Appendix

A

Upper Base

Area A

Upper Phase 3

Limit of Gravity Sewer

Upper Phase 2

Upper Phase 1

Waterpoint Setback

Playground

Lake

Lookout

Picnic Area

Playing Field
Playground

Lookout

Lookout

Power Plant

Water Plant

Upper Base Road

Berry Picking Area

Berry Picking Area

Road Point

Playground

Sewer Pipeline

Future Access Road Alignment

College Expansion

Hospital Expansion

Hospital

Lower Phase 2

Lower Phase 1

Area A

Arctic College

Nikiraqtuqsiqi Road

High School

Justice Centre

City Hall

Upper Base Road

Future Commercial Development

Federal Road

Four Corners

Iqaluit

PLATEAU (AREA A)
DEVELOPMENT CONCEPT PLAN

Land Use

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Low Density Residential (single, semi, duplex)

Medium Density Residential (row, 4 plex, 6 plex)

Mixed Use (apartment / commercial)

Community Use (school, church, community centre, arts studio)

Core Area Use (Capital District)

Enhanced Development Requirements (alternative services, innovative buildings)

Cluster Development (may include shared buildings, amenities and services)

Public Recreation Space (playground, open field, picnic area)

Public Open Space

Water

Watercourse Setback

Snowmobile Trail

Walking Trail

Significant Feature (top of hill, surface water, public space)

Prepared by:

FoTenn
URBAN PLANNERS & DESIGNERS

Solar Path

Prevailing Winds

0m 125m

1 metre contour interval