

Regent Par 3 Redevelopment Project

Concept #4: Seniors' Assisted Living + Townhouse Development + Recreation Facilities



Recreational Amenities & Area: Sports Field, Multi-Use Pathways, Playground, Spray Pad, Picnic Area - 3.04 Hectares (7.51 acres)

Housing Forms, Unit Numbers & Area: Townhouse, 16 Units; Seniors' Assisted Living, 90 Units – 1.85 Hectares (4.57 Acres)

Parking: 70 stalls on-site private parking; 14 new on-street stalls on Queen Street; 46 existing on-street stalls on McKinley Avenue

Alignment with the Official Community Plan and relevant community priorities:

- Supports complete neighbourhoods – YES
- Embraces built heritage and invest in arts, culture, sport and recreation - YES
- Supports diverse housing options - YES
- Creates better, more active ways of getting around - YES
- Promotes conservation, stewardship and environmental sustainability – PARTIAL
- Optimizes use of existing services/amenities – YES
- Supports infill development and intensification targets - YES
- Makes use of residual infrastructure capacity in existing urban areas - YES
- Supports the urban forest - PARTIAL
- Supports multi-use pathways - YES
- Leverages City land assets - YES

Cost:

Estimated cost for recreation components - **\$2,280,000**

Estimated revenue from land sales - **\$3,200,000**

Estimated revenue generated – **\$920,000**