



## Shearwater Court Development

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# Proposed Building Design Highlights



- *New six-storey building*
- *45 residential units*
  - *22 3-bedroom*
  - *11 2-bedroom*
  - *12 1-bedroom*
- *11 units will be barrier-free*



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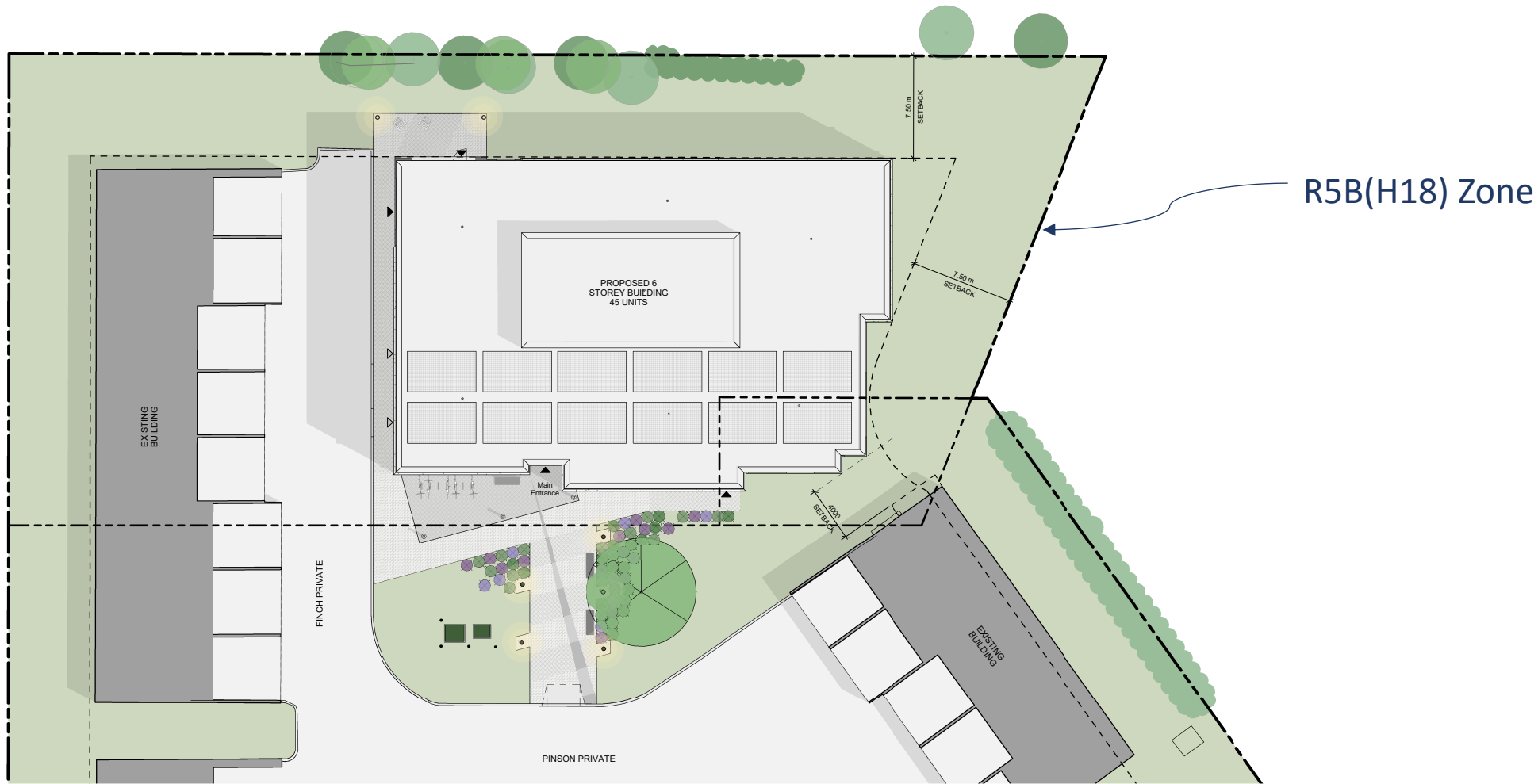
## Site Plan

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# Zoning By-Law Highlights



- *Existing zoning maintained R5B (H18)*
- *All required setbacks are provided/exceeded (min. 7.5m side and rear)*
- *Maximum building height respected (18m / 6 storeys)*
- *Required amenity areas provided (270 m<sup>2</sup>)*
- *Required residential and visitor parking provided (63 spaces)*
- *Bicycle parking requirements exceeded (77 spaces provided)*



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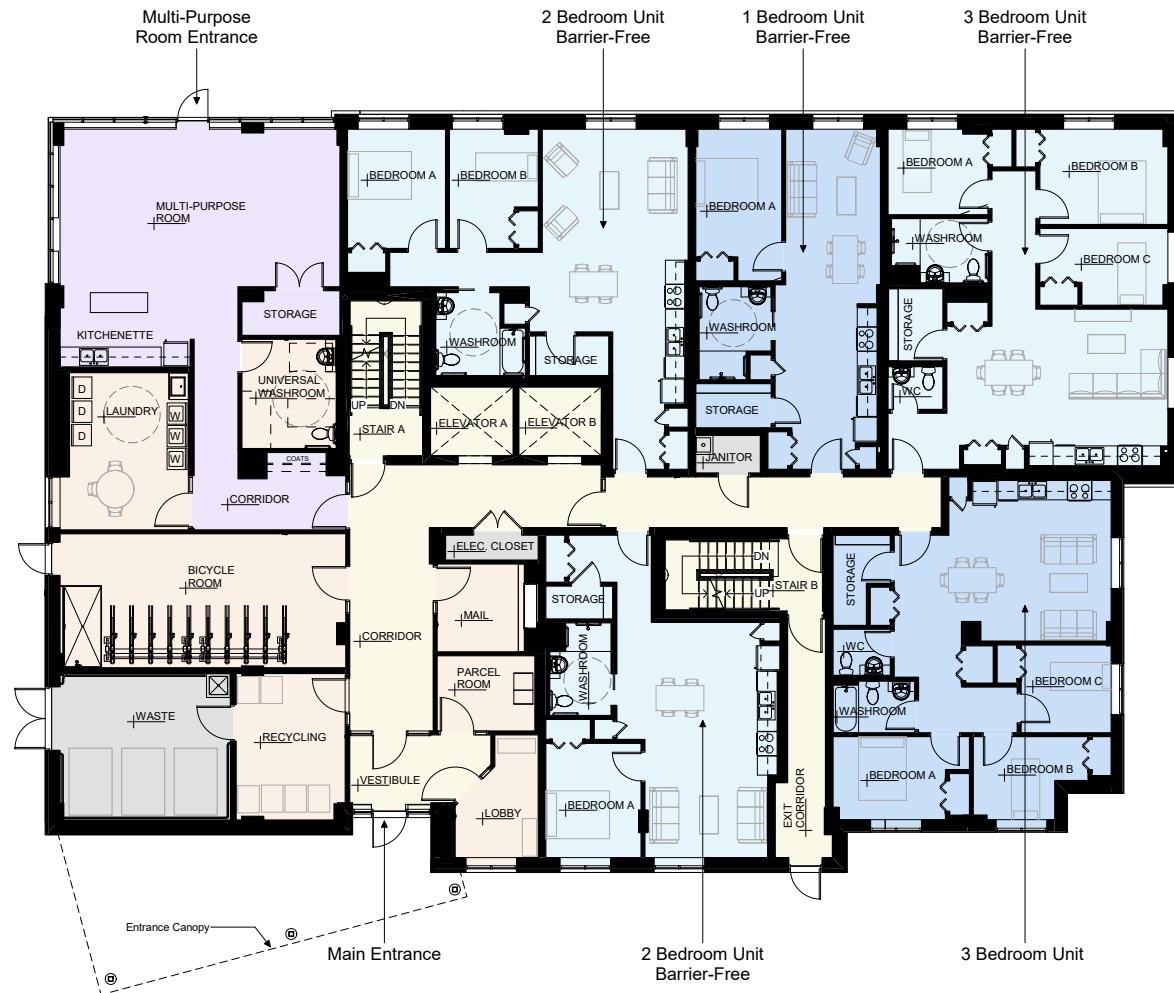
**Site Plan/Ground Floor Plan**



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## Ground Floor Plan



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**Front Elevation (South-West)**



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**Rear Elevation (North-East)**



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# Sustainable Design Highlights



- *Passive House design principles*
- *Energy Consumption Reduction:*
  - *LED lighting*
  - *Energy Star appliances*
- *Solar Panels on roof*
- *Low-flow plumbing fixtures to reduce water consumption*
- *High Performance Building Envelope:*
  - *Triple-pane argon filled windows*
  - *Highly insulated and sealed walls and roof*
  - *Durable materials to extend lifecycle*



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THANK YOU!



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