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 Creek Implementation Plan Concept
Site Plan

Future Park

Connection to Phibbs

MARIE PLACE / FUTURE GREEN SPINE LINEAR PARK

Building B

Building A

Lane

Community Centre connection

plaza connection
Landscaping

Design for Green Spine and Marie Place Park expansion
Marie Place – Design

INTERIM TYPICAL SECTION – MARIE PLACE
N.T.S.
## Housing

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Percentage of project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of units</td>
<td>140</td>
<td>100%</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>47</td>
<td>34%</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>74</td>
<td>53%</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>19</td>
<td>14%</td>
</tr>
</tbody>
</table>
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
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

Cash Contribution: $510,908

Road Sale: $2,790,000

Dedication: 600 sq ft

Off Site works: $880,200

DCCs: $1,290,844

CACs: $2,542,814

Dedication: 8,380 sq ft
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
## Lynn Creek Approved units (by unit size)

<table>
<thead>
<tr>
<th></th>
<th>Social Housing - Rental</th>
<th>Market Housing - Rental</th>
<th>Market Housing - Ownership</th>
<th>Gross Units</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>0</td>
<td>5</td>
<td>12</td>
<td>17</td>
<td>1%</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>98</td>
<td>61</td>
<td>427</td>
<td>586</td>
<td>38%</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>47</td>
<td>102</td>
<td>639</td>
<td>788</td>
<td>53%</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>15</td>
<td>18</td>
<td>100</td>
<td>133</td>
<td>9%</td>
</tr>
<tr>
<td>4+ Bedroom</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>&lt;1%</td>
</tr>
<tr>
<td><strong>Gross Units</strong></td>
<td><strong>160</strong></td>
<td><strong>186</strong></td>
<td><strong>1,180</strong></td>
<td><strong>1,526</strong></td>
<td></td>
</tr>
</tbody>
</table>
## Unit size

<table>
<thead>
<tr>
<th>Type</th>
<th>Size Range</th>
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</thead>
<tbody>
<tr>
<td>1-bedroom</td>
<td>548 - 794 sq. ft.</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>702 - 963 sq. ft.</td>
</tr>
<tr>
<td>3-bedroom</td>
<td>1,066 - 1,103 sq. ft.</td>
</tr>
</tbody>
</table>
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

- Preliminary Application
- Detailed Application

**Public Engagement**
- Neighbour Notice OR Early Input Opportunity Meeting

**Public Engagement**
- Neighbour Notice OR Public Information Meeting

**Council**
- Notice of Meeting
- Early Input Workshop

**Council**
- Notice of Meeting
- Direction (Proceed, Revise, Defer, Reject)

**First Reading**
**Public Hearing**
**Second and Third Reading**
**Final Reading**