

# NOTICE OF PUBLIC INFORMATION MEETING

## Wednesday September 10<sup>th</sup>, 2008 at the Holiday Inn

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A Zoning Amendment Application has been submitted to the District of North Vancouver by Hynes Developments Ltd. The application proposes to allow a mixed-use re-development of the subject properties shown in Figure 1.

You are invited to join the development proponent, Hynes Developments and the professional consulting team, at a meeting to discuss the project.

### Public Information Meeting:

- **Date:** Wed. September 10<sup>th</sup>
- **Open House:** 6 – 9:00 pm
- **Presentation:** 7 - 9:00 pm
- **Location:** Holiday Inn  
700 Old Lillooet Road,  
North Vancouver

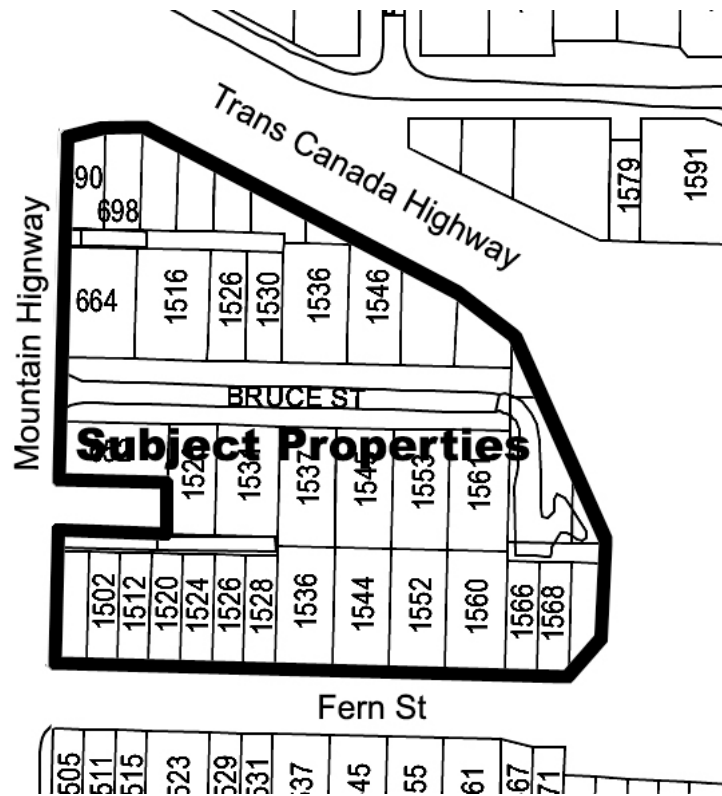


Figure 1

*Details of the proposal are on the reverse.*

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### **PLEASE NOTE:**

The meeting is being held by Hynes Developments in compliance with District of North Vancouver policy.

Hynes Developments will present details of the proposed zoning amendment application and discuss any questions that residents may have. Information packages are being distributed to residents within approximately 350m of the site. If you would like to receive a copy or if you would like more information, **contact the Odete Pinho, HB Lanarc 604-688-9769 ext 112** or the DNV Planning Department at 604-990-2387 or bring your questions and comments to the meeting.

This is not a Public Hearing. Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

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### Proposed Zoning Amendment Details

The subject properties are bounded by Fern Street, Mountain Highway and the Trans Canada Highway 1. The area is approximately 2.3 hectares (5.7 acres) in size and is currently occupied by 27 single-family residences. Since 2006, Hynes Developments Inc. has purchased properties in the area with the goal of future re-development. In February 2008, the District of North Vancouver Council adopted amendments to the Lower Lynn Community Plan that designated the area "Seylynn Village" with a vision of a future mixed-use suburban village centre. The subject properties are currently zoned residential, with the exception of 664 Mountain Highway, which is zoned commercial. The zoning amendment application proposes to change the zoning of the subject properties to a new Comprehensive Development Zone.



### Summary of proposed Comprehensive Development Zoning amendment application:

	Current Zone –Residential	Proposed Comprehensive Development Zoning Amendment
<b>Open Space</b>	<ul style="list-style-type: none"> <li>Open Area (buffer along Hwy #1)</li> </ul>	<ul style="list-style-type: none"> <li>Open Area &amp; Bicycle path along Hwy #1</li> <li>Public Community Plaza</li> <li>Green roofs and gardens</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>Single Family</li> </ul>	<ul style="list-style-type: none"> <li>700 dwelling units comprised of the following: <ul style="list-style-type: none"> <li>two x 25 storey towers (444 units)</li> <li>one x 9 storey mid-rise (106 units)</li> <li>one x 6 storey mid-rise ( 6 live/work units)</li> <li>two x 4 storey low-rise (74 units)</li> <li>one x 4 storey low-rise (70 affordable housing units)</li> </ul> </li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>2 per dwelling</li> </ul>	<ul style="list-style-type: none"> <li>910 parking spaces (2 level underground)</li> </ul>
<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Daycare &amp; medical centre</li> <li>Community multi-purpose space</li> <li>Public Community Plaza</li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>Not permitted, except 664 Mountain Highway</li> </ul>	<ul style="list-style-type: none"> <li>Local serving retail &amp; specialty shops</li> <li>Live / work units for home-based businesses</li> <li>Office spaces</li> </ul>
<b>Transportation &amp; Services</b>	<ul style="list-style-type: none"> <li>Current policies focus on ensuring a safe pedestrian and vehicle circulation system.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades required to service development and to coordinate with future improvements to the highway network. Upgrades to water, sewer and storm sewer infrastructure</li> </ul>
<b>Design</b>	<ul style="list-style-type: none"> <li>Current policies focus on Main Street improvements</li> </ul>	<ul style="list-style-type: none"> <li>Design theme implemented through Development Guidelines</li> </ul>

### Community Amenities under discussion include:

- Land for affordable housing complex of 70 units and affordable housing agreement,
- 100% of units built to Level 1 Adaptable Design Guidelines, 50% to Level 2 and 10% to Level 3 (mobility)
- Walking and bike paths to Lynnmour school and Phibbs Exchange,
- Daycare (2,000 feet<sup>2</sup>) and multi-purpose community space (5,000 feet<sup>2</sup>) on-site.

Other benefits include: leading green building technologies for improved energy efficiency, green roofs, biodiversity enhancing landscape designs, community car share (5 cars), public community plaza, diversity of housing types including live/work units, community infrastructure upgrades (for roads, water and sewer), Public Art installations at 6 sites.