

1591 Bowser Ave

Public Hearing – Bylaw 8080

January 27, 2015

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



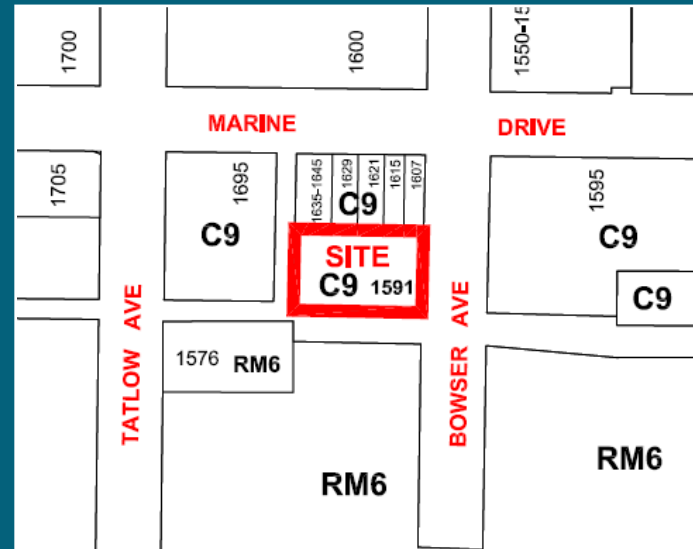
site & context

- 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

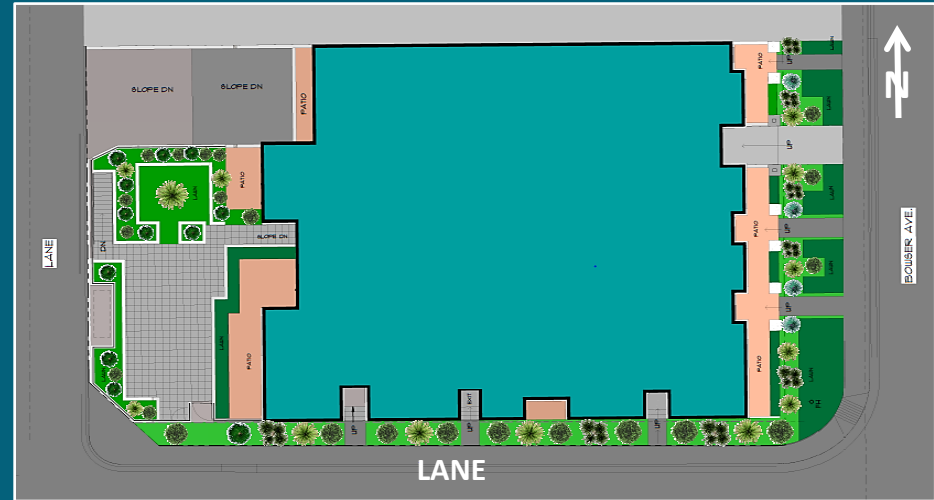


- C9 has two development scenarios depending upon whether the site is greater or less than 1100m²

Regulation	C9	C9	Proposal
Site Area	1100m ² or greater	Less than 1100m ²	1023m ²
FSR	1.75	1.0	1.68
Height	13.5m	8m	11m
Coverage	85%	85%	74%

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

- Bylaw 8080 proposes a new CD83 Zone which:
 - identifies the permitted uses in the building;
 - establishes a base density of 1.0FSR
 - 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



Preliminary Proposal



Detailed Application

conclusion

- 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



