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

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

- At grade parking
- Existing building
- Proposed building
- Access to underground
- Outdoor amenity space
- Drop off area
- Secondary pedestrian access
- Vehicle access to Whiteley Court
- Access to underground
Vehicle, Bicycle and Scooter Parking

<table>
<thead>
<tr>
<th>Resident &amp; Visitor Parking</th>
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<tr>
<td>Proposal requires:</td>
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<tr>
<td>104 spaces (including existing &amp; proposed units)</td>
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<td>Proposal provides:</td>
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<td>133 spaces</td>
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<td>Complies:</td>
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<td>Exceeds bylaw</td>
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<tr>
<th>Resident &amp; Visitor Bicycle Storage</th>
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<tr>
<td>Proposal requires:</td>
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<td>6 spaces</td>
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<td>Proposal provides:</td>
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<td>44 spaces</td>
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<td>Complies:</td>
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<td>Exceeds bylaw</td>
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<th>Resident Scooter Storage</th>
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<td>Proposal provides:</td>
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<tr>
<td>35 spaces</td>
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<td>Complies:</td>
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<td>N/A</td>
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Resident Scooter Storage
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
Public Input

Preliminary Application

Early Input Meeting:
• September 13, 2017

Detailed Application

Public Information Meeting:
• May 16, 2018
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Thank you