905 – 959 Premier Street
Public Hearing – June 13, 2017

Bylaw 8236 – rezoning bylaw to create CD102 Zone
Site Context

Site
- West side of Premier Street
- Adjacent to Digger Park and Inter River Park
- 3,405m² (36,658 sq ft)
- Surrounded by multi-family properties
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OCP
- Residential Level 3: Attached Residential
- Up to 0.80 FSR

Zoning
- Existing: RS3
- Proposed: CD102
Plan and Guidelines

Project measured against:
- Official Community Plan
- Lynnmour / Inter-River Local Plan
- Inter-River Sub Area Transportation Study
Plan and Guidelines

Project measured against Development Permit Guidelines for:

– Form and Character for Ground-Oriented Housing;
– Protection of Natural Hazards (Creek Hazard).

Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses
Application Details

- 17 three-storey townhouses
- Vehicle access from Premier Street
- 3-bedroom units from 104m² (1,129 sq ft) to 114m² (1,232 sq ft)
- 34 resident parking stalls and 1 visitor stall.
- Density is consistent with OCP
Public Benefits & Amenities

- CAC secured with Bylaw 8236
- DCCS estimated at $284,589
- 1.1m dedication
- Park works
- Flood Infrastructure Fund contribution
- Off site works
Project Compliance

OCP and Local Area Reference Policy Document
• Project complies with use, density, and flood hazard requirements

Green Building Policy
• Gold standard and performance rating of EnerGuide 80

Accessible Design Policy
• Basic and enhanced design features

Housing Agreement Bylaw
• To ensure that strata units are available rental

Advisory Design Panel
• Project recommended for approval

Construction Management
• Construction management plan submitted
Public Input

Detailed Application

- Facilitated Public Information Meeting held March 1, 2017
- Approximately 10 members of the public attended
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