

5264 Sherbourne Drive

Rezoning Application No. RA000375

1034584 B.C. LTD c/o Jason Burrows



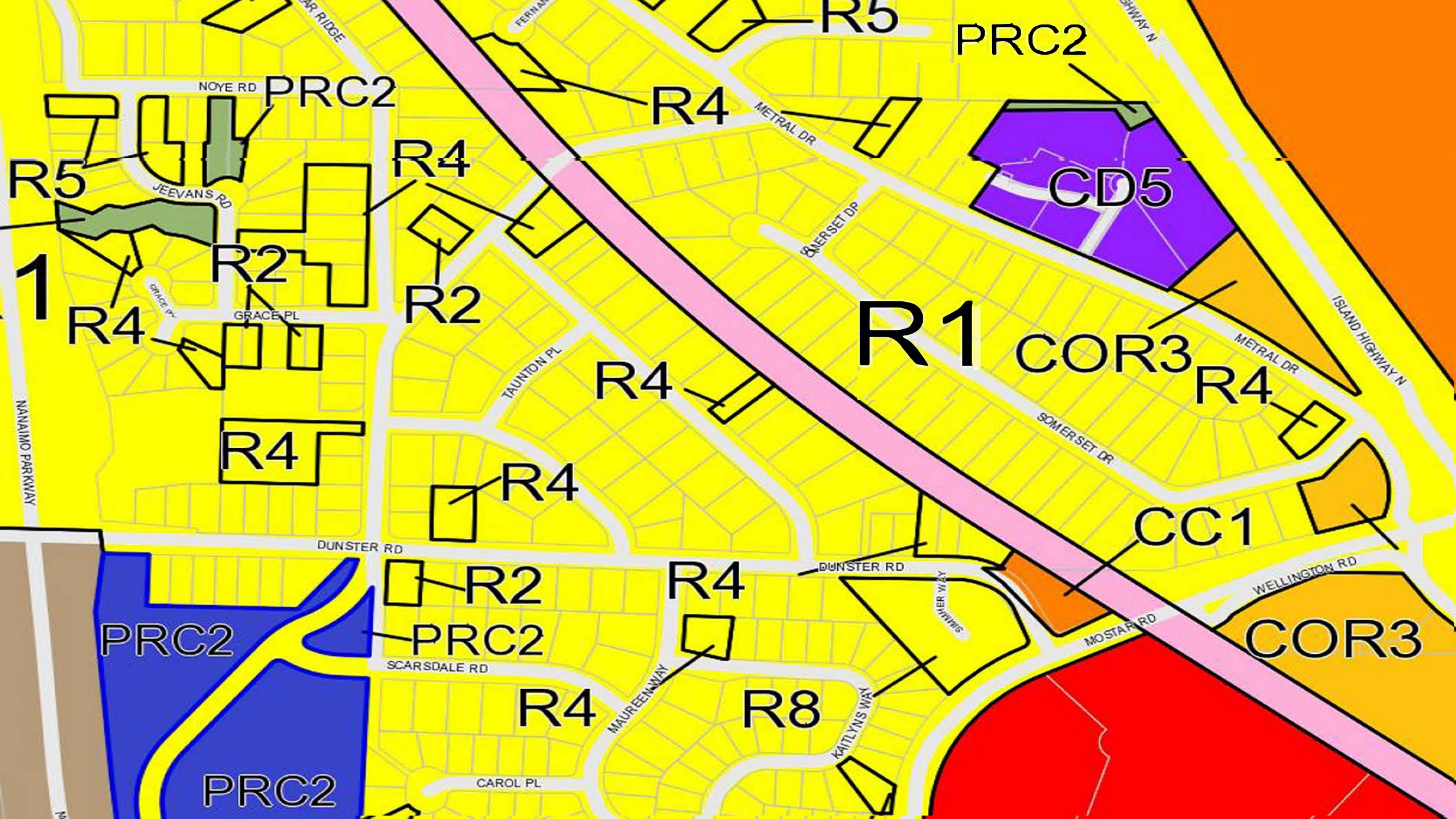
Current Zoning

- Single Family Residential R1
- Bare Land



Current Neighborhood

- There are curbs and sidewalks in front of 5250, 5248 and 5244 Sherbourne drive.
- The surrounding neighborhood is a mix of Single Family R1, Duplex R4, Small lot R2, Three & Four unit residential R5, Medium density Residential R8, Local service Centre CC1
- There is a great variety of housing and density in the surrounding area



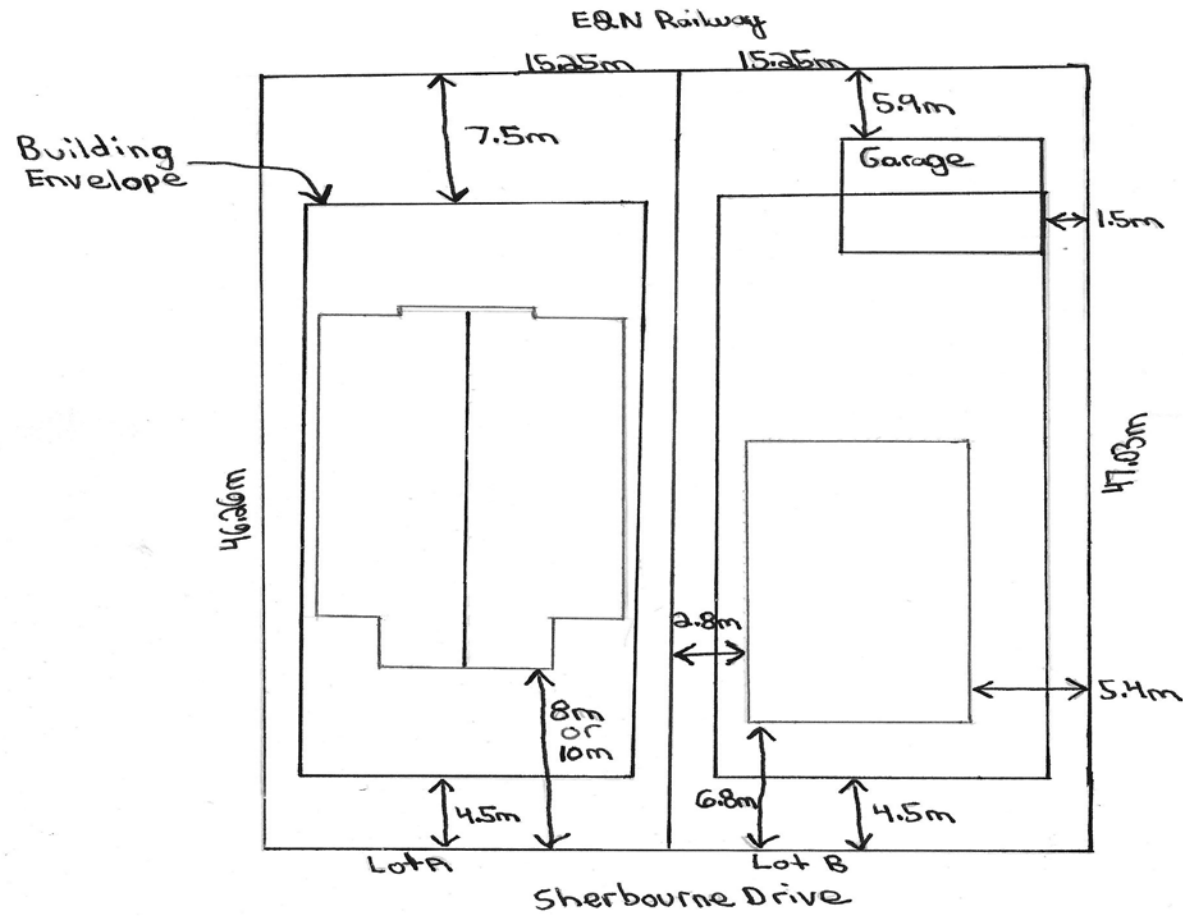
Fulfills OCP Requirements

- Residential densities from 10 to 50 units per hectare, in two to four storey building forms, will be supported in neighborhoods.
- The proposed concept equates to a density of 28 units per hectare, which falls within the neighborhood density range
- Developable land for future growth in the City lies within existing neighbourhoods like Sherbourne
- Increases housing choices & livability of existing neighborhood
- Encourages attractive, pedestrian oriented housing
- Proposed development meets the policy objectives of the OCP

Proposed Rezoning

- Lot A is 707.6m²
- Change zoning to R4 Duplex
- Build one attached Duplex
- Install Curb and sidewalk in front of property
- Already upgraded transformer, pole and line
- Hydro for both lots is all underground, no overhead wires
- Upgrading storm/sewer services, rock pits for drainage

Lot Layout



Duplex Plan

- Finished Duplex will be fully landscaped
- Appliances, quality finishing's & fenced yard
- Owner occupied target
- Duplexes are family homes
- Turn key ready
- Creates variety
- New homes at an affordable price
- Enhancement to property

Sample Duplex Plan









5709

5711





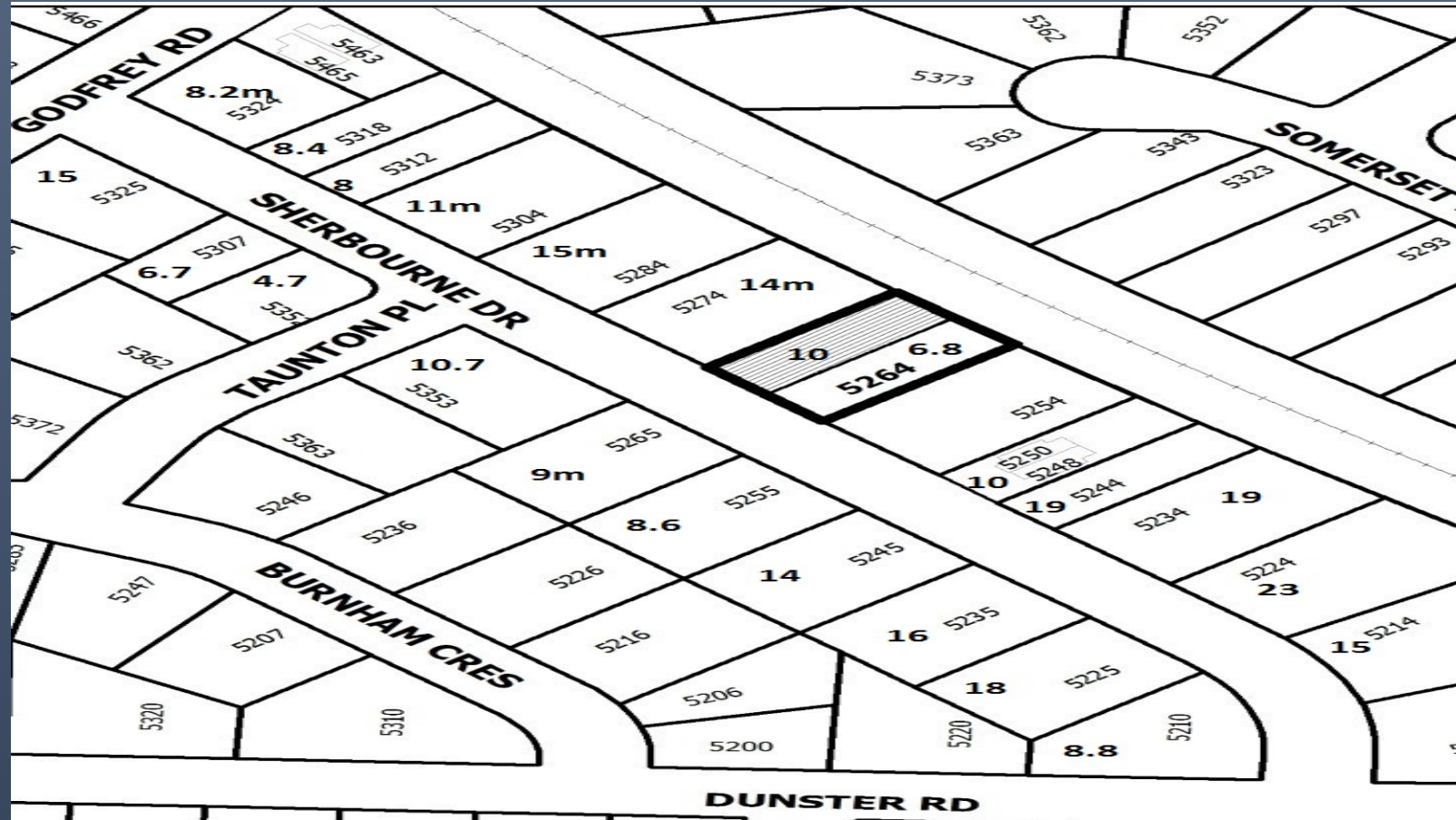
Impact to Neighbourhood

- Total construction period 6-8 Months
- New homes will be an attractive addition to the neighbourhood
- Create more housing options in a diverse neighbourhood
- Safer walking on sidewalks

Neighbourhood Concerns

- Existing houses are single family and setback on large lots
- Noise (peaceful neighbourhood)
- Loss of green space
- Parking/Traffic
- Would rather see 1 Duplex
- Negatively effect neighbourhood
- Somerset address “increase people, noise, traffic”. Train tracks behind property are 10 ft high and 98ft between the property lines with large trees.

Average House Setback 12m/39ft



Rear View



Addressing Neighbourhood Concerns

- There are 2 driveways, 2 garages on a duplex. Ample parking with no overflow
- Only one garage for a single family house with a suite.
- More green space having both lots landscaped. 140 parks in town, plenty of green space
- The same amount of traffic/noise is created with suites if not more
- 5304 Martial Arts Business, 5250 Hair Salon, 5245 three businesses are we concerned about the traffic from these?
- Houses with suites can have high turnover, more vehicles, non owner occupiers who care less (negative affect to neighbourhood)
- A new building fully landscaped and fenced will complement neighbourhood
- Side yard setbacks are to city requirements, front/back setbacks are well within requirements

Summary

- Fulfills or exceeds all objectives and policies of the OCP
- Meets all city requirement
- Fits into the character of the neighbourhood
- Offers new homes at an affordable price
- Gives options to people that want a smaller home without a suite
- Diverse neighbourhood
- Neighbours wanted one duplex not two
- Very high demand for multi family housing