

1325-1335 Draycott Road
Public Hearing – March 3, 2015



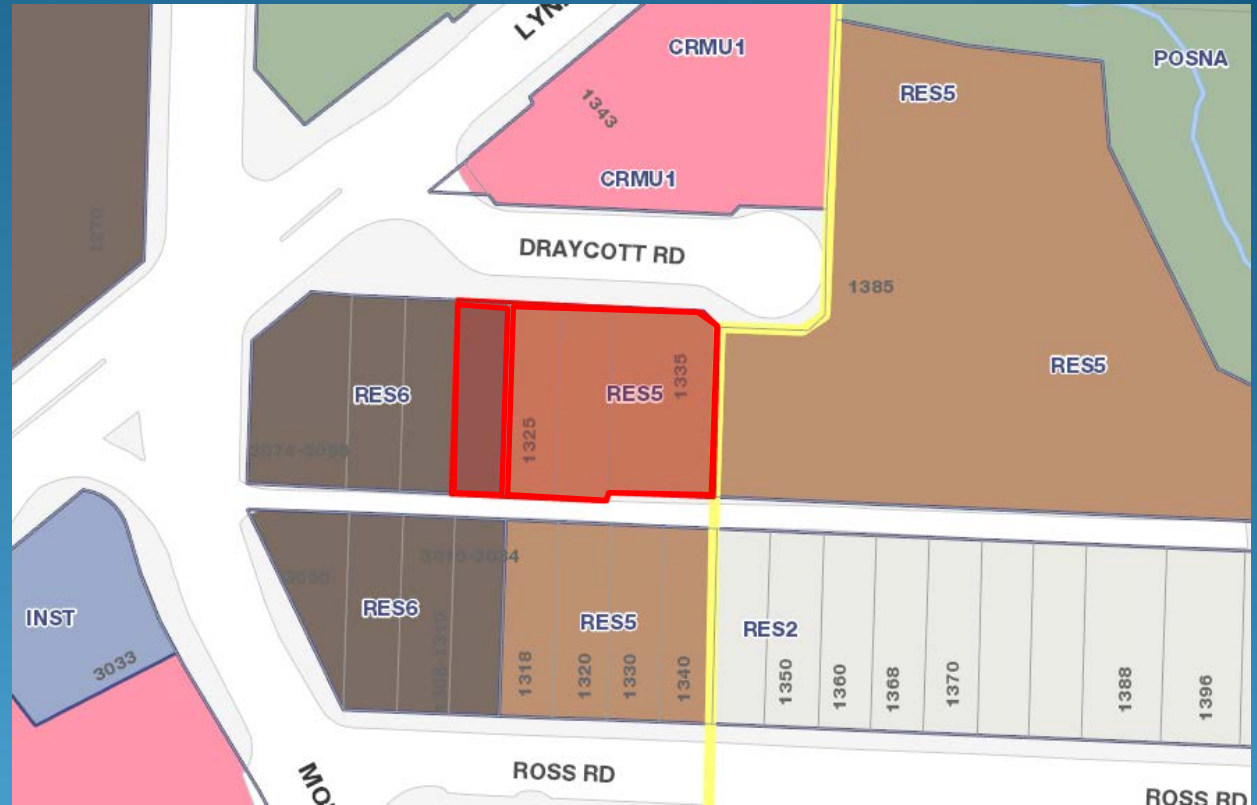
Bylaw 8096 -- Rezoning Bylaw to create CD-88 Zone

Bylaw 8097 -- Housing Agreement Bylaw

Development Site and Proposal

Comprises four existing commercial properties

Current application is a detailed Rezoning and Development Permit application for a 35 unit – 5 storey apartment building

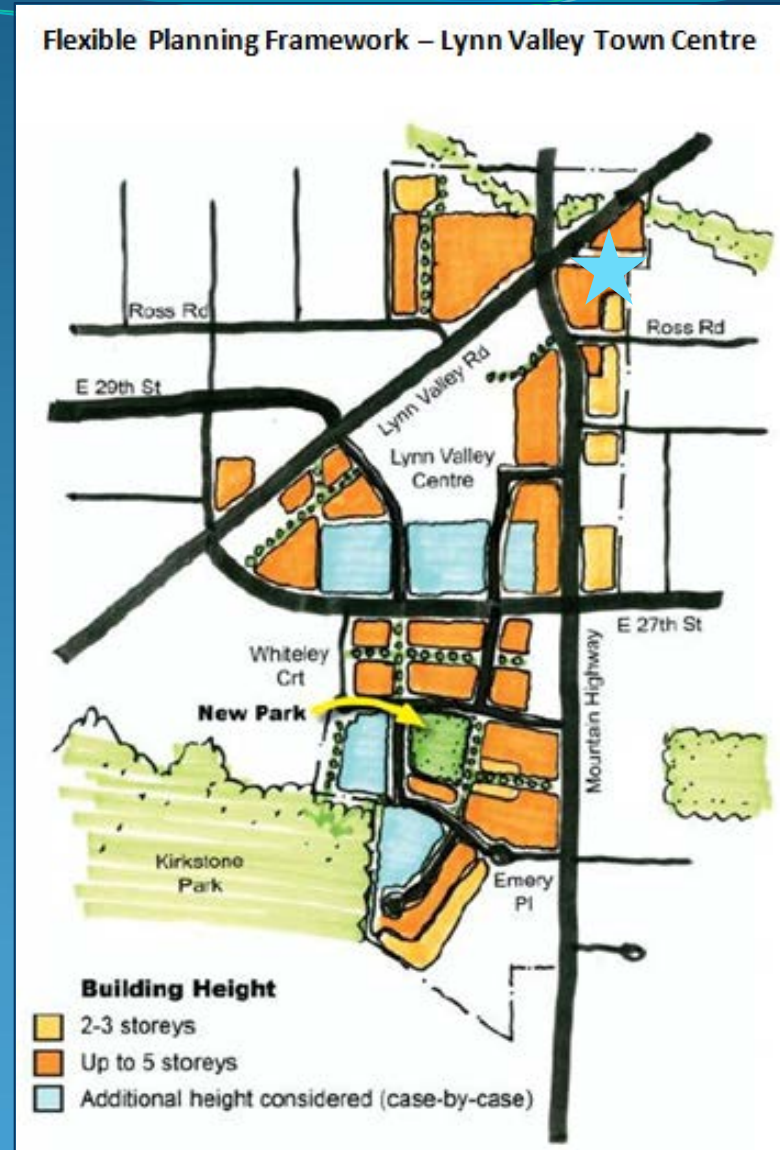


Lots are designated a combination of RES5 (permits up to 1.75 FSR) and RES6 (permits up to 2.5 FSR)

A blended rate results in a permitted FSR of 1.91 FSR

Lynn Valley Flexible Planning Framework

- Following public consultation, Council adopted a “Flexible Planning Framework” for Lynn Valley in October 2013
- Heights set at predominantly 5 storeys including this site
- The proposal consistent with Flexible Planning Framework



Zoning

Existing Zoning:

General Commercial Zone 2 (C2) - allows development at 1.75 FSR

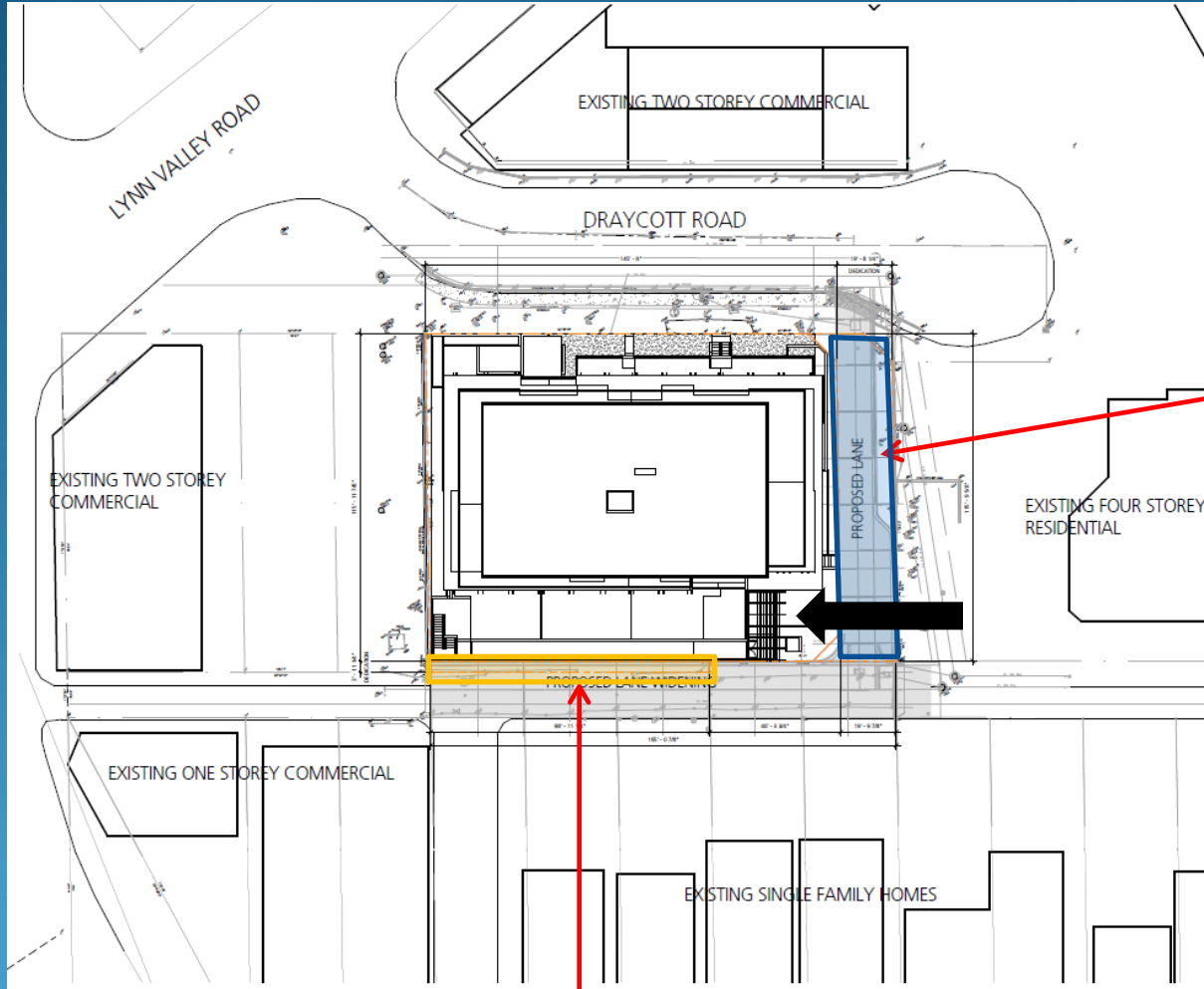
Proposed Zoning:

Comprehensive Development Zone 88 (CD88) - allows development at 1.91 FSR

New CD88 zone regulates land uses, density, setbacks, height, and parking requirements



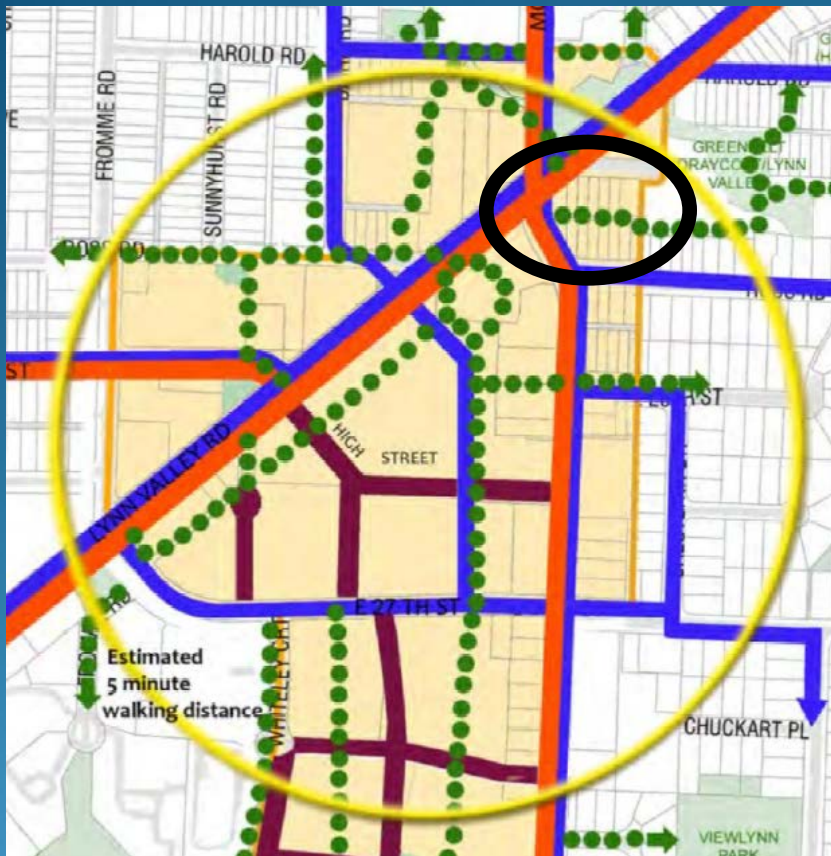
Site Plan:



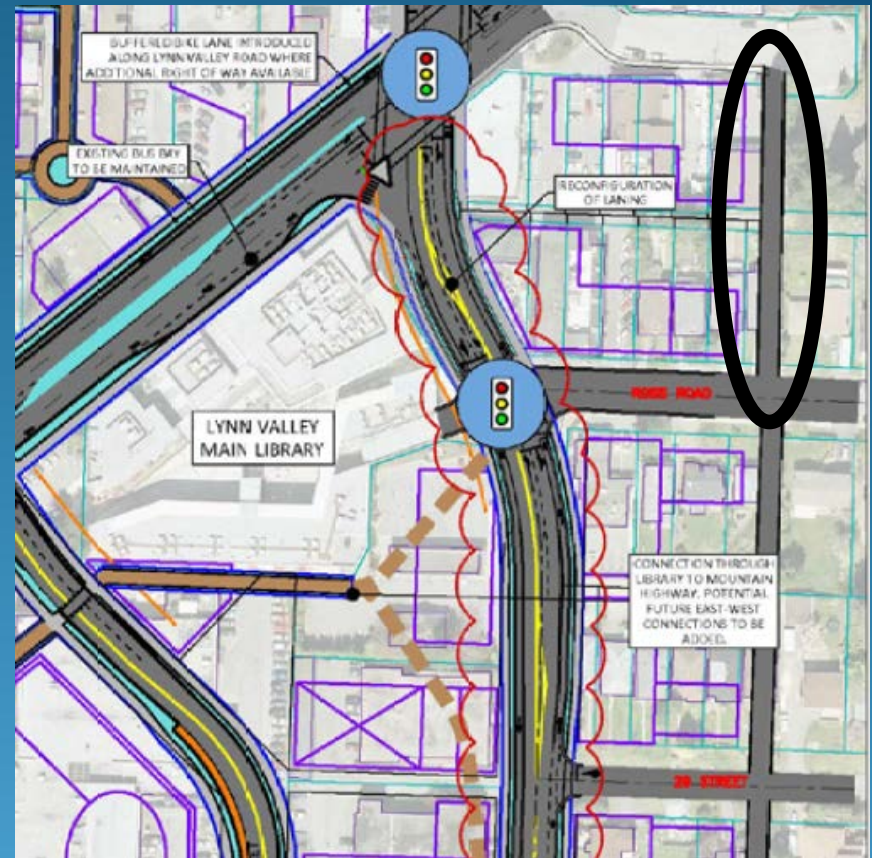
New north/
south lane
dedication

Existing lane
widened

OCP Road Network:



OCP: Existing East/West Lane identified as a “Trail and Pedestrian Greenway”



Lynn Valley Transportation Study: New north/south lane on site (to continue to Ross Rd with future development)

Community Consultation

Lynn Valley Community Plan Consultation: Implementation planning work during 2012 and 2013 with focus on building form/density/amenities

October 2013: District Council adopted “Flexible Planning Framework”

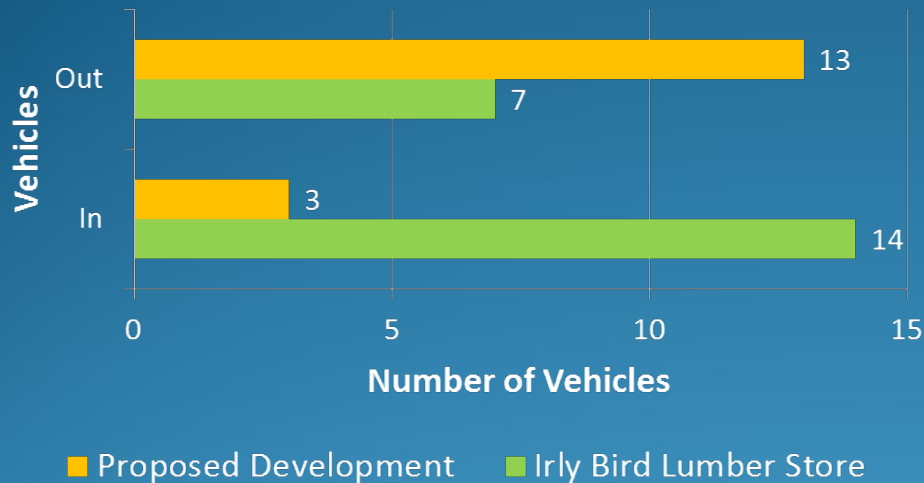
Preliminary
Application for subject
site: Early Public
Input Opportunity
meeting held January
2014 – 45 attended



Detailed Application – Submitted in June 2014
Facilitated Public Information Meeting in June 2014 - 20 attended

Residential Development Generates Fewer Trips than Irly Bird Lumber

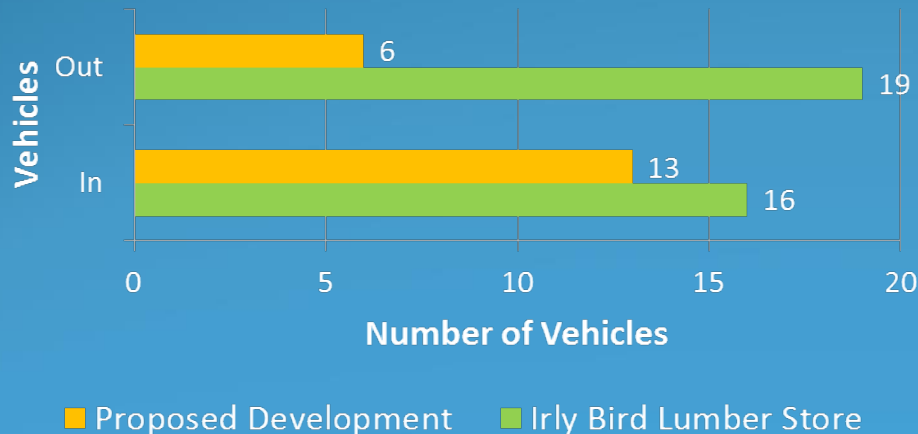
AM Peak Hour



AM Peak

- ✓ 5 fewer trips
- ✓ 24% reduction

PM Peak Hour



PM Peak

- ✓ 16 fewer trips
- ✓ 46% reduction

Traffic Flow Improvements



**Intersection
Laning Review**



**Signal Timing
to be Improved**



**Improved
Road Markings
and Signage**

**New Lane
Connection**

Amenities and Benefits

Community Amenity Contribution:

Amenity is \$53,557 based on an increase in density from 1.75 to 1.91

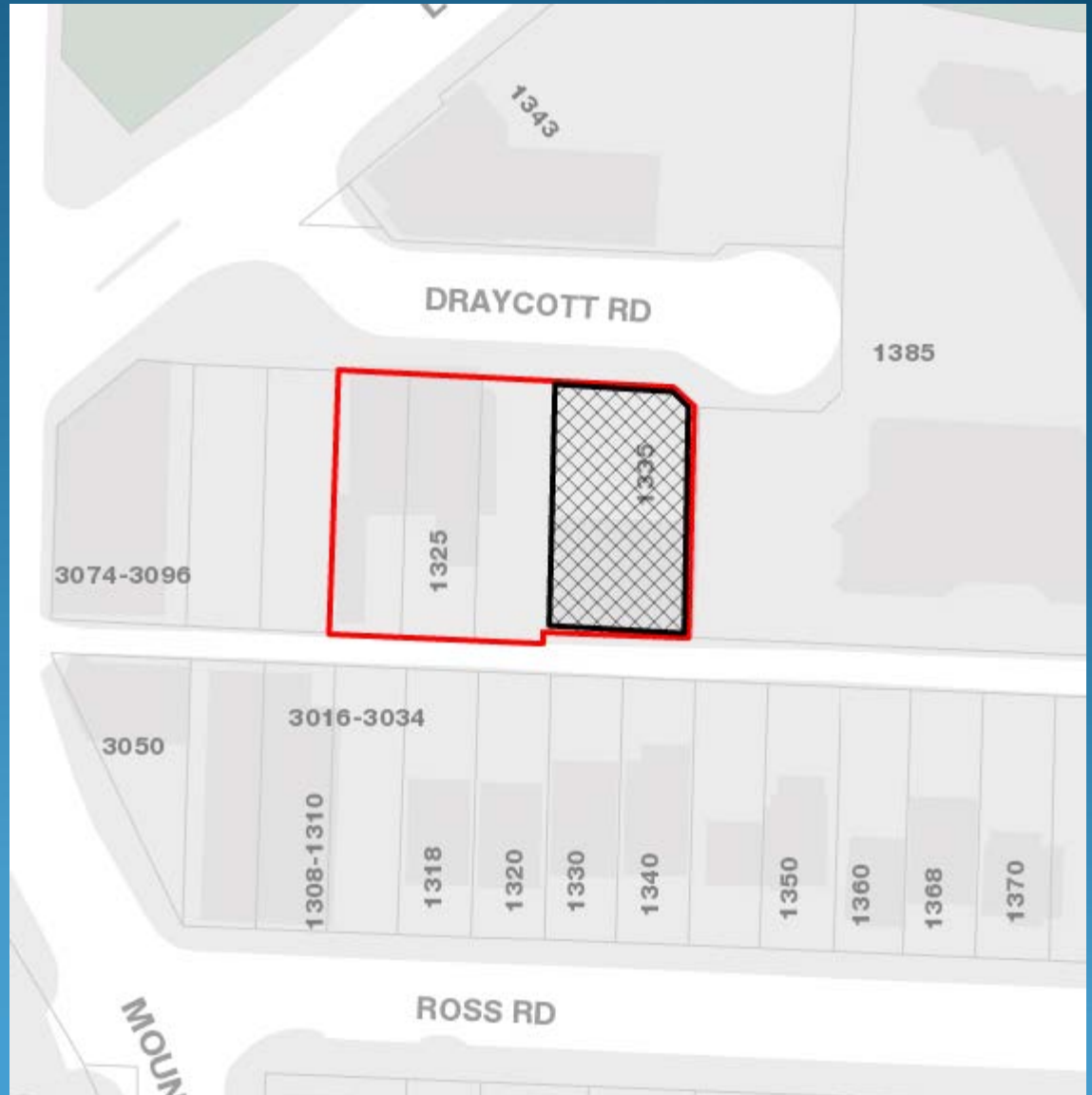
- Park, Trail, Environmental, Pedestrian or other public realm infrastructure improvements
- Public Art

Other Community Benefits:

- Offsite Upgrades including new sidewalks, street trees, street lighting
- Adaptable Housing
- Road dedication for expansion of existing east/west lane
- Road dedication and construction of a new north/south lane

District Land Sale

- One District owned lot as a part of assembly (shown in hatched)
- Ad for Notice of Disposition ran in the North Shore News on November 27 and December 4, 2013



Project Review

Proposal reviewed with a variety of District tools:

OCP and Flexible Planning Framework

Project complies with density and height provisions

Green Building Policy

Project proposes Built Green Gold & complies with the Policy

Advisory Design Panel Review

Project recommended for approval

Adaptable Design

Reviewed under previous guidelines: 54% meet Level 1B, 34% meet Level 2 and 12% meet Level 3

Strata Rental Protection Policy

Housing Agreement Bylaw (8097) to ensure that future strata bylaws do not prevent owners from renting their units.

Construction Management:

A preliminary construction traffic management plan has been submitted.

Lynn Valley Town Centre

LEGEND

-  Approved/
Under Construction
-  Under
Review
-  Possible
Application

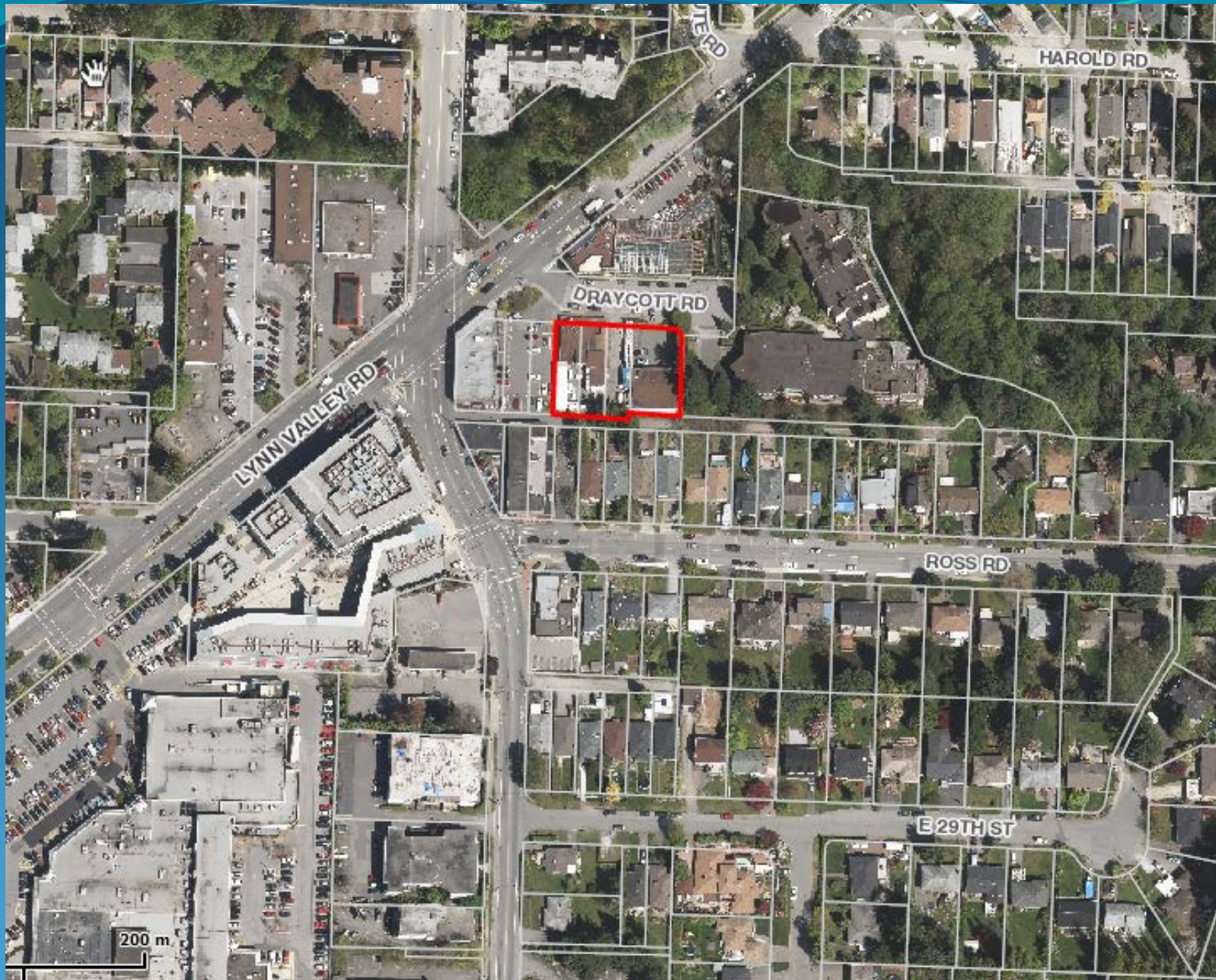


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Parking Summary:

District OCP allows for consideration of appropriate parking ratios for development in Town Centres to reflect improved access to transit and assist with housing affordability

Proposal in CD-88 Zone:

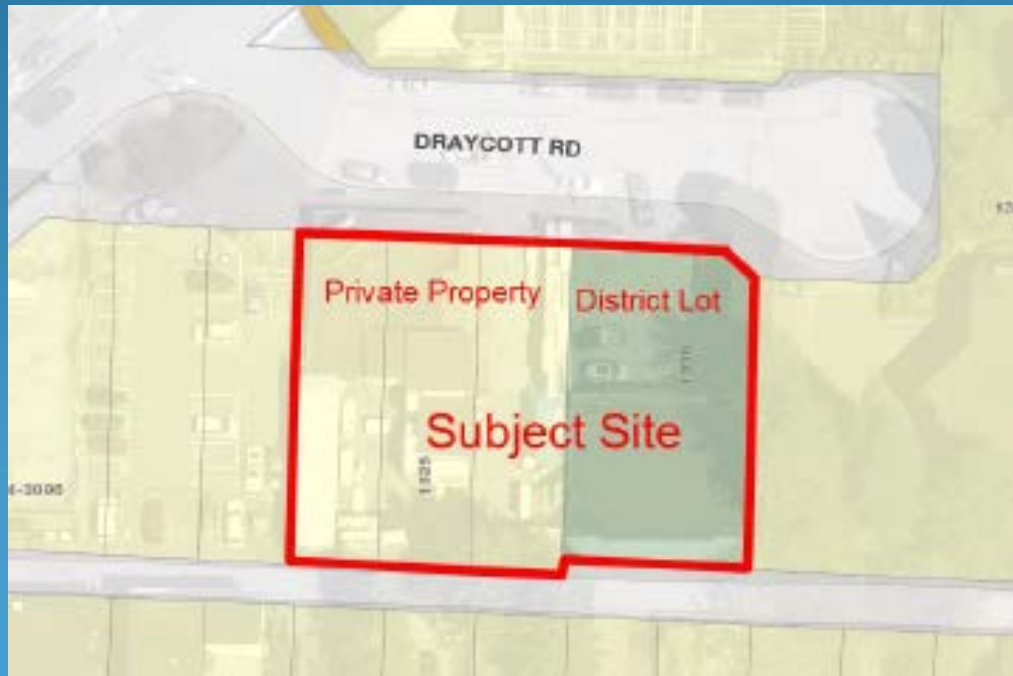
- 60 stalls on two levels of underground parking for residential use
- Ratio of 1.7 inclusive of visitor parking
- 4 stalls for visitor parking

Bike Storage:

- 19 Bicycle Storage spaces
- 35 storage lockers (5' x 7')

District Land Sale

- 1983 ground lease to Woodstop Building Supplies (IRLY Bird) for 99 years
- Independent appraisal of market value of land (\$1,200,000) and unexpired term of lease (\$517,503)
- \$500,000 buy-out price to be paid from DNV to Woodstop
- DNV to net \$700,000 if Council adopts the Zoning Bylaw.



NORTH VANCOUVER DISTRICT

NOTICE OF PROPERTY DISPOSITION

In accordance with section 26 of the Community Charter, the District of North Vancouver gives notice of its intention to sell the property located at 1335 Draycott Street, to Misori Homes (DRAYCOT) Ltd. The purchase price for the property is \$1,200,000.

The sale is subject to successful rezoning, OCP amendment and issuance of a Development Permit for the redevelopment of the property. The rezoning and OCP amendment bylaws have yet to be introduced and opportunities for public input, including a public hearing, will be provided prior to Council considering adoption of the bylaws.

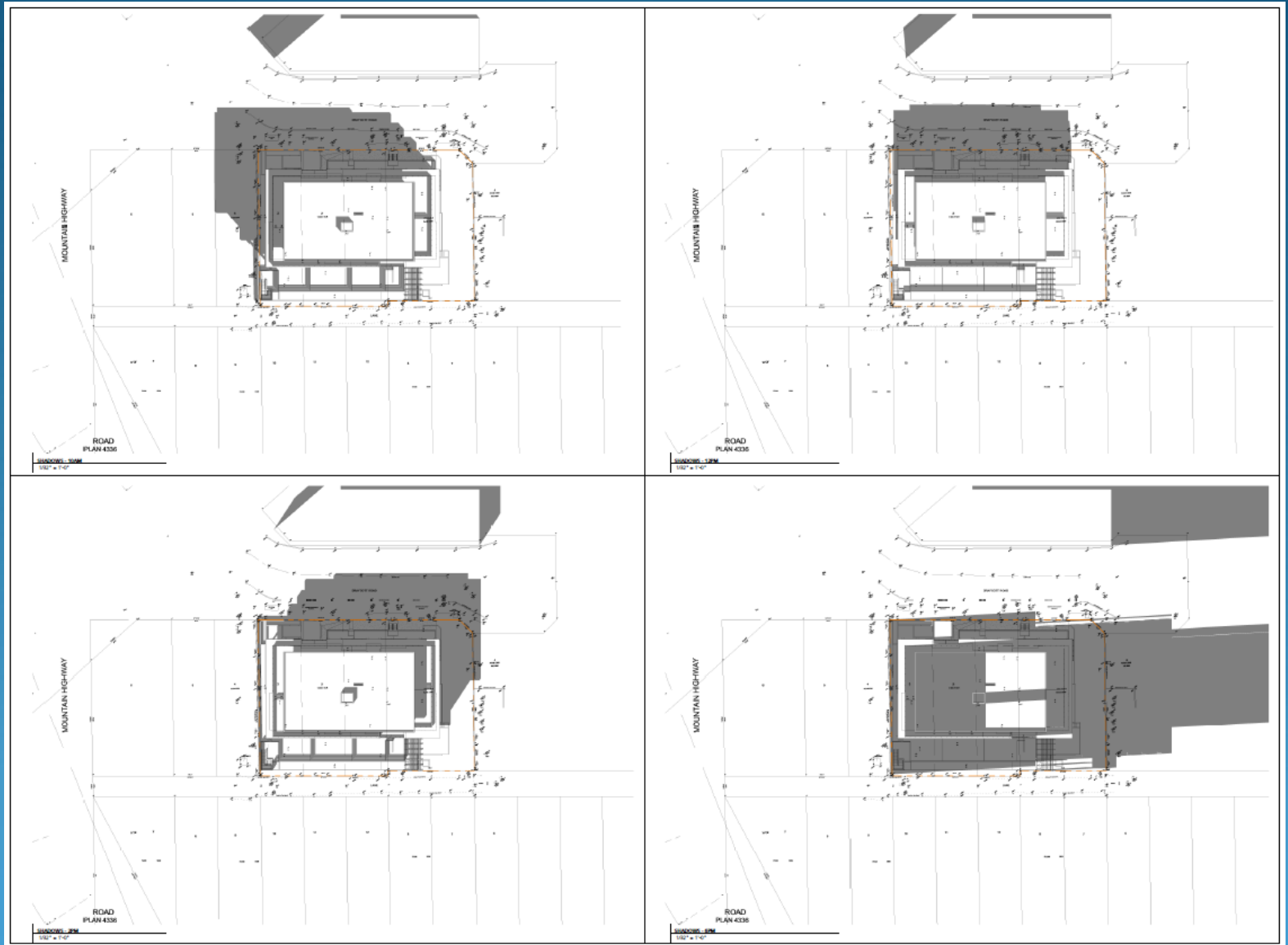
If you have any questions please contact Ryan P. Malcolm, Manager, Real Estate and Properties at 604-990-2264, or email malcolm@dnv.org.

District of North Vancouver
355 West Queens Road, North Vancouver, BC V7N 4N5
Main Line 604-990-2311

facebook.com/NVanDistrict www.dnv.org @NVanDistrict

The poster features the District of North Vancouver logo at the top, which includes a stylized bird. Below the logo is the title 'NOTICE OF PROPERTY DISPOSITION'. The main text provides details about the property sale, including the address (1335 Draycott Street) and the purchase price (\$1,200,000). It also mentions that the sale is conditional on rezoning and OCP amendments. A map shows the location of the property on Draycott Street, with the subject property highlighted. Contact information for Ryan P. Malcolm is provided. The footer contains social media links and the district's website.

Shadow Study – March/September



Shadow Study - June

