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

Digger Park

Lynnmour Elementary School

Subject Site

Local bus stops

Lynn Creek Town Centre Boundary
Context – Pedestrian Connections
Context – Orwell Street looking South
Context – Digger Park
Lynnmour / Inter-River Local Plan - 2006

- Designated the site for family oriented townhouse development to support enrolment at Lynnmour 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 ® 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