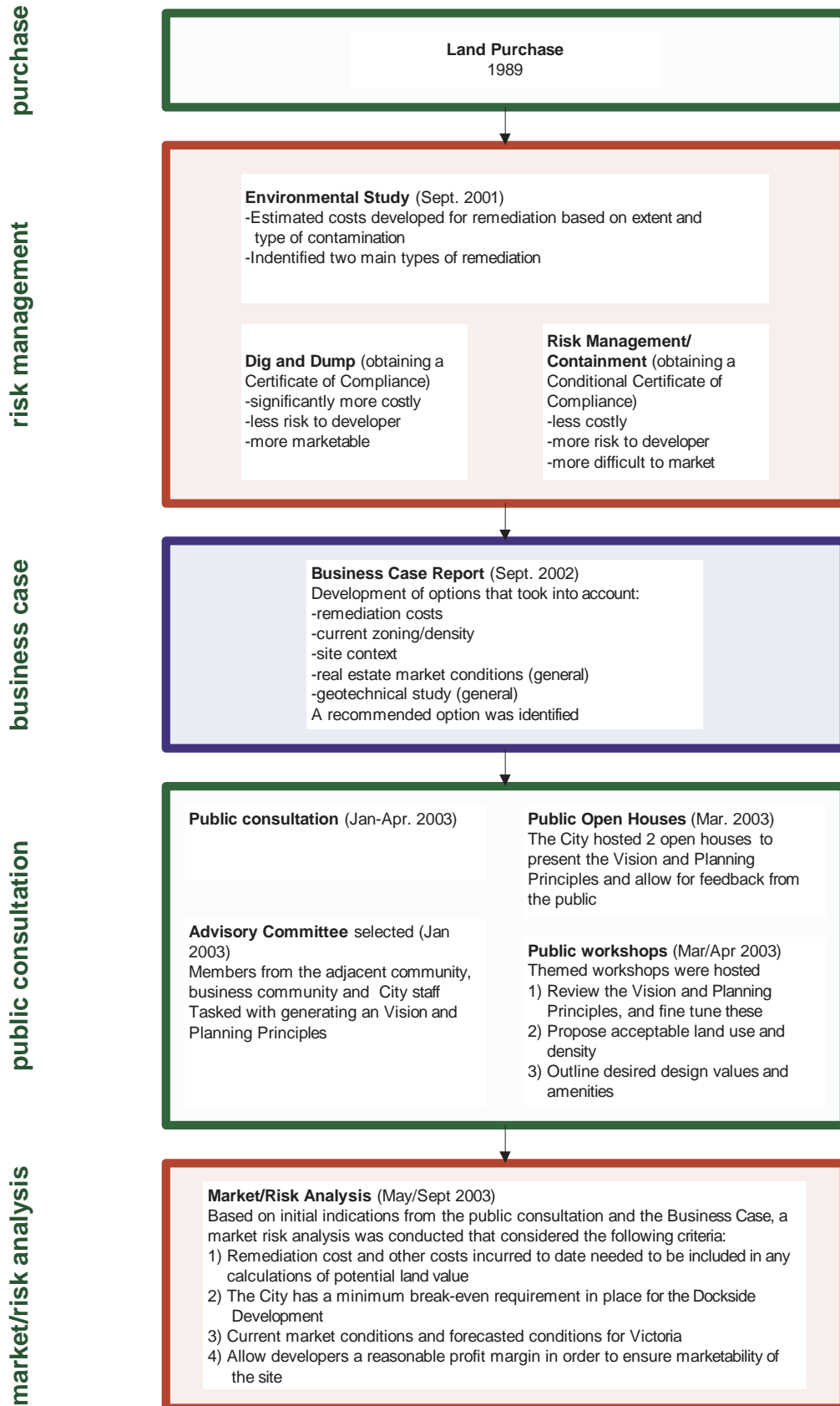


PROCESS FLOW CHART Dockside Lands



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design
guidelines

Design Guidelines (May/Sept 2003)
Guidelines generated based on output from the public consultation, numerous reviews by City staff from affected departments and the Working Group
Address building massing, form and character, public open space/site works, desired amenities, circulation, set-backs, materials, environmental considerations.

development
concept draft

Development Concept Draft (Sept/Feb 2004)
Taking into consideration the output from the market/risk analysis, design guidelines and the public consultation, as well as feedback from the Steering Committee, the draft development concept was prepared. Approval to refer to Committee of the Whole from the Steering Committee

next steps

- 1. Referral to Various Agencies**
(February 2004)
- 2. Public Open House** (March 8, 2004)
Present overview of the Development Concept and non-negotiable items such as remediation costs and the City's break-even policy
Feedback from the public and discussion on any perceived gaps between the Development Concept and the public consultation
Explain the RFP process and outline future opportunities for public input (i.e. during re-zoning process)
- 3. Adoption of this plan as part of Victoria West Neighborhood Plan**
(May 2004)
- 4. REOI/RFP and Evaluation Criteria** (May 2004)
- 5. Issue/Evaluate/Select Developers** (June 2004)
- 6. Negotiate and draft Sales/Purchase Agreement**
- 7. Rezoning**
- 8. Construction**