600 West Queens Road
(Former Delbrook Community Centre Parking Lot)

Public Hearing – September 18, 2018

Bylaw 8344 – OCP Amendment Bylaw
Bylaw 8345 – Rezoning Bylaw
Background

2015-2016 Delbrook Deliberative Dialogue

- Non-market Housing
- Community services (adult day care, child care)
- Park space

Subject Application Tonight

~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

Map showing the site context with locations marked as Edgemont, Delbrook, Westview, W Queens, Queensdale, and Highway 1.
Site Details

DOWN 4m

Site

DOWN 12m

LOOKING WEST AT STANLEY AVE.

SOUTH-EAST CORNER
Site Plan

- Public Path
- Residential Entrance
- U/G Access
- Care Facility Entrance
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
Public Input

Public Information Meeting
- May 30, 2018
- Approximately 65 residents attended.

Delbrook Deliberative Dialogues
- 2015-2016
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