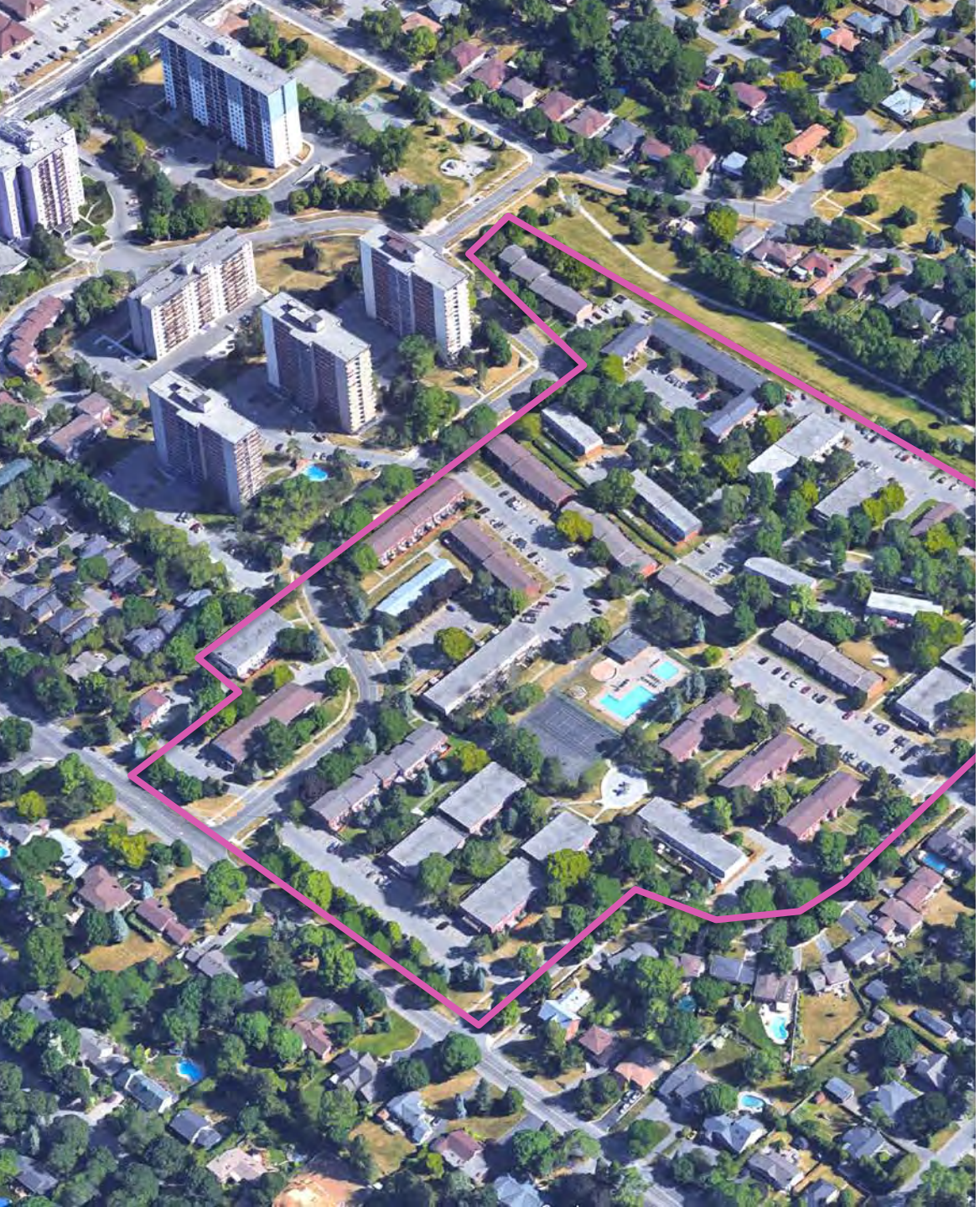


Transforming Georgian Court

Community Meeting

November 20th, 2017

GEORGIAN COURT



Presentation Outline

1. Why Reinvest in Georgian Court
2. Understanding the Site
3. Master Plan Overview
4. Engagement and Next Steps

Introducing Realstar Management















Our Development Team

Urban Strategies
Master Planning and Stakeholder Engagement

Bousfields
Urban Planning and Approvals

BA Group
Transportation Consultant

Urbantech
Stormwater and Functional Servicing Consultant

MBTW
Landscape Architect

Giannone Petricone Associates
Architectural Consultant



Why Reinvest in Georgian Court?

Drivers for Reinvestment



Aging buildings



Ongoing maintenance issues



Sustainability imperative



Demand for modern amenities



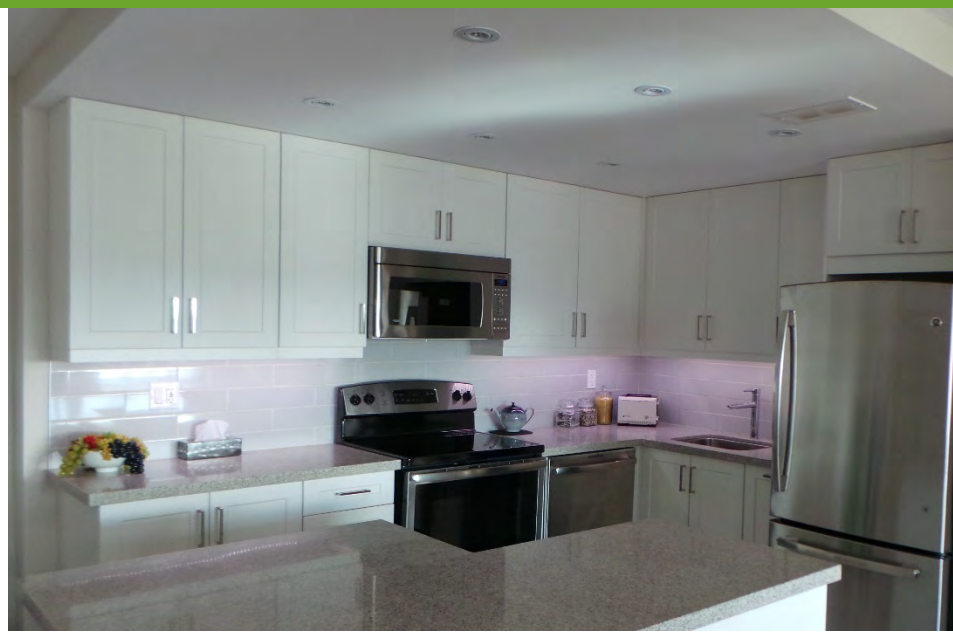
Challenges of modernization



Limited unit offerings

Enhanced Unit Finishes and Amenities







New Contemporary Shared Building Amenities









Diverse Community Amenities

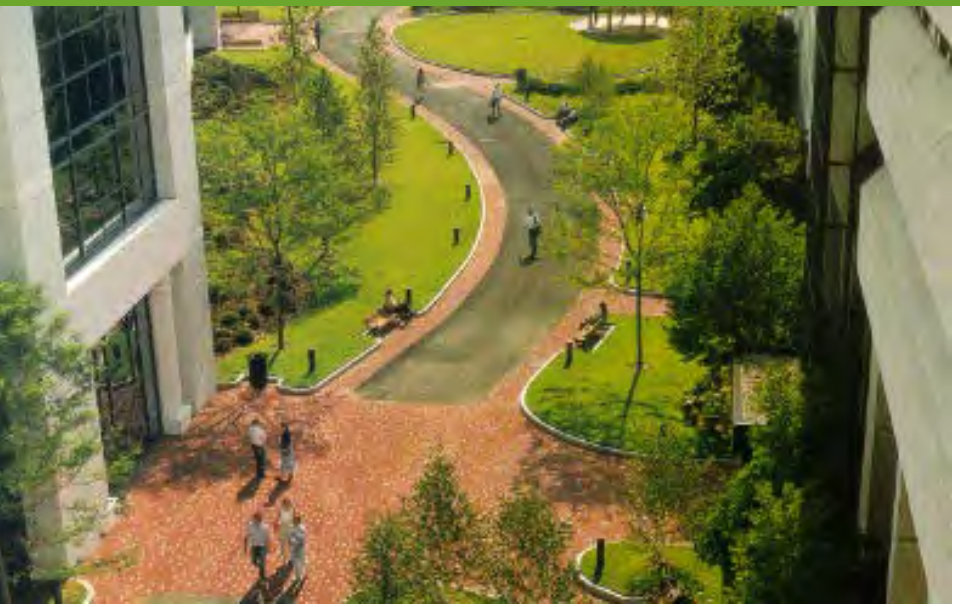








Stronger Connections to the Community









Convenient Access and Underground Parking





Diverse Housing Options and Unit Types



Housing for All Stages of Life

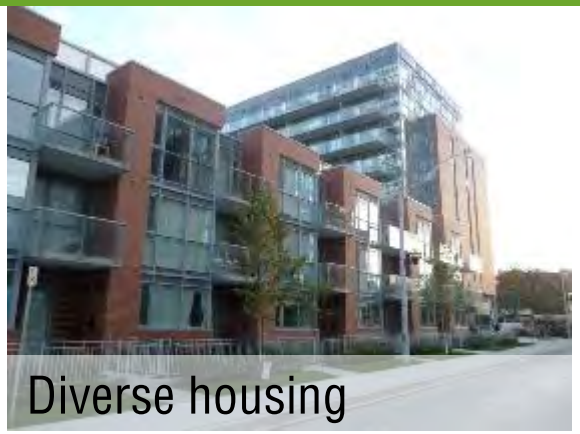






Ensuring Georgian Court Remains a Great Community


Playgrounds


Diverse housing


Design excellence


Public amenities


Sustainability


Diversity


Private amenities


Safe streets

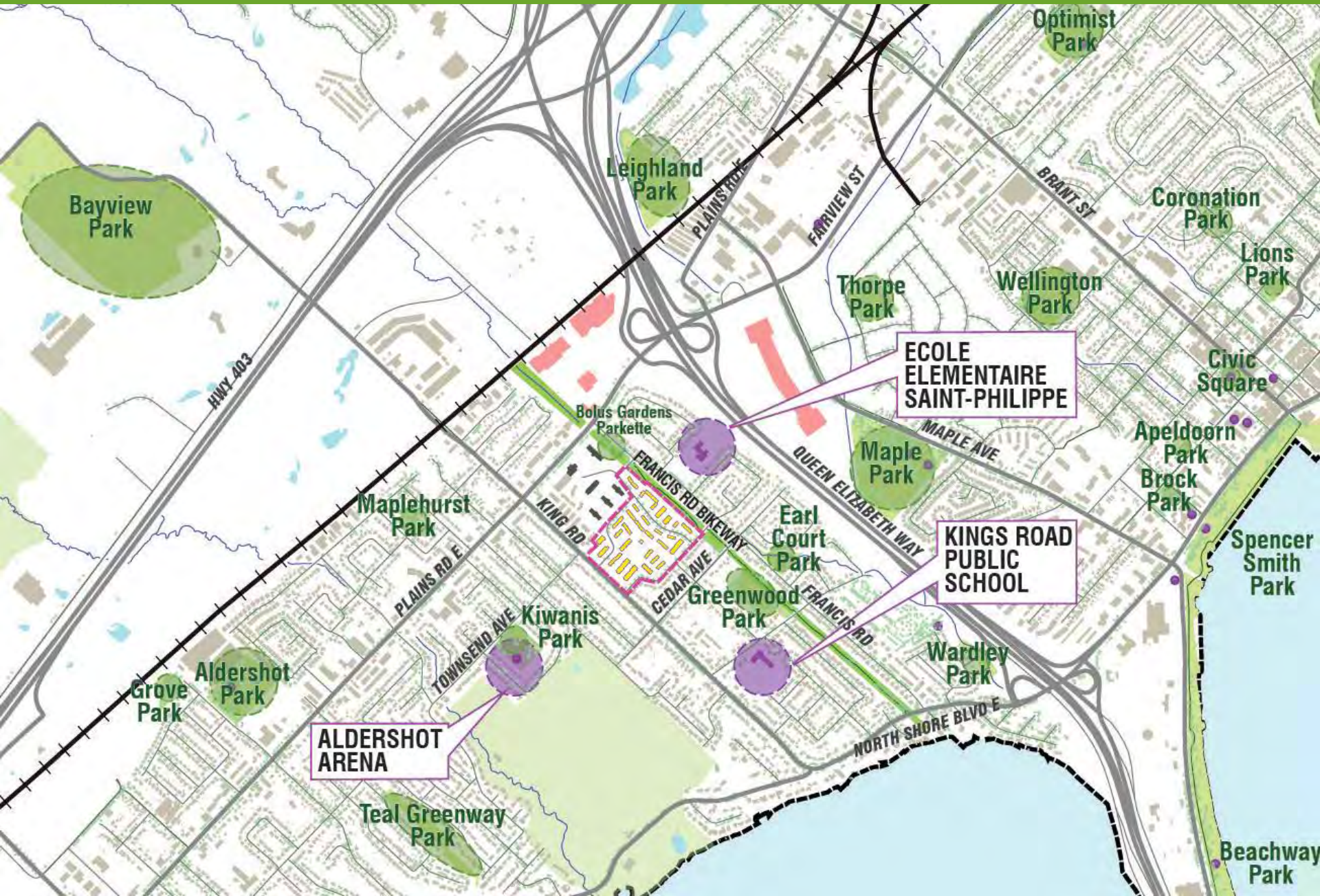

Mobility options



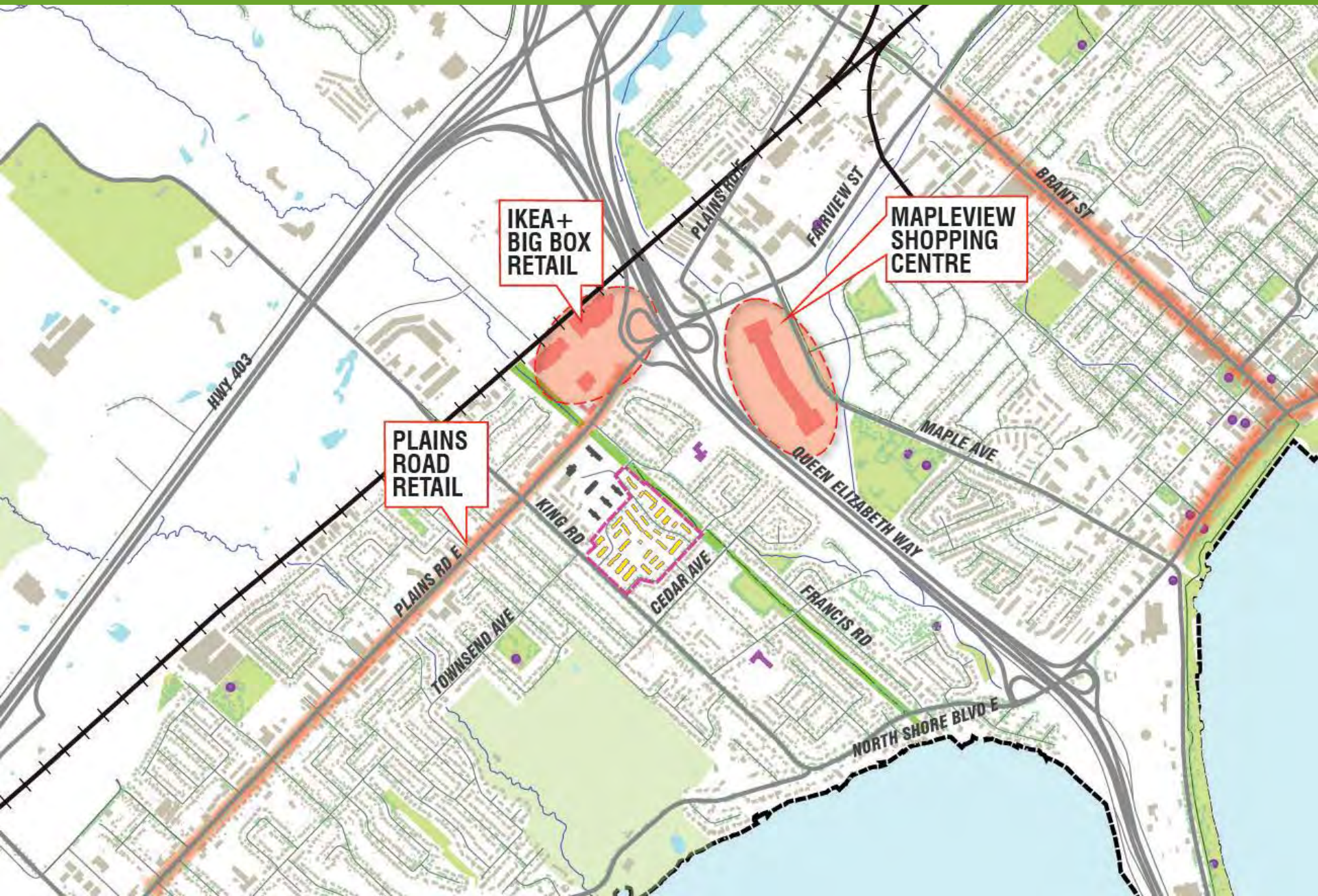
Understanding the Site



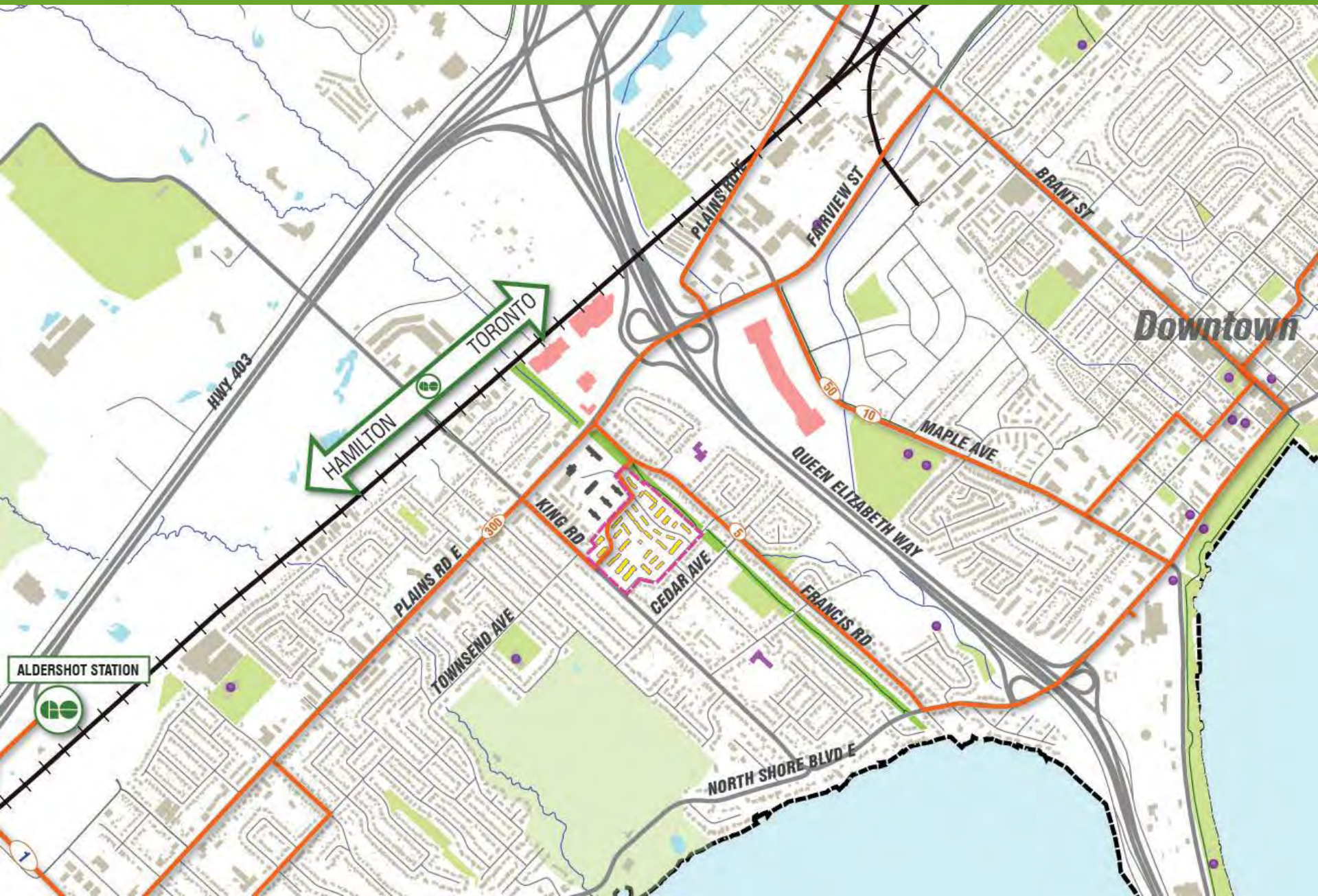
Proximity to Parks, Schools and Community Facilities



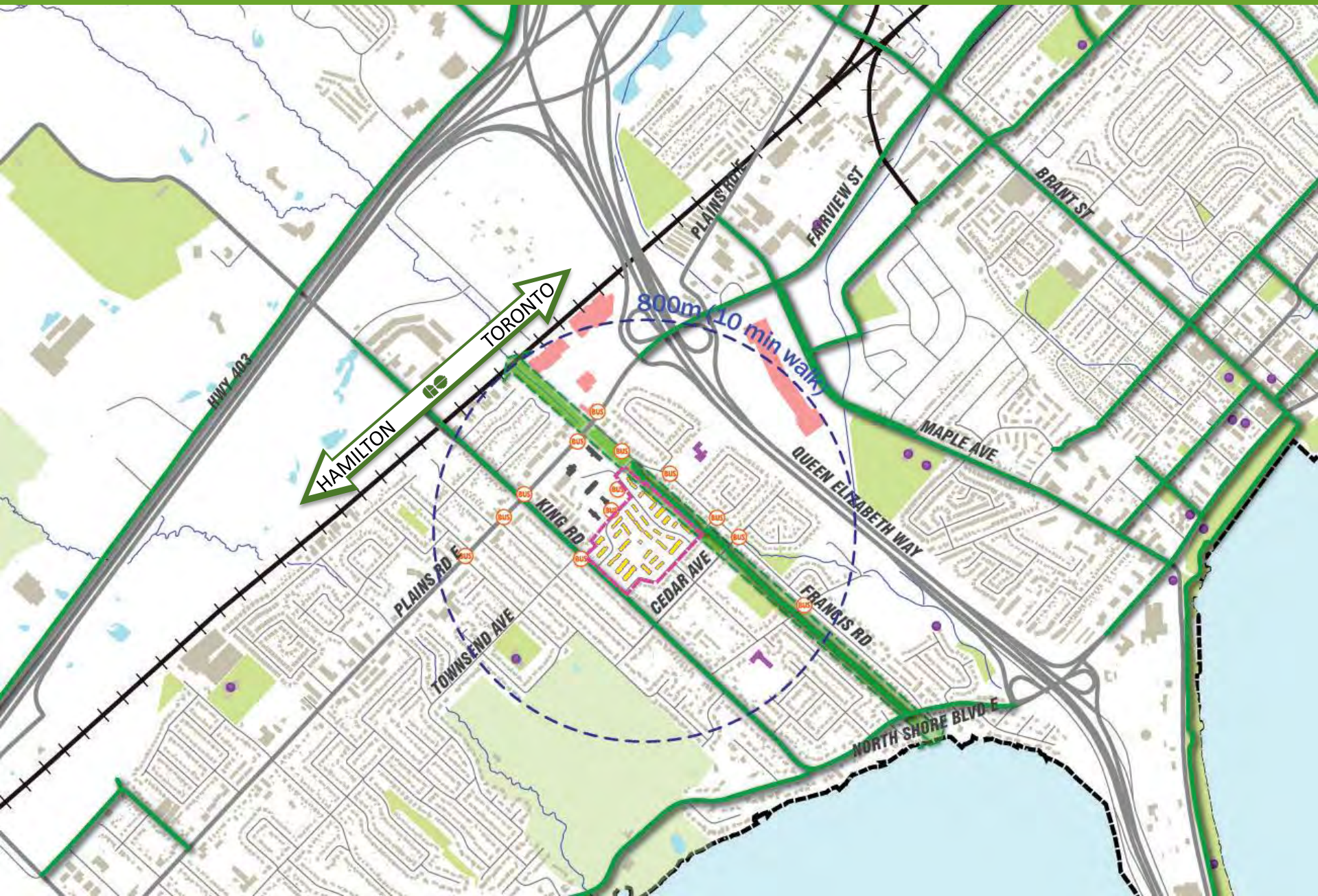
Proximity to Retail



Proximity to Public Transit



Mobility Choices – Walking, Cycling, Transit





Master Plan Overview

Master Plan Engagement Process

Project Introduction

March 21 Residents Meeting
March 23 Community Meeting

Workshop #1

April 12 Residents and Community

Workshop #2

May 16 Residents and Community

Open House

June 15 Residents
June 19 Community

March

Meeting with Staff & Councillor

April

April 5 Follow-up Meeting with Residents

May

Meeting with Staff & Councillor

June

Meeting with Staff & Councillor

July

Meeting with Staff & Councillor



Meetings



Workshops

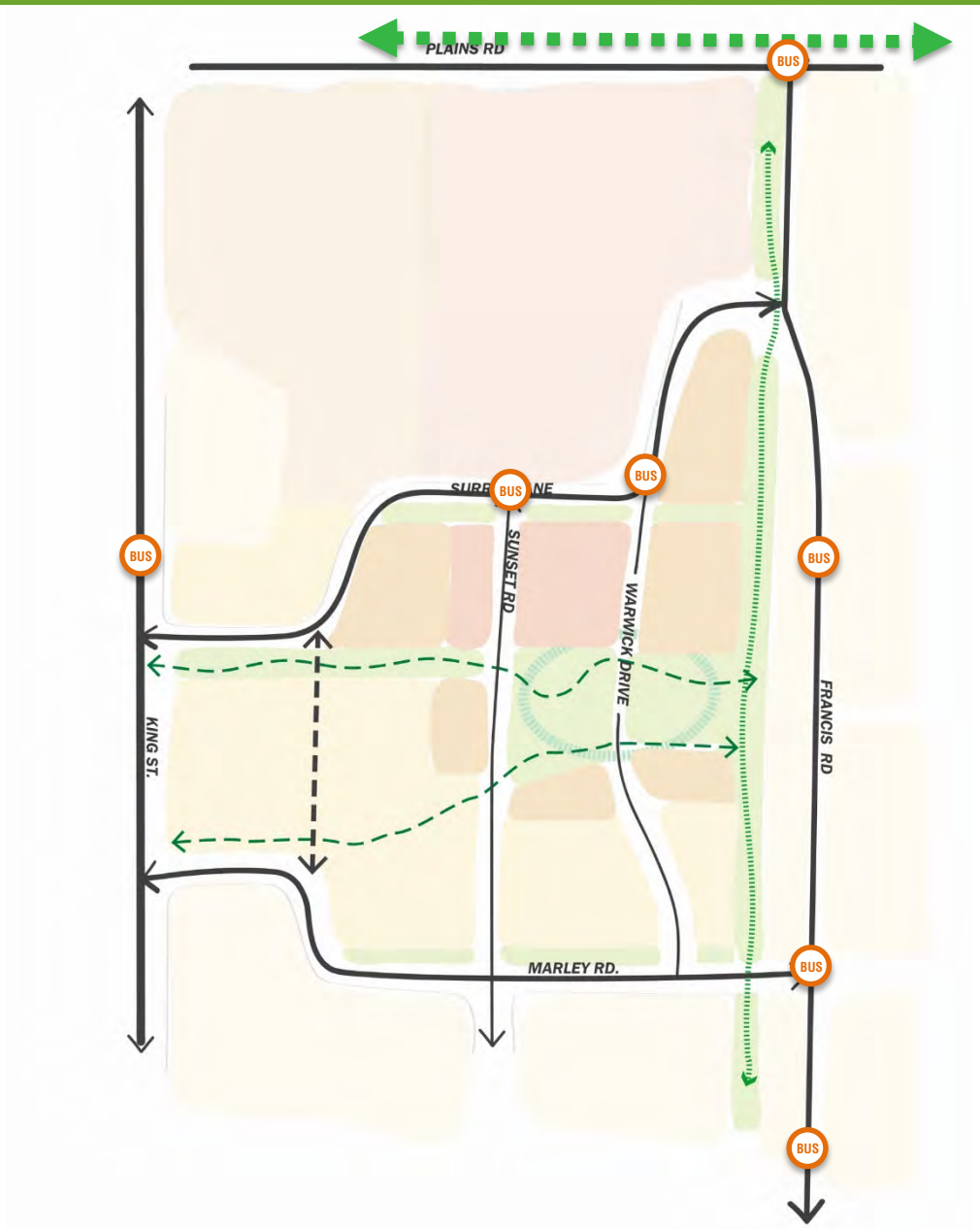


Open Houses

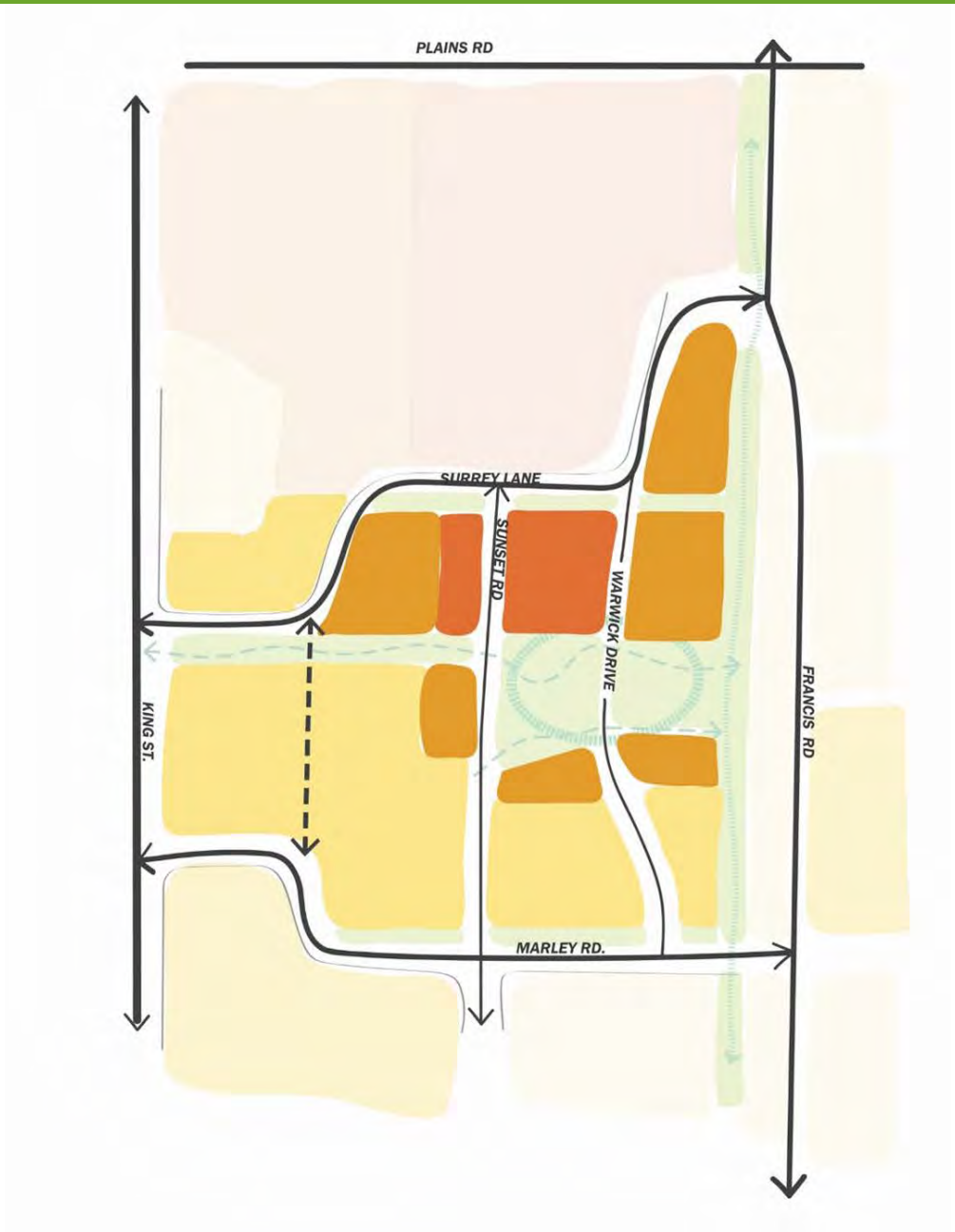
Public Realm: Build on Existing Green Assets



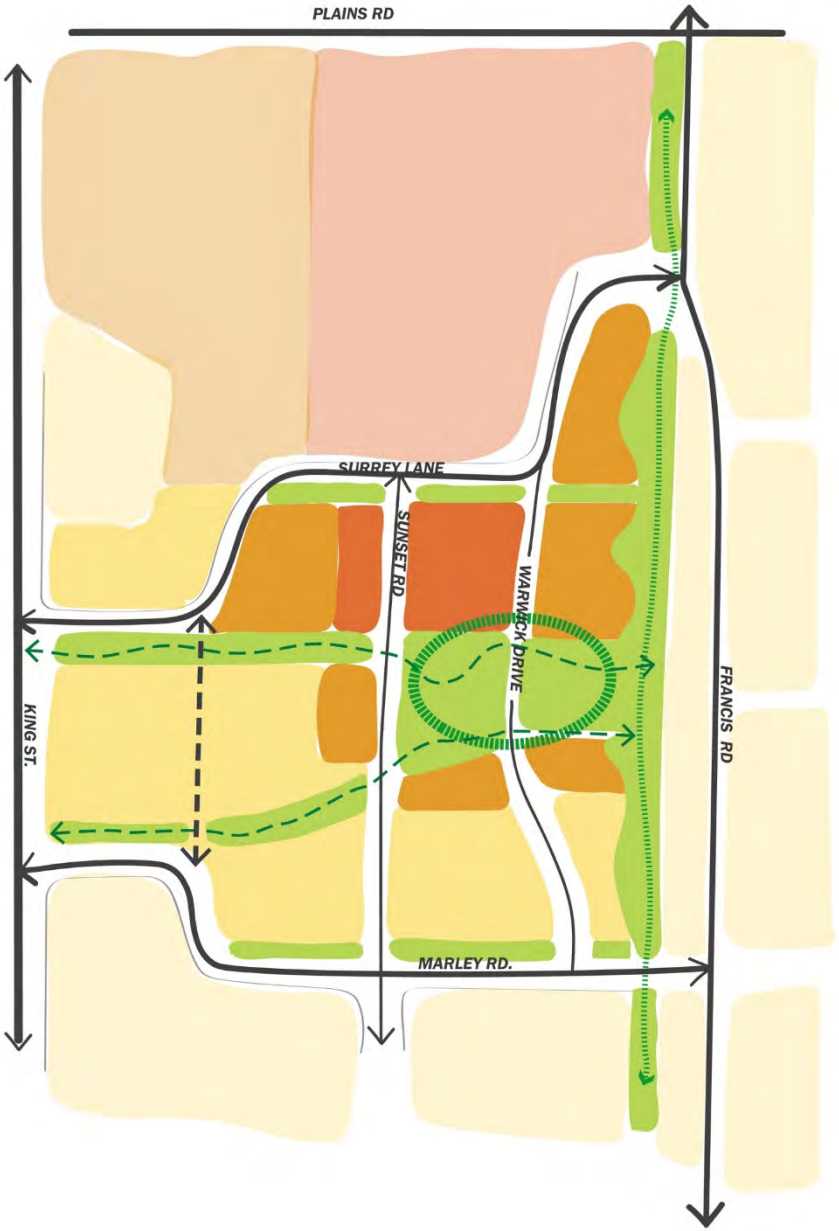
Mobility: Enhance Connectivity



Built Form: Transition to Surrounding Neighbourhoods



Master Plan Concept



Public Realm Framework



All age public amenities



Seasonally flexible spaces



Passive open spaces



Playgrounds



Mobility Framework



Pedestrian connections



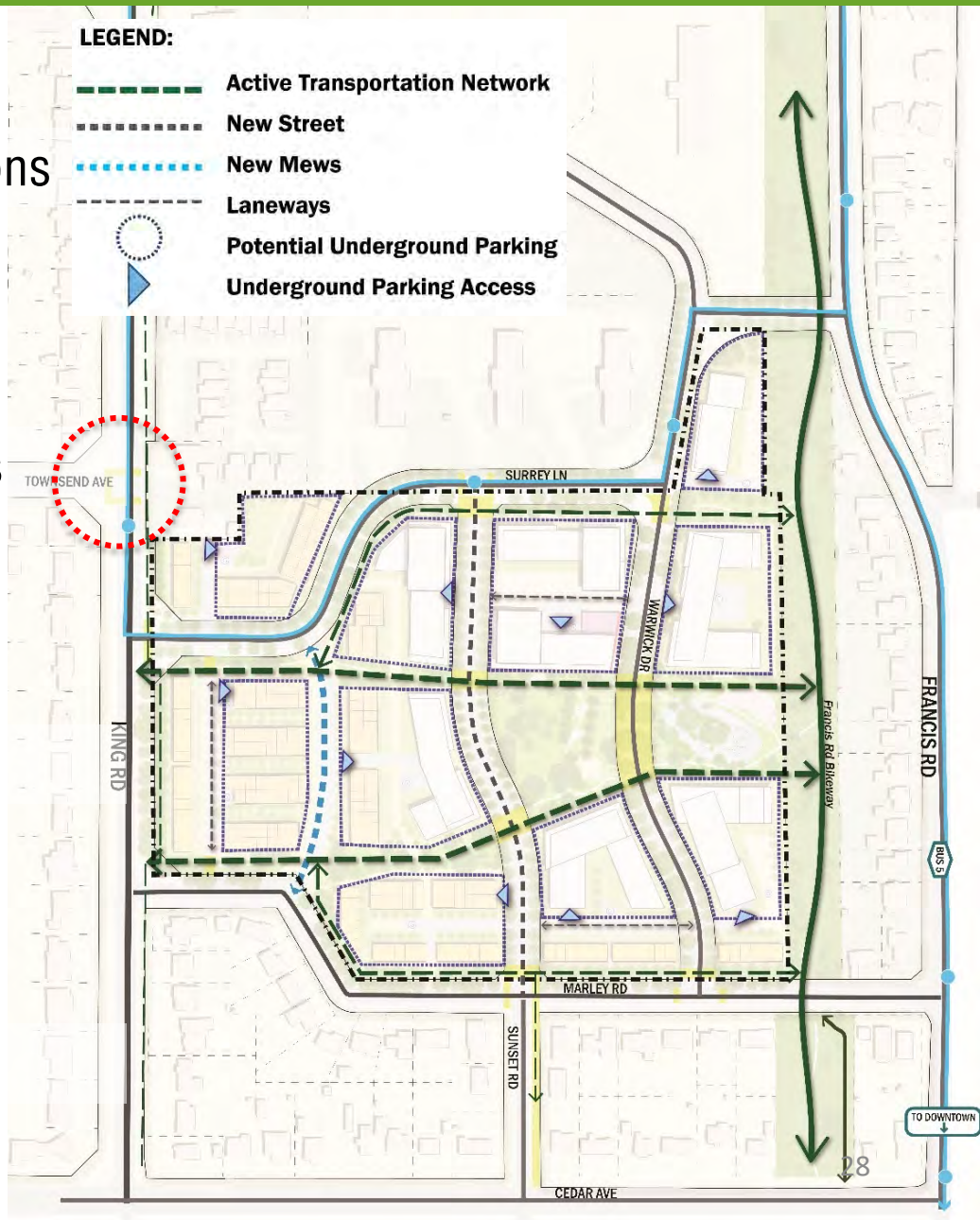
Pedestrian crossings



Bikeways



Mews



Built Form Framework



Traditional townhouses



Back to back townhouses



Mid-rise



Taller elements



Master Plan


TOWNSEND AVE
SURREY LN
SUNSET RD
WARWICK DR
FRANCIS RD
KING RD
mews
MARLEY RD
LEGEND:
Apartment buildings
Traditional Townhouses
Back-to-back Townhouses
Private Open Space
Public Open Space
Pedestrian Connections

Master Plan





Next Steps

Commitment to Residents

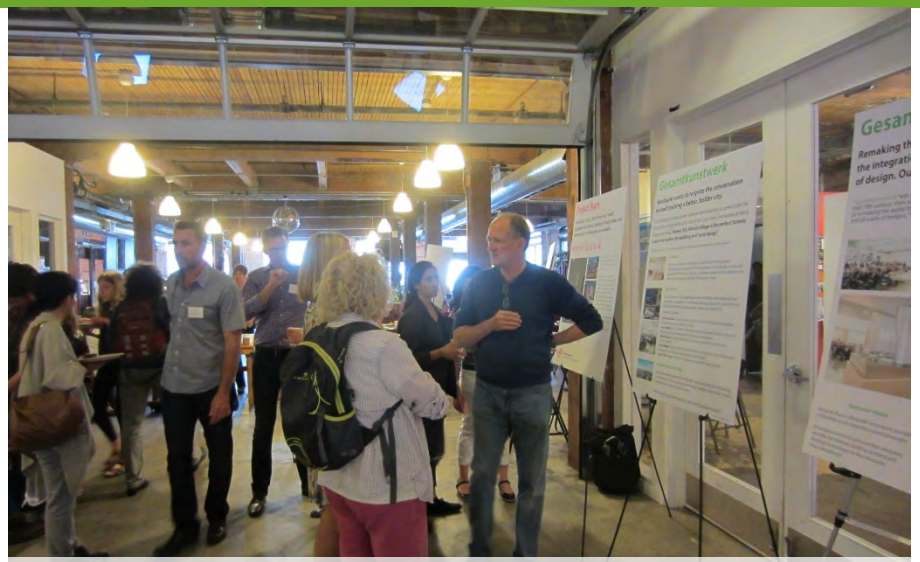


- Opportunities to relocate within the community will be made available for all phases of the development
- Current residents will have first right to rent new apartments on site once completed
- Existing ground-related units are expected to be replaced at a 1-to-1 ratio
- Redevelopment will be phased, using vacancies and turnover to minimize off-site displacement
- A generous relocation program will be provided to residents to compensate for inconveniences

Ongoing Engagement



Meetings with residents



Meetings with the broader community



City-hosted engagement events



Neighbourhood Advisory Committee meetings

Dedicated Point of Contact



Contact Information:

Email: redevelopment@georgiancrt.ca

Phone: (289) 208-5036

Web: www.georgiancrt.ca

Thank You



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