Delbrook Lands
600 West Queens Road

OCP Amendment Bylaw (8397)
Rezoning Bylaw (8398)
DCC Waiver Bylaw (8399)

September 30, 2019
Background

Consultation on the Delbrook Lands showed a preference for:

1. affordable housing,
2. some form of care facility,
3. childcare, and
4. a park.
• On July 22, 2019, Council passed motions directing staff to:

1. continue engagement with the public to create a detailed design for the neighbourhood park;

2. initiate design work for a building consisting of one storey of community service (seniors’ respite care) and three (3) storeys of social housing above;

3. prepare an Official Community Plan amendment bylaw and a Zoning Bylaw amendment bylaw for Council’s consideration consistent with this motion.
Location and Existing Condition
Overview of Bylaws

- **OCP Designation:** INST (Institutional) to POSNA (Parks Open Space and Natural Areas)
- **Zoning:** PA (Public Assembly) to NP (Neighbourhood Park)
- **OCP Designation:** INST (Institutional) to RES6 (Residential Level 6)
- **Zoning:** PA (Public Assembly) to CD128 (Comprehensive Development Zone 128)
- **DCC Waiver:** Assist non-market housing.

- **New Neighbourhood Park**
- **4-Storey Building** with low to moderate income rental and a seniors’ care facility.
Next Steps

• Consideration of bylaw readings and referral to Public Hearing
• Public notice and Public Hearing
• Should the bylaws proceed to Adoption:
  • Staff will work with Council and the public to finalize a detailed park design;
  • Council selects a non-profit housing provider and a seniors’ care provider.