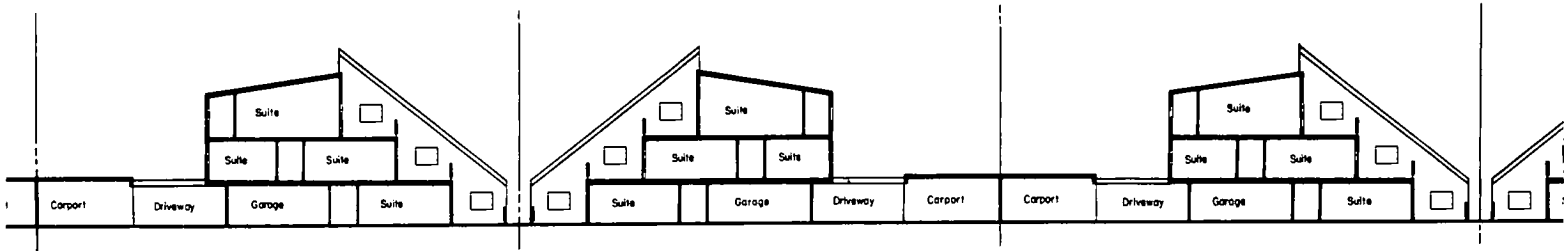
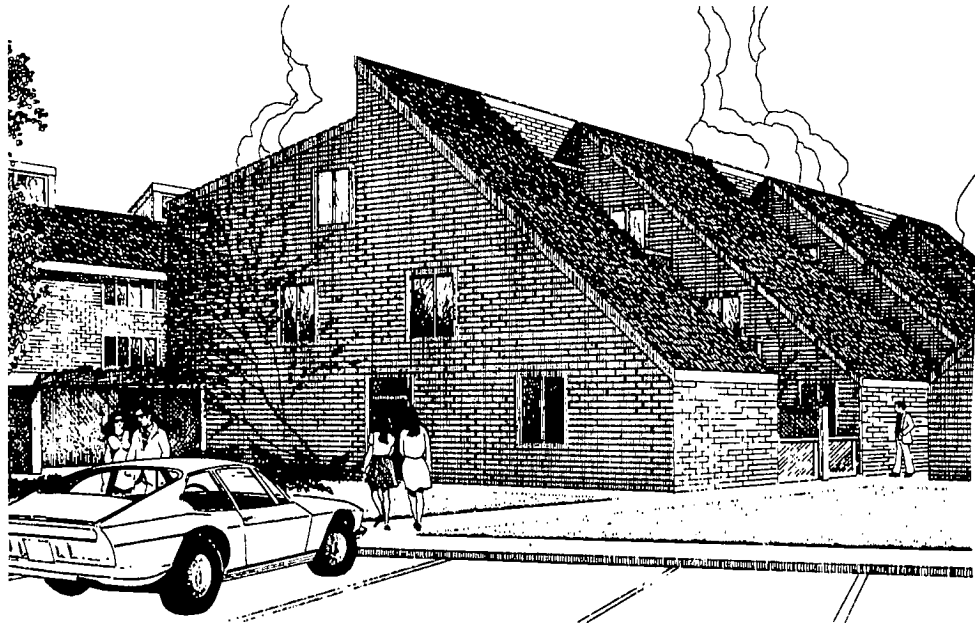


Apartments

In addition to the four "family" types described, an apartment form at 60 units per acre was developed, primarily for non-family accommodation. This form, 15 per cent of the total housing mix, is characterized by a low-profile, high-coverage building, not requiring elevators. One hundred and twenty-five per cent parking is provided at grade, partly within the building and partly in carport. The three-storey buildings each contain 7 two-bedroom and 14 one-bedroom suites. Of these all but three units are L-shaped, with principal rooms looking into a 12' x 8' terrace. Each floor steps back to allow the lower terraces to be open to the sky. None of these suites overlook parking. Suite sizes are 700 and 500 sq. ft. respectively.



4: UTILITIES

Sanitary sewers

The sanitary sewer is placed deep enough to pick up foundation drains and basements by gravity. Curvilinear alignments minimize manholes. In general, common connections for all units in one building are used, requiring the signing of special maintenance agreements between owners, registered against title.

Storm drainage

The storm system is designed to accommodate a two-year storm frequency in the pipes with an overland

system designed to handle up to a one-hundred-year storm. In general, roof water is discharged directly to ground, except for the group housing, which is connected to the storm system. Positive lot grading is vital to assure proper runoff, and concrete precast swales are proposed in lieu of rear lot catchbasins and sodded swales. Because there are no house connections to the storm system, a minimum of only four feet of cover is required.

Watermains

The water system is a conventional system, installed five feet deep. Higher densities, however, would necessitate closer valve and hydrant

spacing to provide a proper level of service. As with the sanitary sewers, common connections to each building are employed.

Roads and parking

Pavement widths of 24' to 26' have been used, with allocated parking bays for visitors within the road allowance. Local road allowances have been set at 40', sufficient for all services, providing water and storm sewers are in a common trench. Collector roads have a conventional 66' right-of-way. All curb radii are 25' allowing for all standard maintenance vehicles.

Winter snow control will necessitate removal of most snow from local streets, due to the frequency of driveways and lack of boulevard space. The low ratio of street area to number of dwellings, however, is such that per-capita costs of snow control would be much lower than in a standard subdivision.

Servicing costs

Servicing costs were prepared for the scheme, including all site work whether on public or private property. Included were site preparation, storm and sanitary sewers, watermains, roads, curbs, parking areas and sidewalks, all lot grading and sodding, hydro, gas, phone and cable TV, street lighting and engineering

(continued on page 51)

