

September 14, 2012
File: 08.3060.10/23.12
Case: PRE2012-0023

Dear Sir/Madam:

Re: Preliminary Application – Redevelopment at Lynn Valley Centre (1175 Lynn Valley Road)

This letter is to inform you of a preliminary application for rezoning and development permit for a portion of the property at 1175 Lynn Valley Road (existing Lynn Valley Centre), as well as 1280 E. 27th Street (formerly the District of North Vancouver public library). In accordance with the District's development application procedures, notice of the application has been forwarded to neighbours within 75m of the development site and to the Lynn Valley Community Association for information and comment.

The subject property is designated as "Commercial Residential Mixed Use Level 3" in the Official Community Plan adopted by the District in 2011.

The intention of the land use designation is to allow for mixed-use redevelopment to provide town centres with variety in housing choice, attractive streetscapes and public spaces, and shops and services within easy walking distance.



This designation provides for high density land uses at up to approximately 3.5 Floor Space Ratio (the ratio of floor space in the buildings to the site area) at limited appropriate sites in the District's centres, including Lynn Valley Town Centre. Information on the District's community plan designations and redevelopment objectives for the Lynn Valley Town Centre is included in Attachment "A" to this letter.

The subject properties are currently zoned a mix of C1 - General Commercial Zone 1 (the former District of North Vancouver library site) and C2 – General Commercial Zone 2 (the shopping centre portion of the site). The C1 zone permits mixed commercial and residential uses, but does not define a particular maximum floor space ratio. The C2 zone permits mixed commercial and residential uses to a maximum floor space ratio of 1.75. (For reference, the "Branches" apartment development at Whiteley Court and E. 27th Street is built at a floor space ratio of 1.67). In order to develop the site with mixed-use commercial / residential apartment development and to achieve the development

potential identified in the Official Community Plan, approval of a rezoning application would be required.

In addition to rezoning, a Development Permit to regulate the form and character of the development must be issued by District Council.

The Application:

The application is for the development of four buildings:

- two of six storeys each
- one of 14 storeys
- one of 22 storeys

The existing “Zellers” store would be redeveloped but the remainder of the existing mall, including the surface parking areas to the north-west, would remain.

Approximately 2,857 m² (30,756 sq. ft.) of ground floor commercial space is proposed, and a total of 439 dwelling units in the four buildings.

A community space of approximately 576 m² (6,200 sq. ft.) in the form of a public multi-purpose cultural space is proposed near the south-west corner of the development, fronting on E. 27th Street.

The total floor area for the project is approximately 52,737 square metres (567,656 sq. ft.) with an overall floor space ratio of approximately 2.68.

Parking facilities for the project have not been finalized, but at this preliminary stage, a total of 180 commercial spaces are proposed. A residential parking at a ratio of approximately 1.5 spaces per dwelling unit (659 residential parking stalls) and approximately 50 visitor parking stalls would be anticipated, for a total of 889 parking stalls.



A preliminary rendering, showing the view of the project from the south side of E. 27th Street is below:



VIEW LOOKING NORTH FROM EAST 27TH STREET

A view along the proposed “High Street” at the west side of this development is below:



VIEW LOOKING NORTH EAST AT CORNER OF HIGH STREET & E27TH STREET

A preliminary site plan and cross-section drawings are attached to this letter. Note that as this is a Preliminary application, the attached design is at an early stage.

The Process:

This is a preliminary application. The purpose of a preliminary application is to identify key issues and requirements in the development process. Once a staff review has been conducted and community input has been obtained, a letter is sent to the applicant outlining any additional information requirements to be addressed during the detailed application process, should the applicants choose to move forward with the proposal.

If the applicant proceeds with a detailed application, notifications will be made regarding the applicant-sponsored Public Information Meeting required under the District's development application procedures. Comments will be invited at the Public Information Meeting, as well you will also have an opportunity to make your views known directly to District Council when they consider any proposed rezoning bylaw and issuance of the required Development Permit.

Seeking Your Comments:

The purpose of this letter is to advise you of the application and to provide an opportunity to comment on the proposal. If you have any comments or questions it would be appreciated if you could forward them by **Monday, October 1, 2012**. Your comments will be taken into consideration in the assessment of the proposal.

If you have questions or need additional information, my phone number is 604-990-2316, my fax number is 604-984-9683, and my email address is mhartford@dnv.org

Thank you in advance for your input,



Michael Hartford
Community Planner
District of North Vancouver

cc: Lynn Valley Community Association

Official Community Plan Background: Lynn Valley Town Centre

As part of the District's work on its Official Community Plan (OCP), Lynn Valley Town Centre was identified as one of the four key centres within the District's network of centres where growth is to be strategically directed. The four key centres include: Lynn Valley Town Centre, Lower Lynn Town Centre, Lower-Capilano Marine Village Centre and Maplewood Village Centre.



1 View looking east along East 27th - East of Whiteley Court

Following adoption of the Official Community Plan in June of 2011, work began on developing implementation plans for each of the four centres to guide redevelopment over the next 20 years. The vision, land use and mobility network concepts and policy directions contained in the OCP, for each centre, formed the building blocks for this work.

A series of public and stakeholder consultation events on elements of the Draft Implementation Plan for Lynn Valley Town Centre were held in April and May of this year and an interactive digital model illustrating the design concept for the Town Centre was presented. Presentation materials and the interactive digital model are available on the District's web site under "Lynn Valley Town Centre" at www.identity.dnv.org. Refinements are now being made based on feedback received and it is anticipated that the Implementation Plan for Lynn Valley Town Centre will be introduced to Council in late 2012.

Plan Objectives for Subject Site:

Subject Site:

The subject property is designated for Commercial Residential Mixed Use Level 3 in the Official Community Plan (2011). This designation is intended predominantly to provide for high density uses up to approximately 3.5 Floor Space Ratio (the ratio of floor space to the site area) at limited appropriate sites in the District's Centres.

The primary objectives for the Lynn Valley Town Centre at this location include:

- locating higher density forms in the core of the Town Centre so that new residents may walk to and from shops, community and recreational services, cultural events and potential employment;
- Establishing East 27th Street as a predominantly residential street with similar character on both sides and potential for limited retail on the north side of the street;
- Encouraging redevelopment in which smaller commercial units are wrapped in front of larger format retail units to create active and engaging store fronts, and to facilitate regular breaks in the street wall to promote pedestrian access and connectivity;

- Facilitating the provision of a diverse mix of multifamily housing forms and choices in the Town Centre to accommodate the needs of people at different lifestyle stages;
- Providing additional gathering spaces in the Town Centre and an urban plaza at a central location along the High Street;
- Designing new urban spaces to promote public safety, provide attractive design elements (seating, lighting, public art, view corridors and landscaping) and encourage activity and vibrancy;
- Establishing a strong pedestrian corridor to connect the library square to the Town Centre core and High Street;
- Supporting a safe and integrated transportation network that includes all modes of transportation with an emphasis on walkability and strong pedestrian connections and plan road, transit, bike and pedestrian routes in accordance with the Lynn Valley Town Centre Mobility Network Map;
- Establishing a pedestrian and vehicle-oriented High Street in the core of the Town Centre to include generous sidewalks, weather protection, bike facilities and on-street parking;
- Encouraging the majority of parking to be located underground, and explore opportunities for reduced parking standards and shared residential/commercial parking in concert with enhanced pedestrian, bike facilities and transit facilities;
- Integrating the natural environment into the Town Centre by planting native landscaping, protecting pocket parks and heritage stumps, and encouraging innovative rain gardens/rainfall capture features, green walls and roofs to utilize ecological services and reflect the natural context;
- Encouraging community gardens and urban agriculture in open spaces and roof top gardens; and
- Requiring integrated rainwater management strategies for new development in the Town Centre and seek to manage and re-use rainwater on site to the greatest extent possible.

Development on this site is expected to be accompanied by community amenities and public benefits that include some or all of the following:

- Completing the fronting portion of the north-south portion of the High Street from East 27th Street to Lynn Valley Road;
- Completing a portion of the new north-south road complete with boulevard, pedestrian and separated cycling route from East 27th to the Library Square and Plaza.
- Providing a community art and cultural facility;
- Providing additional gathering spaces in the Town Centre and an urban plaza at a central location along the High Street;
- Cash contribution to an amenity fund that may facilitate provisions for affordable and non-market housing and other community benefits within the Town Centre; and,
- Fulfillment of alternate amenity objectives determined through the application review and implementation plan adoption process.

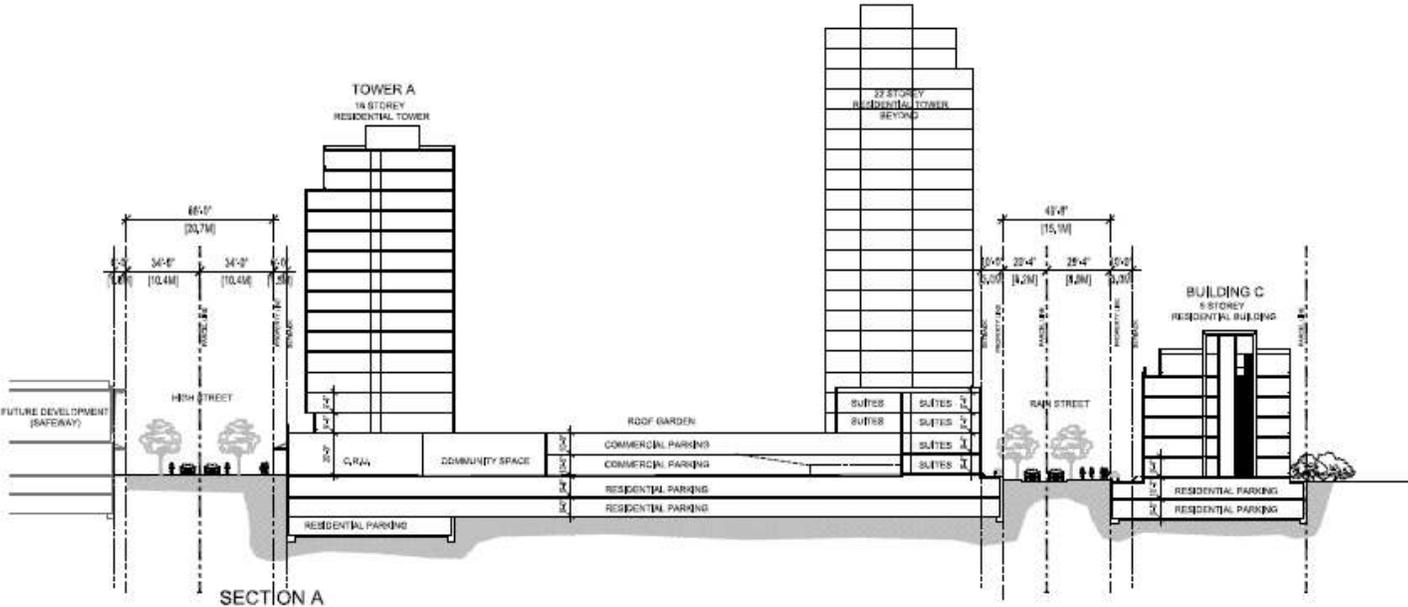
Preliminary Site Plan:



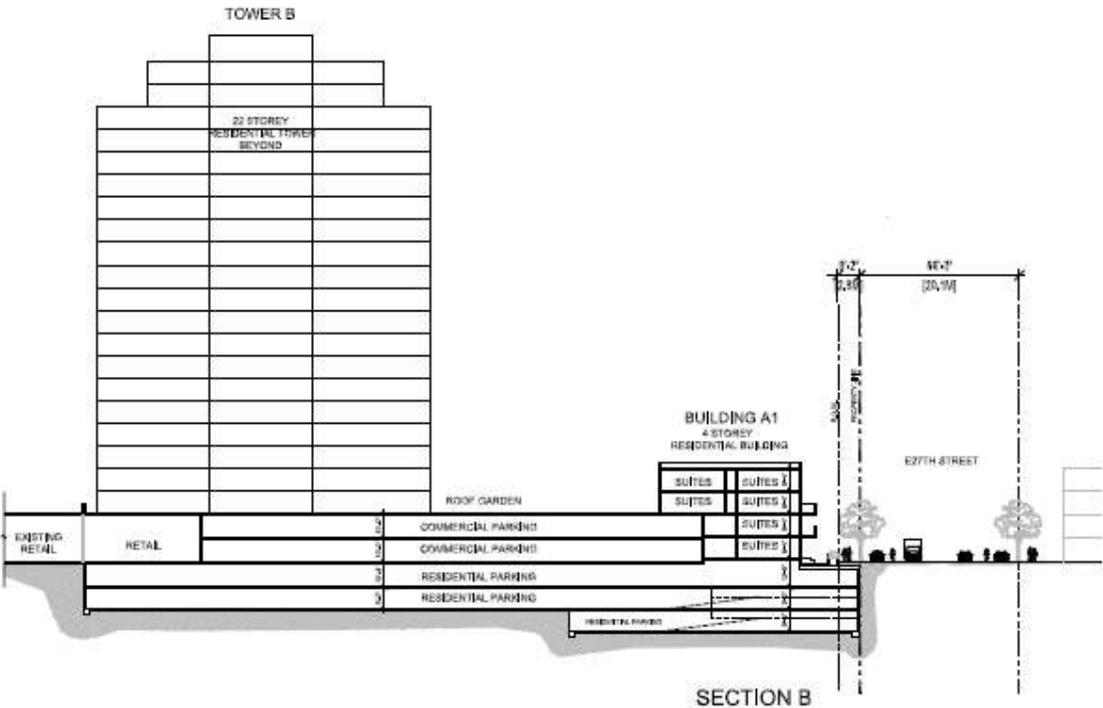
LEGEND:

- A: Residential Tower (16 levels) plus Residential Podium (2 levels) above Retail (1 level double height)
- A1: Residential Building (4 levels)
- B: Residential Tower (22 levels)
- B1: Retail Building (1 level double height)
- C: Residential Building (6 levels) above Townhomes (2 levels)
- D: Residential Building (6 levels) above Townhomes (2 levels on higher ground)

Cross-section showing relationship to proposed “High Street” (at left) and Proposed “Rain Street” (at right):



Cross-section showing relationship to E. 27th Street (at right):



COMMENTS SHEET

**PROPOSAL: Preliminary Re-development Application at 1175 Lynn Valley Road
(Lynn Valley Centre) - Proposed Mixed-Use Development**

To help determine neighbourhood opinions, please share your comments on this application with us.

Do you have any comments about specific details of the application (eg. housing unit types, commercial space, open space, parking)?

Your Name _____ Street Address _____

Please check this box if you prefer that your contact information not be available to the applicant.

Please return by mail, fax, or email by October 1, 2012 to:

Michael Hartford
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District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 2K6
FAX: 604-984-9683 or email: mhartford@dnv.org