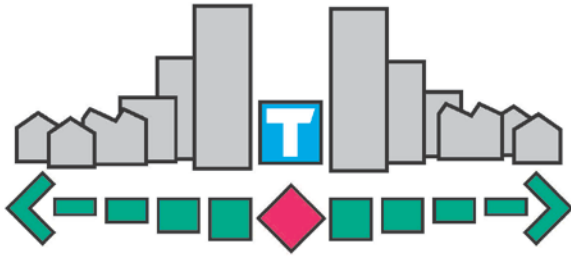




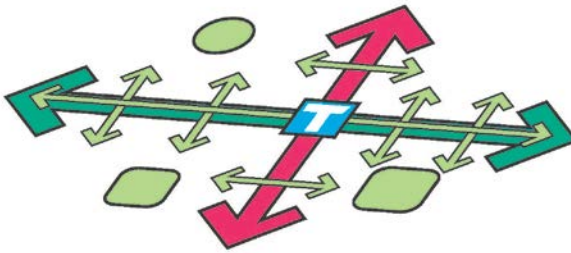
Joyce-Collingwood Station Precinct Plan

Zoning Amendments:
RM-7AN and RM-9BN Districts

Public Hearing
September 20, 2016



Transition heights from transit



Increase neighbourhood connectivity



Create vibrant streets

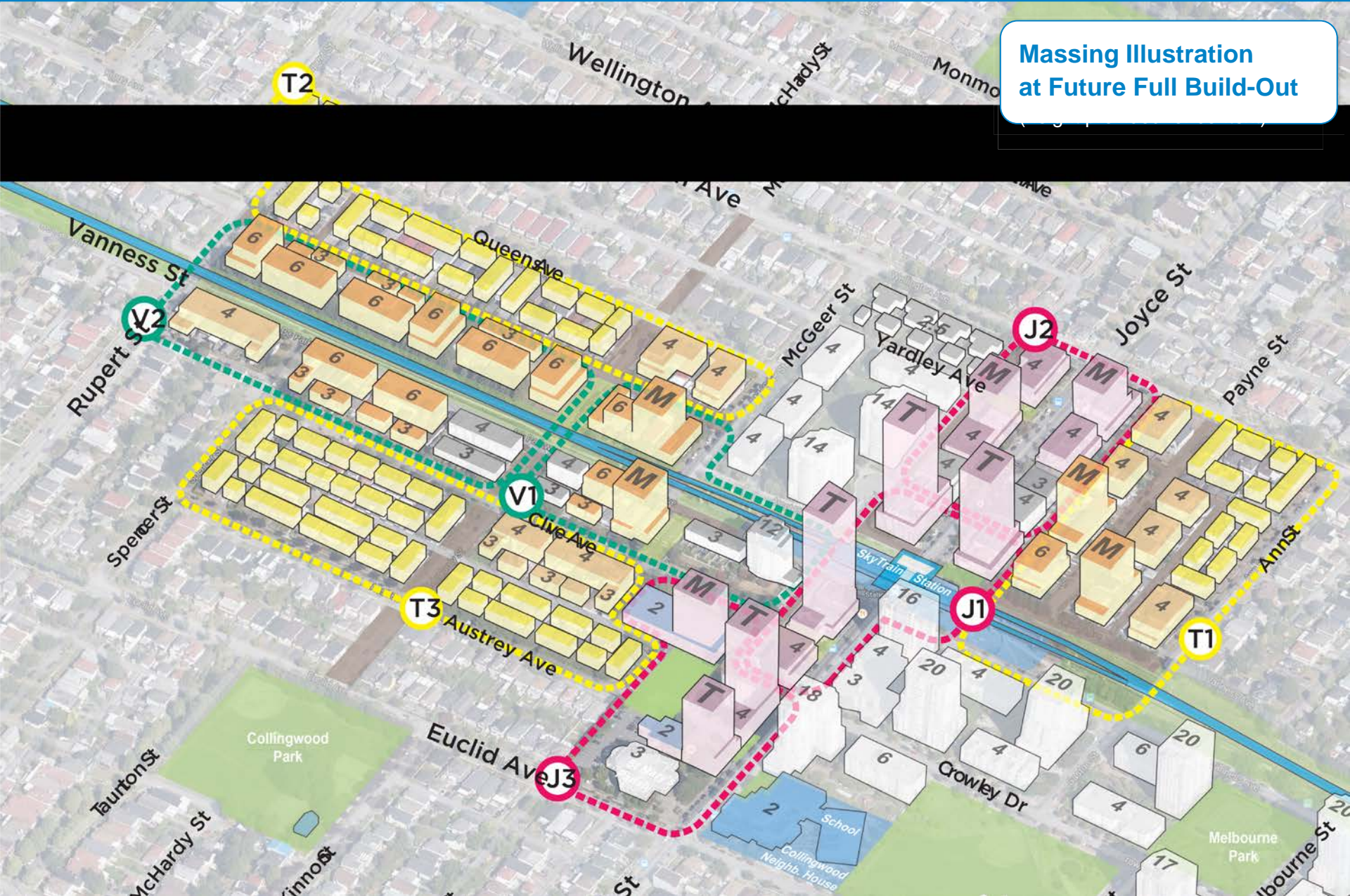
Aspirations

- Create more compact, mixed-use and walkable development around the SkyTrain station
- Create a more active, vibrant local shopping street
- Create a more physically and socially connected neighbourhood with opportunities for improved public life
- Create more opportunities for housing including family housing
- Review and prioritize neighbourhood needs to respond to growth

- Amend the Zoning and Development By-law
 - Create new zoning in JC Precinct Plan area
- Rezone properties
 - From RS-1 to RM-7AN (duplex/townhouse)
 - From RS-1 and CD-1 to RM-9BN (apartment)

JC Precinct Plan – Massing Illustration

Massing Illustration
at Future Full Build-Out



New Zoning in JC Precinct



- Streamline development application process
- Deliver diverse housing choices and affordability levels

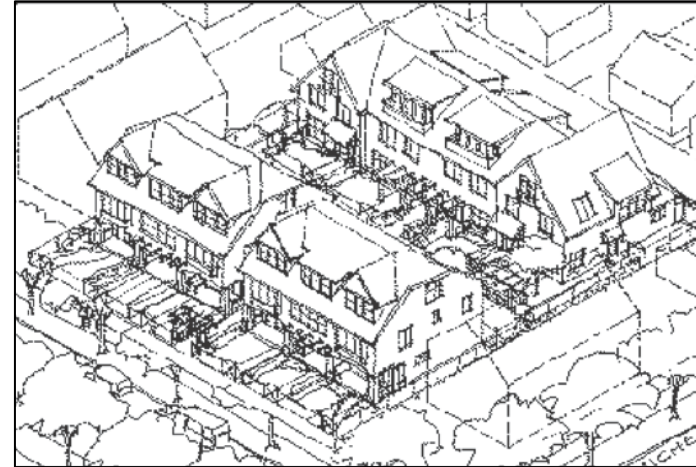


Characteristic	Zone	Regulation
Height		
Duplex, triplex	RM-7AN	10.7 m (35 ft.) and 2.5 storeys
Townhouse	RM-7AN	11.5 m (37.7 ft.)
Apartment	RM-9BN	13.7 m (45 ft.) and 4 storeys
Density		
Duplex	RM-7AN	0.85 FSR
Townhouse	RM-7AN	0.9 – 1.2 FSR
Apartment	RM-9BN	2.0 FSR

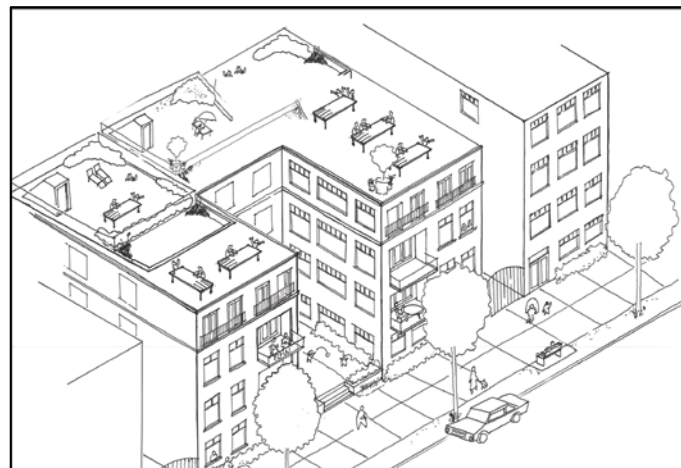
Note: Development rights in existing RS-1 zoning would be retained in both RM-7AN and RM-9BN.



Stacked townhouses (RM-7AN, RM-9BN)

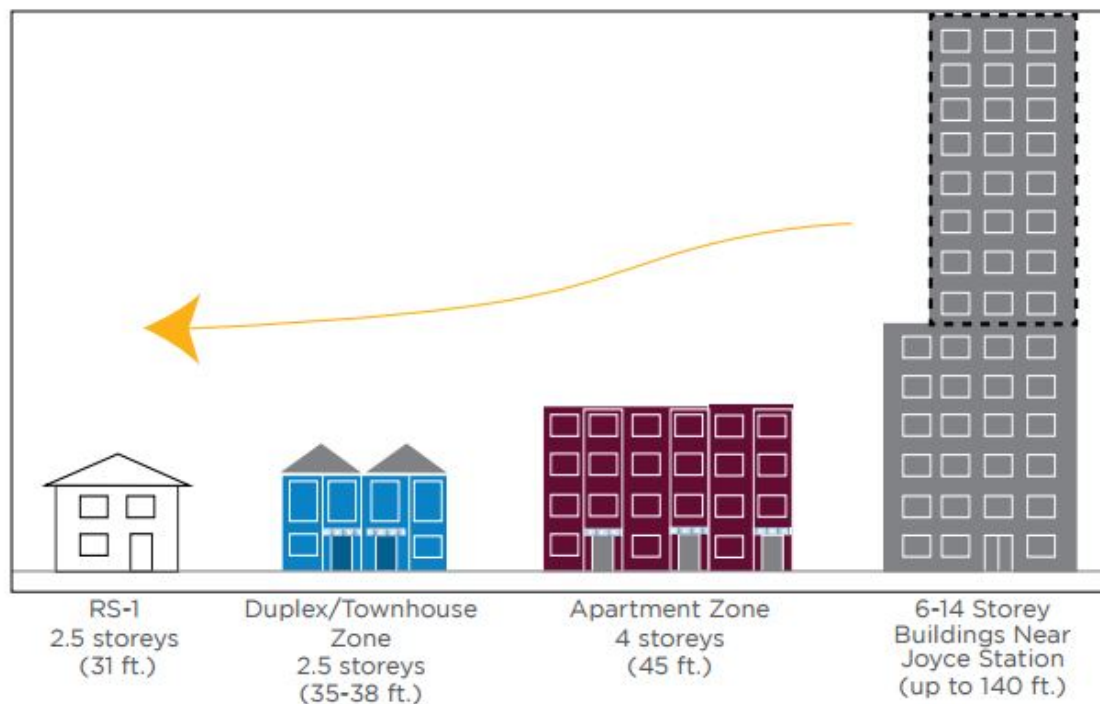


Courtyard rowhouses (RM-7AN, RM-9BN)

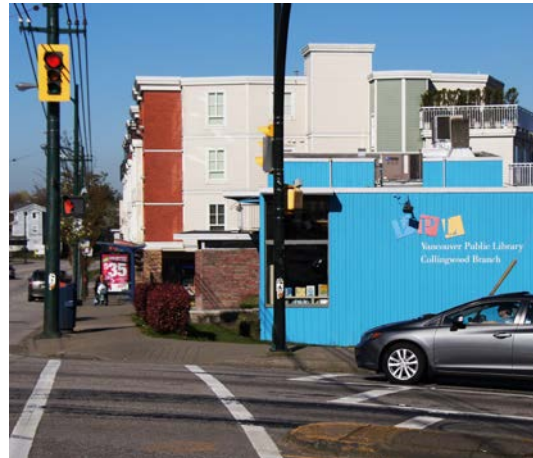


Apartments (RM-9BN)

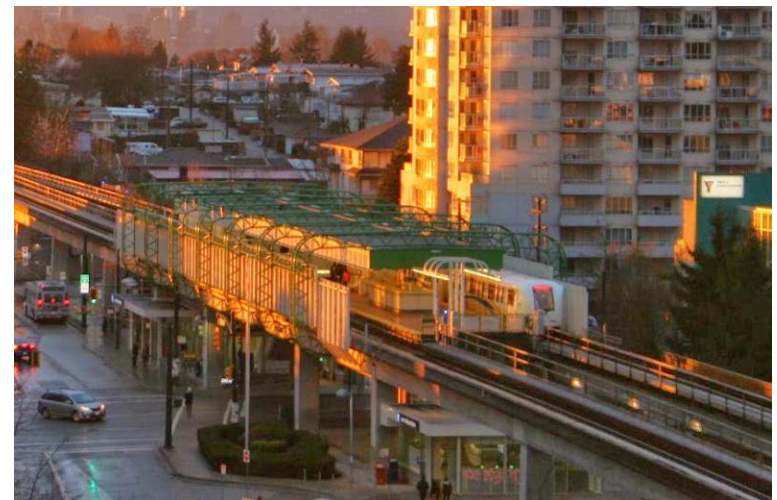
- Proposed zoning amendments meet the intent of the JC Precinct Plan



- RM-9BN:
 - “Density Bonus Zone”
- Amenities delivered as per Public Benefits Strategy



- RM-7AN and RM-9BN
 - Enhanced noise requirements to address regular noise from SkyTrain



- Amend the Zoning and Development By-law
- Rezone properties
 - From RS-1 to RM-7AN
 - From RS-1 and CD-1 to RM-9BN

Questions