

HIAWATHA CD-24

MARCH 26, 2013



Illustrative Legend:

- A Hotel
- B Conference Centre
- C Hotel/ Apartment
- D Apartment with ground level retail
- E-L Residential Units
- M-S Townhomes
- T Gateway Entry
- U Courtyard Plaza
- V Linear Park Public Path
- W Natural Area
- X Wilson Creek Riparian Enhancement Area
- Y Central Green
- Z Buffer Landscaping

6 Conceptual Building Height (storeys)
Includes all parking structures



Hiawatha CD-24

Demonstration Plan

KEY STEPS

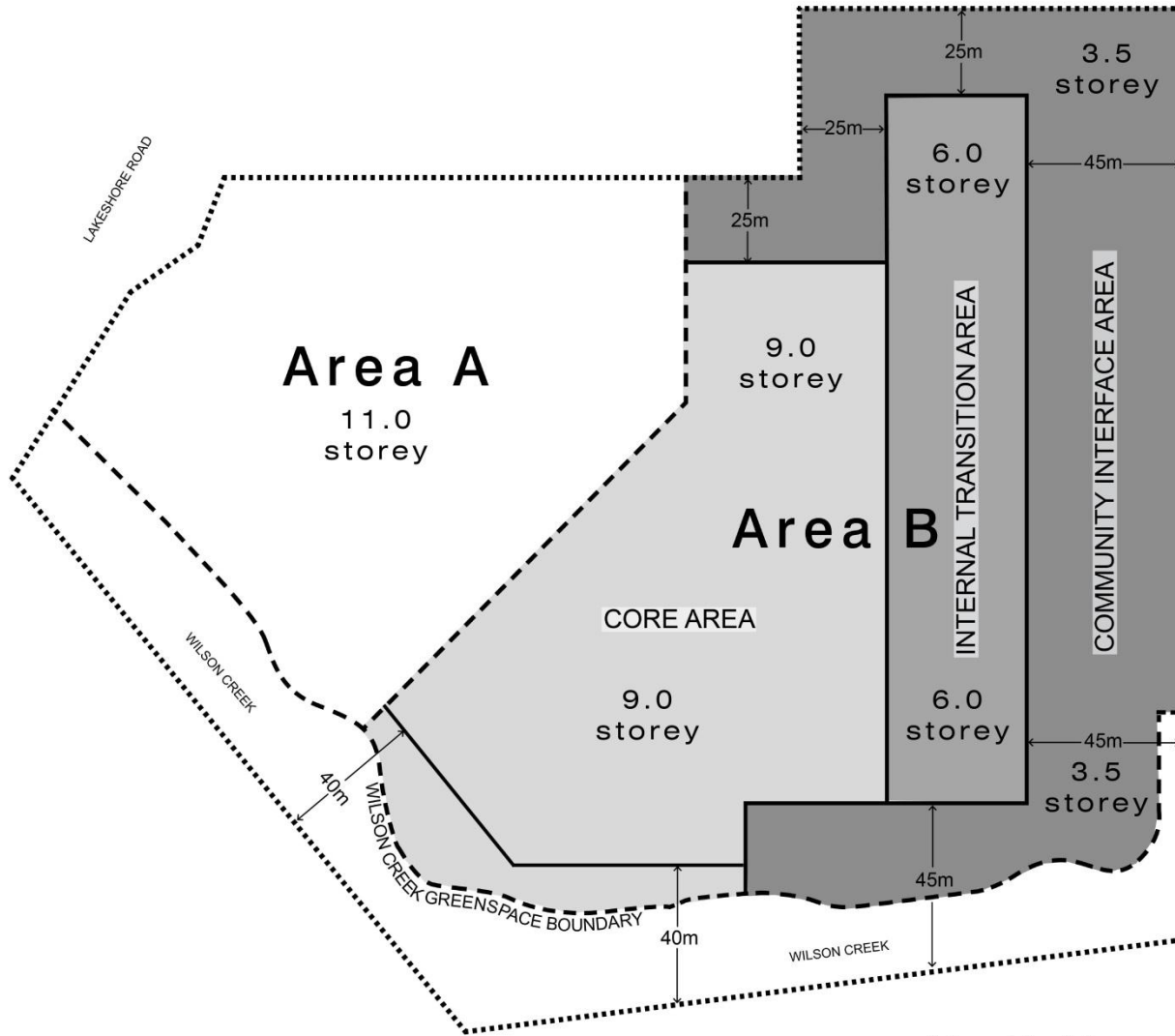
- One-on-one meetings with Hiawatha residents – Jan/Feb 2008
- Open Houses – 1359 flyer invitations (June 2008, Aug 2010, Feb 2013)
- Information Briefs to Hiawatha Residents (Feb, Jun, Sept 2008)
- Relocation Plan meetings with Hiawatha Residents Committee (Mar, Apr, Jun, July, Nov 2010)
- Meetings with Strata Councils – Erinmore, Somerville, Playa del Sol, Mallard’s Landing, River Run (2008, 2010)
- Meetings with KLO Residents Assoc (2008, 2011, 2012, 2013)
- Meetings with Mission Springs Neighbourhood re traffic concerns (Sep 2010, Mar 2013)
- One-on-one meetings with adjacent neighbours to the north (2008, 2010, 2013)
- Info packages hand delivered to Cook Rd. adjacent single family homes (with invite for one-on-one meetings) (2010, Feb 2013)
- Signage board and Website materials



Hiawatha CD-24



Conceptual Masterplan
NW Aerial Perspective



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Building Controls





Springbrook Road Interface



Edmonton



Calgary



Vancouver



Calgary



Toronto



Vancouver



Calgary

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Interface/ Form & Character





Northbound Lakeshore Road



Southbound Lakeshore Road

Hiawatha CD-24



Visual Impact Analysis



Sustainability Principles



Building Siting, Massing and Proportions



Building Rooftops



Exterior Materials



Signage



Lighting



Pedestrian Zones



Landscape Treatment

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Design Guidelines



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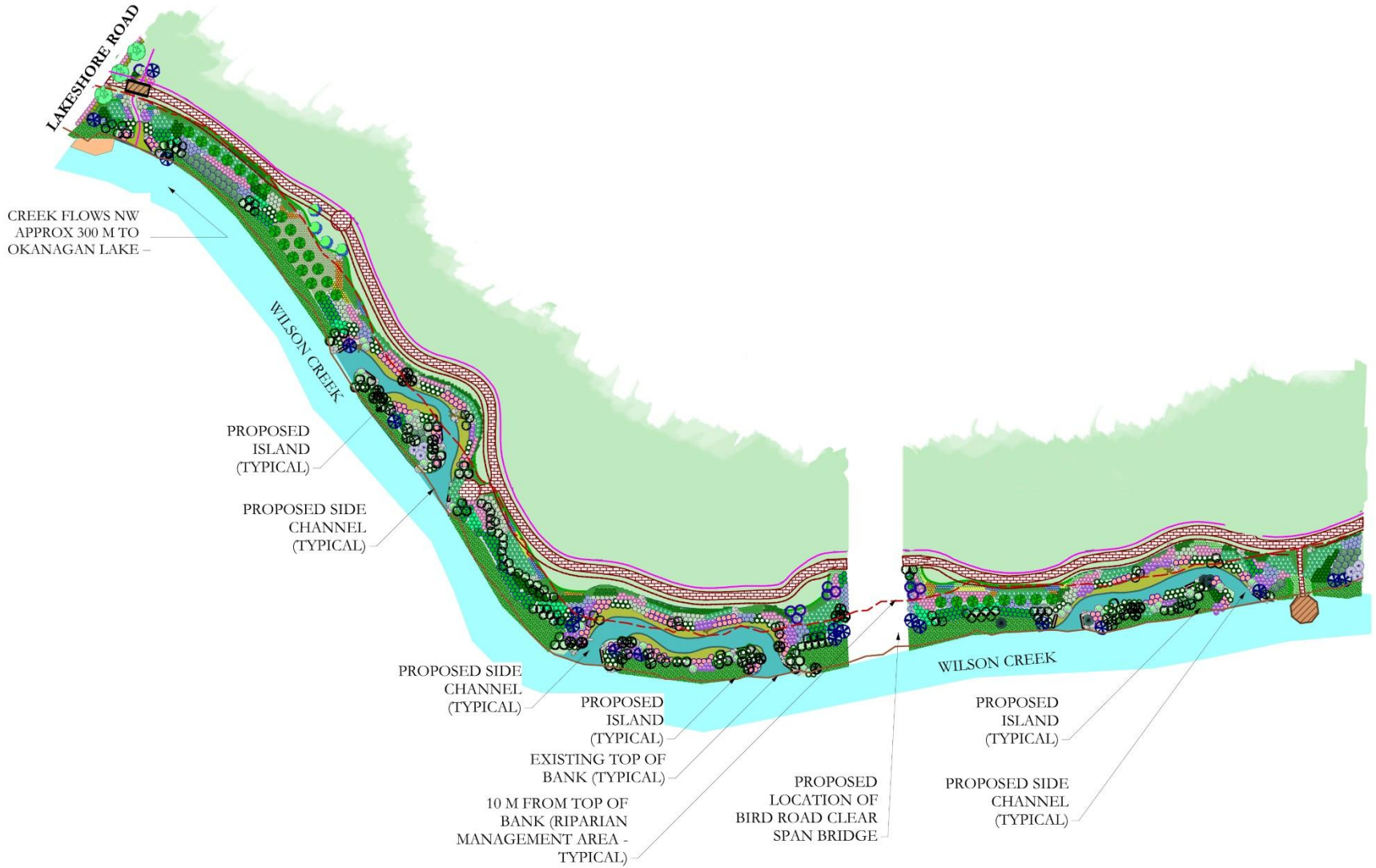
Existing Wilson Creek



Hiawatha CD-24



Wilson Creek circa 1960



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Wilson Creek Restoration Plan

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Demonstration Plan



Illustrative Legend:

A Linear Park Area
7 536 m²

B Greenspace Area
2 756m²

Total Area 10 292 m²

Total area equivalent to
25m setback 10 292 m²

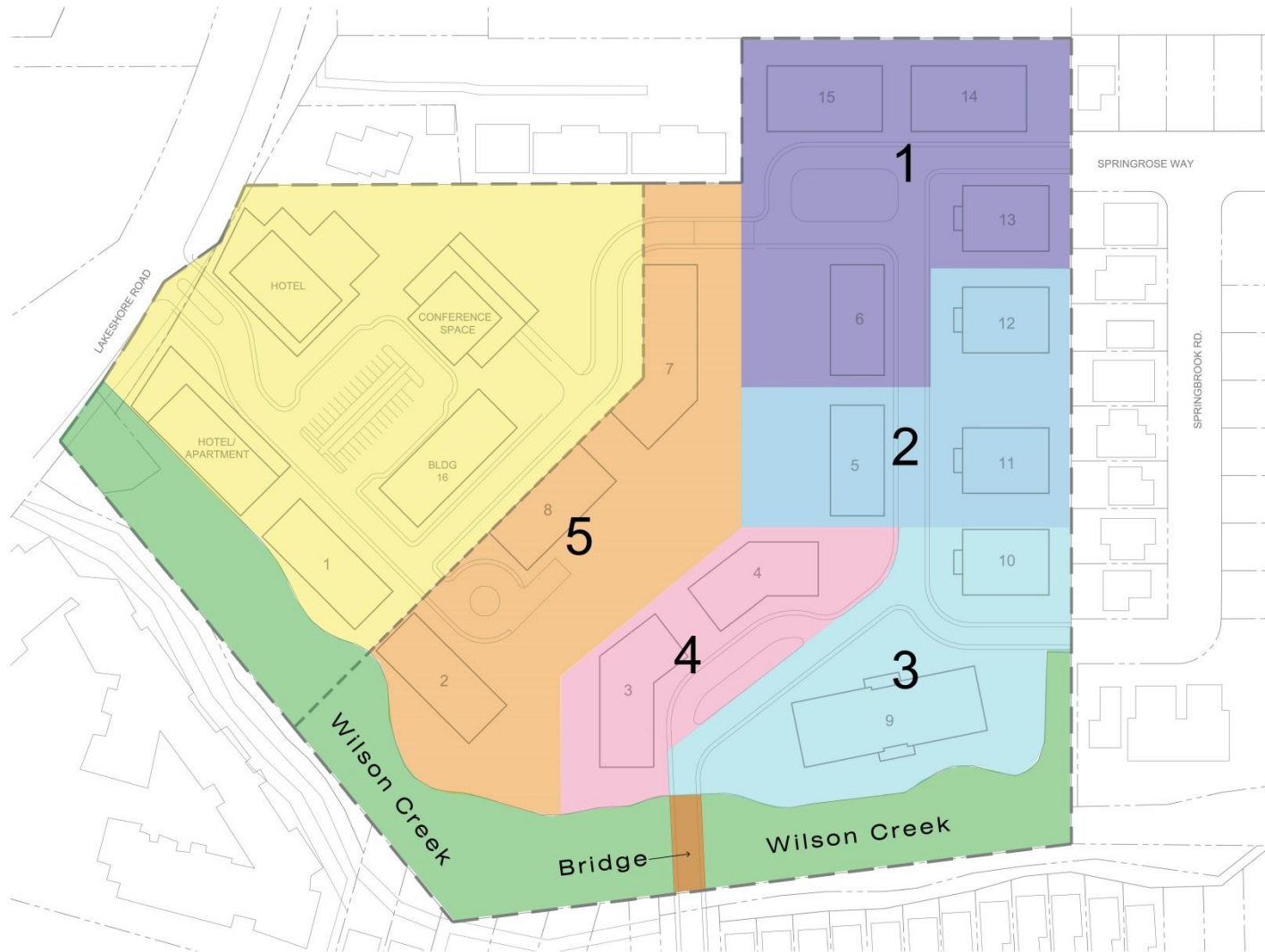
Total area required to satisfy
provincial requirements
4 188 m²



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Wilson Creek Green Space

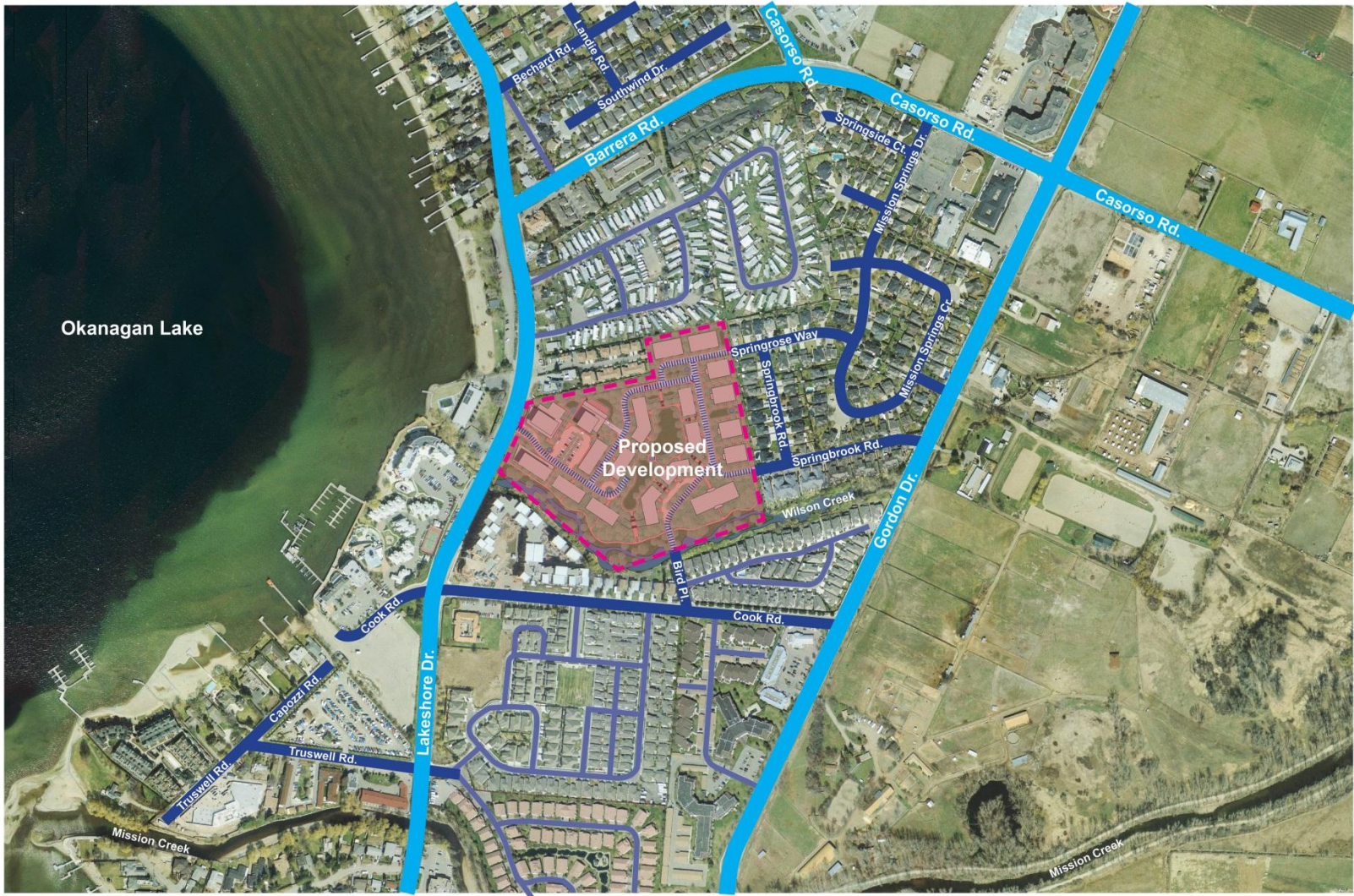




Hiawatha CD-24

Conceptual Phasing Plan





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Context



KEY STEPS

1. Individual meetings
2. Information Briefs
3. General Meeting with Hiawatha Residents
4. Meetings with Hiawatha Residents Committee
5. Finalized Relocation Plan hand delivered to all residents

OPTIONS DEVELOPED

1. Purchase of mobile home
2. Relocation of mobile home
3. Discount on unit in new development
4. Affordable housing option

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Relocation Plan

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Demonstration Plan



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APPENDIX

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Okanagan Lake

Proposed Development

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Context





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Conceptual Masterplan
NW Aerial Perspective



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Visual Impact Analysis

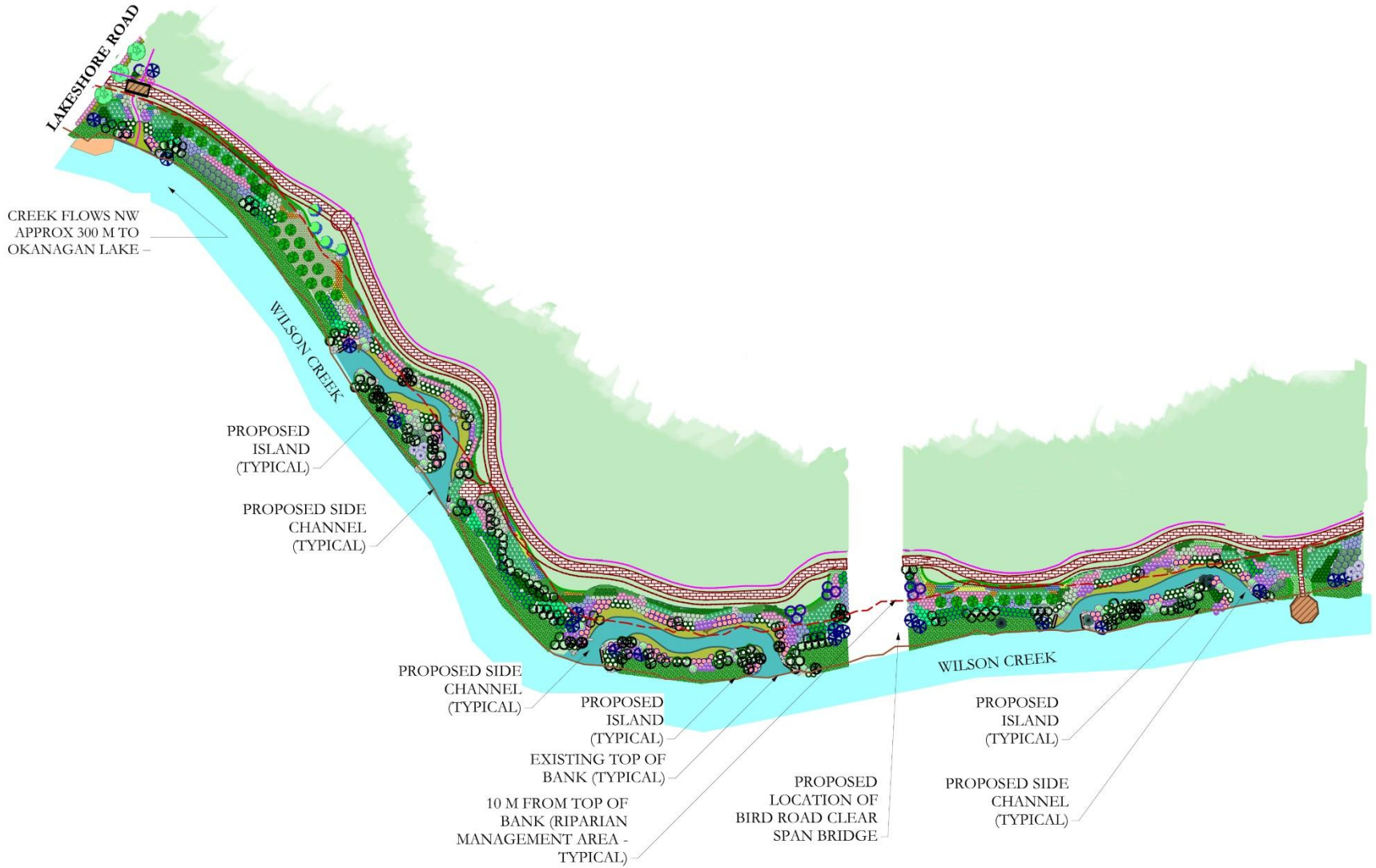


Springrose Way

Hiawatha CD-24



Visual Impact Analysis



Hiawatha CD-24



Wilson Creek Restoration Plan



spring /fall
march 21 / september 21

7 am



12 pm



5 pm

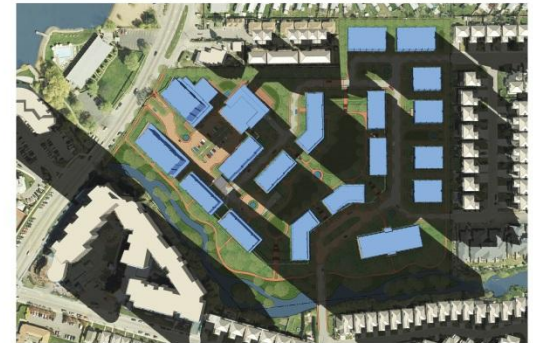


summer
june 21

7 am



12 pm



5 pm



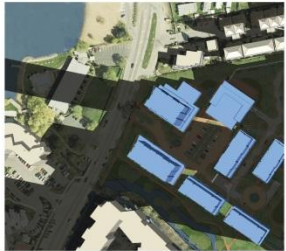
Hiawatha CD-24



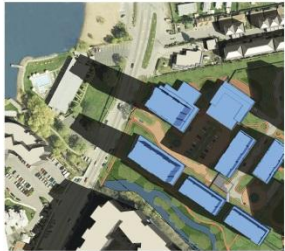
Shadow Studies

spring /fall

march 21 / september 21



7 am



8 am



9 am



10 am



11 am

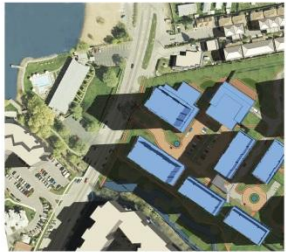


12 pm

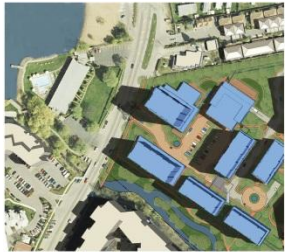


summer

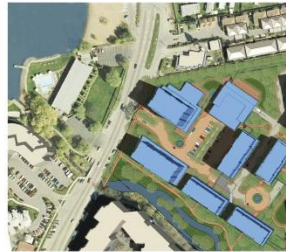
june 21



7 am



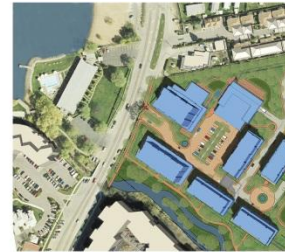
8 am



9 am



10 am



11 am



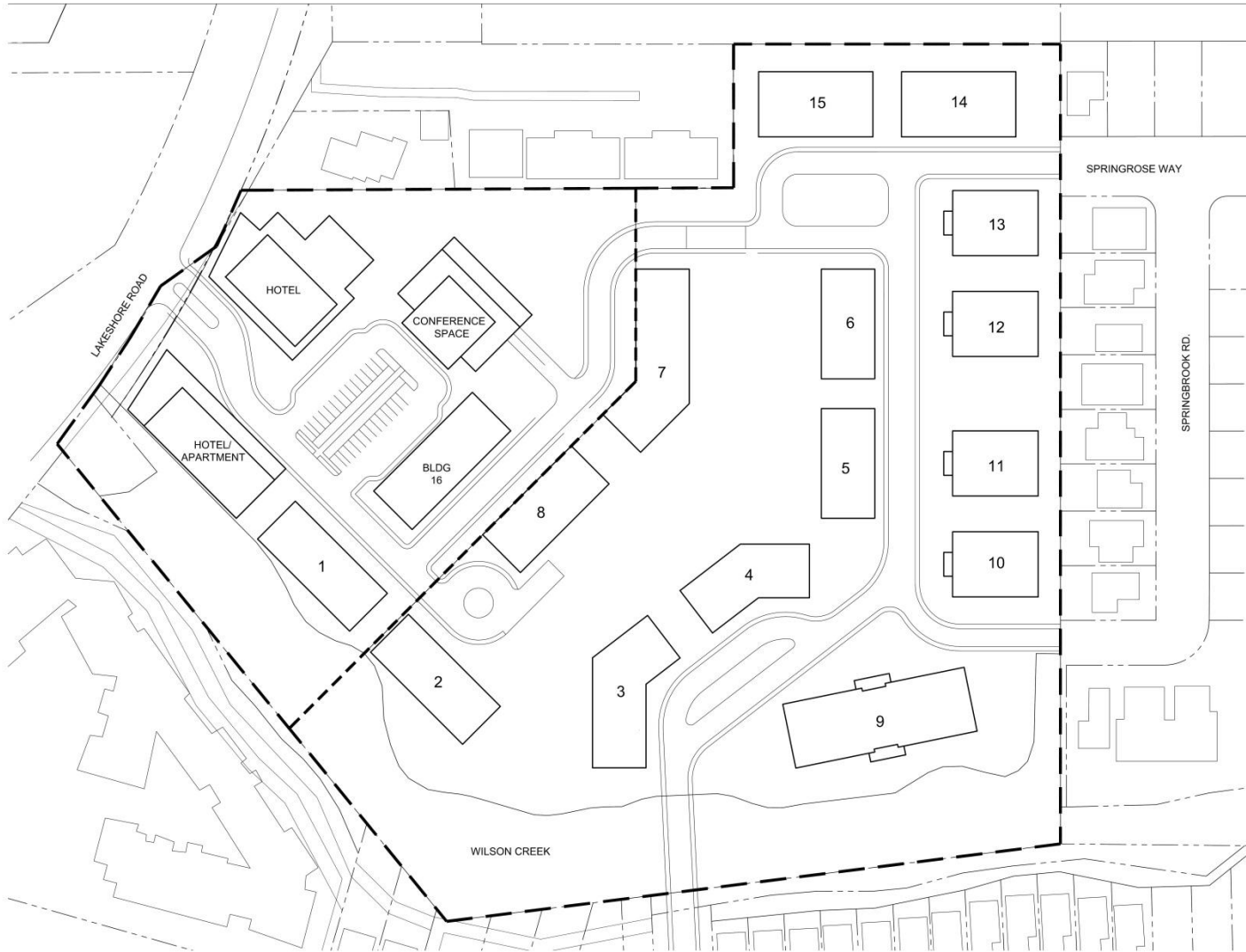
12 pm



Hiawatha CD-24



Shadow Studies
Rotary Beach Impact A-7



BUILDING LEGEND

AREA A	
HOTEL	150 units
HOTEL/APARTMENT	100 units
BUILDING 16	87 units
BUILDING 1	56 units
AREA A TOTAL	393 units
AREA B	
BUILDING 2	56 units
BUILDING 3	50 units
BUILDING 4	41 units
BUILDING 5	35 units
BUILDING 6	35 units
BUILDING 7	59 units
BUILDING 8	41 units
BUILDING 9	68 units
BUILDING 10	20 units
BUILDING 11	20 units
BUILDING 12	20 units
BUILDING 13	20 units
BUILDING 14	28 units
BUILDING 15	28 units
AREA B TOTAL	521 units
AREA A&B TOTAL	914 units
COMMERCIAL AREA	28,500 sqft (2,650 sqm)

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Unit Counts

