

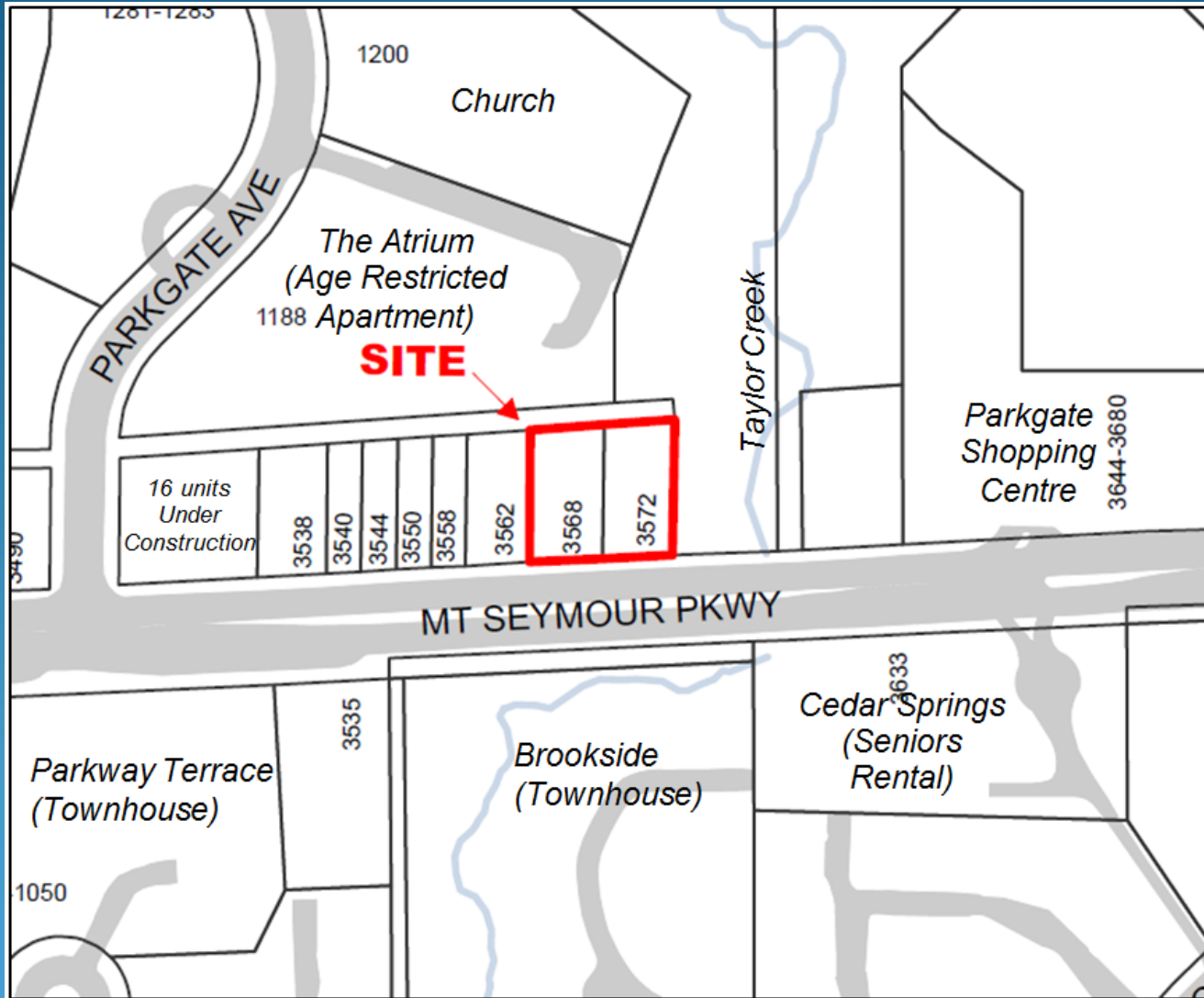
# 3568 and 3572 Mt. Seymour Parkway Public Hearing – May 19, 2015



8 Unit Townhouse Development

Bylaw 7984 - Rezoning Bylaw to create CD89 Zone  
Bylaw 8081 - Housing Agreement Bylaw

# Development Site and Surrounding Uses



# Official Community Plan

Development site and properties to the west are designated RES4 which allows a maximum FSR of 1.2



# Zoning

Development site currently zoned Single-Family Residential 7200 Zone (RS3).

Proposed CD70 would allow for an 8 unit townhouse development up to 1.05 FSR.



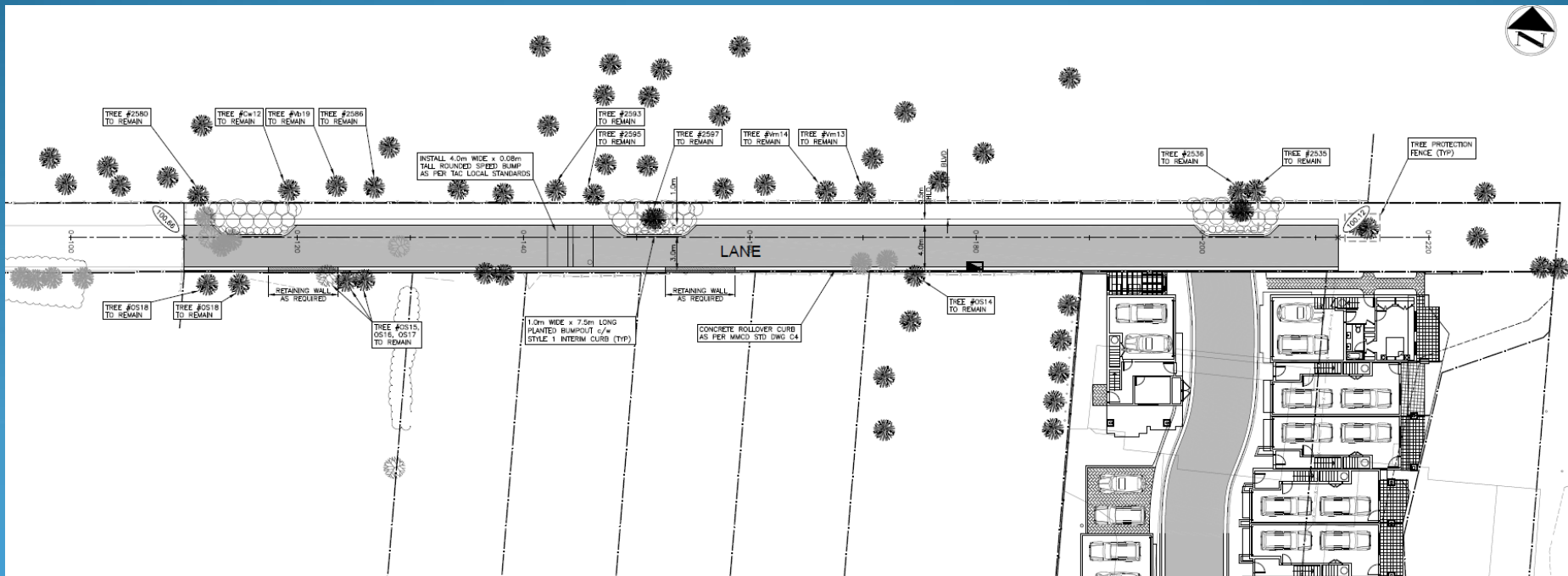
# Project Overview

- 8 townhouse units within three separate buildings
- Proposed density of approximately 1.05 FSR
- Traditional townhouse design with at grade parking beneath
- A total of 16 residential parking stalls and 2 visitor stalls



# Project Access

- The development is slated to be accessed from a rear lane
- Original 'Sensitive Lane' design developed as part of the 16 unit townhouse project at the corner of Parkgate Avenue and Mt Seymour Parkway.
- 4 metre travel lanes with occasional landscape pockets is design to maintain as much tree retention as possible
- Approximately 14 trees are slated for removal to allow lane construction. No trees will be removed on "The Atrium" site.



# Project Overview



# Project Overview & CD70 Bylaw

- establishes ground-oriented multiple family residential use as a permitted use;
- limits the number of units to 8;
- limits the FSR to a maximum of 1.05;
- establishes a maximum building height of 44.5 ft (measured from average existing grade) for the eastern (i.e. larger building) and 37.83 ft for the western buildings;
- sets site coverage at a maximum of 80%;
- sets building coverage at a maximum of 35%;
- establishes acoustic performance requirements;
- requires a parking ratio in accordance with the Zoning Bylaw



# Amenities and Benefits

Community Amenity Contribution:

Amenity of \$48,075 would allow a density up to 1.05 FSR.

- This amenity to be used for Park, Trail, Environmental, Pedestrian, Public Art or other public realm infrastructure improvements

# Project Overview



STREET ELEVATION - ALONG MT. SEYMOUR PKWY



BUILDING A - WEST SIDE ELEVATION