

AGENDA

PUBLIC HEARING

**Tuesday, January 22, 2013
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

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PUBLIC HEARING

**7:00 p.m.
Tuesday, January 22, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 7969: The District of North Vancouver Rezoning Bylaw 1288

Purpose of Bylaw:

Bylaw 7969 will permit a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Planner

4. PRESENTATION BY APPLICANT

Presentation: Mr. Hugh Ker

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the January 22, 2013 Public Hearing be closed;

AND THAT Bylaw 7969 "The District of North Vancouver Rezoning Bylaw 1288", be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 7969

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to rezone 2635-2695 Mountain Highway (3060-20-41.12)

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 Rezoning Bylaw 1288 (Bylaw 7969)”.

2. Amendments

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

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

“Comprehensive Development Zone 69 CD69 Bylaw 7969”

b) Part 2 A – amend as follows:

**Definitions Applicable to the Employment Zones, Village Commercial Zones
and Comprehensive Development Zone 69
(Sections CD69, 600-A, 600-B, 750, 770)**

The following definitions apply in the Employment Zones, Village Commercial Zones and Comprehensive Development 69 (Sections CD69, 600-A, 600-B, 750, 770) only:

c) Part 4B, inserting Schedule A.

d) The Zoning Map is amended in the case of the lands legally described as:

2635 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-676)

2637 Mountain Highway, Strata Lot 2, District Lot 2022, Group, Strata Plan VR 758 (PID 005-823-684)

2645 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-753)

2647 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-788)

2653 Mountain Highway, Lot 17, Block W, District Lot 2022, Group 1, Plan 12301 (PID 008-066-914)
2661 Mountain Highway, Lot 3, Block W, District Lot 2022, Group 1, Plan 12740 (PID 006-738-982)
2669 Mountain Highway, Lot 1, Block 33, District Lot 2022, Group 1, Plan 11271 (PID 009-218-459)
2675/2679 Mountain Highway, Lot 6, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-461-437)
2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

as illustrated on Schedule B by rezoning the land from Multi Family Zones (RM2 and RM3) to Comprehensive Development Zone (CD69).

READ a first time this the 3rd day of December, 2012

PUBLIC HEARING held the

READ a second time the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 7969

4B420 Comprehensive Development Zone 69 CD69

The CD 69 Zone is applied to:

2635 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-676)

2637 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-684)

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2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

4B421 Intent

The purpose of the CD69 Zone is to permit low density apartments, with a building form that includes 4 and 5 storey residential buildings.

4B422 Permitted Uses

The following *principal uses* shall be permitted in the CD69 Zone:

- a) Uses Permitted without conditions:
residential use.
- b) The following principal uses are permitted when the conditions outlined in section 4B423 Conditions of Use are met:
Not applicable.

4B423 Conditions of Use

Not applicable.



4B424 Accessory Use

- a) *Home occupations* are permitted in *residential* dwelling units in this zone.

4B425 Density

- a) The maximum permitted density in the CD69 Zone is limited to a floor space ratio (FSR) of 0.6 FSR.
- b) For the purposes of calculating floor area ratio the following areas are exempted:
 - i. Amenity space and lounge up to 117 m² (1,260 square feet); and
 - ii. Underground parking and underground storage areas.

4B426 Amenities:

Despite Subsection 4B425 , density in the CD69 Zone is increased to a maximum floor space ratio of 1.96 and a total of 108 units if \$983,575 is contributed to the municipality to be used for the following amenities in Lynn Valley (with allocation to be determined by the municipality in its sole discretion):

- a) Public Art;
 - b) Hastings Creek Watershed Environmental Enhancements;
 - c) Community arts, cultural features and facilities;
 - d) Child and adult daycare facility;
 - e) A network of interconnected public gathering places (including urban plazas, pocket parks and pedestrian pathways);
 - f) Parks, trails and paths;
 - g) Community multi-purpose services and facilities including a youth and senior's centre;
 - h) Recreation facilities and services;
 - i) Pubic community and public rooftop gardens;
 - j) Affordable and non-market rental housing;
 - k) Restoration of heritage features;
- Or other community projects as identified.

4B 427 Maximum Principal Building Size

Not applicable.

4B 428 Setbacks

- a) From all Streets to building face: A minimum setback of 4.6 m (15.0 feet);
- b) Rear (west) Yard to building face: A minimum setback of 5.5 m (18.0 feet).

4B 429 Building Orientation

Not applicable.

4B 430 Building Depth and Width

- a) Building Depth: not applicable.
- b) Building Width: not applicable.

4B431 Coverage

- a) Building Coverage: maximum: 50%.
- b) Site Coverage: maximum: 55%.

4B 432 Height

- a) The maximum building height is 19.2 m (63 feet).

4B 433 Landscaping

- a) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;
- b) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and
- c) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B 434 Subdivision

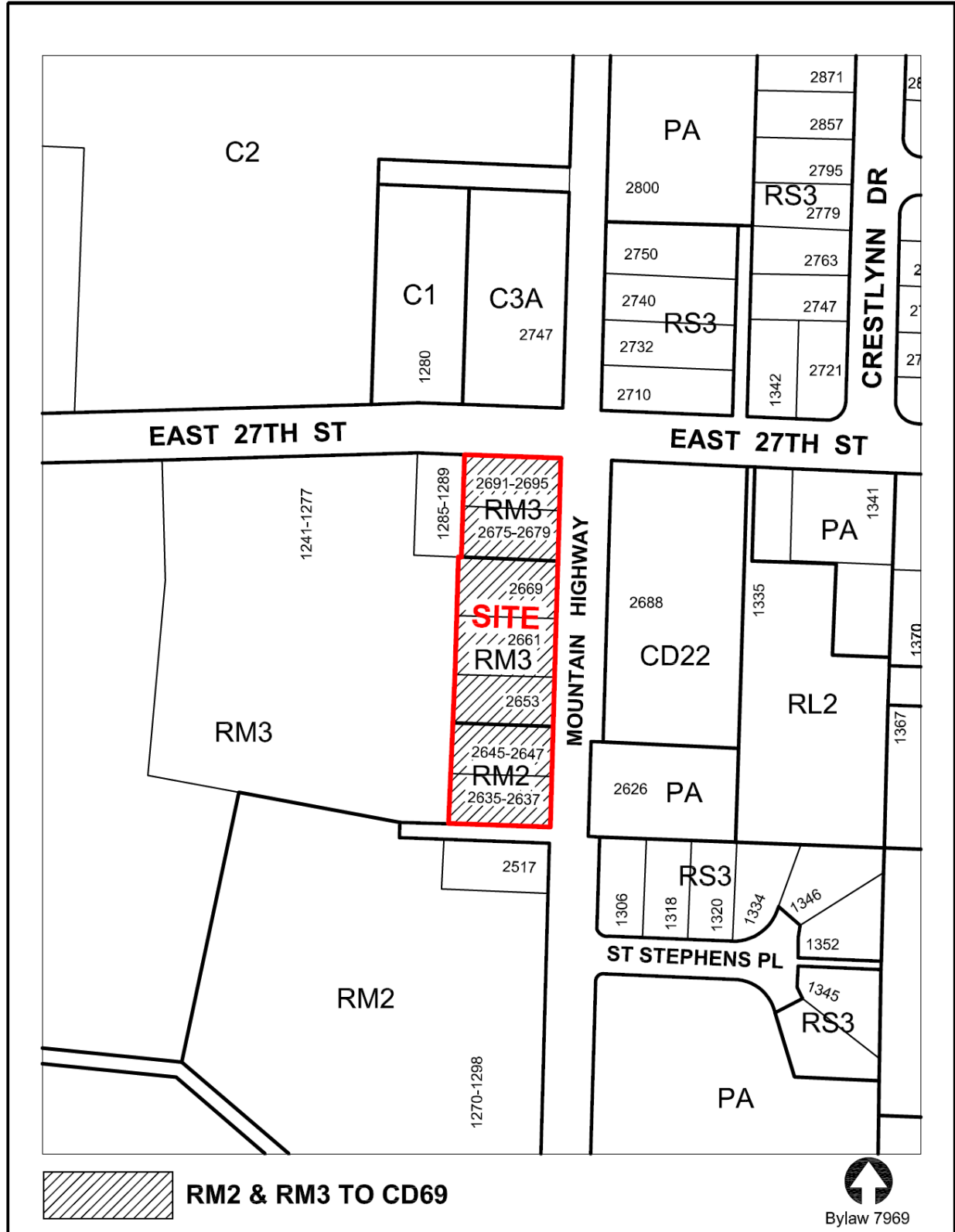
Not applicable.

4B 435 Parking, Loading and Bicycle Parking Regulations:

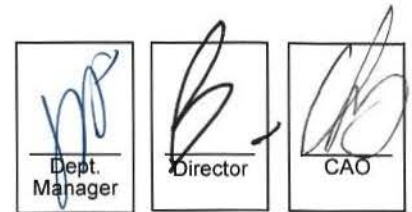
Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- a) Parking shall be provided on the basis of 1.5 cars per unit.
- b) Bicycle storage for residents shall be provided on the basis of one space per unit.

Schedule B – Zoning Map Bylaw 7969



COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>Dec 3, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item #		
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:	



The District of North Vancouver

REPORT TO COUNCIL

November 21, 2012
 File: 3060-20-41.12
 Tracking Number: RCA -

AUTHOR: Tamsin Guppy, Community Planning

**SUBJECT: BYLAW 7969, REZONING BYLAW 1288 - 2635-2695 MOUNTAIN HIGHWAY
 - RESIDENTIAL DEVELOPMENT**

RECOMMENDATION:

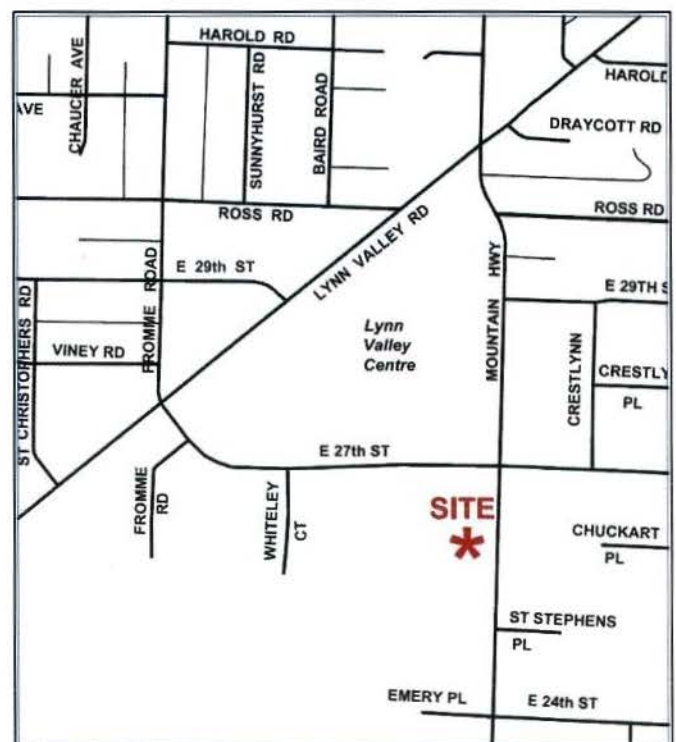
That:

1. Council give First Reading to Bylaw 7969, Rezoning Bylaw 1288 (Attachment A), rezoning the subject site to CD69 in order to permit 4 and 5 storey residential development; and
2. Bylaw 7969, Rezoning Bylaw 1288 be referred to a Public Hearing;

SUMMARY:

The applicant, Polygon Homes, is proposing a 108 unit residential complex consisting of two apartment buildings, one of 4 storeys in height and the second, 5 storeys in height. The overall density is 1.75 gross (before road dedication) which is in keeping with the Official Community Plan and the directions of the Town Centre implementation work.

This project will involve substantial road dedication to facilitate improved safety and traffic circulation in the area. The proposed CD Bylaw has a resulting density of 1.96 after road dedications. The project also proposes to contribute \$983,575 in community amenity contributions.



SUBJECT: Bylaw 7969, Rezoning Bylaw 1288 - 2635-2695 Mountain Highway - Residential Development

November 21, 2012

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EXISTING POLICY:

The Official Community Plan designates this site for Residential Level 5, multifamily housing, typically in an apartment form with a density of approximately 1.75 FSR.

ANALYSIS:

Site and Surrounding Area:

The subject property is located within the Lynn Valley Town Centre, at the south-west corner of 27th and Mountain Highway. The site includes 7 lots currently zoned RM2 and RM3. The site is across the street from Lynn Valley Centre and approximately 1 ½ blocks from Viewlynn Park.

The Proposal:



The applicant is proposing a residential complex that will consist of two buildings connected with a central lobby area. The total number of residential units will be 108 units and will include: 9 one bedroom units, 83 two bedroom units in a mix of styles and sizes, and 16 three bedroom units.

At staff's request, the applicant has broadened the mix of units by adding five more 3 bedroom units and more styles of two bedroom units to provide a greater unit variety and create more opportunities for both first time buyers who are part of the "missing generation" and families who cannot afford single family or town house units but want to get into the housing market, thereby better addressing the objectives of the Official Community Plan.

Photograph of the model, showing the Mountain Highway elevation in noon day sun.



Design

The design challenge for this site is to ensure the buildings are well designed and articulated so that there is a pleasant rhythm to the Mountain Highway frontage. In addition, the northern building must make a transition from the lower density town homes on the east side of Mountain Highway to the more substantial buildings in the heart of the Town Centre. To do this the project proposes the following:

- Strong patio designs with individual pathways leading to Mountain Highway;
- Gateway feature trellises at each patio entrance;
- Articulating the facades with a mix of columns, balconies and bay windows;

- The placement of the northern building further back on the site, and at an angle to help offset it from the second building;
- Additional work on the 27th Street frontage to make a feature at the approach to the heart of Lynn Valley, which will include more articulation of the building face, and the addition of a substantial public art piece, (as discussed below); and
- The use of compatible but different colours and building materials on each building to give each building an individual appearance.

These two excerpts show the different materials to be used on each building, while similar; the use of brick on one building and shingles on the other will help set each building apart.



Community Amenity Contributions

In accordance with the Official Community Plan direction and the Lynn Valley Town Centre implementation work, this project will contribute **\$983,575** as a cash donation to be used towards community amenities in Lynn Valley. The amenity list for Lynn Valley Town Centre includes the following projects:

- Hastings Creek Watershed Environmental Enhancements;
- Community arts, cultural features and facilities;
- Child and adult daycare facility;

SUBJECT: Bylaw 7969, Rezoning Bylaw 1288 - 2635-2695 Mountain Highway - Residential Development

November 21, 2012

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- A network of interconnected public gathering places (including urban plazas, pocket parks and pedestrian pathways);
- Parks, trails and paths;
- Community multi-purpose services and facilities including a youth and senior's centre;
- Recreation facilities and services;
- Public community and publically accessible rooftop gardens;
- Affordable and non-market rental housing;
- Restoration of heritage features; and
- Public art.

Road Dedication:

The redevelopment of this site triggers substantial road dedication to facilitate improved traffic circulation and safety in the area. The road dedications are outlined in the table below:

Road	Width of Dedication	Approximate sizes of dedication	Additions to existing street cross section
E 27 th Street	3m	110 m ²	Wider (and safer) travel lanes Bike lane Boulevard / Street trees Wider sidewalk
Mountain Highway	2 m	275m ²	Bike lane Boulevard / Street trees Wider sidewalk Pull-out for deliveries
New Road	6 m	245m ²	Sidewalk Boulevard / street trees Travel lane
Corner Cuts	2x2m and 3x3m	10m ²	Easier turning movements
Trail Connection			Connection from the rear lobby area to a future trail connection west to facilitate shortcuts to Kirkstone Park and future potential parks sites in the area.
Total Dedication:		640 m²	

See Attachment B for a layout of the road improvements.

Proposed Zone and Density:

Comprehensive Development Zone 69, which is tailored for this application, permits the development of the proposed project of 108 residential units and a total of 110,880 sq ft.

November 21, 2012

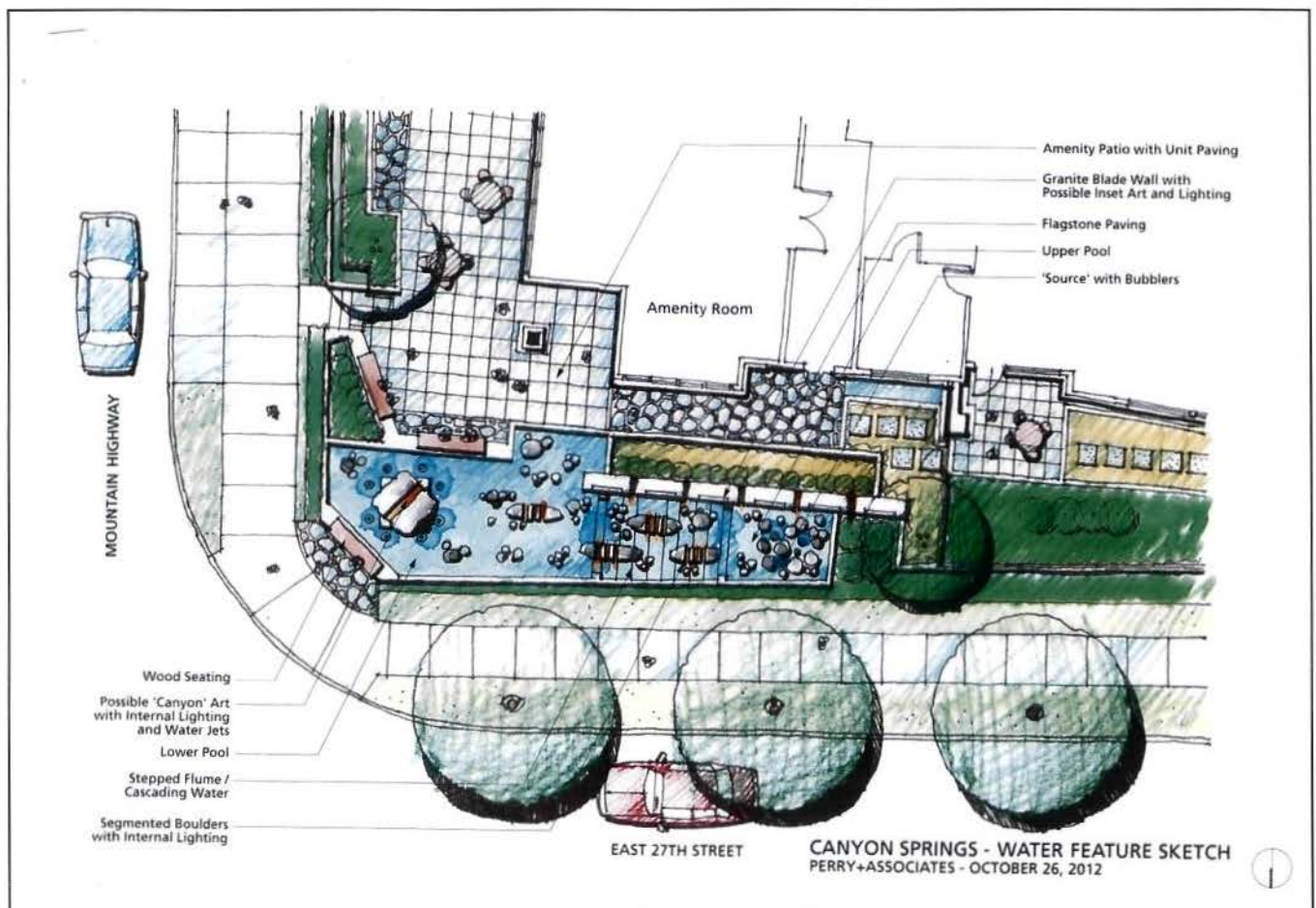
This number is based on a floor space ratio of 1.75 before road dedications and includes the green building bonus. The resulting floor space ratio permitted in the CD69 zone after the payment of the CAC contribution and road dedication is 1.96.

Given that this project is in the Lynn Valley Town Centre and is on a bus route, the CD 69 Zone proposes a parking rate of 1.5 spaces per unit and adds a requirement for resident bike storage. This parking rate is supported by a parking study prepared by MMM Group, as well as in accordance with staff's review of other similar projects on the North Shore.

Public Art

As this project involves rezoning, public art is a required part of the community amenity package.

Recognizing that this project sits at the gateway to the town centre at Mountain and 27th, the applicant is proposing a substantial water feature on the corner that would reference Lynn Canyon and Lynn Creek.



Public Input:

A facilitated public information meeting was held on June 21st, following the required public notification and advertising. Approximately 35 people attended the meeting and the vast majority of the comments at the meeting were positive. In addition 8 written comments were received, two in favour and 6 raising concerns, specifically;

- Will this project provide enough parking?
- Will there be a layby for deliveries?
- Will the project overshadow its neighbours?
- What is the timing of the project?
- Make sure there is enough landscaping.
- This project is too tall, too big, or has too many units (3 comments).

Since the public meeting, the project has been revised to address some of these concerns in the following ways:

- Polygon has committed to turning over the unsold parking spaces to the Strata Corporation to ensure that all parking constructed is available for use.
- A layby has been added in front of the lobby area.
- The shadow analysis shows only modest impacts during the mornings in the winter months to the property to the west and no impacts to the properties to the east.
- Landscaping is a key part of the project and there will also be street trees added to all frontages.
- The number of units reflects the large size of the site and the good mix of unit styles, which is in keeping with the direction of the OCP to provide a better mix of housing for District residents.
- The complex does include one building that goes to 5 storeys, but this is necessary given how much land is being dedicated to the municipality for road. Further, we continue to work with the applicant to ensure the design softens the appearance of height from the street.

Conclusion:

This project is in keeping with the Official Community Plan and presents a strong design that will enhance the entrance to the town centre. This project is now ready for Council consideration.

SUBJECT: Bylaw 7969, Rezoning Bylaw 1288 - 2635-2695 Mountain Highway - Residential Development

November 21, 2012

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Recommendation:

1. Council give First Reading to Bylaw 7969, Rezoning Bylaw 1288 (Attachment A), rezoning the subject site to CD69 in order to permit 4 and 5 storey residential development; and
2. Bylaw 7969, Rezoning Bylaw 1288 be referred to a Public Hearing.

Option:

Council consider and defeat Bylaw 7969 at first reading.


Tamsin Guppy
Community Planning

Attachment:

- A – Bylaw 7969 with attached CD69
- B – Road Layout
- C – Reductions of plans

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

Bylaw 7969

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2. Amendments

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

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

“Comprehensive Development Zone 69 CD69 Bylaw 7969”

b) Part 2 A – amend as follows:

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and Comprehensive Development Zone 69
(Sections CD69, 600-A, 600-B, 750, 770)**

The following definitions apply in the Employment Zones, Village Commercial Zones and Comprehensive Development 69 (Sections CD69, 600-A, 600-B, 750, 770) only:

c) Part 4B, inserting Schedule A.

d) The Zoning Map is amended in the case of the lands legally described as:

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2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

as illustrated on Schedule B by rezoning the land from Multi Family Zones (RM2 and RM3) to Comprehensive Development Zone (CD69).

READ a first time the

PUBLIC HEARING held the

READ a second time the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 7969

4B420 Comprehensive Development Zone 69 CD69

The CD 69 Zone is applied to:

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4B421 Intent

The purpose of the CD69 Zone is to permit low density apartments, with a building form that includes 4 and 5 storey residential buildings.

4B422 Permitted Uses

The following *principal uses* shall be permitted in the CD69 Zone:

- a) Uses Permitted without conditions:
residential use.
- b) The following principal uses are permitted when the conditions outlined in section 4B423 Conditions of Use are met:
Not applicable.

4B423 Conditions of Use

Not applicable.



4B424 Accessory Use

- a) *Home occupations* are permitted in *residential* dwelling units in this zone.

4B425 Density

- a) The maximum permitted density in the CD69 Zone is limited to a floor space ratio (FSR) of 0.6 FSR.
- b) For the purposes of calculating floor area ratio the following areas are exempted:
 - i. Amenity space and lounge up to 117 m² (1,260 square feet); and
 - ii. Underground parking and underground storage areas.

4B426 Amenities:

Despite Subsection 4B425 , density in the CD69 Zone is increased to a maximum floor space ratio of 1.96 and a total of 108 units if \$983,575 is contributed to the municipality to be used for the following amenities in Lynn Valley (with allocation to be determined by the municipality in its sole discretion):

- a) Public Art;
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 - g) Community multi-purpose services and facilities including a youth and senior's centre;
 - h) Recreation facilities and services;
 - i) Pubic community and public rooftop gardens;
 - j) Affordable and non-market rental housing;
 - k) Restoration of heritage features;
- Or other community projects as identified.

4B 427 Maximum Principal Building Size

Not applicable.

4B 428 Setbacks

- a) From all Streets to building face: A minimum setback of 4.6 m (15.0 feet);
- b) Rear (west) Yard to building face: A minimum setback of 5.5 m (18.0 feet).

4B 429 Building Orientation

Not applicable.

4B 430 Building Depth and Width

- a) Building Depth: not applicable.
- b) Building Width: not applicable.

4B431 Coverage

- a) Building Coverage: maximum: 50%.
- b) Site Coverage: maximum: 55%.

4B 432 Height

- a) The maximum building height is 19.2 m (63 feet).

4B 433 Landscaping

- a) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;
- b) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and
- c) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B 434 Subdivision

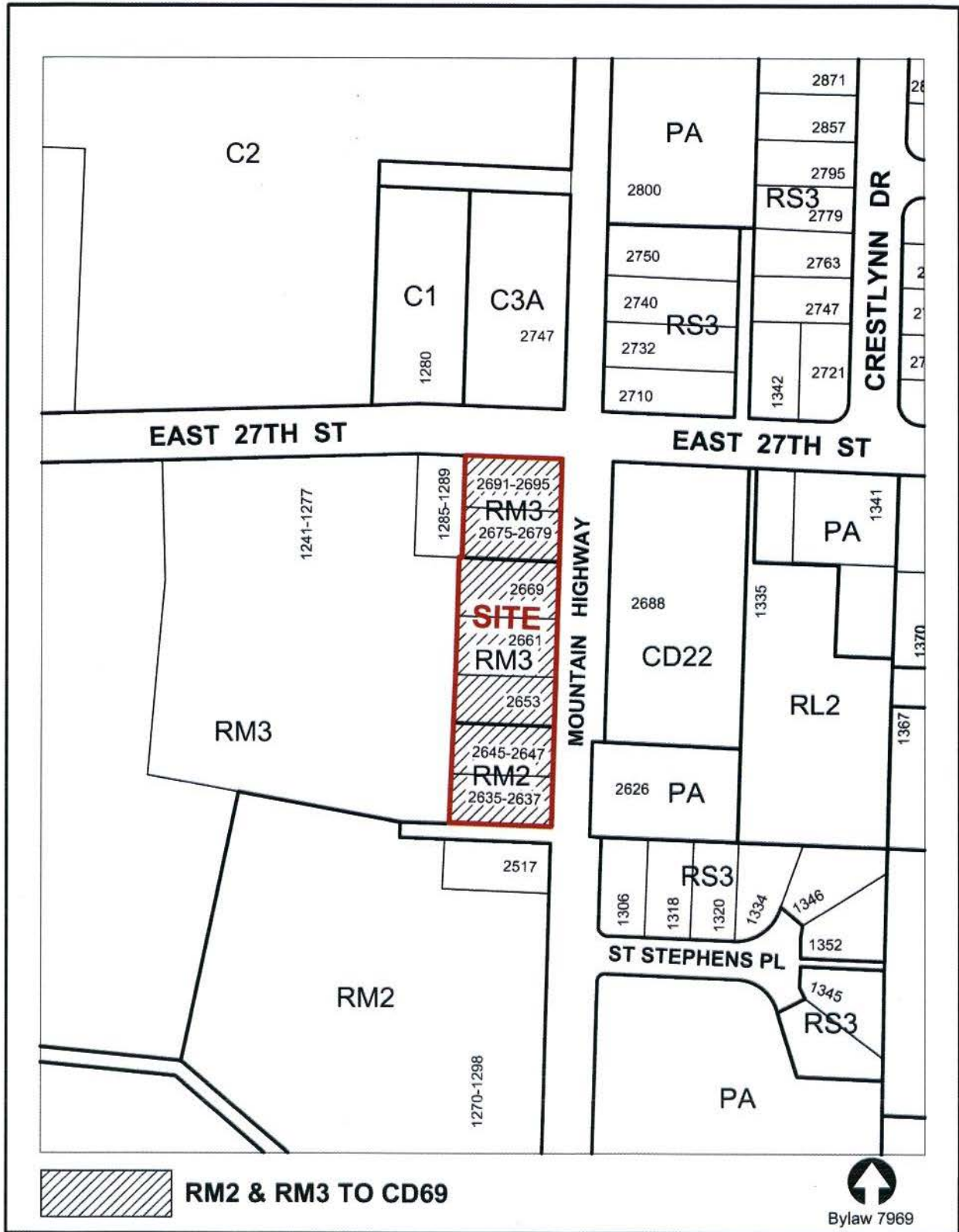
Not applicable.

4B 435 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- a) Parking shall be provided on the basis of 1.5 cars per unit.
- b) Bicycle storage for residents shall be provided on the basis of one space per unit.

Schedule B – Zoning Map Bylaw 7969







Rendering



WATER FEATURE



HYDRAPRESSED SLABS



ENTRY COLUMN & GATE W/ LIGHT



WALLS & PLANTERS



ENCLOSED PATIO



WOOD BENCH SURFACE



ENTRY GATE W/ RAILING



ENTRY SIGN EXAMPLE



BLADE WALL EXAMPLE



AMENITY COURT WITH FLAGSTONE EDGE



Thuja occidentalis 'Smaragd'



Hemerocallis 'Stella de Oro'



Acer palmatum



Cornus kousa



Azalea



Ophiopogon planiscapus



Bergenia cordifolia



Magnolia stellata



East Elevation - Overall



West Elevation - Overall

0 10 20 30 40 50 feet

Elevations

SK-3.1



Asphalt Roof:
Pabco Premier
"Pebble Gray"



Fascias/ Gutters/ Soffits:
"HardTrim" Composite Cement Board
Benjamin Moore HC-81, "Manchester Tan"



Siding - 3" Exposure:
"HardPlank" Composite Cement Board
Coverdale, "Mossy Rock"



Brick
2 1/2" High Norman Size, Smooth Finish
Mutual Materials, "Wheat"



Trims / Guards & Railings:
"HardTrim" Composite Cement Board
Benjamin Moore HC-81, "Manchester Tan"



Siding - 6" Exposure / Hardi Panel:
"HardPanel" Composite Cement Board
Benjamin Moore HC-78, "Greenbrier Beige"



Sills & Copings:
Pre-cast Concrete
Architectural Sandblast Finish

Roof - Sloped:

Asphalt Roof Shingles
Colour: "Pebble Gray", Pabco Premier

Roof Fascia:

"HardTrim" Composite Fibre Boards,
3 Smooth, BM HC-81 "Manchester Tan"

Gutter & RWL:

Prefinished Aluminum, to match BM HC-81 "Manchester Tan"
(Provide Colour Samples)

Soffits: Roof

"HardTrim" Panels, Vented & non-vented
2 1/2" wide, BM HC-81 "Manchester Tan"

Balcony Posts & Beams

"Hardi-Composite" Concrete Fibre Board
BM HC-81 "Manchester Tan"

Exterior Walls

"HardPanel", "Smooth" w/ no joints,
BM HC-78 "Greenbrier Beige"

Windows: Residential Vinyl

Low "E" Double Glazed,
Vinyl Frames, Beige colour

Flashing:

Prefinished Aluminum
Match to Siding Colour

Sills & Copings

Pre-cast concrete Architectural
Sandblast Finish

Exterior Walls

"HardPlank", Lap Siding, 6" Exposure
BM HC-78 "Greenbrier Beige"

Exterior Walls

"HardPlank", Lap Siding, 3" Exposure
Coverdale, "Mossy Rock"

Trims: Windows, Doors

"HardTrim" Boards, 3 Smooth,
BM HC-81 "Manchester Tan"

Exterior Walls

Brick, 2 1/2" High Norman Size, Smooth Finish
"Wheat", Mutual Materials

Guards / Railings

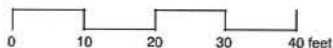
Tempered Frit Glass Panels in Aluminum Frames,
Colour to Match BM HC-85 "Sag Harbour Gray", Interpion Akro Nobel

Balcony Fascia:

"HardTrim" Boards, 3 Smooth, Composite
Fibre Board, BM HC-81 "Manchester Tan"

Soffits: Balconies

"HardTrim" Panels, Vented & non-vented, 12" wide
BM HC-81, "Manchester Tan"



Materials & Colours



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Revised:
May 17, 2012
Issued for Development Permit
July 3, 2012
Issued to Advisory Design Panel
October 24, 2012
Revised for Refining Development Permit



CANYON SPRINGS
2635 - 2695
Mountain Hwy
NORTH VANCOUVER, BC

For
Polygon

Materials
North Building
1/4" = 1'-0"
October 24, 2012

SK-3.4



FINISH LEGEND SOUTH BUILDING

- | | | | |
|---------------------------------------|---|--|---|
| 1 Roof - Low Slope: | SBS Roof Membrane c/w Granular Cap Sheet 'Weathered White' | 12 Balcony Posts & Beams | Hardi-Composite Concrete Fibre Board BM HC-81 'Manchester Tan' |
| 2 Roof - Sloped: | Asphalt Roof Shingles Colour: 'Pewter Gray', Pabco Premier | 13 Trim: Windows, Doors | Wood, 3" Width, Smooth Finish BM HC-81 'Manchester Tan' |
| 3 Roof: Entrance Canopy | Standing Seam Metal Roofing, Zinc Colour (Provide Colour Samples) | 14 Guards / Railings | Tempered Glass Panels in Aluminum Frames, Colour to Match BM HC-79 'Greenbrier Beige' Interpon Alko Nobel |
| 4 Roof Fascia: | HardTrim Composite Fibre Boards, 1 Smooth, BM HC-81 'Manchester Tan' | 15 Windows Residential Vinyl | Low 'E' Double Glazed, Vinyl Frames, Beige colour |
| 5 Balcony Fascia: | Wood - 2x12, Smooth Finish BM HC-81 'Manchester Tan' | 16 Windows Aluminum Storefront | Double Glazed, Aluminum Frames Powdercoat Finish, 'Black', Interpon, Alko Nobel |
| 6 Soffits: Roof | HardSoffit Panels, Vented & non-vented 24" wide, BM HC-81 'Manchester Tan' | 17 Gutter & RWL | Prefinished Aluminum, 'Manchester Tan' to Match Siding, (Provide Colour Samples) |
| 7 Soffits: Front Entries Feature Ends | Fire-Retardant Treated Wood, 1x6 V-Groove, Cedar, Compatible transparent stain, Natural | 18 Main Entry Timbers & Palo Trellis Timbers | Glulam Timbers, Stained 078 'Natural', Sikens |
| 8 Soffits: Balconies | Vinyl, Vented & non-vented, 3" profile 'Tan' | 19 Flashing | Prefinished Aluminum Colour Match to Cladding Colour |
| 9 Exterior Walls | Cedar Shingles, 8" Exposure, Stained Semi-Solid Stain, Cloverdale 'Mossy Rock' | 20 Mechanical Louvers | Prefinished Metal, Factory Painted Colour to Match Cladding Field Colour |
| 10 Exterior Walls | HardPanel, Lap Siding, 6" Exposure 'Smooth', HC-79 'Greenbrier Beige' | 21 Landscape Wall | See Landscape design |
| 11 Exterior Walls | HardPanel, 'Smooth', w/ no joints, BM HC-79 'Greenbrier Beige' | | |
| 12 Exterior Walls | Brick, 2 1/2" High Norman Size, Smooth Finish, 'White', Mutual Materials | | |
| 13 Sills & Copings | Pre-cast concrete Architectural Sand-Blast Finish | | |

Notes:
Colour or Material changes never to occur on an outside corner unless noted otherwise!
All Exterior Wood Trim & Exposed Fascia to be treated with Fire Retardant

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Issued:
May 17, 2012
Issued for Development Permit
July 3, 2012
Issued for Advisory Design Panel
October 24, 2012
Re-issued for Planning Development Permit

CANYON SPRINGS
2635 - 2695
Mountain Hwy
NORTH VANCOUVER, BC
For
Polygon

Elevations
South Building
1/8" = 1'-0"
October 24, 2012

Elevations

SK-3.5



FINISH LEGEND SOUTH BUILDING

- | | | | |
|--|---|--|---|
| 1 Roof - Low Slope: | SBS Roof Membrane c/w Granular Cap Sheet "Weathered White" | 17 Balcony Posts & Beams: | Hard-Composite Concrete Fibre Board BM HC-81 "Manchester Tan" |
| 2 Roof - Sloped: | Asphalt Roof Shingles Colour: "Pewter Gray", Pabco Premier | 18 Trims: Windows, Doors: | Wood, 3" Width, Smooth Finish BM HC-81 "Manchester Tan" |
| 3 Roof - Entrance Canopy: | Standing Seam Metal Roofing, Zinc Colour (Provide Colour Samples) | 19 Guards / Railings: | Tempered Glass Panels in Aluminum Frames, Colour to Match BM HC-79 "Greenbrier Beige" Interpon Akzo Nobel |
| 4 Roof Fascia: | HardTrim Composite Fibre Boards, 1 Smooth, BM HC-81 "Manchester Tan" | 20 Windows, Residential Vinyl: | Low "E" Double Glazed, Vinyl Frames, Beige colour |
| 5 Balcony Fascia: | Wood - 2x12, Smooth Finish BM HC-81 "Manchester Tan" | 21 Windows, Aluminum Storefront: | Double Glazed, Aluminum Frames Powdercoat Finish, "Black", Interpon, Akzo Nobel |
| 6 Soffits: Roof: | HardSoffit Panels, Vented & non-vented 24" wide, BM HC-81 "Manchester Tan" | 22 Gutter & RVL: | Prefinished Aluminum, "Manchester Tan" to Match Siding (Provide Colour Samples) |
| 7 Soffits: Front Entries Feature Ends: | Fire-Retardant Treated Wood, 1x6 V-Groove, Cedar, Compatible transparent stain, Natural | 23 Main Entry Timbers & Patio Trellis Timbers: | Glulam Timbers, Stained 078 "Natural", Sikens |
| 8 Soffits: Balconies: | Vinyl, Vented & non-vented, 3" profile "Tan" | 24 Flashing: | Prefinished Aluminum Colour Match to Cladding Colour |
| 9 Exterior Walls: | Cedar Shingles, 8" Exposure, Stained Semi-Solid Stain, Cloverdale "Mossy Rock" | 25 Mechanical Louvers: | Prefinished Metal, Factory Painted Colour to Match Cladding Field Colour |
| 10 Exterior Walls: | HardPlank, Lap Siding, 6" Exposure "Smooth", HC-79 "Greenbrier Beige" | 26 Landscape Wall: | See Landscape dwgs |
| 11 Exterior Walls: | HardPanel, "Smooth", w/ no joints, BM HC-79 "Greenbrier Beige" | | |
| 12 Exterior Walls: | Brick, 2 1/2" High Norman Size, Smooth Finish, "Wheat", Mutual Materials | | |
| 13 Sills & Copings: | Pre-cast concrete Architectural Sand-Blast Finish | | |

Notes:
Colour or Material changes never to occur on an outside corner (unless noted otherwise)
All Exterior Wood Trims & Exposed Fascia to be treated with Fire Retardant



Asphalt Roof:
Pabco Premier
"Pewter Gray"



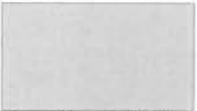
Fascias/ Gutters / Soffits:
"HardiTrim" Composite Cement Board
Benjamin Moore HC-81, "Manchester Tan"



Shingles - 8" Exposure:
Cedar, Solid Stain
Benjamin Moore HC-106, "Rockport Gray"



Brick
2 1/2" High Norman Size, Smooth Finish
Mutual Materials, "White"



Trims / Guards & Railings:
"HardiTrim" Composite Cement Board
Benjamin Moore HC-81, "Manchester Tan"



Siding - 6" Exposure / Hardi Panel:
"HardiPanel" Composite Cement Board
Benjamin Moore HC-79, "Greenbrier Beige"



Sills & Copings:
Pre-cast Concrete
Architectural Sandblast Finish

Roof - Sloped:

Asphalt Roof Shingles
Colour: "Pewter Gray", Pabco Premier

Roof Fascia:

HardiTrim Composite Fibre Boards
1 Smooth, BM HC-81 "Manchester Tan"

Gutter & RWL:

Prefinished Aluminum, to match BM HC-81 "Manchester Tan"
(Provide Colour Samples)

Soffits: Roof

HardiSoffit Panels, Vented & non-vented
2x6 inlets, BM HC-81 "Manchester Tan"

Balcony Posts & Beams

Hardi-Composite Concrete Fibre Board
BM HC-81 "Manchester Tan"

Flashing:

Prefinished Aluminum
Match to Siding Colour

Trims: Windows, Doors

Wood, 3" Width, Smooth Finish
BM HC-81 "Manchester Tan"

Windows: Residential Vinyl

Low "E" Double Glazed
Vinyl Frames, Beige colour

Balcony Fascia:

Wood 2x12, Smooth Finish
Fibre Board, BM HC-81 "Manchester Tan"

Exterior Walls

HardiPanel, Lap Siding, 6" Exposure
BM HC-79 "Greenbrier Beige"

Exterior Walls

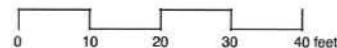
Cedar Shingles, 8" Exposure, Stained
Semi-Solid Stain, Cloverdale "Mossy Rock"

Guards / Railings

Tempered Flat Glass Panels in Aluminum Frames,
Colour to Match BM HC-79 "Greenbrier Beige", Interpro Alaska Nobel

Soffits: Balconies

Vinyl, Vented & non-vented, 3" profile
"Tan"



Materials & Colours

SK-3.7



**SBS Roofing Membrane
c/w Granular Cap Sheet**

Pabco Premier
Weathered White



Main Entry Timbers / Soffits

Glulam Timbers, Stained 078 'Natural', Sikkins /
Cedar Wood, 1x6" V-Groove,
Sikkins 078 'Natural' Stain or Equal



Brick

2 1/2" High Norman Size, Smooth Finish
Mutual Materials, 'Wheat'



Window Frames

Double Glazed, Aluminum Frames Powdercoat Finish,
'Black' Interpon, Akzo Nobel



Fascias/ Gutters:

'HardTrim' Composite Cement Board
Benjamin Moore HC-81, 'Manchester Tan'



Siding - 6" Exposure / Hardi Panel:

'HardiPanel' Composite Cement Board
Benjamin Moore HC-79, 'Greenbrier Beige'



Shingles - 8" Exposure:

Cedar Shingles
Benjamin Moore HC-105, 'Rockport Grey'



Column Pedestal

Concrete
Architectural Sandblast Finish

Roof - Entrance Canopy

Asphalt Roof Shingles
Colour: 'Weathered White', Pabco Premier

Main Entry Timbers

Glulam Timbers, Stained 078 'Natural',
Sikkins

Flashing

Prefinished Aluminum
Match to Siding Colour

Soffits: Lobby Roof

Wood, 1x6" V-Groove, Cedar
Sikkins 078 'Natural' Stain

Exterior Walls

'HardiPanel' Composite Cement Board
Benjamin Moore HC-79, 'Greenbrier Beige'

Main Entry Timbers

Glulam Timbers, Stained 078 'Natural',
Sikkins

Exterior Walls

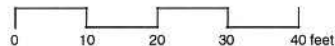
Brick, 2 1/2" High Norman Size, Smooth Finish,
'Wheat', Mutual Materials

Windows: Aluminum Storefront

Double Glazed, Aluminum Frames Powdercoat Finish,
'Black' Interpon, Akzo Nobel

Base Pedestal

Steel Plates in Concrete Pedestal
Architectural Sandblast Finish



Materials & Colours



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Revisions

May 17, 2012
Issued for Development Permit
July 3, 2012
Issued for Advisory Design Panel
October 24, 2012
Re-issued for Rezoning/ Development Permit

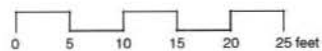
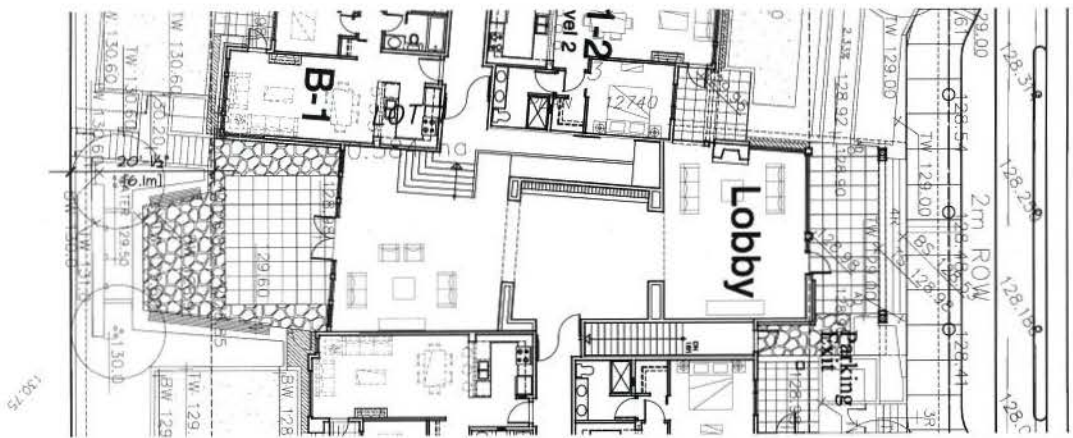
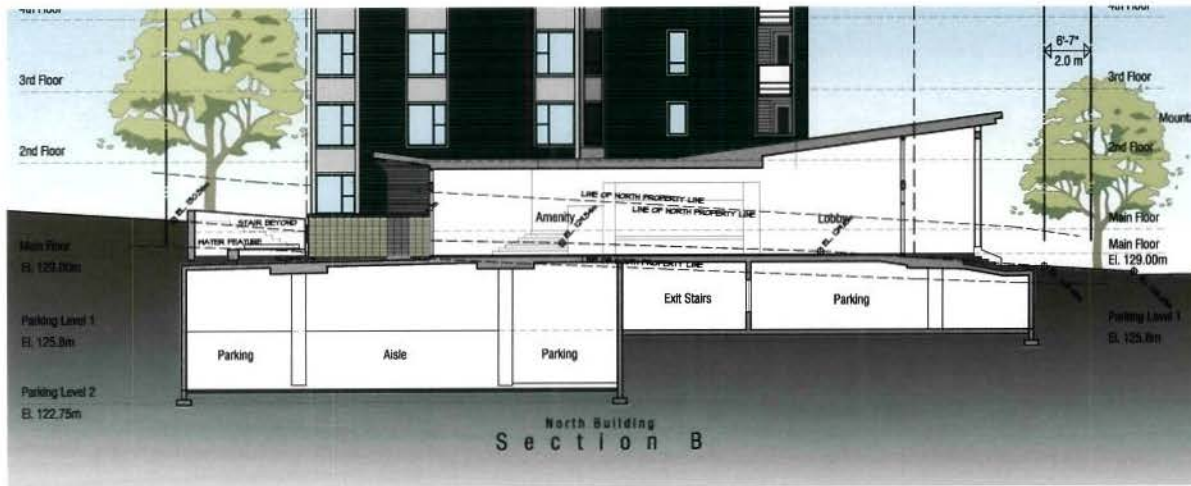


CANYON SPRINGS
2635 - 2695
Mountain Hwy
NORTH VANCOUVER, BC

For
Polygon

Materials
Entry Lobby
3/8" = 1'-0"
October 24, 2012

SK-3.8



Lobby Amenity Details

SK-3.9



March 21, 9am



March 21, 12pm



March 21, 3pm



June 21, 9am



June 21, 12pm



June 21, 3pm



September 21, 9am



September 21, 12pm



September 21, 3pm

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Revisions:
May 17, 2012
Issued for Development Permit
July 9, 2012
Issued for Advisory Design Panel
October 24, 2012
Revised for Rezoning Development Permit

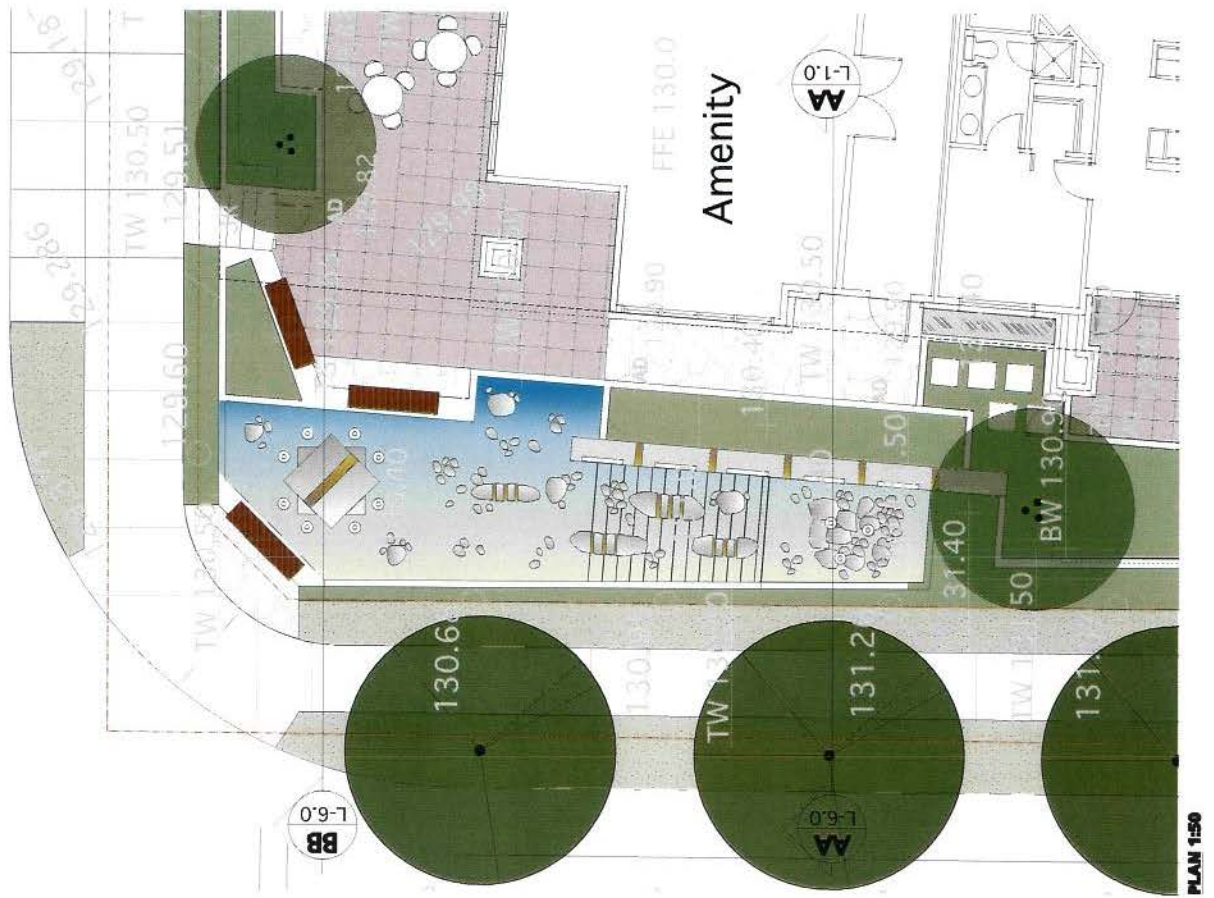
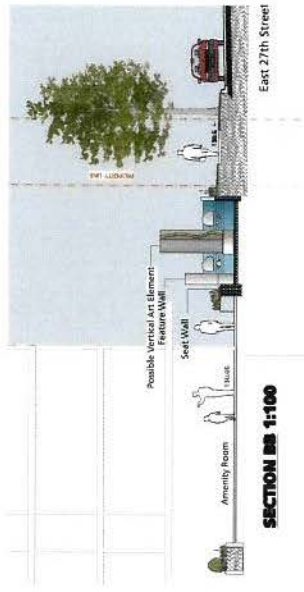
CANYON SPRINGS
2635 - 2695
Mountain Hwy
NORTH VANCOUVER, BC
For
Polygon

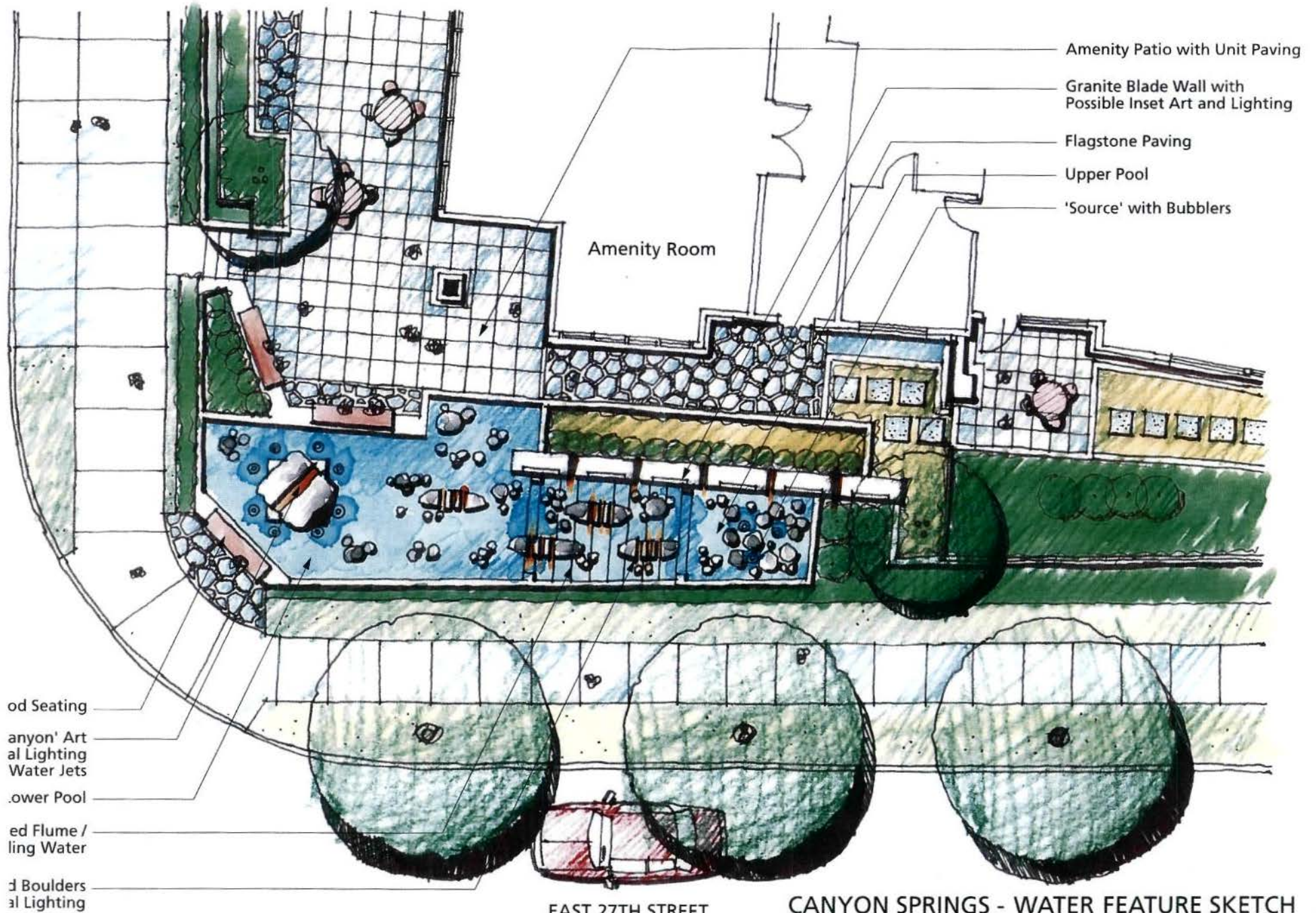
N.T.S.
October 24, 2012

Shadow Analysis

SK-6.0









THE "SOURCE"



GRANITE BLOCKS



CANYON PUBLIC ART COLUMN WITH INTERNAL LIGHTING



INSET PUBLIC ART



GRANITE WALL WITH INSETS



SECTIONED BOULDERS WITH INTERNAL LIGHTING



STEPPED FLUME WITH SECTIONED BOULDERS



WOOD BENCH SURFACE



BOULDERS AND RIVER ROCK



AMENITY COURT WITH FLAGSTONE EDGE

P+A

Perry + Associates Ltd. 200-1058 W. 8th Avenue
Vancouver, B.C. V6H 1R7
Landscape Architecture 1-800-784-1118
Site Planning 1-800-784-1118
www.perryandassociates.com

2. For Record for Rezoning / 10/29/2012
Development Permit 05/17/2012
1. Issued for Development Permit
Revision No. Date

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Client:



Project Title:
CANYON SPRINGS APARTMENTS
2635 Mountain Highway, North Vancouver, BC

Drawing Title:
Water Feature Image Board

Project No. 12-023
Drawn By: JB
Checked By: RB
Scale: P.L.S. Job No. 12-023

Sheet No. L-6.1

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NORTH VANCOUVER
DISTRICT

PUBLIC HEARING

2635 - 2695 Mountain Highway Residential Development

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)

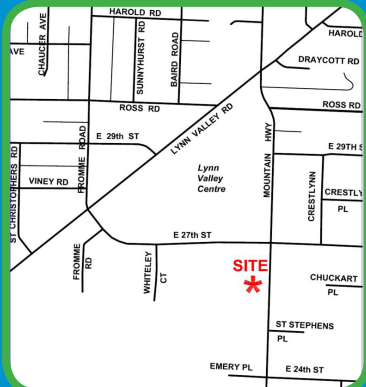
When: 7:00 pm, Tuesday, January 22, 2013

Where: Council Chamber of District Hall, 355 West Queens Road

Proposed*



Site Map



** Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.*

What is it? The proposed bylaw rezones the subject site to CD69 in order to permit four and five storey residential development.

What changes? Bylaw 7969 will permit a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

When can I speak? Please join us on January 22 when Council will be receiving input from the public on this proposal. You can speak in person by signing up at the Hearing or by providing a written submission to the Municipal Clerk at the address below or to input@dnv.org before the conclusion of the Hearing.

Need more info? The bylaw, Council resolution, staff report, and other relevant background material are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00 am to 4:30 pm.

Who can I speak to? Tamsin Guppy at 604-990-2391 or guppyt@dnv.org.

District of North Vancouver
355 West Queens Road, North Vancouver, BC V7N 4N5
Main Line 604-990-2311

www.dnv.org

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