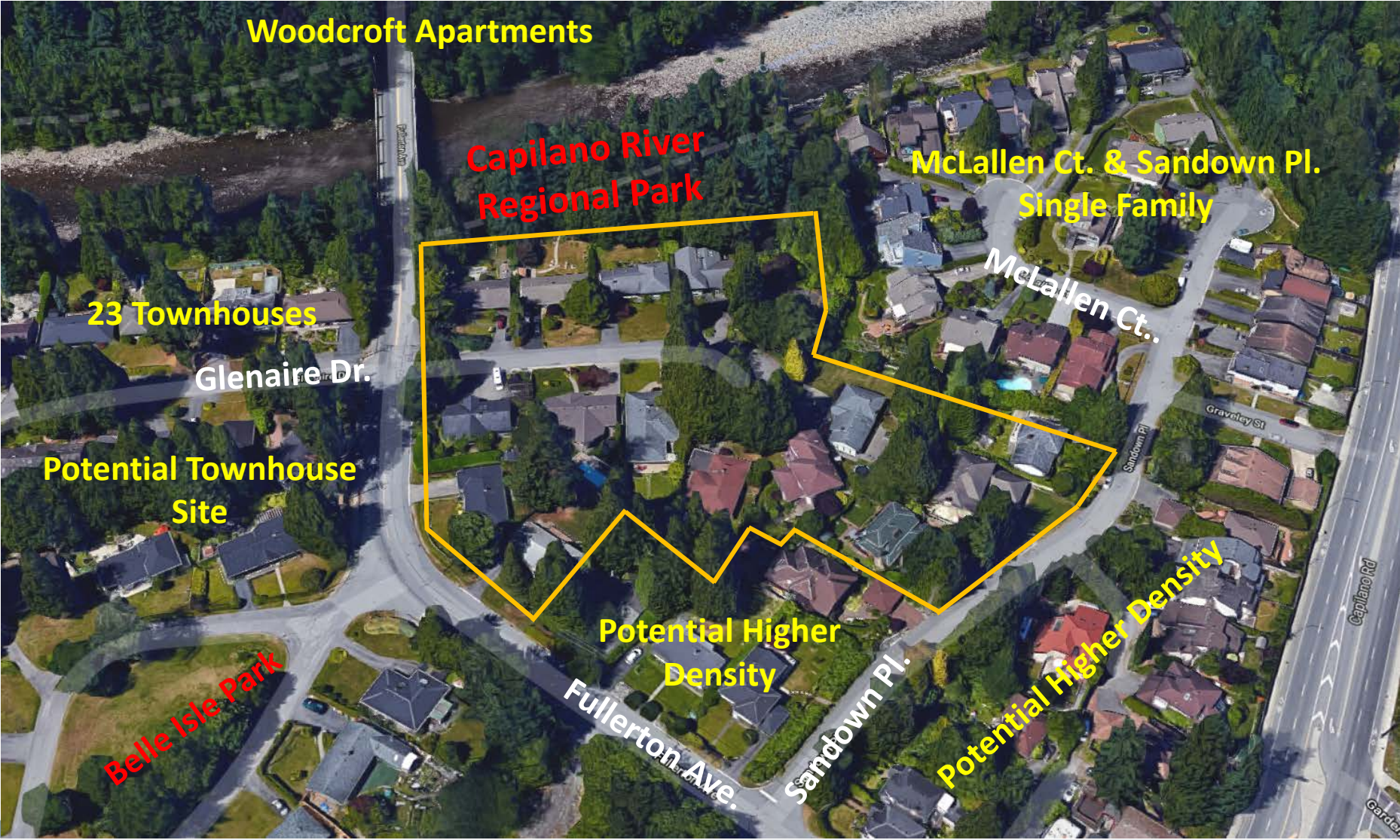


1944 and 1976 Fullerton Avenue, 1963-1985 Sandown Place and 2028-2067 Glenaire Drive Public Hearing – April 24, 2018

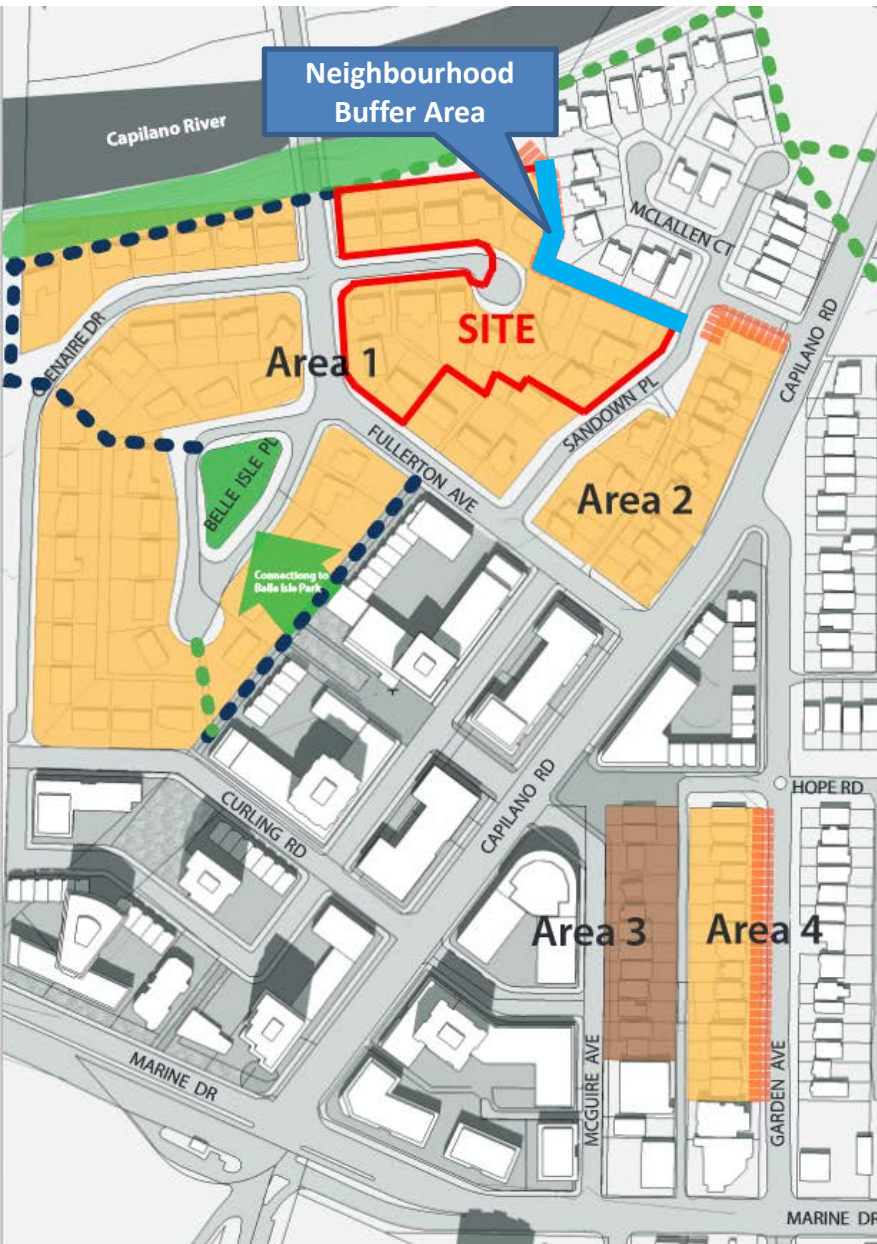


Bylaw 8250 and 8251 – OCP Amendment and Rezoning Bylaw

Site Context



Lions Gate Area & Background



- “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines” – July 2014
- 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



Application Details

Approx. location of 15 metre
Riparian Area setback from
Capilano River

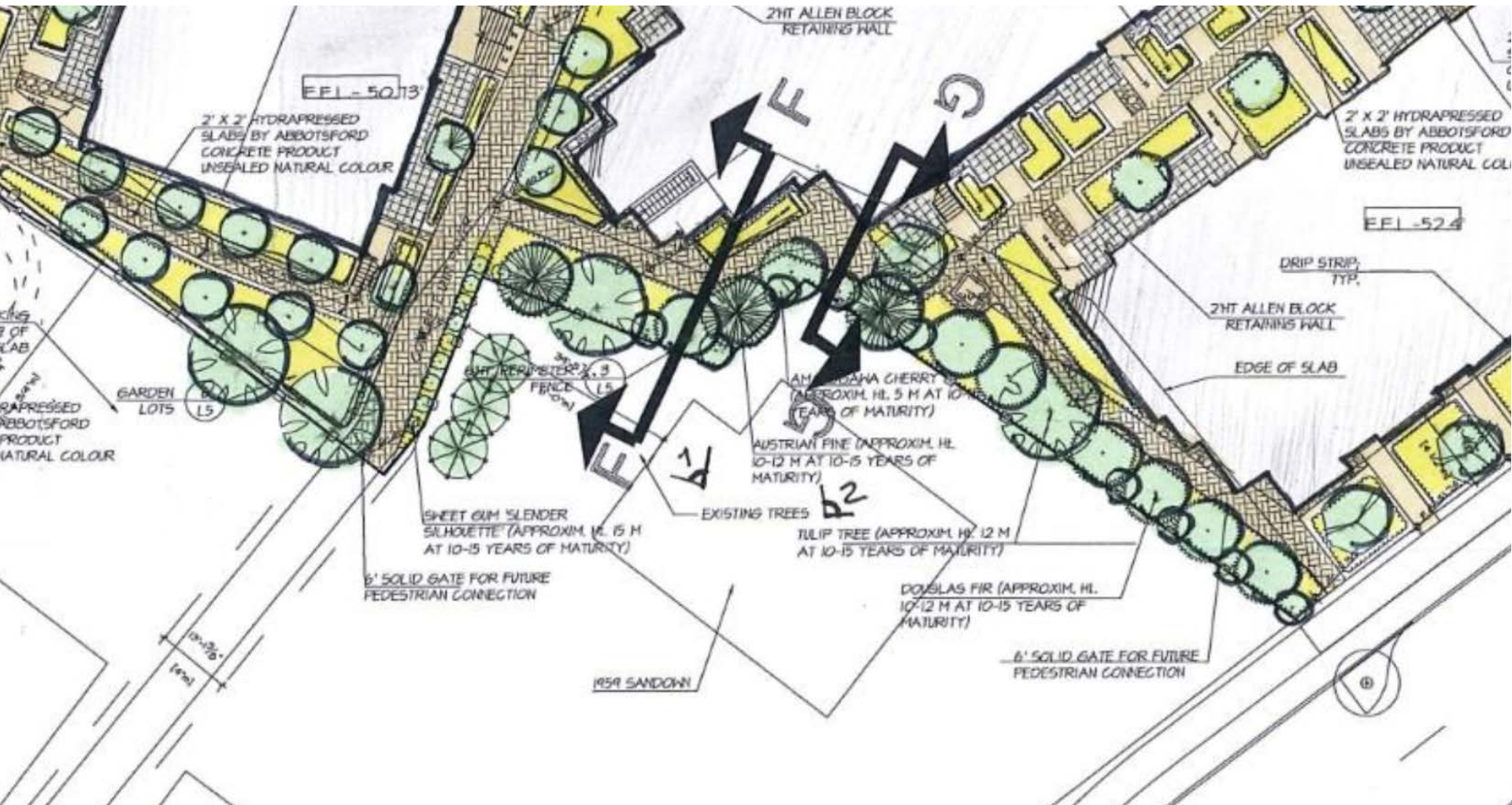
- 150 three-storey townhouses
- 12 buildings
- Floor space ratio of 1.15
- Glenaire Drive Access
- 242 parking stalls and 16 visitor stalls
- Maintains a 15 m. Riparian Area setback
- 45 ft setback from McLallen Court lots
- Multiple connections throughout
- Housing for “Missing Middle” & families



Landscaping



Landscaping



Building Design



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



Bylaw 8250 and 8251 – OCP Amendment and Rezoning Bylaw