



1503 - 1519 Crown Street  
Rezoning Bylaw 1345, Bylaw 8192  
To permit the development of a  
residential building consisting of 47  
units.



# Context

Lynnwood  
Elementary School

Seylynn Park

Marie Place Park

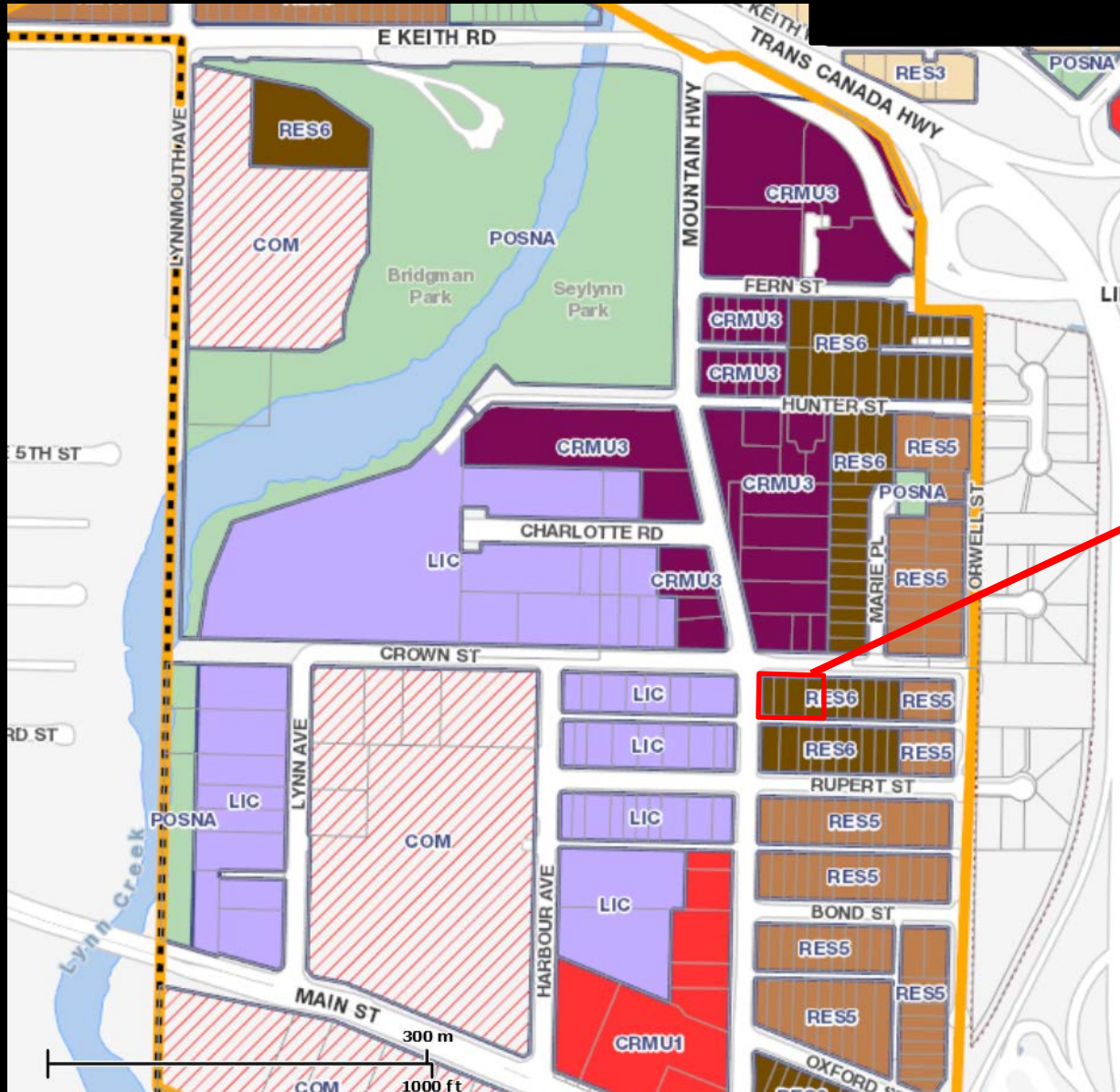
Subject Site

Phibbs Exchange





# Official Community Plan – Lynn Creek Town Centre



2011

Town Centre – focus for housing diversification

The OCP designated the Subject Site Residential Level 6 For Medium Density Apartments

# Lynn Creek Implementation Plan - 2013



## Subject Site

- Facilitates a mix of housing styles
- Designates the site for:
  - Medium Density Apartment
  - 6 storey height

LEGEND



# Lynn Creek Implementation Plan - 2013



NORTH VANCOUVER  
DISTRICT

## Vision for Crown Street



# Lynn Creek Public Realm Guidelines – 2016



## LYNN CREEK PUBLIC REALM GUIDELINES



12.18.2015

GUIDELINES FOR FORM, CHARACTER & STREETScape DESIGN



Key words that capture the experience of Lynn Creek Town Centre

**LYNN CREEK** OUTDOOR LIVING + SOCIAL SPACES  
CONNECTION TO NATURE **CONNECTED**  
CRAFT BEER **SMALL LOCAL BUSINESSES**  
ECLECTIC, RANDOM, MESSY, ORGANIC SUSTAINABLE LIVING  
**SHOPS** **WALKING + CYCLING** **CHOICES**  
PUBLIC ART RESTAURANTS COOL, FUNKY, CREATIVE, INNOVATION  
**TRANSIT** **COMMUNITY CENTRE**  
SEYLYNN + BRIDGMAN PARKS **BRIDGES**  
FARMERS MARKET TREES MOUNTAINS TRAILS



# Lynn Creek Public Realm Guidelines - 2016



NORTH VANCOUVER  
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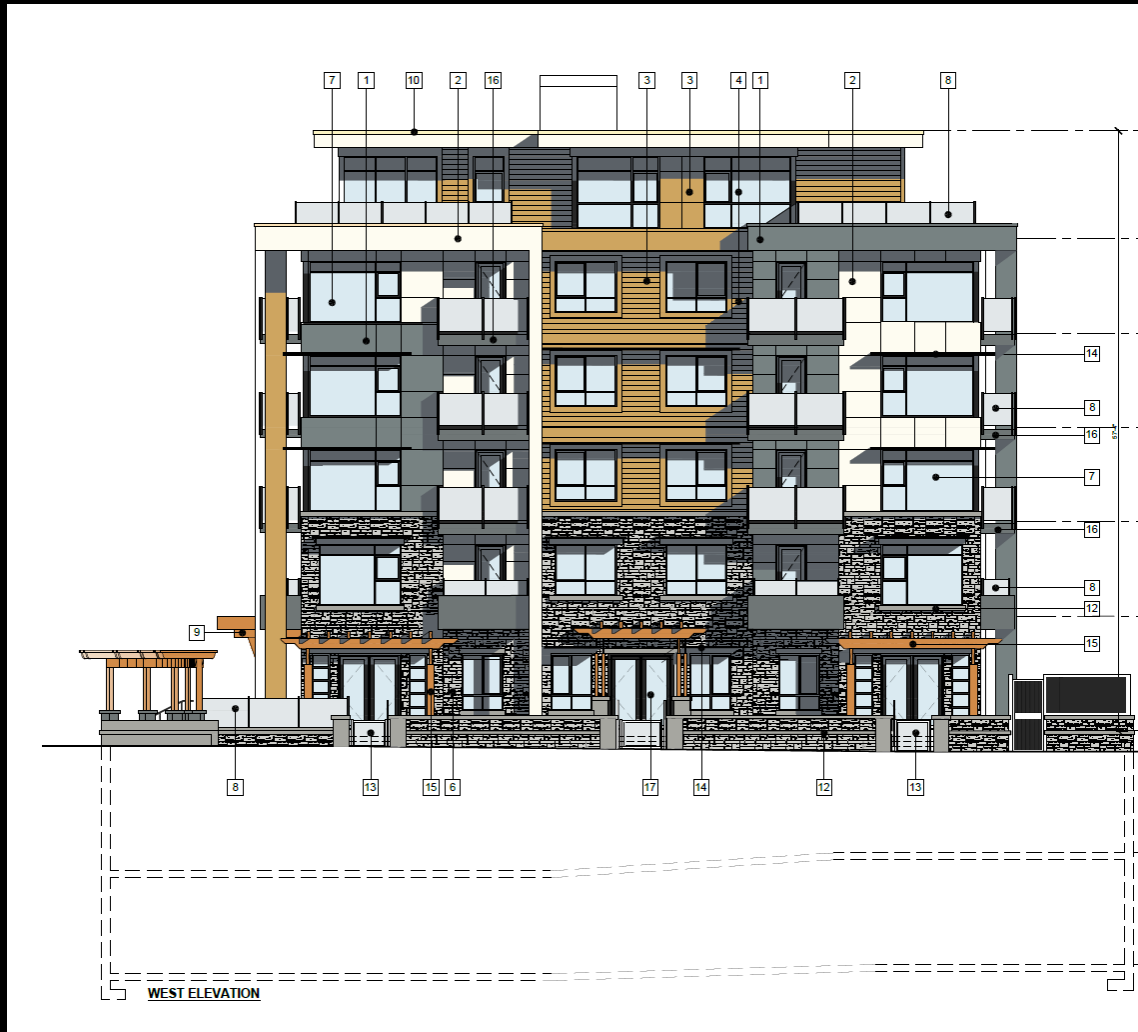
# Proposal - 2016



- 47 residential units
  - 13 one bedroom units (28%)
  - 27 two bedroom units (57%)
  - 7 three bedroom units (15%)
  - Plus potential live-work units on the ground floor

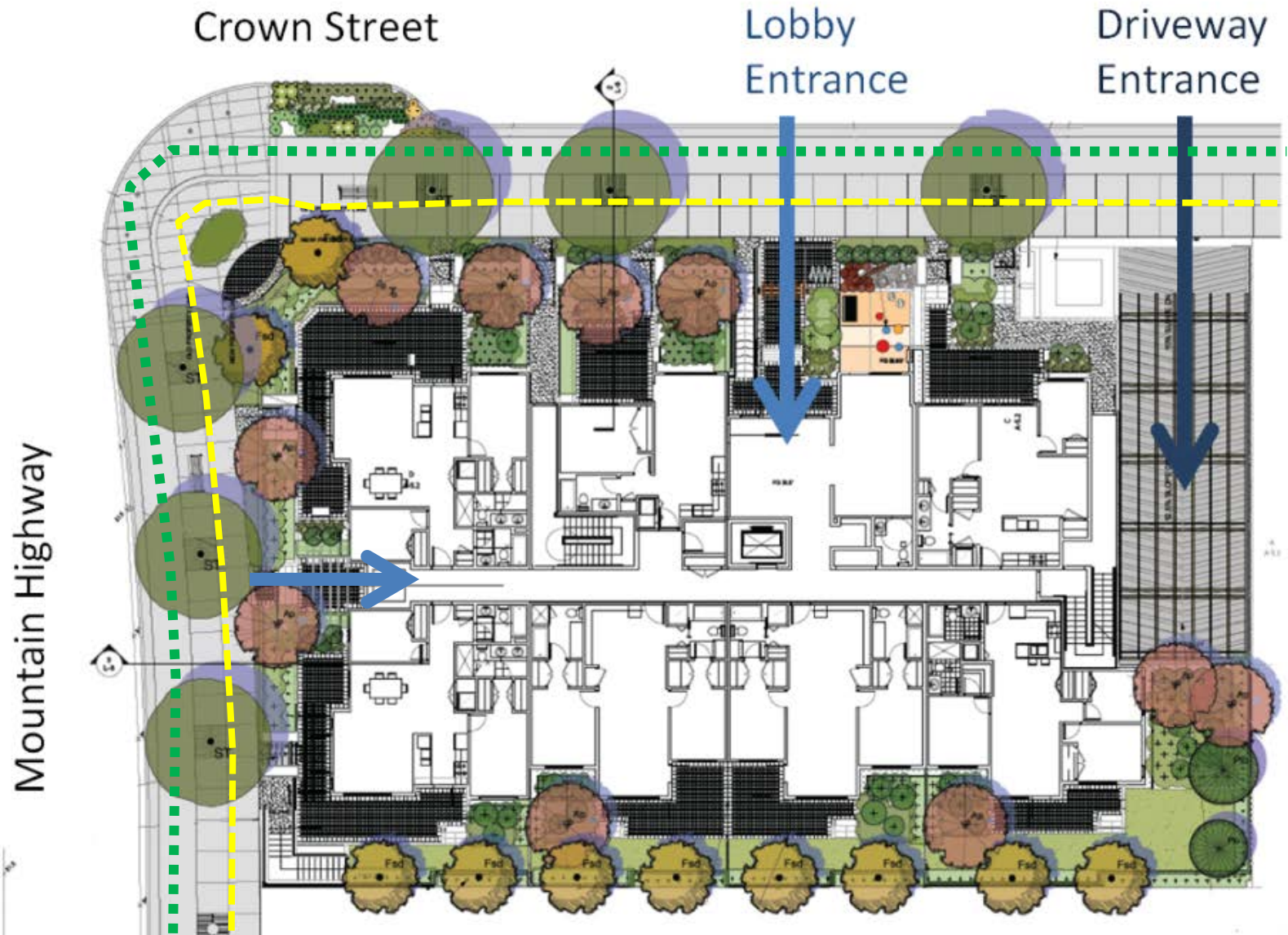


# Proposal – Cross Section



- ✓ Parking meets town centre rates with 2 floors of underground parking
- ✓ Large storage lockers are provided for each unit

# Proposal – Architectural Site Plan





# Proposal - Benefits



- **Community Amenity Contribution - \$100,000**
  - Rental and affordable housing;
  - Lynn Creek Community Centre;
  - Hunter Street Pedestrian Bridge;
  - Seylynn Park upgrades; and/or
  - Public Art.
- **Public Benefits**
  - **Land dedication** for street improvements including separated bike lanes and wider sidewalks, and an improved intersection.
  - **Street beautification projects** including undergrounding at least one of the hydro lines, and on street planting including street trees, landscaping and public benches.
  - **DCCs** estimated at \$280,700.

# Proposal – Public Information Meeting



- Questions about the project including, its design, features, unit styles and pricing.
- Questions and Comments - about construction and parking
- Action – Construction Management Plan – with purchase of adjacent lot and rental of nearby parking.





# HUB – Separated Bike Path



# Proposal – Project Compliance



- ✓ OCP and Implementation Plan - Project complies with use, density and height provisions
- ✓ Lynn Creek Public Realm Guidelines – project complies by providing a strong streetscape and contemporary design
- ✓ Green Building Policy – Built Green<sup>®</sup> Gold Level
- ✓ Accessible Design Policy – in keeping with the policy the project is providing 100% basic and 5% enhanced accessible units
- ✓ Rental Housing Agreement Bylaw 8193 – to ensure the potential for renting suites and adding to the District’s supply of rental housing
- ✓ Advisory Design Panel – supported the proposal