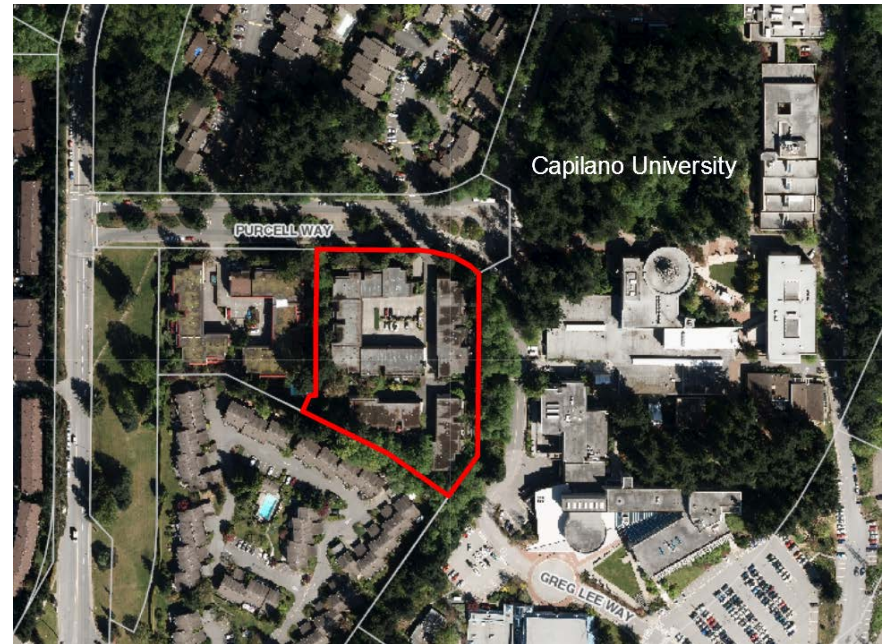
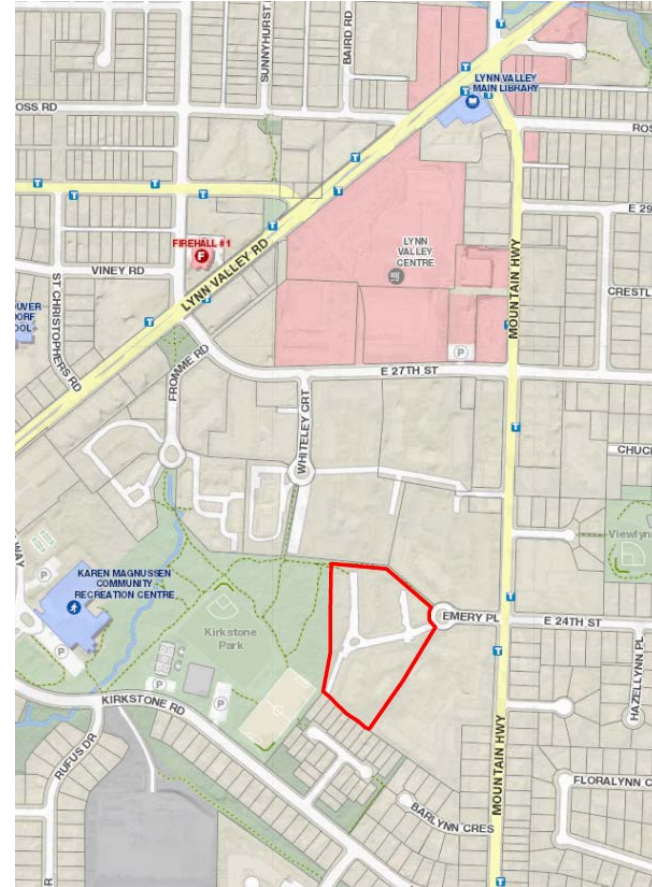


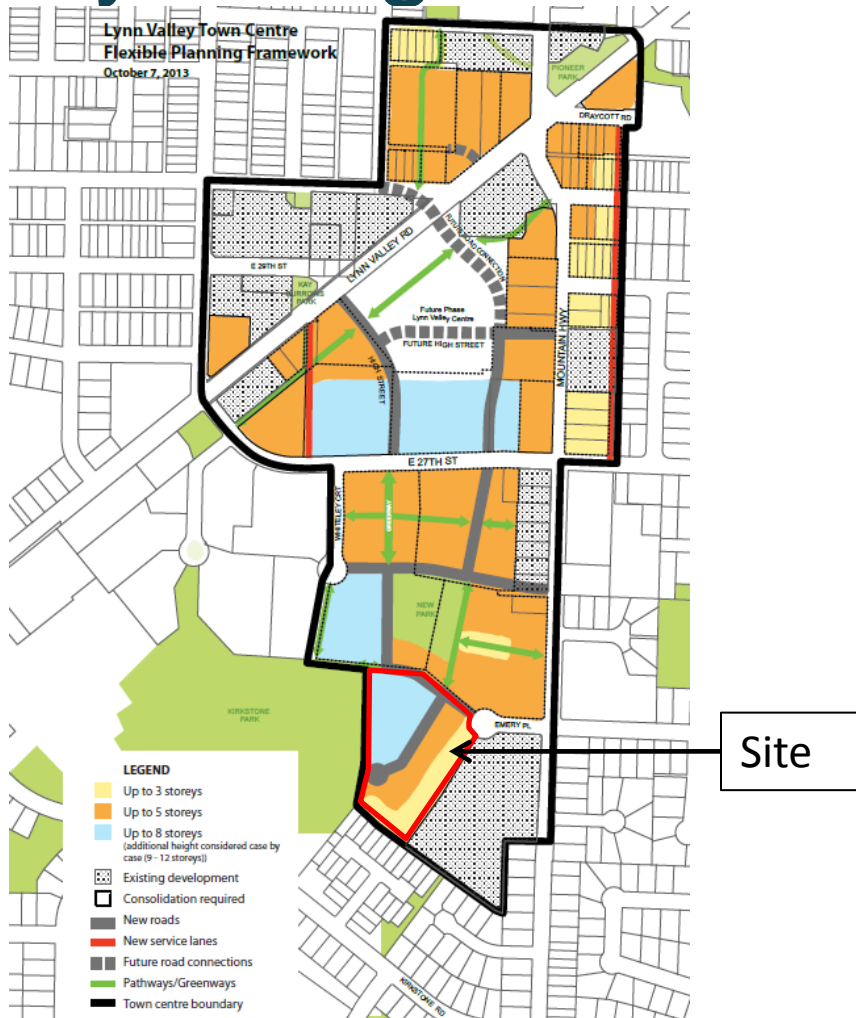
Preliminary Planning Applications: Emery Village and Lynnmour South



1200-1259 Emery Pl Emery Village



Emery Village Preliminary Application



OCP Designation

Residential Level 6: Medium Density Apartment (up to 2.5 FSR)

Proposed Density:

2.03 FSR

Existing Zoning: RM2

Multifamily

61 existing rental units

5.06 Acres

Constructed 1968

Emery Village – Preliminary Proposal

THE NEW EMERY VILLAGE CONCEPT

2 x twelve storey buildings

2 x five storey buildings

46 Townhouses

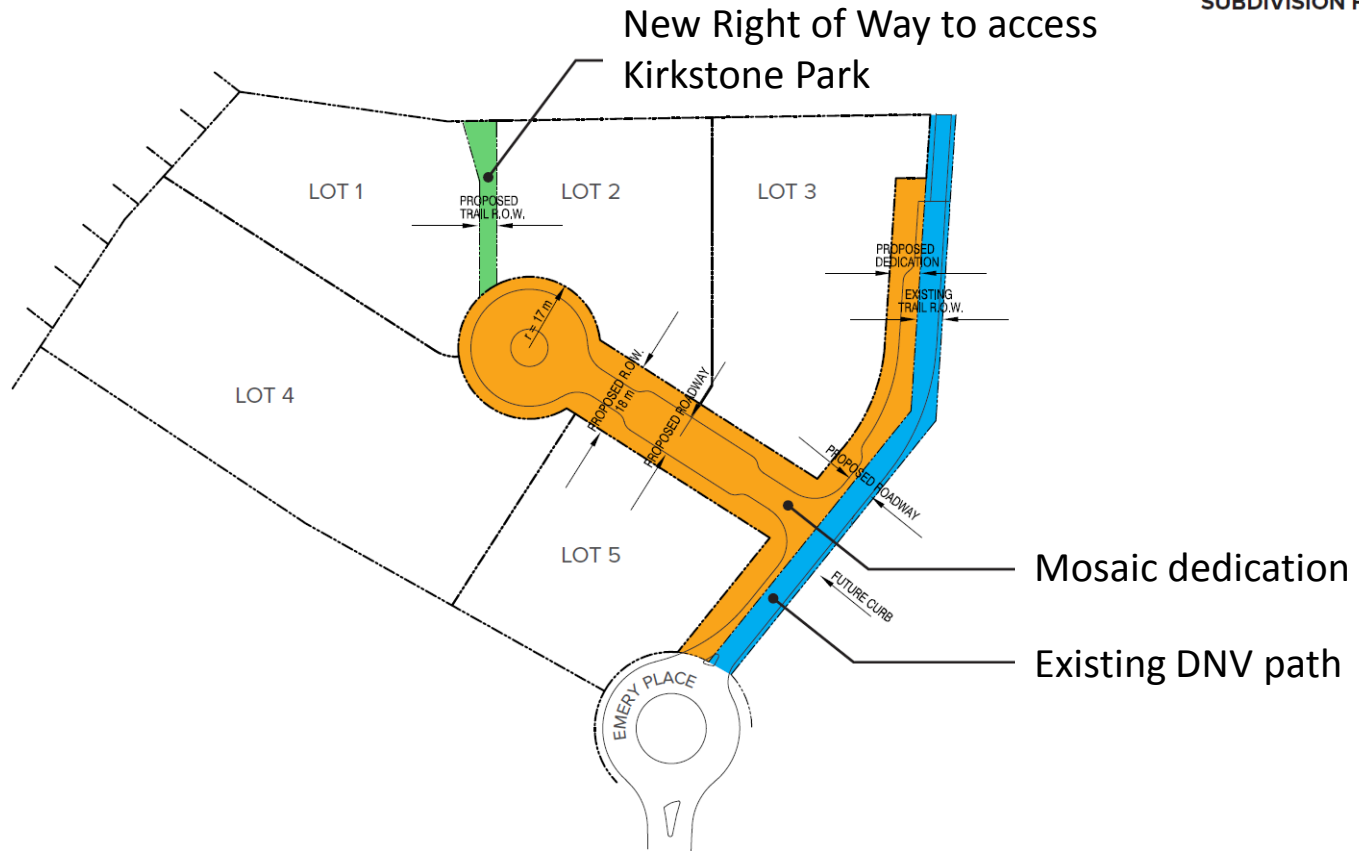
Total: 413 units

- 61 rental units (1:1 replacement)
- 12 affordable rental
- Tenant relocation package proposed



Emery Village Dedications and ROWs

SUBDIVISION PLAN



Additional Information Emery Village

- Within the Lynn Valley Town Centre
- Delivers public connections (road / path)
- Density compliant with OCP
- Height compliant with Flexible Planning Framework
- New market and affordable rental units

1923-1959 Purcell Way - Lynnmour South



Lynn timer South Preliminary Application

OCP Designation

Residential Level 5 (up to 1.75 FSR)

Proposed Density

1.75 market + 0.22 student housing

Existing Zoning

RL1 multifamily
90 Strata Units

2.5 acres

Constructed in 1973



Proposal

63 Townhouses

110 Apartments

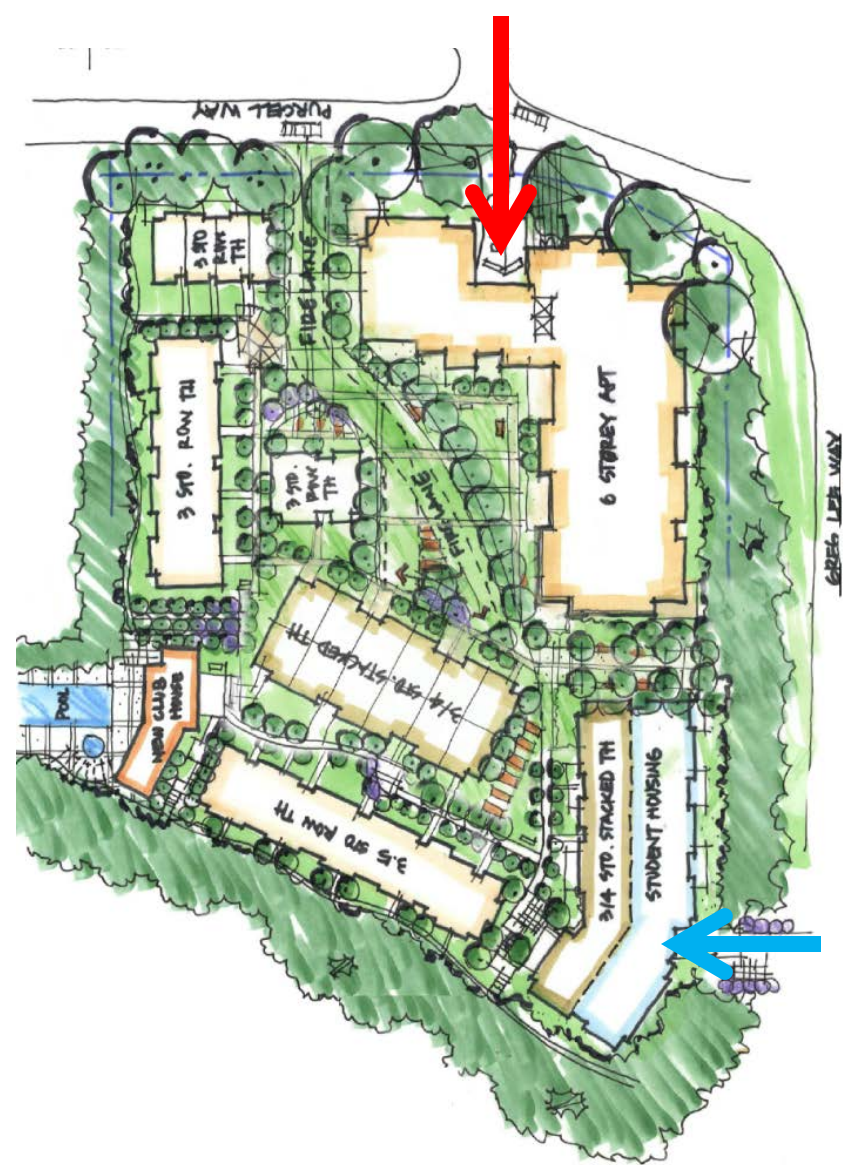
173 strata units = 1.75 FSR

Student Housing

(60 beds/ approx. 15 units)

= 1.97 FSR

Shared club house



Additional Information Lynnmour South

- Adjacent to Capilano University
- Building repairs estimated \$10 million
- Strata density within OCP
- Parking 1.8 / unit
- Opportunity for student housing
- Cap Univ. supports student housing