



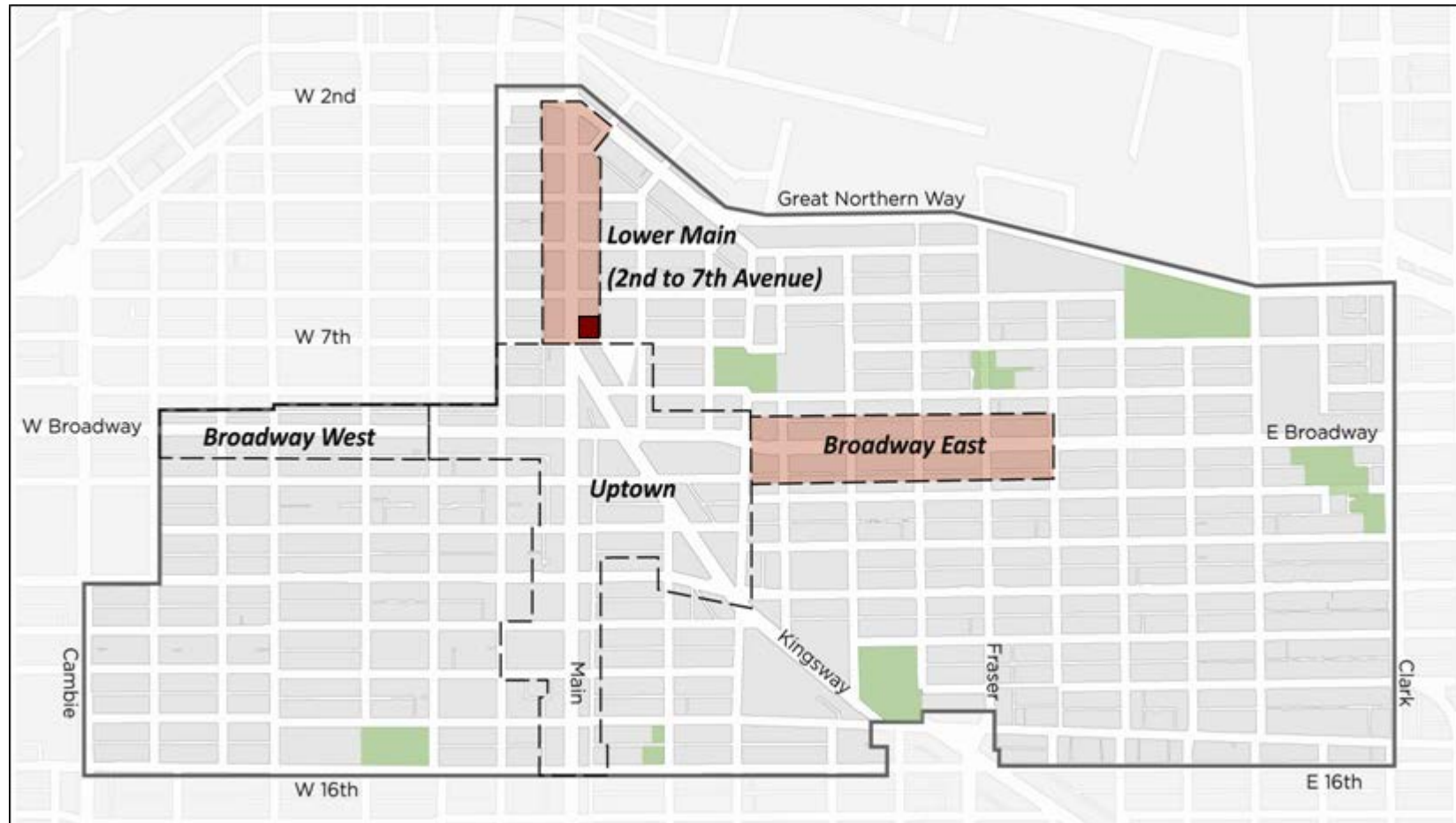
CD-1 Rezoning Application 2290 Main Street

Public Hearing
October 24, 2013

Site and Context

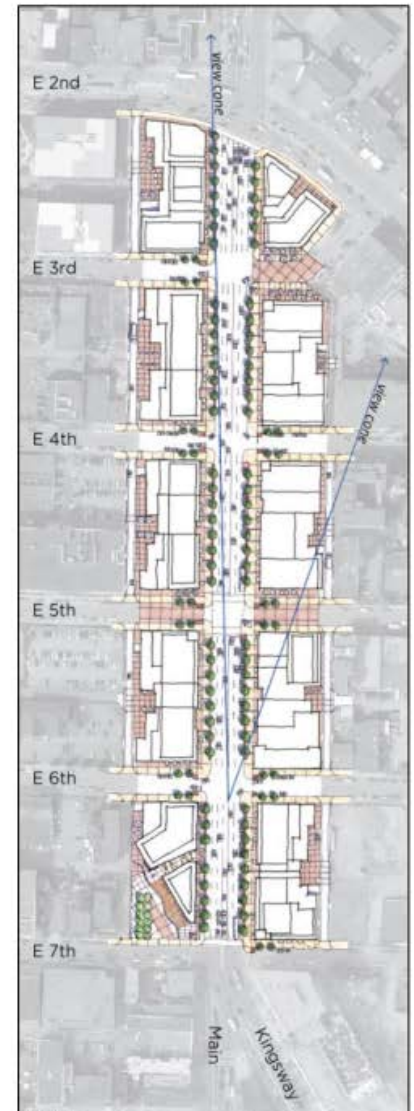


Mount Pleasant Planning Context

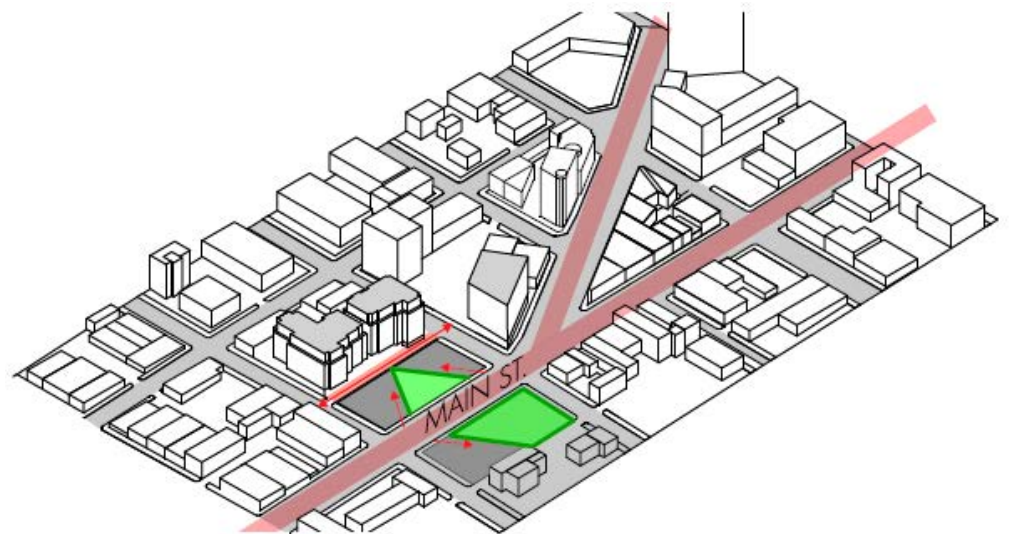
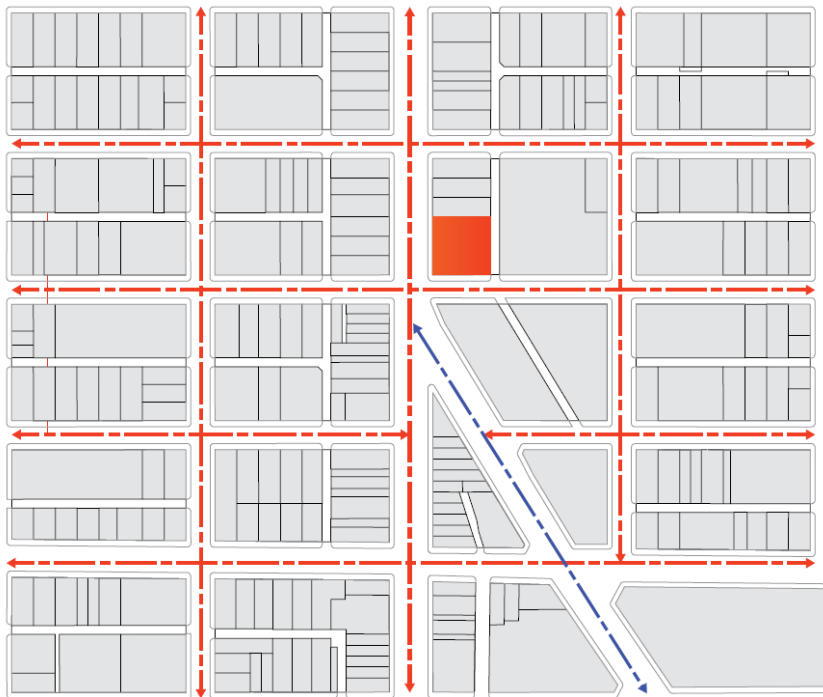


Lower Main Urban Design Framework

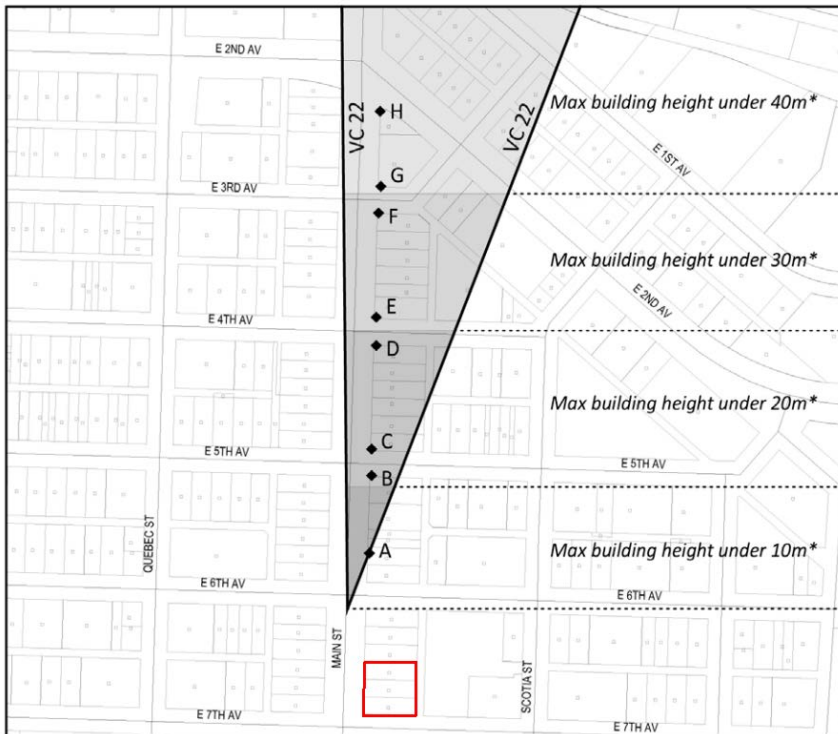
- Mixed use redevelopment to create “gateway” to Mount Pleasant
- Clear guidelines on built form and height
 - 3rd to 6th Avenue: up to 6-storeys
 - 2nd to 3rd Avenue: up to 12-storeys
 - 6th to 7th Avenue: up to 9-storeys
- Wider sidewalks, new public spaces, creative use of lanes
- Contributions to public amenities



Unique Site Conditions



Main Street View Cone



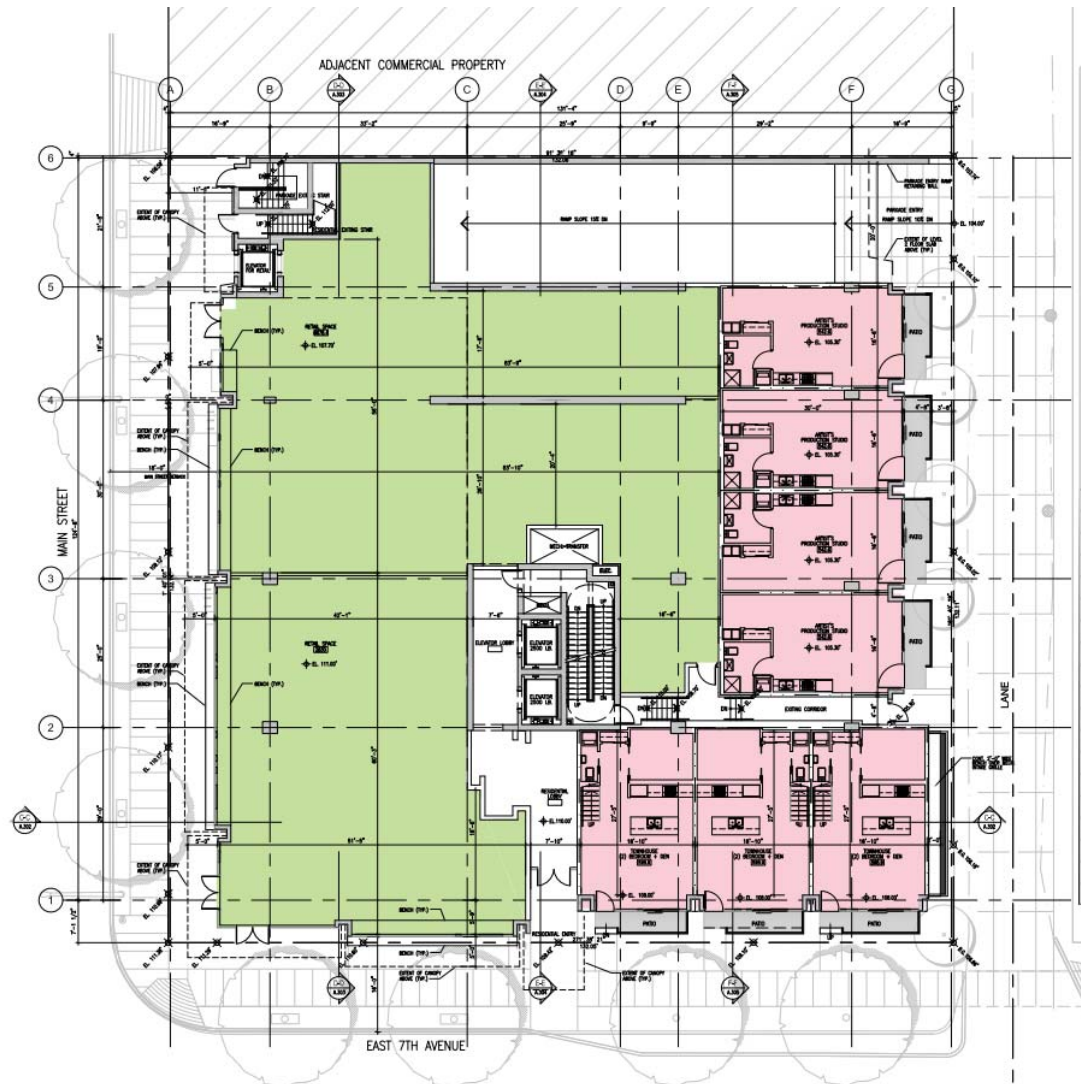
View 22



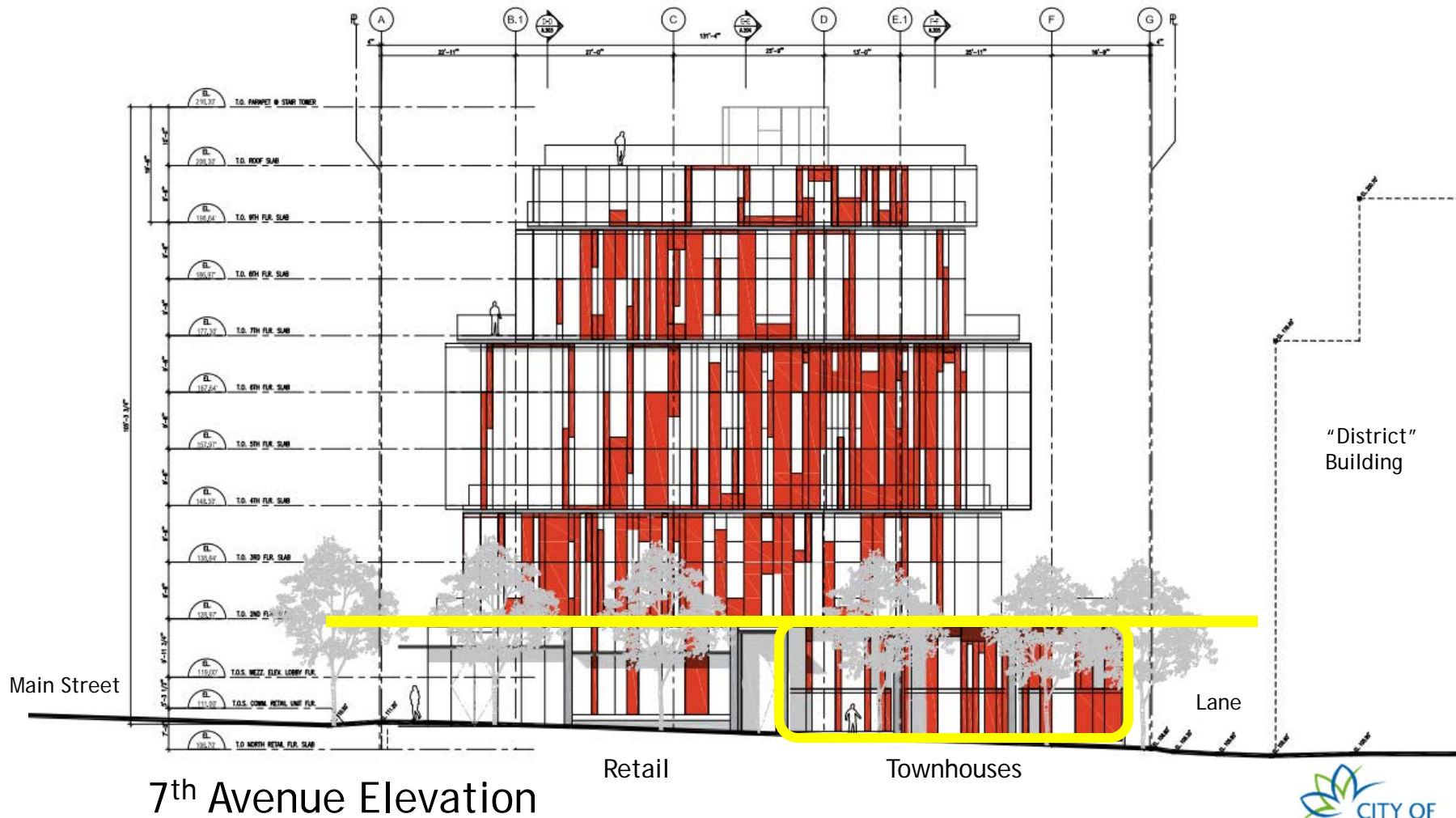
Building Perspective



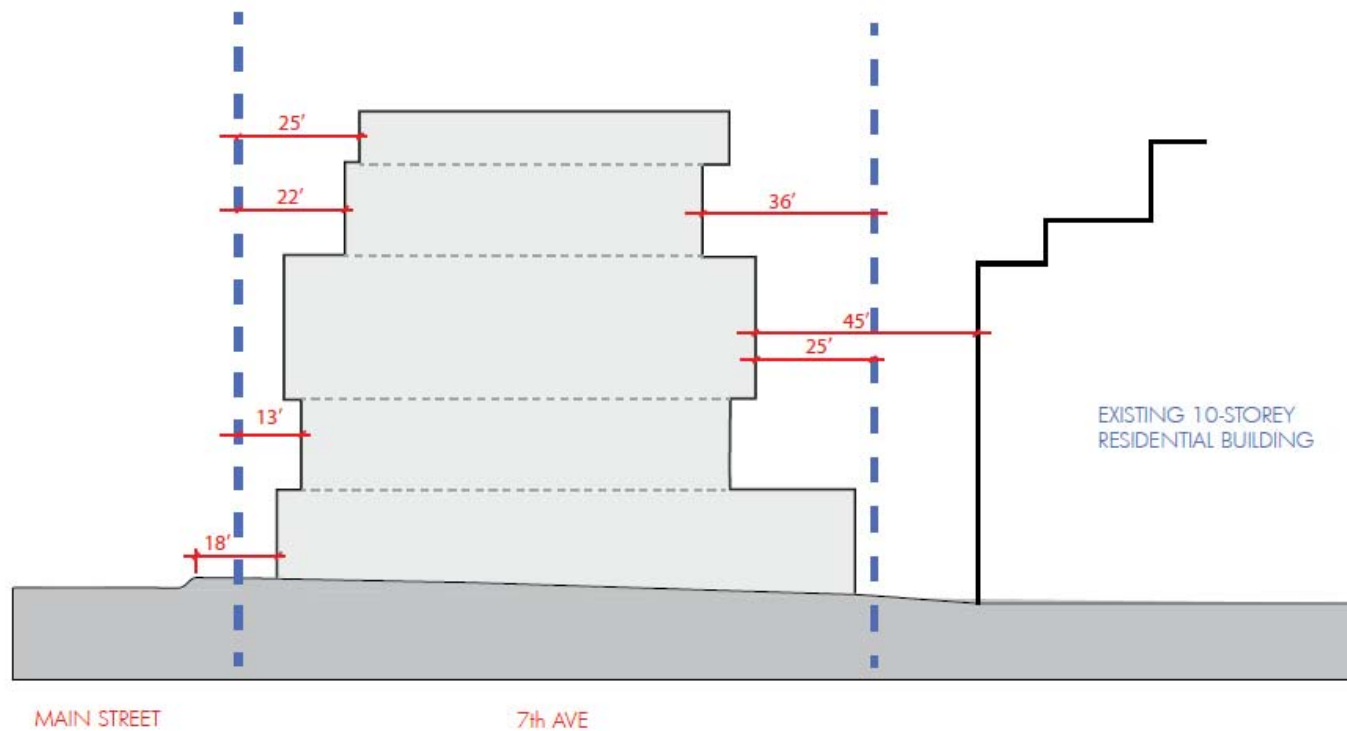
Ground Floor Plan



Building Elevation



Building Section



EAST WEST SECTION DIAGRAM

Perspective

