

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)

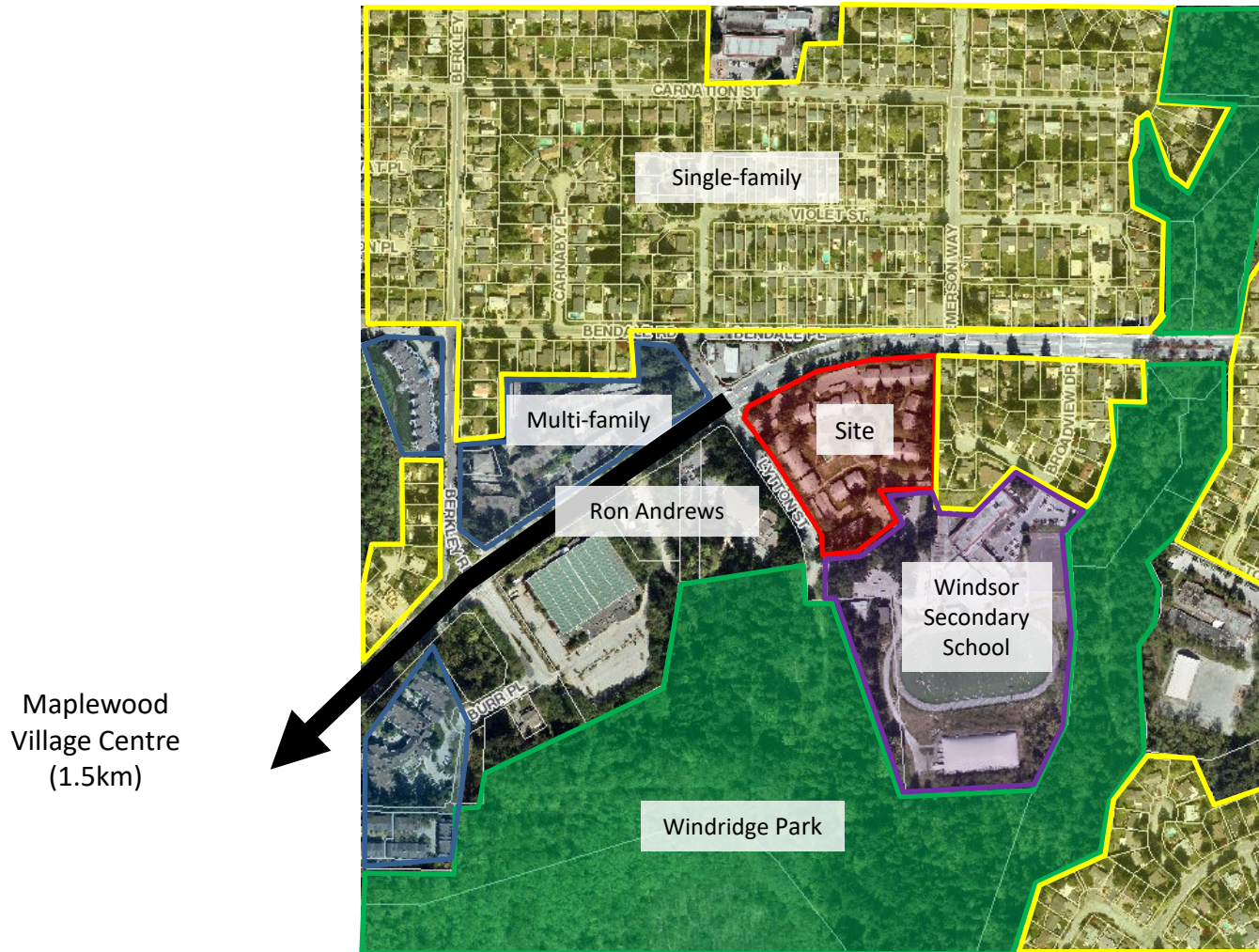
Plan and Guidelines

**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



Site Plan and Project Details



Proposal:

Phase 1:

Site 1: a six-storey apartment building

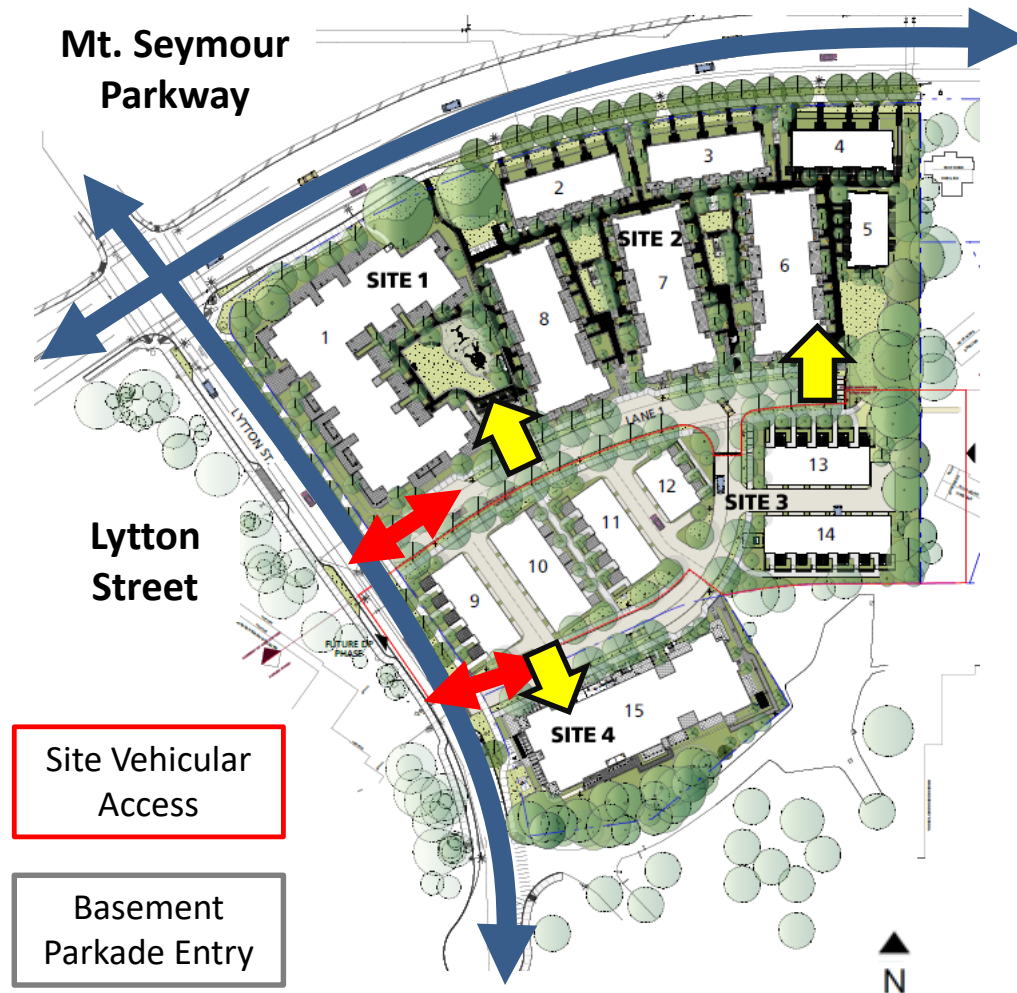
Site 2: 102 townhouse units

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

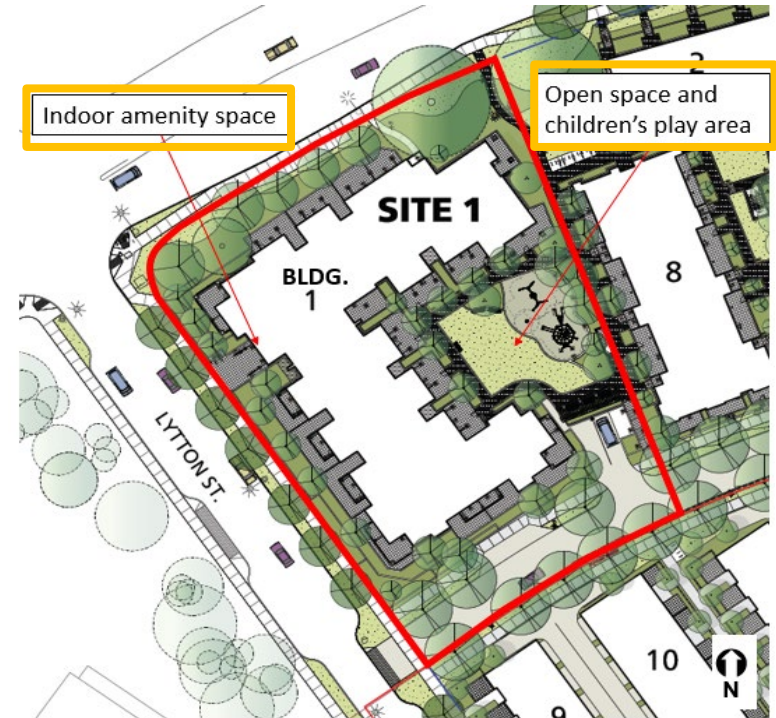
*Shared with visitor



- 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

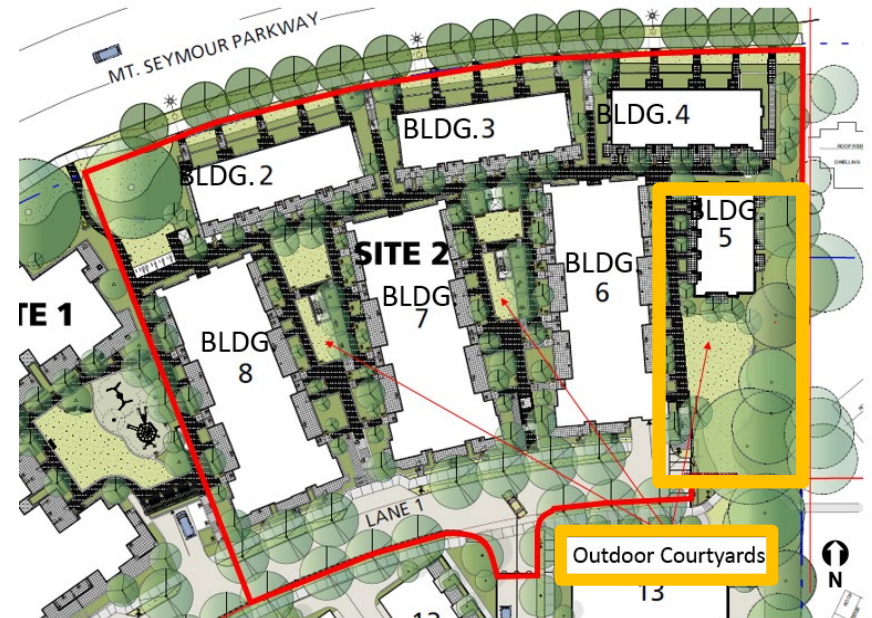


Phase 1 - Site 1:



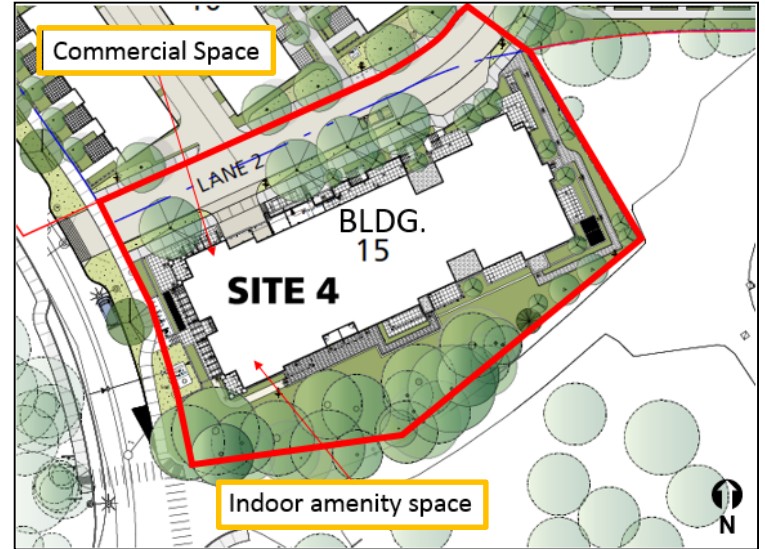
	Studio	1 bed	2 bed	3 bed	4 bed	Total
Total Strata Units	0	36	61	22	0	119

Phase 1 - Site 2:



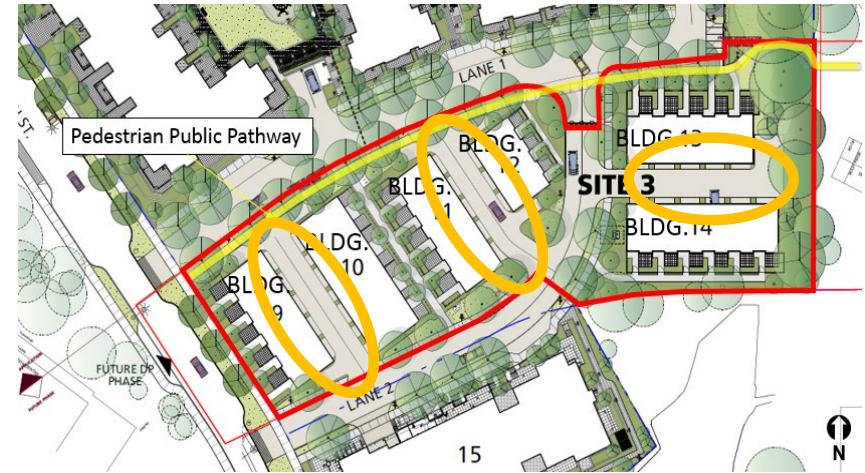
	Studio	1 bed	2 bed	3 bed	4 bed	Total
Total Strata Townhouse Units	0	0	29	73	0	102

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:

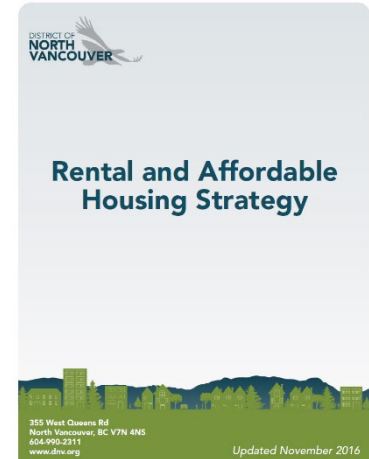
- Public Realm Improvements
- Mount Seymour Parkway Improvements
- Service upgrades
- Off-site works = \$2.7 million
- DNV DCCs = \$2.8 million

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



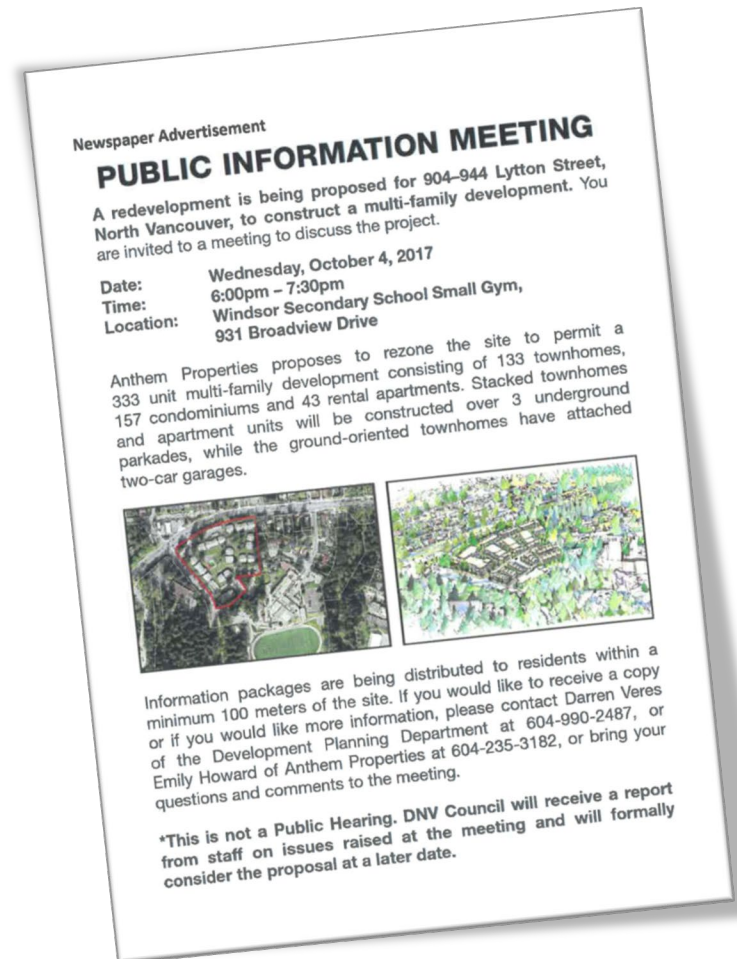
Public Input:

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



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