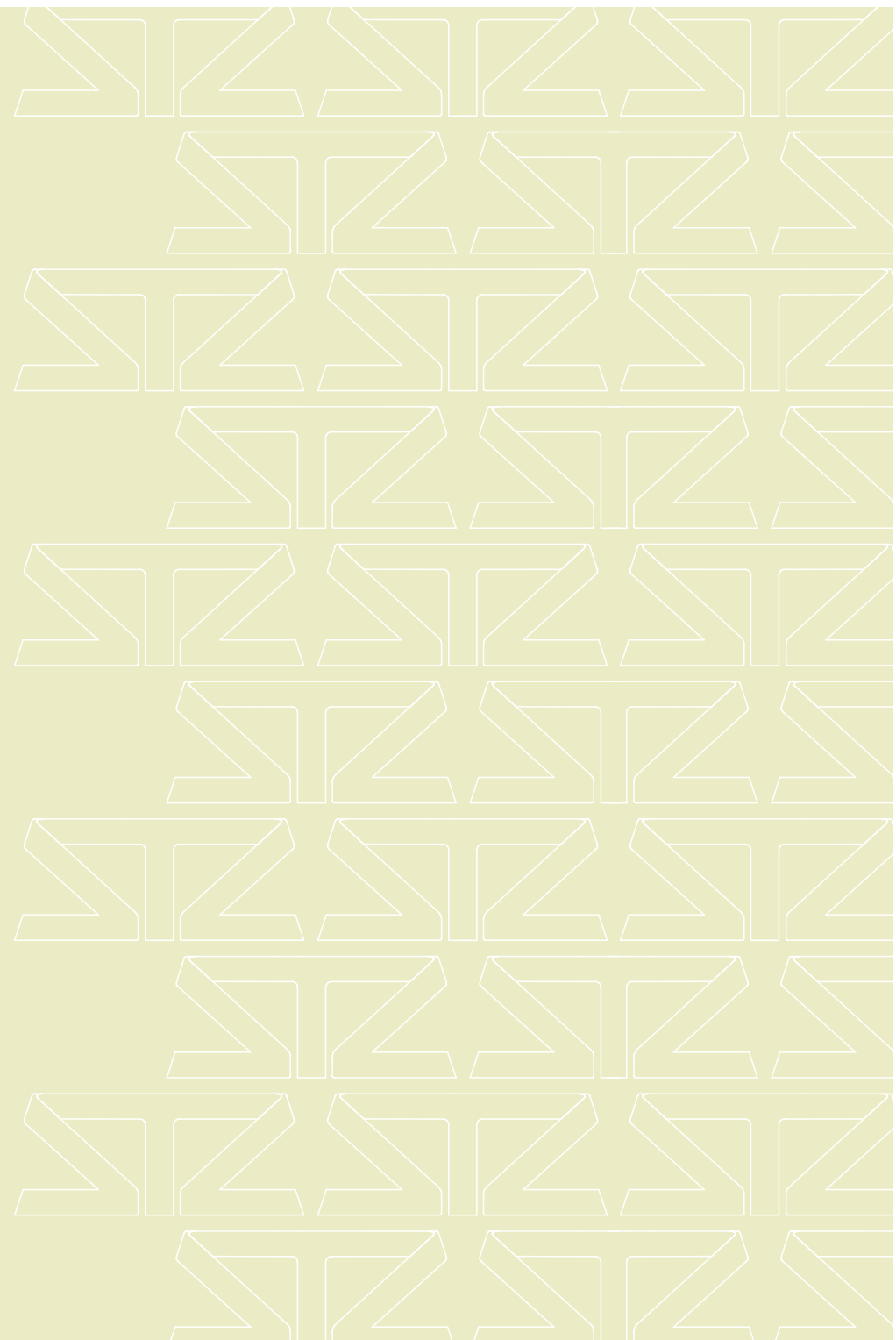


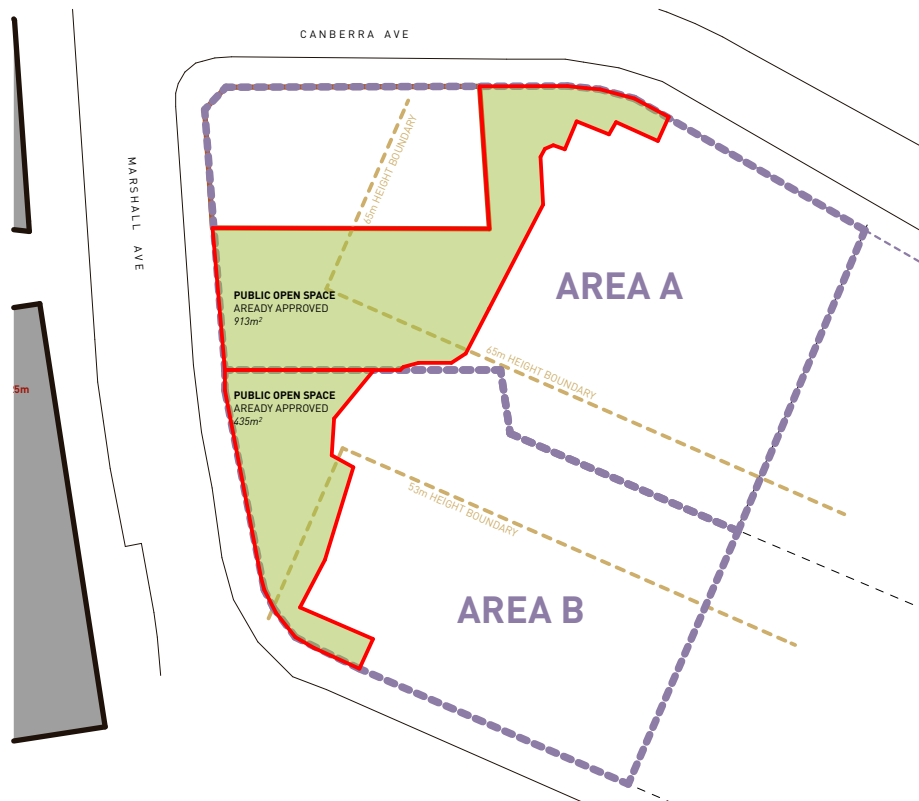
PROPOSED OPEN SPACE & BUILT FORM

2 MARSHALL ST CO-LIVING

SMITH & TZANNES



PARK AREA



CURRENT PUBLIC OPEN SPACE

REQUIRED BY LEP	1300m ²
PROVIDED BY CONSENTS	1348m²



PROPOSED PUBLIC OPEN SPACE

REQUIRED BY LEP	1300m ²
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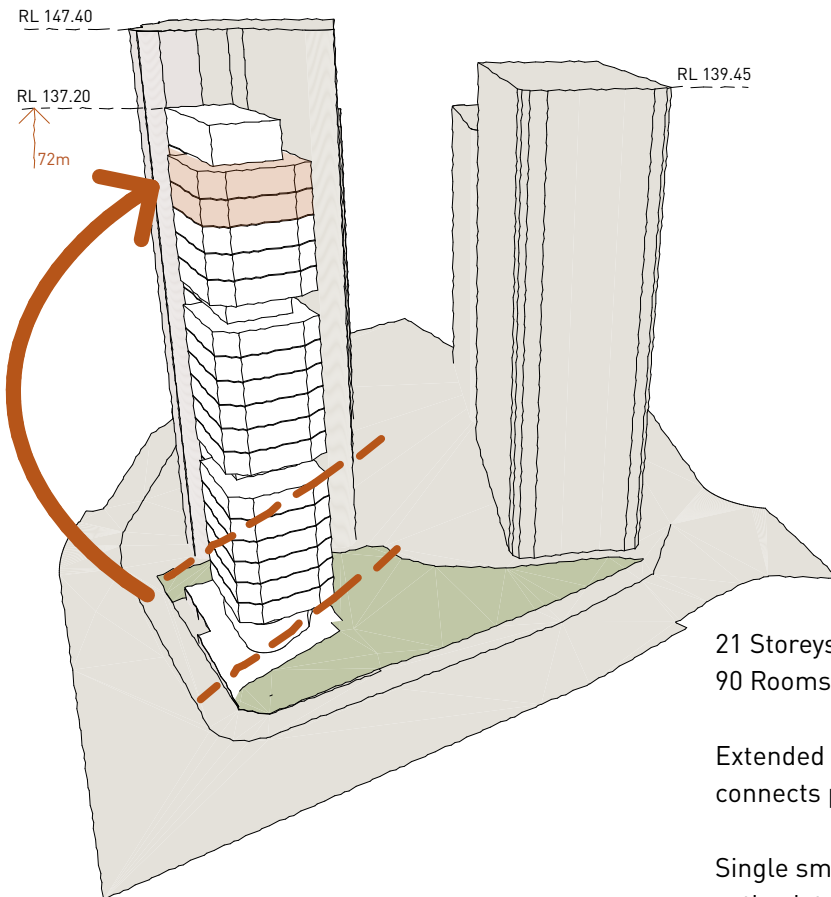
ADDITIONAL PROPOSED POTENTIAL WITH PP	180m² 1528m²
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Increase of open space
(from LEP base) 18%

INTEGRATION WITH APPROVED PARK



FORM - PENCIL TOWER



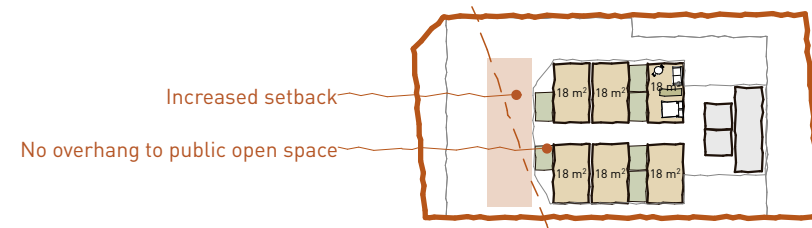
21 Storeys
90 Rooms

Extended public open space that connects park to the corner. - 180m²

Single small footprint tower, increased setback to Marshall Ave.

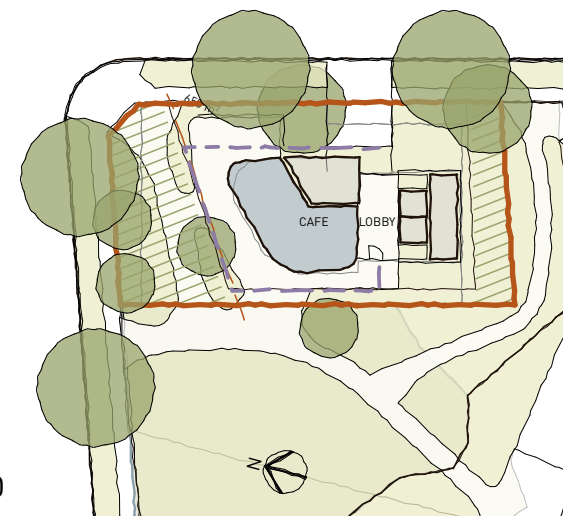
Open space at ground fully open to the sky.

INCLUDING 10% affordable housing



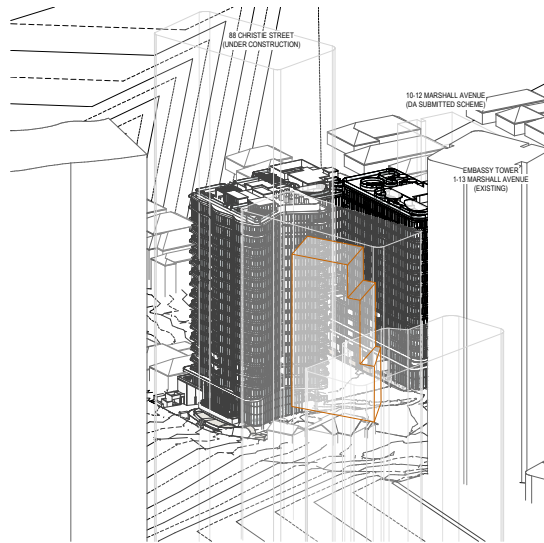
8 - TYPICAL UPPER LEVEL

1:700

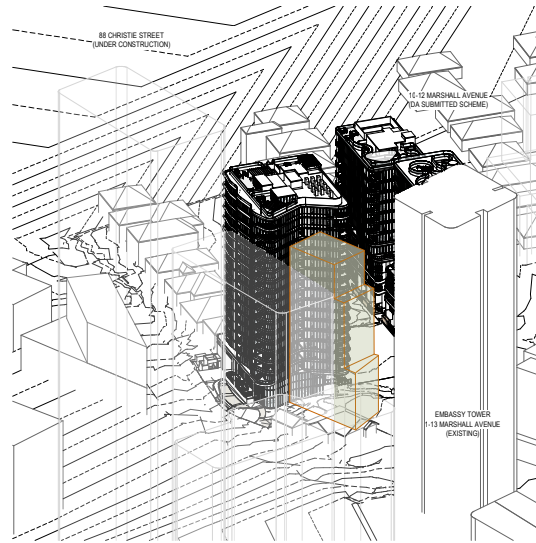


GROUND

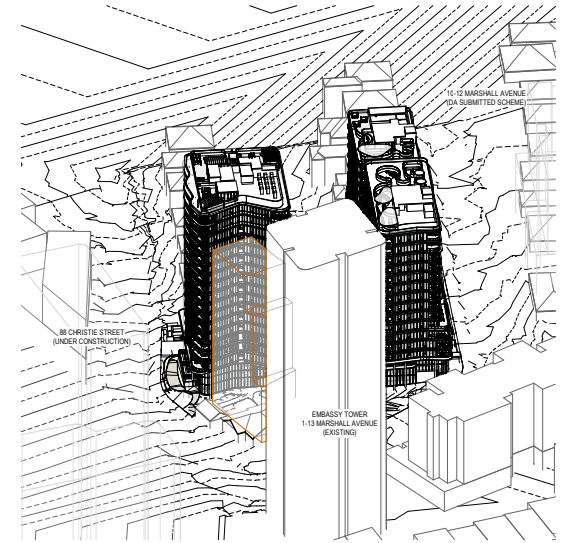
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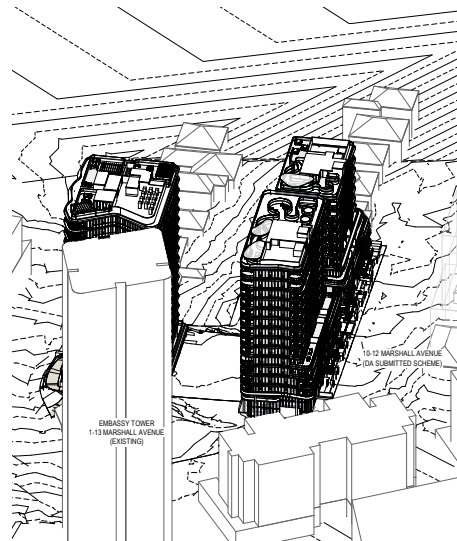
JUNE 21 09:00



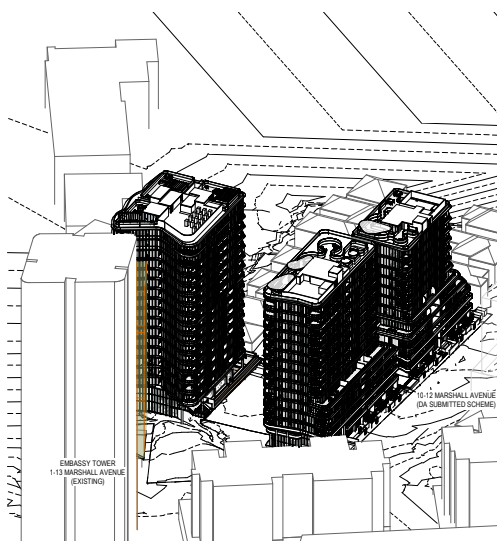
JUNE 21 10:00



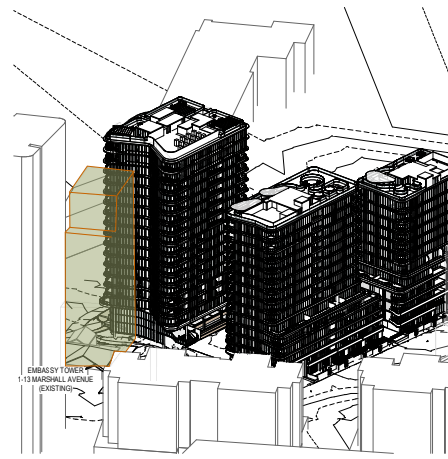
JUNE 21 11:00



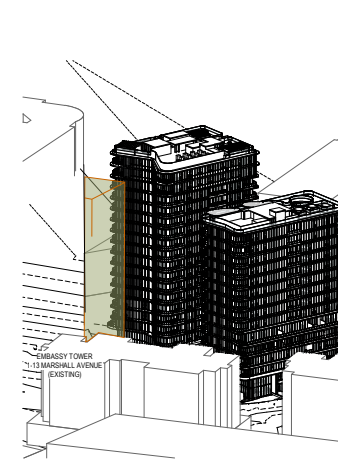
JUNE 21 12:00



JUNE 21 13:00



JUNE 21 14:00



JUNE 21 15:00

SHADOW ANALYSIS

2 MARSHALL STREET - PLANNING PROPOSAL

18_063

15-10-2024