

# 2555 Whiteley Court (Kiwanis)

Public Hearing – July 10, 2018

Bylaw 8327 – Rezoning Bylaw



# Applicable Bylaws

## Tonight's Hearing:

- Bylaw 8237 - to rezone the site from CD24 to CD120

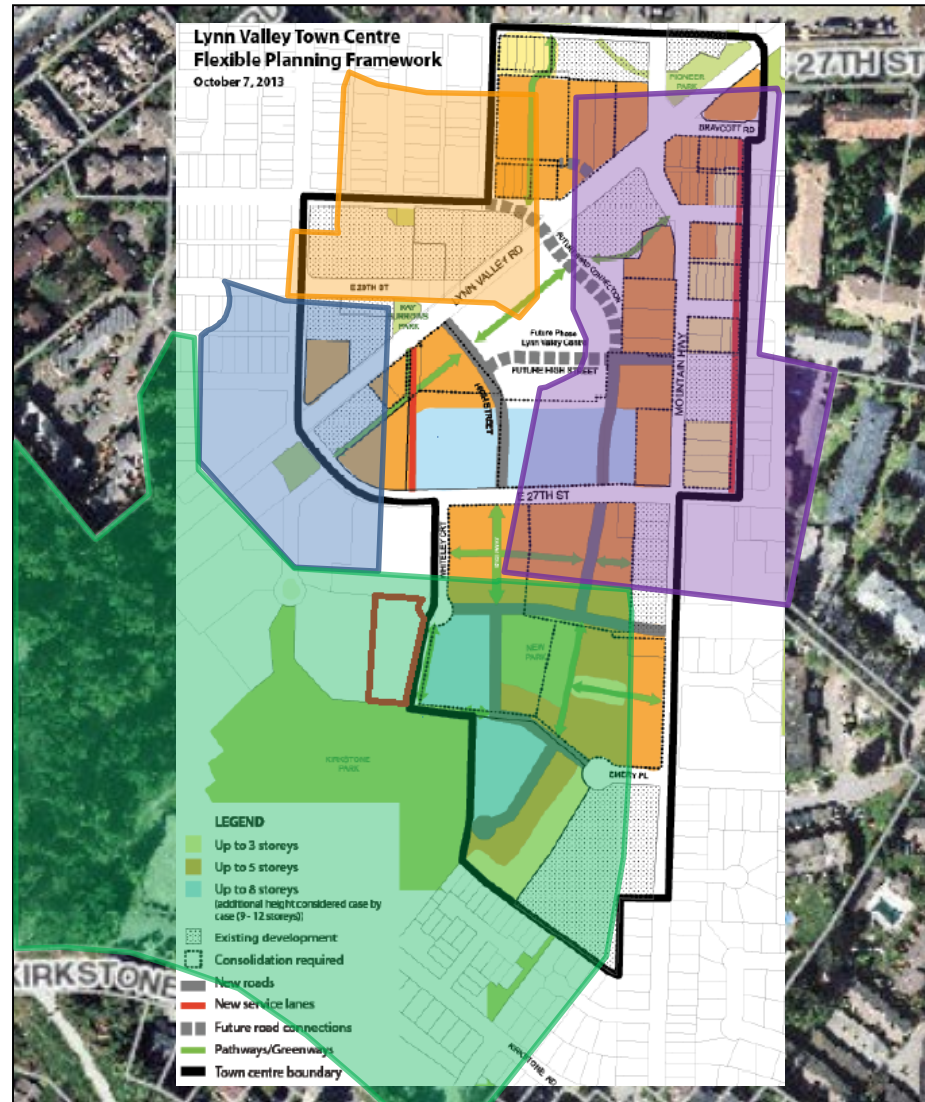
## Waive the development cost charges Bylaw:

- Bylaw 8328 - to waive the development cost charges

## Housing Agreement Bylaw:

- Bylaw 8329 - to secure all the rental units and to secure the 106 affordable rental units in perpetuity

# Site Context



# Site Context Cont'd



# OCP and Zoning



Render from east elevation

**Existing OCP Designation:**

RES6: Medium Density Apartment

**Existing Zoning:**

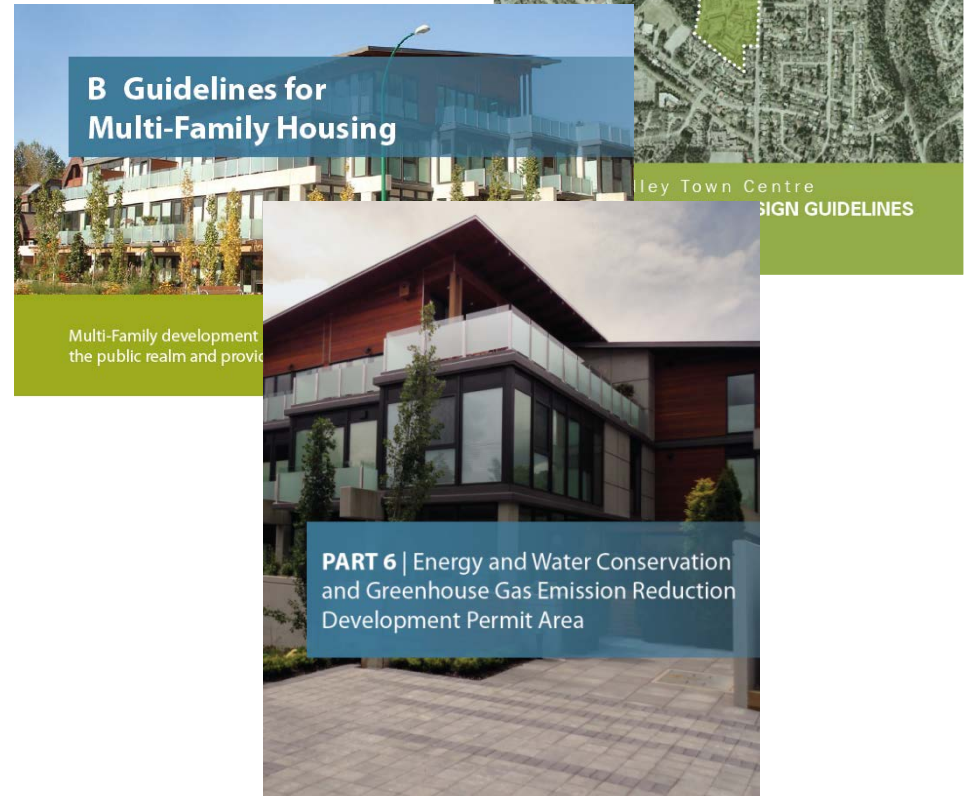
Comprehensive Development  
zone 24

**Proposed Zoning:**

New Comprehensive Development  
zone 120

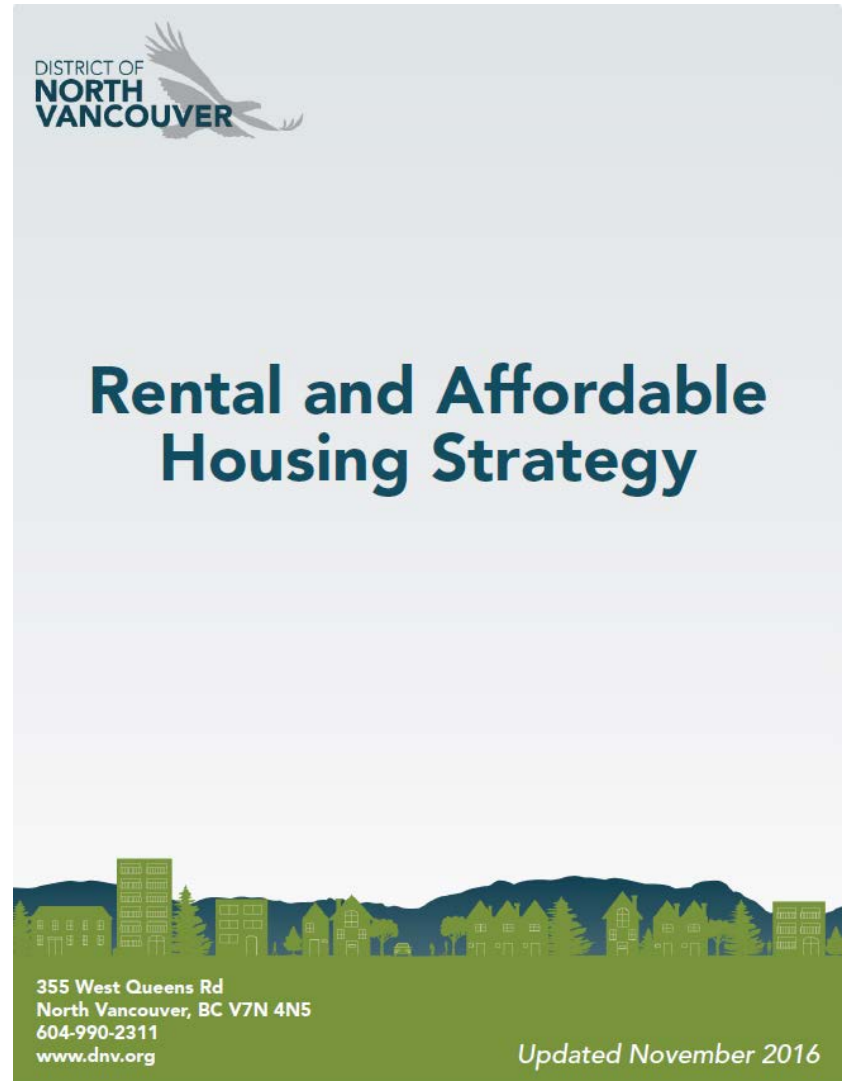
# Plans, Policies and Guidelines

- Lynn Valley Town Centre Public Realm and Design Guidelines
- Form and Character for Multi-Family Housing
- Energy and Water Conservation and Green House Gas Emission Reduction



# Key Rental and Affordable Housing Goals:

- Expanding the supply and diversity of housing
- Expanding the supply of new rental and affordable housing
- Encourage the maintenance and retention of existing affordable rental



# Application Details

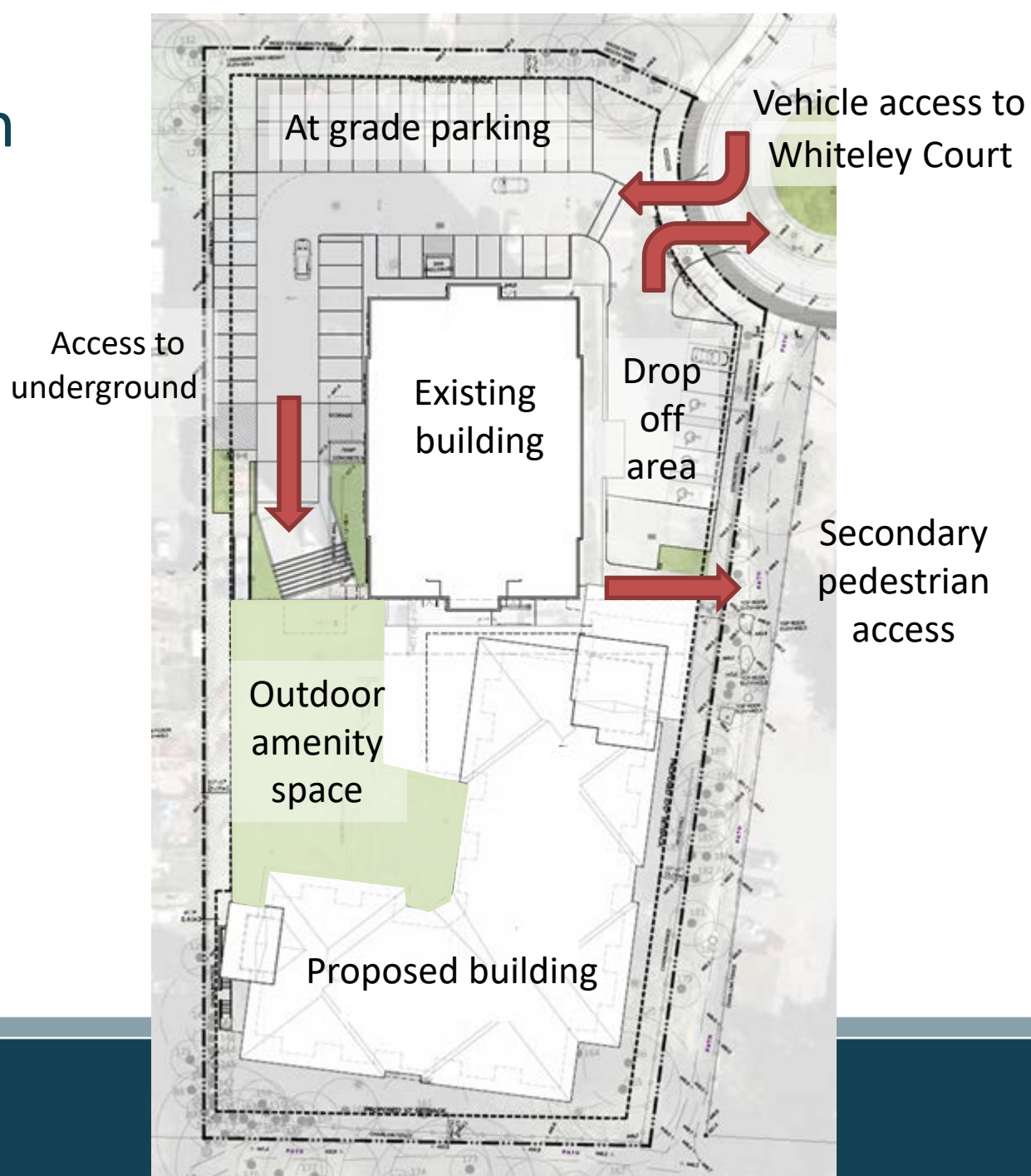
- 6 story rental apartment
- 106 one-bedroom affordable rental units
- 4 new units and improved amenity space in existing building
- Total of 315 rental units
- Floor Space Ratio 2.5



Render from west elevation



# Site Plan



# Vehicle, Bicycle and Scooter Parking

## Resident & Visitor Parking

<b>Proposal requires:</b>	104 spaces (including existing & proposed units)
<b>Proposal provides:</b>	133 spaces
<b>Complies:</b>	Exceeds bylaw

## Resident & Visitor Bicycle Storage

<b>Proposal requires:</b>	6 spaces
<b>Proposal provides:</b>	44 spaces
<b>Complies:</b>	Exceeds bylaw

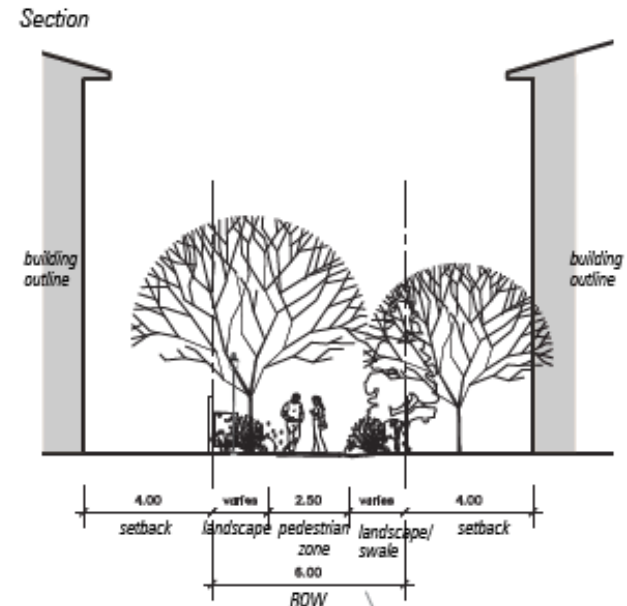
## Resident Scooter Storage

<b>Proposal provides:</b>	35 spaces
<b>Complies:</b>	N/A

# Community Benefits

Off-site improvements:





- Upgrades to the adjacent pedestrian path
- Statutory Right of Way along south boundary
- Upgrades to the Whiteley Court
- Estimate value for improvements = \$175,000



# Construction Traffic Management

## Lynn Valley

### LEGEND

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



# Public Input

## Preliminary Application

Early Input Meeting:

- September 13, 2017

## Detailed Application

Public Information Meeting:

- May 16, 2018



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Thank you