3428 – 3464 Mt Seymour Pkwy.
Public Hearing – June 26, 2018
Policy Context & Surrounding Uses

[Map showing the site and surrounding uses.]
Lane Construction

General Area of Restoration – Looking Westward

General Area of Restoration – Looking Eastward
Application Details

- 29 townhouses within separate 4 buildings
- Underground Parkade
- Floor space ratio of 1.2 and buildings three storeys tall with rooftop decks
- 57 parking stalls including 7 visitor stalls

- Rear Lane Loading & Drop-off stall off lane
- Shared Courtyard & outdoor play area
- Housing for families, “missing middle” & downsizers
- Various offsite upgrades – Pull-out
Building Design

Development Proposal

Neighbouring Proposal (East)

Courtyard View
Public Input/Timeline

- Facilitated Public Information Meeting (PIM) held Sept. 20, 2017 - 18 people attended
- Application was supported by the ADP on October 11, 2017
- Design modified to address PIM, staff and ADP comments
  - improved architecture to provide more open space between buildings
  - enlarged the central gathering area with new elevator location/arrival point
  - improved children’s play area on the eastern side of the site
  - provision of a rear lane loading space
  - modified parkade and landscaping on the western edge of the site to provide tree preservation for the adjacent neighbour
Project Compliance

• OCP policies regarding housing form, density and general provisions

• Development Permit Area Guidelines

• Strata Rental Protection Policy

• Accessible Design Policy

• Construction Management Best Practices

• “Green Building” – Step 3 of the Step Code

• Community Amenity Contribution - $521,274

• OCP Housing Policies – Housing Alternatives & Village Development
Thank You
Surrounding Architecture & Potential Construction

Mount Seymour Parkway

**LEGEND**
- **Yellow**: Preliminary Application Stage
- **Purple**: Rezoning Stage
- **Orange**: Development Permit Stage
- **Blue**: Approved or Under Construction

Site

- 3250 Mount Seymour Pkwy
- 3382 Mount Seymour Pkwy
- 3490 Mount Seymour Pkwy
- 3464 Mount Seymour Pkwy
- 3568 Mount Seymour Pkwy
SROW (Road Reservation)