Delbrook Lands
600 West Queens Road

Public Hearing - October 22nd, 2019

Bylaw 8397 - OCP Amendment Bylaw
Bylaw 8398 – Zoning Amendment Bylaw
Location and Existing Condition
Background

Consultation on the Delbrook Lands showed a preference for:

1. A neighbourhood park;
2. Childcare;
3. A care facility;
4. Affordable housing.
Background

• 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.
Bylaws 8397 and 8398

Tonight’s Hearing:

1. Bylaw 8397 - to amend the OCP designation of the site from Institutional (INST) to Parks Open Space and Natural Areas (POSNA) and Residential Level 6 (RES6)

2. Bylaw 8398 - to rezone the subject site from Public Assembly (PA) to Neighbourhood Park Zone (NP) Comprehensive Development Zone 128 (CD128)
Overview of Bylaws

New Neighbourhood Park

4-Storey Building with low to moderate income rental and a seniors’ care facility.
Park Design, Residential Parking and Building Height

1. Park Design Process
   • The park design will continue based upon public and Council input.

2. Residential Parking Requirement
   • No minimum parking requirements for the residential component of the building.

3. Maximum Building Height
   • The maximum number of storeys permitted is 4, excluding the parking level.
Thank You