

Welcome to this Virtual Public Information Meeting

Why are we here?

Redic Developments Inc. has reapplied to develop this site at 342 Mountain Highway as the project's 2018 development permit has expired.

This application proposes the same 26 unit, five storey, stacked townhome development (with minor design changes), and fully complies with the site's existing CD-122 Zone. The address has been consolidated under 342 Mountain Highway (formerly 340 Mountain Highway and 1515-1537 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 and review changes since the previous development application
- ✓ Ask questions and give feedback

Have your Say

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



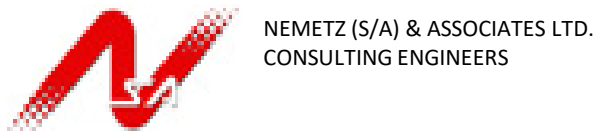
The Rupert Townhomes – 342 Mountain Highway

REDIC
DEVELOPMENTS



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Rupert Townhomes – January, 2021 - North Vancouver, BC

This 26 unit townhome project is located steps from the heart of the Lynn Creek Town Centre

Key Goals of the Lynn Creek Town Centre

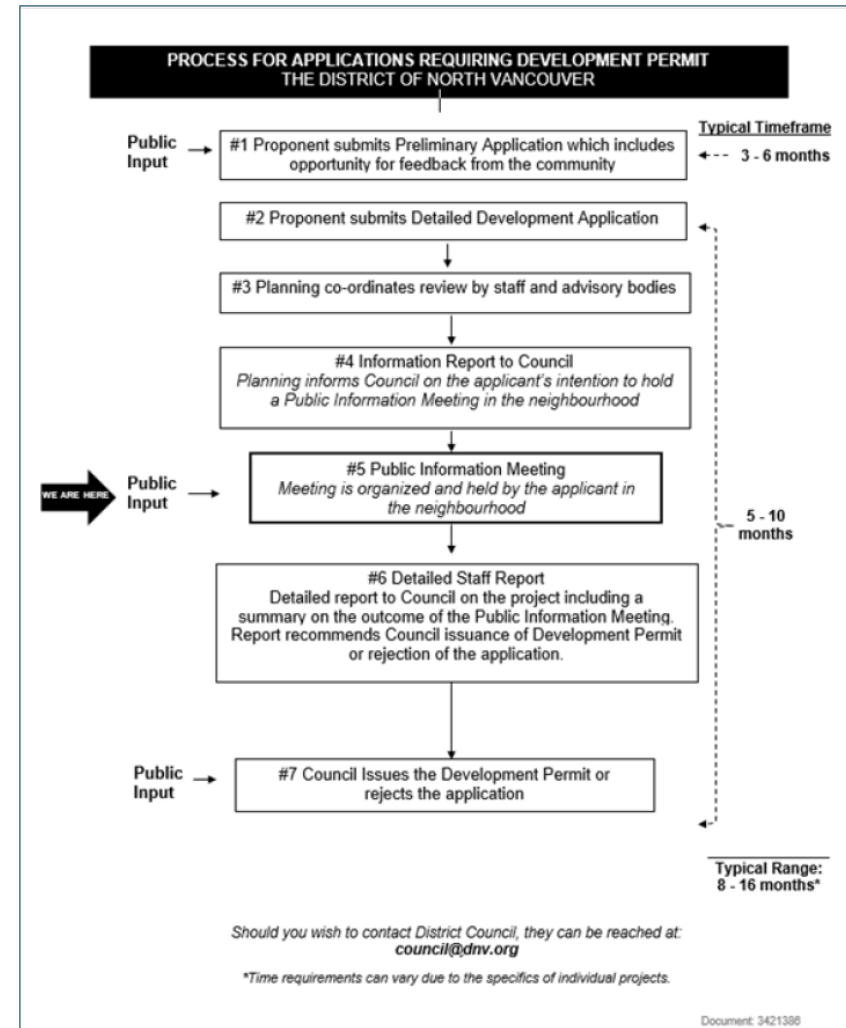
1. Variety of land uses
2. Diversity of housing choices
3. Economic vitality
4. Community facilities, services and amenities (e.g. public art)
5. Parks and open spaces
6. Mobility (e.g. new bike lanes)
7. Environmental Sustainability



Project Background

- October 2017: initial Rezoning and DP Application submitted
- November 2017: initial Public Information Meeting held
- May 2018: First Reading
- June 2018: Public Hearing
- July 2018 Second and Third Reading
 - **Rezoning (CD-122) and Development Permit approved**
- September 2018: Development Permit issued
- September 2020: Development Permit expired
- **November 2020: Development Permit re-submitted under existing CD-122 Zoning***

**This is not a rezoning application*



Revisions to 2017 Application

Repositioning of patio doors and adding of windows to ground level units on south elevation.



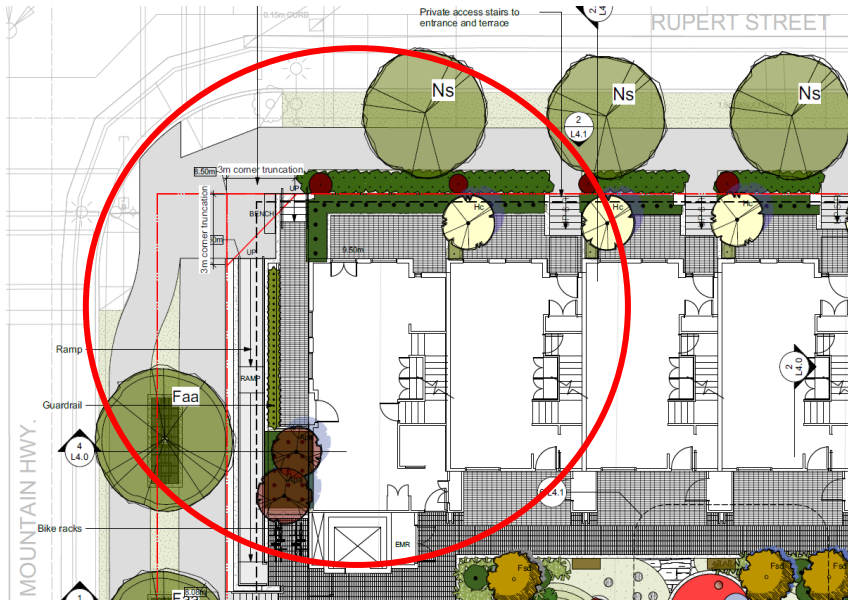
Revisions to windows on east elevation.



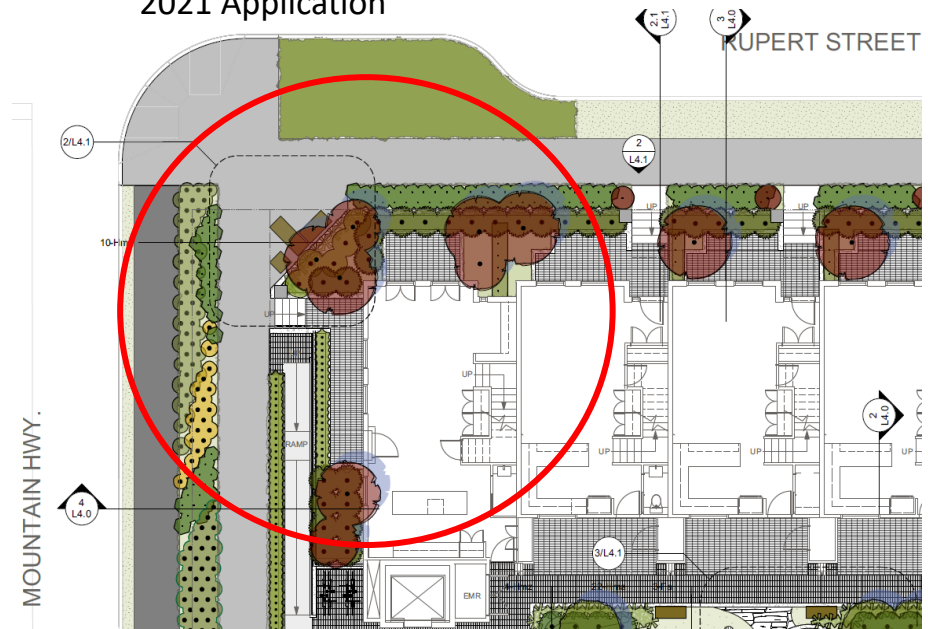
Revisions to 2017 Application

Improvements to plantings and pedestrian accessways in the north-west corner of the site.

2017 Application



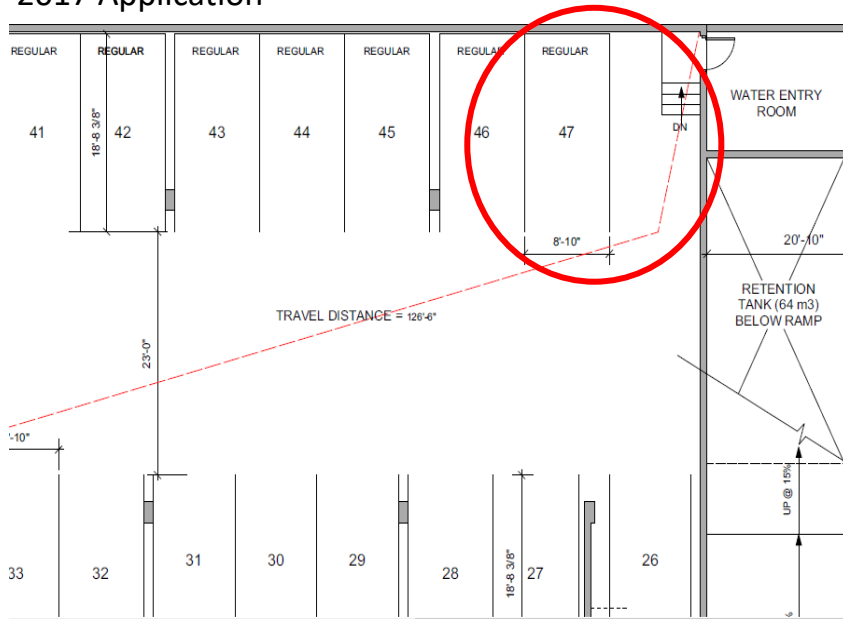
2021 Application



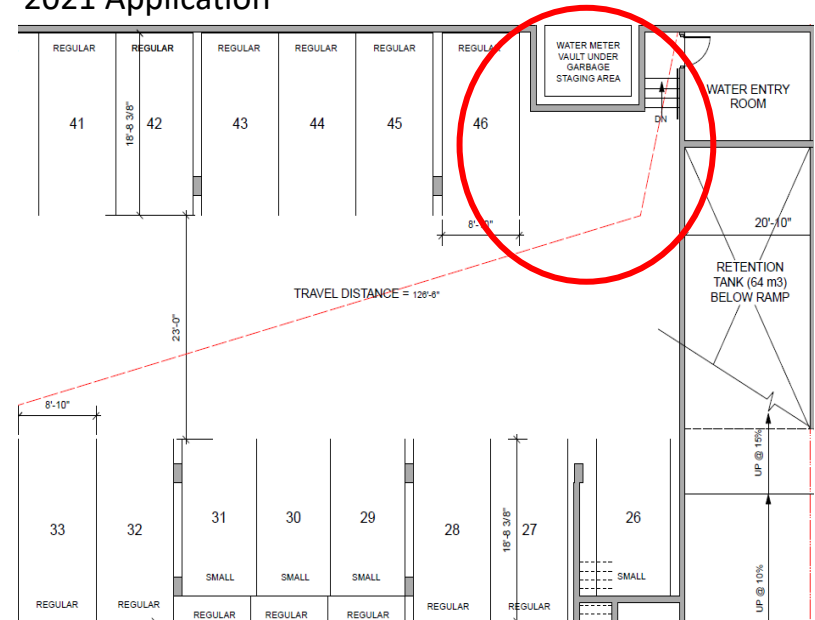
Revisions to 2017 Application

Reduction of 1 parking stall for the installation of the building's water meter in the north-east corner of the parkade.

2017 Application



2021 Application



Revised application fully complies with existing CD-122 Zone:

	Proposed
Residential 3-Bedrooms	23 Units
Residential 4 Bedrooms	3 Units
Vehicle Parking	43 residential stalls 3 visitor stalls
Bike Parking	46 Bike Spaces
Density (FSR)	1.75
Building Height	5 storeys



Summary of Features

- Family oriented project (100% 3- and 4-bedroom units)
- Designed to foster community (curated spaces for gathering)
- Introduction of public art (“Binoculara”)
- Environmentally friendly design (100% electric)
- Significant off-site improvements (new bike lane and sidewalks and improvements to roads)
- Contributes to the diversity of housing choices in Lynn Creek (townhomes)



A Resolutely Family Oriented Development

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- Comprised entirely of three- and four-bedroom units
- Private outdoor space for all units
- Large outdoor amenity for residents
- Ample storage
- 46 vehicle parking stalls
- 46 bicycle parking stalls



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- The internal courtyard represents a unique amenity for resident families
- A safe haven for children to play under supervision
- A place to gather and foster community amongst residents
- Thoughtfully landscaped with play area and a water feature to mitigate outside street-noise



Featuring Public Art

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- “Binoculara” by NY based artist Adam Frelin
- Metaphorically functions as a set of binoculars, magnifying the distant landscape of the North Shore Mountains
- A visual experience for the many North Shore residents who travel along Mountain Highway



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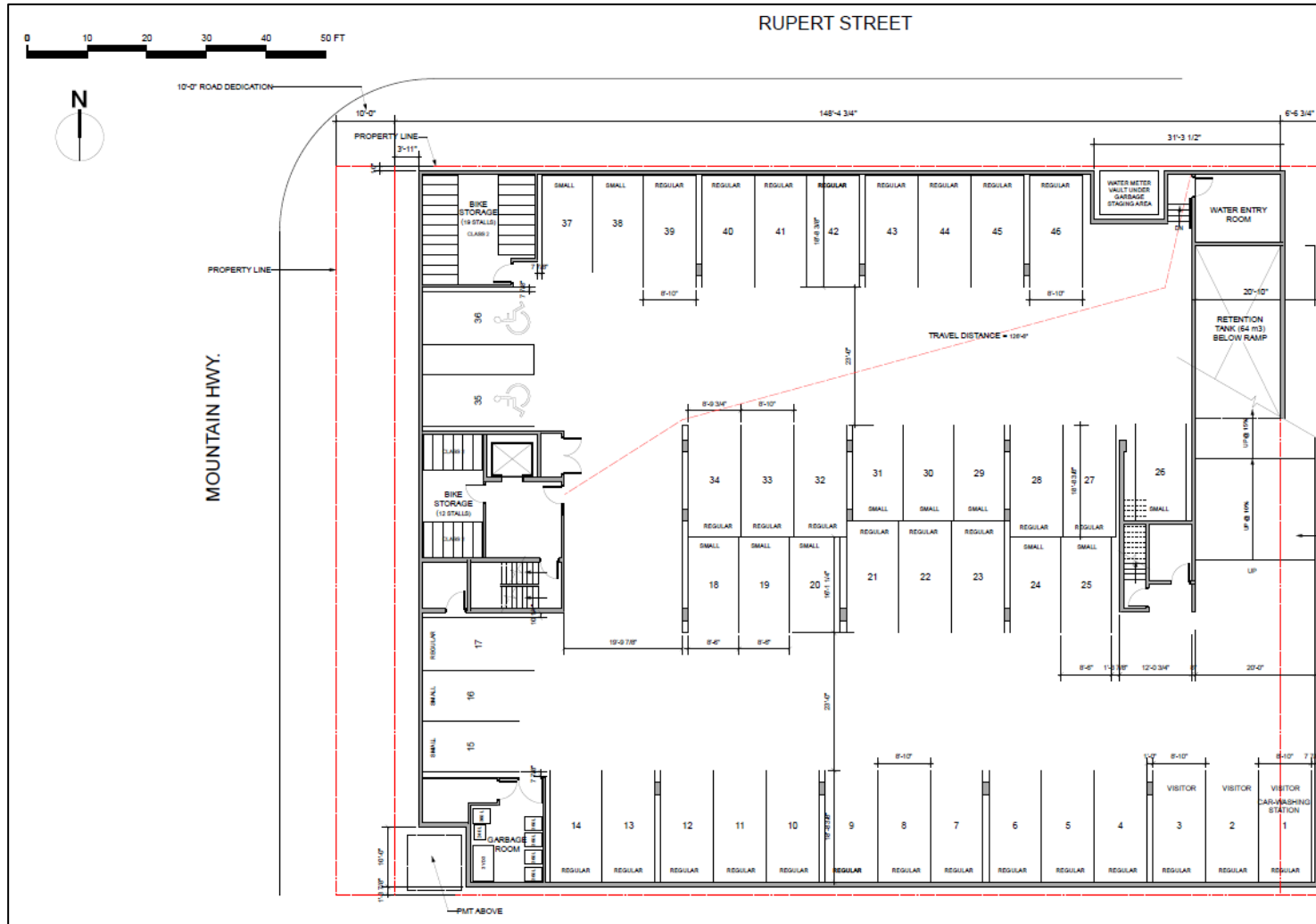
100% Electric



- Heating, cooling and domestic hot water will be powered solely via electricity.
- Co2 emission well below the 3kg/m² recently 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



Underground Parkade Plan



Renderings

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Renderings

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Thank You,

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

**Ryan Rohani, Redic
Developments, at 778-668-4236
or
Helen Cain, District of North
Vancouver, at 604-990-3859**

