1503 - 1519 Crown Street
Rezoning Bylaw 1345, Bylaw 8192
To permit the development of a residential building consisting of 47 units.
Town Centre – focus for housing diversification

The OCP designated the Subject Site Residential Level 6 For Medium Density Apartments
Subject Site
• Facilitates a mix of housing styles
• Designates the site for:
  • Medium Density Apartment
  • 6 storey height
Lynn Creek Public Realm Guidelines – 2016

LYNN CREEK
PUBLIC REALM
GUIDELINES

GUIDELINES FOR FORM, CHARACTER & STREETSCAPE DESIGN

Key words that capture the experience of Lynn Creek Town Centre

LYNN CREEK OUTDOOR LIVING + SOCIAL SPACES
CRAFT BEER SMALL LOCAL BUSINESSES CONNECTED
ECLECTIC, RANDOM, MESSY, ORGANIC SUSTAINABLE LIVING
SHOPS WALKING + CYCLING CHOICES
PUBLIC ART RESTAURANTS COOL, FUNKY, CREATIVE, INNOVATION
TRANSIT COMMUNITY CENTRE BRIDGES
SEYLYNN + BRIDGMAN PARKS
FARMERS MARKET TREES MOUNTAINS TRAILS
Proposal - 2016

• 47 residential units
  • 13 one bedroom units (28%)
  • 27 two bedroom units (57%)
  • 7 three bedroom units (15%)
• Plus potential live-work units on the ground floor
Proposal – Cross Section

- Parking meets town centre rates with 2 floors of underground parking
- Large storage lockers are provided for each unit
Proposal – Architectural Site Plan

Crown Street

Lobby Entrance

Driveway Entrance

Mountain Highway
Proposal - Benefits

- **Community Amenity Contribution** - $100,000
  - Rental and affordable housing;
  - Lynn Creek Community Centre;
  - Hunter Street Pedestrian Bridge;
  - Seylynn Park upgrades; and/or
  - Public Art.

- **Public Benefits**
  - **Land dedication** for street improvements including separated bike lanes and wider sidewalks, and an improved intersection.
  - **Street beautification projects** including undergrounding at least one of the hydro lines, and on street planting including street trees, landscaping and public benches.
  - **DCCs** estimated at $280,700.
Proposal – Public Information Meeting

- Questions about the project including, its design, features, unit styles and pricing.
- Questions and Comments - about construction and parking

- Action – Construction Management Plan – with purchase of adjacent lot and rental of nearby parking.
HUB – Separated Bike Path
Proposal – Project Compliance

- OCP and Implementation Plan - Project complies with use, density and height provisions

- Lynn Creek Public Realm Guidelines – project complies by providing a strong streetscape and contemporary design

- Green Building Policy – Built Green ® Gold Level

- Accessible Design Policy – in keeping with the policy the project is providing 100% basic and 5% enhanced accessible units

- 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