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

- Amenity Room
- Outdoor Area
- Childcare
- Grocery
- CRU
- CRUs
- Crown Street
- Mountain Highway
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

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Proposed rents</th>
<th>Income (30% of before tax income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>15</td>
<td>$1,280</td>
<td>$51,200</td>
</tr>
<tr>
<td>2 bed</td>
<td>25</td>
<td>$1,664</td>
<td>$66,560</td>
</tr>
<tr>
<td>3 bed</td>
<td>5</td>
<td>$2,129</td>
<td>$85,160</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Resident Parking</th>
<th>Total Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>396</td>
</tr>
<tr>
<td>Residential Visitor</td>
<td>29</td>
</tr>
<tr>
<td>Total Residential</td>
<td>425</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Resident Parking</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Childcare</td>
<td>8</td>
</tr>
<tr>
<td>Commercial</td>
<td>31</td>
</tr>
<tr>
<td><strong>Total Commercial</strong></td>
<td><strong>39</strong></td>
</tr>
<tr>
<td><strong>Total Parking</strong></td>
<td><strong>464</strong></td>
</tr>
</tbody>
</table>

**Bicycle Parking:**

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

Phase 1

Phase 2
Public Input:

Two Public Information Meetings:

- July 11, 2018
- November 7, 2018.

206 notices to neighbourhood

Summary of participation
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
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

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Proposed Non-Market Rents</th>
<th>Metro Vancouver median rents from CMHC (2020)</th>
<th>DNV median rents from CMHC (2020)</th>
<th>Market Rents (Lynn Creek)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>$1,280 (15)</td>
<td>$1,390</td>
<td>$1,600</td>
<td>$2,000</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>$1,664 (25)</td>
<td>$1,650</td>
<td>$2,080</td>
<td>$2,750</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>$2,129 (5)</td>
<td>$1,850</td>
<td>$2,475</td>
<td>$3,300</td>
</tr>
</tbody>
</table>
### Proposed non-market rents and additional costs

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Monthly Rent</th>
<th>One-Time Costs</th>
<th>Additional Monthly Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Proposed Rental Rate</td>
<td>Security Deposit</td>
<td>Moving Cost</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,280 (15)</td>
<td>640</td>
<td>100</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,664 (25)</td>
<td>832</td>
<td>100</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$2,129 (5)</td>
<td>1,065</td>
<td>100</td>
</tr>
</tbody>
</table>
Approved projects with an affordable housing component in the District of North Vancouver

- **650 Seylynn Crescent**  
  (Seylynn Village - Building D)  
  70 units

- **600 West Queens Road**  
  (Delbrook)  
  50-30-20 Program  
  17 units  
  43 units  
  25 units

- **267-271 Orwell Street**  
  (Sainford)  
  50-30-20 Program  
  18 units  
  45 units  
  27 units

- **1577 Lloyd Avenue**  
  (W 16th Supportive Housing)  
  60 units

- **2555 Whiteley Court**  
  (Kiwania)  
  50-30-20 Program  
  21 units  
  53 units  
  32 units

- **3633 Mount Seymour Parkway**  
  (Cedar Springs Pacific Arbour)  
  10 units

- **229 Seymour River Place**  
  (Maplewood Plaza)  
  10 units

- **1200 Emery Place**  
  (Emery Village)  
  42 units

- **904-944 Lytton Street**  
  (Seymour Estates)  
  23 units

- **1510 Crown Street**  
  (Fairborne Homes)  
  45 units

*In-stream projects; proposed number of units and rent levels may change.*
### MAJOR DEVELOPMENTS - HOUSING AND CAC COMPARISON

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Metro Van Median Rents (2020)</th>
<th># of Units</th>
<th>Proposed Rent (% diff Metro median)</th>
<th># of Units</th>
<th>Proposed Rent (% diff Metro median)</th>
<th># of Units</th>
<th>Proposed Rent (% diff Metro median)</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,250</td>
<td>3</td>
<td>$998.40 (-20%)</td>
<td>0</td>
<td></td>
<td>1</td>
<td>$998 (-20%)</td>
</tr>
<tr>
<td>1 bed</td>
<td>$1,390</td>
<td>14</td>
<td>$1,230 (-11%)</td>
<td>15</td>
<td>$1,280 (-8%)</td>
<td>5</td>
<td>$1,230 (-11%)</td>
</tr>
<tr>
<td>2 bed</td>
<td>$1,650</td>
<td>8</td>
<td>$1,500 (-9%)</td>
<td>25</td>
<td>$1,664 (+1%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bed</td>
<td>$1,850</td>
<td>8</td>
<td>$1,641 (-11%)</td>
<td>5</td>
<td>$2,129 (+15%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Market Units</td>
<td></td>
<td>33</td>
<td>45</td>
<td>6</td>
<td>4%</td>
<td></td>
<td></td>
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<tr>
<td>Total Units</td>
<td></td>
<td>341</td>
<td>420</td>
<td>140</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>CAC</td>
<td></td>
<td></td>
<td>$3.39 million</td>
<td></td>
<td>$2.5 million</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>
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