

URBAN DESIGN – FORUM #1

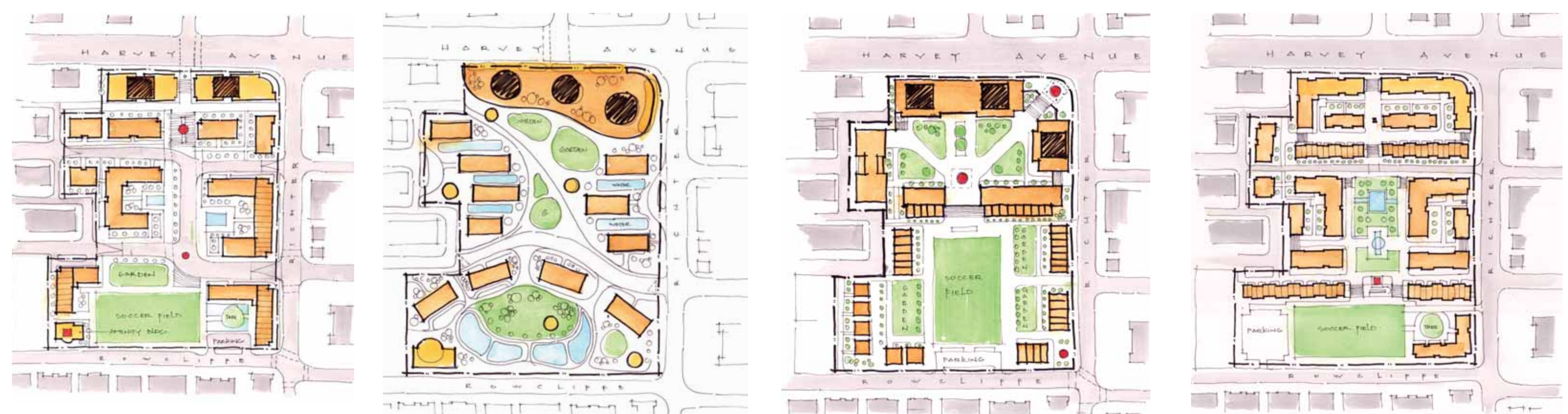
March 11 & 12, 2008

SKETCHES & COMMENTS PROVIDED BY THE PUBLIC



DESIGN COMPONENTS INDICATED IN PUBLIC CONCEPTS AND COMMENTS	Stakeholders	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Group 8	Group 9
Affordable Mixed Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Amenities (Daycare, Education, Tourist, Senior Centre) / Community Centre	✓	✓	✓		✓		✓	✓	✓	✓
Commercial (Community Focused – ie cafes)	✓		✓	✓	✓	✓	✓		✓	
Pedestrian Bridge / Overpass		✓			✓	✓		✓	✓	✓
Existing 'Heritage' Trees	✓	✓				✓	✓	✓	✓	
Water Feature	✓				✓	✓	✓			
Pedestrian Path		✓	✓	✓	✓					
Underground Parking		✓							✓	✓
Dog Park		✓	✓						✓	✓
Community Garden	✓				✓			✓	✓	
Bike Paths				✓			✓		✓	
Playground		✓	✓							
Sports Field						✓				

PRELIMINARY PLANS GENERATED FROM PUBLIC COMMENTS



COMMENTS	CITY BLOCK CONCEPT	ORGANIC FORM CONCEPT	TOWER – PODIUM CONCEPT	UNIFORM DENSITY CONCEPT
Pedestrian Oriented	Remove Vehicular Street; Stronger Pedestrian Entrance	Good Pedestrian Walkway	Entry Point Good	Entrance Uninviting; More Pedestrian Oriented
Common Spaces / Amenities	Park is Isolated to South			Potential for Community Meeting Space
Parking / Traffic		Rethink Lack of Parking; Car Co-op	Central Parkade (Not Underground Parking; No Internal Roads Good)	On Street Angled Parking Good
Green Spaces			Good Amount of Green Space	Reinstate 5 Acre Community Park
Housing & Density		Move North for Parking	Good Mix of Heights and Density; Ground Oriented Housing Good	
Community Focused Commercial	Add Retail	Green Business Only Good		
Water Features		Water Features Good	Incorporate Water Element	Good Water Feature



URBAN DESIGN – FORUM #2

April 30, 2008

DEVELOPED CONCEPTS GENERATED FROM PUBLIC COMMENTS



COMMENT THEMES	CITY BLOCK CONCEPT	ORGANIC FORM CONCEPT	TOWER – PODIUM CONCEPT	UNIFORM DENSITY CONCEPT
Pedestrian Oriented	More Pedestrian Oriented (Limit Vehicular Access); Family Oriented	Good Pedestrian Orientation; Good Walkway System		More Family Oriented
Common Spaces / Amenities	Diversify Public Spaces (No Sports Field)	Good Community Gardens	More Amenable Spaces (Gardens)	Need More Community Amenities
Parking / Traffic		Underground Parking; Need Traffic Calming	All Underground Parking; Traffic Calming	Need Traffic Calming
Green Spaces	More Green Space / Shaded Areas / Gardens	Open Space Good; More Green Space	Make Soccer Field Public Space / Garden	More Park / Green Space; Playground Good
Housing & Density	Good Density	Good Mixed Density	Housing Around Park Good; Good Density	Need More Affordable Housing; Density Too Low
Community Focused Commercial		Need More Community Retail (ie Coffee Shops, Market, etc)	Add Commercial Along Park	
Water Features		Water Feature Too Large	Limit Water Features	

VOTING RESULTS BY PUBLIC (DOT-MOCRACY)

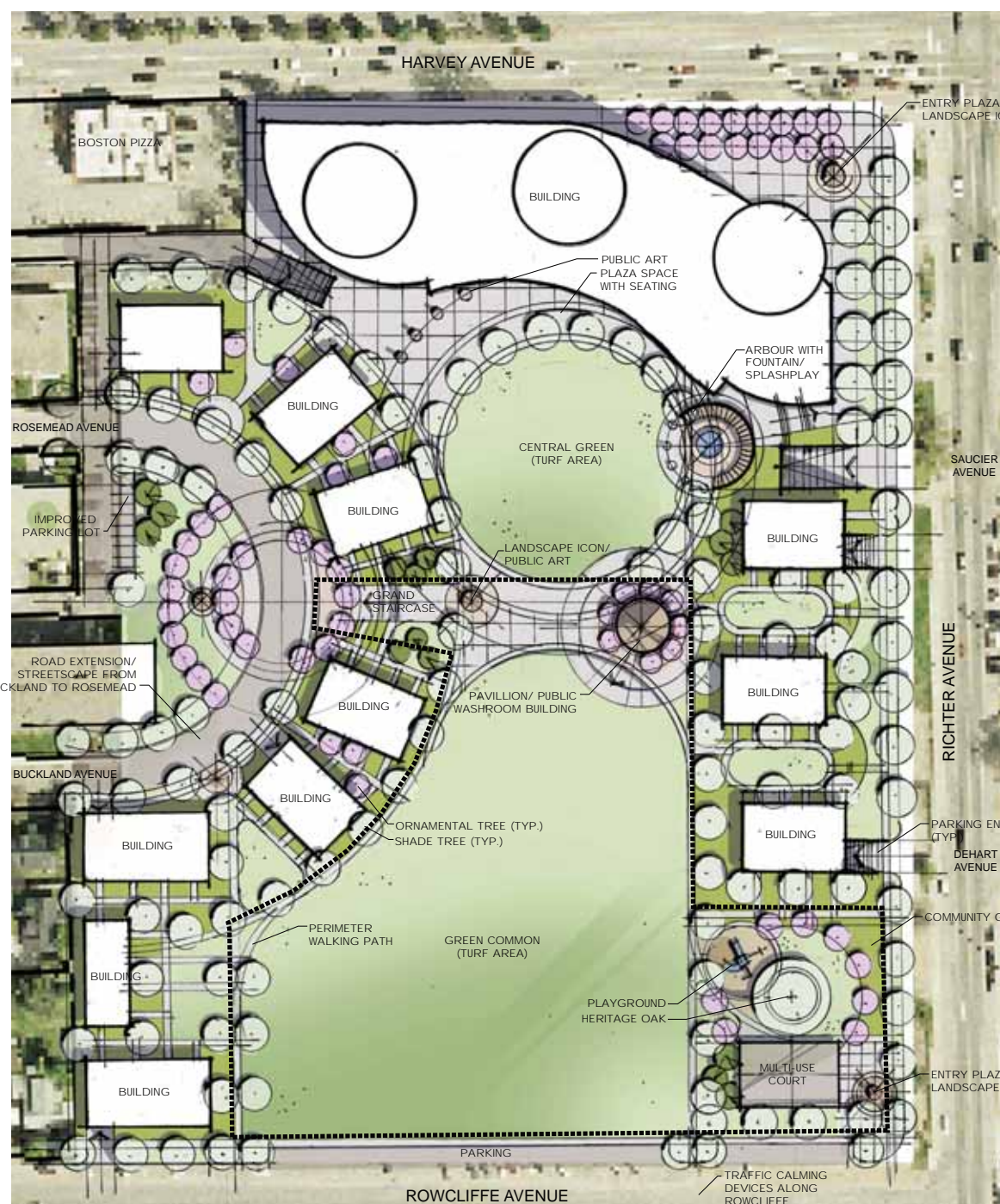
	CITY BLOCK CONCEPT	ORGANIC FORM CONCEPT	TOWER – PODIUM CONCEPT	UNIFORM DENSITY CONCEPT
1ST CHOICE (GREEN DOTS)	7	43	6	9
2ND CHOICE (YELLOW DOTS)	8	15	29	9
3RD CHOICE (RED DOTS)	13	2	18	15



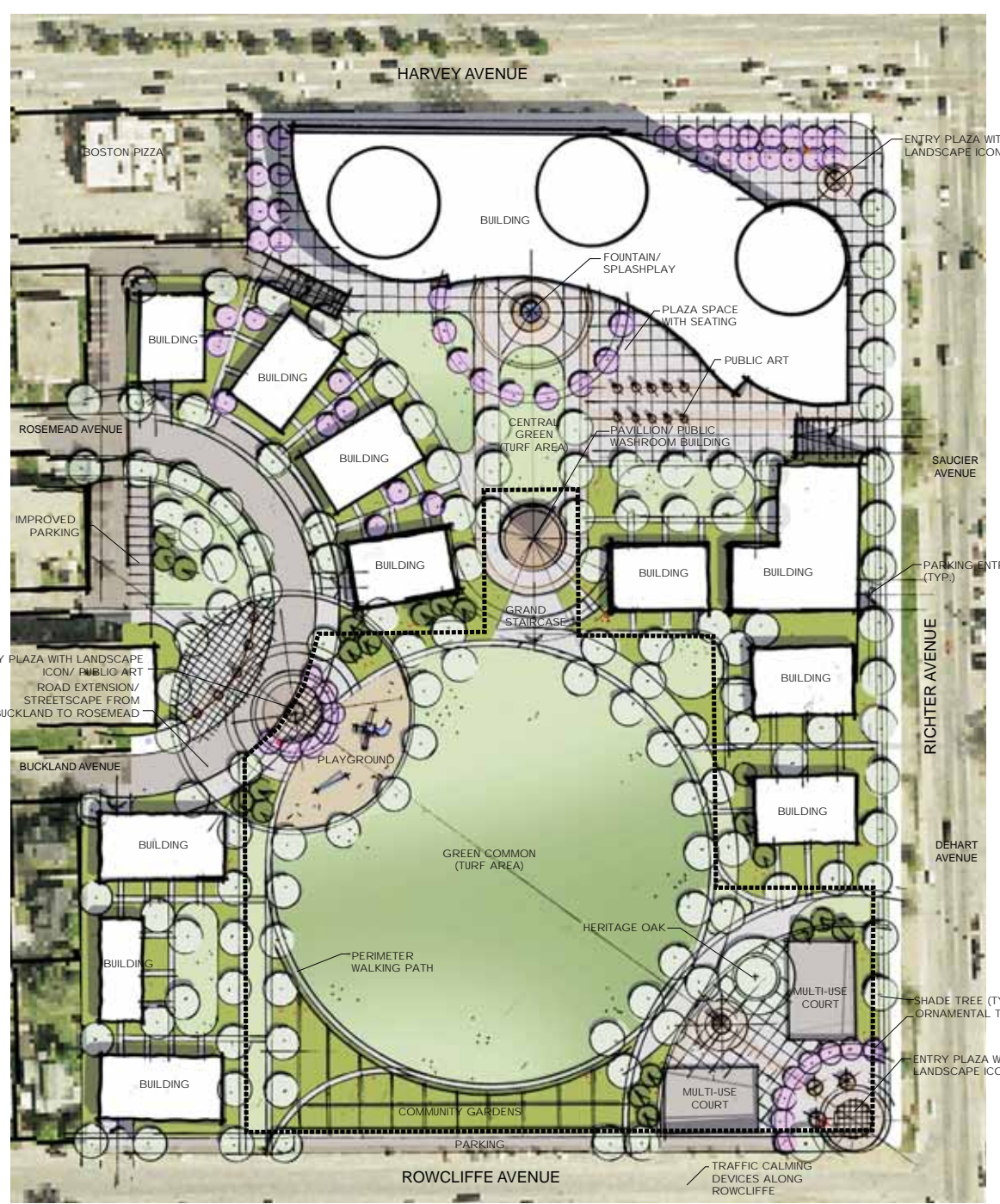
PARK CONCEPT FORUM

June 26, 2008

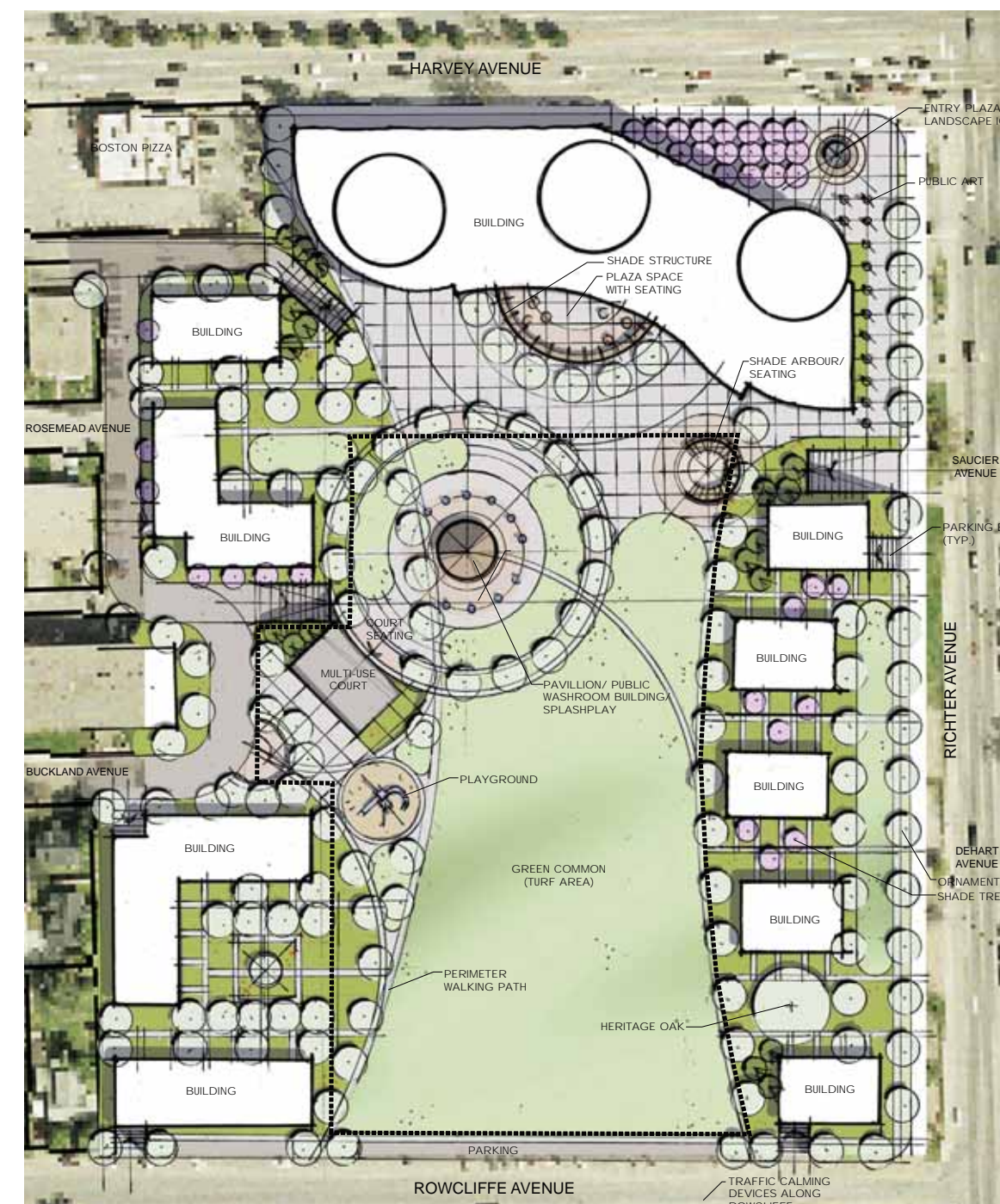
PRELIMINARY CONCEPTS



OPTION #1



OPTION #2



OPTION #3

VOTING RESULTS BY PUBLIC

14	57	10
----	----	----

PUBLIC COMMENTS

OPTION #1 – LIKE	OPTION #2 – LIKE	OPTION #3 – LIKE
Green Spaces - Large, Open, 2 Separate Spaces	Community Gardens	Courtyards for Buildings Benefits Residents
Water Feature	Centrally Located Green Space	Saved Oak Tree
Playground Near Oak Tree	Entry Plaza Space (with Seating)	Playground Near Washrooms
Safety – Openness	Playground	Multi-Use Court Away From Traffic
Curved Road	Public Washrooms	Path System
	Saved Oak Tree	
	Layout	
	Safety - Park is Visible from Richter	
	Double Courts	
	Circular Path	
OPTION #1 – DISLIKE	OPTION #2 – DISLIKE	OPTION #3 – DISLIKE
Removed Oak Tree	No Courtyard / Amphitheatre	Reduced View to Green Space
Lack of Community Gardens		Layout
No Courtyard / Amphitheatre		Lack of Community Gardens
Need Traffic Calming	Circular Corner	No Entry Plaza

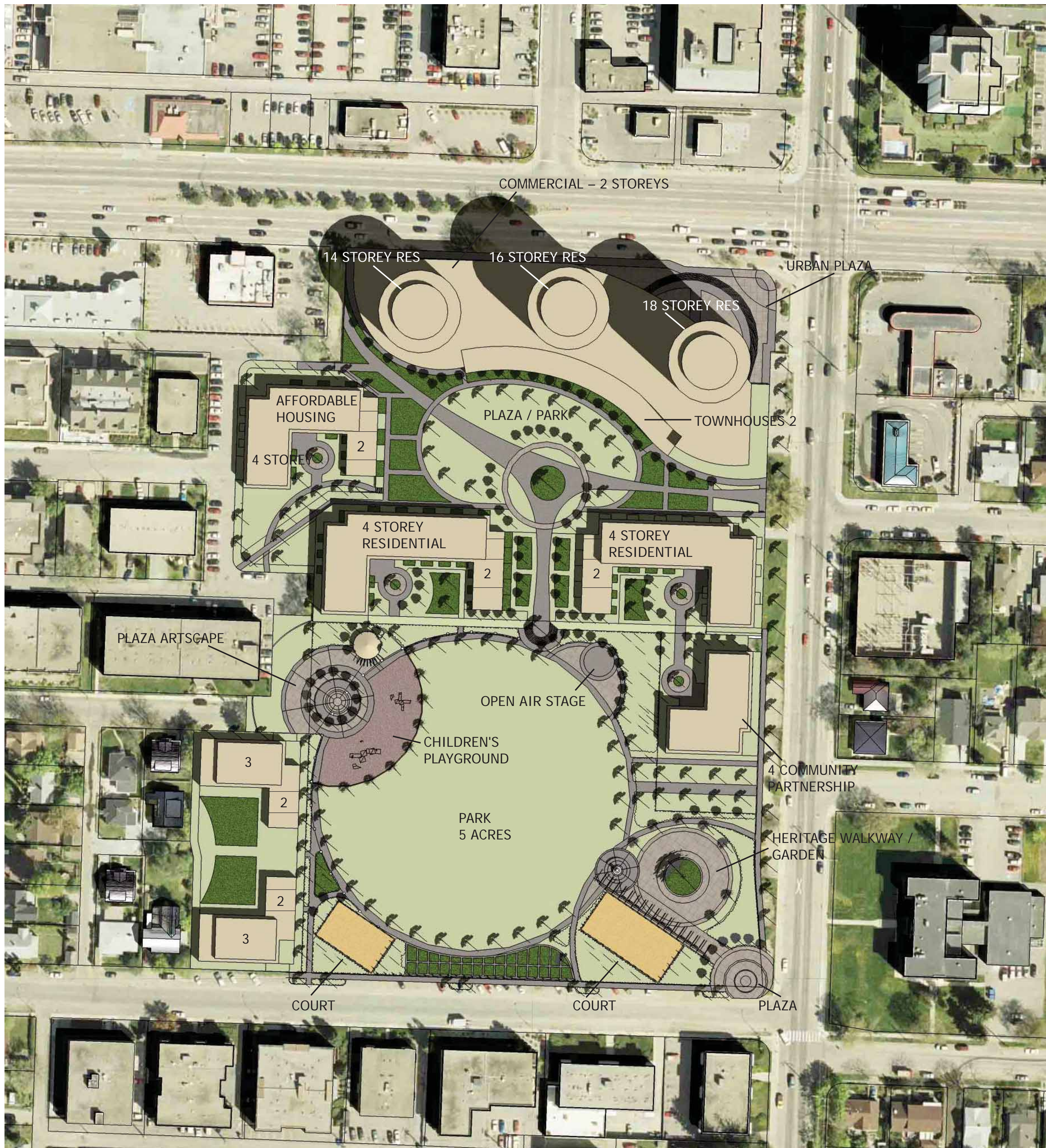
GENERAL LIKES	GENERAL DISLIKES
<ul style="list-style-type: none"> Green Space Heritage Trees (Oak) Mixed-Use LEED Standard Community Gardens Multi-Use Courts Walkways / Paths (Continuous Along Richter) Playground Number of Trees / Shaded Areas Water Features Traffic Calming Dogs on Leash Open Spaces Public Gathering Spaces Seating Access (By Car, Bike, Foot, etc) Loop Trail 	<ul style="list-style-type: none"> Highrises / Buildings No Off Leash Dog Area Large Area of Concrete Paths Multi-Use Courts (Location, Graffiti Potential, etc) Water Park (Water Conservation) Lack of Visibility for Safety Fountain



URBAN DESIGN - FORUM #3

July 23, 2008

FINAL CONCEPT DESIGN



SITE PLAN



SECTION THROUGH SITE (LOOKING EAST)

<p>AREA BREAKDOWN</p> <p>Total Building Area 89,934 m² Residential Area 78,276 m² Retail Area 11,893 m² Total Site Area 32,884 m² F.A.R. 2.74</p>	<p>SITE COVERAGE (w/ park area incl)</p> <p>Site Area 53,119 m² Building Area 14,389 m² Site Coverage 27%</p> <p>SITE COVERAGE (w/o park area incl)</p> <p>Site Area 32,884 m² Building Area 14,389 m² Site Coverage 43.7%</p>	<p>RESIDENTIAL</p> <p>Residential Area 78,276 m² 78,276 x .85/100 m² per unit = 665 Units Parking Required 665 Units x 1.15 Stalls/Unit = 765 Stalls 665 Residential + 100 Visitors</p>	<p>RETAIL</p> <p>Retail Area 11,893 m² 11,893 x .9 @ 1 Stall/46 m² = 233 Stalls Including Staff & Public Parking Parking Required 765 Residential + 233 Retail = 998 Stalls</p>
--	--	--	--

