904 – 944 Lytton Street (Seymour Estates)
Public Hearing – November 17, 2020

Bylaw 8423 – Rezoning Bylaw
Applicable Bylaws

Tonight’s Hearing:
• Bylaw 8423 - Rezones site from RM3 to CD118

Two Housing Agreement Bylaws:
• Bylaw 8424:
  o ensures that strata units are available to rent

• Bylaw 8425:
  o secures the 89 unit rental
  o secures the rents for the 33 non-market rental units
OCP and Zoning

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

**Existing Zoning:**
RM3 (Multi-Family)

**Proposed Zoning:**
New Comprehensive Development 118 zone (CD118)
Plan and Guidelines

Project measured against Development Permit Area Guidelines for:

• Form and Character of Multi-family Housing

• Energy and Water Conservation and Greenhouse Gas Emission Reduction

• Wildfire Hazard
Site Context

- Windridge Park
- Single-family
- Multi-family
- Windsor Secondary School
- Ron Andrews
- Maplewood Village Centre (1.5km)
- Windridge Park
Site Plan and Project Details

Proposal:

Phase 1:
- Site 1: a six-storey apartment building
- Site 2: 102 townhouse units
- Site 4: a six-storey rental building with small commercial space

Phase 2:
- Site 3: 62 townhouse units
Site Access

Mt. Seymour Parkway

Lytton Street

Site Vehicular Access

Basement Parkade Entry
Vehicle Parking and Bicycles:

- Amended EV proposal:
  - Sites 1, 2 and 4: 25% Level 2 EV Ready and 100% conduits;
  - Site 3 100% Level 1 EV ready
- Three car share vehicles
- “On-demand” transit service
- 790 bicycle parking spaces – 414 spaces with electric outlets
- Two electric bikes
- Bike repair rooms and washing stations
- Transit pass subsidy

<table>
<thead>
<tr>
<th>Amended Parking Approach</th>
<th>Resident Parking</th>
<th>Visitor Parking</th>
<th>Total Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Building 1)</td>
<td>173</td>
<td>28</td>
<td>201</td>
</tr>
<tr>
<td>2 (Buildings 2 - 8)</td>
<td>163</td>
<td>24</td>
<td>187</td>
</tr>
<tr>
<td>3 (Buildings 9 -14)</td>
<td>62</td>
<td>3</td>
<td>65</td>
</tr>
<tr>
<td>4 (Building 15 – Residential)</td>
<td>87</td>
<td>12</td>
<td>99</td>
</tr>
<tr>
<td>4 (Building 15 – Commercial)*</td>
<td>N/A</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>485</strong></td>
<td><strong>67</strong></td>
<td><strong>552</strong></td>
</tr>
</tbody>
</table>

*Shared with visitor
Phase 1 - Site 1:

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>36</td>
<td>61</td>
<td>22</td>
<td>0</td>
<td>119</td>
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</tbody>
</table>

Total Strata Units
Phase 1 - Site 2:

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>29</td>
<td>73</td>
<td>0</td>
<td>102</td>
</tr>
</tbody>
</table>

Total Strata Townhouse Units
### Phase 1 - Site 4:

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rental</td>
<td>4</td>
<td>22</td>
<td>16</td>
<td>14</td>
<td>0</td>
<td><strong>56</strong></td>
</tr>
<tr>
<td>Non-Market Rental</td>
<td>3</td>
<td>14</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td><strong>33</strong></td>
</tr>
<tr>
<td>Total Units</td>
<td>7</td>
<td>36</td>
<td>24</td>
<td>32</td>
<td>0</td>
<td><strong>89</strong></td>
</tr>
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</table>
Phase 2 - Site 3:

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>6</td>
<td>24</td>
</tr>
</tbody>
</table>

Total Strata Townhouse Units
Rental and Affordable Housing

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Metro Vancouver median rents from CMHC (2019)</th>
<th>Proposed Rent (% below Metro median)</th>
<th>DNV median rents from CMHC (2019)</th>
<th>Proposed Rent (% below DNV median)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>3</td>
<td>$1,200</td>
<td>$998 (17%)</td>
<td>$1,248</td>
<td>$998 (20%)</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>14</td>
<td>$1,350</td>
<td>$1,230 (9%)</td>
<td>$1,538</td>
<td>$1,230 (20%)</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>8</td>
<td>$1,600</td>
<td>$1,500 (6%)</td>
<td>$2,000</td>
<td>$1,500 (25)</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>8</td>
<td>$1,800</td>
<td>$1,641 (9%)</td>
<td>$1,931</td>
<td>$1,641 (15)</td>
</tr>
<tr>
<td>Total Units</td>
<td>33</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- 33 non-market rental units targeted to low-to-moderate households;
- 56 market rental units;
- A Habitat for Humanity unit (3-bedroom townhouse); and
- 25 “rent-to-own” units.
Infrastructure Improvements

The proposal includes:

- Public Realm Improvements
- Mount Seymour Parkway Improvements
- Service upgrades
- Off-site works = $2.7 million
- DNV DCCs = $2.8 million
Community Benefits:

CAC cash - $3,386,385

CACs directed towards:
- Affordable Housing Fund
- Provision or enhancement of public facilities
- Improvements to public parks, plazas, trails and greenways
- Public art and other beautification projects

- CAC is in addition to market and non-market rental housing - approximate value = $3.9 million
Public Input:

Public Information Meeting
- October 4, 2017
- 71 members of the public attended

Developer-organized Open House
- October 5, 2019
- 250 members of the public attended
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