1401 Hunter St. & 481-497 Mtn. Hwy.

Public Hearing – November 14, 2017
Surrounding Uses
Frequent Transit Network
MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES
Lynn Creek Community Centre

Location of Community Centre Identified
Lynn Creek Public Realm Guidelines

Key Character Areas Identified
Plans, Policies and Guidelines

Project measured against:

- Official Community Plan;
- Lower Lynn Town Centre Implementation Plan; and
- Lynn Creek Public Realm Guidelines
Development Permit Area Guidelines

Project measured against Development Permit Guidelines for:

- Form and Character for Multi-Family Housing;
- Form and Character for Commercial and Mixed Use Buildings;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Creek Hazard.
• 1 public community centre
• 326 Residential Units
• 2 residential buildings (16 and 27 storeys)
• 4 storey townhouse building
• Private Amenity Building on rooftop of 2nd storey
• Floor space ratio of approximately 3.5
• Hunter Street Access/Egress
• Minimum of 438 parking stalls (49 for community centre parking)
• 505 Bike Parking Stalls
Application Details

27 Storey Building

4 storey townhouses

16 Storey Building

Community Centre

Private Amenity Building

Vehicle Access
Community Centre

- Prominent corner location;
- Approximately 28,000 sq. ft.;
- Community Living Room in Foyer;
- Large Public Plaza;
- At least 3 multi-purpose rooms;
- 1 Gymnasium (approx. 6,600 sq. ft.);
- 1 Day Care (approx. 3,000 sq. ft. with 2,800 sq. ft. outdoor play area); and
- Modern Design Fitting of Town Centre.
Public Benefits & Amenities

- Phased Development Agreement - Community Centre Shell Building, Plaza and Underground Parking Constructed by Developer
Public Benefits & Amenities

- Offsite Improvements: roads, sidewalks, bike lanes, new transit stop, on-street parking for Seylynn Park
Public Benefits & Amenities

- Environmental Enhancement and Restoration of Lynn Creek Riparian Area
- Improved Multi-Use path adjacent to Lynn Creek
Public Input

Detailed Application

• Facilitated Public Information Meeting held October 6, 2016
• Approximately 35-40 members of the public attended
Seylynn Park
Project Compliance

Lynn Creek Implementation Plan and Public Realm Guidelines
- Project complies with redevelopment provisions of the Implementation Plan and Public Realm Guidelines
- Project facilitates provision of Community Centre as envisioned within the Implementation Plan

Form and Character Guidelines
- Project complies with form and character guidelines within the OCP

Strata Rental Protection Policy
- Housing Agreement Bylaw to ensure that strata units are available for rental

Accessible Design Policy
- All units to have basic accessible design elements and 22 units (6% of units) with enhanced elements

Construction Management Best Practices
- Construction Management to minimize disruptions to Mtn. Hwy. and ensure trades parking does not adversely affect neighbours

Green Building Policy
- Application meets the green building policy and will attain a gold standard for sustainable building practices

OCP Housing Policies
- Development provides housing alternatives for families and downsizers and fulfills objectives within the OCP to concentrate development in town centers
Thank you