

**Barton-Tiffany Lands – City of Hamilton / Aeon Studio**  
**Memorandum of Understanding (MOU)**

**Requirements of the Master Plan and Business Case Submission**

**1. Master Plan & Concept Plan:**

**(a) Proposed Development Plan concept at full build-out including:**

- (i) Gross Built Area;
- (ii) Land Uses by Gross Floor Area;
- (iii) Residential Unit Counts;
- (iv) Parking Counts and allocations to Land Uses; and,
- (v) Affordable Artists Space/Housing/Housing Affordability.

**(b) Proposed Planning Approvals:**

Identify any known conditions that would require an Official Plan Amendment/Re-Zoning or Minor Variance for your proposed Development Plan.

**(c) Plan Overview and Design Excellence**

Provide a descriptive overview of the Development Plan at full build-out.  
Address topics of the City-building philosophy, such as:

- (i) Linkages to the City’s Secondary Plan and vision principles;
- (ii) Linkages to the Urban Design Study principles and guidelines;
- (iii) Design philosophy, themes, and language; and,
- (iv) Integration with surrounding areas (recreational, residential, industrial).

**(d) Residential Program**

Provide an overview of the Development Plan’s residential program, addressing the following topics:

- (i) Product Mix Overview: (e.g. Tenure, unit size mix).

**(e) Place-making:**

Provide an overview of the Development Plan’s place-making strategy addressing the following topics:

- (i) Retail Strategy; and,
- (ii) Ground Floor Animation and Activation Strategy: (e.g. Integration with Public Open Spaces Environmental Sustainability).

**(f) Community Engagement Plan:** Provide an overview of your proposed community engagement / communication plan for each of the following phases:

- (i) Pre-development; and,
- (ii) During development.

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**2. Business Case**

**(a) Ownership and Financing**

Provide an overview of your proposed ownership and financing approach, addressing the following topics:

- (i) Ownership of lands (shareholders, long-term plan);
- (ii) Distribution of sites between Team Members with regards to development and/or stewardship responsibilities; and,
- (iii) General description of Proponent’s long-term strategy to sustain financing through full build-out.

**(b) Project Delivery**

**(i) Overview:** Provide an overview of your proposed project delivery approach, addressing the following topics:

- (1) Identification of current project delivery team members including roles and responsibilities for disciplines including, but not exclusive to: architectural design, site planning, site remediation, site engineering, etc.; and,
- (2) Authorities framework including decision-making and execution responsibilities and accountabilities between team members.

**(ii) Proposed Timing:** Provide an overview of your proposed timing considerations, addressing the following topics:

- (1) Projected Development schedule; and,
- (2) Phase-in of residential volumes, retail/commercial uses, parking, institutional use, mid-Block connections.

**(iii) Post-Occupancy Operations:** Provide an overview of your proposed interim and post-occupancy operating strategy, addressing the following topics:

- (1) Stewardship of commercial premises;
- (2) Administration of affordable artist units; and,
- (3) Ongoing maintenance and operations of specialized building components (e.g. Film Studio buildings).

**(c) Project Budget**

Provide detailed project statistics and an analysis of project costs by use and by phase.