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

- Single Family Dwellings
- Churchill House
- Queens Cross Pub
- Esso Gas Station/Tim Horton’s
- General Commercial
- Starbucks

15,400 sq. ft. area total
• 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 siting 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
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.
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
- Barrier Location
- Two-way Lane

- W. Queens Rd.
- Lonsdale
- W. 29th St.

Existing Traffic Movements

Proposed Traffic Movements
Existing & Proposed Traffic Movements

Begin One Way (Northbound Only)

Barrier Removed

Begin One Way (Eastbound Only)
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
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.