

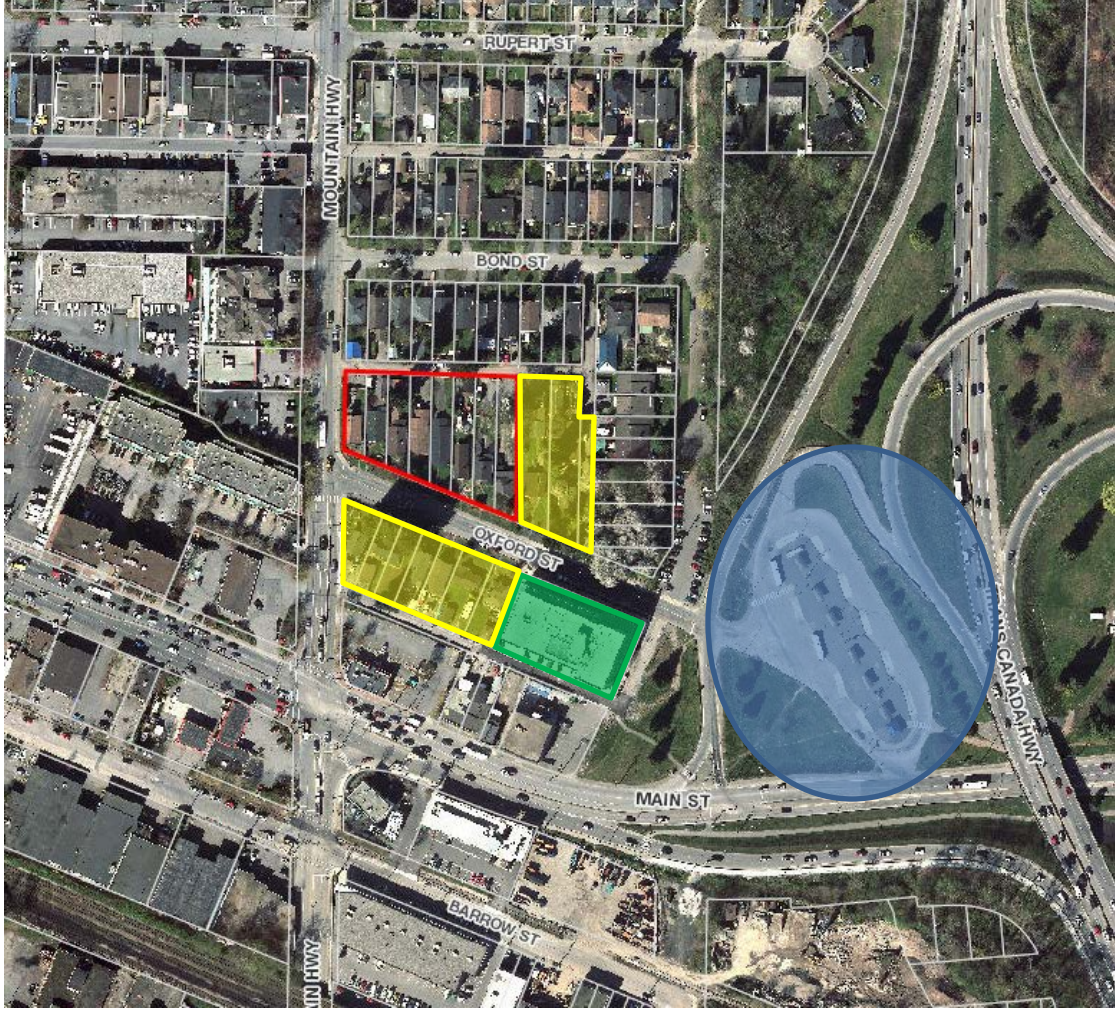
Creekstone Care Centre

1502-1546 Oxford St
Public Hearing – June 13, 2017



Bylaw 8240 – OCP Amendment to Institutional
Bylaw 8241 - Rezoning Bylaw to CD105 and NP Zones

Site Context



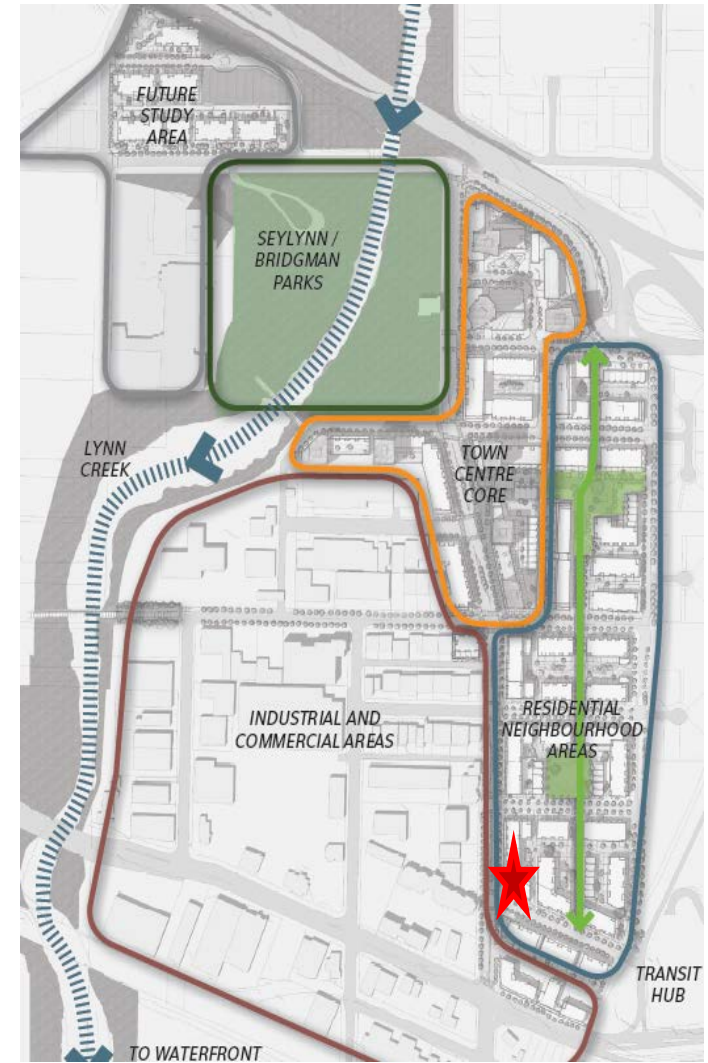
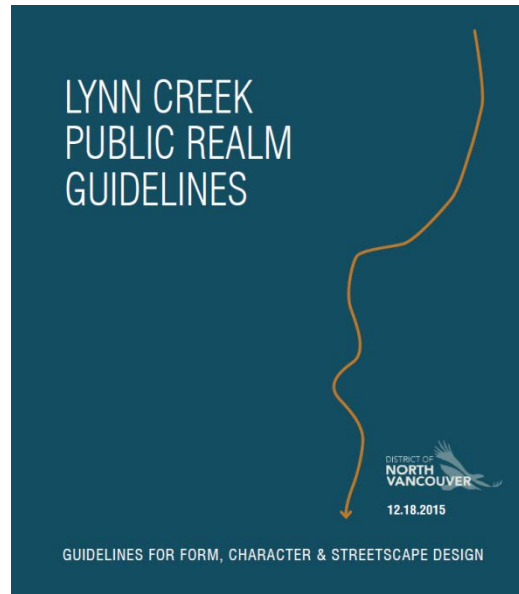
Implementation Plan and Guidelines

Project measured against:

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



LOWER LYNN TOWN CENTRE IMPLEMENTATION PLAN



OCP and Zoning Bylaws

Existing OCP Designation

Residential Level 5: Medium Density Apartment (up to 1.75 FSR)

Proposed OCP Designation

Institutional

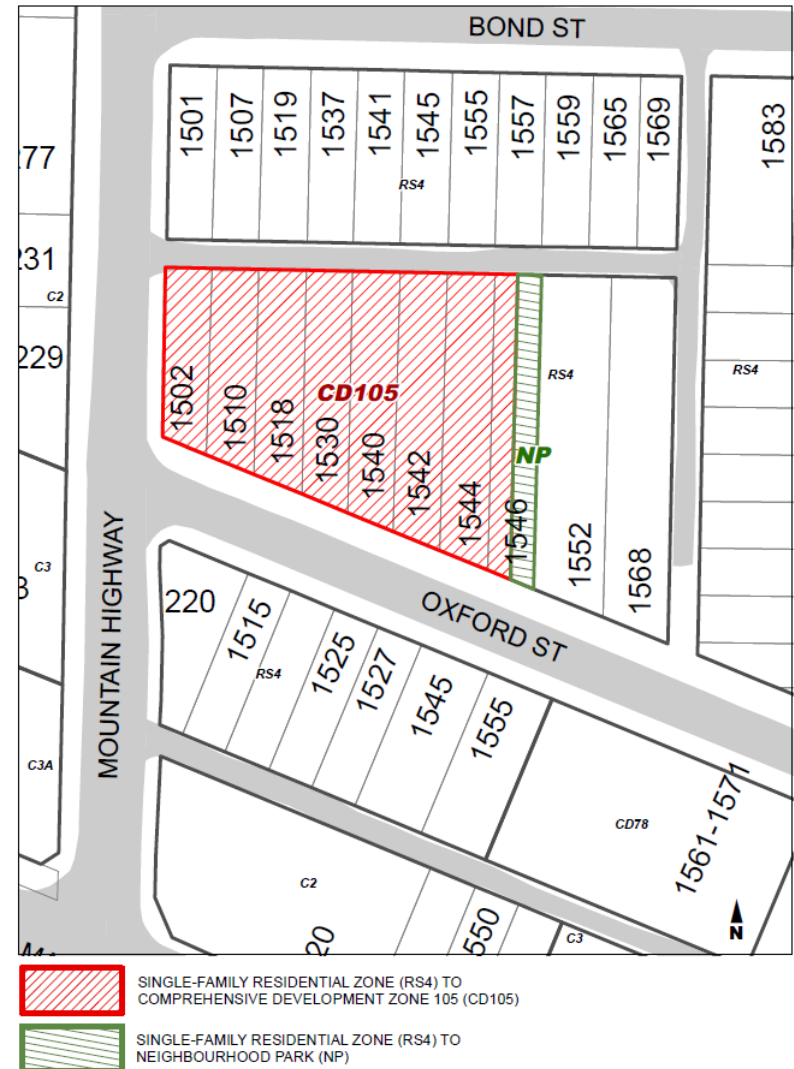
Existing Zoning

Single Family Residential 6000 Zone (RS4)

Proposed Zoning

New Comprehensive Development Zone (CD105)

Neighbourhood Park (NP)



Green Spine Linear Park

New north south linear park to connect Oxford St to Fern St

This project contributes a 5m dedication towards the creation of the Green Spine



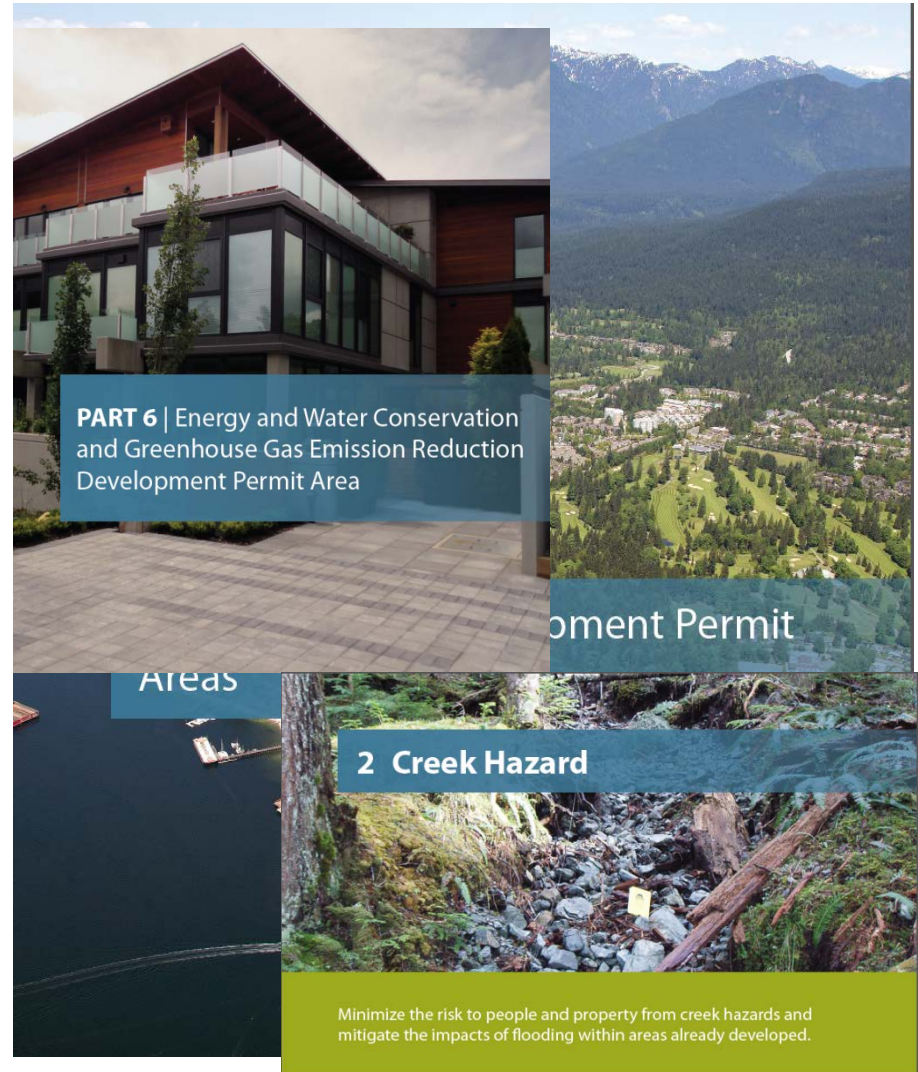
Concept for Green Spine



Plan and Guidelines

Project measured against Development Permit Guidelines for:

- Energy and Water Conservation and Greenhouse Gas Emission reduction; and
- Protection from Natural Hazards (Creek Hazard).

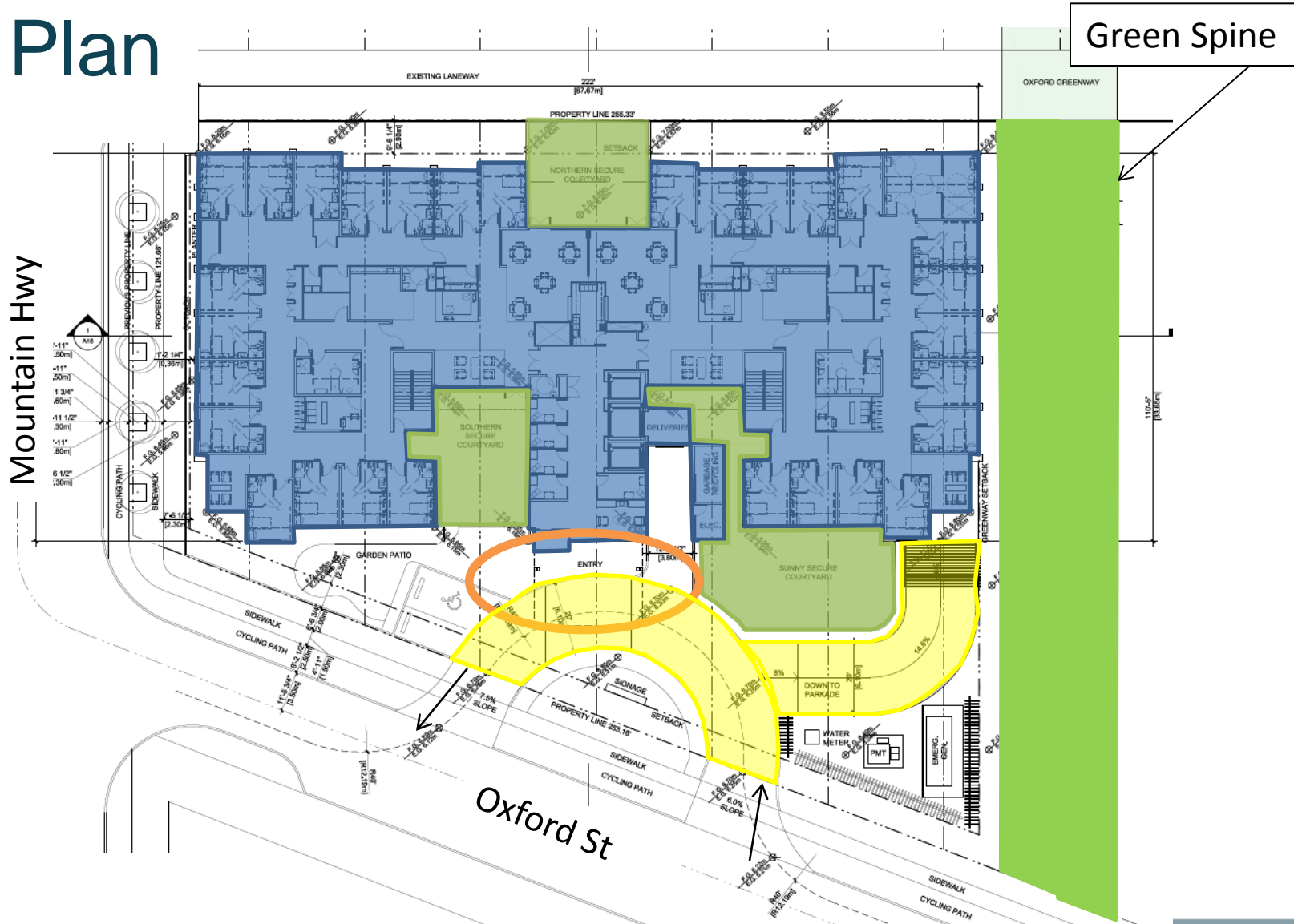


Application Details

- One 6-storey building (partial 7th storey)
- Floor Space Ratio of approximately 2.9
- 180 beds



Site Plan



Green Spine

Mountain Hwy

Oxford St

Public Benefits:

Road dedication and Right of Way on Mountain Hwy

Green Spine dedication

New two-way separated bike lane on Oxford St

New separated bike lane on Mountain Hwy

Offsite servicing improvements

DCCs Estimated: \$327,307

\$5000 towards public art



Oxford St – from Lower Lynn Implementation Plan

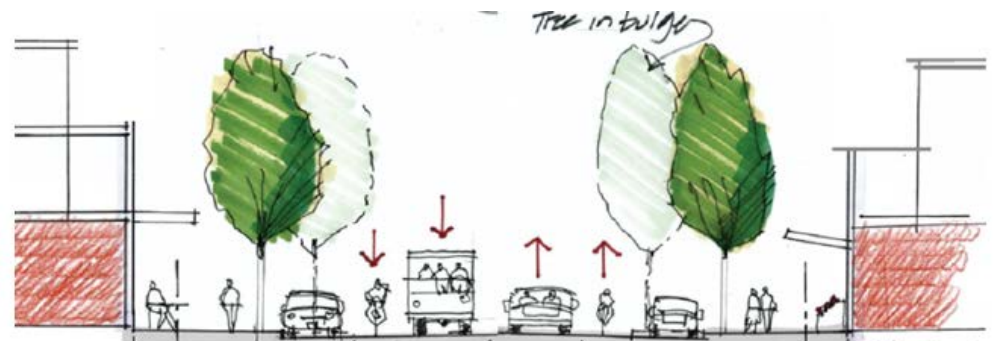


Figure 10. Illustrative cross-section of Mountain Highway in the Town Centre core

Official Community Plan:

DNV
2030

identity

Inspired by nature, enriched by people

- Affordable (subsidized) rental beds
- Local Employment
- Pedestrian/ bike networks
- Trails and greenways (Green spine)
- Located in a town centre
- Access to transit



Project Compliance

Official Community Plan

Amendment to OCP designation but achieves many objectives in OCP

Lower Lynn Implementation Plan and Lynn Creek Public Realm Guidelines

Achieves DNV objectives for public realm and contributes to creation of green spine linear park

Green Building Policy

LEED Gold & complies with DNV Policy

Accessible Design Policy

Vancouver Coastal Health requirements (exceed DNV policy)

Advisory Design Panel Review

Recommended for approval

Construction Traffic Management

Plan submitted and final version required prior to Building Permit

Public Input:

Facilitated Public
Information Meeting held
May 3, 2017

Approximately 15
attended



Questions from Bylaw Introduction - Parking:

Zoning Bylaw requirement:

- One stall per six beds
- Required 30 spaces
- Proposed 35 stalls (33 underground and 2 at grade)

Design Change:

- Relocated kitchen and laundry from underground to roof
- New proposal 47 spaces (45 underground and 2 at grade)
- Requires changes to Bylaw 8241 at second reading:
 - Density
 - Height
 - Parking

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