

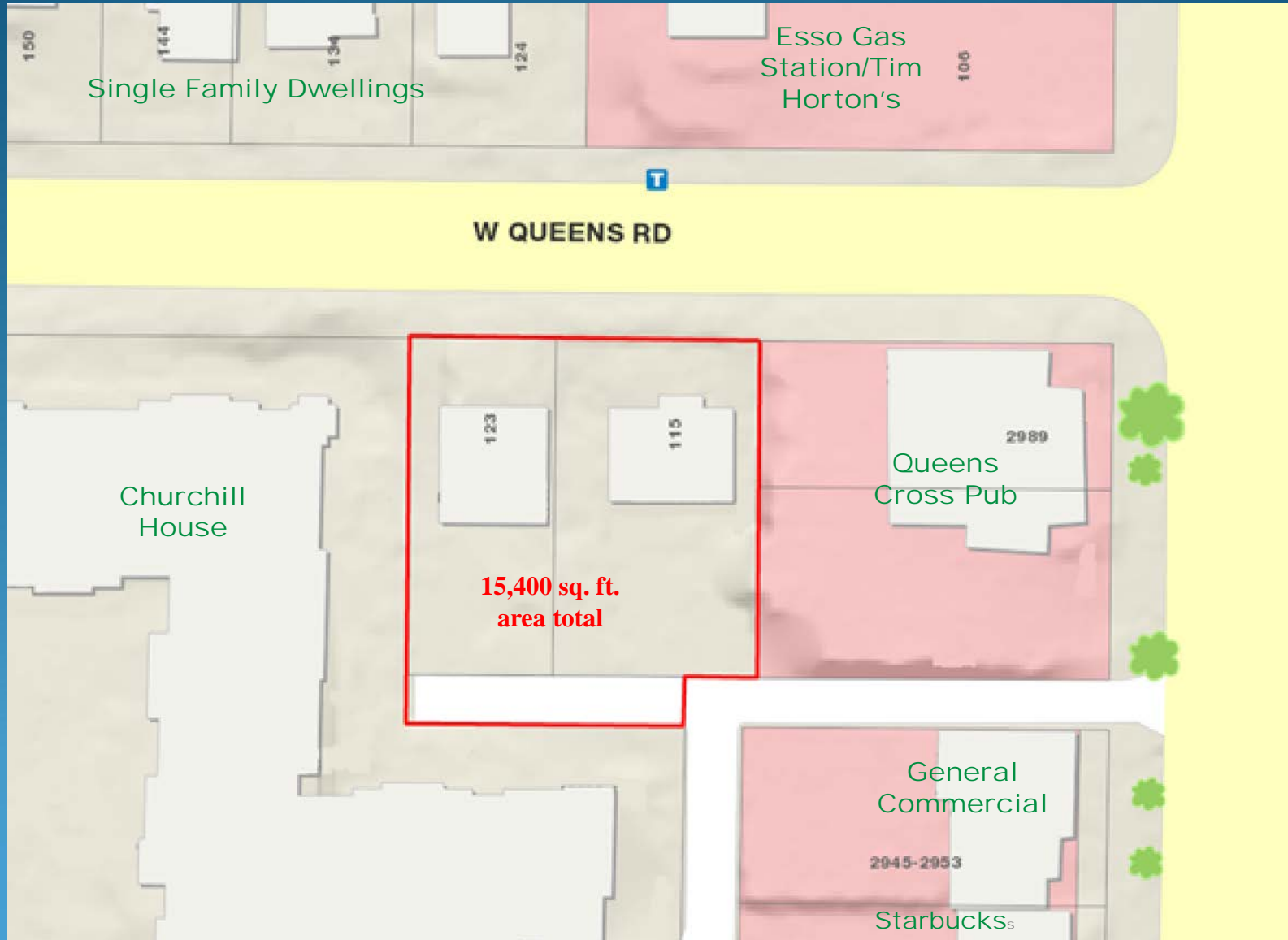
115 and 123 West Queens Road Public Hearing – December 1, 2015



14 Unit Townhouse Development

Bylaw 8149 -Rezoning Bylaw to create CD89 Zone

Development Site and Surrounding Uses



Background

- Initially considered as an 18 unit townhouse development; a Public Hearing was held on April 21, 2015
- Following Public Hearing, developer reduced number of units to 17 townhouses.
- May 4, 2015 defeated at second reading citing three primary concerns:
 1. Number of Units;
 2. Laneway traffic circulation; and
 3. Inclusion of Tandem Parking Stalls

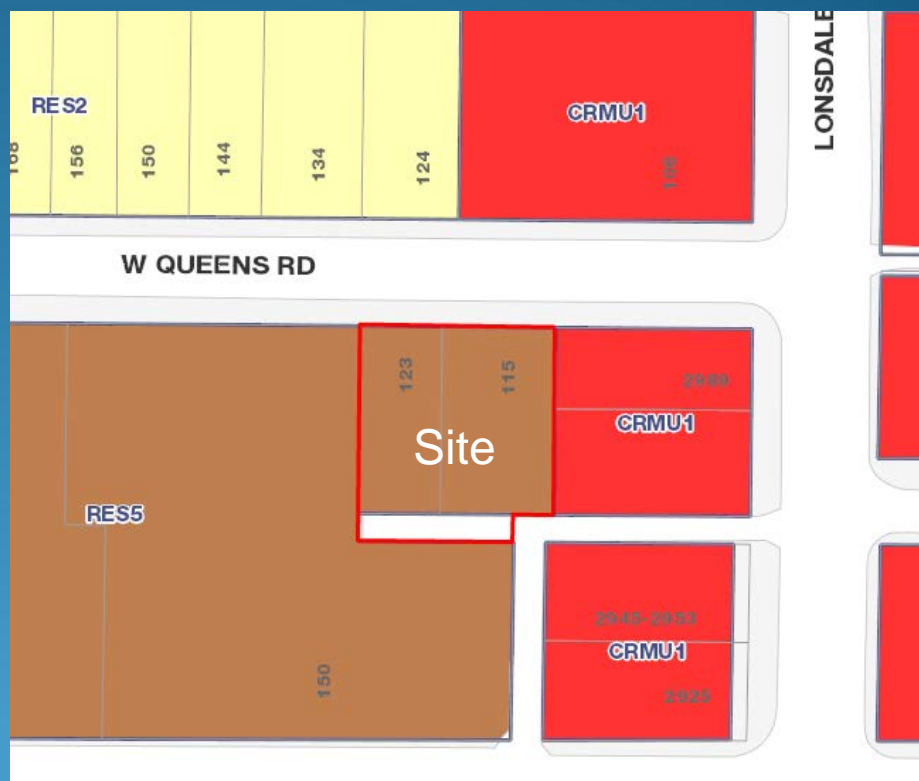
What's Changed:

1. Number of Units reduced to 14;
2. Revised Laneway traffic movements; and
3. Elimination of Tandem Stalls

Official Community Plan

Development site is designated RES5 which allows a maximum FSR of 1.75.

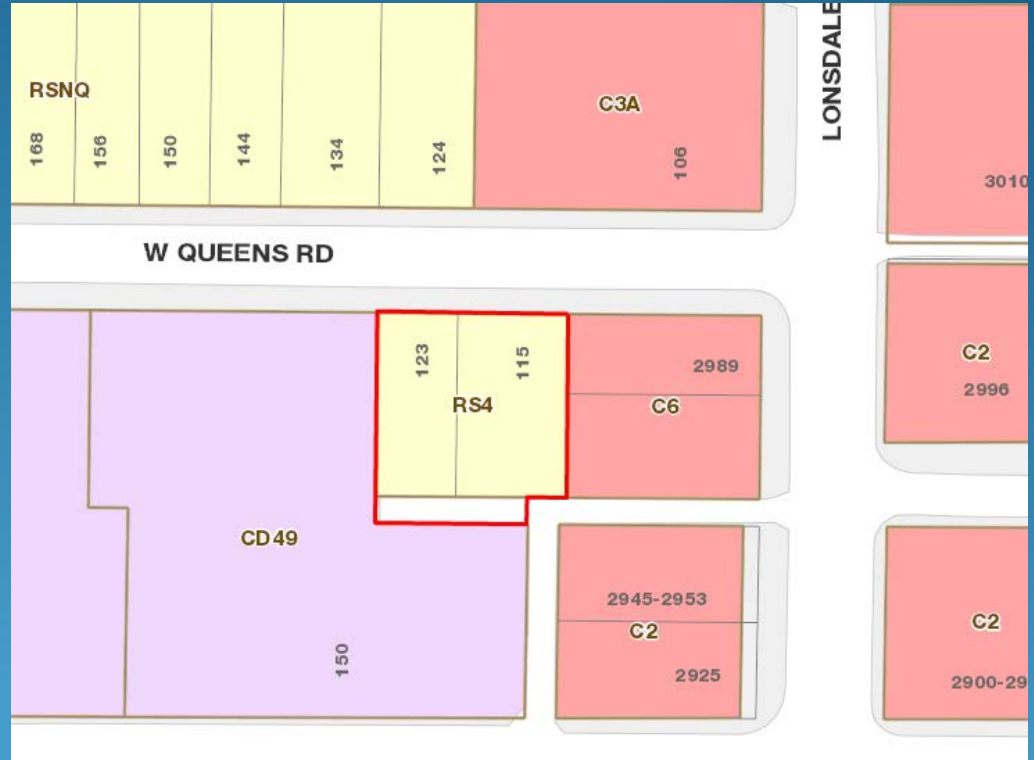
Commercial Residential Mixed-Use Level 1 (CRMU1) which allows 1.75 FSR is found along the Lonsdale Corridor.



Zoning

Development site currently zoned Single-Family Residential 6000 Zone (RS4).

Proposed CD89 would allow for an 14 unit townhouse development up to 1.6 FSR.



General Siting of Proposal

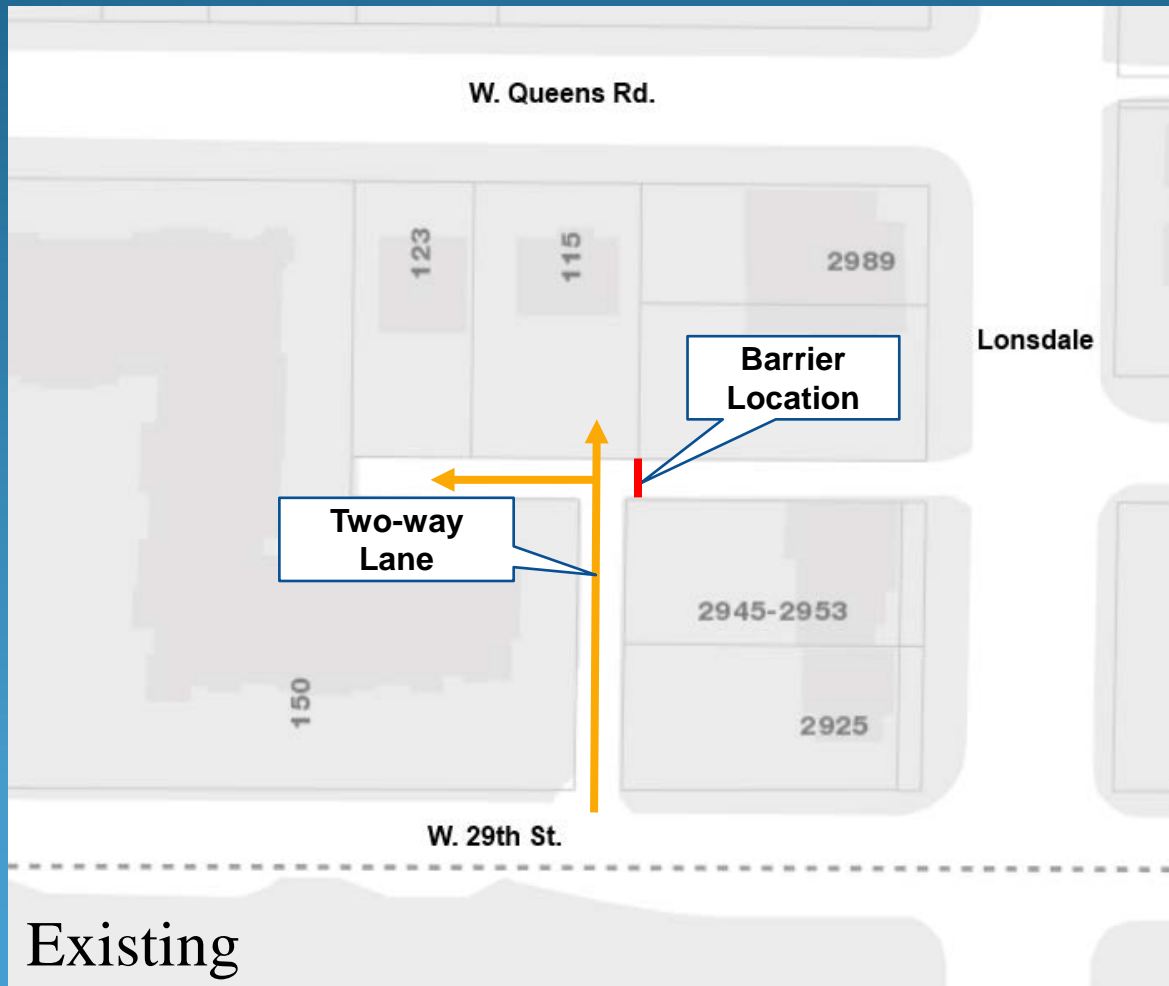
Separated by landscaped internal courtyard approximately 9.5 m (31 ft.) wide

6 units are located in the northern building

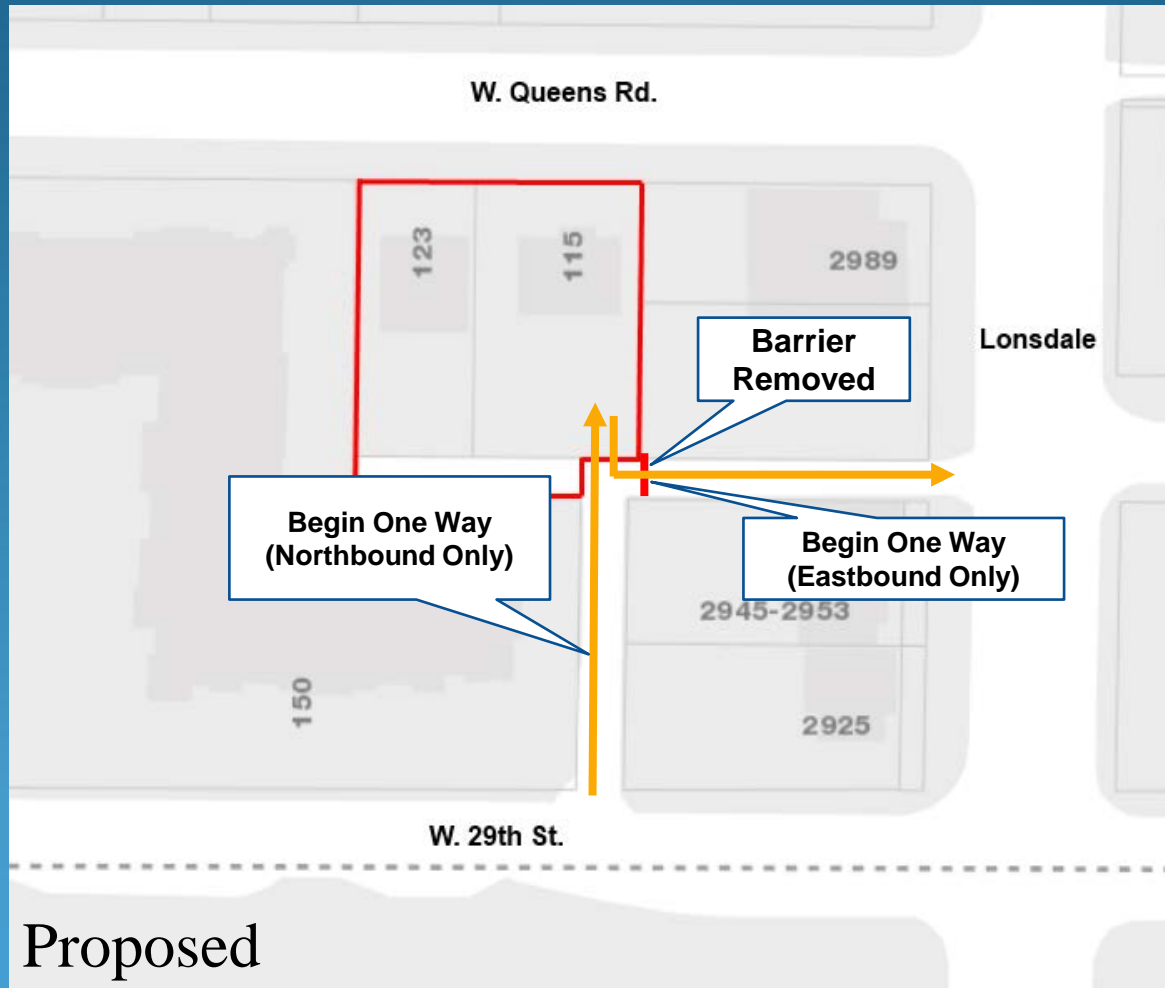
8 units are located in the southern building



Existing & Proposed Traffic Movements



Existing & Proposed Traffic Movements



Project Overview



- 14 townhouse units within two separate buildings
- Proposed density of 1.6 FSR
- Traditional 3 storey townhouse design (with parking beneath)
- 6 Units with front doors onto West Queens Road

Project Overview



Project Overview



Project Overview & CD89 Bylaw

- establishes 'residential building, multiple-family townhouse' use as a permitted use;
- limits the number of units to 14;
- limits the FSR to a maximum of 1.6;
- establishes a maximum building height of 45 ft (measured from average existing grade) with a small height bonus to accommodate the sloped roofs;
- sets site coverage at a maximum of 82%;
- sets building coverage at a maximum of 50%;
- establishes acoustic performance requirements; and
- requires a parking ratio of 2 stalls per unit.

Parking Summary:

Proposal in CD89 Zone:

Vehicle Parking:

- 28 parking stalls within underground garage;
- Ratio of 2 stalls per unit inclusive of visitor parking;
- 3 stalls for visitor parking; and
- No Tandem Stalls.

Bike Storage:

- 19 bicycle stalls (14 secure for residents & 5 within courtyard for visitors)

Amenities and Benefits

Community Amenity Contribution:

Amenity of \$91,835 would allow a density up to 1.6 FSR.

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

Other Community Benefits include offsite upgrades:

- new widened sidewalks;
- boulevard trees; and
- street lighting.