

Preliminary Development Proposal

660 Duchess Avenue

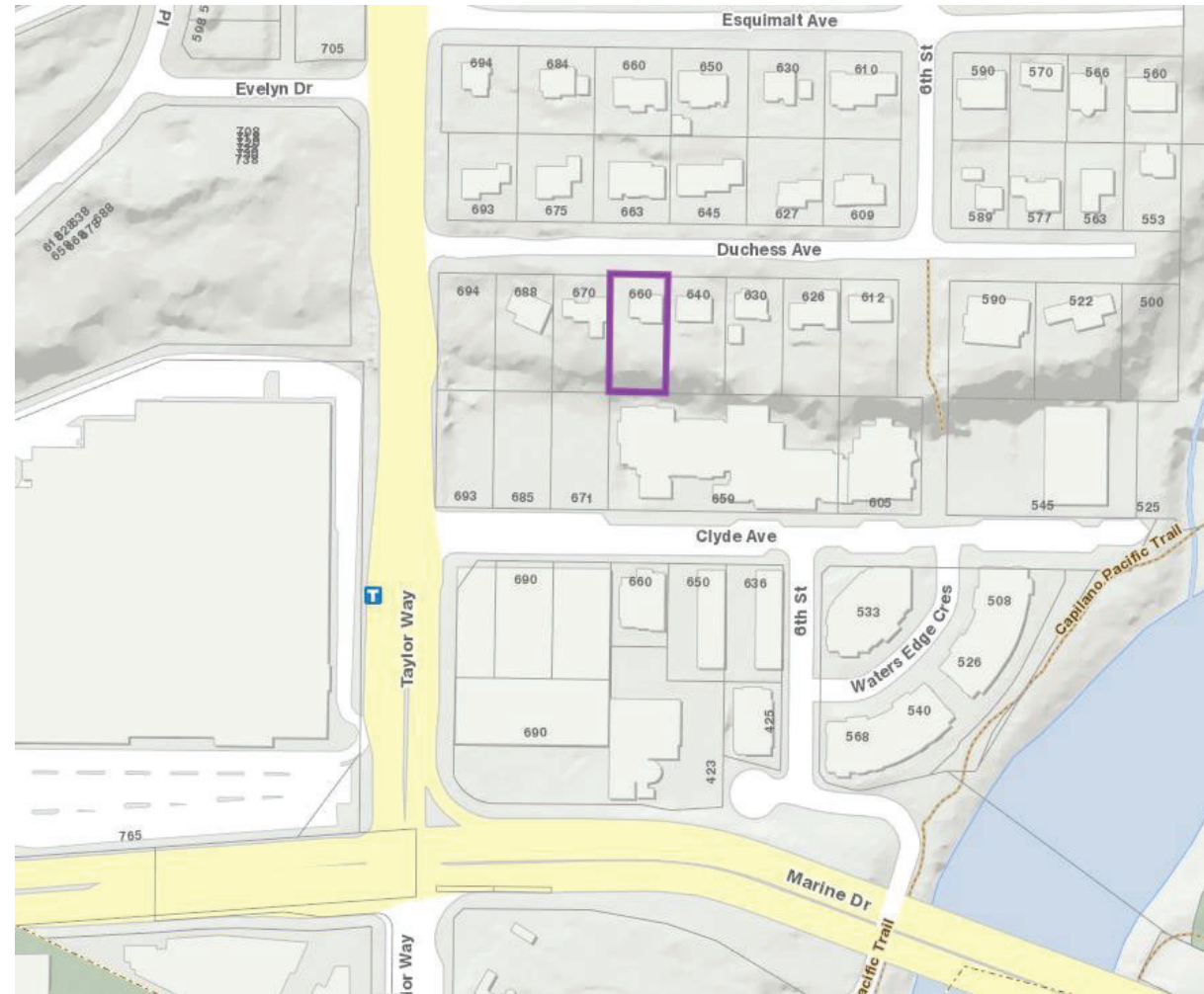


Council Meeting

March 24, 2025

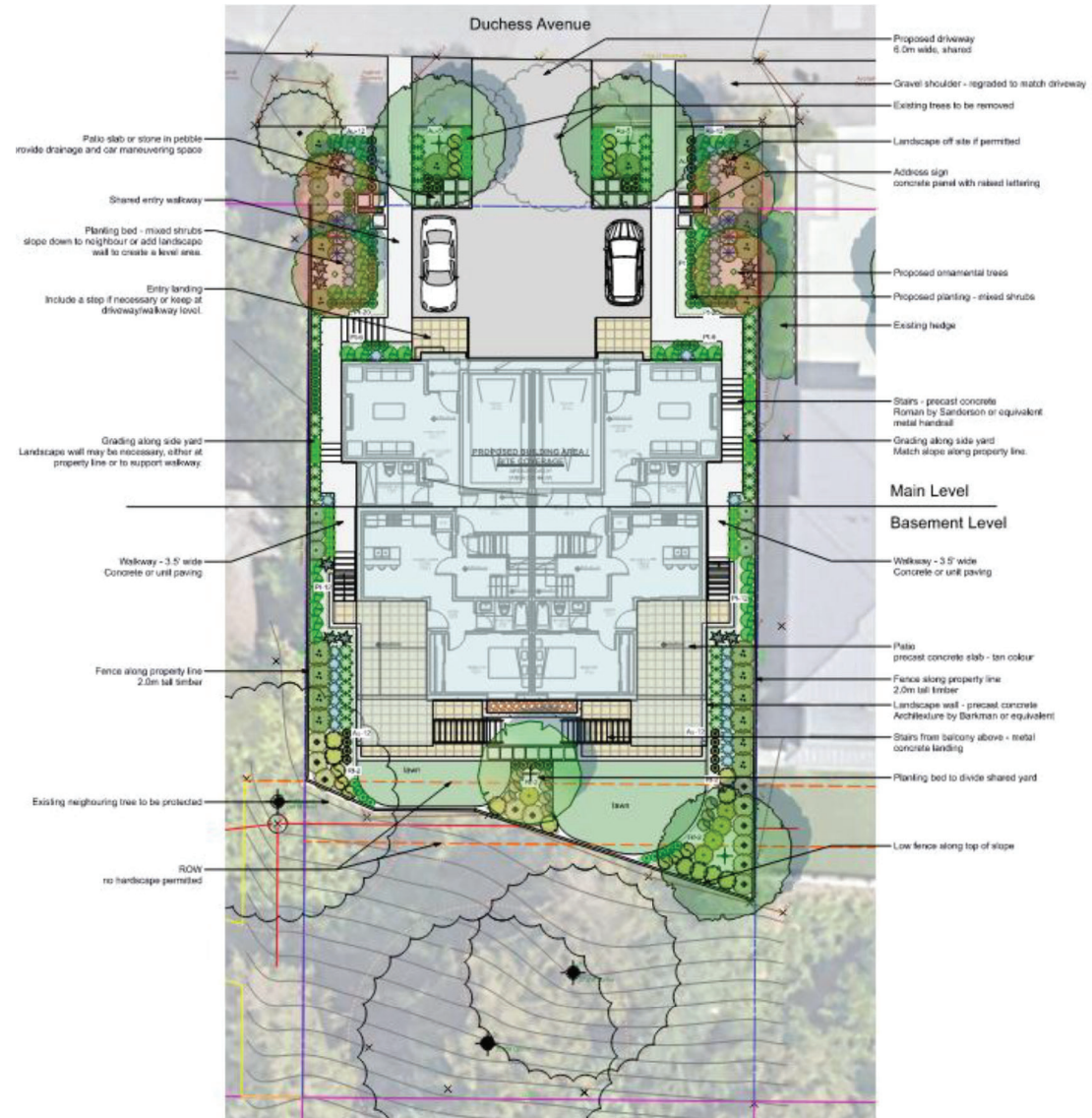
Site and Context

- 1 mid-block lot on south side of Duchess Avenue
- Taylor Way 68 m to the west
- Park Royal Shopping Centre 95 m to the west
- Marine Drive 165 m to the south
- Amica Senior Living Residences directly adjacent to the south
- Surrounded by single family residential development to the north, east, and west



The Proposal

- 4 total units
 - 2 duplex units
 - 2 secondary suite units
- Floor Area Ratio (FAR): 0.57
- Total net floor area: 579.24 m² (27,600 ft²)
- Building Height: 7.62 m
- Number of Storeys: 2 + basement
- Parking: 4 total spaces (2 enclosed + 2 outdoor)
- Site landscaping & outdoor patio spaces



Relevant OCP Policies and Staff Analysis

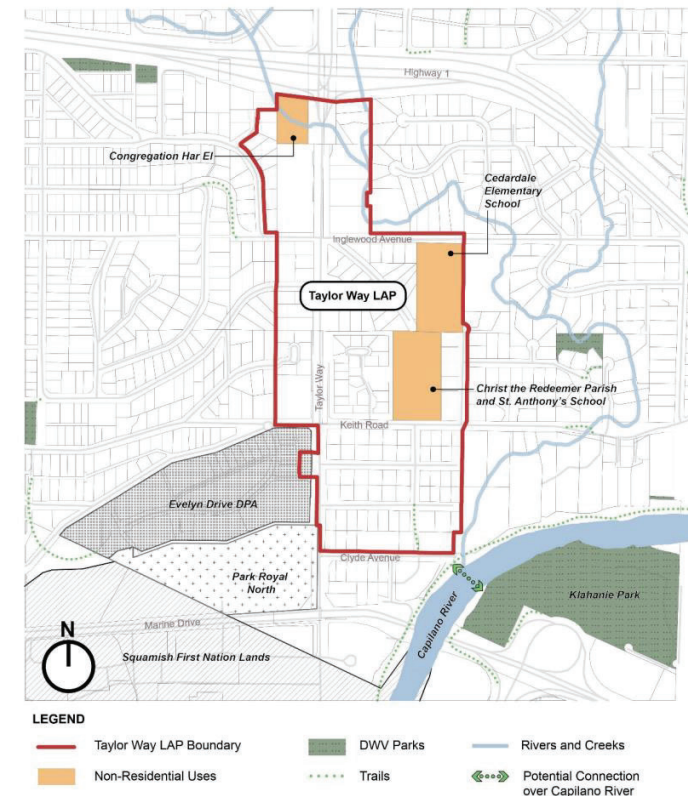
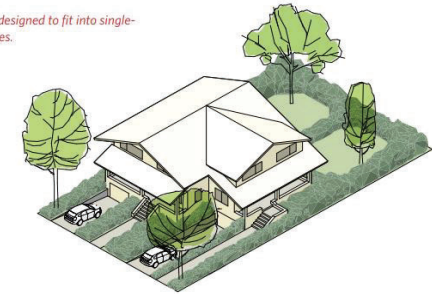
Official Community Plan

- OCP Policy 2.1.3 – Consideration of site-specific rezoning applications to expand opportunities for duplex housing
- OCP Policy 2.1.13 – Create capacity for 500-600 net new units through the Taylor Way Local Area Plan (LAP)
- OCP Policy 2.1.14 – Prepare local area plans by confirming boundaries of the study area, and determining densities, heights and building forms that respond to neighbourhood context

Staff Analysis

- Development of a duplex would preclude consideration of a full range of housing types through the Taylor Way LAP planning process on a site near transit and services
- Development of a duplex on the subject site before completion of the LAP could negatively impact the ability to advance OCP Policies 2.1.13 and 2.1.14 in providing new housing units through context-appropriate development

Duplex
Duplexes can be designed to fit into single-family streetscapes.



Recommendation

THAT the preliminary development proposal for 660 Duchess Avenue not proceed not proceed for consideration prior to adoption of the Taylor Way Local Area Plan.

Thank You!
Questions?