WHO WE ARE

We are a local North Shore company.

We are proud of our over 30 years of being part of the North Shore community.
ONGOING ENGAGEMENT PROCESS

2017 (Nov/Dec): Online Survey (287 surveys; 215 comments)

2017 (Dec): Open House (97 attendees; 54 comments)

2017 (Dec): 3 Pop-up Info Sessions

2018 (Feb): Rezoning + OCP Amendment submission

2018 (April): Town Hall (134 attendees; 57 comments)

2018 (Jan-Jun): Individual Stakeholder Meetings (ongoing)

2017+ (Oct - ): Dedicated website, project email, Social Media, etc. (ongoing)
HARRY JEROME NEIGHBOURHOOD LANDS
RESPONSE TO FEEDBACK

WHAT WE HAVE HEARD:

Improve + expand public community amenities

HOW WE HAVE RESPONDED:

✓ Support for a new 2.35 acre City Park
✓ Provide a new childcare facility
✓ Add new retail and office space (jobs)
✓ Retain majority of the existing heritage trees
✓ Integrate the City’s Green Necklace
WHAT WE HAVE HEARD:

Manage Transportation + Traffic

HOW WE HAVE RESPONDED:

✓ Comprehensive traffic analysis
✓ Upgrades for transit improvements (B-Line Bus)
✓ Upgrades to major intersections & roads
✓ Provide sufficient parking for development
✓ Improve cycling & pedestrian routes and facilities
WHAT WE HAVE HEARD:

Provide a diversity of housing

HOW WE HAVE RESPONDED:

✓ Non-profit rental housing – 80 homes
✓ Seniors rental (assisted living) – 100 homes
✓ Market rental housing – 125 homes
✓ Leasehold condominiums – 485 homes
✓ 25% Adaptable Lvl 2; 100% aging-in-place features
✓ 45% designed for families (3 or more people)
WHAT WE HAVE HEARD:

Minimize impacts to surrounding neighbourhood

HOW WE HAVE RESPONDED:

✓ Stepped buildings to reduce shadows + overlooks
✓ Increase green setbacks to neighbours
✓ Provide public access through and across site
✓ Locate main parkade entrances for minimum impact
✓ Locate taller buildings to the north
✓ Reduced towers from 3 to 2 due to impact on neighbours
HARRY JEROME NEIGHBOURHOOD LANDS
OVERVIEW OF PROPOSAL – LOCATION

HJNL IDENTIFIED AS LOCATION FOR DENSITY IN THE OFFICIAL COMMUNITY PLAN:

Node #1 = Lower Lonsdale
Node #2 = Central Lonsdale
Node #3 = Upper Lonsdale
HARRY JEROME NEIGHBOURHOOD LANDS
OVERVIEW OF PROPOSAL – SITE PLAN

T1/T2 = Market Condominium
M1 = Non-Profit Housing + Childcare
M2 = Rental Housing
M3 = Seniors Rental Housing
M4 = Retail, Medical/Dental Office
= Enhanced City Park
= Integrated Green Necklace
HARRY JEROME NEIGHBOURHOOD LANDS

28 vs. 18 STOREY TOWERS - COMPARISON

2 TOWERS @ 28 STOREYS; 2.5 FSR

3 TOWERS @ 18 STOREYS; 2.5 FSR
### HARRY JEROME NEIGHBOURHOOD LANDS

#### DENSITY COMPARISON – LONSDALE AVENUE

<table>
<thead>
<tr>
<th>PROJECT / OWNER</th>
<th>OCP DENSITY (2002 OCP)</th>
<th>APPROVED DENSITY (FSR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local / Anthem (2007; @ 17th St.)</td>
<td>2.6 FSR</td>
<td>2.6 FSR</td>
</tr>
<tr>
<td>Prescott / Wesgroup (2011; @ 13th St.)</td>
<td>2.6 FSR</td>
<td>4.18 FSR</td>
</tr>
<tr>
<td>15 West / Citimark (2011; @ 15th St.)</td>
<td>2.6 FSR</td>
<td>4.37 FSR</td>
</tr>
<tr>
<td>Centreview / Onni (2013; @ 13th St.)</td>
<td>2.6 FSR</td>
<td>4.82 FSR</td>
</tr>
<tr>
<td><strong>HJNL / CNV</strong></td>
<td><strong>2.5 FSR (2014 OCP)</strong></td>
<td><strong>2.5 FSR (proposed)</strong></td>
</tr>
</tbody>
</table>

Source: Density Bonus and Amenity Contribution Policy: Policy Committee Follow Up, December 4, 2013
✓ New enhanced 2.35 acre City Park
✓ Non-profit childcare
✓ Non-profit housing
✓ Affordable rental housing
✓ Seniors rental housing
✓ Medical office building
✓ City retains long-term ownership of the land
1. PHASE 1 DEMOLITION

Note:
1. Existing site services to be maintained or re-routed as required using proposed new utility locations.
2 TOWERS AT 26 STOREYS EACH (2.5 FSR);
SHADOW STUDY - MARCH 21 - 10 AM

3 TOWERS AT 18 STOREYS EACH (2.5 FSR);
SHADOW STUDY - MARCH 21 - 10 AM
2 TOWERS AT 28 STOREYS EACH (2.5 FSR):
SHADOW STUDY - MARCH 21 - 2 PM

3 TOWERS AT 18 STOREYS EACH (2.5 FSR):
SHADOW STUDY - MARCH 21 - 2 PM
2 TOWERS AT 28 STOREYS EACH (2.5 FSR);
SHADOW STUDY - JUNE 21 - 2 PM

3 TOWERS AT 18 STOREYS EACH (2.5 FSR);
SHADOW STUDY - JUNE 21 - 2 PM