

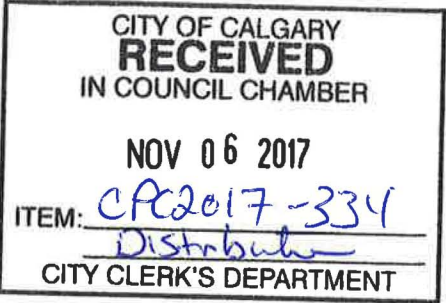


502, 508, 512 - 17 Avenue NE

The project enjoys a significant site in the community of Winston Heights. Overlooking Munro Park to the west, and with a commanding view of the downtown skyline to the south, we have laid out stacked units to take advantage of the views, and to offer an aspect of urban edge to this corner.

A majority of units are accessed from the two street fronts, creating both an attractive streetscape and offering 'eyes on the street.' The parking garage is located on grade, in the 'L' of the development, such that its roof becomes a landscaped courtyard, which acts as an amenity space for the development, offering access to some of the upper units. A broad public stair connects the courtyard to the street. A variety of unit sizes will offer diversity and complexity within the development.

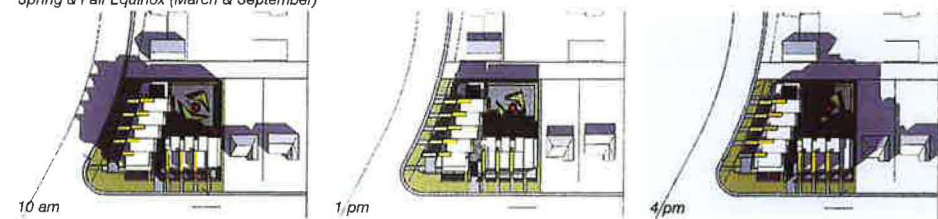
Current Zoning	R-C2
Proposed Zoning	M-C1
Total Parcel Area	1486 sqm
Proposed Coverage	991 sqm
Gross Floor Area	+/-2640 sqm
FAR	1.77
UPH	0.013
Proposed Unit Count	20 units
Max Density	148 units/ha
Proposed Density	134 units/ha
Proposed Unit Demographics	12
1 bedroom	7
2 bedroom	1
3 bedroom	
Landscape Area Required	594 sqm (40%)
Landscape Area Required with reductions	535 sqm
90% of Landscape Required at Grade	481 sqm
Proposed Landscape at Grade	495 sqm
Amenity Space Required	Private Amenity (5.0 sqm min./unit)
Resident Parking Required	20 stalls
Resident Parking Provided	20 stalls
Visitor Parking Required	3 stalls
Visitor Parking Provided	0 stalls (proposed on street parking)
Bicycle Parking Required	0 stalls
Load Stall Requirements	1 stall (proposed on street loading)
17 Avenue NE Setback	6.3m
4 Street NE Setback	6.3m and 3.6m (proposed)
Lane Setback	0.9m (contextual from neighbouring house)
Shared Property Line Setback	3.0m (proposed)
Max Building Height	1.2m as per by-law
Max Building Height at Shared Property Line	1.2m as per by-law
Max Building Height at Street	14m
Tree Counts	13.6m and 12.7m (proposed)
Shrub Counts	9m
Irrigation Method	10m
	18 trees required
	36 shrubs required
	Low water irrigation system



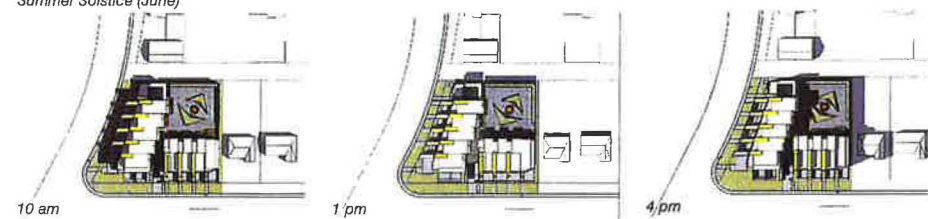


Sun Studies

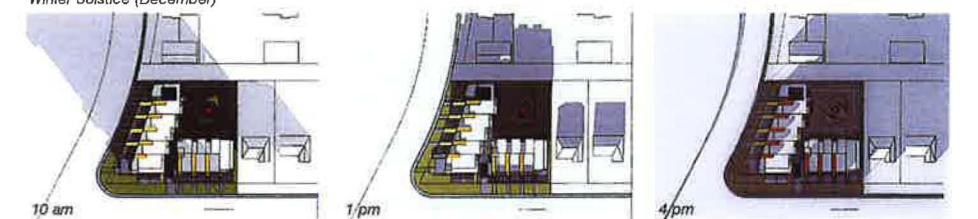
Spring & Fall Equinox (March & September)



Summer Solstice (June)



Winter Solstice (December)



Elevations

