purpose of hearing

- Bylaw 8080 proposes to change the existing C9 Zone to a new Comprehensive Development Zone 83

- Council’s consideration of a development permit will be necessary at a later date
site & context

- occupied by 2½ storey office bldg. with surface parking
- 1 and 2 storey buildings to north and east
- car dealership to west
- ‘Illahee’ - 3 storey townhouse project to south
- designated ‘Commercial Residential Mixed Use Level 1’
- max. FSR – 1.75
existing zoning

- Marine Drive Commercial – C9

- C9 has two development scenarios depending upon whether the site is greater or less than 1100m²

<table>
<thead>
<tr>
<th>Regulation</th>
<th>C9</th>
<th>C9</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>1100m² or greater</td>
<td>Less than 1100m²</td>
<td>1023m²</td>
</tr>
<tr>
<td>FSR</td>
<td>1.75</td>
<td>1.0</td>
<td>1.68</td>
</tr>
<tr>
<td>Height</td>
<td>13.5m</td>
<td>8m</td>
<td>11m</td>
</tr>
<tr>
<td>Coverage</td>
<td>85%</td>
<td>85%</td>
<td>74%</td>
</tr>
</tbody>
</table>
project details

- 16 units in a 3 storey building
- mix of studios, 1-3 bedroom units
- 1.68 FSR
- 36ft. in height
- upper floor setback
- 22 underground parking spaces
- access off the west lane
Bylaw 8080 proposes a new CD83 Zone which:

- identifies the permitted uses in the building;
- establishes a base density of 1.0 FSR
- increases FSR from 1.0 to 1.68 with CAC and housing agreement (Bylaw 8094);
- creates building coverage, setback and building height regs.;
- establishes the parking requirements

Parking based on ratio of 1.38 spaces/unit, inclusive of visitor parking
consultation

- Preliminary Application
  - 4 storey, 24 unit building, including west lane
  - 2/3 storey building more in keeping with neighbourhood
  - loss of commercial
  - need for traffic light at Marine/Bowser
  - parking concerns due to variance

- Public Information Meeting
  - architecture
  - parking
  - impact of traffic in lane
  - impact on development potential of properties to north
  - absence of traffic signal at Bowser/Marine
• project consistent with building form envisioned in OCP

• project has been revised to reflect the comments from the ADP and issues raised during the public process

• project represents a transition between Marine Drive and lower density townhouse residential use to the south

conclusion