1923 Purcell Way
Capilano University
Public Hearing – November 21, 2017

Bylaw 8262 – Amending the Official Community Plan
Bylaw 8363 – Rezoning Bylaw
Site Context

- Subject Site
- Lynnmour Elementary School
- Inter River Park/Digger Playground
- Superstore
- Bus Exchange
- Bus Stop
- Bike Routes
Site Context

Inter River Park
Digger Park

Premier Street

Subject Site
Capilano University
Policy Context

OCP
• Residential Level 5: Low Density Apartment (1.75 FSR)
• Institutional

Proposed Amendment
• From Residential to Institutional
Policy Context

Zoning
- Low Rise Residential (RLI) and Public Assembly (PA)

Proposed Zoning
- RL 1 to CD 109
- RL1 to Public Assembly
Siting Area Amendment

Maximum Building Height in this location is 6 stories and 14.25m
Plan and Guidelines

Project measured against Development Permit Guidelines:

1923 Purcell Way:
1. Form and Character for Multi-Family Housing

Campus Lands
1. Wildfire Hazard
2. Protection of the Environment
Applicatio
Application Details

2. Neighbourliness
Application Details
Application Details

3. Shared Facilities
Application Details

- 60 townhouse units
- 124 apartment units
- 60 student residences
- Vehicle access from Purcell Way
- 258 resident parking stalls and 18 visitor stalls
Application Details

124 Apartments
60 Townhouses
Amenity Building

Purcell Way
University Housing
Greg Lee Way
Application Details

Unit Mix:
- studios = 10%
- 1 bedroom = 32%
- 2 bedroom = 21%
- 3 bedroom = 37%
Application Details

University Housing
- 60 residences
- Faces campus
Public Benefits & Amenities

• $1,698,940 Community Amenity Contribution, secured with Bylaw 8263, of which $250,000 may be used for Public Art

• Development Cost Charges Applied at Building Permit at the rate in effect at that time

• Off Site Improvements including:
  – Bus Stop Improvements
  – Traffic Flow Improvements to Purcell Way
  – Bike Trail Upgrade and Extension
Public Benefits & Amenities

- Safety improvements
- Room for the second bus
- New bus shelter
Public Benefits & Amenities

Traffic Flow on Purcell Way
Public Benefits & Amenities

Upgrade Bike Path to Capilano University
Project Compliance

Official Community Plan
✓ Project complies with use, and density

Design Guidelines – Multiple Development Permit Areas
✓ Project complies with all DP Guidelines

Green Building Policy
✓ Project Complies with current and proposed policies (Gold standard / Step Code)

Accessible Design Policy
✓ Project Complies with Basic and Enhanced unit requirements

Housing Agreement Bylaws
✓ To ensure that strata units are available for rent
✓ And to secure use of the university building for university housing

Advisory Design Panel
✓ Project recommended for approval

Construction Management
✓ Construction management strategies underway
Public Input

Detailed Application

• Facilitated Public Information Meeting held September 12, 2017

• Approximately 80 members of the public attended
  ✓ Parking Rates – undertook additional work on parking analysis
  ✓ Traffic flow on Purcell Way – explored methods of improving traffic flow and safety on Purcell Way
  ✓ Provides student housing options
  ✓ Provides new amenity building and new playground
  ✓ Retained trees where possible
  ✓ Working with Cap U to have construction staging on Campus.