



AERIAL OVERVIEW SCALE 1:2000

229 Seymour River Place

MAPLEWOOD PLAZA

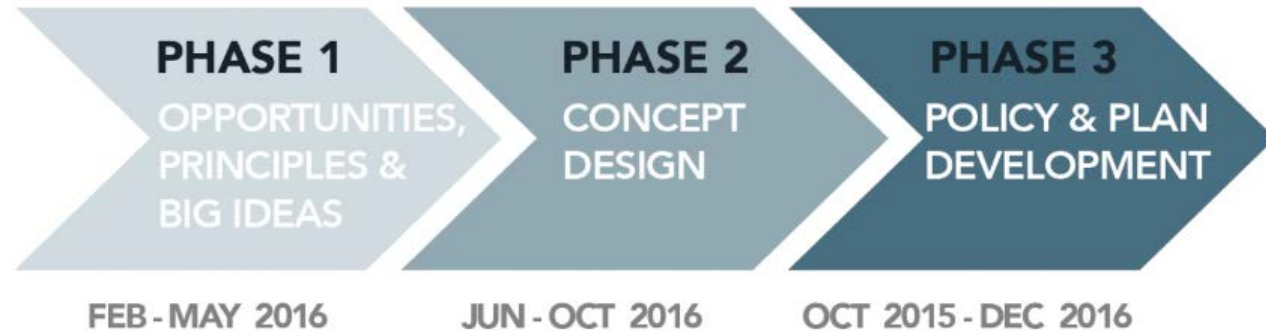
Council Workshop May 9, 2016
Early Council Input

Site Location

Site:
Approximately 1.7 acres (0.69 ha)
In the heart of Maplewood Village

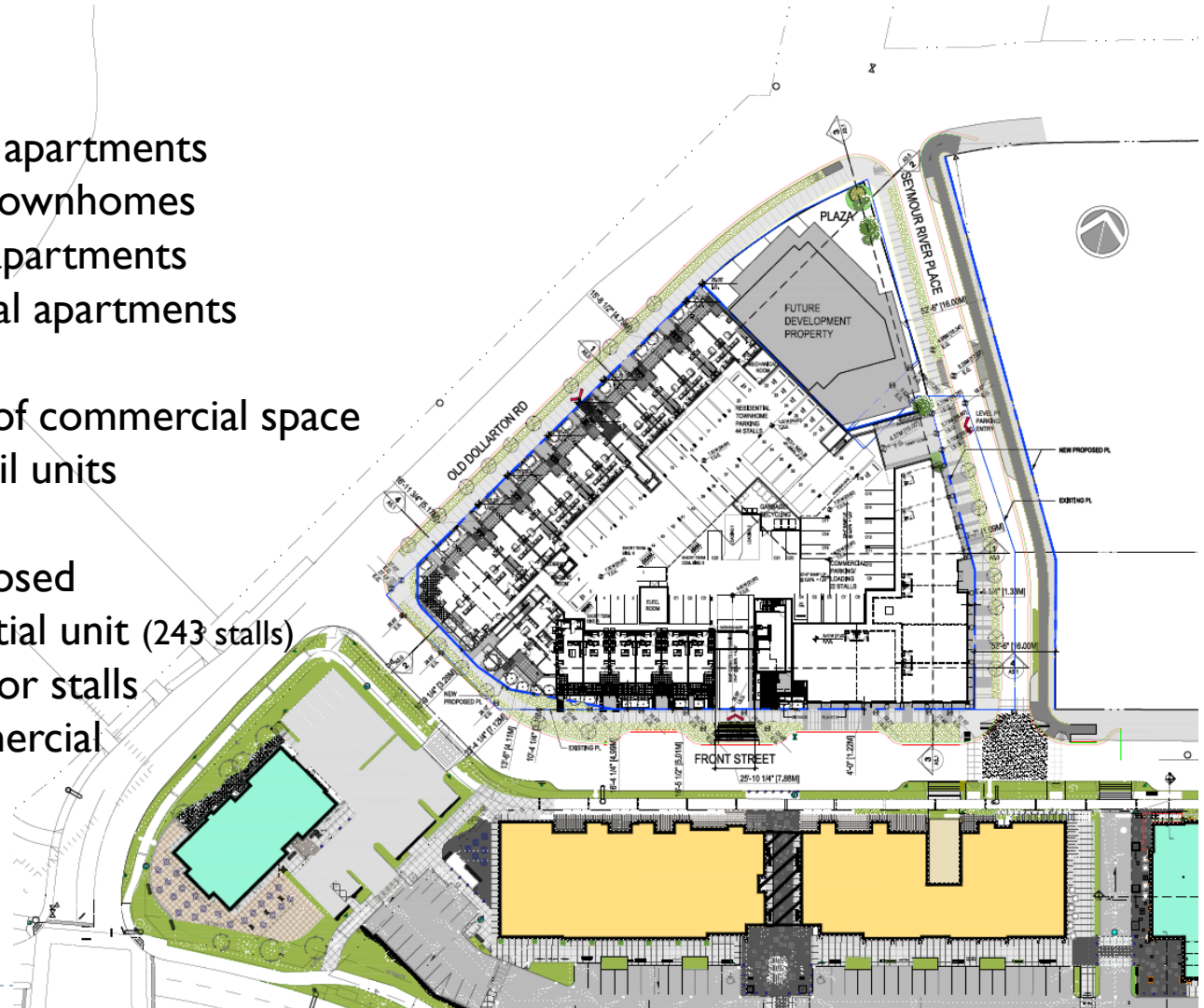
Existing OCP Designation and
Zoning allows commercial-
residential up to 1.75 FSR

Application is for OCP
amendment, rezoning and
development permit



Site Plan

- 6 storeys
- 201 residential units
- Includes:
 - 141 market strata apartments
 - 22 market strata townhomes
 - 28 market rental apartments
 - 10 affordable rental apartments
- 980 m² (10,545 sq. ft.) of commercial space
 - 8 commercial/retail units
- 286 parking stalls proposed
 - 1.4 stalls / residential unit (243 stalls)
 - 21 residential visitor stalls
 - 22 stalls for commercial
 - 240+ bike parking



Rental and Affordable Rental Housing

Type of Rental Unit	# of each type
One bedroom	6
One bedroom + den	11
2 bedroom	9
2 bedroom + den	9
3 bedroom	3
TOTAL	38*

* Of the 38 rental units 10 are affordable units at CMHC Level 2 rates

2016 CMHC Level 2 rents:

- \$1,150 for a one bedroom
- \$1,430 for a two bedroom



Artistic renderings



Looking North-East



Looking North-West



2 FRONT STREET ELEVATION
SCALE 1/16" = 1'-0"