

1510 - 1530 Crown Street and 420 - 460 Mountain Highway Public Hearing – December 7, 2021



Applicable Bylaws

Tonight's Hearing:

- **Bylaw 8505** - Rezones site from RS4, RS5 and General Commercial Zone C7 to Comprehensive Development Zone 136 (CD136)

Related Bylaws:

- **Bylaw 8506** – Housing Agreement to ensure all future owners are eligible to rent their units
- **Bylaw 8507** – Housing Agreement to secure market and non-market rental units in perpetuity
- **Bylaw 8508** - Waives the Development Cost Charges for the non market units
- **Bylaw 8509** - Remove the highway dedication for the part of Mountain Highway located within the development site

Site Analysis

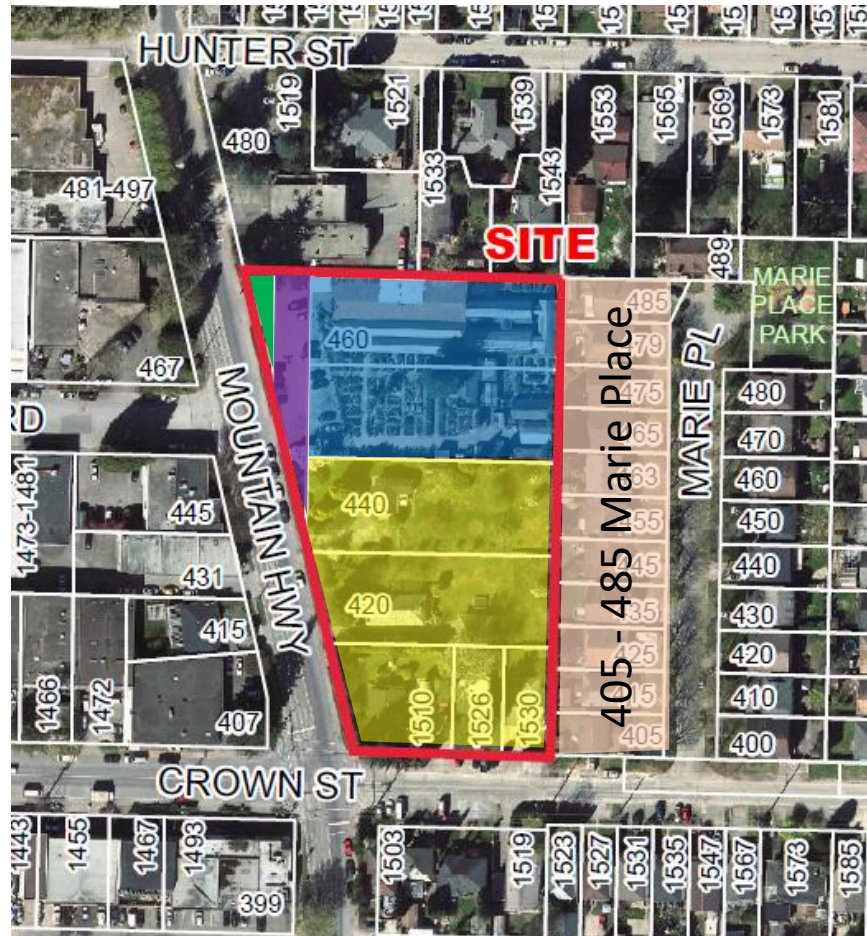
Site Details:

Size:
Approx. 0.97 ha
(2.4 acres)

OCP Designation:
CRMU3

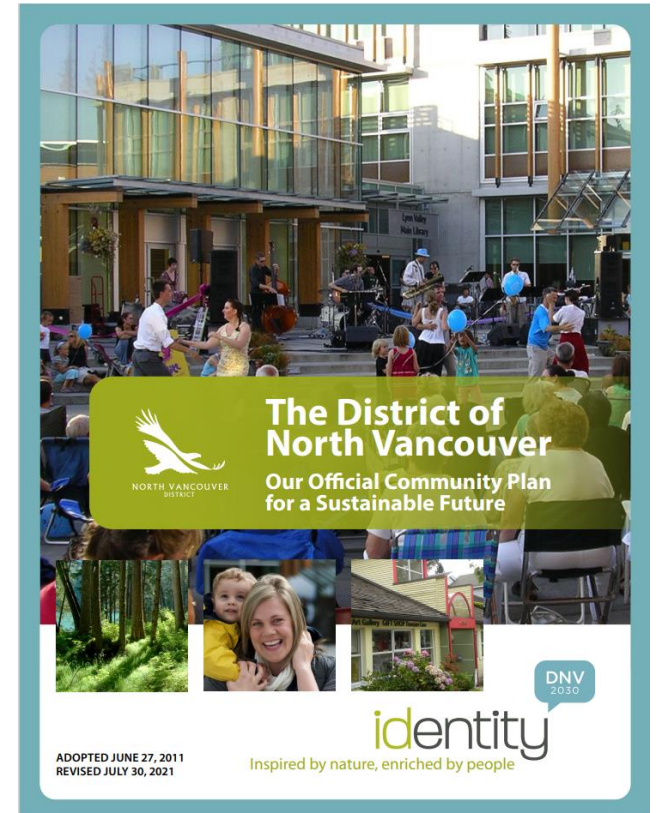
Zoning:
RS4/RS5 (single
family)
& C7 (Garden Centre)

Proposed Density:
3.5 FSR



Official Community Plan

- *Concentrate new retail, service and major office development in the Town Centres to maximize transit and pedestrian access for employees and customers*
- *Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units*
- *Focus a higher proportion of affordable housing in designated growth areas*
- *Require, where appropriate, that large multifamily developments contribute to the provision of affordable housing*
- *Encourage and facilitate a broad range of market, non-market and supportive housing*



OCP Action Plan

Priority Action #1: *Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space*

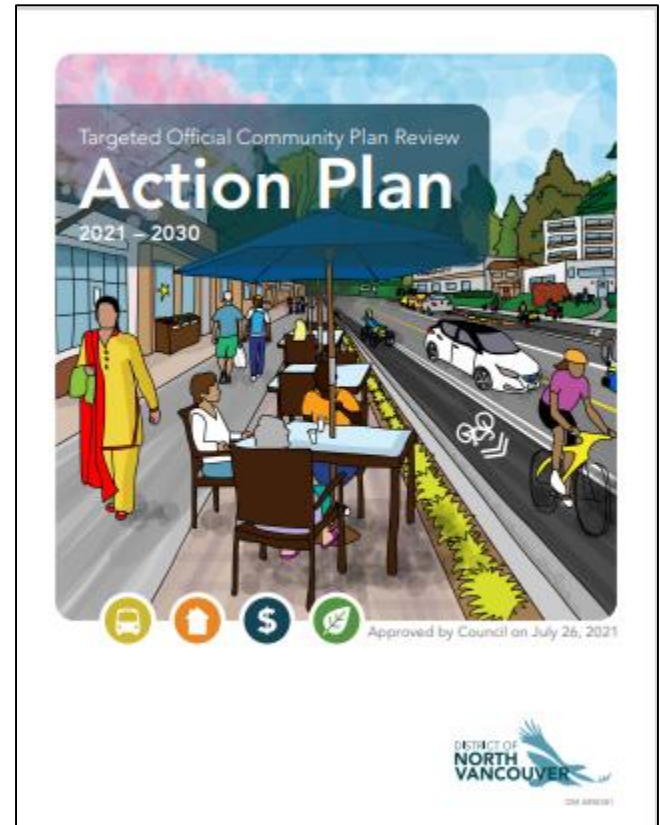
Priority Action #3: *Prioritize rental, social, and supportive housing projects to increase the range of housing options.*

Priority Action #5: *Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.*

Priority Action #6: *Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle*

Priority Action #8: *Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency.*

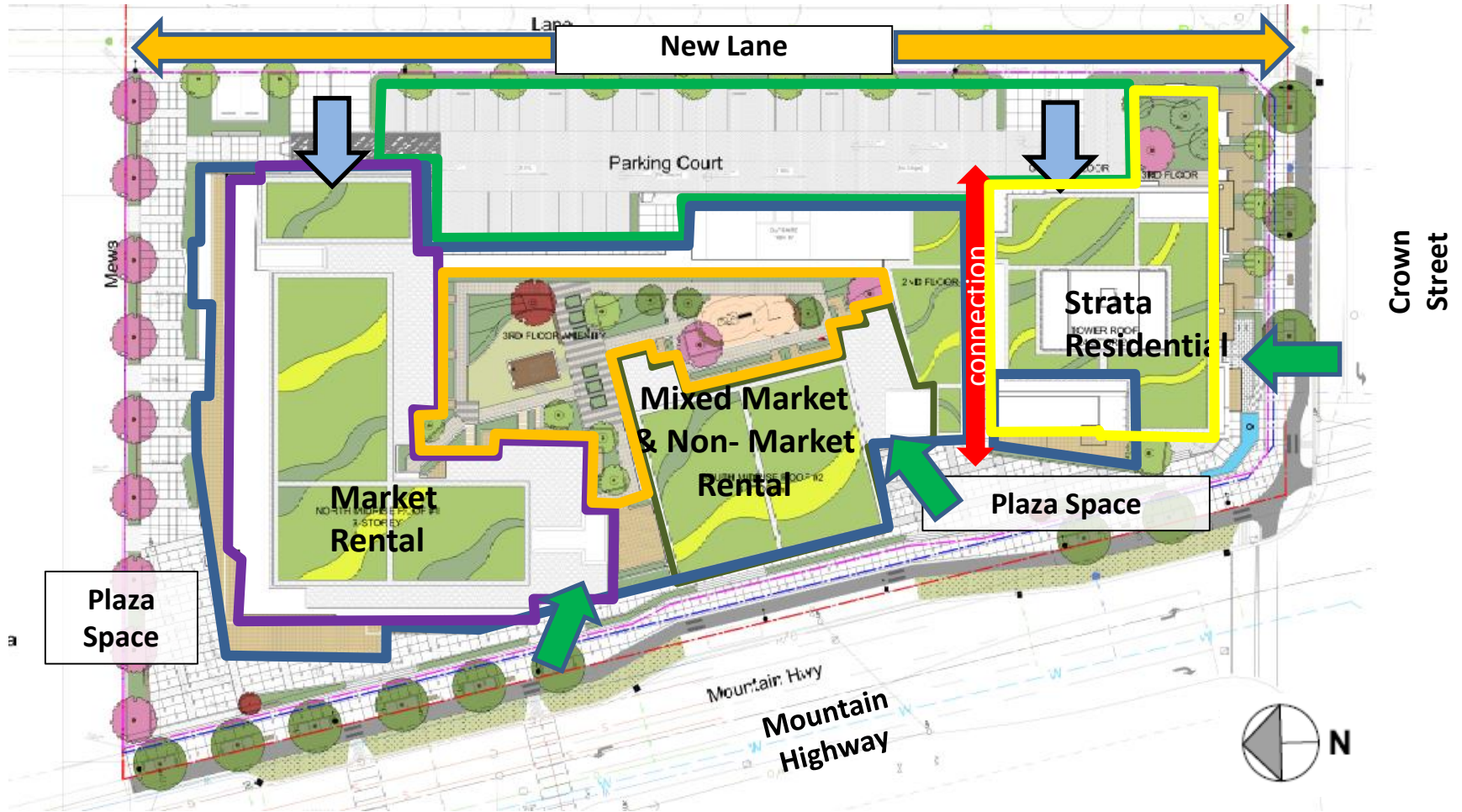
Social Equity Considerations: *Include social equity considerations in District decision-making to strive for a more inclusive and equitable community*



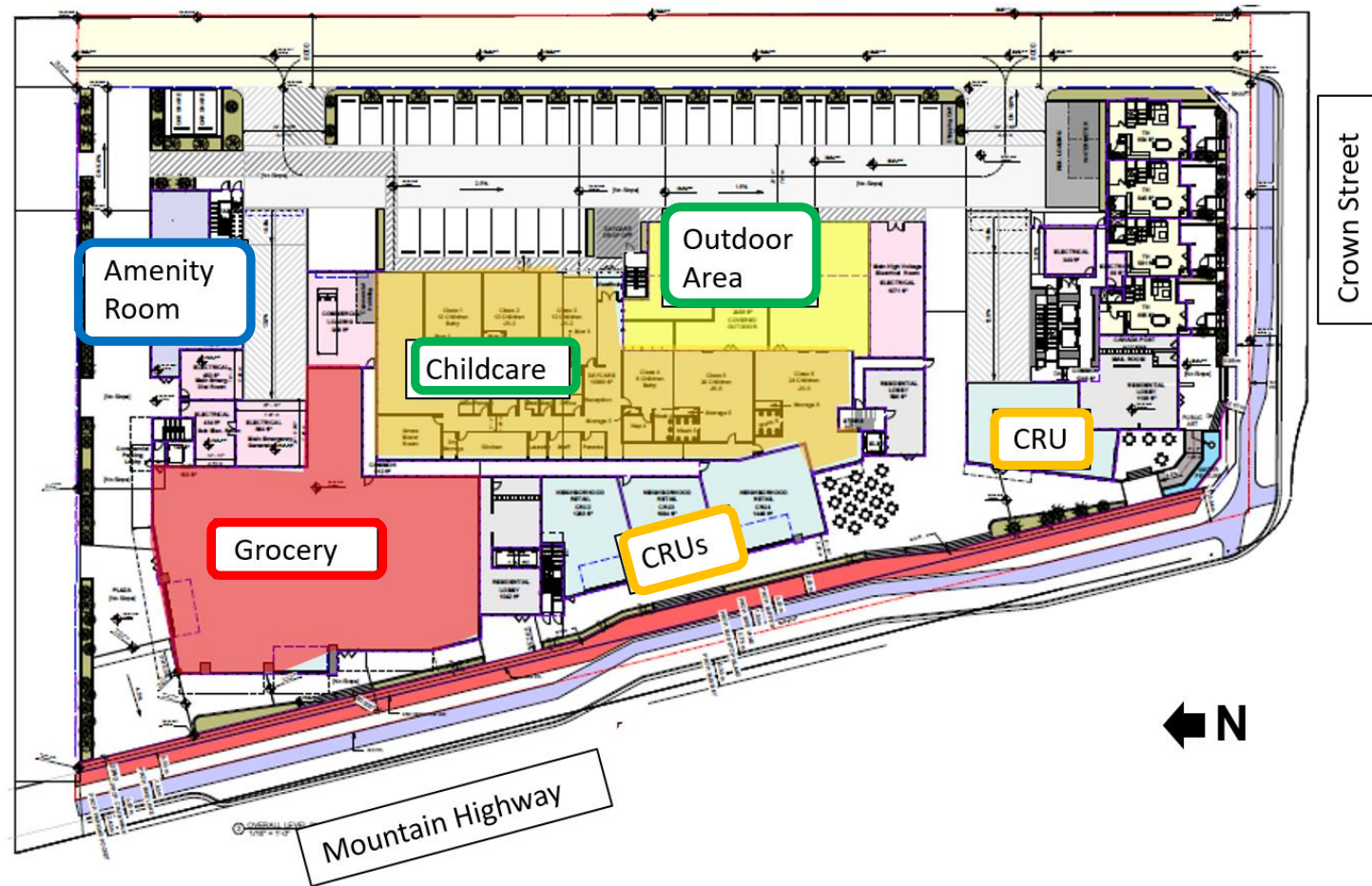
Lynn Creek Implementation Plan



Site Plan



Ground Floor Layout



Housing

Residential Use	1 Bed	2 Bed	3 Bed	Total	Proportion of Units
Non-Market Rental	15	25	5	45	11%
Market Rental	77	90	3	170	40%
Strata	107	84	14	205	49%
Total	199 (47%)	199 (47%)	22 (5%)	420	100%

53% of the units in total are 2 and 3 bedroom layouts
considered suitable for families

Affordability

District Income Range Definitions:

- Low-Moderate Income Households

Unit Type	Number of Units	Proposed rents	Income (30% of before tax income)
1 bed	15	\$1,280	\$51,200
2 bed	25	\$1,664	\$66,560
3 bed	5	\$2,129	\$85,160

Considered affordable for households with incomes in the District's "low to moderate" income range of 30,001 to \$85,170

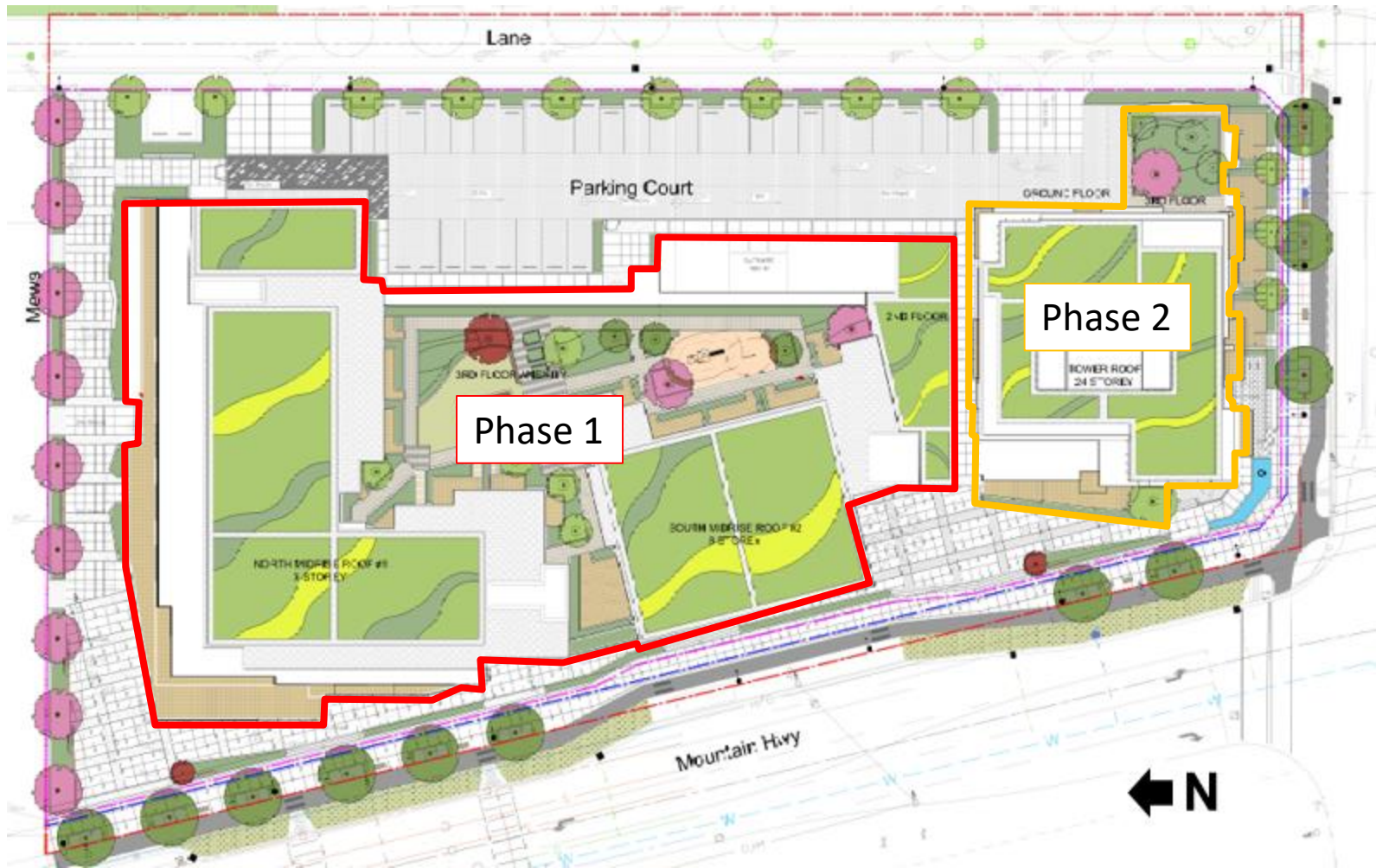
Vehicle and Bicycle Parking:

Resident Parking	Total Stalls
Residential	396
Residential Visitor	29
Total Residential	425
Non-Resident Parking	
Childcare	8
Commercial	31
Total Commercial	39
Total Parking	464

Bicycle Parking:

- 805 spaces for residential use – 1.9 per unit
- 56 spaces for commercial visitors

Phasing



Public Input:

Two Public Information Meetings:

- July 11, 2018
- November 7, 2018.

206 notices to neighbourhood


Summary of participation

Developer's

Public Information Meeting


Proposal:

Mixed-use development with 349 residential units and 3,070 m² of commercial space



Wednesday, November 7, 2018
6:00 PM to 7:30 PM
North Shore Winter Club
Senior Lounge
1325 Keith Road East

IBI Group
604-683-8797


 This meeting has been required by the District of North Vancouver as part of the regulatory process.

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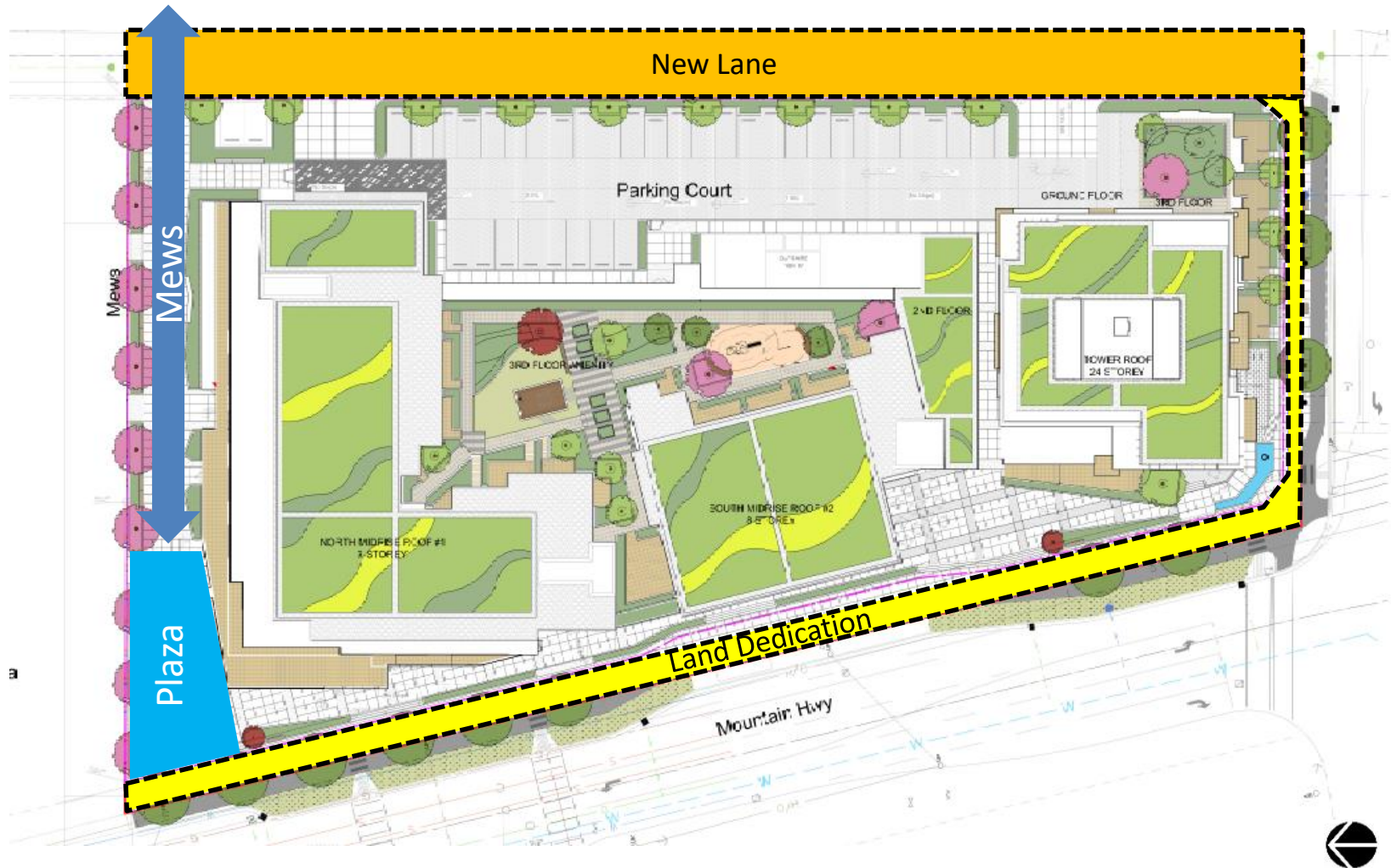
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Sustainability

- Meet “Step 3” of the BC Step Code with a Low Carbon Energy System (LCES) for all of the residential components
- Fossil fuel free mechanical design for all residential components
- Commercial component would meet “Step 3” of the BC Step Code
- All residential parking spaces provided with “Level 2” EV charging capability
- Commitment to use “fly ash” concrete with a lower carbon footprint
- Commitment to use of green roofs on both mid-rise buildings



Off-site improvements



Contributions

- 45 non-market rental units and 170 market rental units
- Off-site works: \$1,969,800
- Land dedications totaling approximately 16,700 sq. ft.
- DCC's: \$3,727,331.
- CAC: \$2,500,000
- Road Sale: \$2,200,000
- Plaza Area: Approx. 4,000 sq. ft.

Council Questions at Bylaw Introduction

1. Are there opportunities for heat exchange between the grocery store and other building uses?
2. Will the potential \$10/day childcare program be possible at this childcare facility?
3. Has heat recovery systems, sustainable building materials and thermal bridging been considered?
4. Is there potential for non-profit and social services uses to be accommodated in the proposed commercial space?
5. Is the District coordinating with the Squamish Nation on development opportunities on their lands in the area?

1510 - 1530 Crown Street and 420 - 460 Mountain Highway Public Hearing – November 9, 2021



Construction Traffic Management:

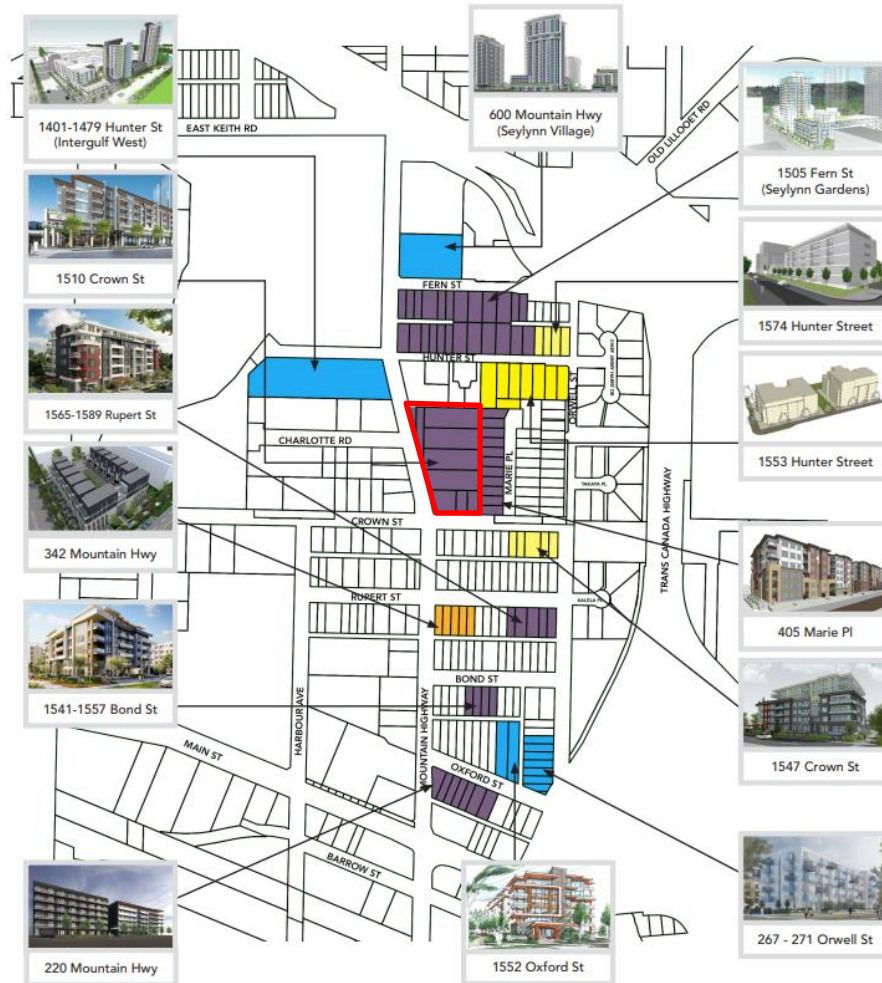
Development Context Map
09/10/2021

LYNN CREEK

LEGEND

- Preliminary Application Stage
- Rezoning Stage
- Development Permit Stage
- Approved or Under Construction

DISTRICT OF NORTH VANCOUVER



Incomes

District Definitions (as per April 1, 2019 Report to Council) are based on Households with 2019 before-tax incomes

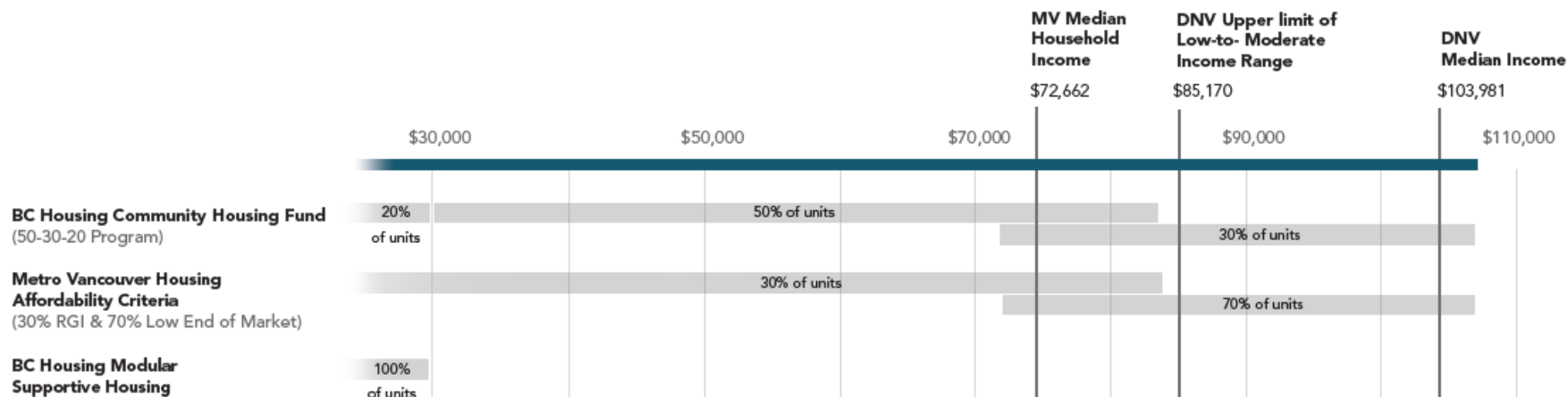
- Low Income Households - up to \$30,000/year
- Low-to-Moderate Income Households - ranging from \$30,001 to \$85,170.
- Middle Income Households - up to \$78,000 for homes with less than two bedrooms, or up to \$104,000 for homes with two or more bedrooms.

CMHC's median rental rates (2020) and market rents

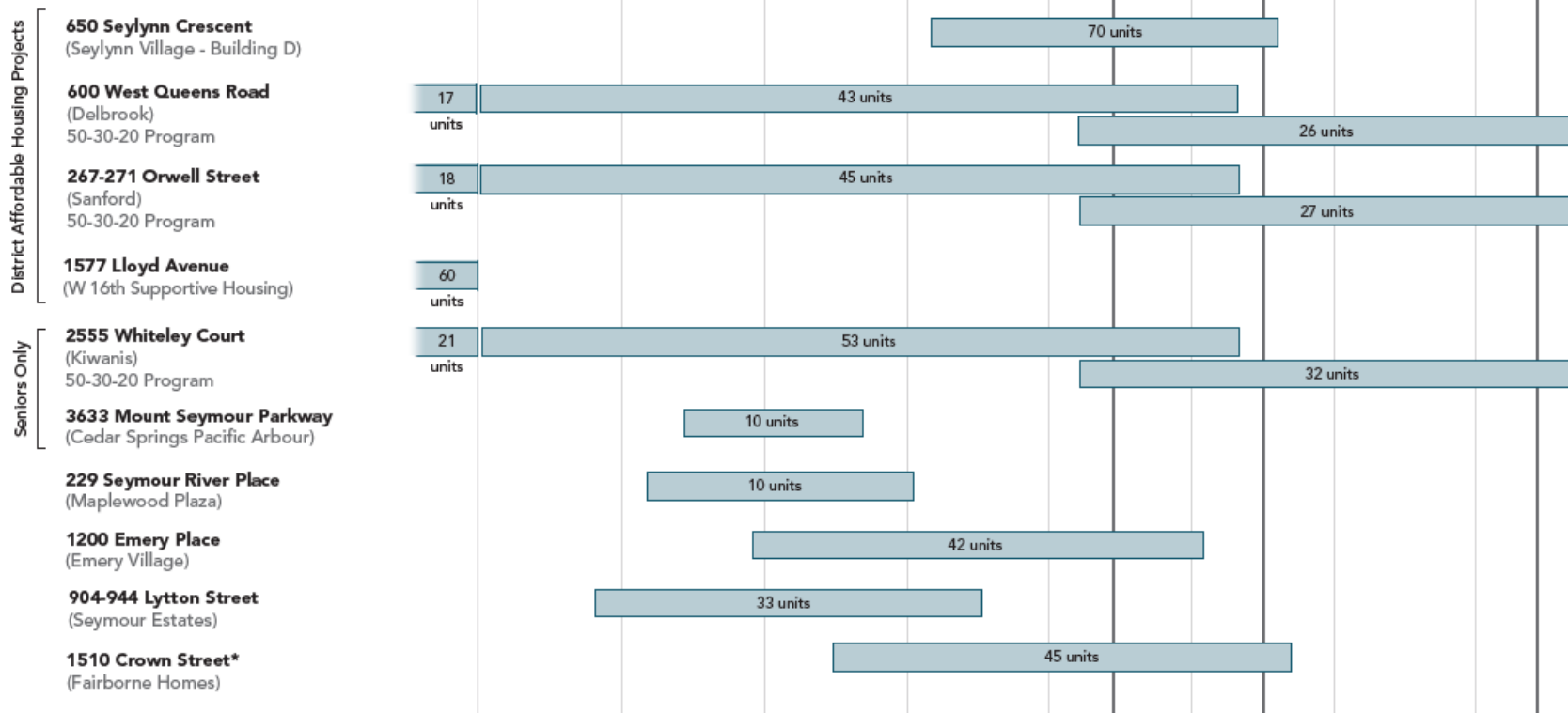
Unit Type	Proposed Non-Market Rents	Metro Vancouver median rents from CMHC (2020)	DNV median rents from CMHC (2020)	Market Rents (Lynn Creek)
1 bedroom	\$1,280 (15)	\$1,390	\$1,600	\$2,000
2 bedroom	\$1,664 (25)	\$1,650	\$2,080	\$2,750
3 bedroom	\$2,129 (5)	\$1,850	\$2,475	\$3,300

Proposed non-market rents and additional costs

	Monthly Rent	One-Time Costs			Additional Monthly Costs			
Unit Type	Proposed Rental Rate	Security Deposit	Moving Cost	Other Costs	Estimated Cost of Heat and Hot Water	Estimated cost of Water Utility	Optional Cost (Parking)	Optional Cost (Storage)
1 Bedroom	\$1,280 (15)	640	100	-	45	15	100	-
2 Bedroom	\$1,664 (25)	832	100	-	65	20	100	-
3 Bedroom	\$2,129 (5)	1,065	100	-	75	25	100	-



Approved projects with an affordable housing component in the District of North Vancouver



*In-stream projects; proposed number of units and rent levels may change.

MAJOR DEVELOPMENTS - HOUSING AND CAC COMPARISON



		Anthem Seymour Estates		Fairborne 1510 Crown Street		Redic Rental 220 Mountain Hwy.	
Unit Type	Metro Van Median Rents (2020)	# of Units	Proposed Rent (% diff Metro median)	# of Units	Proposed Rent (% diff Metro median)	# of Units	Proposed Rent (% diff Metro median)
Studio	\$ 1,250	3	\$ 998.40 (-20%)	0		1	\$ 998 (-20%)
1 bed	\$1,390	14	\$ 1,230 (-11%)	15	\$ 1,280 (-8%)	5	\$ 1,230 (-11%)
2 bed	\$1,650	8	\$ 1,500 (-9%)	25	\$ 1,664 (+1%)		
3 bed	\$1,850	8	\$ 1,641 (-11%)	5	\$ 2,129 (+15%)		
Non- Market Units		33 10%		45 11%		6 4%	
Total Units		341		420		140	
CAC			\$ 3.39 million		\$ 2.5 million		\$ 0



Accessibility

Accessible Design Policy for Multi-family Housing:

100% (420) of the apartment units meet the 'Basic Accessible Design' criteria

5% (21) of the apartment units meet the 'Enhanced Accessible Design' criteria.

Tenant Relocation Assistance

- Five houses and one commercial property – Dykhof Nursery
- All properties now vacant

