



EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

ZONING BYLAW 1996, No. 2100 AMENDMENT No. 206, 2024, No. 3286 DEVELOPMENT PERMIT No. 04-24

Information Requested at Council Meeting

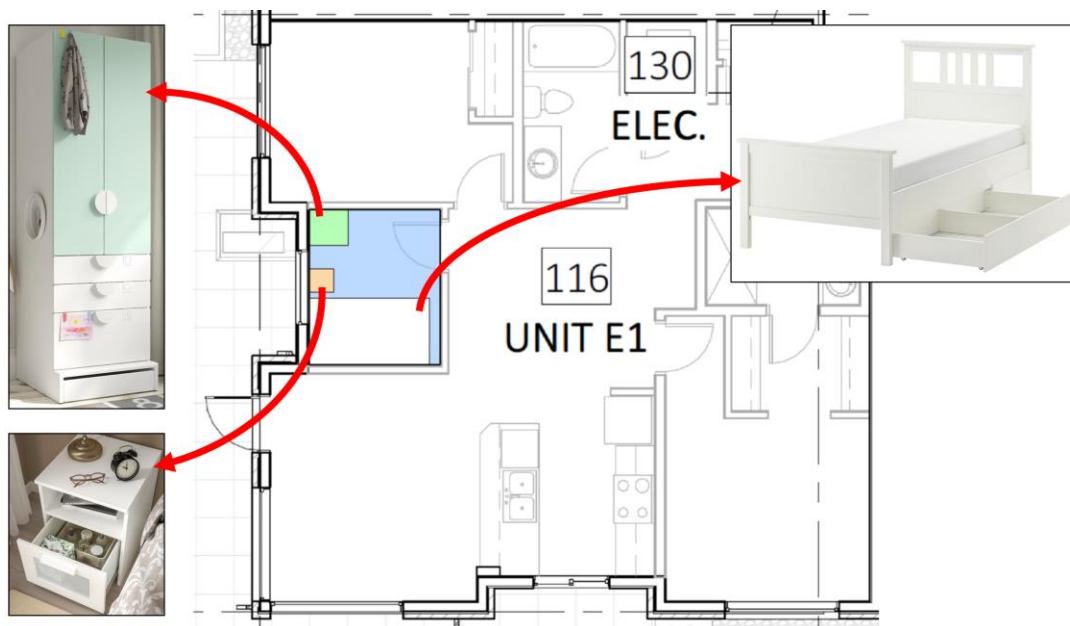
The purpose of this memo is to provide clarification on points and questions raised at the Council meeting held on June 17, 2024 regarding the proposed unit mix amendment at 5382 200 Street.

1. Unit E1 Flex Room Size.

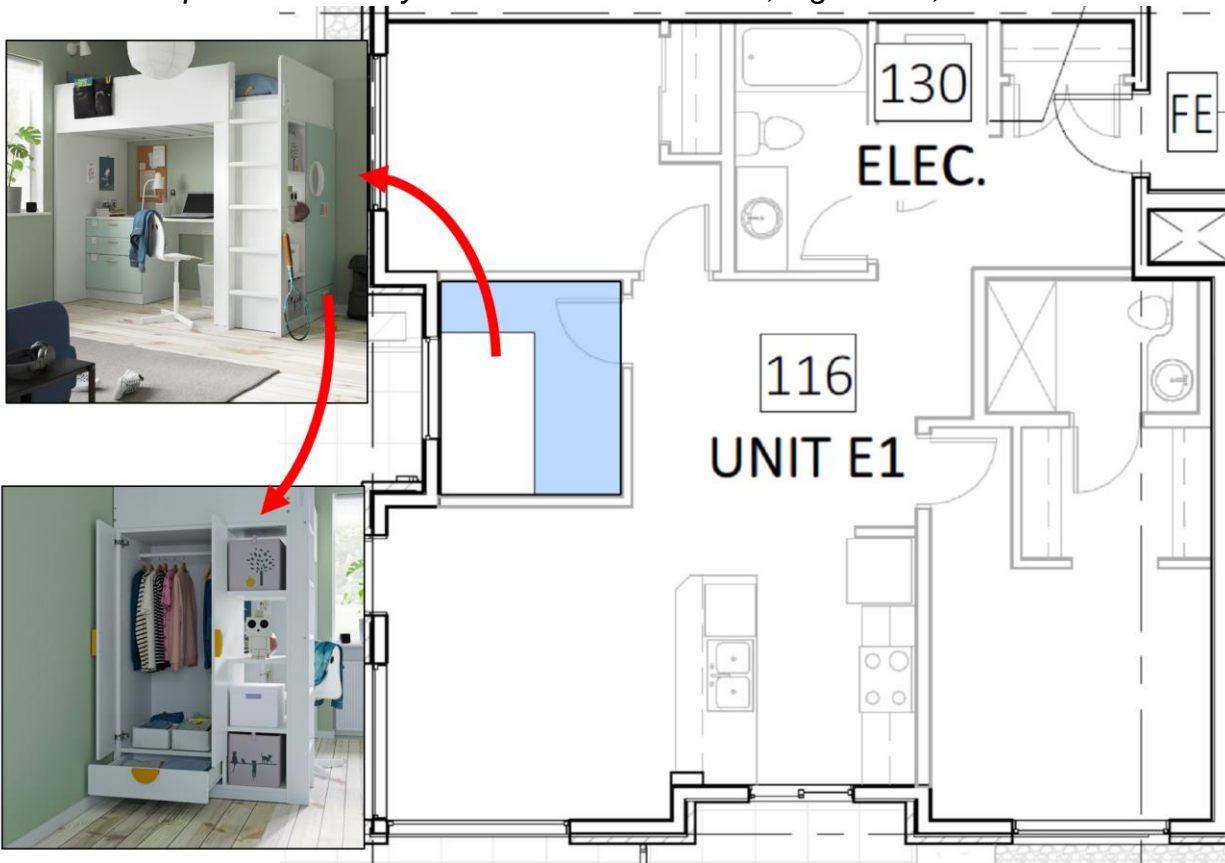
The subject building will have twelve 1,017 ft² (94 m²) two-bedroom + flex room units. Information on the flex rooms' sizes, which have operable windows, was requested.

These flex rooms are 57.8 ft² (5.4 m²) in area, with dimensions of 8'2" by 7'11" (2.5 m by 2.2 m). This size would fit a twin-sized bed along with a nightstand and wardrobe for clothing and storage. Alternatively, this size would also be able to accommodate a twin-sized loft bed, which has a raised bed accessed by a ladder (like a bunk bed) with the space below providing room for a desk and storage.

Sample room layouts with both these configurations are provided below.



Sample flex room layout with a twin-sized bed, nightstand, and wardrobe.



Sample flex room layout with a twin-sized loft bed, including a desk, cabinet, and integrated wardrobe.