1946-1998 Glenaire Drive
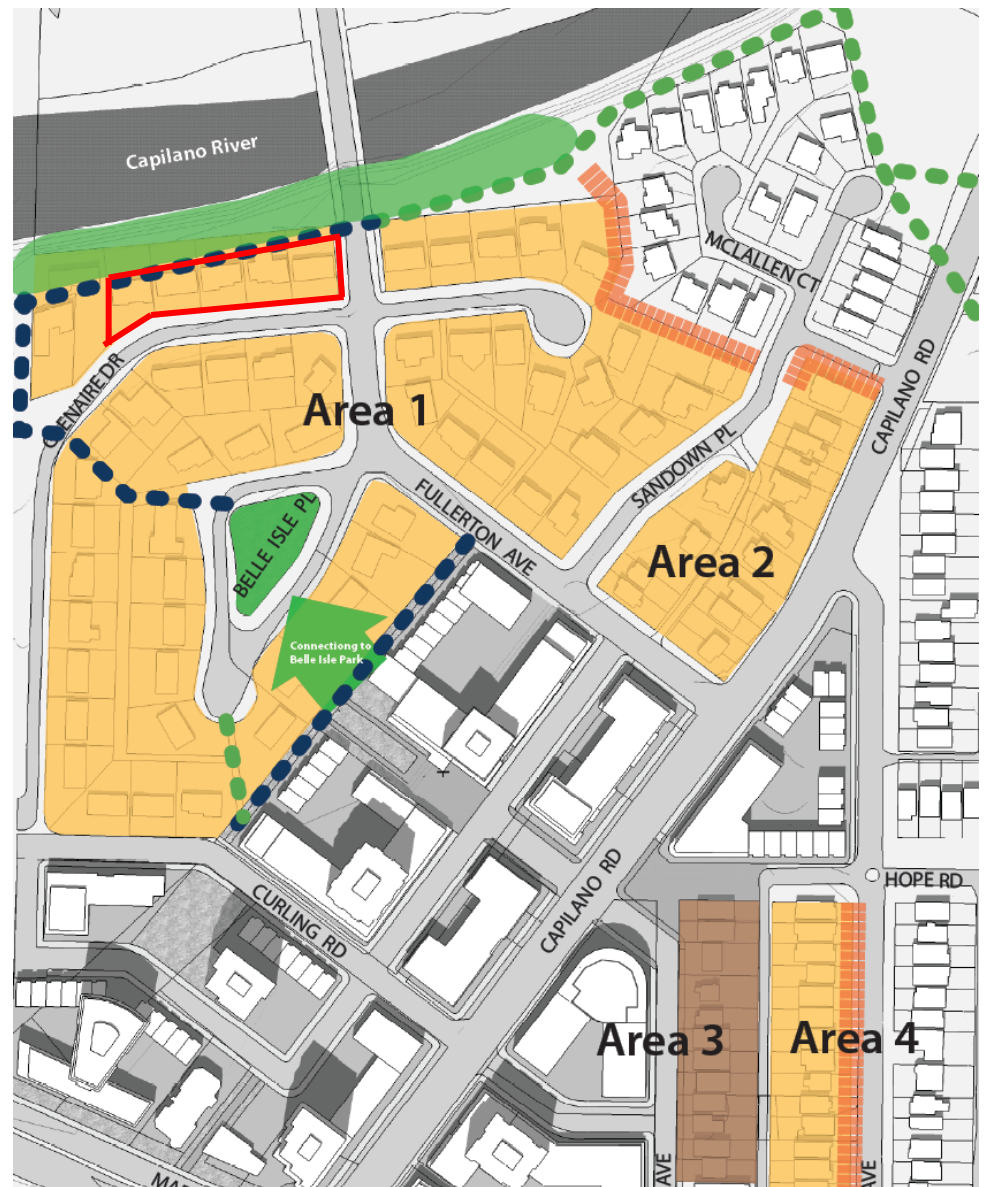# Public Hearing – April 18, 2017

Surrounding Uses
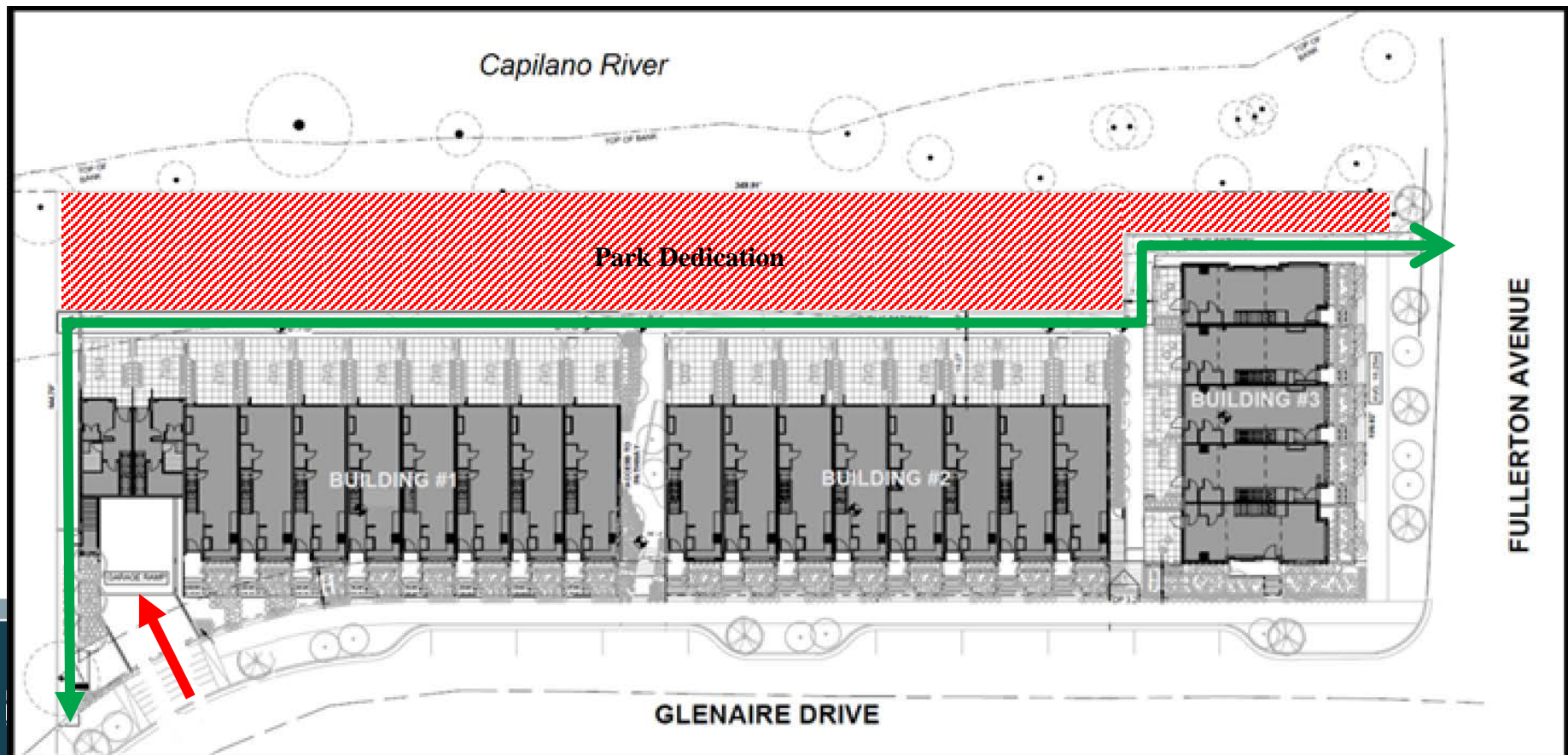
Lions Gate Area & Background

Application Details

- **23 Units within 3 Separate Buildings**
- **All Units Address the Street**
- **3 Storeys Tall**
- **All Units 3 Bedroom Units**
- **FSR of approximately 1.07**
- **46 Parking Stalls**
- **47 Secure Bike Storage Spaces**
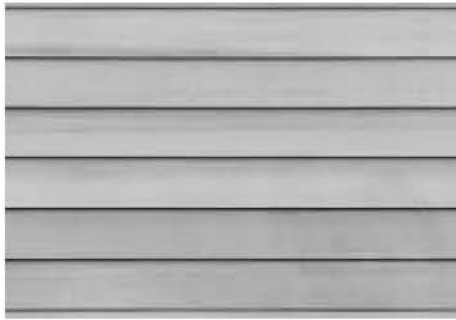- **Riparian Area Protection**
- **Public Path**
- **Parkland Dedication**

Architecture

1. Concrete (site work)

2. Light grey, horizontal, cedar siding

3. Soft Landscape

4. Dark grey brick

5. Perspective view of Building Three

DISTRICT OF
NORTH
VANCOUVER

Amenities, Benefits and Housing

• **CAC of $121,581 (and $240,000 in DCCs) to be provided by the developer**

• **3 bedroom Units provide housing alternative for families and downsizers**

• **Public Realm Upgrades (sidewalks and roads)**

• **"Strata Rental Protection Policy"**
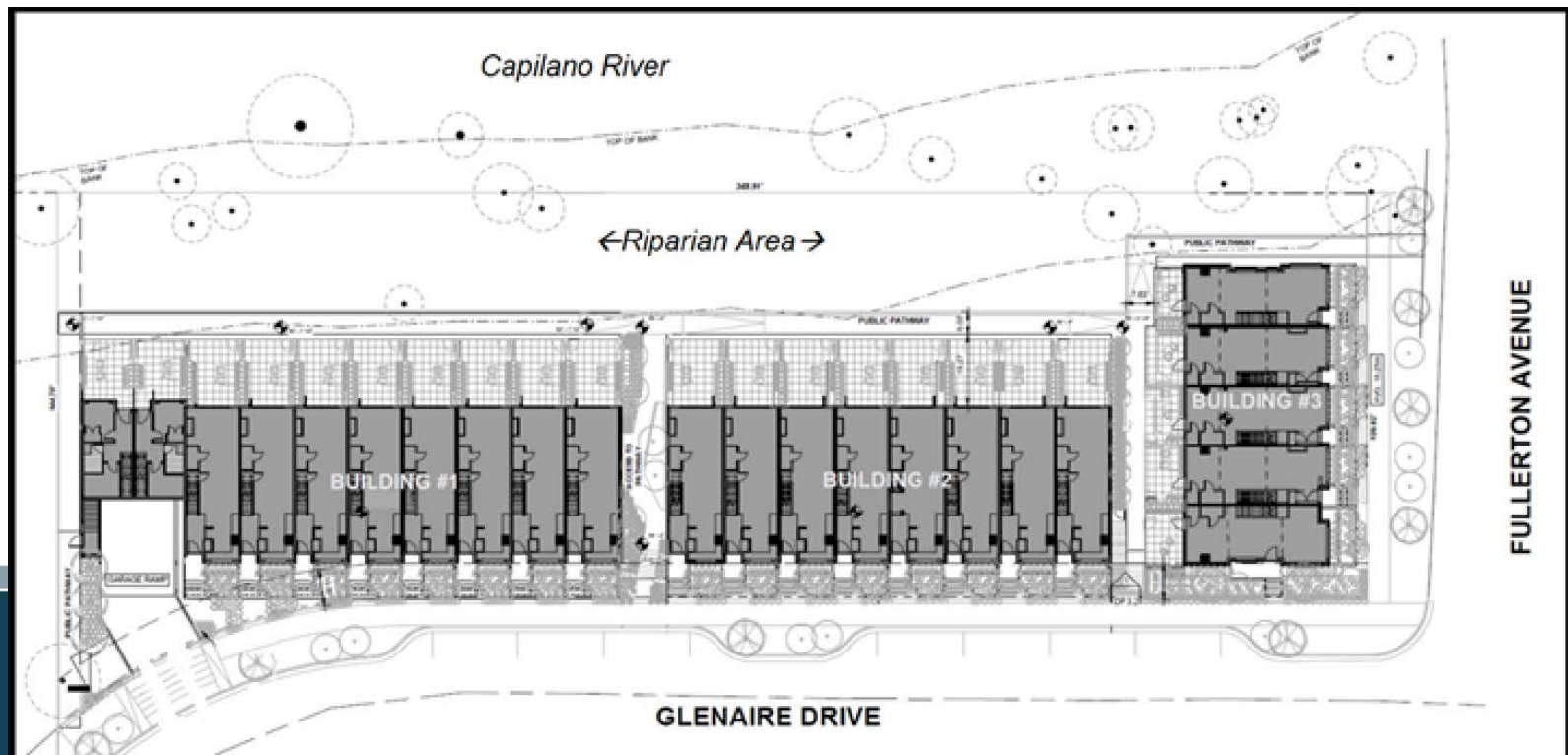
Construction Traffic Management

Communication
Coordination
Accountability
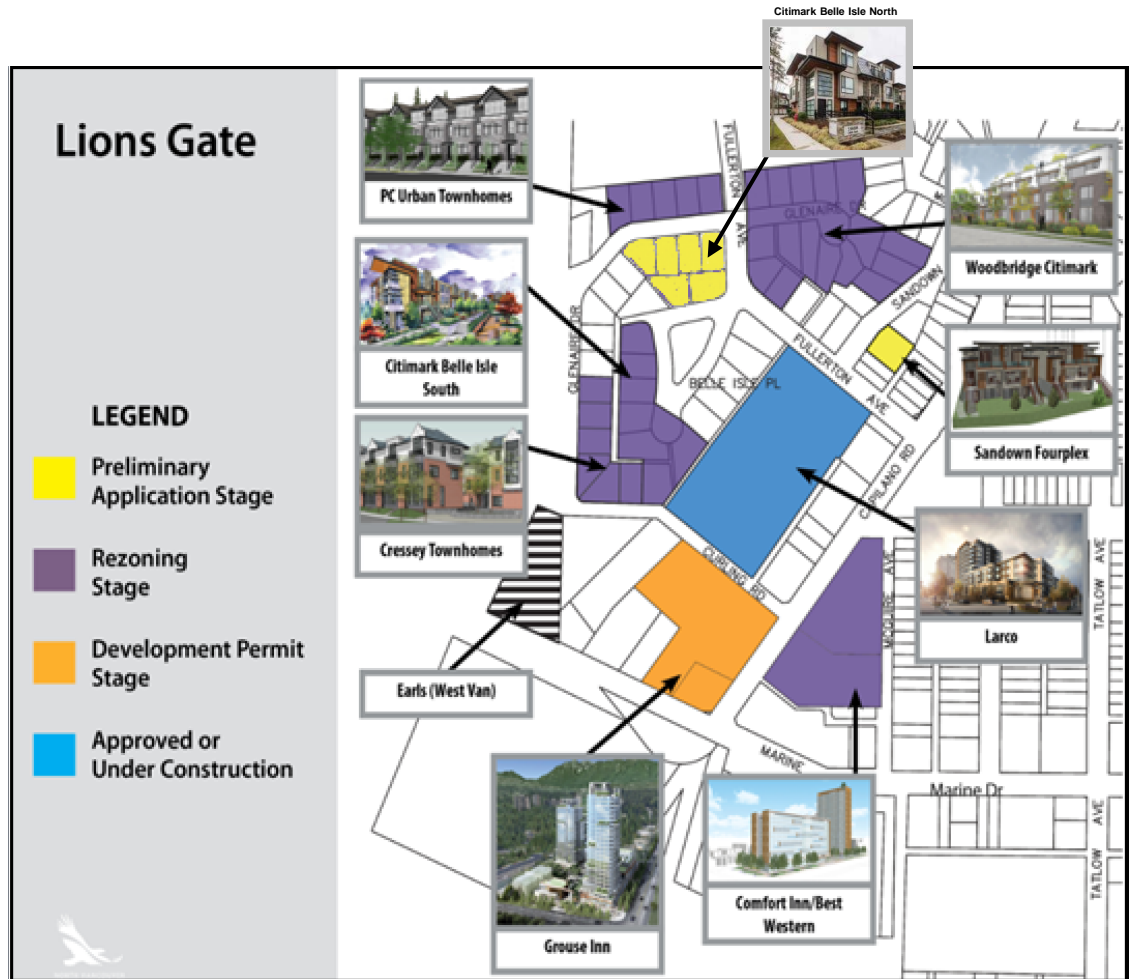
Public Input:

- Public Information Meeting (PIM) held October 18, 2016
- Attended by approximately 50
- Input and Concerns:

  - ❑ Traffic congestion in the area;
  - ❑ Potential loss of single family neighbourhood;
  - ❑ Construction management;
  - ❑ Support for river trail;
  - ❑ Support for housing options; and
  - ❑ Accessibility.

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 one unit with enhanced elements

Environmental Protection Policies

Application meets streamside protection guidelines within the OCP

OCP Housing Policies

Development provides housing alternatives for families and downsizers and fulfills objectives within the OCP to concentrate development near town centers