

600 West Queens Road

(Former Delbrook Community Centre Parking Lot)

Public Hearing – September 18, 2018



Background

2015-2016

Delbrook Deliberative
Dialogue



Non-market
Housing

community
services (adult
day care, child
care)

Subject
Application
Tonight

park space

~2019

Bylaws 8344 and 8345

Tonight's Hearing:

- Bylaw 8344 - to amend the Official Community Plan (OCP) from Institutional (INST) to Residential Level 6 (RES6)
- Bylaw 8345 - to rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124)

OCP and Zoning



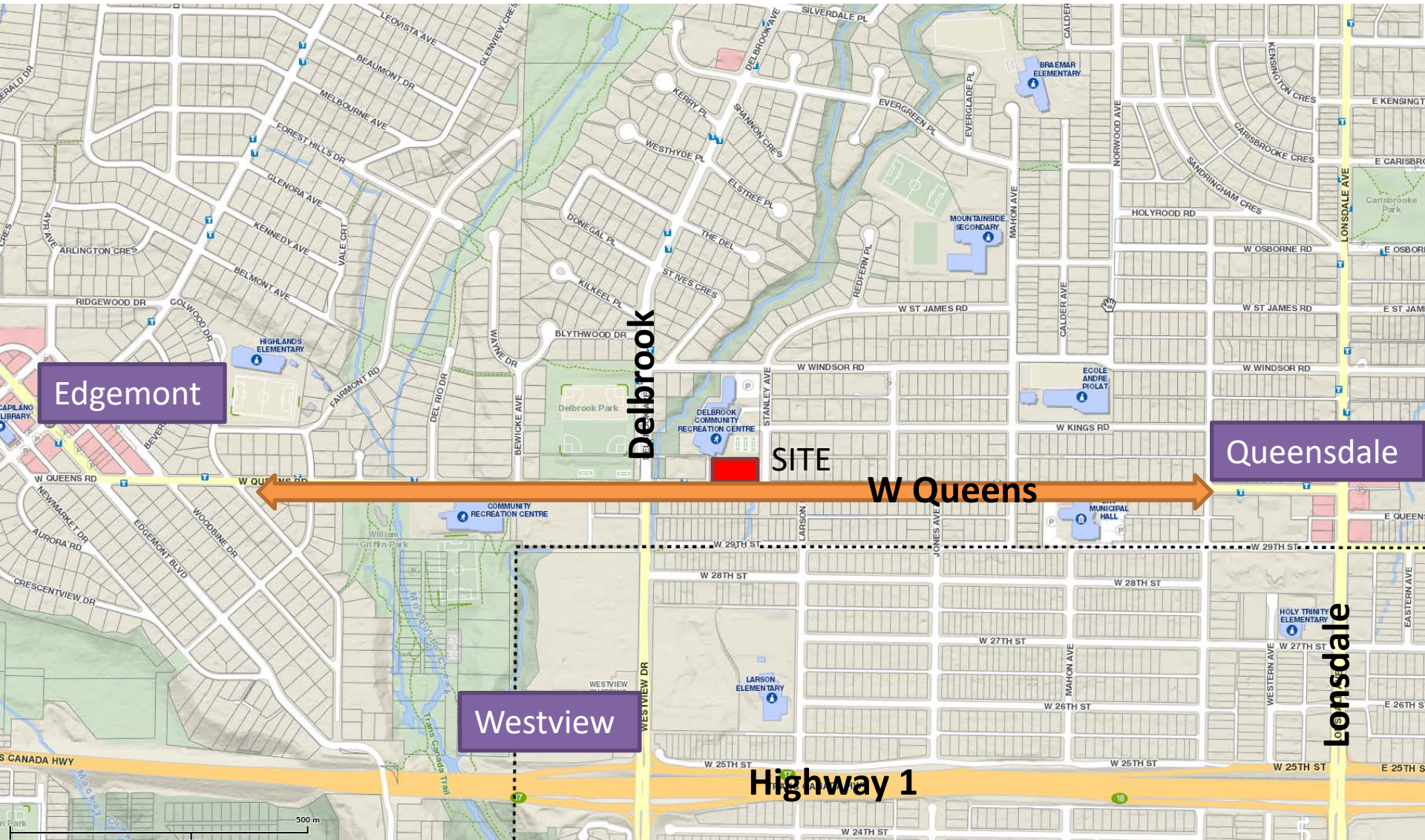
Existing OCP Designation:
Institutional

Proposed OCP Designation:
Residential Level 6

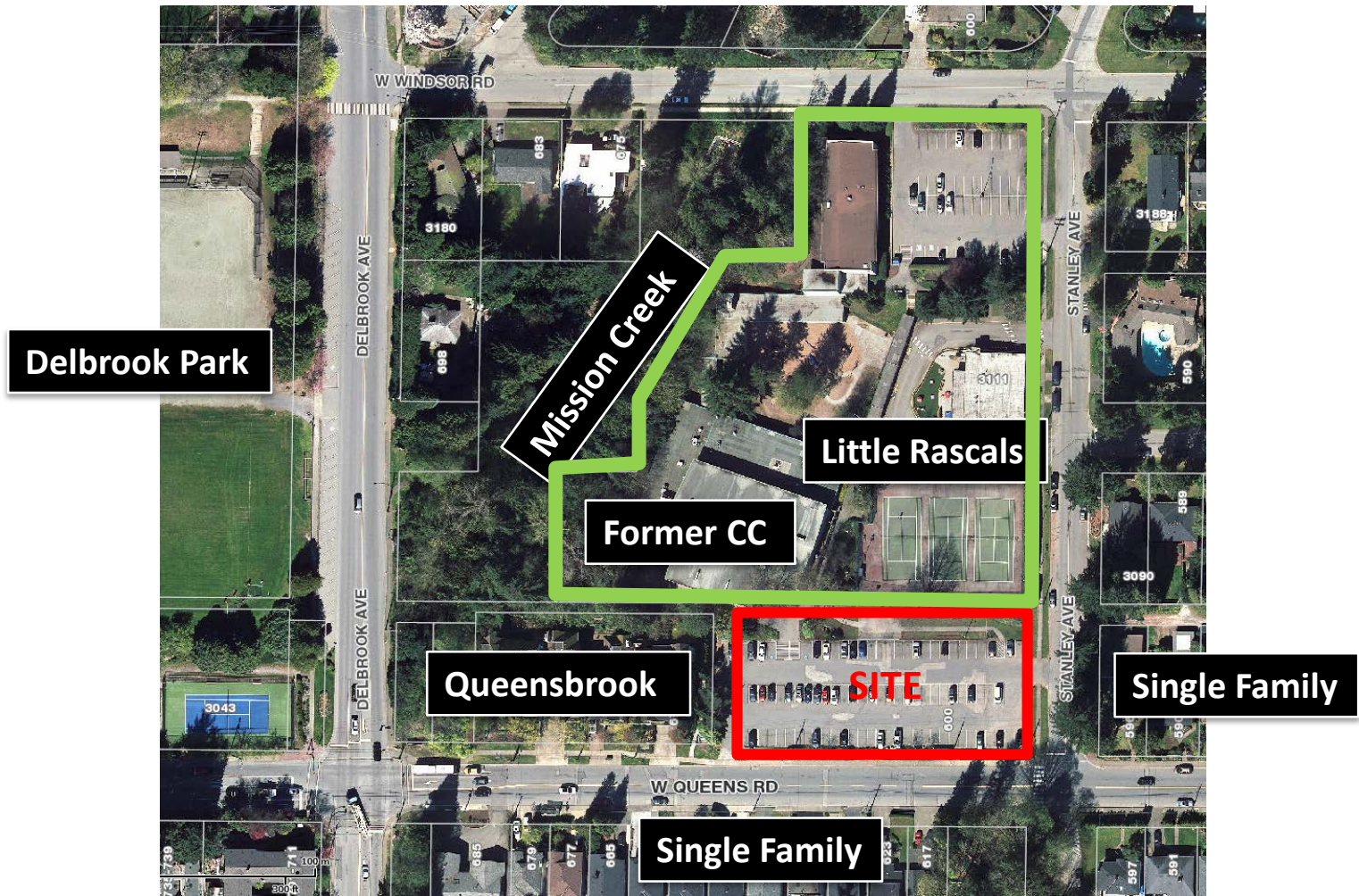
Existing Zoning:
Public Assembly

Proposed Zoning:
New Comprehensive
Development zone 124

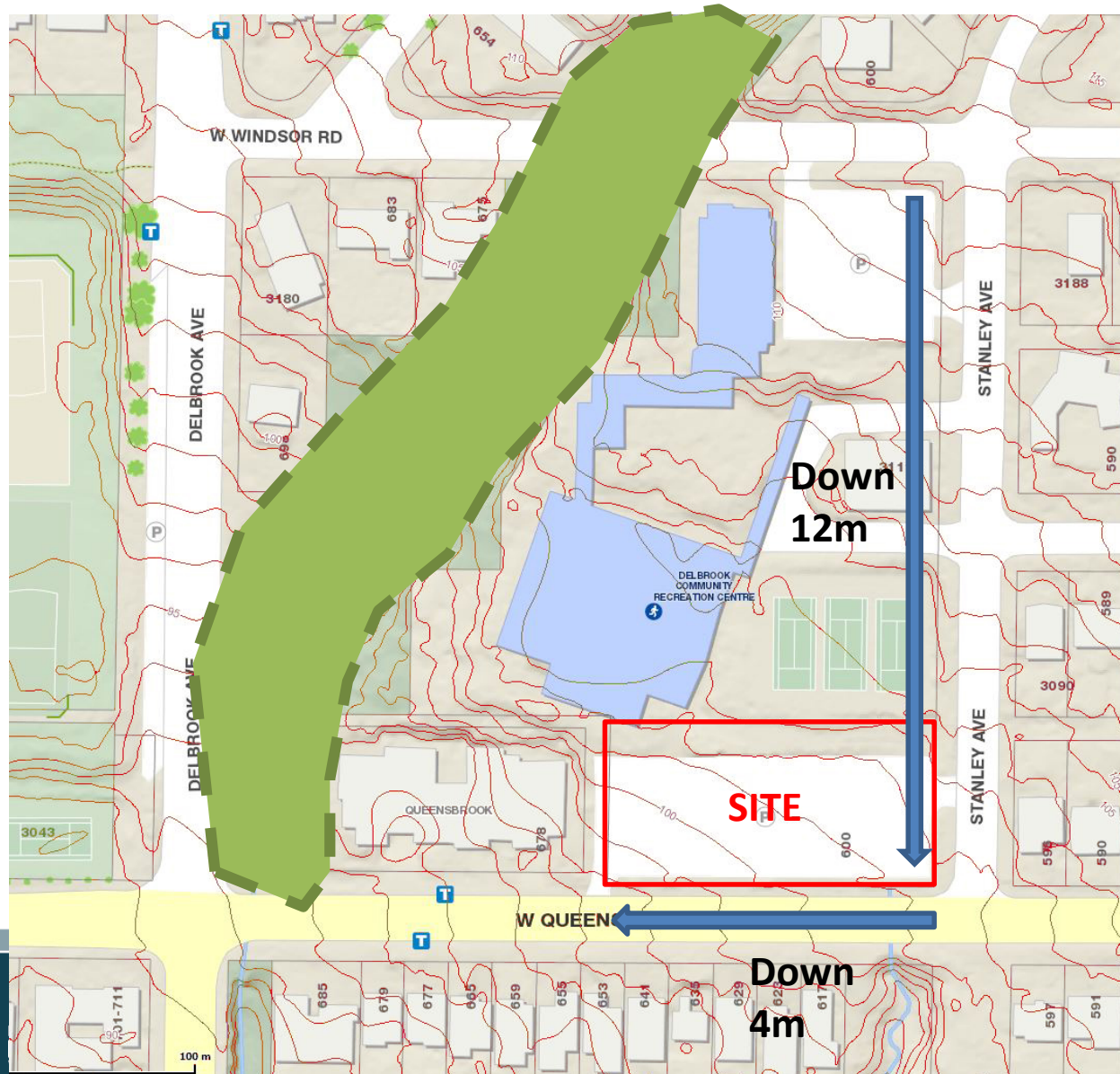
Site Context



Site



Site Details

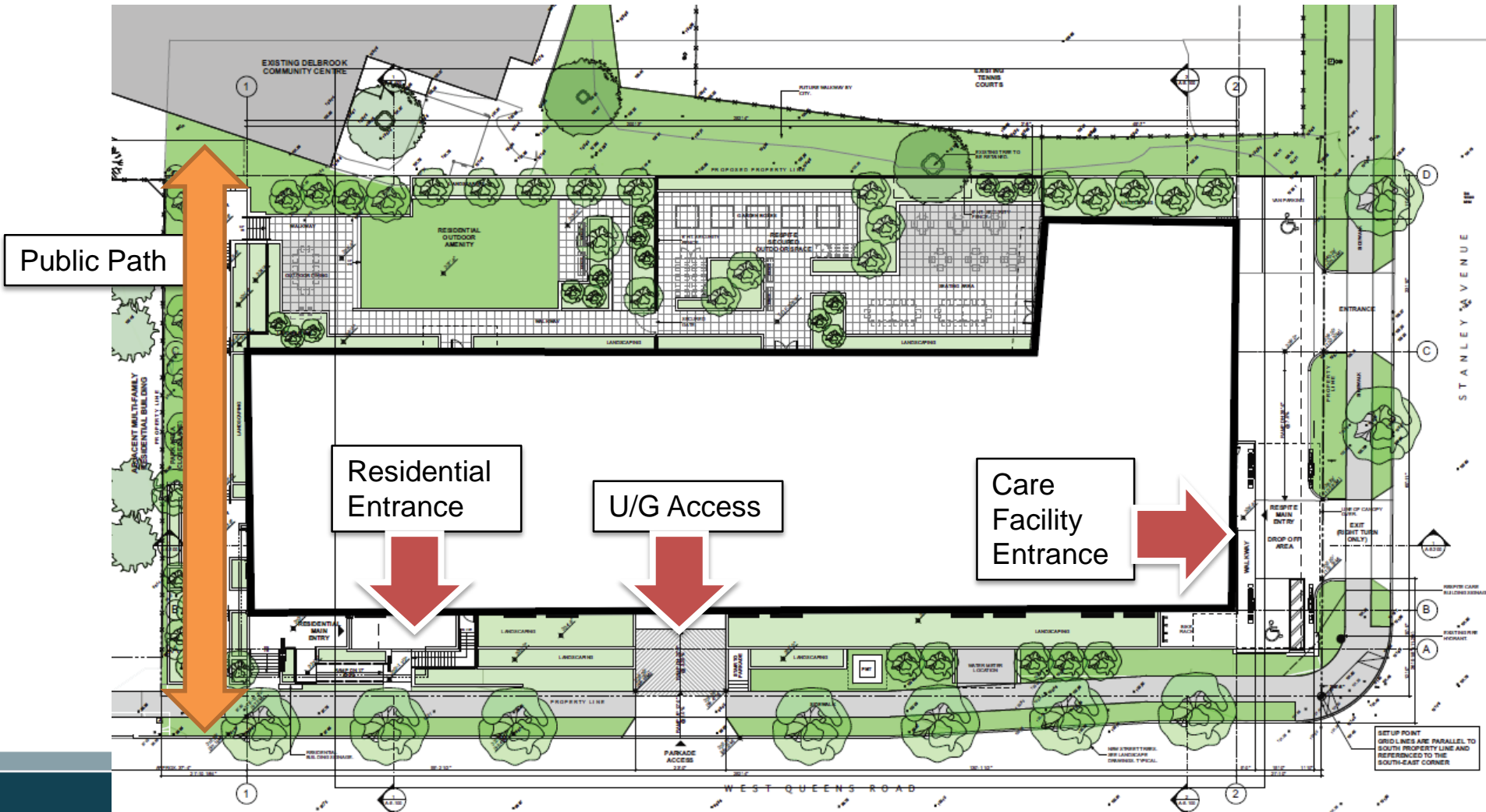


LOOKING WEST AT STANLEY AVE.



SOUTH-EAST CORNER

Site Plan



Application Details

- 5 story mixed use building with a Floor Space Ratio 2.1
- 80 non-market rental units (Catalyst)
- a seniors' respite care facility with 25 adult day care spaces and 18 over night spaces (Care BC)
- 84 Parking Spots and 106 Bike Storage Stalls and Visitor Bike Racks

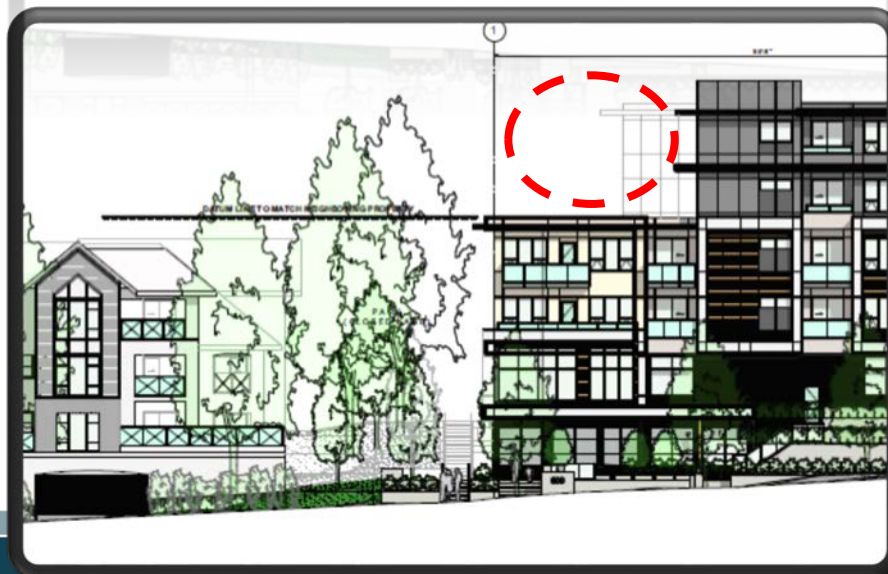


View from W Queens and Stanley

Before



After



Public Input

Public Information Meeting

- May 30, 2018
- Approximately 65 residents attended.

Delbrook Deliberative Dialogues

- 2015-2016

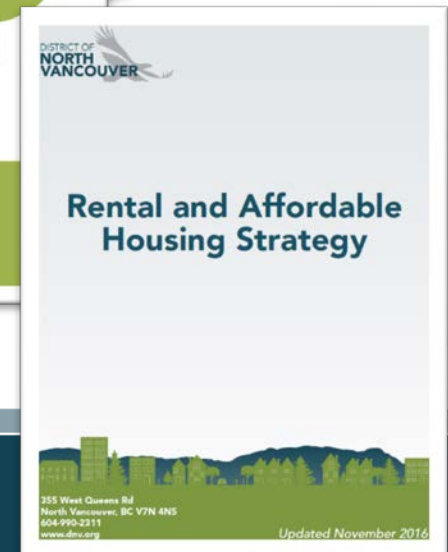


Delbrook Deliberative Dialogues

Plans, Policies, and Guidelines

Project measured against:

- Official Community Plan
 - Housing
 - Social Well-Being
 - Form and Character
 - Energy Conservation
- Delbrook Deliberative Dialogues outcomes
- Rental and Affordable Housing Strategy



Thank you