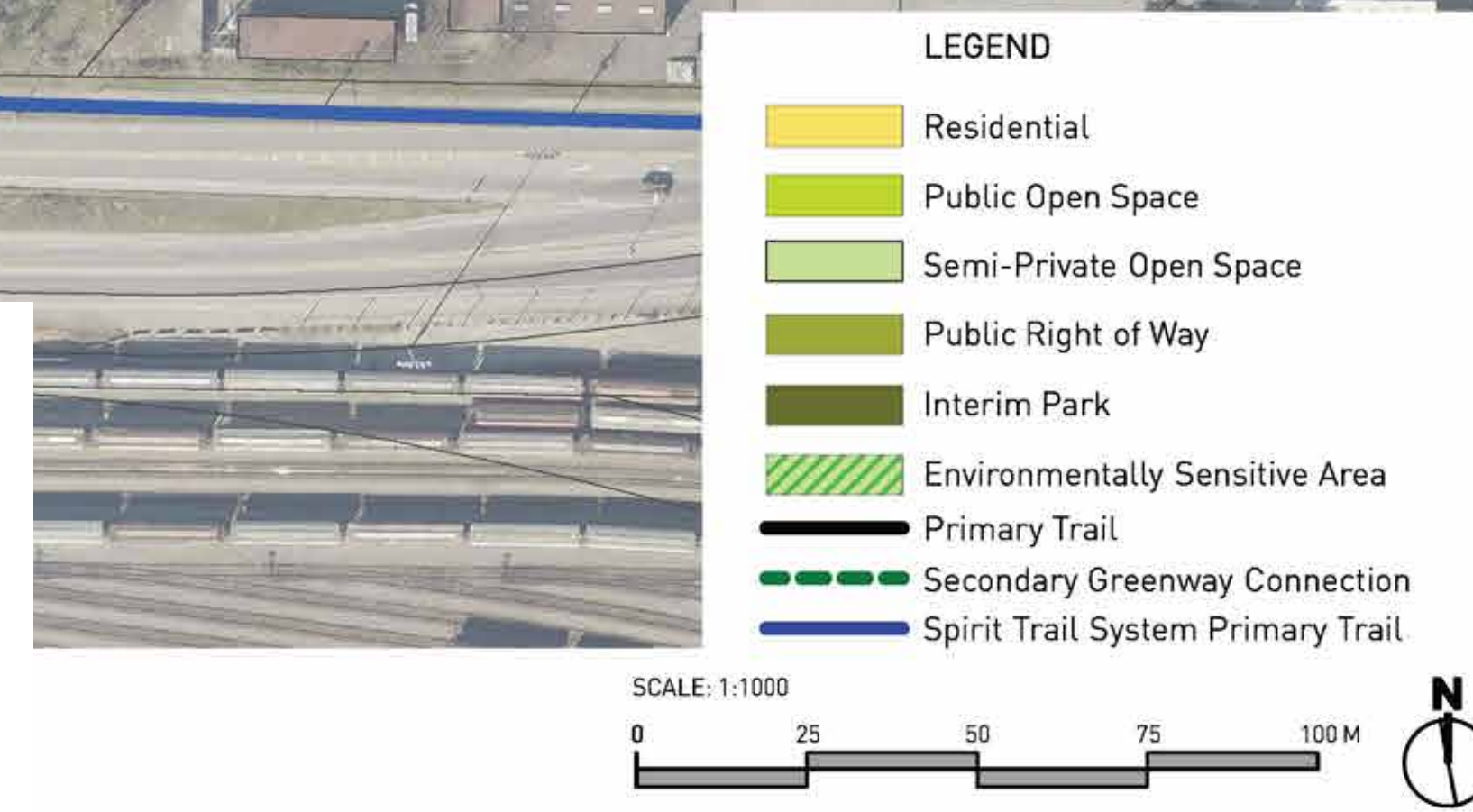
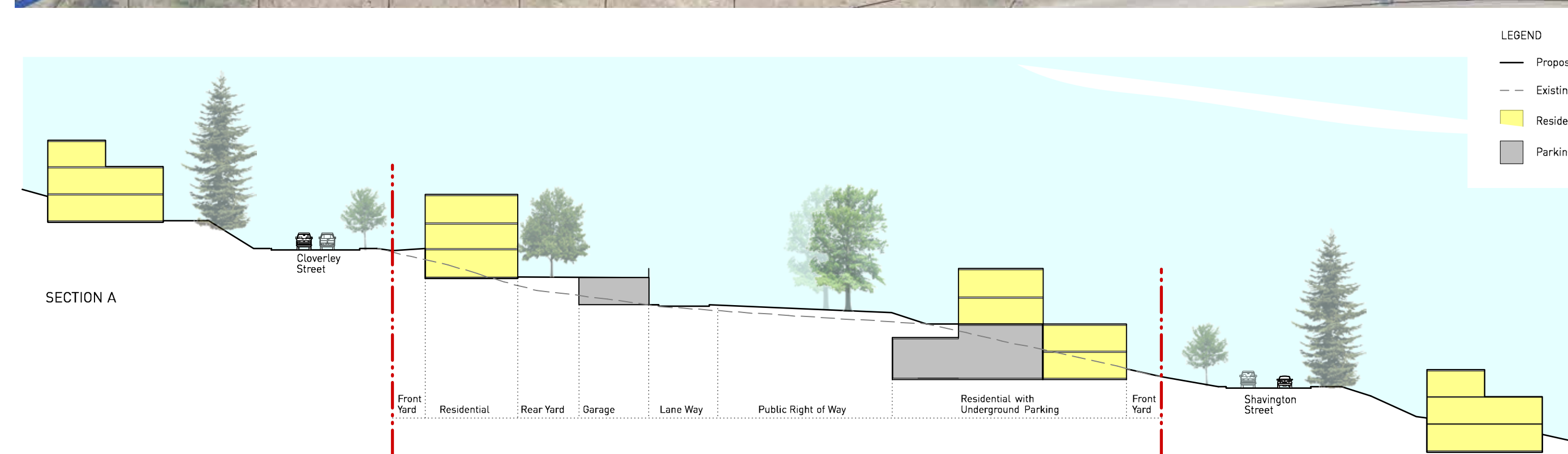
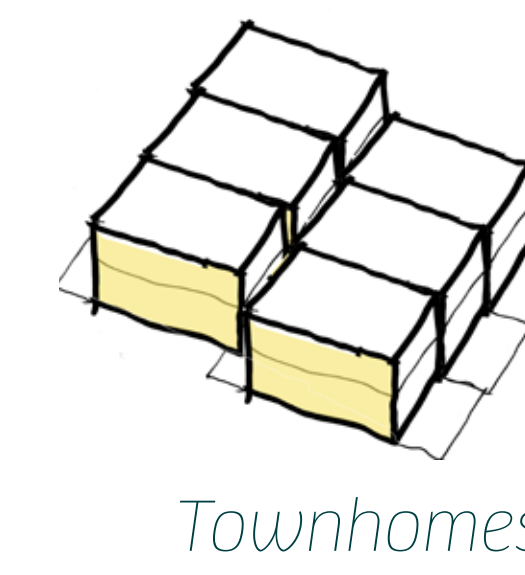


Concept 4



Homes

2-3 Storey Townhomes - 81 units
TOTAL HOMES - 81 units



Estimated Vehicle Trips/Hour

FORMER (SCHOOL USE) 160 Trips / Hour
THIS CONCEPT 135 Trips / Hour
NET DIFFERENCE -25 Trips / Hour

- Approximately 80 trips / hour are generated by the school while 55 trips / hour are generated by residential development
- Compared with previous school use, this concept shows reduced parking pressures on existing neighbourhood streets

Public Open Space and Other Community Amenities

- Protected Environmentally Significant Area (per draft OCP) and an extension to the east
- Tennis courts (2/3)
- Interim Park/Future community facility
- Central public right of way to access park/community facility from the east

Relationship to Community Input

Like all concepts, the ideas in Concept 4 balance community input with other imperatives identified in the Guiding Principles (Panel #8). Concept 4 addresses community input in the following ways:

- Maintaining green space is a priority, particularly in the area currently used as a park
- ✓ Maintaining tennis courts is a priority
- ✓ Generally maintaining community uses is important
- ✓ Concern about high density development
- ✓ Concern about traffic volumes
- Concern about loss of school

Key

- ✓ Concept responds well to this community input
- ✗ Concept does not respond well to this community input
- Concept is somewhat neutral with respect to this community input

Previous Version of this Concept

This is the first version of this concept, which was presented to community associations in the neighbourhood earlier this month.

Based on the feedback we received, revisions were made and resulted in the concept presented above.

