



Shearwater Court Development



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Housing

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Proposed Building Design Highlights



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



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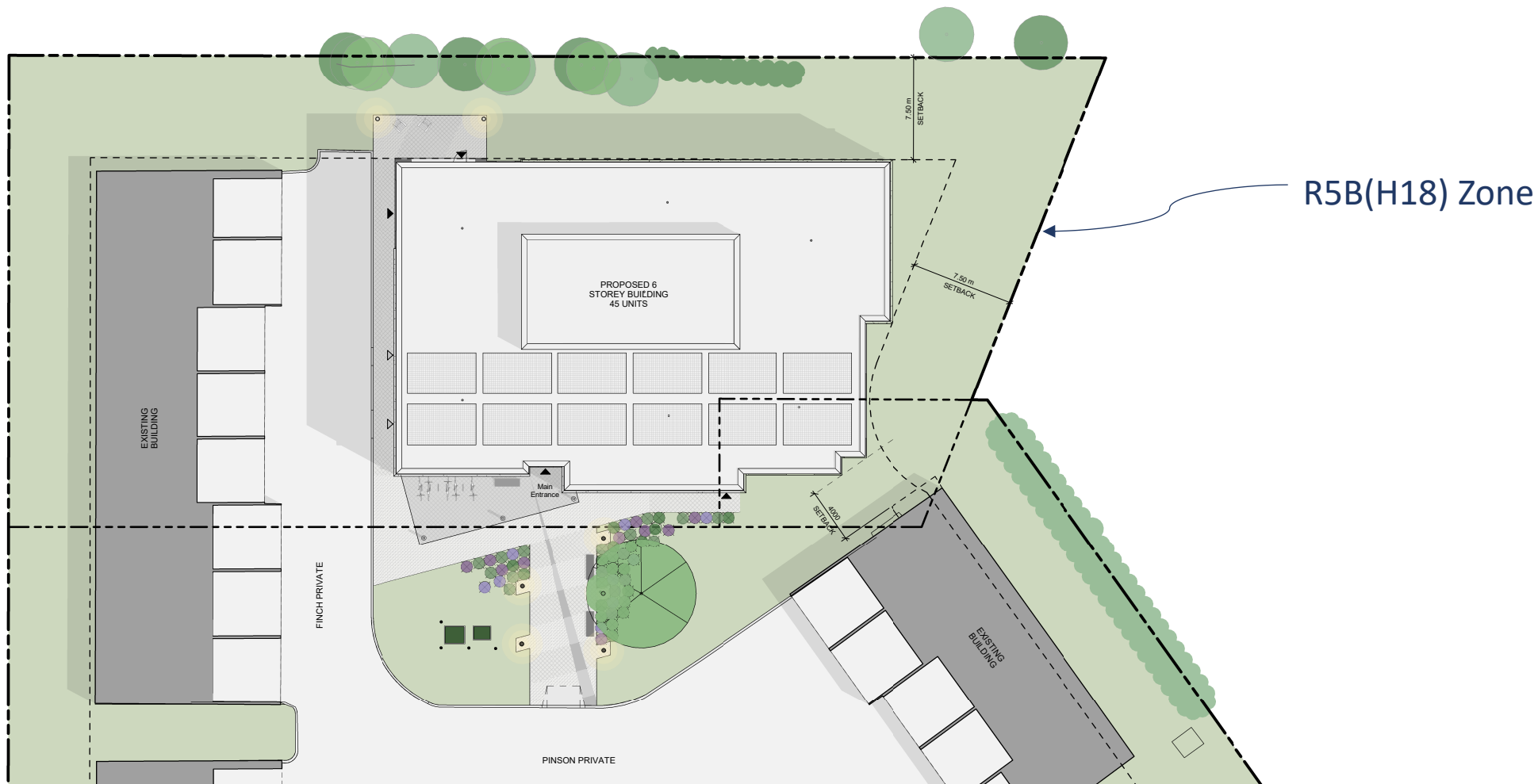
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Site Plan

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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 m²)*
- *Required residential and visitor parking provided (63 spaces)*
- *Bicycle parking requirements exceeded (77 spaces provided)*



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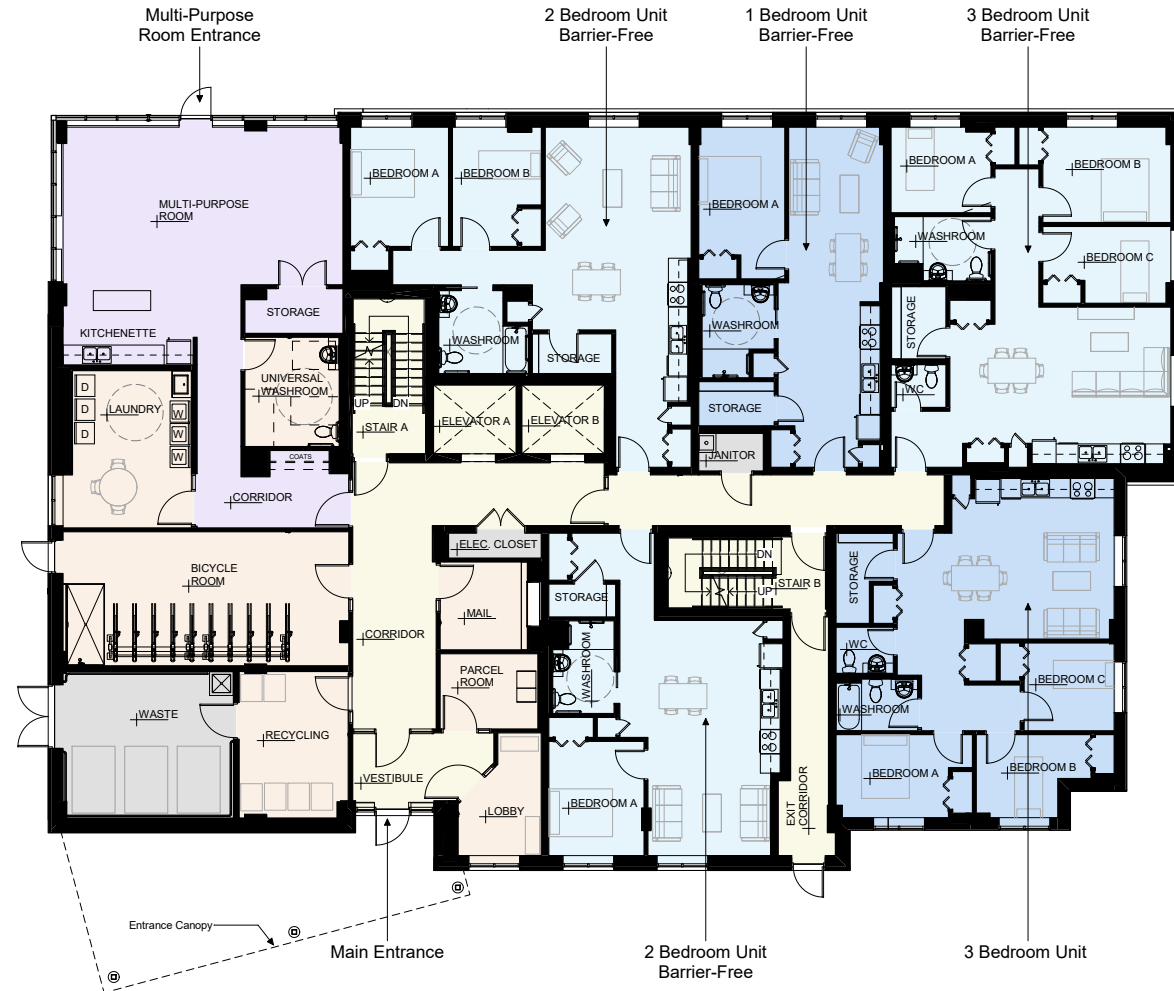
Site Plan/Ground Floor Plan



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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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