

Terra Losa

Site Design, Landscape and Architectural Guideline

**AN INTERPRETATION AND RESOURCE GUIDE
TO THE TERRA LOSA RESTRICTIVE COVENANT**

USE OF TERRA LOSA, SITE DESIGN,
LANDSCAPE AND ARCHITECTURAL
GUIDELINES

THE TERRA LOSA DEVELOPERS

The information contained in the Site Design, Landscape and Architectural Guideline document is provided as an aid to assist the Applicant to understand the objective of Terra Losa. The Developers and its designated "Developers Representative" assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof.

SEVEN PRIVATE DEVELOPERS

Amended by Editor

Terra Losa has endeavored to plan a neighbourhood with strong identity and incorporate the philosophy and practices of crime prevention through environmental design. The planning of defensible space will be carefully examined in the development of individual sites.

The Applicant should thoroughly review the restrictive covenant and guidelines before starting the design of any project.

Terra Losa

TABLE OF CONTENTS

I	OBJECTIVE	1
II	ADMINISTRATION	3
III	GENERAL DESIGN PROVISIONS	5
IV	DEFENSIBLE SPACE	8
V	LANDSCAPING PROVISIONS	12
VI	ARCHITECTURAL PROVISIONS	21
VII	THE DEVELOPERS COMMITMENT	25
VIII	LAND USE & DEVELOPMENT COVENANT CAVEAT SCHEDULE	32

I Objectives

Terra Losa is a suburban community within the Edmonton urban environment. Terra Losa takes the form of a high quality, mixed use development that provides a residential component and a business park. Special attention to the quality of environment, the neighbourhood identity and crime prevention through environmental planning will enhance the desirability of Terra Losa.

The two elements, residential and business are knit together by boundary definitions, some common landscape/architectural requirements, and walkways with central recreational facilities. It is these issues that address the importance of a strong neighbourhood identity, for those who live in, work in, and visit the community. Terra Losa will provide a recognizable identity and sense of place. The Terra Losa neighbourhood outline plan shows the proximity of the various proposed land use districts.

The Site Design, Landscape and Architectural Control Guideline has been developed to assist in achieving this quality of spirit, strong identity, and sense of place, with an emphasis on defensible space. All developments shall be planned and designed as an integral part of the proposed streetscape and overall development of Terra Losa.

The Terra Losa identity will be ensured by creative implementation of the concepts addressed in this Site Design, Landscape and Architectural Guideline and the restrictive covenant registered on each parcel of land.

THE TERRA LOSA, SITE DESIGN, LANDSCAPE AND ARCHITECTURAL GUIDELINES HAVE BEEN PREPARED WITH THE ASSISTANCE OF:

CITY OF EDMONTON

- *Planning and Development* Branch
- Planning Section, Edmonton Police

PRIVATE ARCHITECTURAL FIRM

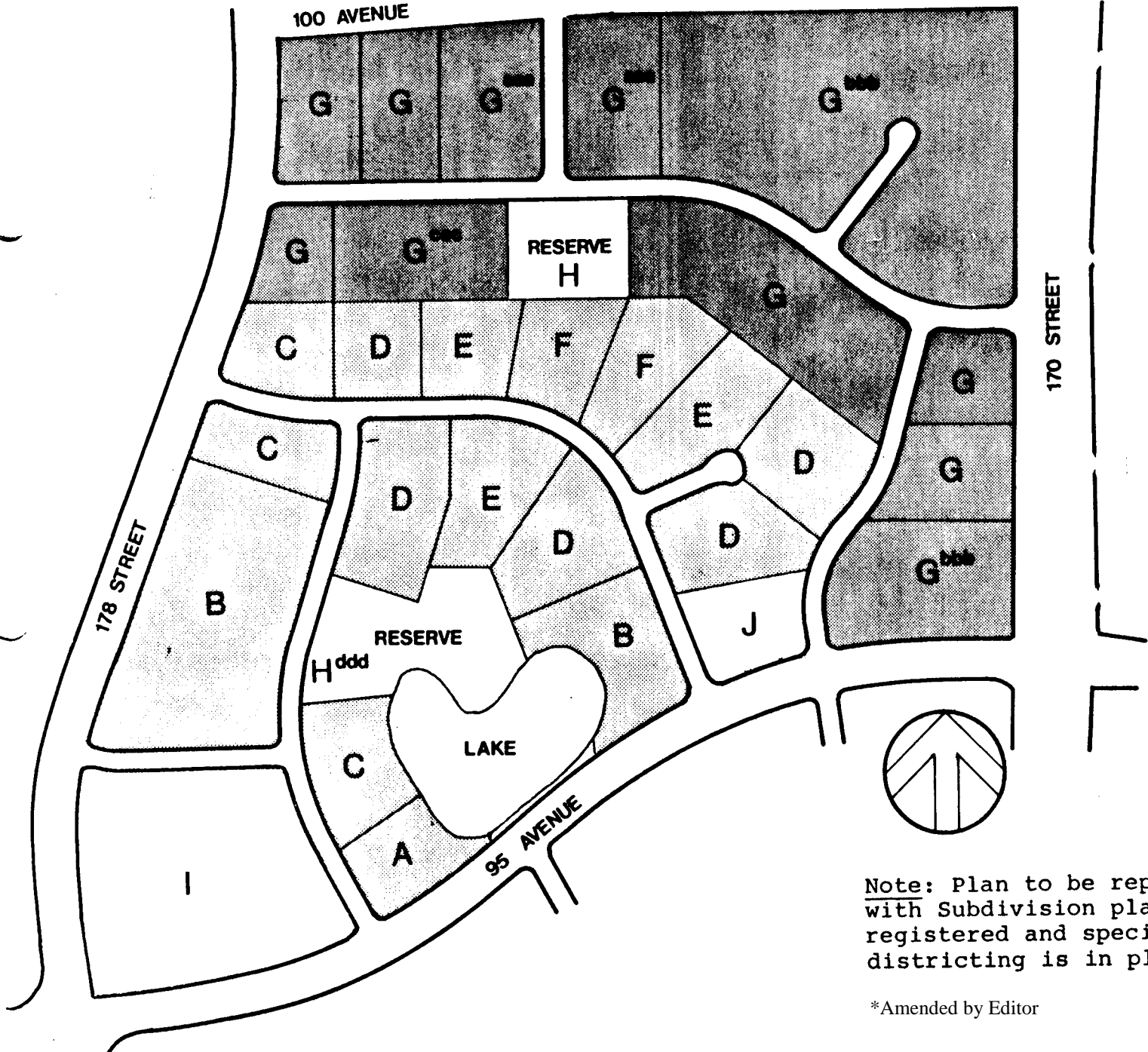
Amended by Editor

PRIVATE DEVELOPER

PRIVATE CONSULTING FIRM

WITTEN *PRIVATE CORPORATION*

Terra Losa Neighborhood Outline Plan



- Proposed ZONES***
- A two family dwellings
 - B row housing
 - C medium density multi family
 - D low rise apartment
 - E medium rise apartment
 - F high rise apartment
 - G business industrial
 - H parks
 - I schools - parks
 - J neighborhood commercial
- aaa** 10 storey f.a.r. 2:1
bbb 5 storey f.a.r. 2:1
ccc industrial service centre
ddd community recreation centre

Note: Plan to be replaced with Subdivision plans when registered and specific districting is in place.

*Amended by Editor

II Administration

The Site Design, Landscape and Architectural Guideline ("Guideline") are provided as an aid to the interpretation of the Terra Losa restrictive covenant. The restrictive covenant is section VIII of this Guideline.

The Applicant shall be required to submit plans for any proposed project in Terra Losa to the "Developer's Representative" (shall mean that person or firm appointed by the Developers) prior to applying to the City of Edmonton for any permits. The Developer's Representative has the responsibility to review all plans to ensure the Applicants meet the objectives of Terra Losa as set out in the restrictive covenant and the Guideline. The Developer's Representative will use professional assistance as necessary to review Applicant's plans to ensure that creative aspects of design are duly acknowledged relative to the total neighbourhood of Terra Losa.

Applicants are encouraged to address the elements of good design practices: human activities and defensible space as set out in section IV of this Guideline, behavior, open spaces, the spatial relationship of structures and compatibility with neighbouring developments. Within this framework, the builders are encouraged to strive for individuality in each project.

The Applicant will be required to provide the "Developer's Representative" in duplicate:

- a) A site plan showing the provisions for front, rear and side yards, the provision for off street and vehicle parking, access from street, pedestrian ways from parking, amenity areas to buildings and sidewalks.
- b) Plans showing elevations in sufficient detail to demonstrate architectural design and to identify materials and finishes including samples, colour chips and other pertinent data to fully identify all materials and finishes.
- c) A landscape plan sufficient in detail including contours, top of slab of ground floor of each building to allow evaluation of the siting of buildings and types of landscaping relative to environmental aspects of crime prevention, plus the aesthetic features of the proposed project.
- d) Plans showing the interior halls, public spaces, entrances, parkade layouts, walkways and the people movement areas from sidewalk to entrance, building to parking, building to garbage etc.
- e) Plans locating and showing nature of all signage with sufficient detail as to graphics, size, colours.
- f) A written statement as to proposed use.

g) An undertaking that plans approved by the Developer's Representative will be the plans submitted to the City for Development and Building Permits - also a statement as to what if any relaxations of City requirements will be asked for.

Developer's Representative can be reached at:

III General Design Provisions

- 1) All buildings must be designed by or in formal association with a registered architect. All landscape design must be carried out by or in formal association with a certified landscape architect.
- 2) All developments must conform with the City of Edmonton *Zoning Bylaw*, the Land Use and Development Restrictive Covenant Caveat as interpreted in the Site Design Landscape and Architectural Guidelines. The requirements of the Terra Losa Covenant shall be considered as supplementary to the requirements of the Land Use By-Law. Amended by Editor
- 3) Compliance with the Terra Losa Guidelines shall not be taken as approval or compliance with City, Provincial and/or Federal regulations, policies and/or standards. Responsibility for obtaining appropriate approvals from Government authorities and complying with their various regulations, policies and standards shall at all times be that of the Applicant.
- 4) The "Developer's Representative" will be the approving authority for adherence to the Terra Losa "Land Use and Development Restrictive Covenant Caveat".
- 5) Through the use of natural materials, colours and textures, each project should reflect a human scale, compatible to the Terra Losa neighbourhood.
- 6) Individuality is strongly encouraged with a deliberate attempt to avoid uniformity. Entranceways should be easily identified.
- 7) All building projects should be designed to take into account adjacent developments. The visual mass of a multi family project should be minimized by careful siting of unit clusters, the use of vegetation, berms, and fences. The siting of long blocks directly along any street frontage, the use of large monotonous blocks or a series of essentially identical units will not be approved. Significant degrees of elevation articulation, roof forms, heights and products will be encouraged to create good compatible designs.
- 8) Signage by the Developers at the various entranceways will establish certain elements, such as the base and framing to be incorporated throughout the neighbourhood as a common feature.
- 9) Parking at grade or in structures must be designed with a balance of defensible space planning and aesthetics.
- 10) All buildings shall be designed with due consideration to the practices and philosophy of "Defensible Space" and outlined in Section IV.

Signage

Signage will help create a common element throughout Terra Losa. There is a standard Structural system for all Terra Losa signage. Each project has the freedom to apply its own graphics to identification signs, however, all information signs will use standardized graphics. Thus a common element will be created by structure, and variety created by individual graphics.

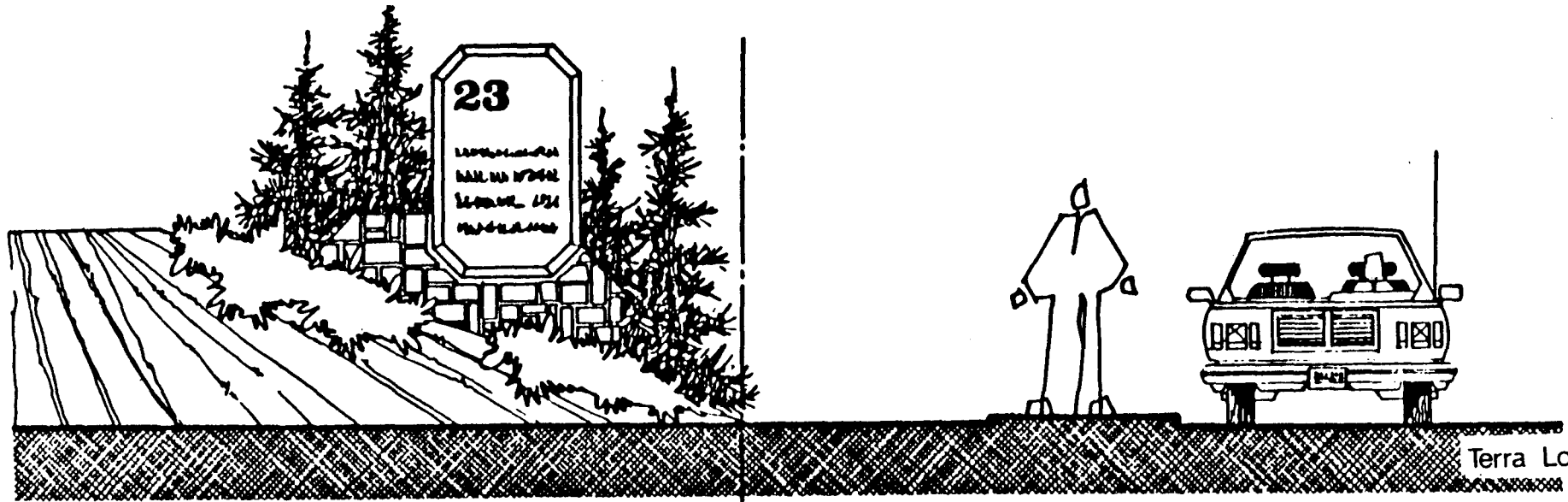
The identification signage shall have a base expressing the same characteristics of the signage at entranceways. The signage can be free standing on the base or framed in a fashion similar to entrance signs. The frame to be 75mm pipe or tubular steel channel, finished in an earthtone colour.

The information signage shall be mounted on similar pipe or tubular channel stand, the horizontal portion being the full length of the information sign. In all cases the lettering on information signage will be in Helvetica Bold or Medium, Black on a white background.

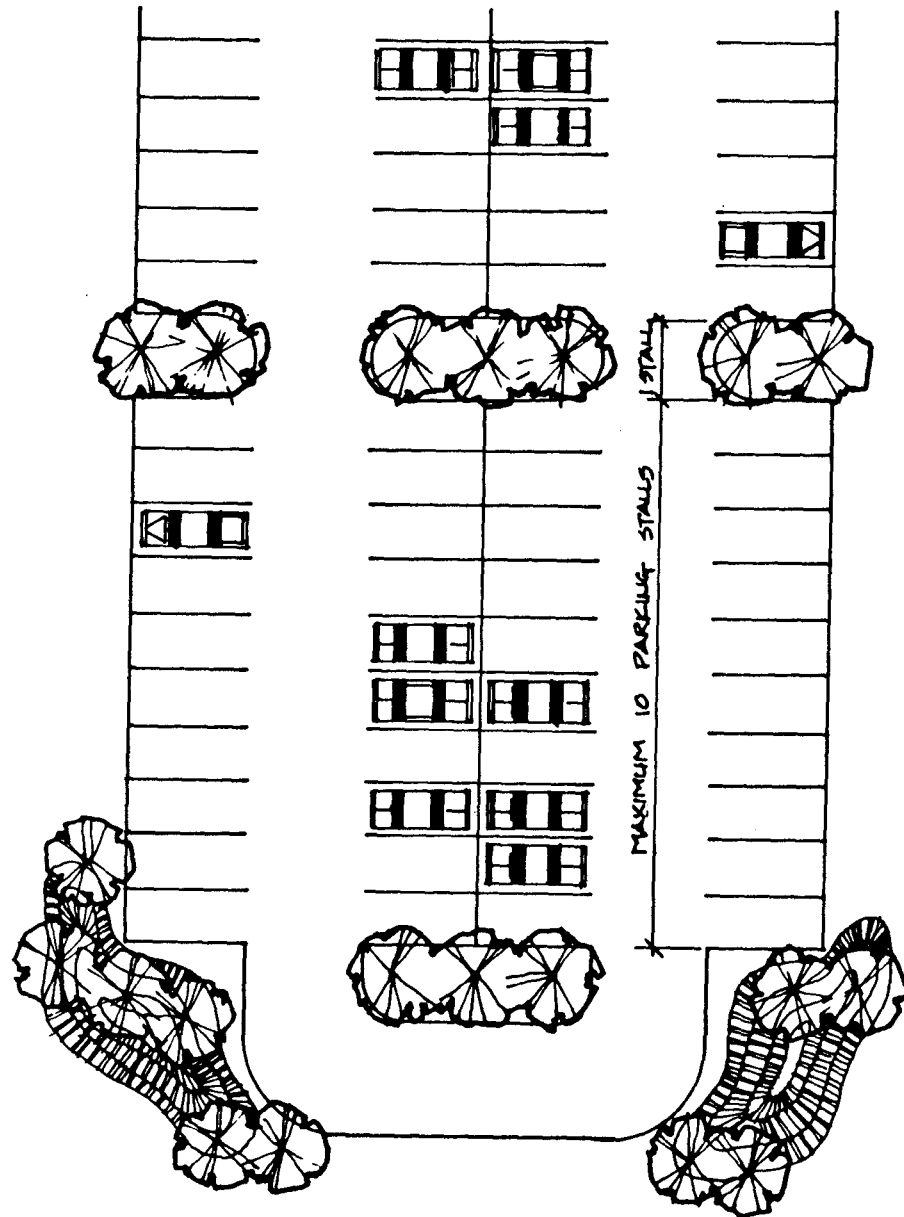
The size and location of signage should be considered as an integral part of the architectural plans. For buildings in the IB Zones with multi tenancies and CNC projects the signage must be in keeping with good architectural practices.

Amended by Editor

On corner sites, no signage will be allowed within the triangular area of 8m, from the corner. No temporary, moving, flashing signs will be allowed.



Parking Lot Landscaping



Parking areas developed on grade or in structures should be designed with particular attention to surveillance methods, lighting, pedestrian access and safety. Unobstructive views in order to implement the principles of defensible space.

On recognizing the principles of defensible space for on grade parking the creative use of landscaping will be required to establish an aesthetically pleasing parking area. For every ten parking stalls in a row, an area equivalent to one stall should be used for landscaping to provide visual relief.

All areas used by vehicular traffic must be graded, paved to drain and be maintained at all times. Entry ways must have gates or landscaping treatment to define their location and purpose.

IV Defensible Space

GENERAL PHILOSOPHY

Terra Losa is a planned mixed use neighbourhood based on the principles of crime prevention through the use of defensible space concepts.

There are two ways to address defensible space. A simple way of achieving defensible space by physical means and a more complex way by psychological and social means. Both methods are valid and both can interact.

By physical means, we refer to aspects like design of streets, design of interior spaces in buildings, design of buildings in relationship to their surroundings, use of landscaping, design of recreational areas, etc. By psychological and social means, we are talking about people developing a sense of territory by cognition (or knowing) and then defending or protecting that space by bonding together in community organizations.

Physical space can be designed, but social response cannot be designed it must be allowed to develop freely without intervention or paternalism. However, defensible space through social means can be stimulated by providing some form of the physical communal network as in the case of Terra Losa through the provision of a community centre.

Some of the ideas suggested by defensible space run counter to traditional planning philosophies in that in order to develop an attachment to home turf, people must be able to recognize differences. Traditional planning through regulations has too often been concerned with

eliminating differences. A city planned on defensible space principles therefore, would appear to be a collection of distinctively different neighbourhoods with each community emphasizing its own individuality through the use of physical features and social organizations.

In the case of Terra Losa, our guidelines deal almost solely with the design of physical features as they can be readily identified and described. The incorporation documents presented in connection with the community centre are concerned with describing the means by which the social organization necessary to Terra Losa can also begin to be achieved.

You will notice that the guidelines are written as well to maintain high aesthetic and architectural standards because this is another aspect of defensible space. Buildings and public spaces which do not have good design and do not appear to be looked after, are not cared for by residents which in turn leads to vandalism and related undesirable behaviour patterns.

Defensible Space - General Provisions

We note below the significant physical and architectural features of Terra Losa suggested by the philosophy of defensible space and the reasons for their incorporation in the guidelines.

1) External Boundary Definition

This is necessary so that residents can recognize the limits of their neighbourhood or territory. This can help develop a sense of community and therefore a sense of self policing and self protection achieved by berming, fencing and signage.

2) External Gates

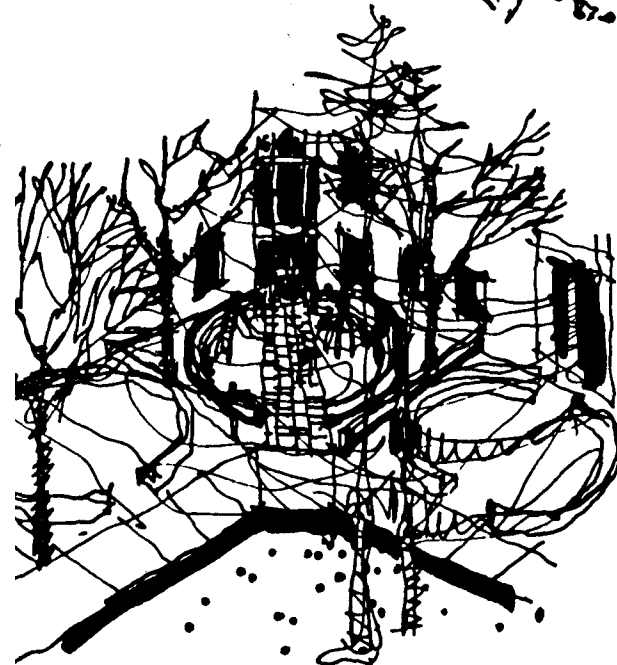
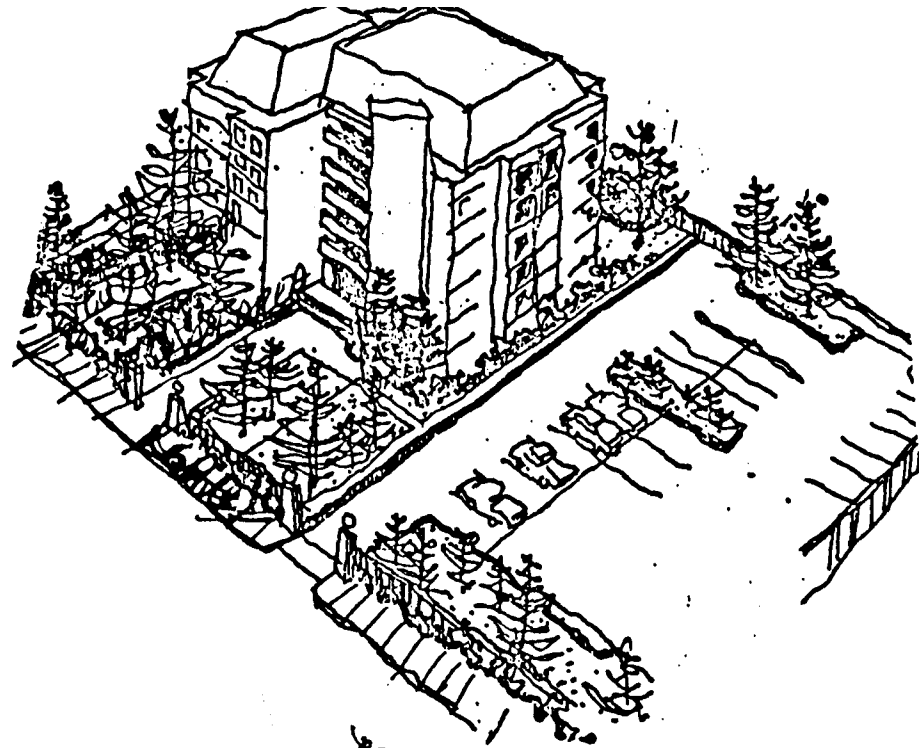
This helps to define when a resident passes into his or her territory and thus establishes a zone where strangers or intruders can be more readily identified.

3) Internal Fences Around Separate Developments

In this way zones of influence can be established which identify public, semi-public, and private zones. This achieves on a micro scale, what external boundaries establish on a neighbourhood scale. As a result residents develop a protective feeling for their housing and immediate confines.

4) Privatization of Streets

Reinforces a sense of community. Privatization with the use of gates, street lamps, street furniture should be considered.



5) Definition of Multiple Housing and Apartment Developments

It is also recommended that individual housing developments be clearly identified in Terra Losa by the use of distinctive fencing, hedges signs, as noted in 3.

Further, for RA8 and RA9 medium and high use buildings, gates visible from the main entries should be incorporated.

6) Play Areas

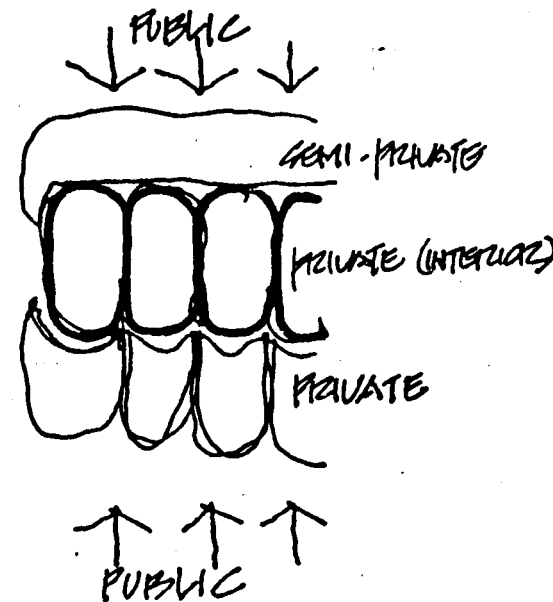
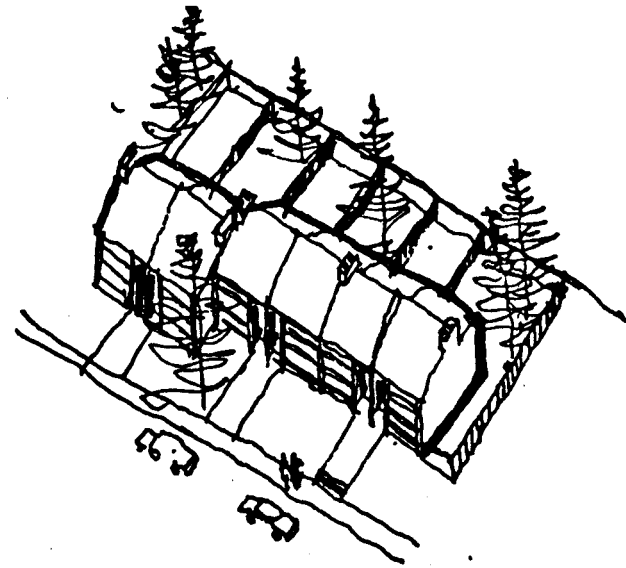
Play areas should be decentralised wherever possible, with a clear hierarchy of uses, i.e. - adult and teen areas, tot lots, etc.

7) Self Policing

In planning housing developments avoid designing areas that cannot be readily observed or overlooked by windows. Planting should be transparent and areas should be clearly visible.

8) Amenity Areas

Amenity areas in higher density buildings should be designed to encourage social interaction. i.e. lobbies should have seating close to the entrance windows, laundry areas should also include seating etc.



9) Parking

Avoid large on grade parking areas which cannot be easily observed. Planting should be transparent in parking areas. Underground parking should include adequate lighting and security surveillance methods. Entrances to elevators and stairs should be clearly visible, avoid long corridors.

10) Proximity of Work Places to Residences

Achieved by the planning of Terra Losa should be further reinforced by walkways bicycle paths etc.

11) Enrichment of Environment

This is necessary to encourage 'pride of place' and sense of territory. Designers should strive for individuality in signs, entrances, windows, etc.

V Landscape Provisions

- 1) Each site shall be landscaped in accordance with an approved plan. The plan shall show adjacent roadways, lanes and sidewalks.
- 2) Specifically, all plant materials shall be of a species capable of healthy growth in Edmonton and shall conform to the standards of the Canadian Nursery Trades Association.
- 3) The mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50 percent larger trees. The minimum size of small deciduous trees shall be 60mm caliper and for large deciduous trees, 90mm caliper. The minimum size for small coniferous trees shall be a height of 2.5 meters and for large coniferous trees a height of 3.5 meters.
- 4) Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted
- 5) Wherever space permits, trees shall be planted in groups.
- 6) Shrubs shall be a minimum height or spread of 600mm at the time of planting.
- 7) The "A" and "B" landscape modules hereafter specified are for use in specific areas.
- 8) Berms - Some berms will be rough graded and shaped by the Developer, where such berms exist with permission from the Developer's Representative is required before altering the berm. Details on berms are available from the Developer's Representative. The Applicant will be responsible for the finish landscaping
- 9) Where sites abut exterior boundaries of the Terra Lora outline plan area, and fencing is used, all fences on a boundary will be of the same design and stain on wood.
- 10) Fencing which serves individual sites and/or buildings should be designed so as to permit a balance between security and visibility consistent with the principles of defensible space.
- 11) Where "Vista's" occur at "T" intersections the "Vista" will require landscaping as per illustration.
- 12) Landscaped areas shall be maintained.
- 13) Landscaping should be transparent in overall appearance and developed so as to avoid sheltered opportunities for crime.
- 14) The following map identifies areas for special attention to landscaping and sketches suggesting the treatments for these areas.

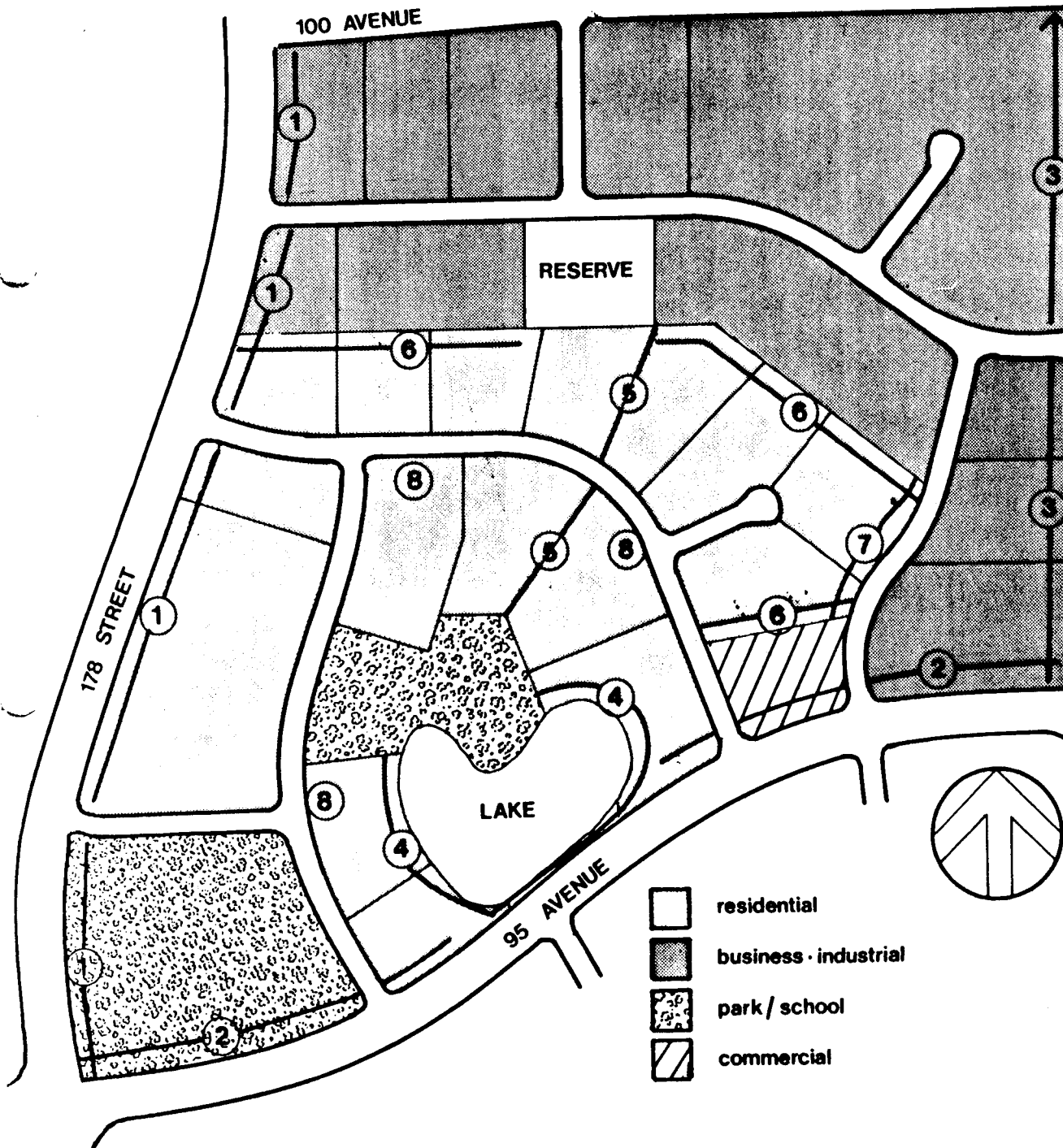
Terra Losa Supplementary Landscaping





Supplementary Requirements

- 1 Lots Abutting 178th Street
- 2 Lots Abutting 95th Avenue
- 3 Lots Abutting 170th Street
- 4 Lake Edge Treatment A
- 5 Pedestrian Walkway
- 6 Residential - Business/Commercial Berm
- 7 Residential Lots Abutting Business Roadway
- 8 Vista Lots

Additional landscape information on the following drawings

- 9 Parking lots abutting streets
- 10 Landscaping Modules

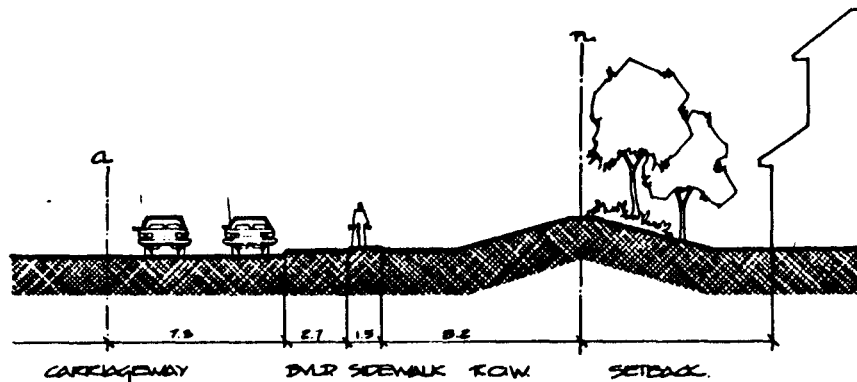


-  residential
-  business - industrial
-  park / school
-  commercial



An Applicant will be required to comply with the Supplementary Landscaping Requirements when developing a site which has one of the conditions identified here.

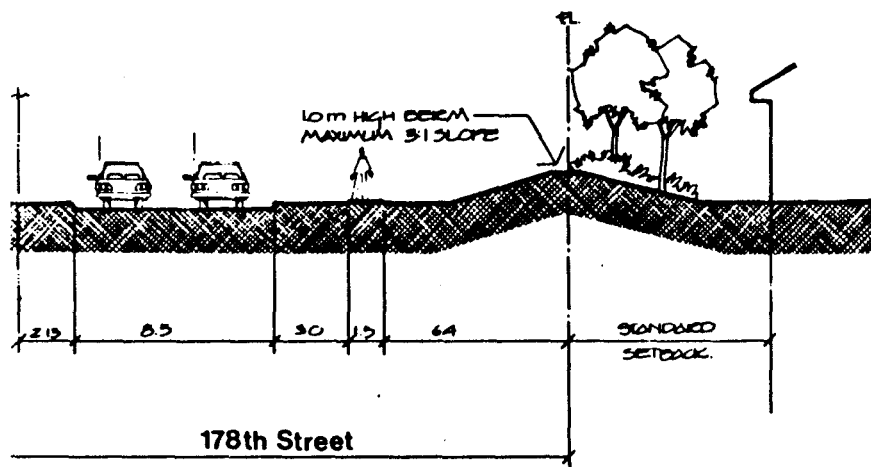
Lots Abutting 178 Street ①



The Developers will construct a 1.5m high berm along 95th Avenue. In the residential district the applicants will be required to supply topsoil, seed and landscaping as per module "B".

The applicants of the commercial/industrial sites will be required to use landscape as per module "A".

Lots Abutting 95 Avenue ②



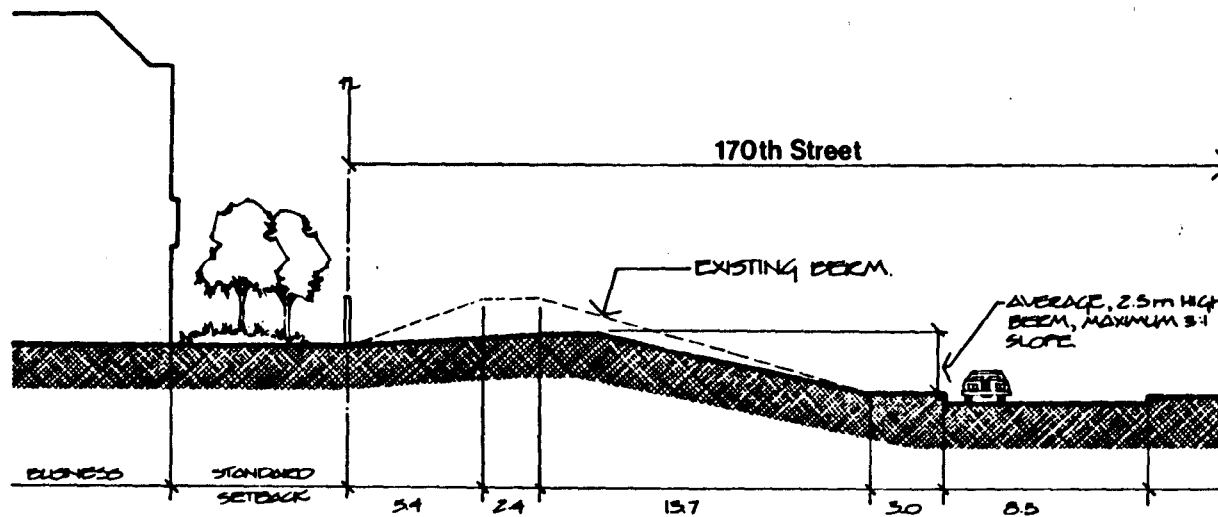
Building heights adjacent to this street should be stepped back so as to minimize the "corridor" effect, which single faced buildings may create.

The Developers will construct a 1.0m high berm along 178th Street. The applicants will be required to supply topsoil, seed and landscaping as per module "B".

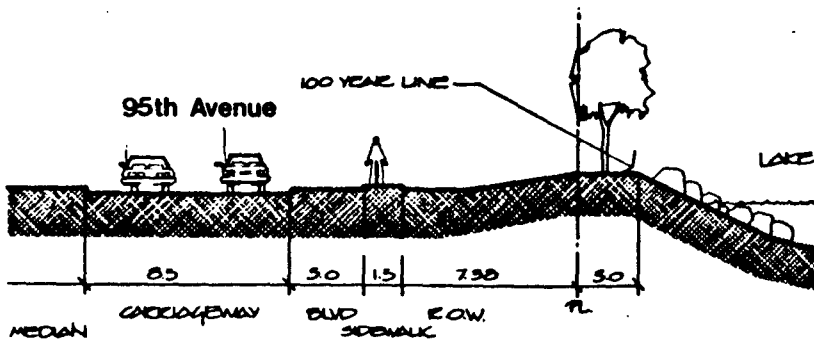
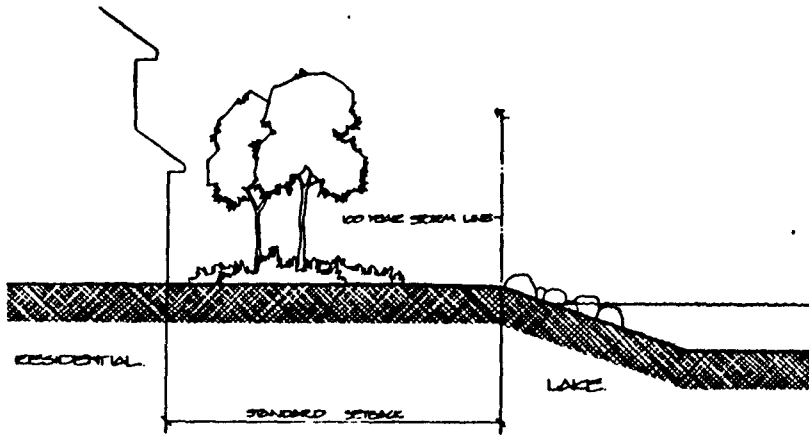
Lots Abutting 170 Street (3)

To improve the visual connection between the business park component of Terra Losa and 170th Street, the existing berm may be regarded provided that on site structures and landscaping serve to provide an equivalent sound buffer for the residential area as did the original berm.

Buildings will be setback from the property line as per the City of Edmonton standards. Fencing will be permitted on the rear yard property line and parking will be encouraged within the rear yard setback.



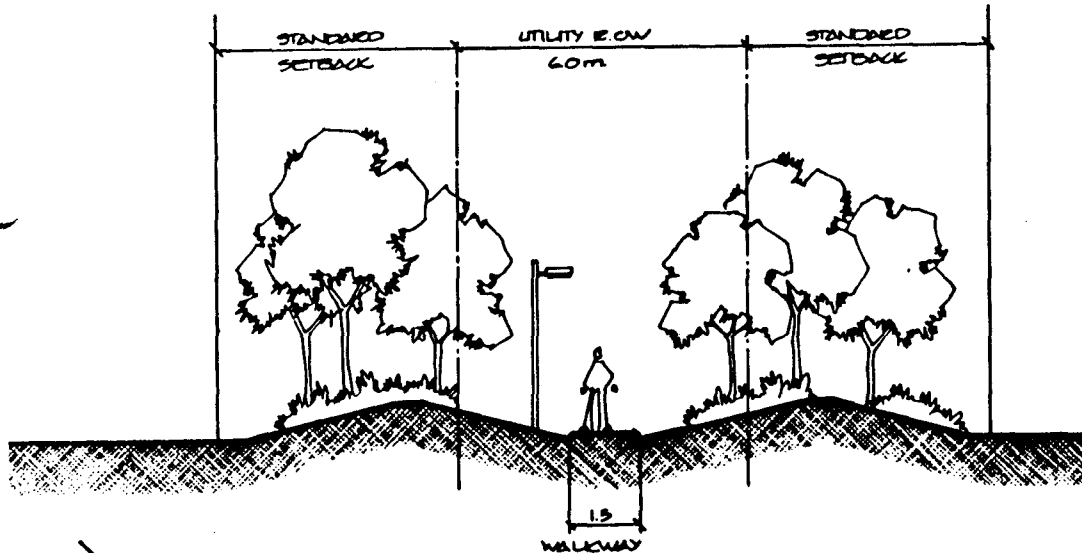
Lake Edge Treatment ④



The storm water retention pond serving the entire development will be constructed consistent with City standards. In order to provide a park setting peripheral to the pond, the "B" landscape module will be followed between buildings and the 100 year storm line. Parking located adjacent to the rear yard must be heavily buffered. Fencing will not be permitted beyond the facade of any building. Docks if developed, must be at least 20m apart and of a design approved by the Developer's Representative.

The 3m strip of land between the property line and the 100 year storm line must be maintained by individual lot owners. Views should remain open to this lake, therefore, dense planting along the strip is discouraged.

Pedestrian Walkway ⑤

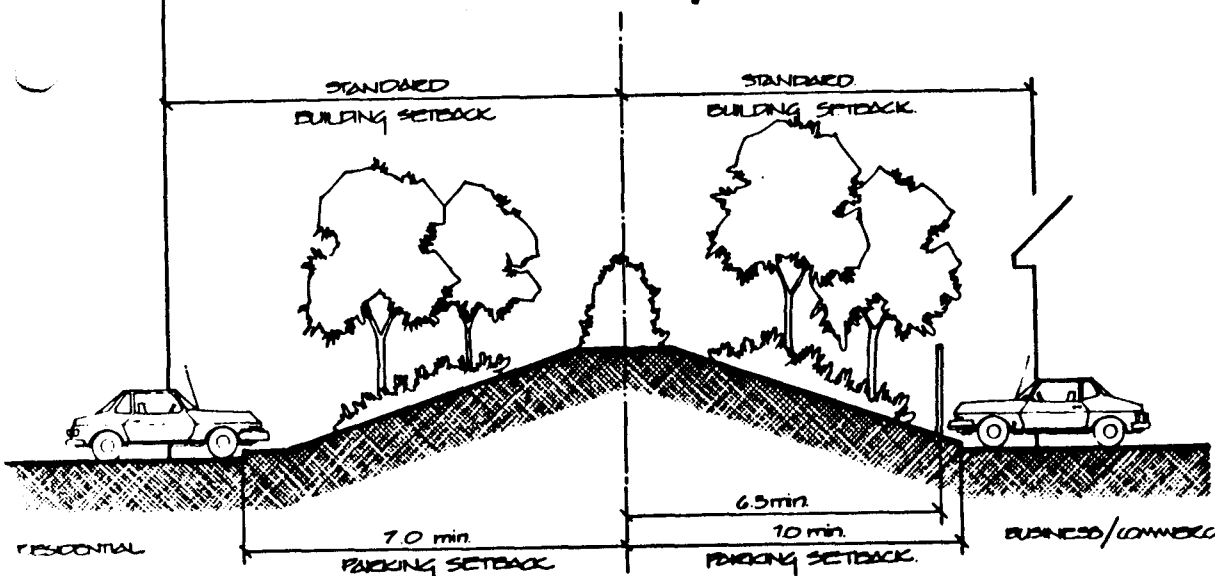


Pedestrian walkways will be required on several sites, encouraged on others where they provide part of a physical communal network between the work/live community centre.

The Developer will provide the base for berms where pedestrian walkways are required.

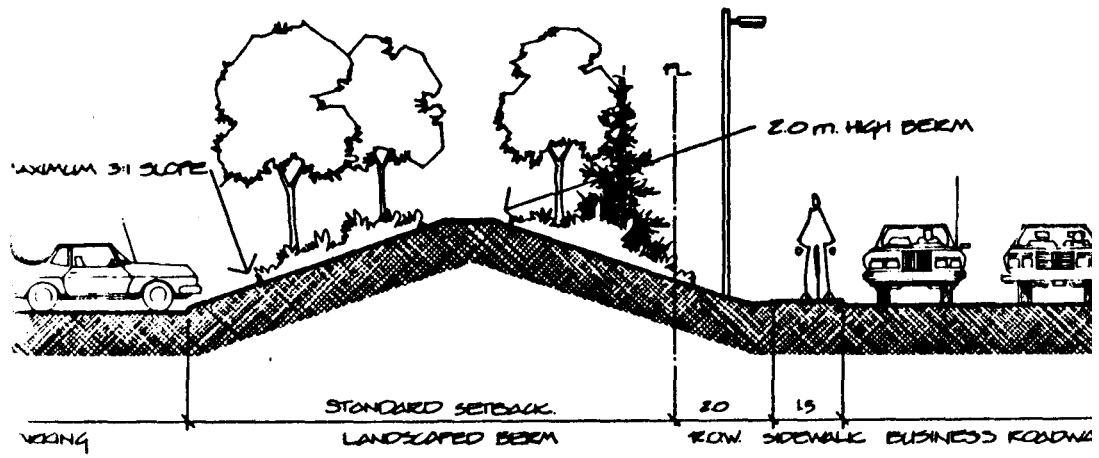
The applicant will be required to provide appropriate landscaping, relative to walkways and uses abutting walkway right-of-ways or easement.

Residential - Business/Commercial Berm ⑥



In order to effectively buffer the residential area from the business park and CNC site, the developers will rough grade a 2m high berm and install a hedge along the property line. The individual site owner must topsoil and seed the portion of the berm within his site and install plant material alternating between the A and B landscape modules. Fencing is discouraged in this zone but will be considered at a minimum distance of 6.5m from the property line at the discretion of the Developer's Representative. The height of the berm is to be established as in the pre construction drawings.

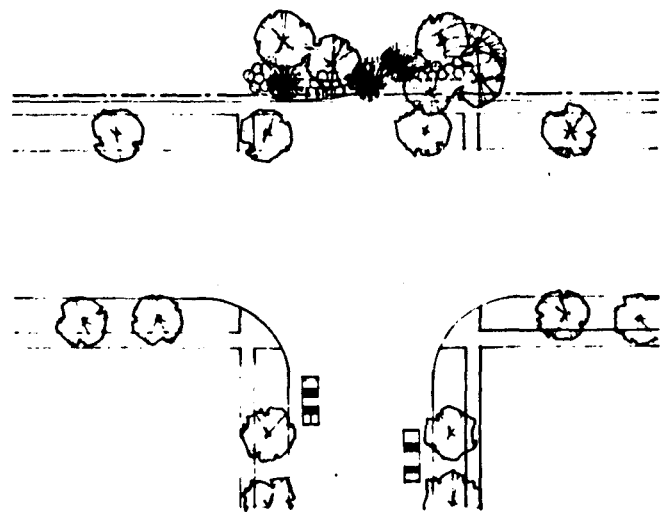
Residential Lots Abutting Business Roadway ⑦



The Developer's will construct a 2m berm which will minimize the impact of the business park on the residential development.

The individual lot owners will be responsible for the installation of topsoil, seeding and the development of the berm to the standard of the B landscape module. Fire exits will be permitted.

Vista Lots ⑧

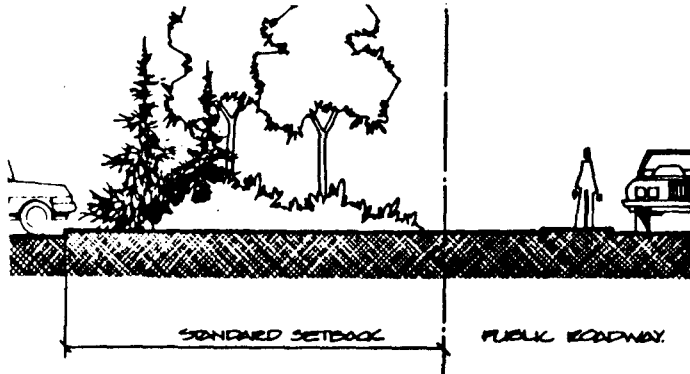


Where "T" intersections occur, special attention to buffering type landscaping will be required to create an effective vista. The complete vista of landscaping and structures will be examined.

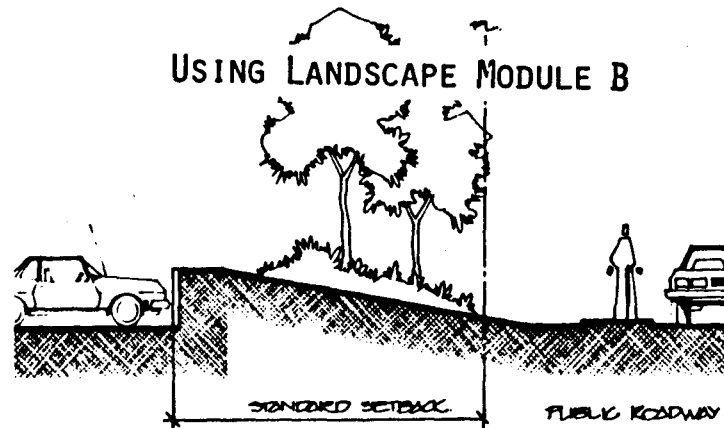
The landscape treatment will be a balance of aesthetics and principles of defensible space planning. Visibility from sidewalks and entrances to buildings must be preserved, the landscaping should not provide opportunities for undesirable to hide or commit crimes.

To provide aesthetics, various combinations of landscaping can be used.

USING LANDSCAPE MODULE A

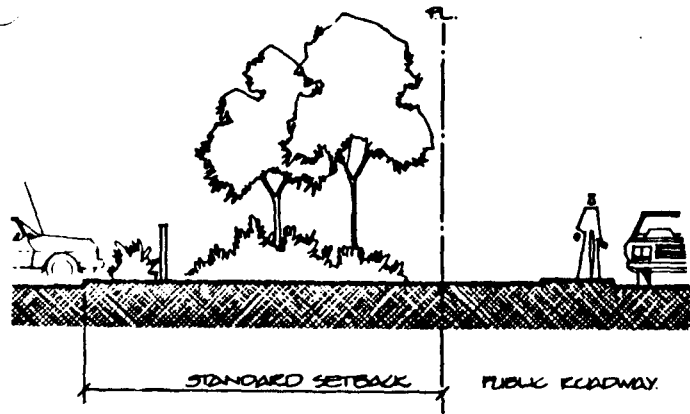


USING LANDSCAPE MODULE B

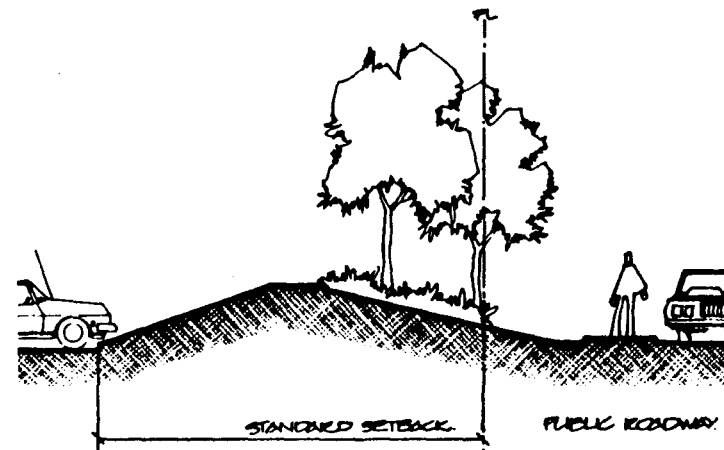


Retaining Wall, Berm & Landscaping Buffer

A wall 1.0m maximum in height is to be utilized with a berm slope maximum of 3:1.



USING LANDSCAPE MODULE B

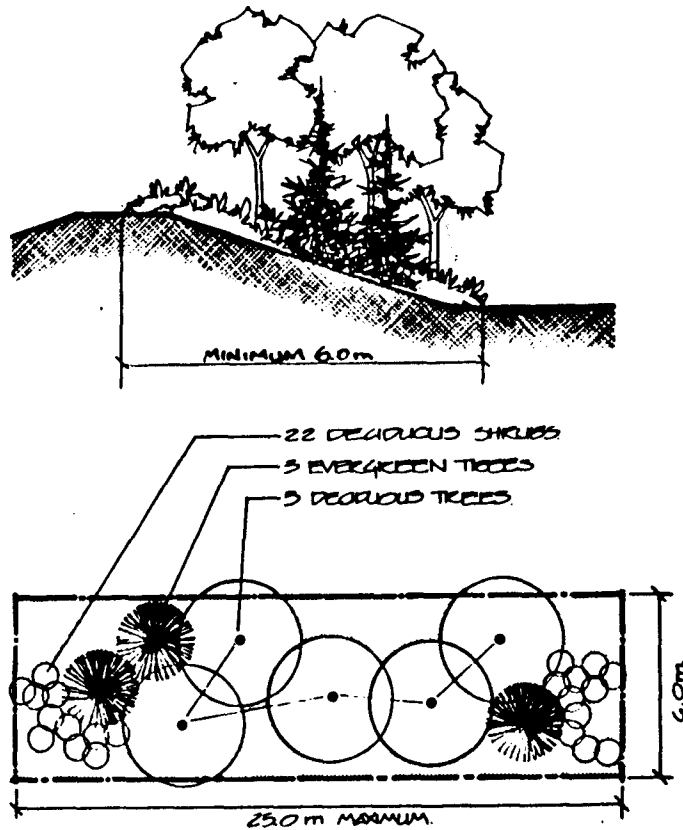


USING LANDSCAPE MODULE B

Berm and Landscaping Buffer

This option consists of a 1.2m berm with 3:1 maximum slopes on both sides. Planting density will be as per the light module. The berm height to be measured from top to adjacent street curb.

Landscape Modules ⑩

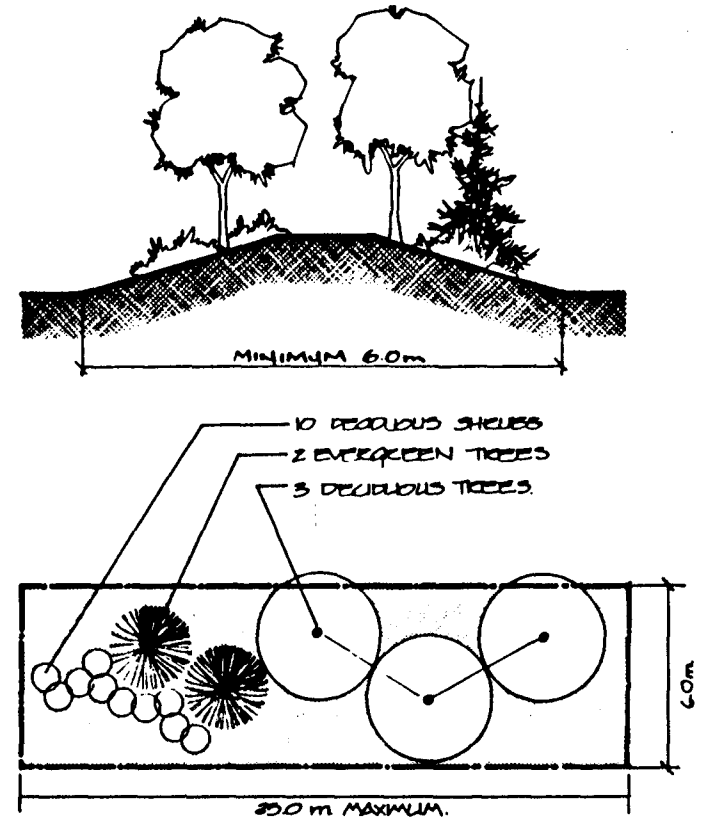


The landscape module "A" shall be composed of the following materials:

5 deciduous trees; preferably green ash or basswood, a minimum of 85mm caliper

3 evergreen trees; preferably white or green spruce, a minimum of 2.5m in height

22 shrubs; preferably all deciduous, a 600mm height/spread minimum



The "B" landscape module shall be comprised of the following materials:

3 deciduous trees; preferably green ash or basswood, a minimum of 85mm in caliper

2 evergreen trees; preferably white or green spruce, a minimum of 2.5m in height

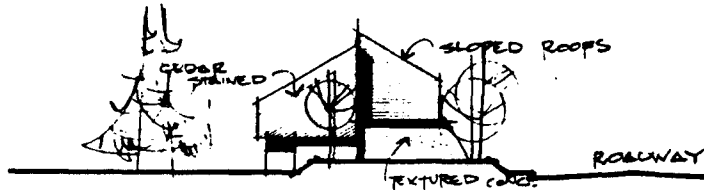
10 shrubs; preferably all deciduous, a minimum of 600mm in height/spread

VI General Architectural Provisions

- 1) The creative use of building materials is encouraged to project a feeling of warmth. Materials of earth tone finishes such as textured concrete, wood, brick, stone and stucco with appropriate wood trim will be encouraged.
- 2) Applicants are to incorporate sloping roof elements on each building. For townhouses it can be simple sloped roofs and for the high rises and commercial buildings the sloping detail can be the screening of mechanical systems and mechanical rooms.
- 3) Certain aspects of design are not easily prescribed by rules and regulations, especially such intangibles as the spatial relationship of structures and open spaces, the architectural compatibility of buildings, the patterns of human activity and behaviour. Therefore, the Developer's Representative will use the services of professionals to evaluate the compatibility of each Applicants proposal..
- 4) Individuality of each project will be encouraged with the visual tie to the neighbourhood by use of materials, landscaping and signage.
- 5) Within each project, a mixture of residential sizes of units and types will be encouraged.
- 6) Compatibility of adjacent projects without creating uniformity will be considered when reviewing plans.
- 7) The following sketches and comments are used as examples to illustrate how materials and design features could be used, plus how various land uses might relate.

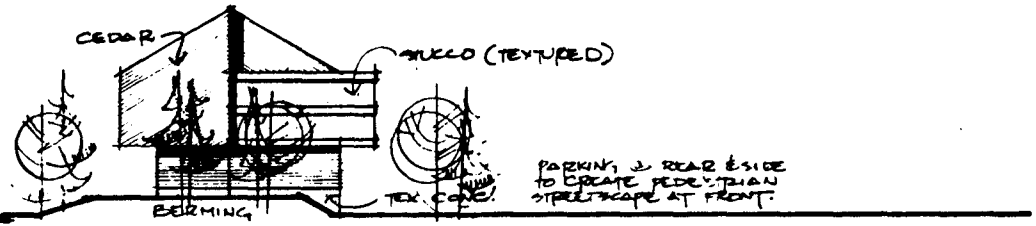
Architectural Examples

ROW HOUSING



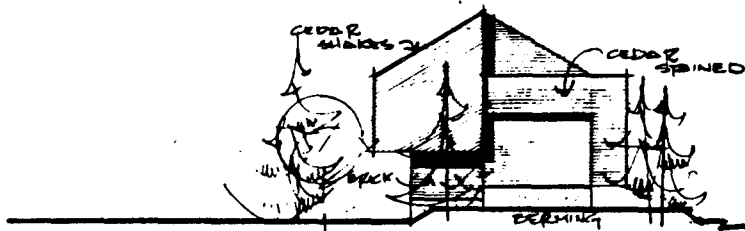
It is the intention to create diversity of building styles, not only through form, but through the use of materials.

LOW RISE APARTMENTS



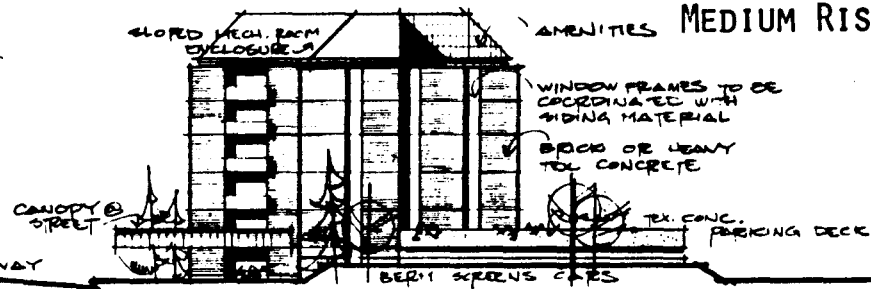
Sloped roofs and front facing buildings will encourage rear and side yard parking to provide an interesting streetscape.

LOW RISE APARTMENTS



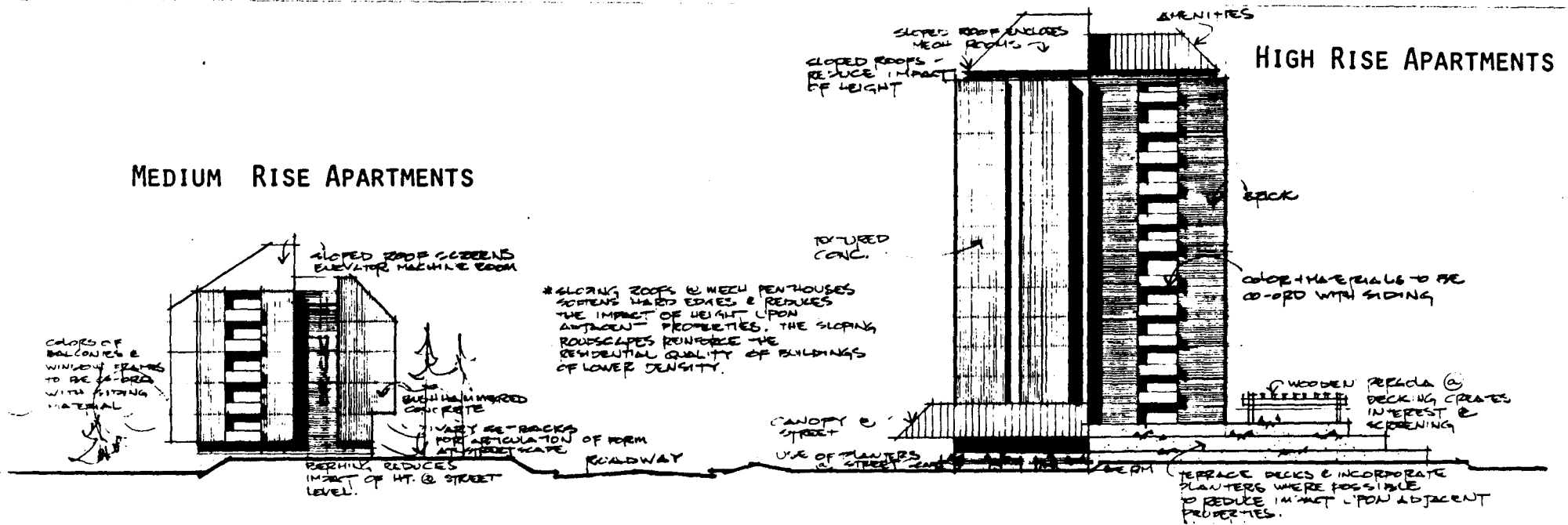
The low rise to medium transition illustrates change of materials, yet retention of a common element the sloped roof.

MEDIUM RISE APARTMENTS



Elevator penthouses and mechanical rooms should be screened with sloping enclosures to reflect the building form of the adjacent lower rise developments.

Architectural Examples



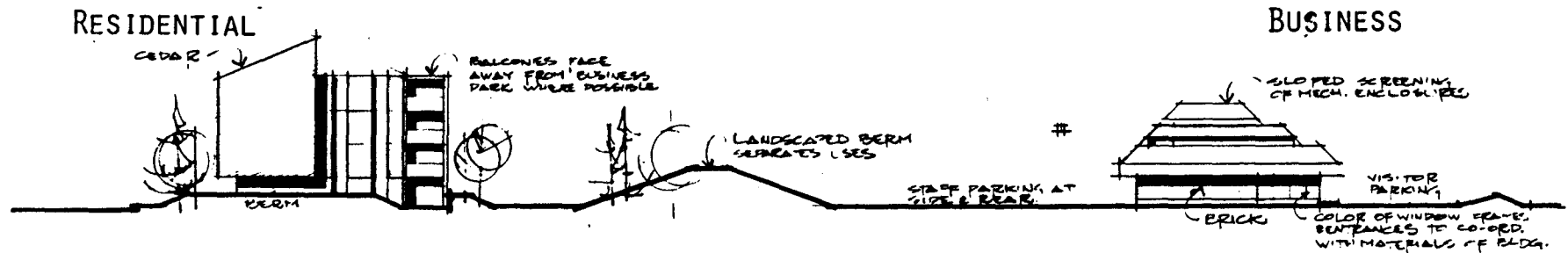
A residential quality can be achieved through diversity of materials, impact reducing roofscapes, colour coordination of materials, and textured facades to suggest a transition through character.

Architectural Examples

RESIDENTIAL/BUSINESS

The transition of uses is reduced through the implementation of a landscaped berm which is illustrated in the supplementary landscape (6).

To complement the character in the residential developments adjacent to business districts, business building forms can assume and reflect residential characteristics.



VII The Developers Involvement

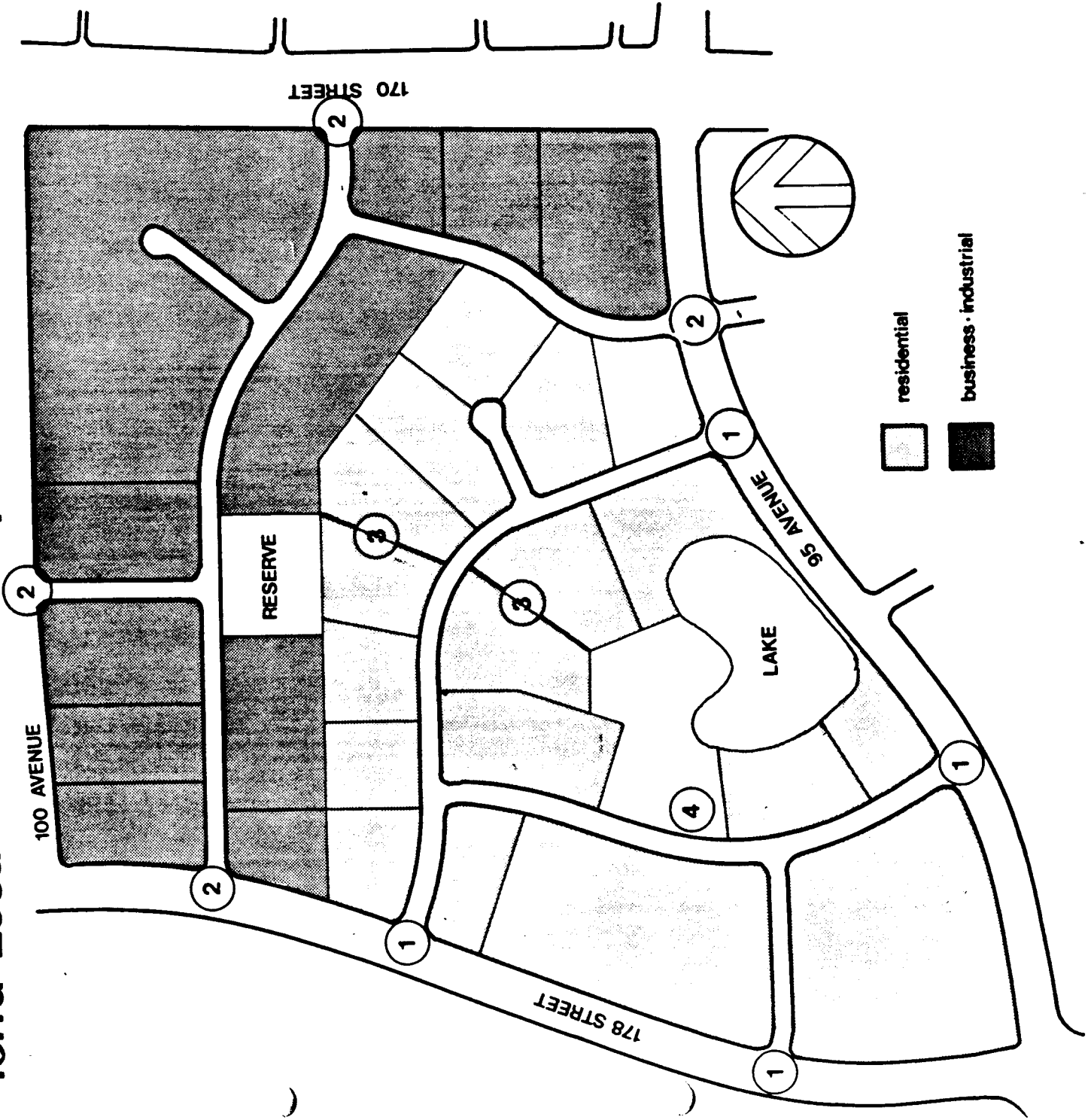
The Developers have committed to set the mood for the neighbourhood by:

- 1) Installing entrance signage to identify the neighbourhood and the sense of territory.
- 2) To develop basic berms as buffers to external streets and for the internal transition from residential to industrial.
- 3) The installation of distinctive street lights, street furniture and planters to "Privatize" the Terra Losa streets.
- 4) Provide the basic walkway system which ties the business/industrial, residential and community centre together.
- 5) Develop a lake as part of the quality and identifiable feature of the Terra Losa neighbourhood.
- 6) Develop the Community Centre as a focal point.

The following map and sketches cover:

- 1) Residential Entryway
- 2) Business Park Entryway
- 3) Pedestrian Walkway
- 4) Community Centre

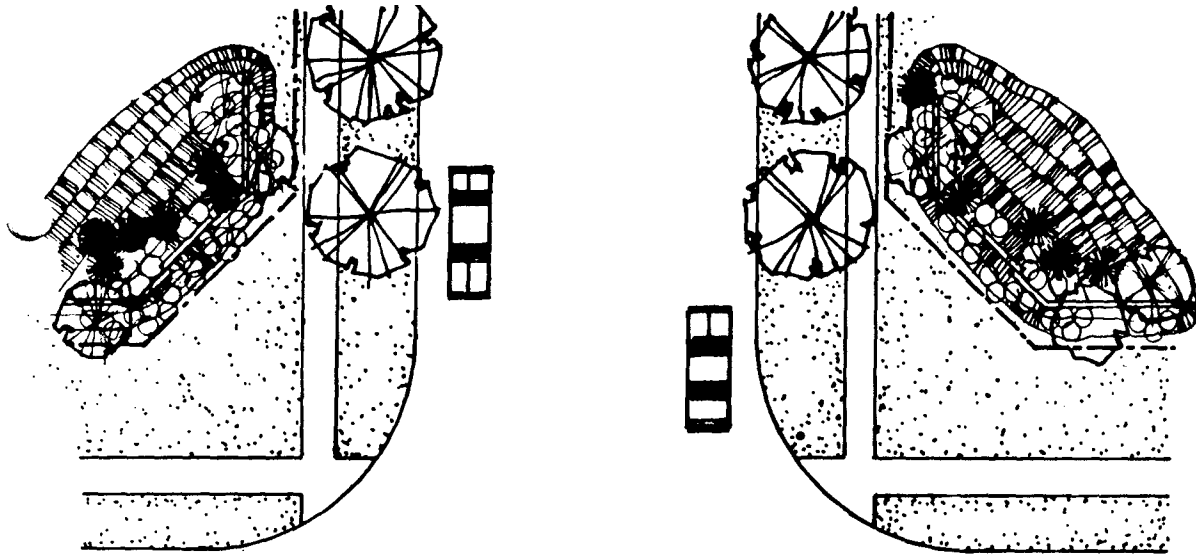
Terra Losa - The Developer's Commitment



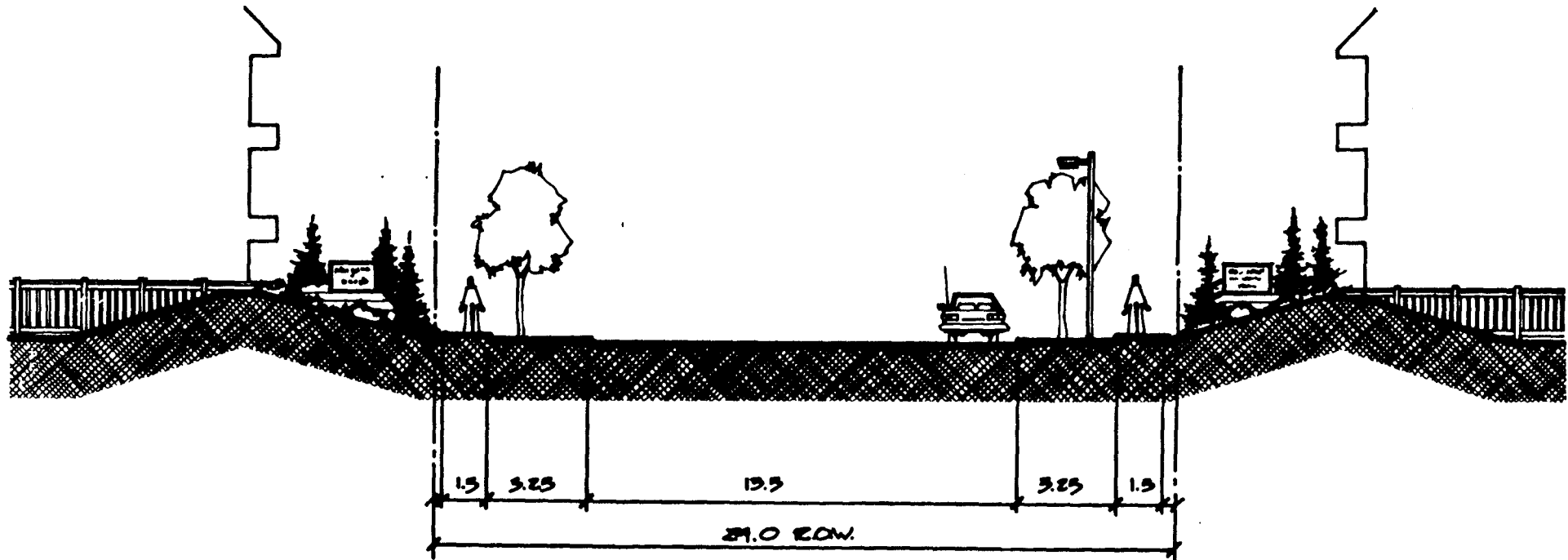
- 1 Residential Entryway
- 2 Business Park Entryways
- 3 Pedestrian Walkway
- 4 Community Centre

residential
 business · industrial

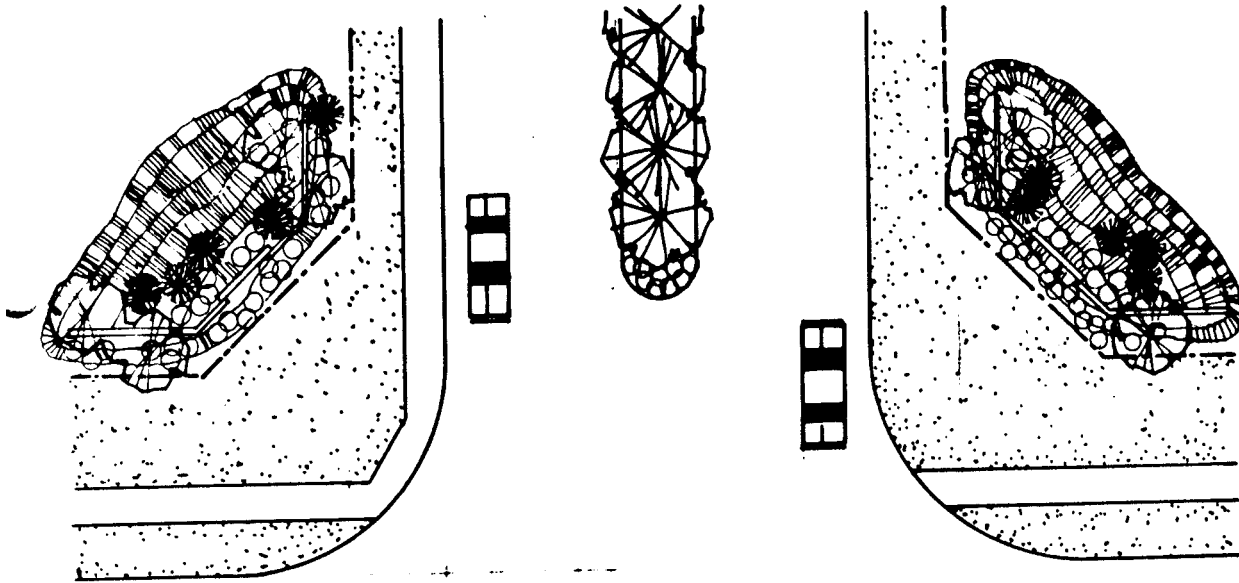
Residential Entryway & Streetscape 1



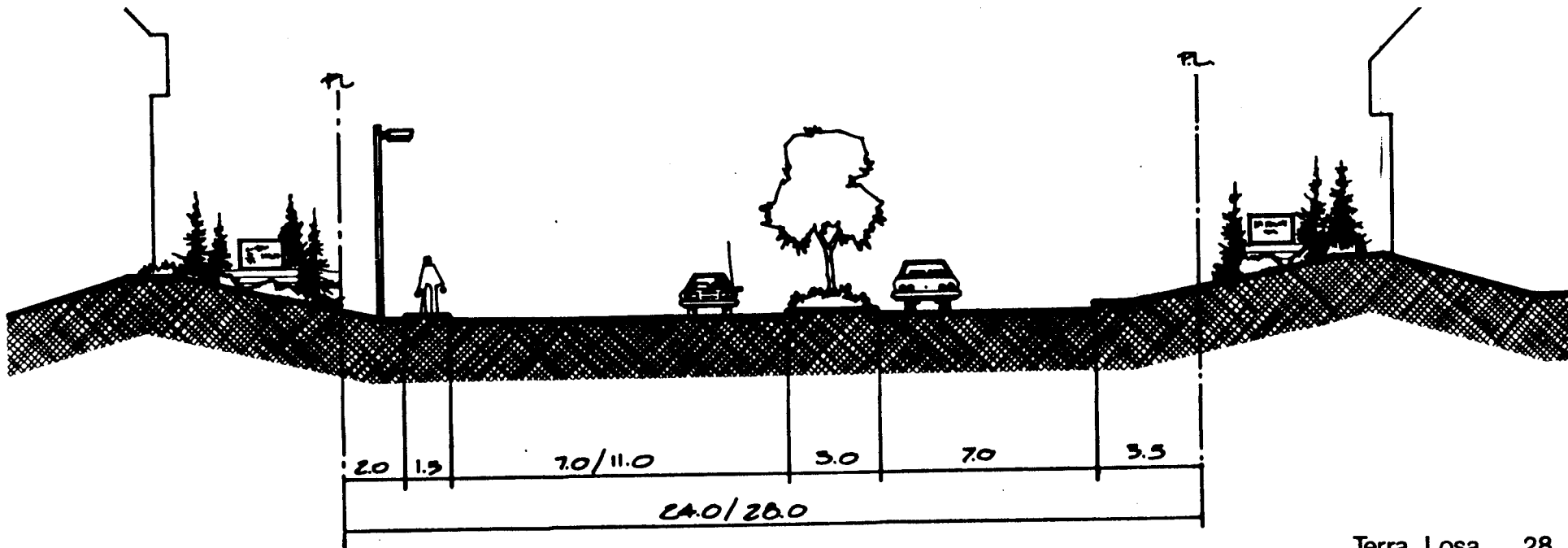
A well defined entrance will be developed at each of the four entrances to the residential component. The residential streetscape will consist of separated sidewalks and boulevard street tree planting, and residential entrances will have landscaped entryways with signage. The Developer's will be responsible for the development and construction of the residential entryways and streetscape elements.



Business Park Entryway & Streetscape



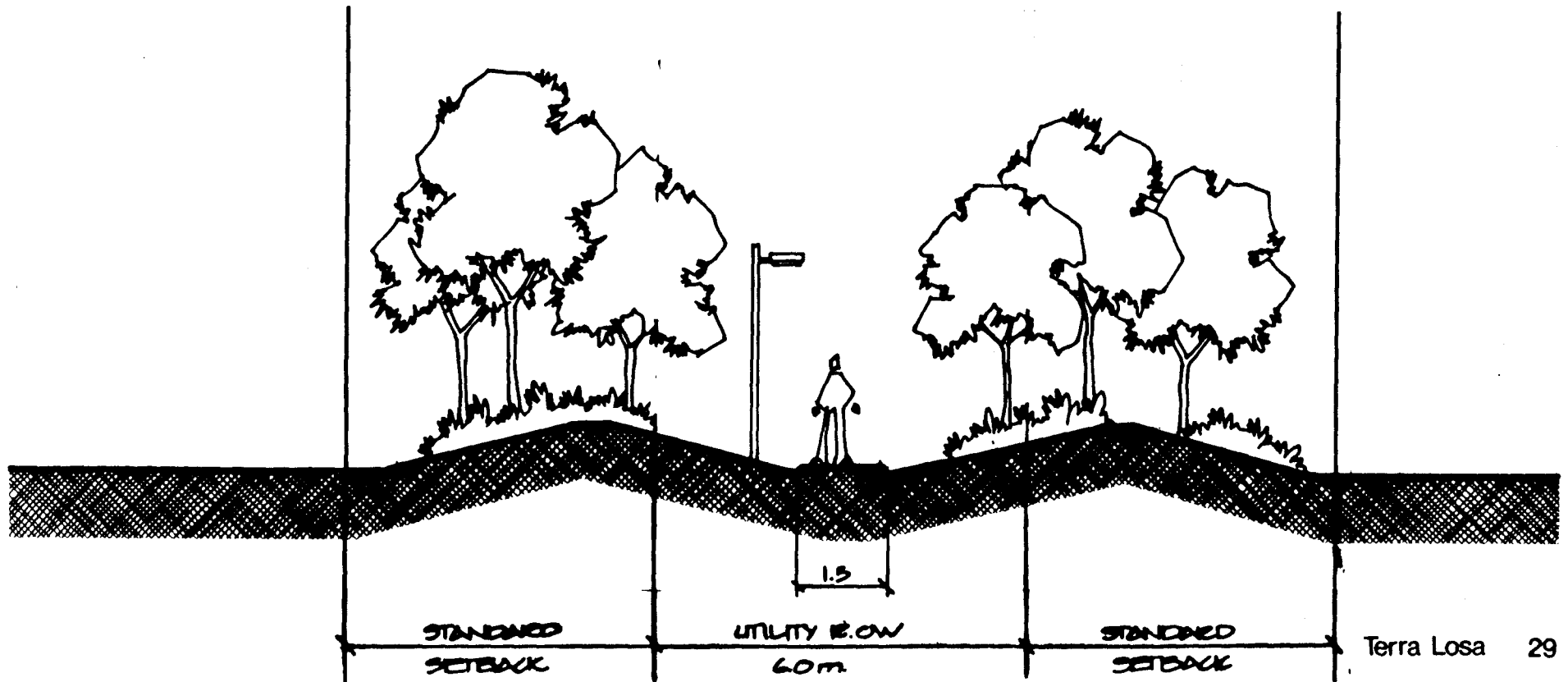
In order to establish a character for the Business Park, an entryway exhibiting spatial treatment will be developed at each of the four entrances to the Business Park. The business entryways will have single sidewalks, landscaped medians and landscaped signage. The Developer's will be responsible for the development and construction of the business entryways.



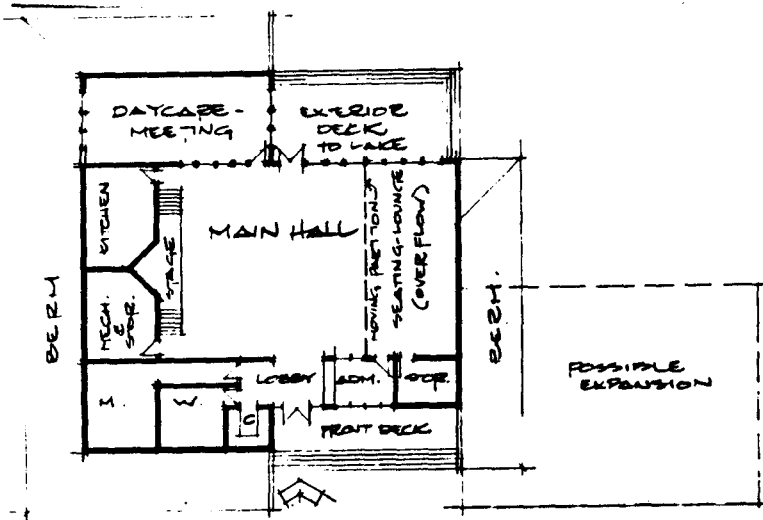
Pedestrian Walkway 3

A 1.5m pedestrian walkway will be provided by the Developers to link the residential and business components of Terra Losa. The walkway will be developed within utility corridors wherever possible and will be curvilinear within the defined right-of-way. Lighting will be to the City of Edmonton standards, berming will be encouraged, and fencing will be discouraged within the setback zone.

Individual lot owners will provide continuous landscaping adjacent to the walkway as per landscape module B.



Terra Losa Community Centre 4



PLAN

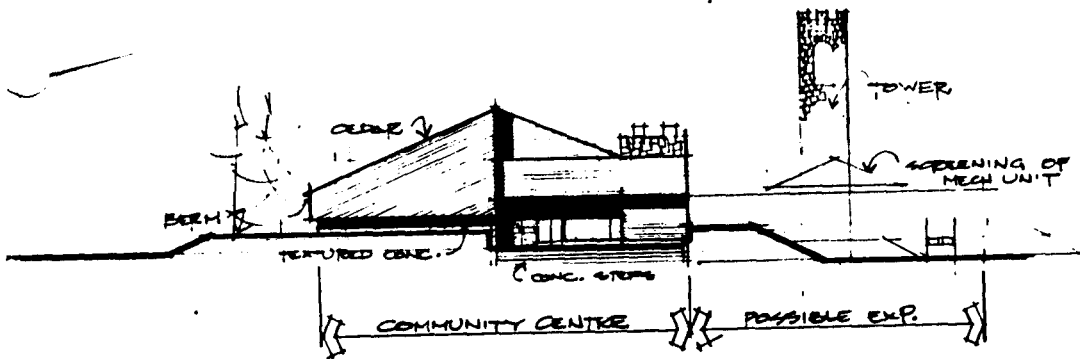
The Terra Losa Community Centre is designed to reinforce the identity and image for the total community. The Community Centre will, with a vertical statement such as the tower, be the focus point of the community.

The Community Centre will be constructed of materials and finishes consistent with the Restrictive Covenant. Located in a park setting with walkways, berms and the lake, creating an inviting focal point.

The purpose of the Terra Losa Community is to provide a multi-use meeting/recreational facility for residents and tenants of the business park.

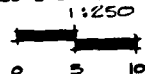
The Community Centre is provided to give a sense of community and to encourage residents to develop self-help community projects such as neighbourhood watch, snow clearing, control of garbage disposal, daycare, and community involvement including both recreational and social.

The key location of the Terra Losa Community Centre will become the focal point.



ELEVATION

COMMUNITY CENTRE



Programme Objectives of Community Centre

- A. A Place to Meet: Seating Area
 - To create an informal, intimate gathering place
 - Small group functions
 - Relaxed atmosphere with view to lake
 - Area for displays
 - Minor recreational activities
- B. A Place to Meet: Main Hall
 - Multi-purpose space to accommodate social needs:
 - a) Community sponsored dances
 - b) Concerts - including facility stage
 - c) Meetings regarding community affairs
 - Central in function
- C. A Place for Recreation: Indoor
 - ~~Multi-purpose main hall provides for mixed indoor recreational activities:~~
 - a) **Volleyball**
 - b) Halfcourt basketball
 - c) Floor hockey
 - d) Gymnastics, fitness classes
 - e) Table tennis
 - f) Badminton
- D. Change/Washroom Facilities
 - Small locker room change room facility to accommodate recreational needs
 - Possible changing area for summer/winter outdoor activities
- E. Educational Related Uses
 - Enclosed area that can also be used for meetings (privacy) while other functions are in session
 - Daycare, playschool classes (indoor - outdoor play area)
 - Craft classes
- F. Landscaping - Outdoor
 - The area will be fully landscaped
 - Walkway linkages will circle through Terra Losa they will begin and end at the community centre building
 - Two outdoor tennis courts with lighting
- G. Administration and Functional Areas
 - Central control reception office area
 - Kitchen facilities for minor food preparation and a base for caterers to operate from for larger functions
 - Sufficient storage area for the purpose of storing chairs, tables, indoor recreational equipment and storage of daycare equipment
 - Mechanical room and janitorial equipment storage

VIII LAND USE AND DEVELOPMENT COVENANT CAVEAT