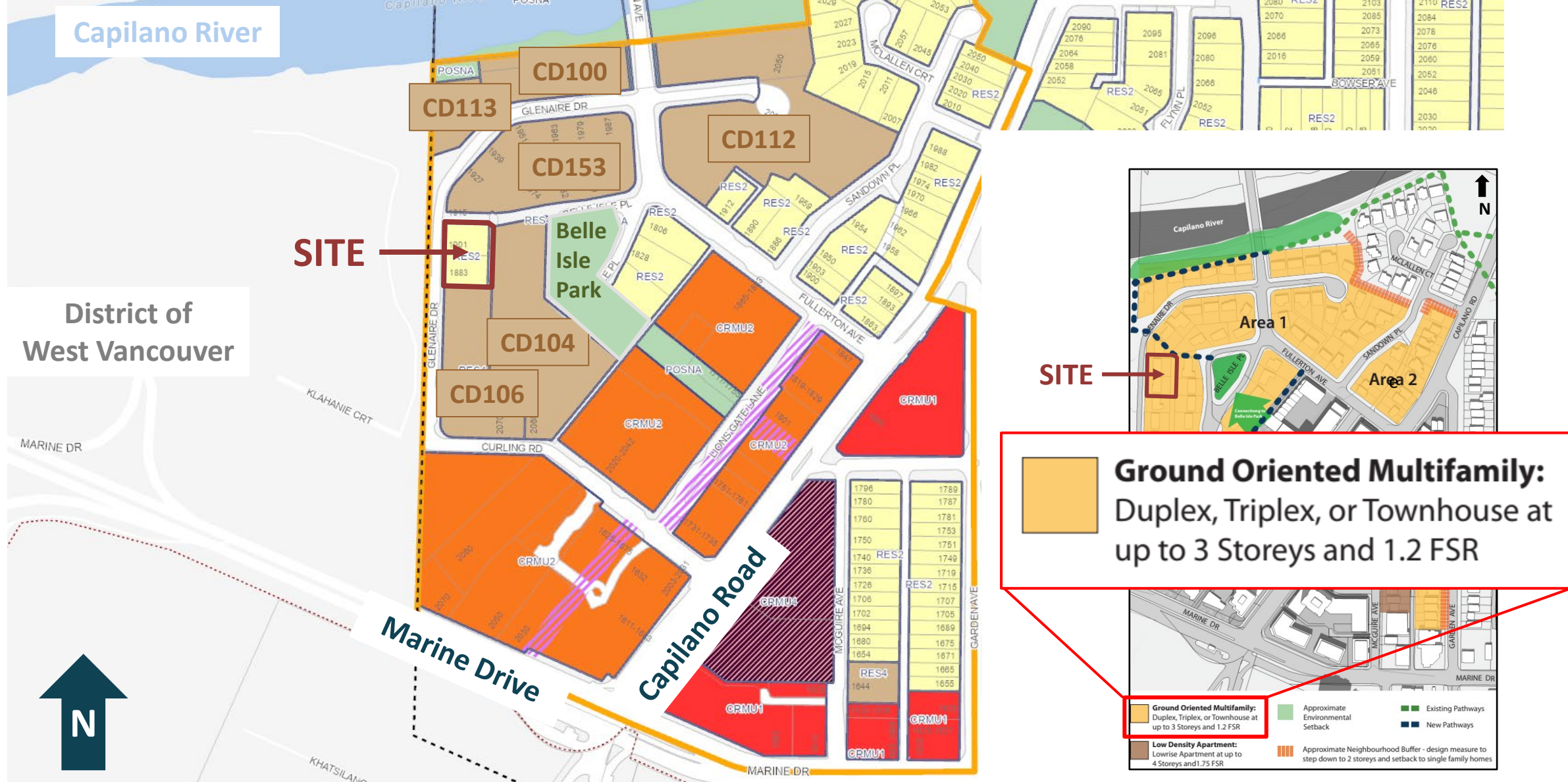


1883-1901 Glenaire Drive

Public Hearing – February 3, 2026



OCP Amendment Bylaw 8756 and Rezoning Bylaw 8757



Neighbourhood Context

DM#6665229

'Holland Row'



'Ebb & Flow' 'Emerald'



'Belle Isle North'



SITE



'Mason'

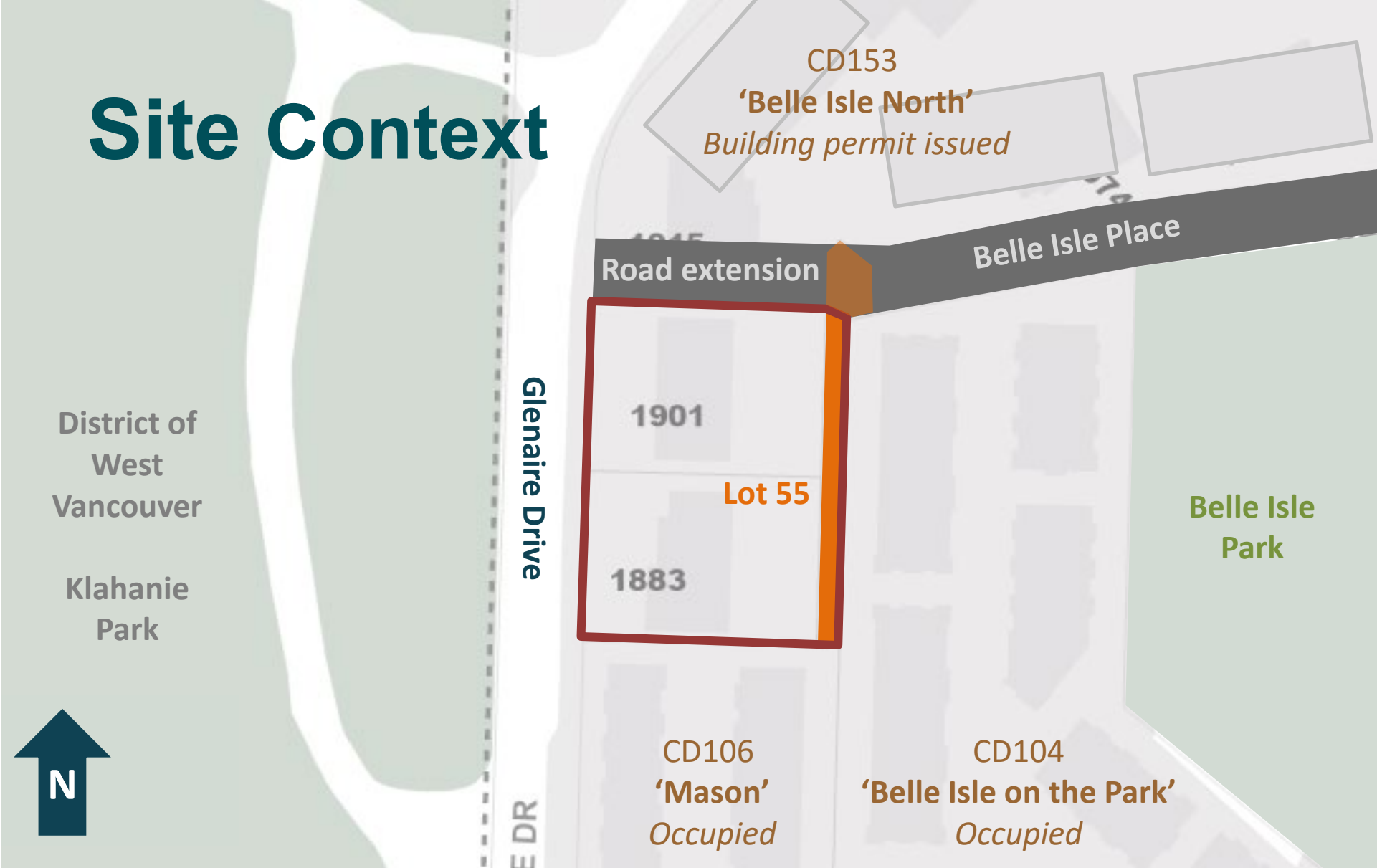


'Belle Isle on the Park'

PROPOSED DEVELOPMENT



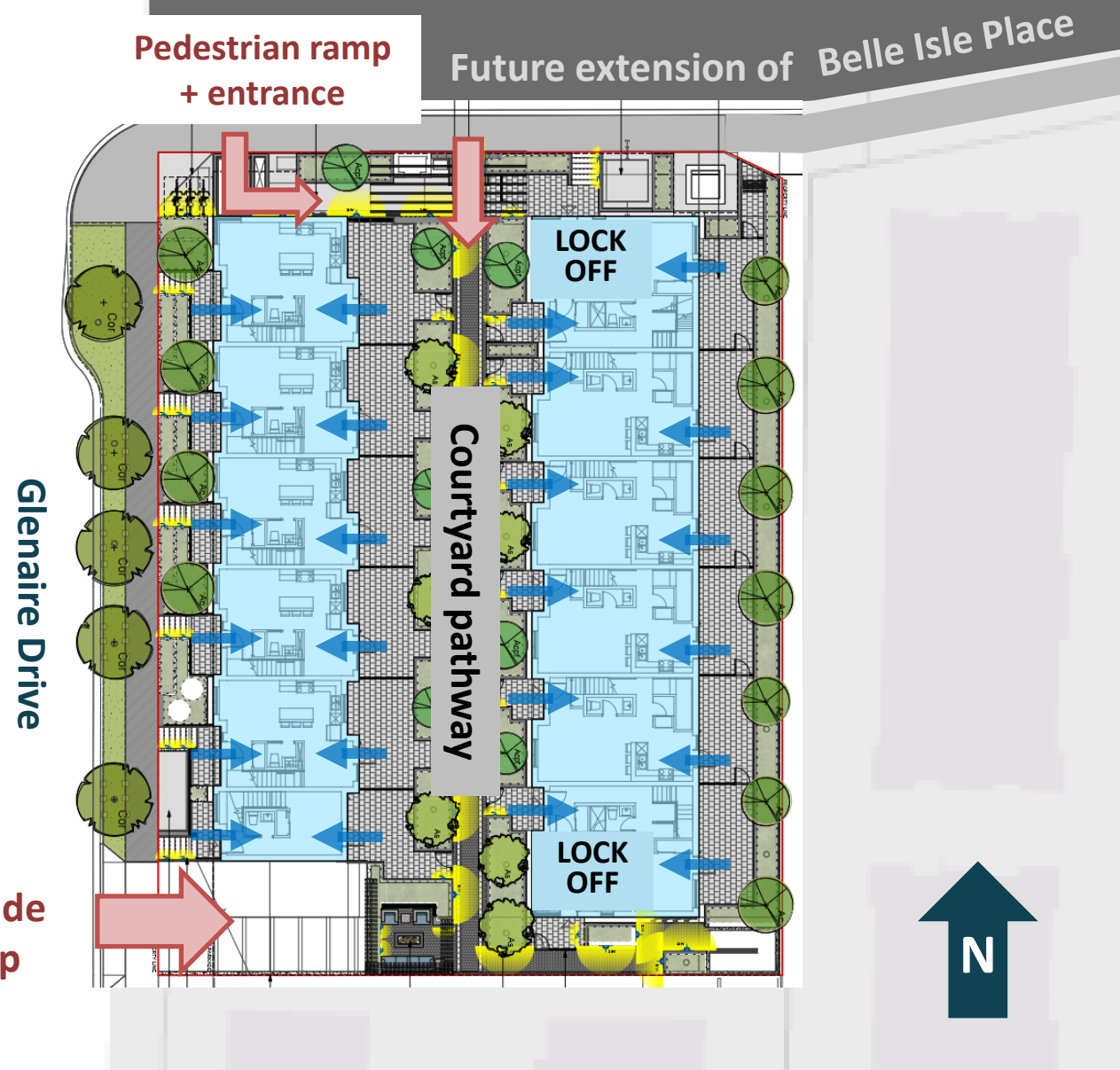
Site Context



Subject Site

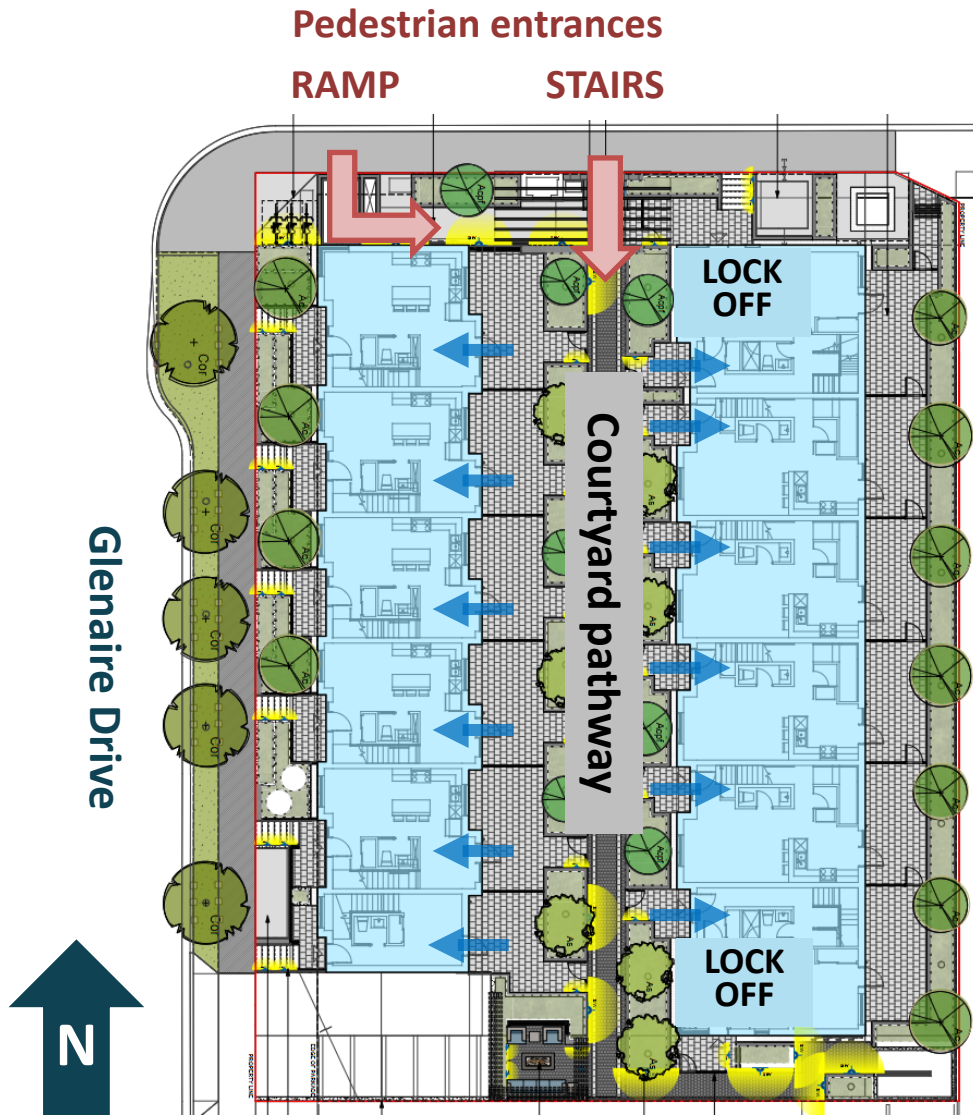
DM#6665229

4/10



Additional Details

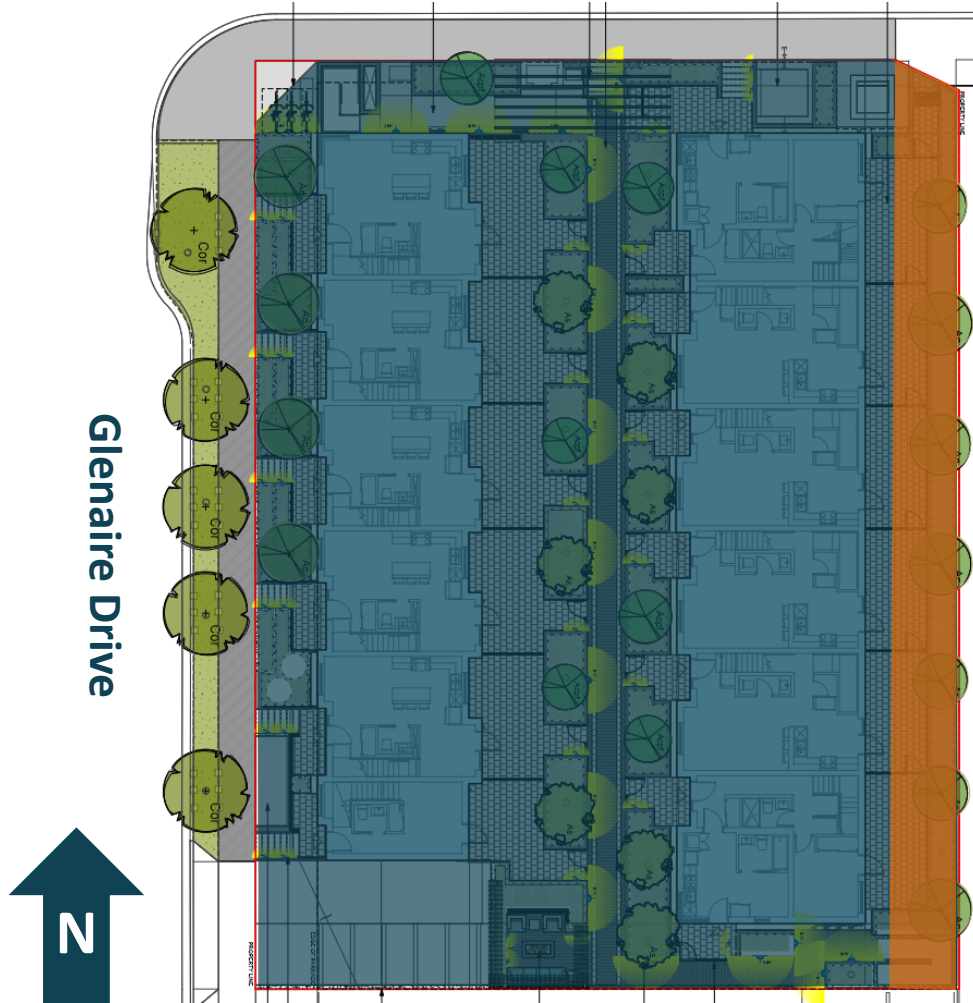
- **Sustainability**
 - Step Code Level 4, fossil fuel free
- **Unit mix**
 - 3- and 4-bedroom floor plans
 - 2 lock-off suites
- **Vehicle / bicycle parking**
 - 26 vehicle spaces (3 visitor + 23 resident)
 - 24 secure bicycle parking
 - 4 short-term bicycle parking
 - E-charging for vehicles / bikes



Accessible Design Policy

- Checklist of accessible design features:
 - ‘Basic’ e.g. lever faucets
 - ‘Enhanced’ e.g. 60” turning circle in kitchen
- Ground-oriented multi-family housing:
 - Where feasible, aim for 15% of units to have ‘Basic’ features

Future extension of Belle Isle Place



Contributions

- Off-site improvements
 - \$190K
- Community Amenity Contribution (CAC)
 - \$378K
- Purchase of a portion of Lot 55
 - \$410K
- Development Cost Charges (DCCs)
 - As per bylaw at time of Building Permit

Public Engagement and Input



- **Virtual Public Information Meeting**
 - January 20 to February 3, 2025
 - Signs installed on site and at Curling/Capilano
 - ~168 notices mailed to neighbours
- **7 comments were received**

Staff Recommendation

