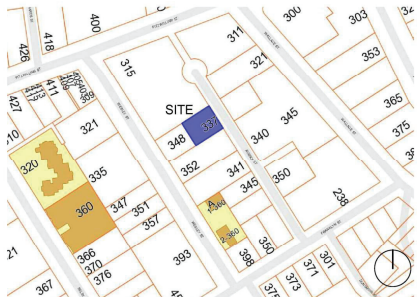


ATTACHMENT D CONTEXT MAP AND LOCATION PLANS



CITY DOWNTOWN MAP



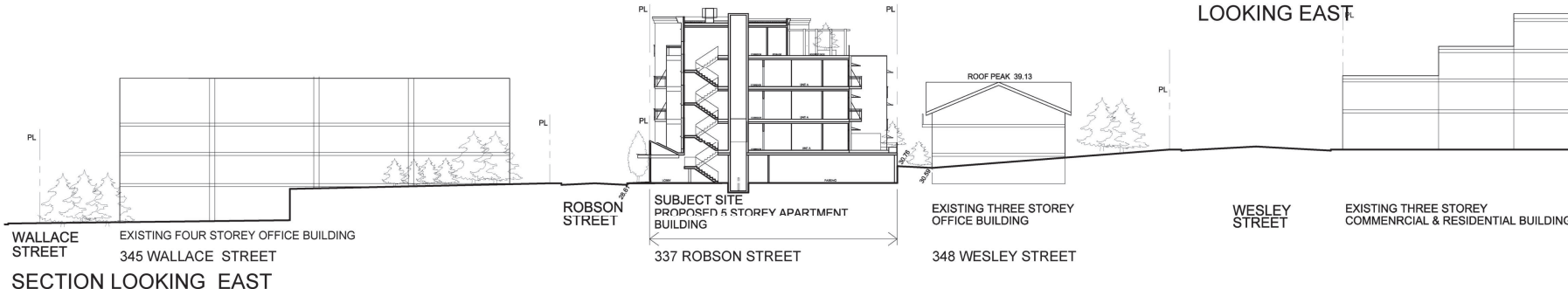
NEIGHBOURHOOD CONTEXT



SITE LOCATION



AERIAL PHOTO OF NEIGHBOURHOOD
LOOKING EAST

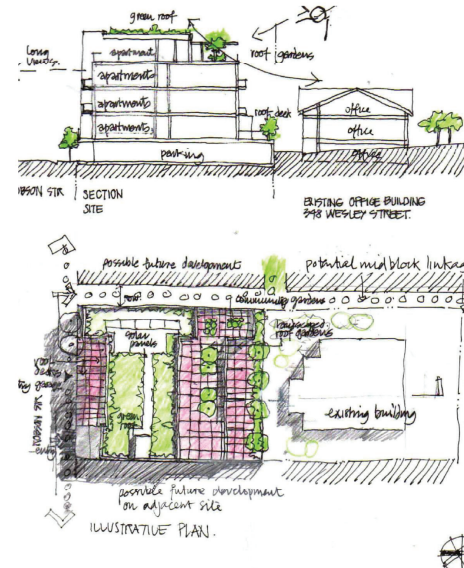


348 WESLEY STREET
EXISTING THREE STOREY OFFICE BUILDING



summary of planning and urban design principles

1. The site is well suited for a residential development and will contribute to and blend into the scale, texture and grain of the surrounding developments and the evolving character for a livable neighbourhood. (see context diagram C1)
2. Emphasize a potential street wall character of maintaining a human scale of development with appropriate built-form. (see streetscape diagram C2)
3. Reinforce the street edges with tree planting and enhance the pedestrian environment and strengthen linkages to Fitzwilliam, and Franklin Streets. A potential connection is possible to Wesley Street.
4. Minimize the disruption of views to the north from the surroundings through varied built form arrangements and landscape treatment of roof edges and roofscape.
5. Sustainability features such as green roof, solar panels and amenities as stated in schedule D are incorporated in the design concept.
6. Design and locate vehicular and service entrances to minimize impact and disruption of the pedestrian environment. Accentuate and make entrance to development visible and inviting.
7. Exterior materials to be good quality, durable, low maintenance to be used in the proposed development.
8. The modular prefabricated system would have speed of erection and assembly therefore minimizing the disruption for the construction process on site.
9. The proposal will provide "eyes" on the street with adequate lighting to ensure security and surveillance.
10. The modular prefabricated units would be manufactured in a factory to ensure quality control, transported and stacked on site reducing construction time, waste and disruption on the site and to the neighbourhood.



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