

Welcome to this Virtual Public Information Meeting

Why are we here?

Redic Developments Inc. has submitted a preliminary application to develop this site at 1504-1520 Rupert St.

The application proposes a 90 unit, six-storey rental development which will include a non-market housing component and off-site improvements along Mountain Highway and Rupert Street.

This Virtual PIM is an opportunity to:

- ✓ Learn about this project and how it contributes to the Town Centre
- ✓ Understand the chronology of the site.
- ✓ Ask questions and give feedback

Have your Say

- **Talk to District Staff**
- **Contact the Developer**
- **Fill out the public form on the District's website**



1504-1520 Rupert Street, North Vancouver

REDIC
DEVELOPMENTS



AREVA LIVING

Located in the Burgeoning Lynn Creek Town Centre

REDIC
DEVELOPMENTS



AREVA LIVING

Development Context Map

Development Context Map
09/01/2023

LYNN CREEK

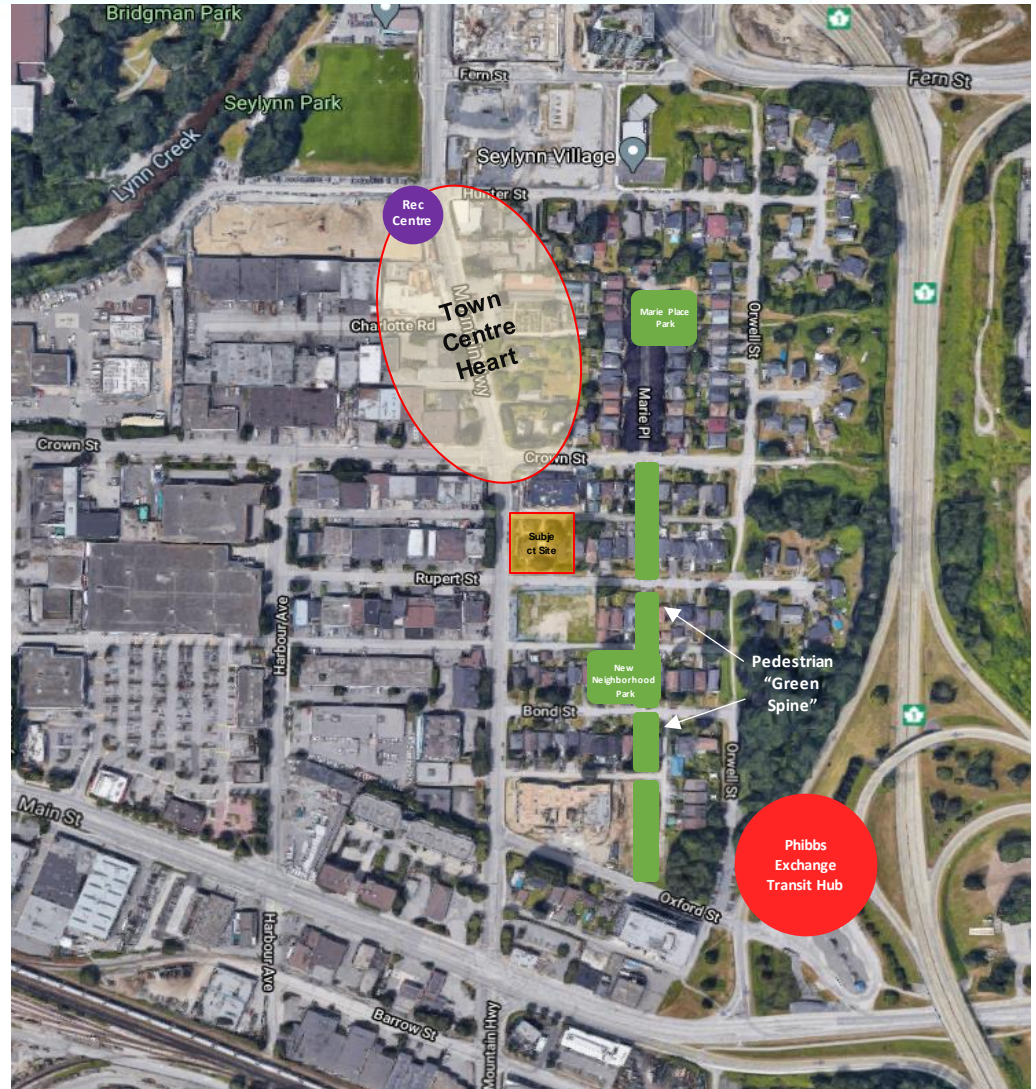
LEGEND

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




Key Goals of the Lynn Creek Town Centre

1. Variety of land uses
2. Diversity of housing choices
3. Economic vitality
4. Community facilities, services and amenities (e.g. public art)
5. Parks and open spaces
6. Mobility (e.g. new bike lanes)
7. Environmental Sustainability

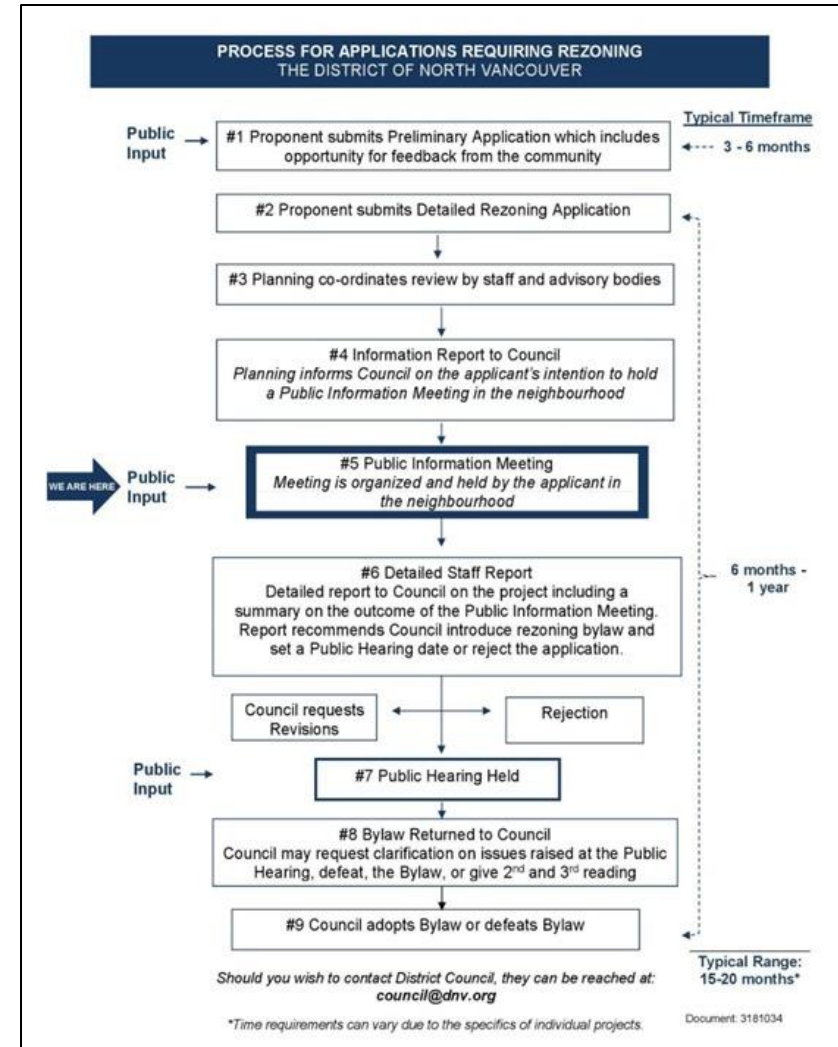


	Proposed
Total Units	90
Family (2- and 3-bedroom) Units	22 (24.45%)
Vehicle Parking	41 Residential Stalls <u>9 Visitor Stalls</u> 50 Total Stalls
Bike Parking	158 Bike Spaces
Density (FSR)	2.93 proposed
Building Height	6 Storeys
Non-Market Units	6



Project Chronology

- Preliminary Development Application for three-lot assembly submitted to the DNV on October 4th, 2021
- Purchase & Sale Agreement for assembly of rear lane negotiated (conditional to rezoning) on June 07, 2022
- Virtual Public Information Meeting: July 11th, 2022 – August 8th, 2022
- Advisory Design Panel Presentation: July 14th, 2022
- Response to Preliminary Application received in August 2022
- Project expanded by one lot (1520 Rupert St.)
- Detailed Application submitted to the DNV on June 15, 2023
- Virtual Public Information Meeting: September 25 – October 9th, 2023
- In person Public Information Meeting: September 26, 2023
- Advisory Design Panel presentation: October 12th, 2023

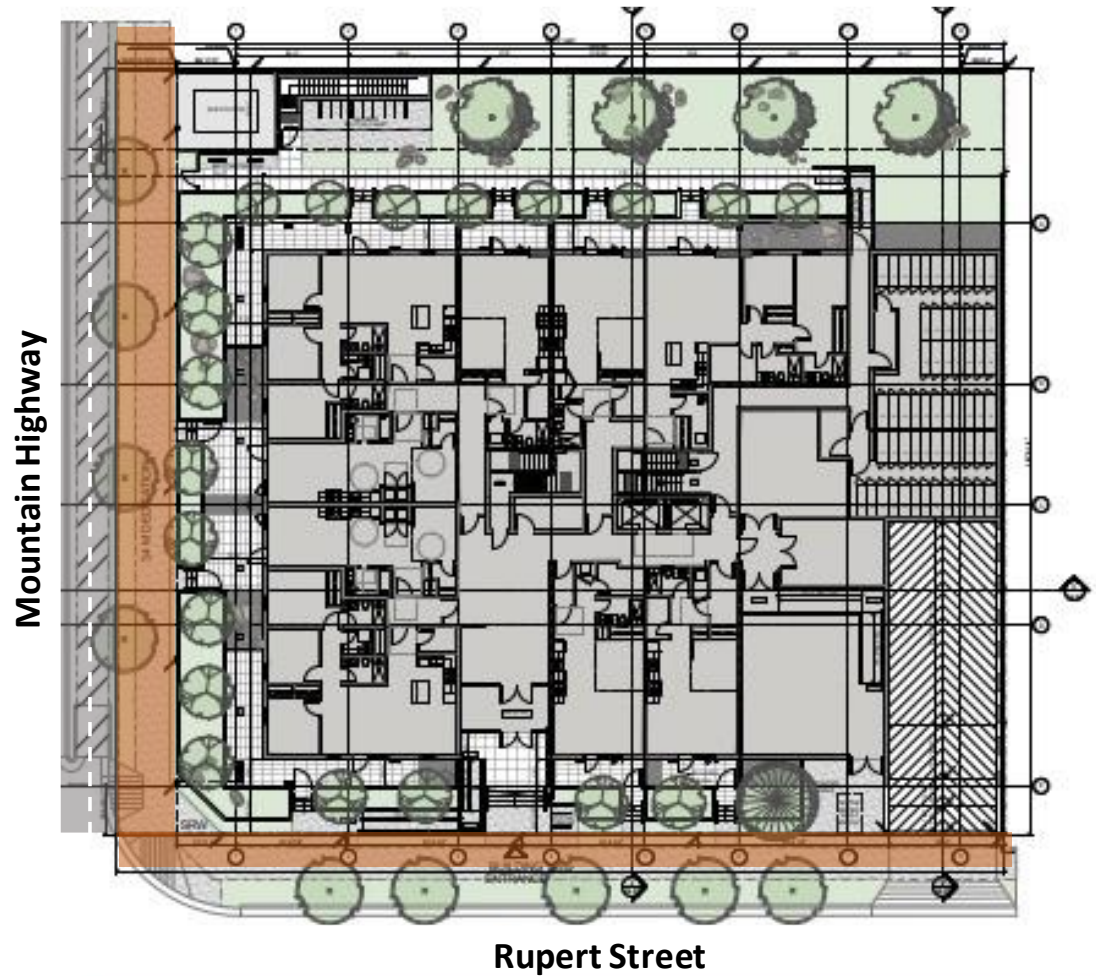


Project Features

- 24.5% family-oriented units
- 6 below market rental units
- Designed to foster community through curated amenity gathering space
- 158 Bicycle parking stalls
- Environmentally friendly design (low carbon emissions)
- Significant off-site improvements (new bike lane and sidewalks and improvements to roads)
- Contributes to the diversity of housing choices in Lynn Creek (rental with non-market units)

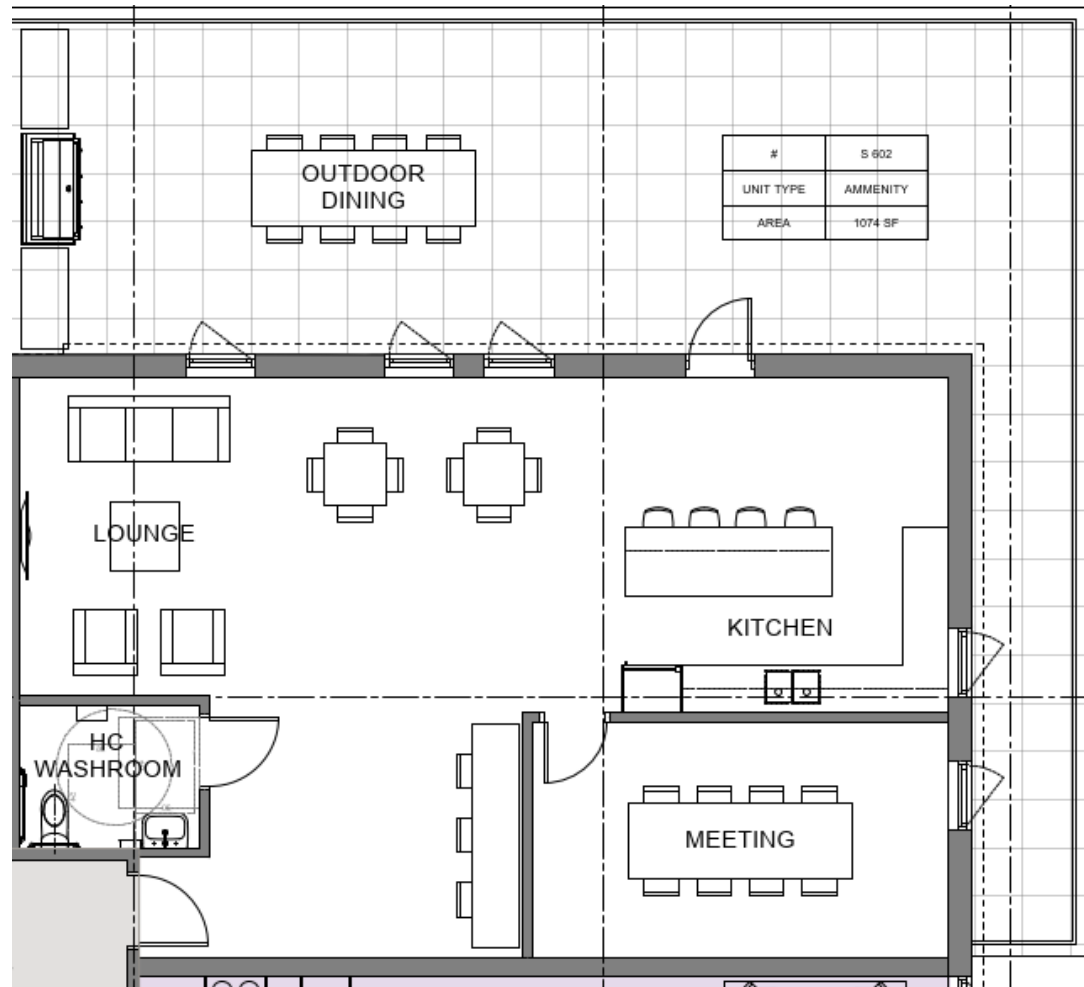


- New bike lane and pedestrian sidewalk along Mountain Highway - extending the bike lane and sidewalk that is constructed with each of the projects in the area
- New pedestrian sidewalk along Rupert Street
- Improvements to vehicular roadway along Mountain Highway and Rupert Street



Amenity Spaces

- 1,074 sf 6th floor indoor amenity room accompanied by a large outdoor patio
- Space will be outfitted with communal BBQ's, a chef's kitchen, a lounge area and co-working spaces
- Active programming of the space will aim to promote community and tackle social isolation amongst building residents



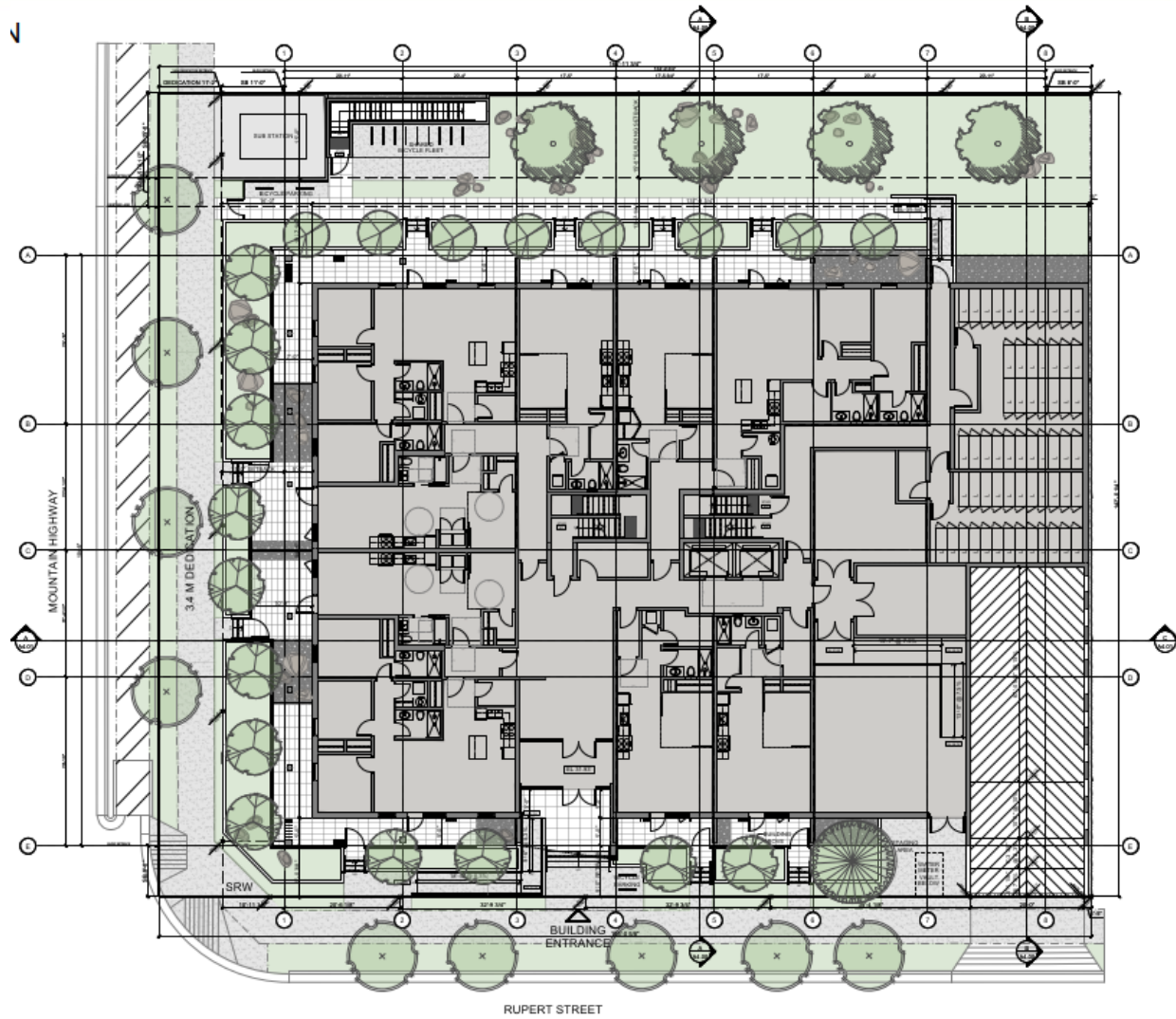
Designed for the Future

- Heating, cooling and domestic hot water will be powered solely via electricity.
- Co2 emission equal to or below the 3kg/m2 mandated by the DNV
- Level 2 Electric Vehicle charging conduits offered to all parkade stalls, with minimum 20% EV ready at completion
- Built-Green Platinum & surpassing requirements in Step 3 of the BC Building Code
- Creation of a new north/south bike lane along Mountain Highway

100% Electric



Site Plan



Thank You,

**If you would like more
information, please contact:**

**Ryan Rohani, Redic
Developments, at 778-668-4236
or
Taylor Jenks, District of North
Vancouver, at 604-990-2428**

