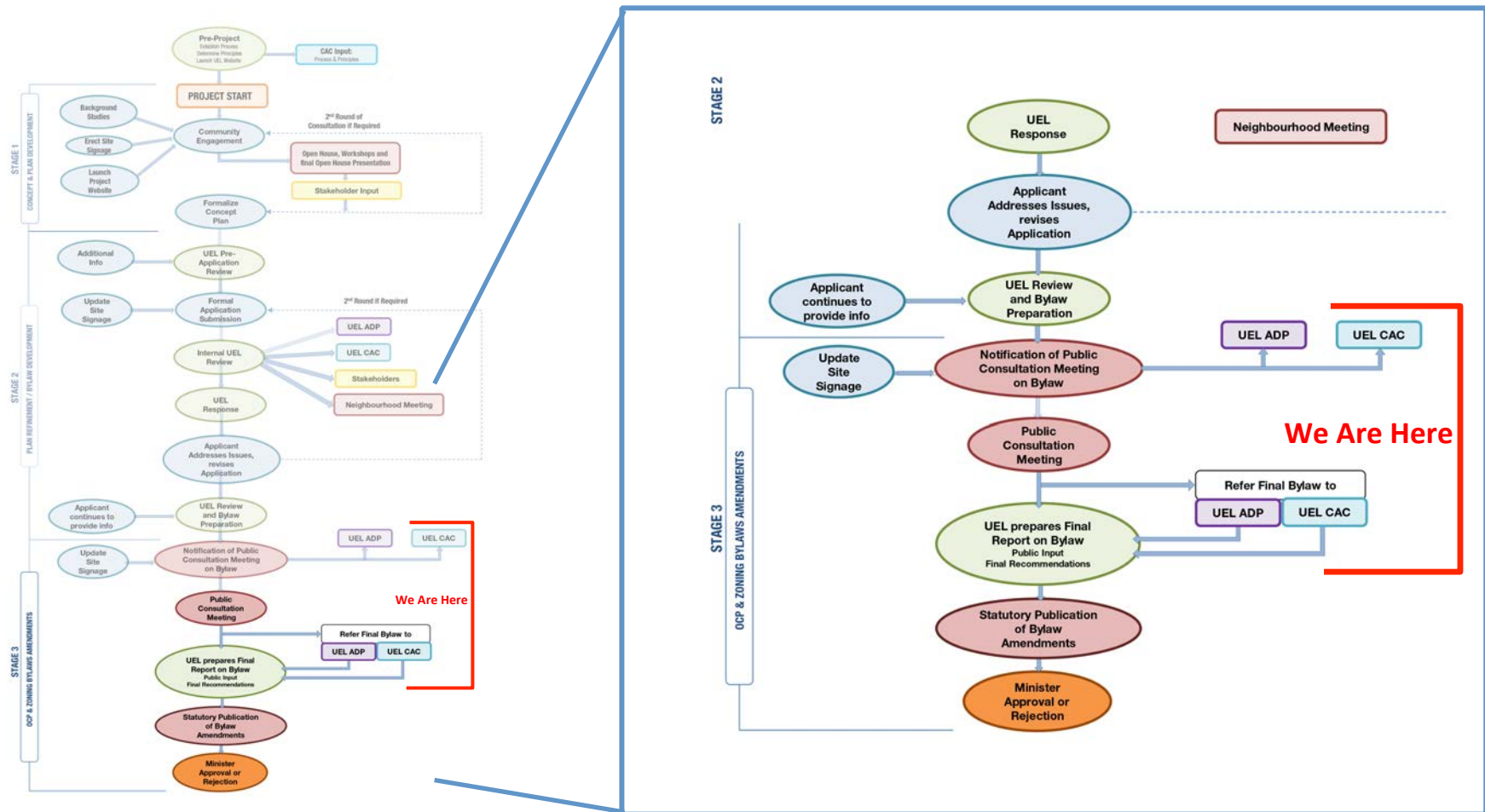


Block F Proposal CAC Working Group

May 18, 2016

- Application Process
- Main changes from Original Submission
- Key elements of the Current Plan
- Community Amenities
- Legal Framework – ensuring plan will be implemented as proposed
- Next Steps

Bylaw Amendment Process



Bylaw Amendment Process Highlights

- Application
- Input from CAC and ADP
- Community Open House
- Review by administration
- Changes made based on feedback
- Drafting of bylaws and agreements
- Public review of draft bylaws and agreements

Guidance for Plan Review and Changes

- UEL Official Community Plan (OCP)
- Good planning practice
- Community input
- Community benefits
- Application guiding principles

Changes from Original Submission

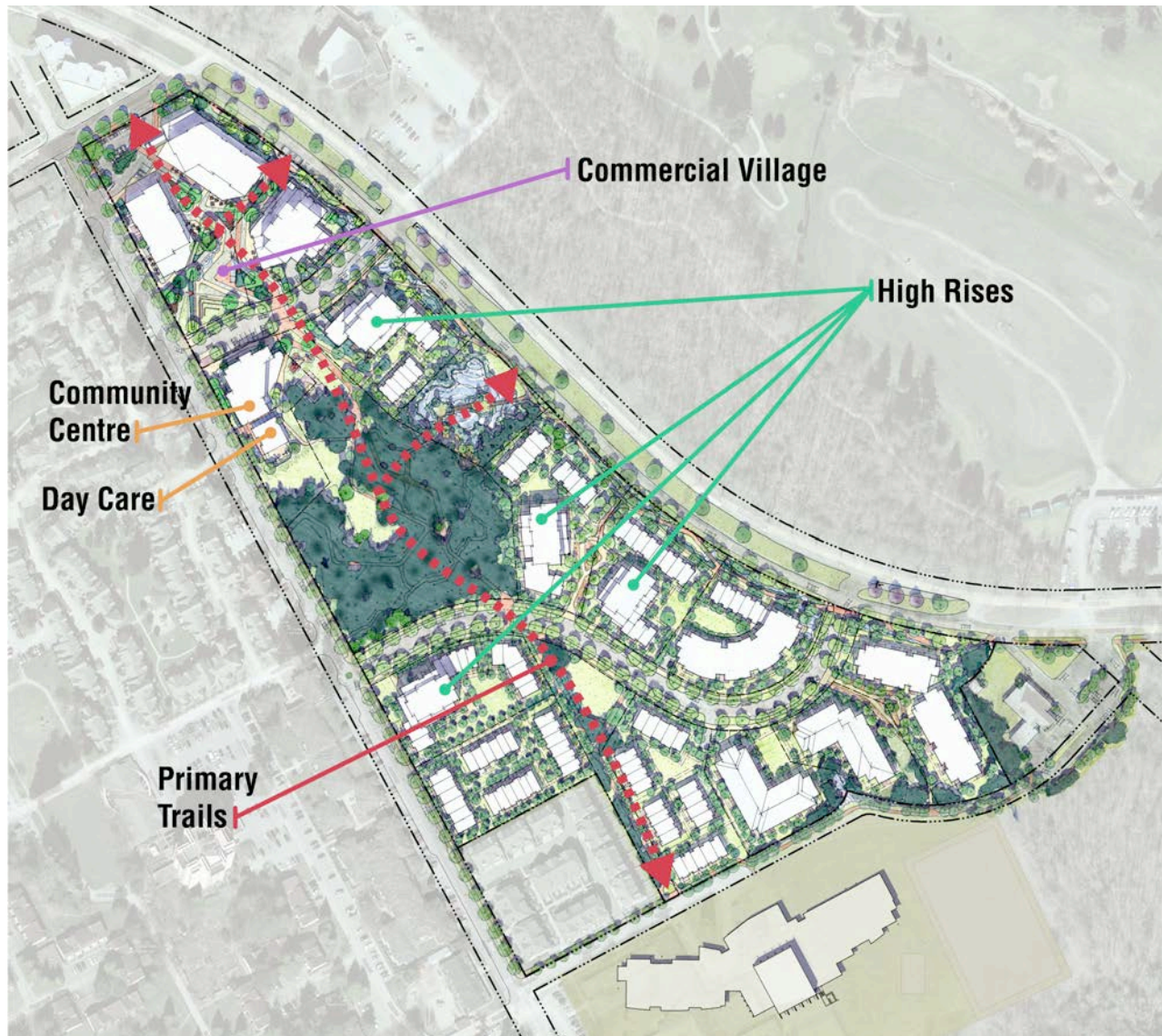
- Community Centre is now centrally located and publicly owned
- Substitution of rental housing for hotel
- Greater mix of housing: townhouses, market and non-market rental units
- Reconfigured housing layout adjacent to Liberta
- Increased number of street-fronting townhouses
- Lower high-rise height
- 25% of all units are adaptable for all ages and abilities

Changes from Original Submission

- Improved commercial village layout
- Stronger Design Guidelines with more examples
- Environmental standards - LEED® Gold
- Potential connections for District Energy
- Increased landscaping standards, specifically University Boulevard
- Improved Park includes open activity areas, play areas and forest walking trails

Key Elements of the Proposal

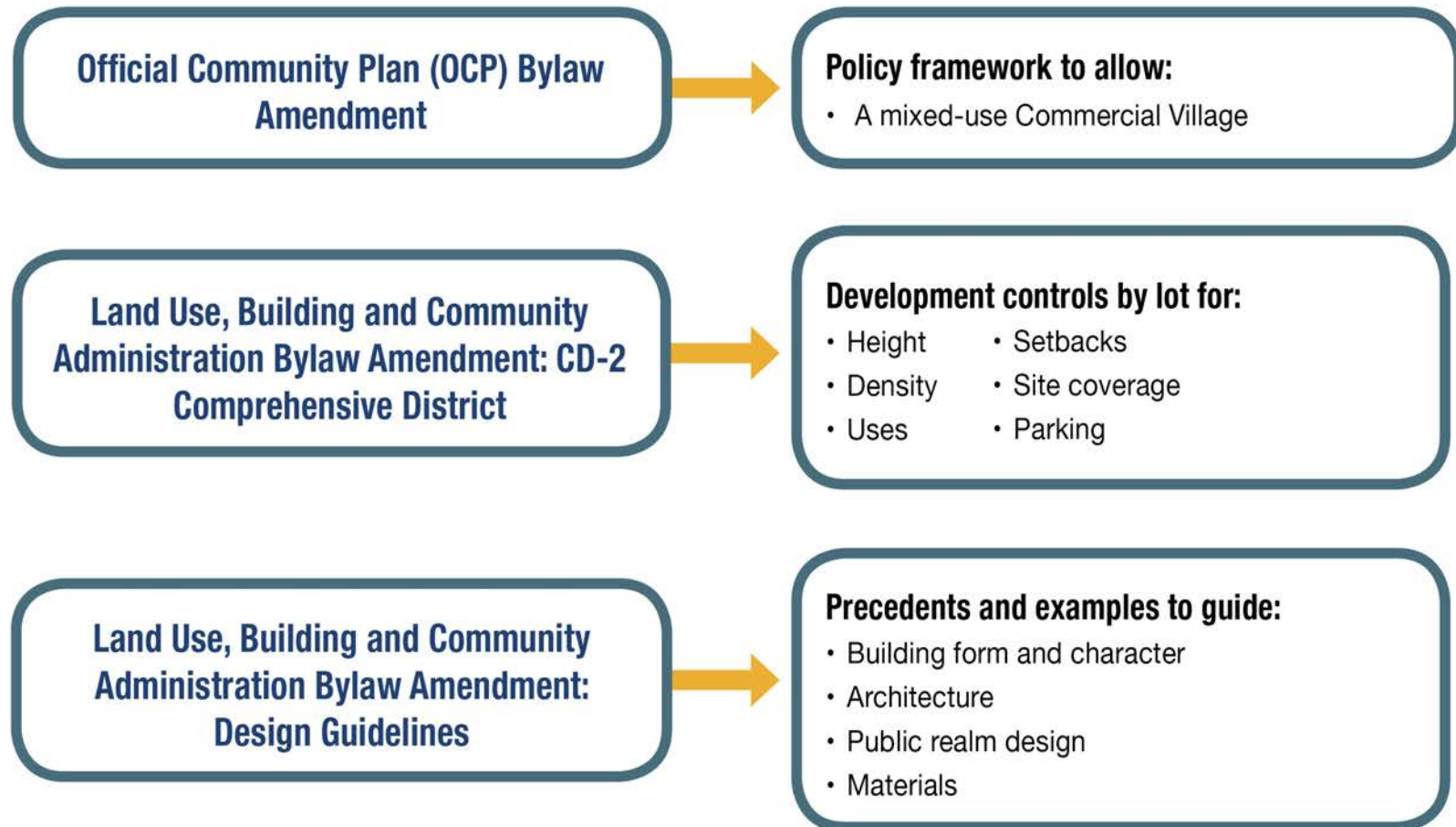
- Maximum 1,246,684 ft² (115,821 m²) developable floor space
 - 218,750 ft² (20,322 m²) beyond what is allowed under current zoning
- Includes 30,000 ft² (2,787 m²) of commercial uses
- Residential areas:
 - Street fronting townhouses
 - one 12 storey and several 4-6 storey apartment buildings
 - Four high-rises around Park with heights up to 18 storeys



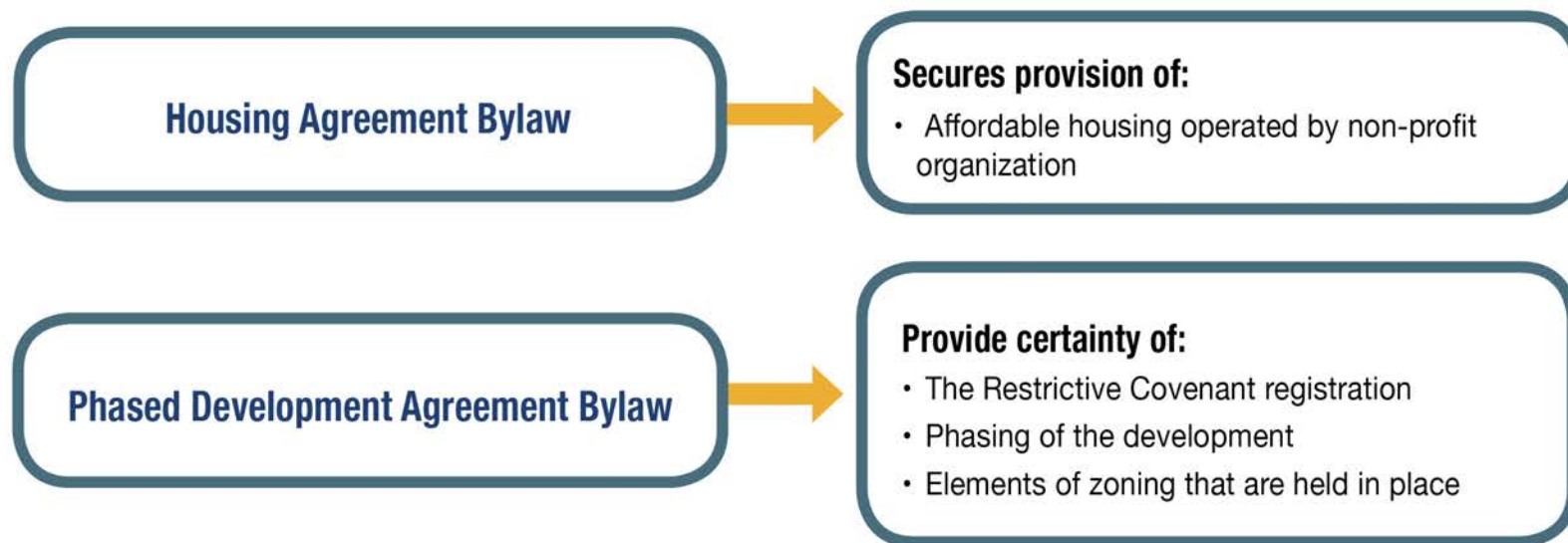
Community Amenities

- 15,000 ft² (1,394 m²) Community Centre
- 43,750 ft² (4,065 m²) affordable workforce housing
- 40 space child day care facility, owned and managed privately
- Public Park, publicly accessible wetlands and community green
- Continuation of existing trail network and new pedestrian connections, secured by covenants on title

Legal Framework



Legal Framework



Legal Framework

Works and Services Bylaw Amendment

Introduces Block F specific:

- Development standards
- Public realm standards
- Infrastructure and stormwater performance

Restrictive Covenant

Secures on title:

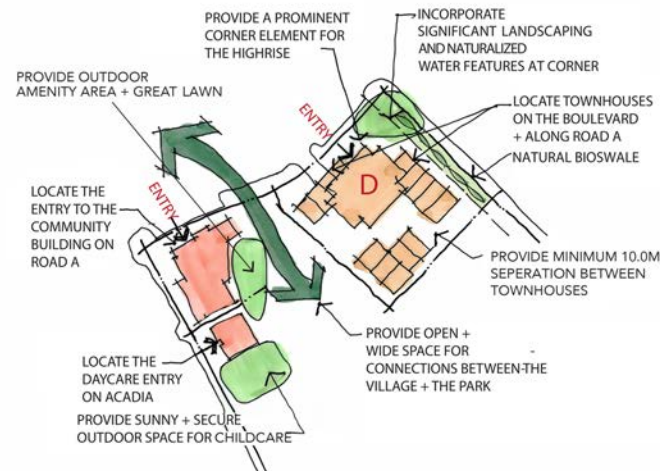
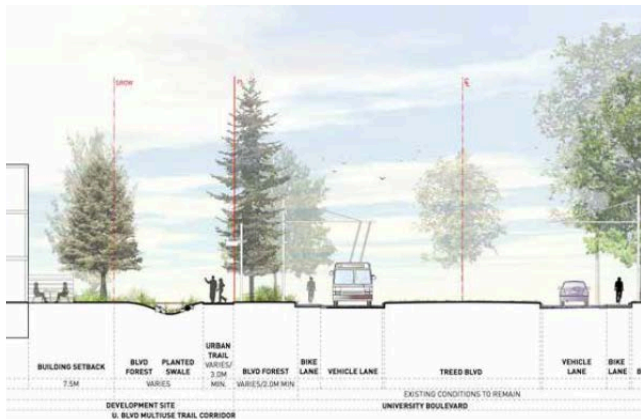
- The up-front delivery of amenities and the Park
- Limits on future subdivision
- Sequence and timing of development
- Trail and pedestrian connections

Design Guidelines

- A critical tool used for evaluating/approving future development applications on Block F
- Ensures future development meets standard of quality and intent of the current plan
- In the Land Use, Building and Community Administration Bylaw Amendments (Appendix 2)

Design Guidelines

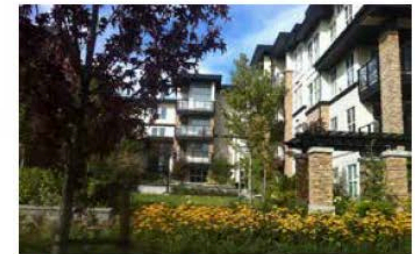
- Guidelines include precedents and examples to guide future development applications on Block F



Landscaping Used to Create Privacy



Separation of Public and Semi-private Spaces



Building Well Integrated with the Landscape

Next Steps

- Public Meeting – May 31st at the University Golf Club
 - 4:30-6:30 (Open House)
 - 6:30-9:30 (Presentation and Public Comment)
- Public comments deadline - June 14th
- ADP comments deadline – June 14th
- CAC comments deadline – June 20th