

# AGENDA

## *PUBLIC HEARING*

**Tuesday, May 15, 2012  
7:00 p.m.**

**Council Chamber, Municipal Hall  
355 West Queens Road,  
North Vancouver, BC**

**Council Members:**

Mayor Richard Walton  
Councillor Roger Bassam  
Councillor Robin Hicks  
Councillor Mike Little  
Councillor Doug MacKay-Dunn  
Councillor Lisa Muri  
Councillor Alan Nixon



[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

## **PUBLIC HEARING**

**7:00 p.m.**  
**Tuesday, May 15, 2012**  
**Council Chamber, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### **AGENDA**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAWS BY CLERK**

**2.1. The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)**

*Purpose of Bylaw:*

Bylaw 7930 proposes to amend the OCP Land use map to designate a small portion of land north of Hastings Creek from *Residential level 3: Attached Residential to Institutional*, and the Hastings Creek corridor to *Parks, Open Space, and Natural Areas*.

**2.2. The District of North Vancouver Rezoning Bylaw 1265 (Bylaw 7883)**

*Purpose of Bylaw:*

Bylaw 7883 rezones the subject site from *Public Assembly* to *Comprehensive Development 66*, to enable the development of four townhouse units, and the adjoining riparian area from *Public Assembly* to *Natural Parkland*.

**3. PRESENTATION BY STAFF**

Presentation: Steven Petersson, Community Planner

**4. REPRESENTATIONS FROM THE PUBLIC**

**5. QUESTIONS FROM COUNCIL**

**6. COUNCIL RESOLUTION**

*Recommendation:*

THAT the May 15, 2012 Public Hearing be Closed;

AND THAT Bylaw 7930 – The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3), be returned to Council for further consideration;

AND THAT Bylaw 7883 – The District of North Vancouver Rezoning Bylaw 1265, be returned to Council for further consideration.

**7. CLOSING**

THIS PAGE LEFT BLANK INTENTIONALLY

## **The Corporation of the District of North Vancouver**

### **Bylaw 7883**

A bylaw to amend the District of North Vancouver Zoning Bylaw 1265 (Bylaw 3210) to rezone a portion of Public Assembly property at 1131 Frederick Road to CD66 to permit development of four townhouses, and a portion to Natural Park Land.

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### **1. Citation**

This bylaw may be cited as “**Rezoning Bylaw 1265**”.

#### **2. Amendments**

1. The following amendments are made to the “District of North Vancouver Zoning Bylaw 1965” as they affect:

- a) Section 301(2) by inserting the following zoning designation:

“Comprehensive Development Zone 66 (CD 66)”

- b) Part 4B by inserting the following:

**“4B386 Comprehensive Development Zone 66 (CD66)”**

**The CD 66 Zone is applied to:**

A portion of 1131 Frederick Road, legally described as Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008, PID: 007-601-981 (shown as Lot 1 on the attached subdivision plan)

#### **4B387 Intent**

The purpose of the CD66 zone is to permit development of four multiple family residential units in a townhouse format.

#### **4B388 Uses**

**(a) Uses Permitted without Conditions:**

Ground-oriented multiple-family residential units

**(b) Conditional Uses:**

Not applicable.

**4B389 Conditions of Use:**

Not applicable.

**4B390 Accessory Use**

- (a) **Accessory Uses** are permitted in a building provided that, in combination, they occupy less than 25% of the floor area of each unit.
- (b) **Home occupations** are permitted in residential *dwelling units* in this zone.

**4B391 Density**

- a) The density in the CD 66 zone is limited to one residential unit per 400m<sup>2</sup> of site area.
- b) The Floor Space Ratio in the CD 66 zone is limited to 0.55.

**4B392 Maximum Principal Building Size**

Not applicable.

**4B393 Setbacks**

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front</b>	Minimum: 1.25 m (4 ft) Maximum: Not applicable
<b>Rear on a lane</b>	Not applicable
<b>Rear</b>	Minimum: 1.25 m (4 ft)
<b>Side</b>	Minimum: 1.25 m (4 ft)
<b>Side facing a street</b>	Not applicable
<b>Setback to a Creek Top of Bank</b>	Minimum: 7m (23 feet)
<b>Setback from an Ocean Natural Boundary Line</b>	Not applicable

**4B394 Building Orientation**

Not applicable.

**4B395 Building Depth and Width**

Not applicable.

#### **4B396 Coverage**

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 50%.

#### **4B397 Height**

- a) The maximum building height is 8 meters (26 feet)
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%.

#### **4B398 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

#### **4B399 Subdivision Requirements**

- a) Subdivision standards are as stipulated in Schedule A: Subdivision Plan

#### **4B400 Additional Accessory Structure Regulations**

Not applicable.

#### **4B401 Parking and Loading Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
- 2. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Comprehensive Development 66 (CD-66).
- 3. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Natural Park Land (NPL).

**READ** a first time this the 2<sup>nd</sup> day of April, 2012.

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

**ADOPTED** this the

---

Mayor

---

Municipal Clerk

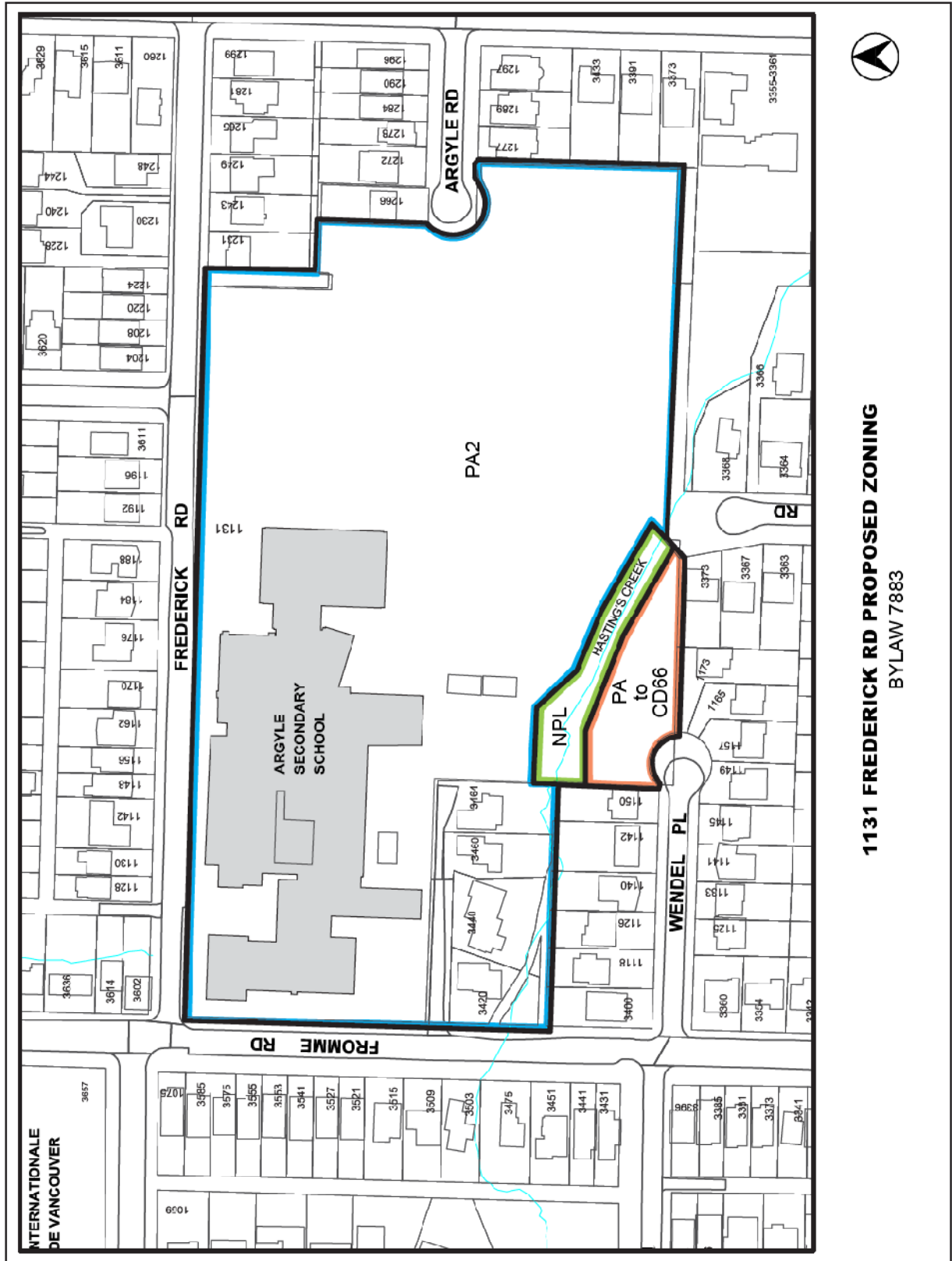
Certified a true copy

---

Municipal Clerk



# Schedule "A" to Bylaw 7883



THIS PAGE LEFT BLANK INTENTIONALLY

# **The Corporation of the District of North Vancouver**

## **Bylaw 7930**

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

### **1. Citation**

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)”.

### **2. Amendments**

1. The following amendments are made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:
  - a. Map 2 Land Use Map: as illustrated on Schedule A, designating the portion of 1131 Frederick Road (PID: 007-601-981) from 5m north of the Hastings Creek top of bank **Institutional**, and the Hastings Creek Corridor **Parks, Open Space and Natural Areas**.

**READ** a first time this the 2<sup>nd</sup> day of April, 2012.

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

**ADOPTED** this the

---

Mayor

---

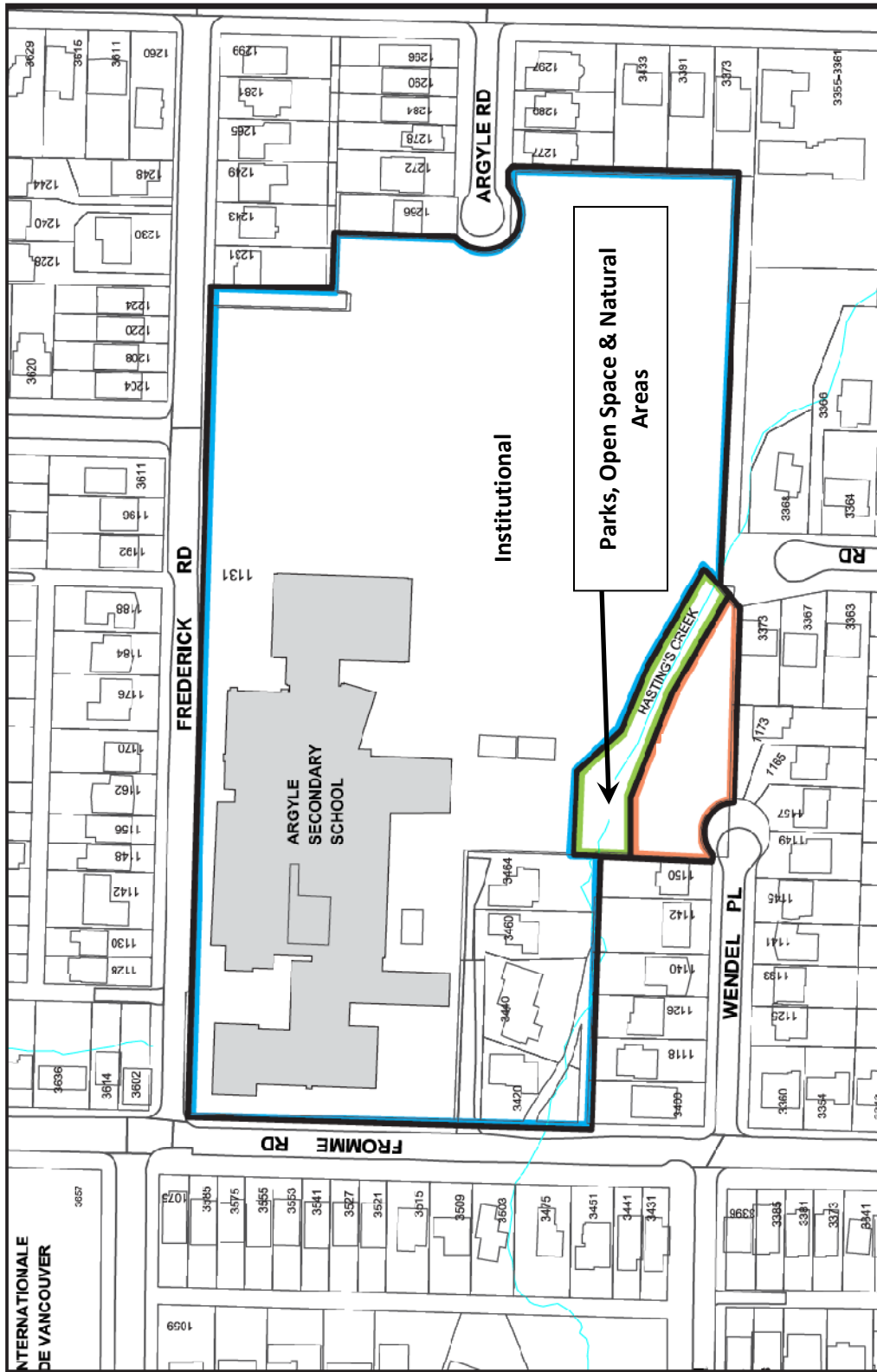
Municipal Clerk

Certified a true copy

---

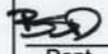
Municipal Clerk

# Schedule "A" to Bylaw 7930



1131 Frederick Road  
Bylaw 7930: Proposed Land Use Map Amendment

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>APRIL 2, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:	

  
Dept.  
Manager

  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

March 23, 2012  
File: 08.3060.20/63.10  
Tracking Number: RCA -

**AUTHOR:** Steven Petersson, Community Planner

**SUBJECT:** 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT (BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE DEVELOPMENT OF 4 TOWNHOUSE UNITS

### RECOMMENDATION:

It is recommended that:

1. Bylaw 7930, which amends the OCP Land Use map to designate a small portion of land north of Hastings Creek from Residential Level 3: Attached Residential to Institutional, and the Hastings Creek corridor to Parks, Open Space and Natural Areas, be given First Reading;
2. Bylaw 7883, which rezones the subject site from Public Assembly (PA) to Comprehensive Development 66 (CD66) to enable the development of 4 townhouse units and the adjoining riparian area from Public Assembly (PA) to Natural Parkland (NPL), be given First Reading;
3. Bylaws 7930 and 7883 be referred to a Public Hearing;
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 7930; and





**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT (BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 2

- 5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 7930 in conjunction with its Financial Plan and applicable Waste Management Plans.**

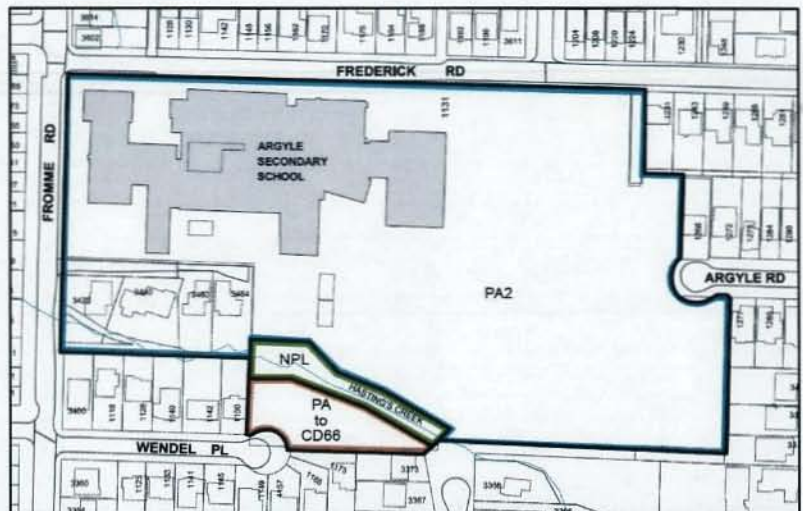
**SUMMARY:**

The applicant seeks to subdivide off a surplus portion of Argyle School site (an old parking lot south of Hastings Creek) and develop 4 townhouse units in 2 duplex buildings. If approved, the Hastings Creek riparian area will be dedicated to the District for environmental stewardship, the riparian area (currently covered in asphalt) will be restored, a new pedestrian bridge across the creek will be installed at Baird Road, the current pedestrian bridge will be removed, and trail connectivity linking Wendel Place, Baird Road and Argyle School will be improved (see Attachment 1: Land Use Plan).

In order to implement the proposal, the OCP Land Use Map, which designates a small portion of land north of Hastings Creek as Residential Level 3: Attached Residential will be amended to Parks, Open Space and Natural Areas. In addition, the Plan Map will be amended to designate the creek corridor (i.e. 5m from the top of both banks), currently designated Institutional and Residential Level 3, to Parks, Open Space and Natural Areas and the portion of the school site north of the creek corridor currently labelled Residential to Institutional. In addition, the development site will be rezoned to CD66 and the creek corridor rezoned to Natural Parkland. A development permit regulating the form and character of the proposed buildings will be forwarded for Council's consideration if the OCP amendment and rezoning bylaws proceed and the site will need to be subdivided.

**BACKGROUND:**

The School District identified the former parking lot south of Hastings Creek as surplus land. In December 1997, the former OCP was amended to change the designation from Institutional to Residential Use (Amending Bylaw 40, Bylaw 6982).



Development site at the end of Baird Rd, looking west at the former parking lot



**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 3

Further explicit policy support for this project is part of the Lynn Valley Local Plan reference document: Policy 11.5.2, Implementation measure #2 states "Support a School Board No. 44 decision to dispose of the unused parking lot south of Hastings Creek at Argyle Secondary School for low density multi-family or single family use so long as the watercourse area becomes public park space."

**EXISTING POLICY:**

The OCP designates this parcel as Residential Level 3 – Attached Residential, which is intended for ground-oriented multifamily housing. The Lynn Valley Local Plan reference document designation is Multi-family Residential.

The following OCP policies support the proposal:

- 4.2 (6) Consider the purchase or dedication of additional natural parkland through the Parks Acquisition Strategy where such lands provide important trail linkages, ecological functions, waterfront access, protect natural hazardous lands or offer unique educational, cultural or recreational opportunities.
- 5.1 (6) Support pedestrian connectivity within and to centres by providing a continuous pedestrian network.
- 9.1 (3) Consider the acquisition of environmentally sensitive areas for addition to the parkland system.
- 9.1 (7) Facilitate the connection and restoration of ecologically important areas, natural features, and urban habitat areas to create a comprehensive network of diverse habitats and wildlife corridors within the District.
- 9.3 (2) Facilitate the protection and enhancement of streams, riparian areas and wetlands.
- 9.3 (3) Facilitate the maintenance of fish passage in all streams and restore habitat and connectivity in riparian areas of the District.
- 9.3 (4) Encourage measures to infiltrate rainwater onsite, where appropriate, and manage impervious areas to reduce runoff volumes, improve water quality, and recharge groundwater.
- 9.6 (1) Continue to coordinate and partner with senior governments, neighbouring municipalities, local First Nations governments, the School District, local businesses, and community organizations in the delivery of environmental stewardship initiatives.
- 9.6 (3) Work with land owners to conserve and enhance habitat on private lands.
- 11.2 (2) Encourage low impact development and stormwater management best practices to protect local watersheds and stream hydrology.
- 11.2 (3) Utilize the ecological services provided by natural systems (such as rainwater interception, water quality treatment) and restore or "day-light" culverted sections of creeks wherever practical.

The OCP policies for the Lynn Valley Town Centre support this development in several ways:



**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 4

- 3.1.4 (1): Prepare a community amenity strategy for the Lynn Valley Town Centre to deliver community amenities and public benefits generally to include, but not limited to ... parks, greenways, trails.
- 3.1.5 Parks and Open Spaces:
  1. Improve connections to existing parks and open space within and adjacent to the Town Centre through an integrated network of pedestrian walkways, sidewalks and trails according to the Mobility Network Map (Map 7).
  4. Protect natural parkland and local ecosystems including forest and riparian habitat, and seek to rehabilitate Hastings Creek at Lynn Valley Road.
- 3.3 Sustainability:
  4. Complete an integrated stormwater management plan for the Hastings Creek watershed and implement measures to maintain and enhance the health of the watershed.

The site is currently zoned Public Assembly.

**ANALYSIS:**

**Site and Surrounding Area**

The subject site consists of an area approximately 2,130m<sup>2</sup> (23,000 sf) in size on the Argyle School property which the School District identified as surplus to their needs. This area is located south of Hastings Creek on a former parking lot currently covered with asphalt. Aside from the school, the site is surrounded by developed RS4 single family lots.

Hastings Creek is a fish-bearing stream and forms a natural boundary between the Argyle School site and the site proposed for residential development.

Trails extend both north and south of Hastings Creek. In many places, these trails are too close to the creek. Due to the popularity of these trails, the roots of trees within the riparian area have been exposed and damaged.





**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT (BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 5

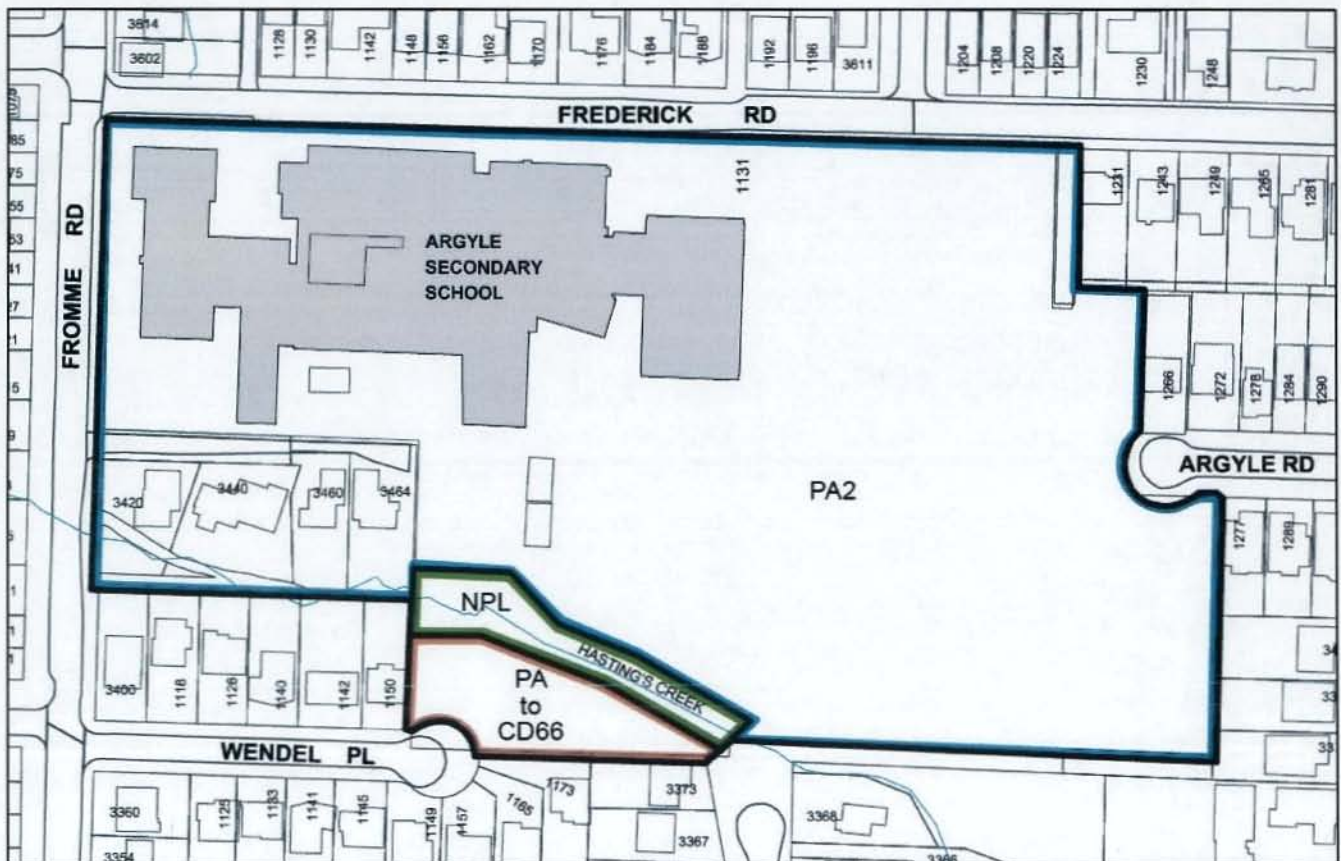
Pedestrian access from Argyle School and the end of Baird Road to Wendel Place was blocked a number of years ago when Wendel Place residents asked the School District to erect a fence. This fence is often damaged. Other neighbours' fences are commonly damaged, partly due to the lack of access to this desirable route (i.e. some people enter private property to get access from the school or Baird Road to Wendel Place), and partly through the lack of good lighting and supervision in the old parking lot.

**Project Description**

Subdivision into Three Lots

The applicant seeks to create three lots (see map below):

1. The proposed development site, which is 5m from the top of the south bank of Hastings Creek to the adjacent residential lots to the south;
2. The riparian dedication lot, which includes Hastings Creek, and 5m from the top of each bank (to be transferred to the District); and
3. The remaining Argyle School property, from 5m from the north top of bank of Hastings Creek (parent parcel).





**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 6

The 2,480m<sup>2</sup> (26,784 sf) Hastings Creek riparian area, including 5m from the top of both banks of Hastings Creek would be dedicated to the District for environmental stewardship and rezoned to Natural Park Land (NPL). This riparian parcel will be given to the District for a natural park. If the proposal is approved, the asphalt in the riparian area will be removed and it will be replanted with native species and a small wetland will be created, resulting in a net ecological benefit to the riparian area and creek.

If the riparian area and development site are subdivided from the Argyle School site, it will not hinder the ability of the school to provide the planned number of classrooms when Argyle School is redeveloped.

Official Community Plan Amendment

Although the proposal complies with the environmental direction in the OCP, the plan map should be amended for clarity. The OCP amendment (Bylaw 7930) will alter the plan map to designate the riparian area (5m from top of bank north and south of the creek) from Residential and Institutional to Parks, Open Space and Natural Areas and the school site north of the creek corridor as Institutional.

Townhouses

The proposal includes development of four ground-oriented, semi-detached townhouses. The townhouses will be 139 m<sup>2</sup> (1,500sq.ft.) on the main and upper floors, with unfinished basements. The net FSR on the development parcel for this project is 0.49.



Vehicle Access

Vehicle access will be provided via Wendel Place.

Trail Connections

A new pedestrian bridge and light will be installed at the foot of Baird Road, just east of the site, improving pedestrian access to the school (see Attachment 1 Landscape Plan). The current bridge, which crosses the creek from the north-west part of the site to the school parking lot, will be decommissioned.

A pedestrian trail will extend along a proposed right of way adjacent to the southern property line, linking Wendel Place to Argyle School, Baird Road, and the trail extending east to Mountain Highway (red arrow on map, next page). Wendel Place previously had this



**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT (BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE DEVELOPMENT OF 4 TOWNHOUSE UNITS**

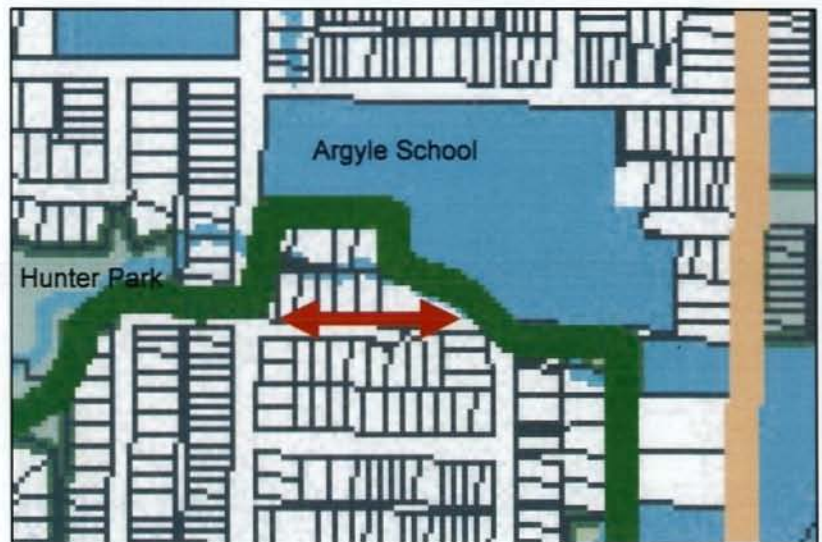
March 23, 2012

Page 7

pedestrian connection; however, Wendel Place residents persuaded the School District to erect a fence to prevent pedestrians from getting from Argyle School and Hastings Creek to Wendel Place. The need for an improved, more direct, east-west trail connection was identified by the Lynn Valley Community Association, who made it a condition of support for the project. Although it would be more desirable to put the trail along the creek, rather than a trail linking Baird Road to Wendel Place, a significant segment of the creekside route is private property, and unavailable to be converted into trail. Another possibility would be to put the trail south of the school,

through the school parking lot. This alignment is undesirable because it would put pedestrian traffic through the school parking lot, and is not as direct as the east-west alignment linking Baird Road and Wendel Place.

The map excerpt to the right is from the Official Community Plan. The green line shows the existing trail. The provision of a connection from Baird Road to Wendel Place (the red arrow) will create a more direct connection to Hunter Park and trails further north-west at higher elevations.



**Green Building**

The applicant submitted the detailed application for this project prior to adoption of the District's Green Building Strategy. Nevertheless, the applicant has committed to a green building strategy which will include creation of a wetland for storm water management. The applicant is committed to applying principals and standards outlined in UBC's Residential Environmental Assessment Program (REAP): REAP is a green building system that strongly encourages builders to use innovative building systems, local materials, high-efficiency appliances and equipment that minimize energy, water consumption and waste production. More information regarding the green building strategy will be provided at the Development Permit stage.

**Timing/Approval Process:**

If the rezoning bylaw is adopted, the applicant will seek to have the site subdivided from the school parcel. If the subdivision is approved, the applicant will apply for a development permit under the Form and Character Development Permit Area designation.

**Concurrence:**



**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 8

**Advisory Design Panel**

The Advisory Design Panel reviewed the proposal and recommended approval of the project, subject to a review of the vehicle entry. The entry design was reviewed by staff and the applicant. Staff directed the applicant to remove a visitor parking stall from the road dedication at Wendel Place because it had the potential to block access. The compact entry court design is supported by staff in order to minimize encroachment into the riparian area.

**Financial Impacts:**

If this development is approved, the annual property tax collected for this site, based on current mill rates, will increase by \$7,600.

Development Cost Charges for this project are estimated to be \$64,221 for the District of North Vancouver, and \$6,060 for Metro Vancouver.

The community amenities provided by this project includes transfer of ownership of the riparian land (identified in the Lynn Valley Local Plan reference document) to the District, \$23,158.16 in off-site landscape improvements and a new pedestrian bridge (value to be determined). In addition, the applicant will provide a right of way along the south property line, for a trail linking Baird Road and Wendel Place.

**Environmental Impact:**

**Streamside Protection and Enhancement Area**

The applicant's qualified environmental professional reports that the ideal streamside protection and enhancement area (SPEA) to protect fish habitat associated with Hastings Creek should be 22.5m from the top of bank. In response, at the preliminary application stage, staff directed the applicant to further reduce the development footprint and reduce encroachment into the SPEA. The applicant reduced the SPEA encroachment, particularly on the east part of the site, at the detailed application stage. The project setback is proposed to be 7.5m – 10m from the top of bank with compensation, which will require a variance from the ideal setback distance.

To compensate for this encroachment, the applicant proposes to remove the asphalt which currently covers approximately 80% of the site, and restore the riparian habitat with significant planting of native species. In addition, the riparian area, comprising lands 5m from the top of both banks, will be rezoned to Natural Park Land (NPL) and dedicated to the District for environmental stewardship. The riparian dedication and rezoning represents a significant opportunity for the District to acquire lands for park and ecological purposes in a strategic location. A small wooden split-rail fence (example, in photo, right) will separate the riparian enhancement area from the proposed





**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 9

development site.

Provision of a right of way for a trail along the south property line will allow existing informal trails on the south side of the creek to be decommissioned: the trails are currently too close to the stream so tree roots in the SPEA are damaged by pedestrian activity. Public access to the creek will be retained at the new pedestrian bridge at the foot of Baird Road, and the creekside trail extending east and south of the development site.

Fisheries and Oceans Canada reviewed the application and toured the site with the District's Environmental Protection Officer. Fisheries and Oceans Canada wrote it was their opinion that "the subject development layout in itself, including the proposed riparian setback, will not result in the harmful alteration, disruption or destruction of fish habitat" (see Attachment 2: Fisheries and Oceans Canada Review). The development layout, riparian restoration and parkland dedication is also supported by the District's Environmental Protection Officer.

The proposal meets the District's streamside protection guidelines and is supported by both Fisheries and Oceans Canada and the District's Environmental Protection Officer.

**Proposed Wetland**

The applicant proposes creation of a wetland on the east part of the site. The wetland is intended to supplement, not replace, other stormwater infrastructure in the area. The wetland will reduce surface run-off during storms and encourage stormwater infiltration into Hastings Creek.

**Public Input:**

**Public Information Meeting**

Approximately 30 residents participated in a facilitated public information meeting on March 8, 2011. Views in favour and opposed to aspects of the development were expressed. Some participants were concerned about creek impacts, trail access to Wendel Place, and the proposed pedestrian bridge at the foot of Baird Road. Others supported the new bridge and riparian restoration.

**Lynn Valley Community Association:**

The Lynn Valley Community Association wrote a letter in support of the application. The Association stated that a condition of its support was to include a direct east-west trail link from the development site to Hunter Park. The Association expressed satisfaction that the project would clean up a local "eyesore", a portion of school property which is poorly supervised due to its separation from the rest of the school site.

After receiving some public comment, a follow-up meeting was held with a representative from the Community Association. The Community Association confirmed its support for the development, with the condition that the trail to Wendel Place and the new pedestrian bridge be included in the development programme.



**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 10

Public Comment

Staff received 26 email, comment sheet, telephone and planning counter submissions. Four submissions favoured the development. The remaining submissions were concerned about encroachment into the riparian area, loss of public access to a creekside trail segment, concern about vandalism and student traffic from trail improvements, and opposition to the trail link to Wendel Place.

Wendel Place

18 Wendel Place residents, representing 11 households, submitted a petition to communicate their opposition to the proposed trail linking Wendel Place to Baird Road and Argyle School. The petition also noted support for the development of the former parking lot and riparian restoration. District staff met jointly with two Wendel Place residents and the applicant to discuss the matter in depth.

Wendel Place residents, particularly at 1173 Wendel Place, have experienced vandalism and trespassing from people in the unused parking lot. Sometimes this vandalism is senseless damage to a fence. In other cases, damage and trespassing occurs because some pedestrians wish to walk from Baird Road and Argyle School to Wendel Place, but find their access blocked by a fence. The fence at 1173 Wendel Place has been damaged several times: it was noted by the applicant that this fence is located on School District property. The applicant offered the owner of 1173 Wendel Place to retain the encroaching fence and hedge and place an additional fence in front of the hedge to further buffer the property from vandalism and trespass. Staff believe that vandalism and trespassing may decrease once the former parking lot is no longer be used as an informal gathering place, and pedestrian access is provided west to Wendel Place.

Staff feel that proximity to a school is a situation in which trail connectivity should be increased to provide students alternate, direct pedestrian routes to the school.

Wendel Place residents are concerned about vehicle traffic increases from four townhouses on their cul-de-sac. They are also concerned about pedestrian safety: the restoration of the old Wendel Place trail would have pedestrian traffic enter the cul de sac, which does not have sidewalks. Wendel Place residents are worried they will not see pedestrians emerge onto the cul-de-sac when the residents drive in or out of their long driveways.

**Conclusion:**

If approved, this project will provide additional family-oriented housing next to a school, restore riparian habitat in Hastings Creek, improve trail connectivity in north-west of the Lynn Valley Town Centre, remove an informal gathering place and provide revenue to the School District on an underutilized piece of land that is unsuitable for use by the school. In addition, it would result in transfer of a portion of Hastings Creek into DNV ownership, which is desired by the Environment and Parks Departments and the community.

**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 11

**Options:**

1. Council give First Reading to Bylaws 7930 and 7883 (see attached), amending the OCP Land Use Map for clarity and rezoning the subject site from Public Assembly to Comprehensive Development 66 in order to permit development of four townhouses; and to rezone the riparian area from Public Assembly to Natural Park Land (staff recommendation);
2. Council direct staff to work with the applicant to edit the plan and return to Council at a later date; or
3. Council consider and defeat Bylaws 7930 and 7883, Rezoning Bylaw 1265.



Steven Petersson  
Development Planner

**Attachments:**

Attachment 1: Landscape Plan

Attachment 2: Fisheries and Oceans Canada Review

Attachment 3: Bylaw 7930

Attachment 4: Bylaw 7883

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> ITS		
	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

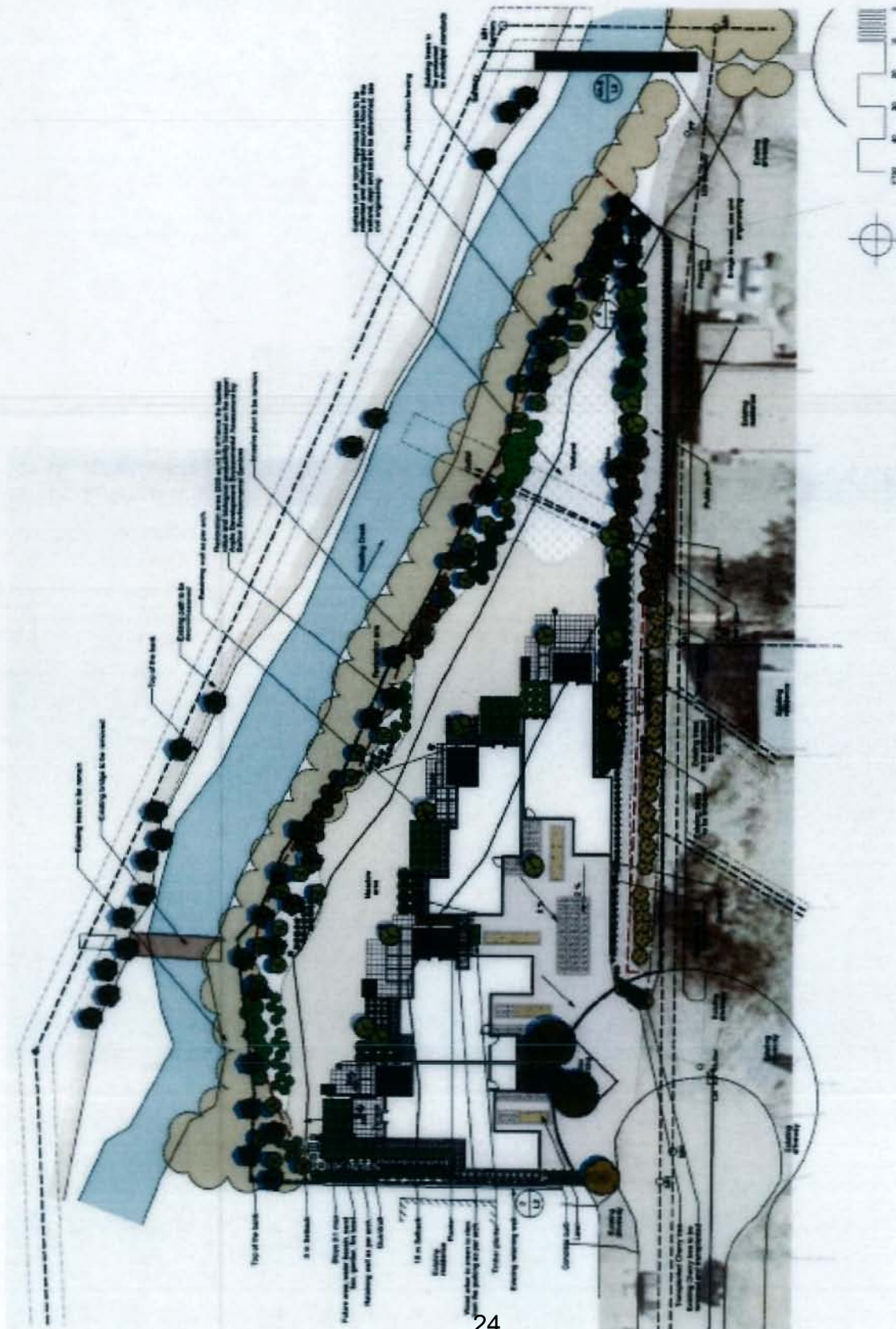


**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 12

## Attachment 1: Landscape Plan





**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 13

**Attachment 2: Fisheries and Oceans Canada Review**



Fisheries and Oceans  
Canada

Pêches et Océans  
Canada

Ecosystems Management

Lower Fraser Area

Unit 3 - 100 Annacis Parkway (Annacis Island)

Delta, BC V3M 6A2

May 09, 2011

District of North Vancouver

355 W. Queens Rd.

North Vancouver, BC V7N 4N5

Attention: Richard Boase, P.Geo., CCEP, Environmental Protection Officer

**RE: 1131 Frederick – Development Proposal**

Dear Mr. Boase:

Reference is made your April 15, 2011 letter regarding the above subject to which were attached the following documents:

- The Wedgewood Ventures Ltd. document "Argyle Residences Rezoning and Development Permit Application Review" undated but stamped as received by the District of North Vancouver Planning Dept. on September 28, 2010.
- The Eckford + Associates Landscape Architecture Project ID 21031 "Argyle Residential Units Wendel Place North Vancouver, BC" Drawing No. L1 of 3 "Landscape Plan" Rev. A dated 9/24/10.
- The Sartori Environmental Services report "Argyle Development Environmental Assessment" dated January 2008.

It should be noted that the development layout in the Eckford + Associates Landscape Architecture drawing supercedes the development layout in the Sartori Environmental Services report. Further, this letter is intended to provide comments only on that development layout shown and described in the Eckford + Associates Landscape Architecture drawing (the "subject development").

Based upon the information provided, DFO notes that the subject development will take place within an area currently occupied by a paved parking lot and that the subject development will not result in the significant disturbance to existing riparian vegetation on Hastings Creek. On this basis, it is the opinion of DFO that the subject development layout in itself, including the proposed riparian setback, will not result in the harmful alteration, disruption or destruction of fish habitat.

However, during works associated with the construction of the subject development, appropriate mitigation measures are to be implemented in order to prevent adverse impacts to fish and/or fish habitat.

.../2

**Canada**

**SUBJECT: 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT  
(BYLAW 7930) AND REZONING (BYLAW 7883) TO PERMIT THE  
DEVELOPMENT OF 4 TOWNHOUSE UNITS**

March 23, 2012

Page 14

Fisheries and Oceans Canada Letter to District of North Vancouver dated May 09, 2011  
Re: 1131 Frederick – Development Proposal

---

Page 2


This letter is valid until **June 01, 2012**. After that date, if the development has not been completed, or if the project design as specified in this letter is altered so that these comments are no longer valid, a new application will be required.

Please note that this letter must not be taken to imply authorization of the works in accordance with the habitat protection provisions of the federal Fisheries Act. If the harmful alteration, disruption or destruction of fish habitat occurs as a result of any works, or failure to implement appropriate mitigation measures, contravention of Section 35 of the *Fisheries Act* could occur.

This letter is valid only with respect to the mandate of Fisheries and Oceans Canada pursuant to the federal *Fisheries Act*, and for no other purposes. It does not purport to release anyone from any obligation to obtain permission from or to comply with the requirements of any other regulatory agencies. The applicant is responsible to ensure that the requirements of all other regulatory agencies are met.

If you have any questions or require further information, please do not hesitate to contact me at (604) 666-8190.

Sincerely,



Brian G. Naito  
Habitat Biologist



**The Corporation of the District of North Vancouver**

**Bylaw 7930**

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900,  
2011

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

**1. Citation**

This bylaw may be cited as "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)".

**2. Amendments**

1. The following amendments are made to the "District of North Vancouver Official Community Plan Bylaw 7900, 2011":
  - a. Map 2 Land Use Map: as illustrated on Schedule A, designating the portion of 1131 Frederick Road (PID: 007-601-981) from 5m north of the Hastings Creek top of bank **Institutional**, and the Hastings Creek Corridor **Parks, Open Space and Natural Areas**.

**READ** a first time this the

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

**ADOPTED** this the

---

Mayor

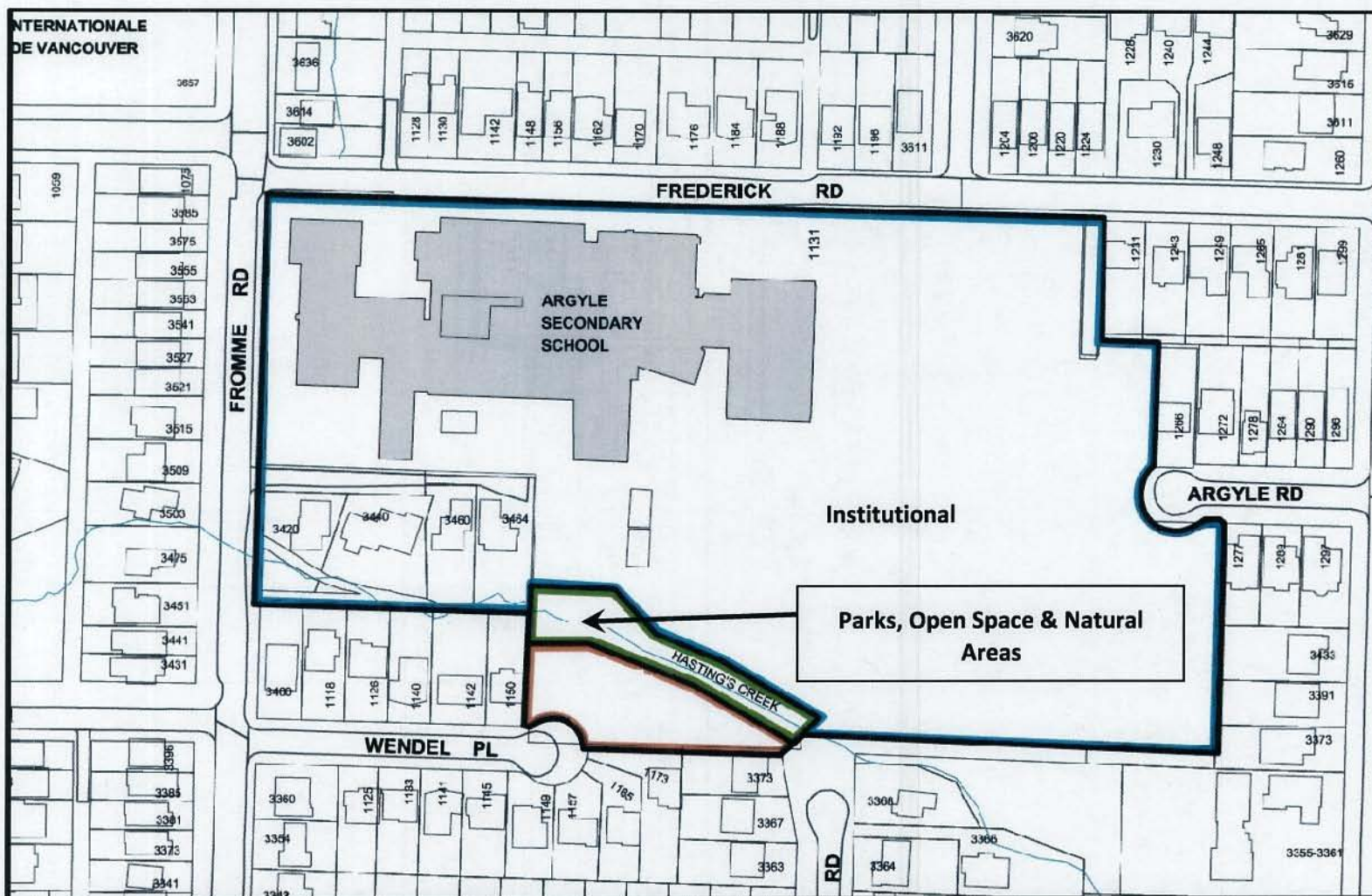
---

Municipal Clerk

Certified a true copy

---

Municipal Clerk



1131 Frederick Road  
Bylaw 7930: Proposed Land Use Map Amendment



## **The Corporation of the District of North Vancouver**

### **Bylaw 7883**

A bylaw to amend the District of North Vancouver Zoning Bylaw 1265 (Bylaw 3210) to rezone a portion of Public Assembly property at 1131 Frederick Road to CD66 to permit development of four townhouses, and a portion to Natural Park Land.

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### **1. Citation**

This bylaw may be cited as **"Rezoning Bylaw 1265"**.

#### **2. Amendments**

1. The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965" as they affect:

- a) Section 301(2) by inserting the following zoning designation:

"Comprehensive Development Zone 66 (CD 66)"

- b) Part 4B by inserting the following:

**"4B386 Comprehensive Development Zone 66 (CD66)"**

**The CD 66 Zone is applied to:**

A portion of 1131 Frederick Road, legally described as Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008, PID: 007-601-981 (shown as Lot 1 on the attached subdivision plan)

#### **4B387 Intent**

The purpose of the CD66 zone is to permit development of four multiple family residential units in a townhouse format.

#### **4B388 Uses**

##### **(a) Uses Permitted without Conditions:**

Ground-oriented multiple-family residential units

**(b) Conditional Uses:**

Not applicable.

**4B389 Conditions of Use:**

Not applicable.

**4B390 Accessory Use**

- (a) **Accessory Uses** are permitted in a building provided that, in combination, they occupy less than 25% of the floor area of each unit.
- (b) **Home occupations** are permitted in residential *dwelling units* in this zone.

**4B391 Density**

- a) The density in the CD 66 zone is limited to one residential unit per 400m<sup>2</sup> of site area.
- b) The Floor Space Ratio in the CD 66 zone is limited to 0.55.

**4B392 Maximum Principal Building Size**

Not applicable.

**4B393 Setbacks**

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front</b>	Minimum: 1.25 m (4 ft) Maximum: Not applicable
<b>Rear on a lane</b>	Not applicable
<b>Rear</b>	Minimum: 1.25 m (4 ft)
<b>Side</b>	Minimum: 1.25 m (4 ft)
<b>Side facing a street</b>	Not applicable
<b>Setback to a Creek Top of Bank</b>	Minimum: 7m (23 feet)
<b>Setback from an Ocean Natural Boundary Line</b>	Not applicable

**4B394 Building Orientation**

Not applicable.

**4B395 Building Depth and Width**



Not applicable.

#### **4B396 Coverage**

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 50%.

#### **4B397 Height**

- a) The maximum building height is 8 meters (26 feet)
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%.

#### **4B398 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

#### **4B399 Subdivision Requirements**

- a) Subdivision standards are as stipulated in Schedule A: Subdivision Plan

#### **4B400 Additional Accessory Structure Regulations**

Not applicable.

#### **4B401 Parking and Loading Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
- 2. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Comprehensive Development 66 (CD-66).
- 3. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Natural Park Land (NPL).



**READ** a first time this the

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

**ADOPTED** this the

\_\_\_\_\_  
Mayor

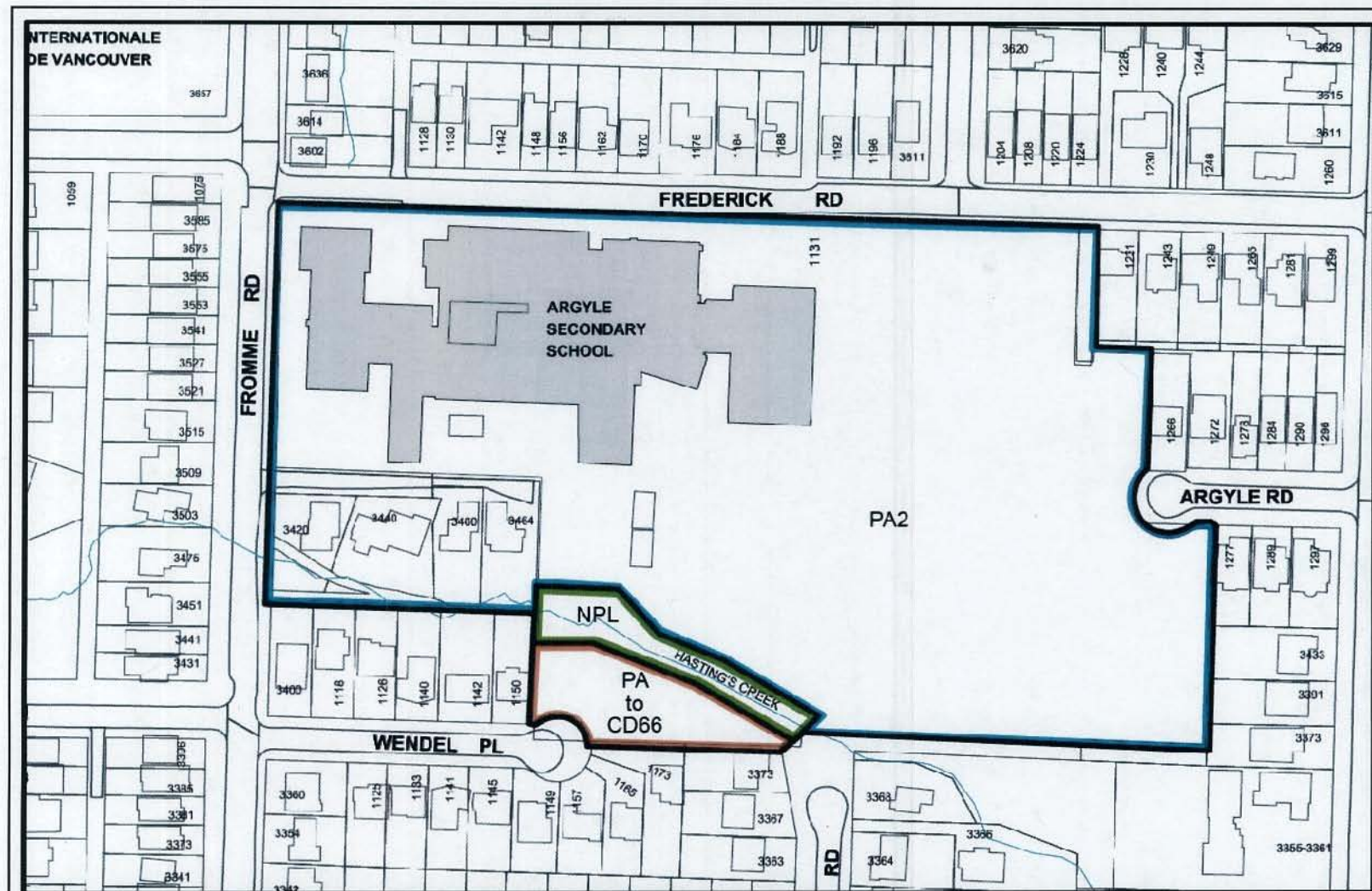
\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk



**1131 FREDERICK RD PROPOSED ZONING**  
BYLAW 7883



## NOTICE OF PUBLIC HEARING

### 1131 FREDERICK ROAD: OFFICIAL COMMUNITY PLAN AMENDMENT (BYLAW 7930) AND REZONING (BYLAW 7883)

A Public Hearing is scheduled for **7:00 pm on TUESDAY, May 15, 2012**, in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, B.C., to allow the public to make representation to Council respecting matters contained in proposed Bylaws 7930 and 7883. Written submissions will be accepted up to the conclusion of the Public Hearing.

**BYLAW 7930**      **The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)**  
**BYLAW 7883**      **Rezoning Bylaw 1265**

Applicant:            Mr. James Fox, Wedgewood Ventures

Subject Lands:      1131 Frederick Road legally described as Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008, PID: 007-601-981 and shown in the following map:



Proposed Amendment:      Bylaw 7930 amends the OCP Land Use map to designate a small portion of land north of Hastings Creek from *Residential level 3: Attached Residential to Institutional*, and the Hastings Creek corridor to *Parks, Open Space and Natural Areas*. Bylaw 7883 rezones the subject site from *Public Assembly to Comprehensive Development 66*, to enable the development of four townhouse units, and the adjoining riparian area from *Public Assembly to Natural Parkland*.

Purpose:                      The proposed Zoning Bylaw amendment will allow for the subdivision of a surplus portion of Argyle School site (an old parking lot south of Hastings Creek) and develop four townhouse units in two duplex buildings.

Copies of the bylaw, Council resolution, supporting staff report and other relevant background material are available from May 2, 2012, at the District of North Vancouver Clerk's Office (Monday to Friday, except statutory holidays, between 8:00 am and 4:30 pm) or online at [www.dnv.org/public\\_hearing](http://www.dnv.org/public_hearing). Please direct inquiries to Mr. Steven Petersson, Community Planner, at 604-990-2378.

Mr. James Gordon  
Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY