

Meeting Agenda

6:30 Open House

7:00 Presentation & Discussion

1. Introduction & Overview
2. Review Process & Project Introduction
3. Presentation – Darwin Construction
4. Presentation – Hugo Ray Neighbourhood Committee
5. Discussion / Q&A
6. Closing Remarks & Next Steps

Introduction & Overview

- Why are we here tonight?
- Purpose of the meeting:
 - Learn about the proposal
 - Hear the public's impressions on the application
 - Be involved in the public process about developments in your community



Visioning Workshop 2009

- Neighbourhood Character
- General Issues & Concerns
- Comments related to the 2009 proposal

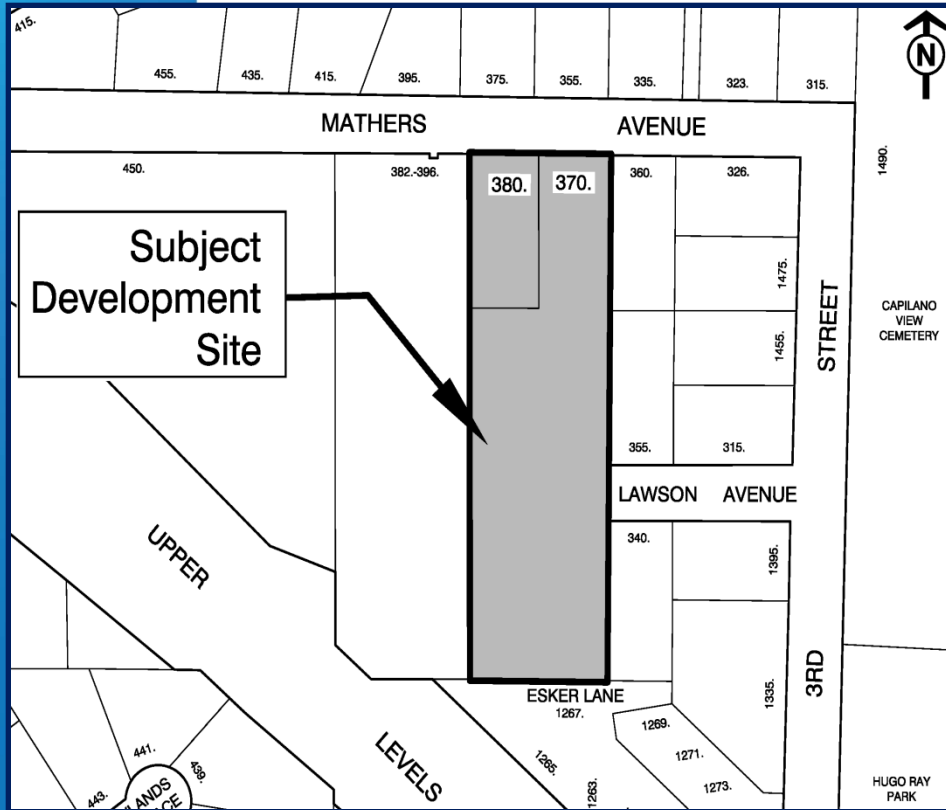


What has happened since 2009?

- 2009 proposal was withdrawn
- Council did not consider the 2009 proposal
- A new proposal by Darwin Construction was received in August 2012



Review Process



Application is for:

- Official Community Plan Amendment
- Rezoning
- Development Permit

OCP Policy

OCP evaluation through Policy H3:

- Opportunities for site-specific situations
- Discussion Points:
 - Neighbourhood character
 - Housing types
- Development Permit Requirement
- Community Consultation



Current Zoning

RS3 (Single Family Residential)

- 6 single family dwellings
- No Development Permits
- Building Permits

RS3 Stats (maximums):

FAR: 0.35 (*ratio of floor area to lot size*)

Site Coverage: 30%

Building Height: 25'

Storeys: 2 + basement

Front & Rear Yards: 30'

Side Yards: 5'



Required Approvals

- OCP Amendment
- Rezoning
- Development Permit

Review Process:

- Community Consultation
- Council Consideration
- Bylaw Introduction & Public Hearing



The Proposal

19 units:

- 11 detached & 8 attached
- Detached units: 2,106 to 2,475 square feet
- Attached units: 1,834 square feet

Access from Mathers Avenue

Lawson Avenue for 'emergency only' access



Presentations

Darwin Construction

Hugo Ray Neighbourhood
Committee



Discussion / Q&A



Closing Remarks & Next Steps

1. Staff are to report back to Council on the input received at this meeting.
2. June 2013 Council meeting to report back.
3. Please fill out and return your questionnaires before leaving, they will assist in the reporting of tonight's meeting.
4. Council will decide the next course of action in June.

