

**1177 Lynn Valley Rd (Black Bear Pub site)**  
**Virtual Early Input Opportunity Meeting (April 6 – May 4, 2022)**  
**Summary of public input**

██████████ (Received by email)

I mis-read the deadline to give feedback on the development proposed for 1170 E.27th Street, location of the Black Bear pub and Safeway (which I thought was open until 5th May) and so was not able to comment on this page [https://dnv.civilspace.io/en/projects/1170-e-27th-street?fbclid=IwAR3G\\_VJ0nA\\_247GGnuHOhIGRMWG06C4D4HtQCDt-\\_HB9V5roCZQvdIWCbjw](https://dnv.civilspace.io/en/projects/1170-e-27th-street?fbclid=IwAR3G_VJ0nA_247GGnuHOhIGRMWG06C4D4HtQCDt-_HB9V5roCZQvdIWCbjw).

However I do feel strongly that there are existing issues that need to be resolved before more density is created in Lynn Valley and so not sure to whom I should send this within the DNV planning /decision making process and people?

We have a huge shortage of basic support resources in this area of North Vancouver (Lynn Valley) examples include but not limited to: family doctors (and/or medical clinics for routine things), daycare spaces, spaces in affordable youth activities, affordable adult fitness venues, along with shortage of parking.

In parallel there is are major traffic congestion issues. We only have one car and try not to take use it often, but when we do, I often find the traffic is backed up all the way from the highway entrance (both near Keith Rd and off mountain highway) all the way backed up to the mall.

We live ██████████ and it can take me 30minutes to get to Keith Road, which would not be resolved by taking the bus as the bus is also stuck in traffic.

We pay around \$8,000 in property tax for a house on a relatively small lot (plus income tax), yet I haven't been able to get a family doctor for almost 2 years, at one stage I was 30th on a wait list for swim lessons for my child, it took me a year to get a daycare spot, and it's a lottery to get a space in French Immersion, getting parking for grocery shopping is becoming increasingly difficult etc, etc. I know I am not alone in this, as the sentiment is echoed throughout the community so I am not sure how the District sees this development making the above issues any better?

Those are the practical and basics of living, but on a diversity and affordability case, rather than another apartment building, it would be nice to see more options for restaurants to be able to exist here. Instead, one of the unique places we do have, the Black Bear pub, will be torn down and we are left with 3+ pizza places, Macdonals, an a large chain brand pub.

I appreciate some of the above are issues that need to looked at by the provincial government, but I just don't see how the District of North Vancouver can justify adding in even more housing

and density in an area which already lacks infrastructure and community services for the existing population.

**nordine (staff)**

Thank you for your comments regarding the following two planning applications:

- Preliminary Planning Application at 1170 E. 27th Street (Safeway site)
- Preliminary Planning Application at 1177 Lynn Valley Road (Black Bear Pub site)

Please note that the virtual Early Input Meeting for the application at 1177 Lynn Valley Road (Black Bear Pub site) is open until 5 pm today (May 4<sup>th</sup>) and can be accessed at the following web page: [www.dnv.org/public-meeting](http://www.dnv.org/public-meeting) .

In response to your comment that “rather than another apartment building, it would be nice to see more options for restaurants to be able to exist here” - please note that each of these two proposals includes a portion of commercial floor space.

Your email has been registered as part of the input on the applications and your comments will be taken into consideration in the project review.

**Reply**

Thank you for your reply.

Just to clarify, as I didn't understand - did you include my feedback into the early input meeting for the application at 1177 Lynn Valley Road?

re: commercial space being included in the project, the issues seems to be affordable rent for businesses that are not large chain retailer/restaurants. It would be good to have some sort of 'market rental' for commercial and not just residential.

**[REDACTED] (Received by email)**

I am somewhat dismayed at the proposed development. There is nothing “village” about it. The new building would take away from the village look. The warmth and ambiance of the Black Bear cannot be recreated with a glass and steel tower no matter what you cover it in. The charm is in the building itself. The Black Bear has been a lively and vibrant gathering place for the neighbourhood. Its appearance alone is inviting and welcoming.

The new building will be imposing set so close to the street and intersection. We will lose that sense of intimacy that a familiar landscape provides. We will lose the trees and gardens that help create that sense of back yard calm. Instead we will be left with storefronts and anonymous doorways. There is no appeal to that vision.

On a more positive note, I like the idea of the bike lanes and there definitely needs to be more bike parking.

In your Community Report Spring 2022, the District says that Town and Village Centres were developed to preserve the unique character of each area but this proposed development threatens to take away a very unique and integral part of this community.

I'm sure that when the Safeway site is developed, many of the proposed items can be incorporated there.

Thank you for your time.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



Since the redevelopment of the east side of the lynn valley community with Save on Foods/Shoppers/BC Liquor, I have ceased visiting the area unless I am able to get there early in the morning. There is congestion, drivers unable to park in narrow spots, narrow driving lanes, pedestrians jay walking, etc. There is little in the mall that I cannot find elsewhere in north van. The redevelopment would only make the matter worse. The area is already saturated. Nothing says mountain community like real mountains and trees. Apartments and condos do not speak mountain community. Congestion breeds angst. Adding more stories and vehicles is unwelcome. Please reject the application. Oh and the peach building. Is this for real?

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn

Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

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I oppose this development. I don't really think the intersection of 29th and Lynn Valley road can handle another 108 cars going in and out of it constantly. Sure, a handful of them will go South through the Valley Centre Avenue, but that will be inconvenient and annoying. I find it laughable that your video shows a greenway along the southern edge of the property going from 'transportation improvements lane' (aka nowhere) to Lynn Valley Mall Public Plaza (aka a very busy parking lot, soon to be busier!).. then you have the gall to throw in a stock photo of a child on a bicycle on some empty fenced in greenway. Ok sure. Lets send little Timmy out to play in the now heavily trafficked public plaza. He'll be fine. He's on an important part of the local mobility network! Looking at the aerial render of the site, something else struck me as odd.. why is the sunlight coming from the North? The little private parklet you're planning on putting on the SW corner MIGHT get some afternoon sun if the Safeway proposal doesn't go through. Its weird that you're showing it in the shadows. Maybe its 'foreshadowing'? Anyways, The Black Bear Pub is great, and looks old-timey enough for a 30 year old building. It should stay. It would be great if at some point in the future if it is no longer a pub, it becomes another useful community centre surrounded by actual open plaza/garden space for the public. Footprint maximizing designs like this are gross and don't really suit the neighborhood. @Nordine (staff), please spare me your canned response and address the issues I raised.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. In response to your comments regarding the greenway along the southern edge of the property – this is proposed to be the easternmost section of the Town Centre Core Pedestrian/Cycle Greenway envisioned in the Lynn Valley Public Realm and Design Guidelines. This Greenway is identified in the design guidelines as a pedestrian/cycle connection from Valley Centre Avenue to East 27th Street to improve linkages from Kirkstone Park along Fromme Road to the Town Centre core. The ultimate design of this section of the greenway and integration with the remainder of the Lynn Valley Centre property to the east will be explored through the detailed design process in consultation with District staff. Thank you again for your input and participation in the process. We welcome further discussion going forward.

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I know the Black Bear Pub building was "only" built in the 1990s, but all I hear from neighbours is what a beloved community fixture it is. I'm interested in seeing the structure that houses the Black Bear Pub preserved as a street-facing or corner-facing "welcome" building to the Lynn Valley mall/centre area. The DNV's aerial orthophotos of the site from 1997 show that the

original building appears to have a fairly small footprint. Creative building envelope solutions could be done to move it to a corner and leave a wedge out for it -- or even build something that overhangs it if you really need the airspace. (I know the 'ice pick' proposal in Vancouver at Waterfront Station several years ago was heavily critiqued, but the right architect might be able to make something like that work here, for the sake of saving a building the local residents want to see kept). The Black Bear Pub building has character. It makes people feel good to see it. Keep it, and whether it re-opens as a pub or as a cafe or becomes a daycare or a community amenity space -- as the Mollie Nye house has become -- the neighbourhood would love it and it would demonstrate Bosa's goodwill towards this community. Please be creative.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



We are strongly opposed to this development and in particular the destruction of the Black Bear. The development of Lynn Valley mall seemed like such an opportunity with talk of a mountain village but what Bosa has provided is a huge disappointment with bland chain stores and banks, no small independent local businesses and no attractive gathering places for the community. Now they want to remove the one place that remains. Please can you explain why Edgemont (and even Lower Lonsdale) is able to support these interesting local businesses, while Lynn Valley mall has almost none? It seems that the design and management of the development is focused on maximizing the number of residential units and commercial rents with no effort or requirement to provide for or improve our community. If this assumption is incorrect, please explain what is being done to support local businesses and a diversity of retail and commercial space and how this will be achieved in the new development? As others have said, this further exacerbates traffic problems as we all need to drive out of Lynn Valley to access these services. Similarly, talk of improved cycling appears an empty promise based on experience to date. There has been no improvement for cyclists through the recent development of the mall and it is just as, if not more, dangerous to cycle around with my kids now than when I moved here 10 years ago. How can we believe any future promises in this regard when so little has been done to date?

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Bosa has been managing Lynn Valley Centre since 2003 and which supports over 50 tenants, including many local operators. We've made a significant investment to renovate the existing mall and support our tenants for the long term. We are actively working with the owner of the Black Bear on new opportunities within Lynn Valley Centre. Speaking to the transportation infrastructure, this will be reviewed at the detailed design phase with inputs from the District. Thank you again for your input and participation in the process. We welcome further discussion going forward.



Again there's a huge development that, especially when taken together with the other current development applications, would represent a massive and unsustainable increase in density without the relevant infrastructure to back it up; it's not even about whether it is desirable in the first place to add so much density, just that the roads and transportation infrastructure as well as retail and school cannot possibly keep up with so much added density. We see the same issues repeat themselves over and over as with other poorly thought out applications: A proposal that goes against the character, Lynn Valley design principles and OCP. Some handwaving claims about bike ways here and there without the smallest grasp of what sort of biking infrastructure is actually required (seriously, developer folks, go try cycling on the roads you claim are bike-friendly, and while you're at it try taking buses to and from work in, say, Downtown Vancouver). And to top it all off, this development would destroy one of the few ORIGINAL dining and gathering places that Lynn Valley has.

**nordine (staff)**

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Like many others, I am opposed to this development and have several concerns. (1) The Safeway high rise proposal and this Black Bear pub redevelopment, back-to-back, would create a massive new city scape, generating a huge influx of people and cars; these developments go against the mountain village design principles outlined in the OCP for Lynn Valley. (2) The speed of densification is currently outpacing the capacity of our roads and services; little is being done to encourage proper business development within Lynn Valley, forcing residents to go (drive) elsewhere for the shopping, dining, and other needs. (3) The "Town Centre Core Greenway" \*\* leading nowhere \*\* does little to encourage cycling and other non-vehicle modes of transport to and from Lynn Valley. (4) The Black Bear pub has been an important part of the community for over 20 years. Further, I find it strange that the developer was able to put forward this proposal with such a crude, rudimentary rendering of what they are actually planning on building, quoting from the Lynn Valley design principles, without actually bothering to take them into consideration for this proposal.

**nordine (staff)**

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We have lived in Lynn Valley since 1998. I will be sad to see the pub in it's current form be removed, that building is unique & suits the neighbourhood perfectly. However, this proposal seems reasonable, especially considering what was proposed for the Safeway site. Rent to own options for some of the residential units would be helpful to the community. The proposals should have been done in partnership. A couple of concerns are: that there won't be enough businesses to fill the retail space and hiring for most small businesses is such a problem these days, even if you can get a tenant, so would there be special incentives to draw in appropriate businesses? I would like another non-fast food restaurant that we could walk to in Lynn Valley. I would like to see an outdoor community space, like in front of Starbucks/CIBC.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at

the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Bosa has been managing Lynn Valley Centre since 2003 and we've made significant investments to support our tenants for the long term. This location has strong tenant demand and we are confident we can fill the new retail space with vibrant businesses, which we also hope will include a new restaurant. Thank you again for your input and participation in the process. We welcome further discussion going forward.



The reason I moved to Lynn Valley 14 years ago was to live in a small mountain village atmosphere and not a Lonsdale type of city living. The already existing towers at the mall destroy the feel of small village living. The Black Bear building adds to the character of the community and is an important place for the community to come together. Every planned development should preserve this unique building and the beloved pub. Adding 98 units with only 74 residential parking spots is not enough. Families have 1-2 vehicles and this will create more street parking that is already at its capacity. The traffic problem on the Northshore has not been solved yet as council can experience by trying to cross the bridge at 3 pm. Lynn Valley traffic is also at its capacity. Lynn Valley Road and Mountain Highway are backed up many times during the day. It is already difficult to find parking in the mall area. The Safeway site development will make it even worse. Council's idea of people working and living here has been proven not achievable since the rental and housing prices have reached unaffordable heights for most people. Council should fix the traffic issues first before approving anymore big density developments. The mall and village is struggling to fill existing retail spaces and therefore additional space will also be difficult to fill. I am opposing this development and any future plans with this type of high density building. I am also opposing any development that includes demolishing the Black Bear building.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I agree with many of the comments that oppose this development. I also oppose this development. We have lived in Lynn Valley for approximately 15 years and have seen the on-going development and addition of many new high occupancy buildings (in Lynn Valley and in North Vancouver) which has added congestion to our roads and is stretching of local services. The traffic in Lynn Valley (and North Vancouver) is already bad enough and I don't believe that the council should continue to approve more and more high density new buildings as it is getting over crowded and is impacting the character of the community. In addition, the Black Bear pub has been an important part of Lynn Valley's character and should be preserved for current and future residents to enjoy.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

The reality is that Lynn Valley does not have a large amount of sit down restaurants in the area and the proposed development would remove a restaurant for the duration of the project at the bare minimum. Further, there is no guarantee that there would be a replacement upon completion regardless of the developers understanding of the importance of the site. Recent developments have done little to add variety of services to the area as we now have an abundance of banks and pizza places indicating that a similar trend would continue. As a result, residents drive to other locations which does not support one of the key objectives of the OCP to reduce the need for vehicle trips. In addition, it does not seem to be favourably impacting current residents to concentrate development to one square mile and the region could be better served by expanding the areas for development. It should be taken into account that many residents chose Lynn Valley over more densely populated areas such as Lonsdale for a reason. For these reasons, I am not in favour of this proposal at this time.

**nordine (staff)**

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the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



I have a lot of reservations about the project as proposed. It looks like it was quickly drafted and proposed to counter the massif IBI Crombie development proposal for the Safeway site. • As it is presented, I do not think it suitable • It does not look esthetically pleasing or village like. • It is one floor too high. • Rental is very good! But how can we make sure it is not going to be changed to sales once built? It has been done before. • As for the 'Town Center Core Greenway', it would be only half width because Crombie plans to use the other half all along the north side of their property as a lane ramp down one floor deep to access their parking lot. • SUGGESTION: Why not leave this very popular site alone until you (Bosa) are ready to develop the rest of the parking lot? The Black Bear site and/or the building could then be considered the mandatory public amenities participation for that future parking development and be left alone for the community to enjoy.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Concerning your question about making sure the units do not change into strata following construction, typically the District would require a housing agreement that secures the rental units in perpetuity; these details would be resolved at the detailed application stage. As for the adjacent surface parking (east of Valley Centre Road) - this parking is needed to operate Lynn Valley Centre. Bosa recently completed substantial renovations to Lynn Valley Centre and plans to own and operate the mall for the long term. This portion of the property is occupied by a number of long-term tenants and with no plans to redevelop it anytime soon. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I oppose the project. I think we need to keep a little bit of North Vancouver history and community. Supporting small business is key. More development also means more traffic and our roads have so many issues as is.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I think the vast majority of the comments opposing this development highlight the plethora of issues associated with it and the general opposition within the local community. It would be a brave council that approves this, or perhaps a shortsighted one with regard to their own tenure.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I am strongly opposed to this proposal. As the rest of my fellow neighbours have stated the infrastructure is not designed to support the immense growth that has occurred and will continue to occur with these new high rise builds. I am not sure what type of commercial business will be attracted to this site but as it stands the current Lynn valley mall and town center are unable to keep current tenants and are continually empty or seeking new tenants.

To add more commercial space to an area that is unable to keep small business is a waste and would be better served to keep the Black Bear Pub in the location as it is a main stay of the area. I am not leaving a comment to help with planning. I am leaving my opposition to the entire project and would like a small sliver of what was originally the reason we moved to Lynn valley 10 years ago to remain.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



I am very opposed to this proposal. The video is purely marketing and does not provide information on the real life impacts of yet another development in Lynn Valley nor does it illustrate how this proposal will look with the proposal for the Safeway property. Too many units/cars being added to an already overcrowded neighbourhood. More noise. More cars, more exhaust pollution. More congestion getting in & out of Lynn Valley. More cars destined for the 1st Narrows and 2nd Narrows bridges. The mountain hwy project is barely finished and it is already insufficient for the density that now exists in Lynn Valley never mind increasing that. There already truly insufficient infrastructure; one small hospital servicing the entire north shore with only one urgent care clinic. Trapped by bridges with no meaningful rapid transit options. The infrastructure should be in place before making the problem worse. Infrastructure first. Getting in and out of Lynn Valley is a nightmare. Travelling within Lynn Valley is becoming a nightmare. Schools? Over crowded classrooms. Tradespeople? Finding skilled labour is becoming increasingly difficult as people are refusing to commute to North Van because of the volume delay; in large part because of the density that the DNV and the CNV have allowed in recent years. Never in my life did I think I would see high rise apartments in Lynn Valley. If this proposal gets approved, then North Vancouver District administration must take every advanced measure to build into the approvals an infrastructure surcharge to the developer sufficient to fund improvements that will be required to keep Lynn Valley livable for those of us who already live in the Community with hard timelines attached for the improvements. The Black Bear is in many ways the heart of Lynn Valley; having been a focal point and welcoming gathering place for multiple decades. It would be absolutely heartbreaking to lose this establishment; why wouldn't the developer and Council want to continue this beloved establishment for our community. The choices made by Council are changing our community from a family focused treasure into a nightmare with no escape.

**nordine (staff)**

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I am opposed to this proposal. There is too much high density residential being put into DNV without associated increase in infrastructure. The biggest concern is the impact on traffic and parking. A lot of the developments have minimal parking which pushes cars out onto streets. However there is limited street parking in many cases near these developments so that pushes cars including those visiting these sites further into surrounding areas. The increase in cars results in further congestion and longer travel times with increased frustration to work locations and businesses. We can't all bike to work or school or otherwise nor would be necessarily want to in typical Vancouver weather or with children or as a group. Even if there was improved public transport it is still inconvenient to go to most places as there are not direct public transport routes or the time to commute is excessive thus the only option is by car. The second biggest concern is around the lack of commercial development within Lynn Valley. Today we are limited to two main restaurants and only one of them allows children except on Sunday's. If DNV wants people to live (and possibly work) locally then developments need to provide the necessary retail and commercial infrastructure to allow people to live locally and that includes a greater number of restaurants. If they don't then this means we all need to get in our cars and go elsewhere to meet our needs. If DNV is looking for Lynn Valley to have no soul then it is on the path of success.

**nordine (staff)**

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space, on the ground floor, to the Lynn Valley neighbourhood. Thank you again for your input and participation in the process. We welcome further discussion going forward.

I am opposed to this proposal. The DNV cannot allow the entire Lynn Valley Town Centre to be concentrated in such a small space within the mall and the parking lots. Please look at all the proposals (Bosa and Safeway) as one development project within the mall. There is too much density as 90% of the contributors have pointed out. It is the current and long time residents of Lynn Valley who will suffer the consequences of the poor decisions being made by the planning department and the DNV Councillors. Out streets are already congested and traffic is backed up by 2 pm on the only two roads out of this area. The OCP is designed to look at the overall impact of all the projects. By not considering this and looking at singular projects where developers claim to be within the OCP requirements is misleading. This BOSA proposal (Black Bear) appears to have a much larger footprint. There is no allocation nor consideration for the people who live in this neighbourhood. Outdoor seating/walking spaces have been eliminated. Add to this the Safeway Mega project, and there will be no public areas remaining. The neighbourhood needs more "Black Bear" type places where the community can come together and enjoy their Mountain Village. Do not turn our beloved Lynn Valley into another Yale Town. Councillors, this is our home and we live here so please do not not allow such projects to be approved. They need to be scaled back significantly.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

I am opposed to this proposal because the further density of residents and cars in Lynn Valley puts even more stress on the infrastructure that is already way beyond its capacity. The schools, hospitals, community centres, daycares, employment opportunities and roads are already severely insufficient for the current community and adding more people will make the situation even worse. Traffic jams are a daily occurrence coming to and from Lynn Valley. This is harmful to the community through the well-documented health conditions related to the stress caused by traffic congestion. In addition, there is lost productivity and general degradation of the quality of life for residents in Lynn Valley and the whole of the North Shore. Overcapacity

infrastructure use is causing unnecessary idling and lengthening of commute times which is unnecessarily spewing pollutants and greenhouse gases into our community. The District has stated continuously that it is committed to sustainability measures but has allowed this problem to become worse every year by cramming more people into infrastructure that cannot support it efficiently. The city and district of North Vancouver have mismanaged city planning by allowing the infrastructure overcapacity to reach this point. Allowing further densification without first addressing the massive upgrades to capacity that are needed makes the District, its planning department and the councillors not only culpable but complicit in the degradation of our community. I implore the District, its planning department, the councillors and Ms. Nordel to fulfill their obligations to this community by acting in a responsible and sustainable manner by not allowing further densification until upgrades are made to the infrastructure to support the increase in residents. Everything in this submission also applies to the Safeway development proposal. The OCP was adopted in 2011. Things have changed radically in the last ten years, yet there have been no meaningful revisions concerning Lynn Valley in the OCP. Even so, the OCP provides for “up to approximately 2500 new units in Lynn Valley Town Centre.” With completed projects and projects under construction, the approximately 2500 new units for Lynn Valley Town Centre have been accounted for. Please recognize that an over 10-year-old plan cannot give planners and councillors the green light to ignore the current situation this community is in. Please use the discretion granted by the OCP’s use of the word “approximately” to recognize that the infrastructure capacity has already been exceeded as reflected by current basic observations. We are constantly being promised that densification will give us affordability in housing. This is an absolute lie. There has been exponential development and this has been met with exponential price increases in housing. We have had to deal with all the negative that densification brings but have not received any of the promises of affordability. Allowing further densification without giving the community the infrastructure it needs to support it is not community planning; it is community exploitation. To the District, planners, councillors and Ms. Nordin: Please stop this exploitation!

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we’ve received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

**nordine (staff)**

**The District Planner provides the following response:** Thank you for your input. Within your comment you noted that “With completed projects and projects under construction, the approximately 2500 new units for Lynn Valley Town Centre have been accounted for”. Within the District of North Vancouver Official Community Plan (OCP) 20-year horizon to 2030, the OCP identifies capacity for approximately 10,000 net new housing units across the District. The OCP strategically directs 75-90% of new residential units in four key centres: Lynn Valley and Lynn Creek Town Centres and Maplewood and Lions Gate Village Centres. Of those approximately 10,000 net new housing units, the OCP identifies a demand for approximately 2,500 units to be located within the Lynn Valley Town Centre. These figures are estimates, not targets, and are provided to help guide planning and municipal decision-making. The Report to Council available at the following link, and on the April 25 Regular Meeting of Council agenda, provides a Pace of Development – 2021 Update:

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=5608207> . Figure 3 on page 6 of the report shows net new units approved (rezoned) between 2011-2021 (or the first half of the OCP’s 20 year horizon) relative to the estimated demand for residential units in the Town and Village Centres, as well as outside of the key centres. As indicated by this figure, the net new units rezoned within the Lynn Valley Town Centre within this time period has not yet reached the 2,500 net new units estimated in the OCP. If you have any questions, I can be reached at [nordine \(staff\)@dnv.org](mailto:nordine(staff)@dnv.org) – Emel Nordin, Development Planner.



Thank you for providing this document. Regrettably, the pages you highlighted were extremely disheartening to read. Unfortunately, I do stand corrected, it suggests that approximately 1400 more net units will be added to Lynn Valley and approximately 5000 plus net units to the District altogether if the OCP were to be followed in the next 10 years. This highlights the problem I had originally addressed. Subtly within your response, there is a message that the OCP has "greenlighted" 1500 more units for Lynn Valley. Put another way this 10-year-old plan takes precedence over simple daily observations that the infrastructure is maxed out. Adhering to the first half of this 20-year OCP has "guided" us to where we are currently. Massive traffic congestion and other infrastructure and community service shortfalls, which has led to a degradation of livability. If the estimates and targets from this OCP led us here in the first half of its implementation, are these estimates and targets valid still? Were they ever valid? Was this degradation of livability intentional? I would like to think the answers to these questions are all no. But what does that say about our district continuing to use, or even reference, this flawed OCP as a guide? Unless we can say that we intentionally want extreme congestion almost daily, it is frustratingly clear that we have to say that the OCP must be revised and revised greatly. What

is needed to allow for continued use of this OCP as a guide for densification? 1. An upgrade of the Ironworker's bridge. 2. An upgrade of Lion's gate bridge (or a third connector such as a tunnel) 3. An east-west bypass to allow movement within the north shore when the bridges are backed up. 4. A north-south connector or bypass solution when the bridges are backed up. Any one of these would help. But, I am unaware of any concrete implementation plan for projects 1 through 4 within the 10-year horizon remaining for the OCP. Ms. Nordin, are there any approved infrastructure projects resembling any of the four projects I have mentioned here?

**nordine (staff)**

Thank you for your additional comment. Major transportation infrastructure upgrades as outlined in your comment are outside the scope of this preliminary application under review by the District of North Vancouver. If this proposal proceeds to a detailed application, the proponent will be required to provide a transportation study for consideration by the District's Transportation Department that assesses the traffic anticipated to be generated by the site and how local impacts of the development will be mitigated. Thank you.



I am opposed to the development design proposed for Lynn Valley Centre. I have read the words "mountain village" being used to describe this project and feel that it is anything but a mountain village design. Other than the Black Bear Pub, there is nothing there to draw people together to meet and socialize. The District website even refers to Lynn Valley as being "celebrated for it's mountain village charm". Please do a search of mountain villages to see what they look like and ask yourself if that matches the Lynn Valley plan. A pub/restaurant with a large patio and mountain views would surely satisfy the locals as a much needed social hub worthy of an extra minute to find a parking spot. Give Lynn Valley residence the unique dining/social experience they deserve without having to head to the foot of Lonsdale to find it. Given the limited space you have left to develop Lynn Valley Centre, I encourage the city planners to do the right thing.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn

Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

I agree with the comments about the need to preserve the Black Bear pub. It is a very special place for the community and it would be wrong to eliminate those jobs. I can see nothing in the proposal other than the ability for the developers to make money. I am also concerned about the Safeway development next door. If it goes ahead it what implications for light onto this property? This will contribute to further traffic problems.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. In terms of your question regarding light implications as a result of the proposed development on the adjacent Safeway site – the detailed design work for this project will include an assessment of shadow impacts, and Bosa Development will be working closely with the District to help coordinate the relationship between these proposed projects. Thank you again for your input and participation in the process. We welcome further discussion going forward.

In general, I am against this proposal especially without saving the black bear pub. I am very concerned about the density of yet another high density project in Lynn Valley. There have been times I have felt trapped in Lynn Valley, unable to access the highway, which is a safety concern. As well, the loss of the Black Bear pub would be very sad as it is a unique community hub. I would hate to see yet another "big box" coffee shop or restaurant replace it. As well, Lynn Valley lacks restaurants where residents can gather, and the pub has filled this purpose for many years. In addition, the schools will not be able to handle more people. Argyle is built but can only hold its current population. I agree with some of the other comments... if a development is needed at all. Combining Safeway and this development, reducing the number of units, saving the Black Bear pub is a better proposal. Many new units are so small. I am not sure of the size of your current proposal. For families, a 2 bedroom unit should be no less than 1200 square feet. I propose less and larger units, mostly 2 and 3 bedroom. This will promote some continuity in our community, where people will actually be able to stay because the space is livable rather than having to move on or be pushed out of the community. We want to create

community here, not transitory housing. I think it is great to consider retirees who want to stay in the community, and making apartments accessible and ready for seniors too.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



WE have lived in this community for 18 years. We've seen this mall area go from what was actually a serviceable and community based town centre to a mess with the traffic flow that is currently our state. This development should not go forward at all without saving the black bear pub. If anything they should be adding to their site, with a lovely outdoor patio even bigger than the one that is already there and not facing Lynn Valley Road traffic. This pub is the only hub of our community and has solid clientele and has always been a local place to have a few drinks, celebrate an occasion, eat some dinner, and walk home. No one wants to meet at the many fast food joints that seem to cater to Argygle school kids. Also, this development is adding on to what has already been built WITH the Safeway development and also the site where the two single family homes currently are. It will positively add to traffic and lack of parking for anyone trying to get their groceries and/or their shopping items And you can't tell me that we're all going to start biking to do all of these things, nor is the mall a bicycle ride destination site. Come on. Once again, no to ANY development there without the black bear pub. We'll all remember this at election time!

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

Can you try to combine the land owned by Bosa and the Safeway landlord (Crombie REIT), and just do one single project? The combined proposed units of these 2 projects, 577 units in aggregate, are just too way many. If you reduce the units of 1 project, the other project developer will be unhappy; so combining will be a fair solution. To illustrate how these are way too many units. The entire Residences at Lynn Valley project (by Bosa on top of the Lynn Valley Shopping Centre) is only about 250 units. My conclusion: combine the 2 projects and reduce the number of units.

**nordine (staff)**

**The applicant provides the following response.** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. In terms of your question regarding combining this site with the adjacent Safeway site – these two sites are owned by two separate entities; however, Bosa will be working closely with the District to help coordinate the relationship between these proposed projects. Thank you again for your input and participation in the process. We welcome further discussion going forward.

Opposed to this proposal. The video is marketing "bullony", it only illustrates the overcrowding that higher density development proposals will contribute to the Lynn Valley Community. Natural materials. Mountain village centre and public realm. Dress it up with a bicycle path. The video conveniently neglects to illustrate / visualize how this proposal will look with the proposal for the Safeway property. The Black Bear is more village than this proposal can ever hope to be. In what real mountain village in BC will we find what is being proposed? So, too many units/cars being added to an already overcrowded neighbourhood. More noise. More cars, more exhaust pollution that We long-term residents will be forced to breath. More congestion getting in & out of Lynn Valley. More cars destined for the 1st Narrows and 2nd Narrows bridges. If this proposal gets approved, then North Vancouver District administration should build into the approvals an infrastructure surcharge to the developer sufficient to fund improvements that will be required to keep Lynn Valley livable for those of us who already live in the Community. Here's a suggestion for Mayor, Council and Planning Department; mandate that the District personnel and the developer live in the units for 10 years (no secondary residence to escape to), give up their vehicle and ride a pedal bicycle up the 29th Street hill every day so they get a really good feel for the Community they are building.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with District to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



There are so many good comments against this gigantic development for not having this project go forward and I too am completely against it being built: Willing noting our Council members voting for the project and completely remove them from my voters list

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



I'm in support of this project. We need extra density etc. but my concern is parking. Please make sure all units have parking. This notion that people will be pressured into not having a vehicle or people won't have cars is misguided. We will have all these extra vehicles spill into urban side roads like we are struggling right now. Make more underground parking please. Once it's built you can't add more. You can always make the extra parking into something else if it's not required.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to

respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

I object to the colors of the building and the design. It does not suit the area which has trees and clashes with the other buildings that already exist. It is a shame that the Black Bear pub would be gone. It is part of the Lynn Valley neighbourhood.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

What are the current or future plans for the remaining above ground parking at Lynn Valley Centre? What are the current or future plans for the Safeway? What parts of the area known as Lynn Valley Centre including parking does Bosa own? I think the district should look at the whole picture when considering development at Lynn Valley Centre. Back when we considered the current development that has just been completed, no one mentioned that the site would have more development. I love the award winning Black Bear Pub! It is synonymous with Lynn Valley and it would be a mistake to let it go.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn

Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.



I have noticed that all the people offering input are receiving identical responses. Are you able to answer my very specific questions?

**nordine (staff)**

**The applicant provides the following response:** Thank you for your follow up comment. The Lynn Valley Centre property, which includes the subject site at 1177 Lynn Valley Road, the shopping mall, and the surface parking both west and east of Valley Centre Avenue, is owned and managed by Bosa Development Corporation. The proposal includes an underground parking garage including commercial parking spaces intended to replace the existing surface parking on this site. There is currently no proposal for the development of the remaining surface parking at Lynn Valley Centre to the east of Valley Centre Avenue. In terms of your question about the Safeway site development plans – another developer, Crombie REIT, has submitted a preliminary application for this site and further details can be found on the District of North Vancouver website or by contacting the District or developer directly.



If Bosa owns the surface parking property to East of Valley Centre Avenue, why is Bosa not putting the proposed development on that site and leaving the neighbourhood pub alone ?



Also, this Bosa comment " There is currently no proposal for the development of the remaining surface parking at Lynn Valley Centre to the east of Valley Centre Avenue." concerns me. Bosa development may not have submitted a "proposal", but I believe they probably have a plan. They are after all a 'Development ' company. Planning and developing property they own is what they do. What is the future plan for the remaining surface parking east of Valley Centre Avenue ???I personally like my suggestion of leaving the Black Bear alone and putting the new development on the east side of Valley Centre Ave.

[REDACTED]

I feel this development on top of the one already proposed for the Safeway lot, is way too much. We endured years of disruption to access the mall and problems with parking, when the condos at the East end were being built. Contrary to popular belief by politicians, not everyone can ride a bike everywhere. The proposed development has inadequate parking for residents, never mind they might have visitors. People coming to the mall, who have small children, are older, disabled or have groceries to carry, will not be using bikes. We need more restaurants in the area, including the Black Bear. The roads surrounding the mall are already inadequate, they cannot accommodate thousands more people and cars. No more cement plazas!

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

As long-time residents (over 30 years), we totally agree with comments made by other respondents below: Any proposal for this site must include keeping the Black Bear Pub, either at this location or elsewhere within the village core. And yes, despite the OCP, Lynn Valley is a "Village" not a "Town Centre". The Black Bear epitomizes our local community and provides one of the very few options for social gathering in Lynn Valley. Saying that "discussions are underway between Bosa and the Black Bear Pub" (in the video), is double-speak for "we hear your concerns but don't plan to do anything about them". Also, it is completely disingenuous (and probably unprofessional) for the architectural concept drawings to not show the proposed Safeway development next door. As it stands this proposal is not in the best interests of Lynn Valley residents, and therefore should be rejected. Please listen to the local residents (and remember that we will be voting for a new Council in the Fall).

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of

development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

Lynn Valley is desperately underserved for services that the Black Bear provides. Based upon the businesses added and construction done, planners seem to think that everyone here eats fast food and rides a bike everywhere. We keep adding density and more people, yet infrastructure and lack of fast transit means reliance upon vehicles which increasingly block our roads. The area is extremely underserved for restaurants and pubs, places to socialize. The redevelopments done to date in Lynn Valley have been to accommodate quick basics and take out food while places to go out and socialize or eat have moved to lower Lonsdale. Bring more amenities to LV and don't consider any proposal that includes the removal of our community anchor, the Black Bear.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I completely agree with this comment. This development favours more franchised-based retail and food outlets to the detriment of an independent asset to the community. I fully oppose this development for this reason and all of those highlighted by others.

[REDACTED]

First, any proposal that does not include keeping the Black Bear in Lynn Valley should be dismissed without further consideration. Bottom line the Black Bear epitomizes community and provides one of the very few options for social gathering in Lynn Valley. Second, as a long time resident of Lynn Valley, I am not at all surprised that the DNV is considering this proposal. It fits the bill of giving the developer what they want without any consideration to what current residents want or need. There aren't enough services in the area to support the people who already live here and the new proposal doesn't add anything of value. It will bring in more

people but not provide the services needed for a vibrant, local community. We have enough banks (does anyone even go to a bank any more?), pizza, sushi and fast food. We need restaurants and pubs (like the Black Bear) where families and friends can share a meal or a social evening. We need clothing stores, a hardware store, green space shared by all (not just a rooftop garden for a select few), bistros and brew pubs with great outdoor seating (not just a view of a parking lot). Any of these would be welcome and would create a true community. Bosa's catch phrase "we build communities that change the way you live" is true but not for the good. They, and the elected council that approves these types of development with no consideration for the wishes of the current tax payers, are destroying Lynn Valley and everything that used to be wonderful about it. We need roadways that can accommodate the traffic created by the residents of Lynn Valley having to leave Lynn Valley to find the goods & services not available locally. A dedicated bike path is not going to solve traffic issues if we have to leave Lynn Valley to get the things we need or want. And has anyone on council ever noticed that half the year it is rainy and dark? People are not out on their bikes; they are in their cars stuck on LV Road or Mtn Hwy trying to get to & from work, haul their groceries, driving their kids to sports activities. In the current proposal, the bike path is a butterfly bandage on a gaping wound. The proposal provides nothing of value to our community and takes away one of the few bright spots left in our neighbourhood.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

I completely agree with this comment. This development favours more franchised-based retail and food outlets to the detriment of an independent asset to the community. I fully oppose this development for this reason and all of those highlighted by others.

Save the Black Bear! No more development in Lynn Valley. We need another restaurant option, no more banks, no more sushi, and no more pizza... PLEASE listen to residents. You ask for public input for a reason, but it feels like public opinion doesn't matter and is never taken into consideration.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I completely agree with this comment. This development favours more franchised-based retail and food outlets to the detriment of an independent asset to the community. I fully oppose this development for this reason and all of those highlighted by others.

[REDACTED]

Pulling down the Black Bear to accommodate this huge project which will only create more traffic congestion is in my view tragic to the social well being of Lynn Valley. The Black Bear is an iconic part of Lynn Valley heritage and once that goes the centre will become just another urban sprawl. Lynn Valley has managed to retain its uniqueness and some of its heritage sites and this is a backward step.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I completely agree with this comment. This development favours more franchised-based retail and food outlets to the detriment of an independent asset to the community. I fully oppose this development for this reason and all of those highlighted by others.

[REDACTED]

The Black Bear Pub is a community icon. Everyone knows where it is and many people have shared special moments inside. It's a welcoming environment where friends and family can come together to share time. Without establishments like Black Bear Pub, people leave the community to seek this type of gathering spot. It's doesn't make sense to tear it down to add additional housing to an already densely developed area. Additionally, Bosa has been heavily involved in the transformation of the Lynn Valley Mall and we have lived through numerous delays that have been incurred by this project. The Plaza area was significantly delayed and when we questioned this, the response was it was difficult to get workers to come to the North Shore. Upon completion, the sidewalk curbs were inaccessible for wheelchair users, seniors and parents with carriages. Signage was put up advising these people to use the road. Advocacy by a wheelchair user rectified the situation but this makes me wonder what interest Bosa has, beyond profit, in making Lynn Valley a better community. The Black Bear Pub contributes to community initiatives and knows many customers by their first name. The Black Bear Pub makes our community better and it deserves to stay

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback. We appreciate the importance of this site to the Lynn Valley community. The project is at the preliminary design stage, and we will work with district to evolve the plan to respond to public input. To date, we've received several public comments regarding the existing Black Bear Pub, building design, green space, parking, traffic and the impact of development plans on the adjacent Safeway site. We aim to deliver a project that is cohesive with the village-like character delivered with our earlier phases of the Lynn Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

I completely agree with this comment. This development favours more franchised-based retail and food outlets to the detriment of an independent asset to the community. I fully oppose this development for this reason and all of those highlighted by others.

[REDACTED]

I am strictly opposed to this development. I have lived in Lynn Valley all my life. The development that has taken place in Lynn Valley is overwhelming. We need to stop, and at least let the community have a place to gather. The Black Bear is a place where people can gather, socialize, watch sports. Please do not get rid of this neighborhood treasure.

**nordine (staff)**

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I am strictly opposed to this development. Lynn Valley community keeps changing and not for the better. When I moved here when the Town Center was first being built I was excited because it was a place for the community to get together. Then large construction started happening and hasn't stopped since. Every time my kids come home from university they're shocked at the changes in their little community and this is over only a few months of time. Tearing down the black bear pub is just one more atrocity in Lynn valley. This is a very important part of our community, a place for people to get together, a community gathering place. You go there on a Tuesday or Wednesday evening and see all the mountain bikes outside after a night of riding. It's just a friendly and welcoming place. I feel like tearing down the black bear pub is the last straw on me even wanting to live in Lynn Valley. Everything here is changing and it's not the community I moved into to raise my kids. All the construction that keeps going in creates more and more traffic and congestion without any kind of counterbalance of extra lanes, extra lights, a new hospital, extra infrastructure. Where is all of that?? I can barely even turn left onto Ross road from mountain Highway in order to get home half the time even in the middle of the day because there's so much extra traffic. No thanks.

**nordine (staff)**

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When I bought my condo in [REDACTED] Lynn Valley was a small, quiet community. Now it is very busy, lots of condos, lots of traffic, we don't need another building, enough is enough! Let the pub and Safeway remain where they are, they bring the feeling of a small community. No more high risers in Lynn Valley! More green spaces, an off leash dog park would be good since we can't let the dogs loose at Kirkstone!

**nordine (staff)**

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Hm. The community loses a heritage pub and gets boxy rental housing and ubiquitous ground level retail in exchange. I'm not in favour of the re-development as it stands. The architecture loss is huge. The proposed building is both ugly and doesn't fit in with the existing redevelopment either above the old Zellers / new Save-On or what is proposed next door on the Safeway site. I find the video presentation misleading because it shows the existing low profile Safeway next door, not the 8-12 stories that are also currently proposed for the adjacent site. We are at serious risk of trading our Lynn Valley village feel and one of the few remaining heritage businesses for increased density that doesn't visually make sense. Although I am in favour of more rental housing in Lynn Valley, this building looks like a 'poor cousin' design compared to the other new developments. It's basically an ugly box with some trees in front and on the partial roof area. I also have concerns about the underground parking not being enough to support this building. We are seeing so much spillover of parking onto side streets already. New developments need to be more realistic about vehicle use and not put all their hopes on the bus hub and bicycle storage. It's just not practically how people are living given how wet and dark it is for so many months of the year. This proposal offers no green space or visual reprieve to the community. The frontage on Lynn Valley Road will look like any other boxy cheaply designed commercial retail down / apartment complex up in Vancouver. A play area several stories up for the residents is really not an answer to the community. I can only imagine how that will look in a couple of years. This is not the Lynn Valley I want to live in. I don't support the development as it is currently envisioned. Why can't we have some interesting design that incorporates and builds around the existing Black Bear Pub building and

is gentle / sympathetic to the existing new development(s) in their more alpine village style? That would be more consistent with the Lynn Valley Village concept in the OCP, in my view.

**nordine (staff)**

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My objection to this project is it coinciding with other huge developments in the exact same neighborhood. Enough is enough! Mountain Highway is already a parking lot. Bring us some functioning infrastructure and then we can talk development. And how odd is our low little Lynn Valley mall going to look in the shadow of these huge high rises? Please consider the big picture here. This is not the Lynn Valley I want to live in.

**nordine (staff)**

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I do not support the proposed development. The existing building, while faux heritage, is an indelible element of Lynn Valley's neighbourhood identity and I dare say, community soul. The proposal does not provide adequate nor engaging public realm, the articulation of the massing is unsophisticated and too boxy for the diminutive size of the site. Furthermore the units lack basic liveability considerations and amenities. The overall scheme does not respond to the site, context or unique character of Lynn Valley- it is generic, bland, boring and contrived. Given the low quality architecture of what is being proposed, the loss of a treasured local business is not

justified. Why not underground the huge adjacent surface parking lots associated with the mall, and make that space available for development? The fact that the majority of the mall is not overbuilt by development (ie shoppers) is a huge oversight that puts undue pressure on sites such as the black bear pub.



There needs to be a balance between what is redeveloped and what is retained.

**nordine (staff)**

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We appear to be going down this same path as several years ago when 22 storey towers were proposed (12 storey result) for the now Lynn Valley village. Here we are again discussing increased density when we have only recently seen the winding down of construction. This is not the only proposal on the table... replacement of Safeway with more towers for example. There are terrible lines of vehicles into and out of Lynn Valley seven days a week with residents and visitors to nearby parks. Take a break from increased density here in Lynn Valley. Work on the transportation plan!! Buses have not been the answer nor has the new highway exchange. SLOW DOWN with the increased density... I recommend a moratorium on increased density in Lynn Valley for a minimum of ten years.

**nordine (staff)**

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process. We welcome further discussion going forward.

Dear heavens. How many times do the residents of Lynn Valley have to say no to further development? A tremendous amount of new developments have been put into this area in recent years and there should be a moratorium on further large scale developments for at least 5 years. Traffic is now terrible all around this area due to the large number of new residents (and their cars) who live in the nearby towers. Adding more development and towers to this area will just continue the change of Lynn Valley from pleasant community to crowded concrete jungle. Just because you have space to put up a big complex like this doesn't mean you should. I know people want to move to the North Shore but that doesn't mean Lynn Valley should be required to expand to this extent. We would gain 96 housing units but create more crowding, trouble with road access, lose mall parking (already very crowded) and in addition lose a great local pub which is very popular. It is up to council to defend quality of life in our community, not just the quantity of life. Think about the kind of community you are representing. Say no to the developers.

**nordine (staff)**

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Leave the Black Bear Pub here. It is very popular with its log cabin ambiance. Build around it if you must build something here.

**nordine (staff)**

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Valley Centre redevelopment. Thank you again for your input and participation in the process. We welcome further discussion going forward.

[REDACTED]

The garish nature of the project seems to suggest that BOSA is using the application to ensure the Crombie application for Safeway fails either going into the bylaw approval process or at presale. There is simply nothing redeeming about the application. It is far to large for the site, pierces the 5-storey limit for development and offers no affordable housing. It cannot be built as presented giving the points of ingress of loading docks for the Safeway site. Removing the Black Bear would be tragic except the idea is absurd to begin with. The existing savaging of local roads with unused bike dedicated bike lanes is illogical and suggests planners have made up their minds no matter the systemic failures of pedestrian and cycling paths in the area. Living on [REDACTED] I can state explicitly there are no more cyclists using the bike lanes than used the road 10 years ago despite adding 2-4,000 new residents to the neighborhood.

**nordine (staff)**

**The applicant provides the following response:** Thank you for your feedback on this application. The project is at the early design stage. While considerations have been made to provide access off Valley Centre Avenue for underground parking and loading, we will continue to work with the District to ensure successful integration with the proposed project on the adjacent Safeway property. The proposed project intends to provide much needed rental housing in a variety of unit sizes and types. We are in active discussions with the owner of the Black Bear Pub to explore new opportunities at Lynn Valley Centre.

[REDACTED]

My first impression is that the proposed building is very ugly, that there is not enough green space proposed and that the architect has not worked with the team developing the Safeway property. I proposed a larger green space to separate the two proposed projects with actual flower beds, trees and vegetation to attract bees, birds and butterflies and to provide public seating and gathering space. The plaza that Bosa added on the east side of Valley Centre Ave. has far too little green space. Is there any standard for distance separating apartment towers? It seems that the two proposed towers at the northern side of the "Safeway" property will be very close to the proposed "low-rise" building proposed by Bosa,

**nordine (staff)**

**The applicant provides the following response:** Thank you for sharing your comments. The project is at the early design stage and the images presented reflect conceptual massing (building size/height). The colours represent the proposed building uses (retail, ground oriented residential, podium residential). The form and character is intended to

be consistent with Bosa's completed phases of the Residences at Lynn Valley, and reflect a similar mountain village aesthetic. Detailed building design will respond to the District OCP and Lynn Valley Public Realm and Design Guidelines. Please note that there is a significant landscaped courtyard at the podium level that will include planting, trees and vegetation. We work with the District of North Vancouver to ensure successful integration with the proposed project on the adjacent Safeway property. As designed the building separation from the building to the south meets and exceeds the limits set in the Lynn Valley Town Centre Public Realm and Design Guidelines (Town Centre Core Pedestrian/Cycle Greenway – section).