

2131 Old Dollarton Road



Text Amendment – 1/2/3 readings



Site Context

Site Size

1.78 Hectare (4.29 acres)

Current Condition

- Zoned CD 152
- Permits a mixed-use development
- Vacant and nearing demolition

Project as Permitted



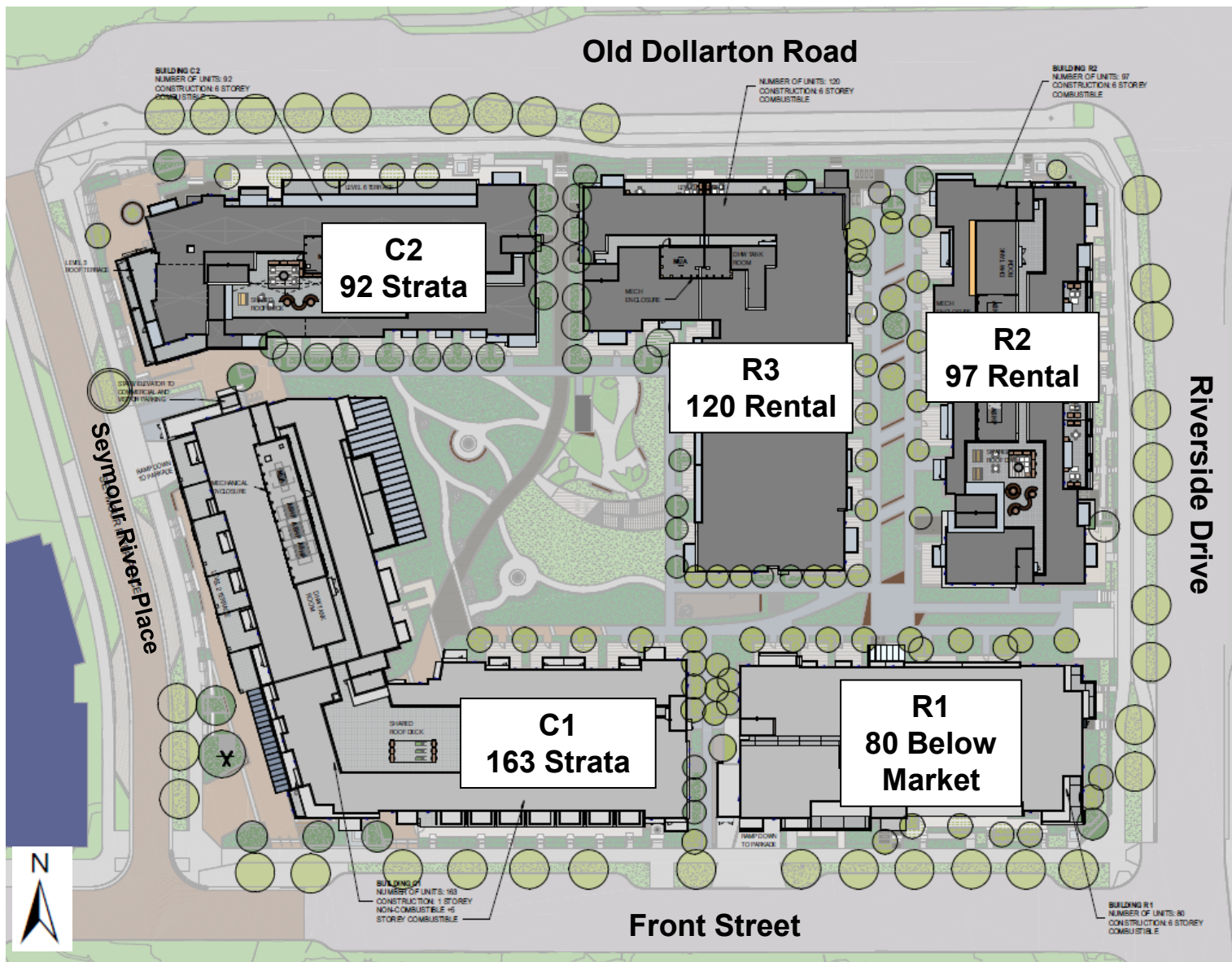
What Has Changed?

TENURE

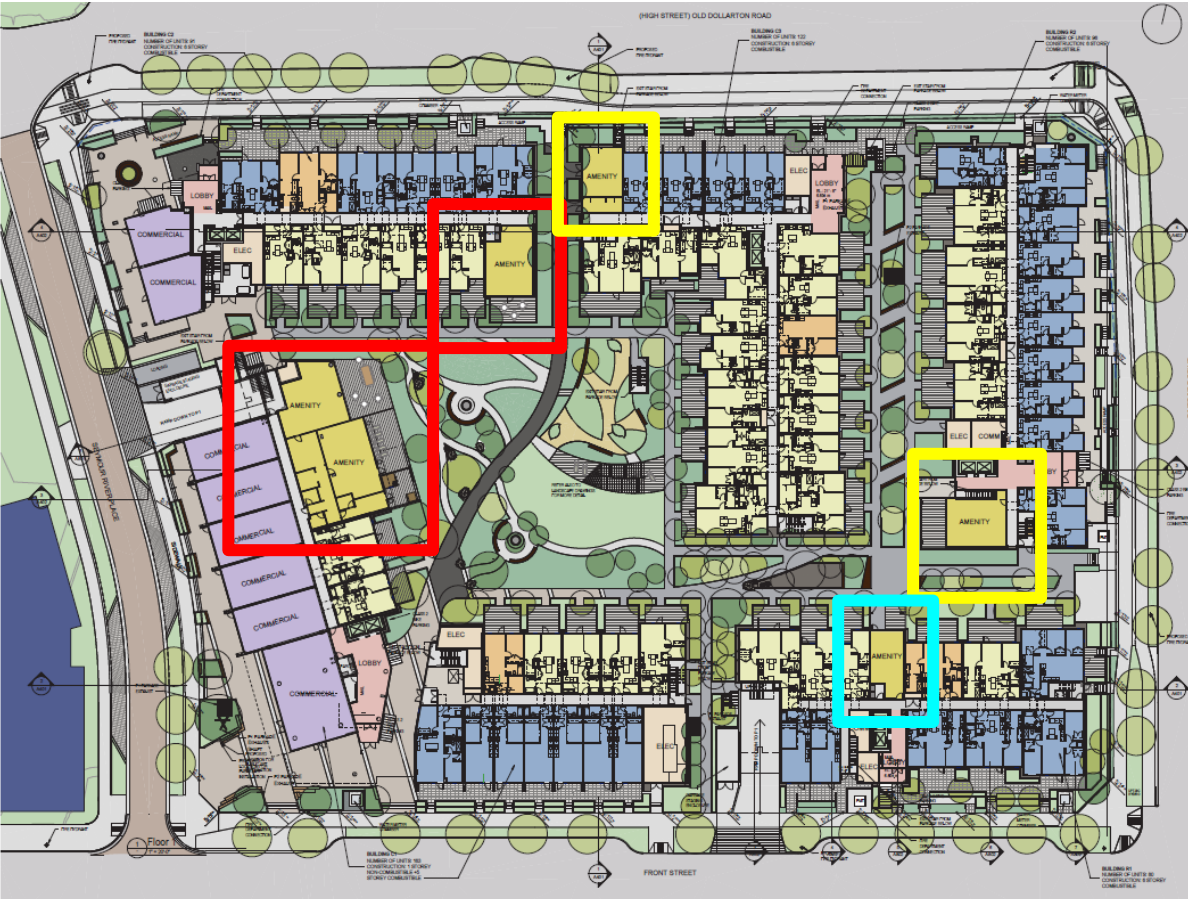
Strata → Market & Below
Market Rental

- Reduction in Parking
- Consolidation of amenity spaces
- Height adjustment for rooftop mechanical equipment

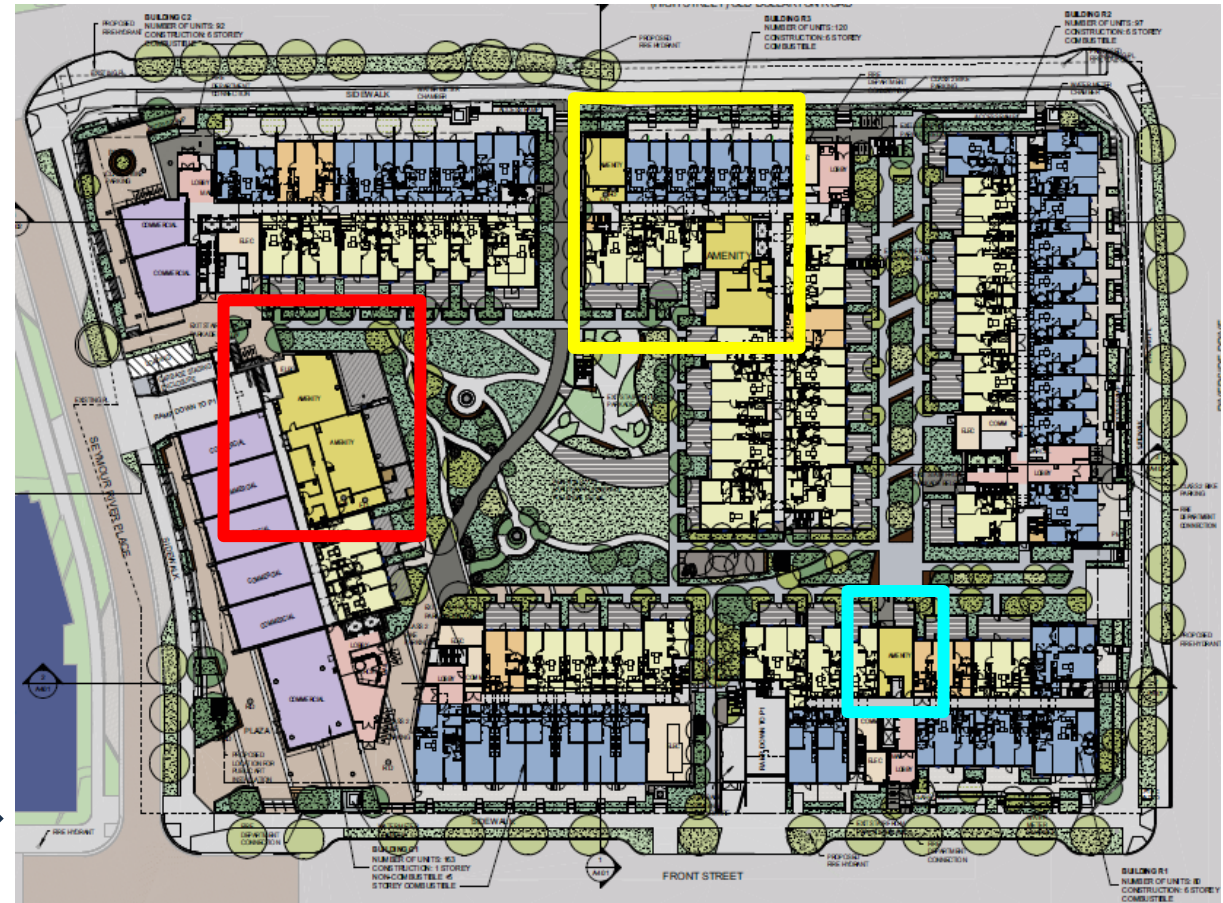
Tenure Changes



Amenity Shift



Previous Amenity areas **555 m²** (5,979 sq. ft.)



Proposed Amenity areas **527 m²** (5,670 sq. ft.)

Parking Requirements at Rezoning

	Rate	Number of units	Total Stalls
Market and Below-Market Rental Units	0.75	176	132
Strata Units	1.1	376	413
Total Residential		552	545

Conversion to Rental

	Rate	Number of units	Total Stalls
Market and Below-Market Rental Units	0.75	297	223
Strata Units	1.1	255	281
Total Residential		552	504

Proposed Parking Provisions

	Rate	Number of units	Total Stalls
Market and Below-Market Rental Units	0.75	297	223
Strata Units	1	255	255
Total Residential		552	478

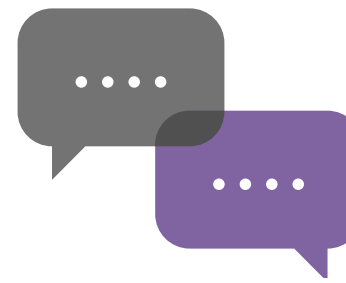
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Commercial and Visitor	0.1	552	55
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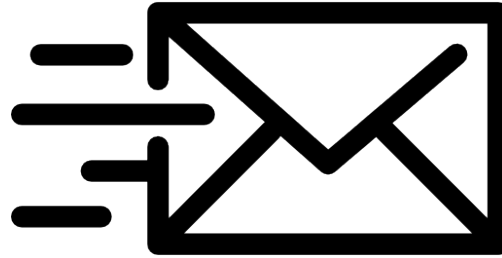
Commercial and Visitor	0.1	552	55
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Commercial and Visitor	0.1	552	55
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Public Feedback



400 Letters Sent



5 responses received

Support for:

- Increase in market and below-market rental options.

Concerns with:

- Traffic and parking

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Bylaw Introduction, 2nd and 3rd reading

