

The Meeting Agenda:

6:00 – 8:00 P.M. Public Information Meeting

Note: This is not a Public Hearing

District Council will formally consider the proposal at a future date.

Further Information:

If you wish further information or clarification regarding this proposal, please contact:

Brandon Hohenwarter Polygon Development 251 Ltd.
604-871-4468 Development Manager Asst.

Casey Peters District of North Vancouver
604-990-2387 Community Planning



Public Information Meeting

Polygon Development 251 Ltd. will be hosting a Public Information Meeting to present a redevelopment proposal for 1241-1277 and 1285-1289 East 27th Street.

This information package is being distributed to owners and occupants within a 100 meter radius of the site in compliance with District of North Vancouver Policy.

Meeting Location:

Kiwanis Lynn Manor Auditorium
2555 Whiteley Court
North Vancouver, B.C.

Time: 6:00 – 8:00 P.M.
Wednesday, Dec 10, 2014

The Proposal:

Polygon Development 251 Ltd. proposes to consolidate and redevelop the Mountain Court property at 1241-1277 East 27th Street and the neighbouring triplex at 1295-1289 East 27th Street. The gross site area will be 180,060 square feet. The proposal consists of four buildings with five story massing and a total of 321 residential units. Three of the buildings will be comprised of 246 market condominium homes, and one building will be comprised of 75 rental apartment homes.

In the Official Community Plan the site is identified as being within the Lynn Valley Town Centre, and specifically the site is contemplated for Medium Density Apartment use. Two fee simple lots will be consolidated and rezoned from RM-3 to a Comprehensive Zone based on Medium Density Apartment. This will permit a density of up to 2.5 FSR which will typically be expressed in low rise apartments. Polygon Development 251 Ltd. proposes an FSR of 1.83 based on the gross site area.

As per the Lynn Valley Implementation Plan, the development integrates the proposed road network with Lynn Valley Mall to the north. This road will bisect the site and create two new lots, which are further divided by an east/west pedestrian ROW. A new municipal street will run east/west along the southern end of the site and will ultimately serve as a connection between Whiteley Court and Mountain Highway.

The architecture of the development is defined as contemporary urban design in a West Coast context. It is designed to fit into the Lynn Valley community and provides a unique neighbourhood feeling. Parking will be underground accessed from two points.

