



## WORKSHEET QUESTIONNAIRE

Did you attend the Lynn Valley Town Centre Public Workshop  
on June 21: Imagining Your Town Centre?

Yes / No

Please return your completed worksheets to:

**Sustainable Community Development Department**  
**355 West Queens Rd.**  
**North Vancouver, BC**  
**V7N 4N5**

or

Fax at: 604-984-9683

Please submit by **July 3rd, 2007**

Thank you for your input!



## 1. BUILT FORM

### Lynn Valley Town Centre *Design Principle 2*

#### *Mixed use locations accessible to all*

**Principle Intent:** Sustainable communities are more complete communities where residents live, work, shop and play in their local area. Public spaces and infrastructure are designed for multiple purposes and mixed use, and contribute to community identity. Mixed use requires a diversity of building forms to accommodate the variety of different commercial and residential components of a new Town Centre. Corridors enable diverse transportation choices, including safe, accessible, and sustainable circulation for pedestrians, bicycles, transit and automobiles<sup>1</sup>.

**These development examples illustrate various built forms, and can be used to generate ideas for imagining Lynn Valley Town Centre.**



NEWPORT VILLAGE  
PORT MOODY



ARBUTUS WALK  
VANCOUVER



CAPERS BLOCK  
VANCOUVER



OAKRIDGE  
VANCOUVER



HIGHGATE VILLAGE  
BURNABY

**Q:** Which, if any, of these developments express density in a form DESIRABLE in visioning a future Lynn Valley Town Centre?

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**Q:** What building form, design elements and community amenities do you feel SHOULD be included in Lynn Valley Town Centre?

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**FYI:** The Town Centre currently provides approximately 320,000 sq.ft. of commercial space surrounded by extensive surface parking lots and approximately 360 residential units in low-rise apartment developments. There is very little residential development above the existing commercial developments and there is very little pedestrian or social activity in the Town Centre once the stores close. Typical commercial development is located well away from the street and is isolated from its neighbours by its parking lots. Higher density does not necessarily mean higher buildings but it could mean less ground area for open space, wider sidewalks, etc. Higher densities may also enable other design elements, such as underground parking, or community amenities such as new parks and open spaces, daycare, recreation and community facilities and affordable housing<sup>2</sup>.

1. District of North Vancouver supporting policies: Lynn Valley Plan objectives 6.1, 8.2, 10.1, 10.2, 11.7; community sustainability objectives 1 & 4; OCP community goals 4 & 6.

2. District of North Vancouver supporting policies: Lynn Valley Plan objectives 6.1, 8.2, 10.1, 10.2, 11.7; community sustainability objectives 1 & 4; OCP community goals 4 & 6.



2. HOUSING MIX

**Lynn Valley Town Centre Design Principle 4**  
*Different housing types*

**Principle Intent:** Sustainable communities include a variety of housing choice in type, tenure, affordability and accessibility in the same neighbourhood, and very often on the same street. A mix of housing types allows residents to live affordably in the same community through all stages of their lives. High quality neighbourhood design protects and enhances the character of residential neighbourhoods while responding to current and future community needs, such as ageing populations, empty nesters, families, single-parent families and smaller, non-traditional households<sup>3</sup>.

**These development examples endeavor to show a diversity of housing types, tenures and forms, to help imagine what might be desired in Lynn Valley Town Centre.**



NEWPORT VILLAGE  
PORT MOODY



ARBUTUS WALK  
VANCOUVER



CAPERS BLOCK  
VANCOUVER



OAKRIDGE  
VANCOUVER



HIGHGATE VILLAGE  
BURNABY

**Q:** Do you think there is a need to provide more housing options in Lynn Valley Town Centre?

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**Q:** What types of housing do you feel SHOULD be included in Lynn Valley Town Centre to meet the needs and requirements of people at different stages of life?

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**FYI:** Lack of affordable family housing along with an aging demographic and smaller family size is resulting in the closure of local schools. Our fastest growing sector of the population is the over-55 age group, which currently comprise over 24% of the District population. Average rent in the District is \$1218/month for a 3 bedroom apartment. There are none for rent. It takes \$48,000 in annual income to afford this rent (earning approximately \$23/hour). Currently there are 360 apartment units in the Town Centre (many more are just outside the area) of which 40% are rentals and 60% are strata properties. The current commercial zoning is vastly under-developed and would allow an additional 600-800 units of housing to be built in an ad hoc manner if existing parking and height regulations were met. A diversity of housing types and tenures can be provided through the redevelopment of Lynn Valley Centre. To provide non-market housing (e.g. affordable including seniors and family units), developments need to be economically viable. A means of encouraging the development of affordable housing is to provide incentives to developers such as increased density. Targets for different types of housing and housing agreements are other planning tools to facilitate a diversity of housing types in community developments.

3. District of North Vancouver supporting policies: Lynn Valley Plan objectives 5.1, 5.2, 5.3, 5.4, 5.5, 8.2; community sustainability objective 4; OCP community goals 1 & 2.



### 3. GETTING AROUND IN THE TOWN CENTRE & REDUCING CAR USE

#### Lynn Valley Town Centre *Design Principle 1* *Five minute walk*

**Principle Intent:** Sustainable communities have compact neighbourhoods surrounding a higher density, vibrant and stable core. Public gathering places provide a focus for each neighbourhood, and contribute to community identity. An interconnected grid of streets and arterials connects neighbourhoods, and is designed for walking, cycling and transit access. Neighbourhoods have enough density and use mix to support transit service<sup>4</sup>.

**These development examples contain various characteristics towards sustainable transportation systems to help imagine what might be included in Lynn Valley Town Centre.**



NEWPORT VILLAGE  
PORT MOODY



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CAPERS BLOCK  
VANCOUVER



OAKRIDGE  
VANCOUVER



HIGHGATE VILLAGE  
BURNABY

**Q:** Do you think there is a need to provide more transportation options in Lynn Valley Town Centre?

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**Q:** What types of transit, pedestrian and bicycle elements and features do you feel **SHOULD** be included in Lynn Valley Town Centre?

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**FYI:** Approximately 5400 residents currently live within a 5 minute walk of the Town Centre. As growth occurs in the designated areas this population will increase and it is expected these new residents will generate fewer vehicle trips to the Town Centre than those people living in the single family areas. New or extended bus service has been added in Lynn Valley over the past few years, extending service to Lynn Canyon Park/Westover and connecting Lynn Valley to Dundarave. This year bus service to Capilano College will be added. Community Developments with mixed uses where housing is close to shops, jobs, services and recreation facilities have shorter distances between destinations and increased walkability. Such developments also have a higher concentration of people and are more dense, making effective transit service feasible. Both conditions contribute to a decrease in the amount of vehicle travel.

4. District of North Vancouver supporting policies: Lynn Valley Plan objectives 5.3, 6.1, 7.1, 7.2, 8.2, 11.6; community sustainability objectives 1 & 3; OCP community goals 1 & 2.



# 4. PARKS AND OPEN SPACE

## Lynn Valley Town Centre *Design Principle 5*

### *Access to and provision of linked natural areas, parks and open space*

**Principle Intent:** Sustainable communities protect, preserve and link key natural areas, parks, urban public spaces (i.e. plazas) and key features to maintain and restore ecosystem functions and provide places for people to recreate and meet in the community. Well designed communities integrate natural systems with human activities, placing high value on community access to natural systems and parks, yet recognizing their role as essential elements of the ecosystem. They protect the natural character of the community and provide secure opportunities for current and future active and passive recreation needs while enhancing livability. Sustainable communities protect and preserve key natural areas and features, and maintain and restore ecosystem functions<sup>5</sup>. Urban open spaces can also enhance livability of an area and create a unique sense of place, and can contribute to maintaining ecological functioning (e.g. landscaped rainwater infiltration areas).

**These development examples endeavor to show a diversity of parks and open spaces to help imagine what might be desired in Lynn Valley Town Centre.**



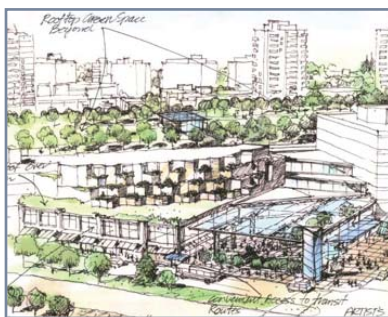
NEWPORT VILLAGE  
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BURNABY

**Q:** Do you see a need for more and/or improved parks, open space and natural environments in Lynn Valley Town Centre?

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**Q:** What types of park and open space features or elements do you feel **SHOULD** be included in Lynn Valley Town Centre?

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**FYI:** The new public plazas at the Library and at the Community Heritage Resource Centre are the first examples of new open spaces being created in the new Town Centre. The Hastings Creek and Princess Park/Lynn Canyon Park Trail systems connect two major parks and pass immediately north and south of the Town Centre, providing opportunities to improve connections to these natural areas. Community developments with higher densities can use land efficiently, leaving more area available for parks and open spaces.

5. District of North Vancouver supporting policies: Lynn Valley Plan objectives 4.1, 4.2, 4.3, 6.1, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6; community sustainability objectives 3 & 4; OCP community goal 3.