

"APPRECIATION OF DIVERSITY WITHIN A BLOCK"

"MORE OPPORTUNITIES FOR PARKS."

"OPEN UP ACCESS TO THE WATER."

MAINTAIN VIEWS

Too many view obstructions

MAINTAIN THE 3 STOREY DENSITY WITHIN THE EXISTING ZONING.

SMALL LOCAL SERVICE RETAIL

Raw Housing by ADDITIONAL HEIGHT.

UP TO 8 STOREYS?

UP TO 12 STOREYS?

SOCIAL HOUSING

INDUSTRIAL "SAWTOOTH" CHARACTER.

SENIORS' RENTAL

6 STOREY?

MORE TRAFFIC CALMING MEASURES

MIXED USE (UP TO 6 STOREYS)

PEDESTRIAN X-ING. COMMERCIAL NODE.

MIXED USE SOCIAL OPPORTUNITIES. (UP TO 6 STOREYS) • RENTAL.

GREEN. NICHE USES (IE ARTISAN STUDIOS).

MIXED USE

8 STOREY 6 STOREY?

8 STOREY 6 STOREY?

6 STOREY?

6 STOREY?

MIXED USE? STATUS QUO ON PUNJAS.

2-3 TH

2-3 TH

MAIN COMMERCIAL NODE

MID-BLOCK PARK/PLAZA

SOCIAL HOUSING

6 STOREY?

PURPOSE BUILT RENTAL

INCREASED GREEN WITH INCREASED DENSITY.

SENIORS HOUSING

-AROUND PANDORA PARK

- ORNAMENTATION
- IMPROVE EXPERIENCE
- PATIOS
- MIXED BUSINESSES
- BARS/CAFES/ART

"ONLY COTTONWOOD TREE"

HERITAGE GIENGIUM TREE

PARK IMPROVEMENTS

4 STOREY?