

# PUBLIC HEARING

## 2035 Fullerton Avenue (LARCO)

- What:** Public Hearing for the proposed development of 2035 Fullerton Avenue. The proposed development consists of 451 residential units, a small amount of at grade commercial, a mini storage business, a public community centre and a public plaza and village green.
- When:** 7 pm, Tuesday, October 7, 2014
- Where:** Council Chambers, North Vancouver District Hall, 355 W. Queens Road

### Proposed\*



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

### Site Map



### What changes?

This proposal requires an amendment to the District's Zoning Bylaw and a phased development agreement.

#### Zoning Amendment:

Proposed Bylaw 8041 will amend the Zoning Bylaw by creating a new comprehensive development zone (CD79) to permit the proposed development.

#### Phased Development Agreement:

Proposed Bylaw 8042 will authorize the phased development agreement associated with the proposed development.

The developer is 332391 BC Ltd. The phased development agreement stipulates that the development rights in CD79 (sections 4B79-2 to 4B79-8) may not be amended or repealed for 10 years. It is anticipated that the development will be built-out over the 10 year period, during which time the phased development agreement requires the developer to provide the community amenities, which include a community centre shell, a public plaza and park space.

The developer is entitled to sell the property and assign its rights under the phased development agreement provided that the purchaser assumes all of the developer's obligations, including delivery of the community centre shell.

### When can I speak?

We welcome your input **Tuesday, October 7, 2014 at 7 pm**. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail before the conclusion of the Hearing.

### Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office, Monday to Friday 8 am to 4:30 pm or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing).

### Questions?

Tamsin Guppy, Community Planner, [tguppy@dnv.org](mailto:tguppy@dnv.org) or 604-990-2387.

