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6.1 AREA 3 PRECINCTS



- Area 3 is composed of three precincts, each with its own distinctive identity:
- The Avalon Park Precinct,
 - The Community Court Precinct, and
 - The Shoreline Precinct

Each precinct is uniquely positioned within the larger context of River District. The context leads to distinct urban design frameworks guiding this document and the future design of Area 3.

This application outlines details of development parcels and public realm elements in all the three precincts.

6.1.2 STATISTICAL SUMMARY



Parcel No.	Residential						Retail		Childcare		Community Energy		Flex		Total		Proposed Height (in Floors)	Optimum ODP Height (per Fig. 9)	Max ODP Height (Per Fig. 8)
	Market		Rental		Affordable														
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.			
Parcel 37					269,723	25,058									269,723	25,058	25	25	25
Parcel 38	238,447	22,152											9,073	843	247,520	22,995	23	23	23
Parcel 39	162,508	15,097											11,580	1,076	174,088	16,173	8	8	8
Parcel 40	397,708	36,948													397,708	36,948	23/21	21/18	23
Parcel 41					158,823	14,755							9,160	851	167,983	15,606	6	8	23
Parcel 42	90,487	8,406											10,090	937	100,577	9,344	6	8	8
Parcel 44- School																			
Parcel 45	222,639	20,684													222,639	20,684	23/6	22/7	23
Parcel 46	224,323	20,840					17,000	1,579							241,323	22,420	23	23	23
Parcel 47 A			66,018	6,133			3,839	357							69,857	6,490	6		
Parcel 47 B	183,861	17,081													183,861	17,081	23/6	12	23
Parcel 48	122,265	11,359					3,847	357							126,112	11,716	8	6	8
Parcel 49			234,166	21,755			12,149	1,129							246,315	22,883	21	21	23
Parcel 50					127,415	11,837			4,624	465					132,039	12,267	6	6	23
Parcel 51	98,595	9,160													98,595	9,160	8	8	8
Parcel 52					185,961	17,276							5,259	489	191,220	17,765	18	19	23
Parcel 53	184,515	17,142									15,705	1,459	1,442	134	201,662	18,735	21	16	23
Parcel 54	177,784	16,517											6,164	573	183,948	17,089	8/6	8	8
TOTAL	2,103,132	195,387	300,184	27,888	741,922	68,927	36,835	3,422	4,624	465	15,705	1,459	52,768	4,902	3,255,170	302,415			
OVERALL TOTAL	3,145,238 sq.ft./292,202 sq.m.						41,459 sq.ft./3,887 sq.m.												
PERCENTAGE BASED ON TOTAL RESIDENTIAL DENSITY	66.9%		9.5%		23.6%														

- NOTE -
- All areas are net of exclusions.
 - Flex space located at the base of Affordable Housing sites, so total area of affordable housing parcels adds up to 760,965 sq.ft.

6.2 AVALON PARK PRECINCT



The Avalon Park Precinct forms the main frontage along Avalon Park and provides major connections from rest of River District and Area 1. It is primarily residential in nature with some flex uses along the Paseo that connects River District Crossing to Avalon Park and some neighbourhood serving retail along Road M. Avalon Park Precinct is characterized by a rich mix of residential units of various tenures and sizes with affordable units, purpose- built rental and market condos, all in close proximity to the park, the shoreline and various amenities like a school, daycare, community centre and retail.

AVALON PARK PRECINCT - STATISTICAL SUMMARY

Parcel No.	Residential						Retail		Childcare		Community Energy		Flex		Total	
	Market		Rental		Affordable											
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.
Parcel 37	-	-	-	-	269,723	25,058	-	-	-	-	-	-	-	-	269,723	25,058
Parcel 38	238,447	22,152	-	-	-	-	-	-	-	-	-	-	9,073	843	247,520	22,995
Parcel 40	397,708	36,948	-	-	-	-	-	-	-	-	-	-	-	-	397,708	36,948
Parcel 41	-	-	-	-	158,823	14,755	-	-	-	-	-	-	9,160	851	167,983	15,606
Parcel 46	224,323	20,840	-	-	-	-	17,000	1,579	-	-	-	-	-	-	241,323	22,420
Parcel 47 A	-	-	66,018	6,133	-	-	3,839	357	-	-	-	-	-	-	69,857	6,490
Parcel 47 B	183,861	17,081	-	-	-	-	-	-	-	-	-	-	-	-	183,861	17,081
PRECINCT TOTAL	1,044,338	97,021	66,018	6,133	428,546	39,813	20,839	1,936	-	-	-	-	18,233	1,694	1,577,975	146,598

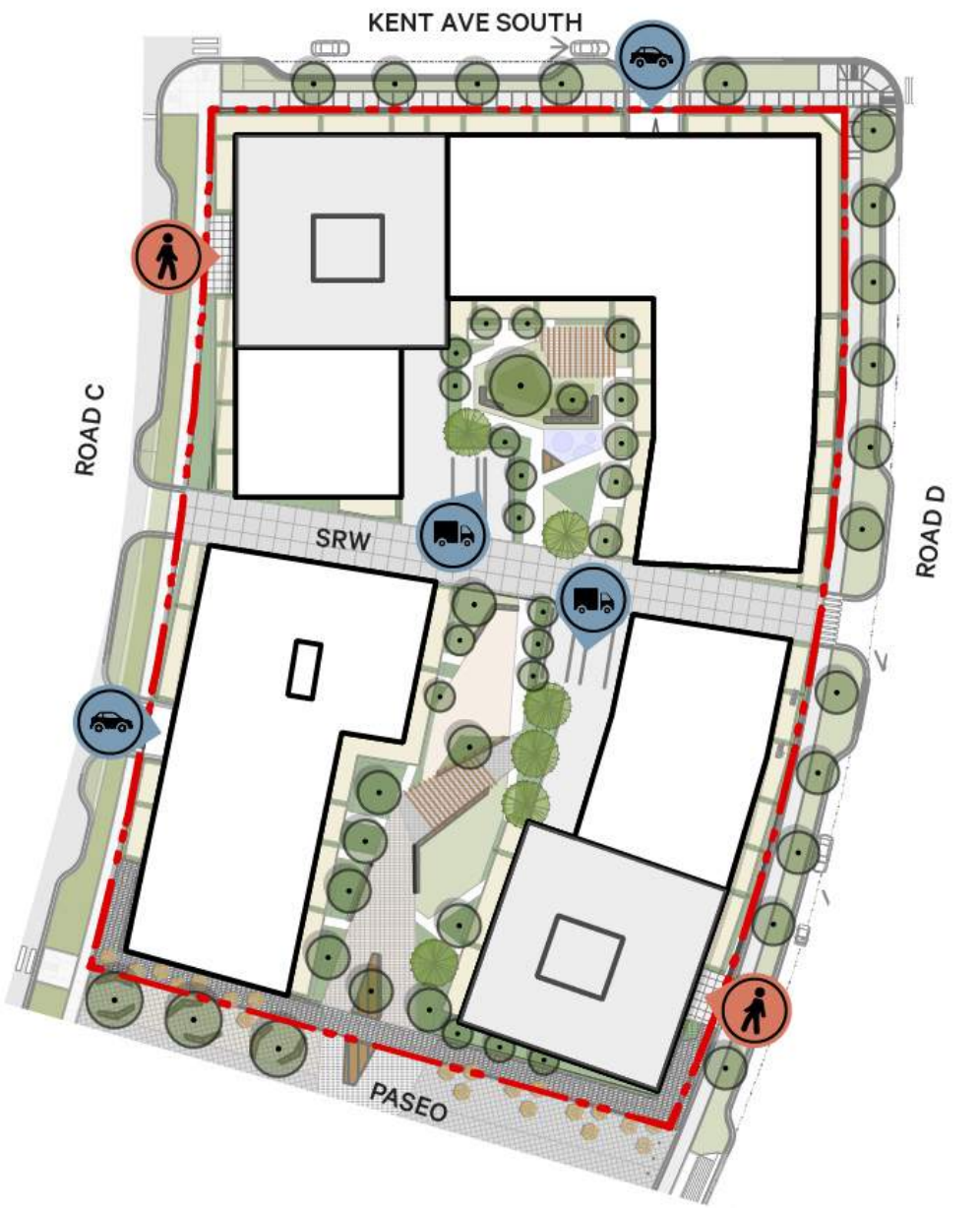
6.2.1 PARCEL 37/38

- Parcel 37/38 are the west most parcels in Area 3 and situated at the edge of the Waterfront Precinct of Area 1. As per the central neighbourhood framework of River District, this parcel would have the tallest towers at 25 storeys high.
- A 6m wide east west SRW separates Parcel 37 and 38, eventually connecting to Avalon Park.
- Along the southern edge of Parcel 38, runs the Paseo, which is a pedestrian priority street with ground-oriented ‘flex uses’ on either side.

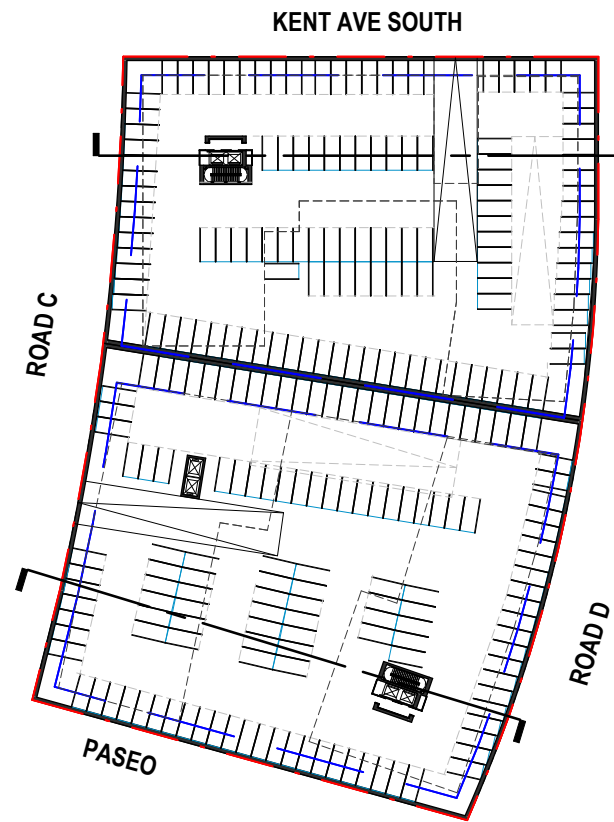
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Affordable Housing	25	269,723	25,058
Res - Strata	23	238,447	22,152
Flex		9,073	843
Parcel 37/38 Total		517,243	48,053



KEY PLAN



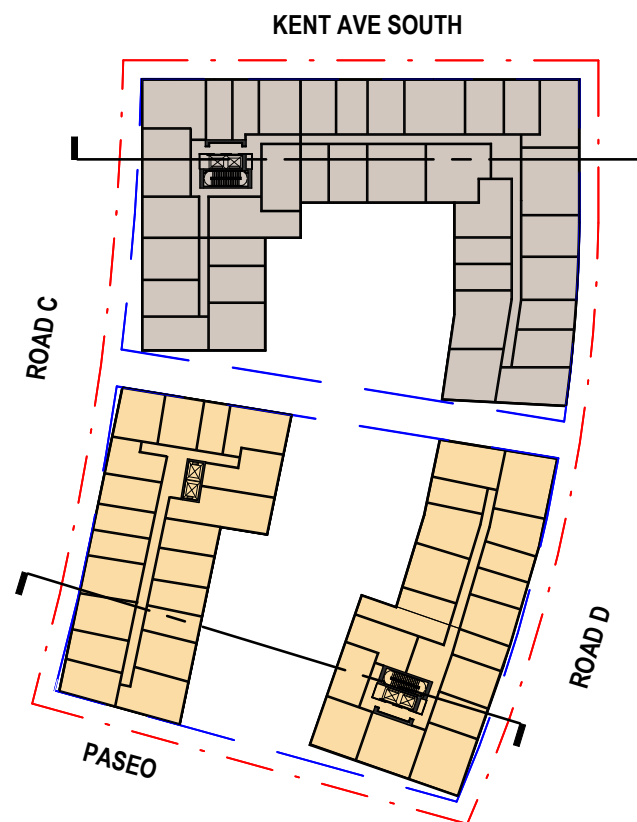
SITE PLAN



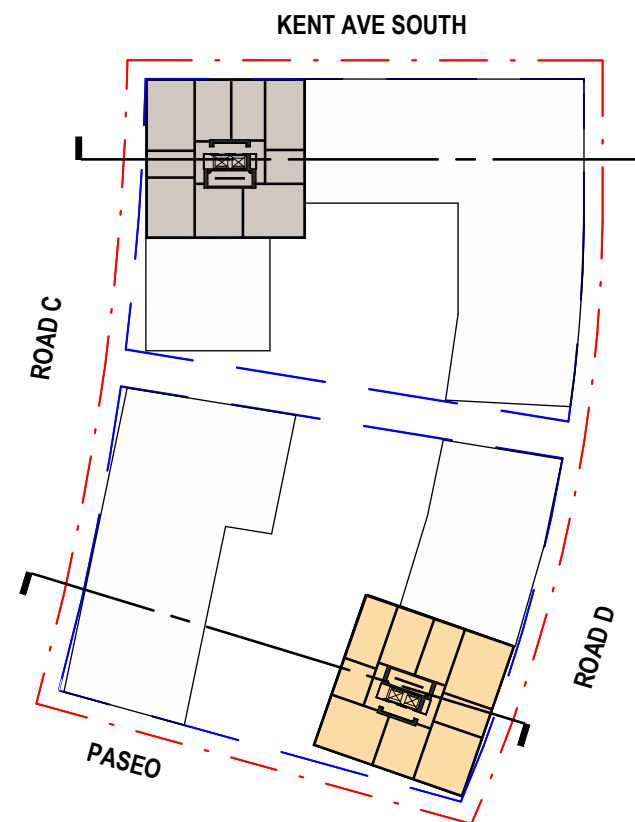
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - PODIUM



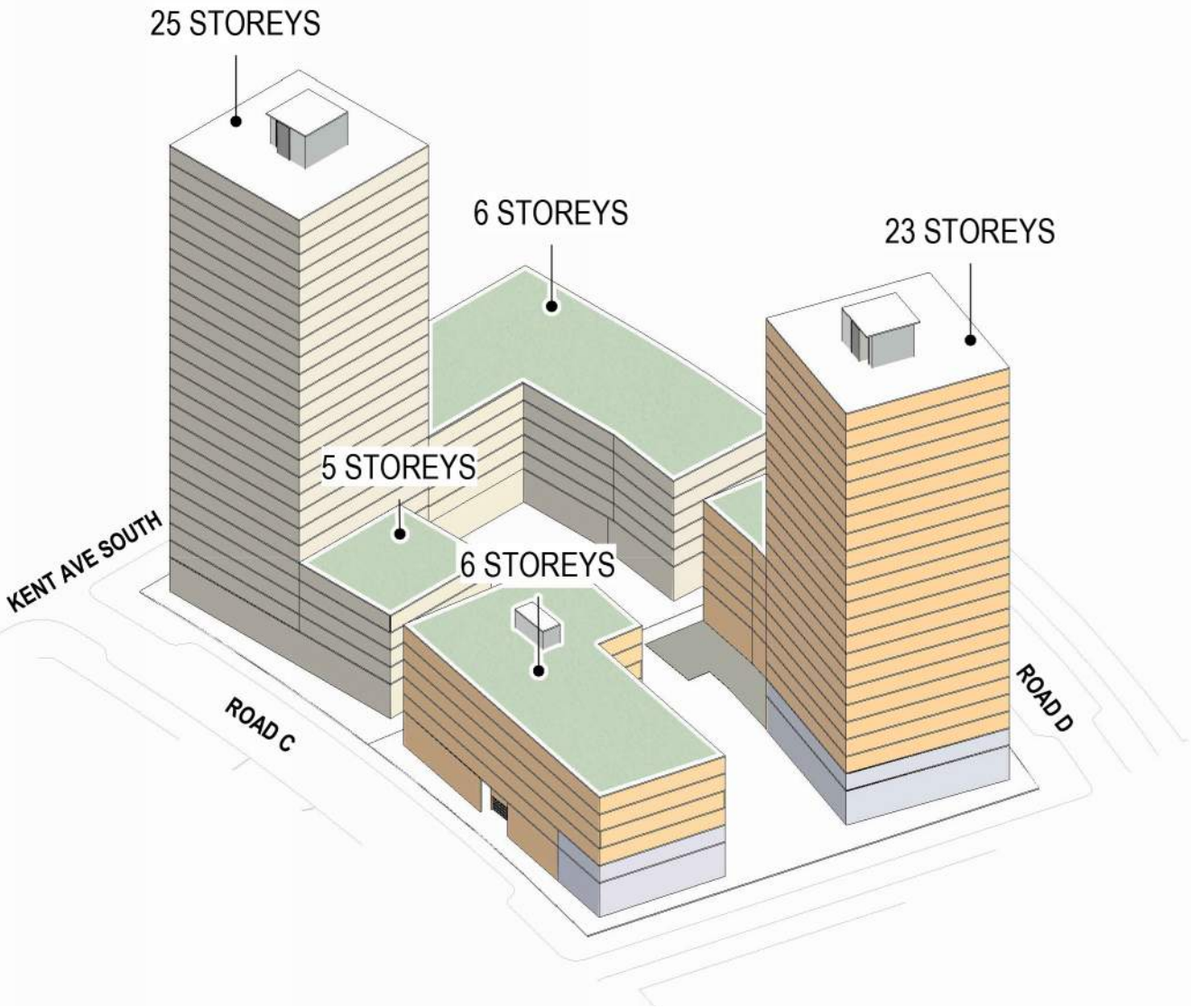
FLOOR PLAN - TOWER

LEGEND

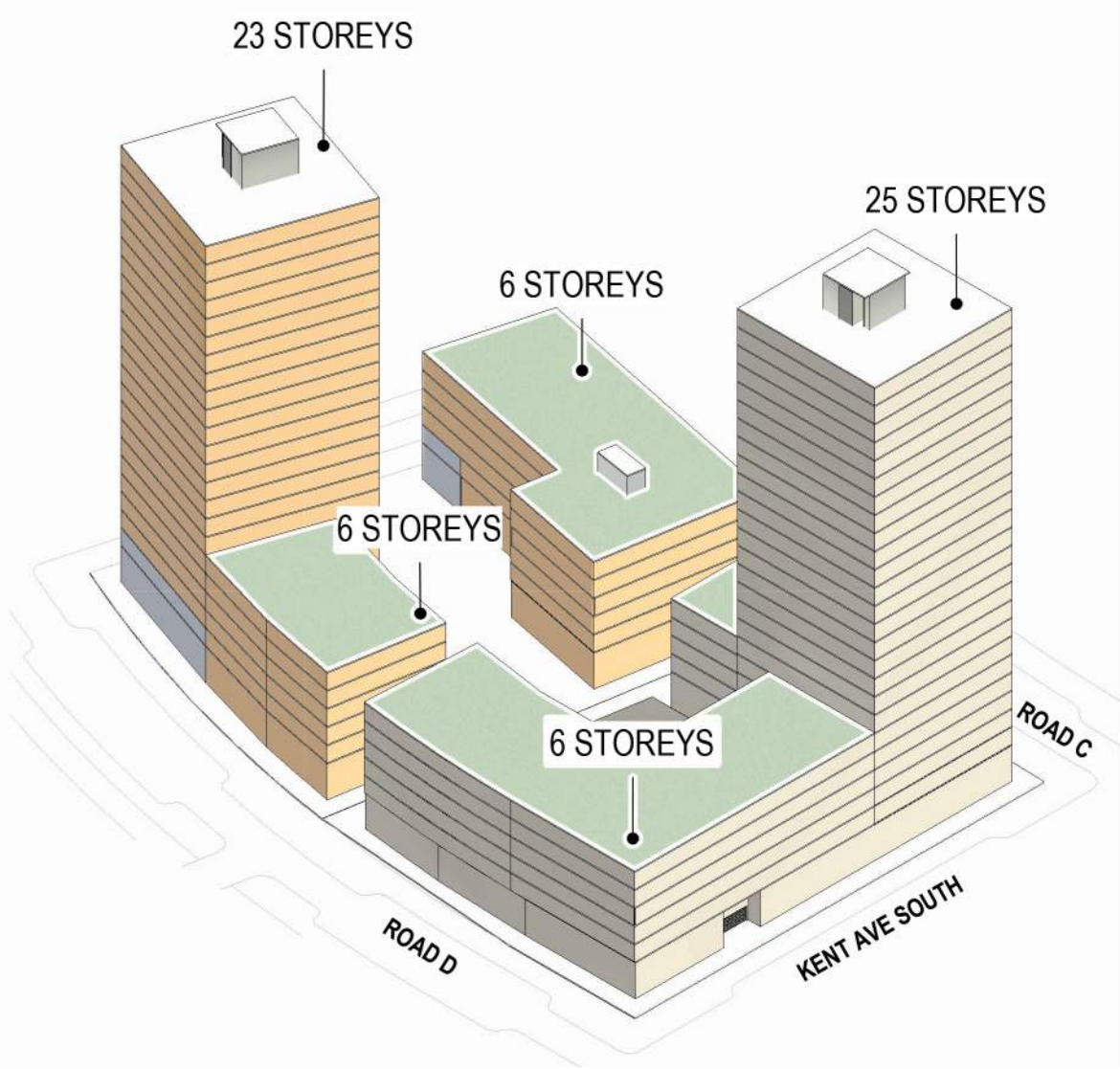
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



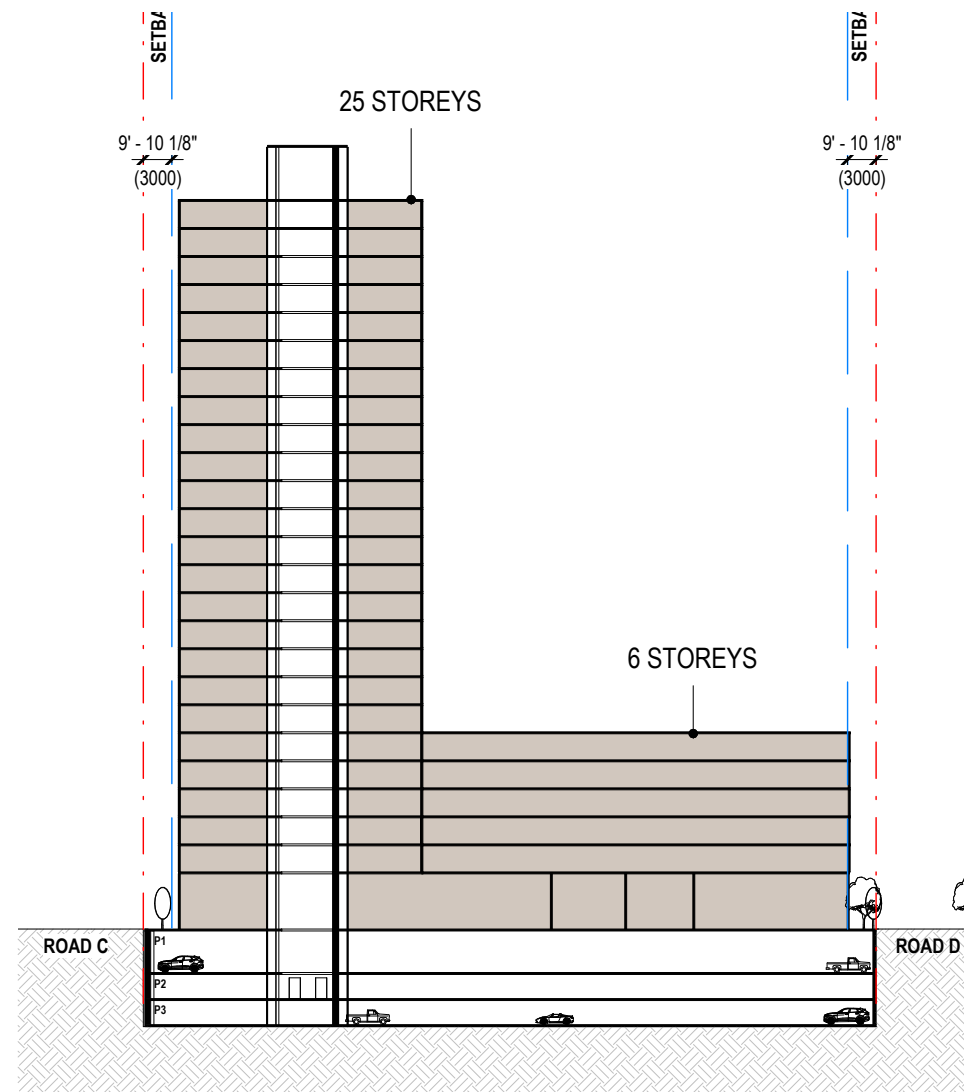
6.2.1 PARCEL 37/38



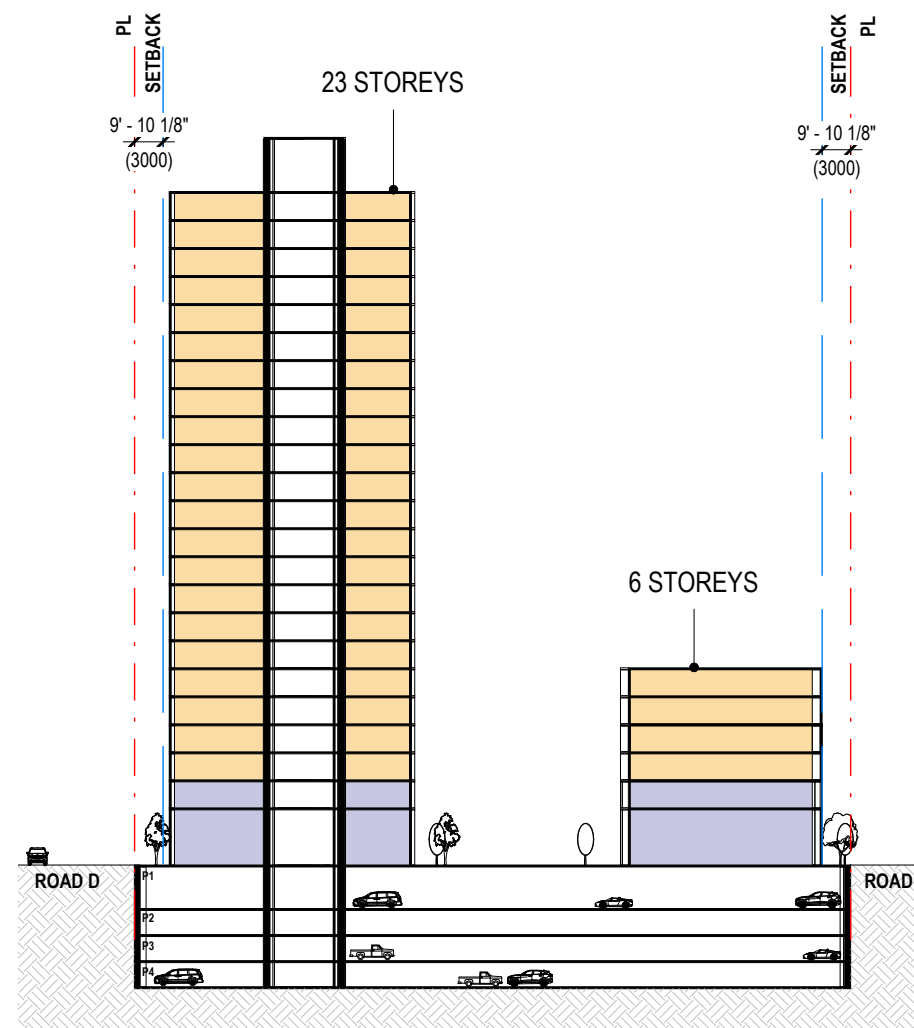
AERIAL VIEW - LOOKING NORTHWEST



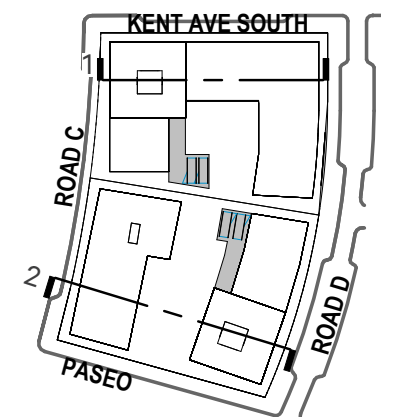
AERIAL VIEW - LOOKING SOUTHEAST



SECTION 1



SECTION 2



KEY PLAN

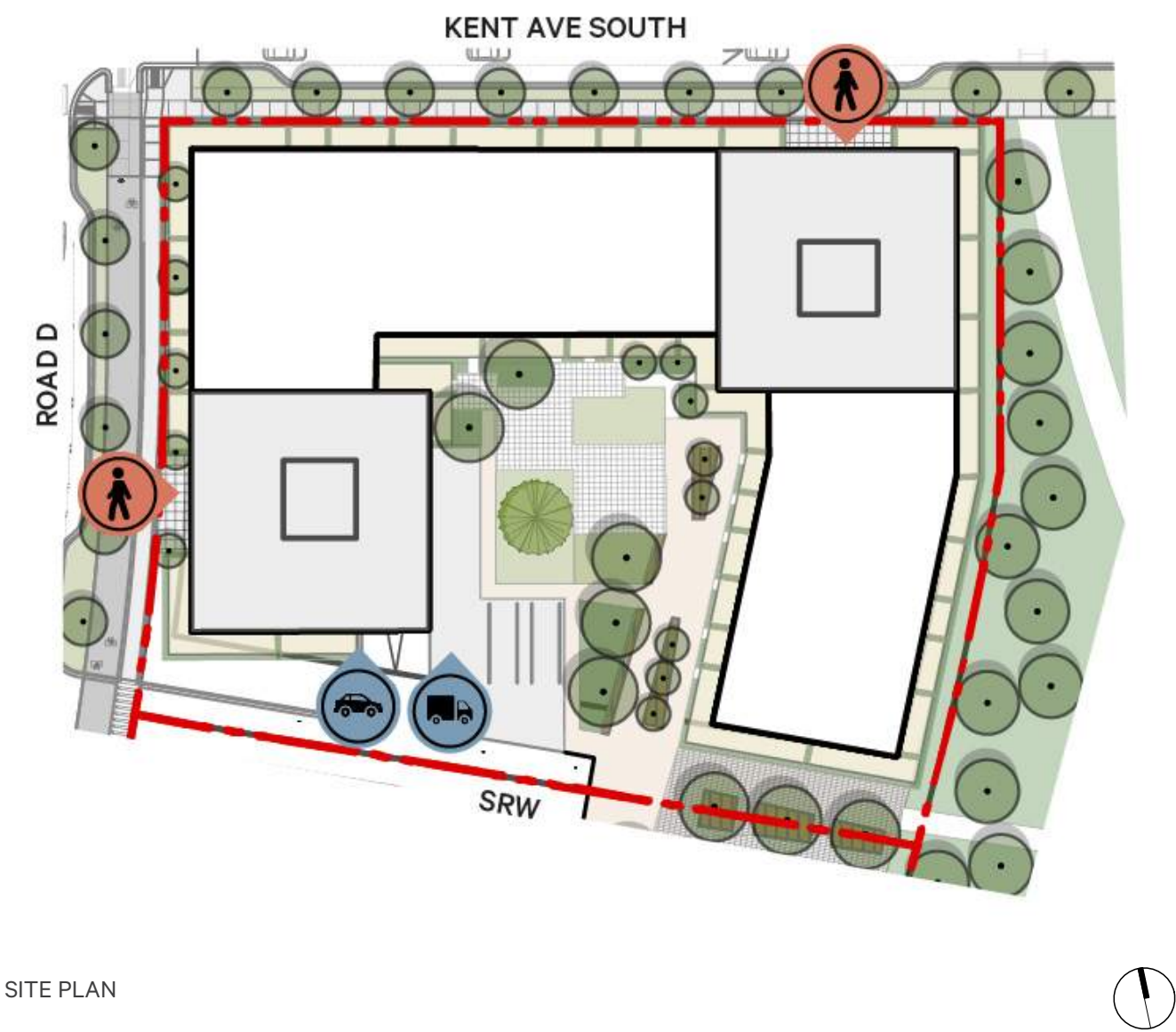
6.2.1 PARCEL 40

- Parcel 40 borders Kent Avenue South and Avalon Park, sitting at the north edge of Area 3. This parcel will have two towers, one at 23 storeys and the other at 21 storeys. The towers are staggered and separated over 100 ‘ by a shared courtyard.
- A private lane way provides access into the parking garage, loading for the site, and pedestrian access into Avalon Park.

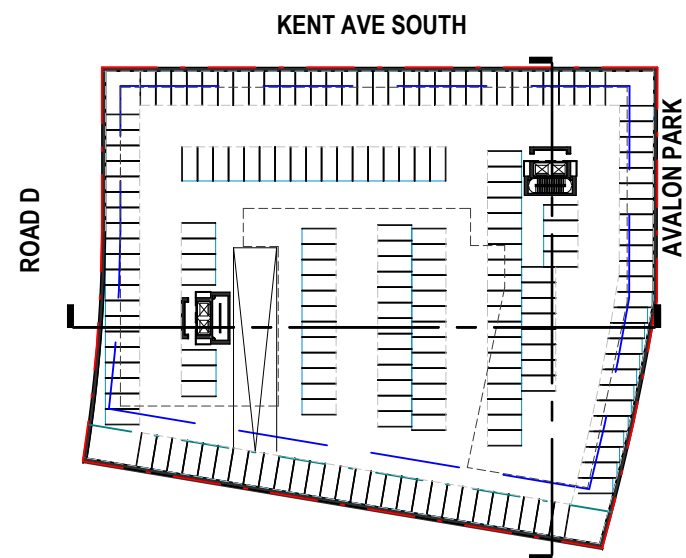
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	23	397,708	36,948
Parcel 40 Total		397,708	36,948



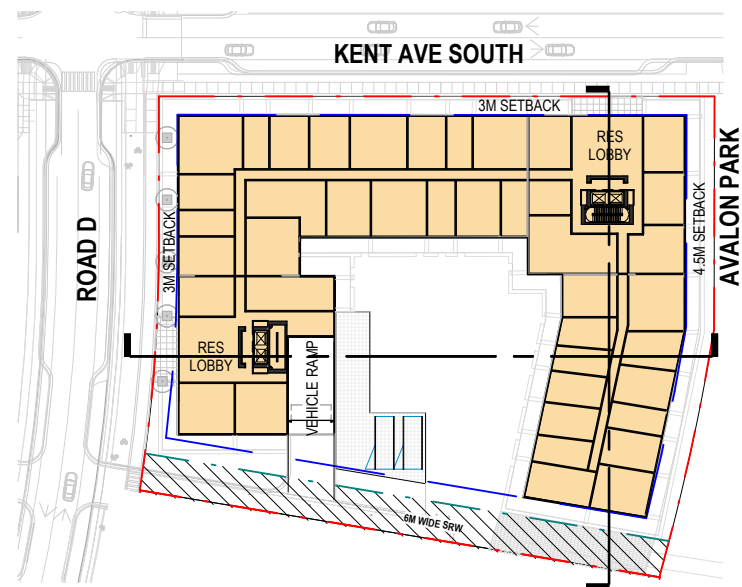
KEY PLAN



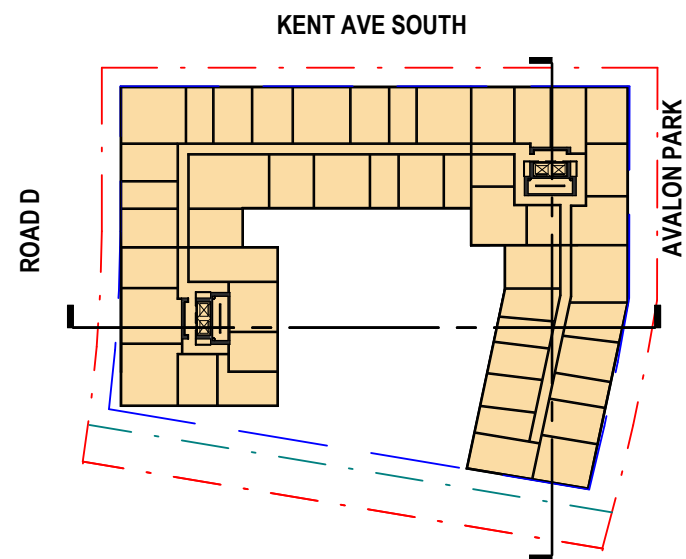
SITE PLAN



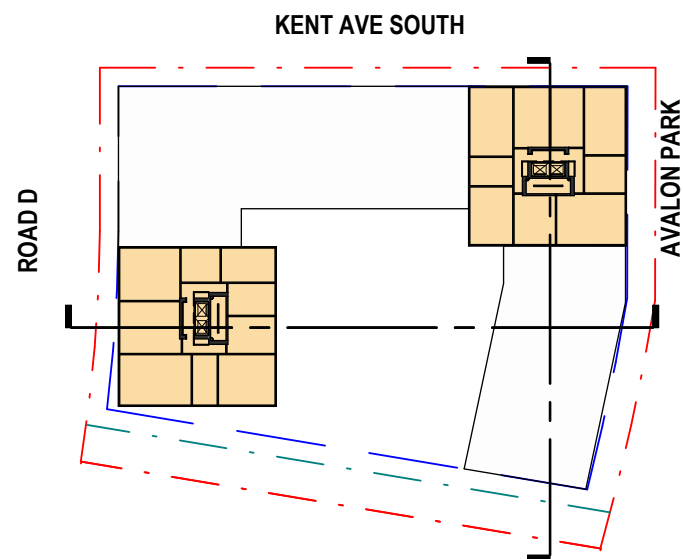
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



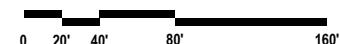
FLOOR PLAN - PODIUM



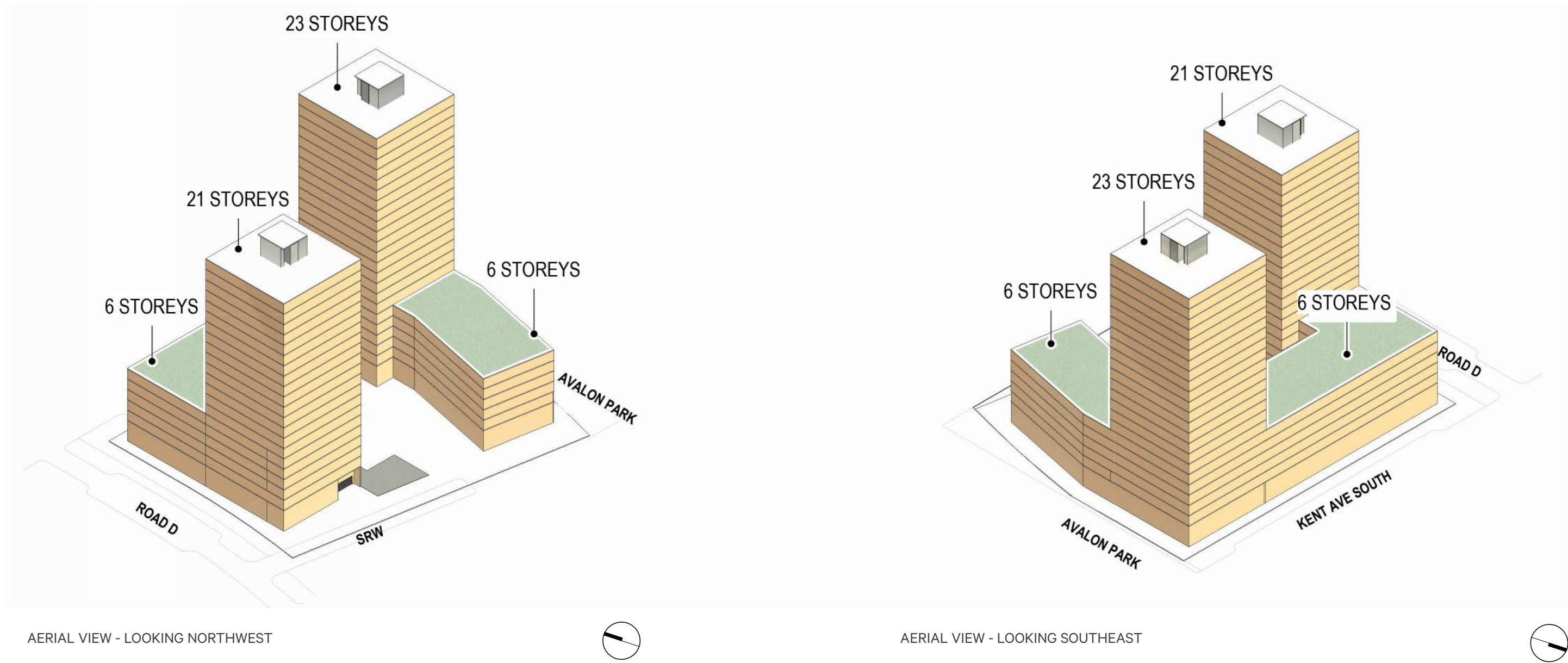
FLOOR PLAN - TOWER

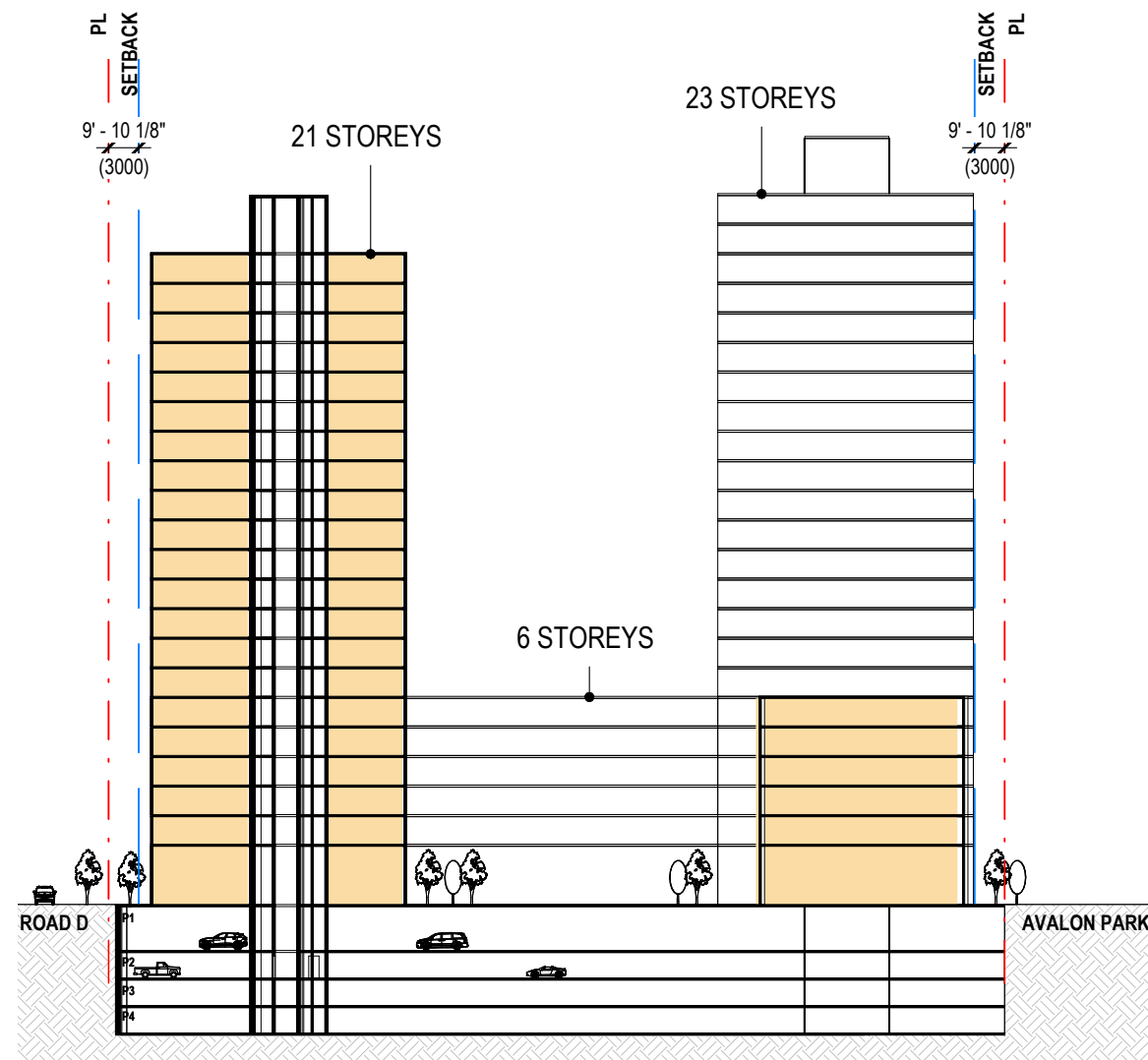
LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE

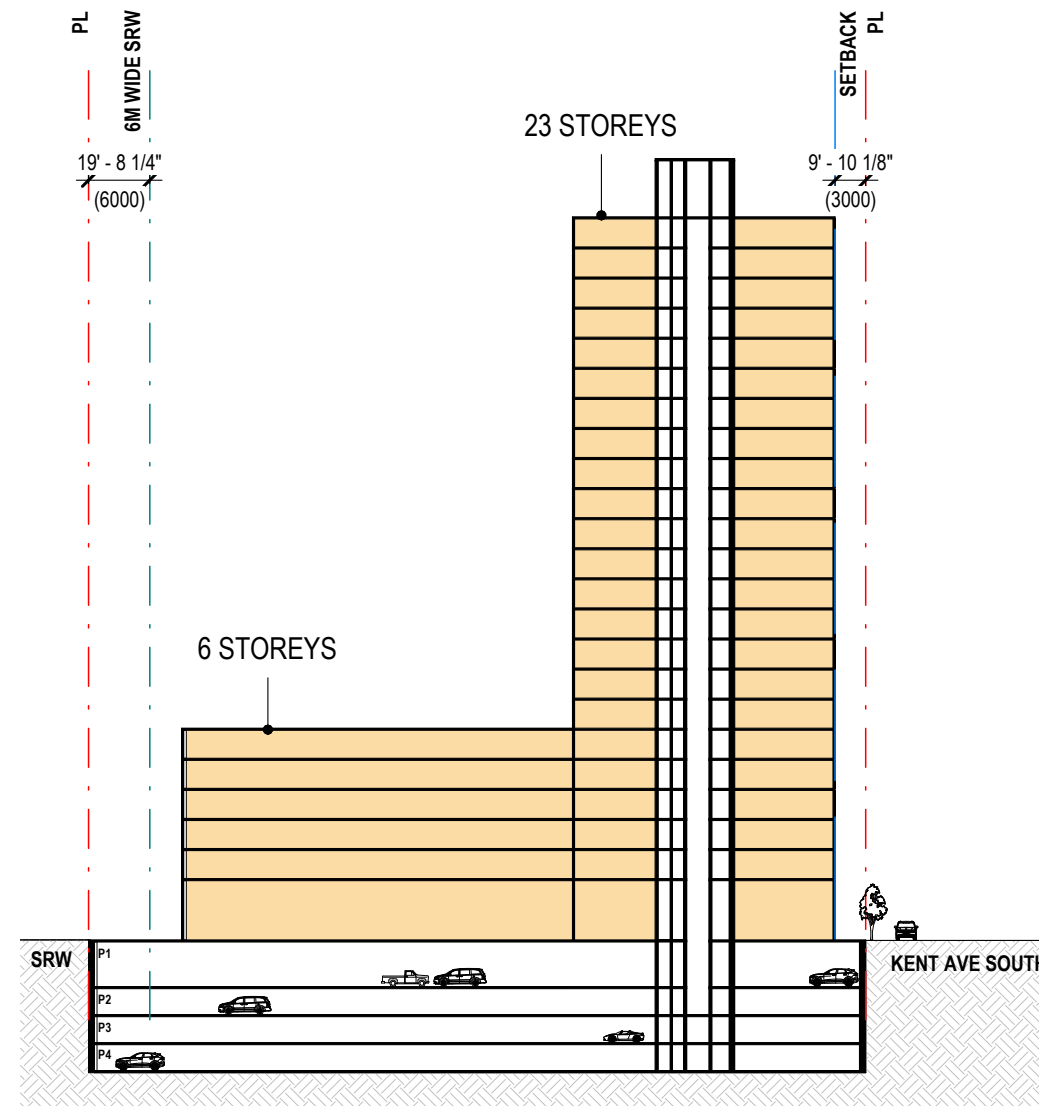


6.2.1 PARCEL 40

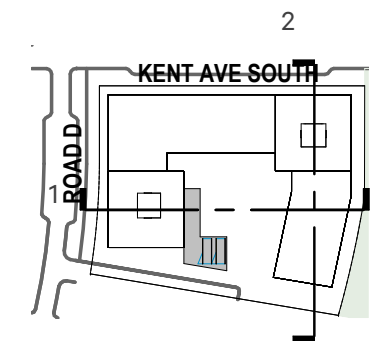




SECTION 1



SECTION 2

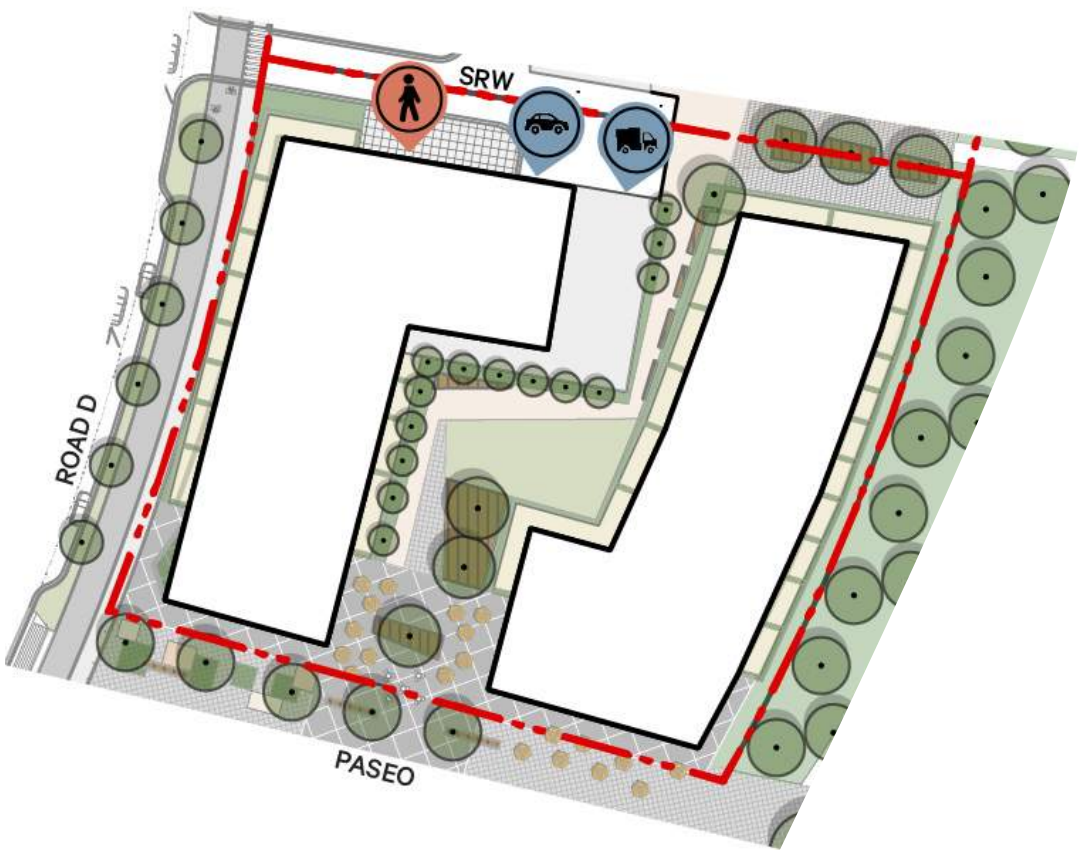


KEY PLAN

6.2.1 PARCEL 41

- Parcel 41 sits west of Avalon Park and located in the middle of Area 3.
- The site is made up of two six storey mid-rise structures that will serve as affordable housing.
- A private lane way provides access into the parking garage, loading for the site, and pedestrian access into Avalon Park.
- Along the southern edge of the two buildings runs the Paseo, which is a pedestrian priority street with ground-oriented ‘flex uses’ on either side.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Affordable Housing	6	158,823	14,755
Flex		9,160	851
Parcel 41 Total		167,983	15,606

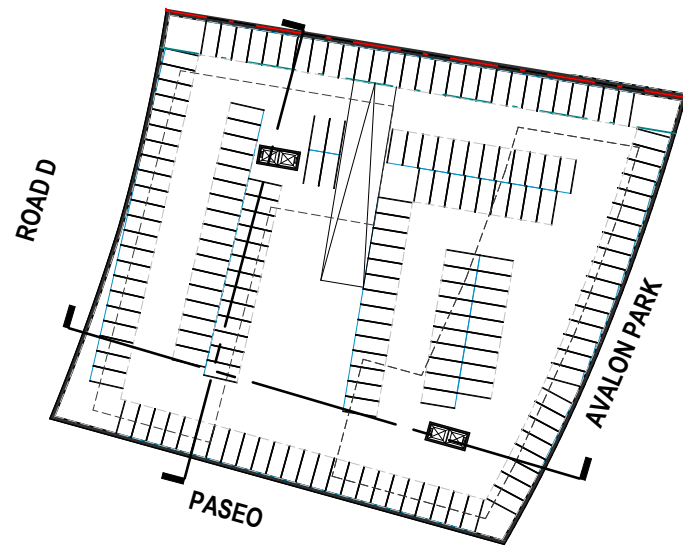


SITE PLAN

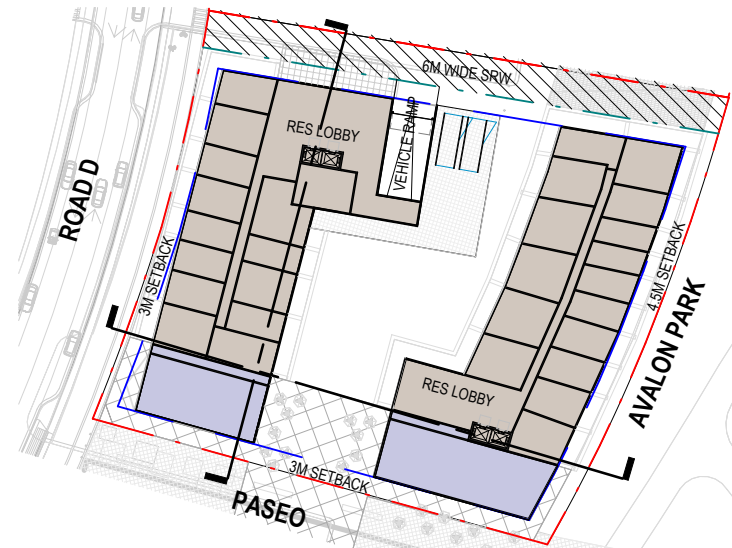


KEY PLAN

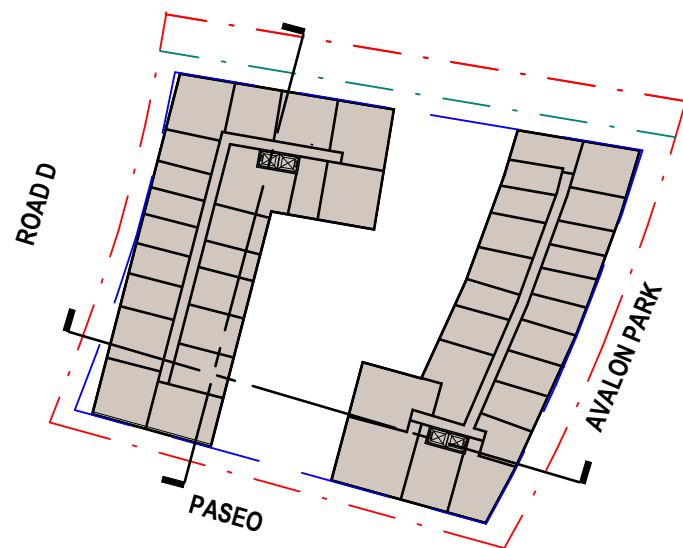




FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - PODIUM

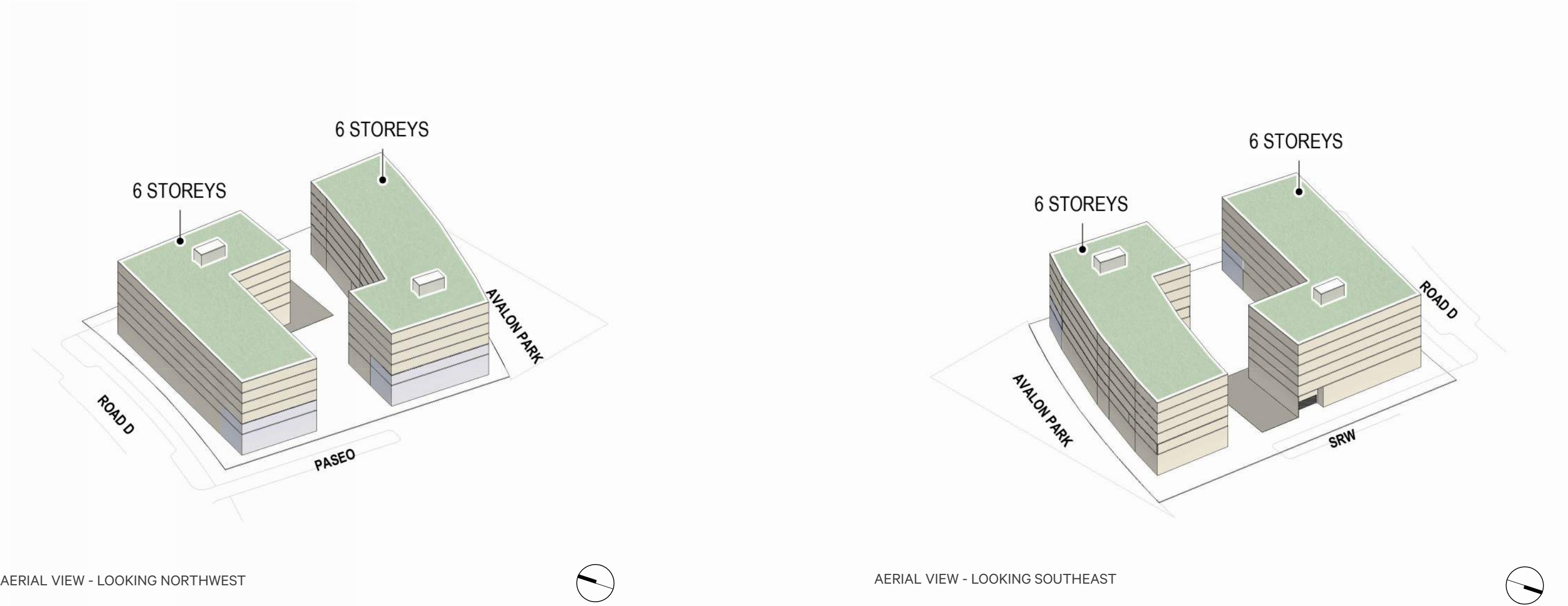
FLOOR PLAN - TOWER

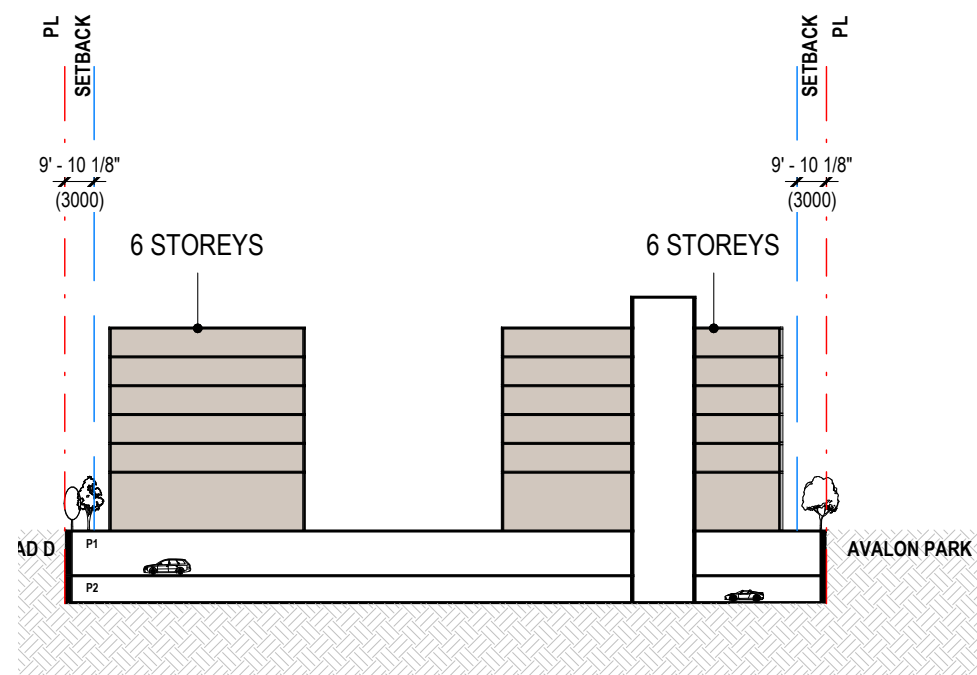
LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE

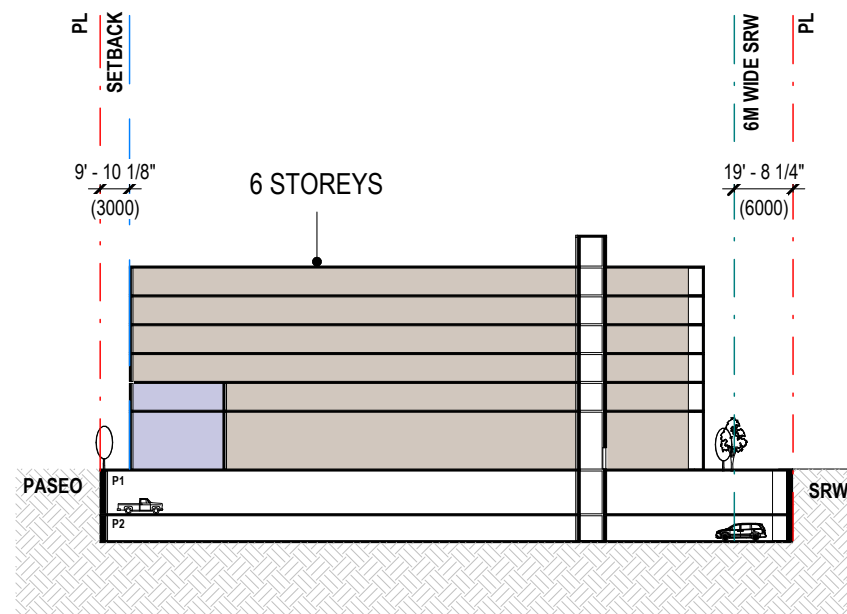


6.2.1 PARCEL 41

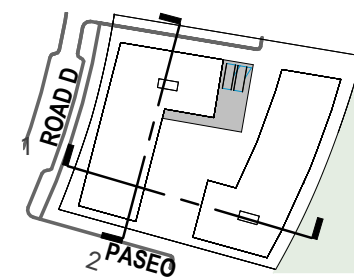




SECTION 1



SECTION 2



KEY PLAN

6.2.1 PARCEL 46

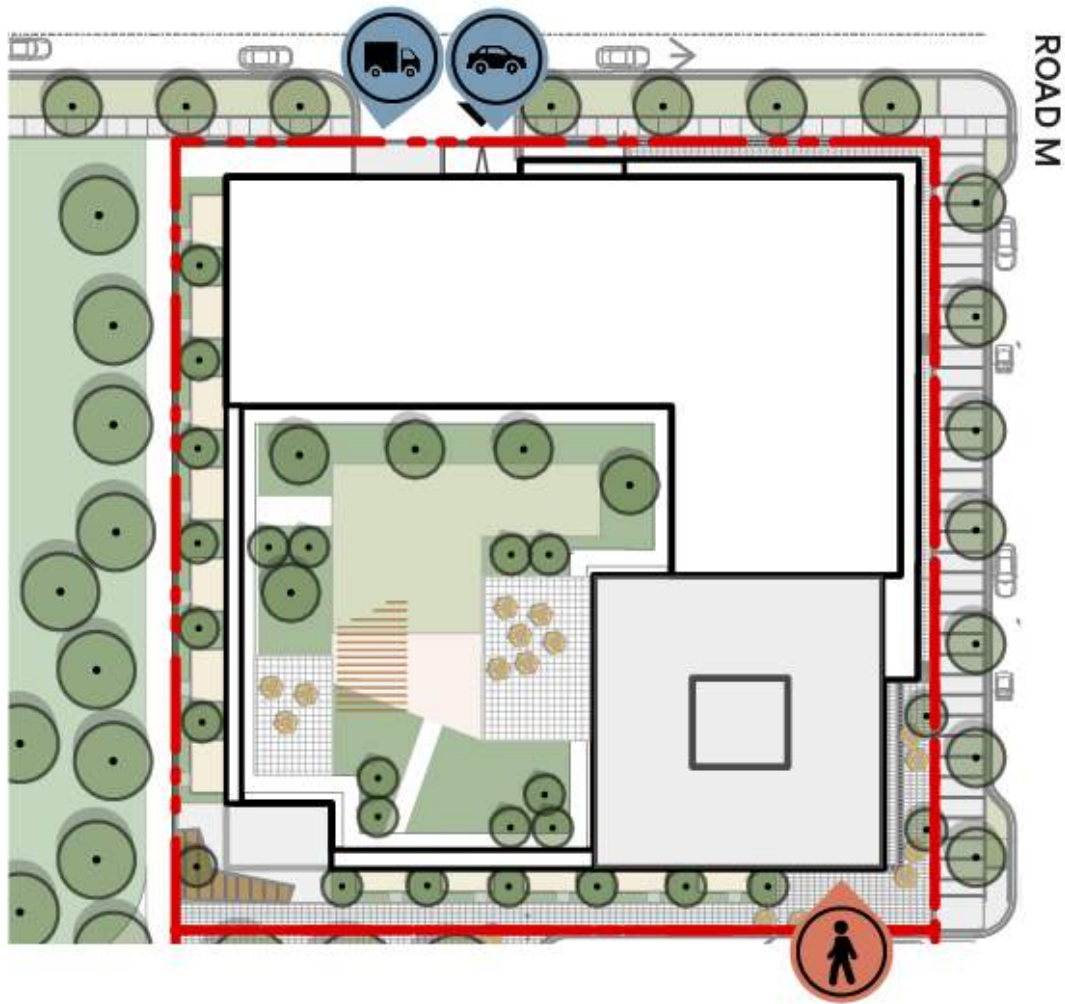
- Parcel 46 borders Kent Ave South and Avalon Park. The site has a mix of retail and strata housing with a 23 storey tower.
- Townhomes border the edge of Avalon Park and the private lane way to the south of the site. The roof of the townhomes form a greenroof/ shared outdoor amenity space for the residence.
- The base of the building provides the retail node for the community with a grocer sitting at the north east corner of the site

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	23	224,323	20,840
Retail		17,000	1,579
Parcel 46 Total		241,323	22,420



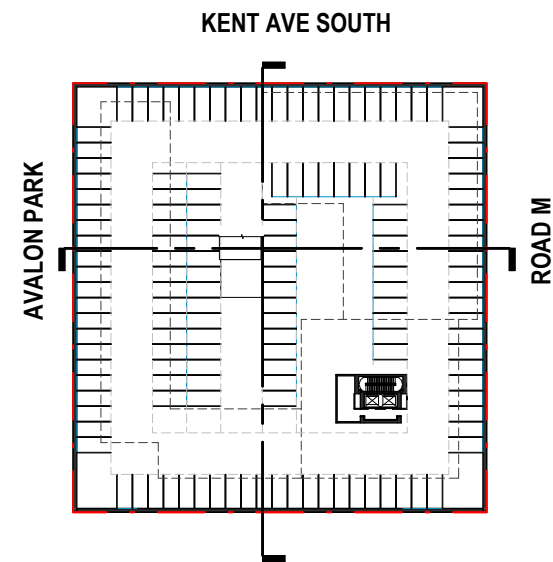
KEY PLAN

KENT ROAD SOUTH

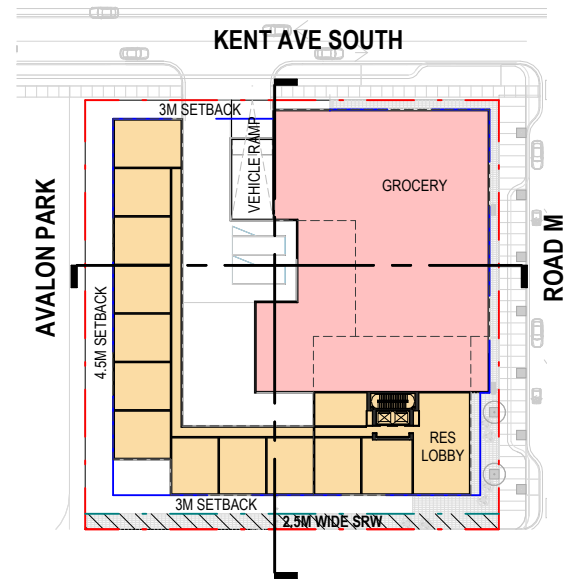


SITE PLAN

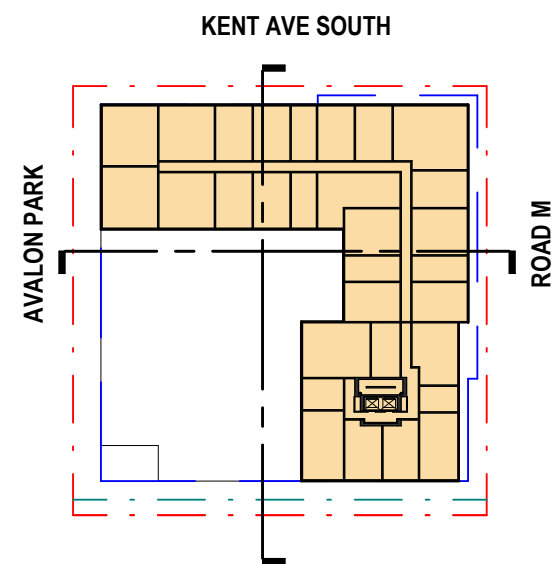




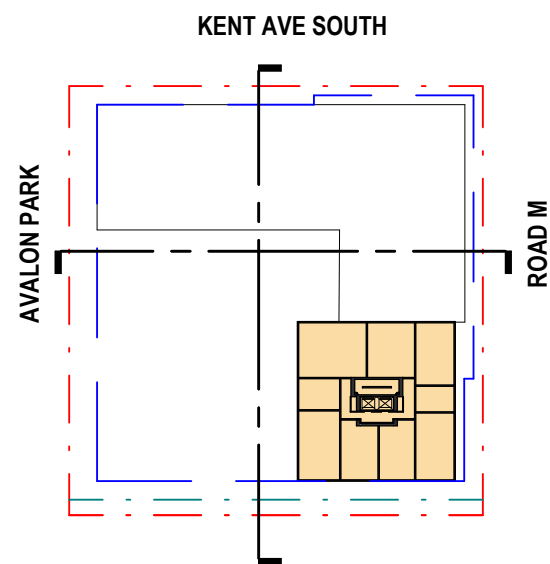
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - PODIUM



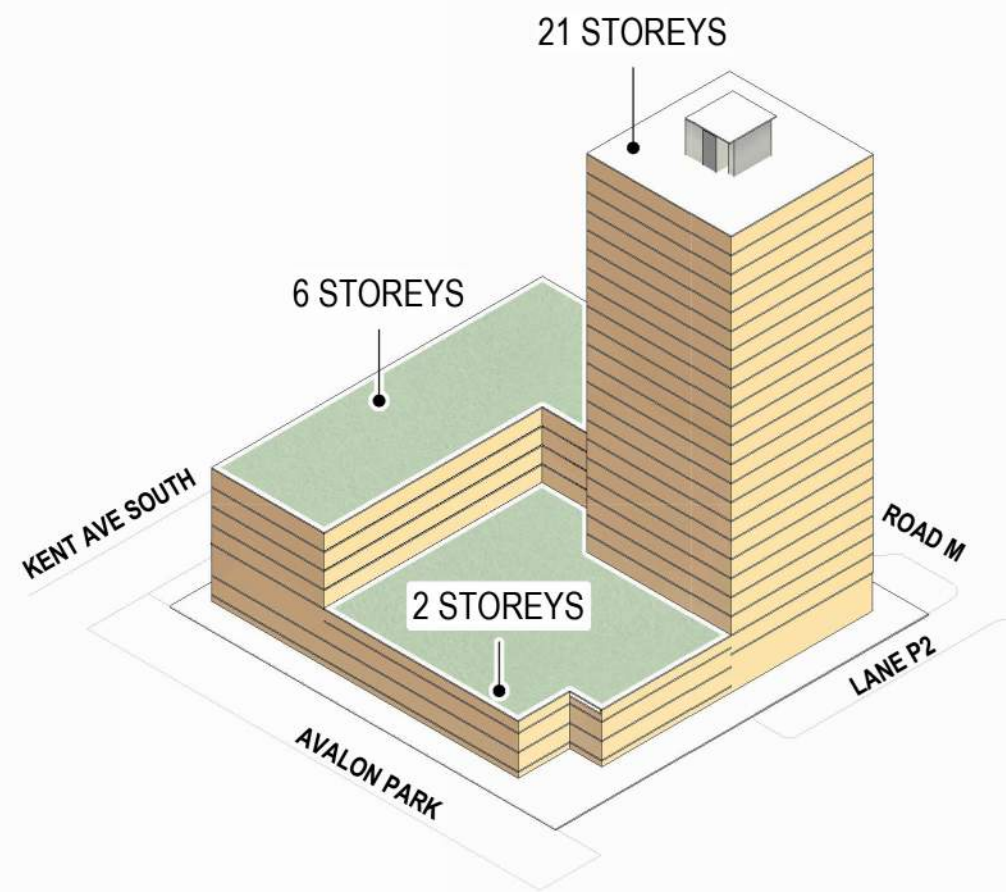
FLOOR PLAN - TOWER

LEGEND

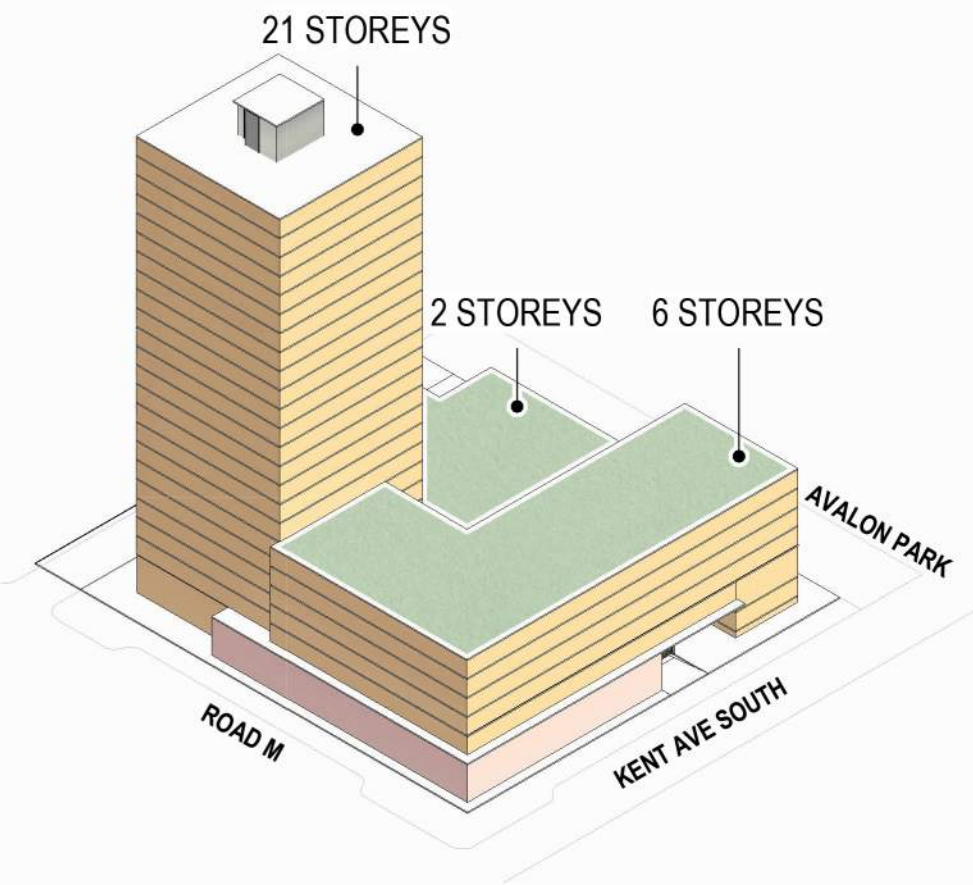
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 46

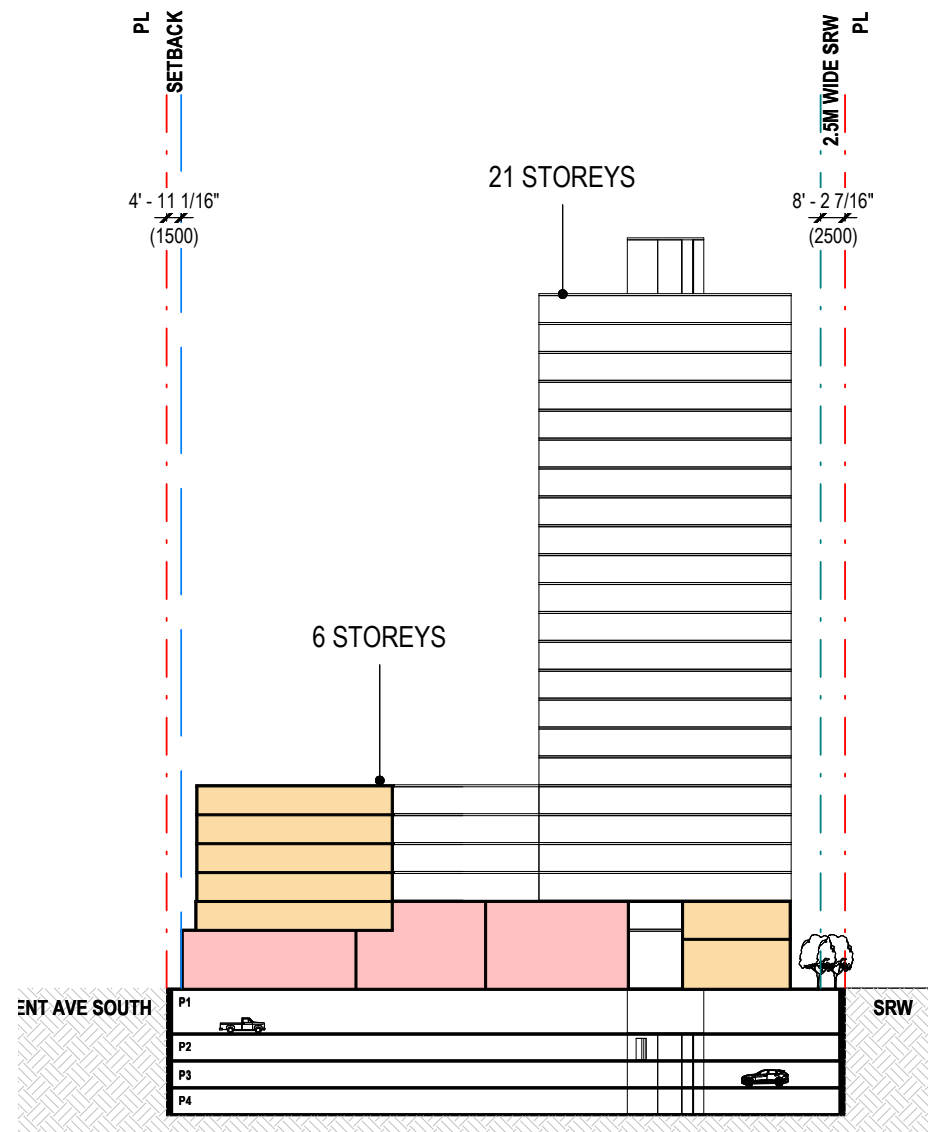


AERIAL VIEW - LOOKING NORTHWEST

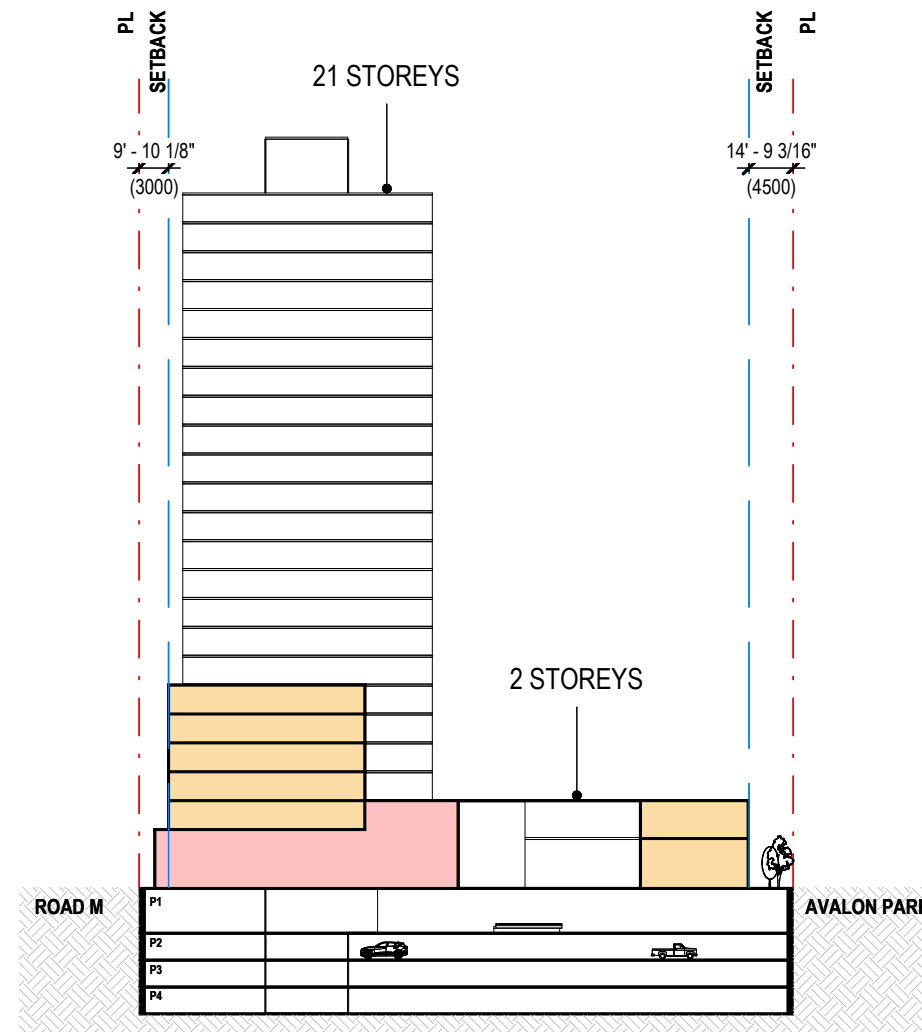


AERIAL VIEW - LOOKING SOUTHEAST

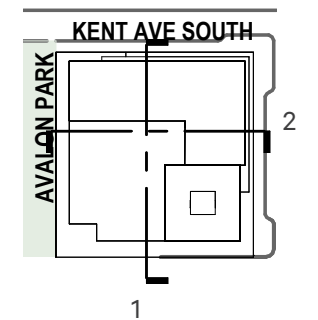




SECTION 1



SECTION 2



KEY PLAN

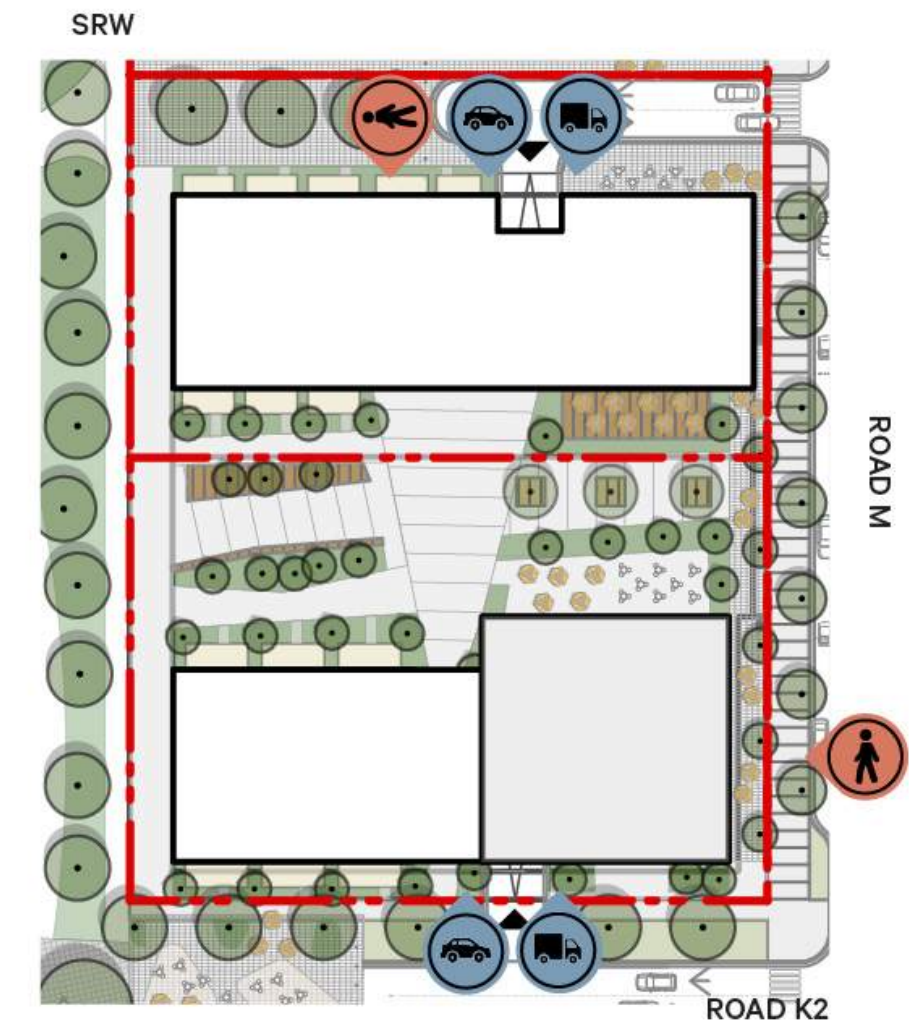
6.2.1 PARCEL 47 A / B

- Parcel 47 sits in the middle of Area 3 with the edge of Avalon Park along the west border of the site.
- Parcel 47 is split into two sites, the north site (Site A) is a six storey rental building, and the south site (Site B) is a strata building with a six storey podium and a 23 storey tower. The space between the two sites provides a pedestrian connection into Avalon Park
- There is a retail space provided at the north east corner of Site A on the ground floor.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Rental	6	66,018	6,133
Res - Strata	23	183,861	17,081
Retail		3,839	357
Parcel 47A/B Total		253,718	23,571

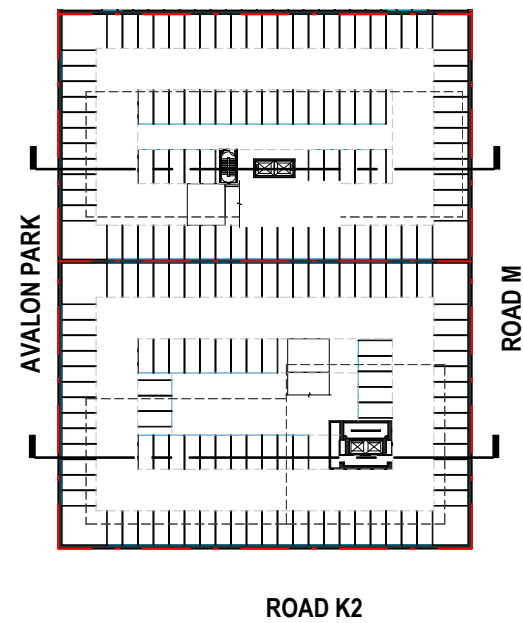


KEY PLAN

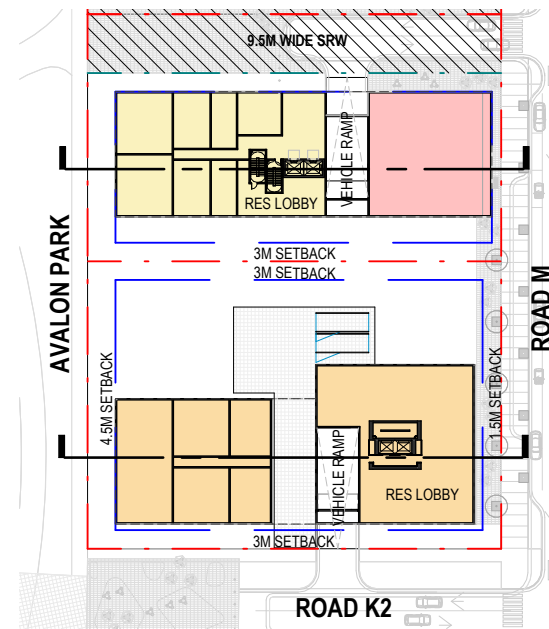


SITE PLAN

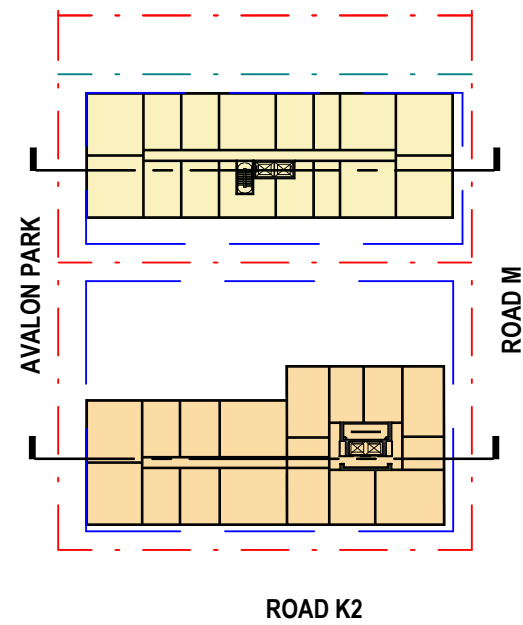




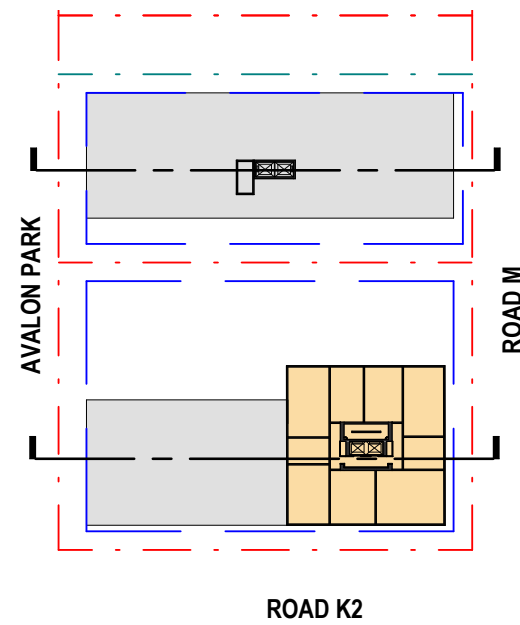
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



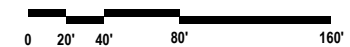
FLOOR PLAN - PODIUM



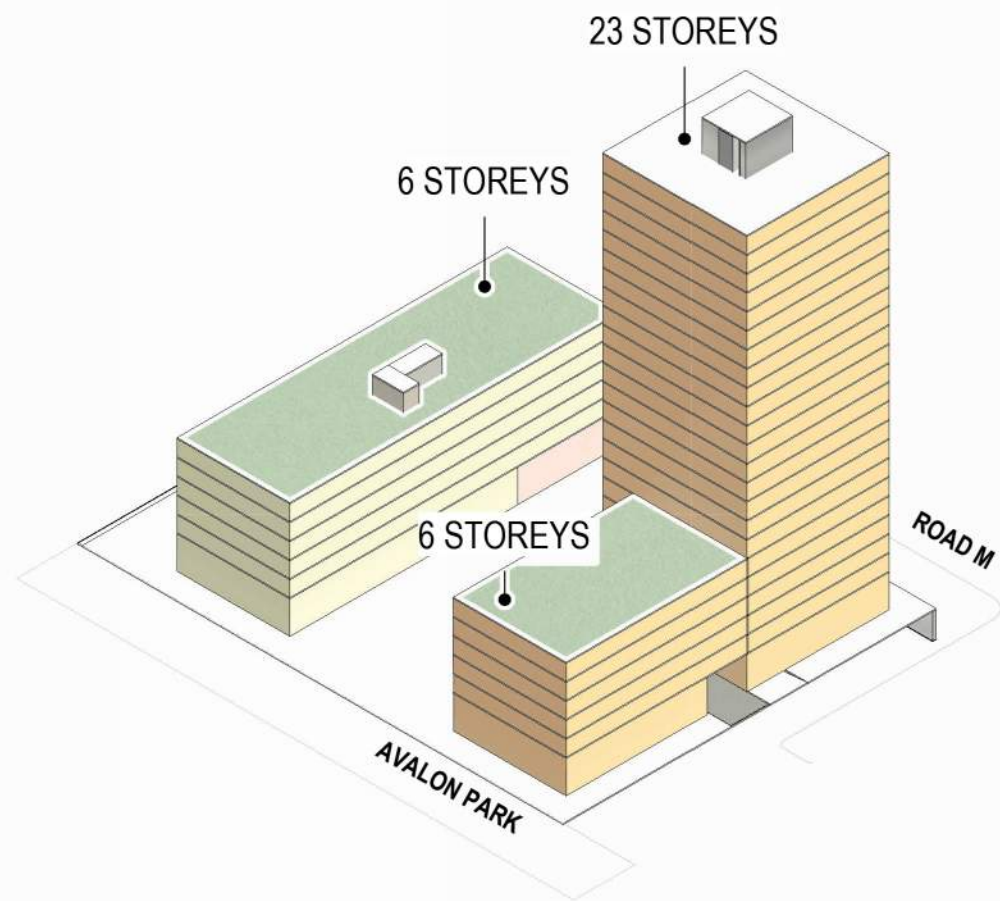
FLOOR PLAN - TOWER

LEGEND

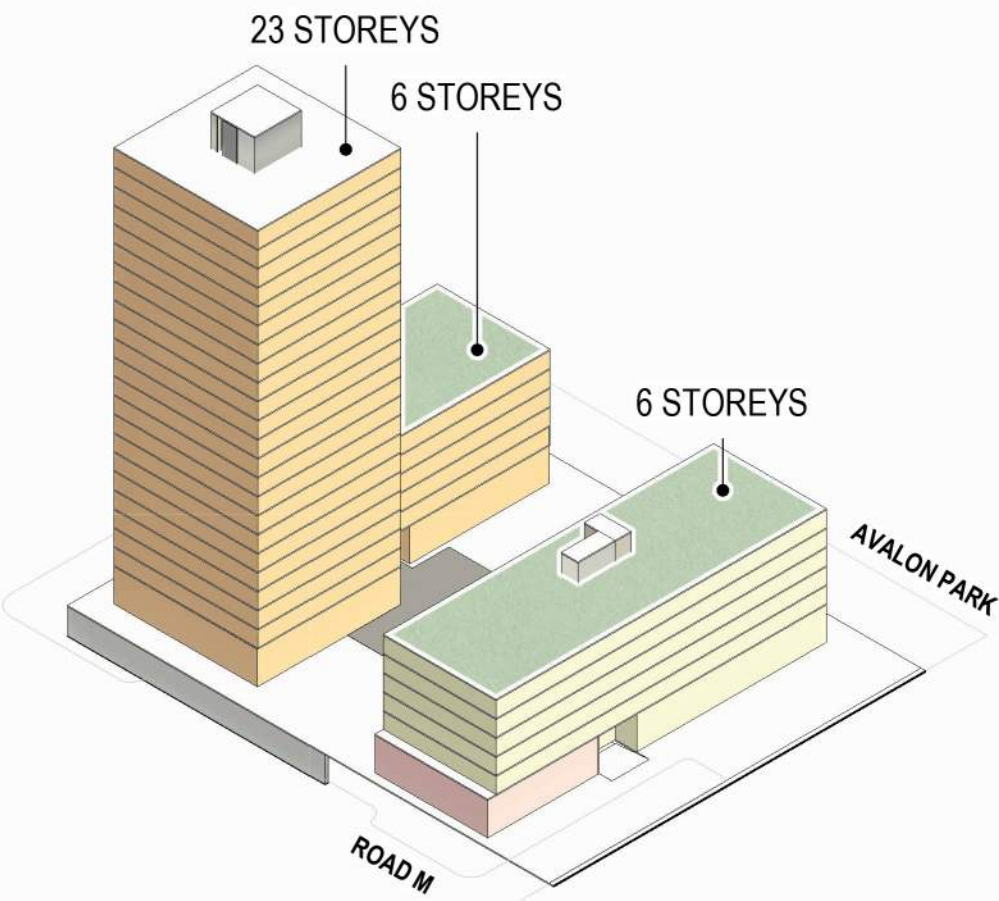
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



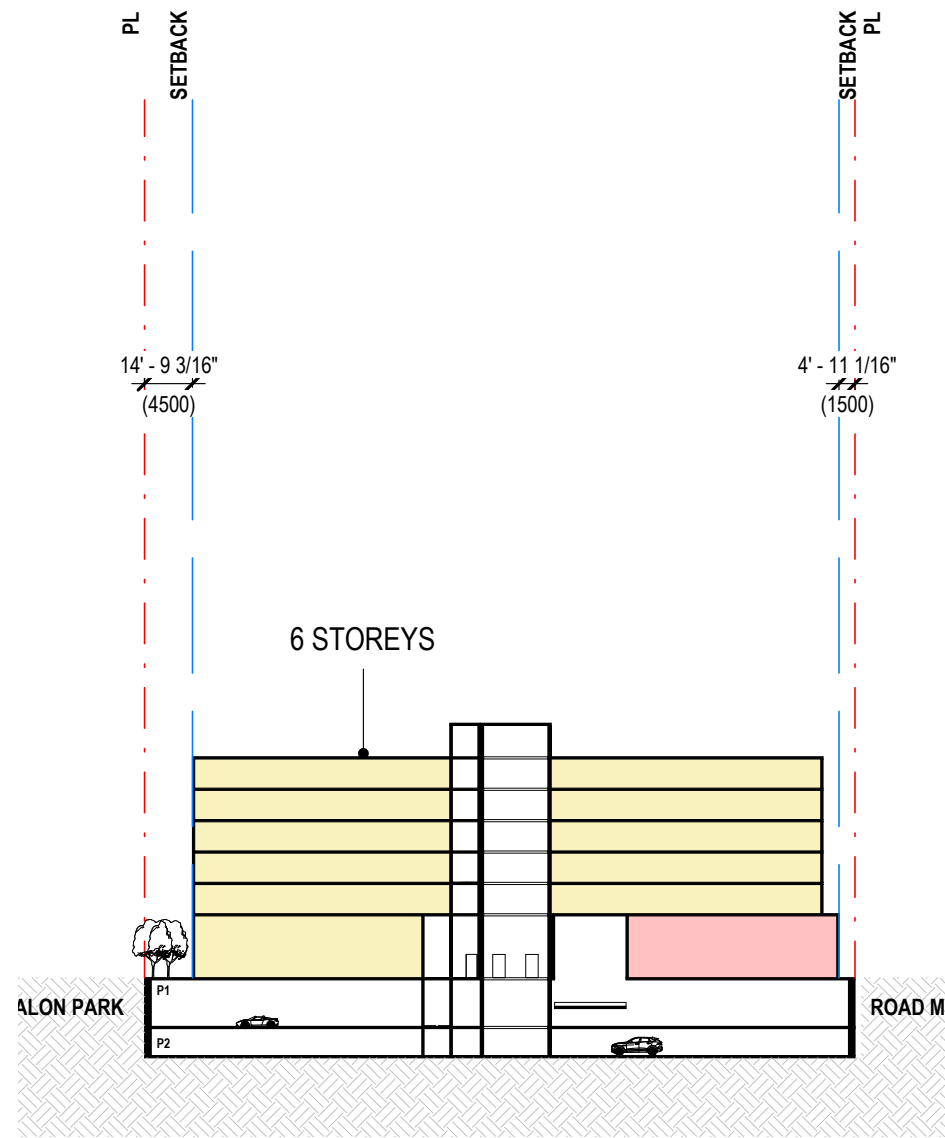
6.2.1 PARCEL 47A/B



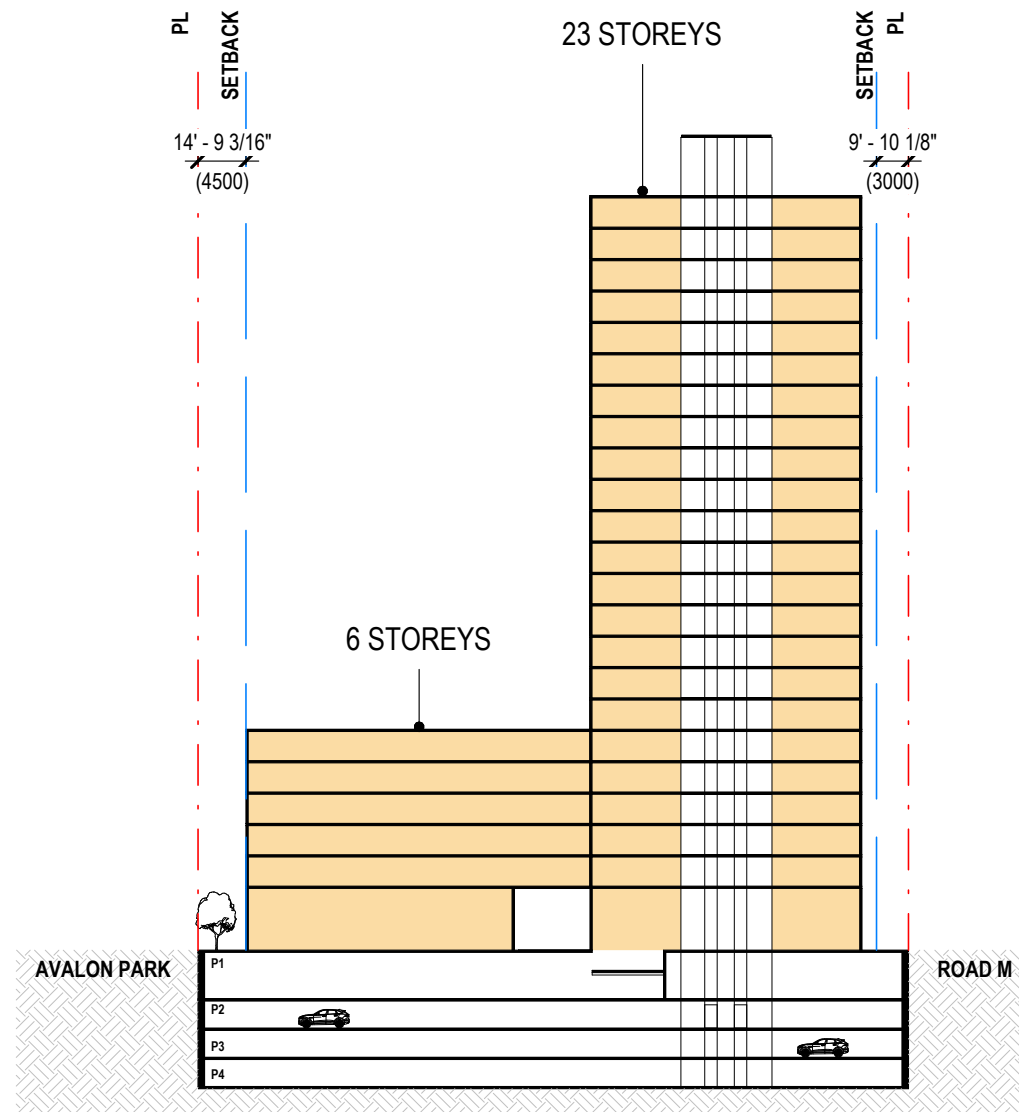
AERIAL VIEW - LOOKING NORTHWEST



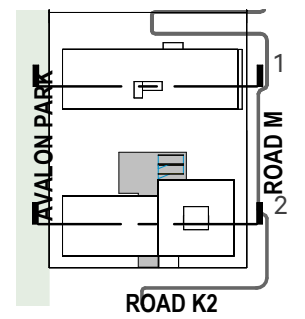
AERIAL VIEW - LOOKING SOUTHEAST



SECTION 1



SECTION 2



KEY PLAN

6.3 COMMUNITY COURT PRECINCT



The Community Court Precinct forms the eastern edge of River District and a gateway for those coming from Burnaby to Vancouver. From north to south, built form on various parcels cascades out along Boundary, providing an interesting urbanscape for pedestrians and drivers alike. The four parcels south of Kent Ave have been designed to create a large, shared gathering space for the community with the capacity to close out lanes for block parties or community festivals. Similar to the Avalon Park Precinct, this precinct also comprises of affordable housing, purpose-built rental, and market condos. The community court is a place for everyone to come together.

COMMUNITY COURT PRECINCT - STATISTICAL SUMMARY

Parcel No.	Residential						Retail		Childcare		Community Energy		Flex		Total	
	Market		Rental		Affordable											
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.
Parcel 45	222,639	20,684	-	-	-	-	-	-	-	-	-	-	-	-	222,639	20,684
Parcel 49	-	-	234,166	21,755	-	-	12,149	1,129	-	-	-	-	-	-	246,315	22,883
Parcel 50	-	-	-	-	127,415	11,837	-	-	4,624	465	-	-	-	-	132,039	12,267
Parcel 52	-	-	-	-	185,961	17,276	-	-	-	-	-	-	5,259	489	191,220	17,765
Parcel 53	184,515	17,142	-	-	-	-	-	-	-	-	15,705	1,459	1,442	134	201,662	18,735
PRECINCT TOTAL	407,154	37,826	234,166	21,755	313,376	29,113	12,149	1,129	4,624	465	15,705	1,459	6,701	623	993,875	92,334

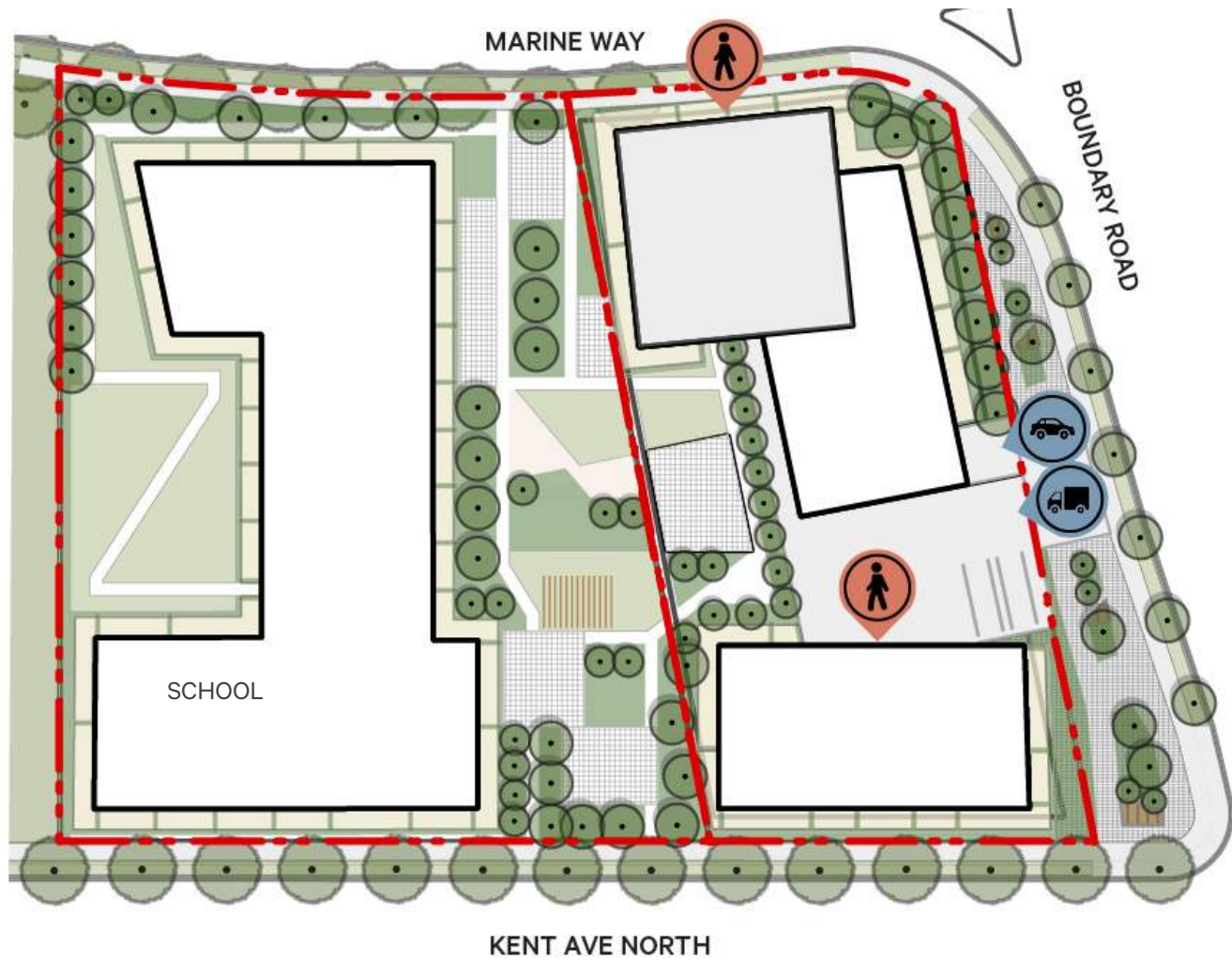
6.2.1 PARCEL 44 / 45

- Parcel 44/45 is located at the north east most corner of Area 3, just west of Boundary Rd, and north of Kent Ave North.
- Parcel 44 is a proposed school site for Area 3
- Parcel 45 is split into two strata buildings, one 6 storey mid-rise, and one podium building with a 23 storey tower.

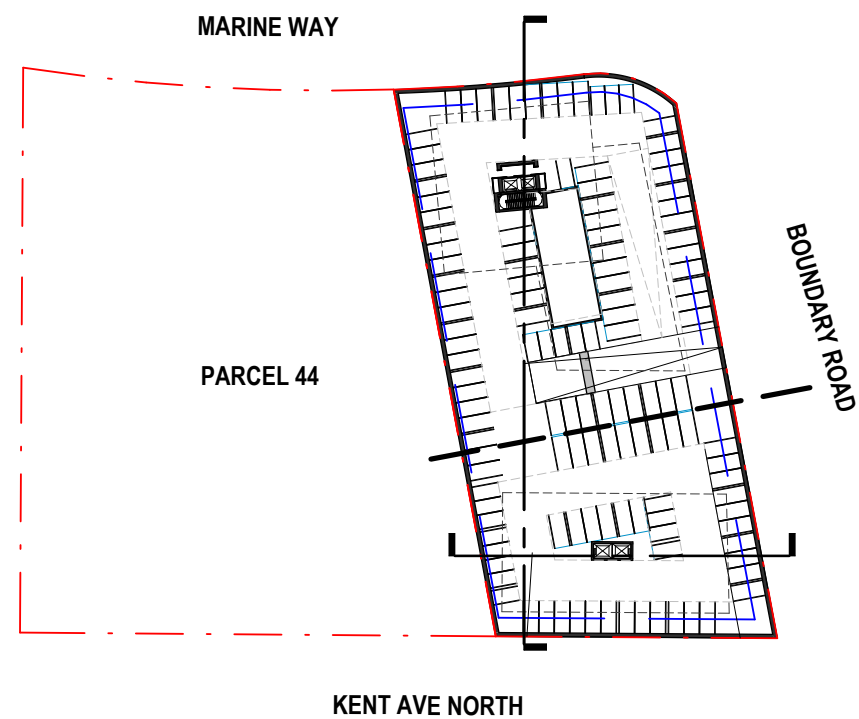
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	23	222,639	20,684
Parcel 45 Total		222,639	20,684



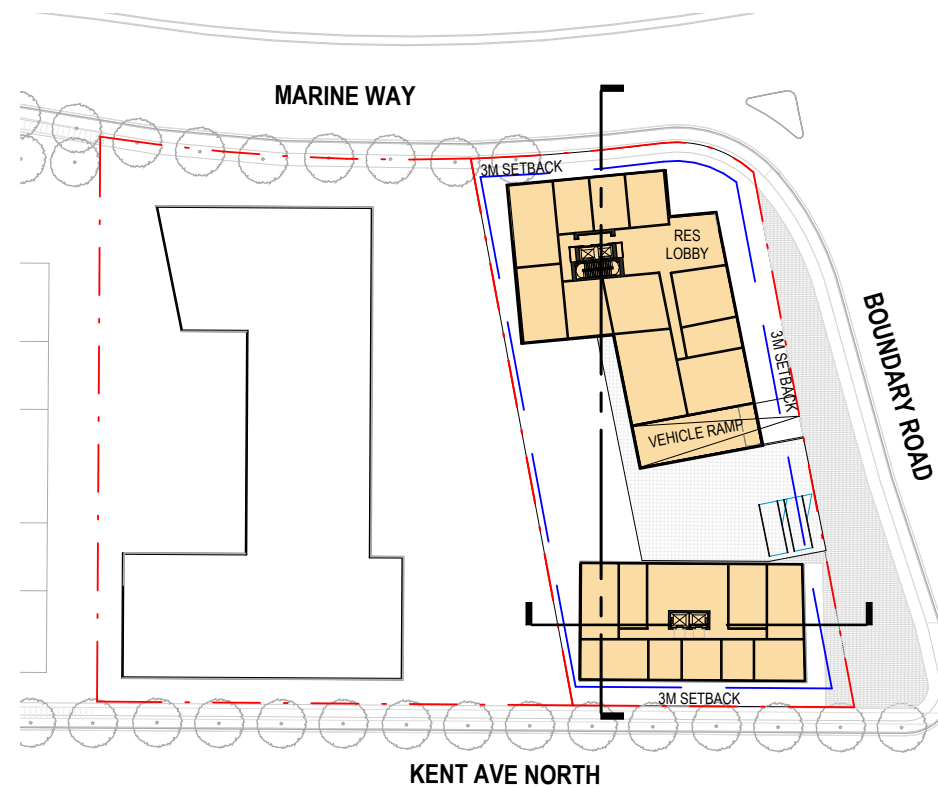
KEY PLAN



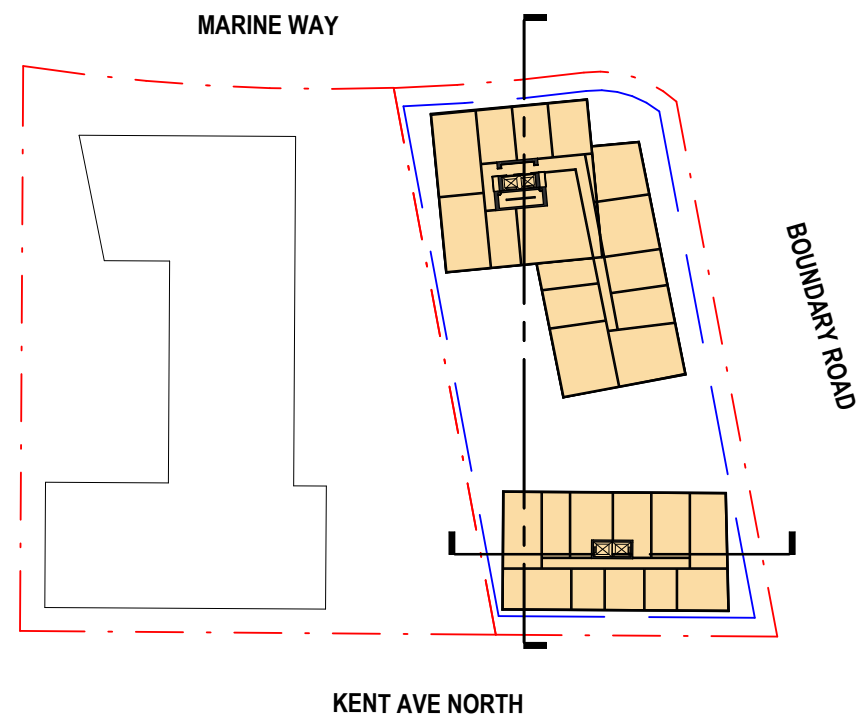
SITE PLAN



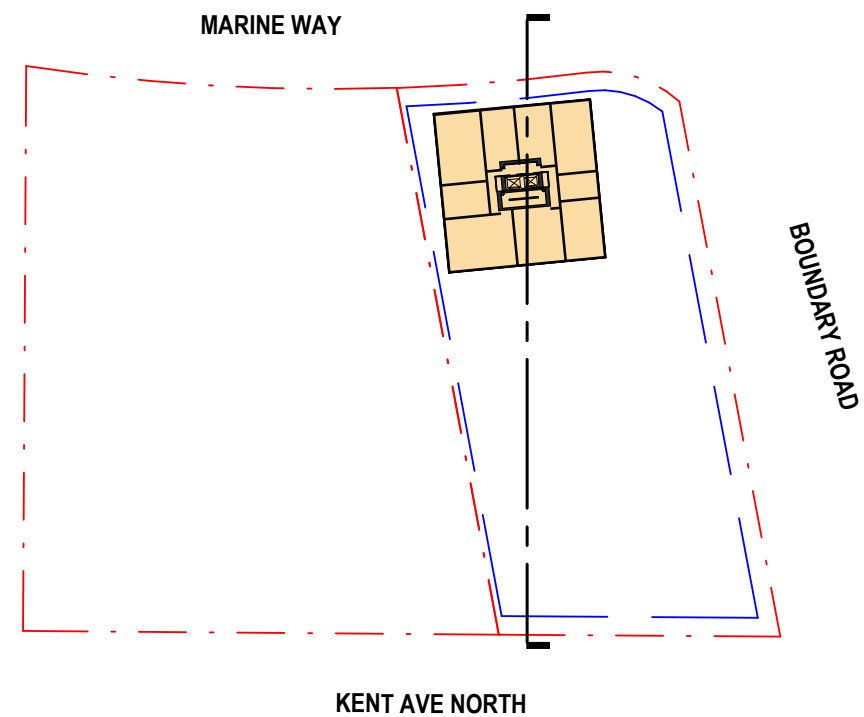
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



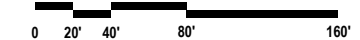
FLOOR PLAN - PODIUM



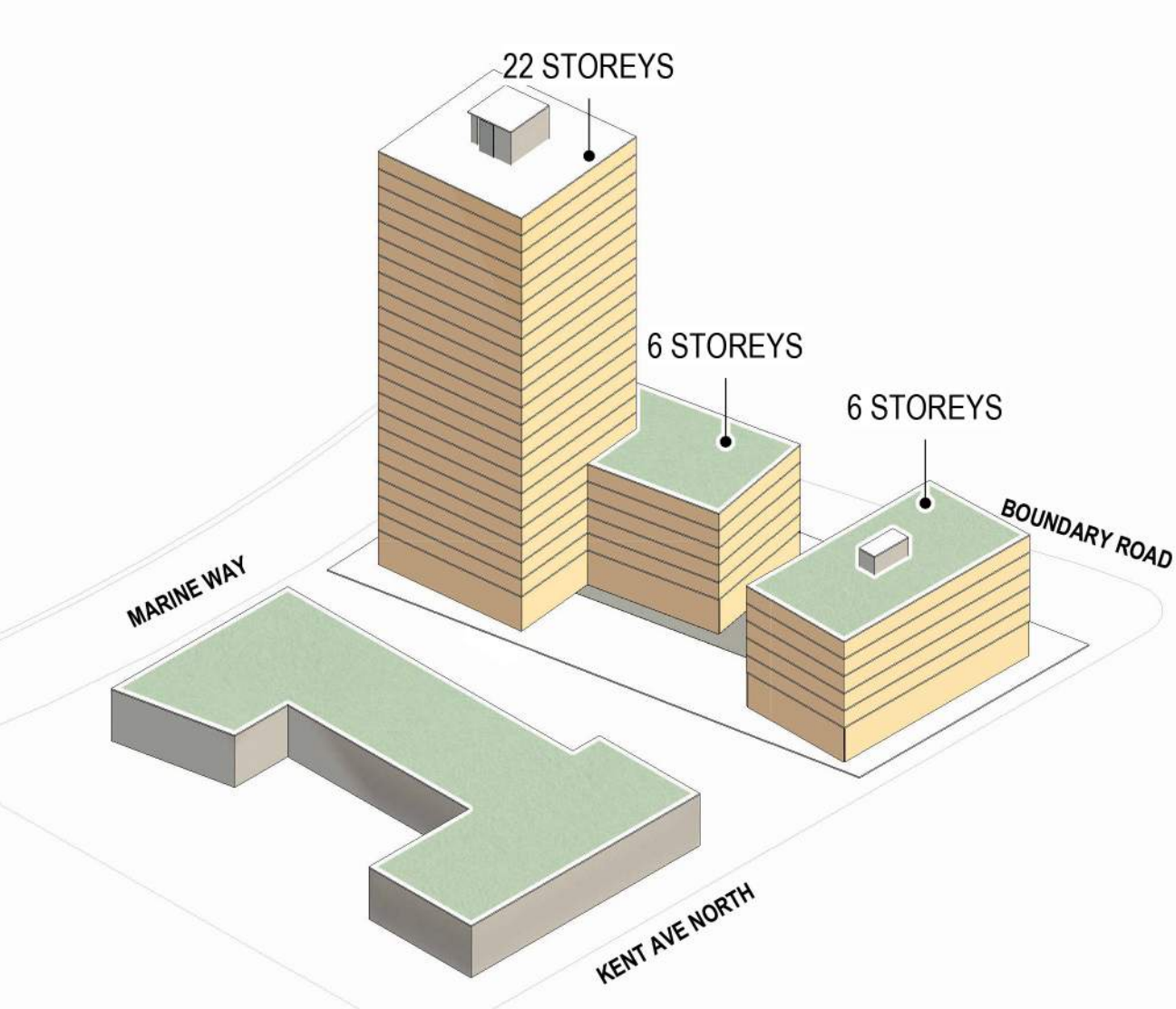
FLOOR PLAN - TOWER

LEGEND

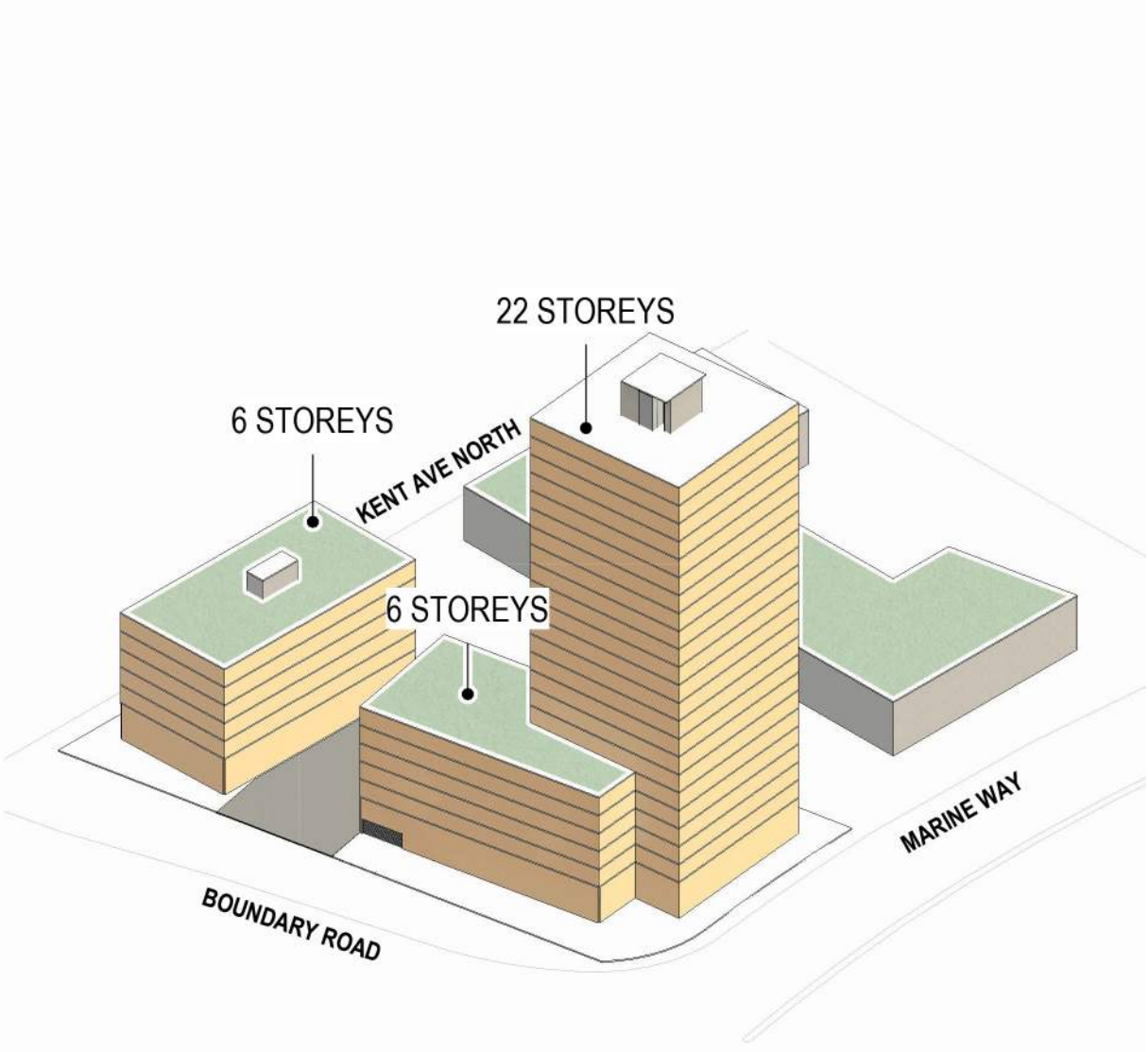
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 44/45

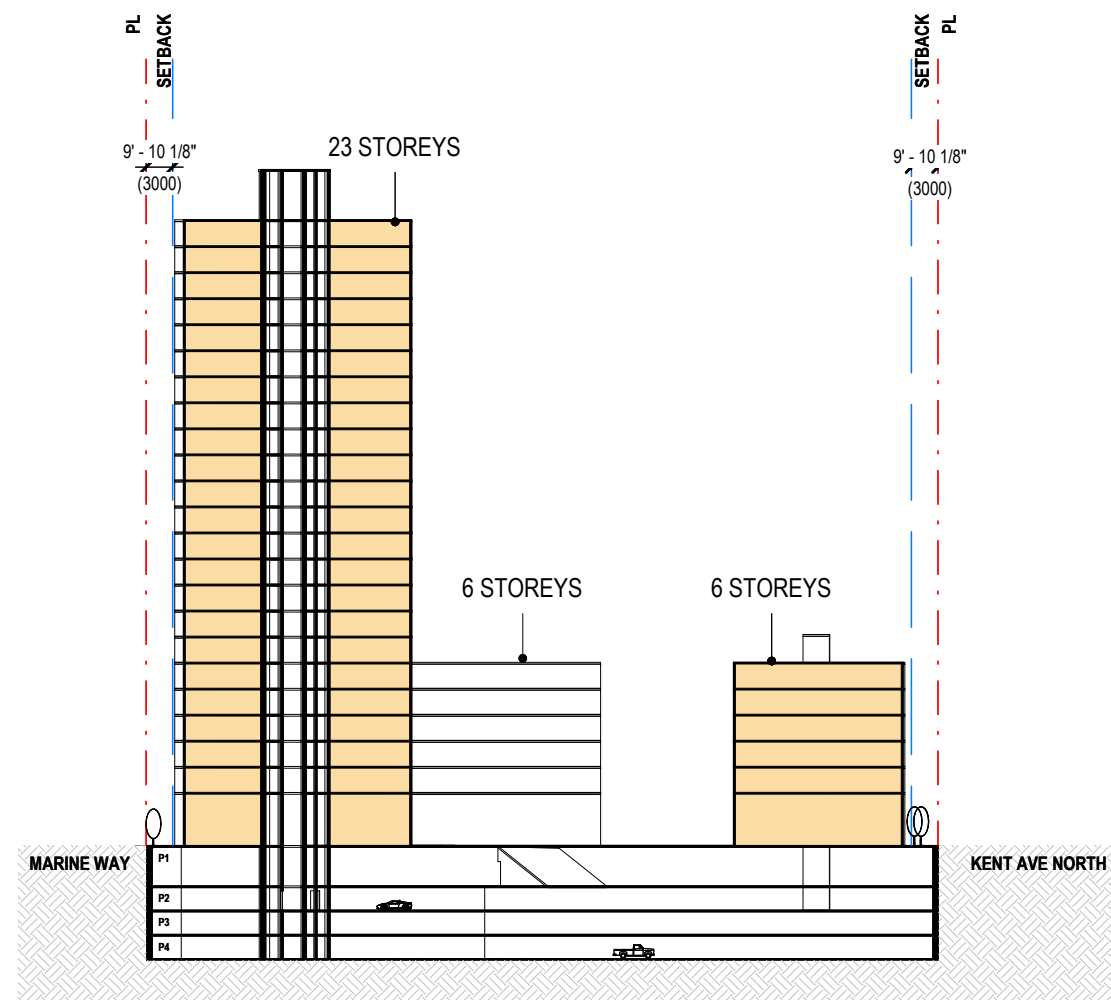


AERIAL VIEW - LOOKING NORTHWEST

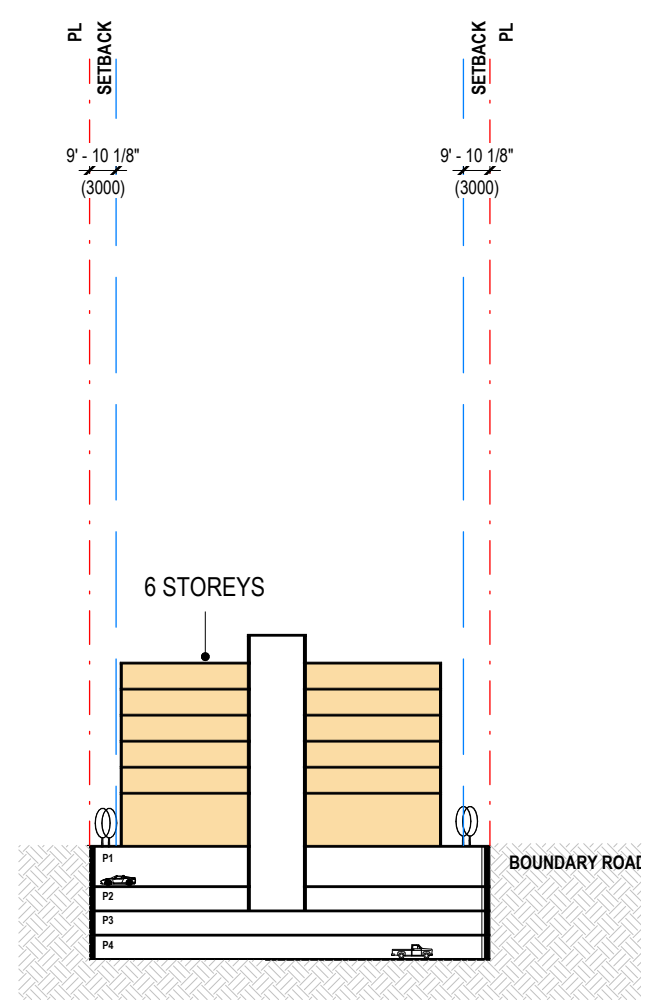


AERIAL VIEW - LOOKING SOUTHEAST

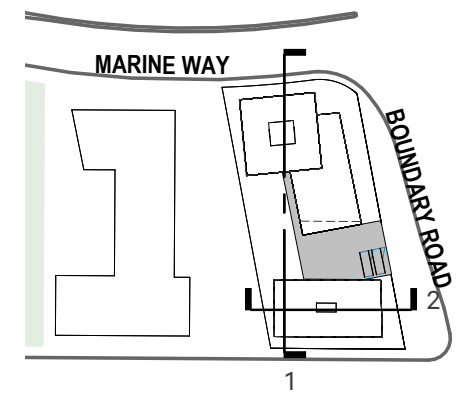




SECTION 1



SECTION 2



KEY PLAN

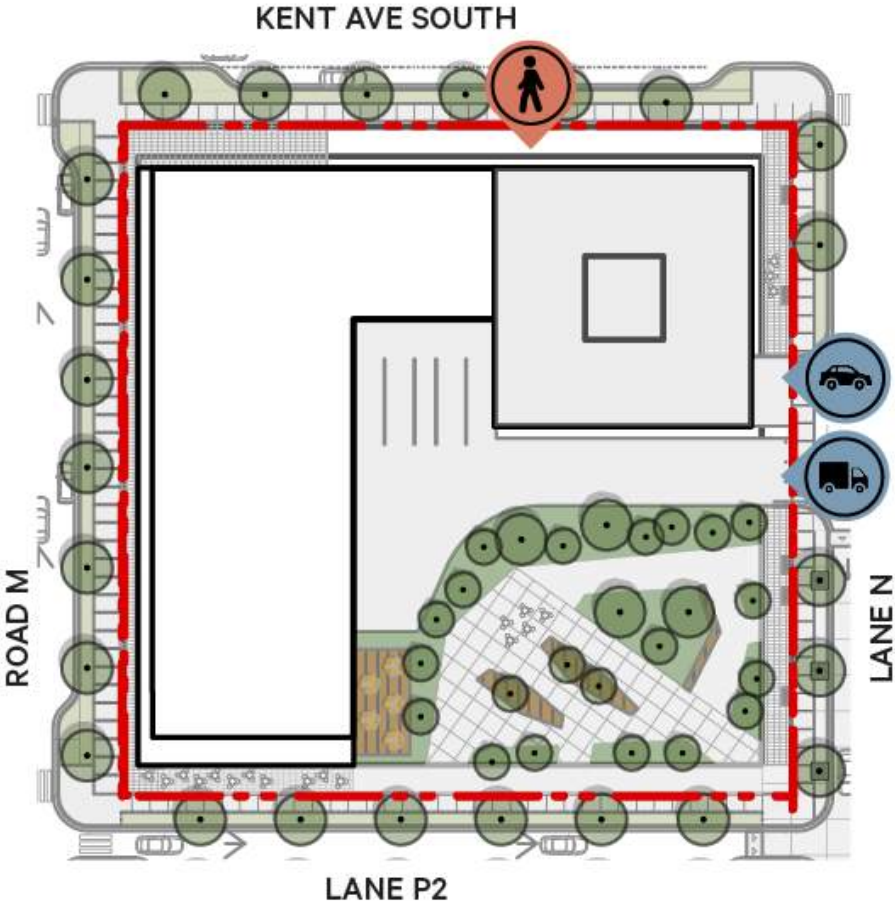
6.2.1 PARCEL 49

- Parcel 49 is located along Kent Ave South and Road M. It is a market rental building with a 21 storey tower at its northeast corner and a 6 storey podium with retail at grade.
- It has a half-courtyard facing south east, which forms a part of the Community Court with three other parcels.
- Lane N would support the vehicle access and loading maneuvering for Parcel 49.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Rental	21	234,166	21,755
Retail		12,149	1,129
Parcel 49 Total		246,315	22,884

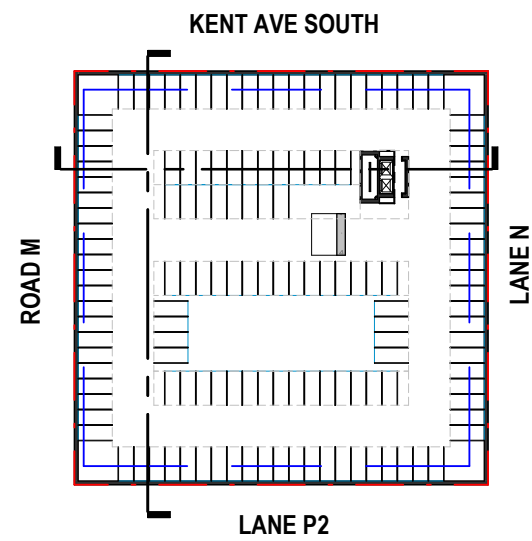


KEY PLAN

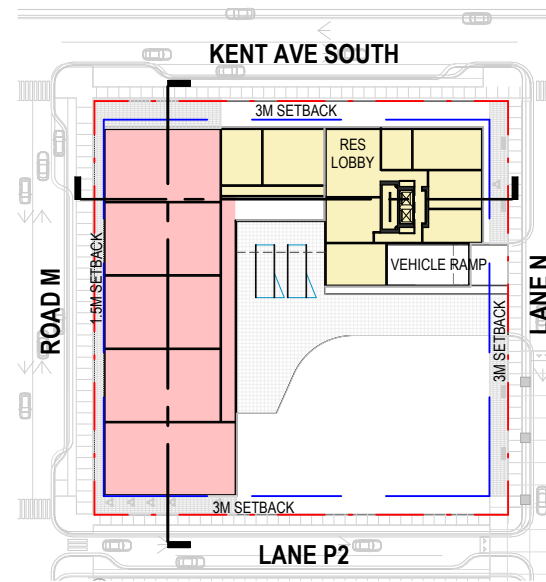


SITE PLAN

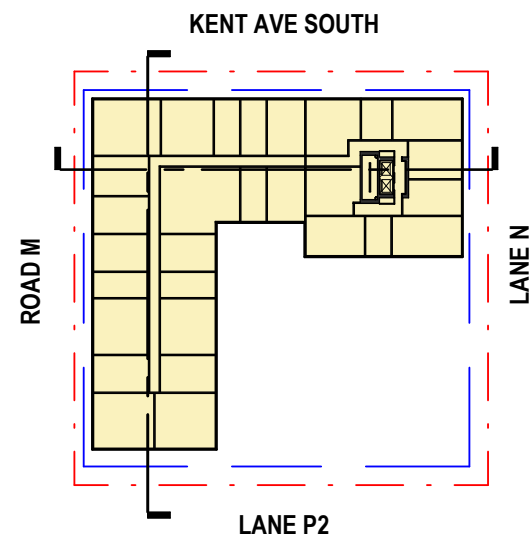




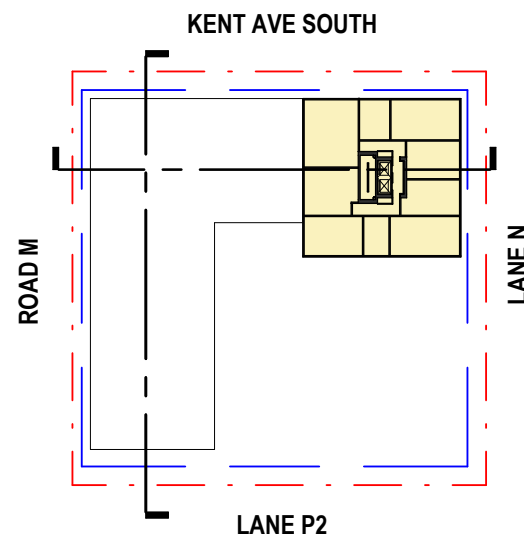
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



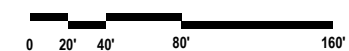
FLOOR PLAN - PODIUM



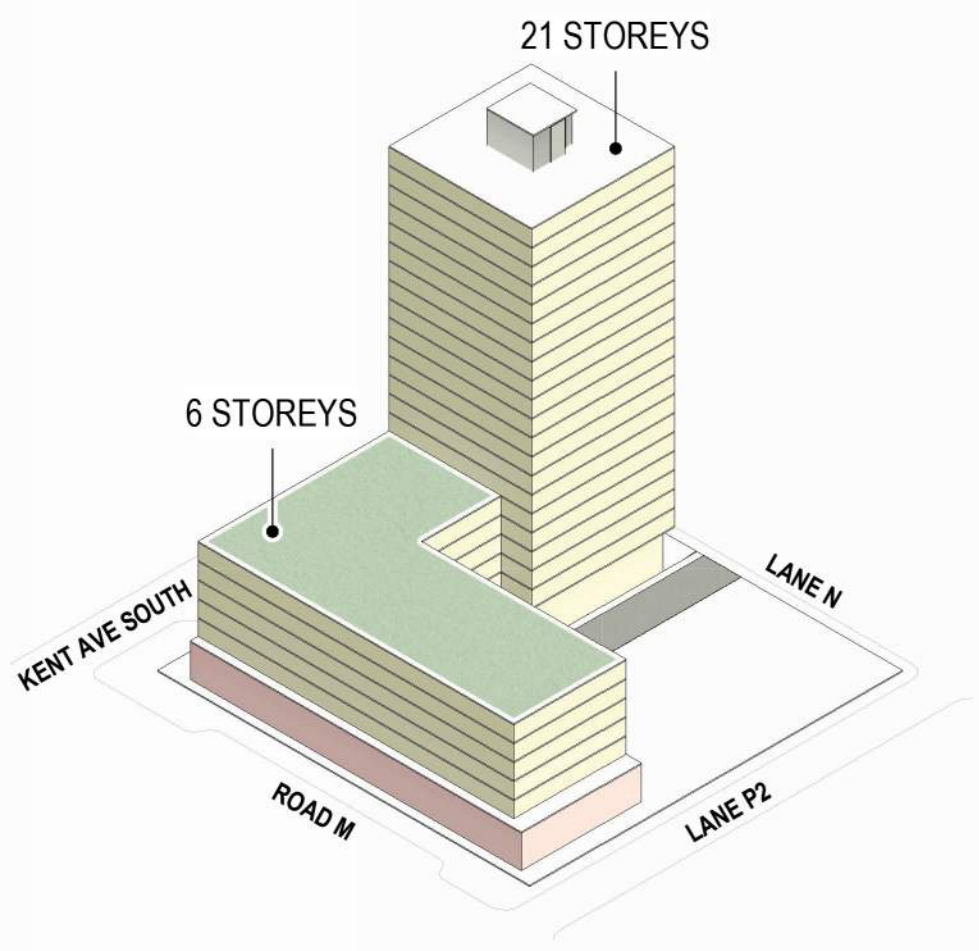
FLOOR PLAN - TOWER

LEGEND

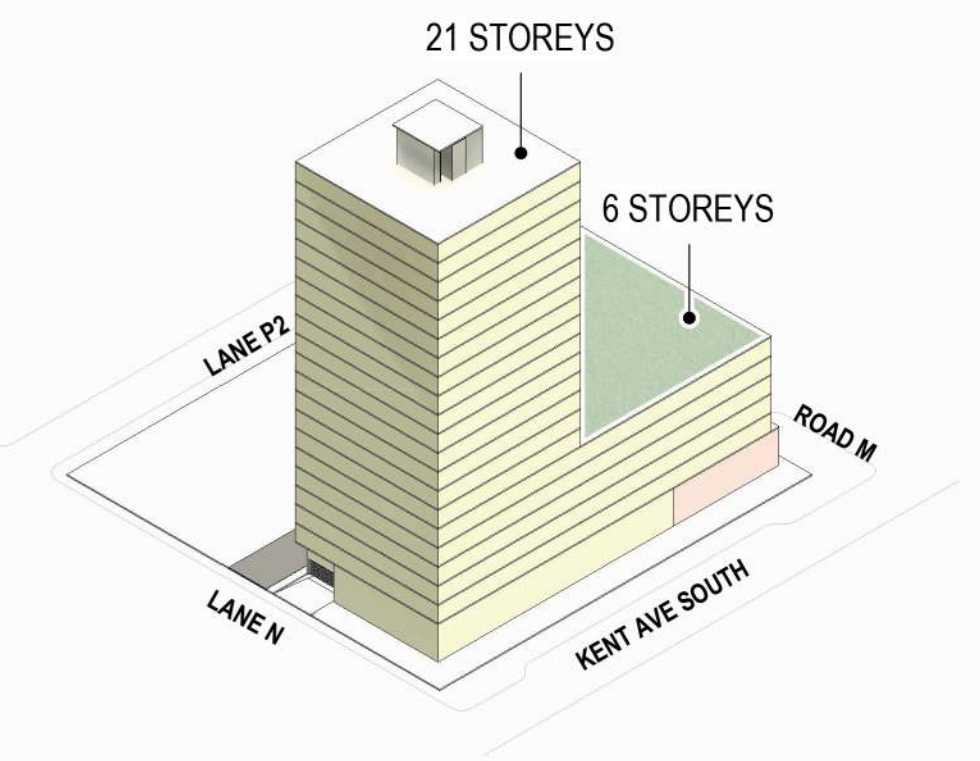
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



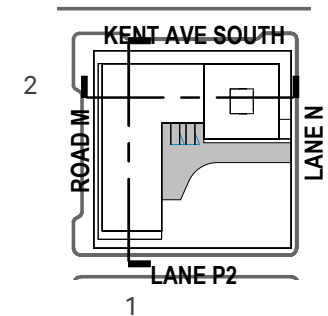
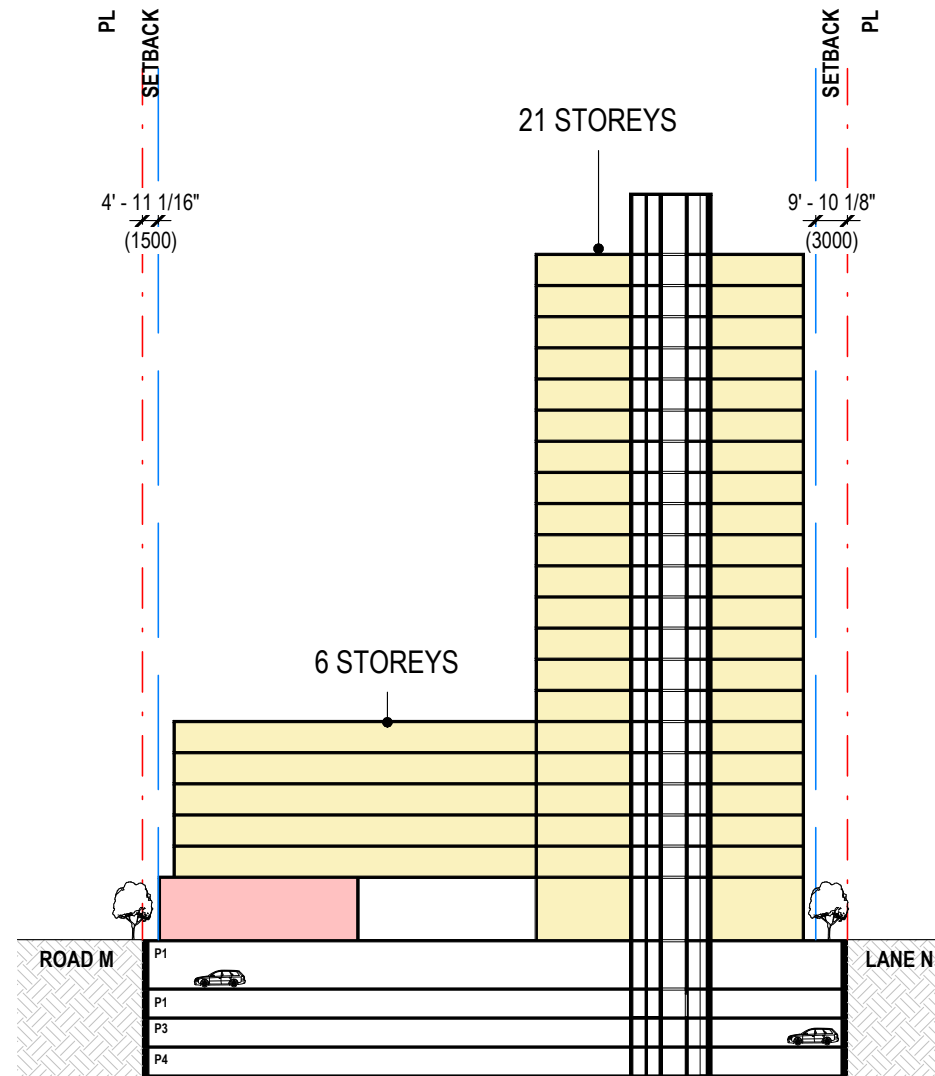
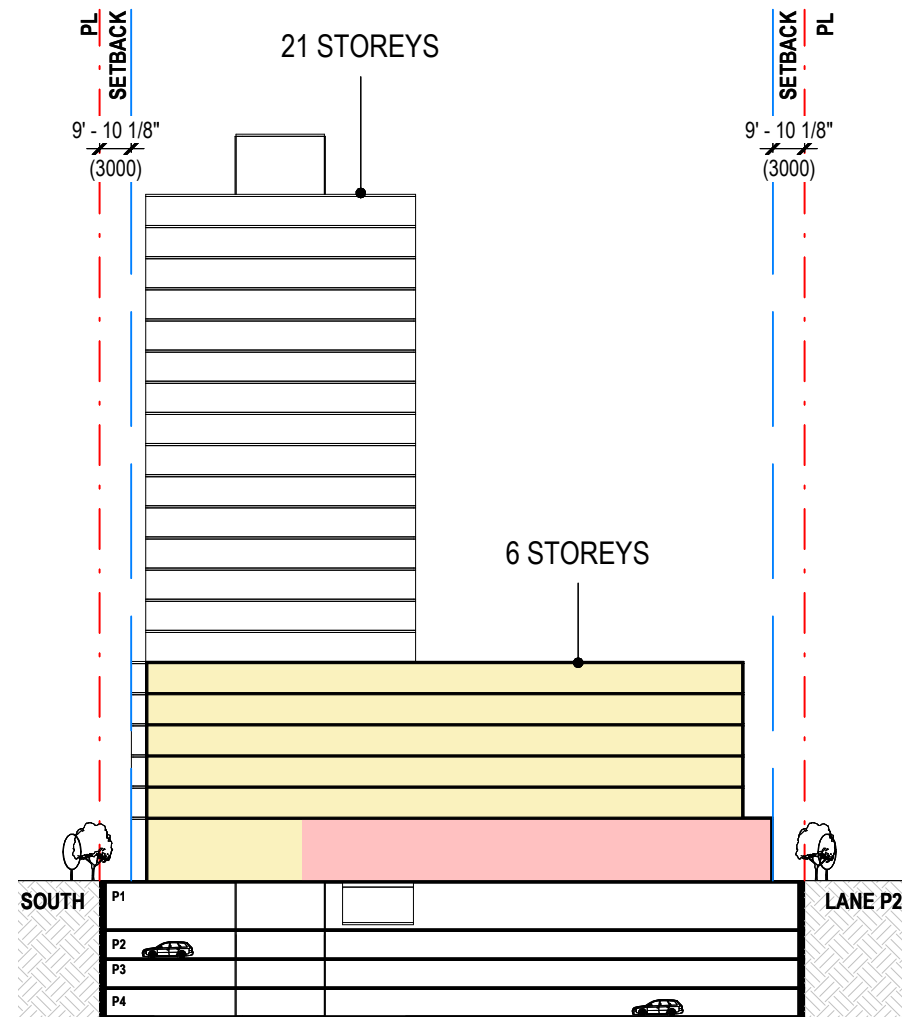
6.2.1 PARCEL 49



AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHEAST



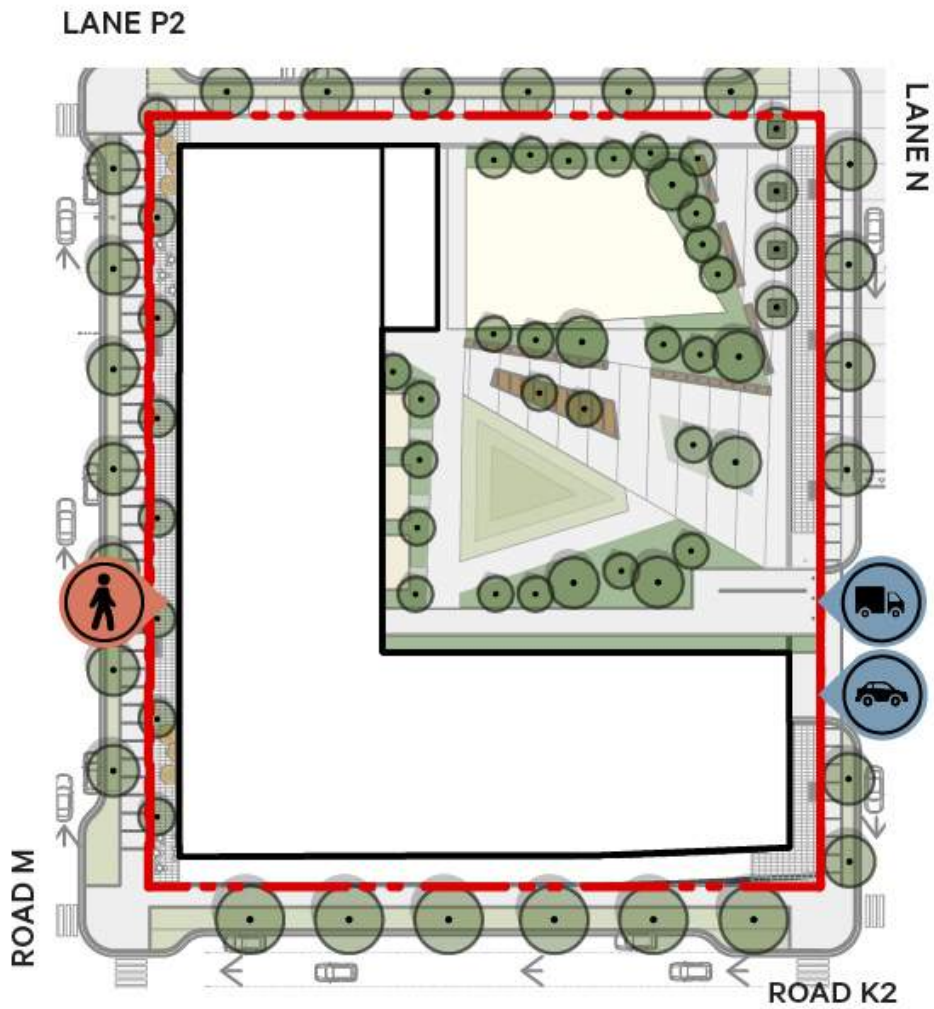
6.2.1 PARCEL 50

- Parcel 50 is located centrally within Area 3 and is surrounded by Road M and Road K2. It comprises of a 6-storey affordable housing building with a daycare at grade.
- It has a half-courtyard facing northeast, which forms a part of the Community Court with three other parcels.
- Lane N would support the vehicle access and loading maneuvering for Parcel 50.

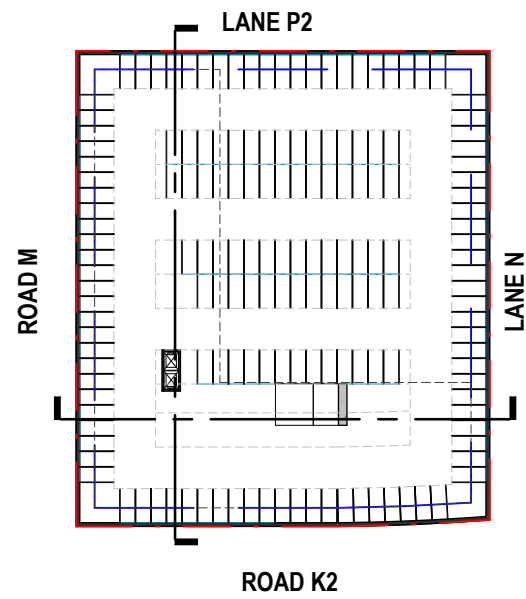
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Affordable Housing	6	127,415	11,837
Daycare		4,624	465
Parcel 50 Total		132,039	12,267



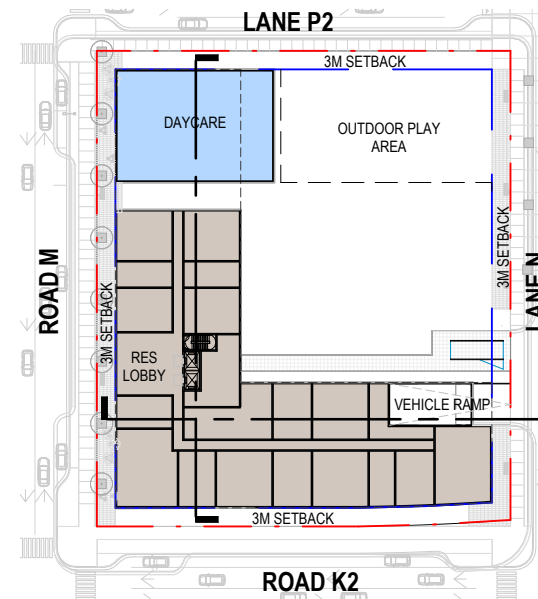
KEY PLAN



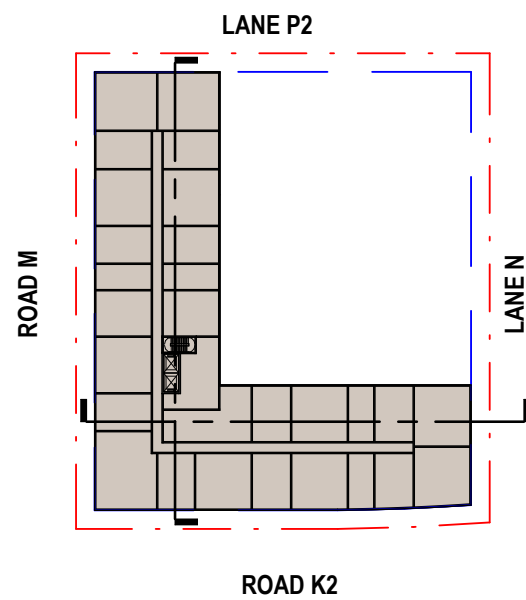
SITE PLAN



FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR

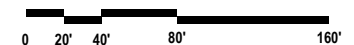


FLOOR PLAN - PODIUM

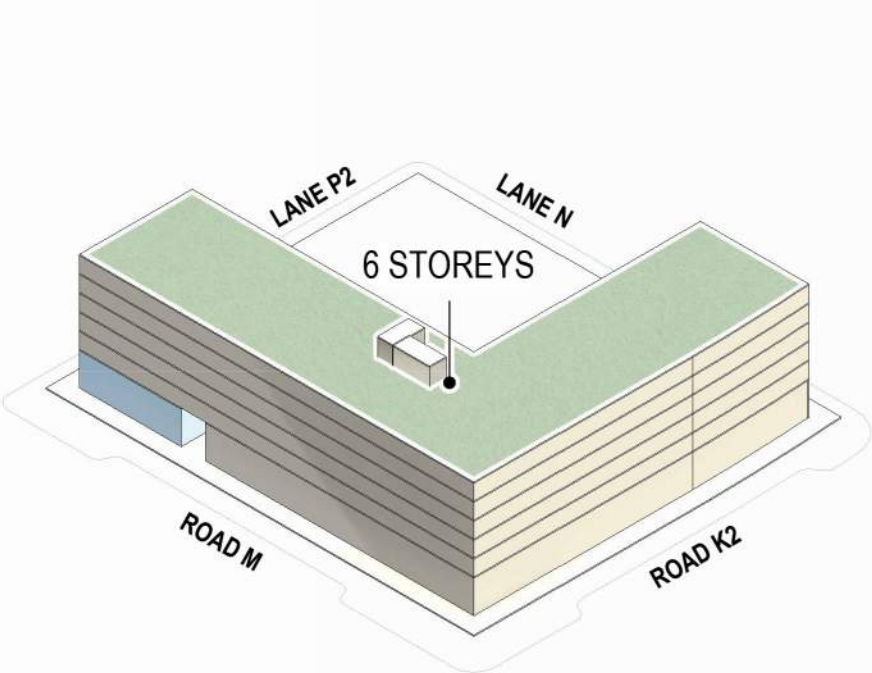
FLOOR PLAN - TOWER

LEGEND

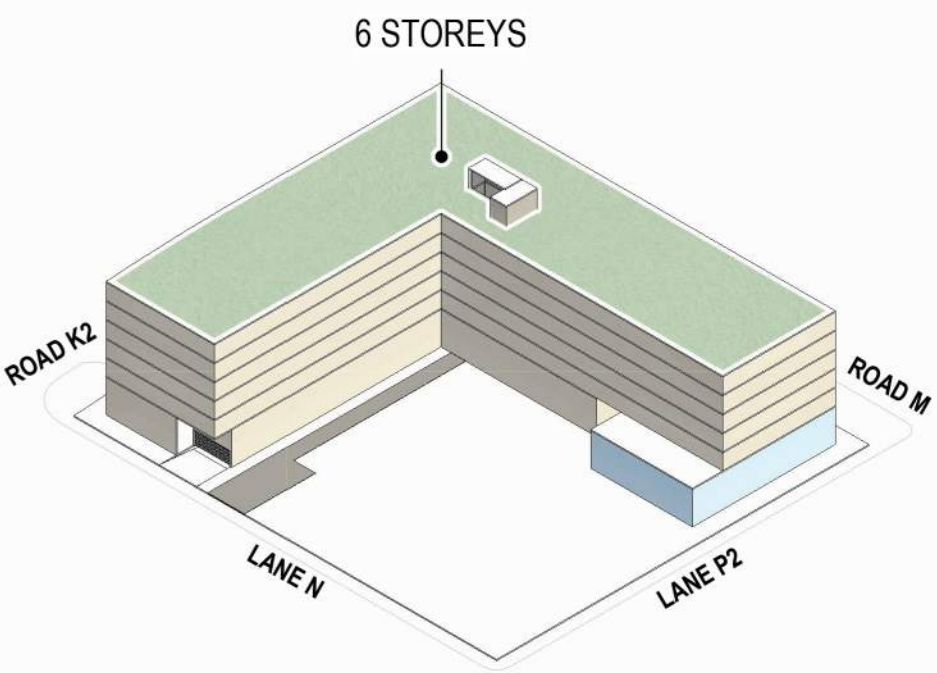
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 50

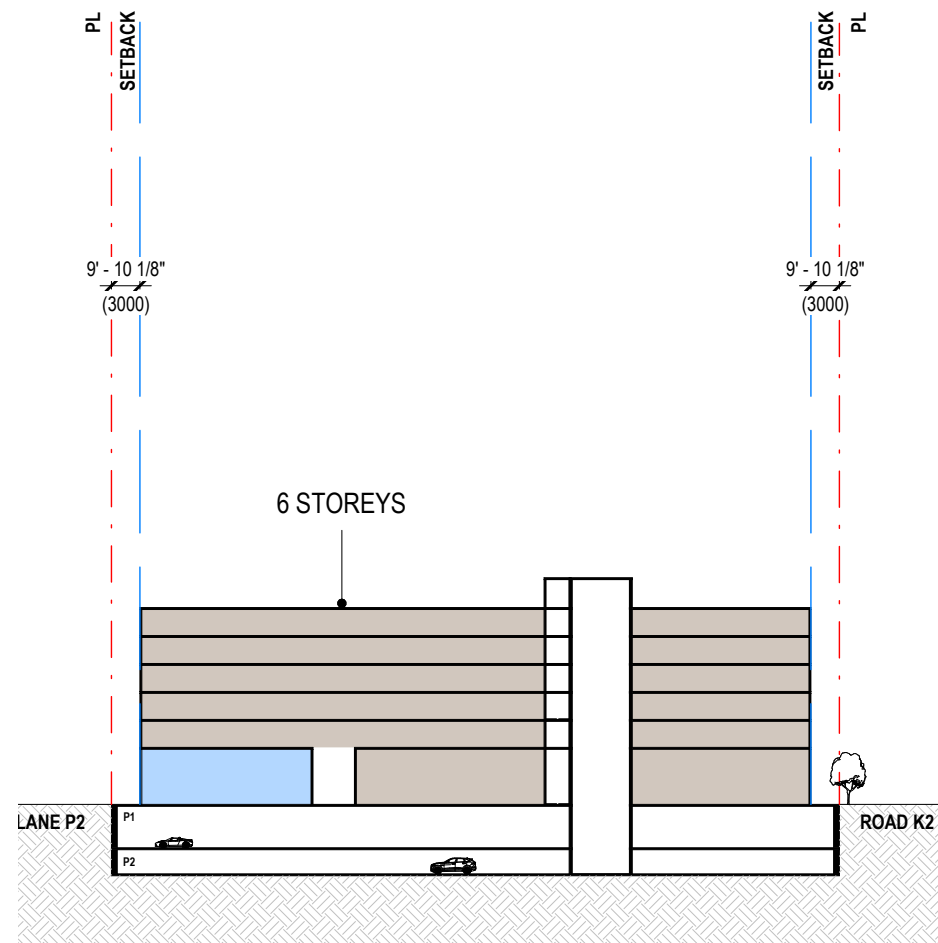


AERIAL VIEW - LOOKING NORTHWEST

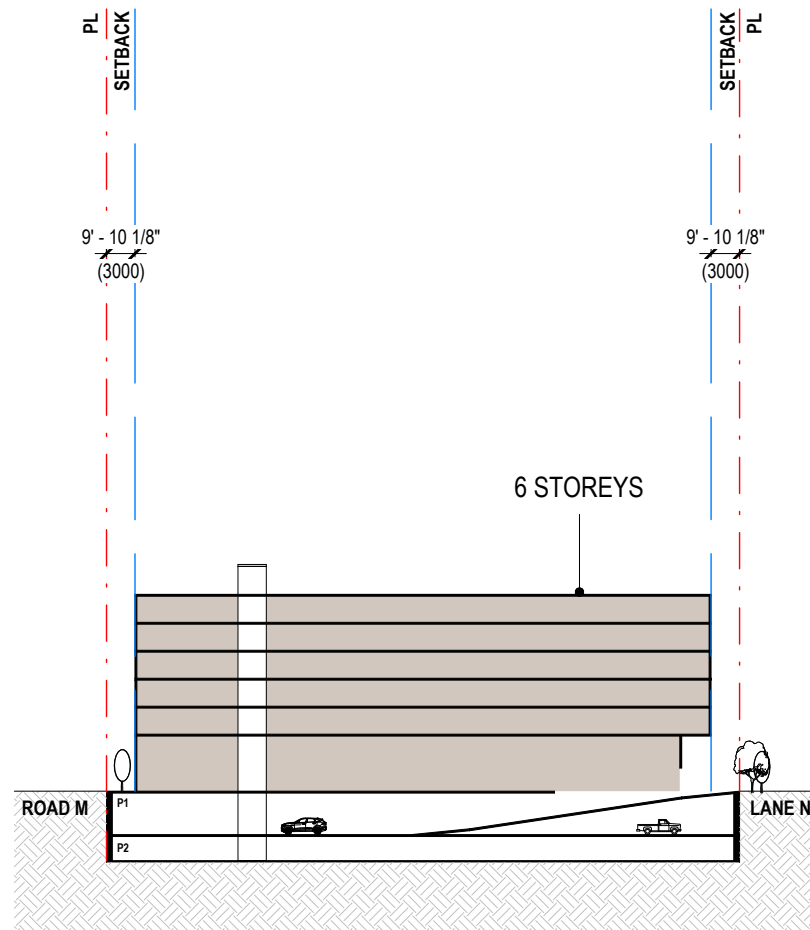


AERIAL VIEW - LOOKING SOUTHEAST

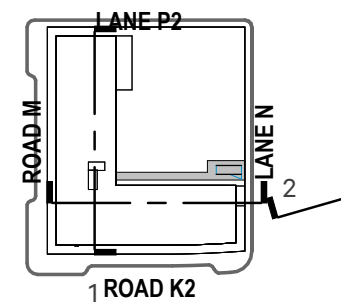




SECTION 1



SECTION 2

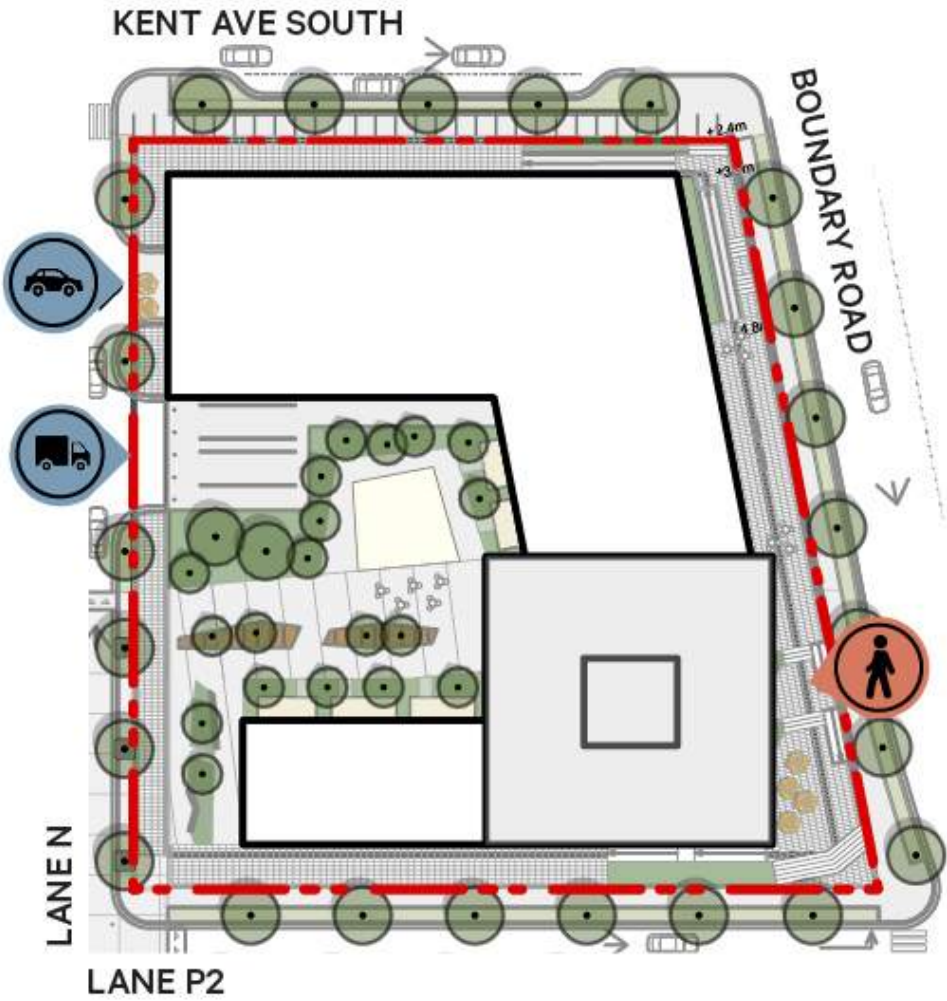


KEY PLAN

6.2.1 PARCEL 52

- Parcel 52 is one of the eastern most parcels of Area 3. It located along Boundary Road and Kent Ave South. It is an affordable housing building with an 18 storey tower and a 6 storey podium.
- Flex uses are anticipated at grade along Boundary Road, as outlined in the East Fraser Lands ODP.
- It has a half-courtyard facing southwest, which forms a part of the Community Court with three other parcels.
- Lane N would support the vehicle access and loading maneuvering for Parcel 52.

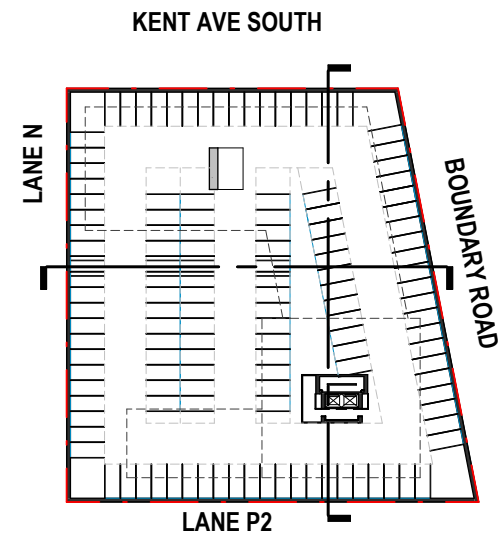
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Affordable Housing	18	185,961	17,276
Flex		5,259	489
Parcel 52 Total		191,220	17,765



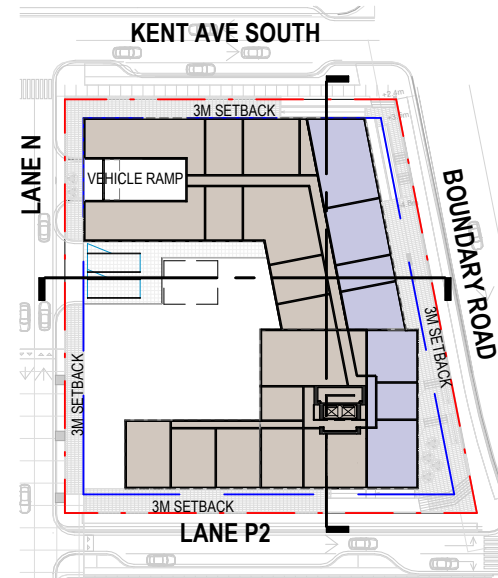
SITE PLAN



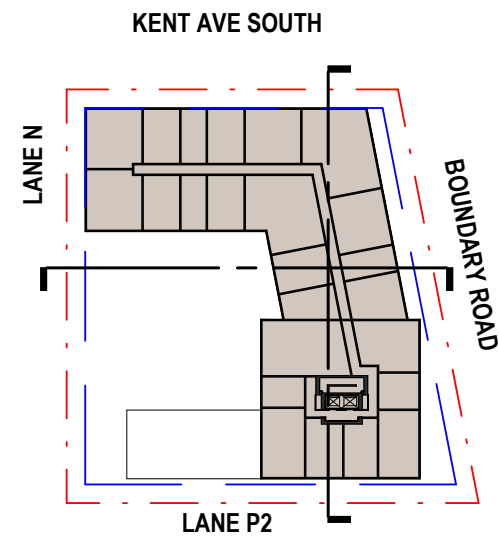
KEY PLAN



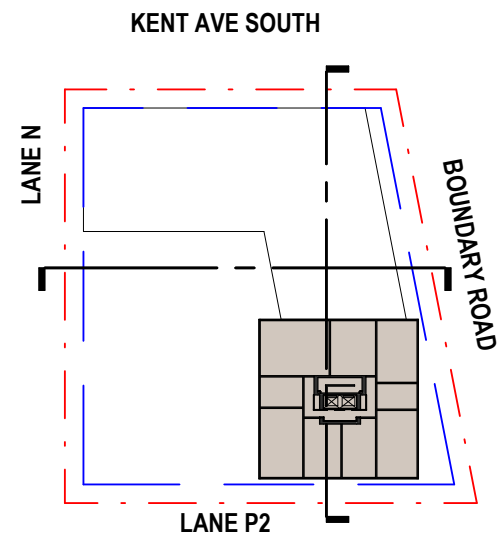
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



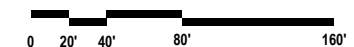
FLOOR PLAN - PODIUM



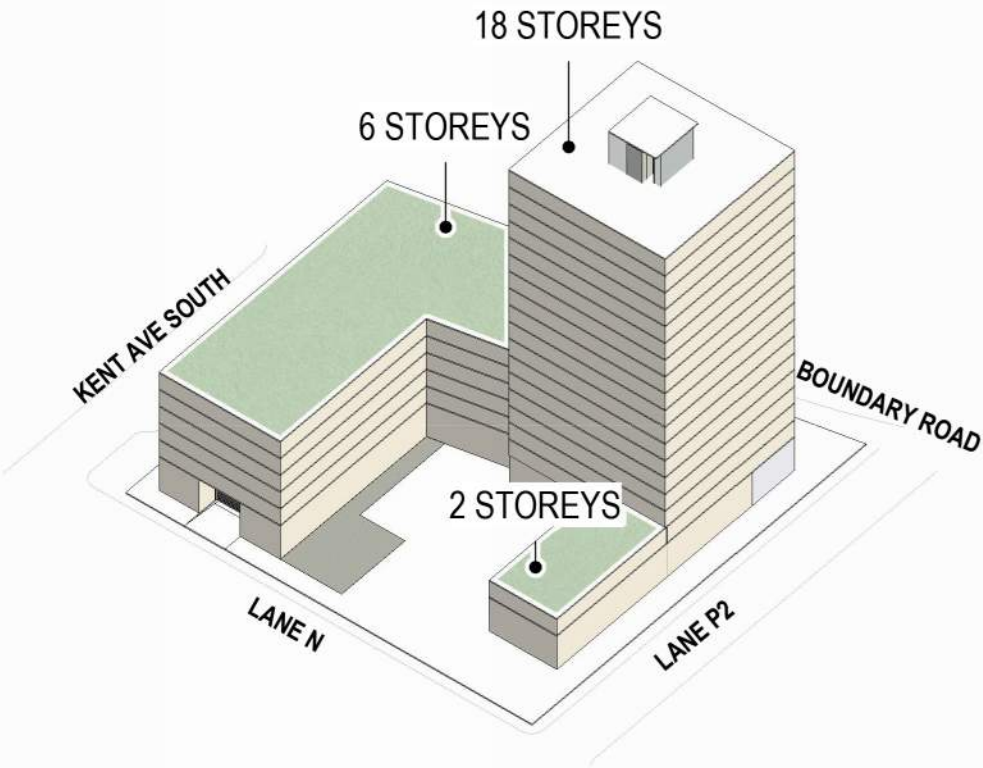
FLOOR PLAN - TOWER

LEGEND

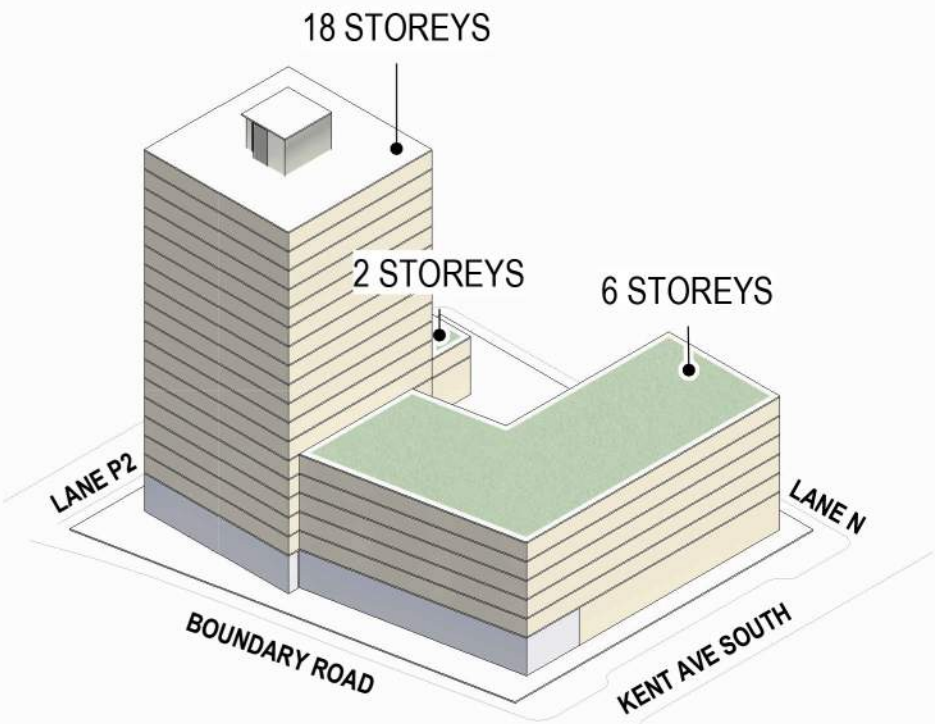
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 52

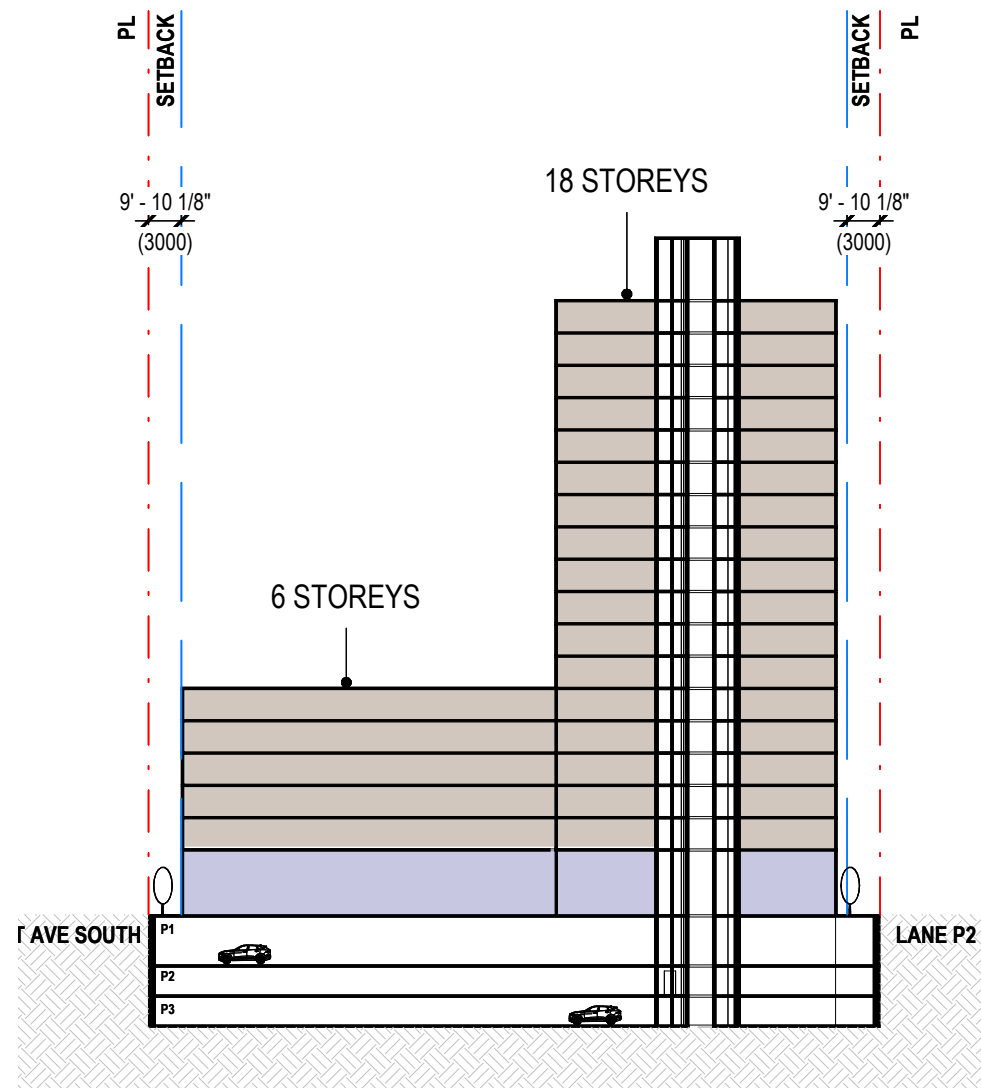


AERIAL VIEW - LOOKING NORTHWEST

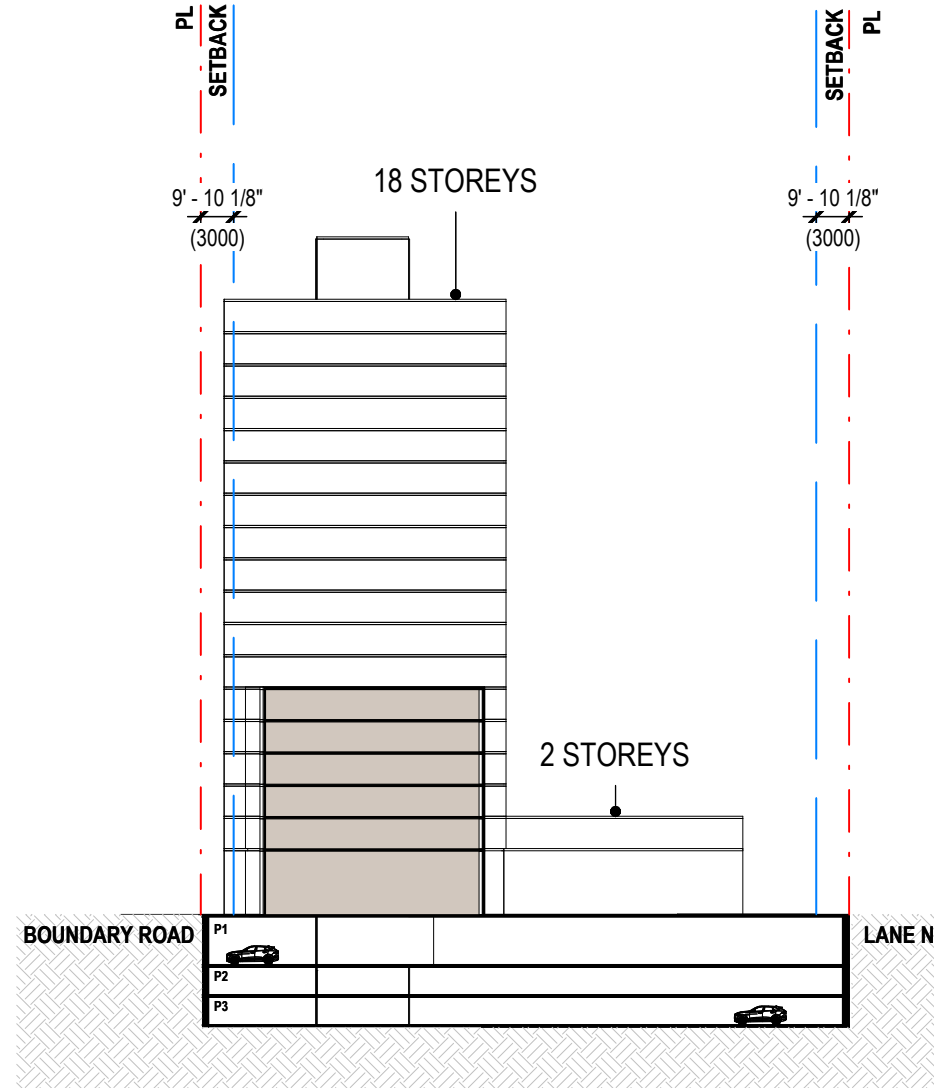


AERIAL VIEW - LOOKING SOUTHEAST

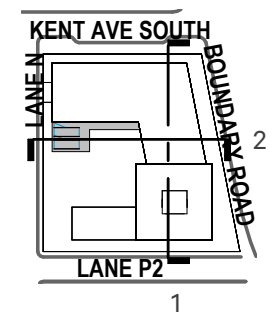




SECTION 1



SECTION 2



KEY PLAN

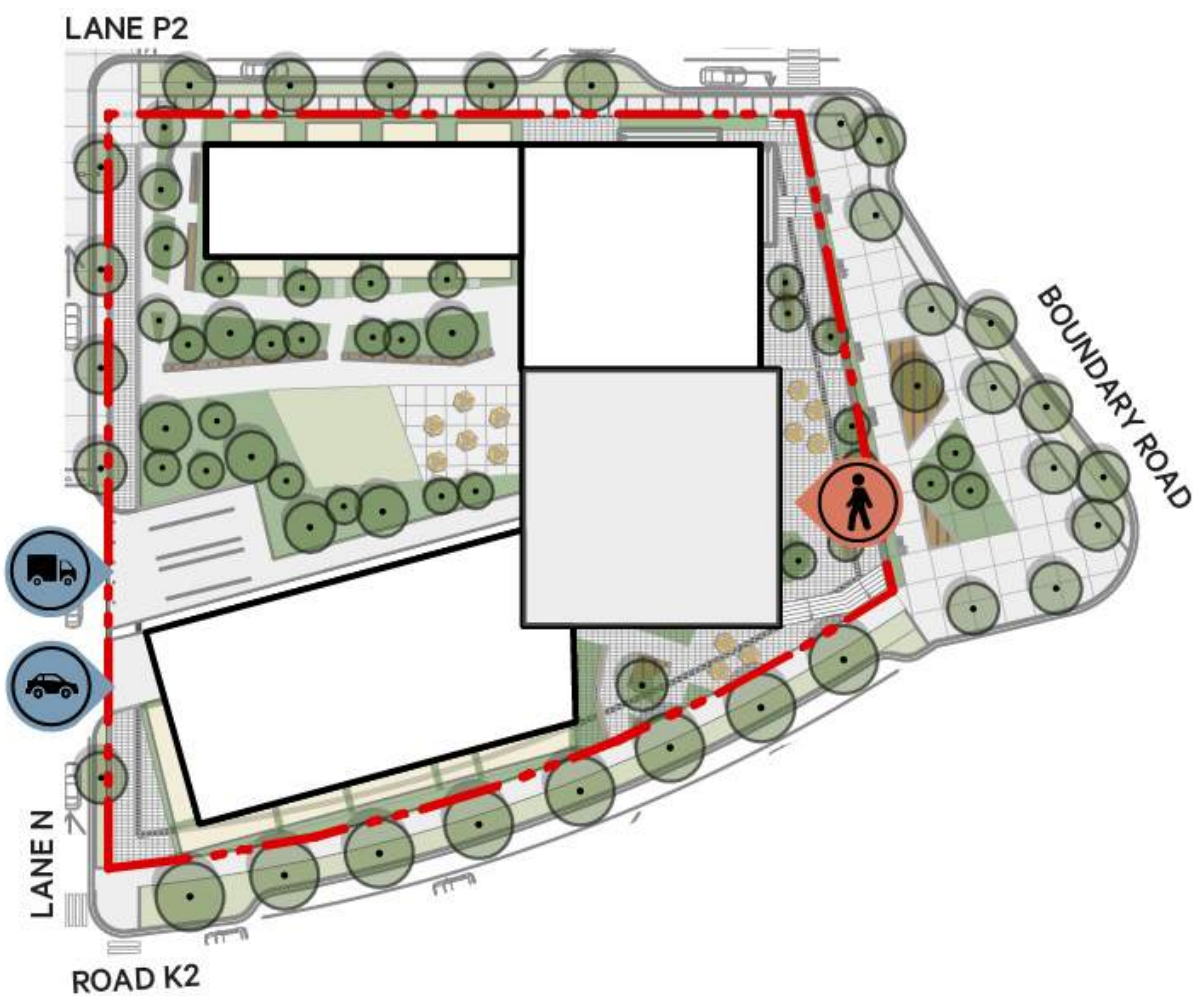
6.2.1 PARCEL 53

- Parcel 53 is one of the eastern most parcels of Area 3. It located along Boundary Road and Road K2. It is a strata building with a 21 storey tower and a 6 storey podium along Road K2
- Flex uses are anticipated at grade along Boundary Road, as outlined in the East Fraser Lands ODP.
- Parcel 53 also houses the Community Energy Centre at its northeast corner.
- It has a half-courtyard facing northwest, which forms a part of the Community Court with three other parcels.
- Lane N would support the vehicle access and loading maneuvering for Parcel 53.

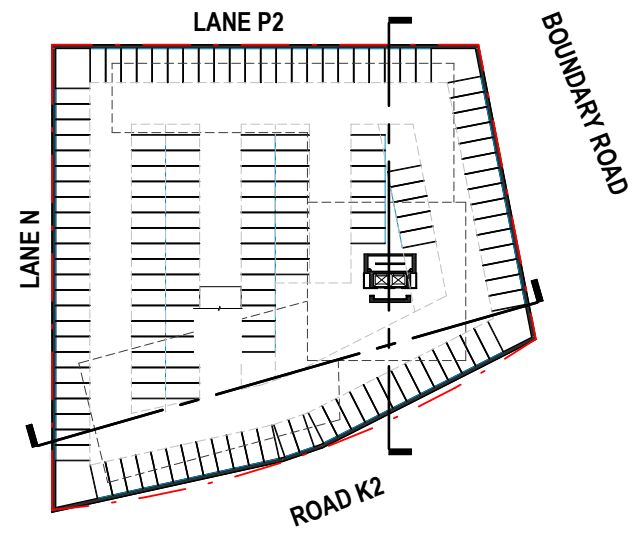
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	21	184,515	17,142
Community Energy		15,705	1,459
Flex		1,442	134
Parcel 53 Total		201,662	18,735



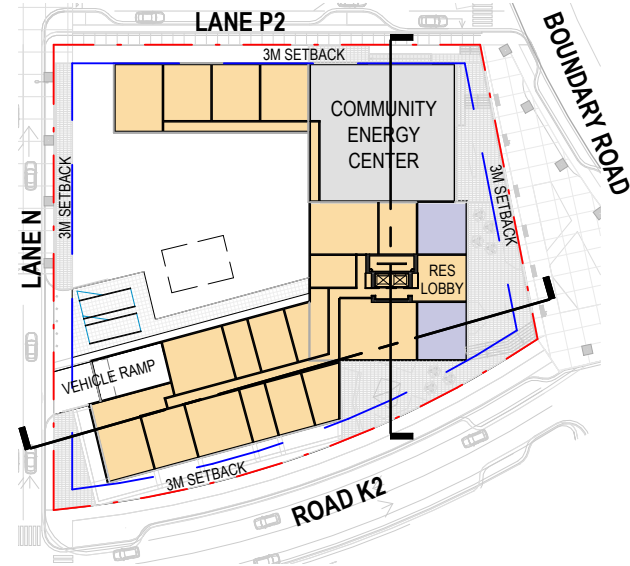
KEY PLAN



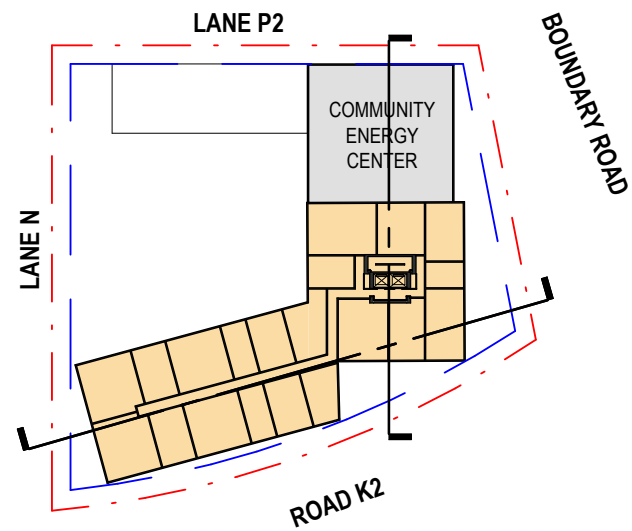
SITE PLAN



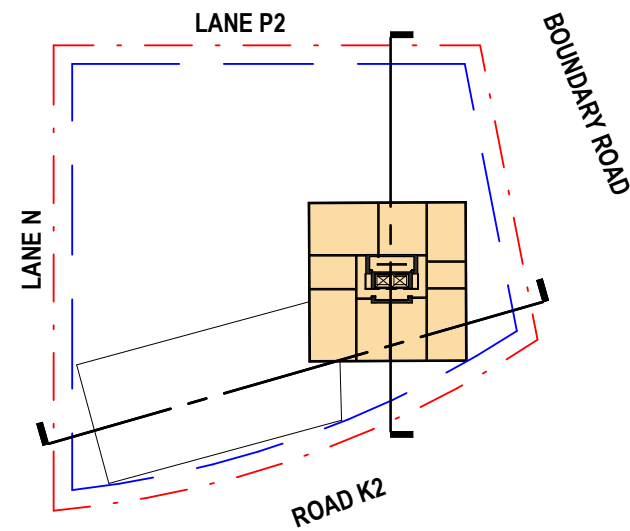
FLOOR PLAN - PARKING



FLOOR PLAN - GROUND FLOOR



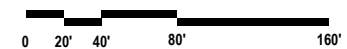
FLOOR PLAN - PODIUM



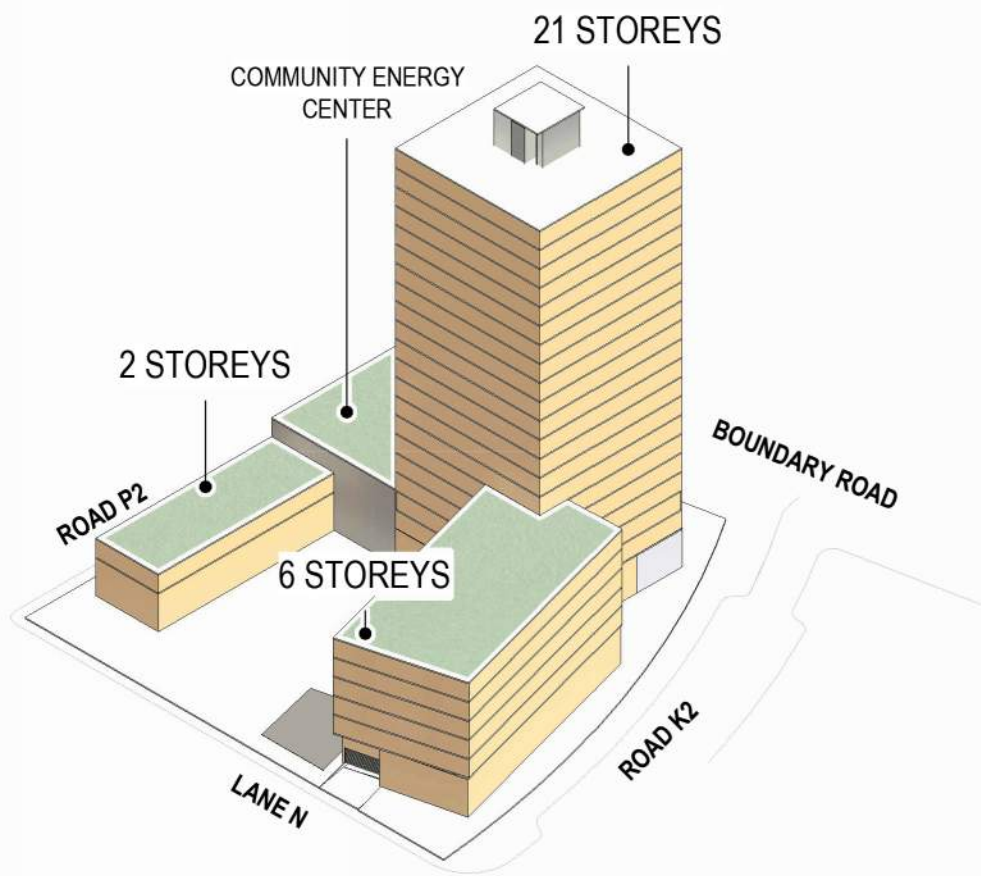
FLOOR PLAN - TOWER

LEGEND

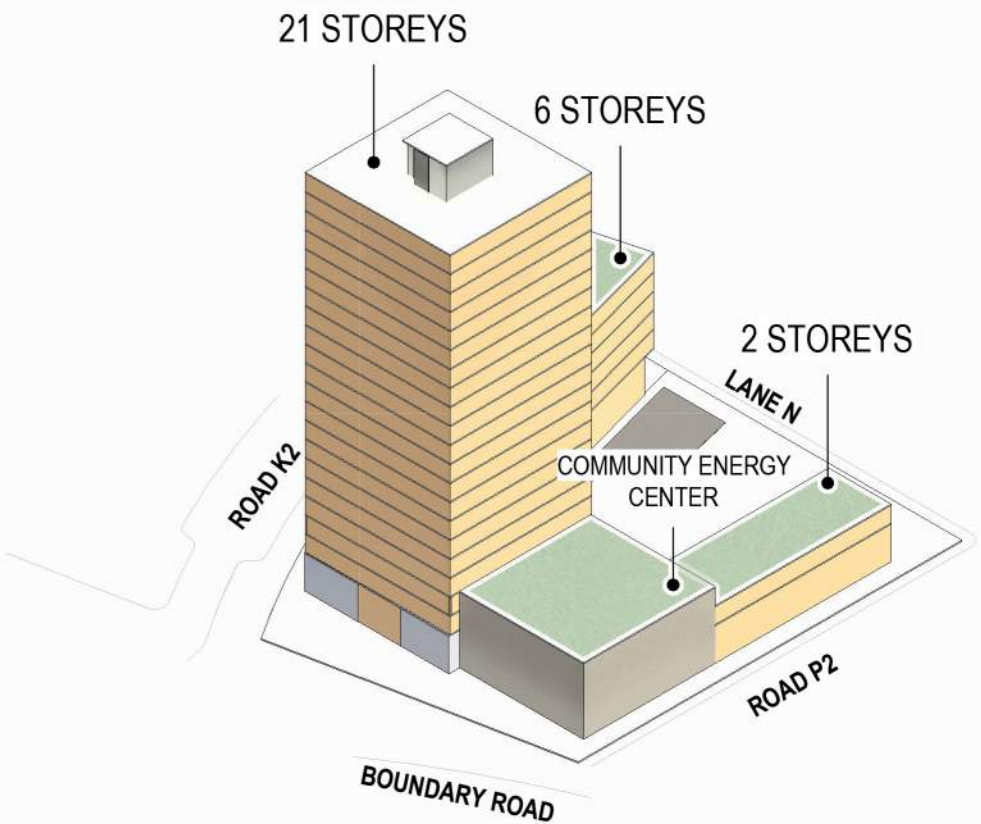
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 53

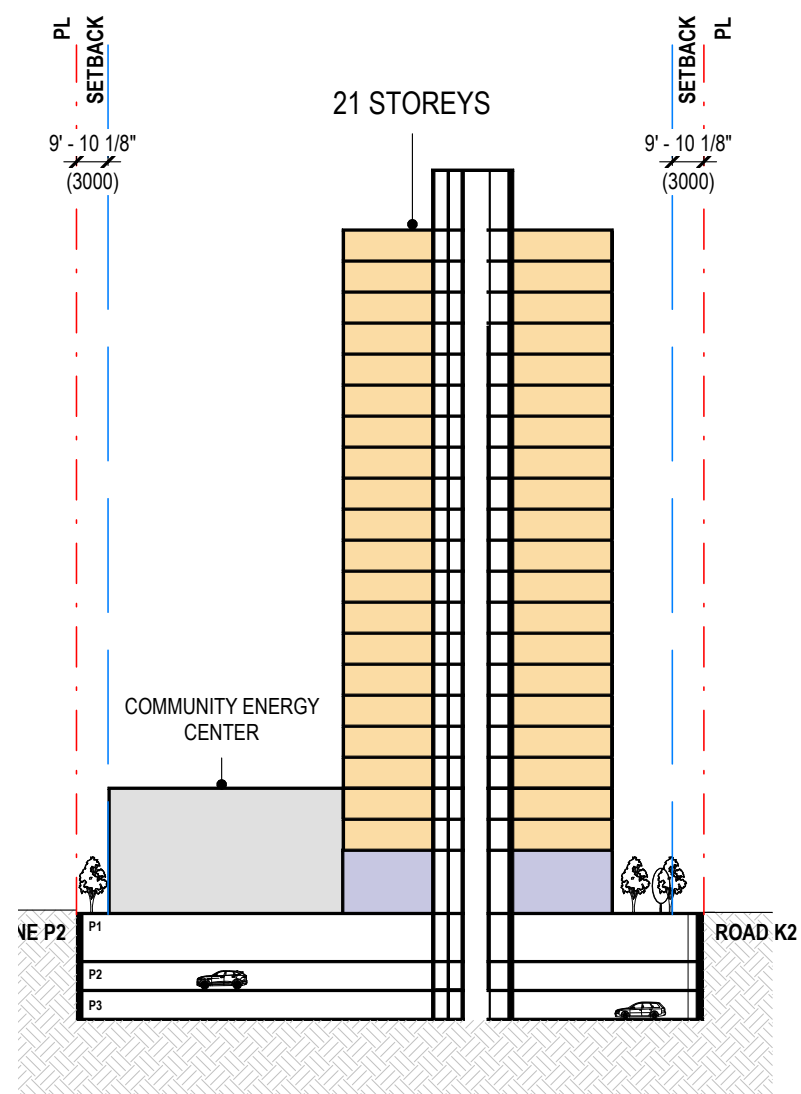


AERIAL VIEW - LOOKING NORTHWEST

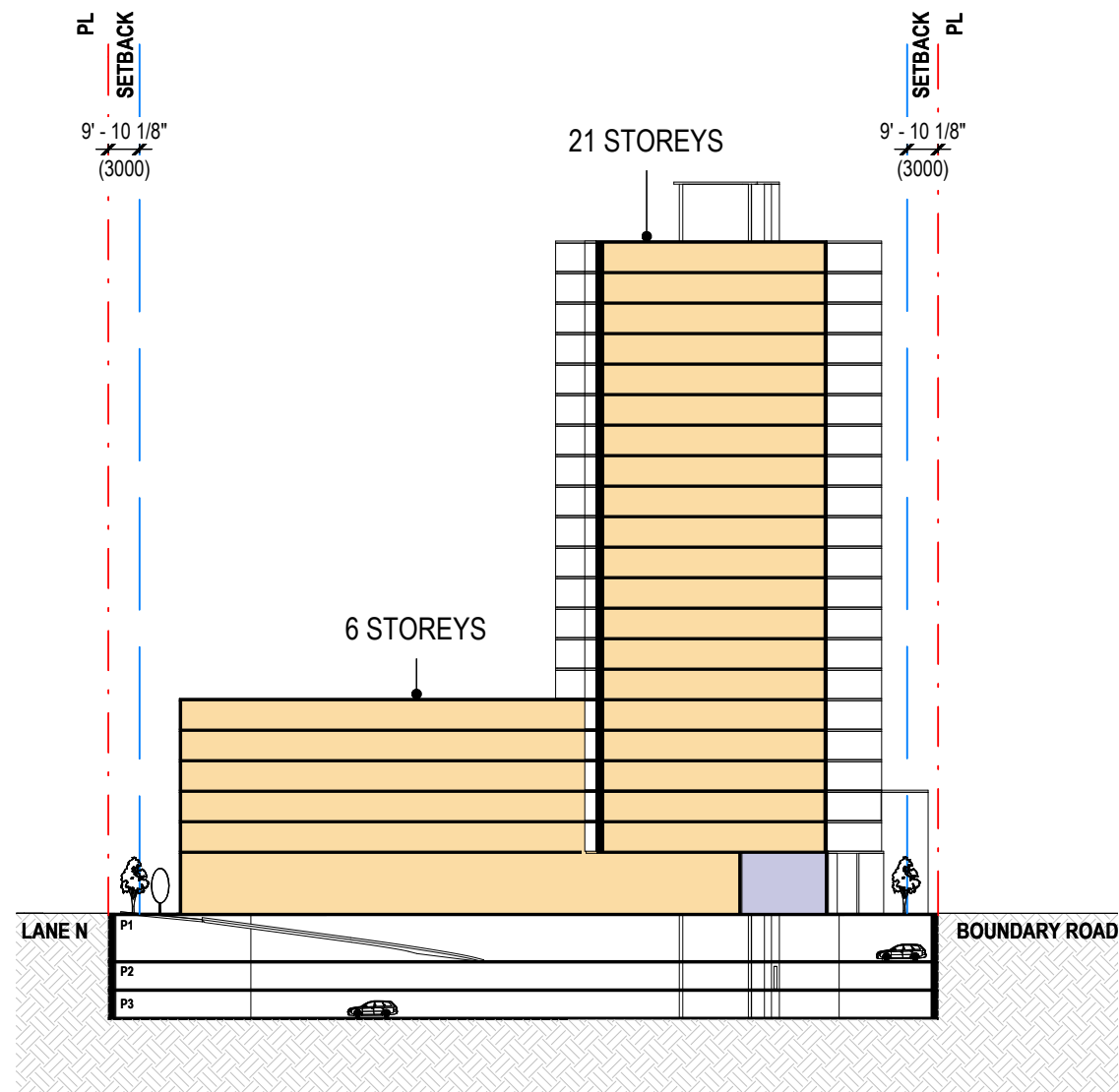


AERIAL VIEW - LOOKING SOUTHEAST

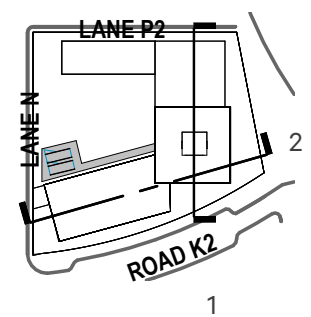




SECTION 1



SECTION 2



KEY PLAN

6.4 SHORELINE PRECINCT



The Shoreline Precinct extends from Road C to Boundary along the riverfront. Characterized by mid-rise residential units, and a variety of connections to the river for pedestrians and bicyclists, this precinct creates a gentle transition between the other precincts and the shoreline park. The built form of this precinct is designed to allow for views and connectivity to the river for the residents of this and all the other precincts. This is achieved by restricting the heights of buildings to under 8 floors, modulating the building massing to create punctures at strategic locations and adding multiple SRWs to create porosity towards Avalon Park and the Shoreline Park.

SHORELINE PRECINCT - STATISTICAL SUMMARY

Parcel No.	Residential						Retail		Childcare		Community Energy		Flex		Total	
	Market		Rental		Affordable											
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.
Parcel 39	162,508	15,097	-	-	-	-	-	-	-	-	-	-	11,580	1,076	174,088	16,173
Parcel 42	90,487	8,406	-	-	-	-	-	-	-	-	-	-	10,090	937	100,576	9,344
Parcel 48	122,265	11,359	-	-	-	-	3,847	357	-	-	-	-	-	-	126,112	11,716
Parcel 51	98,595	9,160	-	-	-	-	-	-	-	-	-	-	-	-	98,595	9,160
Parcel 54	177,784	16,517	-	-	-	-	-	-	-	-	-	-	6,164	573	183,948	17,089
PRECINCT TOTAL	651,639	60,539	-	-	-	-	3,847	357	-	-	-	-	27,834	2,586	683,320	63,482

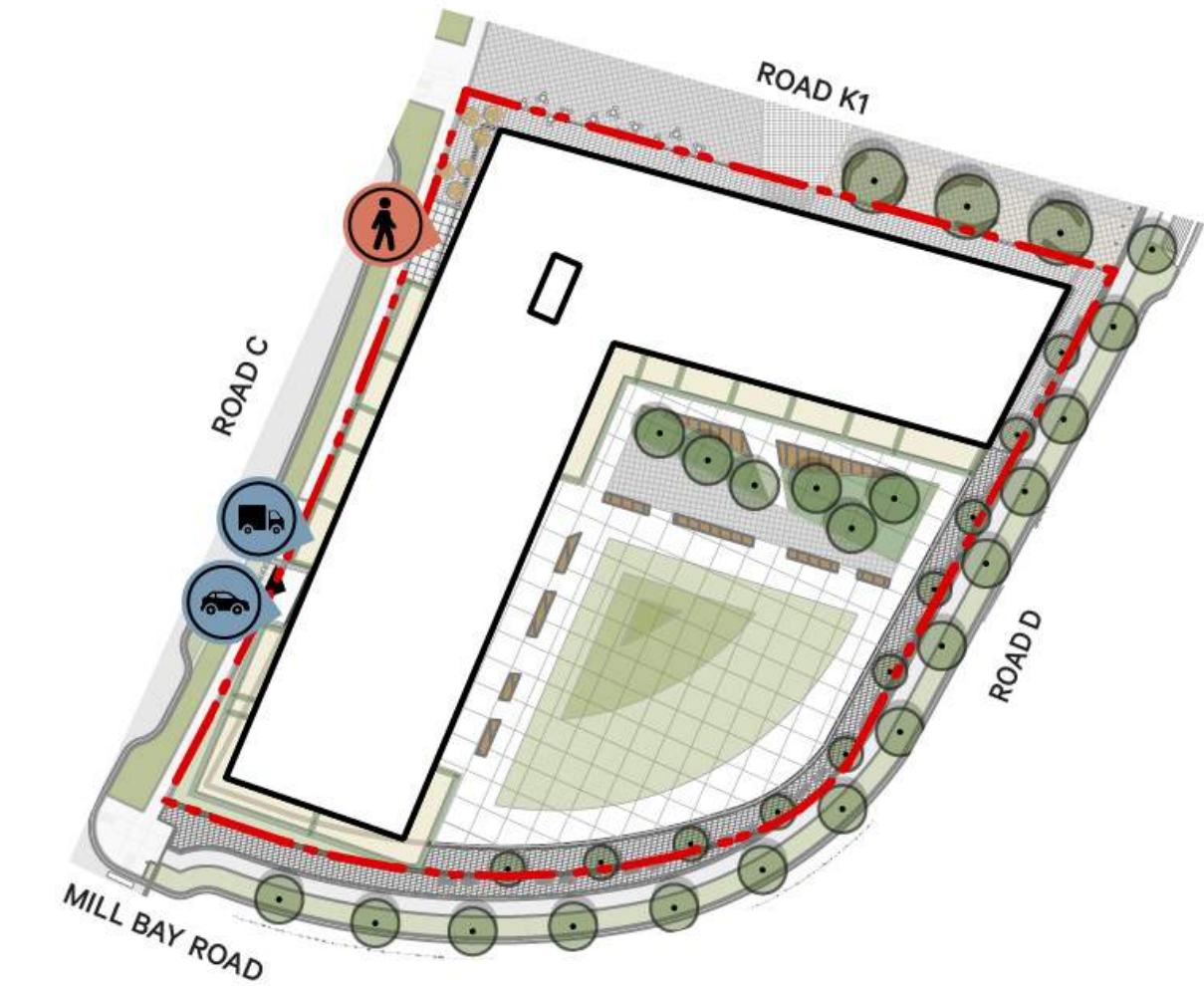
6.2.1 PARCEL 39

- Parcel 39 is located along Mill Bay Road. As this building is at the south-west edge of Area 3, there are no other buildings in front of it, which gives all 8-stories views of the waterfront. The L-shape of the building is to allow for maximum number of residents to have a waterfront view.
- Along the northern edge of Parcel 39, runs the Paseo, which is a pedestrian priority street with ground-oriented ‘flex uses’ on either side.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	8	162,508	15,097
Flex		11,580	1,076
Parcel 39 Total		174,088	16,173

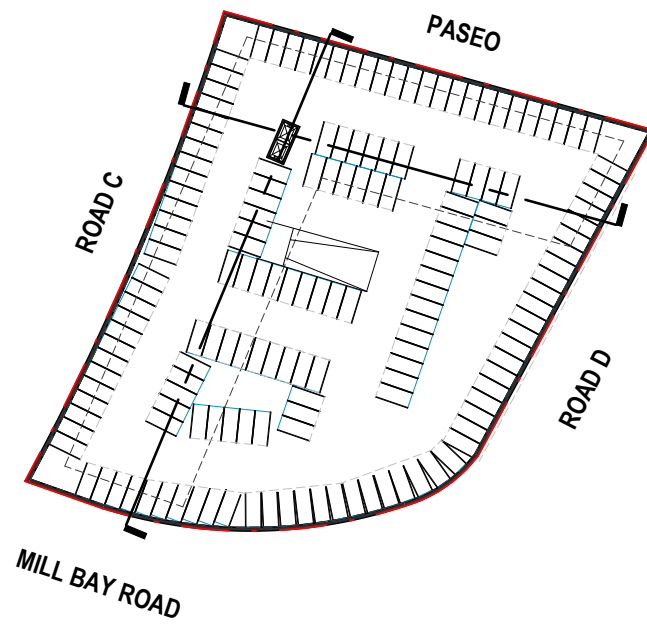


KEY PLAN

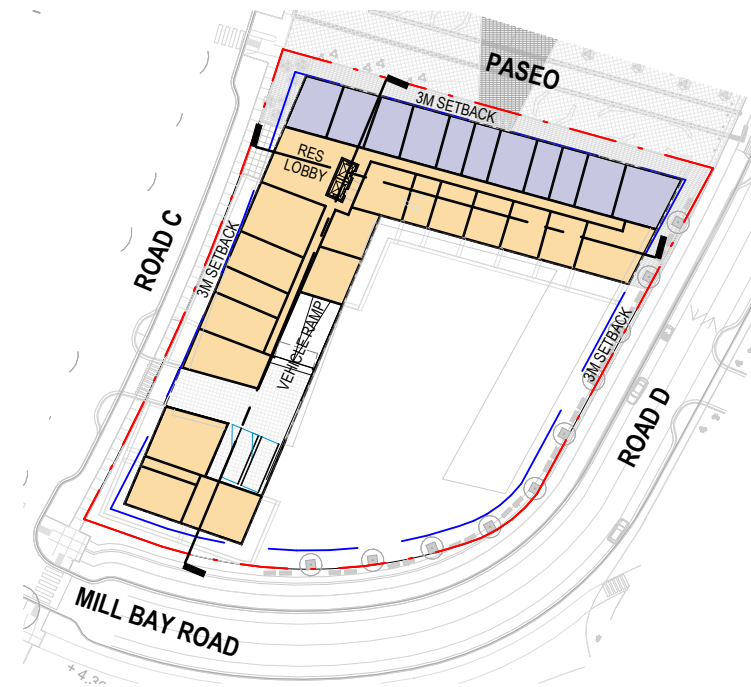


SITE PLAN

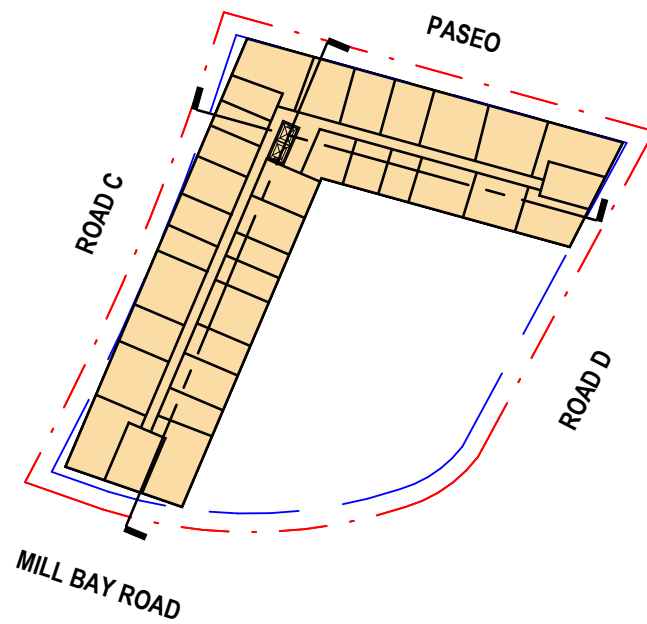




FLOOR PLAN - PARKING



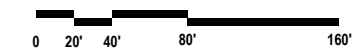
FLOOR PLAN - GROUND FLOOR



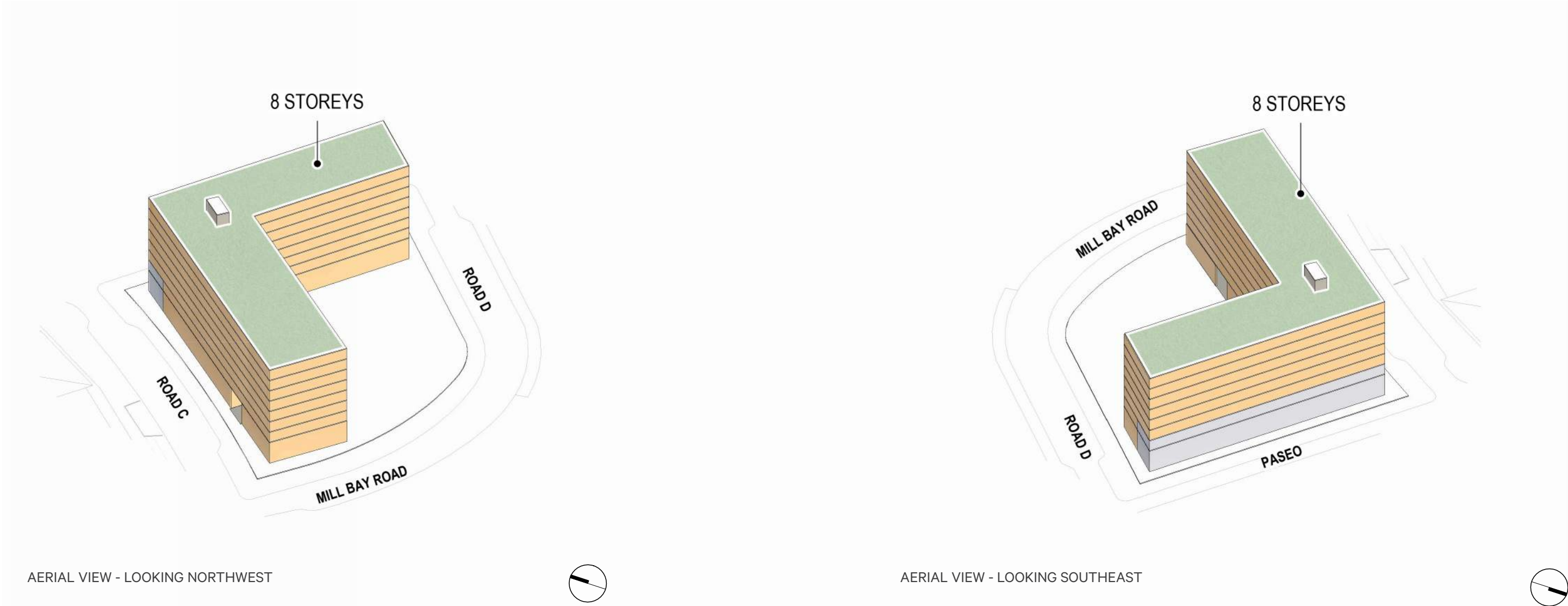
FLOOR PLAN - PODIUM

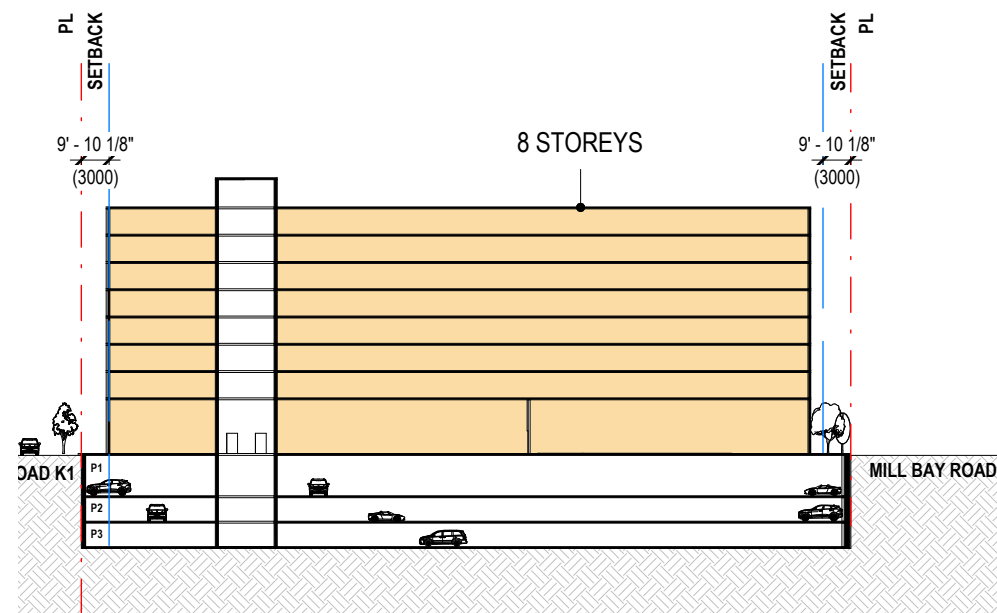
LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE

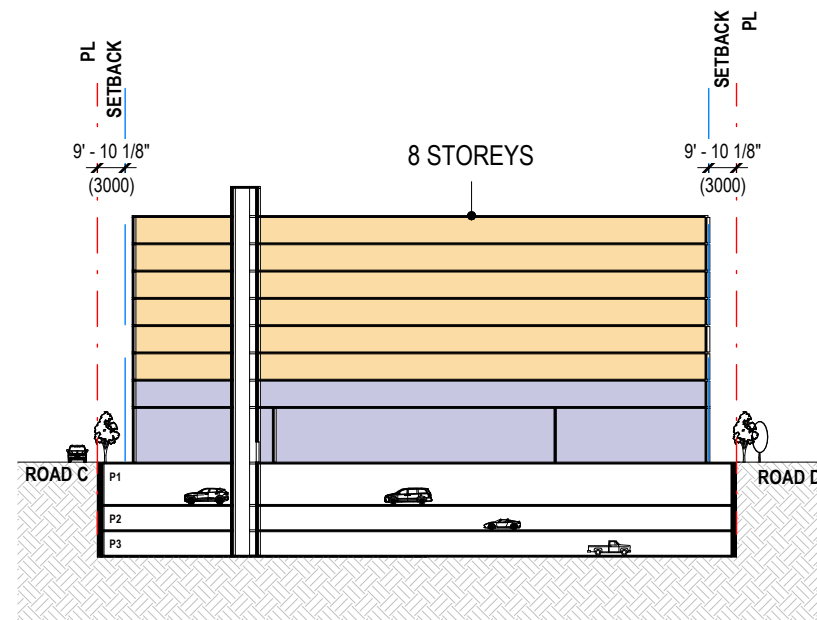


6.2.1 PARCEL 39

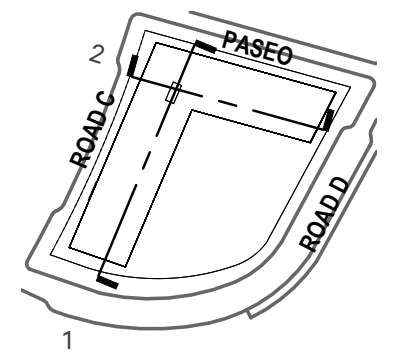




SECTION 1



SECTION 2



KEY PLAN

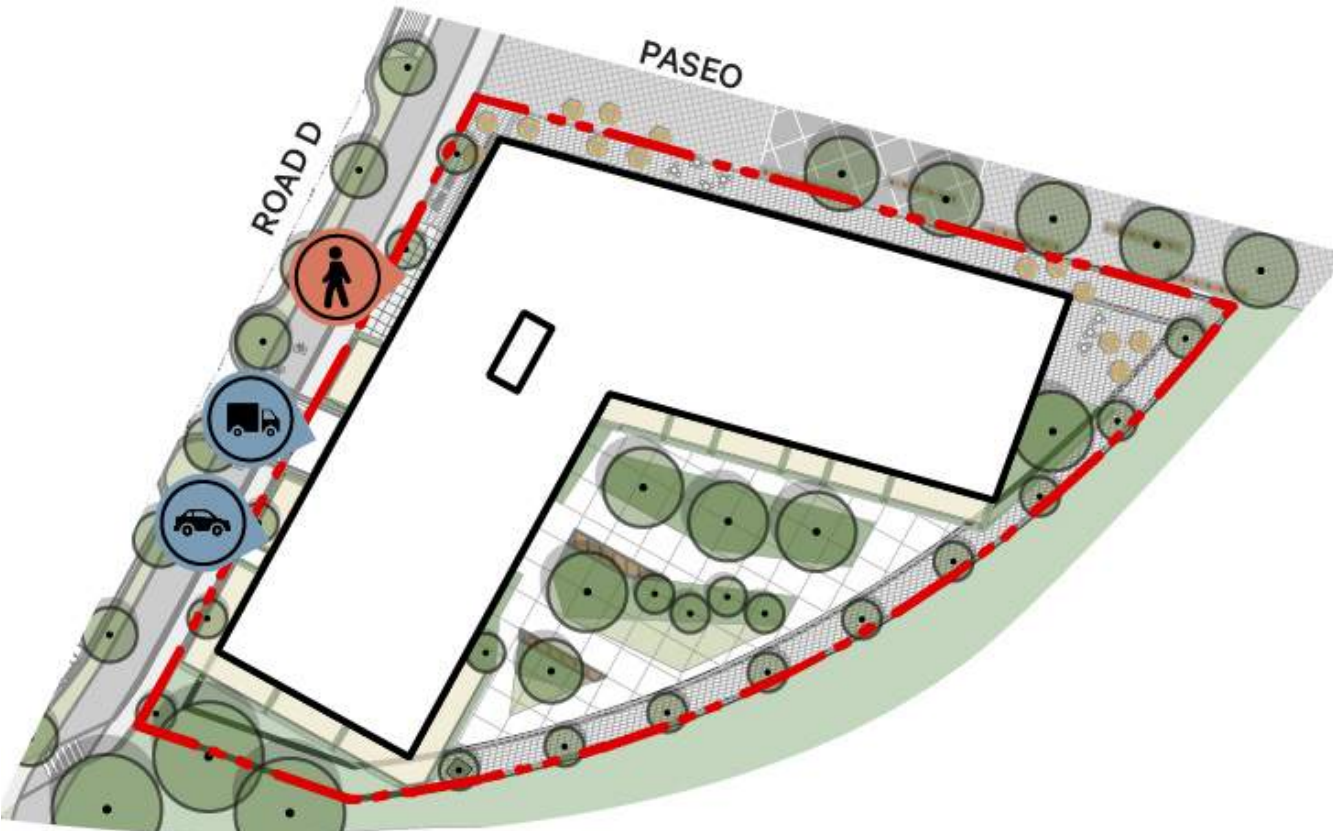
6.2.1 PARCEL 42

- Parcel 42 is located at the south-west edge of Avalon Park and sits north of the waterfront. The L-shape of the 6 storey building is to maximize views towards the river and create a strong connection between the inner courtyard and Avalon Park.
- Along the northern edge of Parcel 42, runs the Paseo, which is a pedestrian priority street with ground-oriented ‘flex uses’ on either side.

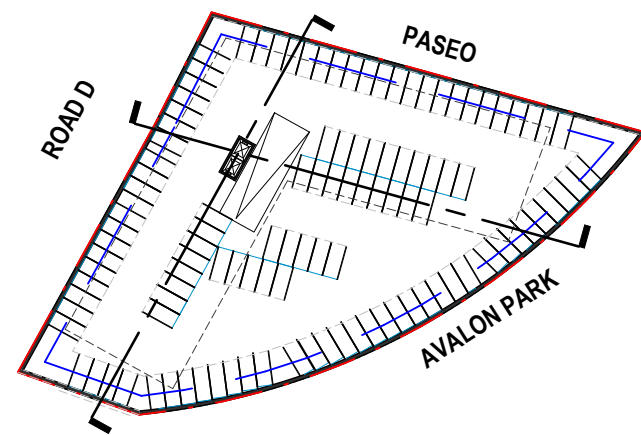
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	6	90,487	8,406
Flex		10,090	937
Parcel 42 Total		100,577	9,343



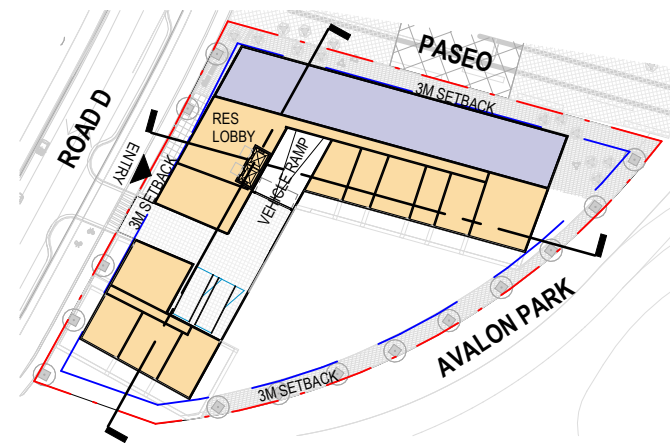
KEY PLAN



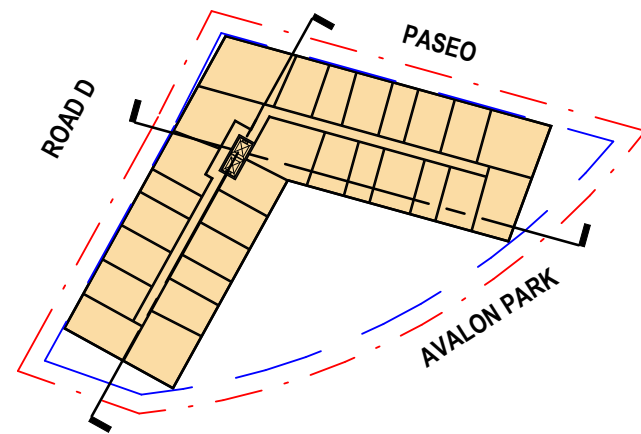
SITE PLAN



FLOOR PLAN - PARKING



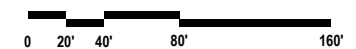
FLOOR PLAN - GROUND FLOOR



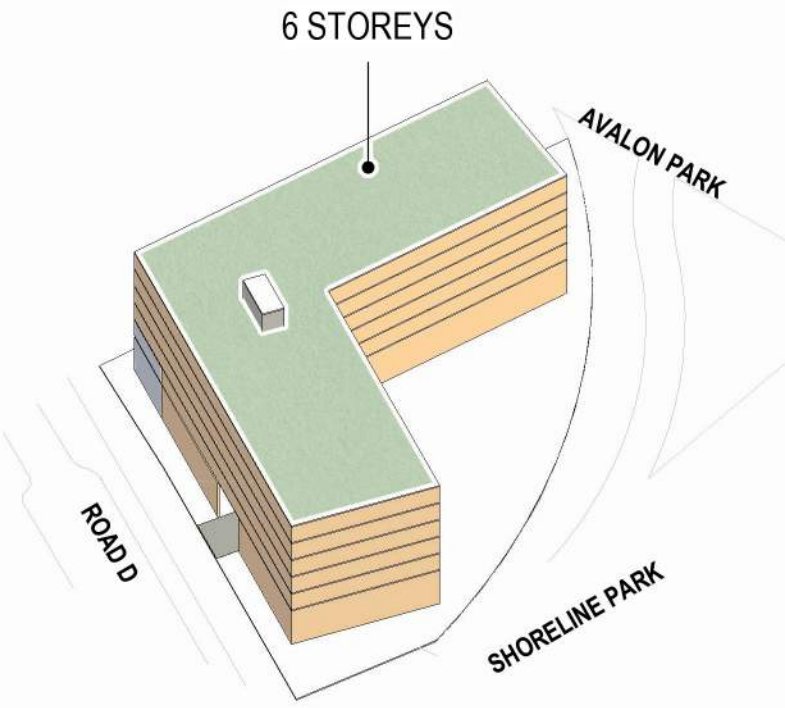
FLOOR PLAN - PODIUM

LEGEND

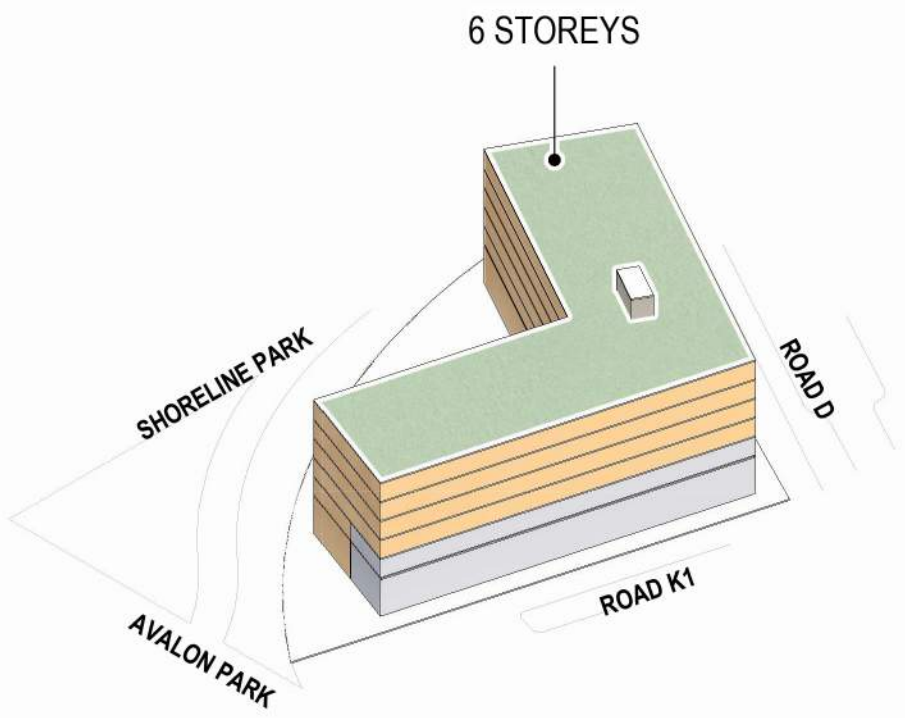
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 42



AERIAL VIEW - LOOKING NORTHWEST

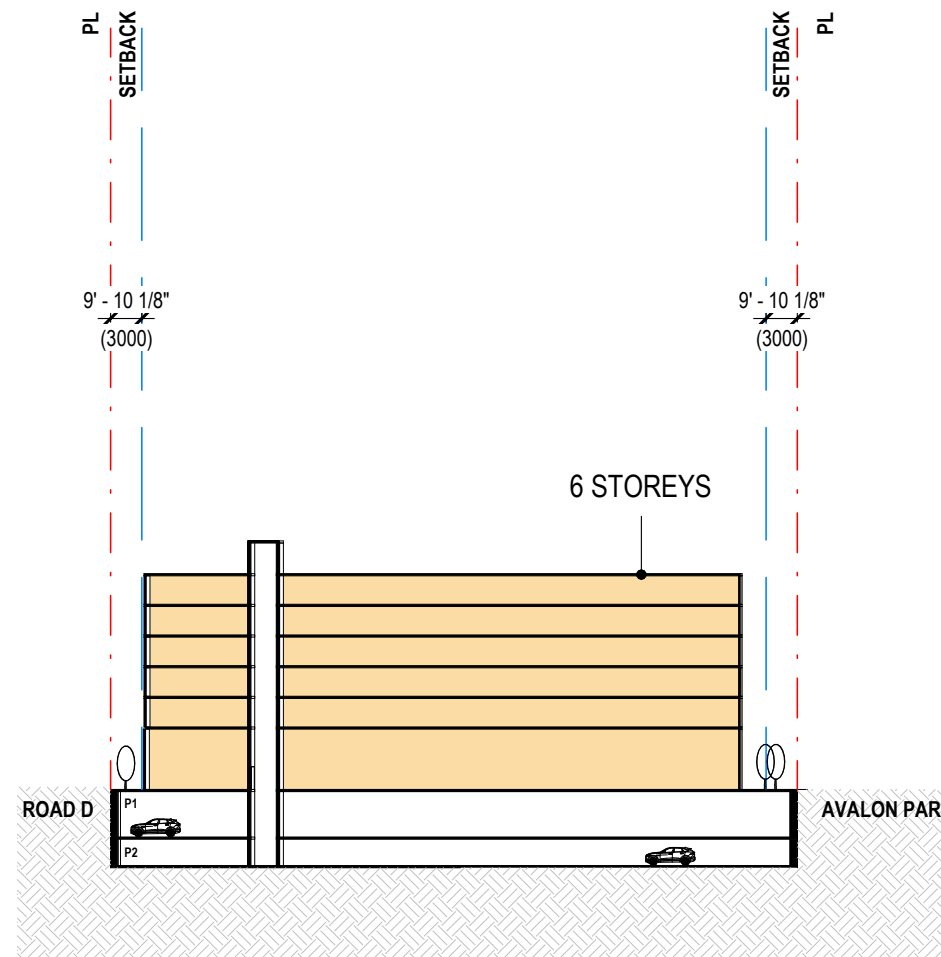


AERIAL VIEW - LOOKING SOUTHEAST

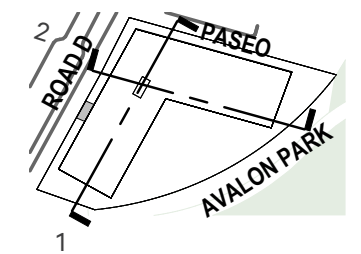




SECTION 1



SECTION 2



KEY PLAN

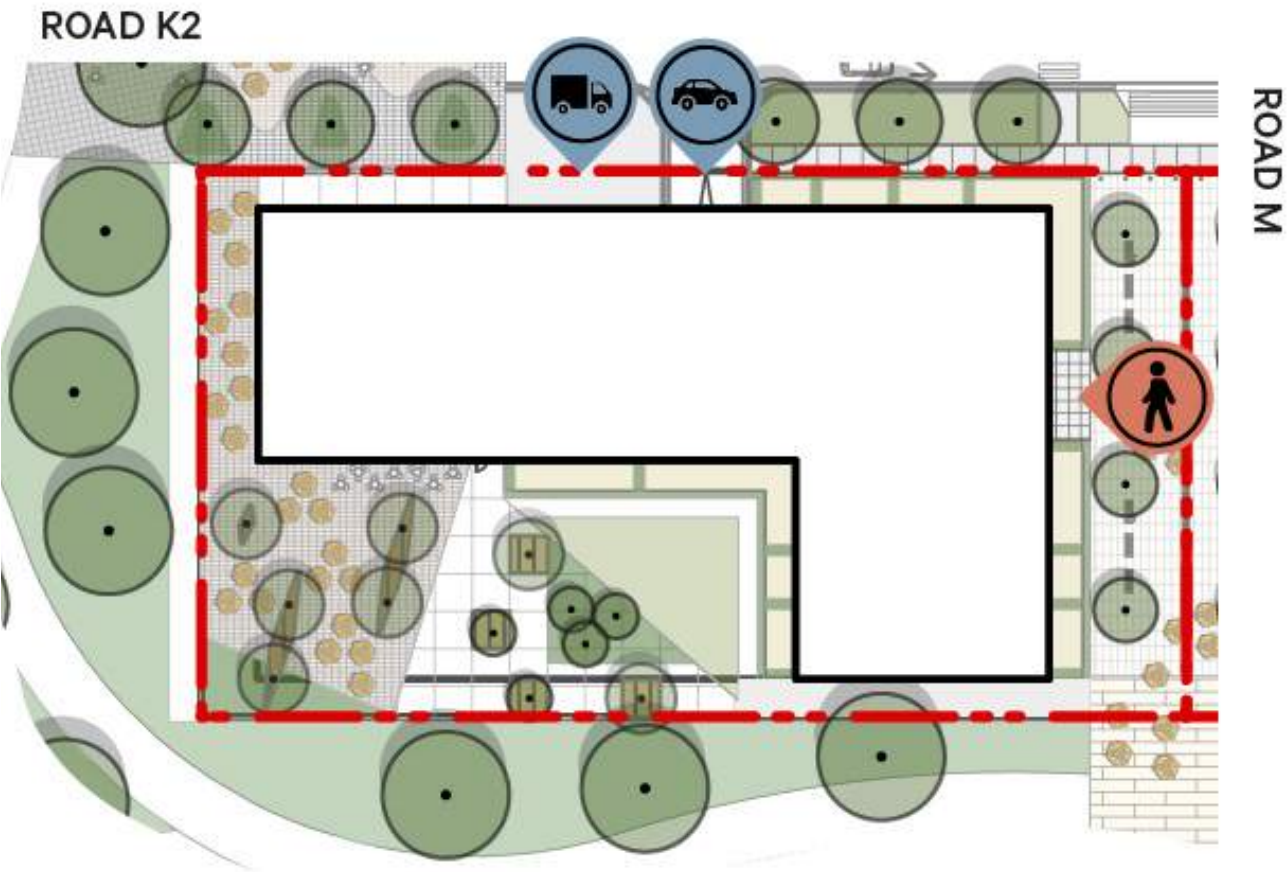
6.2.1 PARCEL 48

- Parcel 48 is located at the south east corner of Avalon Park along the waterfront.
- The retail is located at the edge of Avalon Park for easy public access and adding as the final stop along the paseo.
- A north south SRW separates Parcel 48 and 51, connecting to the waterfront trail.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	8	122,265	11,359
Flex		3,847	357
Parcel 48 Total		126,112	11,716

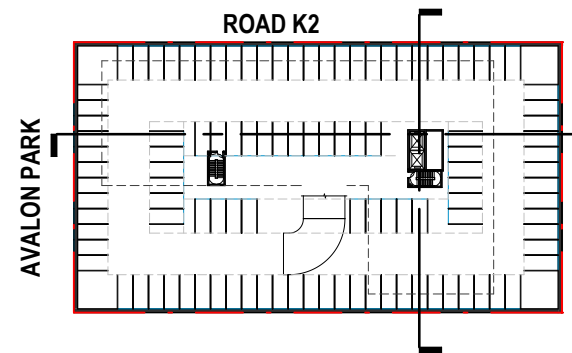


KEY PLAN

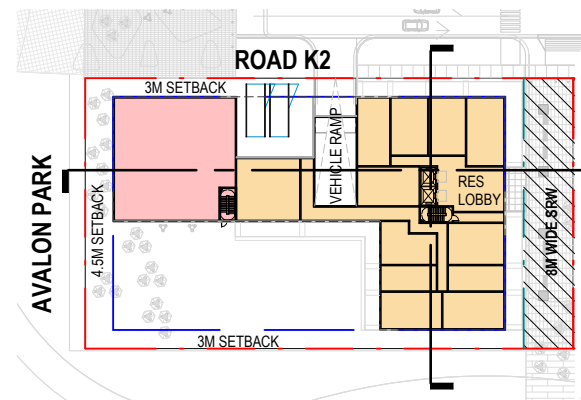


SITE PLAN

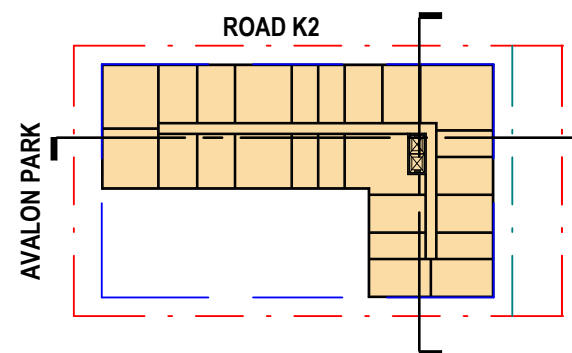




FLOOR PLAN - PARKING



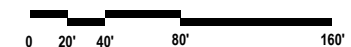
FLOOR PLAN - GROUND FLOOR



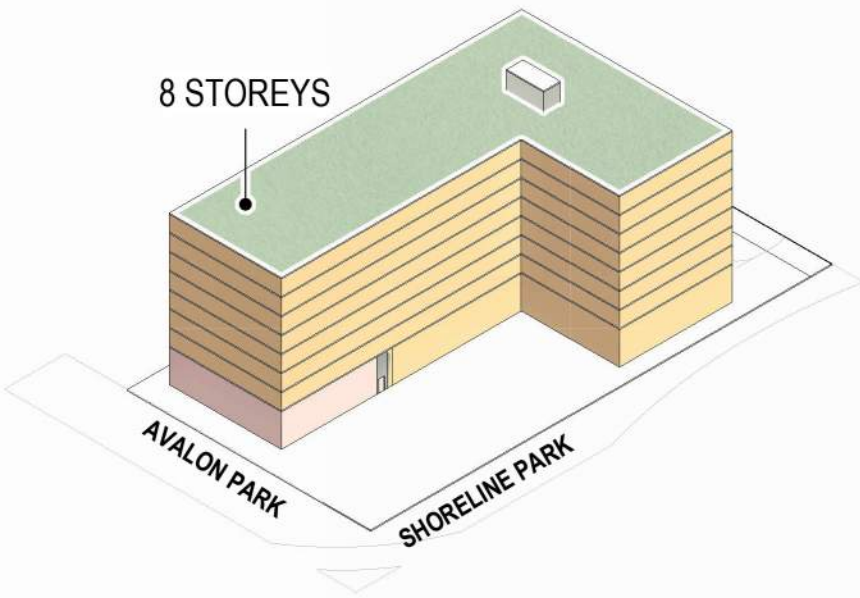
FLOOR PLAN - PODIUM

LEGEND

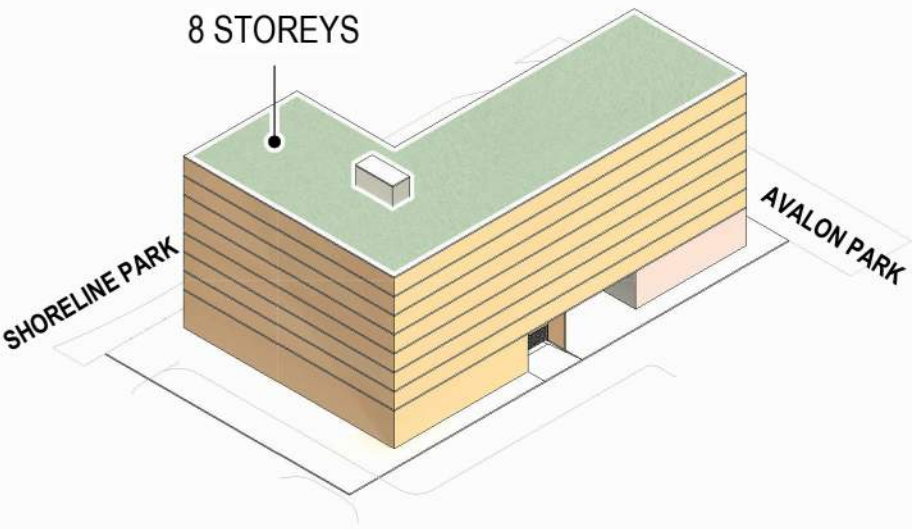
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 48

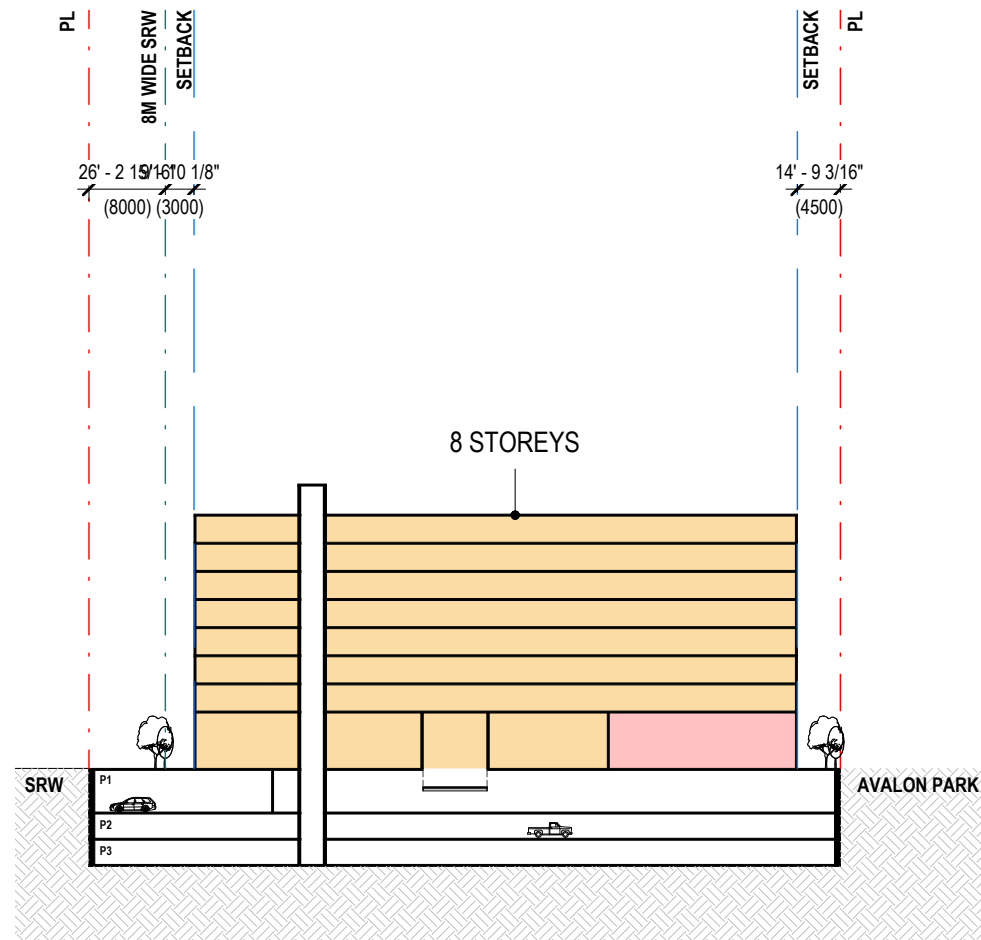


AERIAL VIEW - LOOKING NORTHWEST

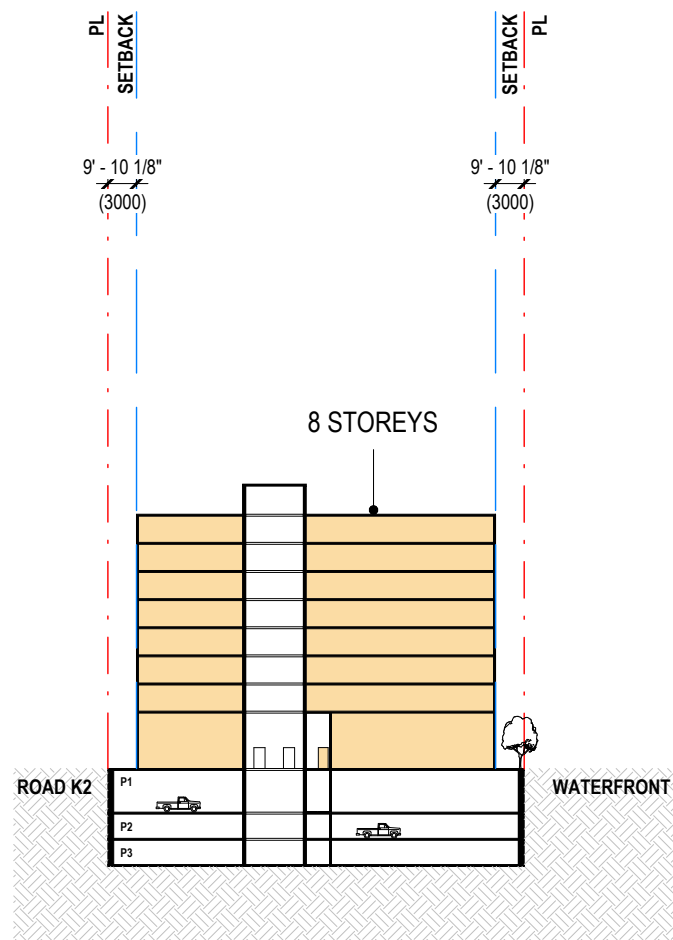


AERIAL VIEW - LOOKING SOUTHEAST





SECTION 1



SECTION 2



KEY PLAN

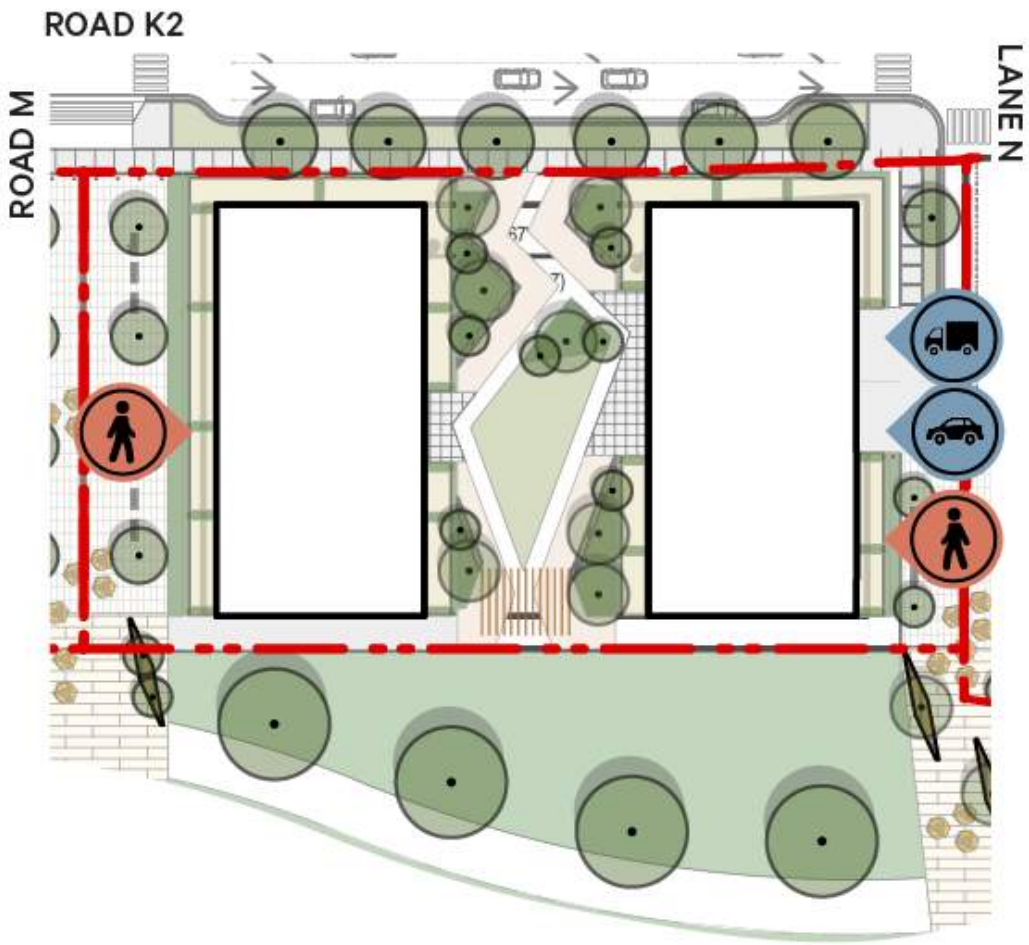
6.2.1 PARCEL 51

- Parcel 51 is located on the south edge of Area 3 along the waterfront
- Parcel 51 shares a right-of-way with Parcel 48 and 53 which allows for a strong public connection to the waterfront trail

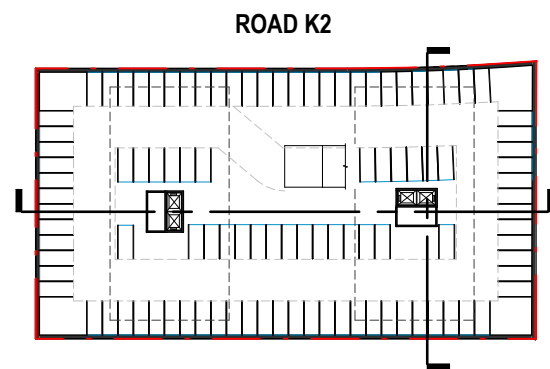
USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	8	98,595	9,160
Parcel 51 Total		98,595	9,160



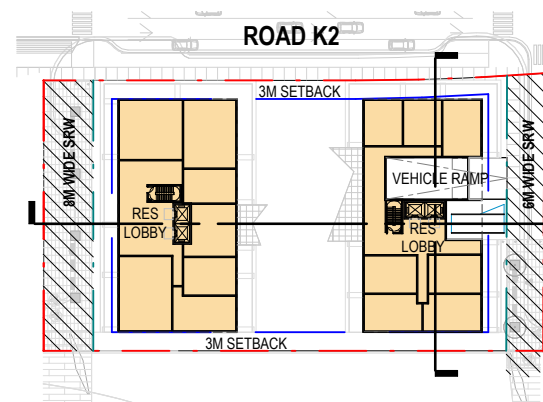
KEY PLAN



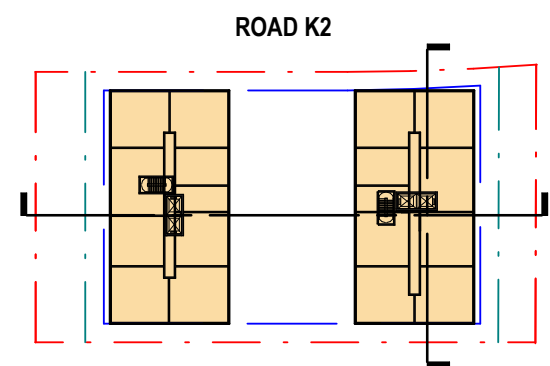
SITE PLAN



FLOOR PLAN - PARKING



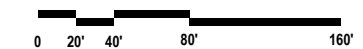
FLOOR PLAN - GROUND FLOOR



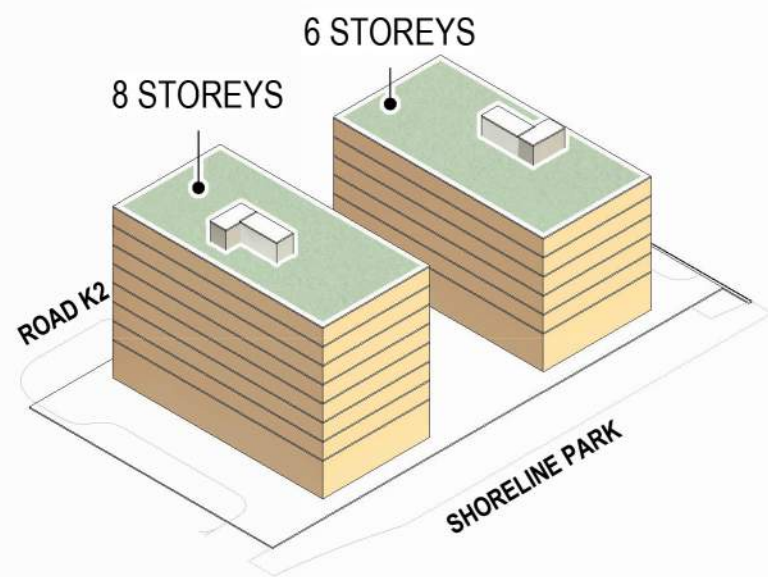
FLOOR PLAN - PODIUM

LEGEND

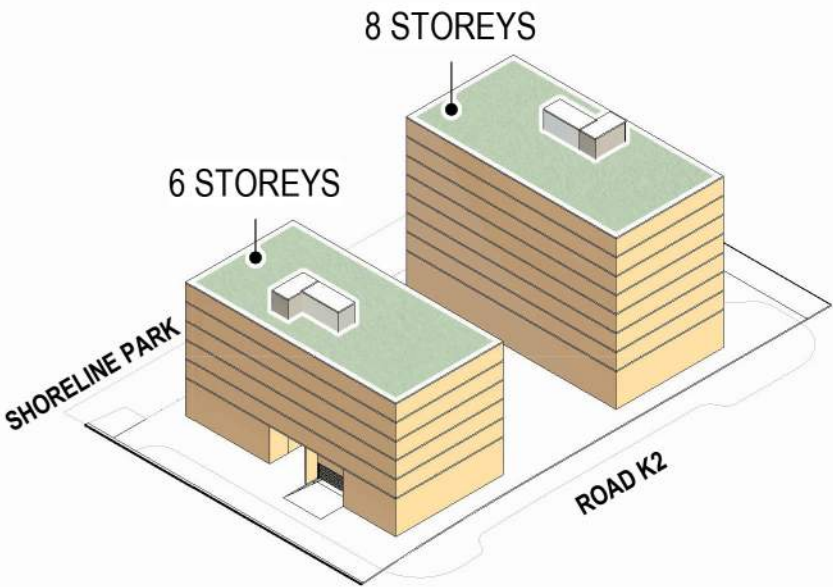
- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE



6.2.1 PARCEL 51

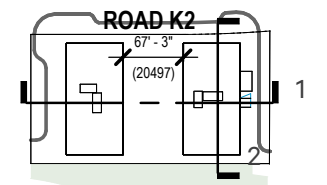
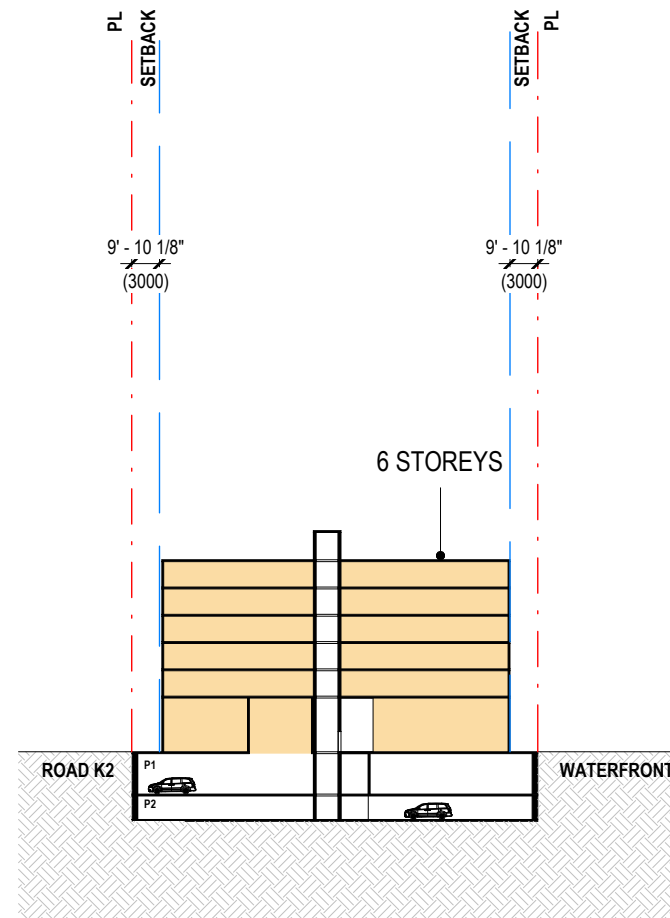
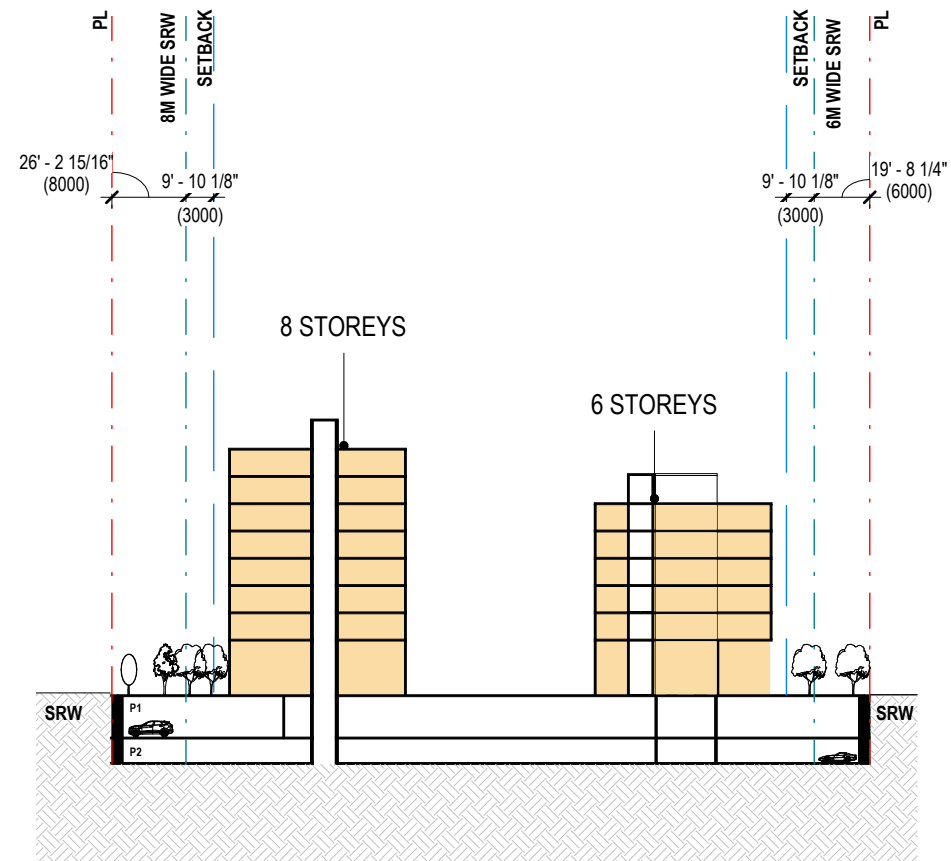


AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHEAST





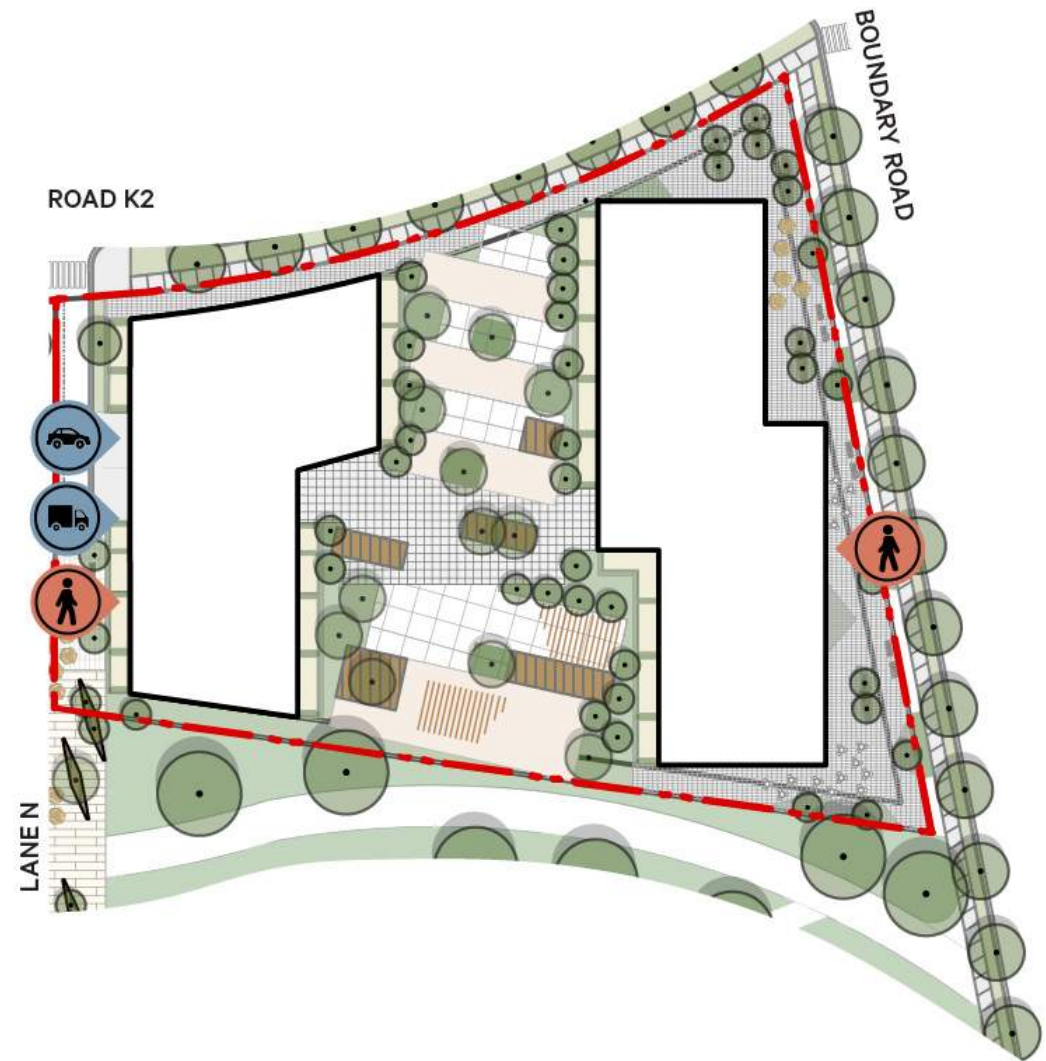
6.2.1 PARCEL 54

- Parcel 54 is located at the south-eastern most edge of Area 3, along Boundary Road.
- Flex space is located along Boundary Rd to provide a connection to the light industrial use across the road.
- A north south SRW separates Parcel 51 and 54, connecting to the waterfront trail.

USES	MAX. STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
Res - Strata	8	177,784	16,517
Flex		6,164	573
Parcel 54 Total		183,948	17,090

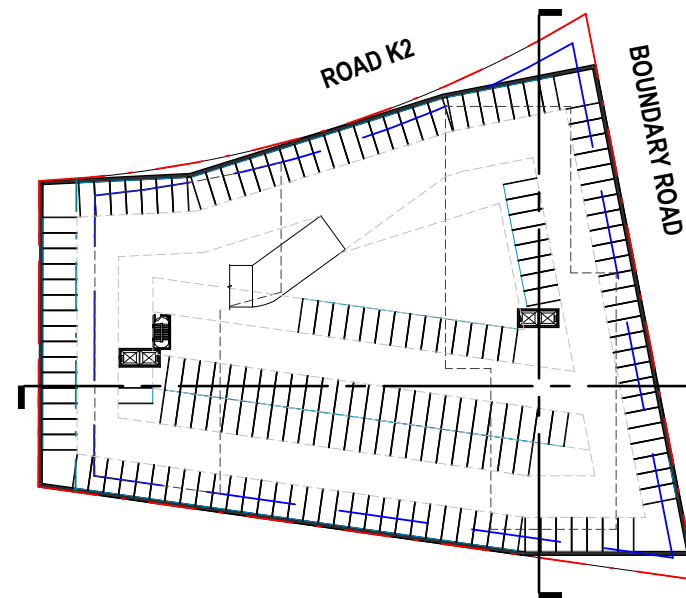


KEY PLAN



SITE PLAN

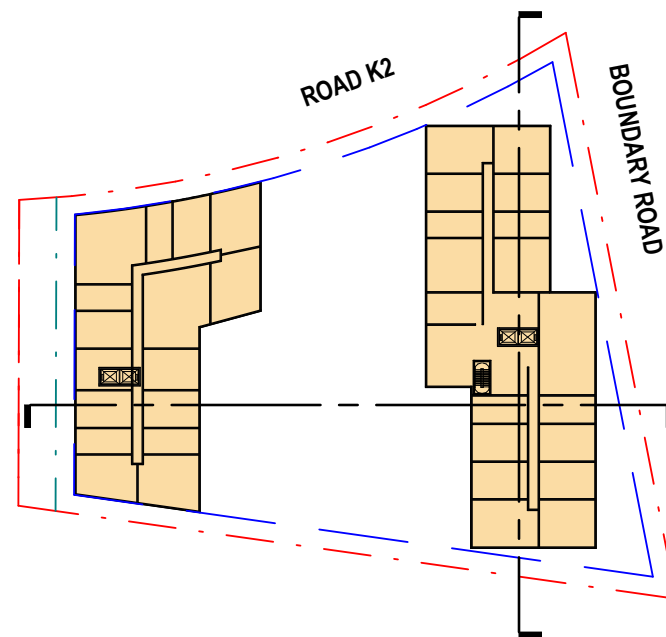




FLOOR PLAN - PARKING



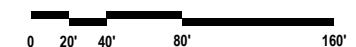
FLOOR PLAN - GROUND FLOOR



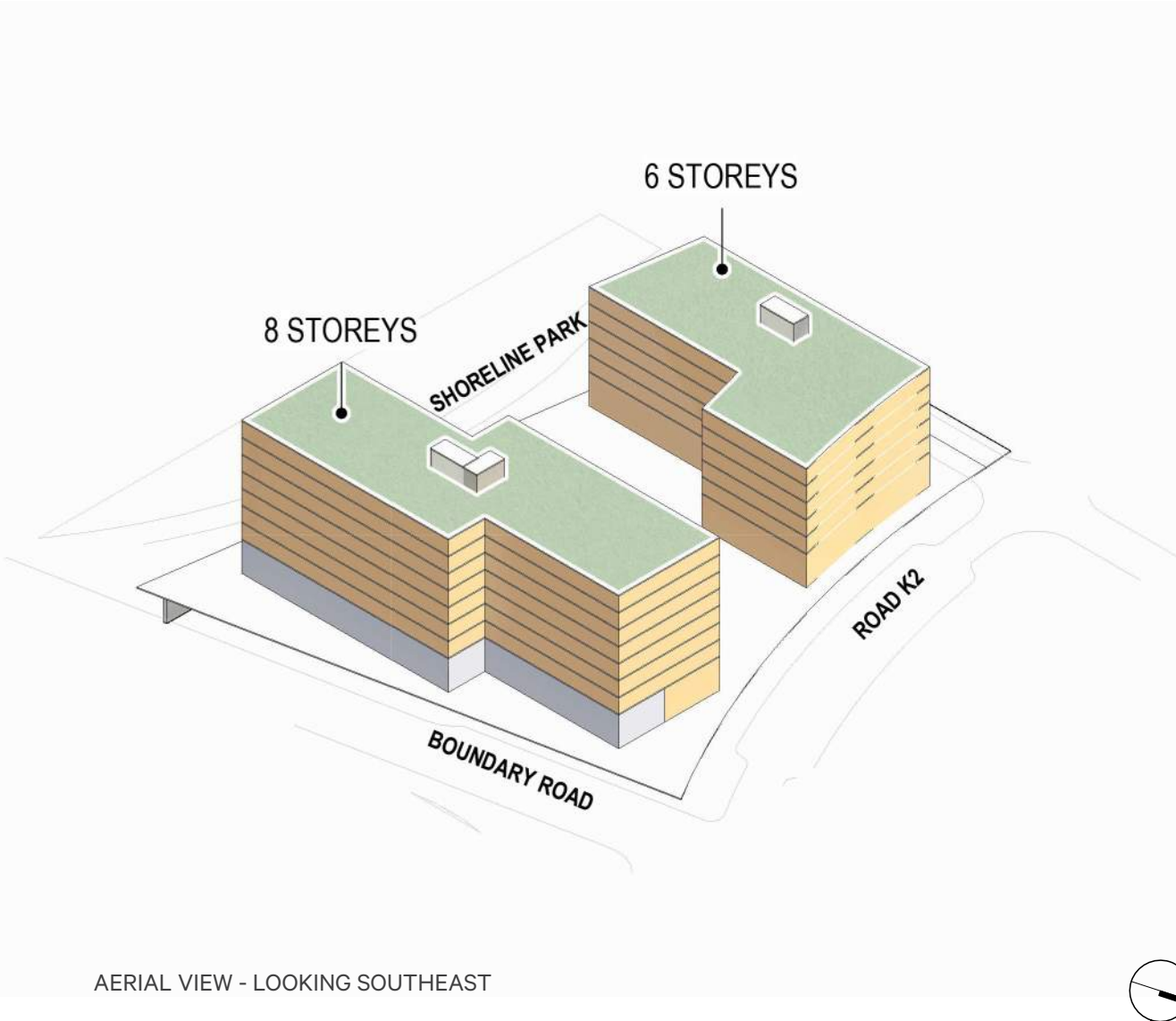
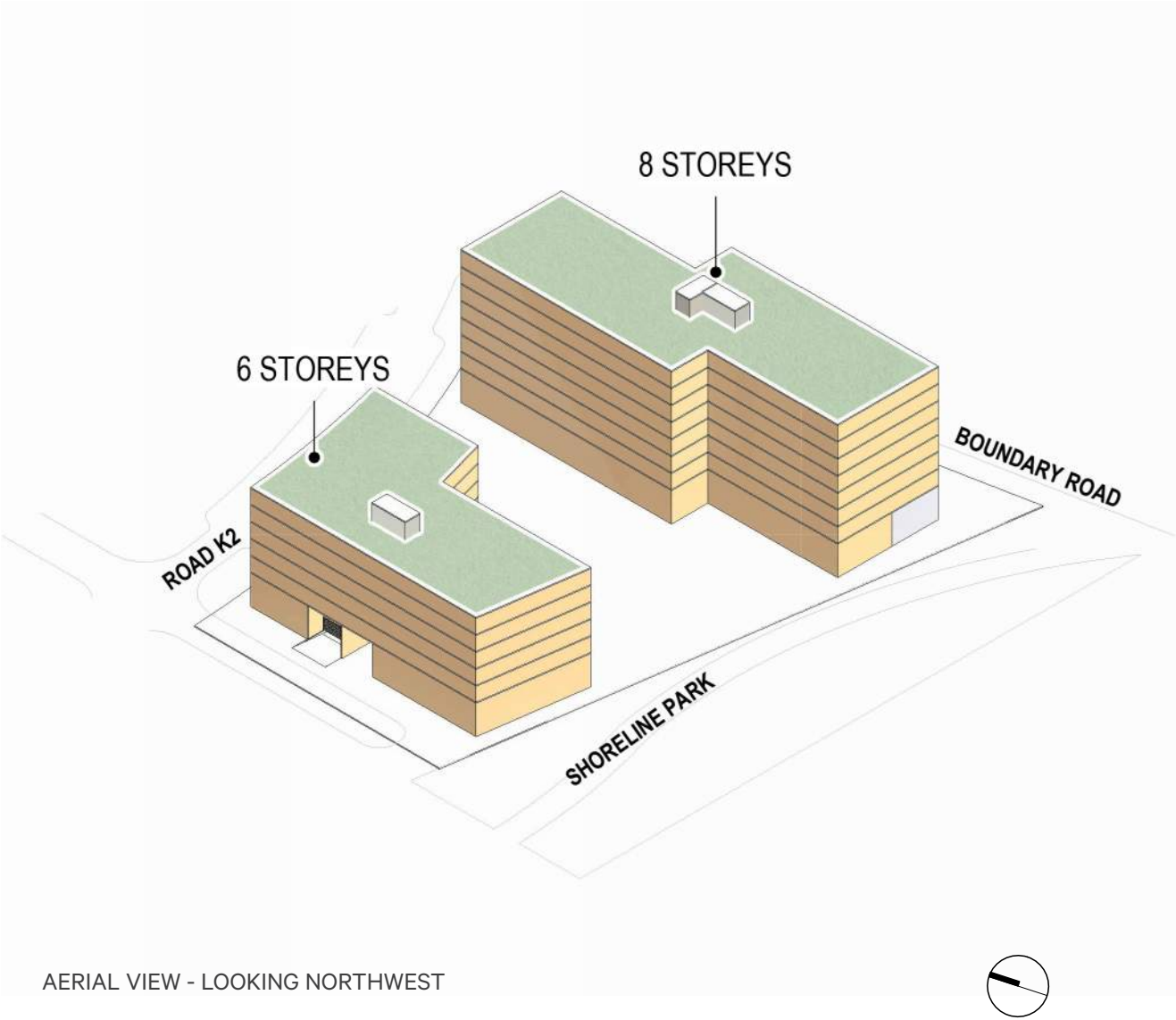
FLOOR PLAN - PODIUM

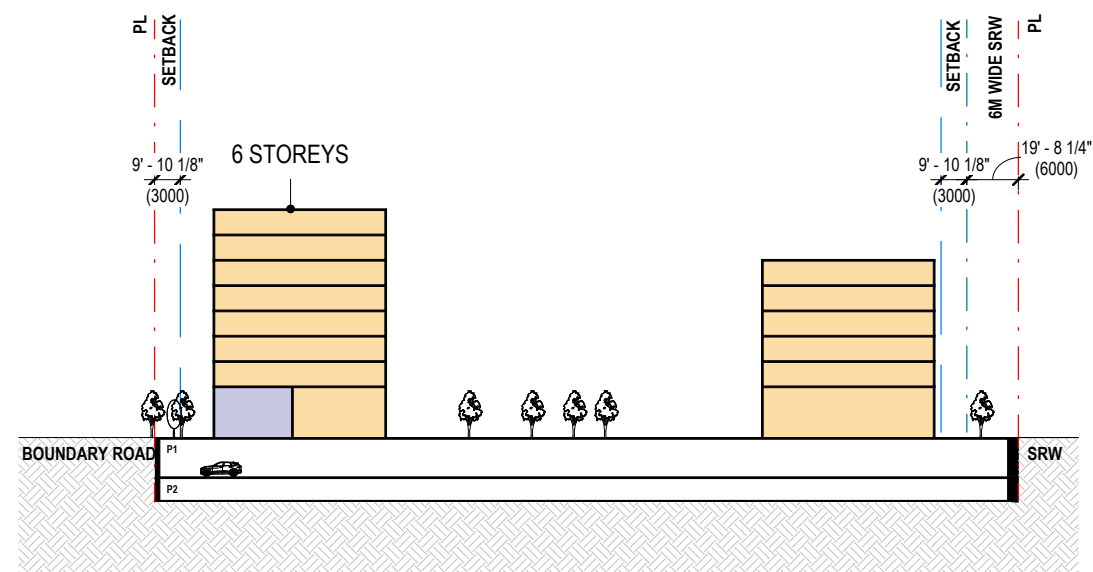
LEGEND

- COMMERCIAL/RETAIL
- FLEX
- RES - AFFORDABLE HOUSING
- RES - RENTAL
- RES - STRATA
- DAYCARE
- COMMUNITY ENERGY CENTRE
- SHARED RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE

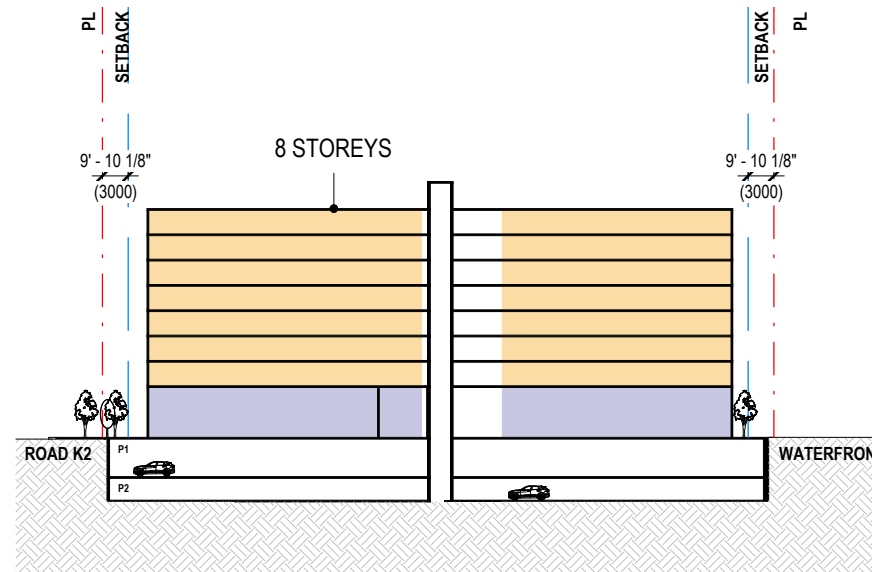


6.2.1 PARCEL 54

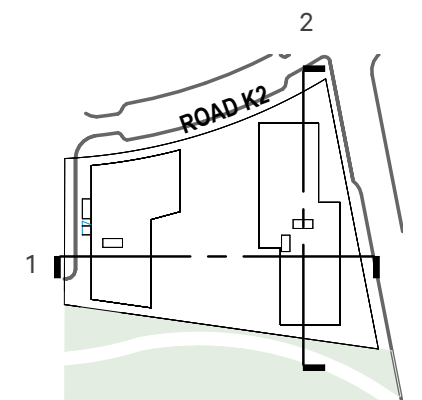




SECTION 1



SECTION 2



KEY PLAN