



Council Input Opportunity: 328-332 Seymour River Place

Context

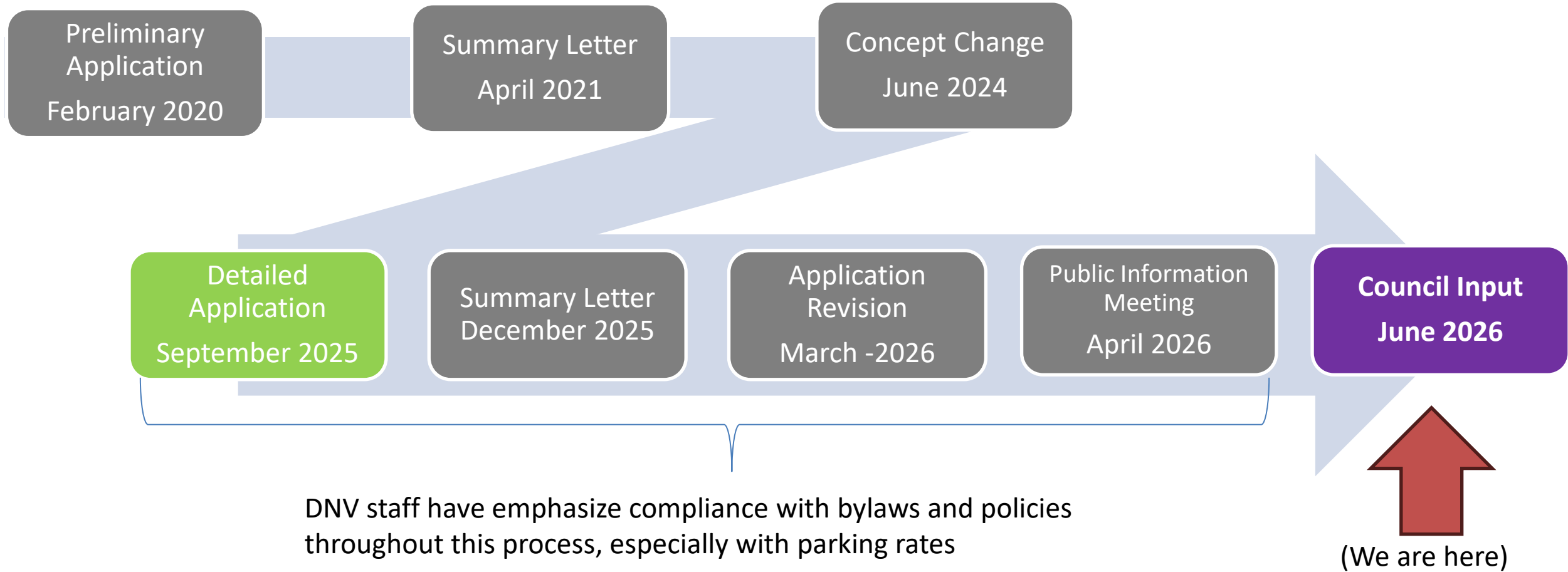


Project Proposal

- 40 unit, 6-storey residential building
 - 33 strata units, 23 of which have lock-off suites
 - 7 below market rentals
 - -20% of DNV Median Rate
- 26 parking stalls proposed
 - 22 residential
 - 4 visitor



Application Review Timeline



Details on Community Input

- Concerns with parking, congestion and traffic
- Mixed opinion on height and density
- Support for project providing more and varied housing options.

Key Issues

Key Issue	Policy and Bylaw Requirements	328-332 Seymour River Place Proposal
Density	2.5 FSR (Official Community Plan)	Approx. 3.0 FSR
Vehicle Parking, Curb-Side Management, and Transportation Impacts	Parking rates below the minimums set out in the Zoning Bylaw and the Alternative Vehicle Parking Rates Policy must be supported by a full Transportation Study with a parking analysis.	22 residential spaces 4 visitor spaces 0 loading spaces Full Transportation Study with a parking analysis not submitted.

Parking Issues

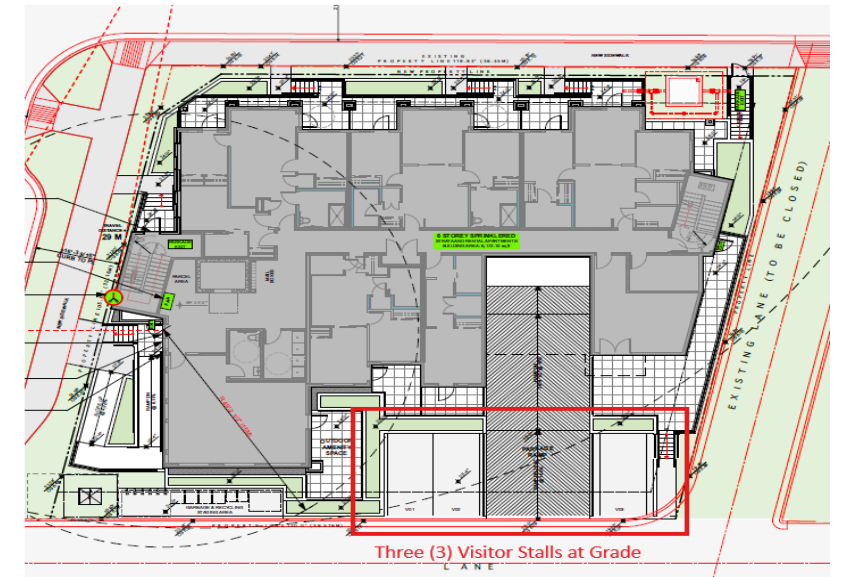
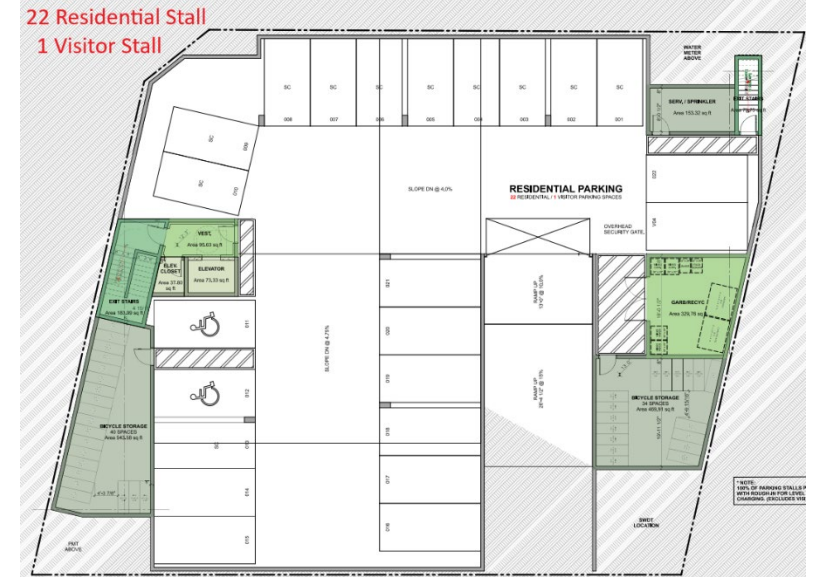
Zoning Bylaw Parking Requirements

	Base Parking Requirement	Proposed	Difference
Total Required	74	26	-48
Visitor	10	4	-6
Universal	6	2	-4
Effective Rate	1.85 / unit	0.65 / unit	-1.20 / unit

Alternative Vehicle Parking Rates Minimum

	Min. AVPR Parking Requirement*	Proposed	Difference
Total Required	36	26	-10
Visitor	2	4	+2
Universal	4	2	-2
Effective Rate	0.9	0.65 / unit	-0.25 / unit

*requires an approved Transportation Demand Management strategy



Applicant's Reasons for Proposed Parking

- Provision of Parking affects the overall affordability of Units
- Accessible Location (Phibbs Exchange and CapU)
- Target Clientele (Investors, First-Time Homebuyers and Students)
- Overall negative Impacts of Cars

Parking Rate Comparisons In Maplewood Area

Location	# of Residential Units	Residential Parking Rates*	Meets AVPR?
2045 Dollarton	36 rental units with commercial at grade	Residential Rental – 0.48/unit Below-Market Rental – 0.43/unit Residential Visitor - 0.06/unit	YES
Maplewood plaza	193 rental units with commercial at grade	Residential Rental (All) – 0.7/unit average Visitor – 0.1/unit	YES
Maplewood garden Phase 1	552 residential units, with commercial, live/work, and below-market	Residential and Live Work – 1.1 to 0.75/unit Visitor - 0.1/unit	YES
328-332 Seymour River Pl.	40 residential units	Residential (all) – 0.55/unit Visitor – 0.1/unit	NO

*Drawn from Zoning Bylaws approved by Council

Options for Council

- **Revise (staff recommendation):**
THAT Council direct staff to work with the applicant to revise the application to address key issues as outlined in the report, to staff's satisfaction, prior to bylaw introduction.
- **Reject:**
THAT Council is not supportive of this application as presented and that the application be rejected;
- **Proceed with bylaw introduction**
THAT Staff be directed to prepare bylaws based on the applicant's current application of density and vehicle parking rate; or
- **Other:**
THAT Council provide alternative direction to staff.