ii). STRAWBERRY HILL DISTRICT (MEDIUM DENSITY)

Major collectors are narrowed and resurfaced with permeable material. They will be used as the transit grid.

Converting existing housing to green architecture that would include green roofs, rain water catchment, onsite energy production, separation of grey and black waters, and food production.

Revise approach to commercial centre design to minimise impervious surfaces and to diversify range of activities including sewage treatment and energy production.

Schoolyards can be re-configured to allow mixed use for greater interaction with the surrounding community.

Neighbourhood amenities located so that all homes would be within a 5-minute walking radius.

Retrofit cul-de-sacs for greater connectivity of transportation network primarily for pedestrians, cyclists, and local transit, ie electric vans or their equivalent.

Gas and Hydro Right of Ways converted to recreational open space, pedestrian and bike circulation routes and possible green infrastructure.

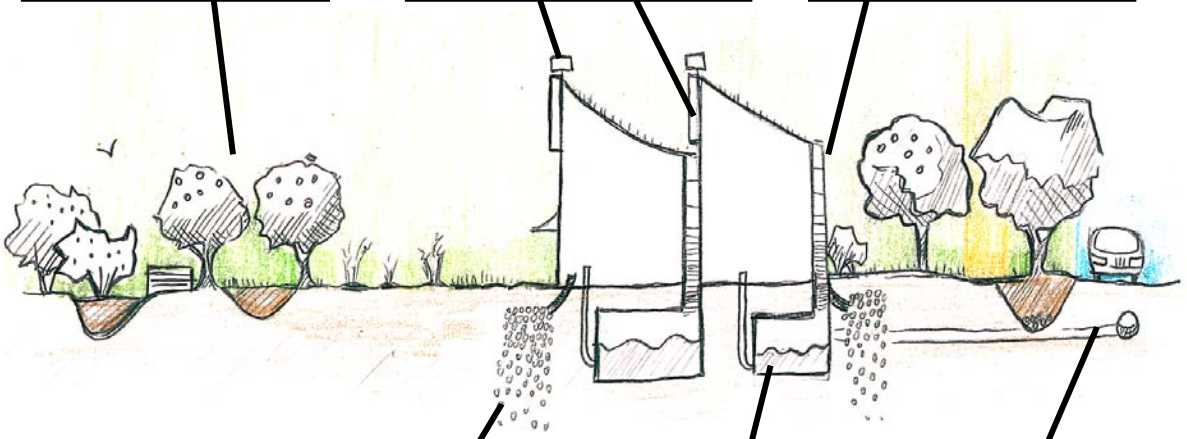
Neighbourhoods are densified by allowing basement or garage suites as well as infilling vacant lots with high density housing.

STRAWBERRY HILL: PARCEL

Backyards can be used for food production and composting of organic waste.

Alternative energy sources such as solar panels and windmills are installed for energy production.

Rain water is collected and filtered through green architecture for storage in underground cisterns.



Grey water produced in the house will be infiltrated back into ground through drywells. The water will be filtered before entering the ground water table.

Water in the cisterns is used for irrigation, temperature control of home, and toilet flushing.

Sewage is removed from the house through the existing sewage pipes to designated district treatment sites.

Densify neighbourhood by allowing basement and garage suites or building more than one house per lot.

STRAWBERRY HILL: LOCAL AMENITIES

Amenities will be located within a 5-minute walking radius of each home in the district.

Small businesses and rental apartments can be housed above stores.

Rooftop gardens can be used for passive recreation of tenants and food production.

There will **be easy access** to amenities for pedestrians and bicyclists.

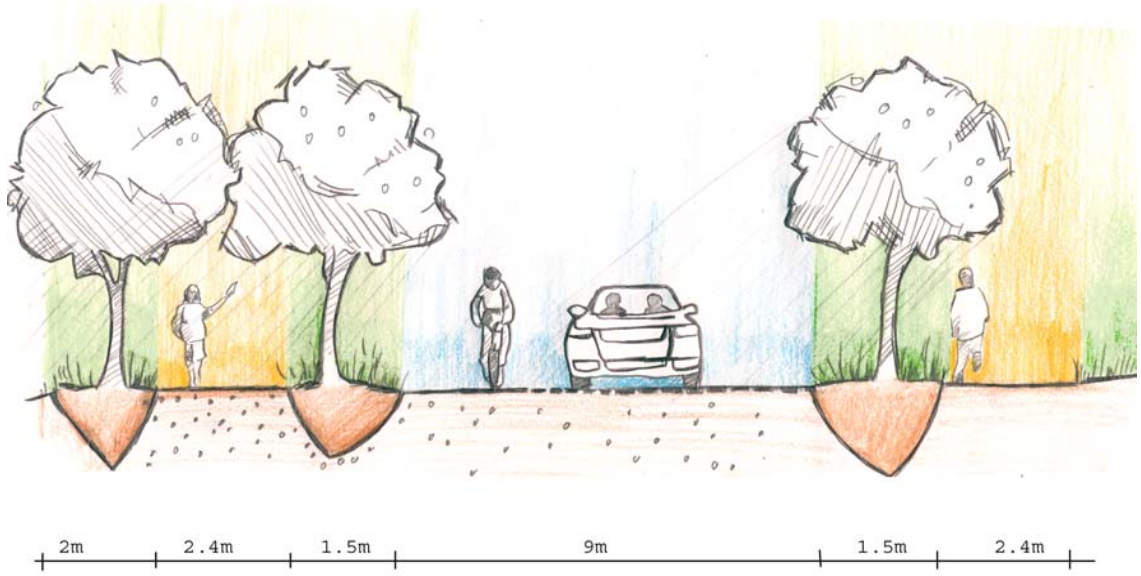
Create community meeting place for dissemination of information pertaining to the community.

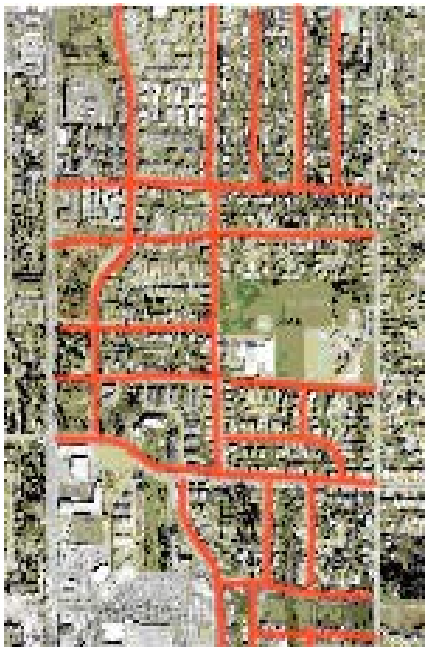
STRAWBERRY HILL: LOCAL ROADS

The **increase in green area** alongside roads can be used for storm water management, pedestrian and bicycle pathways, habitat and wildlife corridors.

Addition of trees and ground cover helps mediate weather and adds beauty to the site.

Local roads would be used for parking. Single traffic lanes would accommodate electric transit vans.





Decrease impermeable surfaces by narrowing roads, decreasing the number of driving lanes and re-paving with permeable material such as rubber popcorn or tile pavers.

Trenches filled with mulch can absorb surface runoff and act as a base for street plantings. They can absorb 65-70% their volume in water.

Re-cycled construction materials can be used as road base.

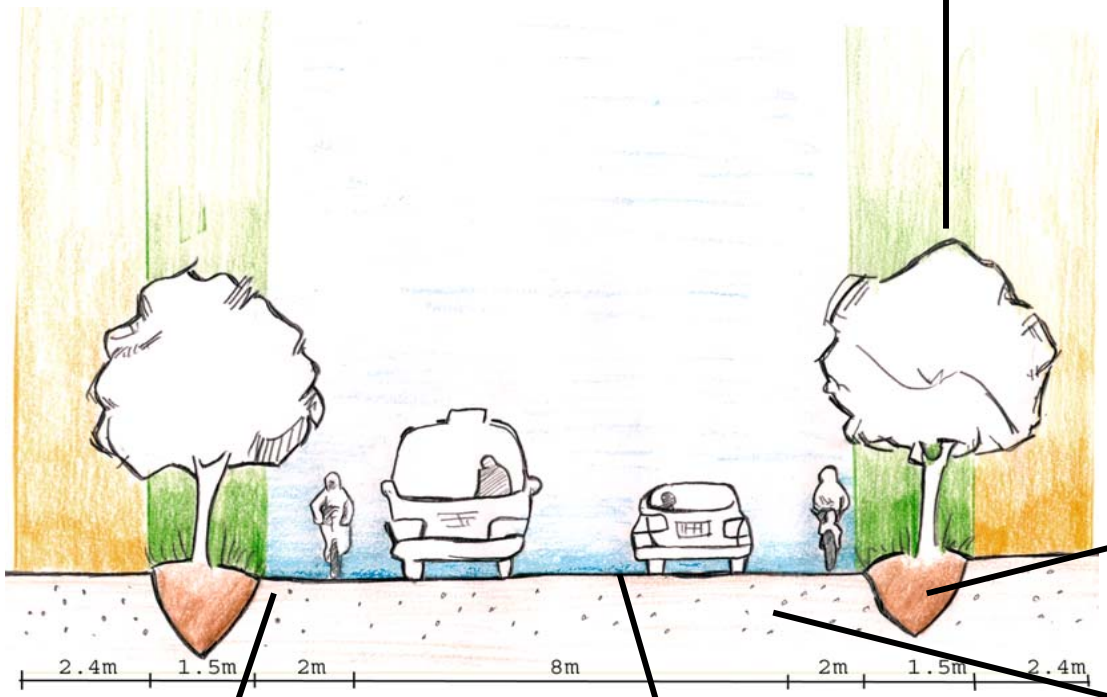
Local streets would be **friendlier to pedestrians and cyclists** due to street calming measures like reduced road width and number of lanes. In addition, cul-de-sacs can be pushed through for connectivity.

STRAWBERRY HILL: MAJOR ROADS

Replace buses with alternative transportation system, such as hydrogen fuel or electric buses.

Increase centre lane widths to accommodate wider buses and **replace 2 lanes with bicycle paths**.

Plant shade trees along road edge.



Mulch-filled trenches can be dug alongside roads to assist in storm water absorption.

Water retention structures can be constructed beneath road surface for community use.

Remove curbs and replace with vegetated verges.

Create more **pedestrian friendly environment** by building pathways and placing benches intermittently.

Replace road surface with permeable material to allow for ground water recharge and to minimize runoff.

STRAWBERRY HILL: SCHOOL SITE

Create neighbourhood commercial centre.

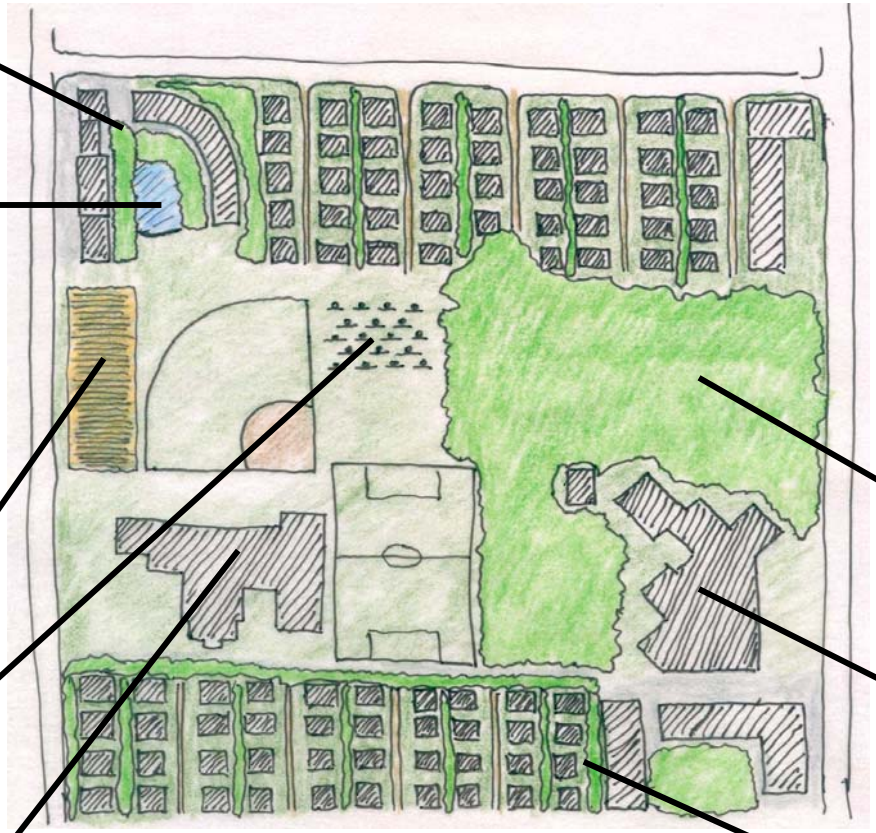
Grey water treatment pond to handle on site needs.

Allow community use of playing fields when not needed by schools.

Community Garden

Energy production facility, wind or solar.

School rooftops can be used for solar energy production or green roof technology.



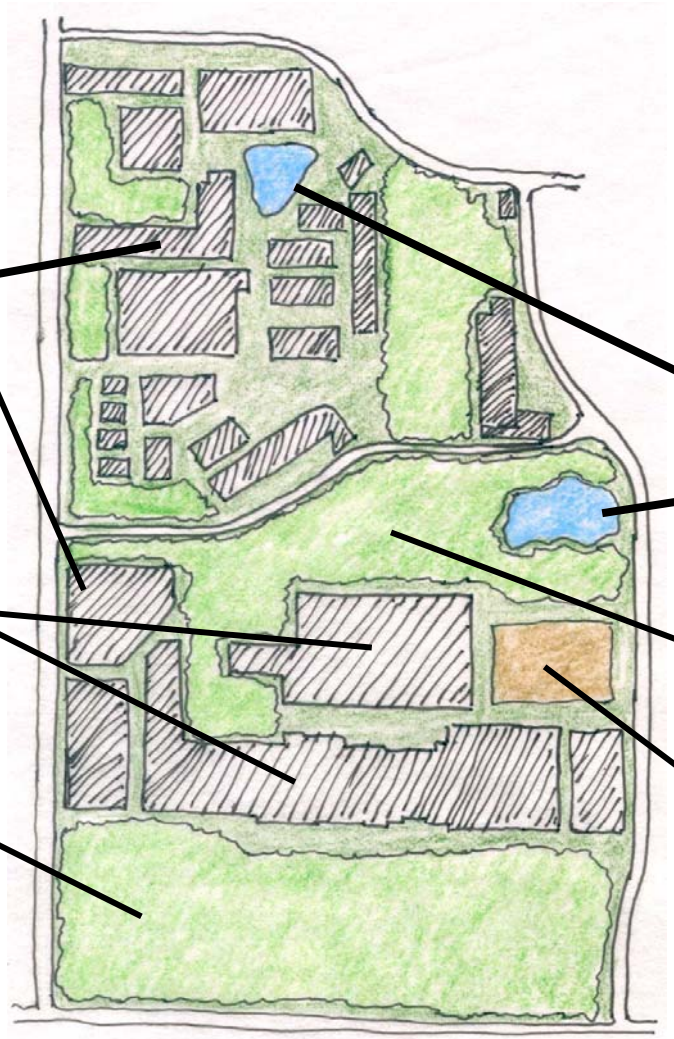
Let the community use school buildings after regular school hours and let the parks, community gardens, water treatment pond, and energy production facilities be available for educational curriculum.

Create community parks and recreation space

Geothermal energy can be drawn from beneath schools and used for heating.

Retrofit housing grid to create greater pedestrian and bicycle connectivity and to allow multi-family units.

STRAWBERRY HILL: COMMERCIAL CENTRE



Densify and diversify buildings to centralize services such as government administration, medical treatment, small business and commercial activities.

Utilize commercial rooftops for solar or wind energy production.

Commercial food production:

orchards and cash crops.

Addition of grey water treatment ponds or sewage treatment marshes.

Conversion of parking lots to park and recreational space.

Recycling collection and compaction depot.