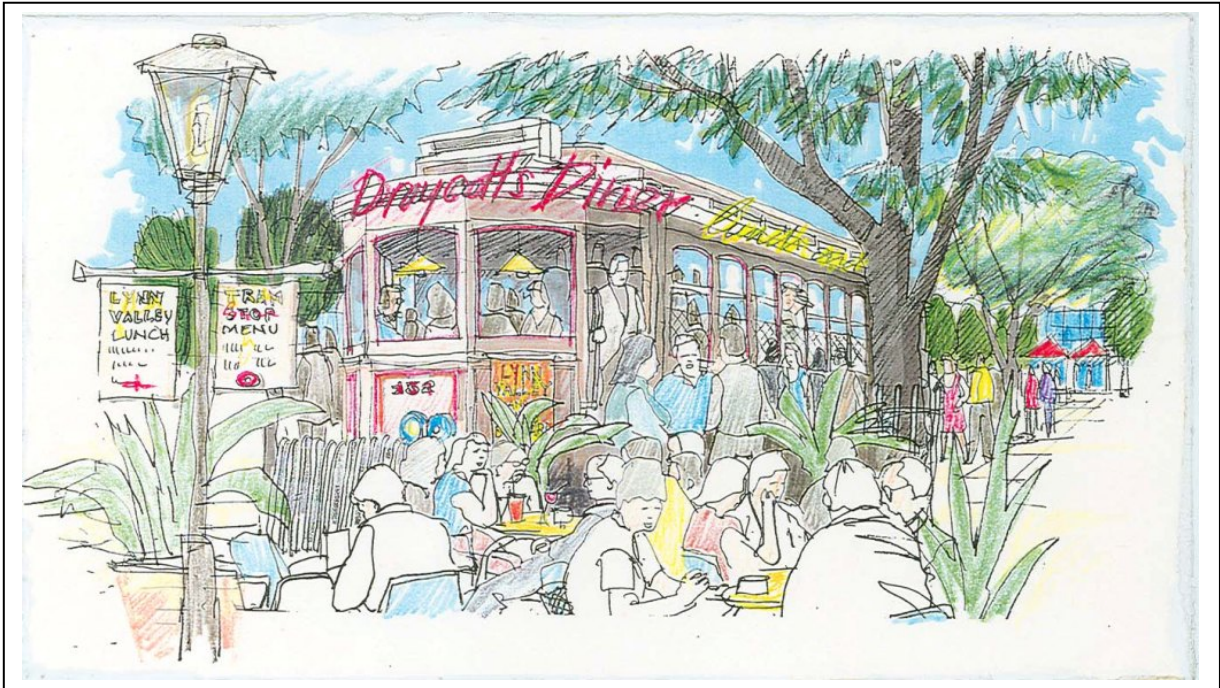


# LYNN VALLEY PLAN



## The Lynn Valley Local Plan - Planning Report

District of North Vancouver/Lynn Valley Community Planning Team

November 26, 1997

May 7<sup>th</sup>, 1998

(Updated to reflect Council Amendments to Bylaw 6982)

# LYNN VALLEY PLAN

## Outline of Chapters

- Chapter 1    **INTRODUCTION**  
The Lynn Valley Planning Process
- Chapter 2    **VISION**  
Describe vision and summarize visioning process
- Chapter 3    **PLAN STRATEGY**  
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Transition Zone Mechanics  
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- Chapter 4    **ENVIRONMENT**  
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- Transition Area Guidelines
- Vision, Goals and Objectives

## CHAPTER 1 INTRODUCTION

### The Official Community Plan

The Official Community Plan is a municipal bylaw adopted by Council expressing social, environmental and economic objectives and policies respecting the general form and character of future land use patterns and related servicing requirements. Sections 944 to 949 of the Municipal Act outline the legal requirements and authority to adopt official community plans.

The types of issues plans may address is defined by municipal authority and provincial requirements. Community plans may contain policies relating to:

- The approximate location, amount, types and density of residential development required to meet anticipated housing needs over a least a five year period. The Municipal Act prescribes that the plan must include policies respecting affordable housing, rental housing and special needs housing.
- The approximate, amount, type and density of existing and proposed commercial, industrial, institutional and recreational uses.
- Form and character guidelines for commercial, industrial and multi-family development and designated heritage or revitalization areas.
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive.
- The approximate location and type of public facilities including the phasing of municipal infrastructure such as roads and services.

### Local Plans

The District of North Vancouver's planning program recognizes three levels of planning: the District Official Community Plan; Local Plans; and Area Action Plans. The key strategic planning document is the District Official Community Plan (OCP). The District OCP establishes the fundamental community goals and objectives, and outlines the development policies necessary to achieve them. The District OCP also serves as a framework to coordinate the next level of planning - Local Plan Reports. This document is the Local Plan Report for Lynn Valley. The area covered by this Plan is identified on LVMAP A.

A Local Plan Report is a statement of the collective "vision" for a specific part of the broader community: What must be preserved? What should be changed? What are the challenges to be faced in the future? Local Plan Reports are summarized and appended to the District OCP by bylaw. They take the form of a detailed plan map with key objectives, policies and implementation strategies, together with development

guidelines for commercial, industrial, heritage and multi-family Development Permit Areas. The Report contains the background information and research necessary to support the recommendations. By being more descriptive the local plan will help explain the rationale for local objectives and policies all of which are included in the District OCP. Implementation of these objectives and policies will be through an annual monitoring process which will involve local residents.

The third level of planning, Action Area Plans, recognizes that some areas require more detailed planning. These action area plans are initiated as a result of the Local Plan, generally to concentrate on design and implementation strategies for a portion of the Plan area such as a Town Centre.

### The Lynn Valley Planning Process

In June 1995 the Lynn Valley Community Planning Team (CPT) was formed to work with Planning staff in preparing this Local Plan for Lynn Valley. The CPT was a diverse group made up of a wide variety of individuals and agencies representing all parts and all interests of Lynn Valley. An unprecedented level of public involvement in the plan process was aimed at, through the use of various tools:

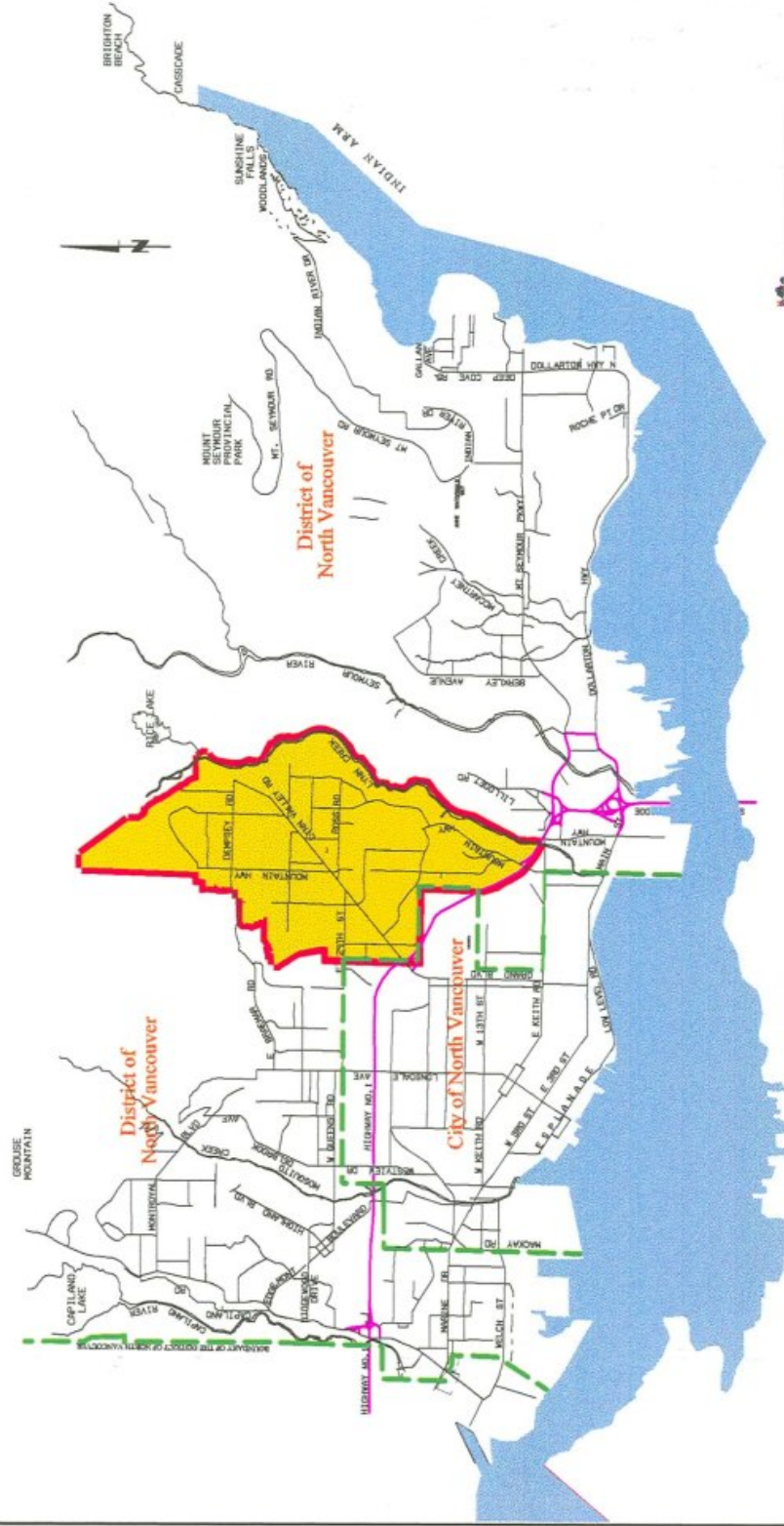
- local planning office
- visioning exercises
- open CPT meetings
- delivery of "Valley Dialogue" newsletter to all homes in Lynn Valley
- displays and models in Lynn Valley mall and other public places
- regular workshops
- questionnaires, open houses at various locations in Lynn Valley
- booth at Lynn Valley Days
- parade participation in Lynn Valley Days
- outreach activities to youth, seniors, and people with disabilities

This Local Plan for Lynn Valley tries to reflect a consensus of opinions received over the last two years. NO plan is perfect and no plan can reflect all the opinions expressed. However, planning is a dynamic process, just as is the growth and development of the community. This plan will be monitored on a regular basis and will be reviewed in 5 years time to ensure it is current and relevant to the needs of Lynn Valley.

### History and Character of Lynn Valley

European presence became established on the North Shore of Burrard Inlet in 1862 when the first land was pre-empted about 4 miles east of the First Narrows of Burrard Inlet. The land was later surveyed as District Lot 272 and would be the site of Pioneer Mills, the first industrial plant on Burrard Inlet. The plant obtained power for its sawmilling operations from Lynn Creek by ditch and flume. The abundant forests of the North Shore were the attraction for the logging and sawmilling industries and the

**LYNN VALLEY - Location in District / North Shore**



**LVMAP - A**

LYNN VALLEY  
LOCATION PLAN BOUNDARY

CDNV Planning Department

Pioneer Mills location became Moodyville, the first European settlement on the North Shore. By the mid-1860's trees harvested in Lynn Valley were taken by greased skid road and hauled by oxen or horse teams down to Moody's Mill. The excellent harbour facilities available in Burrard Inlet helped foster a booming wood export business and Moodyville thrived. As demand for other wood products increased, smaller mills began to develop and the production of cedar shingles started in Lynn Valley itself. The cedar trees were cut to length (shingle bolts) and brought by water flumes and other means to the mills located nearby the present day intersection of Lynn Valley Road and Mountain Highway. This area became known as "Shaketown". The District of North Vancouver was incorporated in 1891, excluding Moodyville which became the City of North Vancouver. By 1912 a community was well established in Lynn Valley with a school, several stores, churches, a community hall and the Municipal Hall. Development was aided by a street car which began in 1910. Suburban growth boomed after the Second World War and peaked in the 1960's and 1970's by which time Lynn Valley had become a diverse suburb with a large shopping mall, drive-in restaurants and a large variety of housing including townhouses and apartments. In the late 1980's and 1990's, new development has been much slower and has mainly been redevelopment of existing single family homes for new, larger single family homes or for a few new apartments. Little commercial development has taken place during the last decade.

Currently, Lynn Valley's population has increased from 21,385 in 1991 to 22,430 in 1996 (estimate). This represents almost 28% of the District's total population. The percentage of the community over 45 years old is increasing, while the percentage of those in their late teens and twenties is decreasing as components of the overall population. As of 1991, Lynn Valley had 6430 dwellings in it, of which 76% were self-owned. These dwellings were split with approximately 70% being single family dwellings and 30% being suites, townhouses, or apartments. Average household size was 2.9 person per household and 81% of Lynn Valley families were married couples with, or without, children at home. 12% of families are headed by 1 parent alone. Further community demographic information is available in the Community Profiles publication.

The character of Lynn Valley has been formed by its unique spatial location in a heavily treed broad river valley partially enclosed by mountains. Walter Draycott expressed it perfectly, reminiscing about a picnic in Lynn Valley in 1911:

"There was a sylvan beauty everywhere"

The lush natural environment combined with the community's long history provides some inspiration for defining the character of Lynn Valley. Some may feel that the sense of place that Lynn Valley had in abundance in the early years has gone and that there is little evidence of the community's early heritage. The task of this plan then will be to capture the community's character and promote it through the plan's objectives and policies.

## CHAPTER 2 VISION

### The Visioning Process

Visioning is simply a process by which a community envisions the future it wants and plans how to achieve it. By going through a long range visioning process a community can better understand the values of its citizens and use them as a basis for shorter range planning as has been done in this Lynn Valley Local Plan.

The Lynn Valley Visioning exercise occurred in mid 1995 and with the assistance of a consultant the Community Planning team attended a series of workshops to set down a collective vision of their Lynn Valley. The question asked was “What is your vision of Lynn Valley in 2025?”

Before sitting down to the creative process of developing the Vision Statement, the “visioning group” took the time to review a list of relevant information - statistics, trends and information gathered through a survey of community values (425 Lynn Valley residents contributed to this survey).

The vision was then developed with the aid of the consultant and a display of the collective vision toured the community in the fall of 1995. A newsletter of the visioning process was also distributed to all residents of Lynn Valley in the fall of 1995.

### The Vision Statement

The succinct vision developed by the community:

“Drawing on our spectacular natural forest and mountain setting and our pioneer roots, we will create a diverse community which combines the warmth of small town living with the convenience of city life. Distinct, livable neighbourhoods will surround and be linked to a vibrant attractive town centre which will include residential, commercial and mixed use buildings. With a keen sense of community identity and pride, our active, involved citizens welcome people from all walks of life supporting them through life’s transitions, working in partnership to provide lifelong learning and recreation.”

and the highlights of this long range vision for 2025 are:

1. **A Vibrant Yet Stable Core Area** roughly the size of the existing identified core, with a mixture of layered uses, integrated into a town centre atmosphere which is pedestrian and automobile friendly (perhaps on different levels), a transit hub and increasingly dense to its centre with a clearly identified perimeter. We see it must be visually attractive, accessible and inviting to all, and celebrate the natural setting of Lynn Valley. We see sensitively designed dense areas within the core, as one way of accommodating more people in Lynn Valley without altering unduly the single family nature of our residential neighbourhoods.



2. **Livable Residential Neighbourhoods** which have a rich variety of housing options, innovatively designed to accommodate all types of people and incorporating flexible design and universal access principles so that residents can stay in their neighbourhood throughout their lives regardless of their changing needs. We would like to sensitively accommodate some change in our neighbourhoods while respecting and protecting their unique character and the overall ratio of building space to open space. We want to increase rental accommodations and appropriate, affordable housing options for seniors and first time buyers such as young adults and families with young children in our community.
3. **Protect Our Natural Environment** and improve opportunities to use our forests and open areas for recreation and quiet enjoyment in a sustainable fashion. We want to secure and maintain the areas that have already been set aside as parkland and identify new relatively flat areas for sports. Small, pleasant, restful enclaves are needed along linear corridors. We need to restrict development at high elevations and limit tree cutting in new developments. Aesthetically pleasing entrances to the community are required.
4. **Effective Transportation** options which make it easy to get around in our community and from our community to others. Multi-use of corridors and pathways is desirable although potential conflicts need to be managed. Pathways must link our major parks and public use areas. Local scale transit from the neighbourhoods to the core area need to be enhanced. From the core, which will act as a transit hub, we need effective transit connections to other hubs and communities.

All forms of transportation must be environmentally sensitive and accommodate people with special needs.

5. **Enhanced Sense of Community** will help to celebrate our natural assets, our identity and our heritage. Active, involved citizens of all ages will take pride in and feel a sense of belonging in our community and take responsibility for making others feel welcome and comfortable. We want opportunities for intergenerational and intercultural exchange, support for community groups and special events which increase pride. This will happen through a mix of private, non-profit and public agencies working together for the health of our neighbourhoods and our community. We will also use physical gateways to Lynn Valley, communications systems, a community theme and meeting places to foster our sense of community.
6. **Integrated Public Services** will make optimum use of available resources and ensure the viability of the assets and service we have, before embarking on new or expanded services. More specifically, we see a need to encourage more partnerships and community self reliance, to make better use of schools and

churches, protect our basic infrastructure, foster use of community volunteers and generally look for new uses of existing buildings. We have identified a need for more out-of-school time activities for youth, improvements to our library, more arts and cultural opportunities, and to support "Active Living" and lifelong learning. We have also identified a need to accommodate decentralization of community services to the community level in integrated multiservice centres.

The vision statement was then used by the Community Planning Team to draft up a series of initial Goals and Objectives which have formed the basis of the current plan (Appendix 2). These statements are reflected in the Objectives and Policies set out in this plan.

## CHAPTER 3 PLAN STRATEGY

### 1. Duration of Plan

Although many predictions on District population and regional population take a long term view - 2021 is commonly used - and although the vision exercise projected us ahead to 2025, this plan deals with a 10 year horizon, ie., 1997 - 2007. After which a new plan will be under taken. This plan attempts to identify and resolve the issues facing Lynn Valley over the next 10 years and housing predictions use that timeframe. Lynn Valley will change as it grows older and the process of planning is a dynamic one. It must be so to meet the challenges of the future.

### 2. Phasing of Developments

Generally speaking, the plan promotes a phasing of development so that redevelopment occurs in a logical sequence and not in a scattered format. Phasing attempts, therefore, to direct redevelopment to areas the Lynn Valley community best thinks suitable, and encourages comprehensive redevelopment of specific sites or areas in preference to partial or piecemeal redevelopment. The phasing map guides redevelopment to those areas thought suitable in Phase 1 mainly those areas closest to the Town Centre, with the more remote sites generally being in Phase 2.

### 3. Three Principal Areas

Lynn Valley has been identified as having three major functional areas and the existence of these three areas determines to some degree how the plan is structured and how the plan is implemented.

The three areas are:

- Town Centre
  - Central Lynn Valley (or Town Centre Periphery)
  - Stable Single Family Area
- a) The Town Centre is the heart of the community, the place that expresses the history and ambitions of Lynn Valley. It will be vibrant, lively and attractive and will attract Lynn Valley residents by its mixture of commercial and cultural activities as well as having its own increased residential population.
- b) The role of the peripheral area is to provide a buffer between the Town Centre and the stable single family area. Residential expansion will be mainly in this area which contains most of the multi-family housing reserves of Lynn Valley.

c) The role of the long term stable single family area is to provide a stable, secure environment for Lynn Valley's many single family residential areas which for the most part are relatively young and well maintained. The plan does not envisage redevelopment of these areas except in the following areas:

- possible redevelopment of the few remaining large properties (see Chapter 5)
- some additional Small Lot subdivision
- minor redevelopment for granny flats or other low density multi-family in certain circumstances as determined on a neighbourhood basis (see Chapter 5)

#### 4. Transition Areas

Transition zones have been identified as necessary buffers between the stable single family area and any redevelopment in the peripheral Town Centre area. Special procedures are needed to ensure that the single family residents have a say in the design and siting of developments that might impact their homes. Areas identified as requiring transition area approval procedures are identified on LVMAP C. These are all locations on the edge of the peripheral area and which are adjacent to single family housing.

Issues such as height, bulk, loss of views, design, density and site development are important to the people being impacted. The Transition Area Guidelines proposed in this plan (Appendix 1) touch on the process for approvals of development in identified areas and must be put in place prior to any rezoning for redevelopment occurring. Although the process will be uniform throughout, local concerns will differ from site to site.

Guidelines for Transition Areas will be in place within 2 years of the adoption of this plan. Should a neighbourhood not be willing to participate in this process then Council will be so informed and any future development application will be treated under the normal District procedure for rezoning.

## 5. “Public Benefits” Approach to Redevelopment

All proposed new redevelopments in Lynn Valley are critically assessed to determine their impact on the community. Redevelopment in Lynn Valley is to be considered as a negotiated process which must meet critical Community Development Objectives such as:

- retention and/or replacement of rental housing
- provision of community space
- adherence to a Lynn Valley architectural theme
- provision of affordable housing
- preservation of heritage buildings

and potential maximum site densities are based on how the project achieves these community objectives. This ensures that only those projects which best meet the aforesaid community objectives will reach the higher limits of densities applicable to the site.

See Chapters 5 and 7 for the complete list of Community Development Objectives and detail of the Public Benefits Strategy.

The community benefits list should be updated from time to time, with the community's input, to ensure the list reflects current community values.

## 6. Fair Share of District Growth

The Lynn Valley Plan recognizes the pressures of regional growth and the pressures of District growth. This pressure takes the form of:

- new development on green field sites
- redevelopment of older houses and apartments
- intensification of housing densities
- demands for housing by a changing, aging society
- the need to recognize that housing choice and availability is necessary to make the community available to those wishing to remain here and those who may wish to move here

Lynn Valley is an accommodating community and has received a large number of apartment and townhouse developments and a large number of group homes in the past. Lynn Valley will continue to be an accommodating community but it is recognized that other communities and neighbourhoods in the District of North Vancouver must be equally accommodating. This translates into the “Fair Share” policy of growth in that Lynn Valley will willingly accept its fair share of overall District growth based on its existing population size and contributing land area and no more. If other communities chose not to openly welcome change, then

Lynn Valley will not be expected to make up any District-wide shortfalls of housing.

7. Complete Communities

A complete community is one that offers a range of urban services and amenities closer to where people live. There is more choice in transportation with opportunities to use public transportation, cycle or walk. A complete community offers more opportunity for people to work in their own community and offers a range of cultural and social activities, recreation and leisure pursuits, shopping and most important of all, complete communities offer residents the opportunity to live and grow old, if they wish, in their own community. A choice of housing for all ages, income groups and tenures is important to stress in a complete community. This plan believes that Lynn Valley has the elements of a complete community and the directions of the plan point to this becoming of increasing importance as the community grows.

8. The Beautification of Lynn Valley

Lynn Valley has an admirable location with its spectacular views up to the mountains, its renowned Lynn Canyon Park, its dense vegetation cover and its many creeks and parks. The natural environment has blessed Lynn Valley. A major objective of this plan is to ensure that the man-made world matches up to the natural world. This means careful attention to new architecture, to street furniture, to the creation of attractive public places, to encourage flower beds, street trees, and other improvements so that the Lynn Valley of 10 years hence will have a much nobler visage to present to the rest of the North Shore.

## CHAPTER 4 THE ENVIRONMENT

Spectacular mountain vistas and numerous creeks and streams are the natural heritage of Lynn Valley. Views of Mount Seymour, Mount Fromme and Lynn Peaks define Lynn Valley's forested mountain character. Two small watercourses, Hastings and Keith Creeks and the multitude of small streams that form their head waters, traverse the community. Lynn Creek courses through Lynn Canyon on its journey to Burrard Inlet, forming Lynn Valley's eastern boundary.

Hastings and Keith Creek and many of their tributaries support fish populations, providing habitat for freshwater and salmonid species. Creeks, streams and their riparian areas are protected under the District of North Vancouver's Environmental Protection and Preservation Bylaw, Federal Fishery and Provincial Environmental legislation. The regulations protect fish habitat and require water quality and minimum in-stream flows are maintained. The preservation and enhancement of riparian areas will benefit the community and add to the ecological richness of Lynn Valley. LVMAP E illustrates fish species and barriers in Lynn Valley streams.

Keith Creek runs through Kirkstone Park, the largest remaining natural forest in this part of Lynn Valley. The forest helps regulate run-off into the creek and maintain water quality. Kirkstone Park contains numerous specimens of mature native tree species. In addition, a few isolated stands of native trees are located along Lynn Valley Road and adjacent to Hastings Creek, on Harold Road. These trees and the forest in Kirkstone Park provide habitat for a variety of bird and animal species and are important parts of the community's natural heritage which should be protected.

The Lynn Valley 2025 Vision is of a dynamic community, set within a spectacular natural forest and mountain setting. The community's vision is to protect and enhance the natural environment and improve recreational opportunities in our forests and open areas, while accommodating some modest population growth and increased demand for housing and services. In this Vision, trees, streams and natural areas, our natural heritage, are assets to the community and must, therefore, be preserved and protected. After development, where removal of natural vegetation was necessary, careful replanting and habitat restoration must be required. In the years ahead, the community should stay alert to opportunities for enhancement during redevelopment, such as stream daylighting and encourage community stewardship projects.

**OBJECTIVE 4.1 TO PROTECT AND PRESERVE ENVIRONMENTALLY SENSITIVE AND KEY HABITAT AREAS.**

**Policy 4.1.1 Identify, protect and preserve key wildlife areas from development activities.**

Implementation:

1. Require a wildlife survey prior to the development of natural or forested areas.

2. Require a tree inventory and a site plan containing information on tree size and location, the location of streams and creeks and slope information prior to development or redevelopment of land.

**Policy 4.1.2 Educate and involve the community in protecting our natural environment.**

Implementation:

1. Display local information to the public at community malls and public meetings.
2. Print articles on various environmental issues in District Dialogue.
3. Hold training sessions with area realtors, developers and construction companies to inform them of District regulations regarding development.
4. Support and promote the North Shore Streamkeepers and other groups in their efforts to enhance the streams of Lynn Valley.
5. Promote community stewardship through parks volunteer projects such as nest boxes, garbage pick-up, stream clean-up and tree/shrub planting.

**Policy 4.1.3 Develop long term preservation and conservation goals.**

Implementation:

1. Develop a long term forest protection strategy for Park, Recreation and Open Space (PRO) lands in consultation with representatives of various Lynn Valley Community groups including the Lynn Valley Community Association.

**Policy 4.1.4 Conserve and protect steep slopes from soil erosion.**

Implementation:

1. Examine surface and groundwater flow patterns on steep slopes prior to the issuance of development approvals.
2. Require adequate tree retention on steep slopes as a condition of development approvals.
3. Require developers and construction workers to implement proper sediment and erosion control techniques for steep slopes.
4. Develop new regulations to better manage development on steep slopes.

**OBJECTIVE 4.2 TO PROTECT NATURAL WATERCOURSES AND STREAM CORRIDORS**

**Policy 4.2.1 Ensure adequate buffer strips along stream banks.**

Implementation:



1. Enforce the Land Development Guidelines for the protection of Aquatic Habitat, and provisions of the Environmental Protection and Preservation Bylaw.
2. Replant and restore local stream corridors and creek beds wherever possible.
3. Encourage the North Shore Streamkeepers and other groups to continue with public education on proper streamside management.
4. Enforce pollution regulations of the Environmental Protection and Preservation Bylaw.

**Policy 4.2.2            Conserve and protect water quality through proper management of groundwater, natural streams, and urban runoff.**

Implementation:

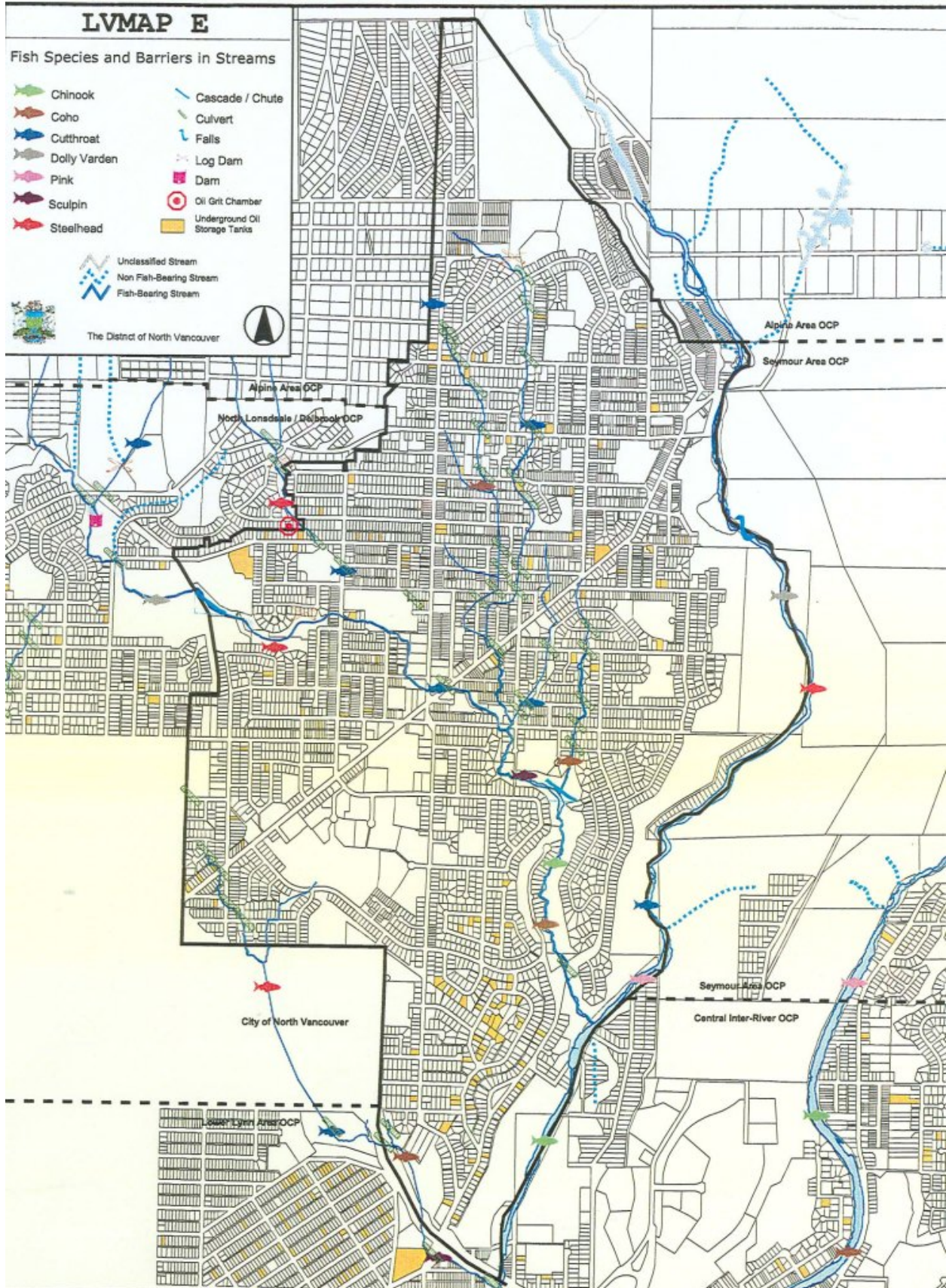
1. Provide educational materials on proper sediment and erosion control techniques for land development.
2. Provide educational materials on non-point source pollution.
3. Enforce water quality regulation of the Environmental Protection and Preservation Bylaw

**Policy 4.2.3            Protect water quantity and quality in streams through innovative engineering design and land development activities.**

Implementation:

1. Install oil and grit interceptors at all new and re-development sites.
2. Encourage the incorporation of permeable surfaces and vegetation swales into construction plans to reduce urban run-off.
3. Install catch basin sediment traps in the vicinity of all new development activities.

**Policy 4.2.4            Promote the proper stewardship of our streams through debris/blockage removal, reclamation of enclosed areas, restoration of damaged areas, and restocking of fish species.**



Implementation:

1. Encourage the activities of the North Shore Streamkeepers and other groups in their mapping, surveying and enhancement of Lynn Valley streams.
2. Daylight stream corridors wherever possible.
3. Install bridges instead of culverts.
4. Replant damaged or historically lost riparian<sup>1</sup> areas.
5. Survey streams to ensure adequate gravel for spawning, and woody debris for rearing salmonids.

**OBJECTIVE 4.3 TO PROTECT THE FOREST CHARACTER OF LYNN VALLEY**

**Policy 4.3.1 Identify, retain and protect the forest and significant trees.**

Implementation:

1. Complete the tree inventory and forest mapping which commenced in 1995.
2. Prepare a forest protection plan for the urban and native forests of Lynn Valley.

**Policy 4.3.2 Undertake an effective replanting program when trees are removed for safety or development reasons.**

Implementation:

1. Require a 3:1 replanting ratio for all trees removed for development and for safety purposes in natural areas or wherever else it is appropriate.
2. Establish a list of tree species suitable for replanting in urban development sites.

**Policy 4.3.3 Involve and educate the community of forest protection practices.**

Implementation:

1. Promote proper management and maintenance of native trees through publications and display materials.
2. Require developers and tree companies to conform to required standards for tree protection and preservation.
3. Ensure effective protection of trees during land development activities.

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<sup>1</sup> Riparian - related to or living or located on the bank of a natural watercourse, lake or a tidewater.

## CHAPTER 5 HOUSING

Lynn Valley's early origins in logging activities meant that by the early 1910's there was already a school, several stores, churches and a community hall established there. In fact, as the most developed part of the District after the City of North Vancouver was created, Lynn Valley became the centre of local government as a new municipal hall was built on what is now the North Shore Private Hospital site at Lynn Valley Road and Fromme Road.

Because of this early start Lynn Valley today has many distinct single family neighbourhoods. Each has its own unique characteristics which are generally based on the type and age of house construction, local geography, road pattern and lot sizes. The oldest houses are mostly found closest to the commercial centre, while the development of some large tracts of land in 1940s and 50s began to open up much of the area known as Westlynn to the southeast. Throughout the 1960s and 70s, when the majority of the community developed, single family housing spread up the Valley and the neighbourhoods of Westlynn Terrace, Lynn Canyon/Westover, Upper Lynn, and Kirkstone were built. During this period much of the multi-family housing found in the Central Lynn and Kirkstone neighbourhoods and the few projects in Upper Lynn were also built. The pace of community development has slowed in the last 20 years as land has become scarcer and concerns over environmental deterioration have grown. The people of Lynn Valley have also contributed greatly to the community's development. Even in the logging days Lynn Valley grew because it was a family place rather than a logging camp. And over the years Lynn Valley has always been a place where young families sought affordable housing. This continues today even though the population is now aging and there are more families with older children, empty-nesters and seniors living in the community. Lynn Valley has become a community of increasing cultural diversity as some new residents of different ethnic backgrounds move in and the community continues to provide a significant amount of the District's rental housing stock.

Today's housing concerns relate to how to accommodate more of those long time residents in the community as their housing needs change in the future and how to provide affordable housing so new young families can continue to move into Lynn Valley. There is also a great deal of concern by local residents who feel they lack any control over such matters as the size and design of new replacement houses being built in their neighbourhoods, secondary suites, subdivision and small lot development and the need to protect and preserve neighbourhood landscapes and natural areas.

In the multi-family areas there is also concern over the potential loss of rental housing stock as the aging building stock is replaced in the coming years.

In the single family areas the Plan recognizes the property owners' rights to redevelop a lot but gives increased control to each neighbourhood to deal with many of the housing issues identified as each sees fit. The Plan seeks to protect the single family

neighbourhoods by focusing the majority of future change to the Town Centre and Central Lynn Valley areas and by encouraging each neighbourhood to determine for itself how much or how little change is to occur there in the future. The Plan also sets limits to further housing development on the mountain slopes and provides for more resident involvement in the planning of that area.

In the multi-family areas the Plan provides direction and uses phasing of development in order to encourage appropriate redevelopment, in appropriate locations, at appropriate times. The Plan also ensures that all new development contributes to obtaining community benefits such as retaining rental housing and providing new parks and a public plaza. In several cases the Plan's preferred direction is to provide owners with incentives to leave their property the way it is. As well, the Plan ensures that any new development will fit into the community by requiring new design guidelines and fit into the neighbourhood by involving adjacent residents in the development of Transition Area Guidelines before any changes are allowed on redevelopment sites adjacent to Long Term Single Family Areas. LVMAP B illustrates the overall strategy developed to address housing issues and opportunities in Lynn Valley.

Notwithstanding the recognition that housing needs in Lynn Valley will change over time and that there may be a need to increase the types of housing options available in the community, an important caveat to the Plan Strategy is the following policy statement:

**Policy 5.0.0**            **In recognition that all parts of the District share a common responsibility to accommodate a portion of any future population increase within their own respective communities, encourage and support the development of sufficient housing in Lynn Valley to accommodate Lynn Valley's share of this increased population. This share is to be a proportion of the District's target for population growth as set out in the District Official Community Plan.**

This translates into the "Fair Share" policy of growth discussed in Chapter 3.

Implementation:

1.     Require the District to regularly review the community housing situation, including housing needs, District growth and development and the social and physical impacts of change.

A.     Long Term Single Family Areas

The goal of this section of the Housing Chapter is to create livable residential neighbourhoods.

OBJECTIVE 5.1 TO PROTECT AND ENHANCE THE CHARACTER OF RESIDENTIAL NEIGHBOURHOODS WHILE ACCOMMODATING RESIDENTS' CHANGING HOUSING NEEDS

**Policy 5.1.1 Ensure new single family housing is reasonably in scale with that of the existing neighbourhood unless otherwise determined by the neighbourhood itself.**

Implementation:

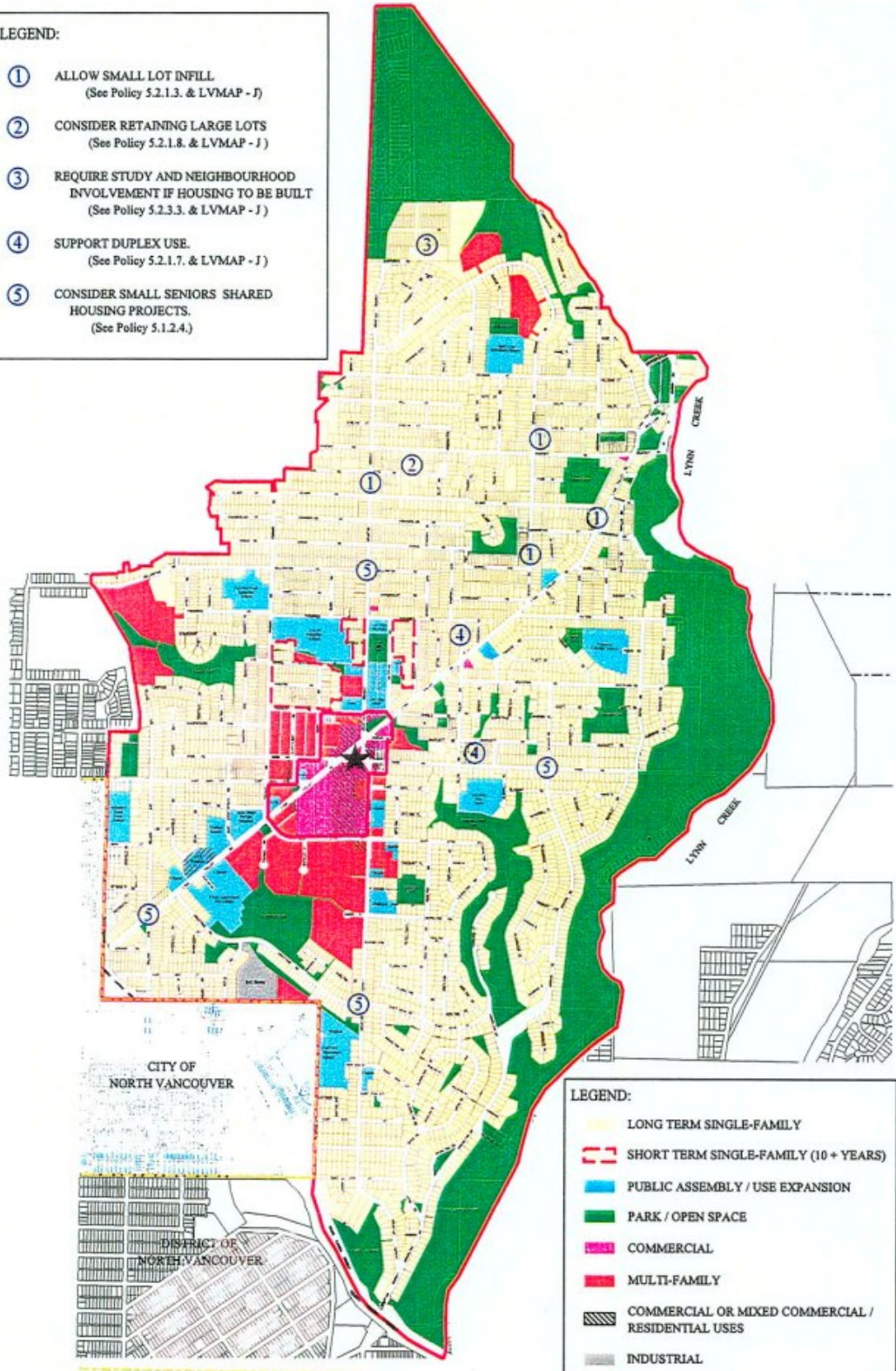
1. Except under conditions specified in this Plan, no changes in uses, densities or zoning in Long Term Single Family areas will be permitted.
2. Height, bulk and lot coverage characteristic of replacement single family homes must be compatible with the general neighbourhood context in Long Term Single Family Areas unless otherwise determined by a Neighbourhood Zoning program.
3. Neighbourhoods designated as Long Term Single Family Area in the Plan will be included in future Neighbourhood Zoning Programs.
4. In the interim develop, with neighbourhood consultation, and distribute widely basic voluntary design guidelines for replacement single family homes to assist designers and builders in achieving new development that is sympathetic and minimizes impacts on neighbouring housing until Neighbourhood Zoning Programs can be completed.

**Policy 5.1.2 Ensure any increase in density occurring within a single family area respects and protects the unique character and open space ratio of that neighbourhood.**

Implementation:

1. Develop a program based on residents' initiative to allow individual neighbourhoods to determine through local survey or poll if single family infill development (eg., granny flats or cottages), or other types of low density housing should be allowed in a defined area. This process to be called the Neighbourhood Housing Program.
2. Where infill or other types of low density housing development is considered as an accessory building to the existing single family dwelling, limit the size of overall development of the lot such that the size of the accessory unit PLUS the size of the existing dwelling does not exceed the size of any new single family house already permitted on the property under the existing zoning.
3. Develop compulsory design guidelines for infill or other types of low density housing to be built in any neighbourhood that has supported those changes as determined through a Neighbourhood Housing Program or rezoning process.
4. Consider allowing a small number of small scale (maximum 5 to 10 shared housing units) seniors developments on sites located on transit routes in Long Term Single Family areas.

- LEGEND:**
- ① ALLOW SMALL LOT INFILL  
(See Policy 5.2.1.3. & LVMAP - J)
  - ② CONSIDER RETAINING LARGE LOTS  
(See Policy 5.2.1.8. & LVMAP - J)
  - ③ REQUIRE STUDY AND NEIGHBOURHOOD INVOLVEMENT IF HOUSING TO BE BUILT  
(See Policy 5.2.3.3. & LVMAP - J)
  - ④ SUPPORT DUPLEX USE.  
(See Policy 5.2.1.7. & LVMAP - J)
  - ⑤ CONSIDER SMALL SENIORS SHARED HOUSING PROJECTS.  
(See Policy 5.1.2.4.)



- LEGEND:**
- LONG TERM SINGLE-FAMILY
  - SHORT TERM SINGLE-FAMILY (10+ YEARS)
  - PUBLIC ASSEMBLY / USE EXPANSION
  - PARK / OPEN SPACE
  - COMMERCIAL
  - MULTI-FAMILY
  - COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES
  - INDUSTRIAL
  - TOWN CENTER
  - PUBLIC OR MIXED PUBLIC / RESIDENTIAL USES
  - CIVIC SQUARE

**LVMAP - B**  
**PLAN MAP-FUTURE LAND USE**  
**OF LYNN VALLEY**

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5. Request Council consider expanding the Neighbourhood Zoning Program to include questions of residential low density land uses where a local petition has been received to do so.

**Policy 5.1.3            Improve streetscapes and provide lanes wherever practical.**

Implementation:

1. Require vehicular access to single family lots to be provided from the rear property line where existing allowances already provide vehicular access.
2. Do not permit consolidation of unopened road allowances with adjacent private properties.
3. Request the District establish a Residential Street Tree Planting and Maintenance Program and fund it in the Annual Municipal Budget.
4. Include the provision of street trees in the calculation of any Development Cost Charge applied in Lynn Valley.

**OBJECTIVE 5.2        TO ALLOW, IN SPECIAL CASES, A WIDER VARIETY OF HOUSING OPTIONS WHICH BETTER MEET PERSONAL SAFETY, ENVIRONMENTAL AND DESIGN CONCERNS**

**Policy 5.2.1            Consideration may be given to allowing a variety of low density housing options in single family areas where community housing objectives can be met.**

Implementation:

1. Do not support property assembly for multi-family development outside of the Central Lynn Valley area unless there is a significant community benefit such as providing seniors housing to be achieved in doing so.
2. Develop design guidelines for new multi-family housing development occurring in the Long Term Single Family area that ensures compatible forms of development and conveys the appropriate suburban look and feel to the new development.
3. Re-instate the District's Small Lot Infill Area policy for those areas in Lynn Valley previously identified as "Potential Small Lot Infill Areas" where 50% or more of the properties within the area are developed as small lots.
4. Allow application for designation as Small Lot Infill Areas for those areas identified on LVMAP J.
5. In areas outside of recognized Small Lot Infill Areas where there is already a well established pattern of small lot development on a block face, allow consideration of individual applications to amend the Subdivision Bylaw.
6. Direct the Planning Department to revise and update the existing Small Lot Infill Development Guidelines to be applied to the existing and new Small Lot Infill Areas in Lynn Valley.



7. Ensure the Subdivision Approving Officer requires provision of adequate landscaping to address privacy concerns of neighbours, especially where there is no lane or open space to separate new Small Lot Infill development and protects the permanence of those measures through the use of restrictive covenants or other legal means when appropriate.
8. Upon resident's initiative, support rezoning the remaining unsubdivided lots having a width greater than 15m (49 ft.) and an area greater than 555m<sup>2</sup> (5974 s.f.) for duplex uses in those area identified on LVMAP J.
9. Consider innovative forms of redevelopment for those few existing properties larger than 20,000 s.f. where in doing so the large lot feel can be preserved, tree loss, environmental impact or visual change to streetscapes minimized or more affordable housing could be created. See LVMAP J for locations.
10. In the case of properties listed in the table below, amend the Zoning Bylaw to accommodate development as stipulated:

Legal Description	Location	Purpose of Zoning Bylaw Amendment
LOT C BLOCK 5 DISTRICT LOT 2088 PLAN 4289	1621 Kilmer Road	To accommodate subdivision into two lots fronting, and accessed by vehicles from, Kilmer Road

**Policy 5.2.2 Provide adaptable housing and safer streets.**

Implementation:

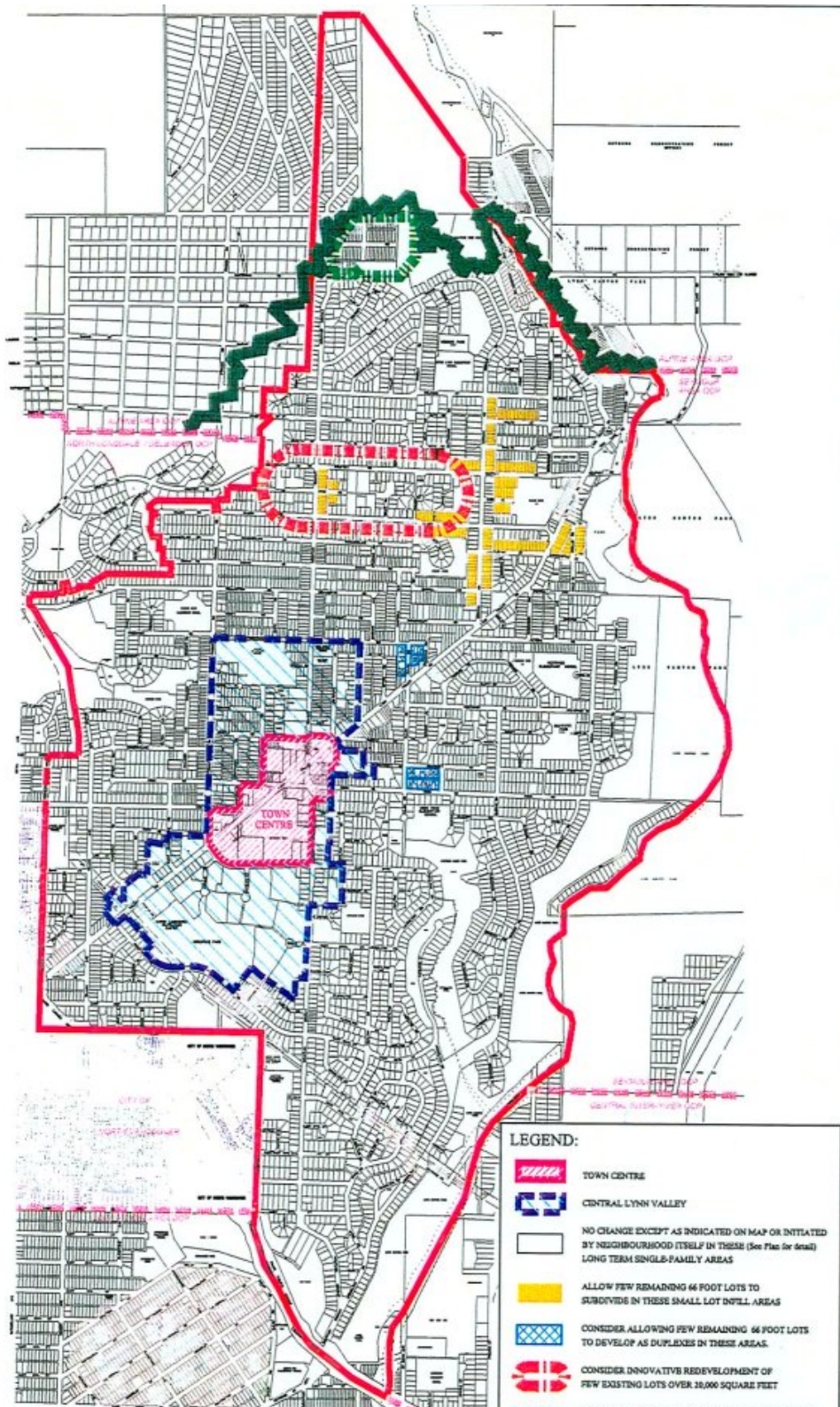
1. The District, in consultation with seniors groups, developers, and the disabled communities, will develop and promote use of voluntary Adaptable Building Design and Universal Access Guidelines to enable new construction to more easily meet a broader range of needs of persons with disabilities or by seniors.
2. On local streets, provision of sidewalks and pedestrian street lighting through Local Improvement Petitions is encouraged.
3. Include in the design and upgrading of collector and arterial streets provision for sidewalks and pedestrian lighting where ever possible.

**Policy 5.2.3 Restrict residential development on upper slopes.**

Implementation:

1. The northern fringe of residential development shall be established by the extent of the Park, Recreation and Open Space (PRO) zoning as of January 1, 1997.
2. No change to the northern PRO zoning should be supported.

3. Should additional development of the northern residential fringe be considered, undertake a Neighbourhood Design Plan based on principles of environmental sustainability and neighbourhood involvement.
4. Development of the Neighbourhood Design Plan will be subject to a detailed site analysis including:
  - a complete environmental inventory and assessment of development impacts;
  - topographic, geological and hydrologic studies; and
  - site servicing ability.
5. The process of developing the Neighbourhood Design Plan must include neighbourhood and community representatives and have as part of its plan objectives the intention to:



**LEGEND:**

	TOWN CENTRE
	CENTRAL LYNN VALLEY
	NO CHANGE EXCEPT AS INDICATED ON MAP OR INITIATED BY NEIGHBOURHOOD ITSELF IN THESE (See Plan for detail) LONG TERM SINGLE-FAMILY AREAS
	ALLOW FEW REMAINING 66 FOOT LOTS TO SUBDIVIDE IN THESE SMALL LOT INFILL AREAS
	CONSIDER ALLOWING FEW REMAINING 66 FOOT LOTS TO DEVELOP AS DUPLEXES IN THESE AREAS.
	CONSIDER INNOVATIVE REDEVELOPMENT OF FEW EXISTING LOTS OVER 10,000 SQUARE FEET
	REQUIRE ENVIRONMENTAL SENSITIVITY STUDIES AND NEIGHBOURHOOD INVOLVEMENT IN ANY FUTURE HOUSING PROPOSED IN THIS LAST UNDEVELOP AREA.
	ALLOW NO NEW HOUSING NORTH OF THIS BOUNDARY.
	PLAN BOUNDARY

**LVMAP - J**  
**HOUSING - LONG TERM SINGLE-FAMILY AREAS**

CDNV Planning Department



- fit development to the forested character of the mountainside by retaining windfirm tree cover where appropriate;
- reduce the visual impact of development from those down slope by considering smaller single family homes, clustered townhouse forms of development or other innovative design solutions;
- retain the Baden Powell Trail; and
- provide more than one access point to development areas.

B. Central Lynn Valley

The goal of this section of the Housing Chapter is to provide sufficient land and ensure a high standard of development of that land close to the Town Centre so as to relieve pressure for change in the Long Term Single Family areas and to provide additional community amenities or benefits. LVMAP B1 indicates the future land uses for the Central Lynn Valley and Town Centre parts of the community. LVMAP C indicates the redevelopment sites and phasing for Central Lynn Valley and part of the Town Centre. **It should be noted that maximum densities identified may not be achievable on development sites where less than the full assembly of all properties is obtained.**

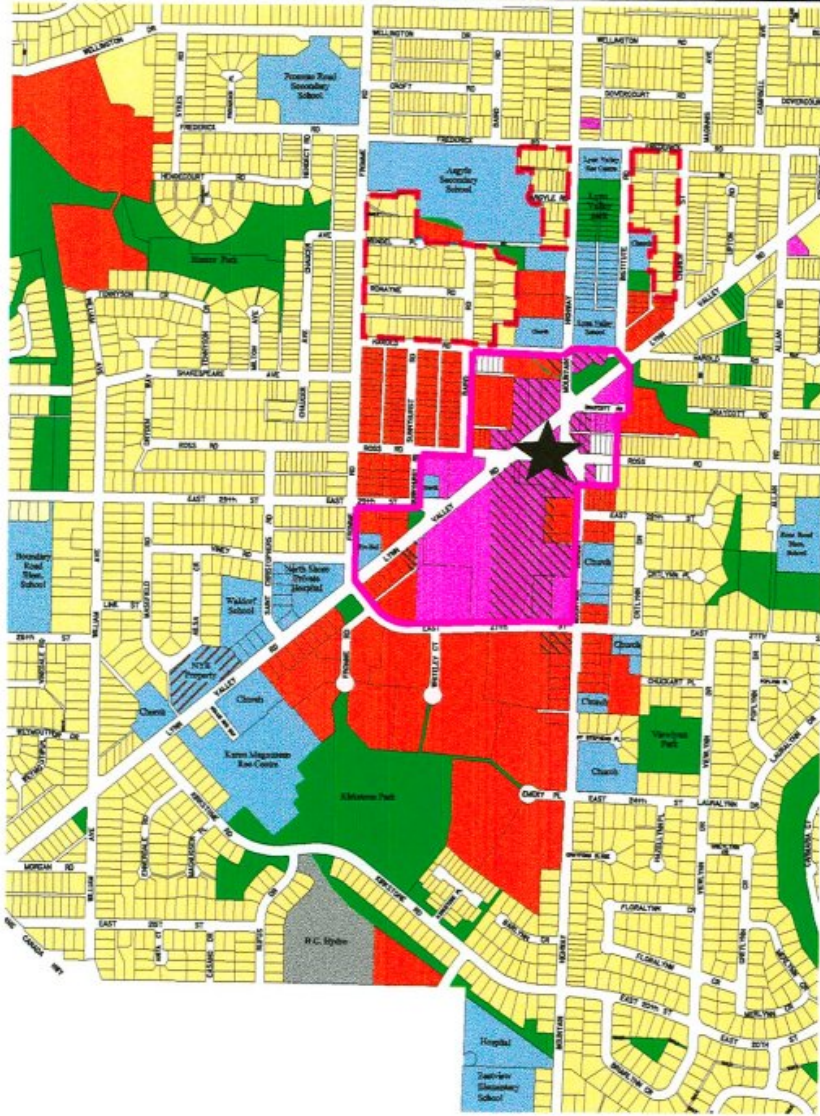
OBJECTIVE 5.3 TO PROVIDE GREATER HOUSING CHOICE IN TYPE, TENURE, AFFORDABILITY, LOCATION AND ACCESSIBILITY IN CENTRAL LYNN VALLEY WITH THE HIGHEST DENSITIES GENERALLY LOCATED CLOSEST TO THE TOWN CENTRE.

**Policy 5.3.1 Provide appropriate multi-family housing sites for Phase I of the Plan.**

Implementation:

1. Designate the properties in the 900 to 1000 Block Lynn Valley Road (Site 1 on LVMAP C) for townhouse or low rise apartment uses with a maximum density of up to 1.2 Floor Space Ratio provided that:
  - a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - building length, siting and parking structures maximize opportunities for tree retention and replacement;
  - building facades are setback from Lynn Valley Road in order to preserve mountain views;
  - acoustic standards for dwelling units are met; and
  - development contributes to the achievement of Community Development Objectives;
2. Designate the properties in the 1100 Block Lynn Valley Road (Site 2 on LVMAP C) for low rise apartment and limited mixed residential/commercial uses with a maximum density of up to 1.5 Floor Space Ratio provided that:

- a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - any mixed use building or component is confined to the northerly portion of this site and parking is provided at the rear or underground;
  - proposed commercial uses are compatible with residential uses (eg., home office);
  - any residential building or component at the southerly portion of this site establishes a strong gateway element to the commercial core;
  - all buildings establish a strong street presence and a landscaped area is provided at the East 27th Street corner;
  - acoustic standards for dwelling units are met; and
  - development contributes to the achievement of Community Development Objectives.
3. Designate the properties bounded by Fromme, Sunnyhurst, Ross Roads and East 29th Street (Site 3 on LVMAP C) for a mixture of townhouses and low rise apartment uses with a maximum density of up to 1.2 Floor Space Ratio provided that:
- a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - Transitional Area Design Guidelines for the Fromme Road frontage are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
  - consideration through possible transfer of density or other incentive is given to including owners of the two newly constructed single family dwellings in this block in any rezoning proposal;
  - the unopened portion of Sunnyhurst Road, except for what is needed to provide a new pedestrian path is included in any rezoning proposal; and
  - development contributes to the achievement of Community Development Objectives.
4. Designate the properties bounded by Fromme, Sunnyhurst, Harold and Ross Roads (Site 4 on LVMAP C) for mixed forms of duplex, triplex and fourplex uses with a maximum density of up to 0.65 Floor Space Ratio provided that:
- duplex or triplex development requires lots having a width of 15m (50 ft.) or more);
  - fourplex developments requires lots having a width of 20m (66 ft.) or more;
  - no “locked in” lots are created;
  - all multi-family development is subject to new Low Density Residential Design Guidelines;
  - small lots (± 10m) are consolidated and existing larger lots (± 20m) are not allowed to subdivide;
  - all development takes vehicular access from the lane;
  - Transitional Area Design Guidelines for the Fromme Road frontage are first developed in consultation with the adjacent neighbourhood prior to any development; and



**LVMAP - B1 PLAN MAP-FUTURE LAND USE OF CENTRAL LYNN VALLEY**

**LEGEND:**

- LONG TERM SINGLE-FAMILY
- SHORT TERM SINGLE-FAMILY (10+ YEARS)
- PUBLIC ASSEMBLY / USE
- PARK / OPEN SPACE
- COMMERCIAL
- CIVIC SQUARE
- MULTI-FAMILY
- COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES
- INDUSTRIAL
- TOWN CENTER
- PUBLIC OR MIXED PUBLIC / RESIDENTIAL USES



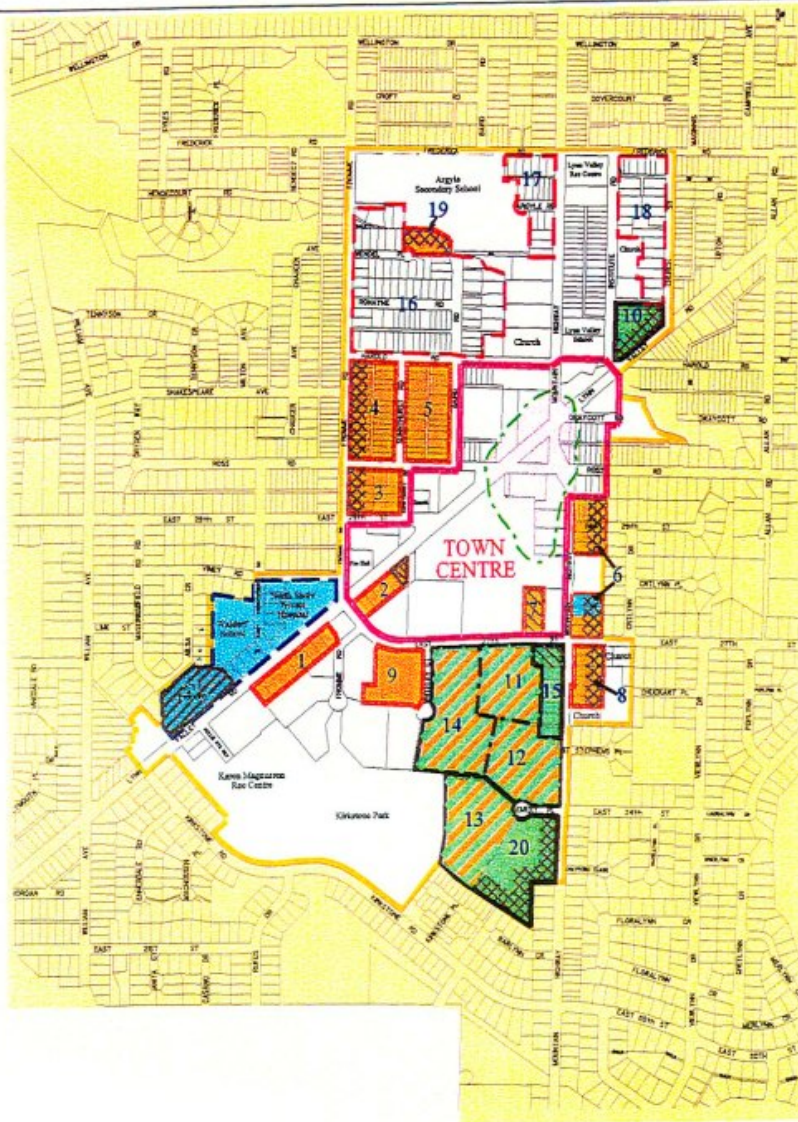
- development contributes to the achievement of Community Development Objectives.
5. Designate the properties bounded by Sunnyhurst, Ross, Baird and Harold Roads (Site 5 on LVMAP C) for family townhousing with a maximum density of up to 0.8 Floor Space Ratio, provided that:
- a minimum site width of 30 metres (98.4 ft.) for townhouse development is required, except as noted in this section, and “locked in” lot situations are not created;
  - In the case of the property at 1165 Harold Road [Amended Lot 19 (Explanatory Plan 5450) North ½ of Block 4, District Lot 2023, Plan 3097] a minimum site width of 15.0m (49.2 ft.) for townhouse development is required;
  - all development takes vehicular access from the lane allowance;
  - further subdivision of the remaining 20m (66 ft.) and over lots is not allowed; and
  - development contributes to the achievement of Community Development Objectives.
- 6A. If the Public Assembly use remains on this block designate most of the single family properties in the 2700 and 2900 block Mountain Highway and the western portion of the 1300 Block East 29th Street (see Site 6 on LVMAP C) for low density multi-family uses with a maximum density of up to 0.75 Floor Space Ratio provided that:
- a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - Transitional Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
  - the guidelines developed consider the area’s topography, future buildings’ height, shadow and view analysis and other impacts in determining the most appropriate type and density of built form for these properties;
  - the existing lane allowance north of East 27th Street is retained as greenbelt buffer and adequate landscaping is provided to buffer new development at other locations in this site;
  - road widening, intersection improvements and street tree planting are provided as redevelopment occurs;
  - consideration is given to closing the portion of East 29th Street immediately east of Mountain Highway;
  - acoustic standards for dwelling units are met; and
  - development contributes to the achievement of Community Development Objectives; and
- 6B. Designate the two single family residential lots immediately south of the Public Assembly zone for limited new Public Assembly uses provided that:
- a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any development;
  - public assembly uses shall not include facilities to be used for school purposes except Sunday School;

- Transitional Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
  - existing lane allowance north of East 27th Street is retained as greenbelt buffer and adequate landscaping is provided to buffer new development around the rest of this site; and
  - development contributes to the achievement of Community Development Objectives; Or
- 6C. If the Public Assembly use moves from this block, designate the current public assembly site in the 2700 and 2800 Block Mountain Highway for low density multi-family uses with a maximum density of up to 0.75 Floor Space Ratio provided that:
- a minimum of 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - Transitional Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
  - the guidelines developed consider the area’s topography, future buildings’ height, shadow and view analysis and other impacts in determining the most appropriate type and density of built form for these properties;
  - the existing lane allowance north of East 27th Street is retained as greenbelt buffer and adequate landscaping is provided to buffer new development at other locations in this site;
  - acoustic standards for dwelling units are met; and
  - development contributes to the achievement of Community Development Objectives;
- 7A. If the Library redevelops on this site, designate this property (see Site 7 on LVMAP C) for community service uses and adjust the zoning to allow for a maximum density of up to 1.5 Floor Space Ratio provided that:
- building height is limited to 4 storeys or less depending on shadowing impacts on nearby Long Term Single-Family areas;
  - siting of the building improves its visual prominence in the community; and
  - development contributes to the achievement of Community Development Objectives. Or,
- 7B. If the Library is located elsewhere, designate this property for limited types of commercial, mixed commercial and residential, or residential uses with a maximum density of up to 2.5 Floor Space Ratio provided that:
- development is compatible with the Town Centre Concept Plan;
  - auto oriented uses are excluded;
  - commercial or residential uses are built to, or near to, the East 27th Street property line;
  - building height minimizes shadow impact on all nearby residential development; and
  - development contributes to the achievement of Town Centre Community Development Objectives.
8. Designate the properties on the 2600 Block Mountain Highway and the 1300 Block East 27th Street (see Site 8 on LVMAP C) for duplex, triplex, townhouse or



low rise apartment uses with a maximum density of 1.2 Floor Space Ratio provided that:

- a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;



## LVMAP - C REDEVELOPMENT SITES AND GROWTH MANAGEMENT STRATEGY

### LEGEND:

- |   |   |   |   |
|---|---|---|---|
|  | LONG TERM SINGLE-FAMILY - NO CHANGE UNLESS INITIATED BY NEIGHBOURHOOD |  | TRANSITION AREA - SPECIAL NEIGHBOURHOOD CONSULTATION REQUIRED                               |
|  | PHASE I - MULTI-FAMILY REDEVELOPMENT                                  |  | INSTITUTIONAL AND PUBLIC USE EXPANSION  |
|  | PHASE II - MULTI-FAMILY REDEVELOPMENT                                 |  | COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES   |
|  | PHASE I or II - DEPENDENT ON SUB-AREA CONCEPT PLAN                    |  | FOCAL POINT - PREFERRED LOCATION OF LIBRARY, CIVIC SQUARE, MAIN STREET, COMMUNITY SERVICES. |
|  | SHORT TERM SINGLE-FAMILY (10+ YEARS)                                  |  | PUBLIC OR MIXED PUBLIC / RESIDENTIAL USES   |
|  | TOWN CENTER   |   |   |
|  | NO SUBSTANTIAL CHANGES EXPECTED                                       |   |   |



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- Transition Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
- acoustic standards for dwelling units be met;
- road widening, intersection improvements and street tree planting are provided as redevelopment occurs; and
- development contributes to the achievement of Community Development Objectives.

9A. Retain the existing rental housing stock on this property on the westside of Whiteley Court (see Site 9 on LVMAP C) by considering provision of tax relief, density transfer or other incentive.

However, should these incentives not be sufficient to discourage redevelopment of this site -

9B. Retain the existing RM3 zoning on this property on the westside of Whiteley Court (see Site 9 on LVMAP C) as the basis for any future market housing redevelopment of this property, or

9C. Consider designating this property on the westside of Whiteley Court (see Site 9 on LVMAP C) for high density multi-family apartment use with a maximum density of up to 2.5 Floor Space Ratio depending on the:

- number of existing rental units retained and/or the number, type and affordability of any rental replacement units provided;
- inclusion of any seniors independent or congregate care component; and
- extent that other Community Development Objectives are met.

10A. Retain the existing rental housing stock on these properties bounded by Whiteley Court, Emery Place, Mountain Highway and East 27th Street (see Sites 11, 12, 13, 14 on LVMAP C) by considering provision of tax relief, density transfer or other incentive.

However, should these incentives not be sufficient to discourage redevelopment of these properties:

10B. Retain the existing RM2 and RM3 zoning on these properties bounded by Whiteley Court, Emery Place, Mountain Highway and East 27th Street (see Sites 11, 12, 13, 14 on LVMAP C) as the basis for any future market housing redevelopment of these properties; or

10C. Contingent upon participation in the development of a Sub-Area Concept Plan consider designating these properties (see Sites 11, 12, 13 and 14 on LVMAP C) for high density multi-family apartment use with a maximum density of up to 2.0 Floor Space Ratio depending on the:

- number of existing rental units retained and/or the number, type and affordability of any rental replacement units provided;
- the inclusion of a phasing schedule that provides for the orderly, incremental redevelopment of the sites throughout Phases 1 and 2 of the

- Community Plan while minimizing the disruption and dislocation of existing tenants; and
- extent that other Community Development Objectives are met.

**Policy 5.3.2 Provide appropriate multi-family housing sites for Phase 2 of the Plan.**

Implementation:

1. Only consider supporting redevelopment of the sites designated in Phase 2 after the sites in Phase 1 have been substantially redeveloped.
2. Designate the properties in the 3200 Block Institute Road, 1300 Block Lynn Valley Road and 3200 Block Church Street (see Site 10 on LVMAP C) for low rise apartment use with a maximum density of up to 1.5 Floor Space Ratio provided that:
  - a minimum 1,394m<sup>2</sup> (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
  - smaller, affordable units are provided;
  - acoustic standards for dwelling units are met;
  - Transitional Area Design Guidelines are first developed in consultation with adjacent property owners prior to any development proposals; and
  - development contributes to the achievement of Community Development Objectives.
- 3A. Designate these properties on the 2600 Block Mountain Highway and East 27th Street (see Site 15 on LVMAP C) for low rise apartment and limited types of mixed commercial/residential uses with a maximum density of up to 1.0 Floor Space Ratio for residential uses, up to 1.1 Floor Space Ratio for mixed local commercial and residential uses, and up to 1.2 Floor Space Ratio for linked home-office uses on sites larger than 1,394m<sup>2</sup> (15,000 sq.ft.) where any commercial uses must be located on the ground floor and confined to the northerly portion of the site and no “locked in” lots are created. Or,
- 3B. Consider designating these properties (see Site 15 on LVMAP C) for low rise apartment and limited mixed commercial/residential uses with a maximum density of up to 1.5 Floor Space Ratio if developed as part of the Sub-Area Concept Plan involving the larger adjacent properties (Sites 11, 12, 13, 14 on LVMAP C) to the west.

In either 3A or 3B above, require redevelopment of these properties.

- establish a strong gateway element to the commercial core at the corner;
- require new mixed use buildings to be built to front property lines and new residential buildings to be built near to front property lines, in order to develop strong streetscapes;
- provide for widening of Mountain Highway, planting of street trees, and improved intersection geometrics and pedestrian safety;

- consider lane dedication or shared access to underground parking structures; and
  - contributes to the achievement of Community Development Objectives.
4. Consider designating this existing strata-title multi-family property (see Site 20 on LVMAP C) for a mixture of townhouse and garden apartment uses with a maximum density of up to 0.75 Floor Space Ratio provided that:
- Transition Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring; and
  - development contributes to the achievement of Community Development Objectives.

**Policy 5.3.3            Reserve appropriate multi-family housing sites for the long term growth of the community.**

Implementation:

1. Designate the properties bounded by Fromme, Harold, Baird Roads and Wendel Place; Frederick and Argyle Roads and Mountain Highway; and Institute and Frederick Roads and Church Street (see Sites 16, 17 and 18 on LVMAP C) as Short Term Residential Areas where no multi-family development is expected to occur in the term of this plan.
2. Do not support subdivision or rezoning applications in these areas (see Sites 16, 17 and 18 on LVMAP C) except as noted elsewhere in the plan.

C. General Multi-Family Development Policy

All future redevelopment in Central Lynn Valley and the Town Centre is expected to meet some aspects of the Community Development Objectives and Public Benefits Strategy. In addition the following shall also apply:

**OBJECTIVE 5.4        TO ENSURE HIGH QUALITY, NEIGHBOURLY DEVELOPMENT THAT MEETS COMMUNITY NEEDS IS BUILT**

**Policy 5.4.1            Provide high quality multi-family housing that reflects Lynn Valley architectural themes and building materials.**

Implementation:

1. Revise and apply design guidelines for all new multi-family developments planned for the Central Lynn Valley area.
2. Develop and apply Residential Acoustic Guidelines to all new multi-family development located on designated arterial streets.
3. Review District standards for resident and visitor parking for all multi-family development in Central Lynn Valley or the Town Centre.
4. Pursue relief or exemption from Development Cost Charges for provision of rental units.

**Policy 5.4.2            Provide opportunity for neighbourhoods to be involved in redevelopment earlier.**

Implementation:

1. Use the process outlined in the Transition Area Guidelines (Appendix 1) to involve neighbourhoods in planning and site design of sites identified as Transition Areas on LVMAP C prior to their redevelopment.

**Policy 5.4.3            Develop more affordable housing and retain or replace, ground oriented and rental units especially for first time buyers, families with children and seniors.**

Implementation:

1. Provide increased density, tax incentives or other incentives to retain existing rental dwelling units or to obtain replacement rental units.
2. Review District definition of Floor Space Ratio and use this as the means of calculating density in multi-family or commercial zones in order to encourage the construction of small units.

**D.    Community Development Objectives**

The Lynn Valley Plan is based, in part, on the approach that new development must directly and positively contribute to the well being of the host community and fit into the neighbourhood with as little negative impact as possible. In effect new development is viewed as negotiated process whereby the community can achieve a set of desired outcomes - the public benefits, in return for accommodating some change in the future.

**OBJECTIVE 5.5        TO ENSURE ALL NEW DEVELOPMENT WILL PROVIDE POSITIVE BENEFITS TO THE COMMUNITY**

**Policy 5.5.1            Measure all new multi-family, commercial or institutional development in Central Lynn Valley against the following Community Development Objectives:**

- retain the greatest amount of the existing rental housing stock possible as the highest priority;
- replace, to the greatest extent practical, rental units lost;
- add to the community's supply of rental or assisted care seniors housing;
- provide spaces or funds (depending on whether or not a property is over 1 ha/2.5 ac) to provide additional usable park space or to make improvements to existing park space;
- provide opportunity or funds to improve community services;

- link local destinations (schools, parks, shopping centres, etc.) with greenways and a system of open spaces including creeks and watercourses;
- establish a stronger sense of streetscape by development streetwall massing on lower levels of buildings, particularly on Lynn Valley Road, East 27th Street and Mountain Highway as specified;
- improve pedestrian safety and circulation;
- reduce the visual presence of automobiles;
- provide a greater variety of additional seniors housing opportunities;
- develop a more village like character and small scale residential ambiance in multi-family areas. This should be achieved by locating sufficient entry doors to individual units directly on to the street, so as to provide “eyes on the street” and by creating a sense of neighbourhood. Use of pitched roofs, local building materials (eg., cedar shakes, river rock, etc.) and other residential characteristics common to this area are to be encouraged;
- assist funding for the Community Services facility and any new child care facility;
- assist in funding for the public square and public art;
- assist in funding major sidewalk and street improvements, particularly on Mountain Highway and Lynn Valley Road;
- ensure mountain views are preserved and enhance if possible for the public;
- retain and restore recognized heritage resources;
- assist in funding local schools capital expansion improvements; and
- assist in funding or providing new gymnasium space.

#### Implementation:

1. Develop a Sub-Area Concept Plan for identified properties to address:
  - overall densities achievable;
  - built forms and design;
  - phasing of development;
  - achieving Community Development Objectives;
  - compatibility of development with the Town Centre Concept Plan; and
  - other matters that may be identified subsequently.
2. Develop in consultation between staff and neighbours development guidelines for sites identified in Transition Areas to be used to guide future applications on these sites.
3. Produce a detailed Public Benefits Strategy which considers demands, costs and funding strategies, including the potential for establishing Lynn Valley as a separate Development Cost Charge Zone.
4. Consider the extent to which any redevelopment proposal goes in meeting Community Development Objectives in evaluating that proposal.
5. Accept community amenity contributions (in cash or in-kind), as a part of rezoning or Development Permit applications, in order to meet Community Development Objectives. The value of this contribution should be determined as part of the detailed Public Benefits Strategy.

6. Encourage community improvements through Local Improvement Projects.
7. Apply existing Lynn Valley Core Area Commercial and Multi-family Residential Guidelines, as amended in the interim until new Central Lynn Valley design guidelines are prepared.



## CHAPTER 6 HERITAGE

### OBJECTIVE 6.1 TO CREATE AN IDENTITY FOR THE LYNN VALLEY COMMUNITY

The Plan's vision is to build on Lynn Valley's past as a means to re-create a small town atmosphere and a stronger sense of community identity. Apart from its caring people, the area's strengths include its heritage as a vibrant lumber town in the early 1900's and its on-going natural beauty. Lynn Valley is fortunate to have many links to its historic past left. There are over 45 buildings listed in the District's Heritage Inventory in the community. This includes the Fromme Block which was built in 1912 and is located at the crossroads of the original town centre - Lynn Valley Road and Mountain Highway. It is the last remaining commercial building of heritage merit in the District. Lynn Valley is also well known for being the gateway to beautiful Lynn Canyon Park which attracts tourists from around the world, and has been an inspiration for such great artists as the Group of Seven's Frederick Varley who resided here in the 1930's. Lynn Valley was also part of the original street car system of North Vancouver which included a route from Lonsdale up Lynn Valley Road to Dempsey.

Heritage is viewed as an important element in creating an enhanced sense of community for Lynn Valley and is an asset that should be utilized jointly with the community's outstanding natural beauty (see also Chapter 7) in promoting an identity for Lynn Valley. The Plan proposes to provide incentives and controls to preserve many of the community's historic buildings, to consider use of heritage elements such as the streetcar to strengthen community identity and to emphasize a more natural setting in the re-development of a new town centre. LVMAP D outlines several of the specific strategies developed to address heritage issues and opportunities in Lynn Valley.

#### **Policy 6.1.1 Emphasize the natural assets of Lynn Valley's trees, mountain views, water courses and heritage to create and define a distinct community identity.**

Implementation:

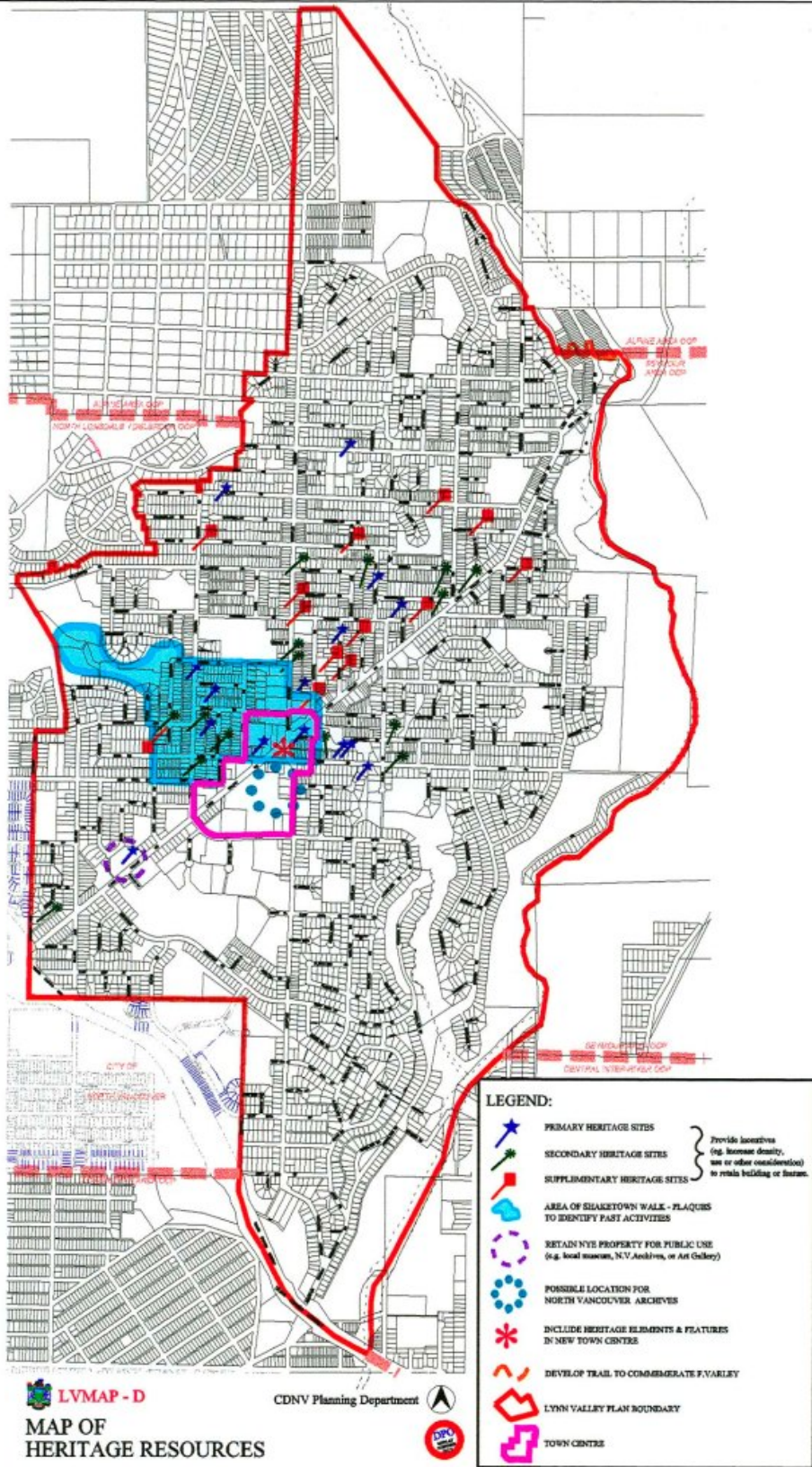
1. Increase awareness and education of Lynn Valley's rich history and heritage sites by:
  - a) Requesting Council update the District's Heritage Inventory every 5 years;
  - b) Requesting Council support a Lynn Valley Heritage Plaque program;
  - c) Including existing heritage elements in the development of any new community centre or public square development (eg., streetcar or "Shaketown" elements)
  - d) Requesting Council support the efforts of the Lynn Valley Heritage Group and District Heritage Advisory Committee to develop displays for public events such as Lynn Valley Days, Heritage Week and to develop programs for local schools;

- e) Requesting Council support development of the Varley Trail to commemorate this Group of Seven artist who lived in Lynn Valley.
- 2. Provide appropriate design elements and planting features to create gateways near major community entry points.

**Policy 6.1.2            Preserve and increase the number of identified heritage sites and protected areas.**

Implementation:

- 1. Encourage the retention of the Nye House and, to the greatest extent possible, its associated land for future public uses such as Heritage Services/Archives building or a gallery for the “Artists for Kids in Trust” Collection, by considering District purchase, density transfer, Heritage Agreements, partnerships or other means to be identified.
- 2. Provide incentives to owners and developers to preserve heritage buildings and landscapes in Lynn Valley as part of any redevelopment proposal by:
  - a) requesting Council support the efforts of its Heritage Advisory Committee to develop District wide incentives to preserve heritage resources as generally outlined below:
    - i) provide technical advice and assistance to heritage property owners;
    - ii) provide relief for heritage property owners under the BC Building Code;
    - iii) provide priority routing of permit applications for heritage sites;
    - iv) reduce permit fees for heritage property applications
    - v) provide tax exemptions for legally designated heritage properties;
    - vi) provide monetary grants for renovation and preservation of heritage structures through the establishment of a non-profit heritage foundation (possible funding sources: area redevelopment projects or Heritage Fund);
    - vii) provide compensation to a property owner if market value is reduced by legal heritage designation; and
    - viii) allow Bed & Breakfast operation in any heritage home in order to encourage heritage property retention and/or designation.
  - b) supporting in principle, density bonuses or other relaxation’s of land use or siting for the redevelopment of sites in Lynn Valley that incorporate retention and preservation of recognized heritage resources; and



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- c) developing a model Heritage Revitalization Agreement which allows for neighbourhood consultation as a means of preserving Lynn Valley's heritage buildings.

**Policy 6.1.3            Develop a comprehensive and balanced heritage conservation program to ensure significant and representative heritage resources of Lynn Valley are conserved.**

Implementation:

1. Establish and enforce controls which encourage the retention of heritage buildings and landscapes in Lynn Valley by:
  - a) requesting Council support the efforts of its Heritage Advisory Committee to develop District wide heritage conservation controls as generally outlined below:
    - i) investigate possible benefits of converting the current heritage inventory to a heritage "registry";
    - ii) establish conservation standards for designated properties to prevent "demolition by neglect";
    - iii) establish penalties sufficient to ensure restoration for illegal alteration or destruction of designated properties;
    - iv) establish temporary protection of threatened heritage properties;
    - v) set criteria for impact assessment, required prior to issuance of approval of developments impacting on heritage properties; and
    - vi) allow for involuntary designation of extraordinary heritage properties only at the initiative and expense of the District.

**Policy 6.1.4            Identify unique lives and experiences of famous residents to further promote the distinctiveness of Lynn Valley.**

Implementation:

1. Recognize well known Lynn Valley residents - Draycott, Varley, Nye - in place names and fitting memorials to their contribution to Lynn Valley.

## CHAPTER 7 THE TOWN CENTRE

Lynn Valley is unique among North Vancouver District neighbourhoods in that it has a large commercial centre which immediately provides a focal point for the community. The Town Centre of Lynn Valley is the heart of Lynn Valley and therefore must reflect the Community's aspirations, its pride, its heritage and its future. Much is expected of the Town Centre as it develops and changes to serve the community into the 21st Century. Not only is the Town Centre the commercial focus but it also provides an attraction to higher density residential and institutional uses which surround the Town Centre. The focus of this plan is to strengthen the Town Centre commercially, make it more effective as a place to shop, live and work and to help integrate the other uses attracted to the Town Centre vicinity.

The Lynn Valley vision refers to a community which "combines the warmth of small town living with the convenience of city life" which is also a fitting vision for the town centre of Lynn Valley. The vision also sees the town centre as:

- being a safe meeting place
- being vibrant and attractive
- celebrating the natural setting of Lynn Valley
- being accessible and inviting to all
- defining a Lynn Valley "sense of community".

These are all noble aspirations which this plan will strive to ensure are reflected in the proposals for the Town Centre - the true heart of Lynn Valley.

A detailed concept plan for the Town Centre area is needed to provide for this future vision. A number of main themes have emerged in the course of community discussions which will be incorporated into such a concept plan:

- the creation of a new civic square to act as a focal point for the entire community. Such a square would be oriented to pedestrian use but would reflect the lively history and culture of Lynn Valley. It would be a space that truly denotes "Here is the centre of Lynn Valley";
- improvement in the appearance of the Town Centre through the use of design guidelines, tree planting and other physical improvements;
- make the Town Centre more pedestrian friendly - open spaces, benches, dedicated pathways, meeting places, linkages, more vibrant pedestrian attractive uses such as entertainment, sidewalk cafes, etc.;
- more residential uses in order to create a lively Town Centre especially during evenings and weekends. Such residential uses include provision for rental units and some higher density developments;
- street level shopping with more mixed use commercial/residential buildings featuring ground level shopping and street friendly facades, including zero setbacks, canopies and awnings and attractive signage;

- review of District parking standards for new commercial and residential development;
- more open spaces together with increased street tree planting and landscaping;
- preservation of Lynn Valley's history and heritage as a manifestation of the community's roots. The Fromme Block is a good example of a heritage building that could be improved and recycled; and
- redefining of the future character of major arterial streets such as Mountain Highway and Lynn Valley Road in their new contexts.

A concept plan is urgently needed to encapsulate all of these ideas into a bold plan to reshape the centre of Lynn Valley.

**OBJECTIVE 7.1 TO DEVELOP A FUNCTIONAL VIBRANT, COMPACT TOWN CENTRE THAT REFLECTS THE LYNN VALLEY COMMUNITY.**

**Policy 7.1.1 Concentrate future commercial activity in the Town Centre and its immediate periphery.**

Implementation:

1. Discourage rezoning for commercial uses outside the Town Centre except as noted specifically elsewhere.
2. Provide an attractive investment climate for present or future commercial uses by developing zoning regulations that attract and retain compatible businesses and uses.
3. Reduce car parking requirements for residential development in the Town Centre, as transit, bicycle and other pedestrian improvements occur.
4. Provide for new commercial or mixed use development to replace existing residential buildings within the town centre area.
5. Encourage all new mixed use or commercial development to establish a strong street presence.

**Policy 7.1.2 Encourage more mixed use (retail , office, residential) developments.**

Implementation:

1. Create new mixed use zoning regulation specific to Lynn Valley.
2. Support mixed use in the vicinity of the Town Centre.

**Policy 7.1.3 Increase the amount of residential use in the Town Centre**

Implementation:

1. Encourage more high density residential development within the Town Centre.

2. Encourage new or redeveloped commercial properties to provide some residential units.
3. Provide density incentives for meeting Community Development Objectives and/or contributing to the Public Benefits Strategy.
4. Encourage a mixture of tenures and housing types to meet the housing requirements of people at different stages in the life cycle.

**Policy 7.1.4            Increase pedestrian usage in the Town Centre and make it “pedestrian and cyclist friendly”.**

Implementation:

1. Encourage better weather protection for pedestrians such as store canopies, covered walkways, etc.
2. Provide some segregated pedestrian ways linking major uses within the Town Centre.
3. Provide more resting places (benches, quiet areas) for pedestrians.
4. Encourage the types of uses attractive to pedestrians - outdoor cafes, coffee shops etc. in key areas within the Town Centre.
5. Provide opportunities for jobs in the Town Centre to encourage a ‘live/work’ population in the Town Centre.
6. Discourage pedestrian unfriendly uses such as auto oriented uses in key pedestrian areas in the Town Centre.

**Policy 7.1.5            Provide better pedestrian and bicycle links between Town Centre and rest of community.**

Implementation:

1. Build more and safer pedestrian walkways linking the Town Centre with major attractions close to the Town Centre such as Karen Magnussen Recreation Centre, Lynn Valley Park, Hastings Creek, and other trail systems.
2. Provide safer and more attractive pedestrian crossings of Lynn Valley Road, Mountain Highway, and East 27th Street in vicinity of Town Centre.

**Policy 7.1.6            Create a new town square at the traditional heart of Lynn Valley - near the Lynn Valley Road /Mountain Highway intersection**

Implementation:

1. Prepare a master design plan and guidelines in conjunction with local land owners that will provide for the creation of a civic square.
2. Purchase land and replot where necessary to effect the creation of the square.
3. Provide density or other incentives for property within the civic square area to encourage redevelopment according to the design plan.

4. Close or re-locate streets where necessary to effect the design plan.
5. Encourage the use of interesting paving materials and other design elements or features such that the civic square is useable and pleasant to pedestrians in all seasons.

**Policy 7.1.7            Preserve Heritage Buildings in the Town Centre**

Implementation:

1. Develop specific zoning for the Fromme Block that will allow a density transfer in return for its heritage rehabilitation and preservation.
2. Make the Fromme Block an essential part of the civic square if possible.
3. Retain other heritage resources and include them in the Town Centre Design Plan.

**Policy 7.1.8            Improve the natural environment within the Town Centre by increased tree planting and attention to watercourse rehabilitation.**

Implementation:

1. Implement a street tree planting program for Lynn Valley Road and Mountain Highway.
2. Provide bird boxes within the Town Centre.
3. Provide more planting areas for flowers especially at entrance ways to the Town Centre.
4. Rehabilitate Hastings Creek where it crosses Lynn Valley Road and improve public access to it.

**Policy 7.1.9            Make the Town Centre function as the focus of Transit activity for Lynn Valley**

Implementation:

1. Request B.C. Transit or any other future transit provider develop a partnership with the owners to utilize the Mall site for transit stops.
2. Provide more protected waiting areas for bus passengers within the Town Centre.
3. Request B.C. Transit re-examine its transit plans to improve connections between the Town Centre and with the rest of the North Shore.
4. Work with BC Transit or any future transit providers to explore development of a transit service that integrates regular and new mini-bus services to provide a more efficient transit service within the community.



**Policy 7.1.10            Create an architectural theme for the Town Centre which reflects the community’s heritage and encourage consistency with this theme for all new developments**

Implementation:

1. Commission a design competition to develop a “Lynn Valley” Town Centre theme based on criteria developed by community representatives, including commercial owners.
2. Prepare design guidelines reflecting “Lynn Valley’s” abundance of water, trees, mountains, views and elements of its cultural heritage (eg., streetcar).

**Policy 7.1.11            Encourage an improvement in the appearance of the Town Centre by developing attractive streetscapes and more landscaping consistent with the Lynn Valley design theme**

Implementation:

1. Develop streetscape guidelines.
2. Promote more landscaping of parking lots and along arterial routes.
3. Install street furniture - benches, lamp standards that reflect the design theme of the Lynn Valley Town Centre.
4. Encourage public art as a component of any new project either on-site or as a contribution to a public art fund.
5. Investigate feasibility of realigning, widening and providing a landscaped median on Mountain Highway.

**Policy 7.1.12            Provide more street level shopping opportunities**

Implementation:

1. Design “Main Street” so that it connects the public plaza or square to the rest of the community by an avenue of street front shops and public seating areas.
2. Develop zoning regulations for “Main Street” which encourages mixed use buildings where any residential component is provided above the ground floor, excludes auto-oriented uses and which encourages development of stores in a variety of sizes in well articulated store frontages.
3. Encourage the Lynn Valley Centre Mall to provide more stores accessible directly from the parking lots and build additional commercial space fronting directly on to Lynn Valley Road and/or on the eastside of their property.
4. Encourage other smaller mall owners to redevelop by bringing stores to the street, putting parking in the rear and developing residential on upper floors.
5. Work with Town Centre property owners to improve vehicle circulation.

**Policy 7.1.13      Increase the amount of open space in the Town Centre**

Implementation:

1. The District will consider purchasing additional land to increase open space in the Town Centre.
2. New or redeveloped buildings are encouraged to utilize large roof area for employee and resident landscaped open space.
3. Utilize a Development Cost Charge Bylaw to provide more open space and other improvements in Central Lynn Valley and the Town Centre.
4. Ensure that new pedestrian and bicycle links provide open space elements and tie the various community elements together.
5. Increase visual open space by ensuring that new developments preserve scenic views of the mountains.

**Policy 7.1.14      Integrate Public and Institutional buildings into the Town Centre to make it a multi-focus centre for all the community**

Implementation:

1. Encourage the new Lynn Valley library to remain within the Town Centre.
2. Provide that major institutional uses within or in close proximity to the Town Centre are able to expand in-situ.
3. Ensure any new community services or buildings considers a Town Centre location first.
4. Require new public or institutional buildings to obtain a Development Permit and conform to the Town Centre Design Plan and Guidelines.

**Policy 7.1.15      Emphasize a public presence in the proposed Civic Square**

Implementation:

1. Make provision for a site for the new Lynn Valley library firstly on the Civic Square in a location of note.
2. Provide for a public plaza as part of the Civic Square.
3. Provide public art in the Civic Square.
4. Utilize the Civic Square for public occasions - Lynn Valley Days, public entertainment, New Year's Celebrations.
5. Install a civic clock as part of the public functions of the Square.
6. Design any new public buildings near the Civic Square so they provide spatial connections to it.

**Policy 7.1.16      Create a safe public environment for pedestrians.**

Implementation:

1. Ensure that the design of new public spaces promotes public and personal safety.
2. Ensure adequate street lighting in all outdoor public areas including walkways.
3. Ensure there are sufficient pedestrian crossings connecting across Lynn Valley Road, Mountain Highway, and East 27th Street.
4. Conduct a regular safety audit in conjunction with local merchants and the RCMP of all commercial and public areas of the Town Centre.
5. Ensure that all new development in the Town Centre area meets with CPTED principles (crime prevention through environmental design) as advocated by the RCMP.

**Policy 7.1.17            Encourage pedestrian/bicycle friendly street frontages, streetscapes and greenways.**

Implementation:

1. Include in the Town Centre area design guidelines for streetscape design which may include, but is not limited to paving, lighting, street furniture, bike racks, street trees, public art, landscape areas and features.
2. Implement the recommendations from the District Street Tree Master Plan.

**Policy 7.1.18            Create or develop pedestrian/bicycle linkages to connect Town Centre Area civic amenities to the surrounding Lynn Valley neighbourhoods.**

Implementation:

1. Define new pedestrian/bicycle spine routes in the redeveloped Town Centre Area that will link and inter-connect the civic square, library, park, commercial and residential areas.

**Policy 7.1.19            In the rezoning of larger properties, provision of public amenities to meet community goals should be addressed to ensure that adequate neighbourhood park and open space is secured for the future.**

Implementation:

1. In the rezoning of larger properties adjacent to the Town Centre Area where parkland dedication is feasible, priority should be given to establishing new parkland adjacent to existing community parks in order to expand parkland boundaries and to increase park opportunities (ie., Kirkstone Park).
2. In the rezoning of larger properties, consideration should be given to create new park space and linkages in vicinity of East 27th Street in order to create park

opportunities for Central Lynn Valley residents, and to provide improved linkages between Central Lynn Valley, the Town Centre and Kirkstone Park.

**OBJECTIVE 7.2** TO ENSURE ALL NEW DEVELOPMENTS IN THE TOWN CENTRE AREA WILL PROVIDE POSITIVE BENEFITS TO THE COMMUNITY

**Policy 7.2.1** **Measure all new commercial, multi-family and institutional developments in the Town Centre against the following Community Development Objectives:**

- provision of a public square and other visually attractive and functional public realm spaces;
- location of a new Community Services Centre and/or civic library on the proposed public square;
- development of a “Main Street” type of shopping area;
- better integration of existing malls and commercial developments into the community through application of special Town Centre design guidelines which would include a zero-setback policy for commercial development;
- addition of residential components, mostly above commercial uses;
- provision of convenient, safe and attractive pedestrian and bicycle connections within the Town Centre;
- improvement of pedestrian and bicycle linkages between the Town Centre and surrounding neighbourhoods;
- preservation of heritage resources, such as the Fromme Block;
- increasing the amount of public open space in the Town Centre area;
- provision of a central transit hub;
- addition to the community’s supply of rental and/or seniors assisted care housing;
- integration of the natural environment into the Town Centre by preserving views and planting trees;
- improvement of traffic circulation; and
- provision of improved community arts and cultural facilities through contributing to a public art program.

Implementation:

1. Incorporate Community Development Objectives into the land use control system so that the requirements are well known and understood.
2. Include the Community Development Objectives for the Town Centre in producing the Public Benefits Strategy.
3. Consider the extent to which any redevelopment proposal goes in meeting Community Development Objectives in evaluating that proposal.
4. Accept community amenity contributions (in cash or in-kind), as a part of rezoning or Development Permit applications, in order to meet Community

Development Objectives. The value of this contribution should be determined as part of the detailed Public Benefit Strategy.

5. Encourage community improvements through Local Improvement Projects.
6. Apply existing Lynn Valley Core Area Commercial and Multi-family Residential Guidelines, as amended, in the interim until new Lynn Valley Town Centre design guidelines are prepared.

## CHAPTER 8 ECONOMIC DEVELOPMENT

Commercial services in Lynn Valley are almost exclusively auto dependent and focused in the vicinity of the Lynn Valley Road and Mountain Highway intersection and the Valley Centre mall. Much of the commercial component of the Plan is tied to the creation of a new pedestrian friendly “Main Street” in the Town Centre and to turning the shopping malls inside out by encouraging the addition of outward facing or street front stores. These concepts were presented in Chapter 7. However, these changes will not occur without the active support of the commercial land owners and business community which currently lacks any formal organization or common development strategy which could, in part be based on local tourist and recreation opportunities.

Only three other small commercial sites are located in the community. These are local serving convenience stores, two of which are “mom and pop” types of neighbourhood grocery stores while the third is a mini-strip mall type of development which includes a few small stores with parking in the front. All three operations are located north of the Town Centre leaving a significant service gap for this type of shopping in the southern part of the community.

The other types of commercial activities which take place outside of the Town Centre are those based out of individual residents’ private dwellings. There are an estimated 300 of these home based businesses in the Valley according to Business Licence information.

The Plan supports the development of a local business group as a means to spark development of the Town Centre and the expansion of both of these types of commercial activities in the residential areas as they are felt to add to the neighborhoods quality of life by lessening dependency on automobiles for shopping and by increasing daytime security by having more eyes on the street.

**OBJECTIVE 8.1      TO ENCOURAGE LOCAL EMPLOYMENT AND COMMERCIAL DEVELOPMENT WHICH IS MORE SUSTAINABLE AND BENEFICIAL TO THE COMMUNITY.**

**Policy 8.1.1            Support development of a local merchants’ association.**

Implementation:

1. Continue to support key business community leaders efforts to constitute a Lynn Valley Business Association.
2. Continue to involve business representatives in the planning and design of the new Town Centre.

**Policy 8.1.2            Support commercial area expansion and local tourism and outdoor recreation business opportunities.**

Implementation:

1. Request Capilano College or the North Vancouver Chamber of Commerce to undertake a marketing study of the potential to develop tourism and outdoor recreation based businesses in Lynn Valley.
2. Encourage tourist and recreation serving uses to be provided for in the redevelopment of the historic Fromme Block and in other development opportunities in the Town Centre.

**OBJECTIVE 8.2    TO CREATE A MORE COMPLETE COMMUNITY.**

**Policy 8.2.1            Consider development of additional “Mom and Pop” style corner stores outside the Town Centre.**

Implementation:

1. Existing neighbourhood grocery store zoning should be retained and new commercial zoning supported in areas currently without any local convenience shopping opportunities.
2. Support in principle future rezoning applications to C1A (Local Commercial) in the south and west parts of Lynn Valley where the built form is compatible with the surrounding residential area and a residential unit is provided as part of the development.
3. Consider supporting on-site parking relaxations for neighbourhood grocery stores.

**Policy 8.2.2            Support home based business activities where these are suitable for residential settings.**

Implementation:

1. Support existing District policy for home occupations.

For additional policies related to commercial uses and activities see Chapter 5 - Housing and Chapter 7 - Town Centre.

## CHAPTER 9 PARKS, OPEN SPACE AND TRAILS

The vision of Lynn Valley places a high importance on the community's parks and open space. "We want to secure and maintain the areas that have been already set aside as parkland and identify new relatively flat areas for sports. Small pleasant, restful enclaves are needed along linear corridors and development should be restricted at high elevations".

A variety of parks and recreation facilities exist in the Lynn Valley area. Further opportunities exist to redevelop and upgrade many of these amenities to provide a fuller range of recreational opportunities for greater public use and enjoyment. Lynn Valley features a major District-level park, Lynn Canyon Park, with links to Regional-level parks, which include Lynn Headwaters Park and Seymour Demonstration Forest. Recognizing the importance of Lynn Canyon Park, the plan supports the implementation strategies set out to upgrade this important District park as outlined in the *Lynn Canyon Management Plan* ( 1994).

The major public space in the community is Kirkstone Park which is augmented by a number of neighbourhood parks such as Kilmer Park, Viewlynn Park and Draycott Park. These parks feature playgrounds, tennis courts, spray pools, and passive areas for enjoyment by the surrounding neighbourhoods. A variety of other natural areas and open spaces including unopened road allowances, public rights-of-way, utility corridors and undeveloped municipal lots augment neighbourhood parks by providing trail and recreation opportunities. These pockets provide local residents with natural havens within the more urban neighbourhoods in the District. In addition to natural havens, ornamental medians and landscaped areas along Lynn Valley Road provide colorful and aesthetically pleasing "gateways" into the community.

Lynn Valley Park and Kirkstone Park contain the community's major playing fields with additional fields located at Argyle School, all of which are used to full capacity. Due to limited league play space in Lynn Valley, additional space may have to be provided in other areas of the District, which include the development of new fields at neighbouring Inter River Park.

The Plan envisages the development of a well-connected pathway system which would improve access to and link the parks and permit enjoyment of the natural surroundings, as well as historically significant sites such as Lynn Valley Pioneer Park. Attention will be given to enhancing and expanding four main spine trails to facilitate north-south and east-west movement across the community. These community trails will interconnect parks, community centres, shopping centres and schools along trails and roadways.

The Plan also works towards reducing current park deficiencies and neighbourhood impacts; to developing existing park spaces according to plans designed with community involvement; and to providing new types of park spaces as the community continues to change in the future. LVMAP G illustrates the overall strategy developed to address park issues and opportunities in Lynn Valley.



OBJECTIVE 9.1 TO PROTECT AND PRESERVE KEY NATURAL AREAS AND FEATURES AND ENSURE THEIR RECREATIONAL USE RESPECTS THE ROLE AS ESSENTIAL ELEMENTS OF THE ECOSYSTEM.

**Policy 9.1.1 Promote recreational opportunities that support responsible management and protection of the forested character of Lynn Valley.**

Implementation:

1. Support and implement the recommendations in the Council-approved plan, *Lynn Canyon Management Plan* ( 1994 ) including park design and management improvements, and trail and signage upgrades. Set as a top priority the upgrading of the east trail adjacent to Lynn Creek in Lynn Canyon Park connecting Inter River Park north to Seymour Demonstration Forest ( GVWD ).
2. Develop a long term restoration/preservation plan to protect park forest ecosystem.

OBJECTIVE 9.2 TO SECURE AND PRESERVE COMMUNITY OPEN SPACE AND ACCESS TO OUR NATURAL AREAS AND PARKS

**Policy 9.2.1 Expand and develop where feasible, the existing multi-use trail system to establish an interconnecting system that provides public access to forests, parks, watercourses, greenways, neighbourhoods and community services.**

Implementation:

1. Develop and upgrade four major routes:
  - a) Hastings Creek Trail ( Lynn Canyon Park to Princess Park)
    - sections of existing trail travels from Lynn Canyon Park, west through Hastings Park, and Princess Park. The route varies, travelling through parkland, along roadways and school property.
  - b) Princess Park - Lynn Canyon Park Route
    - sections of existing trail follows the Hydro Power Line from Princess Park south to Mountain Highway where it moves off the Hydro ROW and follows a route through the neighbourhood into Lynn Canyon Park, and crosses the southern Lynn Creek Bridge.

c) Lynn Creek / Lynn Canyon Park Trail - Westside Trail & Eastside Trails

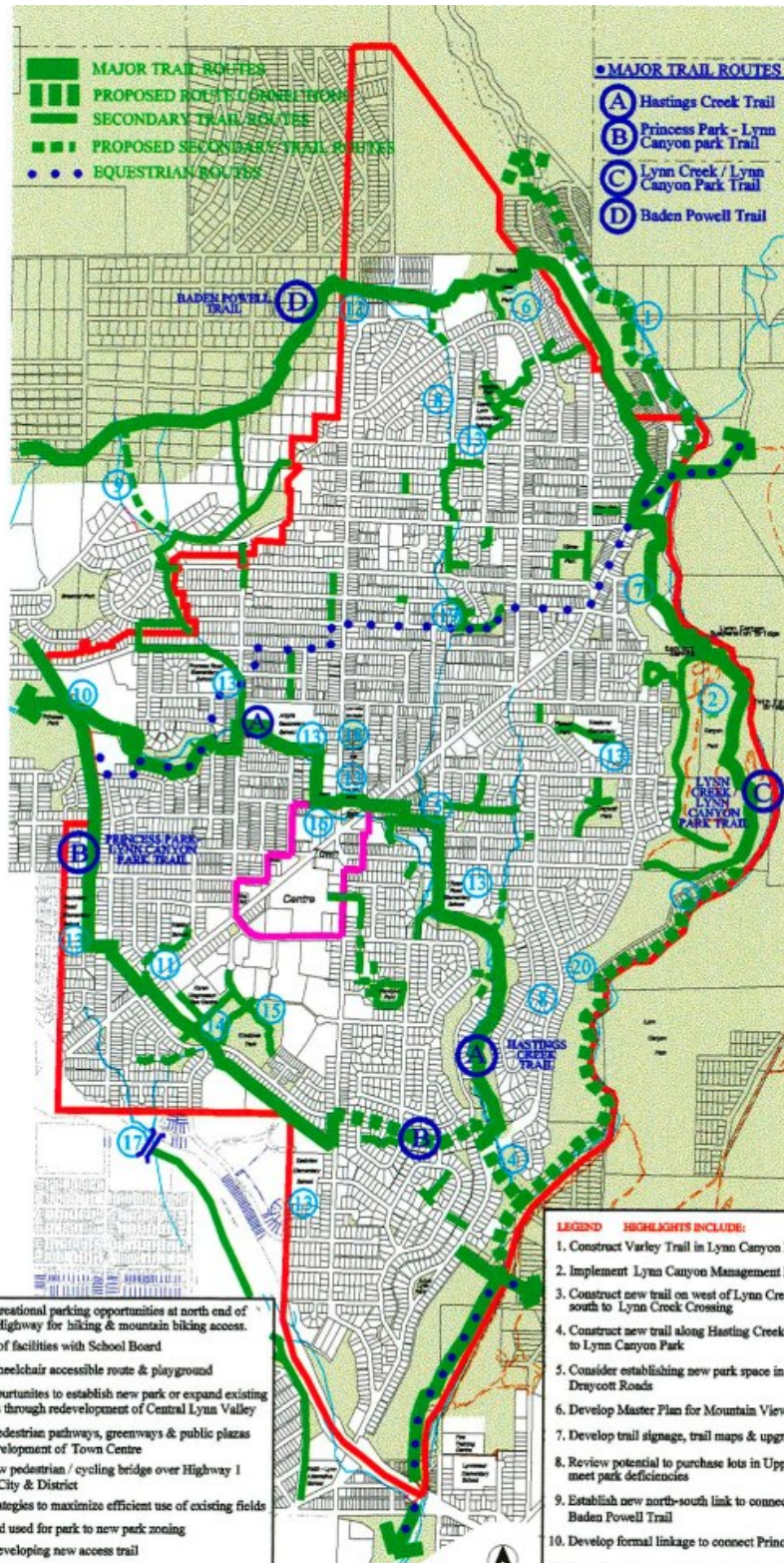
- sections of the existing trail follow along the west side of creek with a proposal to provide a continuous trail along the west side of Lynn Creek by adding a new trail to connect the southern Lynn Creek Bridge north to the existing trails at the Ross Road park access.
- an existing trail follows the east side of Lynn Creek to interconnect Inter River Park, Lynn Canyon Park, and Seymour Demonstration Forest.

d) Baden Powell Trail

- sections of Baden Powell Trail follows through the Lynn Valley OCP boundary to the Braemar neighborhood, and east through Mountain View Park connecting into Lynn Canyon Park.

by undertaking the following actions ;

- reclaim and develop walkways along ravines, greenways and creeks where feasible and acceptable to the Ministry of Environment and Department of Fisheries.
  - develop neighbourhood circle routes by using appropriate roadways, parkland and public lands.
  - improve public access to Hastings Creek and Lynn Creek, constructing a new trail extension from Arborlynn to Lynn Creek in Lynn Canyon Park.
  - construct a trail connecting the bottom of Hastings Creek Trail to the new pedestrian/bicycle bridge across Lynn Creek
  - construct new trail extension along the west side of Lynn Creek in Lynn Canyon Park from Ross Road access, south to connect to existing trails.
  - review potential to construct new bridge across Hastings Creek for a direct connection from Lauralynn Drive to Hastings Creek trail.
  - develop a formal trail linkage to connect Princess Park to Hunter Park.
  - establish a new north-south trail link to connect Dempsey Road (corner of Dempsey and Citadel) to Baden Powell Trail.
  - provide for appropriate safety separation of pedestrians and cyclists
  - establish 20th Street as the pedestrian and cyclist route to provide linkage from the Powerline route at Mountain Highway to the proposed Hastings Creek Trail, south of Hoskins Road.
2. Consider establishing as new park space the 4 District lots containing Thames Creek and the unopened Draycott Road allowance in the vicinity of Allan Road.
  3. Identify and develop additional trails and connections needed to improve access to natural areas and circulation within the community.
  4. Change that part of Doran Park now used for park but residentially zoned to Park zoning.



- MAJOR TRAIL ROUTES
- PROPOSED ROUTE CONNECTIONS
- SECONDARY TRAIL ROUTES
- PROPOSED SECONDARY TRAIL ROUTES
- EQUESTRIAN ROUTES

- MAJOR TRAIL ROUTES
- (A) Hastings Creek Trail
- (B) Princess Park - Lynn Canyon Park Trail
- (C) Lynn Creek / Lynn Canyon Park Trail
- (D) Baden Powell Trail

12. Review recreational parking opportunities at north end of Mountain Highway for hiking & mountain biking access.
13. Joint - use of facilities with School Board
14. Develop wheelchair accessible route & playground
15. Review opportunities to establish new park or expand existing park spaces through redevelopment of Central Lynn Valley
16. Integrate pedestrian pathways, greenways & public plazas in the redevelopment of Town Centre
17. Support new pedestrian / cycling bridge over Highway 1 to connect City & District
18. Review strategies to maximize efficient use of existing fields
19. Rezone land used for park to new park zoning
20. Consider developing new access trail

- LEGEND HIGHLIGHTS INCLUDE:**
1. Construct Varley Trail in Lynn Canyon Park
  2. Implement Lynn Canyon Management Plan
  3. Construct new trail on west of Lynn Creek - Ross Road south to Lynn Creek Crossing
  4. Construct new trail along Hasting Creek - Hoskins Road south to Lynn Canyon Park
  5. Consider establishing new park space in vicinity of Allan / Drycott Roads
  6. Develop Master Plan for Mountain View Park
  7. Develop trail signage, trail maps & upgrade trails as required
  8. Review potential to purchase lots in Upper Lynn / Arborlynn to meet park deficiencies
  9. Establish new north-south link to connect Dempsey Road to Baden Powell Trail
  10. Develop formal linkage to connect Princess Park to Hunter Park
  11. Investigate purchase +/- trail easement on Nye property

LV MAP - G  
**PARKS AND OPEN SPACE**  
**STRATEGY**



CDNV Planning Department

**Policy 9.2.2            Support the use of utility corridors and other right-of-ways as trail opportunities to provide linear open space and greenways, and seek the co-operation of owners of such land.**

Implementation:

1. Work with the community to investigate the feasibility of improving existing pedestrian routes and public pathway allowances in Lower West Lynn to connect the end of the Hydro ROW trail at Mountain Highway to Lynn Canyon Park and the pedestrian bridge across Lynn Creek.
2. Review suitability of public ROW's and lane allowances for use as future neighbourhood trail connections to improve links in parks, community centres, schools and social services.
3. Secure pedestrian access easement for trail at Silverlynn housing project to provide trail from Viewlynn Park to 27th Street via West Lynn Baptist Church.
4. Review possible connection from Magnussen Place cul-de-sac via the greenbelt creek to connect to Hydro ROW.
5. Review potential easements to establish a continual east-west trail along Hastings Creek from Princess Park to Lynn Creek.
6. Develop a north-south trail corridor route via Thames Creek and quiet roadways on public land.

**OBJECTIVE 9.3        TO PROVIDE OPPORTUNITIES TO INCREASE PUBLIC AWARENESS OF LYNN VALLEY'S RICH NATURAL AND CULTURAL HERITAGE**

**Policy 9.3.1            Develop partnerships with GVRD, Ecology Centre and Recreation Commission to continue outdoor education/nature and interpretive programs.**

**Policy 9.3.2            Develop trails, park programs and opportunities that support the education of the public about natural heritage.**

Implementation:

1. Construct the Varley Trail in Lynn Canyon Park
2. Develop a historic Pioneer Walking Tour based on existing brochure "Shaketown to Poet's Corner" in consultation with Heritage Advisory Committee, Parks Advisory Committee and local representatives.

**OBJECTIVE 9.4        TO MAINTAIN, SECURE AND PRESERVE PARKLAND FOR FUTURE COMMUNITY RECREATIONAL NEEDS**

**Policy 9.4.1 Plan for the provision of well-located park and recreation facilities and service to meet the present and future recreational needs of Lynn Valley.**

Implementation:

1. Apply park standards to maintain a minimum ratio of park land per thousand people in Lynn Valley  
District Parks 2 ha per 1000 population  
Community Parks 1 ha per 1000 population  
Neighbourhood Parks 1 ha per 1000 population  
Mini Parks 600m<sup>2</sup> - 1000m  
Trails 1.6 km per 1000 population
2. All applicants for subdivision where more than 3 new lots are created may be required to pay to the municipality 5% of the market value of the land proposed for subdivision, in lieu of a dedication of 5% of the property for park purposes pursuant to the Municipal Act.
3. Collect any funds obtained by subdivision of land within this plan area in a Lynn Valley Park Account.
4. Support the creation of a District Parks Strategic Plan to establish policies for acquisition, protection, development, and management of parks, open spaces and trails.
5. Preserve existing parks, greenbelts and creek corridors for park purposes by bylaw dedication.

**Policy 9.4.2 Support the creation of a parkland acquisition fund to purchase parkland where required and feasible.**

Implementation:

1. Establish a Lynn Valley Development Cost Charge or Community Amenity Fund and separate financial accounts as needed to hold funds contributed for future park acquisition and development.
2. Review the potential to acquire all, or a portion of, the Nye property on Lynn Valley Road for park or public uses and investigate the feasibility of obtaining an easement for the trail along the north side of this property to maintain a linkage to Waldorf School.
3. Review potential to purchase a lot on Kilmarnock Crescent to develop as totlot to meet park deficiency in this neighbourhood.
4. Review potential to purchase lots on east side of Wembley Drive and Hoskins to provide direct connection to west side of Lynn Canyon Park for Lower Lynn, Upper West Lynn and West Lynn residents.
5. Review potential to purchase lots in Arborlynn and Upperlynn to address neighbourhood park deficiency.
6. Review possibility of acquiring lots adjacent to Kilmer Park in order to expand the neighbourhood park facilities.

**Policy 9.4.3**            **Encourage the District to develop incentives supporting interested land owners to deed private property, or sections of property for community use that may include parkland, trail linkages, and community/heritage gardens.**

**Policy 9.4.4**            **Maintain high standards of park development and maintenance in Lynn Valley.**

Implementation:

1.     Develop and publicize District policy on the donation of private property for park or community use.
2.     Improve level of park maintenance, including sportsfields to ensure parks are accessible to people of all ages, and levels of ability.

**Policy 9.4.5**            **Advocate joint partnerships with schools and others to maximize effective use of recreational amenities.**

Implementation:

1.     Support joint funding of capital projects that may include playgrounds, playcourts and sportsfields.
2.     Support joint use of developed outdoor recreation facilities with schools.
3.     Negotiate with School Board to provide washroom access outside regular school hours for recreational sports groups using school facilities (ie., Eastview, Ross Road, Westover, Upper Lynn)
4.     Negotiate with City of North Vancouver to improve linkages between the City and District.
5.     Support efforts to provide a pedestrian/cycle bridge connection over Trans Canada Highway from the vicinity of Loutet Park to Casano or Rufus Drive to connect the City and District.

**OBJECTIVE 9.5**        **TO DEVELOP PARKLAND TO PROVIDE A BALANCED RANGE OF ACTIVE AND PASSIVE RECREATION OPPORTUNITIES AND AMENITIES**

**Policy 9.5.1**            **Identify relatively flat areas in strategic areas for future athletic field sites.**

Implementation:

1.     Recognizing that there is a current deficiency in sportsfields which is expected to be addressed through the development of Inter River Park, continue to examine additional opportunities for future sportsfields in Lynn Valley (ie., Hydro lands).

2. In the rezoning of larger properties, review the opportunities to make provision for neighbourhood park space that may include athletic fields or other active play spaces.

**Policy 9.5.2            Review strategies to maximize efficient and effective use of existing fields.**

Implementation:

1. Investigate feasibility of increasing sizes/dimensions of school fields to accommodate expanded field use for all age groups, including adults.
2. Investigate feasibility of installing field lights in elementary schools to expand hours of use (ie., Westover and Eastview).
3. Investigate opportunities to develop, or redevelop on an existing community sportsfield, an artificial playing surface with lights to better accommodate year round play and increased usage by sports groups.

**Policy 9.5.3            Develop small public enclaves within the parks system.**

Implementation:

1. Encourage the development of new neighbourhood mini-parks and other recreational activity spaces in conjunction with neighbours to provide public amenities.
2. Review unopened road and service allowances for feasibility to develop as neighbourhood seating, viewing, and activity spaces in conjunction with pathway development.

**Policy 9.5.4            Improve trail information and amenities.**

Implementation:

1. Develop a trails LVMAP for Lynn Valley that includes an identification of recreational trails suitable for single use and/or shared use.
2. Work with the hiking, equestrian and bicycle groups to determine trail requirements, locational preferences and amenities.
3. Review possible location for parking area to serve recreationalists accessing Rice Lake Bridge in Lynn Canyon Park.
4. Review possible location for parking area at north end of Mountain Highway to serve recreationalists accessing mountain biking and hiking trails at north end of Mountain Highway.
5. Trails should be identified by signs for improved public information and public safety.

**Policy 9.5.5            Encourage universal accessibility for all users and age groups where appropriate.**

Implementation:

1.     Ensure that the recreational needs of seniors are addressed in the development or redevelopment of parks and trails that may include opportunities such as lawn bowling, mini-golf and other games.
2.     Support the development of a youth-oriented recreational facility with provision for in-line skating, basketball, multi-purpose play/sportscourt.
3.     Make provision for park facilities for children with physical disabilities in a central location.
4.     Develop some pathways suitable for use by people in wheelchairs and others, preferably in or near to Central Lynn Valley.

**Policy 9.5.6            Identify the park and recreational needs of Lynn Valley residents in determining the level and extent of park development.**

Implementation:

1.     Develop a master plan for Mountain View Park to serve the Lynn Valley community.

**Policy 9.5.7            Determine park programming and design for new parkland acquired through subdivision and rezoning in accordance with community park needs.**

OBJECTIVE 9.6        TO SUPPORT AND ENCOURAGE THE COMMITMENT TO A SENSE OF COMMUNITY OWNERSHIP AND INVESTMENT IN LYNN VALLEY'S LEISURE AND OPEN SPACE SYSTEM

**Policy 9.6.1            Support community participation and partnerships in park planning and development.**

Implementation:

1.     Support adoption of trails and parks with community, school and corporate involvement.



## CHAPTER 10      TRANSPORTATION AND UTILITIES

The Lynn Valley Vision calls for “effective transportation options” which make it easy to travel the community. Multi-use of transportation corridors is desirable, while recognizing that conflicts have to be managed. Local scale transit needs to be enhanced, linking the Town Centre with the many neighbourhoods of Lynn Valley. The Town Centre will act as the transit hub with effective connections to other communities. Lastly, all forms of transportation “must be environmentally sensitive and accommodate people with special needs”.

The road system of Lynn Valley provides direct links to external destinations and to community facilities. The community is well served by its arterial street network but most of these streets converge at the commercial area making circulation by vehicle somewhat difficult at times. And, access to Highway 1 is also congested at peak times as might be expected. While no major changes are expected to the system, a gradual improvement to circulation in the commercial area is planned as the new Town Centre Design Plan is developed and as the re-development of private properties adjacent to key intersections occurs. The overall efficiency and safety of the local road system is under regular review by the District. Future improvements to the Mountain Highway/Highway 1 interchange and to the Second Narrows (Iron Workers Memorial) Bridge are the responsibility of the Province and are expected to improve local commuter traffic problems.

Much of the Lynn Valley road network is irregular in its layout as the street pattern matches the topography, geography or historical development of the community. The lack of through roads causes increased volumes on some collector streets and this in turn is causing some traffic to shortcut some intersections or locations by using local streets. The Plan proposes to study these problems and work with residents to develop appropriate traffic management solutions where required.

The community is serviced by BC Transit which provides bus and special needs transportation within the community and the rest of the District, and to the City of North Vancouver and downtown Vancouver. Almost all parts of Lynn Valley fall within a 400m service radius for bus service but some neighbourhoods such as Fromme/Braemar and Westover either lack service entirely or lack service during evenings and weekends. As well, travel between Lynn Valley and other North Shore destinations is often time indirect and consuming. The Plan proposes improved transit service to address these areas of concern and supports the long term development of a mini-bus system to better connect Lynn Valley neighbourhoods with its commercial area.

There is considerable pedestrian traffic between the residential uses and commercial, community and park facilities. A need exists for a comprehensive pedestrian system with emphasis on having sidewalks on both sides of major streets.

As it is intended to reduce future dependency on the automobile efforts are made in the Plan to improve bicycle usage for both recreation and travel to and from work and

school. This Plan therefore supports the existing District's Bicycle Master Plan and highlights sections of it appropriate for Lynn Valley. LVMAP H illustrates the overall strategy developed to address traffic and transportation issues in Lynn Valley.

There are adequate power, water and sewer systems to handle present and foreseeable needs and there are no plans for expansion in the near future of any of these services. A major BC Hydro right-of-way parallels the southern boundary of the planning area with power supplied through the Lynn Valley Substation.

**OBJECTIVE 10.1 TO ENSURE A SAFE AND EFFICIENT CIRCULATION SYSTEM FOR VEHICULAR AND PEDESTRIAN TRAFFIC**

**Policy 10.1.1 Retain and expand the existing pedestrian pathway system to create a continuous network connecting neighbourhoods.**

Implementation:

1. Identify specific corridors for future pedestrian routes. Obtain easements on those properties and develop unopened land allowances where required.
2. Require that sidewalks be a minimum of 1.5m wide in residential and commercial areas or wider in areas where street trees or other public amenities are to be provided.

**Policy 10.1.2 Ensure a safe and efficient circulation system for vehicle and pedestrian traffic including needs of the community for through vehicular traffic in both north-south and east-west directions.**

Implementation:

1. Investigate and improve intersection geometrics and controls where warranted at the following locations:
  - a) Lynn Valley Road and Mountain Highway
  - b) Lynn Valley Road & Hoskins Road
  - c) Lynn Valley Road & Peters Road
  - d) Mountain Highway & 27th Street
  - e) Mountain Highway & Ross Road
  - f) Mountain Highway & Arborlynn
  - g) Mountain Highway and 20th Street
- and others as identified by the community in the future.
2. Encourage the Ministry of Highways and Transportation to make improvements to the Mountain Highway/Highway 1 interchange and to the Second Narrows Bridge.

**Policy 10.1.3      Retain unopened lane allowances.**

Implementation:

1. Reserve unopened lane allowances for future pedestrian corridors, where appropriate.

**Policy 10.1.4      The amount of through traffic on local roads (shortcutting) should be minimized by the provision of through routes (arterial and collector roads) built for that purpose or other appropriate measures.**

Implementation:

1. Monitor traffic conditions on arterial and collector streets and improve intersection capacities and volume flows as warranted.
2. Investigate problems reported and identify traffic calming methods as appropriate for Peters Road, Hoskins Road, Viewlynn Drive, Chaucer Avenue at Fromme, Fromme Road at Frederick, north of Lynn Valley Road, Shakespeare Avenue at Fromme and other locations as identified in the future.

**Policy 10.1.5      Protect residential areas from spill over parking problems.**

Implementation:

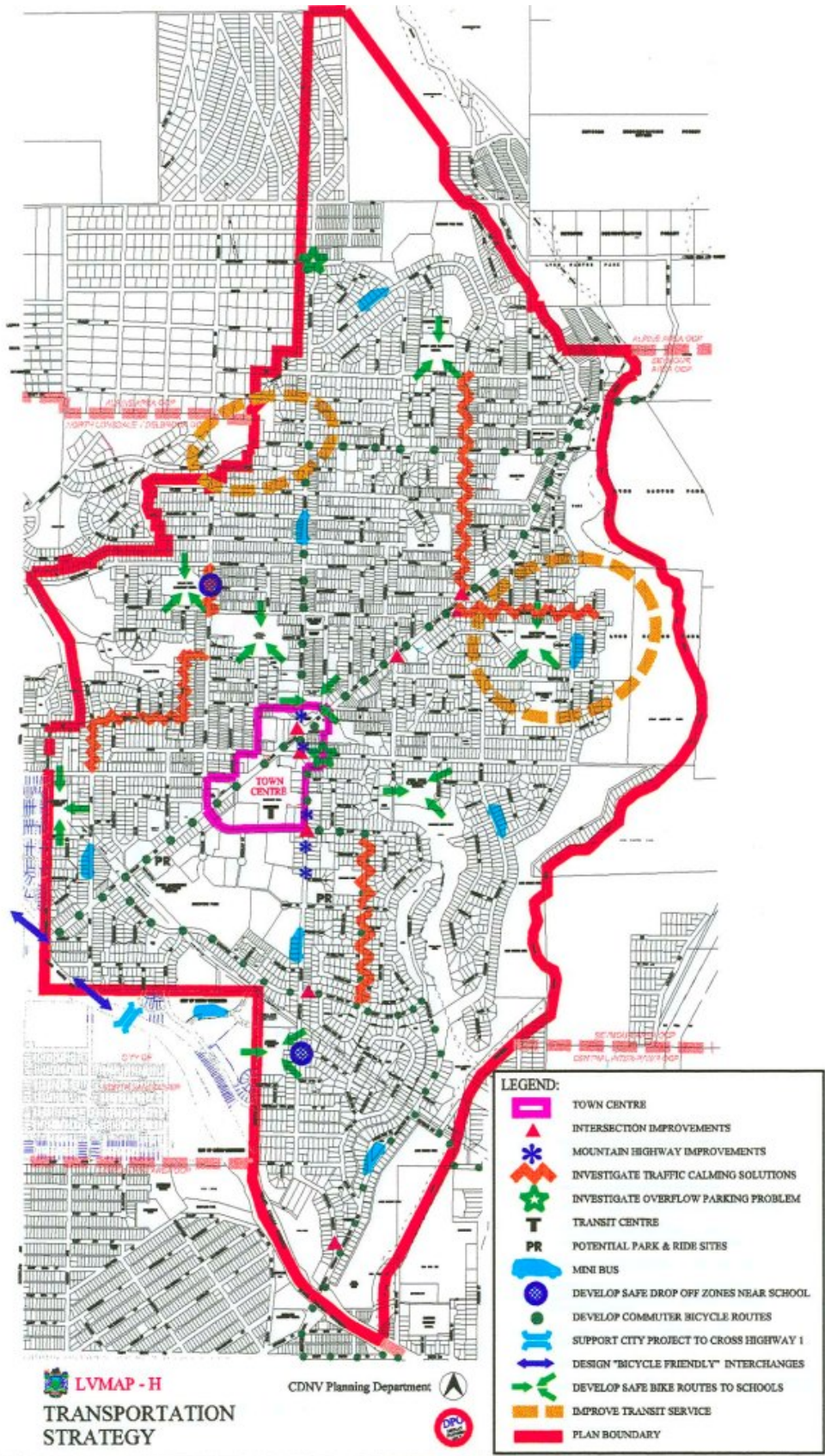
1. Investigate areas that experience exceptional over flow parking problems.

**Policy 10.1.6      Retain and improve existing circulation network.**

Implementation:

1. Ensure that any District improvements or improvements as a result of future redevelopment of properties along Mountain Highway between Emery Place and Draycott Road address long term road widening, intersection operation, pedestrian safety and streetscape improvement concerns.
2. Construct sidewalks as community priority on both sides of Mountain Highway.
3. Work with the District's Traffic Committee and School District No. 44 to develop safe routes and drop off zones at local schools.
4. Work with local seniors groups, North Shore Disability Resource Centre, or others to identify hinderences to both pedestrian and vehicular circulation in the Town Centre.

**Policy 10.1.7      Integrate pathways and roadways for pedestrians, vehicles and bicycles where feasible from both and economic and a safety standpoint.**



**LVMAP - H**  
**TRANSPORTATION**  
**STRATEGY**

CDNV Planning Department



**Policy 10.1.8      Implement a bicycle route network as illustrated in the North Vancouver Bicycle Network map and generally encourage increased bicycling opportunities as specified in the North Vancouver Bicycle Plan.**

Implementation:

1. Ensure the Lynn Valley community is involved in developing solutions around the joint use of local trails and pathways and in the resolution of user conflict issues.
2. Request Council/Staff liaise with Ministry of Transportation and Highways to ensure that plans for upgrading or replacing the Lions Gate Bridge, the Second Narrows Bridge and the Upper Levels Highway all include adequate bicycle lanes and also include direct access for cyclists to the bridges.
3. Upgrade roads identified as “destination facilities” to accommodate bicycle travel in accordance with design standards presented in this document and the Community Cycling Manual.
4. Integrate construction of bikeways into capital works programs.
5. In future planning of the North Vancouver roadway network, bicycle lanes be given priority over bicycle routes.
6. Identify and develop recreational bicycle paths and trails to supplement the route network presented in this section, which is intended primarily to accommodate commuter and utilitarian cyclists.
7. Liaise with BC Transit to initiate six-month demonstrations to carry bicycles on buses on Routes #229 and #228, to determine whether sufficient demand exists to implement these services permanently.
8. Require road dedication from new development to accommodate bike routes on Lynn Valley Road, Mountain Highway and other streets as identified in the Bicycle Network map.
9. Require bike parking facilities in new developments (commercial/residential) in the Town Centre.
10. Support any City of North Vancouver initiative to develop a cycle overpass of the Trans-Canada Highway at Loutet Park.
11. Request Ministry of Transportation and Highways to improve the ‘bicycle friendliness’ of the Lynn Valley Road/Trans Canada interchanges.

**Policy 10.1.9      Promote education and enforcement programs with relation to bicycle use and safety.**

Implementation:

1. Support all the recommendations of the Bicycle master Plan as they relate to Lynn Valley.
2. Install bicycle racks outside all public and municipal buildings in Lynn Valley, especially in the Town Centre.
3. Develop a bicycle map of potential Lynn Valley bicycle routes for free distribution.

4. Work with the RCMP and Cycling BC to develop anti-theft measures as a way of encouraging increased bicycle use within Lynn Valley.
5. Work with and support the Lynn Valley Community Policing Centre in providing Bicycling Rodeos and Bike Smarts courses for local elementary school children.

**Policy 10.1.10 Promote increased bicycle safety.**

Implementation:

1. Develop a 'Safe-Routes-to-School' bicycle network in conjunction with Parent Advisory Committees and local schools.
2. Support a 40 km/hr speed limit on all designated 'Safe Routes'.

**OBJECTIVE 10.2 TO IMPROVE ACCESSIBILITY TO PUBLIC TRANSIT SERVICES**

**Policy 10.2.1 Improve frequency of service to make transit a viable alternate for more drivers**

Implementation:

1. Request BC Transit to:
  - a) extend the Braemar bus route to Lynn Valley from North Lonsdale;
  - b) examine current bus operation practices to see if service to the Westover neighbourhood could be improved by reducing layover times of buses on other Lynn Valley routes and looping them to this neighbourhood;
  - c) examine ways to improve cross-community service on the North Shore; and
  - d) consider Lynn Valley for any future pilot or test program involving mini-bus service.
2. Request the District to:
  - a) make all bus stops suitable to enable the transfer of wheelchairs to lift equipped buses and to work with the North Shore Disability Resource Centre to identify a priority list for this work;
  - b) pursue provision of more bus shelters (eg., Argyle Secondary School);
  - c) advocate provision of neighbourhood mini-bus service at appropriate venues (eg., Union of BC Municipalities meetings etc.); and
  - d) support development of Park and Ride lots utilizing existing parking lots of local churches or other facilities (eg., BC Hydro substation lot) whose primary activities do not occur during the week, during the day.

OBJECTIVE 10.3 TO MONITOR AND MAINTAIN THE EXISTING UTILITY SYSTEM

**Policy 10.3.1**      **Maintain services (water, roads, hydro, gas telephone, sanitary, storm, garbage collection and storm water control) at their existing level of quality.**

Implementation:

1. Review current and proposed development and ensure that existing services can be maintained at their present levels.
2. Ensure that new energy services be considered in light of the “Sustainable Community Principles” as set out by the BC Energy Council.

**Policy 10.3.2**      **Enhance the environmental quality of the District’s storm water system.**

Implementation:

1. Daylight streams where environmentally worthwhile and economically feasible.

## CHAPTER 11 COMMUNITY SERVICES

Central to the Lynn Valley Vision are “active, involved citizens” who “welcome people from all walks of life supporting them through life’s transitions, working in partnership to provide lifelong learning and recreation”; thereby creating not only a beautiful and livable community, but one which cares for its neighbours. To achieve this, the Vision components include both an “enhanced sense of community” and “integrated public services”. Chapter 11 seeks to provide direction to the District, service providers and community groups as to how they can work together to support the health of Lynn Valley residents both now and in the future.

### Facilities, Programs and Services

There are a variety of buildings used to deliver community programs and services in Lynn Valley. The municipality owns and operates the Lynn Valley and the Karen Magnussen Rec Centres, the District Library on East 27th Street and, through a community facility lease agreement, leases two additional facilities on Mountain Highway: the RNB Dance Studio and the North Shore Neighbourhood House Out-of-School Program. It would appear that through creating new and strengthening existing partnership arrangements between service providers and facility operators such as the School Board, Kiwanis Housing Society, Lynn Valley Centre and the RecCommission, many of the existing service needs can be met.

Through the public process many residents expressed a desire for an additional community building which would house a variety of services and programs as well as meeting space, community policing and an information and volunteer centre. A location in the Town Centre accessible by public transit is preferable for people with disabilities, youth and seniors.

### Child Care

A full range of child care services is required in Lynn Valley. The location best suited for child care for children aged 0 to 5 is the Karen Magnussen RecCentre due to the availability of other supportive amenities and an outdoor play area. The most suitable locations for school age child care are local elementary schools of which seven exist in Lynn Valley.

### Youth Services

Youth in Argyle and Sutherland Secondary Schools identified a number of issues which are being addressed by a successful partnership of Lynn Valley youth service providers. Outstanding issues to be addressed include concerns about personal safety, inadequate public transportation and the construction of a sports court for inline skating, lacrosse, ball hockey and basketball.



## Seniors Support

Many of the concerns identified by seniors relate to the availability of future housing and service options as the population ages. To support the efforts to address these concerns through partnerships among service providers and seniors, the following priorities are identified for the Plan:

- supportive seniors housing including recreational, social, health and meal services on site; and
- a Seniors Activity Centre which would include a wide range of recreation and support services, including low cost meals.

Lynn Valley is fortunate to have three Long Term Care Facilities located in the Lynn Valley Town Centre totaling 364 beds: Cedarview Lodge, Lynn Valley Lodge/North Shore Private Hospital, and Kiwanis Lynn Manor (KLM). In February 1998, the 125 intermediate care residents at KLM will be relocated to Seymour. The suites will be renovated to create 60 one-bedroom apartments to add to the 144 self-contained apartments already in the building.

Kiwanis Lynn Manor is particularly important to the Lynn Valley community because it provides both affordable housing for seniors located within one flat block of the mall, and an opportunity, through partnerships, to create services on site, particularly after the long-term care is relocated.

## Entertainment and Culture

The lack of entertainment in Lynn Valley was a common concern expressed by people of all ages; the suggestions included a theatre, cinema, bowling alley, a dance club and a pool hall (the last two coming from youth). As well, people of all ages expressed the need for more gathering places. Youth desire affordable places to meet their friends; older people have requested restaurants and attractive resting/seating areas. Private enterprise should be encouraged to provide restaurants and entertainment venues. As well, if the School Board builds a Music/Band Room for Argyle Secondary a partnership to create a Performance Centre should be considered.

The District Library Board has authority, though a 1996 referendum, to build a new library to serve Lynn Valley. A new library will add a dynamic new element to the Town Centre, especially if located adjacent to the proposed civic square. A newly invigorated centre of learning and a new public meeting space will provide the community a real magnet that can truly be called the “heart” of Lynn Valley. LVMAP I outlines some of the strategies developed to address community service issues and opportunities in Lynn Valley.

**OBJECTIVE 11.1 TO DEVELOP A TOWN CENTRE THAT PROVIDES A MAJORITY OF COMMUNITY FACILITIES AND SERVICES FOR LYNN VALLEY**

**Policy 11.1.1      Create a new Community Services Centre to provide opportunities to co-locate a variety of community services in one facility**

Implementation:

1. As opportunities and funds become available, create a multi-purpose community service facility on or near the civic square. It should be designed to house a variety of social and recreational programs and services for residents of all ages, be managed by a community board and, if possible, be co-located with the new Library.
2. Ensure that in the redevelopment or relocation and improvement of the existing library, the following Community Development objectives are considered:
  - a) increased prominence of the facility in the community
  - b) improved community meeting spaces
  - c) association with any new public square or plaza
  - d) co-location with other public facilities (community services, archives)

**OBJECTIVE 11.2      TO PROVIDE A HIGH LEVEL OF COMMUNITY SERVICES IN LYNN VALLEY TO ADEQUATELY SUPPORT THE COMMUNITY'S NEEDS**

**Policy 11.2.1      Encourage and support affordable and quality childcare**

Implementation:

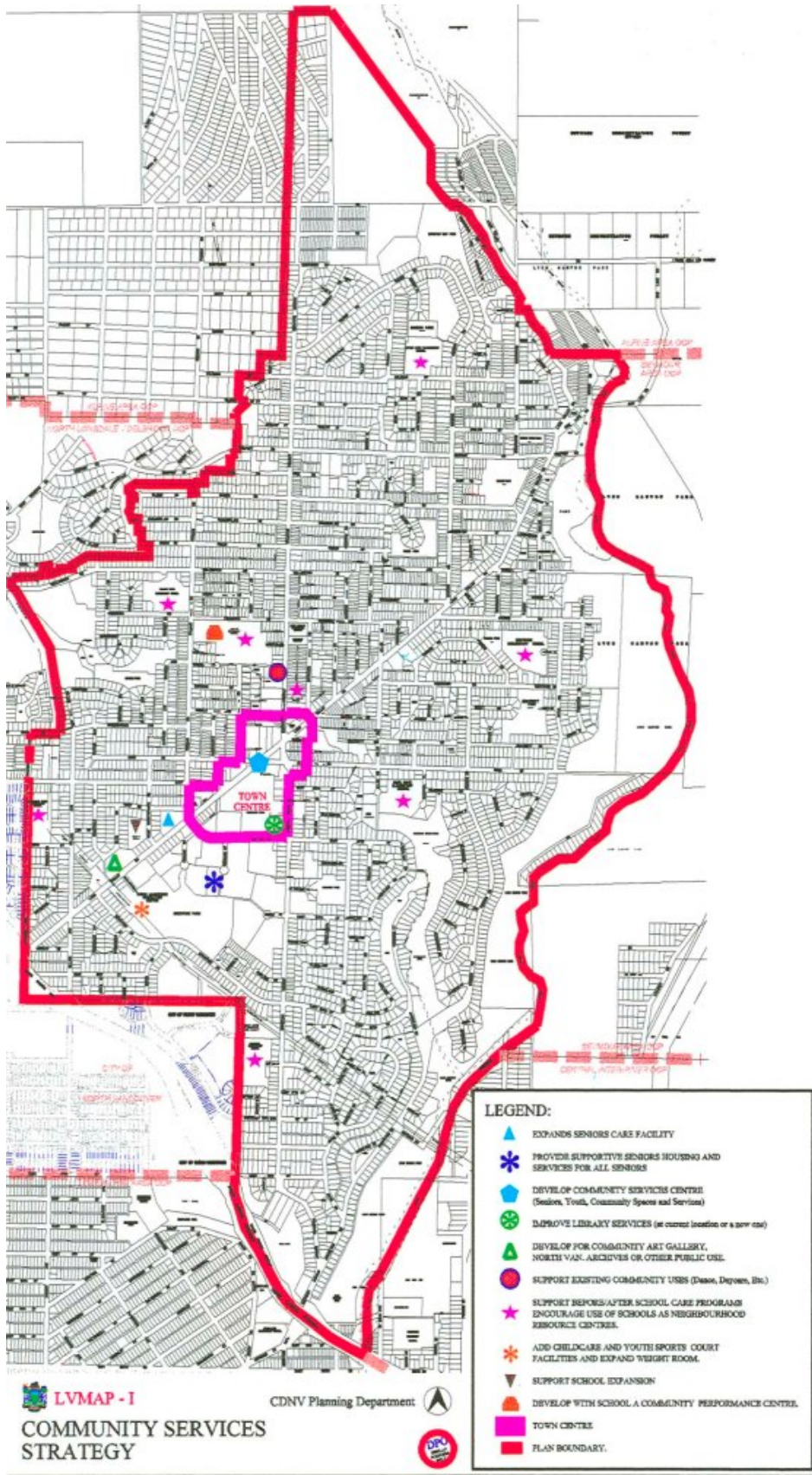
1. In the planned future development of Karen Magnussen Rec Centre, include a children's area which would house a preschool, a drop-in and a day care program for infants, toddlers and 3-5 year old children, subject to a community survey to confirm need once funds are available.
2. Request the North Vancouver Recreation Commission to work with local Elementary School Principals, Parent Advisory Councils and the North Shore Child Care Resource Society in providing before and after school programs where sufficient demand is present.

**OBJECTIVE 11.3      TO OPTIMIZE USE OF LOCAL COMMUNITY RESOURCES**

**Policy 11.3.1      Promote joint partnerships through services working together to share locations, resources and information.**

Implementation:

1. Community Planning should continue to work with the Seniors Planning for Lynn Valley Steering Committee to investigate opportunities for a Lynn Valley Seniors



**LVMAP - I**  
**COMMUNITY SERVICES STRATEGY**

CDNV Planning Department



Activity Centre and in particular, explore possible arrangements with Kiwanis Lynn Manor.

2. Work with the North Shore Regional Health Board to research and develop an action plan to address the need for supportive housing on the North Shore.
3. Continue to support and fund the Youth Outreach Program sponsored by North Shore Neighbourhood House and RecCommission Youth Recreation Workers.

**Policy 11.3.2      Increase accountability and responsiveness of existing programs and services to Lynn Valley residents.**

Implementation:

1. Encourage local service providers to work with local community associations and agencies to host an annual Community Services Forum to inform the community of existing programs and opportunities for involvement and to hear from the community their priorities and concerns.
2. Request the North Vancouver Recreation Commission to facilitate the development of a broadly representative Lynn Valley community advisory group to advise service providers on community needs, service priorities, and ways to enhance access to services.
3. In conjunction with the above, Community Planning, the Recreation Commission, Lynn Valley Youth Services in Partnership, the Ministry of Children and Families and North Shore Health Region be requested to review community needs on an annual basis and coordinate the development of partnerships with specific agencies that could provide these identified services.
4. Ensure that the management of any new Community Services Centre is responsible to board comprised of Lynn Valley community and District representatives.

**Policy 11.3.3      Improve accessibility of local facilities and services (financial physical, transportation).**

Implementation:

1. The voucher program provided by the Recreation Commission for recreation services should be given a higher profile and increased awareness.
2. Work with the School District and School Principals to facilitate community use of schools and implementation of Joint Use Agreements.
3. Work with user groups to identify and eliminate barriers to service access.

**Policy 11.3.4      Improve public’s awareness of what services and facilities exist and how to access.**

Implementation:

1. Continue to support Lynn Valley community associations’ newsletters; and through the Healthy Neighbourhood Fund.
2. Work with Lynn Valley Centre and others to develop, maintain and enhance community bulletin board/kiosks where community organizations and agencies can publicize their services and events.

**OBJECTIVE 11.4    TO PRESERVE, ENHANCE AND MAXIMIZE USE OF EXISTING PUBLIC FACILITIES**

**Policy 11.4.1      Maximize stewardship of existing public resources**

Implementation:

1. Continue the existing maintenance levels and funding for Recreation Commission and other municipal facilities to ensure that these buildings do not deteriorate.
2. Continue to support the non-profit groups operating the hall at 3355 Mountain Highway.
3. The Recreation Commission assess facility needs of the Lynn Valley community at regular intervals.
4. The District and Recreation Commission should review and pursue a partnership arrangement with any new development on Public Assembly land, such as churches, Waldorf School or public schools. These partnerships would increase public access to gymnasium or public use space.
5. Develop a Multi-Purpose Sports Court at the Karen Magnussen site as a high community priority.
6. The Recreation Commission should plan for the expansion of the existing weight room space at Karen Magnussen Rec Centre in 1998.

**Policy 11.4.2      Encourage schools to become Neighbourhood Resource Centres which include education, before and after school day care, health services and multicultural awareness and house a variety of programs and services to support families and children.**

Implementation:

1. Implement the Joint Use Agreement with School District 44. The Recreation Commission and Community Planning should work with each of the schools and their Parent Advisory Councils to identify community service needs that could be addressed at the neighbourhood level.

2. Continue to support the Argyle and Sutherland Brown Bag Networks which foster coordination and communication among organizations serving children and youth.
3. The municipality should support schools that wish to become community schools. Those schools that are designated as community schools should be given consideration for additional municipal funding and/or commitment of resources from agencies such as Recreation, Community Planning, and Health.

**OBJECTIVE 11.5 TO PRESERVE AND ENHANCE EXISTING INSTITUTIONAL FACILITIES**

**Policy 11.5.1 Provide for retention and expansion of the Waldorf School and the North Shore Private Hospital**

Implementation:

1. With the inclusion of the residential properties immediately adjacent, support the future expansion of the North Shore Private Hospital. Enlarge site as a means to add service capacity without rezoning a large amount of additional single family
2. Request the North Shore Private Hospital and the North Shore Health Board to work with the municipality in facility improvements and to involve the community in that process.
3. With the inclusion of the four small residential properties fronting Lynn Valley Road, support the future expansion of the Waldorf Private School.
4. Encourage closing part of St. Christopher's Road and allowing this land to be used in the redevelopment of the North Shore Private Hospital and Waldorf School Sites if the two institutions can develop appropriate shared access off Lynn Valley Road and a public pedestrian right of way can be retained.
5. No expansion of North Shore Private Hospital or Waldorf School on to Ailsa Crescent or Viney Road will be allowed.

**Policy 11.5.2 Generally, provide for the retention of other public or community facilities in Lynn Valley.**

Implementation:

1. Rezoning of Public Assembly Zoned sites for unrelated purposes will not be permitted except under extraordinary circumstances.
2. Support a School Board No. 44 decision to dispose of the unused parking lot south of Hastings Creek at Argyle Secondary School for low density multi-family or single family use so long as the watercourse area becomes public park space (see Site 19 on LVMAP C).

**Policy 11.5.3      Encourage churches and other facilities located in Public Assembly Zones to remain in the community and allow the increased use of their facilities for Community programming.**

Implementation:

1. The municipality should create an inventory of all existing available space within churches, schools, and developments as part of the implementation of the Joint Use Agreement.
2. Assist those groups or agencies that offer their space for public use by accessing community grants and/or funding arrangements that minimize the financial impact upon the facility or group.
3. With the expansion of either or both the North Shore Private Hospital and Waldorf School allow increased community access to meeting and class rooms and gymnasium spaces.
4. The Municipality and Recreation Commission will explore partnership support activities with the Waldorf School in the redevelopment of this School.

**OBJECTIVE 11.6    TO INCREASE THE NUMBER OF CLEARLY IDENTIFIABLE COMMUNITY AND NEIGHBOURHOOD GATHERING PLACES**

**Policy 11.6.1      Encourage the enhancement of existing gathering places and create new gathering places which can be used during all seasons**

Implementation:

1. Encourage local commercial property owners to include entertainment and restaurant uses in the any future redevelopment proposals where appropriate.
2. Continue to support the Youth Services in Partnership group to work with youth in providing safe places for youth to meet and socialize.
3. Ensure that a new Community Services Centre contains drop-in centres for youth and seniors.
4. Include a seniors drop-in component if a Seniors Activity Centre is created.
5. Include a variety of attractive seating areas within the Civic Square, including some covered ones.
6. Develop a partnership with School District No. 44 to expand Argyle School Theatre and Music/Arts spaces so it may become a performance centre for both school and community use.

**Policy 11.6.2      Ensure all public gathering places are accessible by all modes of transportation**

**Policy 11.6.3      Use public art to build community identity**

Implementation:

1. Request the North Shore Arts Commission and North Vancouver Arts Council to foster development of a local community arts group.
2. Encourage inclusion of public art in the redevelopment of the Town Centre.
3. Encourage “art in public places” by providing opportunities for displays by students and other local artists.

**OBJECTIVE 11.7    TO PROMOTE “ACTIVE LIVING” AND LIFELONG LEARNING**

**Policy 11.7.1      Improve and expand Library Services**

Implementation:

1. Request the Library Board ensure that information needs of residents of all ages can be met by convenient access to printed resources and new technologies in a rapidly-changing Information Age.

**Policy 11.7.2      Increase community awareness of benefits of “Active Living” and lifelong learning**

Implementation:

1. Request the Recreation Commission, Parks, Community Planning, and the North Shore Health Board develop an educational program that publicizes the community benefits of Healthy Active Lifestyles.
2. Work with Continuing Education and Schools to deliver this message to the community.
3. The Recreation Commission and Community Planning will support existing programs and develop new ones that create healthy communities through leadership and enhanced volunteerism.



## CHAPTER 12 IMPLEMENTATION

There are a number of specific steps recommended following the completion of the Lynn Valley Local Plan and its incorporation into the District Official Community Plan. These steps are independent of the actions that must be taken to realize the objectives and policies set out in the local plan. Unless otherwise noted it is to be assumed that District staff will initiate actions and tasks necessary to implement this plan and to achieve its objectives and policies.

1. Annual Monitoring - in order to bring about the realization of the plans objectives and policies, an annual audit should be undertaken by the Community through the facilitation of the Lynn Valley Community Association and in conjunction with the Planning Department and other community associations and representatives of what steps have been taken physically, financially or politically to implement the plan.
2. Town Centre Concept Plan - priority must be given to the preparation, in conjunction with the principal landowners in the Town Centre area, of an Action Area Plan for the Town Centre area. Such a plan will determine the density, form and layout of buildings, parking areas, public meeting areas, open spaces and circulation systems in the Town Centre area. It will provide a guide towards the future form of development in this important part of Lynn Valley and shall be completed within 12 months of the adoption of this plan.
3. Transition Area Guidelines - such guidelines, as described in Chapters 3 and 5, shall be developed in conjunction with the adjacent neighbourhood prior to any redevelopment taking place on sites identified on LVMAP C. They shall deal with height, bulk, views, site design and development and shall be put in place according to the timetable specified in Appendix 1.
4. Central Lynn Valley Rental Complex Redevelopment Guidelines and Plan - in conjunction with the owners of Sites 11, 12, 13, 14 and 15 on LVMAP C bounded by Whitely Court, East 27th Street, Mountain Highway, Emery Place and Kirkstone Park, the Planning Department will prepare a concept plan illustrating how redevelopment of these sites can occur on a comprehensive basis to optimize location of parks and open space, new building location, preservation of existing rental housing, view protection and the co-ordination of internal and external vehicular and pedestrian circulation. Such a plan is a necessary precursor to any large scale rezoning and redevelopment of these sites.
5. Development Cost Charge Bylaw - any cost charge bylaw drawn up by the District will ensure that a fair share of fees generated from new development is used to fund the acquisition of additional open space in Lynn Valley and other street and utility improvements as specified in the DCC Bylaw.

6. Public Benefits Strategy - such objectives as defined in Chapters 5 and 7 shall be the measure of all new development in Central Lynn Valley and in the Town Centre area. Redevelopment densities shall be based in part on contributions made to achieving Community Development Objectives which will be incorporated into the land use control system as it applies to Lynn Valley within one year of the adoption of this plan.
7. Neighbourhood Housing - staff will prepare, in consultation with community representatives a process similar to that established under the Neighbourhood Zoning Program so any neighbourhood that wishes to may consider allowing additional development such as backyard cottages in a prescribed area.
8. Neighbourhood Zoning - Upon the adoption of this plan, the neighbourhood zoning program shall be expanded to include Lynn Valley neighbourhoods.

## TRANSITION AREA GUIDELINES

Intent: The intention of providing these guidelines is to allow for the early involvement of neighbouring property owners and the determination of key community concerns to be faced in any future development of identified sites.

Introduction: The draft plan identifies a number of sites suitable for re-development within Central Lynn Valley. These sites have been identified by analyzing their current uses, the age and condition of existing buildings on these sites, and how each fits into the Community Development Objectives and Growth Management Strategy. The draft plan specifies the basic density and types of uses for each of these sites and, for those located on the perimeter adjacent to the Long Term Single Family Areas, it also specifies that specific development guidelines be established before rezoning of these sites would be supported. This process is designed to ensure new development is neighbourly and will fit well into the community.

Application: The sites which require the development of Transition Area Guidelines are illustrated on Plan LVMAP C.

Product: The Transition Area Guidelines will take the form of text and drawings or other means to convey how future site uses and building massing should relate to the adjacent neighbourhood in order to minimize development impacts and to indicate what site features the neighbourhood would like to see retained or added as part of any future site development. The guidelines would be reported to Council when completed.

Procedure: Outlined below is a preliminary process to follow in developing any Transitional Area Guidelines. They may be modified to more closely suit future circumstances if necessary.

1. First Neighbourhood Meeting - generally this meeting would be initiated and arranged for by District Planning Department staff, prior to any rezoning application being received for new development. However, a third party such as an interested land developer could also initiate this process.

The extent of individual notification of this meeting would be approximately 50 meters from the subject property however an advertisement could be placed in the newspaper to invite the community at large if circumstances are felt to warrant this.

The purpose of this meeting is to review relevant background material and development parameters from the community plan and to identify issues of local concern in the development of the site.

2. Formation of Working Group - community volunteers will be sought to work with staff to develop solutions to the issues identified at the neighbourhood meeting.
3. Second Neighbourhood Meeting - at this meeting guidelines developed by the Working Group would be reviewed by the immediate neighbours and those members of the community at large who previously expressed interest.
4. Revise and Report - after the second public meeting the draft guidelines will be revised by staff, vetted through the Working Group and reported to Council.

Should a neighbourhood not be willing to participate in this process then Council will be so informed and any future development application will be treated under the normal District procedure for rezoning.

Timelines: It is expected that the development of Transition Area Guidelines will be a high priority by staff given that re-development of these sites will be held up until the Guidelines are in place. Staff believe it is reasonable to have the Transition Area Guidelines in place according to the following schedule:

Phase I Sites:           Within two years of Plan adoption

Phase II Sites:         Within three years of Plan adoption

Short Term Residential Areas:   As part of the implementation of the next community plan.