

405-485 Marie Place

Public Hearing – December 7, 2021



Applicable Bylaws

Tonight's First Hearing:

- **Bylaw 8496** - Rezones site from RS5 to Comprehensive Development Zone 135 (CD135) and Neighbourhood Park (NP)

Related Bylaws:

- **Bylaw 8497** – Housing Agreement to ensure all future owners are eligible to rent out their units
- **Bylaw 8501** - Road Closure Bylaw to close a portion of the existing Marie Place road allowance

Site Analysis

Site Details:

Size:

Approx. 4,675.3 m²
(50,325 sq. ft.)

Existing OCP Designation:
RES6 (2.5 FSR)

Existing Zoning:
RS5 (single family)

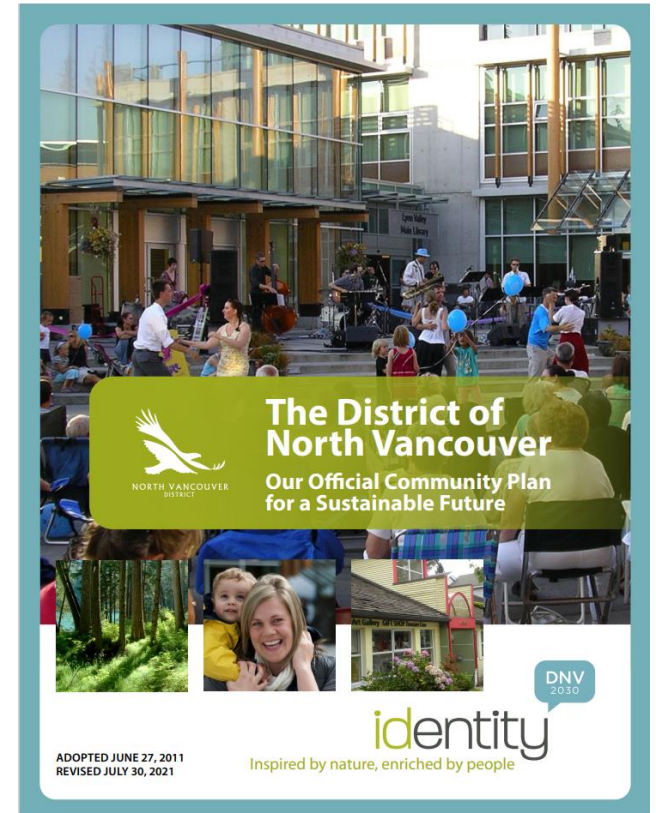
Proposed Zoning:
CD 135

Proposed Density:
2.5 FSR



Official Community Plan

- Encourage and facilitate a broad range of market, non-market and supportive housing
- 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



OCP Action Plan

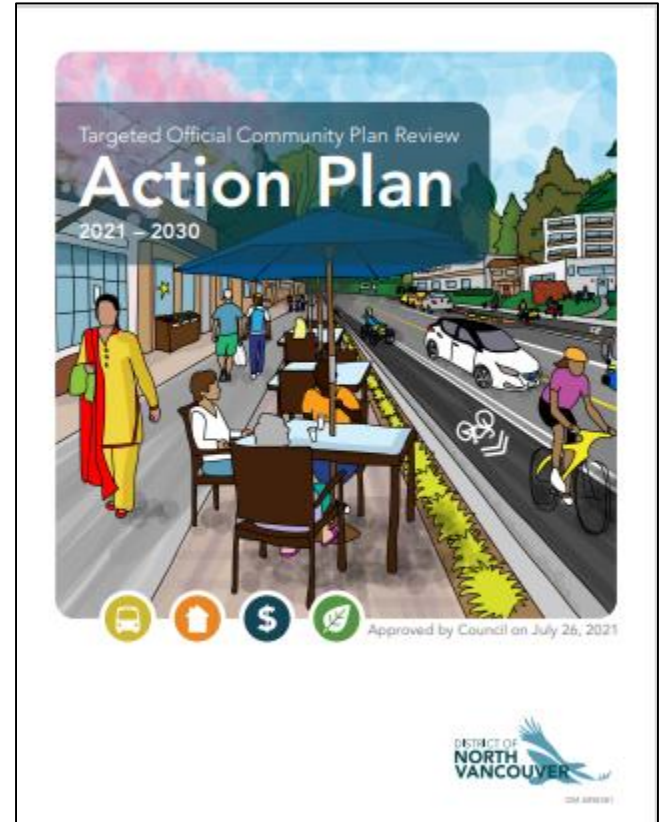
Priority Action #1: *Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space*

Priority Action #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*



Plan and Guidelines

Reviewed against:

- Lower Lynn Implementation Plan
- Lynn Creek Town Centre Public Realm Guidelines



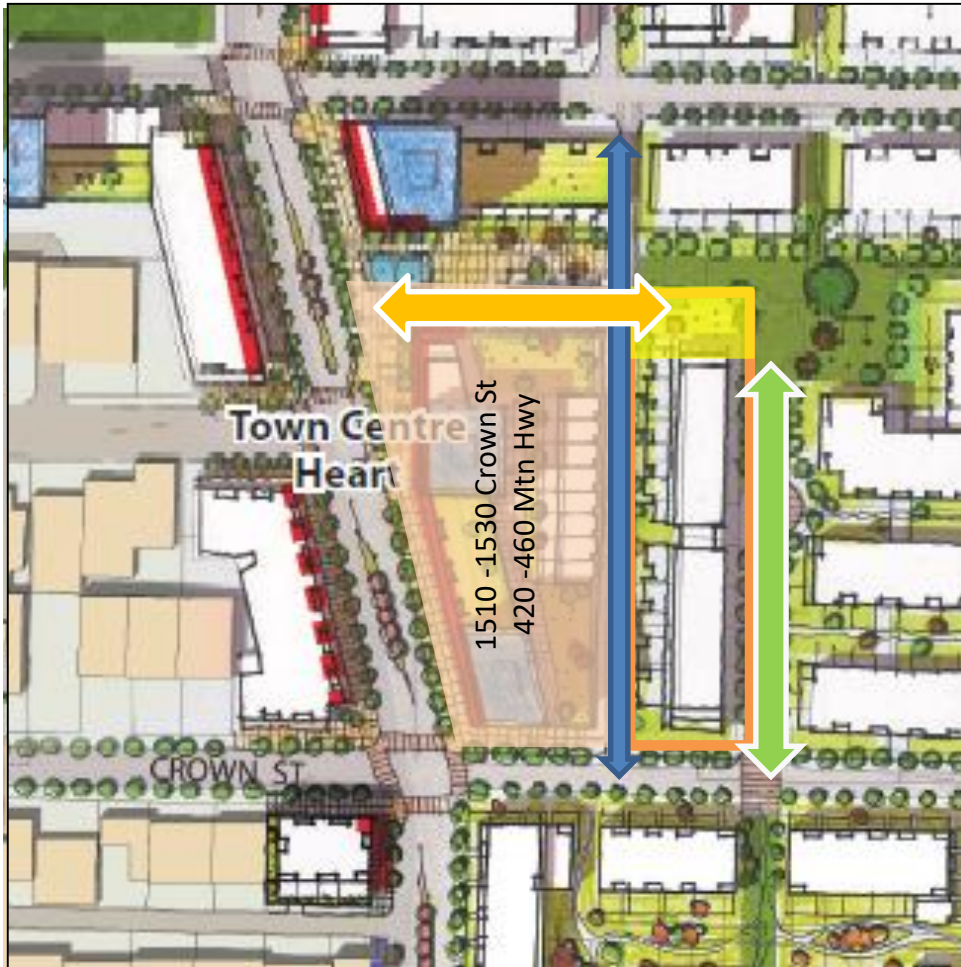
Concept for Green Spine



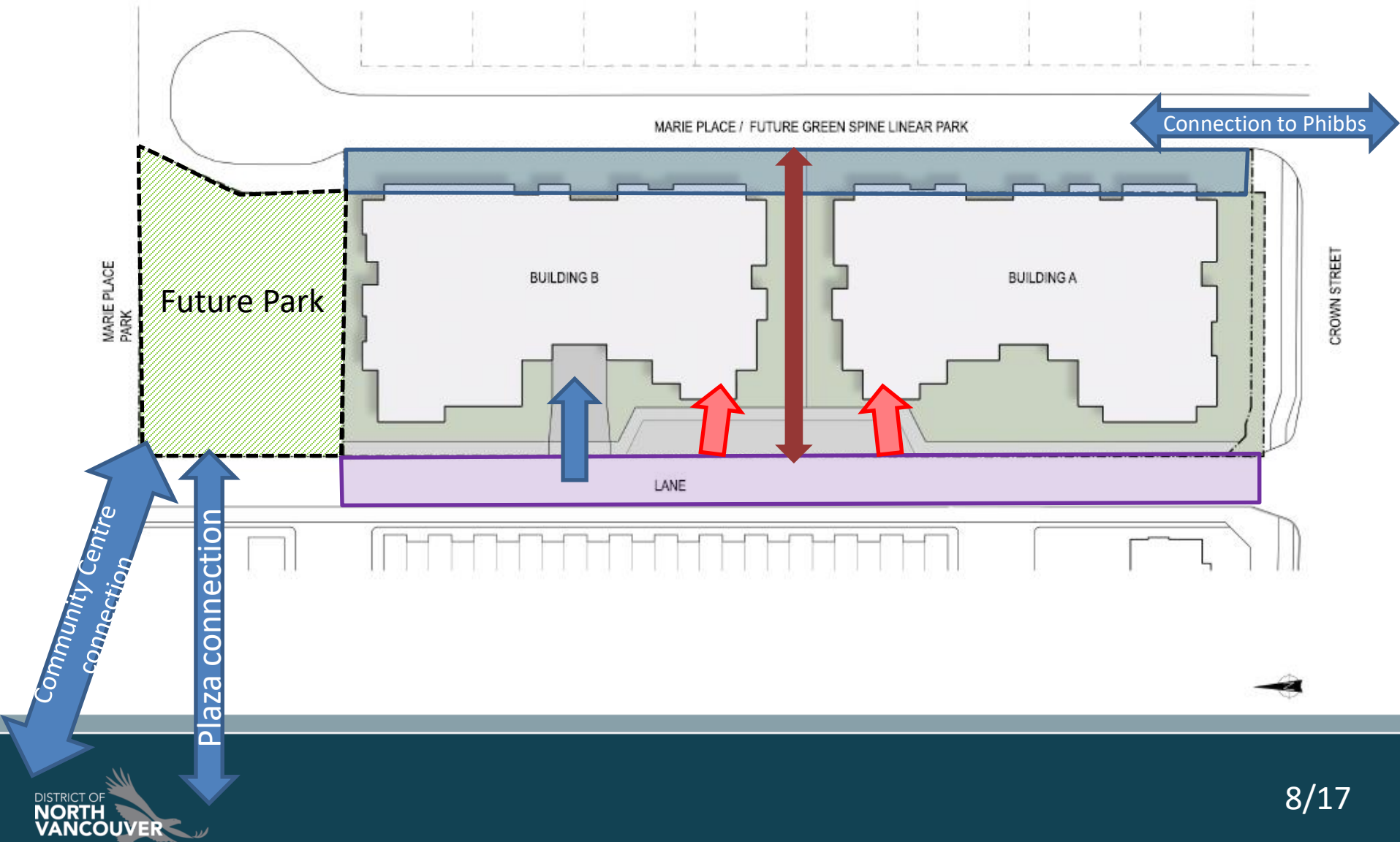
LYNN TOWN CENTRE
IMPLEMENTATION PLAN

identity DNV

Lynn Creek Implementation Plan Concept

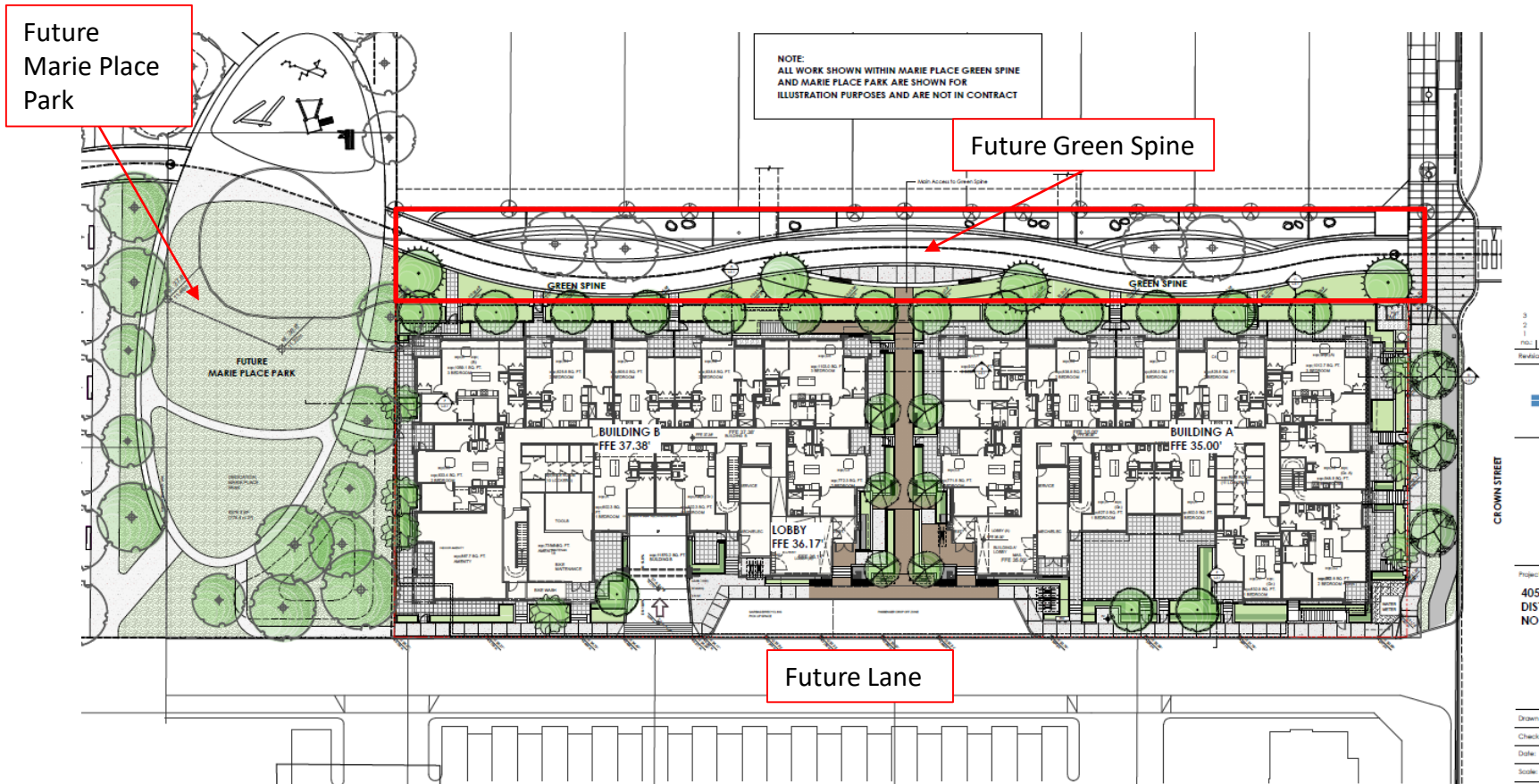


Site Plan

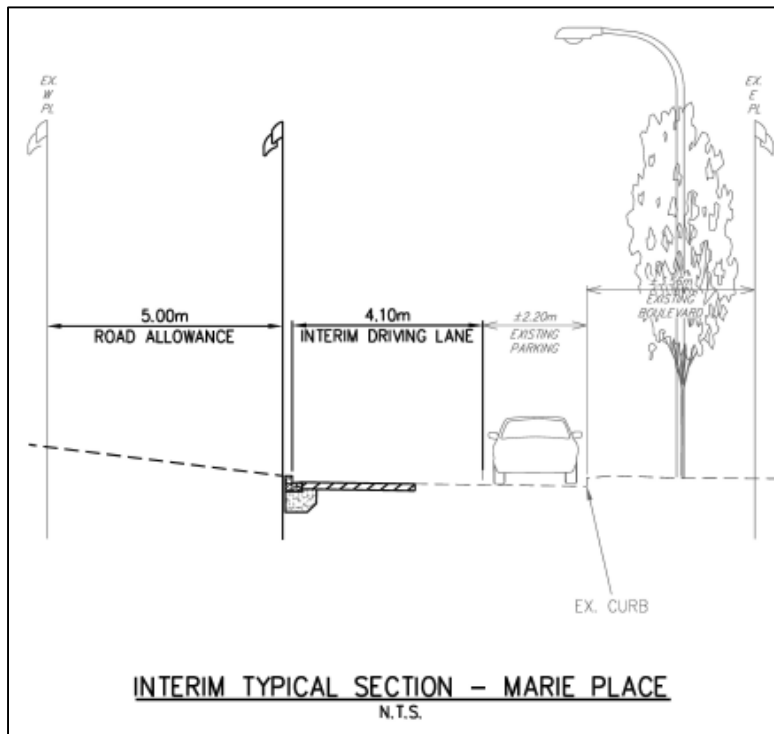


Landscaping

Design for Green Spine and Marie Place Park expansion



Marie Place – Design



Housing

	Units	Percentage of project	
Total Number of units	140	100%	
1-Bedroom	47	34%	
2-Bedroom	74	53%	67%
3-Bedroom	19	14%	



Vehicle and Bicycle Parking

Vehicle Parking:

- 147 spaces for residential (1.05 per unit)
- 14 spaces for visitors (0.1 per unit)
- 161 spaces total

Bicycle Parking:

- 280 spaces for residential use (2 per unit)
- 18 spaces for visitors
- 298 spaces total



Public Input:

Virtual Public Information Meeting:

- October 20 – November 3, 2020

118 notices to neighbourhood

Summary of participation

Development Proposal

RESIDENTIAL

140
apartments

8,378
sq ft of
new park land

161
parking spaces



Public Info Meeting

Oct. 20 to Nov. 3, 2020
[DNV.org/public-meeting](https://dnv.org/public-meeting)

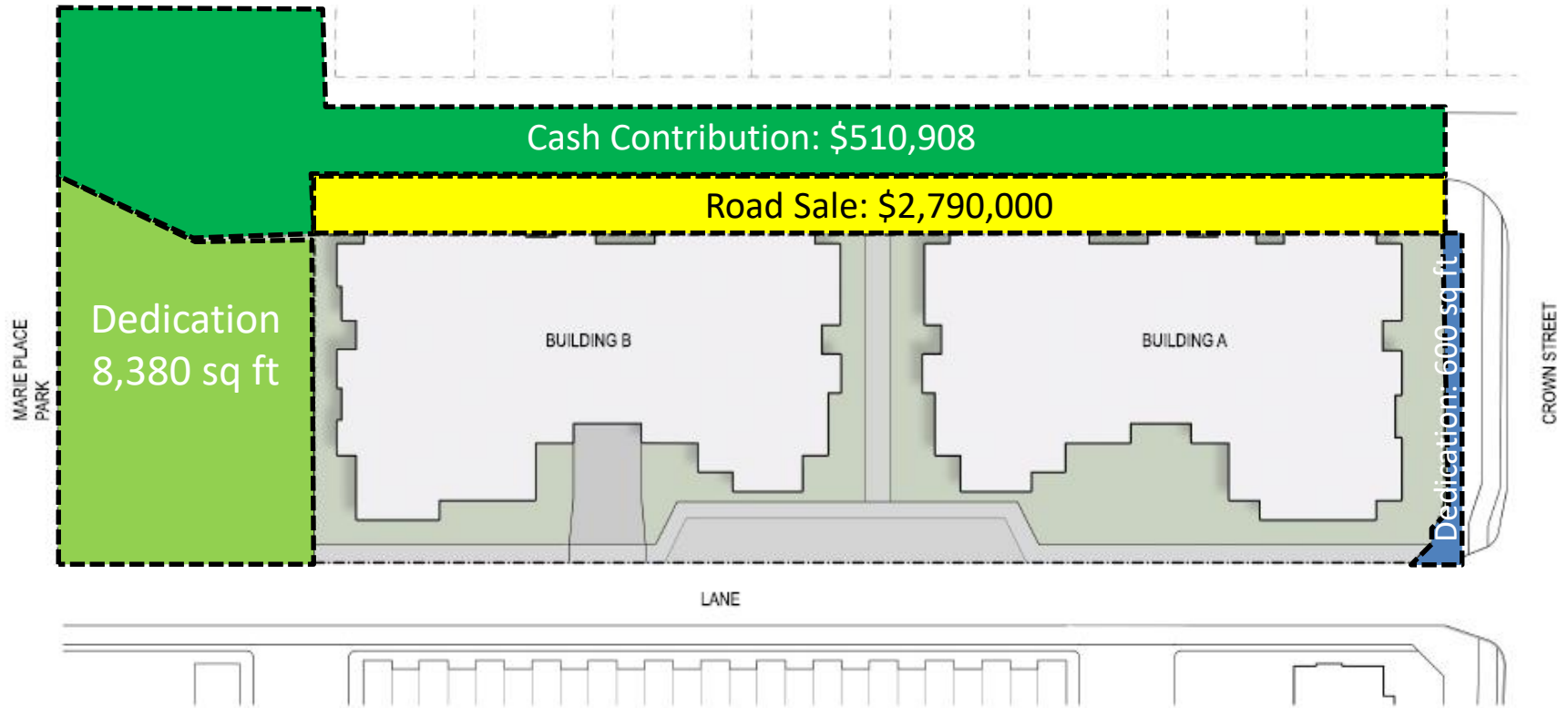


Applicant:
Engage Architecture
604-428-6259

Sustainability

- **“Step 3” of the BC Step Code with a Low Carbon Energy System (LCES)**
- **“Fossil fuel free” mechanical design**
- **“Level 2” EV charging for all residential parking spaces.**

Contributions



- **Off Site works:** \$880,200
- **DCCs:** \$1,290,844
- **CACs:** \$2,542,814

Questions at Bylaw Introduction

1. More detail was requested on construction coordination between this project and the applicant's other project at 1510 Crown Street

405-485 Marie Place

Public Hearing – November 9, 2021

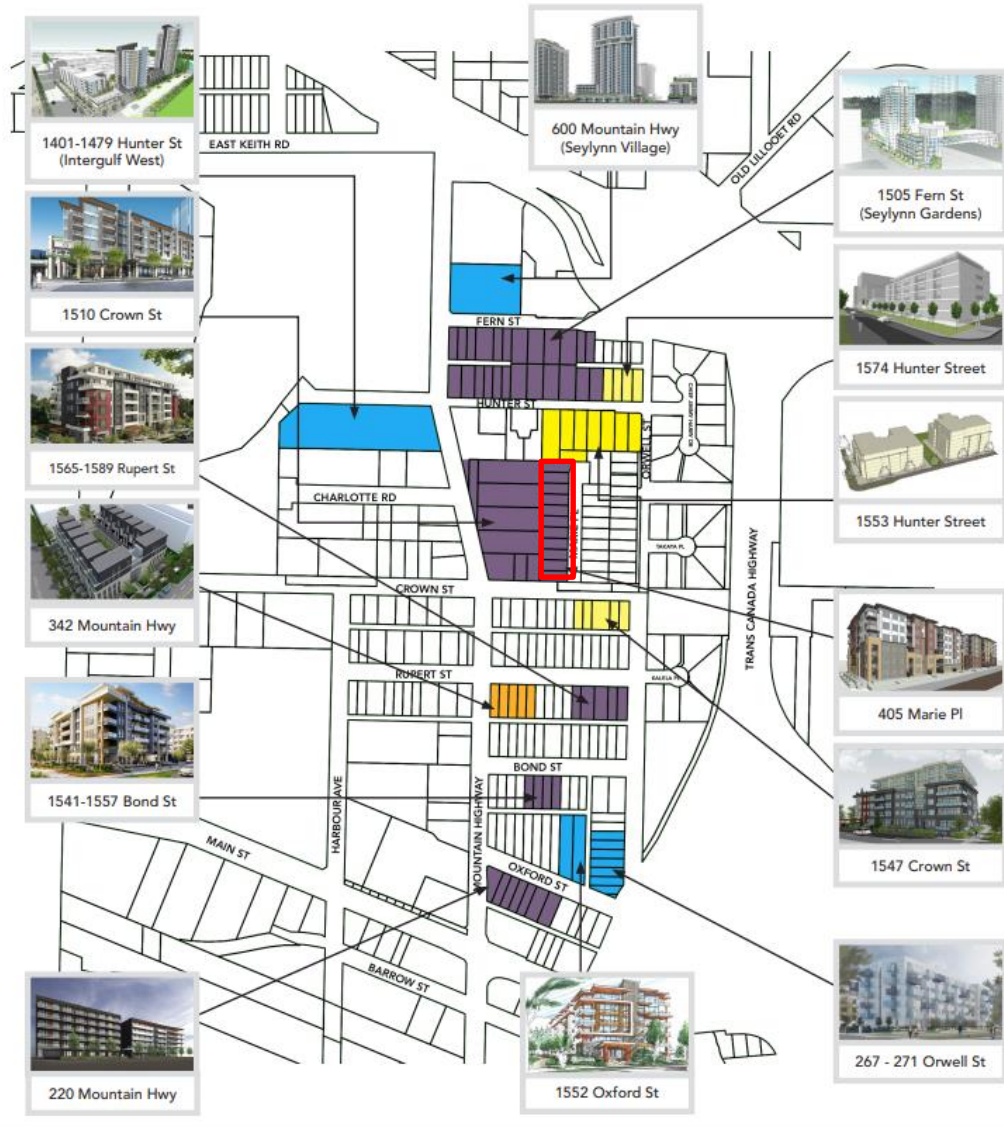


Development Context Map
09/10/2021

LYNN CREEK

LEGEND

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



Lynn Creek Approved units (by unit size)

	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Gross Units	Proportion
Studio	0	5	12	17	1%
1 Bedroom	98	61	427	586	38%
2 Bedroom	47	102	639	788	53%
3 Bedroom	15	18	100	133	9%
4+ Bedroom	0	0	2	2	<1%
Gross Units	160	186	1,180	1,526	

Unit size

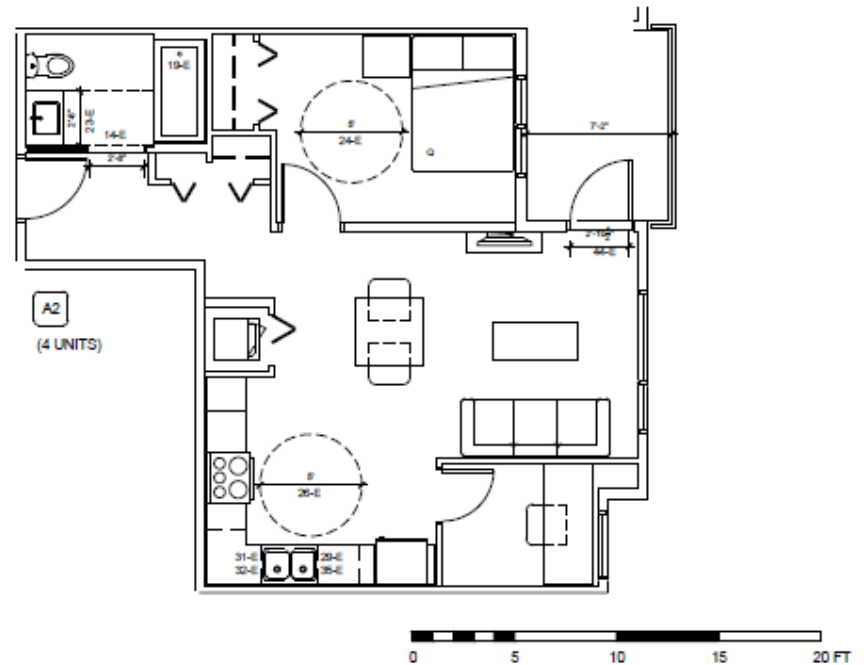
1-bedroom	548 - 794 sq. ft.
2-bedroom	702 - 963 sq. ft.
3-bedroom	1,066 - 1,103 sq. ft.

Accessibility

Accessible Design Policy for Multi-family Housing:

100% (140) of the apartment units meet the 'Basic Accessible Design' criteria

5% (7) of the apartment units meet the 'Enhanced Accessible Design' criteria.



Tenant Relocation Assistance

- 11 existing single family houses
- Homeowners rented houses for up to 15 months with 6 months free rent
- Houses re-leased to new tenants (range 6 – 8 months)
- 10 vacant and 1 occupied
- Remaining tenant assistance:
 - Below market rent
 - 4 month notice
 - 3 months free rent
 - \$1,500 moving allowance
 - Flexibility to end lease at any time

Review of Application Process

