



Lynn Valley Mall | Draycott Gardens

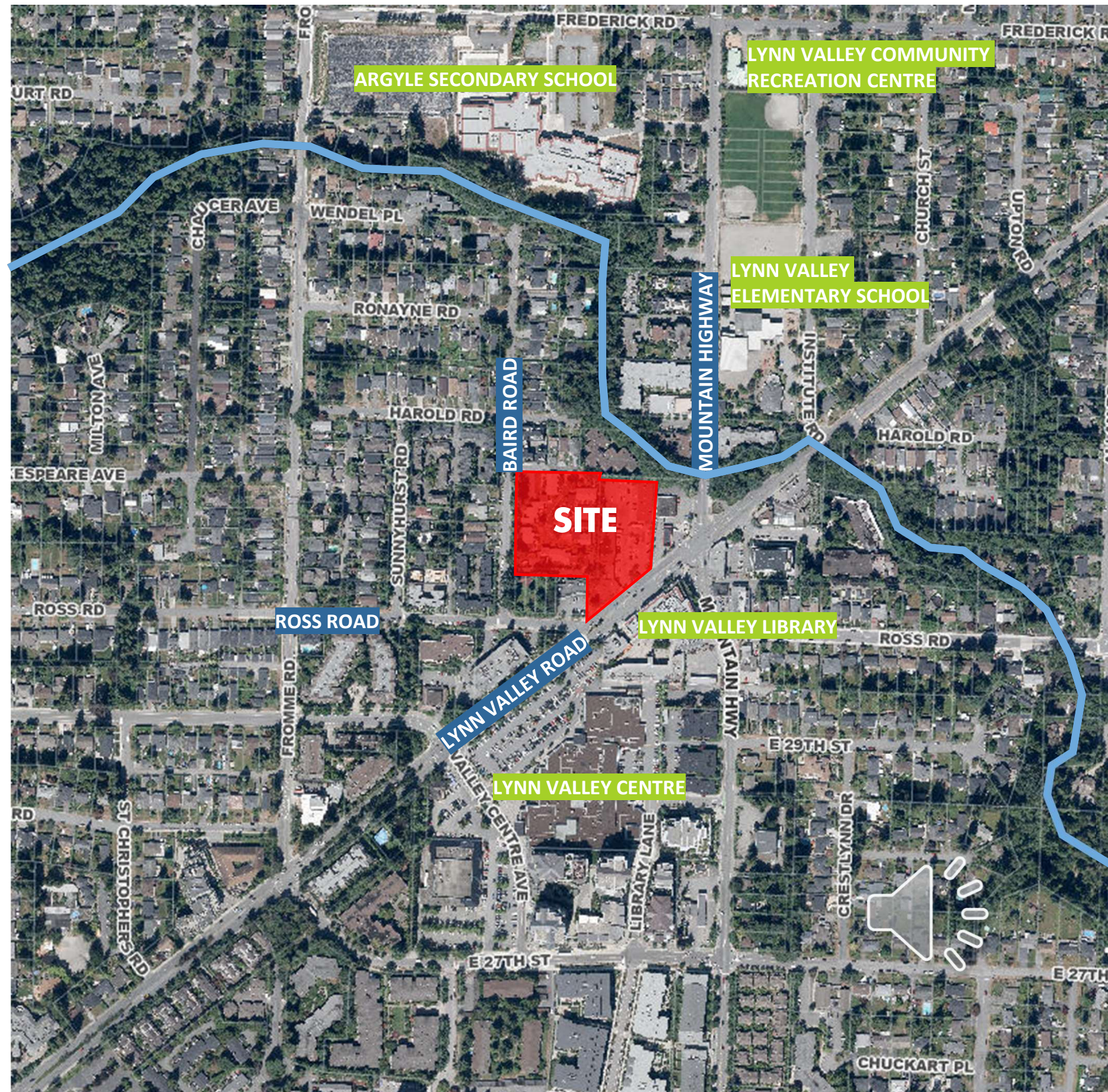
1246-1268 Lynn Valley Road & 3050-3174 Baird Road

Public Information Meeting | October 6-20, 2025



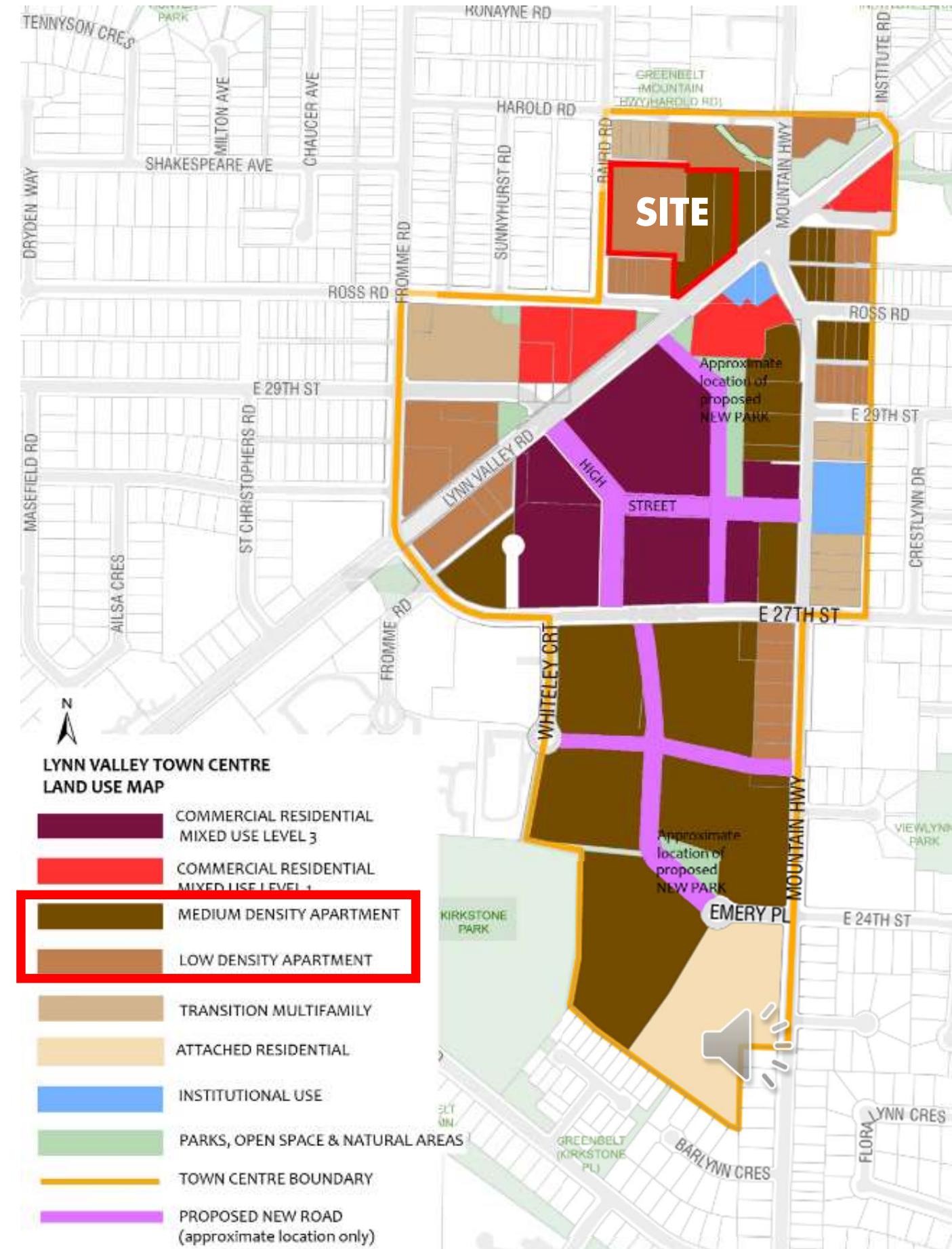
LOCATION

- Lynn Valley Road, Mountain Highway, Baird Road, and Ross Road.



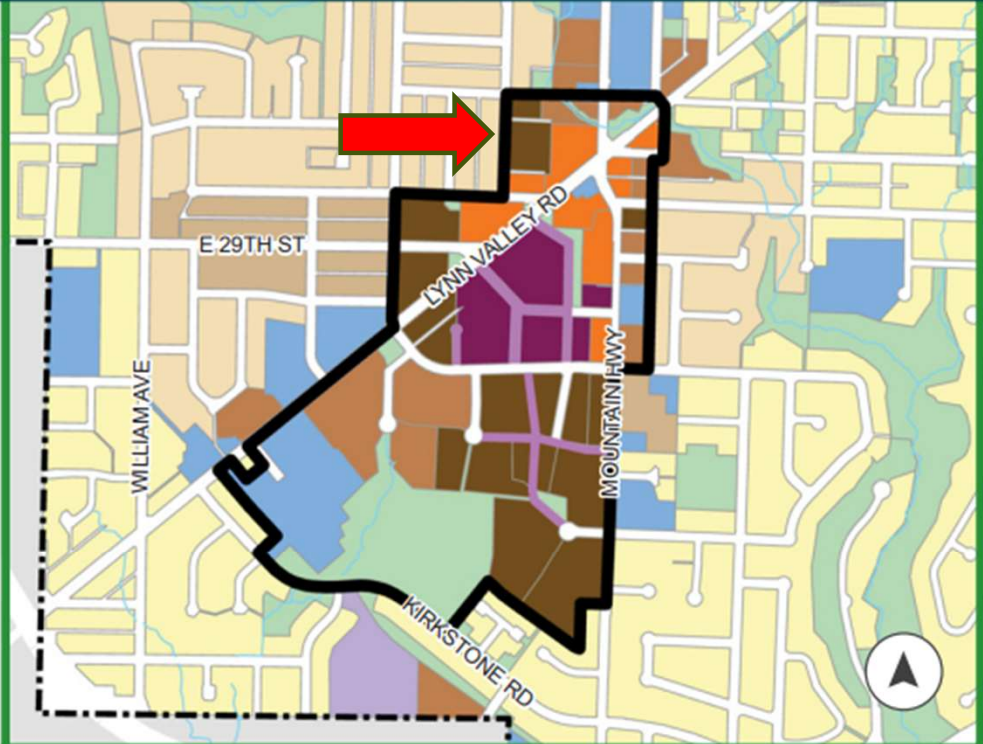
OFFICIAL COMMUNITY PLAN (OCP) 2011 (ADOPTED)

- Lynn Valley Mall site | 12 Storeys | 2.50 FSR
- Draycott Gardens site | 6 Storeys | 1.75 FSR



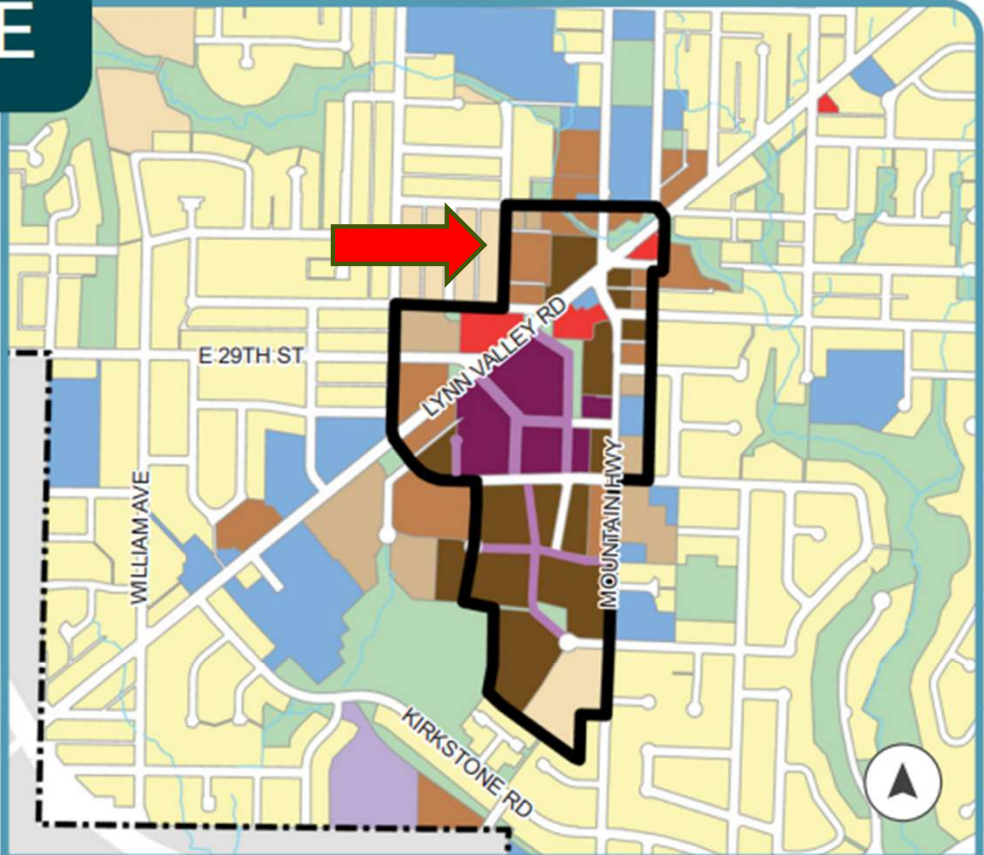
OFFICIAL COMMUNITY PLAN (OCP) 2025 (PROPOSED OPTIONS FOR PUBLIC COMMENT)

LYNN VALLEY TOWN CENTRE



Option A



Allow additional housing diversity in key centres and corridors





Option B

No change to existing housing growth plans

OPTION A (Additional Growth):

-  Lynn Valley Mall site | 12 Storeys | 2.50 FSR
-  Draycott Gardens site | 12 Storeys | 2.50 FSR

OPTION B (No Change):

-  Lynn Valley Mall site | 12 Storeys | 2.50 FSR
-  Draycott Gardens site | 6 Storeys | 1.75 FSR



SITE CONTEXT

1. Lynn Valley Mall Site:

- \pm 25,000 sf commercial space in 1 & 2 storey buildings.

2. Draycott Gardens Site:

- 32x 2-storey rental homes.
- Built in 1972.

3. Lane:

- Public lane owned by the District of North Vancouver.
- Required to be incorporated into new development.



SITE CONTEXT

North:

- 3-storey multi-family apartments.
- 2-storey single family homes.

East:

- Gas station.

West:

- 3-storey townhomes.
- 1 & 2-storey single family homes.

South:

- 1-storey commercial.
- Lynn Valley Public Library.



PROPOSED DESIGN

Total Site Size: 155,356sf

Proposed Height: 6 storeys

Proposed FSR: 2.50 FSR

- All 6-Storey Wood Frame Buildings.
- 2-Level Underground Parkade.
- Road dedication facing Lynn Valley Road for new bike & pedestrian path.



BUILDING 1

SIX STOREYS

- Fronting Lynn Valley Road.
- ± 27,000 sf Commercial Space over two floors.
- 32x Replacement Rental homes.
- 36x Market Rental homes.
- Indoor & outdoor amenity space for exclusive use by the rental tenants.
- Covered breezeway.



BUILDING 2 SIX STOREYS

- 70x Market Strata homes.
- Diverse unit types & sizes to satisfy the mixed demographics of the neighbourhood.



BUILDINGS 3 & 4 SIX STOREYS

- 270x Market Strata homes.
- Diverse unit types & sizes to satisfy the mixed demographics of the neighbourhood.



PHASING



PHASE 1:

- Demolition of existing mall.
- Construction of Buildings 1 & 2.
- Leaving existing buildings & tenants of Draycott Gardens in place.



PHASE 2:

- Once Phase 1 is complete, demolish existing Draycott Gardens buildings.
- Existing residential tenants have first option to move into Building 1 or relocate.
- Construction of Buildings 3 & 4.



EXISTING DRAYCOTT GARDENS TENANTS

- All existing tenants will be offered first right of refusal to move into the new rental replacement homes in Building 1.
- Same rents as the date they move across.
- Moving expenses covered up to \$1,500.
- Three bedrooms & two bathrooms.
- Home contains a heatpump airconditioning system.
- Dishwasher, & stacked washer/dryer included.
- Indoor amenity room that opens out onto outdoor amenity space included.
- Underground parking available for rent.



ACCESS

- All vehicular access to be from public lane via Baird Road.
-  Parkade access is situated between Buildings 1 & 2.
-  Lobbies of Buildings 1 & 2 face internal courtyard. Lobbies of Buildings 3 & 4 face Baird Road.
-  Commercial pedestrian access is off Lynn Valley Road.
-  Commercial loading is situated behind Building 1.



DESIGN CONCEPT

- Contemporary “Mountain Village” aesthetic in keeping with the vision of the Lynn Valley Town Centre.
- West Coast character with large windows, overhangs, and wood & stone elements.



COMMERCIAL REALM

- Active street front on Lynn Valley Road with retail and pedestrian friendly uses.
- Covered breezeway creates a community gathering space.



DESIGN HARMONY

- Architectural expression borrows elements of the library and Lynn Valley Centre to serve the visual identity of the Lynn Valley Town Centre.
- Articulated facades, vertical wooden elements, and deep overhangs help to harmonize the architectural language across Lynn Valley Road.



LANDSCAPE

- Lush landscape.
- Organic walkways.
- Differentiation of paving.



LANDSCAPE

- Outdoor amenity space allows occupants of the strata to engage with each other in play, relaxation, and interaction.



ACCESSIBILITY

- 100% of homes will have Basic Accessible Design features, with 5% having Enhanced Accessible Design features, in accordance with the District of North Vancouver policy.

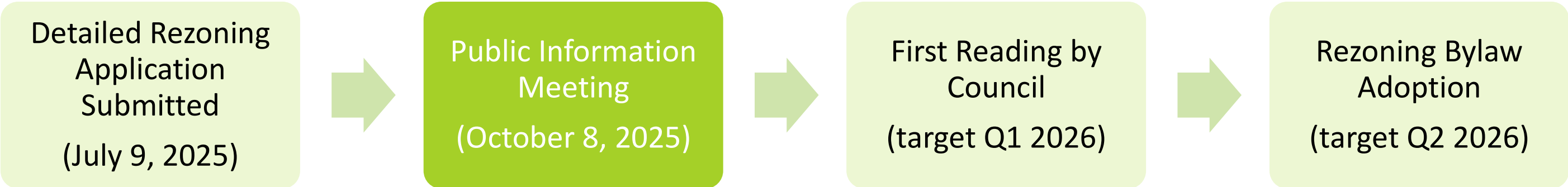


SUSTAINABILITY

- Step Code 3.
- GHG Emissions Level 3.
- Electric heat pumps + ERVs.
- Domestic Hot Water is preheated through heat pump system.
- Fluid coolers provide heat rejection to minimize water consumption.



NEXT STEPS




WE ARE HERE



THANK YOU

