



LYNN VALLEY CENTRE

PUBLIC HEARING APRIL 15TH, 2014



THE TEAM



NAT BOSA



MARK SAGER



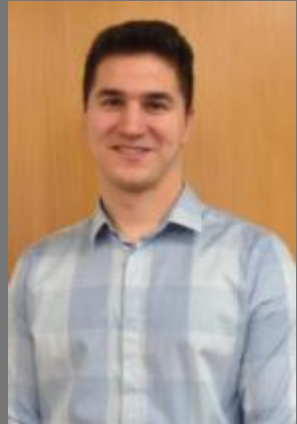
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KAREN WIENS-SUZUKI



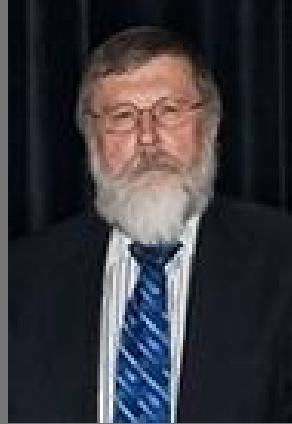
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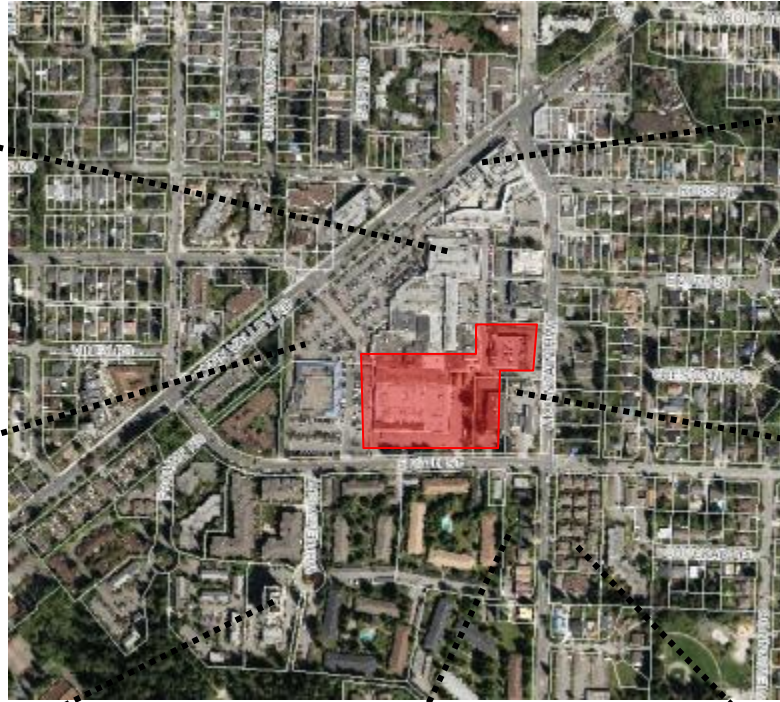


DONNA HOWES

VECTOR ENGINEERING



SAVE-ON-FOODS



LYNN VALLEY MAIN LIBRARY



**BLACK BEAR
NEIGHBOURHOOD PUB**



**ESSO GAS
STATION**



**KIWANIS SENIOR HOMES
"LYNN MANOR"**



**"SPRING CANYONS"
UNDER CONSTRUCTION**



"CRAFTSMAN ESTATES"

EXISTING CONTEXT



PUBLIC INPUT PROCESS



EXISTING CONDITIONS



**WEST-COAST DESIGN
MOUNTAIN VILLAGE FEEL
POST AND BEAM DETAIL
STONE EXTERIOR WALLS**



PRECEDENT IMAGES



Heavy Timber, Natural Stone, Earthy Palette Continuous Through to Existing Mall

Terracing / Varied Building Forms

Steep Pitched Roofs and Heavy Timber Brackets Evocative of a "Mountain Village"

Natural Materials from Base Extend Above Residential Podium



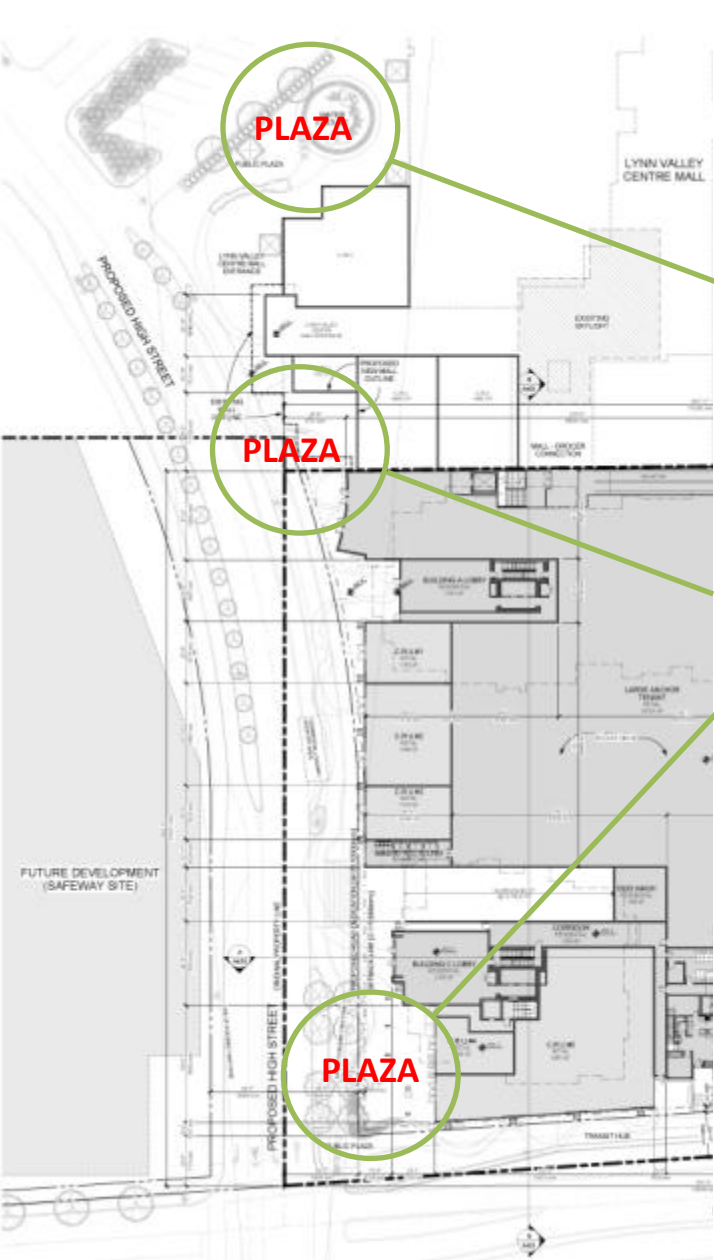
Dedicated Bike Lanes

Generous Public Plazas

Continuous Weather Protection Along All Public Walkways

BUILDING FORM AND MATERIALS





Public Plaza #3:

Approx. 9,500 S.F.

- Features a sculptural water feature – water play in winter, seating/performance space in summer
- Progressive pedestrian to the new library square to the north
- Turning inward-looking mall spaces to exterior pedestrian friendly retail frontages

PUBLIC OPEN SPACES



ENVISION

Proposed Improvements to Existing Mall





ENVIRONMENTAL

Public Plaza on High Street





ENVISION

Main Entry to Existing Mall





CURRENT VISION

View from Library Lane Looking South to E. 27th Street



Improved amenities in Town Centre:

Central bus hub on frontage

- ❖ Three bus stop layby
- ❖ Direct link to future frequent transit network on LVR
- ❖ Access to bus routes to Downtown, West Vancouver, Lonsdale Quay
- ❖ Possible future shuttle bus to Lonsdale Quay



Improved amenities in Town Centre:

Improved Bike / Ped. connections

- ❖ Separate multi-use pathway on East 27th Street
- ❖ Wider sidewalks and bike lanes on High Street
- ❖ Facilities on site – bike parking, bike wash, lockers, maintenance room

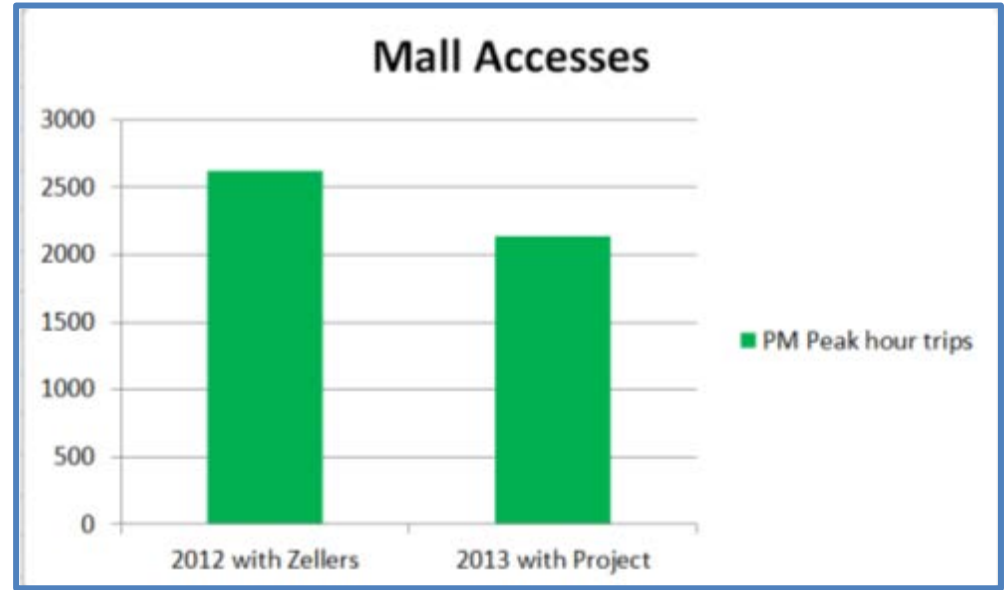
Improved internal road

- ❖ High Street - improved internal linkage
- ❖ Connects Lynn Valley Road to East 27th Street
- ❖ Future connection to Mountain Hwy



Traffic Summary:

- ❖ Less commercial than Zellers
- ❖ Result is less peak hour project traffic
- ❖ Intersection volumes overall fall below DNV long term plan
- ❖ Operating conditions within acceptable limits

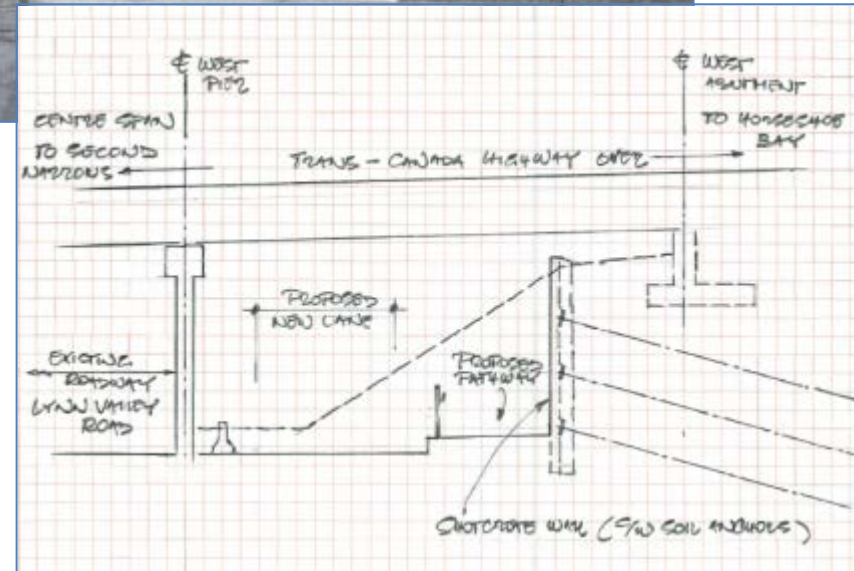


Project + other growth (Opening day) vs 2012:

- Lynn Valley Rd/27th ~ 1 veh/min
- Lynn Valley Rd/29th < 1 veh/min
- Lynn Valley Rd/Mtn Hwy < 1 veh/min
- 27th / High St ~ 3 veh/min
- 27th / Mtn Hwy ~ 2 veh/min

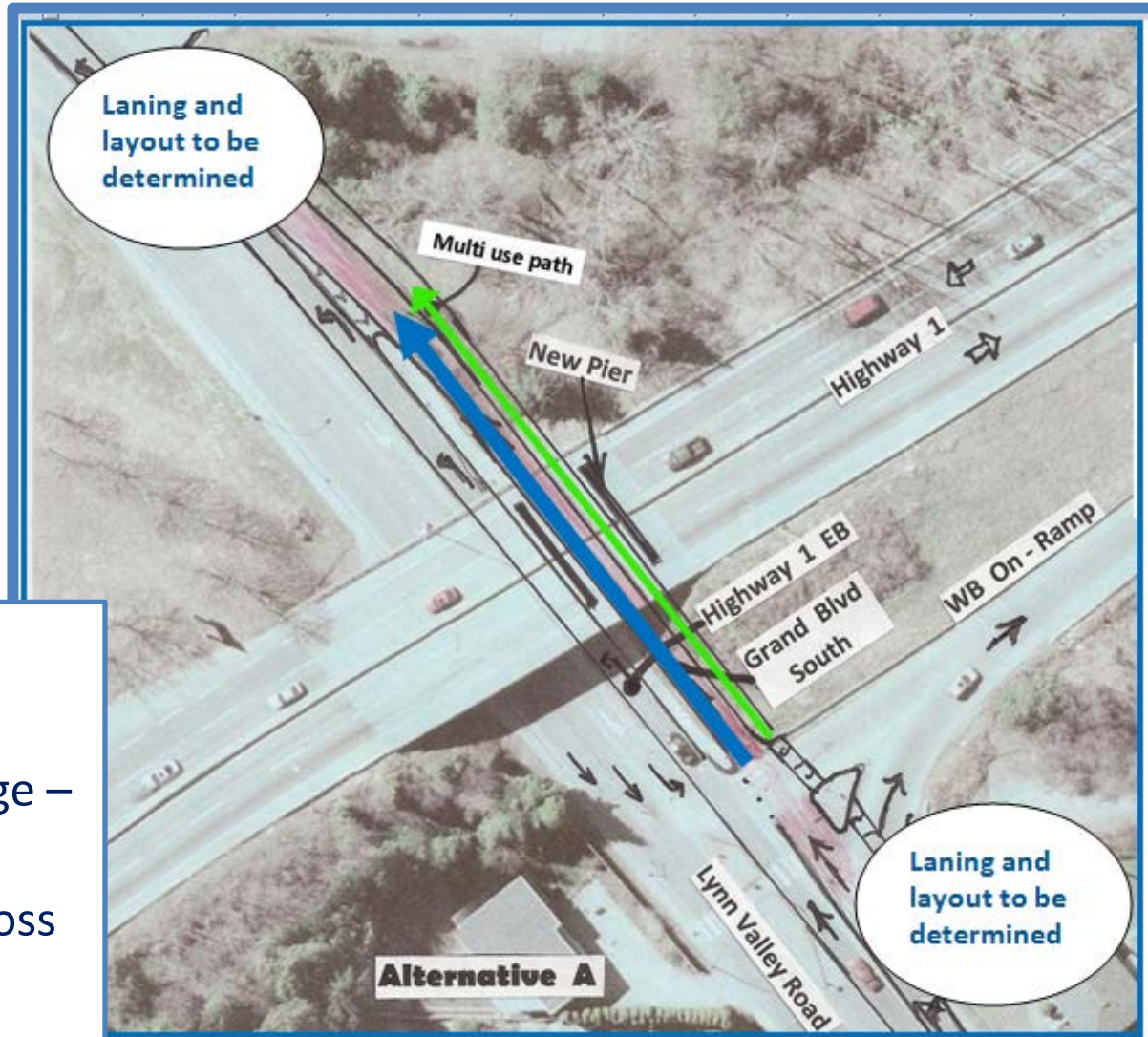
Improved linkage to Lynn Valley Interchange:

- ❖ New southbound lane
- ❖ New separated multi-use pathway for cyclists/peds
- ❖ Approved in principle by all levels of govt.
- ❖ Detailed design will commence after rezoning
- ❖ Project Community Amenity



Other transportation improvements

- ❖ Widening of Keith Rd Bridge – DNV
- ❖ Improved connections across Hwy #1 – MoT





Thank you