

# 3468, 3472, 3484, & 3490 Mt Seymour Pkwy. Public Hearing – June 26, 2018



**Bylaw 8254 - Rezoning Bylaw**





# Lane Construction



General Area of Restoration – Looking Westward

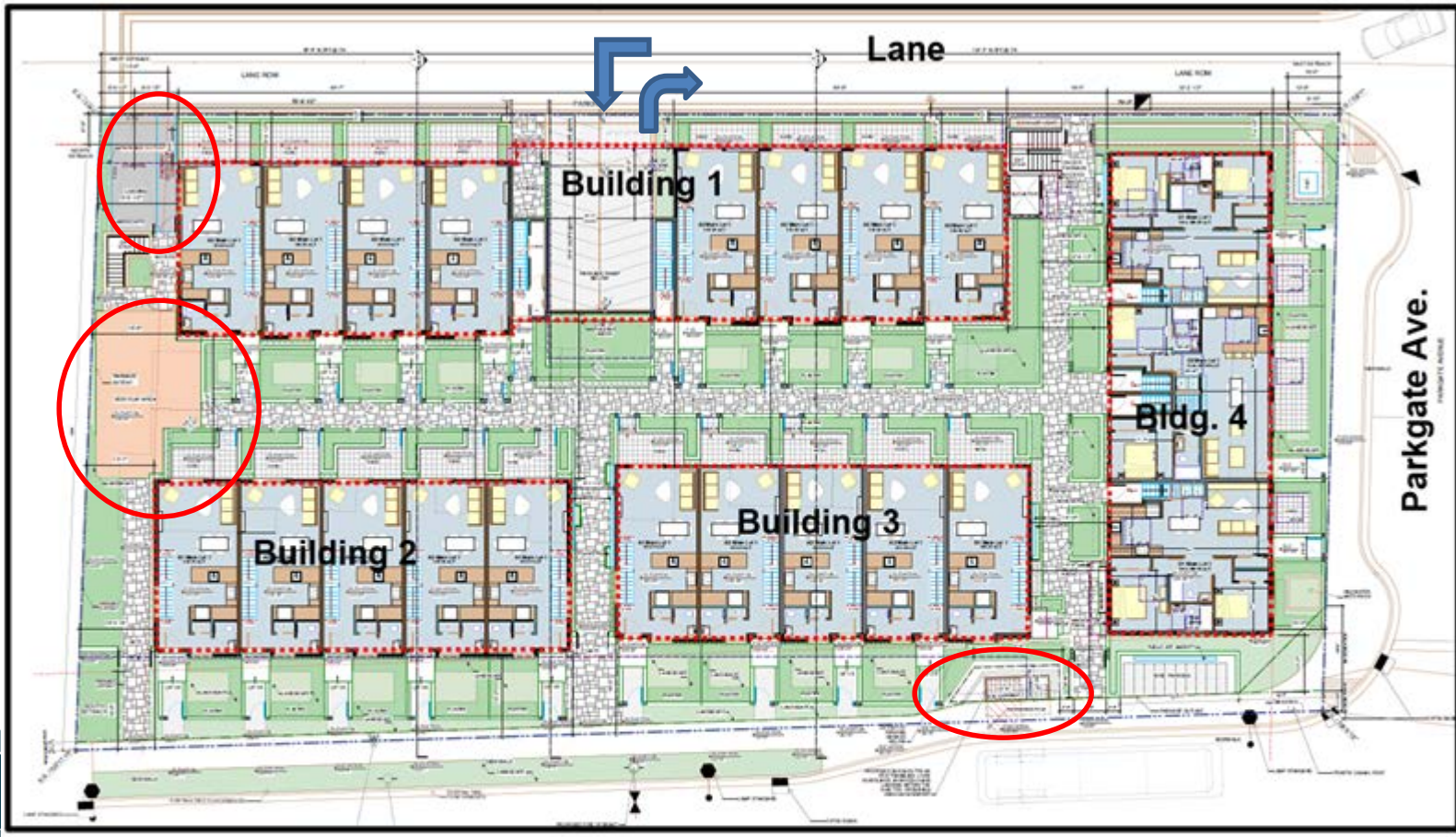
General Area of Restoration – Looking Eastward





# Application Details

- 27 townhouses within separate 4 buildings
- Underground Parkade
- Floor space ratio of 1.2 and buildings three storeys tall with rooftop decks
- 52 parking stalls including 6 visitor stalls
- Rear Lane Loading & Drop-off stall off lane
- Shared Courtyard & outdoor play area
- Housing for families, “missing middle” & downsizers
- Various offsite upgrades – Covered Bus Stop



# Building Design



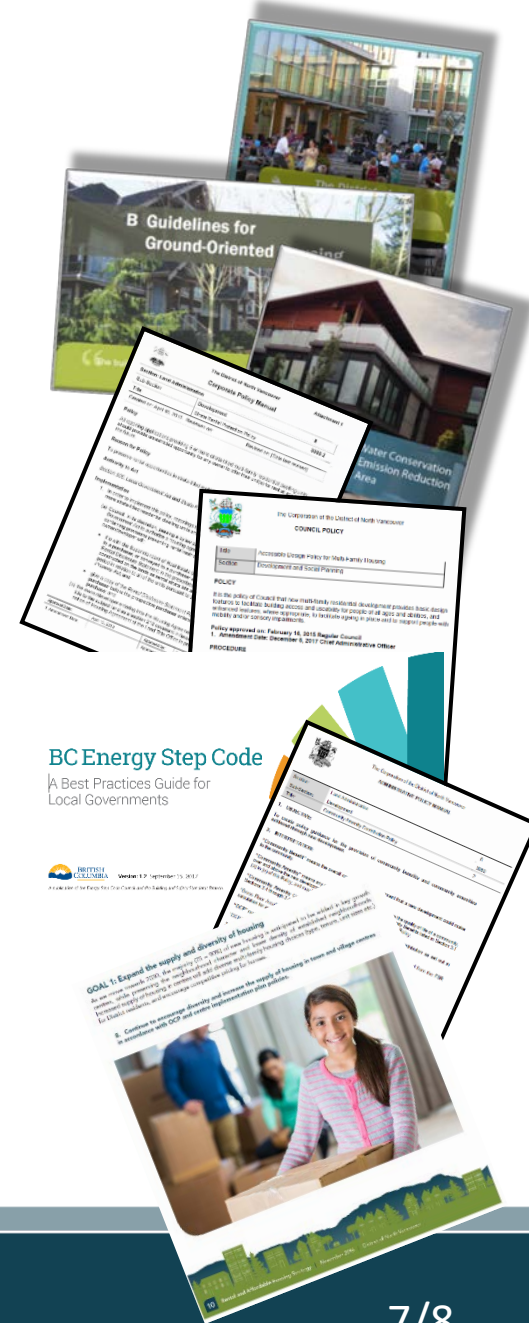
# Public Input/Timeline

- **Facilitated Public Information Meeting held July 19, 2017 - *40 people attended***
- **Application was supported by the ADP on October 11, 2017**
- **Design modified to address staff and ADP comments**
  - Improved “corner” architecture at Parkgate Avenue and Mt. Seymour Parkway
  - Refined primary entrances from Mt. Seymour Parkway
  - Enhanced communal areas on-site
  - Integrated a covered bus shelter along Mt. Seymour Parkway



# 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 - \$533,979
- OCP Housing Policies – Housing Alternatives & Village Development



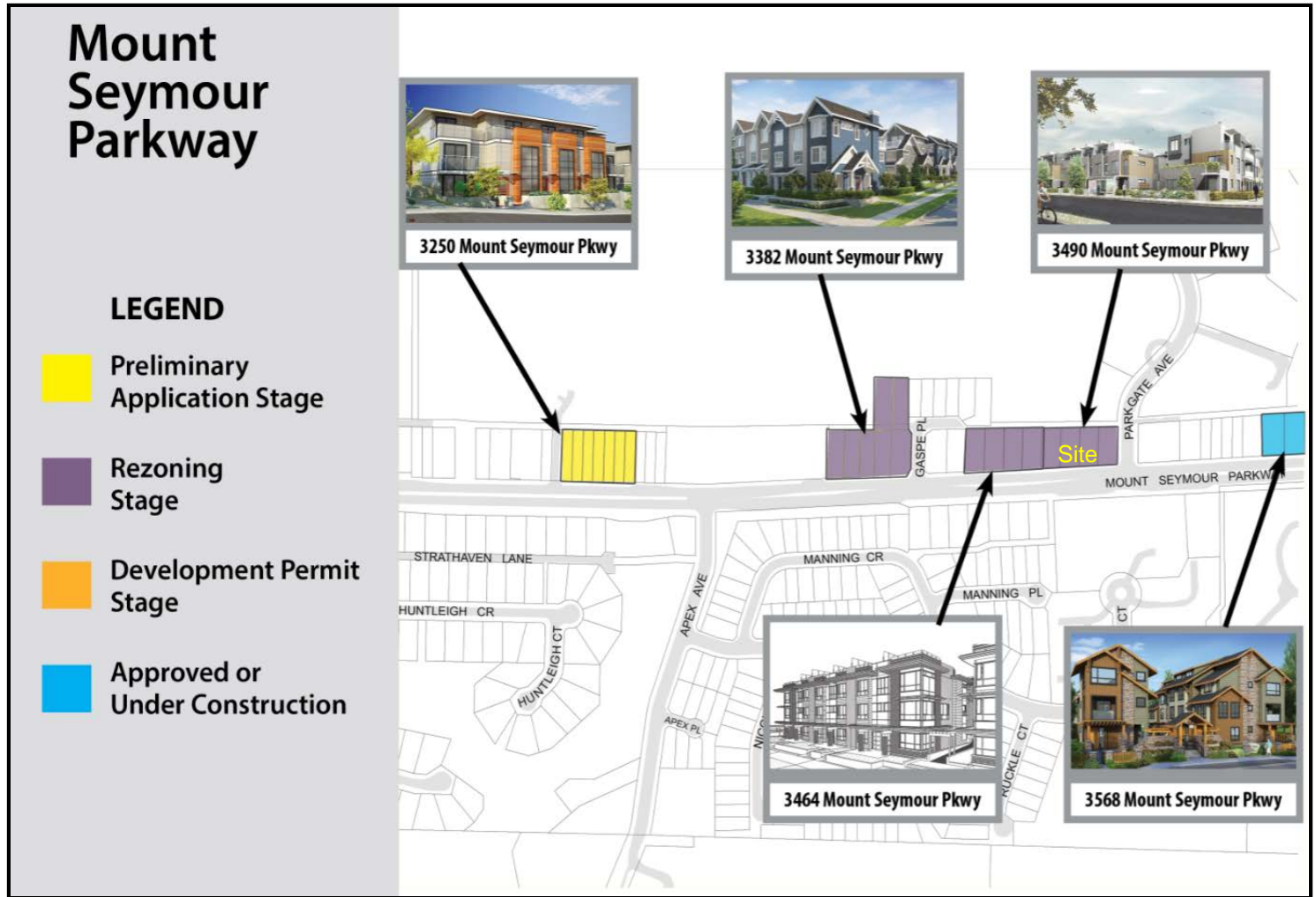
# Thank You



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# Surrounding Architecture & Potential Construction



# Plans, Policies and Guidelines

Project measured against:

- Official Community Plan;
- Development Permit Areas