

TREE REMOVALS: COMPARISON

SPA Submission (February 2018)



LEGEND

- TREES PROPOSED FOR REMOVAL
- TREES TO REMAIN AND BE PROTECTED
- PROPOSED NEW TREES

68 - TREES TO BE REMOVED
 42 - EXISTING TREES TO REMAIN
 57 - NEW TREES (AT GRADE)

Settlement (May 2019)

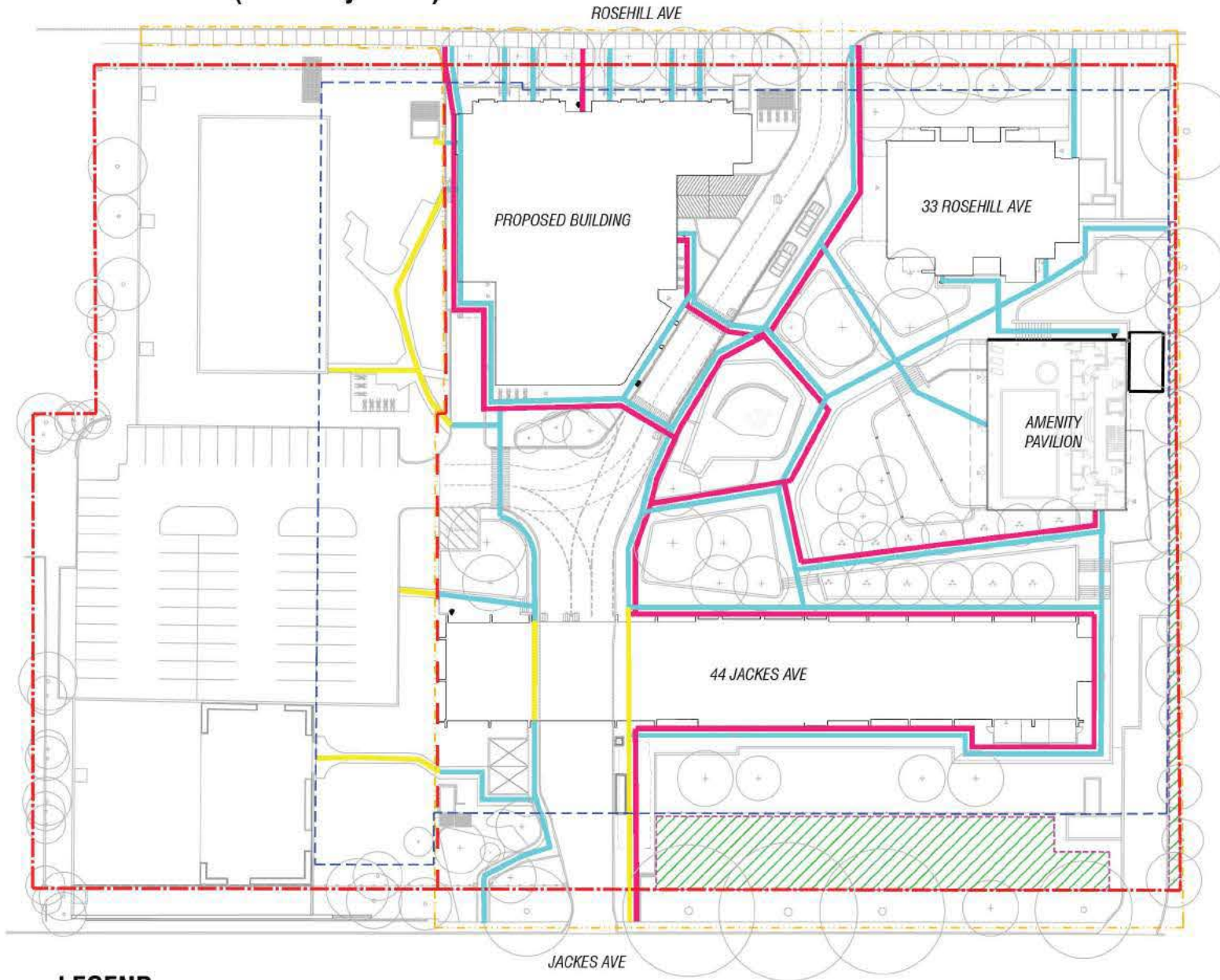


Note
 With less membrane repair work being completed, and more existing trees kept, there are fewer available places for new trees
 Proposed new trees need to be placed on top of existing underground parking columns to reduce weight on the existing slab.

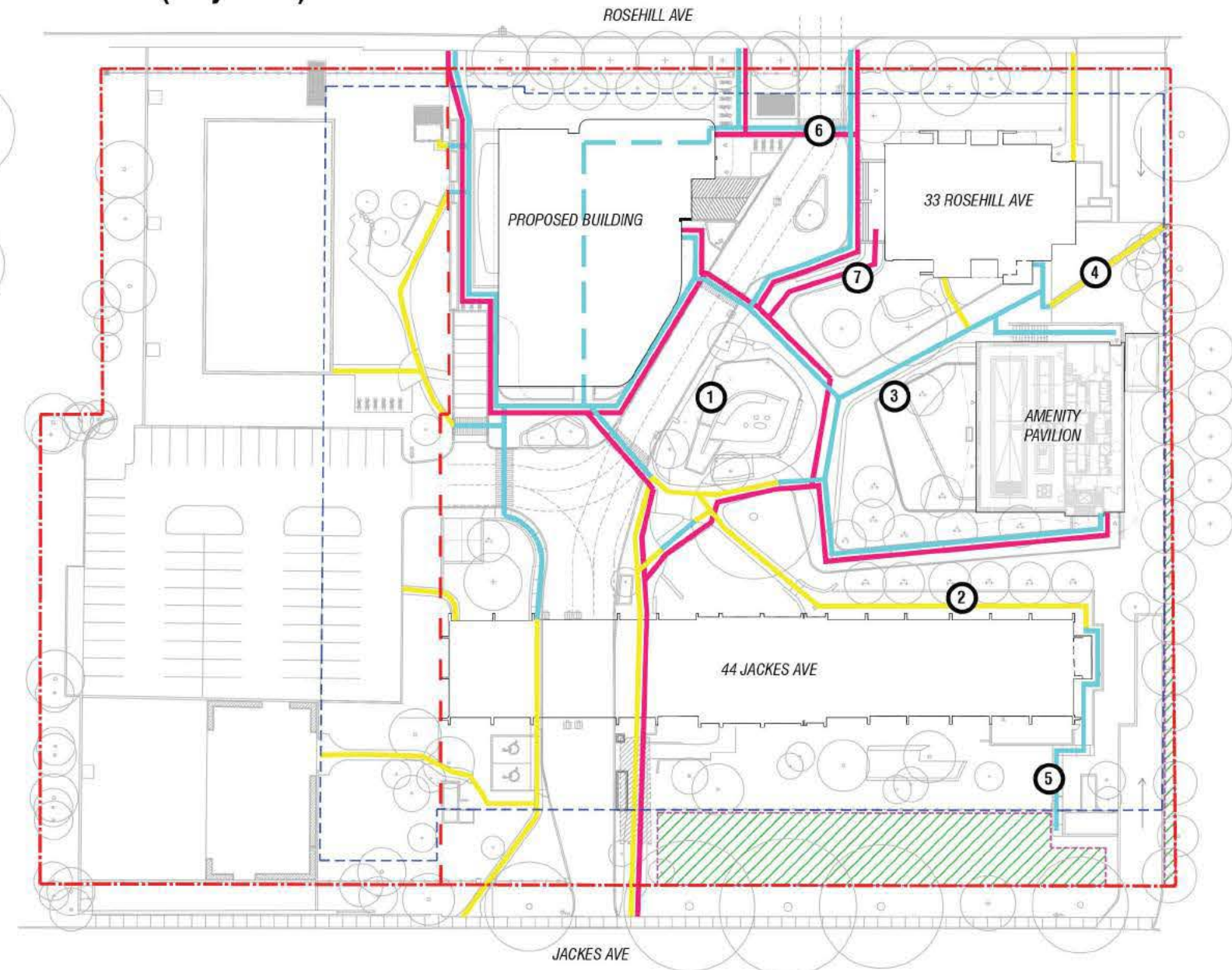
35 - TREES TO BE REMOVED
 76- EXISTING TREES TO REMAIN
 47 - NEW TREES (AT GRADE)

CIRCULATION: COMPARISON

SPA Submission (February 2018)



Settlement (May 2019)



LEGEND

- | | | | |
|---|---|---|--------------------|
|  | PROPERTY LINE |  | BARRIER FREE ROUTE |
|  | EXTENT OF PARKING GARAGE BELOW |  | PROPOSED PATH |
|  | LIMIT OF WORK |  | EXISTING PATH |
|  | PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY) | | |

1. Fountain remains as is: no direct pathway adjacent to fountain.
2. Existing pathway adjacent to 44 Jackes remains as is (no building perimeter path).
3. Terrace stairs have been removed.
4. Existing connection to reservoir.
5. Connection to stairs to the underground parking lot has been added.
6. Additional pedestrian crossing added near primary entrance.
7. Proposed ramp entrance to 33 Rosehill Ave for barrier free access.

PROPOSED LARGER TREES: COMPARISON

SPA Submission (February 2018)



NO LARGE TREES

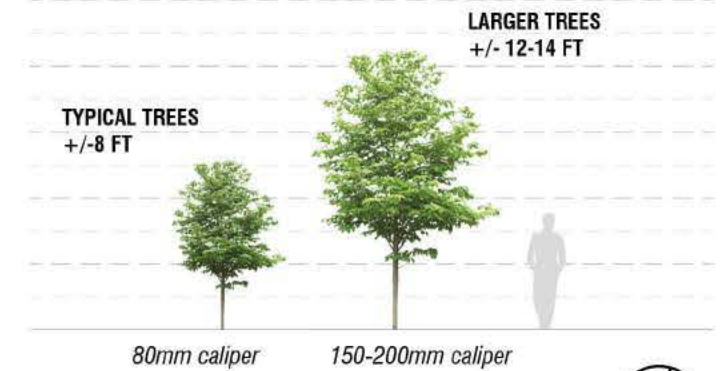
LEGEND

 PROPOSED LARGE TREES

Settlement (May 2019)

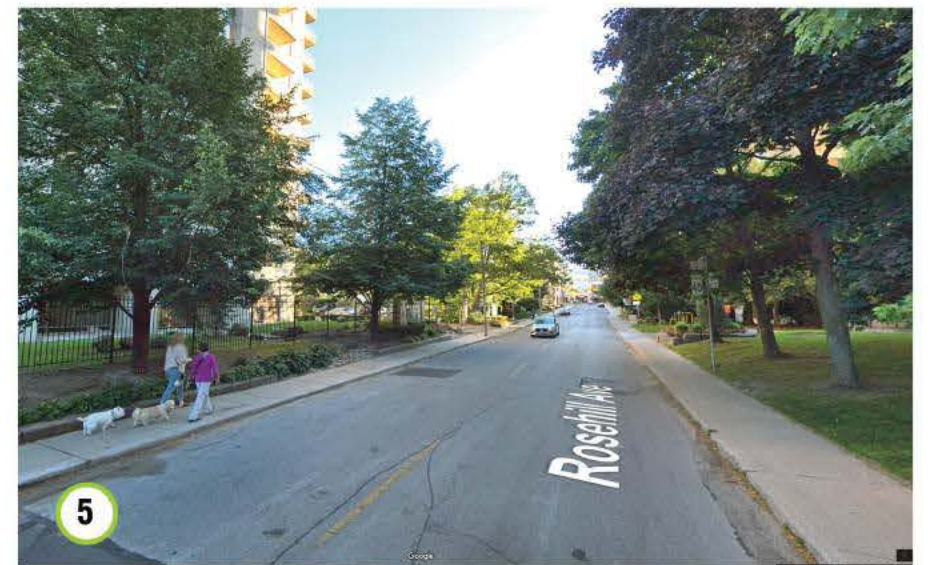


23 NEW LARGE TREES

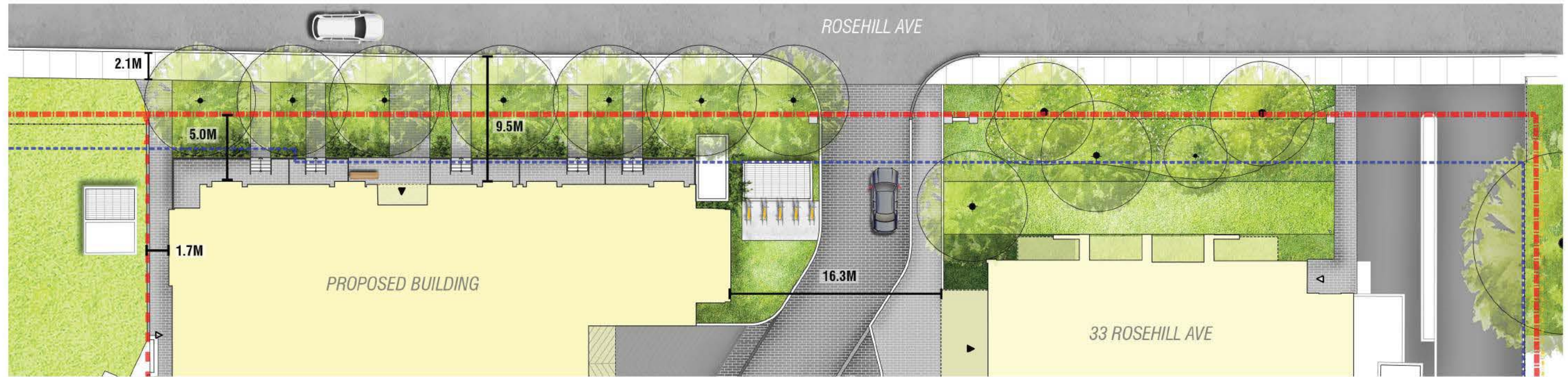


Note:
Species and final tree locations subject to City approval.

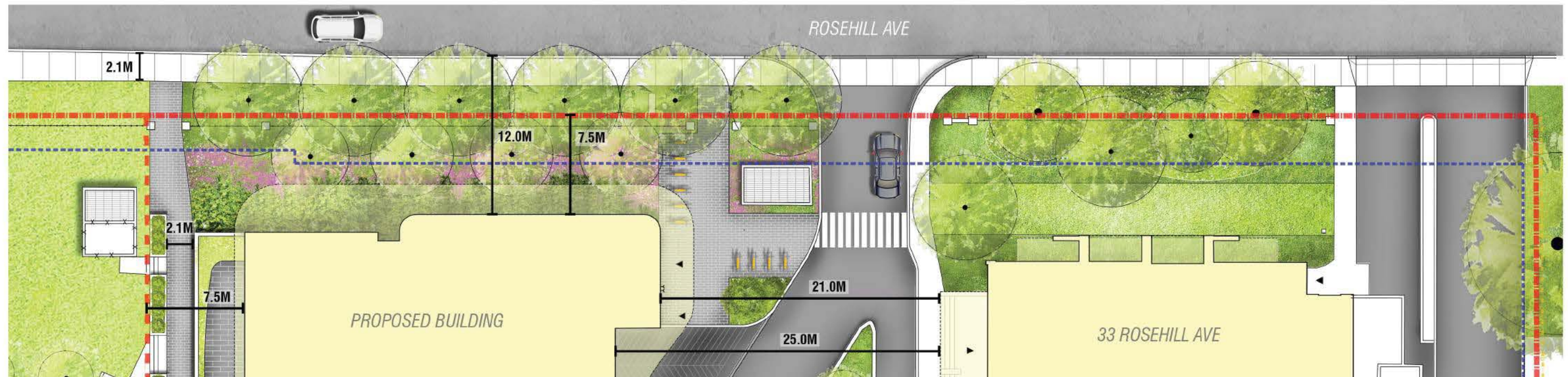
ROSEHILL AVENUE STREETScape | EXISTING CONDITIONS



ROSEHILL AVENUE STREETScape



SPA Submission (Feb 2018)



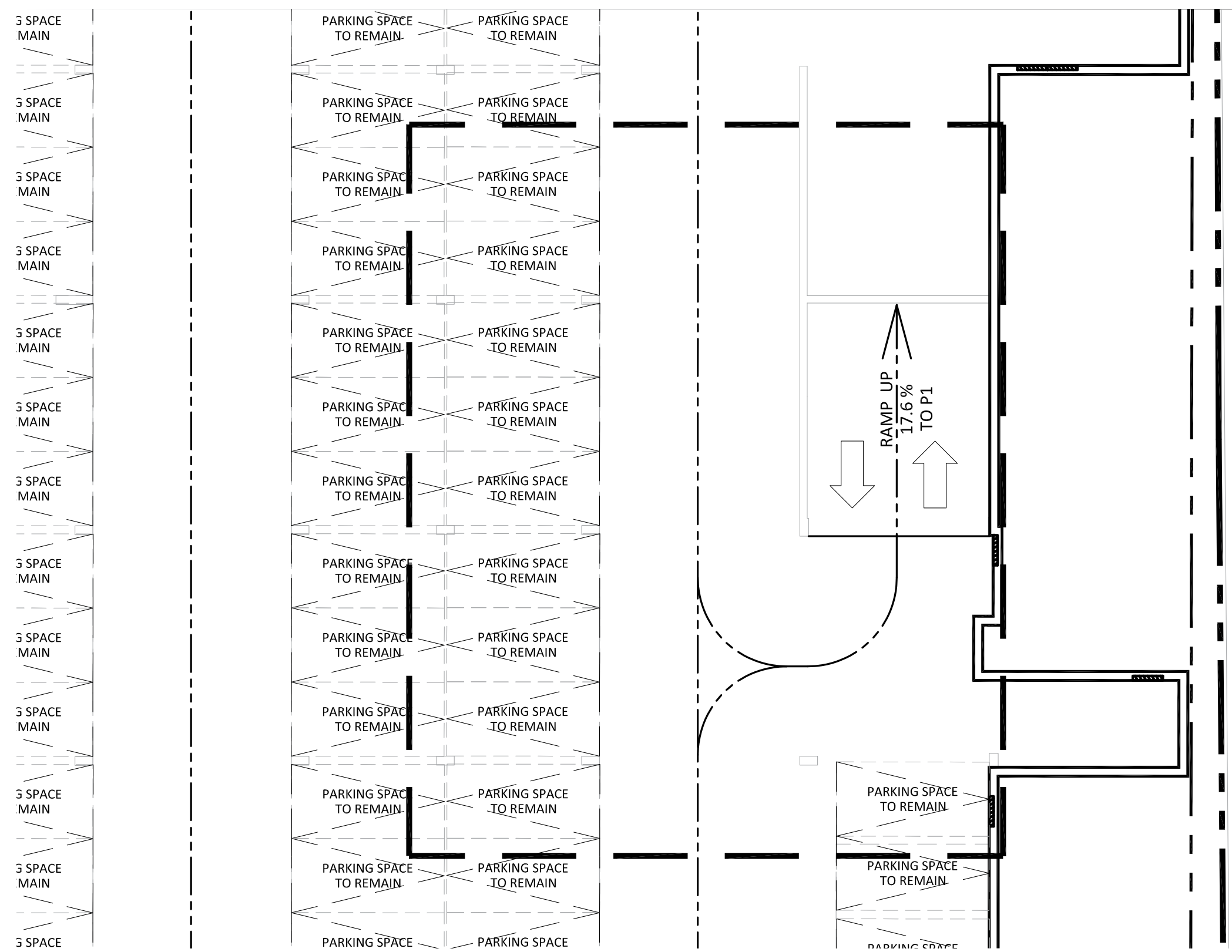
Settlement (May 2019)

- - - PROPERTY LINE
- - - EXTENT OF PARKING GARAGE BELOW

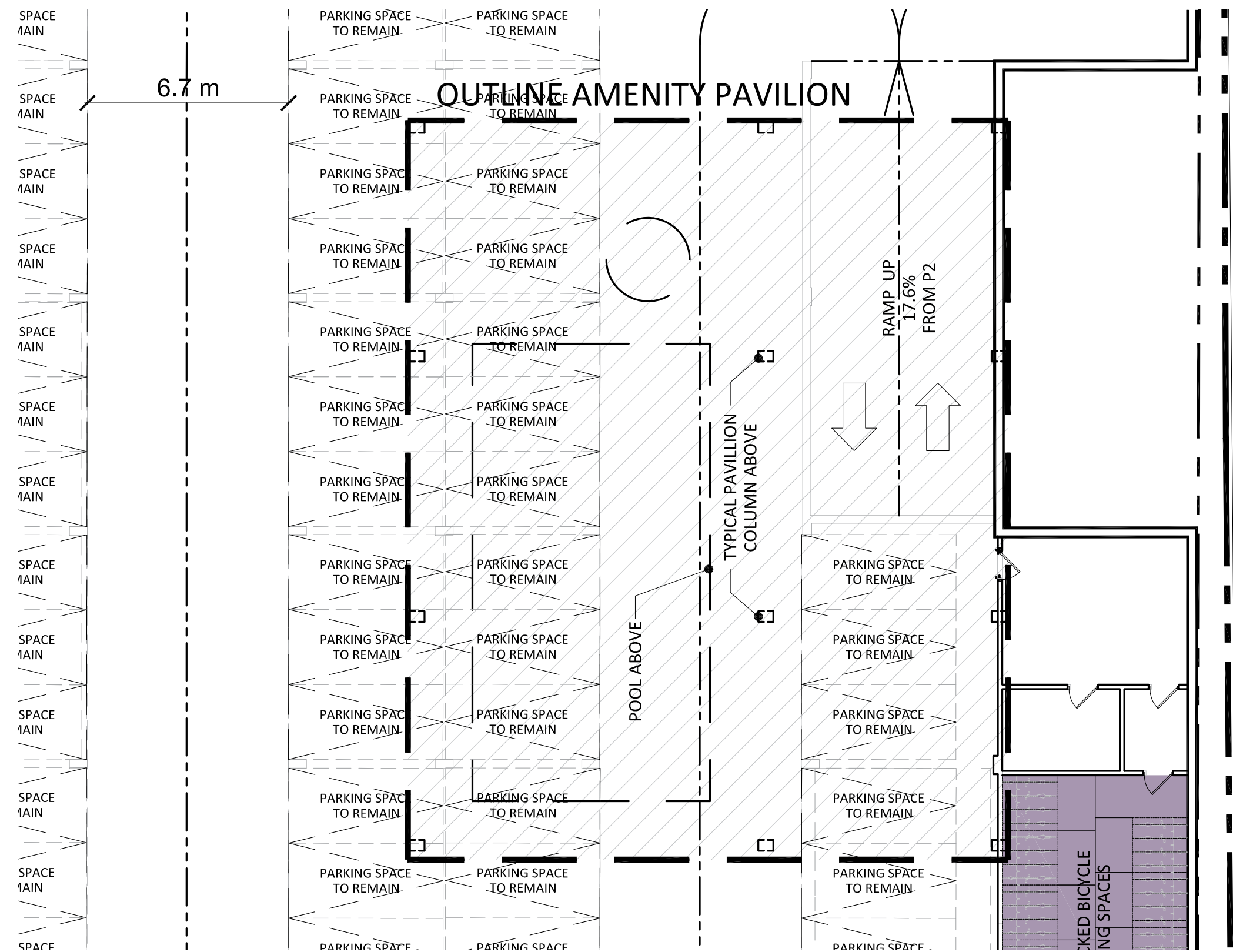
Amenity Pavilion
Settlement May 2019

Date: May 3rd, 2019

PARKING FLOOR PLANS : COMPARISON



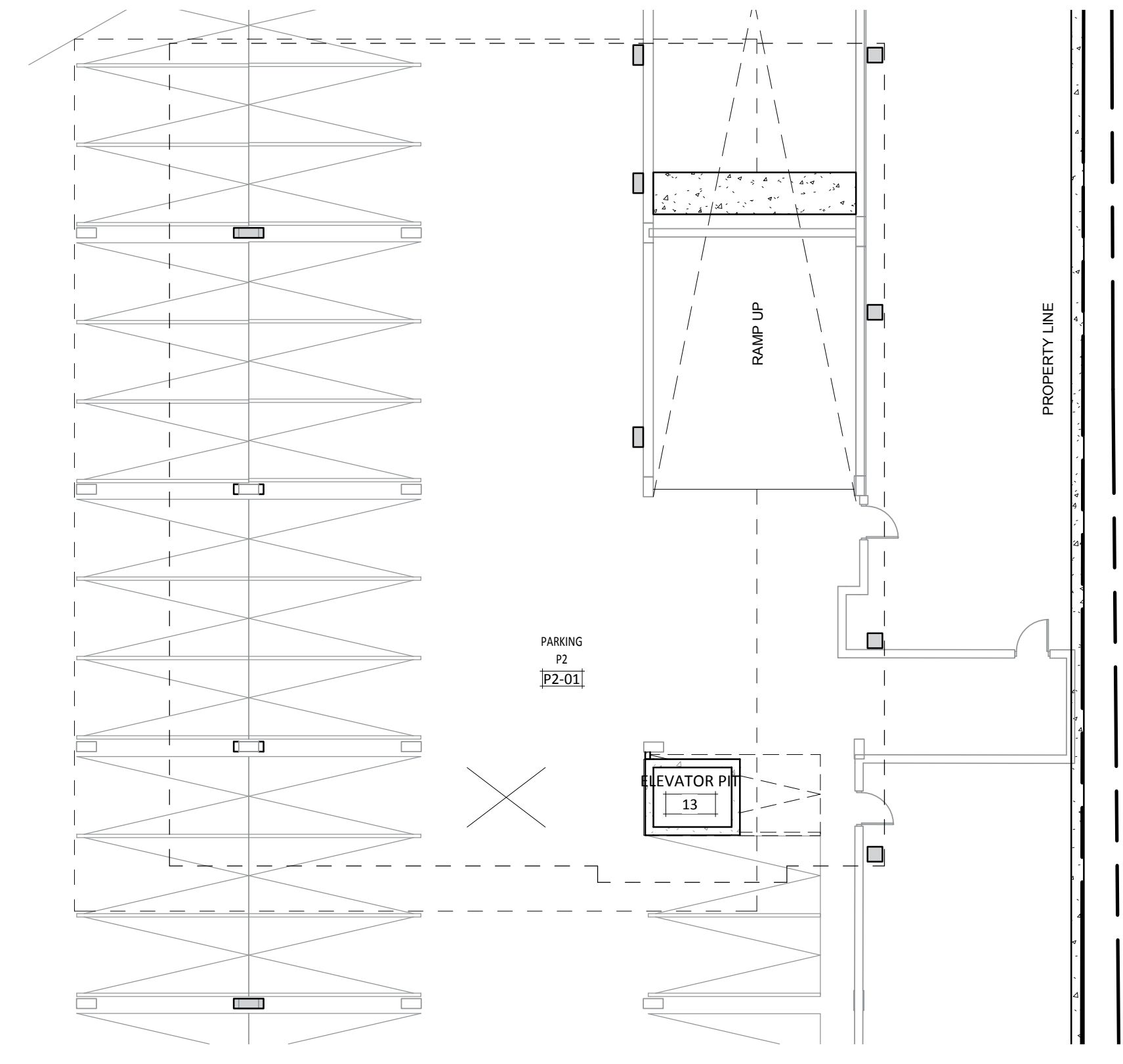
LEVEL P2 FLOOR PLAN



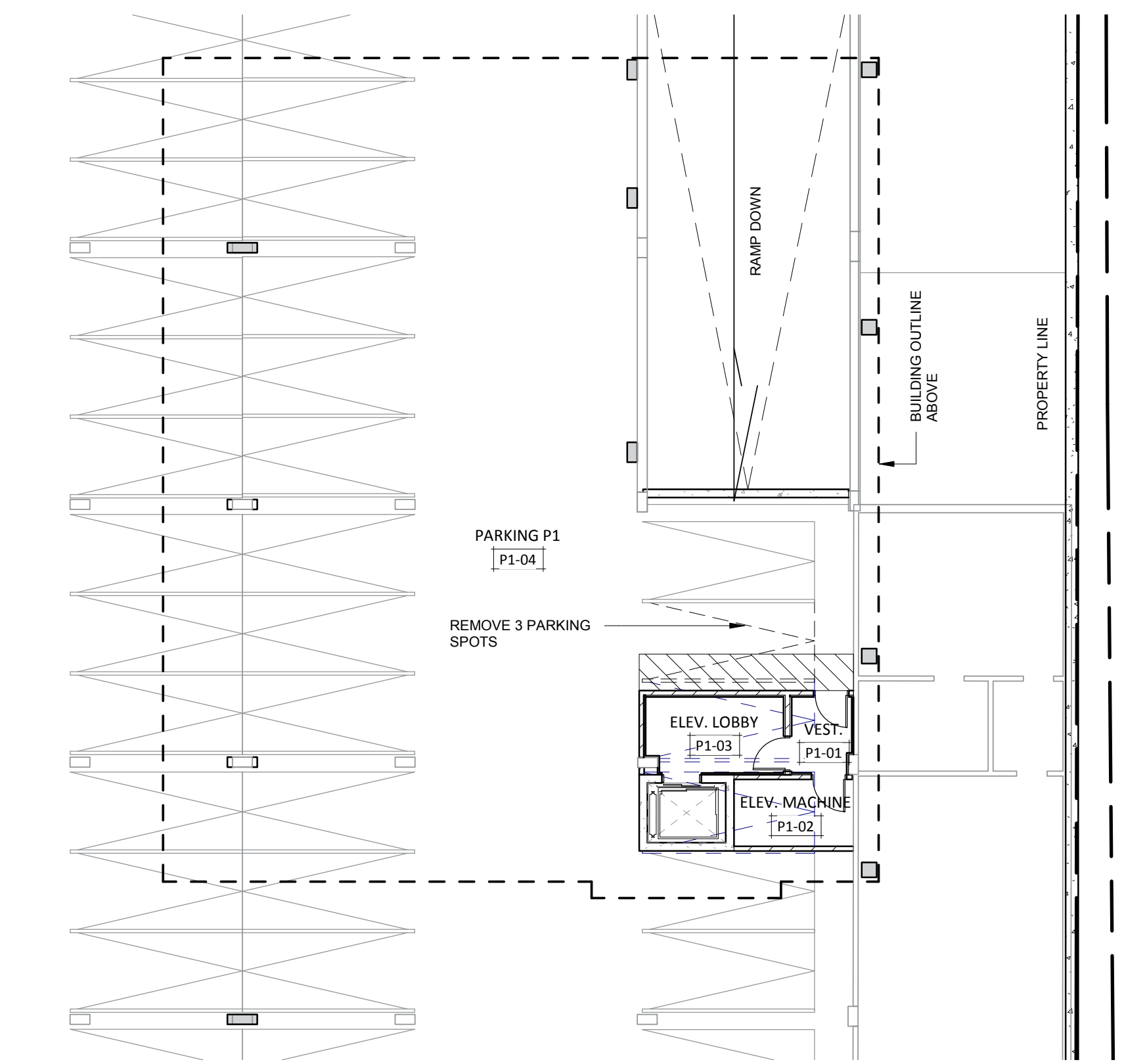
LEVEL P1 FLOOR PLAN

SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:300



LEVEL P2 FLOOR PLAN

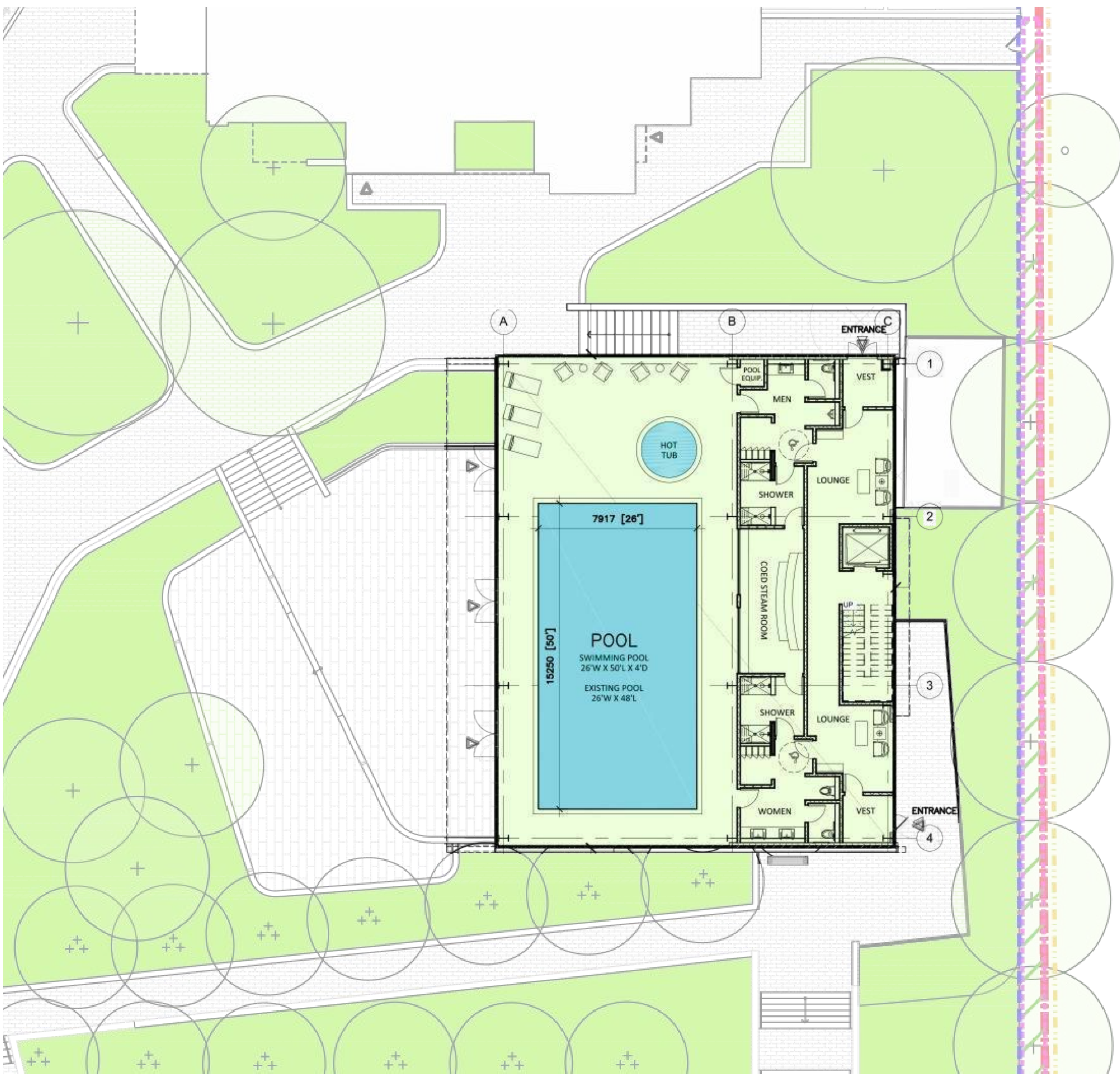


LEVEL P1 FLOOR PLAN

CURRENT DESIGN (May 2019)

Scale- 1:300

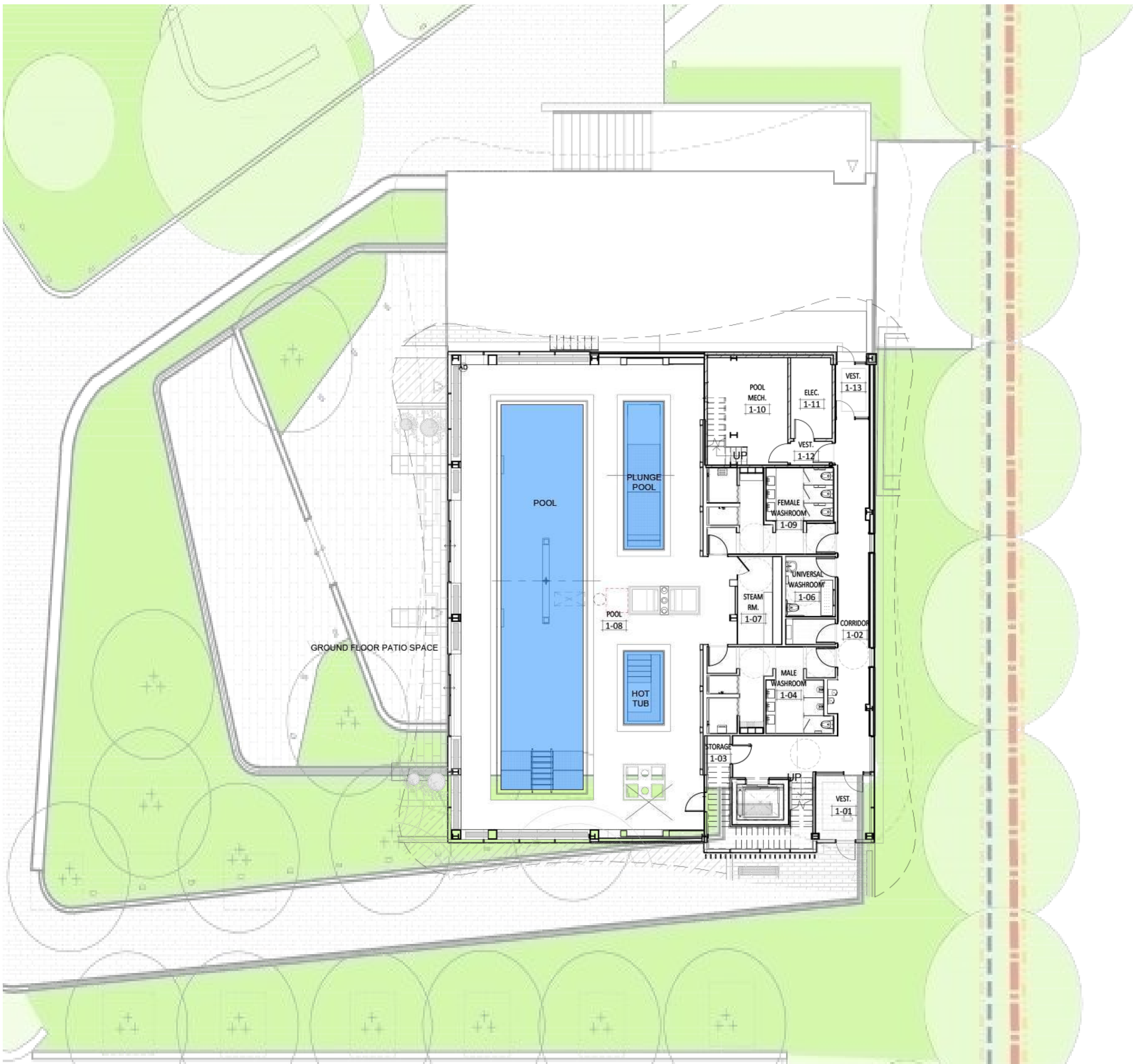
GROUND FLOOR PLAN : COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:300

TOTAL GROSS FLOOR AREA(sm): 521.1 m²
 TOTAL GROSS FLOOR AREA(sf): 5,609 ft²

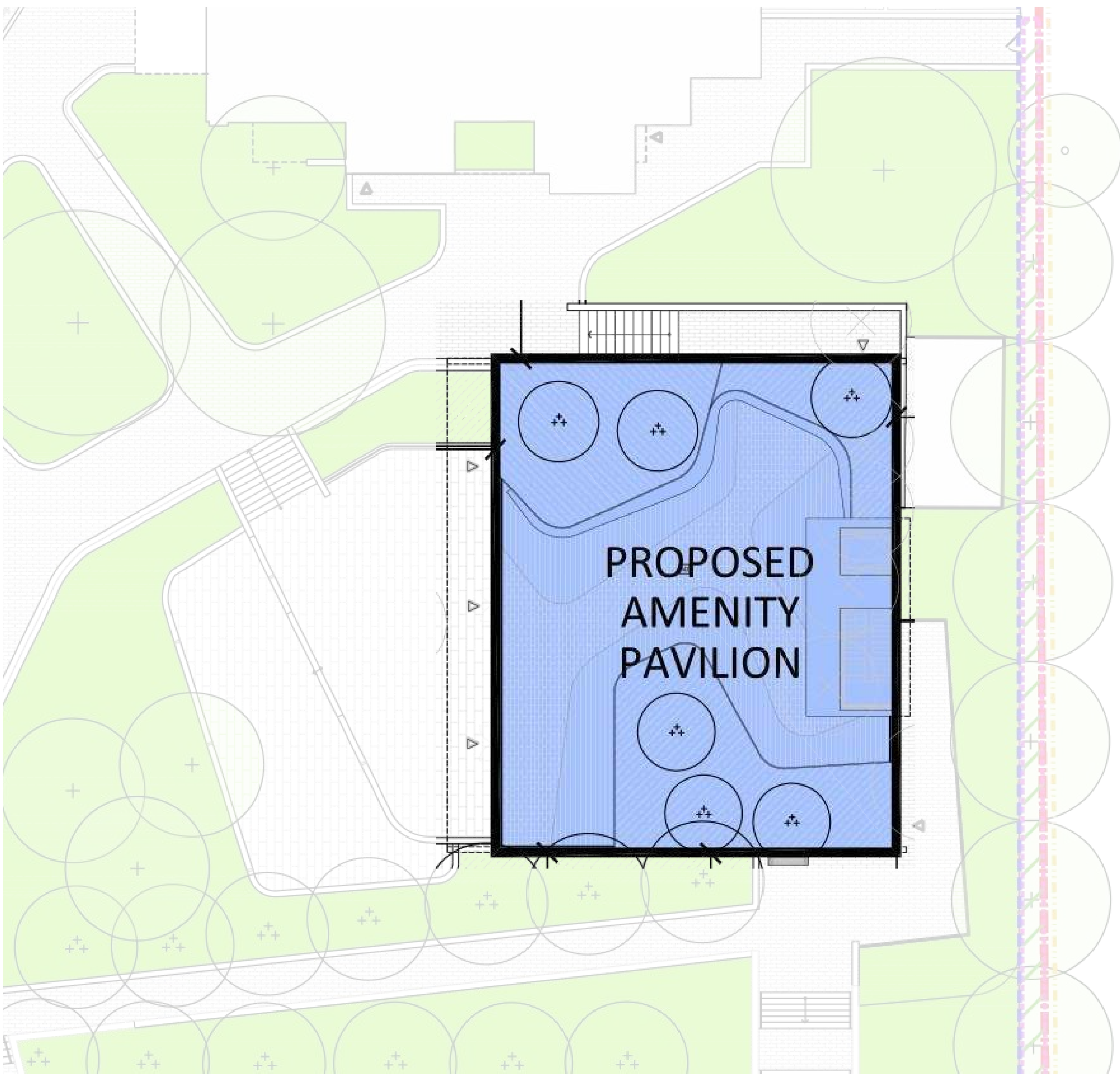


CURRENT DESIGN (May 2019)

Scale- 1:300

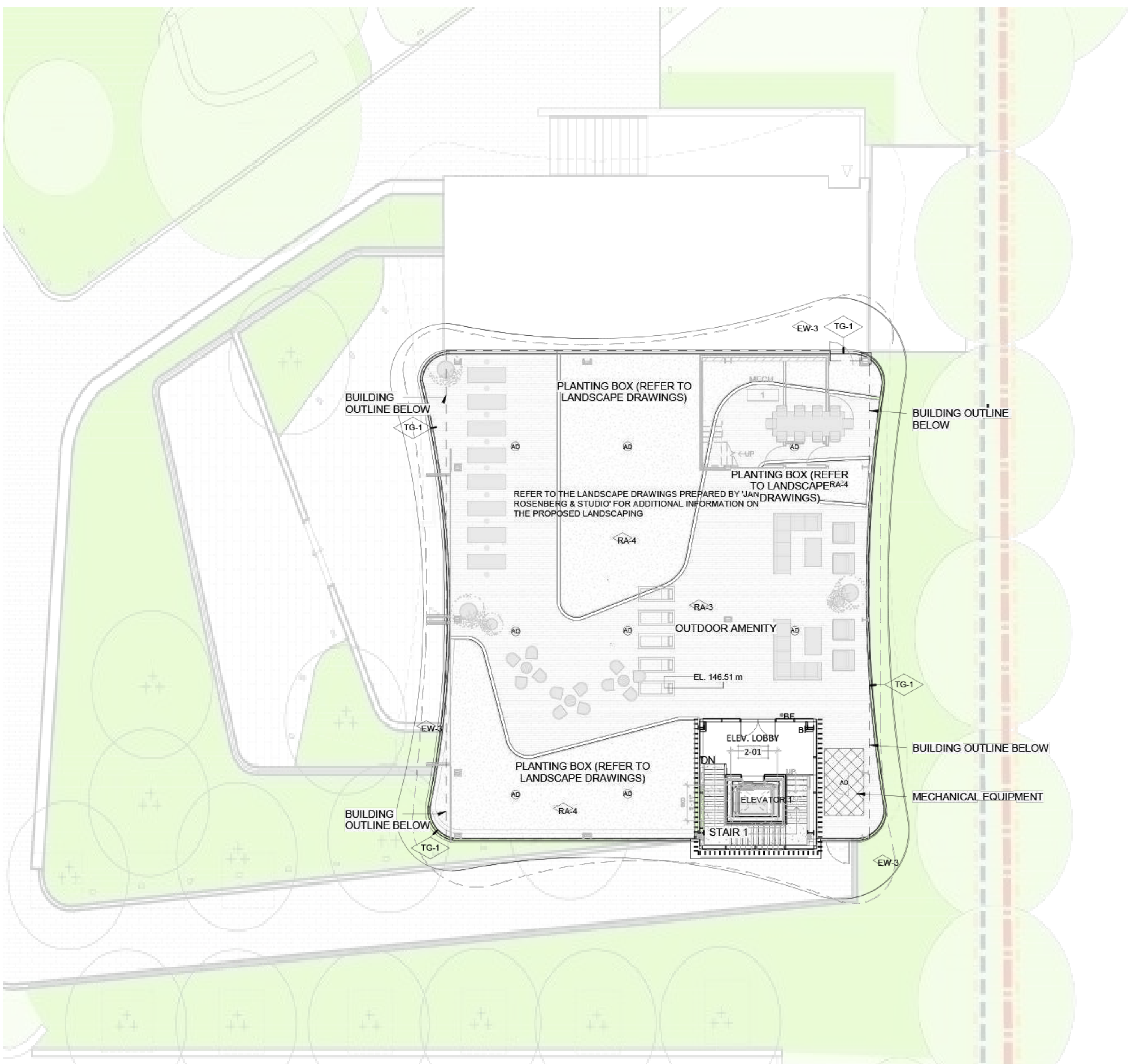
TOTAL GROSS FLOOR AREA(sm): 569.0 m²
 TOTAL GROSS FLOOR AREA(sf): 6,125 ft²

ROOF PLAN : COMPARISON



**SPA SUBMISSION (February 2018)
STAFF SUPPORTED**

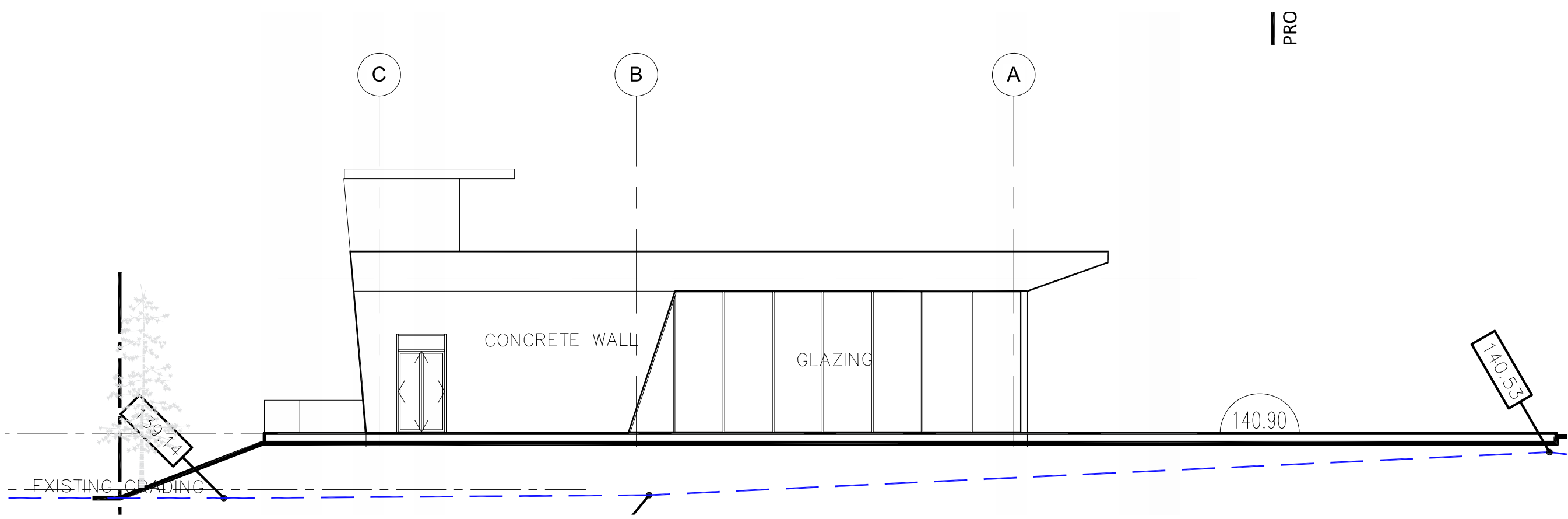
Scale- 1:300



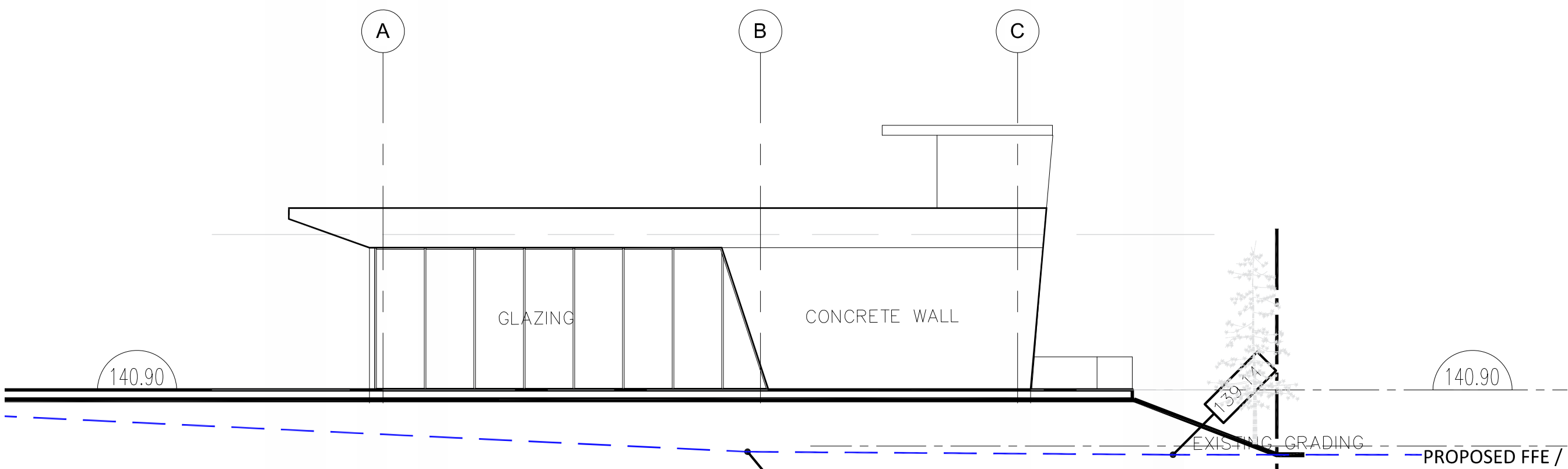
CURRENT DESIGN (May 2019)

Scale- 1:300

NORTH & SOUTH ELEVATIONS : COMPARISON



NORTH ELEVATION



SOUTH ELEVATION

SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:300



NORTH ELEVATION

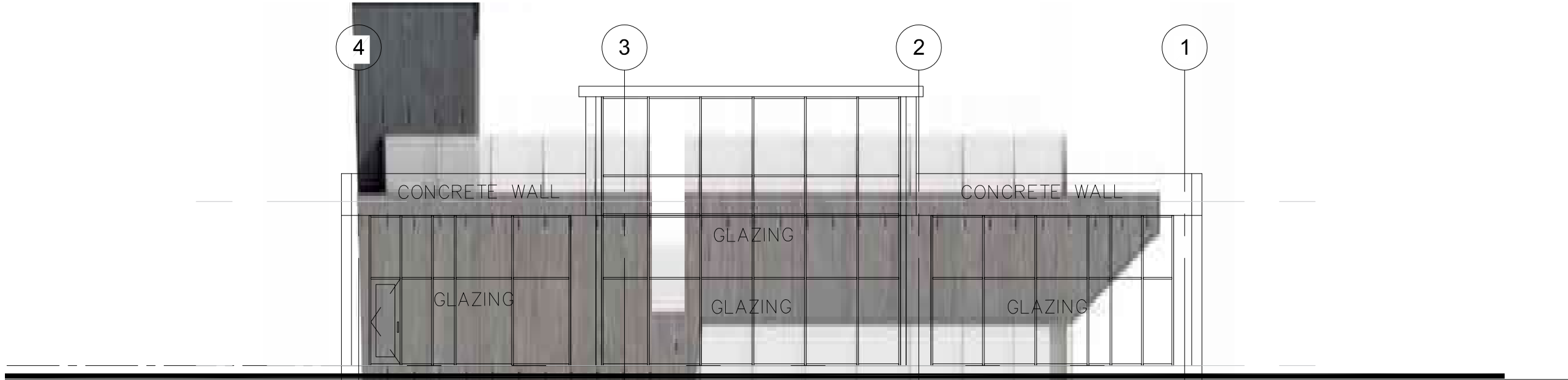


SOUTH ELEVATION

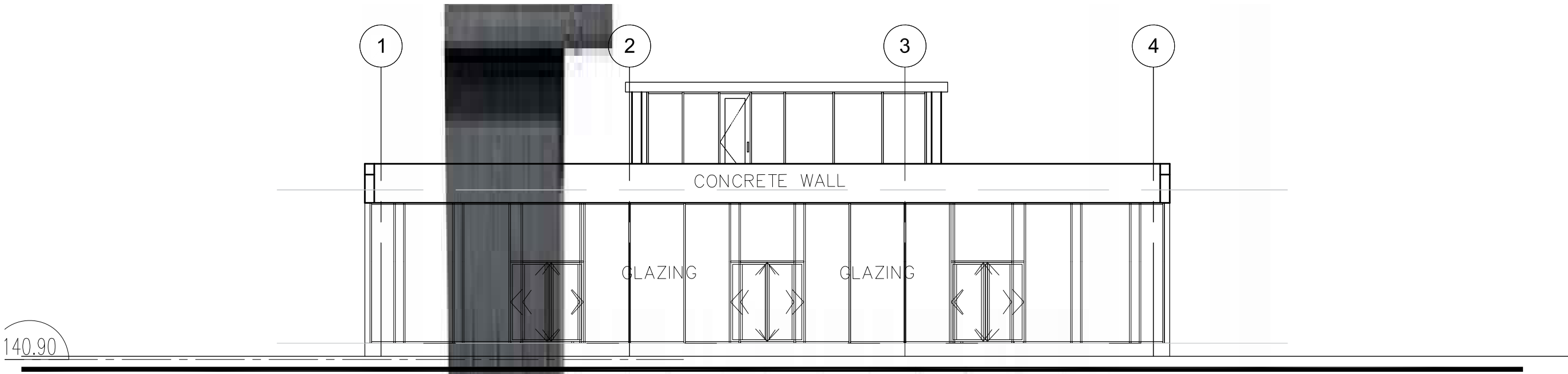
CURRENT DESIGN (May 2019)

Scale- 1:300

EAST & WEST ELEVATIONS: COMPARISON



EAST ELEVATION



WEST ELEVATION

SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:300



EAST ELEVATION

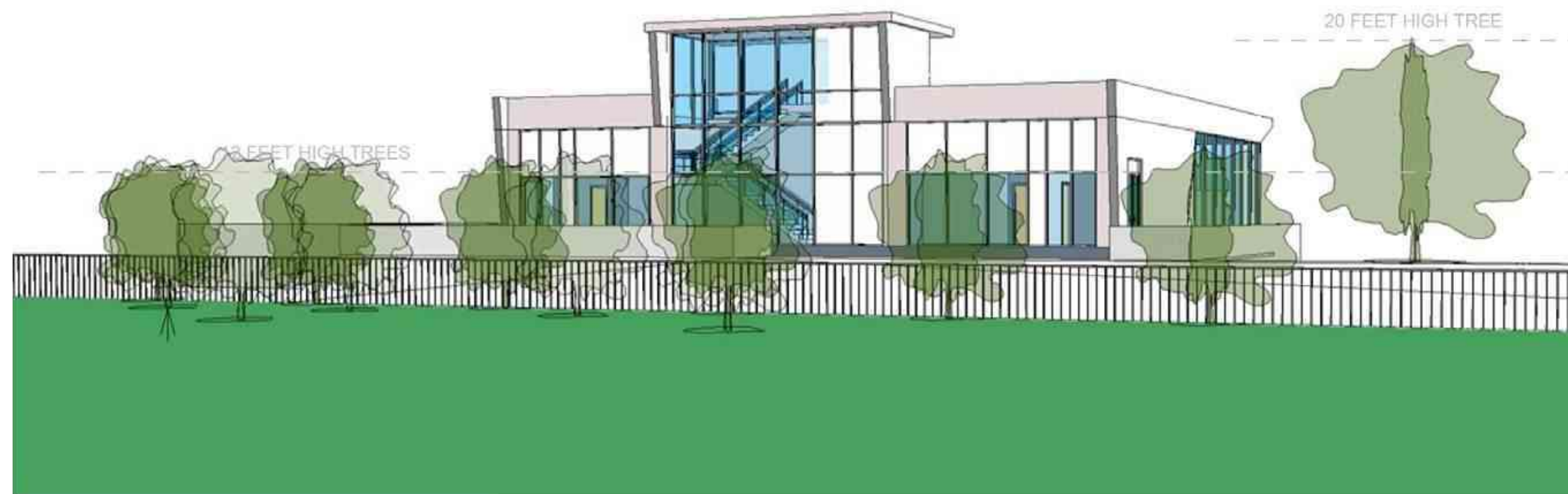


WEST ELEVATION

CURRENT DESIGN (May 2019)

Scale- 1:300

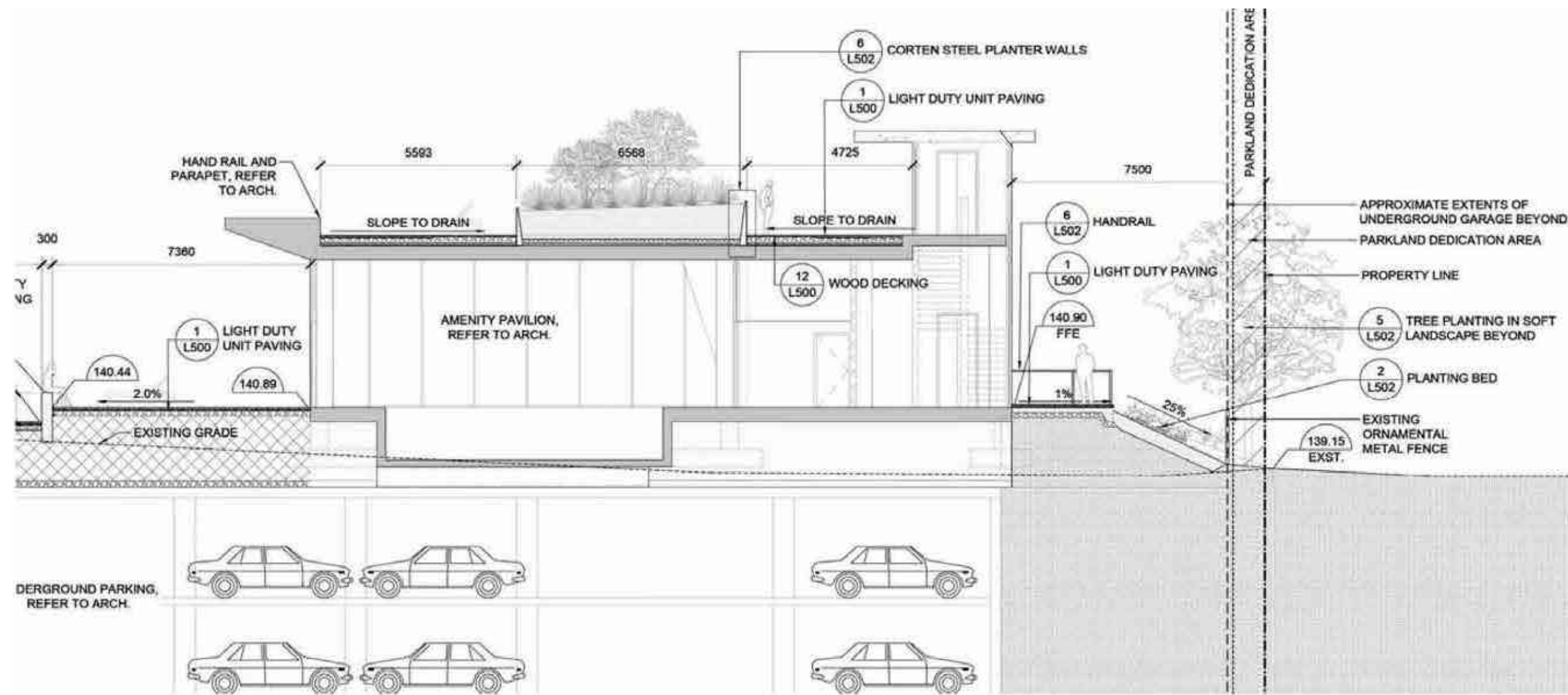
LEVELS 07-17 FLOOR PLAN : COMPARISON



VIEW FROM DAVID A. BALFOUR PARK



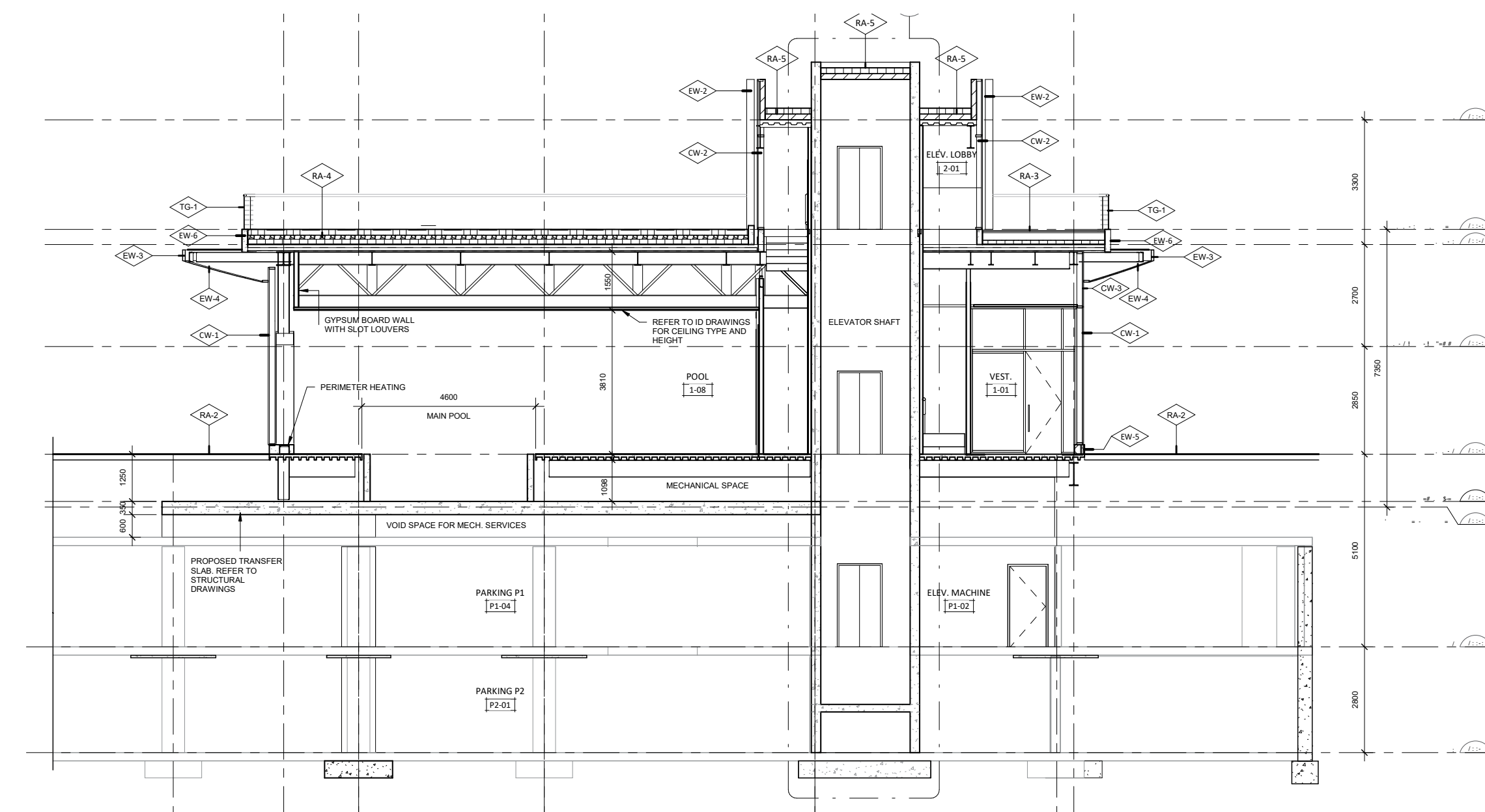
VIEW FROM DAVID A. BALFOUR PARK



LONGITUDINAL SECTION

SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Not to Scale



LONGITUDINAL SECTION

CURRENT DESIGN (May 2019)

Not to Scale

