



# TECHNICAL OVERVIEW - SITE





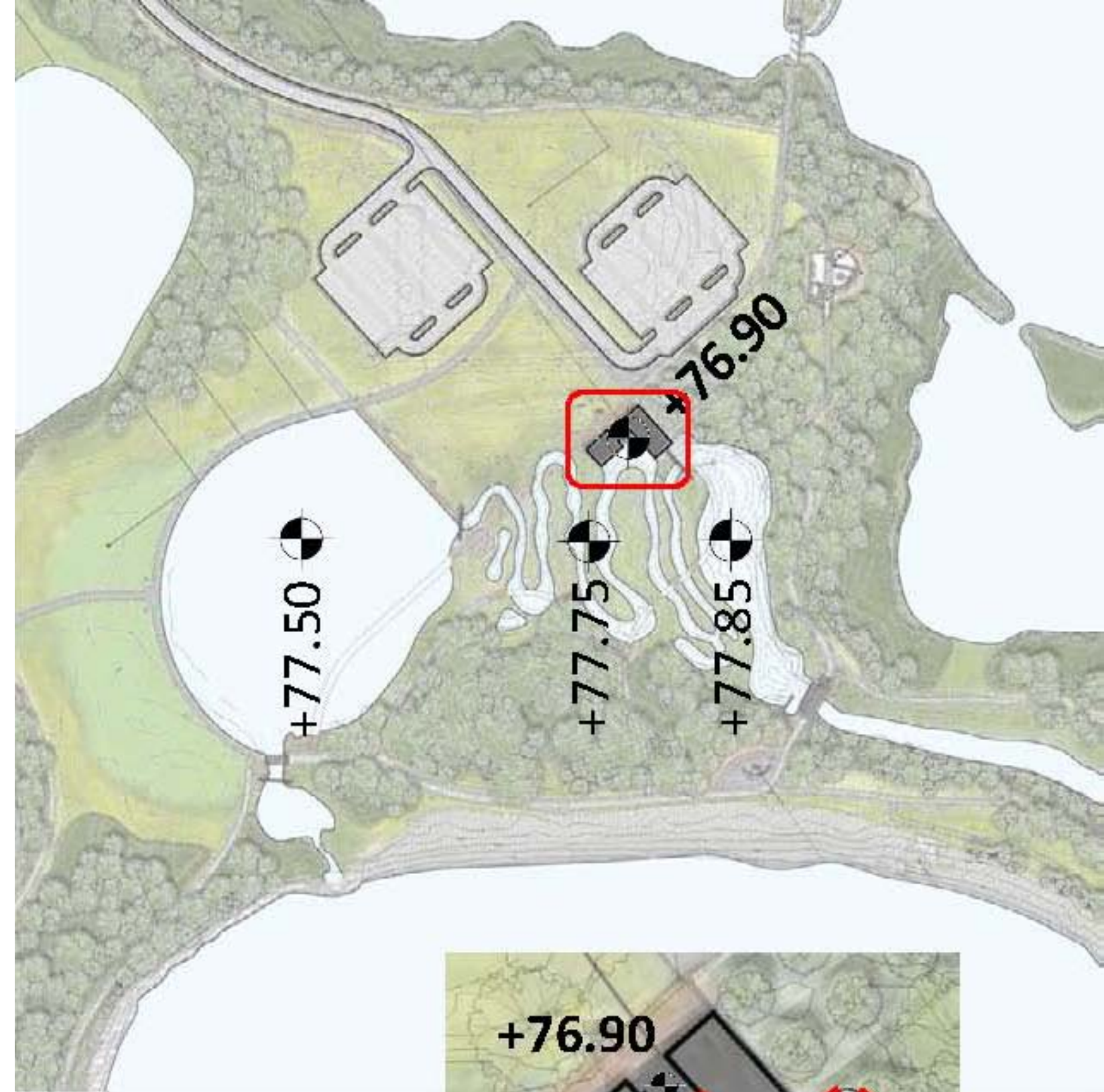
## 231 parking spaces



**144 parking spaces**







# Ponds / pond levels

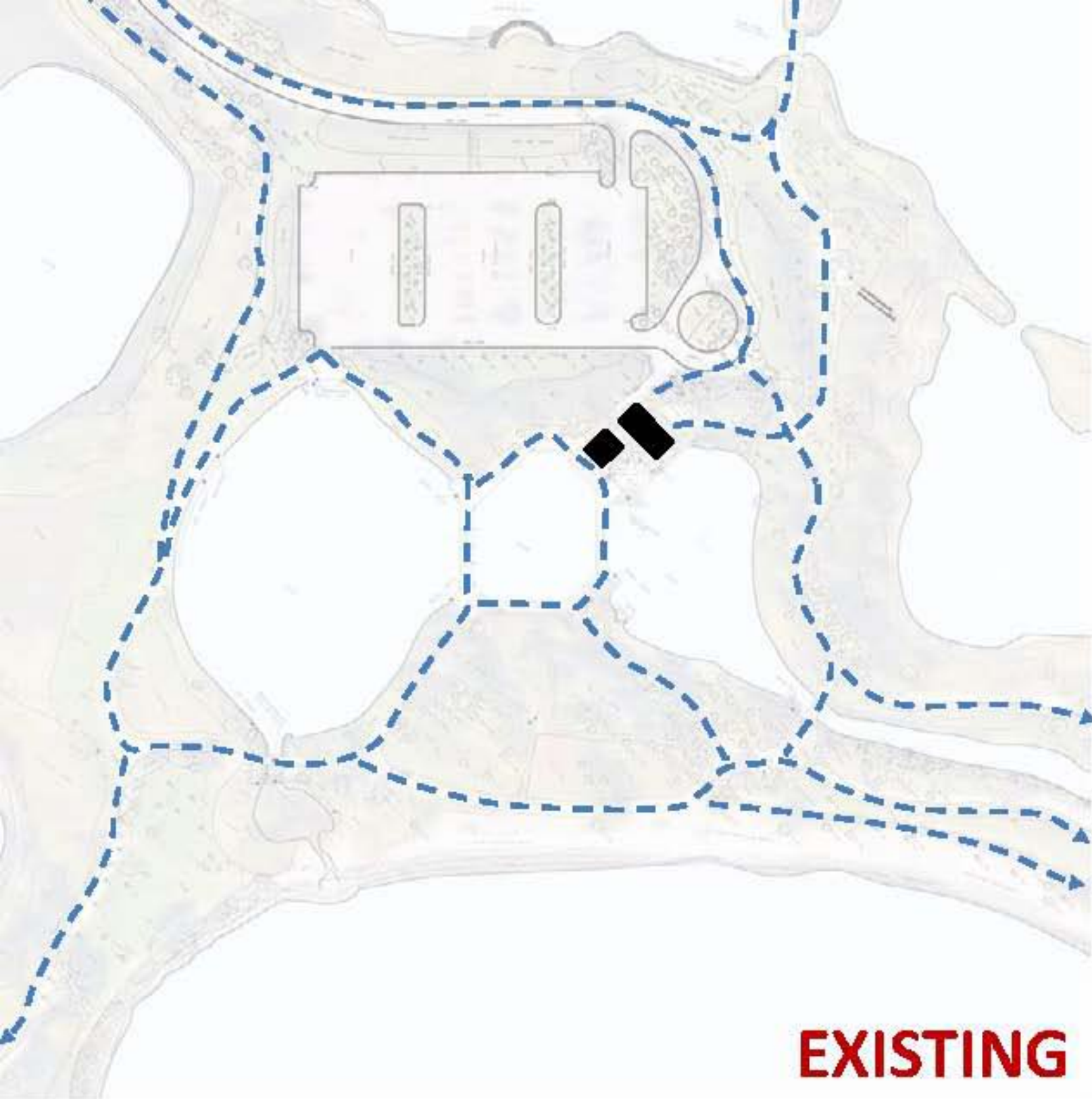






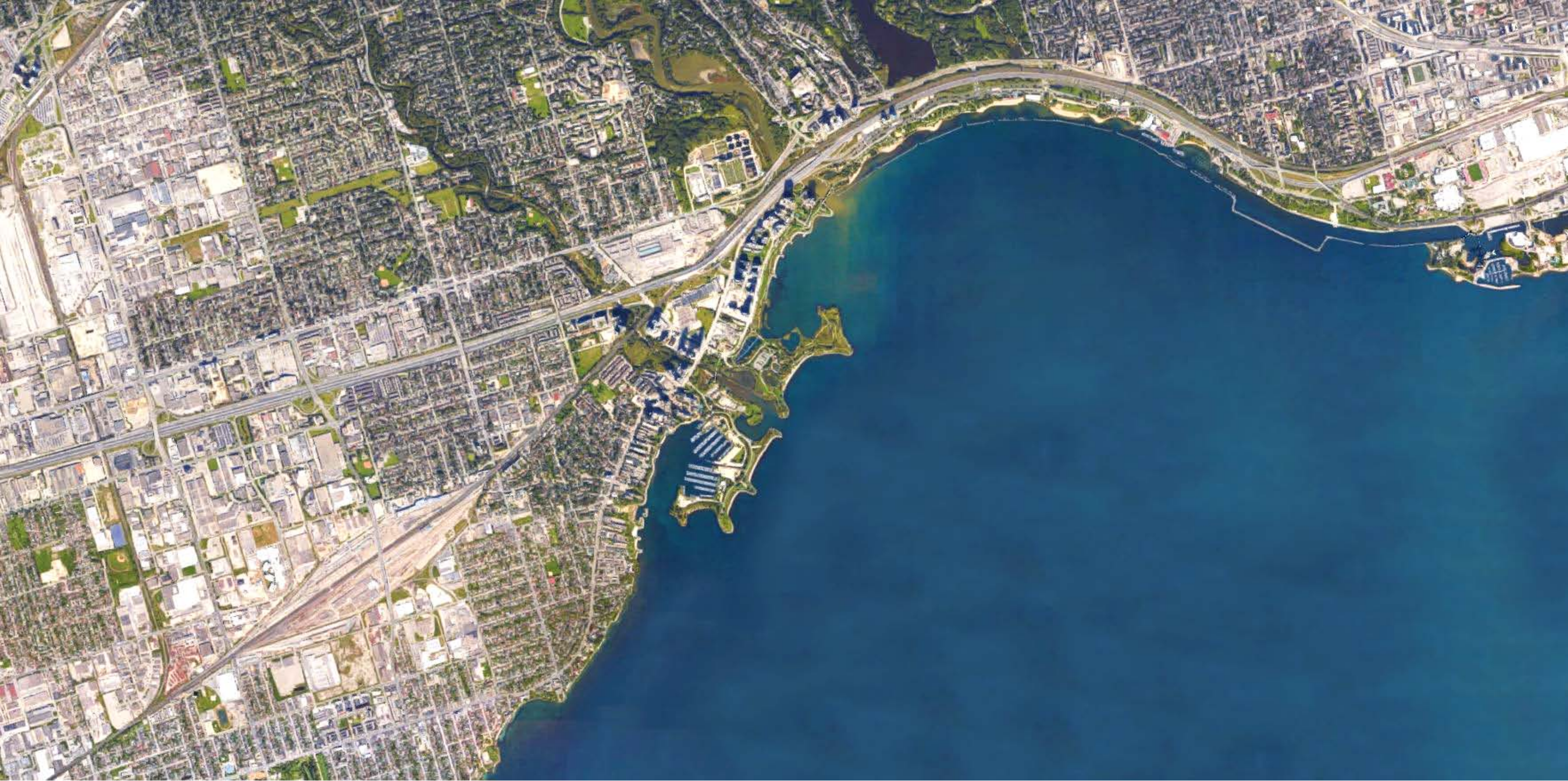
**Activities / Use / Habitat**





# Pathways





# SITE CONCEPTS



# SITE OPTIONS

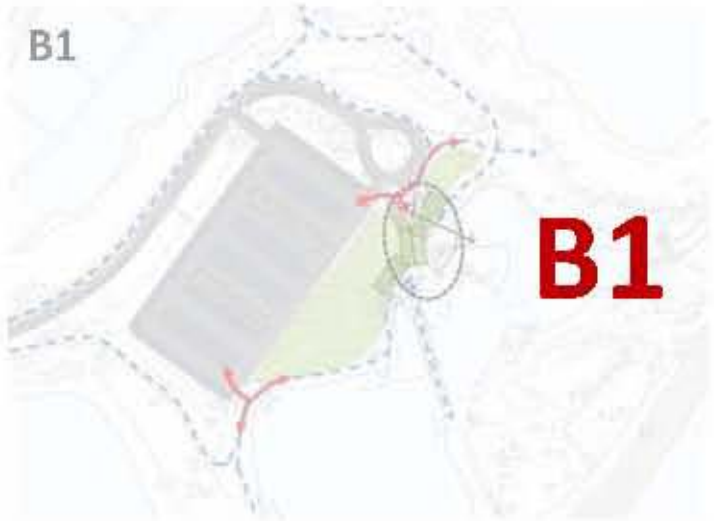
1

PRE-MASTER PLAN DEVELOPMENT

**A**  
RE-USE OF  
EXISTING BUILDING



**B**  
NEW BUILDING  
SAME LOCATION

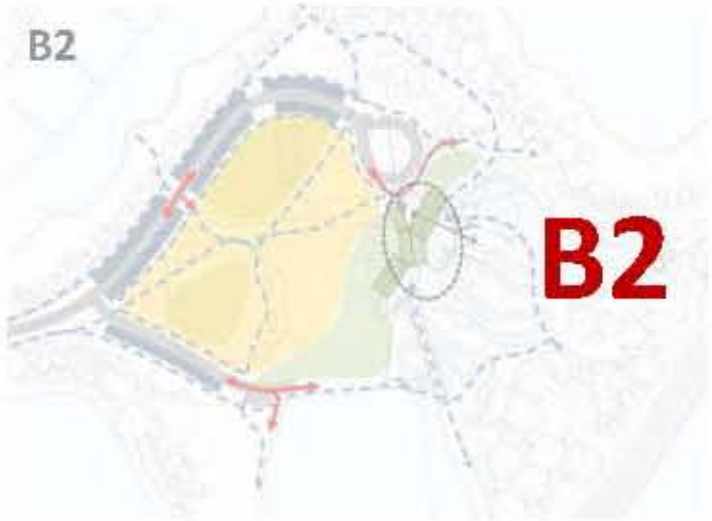


**C**  
NEW BUILDING  
SOUTH-POND LOCATION



2

FULL MASTER PLAN DEVELOPMENT







**A1**

**RE-USE BUILDING  
EXISTING SITE  
PRE-MASTER PLAN**

0 25 50 METRES

**EAST PENINSULA  
1:1500**





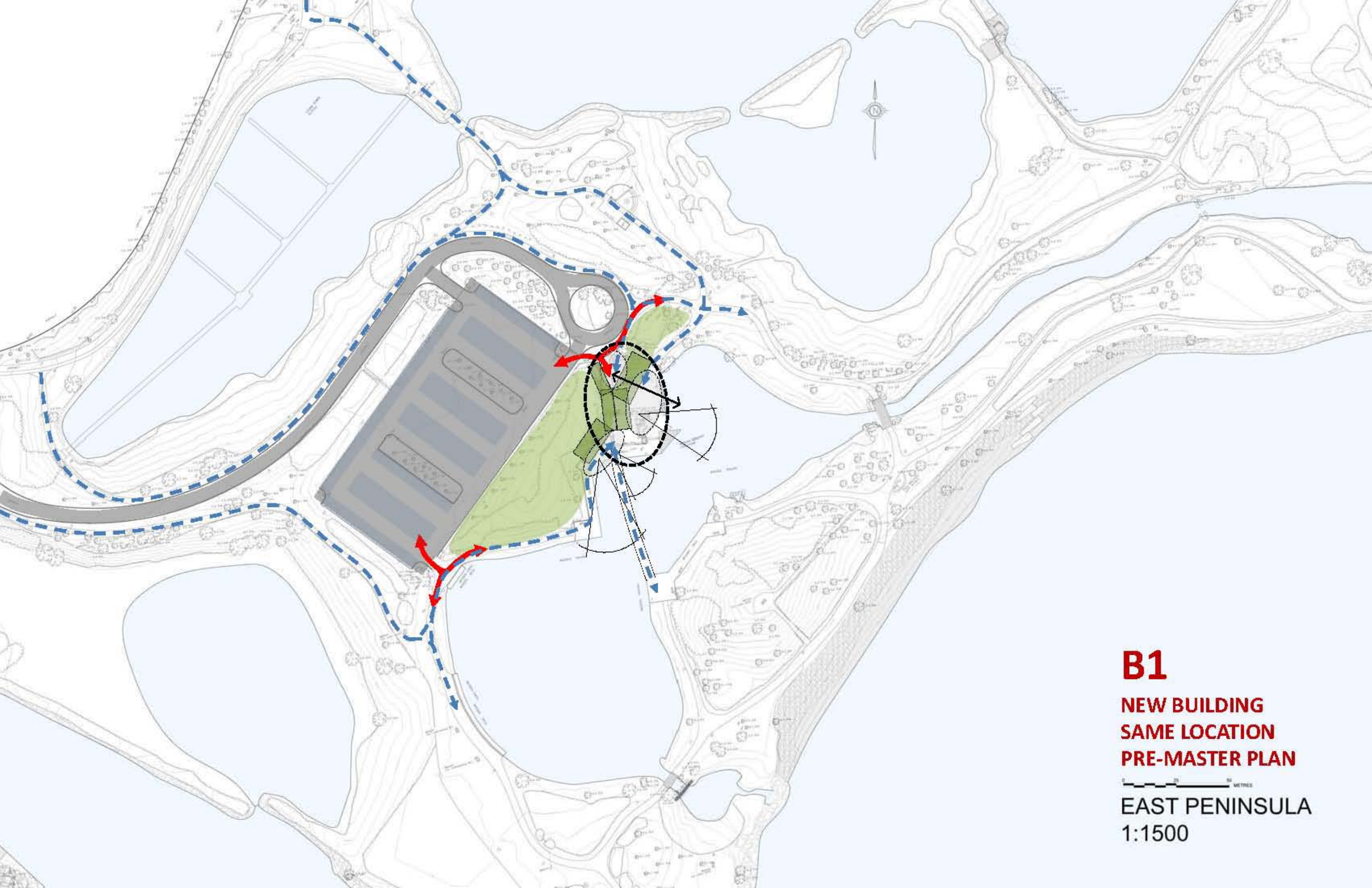
# A2

RE-USE BUILDING  
EXISTING SITE  
FULL MASTER PLAN

0 25 50 METRES

EAST PENINSULA  
1:1500



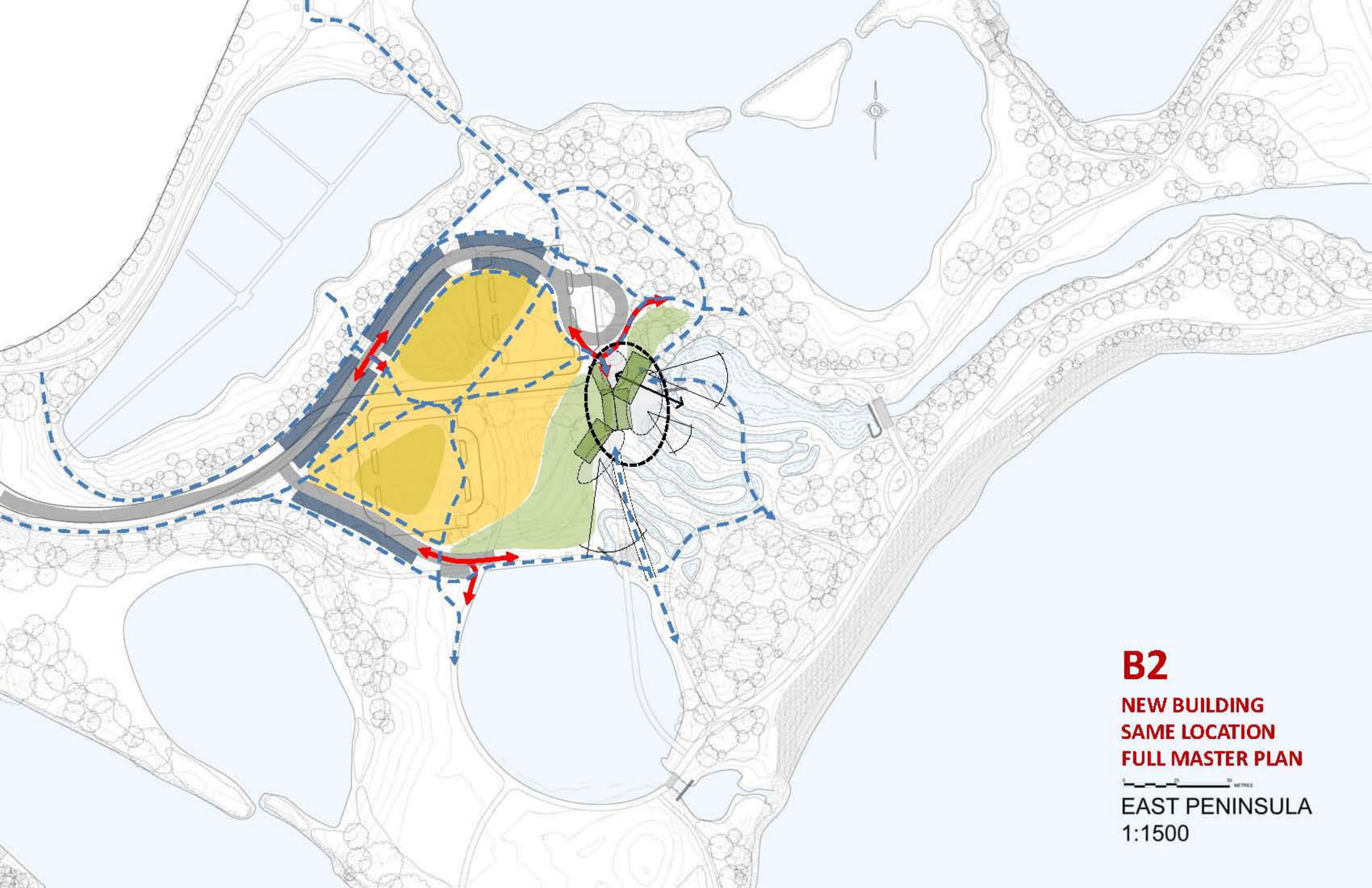


**B1**

**NEW BUILDING  
SAME LOCATION  
PRE-MASTER PLAN**

0 25 50 METRES  
EAST PENINSULA  
1:1500



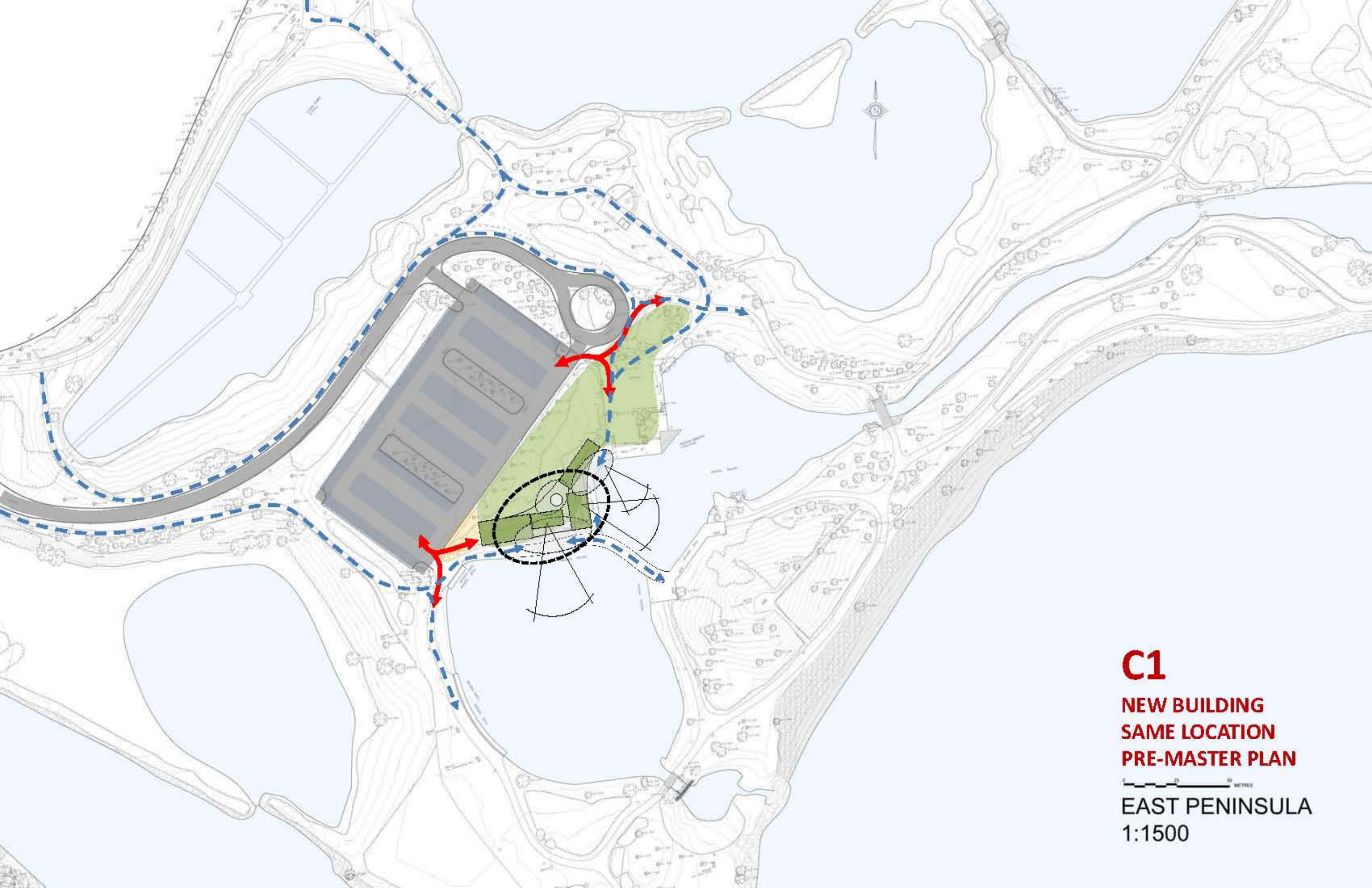


**B2**

**NEW BUILDING  
SAME LOCATION  
FULL MASTER PLAN**

0 25 50 METRES  
**EAST PENINSULA  
1:1500**





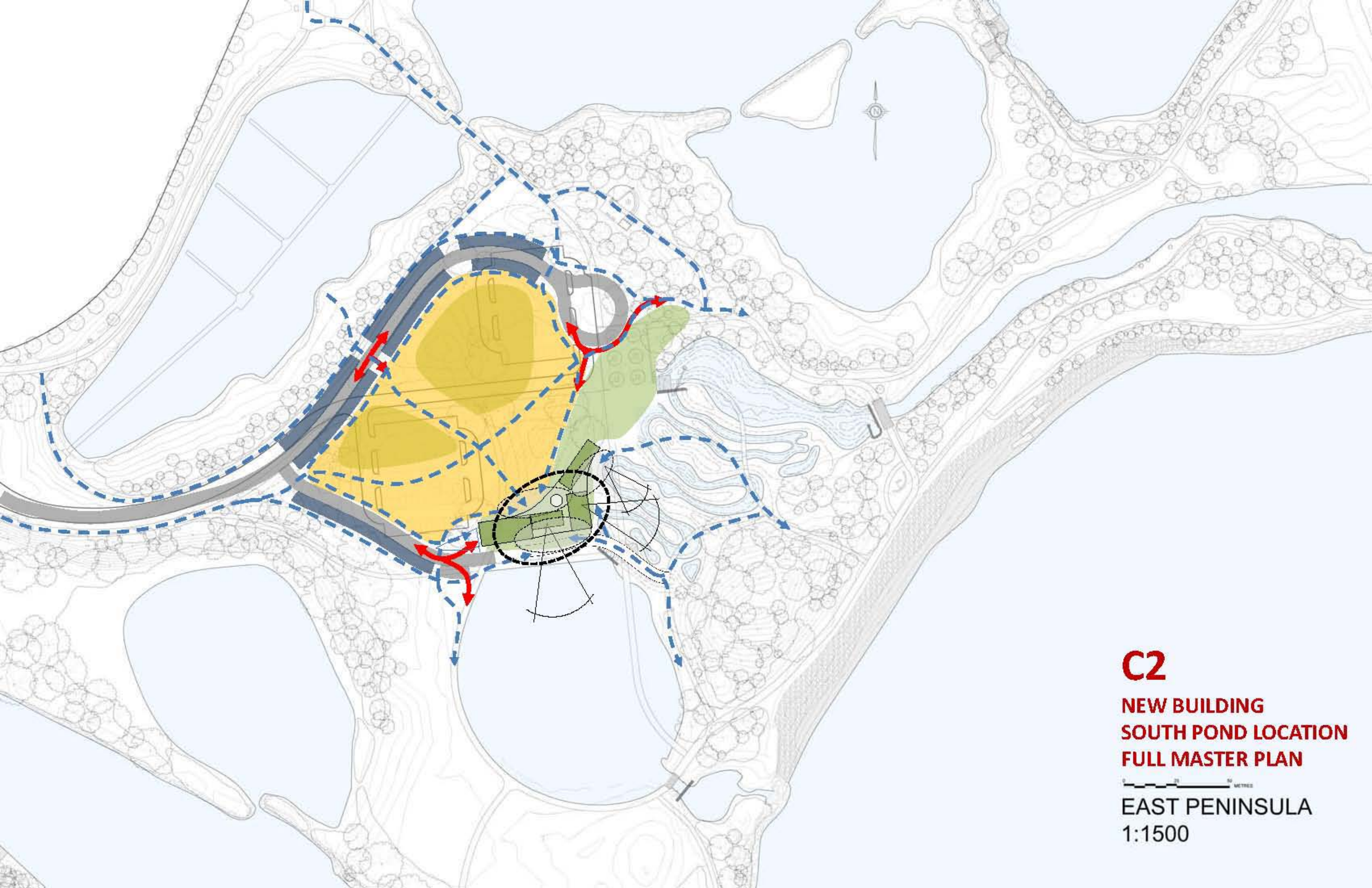
**C1**

**NEW BUILDING  
SAME LOCATION  
PRE-MASTER PLAN**

0 20 50 METRES

**EAST PENINSULA  
1:1500**





**C2**

**NEW BUILDING  
SOUTH POND LOCATION  
FULL MASTER PLAN**

0 25 50 METRES

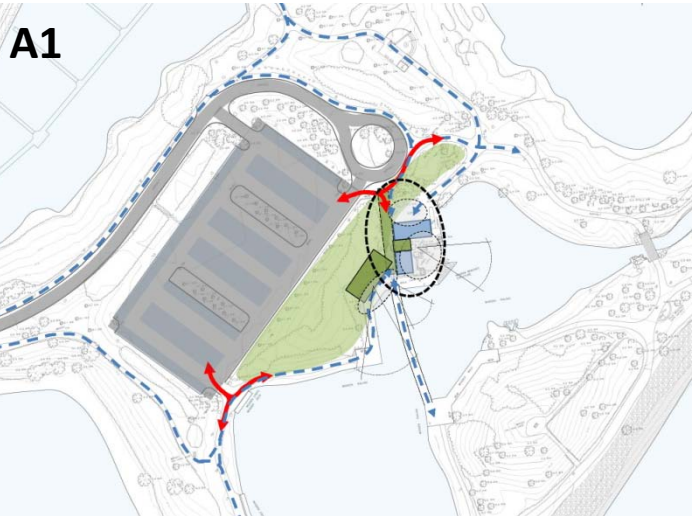
**EAST PENINSULA  
1:1500**



FOR DISCUSSION ONLY

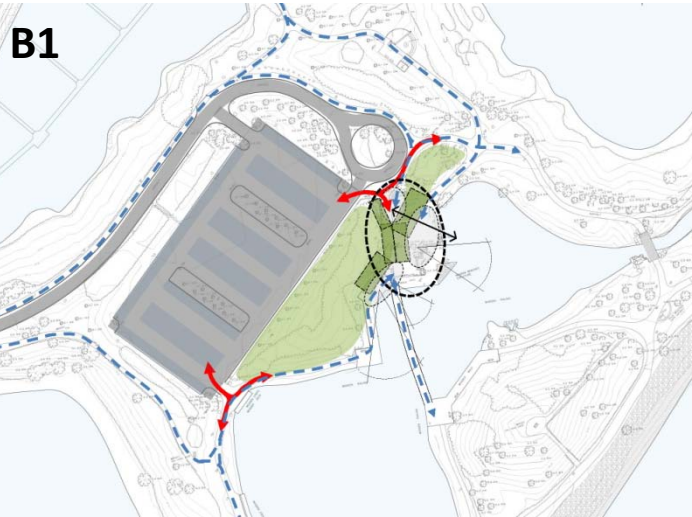
PRE-MASTER PLAN DEVELOPMENT

RE-USE OF  
EXISTING BUILDING



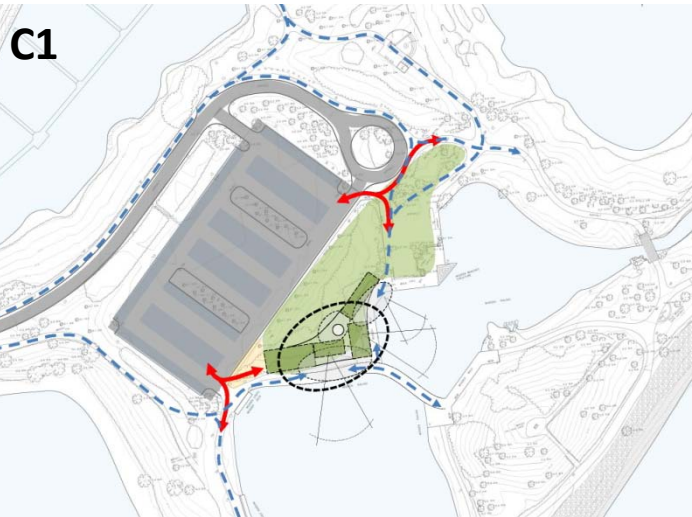
- PROS:
- RE-USE OF EXISTING SERVICING/INFRASTRUCTURE
  - VIEWS AND VISTAS ACROSS POND TO/FROM BUILDING
- CONS:
- RELATIONSHIP TO POTENTIAL WATER LEVEL (BUILDING SITE IS LOWER THAN PROPOSED POND LEVEL)
  - NO DIRECT ACCESS TO LARGE POND
  - LIMITED FLEXIBILITY OF PROGRAM LAYOUT

NEW BUILDING  
SAME LOCATION



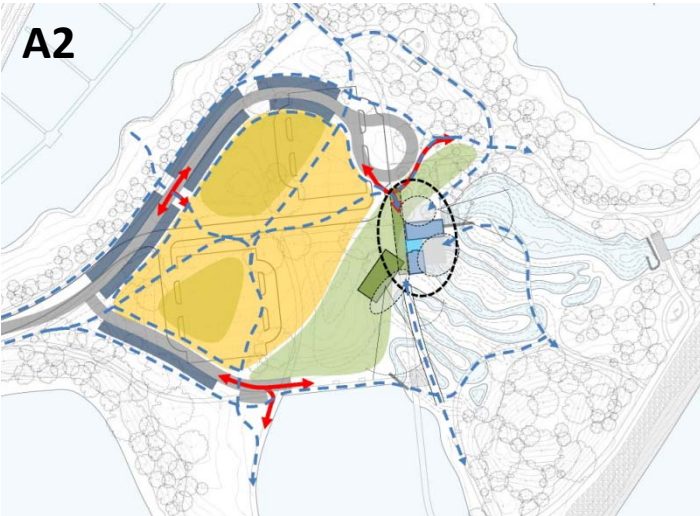
- PROS:
- RE-USE OF EXISTING SERVICES/INFRASTRUCTURE
  - VIEWS AND VISTAS ACROSS POND TO/FROM BUILDING
  - INCREASED FLEXIBILITY OF PROGRAM LAYOUT AND CONTROL OF SETBACK FROM WATERS EDGE
- CONS:
- NO DIRECT ACCESS TO LARGE POND

NEW BUILDING  
SOUTH-POND LOCATION

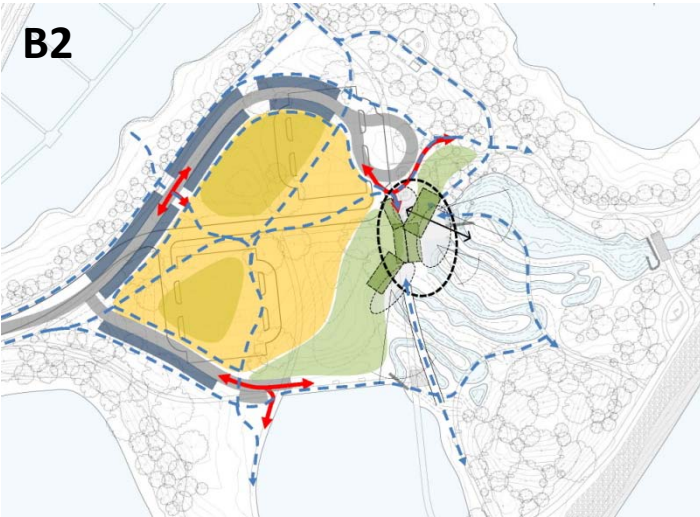


- PROS:
- DIRECT ACCESS TO LARGE POND
  - DIRECT ACCESS TO MEDIUM POND
  - VIEWS AND VISTAS ACROSS POND TO/FROM BUILDING
  - INCREASED FLEXIBILITY OF PROGRAM LAYOUT AND CONTROL OF SETBACK FROM WATERS EDGE
- CONS:
- LIMITED RE-USE OF EXISTING SERVICES
  - REQUIRES REWORKING OF PARKING AROUND ENTRANCE

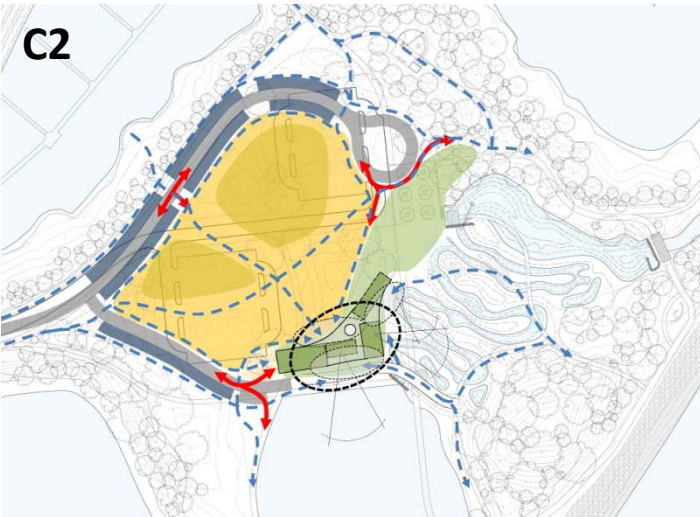
FULL MASTER PLAN DEVELOPMENT



- PROS:
- PARTIAL RE-USE OF EXISTING ROADS (TURNING CIRCLE)
  - WETLAND VIEWING OPPORTUNITY
  - RE-USE OF EXISTING SERVICES/INFRASTRUCTURE
- CONS:
- DIRECTLY ADJACENT TO NEW/INTENSIVE HABITAT ZONE
  - LACK OF VIEWS/VISTAS ACROSS POND TO/FROM BUILDING
  - RELATIONSHIP TO NEW WATER LEVEL (BUILDING SITE IS LOWER THAN PROPOSED POND LEVEL)
  - LIMITED FLEXIBILITY OF PROGRAM LAYOUT
  - NO DIRECT ACCESS TO ACTIVITY POND

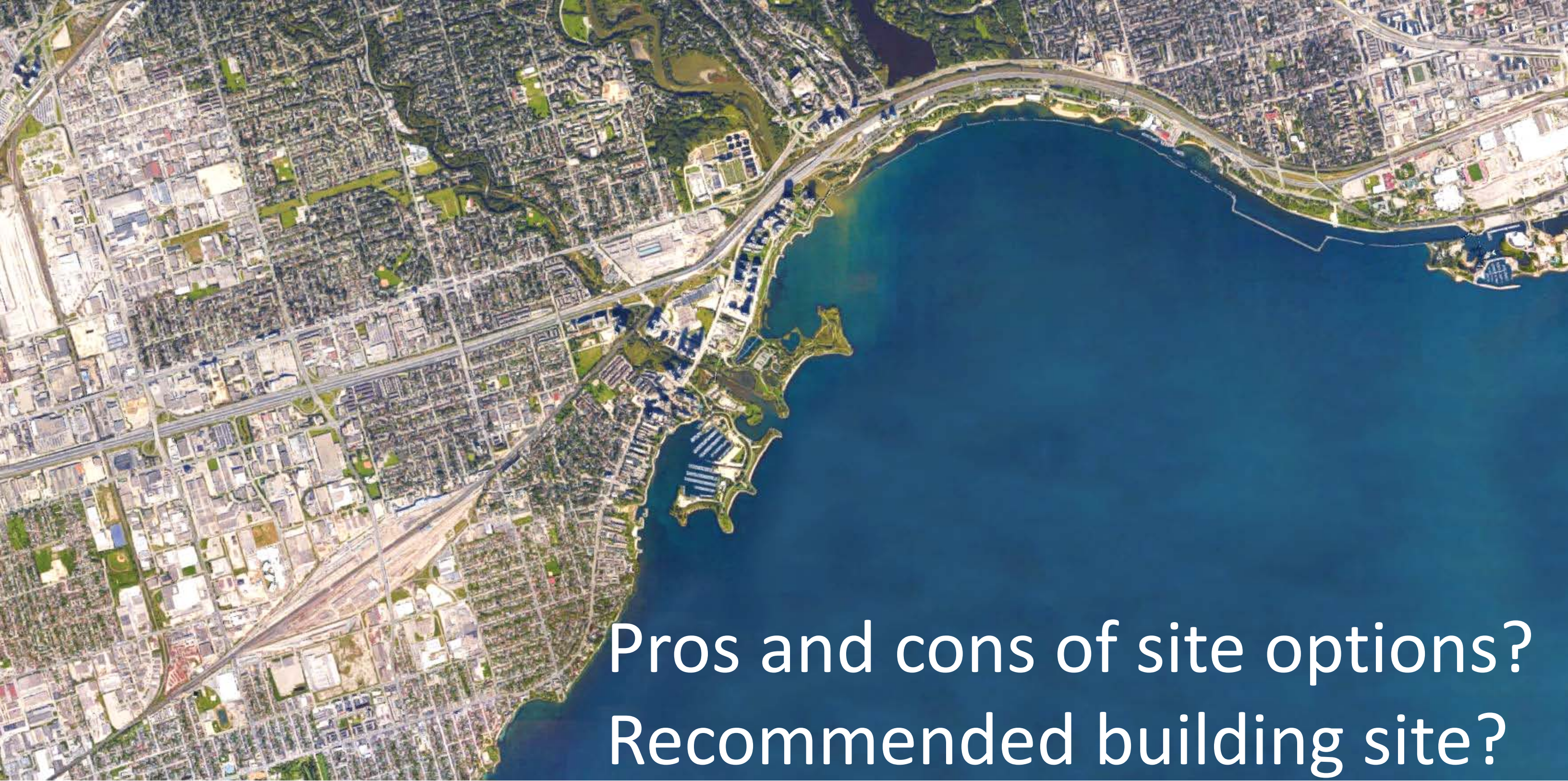


- PROS:
- WETLAND VIEWING OPPORTUNITY
  - PARTIAL RE-USE OF EXISTING ROADS (TURNING CIRCLE)
  - ACCOUNT FOR RAISED WATER LEVEL
  - RE-USE OF EXISTING SERVICES/INFRASTRUCTURE
  - INCREASED FLEXIBILITY OF PROGRAM LAYOUT AND CONTROL OF SETBACK FROM WATERS EDGE
- CONS:
- DIRECTLY ADJACENT TO NEW/INTENSIVE HABITAT ZONE
  - LACK OF VIEWS/VISTAS ACROSS POND TO/FROM BUILDING
  - NO DIRECT ACCESS TO ACTIVITY POND



- PROS:
- LOCATED AT THE INTERSECTION OF THE POLLINATOR MEADOW, ACTIVITY POND AND WETLAND. GIVING DIRECT ACCESS TO ALL THREE WHILE LIMITING DIRECT ADJACENCY TO NEW/INTENSIVE HABITAT ZONE.
  - RE-USE OF TURNING CIRCLE FOR DIRECT ACCESS TO PARK
  - VIEWS AND VISTAS ACROSS MEADOW, POND, WETLAND TO/FROM BUILDING ACCOUNT FOR RAISED WATER LEVEL
  - INCREASED FLEXIBILITY OF PROGRAM LAYOUT AND CONTROL OF SETBACK FROM WATERS EDGE
- CONS:
- LIMITED RE-USE OF SERVICES





Pros and cons of site options?  
Recommended building site?

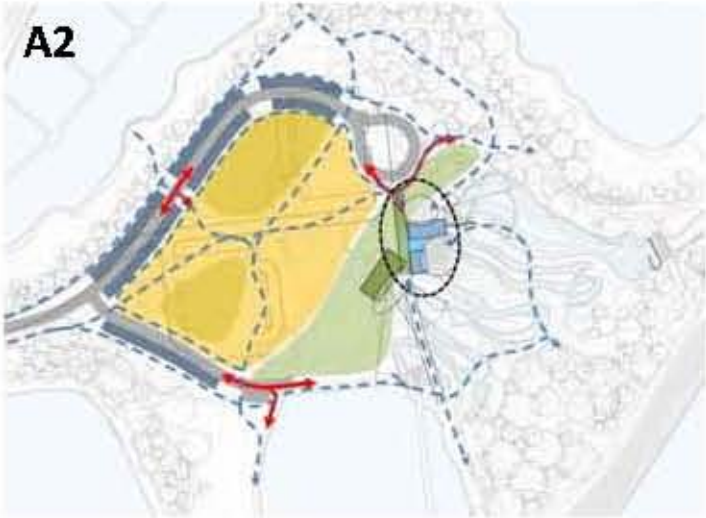
# ROUNDTABLE DISCUSSION



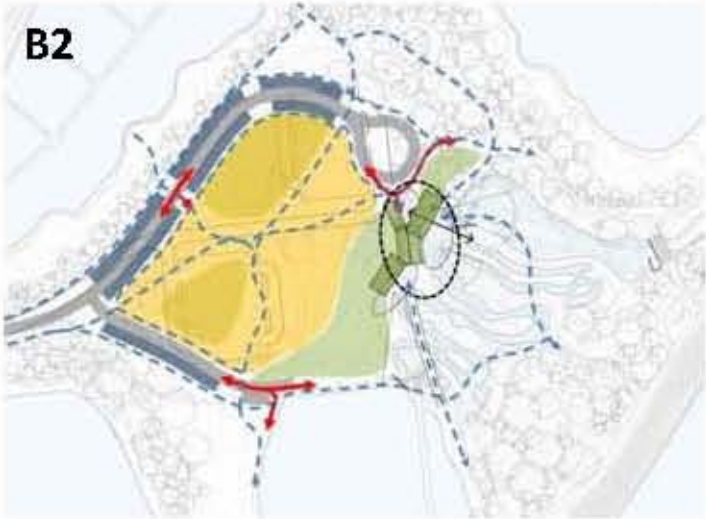
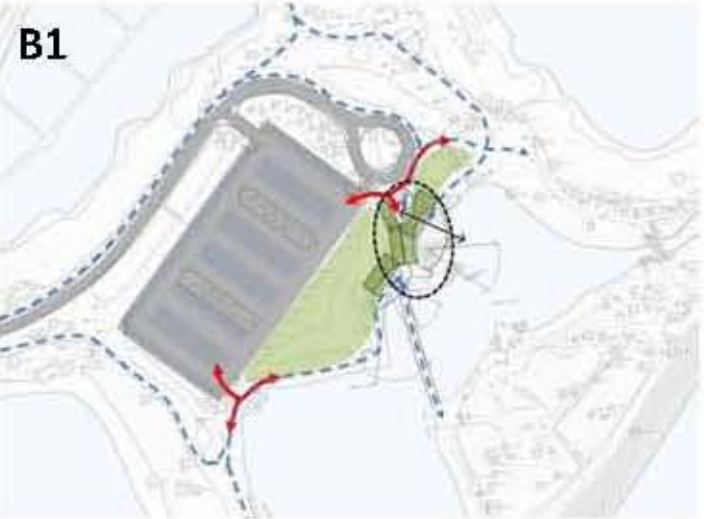
**PRE-MASTER PLAN DEVELOPMENT**

**FULL MASTER PLAN DEVELOPMENT**

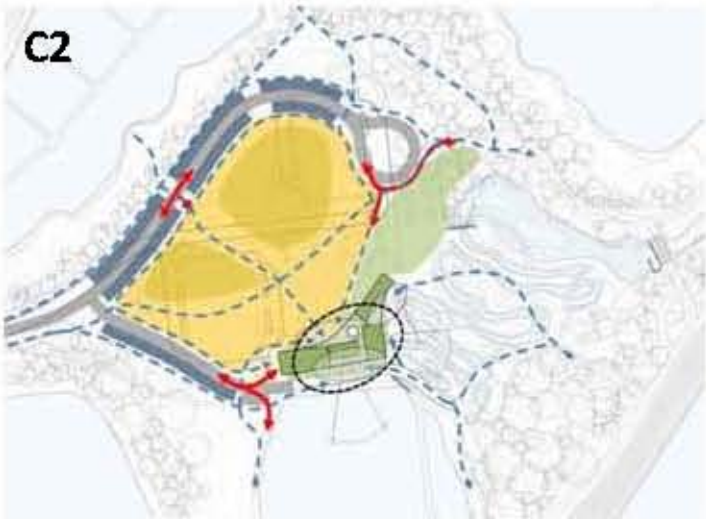
**RE-USE OF  
EXISTING BUILDING**



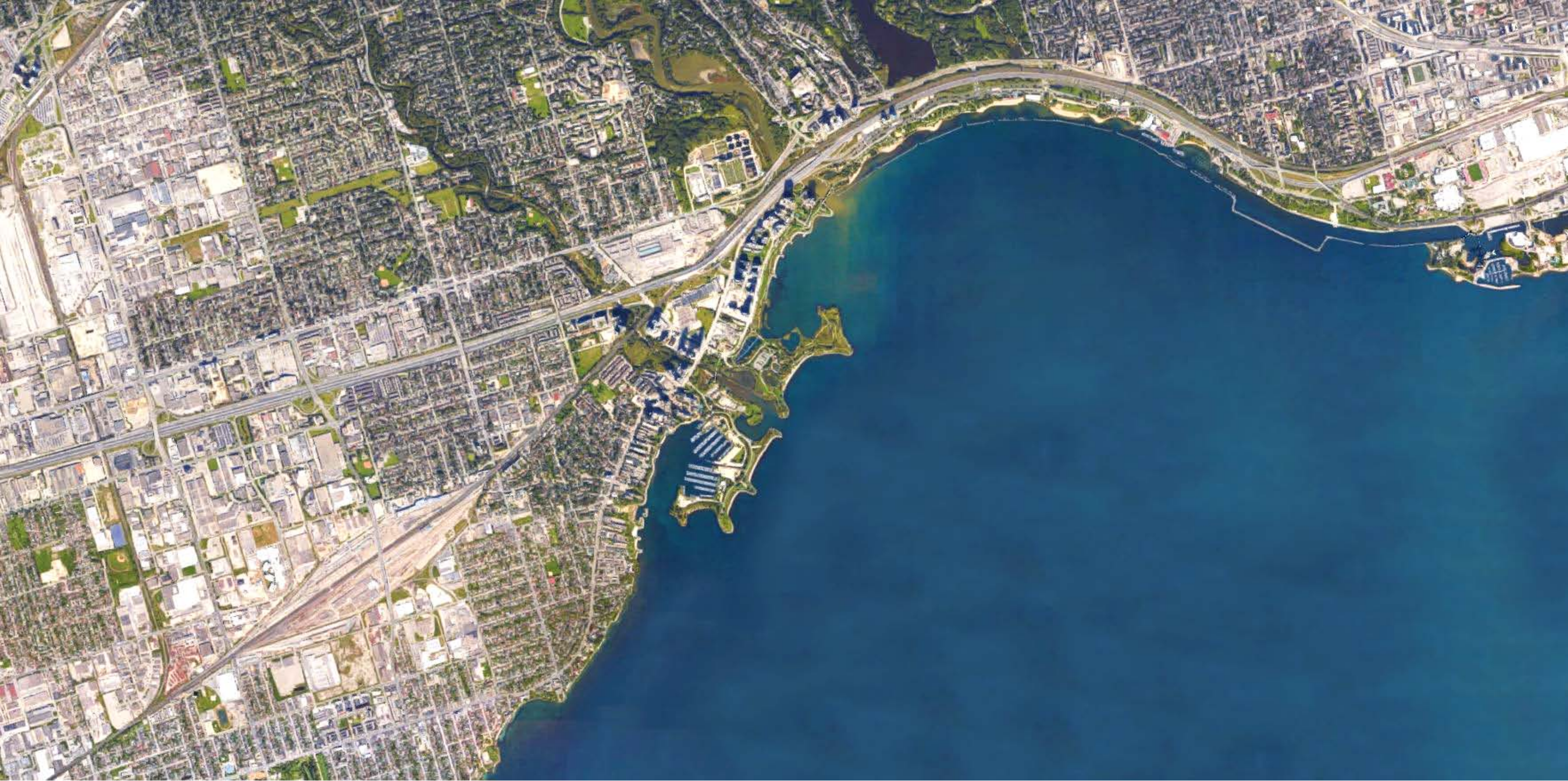
**NEW BUILDING  
SAME LOCATION**



**NEW BUILDING  
SOUTH-POND LOCATION**

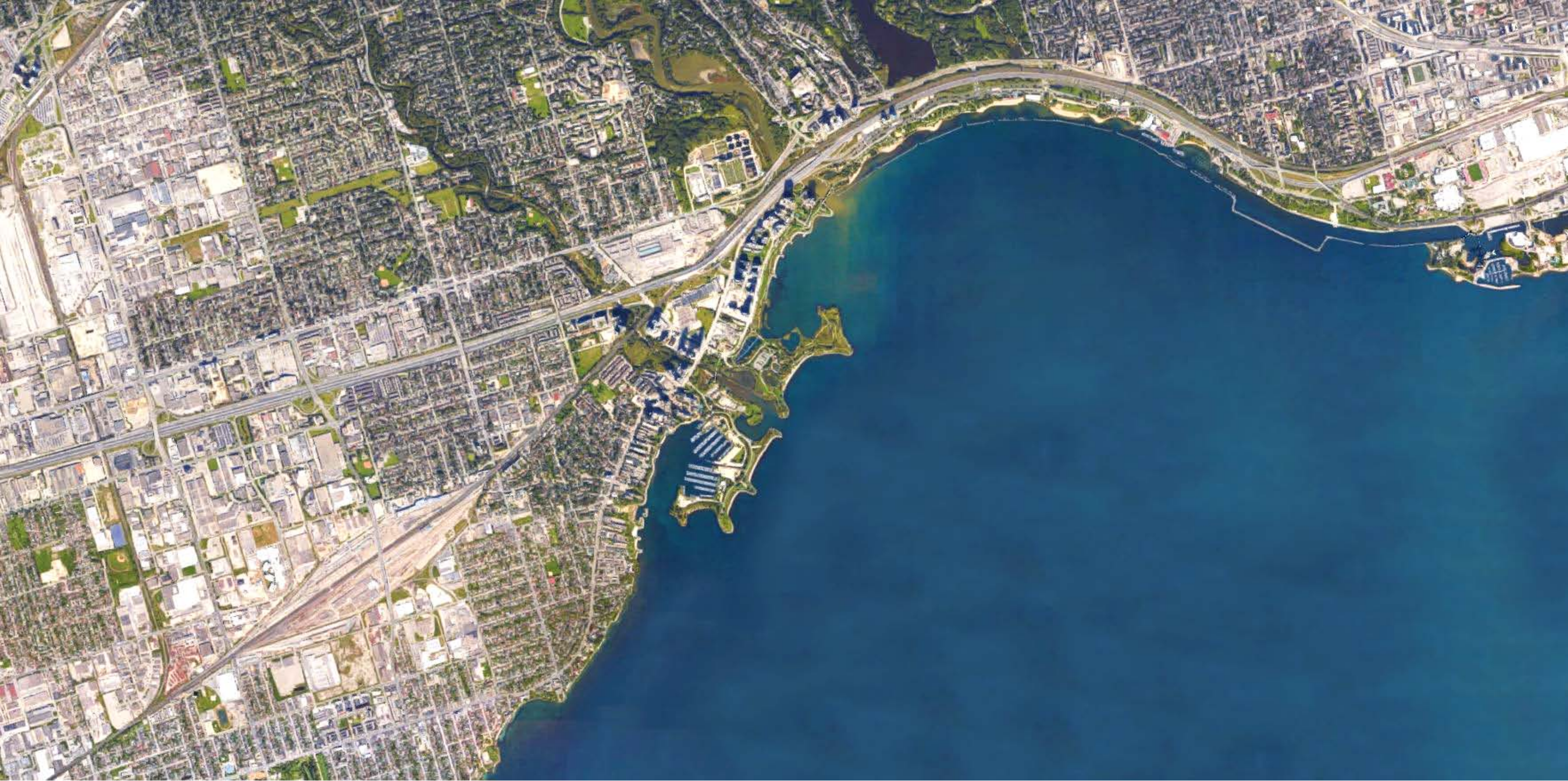






# SUMMARY





# NEXT STEPS



HUMBER BAY PARK:

**Architectural Public Engagement Process**

**Architectural Documentation and Construction Process**



***THANK YOU !***