

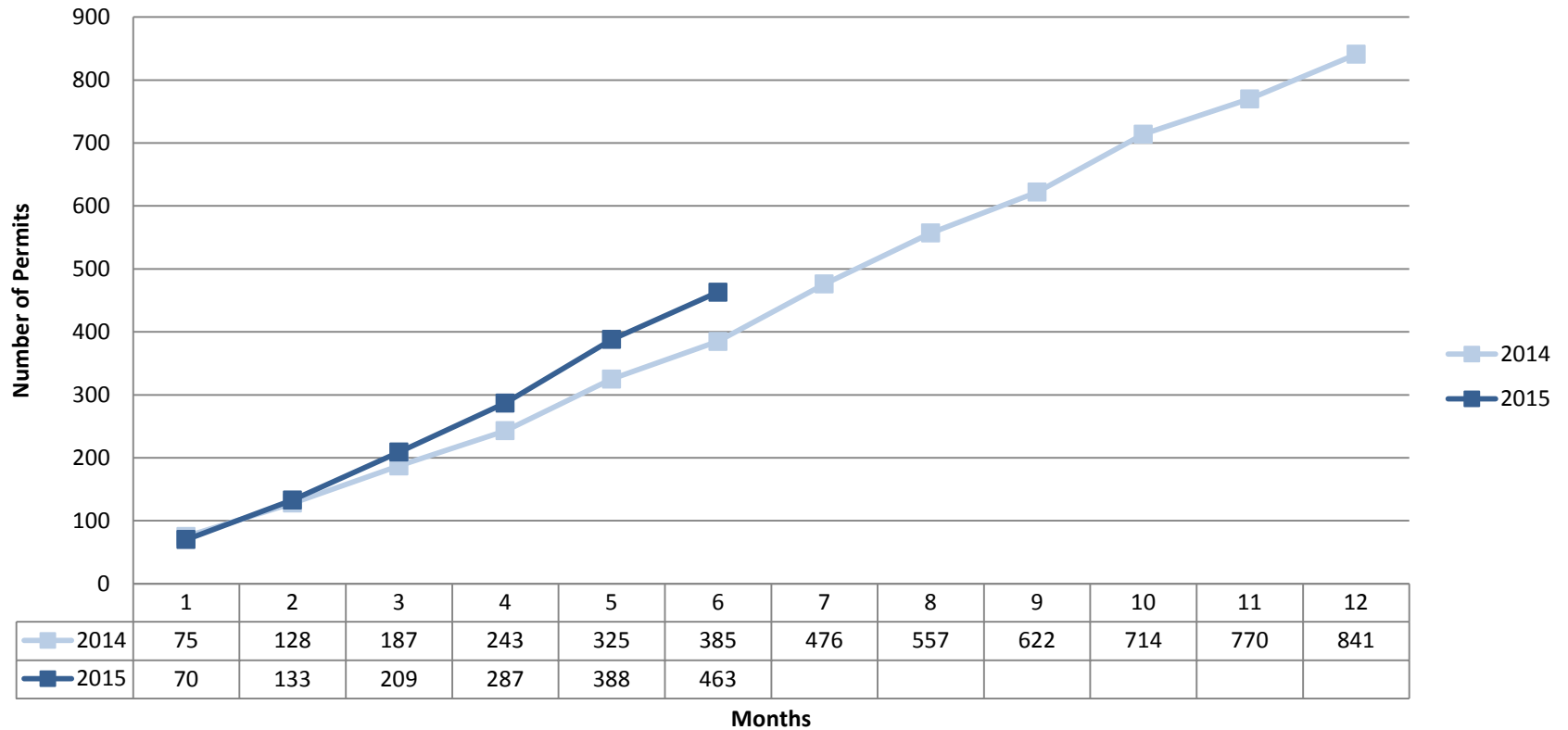
Part 1

PPP Year to Date

Part 2

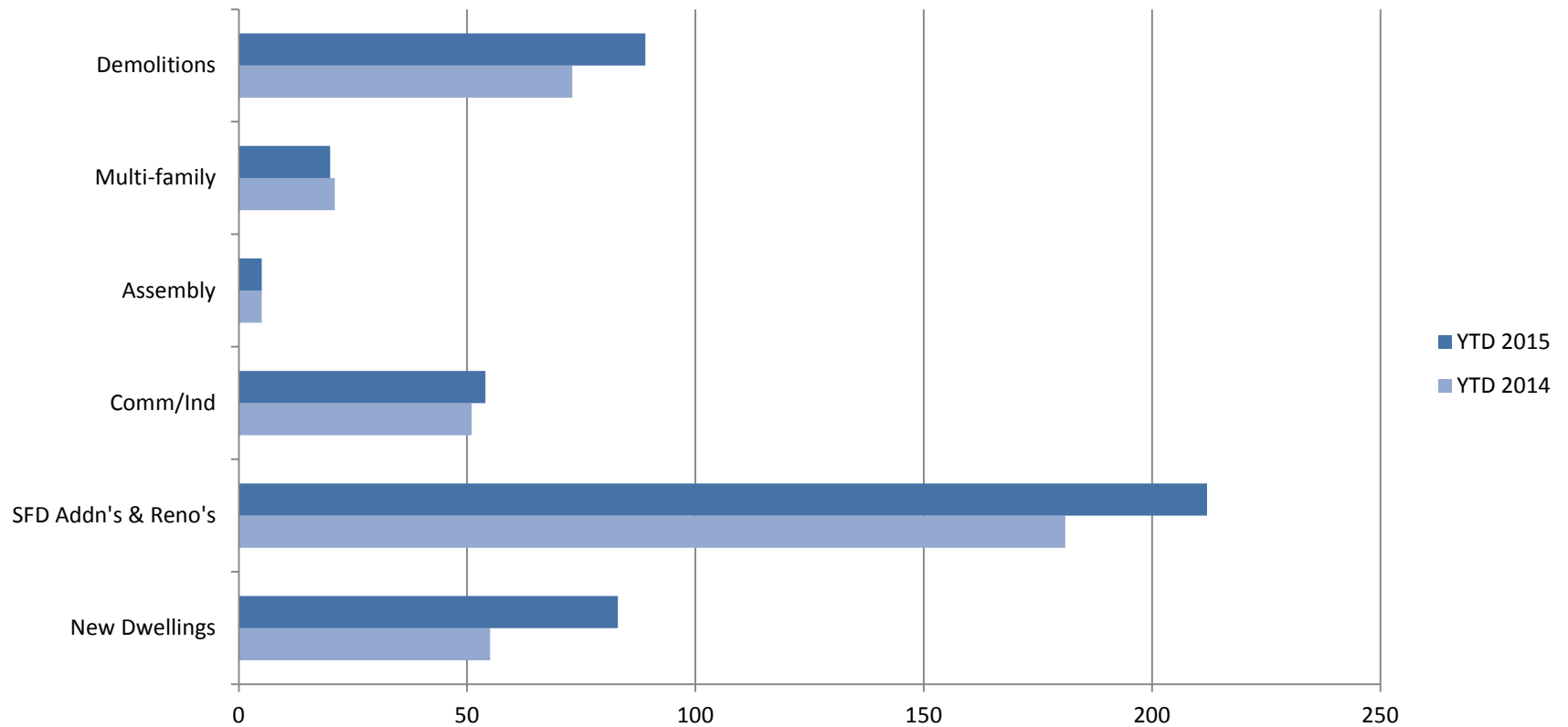
Early Input Opportunity

Building Permits Issued YTD 2014 and 2015



Building permits ↑20%

Permits Issued YTD 2014 and 2015 by Use



Trade Permits

- Electrical Permits ↑20%
- Mechanical Permits ↑10%
- Gas Permits ↑15%

Business Licences

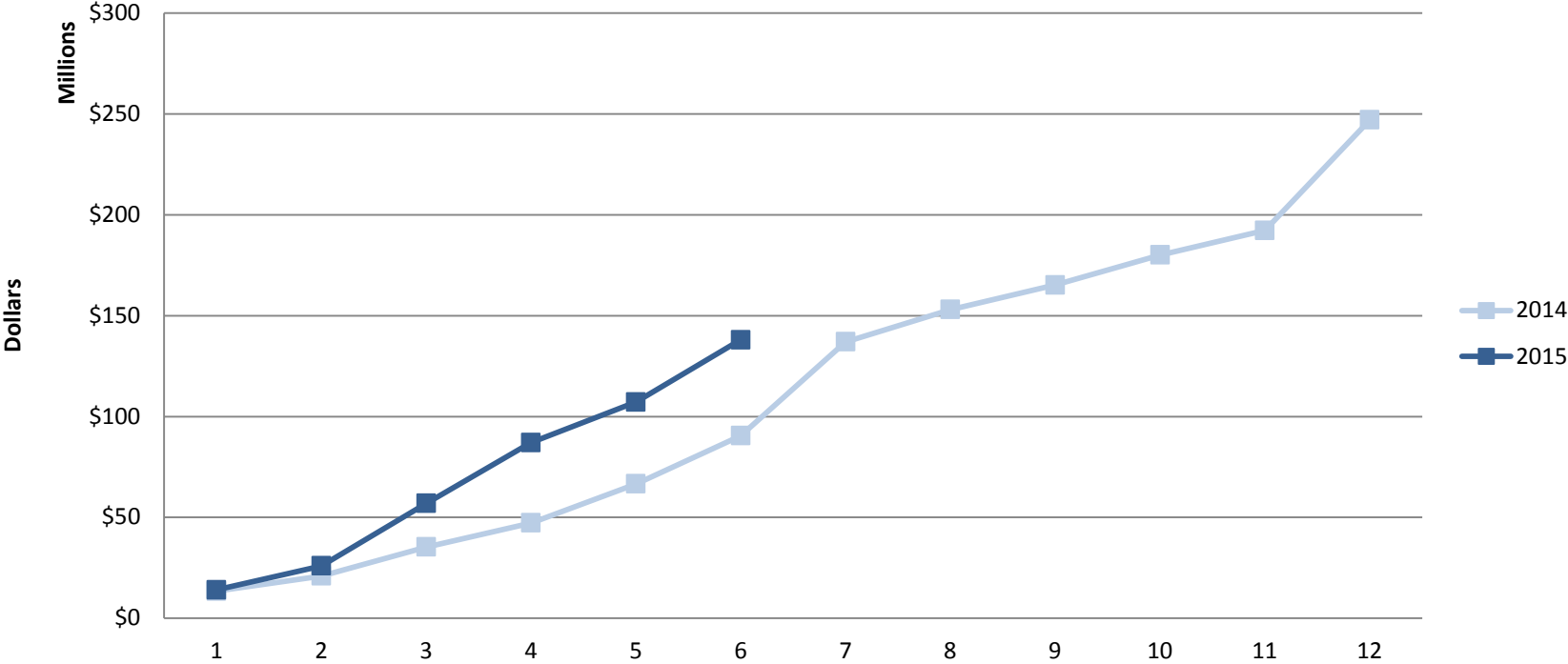
- 4616 licenced businesses ↑2%

Highway Use Permits Issued



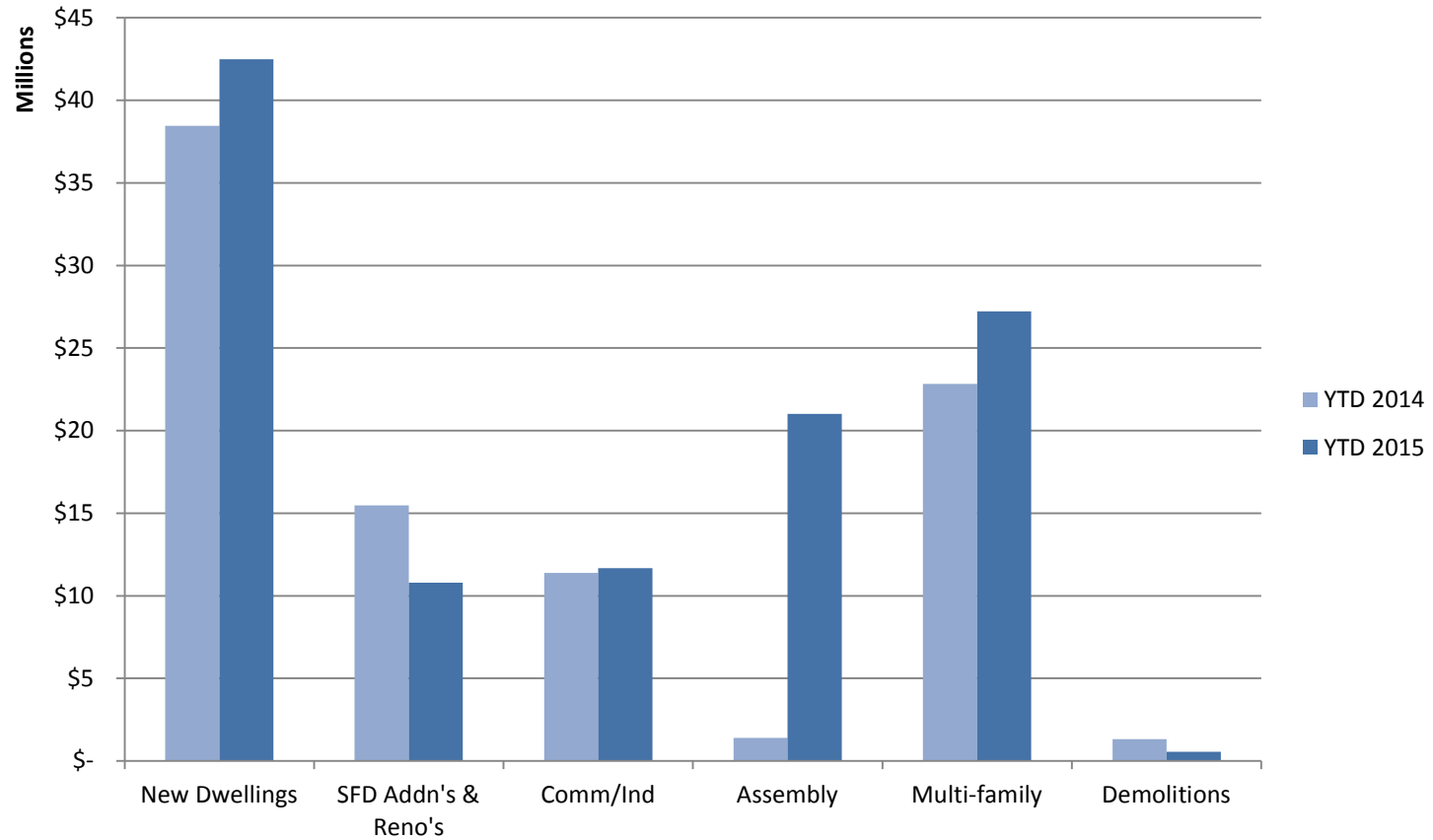
Highway Use Permits ↑33%

Total Building Permit Construction Value

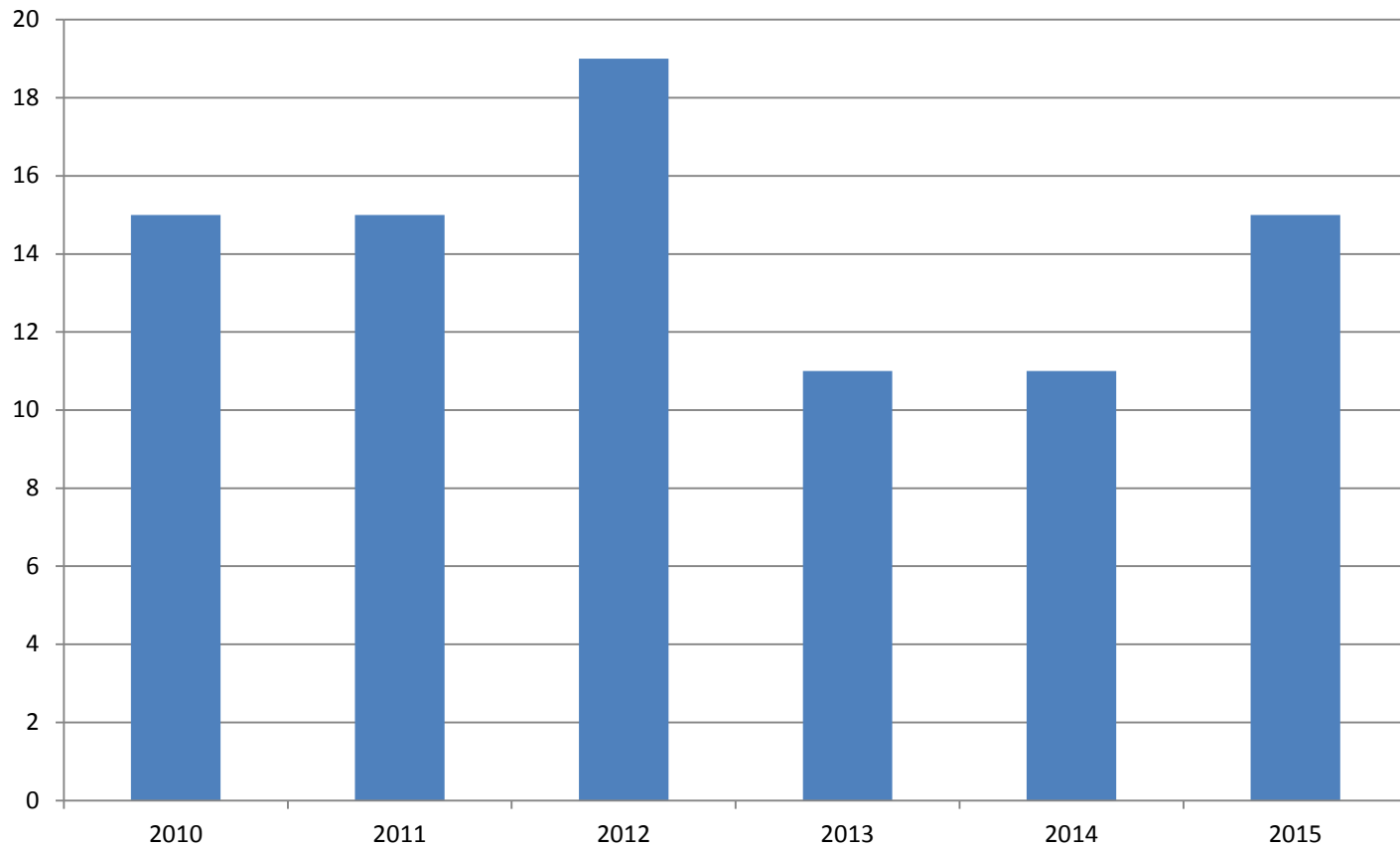


Building Permit Revenue ↑ 35%

Construction Value YTD 2014 & 2015



Preliminary Planning Apps YTD



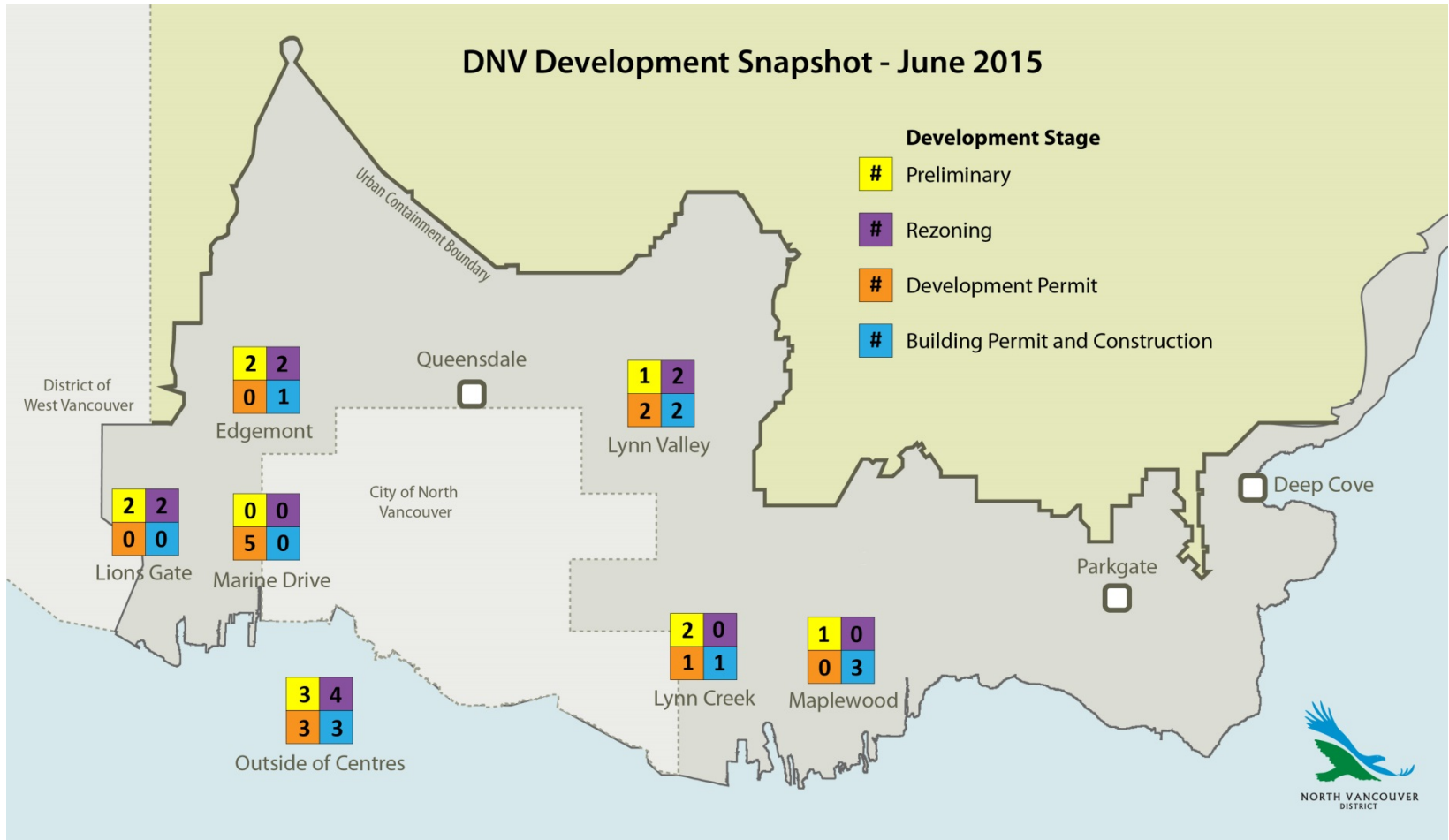
Significant Occupancies YTD

- Seylynn Village - 201 units
- Canyon Springs - 108 units
- Parkgate- 16 units
- The Ave - 30 units

DNV Development Snapshot - June 2015

Development Stage

- # Preliminary
- # Rezoning
- # Development Permit
- # Building Permit and Construction



End of Part 1

Discussion



Part 2 -Early Input Opportunity

1634 and 1748 Capilano Road

1634 and 1748 Capilano Road

- 170 Room Full Service Hotel
- 246 strata residential units
- 33 rental residential units



Curling looking east

Preliminary Planning Application

- Preliminary Planning Application - February 26
- Early public input meeting – April 23*
- ADP – May 14
- July 27 – Committee of the Whole Council early input
- Consolidate staff, community and Council comments into PPL



Mcguire looking north

The Site

Site:

- Approximately 2.5 acres @
- 1634 and 1748 Capilano Road

Curent Use:

- Best Western and Comfort Inn
- 170 Rooms

OCP Designation:

- “Commercial Residential Mixed Use Level 1” up to 1.75 with no hotel

Lions Gate Implementation Plan:

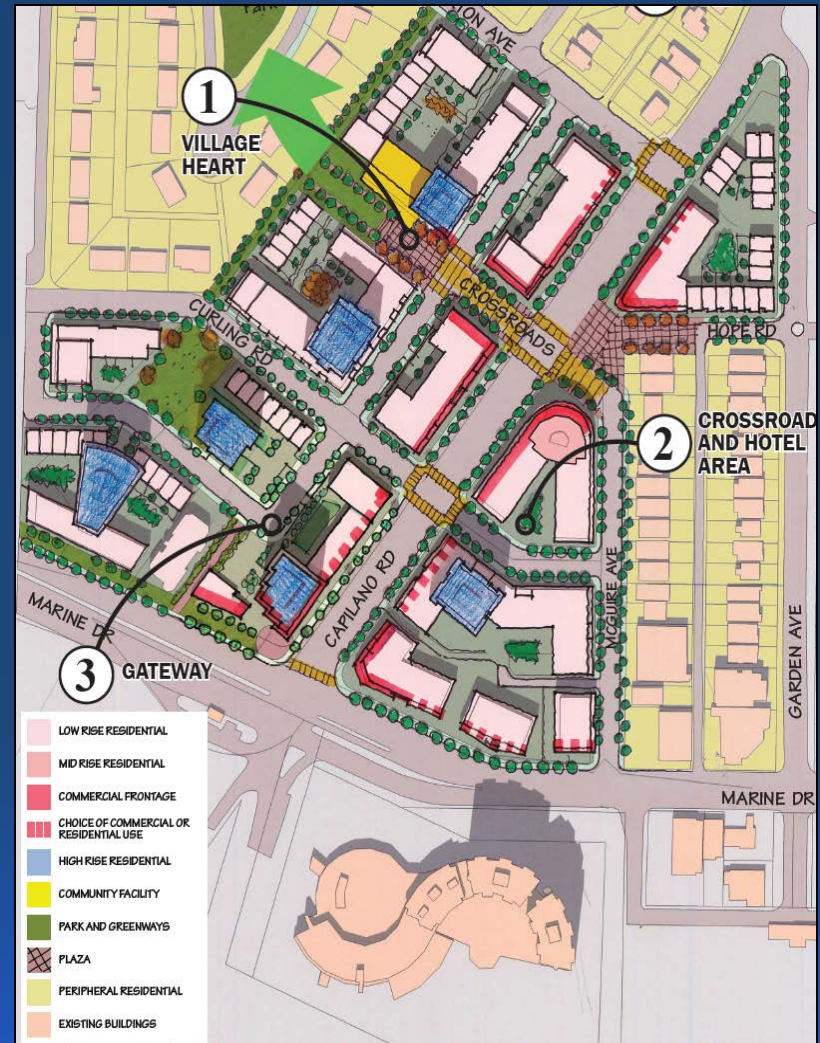
- Supports hotel up to 3.0 FSR
- 6-12 storeys north of Curling
- 16-18 storeys south of Curling



Lions Gate Implementation Plan

Key Features:

- Curling Rd Extension
- Crossroads to McGuire Connection
- McGuire Ave to become a walking, cycling, bus route
- Retain 100-170 hotel units through density bonus



The Proposal

North of Curling:

- 170 room full service hotel
- 33 unit market rental
- 5 - 10 storeys

South of Curling:

- 246 units market strata
- 6 - 22 storeys

Combined:

- 3.85 FSR
- 539 parking stalls proposed (1.2/unit)



View from Southeast of McGuire Avenue



Curling and McGuire

Implementation Plan / Proposal

2 Key Differences

- FSR (3.0 to 3.85)
- Building Height (18-22 Storeys)

FSR

- More rooms (100-170)
- Larger rooms
- Full Service Facility
 - Dining Room
 - Coffee Shop
 - Meeting Rooms
 - 300 Person Banquet Facility
 - Lounge
- Larger Back of House
 - Multi-facility kitchen
 - On-Site Laundry



Looking north up McGuire

Implementation Plan / Proposal

2 Key Differences

- FSR (3.0 to 3.85)
- Building Height (18-22 Storeys)

Height

- 27,500 sq ft dedications
- Consistent with Grouse Inn
- Steps down from south to north
- Insist on design excellence



Looking north up McGuire

Community Benefits

- Complements the Lions Gate complete, compact and sustainable vision
- Economic generator:
 - Supports local tourism
 - Supports current and future business needs
 - Jobs for community
- Enhancement to the Lower Capilano Rd pedestrian, bike and vehicle Network
- Rental housing
- Commercial tax generator
- Local improvements
- Affordable local hotel rooms retained



Curling and Capilano

Support

Support Letters From:

- NV Chamber of Commerce;
- WV Chamber of Commerce
- NS Tourism Assoc.;
- Tourism Industry Assoc. BC;
- Cap Suspension Bridge; Grouse Mountain;
- Cypress Mountain;
- Lonsdale Quay and Lonsdale Quay Hotel
- District of West Vancouver

Early Council Input – Discussion

- Density – 3.85 FSR to support hotel
- Height – 22 storey residential
- Any other comments

