

1203 and 1207 Harold Road Public Hearing – June 2nd, 2015



Bylaw 8013 -- Rezoning Bylaw to create CD-87 Zone

Development Site and Proposal

Comprises three existing residential properties

Current application is a detailed Rezoning and Development Permit application for an 8 unit (3 storey) townhouse project

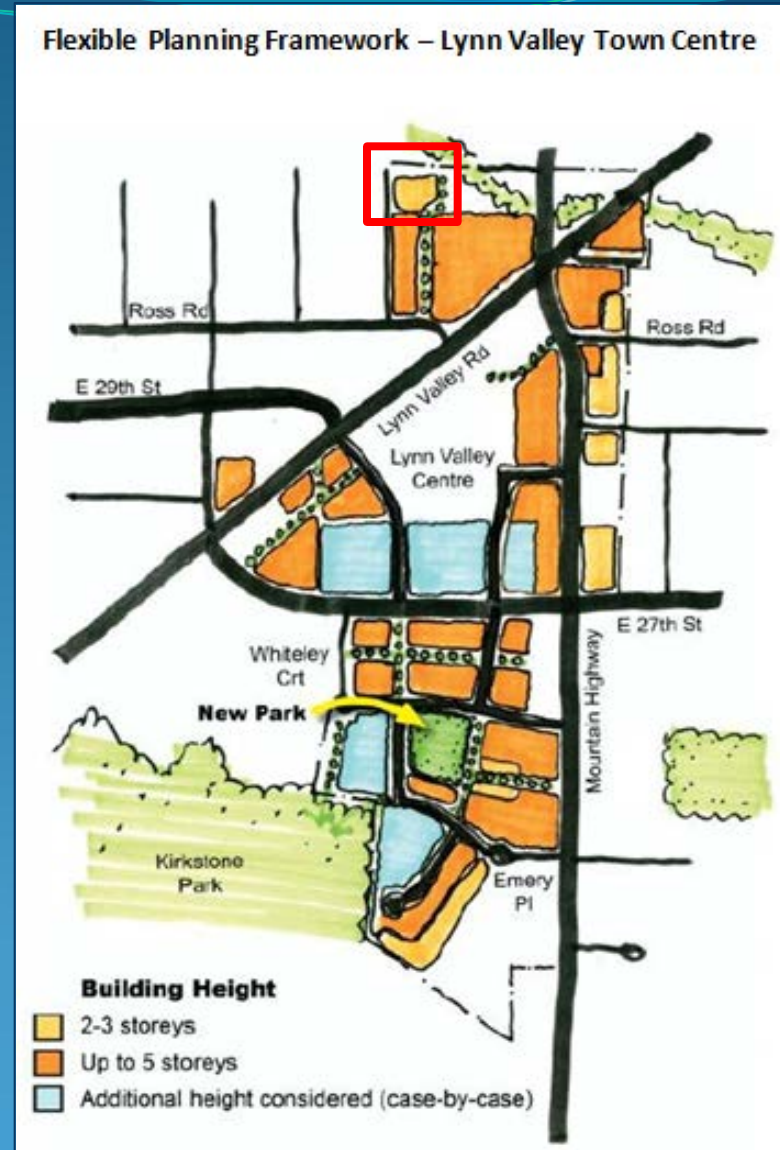


Lynn Valley Town Centre - Lots are designated Residential Level 4: Transitional Multi Family (up to 1.2 FSR)

The proposal is consistent with the OCP

Lynn Valley Flexible Planning Framework

- Following public consultation, Council adopted a “Flexible Planning Framework” for Lynn Valley in October 2013
- Heights set at 2 – 3 storeys at the periphery of the Lynn Valley Town Centre including this site
- The proposal is consistent with Flexible Planning Framework



Zoning

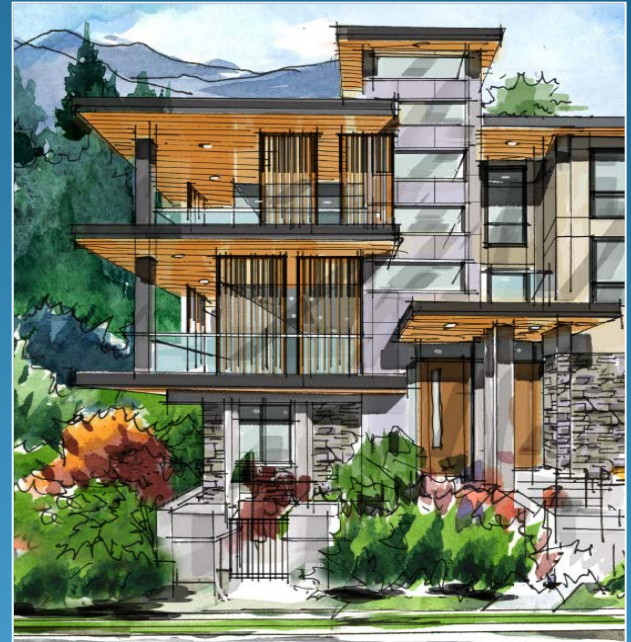
Existing Zoning:

Single Family Residential Zone (RS4)

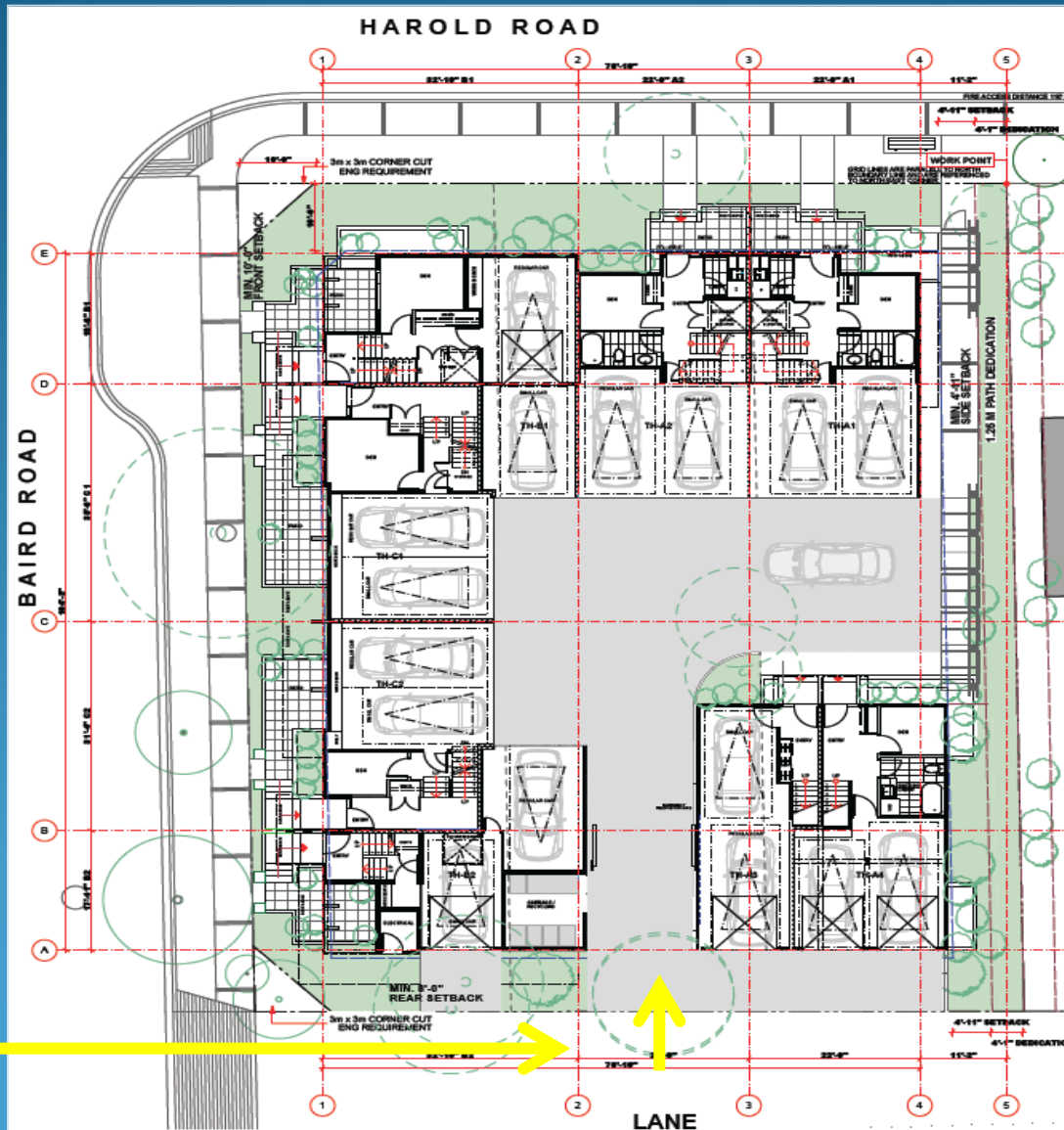
Proposed Zoning:

Comprehensive Development Zone 87 (CD87) allows for 8 townhouse units

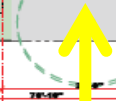
New CD87 zone regulates land uses, density, setbacks, height, and parking requirements



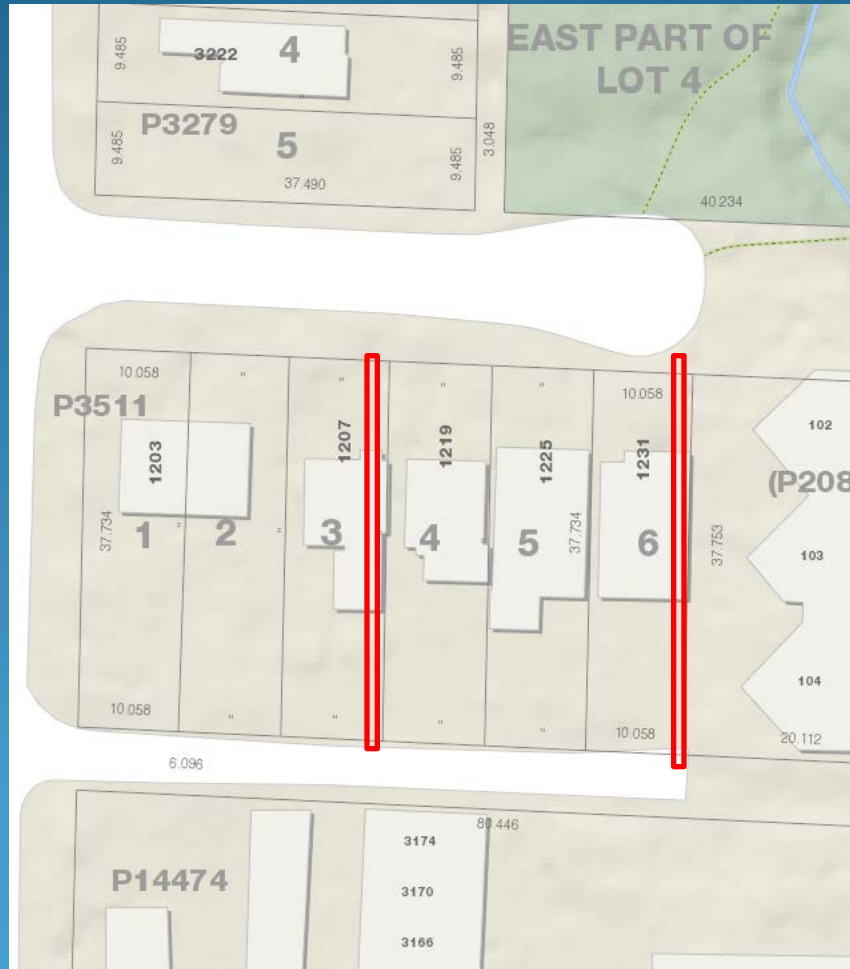
Site Plan:



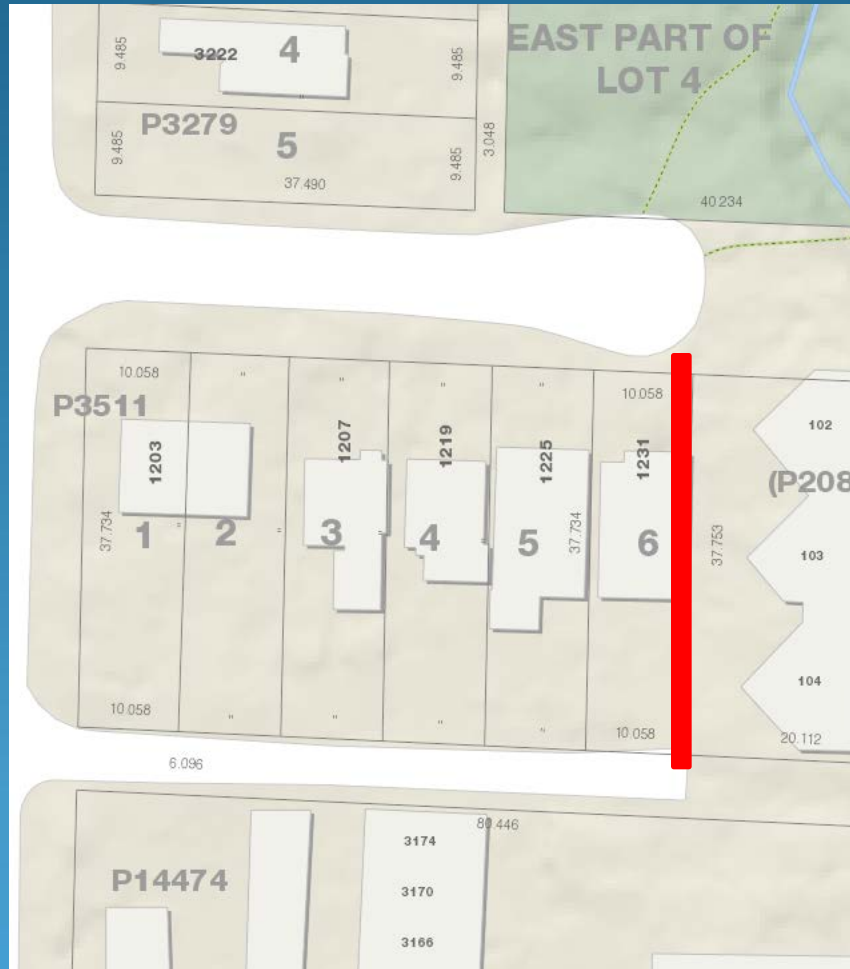
Site Access



Pathway Dedication



Pathway Dedication



Parking Summary:

Proposal in CD-87 Zone:

- 16 stalls onsite
- Ratio of 2 per unit

Bike Storage:

- 1 bike parking space per unit in carport or garage required
- Options for additional bike parking with racking in private carport/garage areas

Community Consultation

Lynn Valley Community Plan Consultation: 2012/2013 with focus on building form/density/amenities

October 2013: District Council adopted “Flexible Planning Framework”

Facilitated Public Information Meeting on December 11, 2014 –
15 people attended

Amenities and Benefits

Community Amenity Contribution:

- CAC of approximately \$55,000 based on an increase in density from single family to 1.2 FSR
- Park, trail, environmental, pedestrian, public art or other public realm improvements
- Municipal or recreation service or facility improvements, affordable housing.

DNV Development Cost Charges:

- Approximately \$73,000

Project Review

Proposal reviewed with a variety of District tools:

OCP and Flexible Planning Framework

Project complies with density, height, and future trail provisions

Green Building Policy

Project proposes Built Green Platinum & complies with the Policy

Advisory Design Panel Review

Project recommended for approval

Adaptable Design

Reviewed under previous guidelines: 50% of units are roughed out for future elevator installation





Strata Rental Protection Policy

Housing Agreement Bylaw (8104) to ensure that future strata bylaws do not prevent owners from renting their units.

Construction Management:

Lynn Valley Town Centre

LEGEND

-  Prelim or Possible Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



Urban Design:



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