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:
 - ensures that strata units are available to rent
- Bylaw 8425:
 - secures the 89 unit rental
 - 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



Maplewood Village Centre (1.5km)



Site Plan and Project Details



Proposal:

Phase 1:

Site 1: a six-storey apartment building

Site 2: 102 townhouse units

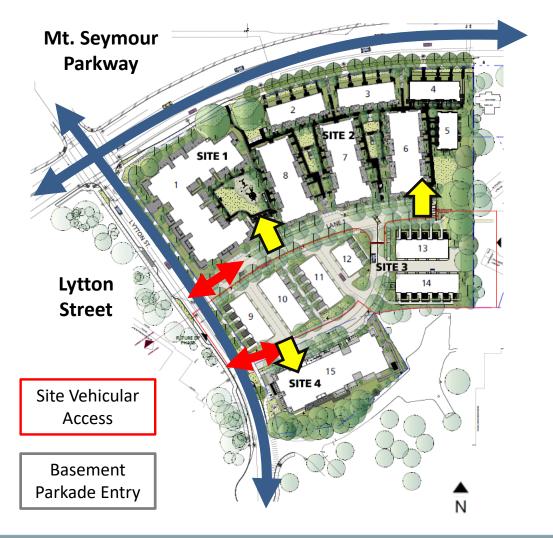
Site 4: a six-storey rental building with small commercial space

Phase 2:

Site 3: 62 townhouse units



Site Access





Vehicle Parking and Bicycles:

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

- 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

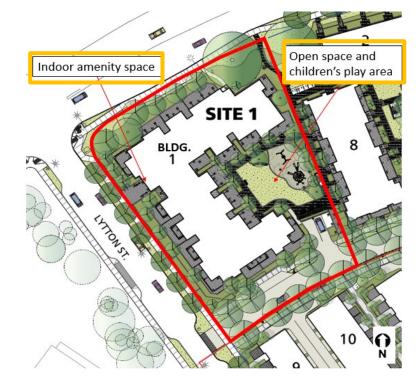




^{*}Shared with visitor

Phase 1 - Site 1:





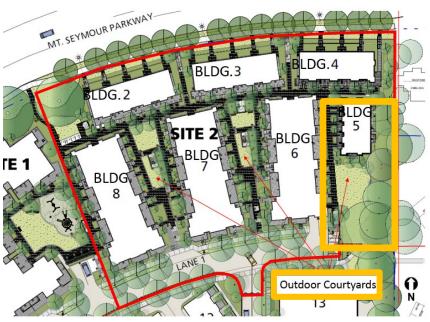


	Studio	1 bed	2 bed	3 bed	4 bed	Total
Total Strata Units	0	36	61	22	0	119



Phase 1 - Site 2:





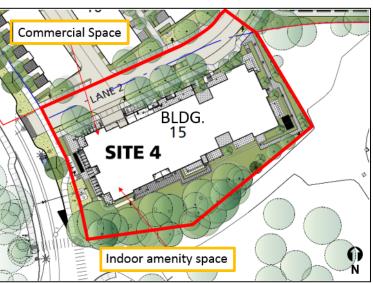


	Studio	1 bed	2 bed	3 bed	4 bed	Total
Total Strata Townhouse Units	0	0	29	73	0	102



Phase 1 - Site 4:



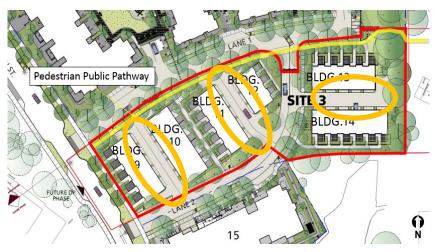


	Studio	1 bed	2 bed	3 bed	4 bed	Total
Market Rental	4	22	16	14	0	56
Non-Market Rental	3	14	8	8	0	33
Total Units	7	36	24	32	0	89



Phase 2 - Site 3:







	Studio	1 bed	2 bed	3 bed	4 bed	Total
Total Strata Townhouse Units	0	0	1	6	24	31



Rental and Affordable Housing

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

- 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

PUBLIC INFORMATION MEETING Newspaper Advertisement

A redevelopment is being proposed for 904-944 Lytton Street, North Vancouver, to construct a multi-family development. You are invited to a meeting to discuss the project.

Wednesday, October 4, 2017

6:00pm - 7:30pm

Windsor Secondary School Small Gym, Time: Location:

931 Broadview Drive

Anthem Properties proposes to rezone the site to permit a 333 unit multi-family development consisting of 133 townhomes, 157 condominiums and 43 rental apartments. Stacked townhomes and apartment units will be constructed over 3 underground parkades, while the ground-oriented townhomes have attached two-car garages.





Information packages are being distributed to residents within a minimum 100 meters of the site. If you would like to receive a copy or if you would like more information, please contact Darren Veres of the Development Planning Department at 604-990-2487, or Emily Howard of Anthem Properties at 604-235-3182, or bring your questions and comments to the meeting.

*This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.



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