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

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

New Right of Way to access Kirkstone Park

Mosaic dedication
Existing DNV path
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
Lynnmour 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