

756 & 778 Forsman Avenue

Public Hearing – June 20, 2017



Bylaw 8225 – rezoning bylaw to create CD101 Zone

Site Context

Site

- East side of Forsman Ave
- Adjacent to Lynnmour Elementary
- Surrounded by multi-family and single-family properties
- 1,656m² (18,155 sq ft)





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OCP

- Residential Level 3: Attached Residential
- Up to 0.80 FSR

Zoning

- Existing: RS3
- Proposed: CD101

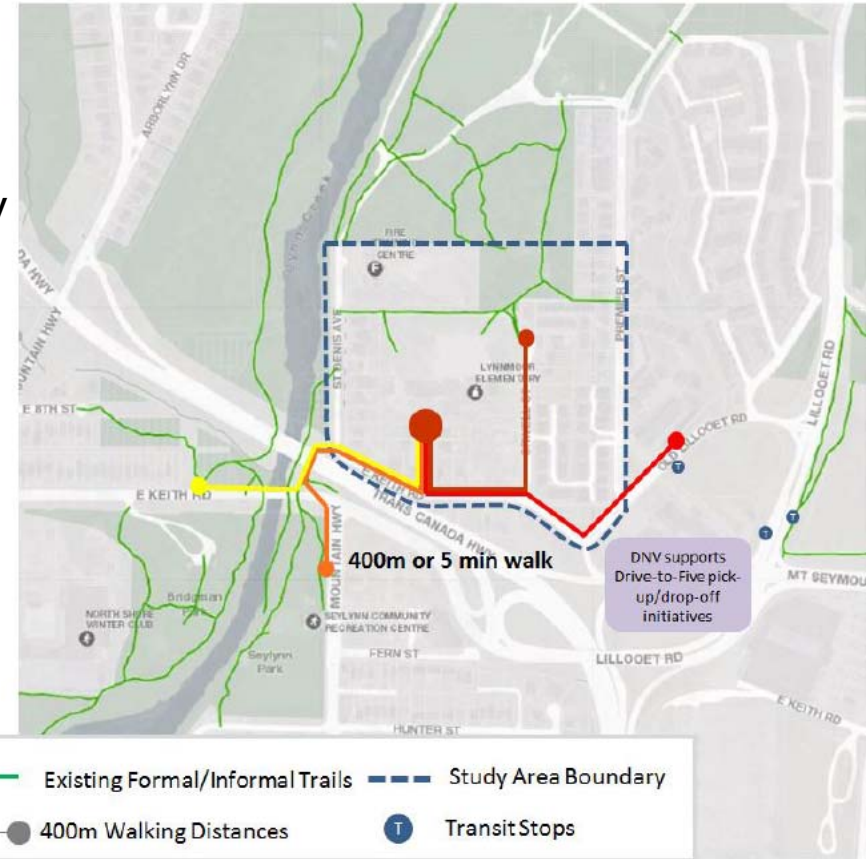
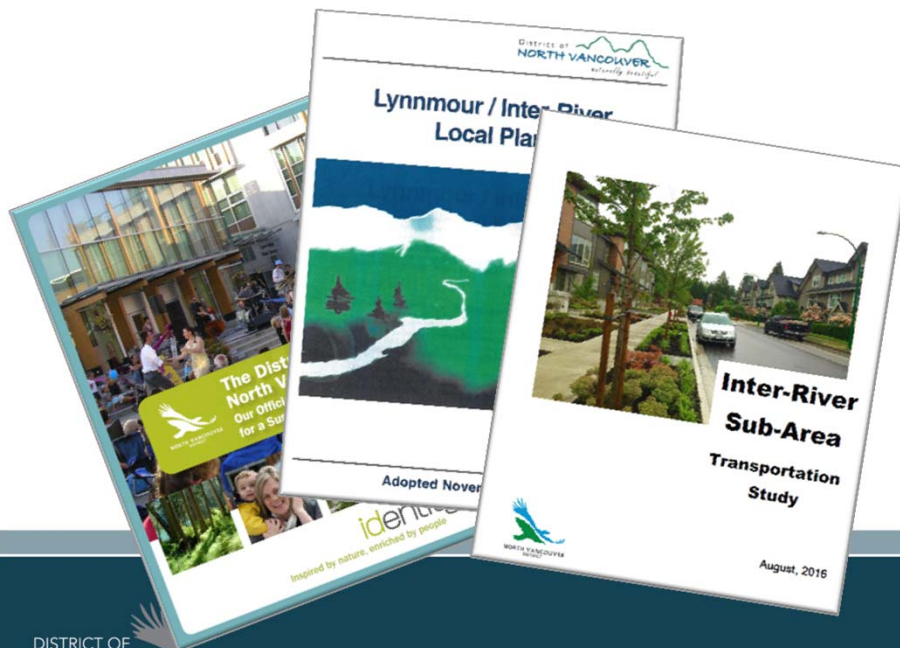
Project Background

- Previous application considered in 2016
- Council direction in 2016:
 - Need neighbourhood transportation review
 - Reduce units
 - Need onsite play area
 - No tandem parking
- Recent questions from Council
 - Flood protection works
 - Onsite parking

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:

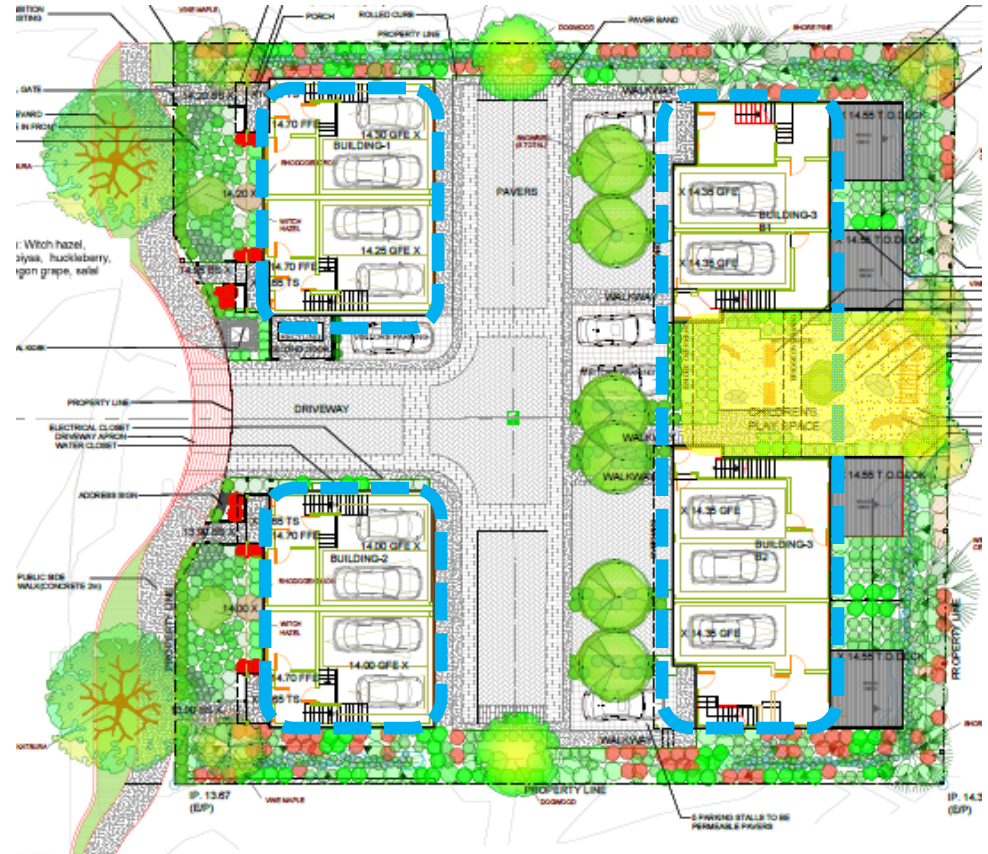
- Form and Character for Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- Protection of Natural Hazards (Creek Hazard).

Lynn timer / Inter-River Area One Design Guidelines for Multiplexes and Townhouses



Application Details

- Eight 3-storey townhouses
- Vehicle access from Forsman Avenue
- Seven 3-bedroom units from 125m² (1,348 sq ft) to 140.9m² (1,517 sq ft)
- One 4-bedroom unit at 206m² (2,221 sq ft)
- 16 resident parking stalls and 2 visitor stalls.
- Breezeway and onsite play area
- Density is consistent with OCP



Public Benefits & Amenities

- CAC
- \$72,205 in DCCS Dedication
- Off site works
- Flood Infrastructure Fund contribution



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 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 January 18, 2017
- Approximately six members of the public attended

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