

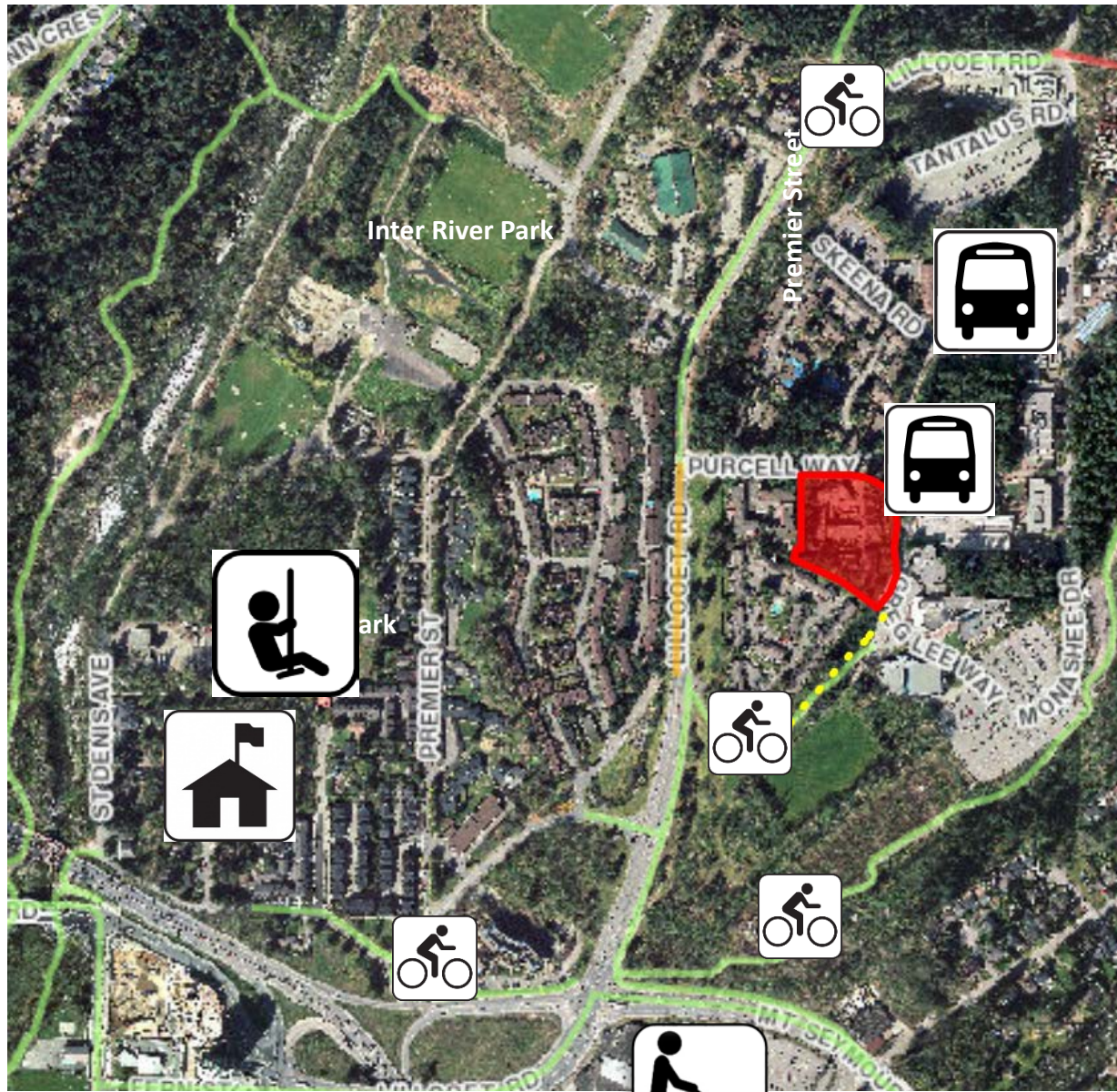
1923 Purcell Way Capilano University

Public Hearing – November 21, 2017



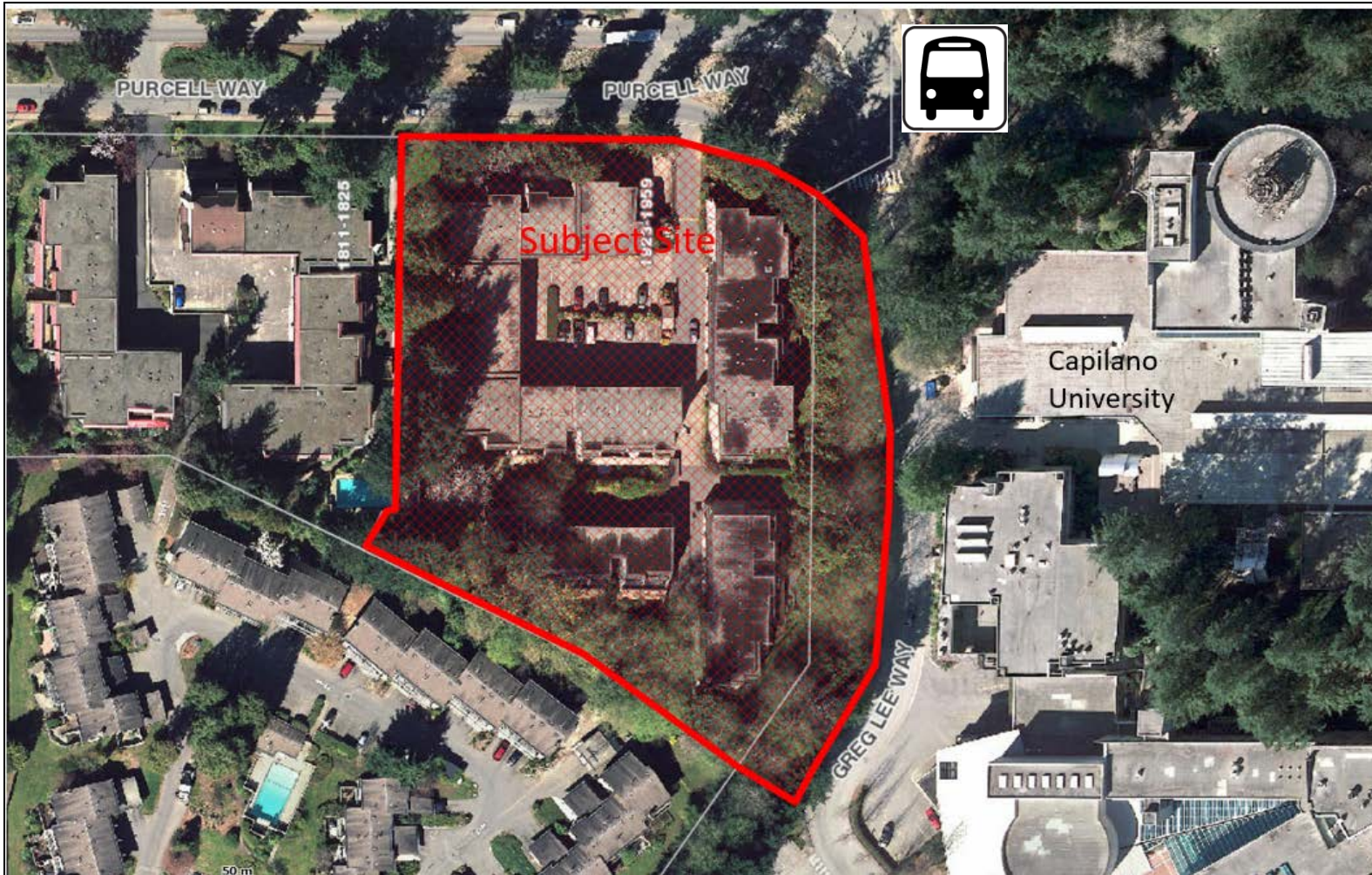
Bylaw 8262 – Amending the Official Community Plan
Bylaw 8363 – Rezoning Bylaw

Site Context



- **Subject Site**
- Lynnmour Elementary School
- Inter River Park/
Digger Playground
- Superstore
- Bus Exchange
- Bus Stop
- Bike Routes

Site Context



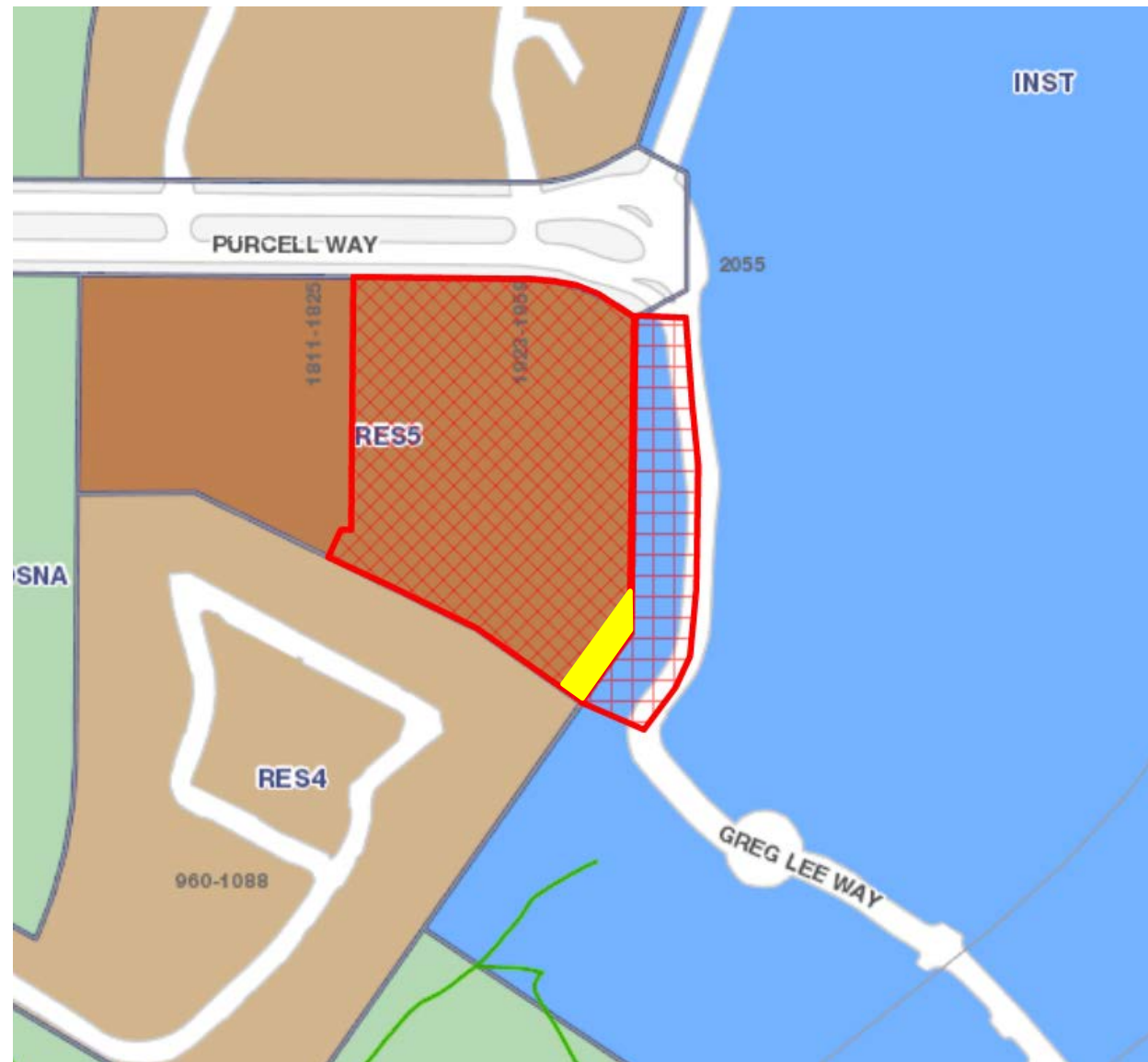
Policy Context

OCP

- **Residential Level 5:**
Low Density Apartment
(1.75 FSR)
- **Institutional**

Proposed Amendment

- From Residential to Institutional



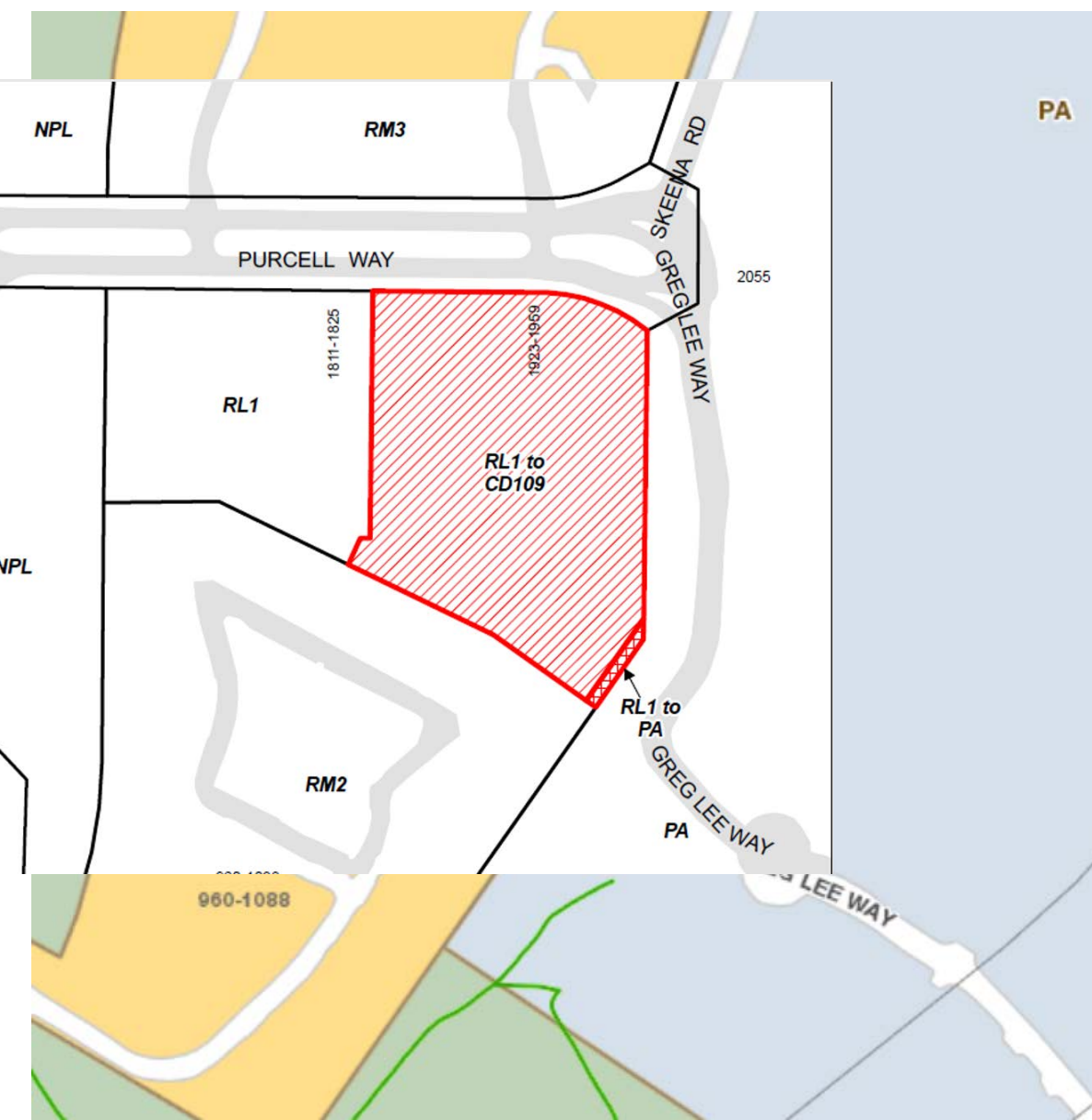
Policy Context

Zoning

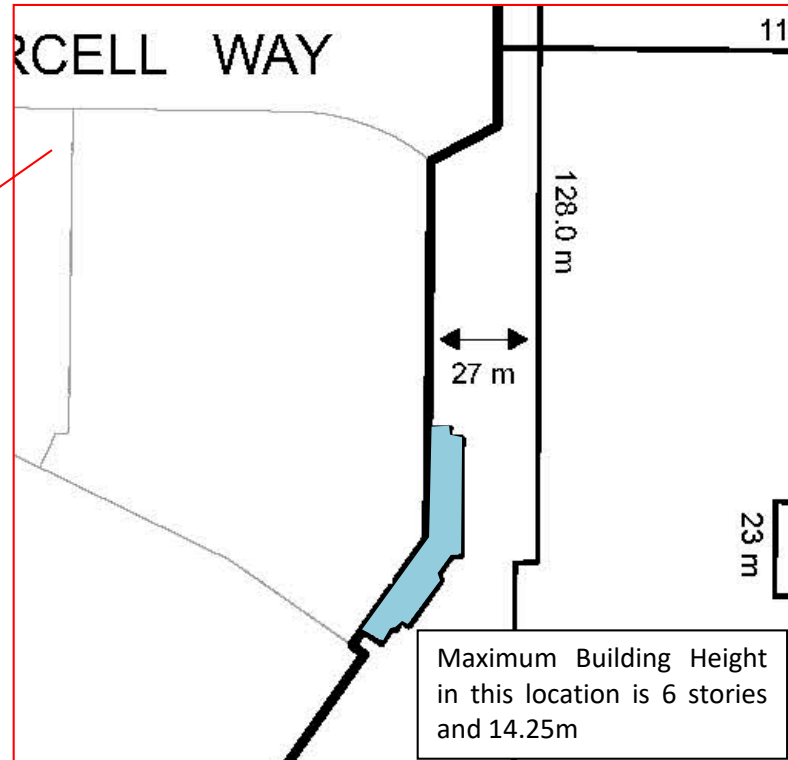
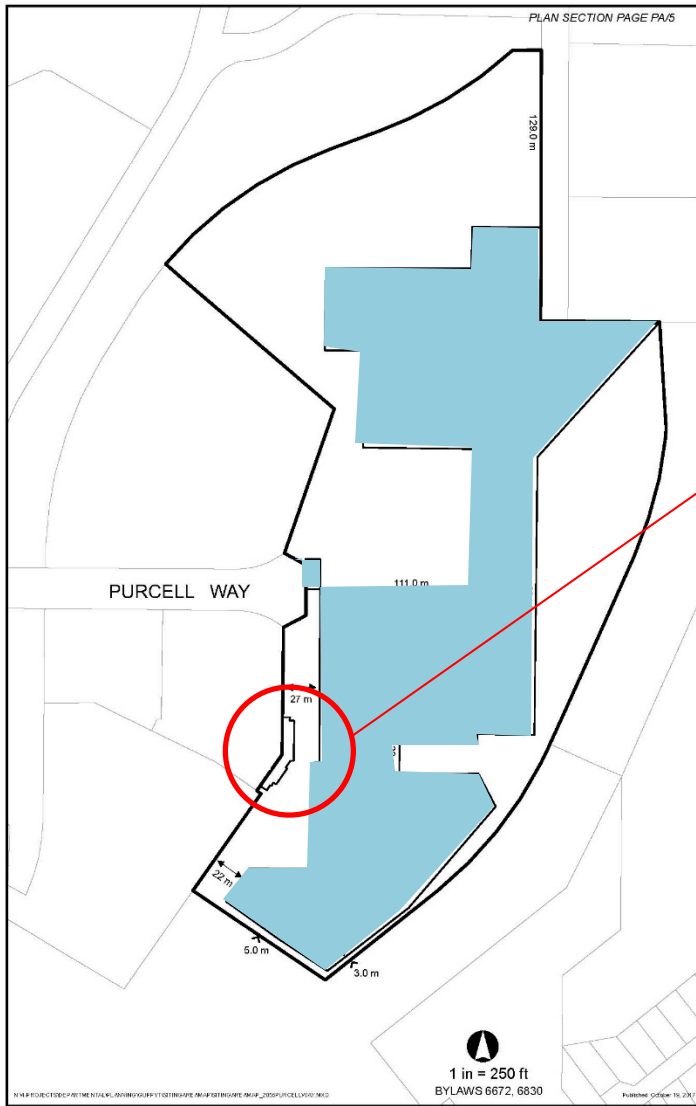
- Low Rise Residential (RL1) and Public Assembly (PA)

Proposed Zoning

- RL 1 to CD 109
- RL1 to Public Assembly



Siting Area Amendment



Plan and Guidelines

Project measured against Development Permit Guidelines:

1923 Purcell Way:

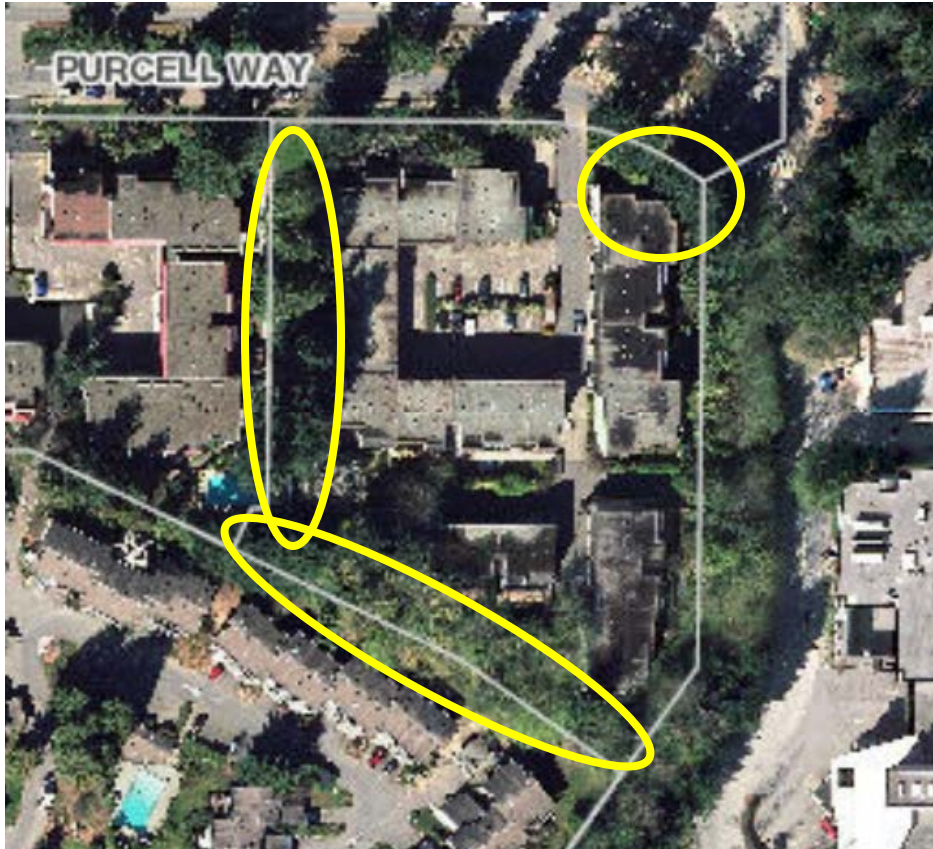
1. Form and Character for Multi-Family Housing
2. Energy and Water Conservation and Greenhouse Gas Emission Reduction

Campus Lands

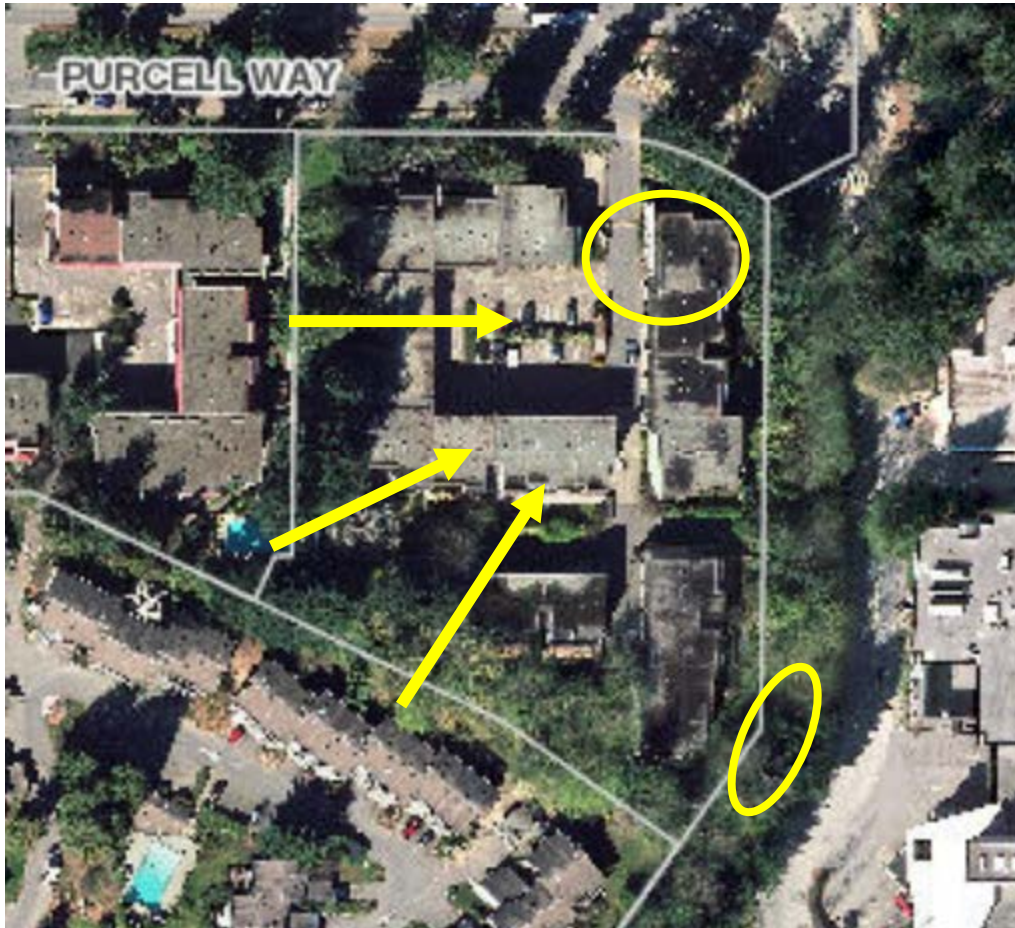
1. Wildfire Hazard
2. Protection of the Environment
3. Energy and Water Conservation and Greenhouse Gas Emission Reduction



Application



Application Details



2. Neighbourliness



Application Details

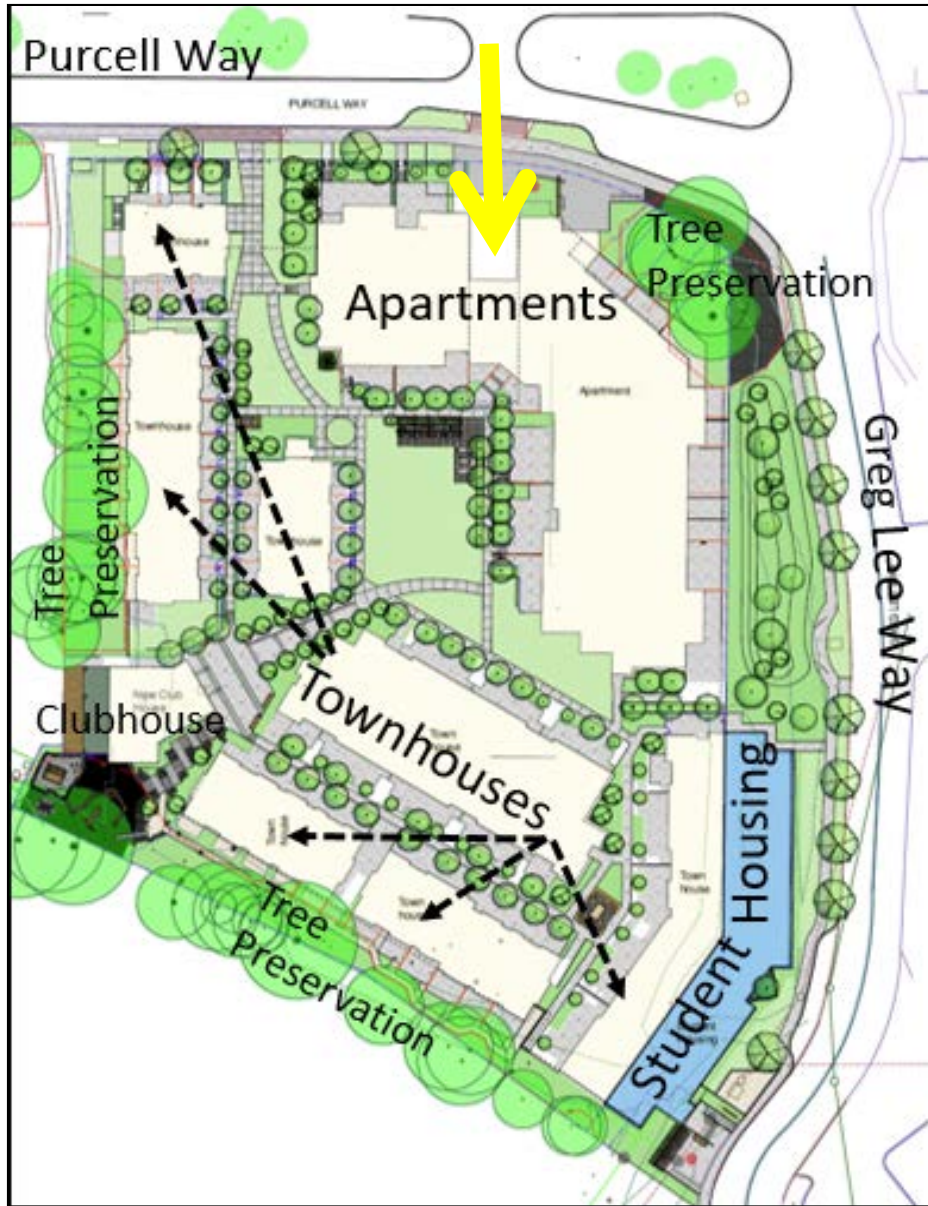


Application Details



3. Shared Facilities





Application Details

- 60 townhouse units
- 124 apartment units
- 60 student residences
- Vehicle access from Purcell Way
- 258 resident parking stalls and 18 visitor stalls

Application Details



Application Details

Unit Mix:

studios = 10%

1 bedroom = 32%

2 bedroom = 21%

3 bedroom 37%



Application Details



Greg Lee Way

University Housing

- 60 residences
- Faces campus

Public Benefits & Amenities

- \$1,698,940 Community Amenity Contribution, secured with Bylaw 8263, of which \$250,000 may be used for Public Art
- Development Cost Charges Applied at Building Permit at the rate in effect at that time
- Off Site Improvements including:
 - Bus Stop Improvements
 - Traffic Flow Improvements to Purcell Way
 - Bike Trail Upgrade and Extension

Public Benefits & Amenities



- Safety improvements
- Room for the second bus
- New bus shelter

Public Benefits & Amenities

Traffic Flow on Purcell Way



Public Benefits & Amenities



Upgrade Bike Path to Capilano University



Project Compliance

Official Community Plan

- ✓ Project complies with use, and density

Design Guidelines – Multiple Development Permit Areas

- ✓ Project complies with all DP Guidelines

Green Building Policy

- ✓ Project Complies with current and proposed policies (Gold standard / Step Code)

Accessible Design Policy

- ✓ Project Complies with Basic and Enhanced unit requirements

Housing Agreement Bylaws

- ✓ To ensure that strata units are available for rent
- ✓ And to secure use of the university building for university housing

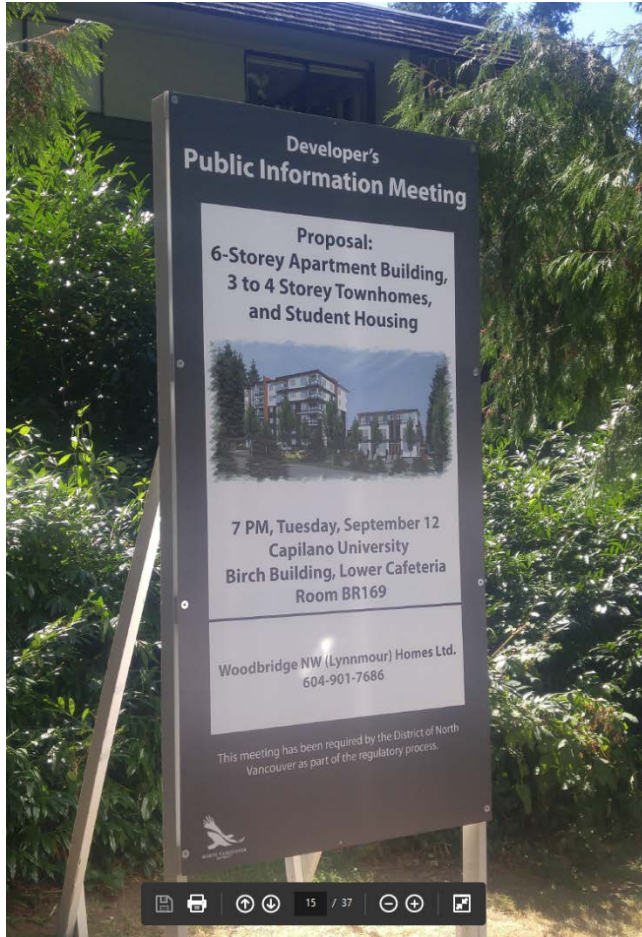
Advisory Design Panel

- ✓ Project recommended for approval

Construction Management

- ✓ Construction management strategies underway

Public Input



Detailed Application

- Facilitated Public Information Meeting held September 12, 2017
- Approximately 80 members of the public attended
 - ✓ Parking Rates – undertook additional work on parking analysis
 - ✓ Traffic flow on Purcell Way – explored methods of improving traffic flow and safety on Purcell Way
 - ✓ Provides student housing options
 - ✓ Provides new amenity building and new playground
 - ✓ Retained trees where possible
 - ✓ Working with Cap U to have construction staging on Campus.