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
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)
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
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
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
Official Community Plan:

- 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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District of North Vancouver