



Attachment #7

Adaptive Application Review Summary

Attachment 7: Adapted Application Review Process

ADAPTED APPLICATION REVIEW PROCESS

The development review process for this application is using an adapted process intended to expedite City reviews and establish general planning principles and policies for redevelopment of the property prior to initial Council consideration of three readings of a high level Zoning Amendment Bylaw. This process allows for more technical details to be completed and finalized after Third Reading but prior to Council approval of final adoption. This approach is being used due to the site requiring a Master Plan process.

The Columbia Square Policy Statement (Attachment #3) captures the initial considerations for redevelopment of the property and includes a site vision, guiding principles, and a series of thematic policies and actions. The Policy Statement will guide the creation of a Master Plan for the site by establishing key principles, considerations and expectations; forming the initial components of the master plan; and identifying additional studies, analysis, consultation and detailed planning work required.

The Master Plan and accompanying urban design guidelines will serve as a detailed guide for growth and development of the site over the next 20 years and beyond. The Master Plan, Development Agreement, necessary legal agreements, and any other adoption requirements would be required to be completed prior to Council adoption of the Zoning Amendment Bylaw. The process is summarized in the illustration below.

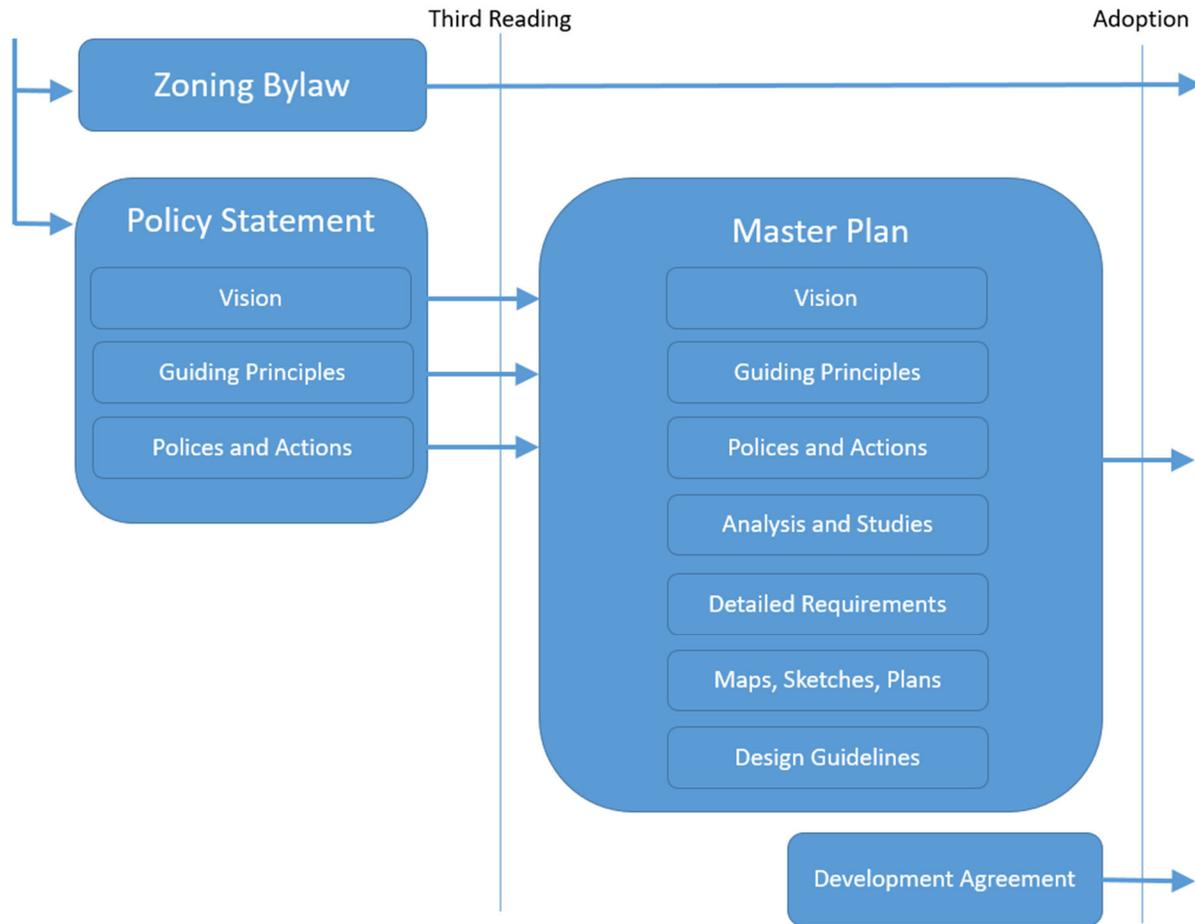


Illustration: Summary of Adaptive Application Review Process