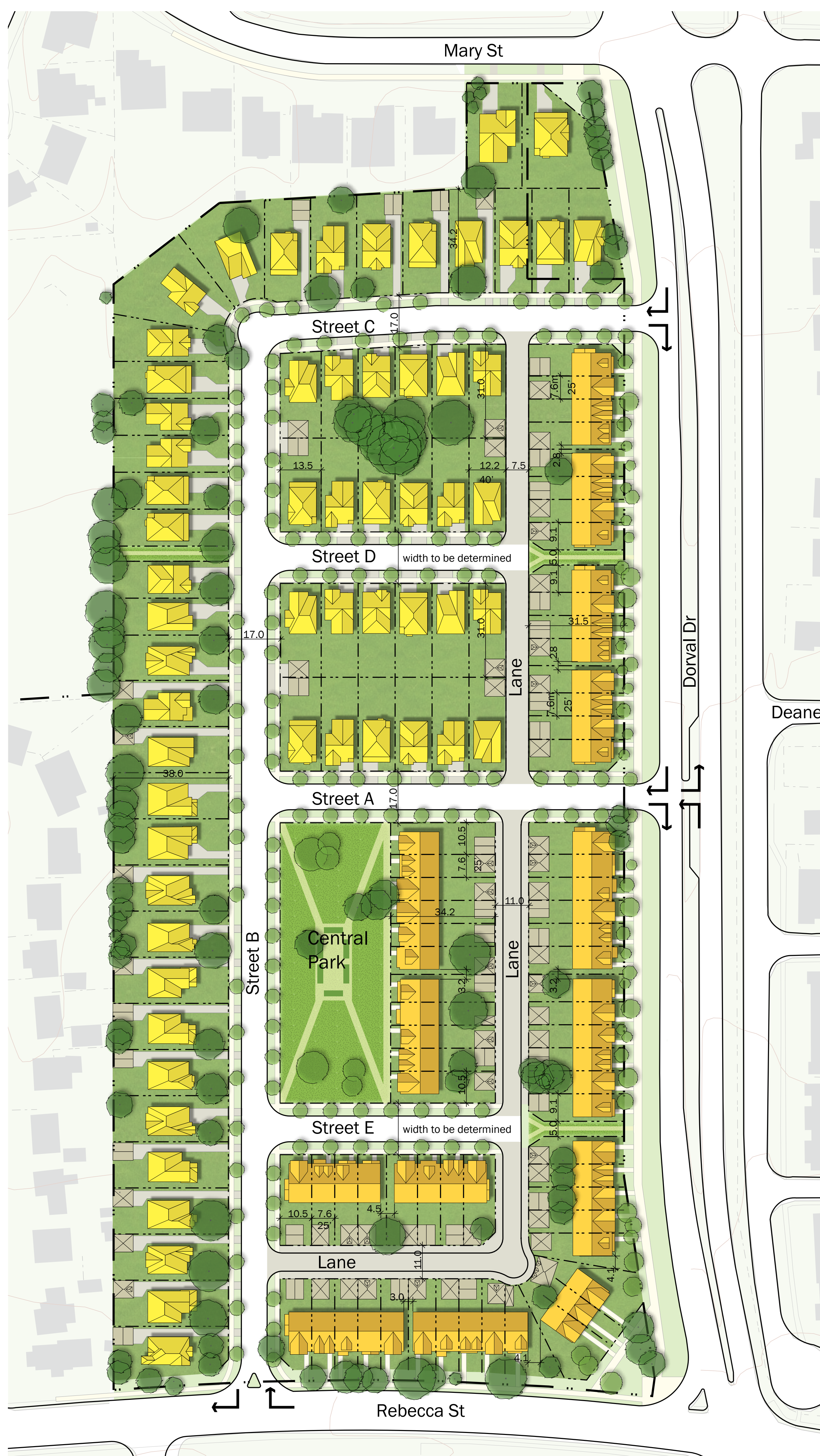


5 The Proposed Concept

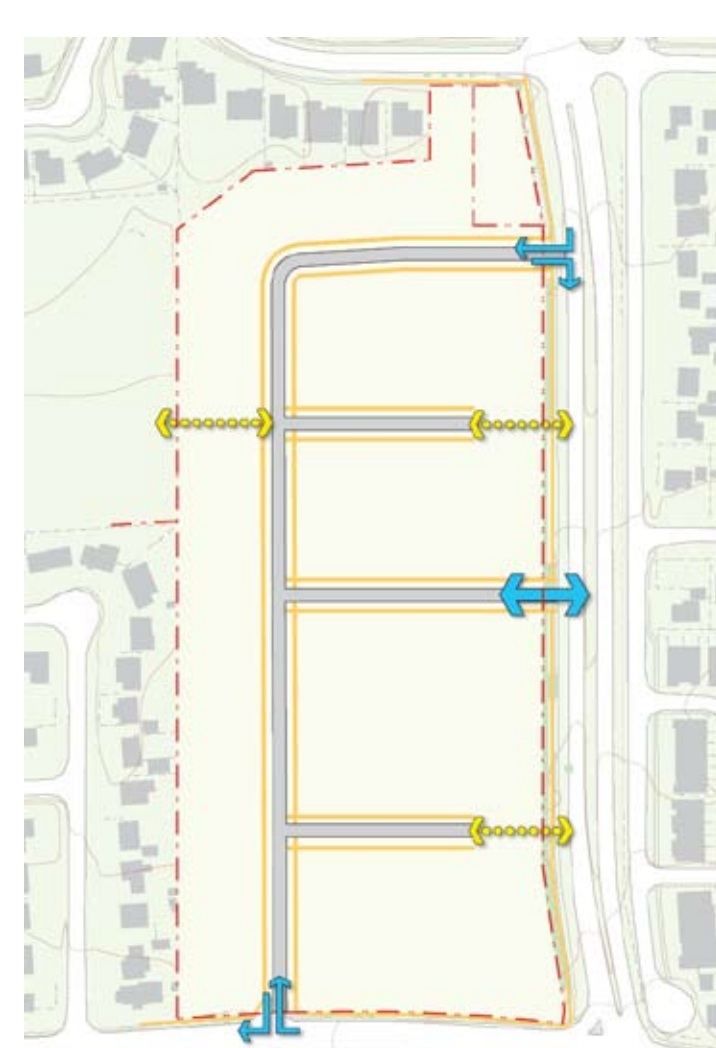
CLC is proposing to create a truly green neighbourhood comprised of distinctive homes, tree-lined streets and a central park.



SITE STATISTICS (approximate)

Total Site Area (includes Town parcel)	6.8 ha
Streets/Lanes	1.6 ha (24%)
Open Spaces	0.4 ha (6%)
Rebecca dedication	0.1 ha (1%)
Development Area	4.7 ha (69%)
Units	
50-foot singles	23
40-foot singles	37
Townhouses	65
	125
Net Density	26.7 units/ha

The concept builds on some of the following principles which were developed during the consultation process



- A connected, efficient road pattern and pedestrian network:
- Primary vehicular access on Dorval
 - Secondary right-in/right-out accesses on Rebecca and Dorval
 - Pathways to Dorval and St. James School



- A variety of detached houses:
- Lot sizes and housing types that respect the character of adjacent neighbourhoods
 - A mix of front and rear garages to moderate their impact on the street
 - Setbacks that protect existing trees



- A complete green network:
- Preservation of mature trees
 - Landscaped front yards along Dorval and Rebecca
 - Tree-lined internal streets
 - Landscaped entry features and pathways
 - A high-quality central park that provides identity, amenities and a gathering place



- Distinctive townhouses framing Dorval, Rebecca and the central park:
- Garages on rear lanes to create attractive facades
 - Townhouses on the park to enhance security and give it strong, attractive edges
 - Townhouses play a key role in creating a more sustainable neighbourhood