

SPRING GARDEN WEST

Public Hearing
July 15th, 2019
6:00 pm

HOURS

Monday	Closed
Tuesday	10 - 6
Wednesday	10 - 6
Thursday	10 - 8
Friday	10 - 8
Saturday	9 - 5
Sunday	Closed



LAWEN GROUP

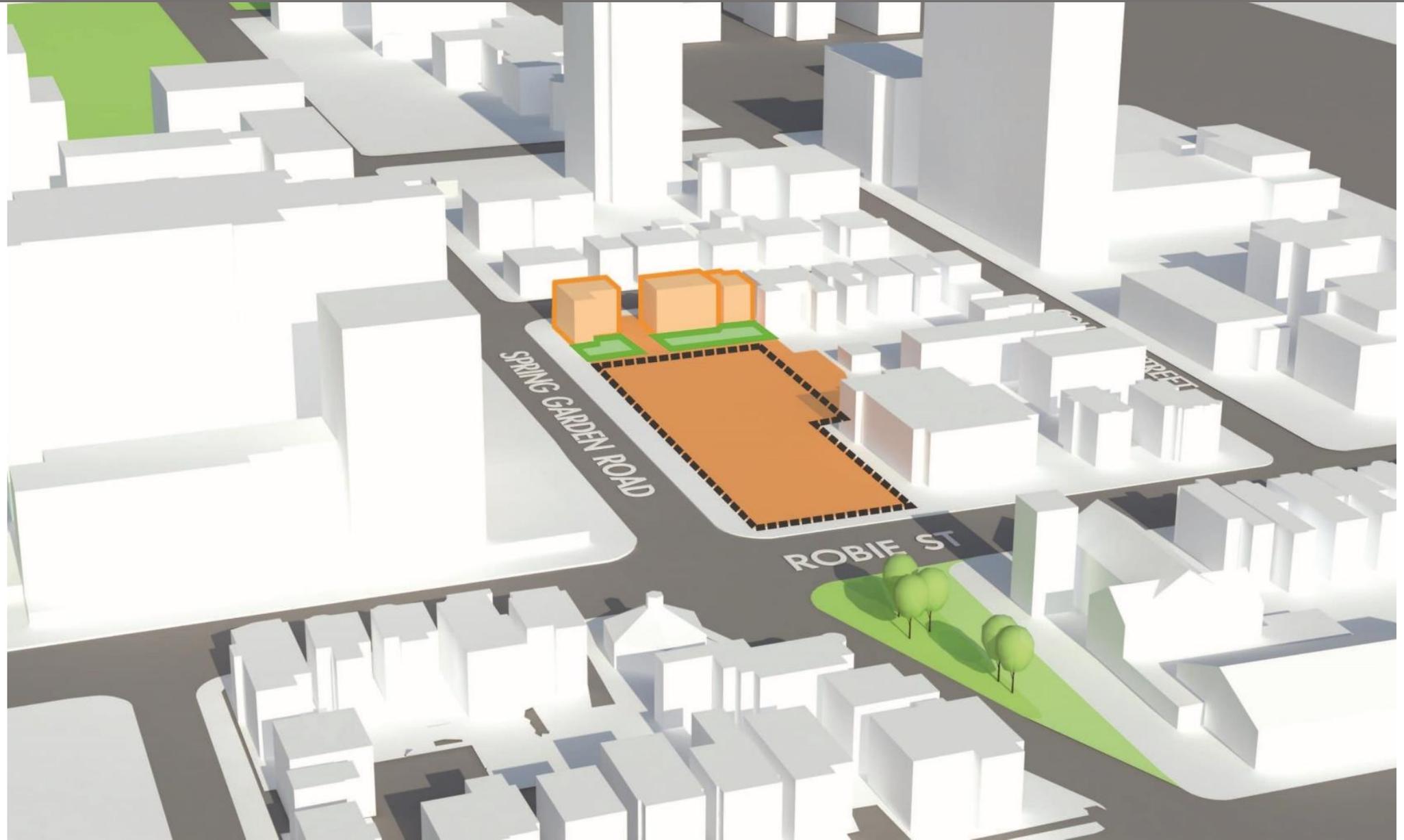


PARAMOUNT DEXEL

- Locally owned and operated
- Owns, develops and manages its buildings for life
- Focus on residential rental buildings with commercial spaces
- **DEXEL**  is known for developing exceptional residential & mix-use buildings
- **PARAMOUNT**  MANAGEMENT has less than 1% annual vacancy rate



Site Plan





Public Engagement Submission – August 2016

Developer-Led Public Engagement

- May 2015 – April 2016
- Continues to today



Rick Hansen
Foundation



DRAFT REPORT CARD

FOR A SUCCESSFUL HIGH DENSITY MIXED USE SITE

✓	Walkable to the central business district (12min walk).
✓	Walkable to places of concentrated employment and / or people: hospitals, universities, offices, ect.
✓	Access to amenities, parks and recreational spaces.
✓	Located on multiple public transit routes, and well connected to destinations
✓	Existing neighbourhood has high-rise buildings and / or buildings of varying scale
✓	Opportunities for energy sharing / sustainable energy

✓	Availability of municipal service infrastructure capacity
✓	Strategic parking combined with support for multi-modal choices
✓	Opportunity to improve vitality and street level activity
✓	Opportunities for fine grained street retail (new or improvement of existing)
✓	Site area large enough to accommodate a well designed development.
✓	Site is clear of any established view plane restrictions.



Context

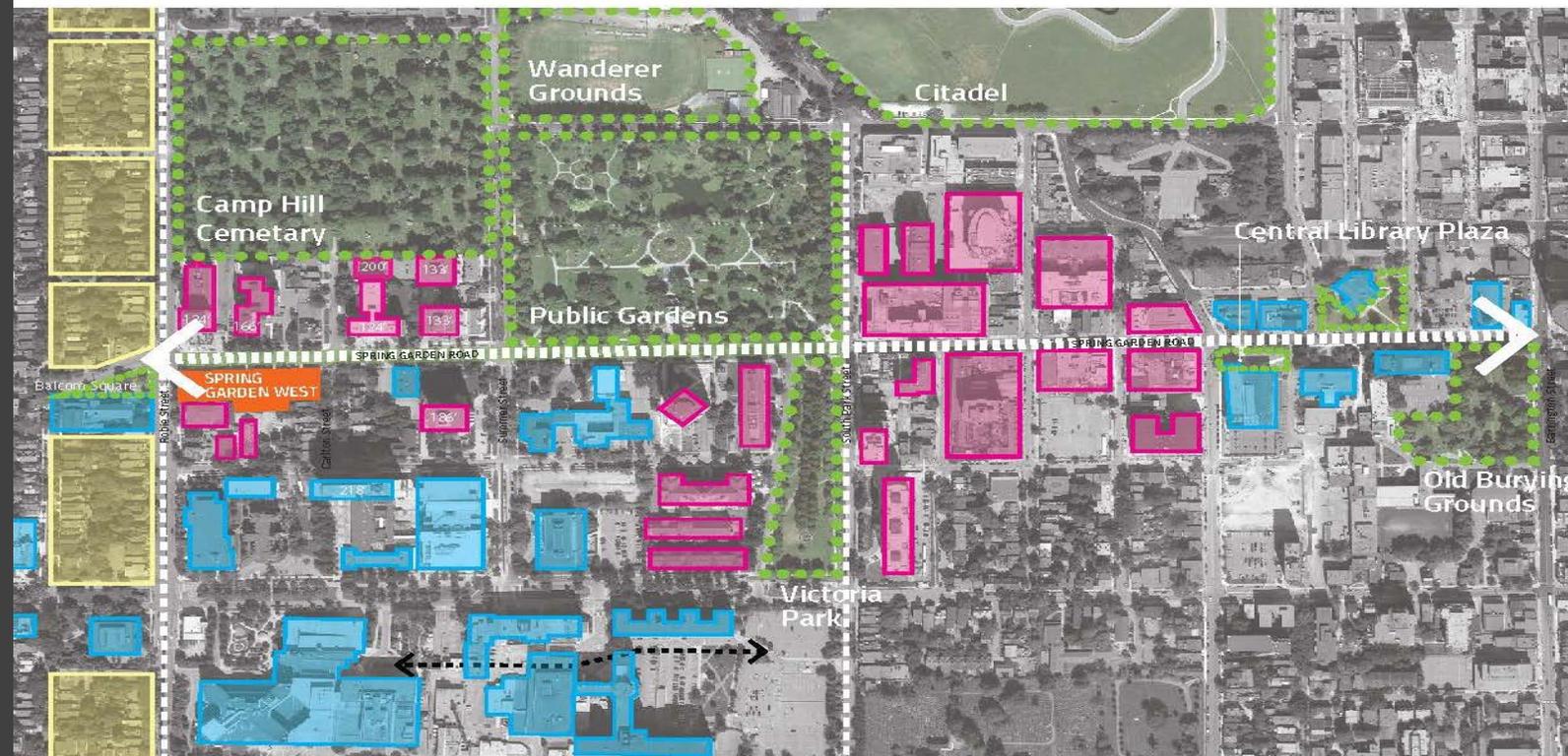
- Revitalizing the urban fabric of Spring Garden
- Gateway to the downtown
- Supports green transit
- At a important node on the peninsula, connecting residential, institutional and retails areas
- Adding public amenities to the neighborhood

LOW DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

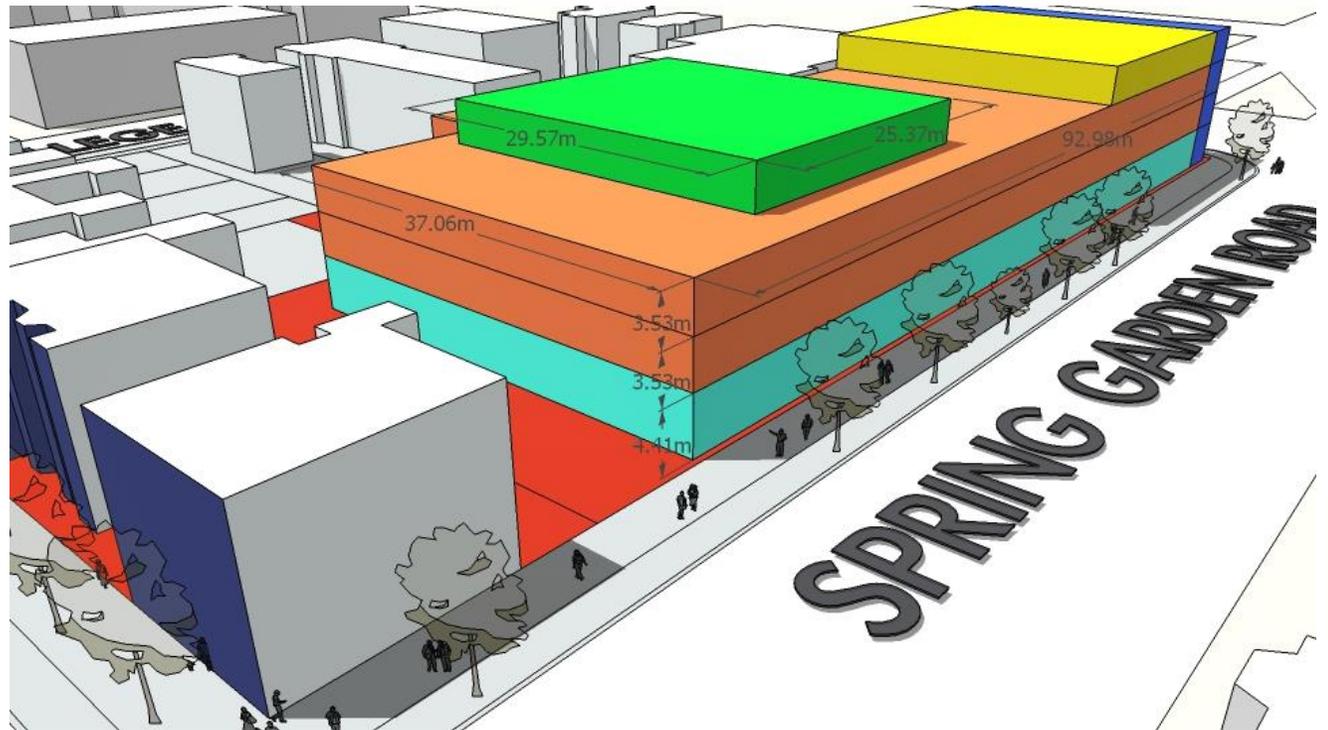
INSITUTIONAL

PUBLIC GREEN SPACES



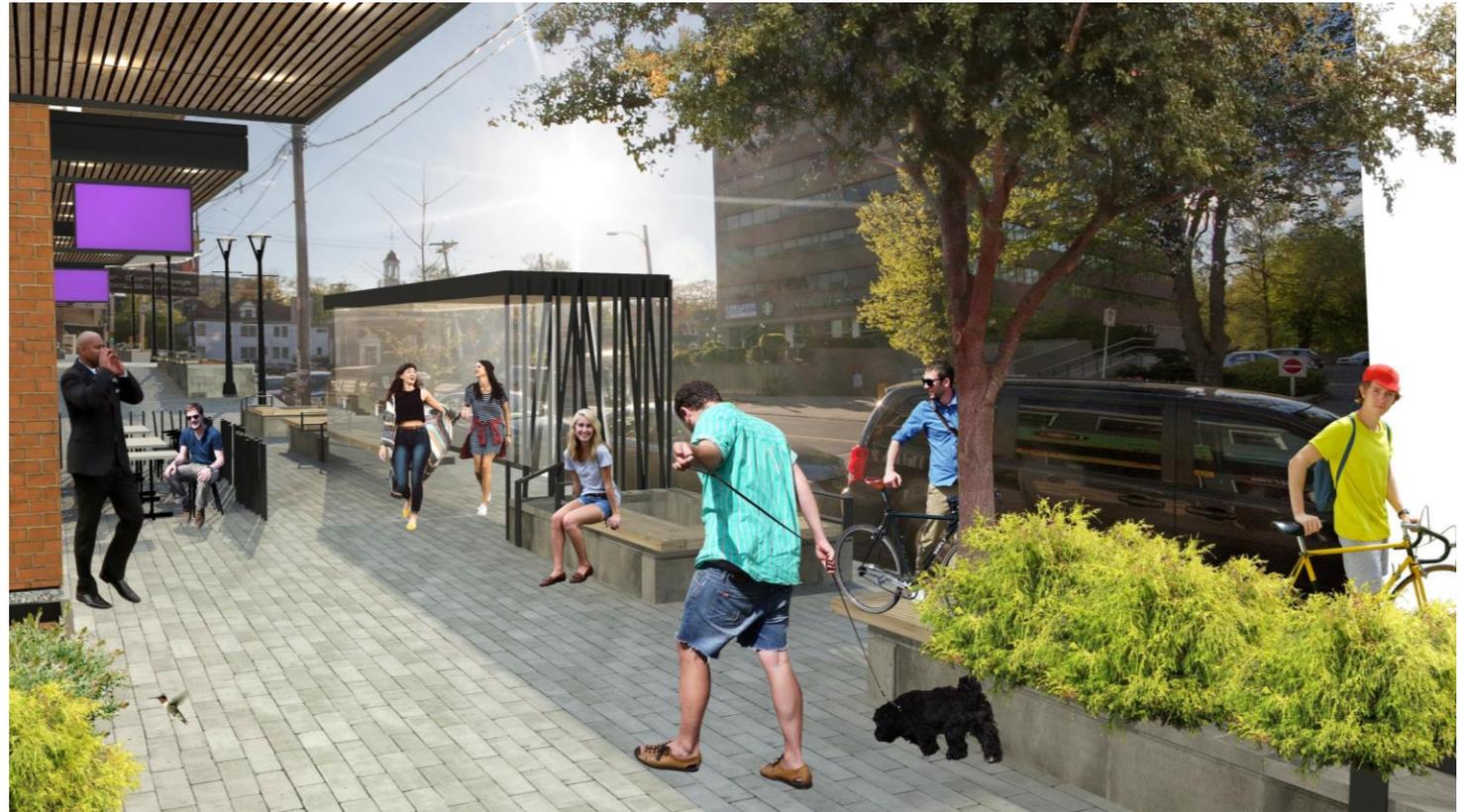
Transition

- Existing High Rise Buildings
- 3 & 4 storey podium in recognition of adjacent low rise buildings
- Tower setbacks to respect Carlton streetscape and other future developments



Building Design

- Variation in building materials to break streetwall
- Canopies for wind wash and weather protection
- Tower size and distance from each other for solar penetration



Human - Scale

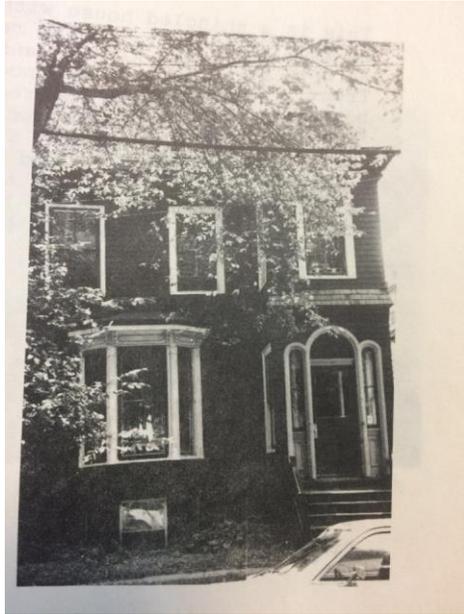
- Low scale podium
- Prominent retail entries
- Protruding street front forms inspired by Carlton St bay windows
- Wide snowmelt sidewalks



Pedestrian Oriented

- No blank walls
- Public Art
- Linear park – in theme of the Public Gardens
- Underground parking for cars & bikes
- 24/7 lite sidewalks for liveliness & safety
- Underground of utilities
- Screened service courtyard for loading
- Restoration of 3 Heritage Homes on Carlton





MARSHALL SAUNDERS.

Carlton Street Heritage

Margaret Marshall Saunders

- Prolific Canadian Author
- Most well known for “Beautiful Joe”

Restoration of 3 Heritage Homes on Carlton St



1478 CARLTON ST. - EAST ELEVATION



1480-1484 CARLTON ST. - EAST ELEVATION



1494 CARLTON ST. - EAST ELEVATION



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1480-1484 CARLTON ST. - EAST ELEVATION



1494 CARLTON ST. - EAST ELEVATION

Spring Garden West Building Features & Amenities

- Owned by developer and management co.
- Prime central location for biking & walking
- 5% Affordable Housing
- 1% Social Housing
- 6% Affordable Office Space for NGOs
- 3 Fully Restored Heritage Properties & Surrounding Lands
- Removal of loading and garbage areas to rear of building and screened from neighbors
- Fully accessible building using universal design standards
- Four Season Public Atrium
- Public living Room, restrooms and performance space
- Public Parking & Bike Parking
- Rental building
- IBeacon Technology
- Office space designed for medical use
- 24/7 well-lit building with security
- 643 ft of Linear Park to be maintained by owner
- To the curb maintenance
- Improved streetscape with wider snowmelt sidewalks
- Underground of services
- Small scale retail