



Project Update

July 21, 2021



Strategic Plan alignment



Sustaining
our future



Navigating
our future



Working together
for our future



Building
our future



Background and purpose

- Urban Design Master Plan (UDMP)
- Sustainable Neighborhood Action Plan (SNAP)
- Economic benefits
- Parking
- Next steps



UDMP overview





Overview





Landscape concept

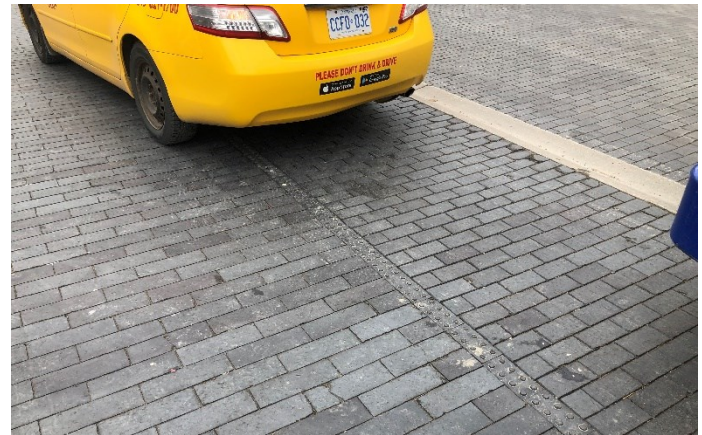
Wyndham Urban Square





Landscape concept

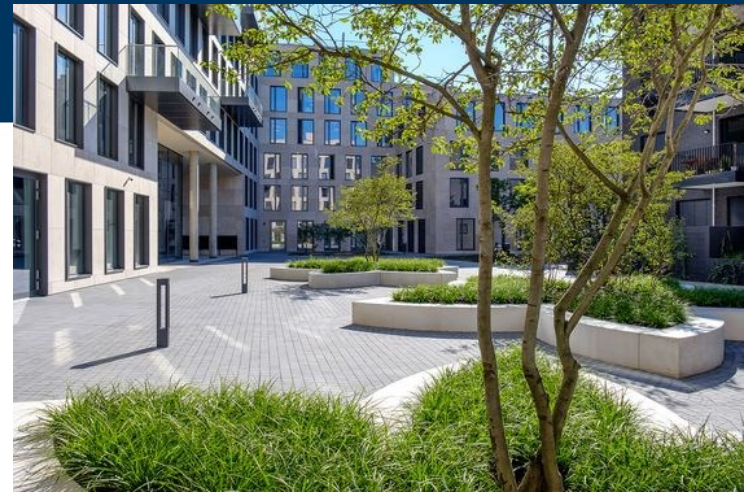
Baker Court





Landscape concept

Library Urban Square





Access, circulation and loading

Access points





Access, circulation and loading

Cycling connectivity

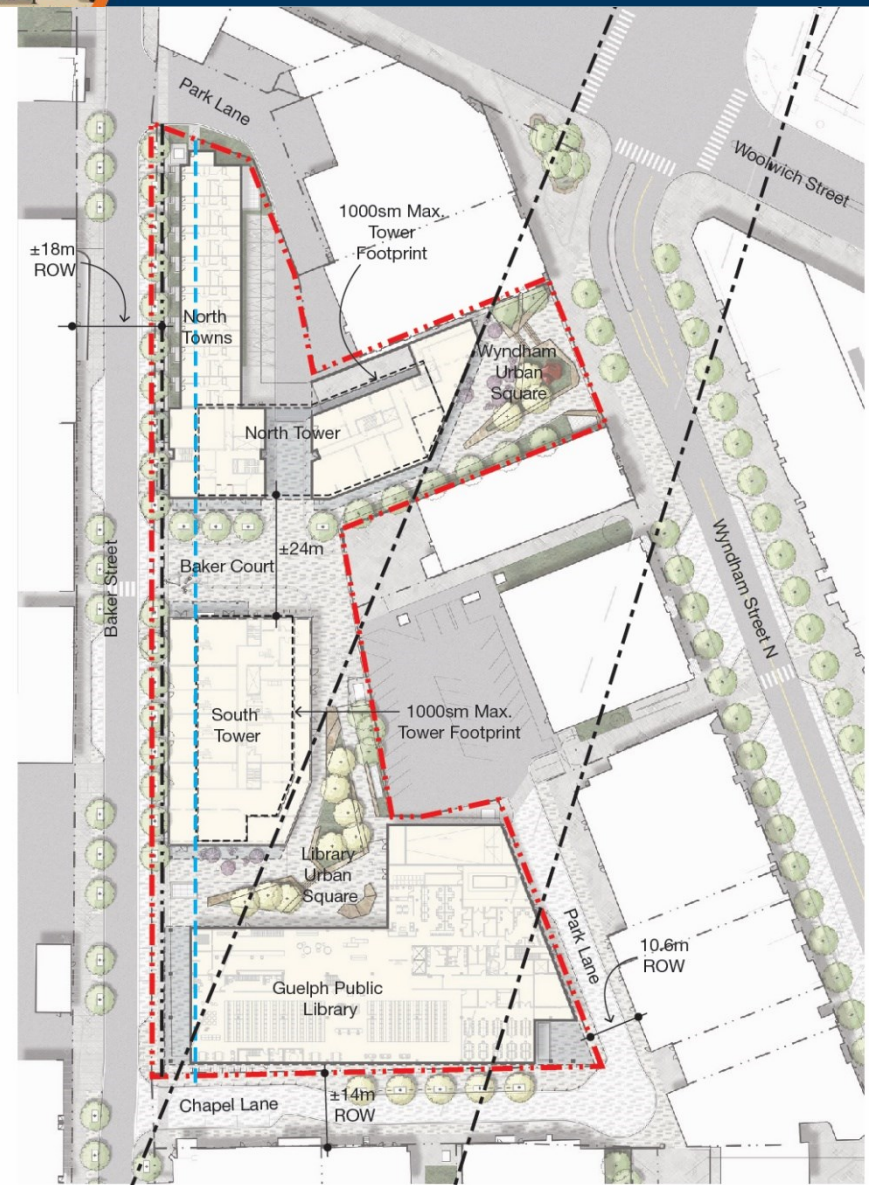
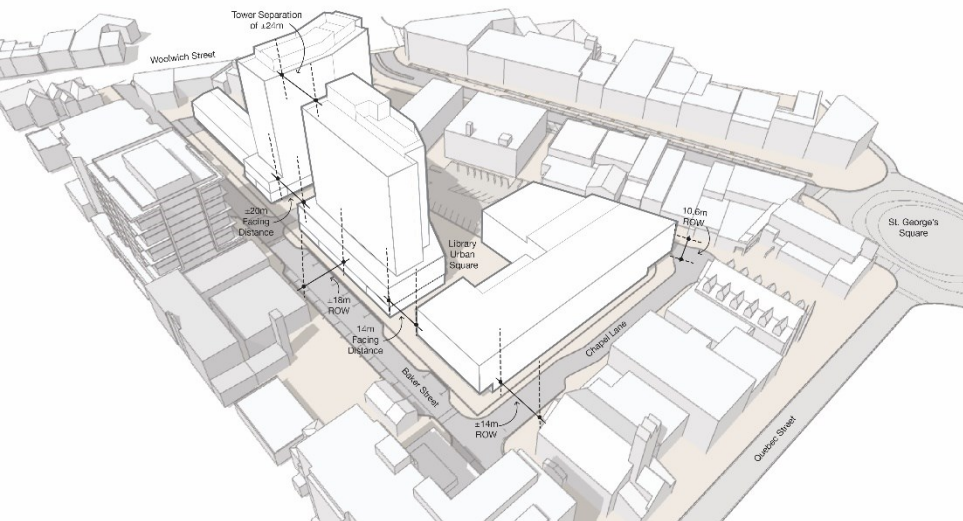
- ▶ Entrance
- P ▶ Access to below-grade Resident Bicycle Storage
- Bike Lane
- - - - - On-Street Shared Use Lane
- ■ ■ ■ Potential Off-Street Bi-Directional Shared Use Path
- ■ ■ ■ Bicycle Parking at Grade





Architectural design concept

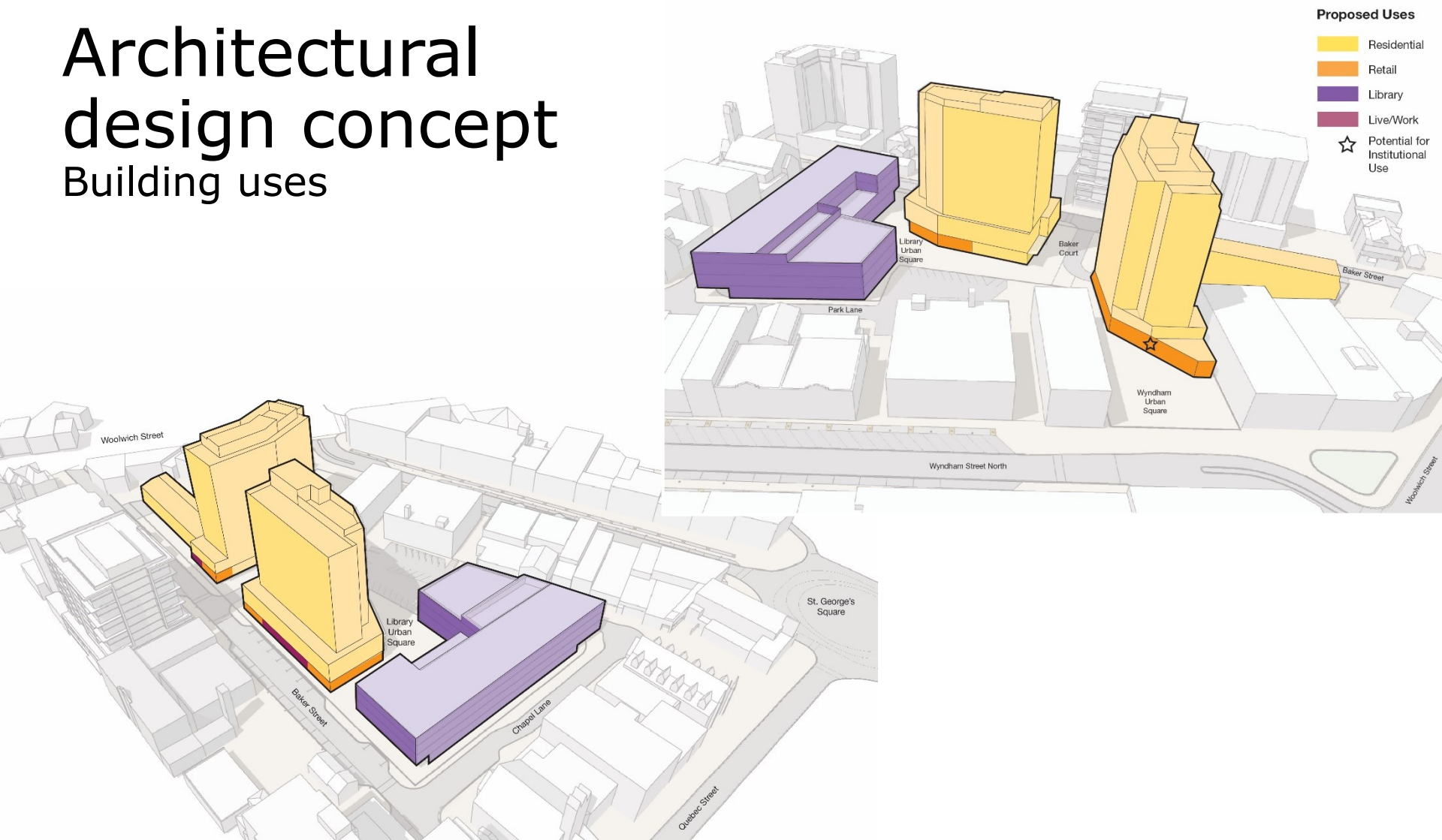
Building massing





Architectural design concept

Building uses





Architectural design concept

Building materiality





Sustainable urban design

Baker District sustainability strategy

- Endorsed as a One Planet Living Community – 2nd in Canada and 3rd in North America
- Targeting the Zero Carbon Building Standard - library and residential buildings
- 3 key project themes
 - Food
 - Mobility
 - Carbon



Sustainable Neighborhood Action Plan (SNAP)

- Successful Federations of Canadian Municipalities (FCM) Green Municipal Fund (GMF) program application
- Funding amount of \$175,000
- To claim funding, FCM requires Council approval
- Continue to target the Canada Green Building Council's (CaGBC) Zero Carbon Building standard



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Economic benefits

- 371 new dwellings and 600+ people
- \$8.8 million in one-time benefits for City
- \$61.3 million in construction employment
- \$18.2 million in annual spending
- \$4.2 million in additional annual spending downtown
- Permanent job creation



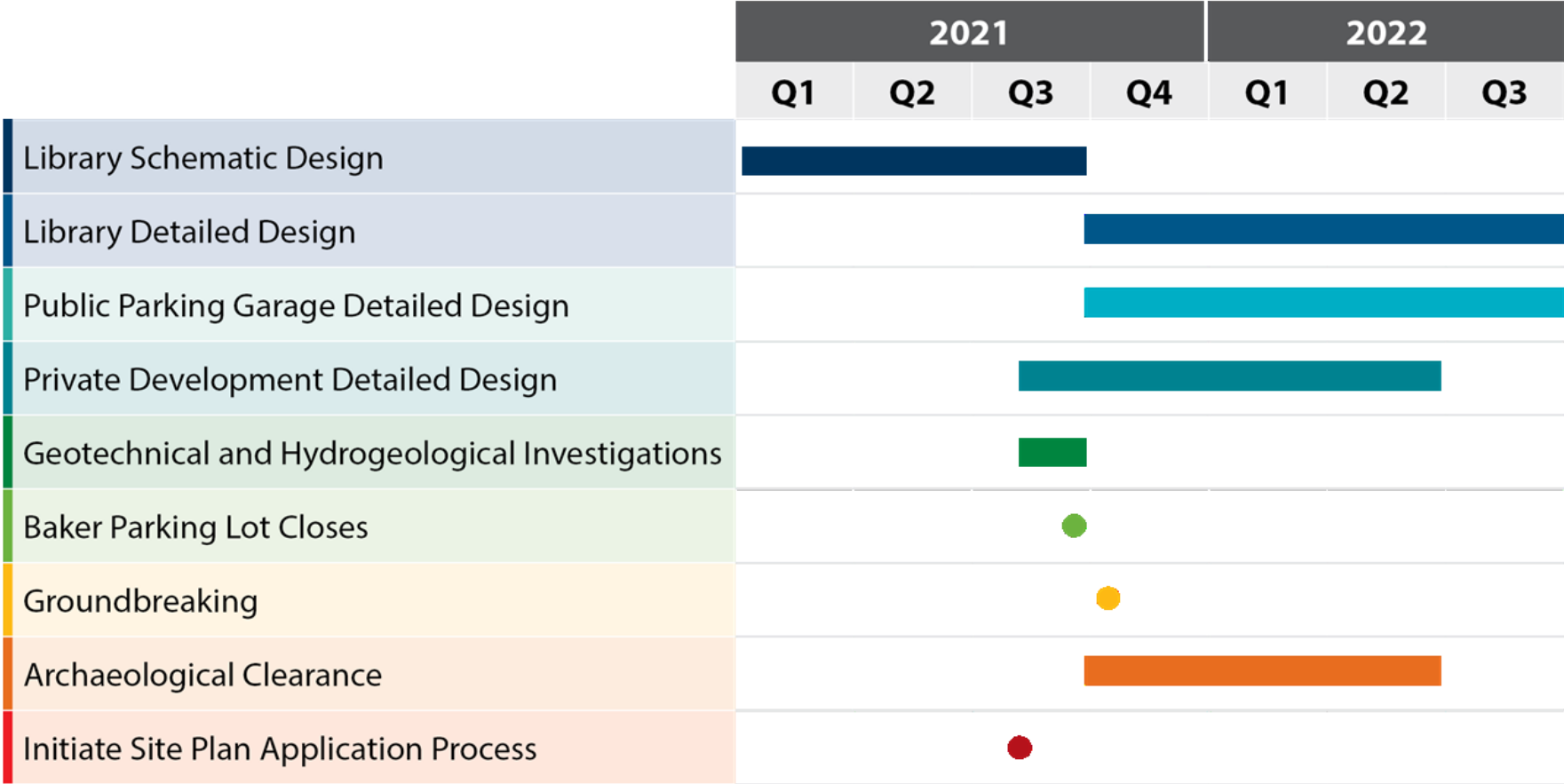
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Parking

- Proposed two levels of underground parking
- Maximized under site's footprint to accommodate the most spaces possible
- 416 spaces – 156 public and 260 private
- Separate publicly- and privately-owned parking simplifies maintenance and operations
- Entrances on Baker Street and Chapel Lane
- Public parking under library's City-owned land
- Additional availability e.g. Wilson Parkade





Recommendations

1. That the Urban Design Master Plan (UDMP) for the Baker District Redevelopment be approved.
2. That \$15.9 million for two levels of underground public parking for the Baker District be approved and funded \$7 million from parking rates and \$8.9 million from taxation sources.
3. That the Sustainable Neighbourhood Action Plan (also called One Planet Action Plan) for the Baker District as directed in report IDE-2019-17 be approved and that staff be directed to work with Windmill Development Group Ltd. to finalize the Federation of Canadian Municipalities/Green Municipal Fund project.