

1801-1865 Glenaire Dr. and 2064-2082 Curling Rd.

Public Hearing – October 3, 2017



Bylaw 8244 and 8245 – OCP Amendment and Rezoning Bylaw

Site Context

Site

West:

Klahanie Park

North:

Existing SFD*

East:

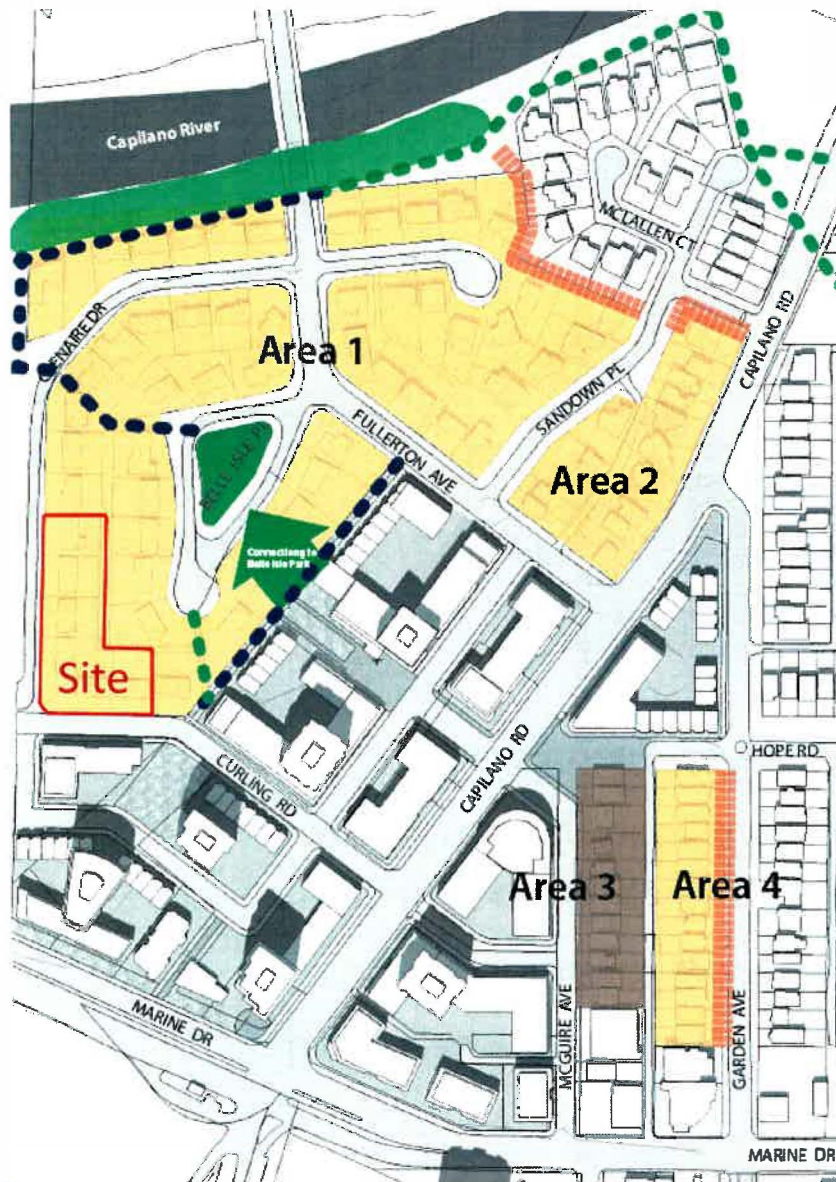
Townhouse Proposal







South:

Future Park and Apartments



Lions Gate Area & Background



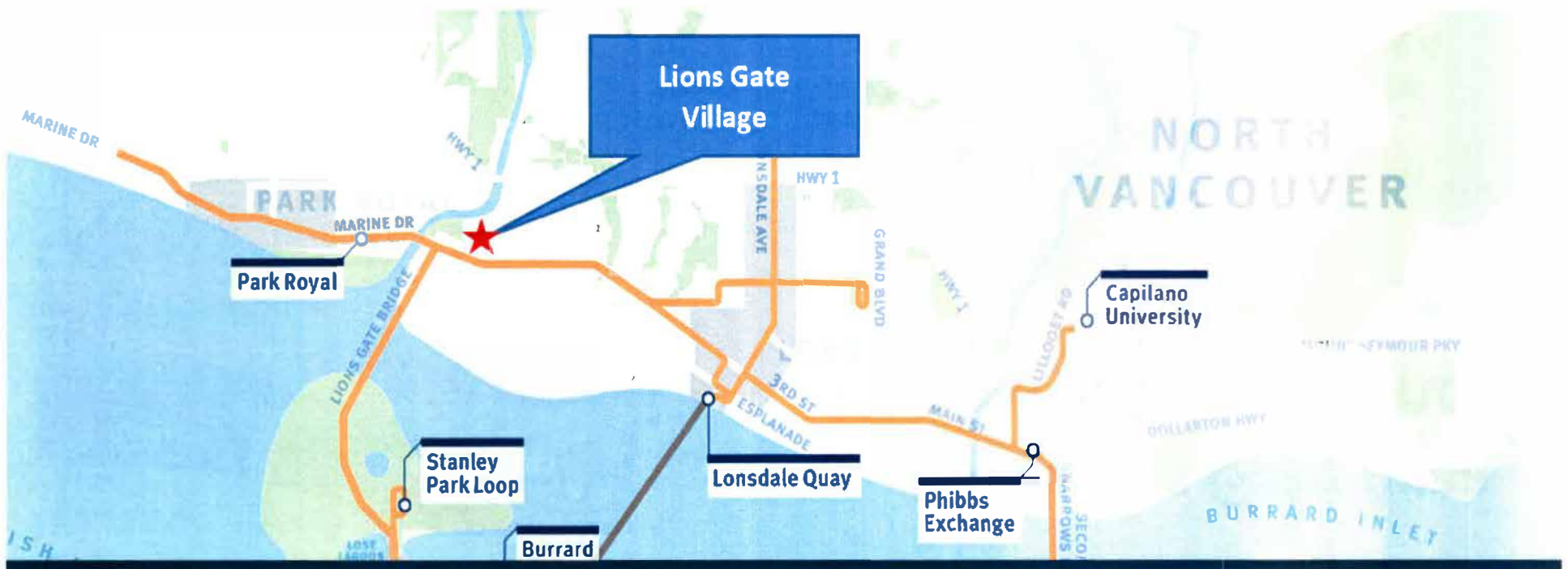
- | | | |
|--|---|--|
|  Ground Oriented Multifamily:
Duplex, Triplex, or Townhouse at
up to 3 Storeys and 1.2 FSR |  Approximate
Environmental
Setback |  Existing Pathways |
|  Low Density Apartment:
Lowrise Apartment at up to
4 Storeys and 1.75 FSR |  Approximate Neighbourhood Buffer - design measure to
step down to 2 storeys and setback to single family homes |  New Pathways |

- “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines” – July 2014
- 3 storey townhouses
- 1.2 FSR supported on larger sites

Plans, Policies and Guidelines

Project measured against:

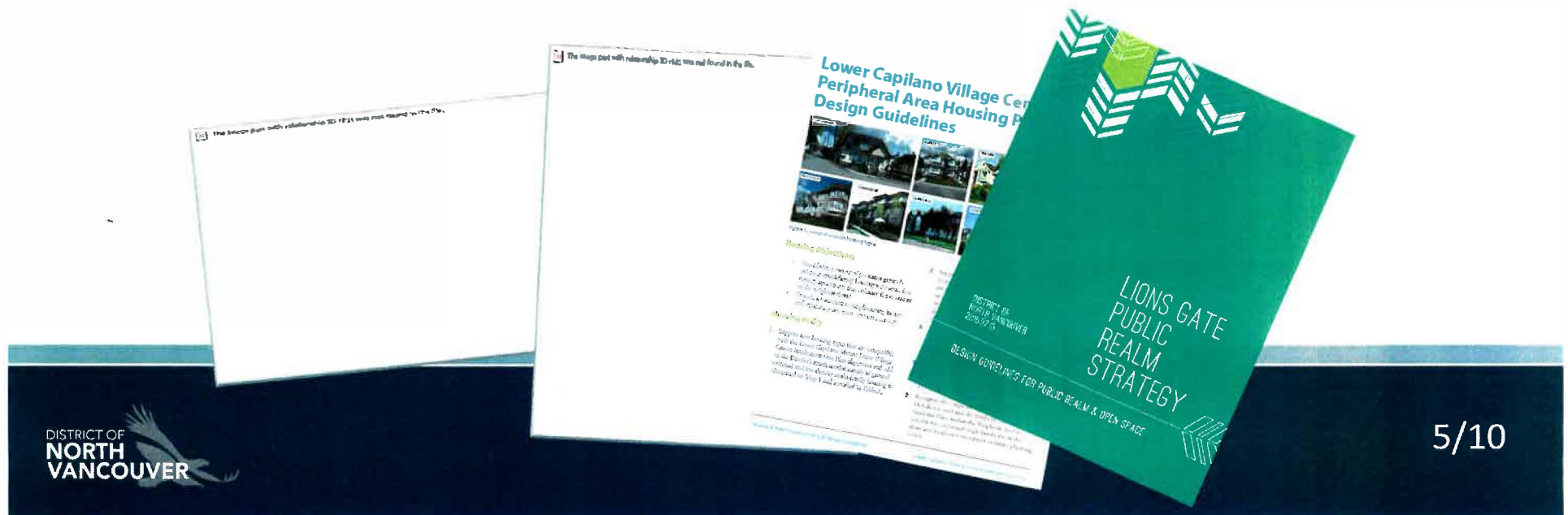
- Official Community Plan;
- Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines; and
- Lions Gate Public Realm Strategy



Development Permit Areas

Project measured against Development Permit Guidelines for:

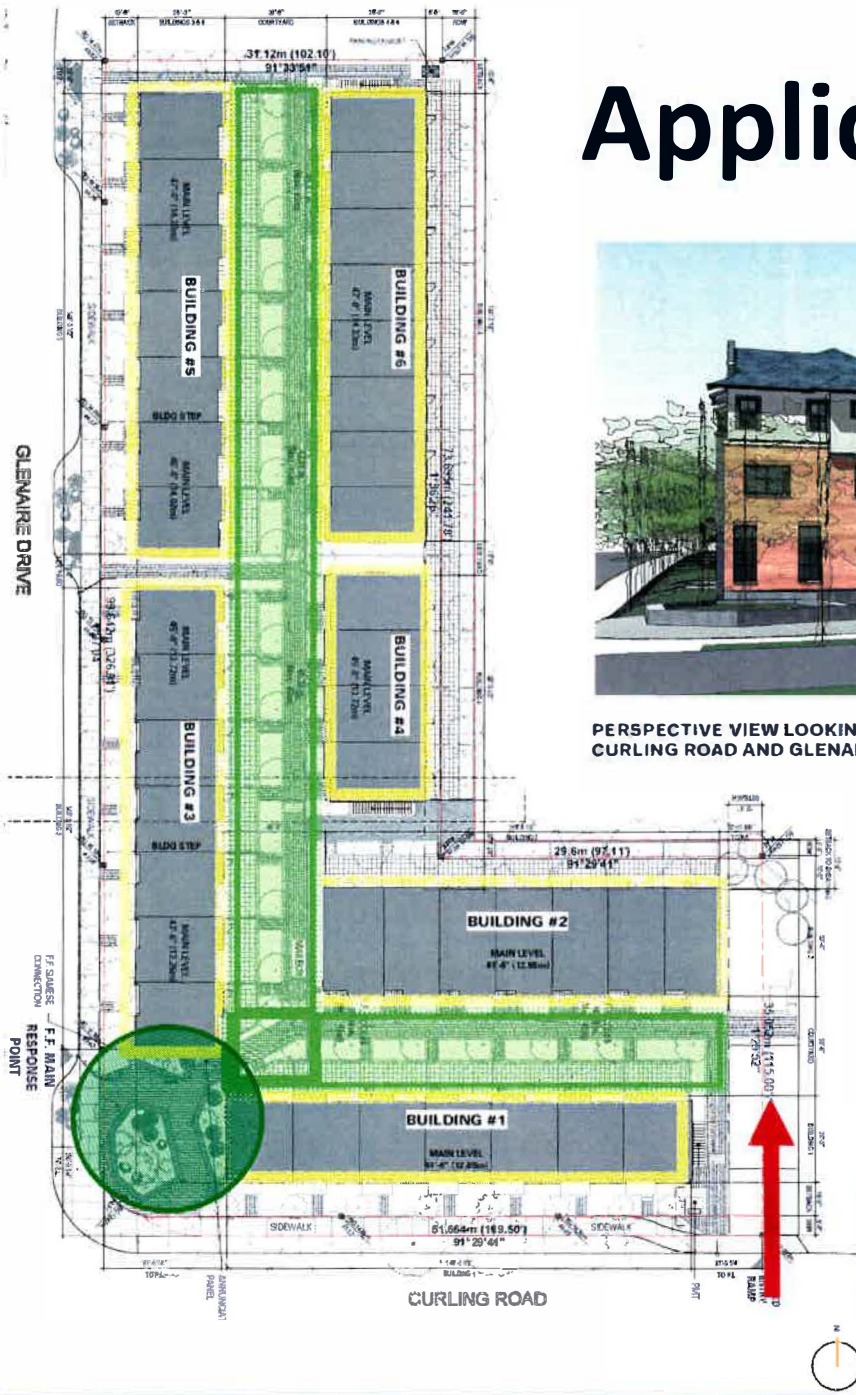
- Form and Character for Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines; and
- Lions Gate Public Realm Strategy



Application Details



PERSPECTIVE VIEW LOOKING NORTH FROM
CURLING ROAD AND GLENAIRE DRIVE



Public Benefits & Amenities

- CAC secured with Bylaw 8245 – \$164,797
- DCCS estimated at \$424,616
- Public Art located in entrance plaza
- Off site works



PERSPECTIVE VIEW LOOKING NORTH FROM
CURLING ROAD AND GLENAIRE DRIVE

Public Input

Detailed Application

- Facilitated Public Information Meeting held Feb. 28, 2017
- Approximately 22 members of the public attended

Developer's Public Information Meeting

Proposal:

40-Unit Townhouse Development

6:30PM, Tuesday, February 28
Grouse Inn (Meeting Room)
1633 Capilano Rd.

Cressey (Klahanie Park)
Development LLP
604-895-0447



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 6 units (15% 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

Thank You

