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

Capilano River

Klahanie Park

- Single-Family
- Mixed Residential
- Multi-Family
- Commercial
Two Preliminary Applications

Three Detailed Applications under review

Three under construction in Lions Gate Village Centre

One under construction in the District of West Vancouver
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 (452.8m²)
- Parking pocket on Glenaire Drive
- Underground parkade access via Phase 1 access ramp
- Pocket Park located in the Glenaire Drive Boulevard

Capilano River
Klahanie Park
Phases 1 and 2
Glenaire Drive

N
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**

* 3 lock-off suites to address housing diversity

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Diagram showing floor plan and dedication area.
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 CO2e/m²/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
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