

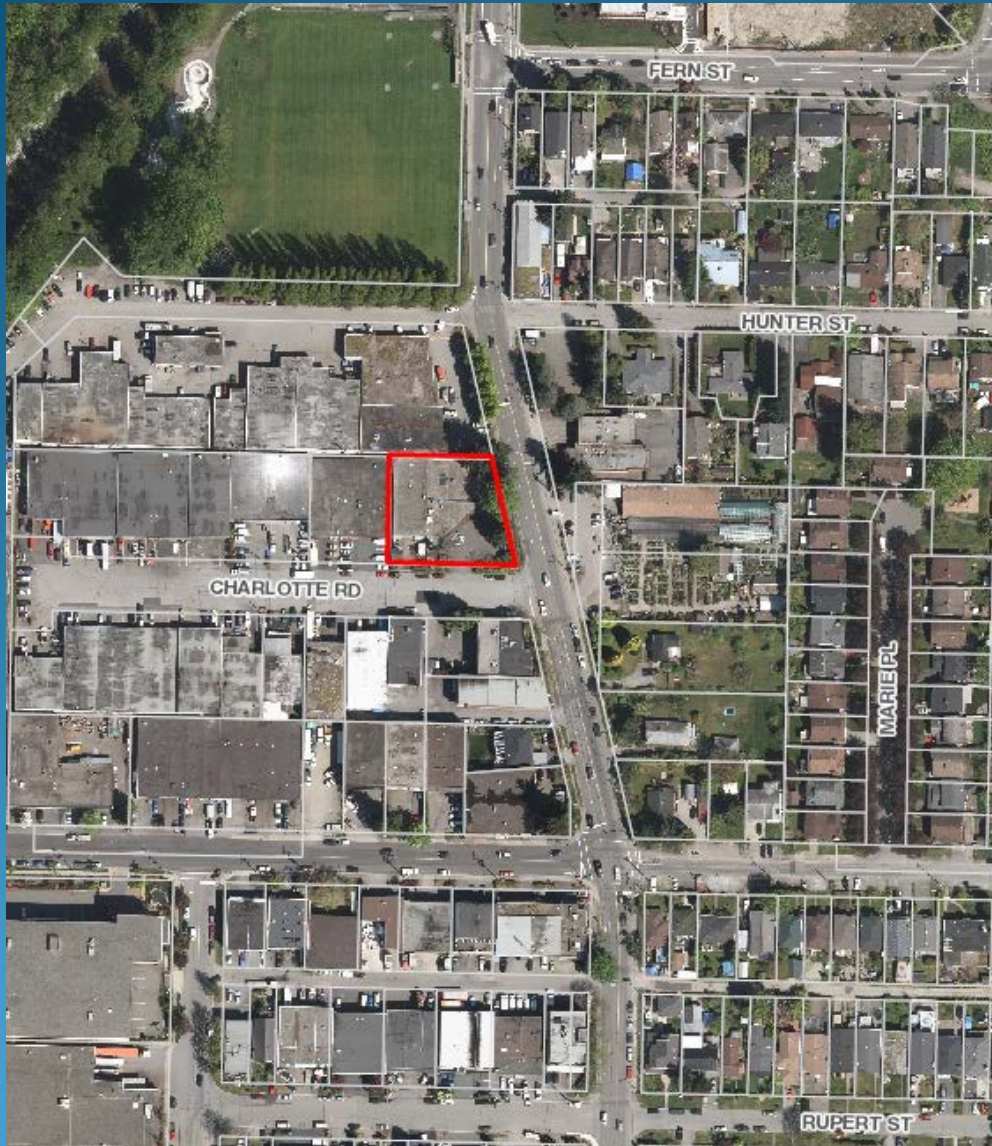
467 Mountain Hwy

Public Hearing – October 4, 2016



Bylaw 8183 - Rezoning Bylaw to create CD94 Zone

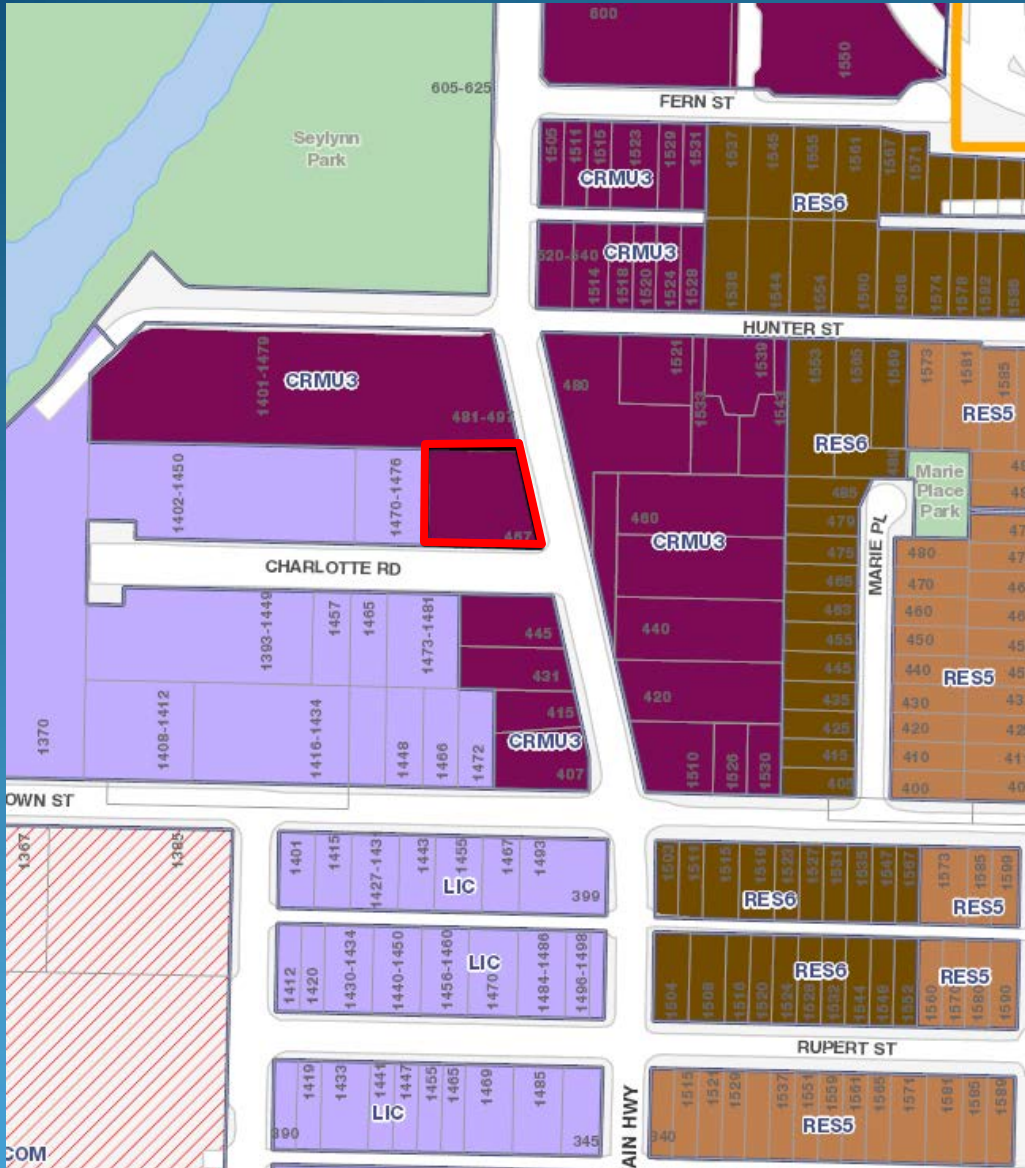
Site Context



Site

- Northwest corner of Mountain Hwy & Charlotte Rd
- Site area: 1,959m²

Site Context



Site

- Northwest corner of Mountain Hwy & Charlotte Rd
- Site area: 1,959m²

OCP

Commercial Mixed Use Level 3 (CRMU3)

- Up to approximately 3.5 FSR

Zoning

Existing: Light Industrial (I3)

Proposed: New Comprehensive Development Zone (CD94)

Plan and Guidelines

Project measured against:

- Lower Lynn Implementation Plan
- Lynn Creek Town Centre Public Realm Guidelines



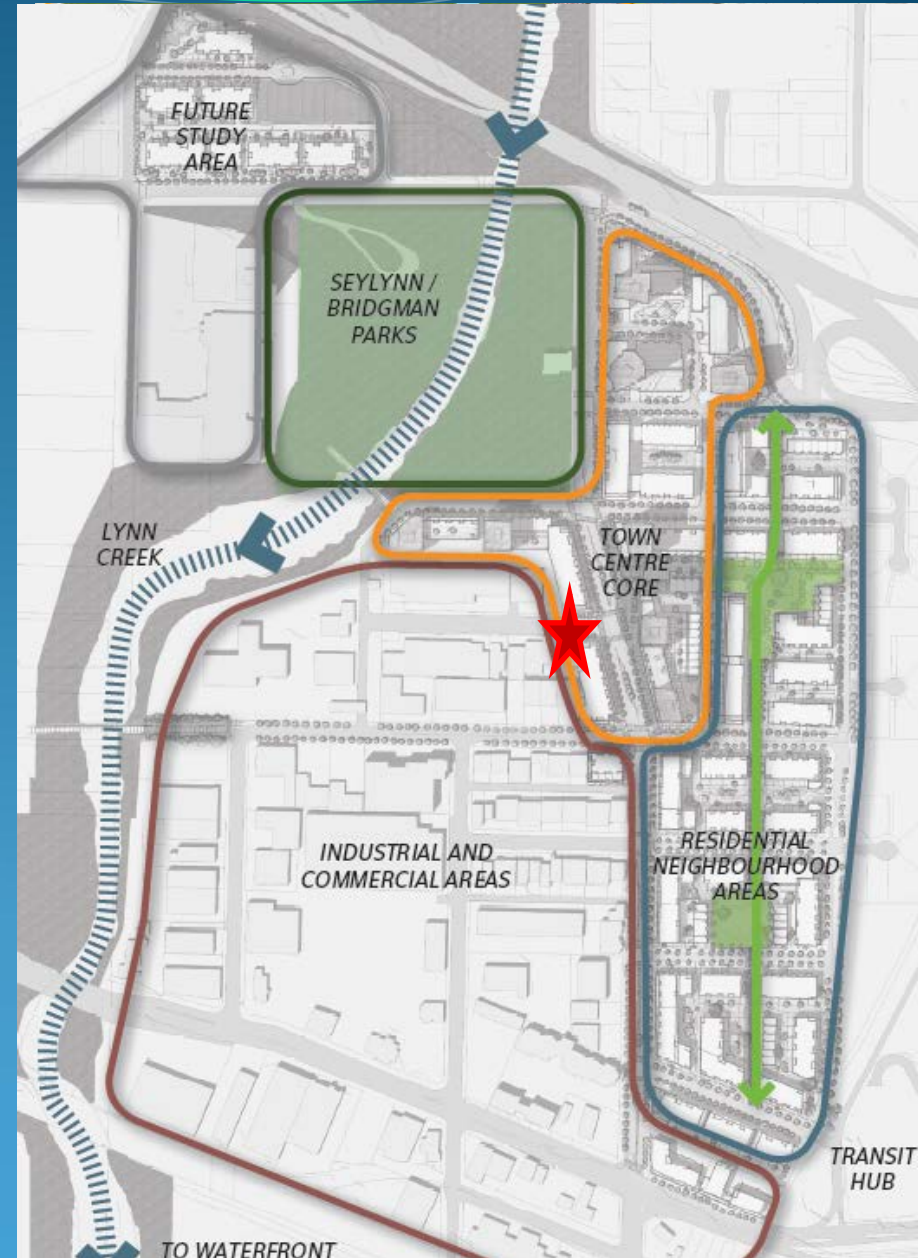
Plan and Guidelines

Project measured against:

- Lower Lynn Implementation Plan
- Lynn Creek Town Centre Public Realm Guidelines

Site is within the “heart” of the town centre as defined in the Implementation Plan

Change in use important for placemaking of town centre



Plan and Guidelines



This project will contribute to the creation of the town centre core



Plan and Guidelines

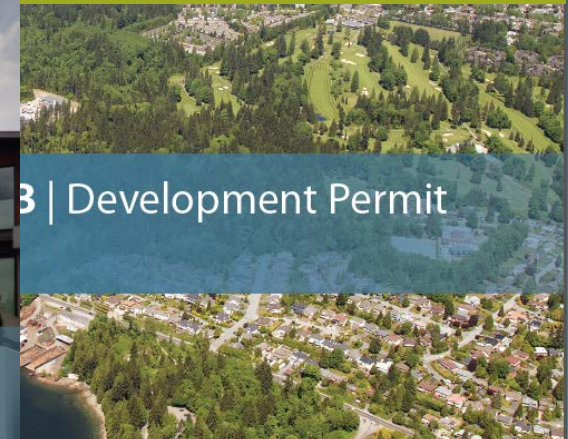
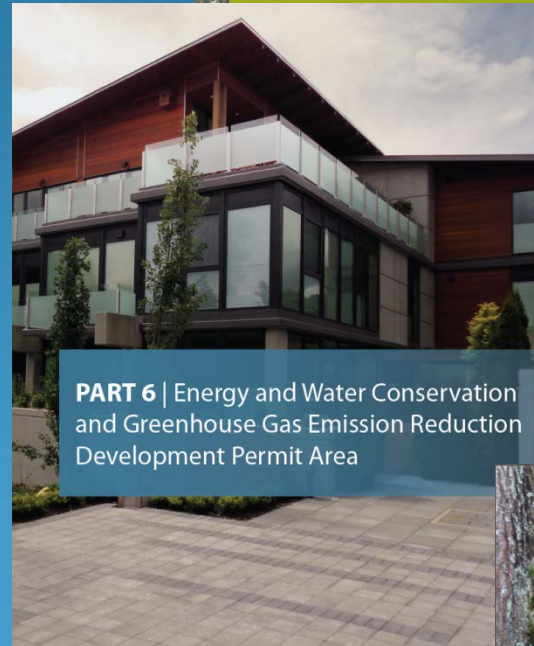
Project measured against Development Permit Guidelines for :

- Form and Character for Commercial and Mixed-use Buildings;
- Energy and Water Conservation and Greenhouse Gas Emission reduction;
- Protection from Creek Hazard.



A Guidelines for Commercial and Mixed-Use Buildings

Shopping streets tend to be the focal point of the community... (and) new *development* should seek to enhance and animate the public realm.



Minimize the risk to people and property from creek hazards and mitigate the impacts of flooding within areas already developed.

Application Details

- One 6-storey building
- 63 residential units and 6 commercial units
- New commercial space of approximately 5600 sq ft
- Vehicle access from Charlotte Rd
- Courtyard amenity space for residents
- Floor Space Ratio of approximately 3.5



Mix of unit sizes (63 total residential units):

24% studio/1 bedroom;
66% 2 bedroom;
10% 3 bedroom.

Application Details

Parking & Storage

Proposed parking meets rate for town centre projects.

- 88 total spaces
- 12 commercial spaces
- 76 residential and visitor spaces



One storage space per residential unit that can accommodate two bicycles
20 visitor bicycle spaces

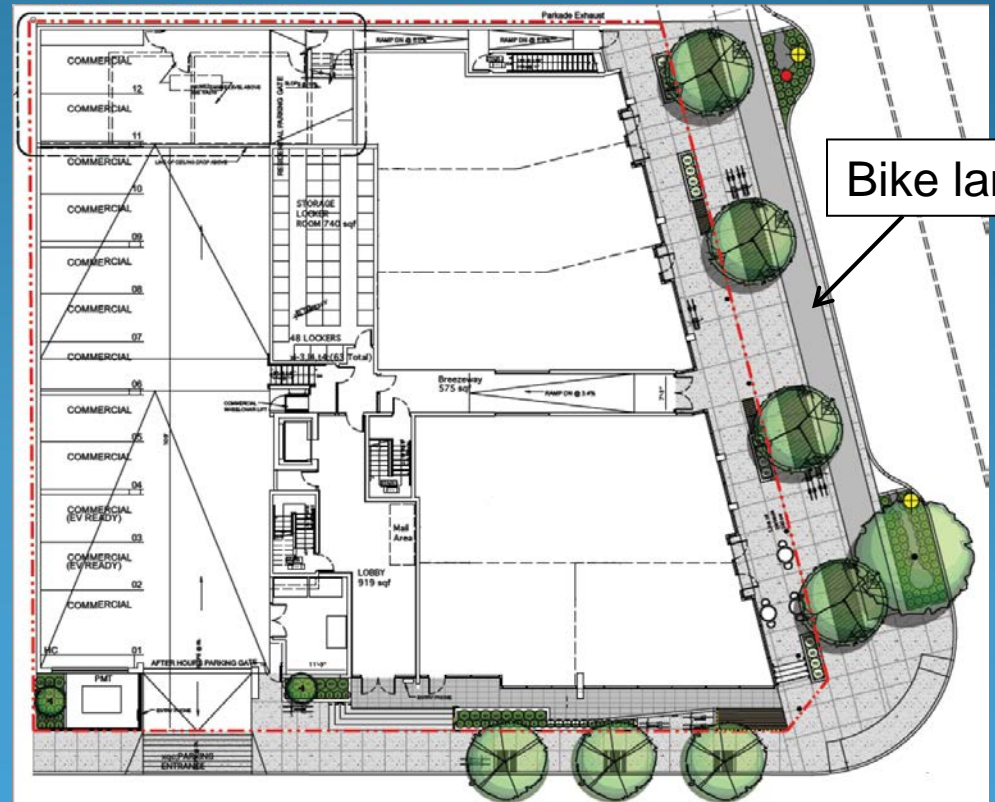
Community Amenity Contribution:

\$705,000 CAC secured with Bylaw 8183 for the following:

- Public art;
- Park, trail, environmental, plaza or other public realm improvements;
- Municipal or recreation services or facilities;
- Affordable Housing

Public Benefits:

- 3.3m road dedication on Mountain Hwy
- New separated bike lane on Mountain Hwy
- Offsite servicing improvements
- DCCs Estimated: \$469,300
- CACs \$705,000



Project Compliance

OCP and Implementation Plan

Project complies with use, density and height provisions

Green Building Policy

Project proposes LEED Gold & complies with DNV Policy

Accessible Design Policy

59 units will meet basic criteria and 4 units (5%) will meet enhanced criteria and complies with DNV Policy

Housing Agreement Bylaw

To ensure that strata units are available for rental (Bylaw has been given first reading)

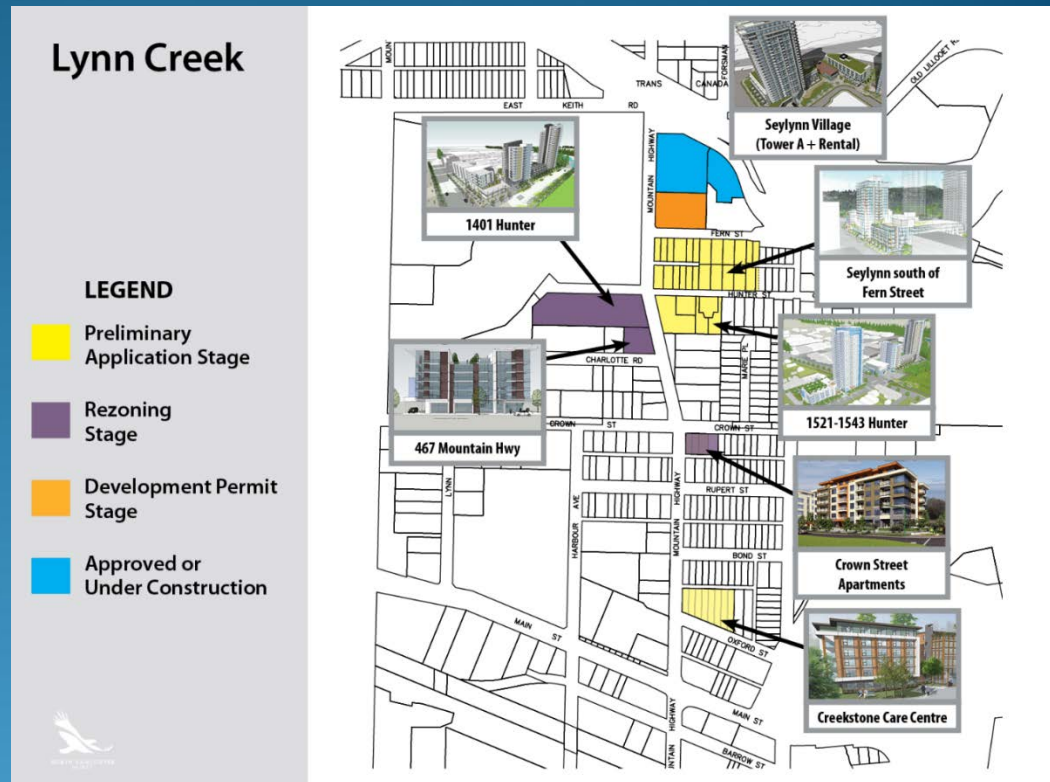
Advisory Design Panel Review

Project recommended for approval

Construction Management:

Construction Traffic Management Plan submitted. Final version will be required prior to Building Permit.

- Limit sidewalk closures;
- Manage scheduling trucks to ensure no off-site queuing of trucks.
- Communication plan with surrounding neighbours;
- Traffic monitoring by Bunt & Associates during course of project
- Coordinate construction activities with neighbouring construction sites.



Public Input

Preliminary Application:

- Early Public Input Opportunity meeting held May 2015
- Notification approximately 150m

Approximately 19 attended

Detailed Application:

- Facilitated Public Information Meeting held March 2016
- Notification of more than 150m radius which included 1024 addresses

Approximately 12 attended



Questions from Bylaw Introduction

Inventory of Employment Lands and relocation of Existing Tenant

In the coming weeks Staff will be providing a comprehensive review of industrial lands in the District

Existing tenant Northwest Metech Corp (Light Manufacturing Use):
Lease expired June 2016 & extended to January 2017 at reduced rate

Applicant retained a commercial realtor to secure alternative space on the North Shore

To date an alternate tenancy has not been secured

Questions from Bylaw Introduction

Are the bike lanes separated?

Mountain Hwy will have separated bike lanes.

Would the applicant build less parking if DNV allowed less than 1.2 per unit?

Applicant believes current standard reflects anticipated demand in the project

Provide the summary of the early input meeting

Early Public Input Opportunity meeting held May 2015

Questions from Bylaw Introduction

Is the bike parking in the storage lockers convenient and accessible?

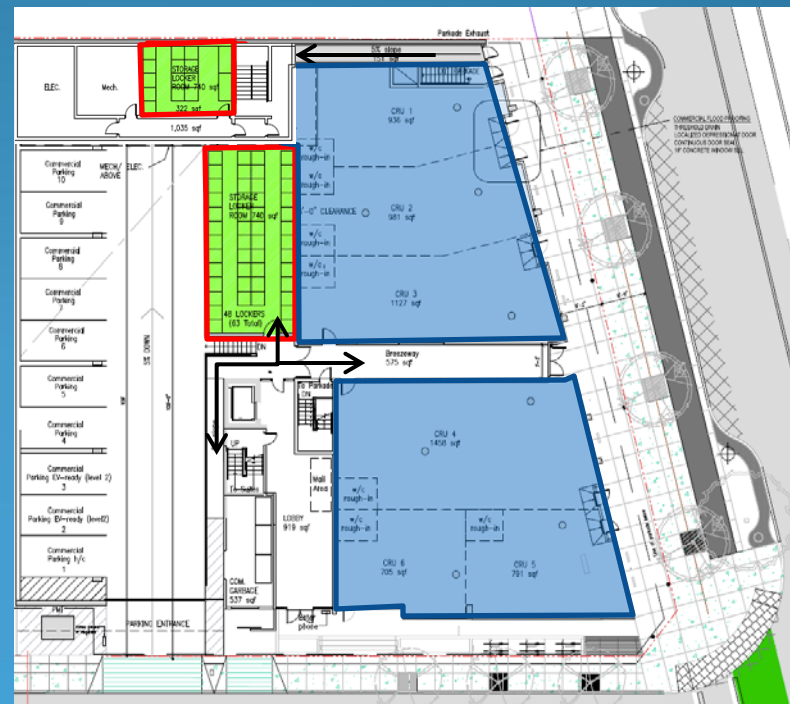
Individual 3ft wide x 3ft deep storage lockers (one for each unit)

Grade level storage room

- 48 lockers
- access via the breezeway, lobby, and parking entrance

Mezzanine storage room

- 15 lockers
- access from a walkway and stairs from Mountain Hwy



Questions from Bylaw Introduction

What is the proposed interim interface for the north blank wall

Banding and colour variation added to give interest to this wall

Additional design development of the treatment for this wall will take place through the Development Permit



467 Mountain Hwy



Bylaw 8183 - Rezoning Bylaw to create CD94 Zone