

X

10% PARKLAND DEDICATION

FACILITY FIT PLAN

The Facility Fit Plan establishes the foundation for a public park that serves both development residents and the wider community. The park design is informed by the tower architecture, site forms, grading, and materiality to create a cohesive site-wide pedestrian realm, while subtle shifts in form and finish delineate the transition between public and private spaces.

PRECEDENT IMAGES



ARMOUR STONE



EMBANKMENT SLIDE



SPLASHPAD



PLAY EQUIPMENT



- 1

PLAZA SPACE IN PRIVATE R.O.W.
- 2

SLOPING LAWN
- 3

TERRACED ARMOUR STONE
- 4

BERMS WITH TREE STANDS

5

ACCESSIBLE ASPHALT PATH

6

SPLASHPAD

7

EMBANKMENT SLIDE

8

SHADE SHELTER

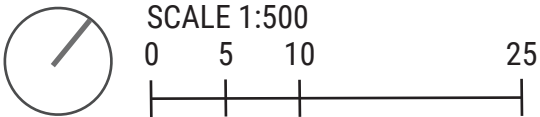
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SAND PLAY AREA

10

PLAY EQUIPMENT

11

BASKETBALL KEY



- 1

ACCESS EASEMENT ALONG PRIVATE ROAD
- 2

PUBLIC PARK (PHASE 1)
- 3

SECONDARY CIRCULATION ALONG RETAIL FRONTAGES
- 4

L1 TERRACE OVERLOOKING PARK
- 5

SHARED ROAD WITH PERMEABLE UNIT PAVERS
- 6

ASPHALT

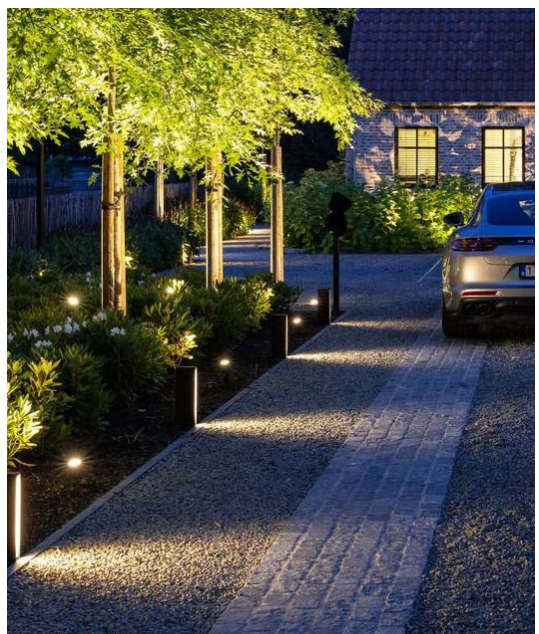
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'PRIVATE ROAD A' DESIGN ELEMENTS

Two directional private roadway to allow for resident site access, with an inset jog to dissuade cut-through vehicle traffic. MUP with access easement cuts directly through the site to welcome cyclists and pedestrians from the community into the park and through from Eleanor St. to Merivale Rd.



BARRIER FREE PAVING



RESIDENTIAL STYLE LIGHTING

3

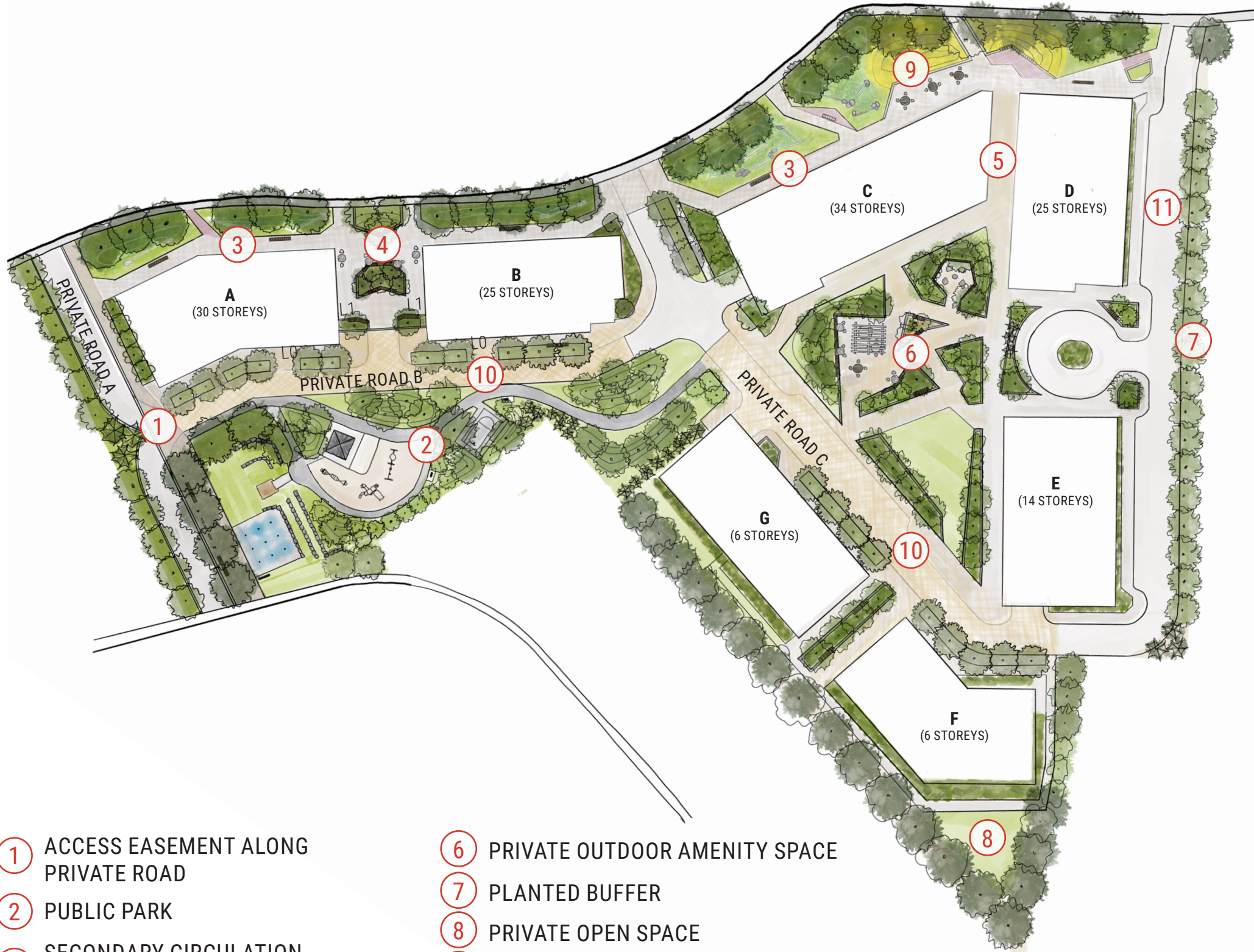
SEPARATED RETAIL CIRCULATION

An alternate pedestrian space set behind the boulevard tree planting area offers a comfortable route and seating opportunities along the retail frontages. An infiltration gallery along the inside of the planting beds help manage stormwater on site.

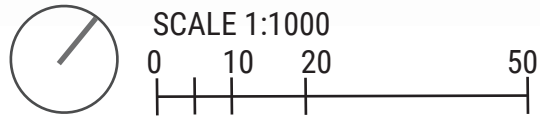


X LANDSCAPE INTERFACE

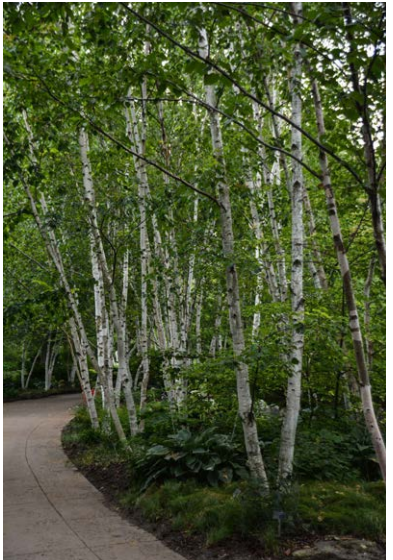
PHASE 1 & 2 LANDSCAPE CONCEPT

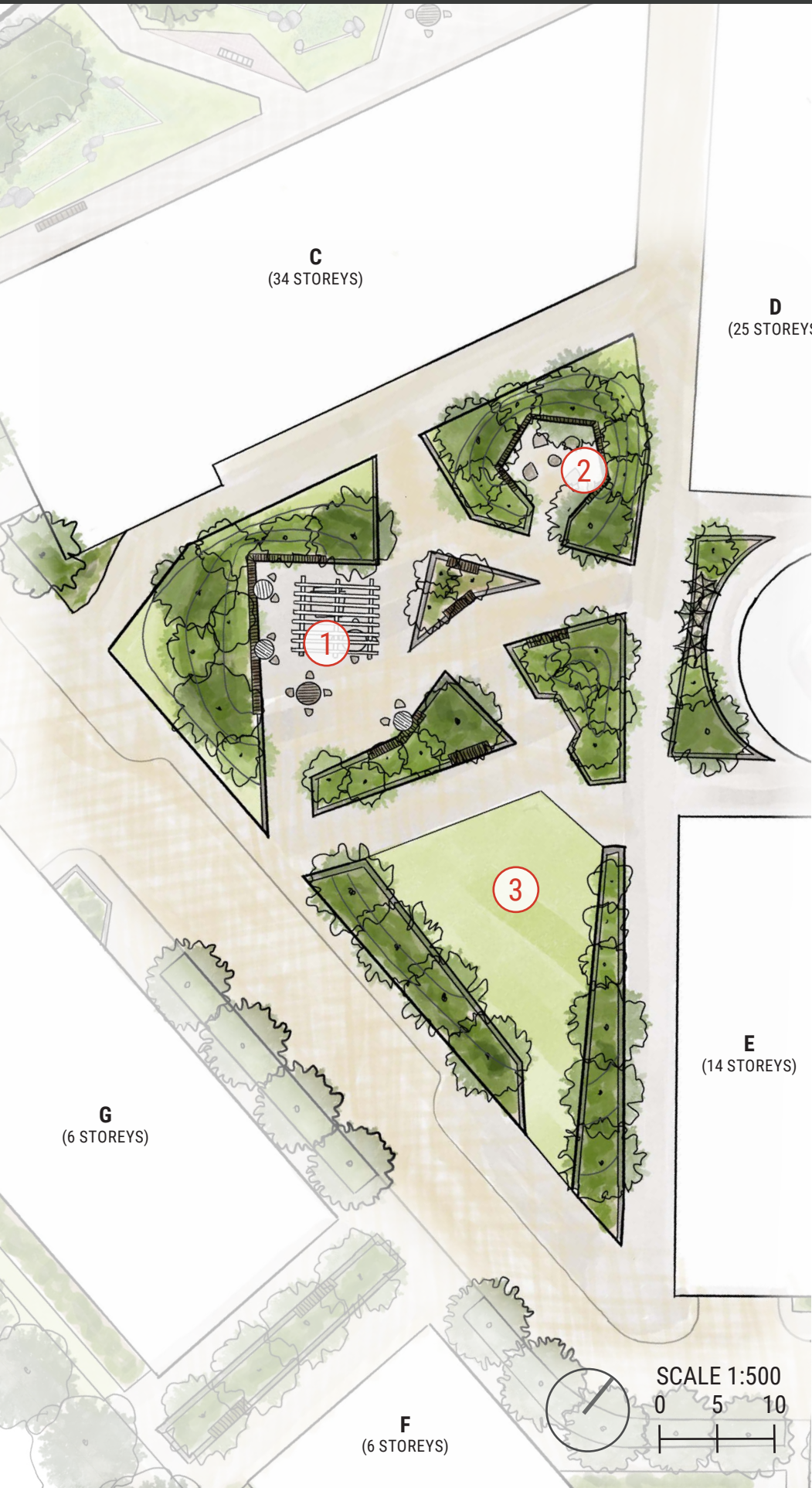


- ① ACCESS EASEMENT ALONG PRIVATE ROAD
- ② PUBLIC PARK
- ③ SECONDARY CIRCULATION ALONG RETAIL FRONTAGES
- ④ L1 TERRACE OVERLOOKING PARK
- ⑤ BREEZEWAY
- ⑥ PRIVATE OUTDOOR AMENITY SPACE
- ⑦ PLANTED BUFFER
- ⑧ PRIVATE OPEN SPACE
- ⑨ RETAIL AMENITY SPACE
- ⑩ SHARED ROAD WITH PERMEABLE PAVERS
- ⑪ ASPHALT ROAD



Using bermed landforms and dense tree plantings establishes a distinct, unified character across both public and private spaces. Landforms and planting are strategically placed to channel views, circulation, and delineate spaces without the need for formal barriers or fencing.





DESIGN ELEMENTS

Berms and dense plantings transition from the park's soft curves to angular forms on private lands. Raised beds support tree growth over the parking slab, and angled edges function as seating and outdoor room definitions.



Vertical elements (site furnishings, planting) create the sense of privacy around spaces that are shielded from view from the towers above.



PROGRAM OPTION PRECEDENTS

1 OUTDOOR DINING AND GATHERING SPACES



2 PRIVATE NOOKS



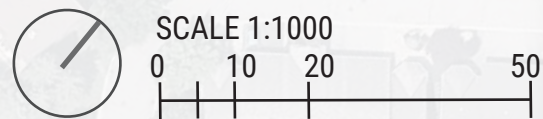
3 MULTIPURPOSE OPEN SPACE AMENITY OPTIONS



X RETAIL AMENITY SPACE



- ① BREEZEWAY WINDBREAK
- ② WATER QUALITY GARDEN
- ③ LIVING FILTRATION GALLERY
- ④ ACCENT PERMEABLE PAVERS



BREEZEWAY WINDBREAK

This outdoor space serves as both a spill-out from the pedestrian connection to the residential amenity area and a welcoming forecourt for adjacent retail. Sculpted berms form the primary view from the breezeway, buffering wind and providing relief from Baseline Road to create a comfortable, sheltered setting for gathering and circulation.

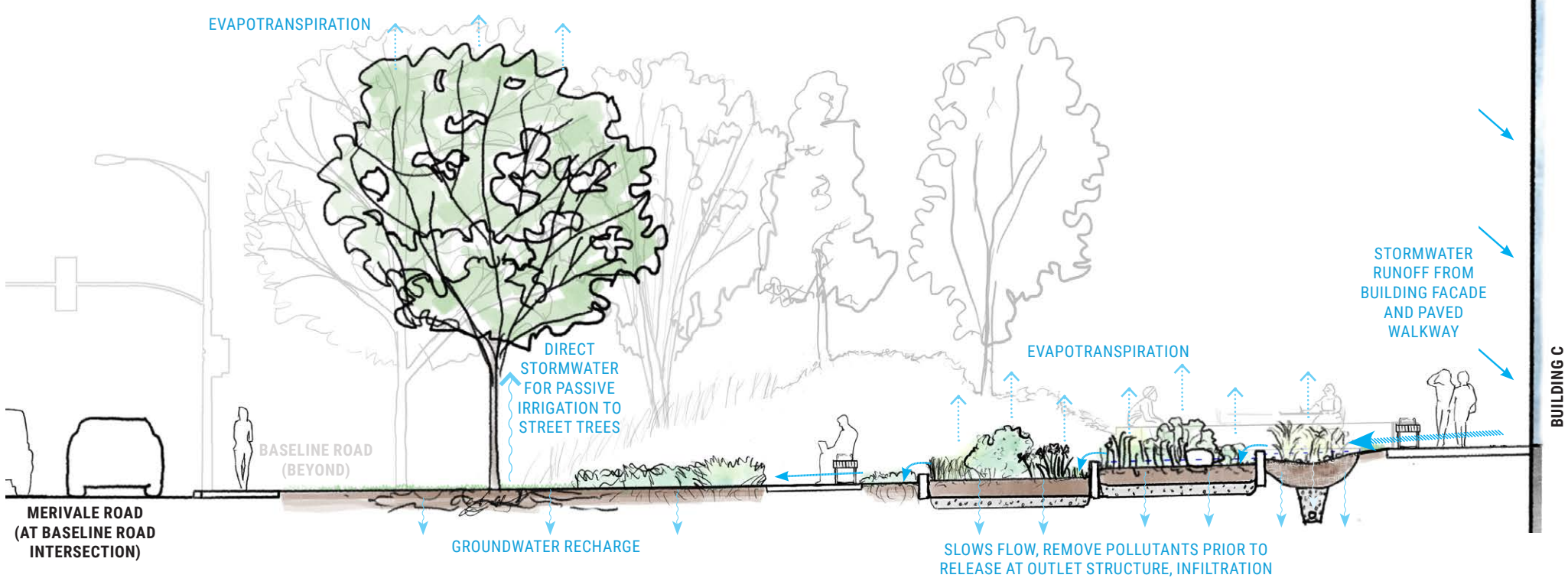


FILTRATION GALLERY AND GARDEN

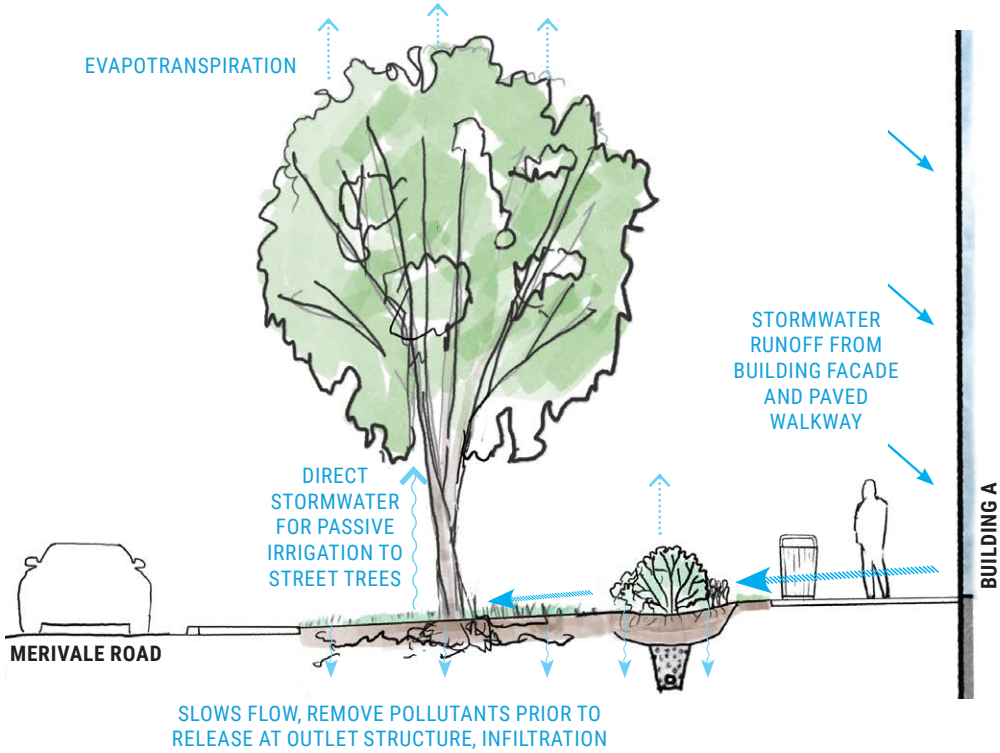
Along the Merivale frontage, the water quality garden and filtration gallery capture and pre-treat stormwater runoff while creating a planted edge that softens traffic impacts and provides separation between busy streets and adjacent retail and amenity spaces.



SUSTAINABILITY STATEMENT



SECTION A - MERIVAL RD. AND BASELINE R.D INTERSECTION



SECTION B - LIVING FILTRATION GALLERY

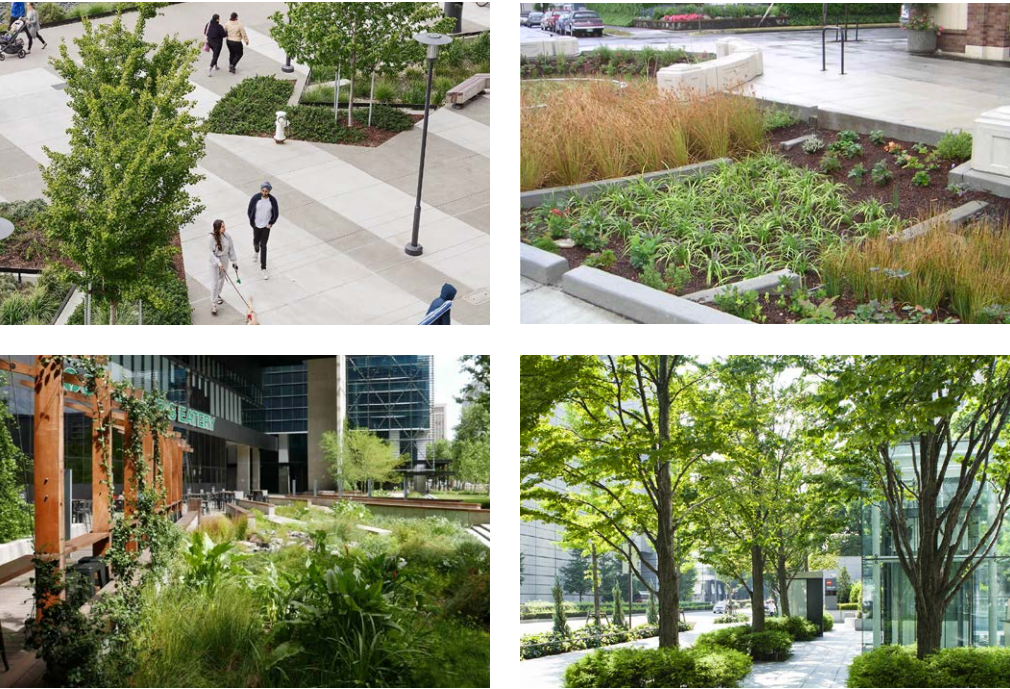


KEY PLAN (NTS)

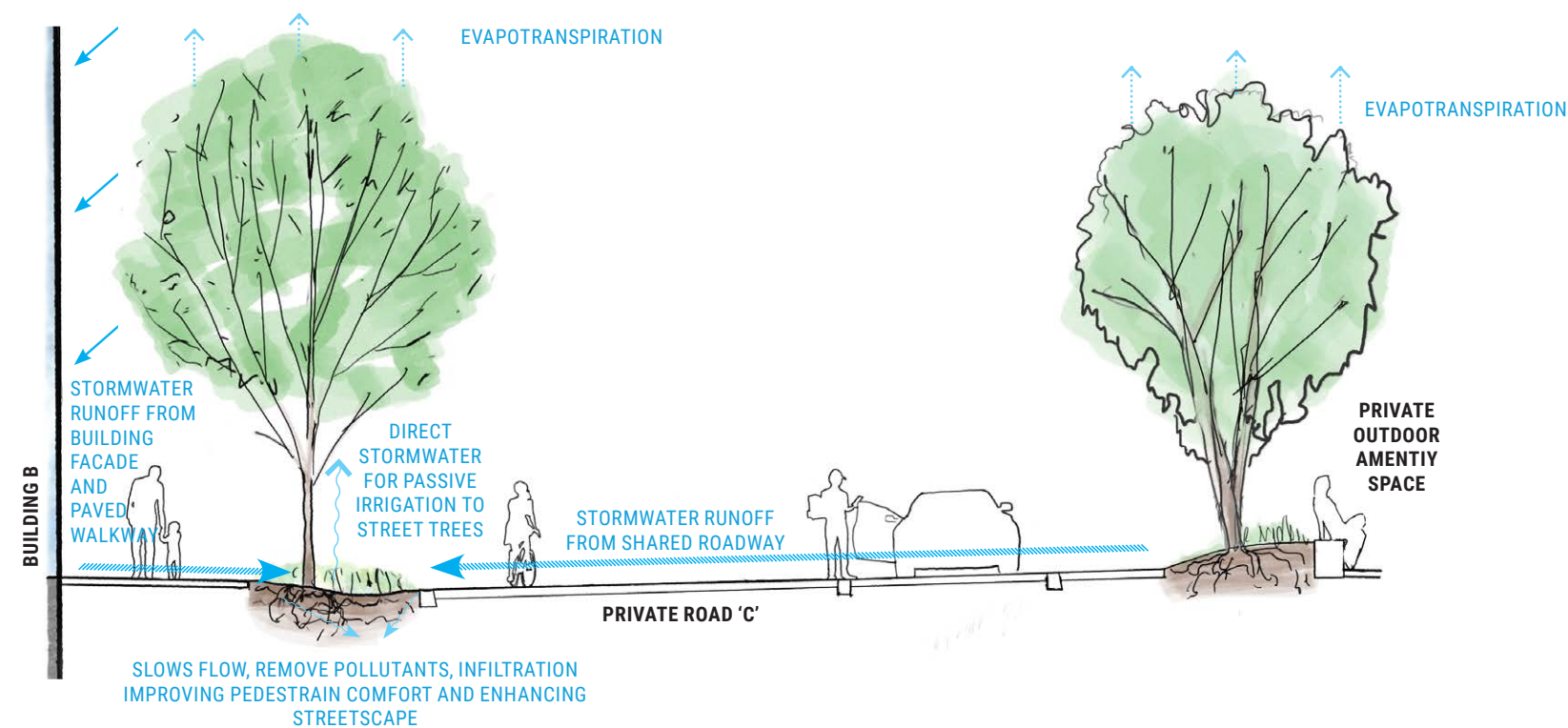
MERIVALE & BASELINE STREETScape

Along the Merivale and Baseline frontages, a continuous filtration gallery works in tandem with a larger water quality garden to receive, pre-treat, and slow stormwater from building faces and paved areas. These systems reduce pressure on municipal infrastructure while improving water quality and strengthening on-site climate resilience.

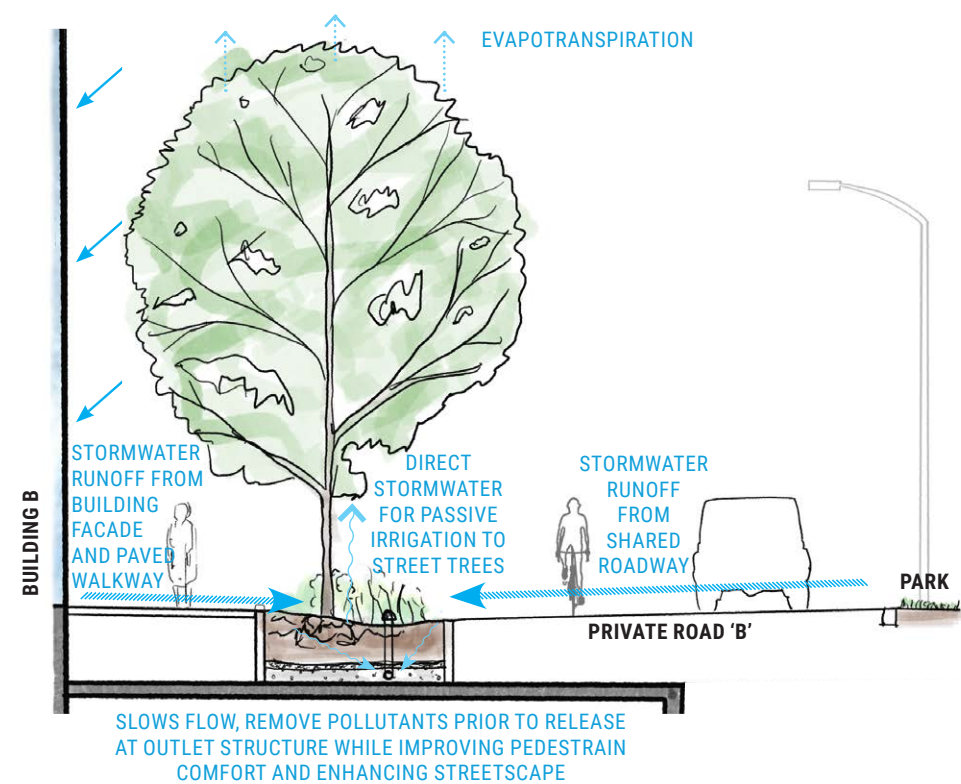
Generous soil volumes and dedicated space for large canopy trees are embedded across the site to expand urban tree cover, mitigate heat island effects, sequester carbon, and create shaded, comfortable pedestrian environments. Together, these landscape elements perform as both infrastructure and amenity supporting long-term environmental performance and everyday livability.



SUSTAINABILITY STATEMENT



SECTION C - BIOSWALE



SECTION D - BIOFILTER



KEY PLAN (NTS)

INTERIOR SHARED STREETS

The landscape strategy builds on the project's sustainability goals by integrating green infrastructure throughout the public realm. Biofilters along the interior woonerf streets capture and convey runoff at the source, slowing flows and filtering pollutants prior to discharge in the storm system, and supporting large canopy tree planting. Bioswale also allow for infiltration and ground water recharge.

