
Rezoning & Development Permit Application for 986-990 Heywood Avenue



Existing Site



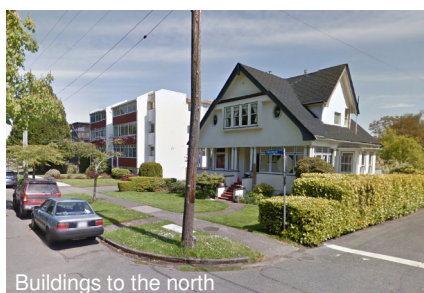
986 Heywood Avenue



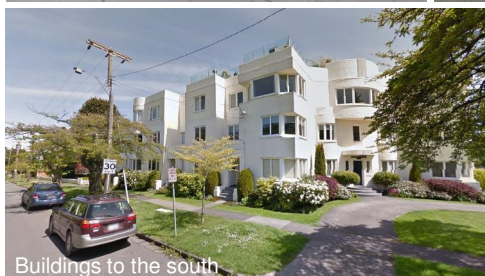
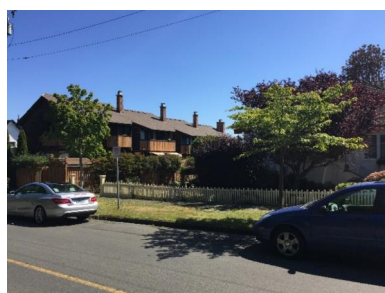
988/990 Heywood Avenue



Context



Buildings to the north



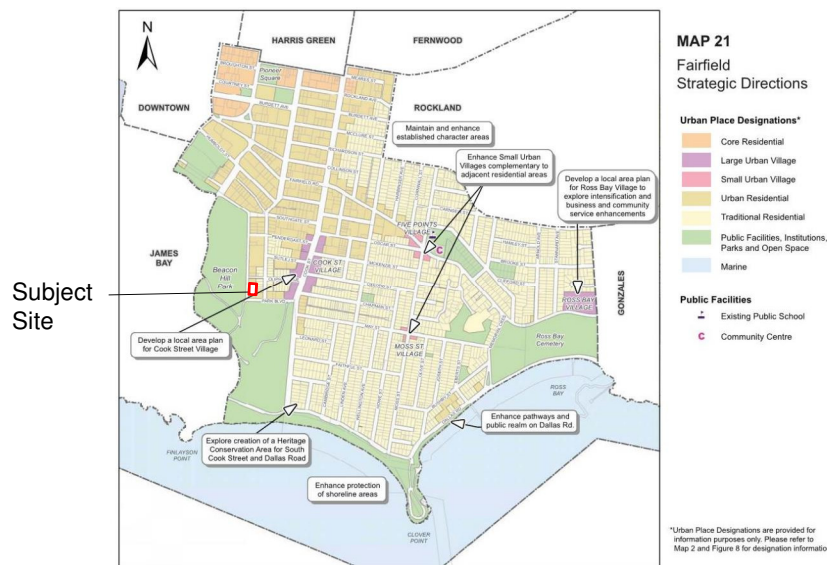
Buildings to the south



Context - Birdseye View

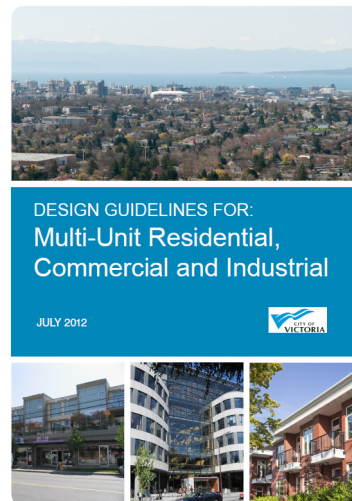


Official Community Plan

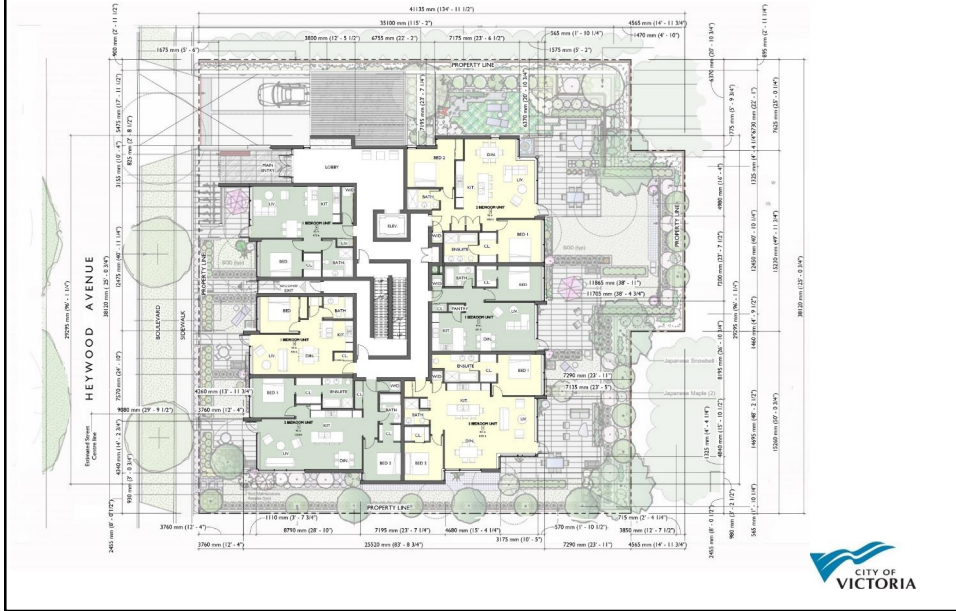


Objectives

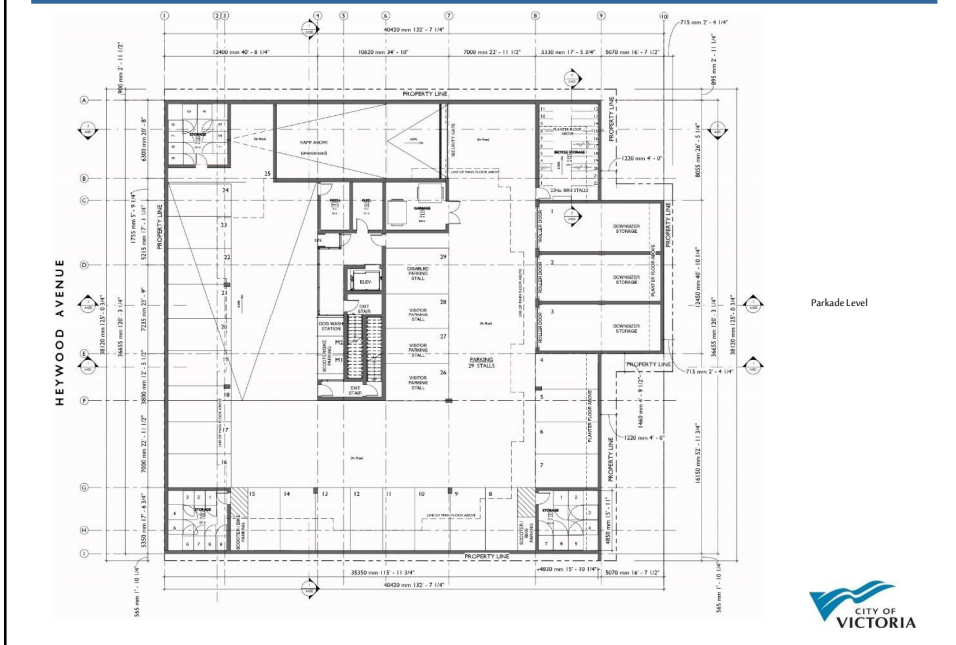
- Support multi-residential that provides a sensitive transition
- The enhance the place character through high quality architecture, landscape architecture and urban design
- To achieve more livable environments through human-scaled design



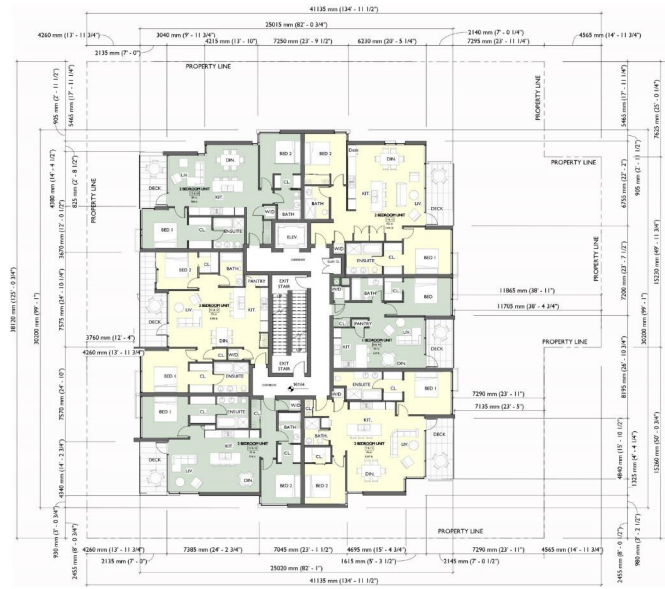
Site Plan



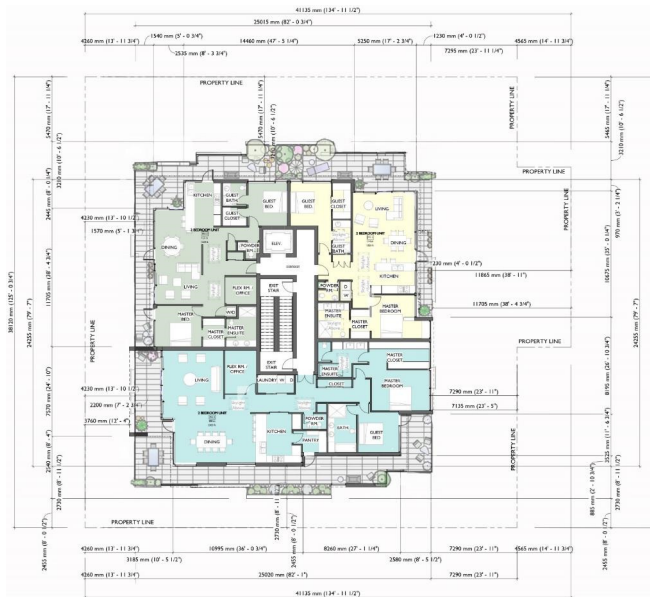
Underground Parking Layout



Level 2 & 3



Level 4



Level 4



West Elevation (front)



East Elevation (rear)



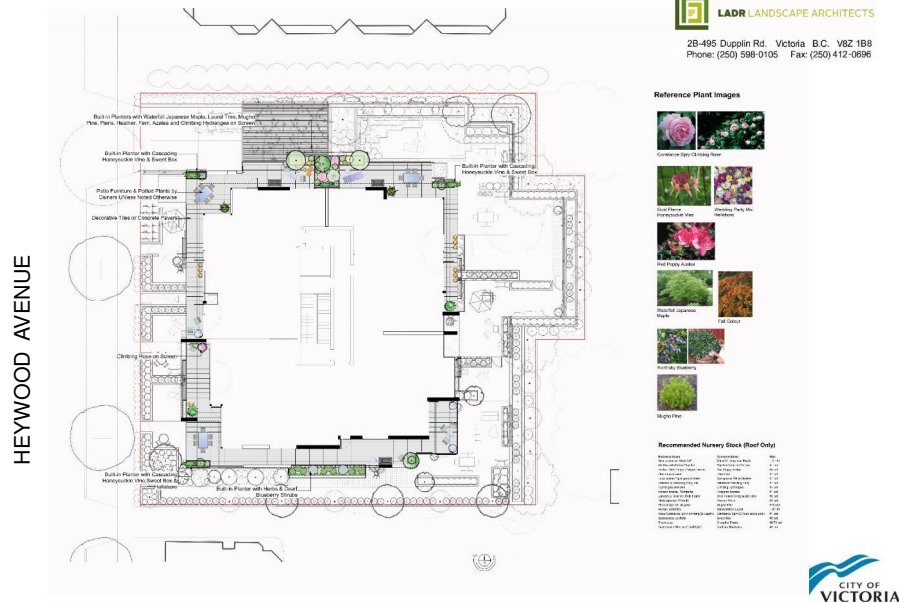
East Elevation (rear) – existing planting



Side elevation (north)



Landscape Plan – level 4



Streetscape Elevations



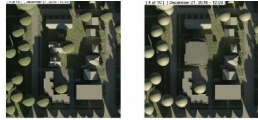
West (front) Street Elevation



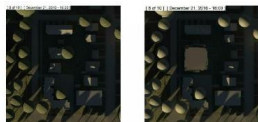
View of North West

Shadow Study

December 21
Winter Solstice

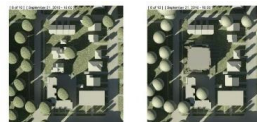
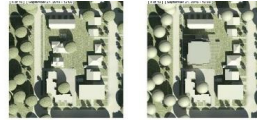


Noon

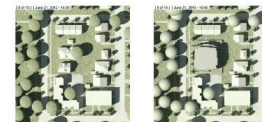
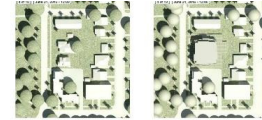


4 p.m.

March/September 21
Equinox

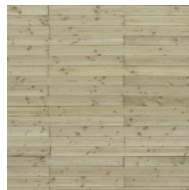


June 21
Summer Solstice

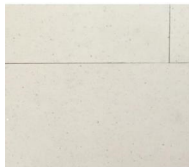


Materials

Cedar Soffit



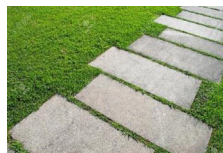
Ceramic Stone
Tile



Glass Guard



Stone Tile Screen



Landscaping Element



Perspective Views



View of South West



Perspective Views



View of North West

