



LYNN VALLEY CENTRE

PUBLIC HEARING APRIL 15TH, 2014



THE TEAM



NAT BOSA



MARK SAGER



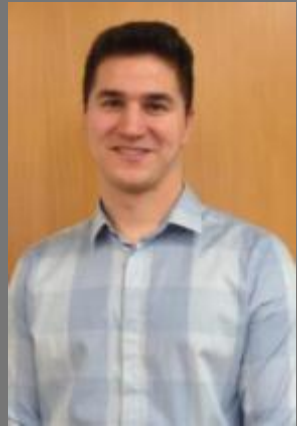
CHRIS DIKEAKOS



KAREN WIENS-SUZUKI



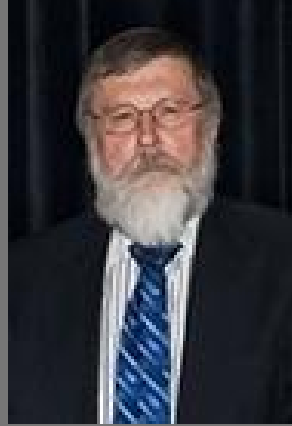
BRYAN HE



NATHAN BOSA



GERRY ECKFORD



JAN COKABA



BRIAN WALLACE

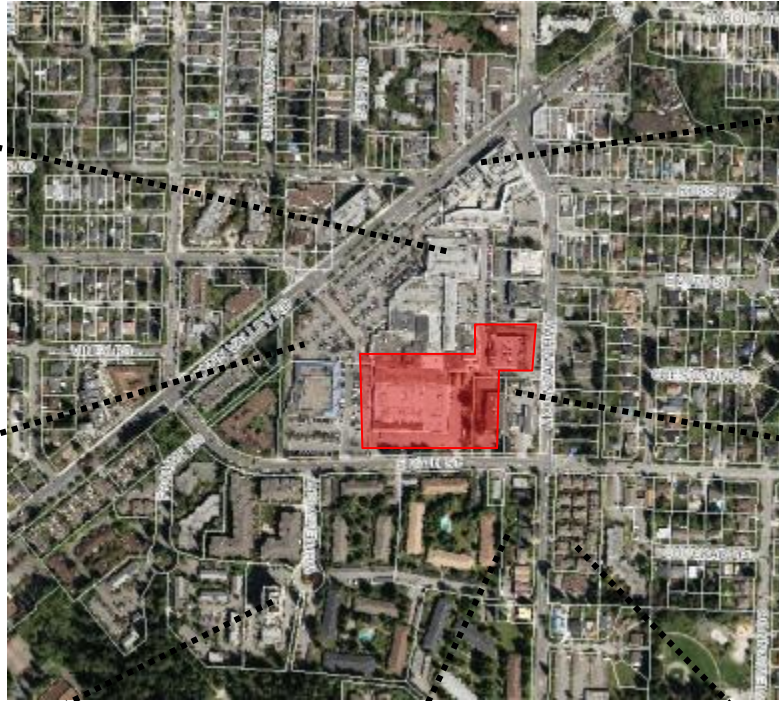


DONNA HOWES

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



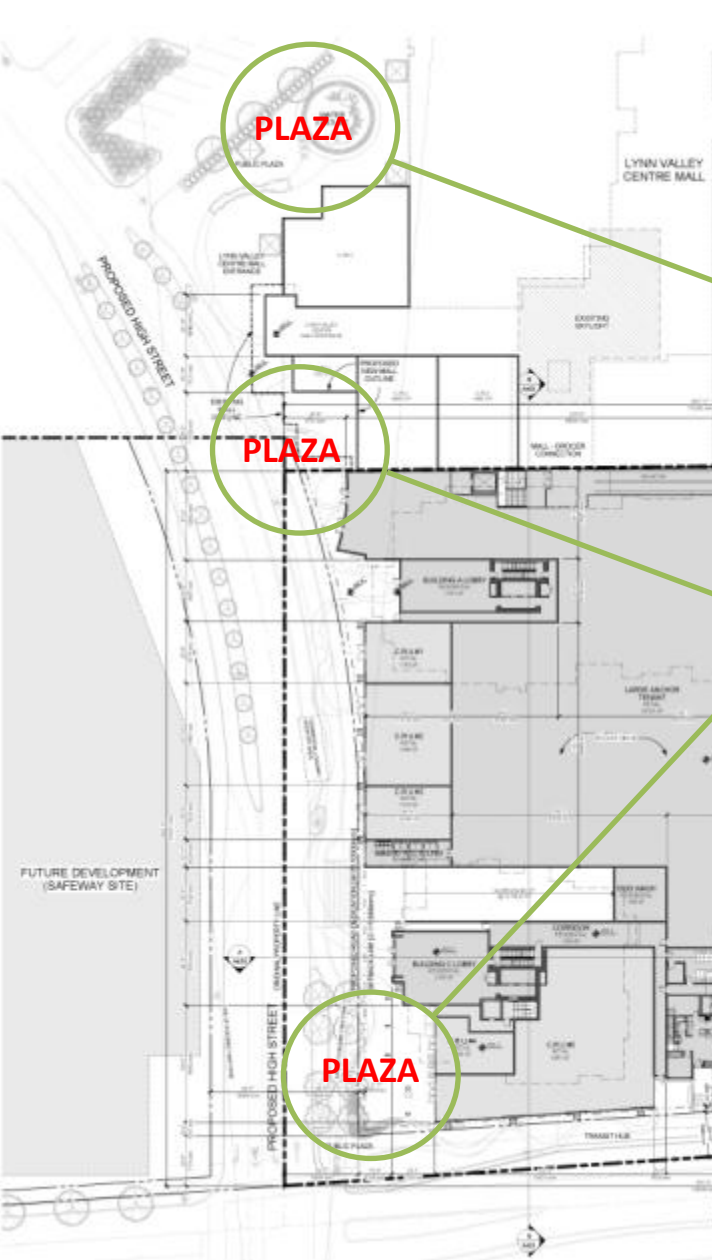
Dedicated Bike Lanes

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





URBENVISION

Public Plaza on High Street





~~CURRENT VISION~~

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

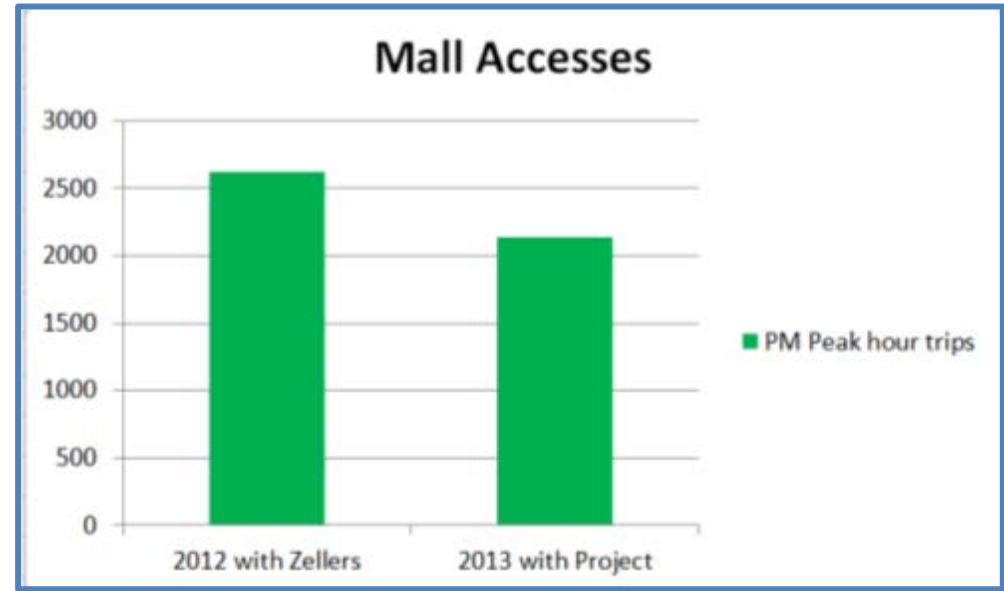
Improved internal road

- ❖ 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

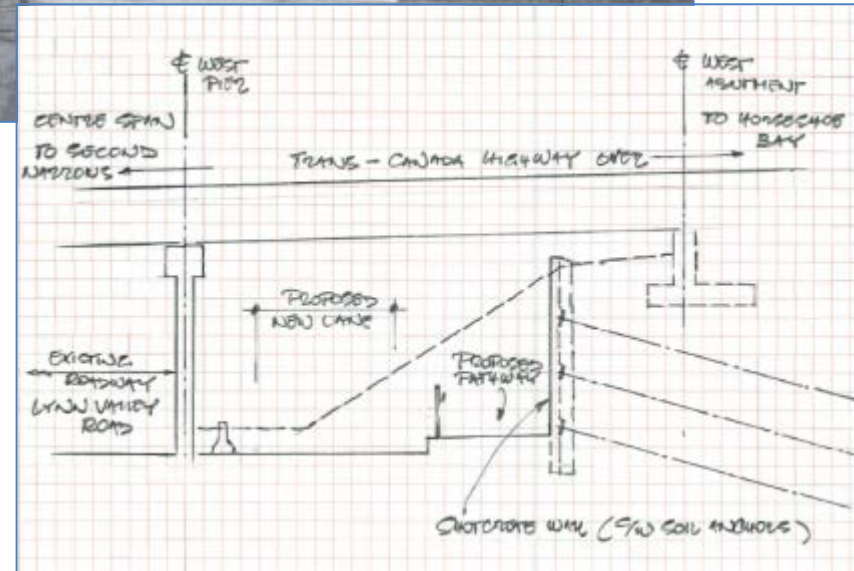


Project + other growth (Opening day) vs 2012:

- 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

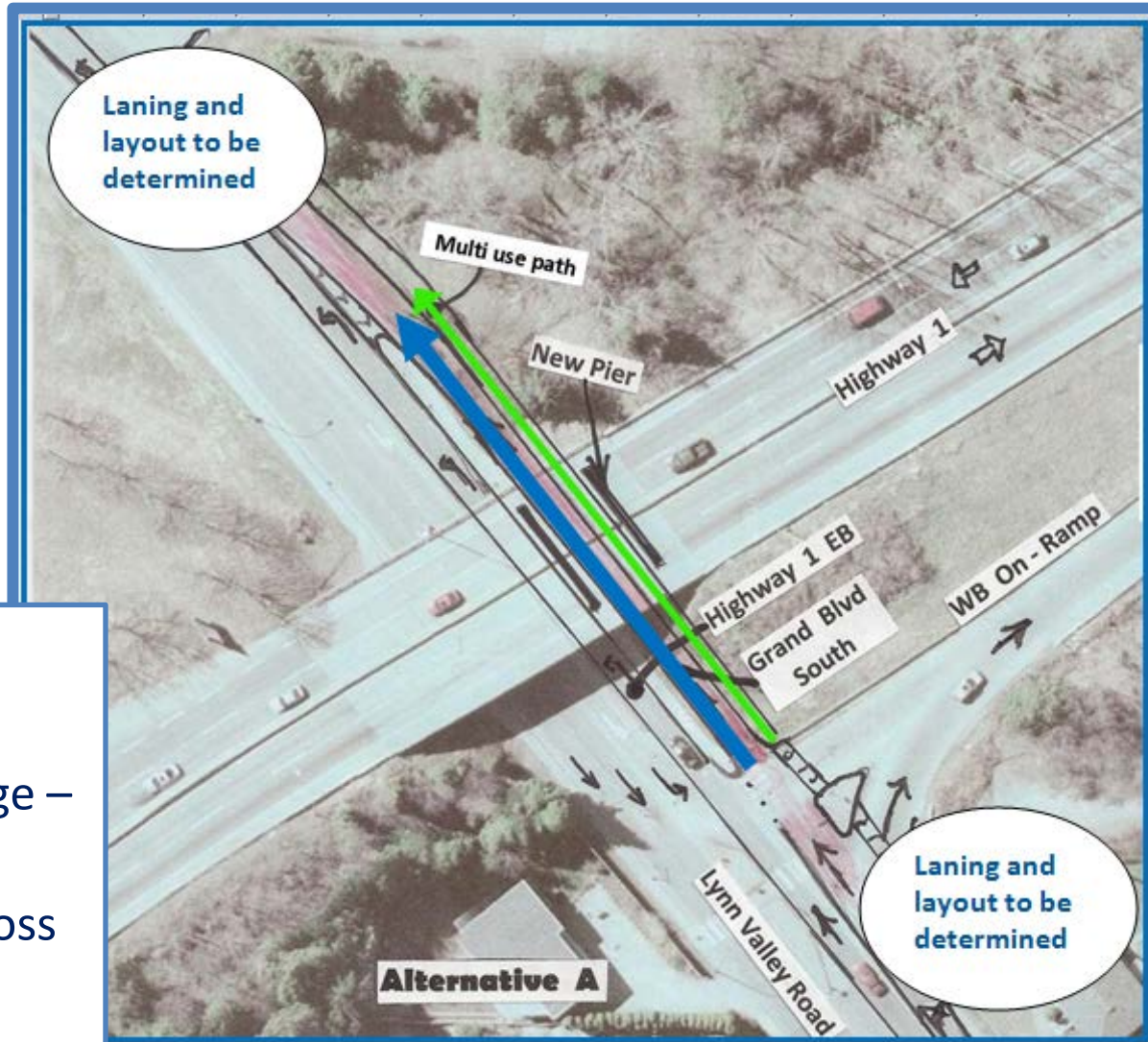
Improved linkage to Lynn Valley Interchange:

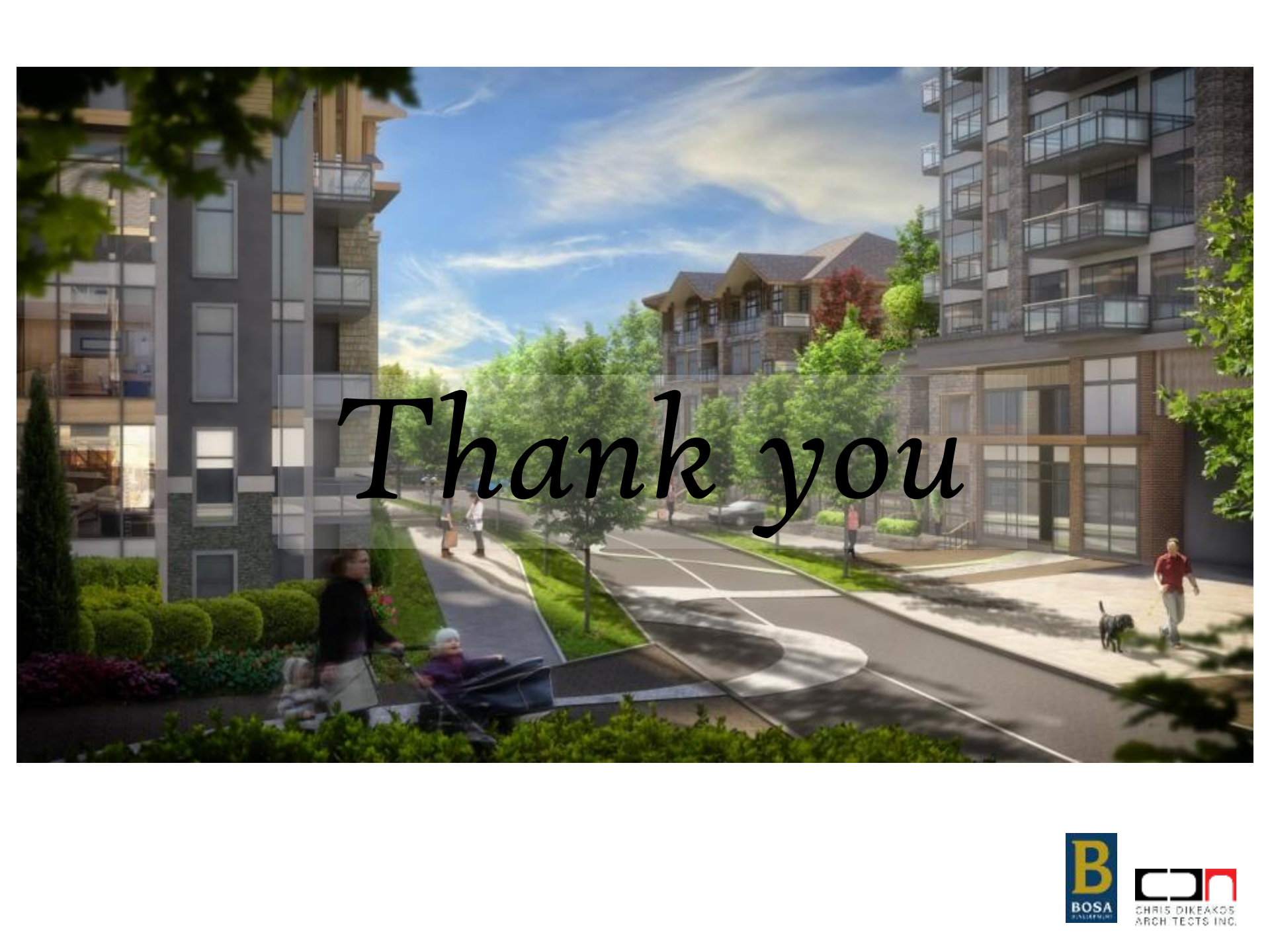
- ❖ New southbound lane
- ❖ New separated multi-use pathway for cyclists/peds
- ❖ Approved in principle by all levels of govt.
- ❖ Detailed design will commence after rezoning
- ❖ Project Community Amenity



Other transportation improvements

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





Thank you