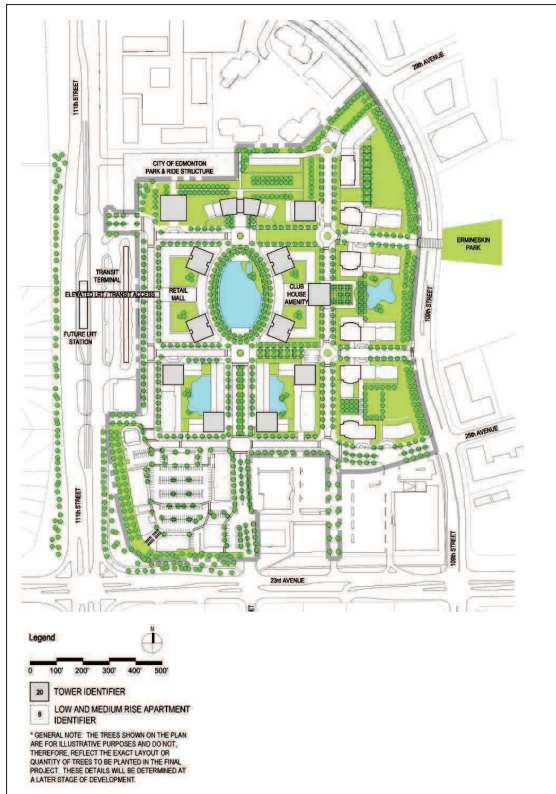


CHANGES TO KASKITAYO OUTLINE PLAN

Approved Kaskitayo Outline Plan



Proposed Kaskitayo Outline Plan



What is changing?

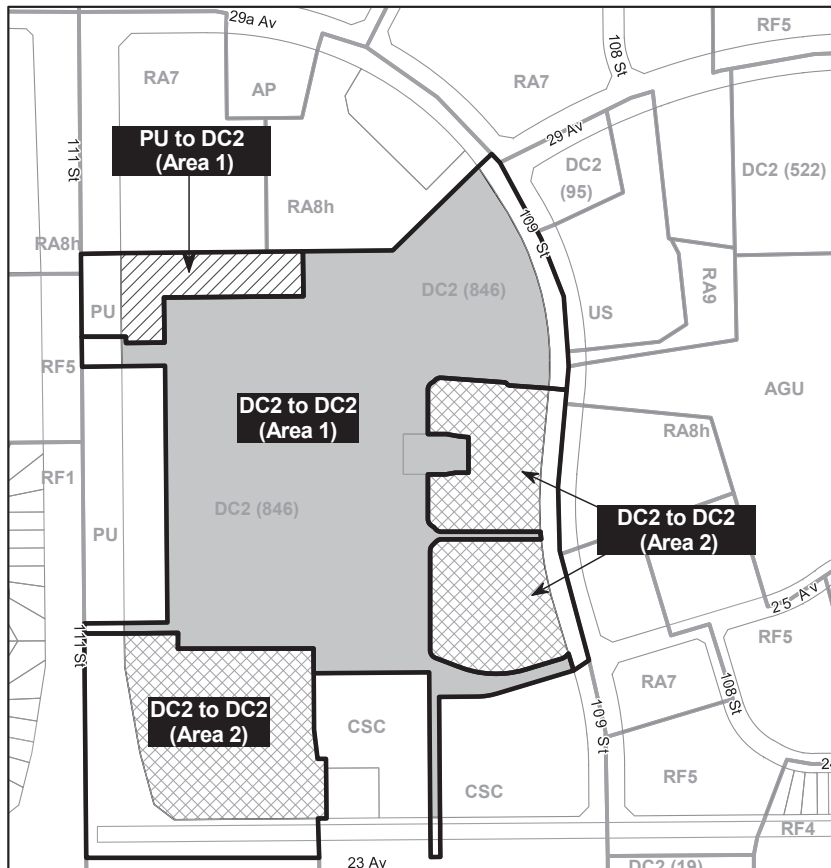
- Remove a large central water feature
- Add a main street
- Add more road and pedestrian connections through the site and to the surrounding neighbourhood
- Update the land use and populations statistics to allow more density

Why is it changing?

- To increase development flexibility by using more conceptual and less detailed site plan
- The amendment is needed to allow the proposed rezoning



PROPOSED REZONING



The existing zoning allows for the development of a high density urban village with a mix of commercial and residential uses

What is changing?

Area 1:

- More development flexibility
- Increase the residential density by 1,614 units
- Remove a central water feature
- Add a main street
- Add more bicycle parking
- Allow for shared use parking and privately owned park and ride

Area 2:

- This area will remain regulated as is
- This area needs to be rezoned to allow for the continued use of the existing developments



AREA 1 ZONING HIGHLIGHTS

WHAT IS PROPOSED?	WHAT IS CHANGING?
Up to 4,500 residential units	Add 1,614 more residential units
Building Height ranging from 14 - 75 m (about 4 to 22 storeys)	Decrease maximum height by 6 m <ul style="list-style-type: none">Existing zone has a maximum height of 81 m
Parking provided according to Zoning Bylaw requirements	Add Park & Ride and Shared Parking regulations to allow: <ul style="list-style-type: none">Up to 1,200 temporary park & ride spaces until 2025; andPermanent parking in a parkade
Public Open Space: <ul style="list-style-type: none">At least 13,500 square metres at max density	Decrease area by about 57,800 square metres
Private Amenity Area: <ul style="list-style-type: none">At least 4.5 square metres per unit	Equal to current zoning <ul style="list-style-type: none">Reference to Club House Amenity has been removed

