

A Community Amenity Building will be constructed by the owner developer at no cost to UEL. The facility will be open to all residents of UEL. The terms of construction, operation, maintenance and related issues will be put into a mutual agreement between UEL and Musquétam Capital Corp.

It is intended that the community will want to provide input into the design. For the purposes of this rezoning application, this facility will be 15 000 square feet and may contain the following uses as shown on the following page:

Gymnasium Sport court

Fitness centre Social and meeting rooms Indoor gathering space Covered outdoor gathering space A coffee bankchen

The maintenance, operations and cost of maintaining this facility will be agreed to by UEL and MCC. The start of construction of the Community Amenity Building will commence at the granting of occupancy of the residential units in first phase of the development so that the opening will roughly coincide with the first group of residents living on the Black F site

As part of this development, the master developer will be responsible for the design, construction and fit out of the Community Amenity Building at their sole cost.

The land parcel on which the Community Amenity Building is located will be the subject of a long term lease between the UEL and the master developer.

At the completion of the construction of the Community Amenity Building, **the master developer will operate and program the building on an interim basis until such times as either 50% of the occupancy permits have been issued or a maximum period of 4 years, whichever occurs first, at which time the building will be transferred to UEL to own and operate as a Community Amenity Building.**

It is intended that a portion of the building will be fixed as a marketing and, or sales

centre for the overall development while development is underway. Once the marketing use is complete, the space will be retrofitted and become an integral part of the Community Amenity Building

A child care building will be constructed by and at the master developer's cost. This building will accommodate a private facility of up to 40 children, and will be made available to a private operator who will be responsible for the operation, maintenance and other related costs of the facility.

The provision of 40 childcare spaces is on par with the ratio of spaces to the number of residential units in other large rezoning projects in the City of Vancouver.

The childcare facility will be located south of the Community Amenity Building in a location which receives the most Sunlight over the year. The Childcare Facility will consist of approximately 4,000 square feet of indoor space, and approximately 4,900 square feet of outdoor space. The facility will meet the facility requirements of the BC Child Care Licensing Regulation

With respect to the operation of the childcare and who will have access to this amenity. It is intended that UEL residents will have access to these services with Block F **residents given priority because of the proximity of the facility relative to the residents living close by.**