

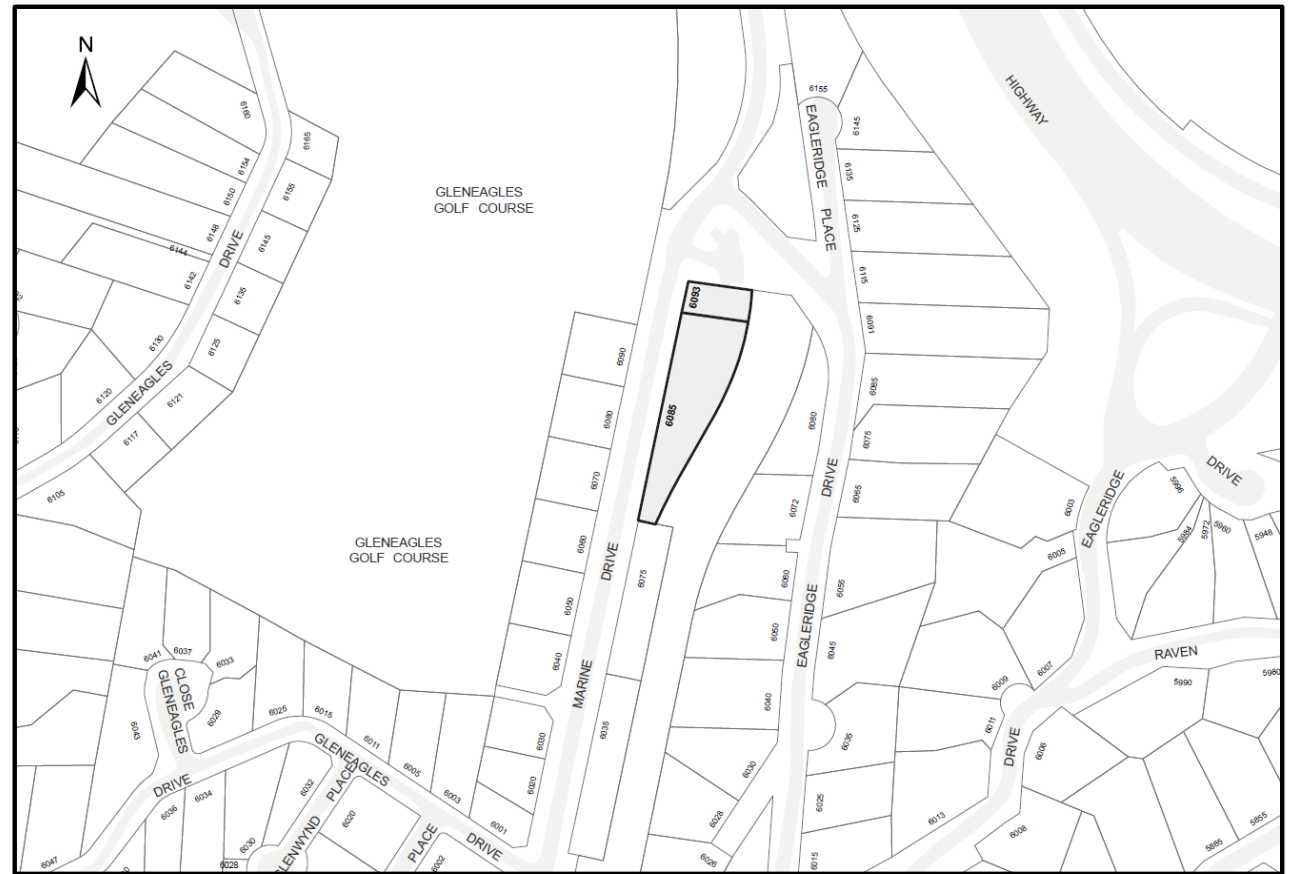
6085 & 6093 Marine Drive

Public Hearing

February 23, 2026

Site Context

- Two properties totalling 2,850 sq m
- Decommissioned Telus building
- Bounded by:
 - DWV Parking Lot (North)
 - Single Family Dwelling (South)
 - Seaview Walk / Spirit Trail (East)
 - Marine Drive (West)
- Current access via parking lot
- Steep slope east site of property, leading up to the trail



- Majority of lot is dominated by mature conifers (along with invasive plants)
- Bus Stop (#250) adjacent to site (westbound to HSB)

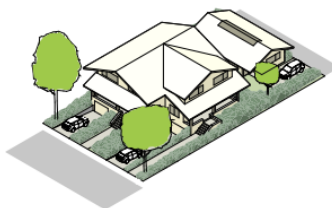
The Proposal

- 12-unit Townhouse Development
- FAR 0.70
- 3 storeys
- Underground parking (2 spaces / unit)
- Surface visitor parking (3 spaces)
- Building design, materials and articulation in response to surrounding area
- New frontage works including sidewalk, formalized & accessible bus stop
- Invasive species removal adjacent trail area
- No cash CAC applicable

OCP Policy

- Policy 2.1.5: Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes by:
 - Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character; and
 - Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.

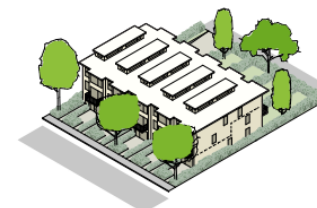
The following illustrations show examples of triplex, rowhouse and townhouse units—some of the missing middle housing types provided for in this plan.



Triplices can be achieved by allowing existing homes to stratify into small units, or by allowing duplex with a coach house.



The traditional rowhouse consists of units arranged side by side, each with their own front door and outdoor area.



Stacked townhomes expand upon the rowhouse concept with one unit placed above another.

(Images provided for illustrative purposes only)

OCP Assessment

Staff assessment is that the proposal is appropriate and supportable based on:

- Consistency with OCP Policy 2.1.5;
- Responds to the development permit guidelines;
- Supported by Council's strategic objective to expand a diverse housing supply; and
- Provides a suitable “missing middle” development within the Gleneagles neighbourhood that is close to the community centre and the Seaview Walk / Spirit Trail and is supported by transit

Planning Committee

April 23, 2025 recommendation:

1. For the proposed roof design ensure that the design works for both the exterior expression and view from Seaview Walk trail users and for the livability of the dwelling units;
2. Design development to consider improvements to the expression and design of the overall proposal; and
3. Ensure that the proposed high quality of the materials are maintained in the overall design.

Applicant responses:

1. Roofline Adjustments
2. Shifted roof stop transitions to centreline of each unit
3. Materials to be confirmed at BP (secured in DP)

Public Information Meeting

- October 30, 2024: On Preliminary Proposal (prior to formal application)
- May 13, 2025: On formal application
 - Feedback was generally supportive:
 - Delivery of housing diversity
 - Design and fit
 - Proximity to community amenities
 - Timely delivery
 - Various other features
 - One response expressed concern:
 - Affordability
 - Visitor parking
 - Process transparency

Recommendation

Subject to public input and subsequent closure of tonight's public hearing, staff's recommendation is that the application be given second and third readings.

Prior to adoption of the proposed amending bylaws and approval of the development permit, the following precedent conditions require completion:

1. MoTT approval on the rezoning bylaw;
2. Registration of a development covenant to secure works and services; and
3. Confirmation of appropriate utility servicing.

Thank You!
Questions?

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