

## CONSENT & MINOR VARIANCE APPLICATIONS FOR H&15 CHICOPEE PARK COURT

H & 15 Chicopee Park Court  
Treve Development Inc.

URBAN INSIGHTS INC.

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1

## Context

- Located near two major arterial roads (River and Fairway)
- Located near Fairview Park Mall (outside PMTSA)
- Transit stops nearby
- Existing home - needs to be demolished
- A missing middle intensification project
- From 5 existing lots into 5 adjusted lots (2 lot additions)

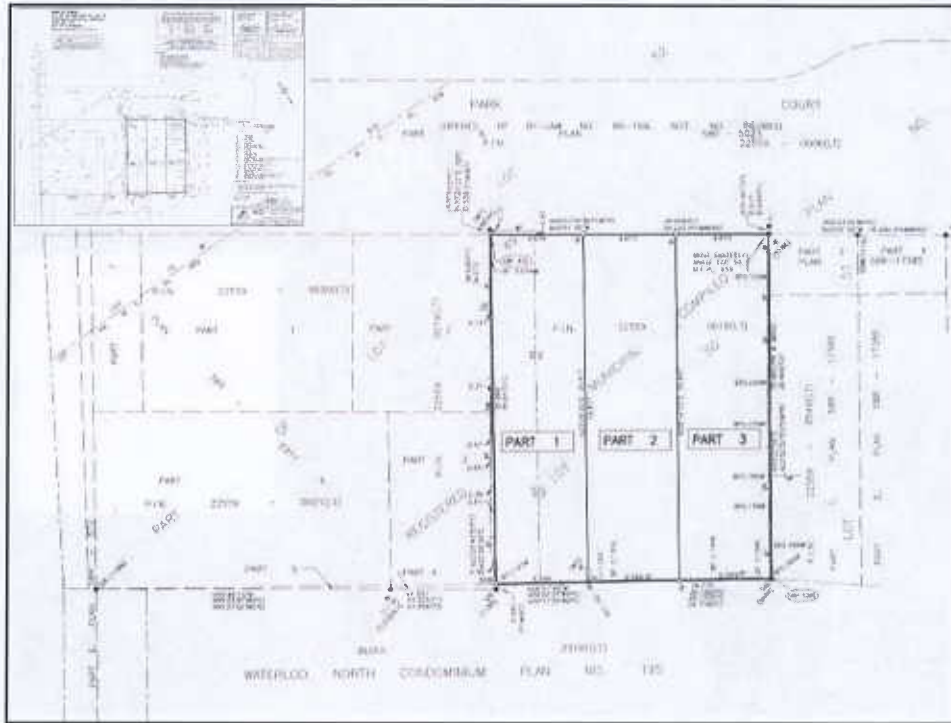
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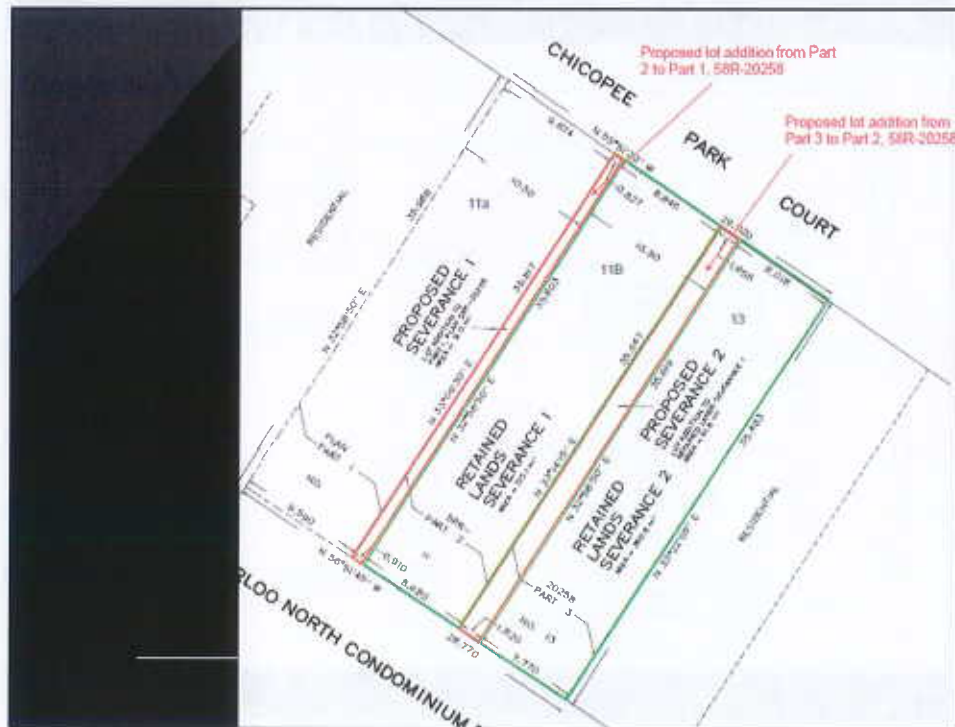
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## Conceptual Design for infill housing



9

## The Variances

- Apply to the new triplex (single with 2 ADU's):
- Minor rear yard reduction to 7.25 m (from 7.5)
- Minor reduction in parking from 5 spaces to 2 spaces
- Minor lot width reduction to 8.018 m (the remnant lot)



10

## OP & Zoning Intent

- Designated and zoned for missing middle housing
- A permitted use (singles and semis with ADUs)
- Supports intensification and transit-oriented development (OP Policies and consistent with new 2024 PPS)
- Meets intent of Official Plan and Zoning Bylaw

11

## Appropriate

- Optimizes land use designation
  - Aligns with new 2024 PPS
  - Provides new rental housing
  - Located near a transit route
- Fits in neighbourhood (lots of semis, singles and walk up apartments)
- Minor in nature – small reductions
- Received zoning occupancy permit
- Community benefit – supports housing supply, promotes transit ridership
  - Appropriate

12