

# 1920 Glenaire Drive (PC Urban Phase 2)

Public Hearing – July 13, 2021



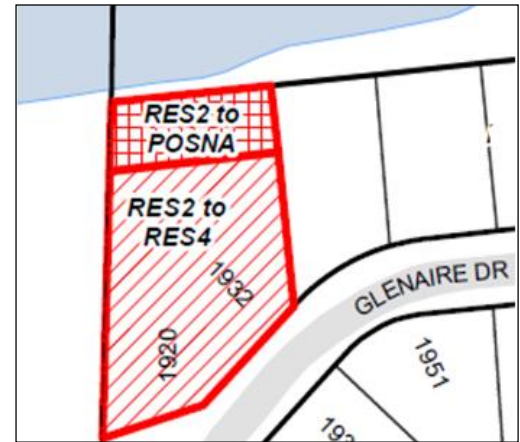
Bylaw 8295 OCP Amendment Bylaw  
Bylaw 8296 Rezoning Bylaw

# Applicable Bylaws

## Tonight's Hearing:

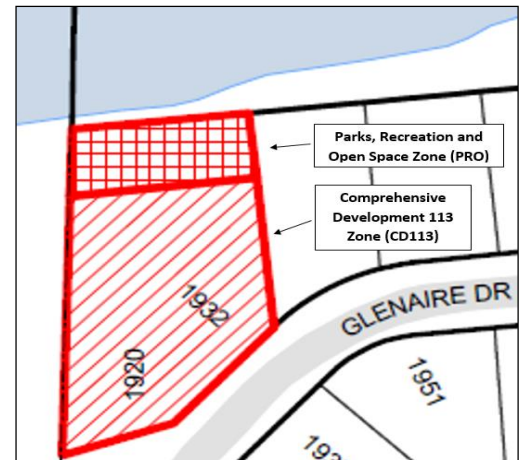
### OCP Amendment Bylaw:

- Bylaw 8295 - Amends the site's OCP designation to Residential Level 4: Transition Multi-family (RES4), and Parks, Open Space, and Natural Areas (POSNA)



### Rezoning Bylaw:

- Bylaw 8296 - Rezones the site from Single-Family Residential 7200 (RS3) to Comprehensive Development 113 Zone (CD113), and Parks, Recreation and Open Space (PRO)



### Housing Agreement Bylaw:

- Bylaw 8297 - Ensures that strata units are available to rent

# OCP and Zoning



## Existing OCP Designation:

RES2: Residential Level 2: Detached Residential

## Proposed OCP Designation:

RES4: Residential Level 4: Transition Multi-Family, and Parks, Open Space and Natural Areas

## Existing Zoning:

Single-Family Residential 7200 Zone (RS3)

## Proposed Zoning:

Comprehensive Development 113 Zone (CD113) and Parks, Recreation and Open Space Zone (PRO)

# Plan and Guidelines

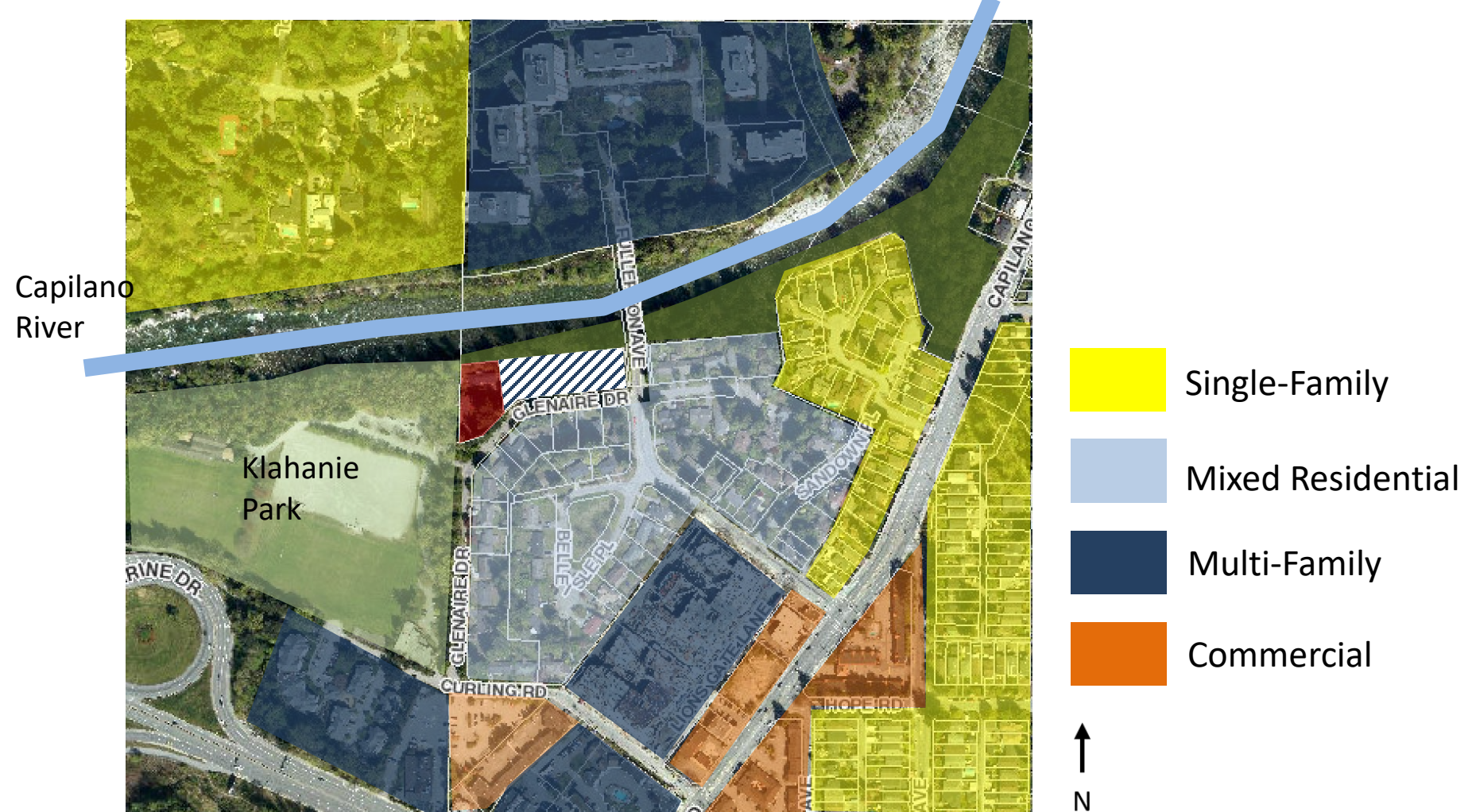
## Project measured against Development Permit Area Guidelines for:

- Form and Character of Ground-Oriented Housing
- Energy and Water Conservation and Greenhouse Gas Emission Reduction
- Streamside Protection

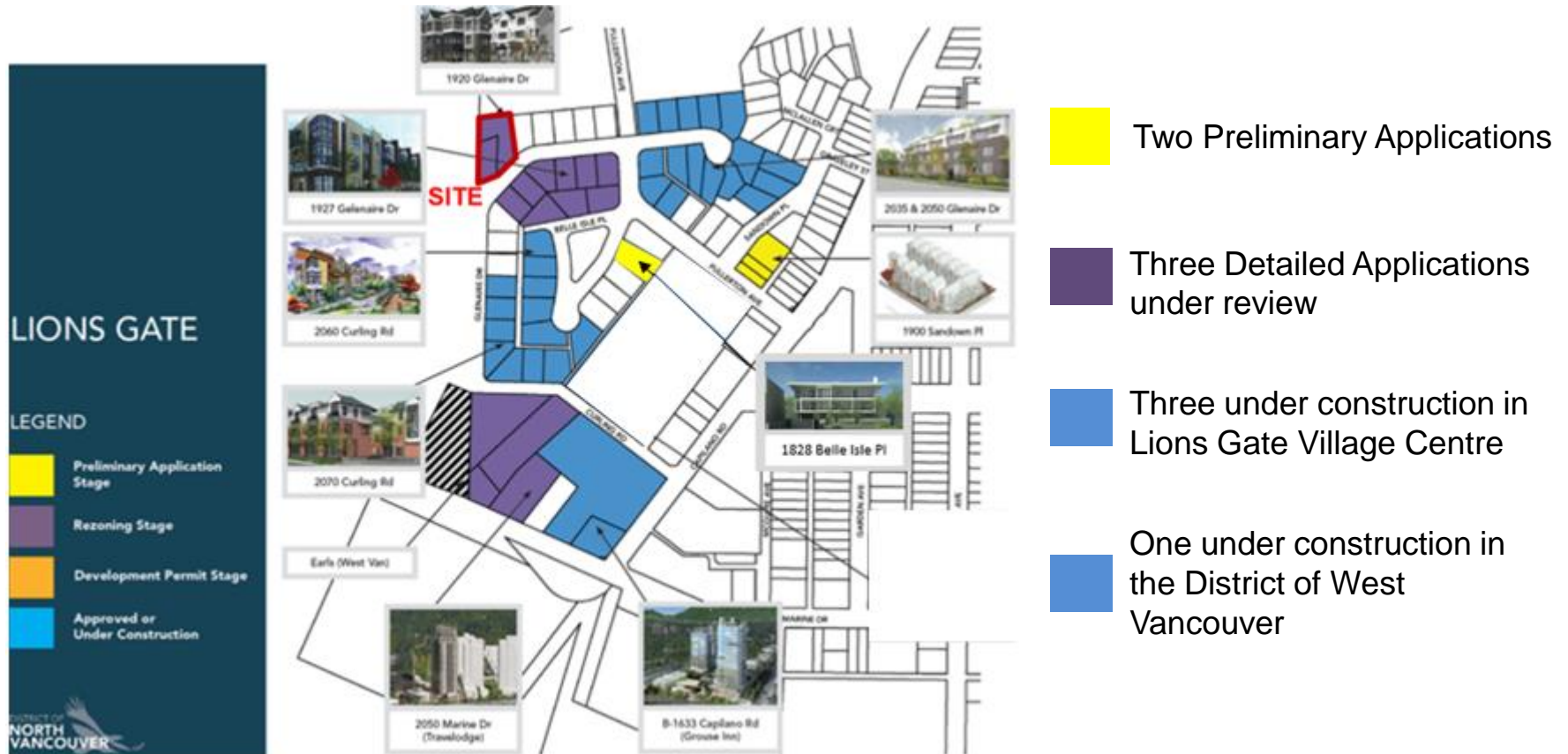




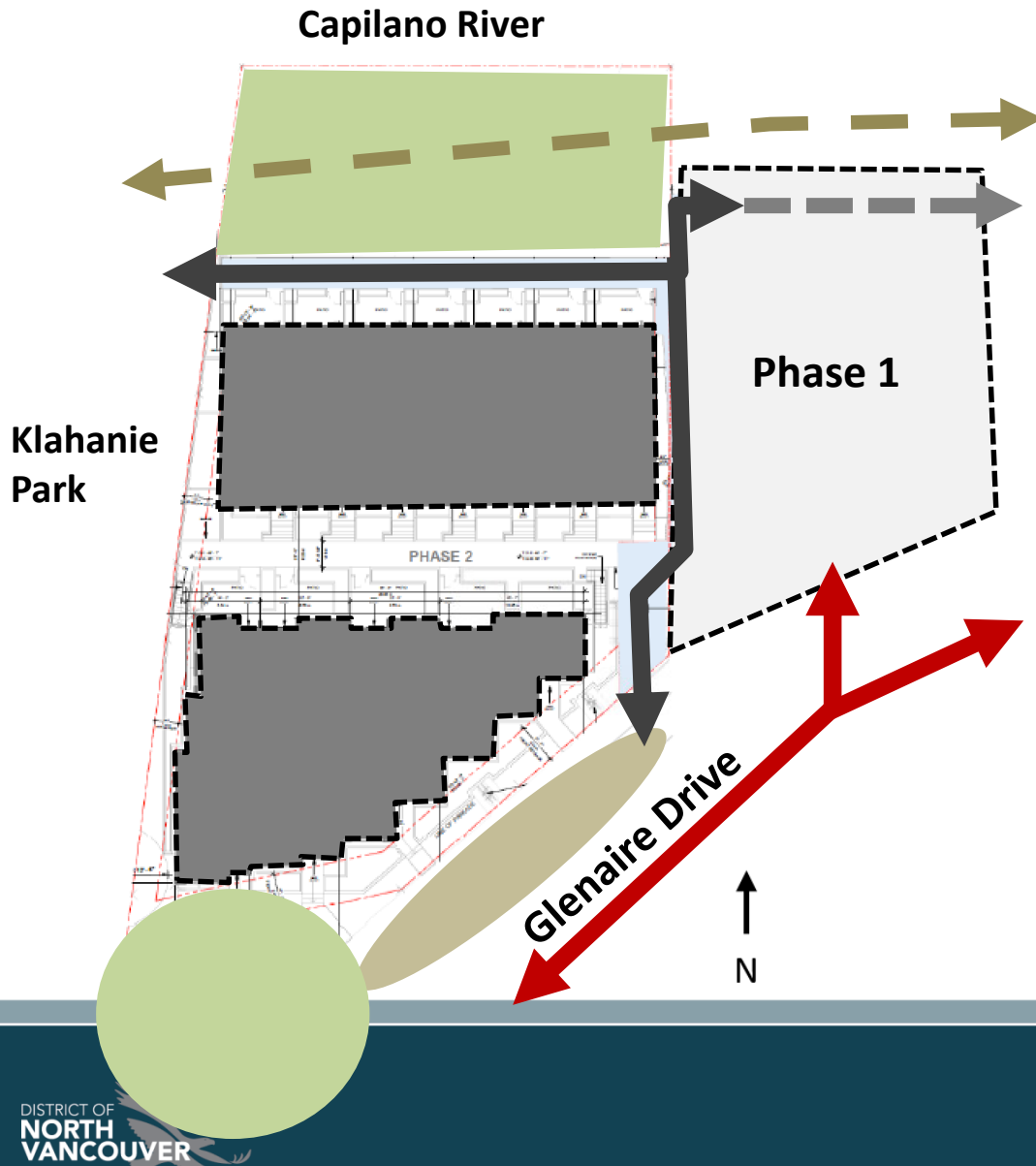
# Site Context



# Lions Gate Village Project Map



# Site Plan



- Phase 2 is located to the west of the recently completed Phase 1
- Two three-storey buildings containing 15-townhouse units
- An on-site public path is proposed to connect with the existing path associated with Phase 1
- A land dedication is proposed within the northern portion of the site (452.8m<sup>2</sup>)
- Parking pocket on Glenaire Drive
- Underground parkade access via Phase 1 access ramp
- Pocket Park located in the Glenaire Drive Boulevard

# Project Design



- The building design closely replicates Phase 1 helping to deliver a visual coherence along Glenaire Drive
- Building materials include wood, brick, and shingle, with a subtle colour variations between buildings
- Basic and Enhanced Accessible Units
- Landscaping plan to create a low-density residential streetscape



# Project Details

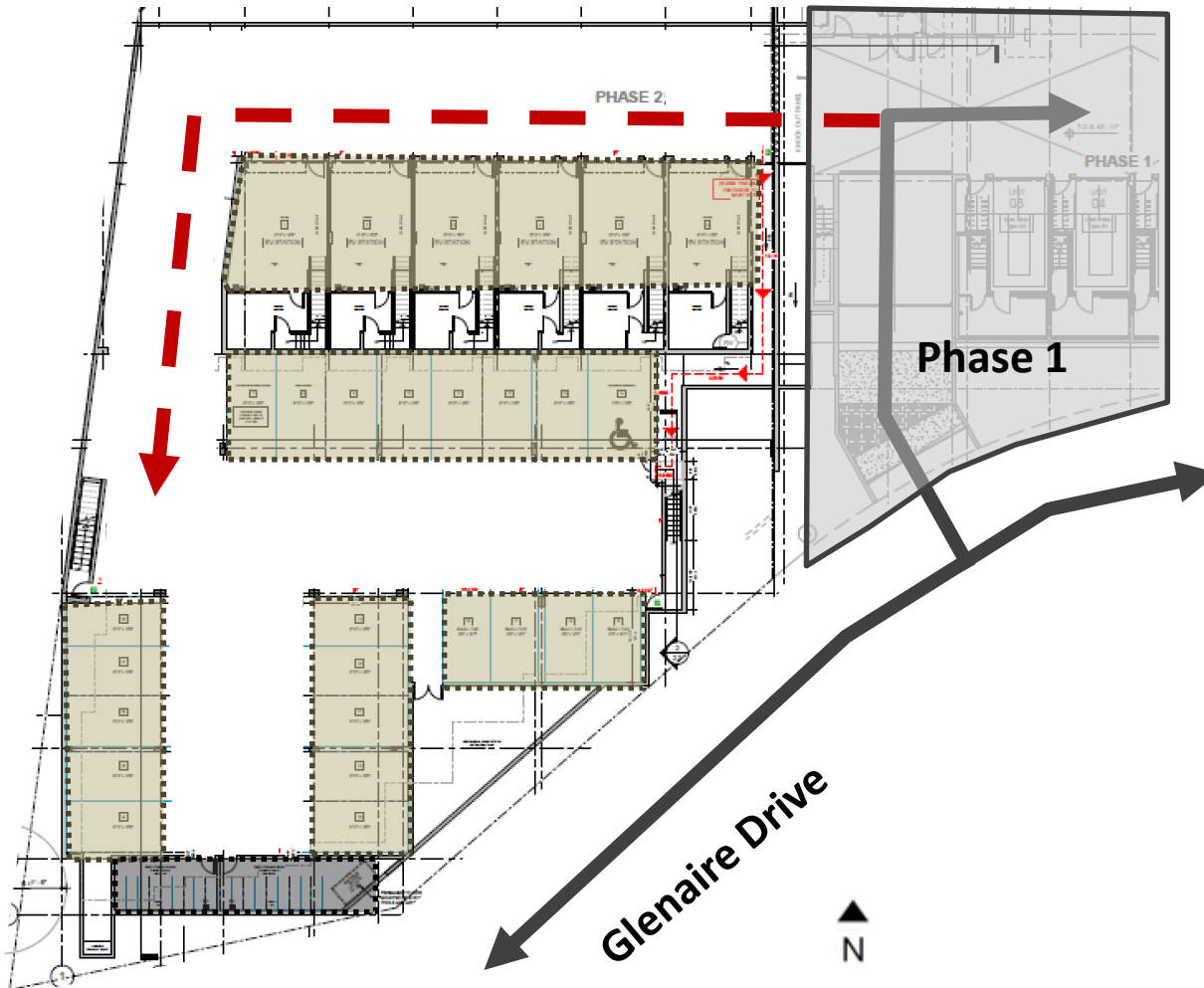


	1 bed	2 bed	3 bed	3 bed *	3 bed **	4 bed	Total
Front Building (South)	1	0	1	3	1	2	8
Rear building (North)	0	0	0	0	7	0	7
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>15</b>

\* 3 lock-off suites to address housing diversity



# Site Access and Parking

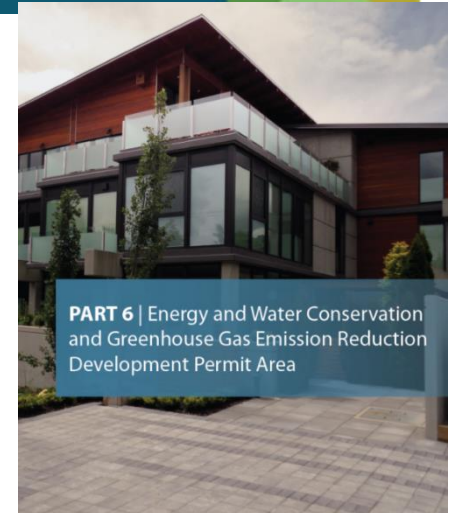


- Access to underground parking via Phase 1 ramp
- 28 on-site parking spaces
- TDM measures to support the reduced parking rate
- 100% EV Level 2 charging for resident parking
- 34 bicycle storage spaces plus EV and repair facilities

# Green Building Measures

The proposal will meet Step 3 with a low carbon energy system (LCES), and have a greenhouse gas intensity of less than 3kg CO<sub>2</sub>e/m<sup>2</sup>/yr.

- A fossil fuel free building operation that will be entirely electrically powered
- Heat recovery ventilation (HRV)
- Low energy lighting and EnergyStar certified appliances
- Energy efficient mechanical equipment
- Low flow plumbing fixtures
- A Construction Waste Management Plan



# Infrastructure Improvements



- Upgrades to sidewalks, curbs, gutters, and lighting along the Glenaire Drive frontage
- New watermain along Glenaire Drive frontage
- An on-site public path connecting to the existing Phase 1 public path
- A public pocket park, and street trees along the Glenaire Drive frontage
- Riparian area enhancements including invasive species removal and new planting
- Construction of a riverfront trail adjacent to the Capilano River



# Community Benefits:

**Community Amenity Contribution (CAC): \$399,212**

## **CACs directed towards:**

- Affordable Housing Fund;
- Provision or enhancement of public facilities;
- Improvements to public parks, plazas, trails and greenways; and / or
- Public art and other beautification projects.



**District Development Cost Charges: >\$350,000**

# Public Input:

## Public Information Meeting

- 10 members of the public attended

### APPENDIX: FLYER & NEWSPAPER ADVERTISEMENT

#### PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1920-1932 Glenaire Dr., to construct a townhome project. You are invited to a meeting to discuss the project.

##### Meeting Time and Location:

**Date:** Thursday, February 1, 2018  
**Time:** 6:30 p.m.  
**Location:** Grouse Inn Meeting Room,  
1633 Capilano Road., North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a **15-unit** ground oriented housing project. Each unit is between 850 and 2,000 square feet in size and includes underground parking.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Robert Spencer at 604-282-6085 or Erik Wilhelm of the Development Planning Department at 604-990-2360 or bring your questions and comments to the meeting.

**\*This is not a Public Hearing. District of North Vancouver Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**

# 1920 Glenaire Drive (PC Urban Phase 2)

Public Hearing – July 13, 2021



Bylaw 8295 OCP Amendment Bylaw,  
Bylaw 8296 Rezoning Bylaw