

**PROVINCE OF BRITISH COLUMBIA**

**ORDER OF THE MINISTER OF**

**MUNICIPAL AFFAIRS**

*University Endowment Land Act  
[RSBC 1996] Chapter 469*

Ministerial Order No. M332

I, Anne Kang, Minister of Municipal Affairs, order that pursuant to Sections 12(1) and 12(2)(a) of the *University Endowment Land Act*:

- a) The University Endowment Lands *Land Use, Building and Community Administration Bylaw* be amended as provided in Appendix 1 to this Order.

September 16, 2024

\_\_\_\_\_  
*Date*



\_\_\_\_\_  
*Minister of Municipal Affairs*

---

*(This part is for administrative purposes only and is not part of the Order.)*

**Authority under which Order is made:**

Act and section: University Endowment Land Act, Section 12

Other: \_\_\_\_\_

**APPENDIX 1 TO THE MINISTER’S ORDER  
AMENDMENT TO THE UNIVERSITY ENDOWMENT LANDS  
LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

The University Endowment Lands Land Use, Building and Community Administration Bylaw is hereby amended as follows:

1. The Table of Contents is amended by inserting the following new heading immediately following the heading for Appendix 3 [DESIGN GUIDELINES FOR CD-2 COMPREHENSIVE DISTRICT]:

“Appendix 3.1: REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT”.

2. Section 35.1. is amended by deleting the table titled “Table 1: Minimum Lot Area and Lot FSR” and replacing it with the table below:

**Table 1: Minimum Lot Area and Lot FSR**

<b>LOT</b>	<b>MINIMUM LOT AREA (SQUARE METRES)</b>	<b>FLOOR SPACE RATIO (FSR)</b>
<b>A</b>	8,261	1.09
<b>B</b>	3,261	2.48
<b>C1</b>	2,179	-
<b>C2</b>	1,846	-
<b>D</b>	4,725	2.89
<b>E</b>	5,214	2.75
<b>F</b>	4,654	3.80
<b>G</b>	4,624	4.96
<b>H</b>	5,330	2.94
<b>I</b>	3,358	4.60
<b>J</b>	3,398	1.75
<b>K</b>	4,676	1.25
<b>L</b>	4,390	1.25
<b>M</b>	4,287	3.00
<b>P1</b>	12,158	-
<b>WL1</b>	3,317	-
<b>CG1</b>	2,296	-

3. Subsection (1) of Section 35.3. [MAXIMUM FLOOR AREA] is amended by striking out “115,821” and replacing it with “146,973”.

4. Section 35.5. [MINIMUM DWELLING UNIT FLOOR SPACE] is amended by adding the following as Subsection (3):

“(3) Despite Section 35.5(1) above, and with the exception of townhouse dwelling units, the minimum floor area of dwelling units on Lots E, F, G, H and I will be as follows (based on unit type):

<b>UNIT TYPE</b>	<b>MINIMUM FLOOR AREA (SQUARE METRES)</b>
Studio	33
1-bedroom	50
2-bedroom	67
3-bedroom	86
4-bedroom	111.5

Despite Section 35.5(1) above, the minimum floor area of townhouse dwelling units will be 75 square metres (regardless of the number of bedrooms).”.

5. Subsection (3) of Section 35.8. [NOISE] is amended by replacing “the Design Guideline requirements of Appendix 3” with “the Design Guideline requirements of Appendix 3 as amended by the revised requirements of Appendix 3.1”.
6. Subsection (3) [CONDITIONAL APPROVAL USES] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by replacing “the Design Guidelines in Appendix 3” with “the Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1”.
7. Subsection (5) [MAXIMUM FLOOR SPACE RATIO] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by striking out subsections (a), (b) and (c) and replacing them with the following:
- “(a) The maximum floor space ratio of Lot E shall not exceed 2.75, of which townhouse dwellings shall have a floor space ratio of at least 0.20;
  - (b) The maximum floor space ratio of Lot F shall not exceed 3.80, of which townhouse dwellings shall have a floor space ratio of at least 0.22;
  - (c) The maximum floor space ratio of Lot G shall not exceed 4.96, of which townhouse dwellings shall have a floor space ratio of at least 0.17; and”.
8. Subsection (7) [MAXIMUM HEIGHT] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by striking out subsections (a), (b) and (c) and replacing them with the following:

- “(a) No multiple dwelling on Lot M shall exceed the lesser of 18 storeys or 54.25 metres;
- (b) No multiple dwelling on Lot E shall exceed the lesser of 22 storeys or 71 metres;
- (c) No multiple dwelling on Lot F shall exceed the lesser of 27 storeys or 86 metres;
- (d) No multiple dwelling on Lot G shall exceed the lesser of 34 storeys or 107 metres; and
- (e) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.”.

9. Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by adding the following as Subsection (10):

“(10) 3-BEDROOM UNITS

At least 5% of the dwelling units constructed on Lots E, F and G will have at least 3 bedrooms.”.

10. Section 35.21. [LOTS H, I AND J - MULTIPLE DWELLING RESIDENTIAL] is deleted in its entirety and replaced with the following:

**“35.21. LOTS H, I AND J - PURPOSE BUILT RENTAL AND MULTIPLE DWELLING RESIDENTIAL**

**35.21.1 LOTS H AND I - PURPOSE BUILT RENTAL**

(1) INTENT

It is the intent to create, on Lots H and I, a residential area, through the provision of purpose built rental uses. Lots H and I are within the Block F Quiet Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lots H and I:

- (a) Purpose Built Rental
- (b) Residential Amenity Space

- (c) Park and Playground
- (d) Public Authority Building or Use
- (e) Public Utility
- (f) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) **CONDITIONAL APPROVAL USES**

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots H and I, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) **MAXIMUM NUMBER OF BUILDINGS**

The maximum number of principal buildings on Lots H and I shall not exceed 2 on each lot.

(5) **MAXIMUM FLOOR SPACE RATIO**

- (a) The maximum floor space ratio on Lot H shall not exceed 2.94 of which townhouse dwellings shall have a floor space ratio of at least 0.25; and
- (b) The maximum floor space ratio of Lot I shall not exceed 4.60 of which townhouse dwellings shall have a floor space ratio of at least 0.25.

(6) **MAXIMUM HEIGHT**

- (a) No purpose built rental building on Lot H shall exceed the lesser of 26 storeys or 83 metres;
- (b) No purpose built rental building on Lot I shall exceed the lesser of 25 storeys or 80 metres; and
- (c) Notwithstanding subsections (a) and (b) above, no townhouse dwelling on Lot H or Lot I shall exceed the lesser of three storeys or 11 metres.

(7) MAXIMUM SITE COVERAGE

- (a) The maximum site coverage on Lot H shall not exceed 40% of the area of the lot; and
- (b) The maximum site coverage on Lot I shall not exceed 50% of the area of the lot.

(8) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 excepting covered entrances to purpose-built rental buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 for buildings and structures.

(9) 3-BEDROOM UNITS

At least 5% of the dwelling units constructed on Lots H and I will have at least 3 bedrooms.

(10) RESIDENTIAL AMENITY SPACE

Residential amenity space shall be provided on Lots H and I in the minimum amount of 1.4 square metres per dwelling unit. Notwithstanding the definition of “residential amenity space”, for the purposes of this Section 35.21.1(10) only, “residential amenity space” means space used, or intended to be used for meetings, recreation (swimming pool, fitness

facility, jacuzzi, sauna), and social functions, or other similar uses, and for guest accommodation, in all cases available for use by all residents of Lots H and I, provided that guest accommodation shall only be permitted on a lot if a covenant under section 219 of the Land Title Act is granted in favour of the Province of British Columbia, and registered against title to the lot, on terms satisfactory to the Manager, ensuring that guest suites are used only to provide temporary guest accommodation to visitors of residents of Lots H and I.”.

**35.21.2 LOT J - MULTIPLE DWELLING RESIDENTIAL**

**(1) INTENT**

It is the intent to create, on Lot J, a residential area, through the provision of multiple dwelling residential uses. Lot J is within the Block F Quiet Area.

**(2) OUTRIGHT APPROVAL USES**

The following uses and no others shall be permitted on Lot J:

- (a) Multiple Dwelling
- (b) Purpose Built Rental
- (c) Residential Amenity Space
- (d) Park and Playground
- (e) Public Authority Building or Use
- (f) Public Utility
- (g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

**(3) CONDITIONAL APPROVAL USES**

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot

J, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 3, as amended by the revised guidelines in Appendix 3.1, and the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) **MAXIMUM NUMBER OF BUILDINGS**

The maximum number of principal buildings on Lot J shall not exceed 2.

(5) **MAXIMUM FLOOR SPACE RATIO**

The maximum floor space ratio of Lot J shall not exceed 1.75.

(6) **MAXIMUM HEIGHT**

No multiple dwelling on Lot J shall exceed the lesser of six storeys or 21 metres.

(7) **MAXIMUM SITE COVERAGE**

The maximum site coverage on Lot J shall not exceed 50% of the area of the lot.

(8) **MINIMUM SITING REQUIREMENTS**

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and



Community Administration Bylaw for buildings and structures.”.

11. Subsection (1) [PARKING AND LOADING REQUIREMENTS] of Section 35.23. [GENERAL REGULATIONS] is amended by deleting the table in subsection (a) titled “Table 3: Off-Street Vehicle Parking Requirements” and replacing it with the table below:

**Table 3: Off-Street Vehicle Parking Requirements**

<b>USE</b>	<b>MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS A, B, C1, C2, D, J, K, L AND M</b>	<b>MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS E, F, G, H AND I</b>
Multiple Dwelling exceeding six storeys in height	1.0 per dwelling unit, plus 0.1 per unit for visitors	1.0 per dwelling unit, plus 0.05 per unit for visitors
Multiple Dwelling, six storeys or less in height	1.1 per dwelling unit, plus 0.1 per unit for visitors	1.1 per dwelling unit, plus 0.1 per unit for visitors
Townhouse Dwelling	1.4 per dwelling unit, plus 0.1 per unit for visitors	1.4 per dwelling unit, plus 0.05 per unit for visitors
Commercial Use – Office	1.5 per 93 square metres	1.5 per 93 square metres
Commercial Use – Retail	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Grocery Market	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Restaurant	6 per 93 square metres	6 per 93 square metres
Child Day Care Facility	1.0 per 15 children	1.0 per 15 children
Community Centre	30 parking stalls, 7 of which shall be at surface and 23 in underground parking on lot A	30 parking stalls, 7 of which shall be at surface and 23 in underground parking
Purpose-Built Rental Units	0.75 per unit for residents, plus 0.1 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors
Affordable Housing Dwelling Units	0.5 per unit for residents, plus 0.05 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors

12. The following is inserted as Appendix 3.1 [REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT]:

## “1.0 INTRODUCTION TO THE REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

### 1.1 Purpose

The purpose of the guidelines set out in this Appendix 3.1 is to update and revise the Design Guidelines set out in Appendix 3 to reflect changes to the vision for the development of Lots E, F, G, H and I of the Block F Lands.

### 1.2 Interpretation

To the extent of any discrepancies or inconsistencies between the guidelines set out in this Appendix 3.1 and the guidelines set out in Appendix 3 as they relate to Lots E, F, G, H and I, the guidelines set out in this Appendix 3.1 will supersede the guidelines set out in Appendix 3 with respect to Lots E, F, G, H and I. Any reference in the Bylaw to the Block F Design Guidelines set out in Appendix 3 will be deemed to refer to such guidelines as amended by the guidelines set out in this Appendix 3.1. Subject to the updated guidelines set out in this Appendix 3.1, the guidelines set out in Appendix 3 will continue to apply to the Block F Lands.

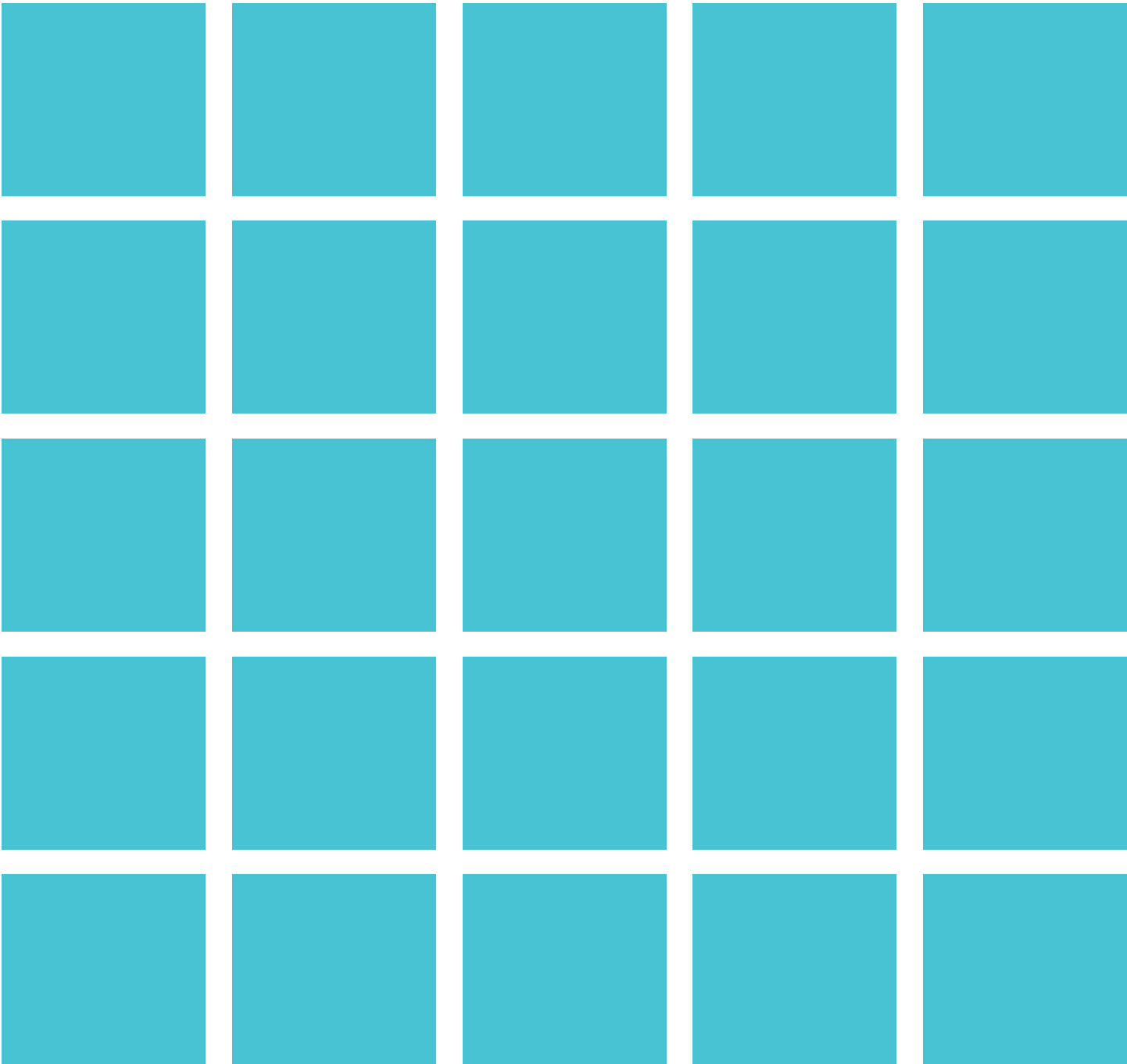
## 2.0 REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

Schedule 1 [Amended Drawings] to this Appendix 3.1 sets out a revised set of drawings, images and tables which are to replace certain drawings, images and tables in Appendix 3 [Design Guidelines for CD-2: Comprehensive District]. The guidelines set out in Appendix 3 are hereby amended by replacing the drawings, images and tables listed below each figure in Schedule 1 to this Appendix 3.1 under the heading “Impacted Drawings from Block F Design Guidelines” with the corresponding figure above, but only insofar as such replacement figures relate to Lots E, F, G, H and I.”.

13. Schedule 1 to this Appendix 1 to the Minister’s Order [Amendment to the University Endowment Lands Land Use, Building and Community Administration Bylaw] is inserted as Schedule 1 [Amended Drawings] to Appendix 3.1.

**Schedule 1 to Appendix 3.1**

[see next page]



**SCHEDULE 1 TO APPENDIX 3.1**  
AMENDED DRAWINGS



# AMENDED DRAWINGS

The drawings and images in APPENDIX 3 [Design Guidelines for CD-2: Comprehensive District] identified by their page number and section are replaced with the corresponding drawings and images identified as Figures 1.0 to 14.0 (inclusive) on pages 2 to 10. For clarity and ease of reference, the correlated drawings in the Block F Design Guidelines have been listed in a table below each corresponding replacement drawing identified as Figures 1.0 to 14.0 (inclusive).

## Figure 1.0: Master Plan: Parcels E, F, G, H, and I



## Drawings from Block F Design Guidelines

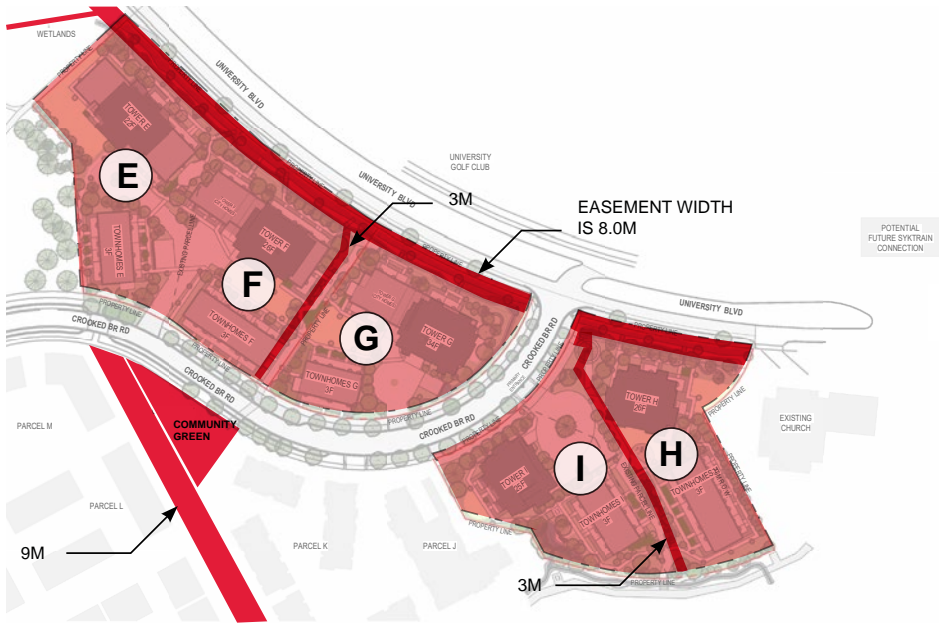
### Page Section

22	3.3 Parks + Open Space Design Principles
24	3.3 Parks + Open Space Design Principles
26	3.4 Village Heart
28	3.5.1 The Forest Park
31	3.6.1 Village Square
60	3.15 Site Plan: Habitat Types
61	3.15 Habitat Areas and Corridors
63	3.15 Wetland and Forest Habitat
66	4.0 Master Plan
68	4.11 Parcel A and B
70	4.1.2 Parcel C1, C2 and D
71	4.1.2 Central Parcels

### Page Section

74	4.1.5 Parcel J and K
75	4.1.6 Parcel M and L
78	4.2 Views
83	4.3 Cross Sections
85	4.3 Section E
86	4.3 Cross Sections
88	4.3 Cross Sections
90	4.3 Cross Sections
94	4.5 Development Statistics
107	5.4.2 Proposed Street Network
134	6.9.8 Impacts on New Building Interiors
149	8.3 Rain Gardens and Bioswales

## Figure 2.0: Public Easement Plan



## Drawings from Block F Design Guidelines

### Page Section

34	3.6.3 Public Access Easements
76	4.1.7 Parcels E-L Site Plan
158	Appendix B: Maps Public Access Easements

## Figure 3.0: Trail Hierarchy



### LEGEND

- Sword Fern Trail
- University Boulevard Trail
- Ortona Trail
- On Street Shared Bicycle Route
- Fairview Trail
- Trail heads
- On Site Trail
- On Street Designated Bicycle Route
- Public Right of Way Over Development Parcel
- Raised Crosswalk
- Public Right of Way Over Development Parcel
- Future Raised Crosswalk and Boardwalk

## Drawings from Block F Design Guidelines

### Page Section

42	3.7.5 Trail Hierarchy
43	3.6.5 Trail Hierarchy (Pedestrian Crossing)
161	Appendix B: Trail Hierarchy

# Figure 4.0: Pedestrian Trail Lighting Plan



## Drawings from Block F Design Guidelines

### Page Section

- 56 3.13 Pedestrian Trail Lighting Plan
- 159 Appendix B: Pedestrian Lighting Plan

# Figure 5.0: Setback Plan

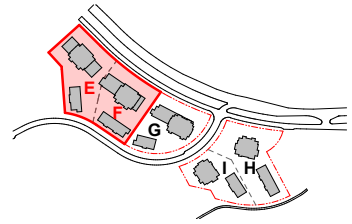
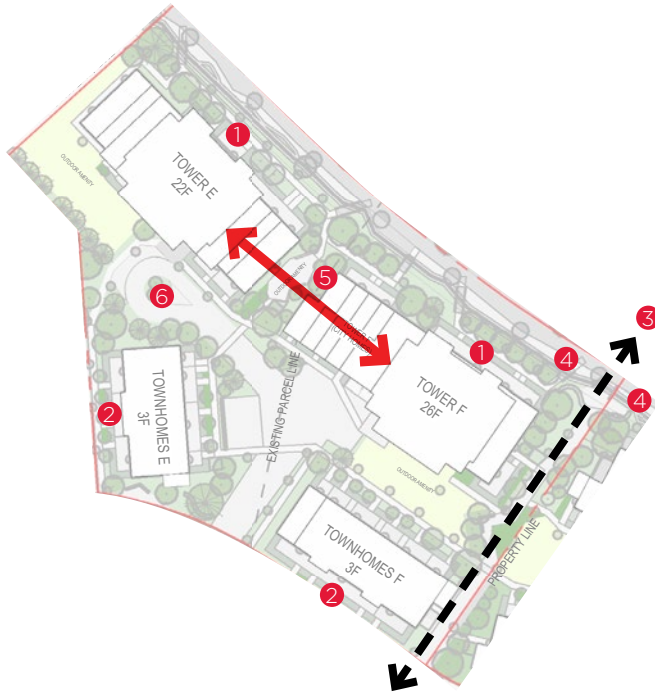


## Drawings from Block F Design Guidelines

### Page Section

- 97 4.5 Setback Plan
- 98 4.5 Seback Plan
- 99 4.5 Setback Plan

## Figure 6.0: Parcel E and F



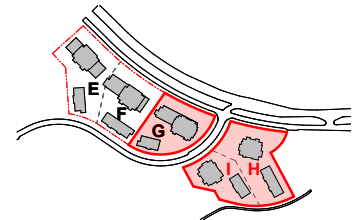
- 1 LOCATE TOWERS ALONG BOULEVARD
- 2 LOCATE TOWNHOMES ALONG CROOKED BRANCH RD
- 3 PROVIDE PUBLIC PEDESTRIAN CONNECTION TO UNIVERSITY BOULEVARD
- 4 INCORPORATE SIGNIFICANT LANDSCAPING AND NATURALIZED WATER FEATURES AT THESE CORNERS
- 5 MAINTAIN A MINIMUM 30m SEPARATION BETWEEN HIGHRISES ABOVE THE 6TH STOREY
- 6 PROVIDE A SHARED ENTRY DRIVEWAY + PARKADE ENTRANCE

## Drawings from Block F Design Guidelines

Page Section

72 4.1.3 Parcel E and F

## Figure 7.0: Parcel G, H, and I



- 1 PROVIDE TOWNHOMES ALONG CROOKED BRANCH RD
- 2 PROVIDE STRONG ARCHITECTURAL FEATURES TO MARK THE ENTRANCE TO THE SITE
- 3 INCORPORATE SIGNIFICANT LANDSCAPING AND NATURALIZED WATER FEATURES AT THESE CORNERS
- 4 VARY BUILDING HEIGHTS OF TOWER BY STEPPING DOWN
- 5 PROVIDE A PUBLIC PEDESTRIAN CONNECTION TO ORTONA TRAIL
- 6 RECONSTRUCTED WETLANDS AREA
- 7 PROVIDE SHARED ENTRY DRIVE + ACCESS TO PARKING
- 8 PROVIDE INDIVIDUAL ENTRIES ALONG STREET FRONT
- 9 TOWERS LOCATED TO NORTH TO AVOID SHADOWING OVER SITE

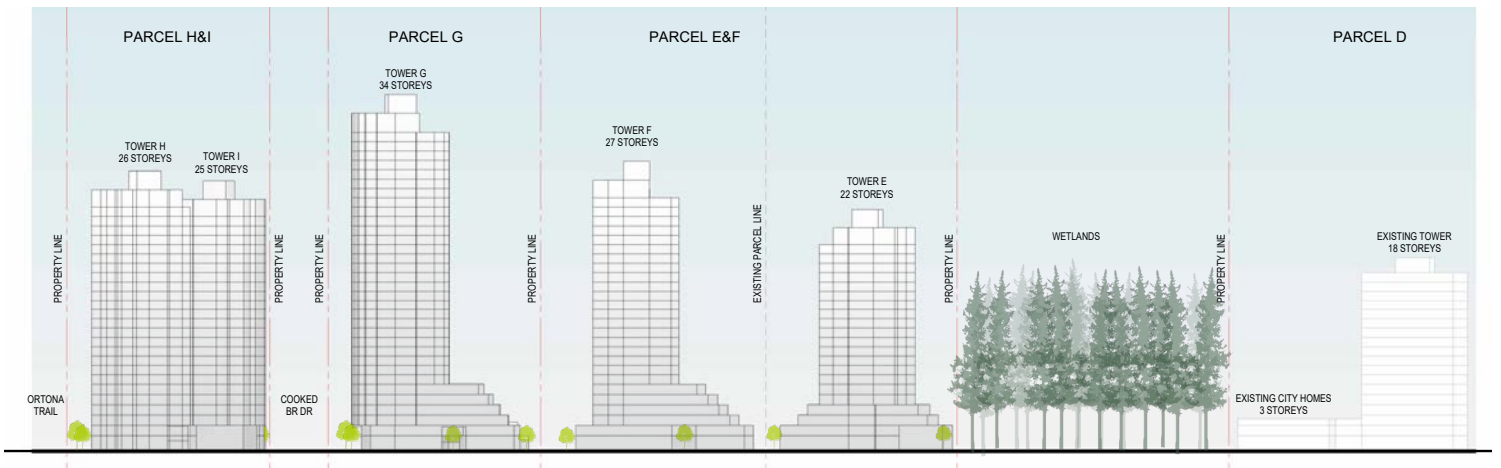
## Drawings from Block F Design Guidelines

Page Section

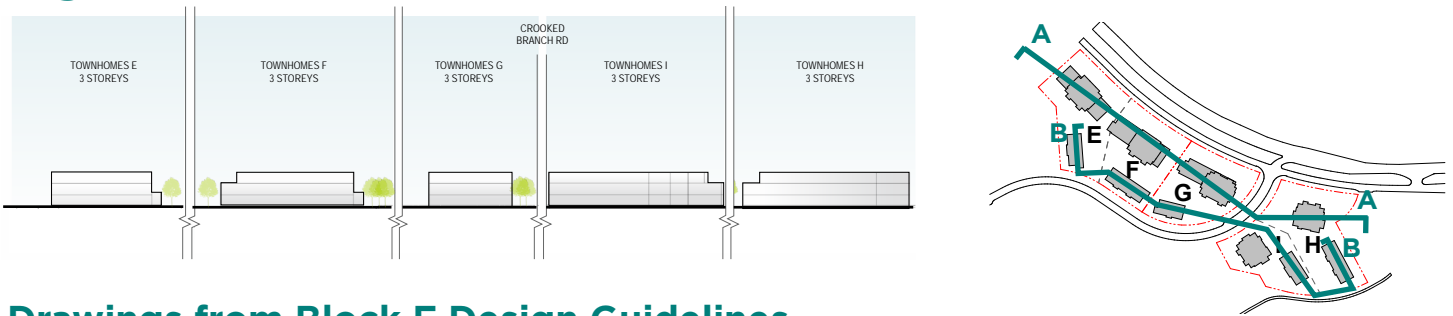
73 4.1.4 Parcel G, H, and I



**Figure 8.0A: Cross-Section Site (Towers)**



**Figure 8.0B: Cross-Section Site (Townhomes)**

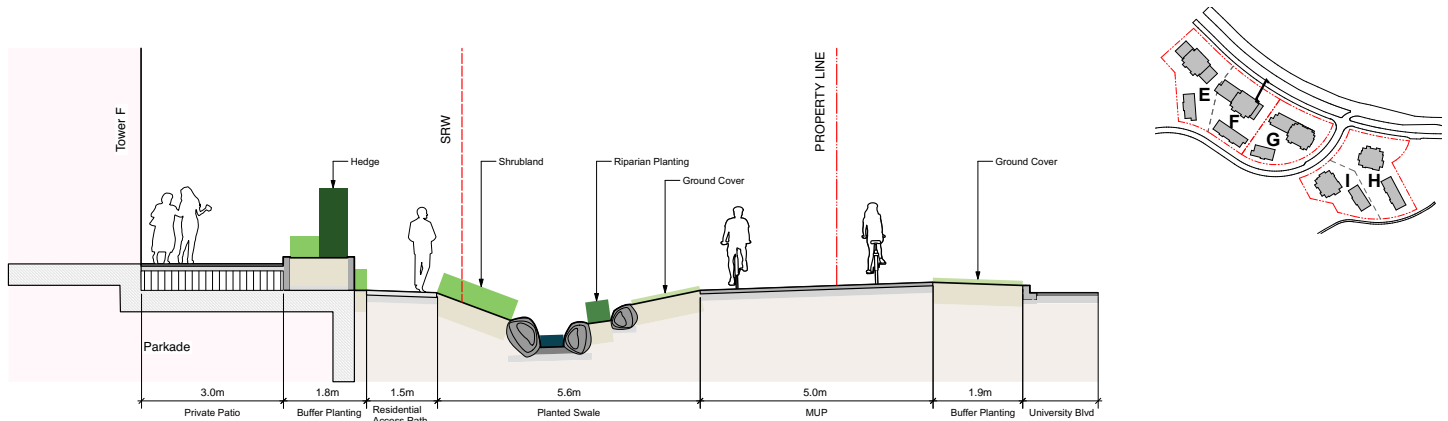


**Drawings from Block F Design Guidelines**

Page Section

83 4.3 Cross Sections

**Figure 9.0: Cross-Section Landscape**

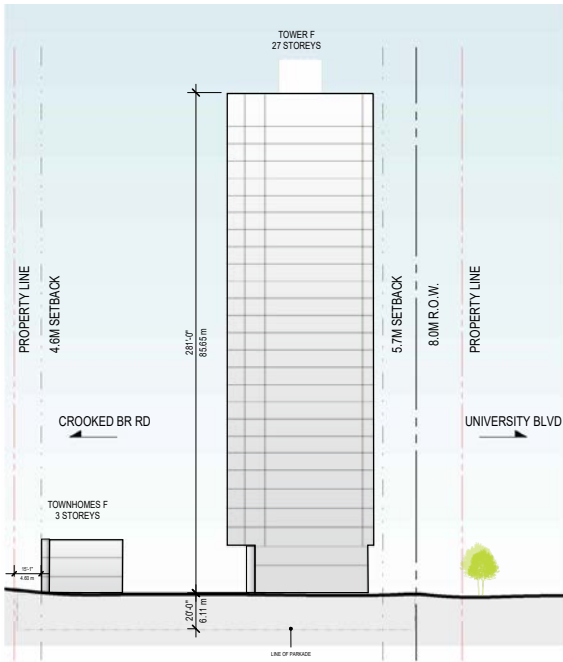


**Drawings from Block F Design Guidelines**

Page Section

87 4.3 Cross Sections

# Figure 10.0: Section D

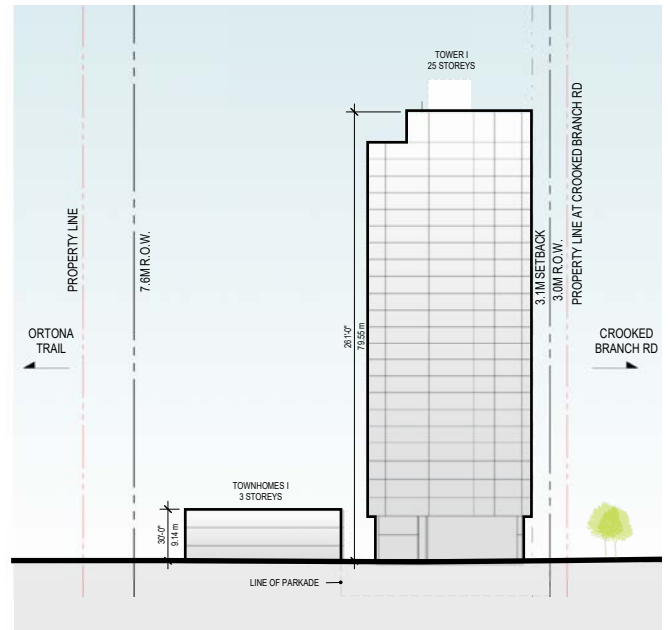
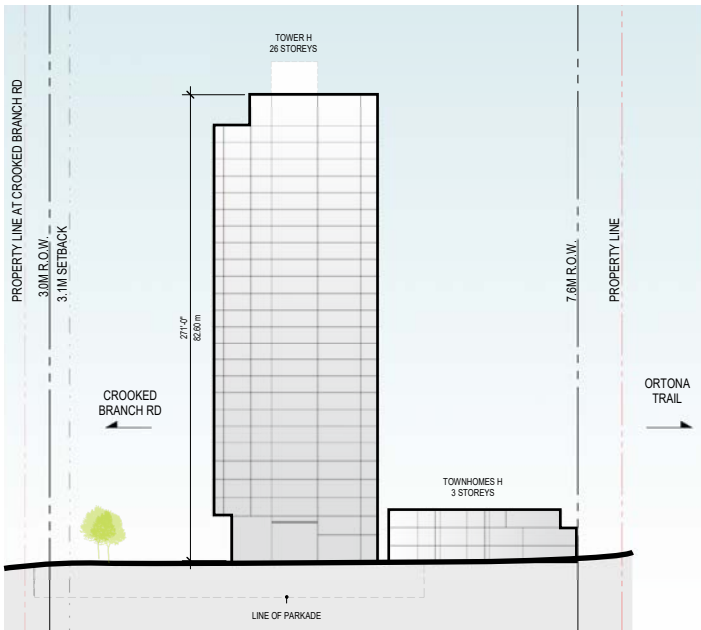


## Drawings from Block F Design Guidelines

Page Section

84 4.3 Section D

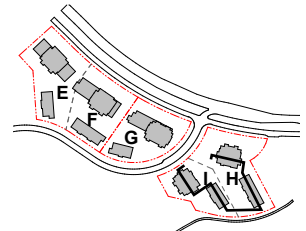
# Figure 11.0: Section E



## Drawings from Block F Design Guidelines

Page Section

85 4.3 Section E



## Figure 12.0: Bird's Eye View

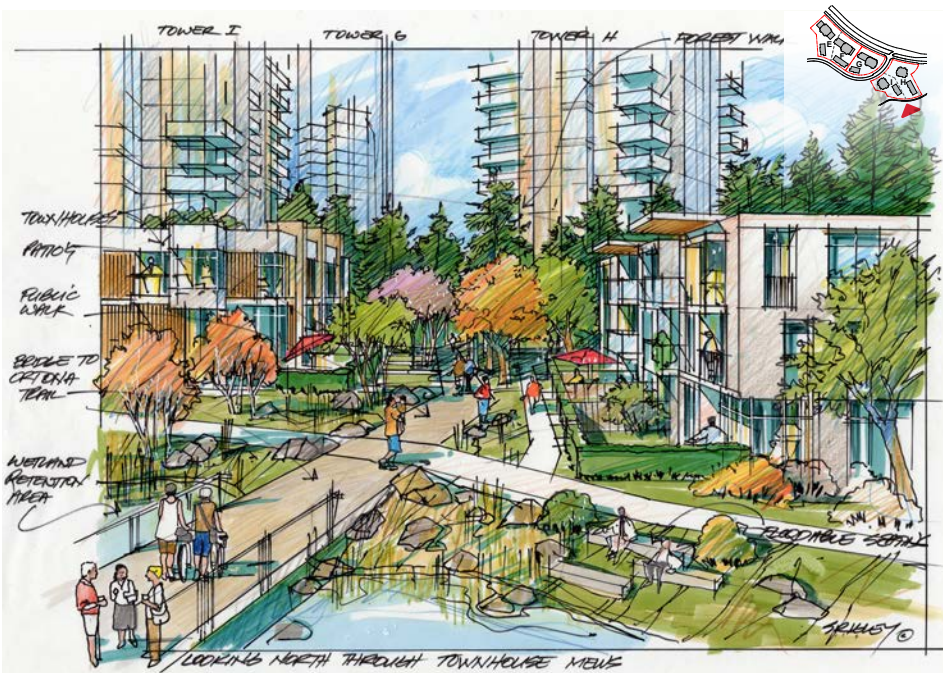


## Drawings from Block F Design Guidelines

### Page Section

- 92 4.4 Three-Dimensional Models
- 93 4.4 Three-Dimensional Models

## Figure 13.0: View of Townhomes on Parcels H and I



## Drawings from Block F Design Guidelines

### Page Section

- 111 6.1 Design Principles

## Figure 14.0: View Along University Blvd



### Drawings from Block F Design Guidelines

#### Page Section

80 4.2 Views (View Along University Blvd)

## Figure 15.0: Development Statistics

E	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-22	22	13295
	TOWNHOMES	No. of Levels	Area (Sq. m)
	Levels 1-3	3	1036
	DEVELOPMENT AREA		14,331
	MAX HEIGHT	71m	
	PARCEL AREA		5,214
	MAX SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	2.75	

F	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-27	27	16388
	TOWNHOMES	No. of Levels	Area (Sq. m)
	Levels 1-3	3	1311
	DEVELOPMENT AREA		17,699
	MAX HEIGHT	86m	
	PARCEL AREA		4,654
	MAX SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	3.80	

G	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-34	34	22129
	TOWNHOMES	No. of Levels	Area (Sq. m)
	Levels 1-3	3	807
	DEVELOPMENT AREA		22,936
	MAX HEIGHT	107m	
	PARCEL AREA		4,624
	MAX SITE COVERAGE	45%	
	MAX. ALLOWABLE FSR	4.96	

H	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-26	26	14151
	TOWNHOMES	No. of Levels	Area (Sq. m)
	Levels 1-3	3	1534
	DEVELOPMENT AREA		15,685
	MAX HEIGHT	83m	
	PARCEL AREA		5,330
	MAX SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	2.94	

## Drawings from Block F Design Guidelines

### Page Section

95 4.5 Residential Parcels Statistics

## Figure 16.0: Development Statistics

I	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-25	25	14231
	TOWNHOMES	No. of Levels	Area (Sq. m)
	Levels 1-3	3	1203
	DEVELOPMENT AREA		15,435
	MAX HEIGHT	80m	
	PARCEL AREA		3,358
	MAX SITE COVERAGE	50%	
	MAX. ALLOWABLE FSR	4.60	

## Drawings from Block F Design Guidelines

### Page Section

96 4.5 Residential Parcels Statistics

# SUMMARY TABLE OF AMENDED DRAWINGS

Block F  
Design  
Guideline  
Page  
Number

Drawing Type	Amended Drawing	UEL Block F Design Guideline Section	Page Number
Site Plan	Figure 1.0	3.3 Parks + Open Space Design Principles	22
		3.3 Parks + Open Space Design Principles	24
		3.4 Village Heart	26
		3.5.1 The Forest Park	28
		3.6.1 Village Square	31
		3.15 Site Plan: Habitat Types	60
		3.15 Habitat Areas and Corridors	61
		3.15 Wetland and Forest Habitat	63
		4.0 Master Plan	66
		4.1.1 Parcel A and B	68
		4.1.2 Parcel C1, C2 and D	70
		4.1.2 Central Parcels	71
		4.1.5 Parcel J and K	74
		4.1.6 Parcel M and L	75
		4.2 Views	78
		4.3 Cross-Sections	83
		4.3 Section E	85
		4.3 Cross-Sections	86
		4.3 Cross-Sections	88
		4.3 Cross-Sections	90
4.5 Development Statistics	94		
5.4.2 Proposed Street Network	107		
6.9.8 Impacts on New Building Interiors	134		
8.3 Rain Gardens and Bioswales	149		
Public Easement Plan	Figure 2.0	3.6.3 Public Access Easements	34
		4.1.7 Parcels E-L Site Plan	76
		Appendix B: Maps Public Access Easements	158
Trail Hierarchy Plan	Figure 3.0	3.7.5 Trail Hierachy	42
		3.6.5 Trail Hierarchy (Pedestrian Crossing)	43
		Appendix B: Trail Hierarchy	161
Pedestrian Trail Lighting Plan	Figure 4.0	3.13 Pedestrian Trail Lighting Plan	56
		Appendix B: Pedestrian Lighting Plan	159
Setback Plan	Figure 5.0	4.5 Setback Plan	97
		4.5 Setback Plan	98
		4.5 Setback Plan	99
Parcel E and F	Figure 6.0	4.1.3 Parcel E and F	72
Parcel G, H, and I	Figure 7.0	4.1.4 Parcel G, H, and I	73
Cross-Section Site	Figure 8.0A and 8.0B	4.3 Cross Sections	83
Cross-Section Landscape	Figure 9.0	4.3 Cross Sections	87
Cross-Section Building	Figure 10.0	4.3 Section D	84
Cross-Section Building	Figure 11.0	4.3 Section E	85
Bird's Eye View	Figure 12.0	4.4 Three-Dimensional Models	92
		4.4 Three-Dimensional Models	93
Townhomes on Parcels H + I	Figure 13.0	6.1 Design Principles	111
View Along University Blvd	Figure 14.0	4.2 Views (View Along University Blvd)	80