

Belmac Community Members and Neighbours

Community Engagement

Area Redevelopment Plan

- 2-Year Consultation and Engagement
- Vision for development in the community
- Good-Faith Agreement with Community and CoE
- Standard for development application to be upheld

This Development - “What We Heard”

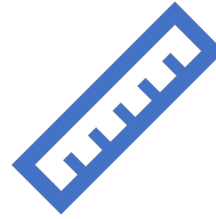
- Deviation from the ARP
 - Building Size
 - Green Space

Development Application

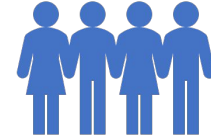
- Development not feasible without deviation
 - FALSE
- The community is clearly accepting of development, and it can be done within the scope of the ARP as it stands currently
- In fact, previous proposals requesting deviation (LDA20-011 “University II” project – proposed with deviation (30m, 8 Storey) □ Amended to 23m, 6 Storey - Now in compliance with ARP



Where does this development fail the ARP?



Size – 4-Storey Max



Density (FAR,
Units/hectare)



Green Spine
Priority



Community
Opinion

Reconciling this
failure:
Developer and City
Planner Propose
significant change to
Area
Redevelopment Plan

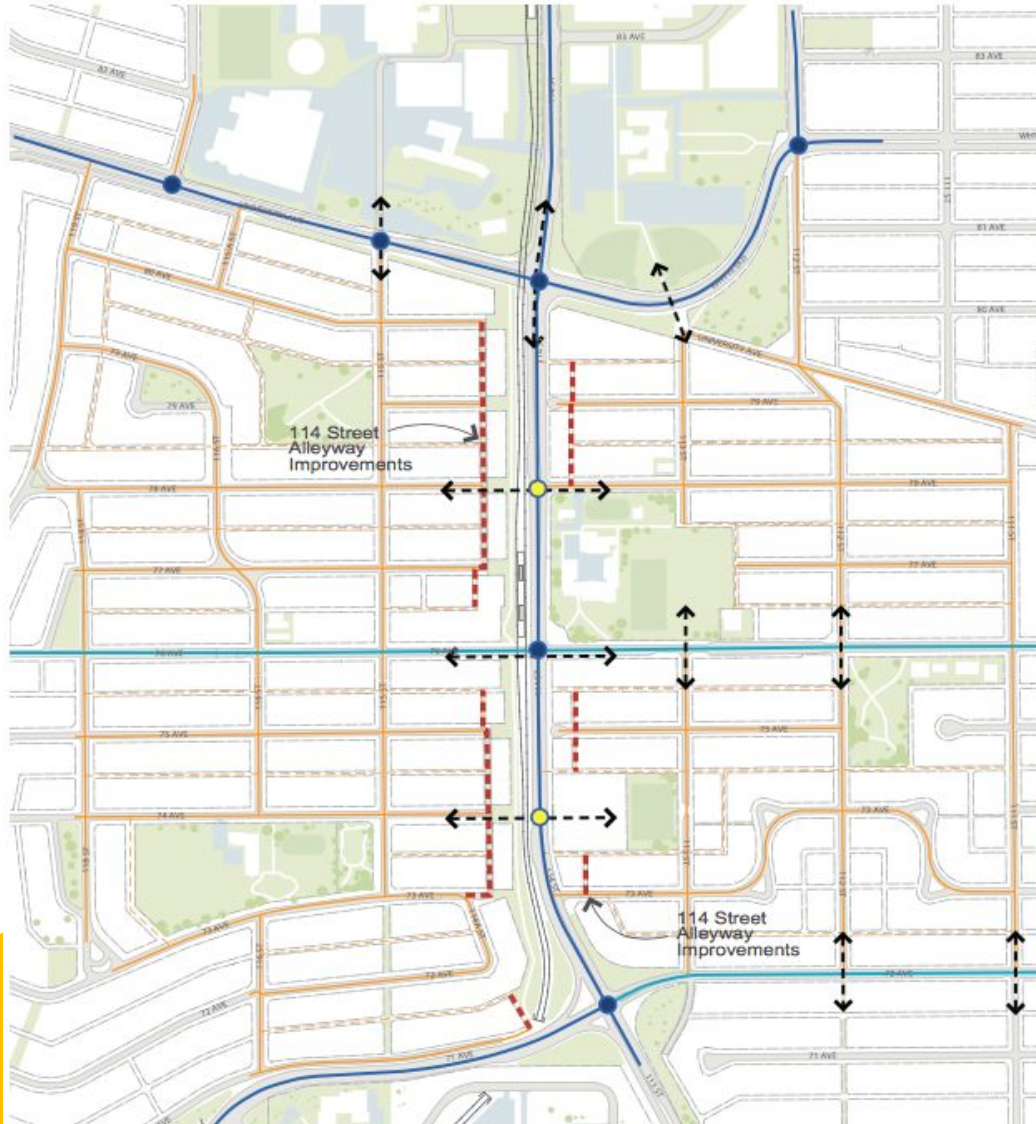
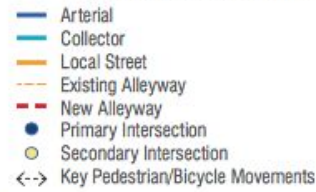


A Crosswalk is Not a Gateway

- Developer contends that they have identified an error – a missed “gateway”
- “Pedestrian Gateway”
 - Crosswalk, North edge of LRT, no dedicated east-west bike lanes
- *At the South End (2 blocks away) – there is an underground pathway, east-west bike lanes ☐ More appropriate pedestrian entrance to the area*
- This location has not changed since 2013



Figure 9: Street Network



BAIT AND SWITCH

- There is no gateway
- This site identified as **intersection** in original documents
- ***Why are they calling it a Gateway?***
- “Gateway” = 6-Storey development
 - associated with major intersections, design that supports multi-use traffic including vehicles, and few impediments to passage

Guiding Principle #1

– Let's change that?

Guiding Principle #1 from the ARP stated explicitly that this area was identified as transit-friendly, BUT stated that maximum height should be 4 storeys, and alternates such as row housing, townhouses, and stacked row houses should be considered

This has not changed. This was a guiding principle in the development of the document – and represents a fundamental idea on which the document was prepared – a single developer should not be able to propose change here

HOW AND WHY WE USE GUIDING PRINCIPLES

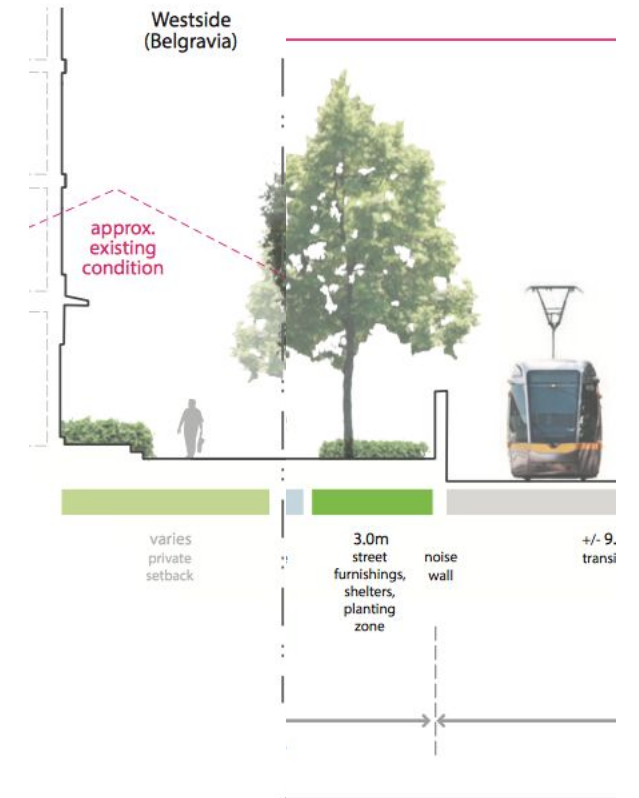
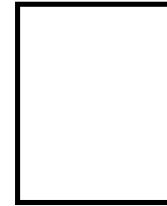
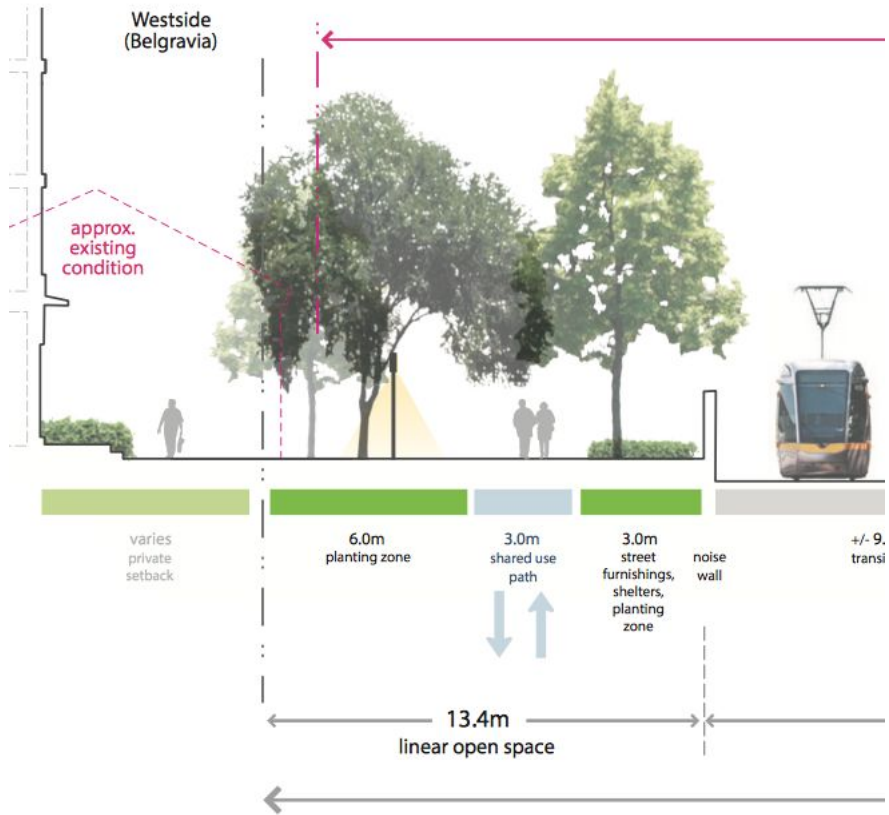


Open Spaces

- **Vision: wide green space along the sound-wall to the LRT (Dimensions vary – 12-13.4m)**
- Consolidation, development, reclamation of land needed
- Current Green Space = Surplus public land □
Proposed Purchase by developer
- Developer needs some of this to build their DC2 - "That's OK because..."
- Current State - other areas that are reduced in size to as little as 3.5m.
- This is **backwards thinking** – a forward thinking approach would be to **encourage and support development that works towards the vision** – rather than those that identify deficiencies already there and don't try to improve upon them.



BAIT AND SWITCH





Bottom Line

- **Community partnered with City to develop ARP**
- ARP clearly designates this area as development-friendly, but appropriate for **4-Storey development**
- Other approved developments within the area have managed **within the constraints of the ARP**
- **There is no justification at this point to warrant fundamental changes to the ARP**