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

- Demolitions
- Multi-family
- Assembly
- Comm/Ind
- SFD Addn's & Reno's
- New Dwellings

YTD 2014

YTD 2015

Legend:
- YTD 2015
- YTD 2014
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%
Construction Value up 15%
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

**Current 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
Key Features:

- Preferred location for Lynn Creek Community Centre
- Seylynn Park improvements
- CPTED “Eyes on the Park”
- East / West ped and bike link
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?
2013

Lower Capilano Village Centre:
Peripheral Area Housing Policy

Housing Objectives:
- Provide a variety of tenure types, housing sizes, and rental units to accommodate the housing needs of the community.
- Ensure that the development is pedestrian-friendly, with accessible streets and sidewalks.
- Promote a mixed-use development that includes retail, office, and residential uses.

Housing Policy:
1. Encourage the development of mixed-use buildings that combine residential, commercial, and recreational spaces.
2. Ensure that all new development on the site is pedestrian-friendly, with accessible streets and sidewalks.
3. Promote the use of green spaces and open areas, such as parks and gardens, throughout the development.
4. Encourage the development of affordable housing units, which are essential to ensure that all members of the community can find housing that they can afford.
5. Ensure that all new development is designed to be energy-efficient, with the use of sustainable materials and technologies.

Map of LIONS GATE PERIPHERAL AREA with boundaries and key areas highlighted.
LIONS GATE PERIPHERAL AREA

2013

Lower Capilano Village Centre: Peripheral Area Housing Policy

2015

INTERNAL STAFF WORKSHOP
FEBRUARY

DRAFT CONCEPTS
MARCH

WORKSHOP WITH STAKEHOLDERS
MARCH

PREFERRED CONCEPT
APRIL

INFRASTRUCTURE PLANNING
MAY
LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE **ROAD NETWORK** MORE LOGICAL
LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE ROAD NETWORK MORE LOGICAL
- REFINE PATHS, MULTI-USE TRAILS
LIONS GATE PERIPHERAL AREA

BIG MOVES

- MAKE THE ROAD NETWORK MORE LOGICAL
- REFINED 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
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
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
PRELIMINARY APPLICATIONS RECEIVED

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
303 Marine Drive
West Vancouver

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

West Vancouver

North Vancouver

Lions Gate

Subject Site
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

<table>
<thead>
<tr>
<th>Proposal</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density</strong></td>
<td>2.5 FSR</td>
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<tr>
<td><strong>Height</strong></td>
<td>23 storeys / 240 ft.</td>
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<tr>
<td><strong>Use</strong></td>
<td>residential</td>
</tr>
<tr>
<td><strong>Units</strong></td>
<td>111 units</td>
</tr>
<tr>
<td><strong>Unit Mix</strong></td>
<td>16% 1 bed with den</td>
</tr>
<tr>
<td></td>
<td>81% 2 bed (with and</td>
</tr>
<tr>
<td></td>
<td>without den)</td>
</tr>
<tr>
<td></td>
<td>3% 3 bed</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>213 parking spaces</td>
</tr>
<tr>
<td></td>
<td>1.92 spaces / unit</td>
</tr>
</tbody>
</table>
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?