

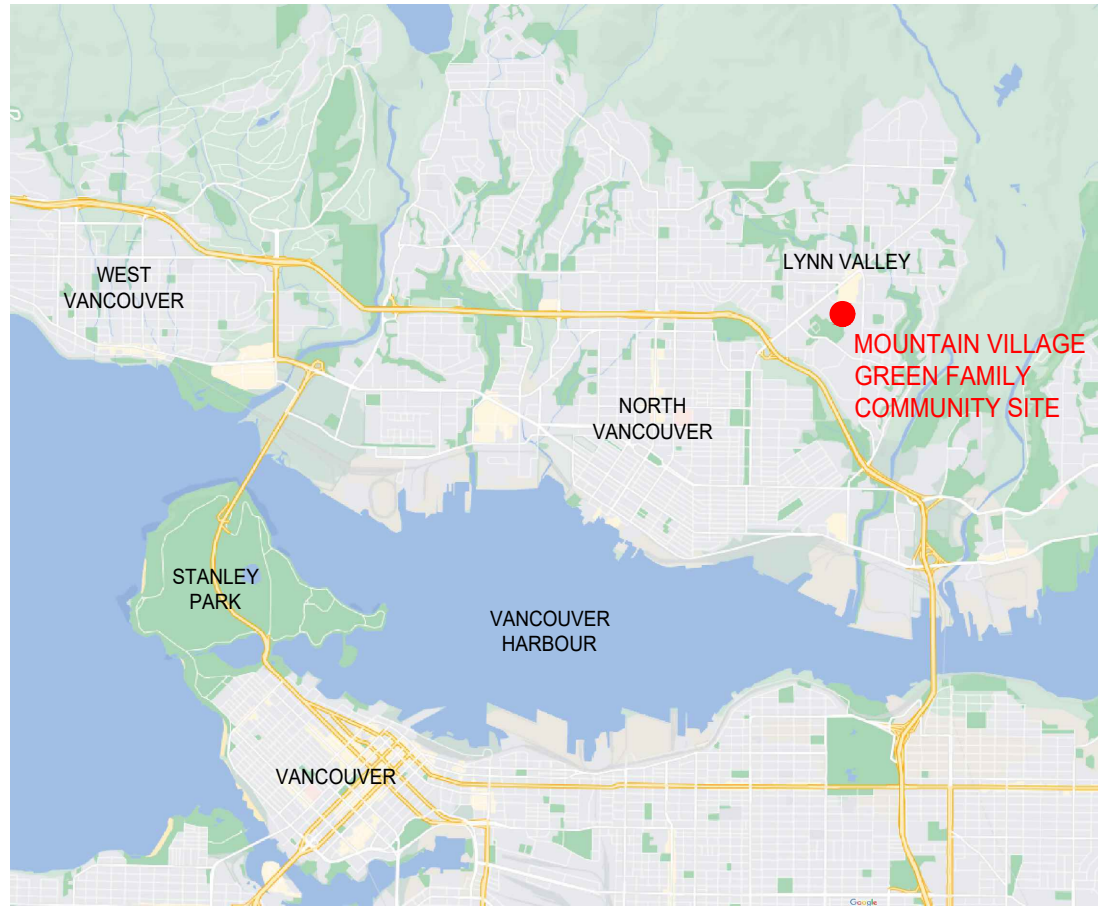
MOUNTAIN VILLAGE GREEN FAMILY COMMUNITY

NORTH VANCOUVER, BC



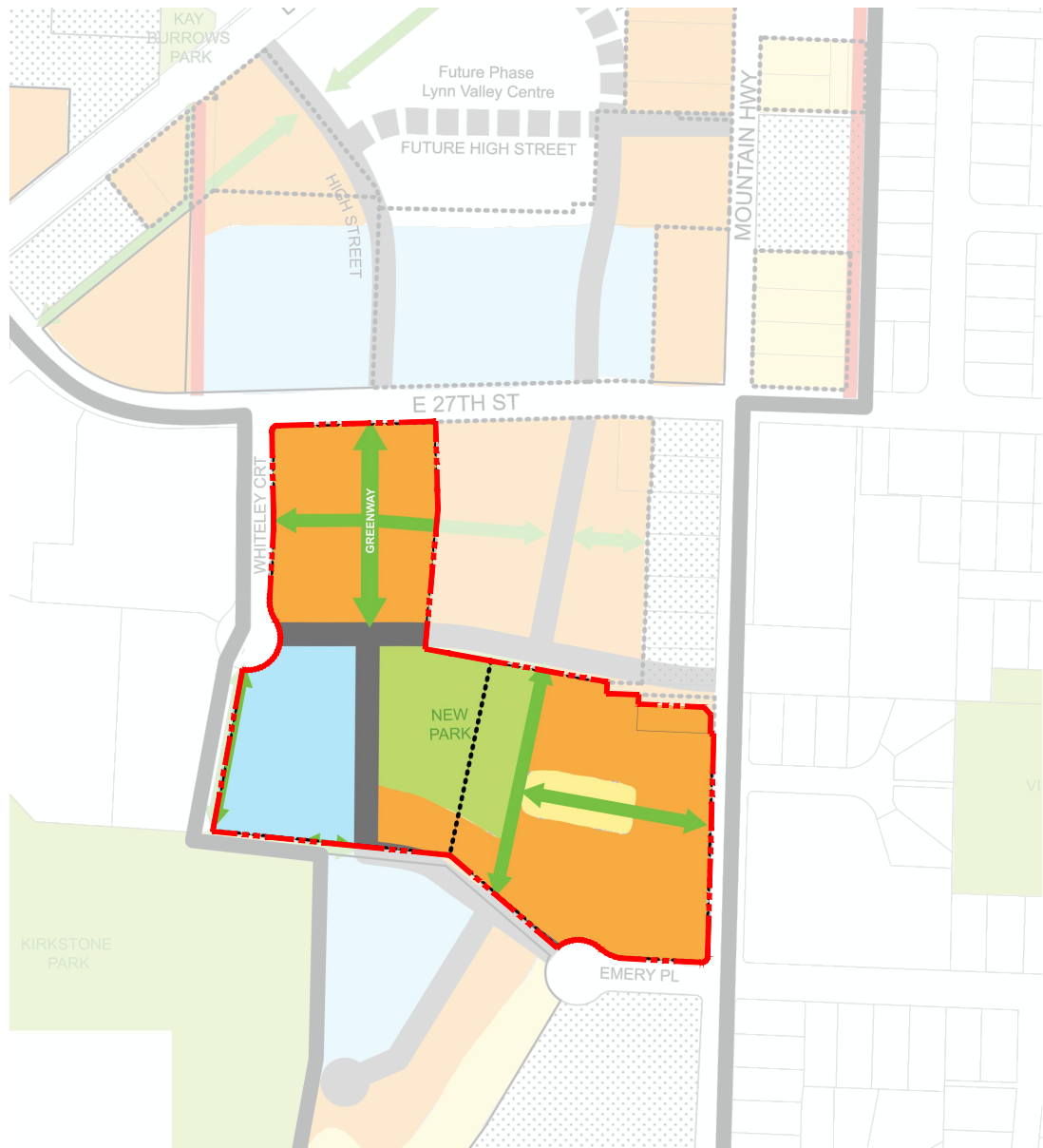
DEVELOPED BY MIRAGE
MANAGEMENT





CONTEXT PLAN
MOUNTAIN VILLAGE GREEN FAMILY COMMUNITY

1:2000 DECEMBER 21, 2021



EXCERPT FROM LYNN VALLEY TOWN CENTRE FLEXIBLE PLANNING FRAME WORK DATED OCTOBER 7, 2013 FOR ILLUSTRATIVE PURPOSES.

LEGEND

- Up to 3 storeys
- Up to 5 storeys
- Up to 8 storeys
(additional height considered case by case (9 - 12 storeys))
- Existing development
- Consolidation required
- New roads
- New service lanes
- Future road connections
- Pathways/Greenways
- Town centre boundary



LAND PARCEL PLAN
MOUNTAIN VILLAGE GREEN FAMILY COMMUNITY

1:2000 DECEMBER 21, 2021

Total Gross Floor Area (sqft)	Gross Site Area (sqft)	FSR
1180829	483308	2.44

Building Number	Residential Use	FSR Floor Area of Building	Net Saleable/Rental per Building	Number of Units per Building	Residential Use (FSR Area)			Residential Use (Number of Units)					
					Replace Rental	Lifestyle Rental	Strata	Replace Rental	Lifestyle Rental	Strata			
A	Replacement Rental Residential	53,820	45,747	61	53,820			61					
B	Lifestyle Rental - Active	134,330	108,756	207		134,330			207				
C	Replacement Rental Residential	93,645	79,598	106	93,645			106					
D	Lifestyle Rental - Entrepreneurs	171,366	137,093	211		171,366			211				
E	Strata Residential	153,188	128,192	171			153,188			171			
F	Strata Residential	93,000	79,050	105			93,000			105			
G	Lifestyle Rental - Furnished	74,916	59,933	120		74,916			120				
H	Strata Residential	113,664	96,614	129			113,664			129			
I	Strata Residential	154,568	130,573	163			154,568			163			
J	Strata Residential	138,332	115,565	154			138,332			154			
Totals					1,180,829	981,121	1,428	147,465	380,612	652,752	167	538	722
								12%	32%	55%	12%	38%	51%
Totals									528,077	652,752		705	722
									45%	55%		49%	51%

LEGEND

	REPLACEMENT RENTAL RESIDENTIAL
	LIFESTYLE RENTAL RESIDENTIAL
	STRATA RESIDENTIAL



ILLUSTRATIVE MASTER PLAN
MOUNTAIN VILLAGE GREEN FAMILY COMMUNITY
 1:2000 DECEMBER 21, 2021



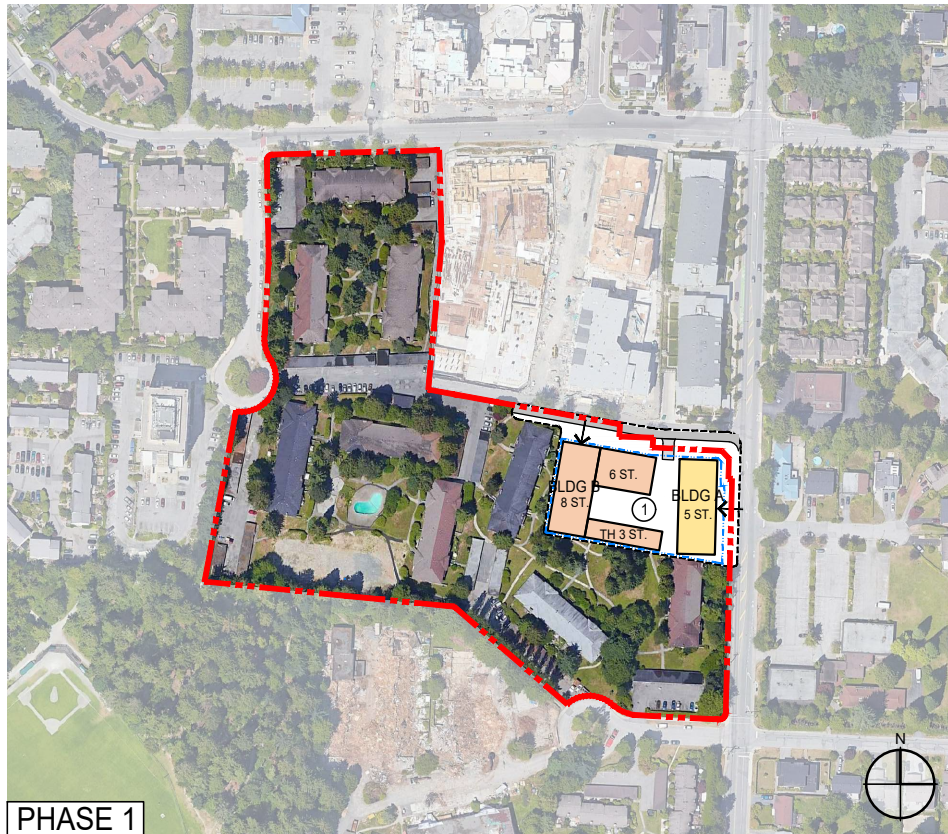
VIEW FROM SOUTHEAST

VIEW FROM SOUTHWEST

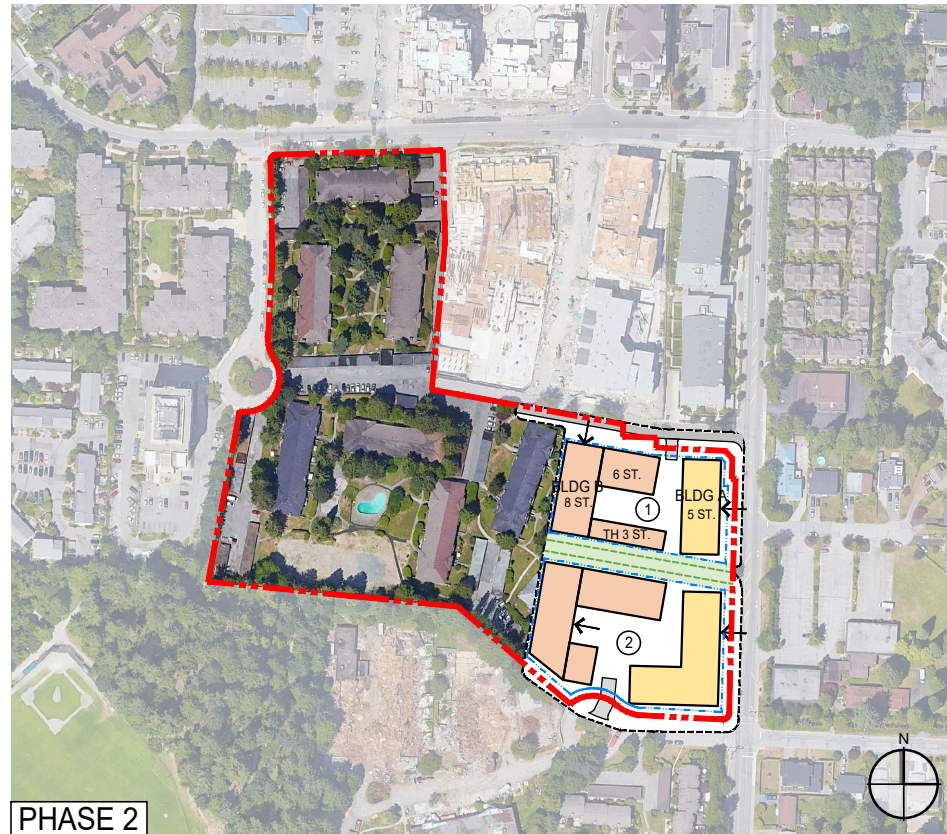
LEGEND	
	REPLACEMENT RENTAL RESIDENTIAL
	LIFESTYLE RENTAL RESIDENTIAL
	STRATA RESIDENTIAL

ILLUSTRATIVE MASTER PLAN PERSPECTIVES MOUNTAIN VILLAGE GREEN FAMILY COMMUNITY

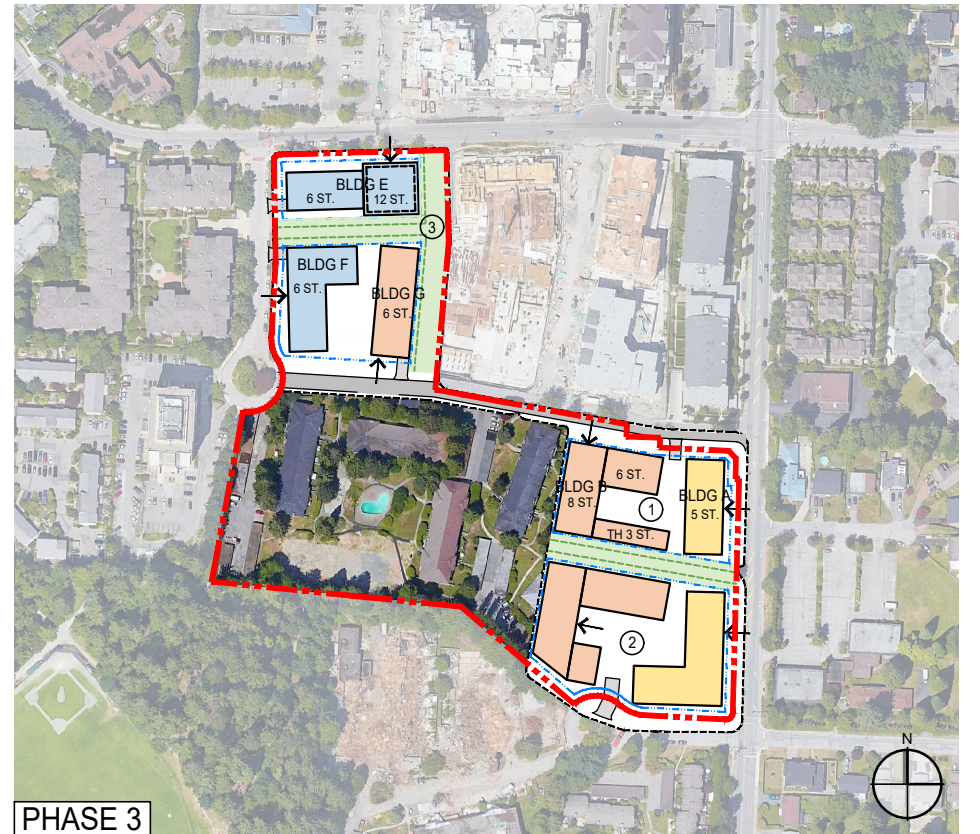
NTS DECEMBER 21, 2021



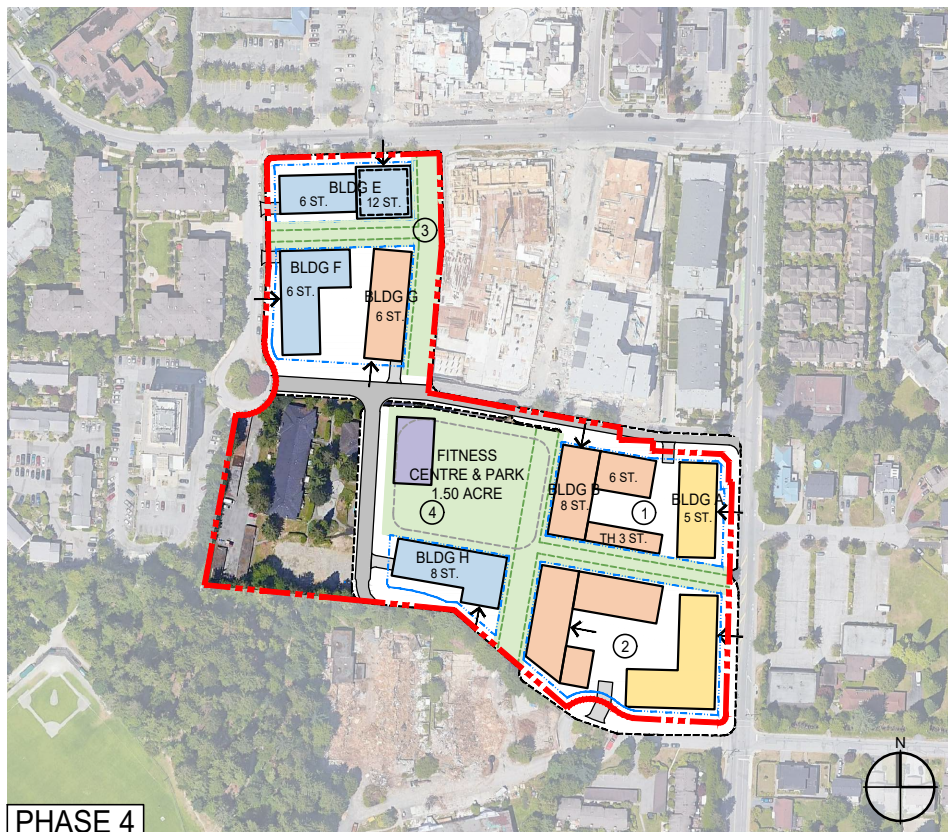
PHASE 1



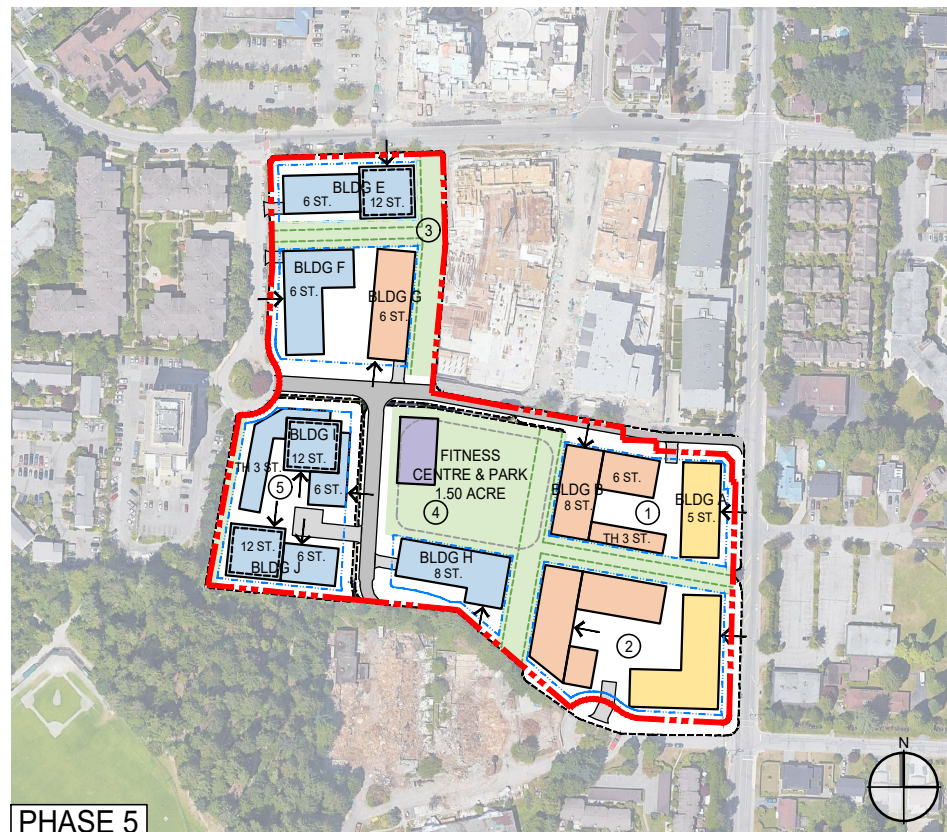
PHASE 2



PHASE 3



PHASE 4



PHASE 5

Total Gross Floor Area (sqft)	Gross Site Area (sqft)	FSR
1180829	483308	2.44

Phase	Building Number	Residential Use	FSR Floor Area of Building	Net Saleable/Rental per Building	Number of Units per Building	Residential Use (FSR Area)			Residential Use (Number of Units)					
						Replace Rental	Lifestyle Rental	Strata	Replace Rental	Lifestyle Rental	Strata			
1	A	Replacement Rental Residential	53,820	45,747	61	53,820			61					
	B	Lifestyle Rental - Active	134,330	108,756	207		134,330			207				
2	C	Replacement Rental Residential	93,645	79,598	106	93,645			106					
	D	Lifestyle Rental - Entrepreneurs	171,366	137,093	211		171,366			211				
3	E	Strata Residential	153,188	128,192	171			153,188			171			
	F	Strata Residential	93,000	79,050	105			93,000			105			
4	G	Lifestyle Rental - Furnished	74,916	59,933	120		74,916			120				
	H	Strata Residential	113,664	96,614	129			113,664			129			
5	I	Strata Residential	154,568	130,573	163			154,568			163			
	J	Strata Residential	138,332	115,565	154			138,332			154			
Totals						1,180,829	981,121	1,428	147,465	380,612	652,752	167	538	722
									12%	32%	55%	12%	38%	51%
									45%	55%		49%	51%	