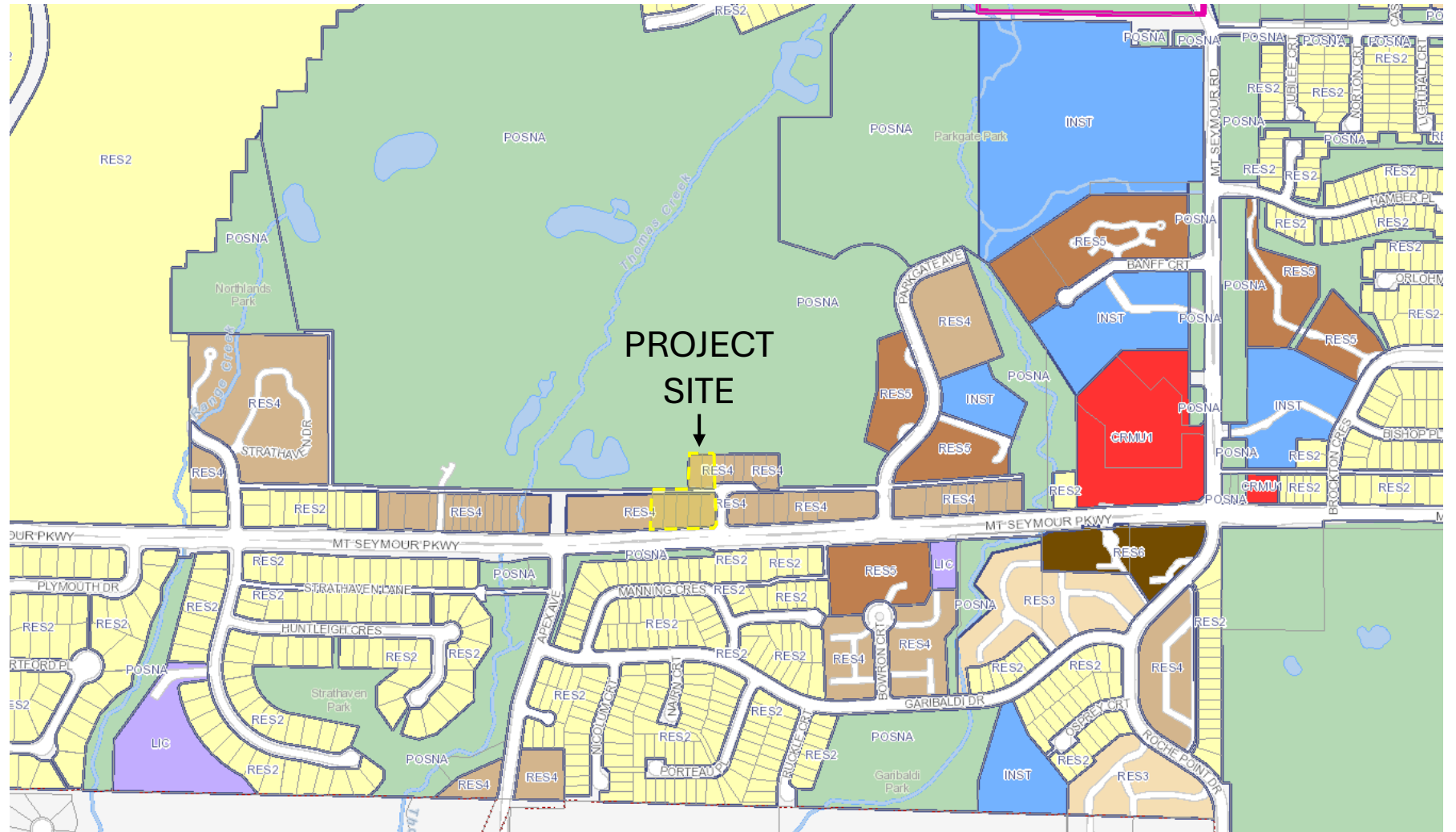




Virtual Public Information Meeting
3300 Block Mount Seymour Parkway & 3382-3399 Gaspé Place

POLICY CONTEXT

- The Official Community Plan (OCP) designates the site (and adjacent sites north of Mt. Seymour Parkway) as RES4 (Residential Level 4: Transition Multi-family) which allows for multi-family dwellings, of a mix of townhouse and apartment developments, with density up to 1.20 floor space ratio (FSR).
- The Seymour Local Plan (2004) designated the site as Multi Family Residential, supporting townhouses with a density between 0.6 – 1.20 FSR.



SITE CONTEXT

- The site is in the Northlands Neighborhood where many parcels of land designated for Multifamily Residential have already been developed and/or have a development application.
- The site is located at the northwest corner of Mount Seymour Parkway and Gaspé Place. To the west is a multifamily development consisting of apartments and townhomes. To the north is a public trail and Northlands Golf Course. To the east, there are single family homes which are also designated for Multifamily Residential.
- The site is a 5-10min walk away from Parkgate Village Shopping Mall and Parkgate Community Centre which includes the Parkgate Public Library.

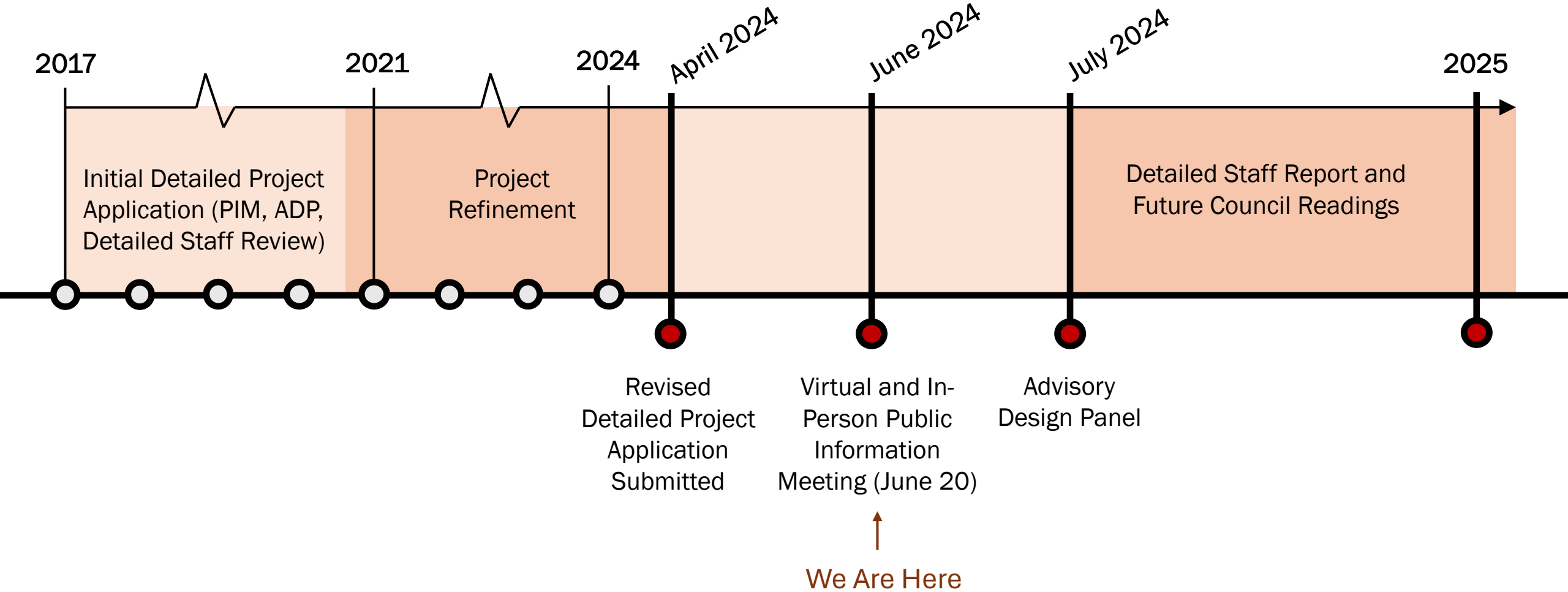


PROJECT PROPOSAL

Form of Housing	Townhouses
# Units	46
Floor Area	61,612 sqft
Floor Space Ratio	1.1 (1.2 Allowed)
Height	Three Storey
Unit Mix	41 three-bedroom* 5 two-bedroom
	*Inclusive of 10 lock-off suites
Size Range	923 sqft - 1,673 sqft
Parking	71 spaces (underground parking)
Bicycle Parking	104 spaces including private locker for each home



PROJECT APPROVALS TIMELINE



COMMUNITY BENEFITS



Diversity of Housing

The project supports the District's OCP goals to provide ground-oriented housing, with a range of home sizes, that will appeal to both new families who can't afford to buy a single-family house in the neighbourhood, and downsizers who wish to remain in the community, but do not wish to maintain a larger single family house. 10 of the 46 homes will have lock-off suites which provides a shadow rental supply, resulting in greater flexibility for homeowners to help with affordability and/or grow their household without moving.



Pedestrian & Bike Improvements

The project proposes to improve the project frontages with upgraded sidewalks, boulevards, street trees, street, and lighting, all of which will improve the pedestrian realm of the neighbourhood. The project also employs Transportation Demand Management strategies which seeks to minimize the vehicle footprint and promote sustainable transportation elements. This includes providing bicycle maintenance facilities, additional bicycle parking, and fleet of five shared bicycles.



Sustainability

Homes are designed to meet Step Code Level 4 with Emissions Level 3 for Part 9 Buildings. These advanced performance targets will reduce energy and hot water consumption, and in turn reduce the GHG emissions of the homes through enhanced envelope performance, increased airtightness, and efficient mechanical systems. In addition, all residential parking stalls will feature energized outlets capable of providing Level 2 charging. A stormwater management strategy will be implemented which includes the installation of a detention tank of up to 200 cubic metres (200,000 litres) which will help mitigate flooding risk in severe storms.



Community Amenity Contribution

The project will be providing a contribution consistent with the District's Community Amenity Contribution Policy. The project is also proposing a cash contribution for future improvement to the adjacent District owned parkland and/or improvements to connectivity in the neighbourhood.

RENDERINGS



Mount Seymour Parkway (looking East)

RENDERINGS



Mount Seymour Parkway (looking West)

RENDERINGS



Gaspe Place & Mount Seymour Parkway (looking West)

Thank you for your time!



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