



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Design Direction

- **VISION:**
 - Create an inclusive/diverse neighbourhood integrating a mix of uses and a high level of connectivity
- **CORE OBJECTIVES:**
 - Provide a mixture of housing opportunities
 - Utilize efficient development patterns
 - Propose higher residential densities throughout development
 - Design street/block patterns to support active transportation and transit

Design Components

1. Housing Choice

- 19 Low and medium density residential blocks
- 23 Low density residential blocks

2. Commercial Opportunities

- Neighbourhood central activity node (two blocks)
- Convenience commercial (two blocks)

3. Community-Oriented Elements

- Three park blocks (linked via multi-use pathways)
- Designated open space
- Elementary school site
- Modified grid street network

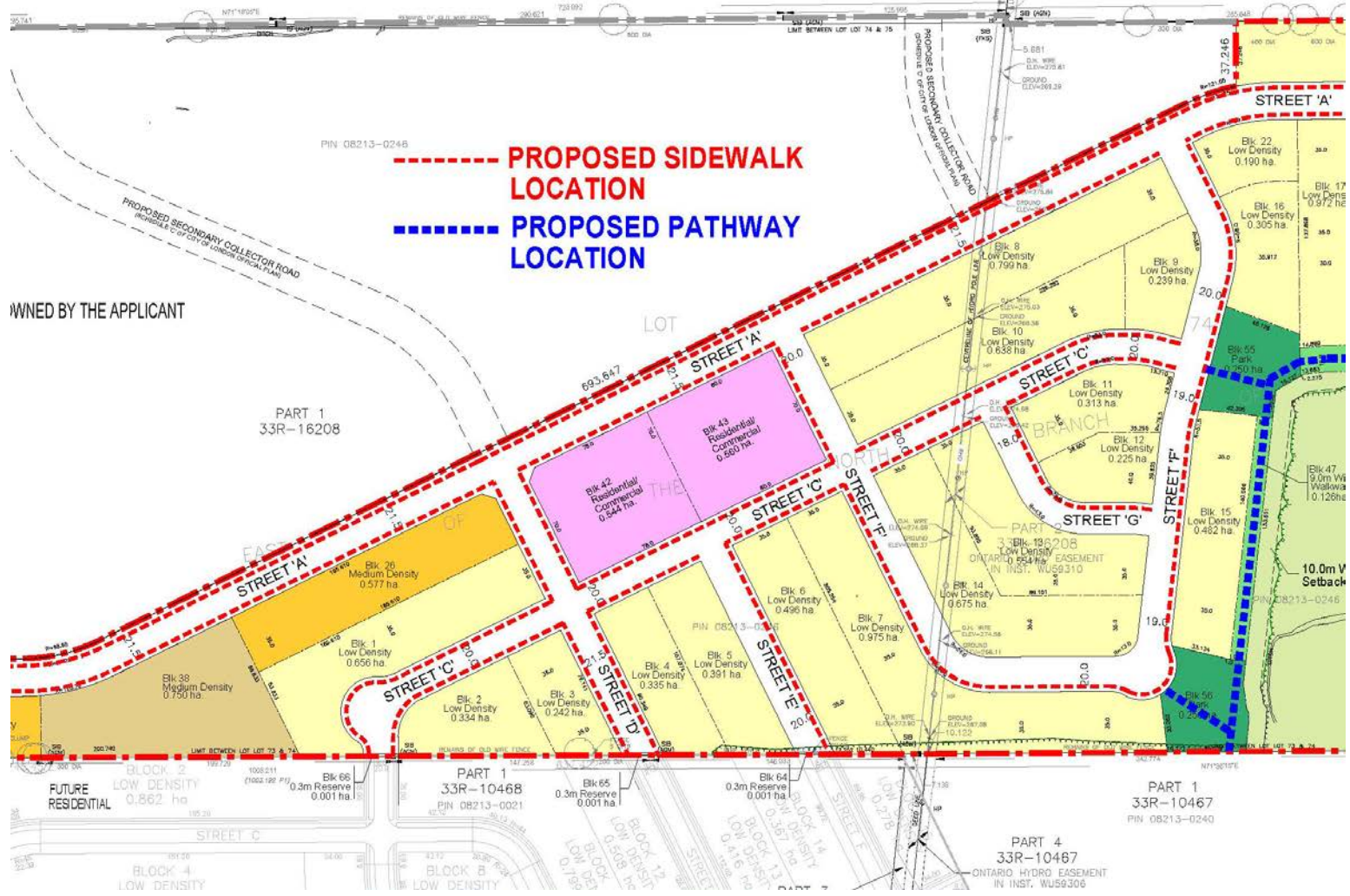
Requested Draft Plan Revisions

1. Alternative Sidewalk Arrangement (OPA Request)

- SWAP generally requires sidewalks on both sides of all streets
- Alternative proposed for Draft Plan to:
 - Address pedestrian and mobility needs of the community
 - Provides safe pedestrian connections throughout the site
 - Considers local traffic volumes, future trails/walkways
 - Promotes efficient development (e.g., reduced construction, environmental and maintenance costs, additional street trees)
- Proposed Site-Specific Policy (SWAP)

“Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development.”

Alternative Sidewalk Arrangement



Requested Draft Plan Revisions

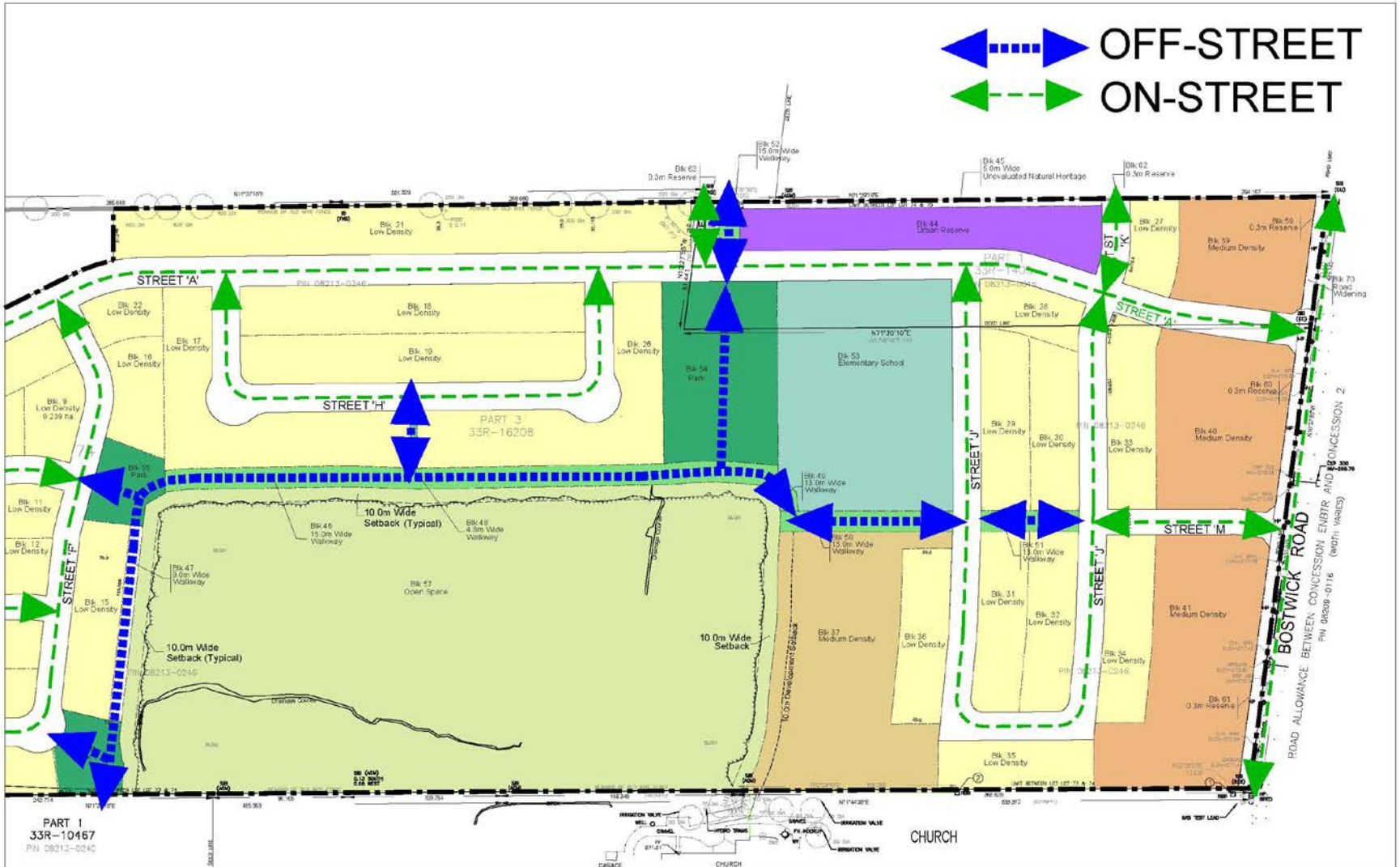
2. Future Road Connection (Block 71)

- Redline proposing additional street to Bostwick Road (Forest City Community Church)



- Request removal of Block 71:
 - Sufficient connectivity between site and adjacent neighbourhoods (13 planned connections)
 - Planned linkages achieve connectivity objectives

Connectivity Plan



THANK YOU

