



Figure 1 Parkside cafe's on low rise building



Figure 2 Parking behind commercial buildings (limit to 2 storeys)



Figure 3 landscape corners to make a welcoming entrance opposite CN



Figure 4 Tree lined paths to split road from development on Estes Dr



Figure 5 Tree lined paths to split road from development on Estes Dr



Figure 6 Garden Town Houses



Figure 7 Garden Town Houses



Figure 8 Landscaping between town houses / garden apartments



Figure 9 Green roadside buffer - residents side by town houses



Figure 10 Green Buffer - Estes Rd side by town houses



Figure 11 Garden Town Houses



Figure 12 Garden Townhouses



Figure 13 Open park near retail area



Figure 14 Play area in park suitable for pre-school +



Figure 15 Higher density senior housing seen from road



Figure 16 Higher density senior housing built on down slope



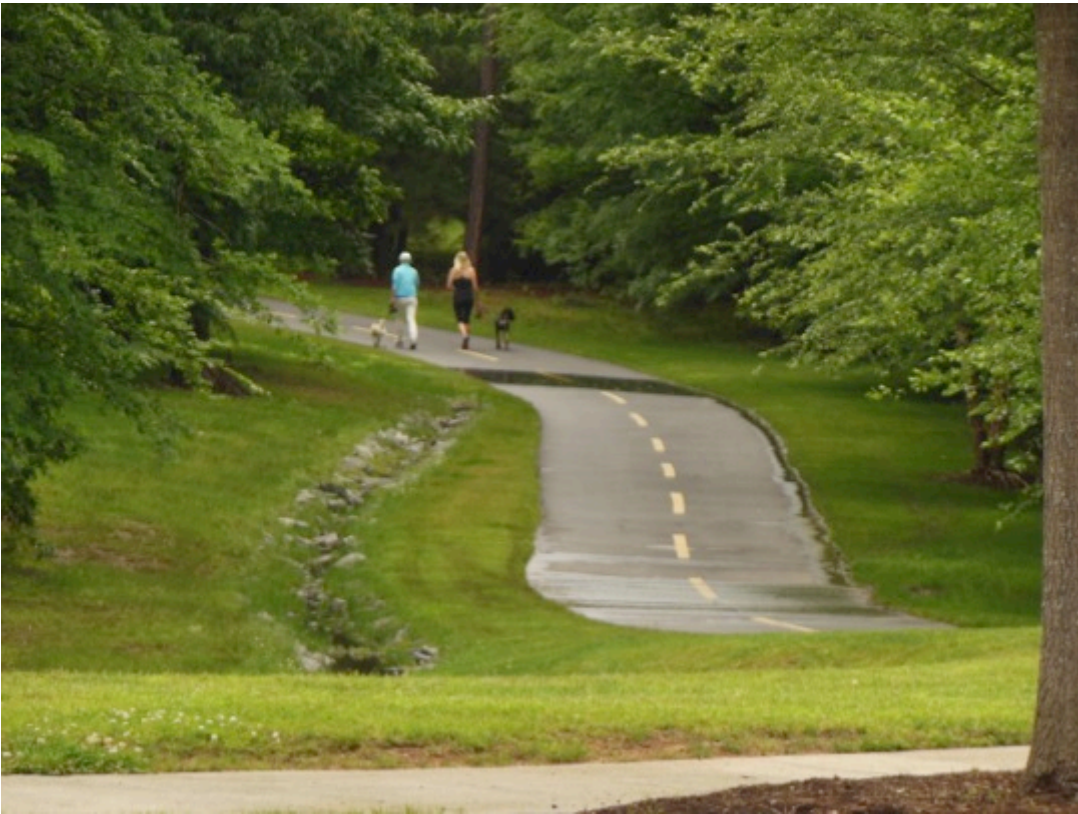


Figure 17 green walk and bikeways



Figure 18 encourage off road access in park