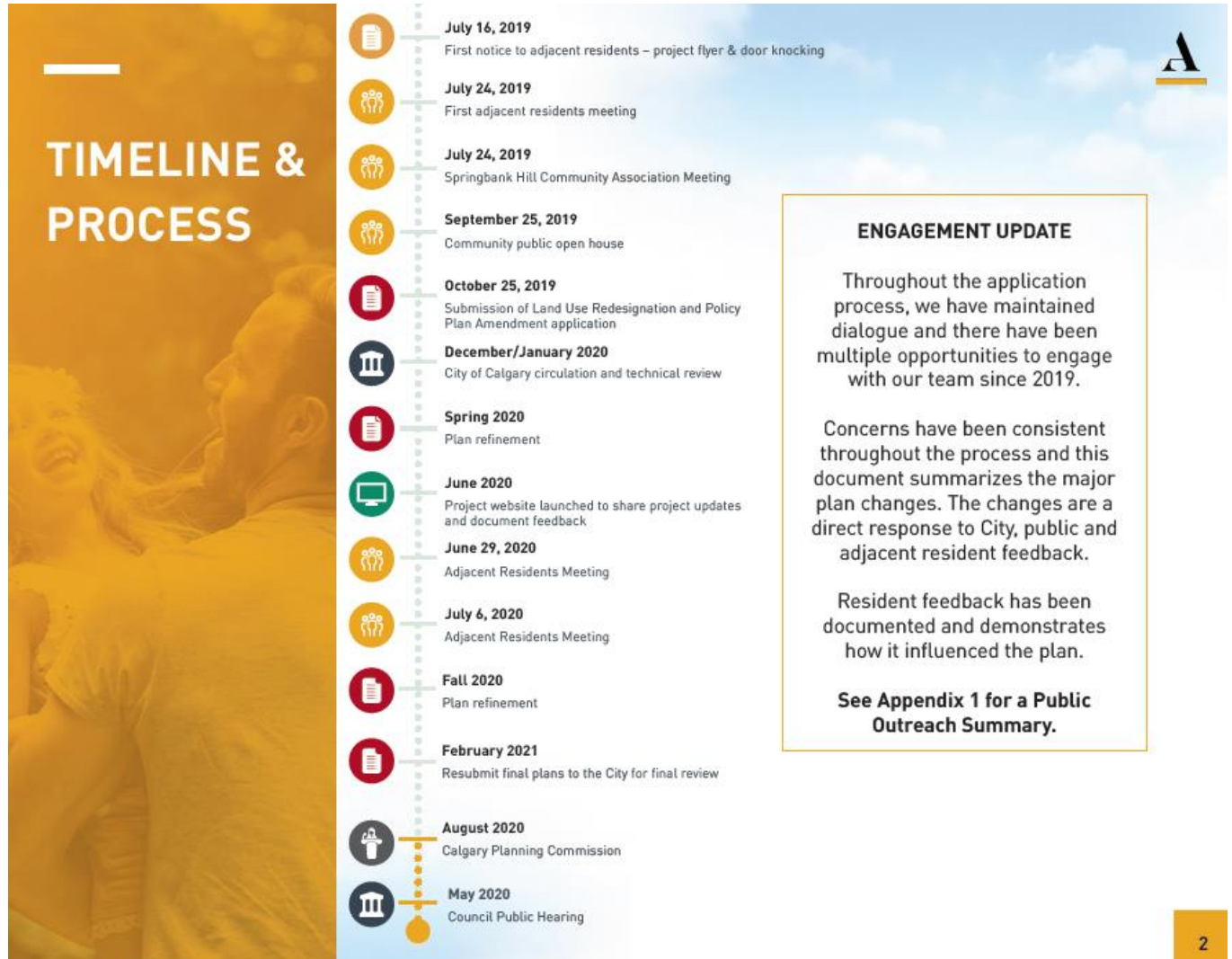


Applicant Outreach Summary



SUMMARY OF KEY CHANGES

- ✓ Excluded the “Mahood Parcel” from the application based on concerns from adjacent residents.
- ✓ Significantly reduced the overall unit count to 465 units from 730 in the original proposal. This corresponds to a density of approximately 88 units per hectare, with higher densities located in the north portion of the plan area.
- ✓ Revised the Direct Control (DC) district to include two sites based on the M-2 and M-G districts. This was a specific response to community concerns and the M-G site is based on a 135-metre distance from the south property line to ensure a transition from ground-oriented to apartment style forms.
- ✓ The DC proposes to increase the minimum setback to 8.5 metres along the south boundary (interface to the existing community) and the overall height to 24 metres to accommodate the topographical nature of the site.
- ✓ Addressed all technical concerns, specifically relating to traffic along 77th Street. Introduced frontage road along 77th Street, maintaining an attractive pedestrian environment (See Page 10).

PLAN EVOLUTION - SITE PLAN

ORIGINAL SUBMISSION



DTR 1 RESUBMISSION
JUNE 2020

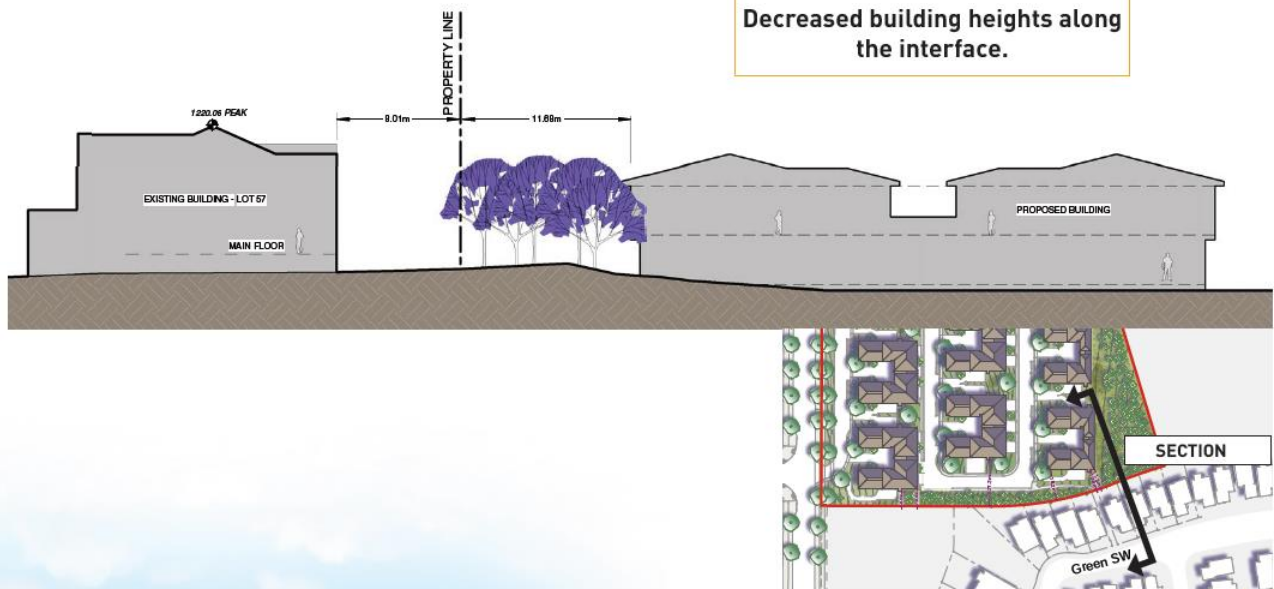


FINAL SUBMISSION
FEBRUARY 2021



PLAN EVOLUTION - CROSS SECTIONS

FINAL SUBMISSION
FEBRUARY 2021



FULL PLAN BIRD'S EYE VIEW

DTR 1 RESUBMISSION
JUNE 2020



FINAL SUBMISSION
FEBRUARY 2021

