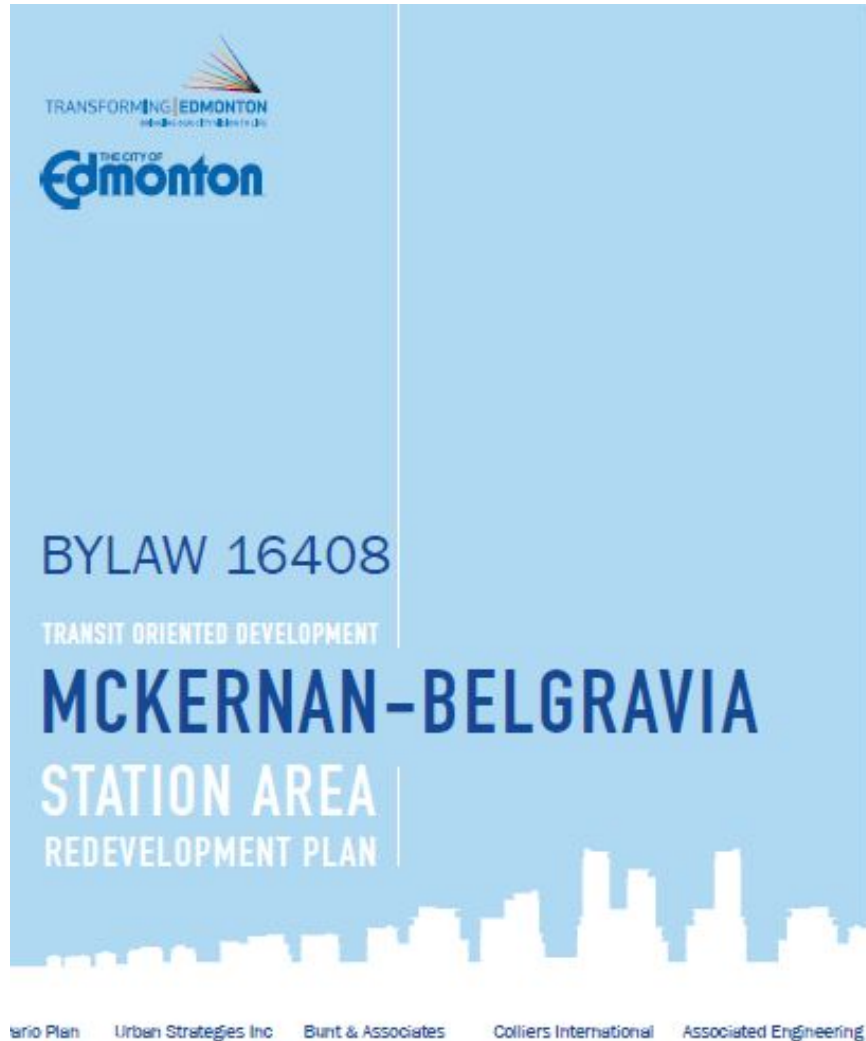


Belgravia Community League perspective on Metro 78

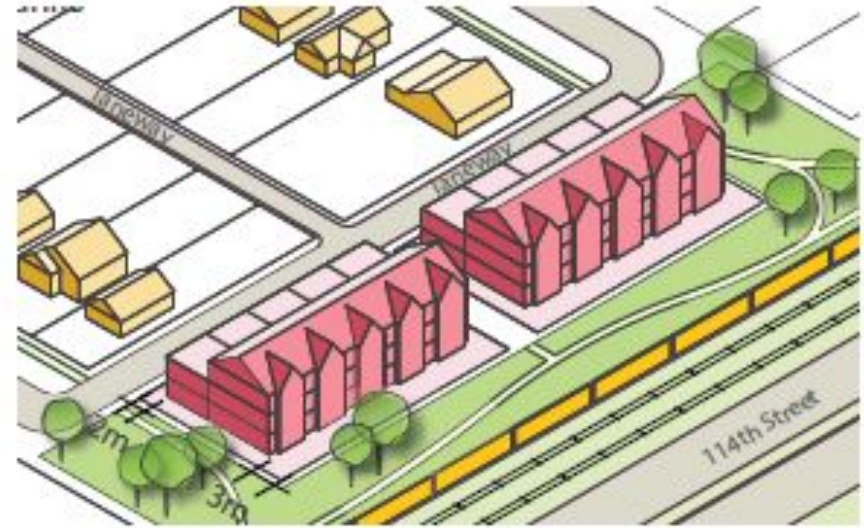
- Metro 78 is in McKernan but has a major impact on Belgravia
- Many residents of Belgravia have expressed strong concerns and opposition to Metro 78
- For example, a large majority of the 71 residents responding to a community league survey wanted the development restricted to four storeys

McKernan-Belgravia Station Area ARP



- The ARP was approved by Council in 2013
 - The plan provides a vision for the LRT station area for the next 25 years
- Most Belgravians support increased density as described in the ARP
- Metro 78 substantially departs from the vision of the ARP

ARP development concept for 114 St corridor





ARP development concept for 114 St corridor

- 4 storey buildings, 14 m height
- Typical block will have 20 stacked row houses or 40 apartment units
- 14 potential development sites
- Total of about 260 row houses and 140 apartment units

- Metro 78: 7 storeys, 23 m height, 142 units

- If all future developments along 114 St are like Metro 78, will have 4 to 5 times the density projected in ARP