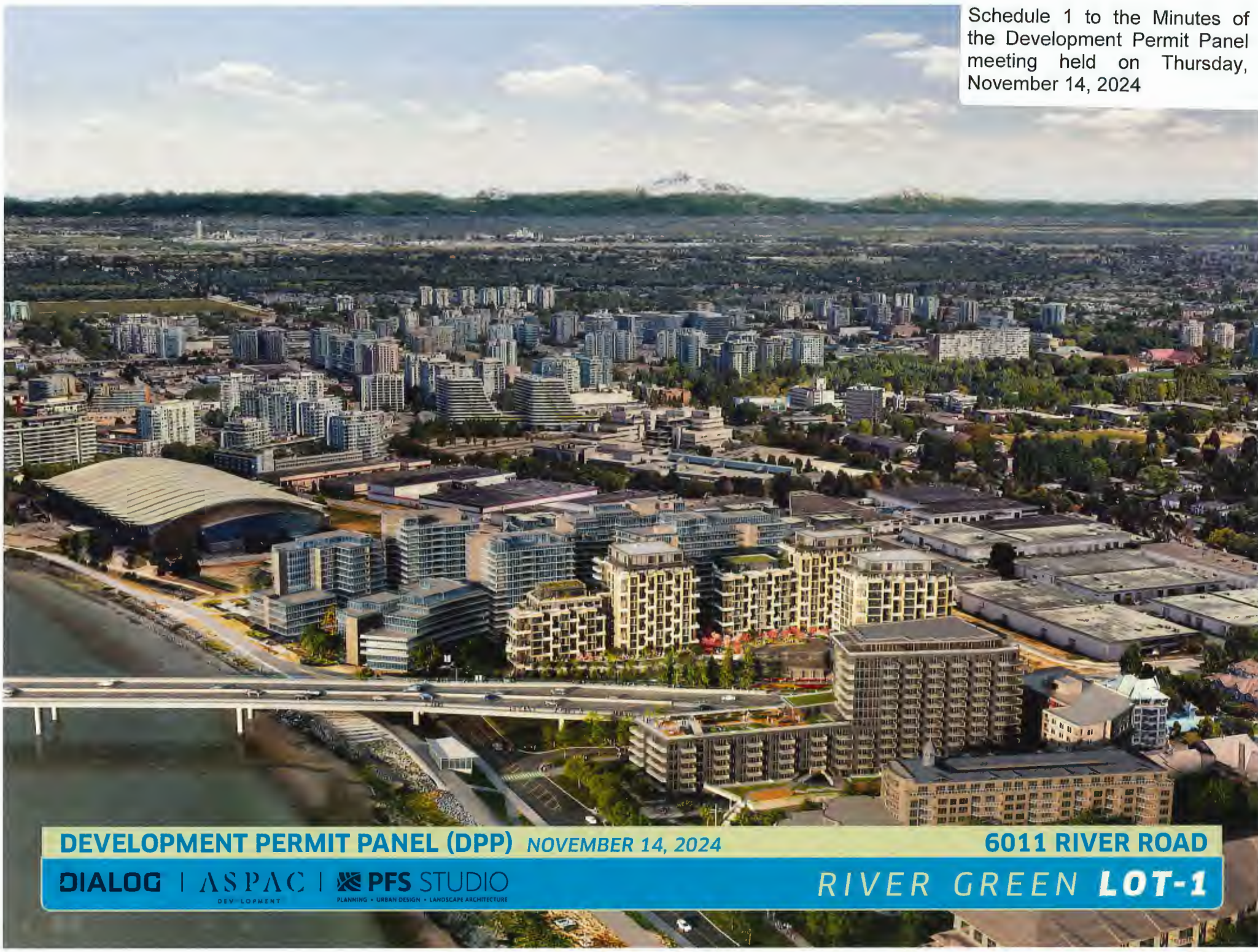


Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 14, 2024



DEVELOPMENT PERMIT PANEL (DPP) NOVEMBER 14, 2024

6011 RIVER ROAD

DIALOG | **ASPAC** | **PFS STUDIO**
DEVELOPMENT | PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

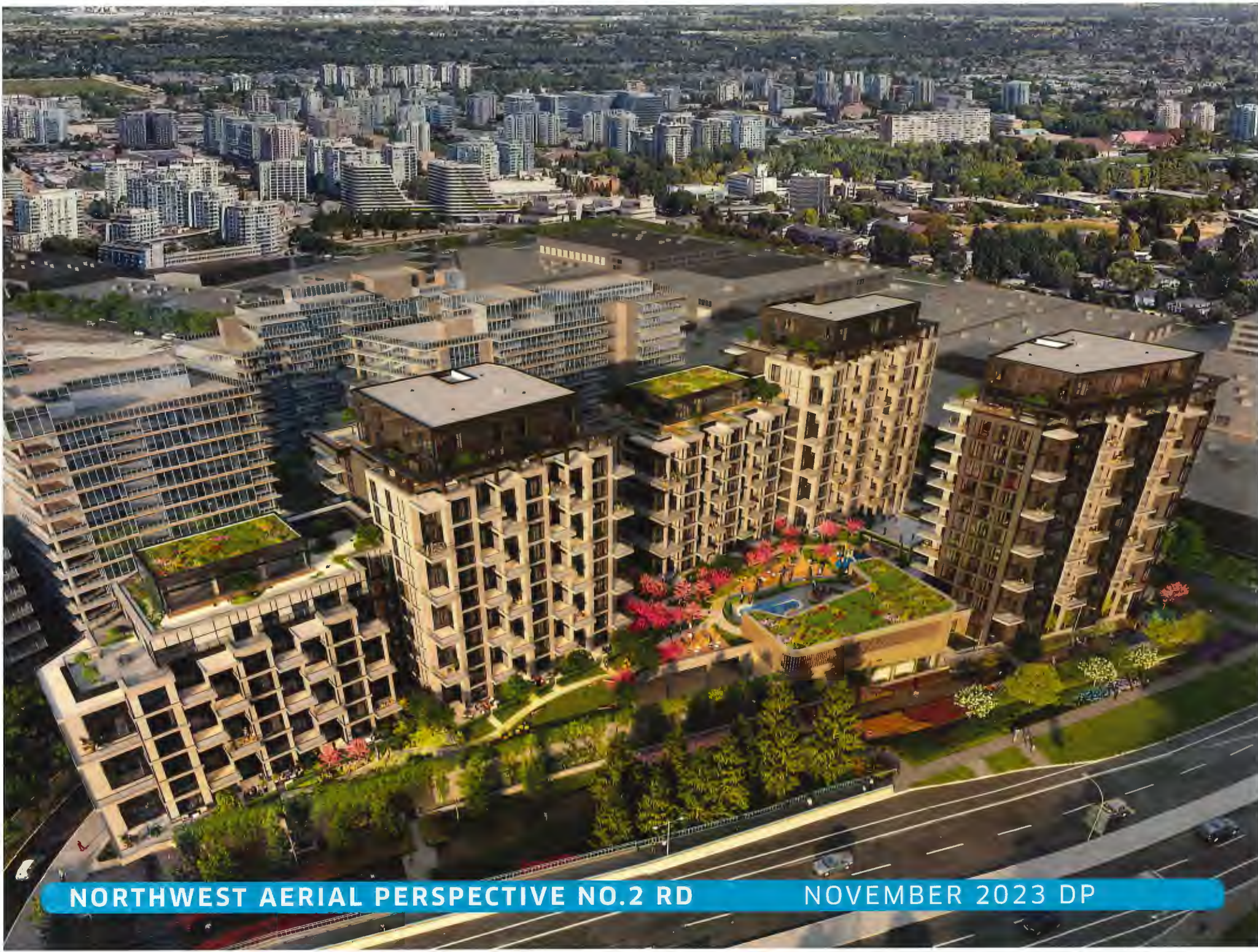
RIVER GREEN LOT-1

PROJECT OVERVIEW

ARCHITECTURAL COMPARISON- Before/After

LANDSCAPE COMPARISON- Before/After





NORTHWEST AERIAL PERSPECTIVE NO.2 RD

NOVEMBER 2023 DP



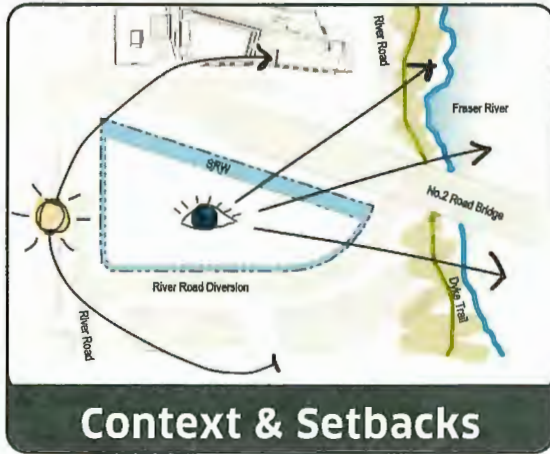
SOUTHWEST AERIAL PERSPECTIVE NO.2 RD NOVEMBER 2023 DP PANEL



SOUTHEAST AERIAL PERSPECTIVE RIVER RD NOVEMBER 2023 DP PANEL

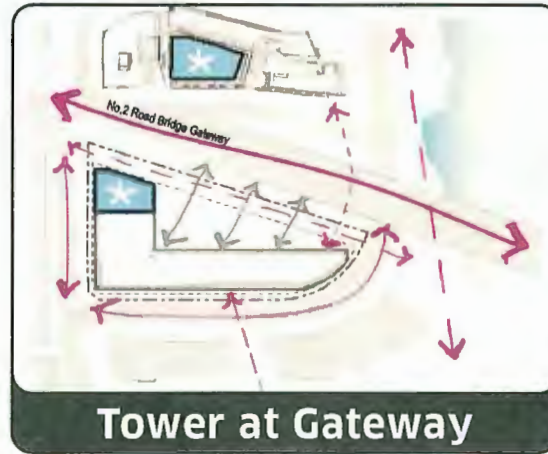


NORTHEAST AERIAL PERSPECTIVE RIVER RD NOVEMBER 2023 DP PANEL



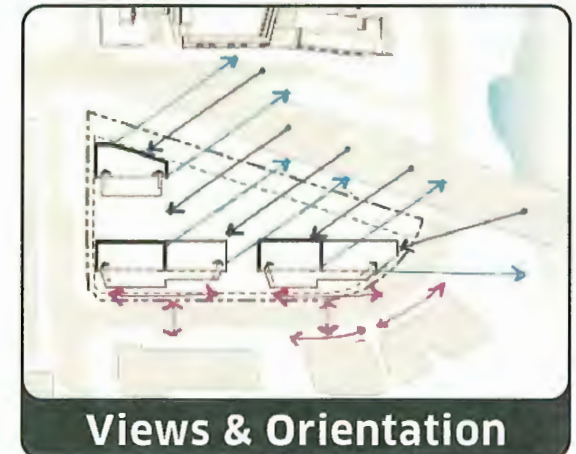
Context & Setbacks

- Ground development on site, within its context.
- Work within building setbacks and SRWs.



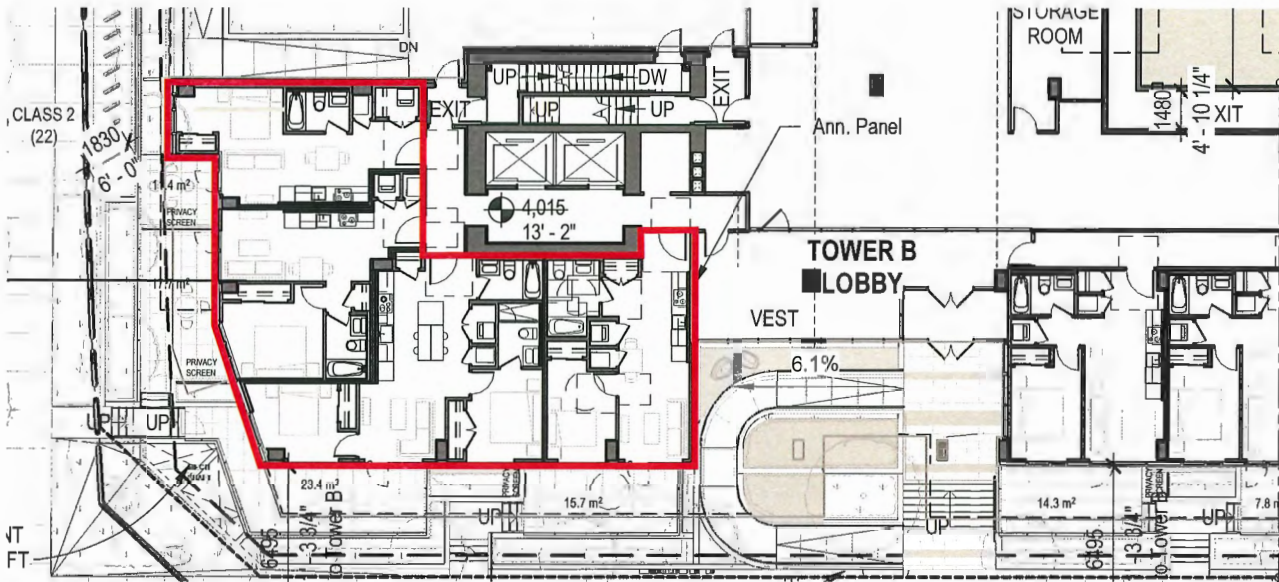
Tower at Gateway

- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.

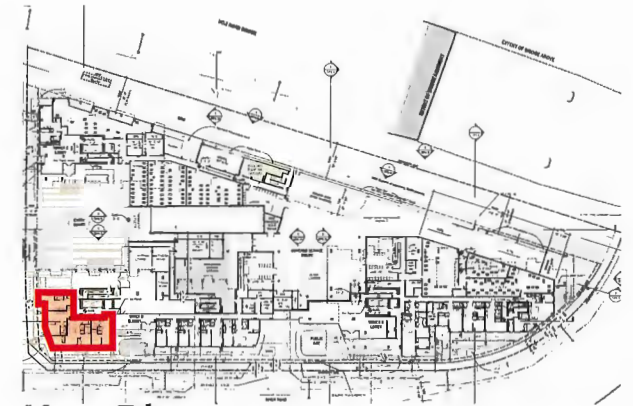


Views & Orientation

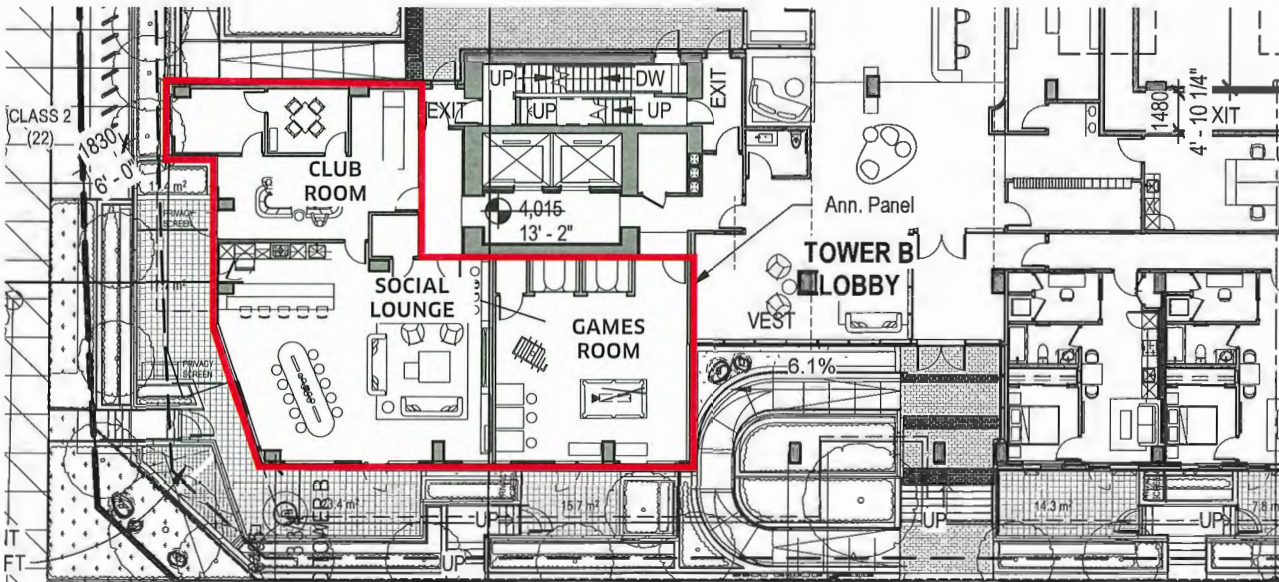
- Split buildings lengthwise to exaggerate slim vertical profiles on short ends.



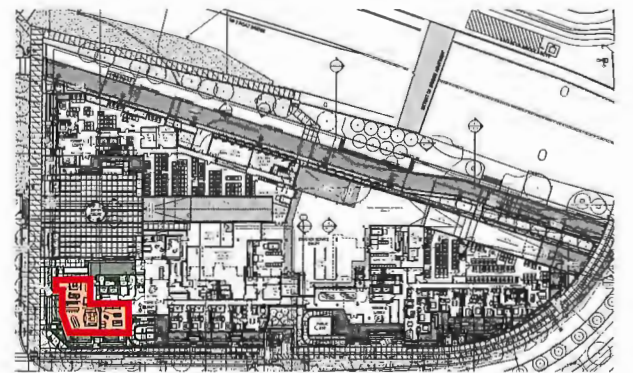
BEFORE



Key Plan

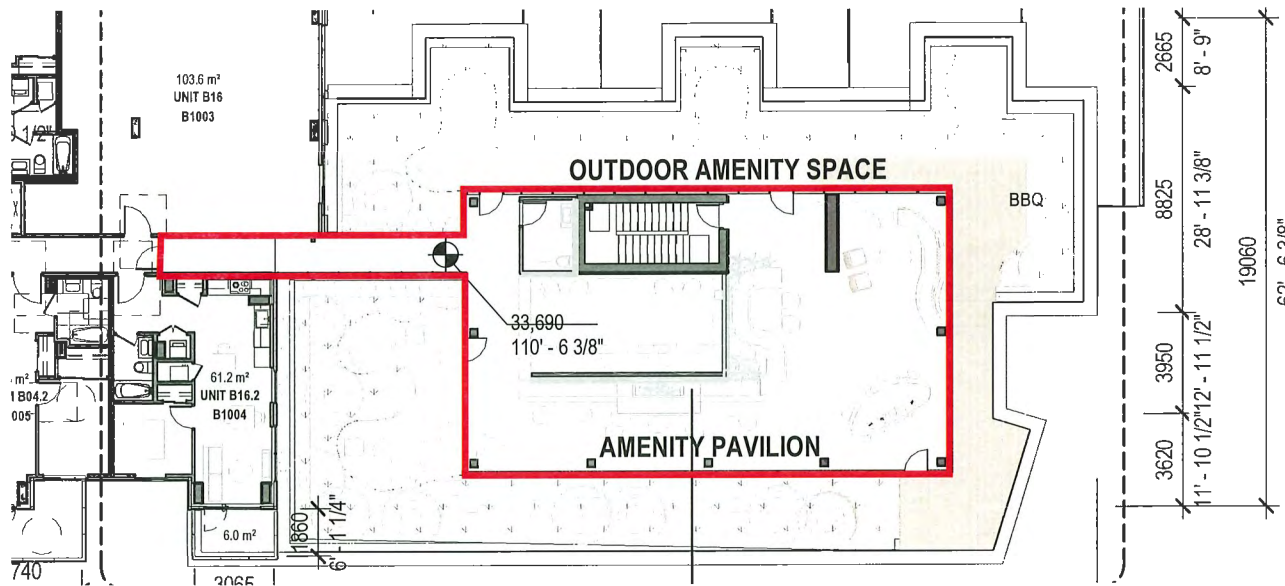


AFTER

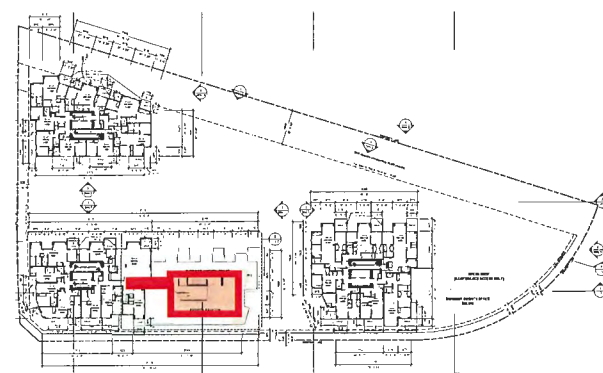


Key Plan

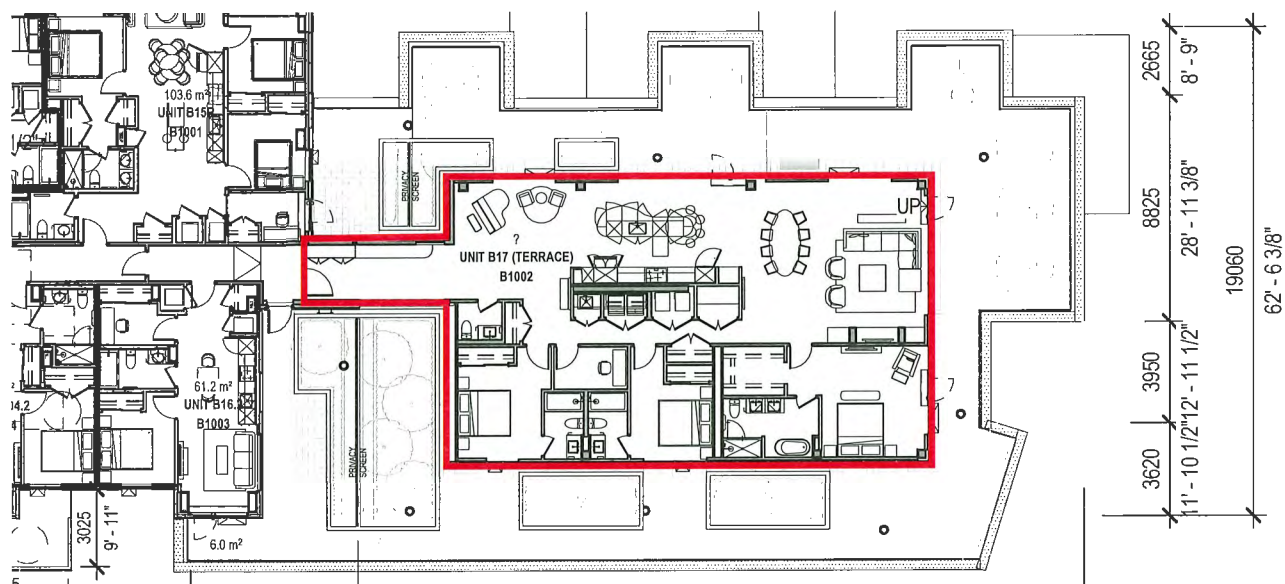
AMENITY/RESIDENTIAL SWAP (LEVEL 1 TOWER B)



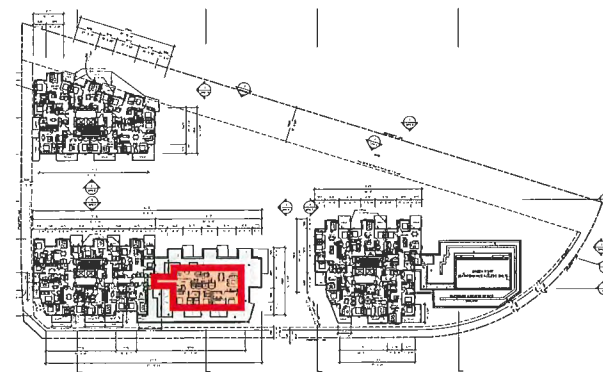
BEFORE



Key Plan

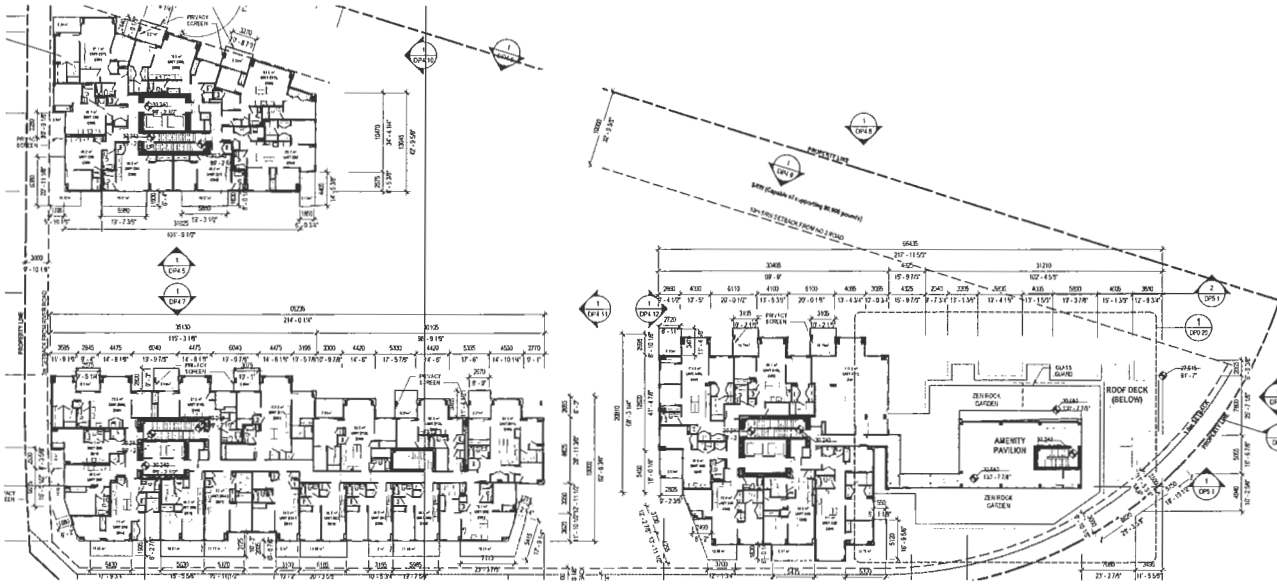


AFTER

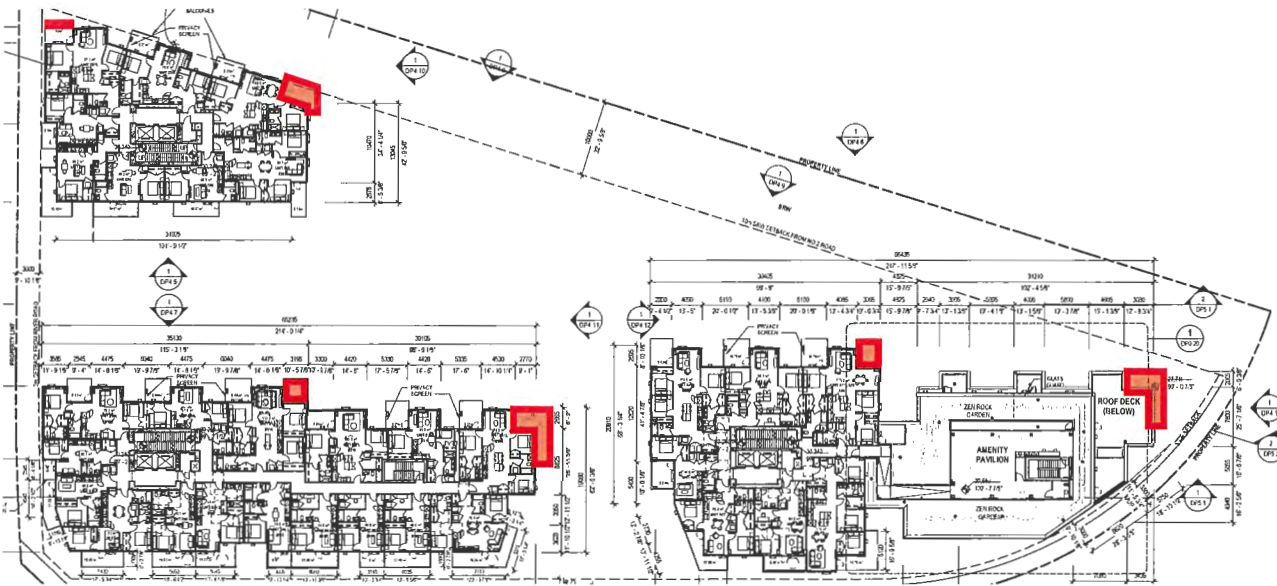


Key Plan

RESIDENTIAL/AMENITY SWAP (LEVEL 10 TOWER B)



BEFORE



AFTER

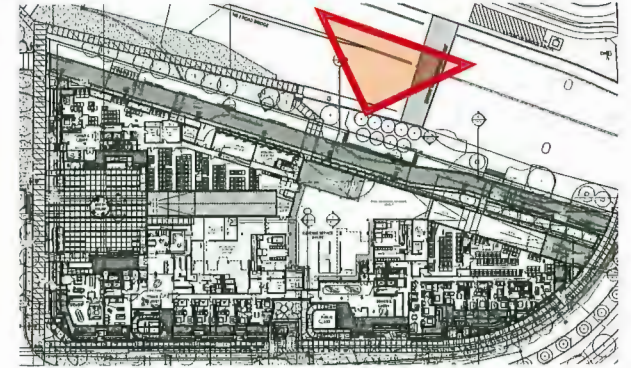
ADDITIONAL BALCONIES TYPICAL ODD LEVELS (LEVEL 9)



BEFORE



AFTER

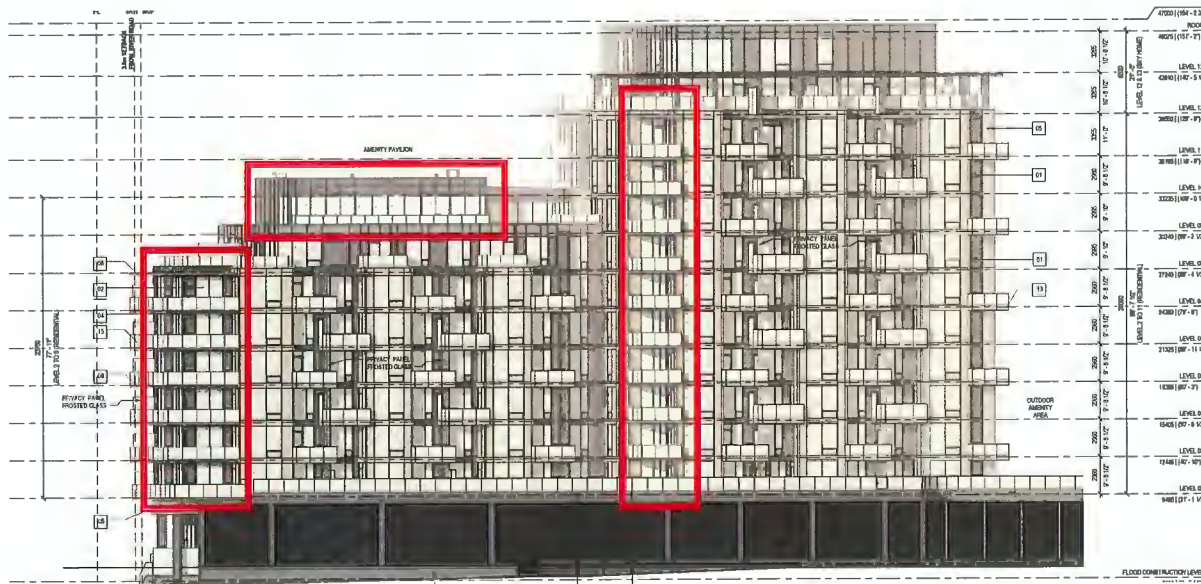


Key Plan

AERIAL PERSPECTIVE NO.2 RD NORTHWEST ADDITIONAL BALCONIES (ODD LEVELS)

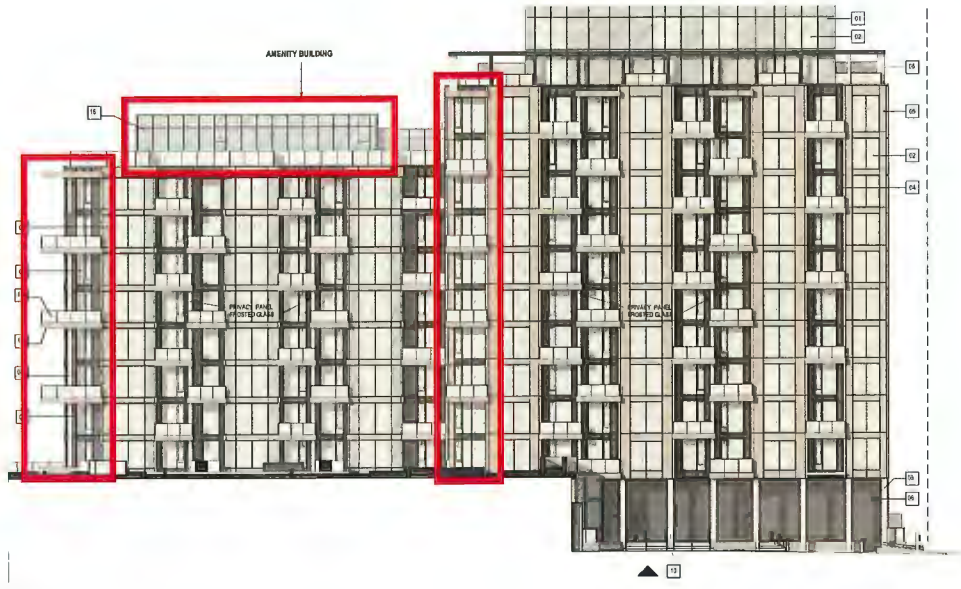


BEFORE



AFTER

TOWER A WEST ELEVATION ADDITIONAL BALCONIES (ODD LEVELS) + WINDOW WALL

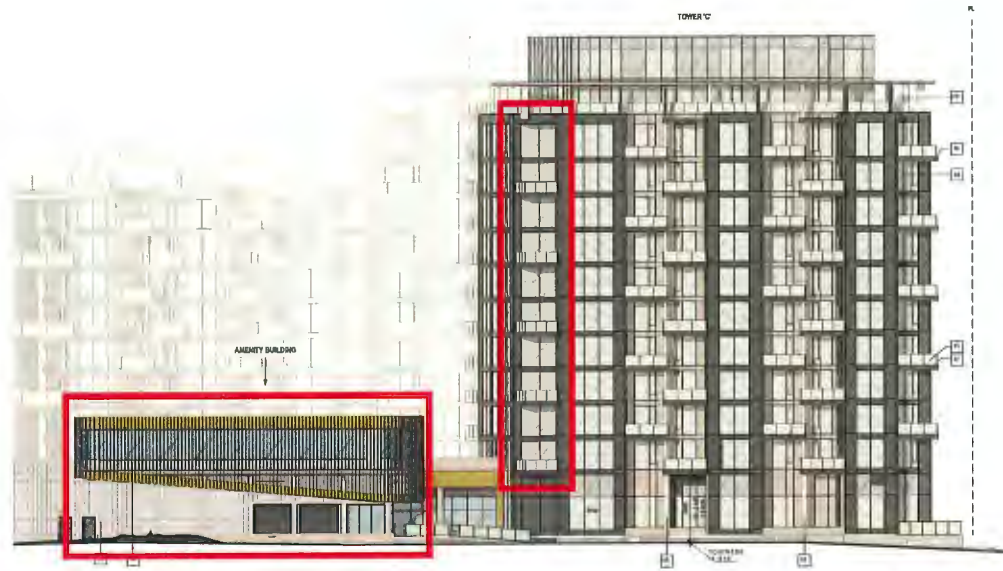


BEFORE

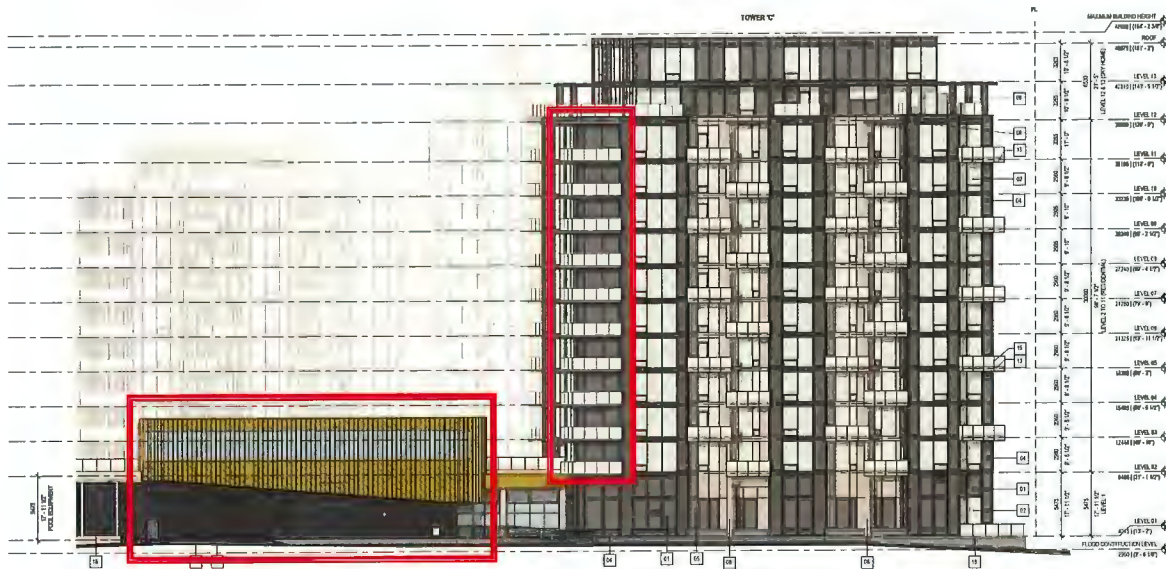


AFTER

TOWER B WEST ELEVATION **ADDITIONAL BALCONIES (ODD LEVELS) + WINDOW WALL**



BEFORE



AFTER

TOWER C WEST ELEVATION BALCONY ADDITIONS ODD LEVELS

BEFORE

Vehicle Stalls

PROVIDED

| Type | Reference | Calculation | Included in Total | # of Stalls |
|--------------------|---|---|-------------------|-------------|
| Residential Stalls | | | | 411* |
| | Per 7.5.14 | 2% of the req'd stalls to be accessible | 10 | |
| Visitor Stalls | Per 20.4.10 b) | 0.17 | | 66** |
| | Per 7.5.14 | 2% of the req'd stalls to be... | 2 | |
| Accessible Stalls | Total Accessible Stalls (Included in Total) | | 12 | |
| | | | Total Stalls | 477 |

Bicycle Stalls

| Class 1 | | | | | |
|-----------|--------------------------------------|---------|---------------------------------------|---------|------------------------|
| Level | Double Stall A (Min. 1.2m x 2.6m) | | Double Stall B (Min. 1.2m x 1.82m) | | Sub-Total per Level |
| | # Lockers | # Bikes | # Lockers | # Bikes | |
| L1 | 41 | 82 | 144 | 288 | 370 |
| P1 | 9 | 18 | 105 | 210 | 228 |
| P2 | 16 | 32 | 105 | 210 | 242 |
| Sub-Total | 122 | | 708 | | |
| Total | 840 | | | | |

AFTER

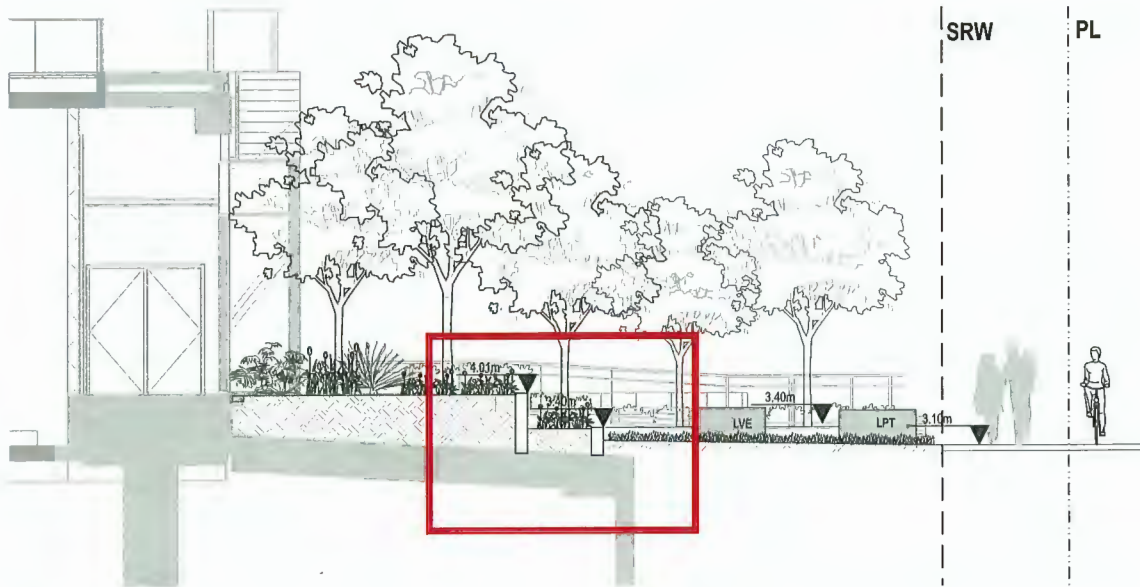
Vehicle Stalls

PROVIDED

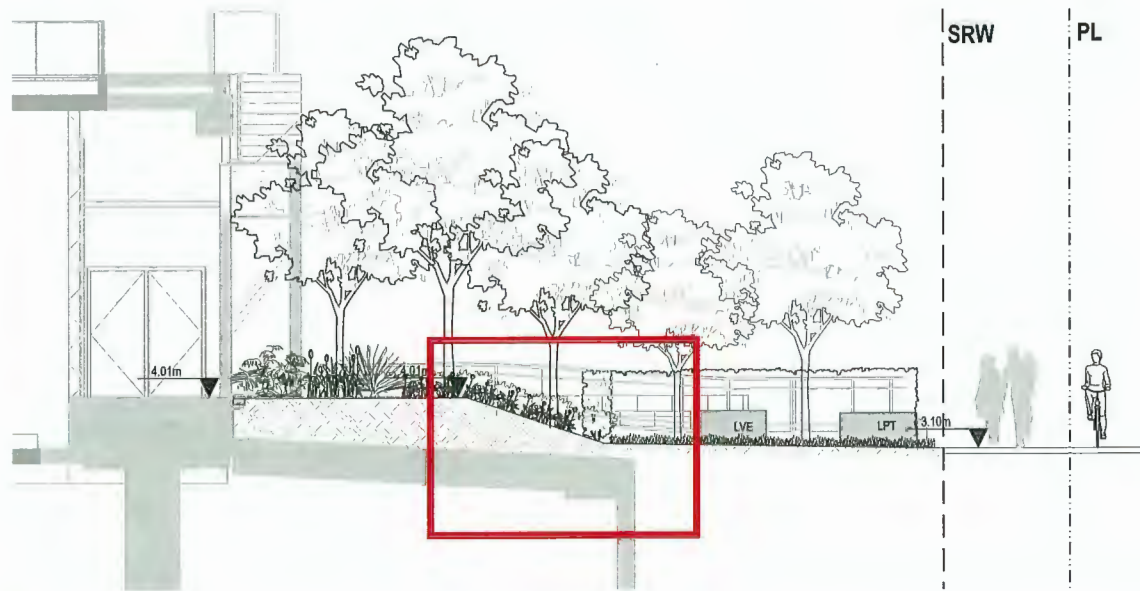
| Type | Reference | Calculation | Included in Total | # of Stalls |
|--------------------|---|---|-------------------|-------------|
| Residential Stalls | | | | 431* |
| | Per 7.5.14 | 2% of the req'd stalls to be accessible | 10 | |
| Visitor Stalls | Per 20.4.10 b) | 0.17 | | 66** |
| | Per 7.5.14 | 2% of the req'd stalls to be accessible | 2 | |
| Accessible Stalls | Total Accessible Stalls (Included in Total) | | 12 | |
| | | | Total Stalls | 497 |

Bicycle Stalls

| Class 1 | | | | | |
|-----------|-------------------------------------|---------|-------------------------------------|---------|------------------------|
| Level | Double Stall A (Min. 2.6m x ...) | | Double Stall B (Min. 1.2m x ...) | | Sub-Total per Level |
| | #... | # Bikes | #... | # Bikes | |
| L1 | 37 | 74 | 142 | 284 | 358 |
| P1 | 9 | 18 | 113 | 226 | 244 |
| P2 | 18 | 36 | 103 | 206 | 242 |
| Sub-Total | 129 | | 716 | | |
| Total | 844 | | | | |



BEFORE



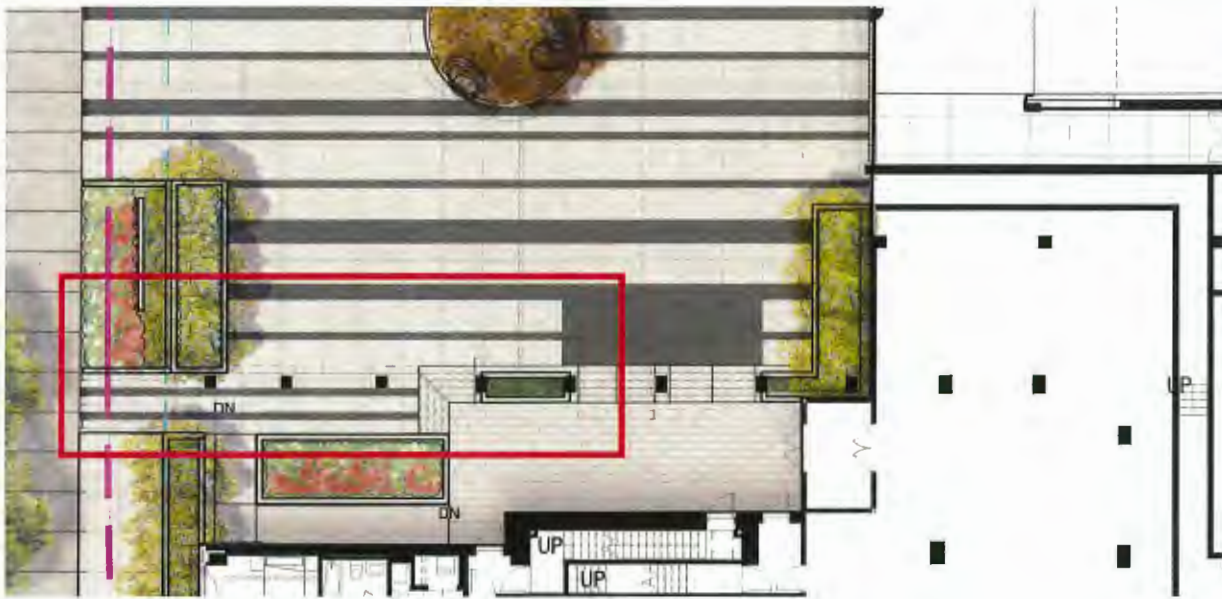
AFTER



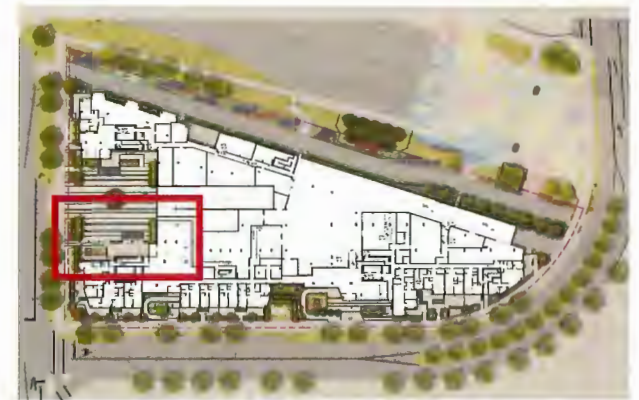
Key Plan



Key Plan



BEFORE



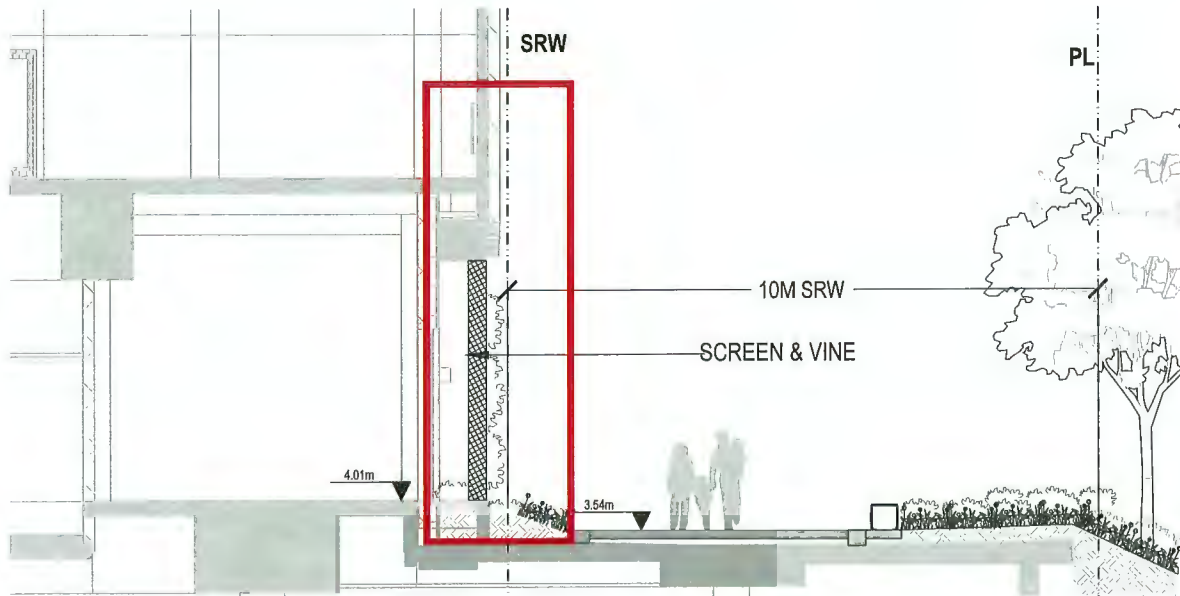
Key Plan



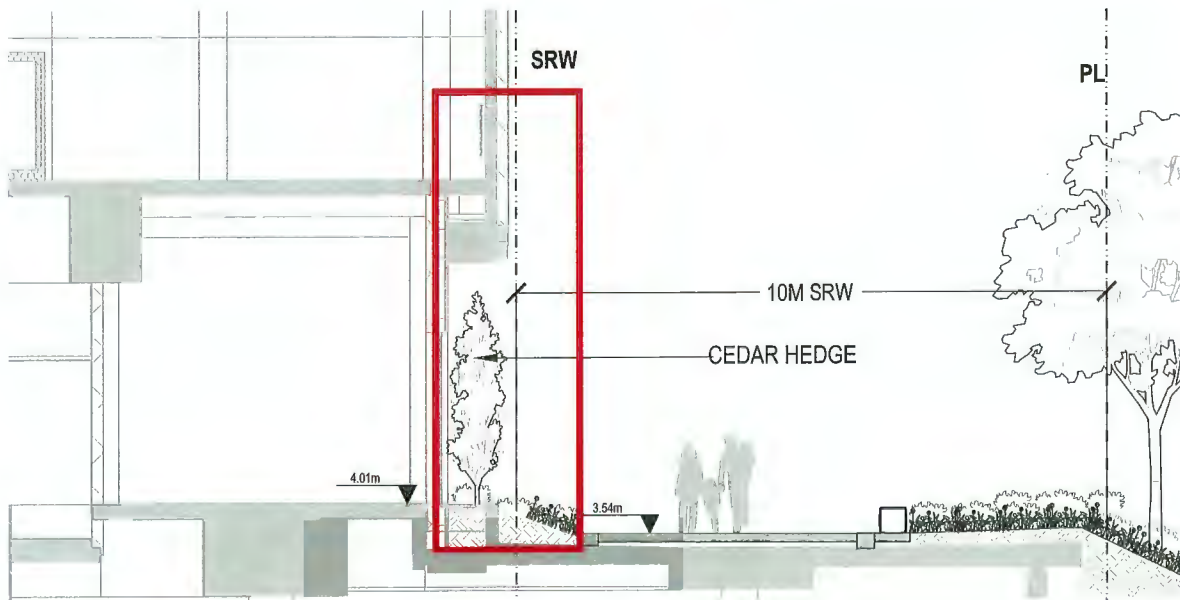
AFTER



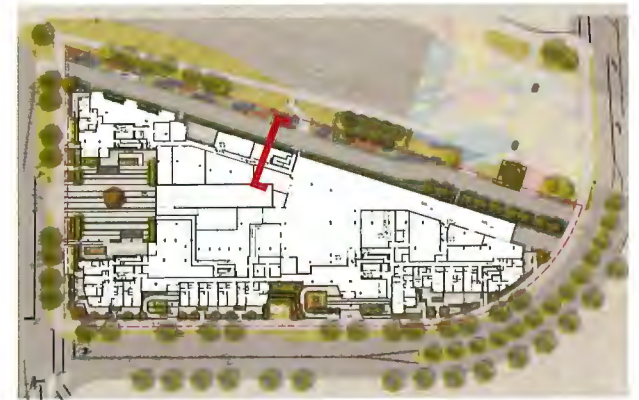
Key Plan



BEFORE



AFTER



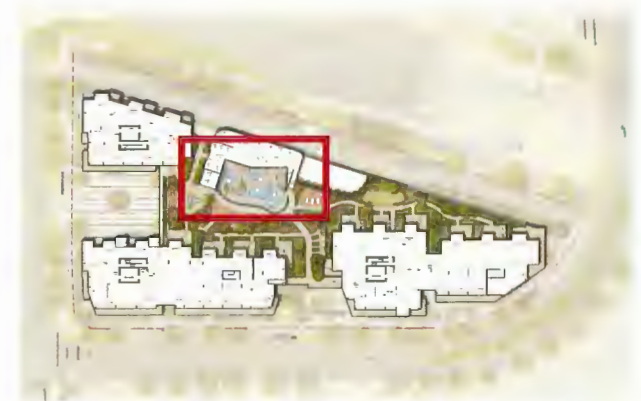
Key Plan



Key Plan



BEFORE



Key Plan

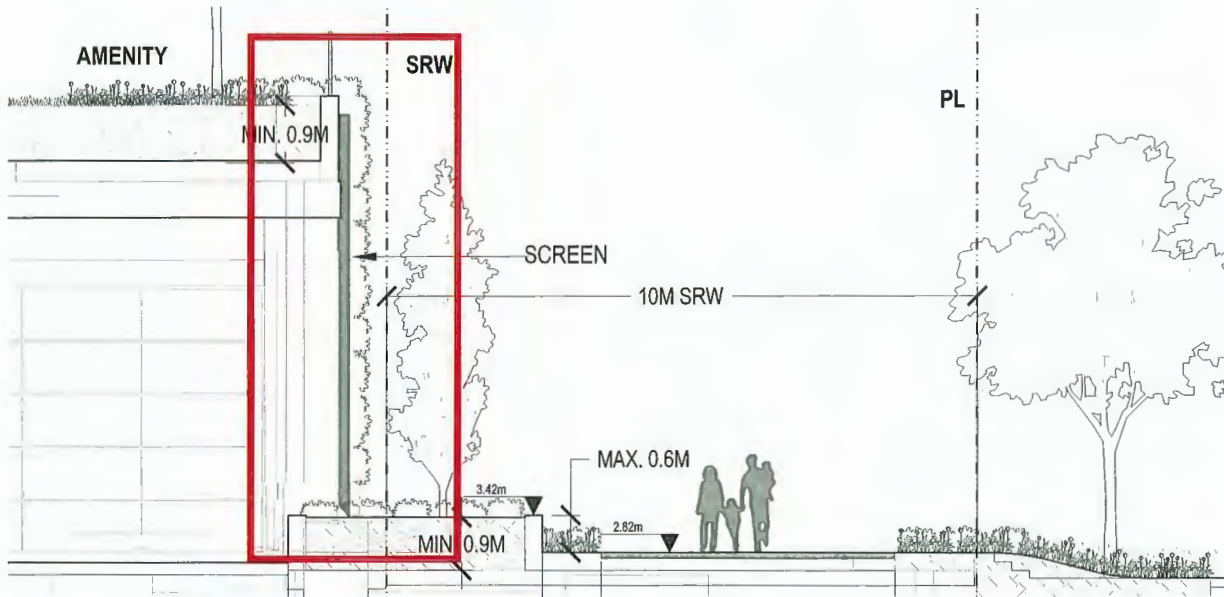


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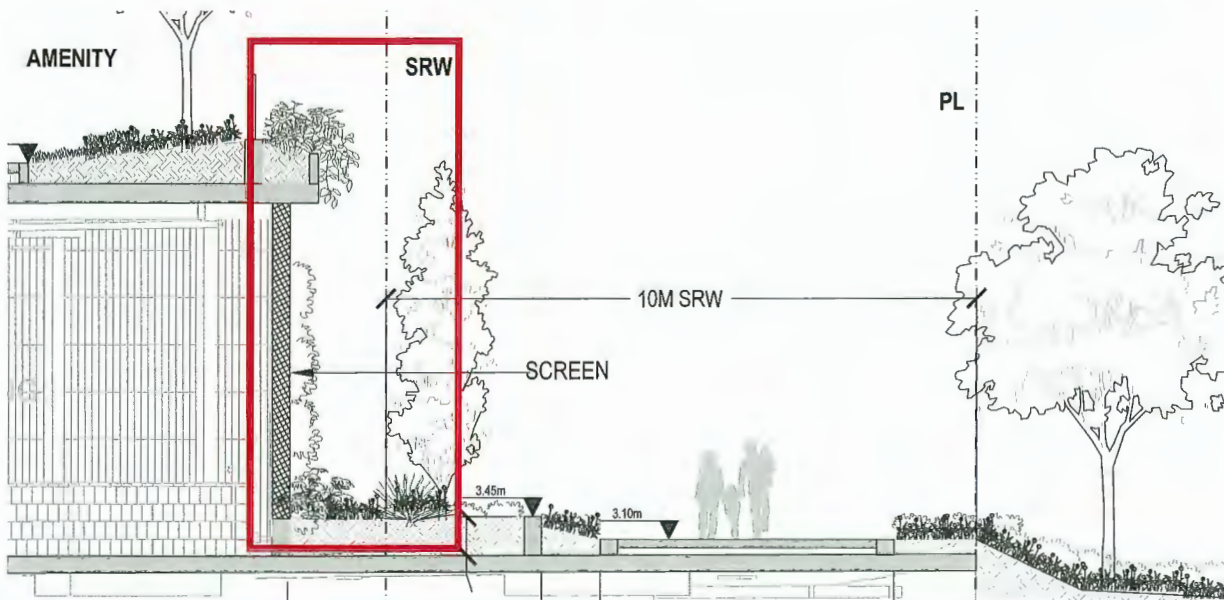


Key Plan

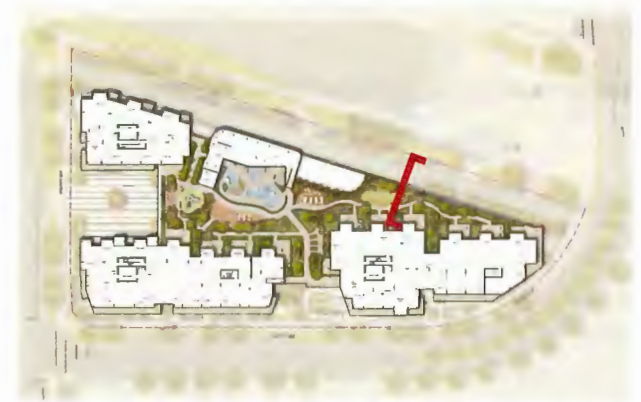
CHANGES TO LEVEL 2 OUTDOOR AMENITY AREA



BEFORE



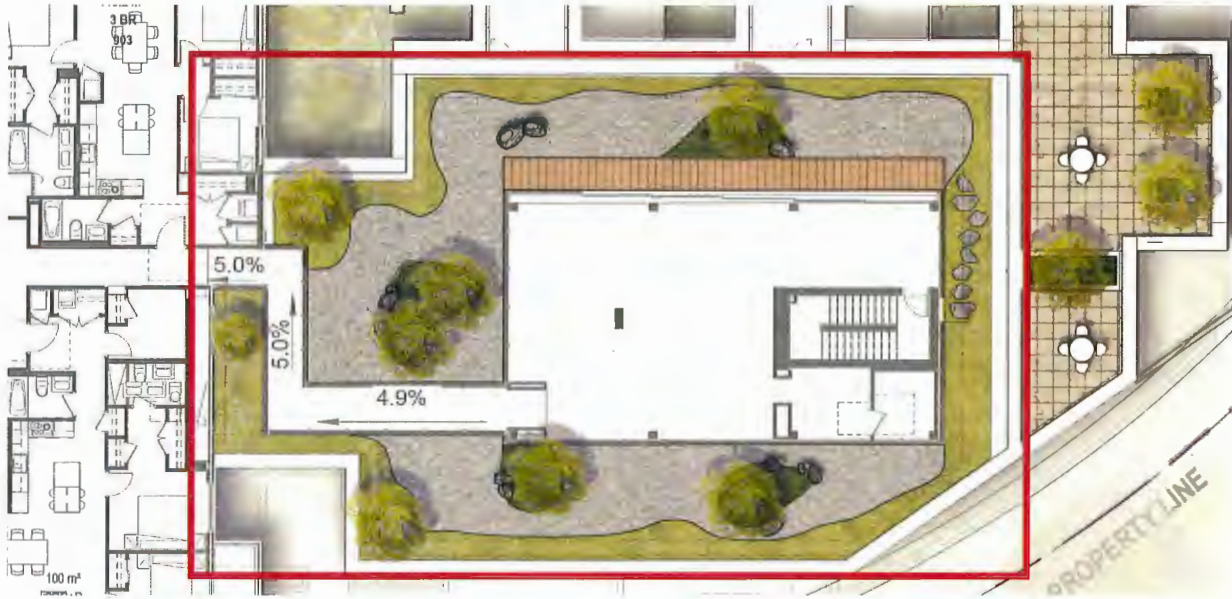
AFTER



Key Plan



Key Plan



BEFORE

Key Plan



AFTER

Key Plan



IMPROVEMENTS TO TOWER A LEVEL 9 ROOFTOP AMENITY AREA