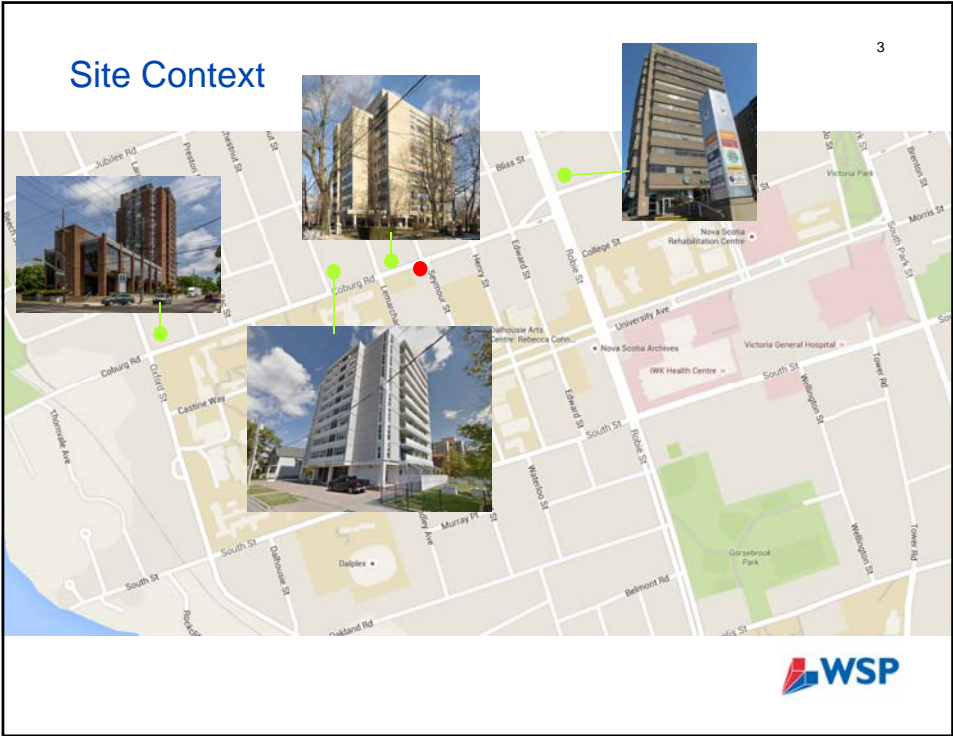
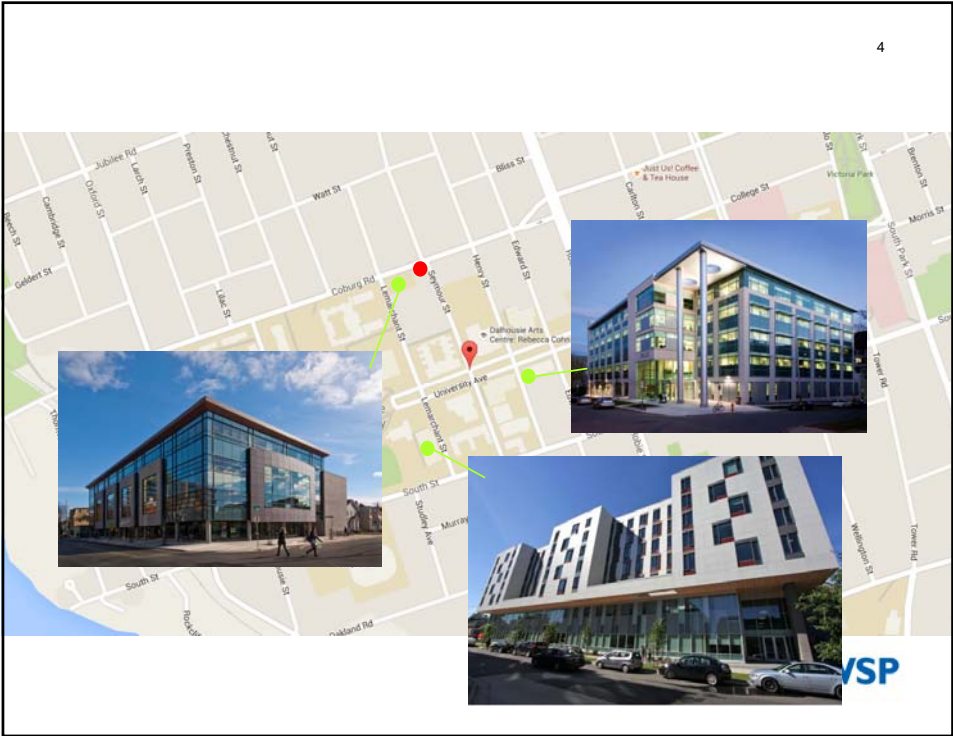


Site Context

3



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What We Heard: Public Information Meeting & Developer Open House

- PIM held on February 19, 2014
- Developer Open House held on October 1, 2015
- Primary concerns:
 - Flow and Volume of Traffic
 - Unit Sizes and Enabling Larger Units
 - Availability of Parking for Lease by Dal Staff/Students
 - Size of the Penthouse (30% or less)
 - Location of U/G Access
 - Commercial Uses Competing with Existing Uses
 - Overhanging Balconies
 - Scale of the Building (Setbacks and Stepbacks)



What We Heard: Planning Advisory Committee

- Districts 7 & 8 Planning Advisory Committee Meeting on June 23, 2014
- Primary Recommendations:
 - Maintaining commercial uses within the existing zone
 - Further enhancing the pedestrian experience
 - Driver/pedestrian safety as it relates to visibility
 - Higher number of bedrooms per unit
 - A setback on Seymour Street and the south wall in the interest of reducing the massing along Seymour Street



Changes to the Design

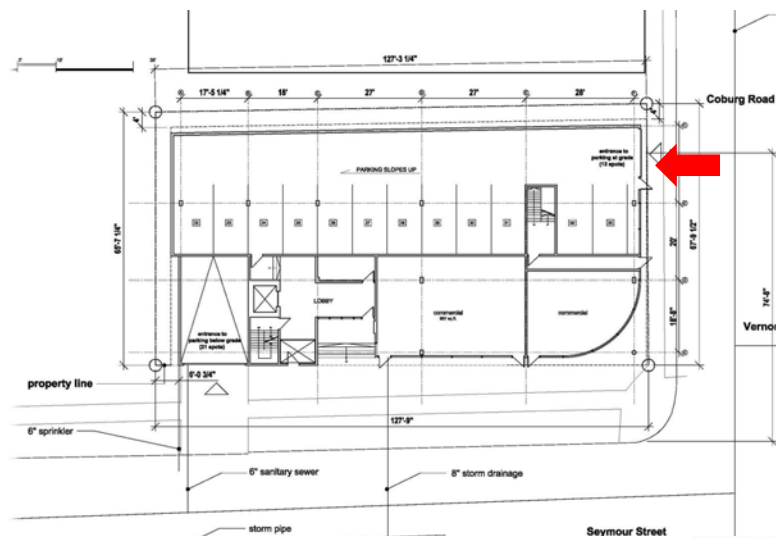
7

- U/G Access relocated to Seymour
- Number of units reduced from 38 to 35
- 1/3 Family Size Units
- Traffic analysis conducted
- Commercial uses limited to much needed and active commercial uses:
 - (a) Grocery Store;
 - (b) Drug Store;
 - (c) Commercial Parking Lot; and
 - (d) personal service uses.



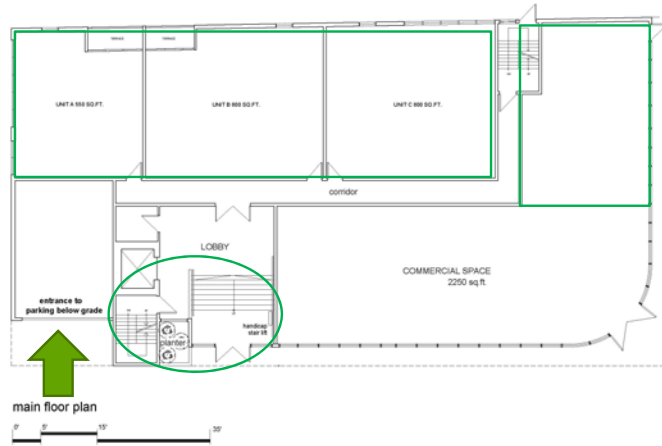
Original Proposal: Ground Floor

8



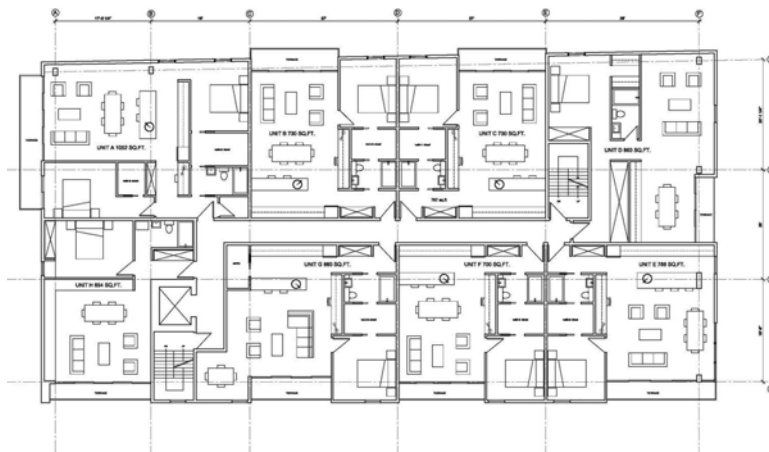
New Design: Ground Floor

9



Original Proposal: Floor 2-5

10



New Design: Floors 2-3

11



New Design: Floor 4

12



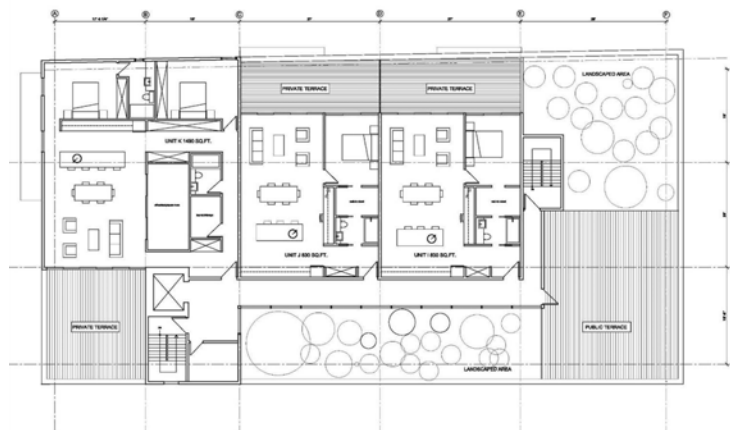
New Design: Floor 5

13



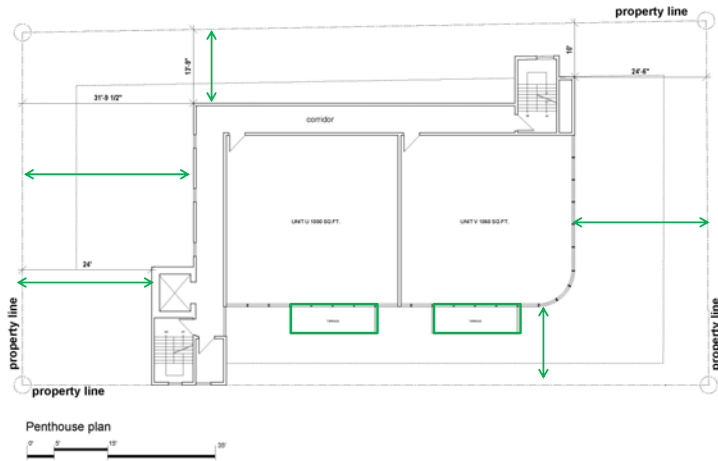
Original Proposal: Penthouse Level

14



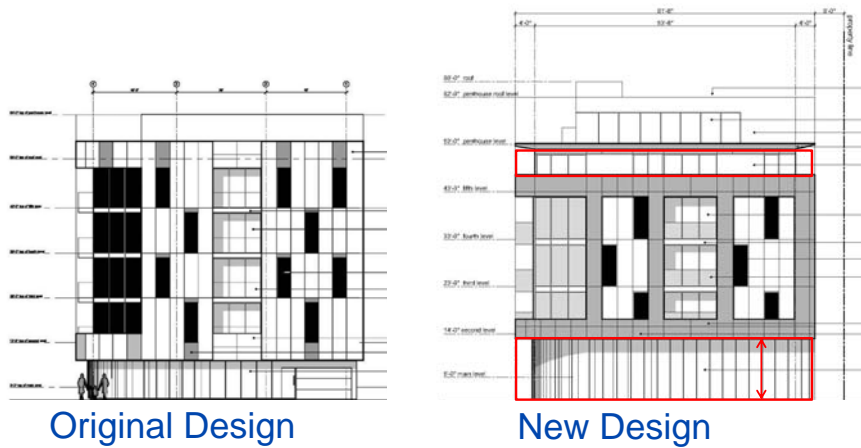
New Design: Penthouse Level

15



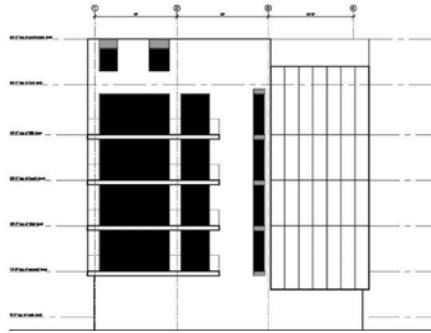
Coburg Elevations (North)

16

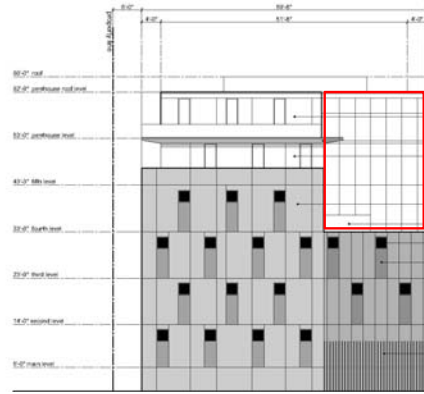


Seymour Elevations (South)

17



Original Design

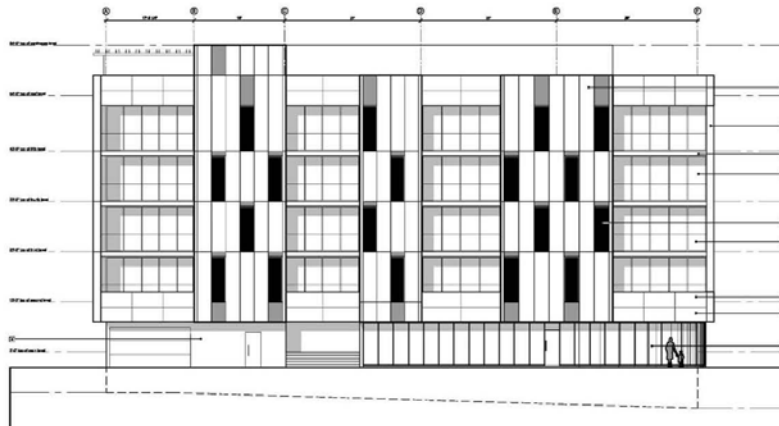


New Design



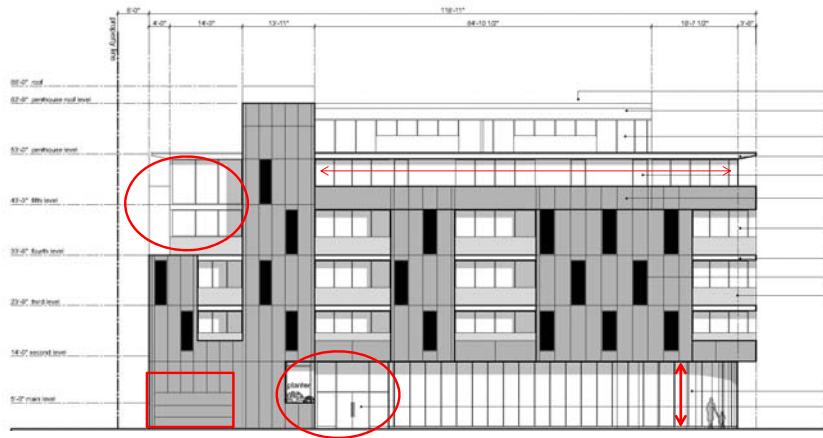
Original Design: West Elevation

18



New Design: West Elevation

19



Original Proposal

20



New Site Plan

21



Original Proposal

22



Original Proposal

23



New Design

24



Thank You

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Thank You

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