



CD-1 Rezoning: 5050-5080 Joyce Street
Public Hearing | December 13, 2016

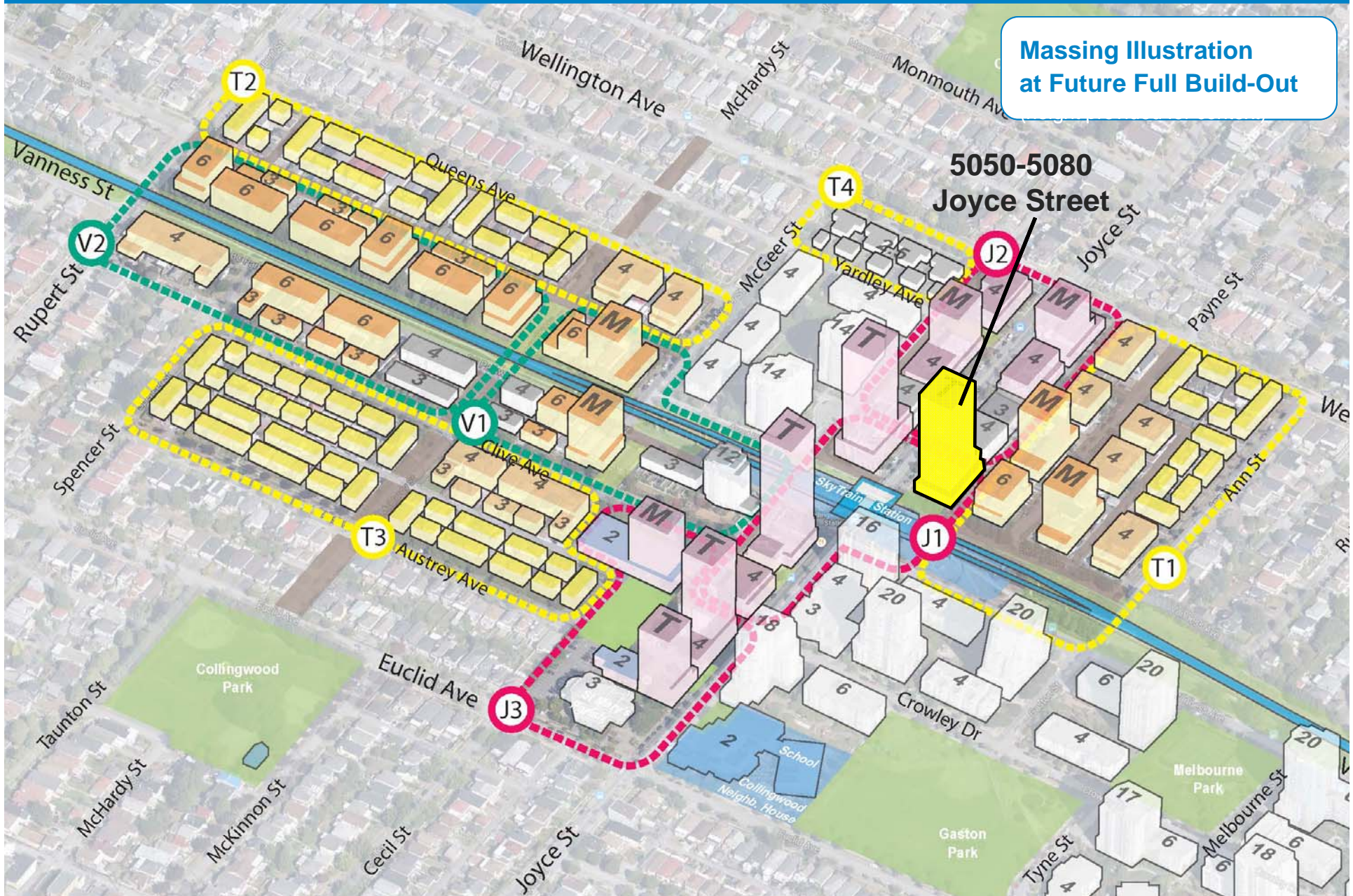
Site and Context



Joyce-Collingwood Station Precinct Plan



Massing Illustration
at Future Full Build-Out



5050-5080 Joyce Street: Proposal

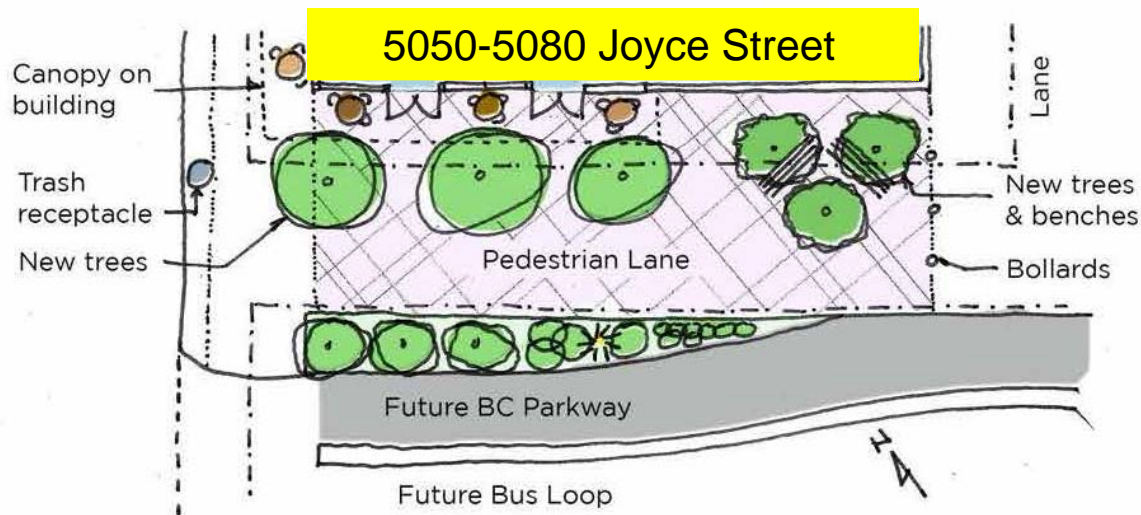


Pedestrian Walkway

Current Condition



Proposed Pedestrian Walkway



5050-5080 Joyce Street: Proposal



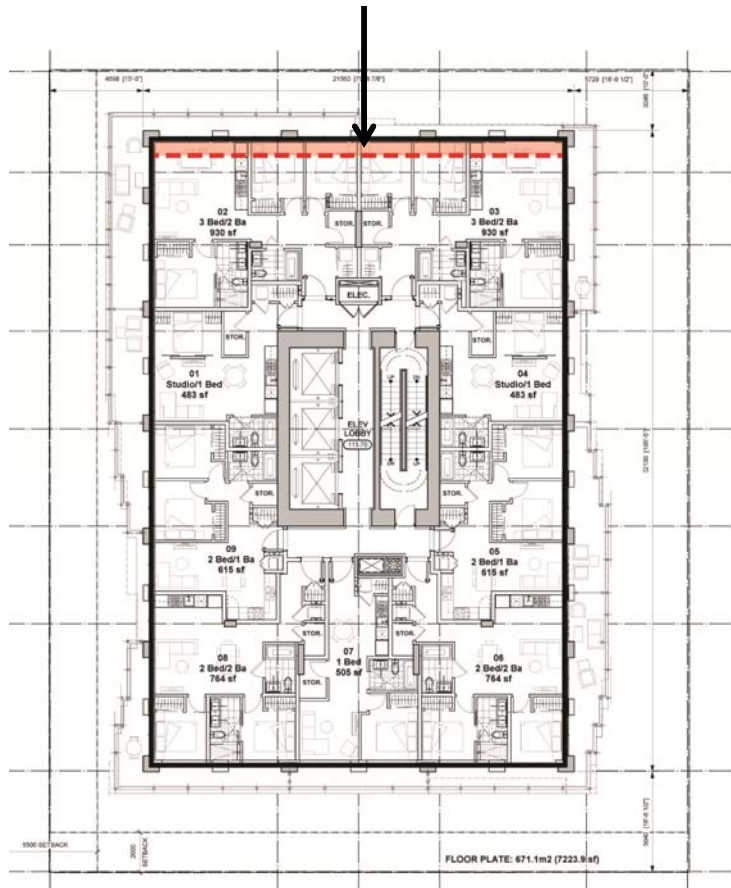
View from Joyce Street, looking north

Further Clarity from Staff Regarding:

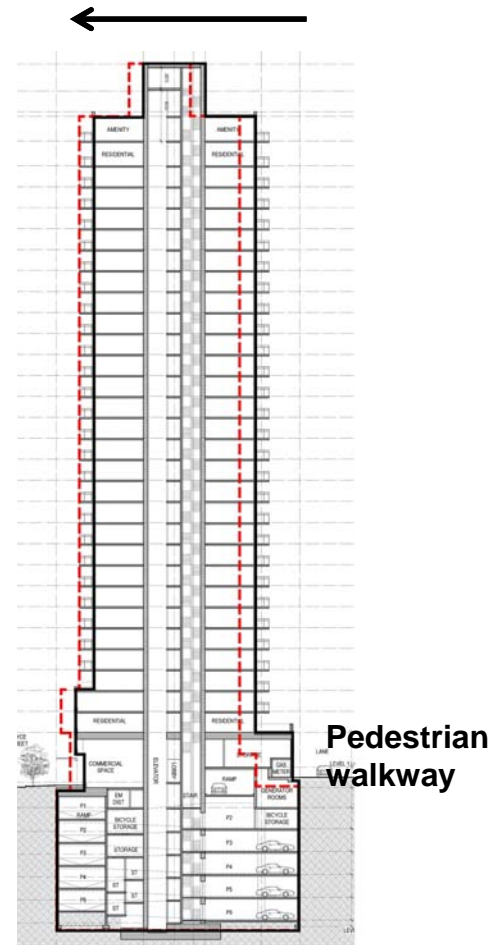
1. Proposed floor plate width, which slightly exceeds the Joyce-Collingwood Station Precinct Plan.
2. Shadow studies in Appendix F.
3. Number of proposed parking spaces relative to the number of family units proposed in the building.

Building Floor Plate

Increase in floor plate (161 ft²/floor)



Building shifts to the north



Shadow Analysis: September 21



Public Benefit Strategy



Category	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	Total*	City contribution (property taxes and utility fees)	Developer contribution (CAC/DCL)	Partnership contribution (incl. other gov't and non-profits)
- Social & supportive housing	\$29M	\$183M	\$212M	-	\$22M	\$190M
- Secured market rental	TBD	TBD	TBD	-	TBD	-
HOUSING	\$29M	\$183M	\$212M	-	\$22M	\$190M
- Childcare (0-4 years old)	-	\$6M	\$6M	-	\$6M	-
- Childcare (5-12 years old)	TBD	\$0.1M	-	-	\$0.1M	-
CHILDCARE	-	\$6M	\$6M	-	\$6M	-
- Parks and open spaces	\$1M	\$4M	\$5M	\$1M	\$4M	-
PARKS & OPEN SPACES	\$1M	\$4M	\$5M	\$1M	\$4M	-
- Recreation facilities	-	-	-	-	-	-
- Libraries	\$5M	\$5M	\$10M	\$5M	\$5M	-
- Family facilities	-	-	-	-	-	-
- Cultural facilities	TBD	TBD	TBD	TBD	TBD	TBD
COMMUNITY FACILITIES	\$5M	\$5M	\$10M	\$5M	\$5M	TBD
- Firehall	-	-	-	-	-	-
CIVIC FACILITIES	-	-	-	-	-	-
- Walking & cycling	\$1M	\$1M	\$2M	\$1M	\$1M	TBD
- Transit & major roads	-	\$2M	\$2M	-	\$2M	TBD
TRANSPORTATION	\$1M	\$3M	\$4M	\$1M	\$3M	TBD
- Waterworks	-	\$0.7M	\$0.7M	\$0.2M	\$0.5M	-
- Sewers	-	\$1.6M	\$1.6M	-	\$1.6M	-
UTILITIES	-	\$2M	\$2M	\$0.2M	\$2M	-
- Heritage density transfers	-	-	\$1M	-	\$1M	-
HERITAGE	-	-	\$1M	-	\$1M	-
TOTAL	\$36M	\$203M	\$240M	\$7M	\$43M	\$190M
Percentage of Total	-15%	-85%	100%	-3%	-18%	-80%

Library
\$5 M in CAC/DCL

Public Benefit Discussion in the Neighbourhood:

Key Stakeholder Meetings

- July 18, 2016
- October 14, 2016

Open House Questionnaire

- July 18, 2016

Renewed and Relocated Library



5050-5080 Joyce Street: Proposal



View from Joyce Street, looking north