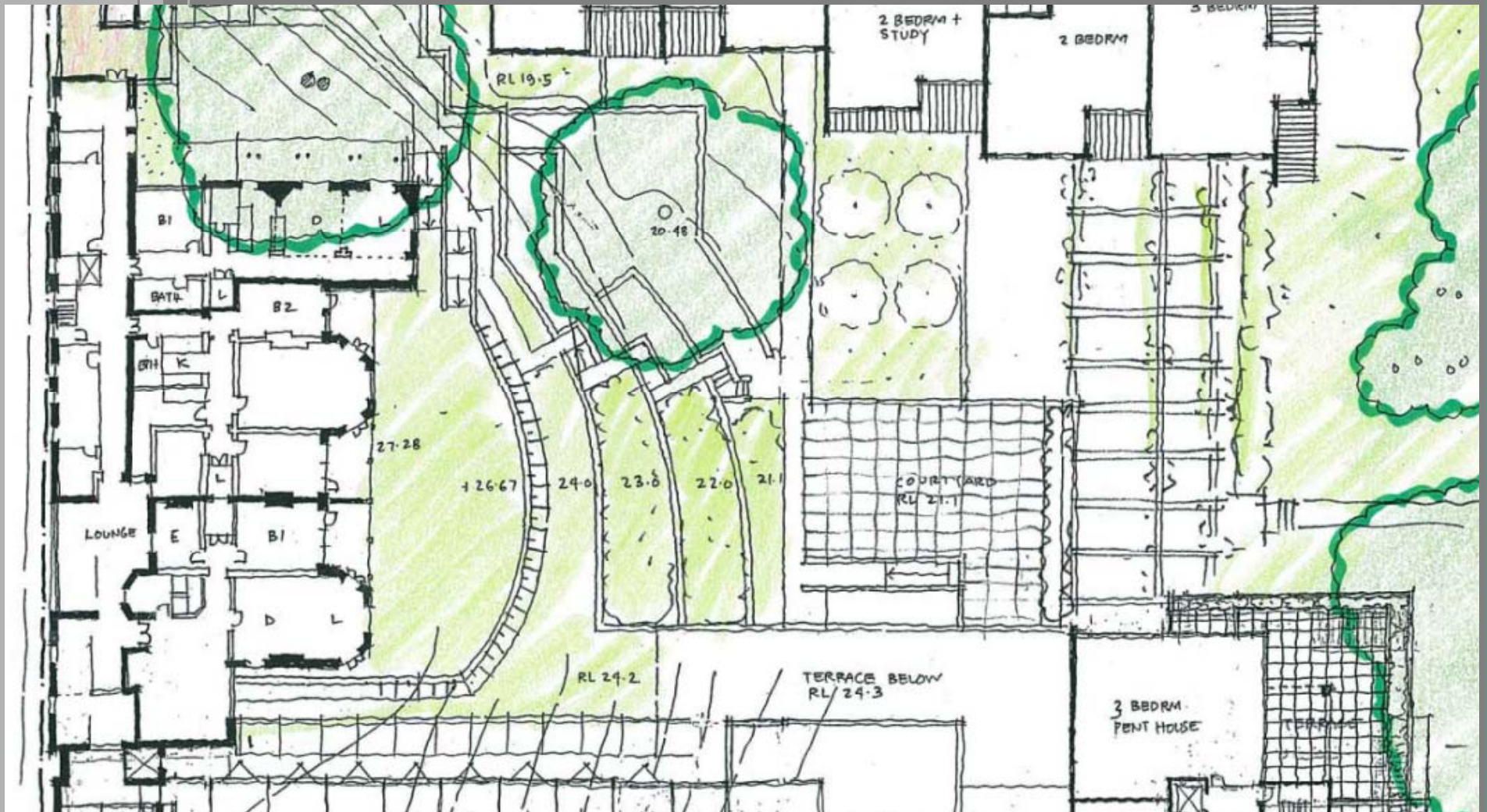


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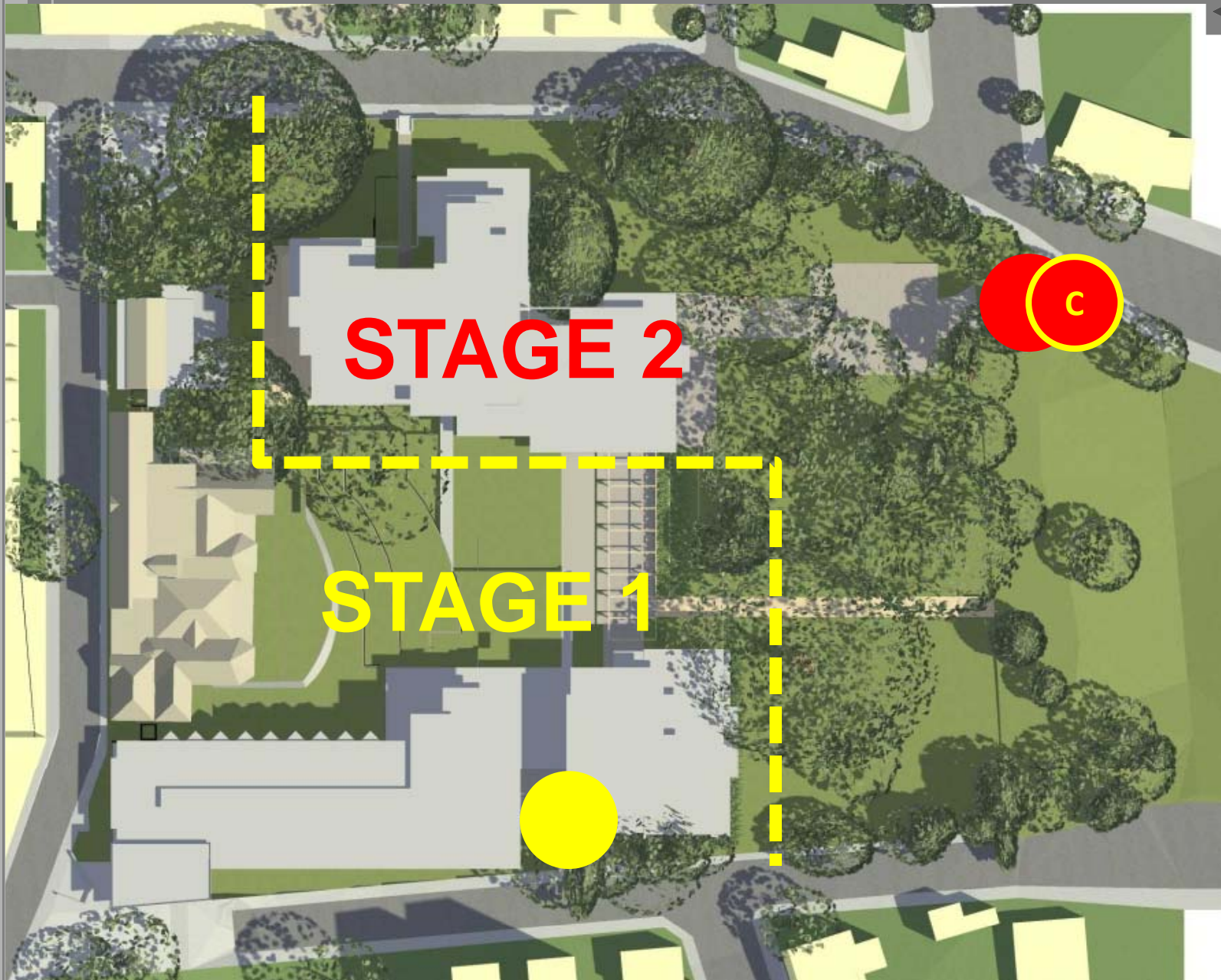


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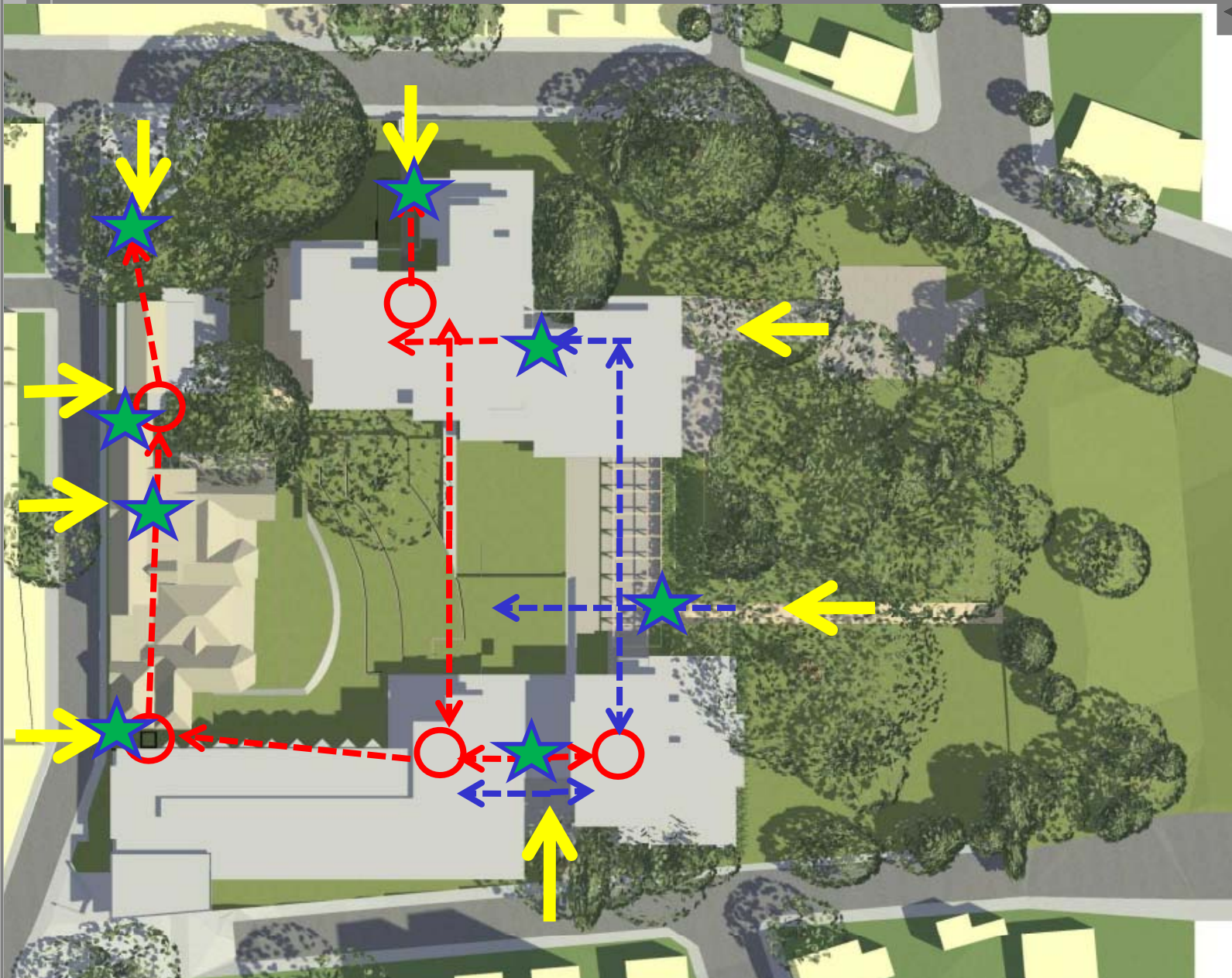
22 MARCH, 2010



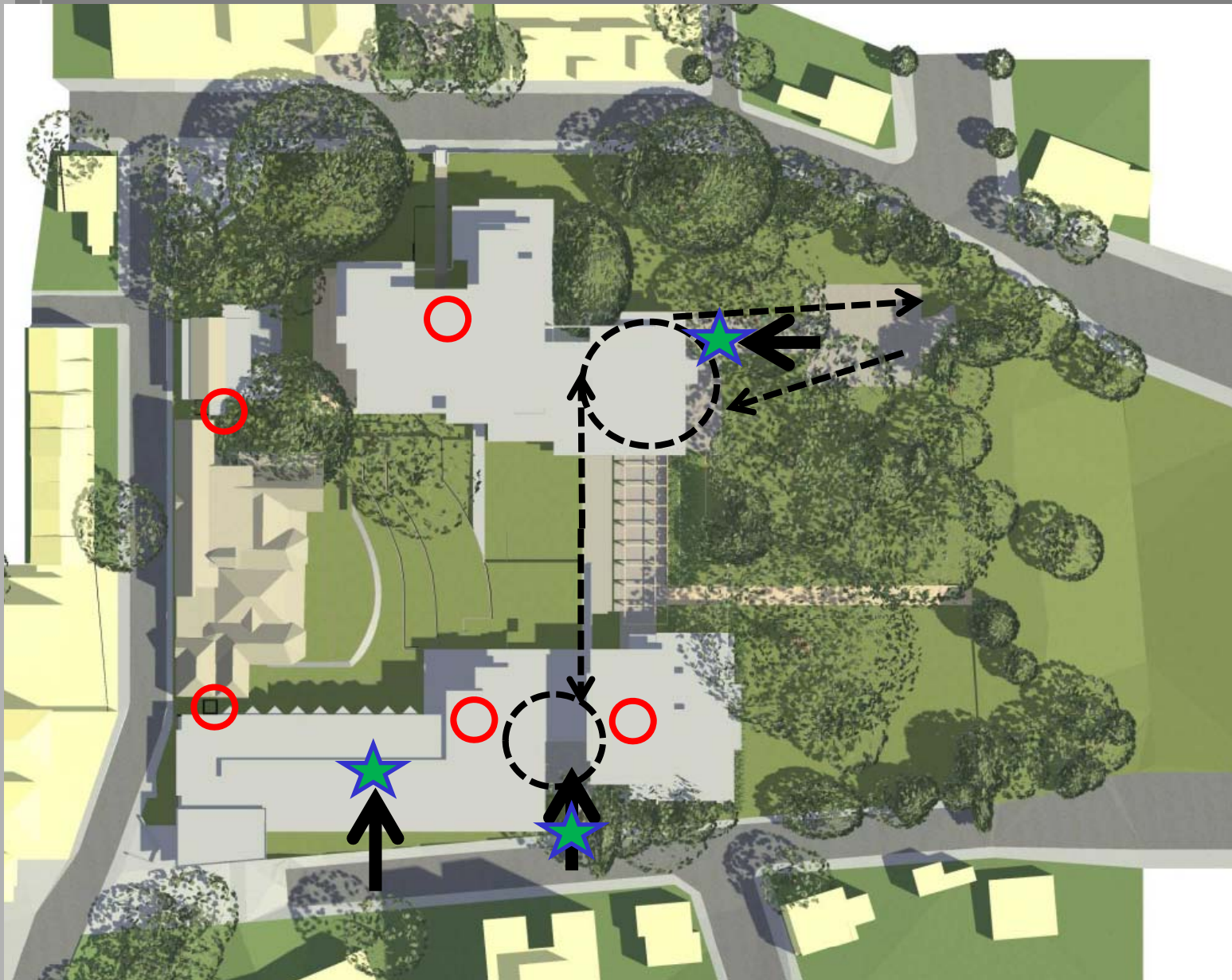
COMMERCIAL IN CONFIDENCE



COMMERCIAL IN CONFIDENCE

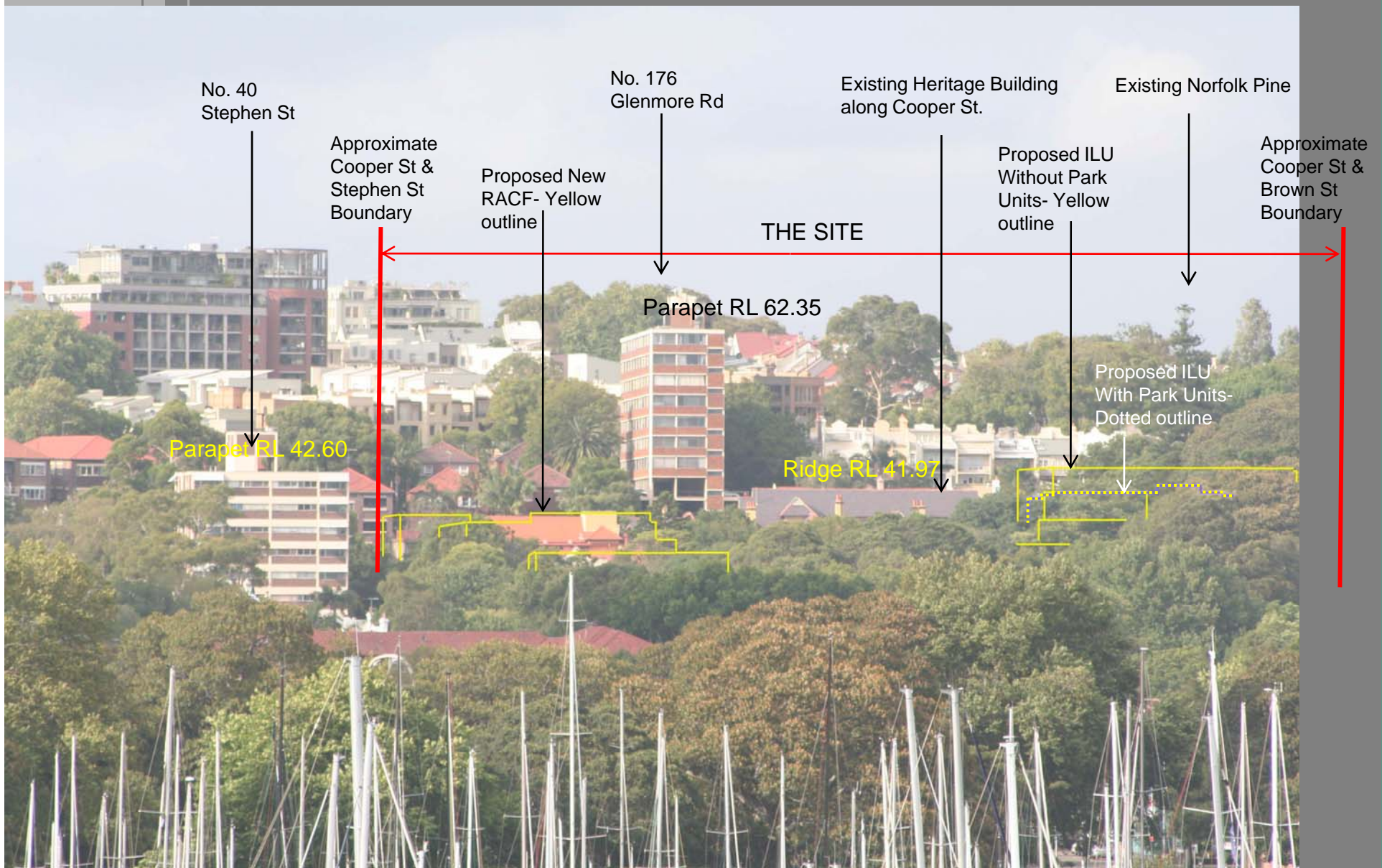


PEDESTRIAN WAY



VEHICULAR TRAFFIC

COMMERCIAL IN CONFIDENCE



COMMERCIAL IN CONFIDENCE