

AGENDA

REGULAR MEETING OF COUNCIL

Monday, February 22, 2016

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 22, 2016
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7984 – Rezoning 3568-3572 Mt. Seymour Parkway
- Bylaw 8149 – Rezoning 115 and 123 West Queens Road
- Bylaw 8159 – OCP 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard
- Bylaw 8160 – Rezoning 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard

1. ADOPTION OF THE AGENDA

1.1. February 22, 2016 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 22, 2016 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

4. RECOGNITIONS

4.1. 2015 Heritage Awards and Design Excellence Awards

p. 9-11

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. February 1, 2016 Regular Council Meeting **p. 15-20**

Recommendation:

THAT the minutes of the February 1, 2016 Regular Council meeting be adopted.

6.2. February 9, 2016 Public Hearing **p. 21-28**

Recommendation:

THAT the minutes of the February 9, 2016 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

THAT items _____ be included in the Consent Agenda and be approved without debate.

9.1. Bylaw 8166: Amendment to Fees and Charges Bylaw 6481 **p. 31-40**
File No. 09.3900.20/000.000

Recommendation:

THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)" is ADOPTED.

9.2. Development Permit 6.15 – 1840 Naomi Place **p. 41-69**
File No. 08.3060.20/006.15

Recommendation:

THAT Development Permit 6.15, to allow a new house and garage at 1840 Naomi Place, is ISSUED.

9.3. Development Variance Permit 51.15 – 5599 Grousewoods Drive **p. 71-81**
File No. 08.3060.20/051.15

Recommendation:

THAT Development Variance Permit 51.15, to allow for an addition to the existing house at 5599 Grousewoods Drive, is ISSUED.

- 9.4. Development Variance Permit 42.15 – 1153 Adderley Street** **p. 83-94**
File No. 08.3060.20/042.15

Recommendation:

THAT Development Variance Permit 42.15, to allow for a coach house in the rear yard of the property at 1153 Adderley Street, is ISSUED.

- 9.5. 2016 Parcel Tax Roll Review** **p. 95-96**
File No. 05.1940

Recommendation:

THAT pursuant to Section 2014(2)(b) of the Community Charter, the sitting of the 2016 Parcel Tax Roll Review Panel for the Parcel Tax Roll be held in the Council Chamber on Tuesday, March 29, 2016 at 4:30 p.m.

- 9.6. Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard** **p. 97-173**
File No. 08.3060.20/030.15

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 3210, (Bylaw 8160)” is given SECOND and THIRD Readings;

AND THAT “Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard)” is given SECOND and THIRD Readings.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the February 22, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

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RECOGNITIONS

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EVENT PROGRAM – DISTRICT OF NORTH VANCOUVER

2015 HERITAGE AND DESIGN EXCELLENCE AWARDS

Background:

The Community Heritage Committee annually presents awards for:

1. Restoration of residential and commercial structures;
2. Heritage advocacy;
3. Heritage landscape preservation enhancement;
4. Compatible new design in a heritage context; and
5. Awards of Merit.

The 2015 Heritage Award winners are presented as follows:

Heritage Advocacy

- Donna Sacuta
Blair Rifle Range Historical Research
- North Shore Museum and Archives
Exhibit - "Walter Draycott and the Great War"
- Dave Obee
Book - "Fifty! With a Fabulous Future: A History of the District of North Vancouver Public Library"
- Squamish Nation Education
Squamish Language Elders
Dr. Peter Jacobs
"Squamish-English Dictionary"

2015 Advisory Design Panel “Design Excellence Awards”

Background:

Each year the District’s Advisory Design Panel reviews completed development projects and considers them for recognition through a Design Excellence Award. These awards recognize projects which significantly contribute to the built environment of our community.

The 2015 “Design Excellence Awards” are to be presented as follows:

“Award of Excellence”

In recognition of “Edgemont Commons” - a mixed-use retail and office project at 3053 Edgemont Boulevard

Presented to:

Kevington Building Corporation (Developer)
Joe Khalifa

GBL Architects Ltd.
Tom Bell, Joey Stevens, Sergio Rojas, and Diran Hirozian

Jonathan Losee Landscape Architect Ltd.
Jonathan Losee

Kevington Building Corporation (Contractor)
Nib Seto

Casto Solano, Artist

“Honourable Mention”

In recognition of “Beacon” - a multifamily residential project at 1550 Fern Street, the first phase of the Seylynn Village community.

Presented to:

Denna Homes Corp.
Dr. Abo Taheri, Dr. Shahpour Hosseini, Pedram Hosseini,
Sassan Nikseresht, Farbod Taheri, and Tammy Vogan

DA Architects + Planners
Mark Ehman, Al Johnson, James Kao

ETA Landscape Architecture
Gerry Eckford and Doron Fishman

CREUS Engineering Ltd.
Fred Ciambrelli, P.Eng.

ITC Construction Group
Doug MacFarlane, Jake How, Paul Sum,
Duncan Beattie, and Jay Bates

BMO Bank of Montreal
Jay Walter and Greg Vriend

Pacesetter Marketing
Nick Askew

The 2015 Awards Presentation Ceremony has been scheduled for Monday, February 22, 2016 at 7:00 pm. A reception will be held at 6:15 pm in the lobby to which Mayor and Council, Committee members and award recipients and guests are invited. Refreshments will be provided.

Photos of the award winners will be taken at the Ceremony.

Program:

6:15 p.m. Reception - Lobby

7:00 p.m. Award presentations in Council Chambers

Introduction to each Award
Presentation of Awards – Mayor Richard Walton

Participants and Invitees:

Mayor and Council
Community Heritage Committee members
Advisory Design Panel members
Award Recipients
Media

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MINUTES

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**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, February 1, 2016 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. F. Dercole, Section Manager – Public Safety
Mr. D. Allan, Planner
Mr. R. Boase, Environmental Protection Officer
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 1, 2016 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the February 1, 2016 Regular Meeting of Council for the District of North Vancouver be adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Paul Clark, 1100 Block Tall Tree Lane:

- Spoke in support of Item 9.6;
- Advised he is a member of the Metro Vancouver Alliance; and,
- Offered the Alliance's support to help Council move forward with affordable housing initiatives.

3. PROCLAMATIONS

3.1 Toastmasters Month – February 2016

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Dr. Ken Ashley, BCIT Rivers Institute

Re: Ecological Restoration of North Vancouver estuaries

Dr. Ken Ashley, Director of the BCIT Rivers Institute, reviewed the history of changes to the North Vancouver waterfront from pre-development to its current condition. Dr. Ashley gave an overview of the Rivers Institute, which works closely with the Ecological Restoration program at BCIT. The Institute was started with funds from the fines paid by companies cited for their role in the 2007 oil spill.

Dr. Ashley reported on restoration work successfully performed on MacKay Creek and the Seymour River Estuary by program students, volunteers and professionals. Dr. Ashley noted that coho and chum salmon are now reaching spawning grounds above the Upper Levels Highway in MacKay Creek. The Lynn Creek Estuary is the next large restoration project planned for early 2016. More funding will be needed for future projects as the initial seed money from oil spill fines has been spent on projects to date.

Mr. Shaun Hollingsworth, President, Seymour Salmonid Society, commented that North Shore Streamkeepers are doing restoration work on North Vancouver streams.

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the delegation from the BCIT Rivers Institute be received.

CARRIED

6. ADOPTION OF MINUTES

6.1. January 18, 2016 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the January 18, 2016 Regular Council meeting be adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT items 9.2 and 9.3 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Update on Seymour River Rockslide

File No. 12.6300.50/000.000

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the January 22, 2016 report of the Section Manager – Public Safety and Environmental Protection Officer entitled Update on Seymour River Rockslide be received for information;

AND THAT Council endorses the approach recommended by the Seymour Salmonid Society to restore the Seymour River blocked by the rockslide and requests that the Provincial and Federal Governments provide funding for the project and the efforts to raise funds to transfer fish stock for spawning purposes while the work is being undertaken.

CARRIED

9.2. Bylaw 8166: Amendment to Fees and Charges Bylaw 6481

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT “The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)” is given FIRST, SECOND and THIRD Readings.

CARRIED

9.3. 2055 Purcell Way – Endorsement for Capilano University Liquor License Amendment

File No. 08.3060.20/39.15

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT:

1. The Council recommends the issuance of the endorsement for an amendment to a liquor license at Capilano University for the following reasons:

The requested endorsement to a Capilano University liquor license in the "Birch Building" is supported by District Council as the proposed licensed area that includes both a new lobby/meeting space and existing theatre seating area is

located in a public building on a University campus separated from adjacent "residential" uses and is permitted under existing zoning.

This support is provided with the proviso that the permitted closing hour be 12:00am Monday to Sunday.

2. The Council's comments on the prescribed considerations are as follows:

(a) The location of the licensed area:

The location is within a public building which has an existing liquor license. The expanded license area includes the performance theatre and new theatre lobby/meeting space. Public access to the building is primarily from a parking lot at the south east-side of the building.

The proximity of the licensed area:

The proposed location is in a public building on a university campus and is not anticipated to conflict with any nearby social, recreation, residential or public buildings under the conditions stipulated in this resolution.

(b) The person capacity and hours of the licensed area:

The maximum increase in capacity from 430 persons in the existing licensed area to 930 persons within the theatre, existing lobby and newly-developed lobby/meeting space is acceptable provided closing hours are restricted to the existing permitted closing hour of 12:00am to minimize any possible noise impacts on the surrounding community.

(c) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

The closest liquor primary licensed establishment are "Toby's", "Seymours", and "The Narrows" and range from 0.6 km to 1.6 km away from the "Birch Building". All are public houses and provide food service and a variety of beverages. There are no other licensed venues on the Capilano University campus.

(d) The impact of noise and other impacts on the community if the application is approved:

The impact on the surrounding community is expected to be minimal as the venue is located completely within a public building on the Capilano University campus and is separated from residential development to the east and west by both parking lots and landscaped buffers. The existing licensed area with an occupancy of 430 persons has not had any negative impacts on the community.

3. The Council's comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- A Public Notice sign was placed on the site; and
- A notice requesting input on the proposal was delivered to 401 neighbouring adjacent property owners and tenants.

Four responses from neighbours within the notification area were received. Two neighbours were in support of the proposal and one noted no adverse issues with a recently-visited downtown Vancouver theatre that allowed alcohol in the theatre. Two neighbours voiced concerns with the proposal. One was specifically opposed to extending the liquor license boundary due to existing noise issues at the bus stop along Purcell Way. The other respondent noted only general concerns. No other concerns from the surrounding community were expressed.

Council recommends that the amendment to the liquor license for Capilano University be endorsed as they believe the majority of residents in the surrounding area are not opposed to the proposal. It is recommended that the existing permitted licensed hours of 10:00am to 12:00am be maintained in order to avoid any potential late night impact on adjacent neighbours.

CARRIED

9.4. 2016 Operational Fuel Treatment Program Application

File No. 12.6300.50/000.000

MOVED by Councillor BOND

SECONDED by Mayor WALTON

THAT Council commits to supporting the grant application to UBCM Operational Fuel Treatment Program as attached to the January 22, 2016 joint report of the Section Manager – Public Safety and the Community Forester entitled 2016 Operational Fuel Treatment Program Application, and commits to providing overall grant management.

Councillor MURI left the meeting at 8:23 pm and returned at 8:26 pm.

CARRIED

9.5. Proposed Grain Terminal (G3 Global Holdings) – Response to Permit Referral from Port Metro Vancouver

File No. 08.3188.01/001.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT Staff be authorized to send a letter to Port Metro Vancouver summarizing the District's interests and concerns regarding the G3 Global Holdings project.

CARRIED

The meeting recessed at 9:03 pm and reconvened at 9:07 pm.

9.6. Non-market Housing and District of North Vancouver Lands

File No. 10.4710.40/013.000

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT staff be directed to prepare a report for Council's consideration which identifies potential District-owned lands which may be suitable for non-market housing.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the February 1, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:47 pm)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 9, 2016 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. N. Letchford, Planner
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)
The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)

Purpose of Bylaws:

Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4). Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services stated that:

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws stating that Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and that Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

3. PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal noting:

- The proposed development site is located on the southwest corner of Edgemont Boulevard and Ridgewood Drive and is comprised of four single family lots;
- The site is approximately 33,500 sq. ft. in area;
- Single family lots are located around the site with Highland United Church next door and the Grosvenor project, a mixed use commercial/multi-family development, across Edgemont Boulevard;
- The neighbouring properties are identified as future multi-family sites in the recently approved Edgemont Village Centre Plan and Design Guidelines;
- The twenty-four townhomes are arranged in five three storey buildings framing a central courtyard over one level of underground parking;
- There is a public plaza at the corner of Ridgewood Drive and Edgemont Boulevard which, with the public plaza on the Grosvenor site across Edgemont Boulevard, will serve as a green gateway to Edgemont Village;
- The entrance to the parkade is located at the northwest corner of the site, to keep it as far away from the intersection of Edgemont Boulevard and Ridgewood Drive;

- Fifty-two parking stalls are provided underground;
- There is generous bike storage with two bike spots per unit;
- The garbage and delivery truck staging and loading area is located near the parking ramp and will be marked with temporary loading signage;
- The units are a mix of two and three bedroom layouts and range in size from 1,500 sq. ft. to 2,100 sq. ft.;
- A storage space or basement is provided for all units with direct access from the underground parking to the units;
- A Housing Agreement will ensure that there will be no future restrictions on renting the units;
- The number of visitor parking stalls has been increased from three to six;
- The predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour. This works out to one more vehicle every six minutes in the morning and one more vehicle every five minutes in the afternoon;
- A community amenity contribution of approximately \$157,000 has been calculated and is anticipated to go towards a variety of public realm infrastructure improvements including parks, trails, public art and affordable housing fund;
- Other community benefits include:
 - A road dedication to allow a new right hand turn lane from Ridgewood Drive to Edgemont Boulevard;
 - A new public plaza;
 - New sidewalks and bike lanes;
 - New street trees;
 - Upgrades to curbs, gutters and lighting; and,
 - Development Cost Charges estimated at \$272,000; and,
- Excavation will not be permitted until after the completion of the Capilano Water Main Project.

In response to a question from Council regarding the restriction of pets, staff advised that this has not yet been discussed and if it is a concern of Council it can be addressed.

4. PRESENTATION BY APPLICANT

4.1. Mr. Josh Anderson, Boffo Properties:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Commented that the proposed development will provide a variety of housing options targeted to a variety of users;
- Stated that excavation will not commence until after the completion of the Capilano Water Main Project;
- Advised that a new calibrated light at Edgemont Boulevard and Ridgewood Drive will improve the flow of traffic;
- Noted that the predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Advised that the goal of the proposed project is for the units to cost thirty percent less than the most affordable housing option available in the neighbourhood;

- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Commented that all fifty-two parking stalls are secured and provided underground;
- Advised that all staging activities will be onsite with no anticipated road closures;
- Noted that all trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- Advised that other than during excavation, there will be less than two large trucks per day.

4.2. Mr. Michael Cox, Gateway Architecture:

- Provided an architectural update on the proposed buildings;
- Commented that the proposed townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking;
- Noted that the number of visitor parking stalls has been increased from three to six;
- Advised that the proposal includes twenty-four secure bicycle parking spaces (one per unit) in the underground parking;
- Advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria and two of these units also meet the 'Enhanced Accessible Design' criteria;
- Noted that the project includes an elevator from the underground parkade to the courtyard and all five identified units have a ground level accessible entrance; and,
- Spoke to the quality of the proposed exterior materials.

In response to a question from Council regarding accessibility, staff advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria.

The applicant advised that excavation will commence in the fall of 2016 and the project will be complete thirteen months after the start date. It was noted that the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Road and Edgemont Boulevard is re-opened.

In response to a question from Council regarding parking during excavation and construction, the applicant highlighted the following:

- All staging activities will be onsite with no anticipated road closures;
- All trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- That other than during excavation, there will be less than two large trucks per day.

Staff advised that a left-hand turn onto Ridgewood Drive from the parkade will be permitted.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Sharon Baillie, 1300 Block Winton Avenue:

OPPOSED

- Expressed concerns with increased traffic;

- Stated that there is too much development going on all at one time;
- Expressed concerns with parking; and,
- Spoke in opposition to the proposed development.

5.2. Mr. Harvey Smith, 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed project;
- Expressed concerns with traffic at the intersection at Edgemont Boulevard and Ridgewood Drive; and,
- Questioned if there is a traffic plan for the intersection at Edgemont Boulevard and Ridgewood Drive.

5.3. Mr. Nick Milkovich, 3400 Block Sunset Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the strength of the proposal is that residents will not have to rely on driving a car;
- Opined that this is a good location for densification;
- Opined that traffic will only be a short term inconvenience during the construction phase; and,
- Commented that the proposed development will make the Edgemont community more interesting.

5.4. Mr. Graham Winterbottom, 700 Block West 15th Street: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the proposed project is in keeping with the character of the neighbourhood;
- Expressed concerns with traffic; and,
- Stated that a walkable community is essential.

5.5. Mr. Peter Thompson, 900 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development; and,
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines.

5.6. Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Suggested that the proposed development will diversify the housing stock in Edgemont Village;
- Stated that affordability is a region-wide issue; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

5.7. Mr. Beau Jarvis, 900 Block Kennedy Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Stated that change is inevitable; and,

- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.8. Mr. Craig Taylor, 3000 Block Paisley Road: IN FAVOUR

- Commented on the significance of the proposed Community Amenity Contributions;
- Suggested that improved sidewalks may create a safer pedestrian community; and,
- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.9. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR

- Spoke in support of the proposed development;
- Expressed concerns with affordable housing in the District; and,
- Commented that the proposed development will bring the Edgemont community together.

5.10. Mr. Robert Parker, 3100 Block Brookridge Drive: OPPOSED

- Spoke in opposition to the proposed bylaws;
- Expressed concerns with traffic and parking issues;
- Stated that his property is significantly impacted by the proposed rezoning as he will lose his views;
- Expressed concerns that no parking is available on Edgemont Boulevard or Ridgwood Drive;
- Commented that the proposed development negatively affects the value of his property; and,
- Urged Council to preserve the charm of the neighbourhood.

5.11. Mr. Brian Platts, 3100 Block Beverly Crescent: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Thanked the applicant for addressing the concerns of the community;
- Opined that the proposed development is aesthetically pleasing; and,
- Commented that vibrant commercial areas have limited parking.

5.12. Mr. Chris Sutherland 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will provide affordable housing; and,
- Suggested that staff look at alternative solutions for the traffic light at the intersection at Edgemont Boulevard and Ridgewood Drive.

5.13. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that the proposed development will result in the loss of four public parking spaces;
- Opined that care should be taken with regards to privacy and overlooking issues to adjacent properties;
- Opined that the proposed units are not affordable;

- Opined that the proposed units will not have any significant positive impact on Village businesses; and,
- Stated that it is essential that the proposed development be phased properly.

5.14. Mr. Joe Botto, 800 Block Clements Avenue:

OPPOSED

- Spoke in opposition to the proposed development; and,
- Expressed concerns with traffic.

In response to a question from Council regarding traffic issues on Ridgewood Drive and Edgemont Boulevard, the applicant advised that the proposed development will provide significant improvements including:

- A road dedication on Ridgewood Drive to allow for the construction of a dedicated right turn lane;
- Construction of both west and east bound dedicated bike lanes;
- Upgrades to the sidewalks; and,
- Lighting along the north and south sides of Ridgewood Drive and the west side of Edgemont Boulevard.

In response to a question from Council, the applicant advised that the goal of the proposed project is to provide affordable housing with the units costing thirty percent less than the most affordable housing option available in the Edgemont Village neighbourhood.

Staff advised that the traffic light at Edgemont Boulevard and Ridgewood Drive will likely remain after the Capilano Water Main Project is complete and staff will review the function of the traffic signals.

5.15. Mr. Robert Parker, 3100 Block Brookridge Drive: SPEAKING A SECOND TIME

- Requested that staff address parking issues on Brookridge Drive.

5.16. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented that only the most current version of documentation should be posted on the District's web.

6. QUESTIONS FROM COUNCIL

Council requested that staff report back on the process of westbound traffic turning left into the development from Ridgewood Drive when eastbound traffic is backed up from the traffic light.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the February 9, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" be returned to Council for further consideration.

CARRIED
(8:42 p.m.)

CERTIFIED CORRECT:




Confidential Council Clerk


REPORTS

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| AGENDA INFORMATION | |
|---|----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Feb 22 - 2016</u> |
| <input type="checkbox"/> Workshop (open to public) | Date: _____ |



 Dept.
 Manager



 GM/
 Director



 CAO

The District of North Vancouver REPORT TO COUNCIL

February 2, 2015
 File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8166: Amendment to Fees and Charges Bylaw 6481

RECOMMENDATION:

THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)" is ADOPTED.

BACKGROUND:

Bylaw 8166 received First, Second and Third Readings on February 1, 2016.

The bylaw is now ready to be considered for Adoption by Council.

OPTIONS:

1. Adopt the bylaw;
2. Abandon the bylaw at Third Reading; or,
3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,



Linda Brick
 Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)
- Staff Report – dated January 21, 2016

| REVIEWED WITH: | | |
|---|---|--|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input type="checkbox"/> Finance _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> Recreation Com. _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | | |

The Corporation of the District of North Vancouver

Bylaw 8166

A bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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 Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)".

2. Amendments

2.1 The Fees and Charges Bylaw 6481, 1992 is amended by:

- (a) Deleting Schedule F *Transportation Fees* in its entirety and replacing it with a new Schedule F *Transportation Fees* as attached to this Bylaw as Attachment 1.

READ a first time February 1st, 2016

READ a second time February 1st, 2016

READ a third time February 1st, 2016

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment 1 to Bylaw 8166

Schedule F

TRANSPORTATION FEES

| Permit | | |
|---|------------|-----------------------------|
| Activities on Road Allowance due to adjacent Development and construction work relating to public or private utilities. | \$115.00 | +\$0.25/m ² /day |
| Storage of Waste Disposal Bins on Road Allowance | \$49.00 | +\$15/week |
| Special Highway Use Permit fee: | | |
| (i) First occurrence | \$1,523.00 | per each 12 hours |
| (ii) Second occurrence | \$3,045.00 | per each 12 hours |
| (iii) Third and any subsequent occurrences | \$5,075.00 | per each 12 hours |
| Any other Construction on Road Allowance | \$64.00 | per occurrence |
| Special Events, Filming and Community Signs | \$42.00 | per occurrence |
| Highway Use Permit (block watch party) | \$0.00 | |
| Highway Construction and Planting Permit | \$125.00 | |
| Newspaper Box Permit | \$45.00 | |
| Resident Parking Only Decal | \$27.14 | |

| Signage | | |
|--|----------|--|
| Way-finding signage (design, manufacture and installation) | \$316.00 | |


| Removal and Detention of Chattels and Obstructions | | |
|--|------------|--------------------|
| The following fees, costs and expenses shall be paid by the owner of any chattel or obstruction removed, detained or impounded under this Bylaw: | | |
| Removal of construction materials, furnishings, newspaper boxes, portable toilets, shopping carts, and other small items: | | |
| Per person per hour | \$79.00 | per hour |
| Per hour if excavating or lifting equipment required | \$137.00 | |
| To Detain Per Day | \$11.00 | per m ³ |
| Removal of Industrial Waste Container, Construction Trailer, Portable Building and other large items: | | |
| To Remove | \$1,159.00 | |
| To Detain Per Day | \$79.00 | |

Amended by: 7794 7814 7856 7871 7917 7960 8020 8088 8099 8134 8143 8166

| AGENDA INFORMATION | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>February 1, 2016</u> |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 21, 2016
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8166: Amendment to Fees and Charges Bylaw 6481

RECOMMENDATION:

THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

Following adoption of Bylaw 8143, on December 14, 2015, it was noticed that there was an omission and typographical error in Schedule F. Bylaw 8166 will address these by reinstating the previously approved wording of July 6, 2015.

A redlined copy of the bylaw is attached which highlights the amendments to Schedule F.

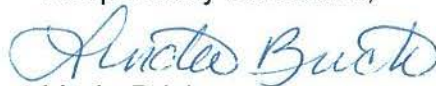
SUMMARY:

Bylaw 8166 is now ready to be considered for First, Second and Third Readings by Council.

OPTIONS:

1. Give the bylaw First, Second and Third Readings; or,
2. Give no further Readings to the bylaw.

Respectfully submitted,



Linda Brick,
Deputy Municipal Clerk

Attachment:

- The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)
- Redlined version - The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)

| REVIEWED WITH: | | |
|---|--|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input checked="" type="checkbox"/> Finance  _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> NVRC _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Real Estate _____ | |

The Corporation of the District of North Vancouver

Bylaw 8166

A bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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 Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8166, 2016 (Amendment 49)".

2. Amendments

2.1 The Fees and Charges Bylaw 6481, 1992 is amended by:

- (a) Deleting Schedule F *Transportation Fees* in its entirety and replacing it with a new Schedule F *Transportation Fees* as attached to this Bylaw as Attachment 1.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment 1 to Bylaw 8166

Schedule F

TRANSPORTATION FEES

| Permit | | |
|---|------------|-----------------------------|
| Activities on Road Allowance due to adjacent Development and construction work relating to public or private utilities. | \$115.00 | +\$0.25/m ² /day |
| Storage of Waste Disposal Bins on Road Allowance | \$49.00 | +\$15/week |
| Special Highway Use Permit fee: | | |
| (i) First occurrence | \$1,523.00 | per each 12 hours |
| (ii) Second occurrence | \$3,045.00 | per each 12 hours |
| (iii) Third and any subsequent occurrences | \$5,075.00 | per each 12 hours |
| Any other Construction on Road Allowance | \$64.00 | per occurrence |
| Special Events, Filming and Community Signs | \$42.00 | per occurrence |
| Highway Use Permit (block watch party) | \$0.00 | |
| Highway Construction and Planting Permit | \$125.00 | |
| Newspaper Box Permit | \$45.00 | |
| Resident Parking Only Decal | \$27.14 | |

| Signage | | |
|--|----------|--|
| Way-finding signage (design, manufacture and installation) | \$316.00 | |

| Removal and Detention of Chattels and Obstructions | | |
|--|------------|--------------------|
| The following fees, costs and expenses shall be paid by the owner of any chattel or obstruction removed, detained or impounded under this Bylaw: | | |
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| Per hour if excavating or lifting equipment required | \$137.00 | |
| To Detain Per Day | \$11.00 | per m ³ |
| Removal of Industrial Waste Container, Construction Trailer, Portable Building and other large items: | | |
| To Remove | \$1,159.00 | |
| To Detain Per Day | \$79.00 | |

Amended by: 7794 7814 7856 7871 7917 7960 8020 8088 8099 8134 8143 8166

The Corporation of the District of North Vancouver

Bylaw 8166

A bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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

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READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment 1 to Bylaw 8166

Schedule F

TRANSPORTATION FEES


| Permit | | |
|---|------------|--|
| Activities on Road Allowance due to adjacent Development and construction work relating to public or private utilities. | \$115.00 | +\$0.25/m ² /day +0.50/m ² /day |
| Storage of Waste Disposal Bins on Road Allowance | \$49.00 | +\$15/week |
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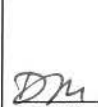
| Signage | | |
|--|----------|--|
| Way-finding signage (design, manufacture and installation) | \$316.00 | |

| Removal and Detention of Chattels and Obstructions | | |
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Amended by: 7794 7814 7856 7871 7917 7960 8020 8088 8099 8134 8143 8166

| AGENDA INFORMATION | |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Feb 22, 2016</u> |
| <input type="checkbox"/> Workshop (open to public) | Date: _____ |


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 5, 2016
File: 08.3060.20/006.15

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: Development Permit 6.15 – 1840 Naomi Place

RECOMMENDATION:

THAT Development Permit 6.15 (Attachment A) be issued to allow a new house and garage at 1840 Naomi Place.

REASON FOR REPORT:

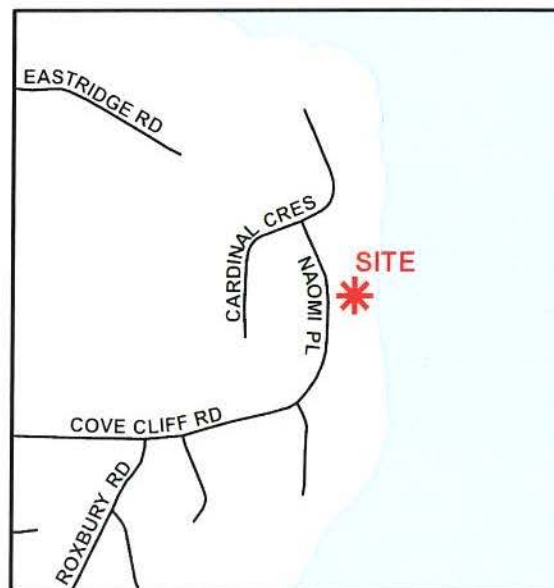
The proposed construction requires a Development Permit and the application includes variances to the Zoning Bylaw that require Council's approval.

SUMMARY:

The applicant has applied for a Development Permit with variances to construct a new house with garage. The site is designated in Development Permit Areas for Slope Hazard and Wildfire Hazard and is very challenging due to the steep topography.

The proposed construction attains requirements of the Development Permit Areas; however, the new house and detached garage require a number of variances related to siting and height.

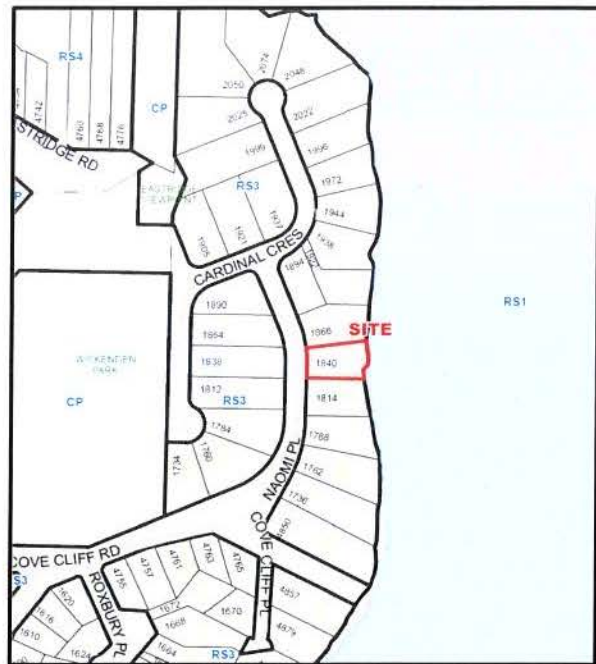
Staff are supportive of the Development Permit and associated variances as they appear reasonable for this particular lot.



ANALYSIS:

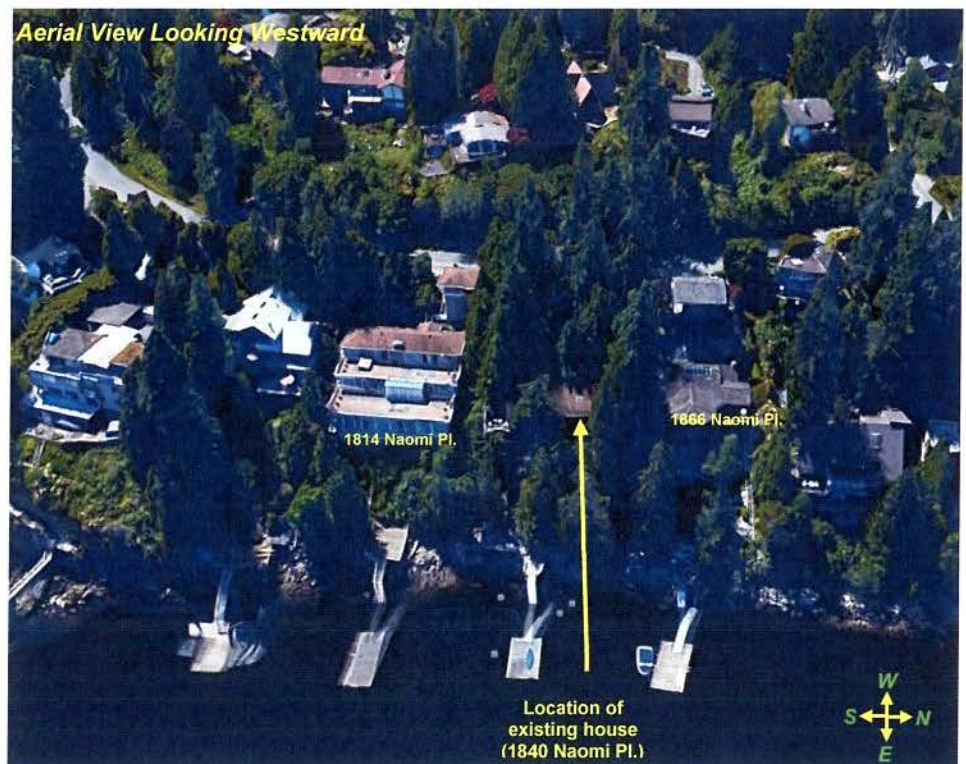
Purpose: To allow for the construction of a new house and garage.

Site and Surrounding Area: The site and surrounding lots are zoned Single-Family Residential 7200 zone (RS3) as seen in the following context map.

**Air Photo****Context Map**

The waterfront property slopes steeply towards the water from a highpoint along Naomi Place. There is an elevation difference of approximately 30 metres (98 ft.) from Naomi Place to the ocean. The property is heavily treed with a late 1960's 3055 sq. ft., 2 storey house plus basement. The property does not currently have a carport or garage.

The adjacent image indicates the slope in the general area, specifies the location of the existing house and indicates the size and positioning of adjacent houses and street side garages. The houses across Naomi Place to the west of site are situated at approximately 10m (33 ft) above the elevation of Naomi Place. The elevation change suggests that no structures on the east side of Naomi Place impede ocean views of the properties to the west of the site.



Background:

The RS3 Zone is found throughout the District and the zoning regulations do not necessarily 'fit' all properties zoned RS3. All properties in the immediate area along the east side of Naomi Place exhibit significant slope towards the water. The slope on the subject property and neighbouring properties is the primary reason that variances are needed in order to construct on these sloped properties.

Adjacent Property Variances:

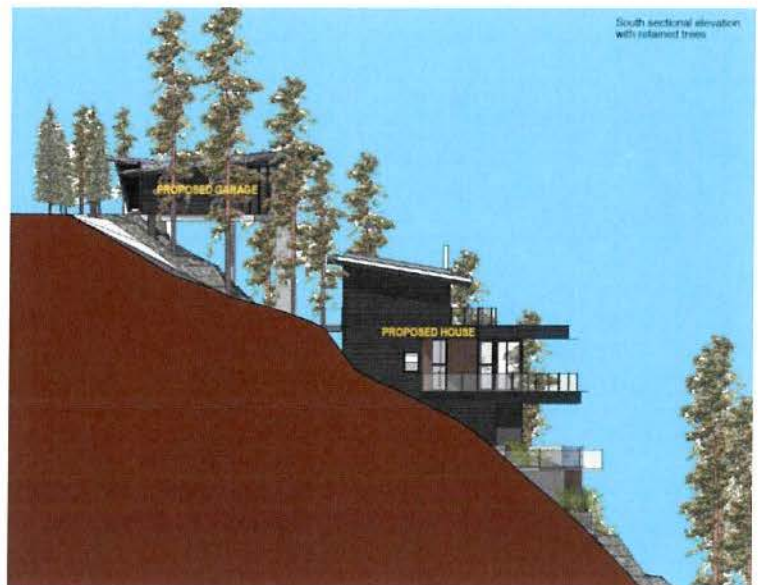
Both adjacent properties needed variances to develop. A house and garage, south of the property, at 1814 Naomi Place, was built in 1995. The garage was permitted to be sited 1.52 m (5 ft) from the street by the District's Board of Variance.

The neighbouring house (with detached garage) north of the property, at 1866 Naomi Place, was built in approximately 2001. Development of the property required 5 variances issued by Council in 2000 as follows:

- Building height increased from 11.2m (37ft.) to 12.0m (39.5ft.);
- Eave height increased from 11.6m (38.1ft.) to 11.9m (39ft.);
- Floor space increased from 389m² (4188ft.²) to 393.9m² (4240ft.²);
- Height of the carport increased from 4.6m (15ft.) to 14.7m (48.1ft.); and
- Setback of the carport decreased from 6.1m (20ft.) to 2.7m (8.7ft.).

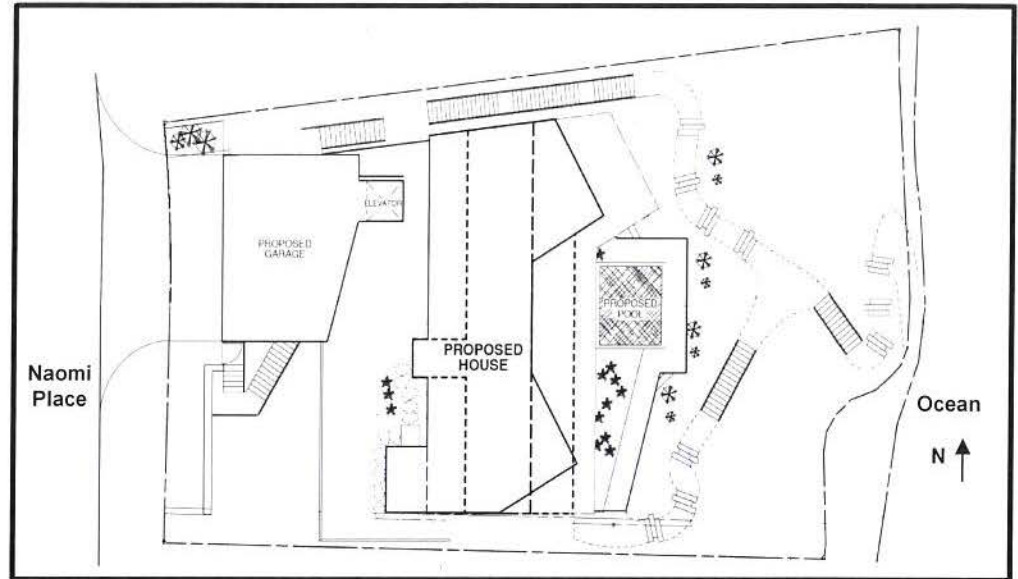
DEVELOPMENT PROPOSAL:

The proposal is to construct a new house and detached garage on the property. The house is to be a two storey house with a walk-out basement. The detached garage is to be a three car garage with entrance portico which functions as the primary pedestrian entrance. Given the slope on the property, the proposed garage will have an elevator which links to the house via a walkway. The adjacent graphic depicts the slope present onsite and the general separation between the garage and house.



The adjacent site plan identifies the siting of the proposed structures. The garage is attached to the house via an elevated walkway.

The pool deck of the proposed house is sited approximately 12.5 metres (41 ft) from the water's edge in order to provide a foreshore protection and enhancement area.



Zoning Bylaw Compliance:

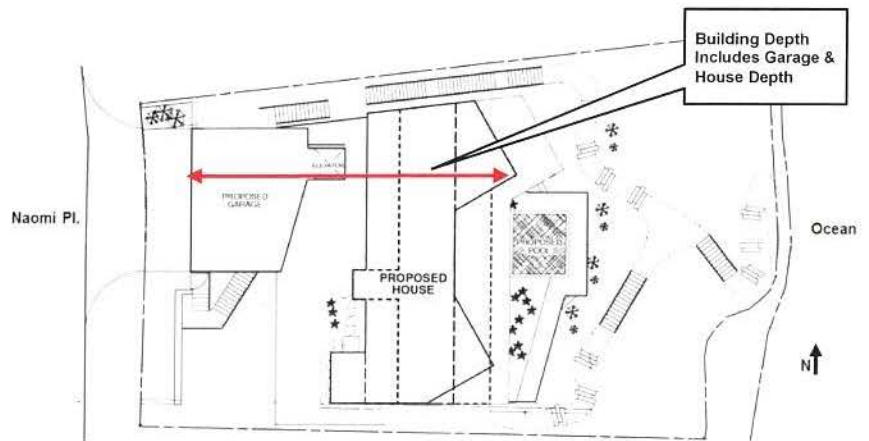
The proposed house construction requires the following variances:

| Regulation | Required/ Permitted | New Work | Variance |
|-----------------------------------|------------------------|---------------------|--------------------|
| Maximum Building Depth | 19.81 m 65.0 ft | 25.44 m 83.46 ft | 5.63 m 18.46 ft |
| Maximum Principal Building Height | 7.92 m 26.0 ft | 12.35 m 40.53 ft | 4.43 m 14.53 ft |
| Maximum Eave Height | 6.70 m 22.0 ft | 12.19 m 40.02 ft | 5.49 m 18.02 ft |

House Variances:

Maximum Building Depth:

The house has a building depth of 15.09m (49.5 ft) which complies with the permitted maximum building depth; however, the building depth calculation includes the garage given that the house and garage are attached by a walkway. This results in a building depth of 25.44m (83.46 ft) and requires a 5.63m (18.46 ft) variance.



The variance is reasonable as the lot is approximately 43m (141 ft) in depth and there is a building break between the house and garage.

Maximum Principal Building Height and Maximum Eave Height:

The adjacent image indicates how the slope affects the allowable roof and eave height on the property. The red line identifies the allowable building envelope and the pink area identifies the portion the house that exceeds the allowable building height. Of note, the proposed house is set back further from the ocean than the existing house in order to provide the required setback.

The highest point of the house is lower than the street level and therefore will not adversely affect views from the street or neighbouring properties.

Before and After:

The images below show before and after as viewed from the water. The 'after image' does not accurately indicate the trees to be replanted within the area between the house and waterfront (see landscape plan on page 8 for foreshore replanting).

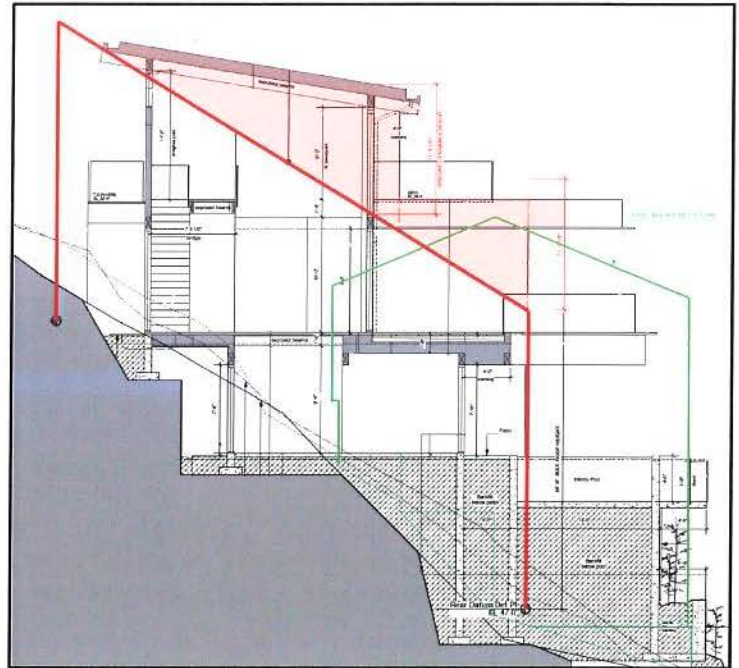


Photo of existing property along waterfront



Rendering of property along waterfront (replanted trees omitted)

Garage Variances:

The proposed garage construction requires the following variances:

| Regulation | Required/ Permitted | New Work | Variance |
|---|------------------------|-------------------|-------------------|
| Minimum Garage Front Setback | 6.09 m 20.0 ft | 3.05 m 10.0 ft | 3.05 m 10.0 ft |
| Maximum Encroachment for Veranda on Garage | 4.87 m 16.0 ft | 1.52 m 5.0 ft | 3.35 m 11.0 ft |

| | | | |
|--|---|---|---|
| Maximum Encroachment for Garage Roof | 4.87 m 16.0 ft | 1.19 m 3.92 ft | 3.68 m 12.08 ft |
| Maximum Garage Building Height | 3.66 m 12.0 ft | 12.59 m 41.33 ft | 8.93 m 29.33 ft |
| Maximum Parking Structure in the Required Front Yard | 37.16 m ² 400.0 ft ² | 41.43 m ² 446 ft ² | 4.27 m ² 46 ft ² |
| Accessory Building Location | Rear Yard or Interior Side Yard | Front Yard | Location |

Garage Minimum Front Yard Setback & Maximum Encroachment for a Garage Veranda and Roof:

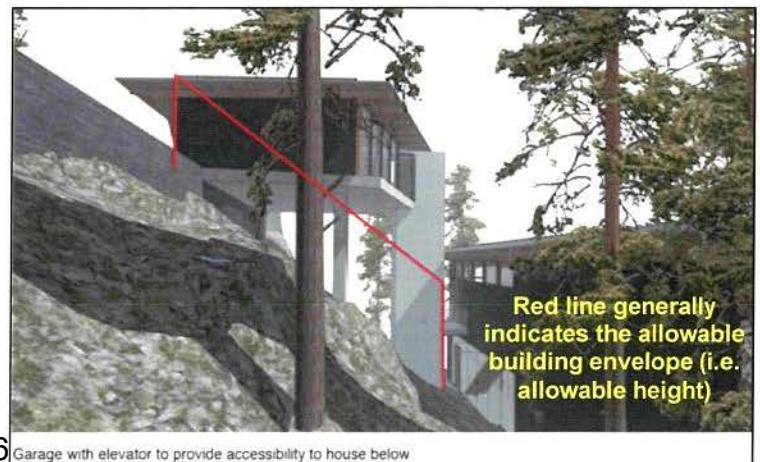
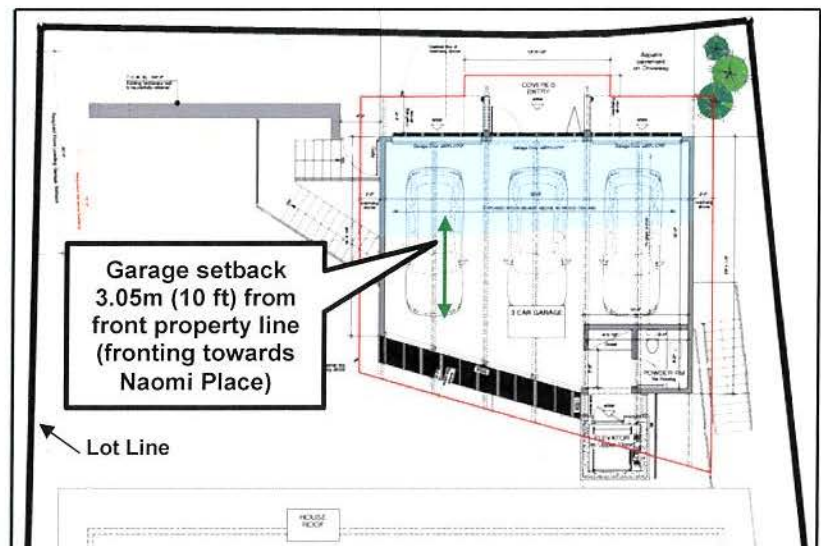
The RS3 zone requires a 6.09 (20 ft) front yard setback for parking structures (i.e. garages). Given the slope of the properties in this area, providing the necessary front yard setback for parking structures is very difficult to achieve; accordingly, staff support the setback variance for this reason. Each of the immediate neighbours has received similar variances because of the slope which have allowed siting comparable to the setback to the proposed garage. The proposed siting of the garage will not impede any traffic/pedestrian movements or adversely affect parking along Naomi Place. The site plan below indicates the portion of the garage subject to the front yard setback variance (seen in blue shade).

The red line surrounding the garage in the plan above indicates the extent of the garage's roofline. All garage rooflines are within the boundary of the property.

Given the requested front yard setback variance, there are associated garage veranda and roof variances requested. The previous rationale for the front yard setback variance is applicable to the veranda and garage roof variances. The roofline (seen in red) will not adversely affect the streetscape, parking or traffic movements along Naomi Place.

Garage Height:

The proposed garage includes an elevator that is attached via a walkway to the principal house. The maximum permitted garage height is 3.65m (12.0 ft) which the garage would attain if the ground was flat. Much like the house, the slope on the property is the primary reason for the



garage height variance. The adjacent image indicates how the slope affects the height calculation.

As the proposed garage is not more than the maximum allowable height alongside Naomi Place and will not impede existing views of properties to the west because of the grade change, staff supports the garage height variance.

Garage Maximum Size and Garage Location Variance:

The RS3 zone stipulates that all accessory and parking structures combined cannot exceed 74.32m² (800 sq ft). The proposal is for 78.6m² (846 sq ft) garage which requires a 4.27m² (46 sq ft) variance.

The adjacent image indicates how the garage would look along Naomi Place. The applicant's architect designed the garage to create an entranceway into the garage which would then provide access through the garage to the elevator. This entrance feature effectively acts as a front door to the residence. The clear glass design will allow views



through to the ocean from street level given that the back wall of the garage will be clear glass. Although wider than a two car garage, the proposed garage provides an interesting entrance feature and street presence when compared to a conventional two car garage. Development Permit 6.15 (Attachment A) provides additional interior and exterior images of the garage. As the garage will provide an entrance feature alongside Naomi Place and not adversely affect the streetscape or views in the area, staff supports the variance. Finally, the zoning bylaw requires that the location of garages be sited either in the rear yard or interior side yard. Given that the ocean would be considered the rear yard and the slope on the property makes it impractical to site the garage in the side yard, staff supports the siting of the garage in the front yard at Naomi Place.

Before and After



Current picture of proposed garage location along Naomi Pl.



Architect's rendering of garage along Naomi Pl.

Development Permit Areas:

The proposal is in Development Permit areas for protection from hazardous conditions for Slope Hazard and Wildfire Hazard. The proposal and reports from qualified professionals have been reviewed by the District's Environment Department.

Slope Hazard:

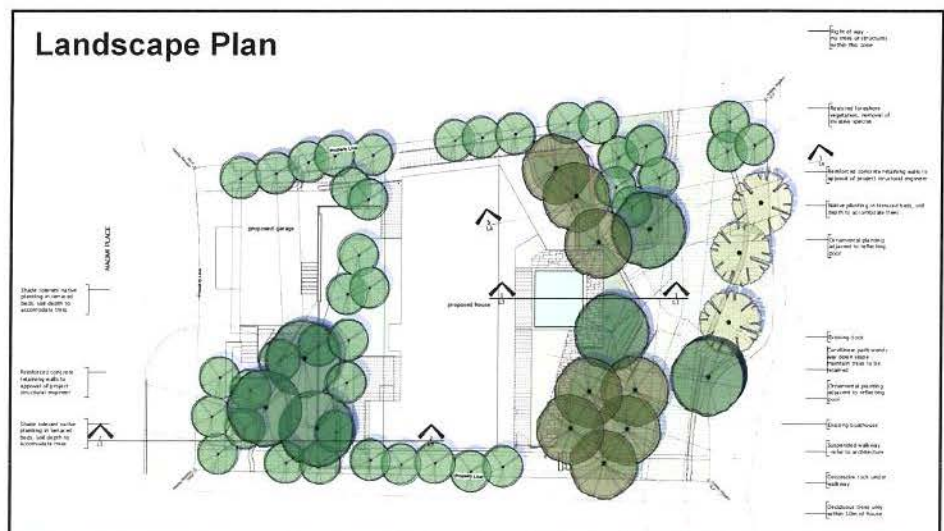
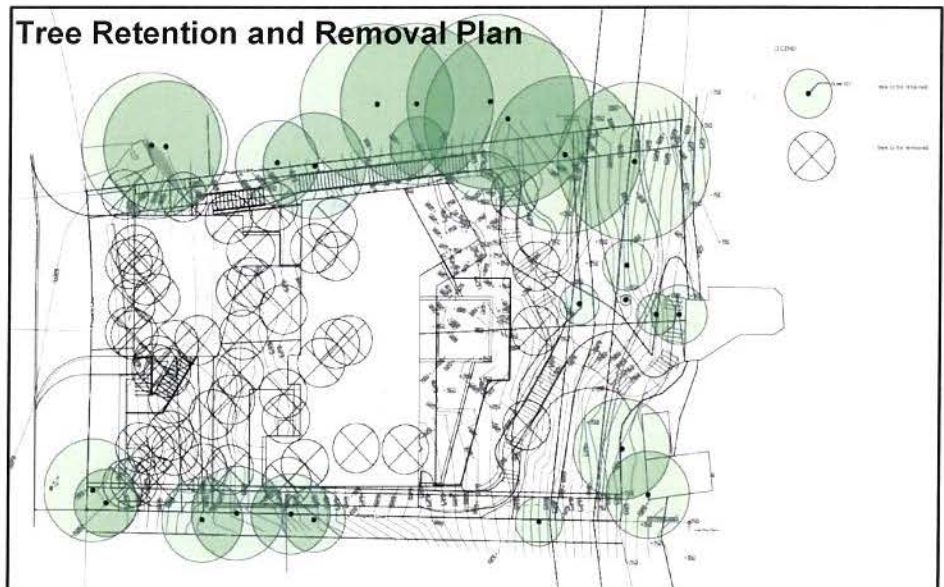
The Applicant has submitted a geotechnical report from GVH Consulting Ltd. which concludes the proposal meets the District's adopted Risk Tolerance Criteria and Slope Hazard Development Permit area guidelines.

Development Permit 6.15 references compliance with the geotechnical report and landscape plan as a condition of development. The geotechnical report is attached to the permit and will be registered on the title of the property.

Wildfire Hazard:

The applicant has submitted a wildfire assessment report from Diamond Head Consulting Ltd. The adjacent plan indicates the trees to be retained and removed as part of the development process.

Tree removal is required in order to provide sufficient wildfire protection for the house and to allow for the required excavations down to bedrock as outlined in the geotechnical report. The wildfire assessment report also includes recommendations for landscaping and material choices including metal roofs and fire resistive exterior finishes to be implemented during the construction process. Development Permit 6.15 references compliance with the wildfire assessment report and landscape plan.



All trees to be removed and replanted will be addressed through the tree permit process. The landscape plan (see below), which forms part of Development Permit 6.15, requires the planting of 57 trees onsite.

Public Input:

An information letter was sent out to neighbours and the Deep Cove Community Association to inform them of the application. Four comments noting objection to the application were received. The neighbour to the north objected to the application citing the size and setback of the garage and the amount of tree removal onsite as primary concerns. Given the feedback from the neighbour to the north, the applicant's architect, arborist and landscape designer met with the neighbour to adjust the design of the garage and revised the tree removal plan to provide additional buffering along the north lot line. The neighbour to the north has provided staff confirmation that they have no concerns with the revised development proposal.

The applicant's architect and landscape designer further consulted with the neighbour to the south to address any concerns they may have with the proposal. Staff has been provided a letter confirming that they also support the proposal.

The two other concerns included size and setback of the garage, tree removal, vehicle movements on Naomi Place and objection to any variances.

The proposed 'square footage' variance for the garage is 4.27 m² (46 ft²) and comes out of the size allowed for the house. As previously outlined, the architect specifically designed the garage to provide a street presence/entrance for the property and incorporated extensive glass entrance doors to improve views to the ocean.

The proposed setback of the garage (to 3.05m (10 ft)) will not adversely affect traffic movements in the area and provides a similar setback to the garages adjacent to the property on both sides.

As stipulated in the geotechnical report, tree removal is required order to safely build the house and garage on such a sloped site. The tree retention plan and landscape plan which form part of Development Permit 6.15 outline the tree protection replanting required as part of the development process.

Both immediate neighbours have received variances to allow construction of their homes and garages and both have provided letters of support based on the revisions made. Variances are an effective tool which allows zoning bylaw rules to be varied to address unique and challenging situations.

Municipal notification advising that Council will be considering whether to issue a Development Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

The subject site is constrained by the natural topography. Staff are supportive of the Development Permit and associated variances as they appear reasonable for this particular lot and the applicant has made efforts to respond to neighbour concerns.

Options:

The following options are available for Council's consideration:

1. **THAT** Development Permit 6.15 (Attachment A) be issued to allow a new house and garage at 1840 Naomi Place; or
2. **THAT** Development Permit 6.15 be denied.



Erik Wilhelm
Community Planner

Attach

Attachment A - DP 6.15

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 6.15

This Development Permit 6.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Thelmaduwa Arachchige Yamuna Kamalkanthi Jinadasa to allow for construction of a detached garage and residential building, single -family on the property located at 1841 Naomi Place, legally described as Lot 23, Block 5, District Lot 575, Plan 11365 (PID: 009-100-377) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The maximum building depth is increased from 19.81 m (65.0 ft) to 25.44 m (83.46 ft);
 2. The maximum principal building height – flat roof with 4 ft bonus is increased from 7.92 m (26.0 ft) to 12.35 m (40.53 ft);
 3. The maximum eave height is increased from 6.70 m (22 ft) to 12.19 m (40.02 ft);
 4. The minimum garage front setback is varied from 6.09 m (20 ft) to 3.05 m (10 ft);
 5. The maximum encroachment for veranda on garage is increased from 4.87 m (16 ft) to 1.52 m (5 ft);
 6. The maximum encroachment for garage roof is increased from 4.87 m (16 ft) to 1.19 m (3.92 ft);
 7. The maximum garage building height – flat roof is increased from 3.66 m (12 ft) to 12.59 m (41.33 ft);
 8. The maximum parking structure in the required front yard is increased from 37.16 sq m (400 sq ft) to 41.43 sq m (446 sq ft);
 9. The accessory building location is varied from rear yard or interior side yard to front yard.
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
- C. The following requirements are imposed under Subsection 491 (2) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP6.15A – P) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the:
 - Geotechnical Report prepared by GVH Consulting Ltd., dated July 8, 2014.
 - Arborist Report prepared by on Diamond Head Consulting Ltd., dated September 23, 2015;
 - Wildfire Assessment Report by on Diamond Head Consulting Ltd., dated September 23, 2015;
 - Landscape Plan prepared by eta Landscape Architecture, dated September 10, 2015; and
 - Foreshore Restoration and Enhancement Strategy Report by Diamond Head Consulting Ltd., dated September 24, 2015.
 - (ii) A qualified professional shall confirm that the building permit drawings meet the recommendations of the report referenced above, or meets and equivalent or higher degree of protection.
 - (iii) Mitigation measures are carried out in accordance with the reports and qualified professional confirmations outlined above.
 - (iv) Confirmation of registration of the section 219 restrictive covenant for wildfire mitigation and foreshore restoration and enhancement.
 - (v) Confirmation of registration of the section 219 restrictive covenant for slope hazard mitigation.
2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (i) Development Services:
 - a. Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval of the Director of Engineering or their designate;
 - b. A written landscape cost estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
 - c. A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for

the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

D. The following requirements are imposed under Subsection 502 of the Local Government Act:

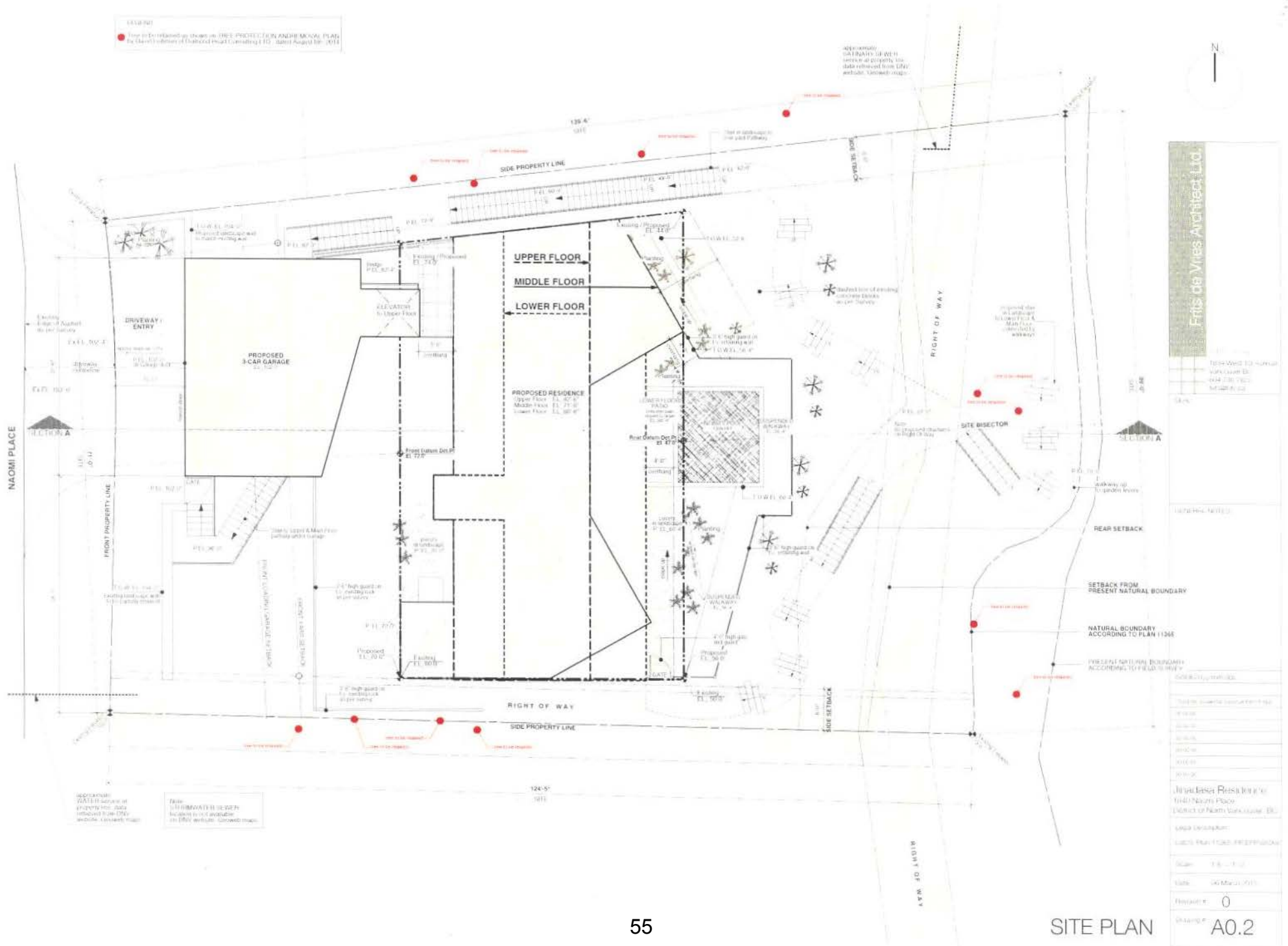
1. Prior to issuance of the Building Permit the following deposits are required:

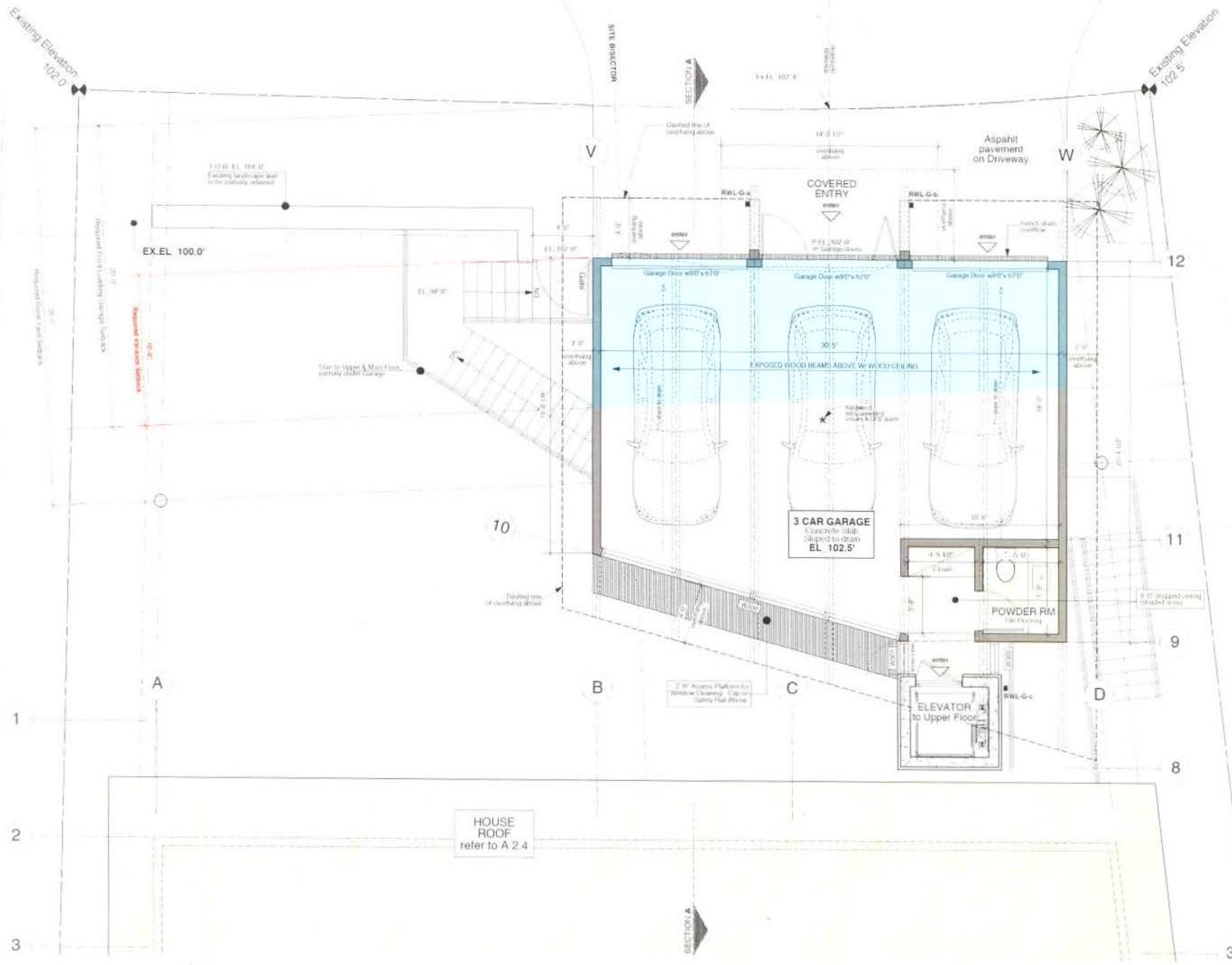
- (i) A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, hazard mitigation and environmental works.

Mayor

Municipal Clerk

Dated this day of , 2016.





Enis de Vries Architect Ltd.

1024 West 1st Avenue
Vancouver BC
V6H 1T6
Tel: 604.681.1111

Garage Plan - 102.5'

Proposed plan including
Garage area that is located
Below First Level
Garage area A

| | |
|---------|-----------------|
| Scale | 1/4" = 1'-0" |
| Date | 2013 March 2013 |
| Revised | 0 |
| Drawing | A2.6 |

GARAGE SECTION
 REFER TO DRAWING A3.2

PROPOSED
MAXIMUM BUILDING
HEIGHT LINE

REQUIRED
MAXIMUM BUILDING
HEIGHT LINE

TYPICAL ROOF ASSEMBLY:
Standing seam metal roofing: Concealed fasteners
2 Ply SBS bituminous waterproof membrane
Plywood sheathing per Structural
Strapping for cross ventilation
Roof joists per Structure
Ball insulation (G28)
Plywood sheathing (refer to Structural)
Floor framing per Structural
Finished ceiling: Ceil joists boards stain to match solid
woodwork with Acrylic

TYPICAL ROOF DECK ASSEMBLY:
Concrete pavers on pedestals
Protection board
2 Ply SBS Bitumastic 1/4" on waterproof membrane
1/4" Exterior grade plywood sheathing
Crisp stripping cut from 2" On edge Sloped to drain
Roof joists per structural
6'x8" extruded polystyrene insulation (R26)
Soffit material (confirm with Architect)

EL. 98'-0" MAX. ROOF HEIGHT
(for flat roof)

EL 96'-0" TOP OF ROOF
HIGHEST POINT

REAR SETBACK

EL. 62'-6" UPPER FLOOR


EL. 81'-0" MIDDLE CEILING

EL 71'-0" MIDDLE FLOOR
EL 69'-10"
EXPOSED BEAMS CEILING

EL 60'-6" LOWER FLOOR

1894 West 1st Avenue
Vancouver BC
C6H 3L7 BC
Canada

Proposed front entrance
Garage addition that is 16' wide
beyond front loading
Garage backback



Proposed fire egress strategy
Standing behind door
until fire is behind &
door is closed

Jayasala Residence
1840 North Plaza
District of North Vancouver BC
[Link to Location](#)

Iterations: 0

A3.0

GRADE @ NORTH PROPERTY LINE
GRADE @ SOUTH PROPERTY LINE
GRADE @ CENTER OF LOT

TYPICAL FLOOR ASSEMBLY:
 Floor finish
 1 1/2" concrete topping
 2x4 floor joist hangers
 Plywood subfloor
 Floor framing per Structural
 58" GWH (painted)

TYPICAL BASEMENT FLOOR ASSEMBLY:
Floor finish
Concrete slab per Structural draw
In-floor HW radiant heating
6 mil poly vapour barrier
High density rigid insulation R12
12" min. free draining compacted granular fill

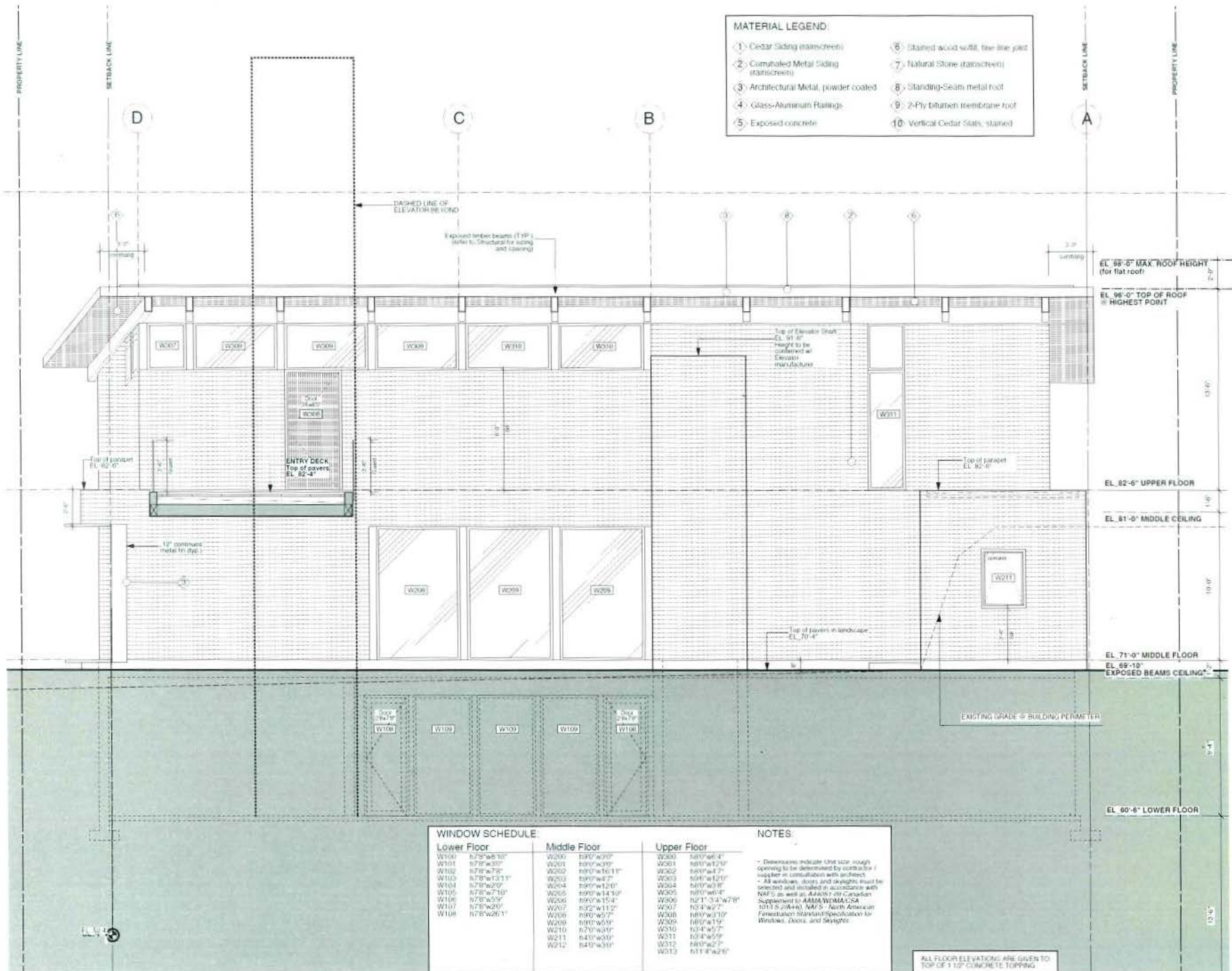
TYPICAL EXTERIOR FINISH WALL:
 Exterior cladding
 P.T. wood strapping / 3/4" unscreened airspace
 Typar building paper (m.b.)
 Exterior plywood sheathing
 Wood stud framing (refer to Structural w/)
 R-22 batt insulation
 6 mil poly vapour barrier (v.b. & a.b.)
 1/2" GWS joint

57

SECTION - A

A3.0





Fris de Vries Architect Ltd.

1834 West 1st Avenue
Vancouver BC
V6J 1K5
604.730.2920
info@frisedevries.ca

GENERAL NOTES:

- 1. (S)UARD (y) (m) (m) (m)
- 2. (S)UARD (y) (m) (m) (m)
- 3. (S)UARD (y) (m) (m) (m)
- 4. (S)UARD (y) (m) (m) (m)
- 5. (S)UARD (y) (m) (m) (m)
- 6. (S)UARD (y) (m) (m) (m)
- 7. (S)UARD (y) (m) (m) (m)
- 8. (S)UARD (y) (m) (m) (m)
- 9. (S)UARD (y) (m) (m) (m)
- 10. (S)UARD (y) (m) (m) (m)

Imatasa Residence
1840 Naima Place,
District of North Vancouver, BC

Legal Description:
L1023 Plan 11365 (PP) EPP 16506

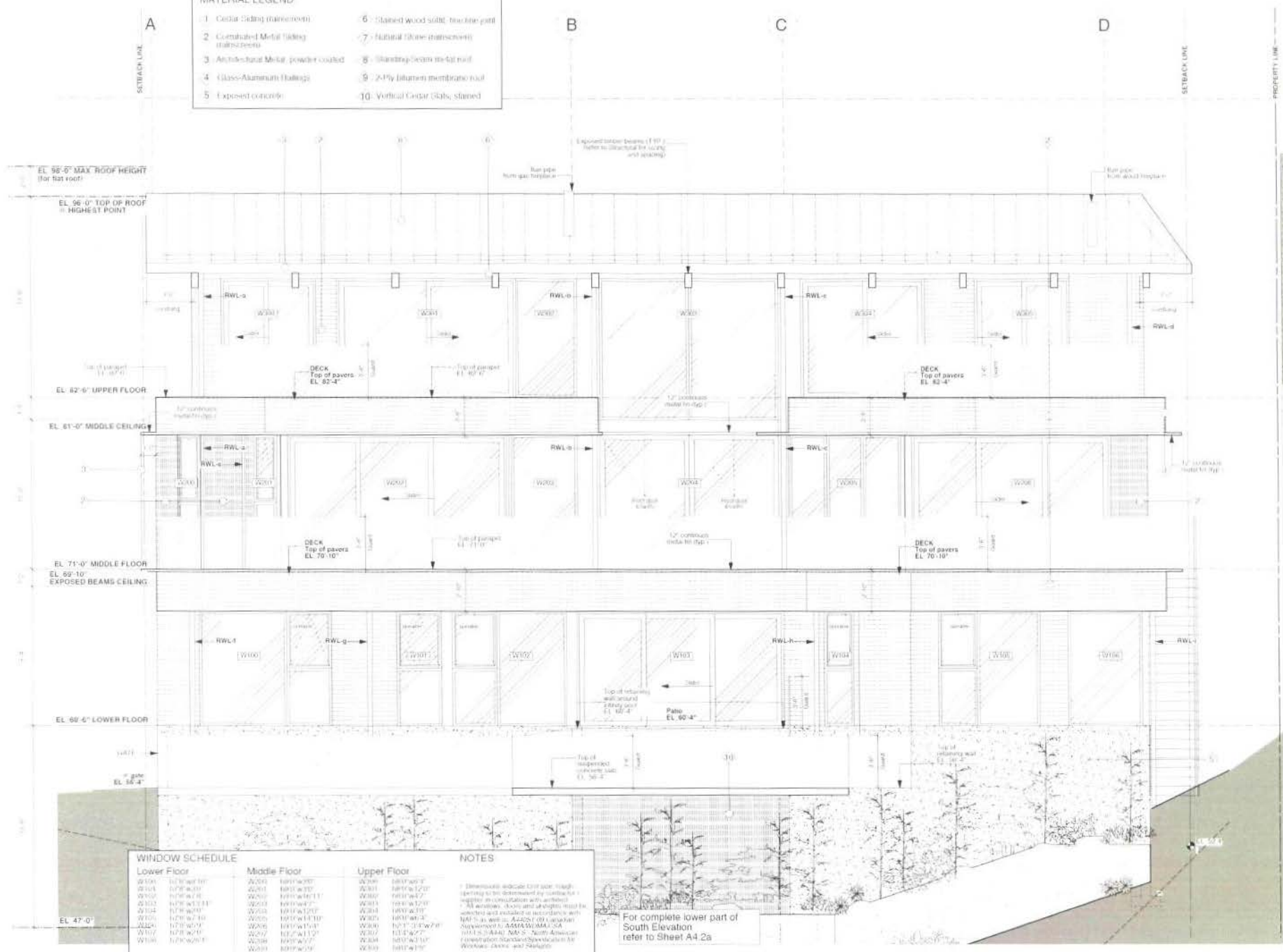
Scale: 1/4" = 1'-0"

Date: 06 March 2015

Revision: 0

Drawing: A4.0

| MATERIAL LEGEND | |
|---------------------------------------|-------------------------------------|
| 1 Cedar Siding (main room) | 6 Stained wood soffit, machine-pail |
| 2 Composite Metal Siding (main room) | 7 Natural Stone (main room) |
| 3 Architectural Metal (powder coated) | 8 Standing Seam metal roof |
| 4 Glass-Aluminum (balcony) | 9 2-Ply Bitumen membrane w/ail |
| 5 Exposed concrete | 10 Vertical Cedar Slats, stained |

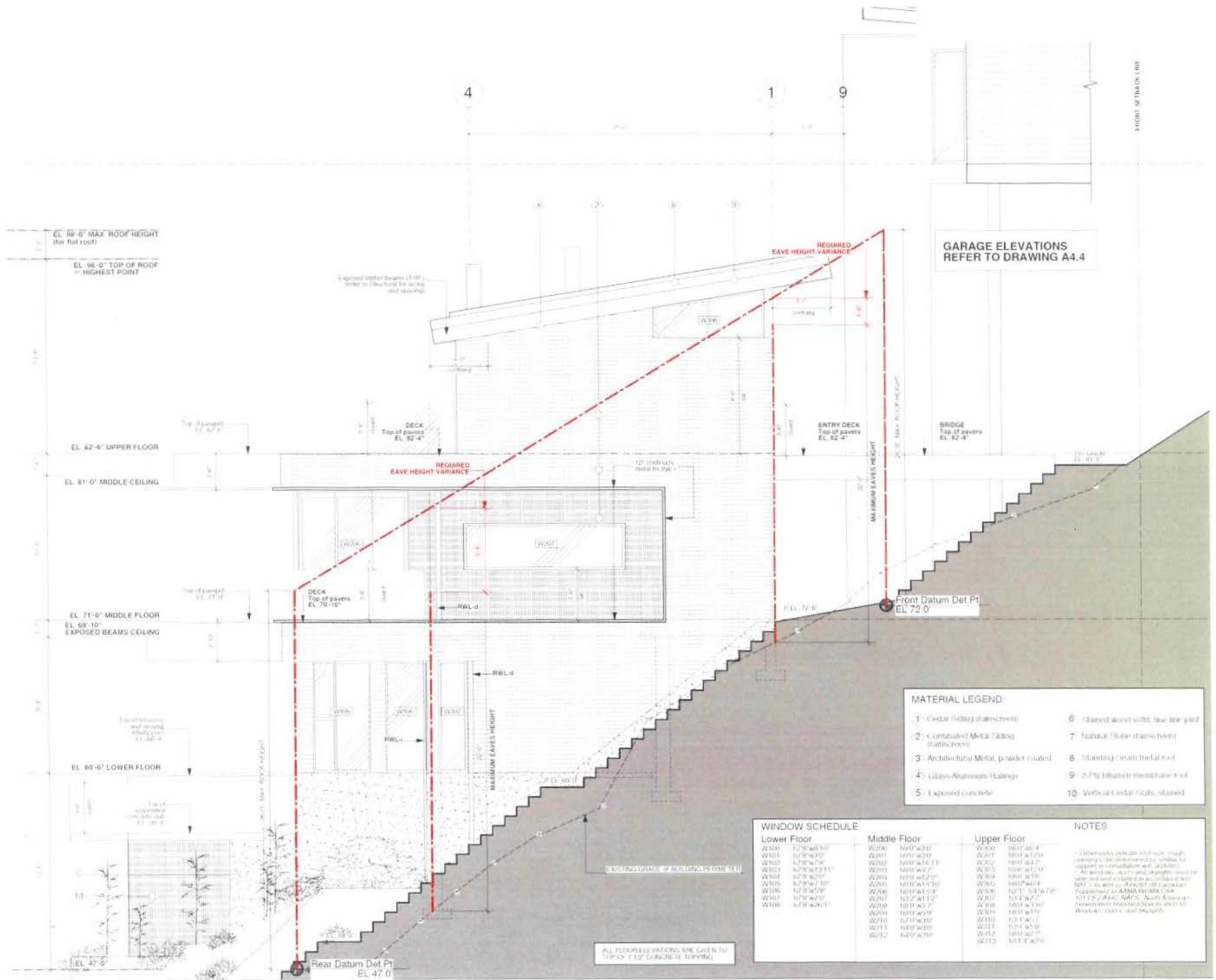


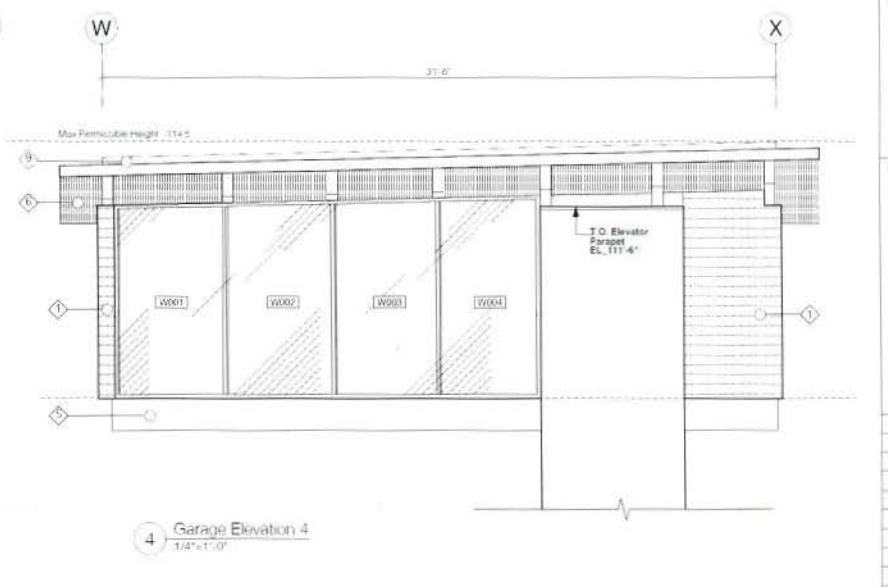
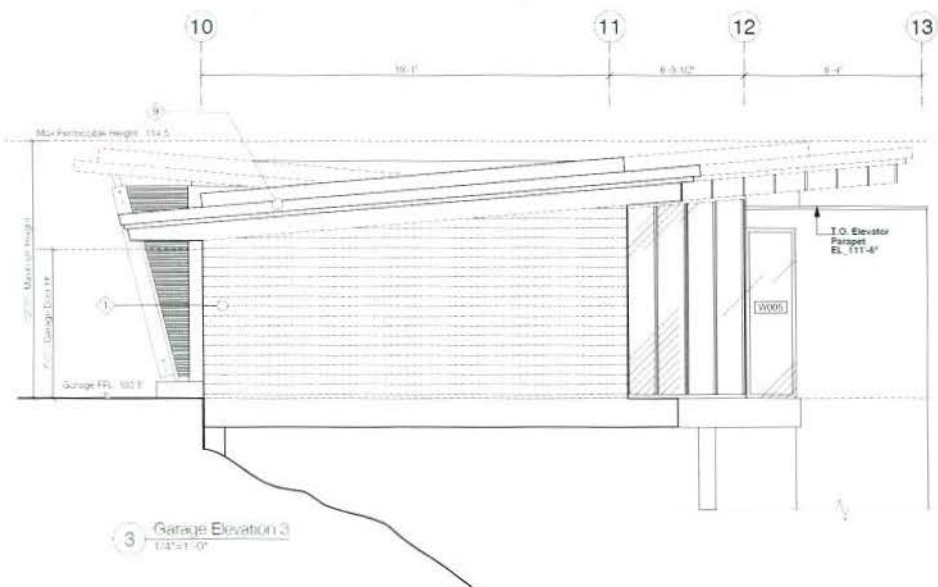
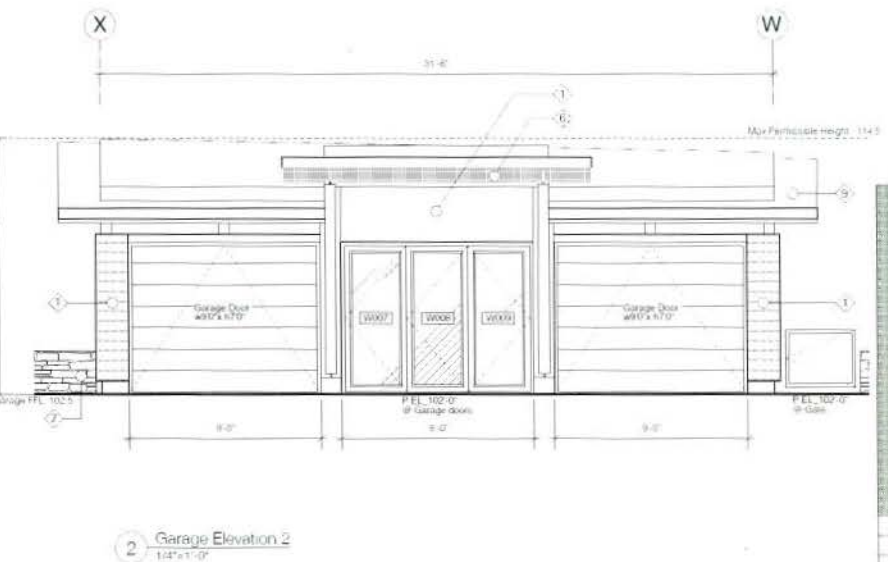
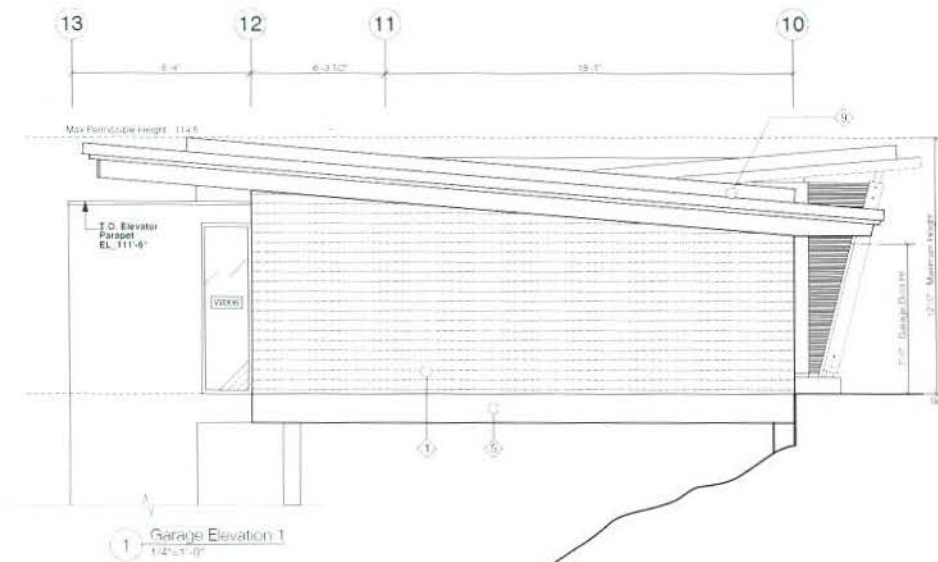
| WINDOW SCHEDULE | | |
|----------------------------------|----------------------------------|----------------------------------|
| Lower Floor | Middle Floor | Upper Floor |
| W101 10'0" x 6'0" (10'0" x 6'0") | W201 10'0" x 6'0" (10'0" x 6'0") | W301 10'0" x 6'0" (10'0" x 6'0") |
| W102 10'0" x 6'0" (10'0" x 6'0") | W202 10'0" x 6'0" (10'0" x 6'0") | W302 10'0" x 6'0" (10'0" x 6'0") |
| W103 10'0" x 6'0" (10'0" x 6'0") | W203 10'0" x 6'0" (10'0" x 6'0") | W303 10'0" x 6'0" (10'0" x 6'0") |
| W104 10'0" x 6'0" (10'0" x 6'0") | W204 10'0" x 6'0" (10'0" x 6'0") | W304 10'0" x 6'0" (10'0" x 6'0") |
| W105 10'0" x 6'0" (10'0" x 6'0") | W205 10'0" x 6'0" (10'0" x 6'0") | W305 10'0" x 6'0" (10'0" x 6'0") |
| W106 10'0" x 6'0" (10'0" x 6'0") | W206 10'0" x 6'0" (10'0" x 6'0") | W306 10'0" x 6'0" (10'0" x 6'0") |
| W107 10'0" x 6'0" (10'0" x 6'0") | W207 10'0" x 6'0" (10'0" x 6'0") | W307 10'0" x 6'0" (10'0" x 6'0") |
| W108 10'0" x 6'0" (10'0" x 6'0") | W208 10'0" x 6'0" (10'0" x 6'0") | W308 10'0" x 6'0" (10'0" x 6'0") |
| W109 10'0" x 6'0" (10'0" x 6'0") | W209 10'0" x 6'0" (10'0" x 6'0") | W309 10'0" x 6'0" (10'0" x 6'0") |
| W110 10'0" x 6'0" (10'0" x 6'0") | W210 10'0" x 6'0" (10'0" x 6'0") | W310 10'0" x 6'0" (10'0" x 6'0") |
| W111 10'0" x 6'0" (10'0" x 6'0") | W211 10'0" x 6'0" (10'0" x 6'0") | W311 10'0" x 6'0" (10'0" x 6'0") |
| W112 10'0" x 6'0" (10'0" x 6'0") | W212 10'0" x 6'0" (10'0" x 6'0") | W312 10'0" x 6'0" (10'0" x 6'0") |
| W113 10'0" x 6'0" (10'0" x 6'0") | W213 10'0" x 6'0" (10'0" x 6'0") | W313 10'0" x 6'0" (10'0" x 6'0") |

NOTES

1. Dimensions indicate clear width, height, opening to be determined by window for 1/2" register in consultation with architect.

2. All windows, doors and skylights must be weathered and installed in accordance with NIA's as well as AIA/CES/CSI/ASHRAE/ASAP/AMA/SA/101.1-101.4/101.5/101.6/101.7/101.8/101.9/101.10/101.11/101.12/101.13/101.14/101.15/101.16/101.17/101.18/101.19/101.20/101.21/101.22/101.23/101.24/101.25/101.26/101.27/101.28/101.29/101.30/101.31/101.32/101.33/101.34/101.35/101.36/101.37/101.38/101.39/101.40/101.41/101.42/101.43/101.44/101.45/101.46/101.47/101.48/101.49/101.50/101.51/101.52/101.53/101.54/101.55/101.56/101.57/101.58/101.59/101.60/101.61/101.62/101.63/101.64/101.65/101.66/101.67/101.68/101.69/101.70/101.71/101.72/101.73/101.74/101.75/101.76/101.77/101.78/101.79/101.80/101.81/101.82/101.83/101.84/101.85/101.86/101.87/101.88/101.89/101.90/101.91/101.92/101.93/101.94/101.95/101.96/101.97/101.98/101.99/102.00/102.01/102.02/102.03/102.04/102.05/102.06/102.07/102.08/102.09/102.10/102.11/102.12/102.13/102.14/102.15/102.16/102.17/102.18/102.19/102.20/102.21/102.22/102.23/102.24/102.25/102.26/102.27/102.28/102.29/102.30/102.31/102.32/102.33/102.34/102.35/102.36/102.37/102.38/102.39/102.40/102.41/102.42/102.43/102.44/102.45/102.46/102.47/102.48/102.49/102.50/102.51/102.52/102.53/102.54/102.55/102.56/102.57/102.58/102.59/102.60/102.61/102.62/102.63/102.64/102.65/102.66/102.67/102.68/102.69/102.70/102.71/102.72/102.73/102.74/102.75/102.76/102.77/102.78/102.79/102.80/102.81/102.82/102.83/102.84/102.85/102.86/102.87/102.88/102.89/102.90/102.91/102.92/102.93/102.94/102.95/102.96/102.97/102.98/102.99/103.00/103.01/103.02/103.03/103.04/103.05/103.06/103.07/103.08/103.09/103.10/103.11/103.12/103.13/103.14/103.15/103.16/103.17/103.18/103.19/103.20/103.21/103.22/103.23/103.24/103.25/103.26/103.27/103.28/103.29/103.30/103.31/103.32/103.33/103.34/103.35/103.36/103.37/103.38/103.39/103.40/103.41/103.42/103.43/103.44/103.45/103.46/103.47/103.48/103.49/103.50/103.51/103.52/103.53/103.54/103.55/103.56/103.57/103.58/103.59/103.60/103.61/103.62/103.63/103.64/103.65/103.66/103.67/103.68/103.69/103.70/103.71/103.72/103.73/103.74/103.75/103.76/103.77/103.78/103.79/103.80/103.81/103.82/103.83/103.84/103.85/103.86/103.87/103.88/103.89/103.90/103.91/103.92/103.93/103.94/103.95/103.96/103.97/103.98/103.99/104.00/104.01/104.02/104.03/104.04/104.05/104.06/104.07/104.08/104.09/104.10/104.11/104.12/104.13/104.14/104.15/104.16/104.17/104.18/104.19/104.20/104.21/104.22/104.23/104.24/104.25/104.26/104.27/104.28/104.29/104.30/104.31/104.32/104.33/104.34/104.35/104.36/104.37/104.38/104.39/104.40/104.41/104.42/104.43/104.44/104.45/104.46/104.47/104.48/104.49/104.50/104.51/104.52/104.53/104.54/104.55/104.56/104.57/104.58/104.59/104.60/104.61/104.62/104.63/104.64/104.65/104.66/104.67/104.68/104.69/104.70/104.71/104.72/104.73/104.74/104.75/104.76/104.77/104.78/104.79/104.80/104.81/104.82/104.83/104.84/104.85/104.86/104.87/104.88/104.89/104.90/104.91/104.92/104.93/104.94/104.95/104.96/104.97/104.98/104.99/105.00/105.01/105.02/105.03/105.04/105.05/105.06/105.07/105.08/105.09/105.10/105.11/105.12/105.13/105.14/105.15/105.16/105.17/105.18/105.19/105.20/105.21/105.22/105.23/105.24/105.25/105.26/105.27/105.28/105.29/105.30/105.31/105.32/105.33/105.34/105.35/105.36/105.37/105.38/105.39/105.40/105.41/105.42/105.43/105.44/105.45/105.46/105.47/105.48/105.49/105.50/105.51/105.52/105.53/105.54/105.55/105.56/105.57/105.58/105.59/105.60/105.61/105.62/105.63/105.64/105.65/105.66/105.67/105.68/105.69/105.70/105.71/105.72/105.73/105.74/105.75/105.76/105.77/105.78/105.79/105.80/105.81/105.82/105.83/105.84/105.85/105.86/105.87/105.88/105.89/105.90/105.91/105.92/105.93/105.94/105.95/105.96/105.97/105.98/105.99/106.00/106.01/106.02/106.03/106.04/106.05/106.06/106.07/106.08/106.09/106.10/106.11/106.12/106.13/106.14/106.15/106.16/106.17/106.18/106.19/106.20/106.21/106.22/106.23/106.24/106.25/106.26/106.27/106.28/106.29/106.30/106.31/106.32/106.33/106.34/106.35/106.36/106.37/106.38/106.39/106.40/106.41/106.42/106.43/106.44/106.45/106.46/106.47/106.48/106.49/106.50/106.51/106.52/106.53/106.54/106.55/106.56/106.57/106.58/106.59/106.60/106.61/106.62/106.63/106.64/106.65/106.66/106.67/106.68/106.69/106.70/106.71/106.72/106.73/106.74/106.75/106.76/106.77/106.78/106.79/106.80/106.81/106.82/106.83/106.84/106.85/106.86/106.87/106.88/106.89/106.90/106.91/106.92/106.93/106.94/106.95/106.96/106.97/106.98/106.99/107.00/107.01/107.02/107.03/107.04/107.05/107.06/107.07/107.08/107.09/107.10/107.11/107.12/107.13/107.14/107.15/107.16/107.17/107.18/107.19/107.20/107.21/107.22/107.23/107.24/107.25/107.26/107.27/107.28/107.29/107.30/107.31/107.32/107.33/107.34/107.35/107.36/107.37/107.38/107.39/107.40/107.41/107.42/107.43/107.44/107.45/107.46/107.47/107.48/107.49/107.50/107.51/107.52/107.53/107.54/107.55/107.56/107.57/107.58/107.59/107.60/107.61/107.62/107.63/107.64/107.65/107.66/107.67/107.68/107.69/107.70/107.71/107.72/107.73/107.74/107.75/107.76/107.77/107.78/107.79/107.80/107.81/107.82/107.83/107.84/107.85/107.86/107.87/107.88/107.89/107.90/107.91/107.92/107.93/107.94/107.95/107.96/107.97/107.98/107.99/108.00/108.01/108.02/108.03/108.04/108.05/108.06/108.07/108.08/108.09/108.10/108.11/108.12/108.13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MATERIAL LEGEND:

- | | |
|--|---------------------------------------|
| 1 Cedar Siding (rainscreen) | 6 Stained wood soffit, low line joint |
| 2 Corrugated Metal Siding (rainscreen) | 7 Natural Stone (Existing) |
| 3 Architectural Metal, powder coated | 8 Standing-Seam metal roof |
| 4 Glass-Aluminum Railings | 9 2-Ply bitumen membrane roof |
| 5 Exposed concrete | |

WINDOW SCHEDULE:

| Garage | | | |
|--------|------------|-------------|--|
| W001 | 15'-00" | w8'-00" | * Dimensions indicate unit size, rough opening to be determined by contractor / supplier at consultation with architect. * All windows, doors and skylights must be selected and installed in accordance with NAFS as well as AIAA09-19 Canadian Supplement to AIAA-WMA-20A 1015.5.2(A44), NAFS - North American Fenestration Standard Specification for Windows, Doors, and Skylights. |
| W002 | 15'-00" | w3'-00" | |
| W003 | 15'-04" | w7'-00" | |
| W004 | 15'-00" | w15'-11" | |
| W005 | 17'-11-10" | w2'-04" | |
| W006 | 17'-11-10" | w2'-04" | |
| W007 | 17'-00" | w2'-10-1/2" | |
| W008 | 17'-00" | w2'-10-1/2" | |

Fils de Vires Architect Ltd.

1111 134
1804 West 132 Avenue
Vancouver BC
V6J 7G6
604.756.7460
info@filsdevires.ca

GENERAL NOTES:

ISSUED (yymmdd):

15/03/24 Issued for General Permit application
Architect:
Scale: 1/4" = 1'-0"
Date: 06 March 2015
Revision # 0
Drawing # A4.4

Jinadasa Residence
1840 Naam's Place,
District of North Vancouver, BC
Legal Description:
L1019, Plan 11365 (PP EPP00000)



View from Naomi Place to the South



View from Naomi Place to the North

Man-gate to stair below garage



Garage Entry

Exposed heavy Timber-structure at entry



View from Garage Entry to Elevator

Exposed heavy Timber-structure
Foyer to Elevator



View from Garage interior to Main House below

View to Main House



View from Elevator foyer to Garage Entry

Front Door with Folding-Door System
3rd parking stall

| | |
|---|--|
| PHITS OB VIES ARCHITECT LTD. 104 West 1st Avenue Prince George, BC V2N 1A5 Tel: 250-620-1111 | |
| PROJECT NO. 1111 | |
| PROJECT NAME | |
| BUILDING NO. 1111 | |
| PROJECT LOCATION | |
| PROJECT DESCRIPTION | |
| Jinadasa Residence 104 West 1st Avenue Prince George, BC | |
| Project Manager: [Name] Design: [Name] Construction: [Name] | |
| Date: [Date] Scale: 1/8" = 1'-0" Revision: 0 Drawing: A2.8 | |

Deciduous Trees



| REPLACEMENT TREES | | | | | | |
|-------------------|-----|---------------------|-------------------|----------|----------------|---------------------------|
| TREES | QTY | LATIN NAME | COMMON NAME | SPACING | SCHEDULED SIZE | NOTES |
| Ac | 40 | Acer circinnatum | vine maple | as shown | 1m/ B&B | full bushy plants |
| Ac | 6 | Acer macrophyllum | bigleaf maple | as shown | 1m/ B&B | full bushy plants |
| Pr | 3 | Populus tremuloides | quaking aspen | as shown | 1m/ B&B | low branching/ understory |
| Tr | 3 | Thuja plicata | Western Red Cedar | as shown | 3.5m H/B&B | |

NOTES:
 1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 (GROUNDED) LANDSCAPE TREATMENT
 IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE
 2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

Project No. Date Revision No.

Rev. No. Date Description
 1. 2015/08/10 Issue 101 (plant list)
 2. 2015/10/14 Greenhouse to the North
 Revision

Professional Seal

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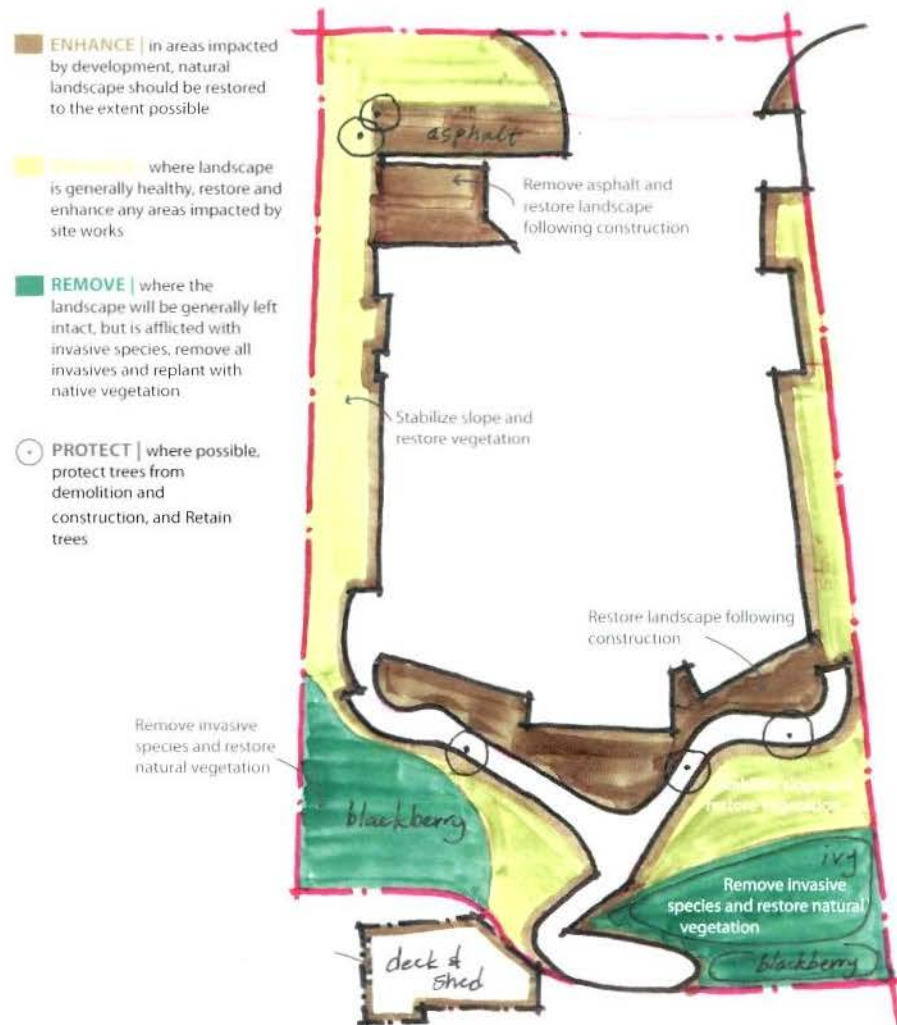
Project
Jinadasa Residence
1840 Naomi Place
 North Vancouver, BC

Working Title
Plant Palette
Trees

Scale
 1" = 10' (1:120)
 1" = 20' (1:240)
 1" = 30' (1:360)
 1" = 40' (1:480)
 1" = 50' (1:600)
 1" = 60' (1:720)
 1" = 70' (1:840)
 1" = 80' (1:960)
 1" = 90' (1:1080)
 1" = 100' (1:1200)
 1" = 110' (1:1320)
 1" = 120' (1:1440)
 1" = 130' (1:1560)
 1" = 140' (1:1680)
 1" = 150' (1:1800)
 1" = 160' (1:1920)
 1" = 170' (1:2040)
 1" = 180' (1:2160)
 1" = 190' (1:2280)
 1" = 200' (1:2400)
 1" = 210' (1:2520)
 1" = 220' (1:2640)
 1" = 230' (1:2760)
 1" = 240' (1:2880)
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 1" = 260' (1:3120)
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 1" = 290' (1:3480)
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 1" = 310' (1:3720)
 1" = 320' (1:3840)
 1" = 330' (1:3960)
 1" = 340' (1:4080)
 1" = 350' (1:4200)
 1" = 360' (1:4320)
 1" = 370' (1:4440)
 1" = 380' (1:4560)
 1" = 390' (1:4680)
 1" = 400' (1:4800)
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 1" = 540' (1:6480)
 1" = 550' (1:6600)
 1" = 560' (1:6720)
 1" = 570' (1:6840)
 1" = 580' (1:6960)
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Landscape Restoration Plan | 1840 Naomi Place

Diamond Head Consulting
September 11, 2015



SK 01

Draft Landscape Restoration Plan

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| AGENDA INFORMATION | |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Feb 22, 2016</u> |
| <input type="checkbox"/> Workshop (open to public) | Date: _____ |


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 25, 2016
File: 08.3060.20/051.15

AUTHOR: Kevin Zhang, Community Planner

SUBJECT: Development Variance Permit 51.15 – 5599 Grousewoods Drive

RECOMMENDATION:

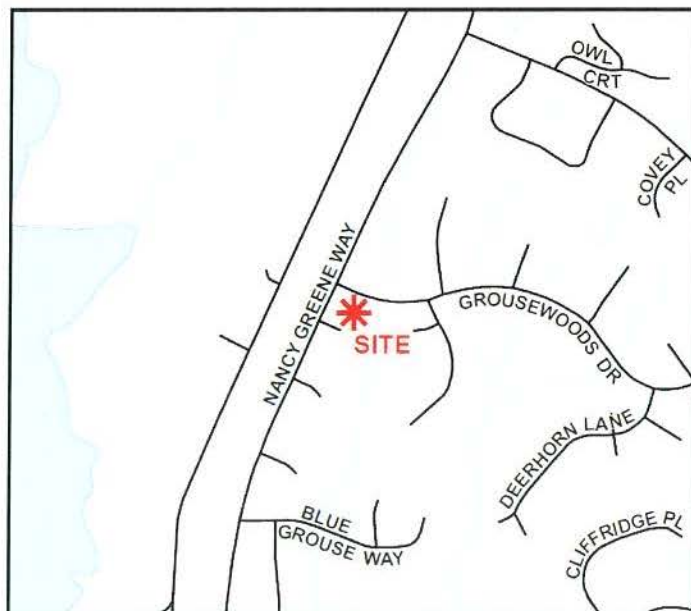
THAT Development Variance Permit 51.15 (Attachment A) be issued to allow for an addition to the existing house at 5599 Grousewoods Drive.

REASON FOR REPORT:

The project requires Council's approval of a Development Variance Permit (DVP) to allow for an addition to the existing house.

SUMMARY:

The applicant proposes to construct an addition to the existing house. The proposal requires a 7.21 m (23.67 ft) variance to maximum building depth. The variance is supported by staff as there are no anticipated negative land use impacts, no neighbour concerns that have been raised, and no issues related to the Development Permit Area (DPA) designations.



ANALYSIS:

Purpose:

To allow for an addition to an existing single-family house.

Site and Surrounding Area:

The subject property is zoned Residential Single Family Residential 6000 Zone (RS4). The surrounding neighbourhood is zoned RS3 to the west, RS4 to the south, RM2 to the east, and Natural Parkland (NPL) to the north (as shown on the context map and air photo below).



Proposed Variance:

The proposed addition requires the following variance:

| Regulation | Existing Depth | Addition Depth | Total Depth | Required/ Permitted | Variance |
|------------------------|-------------------|--------------------|---------------------|---------------------|--------------------|
| Maximum Building Depth | 22.86 m* 75 ft | 4.17 m 13.67 ft | 27.02 m 88.67 ft | 19.81 m 65.0 ft | 7.21 m 23.67 ft |

*Existing lawfully non-conforming building depth

DISCUSSION

The proposal is to construct a 59.6 m² (642 ft²) addition on the west end of the existing house. The existing house and proposed addition are shown on the site plan below.

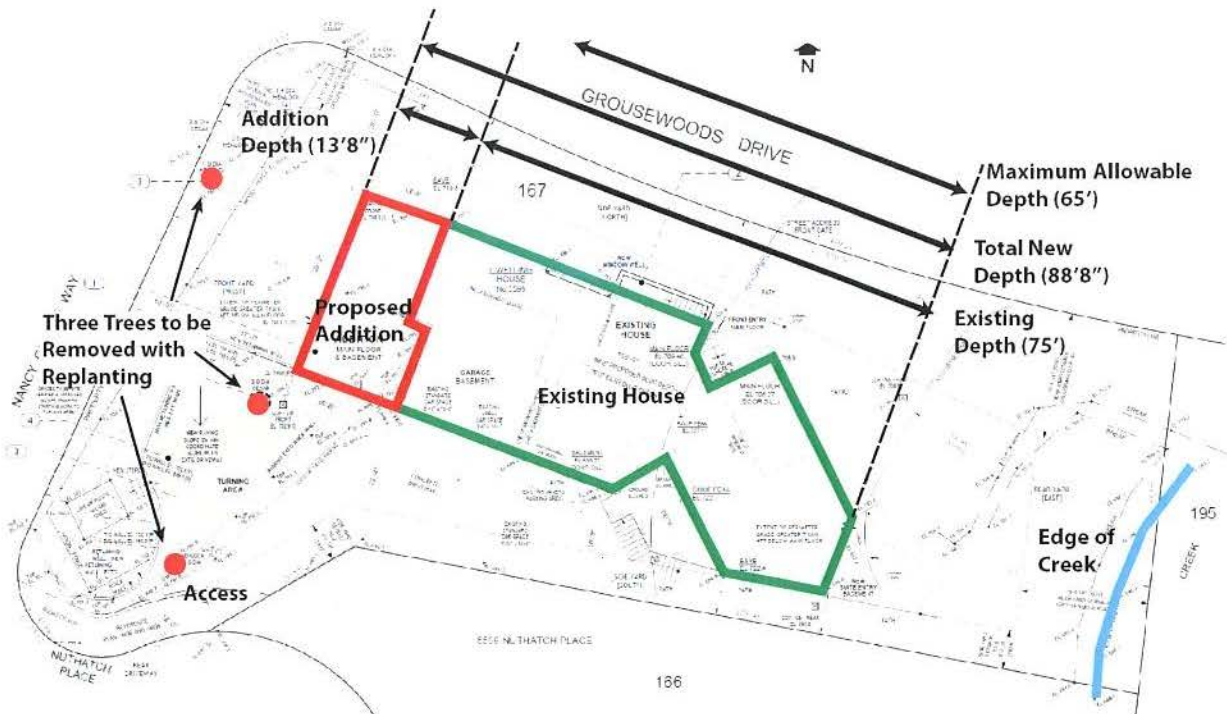


Figure 1: Proposed Plan of Addition

The south and west elevations below indicate the general extent of the proposed addition.



Figure 2: Existing and Proposed South Elevation



Figure 3: Existing and Proposed West Elevation

The RS4 Zone permits a maximum building depth of 19.81 m (65 ft). The existing house depth is lawfully non-conforming at 22.86 m (75 ft). The existing house was built in 1979, prior to the introduction of maximum building depth to the Zoning Bylaw in 1991. The proposed 4.17 metre (12.67 ft) addition to the main house on the west side would require a 7.21 metre (23.67 ft) variance to the maximum building depth.

The proposed maximum building depth variance is supportable as the subject property is a corner site with separation from neighbours on the west, north, and east sides. As such, impacts on neighbours are minimized. In addition, the existing “building depth” includes a portion of the house which angles away from the street and therefore provides a break in the building wall. The proposed location of the addition also protects the creek on the eastern end of the property.

In addition, the architectural style of the proposed addition matches that of the existing house. The property is well screened along Nancy Green Way and Grousewoods Drive by large trees, shrubs, and fencing. If the variance is granted, the resulting front yard setback is 8.4 m (27 ft 7 in), which exceeds the minimum setback of 7.62 m (25 ft).

Streamside Protection DPA:

The subject property is designated as a Streamside Protection DPA. In accordance with the provisions of the Streamside Protection DPA, the project is exempt from the requirement to obtain a Streamside Protection Development Permit as all of the proposed addition is located outside of the Streamside Protected Area.

Creek Hazard DPA:

A portion of the east end of subject property is designated within the Creek Hazard DPA. In accordance with the provisions of the Creek Hazard DPA, the project is exempt from the requirement to obtain a Creek Hazard Development Permit as the proposed concrete slabs and all habitable space is more than 2 metres above the lowest elevation in the part of the creek channel that is adjacent to the proposed building or structure.

Wildfire Hazard DPA:

The subject property is designated as a Wildfire Hazard DPA. In accordance with the provisions of the Wildfire Hazard DPA, the project is exempt from the requirement to obtain a Wildfire Hazard Development Permit as the proposal is for an addition and not a new building or structure.

Tree Removal and Replanting:

The District's Environmental Department have reviewed the arborist report and have issued a Tree Removal Permit for the removal of an 88cm Western Red Cedar and two small Hemlocks on the western half of the property (Figure 1). One native deciduous tree of at least 2 metres in height is required to be replanted on the lot in a suitable location for reaching maturity. In addition, 3 native shrubs and 3 native ferns are required to be planted along the creek bank.

Notification:

An information letter outlining the application was mailed to 10 adjacent neighbours, the Grousewoods/Capilano Residents Association, and the Edgemont and Upper Capilano Community Association. There were no responses received from any neighbours or the community associations.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

The proposed DVP will facilitate construction of an addition to the existing house. Staff are supportive as there will be minimal impact to neighbours and the proposal is outside of the protected area for the creek.

OPTIONS:

The following options are available for Council's consideration:

1. **THAT** Development Variance Permit 51.15 (Attachment A) be issued to allow for an addition to the existing house at 5599 Grousewoods Drive (staff recommendation); or
2. **THAT** Development Variance Permit 51.15 be denied.

Respectfully Submitted,



Kevin Zhang
Community Planner

Attachment:
A – DVP 51.15

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 51.15

This Development Variance Permit 51.15 is hereby issued by the Council of The Corporation of the District of North Vancouver to Laurie Michelle Lahaise to allow construction of an addition to the existing house located at 5599 Grousewoods Drive legally described as Lot 167 of Lot A District Lot 592 Plan 17502 (PID: 007-277-784), subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under subsection 498(1) of the Local Government Act:
 - 1. The maximum building depth is increased from 19.81 metres (65.0 ft) to 27.02 metres (88.67 ft);
 - 2. The relaxations above apply only to the proposed addition to the existing house as illustrated in the attached drawings (DVP 51.15 A-D)
- B. The following requirement is imposed under subsection 504 of the Local Government Act:

Substantial construction as determined by the Manager of Permits and Licences shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

Dated this day of

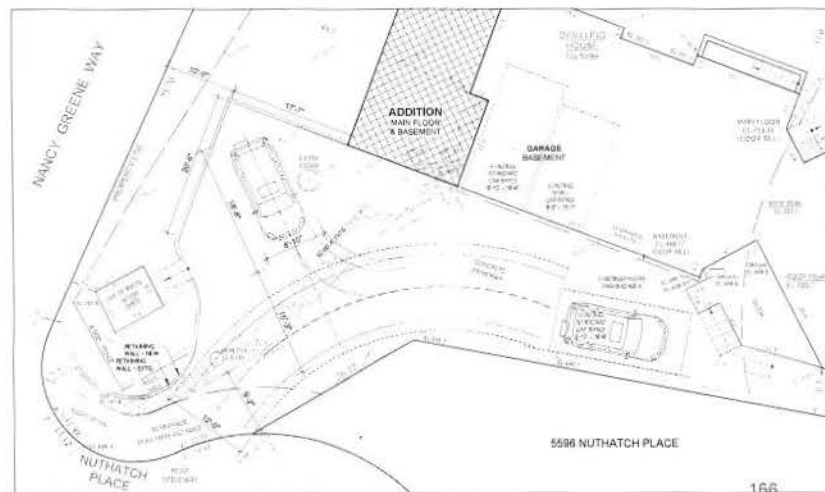
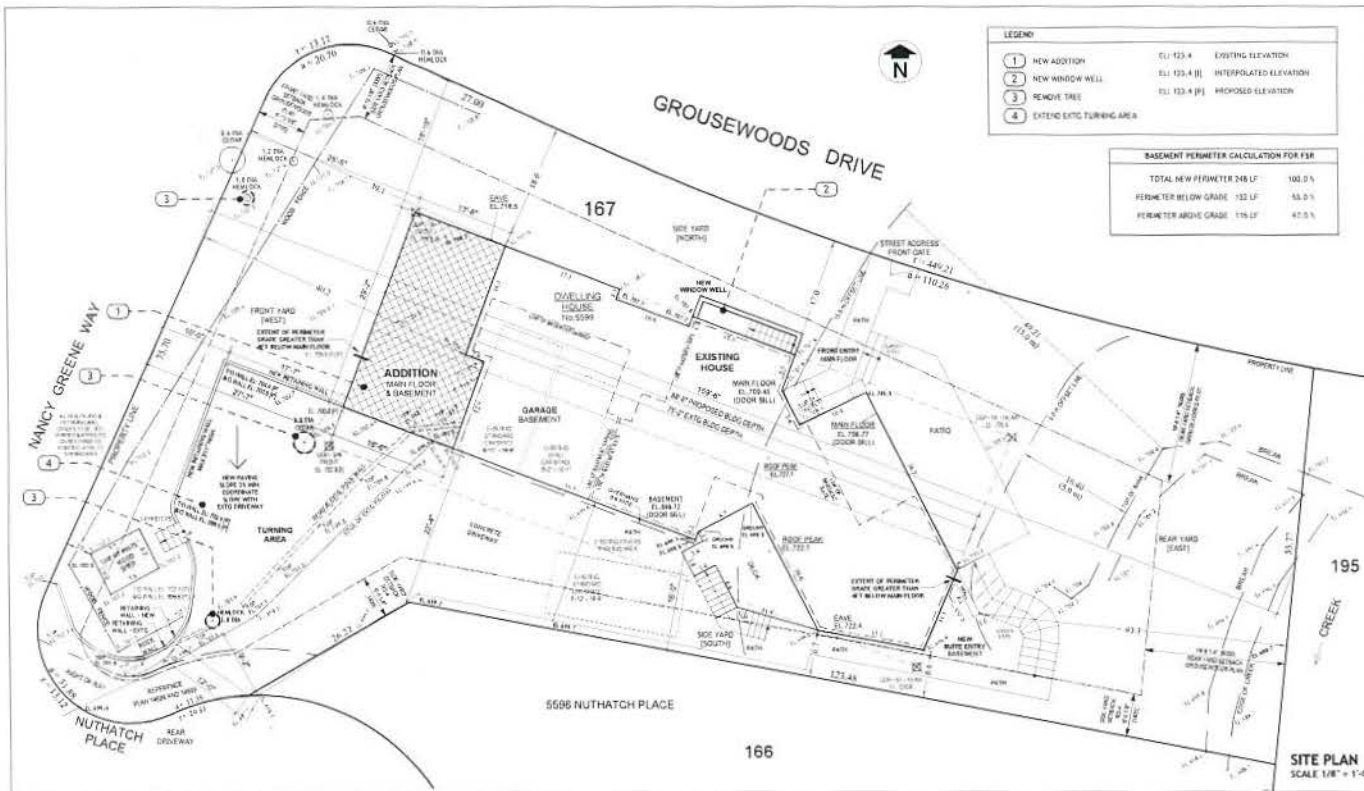


PHOTO P:A - SITE PARKING & DRIVEWAY

EXISTING ON-SITE PAVED AREA & DISTRICT DRIVEWAY CONFIGURATION REQUIRE A CAR TO DRIVE IN FORWARD & REVERSE TO EXIT. THE DRIVEWAY IS VERY CLOSE TO THE NANCY GREENE WAY INTERSECTION. THE ON-SITE PAVED AREA WILL BE ENLARGED TO ALLOW CARS TO TURN AROUND WITHIN THE PROPERTY TO BE ABLE TO EXIT FORWARD SAFELY.



EXISTING DRIVEWAY ACCESS OFF NUTHATCH PLACE
 Looking North from Intersection of Nuthatch Place with Nancy Greene Way

LOCATION PLAN (HTS):



DOCUMENT LIST:

ARCHITECTURAL DESIGN:

- AD-0: COVER, PROJECT INFO, SITE PLAN
- AD-1: STREET CONTEXT
- AD-2: PLANS - NEW & EXIST. ROOF
- AD-3: PLANS - EXIST. LOWER FLOOR & MAIN FLOOR
- AD-4: PLANS - NEW: LOWER FLOOR & MAIN FLOOR
- AD-5: ELEVATIONS

SURVEY:

- HS-01: WRITER & MACDONALD
- RS-01: LAND SURVEY

LAHAR RESIDENCE
 5599 GROUSEWOODS DRIVE
 DISTRICT OF NORTH VANCOUVER

MARK CHEVALIER

DESIGN
 CONSULTANT

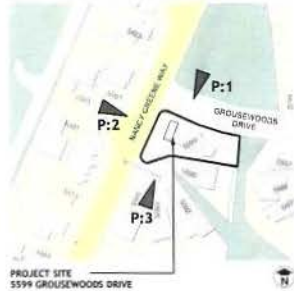
840 WEST 14TH STREET
 NORTH VANCOUVER
 V7R 1N4
 604.776.9441
 m.chevalierdesign@gmail.com

DATE: DVP Append Zoning Review - 30 Nov 2023

DRAWING TITLE
 COVER
 PROJECT INFO
 SITE PLAN
 SCALE: 1/8"=1'-0"

DWG: A0.0

KEY PLAN for PHOTO LOCATIONS [NTS]



EXISTING NORTH ELEVATION
from Grousewoods Drive

P: 1



PROPOSED NORTH ELEVATION
from Grousewoods Drive

Addition matches existing home esthetic & is well screened by mature landscape.
Very low impact on streetscape.



EXISTING WEST ELEVATION
from Nancy Greene Way

P: 2



PROPOSED WEST ELEVATION
from Nancy Greene Way

Addition matches existing home esthetic & is well screened by mature landscape.
Barely noticeable impact on streetscape.



EXISTING SOUTH ELEVATION
from Nuthatch Place

P: 3



PROPOSED SOUTH ELEVATION
from Nuthatch Place

Addition matches existing home esthetic & is well screened by mature landscape.
Addition at west end of property minimizes impact to neighbours & complements existing streetscape.

REVISIONS

LAMAR RESIDENCE
5599 GROUSEWOODS DRIVE
DISTRICT OF NORTH VANCOUVER

MARK CHEVALIER

DESIGN
CONSULTANT

840 WEST 10TH STREET
NORTH VANCOUVER
V7M 2Z5
tel: markchevalierdesign@gmail.com

DATE:
DVP Approval Number: 30 Nov 2015

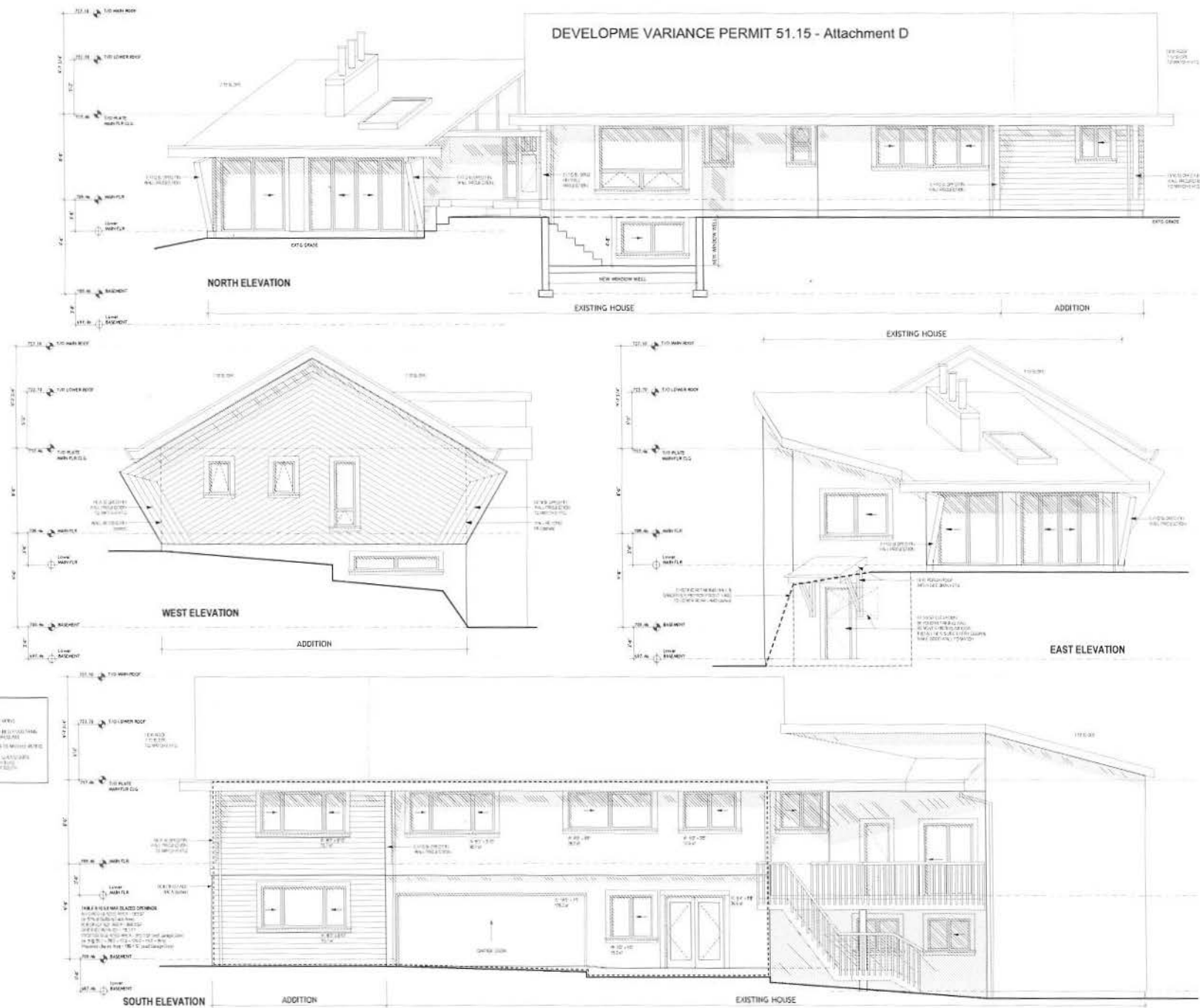
(DRAWING) TITLE
**STREET
CONTEXT**

SCALE: NTS

DWG # **A1.0**



Attachment DVP 51.15 D



REFERENCES

LAHAISE RESIDENCE
5599 GROUSEWOODS DRIVE
DISTRICT of NORTH VANCOUVER

MARK CHEVALIER

DESIGN
CONSULTANT

843 WEST 18TH STREET
NORTH WACO, TEXAS
t: 767 235 9441
e: markcheauferdesign@gmail.com

| | |
|---------------------------|-------------|
| REVISED | 30 Nov 2015 |
| 2DYP Appln. Zoning Review | 10 NOV 2012 |
| DIMENSIONS UPDATE | |

DRAWING TITLE
ELEVATIONS

SCALE: 1/4"=1'-0"

A3.0


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AGENDA INFORMATION

- ☒ Regular Meeting
☐ Committee of the Whole

Date: Feb 22, 2016
 Date: _____


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

February 2, 2016
 File: 08.3060.20/42.15

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Development Variance Permit 42.15 – 1153 Adderley Street

RECOMMENDATION:

THAT Development Variance Permit 42.15 (Attachment A) be issued to allow for a coach house in the rear yard of the property at 1153 Adderley Street.

REASON FOR REPORT: The project requires Council's approval of a Development Variance Permit to allow a coach house in the rear yard of the property.

SUMMARY:

The owners have applied for a Development Variance Permit to allow for a coach house in the rear yard of the property.

The existing house is located on two legal lots that could be developed independently. The application proposes to retain the existing house and construct an 80.4m² (865 sq ft) one-storey detached coach house in the rear yard of the west side of the property.

The proposal is supportable as it addresses the Coach House Guidelines. The existing house and proposed coach house do not exceed the floorspace that could be constructed if each of the two lots were developed separately. There has been no response from the surrounding neighbours.



BACKGROUND:

The existing house on the property at 1153 Adderley Street is located on two legal lots each of which could be developed independently with a single-family dwelling. As an alternative to demolishing the existing house and redeveloping the properties with two houses, the owner is proposing to retain the existing house that straddles the two lots and construct a coach house at the rear of the west lot (Lot 10). The existing 259.9m² (2,798 sq ft) house and 80.4m² (865 sq ft) proposed coach house in combination do not exceed the floorspace that could be constructed if each of the two lots were to be developed separately.

The Zoning Bylaw does not allow for an accessory building to be located on a lot without a principal dwelling so the coach house will be considered as the principal dwelling on the west lot (Lot 10). The proposed setback variances discussed later in this report are required to allow for a principal dwelling to be located at the rear of the lot adjacent to the lane.

The existing house has a secondary suite that will be decommissioned prior to issuing a building permit for the coach house and a covenant prohibiting any secondary suites on the property register is required as a condition of Development Variance Permit 42.15.

As a condition of Development Variance Permit 42.15, a covenant will also be required that limits the amount of gross floor area on each lot and ensures that the lots cannot be sold separately or consolidated. This covenant will remain on title of both properties until the existing house is demolished.

ANALYSIS:

Purpose: To allow for a coach house in the rear yard of the property with access from the rear lane.

Site and Surrounding Area: The site and surrounding area are zoned Residential Single-Family Keith Lynn (RSKL) as shown on the following context map and air photo. The rear lane will provide vehicle access for both the coach house and existing house on the property.



Discussion:

The applicant is proposing to construct an 80.4m² (865 sq ft) coach house in the rear yard of west lot (Lot 10) with an open rear lane. An existing 259.9m² (2,798 sq ft) house straddles the existing two lots with the majority of the house on the east lot (Lot 11).

Vehicle access for the existing house and proposed coach house will be from the open rear lane. An enclosed single-car garage will provide parking for the coach house while an open double car parking pad will provide parking for the main dwelling. No tandem parking stalls are proposed for the property.

A separate private outdoor area with patio and garden is proposed adjacent to the north side of the coach house. The area will be clearly defined with landscaping and a retaining wall in order to ensure a sense of privacy for the occupants of the coach house.



Existing View from Rear Lane



Proposed View of Coach House from Rear Lane

Proposed Variances: Three variances are required to permit the coach house dwelling as the principal dwelling on the west lot (Lot 10).

| Regulation | Required/ Permitted | Proposed (Principal Dwelling) | Variance |
|---------------------------------------|--------------------------------|--|-----------------|
| Rear Yard Setback | 7.62m (25.0 ft) | 6.4m (21.0ft) | 1.2m (4.0 ft) |
| Side Yard Setback (West Lot Line) | 1.52m (5.0 ft) | 1.2m (4.0 ft) | 0.3 (1.0 ft) |
| Eave Projection into West Sideyard | 0.9m (3.0 ft) | 0.3m (1.0 ft) | 0.6m (2.0 ft) |

Proposed Variances:

Variances are required for rear yard and west side yard setbacks as the coach house is considered the principal dwelling on the west lot (Lot 10).

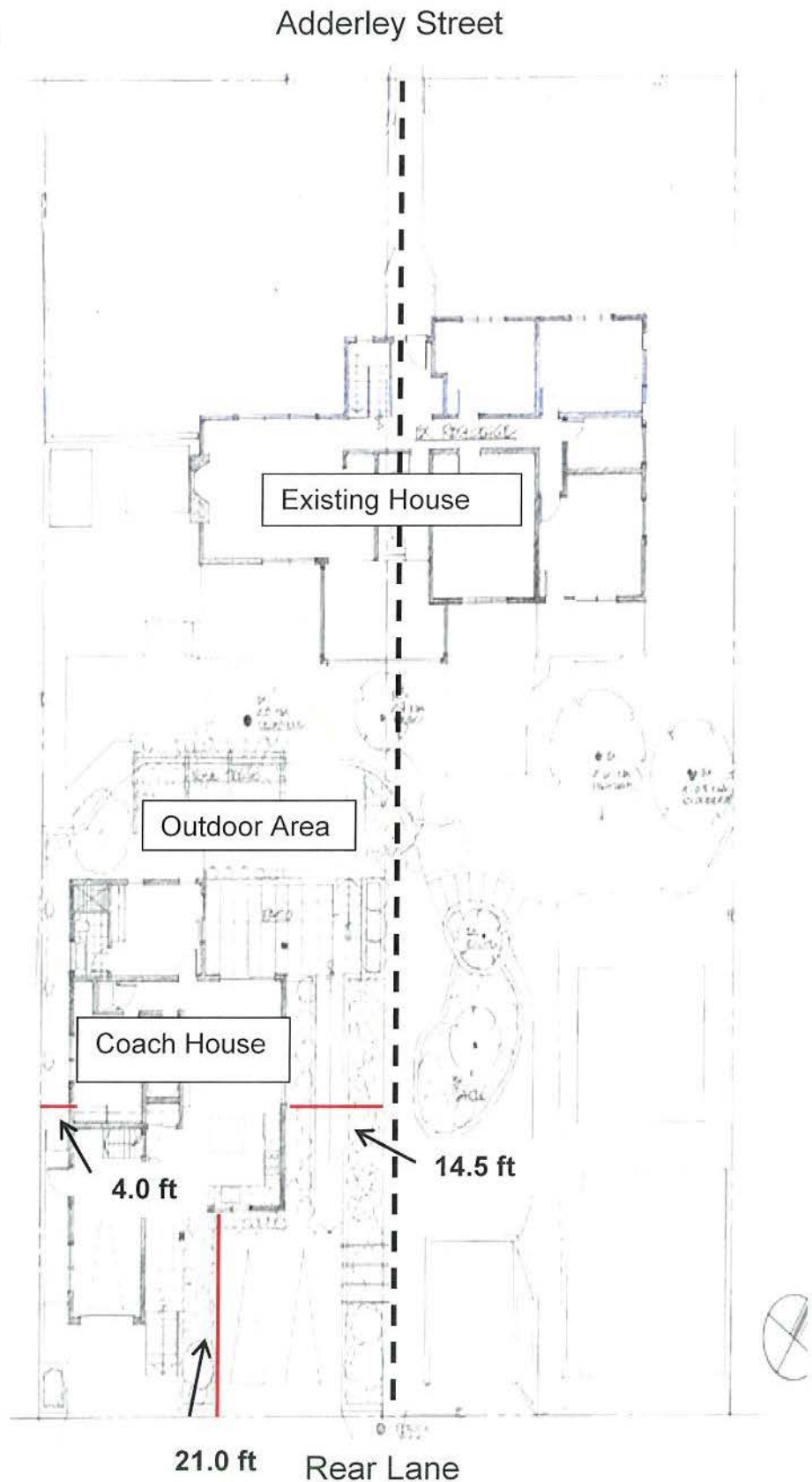
A 0.6m (2ft) variance for eave projection into the west side yard is also required to allow for the 1.2m (4 ft) side yard setback.

The variances are supportable as the proposed coach house is set back 6.4m (21.0 ft) from the rear property line and 1.2m (4.0 ft) from the west side lot line which meets or exceeds the setback regulations that would be applied to a coach house or accessory structure.

Coach House Design Guidelines

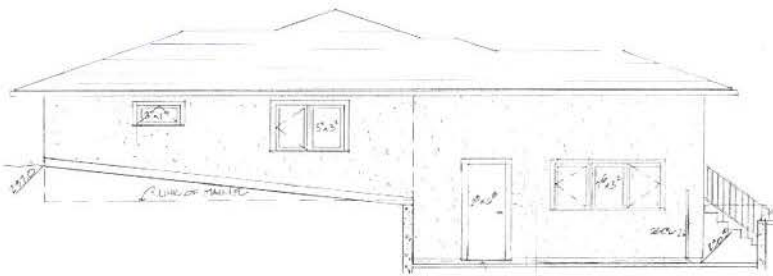
The proposal has been reviewed by staff and addresses the Design Guidelines for coach house development variance permit applications as follows:

- The lot is a minimum of 15m in width with open rear lane access and the combined portion of the existing house on the west lot (Lot 10) and coach house do not exceed the maximum floorspace permitted on the west lot (Lot 10);
- The proposed coach house is located at the rear lane of the property and meets the size, setback and height requirements of the design guidelines;
- Three parking stalls are provided on-site in a non-tandem configuration;
- The one storey coach house will allow aging in place and provide for the future needs of the owners or tenants;
- A private outdoor space of approximately 46.45m² (500 sq ft) with a lawn and landscaping is provided for the use of the coach house occupants and is defined with a retaining wall and screened for privacy;

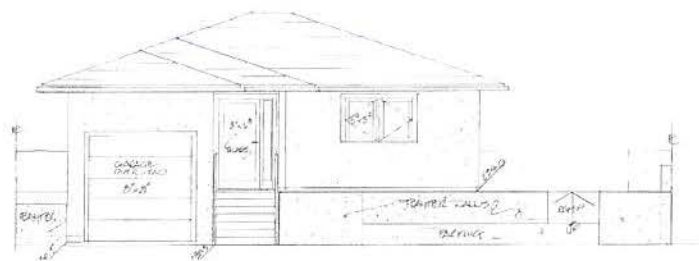


- To ensure there are no suites on the property, a Section 219 Covenant will be registered to prohibit any secondary suites on Lots 10 or 11, including the coach house. Registration is required prior to issuance of a building permit as a condition of the attached Development Variance Permit 42.5.

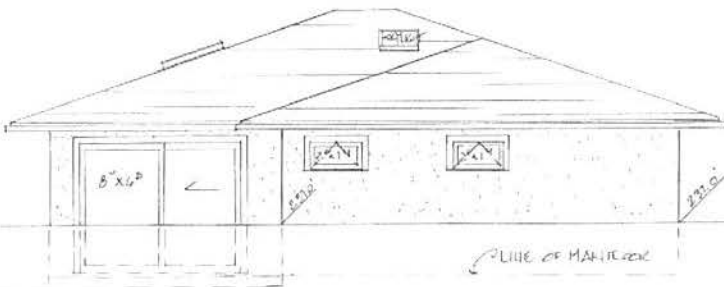
Elevations of the proposed coach house are shown below:



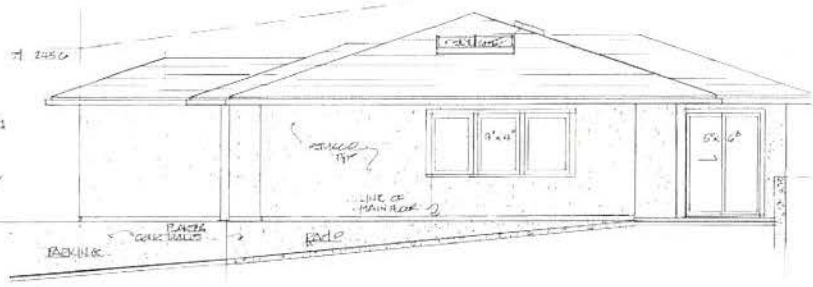
West Elevation



South Elevation
(Lane)



North Elevation



East Elevation

Notification:

An information letter was sent out to 57 neighbours within 75m of the site and the Keith Lynn Community Association to inform them of the application. No responses have been received to-date.

Conclusion:

The proposed coach house is being considered the principal dwelling on the existing west lot and requires variances for rear yard, west side yard setback and an associated eave projection to allow for the construction. The variances are supportable as the Coach House proposal addresses the coach House Design Guidelines. The proposed side and rear setbacks meet or exceed the requirements required for a coach house or accessory building and there has been no response from the surrounding neighbours.

Options:

The following options are available for Council's consideration:

1. **THAT** Development Variance Permit 42.15 (Attachment A) be issued to allow for a coach house in the rear yard of the property at 1153 Adderley Street (staff recommendation);or
2. **THAT** Development Variance Permit 42.15 be denied.



Kathleen Larsen
Community Planner

Attachment – DVP 42.15

| REVIEWED WITH: | | |
|---|---|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input type="checkbox"/> Finance _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> NVRC _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Real Estate _____ | |

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 42.15

This Development Variance Permit 42.15 is hereby issued by the Council of The Corporation of the District of North Vancouver to Linda May Sellars and Irwin Earl Sellars to allow for the development of single-family dwelling on the property located at 1153 Adderley Street described as Lot 10, Block 30, District Lot 553, Plan 2400 (PID 007-717-857 and Lot 11, Block 30, District Lot 553, Plan 2400 (PID: 007-717-865) and subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Section 498 (1) of the Local Government Act:

1. The minimum rear yard setback is decreased from 7.62m (25.0 ft) to 6.4m (21.0 ft);
2. The minimum west side yard setback is decreased from 1.52m (5.0 ft) to 1.2m (4.0 ft);
3. The maximum eave projection setback for the west side yard is decreased from 0.9m (3.0 ft) to 0.3m (1.0 ft);
4. The above variances are granted subject to registration of a Section 219 Covenant registered on the property in favour of the District in priority of all financial charges to ensure that there are no secondary suites permitted on Lots 10 or 11;
5. The above variances are granted subject to registration of a Section 219 Covenant registered on the property in favour of the District in priority of all financial charges to limit the gross floor area on Lots 10 and 11 and ensure that Lots 10 and 11 cannot be sold separately or be consolidated.
6. The variances shall apply only to the building construction as illustrated on the attached drawings (DVP 42.15 A-C).

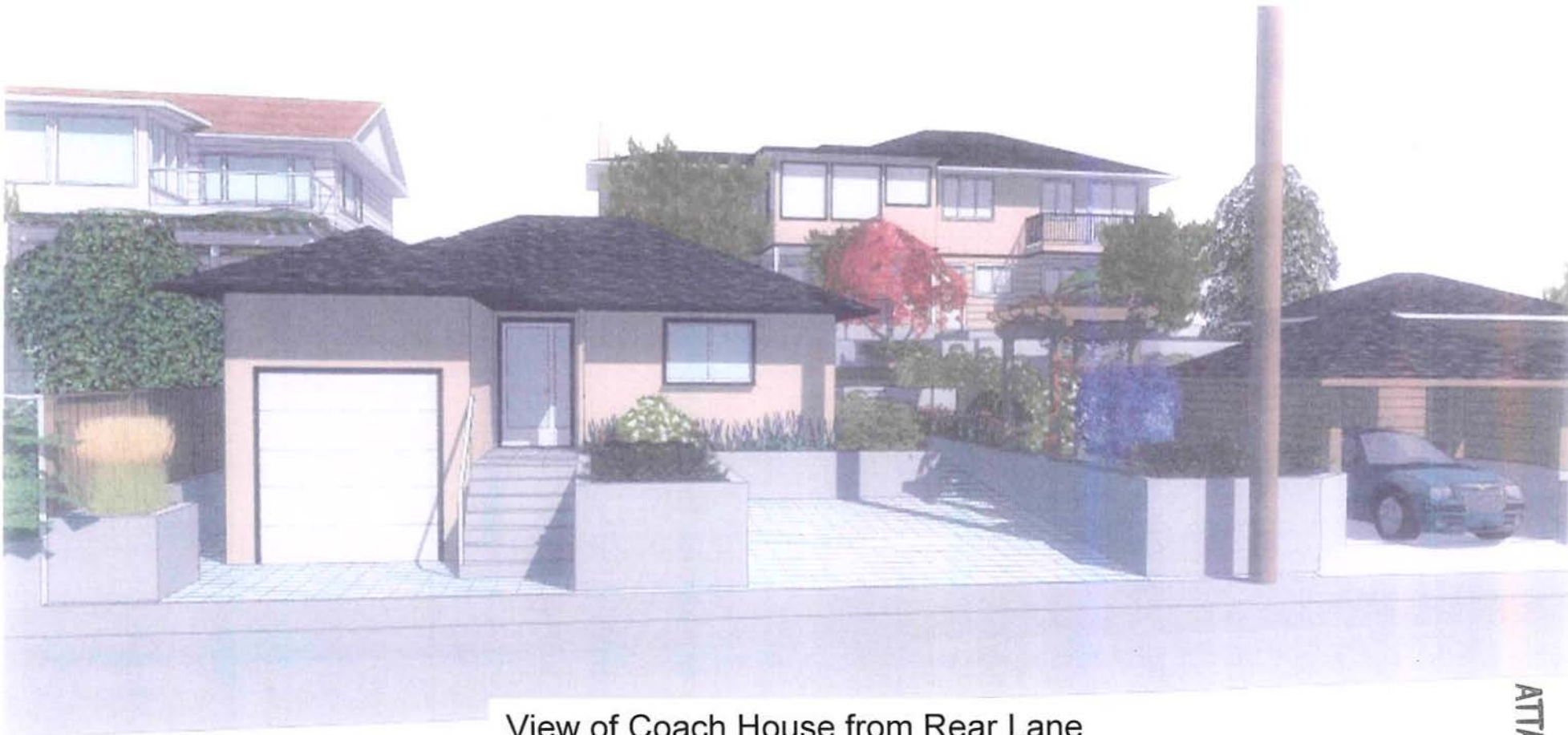
B. The following requirement is imposed under Subsection 504 of the Local Government Act:

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

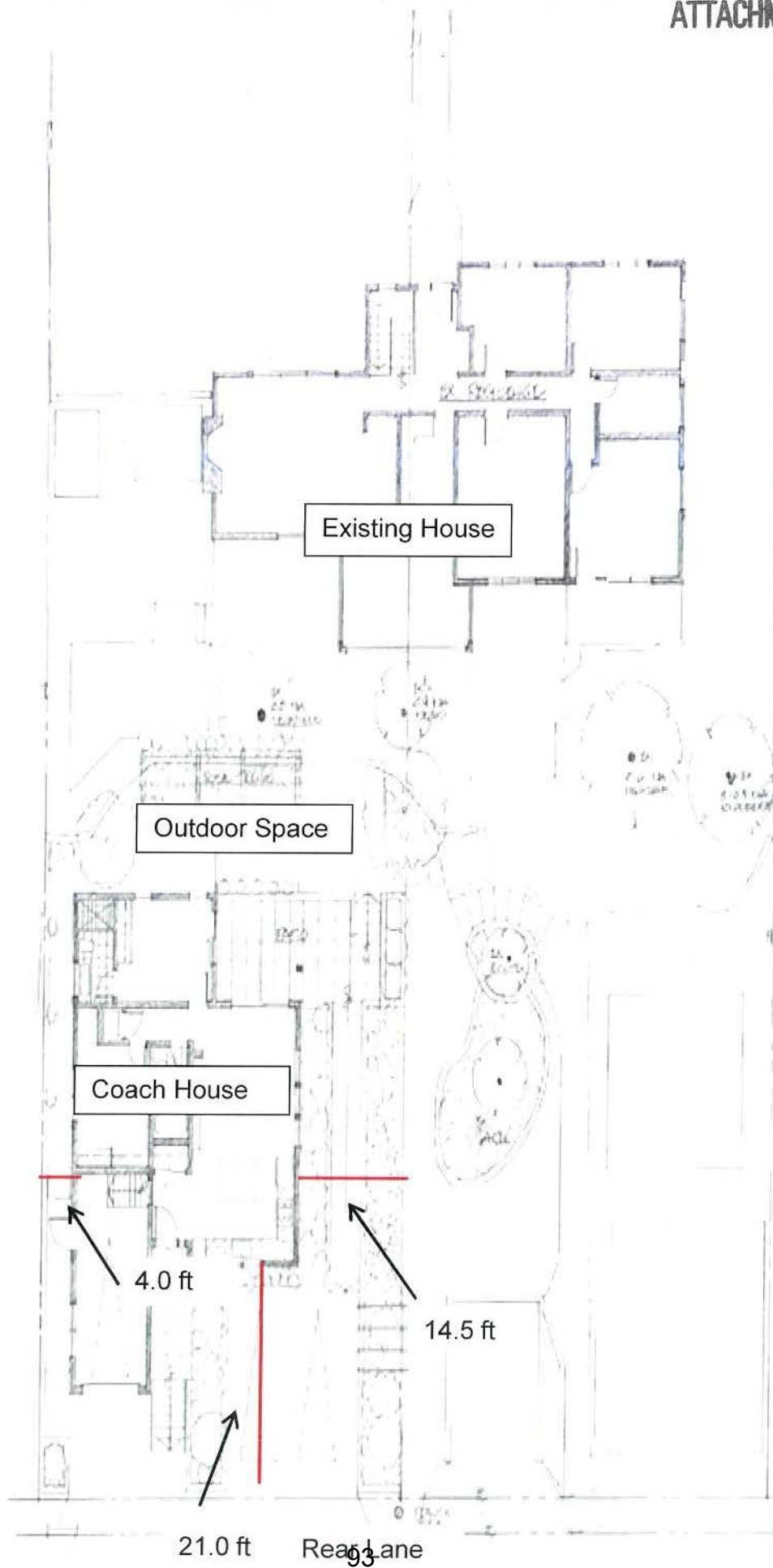
Mayor

Municipal Clerk

Dated this day of , 2016.



View of Coach House from Rear Lane



Existing House

Outdoor Space

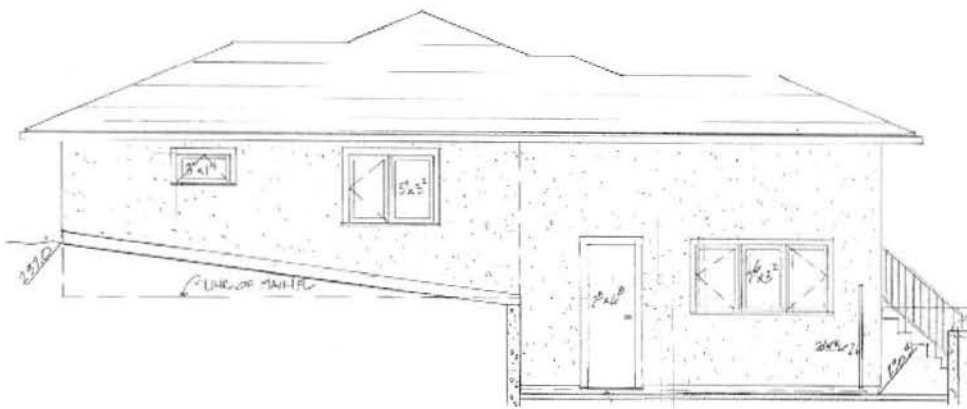
Coach House

4.0 ft

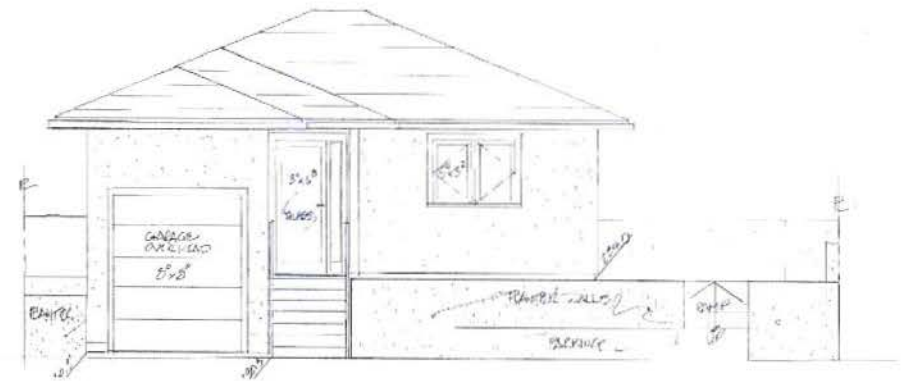
14.5 ft

21.0 ft

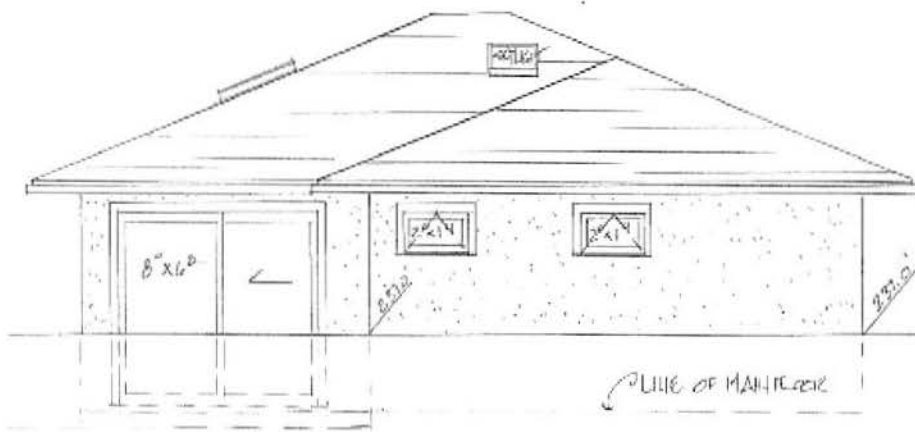
Rear Lane



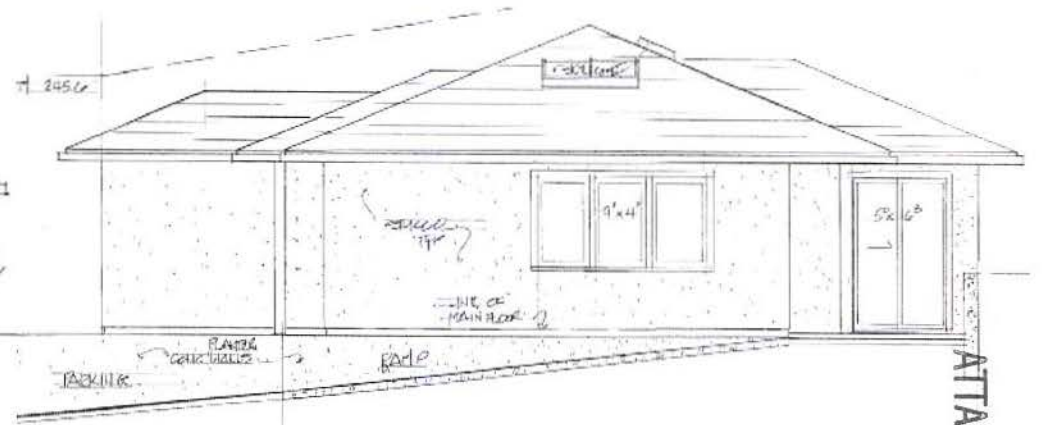
West Elevation



South Elevation



North Elevation



East Elevation

Coach House Elevations

| AGENDA INFORMATION | |
|---|------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Feb 22/16</u> |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |

| | | |
|------------------|-----------------|-----|
| Dept. Manager | GM/ Director | CAO |
|------------------|-----------------|-----|

The District of North Vancouver REPORT TO COUNCIL

February 10, 2016
File: 05.1940

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: 2016 Parcel Tax Roll Review

RECOMMENDATION:

THAT, pursuant to Section 204(2)(b) of the Community Charter, the sitting of the 2016 Parcel Tax Roll Review Panel for the Parcel Tax Roll, be held in the Council Chamber on Tuesday, the 29th of March 2016 at 4:30 p.m.

REASON FOR REPORT:

Requirement under Section 204(2)(b) of the Community Charter requires Council to establish a time and place for the sitting of the panel with respect to Parcel Tax Roll Review procedures.

BACKGROUND:

The Parcel Tax Roll Review Panel meets to consider and review the Parcel Tax Roll and possible revisions thereto. The Parcel Tax Roll Review Panel is presented with a roll containing recently completed local improvement projects. The Parcel Tax Roll Review Panel reviews public complaints and may direct the correction of the Parcel Tax Roll as to errors or omissions respecting a name or address of the owner, the inclusion of a parcel, the taxable area or frontage of the parcel, and the granting of an exemption. The Parcel Tax Roll must be confirmed and authenticated by the Parcel Tax Roll Review Panel to provide the District with the authority to levy local improvement charges against each benefiting property.

Advance notice of the time and place will be published in accordance with section 94 of the Community Charter.

Respectfully submitted,



Elio Iorio
Manager, Revenue and Taxation


SUBJECT: 2016 Parcel Tax Roll Review


February 10, 2016

Page 2

| REVIEWED WITH: | | |
|---|---|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input type="checkbox"/> Finance _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> NVRC _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Real Estate _____ | |

| AGENDA INFORMATION | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>FEB 22 2016</u> |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

February 10, 2016
File: 08.3060.20/030.15

AUTHOR: Natasha Letchford, Community Planner

SUBJECT: **Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.**

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" is given SECOND and THIRD Readings;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210, (Bylaw 8160)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8159, 8160 and 8162 received First Reading on January 18, 2016. A Public Hearing for Bylaws 8159 and 8160 was held and closed on February 9, 2016. The Bylaws are now ready to be considered for Second and Third Readings by Council.

At the Public Hearing the following questions were directed to staff for clarification:

Does the project meet the District of North Vancouver Accessible Design Policy for Multi-Family Housing?

The District's Accessible Design Policy for Multi-Family Housing, approved February 16, 2015 and available online, recommends that where feasible, 15% of ground-oriented multi-family units in a development be accessible without the use of stairs and meet the Basic Accessible Design criteria. As outlined at the Public Hearing, five (20%) of the 24 units meet the Enhanced Accessible Design criteria and either have a private elevator, or are designed so that an elevator can easily be added.

As stated at the Public Hearing all units meet the Basic Accessible Design criteria including: 34" front doors, backing for grab bars in bathrooms, and reinforced internal unit stairways to accommodate potential future stair lifts, although some of the units require entry by stairs.

This project exceeds the recommendations of the Accessible Design Policy for Multi-Family Housing.

Will left hand turns from Ridgewood Dr. into the underground parking be problematic?

As outlined in the Bunt and Associates traffic report there will be no increase in difficulties turning left off of Ridgewood Dr. into the consolidated driveway. There is only expected to be five vehicles turning left into the site during the PM peak hour and with sufficient gaps in traffic to allow for vehicles to turn into the parking. Predicted queues do not extend beyond the storage capacity of the new dedicated right hand turn lane and would not impede left-turning vehicles. Finally, the road improvements along Ridgewood Dr. result in a nearly 5.5 m westbound travel and bike lane, which will allow room for a westbound vehicle to pass around a vehicle waiting to turn left should the need arise. Bunt noted that this development consolidates four existing driveways into one, which is located at the west of the site (furthest from the intersection).

Will pets be allowed in the development?

The applicant has indicated that they support pet ownership in their development and have made provisions to accommodate pet ownership. The architectural drawings, provided as part of the Public Hearing package, show a dedicated dog wash station in the underground parking.

Options:

1. Give the bylaws Second and Third Readings; or
2. Give no further readings to the bylaws and abandon the bylaws at First Reading.



Natasha Letchford,
Community Planner

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)
- Amended version - The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)
- Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.
- Public Hearing Minutes – February 9, 2016
- Staff Report – dated January 6, 2016

SUBJECT: Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

February 10, 2016

Page 3

| REVIEWED WITH: | | |
|---|---|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input type="checkbox"/> Finance _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> NVRC _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Real Estate _____ | |

The Corporation of the District of North Vancouver

Bylaw 8159

A bylaw to amend 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 “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)”.

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

READ a first time January 18th, 2016 by a majority of all Council members.

PUBLIC HEARING held February 9th, 2016

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8159

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8159, 2015 (Amendment 16)**

Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily

Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule A, by adding the properties to map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- i. Part 3, General Operative Clauses, Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 92 CD 92"

- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

"4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

- a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

a) Uses Permitted Without Conditions:

- i. Residential building, multifamily townhouse.

b) Conditional Uses:

- i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

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

4B 92 – 5 Density:

- a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

4B 92 – 6 Amenities:

- a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m² (40,486 sq. ft.) and 24 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:
- i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

| Setback | Minimum Required Setback |
|--------------------------------|---------------------------------|
| North (From Ridgewood Dr.) | 2.08 m (6.8 ft.) |
| Northeast (From Edgemont Blvd) | 5.02 m (16.5 ft) |
| Southeast | 2.43 m (8.0 ft.) |
| South | 3.04 m (10.0 ft.) |
| West | 3.53 m (11. ft.) |

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

| Portion of Dwelling Unit | Noise Level (Decibels) |
|---------------------------------|-------------------------------|
| Bedrooms | 35 |
| Living and Dining rooms | 40 |
| Kitchen, Bathrooms and Hallways | 45 |

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time January 18th, 2016

PUBLIC HEARING held February 9th, 2016

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONTON ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8162

A bylaw to enter into a Housing Agreement (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Boffo Properties (Edgemont) Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549; and,
Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

3. Execution of Documents

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time January 18th, 2016

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the.

BETWEEN:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office
at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby

further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 24 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8162 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing at least a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners.

3.03 Strata Bylaw Invalid

Any strata corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.04 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.05 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.06 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.07 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (bylaw 8160), is not adopted by the District's Council before December 31, 2016, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY**5.01 Indemnity**

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at

law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and

- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Josh Anderson

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal

service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8160.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

GRANT OF PRIORITY

WHEREAS _____ (the “**Chargeholder**”) is the holder of the following charge which is registered in the Land Title Office:

(a) _____ (the “**Charge**”);

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the “**District**”) to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the “**Lands**”) with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 9, 2016 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. N. Letchford, Planner
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16) The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)

Purpose of Bylaws:

Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4). Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services stated that:

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws stating that Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and that Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

3. PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal noting:

- The proposed development site is located on the southwest corner of Edgemont Boulevard and Ridgewood Drive and is comprised of four single family lots;
- The site is approximately 33,500 sq. ft. in area;
- Single family lots are located around the site with Highland United Church next door and the Grosvenor project, a mixed use commercial/multi-family development, across Edgemont Boulevard;
- The neighbouring properties are identified as future multi-family sites in the recently approved Edgemont Village Centre Plan and Design Guidelines;
- The twenty-four townhomes are arranged in five three storey buildings framing a central courtyard over one level of underground parking;
- There is a public plaza at the corner of Ridgewood Drive and Edgemont Boulevard which, with the public plaza on the Grosvenor site across Edgemont Boulevard, will serve as a green gateway to Edgemont Village;
- The entrance to the parkade is located at the northwest corner of the site, to keep it as far away from the intersection of Edgemont Boulevard and Ridgewood Drive;

- Fifty-two parking stalls are provided underground;
- There is generous bike storage with two bike spots per unit;
- The garbage and delivery truck staging and loading area is located near the parking ramp and will be marked with temporary loading signage;
- The units are a mix of two and three bedroom layouts and range in size from 1,500 sq. ft. to 2,100 sq. ft.;
- A storage space or basement is provided for all units with direct access from the underground parking to the units;
- A Housing Agreement will ensure that there will be no future restrictions on renting the units;
- The number of visitor parking stalls has been increased from three to six;
- The predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour. This works out to one more vehicle every six minutes in the morning and one more vehicle every five minutes in the afternoon;
- A community amenity contribution of approximately \$157,000 has been calculated and is anticipated to go towards a variety of public realm infrastructure improvements including parks, trails, public art and affordable housing fund;
- Other community benefits include:
 - A road dedication to allow a new right hand turn lane from Ridgewood Drive to Edgemont Boulevard;
 - A new public plaza;
 - New sidewalks and bike lanes;
 - New street trees;
 - Upgrades to curbs, gutters and lighting; and,
 - Development Cost Charges estimated at \$272,000; and,
- Excavation will not be permitted until after the completion of the Capilano Water Main Project.

In response to a question from Council regarding the restriction of pets, staff advised that this has not yet been discussed and if it is a concern of Council it can be addressed.

4. PRESENTATION BY APPLICANT

4.1. Mr. Josh Anderson, Boffo Properties:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Commented that the proposed development will provide a variety of housing options targeted to a variety of users;
- Stated that excavation will not commence until after the completion of the Capilano Water Main Project;
- Advised that a new calibrated light at Edgemont Boulevard and Ridgewood Drive will improve the flow of traffic;
- Noted that the predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Advised that the goal of the proposed project is for the units to cost thirty percent less than the most affordable housing option available in the neighbourhood;

- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Commented that all fifty-two parking stalls are secured and provided underground;
- Advised that all staging activities will be onsite with no anticipated road closures;
- Noted that all trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- Advised that other than during excavation, there will be less than two large trucks per day.

4.2. Mr. Michael Cox, Gateway Architecture:

- Provided an architectural update on the proposed buildings;
- Commented that the proposed townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking;
- Noted that the number of visitor parking stalls has been increased from three to six;
- Advised that the proposal includes twenty-four secure bicycle parking spaces (one per unit) in the underground parking;
- Advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria and two of these units also meet the 'Enhanced Accessible Design' criteria;
- Noted that the project includes an elevator from the underground parkade to the courtyard and all five identified units have a ground level accessible entrance; and,
- Spoke to the quality of the proposed exterior materials.

In response to a question from Council regarding accessibility, staff advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria.

The applicant advised that excavation will commence in the fall of 2016 and the project will be complete thirteen months after the start date. It was noted that the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Road and Edgemont Boulevard is re-opened.

In response to a question from Council regarding parking during excavation and construction, the applicant highlighted the following:

- All staging activities will be onsite with no anticipated road closures;
- All trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- That other than during excavation, there will be less than two large trucks per day.

Staff advised that a left-hand turn onto Ridgewood Drive from the parkade will be permitted.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Sharon Baillie, 1300 Block Winton Avenue:

OPPOSED

- Expressed concerns with increased traffic;

- Stated that there is too much development going on all at one time;
- Expressed concerns with parking; and,
- Spoke in opposition to the proposed development.

5.2. Mr. Harvey Smith, 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed project;
- Expressed concerns with traffic at the intersection at Edgemont Boulevard and Ridgewood Drive; and,
- Questioned if there is a traffic plan for the intersection at Edgemont Boulevard and Ridgewood Drive.

5.3. Mr. Nick Milkovich, 3400 Block Sunset Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the strength of the proposal is that residents will not have to rely on driving a car;
- Opined that this is a good location for densification;
- Opined that traffic will only be a short term inconvenience during the construction phase; and,
- Commented that the proposed development will make the Edgemont community more interesting.

5.4. Mr. Graham Winterbottom, 700 Block West 15th Street: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the proposed project is in keeping with the character of the neighbourhood;
- Expressed concerns with traffic; and,
- Stated that a walkable community is essential.

5.5. Mr. Peter Thompson, 900 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development; and,
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines.

5.6. Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Suggested that the proposed development will diversify the housing stock in Edgemont Village;
- Stated that affordability is a region-wide issue; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

5.7. Mr. Beau Jarvis, 900 Block Kennedy Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Stated that change is inevitable; and,

- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.8. Mr. Craig Taylor, 3000 Block Paisley Road: IN FAVOUR

- Commented on the significance of the proposed Community Amenity Contributions;
- Suggested that improved sidewalks may create a safer pedestrian community; and,
- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.9. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR

- Spoke in support of the proposed development;
- Expressed concerns with affordable housing in the District; and,
- Commented that the proposed development will bring the Edgemont community together.

5.10. Mr. Robert Parker, 3100 Block Brookridge Drive: OPPOSED

- Spoke in opposition to the proposed bylaws;
- Expressed concerns with traffic and parking issues;
- Stated that his property is significantly impacted by the proposed rezoning as he will lose his views;
- Expressed concerns that no parking is available on Edgemont Boulevard or Ridgwood Drive;
- Commented that the proposed development negatively affects the value of his property; and,
- Urged Council to preserve the charm of the neighbourhood.

5.11. Mr. Brian Platts, 3100 Block Beverly Crescent: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Thanked the applicant for addressing the concerns of the community;
- Opined that the proposed development is aesthetically pleasing; and,
- Commented that vibrant commercial areas have limited parking.

5.12. Mr. Chris Sutherland 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will provide affordable housing; and,
- Suggested that staff look at alternative solutions for the traffic light at the intersection at Edgemont Boulevard and Ridgewood Drive.

5.13. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that the proposed development will result in the loss of four public parking spaces;
- Opined that care should be taken with regards to privacy and overlooking issues to adjacent properties;
- Opined that the proposed units are not affordable;

- Opined that the proposed units will not have any significant positive impact on Village businesses; and,
- Stated that it is essential that the proposed development be phased properly.

5.14. Mr. Joe Botto, 800 Block Clements Avenue:

OPPOSED

- Spoke in opposition to the proposed development; and,
- Expressed concerns with traffic.

In response to a question from Council regarding traffic issues on Ridgewood Drive and Edgemont Boulevard, the applicant advised that the proposed development will provide significant improvements including:

- A road dedication on Ridgewood Drive to allow for the construction of a dedicated right turn lane;
- Construction of both west and east bound dedicated bike lanes;
- Upgrades to the sidewalks; and,
- Lighting along the north and south sides of Ridgewood Drive and the west side of Edgemont Boulevard.

In response to a question from Council, the applicant advised that the goal of the proposed project is to provide affordable housing with the units costing thirty percent less than the most affordable housing option available in the Edgemont Village neighbourhood.

Staff advised that the traffic light at Edgemont Boulevard and Ridgewood Drive will likely remain after the Capilano Water Main Project is complete and staff will review the function of the traffic signals.

5.15. Mr. Robert Parker, 3100 Block Brookridge Drive: SPEAKING A SECOND TIME

- Requested that staff address parking issues on Brookridge Drive.

5.16. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented that only the most current version of documentation should be posted on the District's web.

6. QUESTIONS FROM COUNCIL

Council requested that staff report back on the process of westbound traffic turning left into the development from Ridgewood Drive when eastbound traffic is backed up from the traffic light.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the February 9, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" be returned to Council for further consideration.

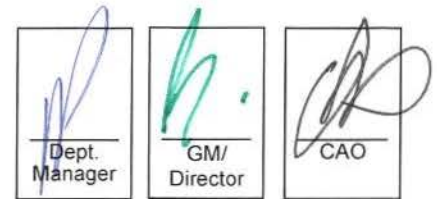
CARRIED
(8:42 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

| AGENDA INFORMATION | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>JAN 18 2016</u> |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

January 6, 2015
File: 08.3060.20/030.15

AUTHOR: Natasha Letchford

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" to amend the Official Community Plan (OCP) from Residential Level 2 (RES2) to Residential Level 4 (RES4) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" to rezone the subject site from Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 92 (CD92) be given FIRST reading;

AND THAT the "District of North Vancouver Housing Agreement Bylaw 8162" to authorize a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST READING;

AND THAT pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8159;

AND THAT in accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8159 in conjunction with its Financial Plan and applicable Waste Management Plans.

AND THAT Bylaw 8159 and Bylaw 8160 be referred to a Public Hearing.



REASON FOR REPORT

The proposed project requires Council's consideration of:

- Bylaw 8159 to amend the Official Community Plan (OCP) for the subject properties;
- Bylaw 8160 to rezone the subject properties;
- Bylaw 8162 to ensure all future owners are eligible to rent their units.

SUMMARY

The applicant proposes to redevelop four residential lots located at 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd. to create a 24 unit townhouse project. Implementation of the project requires an OCP amendment (Bylaw 8159), a rezoning (Bylaw 8160), and a Housing Agreement Bylaw (8162). The OCP amendment and rezoning is consistent with the recently approved Edgemont Village Centre: Plan and Design Guidelines. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

BACKGROUND:

Official Community Plan

The subject properties are designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan which allows for an FSR of up to 0.55.

The Edgemont Village Centre: Plan and Design Guidelines identifies these four lots as a future townhouse site, with an FSR of up to 1.20. The Edgemont Village: Plan and Design Guidelines envisions OCP amendments for the townhouse, multiplex, and duplex sites in the residential periphery of the village. The OCP amendment would change the designation of the lots



to Residential Level 4: Transition Multifamily (RES4), with an FSR of up to 1.20, consistent with the Edgemont Village Centre: Plan and Design Guidelines.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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The RES4 designation allows for a mix of townhouse and apartment development within or in close proximity to centres and corridors. Additionally, the OCP amendment will add the site to the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reductions

The proposed units are a mix of two and three bedroom floor plans, which will be attractive to both families and downsizers, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types....to accommodate the lifestyles and needs of people at all stages of life.”

The proposed height of three storeys and the proposed FSR is consistent with the Edgemont Village Centre: Plan and Design Guidelines.

Zoning

The subject properties are currently zoned Single Family Edgemont (RSE). A new Comprehensive Development Zone 92 (CD92) is required to accommodate the project.

Development Permit

If the OCP amendment is approved, the subject lots will be included in the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reductions



A detailed development permit report, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning be approved.

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ANALYSIS:

Site and Surrounding Areas:

The development site is located on the southwest corner of Edgemont Blvd. and Ridgewood Dr. There are existing single family lots to the north and west of the site. The recently approved Grosvenor project (apartments over retail) is located east of the site, across Edgemont Blvd., Highland's United Church is located to the south of the site. The three residential properties to the west, along Ridgewood Dr., are identified for multiplex developments (triplex and four-plex), while the two properties to the south are identified as future duplex developments in the Edgemont Village: Plan and Design Guidelines.

Project Description:

Site Plan/Building Description

The project consists of 24 townhouse units in five three storey buildings. The proposal includes a 57.7 m² (621 sq. ft.) road dedication along Ridgewood Dr. which will enable the construction of a dedicated southbound right turn lane and dedicated bike lanes in both directions.



The townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking. Most units have basements at the parkade level, directly accessible from the parkade.

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The units are a mix of two and three bedroom layouts and range in size from 140 m² (1504 sq. ft.) to 198 m² (2,131 sq. ft.).

Parking

Parking is provided on one level of underground with access from Ridgewood Drive at the west end of the site. A total of 50 parking stalls are proposed which provides 2.1 parking stalls per unit, inclusive of six visitor stalls. This parking rate is higher than the District's 'Parking Principles for OCP Town and Village Centres'. This rate responds to the communities desire for increased parking of at least two stalls per unit due to the lack of on-street parking along Ridgewood Dr.

The proposal includes 24 Class 1 secure bicycle parking spaces (one per unit) in the underground parking and five Class 2 (short term) bicycle spaces at grade. Electrical outlets will be provided for all of the Class 1 bicycle spaces. Additional bike storage is available in individual unit garages and basement.



View looking east along Ridgewood Dr.

Landscaping

The proposed landscape plan features a variety of tree plantings to delineate the various areas of the project. Street trees are proposed along Ridgewood Dr. and Edgemont Blvd. and additional onsite trees and landscaping are provided. The project features a public plaza area at the corner of Edgemont Blvd. and Ridgewood Dr. The plaza responds to the plaza across Edgemont Blvd. on the Grosvenor site to create a 'green gateway' to the Village Centre.

The applicant is working with the neighbouring property owners to the south to finalize a landscape plan for the south property line which maximizes privacy.

Reduced copies of architectural and landscaping plans are included as Attachment A for Council's reference.

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Acoustic Regulations

Bylaw 8160 includes the District's residential acoustic regulations for maximum permitted noise levels in the bedrooms, living areas, and other areas of the units. As a condition of a development permit, the applicant will be required to provide a report from a qualified noise consultant, confirming compliance with acoustic regulations.

Accessibility

The proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria. The project includes an elevator from the underground parkade to the courtyard; and, all five identified units have a ground level accessible entrance. Accessible design features proposed include: wider entry doors to allow for clear openings of 34"; lever-style handle; and, slip resistant flooring in bathroom and kitchen. Two of the units are proposed to meet the 'Enhanced Accessible Design' criteria and will include the following features: a personal elevator option from the underground parking to all levels of the units; larger master bedroom to provide a 60" turning space next to bed; a continuous counter between the sink and the stove; and, visual alarm wiring.



OFF-SITE IMPROVEMENTS:

The application includes a road dedication on Ridgewood Dr. to allow for the construction of a dedicated right turn lane; construction of both west and east bound dedicated bike lanes; upgrades to the sidewalks, street trees, curb, gutter, and lighting along the north and south sides of Ridgewood Dr. and the west side of Edgemont Blvd.

View looking east at corner of Edgemont Blvd. and Ridgewood Dr.

GREEN BUILDING MEASURES

Compliance with the Green Building Strategy is mandatory given the need for rezoning. The project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green™ Gold. Details of green building features will be provided for Council review should the application proceed to the Development Permit stage.

COMMUNITY AMENITY CONTRIBUTION

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects which result in an increase in residential density. A CAC of \$157,460 will be included in the proposed CD92 Zone. It is anticipated that the CACs from this development will be directed toward public art; park and trail improvements; the affordable housing fund; or, other public realm infrastructure improvements.

IMPLEMENTATION

Implementation of this project will require an OCP amendment bylaw, a rezoning, and a Housing Agreement, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8160 (Attachment C) rezones the subject site from Single Family Residential Edgemont (RSE) to a new Comprehensive Development Zone 92 (CD92) which:

- Establishes the multifamily residential use;
- Allows home occupations as an accessory use;
- Establishes a base density of 0.45 FSR and four units;
- Establishes a maximum density of 3,761 m² (40,486 sq.ft.) and 24 units subject to payment of a \$157,460 Community Amenity Contribution;
- Provision of at least five units which meet the basic accessible design criteria, two of which must also meet the enhanced accessible design criteria;
- Incorporates acoustic requirements; and,
- Establishes parking and building regulations specific to this project.

Bylaw 8162, (Attachment E) authorizes the District to enter into a Housing Agreement to ensure that there will be no future restrictions on renting the units.

In addition, the following legal agreements are required and will be secured prior to zoning bylaw adoption:

- Green building covenant;
- Stormwater management covenant;
- A statutory right of way for the gateway plaza; and,
- A consolidation plan that shows the required dedications.

CONCURRENCE

Staff

The project has been reviewed by staff from the Environment, Permits, Parks, Engineering, Policy Planning, Urban Design, Transportation, the Fire Department and the Arts Office.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on November 12, 2015; overall, the panel was pleased with the project. The Panel recommends approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by de-emphasizing the parkade entrance; adding increased colour and detail to the design, including changing all unit entry doors to red; and, providing better weather protection at Ridgewood Dr. entries.

Public Input:

Public Information Meeting

The applicant held a facilitated Public Information Meeting (PIM) on November 5, 2015. The meeting was attended by approximately 61 residents. Comments made included a mix of opinions including support for the development and for the opportunity it represents for young families to return to the North Shore.

A key issue for the neighbourhood was the number of proposed visitor parking stalls, particularly for residents of Brookridge Dr. In response to the concerns, the applicant increased the number of proposed visitor stalls from three to six.

An increase in traffic due to the new development was cited as a concern. It is anticipated that there will be a net increase of 9 vehicle trips in the morning peak hours and 12 vehicle trips in the afternoon peak hours. This is equivalent to approximately one additional vehicle every six minutes in the morning and one additional vehicle every five minutes in the afternoon. This level of increase in trips from the development is not expected to have a material effect on the operation of the intersection. The construction of a dedicated right hand turn lane as part of this development will help to improve traffic flow at this intersection which was raised as a concern by the community.

A copy of the facilitator's report of the Public Information Meeting is attached to this report (Attachment E).

CONSTRUCTION MANAGEMENT PLAN

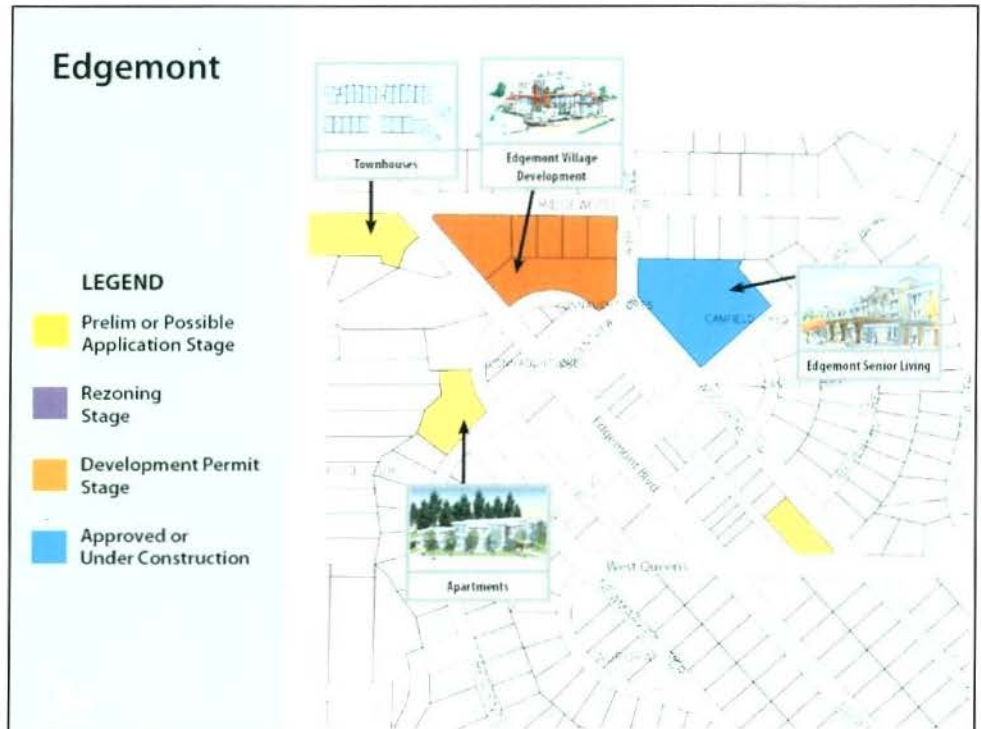
The site is shown in relation to other residential construction projects and potential development projects in the image to the right. If approved, the project will not commence construction until after the completion of the Capilano Water Main Project, anticipated for May 2016 and will be required to coordinate with other construction projects in the area.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the applicant will be required to provide a Construction Impact Mitigation Plan as a condition of a Development Permit. The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Ridgewood Dr. and Edgemont Blvd. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the 'construction impact mitigation plan' must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

Edgemont Boulevard is expected to be closed at Capilano Road from January 2016 to April 2016 as part of the Capilano Water Main Replacement Project. Due to other development projects and associated major civil works potentially underway in Edgemont Village the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Rd and Edgemont Blvd is re-opened.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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Conclusion

This project is consistent with the directions established in the OCP and the Edgemont Village Centre: Plan and Design Guidelines. It addresses OCP housing policies related to the provision of a range of housing options. The project is now ready for Council's consideration.

Options

The following options are available for Council's consideration:

1. Introduce Bylaws 8159, 8160, and 8162 and refer Bylaw 8159 and 8160 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Natasha Letchford
Community Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8159 – OCP Amendment
- C. Bylaw 8160 – Rezoning
- D. Bylaw 8162 – Housing Agreement
- E. Public Information Meeting Facilitator's Report

| REVIEWED WITH: | | |
|---|---|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input type="checkbox"/> Finance _____ | <input type="checkbox"/> NS Health _____ |
| <input type="checkbox"/> Engineering Operations _____ | <input type="checkbox"/> Fire Services _____ | <input type="checkbox"/> RCMP _____ |
| <input type="checkbox"/> Parks _____ | <input type="checkbox"/> ITS _____ | <input type="checkbox"/> NVRC _____ |
| <input type="checkbox"/> Environment _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Facilities _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Real Estate _____ | |



EDGEMONT VILLAGE

BOFFO PROPERTIES (EDGEMONT) INC.

DRAWING LIST

- A0.0** COVER SHEET
A0.1 UNIT PLAN AND STATISTICS
A0.2 SHADOW STUDY
A0.3 TOPSOILING SURVEY
A0.4 FIRE TRUCK ACCESS PLAN
A1.0 PARKING LEVEL
A1.1 SITE PLAN - BASELINE LEVEL
A1.2 SECOND LEVEL
A1.3 THIRD LEVEL
A1.4 ROOF LEVEL
A2.0 FLOOR PLANS - UNIT 1
A2.1 FLOOR PLANS - UNIT 2
A2.2 FLOOR PLANS - UNITS 4 AND 5 (3 AND 9 REVERSED)
A2.3 FLOOR PLANS - UNITS 6, 7, 8
A2.4 FLOOR PLANS - UNIT 20-24 (20 AND 22 REVERSED)
A2.5 FLOOR PLANS - UNIT 25-27 (25 AND 27 REVERSED)
A2.6 FLOOR PLANS - UNIT 6
A2.7 FLOOR PLANS - UNITS 7, 8
A2.8 FLOOR PLANS - UNIT 3
A2.9 FLOOR PLANS - UNITS 3 AND 4
A3.0 RESIDENTIAL STREETSCAPE
A3.1 BUILDINGS 'A' AND 'B' FRONT ELEVATION
A3.2 BUILDINGS 'A' AND 'B' REAR ELEVATION
A3.3 BUILDINGS 'C' AND 'D' FRONT ELEVATION
A3.4 BUILDINGS 'C' AND 'D' REAR ELEVATION
A3.5 BUILDINGS 'E' ELEVATIONS AND BUILDINGS 'F' SIDE ELEVATION
A3.6 COLOURED ELEVATIONS
A3.7 COLOURED ELEVATIONS
A4.0 BUILDINGS SECTIONS 1 AND 2
A4.1 BUILDINGS SECTIONS 3 AND 4

CONSULTANT LIST

- DEVELOPER** BOFFO PROPERTIES (EDGEMONT) INC.
 39 VENABLE STREET
 VANCOUVER, B.C.
 V6B 2P5
 PHONE: 604-646-5594
- ARCHITECT** BATES & BATES INC.
 347 BENTLEY STREET
 VANCOUVER, B.C.
 V6B 3H7
 PHONE: 604-675-1665
- LANDSCAPE ARCHITECT** ELKANTE LANDSCAPE LTD.
 22-537 WEST 3RD AVENUE
 VANCOUVER, B.C.
 V6J 1K3
 PHONE: 604-694-4457
- COMMUNITY RELATIONS CONSULTANT** URBAN FORM ASSOCIATES
 435 EAST 1ST AVENUE
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 V6T 2G5
 PHONE: 604-663-4753
- ARBOREST** ARBOREST CONSULTING
 2755 PINE CHERRY ST.
 RICHMOND, B.C.
 V7E 2Z3
 PHONE: 604-275-3444
- GEO TECH** GEOPACIFIC CONSULTANTS LTD.
 23-220 WEST 1ST AVENUE
 VANCOUVER, B.C.
 V6P 6P3
 PHONE: 604-438-7022
- SURVEYOR** CAMERON LANE SURVEYING LTD.
 203-6035 PRINCE HENRY WAY
 BLAKELY, B.C.
 V4N 5S2
 PHONE: 604-537-3777
- BUILDING CODE CONSULTANT** POTCHER CIVIL ENGINEERS
 2675 KINGSWAY
 VANCOUVER, B.C.
 V6K 3R5
 PHONE: 604-605-2122
- MECHANICAL ENGINEERING CONSULTANT** FINCHER CONSULTING LTD.
 100-11 CLARK LANE STREET
 VANCOUVER, B.C.
 V6B 5A3
 PHONE: 604-635-6000
- ELECTRICAL ENGINEERING CONSULTANT** TRAL ENGINEERS INC.
 340 B WEDDIE LANE
 PORT COQUITLAM, B.C.
 V3B 3Y1
 PHONE: 604-475-5753
- TRAFFIC AND PARKING CONSULTANT** BLANT & ASSOCIATES
 350-1280 WEST PENDER STREET
 VANCOUVER, B.C.
 V6E 3R7
 PHONE: 604-663-6427
- CIVIL ENGINEERING CONSULTANT** KPMR & ASSOCIATES LTD.
 203-4245 CANADA WAY
 BLANCK, B.C.
 V5E 4M4
 PHONE: 604-420-1712
- SUSTAINABILITY CONSULTANT** E1 ECO GROUP INC.
 103 WEST 1ST STREET 2ND FLOOR
 NORTH VANCOUVER, B.C.
 V7T 1Z2
 PHONE: 604-674-5713



WILKINSON CO. 2001 1000 AVE
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 E-MAIL: info@wilkinsonco.com

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Consultants are responsible to the architect for the accuracy of the information they provide to the architect. The architect is not responsible for the accuracy of the information provided by the consultants.

| | | | |
|-------------------------------|--|---|--|
| | | PROJECT LOCATION | |
| | | NO. 1000 WEST 1 ST AVENUE, VANCOUVER, B.C. | |
| PROJECT NUMBER | | DRAWING LIST | |
| PROJECT NAME | | CONSULTANTS LIST | |
| PROJECT TYPE | | DRAWING TYPE | |
| PROJECT DATE | | DRAWING DATE | |
| PROJECT OWNER | | DRAWING NUMBER | |
| PROJECT ADDRESS | | DRAWING SCALE | |
| PROJECT CONTACT | | DRAWING AUTHOR | |
| PROJECT PHONE | | DRAWING CHECKER | |
| PROJECT FAX | | DRAWING APPROVER | |
| PROJECT EMAIL | | DRAWING REVIEWER | |
| PROJECT WEBSITE | | DRAWING REVISIONS | |
| PROJECT NOTES | | DRAWING COMMENTS | |
| PROJECT STATUS | | DRAWING STATUS | |
| PROJECT PHASE | | DRAWING PHASE | |
| PROJECT BUDGET | | DRAWING BUDGET | |
| PROJECT SCHEDULE | | DRAWING SCHEDULE | |
| PROJECT RISK | | DRAWING RISK | |
| PROJECT IMPACT | | DRAWING IMPACT | |
| PROJECT BENEFITS | | DRAWING BENEFITS | |
| PROJECT CHALLENGES | | DRAWING CHALLENGES | |
| PROJECT OPPORTUNITIES | | DRAWING OPPORTUNITIES | |
| PROJECT CONSTRAINTS | | DRAWING CONSTRAINTS | |
| PROJECT RISKS | | DRAWING RISKS | |
| PROJECT MITIGATIONS | | DRAWING MITIGATIONS | |
| PROJECT MONITORING | | DRAWING MONITORING | |
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BLISSAT CONSULTING
817 SEYMOUR STREET
VANCOUVER BC V6M 1M1
TEL: (604) 683-1343
FAX: (604) 683-1343

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The owner is responsible for obtaining all permits, approvals, and consents, and for ensuring that all construction is in accordance with the applicable laws, codes, and standards. The owner is also responsible for obtaining all necessary insurance coverage.

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Streetscape along Ridgewood Dr.



1 BUILDING B ELEVATION (STREETSCAPE ALONG RIDGEWOOD DRIVE)
Scale: 1/8" = 1'-0"

2 BUILDING H ELEVATION
Scale: 1/8" = 1'-0"



3 BUILDING E FRONT ELEVATION (STREETSCAPE ALONG EDMONTON BOULEVARD)
Scale: 1/8" = 1'-0"

4 BUILDING B DOUBLE FRONT ELEVATION
Scale: 1/8" = 1'-0"

Streetscape along Edgemont Blvd.

| FINISH SCHEDULE | |
|-----------------|---|
| 1 | INTERGLASS ASPHALT SHINGLE SLES - NO CLAY SLACK |
| 2 | CEGAR SHINGLE BENS - SOLID STAIN, BY 234-45 THUNDERBOLT GRAY |
| 2A | CEGAR SHINGLE BENS - SOLID STAIN, BY 234-45 THOLT GRAY |
| 2B | CEGAR SHINGLE BENS - SOLID STAIN, BY 234-45 THOLT GRAY |
| 3 | WOOD PANDA AND METAL SLITER - BY 234-45 THUNDERBOLT GRAY |
| 4 | WOOD WINDOW TRIP - BY 234-45 THUNDERBOLT GRAY |
| 5 | VINYL WINDOWS WITH 63 LOW-E GLAZING - STANDARD BLACK FRAME |
| 6 | METAL CORNICES - WHITE |
| 7 | ALUMINUM RAILINGS - POWDER COATED BLACK |
| 8 | STONE - RANDOM BASALT |
| 9 | STONE & BATTEN WOOD BENS - SOLID STAIN BY 234-45 THUNDERBOLT GRAY |
| 9A | STONE & BATTEN WOOD BENS - SOLID STAIN BY 234-45 THOLT GRAY |
| 10 | RAILINGS & BRIDGE CONCRETE - NATURAL |

BOFFO

PROJECT: EDGEMONT VILLAGE

CLIENT: VANCOUVER DISTRICT 15

DATE: 08-03-2011

DESIGNER: BOFFO CONSULTING

PROJECT NO: 15-001

PROJECT NAME: EDGEMONT VILLAGE

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CLIENT: VANCOUVER DISTRICT 15

DATE: 08-03-2011

DESIGNER: BOFFO CONSULTING

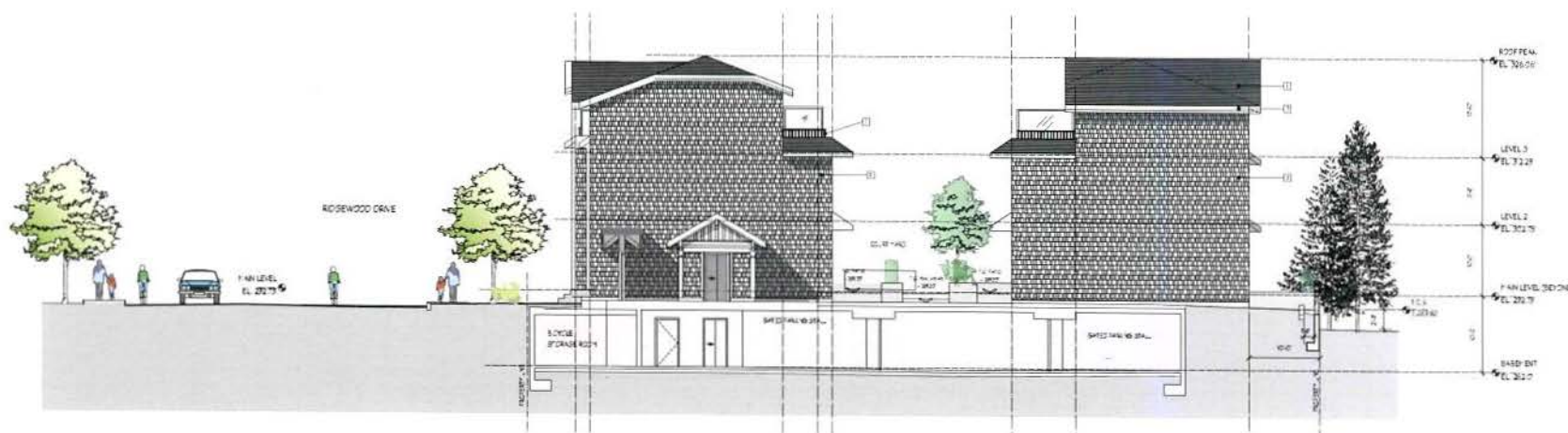
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PROJECT NAME: EDGEMONT VILLAGE

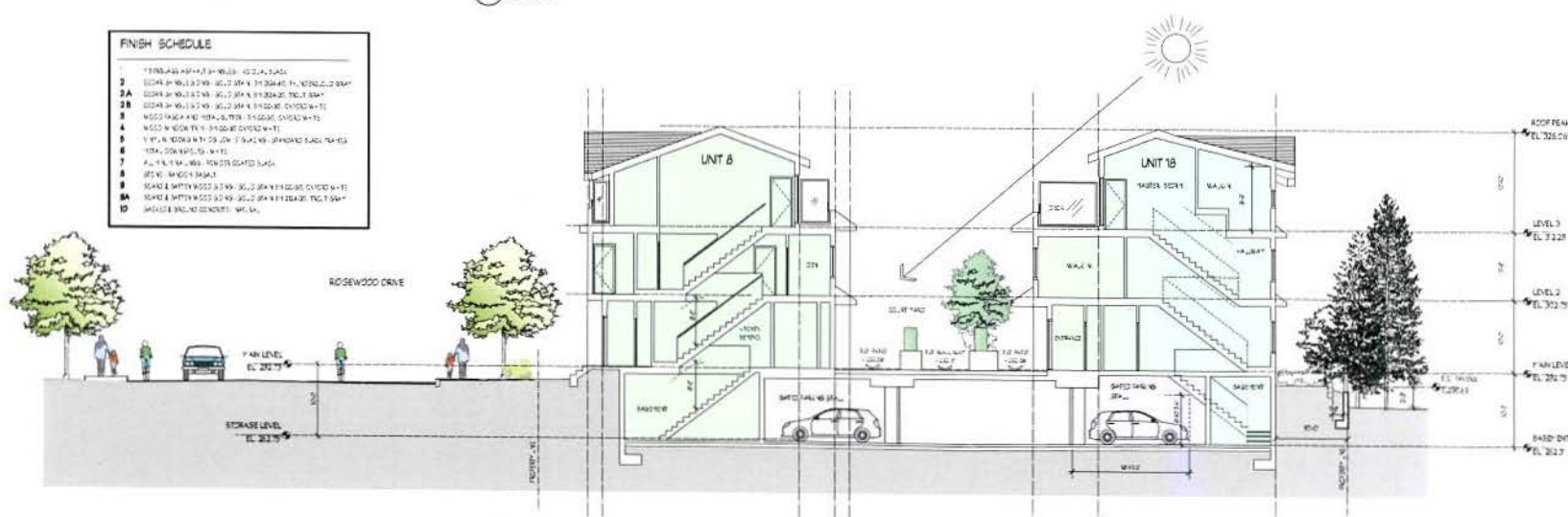
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PROJECT NAME: EDGEMONT VILLAGE

A3.6



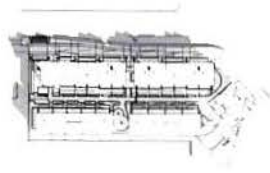
2 CROSS SECTION 3 - A4.1
SIZE: 10'-0" x 10'-0"



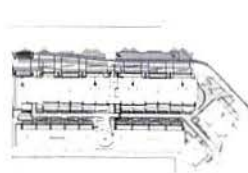
2 CROSS SECTION 4 - A4.1
SIZE: 10'-0" x 10'-0"

Typical Cross Section

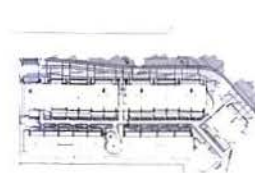
| FINISH SCHEDULE | |
|-----------------|---|
| 1 | INTERIOR WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER |
| 2 | CEILING - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 3A | CEILING - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 3B | CEILING - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 4 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 5 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 6 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 7 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 8 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 9 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |
| 10 | WALLS - 3/4" GYPSUM BOARD - 1/2" PLASTER - 1/2" JOINT COMPOUND - 1/2" PLASTER |



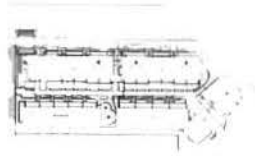
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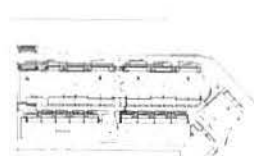
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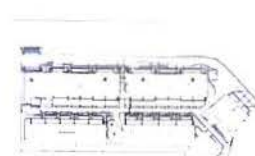
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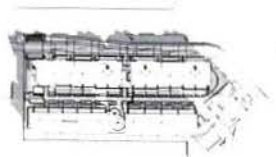
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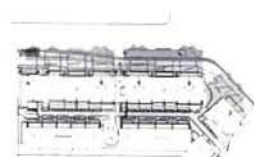
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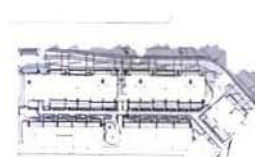
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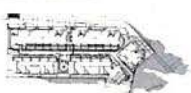
↑ SEPT 21: 10AM



↑ SEPT 21: 12 NOON



↑ SEPT 21: 2 PM



↑ SEPT 21: 6 PM

The Corporation of the District of North Vancouver**Bylaw 8159**

A bylaw to amend 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 "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)".

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

READ a first time by a majority of all Council members.

PUBLIC HEARING held

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

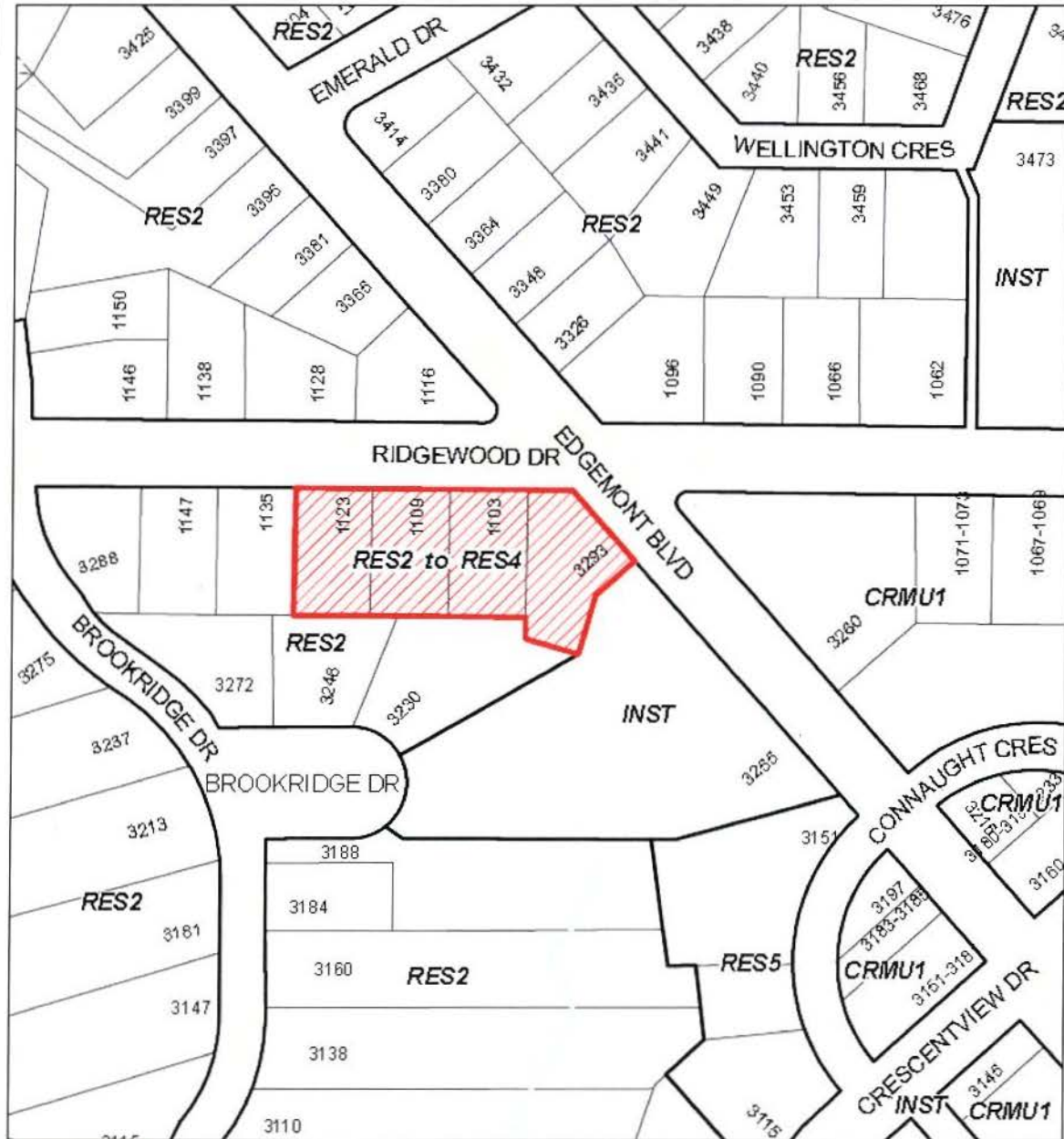
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8159

Bylaw 8159

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8159, 2015 (Amendment 16)



- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily
- Map 3.1** Form and Character Development Permit Area: as illustrated on Schedule A, by adding the properties to map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- Map 4.1** Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.



The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- i. Part 3, General Operative Clauses, Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 92 CD 92"

- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

"4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

- a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

a) Uses Permitted Without Conditions:

- i. Residential building, multifamily townhouse.

b) Conditional Uses:

- i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

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

4B 92 – 5 Density:

- a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

4B 92 – 6 Amenities:

- a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m² (40,486 sq. ft.) and 24 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:
- i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

| Setback | Minimum Required Setback |
|--------------------------------|---------------------------------|
| North (From Ridgewood Dr.) | 2.08 m (6.8 ft.) |
| Northeast (From Edgemont Blvd) | 5.02 m (16.5 ft) |
| Southeast | 2.43 m (8.0 ft.) |
| South | 3.04 m (10.0 ft.) |
| West | 3.53 m (11. ft.) |

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

| Portion of Dwelling Unit | Noise Level (Decibels) |
|---------------------------------|-------------------------------|
| Bedrooms | 35 |
| Living and Dining rooms | 40 |
| Kitchen, Bathrooms and Hallways | 45 |

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

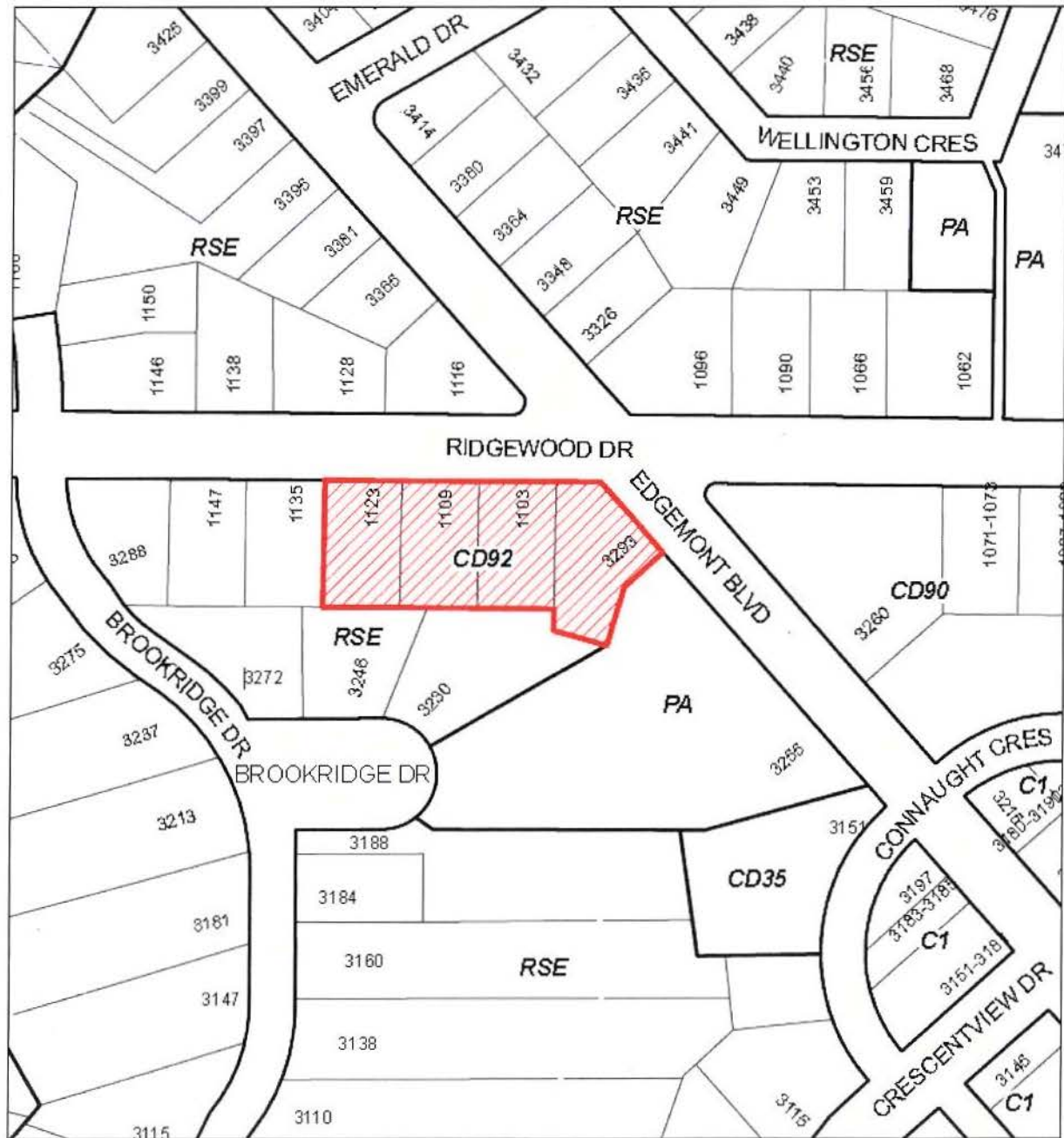
Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONT ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8162

A bylaw to enter into a Housing Agreement (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
 Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
 Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549; and,
 Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

3. Execution of Documents

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8162

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the.

BETWEEN:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office
at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby

further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 24 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8162 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing at least a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners.

3.03 Strata Bylaw Invalid

Any strata corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.04 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.05 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.06 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.07 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (bylaw 8160), is not adopted by the District's Council before December 31, 2016, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY**5.01 Indemnity**

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at

law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and

- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Josh Anderson

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal

service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. **INTERPRETATION**

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (a) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (b) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8160.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

GRANT OF PRIORITY

WHEREAS _____ (the "**Chargeholder**") is the holder of the following charge which is registered in the Land Title Office:

(a) _____ (the "**Charge**");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "**District**") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "**Lands**") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

Boffo Properties: 1103 - 1123 Ridgewood Drive & 3293 Edgemont Blvd Rezoning

Public Information Meeting Summary Report

Event Date: November 5, 2015
Time: 6pm – 8pm
Location: Highlands United Church, Edgemont Village
Attendance: 61 members of the public signed in
Comment Forms: 14 comment sheets and 3 emails were submitted.

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

Invitation Brochures

Invitations with fact and comment sheets were delivered to 547 homes, including all homes within 100 metres of the site.

Site Sign

A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, October 28th and Friday, October 30th. A copy of the ad is included in Appendix A: Notification.

Attendance:

61 members of the public attended and signed in for the meeting. A copy of the sign-in sheets are provided in Appendix B.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Natasha Letchford, Development Planner, District of North Vancouver

Project Team:

- Jamie Wallace, Boffo Properties
- Josh Anderson, Boffo Properties
- Michael Cox, Gateway Architecture
- Jennifer Stamp, Durante Kreuk Landscape Architecture

- Lance Berelowitz, Urban Forum Associates
- Tyler Thompson, Bunt & Associates

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Overview:

The Public Information Meeting was designed to provide several methods for the public to engage in the process.

The evening began with an Open House, which lasted approximately 45 minutes, where participants could browse display boards and have informal discussion with the Boffo Properties team.

The Open House was followed by a presentation by the Boffo Properties team.

The presentation was followed by a forty-five minute dialogue that provided the public with an opportunity to ask questions and discuss the project. To ensure an accurate record of the dialogue, the facilitator noted public comments and questions on flip chart paper on the wall.

The participants were invited to submit written comments to the facilitator or to the municipal planner.

The key themes of the evening were traffic, access, density and housing choice.

Public Dialogue:

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

Q1 How much will the road be widened?

A1 The DNV is re-designing the intersection.

Q2 Will public access to the courtyard be permitted?

A2 No.

C3 Trees could grow and block sunlight.

A3 Narrow, pyramidal trees have been selected to minimize blocking sunlight.

Q4 Will on-street parking be lost on Ridgewood?

A4 There will be no change in on-street parking on Ridgewood.

C5 Pedestrians will use a different entrance than drivers.

C6 The design is Georgian, rather than modern. It appears out of place in Edgemont Village.

A6 The forms have local precedents.

Q7 Will this project go to Advisory Design Panel?

A7 Yes: it will be reviewed by the Panel next week.

C8 The colours are not appropriate choices for Edgemont Village.
A8 Edgemont Village is eclectic.

Q9 Will the DNV require payment of a Community Amenity Contribution if the project is approved?
A9 Yes.

C10 There is no pedestrian walkway on the west side of Edgemont and Ridgewood.
A10 The DNV needs to follow up on this point.

Q11 Is there a delivery parking space, or a spot for moving vans?
A11 Yes, near the parkade entrance.

Q12 Will the townhouses be sold or rented?
A12 They will be sold as market units, but without rental restrictions.

C13 The full movement driveway entrance is near a busy intersection.
A13 The traffic analysis for this project is comprehensive, and factors in influences from other developments. The team is working on the intersections with the DNV.

Q14 Will the traffic lights remain after the water main project is complete?
A14 Our understanding is that the DNV plans to review the function of the traffic signals after the water main project is complete, and further data has been collected.

C15 I am unhappy with increased density in the Village because of traffic and construction impacts.

C16 We support increased density and housing choice for younger families and downsizers (re-iterated by four different participants)

Q17 How much will the units cost?
A17 We do not know yet: it will be set by the market.

Q18 Are you proposing any one-storey units for seniors?
A18 No one-storey units are proposed, but units in cluster "C" are designed to have space for a lift and include other adaptable design features.

C19 Three visitor parking stalls is not enough.
A19 The traffic analysis, which looked at other comparable projects, supports this number of visitor parking stalls. Some residential spots will not be used. Visitor parking demand peaks at night (not when trades are working).

C20 Grosvenor will supply extra visitor parking in the Village across the street.

Q21 Will the underground parking be secure?
A21 Yes.

C22 One parking entrance will not be enough.

A22 One parking stall for a project of this size is typical. If several people are coming and going simultaneously, they will take turns using the entrance.

Q23 How many trees will be removed for this development?

A23 Underground parking makes it hard to retain existing trees. Boffo Properties will replant many trees.

Q24 Will reduced front yard setbacks affect sight lines for traffic?

A24 No.

C25 Edgemont Village is changing rapidly with several concurrent projects that increase density. Three projects are happening at the same time within one block.

C26 The dialogue tonight reflected points raised during the Edgemont Village Plan Refresh process.

Comment Sheet and Email Summary

Fourteen comment sheets and 3 emails were submitted to the DNV after the meeting. Copies of the correspondence are attached as an Appendix C. Seven of the fourteen comment sheets and one of the emails explicitly expressed support for the project.

Below is a summary of the key themes communicated via comment sheets and emails after the meeting. They are clustered according to topic.

Affordability

- I currently live in a townhouse with my wife and two young boys but will require more space in the future. Single family homes in Edgemont are beyond my price range but this could be affordable and preferable as an option to live closer to my son's school at Cleveland Elementary.
- Who can afford to buy these homes? Neither singles over 50, nor young couples.

Architecture & Site Planning

- The living space in townhouses is too small: staircases take up too much room
- Stairs in multi-level townhouses make the units unsuitable for seniors and households with small children
- The pad-mounted transformer is proposed to be located on a prominent corner of the site. This could be integrated with the loading and services on the west side of the site, instead.
- The rooflines should have a steeper pitch.
- Project looks great.
- The project will have a positive impact on the community and businesses, but the architecture is very conservative. The architecture should incorporate design improvements that refer to the artistic side of the area.
- Nice mix of unit sizes.
- Very nice looking site!
- Keep the project on Ridgewood: don't go around the corner onto Edgemont Boulevard
- Skepticism about the artistic rendering of the project: where are the traffic lights and traffic?

- I find the bulky Georgian “shingle-style” architectural expression for this project to be very out of place in the Edgemont context.

Density

- I fully support this proposal. Edgemont needs more diverse housing types in this area and townhouses are appropriate and compatible with the existing area.
- I support townhouses in the village, but too many units are proposed
- The proposal is consistent with Edgemont Refresh vision and principles
- Land use and density will support Edgemont businesses and help animate the street
- New residents will make the neighbourhood even better.
- I have no problem with increased residential density at this location.

Parking

- Concern about amount of visitor parking, and a request for data from comparable projects
- Three visitor parking stalls is probably not enough, and will result in visitors parking on Brookridge Drive.

Traffic

- Concern about traffic impacts and pedestrian safety in Edgemont Village
- Traffic is an issue, but this density will support Edgemont as a walkable neighbourhood
- Worried about traffic!
- The mid-block parkade access/egress will be very problematic on the busy Ridgewood arterial. This should be right-in, right-out only. This intersection has become a serious problem, particularly during rush hour.

Environment

- More than 125 birds in this area depend on the existing older trees

Process

- What are the odds that this project will not be approved?
- Have the Edgemont Village Plan details been adopted into the existing OCP?
- Is the current RSE zoning FSR 0.55 or is it 0.35 + 350 sq ft?
- Does the project require an OCP amendment as well as rezoning in order to proceed?
- Have shadow studies been conducted?

General Comments

- Wonderful concept for young families!
- I’m so happy young families will be able to move here.
- Boffo is a quality developer.
- This project will serve the community well

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. Invitations were mailed to the community, a sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in four ways:

- by browsing boards and talking to the project team and municipal Planner in an Open House
- listening to a presentation
- participating in a facilitated dialogue, and
- submitting written comments.

61 people signed in and participated in the meeting. Participants asked the development team and District planner a variety of specific questions.

The key themes raised at the meeting were parking, access and density, and support for increasing housing choice in Edgemont Village. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening.

Fourteen comment sheets and three emails were submitted after the meeting. A relatively high proportion of the respondents supported the project: seven of the fourteen comment sheets and one of the emails explicitly expressed support for the project.

Appendix A: Notification


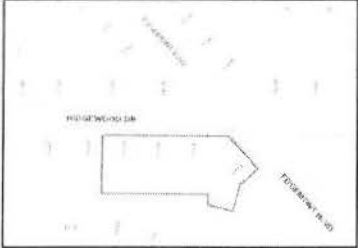
Newspaper Advertisement

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard, to construct a townhouse project. You are invited to a meeting to discuss the project.

Date: Thursday, November 5, 2015
Time: 6:00 – 8:00 p.m.
Location of meeting: Highlands United Church
3255 Edgemont Blvd., North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 24-unit townhouse project. Homes range between approximately 1,536 and 2,452 square feet in size and the project includes 50 underground parking spaces.



Information packages are being distributed to residents within a 100m* meter radius of the site. If you would like to receive a copy or if you would like more information, please contact Natasha Letchford, Community Planner, District of North Vancouver at 604-990-2387 or Josh Anderson, Director, Development of Boffo Properties (Edgemont) Inc. at 604-648-0594.

***This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**

Notification Sign

**Developer's
Public Information Meeting**

**Proposal:
3-Storey Townhouse Project**

**6 PM, Thursday, November 5
Highlands United Church
3255 Edgemont Boulevard**

**Boffo Properties (Edgemont) Inc.
604-648-0594**



 This meeting has been required by the District of North Vancouver as part of the regulatory process.

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