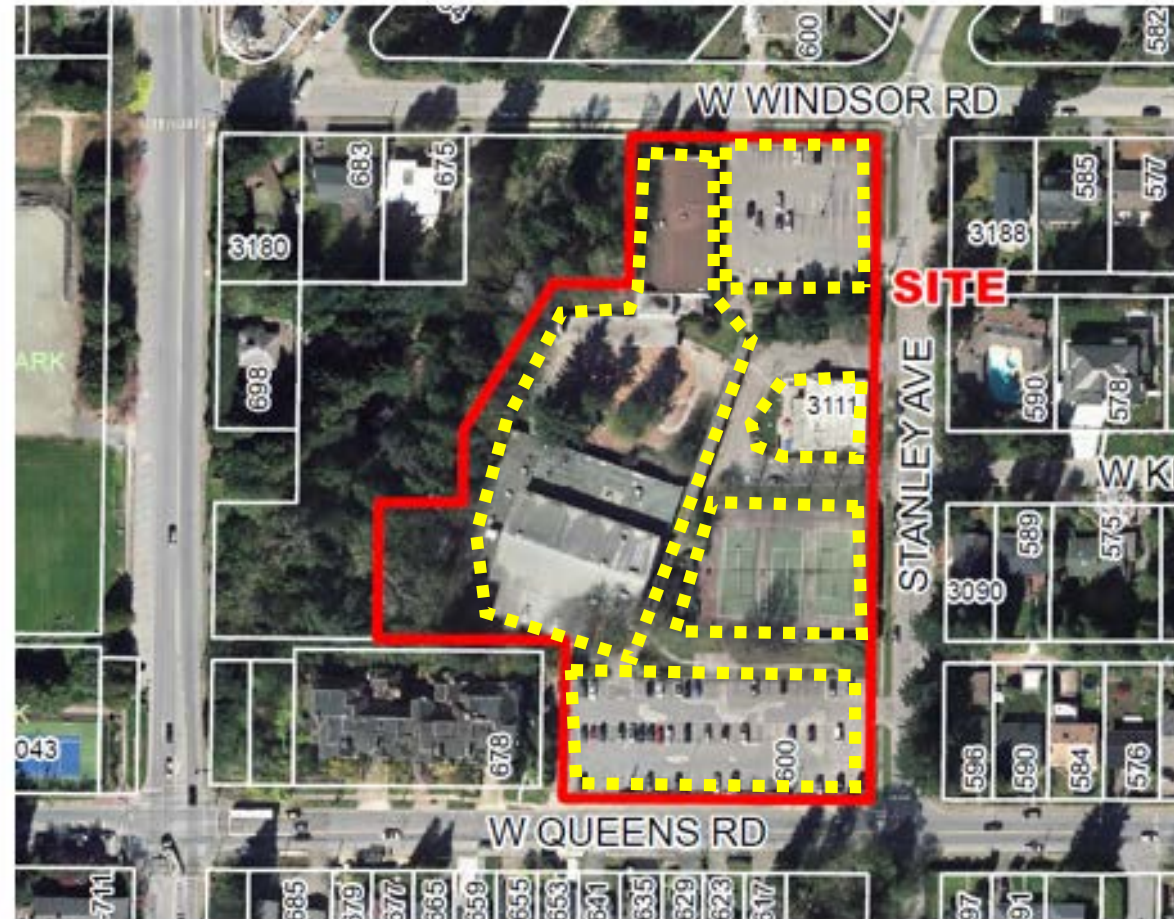


Delbrook Lands
600 West Queens Road

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

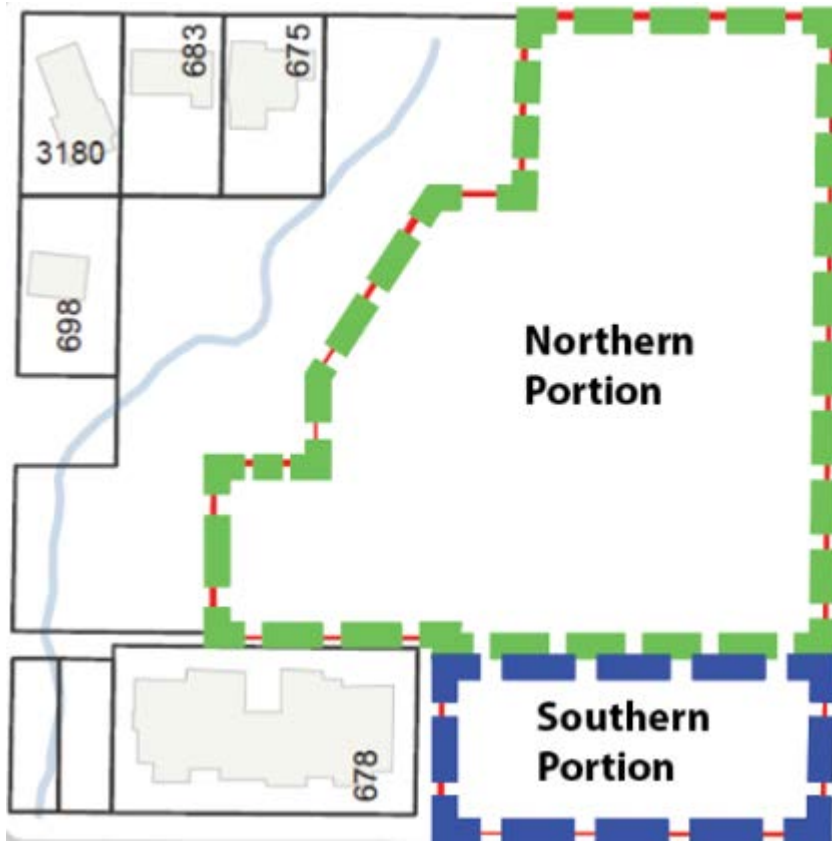
- **On July 22, 2019, Council passed motions directing staff to:**
 1. continue engagement with the public to create a detailed design for the neighbourhood park;
 2. initiate design work for a building consisting of one storey of community service (seniors' respite care) and three (3) storeys of social 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