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**
- 5 fewer trips
- 24% reduction

**PM Peak**
- 16 fewer trips
- 46% reduction
New Lane Connection
Improved Road Markings and Signage
Signal Timing to be Improved
Intersection Laning Review
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.
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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.
Shadow Study - June