340 Mountain Hwy/ 1515-1537 Rupert Street: Public Hearing – June 12, 2018
Bylaw 8290 – Rezoning Bylaw
Applicable Bylaws

Tonight's Hearing:
• Bylaw 8290 - Rezones site from RS4 to CD122

Housing Agreement Bylaw:
• Bylaw 8291 - to prevent future rental restrictions
Site Context
OCP and Zoning

**Existing OCP Designation:**
RES5: Low Density Apartment

**Existing Zoning:**
Single family (RS4)

**Proposed Zoning:**
New Comprehensive Development zone 122
Implementation Plan and Guidelines

Project measured against:

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

Project measured against Development Permit Guidelines for:

• Form and Character of Ground Oriented Housing

• Energy and Water Conservation and Greenhouse Gas Emission Reduction; and

• Protection from Natural Hazards (Creek Hazard).
Application Details

- 26 Townhomes
- Three and four bedroom layouts
- 5-storey building
- Stacked townhouses around a central exterior courtyard
- Floor Space Ratio of approximately 1.75
Site Plan

Courtyard
## Vehicle parking and bicycles:

### Resident and Visitor Parking

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Current Bylaw</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces per unit</td>
<td>1.6</td>
<td>42 spaces</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>51 spaces</td>
</tr>
</tbody>
</table>

### Residents Bicycle

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Current Bylaw</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces per unit</td>
<td>1</td>
<td>26 spaces</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>31 spaces and 27 hangers (58 total)</td>
</tr>
</tbody>
</table>

### Visitor Bicycle

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Current Bylaw</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces per unit</td>
<td>0.2</td>
<td>5 spaces</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>8 spaces</td>
</tr>
</tbody>
</table>
Community Benefits

$625,696 Community Amenity Contribution
• public art;
• park, trail, environmental, pedestrian or other public realm, infrastructure improvements;
• municipal, recreation or social service facility or service / facility improvements; and/or
• the affordable housing fund.

Off-site improvements:
• Mountain Hwy
• Rupert Street
Construction Traffic Management:
Public Input:

Public Information Meeting: November 30, 2017
• 5 attended
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