















LEGEND

-  DECORATIVE PAVING
-  GAZEBO
-  6.1m WIDTH EASEMENT
-  PEDESTRIAN CONNECTIONS
-  WROUGHT IRON 1.0m HIGH FENCE
-  EXISTING FENCE
-  DEMARCATION OF GROUND FLOOR UNITS PRIVATE SPACE
-  TOP OF PARKADE SOFT LANDSCAPING
-  PRIVATE AMENITY PATIO
-  COMMON AMENITY AREA
-  PUBLIC AMENITY AREA
-  COMMERCIAL USES
-  LANDSCAPED SETBACK AREAS
-  MUNICIPAL SIDEWALK INCLUDING THE FIRE HYDRANT *

0 5 10 15 20
SCALE IN METERS

SITE PLAN

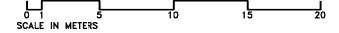
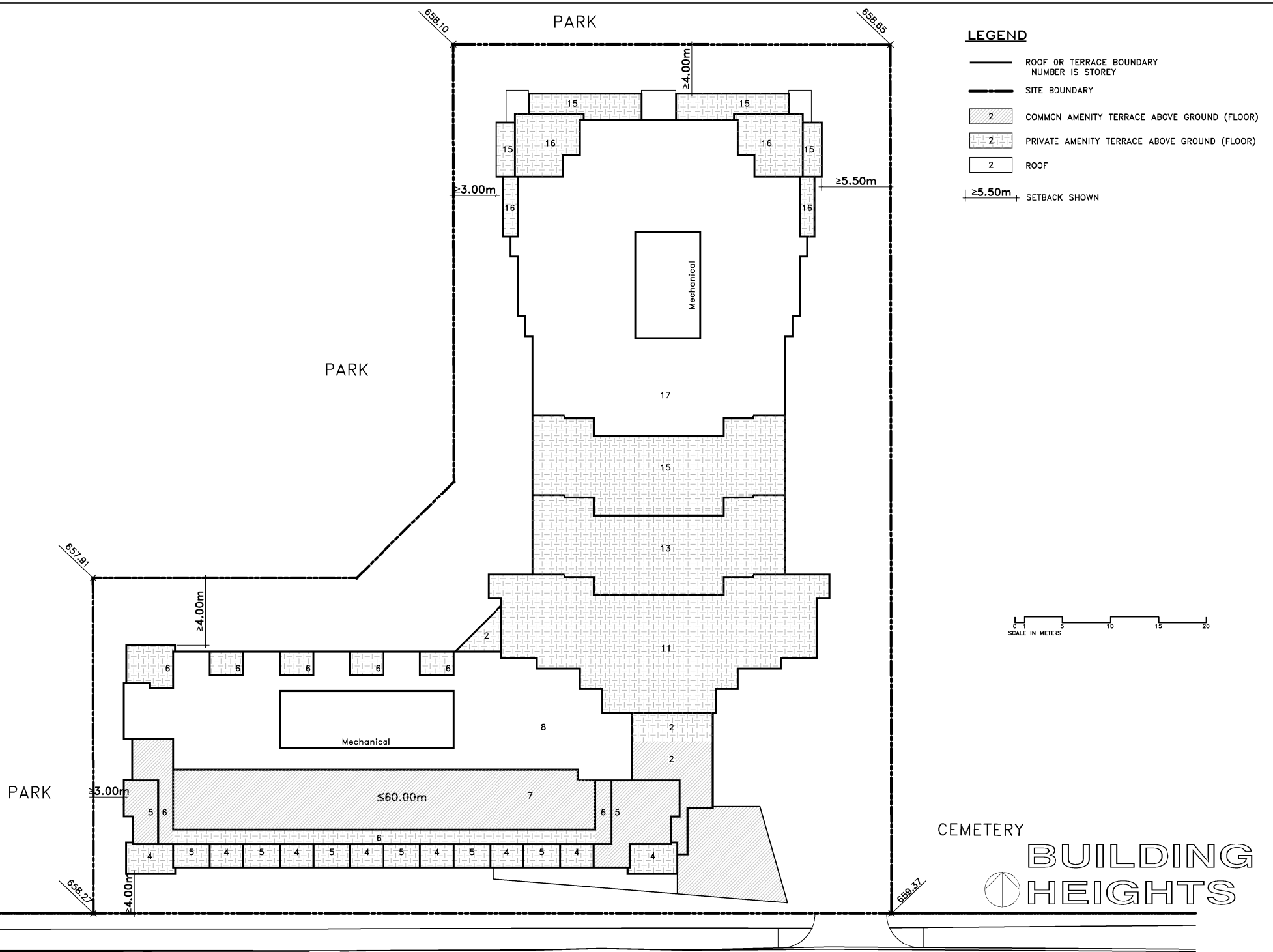
APPENDIX 1

09-01-16

PARK

LEGEND

- ROOF OR TERRACE BOUNDARY
NUMBER IS STOREY
- - - SITE BOUNDARY
- [Hatched Box 2] COMMON AMENITY TERRACE ABOVE GROUND (FLOOR)
- [Dotted Box 2] PRIVATE AMENITY TERRACE ABOVE GROUND (FLOOR)
- [White Box 2] ROOF
- [Dimension Line] ≥5.50m SETBACK SHOWN



CEMETERY
**BUILDING
 HEIGHTS**

101 AV












↑
ACCESS TO DRIVEWAY

APPENDIX 2

09-01-16

PARK

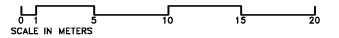
LEGEND

-  DECORATIVE PAVING
-  GAZEBO
-  PEDESTRIAN-SCALE LIGHTING
-  SOFFIT LIGHTING
-  PEDESTRIAN CONNECTIONS
-  TOP OF PARKADE
SOFT LANDSCAPING
-  LANDSCAPED SETBACK AREAS
-  PRIVATE AMENITY PATIO
-  COMMON AMENITY AREA
-  PUBLIC AMENITY AREA
-  MUNICIPAL SIDEWALK
INCLUDING THE FIRE HYDRANT *

PARK

PARK

CEMETERY



ACCESS TO UNDERGROUND PARKING

LINE OF PARKADE BELOW

WALLWASH LIGHT

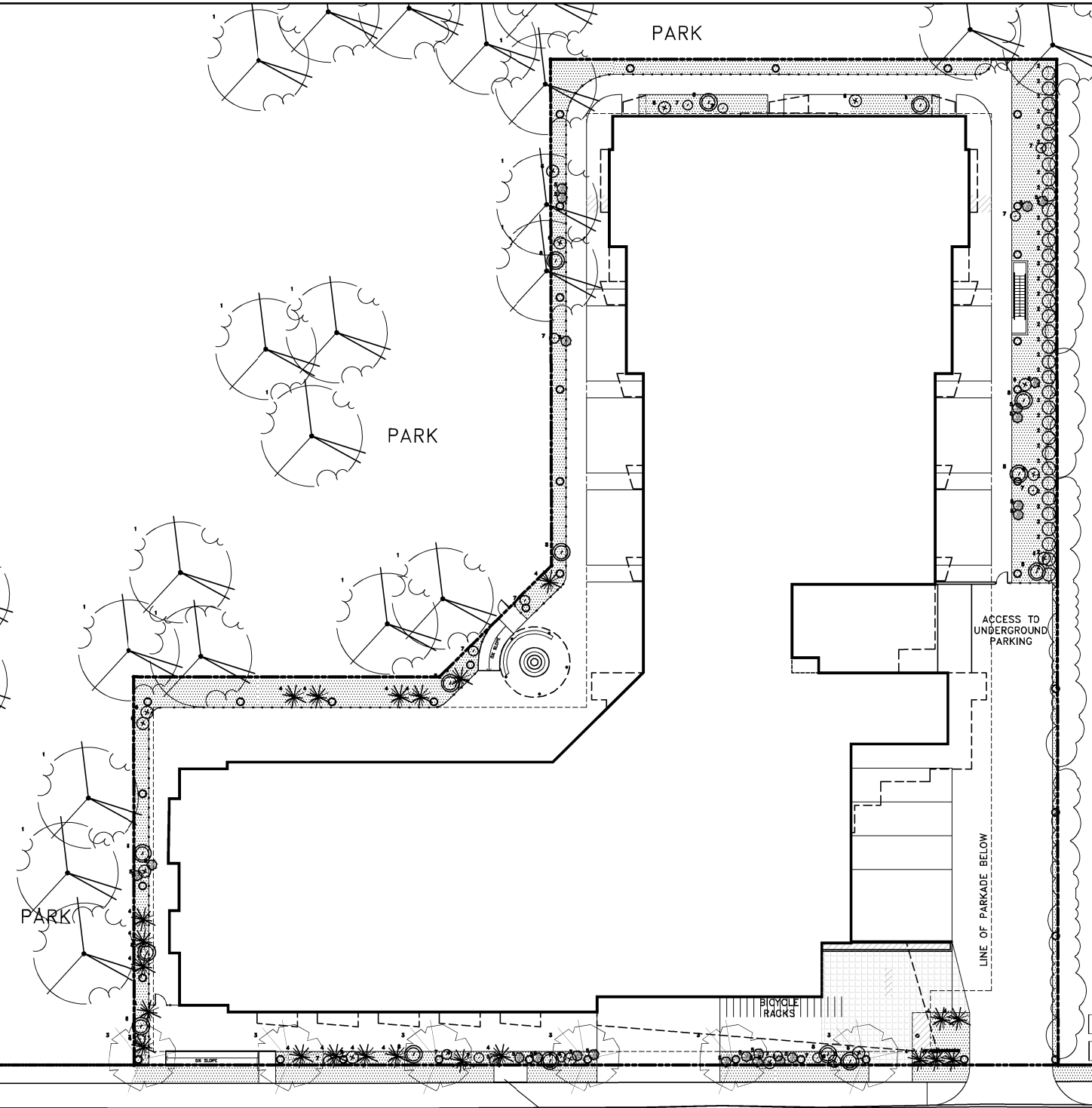
BUS SHELTER/STOP LOCATION 101 AV

ACCESS TO DRIVEWAY






 LIGHTING

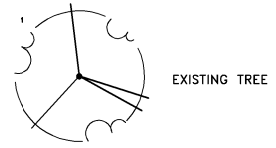
APPENDIX 3

09-01-16



LEGEND

-  DECORATIVE PAVING
-  GAZEBO
-  TOP OF PARKADE
SOFT LANDSCAPING
-  LANDSCAPED SETBACK AREAS
-  PEDESTRIAN-SCALE LIGHTING



EVERGREEN TREES:

-  CEDAR

DECIDUOUS TREES:

-  ELM

EVERGREEN SHRUBS:



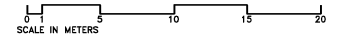
DECIDUOUS SHRUBS:

- 
- 
- 

NOTE:

LAWNS AND BOULEVARDS, 6" TOPSOIL AND LAWN MIX TO CITY STANDARDS
 PLANTING BEDS : 3" MULCH, FILTER FABRIC (WEED RETARDER)
 12" TOPSOIL
 6" CONCRETE CURB ASPHALT TO LANDSCAPE AREAS

CEMETERY



ILLUSTRATIVE LANDSCAPE CONCEPT

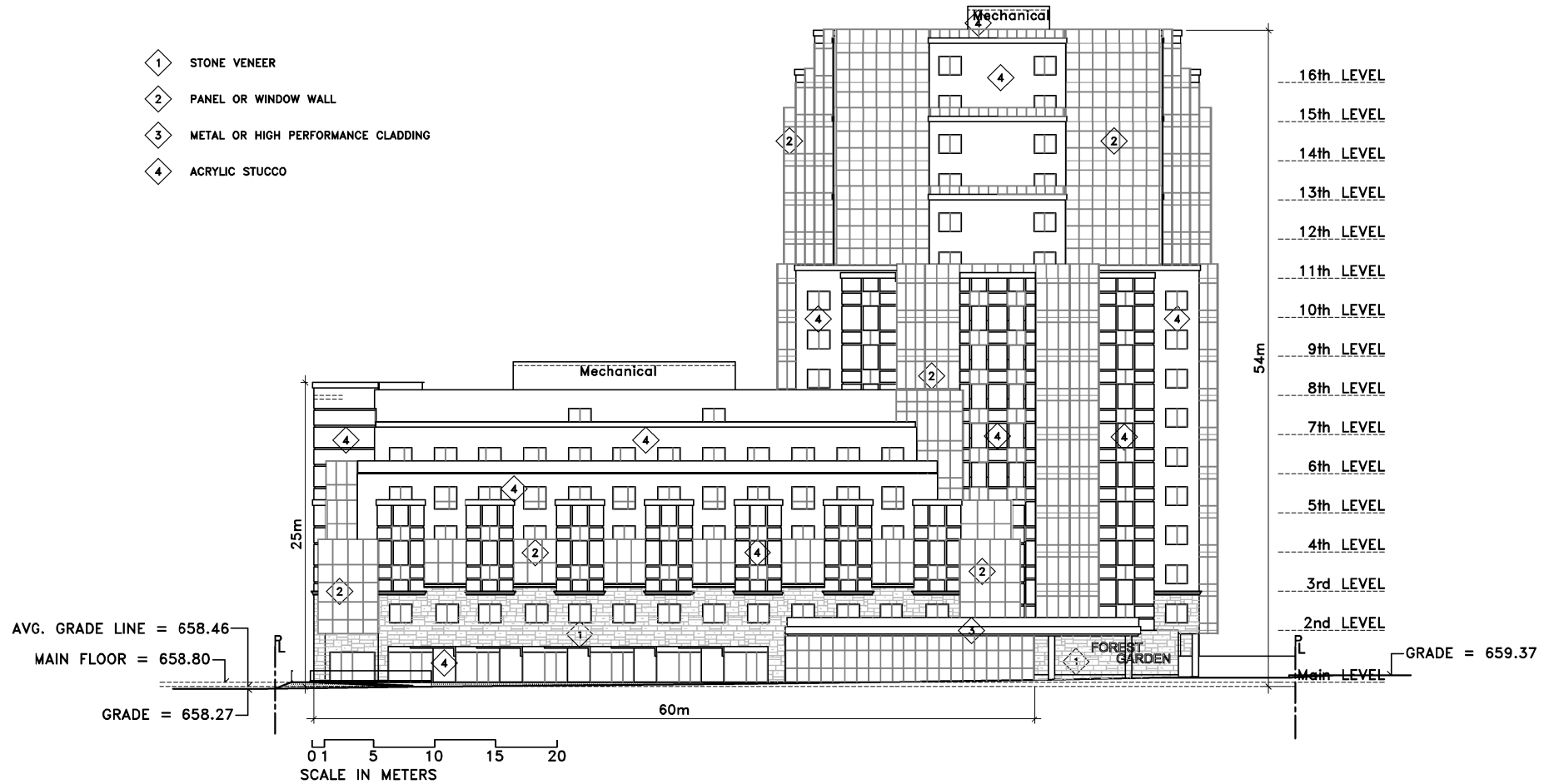
BUS SHELTER/STOP LOCATION 101 AV

↑
ACCESS TO DRIVEWAY

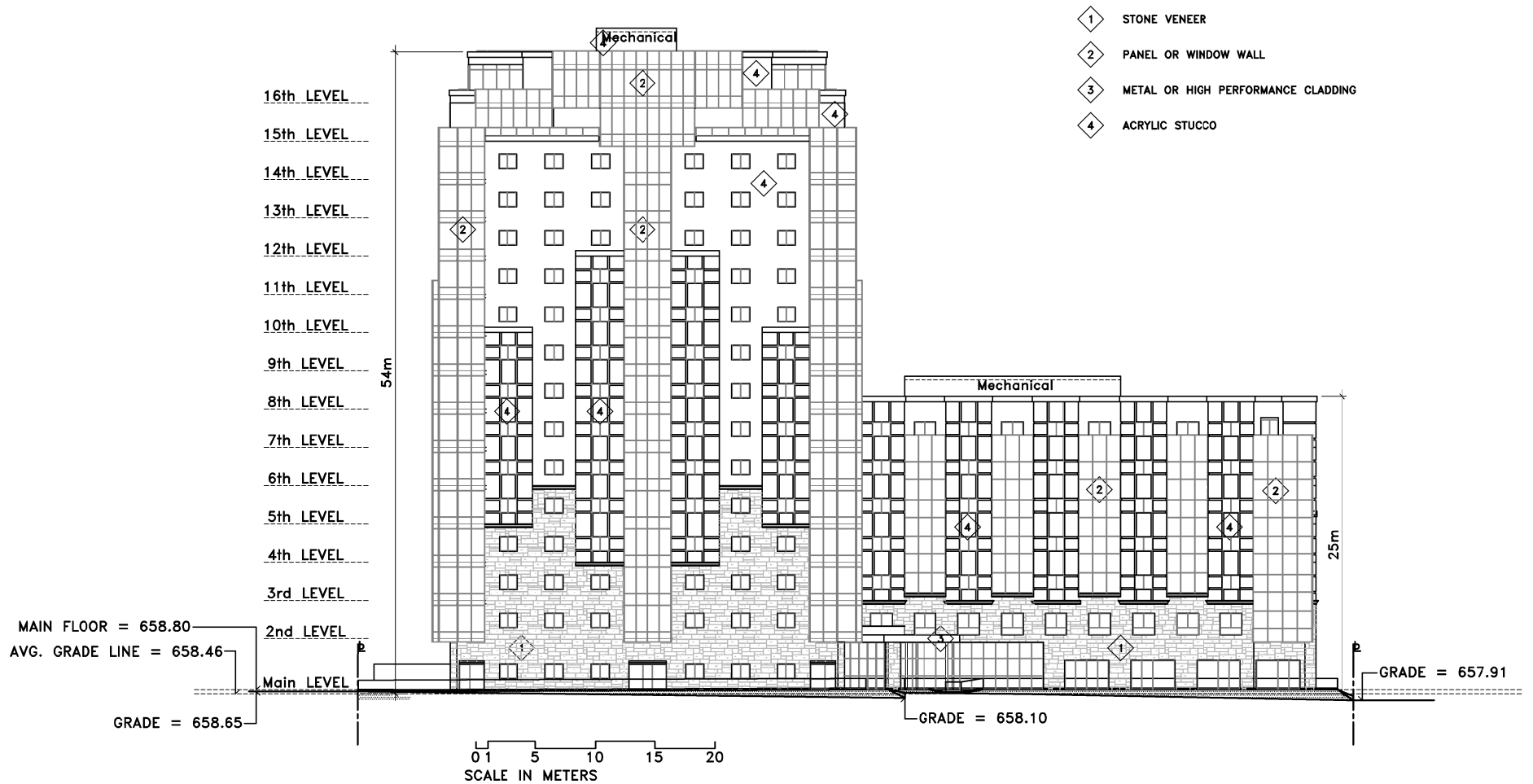
APPENDIX 4

09-01-16

- 1 STONE VENEER
- 2 PANEL OR WINDOW WALL
- 3 METAL OR HIGH PERFORMANCE CLADDING
- 4 ACRYLIC STUCCO

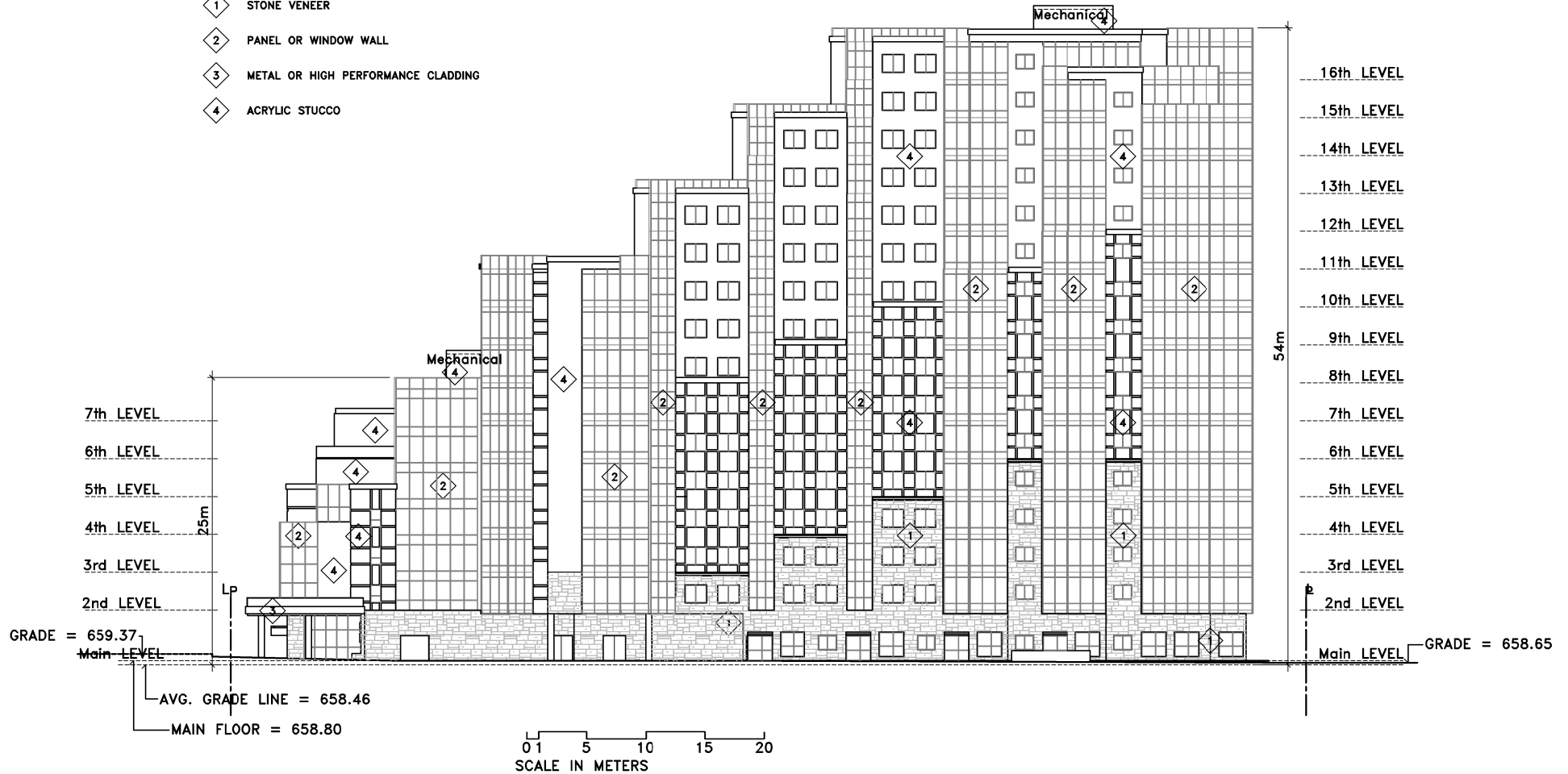


BUILDING ELEVATIONS
SOUTH FACADE (VIEW FROM 101 AV)



BUILDING ELEVATIONS
NORTH FACADE (VIEW FROM PARK)

- 1 STONE VENEER
- 2 PANEL OR WINDOW WALL
- 3 METAL OR HIGH PERFORMANCE CLADDING
- 4 ACRYLIC STUCCO



BUILDING ELEVATIONS
EAST FACADE (VIEW FROM CEMETERY)



BUILDING ELEVATIONS
WEST FACADE (VIEW FROM PARK)

Design Component	Sustainable Initiative	Specific Target
Sustainable Sites	Storm water Management	The development shall implement a storm water management plan that results in a 20% decrease in the rate and quantity of storm water runoff when compared to the existing site.
	Heat Island Effect	The development shall use a high Solar Reflecting Index (SRI) material, be vegetated or a combination of the two.
	Light Pollution Reduction	The development shall minimize light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security.
Water Efficiency	Water Efficient Landscaping	The design shall apply high-efficiency irrigation technology, captured rain water, and/or use drought tolerant landscaping to reduce potable water consumption for irrigation.
	Innovative Wastewater Technologies	The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20%.
	Water Use Reduction	The design shall employ strategies that in aggregate use 20% less potable water than water use baseline.
Energy and Atmosphere	Reduced Energy Consumption	The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code for Buildings (1997) or most recent version.
	Lighting	Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings (1997) or most recent version.
Materials and Resources	Recycled Content	The design shall specify building materials such that 7.5% of the total value of materials used in the development consists of post-industrial and post-consumer recycled materials.
	Regional Materials	The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.
Indoor Environmental Quality	Low-Emitting Materials	The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 (or most recent version) requirements or acceptable alternate standard.