

# **3105 and 3115 Crescentview Dr. Public Hearing – November 22**

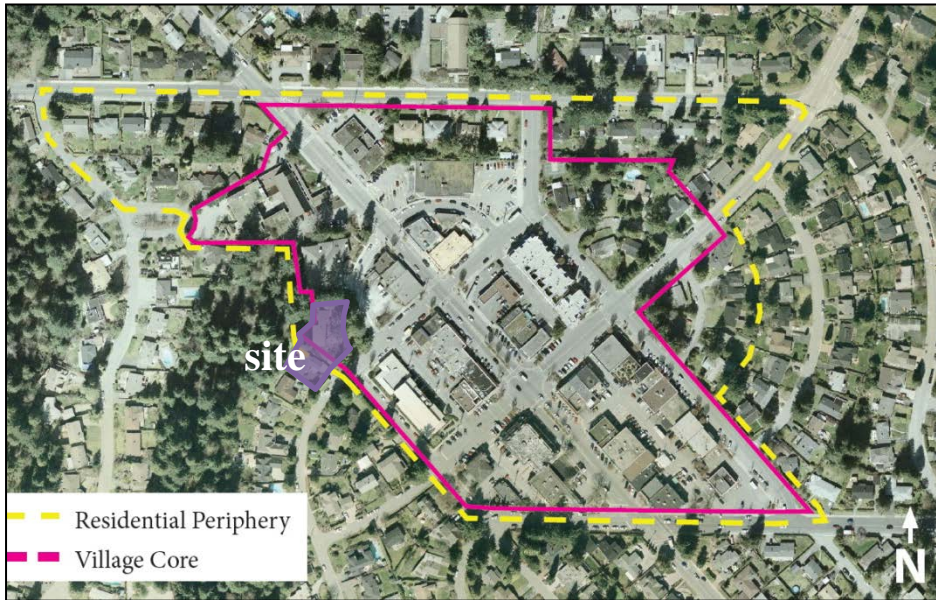


**22 unit apartment and one single family house**

**Bylaw 8178 – OCP Amendment**

**Bylaw 8179 – Rezoning Bylaw to create CD95 Zone**

# Outline – tonight's Public Hearing



- The proposal
- Community consultation
- Construction management and coordination in Edgemont



# Context – Edgemont Village and Planning Area

## 3 lots total:

2 lots designated low density apartment

1 lot designated single family

Total site area of 16,932 sq. ft.



# OCP and Edgemont Village Plan

## Upper Capilano Local Plan

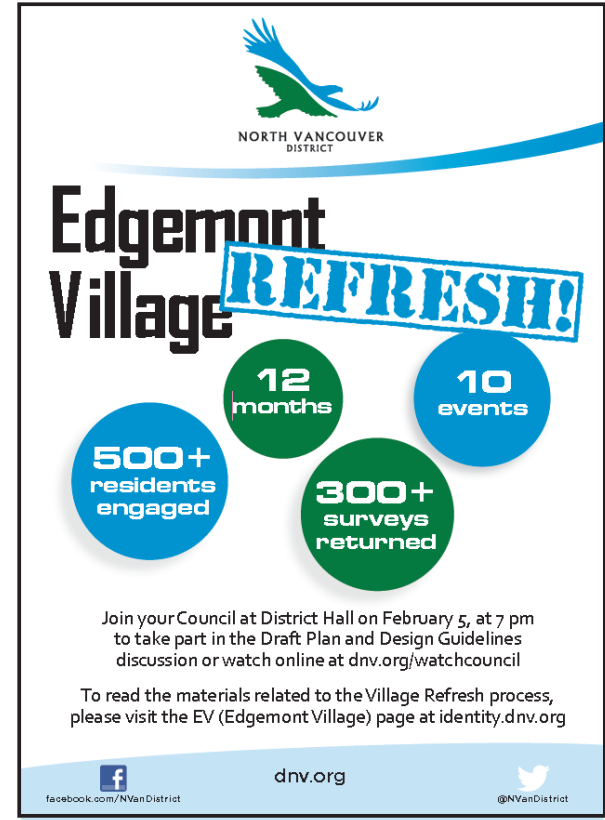
- adopted April 1999

## Official Community Plan

- adopted June 2011

## Edgemont Village Plan

- endorsed March 2014



The poster features the North Vancouver District logo at the top, which includes a stylized bird icon and the text "NORTH VANCOUVER DISTRICT". Below the logo, the title "Edgemont Village" is written in a large, bold, black font, with "Edgemont" on the top line and "Village" on the bottom line. To the right of "Village" is a blue rectangular stamp with the word "REFRESH!" in white, bold, capital letters. Below the title, there are four circular icons arranged in a 2x2 grid. The top-left icon is blue and contains the text "500+ residents engaged". The top-right icon is green and contains the text "12 months". The bottom-left icon is blue and contains the text "300+ surveys returned". The bottom-right icon is green and contains the text "10 events". Below the icons, there is a paragraph of text: "Join your Council at District Hall on February 5, at 7 pm to take part in the Draft Plan and Design Guidelines discussion or watch online at [dnv.org/watchcouncil](http://dnv.org/watchcouncil)". Below this paragraph is another line of text: "To read the materials related to the Village Refresh process, please visit the EV (Edgemont Village) page at [identity.dnv.org](http://identity.dnv.org)". At the bottom of the poster, there is a light blue banner containing the Facebook logo, the text "facebook.com/NVanDistrict", the website "dnv.org", and the Twitter logo with the handle "@NVanDistrict".

**Edgemont Village** **REFRESH!**

500+ residents engaged

12 months

300+ surveys returned

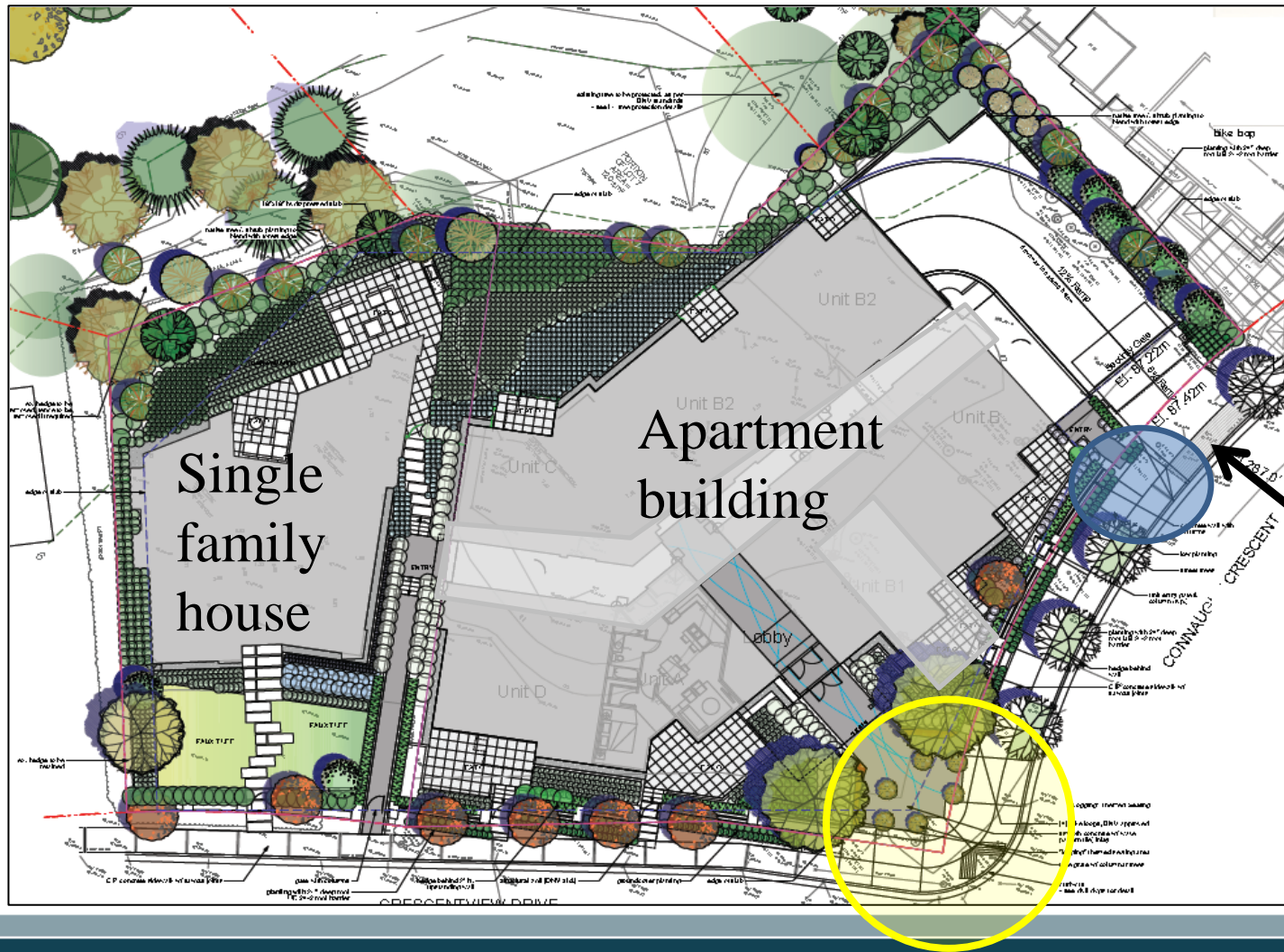
10 events

Join your Council at District Hall on February 5, at 7 pm to take part in the Draft Plan and Design Guidelines discussion or watch online at [dnv.org/watchcouncil](http://dnv.org/watchcouncil)

To read the materials related to the Village Refresh process, please visit the EV (Edgemont Village) page at [identity.dnv.org](http://identity.dnv.org)

facebook.com/NVanDistrict dnv.org @NVanDistrict

# Site Plan





# Unit mix



Apartment units:

69.7 m<sup>2</sup> (750 sq. ft.) to 162 m<sup>2</sup> (1,739 sq. ft.)

Single Family House:

337 m<sup>2</sup> (3,633 sq. ft.)

## 22 Unit Apartment

	Total units	%	
1 bedroom	3	14%	14%
2 bedroom	13	59%	86%
3 bedroom	6	27%	

### OCP Goal #2:

*“encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.”*

# Community Consultation

## Facilitated Public Information Meeting

- November 26, 2015
- ~40 people attended

13 emails since October 2015 (before First Reading)

26 emails since First Reading (October 24, 2016)

# Community Consultation

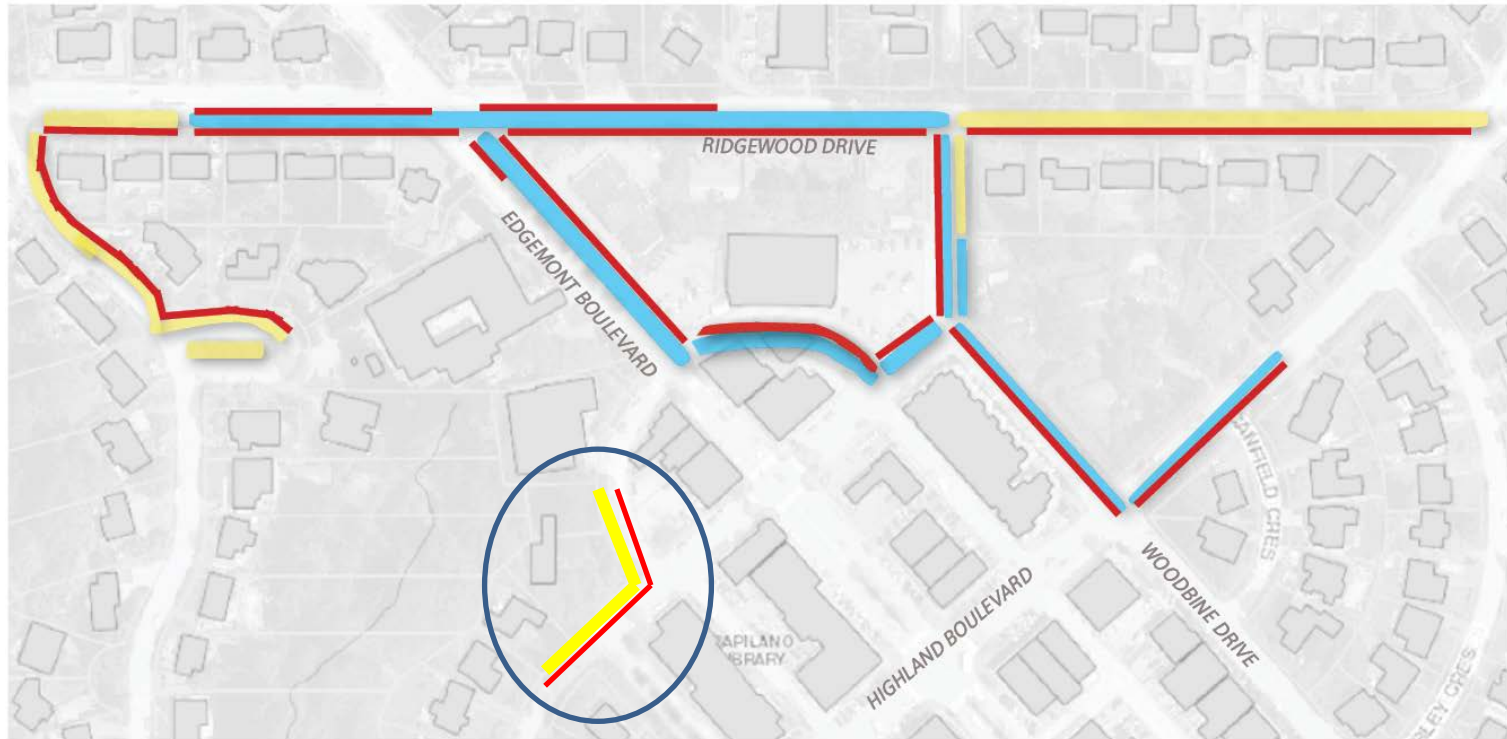
Input	Response
Parking and access	<ul style="list-style-type: none"><li>• Project now has 2 stalls per unit (46 stalls)</li><li>• Access reviewed by DNV and Bunt</li></ul>
On-street parking is full and Connaught Cr. is a 'park and ride'	<ul style="list-style-type: none"><li>• DNV will consider time limited parking</li></ul>
Parking in Edgemont Village and more traffic	<ul style="list-style-type: none"><li>• Over 200 public spaces in the Grosvenor "Connaught" building</li></ul>
Construction in Edgemont Village	<ul style="list-style-type: none"><li>• Construction management and coordination</li></ul>
Loss of trees	<ul style="list-style-type: none"><li>• 63 trees removed and 75 trees to be planted</li></ul>






# Community Consultation

- General support for the design of the project
- Presents an opportunity for young families to return to the North Shore
- Consistent with the Edgemont Village: Plan and Design Guidelines
- Like the proximity to Edgemont Village services and stores


# Sidewalks and Paving



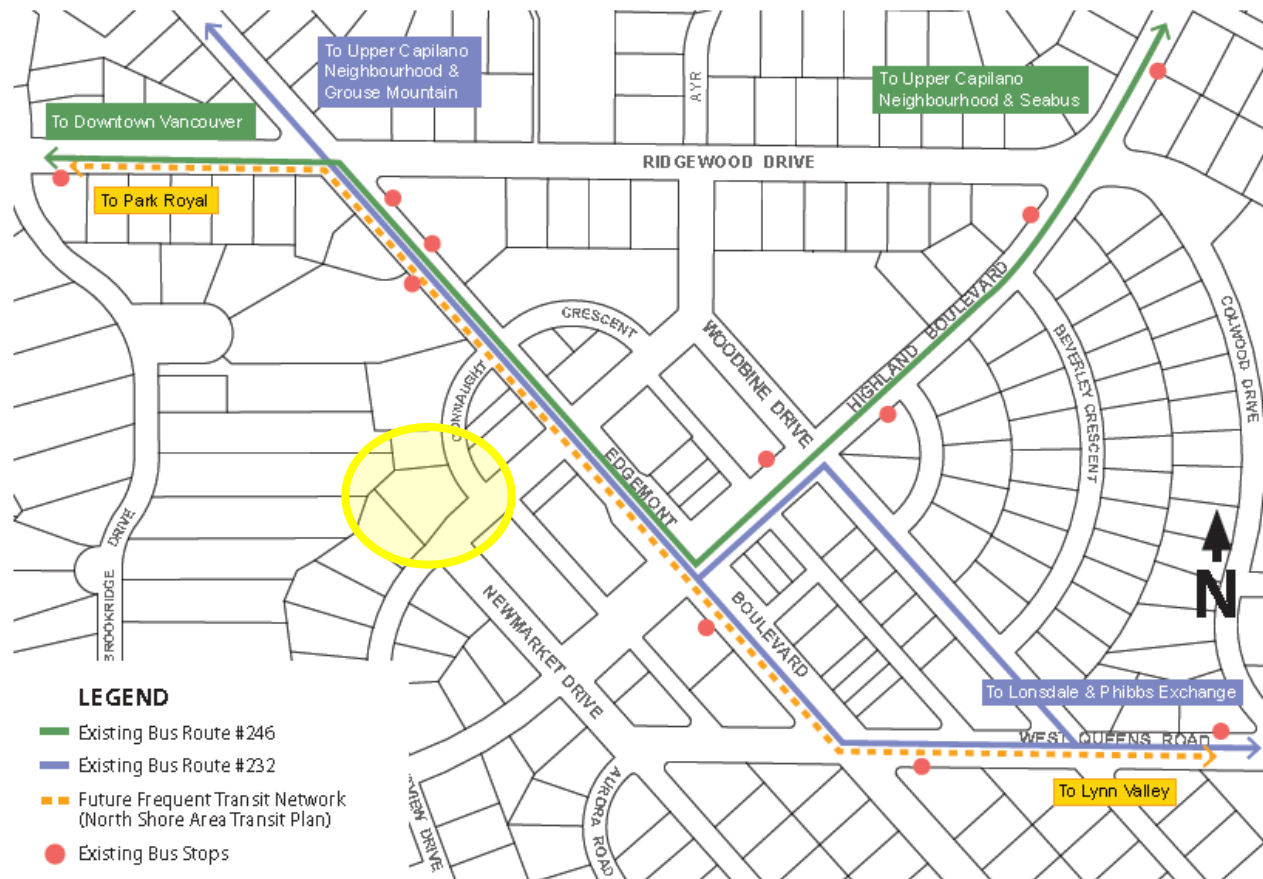
-  Paving – secured via rezoning
-  Paving – could be secured via rezoning
-  Sidewalk

# Public Plazas and Public Space Improvements



 Plazas and public art

# Cycling and Transit Improvements





# Amenities and Benefits

## Community Amenity Contribution

- \$337,095 cash

## Other Community Benefits





- New public plaza
- New sidewalks and road paving
- New sanitary main
- Fibre optic cable
- Upgrades to curbs, gutters, and lighting
- DCC's estimated at \$272,000

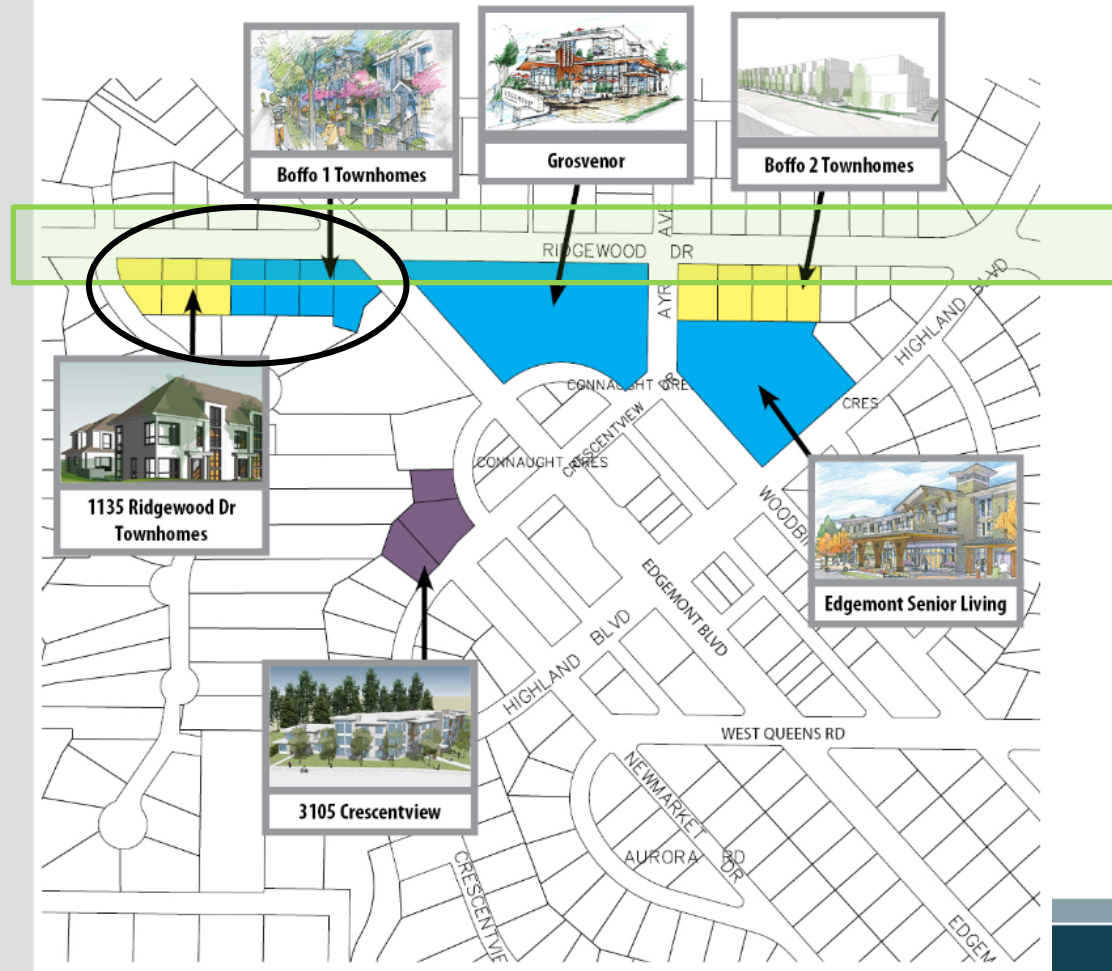


# Construction Management and Coordination

## Edgemont

### LEGEND

-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



# Project Review

**Proposal reviewed with a variety of District tools and policies:**

Edgemont Village Plan and Design Guidelines



Green Building Policy



Accessible Design Policy for Multi-Family Housing



Advisory Design Panel Review



Strata Rental Protection Policy





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