

**AGENDA INFORMATION**

- Council Workshop
- Finance & Audit
- Advisory Oversight
- Other:

Date: April 24, 2023  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_

  
Dept.  
Manager

  
GM/  
Director

  
CAO

**The District of North Vancouver  
REPORT TO COMMITTEE**

April 5, 2023  
File: 08.3060.10/014.21

**AUTHOR: Robyn Hay, Development Planner**

**SUBJECT: Lynn Valley Town Centre Development Update & Early Input Opportunity  
for a Proposed Development at 1170 E 27<sup>th</sup> Street**

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**RECOMMENDATION**

THAT the April 5, 2023 report of the Development Planner entitled Lynn Valley Town Centre Development Update & Early Input Opportunity for a Proposed Development at 1170 E 27<sup>th</sup> Street is received for information.

**REASON FOR REPORT**

The purpose of this report is to:

1. Provide a development update for the Lynn Valley Town Centre and,
2. Provide an early input opportunity prior to a Detailed Application for the proposed development at 1170 E 27<sup>th</sup> Street for a mixed-use development consisting of a replacement grocery store, civic, commercial and residential uses.

**SUMMARY**

This report provides an update of development activities as well as amenities and infrastructure negotiated as part of rezoning applications or required by District Bylaws (e.g. DCC Bylaw) in the Lynn Valley Town Centre. The update provides a high level indication of progress towards realizing the vision and objectives of the OCP, the Lynn Valley Flexible Framework (the "Flexible Framework") and the Lynn Valley Town Centre and Public Realm Design Guidelines (the "Design Guidelines").

Secondly, this report provides a detailed description of a pending major application in the area. Specifically, the proposal to redevelop the existing Lynn Valley Safeway site at 1170 E 27<sup>th</sup> Street. The applicant's latest proposal is attached (**Attachment 1 & 2**) for reference. This Workshop is an opportunity for Council members to become more familiar with this development proposal at this early stage. Input provided by the Committee of Council will be shared with the applicant to assist in the preparation of a Detailed Application submission. The

project as currently proposed would require Council consideration of rezoning to a new comprehensive development zone and issuance of a development permit.

## BACKGROUND

Lynn Valley Town Centre is envisioned as a well-designed pedestrian, biking and transit-oriented mixed-use centre in the heart of Lynn Valley that celebrates its natural and cultural setting and strong sense of community. Building on the existing strong commercial core with recreation and civic uses, a mix of new residential, commercial and employment uses, park and community space and green building design and infrastructure will create a more vibrant and complete community.

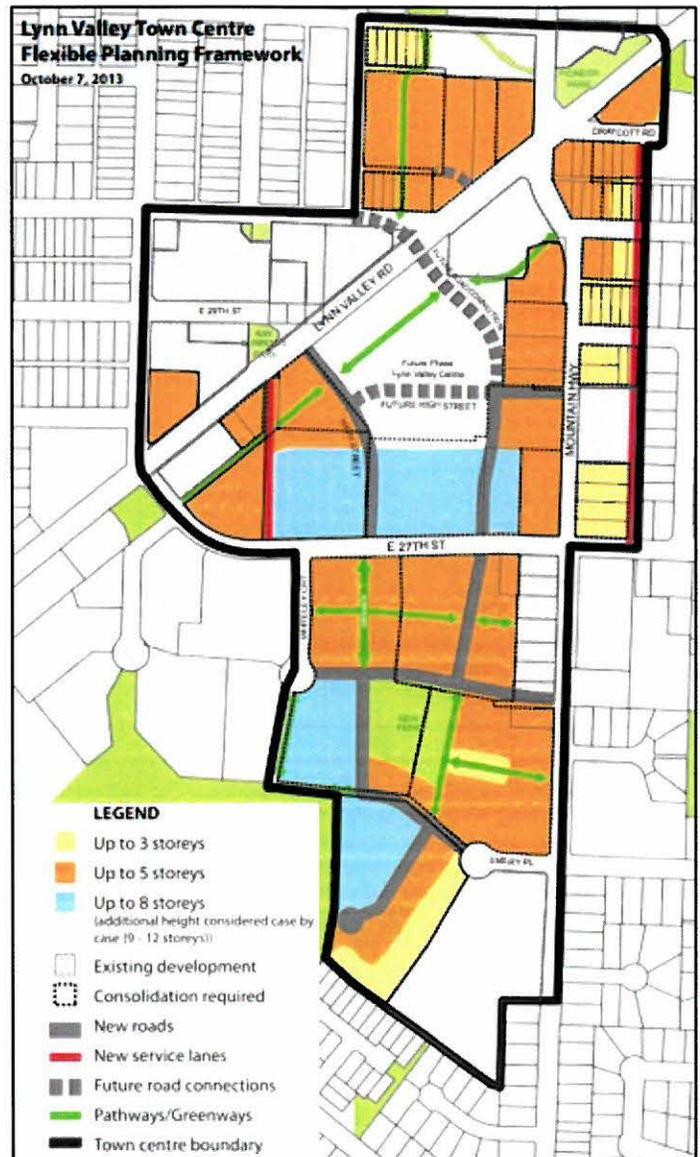
The update focuses on four key areas: housing development, commercial development, urban structure, and amenities/infrastructure.

### 1. Housing Development

The OCP provides a broad vision and policy direction when it comes to housing including directing residential growth to the town and village centres in the form of mixed-use and multifamily development to enable greater housing diversity and affordability to meet the current and projected demographic needs of this community.

The District's OCP anticipates a demand of approximately 2,500 net new units in the Lynn Valley Town Centre by 2030.

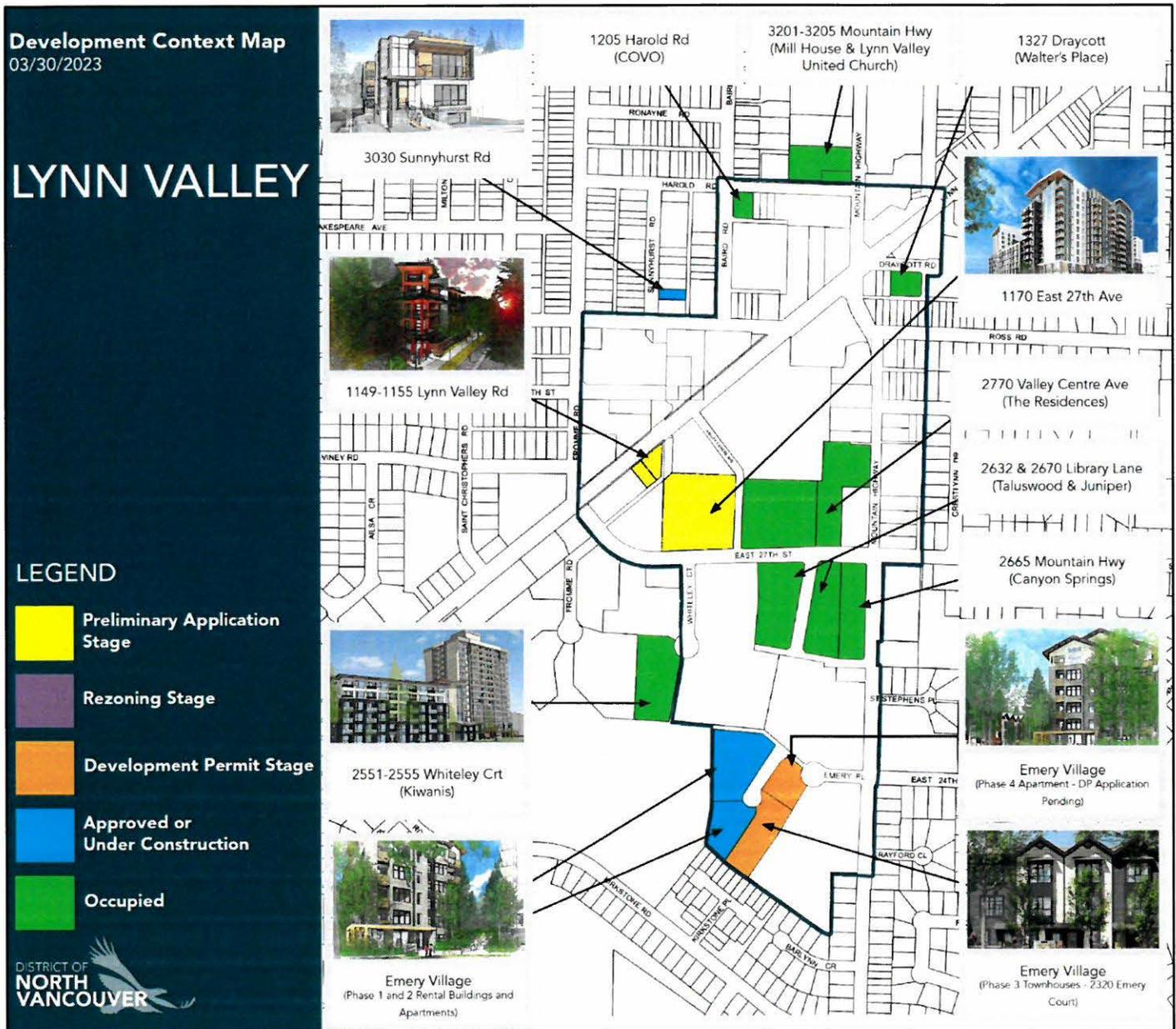
Since 2011, Council has approved rezoning applications for a net increase of 1,093 residential units in the Lynn Valley Town Centre which equates to approximately 44% of the anticipated demand. Given their proximity to the town centre, it is worth noting that there are two significant developments including Kiwanis Lynn Woods and Mill House/Lynn Valley United Church. Including these two developments, 1,274 units have been approved – a net increase of 142 rental units have been approved and occupied. Furthermore, 13% (or 161 units) of the total approved units are social housing (see **Attachment 3**).



**Figure 1 – Lynn Valley Flexible Framework**

There are a further 451 net new units proposed through “in-stream”<sup>1</sup> development applications in the Lynn Valley Town Centre including 417 units in the proposal as discussed later in this report.

Please refer to development context map below and **Attachment 3** for information about each project.

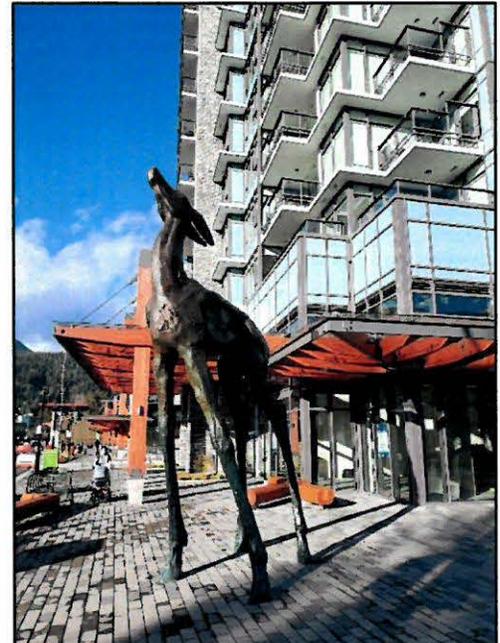


**Figure 2 – Town Centre development context map**

<sup>1</sup> “In-stream” applications include all rezoning applications that were submitted to the District, but had not received Council approval, nor been withdrawn by the applicant. These include preliminary and detailed rezoning applications, as well as applications between these stages.



**Figure 3 – Taluswood and Juniper development - view from north end of Library Lane and E 27<sup>th</sup> St**



**Figure 4 – Public plaza and art at The Residences**

Other development updates

- 1177 Lynn Valley Road – Black Bear Pub

A Preliminary Application on this site was concluded in November 2022. The proposal was for a six-storey building with 98 rental apartments and approximately 1,115 m<sup>2</sup> (12,000 sq.ft.) of commercial space. Bosa Development, the property owner, considered feedback on the proposal and have indicated that they will not be proceeding with a Detailed Application to redevelop the site at this time, and have no plan to close or relocate the Black Bear Pub at this time.

- 1149 - 1155 Lynn Valley Road

There was a Previous Detailed application on this site which was closed in December 2022 due to inactivity by the applicant. The proposal was for a four-storey building with 36 residential strata units. The property has since sold and the new owners, Redbrick Properties, intend to submit a new application for a six-storey market rental building with 66 units. The proposal would require an OCP amendment and rezoning and would exceed the five-storey height recommendation identified for the site as per the Flexible Framework. This site is shown on the development context map in Figure 2.

- 2551 - 2555 Whiteley Court – Kiwanis North Shore Housing Society

This site abuts the Lynn Valley Town Centre boundary. The rezoning for this site was adopted by Council in September 2018 and permitted a 6-storey building with 106 units of social housing for seniors. The new building is known as Kiwanis “Lynn Woods”, and it is located next to the existing 16-store building known as Kiwanis “Lynn Manor” with 209 social housing units for seniors. As of January 1, 2023, all the new units have been occupied.

- 1630 Lynn Valley Road – The Royal Canadian Legion

A Preliminary Application on this site was concluded in August 2021. The proposal was for an OCP amendment and rezoning to accommodate a four-storey building with public assembly, social gathering, office space, and 97 units of rental (including 10 social housing units). The Preliminary Application generated significant community input. The applicant has indicated that they are exploring options to redevelop the site in accordance with the existing Public Assembly Zone.



**Figure 5 – Kiwanis Lynn Woods**

## **2. Commercial Development**

The OCP encourages providing sufficient additional retail and office space in the Lynn Valley Town Centre. Since 2011, The Residence development is the only property designated for Commercial Residential Mixed-Use that has been redeveloped. The Residence provides approximately 4,695 m<sup>2</sup> (50,540 sq. ft) of commercial space including a large grocery store, smaller retail spaces, and a child care facility.

## **3. Urban Structure**

Implementation planning work for Lynn Valley Town Centre in 2012 and 2013 included consultation on a range of development options with a focus on building form, density, and amenity objectives. In October of 2013, District Council adopted the Flexible Framework to guide development in the Lynn Valley Town Centre and to supplement the policies in the OCP.

The Flexible Framework provides for a range of building heights from up to 3, 5 and 8-storeys in accordance with the corresponding map (see Figure 1). On the sites envisioned for 8-storeys consideration of additional building heights “up to 12 storeys” are eligible for considered on a case-by-case basis provided fulfilment of specific criteria including:

- 
- Building design is reflective of a mountain village character
  - Design excellence
  - Retention of key public vistas to the mountains
  - Community amenity contribution and open space provision
  - Community support
  - Transportation and infrastructure improvements
  - Exemplary sustainability measures

Council-approved developments in the Town Centre have generally met indicative building heights outlined in the Flexible Framework. When Council made decisions on individual development heights in the past, considerations were given to how the building heights fit into the context and the overall urban structure vision, the community benefits delivered by the project, and how well the development mitigates potential impact on neighbouring properties. For reference, there has only been two projects developed in the Town Centre with heights up to 12 storeys including The Residences at 2770 Valley Centre Avenue and Emery Village at 1200-1259 Emery Place.

#### **4. Amenities/Infrastructure**

The Districts Community Amenity Contribution (CAC) Policy speaks to new developments providing specific amenities or cash-in-lieu, including:

- Land for, or provision of social or rental housing
- Community, cultural, school, library or recreation facility or facility improvements
- Seniors care, child care, youth, children or family facility or facility improvements
- Heritage conservation or public art
- Provision of park land, park improvements or extraordinary pedestrian, cycling, streetscape, public plaza or other public-realm linkages and improvements beyond those required by District bylaws and design guidelines
- Environmental, or sustainability measures beyond the normal environmental development permit requirements
- Other Community Amenities as identified by the District of North Vancouver to meet established community goals, policies or needs.

Depending on the location, either a flat rate CAC or a negotiated site-specific CAC would apply. Securing amenities through a privately-initiated development is a well-established best practice, as outlined in the BC government's *Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability Guide*. It also aligns with the District's CAC policy.

Please see Figure 6 on the following page for a list of amenity/infrastructure projects completed, approved, in-stream and yet to be provided.

Amenity/Infrastructure	Completed	Approved/ under construction	In-stream	Yet to be provided
Valley Centre Ave	✓		✓	✓
Library Lane	✓			
Other local streets south of E 27 <sup>th</sup>	✓			✓
New transit shelters and bus lay-over on E 27 <sup>th</sup>	✓		✓	
Pedestrian pathways and multimodal connections	✓	✓	✓	✓
Small plaza at E 27 <sup>th</sup> and west side of Valley Centre Ave			✓	
Small plaza at E 27 <sup>th</sup> and east side of Valley Centre Ave	✓			
Large Public Plaza at the west side of Lynn Valley Centre	✓			
Neighborhood Park south of E 27 <sup>th</sup>				✓
Expand and refurbish Karen Magnussen Community Recreation Centre				✓
Kirkstone Park washroom replacement				✓
Kirkstone trail improvement and connections	✓	✓		
Replacement of the Lynn Valley Fire Station				✓
Lynn Valley library upgrades – improving the functionality of the internal space				✓
Public Art	✓		✓	✓
Municipal infrastructure upgrades	✓	✓	✓	
New commercial space	✓		✓	✓
New rental housing	✓	✓	✓	✓
New social housing	✓	✓		✓
New childcare spaces - infant/toddler and pre-school	✓			✓
New childcare spaces - school age / youth centre				✓

**Figure 6 – Amenity/Infrastructure projects**

The following sections provide further details on amenity/infrastructure developments in the Lynn Valley Town Centre.

Transportation Infrastructure

The District’s transportation plan for Lynn Valley Town Centre proposes a series of transportation improvements for driving, transit, walking, and cycling in the town centre area, partly implemented through redevelopment. It is anticipated that with these changes the transportation network will function well, particularly in light of the fact that assumptions of the transportation plan were based on a higher level of density than is currently accommodated by the Flexible Framework.

Some of the key transportation improvements that have been implemented include:

- New bus shelter and bus lay-over on the north side of E 27<sup>th</sup> Street.
- Active transportation improvements in the form of bike lanes on Valley Centre Avenue (High Street), E 27<sup>th</sup> Street, Mountain Highway, E 29<sup>th</sup> Street, and Lynn Valley Road, as well as improved sidewalks and pedestrian lighting within and fronting development sites.
- The completion of the east half of Valley Centre Avenue (High Street) at the west side of The Residences development.
- The new north-south local road called Library Lane.
- Signal operation improvements, lane continuity, removal of turning restrictions, and overall circulation enhancements.



**Figure 7 – Bike lane and bus shelters at The Residences**

The [Regional Transportation Strategy: Transport 2050](#) and [10-Year Priorities](#) identifies the future RapidBus service from Lynn Valley to Lonsdale/Downtown as a regional priority anticipated to be delivered within the next 5 years. RapidBus is a high capacity, high frequency transit service offering fewer stops and faster service than local buses.

Note: the proposal at 1170 E 27<sup>th</sup> Street seeks to deliver some key transportation improvements including a significant investment in transit infrastructure along the E 27<sup>th</sup> Street frontage for new transit stops, shelters, bus lay-over spaces and a staff support area for TransLink / Coast Mountain Bus Company (CMBC), the completion of the west half of Valley Centre Avenue (High Street) on the east side of the site, formalizing the service lane on the west side of the site to facilitate loading and unloading off of the Lynn Valley Avenue, and improved frontages for vehicle, bike, and pedestrian infrastructure.

### Utility Infrastructure

Significant municipal infrastructure including water, drainage, and sanitary systems are being upgraded to accommodate pre-existing conditions and new loads associated with redevelopment. Private development has and continues to deliver engineering servicing work in alignment with the Design Guidelines and the Development Servicing Bylaw.

### Childcare/ Youth Services

In accordance with the Childcare Action Plan, there is a need for all types of childcare (infant/toddler, pre-school and school age) in the Lynn Valley Town Centre and surrounding area. Since adoption of the District's Child Care Action Plan, Bee Haven childcare has opened in the Lynn Valley Shopping Centre, with 40 spaces for school age children. There has also

been policy in place for many years seeking a youth centre or enhanced youth services in Lynn Valley (Lynn Valley Plan Local Area Reference Document).

### Parks and Open Space

Park and open space improvements envisioned for this Town Centre include establishment of a new neighbourhood park south of E 27<sup>th</sup> Street, new plazas, and new pedestrian pathways and multimodal connections. Some of the open space improvements have been provided by developments but many are still yet to be implemented (including the new neighbourhood park) through future re-development.

### Lynn Valley Firehall #1 – 110 Lynn Valley Road

Lynn Valley Firehall #1, constructed in 1973, will need to be replaced over the next 10 years as the building is aging and is not designed to meet the needs for modern firefighting. While the administrative functions will be relocating from this site to the new Maplewood Fire and Rescue Centre site, there is still a need for a new, smaller firehall to maintain service levels in Lynn Valley.



**Figure 8 – Lynn Valley Firehall #1**

Staff have worked with a consultant team to outline the requirements and needs for a replacement firehall. The work was completed as part of the normal course of planning and is not tied to a specific location. It was determined that the replacement firehall should be approximately 930 m<sup>2</sup> (10,000 sq. ft.) in size.

The 1170 E 27<sup>th</sup> Street redevelopment site (discussed later in this report) has been studied by North Shore Fire and Rescue Services, who confirmed that the location would allow service levels and response times to be maintained compared to the existing location which is located approximately 90m (295 ft) away. Furthermore, relocating the firehall to the 1170 E 27<sup>th</sup> Street location will allow the existing firehall to remain operational during the construction period which is a significant advantage. Subject to rezoning and public consultation, the 1170 E 27<sup>th</sup> Street redevelopment site may present an opportunity for the District to relocate the aging Firehall #1 within this neighbourhood and re-develop the existing Firehall #1 site with much needed social housing and other civic uses. The 1170 E 27<sup>th</sup> proposal currently shows a 'civic' space on the E 27<sup>th</sup> Street frontage which based on a preliminary assessment appears to be a suitable location for the new firehall. Currently proposed as flexible "shell" space, it can house the replacement firehall or other community amenities as needed or desired by Council.

To summarize, development in the Lynn Valley Town Centre is emerging in accordance with the vision and objectives of the OCP and the Flexible Framework. Amenities and infrastructure are being delivered along with private developments, offsetting their impact to existing infrastructure and contributing to the liveability of the area. Furthermore, private development has and continues to deliver municipal infrastructure accordingly.

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## PROPOSED DEVELOPMENT AT 1170 E 27<sup>th</sup> Street

Staff are providing the applicants latest proposal (**Attachment 1 & 2**) so Council members can become more familiar with this development proposal at this early stage in advance of the Detailed Application submission to the District. Input provided by the Committee of Council will be shared with the applicant to assist them in preparing the Detailed Application. The project as currently proposed would require Council consideration of rezoning to a new comprehensive development zone and issuance of a development permit.

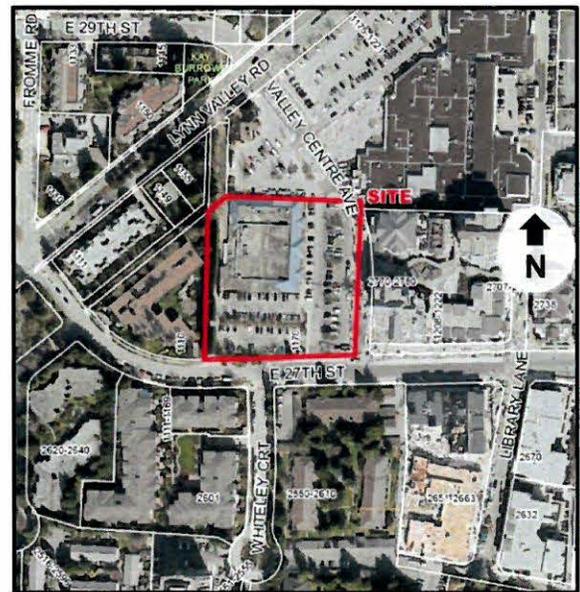
### Site

The site is currently occupied by a supermarket (Safeway) and surface parking. The property is approximately 11,435 m<sup>2</sup> (123,085 sq. ft.) in area and is zoned General Commercial Zone 2 (C2) which permits a mixed-use development with a maximum height of 12m (40 ft) and 1.75 FSR.

### Project Description

The proposal is for a mixed-use development that consists of a replacement grocery store [4,051 m<sup>2</sup> (43,604 sq. ft.)], restaurant and small commercial retail units [171 m<sup>2</sup> (1,840 sq. ft.)], potential civic space [1,245 m<sup>2</sup> (13,400 sq. ft.)], and 417 residential units. Approximately 65% (or 269) of the units are proposed to be strata and 35% (or 148) of the units are proposed to be rental. The total FSR is 3.5 and building heights range from 6 to 12 storeys.

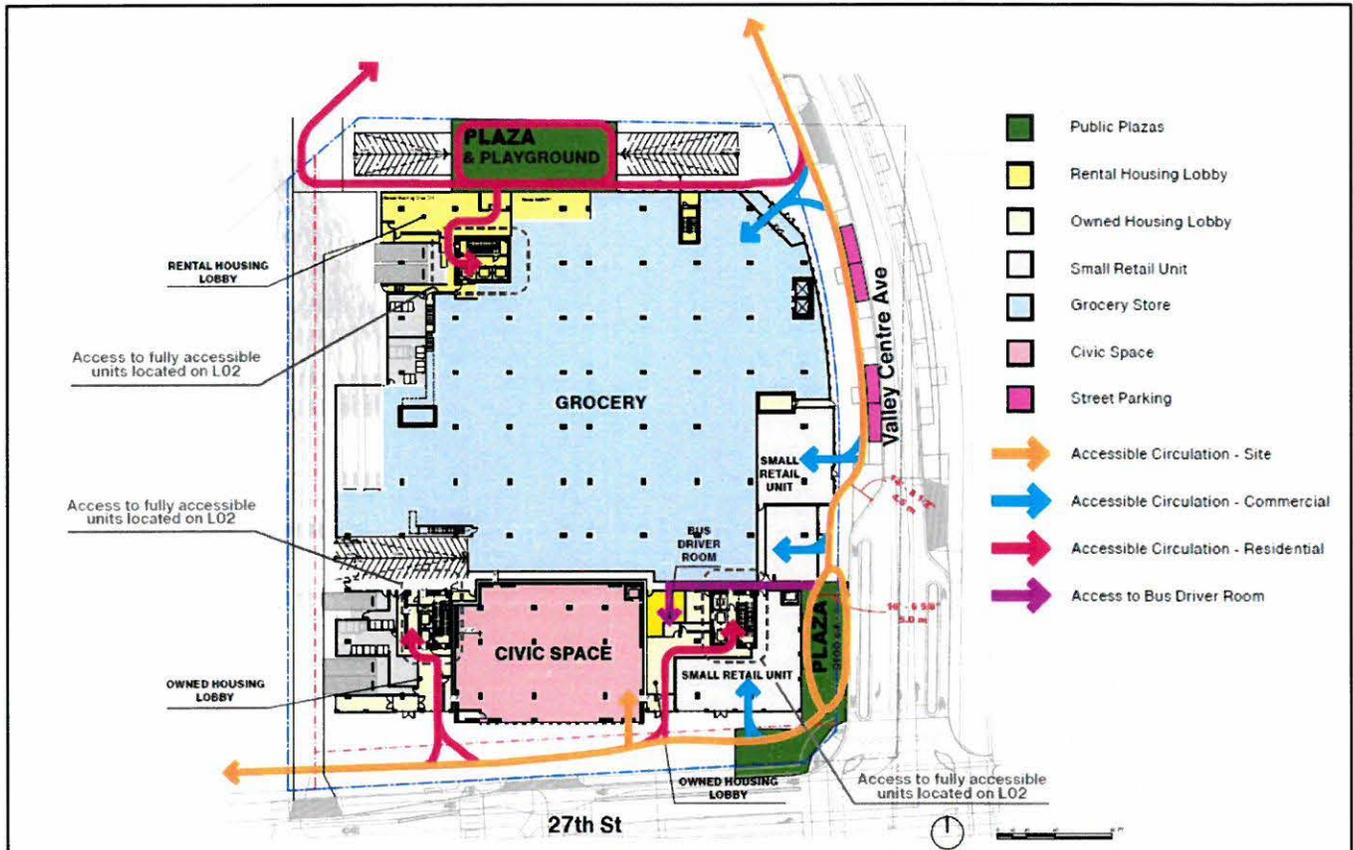
The applicant has indicated that a portion of the rental units are proposed to be social housing. The number of social housing units and below-market rents/model will be determined at the Detailed Application stage once proforma analysis and community amenity package has been completed.



**Figure 9 – site context map**

The proposal includes a grocery store that occupies approximately three quarters of the ground floor with the pedestrian entrance at the northeast corner of the site (see Figure 10). Along Valley Centre Ave and wrapping around the E 27<sup>th</sup> Street frontage, smaller retail space is proposed to provide activation to the street. There is a small plaza at the southeast corner of the site and another one above the vehicle ramp at the north side of the site. The civic space is proposed on the E 27<sup>th</sup> Street frontage. As discussed above, the civic space could be used to house the replacement firehall which would create the opportunity to provide long standing community needs at the exiting firehall location such as social housing, youth services and childcare. Adjacent to the proposed civic space is the small support space for Translink/CMBC.

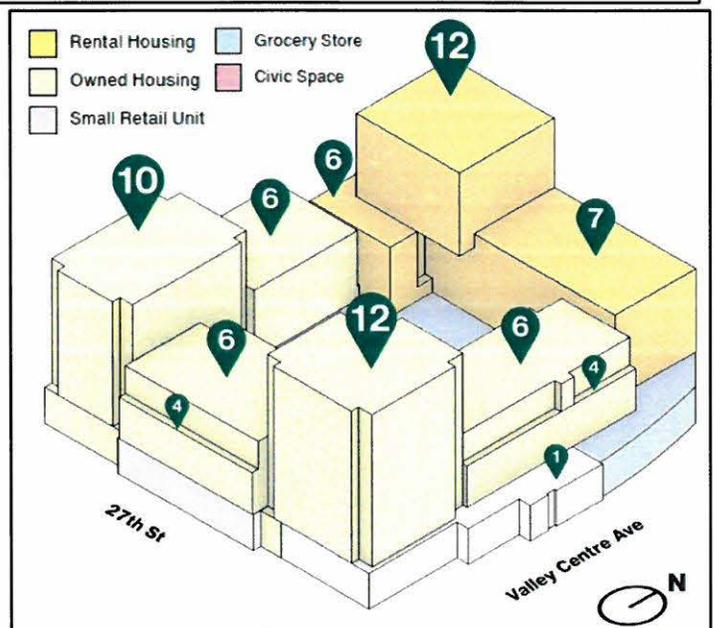
Consistent with the vision for the road network, the proposal includes significant land dedication on the E 27<sup>th</sup> Street frontage for improved vehicle, bike, pedestrian and transit infrastructure (transit stops, shelters, and bus lay-over spaces), as well as dedication on the east side of the site for the completion of the west half of Valley Centre Ave, and dedication on the west side of the site to formalize the service lane to facilitate loading/unloading off of the Valley Centre Ave. Approximately 25% of the site is proposed to be dedicated to the District.



**Figure 10 – Proposed site plan**

The proposed buildings range in height from 6 to 12 storey as shown in the massing model below.

Please refer to the design concepts on the following pages and **Attachment 1** for a copy of the applicants covering letter and **Attachment 2** for a full copy of the drawing package.



**Figure 11 – Massing model**



**Figure 12 – Design concept: looking southwest from Valley Centre Ave**



**Figure 13 – Design concept: looking northwest from E 27<sup>th</sup> and Valley Centre Ave**



**Figure 14 – Design concept: looking north from E 27<sup>th</sup> Street**

### Preliminary Policy Assessment

Preliminary review shows the proposal generally aligns with many of the District’s key policy objectives.

The site is designated “Commercial Residential Mixed Use Level 3” (CRMU3) in the OCP which specifies a permitted density of up to approximately 3.5 FSR. The Flexible Framework envisions the northern portion of the site for development up to 5 storeys in height and the remainder of the site for development up to 8 storeys, with additional height of up to 12 storeys to be considered on a case-by-case basis. The proposal is for a mixed-use development with a total density of 3.5 FSR in accordance with the OCP designation. The building ranges in height from 6 to 12 storeys and are generally in accordance with the Flexible Framework.

The proposed urban design generally reflects the desired “Mountain Village” character that is envisioned in the Guidelines and appears to be in harmony with the character of the adjacent development at 2770 Valley Centre Avenue (The Residences).

In terms of land uses, the proposed grocery store, civic space, local serving commercial and rental and social housing are supported by policies in the OCP. The proposed road network and new public plazas are also consistent with the Guidelines.

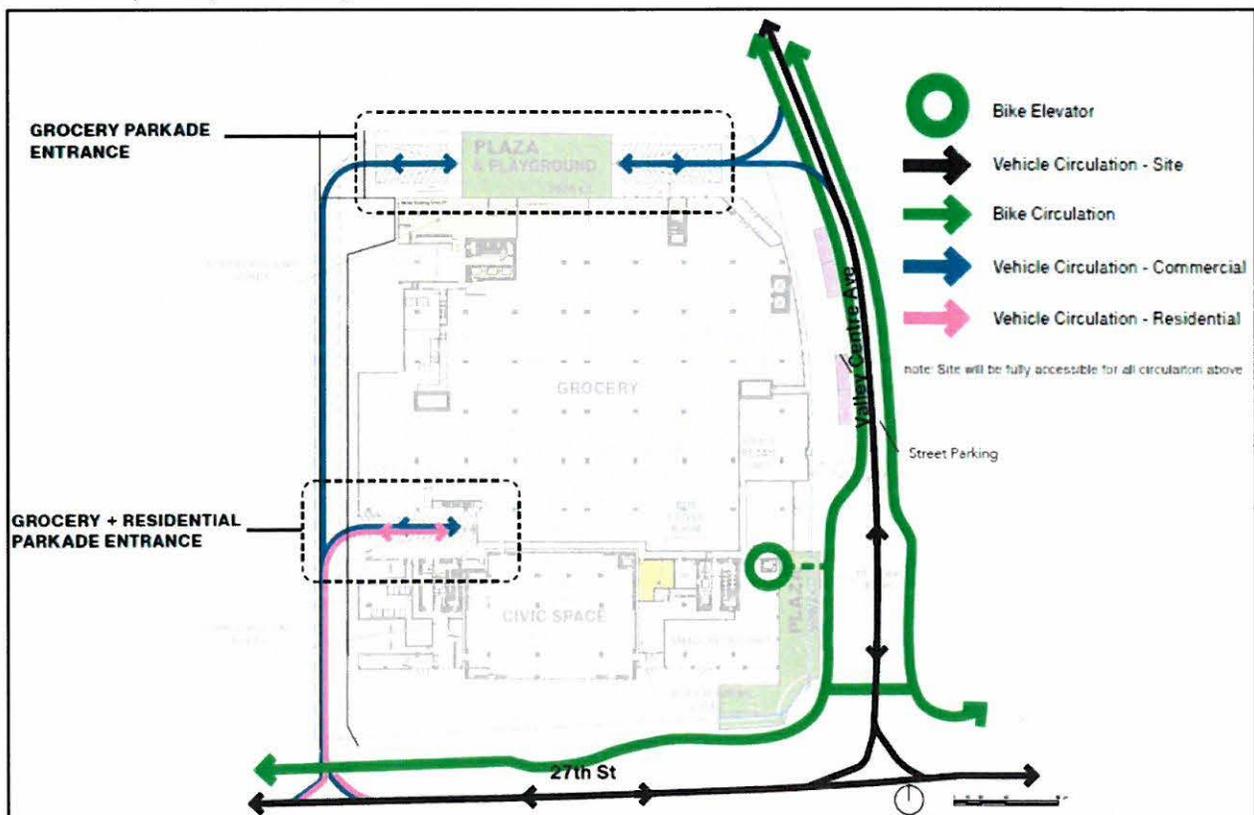
A detailed proforma review, guided by the District’s CAC policy, will be undertaken as part of the Detailed Application and the results will be reported to Council through the zoning process.

Preliminary Parking and Traffic Assessment

Three levels of underground parking are proposed with 607 vehicle parking spaces. More specifically, the proposal provides 453 vehicle spaces for residential uses which equates to 1.1 spaces per unit (including visitor parking), 153 spaces for commercial which equates to 1 space per 28 m<sup>2</sup> floor area, and 22 spaces for the civic space which equates to 1 space per 57 m<sup>2</sup> of floor area. A preliminary assessment of the proposed parking indicates the parking provision exceeds the rates outlined in the District's Alternative Vehicle Parking Rates Policy.

The applicant is proposing Transportation Demand Management (TDM) strategies in order to capitalize on the transit-oriented location. As the proposal progresses, staff will work with the applicant on the TDM plan in order to meet the requirements.

Residential and commercial access to the underground parking structure is proposed from the service lane to the west. There is a secondary commercial access proposed from the north side of the property which includes two-way traffic from Valley Centre Ave and the service lane (refer to Figure 14 below). Having the option of diverting traffic off Valley Centre Ave to the service lane is critical to provide opportunities to close portions of Valley Centre Ave for special events as envisioned in the Guidelines noting that Valley Centre Ave is envisioned to be a pedestrian-oriented shopping street. The south portion of the service lane (adjacent to the subject site) is envisioned to be two-directional while the north portion (adjacent to 1177 Lynn Valley Road – Black Bear Pub) is envisioned for one-way traffic (from south to north) with a right out only at Lynn Valley Road.



**Figure 15 – Site Plan: Vehicle and Cycling Circulation**

The applicant would also be required to include a knock-out wall in the north portion of the parkade/ramp to facilitate shared access for any future redevelopment to the north of the site.

*Public Input - Virtual Early Input Opportunity*

A virtual Early Input Opportunity meeting for the Preliminary Application was held from March 7 to April 4, 2022. The meeting generated a total of 239 comments from 202 members of the public. Key topics in the comments include:

- Traffic, parking, infrastructure and construction impacts
- Height, massing, density and building design/character
- Support for a range of housing tenures and sizes
- Support for a mix of small-scale commercial spaces
- Sustainability measures

A virtual Public Information Meeting and in-person open house will be required as part of any Detailed Application review.

*Next steps*

Input provided by the Committee of Council will be shared with the applicant to assist in the preparation of a Detailed Application submission. Following submission of an application, a Public Information Meeting will be scheduled, and staff will evaluate the proposal and public input prior to forwarding the project and associated bylaws to Council for consideration. The project as currently proposed would require Council consideration of rezoning to a new comprehensive development zone and issuance of a development permit.

**CONCLUSION**

The information in this report was prepared to provide information to Council regarding development in the Lynn Valley Town Centre and to seek Council's early input on the proposed development at 1170 E 27<sup>th</sup> Street.

**SUBJECT:** Lynn Valley Town Centre Development Update & Early Input Opportunity for a  
Proposed Development at 1170 E 27<sup>th</sup> Street

**DATE:** April 5, 2023

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## **OPTIONS**

1. THAT the April 5, 2023 report of the Development Planner entitled Lynn Valley Town Centre Development Update & Early Input Opportunity for a Proposed Development at 1170 E 27<sup>th</sup> Street is received for information; or
2. That alternative direction is provided.

Respectfully submitted,



Robyn Hay  
Development Planner

### *Attachments:*

1. *Applicants Covering Letter*
2. *Drawing Package*
3. *Development Project Details*
4. *Staff Slide Presentation*

**SUBJECT:** Lynn Valley Town Centre Development Update & Early Input Opportunity for a Proposed Development at 1170 E 27<sup>th</sup> Street

**DATE:** April 5, 2023

REVIEWED WITH:					
<input type="checkbox"/> Community Planning		<input type="checkbox"/> Clerk's Office		External Agencies:	
<input type="checkbox"/> Development Planning		<input type="checkbox"/> Communications		<input type="checkbox"/> Library Board	
<input type="checkbox"/> Utilities		<input type="checkbox"/> Finance		<input type="checkbox"/> NS Health	
<input type="checkbox"/> Engineering Operations		<input type="checkbox"/> Fire Services		<input type="checkbox"/> RCMP	
<input type="checkbox"/> Parks		<input type="checkbox"/> ITS		<input type="checkbox"/> NVRC	
<input type="checkbox"/> Environment		<input type="checkbox"/> Solicitor		<input type="checkbox"/> Museum & Arch.	
<input type="checkbox"/> Facilities		<input type="checkbox"/> GIS		<input type="checkbox"/> Other:	
<input type="checkbox"/> Building		<input type="checkbox"/> Real Estate			
<input type="checkbox"/> Review and Compliance		<input type="checkbox"/> Bylaw Services			
<input type="checkbox"/> Economic Development		<input checked="" type="checkbox"/> Planning			

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Planning Department  
District of North Vancouver Municipal Hall  
355 W Queens Rd  
North Vancouver, BC  
V7N 4N5

**Attention: Robyn Hay, Development Planner**

Re: Lynn Valley Safeway - Workshop Presentation Scheduled for April 24, 2023

Dear Robyn,

We are excited about the opportunity to transform the existing Safeway site at 1170 East 27<sup>th</sup> Street into a mixed-use development that builds upon the strengths of Lynn Valley Town Centre.

**Proposal Overview:**

Key attributes of our proposal include:

- approximately 417 net new homes to the District of North Vancouver ranging from studio to three-bedroom;
- below-market rental, market rental, and ownership opportunities;
- no tenant displacement;
- two new public plazas;
- a 10,000 SF civic space;
- a new high street on Lynn Valley Drive;
- improved circulation on the site and the surrounding area;
- a transit room for bus drivers;
- space for a fiber optic hub; and
- a new and improved grocery store, restaurant, and space for small retail tenants.

**DNV Policy:**

As part of our proposal, we have considered the existing policy and guidelines the District has in place. Below includes a summary of our key design responses to the policies and guidelines:

- *Official Community Plan (OCP)*
  - Mixed-use development that confirms with the permitted density of 3.5 FSR
  - Diverse mix of residential housing options that will include owned housing, rental and below-market rental
  - Large format grocery store, restaurant, and a mix of small retailers
- *Lynn Valley Town Centre Public Realm and Design Guidelines*



# Crombie

- Two new public plazas promoting community gathering and reinforcing Lynn Valley Town Centre as the 'heart' of Lynn Valley
- Spaces for small-scale retailers along the majority of the high street frontage creating diverse, local retail options for the community
- Completing Valley Centre Ave high street, improving pedestrian connectivity throughout the site and surrounding area
  
- *Lynn Valley Town Centre Flexible Planning Framework*
  - Providing a high street along the eastern edge of the site
  - Providing a service lane along the western edge of the site
  - Proposing buildings up to 12-storeys
  
- *Rental and Affordable Housing Strategy*
  - No tenant displacement
  - Providing below-market rental housing options
  - Exploring partnership opportunities with non-profit housing providers
  - Providing market rental housing (35% of total homes)
  
- *Climate Ready Rezoning Policy*
  - Exploring LEED certification and net zero carbon operations
  - Exploring sustainable design options, such as a geothermal exchange energy system

## **Council Priorities:**

In addition to the existing policies, we have also taken Council priorities into consideration as identified in the OCP Action Plan. A summary of how our proposal meets these priorities is included below:

- *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*
  - Architectural design complements existing built forms in the area
  - Retail uses support vibrancy and provide employment options
  - Two public plazas, promoting community gathering
  - Diverse transportation options with proximity to frequent transit, large bike storage options for residents, and car share
  - Proposal includes a mix of housing (owned, rental, below market)
  
- *Priority Action 2: Advocate for infrastructure and service improvements, such as Rapid Transit, to get our key transportation networks moving better*
  - Located walking distance to frequent transit
  - Future residents will likely rely on frequent transit
  - Proposal includes a new respite/break room for transit staff
  - Research shows that increased demand results in increased service



# Crombie

- *Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the range of housing options*
  - ~35% of the proposed homes will be market rental
  - Proposal includes below market rental homes, subject to CAC discussions
  - Exploring partnership options with non-profit housing providers
  - Working with Rick Hansen Foundation to ensure accessibility
- *Priority Action 4: Make transit faster and more reliable on our major routes*
  - Future residents will likely rely on frequent transit as research shows that increased demand results in increased service
- *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*
  - Mix of housing types are proposed: studio to 3 bedroom homes
  - Range of housing tenures (owned, market rental, below market rental)
  - Homes will include accessible design to support all life stages
- *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*
  - New sidewalks and public realm improvements to the high street (Valley Centre Ave)
  - 2 new public plazas supporting connectivity within the heart of LVTC
  - Cycling facilities for residents and businesses, including a bike elevator
- *Priority Action 7: Strengthen the resiliency of natural and built environments to adapt to a changing climate*
  - Exploring options for low-carbon energy solutions, including geothermal and solar panels
  - Providing diverse landscaping throughout the development to mitigate urban heat island impacts
- *Priority Action 8: Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency*
  - Exploring LEED certification and net zero carbon operations
  - Exploring car share opportunities to reduce demand for individual car ownership
  - EV charging stations and significant private bike storage (including e-bikes) to promote alternative transportation choices

## **Sustainability:**

The proposed development will incorporate many innovative sustainable design features and maintain a focus on the environment. Crombie will target LEED certification and the viability of a geothermal energy system for heating and cooling as a way to achieve net zero carbon operations. The integration



# Crombie

of electric car charging parking stalls, electric bike parking, and a car share program for residents are also being investigated to promote the use of alternative transportation.

## **Public Engagement:**

In November of 2021, we submitted our preliminary application to District Staff. Following our initial submission, the project team has undertaken several public engagement initiatives including:

- Created a project website that provides up to date information and a way for the community to connect with the project team;
- Conducting a online community survey which received over 377 responses;
- Hosting a virtual early input meeting, which had over 180 participants;
- Provided presentations to various committees including the Community Housing Action Committee and Force of Nature;
- Hosted 10 pop-up kiosks on the property which resulted in 304 interactions with the community;
- Participated in Lynn Valley Days with an information kiosk; and
- Hosted various group and one-on-one meetings as requested by community groups or individual stakeholders.

Crombie is committed to listening to the community and intends to continue these robust engagement efforts throughout this application process.

## **About Crombie:**

At Crombie, we are builders. We build buildings. We build communities. We build the future. We work in real estate, but we are so much more than that. Our passion is for creating real connections between people and working towards our long-term vision of sustainable growth. And it is this desire and mindset that sets the pace for every project we take on.

The attached refined proposal for the redevelopment of the Lynn Valley Safeway embodies these values, supports the vision for Lynn Valley Town Centre, and considers both Council priorities and the community's input. We look forward to your feedback on our proposal and thank you for providing us with the opportunity to participate at the workshop scheduled for April 24<sup>th</sup>.

Yours truly,

---

Harpreet Brar  
Sr. Director Development – Crombie REIT

# 1170 EAST 27TH STREET

CROMBIE

Safeway Property - Lynn Valley

Council Workshop LVTC - April 24, 2023



# PROPOSAL OVERVIEW & KEY BENEFITS

Crombie submitted a Preliminary Planning Application in November 2021. Since then, the proposal has evolved based on community and DNV staff input.

The revised proposal seeks to contribute to a vibrant Lynn Valley Town Centre and includes:



New for sale, market rental, and non-market rental homes, ranging in size from studio to 3-bedrooms



No tenant displacement



Sustainability initiatives including LEED certification and zero carbon operation targets



3 public plazas totaling approximately 9,500 SF



Public realm improvements including a new High Street



A new grocer, small scale retailers, including a restaurant, along the High Street



Improved circulation on the site and surrounding area



A 10,000 sq ft civic space



A mountain village inspired design



Three buildings connected by a podium

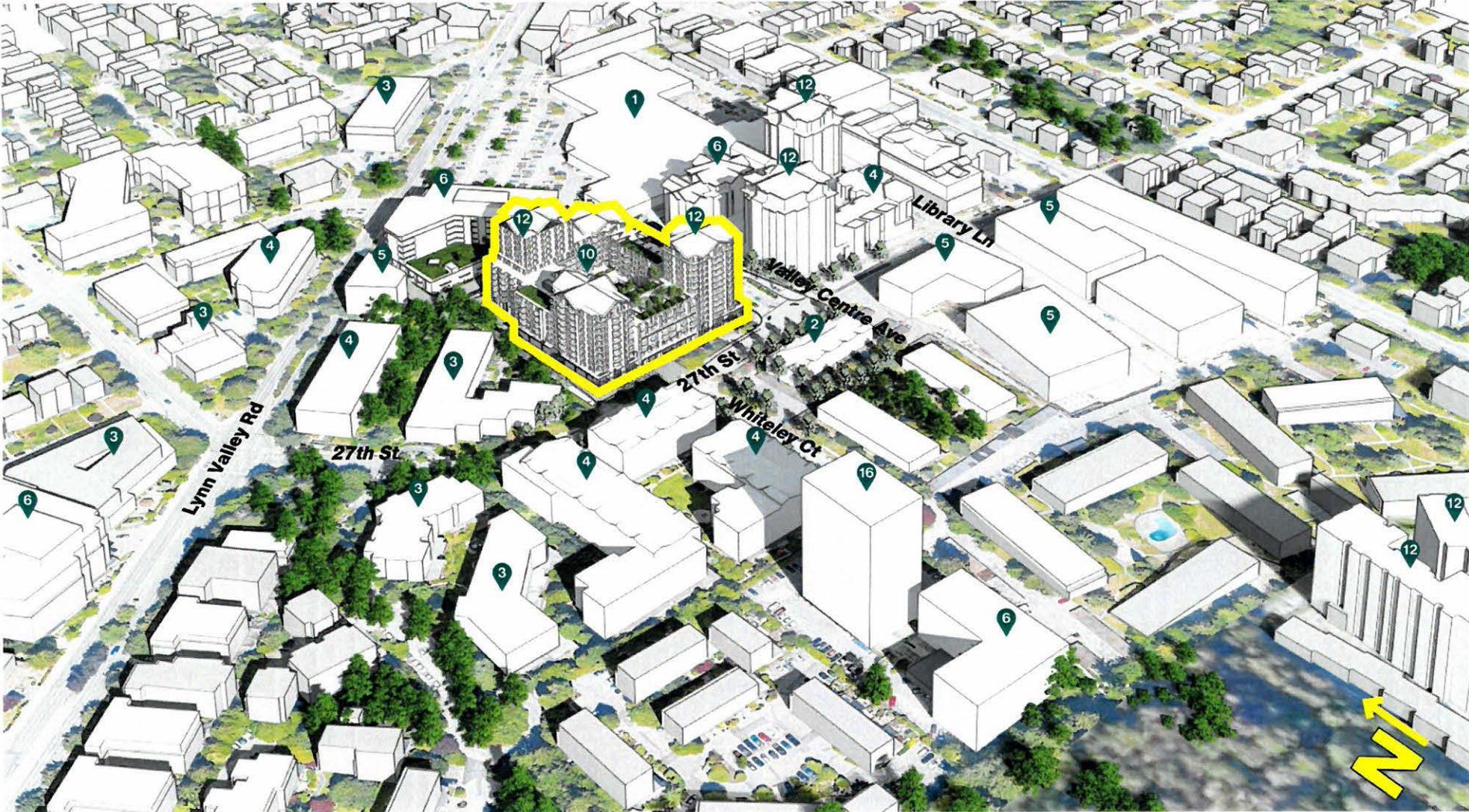


Transit room

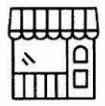


Fiber optic hub

# AREA CONTEXT



# HOW WE'VE RESPONDED TO PUBLIC INPUT

WHAT WE HEARD	OUR RESPONSE
 <p><b>DESIGN:</b> Concern regarding the density and massing of the building, the building design, and lack of "Mountain Village"</p>	<ul style="list-style-type: none"> <li>✓ Redesigned to reflect a traditional mountain village feel</li> <li>✓ Revised design complements existing architecture in LVTC</li> <li>✓ Key revisions include peaked roofs, stone and wood details</li> </ul>
 <p><b>RETAIL:</b> More small-scale retail options (e.g. small shops, cafes, etc.) and a restaurant</p>	<ul style="list-style-type: none"> <li>✓ Small scale retail occupies over half of the high street retail frontage</li> <li>✓ Corner retail designed as a restaurant with patio seating capabilities</li> </ul>
 <p><b>HOUSING:</b> Support for a range of housing types (e.g. family-sized, accessible, etc.) and desire for more rental and affordable homes</p>	<ul style="list-style-type: none"> <li>✓ Maintained mix of owned, rental, and below-market rental</li> <li>✓ Providing studio to 3-bedroom homes, as well as accessible homes</li> <li>✓ Exploring options to increase below-market rental homes, as well as partnerships with non-profit housing operators</li> </ul>
 <p><b>PUBLIC SPACE:</b> More public space (e.g. a dog park, plazas) incorporated into the design</p>	<ul style="list-style-type: none"> <li>✓ 3 plazas are proposed (exceeding Public Realm and Design Guideline requirements by 2 plazas)</li> </ul>
 <p><b>CLIMATE CHANGE:</b> Concerns about loss of green space, increased vehicular traffic, and impact to wildlife / forests</p>	<ul style="list-style-type: none"> <li>✓ Exploring LEED certification and net zero carbon operations</li> <li>✓ Investigating sustainable design, including geothermal for heating &amp; cooling</li> <li>✓ Exploring EV-ready options</li> <li>✓ Exploring options for electric bike charging stations</li> </ul>
 <p><b>TRAFFIC &amp; CIRCULATION:</b> Concerns regarding existing traffic congestion and increased traffic / parking impacts</p>	<ul style="list-style-type: none"> <li>✓ Conducting a Transportation Impact Assessment to understand impacts and how to mitigate them</li> <li>✓ Vehicle movement and circulation within the Town Centre will improve with 2-way vehicle traffic, dedicated bike lane, etc</li> </ul>

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## SUSTAINABILITY INITIATIVES



Exploring LEED certification and net zero carbon operations



Investigating sustainable design options, including geothermal for heating & cooling and solar panels



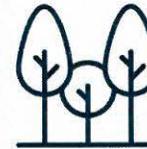
Exploring options for EV charging for both residents and commercial patrons to support the shift away from gas powered vehicles



Private bike storage (including e-bikes) to support alternate modes of sustainable travel



Exploring car share options to reduce the individual household vehicle ownership needs



Diverse landscaping seeks to support climate change adaptability and resiliency

**Note: to be further refined after detailed Rezoning Application is submitted.**

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## TRANSPORTATION DEMAND MANAGEMENT



End of trip facilities including showers, lockers, and bathrooms



Class 1 and class 2 bike parking



Walking distance to frequent transit



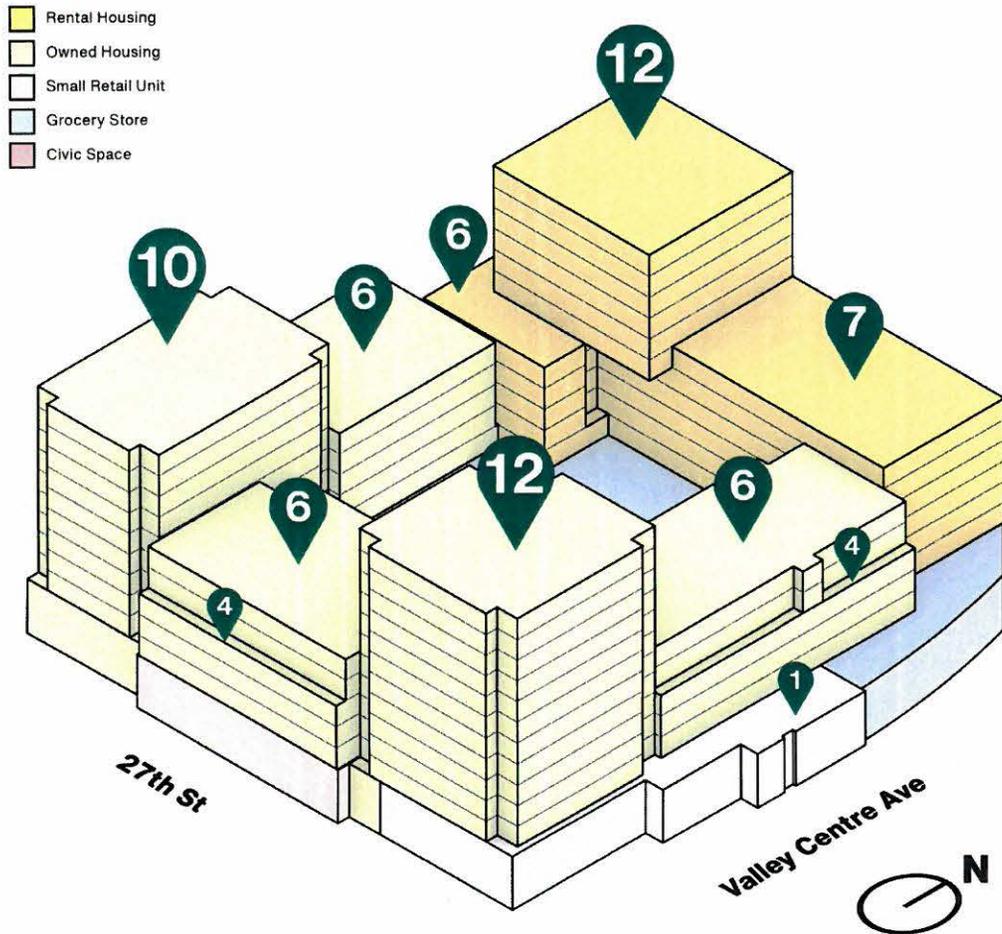
Exploring car share options



Shared residential visitor and commercial parking spaces

**Note: to be further refined after detailed Rezoning Application is submitted.**

# DEVELOPMENT STATISTICS



**Note: to be further refined after detailed Rezoning Application is submitted.**

## DEVELOPMENT STATISTICS

**SITE AREA** 122,700 s.f.

**PROPOSED FSR** 3.5

### UNIT MIX

Rental Housing 148 (35%)

Owned Housing 269 (65%)

**Total** 417

Unit counts are estimated values

Units range from studios - 3- bedrooms  
 Certified accessible building design  
 Includes market and below-market homes

*the number and level of affordability for the below market rental homes is subject to DNV direction on the overall public benefits package*

### PARKING

Civic Amenity 22

Commerical 153

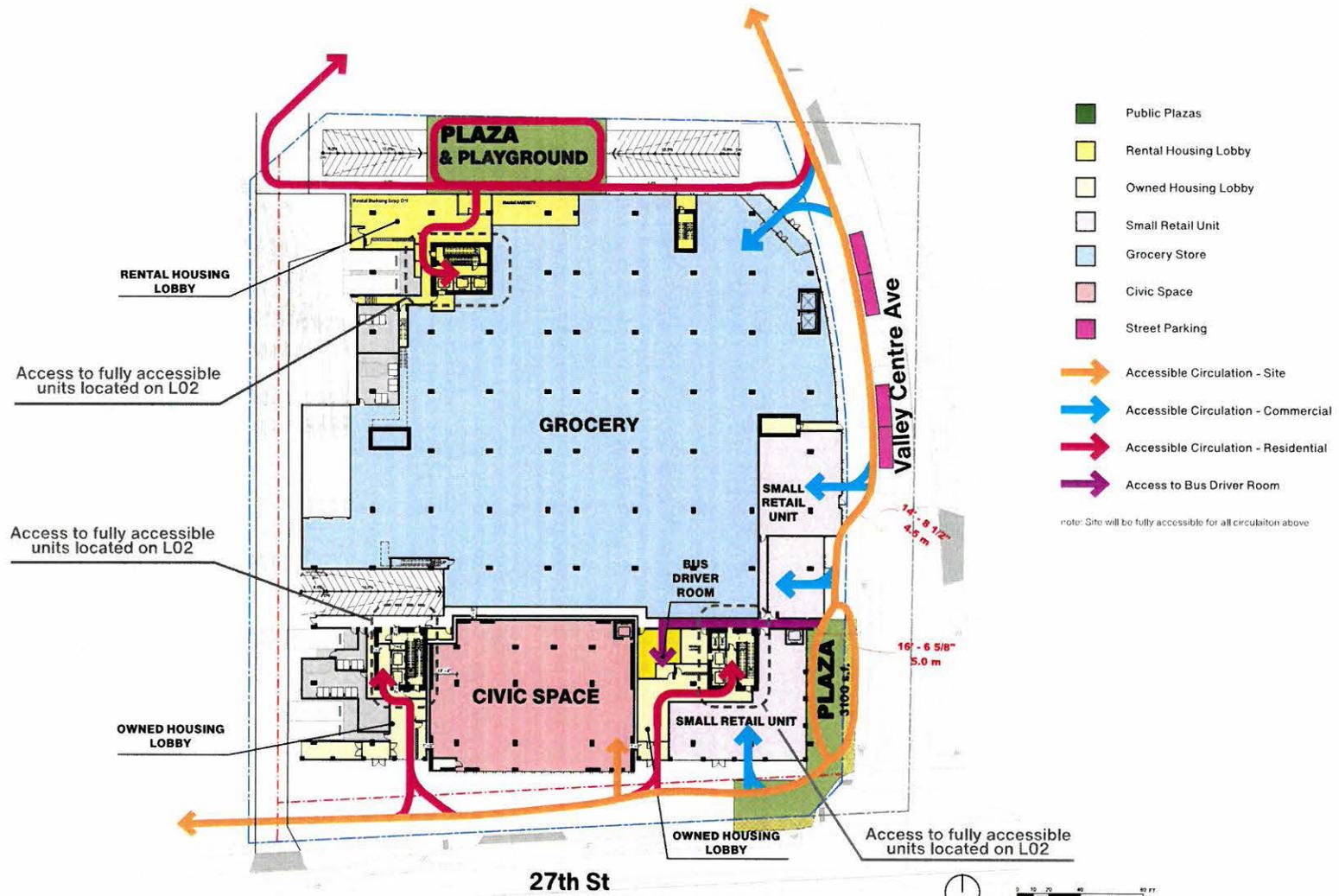
Residential 453

**Total** 607

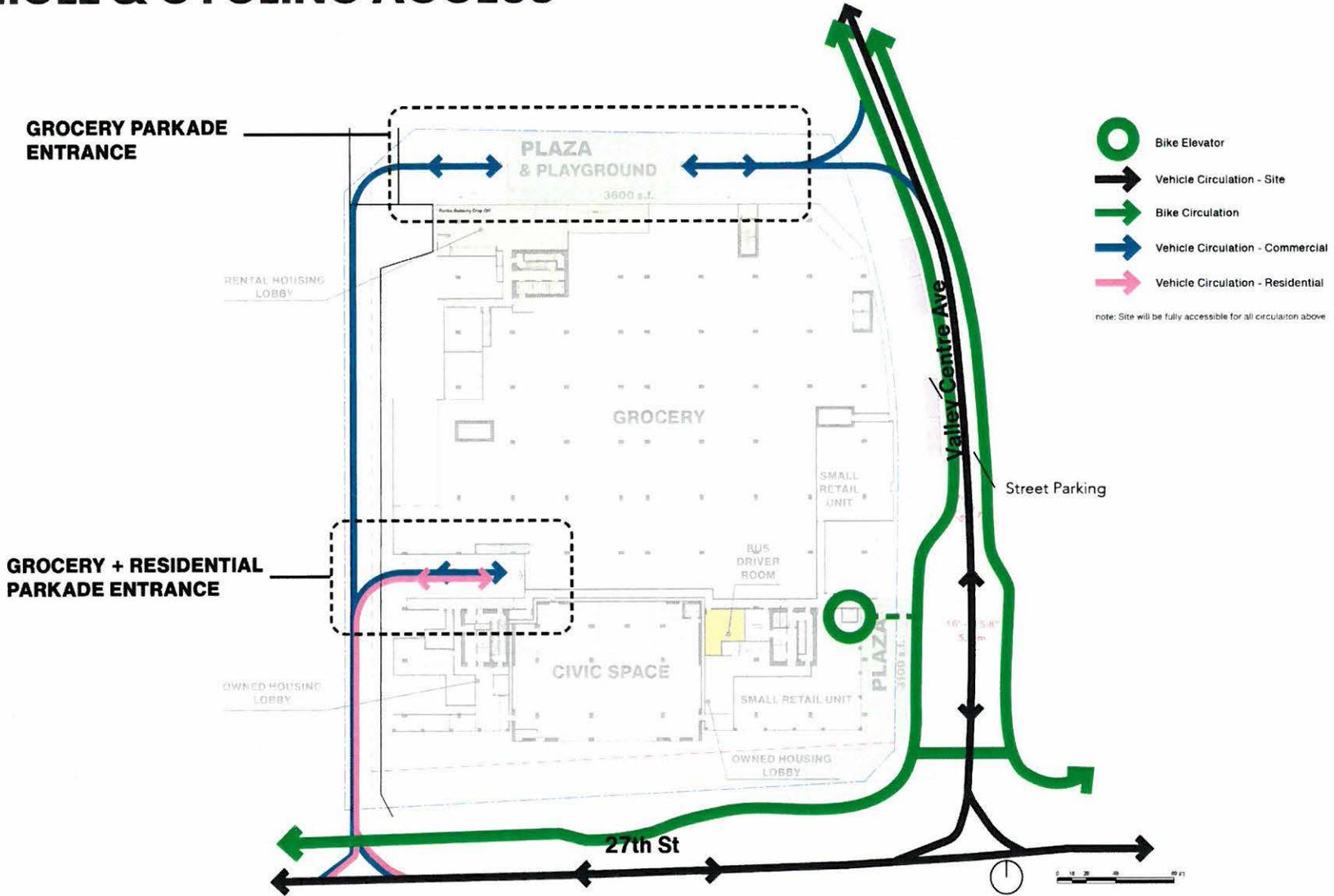
note: all vehicle stalls 100% EV ready

Bike 820

# SITE CIRCULATION

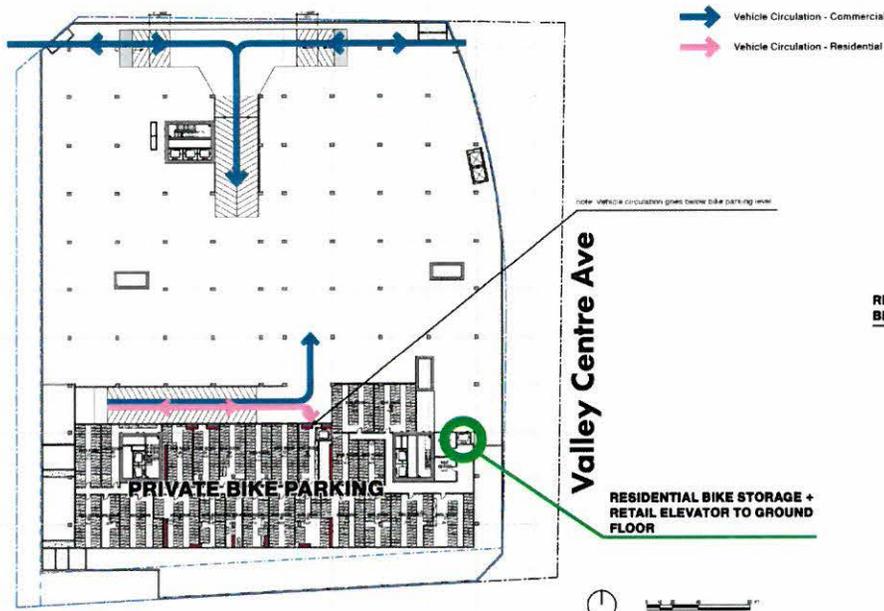


# VEHICLE & CYCLING ACCESS



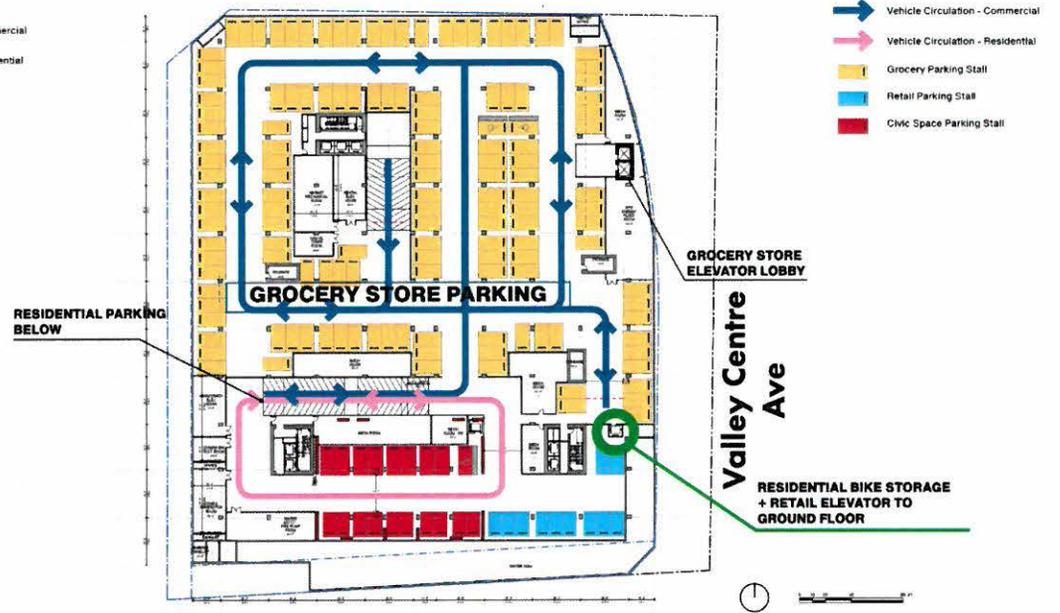
# PARKING & INTERNAL CIRCULATION (P1 + MEZZANINE)

## Bike Parking & Elevator (P1 & Mezzanine)



27th St

## Parking (P1)



27th St

# DESIGN CONCEPT: SOUTHEASTERN PLAZA LOOKING NORTH FROM 27 & VALLEY CENTRE AVE



(NOTE: PROGRAMMING FOR SOUTHEAST PUBLIC PLAZA STILL TO BE DESIGNED)

# DESIGN CONCEPT: LOOKING NORTH FROM VALLEY CENTRE AVE



# DESIGN CONCEPT: LOOKING SOUTHWEST FROM VALLEY CENTRE AVE



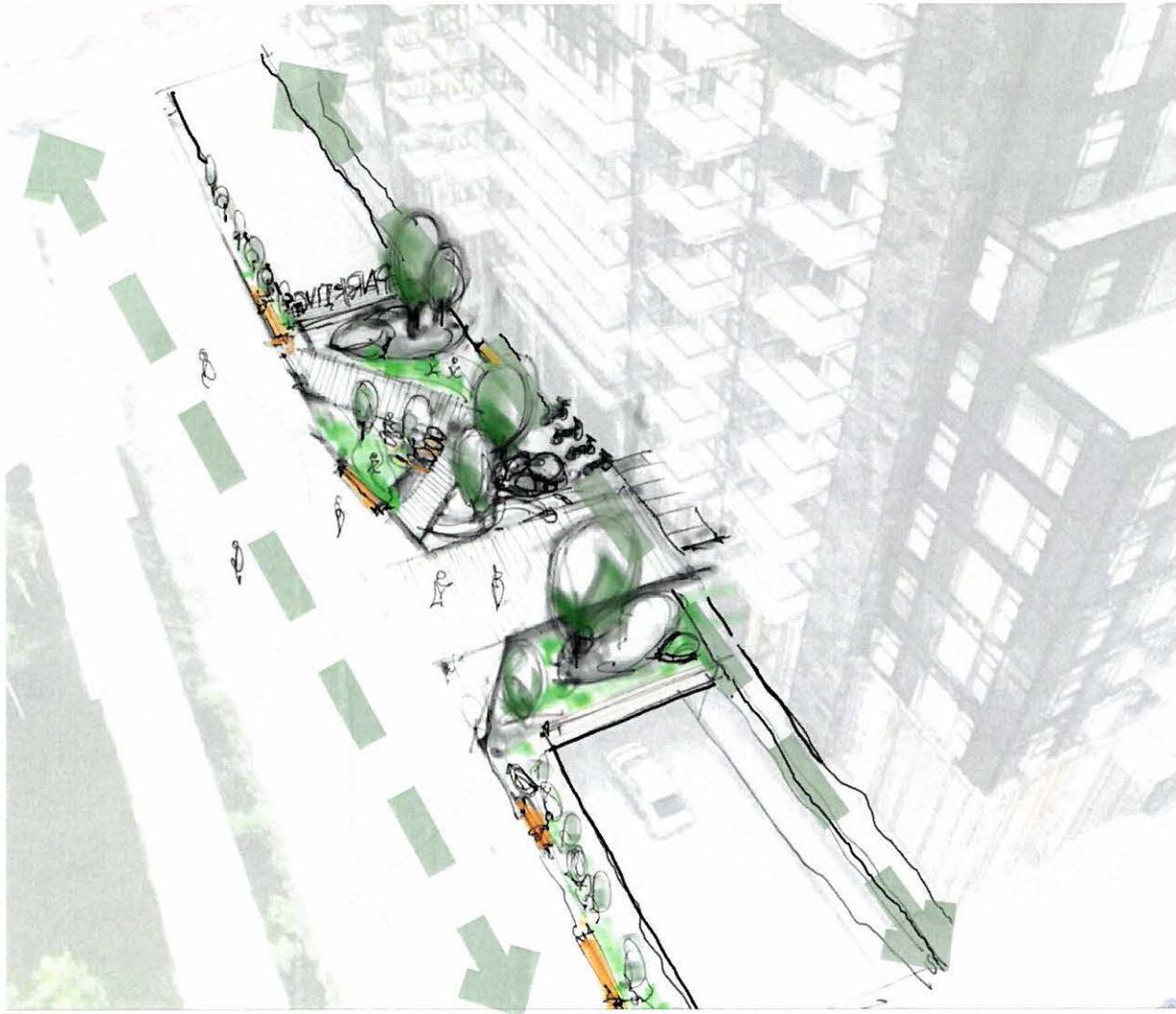
# DESIGN CONCEPT: LOOKING NORTHWEST FROM 27 & VALLEY CENTRE



# DESIGN CONCEPT: LOOKING NORTH FROM 27

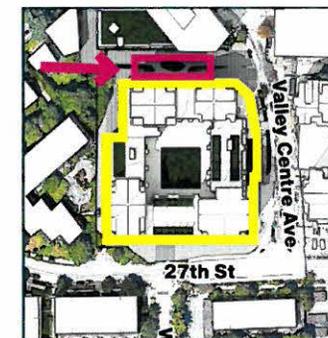


# DESIGN CONCEPT: NORTHERN PLAZA BIRDSEYE VIEW



## LEGEND

- PEDESTRIAN AND CYCLING ACCESS TO "BEAR PLAZA" AND REST OF LYNN VALLEY TOWN CENTRE



(NOTE: IMAGE SHOWN ABOVE FOR ILLUSTRATIVE PURPOSES; PLAZA PROGRAMMING STILL TO BE DESIGNED)

**Development Projects** – The table below shows all net new approved/occupied housing projects (approved through rezoning) in the Lynn Valley Town Centre\* broken down by tenure.

Project Name	Address	Status	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
			Net Unit Count	Net Unit Count	Net Unit Count	Net Unit Count
Emery Village	1200-1259 Emery Pl	Under Construction, Building Permit and Development Permit	42	-19**	327	350
Taluswood and Juniper	2632 & 2670 Library Ln	Occupied			246	246
The Residence	2770 Valley Centre Ave	Occupied	9***		356	365
Covo	1205 Harold Rd	Occupied			4	4
Walters Place	1327 Draycott Rd	Occupied			35	35
Canyon Springs	2665 Mountain Hwy	Occupied			93	93
Kiwanis Woods	2551 Whiteley Ct	Occupied	106			106
Mill House & LV United Church	3201-3205 Mountain Hwy	Occupied	4		71	75
<b>Total</b>			161	-19**	1,132	1,274

\*For the purpose of this update the Kiwanis and Mill House/Lynn Valley United Church projects have been included in the Town Centre unit counts given their proximity to the Town Centre boundary.

\*\*The negative net number of Market Housing – Rental units shown is the result of replacing existing Market Housing – Rental at Emery Village with a combination of Social Housing – Rental and Market Housing – Ownership on the same site.

\*\*\*The original housing agreement for 6 social housing units was amended in 2018. The development provides 9 care beds in 3 units.

The table below shows all in-stream\* applications in the Lynn Valley Town Centre broken down by tenure.

Project Name	Address	Status	Social Housing – Rental	Market Housing – Rental	Market Housing – Ownership	Total
			Net Unit Count	Net Unit Count	Net Unit Count	Net Unit Count
Safeway redevelopment by Crombie	1170 E 27 <sup>th</sup> Street	Preliminary Application		148	269	<b>417</b>
TBD by Allaire Headwaters	1149-1155 Lynn Valley Road	Preliminary Application			34	<b>34</b>
Total				148	303	<b>451</b>

\* “In-stream” applications include all rezoning applications that were submitted to the District, but had not received Council approval, nor been withdrawn by the applicant. These include preliminary and detailed rezoning applications, as well as applications between these stages.

The table below shows all approved/occupied commercial projects in the Lynn Valley Town Centre.

Project Name	Address	Status	Use	Size	
The Residences	2770 Valley Centre Ave	Occupied	Grocery store*, child care, and other retail/commercial uses	4,695 m <sup>2</sup>	50,540 sq. ft
Total				4,695 m <sup>2</sup>	50,540 sq. ft

\*Grocery store is approximately 4,040 m<sup>2</sup> (43,485 sq. ft.)



# Lynn Valley Town Centre Development Update & Early Input Opportunity for a Proposed Development at 1170 E 27<sup>th</sup> Street

Council Workshop

March 27, 2023

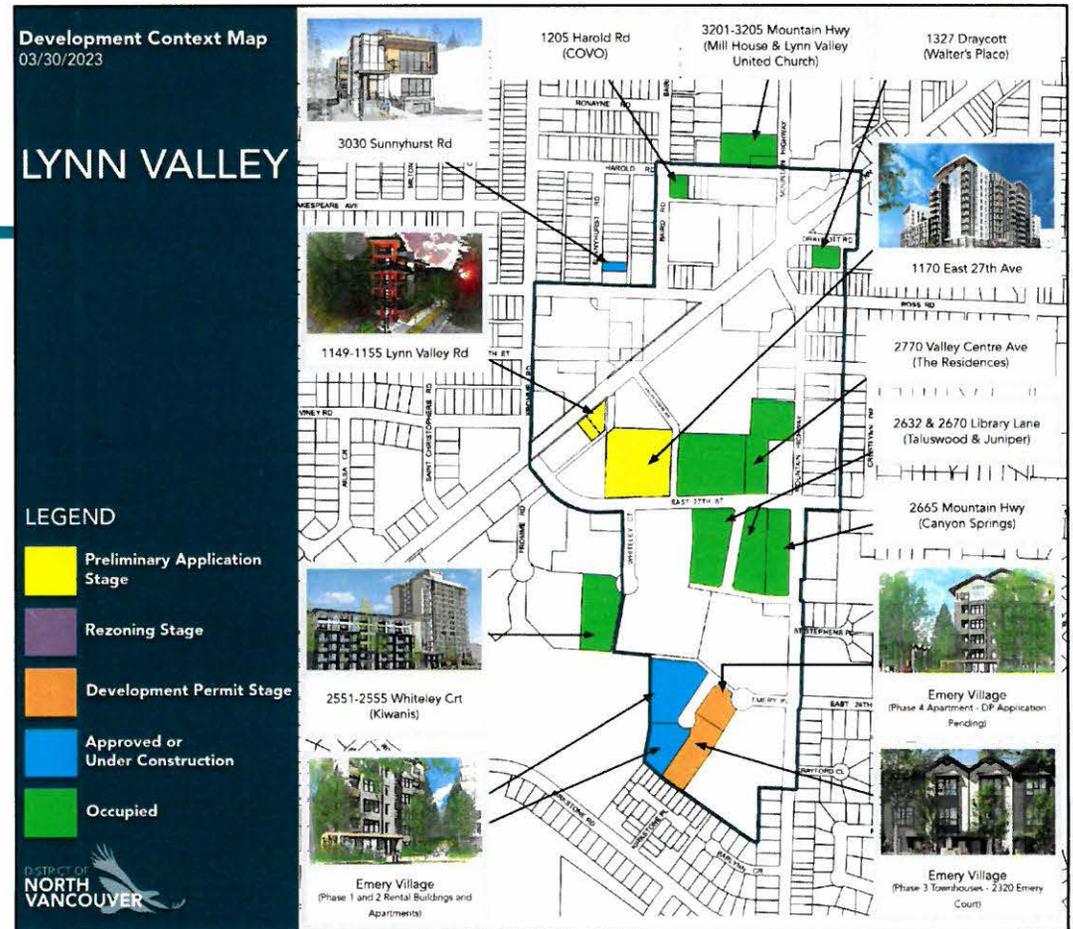
# Lynn Valley Town Centre

- **Housing Development**

- Estimated 2,500 new units by 2030
- Since 2011, there has been a net increase of 1,093 residential units in the Town Centre
  - approximately 44% of the anticipated demand

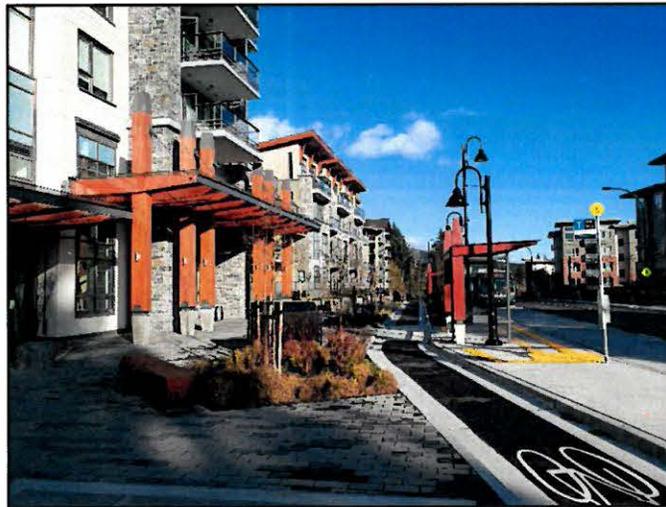
- **Commercial Development**

- Since 2011, there has been approximately 4,695 m<sup>2</sup> (50,540 sq. ft) of commercial space approved in the Town Centre

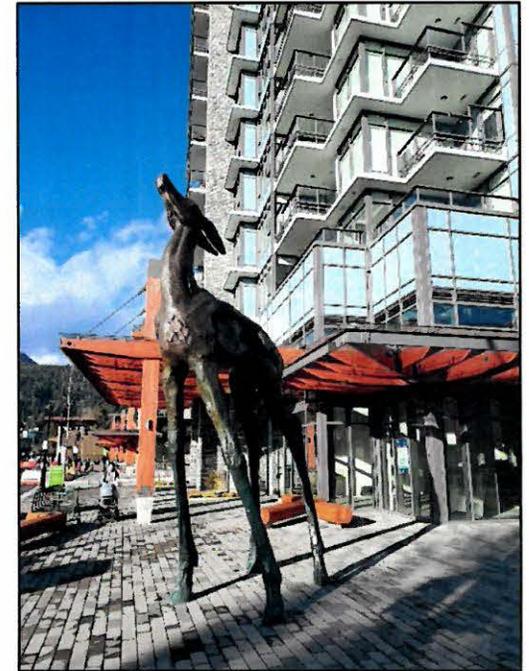


# Lynn Valley Town Centre

- Community Amenities and Infrastructure
  - Parks and open space improvements
  - Infrastructure improvements



*Bike lane and bus shelters at The Residences*

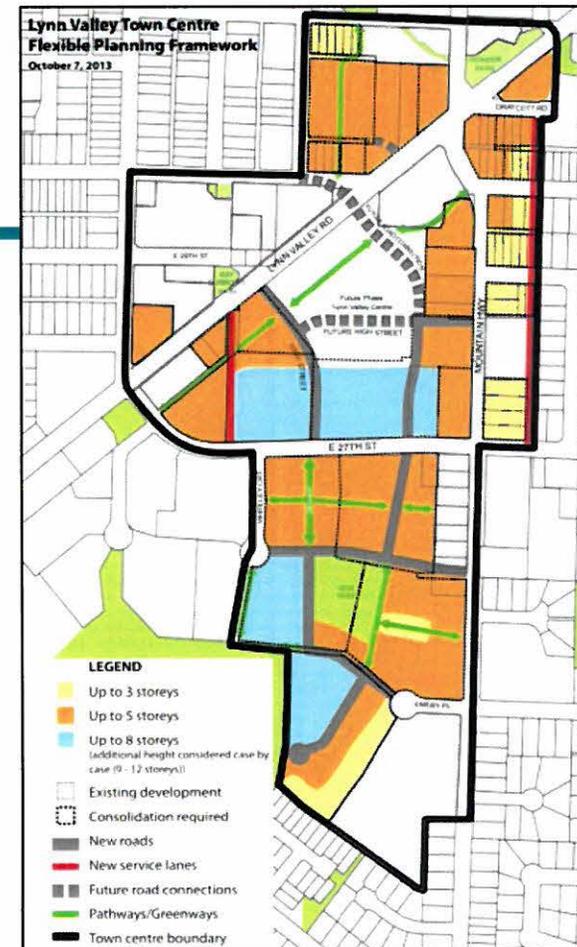


*Public plaza and art at The Residences*

# Lynn Valley Town Centre

- Urban Structure

- Lynn Valley Flexible Framework (the “Flexible Framework”)
- Lynn Valley Town Centre and Public Realm Design Guidelines (the “Design Guidelines”)



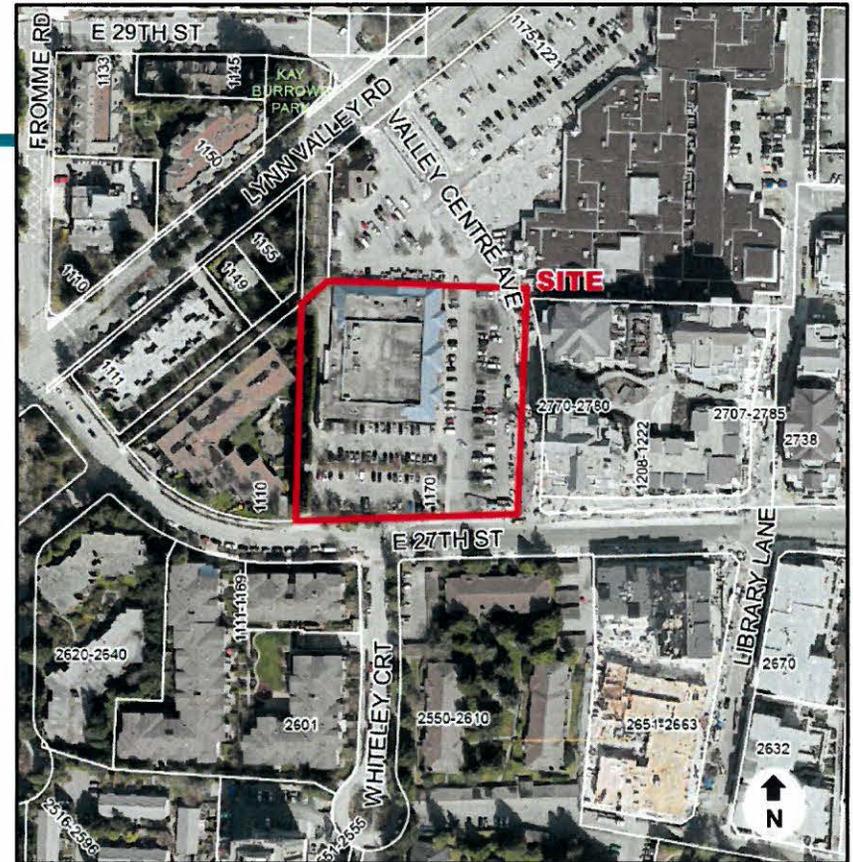
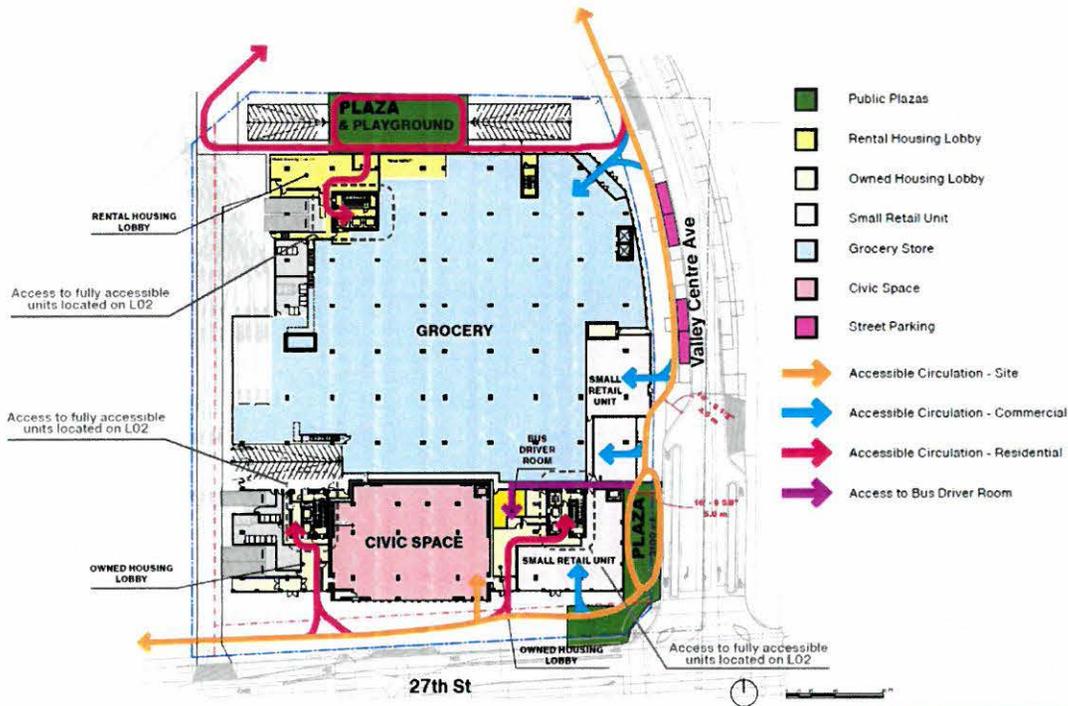
# Lynn Valley Town Centre

- Lynn Valley Firehall #1 Replacement – 110 Lynn Valley Road
  - Constructed in 1973 and will need to be replaced over the next 10 years
  - Securing amenities through a privately initiated development is a well-established best practice



*Lynn Valley Firehall #1*

# 1170 E 27<sup>th</sup> Street



# 1170 E 27<sup>th</sup> St

Design concept:  
looking  
southwest from  
Valley Centre  
Ave



# 1170 E 27<sup>th</sup> St

Design concept:  
looking  
northwest from  
E 27<sup>th</sup> Street  
and Valley  
Centre Ave



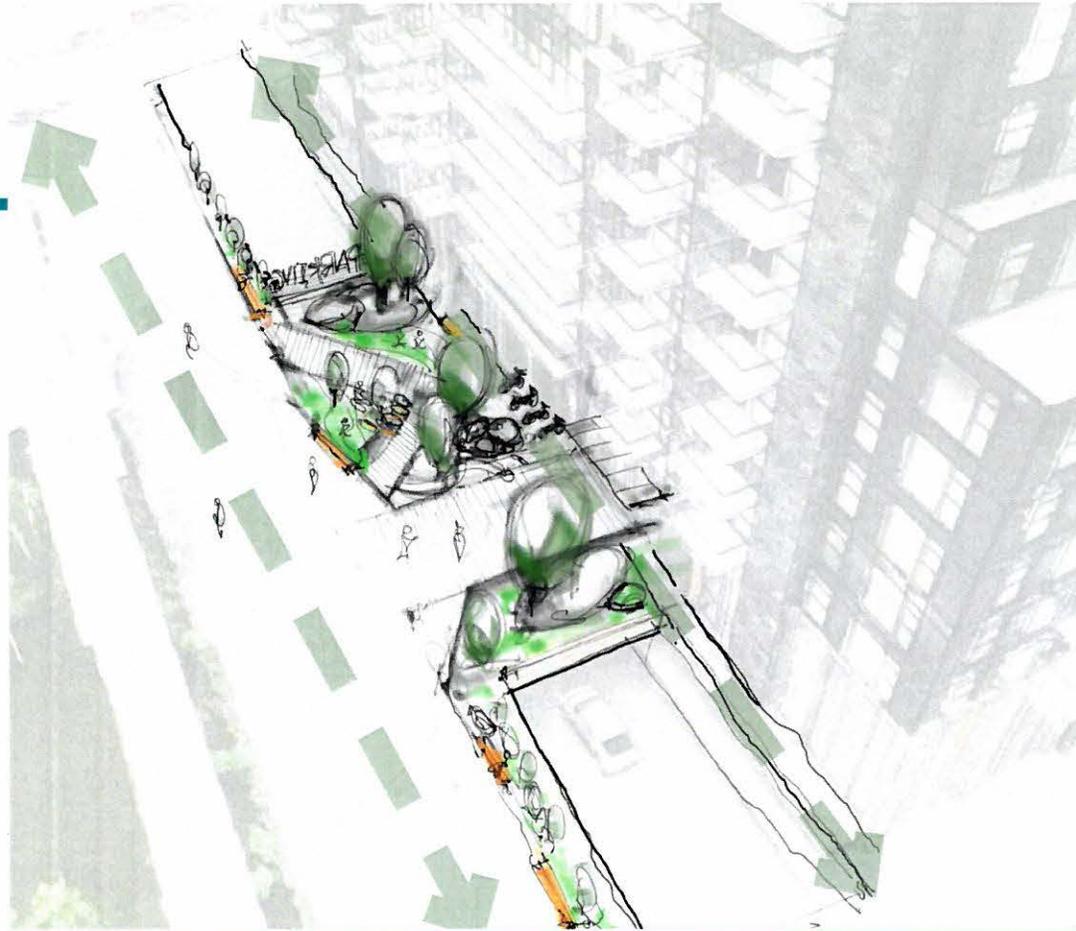
# 1170 E 27<sup>th</sup> St

Design concept:  
looking north  
from E 27<sup>th</sup>  
Street



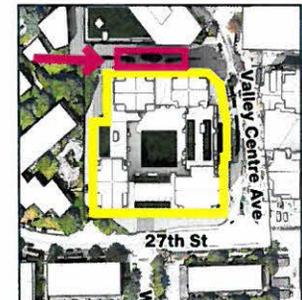
# 1170 E 27<sup>th</sup> St

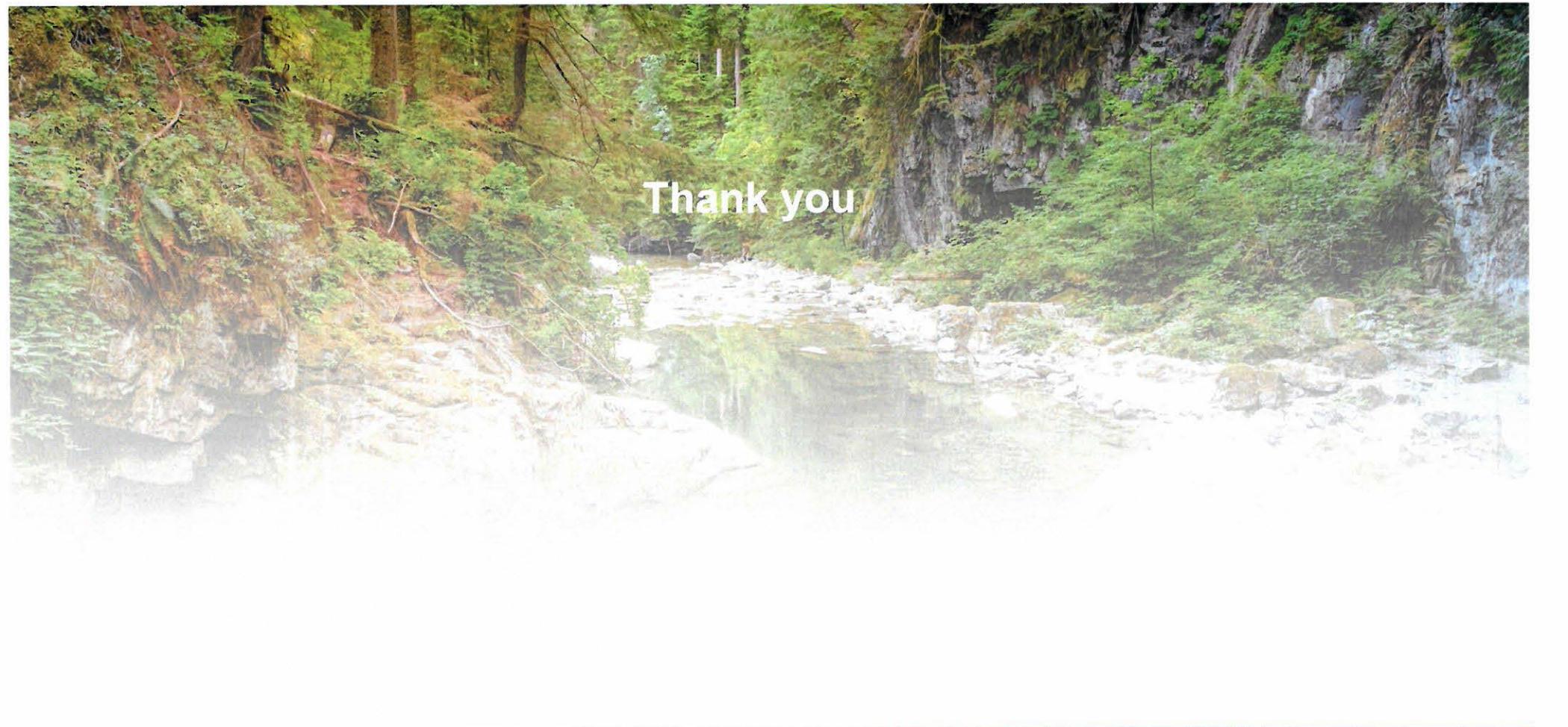
Design concept:  
northern plaza  
birdseye view



## LEGEND

PEDESTRIAN AND CYCLING  
ACCESS TO "BEAR PLAZA" AND  
REST OF LYNN VALLEY TOWN  
CENTRE





Thank you

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