

1552-1568 Oxford St: Public Hearing – June 12, 2018
Bylaw 8313 – OCP Amendment Bylaw
Bylaw 8314 – Rezoning Bylaw



Applicable Bylaws

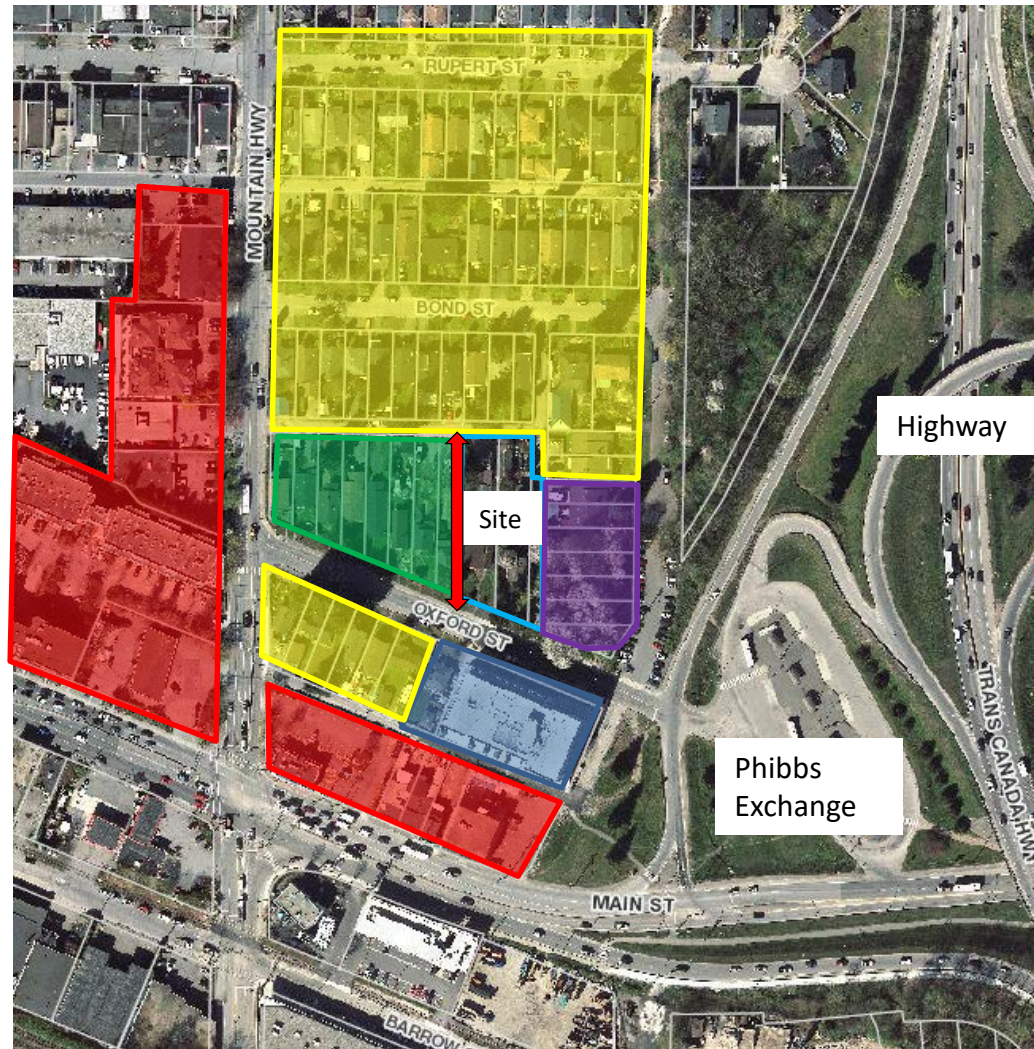
Tonight's Hearing:

- Bylaw 8313 – Amends the OCP from RES5 to CRMU3
- Bylaw 8314 - Rezones site from RS4 to CD116

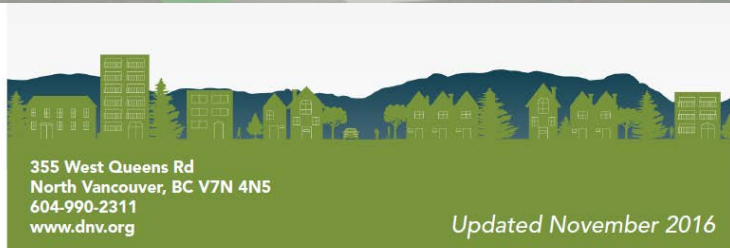
Housing Agreement Bylaw:

- Bylaw 8315: secures the 88 unit rental building in perpetuity

Site Context



OCP and Zoning



Existing OCP Designation:

RES5: Low Density Apartment

Proposed OCP Designation:

CRMU3: Commercial Residential
Mixed Use Level 3

Existing Zoning:

Single Family (RS4)

Proposed Zoning:

New Comprehensive Development
zone 116

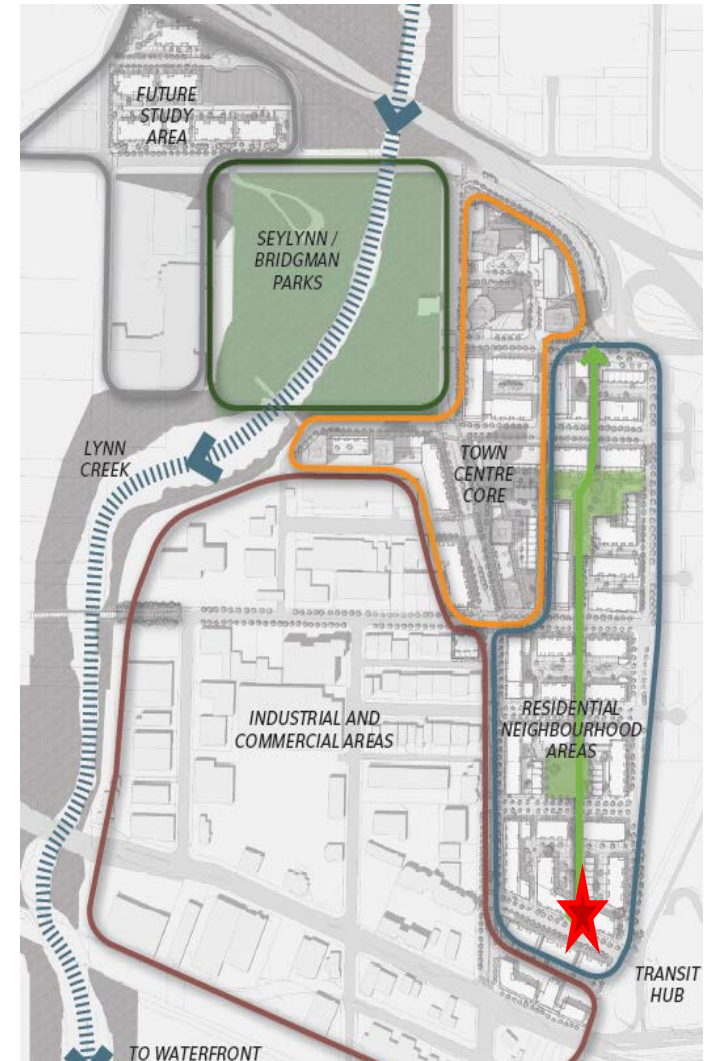
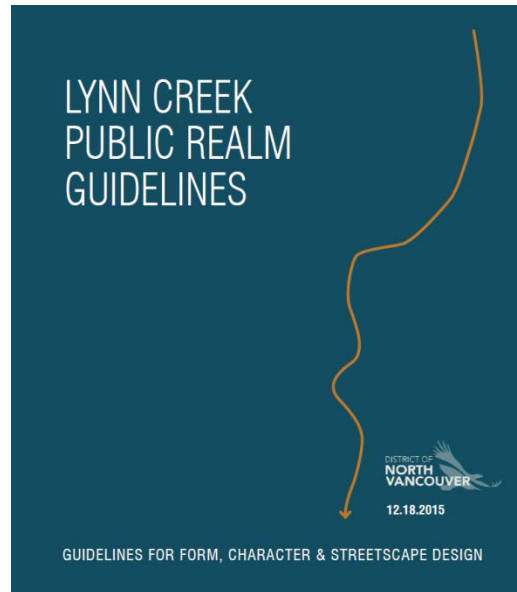
Implementation Plan and Guidelines

Project measured against:

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



LOWER LYNN TOWN CENTRE
IMPLEMENTATION PLAN



Green Spine Linear Park

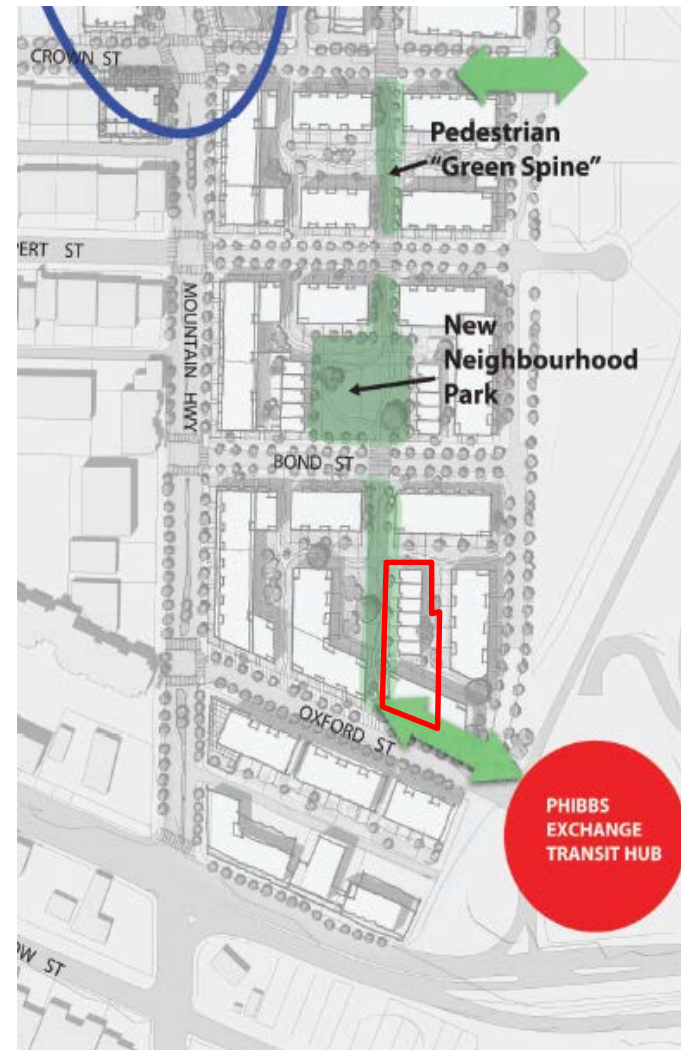
New north south linear park to connect
Oxford St to Fern St

This project contributes:

- 5m dedication
- Cash contribution
- Construction



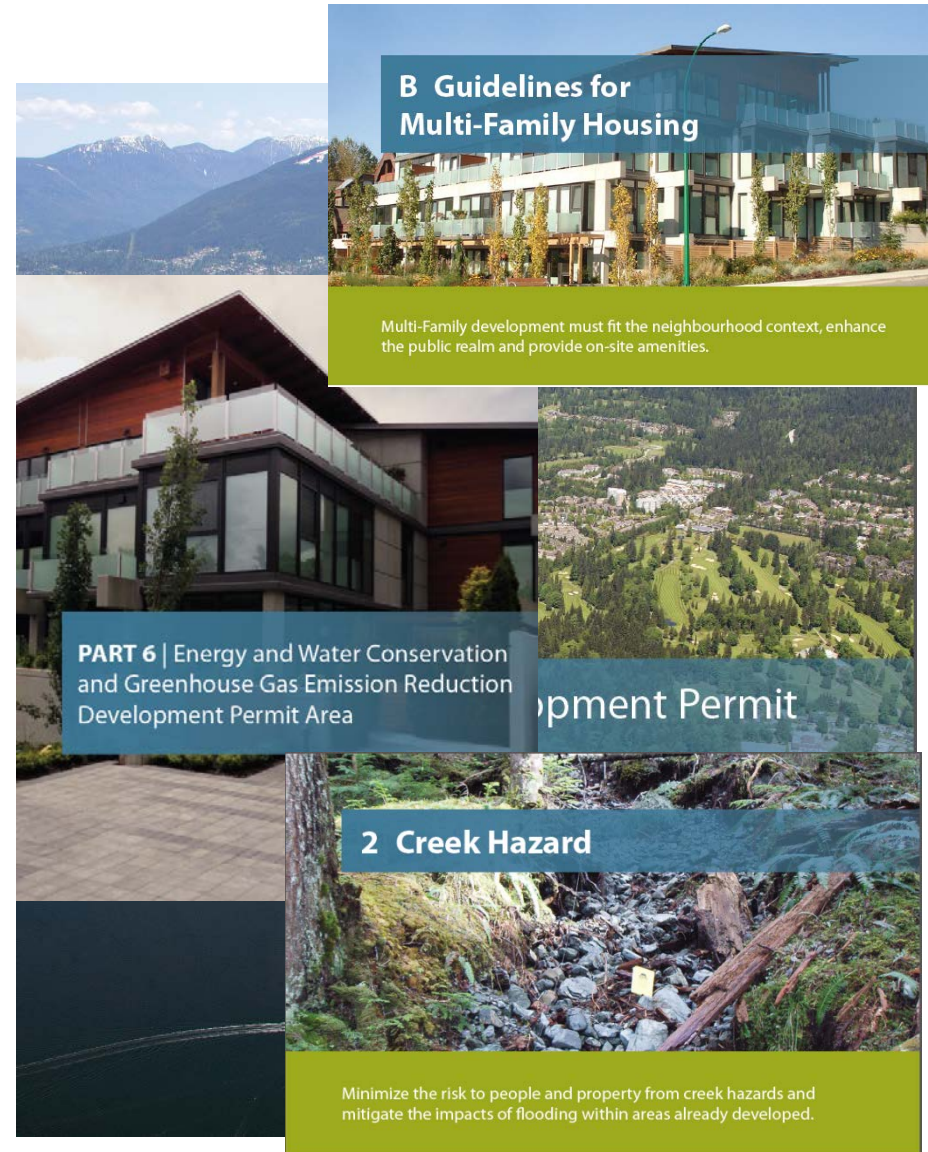
Concept for Green Spine



Plan and Guidelines

Project measured against Development Permit Guidelines for:

- Form and Character of Multi-family Housing
- Energy and Water Conservation and Greenhouse Gas Emission reduction; and
- Protection from Natural Hazards (Creek Hazard).

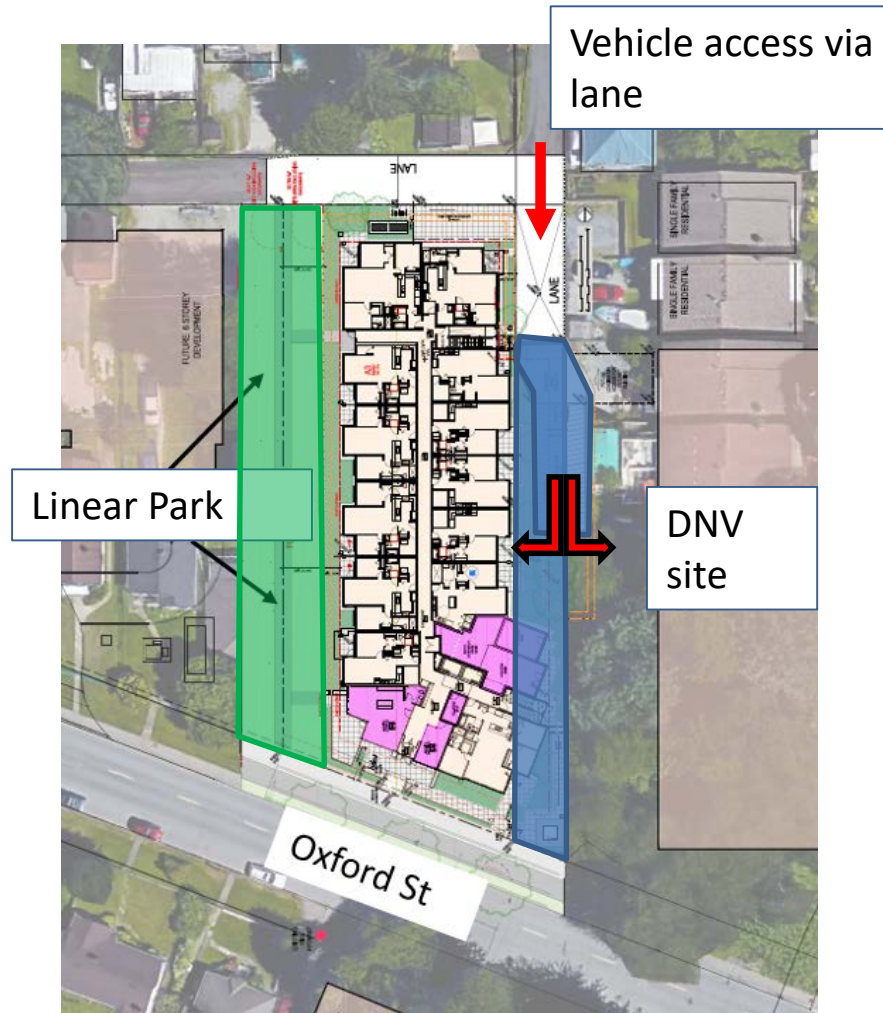


Application Details

- One 6-storey rental building
- Floor Space Ratio of approximately 3.0
- 88 units



Site Plan



Project Details

Unit mix

One Bedroom: 36 (41%)

Two Bedroom: 40 (46%)

Three Bedroom: 11 (13%)

Amenity space

- First floor indoor/ outdoor space adjacent to green spine
- Roof top amenity space on south side of building



Vehicle parking and bicycles:

Resident and Visitor Parking

Bylaw requires: 0.85 spaces per unit

Bylaw requires: 75 spaces

Proposal: 80 spaces

Residents Bicycle

Bylaw requires: 1 spaces per unit

Bylaw requires: 88 spaces

Proposal: 250 spaces

Visitor Bicycle

Zoning Bylaw requires: 0.2 spaces per unit

Bylaw requires: 18 spaces

Proposal: 22 spaces

Community Benefits

\$922,000 Community Amenity Contribution

- Public Facilities
- Parks, plazas, trails and greenways
- Public art and other beautification
- Affordable or Special Needs Housing

Support for District's affordable housing site:

- Shared ramp to underground (constructed by Adera)
- Two single family lots on Orwell Street assigned contract to DNV

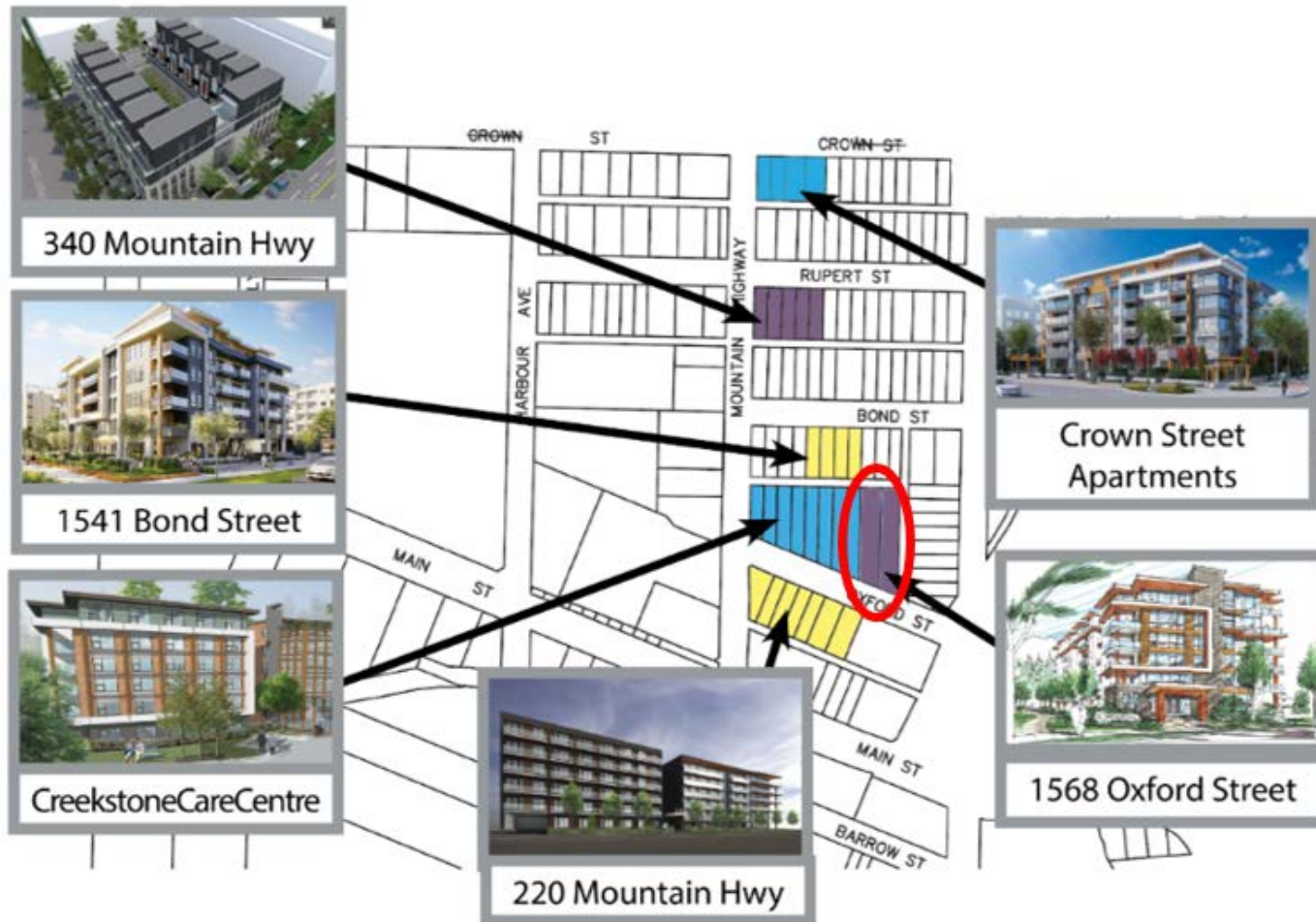
Green Spine Linear Park:

- 5m dedication
- Construction of full 10m from Oxford Street to lane

Off-site improvements:

- Oxford Street
- Lane from Bond Street

Construction Traffic Management:



Public Input:

Public Information Meeting: October 10, 2017

- 7 attended



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