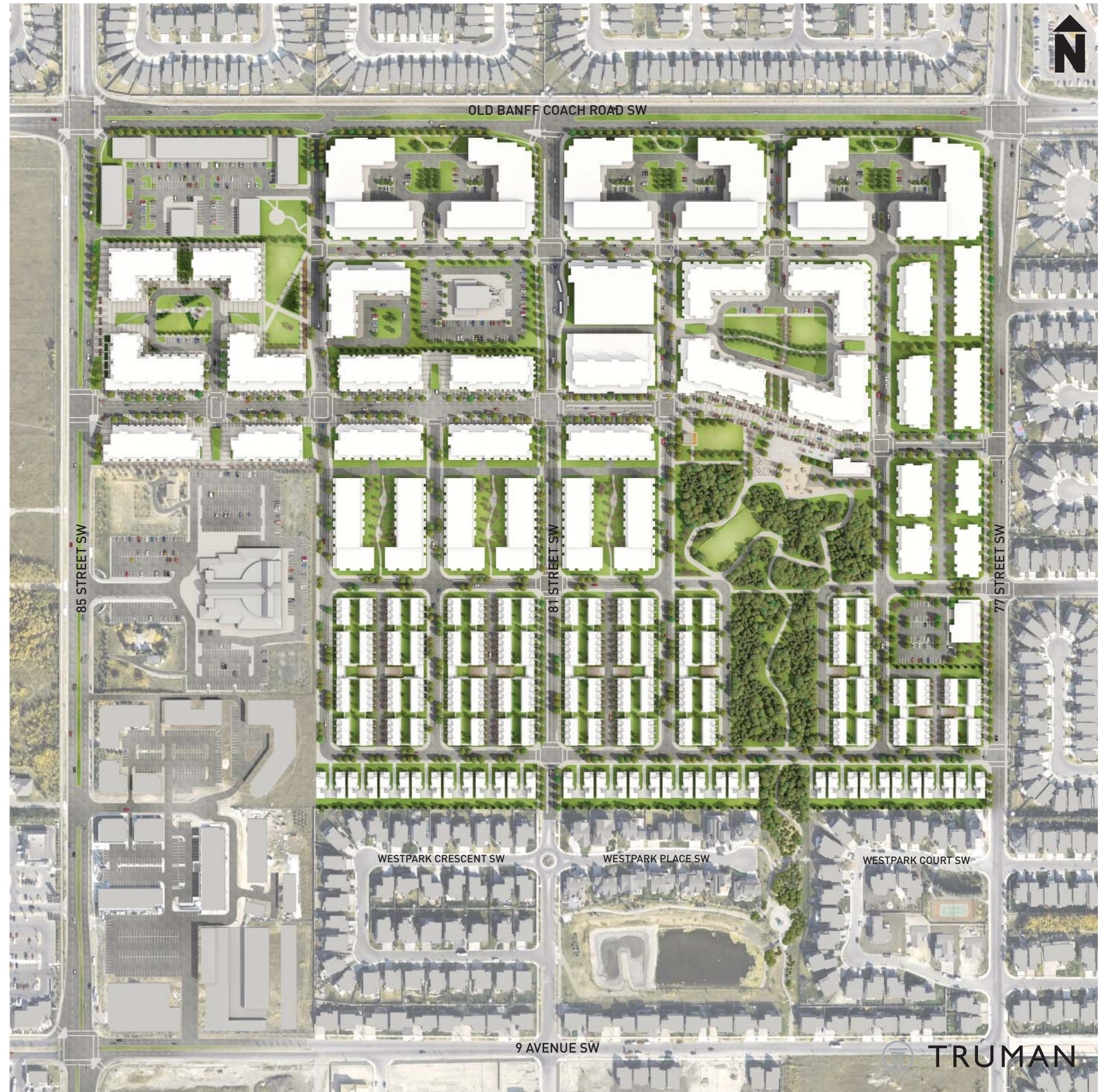




WEST DISTRICT

CONCEPTUAL MASTER PLAN RENDERING
DRAFT - FOR DISCUSSION PURPOSES ONLY

15 January 2015



CIVICWORKS
PLANNING + DESIGN





WEST DISTRICT

CONCEPTUAL MASTER PLAN PERSPECTIVE RENDERING
DRAFT - FOR DISCUSSION PURPOSES ONLY
15 January 2015

CIVICWORKS
PLANNING + DESIGN

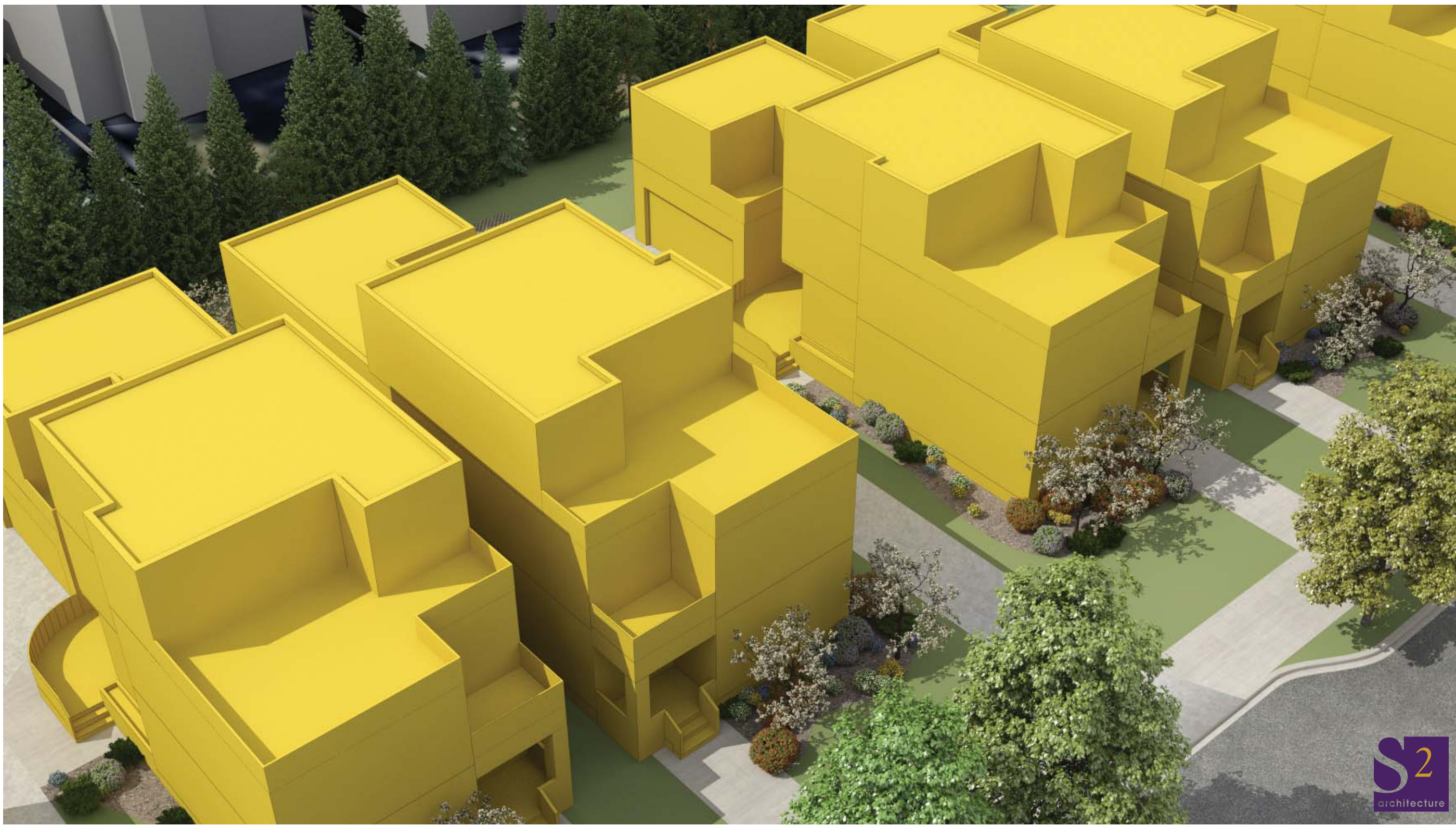


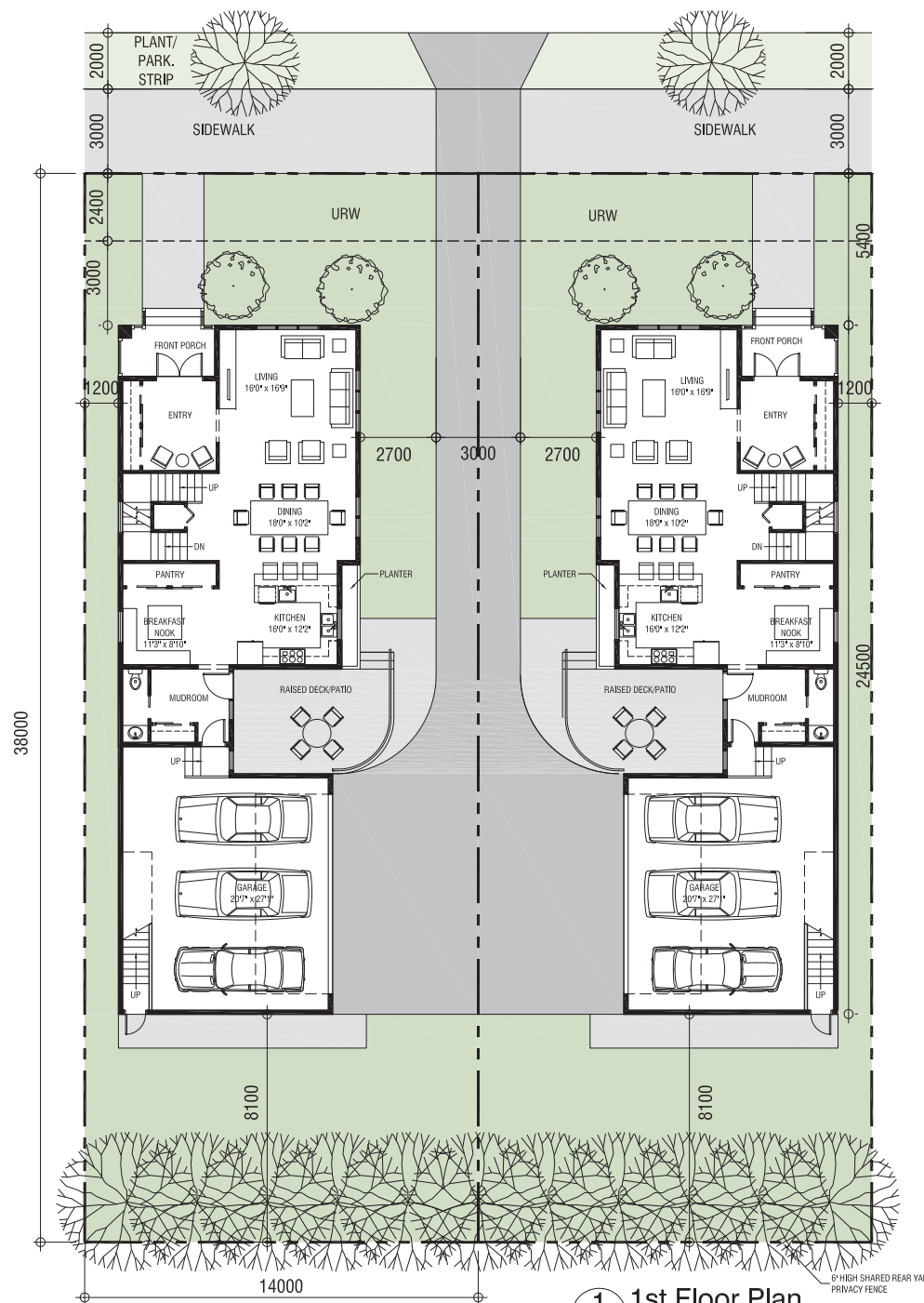
 TRUMAN



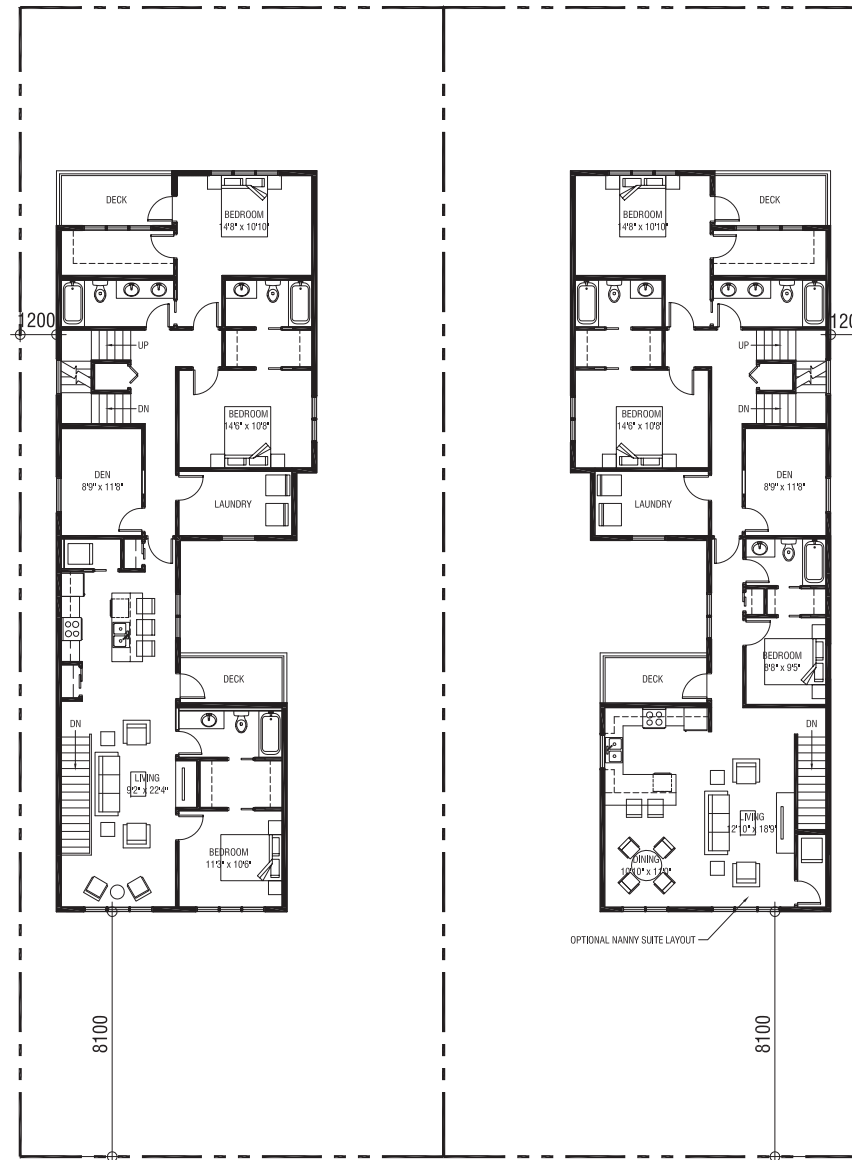








1 1st Floor Plan
SK-01 SCALE: 1:250 on 11x17 Sheet



2 2nd Floor Plan
SK-01 SCALE: 1:250 on 11x17 Sheet



3 3rd Floor Plan
SK-01 SCALE: 1:250 on 11x17 Sheet

Site Summary
TYPICAL PARCEL AREA: 532m ² / 0.053ha / 0.131acres

By-Law Zoning
RESIDENTIAL - ONE DWELLING (R-1s) DISTRICT

By-Law Setback Summary
<p>MINIMUM SETBACK AREAS</p> <p>FRONT:</p> <ul style="list-style-type: none"> 2.0m FOR A LANED PARCEL 3.0m FOR A LANELESS PARCEL <p>REAR:</p> <ul style="list-style-type: none"> 7.5m <p>SIDE:</p> <ul style="list-style-type: none"> 1.2m 3.0m ON ONE SIDE FOR A LANELESS PARCEL WHEN NO PROVISION HAS BEEN MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING. <p>THE 3.0m BUILDING SETBACK MAY BE REDUCED WHERE THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTER, AGAINST BOTH TITLES, AN EXCLUSIVE PRIVATE ACCESS EASEMENT WHERE THE WIDTH OF THE EASEMENT, IN COMBINATION WITH THE BUILDING SETBACK, MUST BE AT LEAST 3.0m AND PROVIDES UNRESTRICTED VEHICLE ACCESS TO THE REAR OF THE PARCEL.</p> <p>NOTE: BYLAW 1P2007, PART 5, DIVISION 1, NO. 341 (2B): A DRIVEWAY CONNECTING A STREET TO A PRIVATE GARAGE MUST CONTAIN A RECTANGULAR AREA MEASURING MIN. 6m IN LENGTH AND 3m IN WIDTH.</p>

Building Height
<p>MAXIMUM BUILDING HEIGHT</p> <ul style="list-style-type: none"> 11m WHERE THE AREA OF THE PARCEL IS LESS THAN 400m² OR THE PARCEL WIDTH IS LESS THAN 15m <p>PROPOSED: 11m</p>

Parcel Coverage
<p>THE MAX. PARCEL COVERAGE IS 45% OF THE AREA OF A PARCEL, WHICH MUST BE REDUCED BY 21m² FOR EACH REQUIRED MOTOR VEHICLE PARKING STALL THAT IS NOT PROVIDED IN A PRIVATE GARAGE.</p> <p>PROPOSED: 34% (BUILDING FOOTPRINT / PARCEL AREA or 177m²/520m²)</p>

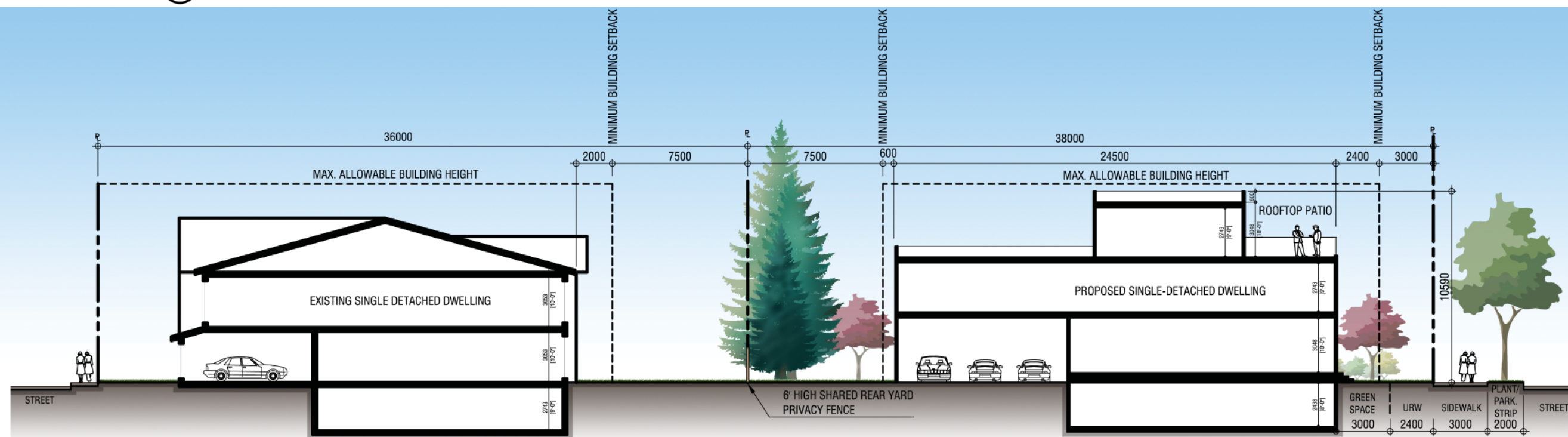
Area Summary
<p>LEVEL 1: 108m² / 1163ft²*</p> <p>LEVEL 2: 176m² / 1894ft²</p> <p>LEVEL 3: 60m² / 646m²</p> <p>TOTAL: 344m² / 3703ft²*</p> <p>*GARAGE NOT INCLUDED</p> <p>THE MAX. FLOOR AREA OF A NANNY SUITE / HOME OFFICE, EXCLUDING ANY AREA COVERED BY STAIRWAYS, IS 70m² IN THE R-1s DISTRICTS. PROPOSED: 70m²</p>

Parking Requirement
<p>REQUIRED:</p> <ul style="list-style-type: none"> SINGLE DETACHED DWELLING: 1.0 STALL PER DWELLING UNIT SECONDARY SUITE: 1.0 STALL <p>TOTAL 2 STALLS REQUIRED</p> <p>PROVIDED:</p> <p>3 INDOOR PARKING STALLS IN PRIVATE GARAGE</p> <p>BICYCLE PARKING STALLS ARE NOT REQUIRED</p>



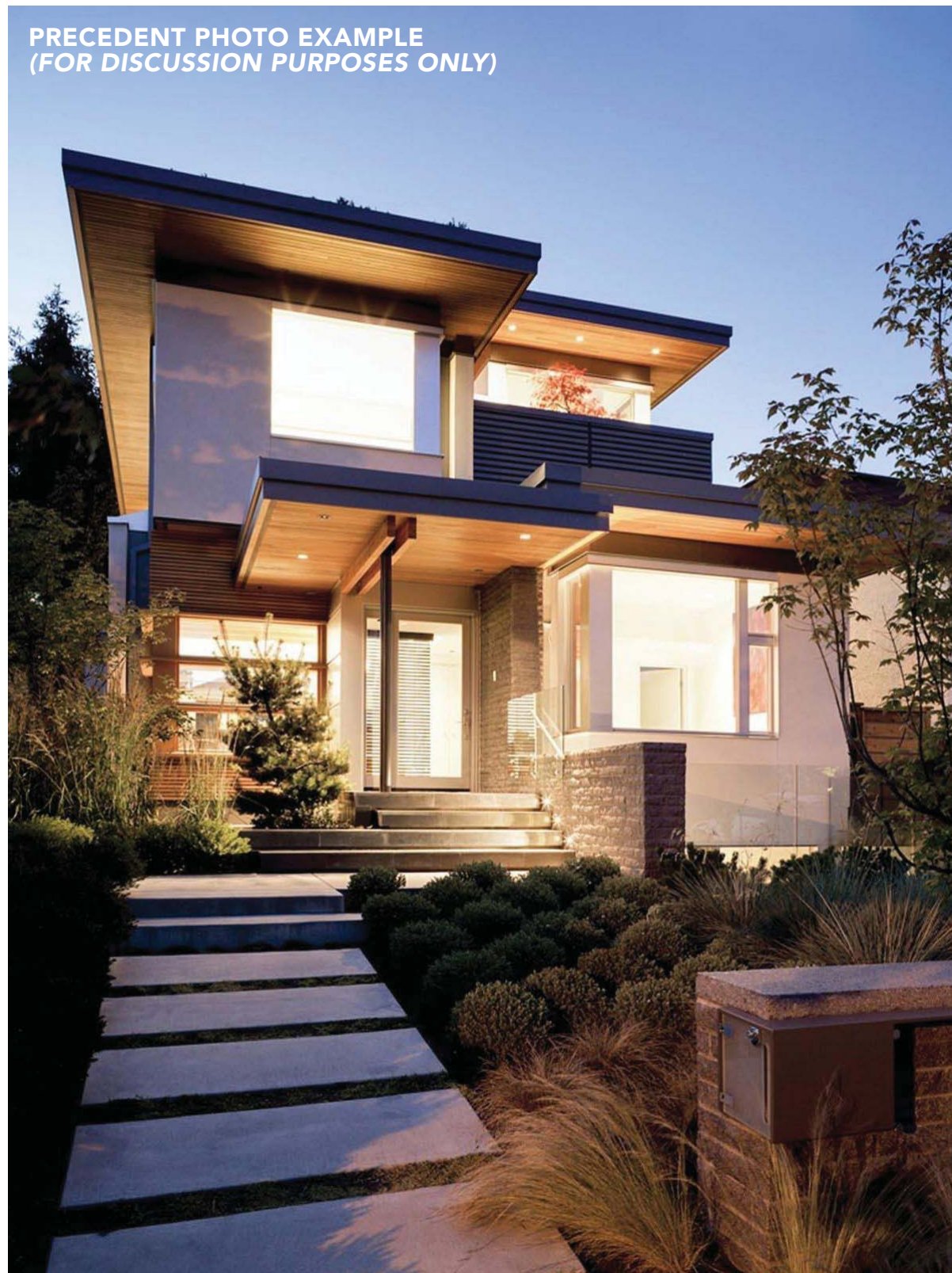
SYMBOL	SPECIES	SIZE AT MATURITY
	Large Shade Trees:	
	Green Ash	15m height x 6m spread
	White Ash	16m height x 12m spread
	American Elm	15m height x 10m spread
	Small Trees:	
	Flowering Crabapple	5m height x 4m spread
	Mountain Ash	8m height x 4m spread
	Chokecherry	5m height x 3m spread
	Hawthorn	5m height x 3m spread
	Coniferous Trees:	
	Colorado Spruce	20m height x 5m spread
	Scotch Pine	12m height x 5m spread
	Lodgepole Pine	12m height x 3m spread

1 SITE PLAN
1:250



1 SECTION LOOKING WEST
1:250

PRECEDENT PHOTO EXAMPLE
(FOR DISCUSSION PURPOSES ONLY)



PRECEDENT PHOTO EXAMPLE
(FOR DISCUSSION PURPOSES ONLY)





P/L

P/L