



**902-968 Lytton Street
Phase 2**

Development Permit Application

**Virtual Public Information Meeting
February 22-March 8, 2023**

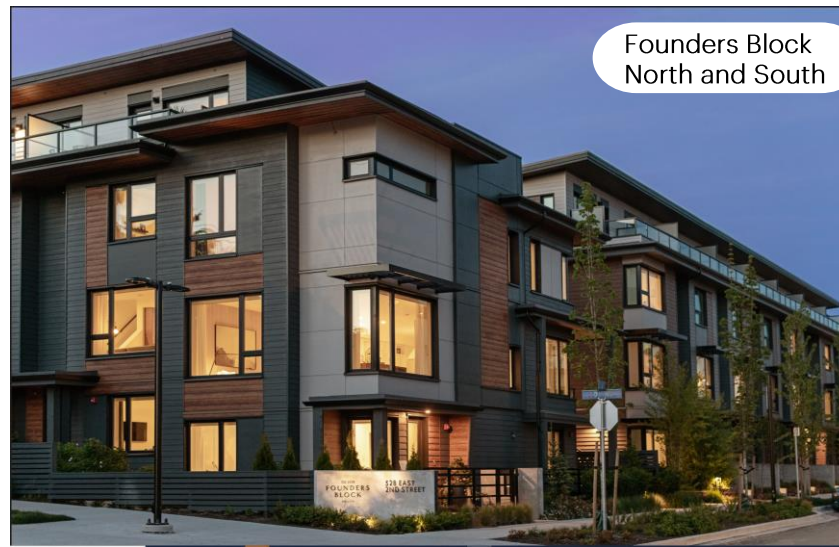
About Anthem

Founded in 1991 and operating across British Columbia, Alberta, and California, Anthem is a team of 500 people driven by creativity, passion and direct communication.

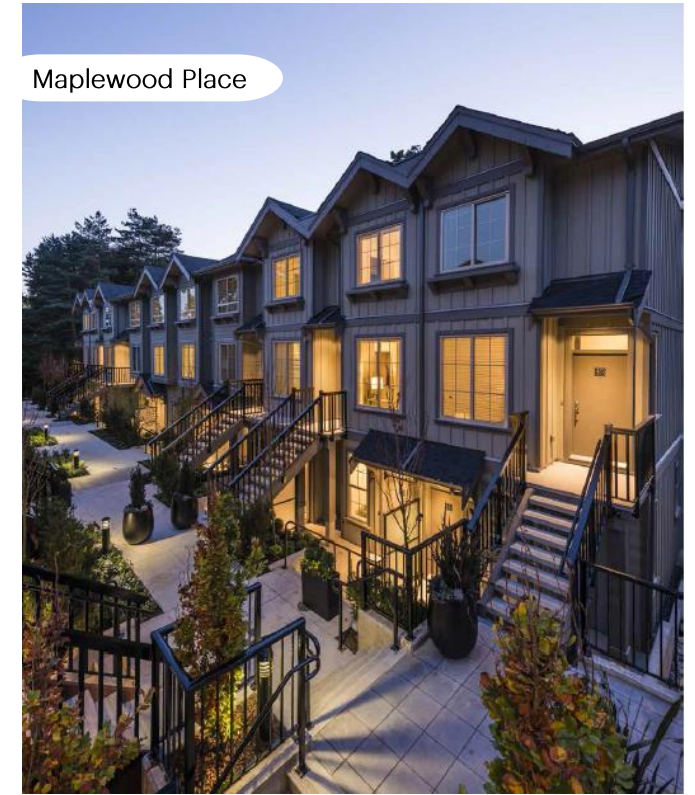
Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

Anthem is committed to North Vancouver's future with several communities planned or built throughout the region.

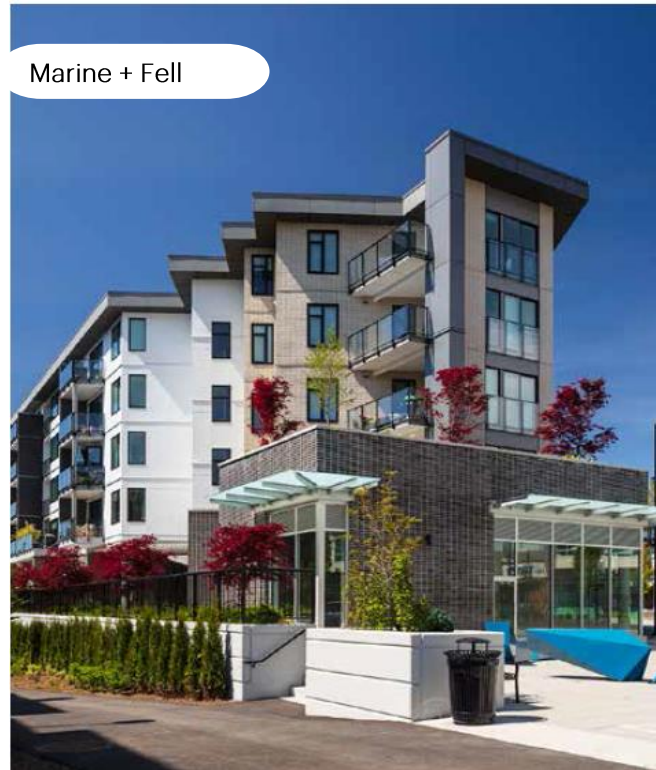
We are Growing Places



Founders Block
North and South



Maplewood Place



Marine + Fell



Eastwoods



Project History

Rezoning:

- Acquisition of former Seymour Estates site by Anthem in January 2017
- Rezoning of 6.28 acre site approved by District of North Vancouver Council in June 2021
- Rezoning conditions allow for development in 2 phases:
 - 1st Phase: Sites 1, 2 and 4
 - 2nd Phase: Site 3

Development Permit:

- Phase 1 (Sites 1, 2 and 4) received an approved Development Permit in October 2021
- This proposal and presentation is for the Development Permit for Phase 2

We are seeking feedback on the form and character of this Development Permit Application

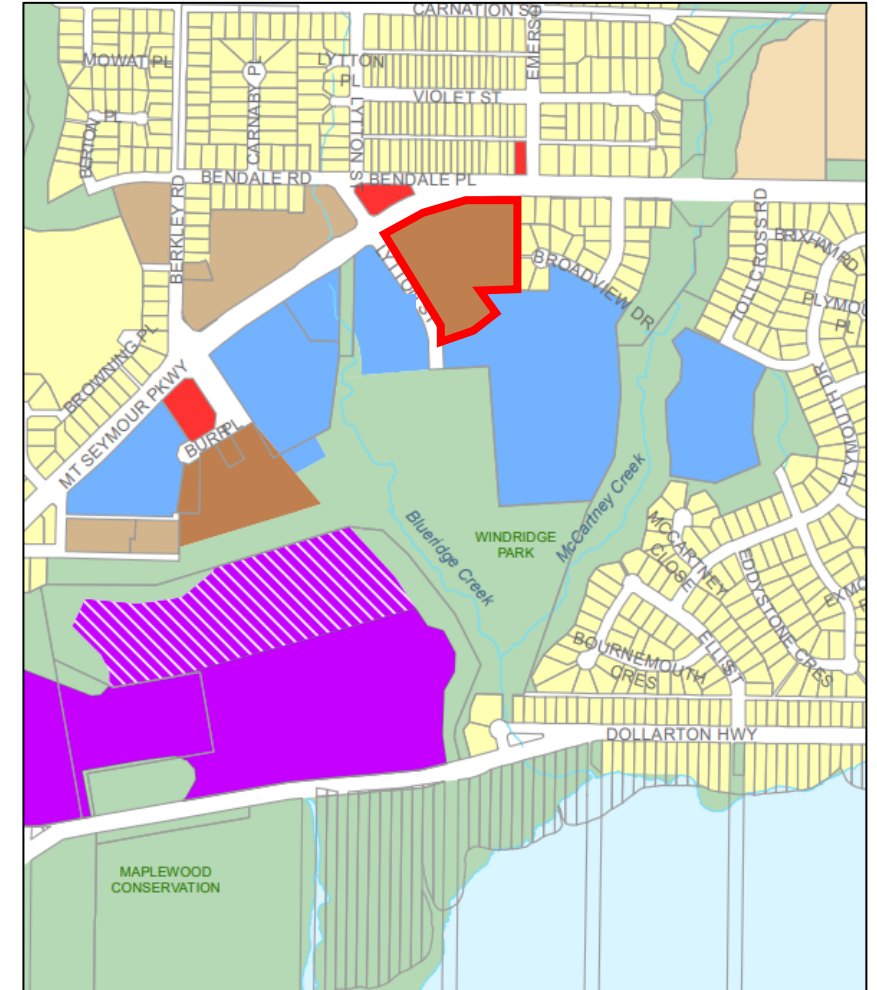
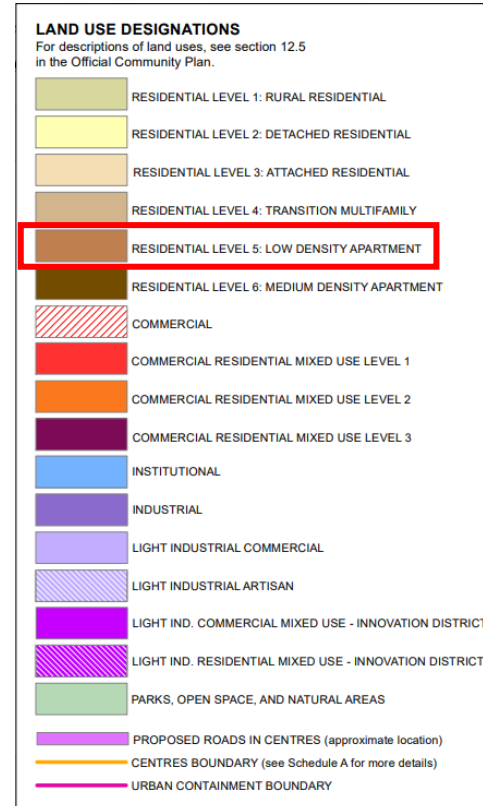
Site Context



Policy Context






Building Statistics	Phase 2 Proposal
Approved Zoning (June 2021)	CD-118
Building Height	11.32 m / 3 storeys
Gross Floor Area	61,198 square feet
Total Residential	31 Homes
Parking	
Residential	62 stalls
Visitor	3 stalls
Bicycle	78 Spaces

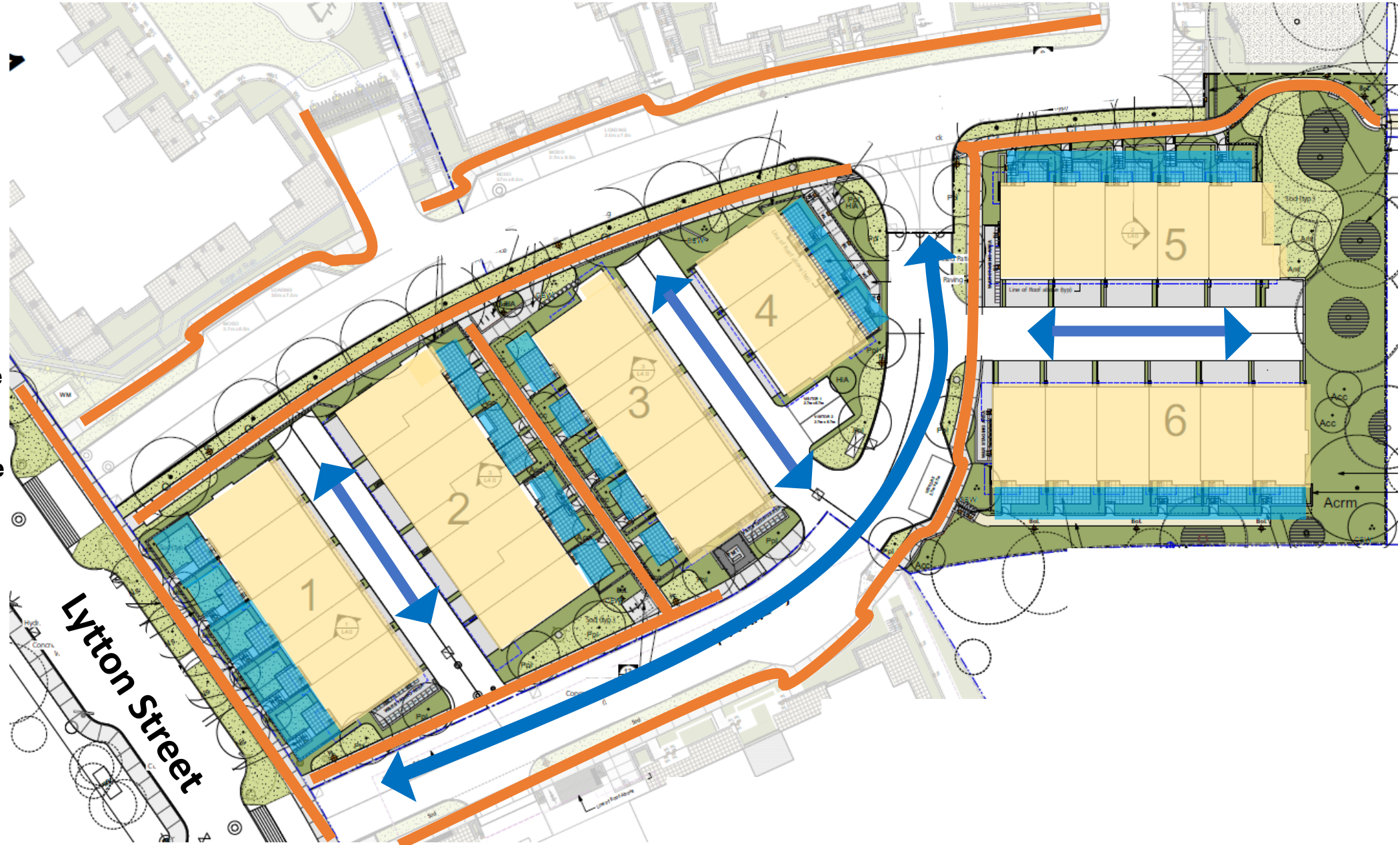
Proposed Home Types	Count	Percentage
3 Bedroom	4	13%
4 Bedroom	27	87%



District of North Vancouver OCP Land Use Map and Legend

Project Summary - Phase 2

-  6 Townhome Buildings
-  Pedestrian Circulation
-  Vehicle Circulation
-  Private Outdoor Space
-  Common Outdoor Space





Design Overview

Scale and Massing

- Stepped Building Forms:
 - Respond to grade changes
 - Improve sun exposure
- Individual homes differentiated by articulated roof lines

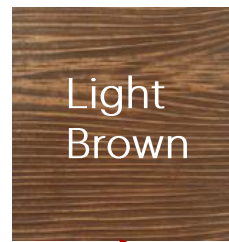
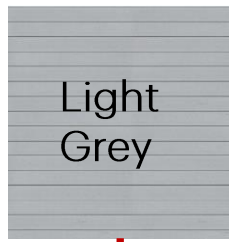
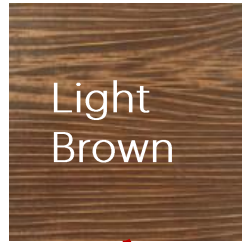
Form and Character

- Strong horizontal lines
- Large windows
- Large roof overhangs

Colour Palette

- Warm grey cladding
- Dark accent panels
- Wood-toned fibre-cement soffits and cladding

Material Board



Building 1: View from Lytton Street



Buildings 2 & 1: View of Mews from Internal Road



Buildings 1 & 2: View of Shared Drive Aisle



Building 2: View from the Driveway



Building 2: View from the Mews



Community Benefits



Habitat for Humanity Greater Vancouver Partnership

One 3-bedroom townhome will be allocated to Habitat for Humanity Greater Vancouver providing housing stability for families in need.



Family Orientated Housing

Phase 2 offers a number of benefits for families including:

- A unit mix of 3 and 4 bedrooms only
- Private, fully enclosed outdoor yard spaces
- 2 parking spaces per home
- Ground-level, attached garages
- Ground-level unit entries



Onsite Tree Retention

The townhomes will be setback from a number of large existing trees on Phase 2 and on neighbouring properties to ensure their retention and maintain the existing public greenway and privacy between Phase 2 and the neighbourhood to the East.



Accessibility

One of the townhomes in Phase 2 will be designed to meet the District of North Vancouver's basic accessible design requirements.

Phase 1 offers 222 adaptable homes and 21 enhanced accessible homes for people with mobility challenges.

Phases 1 and 2 combined exceed the District's requirement for the number of accessible units.



Pedestrian Connectivity

Improved public sidewalks on both sides of Lytton Street and within Phase 2 will:

- improve public safety for children walking to the school along Lytton Street;
- provide cohesive pedestrian connections throughout the Master Site.
- New pedestrian connection to Broadview Drive.



Decreased Car Dependency

Phase 2 townhomes will have 2 bicycle storage spaces each to reduce car dependency and encourage alternate forms of travel with zero fossil fuel emissions.

The Phase 2 townhomes will have access to the new Modo car share vehicles already approved to be provided in Phase 1. These stalls are included to help reduce car ownership and reduce traffic impacts.



Sustainability

Townhomes are designed to:

- meet Step Code 3 of the BC Energy Code
- use 100% electrical energy and zero fossil fuels (no gas heating sources)
- be EV ready with 100% of garages having space and capacity for an EV car
- consist of landscaping and plants native to the area.

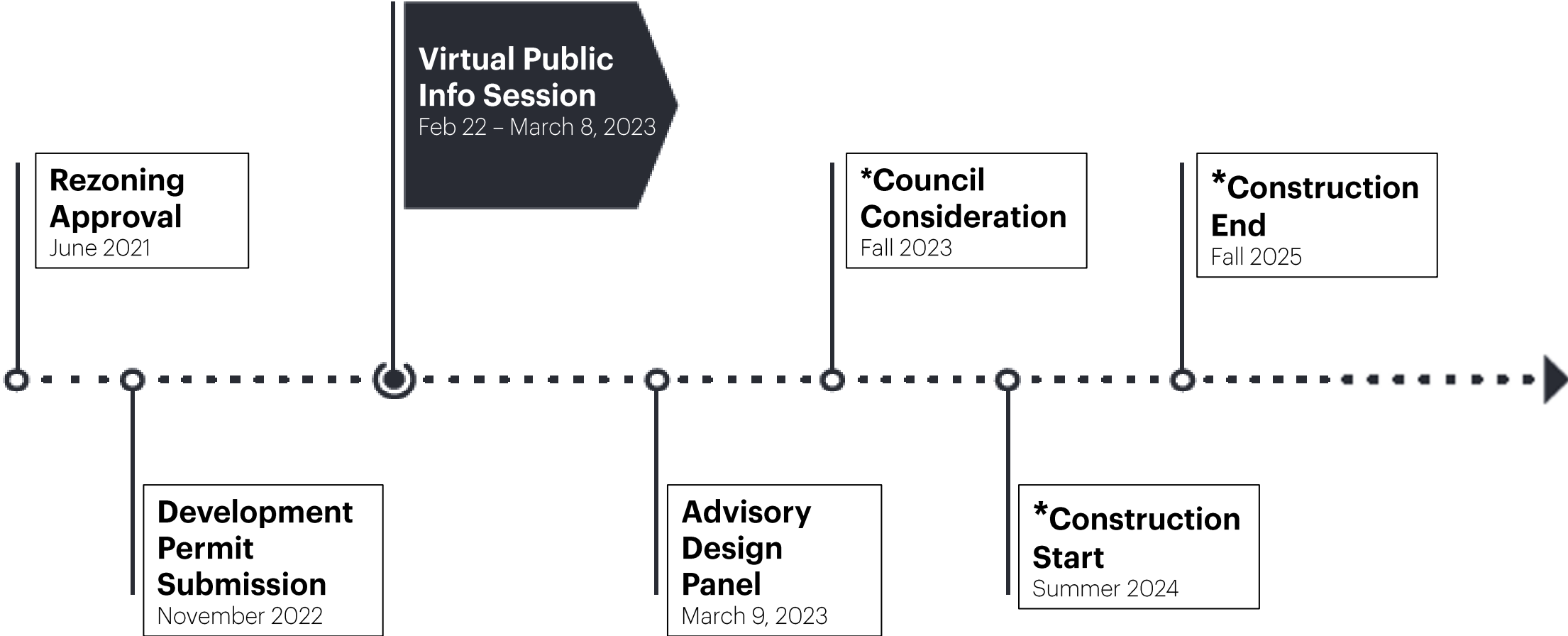


Outdoor Communal Green Spaces

Phases 1 and 2 combined include four communal, family-oriented outdoor spaces for residents which have been designed to promote socialization and informal outdoor play.

Project Timeline

* Subject to Change



Anthem 

Thank You!



Growing Places