

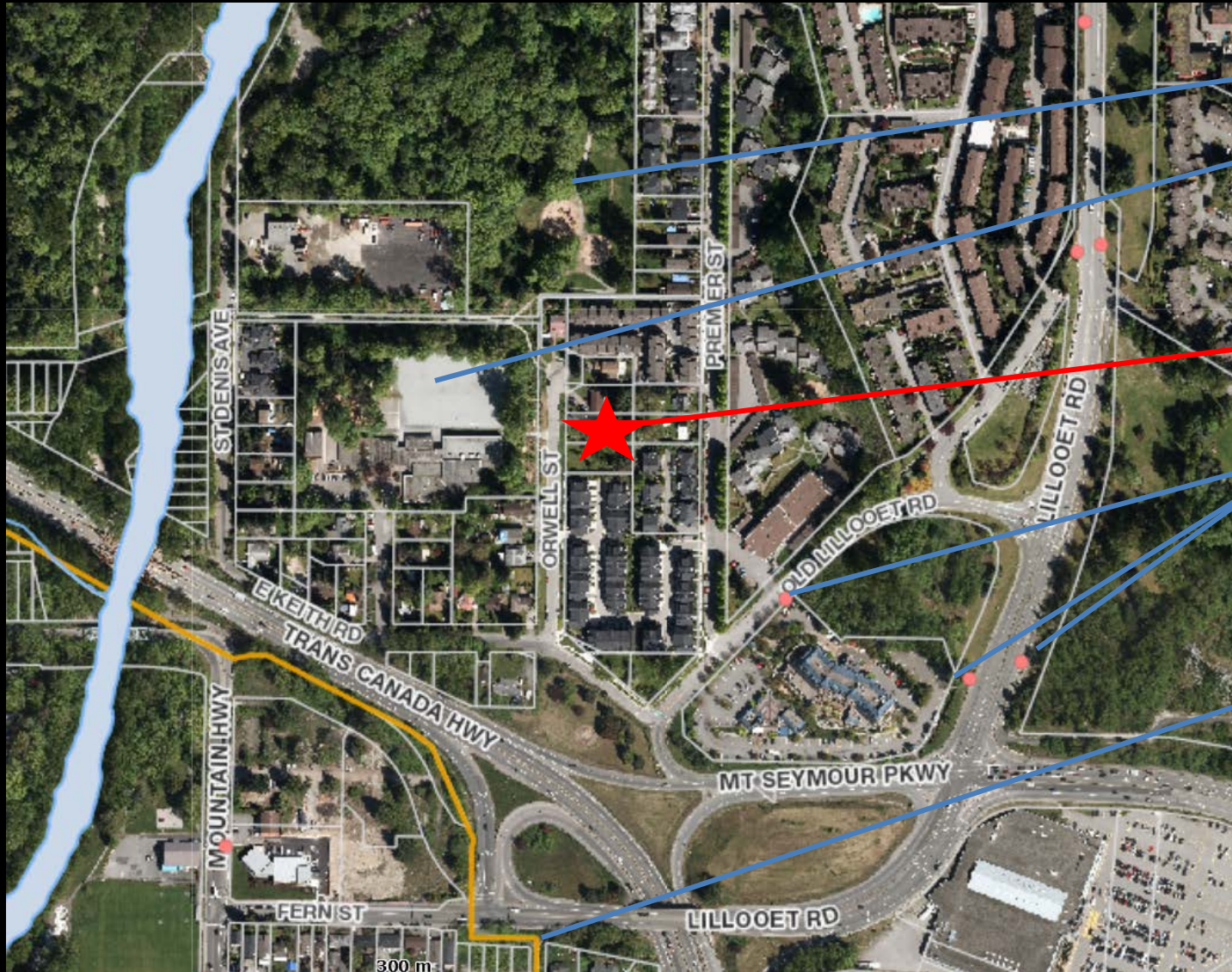


854 and 858 Orwell Street  
and 855 Premier Street  
Rezoning Bylaw 1346, Bylaw 8197  
To permit the development of a 23 unit  
townhouse project

# Context



NORTH VANCOUVER  
DISTRICT



Digger Park

Lynnmour  
Elementary  
School

Subject Site

Local bus stops

Lynn Creek Town  
Centre Boundary



# Context



NORTH VANCOUVER  
DISTRICT





## Context – Pedestrian Connections





## Context – Orwell Street looking South





## Context – Digger Park

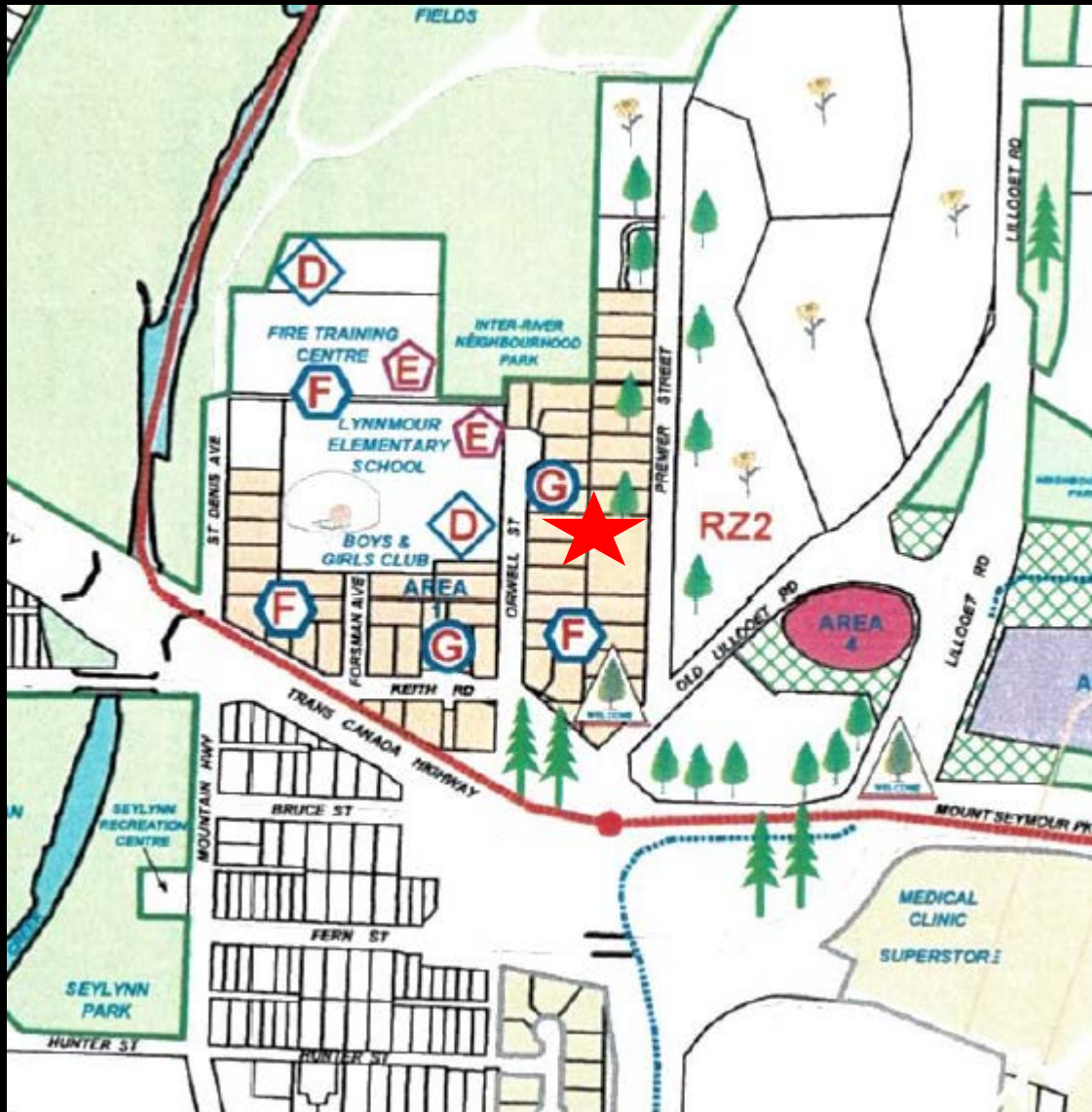




# Lynnmour / Inter-River Local Plan - 2006

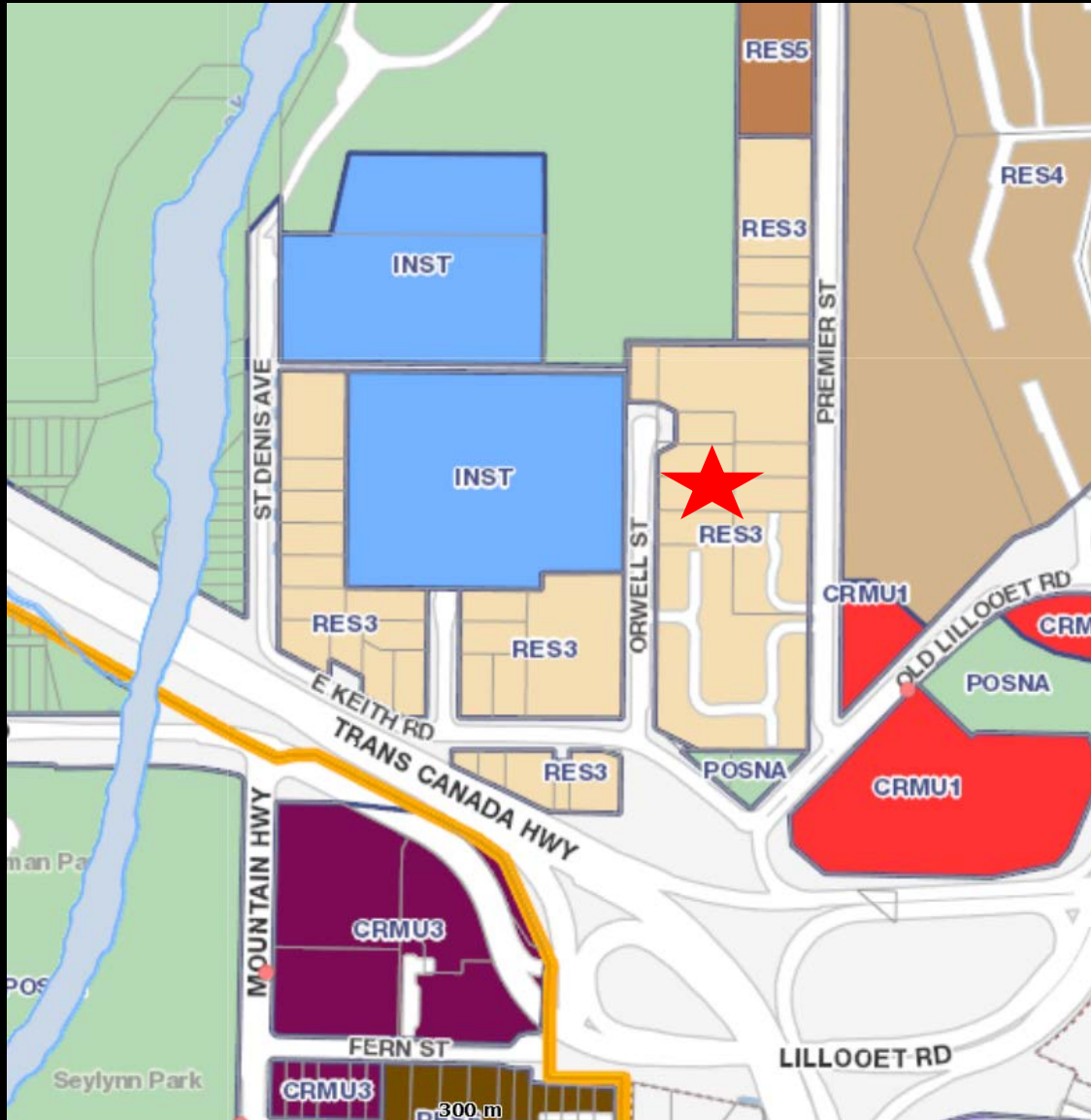


NORTH VANCOUVER  
DISTRICT



- Designated the site for family oriented townhouse development to support enrolment at Lynn timer Elementary School
- Densities of up to 0.7 FSR and 24 units per acre.

# Official Community Plan - 2011



- Residential Level Three – Attached Residential:
- This designation is intended for townhomes with a density of up to 0.8 FSR.



# Proposal



- 23 townhouse units
  - 3 two bedroom units (13%)
  - 19 three bedroom units (83%)
  - 1 four bedroom unit (4%)

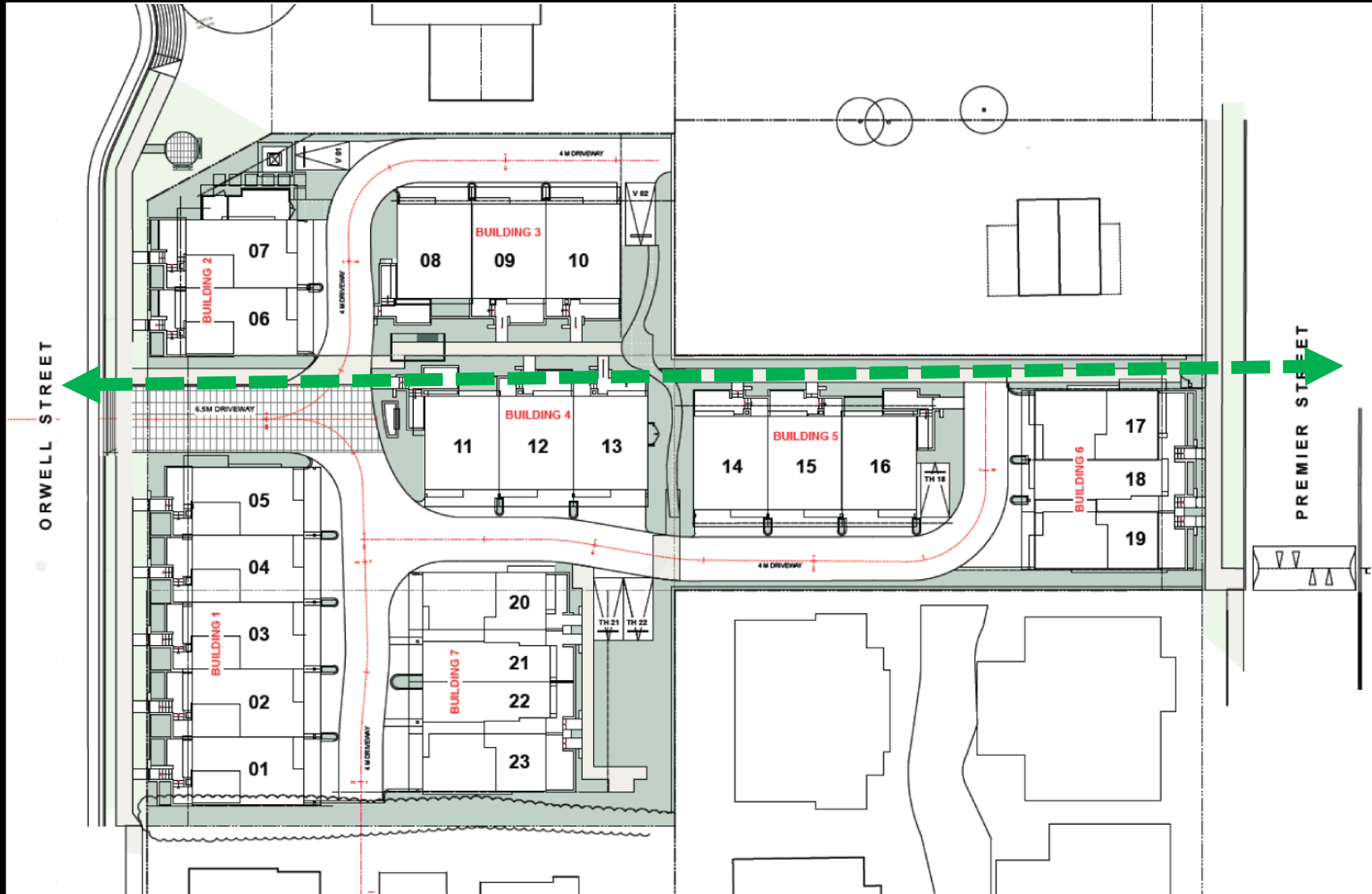
# Proposal



- ✓ 0.7 FSR and 24 units per acre, in keeping with the Lynnmour/ Inter River Local Plan and the OCP.
- ✓ Parking and designs meet the Lynnmour Inter-River Area One Design Guidelines
- ✓ 2 spaces per unit plus visitor parking (no tandem spaces)



# Proposal – Architectural Site Plan



# Proposal - Benefits



- **Community Amenity Contribution - \$125,020**
  - Rental and affordable housing;
  - Improvements to public parks, trails and greenways;
  - Environmental restoration projects;
  - Improvements to public service facilities and in particular to the Boys and Girls Club.
  
- **Public Benefits**
  - **Pedestrian mid-block connection (east-west through the site)**
  - **Continuation of the sidewalk beyond the site frontage to complete the sidewalk to the park**
  - **Speed humps to slow traffic on Premier Street**
  - **DCCs estimated at \$252,000**



# Proposal – Public Information Meeting



- Well attended by approximately 30 local residents
- Desire to see traffic slowed on Premier Street and the sidewalk extended to the park
- Concern about parking and desire for on site visitor spaces
- Questions about roof deck design
- Confirmation of on site help to deal with any questions or concerns during construction



# Proposal – Project Compliance



- ✓ OCP and Implementation Plan - Project complies with use, density and height provisions
- ✓ Lynnmour Inter River Design Guidelines – project complies by providing a strong streetscape and contemporary design
- ✓ Green Building Policy – Built Green<sup>®</sup> Gold Level
- ✓ Rental Housing Agreement Bylaw 8193 – to ensure the potential for renting suites and adding to the District’s supply of rental housing
- ✓ Advisory Design Panel – supported the proposal