1801-1865 Glenaire Dr. and 2064-2082 Curling Rd.
Public Hearing – October 3, 2017
Site Context

**Site**
- **West:** Klahanie Park
- **North:** Existing SFD*
- **East:** Townhouse Proposal
- **South:** Future Park and Apartments

*SFD* refers to Single Family Dwelling.
Lions Gate Area & Background

- 3 storey townhouses
- 1.2 FSR supported on larger sites
Plans, Policies and Guidelines

Project measured against:

• Official Community Plan;
• Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines; and
• Lions Gate Public Realm Strategy
Development Permit Areas

Project measured against Development Permit Guidelines for:

- Form and Character for Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines; and
- Lions Gate Public Realm Strategy.
Application Details
Public Benefits & Amenities

- CAC secured with Bylaw 8245 – $164,797
- DCCS estimated at $424,616
- Public Art located in entrance plaza
- Off site works
Public Input

Detailed Application

• Facilitated Public Information Meeting held Feb. 28, 2017
• Approximately 22 members of the public attended

Proposal: 40-Unit Townhouse Development

6:30 PM, Tuesday, February 28
Grouse Inn (Meeting Room)
1633 Capilano Rd.

Cressey (Klahanie Park)
Development LLP
604-895-0447

This meeting has been required by the District of North Vancouver as part of the regulatory process.
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 6 units (15% of units) with enhanced elements*

Construction Management Best Practices

*Construction Management to have enhanced Communication, Coordination and Accountability*

Green Building Policies

*Application meets the green building policy and will attain a gold standard for sustainable building practices*

OCP Housing Policies

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