



# Development Benefits

---

## values

Progressive  
Lifestyle  
Modern

Family  
Long Term  
Home

Attentive  
High Touch

Safety  
Comfort

Thoughtful  
Intentional

SMART  
COMMUNITY  
HOSPITALITY  
SECURITY  
QUALITY



# Development Benefits

---

## A wide variety of housing options

10	bachelor suites	space & price conscious units
50	one bedroom	efficiently organized
35	one bed plus den	added living area
20	two bedroom	corner units maximizing views
5	penthouses	loft-style units for flexibility
7	townhomes	2 & 3 bdrm street front units

# Development Benefits

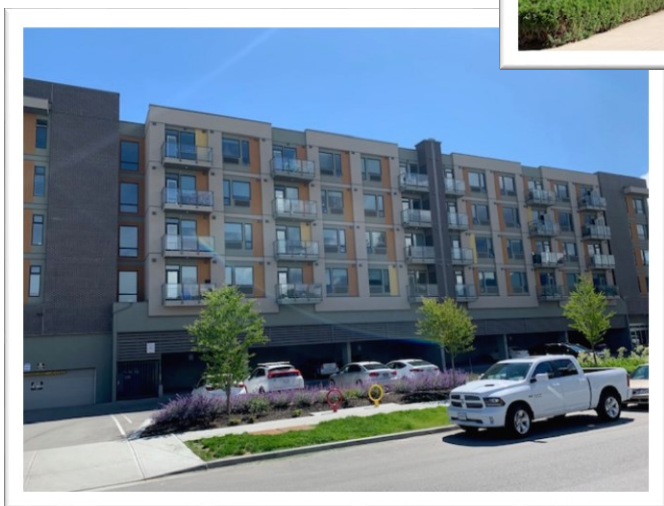
---

## smart solutions

- Fortis Commercial New Construction Incentive Program
  - New program introduced May 1<sup>st</sup> aimed at improving efficiencies beyond BC building code
- Extensive Amenities
  - Lifestyle spaces to extend the internal living areas of each home
- EV Charging Stations
  - A bank of 25 charging stations, both dedicated for residents and guest areas within the parkade
- Solar Ready
  - Photovoltaic prepared to augment common area and EV energy consumption

# Responsive to the Community

---



# Development Variances

## DVP 2 – Front Yard Set back

The allowable front yard set back in the RM6 zone is 6m. This proposal requests a variance to 2.1m.

The proposed set back is appropriate here as the development introduces street-oriented townhomes with front yard landscaping along Leon Avenue.

## DVP 4 – Landscape Buffer

At the rear yard, the landscape buffer is proposed at 1.5m from 3m. The two neighbouring parking areas do not warrant extensive landscaping and there is an appropriate transition to the public street at Harvey Ave.

## DVP 1 – Site Coverage Area

76% site area coverage is proposed from the zoning maximum of 50%.

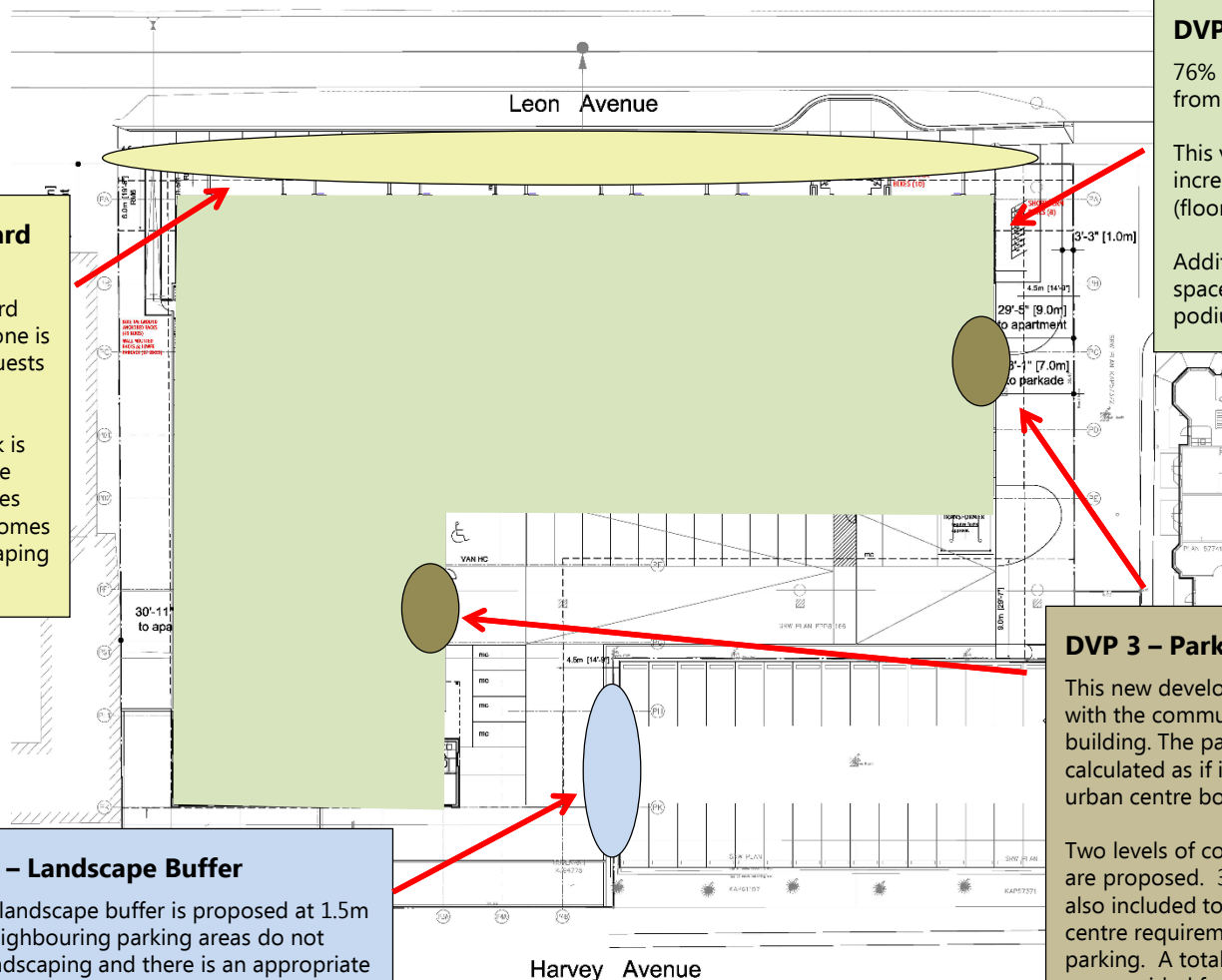
This variance is requested in order to increase density to the allowable FAR (floor area ratio) within the zone.

Additional outdoor gardens and patio spaces are provided on the 2<sup>nd</sup> level podium for residents to enjoy.

## DVP 3 – Parking Requirement

This new development will interface with the community as an inner-city building. The parking has been calculated as if it were within the urban centre boundary.

Two levels of covered onsite parking are proposed. 3 car share units are also included to meet the urban centre requirements for resident parking. A total of 164 parking units are provided for the 127 homes.





# DVP 1 - Site Coverage

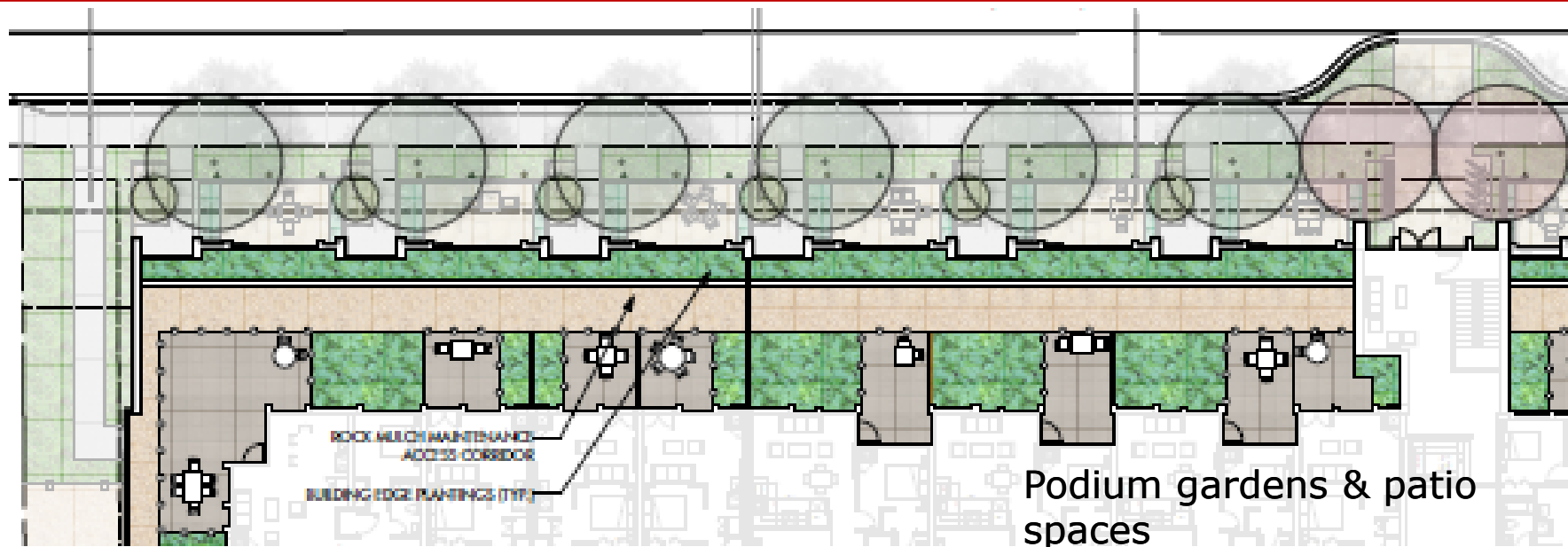
---

## Northeast elevation - Leon Avenue

Townhome units line the frontage to engage the streetscape; activated rooftops provide added outdoor space



# DVP 1 - Site Coverage

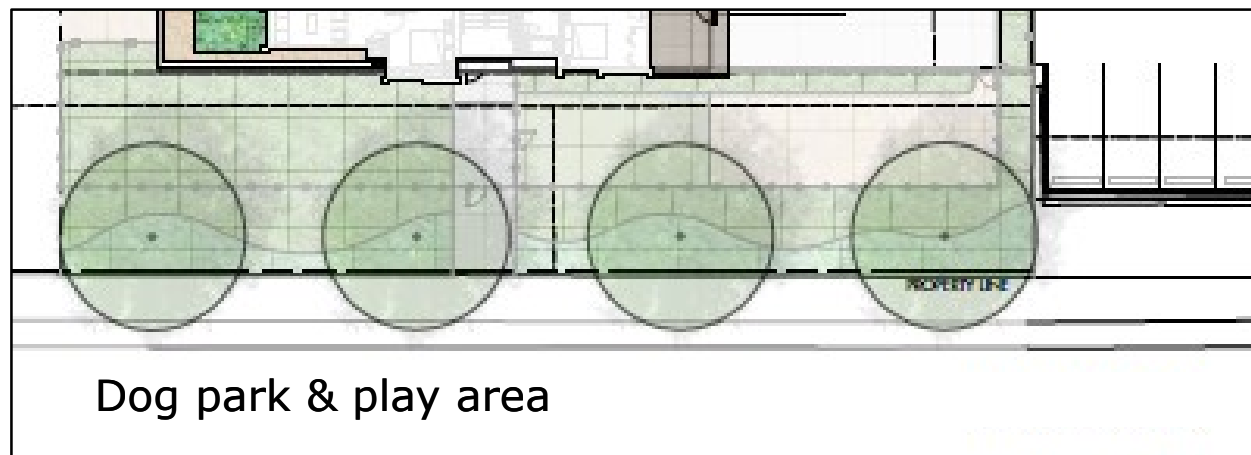


## DVP 1 – Site Coverage Area

76% site area coverage is proposed from the zoning maximum of 50%.

This variance is requested in order to increase density to the allowable FAR (floor area ratio) within the zone.

Additional outdoor gardens and patio spaces are provided on the 2<sup>nd</sup> level podium for residents to enjoy.





# DVP 2 – Front Yard Setback

---

Streetscape - inspiration image

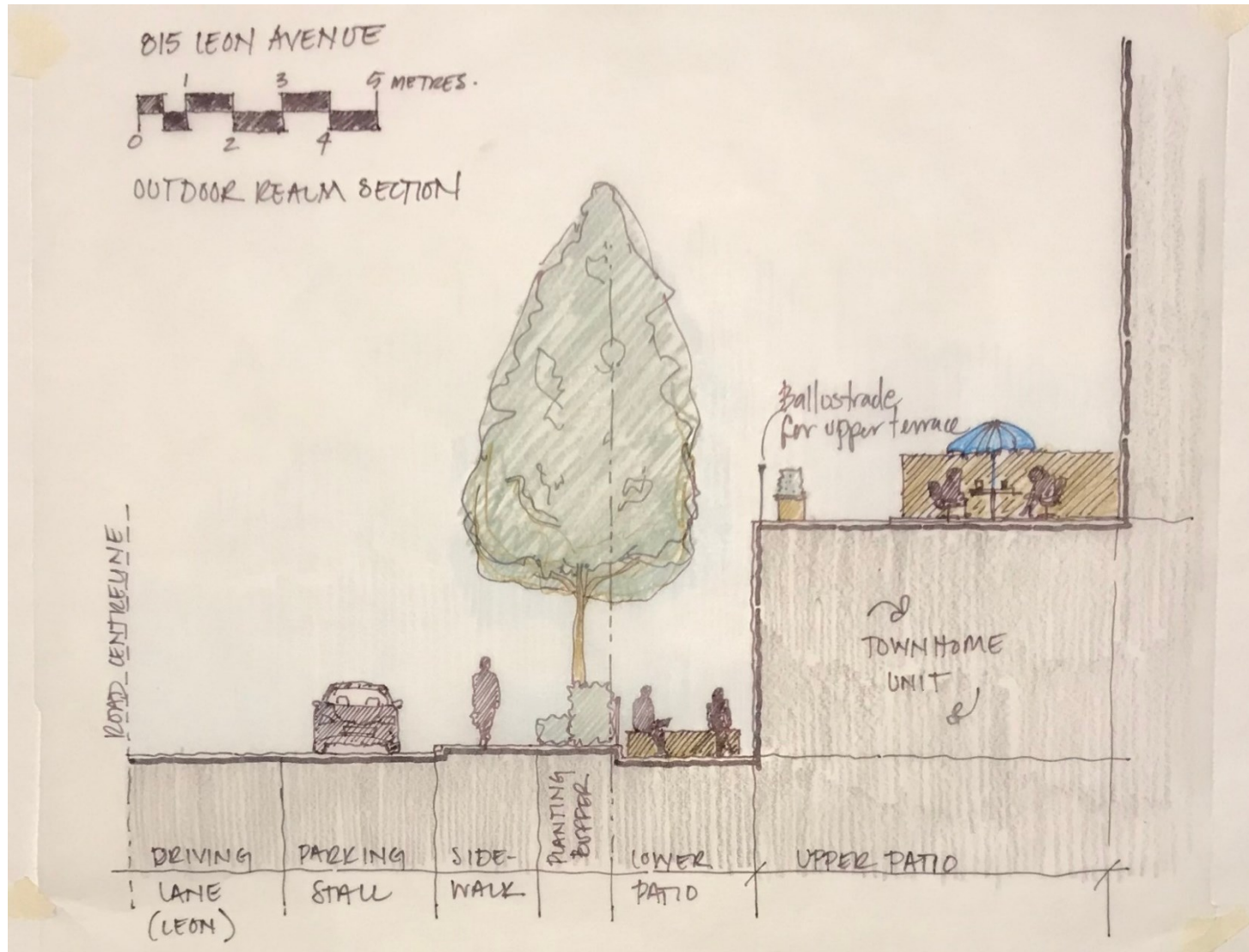


## **DVP 2 – Front Yard Set back**

The allowable front yard set back in the RM6 zone is 6m. This proposal requests a variance to 2.1m.

The proposed set back is appropriate here as the development introduces street-oriented townhomes with front yard landscaping along Leon Avenue.

## DVP 2 – Front Yard Setback



# DVP 3 - Parking Rationale

## Downtown Urban Centre

The proximity of the site to the Downtown Urban Centre has been at the core of planning vehicle movement and parking for the development. The subject property is 200 meters from the Urban Centre.

Providing full & medium size stalls and visitor parking for each home has been provided in accordance with the Bylaws outlined in the Urban Centre. The utilization of three car share vehicles is also a part of the parking plan in order to encourage residents to be less dependant on personal vehicles.



## Parking Calculation

### 815 Leon Avenue Townhomes & Apartments

Issued: Dec 13, 2019

#### Urban Centre Parking Calculation

Unit Type	No of stall	No of unit	Required
bachelor	0.90	10	9
1 bed	1.00	50	50
2 bed	1.25	63	79
3 bed	1.50	4	6
<b>Total</b>		<b>127</b>	<b>144</b>

Parking Summary	Outside Urban Centre	Within Urban Centre	Proposed
bachelor	10	9	
1 bed	63	50	
2 bed	94	79	
3 bed	8	6	
<b>Sub-total Residential</b>	<b>175</b>	<b>144</b>	<b>129</b>
Visitor	18	18	18
<b>Subtotal</b>	<b>193</b>	<b>162</b>	<b>147</b>
Bonus - 3 car shares	15	15	15
<b>Total</b>	<b>178</b>	<b>147</b>	<b>162</b>



## DVP 3 – Car share Implementation

---

### DVP 3 – Parking Requirement

This new development will interface with the community as an inner-city building. The parking has been calculated as if it were within the urban centre boundary.

Two levels of covered onsite parking are proposed. 3 car share units are also included to meet the urban centre requirements for resident parking. A total of 164 parking units are provided for the 127 homes.

- 1<sup>st</sup> car** EV car parked onsite with a dedicated charging station.
- 2<sup>nd</sup> car** MODO vehicle parked along Leon Ave between Ethel & R
- 3<sup>rd</sup> car** MODO vehicle parked within the Urban Centre beyond 100m of the development.

As demand increases at the Leon Ave location, this vehicle will be repositioned at a dedicated parking stall onsite.



# DVP 4 – Landscape buffer

Perspective  
'A'



Perspective  
'B'

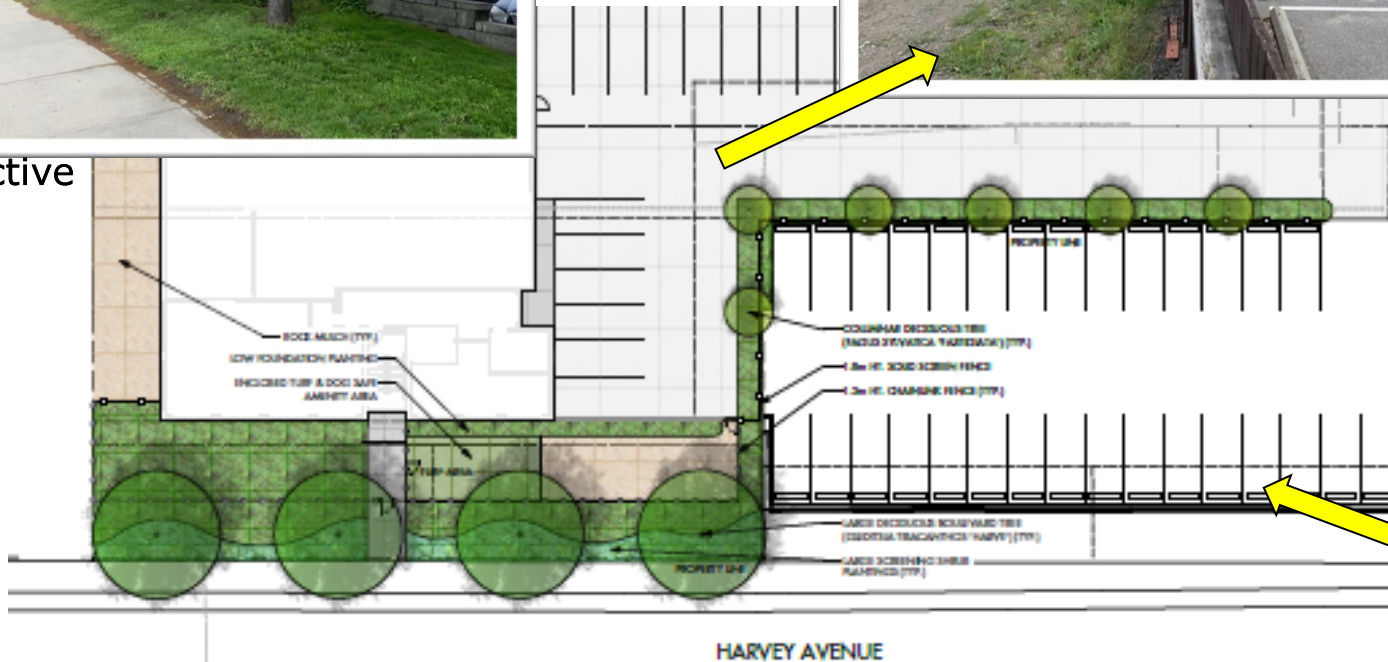
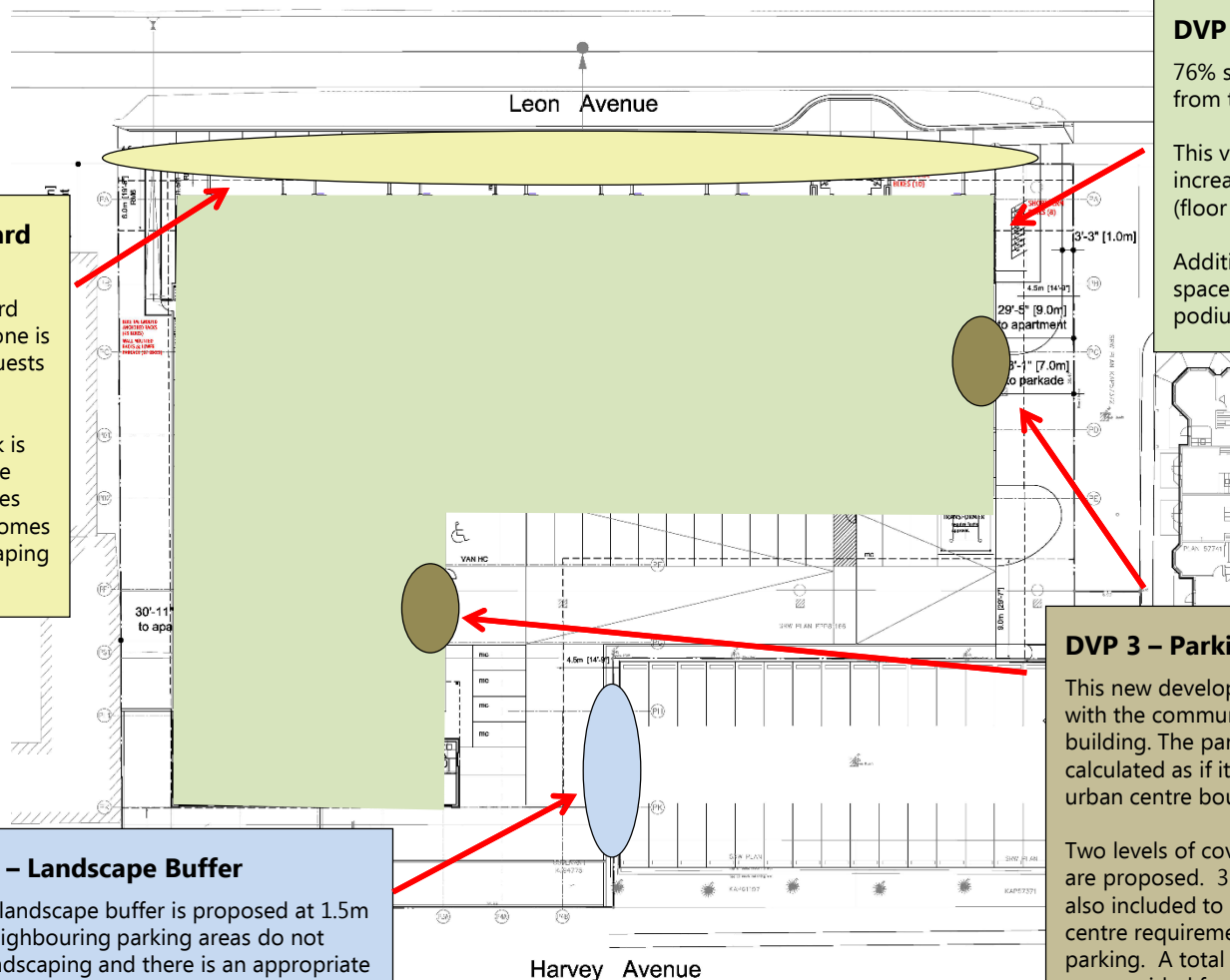


Image 'B'

# DVP summary



## DVP 2 – Front Yard Set back

The allowable front yard set back in the RM6 zone is 6m. This proposal requests a variance to 2.1m.

The proposed set back is appropriate here as the development introduces street-oriented townhomes with front yard landscaping along Leon Avenue.

## DVP 4 – Landscape Buffer

At the rear yard, the landscape buffer is proposed at 1.5m from 3m. The two neighbouring parking areas do not warrant extensive landscaping and there is an appropriate transition to the public street at Harvey Ave.

## DVP 1 – Site Coverage Area

76% site area coverage is proposed from the zoning maximum of 50%.

This variance is requested in order to increase density to the allowable FAR (floor area ratio) within the zone.

Additional outdoor gardens and patio spaces are provided on the 2<sup>nd</sup> level podium for residents to enjoy.

### DVP 3 – Parking Requirement

This new development will interface with the community as an inner-city building. The parking has been calculated as if it were within the urban centre boundary.

Two levels of covered onsite parking are proposed. 3 car share units are also included to meet the urban centre requirements for resident parking. A total of 164 parking units are provided for the 127 homes.





