

INTRODUCTION TO THE CONCEPTUAL SITE PLANS

At this stage in the planning process, we are seeking your **feedback** on the draft Guiding Principles and input in evaluating three conceptual site plans.

Each of the conceptual plans represents a different approach to locating parks and open space, streets and connections, the configuration of development parcels, and general building massing.

NEW!



CONCEPT A: GREEN PROMENADE

A 'green promenade' concept creates an inviting entrance to the site, leading to a significant new park at the north end of the site. The new park is bound by public streets on all sides, and incorporates a childcare centre. Residential buildings are organized around generous courtyards, with the tallest buildings proposed on 41st Avenue. There is a modest amount of local-serving retail fronting 41st Avenue.

CONCEPT B: PARK AND MEWS

An internal 'mews' street structure results in a finer-grain block pattern, which provides for a greater variety of building types from townhouses to apartment buildings. The site plan is anchored by a significant park at the north end of the site. The tallest buildings and a modest amount of local-serving retail are focused on 41st Avenue.



CONCEPT C: CENTRAL GREEN

A curved street creates a more organic pattern than the surrounding grid street structure and allows for an interesting architectural response fronting the park. The central park is connected by a linear green open space to 41st Avenue, welcoming visitors to the site. The tallest buildings and a modest amount of local-serving retail are focused on 41st Avenue.



Your feedback will be used to help identify **key ideas** that should be incorporated into the refined site plan for the OTC site.

Please refer to the following boards to see the concepts illustrated in more detail.

CONCEPT A - GREEN PROMENADE

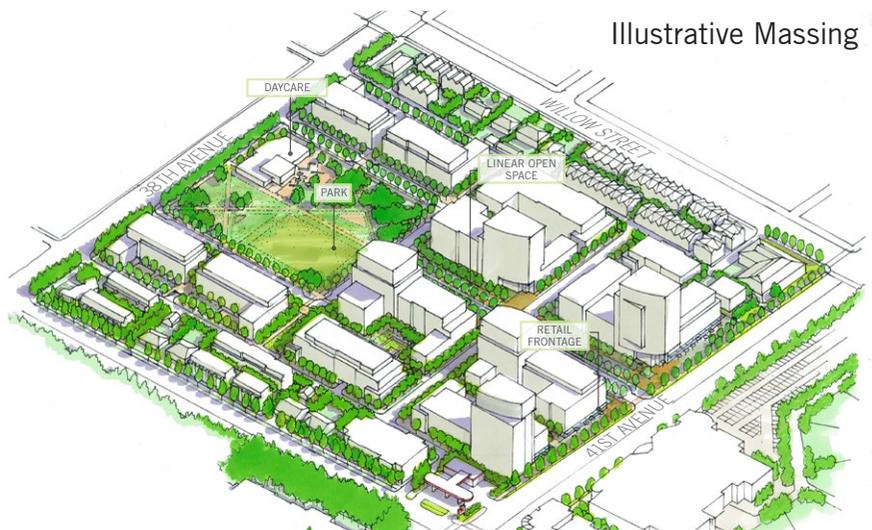
Concept Plan



In this concept, a significant new park is located at the north end of the site, next to 38th Avenue. The park is connected to 41st Avenue with a linear open space, or 'green promenade'. A new north-south street 'splits' around the park, providing a safe and comfortable connection for pedestrians, cyclists and vehicles through the site.

Buildings are organized around generous courtyards, with the tallest buildings in the centre of the site and along 41st Avenue. Building heights transition down to the adjacent developments to be respectful of the existing neighbours.

Illustrative Massing



CONCEPT A - GREEN PROMENADE

OPEN SPACE

- Large public park located at the north end of the site, bounded by public streets on all sides
- Linear open space linking 38th Avenue to 41st Avenue
- Park is large enough to accommodate a youth size playfield, children's play area, childcare centre, and areas for passive recreation
- Private courtyard spaces as amenities for residents and potential area for rainwater management



LEGEND

- PARK
- LINEAR OPEN SPACE
- PRIVATE OPEN SPACE
- DAYCARE

MOBILITY

- New north-south street connection through the site with a 'split' street network
- New streets and lanes provide safe and comfortable cyclist and pedestrian connections
- Multiple connections to existing lanes for all modes



LEGEND

- ⋯ PEDESTRIAN PATH
- ↔ PRIMARY BIKE ROUTE
- ⋯ SECONDARY BIKE ROUTE
- ↔ NEW STREET
- ⋯ NEW LANE

LAND USE

- Primarily a residential mid-rise district
- Building heights transition down to existing developments east and west of the site
- Highest buildings are in the centre of the site and along 41st Avenue



LEGEND

- RESIDENTIAL 3-6 STOREYS
- RESIDENTIAL 6-12 STOREYS
- ✱ RESIDENTIAL 15 STOREYS
- GROUND FLOOR RETAIL
- DAYCARE
- PARK
- DOWNWARD HEIGHT TRANSITION

CONCEPT B - PARK + MEWS

Concept Plan



In this concept, a significant new park is located at the north end of the site, next to 38th Avenue. A direct north-south street connects straight through the site, and an internal 'mews' provides access to buildings at the centre of the site. The 'mews' creates a finer grain block pattern that allows for a range of building types from townhouses to mid-rise buildings.

The tallest buildings are located along 41st Avenue and in the centre of the site, transitioning down to the existing adjacent developments.

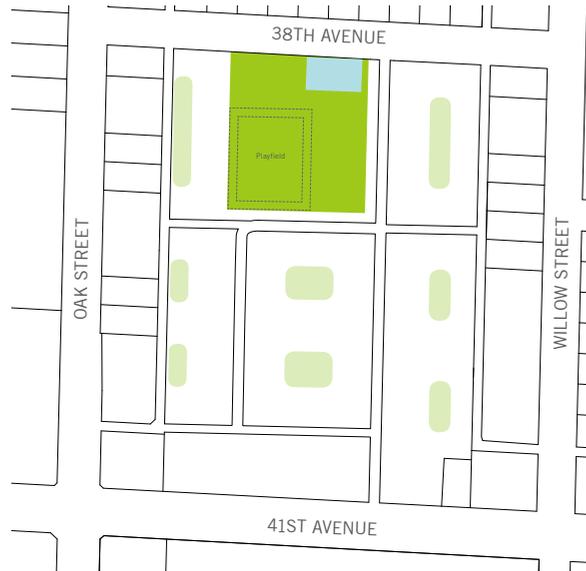
Illustrative Massing



CONCEPT B - PARK + MEWS

OPEN SPACE

- Large public park located at the north end of the site
- Park is large enough to accommodate a youth size playfield, children's play area, childcare centre, and areas for passive recreation
- Private courtyard spaces as amenities for residents and potential area for rainwater



LEGEND

- PARK
- LINEAR OPEN SPACE
- PRIVATE OPEN SPACE
- DAYCARE

MOBILITY

- New direct north-south street connection straight through the site
- Internal street or 'mews' provides access to buildings in the centre of the site
- New streets and lanes provide safe and comfortable cyclist and pedestrian connections
- Multiple connections to existing lanes for all modes



LEGEND

- - - PEDESTRIAN PATH
- ↔ PRIMARY BIKE ROUTE
- - - SECONDARY BIKE ROUTE
- ↔ NEW STREET
- - - NEW LANE

LAND USE

- Primarily a residential mid-rise district
- Building heights transition down to existing developments east and west of the site
- Highest buildings are in the centre of the site and along 41st Avenue



LEGEND

- RESIDENTIAL 3-6 STOREYS
- RESIDENTIAL 3-10 STOREYS
- RESIDENTIAL 6-12 STOREYS
- * RESIDENTIAL 15 STOREYS
- - - GROUND FLOOR RETAIL
- DAYCARE
- PARK
- DOWNWARD HEIGHT TRANSITION

CONCEPT C - CENTRAL GREEN

Concept Plan



In this concept, a significant new park is located centrally within the site, with a linear open space connecting to 41st Avenue. A direct north-south street connection runs straight through the site, and a secondary street curves to the west around the park. The curved street creates a departure from the existing grid and provides an opportunity for unique building design.

The tallest buildings are located along 41st Avenue and in the centre of the site, transitioning down to the existing adjacent developments.

Illustrative Massing



CENTRE PARK - CONCEPT C

OPEN SPACE

- Large public park located centrally within the site
- Linear open space linking 38th Avenue to 41st Avenue
- Park is large enough to accommodate a youth size playfield, children's play area, childcare centre, and areas for passive recreation
- Private courtyard spaces as amenities for residents and potential area for rainwater management



MOBILITY

- New direct north-south street connection straight through the site
- Secondary curving creates a more organic pattern than the surrounding street grid
- New streets and lanes provide safe and comfortable cyclist and pedestrian connections
- Multiple connections to existing lanes for all modes



LAND USE

- Primarily a residential mid-rise district
- Building heights transition down to existing developments east and west of the site
- Highest buildings are in the centre of the site and along 41st Avenue

