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

- Site
- Highway
- Phibbs Exchange

Map showing the site context with the site highlighted and labels for Highway and Phibbs Exchange.
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
Green Spine Linear Park

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

This project contributes:
• 5m dedication
• Cash contribution
• Construction
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

Vehicle access via lane

Linear Park

DNV site

Oxford St
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
- Proposal: 80 spaces
- Bylaw requires: 75 spaces

**Residents Bicycle**
- Bylaw requires: 1 spaces per unit
- Proposal: 250 spaces
- Bylaw requires: 88 spaces

**Visitor Bicycle**
- Zoning Bylaw requires: 0.2 spaces per unit
- Proposal: 22 spaces
- Bylaw requires: 18 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:

- 340 Mountain Hwy
- 1541 Bond Street
- Creekstone Care Centre
- Crown Street Apartments
- 1568 Oxford Street
- 220 Mountain Hwy
Public Input:

Public Information Meeting: October 10, 2017
• 7 attended
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