

1565-1589 Rupert St

Public Hearing – March 1, 2022



Applicable Bylaws

Subject of Public Hearing:

- **Bylaw 8526** – Amends the OCP designation of the site from Residential Level 5 (RES5) to Commercial Residential Mixed-Use Level 3 (CRMU3) and Parks, Open Space, and Natural Areas (POSNA)
- **Bylaw 8527** – Rezones the site from Single Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 138 (CD138) and Neighbourhood Park (NP)

Related Bylaws:

- **Bylaw 8528** – Housing Agreement to secure the market rental units and affordable rental units in perpetuity
- **Bylaw 8529** – Reduces the DCCs for the 19 non-market rental units to ‘zero’

Site Context

Lot size:

- Approx. 2,292 m² (24,670 sq. ft.)

Existing use:

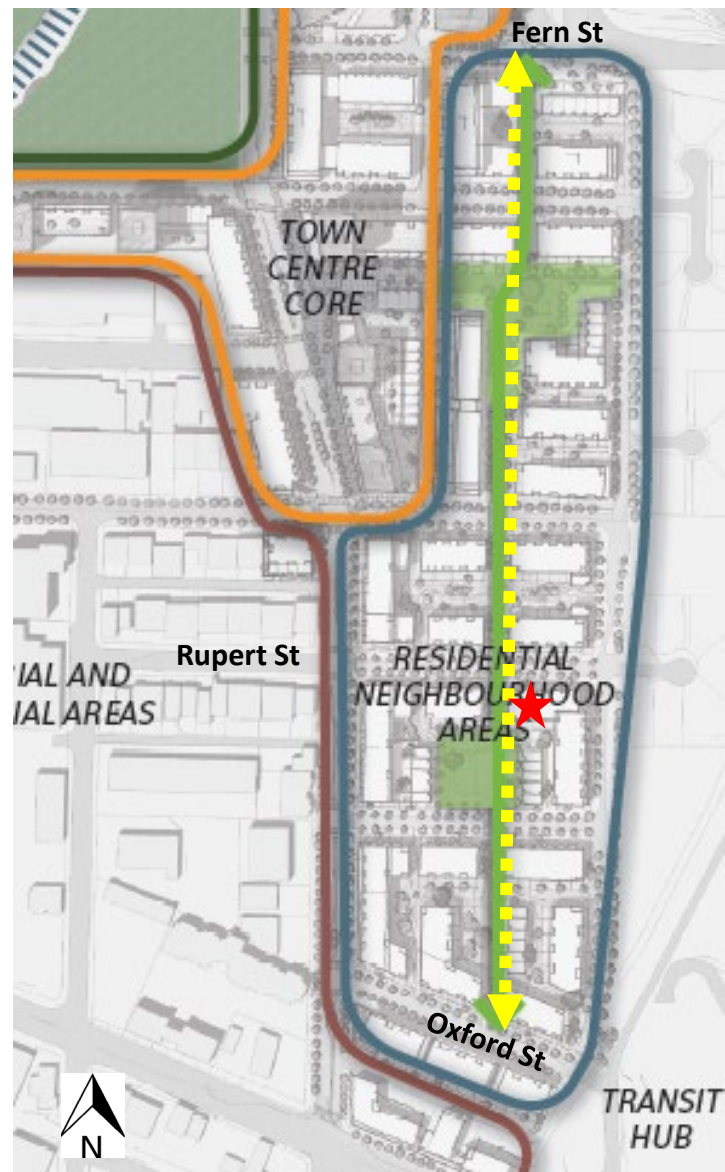
- 5 single-family lots

Surrounding use:

- Single-family to north, south and west
- Seymour Creek Reserve (Squamish Nation) to east
- Multi-family development to west



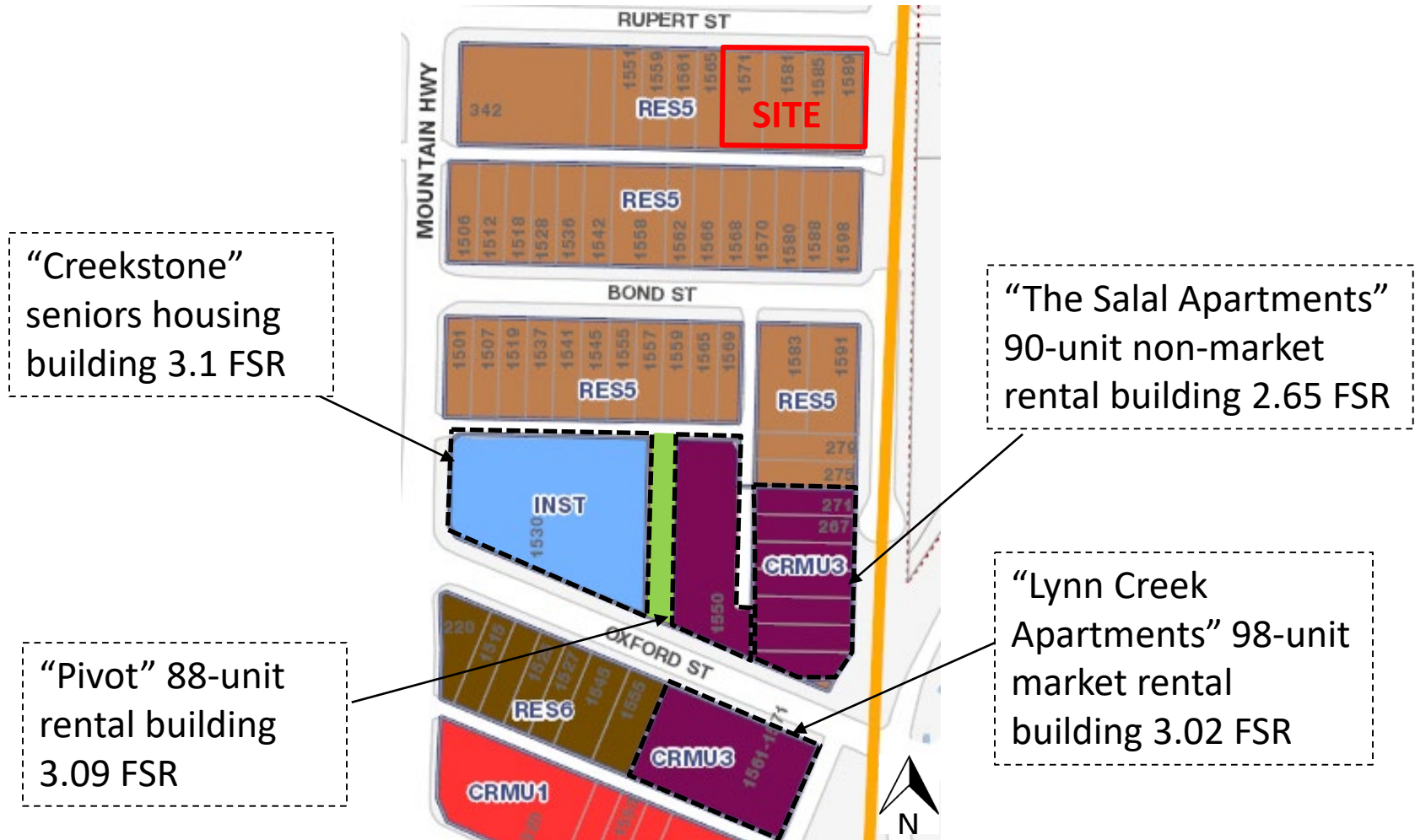
"Green Spine" Linear Park



OCP Designation and Zoning

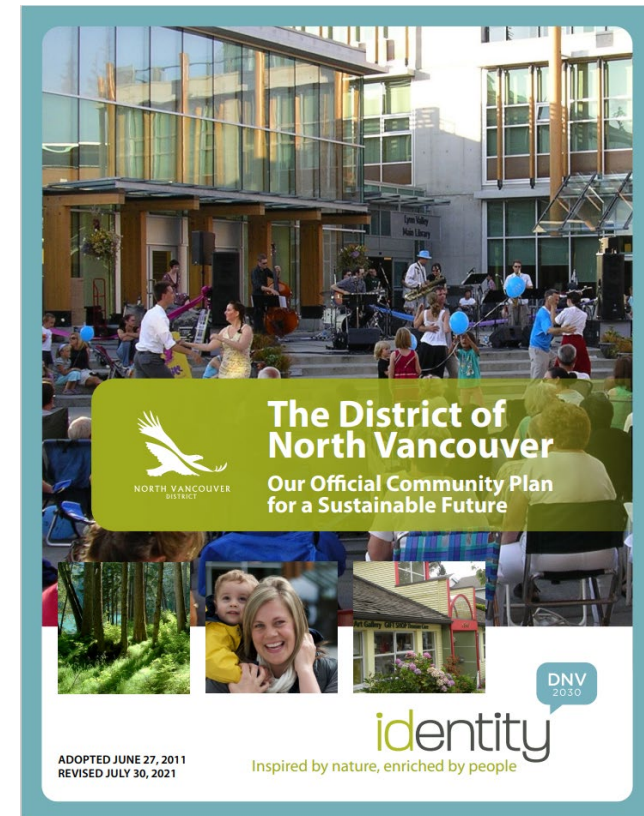
		Density	Use
Existing OCP Designation	Residential Level 5: Low Density Apartment (RES5)	Up to 1.75 FSR	Multifamily residential
Proposed OCP Designation	Commercial Residential Mixed-Use Level 3 (CRMU3) and Parks, Open Space and Natural Areas (POSNA)	Up to 3.5 FSR	a) Residential OR commercial uses; b) A mix of residential and commercial uses
Existing Zoning	Single Family Residential 6000 Zone (RS4)	0.45 FSR	Residential
Proposed Zoning	Comprehensive Development Zone (CD138) and Neighbourhood Park (NP)	2.88 FSR	Residential

Surrounding Developments



Official Community Plan

- Encourage the retention of existing and the development of new, rental units through development, zoning, and other incentives
- Reflect District housing priorities through an appropriate mix, type and size of affordable housing
- Encourage pedestrian-friendly features, public realm improvements, and accessibility for people of all abilities in the design of major developments
- Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable 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*

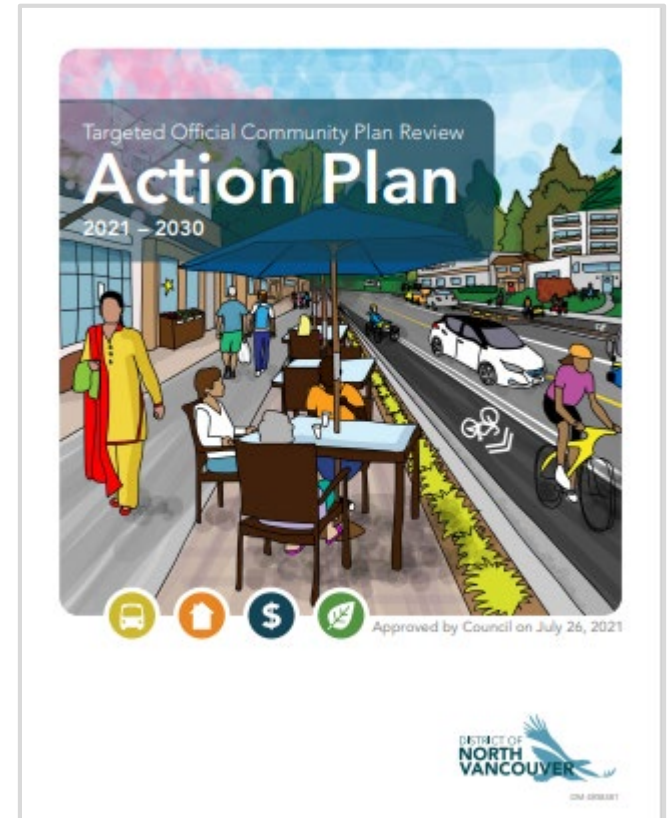
Priority Action #3: *Prioritize rental, social, and supportive housing projects to increase the range of housing options.*

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.*



Plan and Guidelines

Reviewed against:

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



Concept for Green Spine

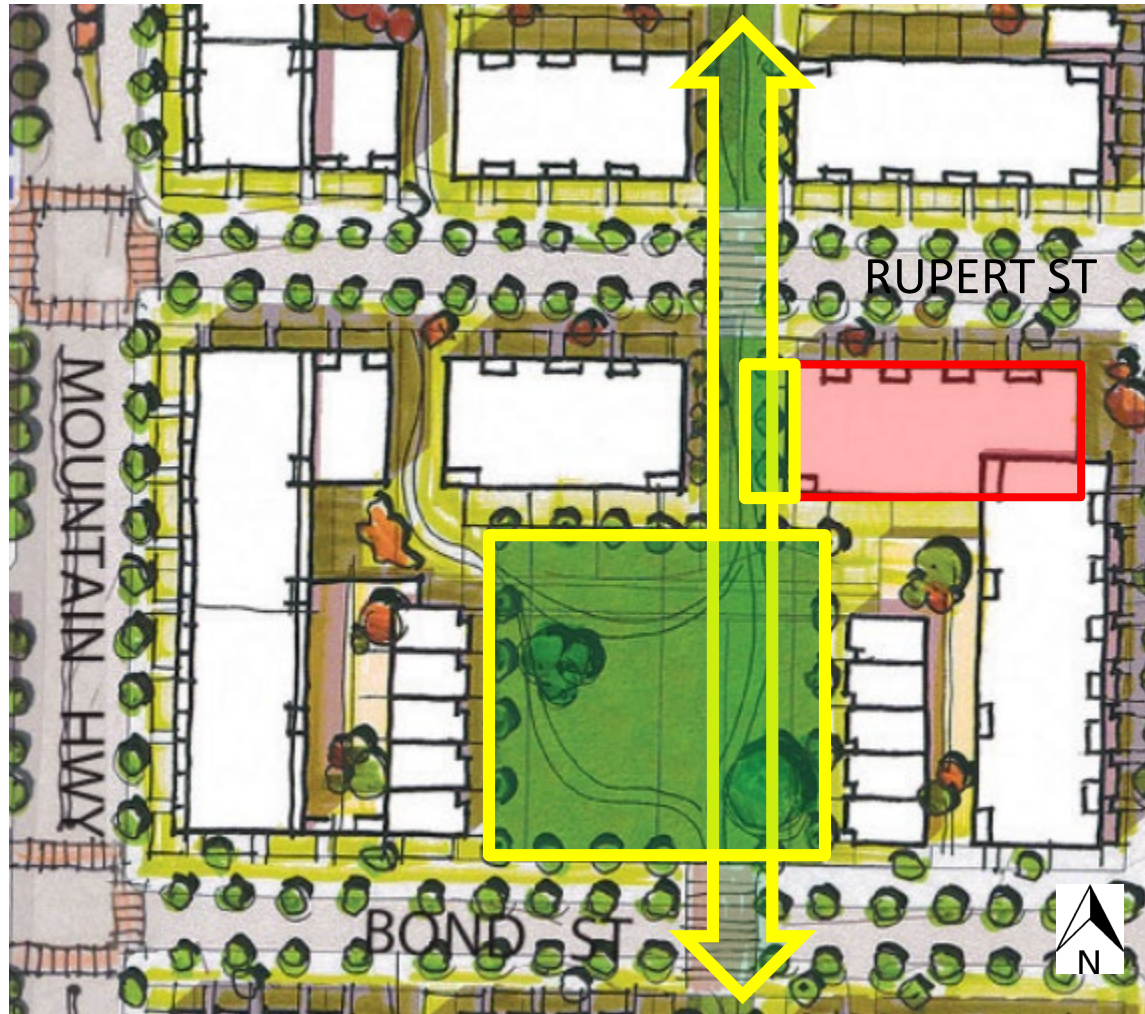


**LOWER LYNN TOWN CENTRE
IMPLEMENTATION PLAN**

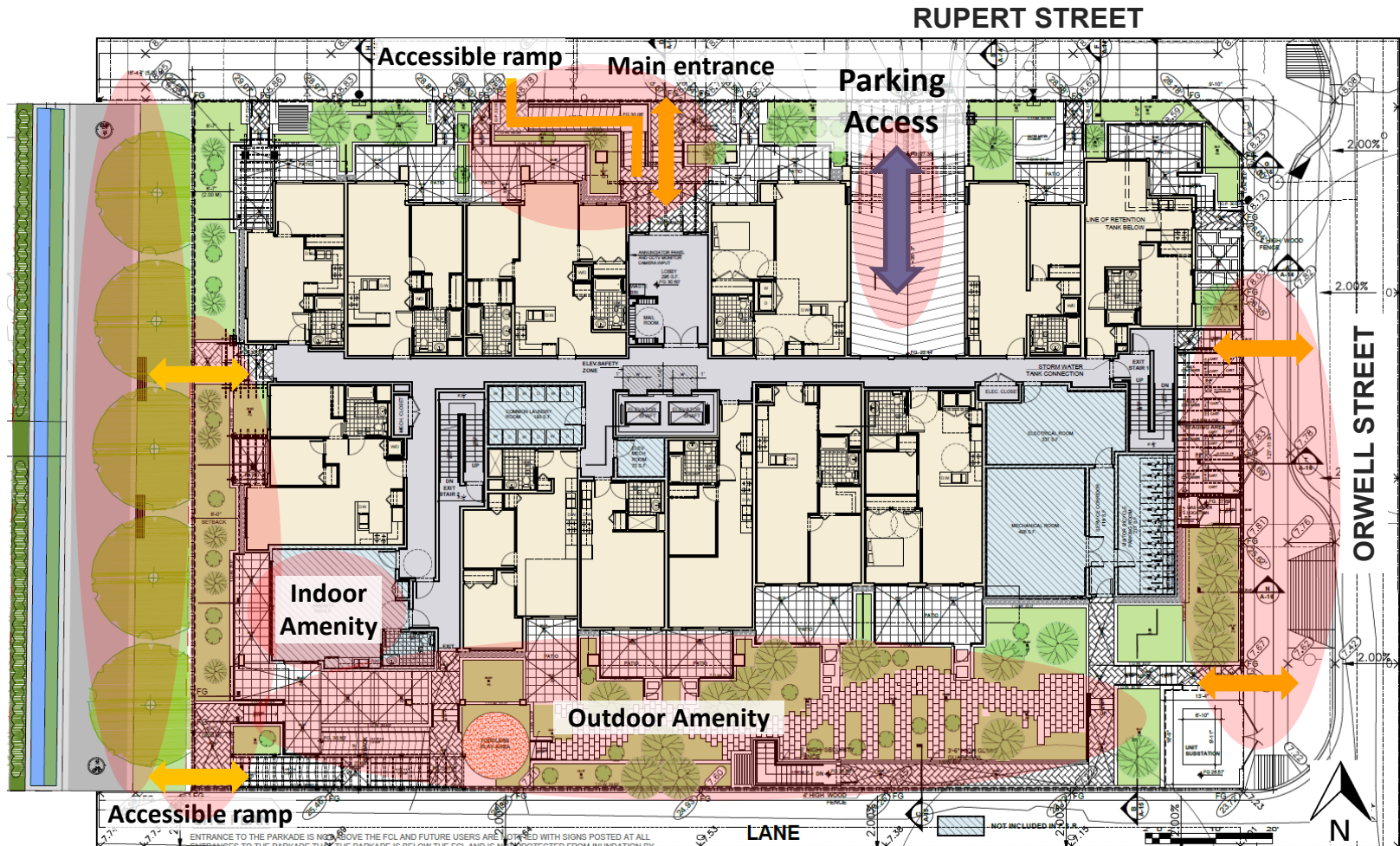


DNV

Lynn Creek Implementation Plan Concept



Site Plan



Unit Mix

	Studio	One-bed	Two-bed	Three-bed	Total	Proportion of Units
Market Rental	21	23	31	1	76	80%
Non-Market	-	12	6	1	19	20%
Total	21 (22%)	35 (37%)	37 (39%)	2 (2%)	95	

41% of units in total are 2 and 3 bedroom layouts
considered suitable for families

Non-Market Units

District Income Range Definitions:

- Low-Moderate Income Households

Unit Type	Number of Units	Proposed Rents (2022)	Income (30% of before tax income)
1 bed	12	\$1,280	\$51,200
2 bed	6	\$1,662	\$66,480
3 bed	1	\$1,825	\$73,000

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:

Vehicle Parking	Total Stalls	Per unit ratio
Residential	59	0.63
Visitor	10	0.10
Total	69	0.73
Bicycle Parking	Total Spaces	Per unit ratio
Residential	162	1.7
Visitor	12	0.13
Total	174	1.83

Public Input:

Virtual Public Information Meeting:

November 24 – December 8, 2020

761 notices to neighbourhood

Development Proposal

REZONING FOR RESIDENTIAL

95
rental units

2,000
Sq ft future park land

83
parking spaces



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Virtual Public Info Meeting

November 24th to December 8th, 2020

[DNV.org/public-meeting](https://dnv.org/public-meeting)



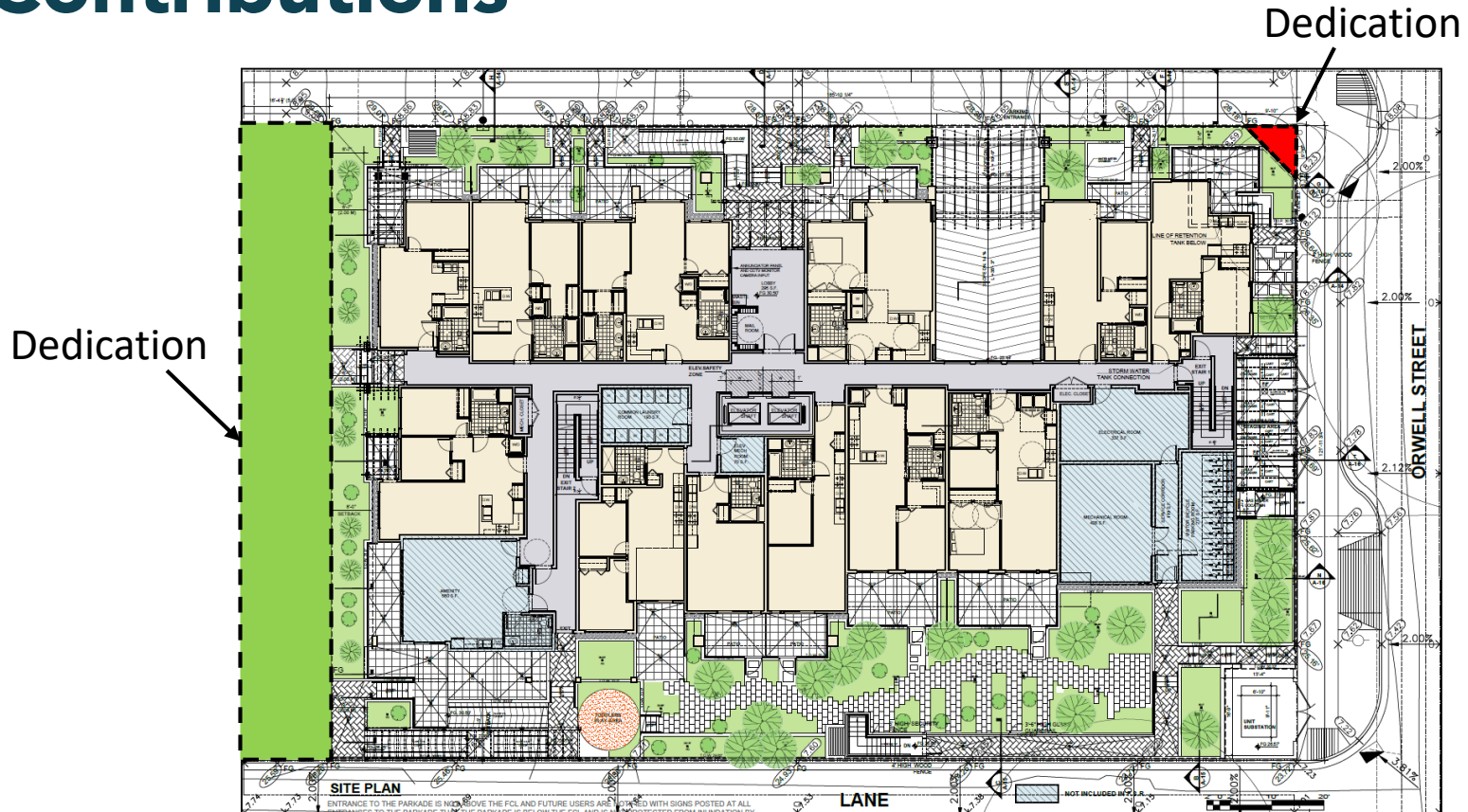
Developer:

BARON PROJECTS CORP.
604-537-7794
davoud@baronprojects.com

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.**
- **“Level 1” EV charging for bicycle storage spaces**

Contributions



- **In-kind CAC:** Rental building and non-market units
- **Green Spine cash contribution:** \$209,821
- **Public Art:** \$25,000
- **Off Site works:** \$1,230,219
- **DCCs:** \$562,772

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