

Strategic Density

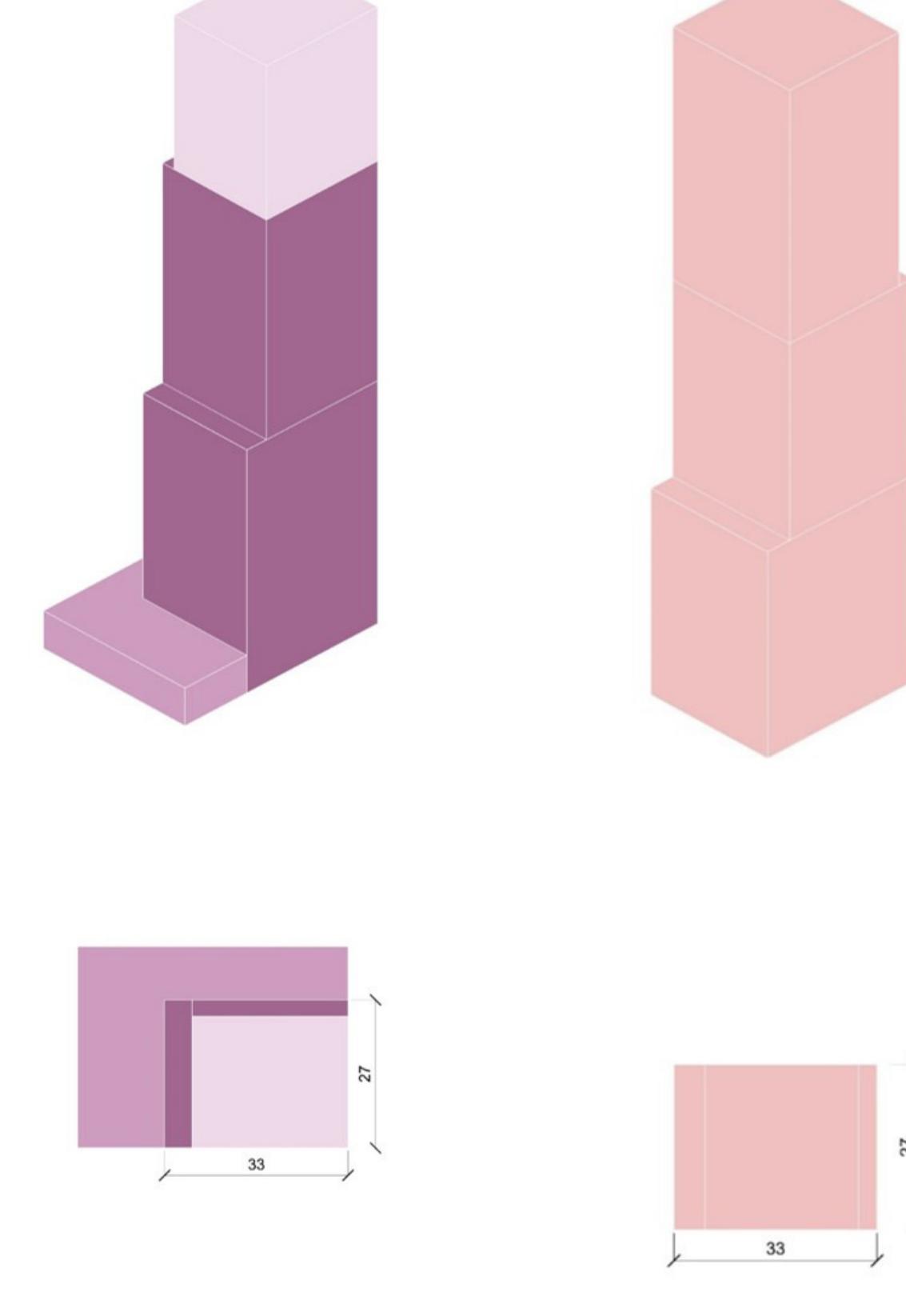


We're exploring the right level of density to build an inclusive community that fits within the new parks and wetlands at the Don River's mouth, while bringing the Precinct Plan's vision of a vibrant, connected waterfront to life.

- Different building types, heights, and how they can be distributed throughout the community while meeting the approved density targets; and
- How these buildings "meet the ground", considering things like thermal comfort (sun, shade, wind), ground floor uses, views, accesses and connections.

Keating Tower:

- These buildings are lined up along the edge of the Keating Channel and frame the space, co-locating housing, cultural spots, and destinations to make it lively and filled by foot traffic
- A two-storey base would create a comfortable condition at street level
- The towers will be prominent to help define the overall character of this new public space along the channel

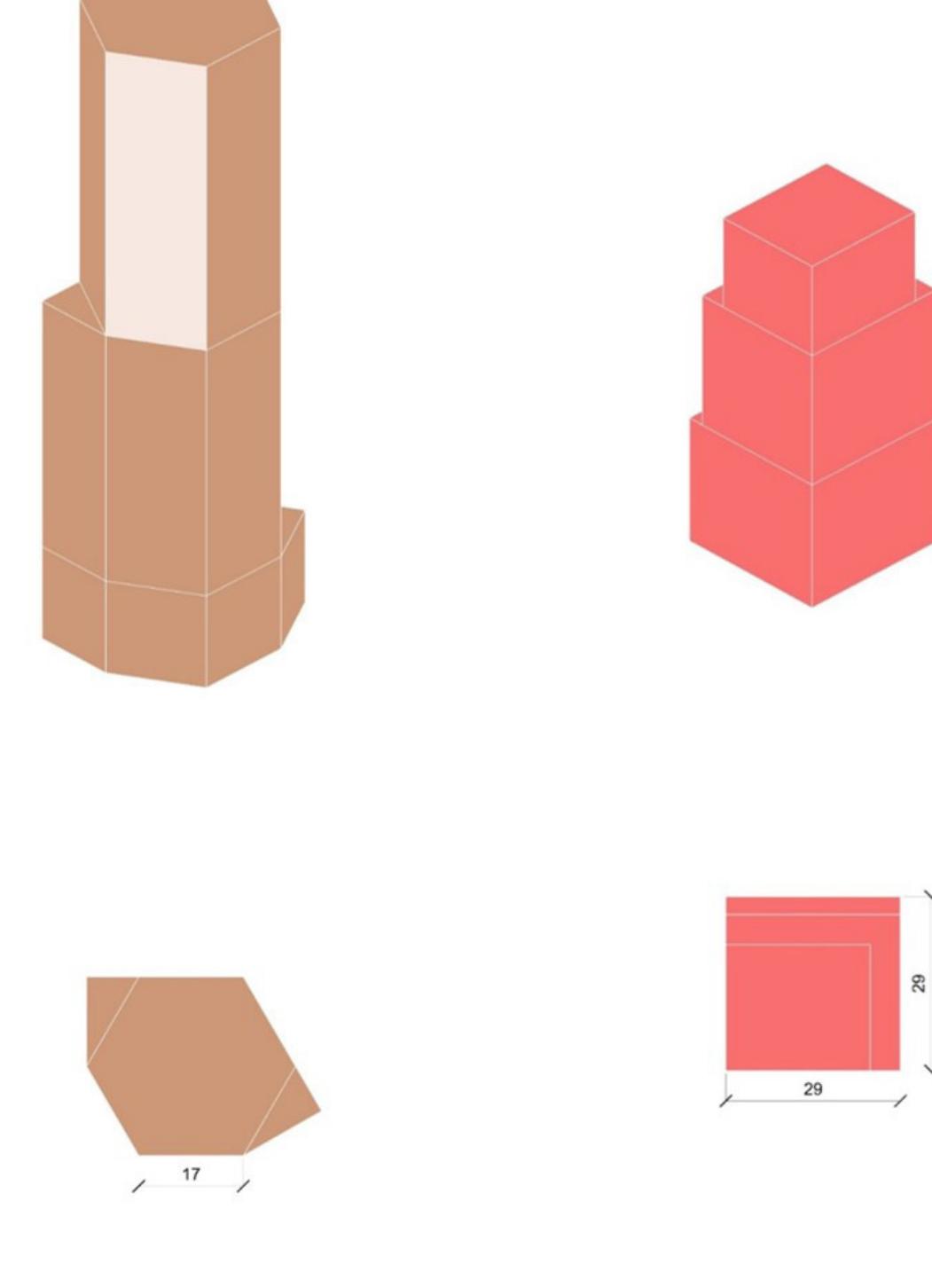


Fabric Tower:

- These towers are the main source of housing within Ookwemin Minising
- These buildings are different heights, so density (the number of homes) is spread out across the entire neighbourhood and views of the city and the water are maximized
- Together, the buildings provide a consistent "backdrop," allowing the special landmark buildings to be more prominent

Landmark Tower:

- These are signature buildings placed at entrance points to the neighbourhood, meant to stand out and serve as a landmark!
- These towers help make a strong first impression
- they are welcoming and memorable for people who visit and live in Ookwemin Minising

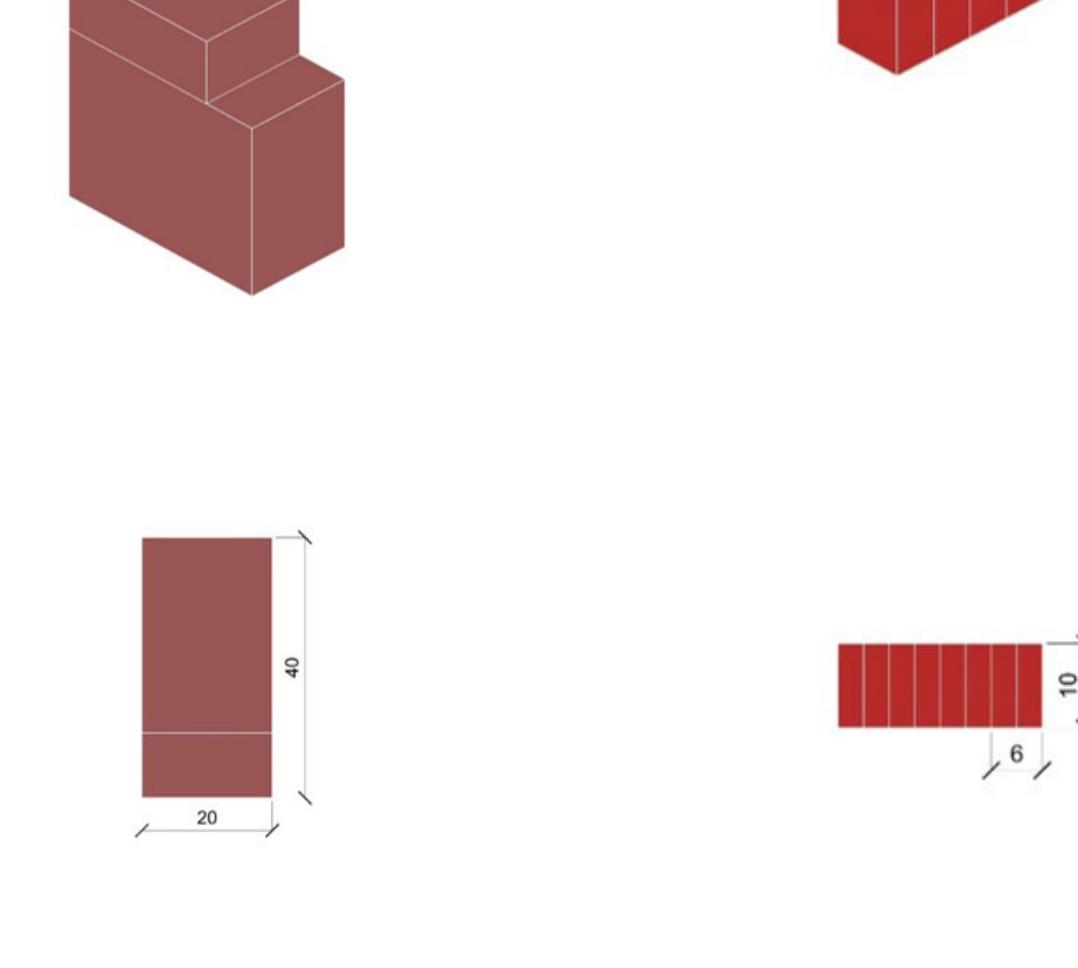


Tall Mid-rise:

- Tall mid-rise buildings go up to a maximum of 20 storeys
- An in-between or "steppingstone" between the very tall towers and lower buildings, they help create a more interesting skyline by gradually changing height and creating a smoother transition

Mid-rise:

- Mid-rise buildings go up to a maximum of 12 storeys
- These buildings are important for keeping the edges of the park and other public spaces feeling friendly, vibrant, and active – while maximizing sun access
- These buildings offer a choice of living spaces with lower terraces and street views

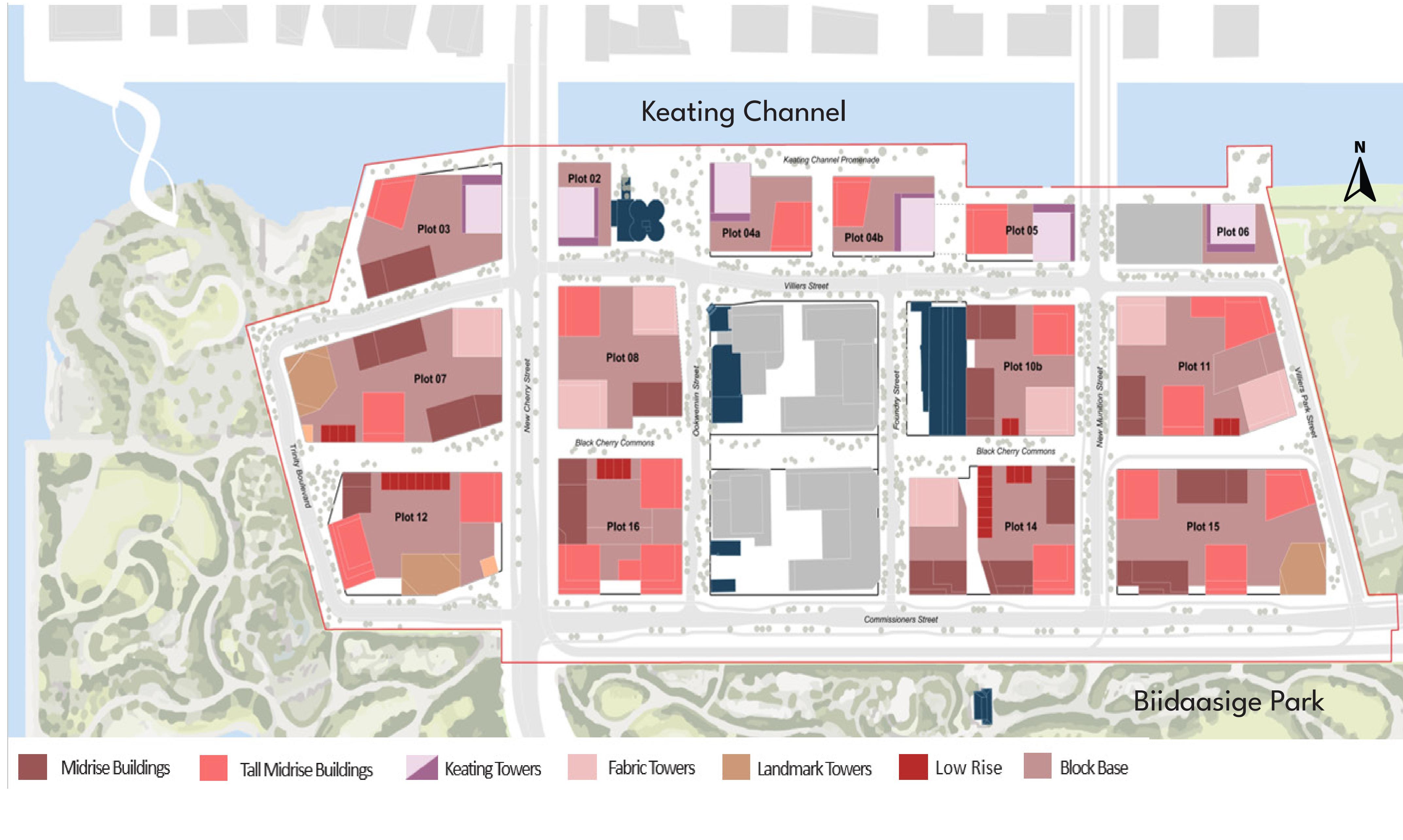


Low-rise:

- "Low-rise" refers to lower, smaller buildings mixed in along streetscapes
- Their smaller scale allows for more views of the sky to be seen and more sunlight onto public spaces
- These buildings also help make outdoor spaces feel more intimate and comfortable

A "hybrid" approach

A kit of parts has been developed to allow flexibility - a mix of building types within each block will help frame our streets in different ways.



Biidaasige naturefront
View from south-east

Keating Channel
View from north-east

Aerial View