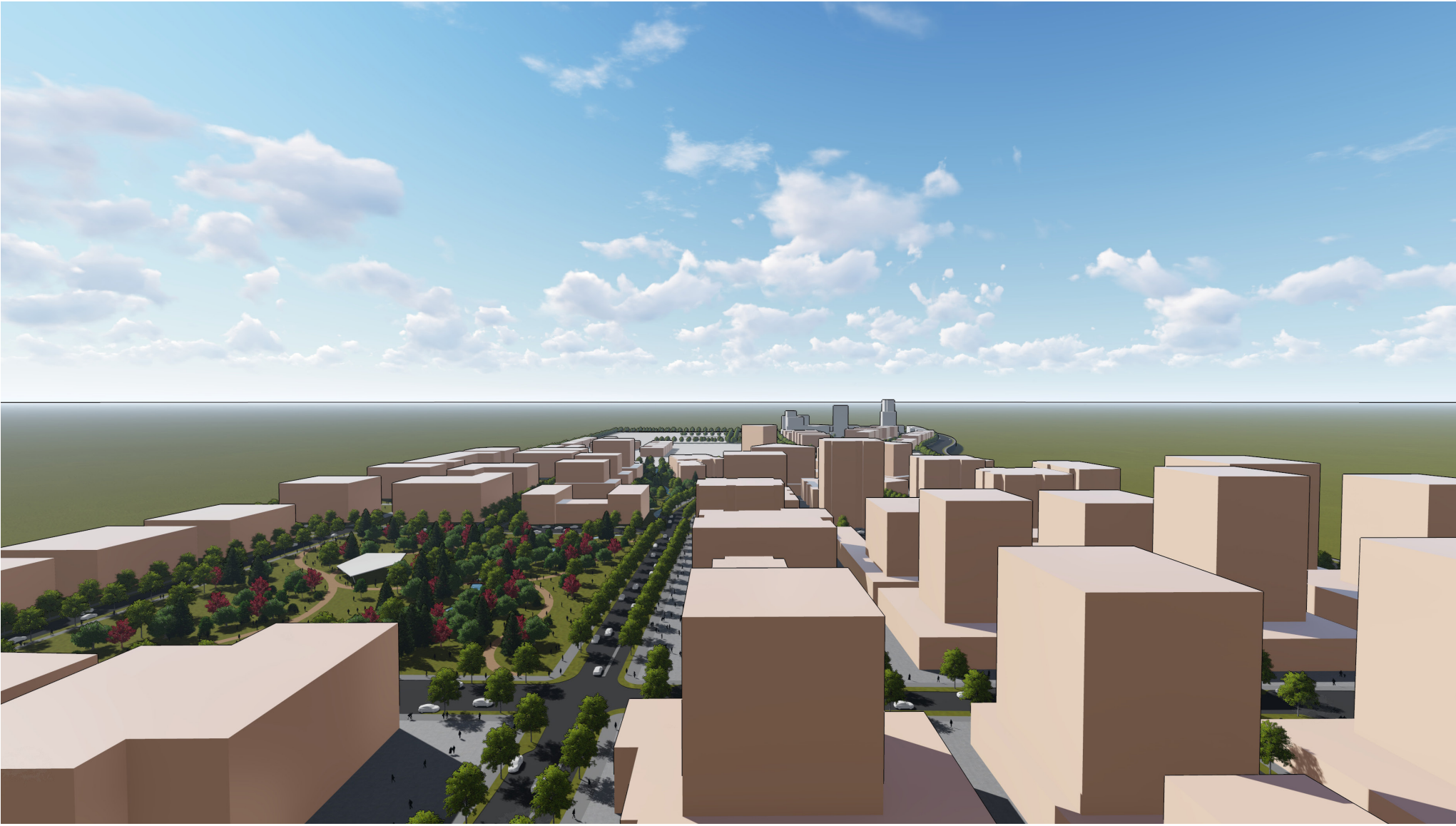


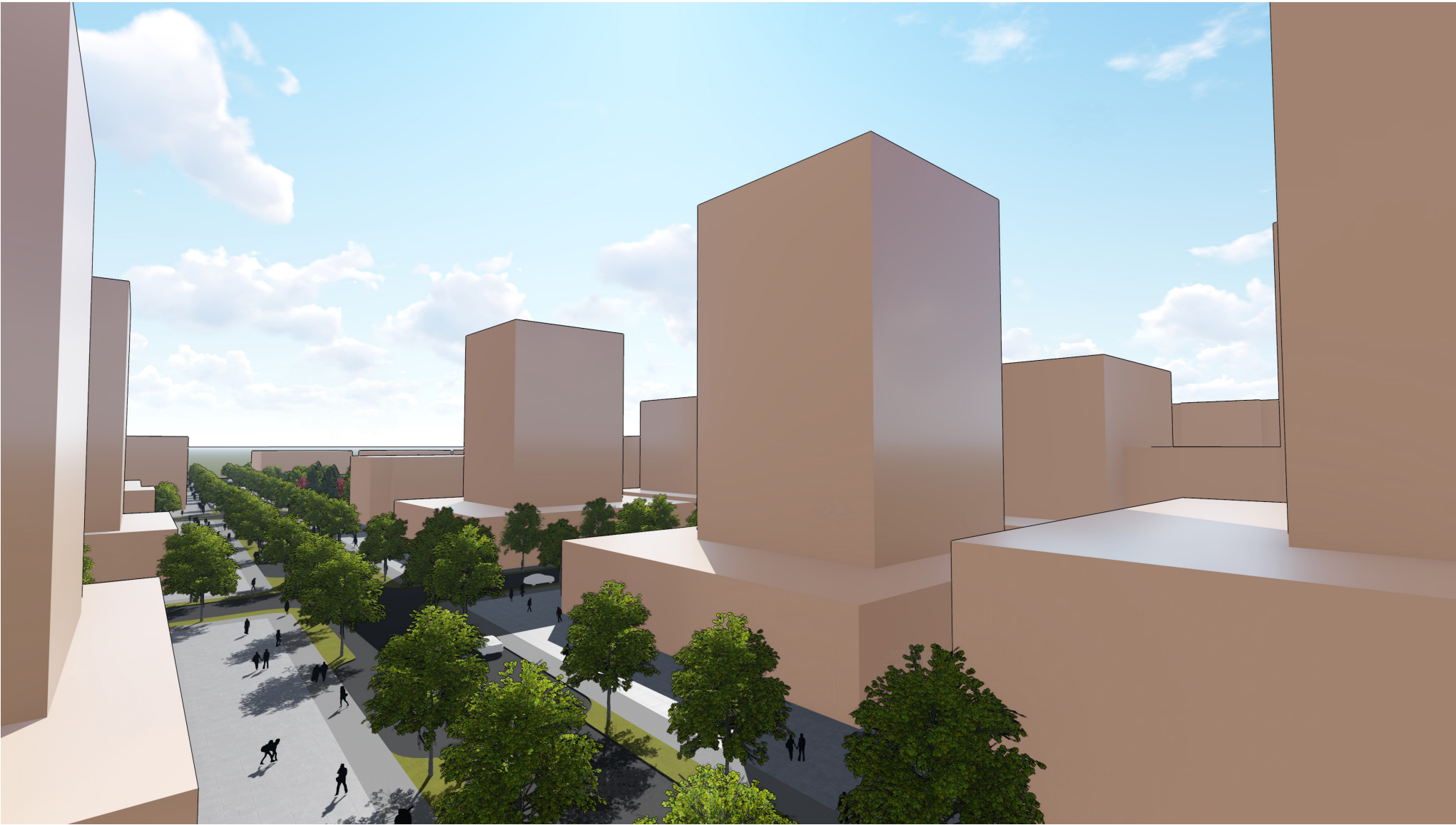
Attachment B - Building Heights Design Principles

DESIGN PRINCIPLE 1: DESIGN WITH DENSITY



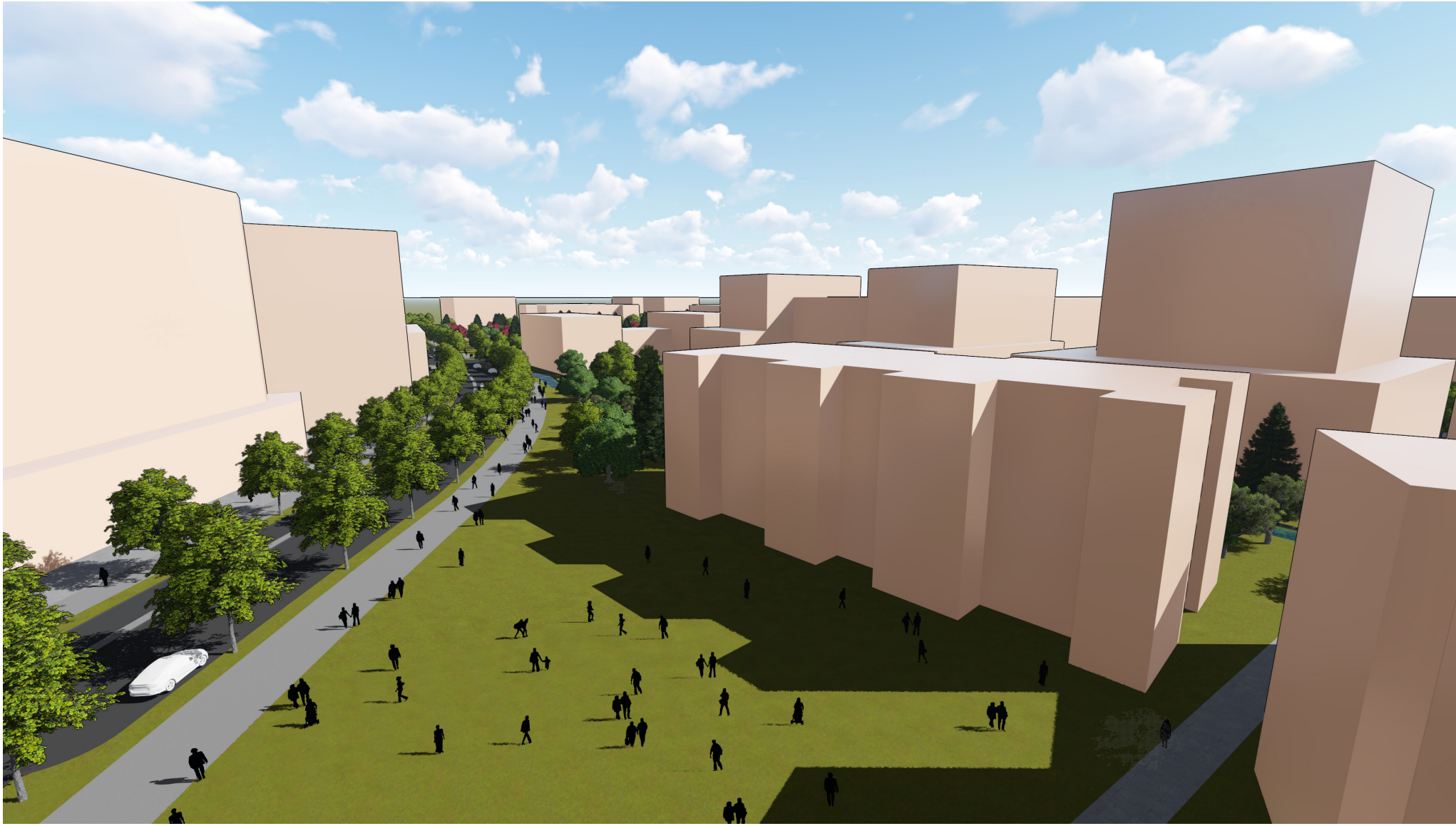
In general, building height and massing will respond to the adjacent neighbourhood conditions by increasing the heights of the buildings from South to North. Thus the lowest buildings would be at Springfield Road and would step up to the highest buildings along Highway 97. This massing supports the higher density envisioned to support highway 97 as a principal transit route. Additionally, lower buildings heights to the south allows for maximum sunlight to pedestrian spaces.

DESIGN PRINCIPLE 4: CONNECT STREETS AND SKIES



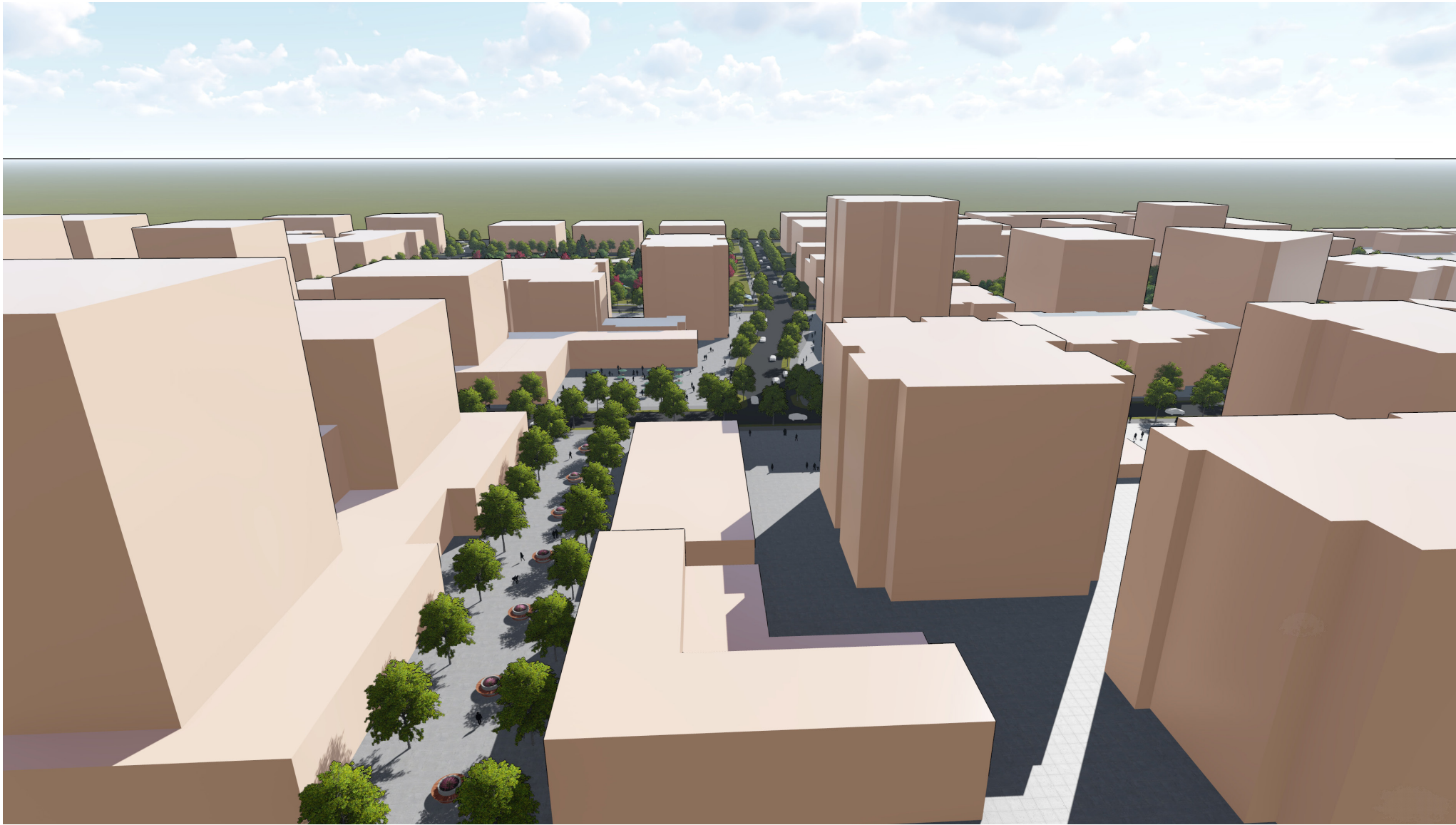
Where towers are situated in close proximity to each other, consideration should be given to separating adjacent tower floorplates by a minimum of 25 metres and stepping back the upper floors of the building (over 3 storeys) to visually reduce the massing and create human scale pedestrian friendly environments.

DESIGN PRINCIPLE 2: ACHIEVE DIVERSE CHARACTER



Building heights, form, character and siting will be encouraged to vary throughout the neighbourhood to create variety and interest in the skyline.

DESIGN PRINCIPLE 5: CONNECT OUR OPEN SPACES



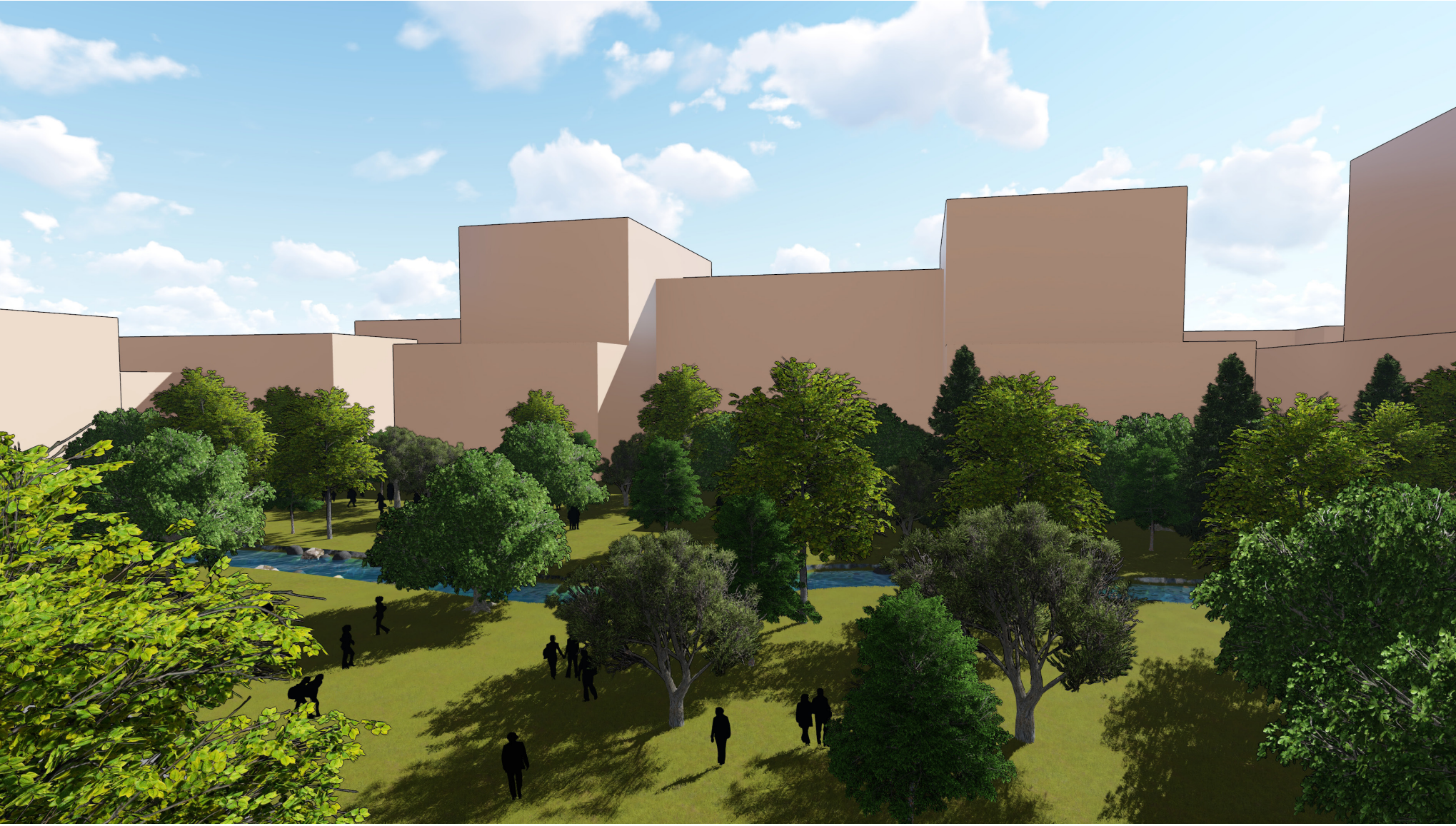
Tower floorplates should be designed with sensitivity to adjacent parcels to promote the creation of functional private open spaces within the neighbourhood.

DESIGN PRINCIPLE 3: BUILD FOR PEDESTRIANS



Building and open space design should convey human scale, address pedestrian comfort and safety, maximize sunlight penetration and compliment the surrounding community built form. Building siting and height will also be controlled adjacent to the proposed community park to maximize sunlight and views into the park.

DESIGN PRINCIPLE 6: ALLOW THE CREEK TO SHINE



Buildings in close proximity to Mill Creek and Ritchie Brook should be sited to maximize sun access to these environmentally significant natural features.

Attachment B - Building Heights Design Principles

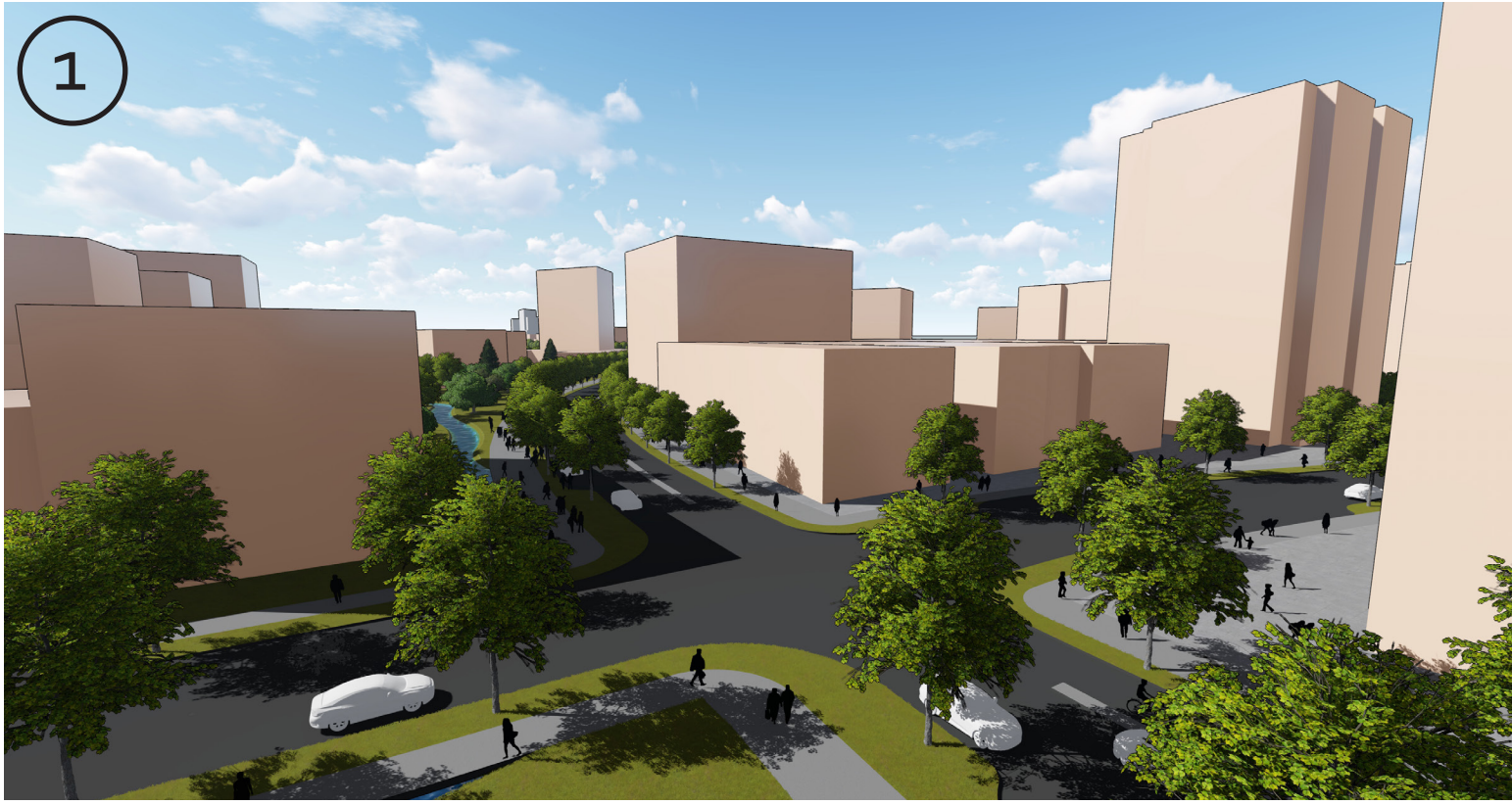
Preliminary massing model with existing conditions



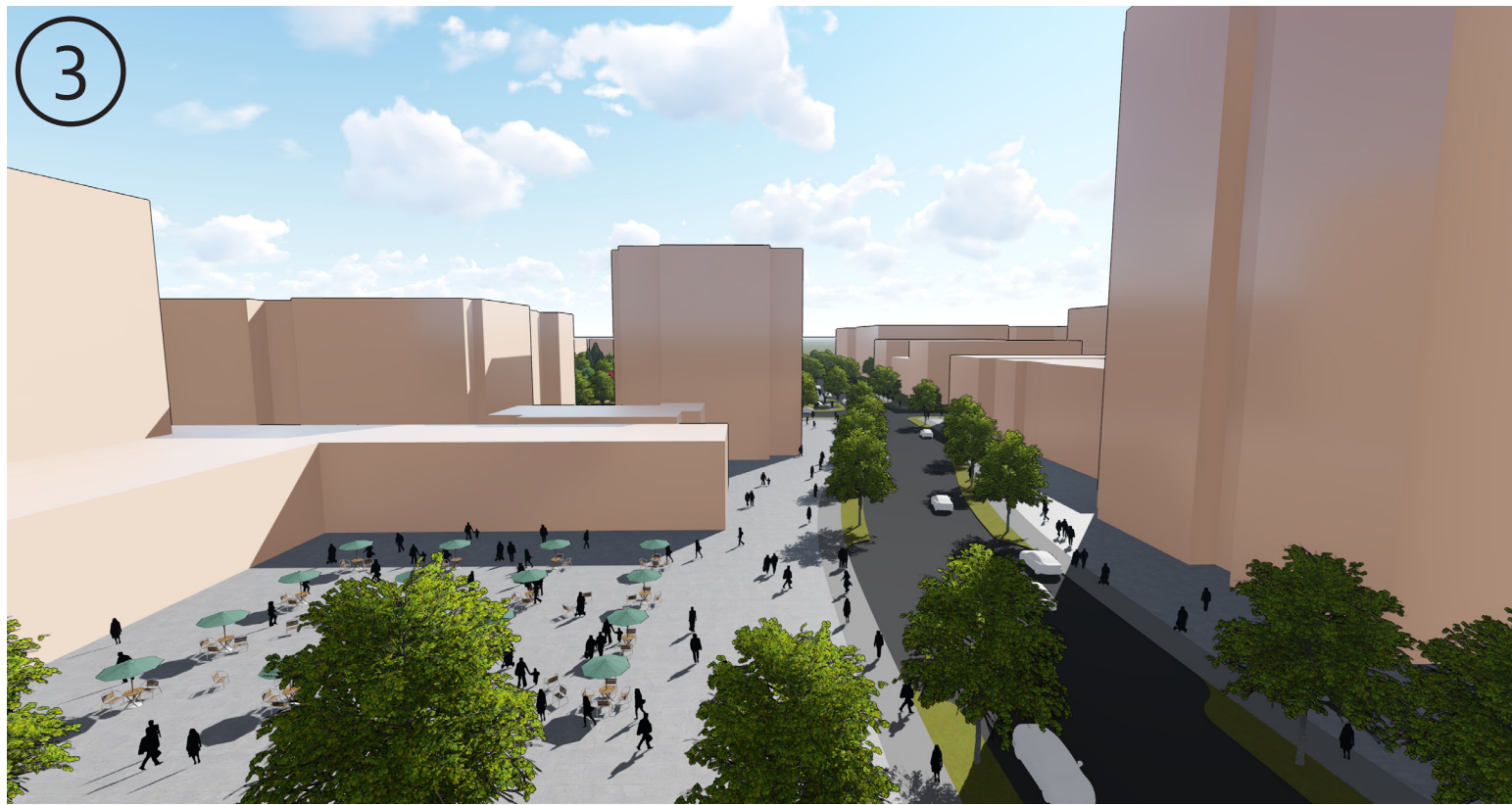
View from Spall Road looking towards Okanagan Lake.



View down Dickson Avenue at Dickson and Spall Road.



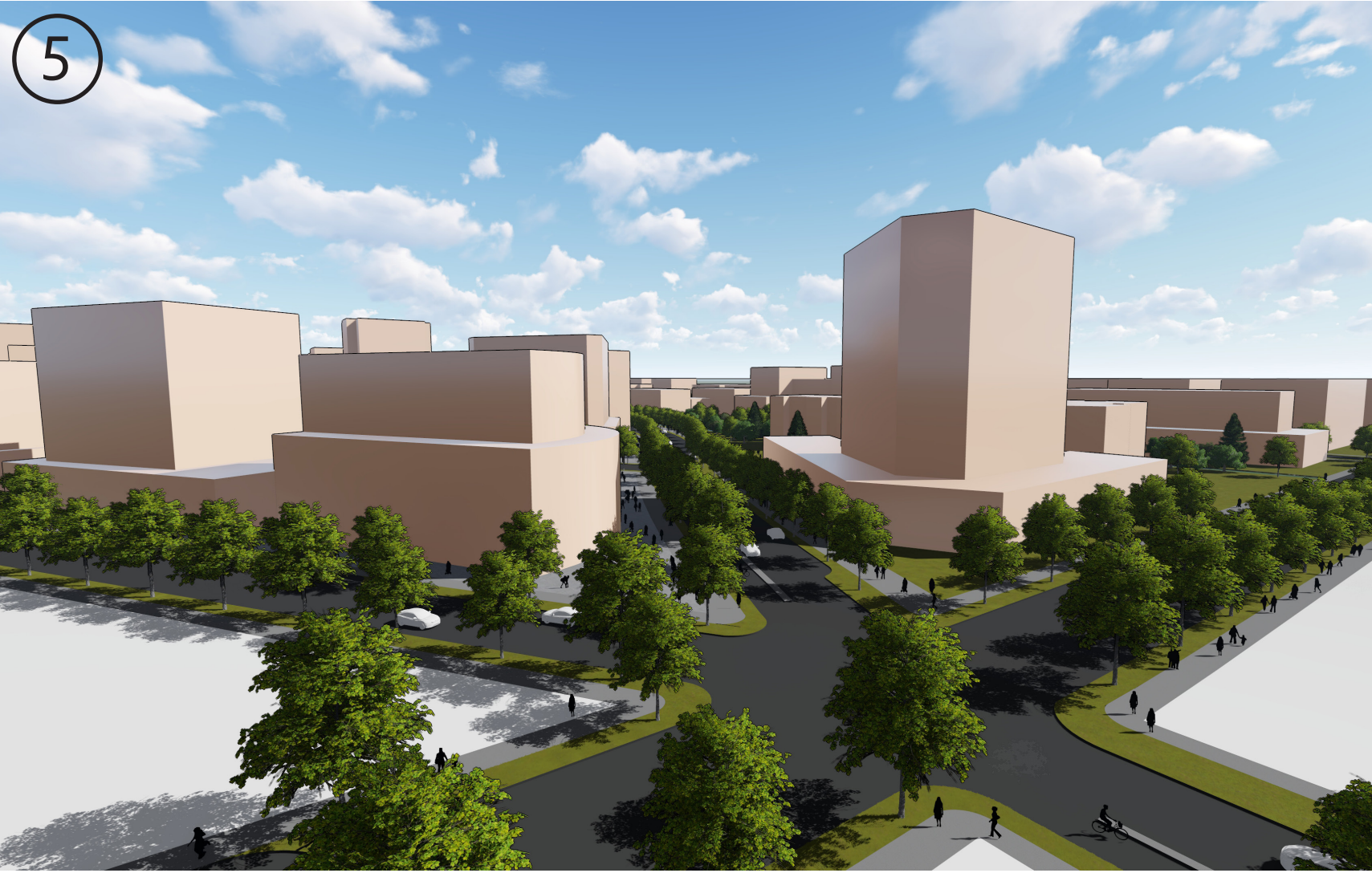
View from city park at corner of Kirschner Road and Sutherland Avenue.



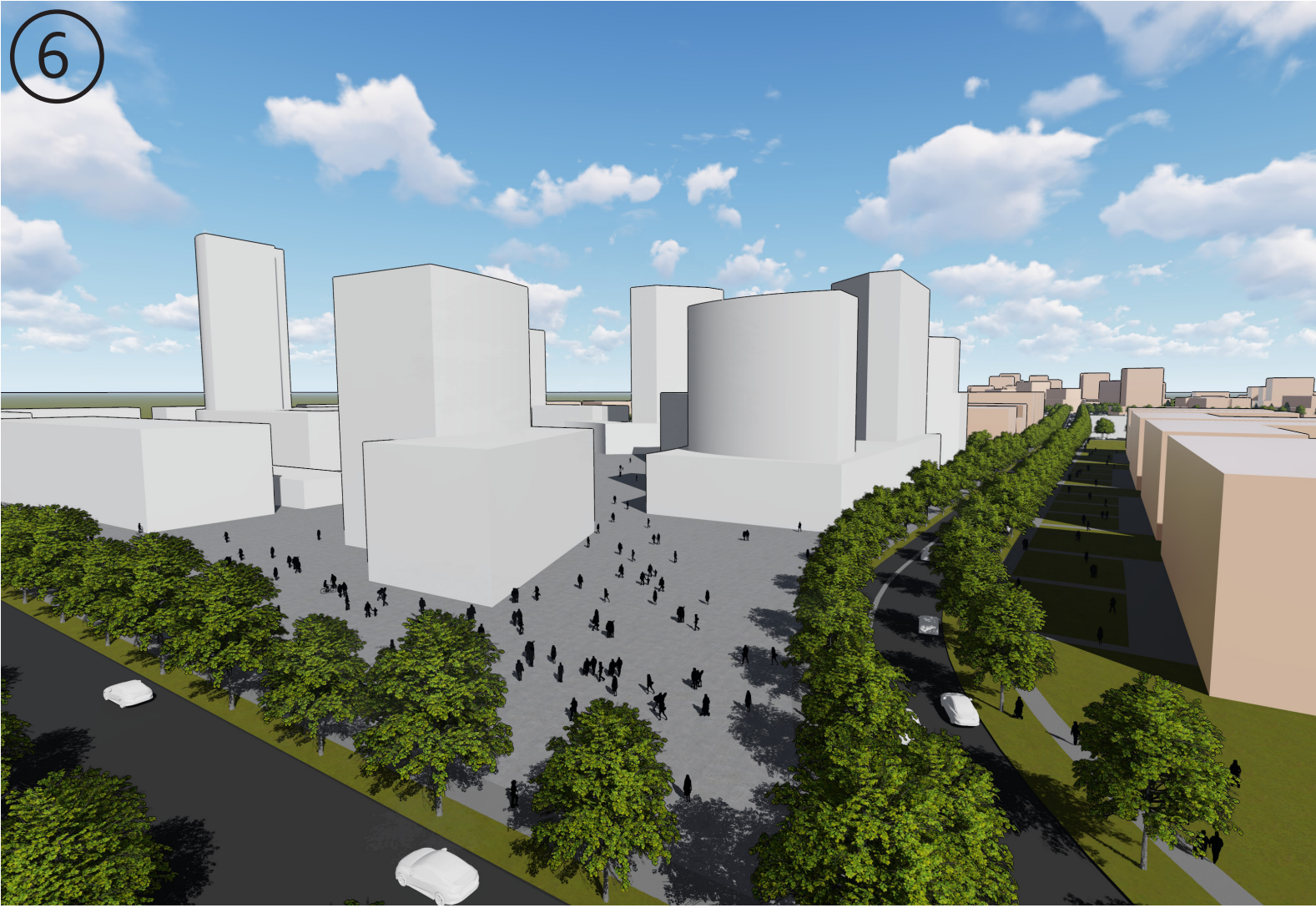
View of plaza space from the corner of Dickson Avenue and Dayton Street.



View of Dayton Street from Dayton and Dickson Avenue.



View of Sutherland Avenue and Burtch Road intersection.



View of Capri-Sutherland relationship at Gordon Drive and Sutherland Avenue.



View of City Park towards Sutherland Avenue from Kirschner Road.