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## 5-Storey Building Proposed for Lynn Valley Town Centre

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A rezoning application has been filed for a site a land assembly at 1325-1335 Draycott Road, a cul-de-sac off Lynn Valley Road just north of Lynn Valley Mall. The project by Milori Homes, consists of 35 condo units in a five storey building.

The site is currently zoned commercial C2, but is designated as Residential Level 5 & 6 in the Official Community Plan. RES5 envisions lowrise apartments up to approximately 1.75 FSR and RES6 envisions medium rise apartments up to 2.5 FSR. **A blended density of 1.91 FSR has been calculated for this project based on the site area of each designation.**

The units will be a mix of 2 & 3 bedrooms. A proposed CAC of \$53,557 is being charged to the developer.

