

## How can I get involved?

Please visit the District's website ([www.dnv.org](http://www.dnv.org)) where notices for future public sessions and updates on the project will be posted. News articles and public notices will also appear in the District Dialogue (the District's weekly news page) and in the North Shore News. To ensure that you do not miss notification of upcoming sessions you can also be added to the District's e-mail list (please email [krendek@dnv.org](mailto:krendek@dnv.org) to join the e-mail list).

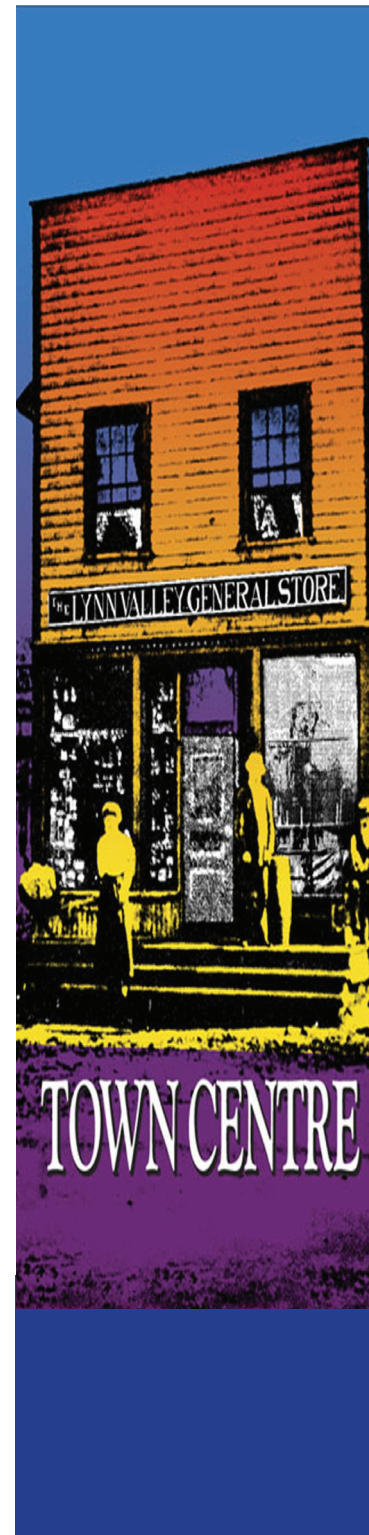
### Contact Information

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# Developing a Master Plan for Lynn Valley Town Centre

Key Facts and Frequently Asked Questions

*“combining the warmth  
of small town living with  
the convenience of city life...”*



# Developing a Lynn Valley Town Centre Master Plan



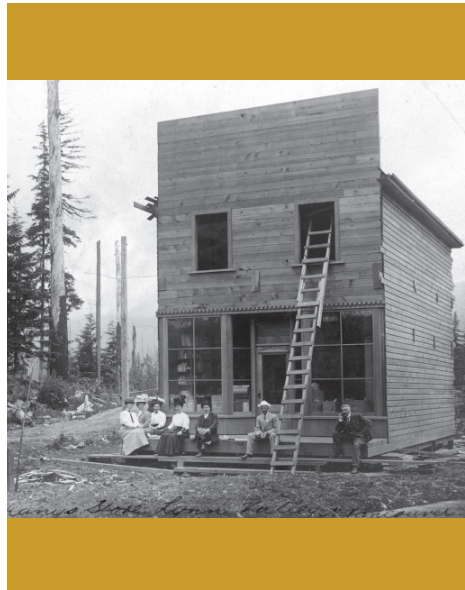
## What is the history of the Lynn Valley Town Centre?

Lynn Valley used to be the central community and business area in the District of North Vancouver. In the early 1900's Lynn Valley was a well established village centre complete with a school, stores, churches and community hall. The services were clustered around a historic cross-section at Centre and Pipeline roads (the current location of the new library and public plaza) and the town was served by street car. It was only after the Second World War that Lynn Valley grew in population and expanded into an auto-oriented suburban community by the 1970s.

## What is the vision for the Lynn Valley Town Centre Master Plan?

The Lynn Valley Plan articulates the vision for the Town Centre as being a focal point of a community that "combines the warmth of small town living with the convenience of city life". The vision also sees the Town Centre as being a safe meeting place, vibrant and attractive, celebrating the natural setting of Lynn Valley, being accessible and inviting to all, and defining a Lynn Valley "sense of community".

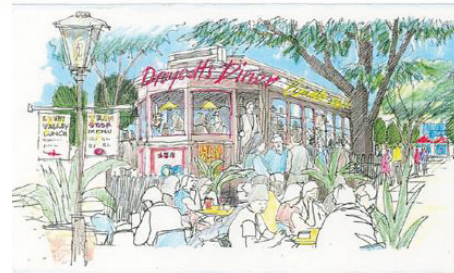
*Construction of Lynn Valley General Store, 1908*



*Lynn Valley Streetcars 162 and 161, 1940's*



## LYNN VALLEY PLAN



The Lynn Valley Local Plan - Planning Report  
Lynn Valley Community Planning Team  
District of North Vancouver  
May 7<sup>th</sup>, 1998  
(Updated to reflect Council Amendments to Bylaw 6982)

## How does the Town Centre plan fit in with other District Plans?

The District of North Vancouver established plans at various different levels including: the District level, the neighbourhood level, and the level of nodes or special areas.

These different planning levels are complementary to each other. The Lynn Valley Town Centre Master Plan is a special area plan that will build on the directions established by the Lynn Valley Plan but will provide more detail on aspects such as housing mix, location of amenities, transportation networks, density, and the "look and feel" of the Town Centre.

## Why is a Town Centre plan needed?

In recognition of the importance of the the Town Centre as the heart of Lynn Valley, the Lynn Valley Plan, adopted in 1998, identified the need for a detailed concept plan. The Town Centre Master Plan is required to establish a land use plan and accompanying policy guidance to provide for the kind of Town Centre that the Lynn Valley community wants to see.





Since December 2006, the District has been conducting background research on existing conditions, establishing a multi-Stakeholder Steering Committee and hosting two Public Workshops and a Design Workshop (Charrette) lead by the UBC Design Centre for Sustainability to explore conceptual layouts and design drawings for the Lynn Valley Town Centre.

The District is now working towards a preferred concept plan with further opportunities for public consultation in 2008. It is anticipated that the Master Plan will be completed for Council's consideration in early 2009.



The Town Centre planning process is overseen by a Project Steering Committee, comprised of 16 representatives from the local Community Association, local businesses, property owners, service providers, and members of Council. Over the past year, hundreds of residents have taken part in public workshops looking specifically at what key design features and elements should be incorporated in designing a new Town Centre for Lynn Valley over the next 25 years.

The following drawings stem from ideas generated at the Charrette.

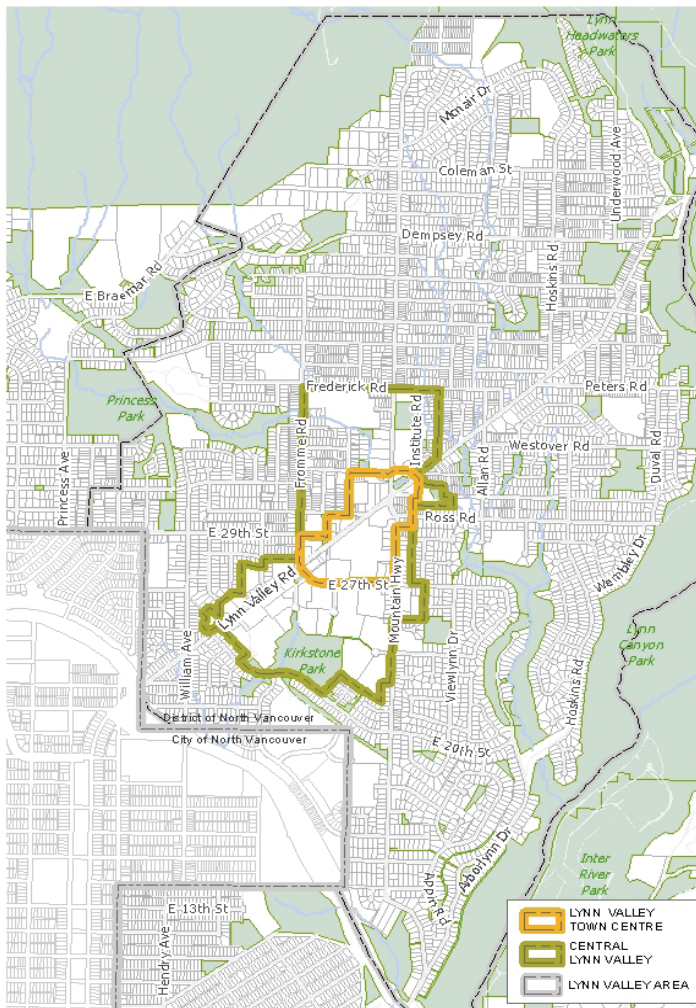
A sketch of a city street scene. On the left, a large tree with green foliage stands on a sidewalk. A person in a brown coat walks away from the viewer towards the building. A small dog is on the sidewalk. In the foreground, a person in a yellow coat and hat walks away from the viewer. The building on the right has large windows and a modern design. Other figures are visible in the background. The sketch is done in a loose, expressive style with yellow and green washes.

A hand-drawn cross-section diagram of a city street layout. The diagram shows a street with a central yellow bus stop, a red car, and a blue bus. There are green trees on both sides of the street. The street is divided into several zones with dimensions in meters (m) indicated below the street line. The zones and their dimensions are: 'Bürgerpark' (4.0 m), 'Bus/Bürgerpark' (2.0 m), 'Bus-Tiefgarage' (3.5 m), 'Bürgerpark-Tiefgarage' (3.5 m), 'Tiefgarage' (3.5 m), 'Bus/Parking' (3.0 m), and 'Südpark' (4.0 m). The diagram is drawn in a simple, sketchy style with red lines for the street boundaries and green lines for the trees.

None at this time. The Master Plan process is not responding to any development proposals, nor is it meant to replace the development planning process (e.g. rezoning of specific land parcels) or its associated public consultation components. The purpose of the Town Centre Master Plan is to be proactive about identifying changing needs and opportunities within the community, and come to an understanding of how to position the community to meet its challenges in the future.



# Lynn Valley Community

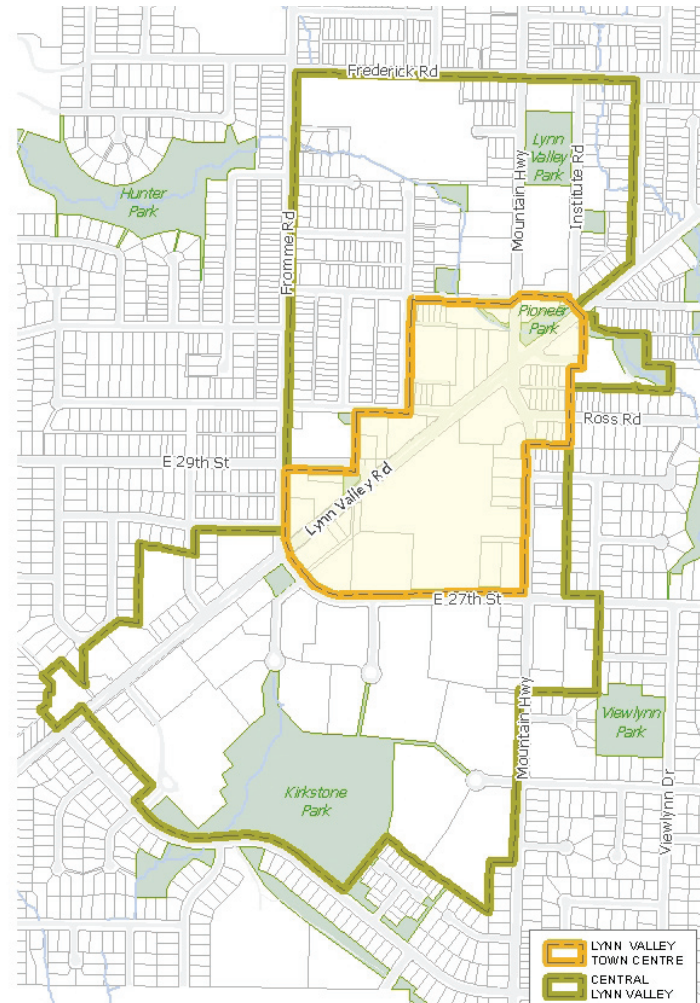


## Community Profile of Lynn Valley:

Lynn Valley is one of the oldest neighbourhoods in the District of North Vancouver. It is currently home to 20,400 people living in 7,200 households. Over the last 20 years the rate of population growth has been quite small, typically between 1 and 3 percent per year.

Lynn Valley has an aging population. The number of seniors living in Lynn Valley has increased dramatically over time so that there are almost 8 times as many people over the age of 65 in Lynn Valley today as there was in 1970. The number of youth and children on the other hand has declined slightly over the same time period. These trends are typical of neighbourhoods in the District of North Vancouver and present many serious challenges including the need for new and different housing options and social services.

# The Town Centre



## Existing Conditions in the Town Centre:

The Town Centre study area is approximately 44 acres in area. Currently, it includes about 320,000 square feet of retail and commercial space (the mall and adjacent shopping areas) surrounded by extensive parking lots. There are approximately 320 residential units in the Town Centre which is only about 5% of all of the housing units in Lynn Valley. The existing amount of open space in the Town Centre is approximately 1 acre (Kay Burrows and Pioneer Park) or just over 2% of the total area.

For the study area, the Master Plan will include a detailed Design Concept Plan, accompanying policy guidance and implementation strategies to be proactive about identifying changing needs and opportunities within the community, and come to an understanding of how to position the community to meet its challenges in the future. The study also includes an examination of lands within the broader peripheral area to ensure that land use transitions and linkages are considered between the Town Centre and the outlying residential areas.