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
Unit mix

22 Unit Apartment

<table>
<thead>
<tr>
<th></th>
<th>Total units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>3</td>
<td>14%</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>13</td>
<td>59%</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>6</td>
<td>27%</td>
</tr>
</tbody>
</table>

Apartment units:
69.7 m² (750 sq. ft.) to 162 m² (1,739 sq. ft.)

Single Family House:
337 m² (3,633 sq. ft.)

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

<table>
<thead>
<tr>
<th>Input</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking and access</td>
<td>• Project now has 2 stalls per unit (46 stalls)</td>
</tr>
<tr>
<td>On-street parking is full and Connaught Cr. is a ‘park and ride’</td>
<td>• Access reviewed by DNV and Bunt</td>
</tr>
<tr>
<td>Parking in Edgemont Village and more traffic</td>
<td>• DNV will consider time limited parking</td>
</tr>
<tr>
<td>Construction in Edgemont Village</td>
<td>• Over 200 public spaces in the Grosvenor “Connaught” building</td>
</tr>
<tr>
<td>Loss of trees</td>
<td>• Construction management and coordination</td>
</tr>
<tr>
<td></td>
<td>• 63 trees removed and 75 trees to be planted</td>
</tr>
</tbody>
</table>
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

Map 9: Village Transit Access
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
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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