

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

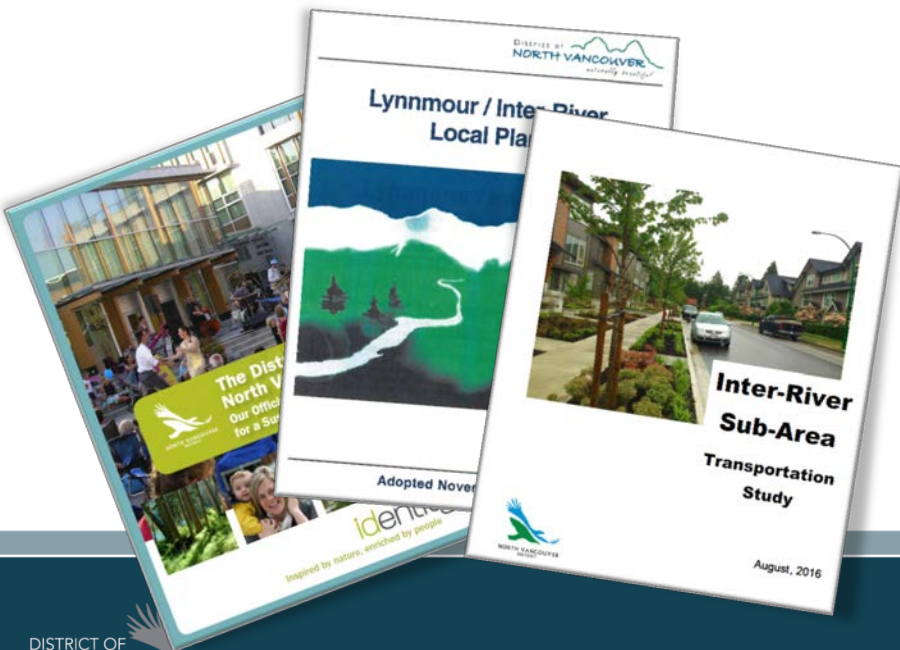
- Existing: RS3
- Proposed: CD102



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:

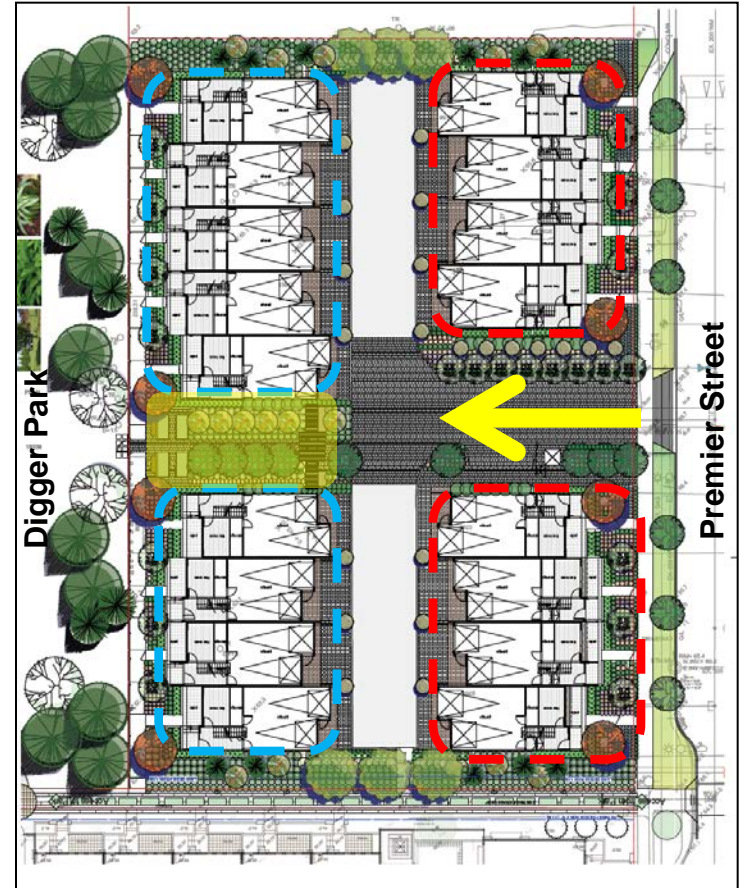
- Form and Character for Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- Protection of Natural Hazards (Creek Hazard).

Lynn timer / 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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