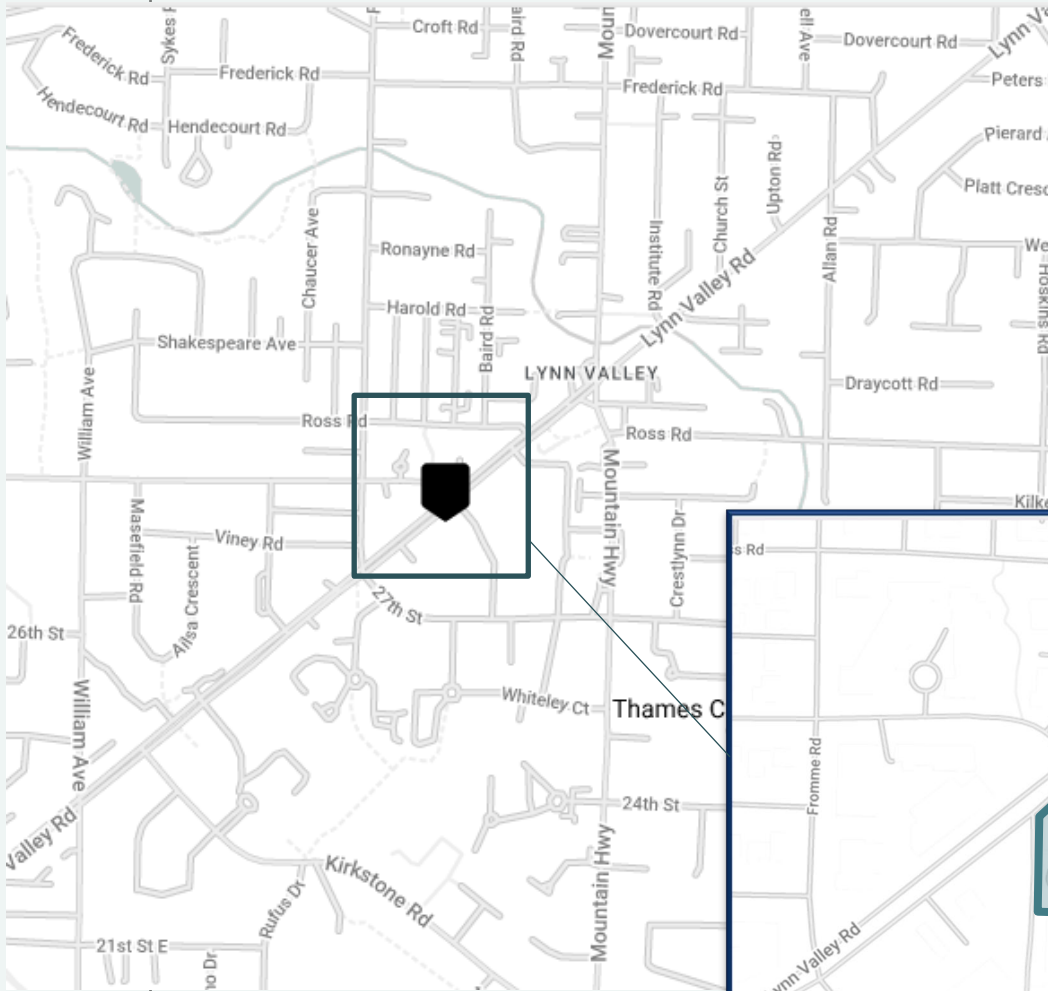




# 1177 LYNN VALLEY ROAD

Virtual Early Input Meeting





# PROJECT LOCATION

Located in the neighbourhood of Lynn Valley Town Centre, this site is bordered to the north by Lynn Valley Road, and to the east by Valley Centre Avenue; adjacent to the Safeway Grocery Store and the Lynn Valley Centre Mall. As the project is situated at the intersection of Lynn Valley Road and Valley Centre Avenue, it will serve as a gateway to the Town Centre.

This site is currently occupied by the Black Bear Pub, and surface parking.



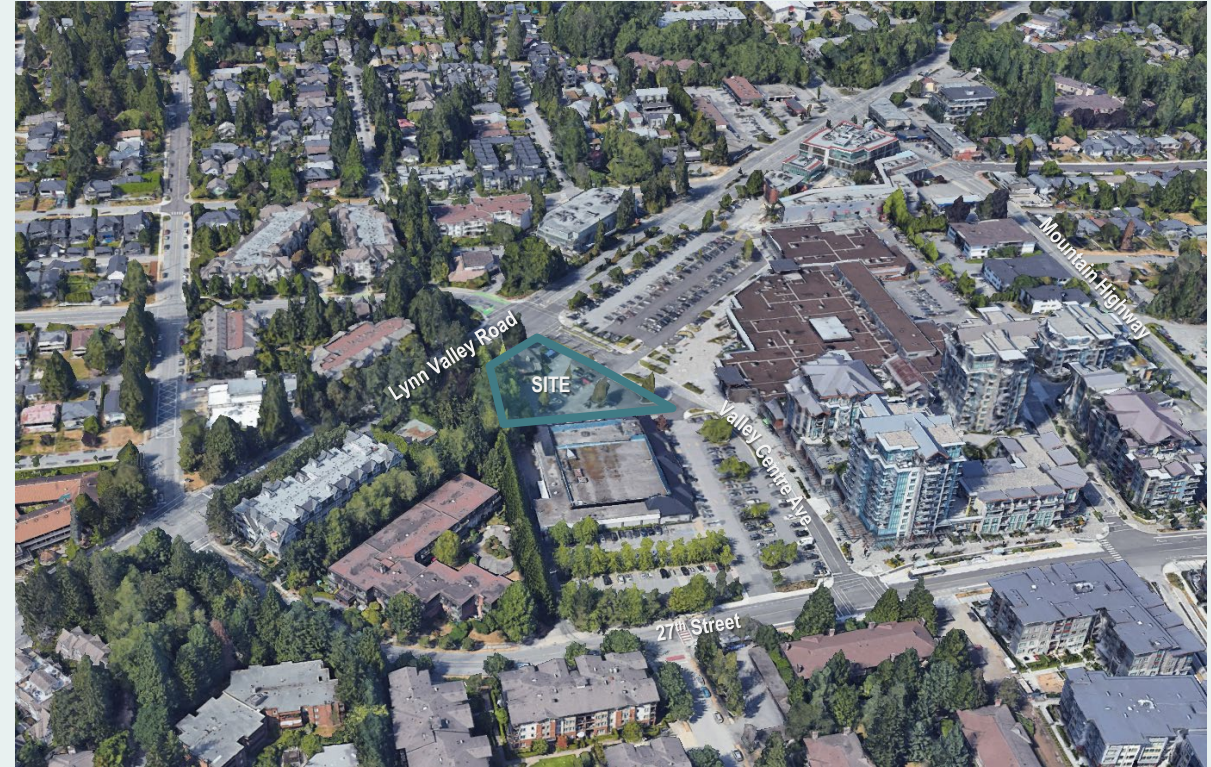
PROJECT LOCATION



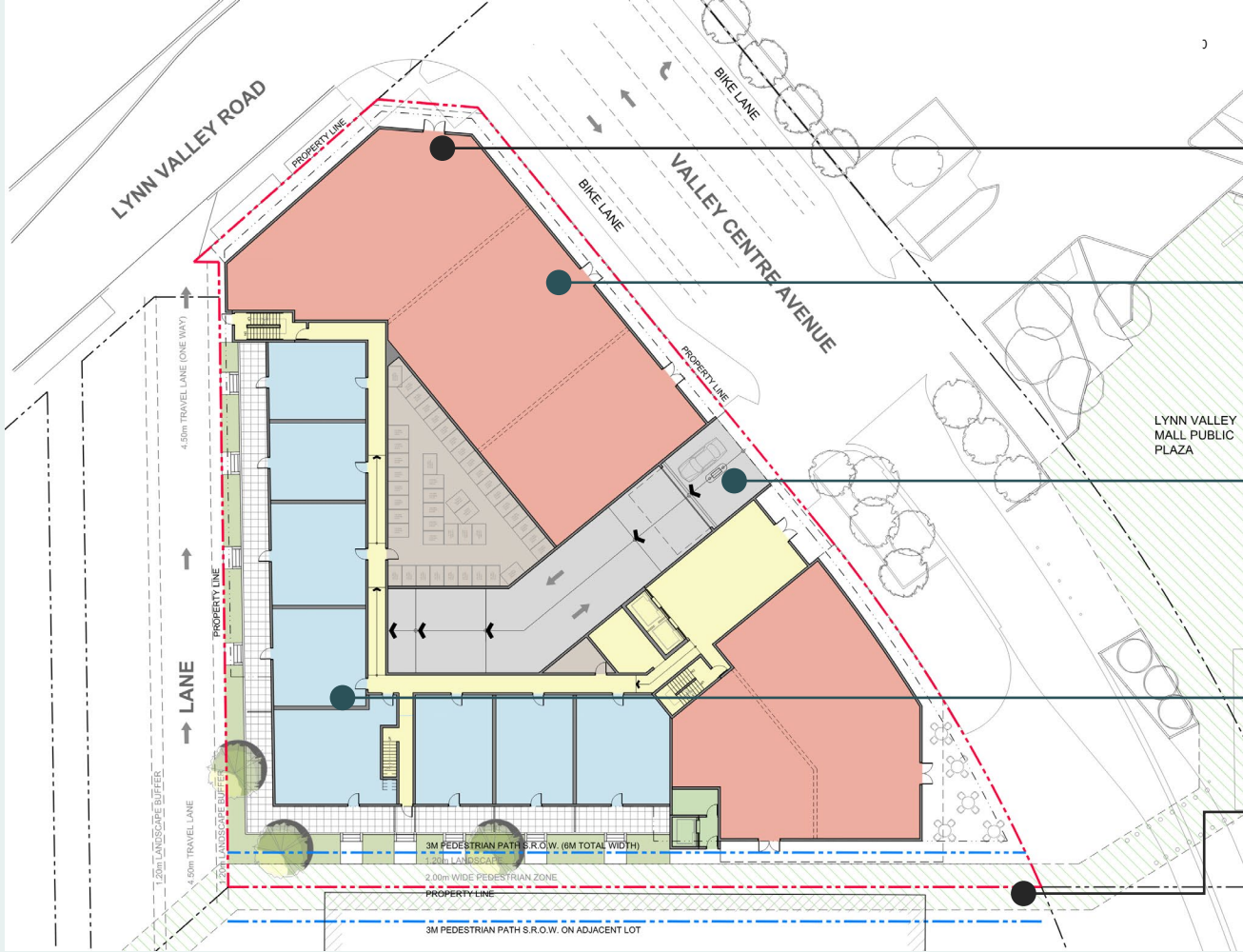
BOSA  
DEVELOPMENT

# PROJECT OVERVIEW

- Providing a variety of unit types and sizes, ranging from one-bedroom units to three-bedroom units. This will provide housing options for singles, retired couples, as well as for families.
- Offering approximately 11,800 square feet of retail space, including outdoor seating
- Improving local and neighbourhood connectivity by incorporating the Town Centre Core Pedestrian/Cycle Greenway into the project
- Concealing all residential/commercial parking and loading uses in an underground parking structure
- Providing Lynn Valley residents with more medium density multifamily homes
- Conforming with the District Official Community Plan as well as the Lynn Valley Town Centre Flexible Planning Framework and the Public Realm and Design Guidelines



# PROJECT SUMMARY



High Street Storefronts at Grade

5 Storeys Residential Rental Units  
 • above the Retail space

Below-Grade Parking & Loading Access  
 • Residential  
 • Commercial  
 • Visitor

Ground Oriented Residential Rental Units

Future Town Centre Core Pedestrian/Cycle Greenway

- Proposed Buildings
- Proposed Open Space Improvements



# PROJECT DESIGN

The Lynn Valley design guidelines were developed to foster a unique sense of place that reflects the local environment and mountain setting. As part of the design of both public realms and private developments, local and regionally available materials are encouraged to enhance the sense of the mountain village. Form and character will support the Mountain Village theme through natural materials, a natural colour palette, and landscaping integrated into the building.

## Guiding Principles:

- Create a Highstreet concept along Valley Centre Avenue, with both ground level retail frontages along Valley Centre Avenue and Lynn Valley Road.
- Integrate the Town Centre Core Pedestrian/Cycle Greenway into the project to increase local neighbourhood connections as well as enhance the town centre's public realm.
- Add architectural elements such as trellises, arbours, or other shading or privacy elements, at higher, stepped-back levels, in materials and colors that support the Mountain Village theme.
- Wrap the perimeter of the building's base with either residential dwellings or commercial retail units, so as to prevent blank building facades at grade
- In addition to providing a sense of community along the west lane and southern Greenway, the project's ground-oriented units will encourage safety and the "eyes on the street" concept.
- Conceal all parking and loading uses in a parking structure below
- Plan the commercial and residential parkade entrances to be highly visible and directly accessible from Valley Centre Avenue
- Establish a private amenity roof deck for the use and enjoyment of residents of the building.



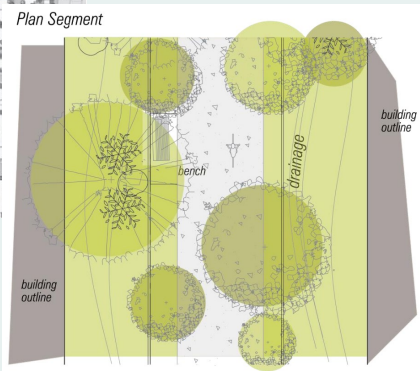
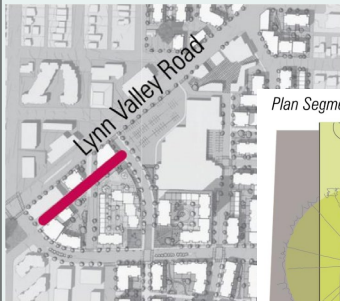
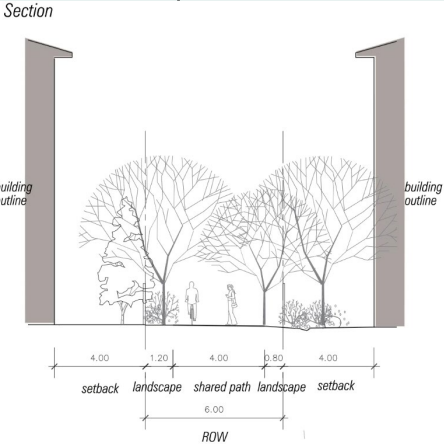
# TRANSPORTATION IMPROVEMENTS

## Town Centre Core Pedestrian/Cycle Greenway:

Designed for a connection from Valley Centre Avenue to East 27th St. improve linkage from Kirkstone Park along Fromme Road to the Town Centre core. promote a pedestrian and bike-oriented network through the introduction of a Town Centre Pedestrian/Cycle Greenway along the southern edge of the project. This Greenway will provide a neighborhood connection to Lynn Valley Shopping Centre, the Public Plaza, and Library Square to the east and will form an important part of the local mobility network.

### Design Elements Include:

- Wide shared pedestrian/cycle path
- Landscape zone on both sides too accommodate natural groupings of trees and shrubs
- Garden walls combined with landscape are encouraged along the property line
- Furnished with benches and waste/recycling receptacles
- Planting of no invasive vine species or climbing plants on the buildings is encourage when blank wall are present
- Lighting provided at pedestrian scale either with fixtures mounted on the adjacent building or with Town Centre standard pedestrian-scale lights
- Incorporation of public art and integrated cues to wayfinding



# DEVELOPMENT DATA

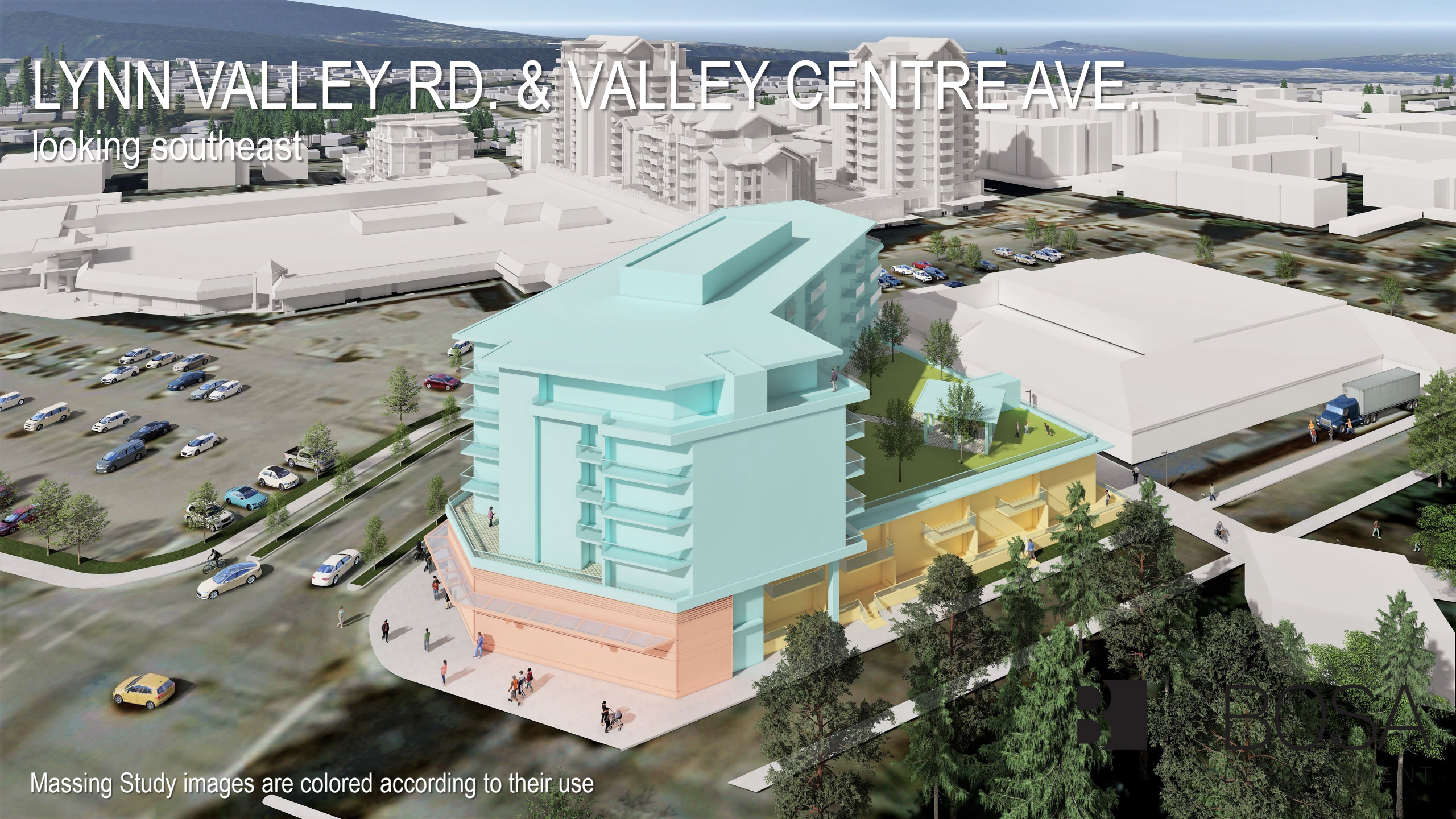
DENSITY AREA	GROSS SITE AREA	MAX. FLOOR AREA RATIO	MAX. DENSITY	PROPOSED FLOOR AREA RATIO	PROPOSED DENSITY	
	34,893 SF	3.5	122,126 SF	3.13	109,111 SF	
FLOOR AREA	NET FLOOR AREA *FAR	COMMERCIAL UNIT AREA	RESIDENTIAL UNIT AREA	PROPOSED PARKING PROVIDED	PROPOSED BICYCLE STORAGE	
	109,111 SF	11,878 SF	77,583 SF	108 STALLS	195 SPACES	
UNIT MIX	TOTAL # OF UNITS	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM
	98	24%	19%	41%	10%	6%

\* FLOOR AREA RATIO USED FOR DENSITY



# LYNN VALLEY RD. & VALLEY CENTRE AVE.

looking southeast



Massing Study images are colored according to their use



# LYNN VALLEY RD. & VALLEY CENTRE AVE.

looking southwest



Massing Study images are colored according to their use



# LYNN VALLEY RD. & VALLEY CENTRE AVE.

looking southwest



Massing Study images are colored according to their use



**BOSA**  
DEVELOPMENT

# VALLEY CENTRE AVE.

looking northwest



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BOSA  
DEVELOPMENT

# GREENWAY CONNECTION

looking northeast



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# GREENWAY CONNECTION

looking northeast



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BOSA  
DEVELOPMENT

# RESIDENTIAL OUTDOOR AMENITY

looking northeast



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THANK YOU



BOSA  
DEVELOPMENT