



Council Input Opportunity: Revised Application at 1578-1590 Hunter Street

Project Timeline



Revisions and Outstanding Issues

Key Outstanding Issue	Council Input / Staff Review / Plans and Policies	January 2026 Proposal
Density	2.5 FSR (Official Community Plan)	Approx. 5.5 FSR
Height	3-5 Storeys (Lower Lynn Town Centre Implementation Plan)	21 Storeys (4 storey podium + 17 storey tower)
Below Market Housing	Significant increases beyond OCP densities typically accompanied by below-market housing .	No below-market component proposed
Vehicle Parking, Curb-Side Management, and Transportation Impacts	Parking rates below the minimums set out in the Zoning Bylaw and the Alternative Vehicle Parking Rates Policy must be supported by a full Transportation Study with a parking analysis.	0 residential spaces 20 visitor spaces 0 loading spaces Full Transportation Study with a parking analysis not submitted.
Student Shuttle Service	A student shuttle service was suggested to be explored.	Student shuttle is not proposed. Translink Letter received.

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Vehicle Access and Garbage and Recycling Staging	Vehicle access is preferred to be on Hunter Street .	Vehicle access is proposed on Orwell Street .
Off-Site Servicing and Infrastructure Upgrades	Key off-site servicing and infrastructure upgrades are typically determined at the rezoning stage and informed by utility modelling.	Utility modelling has not commenced.
Accessibility	100% Basic Accessible 5% Enhanced Accessible	5% Basic Accessible 0% Enhanced Accessible
Setbacks and Land Dedications	Setback and land dedication adjustments are suggested to reduce impacts to the park, and also to secure the delivery of a multi-use path.	
Architectural Design	Staff recommend exploring different tower floor plates to align with Form and Character guidelines.	
Construction Traffic Management	Staff recommend identifying and addressing potential construction traffic management issues .	

Options for Council

- **Revise (staff recommendation):**

THAT Council direct administration to work with the applicant to resolve the following issues with the subject application, to staff's satisfaction, prior to the introduction of associated bylaws:

1. below-market rental housing according to Council's direction;
2. vehicle parking, curb-side management, and transportation impacts;
3. vehicle access and garbage and recycling staging;
4. off-site servicing and infrastructure upgrades;
5. accessible units;
6. setbacks and land dedications; and
7. architectural design.

AND THAT, subject to the resolution of the above issues, staff bring forth OCP amendment and rezoning bylaws for Council consideration for the subject application.

- **Proceed "as is":**

THAT Staff be directed to prepare bylaws based on the applicant's current OCP amendment and rezoning application;

- **Reject:**

THAT Council is not supportive of this OCP amendment and rezoning application as presented and that no associated bylaws are presented to Council; or

- **Other:**

THAT Council provide alternative direction to staff.