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# **OAKALLA DEVELOPMENT PLAN**

**Adopted by Council including revisions to 1991 August 03**  
**(Also refer to RZ# 100/89)**

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## **1.0 SUMMARY**

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The phasing out of the Lower Mainland Regional Correction Centre (Oakalla) offers a unique opportunity for redevelopment of the site for residential uses. Some of the prime advantages of this site for residential use are:

- a) A large redevelopable parcel of land under the single ownership of British Columbia Buildings Corporation (BCBC).
- b) Proximity to Metrotown which is within walking distance with its employment, shopping, social and recreational opportunities.
- c) Adjacent Deer Lake Park, a major municipal park resource.
- d) The sloping site down to the Deer Lake basin which will result in an attractive terraced housing concept.
- e) Unparalleled views across the Municipality and of the mountains beyond.

The proposed Oakalla Development Plan has evolved in response to the opportunities and constraints offered by the site. Some of the principal aspects of the plan include:

- a) 539 units over 49.0 acres gross (11.0 units per acre) or 40.6 acres net (13.2 units per acre).
- b) Dedications for Royal Oak Avenue amounting to 5.5 acres, for Oakland Street (off the Municipally-owned property) amounting to 1.5 acres, and for internal road rights-of-way amounting to 5.0 acres.
- c) Linear parkway and neighbourhood park areas amounting to 3.3 acres including development of these areas with an additional network of walkway easements through the residential sites.
- d) The lowest residential densities at the lower edge of the site where fingers of landscaped open space protected by covenant extend into the site in order to soften the edge interface between the development and Deer Lake Park.
- e) Maximum two-storey building forms along the Royal Oak Avenue frontage, Oakland Street frontage and southern frontage of the site.
- f) Retention of existing specimen trees wherever possible.

- g) Low-density multiple housing ranging from 6.5 to 14.6 units per acre on sites totalling 35.5 acres. Low rise apartment development ranging from 25.9 to 30.6 units per acre and from 3 to 4 storeys on sites totalling 5.3 acres. The introduction of a component of low-rise apartments is necessitated by the dedications required for Royal Oak Avenue, other roads, and parkland, as well as additional landscaped buffer areas required within the overall site while maintaining the proposed total residential units at 539.
- h) Twenty per cent (20%) of the total dwelling units is indicated as a guideline for non-market housing.

The following documentation comprises a summarized Oakalla Development Plan to be utilized as a guideline for the rezoning of individual residential areas and the subdivision and servicing of the overall subject development site. Further site specific refinements would be addressed and pursued relative to rezoning procedures.

The Development Plan proposals are described under the following sub-headings:

2.0	Public Open Space/Conservation
3.0	Roads
4.0	Community/Commercial
5.0	Residential
Schedule I	Development Plan Residential Statistics
Schedule II	Summary of Development Plan Statistics
Schedule III	Listing of Community Facilities
Sketch 1	Site Designations
Sketch 2	Illustrative Building Layout
Sketch 3	Contour Plan
Sketch 4	Site Sections
Sketch 5	Perspective Sketch
Sketch 6	Intersection Diagrams
Sketch 7	Storm Water Management

## **2.0 PUBLIC OPEN SPACE/CONSERVATION**

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### **2.1 Linear Parkway**

A major public linear parkway is proposed bisecting the overall site, down the slope towards Deer Lake in a north-easterly direction from the intersection of Royal Oak Avenue and Oakland Avenue to Deer Lake Park. This forms a part of the Municipality's overall park/trail system, linking Metrotown to Deer Lake Park. The proposed parkway varies in width from approximately 55 feet at the south end, widening out to approximately 125 feet at the northern end. The parkway provides for enlarged public open space areas both at the Royal Oak Avenue and Oakland Street intersection and mid-way within its length to accommodate additional neighbourhood park uses.

The parkway will be designed to have a sense of formality with a clear edge with respect to adjacent development sites, formal colonnades of trees, a reception plaza at the Royal Oak Avenue and Oakland Street intersection, a combination of pedestrian walkways, steps and ramps (handicapped accessible), ornamental lighting, and special features such as view platforms to enhance the enjoyment of vistas. Existing specimen trees within this parkway will be retained wherever possible.

It is proposed that the parkway reuse interesting and valuable parts of the existing Oakalla buildings such as the main platform of the tower, the granite entry steps and facade, other decorative features and brick exterior. If the existing bricks are of good quality, they could be used for walkways, retaining walls, and demarcation fences and bollards. Any development within this parkway would be subject to the approval of the Parks and Recreation Commission. It is proposed that the developer deposit sufficient funds for the development of the linear parkway and neighbourhood park component in line with detailed designs and specifications mutually agreed upon by the developer and his consultants and the Parks and Recreation Department, with construction to be carried out by the Parks and Recreation Department.

### **2.2 Neighbourhood Park Component**

In addition to the neighbourhood public open space provided by the linear parkway, and communal open spaces and landscaped buffer areas to be provided within the development sites, a special widening of the linear park (noted P2 on Sketch 1 attached) is provided for neighbourhood park uses. The abutting Deer Lake Park will meet those neighbourhood park needs not met through the housing development site facilities, the linear parkway, and this small neighbourhood space abutting the parkway.

### **2.3 Public Walkway Easement**

The proposed public walkways for the overall pedestrian network not located within park areas

will be protected by easement. The minimum standard of a 5 foot wide concrete walkway with lighting will be required.

### **2.4 Deer Lake Park Interface**

The preliminary concepts for the Oakalla lands approved by Council indicated an undulating interface line between Deer Lake Park and the residential development. The purpose of this undulating line was to maintain an increased landscaped setback within the furthest downhill residential units from the actual park boundary; to encourage fingers of landscaping to penetrate the residential area from the park in order to soften this interface; and to respond to the contour grades of the overall site. Parcel A on Sketch 1 is a 16.9 acre parcel of land which has previously been identified as a further parcel to be dedicated by the owner as part of Deer Lake Park. Sketch 1 also indicates a minimum setback line for any buildings from the Parcel A boundary ranging from 65 feet to 180 feet. This landscaped buffer area within Sites 8 and 9 is intended to be protected by a registered restrictive covenant and/or easements in the case of public walkways. It is also noted that both the integrity of Deer Lake Park and the protection of privacy and private property rights be assured by providing pleasing, relatively unobtrusive yet clear boundary provisions (i.e. decorative, low, brick fence or bollard treatment) between Deer Lake Park and abutting housing sites.

A public walkway within an easement is also proposed along the northern boundary of Sites 8 and 9. Any project fencing within Sites 8 and 9 within the buffer area will only be permitted a maximum 20 feet north of the building setback line.

### **2.5 Other Edge Conditions**

Buildings are proposed to be set back a minimum of 35 feet from the Royal Oak Avenue and Oakland Street rights-of-way. Screen fencing would be appropriate between the development and the lane which services the existing single-family dwelling enclave off Elgin Place and Baffin Place.

### **2.6 Street Landscaping**

The internal streets will have separated sidewalks and be lined with Oak trees. The main entry off Oakland Street will have wide grassed boulevards with a double row of trees on each side.

### **2.7 Existing Trees**

The site possesses a number of existing specimen trees, particularly in the vicinity of the Royal Oak Avenue and Oakland Street intersection and of the P3 area. Specimen trees should be identified and retained wherever possible while allowing for appropriate development of the site and provision of public roads.

## ***2.8 Landscaping Within Development Sites***

Within development sites, developers will be expected to identify and retain existing specimen trees and to provide a suitable pedestrian network, appropriate project lighting, useable communal

open space, and playground facilities where warranted by the residential mix. High quality landscaping and buffering treatments will be expected.

## **3.0 ROADS**

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### ***3.1 Peripheral Roads***

Schedule II indicates the road dedications which are required for Royal Oak Avenue and Oakland Street. These dedications will be made off both BCBC property and the municipally-owned property at 5964 Royal Oak Avenue at the Royal Oak Avenue and Oakland Street intersection. The balance of 3.4 acres of developable Municipal property would be transferred to B.C.B.C. in consideration of the dedication of 5.4 acres by B.C.B.C. for the Royal Oak Avenue arterial right-of-way. The overall Development Plan developer will be required to provide a separated sidewalk and street trees on the north side of the Oakland Street frontage. Additional widening dedications for Oakland Street will be required to accommodate left-turn bays off Oakland Street into the development with construction to be the responsibility of the developer. Native conifer tree screen planting is to be provided by the developer on the east boulevard (cut and fill slopes) of Royal Oak Avenue.

### ***3.2 Development Plan Roads***

The overall Development Plan road network conceptually consists of a loop road central to the site with an uphill link to Oakland Street and two downhill links to Royal Oak Avenue. The road network which will be provided by the developer has been developed through close consultation between the owners' consultants and Municipal staff.

#### **a) Loop Road**

The loop road with two entries off Royal Oak

Avenue will be dedicated public roadway and have a standard 66 foot wide right-of-way accommodating a 36 foot wide pavement, sidewalks which would be separated wherever possible, ornamental lighting and street trees. See Sketch 6 for intersection provisions at Royal Oak Avenue.

#### **b) Access to Oakland Street**

The entry off Oakland Street will have a 72 to 76 foot wide right-of-way accommodating generally a 36 foot wide pavement, separated sidewalks centred on the boulevards between double rows of street trees, and ornamental lighting.

A gateway feature will be provided at the entry interface with Oakland Street. The gateway must be kept out of the 30 ft. by 30 ft. vision clearance truncations at the corners of the intersection. See Sketch 6 for intersection provisions at Oakland Street.

### ***3.3 Internal Project Driveways***

The number of access driveways into individual project sites should be minimized to maximize the amount of on-street parking available along the municipal roads.

The project driveways would be 20 feet wide with continuous roll-over curbs on both sides and with a 5 foot wide curbwalk on one side. The full width of any driveway including curbwalk is to be designed to serve as a fire truck access.

## **4.0 COMMUNITY/COMMERCIAL FACILITIES**

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### ***4.1 Listing of Facilities***

Schedule II outlines the community-oriented facilities for which the developer of the Development Plan is responsible.

### ***4.2 Linear Parkway Facilities***

The Linear Parkway is a key feature offering the development of a unique facility giving a special

character to this Oakalla residential development and providing an historical touchstone to the past.

### ***4.3 Neighbourhood Retail Facilities***

The neighbourhood retail facilities would be fully integrated within the residential developments of Areas 5a and/or 5b while being related with a pedestrian plaza to the abutting linear parkway and loop road.

## **5.0 RESIDENTIAL**

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### **5.1 Residential Statistics**

Schedule I and Sketches 1, 2, 3 and 4 indicate the terms for the development of specific residential sites. The maximum number of residential units allowable on each site is fixed regardless of the proposed size of units.

### **5.2 Housing Types**

The proposed housing is generally oriented to average and smaller family formations in building forms designed to suit the sloping site. The developer has proposed a variety of residential types, indicated as:

- a) Townhouses at 6.5 to 7.8 units per acre on Areas 8, 9 and 10.
- b) Townhouses at 13.0 to 14.6 units per acre on Areas 1, 2(a), 3, 5(b), 6 and 7.
- c) Low-rise apartments at 25.9 to 30.6 units per acre on Areas 2(b), 4, and 5(a).

### **5.3 Minimum Building Setbacks**

The required minimum building setback from adjacent property or easement lines is as follows:

- a) 35 foot setback from the Oakland and Royal Oak rights-of-way.
- b) 25 foot setback from any municipal road right-of-way within the Development Plan.
- c) 25 foot setback from the Linear Parkway
- d) 20 foot setback from walkway easements.
- e) 35 foot setback from the south property line of Areas 10a and 10b.

Sketch 2 illustrates these guideline building setbacks.

### **5.4 Building Heights**

As indicated in Schedule 1, the maximum building heights for the various residential areas will vary from 2 to 4 storeys. The highest potential building heights of up to 4 storeys are designated for low-rise apartment sites which are located central to the development plan area but relatively unobtrusive vis-a-vis the areas surrounding the development plan area. The buildings are proposed to be sited and oriented to provide views from most residential units.

A maximum 2-storey building height is called for generally along the Royal Oak Avenue, Oakland Street and southern frontages as indicated on sketch 1 within areas 1(a), 1(b), 2(a), 2(b), 3, 7, 8, 10(a) and 10(b). A maximum height of 25 feet with a minimum roof pitch of 4 in 12 is established for the building south faces within this buffer band restricted to 2 storeys along the south perimeter of the site.

### **5.5 Compatibility of Building Forms**

In order to provide a consistent roof-scape compatible with the adjacent existing residential areas and to respond to the sloping site where most resi-

dences will overlook other residences, the use of pitched roofs is called for. The provision of building massing which expresses individually and the human scale in the design of units would be encouraged. The apartment forms, in particular, need to be designed to be compatible with the overall townhouse concept by utilizing pitched roofs, faceted building forms, and terracing of buildings.

### **5.6 Covenanted Open Space Area**

The buffer interface area within Areas 8 and 9 adjacent Deer Lake Park as indicated in Sketch 1 would be preserved for landscaped open space purposes by registered restrictive covenant.

### **5.7 Parking**

The minimum parking requirements are outlined in Schedule I; 0.25 parking spaces per unit of the required amount of parking must be allocated as visitor parking. Any additional parking provided in excess of municipal requirements should be underground or under unit.

### **5.8 Social Planning Considerations**

As specific development proposals are submitted in conjunction with the rezoning of individual sites, they will be reviewed from a social planning perspective. Twenty per cent (20%) of the units in the Oakalla lands is established as a guideline for non-market housing (e.g. co-operatives, seniors or family non-profit). Staff will work with the developer/owners of the lands prior to the initial overall rezoning of the lands to determine specific sites, target groups, and other aspects of the non-market housing component.

Social planning aspects to be considered also include accessibility for the disabled and seniors, the provision of appropriate amenities, and crime prevention design principles. A better understanding of social planning needs would be ascertained when the specific type of housing and targeted population have been determined.

A further social planning role would be to assist in identification of the impacts of the future population increase on the human service delivery system. Having identified these impacts, staff will assist service providers, as appropriate, in planning for increased service demands.

### **5.9 Potential Senior Citizens Housing**

Three uphill sites most proximate to the Oakland Street/Royal Oak Avenue intersections — Sites 1, 2a and 2b — are potentially considered appropriate for senior citizens housing sites. To be given consideration, the senior citizens housing would need to be provided under a recognized government program (such as those delivered by the British Columbia Housing Management Com-

mission), or offer care or support services in addition to housing (such as congregate housing or assisted living). The criteria in developing these four sites for senior citizens' housing would not be the maximum total units but rather the maximum floor area ratio, maximum site coverage, maximum height in storeys, and minimum under unit or underground parking established in the Development Plan for each of these sites.

### **5.10 Area 10**

Area 10(a) is owned by B.C.B.C. while Area 10(b) (rear portion of 5842 Baffin Place) is owned by a different private owner. A future developer would be expected to include both portions of Area 10 (10a and 10b) as part of the development site at the time that a specific rezoning proposal was advanced.

- a) The 2-storey maximum height limit band within Areas 10a and 10b is 150 feet wide. Some reasonable response to the sloping grades would be allowed the architect of the proposed townhouses with care being taken to assure the south side of any units being limited to two-storeys. A maximum height of 25 feet with a minimum roof pitch of 4 in 12 is established for the building south faces.

Specific proposals will require their being presented to a Public Hearing through the rezoning process.

- b) A minimum building setback of 35 feet is required from the south property line of Areas 10a and 10b.
- c) The access driveway to the townhouses on Areas 10a and 10b is restricted to the north side of the townhouses.

(As of 91-05-13 Area 10b is under further review to ascertain what would need to be done to assure preservation of existing views from adjacent existing SFD residences).

### **5.11 Staging**

Following Council adoption of the Oakalla Development Plan, the overall site would be rezoned in conformance with the Development Plan. The overall Development Plan site would be subdivided and serviced in conjunction with the closing of the Correction Centre.

The development of individual residential areas require the pursuance of amendment rezoning applications and is intended to be staged.

## **6.0 DEER LAKE WATER QUALITY CONTROL**

A storm water management and treatment plan has been developed for the Oakalla lands development project. The plan has been developed to provide better treatment than a conventional storm water management system. The space used by the system is suitable for integration into Deer Lake Park.

Water quality in Deer Lake has been identified as a concern and measures to address this issue are important to new development in the vicinity of Deer Lake. Untreated storm runoff will carry nutrients, suspended sediment, debris, oil, grease, metals and other chemicals. The proposed storm water management and treatment plan addresses each of these contaminants. The consultant report prepared by Norecol Environmental Consultants Ltd. and dated 1989 February as well as further clarifying correspondence is considered to form a resource document to the Development Plan.

In summary, the system reduces the volume of surface discharge of stormwater to Deer Lake and achieves treatment/removal of potential contaminants by providing a) ponding of run-off waters, b) enhanced groundwater infiltration (meadowland infiltration), and c) enhanced wetland channeling (see Sketch 7 attached). The system is described as follows:

- a) The drainage from the Development Plan Area will be collected in catch basins, storm sewers and treated by directing flow by piping to an ornamental settling pond located within Parcel A (park). Discharge from the ornamental pond will occur during rainfall events to an

area of broad, gently sloped channel (Meadowland Channel). This channel reduces flow rates by having a gentle slope and a broad area which encourages infiltration of the storm water into the ground. Several velocity check structures will be in place across the channel to further reduce flow rates. This method of treatment has been termed the Meadowland Infiltration System.

The Meadowland Channel leaves Parcel A and will be directed to follow the old existing drainage pattern across the Deer Lake Park lowland area. Approaching the lake the channel will reach a point where the water level in the channel will be at lake level. From this point to the lake, the channel will follow a meandering pattern (wetland channel).

- b) Particulate matter, debris, oil and grease will be removed by catch basins and further by the settling pond. Aquatic plants and vegetation will be planted in the pond to aid in removing pollutants from the storm water. Discharge from the pond will be to a wide grassy channel which will disperse pollutants and cause some degradation by microbial action. The entire system will provide storm flow handling and pollutant removal while being integrated into a landscaped setting to add visual interest.
- c) Water catchment collection and piping designs will conform to prevailing Burnaby Municipal engineering standards. The piped storm sewer systems would be sized to accommo-

date flow from storms estimated using the Burnaby 10 year return rainfall curve. The entire system is sized to accommodate the "100 year" severity storms. The pond water is not expected to be suitable for direct-contact recreational use and such use will be discouraged by the planting of wetland vegetation. The system provides for flexible operation and ease of maintenance while providing a park-like setting.

- d) All storm water engineering works would be to the approval of the Director Engineering. Any open watercourses would be improved where required for storm drainage purposes, to the approval of the Engineering and Parks & Recreation Departments. An access drive for maintenance purposes protected as a public easement would be provided through the eastern portion of Area 8 to the settling pond.
- e) In addition, during the construction of any roads, services, site works, and buildings/structures, each of the construction sites/areas should be drained to temporary detention/settling basins to prevent the runoff of sediment into Deer Lake.
- f) The existing storm drainage from Elgin Place and Baffin Place must also be integrated by being first directed into the piped sewer system and then directed into the ponding and wetland channel system.
- g) The developer (B.C.B.C.) will be responsible for the provision of the entire outlined system to the approval of Municipal staff. These include the provision on Deer Lake Park of the settling pond, wetland channel including velocity check structures, improvements to other affected lower level drainage areas, landscape materials and features, and planting. The design of these elements will be pursued in greater detail at the time of the overall rezoning and subdivision of the site. The

overall developer would be responsible for the maintenance of the system until the last site has been developed. Thereafter, the maintenance of the system within Deer Lake Park will be taken over by Parks and Recreation Department staff. As is the usual case, the public storm sewer system within the overall development site will be taken over by the Engineering Department after its construction.

The outlined approach as it impacts Deer Lake is supported by staff of the Municipal Environmental Health, Engineering, and Parks & Recreation Departments and is acceptable to B.C.B.C.'s consultants. The outlined approach was approved by the Parks and Recreation Commission on 1989 May 17. It is felt that the entire system will provide sufficient treatment for the increased storm water flows, nutrient load and increased silt load that will result from the development. The proposed components which are to be located on Deer Lake Park can be well integrated into the park setting; and would provide visual interest, a small program space, and a benefit in promoting wildlife-oriented activities. As noted, the outlined system would be instituted by B.C.B.C. in conjunction with the overall rezoning and subdivision of the Development Plan area.

(A 20-page background supplement also guides the further detailing of the Deer Lake Water Quality Control System).

Refer to RZ#100/89 and SD#55/90 for the detailed amended storm water treatment system which has been approved for construction.

KI:lf

Attachments:  
Schedules I, II, III  
Sketches 1, 2, 3, 4, 5, 6 and 7

# SCHEDULE I - OAKALLA DEVELOPMENT PLAN - RESIDENTIAL PLAN STATISTICS

Area No.(Lot)	Description General Type	Net Area in Acres	Suggested Unit Mix 2 br. 3br.	Parking Spaces per unit <sup>(2)</sup>	Min. under unit or U/G parking	Max. total units	Units/net acre	Max. site cover- age	Est. pop.	Max. F.A.R.	Max. height in storeys
1 <sup>(1)</sup>	(1) Townhouse (non-market)	1.5	20	1.75	60%	20	13.3	30%	46	0.45	3 <sup>(4)</sup>
2a <sup>(3)</sup>	(3) Townhouse (non-market)	3.0	44	1.75	60%	44	14.6	30%	101	0.45	3 <sup>(4)</sup>
2b <sup>(3)</sup>	(2) Low-rise apartment (non-market)	1.7	44	1.6	100% <sup>(8)</sup>	44	25.9	35%	88	0.80	3 <sup>(4)</sup>
3	(4) Townhouse	5.8	50	1.75	60%	78	13.4	30%	199	0.45	3 <sup>(4)</sup>
4	(5) Low-rise apartment	1.9	57	1.6	100% <sup>(8)</sup>	57	30.0	35%	114	0.90	4
5a	(6) Low-rise Apartment/Commercial	1.7	52	1.6	100% <sup>(8)</sup>	52	30.6	35%	104	0.90 <sup>(1)</sup>	4
5b	(7) Townhouse	0.9	13	1.75	60%	13	14.4	30%	30	0.50	3
6	(8) Townhouse	3.1	15	1.75	60%	40	13.0	30%	105	0.50	3
7	(9) Townhouse	5.9	45	1.75	60%	82	13.9	30%	201	0.50	3 <sup>(4)</sup>
8 <sup>(7)</sup>	(10) Townhouse	6.3	41	2.0	30%	41	6.5	20% <sup>(3)</sup>	123	0.35	2 1/2 <sup>(4)(9)</sup>
9 <sup>(7)</sup>	(11) Townhouse	7.8	61	2.0	30%	61	7.8	25% <sup>(3)</sup>	183	0.40	2 1/2
10a <sup>(6)(7)</sup>	(12) Townhouse	1.0	7	2.0	30%	7	7.0	30%	21	0.35	2 1/2 <sup>(4)</sup>
<b>TOTAL</b>		40.6	340	199		539	13.2		1,315		

**NOTES:**

(1) 3,500 sq. ft. of neighbourhood retail permitted additional to the residential component.

(2) All parking above municipal requirements to be underground or under unit

(3) Covenanted open space interface within Area 8 is 3.08 acres and within Area 9 is 2.42 acres within which patios will be permitted.

(4) Area indicated on Sketch 1 along the western and southern frontages of the site to be maximum 2 storeys. A maximum building height of 25 feet and a minimum roof pitch of 4 in 12 is established for the building south faces within this buffer band restricted to 2 storeys along the south perimeter of the site.

(5) Areas 1, 2a and 2b are designated non-market housing to comply with the requirement of 20% of the Oakalla site being allocated non-market housing. Areas 1, 2a and 2b also considered suitable for senior citizens housing (subject to recognized program). The non-market unit types may vary to comply with the non-market use.

(6) To be developed in conjunction with Area 10b utilizing same criteria as for Area 10a.

(7) Areas 8, 9 and 10 suited to large units.

(8) All parking for Areas 2b, 4 and 5a to be underground not under unit.

(9) Where site is steeply sloped, a building may have a two story face on the uphill side with a terraced three story face on the downhill side.

# **SCHEDULE II - OAKALLA DEVELOPMENT PLAN**

## **Summary of Development Plan Statistics**

### **Preliminary Gross Site**

B.C.B.C.-owned — Areas A, B, C, & D	+ 67.9 acres
Municipally-owned — Area E (gross area) (previously identified net area of Area E is 3.6 acres)	+ 5.0 acres
Deer Lake Park Dedication — Area A	- 16.9 acres
External Road Dedications (5.4 acres off BCBC property and 1.6 acres off Municipal property)	
— Royal Oak Avenue 5.5 acres	
— Oakland Street 1.5 acres	- 7.0 acres
<b>OAKALLA DEVELOPMENT PLAN SITE</b>	<b>+ 49.0 ACRES</b>

DEVELOPMENT PLAN STATISTICS	SUB-AREA ACRES	COMPONENT TOTALS
<hr/>		
PARK AREAS — P1	0.9 acres	
— P2	1.6 acres	
— P3	0.8 acres	3.3 acres
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ROADS — Loop Road	4.2 acres	
— Access to Oakland Street	0.9 acres	5.1 acres
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RESIDENTIAL A — north of Loop Road (covenanted buffer)	15.1 acres (5.5 acres)	
B — inside Loop Road	13.5 acres	
C — south of Loop Road	12.0 acres	40.6 acres
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<b>TOTAL OAKALLA DEVELOPMENT PLAN</b>		<b>49.0 ACRES</b>



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# **SCHEDULE III - OAKALLA DEVELOPMENT PLAN**

## ***Listing of Community Facilities***

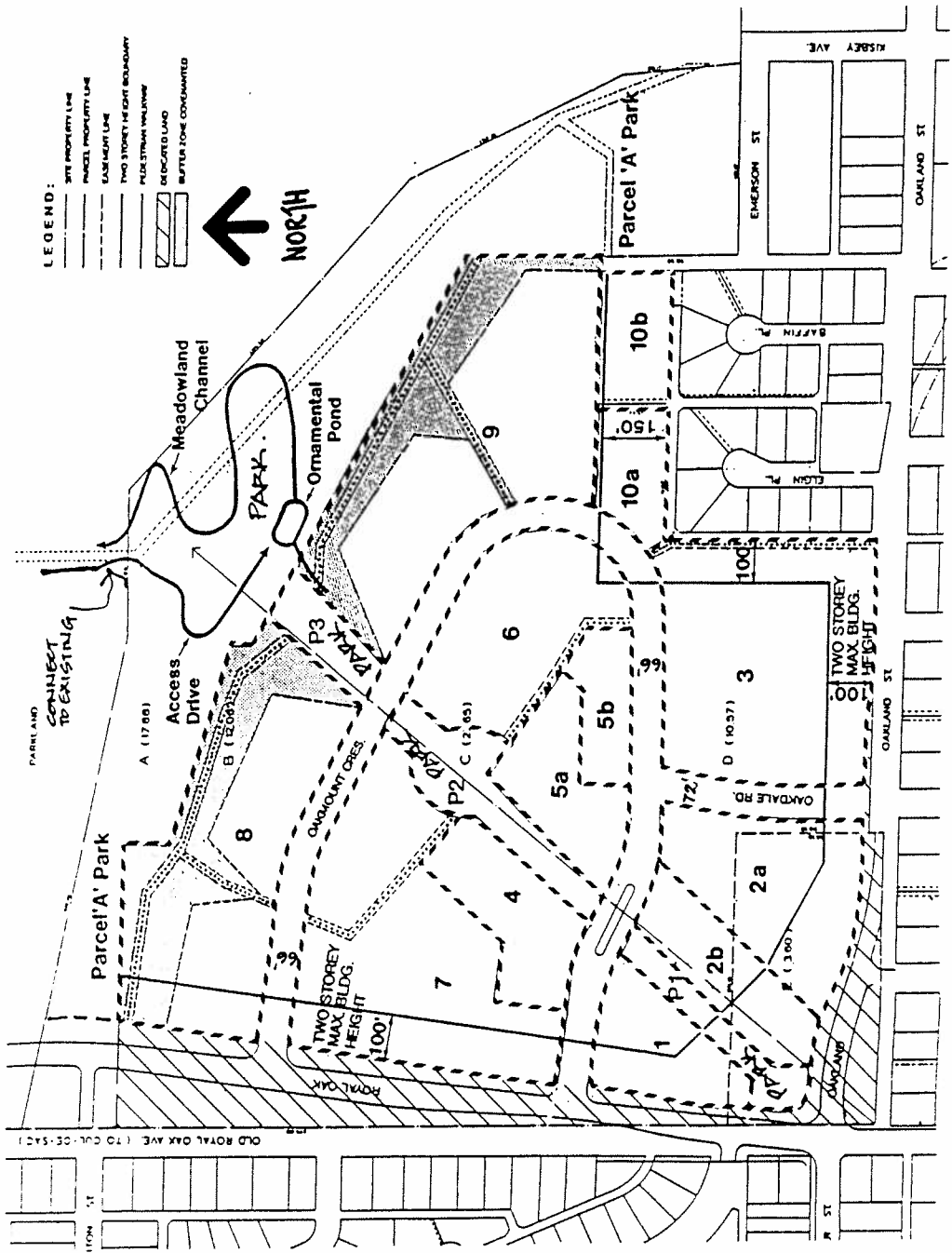
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The following public facilities outlined under items 1 and 2 will be provided by the British Columbia Buildings Corporation; with items 3, 4 and 5 to be provided by the developers of individual sites. Public walkways within easements are to be constructed to Municipal Engineering Department standards. Development within the public park areas (P1, P2, P3 or Parcel A) require the approval of the Parks and Recreation Commission.

<b><i>DESCRIPTION</i></b>	<b><i>LOCATION</i></b>
<p>1. SPECIAL LINEAR PARKWAY DEVELOPMENT</p> <p>a) Walkway, steps, ramps            b) Walls, retaining walls, bollards            c) Plazas, look-out points            d) Decorative fountain            e) Special features retained from Oakalla building such as tower platform, formal granite entry stairs, and reuse of bricks            f) Park shelter and benches            g) Ornamental lighting            h) Formal tree planting            i) Grading, draining, filling and landscaping            j) Retention of existing specimen trees</p>	P1, P2 AND P3
<p>2. NEIGHBOURHOOD PARK FACILITIES</p> <p>a) Small Adventure Playground            b) Some facilities oriented to adults and seniors</p>	P2
<p>3. PUBLIC WALKWAYS WITH LIGHTING</p>	Within specific development sites.
<p>4. TOT LOTS (Where warranted by the unit mix.)</p>	Within individual development sites.
<p>5. NEIGHBOURHOOD RETAIL (Maximum 3,500 sq. ft. total floor area.)</p>	Areas 5a and 5b

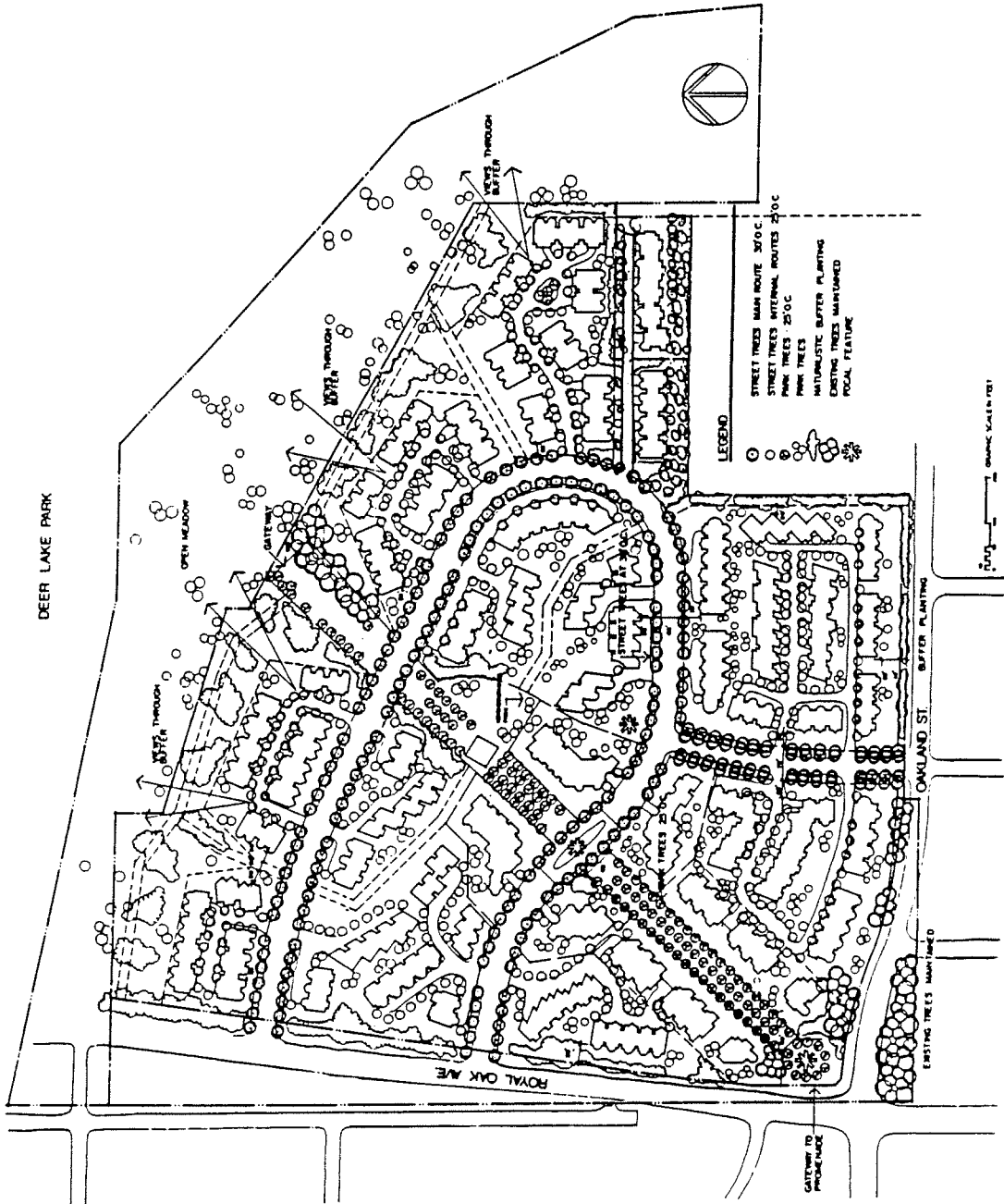
# OAKALLA DEVELOPMENT PLAN

## Site Designations Sketch 1



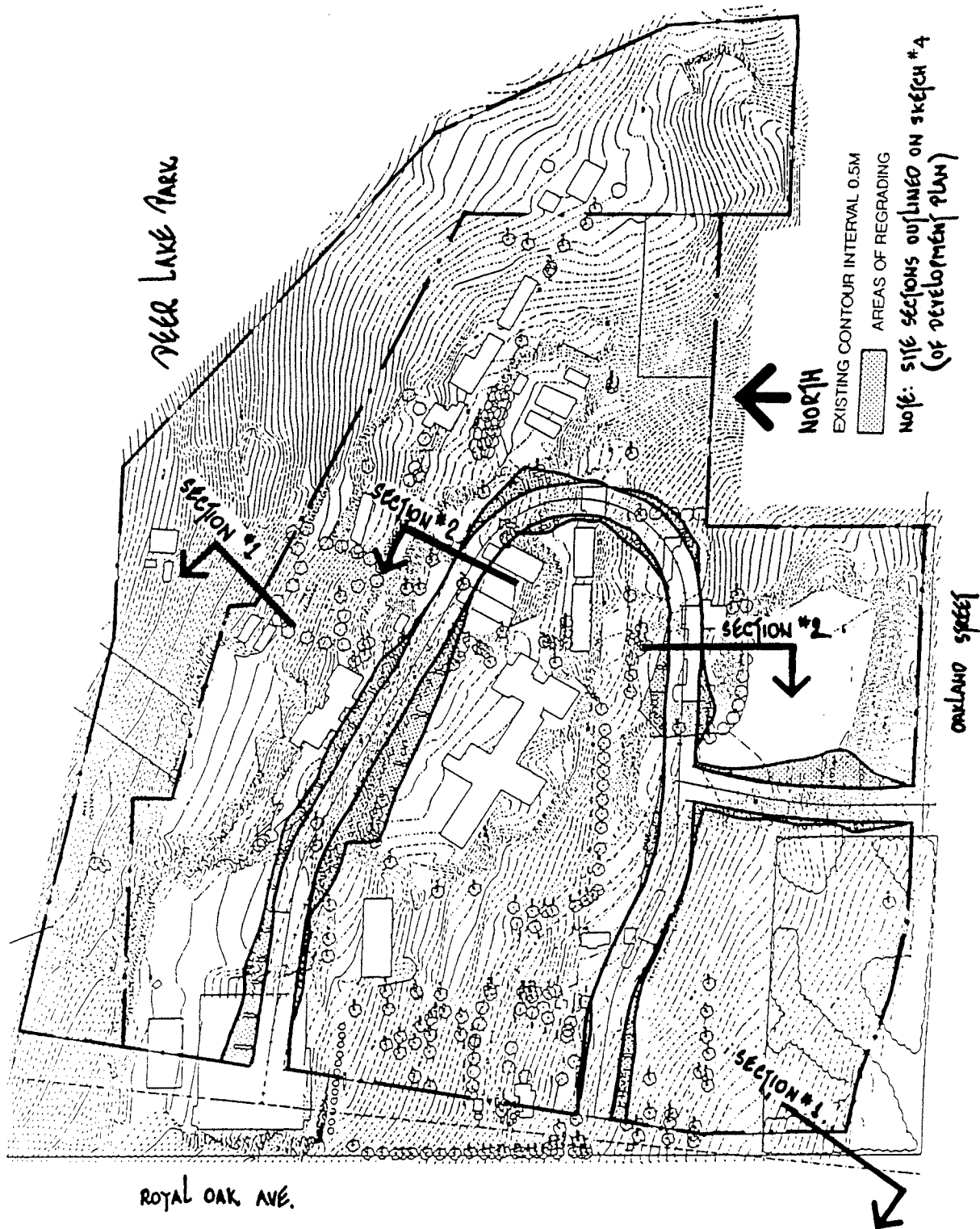
# OAKALLA DEVELOPMENT PLAN

## Illustrative Building Layout Sketch 2



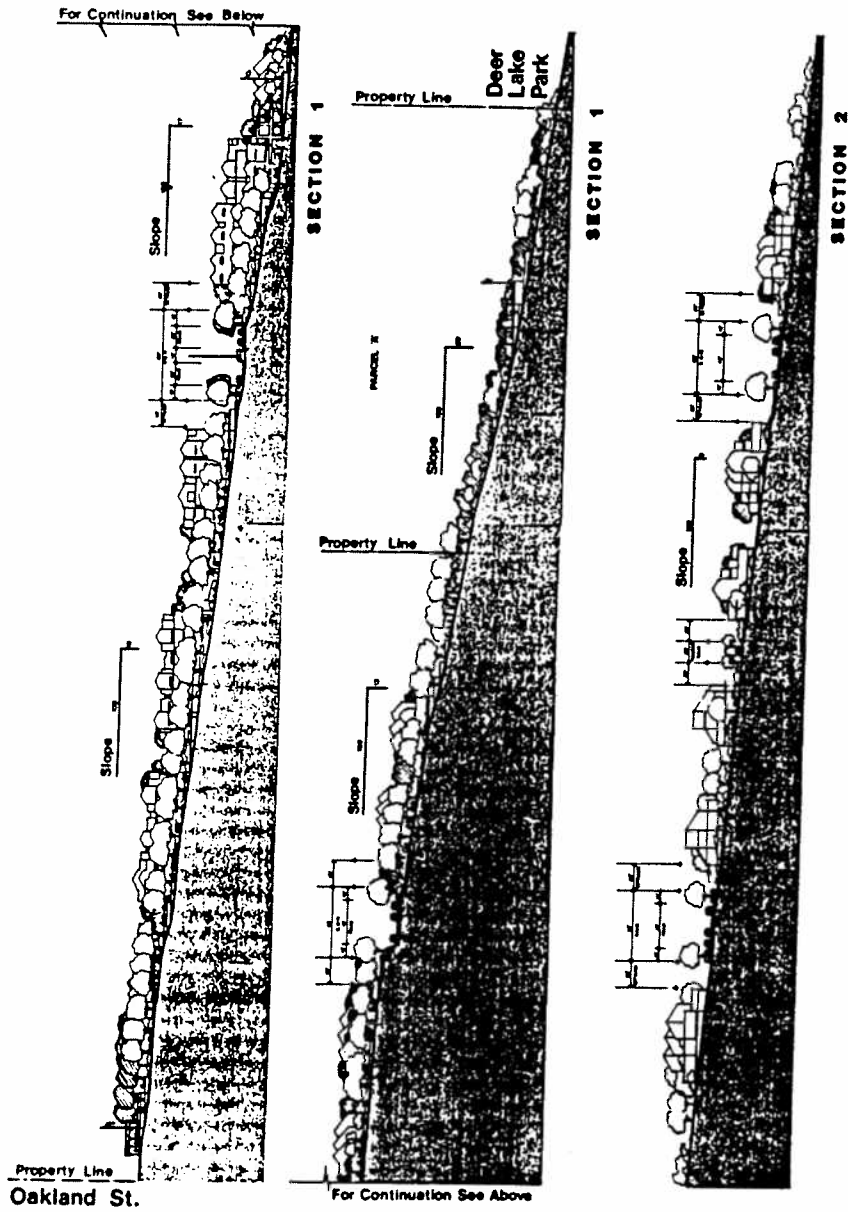
# OAKALLA DEVELOPMENT PLAN

## Contour Plan Sketch 3



# OAKALLA DEVELOPMENT PLAN

## Site Sections Sketch 4

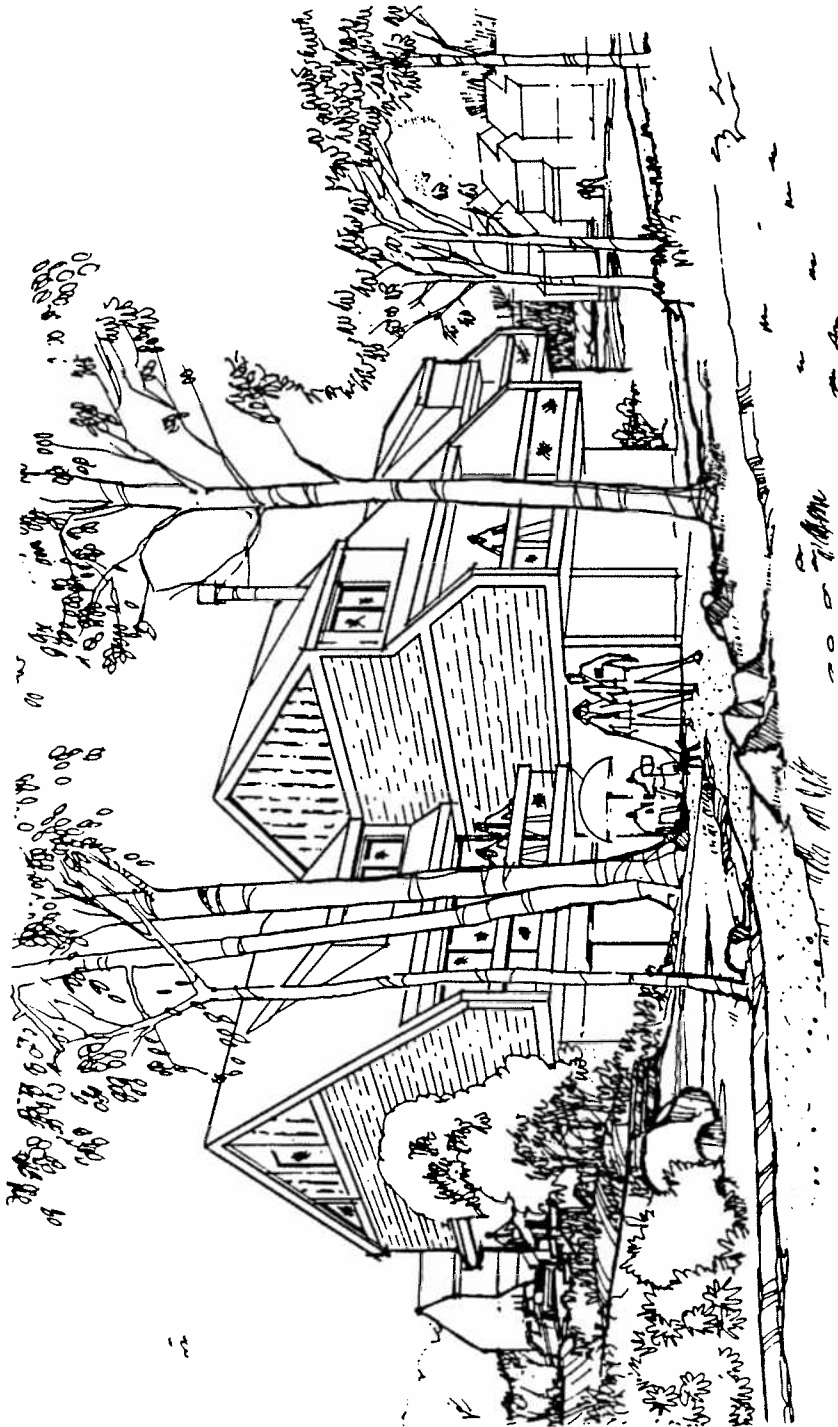


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# OAKALLA DEVELOPMENT PLAN

## Perspective Sketch of Townhouses Sketch 5

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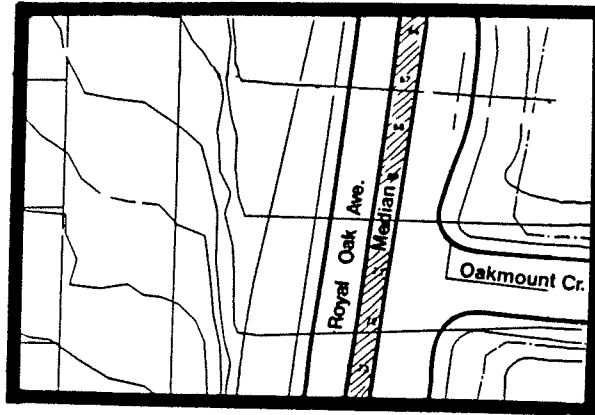


# OAKALLA DEVELOPMENT PLAN

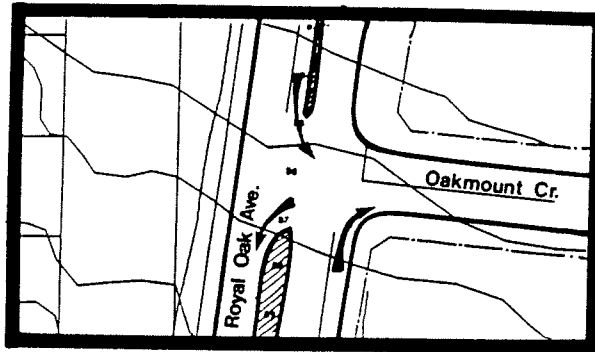
## Preliminary Intersection Diagrams Sketch 6



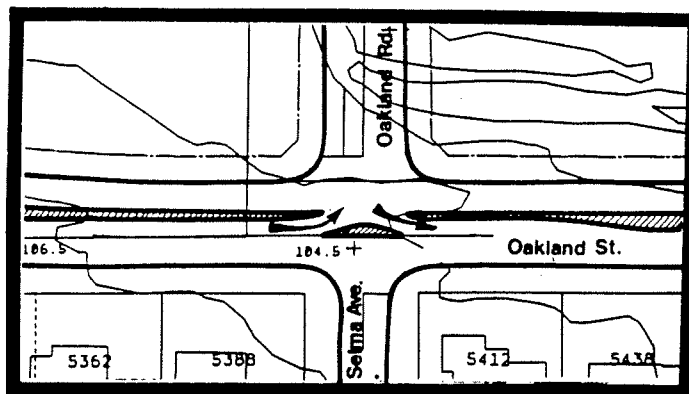
Scale = N.T.S.



**Oakmount  
at Royal Oak  
(northern access)**



**Oakmount  
at Royal Oak  
(southern access)**



**Oakdale at Oakland**

# OAKALLA DEVELOPMENT PLAN

## Storm Water Management and Treatment System Sketch 7

