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

Looking eastward along Glenaire Dr.

ADP Approval – Sept. 2016

1. Concrete (site work)
2. Light grey, horizontal, cedar siding
3. Soft Landscape
4. Dark grey brick
5. Perspective view of Building Three
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