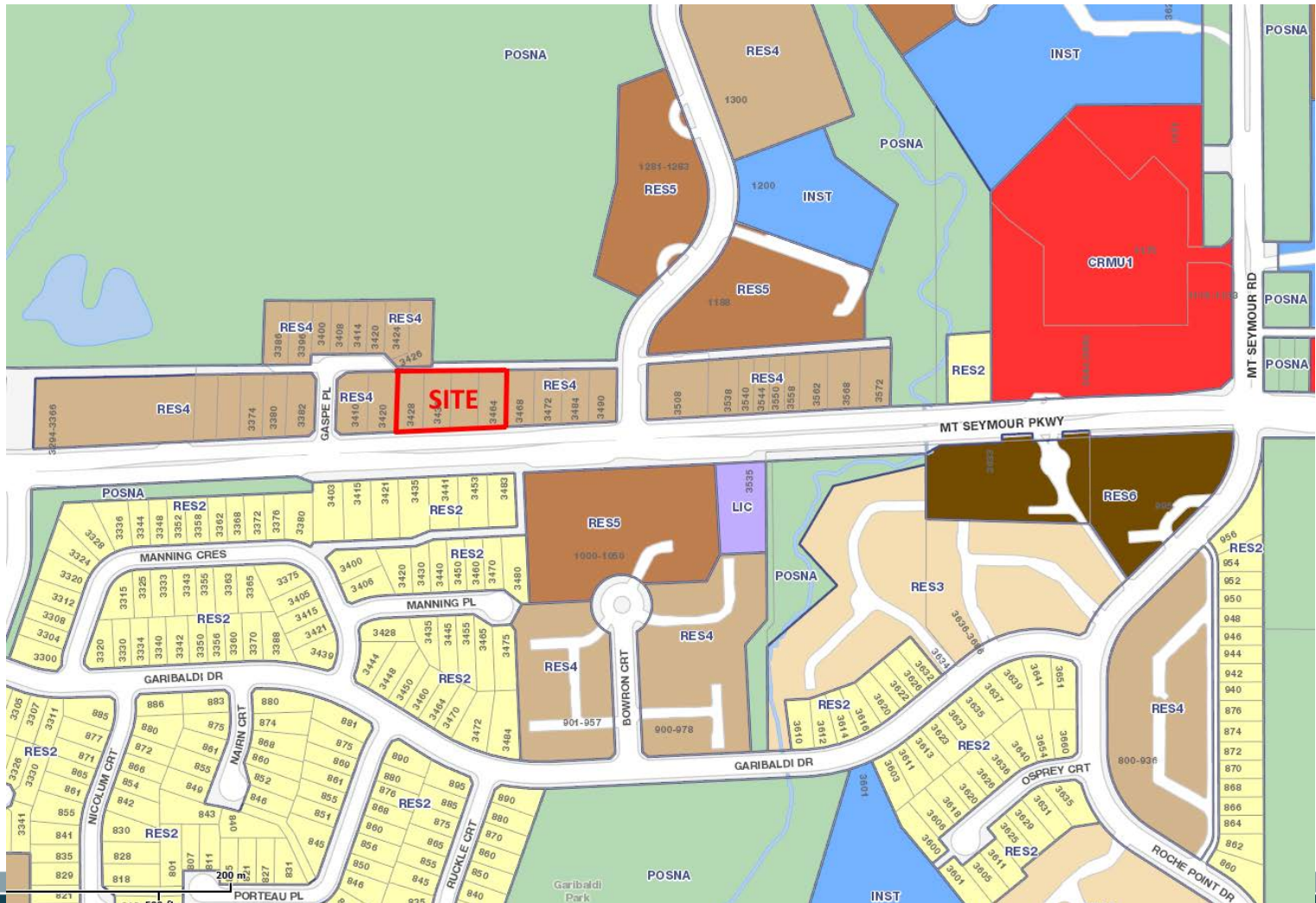


## 3428 – 3464 Mt Seymour Pkwy. Public Hearing – June 26, 2018



Bylaw 8275 - Rezoning Bylaw

# Policy Context & Surrounding Uses





# Lane Construction



General Area of Restoration – Looking Westward

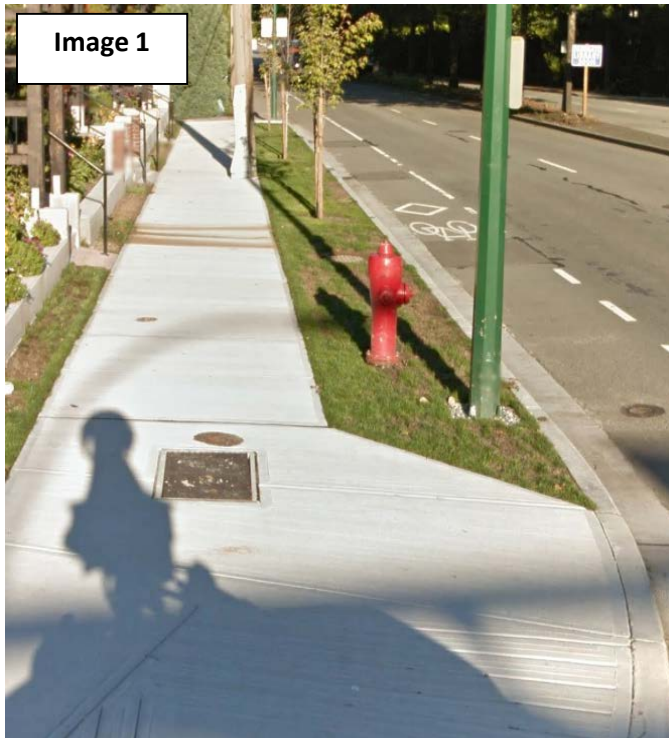
General Area of Restoration – Looking Eastward





# Application Details

- 29 townhouses within separate 4 buildings
- Underground Parkade
- Floor space ratio of 1.2 and buildings three storeys tall with rooftop decks
- 57 parking stalls including 7 visitor stalls
- Rear Lane Loading & Drop-off stall off lane
- Shared Courtyard & outdoor play area
- Housing for families, “missing middle” & downsizers
- Various offsite upgrades – Pull-out



# Building Design



**Development Proposal**



**Neighbouring Proposal (East)**



**Courtyard View**

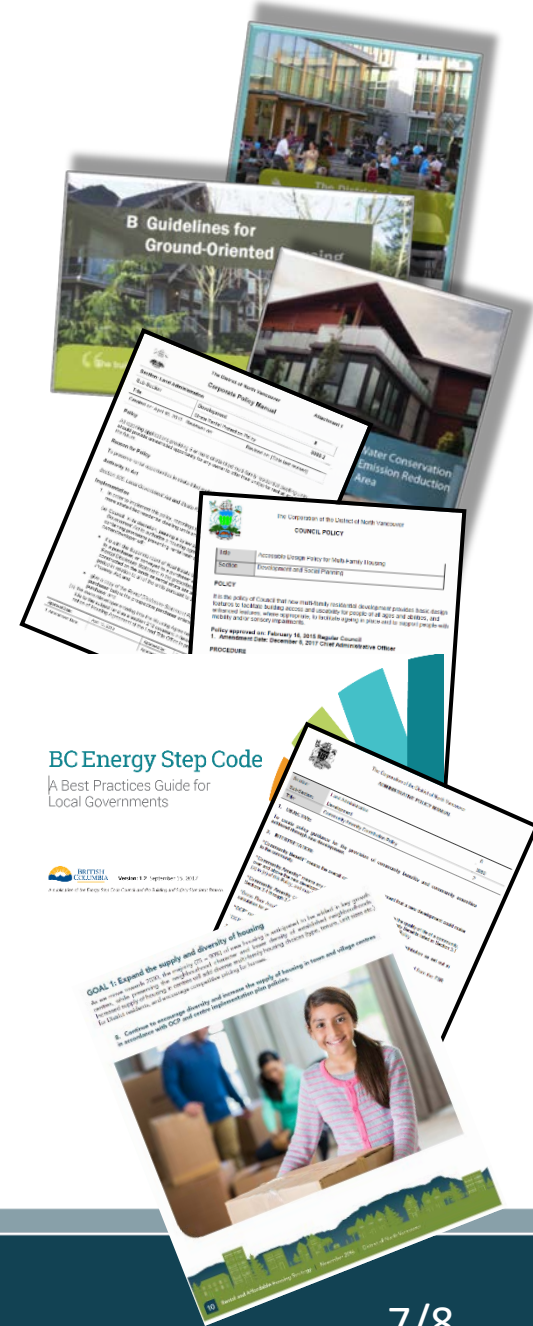


# Public Input/Timeline

- **Facilitated Public Information Meeting (PIM) held Sept. 20, 2017 - 18 people attended**
- **Application was supported by the ADP on October 11, 2017**
- **Design modified to address PIM, staff and ADP comments**
  - improved architecture to provide more open space between buildings
  - enlarged the central gathering area with new elevator location/arrival point
  - improved children's play area on the eastern side of the site
  - provision of a rear lane loading space
  - modified parkade and landscaping on the western edge of the site to provide tree preservation for the adjacent neighbour

# Project Compliance

- OCP policies regarding housing form, density and general provisions
- Development Permit Area Guidelines
- Strata Rental Protection Policy
- Accessible Design Policy
- Construction Management Best Practices
- “Green Building” – Step 3 of the Step Code
- Community Amenity Contribution - \$521,274
- OCP Housing Policies – Housing Alternatives & Village Development



# Thank You



Bylaw 8275 - Rezoning Bylaw



# Surrounding Architecture & Potential Construction

