

Lynn Valley Centre  
1175 Lynn Valley Road / 1280 E. 27<sup>th</sup> Street



Bylaw 8051 -- Rezoning Bylaw to create CD-80 Zone

Bylaw 8052 -- Phased Development Agreement Bylaw

# Lynn Valley Centre

Overview to include outline of the two bylaws under consideration and the key topics associated with re-development

Review of Planning Issues and Transportation Issues



Current application is a detailed rezoning application

Development would require one or more development permit applications where details of building design and landscaping would be resolved

# Lynn Valley Shopping Centre

## Outline of Re-development Proposal:

399 residential units - 376 apartments and 23 townhouses

Six buildings ranging in height from 4 storeys to 12 storeys

Approximately 50,000 square feet new commercial space

Approximately 70,000 square feet of commercial space to be demolished  
(former Zellers store)

6 affordable rental units  
for residents with  
disabilities

FSR approximately 2.36



# Development Site

Site about 1.9 ha or 4.8 acres

Comprises the southern portion of the existing shopping centre

- Former Zellers store occupies westerly portion of site
- Existing parkade structure facing Mountain Highway at east side
- District's former public library site at 1280 E 27<sup>th</sup> Street



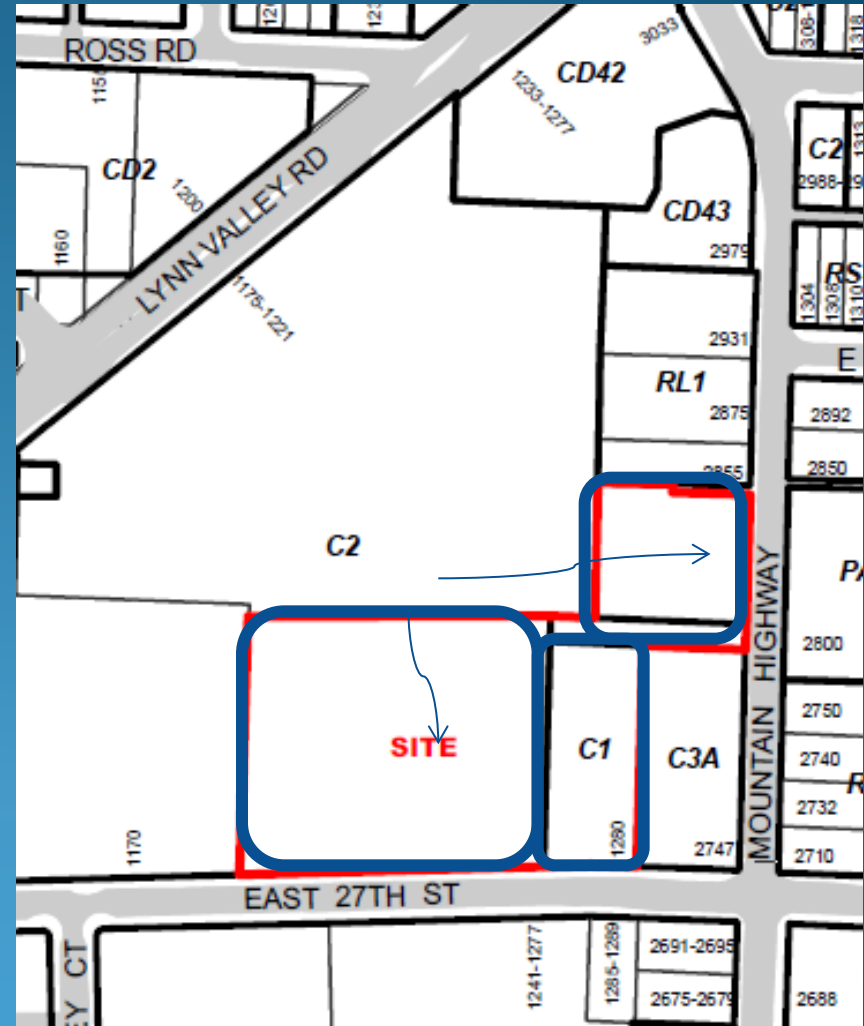
# Development Site

## Zoning:

C1 - General Commercial Zone 1  
(the former District library site)

C2 – General Commercial Zone 2  
(the shopping centre portion of  
the site)

Existing Zoning allows  
development at 1.75 FSR



# District OCP – Network of Centres:



2. Direct residential growth to the Town Centres in the form of mixed-use and multifamily development to enable greater housing diversity and affordability

**2030 TARGET**  
75-90% of new residential units located in 4 key centres within the Network of Centres

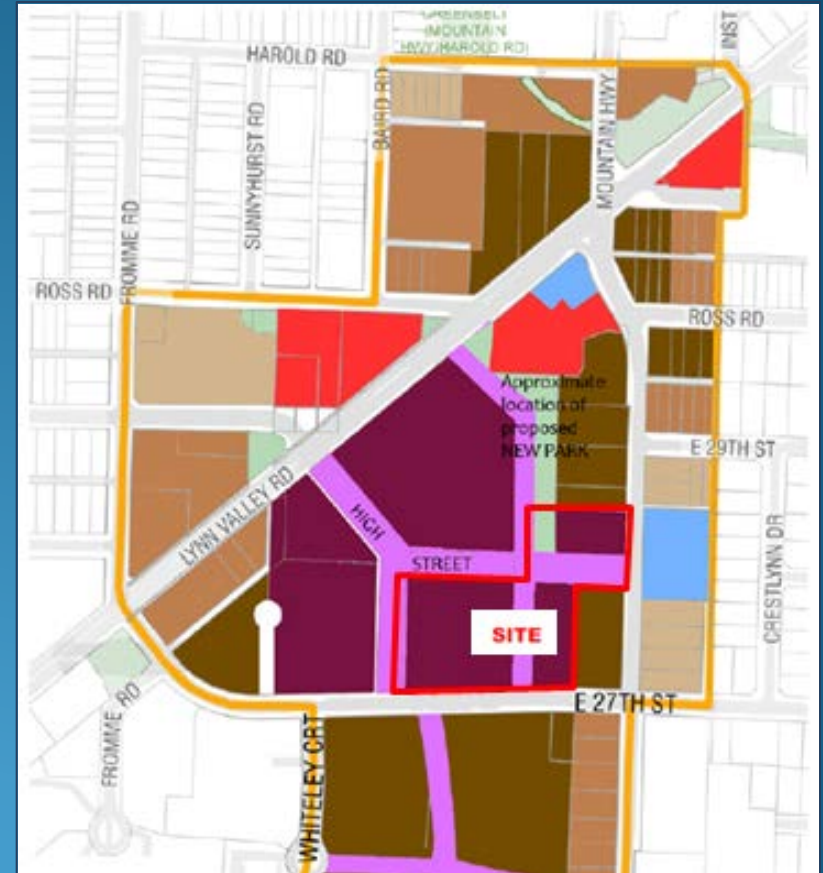
# District OCP:

Official Community Plan  
Designation:

Lynn Valley Town Centre –  
Commercial/Residential Mixed Use  
Level 3 – up to 3.5 FSR

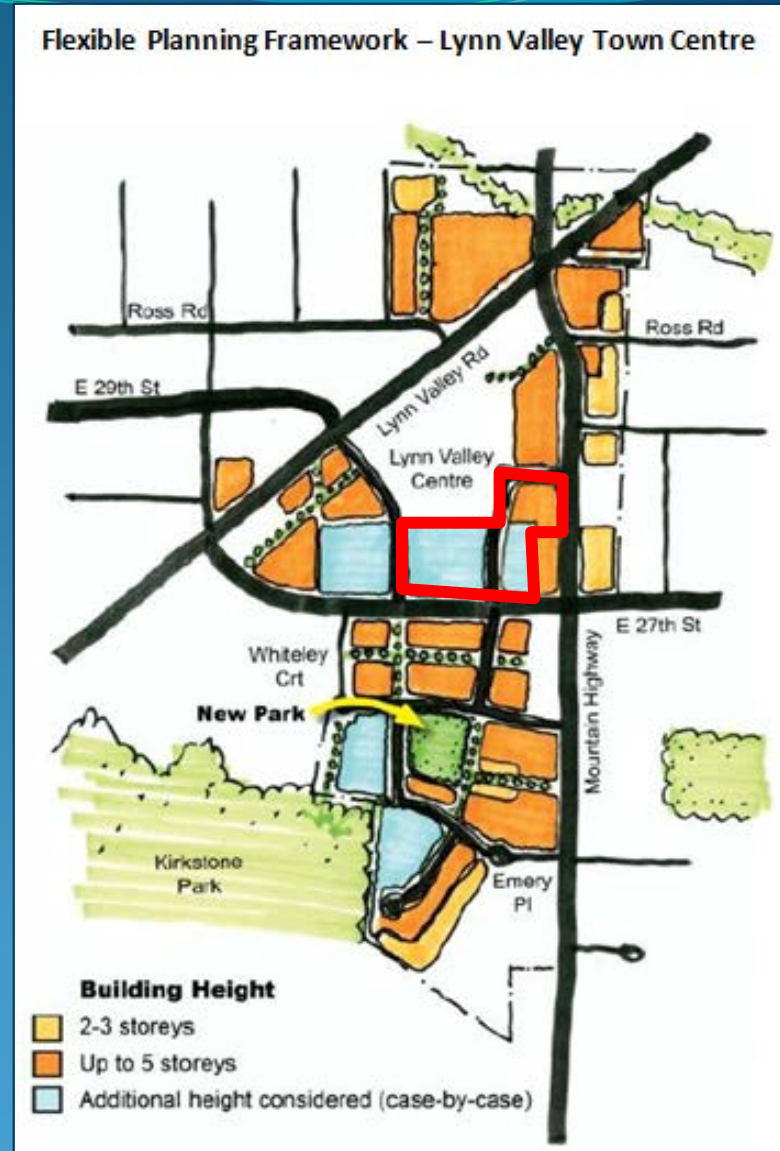
Highest density designations are  
located in the core of the Town  
Centre

A mix of lower development  
densities to the periphery of the  
Town Centre



# Flexible Planning Framework

- Following public consultation In October of last year, Council adopted a “Flexible Planning Framework” for Lynn Valley
- Heights set at predominantly 5 storeys
- Height increasing to 8 storeys at strategic locations and up to 12 storeys on a case by case basis
- Subject properties are in a mix of the orange (5 storey) and blue (additional height considered) areas





# OCP Road Network:

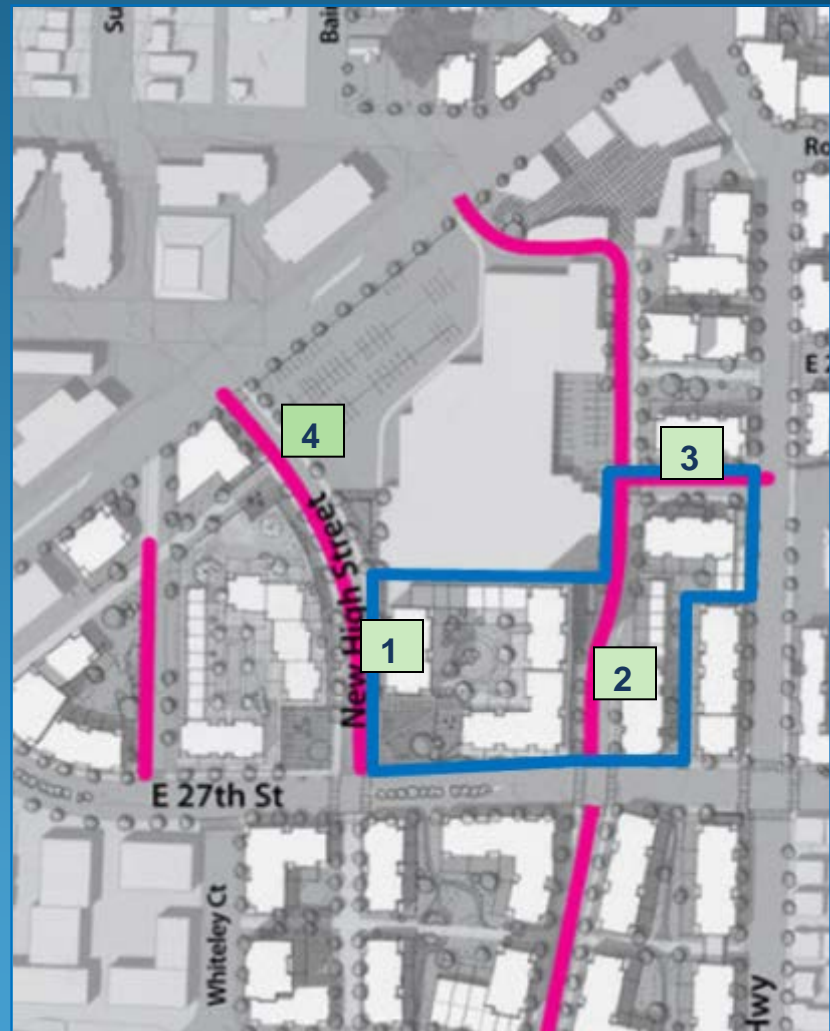
Three new roadway areas:

Portion of “High Street” which will connect Lynn Valley Road to E. 27<sup>th</sup> Street

“Library Lane” in the east portion of the project providing access from E. 27<sup>th</sup> Street

Portion of the eventual east/west connecting road

A right of way to secure public access for the northerly portion of “High Street” connecting to Lynn Valley Road



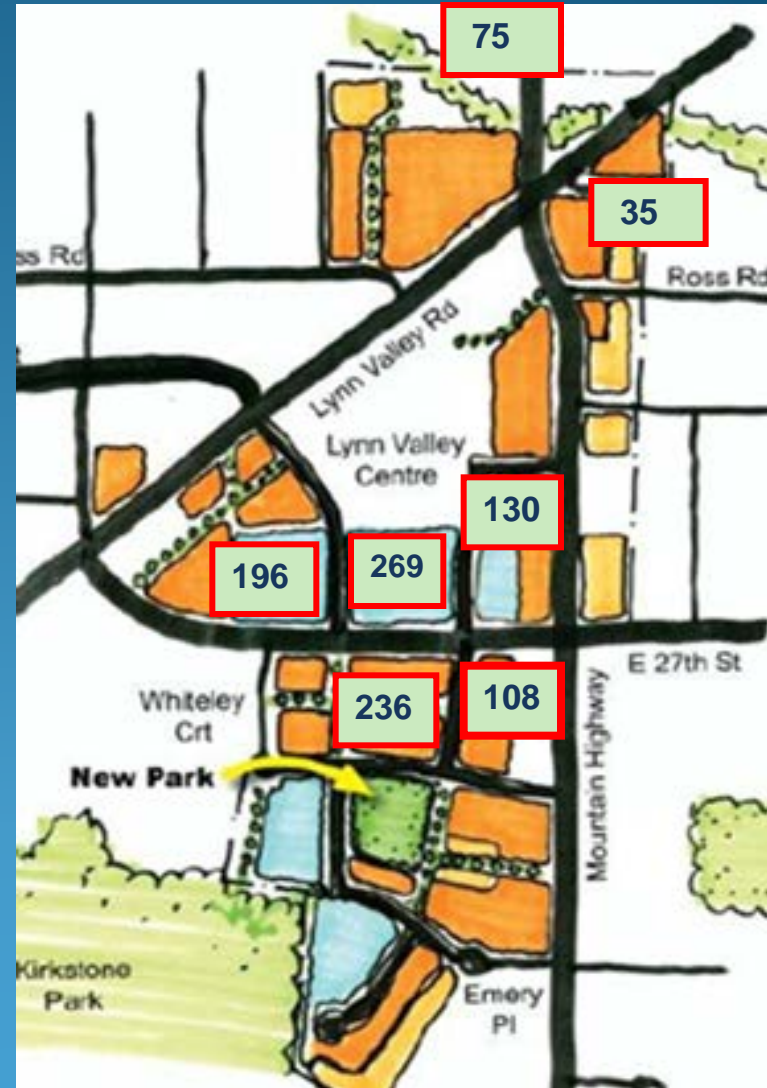
# Development Potential – Lynn Valley Town Centre:

Heights under Flexible Planning Framework mean a reduced number of dwelling units in the Town Centre from OCP targets

Units under inquiry, application or construction: 1,049

Anticipated construction over approximately 7 years:

about 150 units per year



# Community Consultation

Preliminary Application: Summer and Fall of 2012

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”

Detailed Application – Submitted in early December, 2013:

Public Information Meeting in February - 527 attended with a mix of opinions represented from 34 speakers:

- 11 noting support
- 5 noting opposition
- 18 (some supportive) with a mix of comments about aspects of project

72 comment sheets received:

- 22 noting support
- 19 noting opposition
- 31 expressing mixed comments or referring to area-wide issues

# Amenities and Benefits

## Community Amenity Contribution:

Package Value of Amenities is \$4,500,000

- Lynn Valley Transportation Improvements including upgrade at Hwy. 1 and Lynn Valley Road
- Six units of affordable Rental Housing for Residents with Disabilities
- Hastings Creek Watershed Improvements
- Trail Enhancements
- Public Art
- Future Child-care / Adult-care

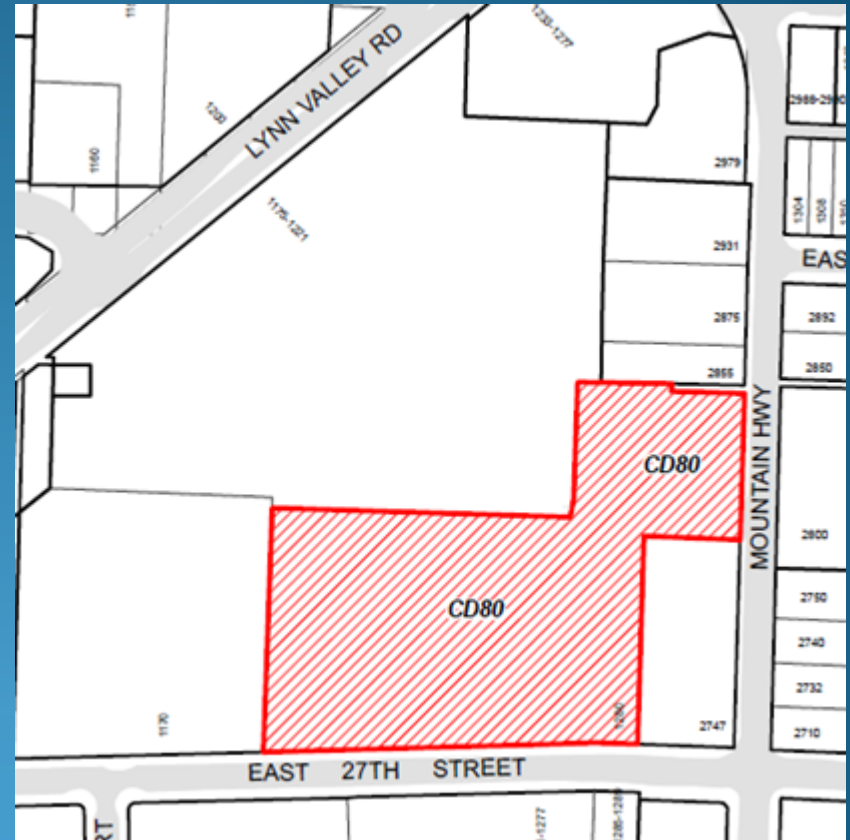
## Other Community Benefits:

- On-site gathering spaces
- Offsite Upgrades, including transit hub on E. 27th Street, new sidewalks, street trees, street lighting
- Adaptable Housing
- Road dedications and Road Right-of-way areas



# Proposed Rezoning Bylaw - 8051

- Bylaw 8051 would rezone the south portion of the shopping centre site and the former DNV library site
- Creates a new CD80 zone to regulate land uses, density, setbacks, height, and parking requirements
- Development potential would increase from existing 1.75 FSR to approximately 2.36 FSR



# Phased Development Agreement Bylaw - 8052

Bylaw 8052 - authorizes a Phased Development Agreement to secure amenity contributions in the project

\$700,000 to be paid at time of rezoning

Security provided prior to building permit issuance for \$1.6 million toward transportation improvements - including upgrade to Lynn Valley Road at Hwy. 1

Significant off-site infrastructure and public realm upgrades funded by developer

\$800,000 to be paid prior to construction of 200<sup>th</sup> unit

\$500,000 for public art to be provided as phases of project proceed

Term of the Phased Development Agreement is 10 years with developer obligated to payments during this period and District committing to retaining zoning during this period

# Podium and Tower Format:



# Site Plan:



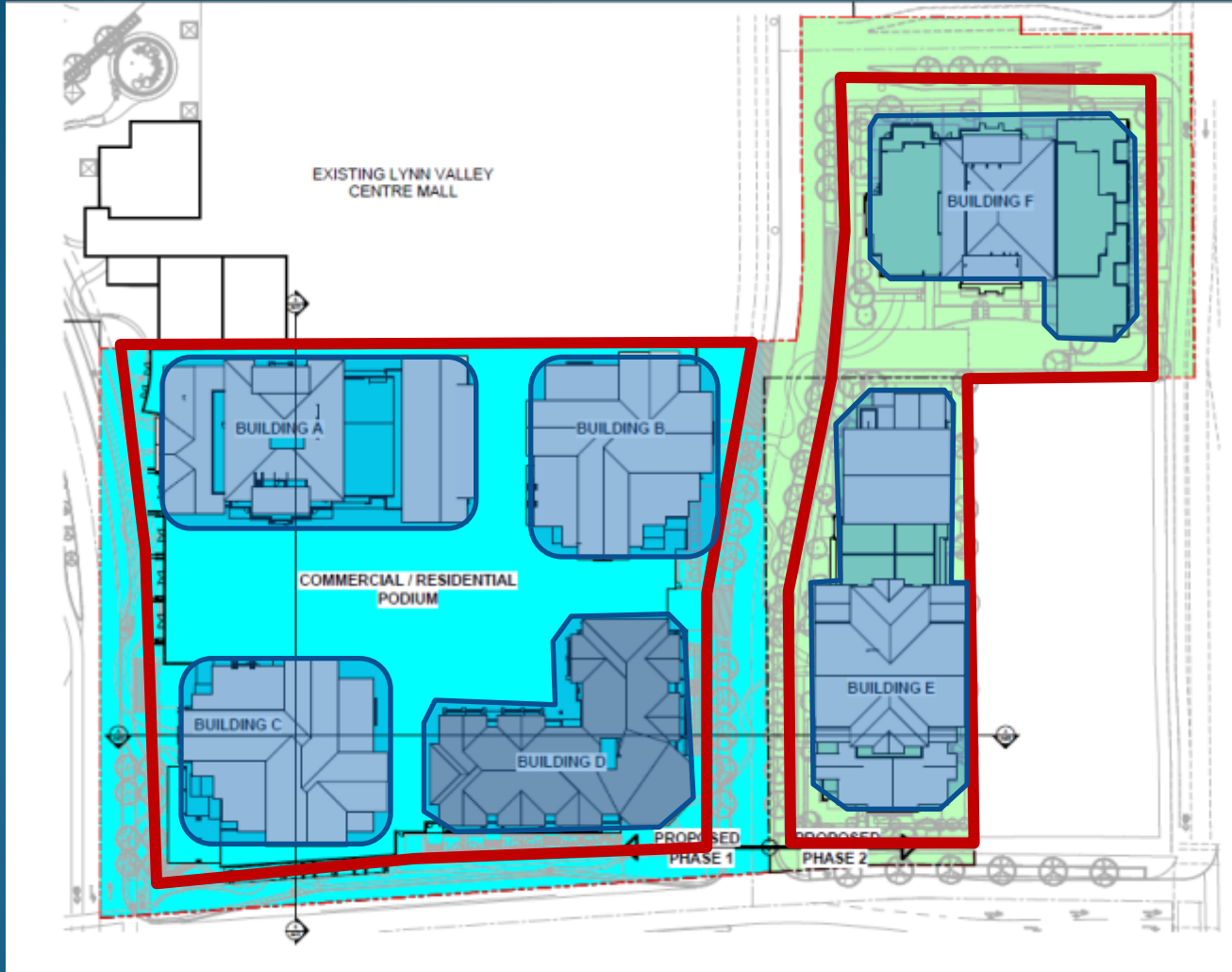


# Building Configuration and Height



One Storey Commercial podium with 20 foot ceiling height  
Eleven storeys of residential development

# Phasing of Project:



# Project Review

Rezoning proposal reviewed with a variety of District tools:

## Official Community Plan

**Project complies with land use designation and proposes a density of 2.36 FSR where OCP allows up to 3.5 FSR**

## Flexible Planning Framework

**Project as proposed generally complies with the evaluation criteria in the Framework**

## Green Building Policy

**Project proposes LEED Gold & complies with the Policy**

## Advisory Design Panel Review

**Project has been reviewed by ADP and recommended for approval**

# Adaptable Housing:

95% of the apartment units to meet Building Code requirements for adaptable design

5% of units (20 units) will meet the District's "Level 3" Adaptable Design Guidelines



# Affordable Rental Housing:

Six apartment units including “Level 3” adaptable design features to be sold at a discounted price per unit approximately \$150,000 below market value

Units intended to provide affordable rental housing for persons with disabilities

Units to be owned and operated by a non-profit society

Provision, Ownership, and Operation of the six units secured by Housing Agreement



## 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

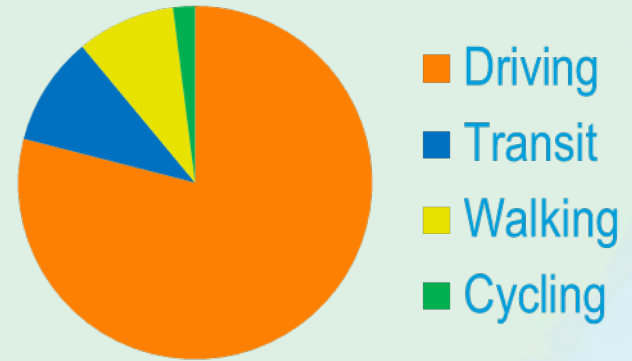
Proposal in CD-80 Zone:

- 272 stalls for commercial uses
- 548 stalls for residential uses (Ratio of 1.5
- 51 stalls for visitor parking incl. visitor at .13)

Total: 871 parking stalls

Additional 425 surface stalls on the balance of the mall property

# Transportation Infrastructure:



Lynn Valley Transportation Study

Lynn Valley Road Bicycle Lanes



TransLink Plan: Frequent Transit Services



Marine Drive B-Line



Lynn Valley interchange Improvements



Plan for interchange at Mountain Highway and widening of Overpass



Upgrade Lonsdale Quay



Plan widening of Fern Street Overpass



Frequent SeaBus Service



New Keith Road Bridge



Upgrade Phibbs Exchange



# Proposed Transportation Improvements:

Lynn Valley interchange improvement



Monitor and improve signal timings on Lynn Valley Road

New High Street

Quality bicycle route on High Street



Quality bicycle storage on-site



New street

New street



New signal to improve access to the village heart

On-Street Transit Hub



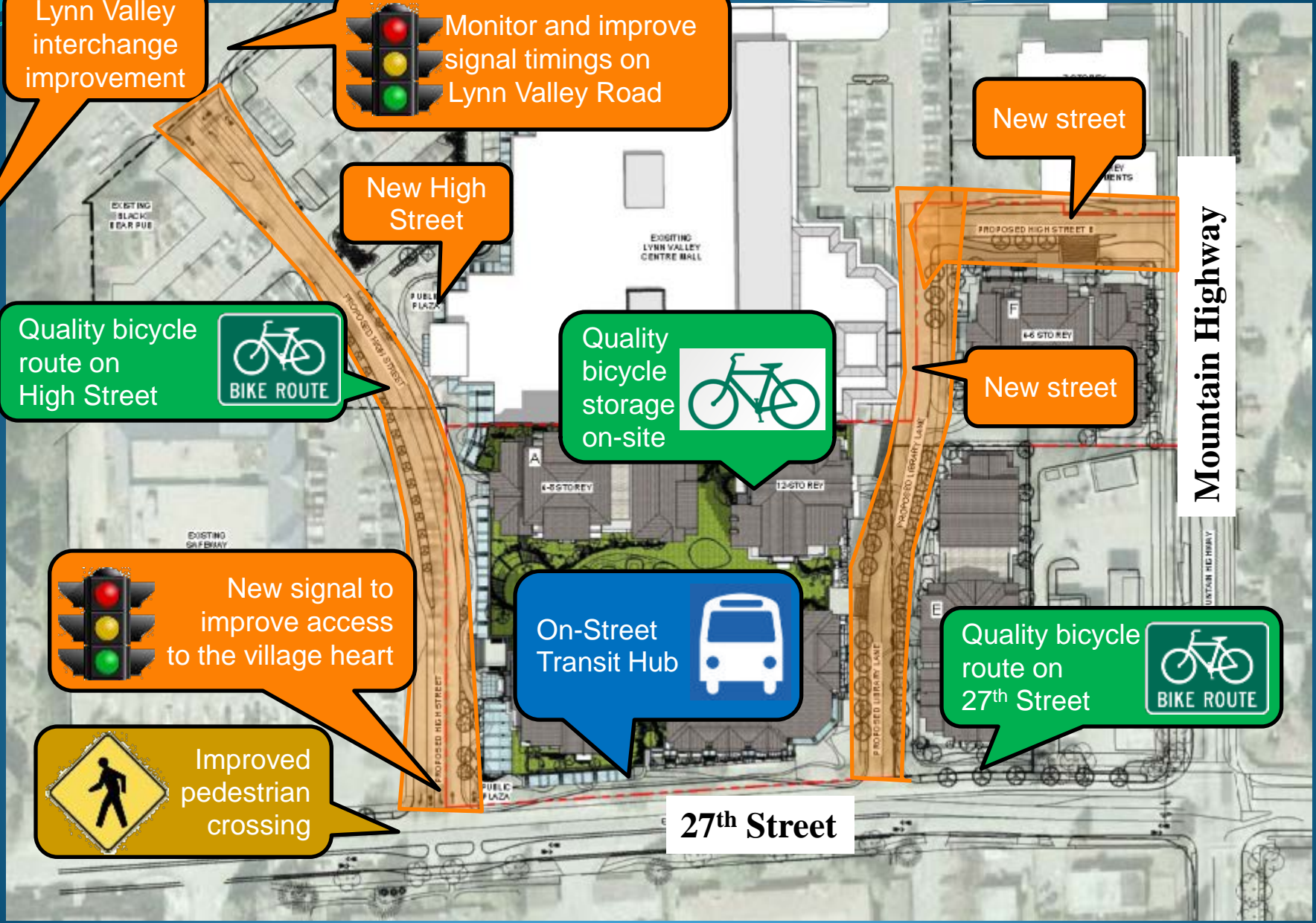
Quality bicycle route on 27th Street



Improved pedestrian crossing

27th Street

Mountain Highway





# PM Peak Traffic Volumes at Key Intersections



# Construction Management:

As a central destination in Lynn Valley, mitigating construction impacts is key to the success of re-development at Lynn Valley

Each phase of the development will have a construction traffic management plan to minimize the impacts on roads and neighbours

Requirement for plan will be listed as a condition of the Development Covenant

Large site area should allow for on-site marshalling and reduce impacts on the public road network

