

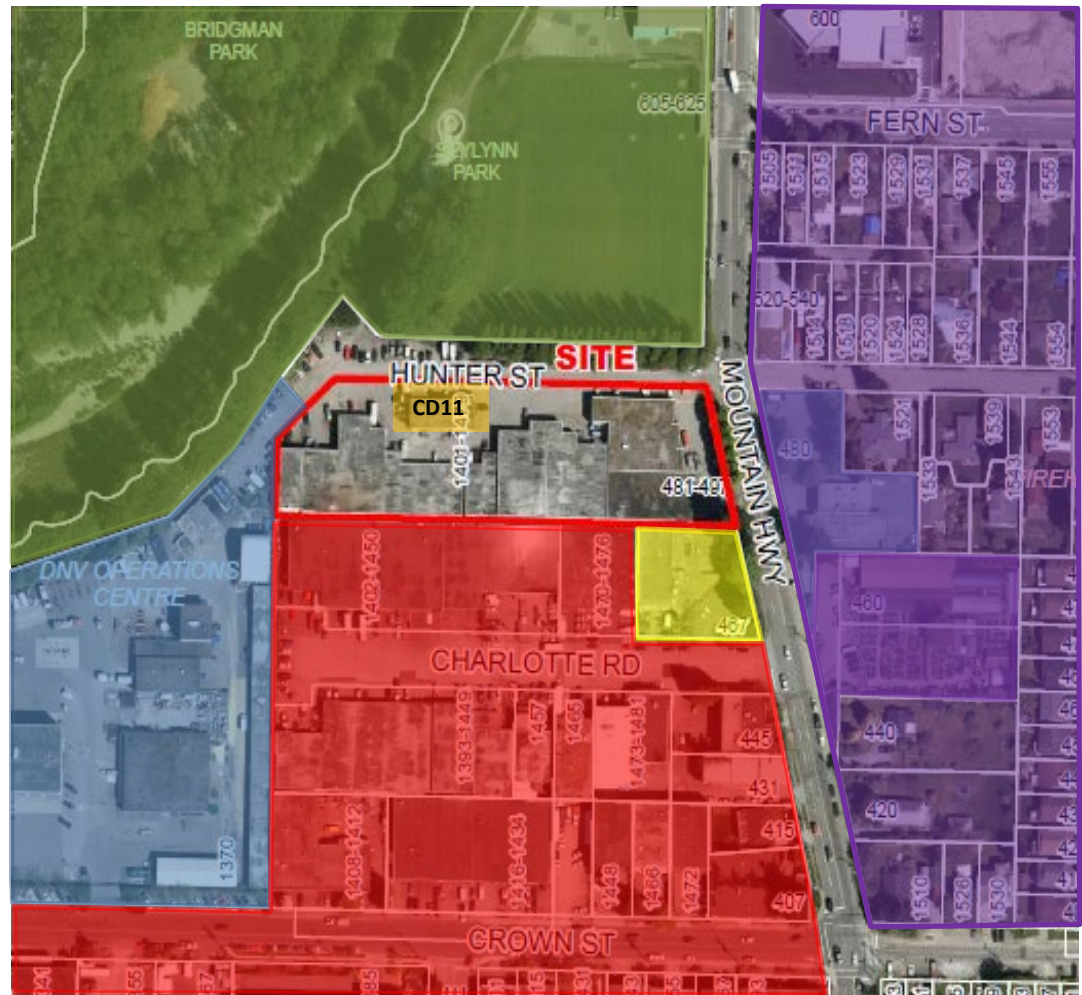
# 1401 Hunter St. & 481-497 Mtn. Hwy.

Public Hearing – November 14, 2017

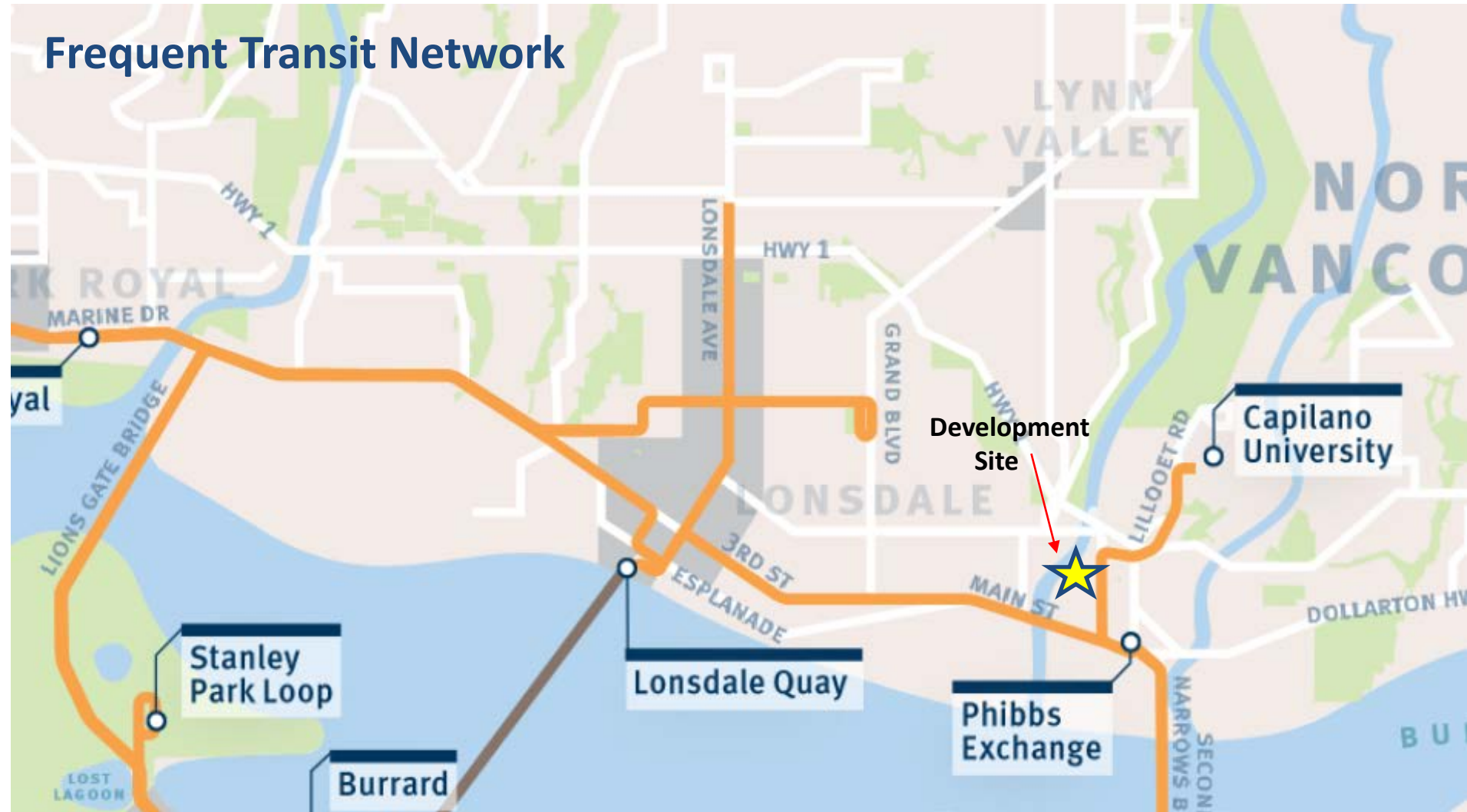


Bylaw 8215 and 8233 – Rezoning and Phased Development Agreement Bylaw

# Surrounding Uses



# Frequent Transit Network







# **MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES**

# Lynn Creek Community Centre

Location of Community Centre Identified



Image from Lower Lynn Town Centre Implementation Plan

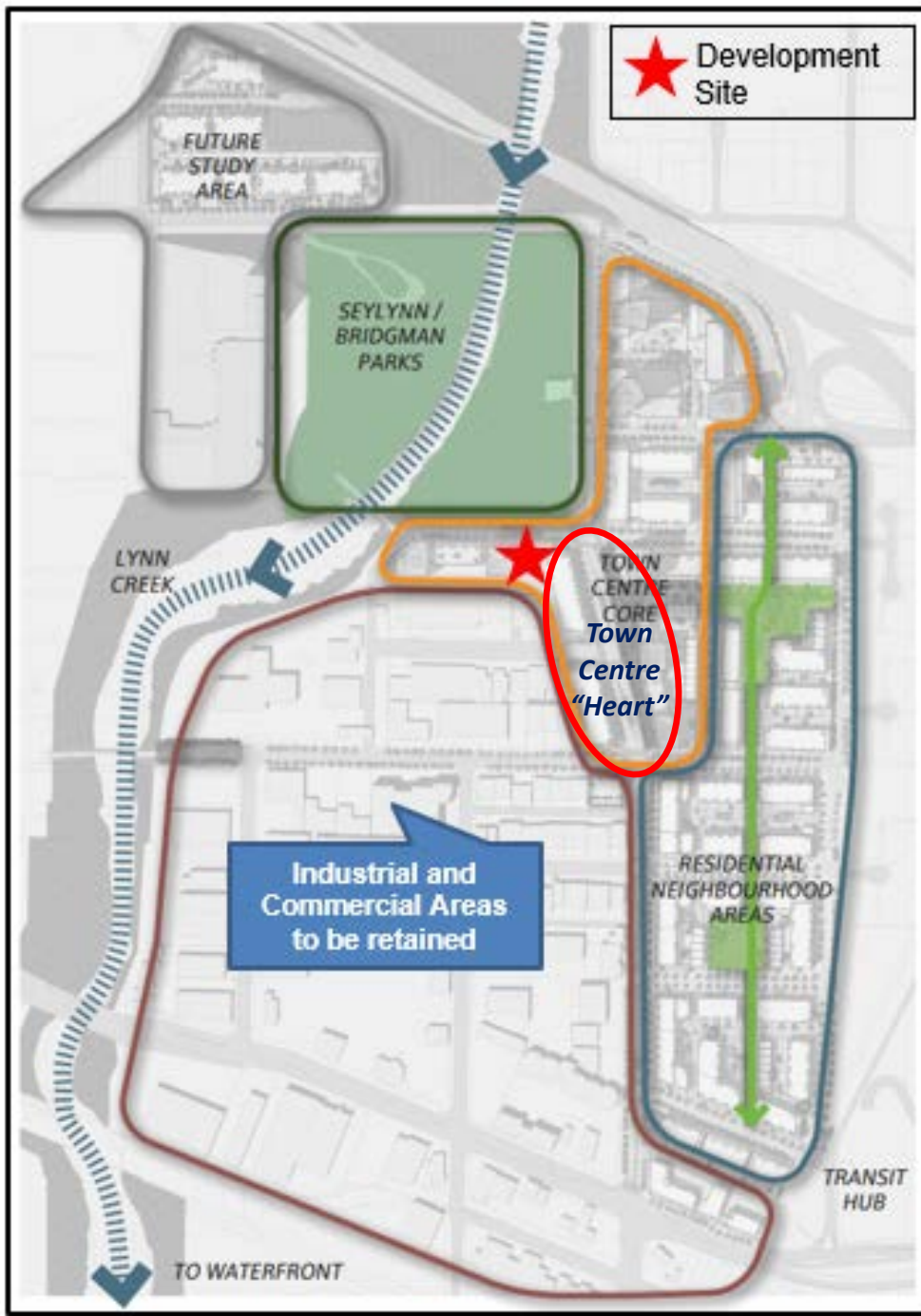


Image from Lower Lynn Town Centre Implementation Plan – Community Living Room



# Lynn Creek Public Realm Guidelines

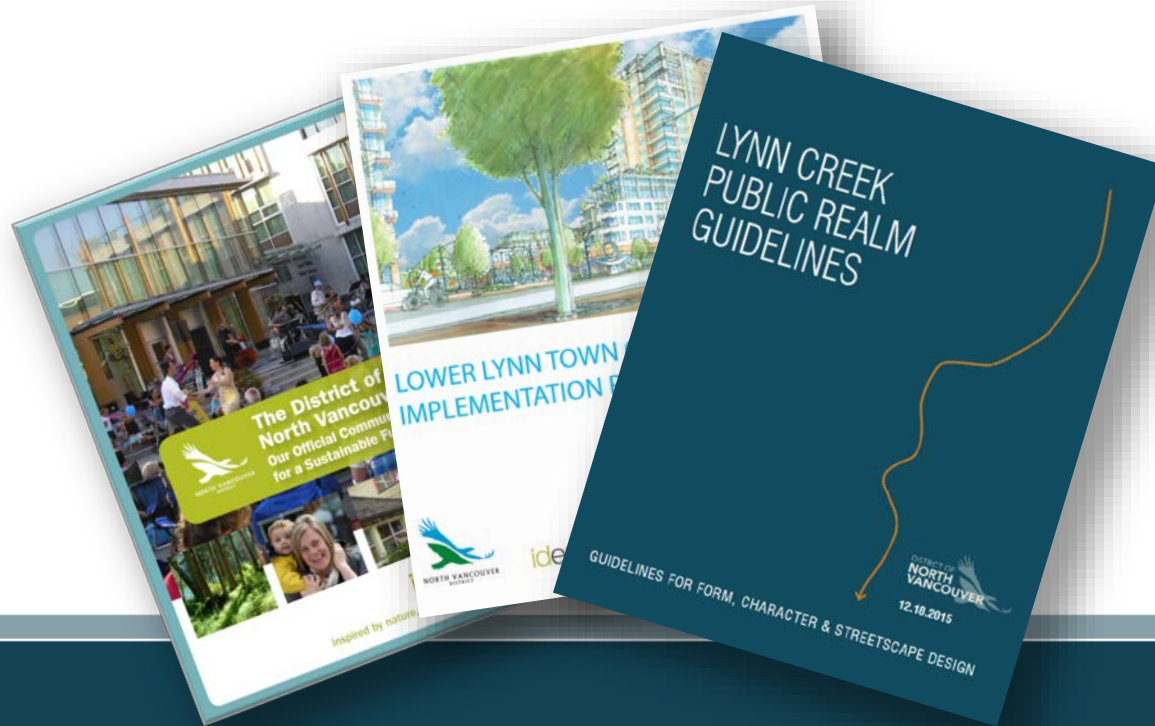
Key Character Areas Identified



# Plans, Policies and Guidelines

Project measured against:

- Official Community Plan;
- Lower Lynn Town Centre Implementation Plan; and
- Lynn Creek Public Realm Guidelines



# Development Permit Area Guidelines

### Project measured against Development Permit Guidelines for:

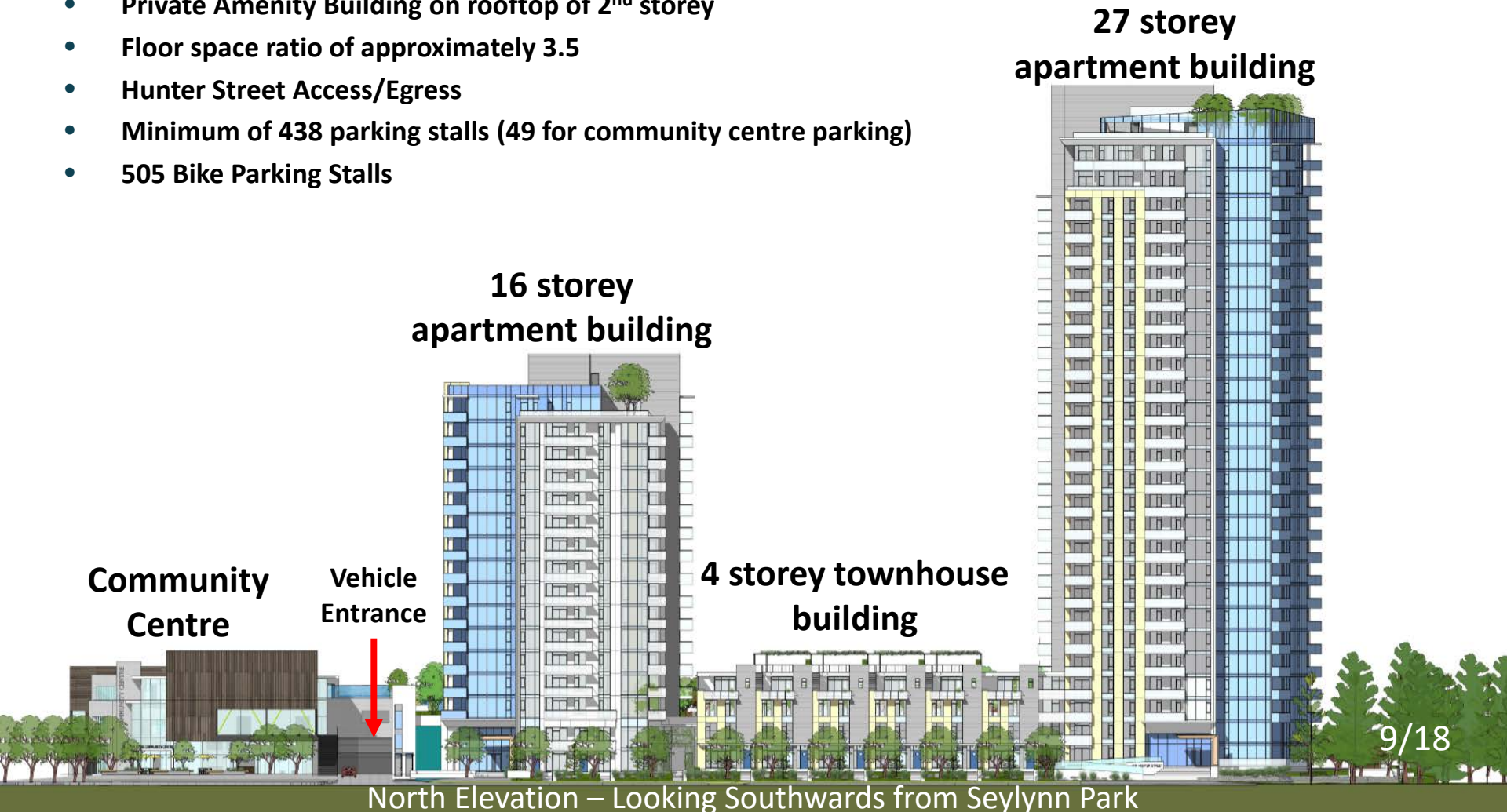
- Form and Character for Multi-Family Housing;
- Form and Character for Commercial and Mixed Use Buildings;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Creek Hazard.



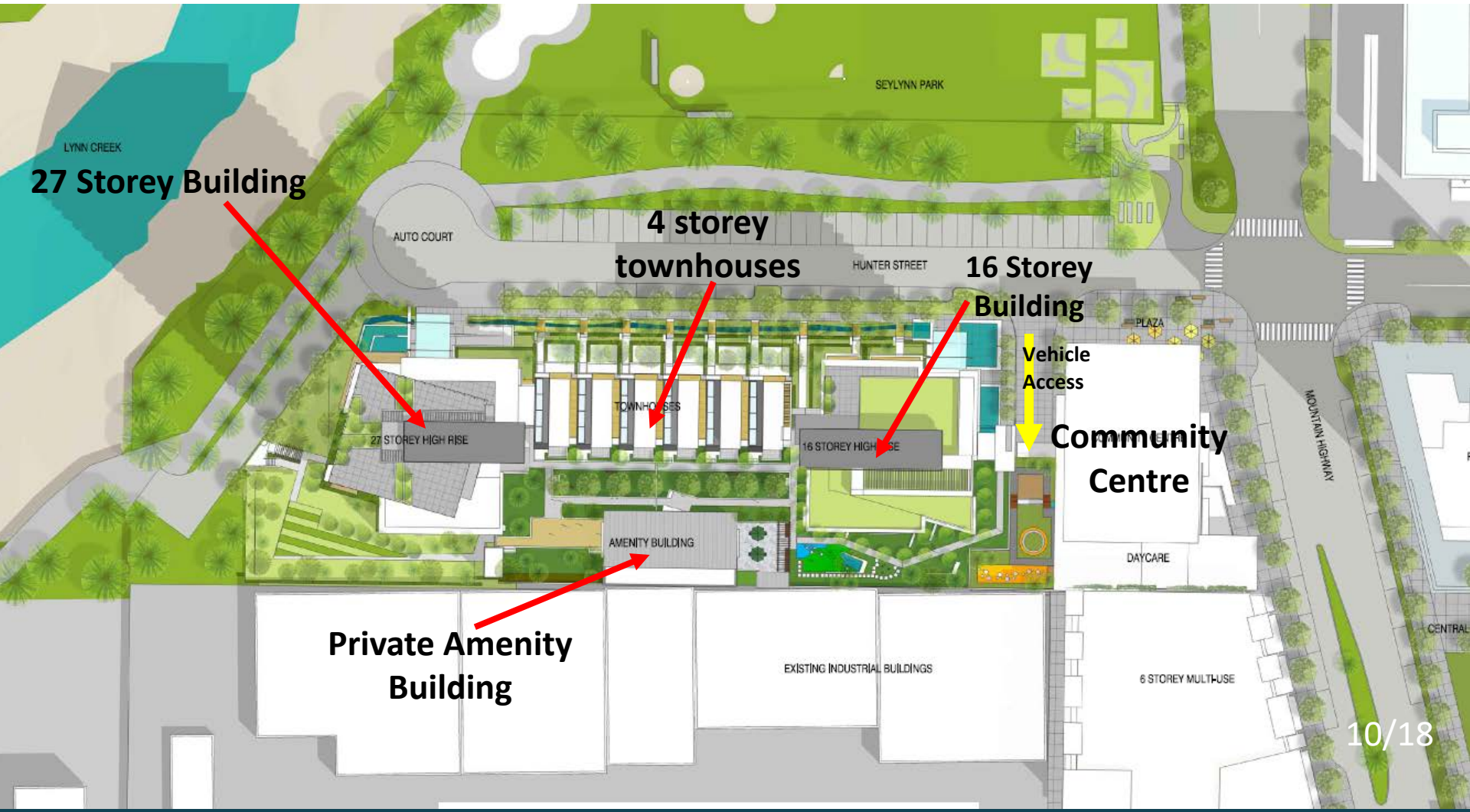


# Development Proposal and CD103 Details

- 1 public community centre
- 326 Residential Units
- 2 residential buildings (16 and 27 storeys)
- 4 storey townhouse building
- Private Amenity Building on rooftop of 2<sup>nd</sup> storey
- Floor space ratio of approximately 3.5
- Hunter Street Access/Egress
- Minimum of 438 parking stalls (49 for community centre parking)
- 505 Bike Parking Stalls



# Application Details



- Prominent corner location;
- Approximately 28,000 sq. ft.;
- Community Living Room in Foyer;
- Large Public Plaza;
- At least 3 multi-purpose rooms;
- 1 Gymnasium (approx. 6,600 sq. ft.);
- 1 Day Care (approx. 3,000 sq. ft. with 2,800 sq. ft. outdoor play area); and
- Modern Design Fitting of Town Centre.

# Community Centre





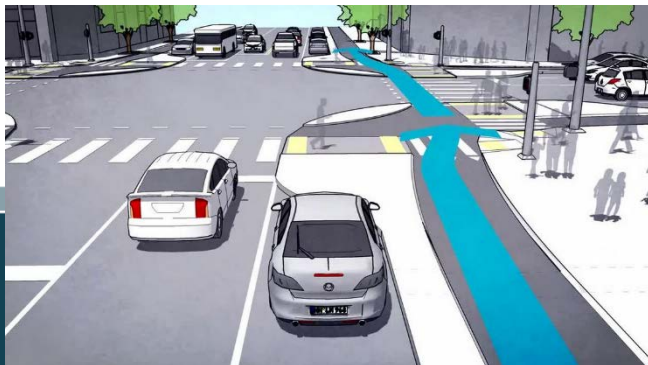
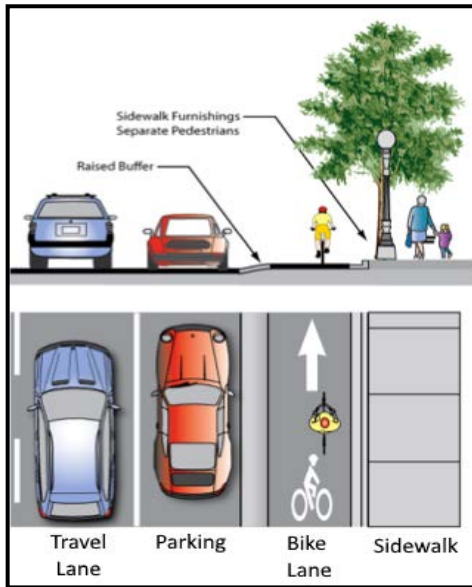
# Public Benefits & Amenities

- Phased Development Agreement - Community Centre Shell Building, Plaza and Underground Parking Constructed by Developer



# Public Benefits & Amenities

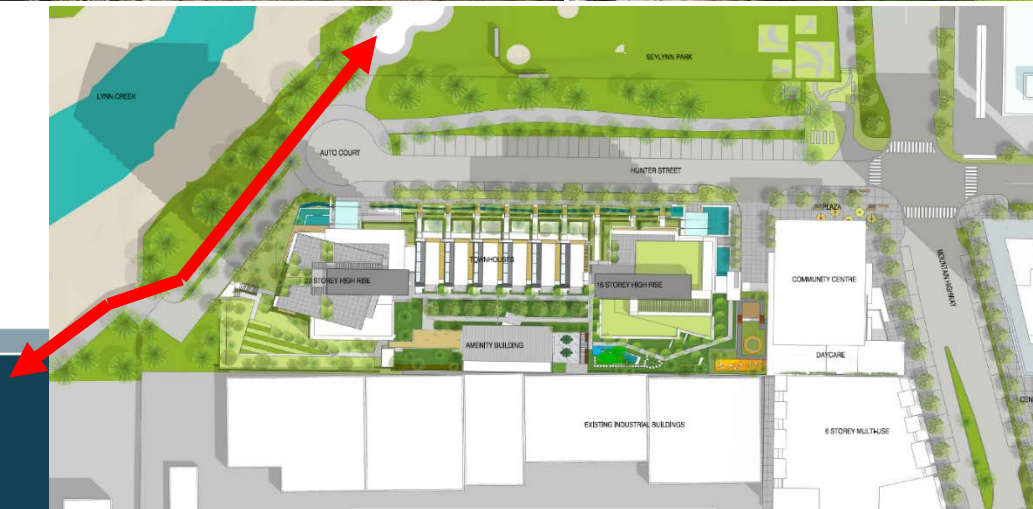
- Offsite Improvements: roads, sidewalks, bike lanes, new transit stop, on-street parking for Seylynn Park





# Public Benefits & Amenities

- Environmental Enhancement and Restoration of Lynn Creek Riparian Area
- Improved Multi-Use path adjacent to Lynn Creek





# Public Input

## Detailed Application

- Facilitated Public Information Meeting held October 6, 2016
- Approximately 35-40 members of the public attended

## Developer's Public Information Meeting

**Proposal:**  
**Multifamily Residential Development  
& DNV Community Centre**



**6PM - 8PM**  
**Thursday October 6th, 2016**  
**485 Mountain Highway**  
**North Vancouver, BC**



**Intergulf Development Group**  
**604-683-2406**



This meeting has been required by the  
District of North Vancouver as part of  
the regulatory process.

# Seylynn Park

Seylynn Park Concept Plan



# Project Compliance

## **Lynn Creek Implementation Plan and Public Realm Guidelines**

Project complies with redevelopment provisions of the Implementation Plan and Public Realm Guidelines

Project facilitates provision of Community Centre as envisioned within the Implementation Plan

## **Form and Character Guidelines**

Project complies with form and character guidelines within the OCP

## **Strata Rental Protection Policy**

Housing Agreement Bylaw to ensure that strata units are available for rental

## **Accessible Design Policy**

All units to have basic accessible design elements and 22 units (6% of units) with enhanced elements

## **Construction Management Best Practices**

Construction Management to minimize disruptions to Mtn. Hwy. and ensure trades parking does not adversely affect neighbours

## **Green Building Policy**

Application meets the green building policy and will attain a gold standard for sustainable building practices

## **OCP Housing Policies**

Development provides housing alternatives for families and downsizers and fulfills objectives within the OCP to concentrate development in town centers



# Thank you



**Bylaw 8215 and 8233 – Rezoning and Phased Development Agreement Bylaw**