1944 and 1976 Fullerton Avenue, 1963-1985
Sandown Place and 2028-2067 Glenaire Drive
Public Hearing – April 24, 2018
Site Context

- Inter River Park
- Premier Street
- Potential Townhouse Site
- Woodcroft Apartments
- Capilano River Regional Park
- McLallen Ct. & Sandown Pl.
- 23 Townhouses
- Single Family
- Potential Higher Density
- Belle Isle Park
- Fullerton Ave.
- Sandown Pl.
Lions Gate Area & Background


- 3 Storey Maximum
- Townhouse Housing Type
- 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
Approx. location of 15 metre Riparian Area setback from Capilano River

Application Details

- 150 three-storey townhouses
- 12 buildings
- Floor space ratio of 1.15
- Glenaire Drive Access
- 242 parking stalls and 16 visitor stalls
- Maintains a 15 m. Riparian Area setback
- 45 ft setback from McLallen Court lots
- Multiple connections throughout
- Housing for “Missing Middle” & families
Landscaping
Landscaping
Public Input/Timeline

• Facilitated Public Information Meeting held November 29, 2016  
  (Approximately 38 members of the public attended)

• A 2nd Facilitated Public Information Meeting was held on April 29, 2017 -  
  (Approximately 32 members of the public attended)

• Further changes made in Summer 2017

• Meeting with neighbours, staff and 3 councillors on Feb. 1, 2018  
  (Creation of 45 ft setback, reduced FSR to 1.15, reduced units to 150)
Project Compliance

- Peripheral Policy and Lions Gate Public Realm Guidelines
- Form and Character Guidelines
- Strata Rental Protection Policy
- Accessible Design Policy
- Construction Management Best Practices
- Green Building Policies
- Community Amenity Contribution Policy
- OCP Housing Policies – Housing Alternatives & Town Centre Development
Thank You