Public Hearing – July 3, 2018
Bylaw 8300 – Rezoning Bylaw
2049 – 2059 Heritage Park Lane
Site

- Preliminary Application
  July 15, 2016

- Detailed Application
  August 18, 2017
Land Use

- Residential Level 4: Transition Multifamily
- OCP – 2011
- “Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines” – November 2017
Plans, Policies and Guidelines

Project measured against:

- Official Community Plan;
- Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines; and
- Development Permit Areas.

  1. Energy and Water Conservation and GHG Emissions Reduction;
  2. Form and Character for Ground Oriented Housing;
  3. Streamside Protection; and
  4. Creek Hazard.
Application Details

- 39 townhouse units
- Mix of 2/3/4-bedrooms
- Floor space ratio of 1.2
- 78 parking stalls inclusive of visitors
- Accesses from Heritage Park Lane to the north
- 3 and 4 storey buildings
- Open space/play area
Maplewood Creek Relocation

- Consistent with the Maplewood Village Flood Risk Management Strategy
- Rehabilitated creek and creek banks, amenable to salmon habitat
- Increased streamside setbacks
Public Input

• Facilitated Public Information Meeting held October 11, 2017 (Approximately 23 members of the public attended)
• Further changes made in 2017-2018

Project Compliance

• Strata Rental Protection Policy
• Accessible Design Policy
• Construction Management Best Practices
• Community Amenity Contribution Policy
• OCP Housing Policies
Thank You