

EAST PIONEER ASP

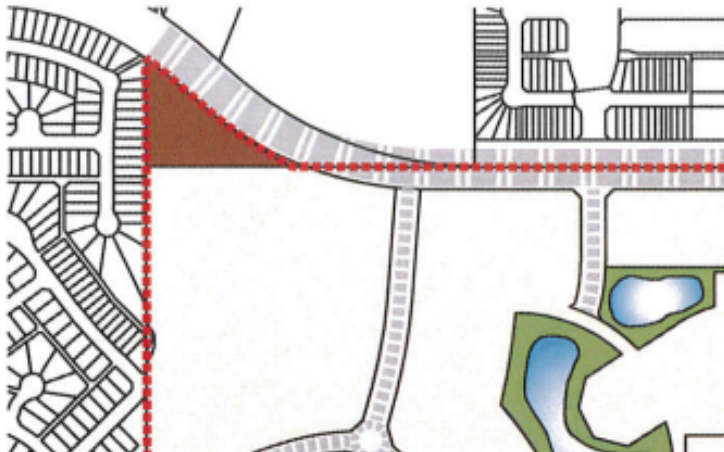
TONewood DIRECT CONTROL REDISTRICTING

SITE SPECIFIC ASP AMENDMENT

2016

SENIORS' APARTMENTS

- Land use: Medium to High Density Residential
- Direct Control district for site development:
 - Max density 85 units per ha
 - 4 storey (24m) building height max

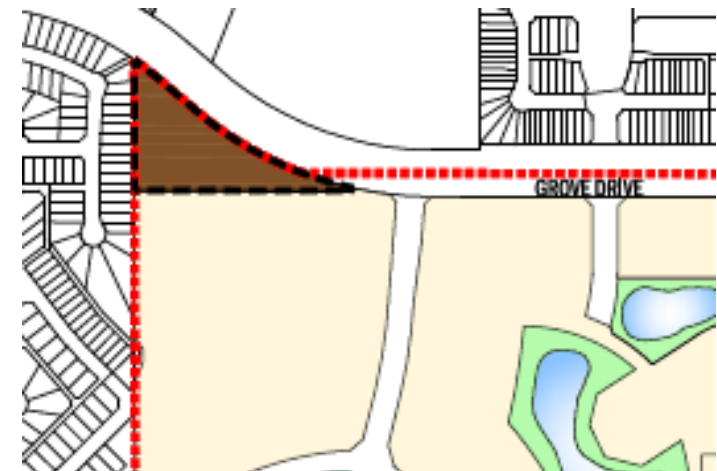


DENSITY & HEIGHT DECREASE
PROPOSED



2023 (proposed)
ROW HOUSING

- Land use: No change
- Direct Control district changes for site:
 - Max density 70 units per ha
 - 3 storey (12m) building height max



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NEIGHBOURHOOD DEVELOPMENT

2013

- No houses on Tribute Common

2016

- A few houses now built on Tribute Common
- Some trees removed

2021-present

- Neighbourhood development continues



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EAST PIONEER ASP KEY FEATURES

ECOLOGY

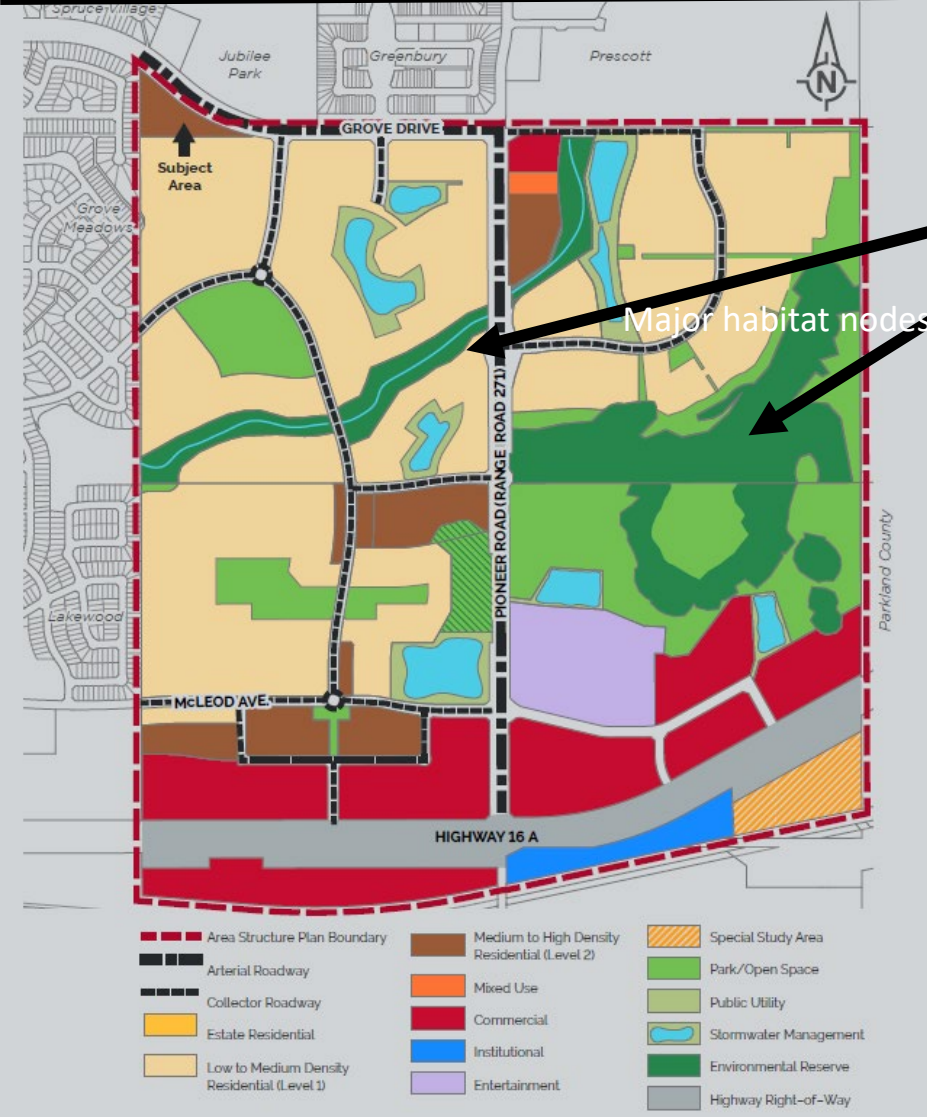
- Environmentally significant areas have been identified and natural areas are being conserved throughout the neighbourhood.
- The subject lands were identified as lower priority/significance in the original biophysical and have been planned for residential development since 2013.

RESIDENTIAL

- ASP proposed to “build more intensive forms of residential housing”.
- Maintains density to comply with EMRB Growth Plan.
- Provides diversity of housing types, including affordable housing.

PARKS/OPEN SPACE

- Dispersed parks are located throughout the neighbourhood.
- Jubilee Park, a large city park is located across Grove Drive.



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PRELIMINARY SITE PLAN



KEY FEATURES

- Site is a private lot within the Tonewood Neighbourhood- Approved for residential development since 2013.
- Offers row housing, which helps meet the ASP residential goals of affordable and diverse housing forms.
- Row house is a more compatible building form with the neighbouring houses than the currently approved apartment building.
- Access is directly from Grove Drive, separate from the Tonewood Neighbourhood.