

# WELCOME

to the Public Information Meeting for 520-540 Mountain Highway, 1505-1571 Fern Street, 1514-1574 Hunter Street.

Thank you for joining our Public Information Meeting. The purpose of today's meeting is to:

- Introduce you to the project team;
- Share our application details with the community; and
- Listen to your input and answer any questions you might have.

**Before you leave, please fill out a paper comment form.**

## **Don't have time?**

- You can submit comments and questions online via the District of North Vancouver's online public information meeting at <https://dnv.civilspace.io/en>, which runs from **April 15 to 29, 2024**.

The feedback you provide will be included in a summary report and shared with District of North Vancouver staff.

The District of North Vancouver is located on unceded and traditional lands of Sk̓wx̓wú7mesh Úxwumixw (Squamish), səlilwətaʔ (Tsleil-Waututh), and xʷməθkʷəy̓əm (Musqueam). We would like to express our gratitude to the Squamish, Tsleil-Waututh, and Musqueam Nations and we value the opportunity to learn, live, and share experiences on this traditional territory.

# DENNA HOMES: BUILDING BEAUTIFUL COMMUNITIES

We at Denna Homes, a North Shore-based real estate development company, are committed to creating high-quality, thoughtful, and innovative mixed-use residential projects. We are proud of the work we have completed in Seylynn Village and hope to continue to remain part of this community for decades to come.



## Apex

(Seylynn Village)

- Estimated completion 2023 / 2024
- 32 storeys
- 276 for sale homes
- 5 commercial retail units

## Beacon

(Seylynn Village)

- Completed in 2015
- 24 storeys
- 200 for sale homes

## Compass

(Seylynn Village)

- Completed in 2018
- 28 storeys
- 240 for sale homes
- 1 commercial retail unit

## Horizon

(Seylynn Village)

- Completed in 2017
- 6 storeys
- 70 affordable rental homes
- Childcare facility for up to 31 children

## Denna Club

(Seylynn Village)

- 14,000 SF facility for Seylynn Village residents
- Pool, steam room, dry sauna
- Party lounge
- Catering kitchen

## The Sentinel

(Lions Gate Village)

- Completed in 2023
- 25 storeys
- 122 for sale market homes
- 48 rental homes
- 6 non-market townhomes, designed to passive house standards

# PROJECT TEAM

We have assembled a highly qualified project team.



Developer: Denna Homes



Planning: Richard White



Architecture: Franci Architecture Inc.



Urban Design: Frank Ducote



Landscape: PWL Partnership



Transportation: Kinlune



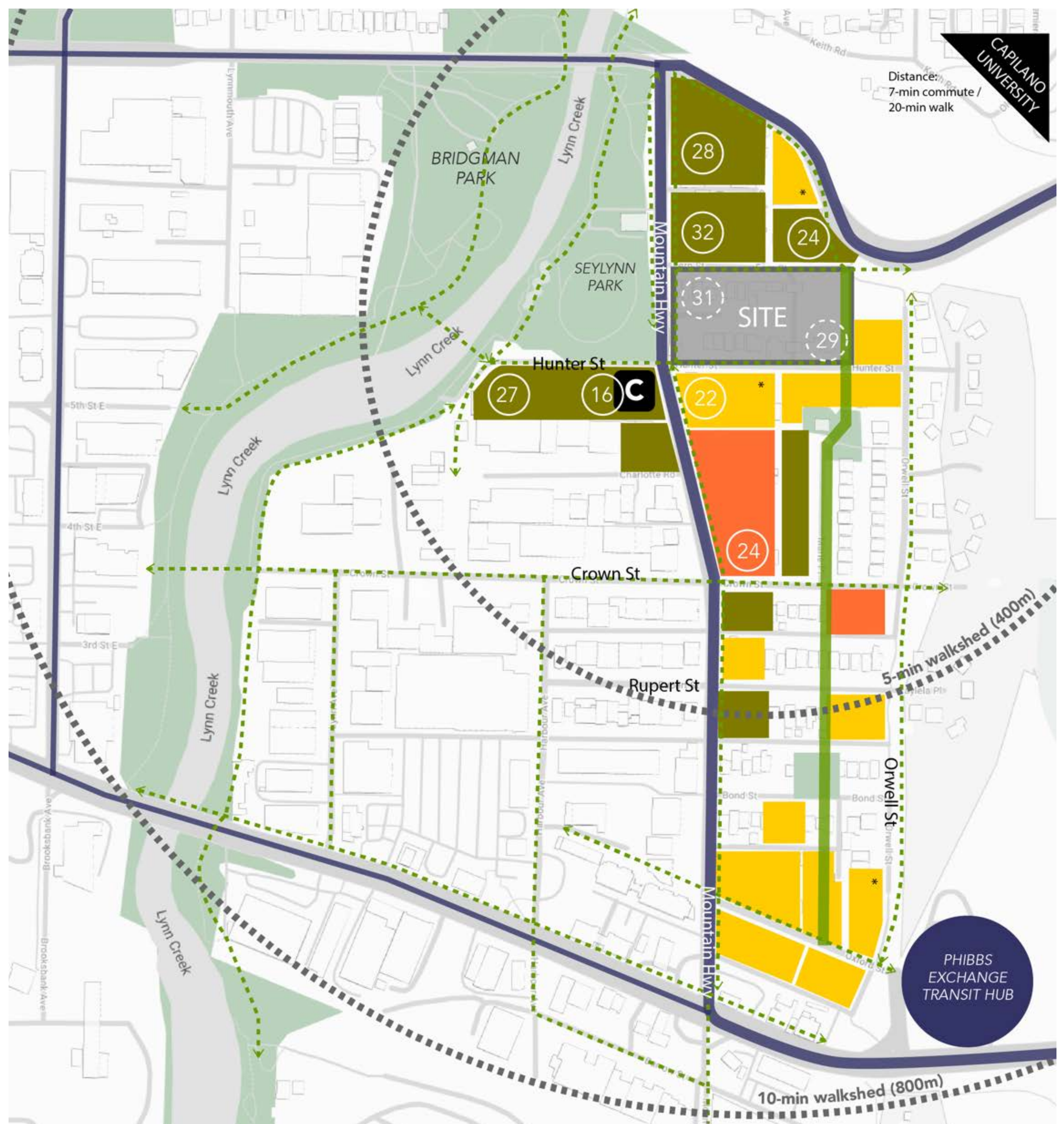
Public Engagement: Pooni Group

# LYNN CREEK IS GROWING

The Lynn Creek community is evolving and changing – be a part of the change by contributing to the conversation.

Lynn Creek is an area that is quickly becoming a transit-oriented mixed-use community offering a wide range of housing options, shops, services, jobs, parks, and amenities, all within walking distance of each other. The area is envisioned to be a model of urban living, in harmony with the natural environment of the community.

Building Height & Type (Approved and Planned)



**Legend**

- Pedestrian & Cycling Connections
- Planned Green Spine
- Frequent Transit Network
- Lynn Creek Community Centre
- Mixed-tenure (owned & rented) Homes**
  - 1510-1530 CROWN ST [ 7 TO 24-STOREY ]
- Rented Homes (market & non-market)**
  - 1553-1595 HUNTER ST AND 489 MARIE PLACE [ 6 TO 7-STOREY ]
  - 1504-1516 RUPERT ST [ 6-STOREY ]
  - 342 MOUNTAIN HWY [ 5-STOREY ]
  - 1565-1589 RUPERT ST [ 6-STOREY ]
  - 1541-1557 BOND ST [ 6-STOREY ]
  - 267 & 271 ORWELL ST [ 6-STOREY ] \*NON-MARKET
  - 1550 OXFORD ST [ 6-STOREY ]
  - 220 MOUNTAIN HWY [ 6-STOREY ]
  - 650 SEYLYNN CRES [ 6-STOREY ] \*NON-MARKET
  - 1519-1541 HUNTER STREET & 480 MOUNTAIN HWY [ 22-STOREY ] \*NON-MARKET
  - 1578-1590 HUNTER STREET
  - 1561 OXFORD ST [ 6-STOREY ]
  - 1526 OXFORD ST (CREEKSTONE CARE CENTRE) [ 6-STOREY ]
- Owned Homes**
  - 1401-1479 HUNTER ST [ 4 TO 27-STOREY ]
  - 467 MOUNTAIN HWY [ 6-STOREY ]
  - 680 SEYLYNN CRES (SEYLYNN VILLAGE - COMPASS) [ 6 TO 28-STOREY ]
  - 600 MOUNTAIN HWY (SEYLYNN VILLAGE - APEX) [ 7 TO 32 -STOREY ]
  - 1550 FERN ST (BEACON) [ 24-STOREY ]
  - 405-485 MARIE PL [ 6-STOREY ]
  - 1519 CROWN ST [ 6-STOREY ]

# OUR PROPOSAL

The site is located within the Lynn Creek Town Centre, one of four key designated town centers identified in the District's Official Community Plan (OCP).



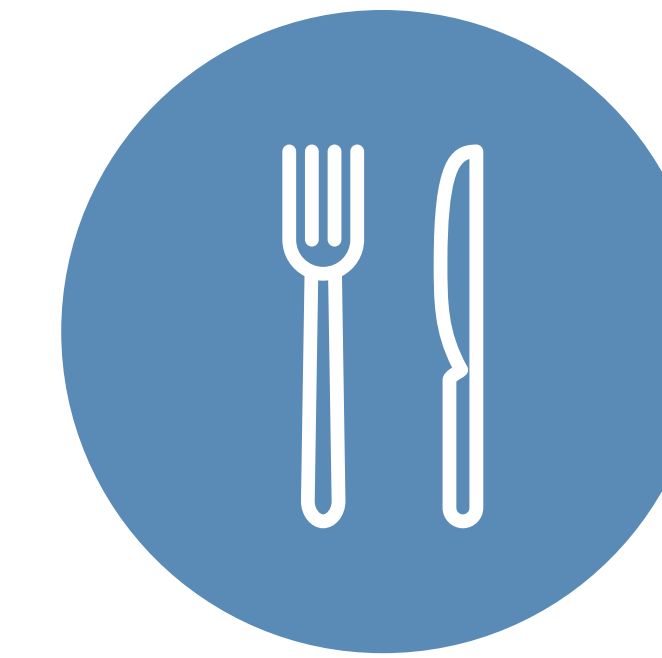
**Two mixed-use buildings** with heights of 29- and 31-storeys



**676 homes including** 72 below market rental homes, 271 market rental homes (4 live-work), 333 strata homes (5 live-work)



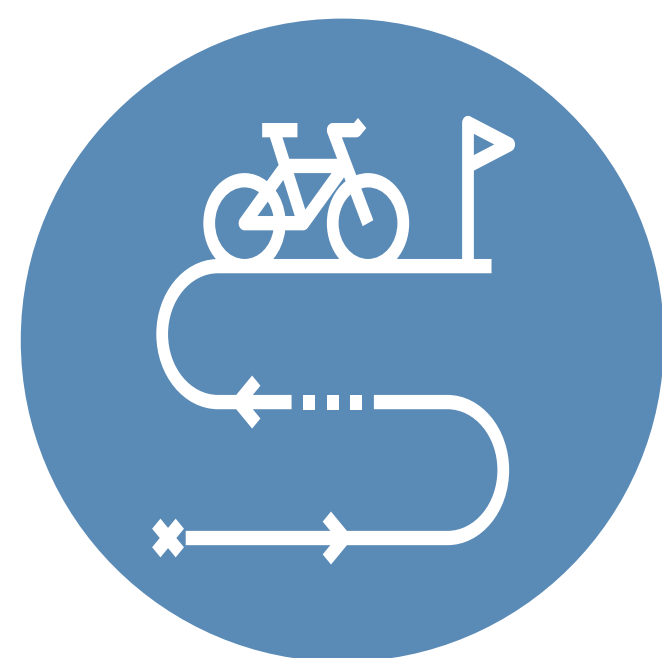
**Small-scale retail spaces** along Mountain Highway that will contribute to the area's vibrancy



**A restaurant with a patio,** providing a new place for people to meet



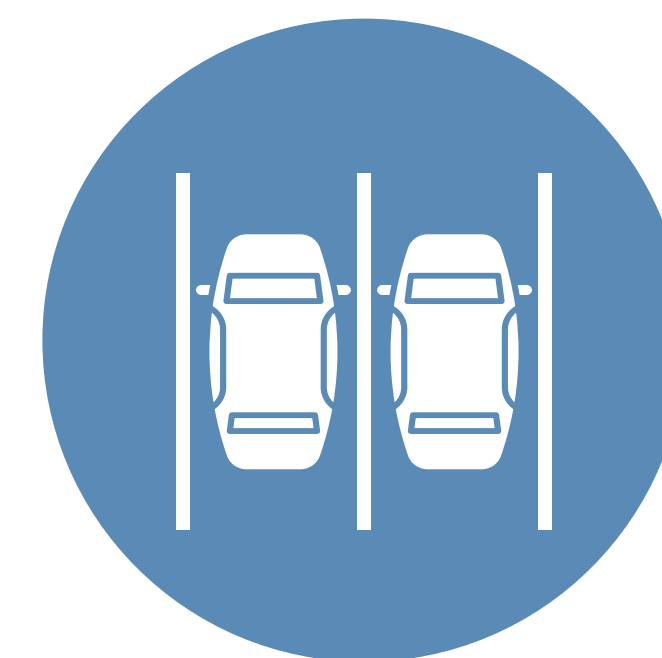
**A new childcare,** providing approximately 49 spaces



**New cycling and pedestrian connections,** including extending the green spine and connecting the new Lynn Creek pedestrian bridge to the Squamish Nation along Hunter Street



**Street and sidewalk improvements,** enhancing neighbourhood circulation and connectivity



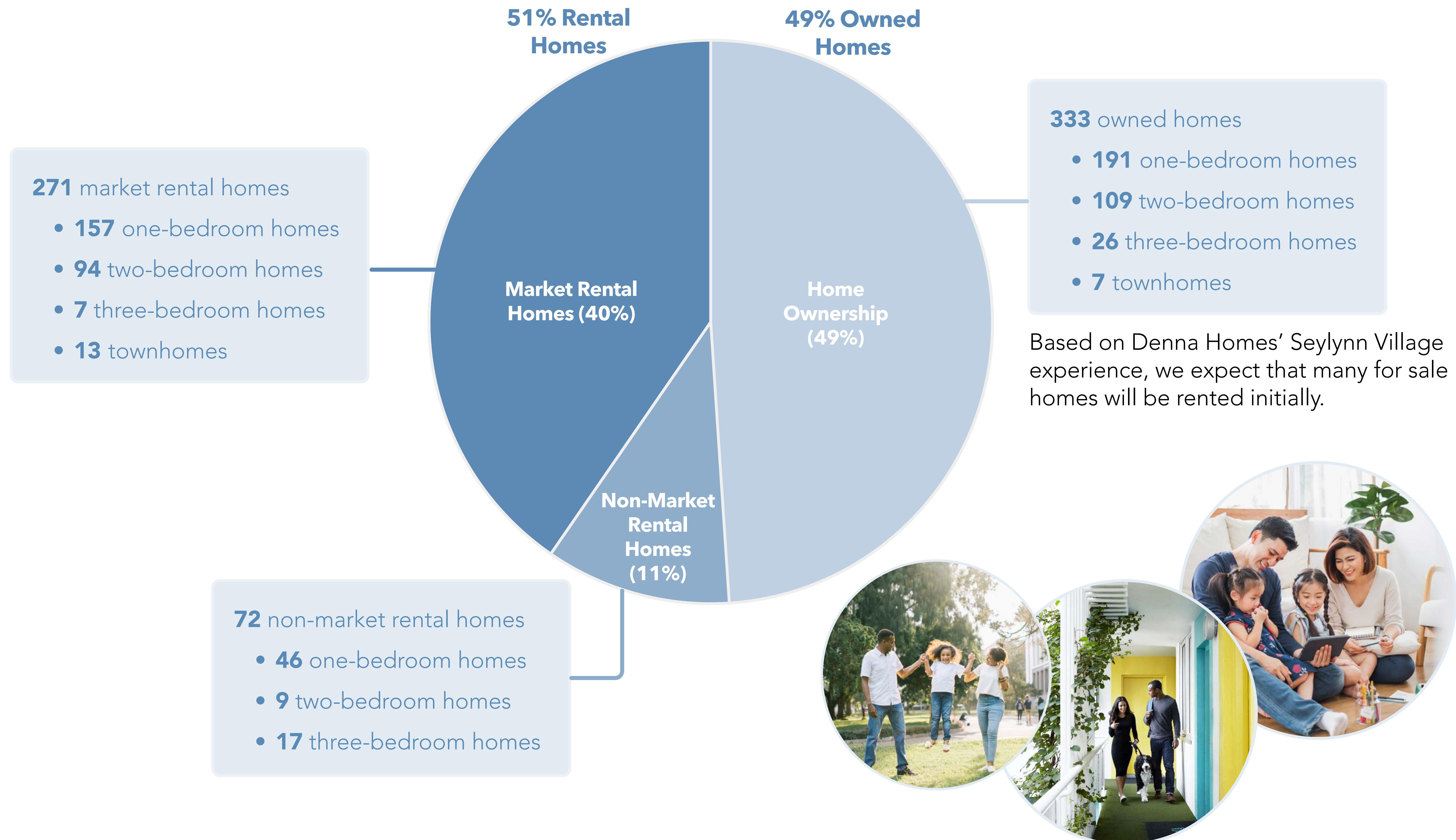
**Adequate commercial parking** in response to community comments and for convenience



**New publicly accessible open space** that will complement the existing parks and public plazas

# A RANGE OF HOUSING OPTIONS

Our proposal is for 676 homes, 51% of which are rental (79% market rental and 21% below market rental). We are also proposing 40% family-sized homes of 2-bedrooms and larger.



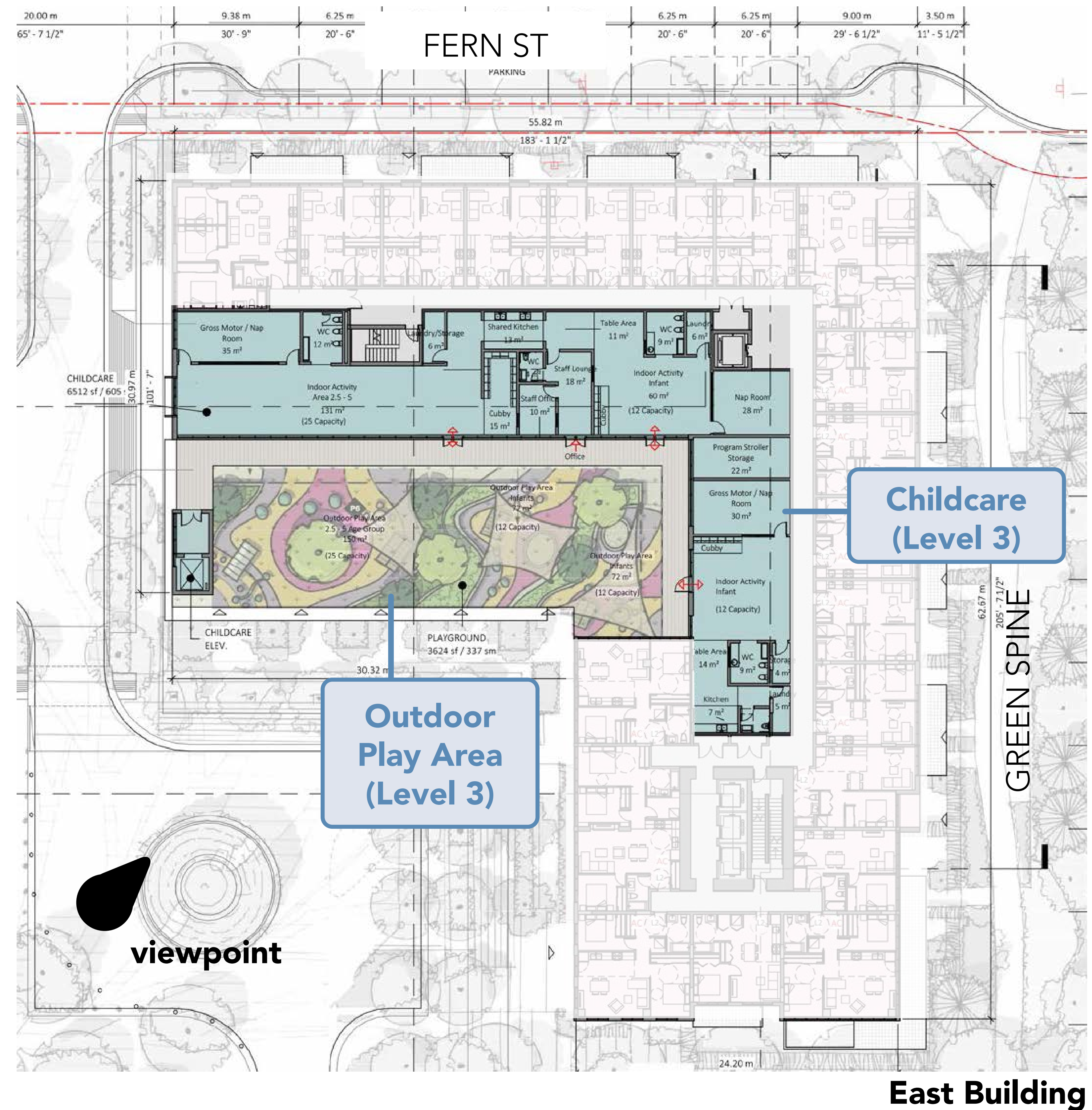
# CHILDCARE SPACE

Our proposal includes a 6,631-square foot childcare space that can serve approximately 49 children, aged 0-5.

**Viewpoint:** Childcare playground on level 3 above rental housing



This is a conceptual design for review by health officials.



# SMALL-SCALE RETAIL & RESTAURANT

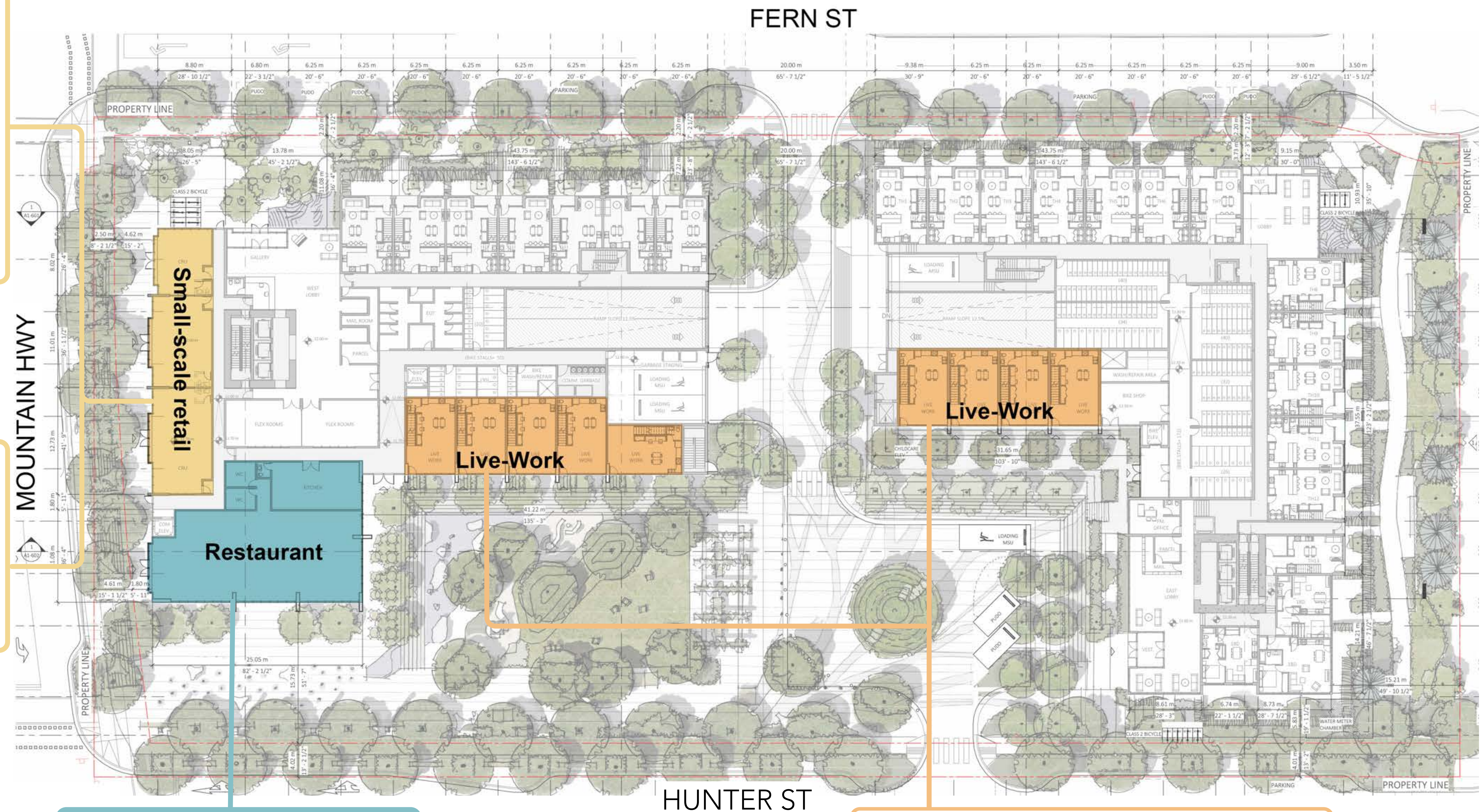
New retail space for existing and new Lynn Creek residents is proposed along Mountain Highway.

The **new small retail space** will increase pedestrian activity, contribute to street vibrancy, and provide more and improved portions for residents and visitors alike.

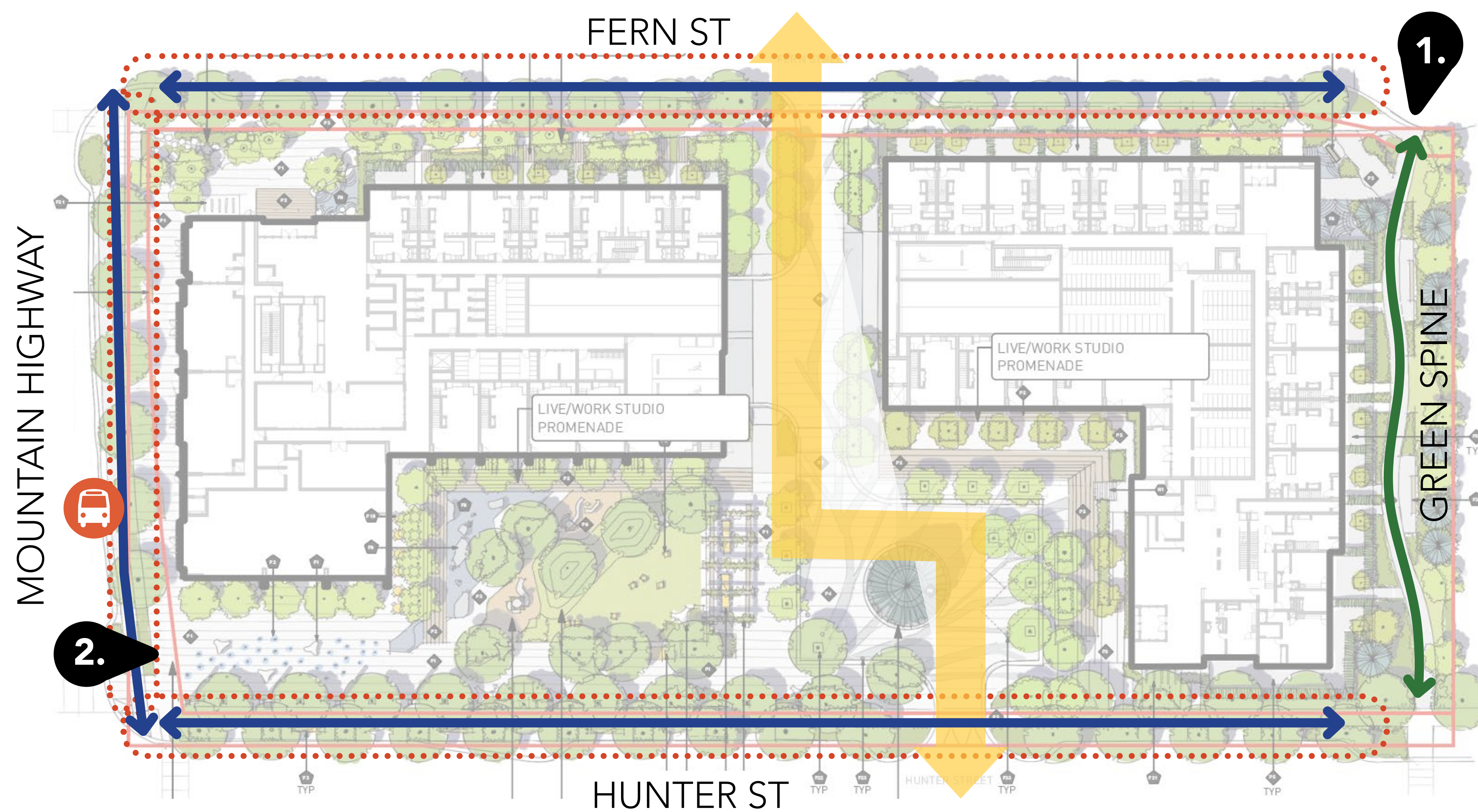
Small-scale retail along Mountain Highway is envisioned to **support the local community's needs**

The restaurant space will **increase vibrancy and streetfront activation**

**Live-work homes** are proposed on the south facing open space that will be attractive to occupants and passersby.



# PUBLIC REALM IMPROVEMENTS



**Viewpoint 1**  
Green Spine



**Viewpoint 2**  
Entry Plaza

- Street Improvements:**
  - Land provided to DNV for road circulation improvements
  - Street upgrades per DNV requirements

- Transit Improvements:**
  - Bus stop with new passenger amenities such as weather protection and seating

- New North-South Connection:**
  - A new circulation route for the neighbourhood
  - Traffic calmed design to support safety
  - A new pedestrian and cyclist route through the site

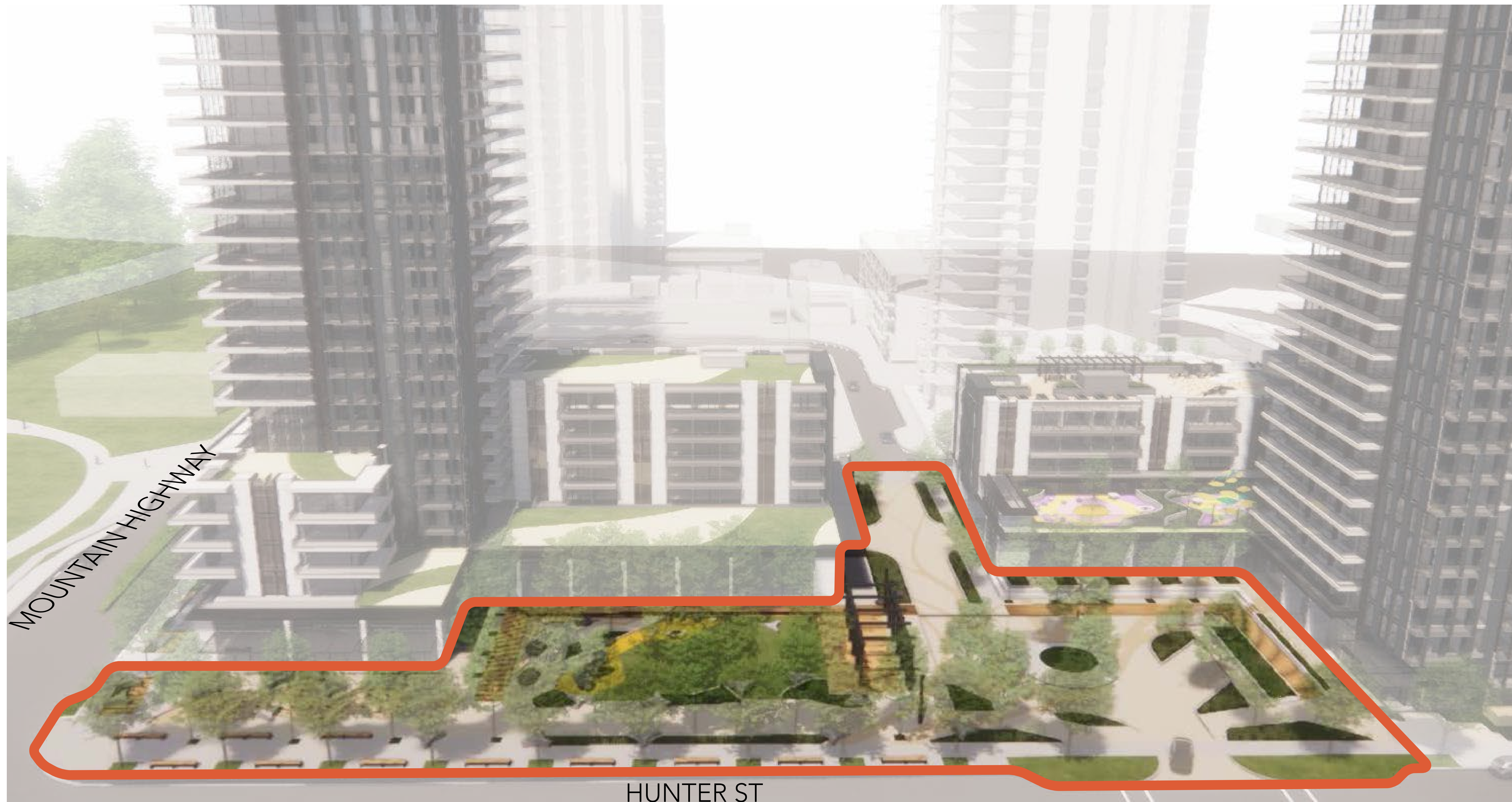
- Cycling and Pedestrian Connections:**
  - New wider sidewalks and treed boulevards on Mountain Highway, Fern and Hunter Streets
  - New northbound protected bike lane on Mountain Highway

- Completion of the Green Spine:**
  - Extending the multi-use green spine path, including benches, lighting, and landscaping
  - New raised crossing of Hunter Street to connect the green spine

# NEW COMMUNITY OPEN SPACE

The proposal includes a large publicly-accessible open space for the community to enjoy.

The space is envisioned to connect to the green spine and complement the more active Seylynn Park. It includes several public benefits, such as an east-west walking path, seating, a play area, and a new plaza at the northeast corner of Mountain Highway & Hunter Street.



# TRANSPORTATION

We have retained Kinclune to assess the proposal's potential transportation impacts.

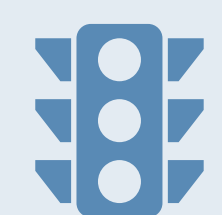
Kinclune Consulting (Kinclune) conducted a Transportation Review Study for Seylynn Centre to understand how our proposal relates to the broader transportation network in Lynn Creek.

**Kinclune concluded that the Seylynn Centre proposal is anticipated to improve the overall pedestrian and cyclist experience, and have a minimal impact on traffic movement and congestion. Key findings from Kinclune's analysis are as follows:**



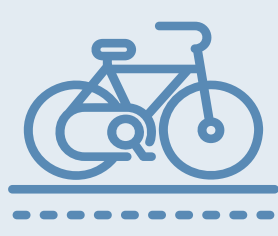
## Vehicle Access & Circulation:

- Excellent vehicle accessibility with two signalized access points to Mountain Highway at Fern & Hunter Streets
- Parkade access will be taken from Seylynn Crescent Extension
- Three passenger pick-up zones and four truck loading positions proposed



## Traffic Impact:

- Peak Hour traffic generation = 230-250 vehicles per hour, about 4 cars per minute
- Net additional traffic due to increase in site density now proposed compared to DNV forecasts = 45 vehicles per hour at both Fern and Hunter Street intersections
- No material impact on traffic operations at adjacent traffic signals, which will have excess capacity even at full build out of Lynn Creek Town Centre



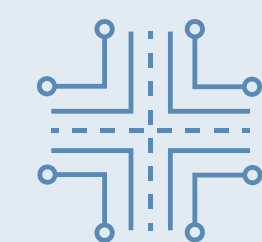
## Cycling & Walking:

- Redevelopment of the site will contribute to significantly improved cycling and walking facilities in the neighbourhood



## Transit:

- High quality transit accessibility and service levels
- Directly adjacent to three Frequent Bus Network routes on Mountain Highway
- Within convenient walking distance to Phibbs Exchange and other local/regional bus routes



## Transportation Demand Management (TDM)

- Proposed off-site improvements for walking and cycling, two dedicated cyclist elevators, bicycle maintenance rooms with repair stands and bike washes, five car share vehicles and parking spaces, and transportation marketing.



## Parking:

- Two underground parking levels with supply consistent with the District's Alternative Vehicle Parking Rates policy, which requires at least 613 stalls.
- Proposed supply of 624 stalls reflects reduced base parking rates, proximity to transit, unbundled parking and shared parking.
- At least 1,177 Class 1 secure bicycle parking spaces will be provided with change rooms and clothing lockers for site employees who commute by bicycle.

# SUSTAINABILITY

Our proposal includes a range of sustainability initiatives.



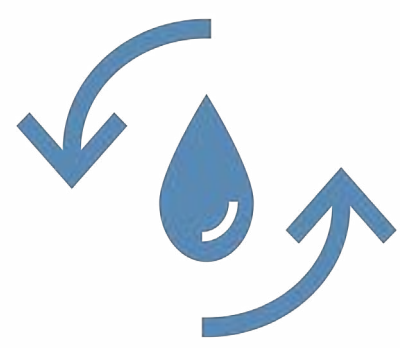
## Life Cycle Assessment

The project will commit to the Life Cycle Assessment to limit our impact on the environment and support low-carbon and sustainable decisions regarding design and development.



## Zero Carbon Heating and Hot Water Systems

The development will use heat pumps for heating and hot water. We are committed to zero carbon for building operations.



## Integrated Rainwater Management

On the ground level, this project will include a range of soft landscaping and rain gardens that act as rainwater management amenities. Rooftops will maximize water retention at the source through green roofs and rooftop garden spaces.



## Rooftop Gardens and Landscaping

Native trees and plant species will be integrated throughout this project, replicating natural processes and celebrating the site's special place within the local context and larger green network. Accessible and inaccessible building rooftops have been designed to enhance sustainability and provide, where practical, access to amenity green space.



## Social Sustainability

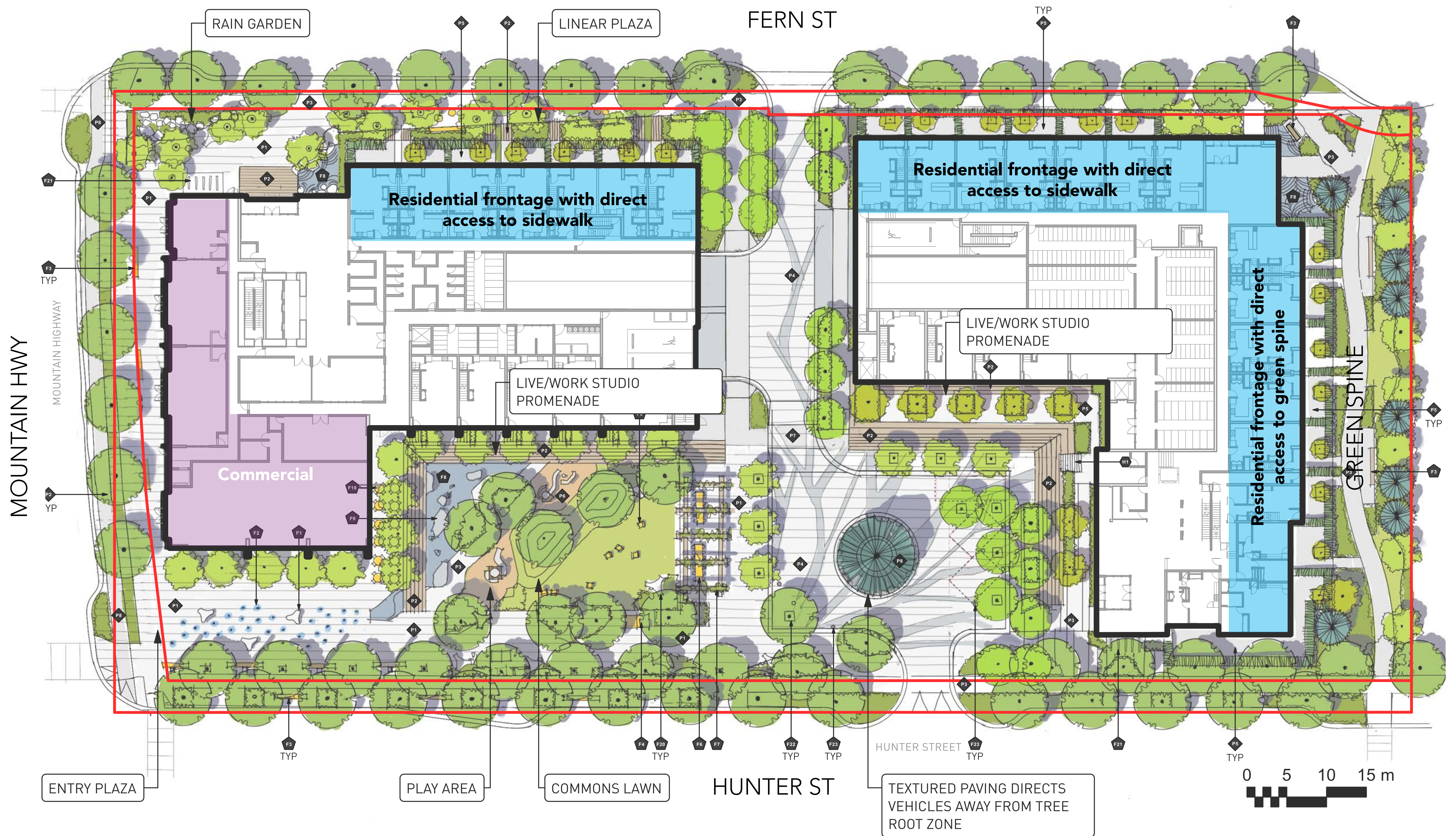
The project will include different indoor and outdoor amenity spaces for residents and the general public, such as accessible common spaces and the publicly accessible outdoor space. It is anticipated that these amenities, along with commercial services, will create opportunities for future residents to connect, further strengthening a vibrant sense of community.



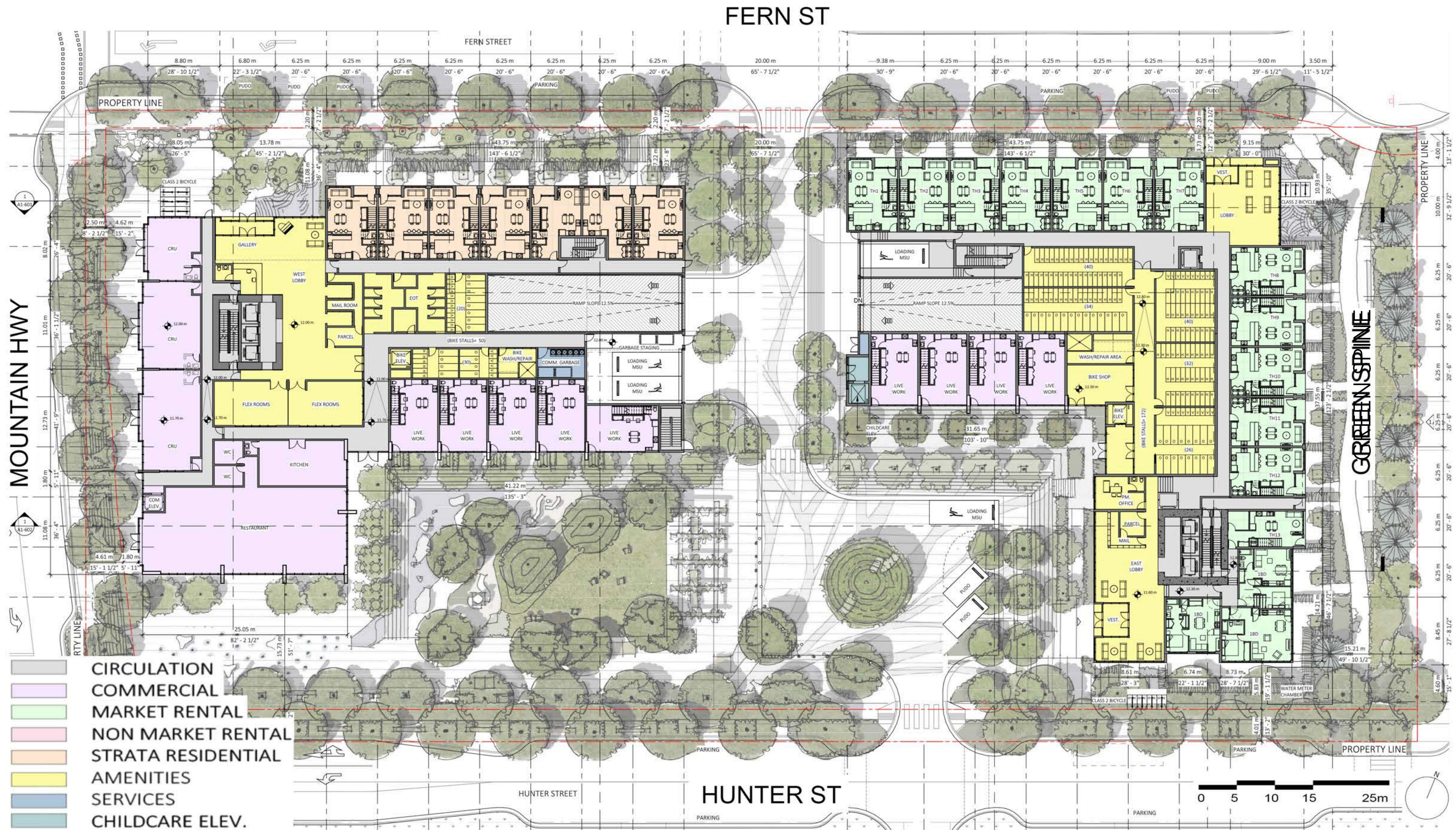
## Sustainable Design Strategies

The design includes increased thermal performance for roof areas, solar shading with horizontal elements and canopies, enhanced indoor natural daylight, and energy efficient lighting and controls.

# LANDSCAPE PLAN



# SITE PLAN



# ELEVATIONS

Fronting Green Spine



Fronting Hunter St



Fronting Mountain Hwy

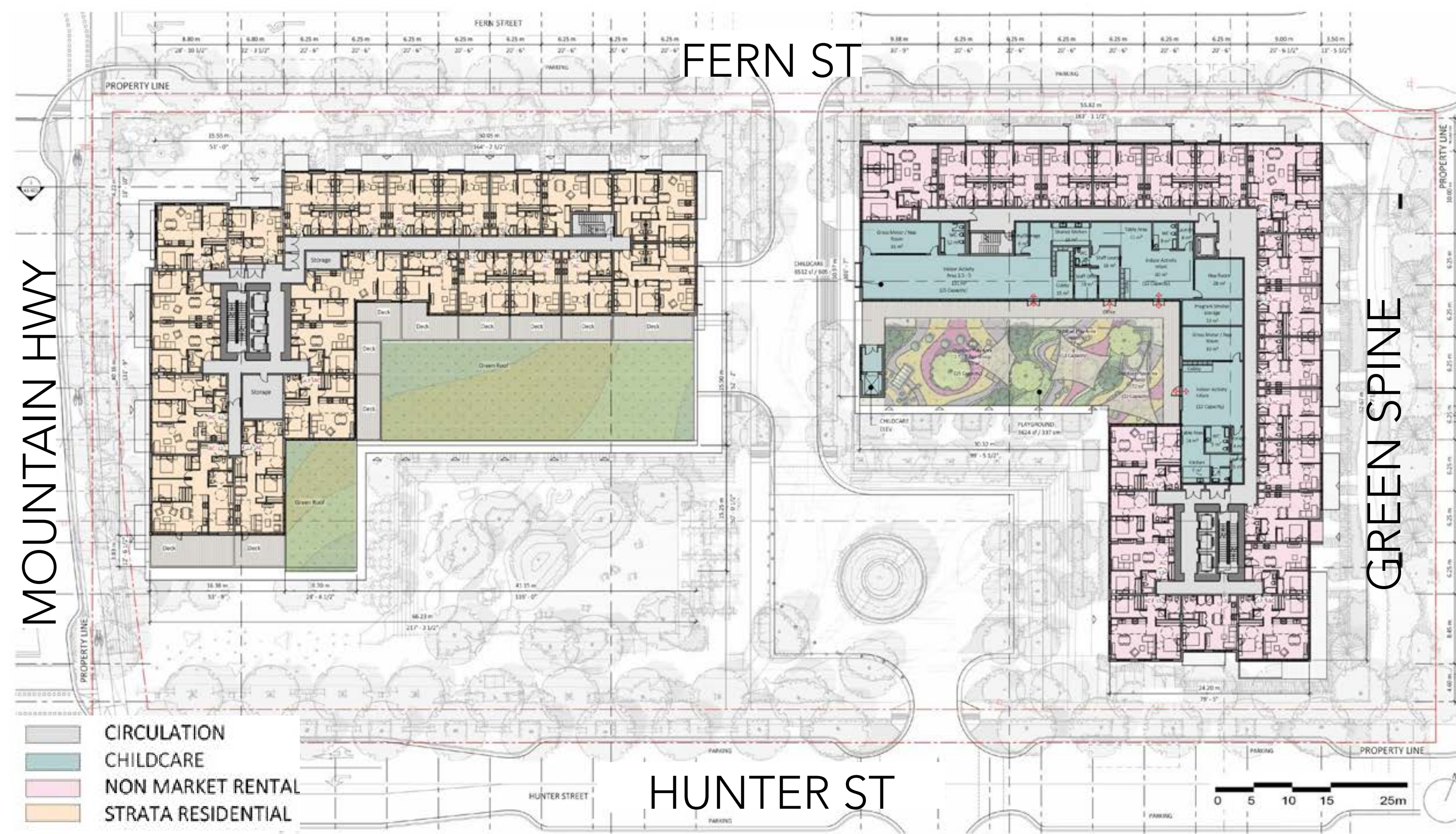


Fronting Fern St

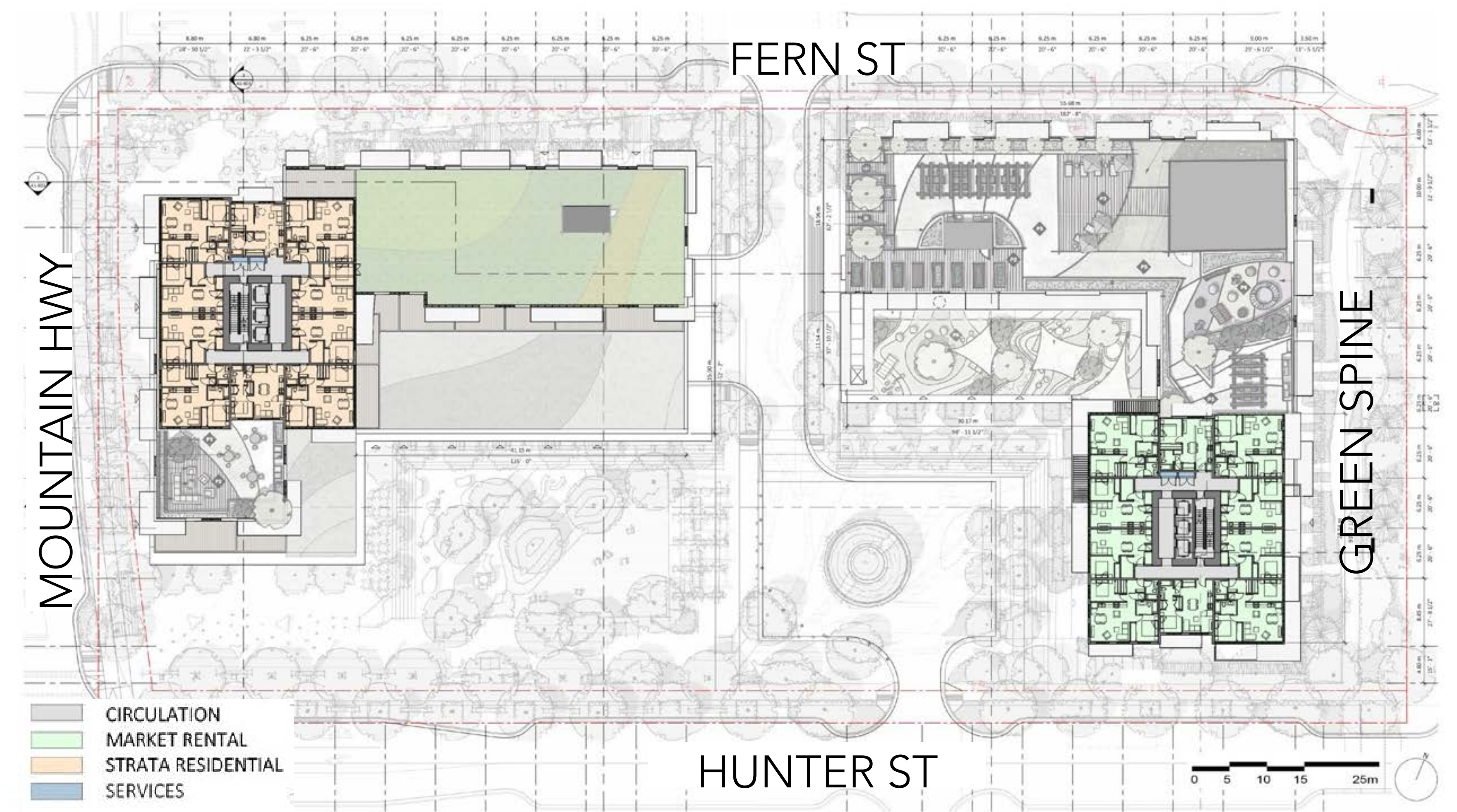


# TYPICAL FLOOR PLANS

Podium

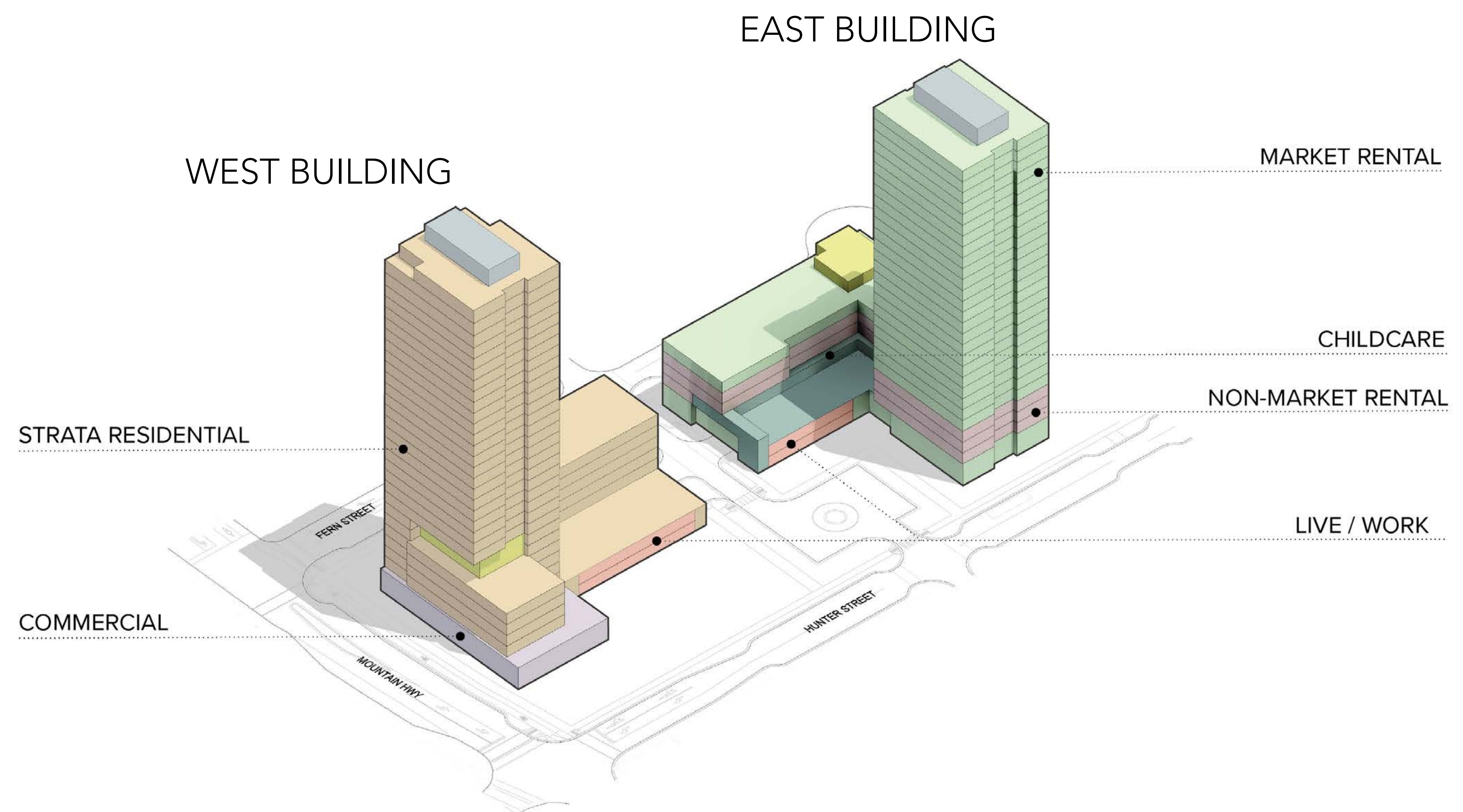


Tower



# PROPOSAL STATISTICS

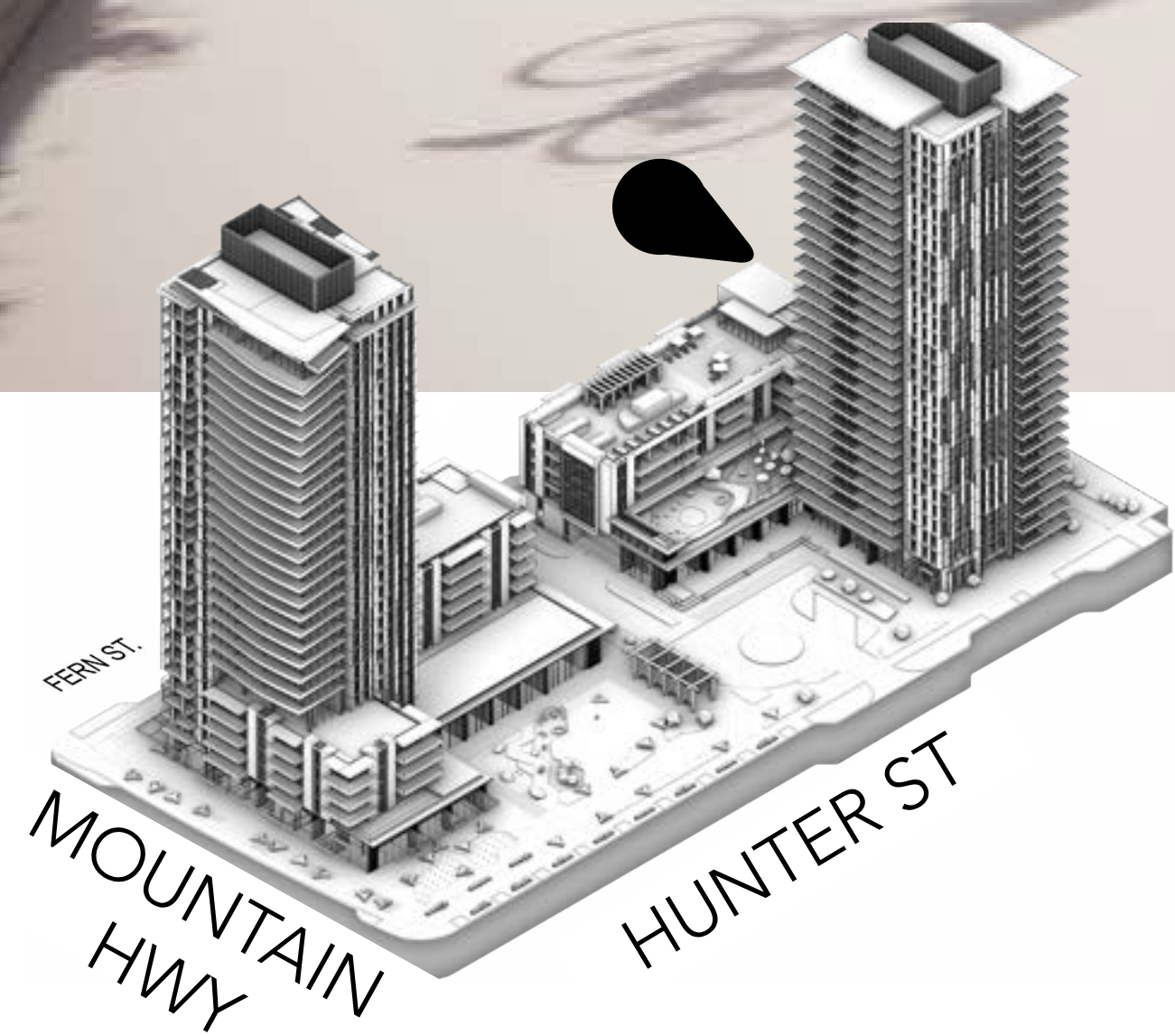
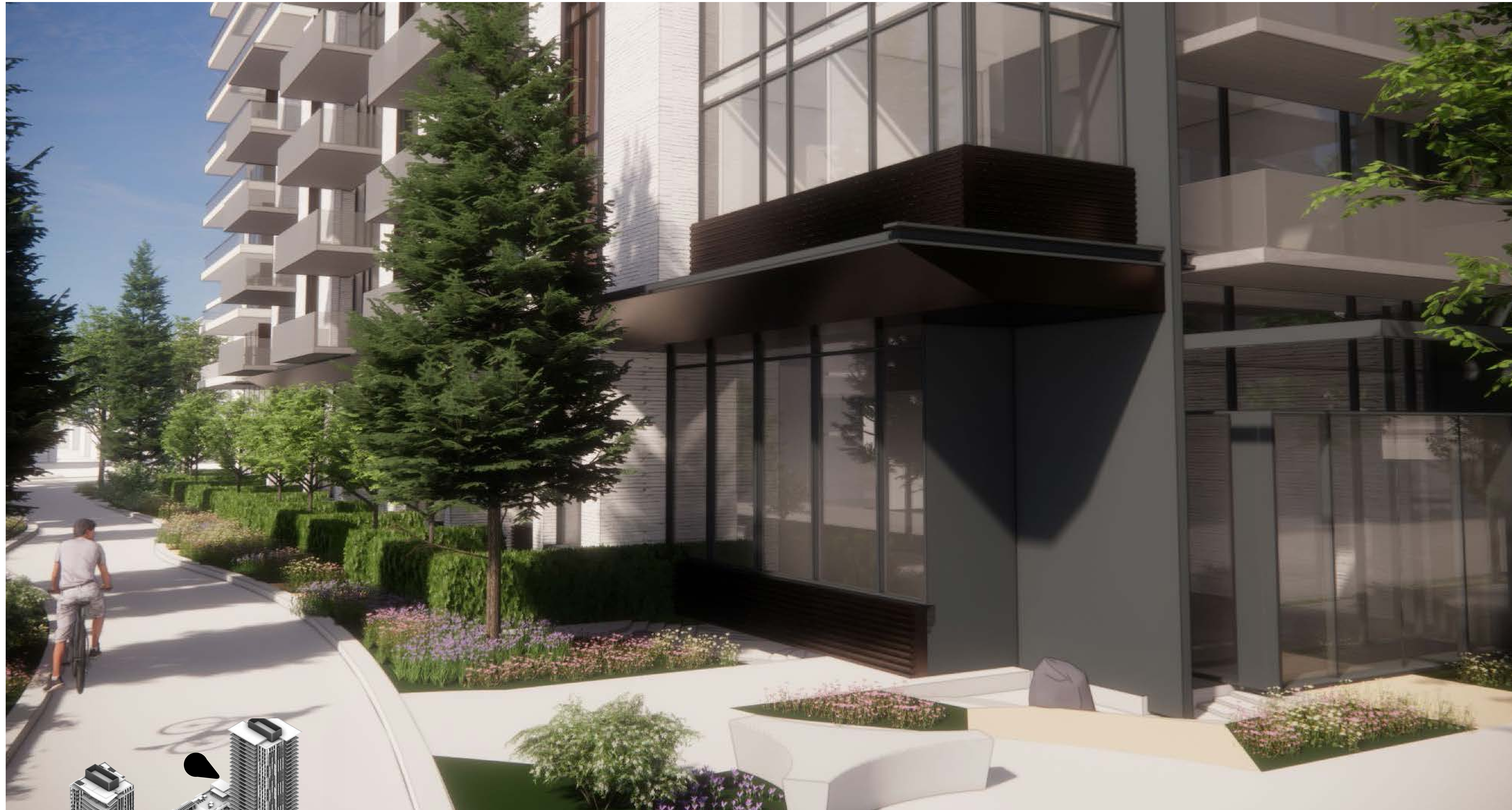
<b>Buildings</b>	2
<b>Heights</b>	31 storeys (West building) 29 storeys (East building)
<b>Uses</b>	<p>Residential (676 homes in total)</p> <ul style="list-style-type: none"> <li>271 market rental homes*</li> <li>72 non-market rental homes*</li> <li>333 condominium homes</li> <li>*9 live/work studios (5 owned, 4 rented)</li> </ul> <p>Commercial - 6,544 sf (608 sqm)</p> <p>Childcare - 6,631 sf (616 sqm)</p>
<b>Parking</b>	<p>624 vehicular parking spaces</p> <p>1,233 Class 1 secured bicycle parking spaces</p> <p>26 Class 2 public bicycle parking spaces</p>



Statistics are approximate and are subject to change throughout the application process.

# DESIGN CONCEPT

Looking south along the green spine extension.



*Design concept only, subject to change throughout the application process.*

# DESIGN CONCEPT

The Mountain Highway frontage includes small-scale retailers, adding vibrancy and visual interest. It also includes generous sidewalks and a new cycling lane.



*Design concept only, subject to change throughout the application process.*

# DESIGN CONCEPT

Views of the proposed public space.

Looking east along the public pathway.



South facing public plaza at the corner of Mountain Hwy and Hunter St.











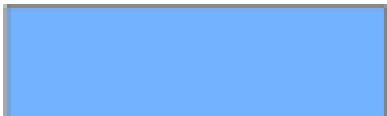
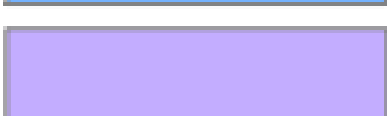

*Design concept only, subject to change throughout the application process.*

# OFFICIAL COMMUNITY PLAN

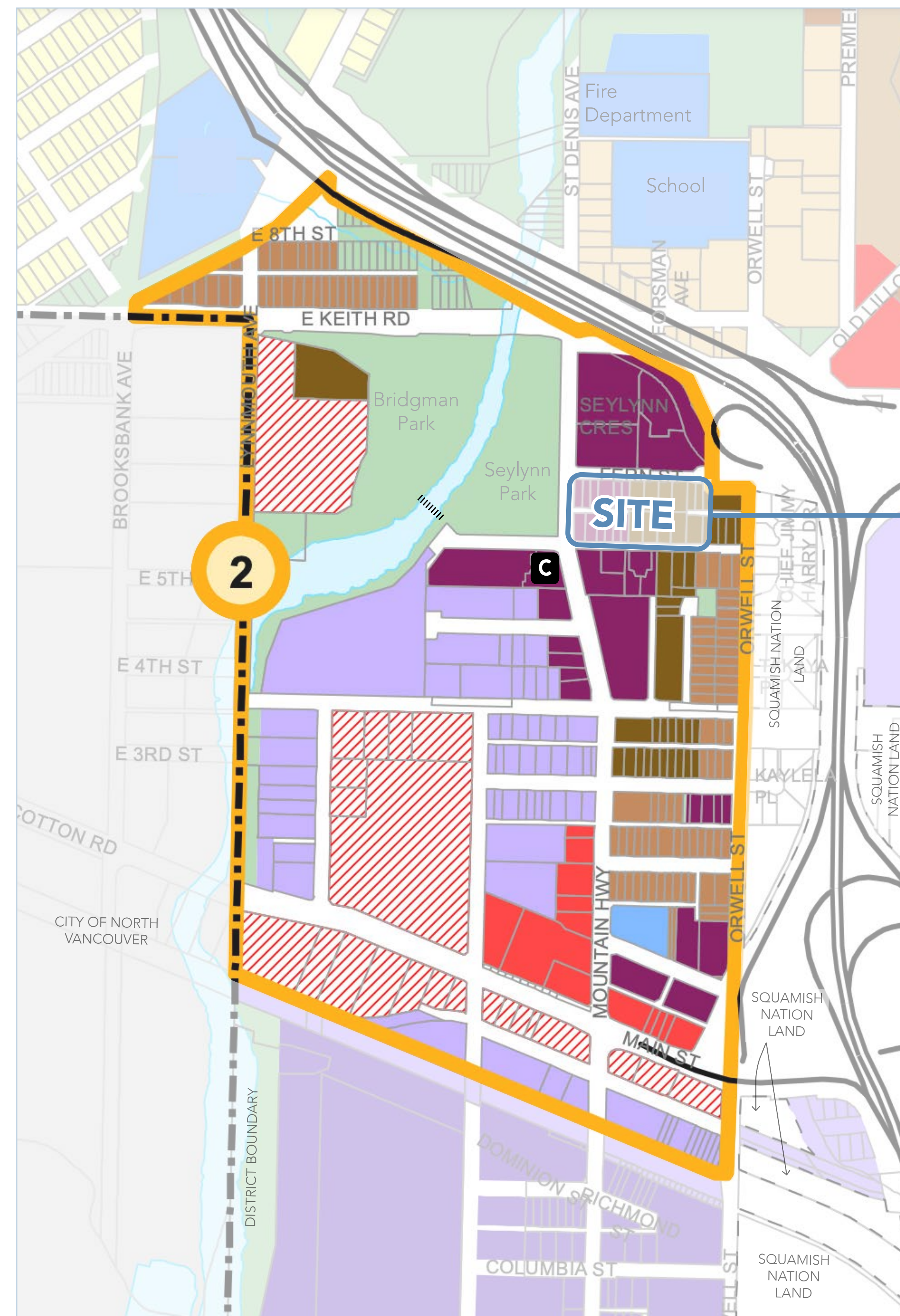
The site is situated in Lynn Creek Town Centre, one of four designated town centres in the District's Official Community Plan (OCP). The OCP guides community growth, focusing housing, amenities, services, and employment opportunities in these town centres.

Over the last 10 years, the Lynn Creek community has undergone significant change, from the construction of Seyllynn Park, the new Lynn Creek bridge, and the soon to open Lynn Creek Community Centre. The area has also seen new buildings, with more on the way, offering a range of housing options to people of all ages, abilities, and incomes.

## Legend

-  LYNN CREEK TOWN CENTRE
-  LYNN CREEK COMMUNITY CENTRE
-  LYNN CREEK BRIDGE
-  RESIDENTIAL LEVEL 5: LOW DENSITY APARTMENT (1.75 FSR)
-  RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (2.5 FSR)
-  COMMERCIAL (1.0 FSR)
-  COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1 (1.75 FSR)
-  COMMERCIAL RESIDENTIAL MIXED USE LEVEL 3 (3.5 FSR)
-  INSTITUTIONAL
-  LIGHT INDUSTRIAL COMMERCIAL
-  PARKS, OPEN SPACE, AND NATURAL AREAS

Land Use Map

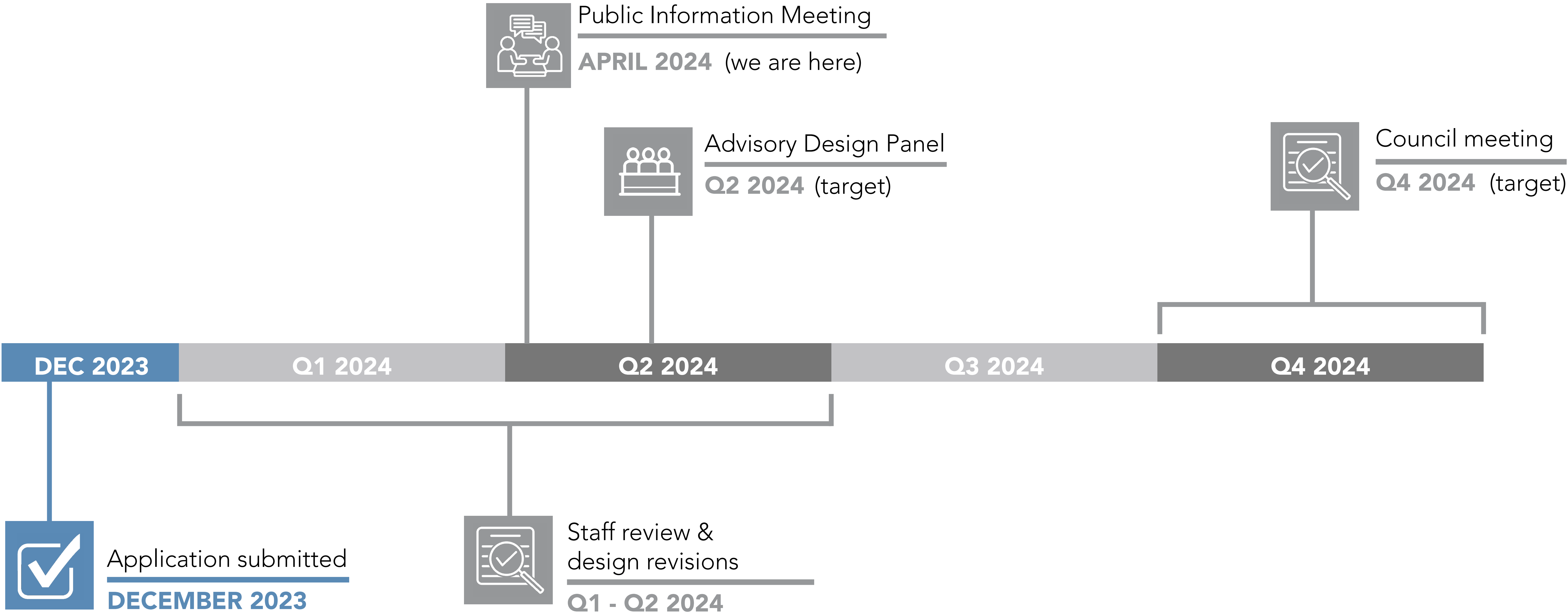


**Our proposal seeks to respond to this vibrant and evolving community.** We are seeking a Rezoning and an OCP amendment to accommodate a density of 3.93 FSR. This will allow us to **deliver a range of housing options (market rental, below market rental, owned homes, and live-work space), childcare, public open space, small-scale retail, a restaurant, and street and sidewalk improvements.**

Extracted from: District of North Vancouver Official Community Plan Land Use Map (Published: February 11, 2024)

# NEXT STEPS

We submitted our detailed application in December 2023. We welcome public input and feedback throughout our application process.



Please note these are target dates and are subject to change.

# THANK YOU

Thank you for attending today's Public Information Meeting.

Before you leave, please share your feedback with us. You can share your feedback in the following ways:

1. By filling out a comment form at the **April 17** in-person event
2. Online via the District of North Vancouver's online public information meeting at <https://dnv.civilspace.io/en>, which runs from **April 15 – 29, 2024**.
3. Via email to [info@SeylynnCentre.ca](mailto:info@SeylynnCentre.ca).

The feedback you provide will be included in a summary report and shared with the District of North Vancouver.

