3468, 3472, 3484, & 3490 Mt Seymour Pkwy.
Public Hearing – June 26, 2018
Policy Context & Surrounding Uses

Northlands Golf Course

- Parkgate Village Shopping Centre
- Parkgate Community Recreation Centre
- Single Family Homes
- 88 Unit Apartment Complex
- 16 Unit Townhouse Complex
Lane Construction

General Area of Restoration – Looking Westward

General Area of Restoration – Looking Eastward
Application Details

- 27 townhouses within separate 4 buildings
- Underground Parkade
- Floor space ratio of 1.2 and buildings three storeys tall with rooftop decks
- 52 parking stalls including 6 visitor stalls
- Rear Lane Loading & Drop-off stall off lane
- Shared Courtyard & outdoor play area
- Housing for families, “missing middle” & downsizers
- Various offsite upgrades – Covered Bus Stop
Facilitated Public Information Meeting held July 19, 2017 - 40 people attended

Application was supported by the ADP on October 11, 2017

Design modified to address staff and ADP comments

- Improved “corner” architecture at Parkgate Avenue and Mt. Seymour Parkway
- Refined primary entrances from Mt. Seymour Parkway
- Enhanced communal areas on-site
- Integrated a covered bus shelter along Mt. Seymour Parkway
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 - $533,979

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

Mount Seymour Parkway

LEGEND
- Preliminary Application Stage
- Rezoning Stage
- Development Permit Stage
- Approved or Under Construction

3250 Mount Seymour Pkwy
3382 Mount Seymour Pkwy
3490 Mount Seymour Pkwy
3464 Mount Seymour Pkwy
3568 Mount Seymour Pkwy
Plans, Policies and Guidelines

Project measured against:

- Official Community Plan;
- Development Permit Areas