

1149 – 1155 Lynn Valley Road

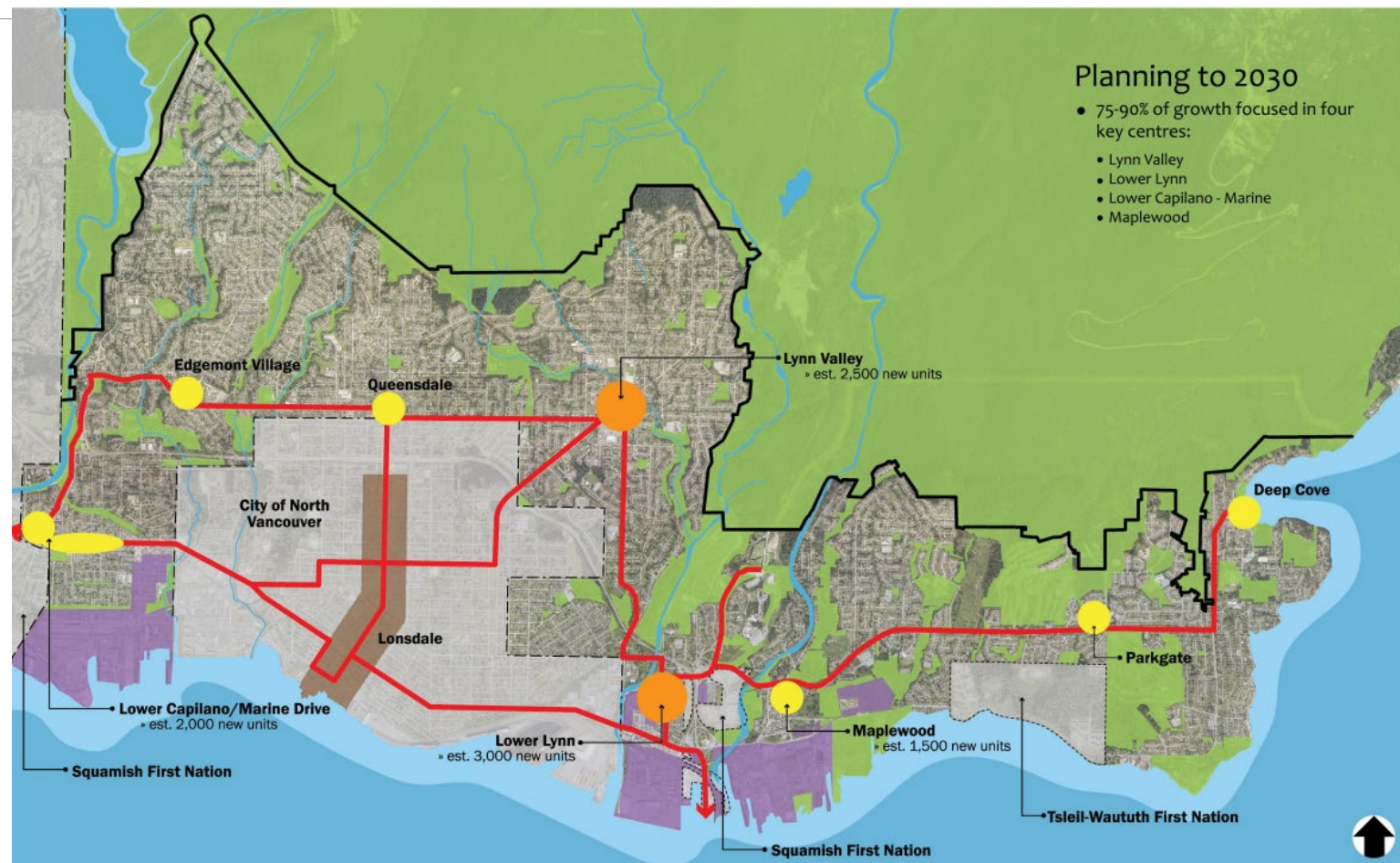
a multi-family **rental** housing proposal by:

REDBRICK
PROPERTIES



Lynn Valley Town Centre

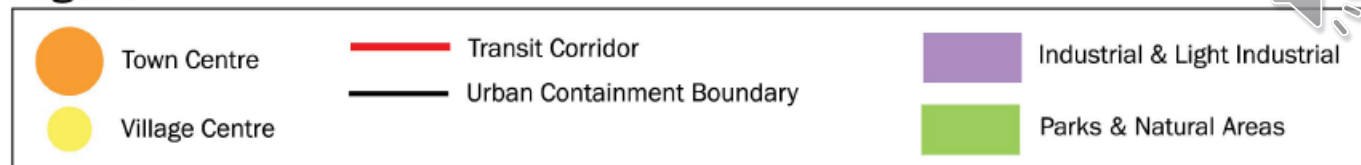
- The Official Community Plan (OCP) has created two major Town Centres and multiple Village Centres.
- The project site is located at the gateway to the Lynn Valley Town Centre.
- The Town Centres contain the broadest range of services and land uses in the District. As the highest category of centre, they are anticipated to receive significant growth over the time frame of the current OCP.
- The Town Centres are major nodes on the transit network and can be accessed by several bus routes.
- The District's objective for the Town Centres is to create vibrant and complete communities that provide diverse housing, employment and recreational opportunities.



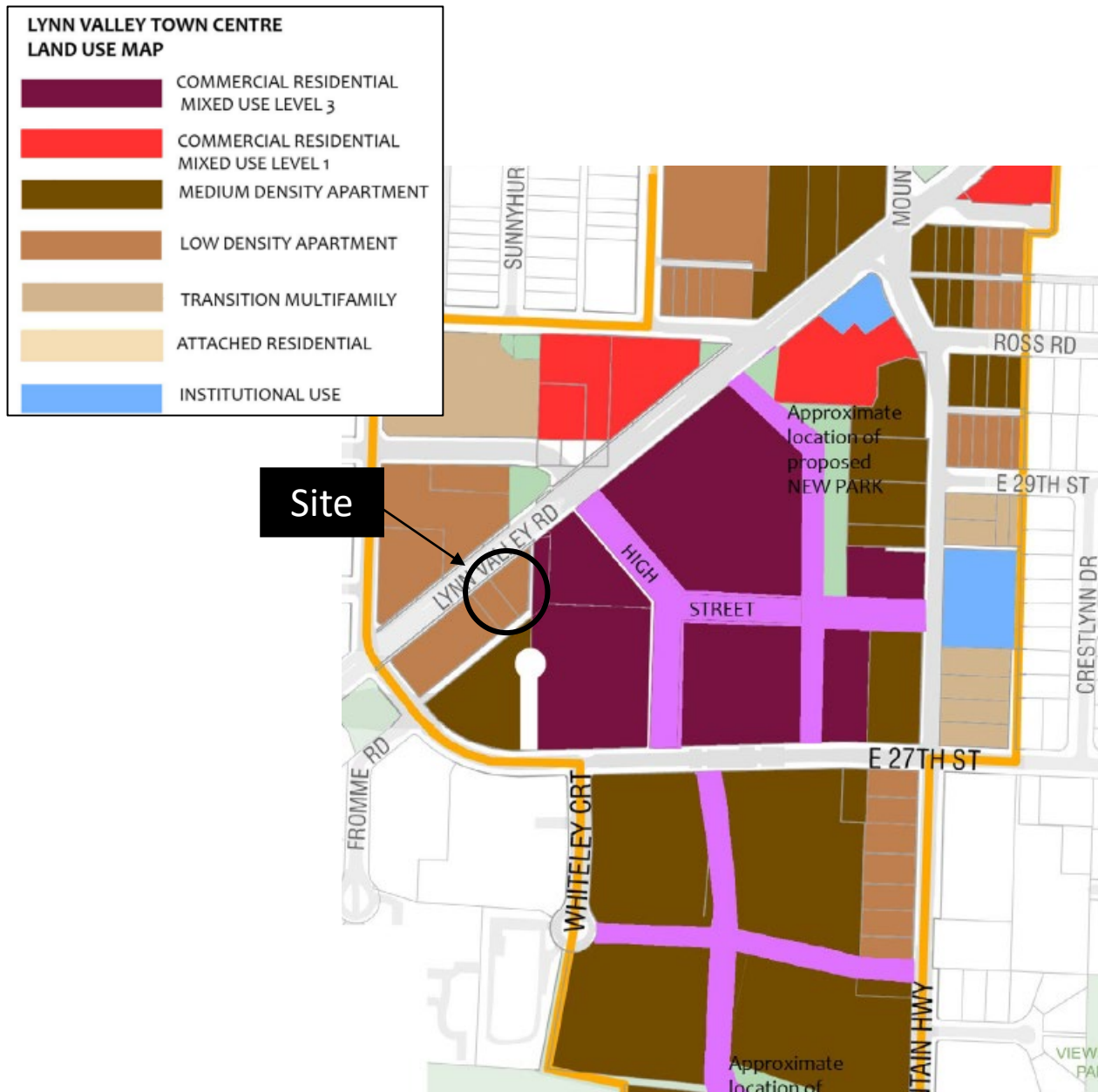
Map 1 Network of Centres Concept Map

Note: This map is conceptual in nature only

Legend



Site Context



Lynn Valley Road between Fromme Road and 29th Street East

Lynn Valley Town Centre

Official Community Plan (OCP) land use designation: Residential Level 5: Low Density Apartment (FSR 1.75)

Lynn Valley Town Centre Flexible Planning Framework (2013): five floors of multi-family housing

Lynn Valley Centre Shopping Mall, Safeway Lynn Valley, and the Black Bear Neighbourhood Pub to the east

Multi-level mixed use residential land use policy at Black Bear pub site

The North Vancouver Fire Hall is immediately north and a four storey condominium development neighbours to the west

Frequent Transit Network (99 B-Line) within 110 m of stop 227

Development Context

Development Context Map
09/18/2023

LYNN VALLEY

LEGEND

-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



- The proposed development is well suited to the context of the expected development in the Lynn Valley Town Centre.
- Immediately south east of the subject site at 1170 East 27th Avenue, an applicant is proposing four residential buildings ranging in height from 9 to 12 storeys. The proposal includes 479 residential units, a supermarket (43,604 sq ft), commercial space (1,840 sq ft), civic space (13,400 sq ft), and parking for 661 vehicles.
- Other nearby developments include a 6 storey building with 106 units for seniors at 2555 Whiteley Court as well as various phases of Emery Village which contain rental apartments, condominiums and townhouses.
- The Black Bear Neighbourhood Pub to the immediate east has a land use designation for a multi-level mixed use residential and retail building.

Current Use

- The site consists of two lots both of which are designated RS3: Single Family Residential Zone.
- The home at 1149 Lynn Valley Road dates to 1968 and the one at 1155 Lynn Valley Road was built in 1950.
- The homes on site are in very poor condition and have not been properly maintained for many years.
- Both sites are designated for increased density under the land use plan for Lynn Valley Town Centre. The Official Community Plan contemplates multi-family residential housing at this location.
- The current use is sub optimal given the necessity of additional housing in the region and **the high demand for market rental housing**, in particular.

1149 Lynn Valley Road



1155 Lynn Valley Road



Project Proposal

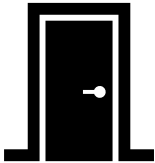


The project proposes to rezone and redevelop the site from RS3: Single Family Residential to a CD: Comprehensive Development zone to accommodate a multi-family residential **rental building** containing 66 apartments on six levels with 58 parking stalls, one loading bay, and 112 bicycle parking stalls.



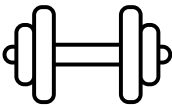
A 2.1m wide section of the entire Lynn Valley Road side of the property will be dedicated to the District for a bike lane and incorporated into the municipal bike network.

The project provides space for a greenway to the south allowing for a pedestrian-bike pathway.



The proposal contains 55 one bedroom apartments ranging in size from 485 sq. ft. to 584 sq ft and 11 two bedroom apartments ranging in size from 841 sq ft. to 882 sq ft.

All units will comply with basic accessible design elements and 5 units with enhanced accessible design elements



The amenity space includes:

- (1) a small fitness room at the north west portion of the property; and,
- (2) an extensive outdoor amenity gathering space of close to 1,600 sq ft at the south side of the property.



Project Statistics

Total Units	66 rental apartments
One bedroom apartments	55 (485 to 582 sq ft)
Two bedroom apartments	11 (841 to 882 sq ft)
Resident parking stalls	54
Visitor stalls	4
Loading bay	1
Bicycle, class 1 stalls	105
Bicycle, class 2 stalls	7
Parking levels	2.5
Building levels	6

Site Size	16,837 sq ft
Proposed Density	2.91 FSR
Building size	49,092 sq ft
Current Zoning	RS3: Single Family Residential
Proposed Zoning	CD: Comprehensive Development
Official Community Plan	Residential Level 5: Low Density Apartment (FSR 1.75)
Flexible Framework	5 stories



Artistic Renderings



1140 - 1158
19th AVENUE N.W.



North West Elevation



Parkette at North East Corner



Artistic Renderings

Artistic Renderings

REDBRICK
PROPERTIES



North East Elevation

Artistic Renderings

REDBRICK
PROPERTIES



South East Corner at Greenway

Project Features and Community Benefits



66 units of new incremental **secured rental housing stock** replacing 2 single family homes at the end of their useful life. **No tenant displacement.**



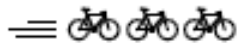
District of North Vancouver basic and enhanced accessible units



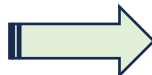
Step Code 3 low carbon building systems, electrified parking stalls, electrified bike stalls, low flow water fixtures, enhanced storm water management, and other sustainable features



99 bicycle parking stalls, 6 family bicycle parking stalls, and 7 visitor parking stalls



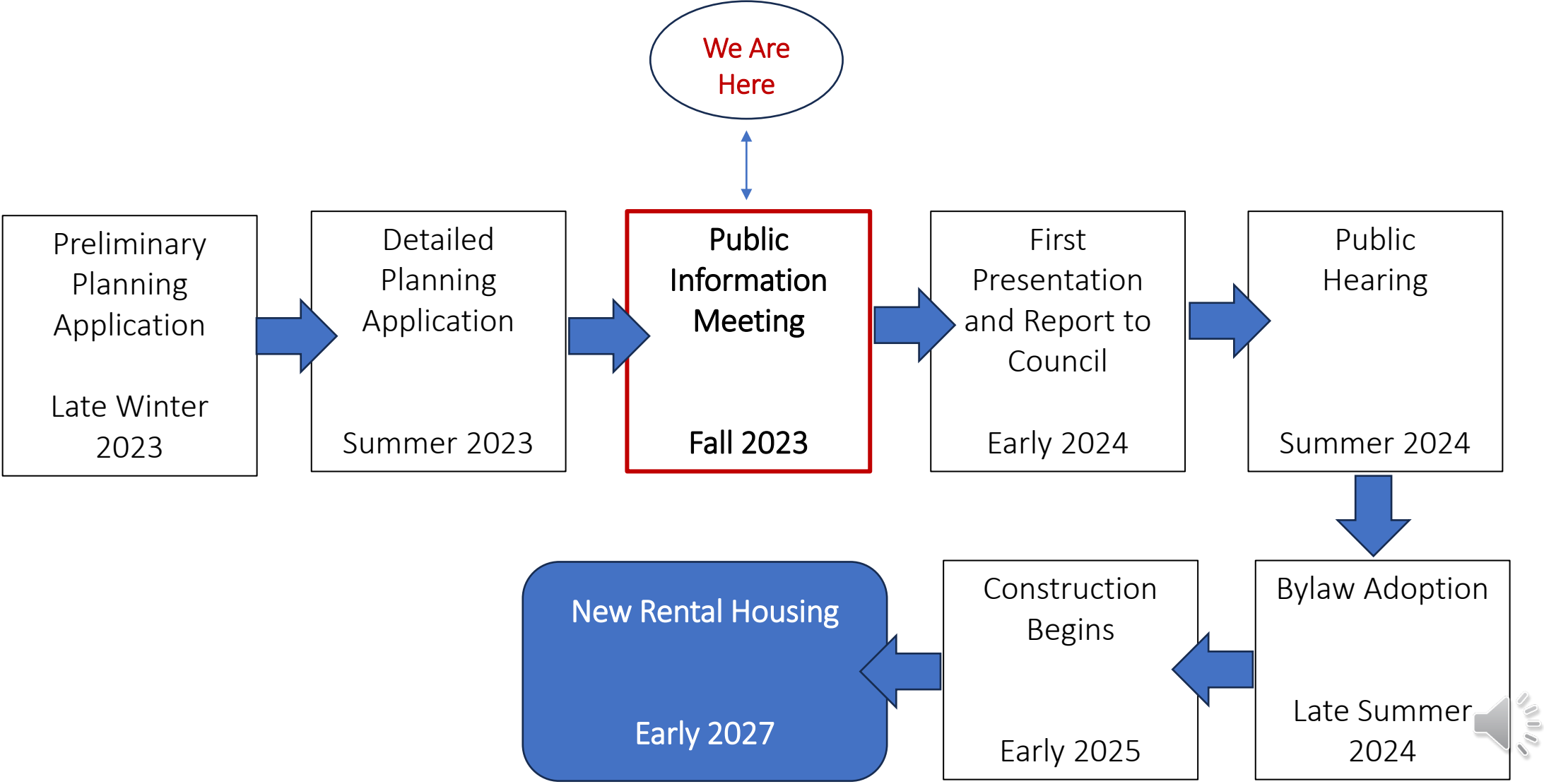
Road dedication for a bike lane on Lynn Valley Road integrated with the municipal bike network



Greenway bike and pedestrian path to the south



Timeline





More Information

- **For more information please contact:**

- Abdul Jiwan
- President
- Redbrick Properties Inc.
- abdulj@redbrickproperties.ca
- 604 522 5210

- or

- Franki McAdam
- Development Planner
- District of North Vancouver
- mcadamf@dnv.org
- 604 990 2411 x7124

