

# Public Hearing – July 3, 2018

## Bylaw 8300 – Rezoning Bylaw

### 2049 – 2059 Heritage Park Lane

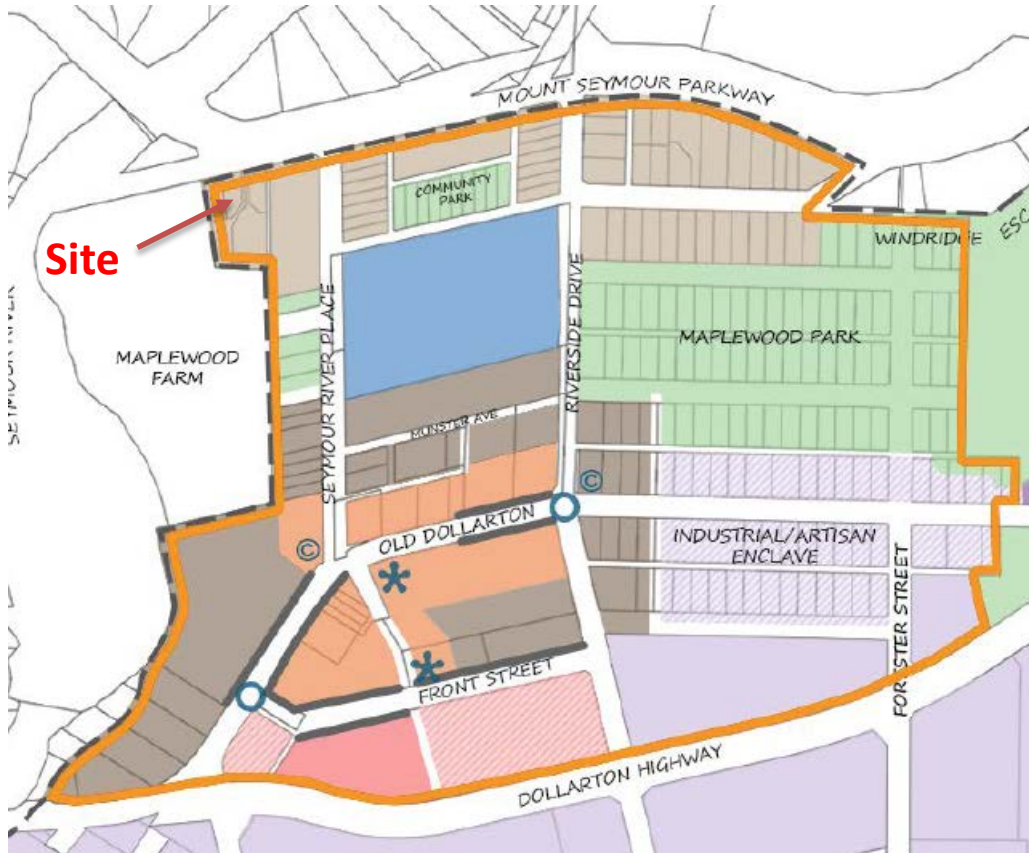


# Site



- Preliminary Application  
July 15, 2016
- Detailed Application  
August 18, 2017

# Land Use



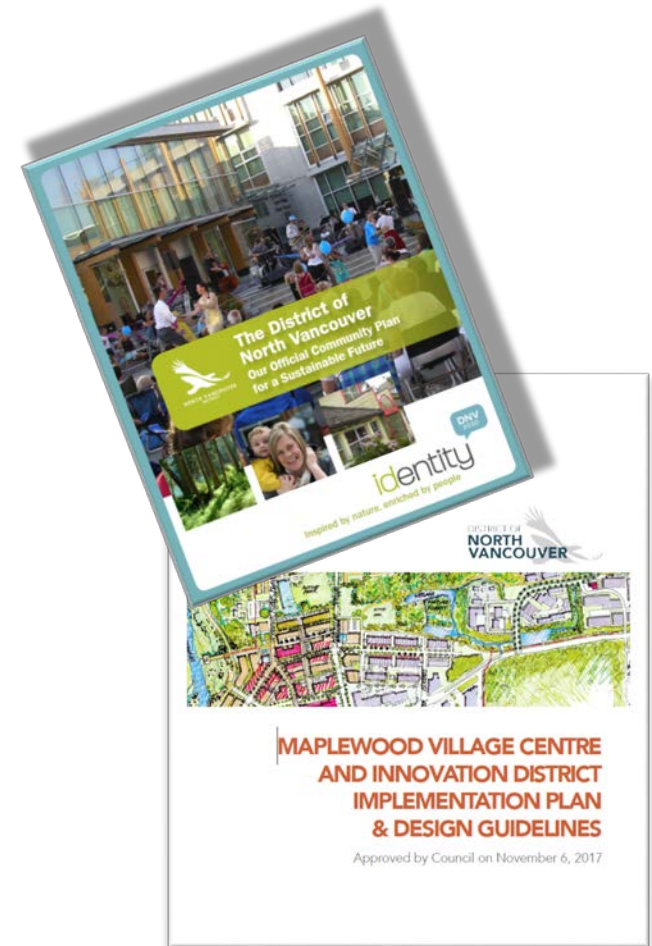
- Residential Level 4: Transition Multifamily
- OCP – 2011
- “Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines” – November 2017



# Plans, Policies and Guidelines

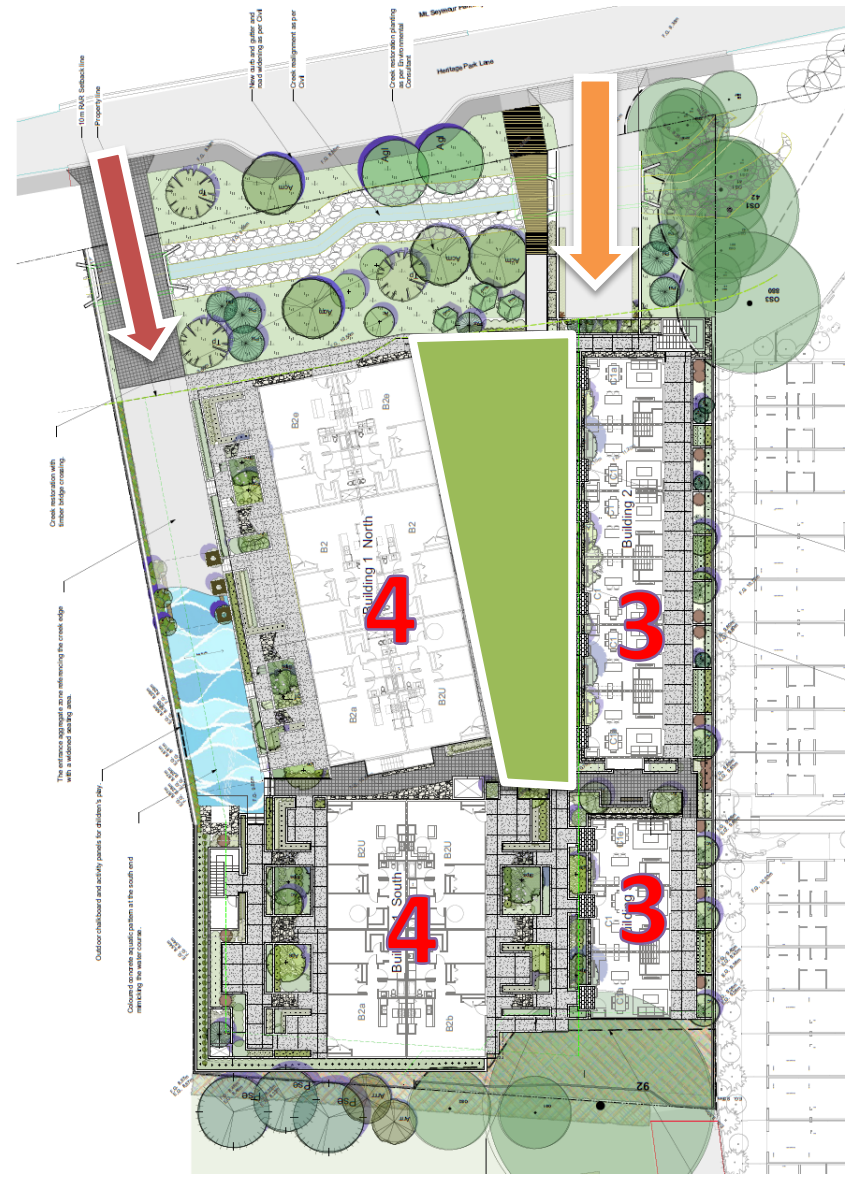
Project measured against:

- 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



# Building Design





# Building Design



1 VIEW FROM COURTYARD TOWARD PLAY AREA  
NTS



# Maplewood Creek Relocation

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

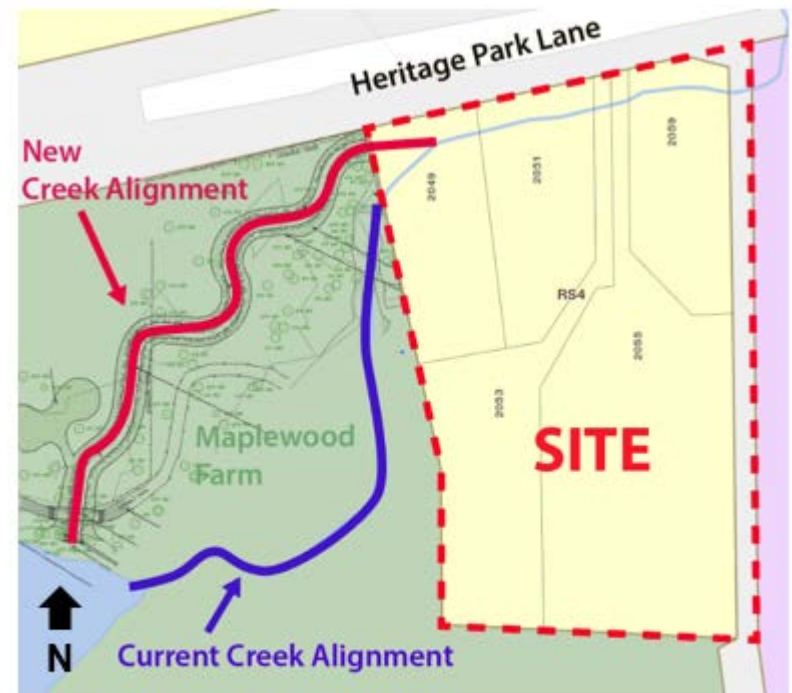


Diagram showing current and new Maplewood Creek alignment



# 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