SUBJECT SITE

- Located at southern edge of the Lorimer Precinct in a core area.
- Irregular shaped site 3.2 hectares in area
- Street frontages to Turner Street and Ingles Street.
- Occupied with a number of 2 storey commercial buildings
Subject site viewed from corner of Turner Street and Ingles Street
Subject site viewed from west along Turner Street
SUBJECT SITE

Subject site to the left and Ingles Street Bridge to the right

Subject site viewed from Ingles Street

Subject site on right looking south
PRE-APPLICATION PLANS

- Increased permeability through podiums
- Smaller scale podium interfaces to the streets
- Reduced podium lengths
- Tower orientation to east aligned with Ingles Street
- Responds to feedback regarding providing linear park to match adjoining properties
- Pedestrian friendly microclimate
- A functional road alignment
Preliminary design concept (GC81 (Source: Rothe Lowman)
STRATEGIC FRAMEWORK PLAN

(Source: Rothe Lowman)
ROAD ALIGNMENT – INGLES STREET BRIDGE
ROAD ALIGNMENT

- Road alignment responds to interfaces:
  - Contemplates site to the south
  - Access under Ingles Street bridge
  - Provides traffic calming

Ingles Street Bridge access (Source: GTA Consultants)
ROAD ALIGNMENT

Pre-application road alignment vs GC81 road alignment (Source: Rothe Lowman)
PRIVATE OPEN SPACE

(Source: Rothe Lowman)
Impact of additional open space from Thompson evidence (Source: Rothe Lowman)