

An aerial photograph of a suburban neighborhood. In the center, there is a large, green, irregularly shaped area that appears to be a golf course or a large park, surrounded by trees and some buildings. To the left and right of this central area are residential streets with houses. The houses have dark roofs and are arranged in rows. The streets are paved and have some greenery along the edges. The overall scene is a mix of natural and built environments.

# 2089 Champions Way

Variance Request Overview

# agenda

- Introduction to 360 Pacifica / Terracap
- site context
- our vision for the site
- maximum development permitted under bylaw – illustrated
- overview of variances requested
- proposed development with variances – illustrated
- draft site plan concepts with variances in place

# 360 pacifica / terracap

## TERRACAP

- Based in Toronto and led by CEO Larry Krauss, The Terracap Group of Companies is a fully integrated owner, developer and operator of high-quality real estate assets across North America. In their 30-year history, Terracap has built a portfolio of over 100 real estate holdings are diverse which include multi-residential properties, development lands, retail, office, industrial and hotel properties.

## 360 PACIFICA

- Based in Montreal and led by CEO Robin Conners, 360 Pacifica is a real estate development company with capabilities in planning, development, and the operation of large scale residential, mixed-use, and hospitality projects across the globe.

## ONE BEAR MOUNTAIN

- 360 Pacifica and Terracap partnered to design, develop, and deliver One Bear Mountain – a beautiful 209-unit residential tower in the heart of Bear Mountain. The project is currently over 85% sold and actively being constructed.

site context



# site context overview









Existing Site Champions Way



Existing Site Champions Way



Existing Site Champions Way



Existing Site Champions Way





# vision

## **To deliver a multi-family alternative to a 6-storey condo apartment building**

- 3-to-4-bedroom units with 3 bathrooms, a true single-family alternative
- A private 2 car garage
- Generous living space both indoors and outdoors
- Unfettered lifestyle (no maintenance)

## **To create architecture that works with the context and celebrates the site's unique character**

- Work with grades to create an interesting setting
- Preserve many of the existing trees
- Provide more open greenspace & soft landscape on the site
- Hide the vehicles from sight and reduce exposed hardscape (reduced heat island effect)
- Create a micro-neighbourhood within the established community

maximum development illustration



# maximum development illustration

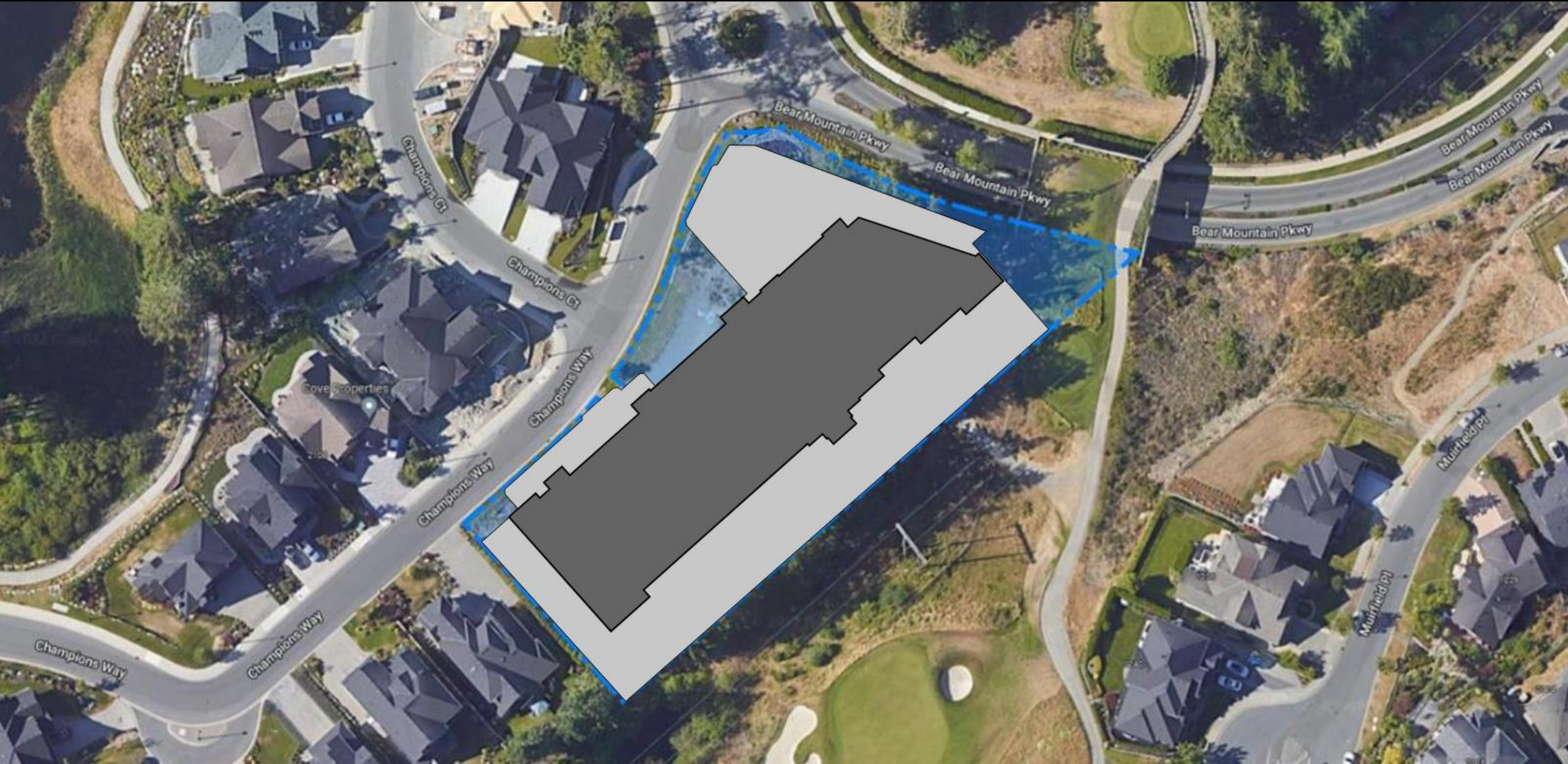
## **RCBM2 Zoning**

- The site falls under the Schedule O-3, Area E1 (500 total units of density)
- This site was allocated with 150 units of the 500 total.
- The site also falls within Schedule O-2, Area 2 for height and density calculations
  - 6-storeys of exclusively residential area
  - Max FSR of 7.0 with underground parking
- Given these bylaw definitions, the maximum development the site can yield is a 6 storey, multi-family apartment building, with 150 units in density with a max FSR of 7.0, and the setbacks as described below:
  - 0.0 m (0.0 ft) front lot line – this is the parkway
  - 7.5 m (24.6 ft) any side lot line
  - 10.0 m (32.8 ft) rear lot line
  - Zero lot line for underground parkade





# maximum density illustration - site



proposed development illustration



# proposed development illustration

## **RCBM2 Zoning**

- Same classifications, but density and height are calculated differently for townhomes
  - Max density is based on “Units per Area”
    - This calculation is 1 unit / 285sm of site
    - $6227.38 / 285 = 22$  units
  - Height is based on a physical measurement from average grade
    - 9m is the height restriction
- Setbacks for Townhomes are as below:
  - 6.0 m (19.7 ft) front lot line – this is the parkway
  - 6.0 m (19.7 ft) interior side lot line
  - 7.5 m (24.6 ft) exterior lot line – this is Champions Way
  - 10.0 m (32.8 ft) rear lot line

# proposed development illustration

## **Variances Requested**

- Max density Variance
  - To reduce the area required per unit to allow for 29 townhomes (from 22)
- Height Variance
  - Based on average grade, one townhome building of the 6 exceeds 9m by approximately 0.45m (18").
- Setbacks
  - We are proposing setback revisions for all 4 to allow for the layout proposed in the report





# proposed development illustration - site





site plan with variances

