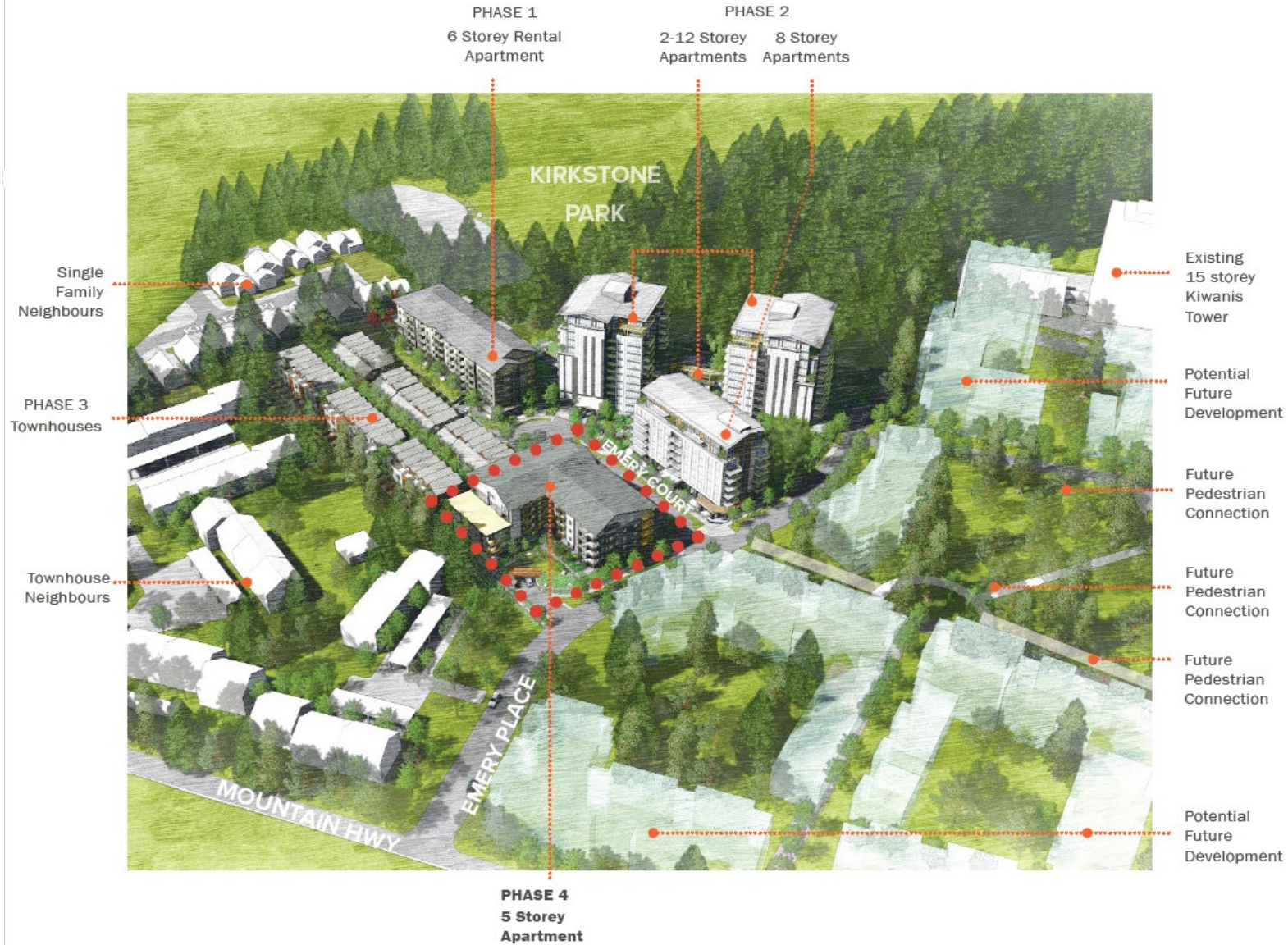


Lynn Homes
(Lot 4)

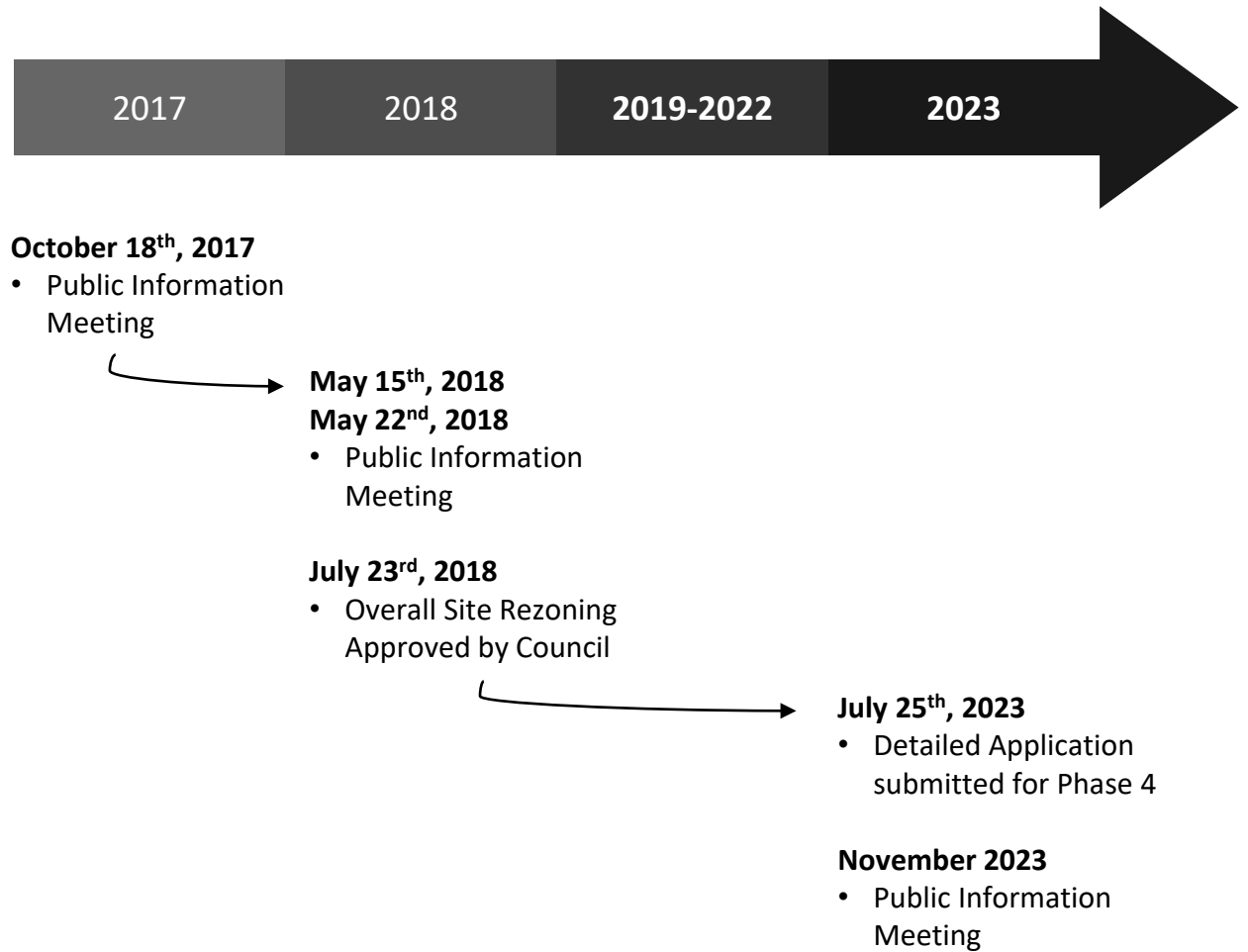
2380 Emery Court
North Vancouver



- Existing multi-family home to the east and north
- Single family to the South
- Kirkstone Park to the West
- New connection to Kirkstone Park
- New multi-use pathway to the North

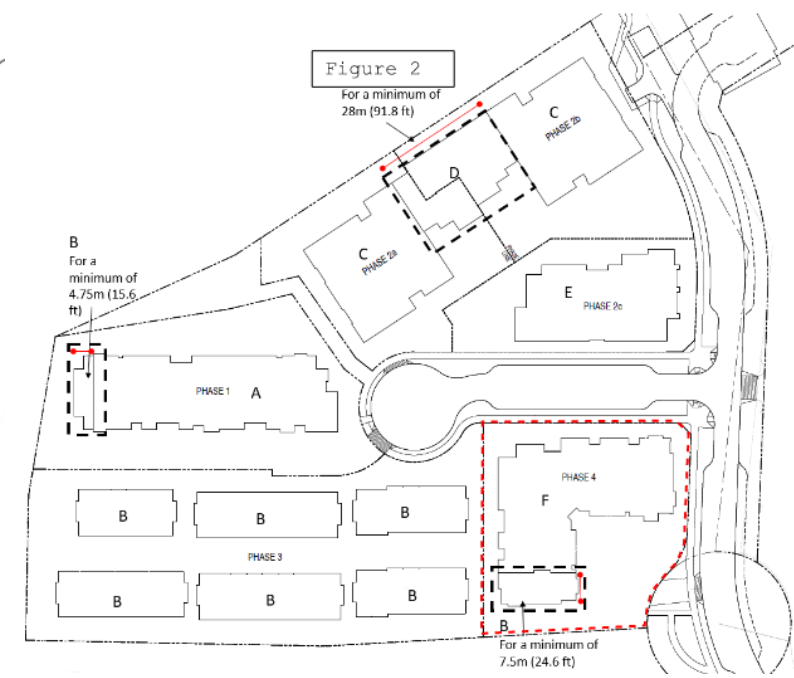
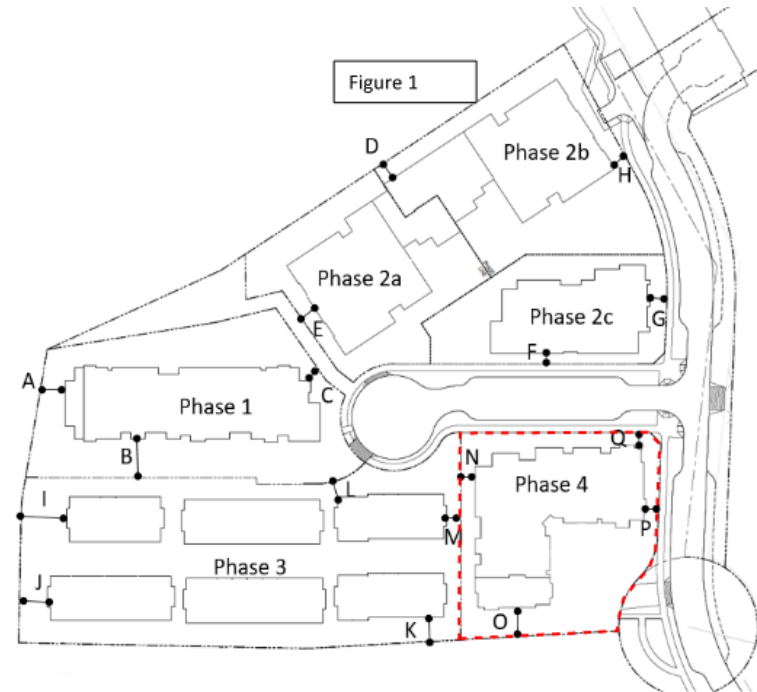


- Four phase master plan community
- July 2018 – Council approved rezoning of the entire site
- Consistent with the OCP
- Consistent with the CD Zone 115



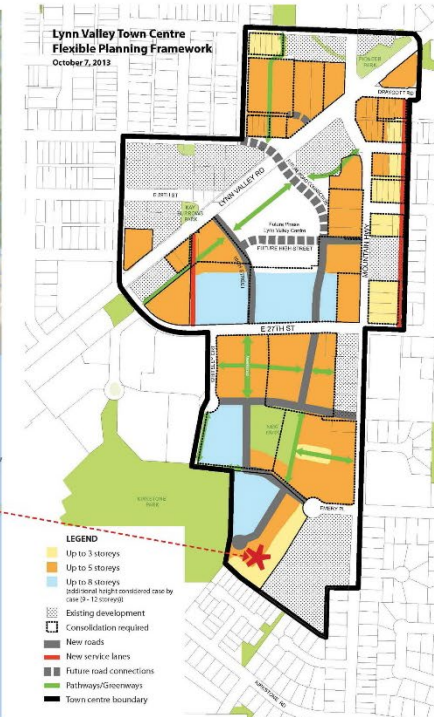
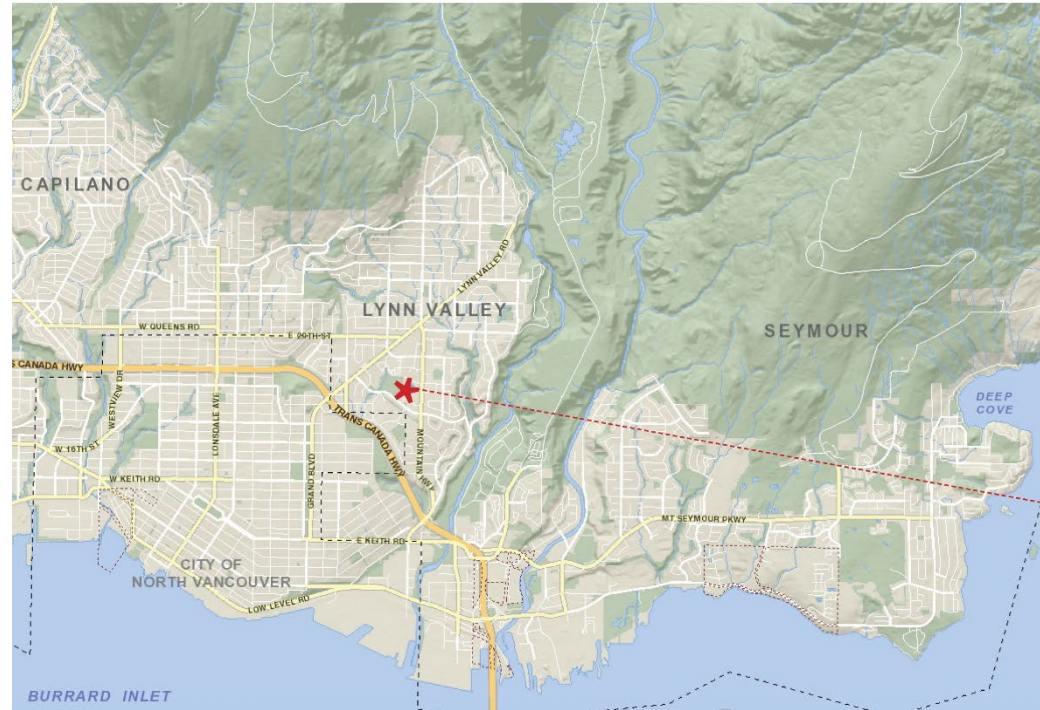
Zoning Regulations Consistent With:

- Setbacks (per site plan and table)
- Height 5 storeys – 19.15 m (62.83')
- Step back at level 3 – 13 m (42.7')
- Density
- Lot coverage
- 1.5 Parking spaces per home (93 spaces)
- 1 Bicycle storage space per home

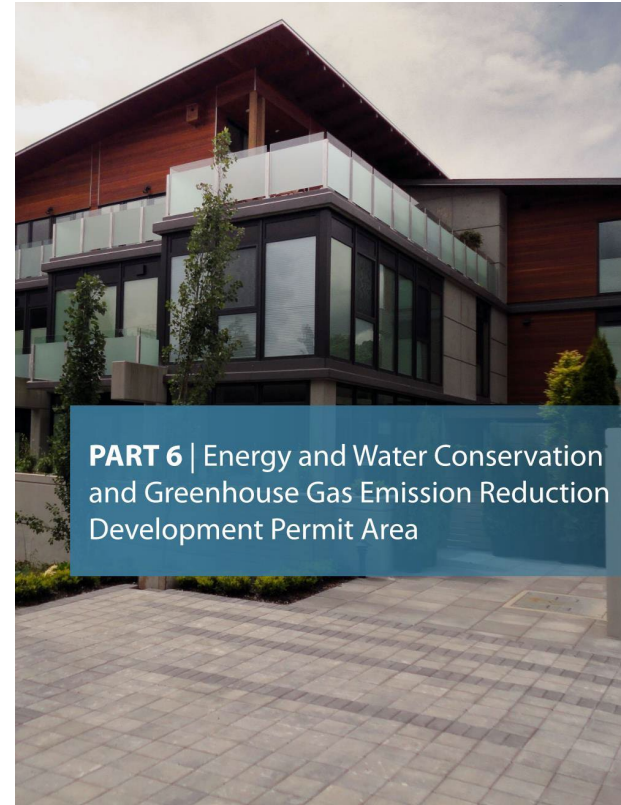


Phase 4	N	3.7m (12.1 ft)
	O	7.2m (23.6 ft)
	P	3.2m (10.5 ft)
	Q	3.2m (10.5 ft)

- Phase 4 conforms to the Official Community Plan
- Meets 2030 Sustainability Targets
- Lynn Valley Town Centre Flexible Planning Framework
- Lynn Valley Town Centre Public Realm and Design Guidelines



- Form and Character of Multi-Family Housing
- Energy and Water Conservation and Greenhouse Emission reduction
- Step Code 3 for part 3 buildings with low GHGI
- Accessible Design Policy for Multi-family Housing



- Phase 4 is located on the corner of Emery Court and Emery Place

Phase 1: 84 Rental Homes

Phase 2: 220 Homes

Phase 3: 46 Townhomes

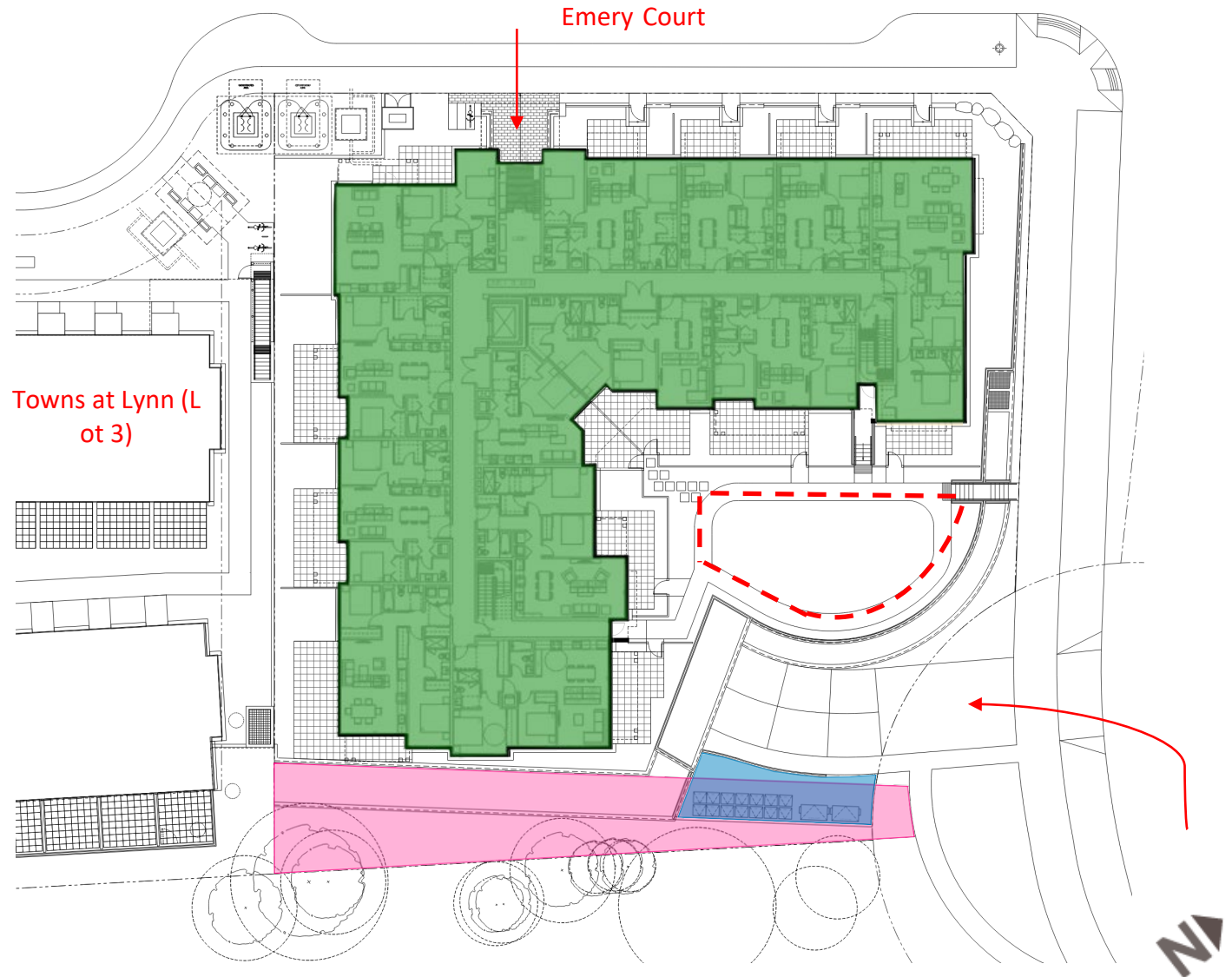
Phase 4: 61 Homes



- Integrated into the community is a series of outdoor and indoor amenity spaces:
 - A grouping of picnic tables
 - A children's play area
 - A BBQ area for outdoor dining and gathering
 - Indoor amenity facilities
- These facilities are secured through easement agreements as outlined in the Development Covenant



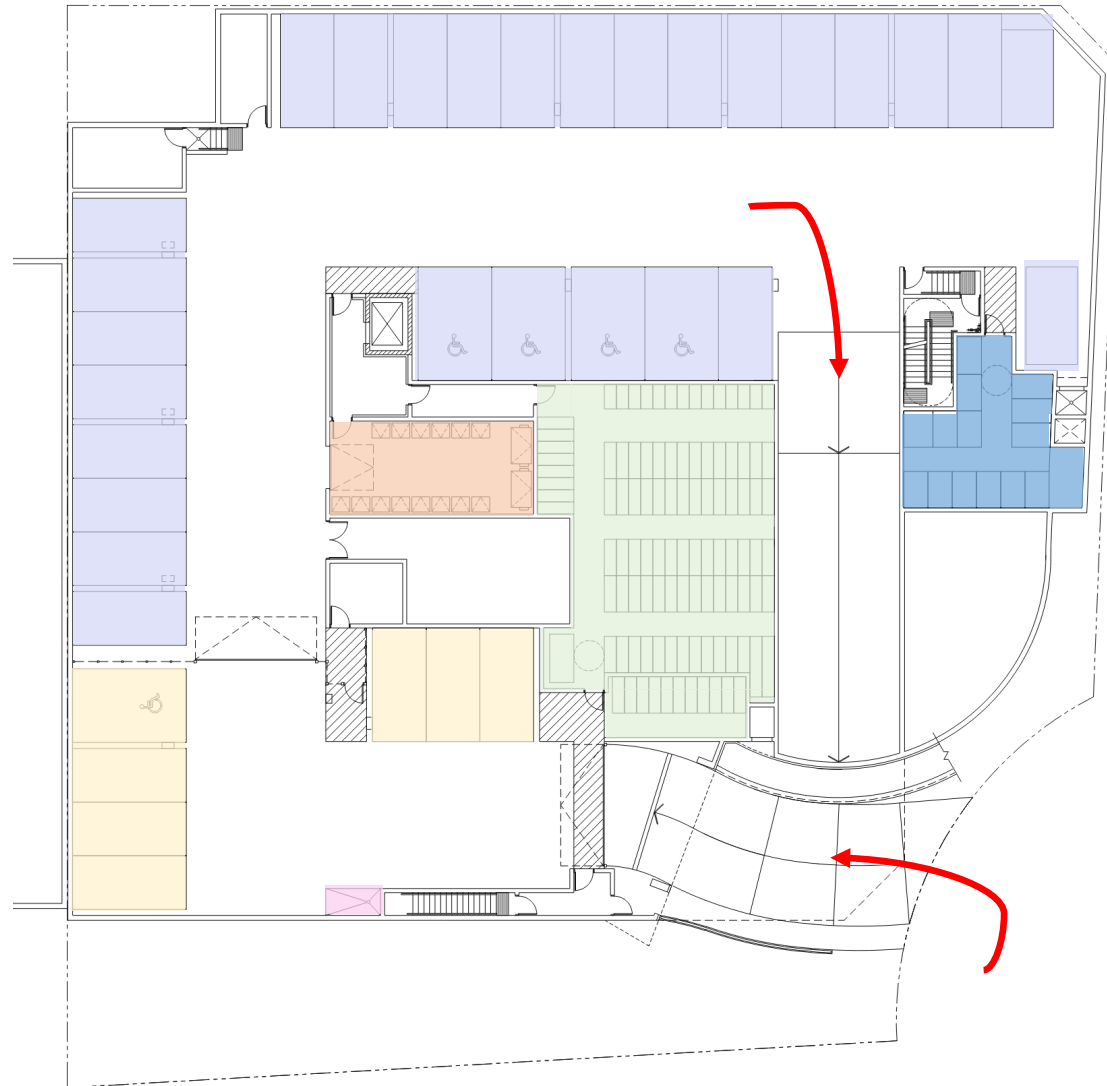
- 61 homes
- 5-storey wood frame building
- North-East orientation
- Unit composition:
 - 15 1-bedroom homes
 - 37 2-bedroom homes
 - 9 3-bedroom homes
- Area of approx. 550 sq ft – 1,270 sq ft
- 61,293 sq ft
- Density of 2.17 FSR



- 5 storey height
- Step back on level 3
- Utilities Easements
- Tree Protection Zones



- Access off Emery Place
- 7 visitor stalls
- Bike and pet wash down area
- Bicycle storage with repair station
- Garbage and recycling easily accessible
- 86 residential stalls all with level 2 charging outlets
- Storage rooms
- Car wash stall



- Extensive planting and trees to enhance the mountain village atmosphere. Similar fencing and site features are used to tie it into the master plan community.

Other Features:

- Semi-private patios for ground units
- Courtyard for residents
- Public MUP access



Mountain village setting in context to other buildings within the Lynn Master Plan using:

- Similar roof lines
- Similar colours
- Building materials
- Architecture details
- Design elements



Colour and Materials drawn from:

- North Vancouver's regional identity
- The Lynn Masterplan
- Shades of grey and off-white
- Warm wood tones



Responsive Design includes:

- Carefully detailed entry
- Rich shingle cladding
- Upper floor lap siding
- Large operable windows
- Cantilevered and semi-recessed balconies
- Bays at building ends and entry
- Peaked gabled roof



Thank you

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