

Next Steps

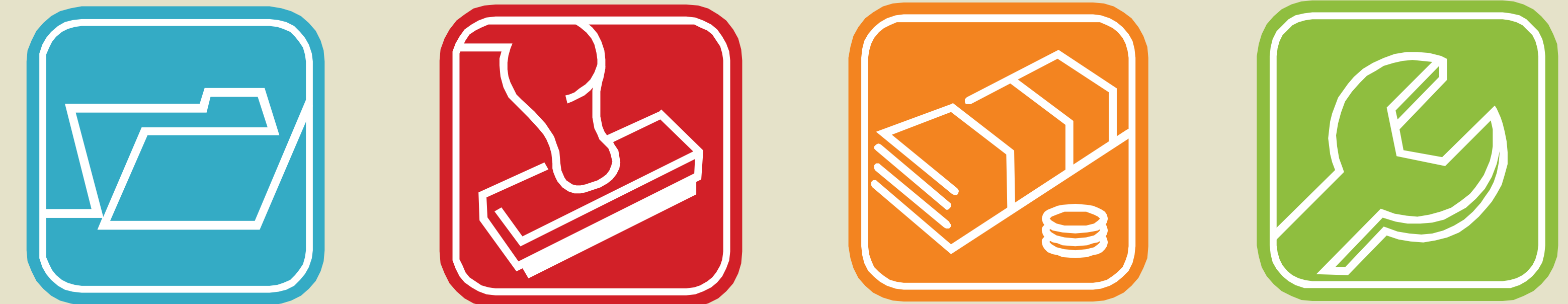
Next Steps - Hub Study

- **Review Feedback from Consultations:** City staff will review the comments received from these Open Houses and other consultations
- **Technical Analysis:** The Concept Plan will be tested through a series of technical studies, including:
 - **Translink study** to look in more detail at the transit operations and facilities, in consultation with the service providers
 - **Structural analysis** to test the feasibility of developing over the rail tracks and provide cost estimates
 - **Traffic analysis** to examine how traffic will circulate through the area and any impacts on surrounding streets
 - **Parking study** to determine the amount of parking to be provided for new development
 - **Real estate** advice on the marketability of the proposed mix of land uses
 - **Economic analysis** to examine the financial viability of the plan and the potential contributions from private developers and public funds
 - **Dangerous Goods** strategy to assess and manage any risks from the movement of dangerous goods in the rail yard.
- **Prepare Draft Plan:** The feedback from consultations and results of the technical studies will inform the preparation of a revised, more detailed plan - the Draft Plan
- **Open Houses:** The Draft Plan will be publicised at another set of Open Houses
- **Prepare Final Plan - Council Adoption:** The Final Plan document will then be prepared and presented to Council for adoption

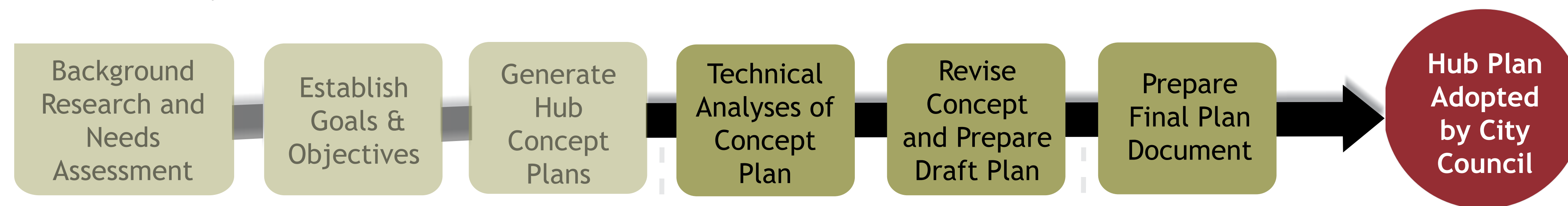
Next Steps - Subsequent Planning and Development

At this stage it is difficult to predict when the transit hub and related development might be completed, mainly because the timing depends on landowners/developers deciding to proceed with development and funding (likely including public funds) being available.

However, the simplified flow chart below illustrates the key steps involved from the approval of the Hub Plan to the completion of construction, with an approximate timeline.



Hub Study Process



Translink Study, Discussions with Transit Service Providers

Estimated Timeline



Subsequent Planning & Development Stages

