

Maple Avenue Suites, Phasing Plan,

Updated December 1, 2022



Phase 1 = Lot clearing, and construction of Northern most building (3 stories with approx 3,000 ft² footprint) plus parking areas on west side of entire site

Phase 2 = tear down of current house on site and construction of Middle Building (3 stories with approx 3,000 ft² footprint)

Phase 3 = construction of southern building (3 stories with approx 3,000 ft² footprint) and new amenity area

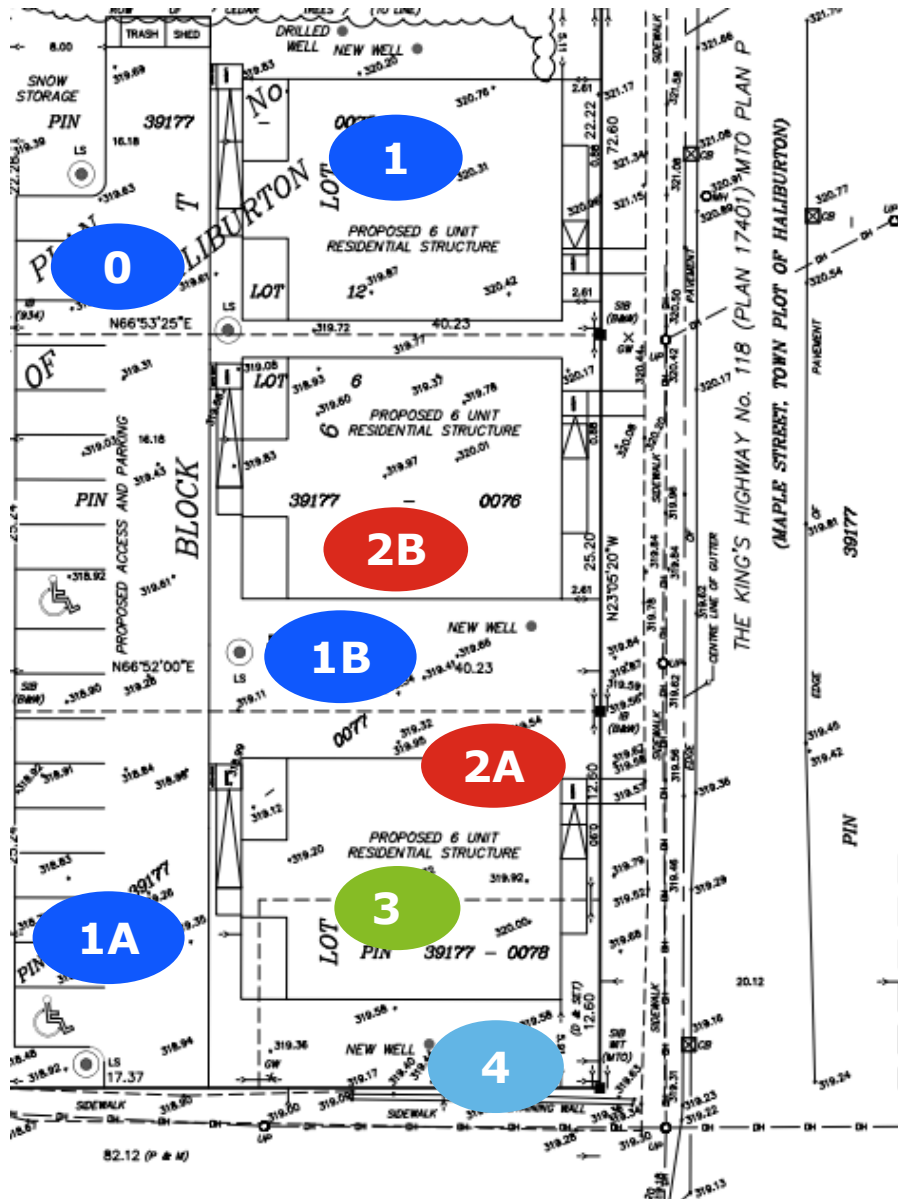
Emergency Flood driveway (part of Phase 1)

Current house on site (demolish at start of Phase 2)

See Additional Notes on final page

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Phased Construction Plan

Estimated timing pending revisions

0. Site clean-up, prep and temp driveway
(Spring 2023 TBD)
1. North Building Construction
(Spring 2023 commence TBD)
- 1A. Driveway paving
(Summer 2023)
- 1B. Emergency Flood driveway
(Summer 2023)
- 2A. Existing dwelling demolition
(Late 2023 / Winter 2024 TBD)
- 2B. Middle Building Construction
(Spring 2024 commence TBD)
3. South Building Construction
(Spring 2025 commence TBD)
4. Final landscaping and amenities
(when final construction complete)

See Additional Notes on final page

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Additional Notes

- 1. Stabilization of the entire site will be achieved in Phase 1 after the site is cleared of brush, small trees, and metal debris that exists. This will involve removal of any old debris that currently exists, and levelling of the site to pre-construction needs**
- 2. Any disturbed surfaces not being used at a particular phase will be graded and topped with gravel or other earth material**
- 3. Any construction area will have safety fencing around it as well as appropriate signage to deter entrance by unauthorized persons**
- 4. Landscaping for each building will be completed as each building is complete**
- 5. Lighting for the Northern Building and the parking area will be completed in Phase 1, and lighting for the idle and southern building will be completed as those buildings are constructed**
- 6. Stormwater management will also be constructed with the entire parking area and the northern building in Phase 1, with some flexibility for temporary solutions if required until all buildings are completed**
- 7. The Emergency Flood Driveway will be a one-way driveway with a porous (non-paved) surface to assist with rain-water dispersion. This driveway will only be used for emergency purposes with bollards at the Maple Ave entrance**
- 8. Access points for the site will be from Victoria Street from the start of the project, with potential use of the emergency flood driveway only if required**
- 9. Dysart is requested to build a driveway entrance off Victoria Street (close two parking spaces on the street) from the start of Phase 1**
- 10. For sewer connections, basic sewer connection to the entire site (down the west driveway) and service to the first building will be completed in Phase 1, and servicing to the middle and southern building will be completed as each is built**
- 11. Amenity areas (two picnic tables to be located at southern end of site (Phase 3))**
- 12. Bicycle rack located next to garbage shed initially, and likely next to middle building long term**