

# 1886-1956 Belle Isle Place and 2046 Curling Road Public Hearing – May 23, 2017

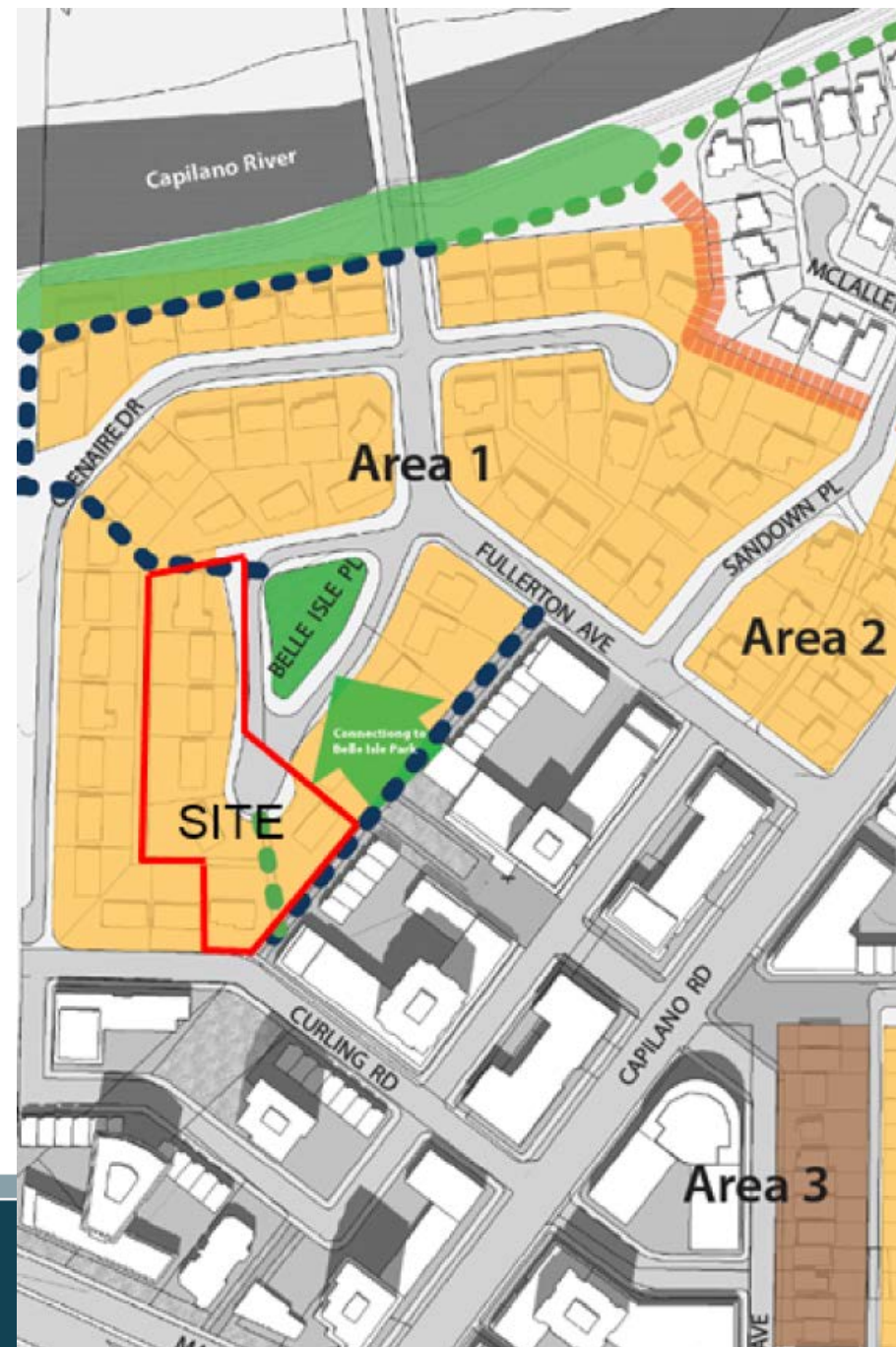


# Surrounding Uses



# Lions Gate Area & Background

“Lower Capilano Village Centre:  
Peripheral Area Housing Policy &  
Design Guidelines” – July 2014



# Belle Isle Park



# Application Details

- 88 Townhouse units
- 10 Separate Buildings
- Adjacent to Belle Isle Park
- All buildings are 3 storeys tall with rooftop decks
- FSR of approximately 1.20
- 163 Parking Stalls
- 120 Secure Bike Storage Spaces
- Accessed from Curling Road
- Front doors face public space
- Central Courtyard
- Proper building separation onsite



# Architecture

ADP Approval – November 2016



# Amenities & Benefits



- CAC of \$324,071
- DCCs \$883,700
- CACs used for multitude of amenities
- Unit Variety
- Walkway construction within Belle Isle Park
- Reconstruction of road and sidewalk north of Belle Isle Park
- Development to “kick-start” redevelopment of Belle Isle Park

# Public Input:

- Public Information Meeting held November 1, 2016
- Attended by approximately 34
- Comments and Concerns



## **Developer's Public Information Meeting**

**Proposal:  
3-storey townhouse  
residential development**



**6 pm, Tuesday, November 1  
Grouse Inn Meeting Room  
1633 Capilano Rd**

**Citimark Group  
604-731-9053 x 109**

**DISTRICT OF  
NORTH  
VANCOUVER**

This meeting has been required by the District of North Vancouver as part of the regulatory process.



# Project Compliance

Peripheral Policy and Lions Gate Public Realm Guidelines

Project complies with density and height provisions of the peripheral policy and public realm guidelines

Form and Character Guidelines

Project complies with form and character guidelines within the OCP

Strata Rental Protection Policy

Housing Agreement Bylaw to ensure that strata units are available for rental

Accessible Design Policy

All units to have basic accessible design elements and 7 units (8% of units) with enhanced elements

Construction Management Best Practices

Construction Management to have enhanced Communication, Coordination and Accountability

Green Building Policies

Application meets the green building policy and will attain a gold standard for sustainable building practices

OCP Housing Policies

Development provides housing alternatives for families and downsizers and fulfills objectives within the OCP to concentrate development near town centers