

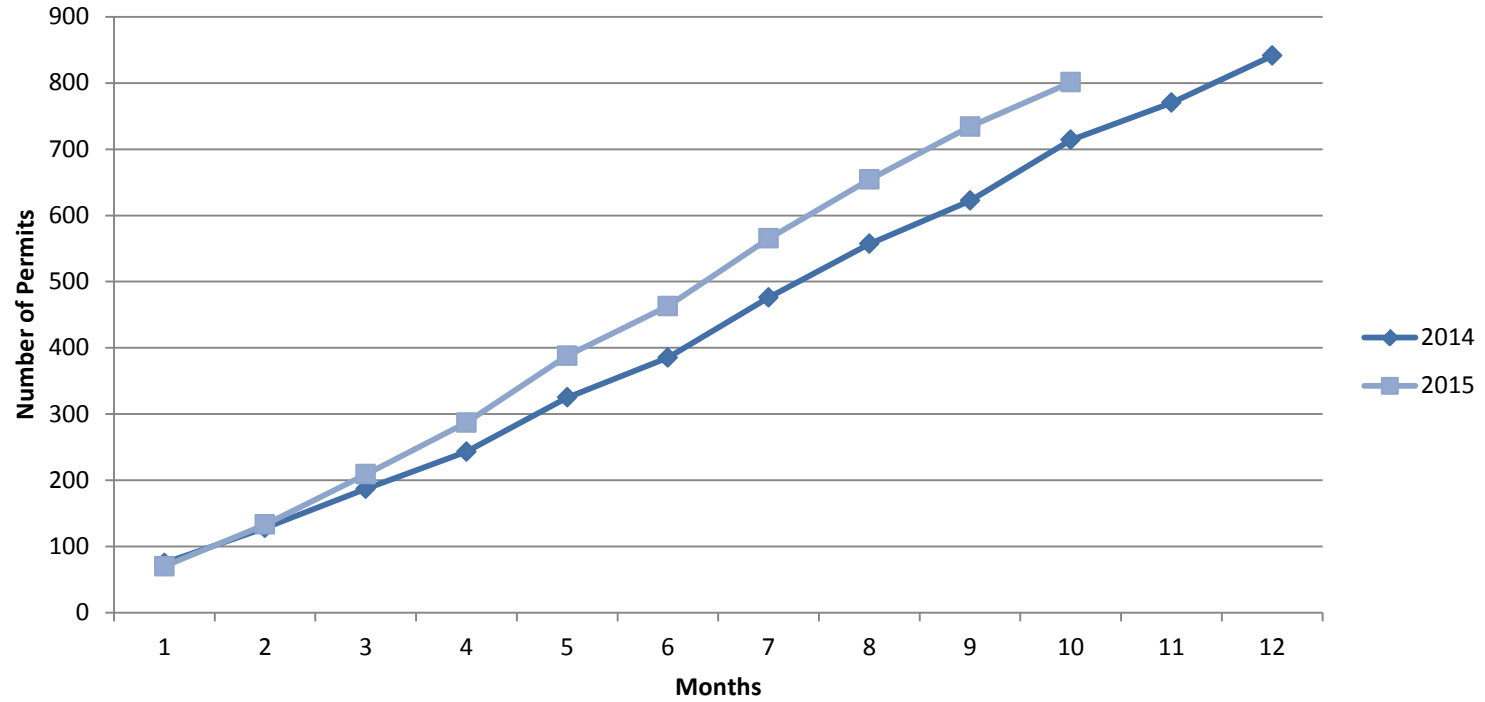
Part 1

PPP Year to Date

Part 2

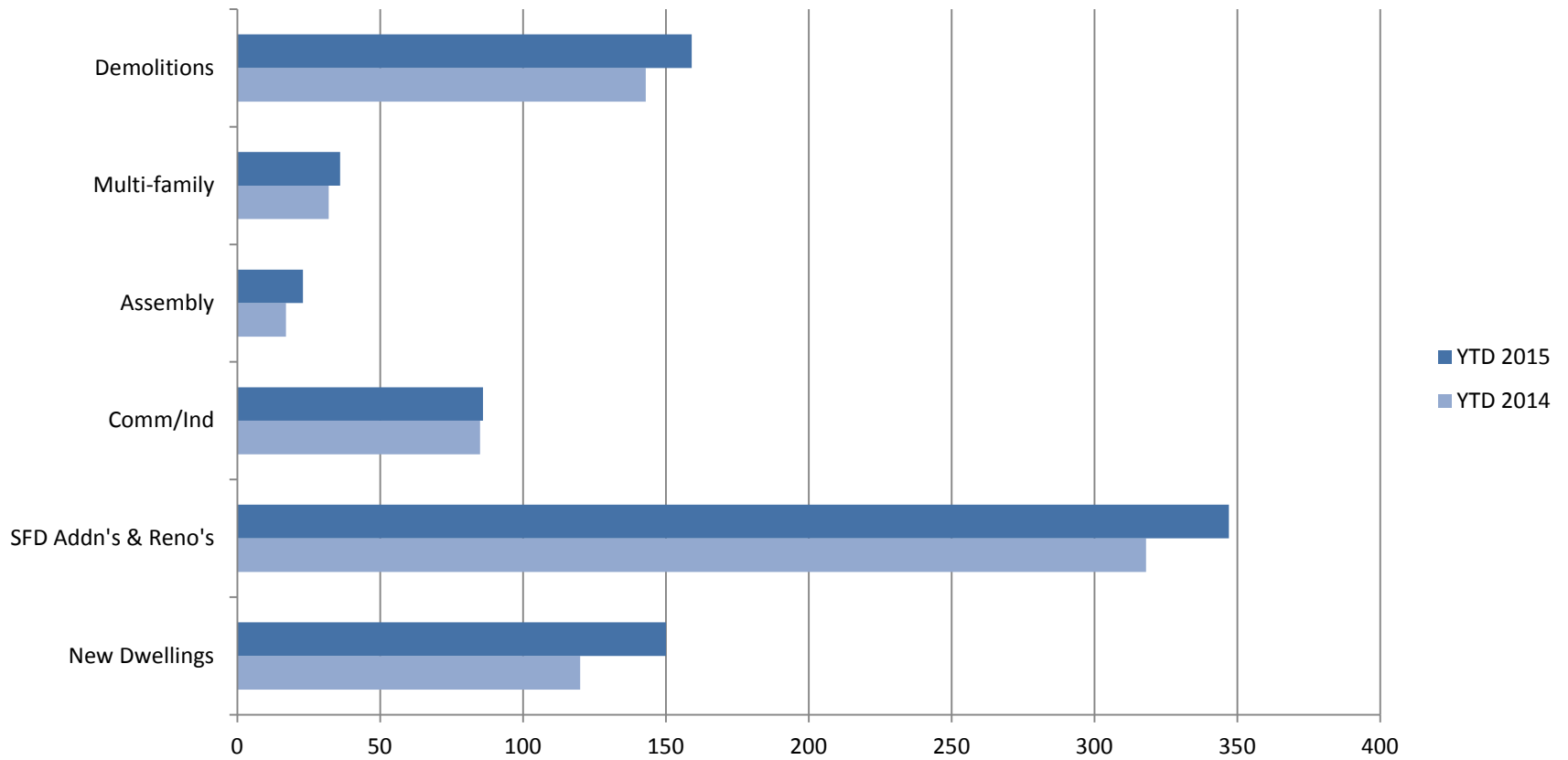
Early Input Opportunity

Total Building Permits Issued



Building permits ↑12%

Permits Issued YTD 2014 and 2015 by Use



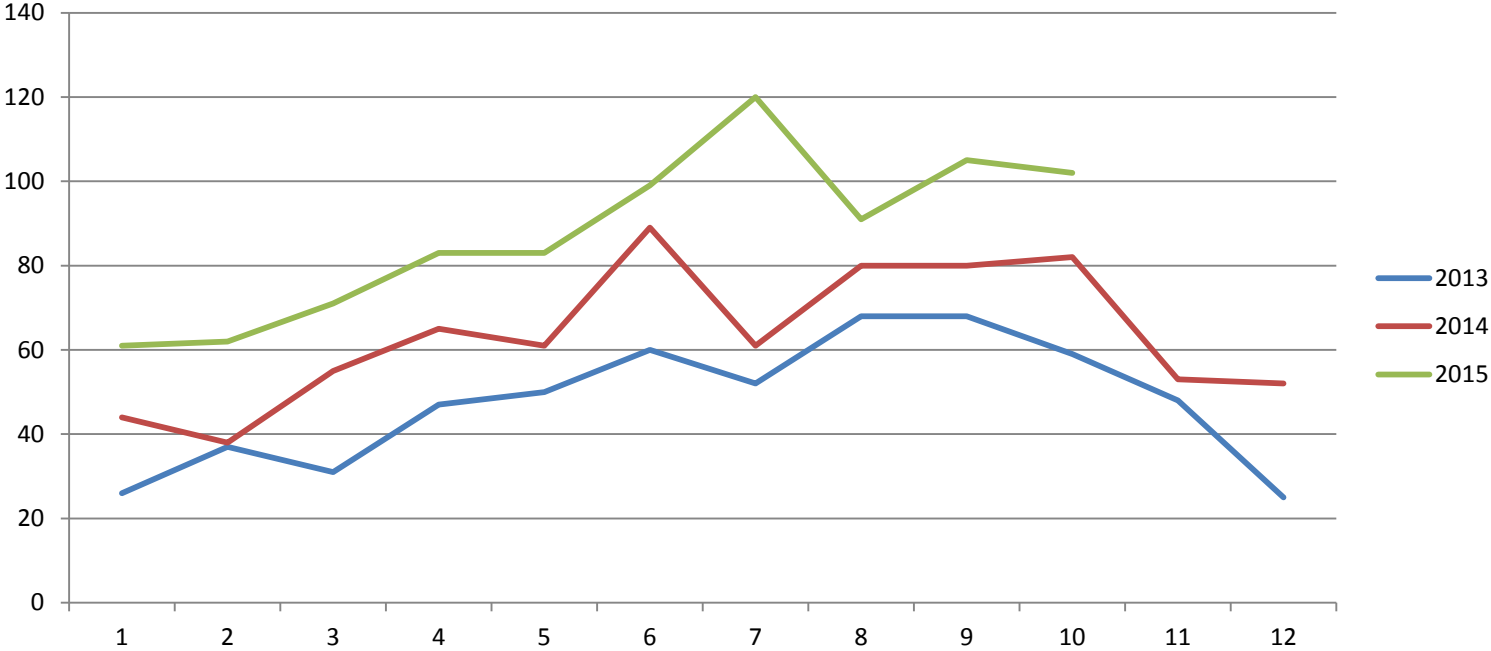
Trade Permits

- Electrical Permits ↑21%
- Mechanical Permits ↑3%
- Gas Permits ↑14%

Business Licences

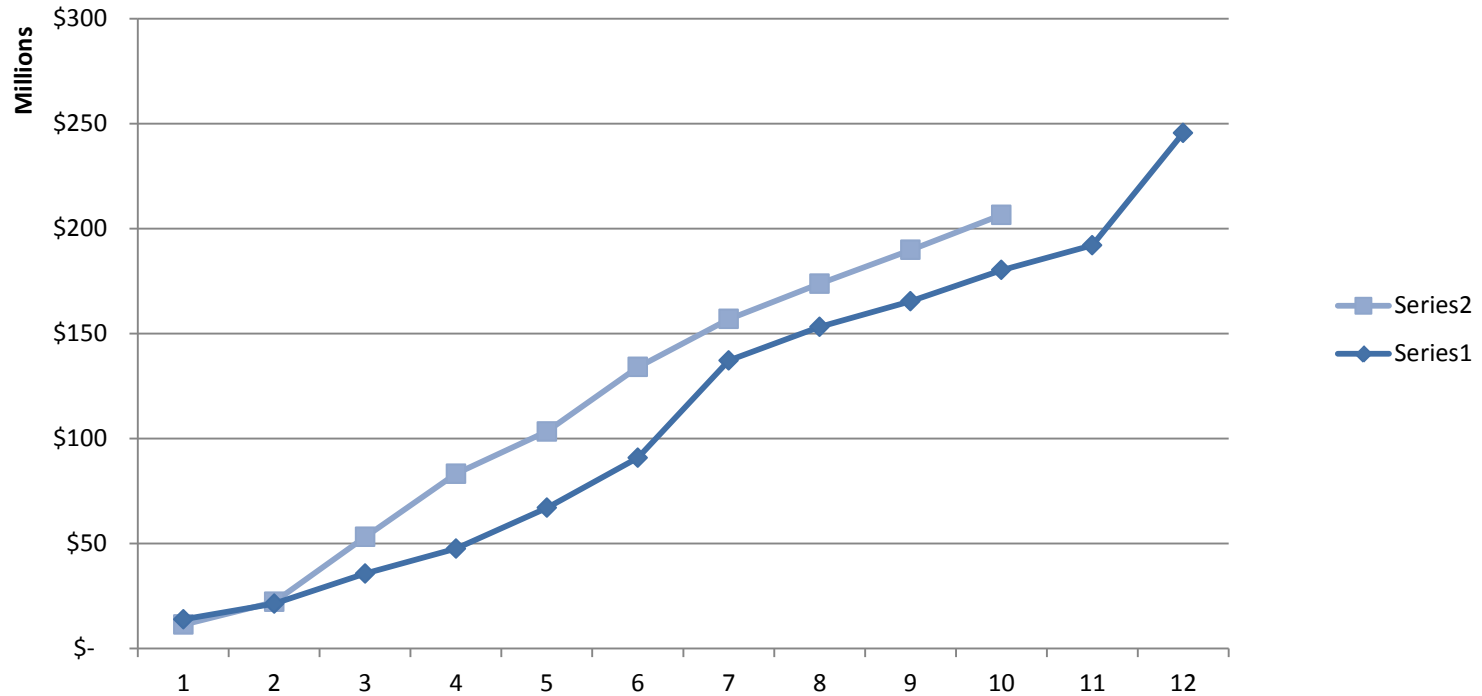
- 5100 licenced businesses ↑2.5%

Highway Use Permits Issued



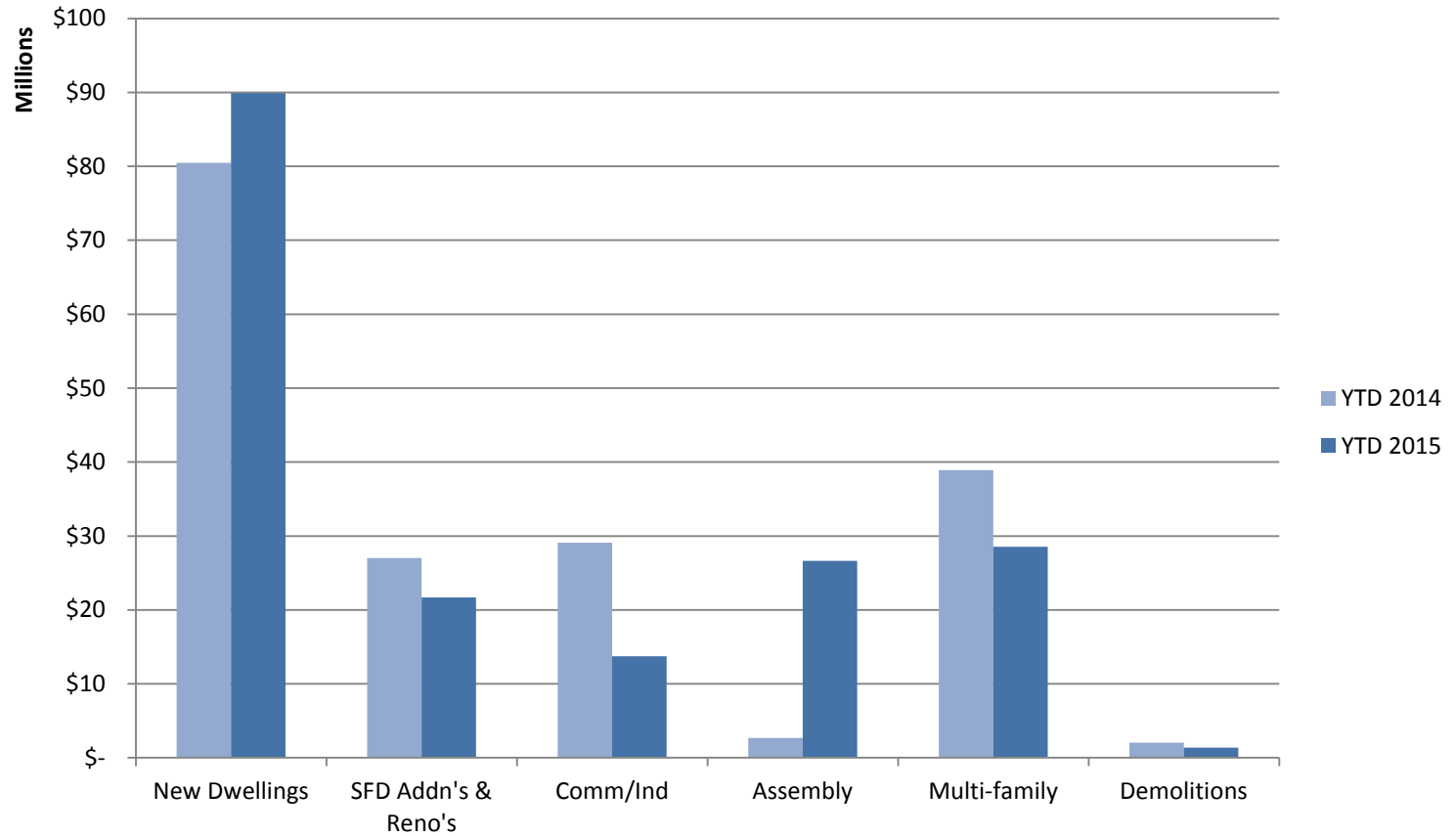
Highway Use Permits ↑34%

Total Building Permit Construction Value

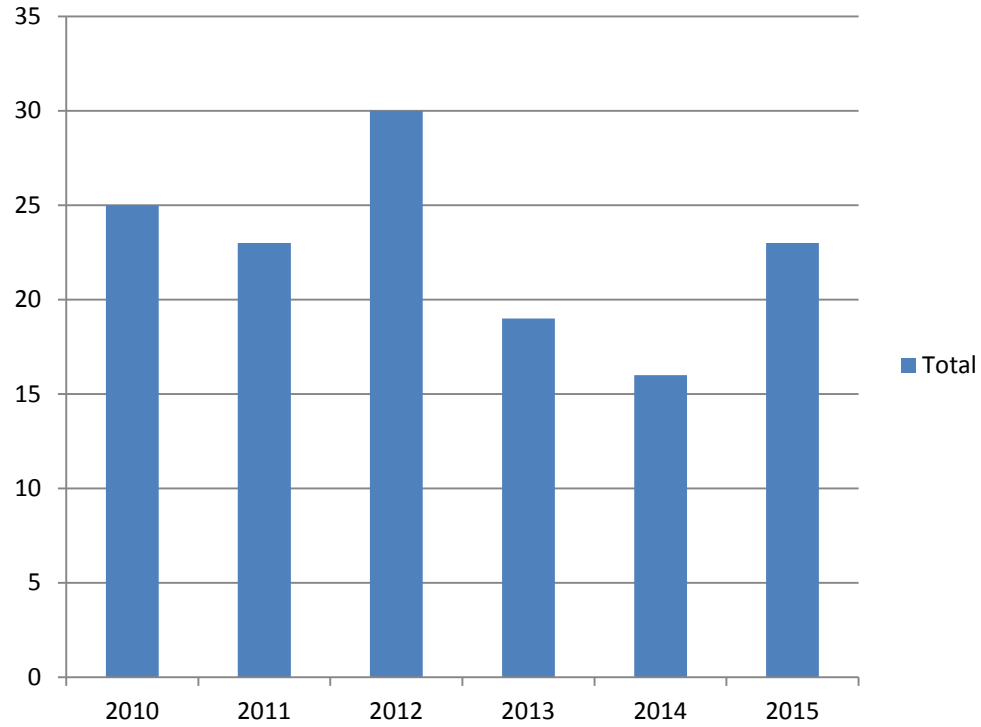


Construction Value up 15%

Construction Value YTD 2014 and 2015



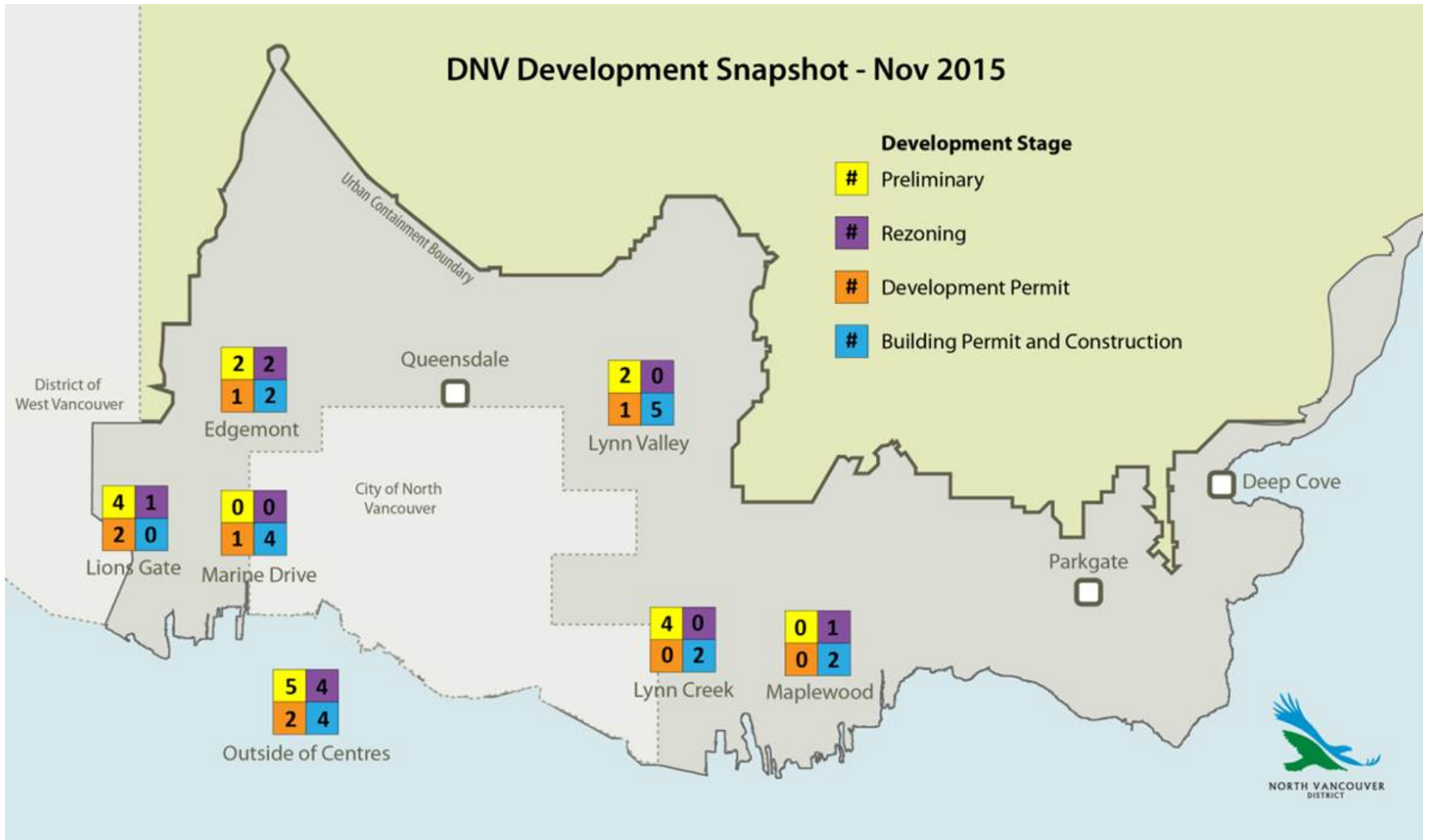
Preliminary Planning Apps YTD



DNV Development Snapshot - Nov 2015

Development Stage

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



End of Part 1

Discussion



Part 2 -Early Input Opportunity

1401 Hunter Street - Lynn Creek

Lions Gate – Peripheral Area

303 Marine Drive – West Vancouver

1401 Hunter Street

Site:

- Approximately 2.095 acres

Curent Use:

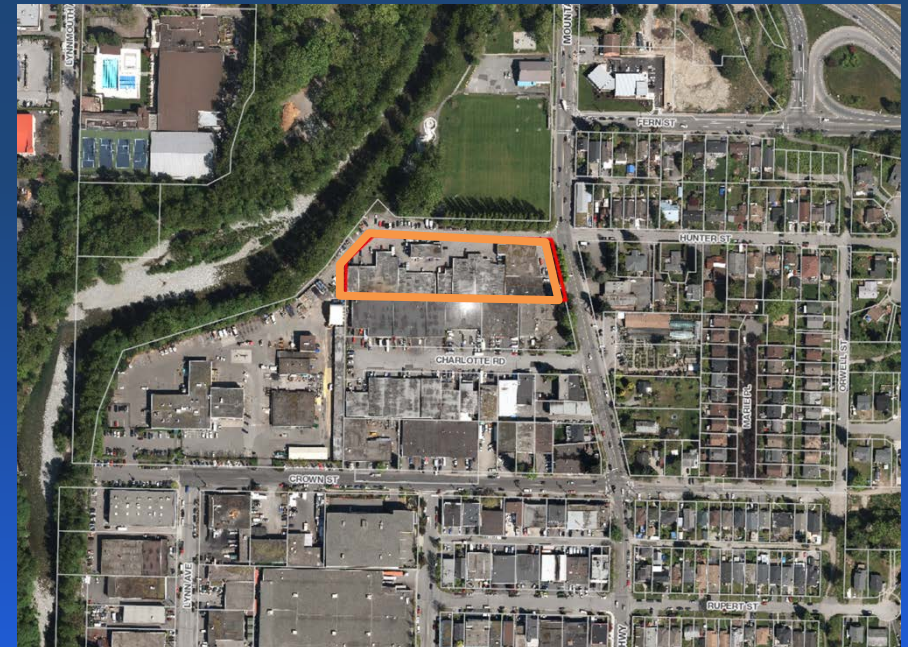
- Light Industrial

OCP Designation:

- Commercial Residential Mixed Use Level 3

Lynn Creek Implementation Plan:

- Replace existing Seylynn Hall
- New community facility adjacent to Seylynn Park
- Ped and Bike Network
- Riparian area improvements
- Housing diversity goals



The Proposal

- 316 residential units
- 1-15 storey tower
- 1- 26 storey tower
- 4 storey ground oriented townhouse
- 6 storey community centre / residential
- 3.50 FSR



Hunter St
and
Mountain
Hwy

Key Features:

- Preferred location for Lynn Creek Community Centre
- Seylynn Park improvements
- CPTED “Eyes on the Park”
- East / West ped and bike link





Seylynn Park



Hunter St and Mountain Hwy

Implementation Plan / Proposal

One Key Difference

- Building Height 12 & 20 vs 15 & 26



Implementation Plan / Proposal

Height

- Insist on design excellence
- Integration of community centre
- Minimize shadow / view impacts



1401 Hunter Street

Comments?



LIONS GATE PERIPHERAL AREA

EARLY INPUT OPPORTUNITY



NOVEMBER 16, 2015

LIONS GATE PERIPHERAL AREA

2013

Lower Capilano Village Centre: Peripheral Area Housing Policy



Figure 1. Single-family detached types

Housing Objectives:

- i. Provide for a variety of privately owned, attached multi-family housing with a mix of density options that enhance the character of the neighbourhood.
- ii. Provide an option to neighbouring home and improve green space and amenability.

Housing Policy

1. Support new housing typologies compatible with the Lower Capilano Village Centre Regeneration Plan (shown) and add to the District's stock of private and affordable multi-family housing for illustrated in Map 3 and specified in Table 2.
2. Support existing detached single family lots located in Zones 1, 2 and 4 on Map 3 available for new single family with detached curb lots, or duplex, triplex or fourplex development ranging in density from 0.5 to 0.75 floor area ratio (FAR) depending on the size of block and zoning in the guidelines set in Table 2.
3. Support on all lots of existing lots in Zones 1, 2 and 4 on Map 3 available for townhouse or rowhouse ranging in density from 0.8 to 3.0 FAR, according to the guidelines set in Table 2.
4. Support construction of existing lots in Zone 3 on Map 3 available for townhouse development of up to approximately 1.75 FAR, according to the guidelines set in Table 2.
5. Support single family properties on McEwen Court and the northern extent of Gordon Place within the Peripheral Area available for combined single family use in the future and medium term, subject to future planning review.



LIONS GATE PERIPHERAL AREA

2013

Lower Capilano Village Centre: Peripheral Area Housing Policy



Figure 1: Range of possible housing types

Housing Objectives:

- Provide a variety of privately owned, market-rate family housing with varied lot sizes and densities that enhance the character of the neighbourhood.
- Provide a transition in housing lot size and improve green space and connectivity.

Housing Policy:

1. Support new housing types that are compatible with the Lower Capilano Village Centre Implementation Plan (2013) and add to the District's much needed supply of private owned and tenurally multi-family housing as illustrated on Map 1 and specified in Table A.
2. Support existing detached single family lots located in Zone 1, 2 and 4 on Map 1 to remain as a new single family with detached coach house, or duplex, subject to the right density process ranging in density from 0.5 to 0.75 floor space ratio (FSR) depending on the size of the lot and according to the guidelines set out in Table A.
3. Support conversion of existing lots in Zone 1, 2, and 4 on Map 1 to multi-unit residential or multi-unit residential or density from 0.4 to 1.2 FSR, according to the guidelines set out in Table A.
4. Support conversion of existing lots in Zone 7 on Map 1 to multi-unit residential or density from 0.5 to 1.2 FSR according to the guidelines set out in Table A.
5. Encourage the single family properties on McLaughlin Court and the western corner of Sutherland Place within the Paganelli Area to remain as detached single family use in the short and medium term subject to future planning review.



2015

INTERNAL STAFF
WORKSHOP

01

FEBRUARY

DRAFT
CONCEPTS

02

MARCH

WORKSHOP WITH
STAKEHOLDERS

03

MARCH

PREFERRED
CONCEPT

04

APRIL

INFRASTRUCTURE
PLANNING

05

MAY



LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
- REFINE **PATHS, MULTI-USE TRAILS**

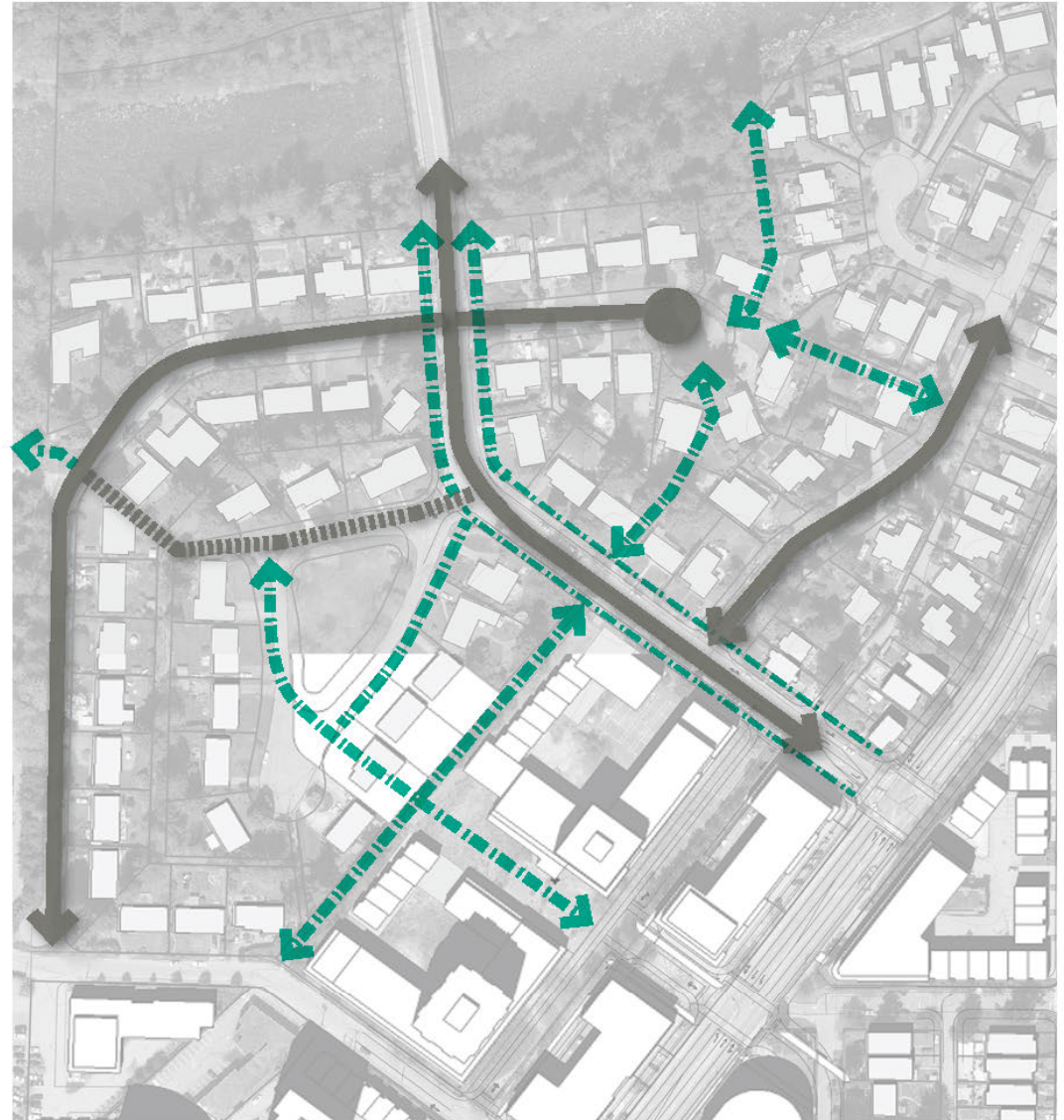


FIGURE 1

LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
- REFINE **PATHS, MULTI-USE TRAILS**
- ACHIEVE 15 METRE **RIPARIAN SETBACK**

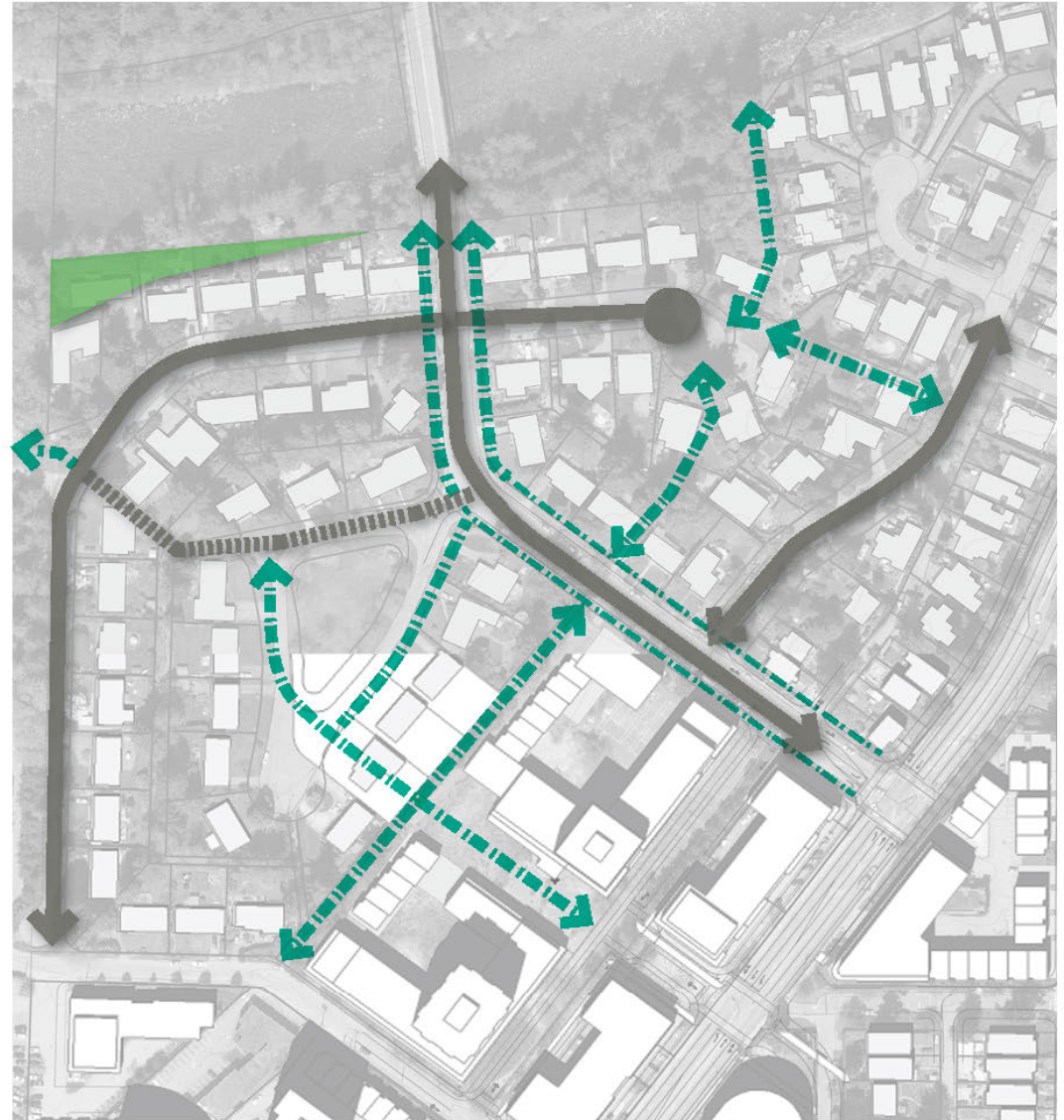


FIGURE 1

LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
- REFINE **PATHS, MULTI-USE TRAILS**
- ACHIEVE 15 METRE **RIPARIAN SETBACK**
- **RIVER WALK** OUTSIDE RIPARIAN



FIGURE 1

LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
- REFINE **PATHS, MULTI-USE TRAILS**
- ACHIEVE 15 METRE **RIPARIAN SETBACK**
- **RIVER WALK** OUTSIDE RIPARIAN
- EXPANDED **BELLE ISLE PARK**



FIGURE 1

LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
- REFINE **PATHS, MULTI-USE TRAILS**
- ACHIEVE 15 METRE **RIPARIAN SETBACK**
- **RIVER WALK** OUTSIDE RIPARIAN
- EXPANDED **BELLE ISLE PARK**
- INTEGRATE A **DAYCARE** IN THE HEART OF THE PERIPHERAL AREA



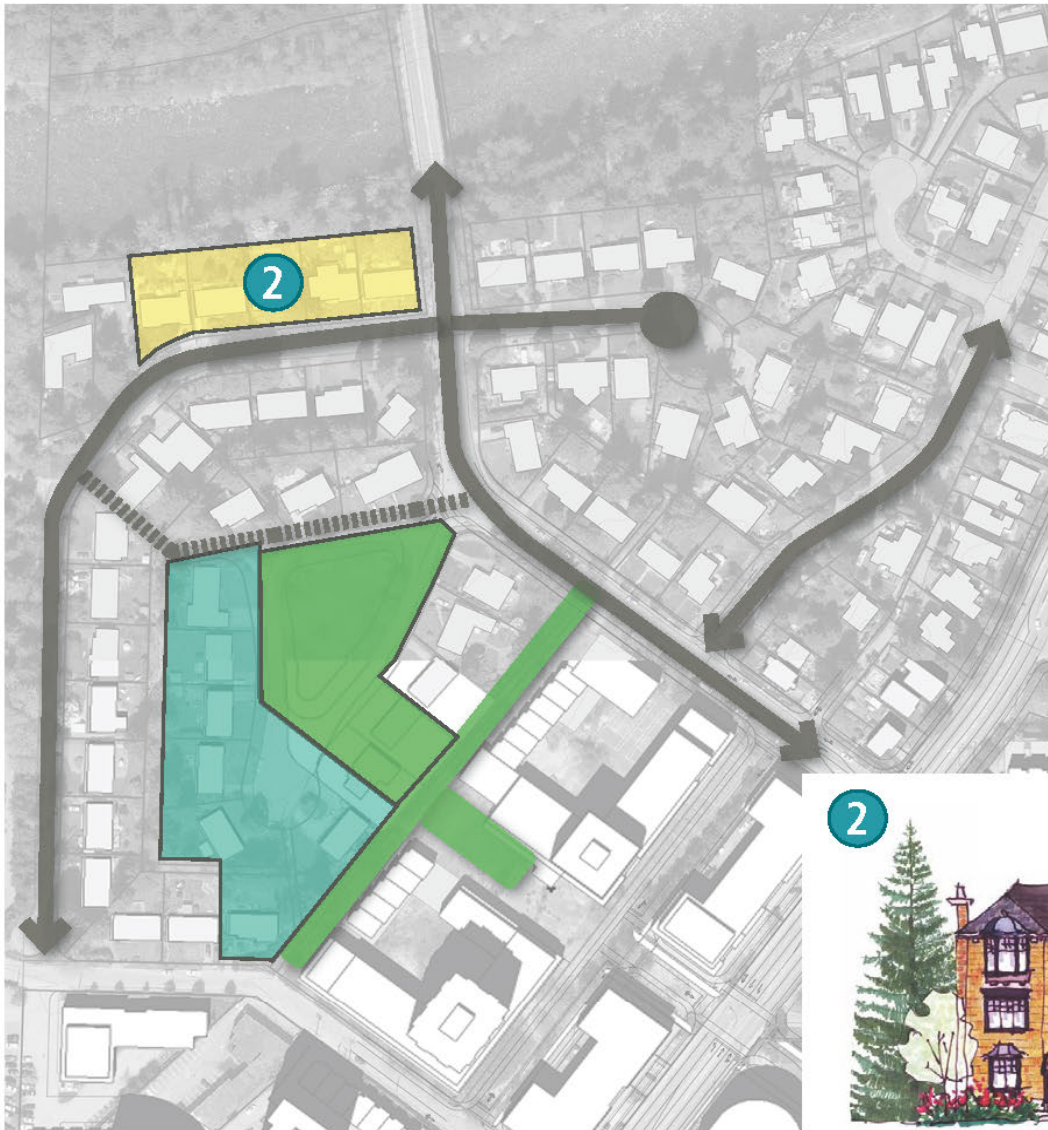
FIGURE 1

PRELIMINARY APPLICATIONS RECEIVED



FIGURE 1

PRELIMINARY APPLICATIONS RECEIVED



2



FIGURE 1

PRELIMINARY APPLICATIONS RECEIVED



FIGURE 1

ANTICIPATED PRELIMINARY APPLICATIONS

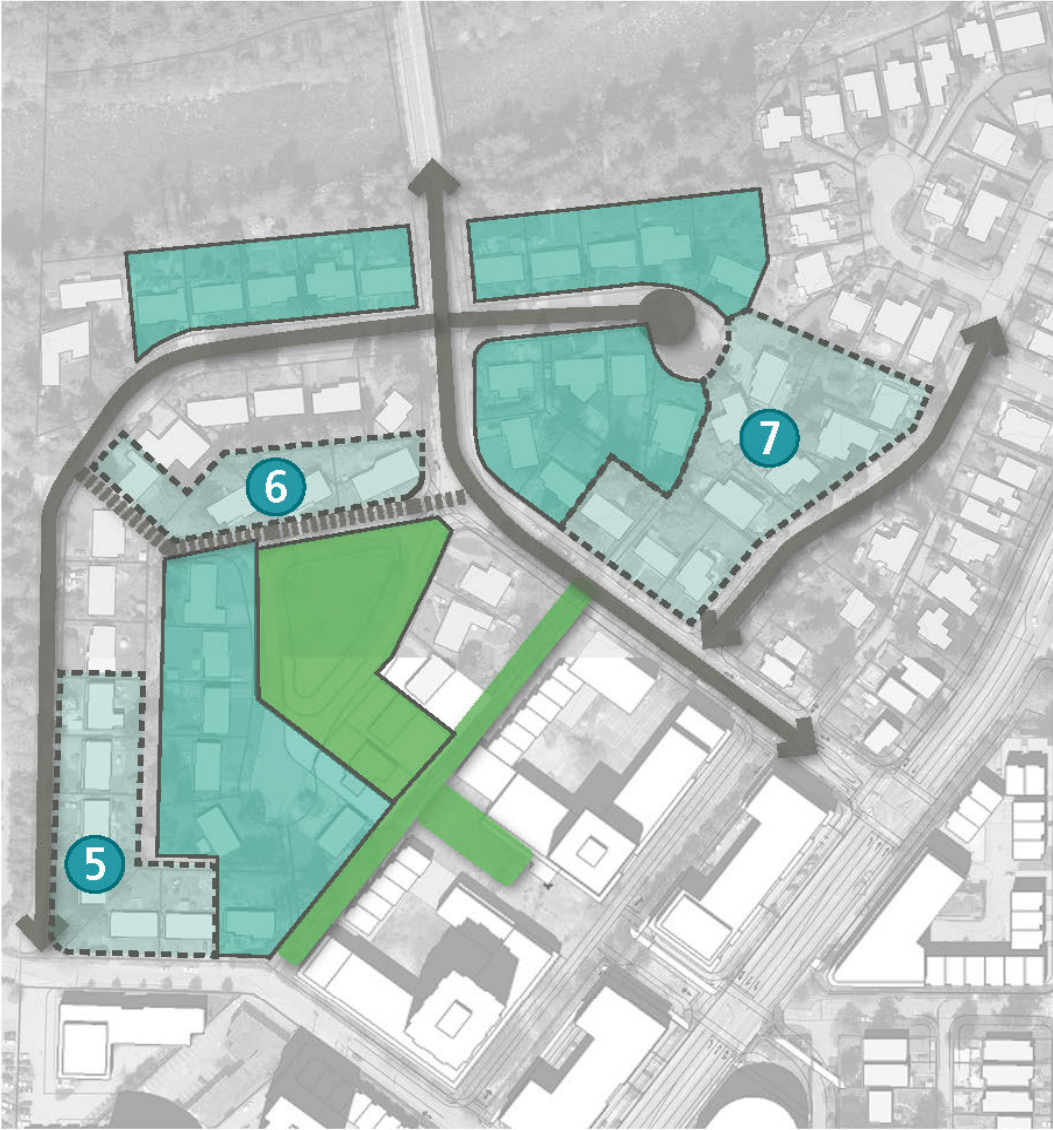


FIGURE 1

BELLE ISLE PARK PLANNING & DESIGN

- OPEN HOUSE EARLY JANUARY
- FINAL DESIGN EARLY 2016



DISCUSSION

EARLY INPUT OPPORTUNITY

303 Marine Drive West Vancouver

Referral From the
Municipality of West
Vancouver for a Rezoning
and Development Permit
Application



Context



Context

Showing the Lions Gate Implementation Plan



Site Plan

Amenity Building

Shared Road (DNV and DWV)

Drop Off Zone

Tower Footprint

Access to the Parkade

No vehicle access from Marine Drive



Statistics

Proposal	
Density	2.5 FSR
Height	23 storeys / 240 ft.
Use	residential
Units	111 units
Unit Mix	16% 1 bed with den 81% 2 bed (with and without den) 3% 3 bed
Parking	213 parking spaces 1.92 spaces / unit





Referral Questions and Comments to West Vancouver

- Intersection Improvements at Capilano and Curling Prior to any Construction.
- Construction Management Plan
- Comprehensive Transportation Study
 - Include Existing and Future Conditions
 - Include Parking Analysis
 - Include Traffic Demand Management Plan
- That Community Amenity Funds be spent in the local neighbourhoods

303 Marine Drive

Comments?