

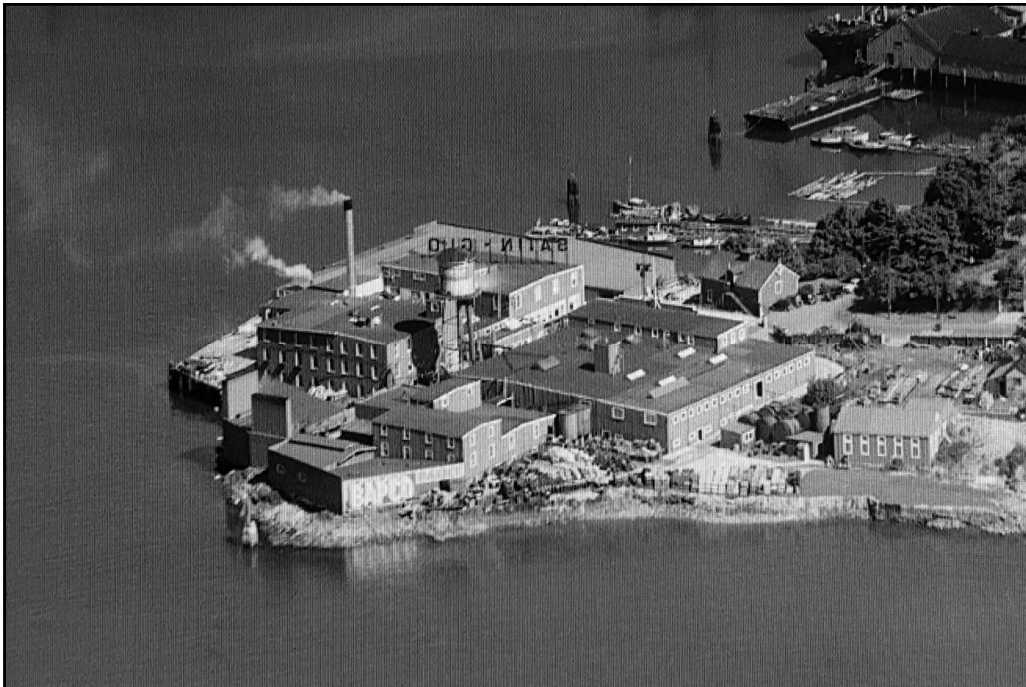


 Inn at
Laurel Point

Laurel Point

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1



 Inn at
Laurel Point

Laurel Point before

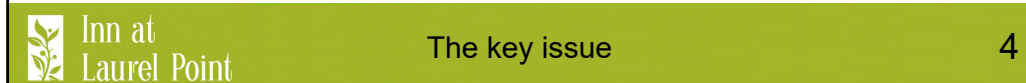
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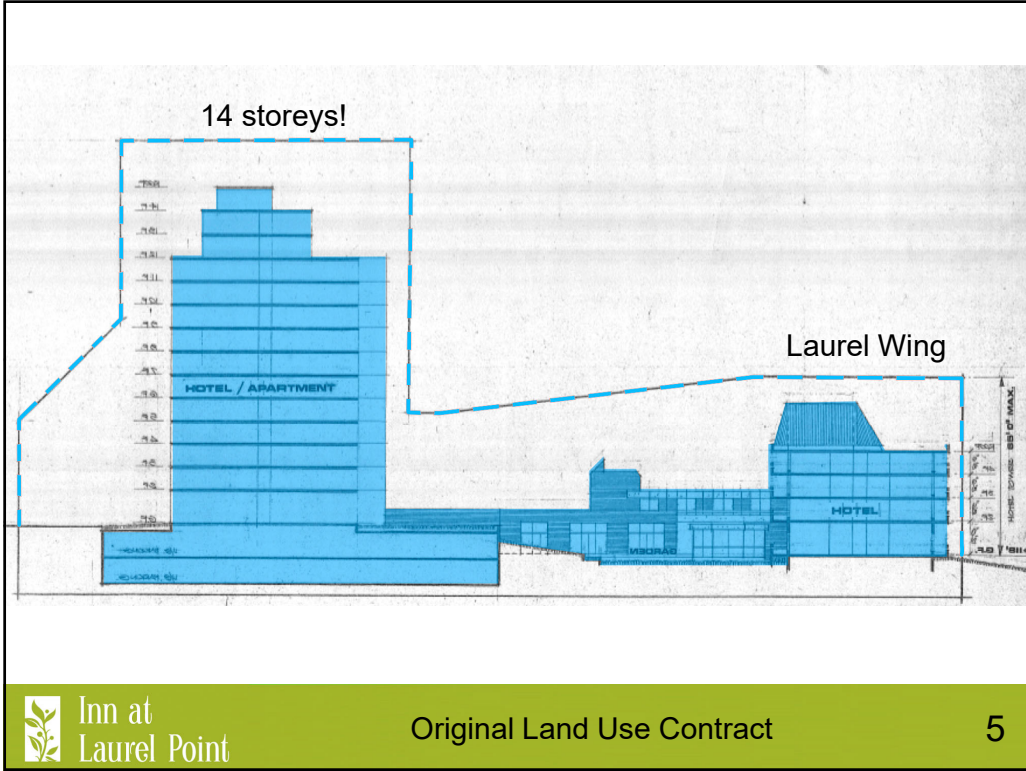


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- The Provincial government is eliminating Land Use Contracts
- The Hotel will become legal non-conforming under current zoning
- New zoning is needed to facilitate upgrading of Hotel over time while protecting park and neighbours
- The Hotel has been working with the City to develop a new Zone to address these issues



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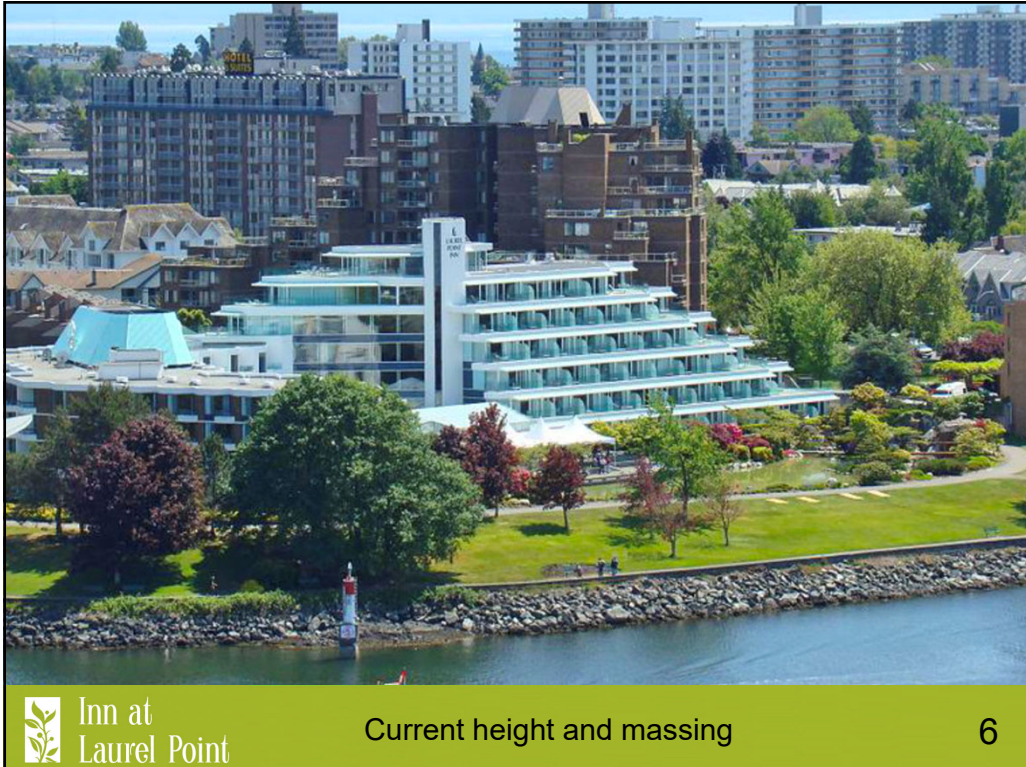


 Inn at
Laurel Point

Original Land Use Contract

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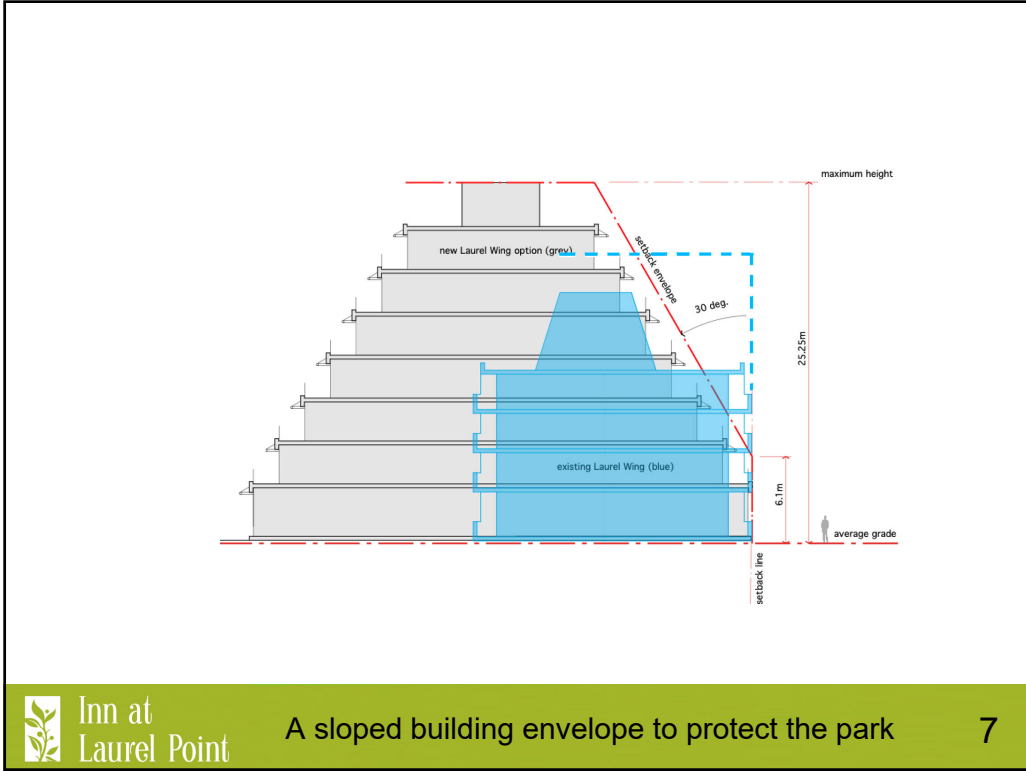


 Inn at
Laurel Point

Current height and massing

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KEY ISSUES

1. Density
2. Impact on park
3. Impact on neighbours

Inn at Laurel Point 14

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1. DENSITY

- 1.6 FSR is lower than all neighbouring buildings (average 2.2)
- lower than original Land Use contract (2.49)
- sloping setback minimizes appearance of higher density

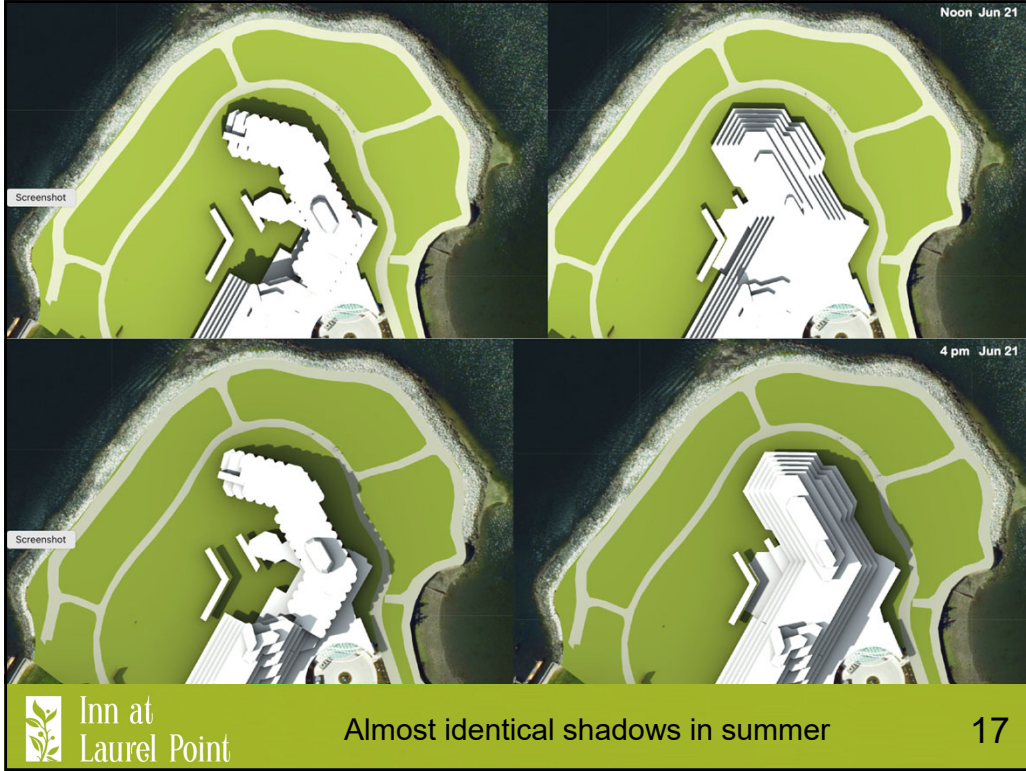
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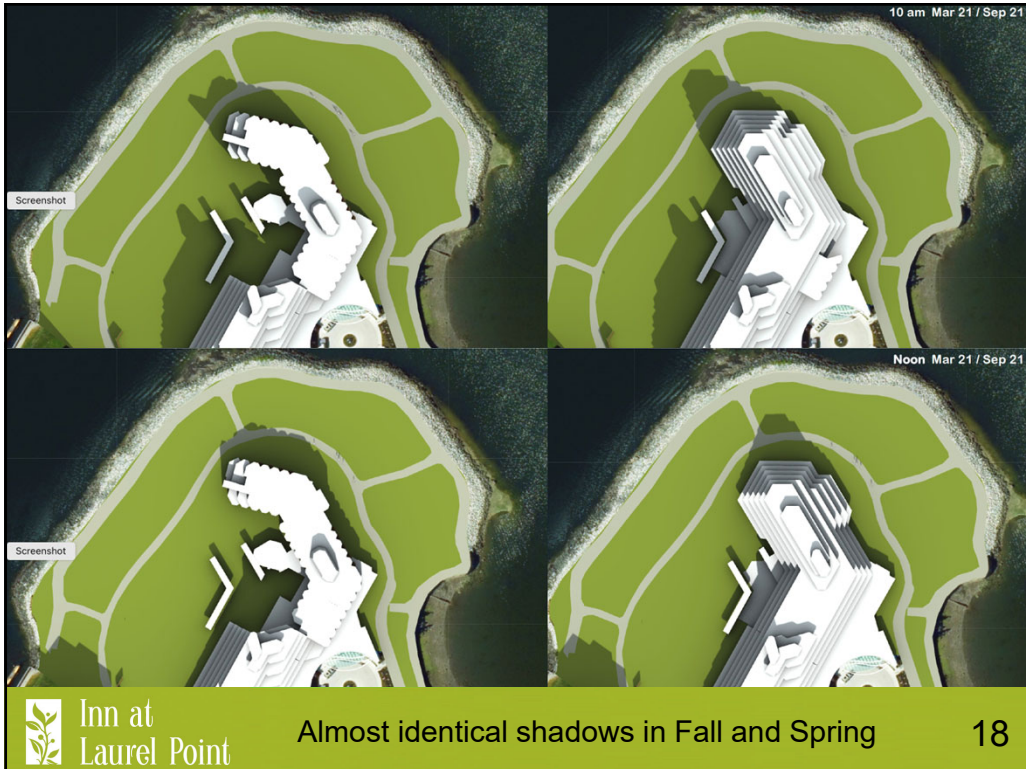
2. IMPACT ON PARK

- almost identical shadow profile
- almost no change to building footprint adjacent to park
- eliminates vertical wall of existing Laurel Wing

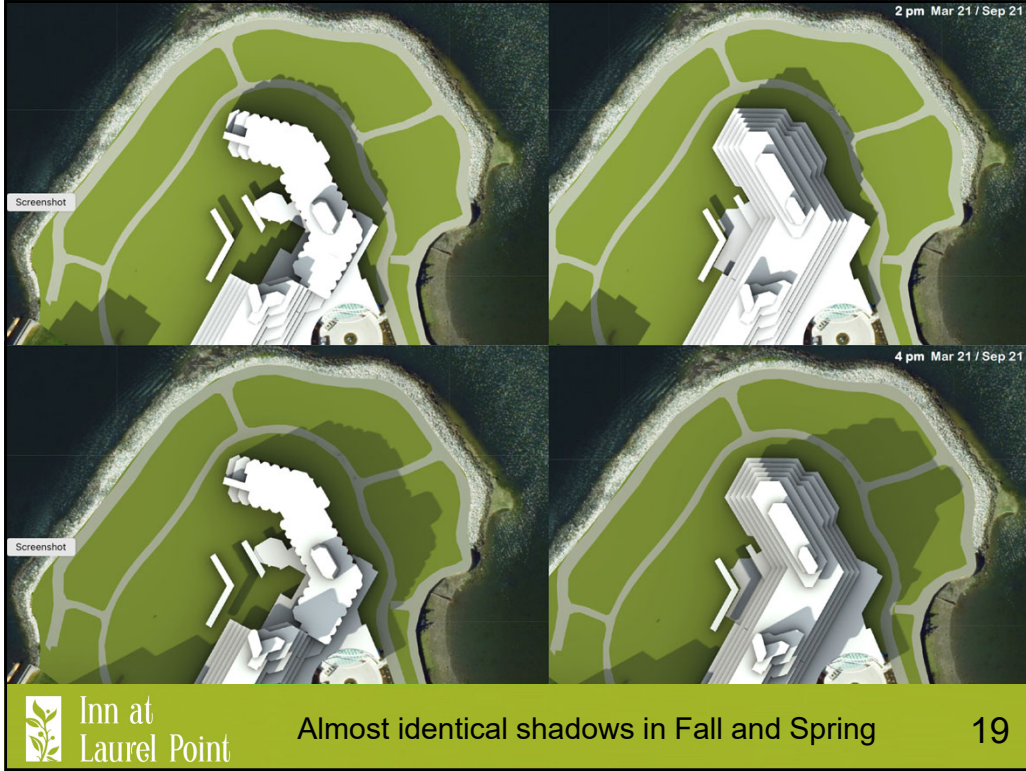
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Presented twice to James Bay CALUC

No comments or concerns raised

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