

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



Applicable Bylaws

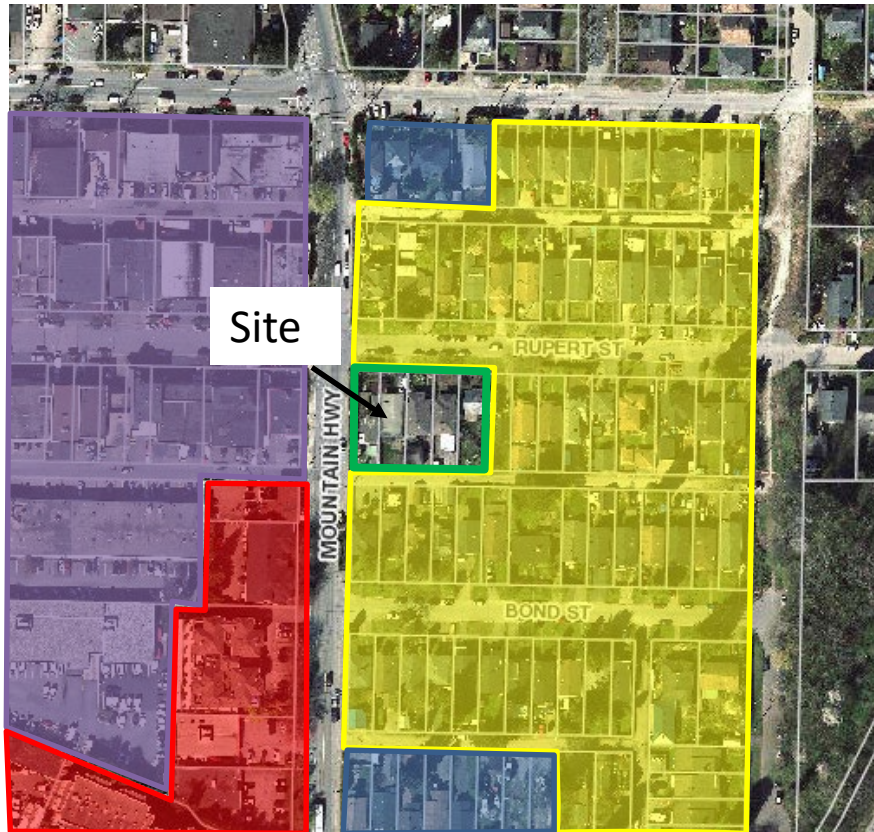
Tonight's Hearing:

- 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

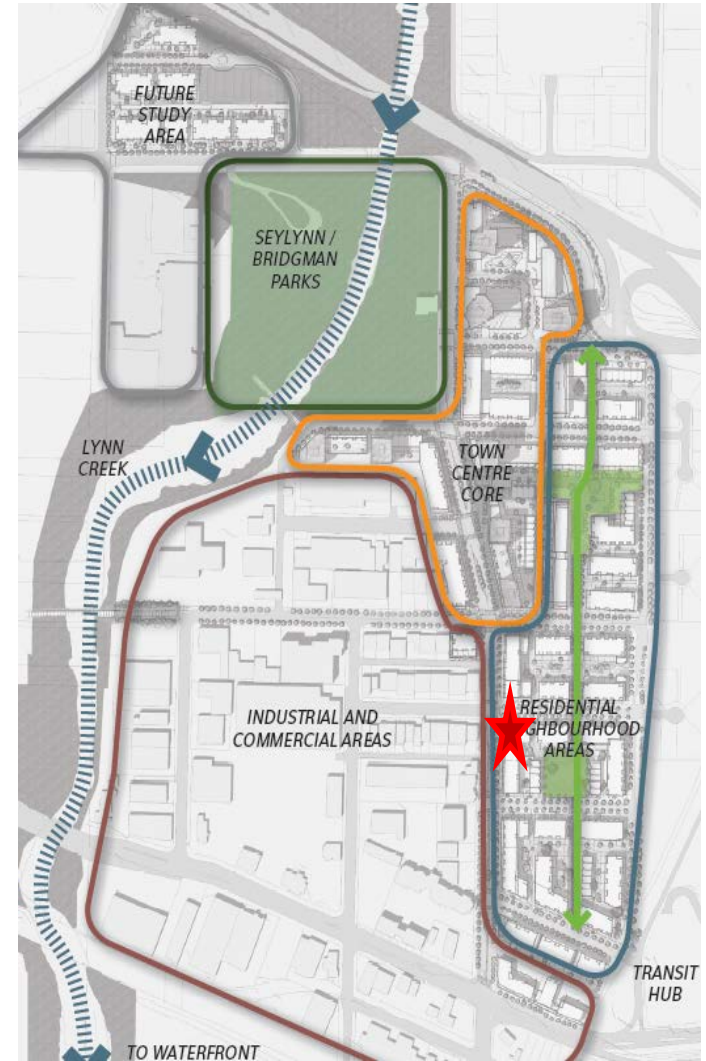
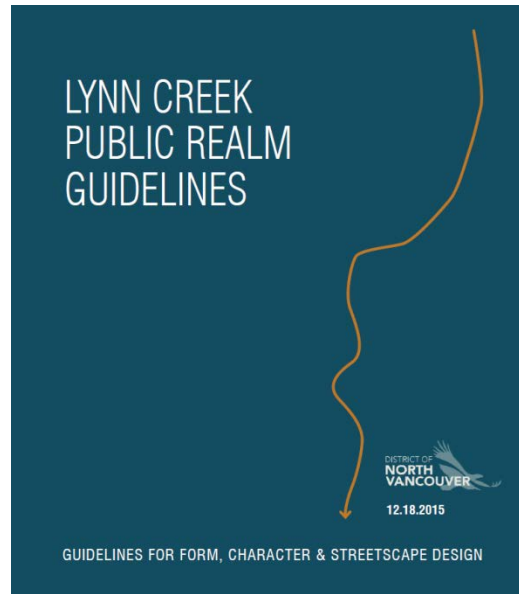
Implementation Plan and Guidelines

Project measured against:

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



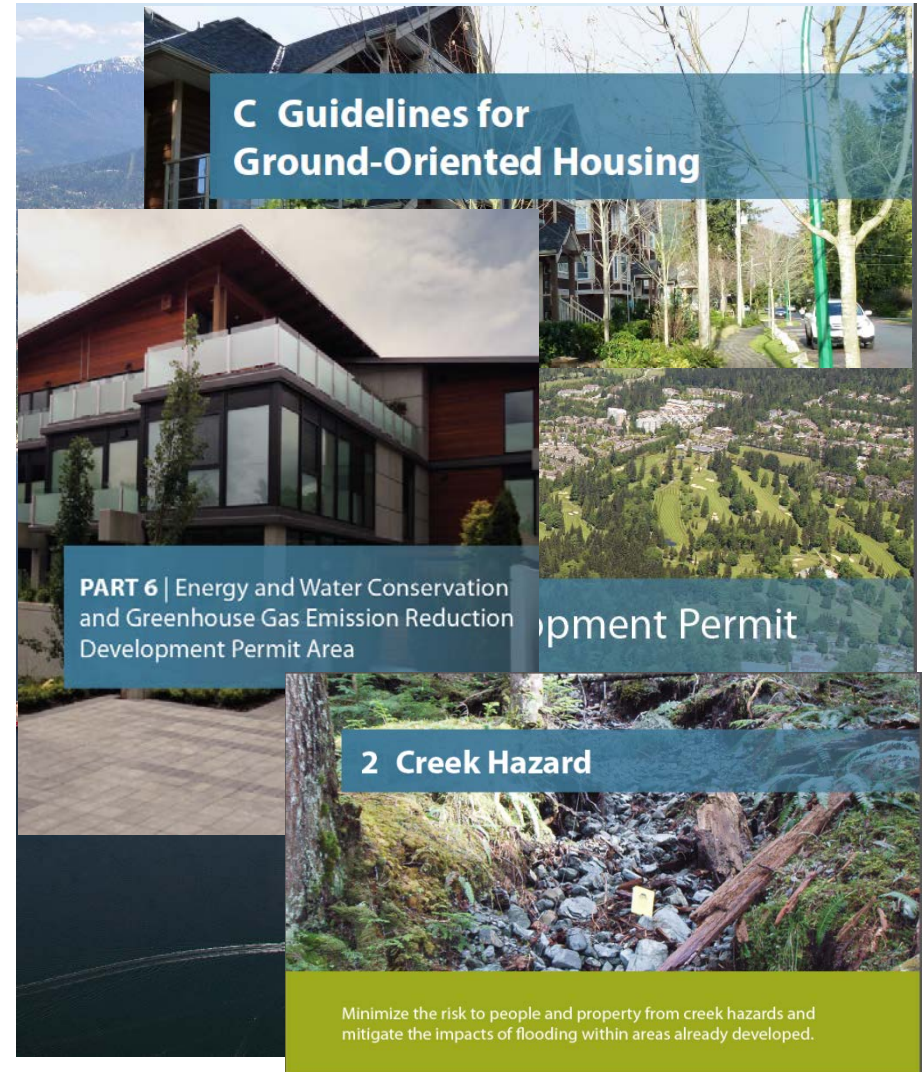
LOWER LYNN TOWN CENTRE IMPLEMENTATION PLAN



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).

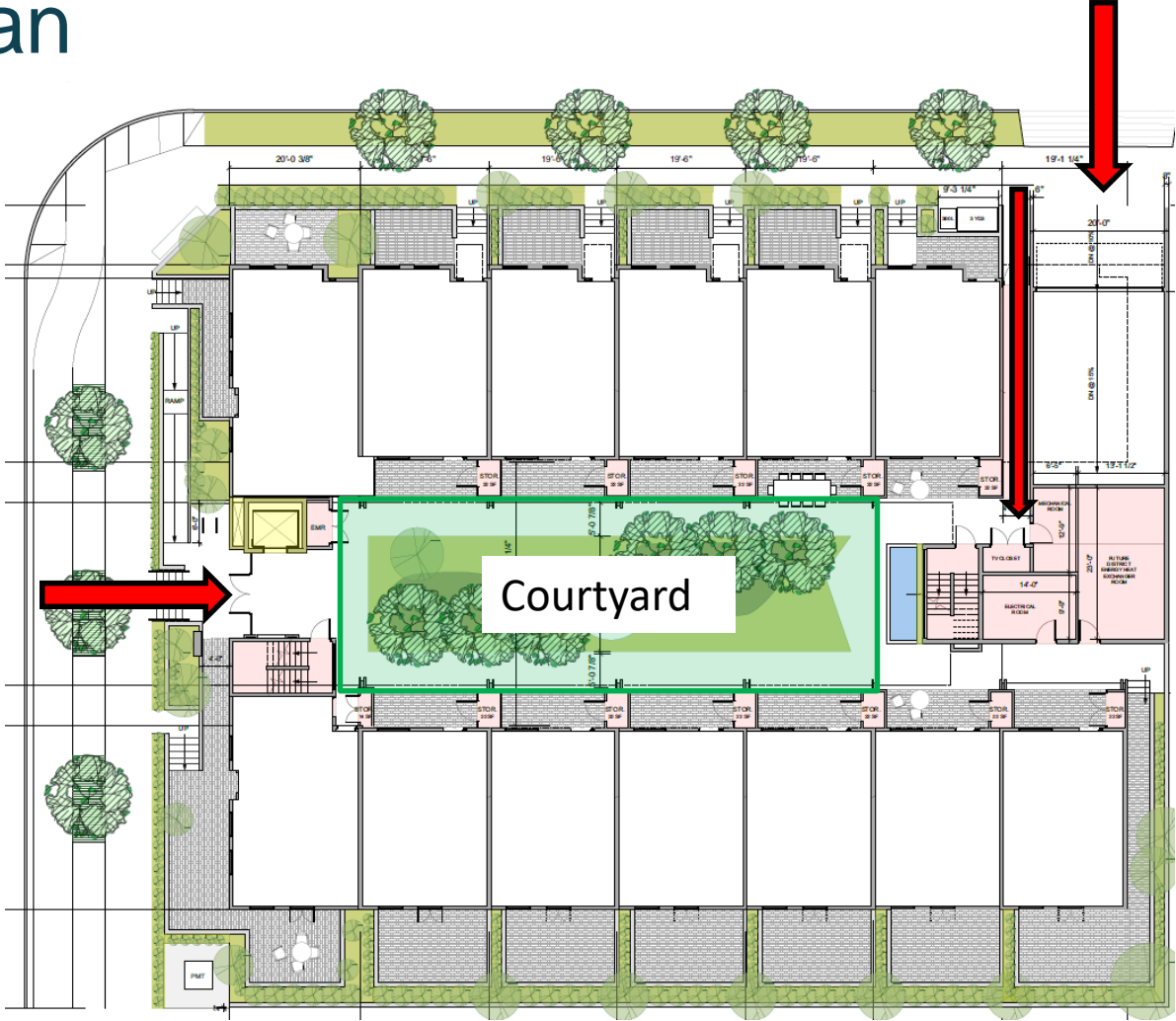


Application Details

- 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



Vehicle parking and bicycles:

Resident and Visitor Parking

Bylaw requires: 1.6 spaces per unit

Bylaw requires: 42 spaces

Proposal: 51 spaces

Residents Bicycle

Bylaw requires: 1 spaces per unit

Bylaw requires: 26 spaces

Proposal: 31 spaces and 27 hangers
(58 total)

Visitor Bicycle

Zoning Bylaw requires: 0.2 spaces per unit

Bylaw requires: 5 spaces

Proposal: 8 spaces

Community Benefits

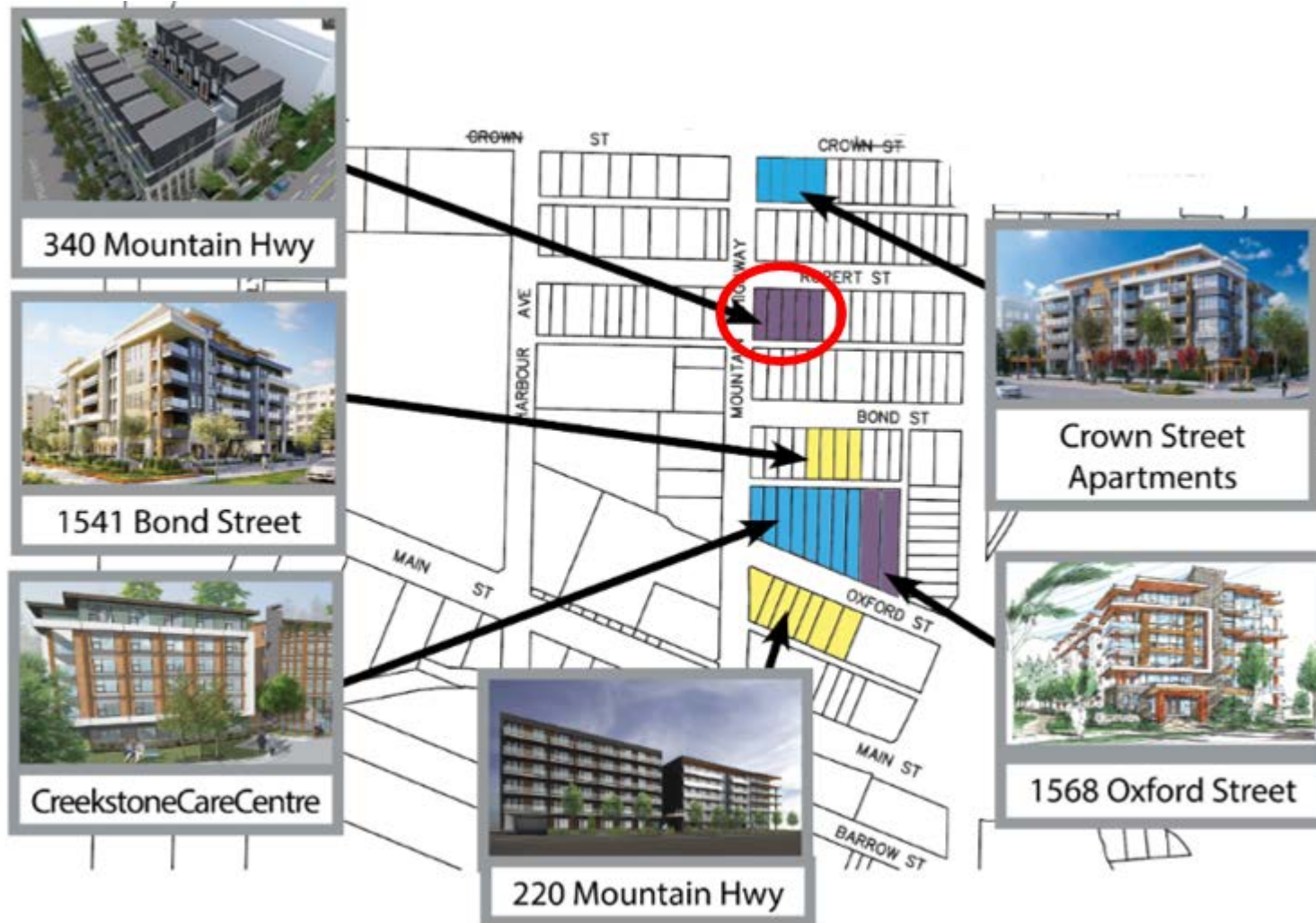
\$625,696 Community Amenity Contribution

- 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



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

