

# AGENDA

## *PUBLIC HEARING*

**Tuesday, November 28, 2017**

**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



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**PUBLIC HEARING**

**7:00 p.m.  
Tuesday, November 28, 2017  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver**

**2932 Chesterfield Avenue  
Four Unit Townhouse Project**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)**

*Purpose of Bylaw:*

Bylaw 8249 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 110 (CD110) and rezone the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 110 (CD110). The CD110 Zone addresses use, density, amenities, setbacks, height, coverage, landscaping and parking.

**3. PRESENTATION BY STAFF**

Presentation: Emel Nordin, Development Planner

**4. PRESENTATION BY APPLICANT**

Presentation: Farzin Yadegari, Farzin Yadegari Architects

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the November 28, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" be returned to Council for further consideration.

**8. CLOSING**

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

## **Bylaw 8249**

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

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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 1357 (Bylaw 8249)”.

### **2. Amendments**

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- (a) Part 2A, Definitions is amended by adding CD 110 to the list of zones to which Part 2A applies.
- (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 110                      CD 110”

- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following:

**“4B110 Comprehensive Development Zone 110                      CD 110**

**The CD 110 zone is applied to:**

Lot B Block 2 District Lot 801 Plan 9372 (PID: 009-716-971)

#### **4B110-1 Intent:**

The purpose of the CD110 Zone is to establish specific land use and development regulations for a four unit townhouse project.

#### **4B110-2 Permitted Uses:**

The following *principal* uses shall be permitted in the Comprehensive Development 110 Zone:

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

Not Applicable.

(b) **Conditional Uses:**

- (i) Residential building, multiple family townhouse.

**4B110-3 Conditions of Use:**

- (a) Balcony enclosures are not permitted.
- (b) Secondary suites are not permitted.

**4B110-4 Accessory Uses:**

- a) *Accessory uses* are permitted and are limited to:
  - (i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

**4B110-5 Density:**

- (a) The maximum permitted density is 280 m<sup>2</sup> (3,013 sq. ft.) *gross floor area* and one unit, inclusive of any density bonus for energy performance.
- (b) For the purposes of calculating *gross floor area*, the following areas are excluded:
  - (i) unenclosed carports and parking access areas;
  - (ii) unenclosed garbage and recycling collection areas;
  - (iii) decks, porches, patios, balconies and exterior steps; and,
  - (iv) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 1.22 m (4 ft.) from the floor above to the lesser of natural grade and finished grade.

**4B110-6 Amenities:**

- (a) Despite subsection 4B110-5, density in the CD110 Zone is increased to a maximum of 830.11 m<sup>2</sup> (8935 sq. ft.) *gross floor area* and four units if the owner contributes \$158,564 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
  - (i) Improvements to public parks, plazas, facilities, trails and greenways;
  - (ii) Public art and other beautification projects; and
  - (iii) Affordable housing.

**4B110-7 Setbacks:**

- (a) Buildings shall be set back from property lines to the closest building face as established by development permit, and in accordance with the following regulations, excluding encroachment of balconies, decks and street-fronting glass entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

<b>Setback</b>	<b>Buildings (Min Setback)</b>
North Property Line (Interior lot line)	3.15 m (10.3 ft)
East Property Line (Interior lot line)	2.03 m (6.7 ft)
West Property Line (Chesterfield Ave.)	2.11 m (6.9 ft)
South Property Line (E. 29 <sup>th</sup> St.)	2.51 m (8.2 ft)

**4B110-8 Height:**

- (a) Maximum permitted height is 11.4 m (37.4 ft).

**4B110-9 Coverage:**

- (a) Building Coverage: Maximum building coverage is 50%.
- (b) Site Coverage: Maximum site coverage is 75%.

**4B110-10 Landscaping:**

- (a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- (b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
- (i) Any utility boxes, vents or pumps that are not located underground and / or within a building; and
  - (ii) Any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

**4B110-11 Parking, Loading and Servicing Regulations:**

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

- (a) Bicycle parking is to be accommodated in private carports or garages and a minimum of six Class 2 bicycle parking spaces shall be provided.”

- (d) 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 6000 Zone (RS4) to Comprehensive Development 110 Zone (CD110).

**READ** a first time October 30, 2017

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8249" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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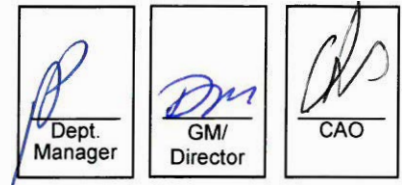
Municipal Clerk

The map displays a grid of residential lots with various zoning designations. The streets shown are W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St. The map also shows various zoning designations such as RSNQ, RL2, C1, C2, C3A, CD49, CD52, CD89, and CD110. A specific property at the intersection of W 29th St and W 30th St is highlighted with a red box and labeled 'RS4 to CD110'.



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 30, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

October 18, 2017  
File: 08.3060.20/042.16

**AUTHOR:** Emel Nordin, Development Planning

**SUBJECT: BYLAW 8249: REZONING FOR A FOUR UNIT TOWNHOUSE PROJECT:  
2932 CHESTERFIELD AVENUE**

### RECOMMENDATIONS:

That the "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" to rezone the subject site from RS4 to CD110 is given FIRST reading;

AND THAT Bylaw 8249 be referred to a Public Hearing.

### REASON FOR REPORT:

To obtain Council's consideration of bylaw introduction and referral to public hearing for Rezoning Bylaw 1357 which permits redevelopment of one single family lot into four townhouse units.

### SUMMARY:

The applicant proposes to redevelop one single-family lot located at 2932 Chesterfield Avenue as a four unit townhouse project.

Implementation of the project requires rezoning (Bylaw 8249). The proposal is in keeping with the Official Community Plan and the North Lonsdale-Delbrook reference policy document. The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing. A development permit will be forwarded to Council if the rezoning is approved.



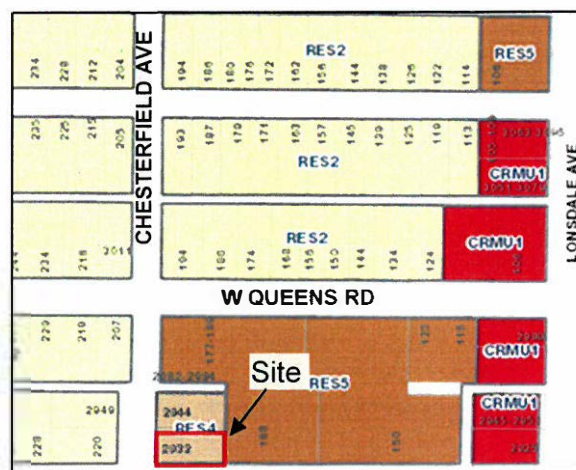
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**SUBJECT PROPERTY:**

The development site consists of one single family lot and is located at the corner of Chesterfield Avenue and West 29<sup>th</sup> Street, immediately north of the City of North Vancouver boundary. Adjacent properties consist of single family lots to the north and west and existing multifamily developments to the east and south. The OCP designates the single family property to the north as Residential Level 4: Transition Multifamily, which envisions a similar form of transitional multifamily development.



**EXISTING POLICY:**

Official Community Plan

The District Official Community Plan (OCP) designates the site as *Residential Level 4: Transition Multifamily* (RES4) This OCP designation envisions multifamily uses within or in close proximity to centres and corridors, or as a transition between higher density sites and adjacent detached and attached residential areas. Transitional multifamily is typically in the form of townhouse and apartment developments, with a density of up to approximately 1.20 FSR.

The units are all three bedroom floor plans, which are well suited for families, and as such, the proposal responds 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 proposal also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multifamily housing sizes (Policy 7.1.4).

North Lonsdale-Delbrook Official Community Plan

The policies and objectives in the OCP considered the general directions from the North Lonsdale-Delbrook Official Community Plan (1995) which remains as a reference policy document in consideration of new development in this area.

The North Lonsdale-Delbrook Plan designates the south side of West Queens Road (100 block) and north side of West 29<sup>th</sup> Street for medium density multi-family housing suitable for seniors and ‘empty nesters’ at a maximum density of 36.3 units/acre (90 units/hectare). The development proposal under consideration is approximately 23 units per acre (57 units/hectare) in the form of market housing with no resident age requirements. The following seniors housing is currently available in the immediate vicinity:

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- 188 West 29<sup>th</sup> Street: "Vista 29" - A 50 unit condominium development which has a 55+ occupancy restriction.
- 150 West 29<sup>th</sup> Street: "Churchill Retirement Residence" – A 97 unit rental development providing independent and assisted living for seniors.

The proposed development will expand the existing supply of multi-family housing in this area by providing units suitable for all ages including families and 'empty nesters'. This is consistent with the direction of the Official Community Plan to expand the supply and diversity of housing types in the District.

The North Lonsdale-Delbrook Plan also envisions assemblies in this block which would see the property located immediately north, 2944 Chesterfield Avenue, develop with the subject property. While 2944 Chesterfield Avenue was considered in the review of this development proposal, there are no plans for this property to be redeveloped at this time. Staff note that this property could be redeveloped in the future to a similar housing form as 2932 Chesterfield Avenue, with driveway access provided from the open lane to the north.

**Zoning:**

The subject property is currently zoned Residential Single Family 6000 Zone (RS4) and rezoning is required to permit this development of this four unit townhouse. Bylaw 8249 proposes to rezone the site to Comprehensive Development Zone 110 (CD110) tailored specifically to this project. The proposed CD110 zone prescribes permitted uses, density, height, setbacks, parking requirements, and requires a community amenity contribution of \$158,564 to achieve maximum density.



**Development Permits**

The subject lot is designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development (Ground-Oriented Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

A detailed Development Permit report, outlining the project's compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

**Strata Rental Protection Policy**

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" does not apply to this project as the rezoning application would permit development of less than five units.

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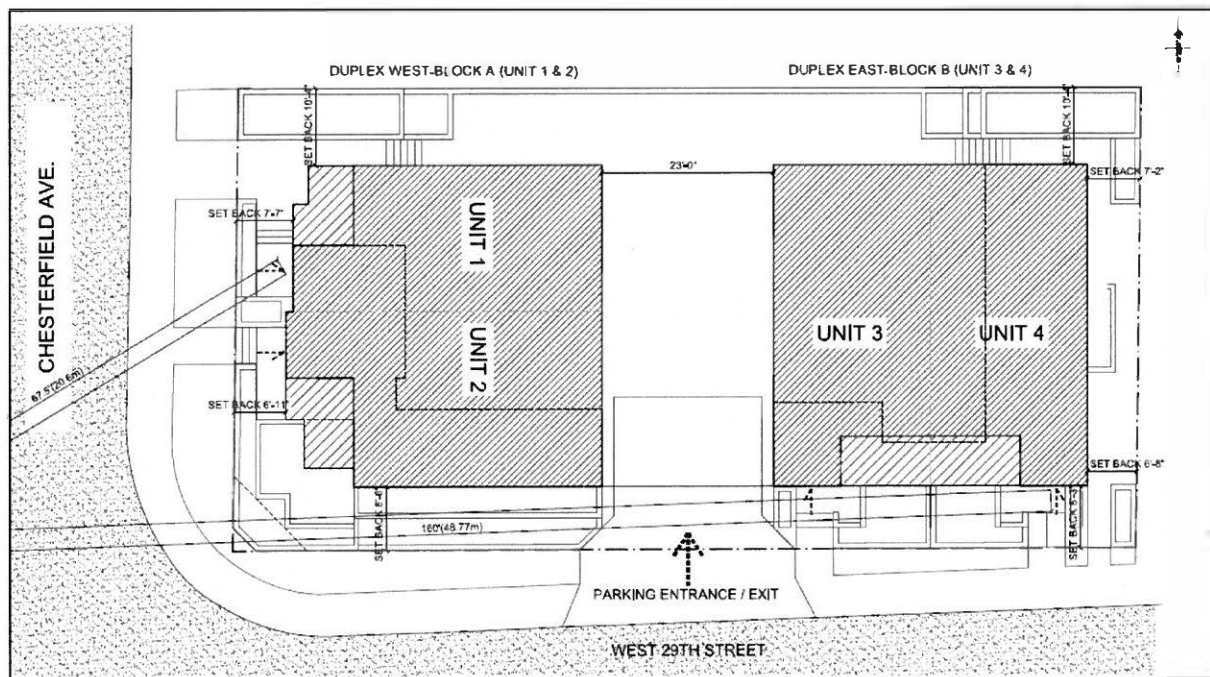
Housing Affordability and Diversity:

In accordance with the Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District. These town homes offer ground oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District's "missing generation." Community amenity contributions from the site can be used toward the District's affordable housing goals, among other amenities.

**ANALYSIS**

Site Plan and Project Description

The proposal consists of four townhouse units in two three storey buildings with rooftop decks and a parking/basement level. One building is sited on the west portion of the site fronting Chesterfield Avenue and the other building is sited on the east portion of the site fronting West 29th Street, as illustrated by the site plan below. The units are all three bedroom layouts and the units range in size from 182.5 m<sup>2</sup> (1964 sq. ft.) to 248.7 m<sup>2</sup> (2677 sq. ft.). The building height is approximately 11.4 m (37.4 ft.).



**Site Plan**

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**Southwest Elevation (West 29<sup>th</sup> Street at Chesterfield)**



**Southeast Elevation (West 29<sup>th</sup> Street)**



**West Elevation (Chesterfield Avenue)**

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Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on September 8, 2016 and the Panel recommended revisions to the proposal and a further presentation to address items noted by the Panel in its review of the project.

The applicant addressed the Panel's comments by streamlining the building design with use of more contemporary materials; creating better defined front entrances; enhancing the southwest corner of the building with additional windows and wood siding detail; incorporating code-compliant skylight hatches; revising the proposed landscape plan with a greater variety of both deciduous and evergreen plant materials; as well as incorporating evergreen vines on the back wall of the parking level to enhance this element of the project.

The application was considered for a second time by the Advisory Design Panel (ADP) on December 8, 2016. The panel recommended approval of the project as presented.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the rezoning process.

Accessible Design

As the proposed development includes less than five units, the accessible design policy is not applicable to this proposal. Due to the topography of the site it would not be possible to create units with grade level front entry access, however, a number of basic and enhanced accessible design elements have been voluntarily incorporated into the design, including:

- unit entry door clear opening width of 850 mm (34 in.)
- bathroom design features including a clear opening width of at least 800mm (32in), a minimum of one bathroom with pocket door, enhanced door handles, slip resistant flooring, and reinforcement to accommodate future installation of grab bars
- bedroom with at least 152cm (60in) of manoeuvring space
- kitchen design features such as slip resistant flooring, adjustable shelves, enhanced cabinet handles, sufficient space for future modification of appliance layout
- basic and enhanced electrical features

Vehicle Parking

All parking is proposed in a one level above ground garage, with access provided through a driveway ramp from West 29th Street. The proposal meets the Zoning Bylaw parking requirement for eight stalls for residential uses (including visitor parking).

Bicycle Parking

The proposal includes space for 6 class 2 bicycle vertical storage spaces in private carports.

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The application includes improved street frontages with street tree plantings and streetlight upgrades, including pedestrian lighting, curb, gutter, and paving improvements, along the existing roadways adjacent to the development. The opportunity for installation of a new four-way stop at the corner of Chesterfield Avenue and 29<sup>th</sup> Street is currently being reviewed by the District Engineering Department.

The applicant will be required to submit a report from a qualified acoustical consultant confirming the building design will enable these standards to be met.

A landscape plan has been submitted with the rezoning application showing a variety of both deciduous and evergreen plant materials. A mix of shrubs, perennials and groundcover will be incorporated throughout the site, and a cedar hedge will be planted along the north property line in the east and west corners of the site for privacy. In addition, four maple trees and two magnolia trees are proposed to be planted at the corners and along the south property frontage.



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

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**COMMUNITY AMENITY CONTRIBUTION:**

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$158,564 has been calculated as a fixed rate in accordance with the policy and this amount is included in Bylaw 8249. The CACs from this development can be directed towards off-site public art, plazas, facilities, parks, trails, environmental or other public realm improvements, and/or the affordable housing fund.

**GREEN BUILDING MEASURES:**

Compliance with the District's Green Building Strategy or higher level as mandated by provincial legislation is required. The applicant is utilizing a recognized green building program and the proposal incorporates a range of features to meet an energy performance rating of Energuide 80 and a building performance equivalent to a 'Gold' standard. Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

**CONCURRENCE:**

Staff

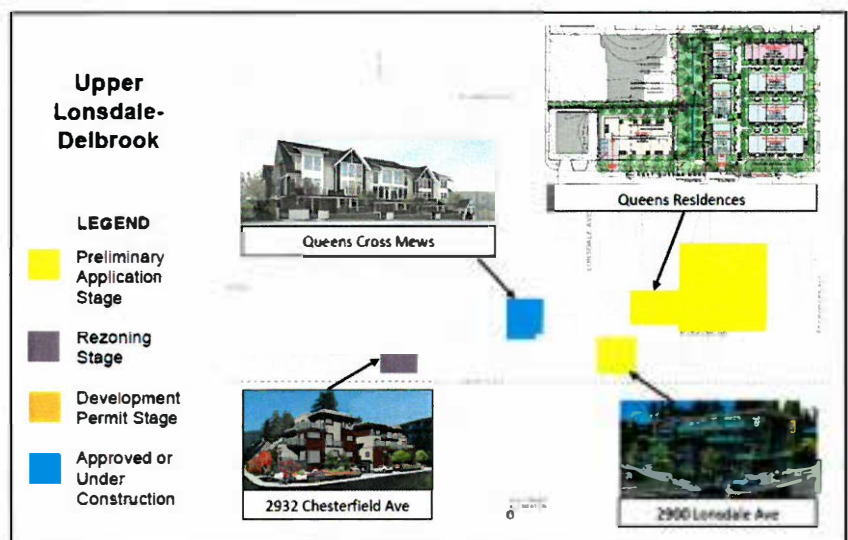
The project has been reviewed by staff from the Environment, Building, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, and Fire Departments, and the Arts Office.

City of North Vancouver

The City of North Vancouver has been notified of the application due to the proximity of the development site to the City's northern boundary.

Construction Traffic Management Plan

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). 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 Chesterfield Avenue and West 29th Street. The plan is required to be approved by the District prior to issuance of a building permit.



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In particular, the Construction Traffic Management 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.

**PUBLIC INPUT:**

Public Information Meeting

The applicant held a facilitated Public Information Meeting on December 15, 2016.

Notices were distributed to surrounding properties in accordance with the District's Public Notification Policy. One sign was placed on the property to notify passerbys of the meeting, and advertisements were placed in the North Shore News on December 11th and 14th. The meeting was attended by approximately 11 residents. The summary report is attached as Schedule C.

The overall tone of the meeting was balanced and the residents generally seemed receptive to the proposal. Of all those who commented, the largest number of comments were related to traffic and parking and pedestrian safety, with a few comments related to building height, design and view impacts.

In response to the traffic and pedestrian safety concerns, the District Engineering Department is currently completing a review for the installation of a four-way stop at the intersection of Chesterfield Avenue and West 29th Street.

In terms of building height, the top of the parapet of the proposed buildings will be approximately 12 feet greater than the roof peak of the existing single family house. The development was designed as two buildings to reduce building mass and provide a built form that is complementary to properties. In addition, the upper storeys of the west building have been stepped back to increase separation and privacy from Chesterfield Avenue. The proposed building height will be approximately 4.5 feet less than the existing multifamily development to the east at 188 West 29<sup>th</sup> Street.

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**IMPLEMENTATION:**

Implementation of this project will require a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8249 (Attachment B) rezones the subject site from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 110 (CD110) which:

- establishes the permitted residential use;
- allows home occupations as an accessory use;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

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

- a green building and acoustical covenant;
- a stormwater management covenant;
- a covenant restricting secondary suites; and
- an engineering servicing agreement (including construction management plan).

**CONCLUSION:**

This project is consistent with the directions established in the OCP and in the North Lonsdale-Delbrook reference policy document. It addresses OCP housing policies related to the provision of a range of housing options, in this case, family housing in a townhouse format.

The project is now ready for Council's consideration.

**Options:**

The following options are available Council's consideration:

- 1) Introduce Bylaw 8249 and refer Bylaw 8249 to a Public Hearing (staff recommendation); or,
- 2) Defeat Bylaw 8249 at First Reading.

Emel Nordin  
Development Planning

A – Reduced project plans  
B – Bylaw 8249  
C – PIM Summary Report

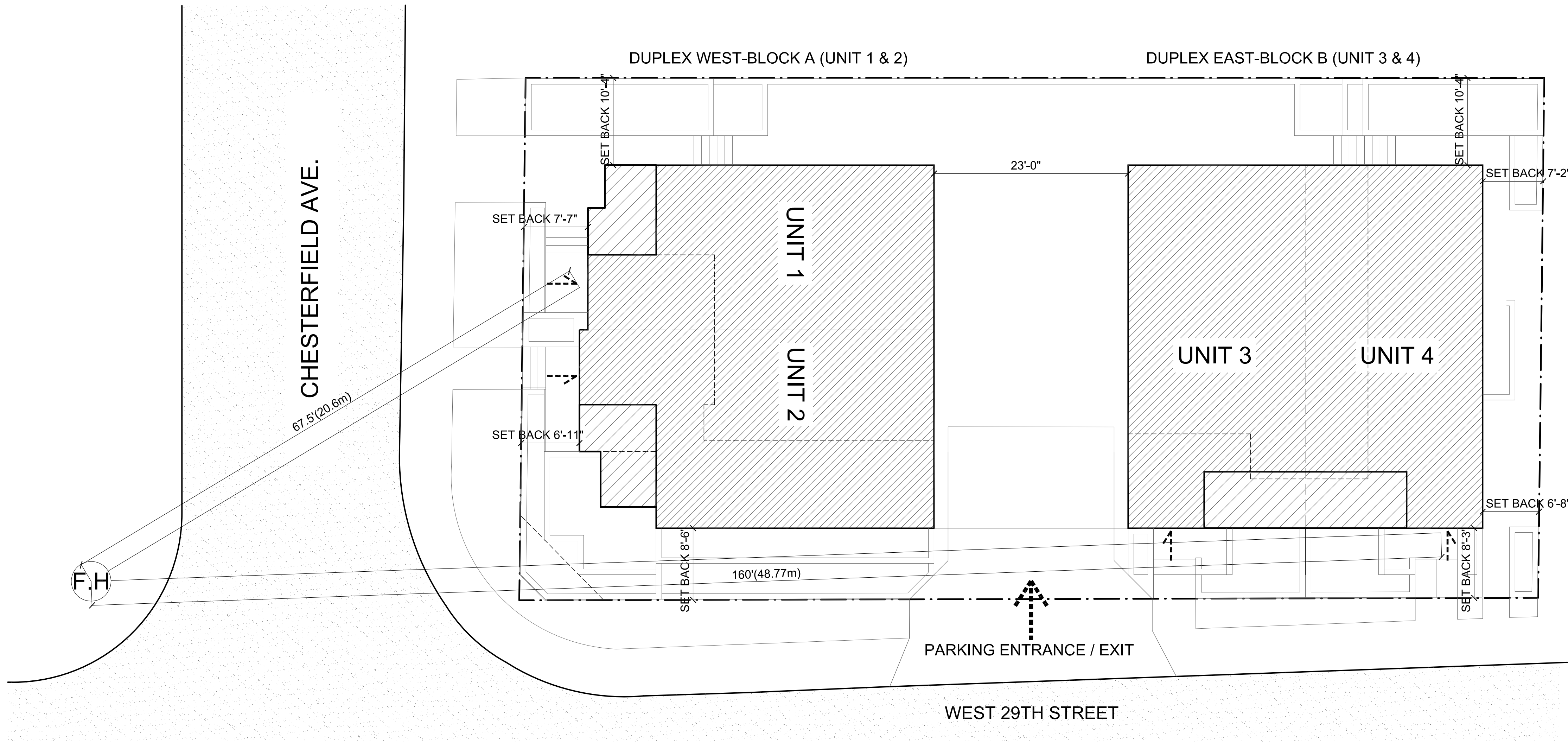
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REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> 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: _____

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PROJECT DATA

CIVIC ADDRESS: 2932 CHESTERFIELD AVE.  
LEGAL DESCRIPTION : LOT B BLOCK 2 DISTRICT LOT 801 PLAN 9372

ZONE: REQUIRED RS4 PROVIDED SIMILAR TO CD51

LOT AREA: 7,449 SQ. FT.

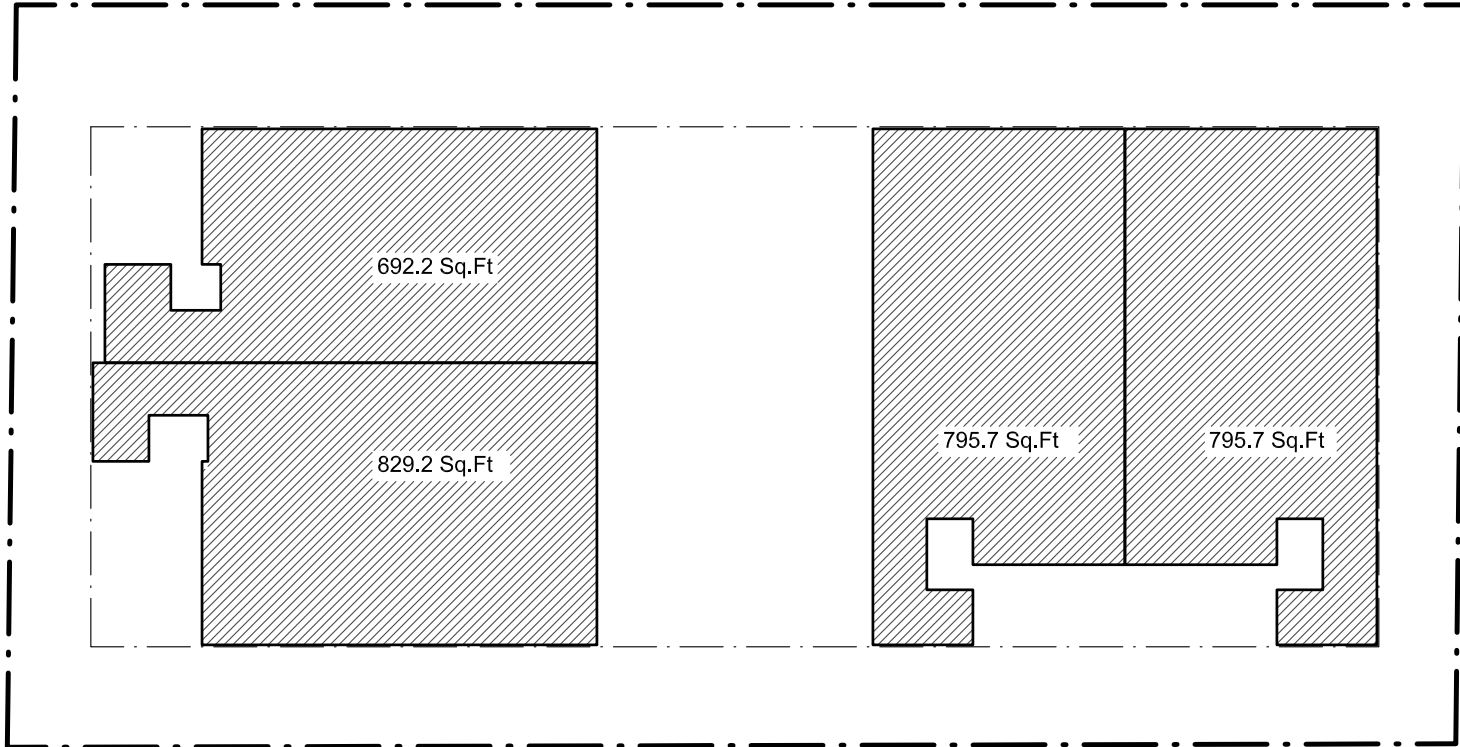
ALLOWED FLOOR SPACE AREA : 1.2 X LOT AREA=8940 SQ.FT  
PROPOSED FLOOR SPACE AREA: 8932 SQ.FT  
UNIT NUMBER : 4 UNITS ( TWO DUPLEX)

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	8 FT	8.24FT TO 8.5FT
SIDE YARD:	8 FT	7.67 FT TO 7.17FT
REAR YARD:	8 FT	10.34 FT
MAX. HEIGHT:	41 FT	36.4 FT

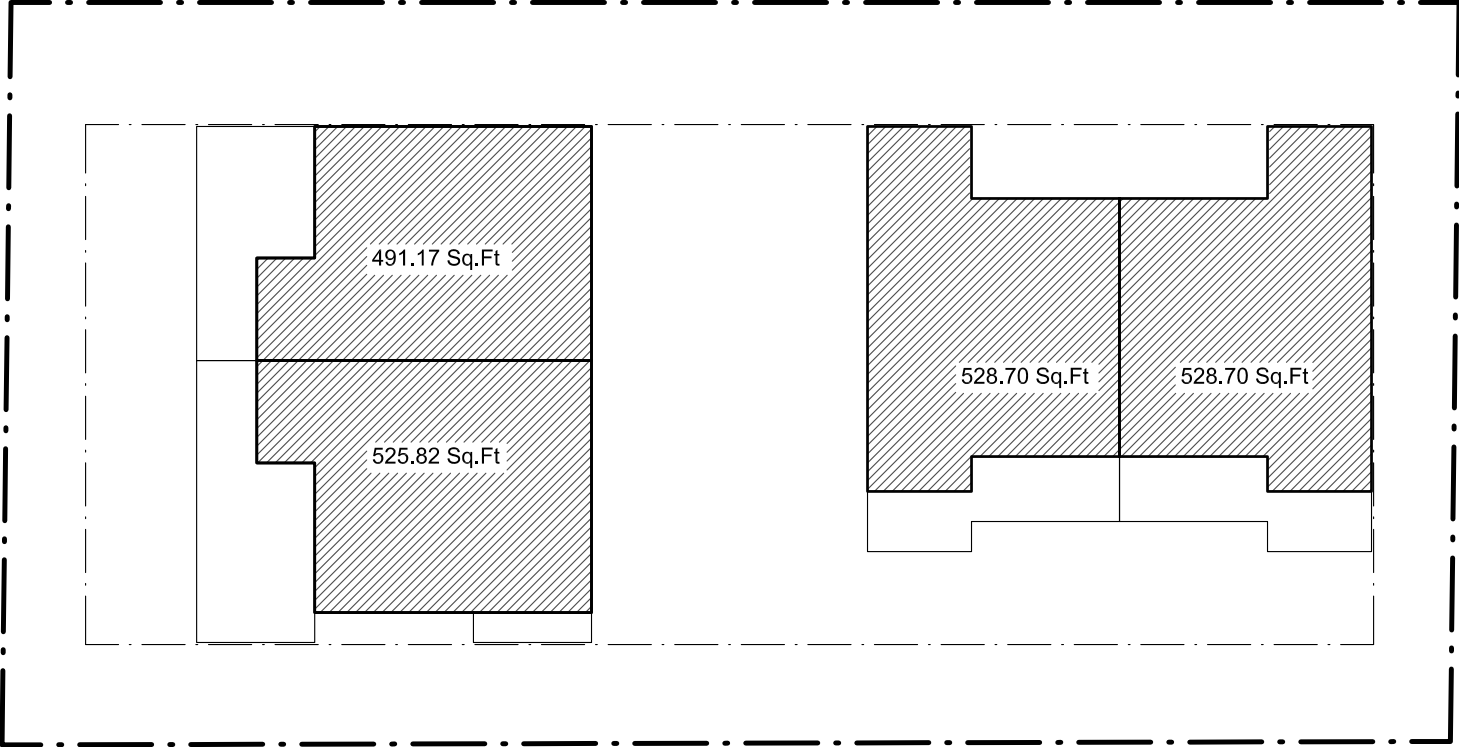
ALLOWED LOT COVERAGE: (70% OF LOT AREA)7449 X 0.7 = 5214.3 SQ. FT.  
PROPOSED LOT COVERAGE: (47.56% OF LOT AREA) =3543.3 SQ.FT

PARKING:

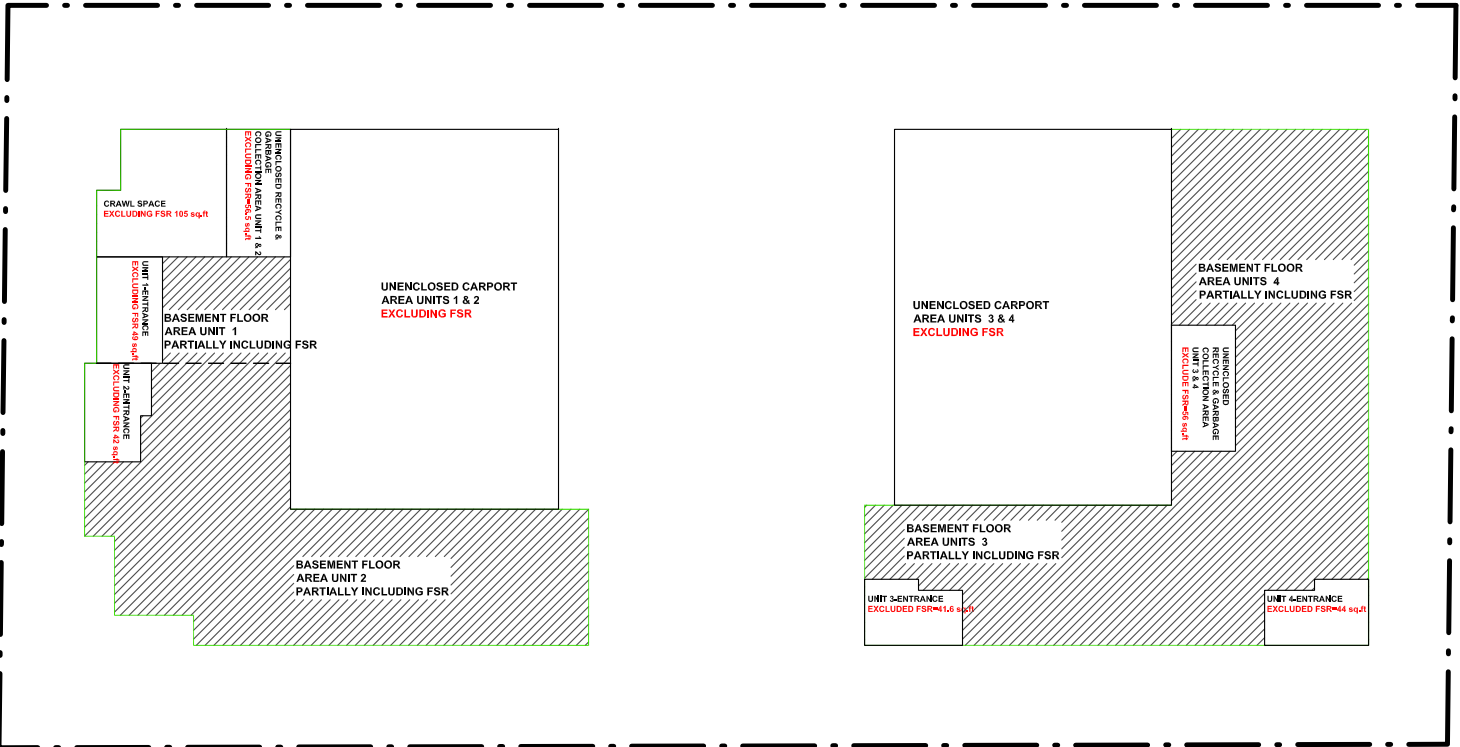
REQUIRED PARKING: 8 STALLS  
PROVIDED PARKING: 8 STALLS



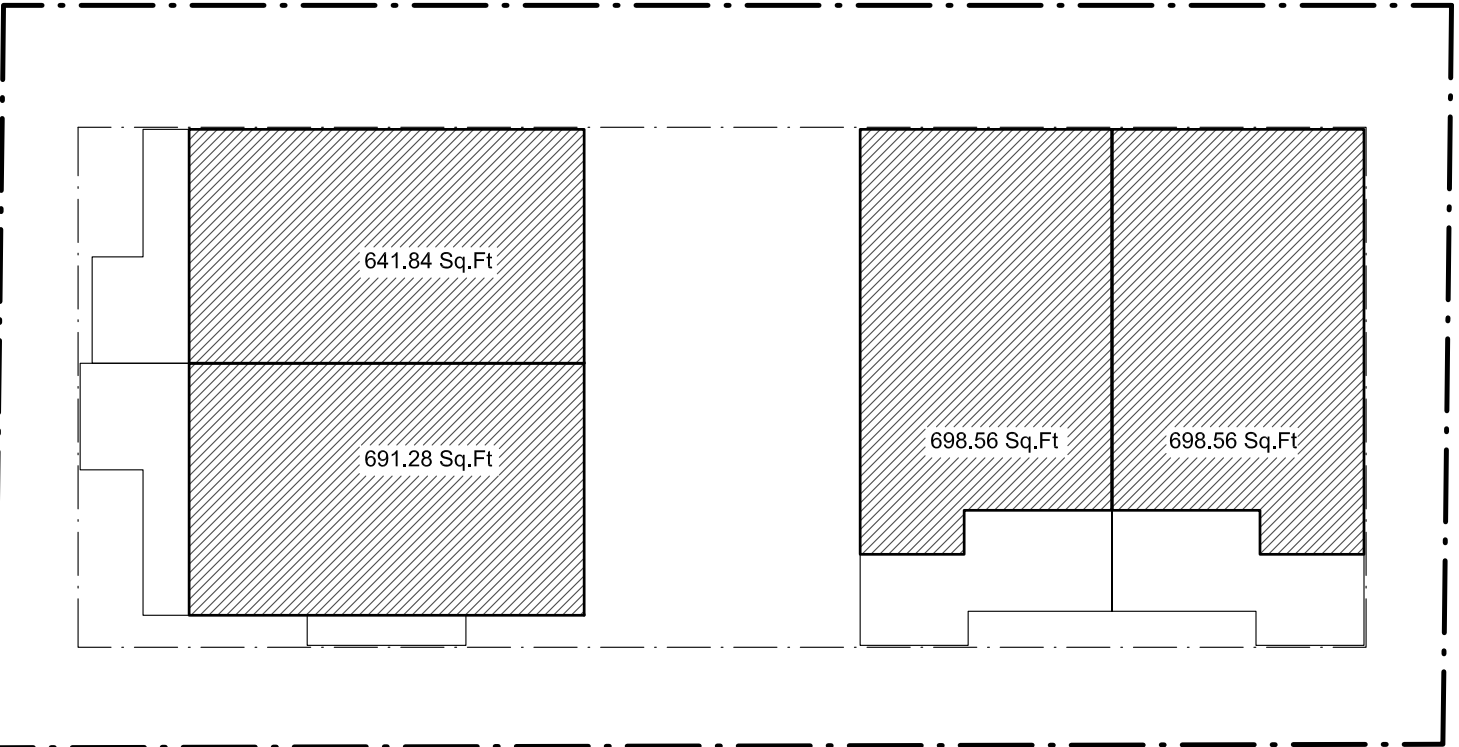
GROUND FLOOR - 3112.8 SQ.FT



THIRD FLOOR - 2074.39 SQ.FT



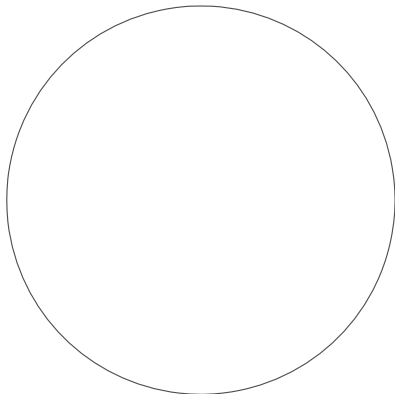
PARKING FLOOR - INCLUDING FSR 1014.57 SQ.FT



SECOND FLOOR - 2730.24 SQ.FT

THIRD FLOOR	2074.39 SQ.FT	GROUND FLOOR	3112.8 SQ.FT
SECOND FLOOR	2730.24 SQ.FT	BASEMENT FLOOR	1014.57 SQ.FT(535.67+478.9)
TOTAL FLOOR SPACE AREA = 8932 SQ.FT			
FSR = 8932 SQ.FT / 7449 SQ.FT= 1.199			

ISSUES: FOR COORDINATION ONLY-JUNE20/2016 ADP SUBMISSION-JUNE28/2016 ADP SUBMISSION-NOV30/2016 DP SUBMISSION-May 23/2017		REVISIONS:			DRAWN BY:	SCALE: 1/8"=1'-0" & 1/16"=1'-0"	TITLE: SITE PLAN & PROJECT DATA
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		Nov.10th- 2016					
		Feb.23rd- 2017			CAD FILE:		
		Apr.18th- 2017			Chesterfield 2932.dwg		
		June 28th- 2017				DATE: MARCH . 2016	PROJECT: CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.
		August 23rd- 2017					



Attachment A

**FARZIN VADEGAR ARCHITECT INC.**  
FARZIN VADEGAR ARCHITECT INC.  
100 - 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

DRAWING NO.  
**A- 1.1**



## VOLUME



PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

FARZIN YADEGARI ARCHITECT AIBC  
 100 2240 CHIPPENDALE ROAD  
 WEST VANCOUVER B.C. V7S 3J5  
 T 778 340 4142 E farzin@fyarch.ca  
 W W W . f y a r c h . c a



## VOLUME



PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

**FARZIN YADEGARI ARCHITECT AIBC**  
 100 2240 CHIPPENDALE ROAD  
 WEST VANCOUVER B.C. V7S 3J5  
 T 778 340 4142 E farzin@fyarch.ca  
 WWW.fyarch.ca



**Chesterfield Avenue Entrances**



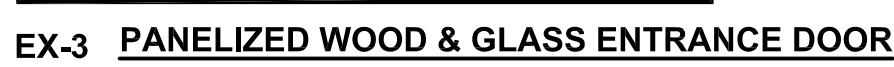
**West 29th Street Entrances**

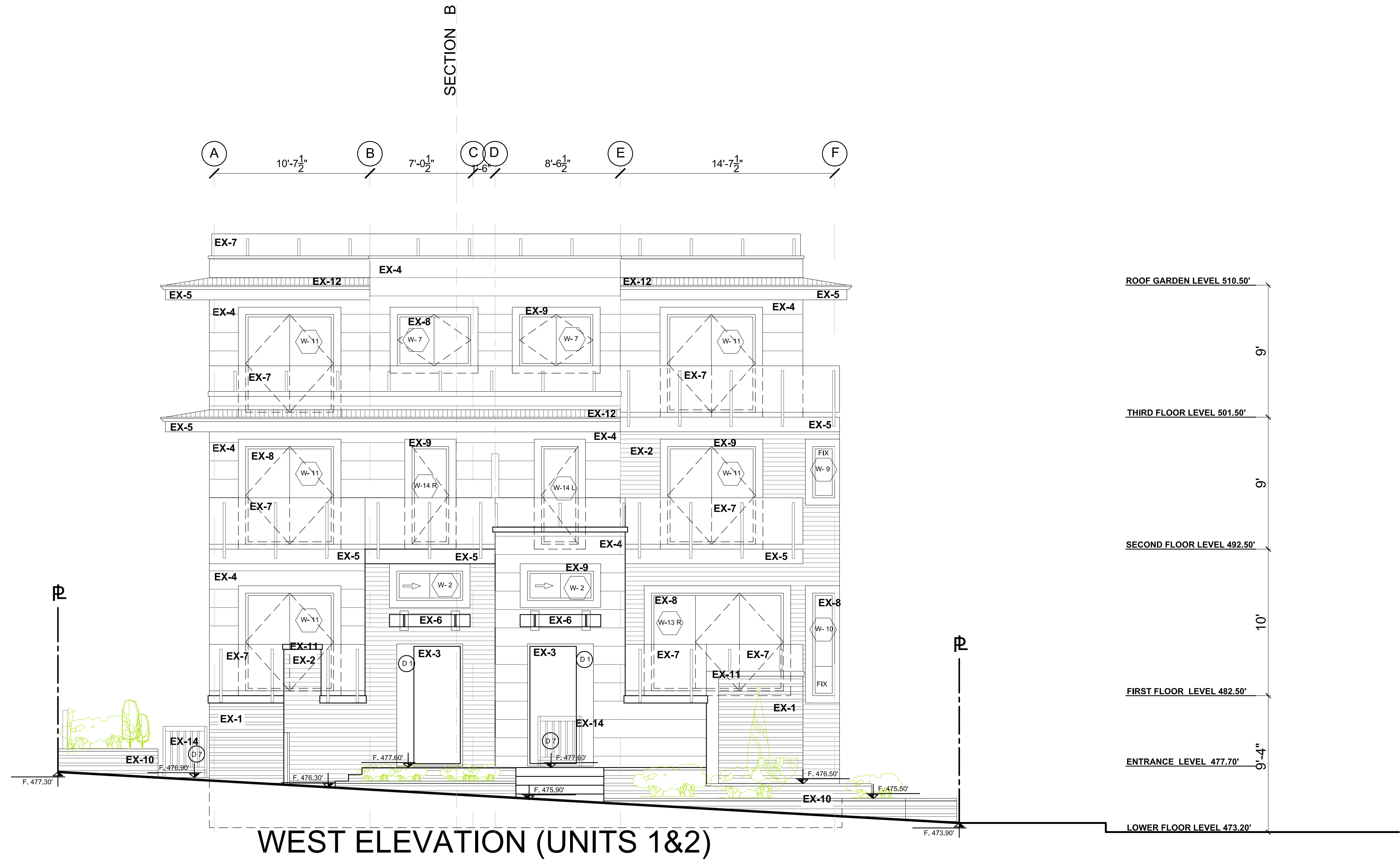
**ENTRANCE**



PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

**FARZIN YADEGARI ARCHITECT AIBC**  
 100 2240 CHIPPENDALE ROAD  
 WEST VANCOUVER B.C. V7S 3J5  
 T 778 340 4142 E farzin@fyarch.ca  
 W W W . f y a r c h . c a

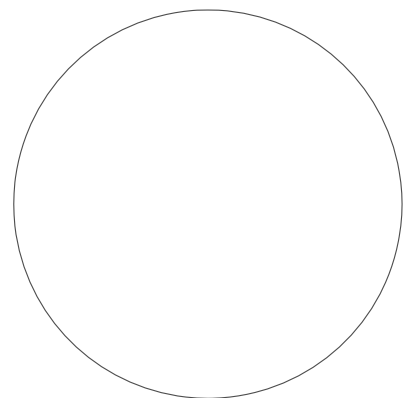




## EXTERIOR FINISHES MATERIAL LIST

EX-1 <u>FLAMED GRAY GRANITE STONE</u>	EX-7 <u>GRAY ALUMINUM &amp; CLEAR GLASS RAILINGS (TG/TEMPERED)</u>	EX-13 <u>GRAY ALUMINUM FENCE</u>
EX-2 <u>OILED KAYU WOOD SIDING</u>	EX-8 <u>VINYL BLACK FRAMED WINDOW AND PATIO DOOR</u> GENTEK / SLATE 523	EX-14 <u>ENTRANCE AUMINUM GATE</u>
EX-3 <u>PANELIZED WOOD &amp; GLASS ENTRANCE DOOR</u>	EX-9 <u>PRESSURE TREATED WOOD TRIMS</u> KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHHA	
EX-4 <u>CEMENTATIOUSE BOARD(NICHIHA/GRAY)</u>	EX-10 <u>PRECAST CONCRET CAP</u>	
EX-5 <u>PRESSURE TREATED WOOD FASCIA BOARDS</u> Benjamin Moore / CC-544	EX-11 <u>GRAY METAL FLASHING</u> GENTEK / SLATE 523	
EX-6 <u>ALUMINIUM &amp; GLASS CANOPY</u>	EX-12 <u>UPSTAND SEAM METAL SKIRT ROOF</u> GENTEK / SLATE 523	

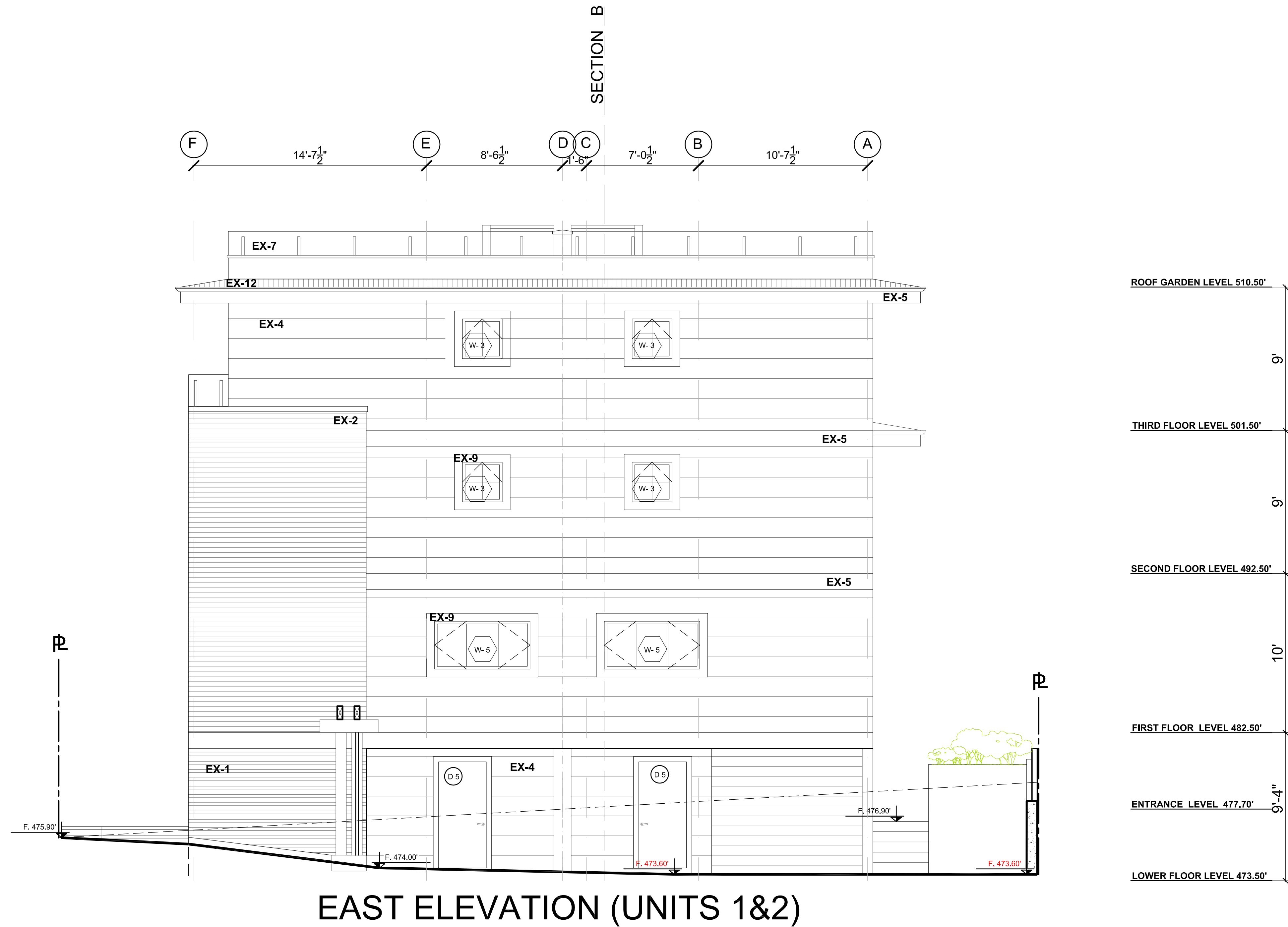
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ADP SUBMISSION-NOV30/2016				CAD FILE:	DATE:  MARCH . 2016	PROJECT:  CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.
DP SUBMISSION-May 23/2017						



**FARZIN VADEGARI ARCHITECT INC.**

FARZIN VADEGARI ARCHITECT INC.  
100 - 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

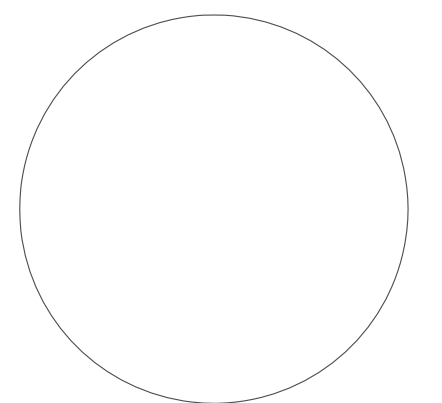
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**A- 3.2**



## EXTERIOR FINISHES MATERIAL LIST

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EX-2	OILED KAYU WOOD SIDING	EX-8	VINYL BLACK FRAMED WINDOW AND PATIO DOOR	EX-14	ENTRANCE AUMINUM GATE
EX-3	PANELIZED WOOD & GLASS ENTRANCE DOOR	EX-9	PRESSURE TREATED WOOD TRIMS KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHHA		
EX-4	CEMENTATIOUSE BOARD(NICHIHA/GRAY)	EX-10	PRECAST CONCRET CAP		
EX-5	PRESSURE TREATED WOOD FASCIA BOARDS Benjamin Moore / CC-544	EX-11	GRAY METAL FLASHING GENTEK / SLATE 523		
EX-6	ALUMINIUM & GLASS CANOPY	EX-12	UPSTAND SEAM METAL SKIRT ROOF GENTEK / SLATE 523		

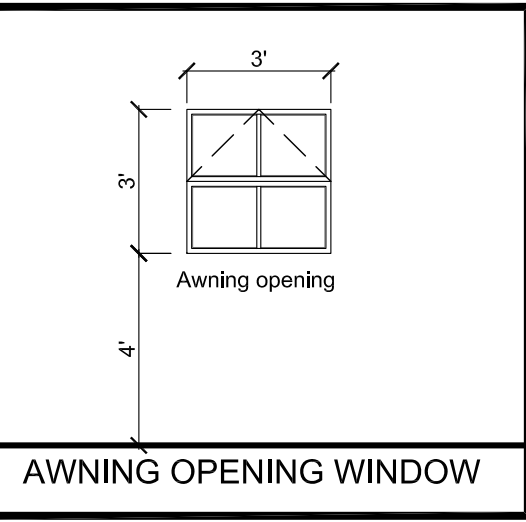
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ADP SUBMISSION-JUNE28/2016		Nov.10th- 2016					
ADP SUBMISSION-NOV30/2016		Apr.18th- 2017					
DP SUBMISSION-May 23/2017		August 23rd- 2017			CAD FILE:	DATE:	PROJECT:
						MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.



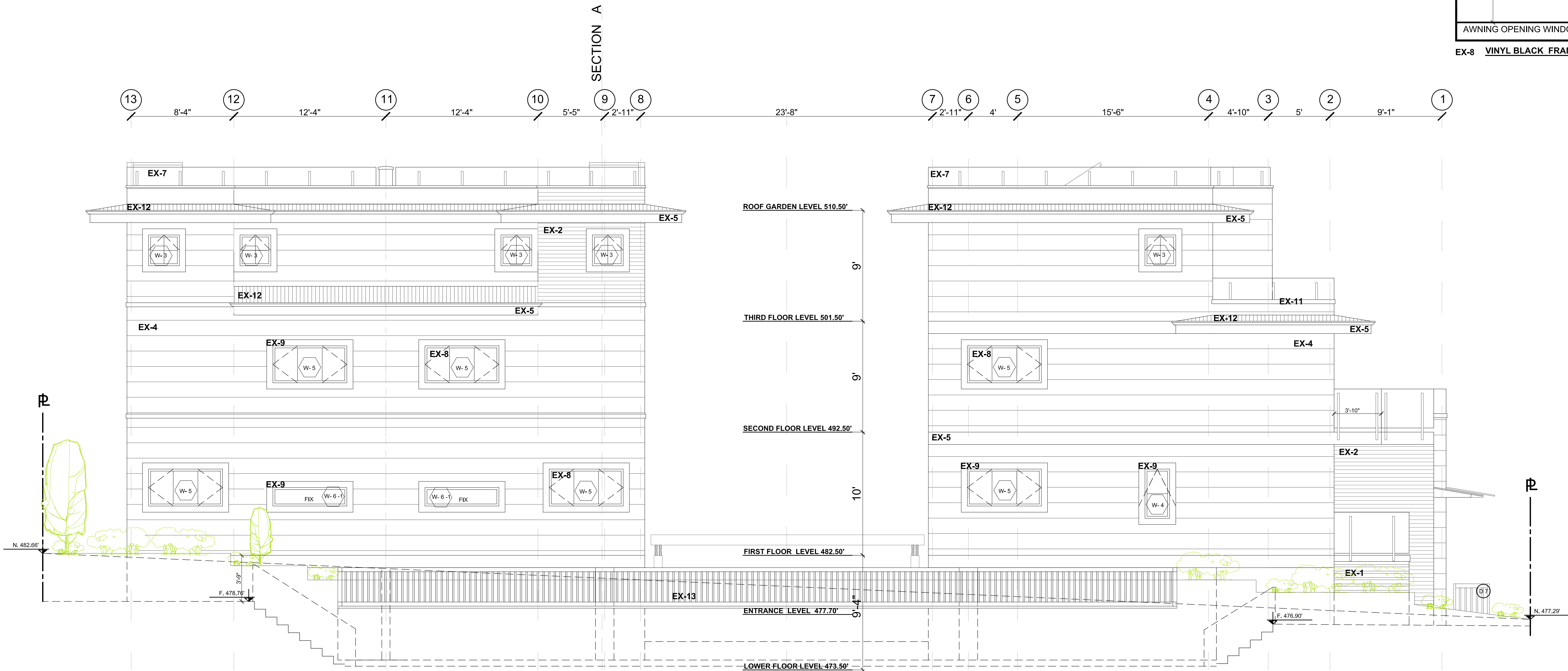
**FARZIN VADEGARI ARCHITECT INC.**

FARZIN VADEGARI ARCHITECT INC.  
100 - 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

DRAWING NO.  
**A- 3.3**



EX-8 VINYL BLACK FRAMED WINDOW



# NORTH ELEVATION

## EXTERIOR FINISHES MATERIAL LIST

- EX-1 FLAMED GRAY GRANITE STONE

EX-2 OILED KAYU WOOD SIDING

EX-3 PANELIZED WOOD & GLASS ENTRANCE DOOR

EX-4 CEMENTATIOUSE BOARD(NICHIHA/GRAY)

EX-5 PRESSURE TREATED WOOD FASCIA BOARDS  
Benjamin Moore / CC-544

EX-6 ALUMINIUM & GLASS CANOPY
- EX-7 GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED)  
GENTEK / SLATE 523

EX-8 VINYL BLACK FRAMED WINDOW AND PATIO DOOR

EX-9 PRESSURE TREATED WOOD TRIMS  
KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHIHA

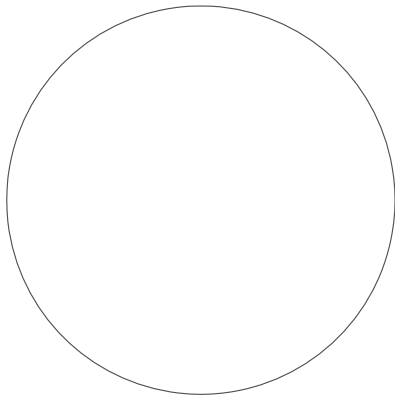
EX-10 PRECAST CONCRET CAP

EX-11 GRAY METAL FLASHING  
GENTEK / SLATE 523

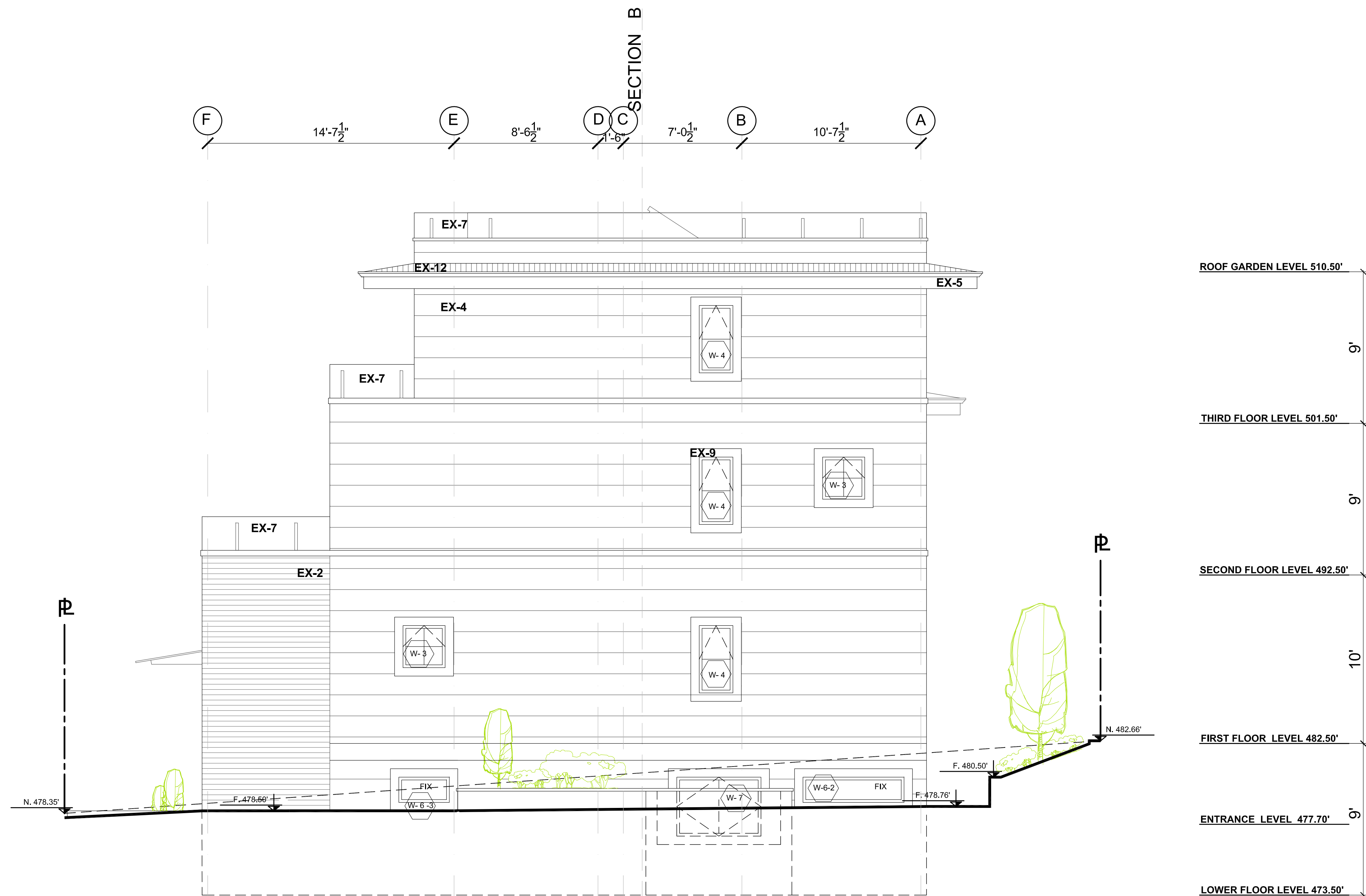
EX-12 UPSTAND SEAM METAL SKIRT ROOF  
GENTEK / SLATE 523
- EX-13 GRAY ALUMINUM FENCE

EX-14 ENTRANCE AUMINUM GATE

ISSUES:		REVISIONS:			DRAWN BY:	SCALE:	TITLE:
FOR COORDINATION ONLY-JUNE20/2016		Oct.3rd- 2016					
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ADP SUBMISSION-NOV30/2016		Apr.18th- 2017			CAD FILE:	DATE:	PROJECT:
DP SUBMISSION-May 23/2017		August 23rd- 2017					
						MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.



DRAWING NO.  
**A- 3.4**



EAST ELEVATION (UNITS 3&4)

EXTERIOR FINISHES MATERIAL LIST

- EX-1 FLAMED GRAY GRANITE STONE

EX-2 OILED KAYU WOOD SIDING

EX-3 PANELIZED WOOD & GLASS ENTRANCE DOOR

EX-4 CEMENTATIOUSE BOARD(NICHIHA/GRAY)

EX-5 PRESSURE TREATED WOOD FASCIA BOARDS  
Benjamin Moore / CC-544

EX-6 ALUMINIUM & GLASS CANOPY
- EX-7 GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED)  
GENTEK / SLATE 523

EX-8 VINYL BLACK FRAMED WINDOW AND PATIO DOOR

EX-9 PRESSURE TREATED WOOD TRIMS  
KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHIHA

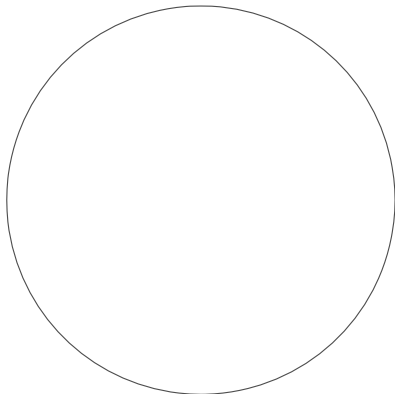
EX-10 PRECAST CONCRET CAP

EX-11 GRAY METAL FLASHING  
GENTEK / SLATE 523

EX-12 UPSTAND SEAM METAL SKIRT ROOF  
GENTEK / SLATE 523
- EX-13 GRAY ALUMINUM FENCE

EX-14 ENTRANCE AUMINUM GATE

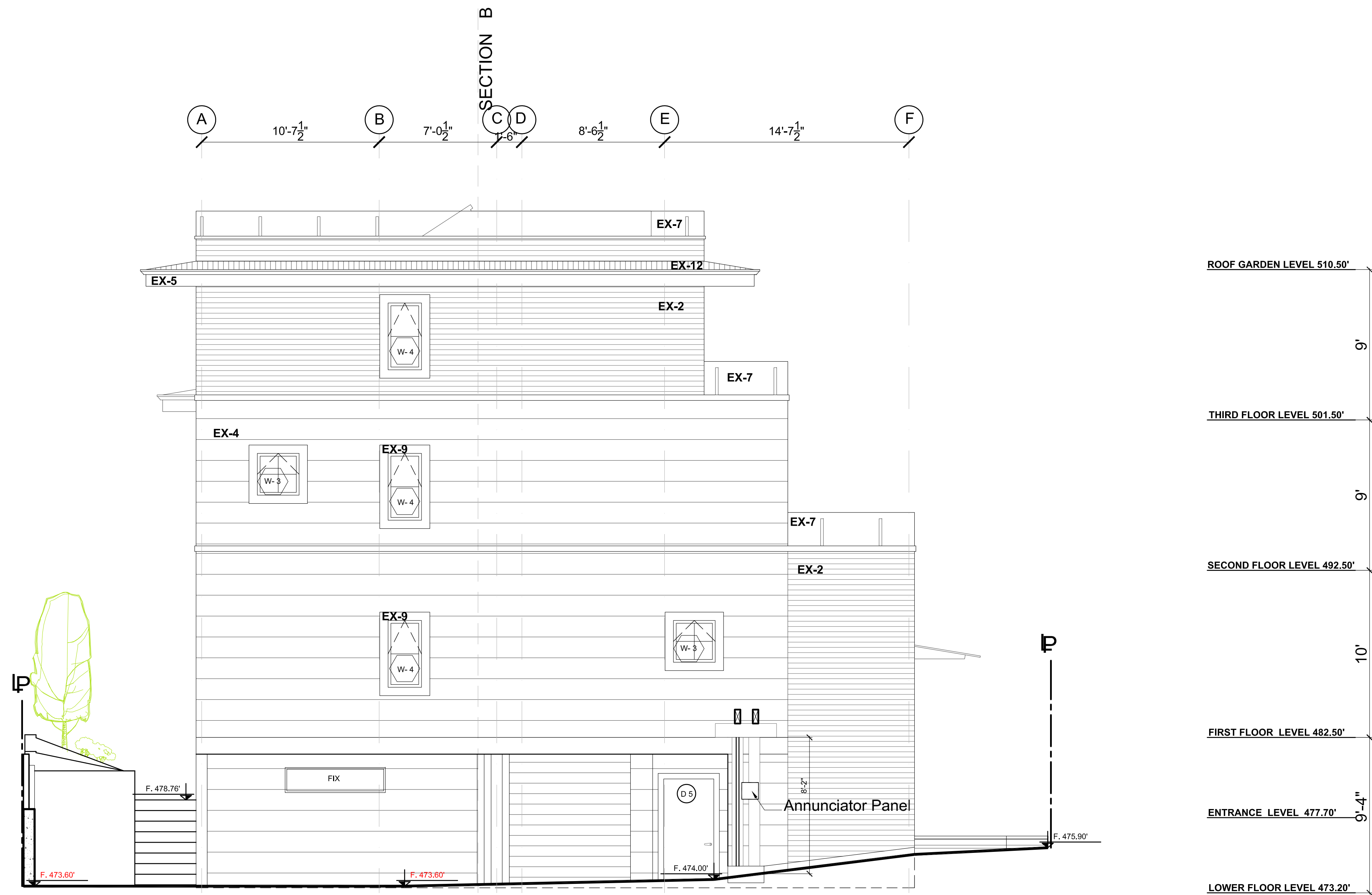
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ADP SUBMISSION-NOV30/2016		Feb.23rd- 2017			CAD FILE:	DATE:	PROJECT:
DP SUBMISSION-May 23/2017		Apr.18th- 2017					
						MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.



**FARZIN VADEGARI ARCHITECT INC.**

FARZIN VADEGARI ARCHITECT INC.  
100 - 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

DRAWING NO.  
**A- 3.5**

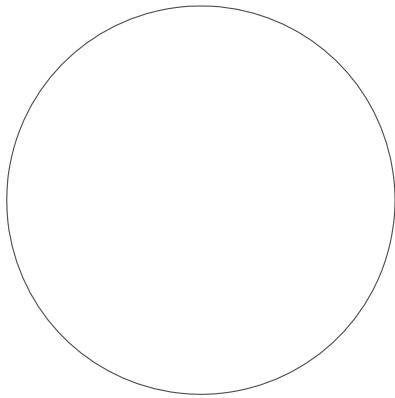


WEST ELEVATION (UNITS 3&4)

EXTERIOR FINISHES MATERIAL LIST

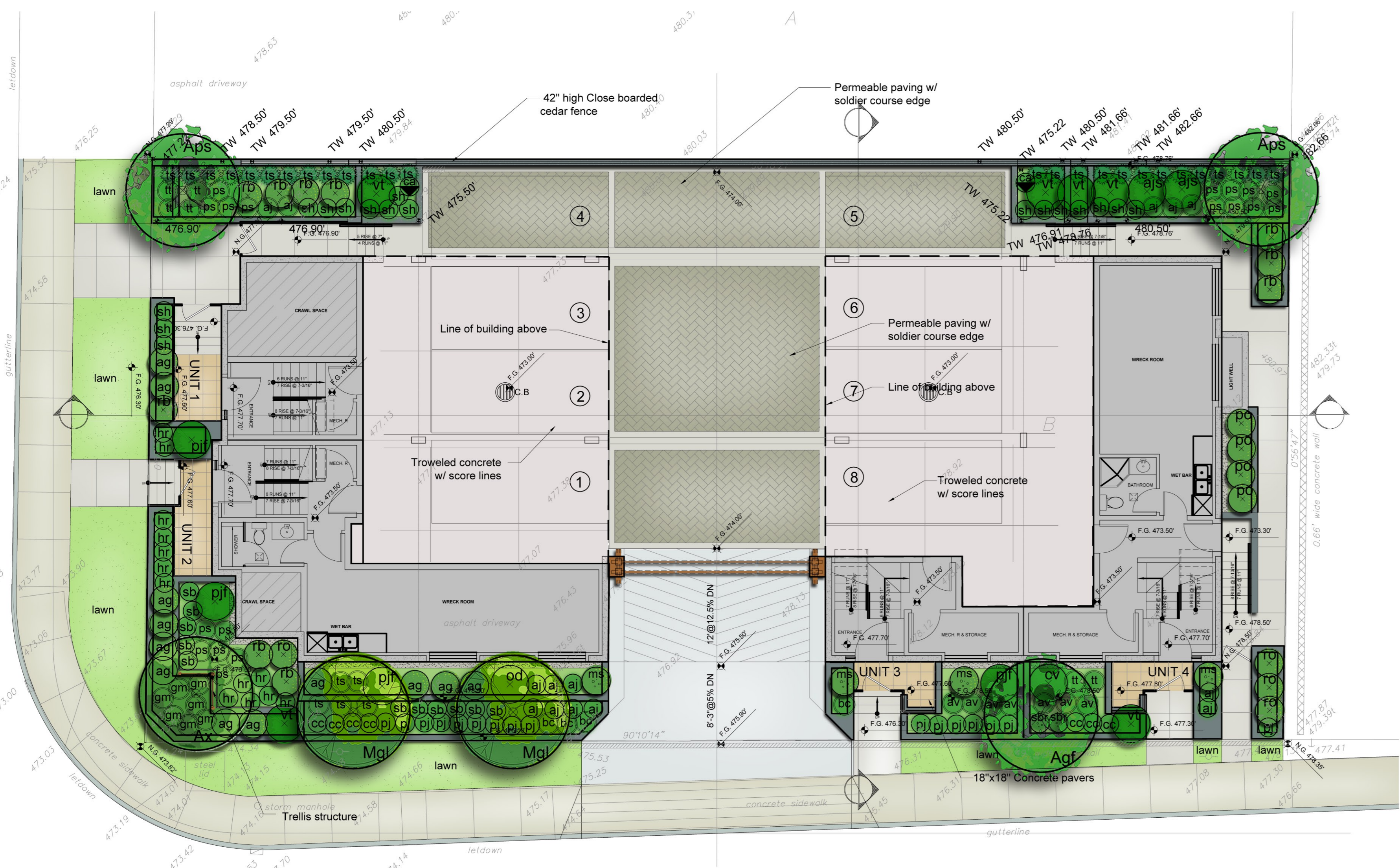
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EX-2	OILED KAYU WOOD SIDING	EX-8	VINYL BLACK FRAMED WINDOW AND PATIO DOOR	EX-14	ENTRANCE AUMINUM GATE
EX-3	PANELIZED WOOD & GLASS ENTRANCE DOOR	EX-9	PRESSURE TREATED WOOD TRIMS KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHHA		
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EX-6	ALUMINIUM & GLASS CANOPY	EX-12	UPSTAND SEAM METAL SKIRT ROOF GENTEK / SLATE 523		

ISSUES:	REVISIONS:	DRAWN BY:	SCALE:	TITLE:
FOR COORDINATION ONLY-JUNE20/2016	Oct.3rd- 2016	F.Y & HR.E	1/4"=1'-0"	WEST ELEVATION (UNITS 3&4)
ADP SUBMISSION-JUNE28/2016	Nov.10th- 2016			
ADP SUBMISSION-NOV30/2016	Apr.18th- 2017	CAD FILE:	DATE:	PROJECT:
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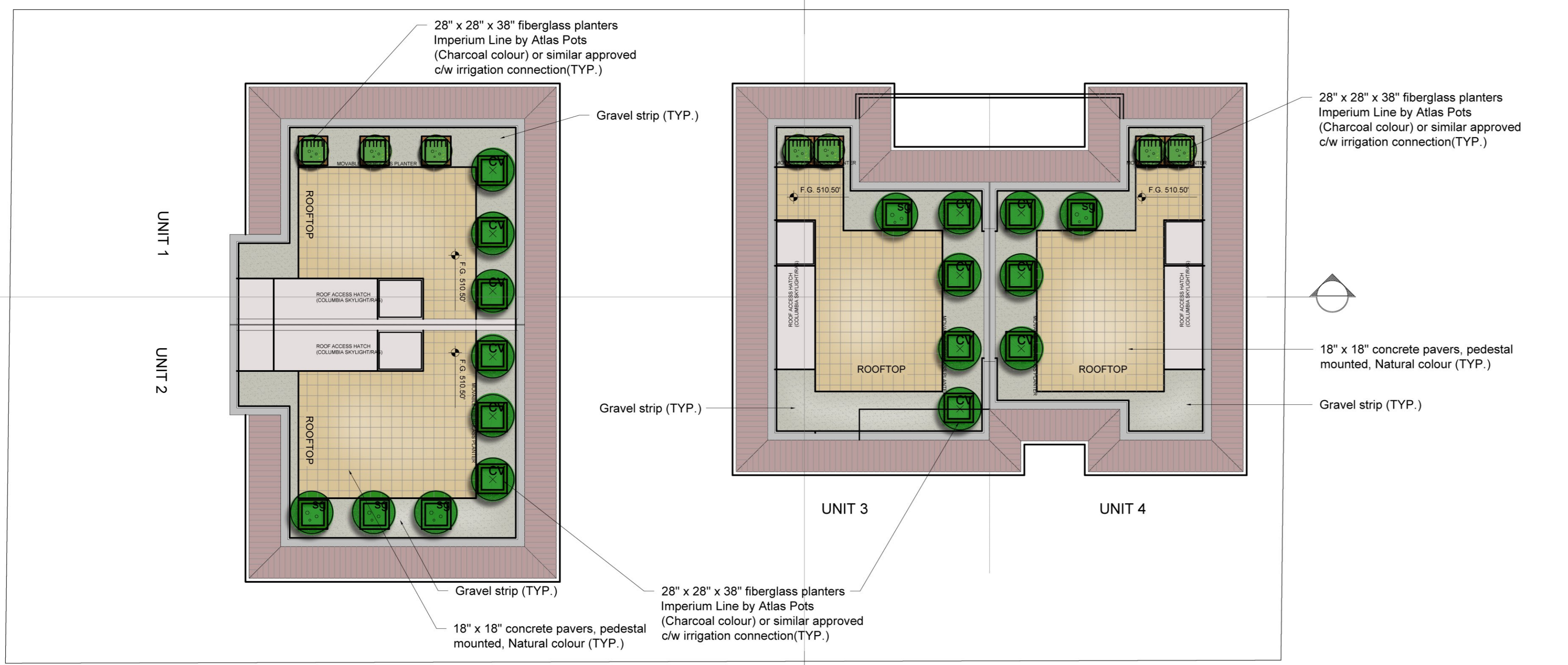


**FARZIN VADEGARI ARCHITECT INC.**  
FARZIN VADEGARI ARCHITECT INC.  
100 - 2240 CHIPPENDALE ROAD  
WEST VANCOUVER, B.C. V7S 3J5  
T 778 340 4142 WWW.FYARCH.CA

DRAWING NO.  
**A- 3.6**



1 MAIN FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 ROOF PLAN  
SCALE: 1/8"=1'-0"

LEGEND

- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- 18"x18" HydraPressed Slabs by Abbotsford Concrete Products 'Desert sand' colour
- "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc. - Old Country Stone ('Desert Sand' colour)
- Tree Protection Fence

NOTES:

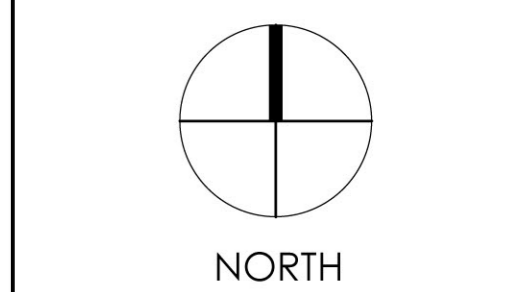
- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
- Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:  
Grass Areas - 150 mm (6")  
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")  
Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
- Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
- Tree protection fence shall be installed prior to construction and maintained until project completion.

2932 Chesterfield (Main Floor) Plant List						
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING
Trees	Agf	1	Acer ginnala flame	Flame Amur maple	7cm Cal	as shown
	Aps	2	Acer palmatum 'Sango Kaku'	Coral bark Japanese maple	10", #25 pot	as shown
	Ax	1	Acer palmatum 'Shinde Shoji'	Shindo Shoji Japanese maple	10", #25 pot	as shown
	Mgl	2	Magnolia grandiflora 'Little Gem'	'Little Gem' Southern Magnolia	6' Clear stem	as shown
	ajs	2	Aucuba japonica 'Serratifolia'	Japanese aucuba	#3 pot	as shown
Shrubs and Ground covers	aj	10	Azalea japonica 'Blue Danube'	Japanese azalea	#2 pot	as shown
	ag	9	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown
	cc	7	Caryopteris x clandonensis	Caryopteris Blue Mist	#2 pot	as shown
	cv	1	Ceanothus impressus 'Victoria'	California lilac	#3 pot	as shown
	ca	2	Clematis armandii	Evergreen clematis	#3 pot	as shown
	hr	4	Hebe 'Red Edge'	Red edge hebe	#2 pot	as shown
	ms	4	Miscanthus 'Sarabande'	Japanese silver grass	# 2 pot	as shown
	od	1	Osmanthus delavayi	Osmanthus	#5 pot	as shown
	pj	3	Pieris japonica 'Flaming Silver'	Lily of the Valley shrub	#3 pot	as shown
	pj	16	Pieris japonica 'Little Heath'	Lily of the Valley shrub	#2 pot	as shown
	po	4	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown
	ro	3	Rhododendron 'Orchid Lights'	Orchid Lights Azalea	#2 pot	as shown
	rb	8	Rhododendron Cunningham's Blush	Cunningham's Blush Rhododendron	#2 pot	as shown
	sh	19	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown
	sb	2	Spiraea x bumalda Gold Flame	Gold Flame Spiraea	#2 pot	as shown
	ts	26	Thuja occidentalis 'Smaragd'	Emerald cedar	1.8 m	as shown
	vt	7	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	#3 pot	as shown
	aj	5	Astilbe japonica	Astilbe	# 1 pot	as shown
	bc	4	Bergenia cordifolia 'Rotblum'	Bergenia	# 1 pot	as shown
	gm	6	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown
	ts	5	Thymus serpyllum	Wild Thyme	# 1 pot	as shown
	tt	5	Tiarella trifoliata	Foamflower	# 1 pot	as shown
	av	8	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry	# 2 pot	as shown
	sbr	3	Stipa brachytricha	Korean feather reedgrass	# 2 pot	as shown
	ps	12	Polystichum setiferum	Alaskan fern	# 2 pot	as shown

2932 Chesterfield (Roof) Plant List						
CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE
cv	13	Ceanothus impressus 'Victoria'	California lilac	#3 pot	as shown	shrub
sg	5	Stipa gigantea	Giant oat grass	# 2 pot	as shown	shrub
mm	7	Miscanthus 'Morning Light'	Japanese silver grass	# 2 pot	as shown	grass

REVISIONS		
No	DATE	DESCRIPTION
1	16/11/16	REVS. PER CNV/ARCH. CHANGES

ISSUE		
No	DATE	DESCRIPTION
1	29/06/16	ISSUED FOR DP
2	16/11/16	ISSUED FOR ADP REVIEW



PD Group  
Landscape Architecture Ltd  
209 - 980 West 1st Street  
North Vancouver BC, Canada. V7P 3N4  
p: 604 904 9803

CLIENT:  
Arturo Properties Ltd.

100-1160 DOUGLAS RD BURNABY, BC

ARCHITECT:  
Farzin Yadegari Architect Inc..

100-2240 CHIPPENDALE RD WEST VANCOUVER, BC

PROJECT:  
2932 Chesterfield St.

NORTH VANCOUVER, B.C

DWG. TITLE:

Landscape Plan

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE: 1/8" = 1'-0"

DATE: 01 May 2016

PROJECT No.	DWG No.	REV
1609	L - 1	-

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## The Corporation of the District of North Vancouver

### Bylaw 8249

A bylaw to amend District of North Vancouver 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 1357 (Bylaw 8249)”.

#### 2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- (a) Part 2A, Definitions is amended by adding CD 110 to the list of zones to which Part 2A applies.
- (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 110                      CD 110”

- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following:

**“4B110 Comprehensive Development Zone 110                      CD 110**

**The CD 110 zone is applied to:**

Lot B Block 2 District Lot 801 Plan 9372 (PID: 009-716-971)

#### **4B110-1 Intent:**

The purpose of the CD110 Zone is to establish specific land use and development regulations for a four unit townhouse project.

#### **4B110-2 Permitted Uses:**

The following *principal* uses shall be permitted in the Comprehensive Development 110 Zone:

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

Not Applicable.

**(b) Conditional Uses:**

- (i) Residential building, multiple family townhouse.

**4B110-3 Conditions of Use:**

- (a) Balcony enclosures are not permitted.
- (b) Secondary suites are not permitted.

**4B110-4 Accessory Uses:**

- a) *Accessory uses* are permitted and are limited to:
  - (i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

**4B110-5 Density:**

- (a) The maximum permitted density is 280 m<sup>2</sup> (3,013 sq. ft.) *gross floor area* and one unit, inclusive of any density bonus for energy performance.
- (b) For the purposes of calculating *gross floor area*, the following areas are excluded:
  - (i) unenclosed carports and parking access areas;
  - (ii) unenclosed garbage and recycling collection areas;
  - (iii) decks, porches, patios, balconies and exterior steps; and,
  - (iv) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 1.22 m (4 ft.) from the floor above to the lesser of natural grade and finished grade.

**4B110-6 Amenities:**

- (a) Despite subsection 4B110-5, density in the CD110 Zone is increased to a maximum of 830.11 m<sup>2</sup> (8935 sq. ft.) *gross floor area* and four units if the owner contributes \$158,564 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
  - (i) Improvements to public parks, plazas, facilities, trails and greenways;
  - (ii) Public art and other beautification projects; and
  - (iii) Affordable housing.

**4B110-7 Setbacks:**

- (a) Buildings shall be set back from property lines to the closest building face as established by development permit, and in accordance with the following regulations, excluding encroachment of balconies, decks and street-fronting glass entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

<b>Setback</b>	<b>Buildings (Min Setback)</b>
North Property Line (Interior lot line)	3.15 m (10.3 ft)
East Property Line (Interior lot line)	2.03 m (6.7 ft)
West Property Line (Chesterfield Ave.)	2.11 m (6.9 ft)
South Property Line (E. 29 <sup>th</sup> St.)	2.51 m (8.2 ft)

**4B110-8 Height:**

- (a) Maximum permitted height is 11.4 m (37.4 ft).

**4B110-9 Coverage:**

- (a) Building Coverage: Maximum building coverage is 50%.
- (b) Site Coverage: Maximum site coverage is 75%.

**4B110-10 Landscaping:**

- (a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- (b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
- (i) Any utility boxes, vents or pumps that are not located underground and / or within a building; and
  - (ii) Any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

**4B110-11 Parking, Loading and Servicing Regulations:**

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

- (a) Bicycle parking is to be accommodated in private carports or garages and a minimum of six Class 2 bicycle parking spaces shall be provided.”

- (c) 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 6000 Zone (RS4) to Comprehensive Development 110 Zone (CD110).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8249" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule A to Bylaw 8249



**SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO  
COMPREHENSIVE DEVELOPMENT ZONE 110 (CD110)**



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**BOB HEASLIP**

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**DEVELOPMENT PLANNING STRATEGIES**

**2932 CHESTERFIELD AVE. PUBLIC INFORMATION MEETING**

**MEETING REPORT**

**Meeting Date:** December 15, 2016

**Time:** 6:00 pm – 7:30 pm

**Location:** S. Andrew's & St. Stephen's Church,  
Hollyburn Room, North Vancouver

**Attendance:** Approximately 11 community members

**Meeting Purpose:** As per District of North Vancouver Planning Policy

- To present proposed development details
- To provide an opportunity to ask questions, receive comments and suggestions about the proposed development

**Notification:** By newspaper advertisements in the North Shore News, December 11th and 14th, and direct delivery December 8th.

**Project Team:**

- Farzin Yadegari (FY), Farzin Yadegari Architects (FYA)
- Sahar Hamed, (FYA)
- Rick Artuso, Artuso Properties Ltd. (RA)

**District of North Vancouver:**

- Erik Wilhelm (EW), Community Planner

**Facilitator:**

- Bob Heaslip (BH), Development Planning Strategies (DPS)

**Overview:**

Participants were welcomed and requested to sign in, handed a comment sheet, and then directed to refreshments.

The presentation portion of the meeting began at 6:15 pm with introductions of the project team by Bob Heaslip, including FY & SH, as well as the District representative EW. BH outlined how the meeting would proceed, with a presentation by FY providing project information. BH requested participants save

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their questions until the presentation was completed. BH also requested that input be carried out respectfully keeping in mind allowing others to speak and express their opinions.

BH indicated questions/answers would be repeated as necessary for all to hear. He also noted that he would be writing down questions and comments on a flip chart. BH reminded participants to complete the Sign In and Comment Sheets and either leave them at the table by the entry, or email them to EW at the District.

This meeting session was intended to present the proposed development concept to community members at an early stage in the process and in conjunction with a Development Application submitted to the District of North Vancouver. It is also intended to provide an opportunity to ask clarifying questions and comment on the proposal.

FY, using a Power Point presentation, and 3 D computer modeling, provided an overview of the site location and characteristics, the project statistics, design and intent of the proposed redevelopment of the site.

During and after the presentation, the following questions and comments were provided.

**Dialogue:**

(Q = Question, A = Answer, C = Comment)

- Q Can you better explain and describe the project height - What is the height of the project in relation to the house immediately behind and the townhouses to the north of the site?
- A The project height is 36 ft. 4 in., which is less than the Zoning Bylaw equivalent requirement, which is a maximum of 41 ft. The proposed height would be approximately 10 ft. higher than the existing house and townhouses.
- Q How does project parking work - are there tandem stalls?
- A There are no tandem parking stalls and each of the 8 stalls is accessed by a central drive aisle.
- Q Is there a security gate for parking?
- A Yes there is an automatic gate at the driveway entry to the parkade.
- Q How close is the stairwell on the east side of the property adjacent to the apartment building?
- A The stairwell is 3 ft. 8 in's from the east property line.
- Q As a neighbour I have sent letters to both the District and City Council concerning traffic safety and speed, and the need for street calming along 29th Avenue. Has the developer taken traffic into consideration in the design of the project?

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- A Yes the building design and number of units meets the Zoning Bylaw requirements and has satisfied the District Engineering Department requirements concerning parking and location of the driveway entry and distance to the intersection of 29th and Chesterfield.
- C There is a concern with seniors and their safety crossing 29th mid block on 29th near Churchill House Seniors, especially with the speed of traffic. There needs to be addition of stop signs for 29th at Chesterfield.
- A EW has noted these concerns for Engineering staff. It was also noted that a possible solution not related to this project could be introduction of a mid block crosswalk for seniors near Churchill House.
- Q Will there be parking on the street from the project? I have written to the District about the lack of street parking along 29th.
- A The proposed 8 parking stalls for the project meets the District Zoning Bylaw requirement of 2 spaces per unit, including visitor parking. No street parking will be allowed on Chesterfield for the frontage of the project along Chesterfield. It was suggested that the District be approached about neighbour Parking Permit restrictions and perhaps parking time limits.
- C The entry/exit for the project is quite close to the 29th and Chesterfield intersection.
- A As noted earlier the project design has satisfied the District Engineering Department requirements concerning the location of the driveway entry and distance to the intersection of 29th and Chesterfield. The project team explored entry from Chesterfield, but the Engineering Dept. requires that entry occur from 29th. It should also be noted that the proposed entry has been designed to be further east of the 29th St. intersection, than what is currently existing.
- Q During rush hour morning and evening vehicles are using 29th as a short cut to avoid traffic congestion on Queens and Chesterfield, which results in increased traffic and speed in the neighbourhood. The addition of this development will add to that traffic.
- A EW has noted these comments and will ask the Engineering Dept. about the need for a neighbour traffic review and potential calming measures.
- Q How will construction vehicle parking and traffic be handled?
- A The applicant will prepare a traffic management approach for trades and deliveries and discuss it with staff at the Building Permit stage of the process.
- Q I question the viability of the parkade layout, stall width, and in and out manoeuvring, and is there no provision for visitor parking?
- A The 2 stalls per unit includes visitor parking as per District requirements. In addition, the stall width and aisle design width meet Engineering requirements. The end stalls are provided with additional width to allow access and egress as per District requirements.

- C We understand that to get any changes to street parking or traffic changes on this street, we are required to have a petition signed by neighbours.
- A EW responded that this is correct. This policy is in place to ensure a healthy percentage of owners agree (2/3rds of those affected) to any proposed changes to parking and traffic flow or traffic calming measures and changes in the neighbourhood.
- Q I am concerned about the project design and the impact on my views and privacy on the house to the immediate east on the other side of Chesterfield. What will the impacts be?
- A FY has a view analysis of the project for this neighbouring home and will share it with the owner. He understands the concern and window placement has been carefully designed to minimize overlook.
- Q What will the length of time be for construction of the project?
- A Once approved, demolition of the existing home will take about a month and following preparation of the detailed Building Permit Plans and issuance of the Building Permit (about 4-5 months), construction will take about 16 months.
- Q Has this project been approved?
- A No. EW explained the approval process and that this Development Application has been made, review by District staff and Advisory Design Panel and project design changes made. Tonight's meeting allows for neighbour input, but the application is for rezoning from a single family designation to a CD (Comprehensive Development) designation. This requires Council consideration and 4 Readings and Adoption of a new Zoning Bylaw. Following 2nd Reading of the Bylaw Council holds a Public Hearing at a future date, which is advertized in the newspaper, local delivery notices to neighbours and posted on the District website. The Public Hearing allows interested people to voice their position to Council on the proposal. If Council supports the Rezoning, the Bylaw is given 3rd Reading with conditions that must be met by the developer before receiving 4th Reading and Adoption of the Bylaw.
- Q There seems to be a lot of development in the area. What will happen to all the surrounding single family homes, could the OCP be amended and they be rezoned too?
- A EW indicated that the Official Community Plan (OCP) specifies sites in the area that have potential for redevelopment and increased density, including the subject site. But such sites do require Rezoning within the process described a few minutes ago. The remaining area around these sites are mainly single family and the present OCP does not contemplate any changes to that designation. There is a provision that allows for application for an OCP amendment, but it has proven to be difficult to obtain such an approval without community and neighbour support.
- Q What is the rationale for two separate buildings instead of one? Was there a consideration of one building?

- A The design intent is to provide more of a neighbour friendly small scale and feel by reducing building mass, while allowing for immediate neighbour increased views and light penetration. The original design did consider one building but based on comments from District staff and Design Panel this design was altered to the design represented this evening.
- Q What are the number of bedrooms in each unit?
- A All 4 units have 3 bedrooms, 2 on the 2nd floor and 1 Master Bedroom on the 3rd floor.
- Q As the existing home is boarded up, is it the responsibility of the owner to maintain it? We are concerned about the illegal dumping on the site, landscape maintenance, cleaning of the sidewalks and vermin in the building. How is this being addressed?
- A EW yes it is the owner's responsibility. RA indicated that since acquiring the property from the previous owner, they try to ensure the landscaping is maintained, illegal dumping of materials removed when reported, and sidewalks cleared as required. He appreciates neighbour and staff notification of anything that needs their attention.
- Q Why can't the building be demolished now?
- A EW noted that District policy is to wait for the appropriate point in the development approval process, otherwise it could appear that early demolition is indicating the project approval is certain. This approach is felt to be a fairer process.
- Q What happens to all the materials resulting from the demolition process?
- A The materials are sorted and separated by the demolition contractor and recycled off site, reducing as much as possible waste going to the Landfill.
- Q What environmentally friendly features are proposed, for example are there solar panels? Is it a LEED project?
- A The project design meets the District's Green Building Policy with such energy efficient standards and features as reduced water flow, energy efficient appliances and lighting. We originally proposed solar panels, but those were opposed by the Design Panel and have been removed.
- Q Will all the sewer and water pipes have to be upgraded as part of the development causing disruption to traffic and neighbouring dwellings?
- A RA and EW indicated that this development will not generate any major infrastructure upgrades for water, sewer or roads. Any work will be connection to existing water and sewer related near the 29th St. intersection. As a result there should be any major disruptions.

## Conclusion

BH thanked everyone for attending, for their time and comments, and for their patience during the meeting. He indicated he would be preparing a meeting summary report for

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submission to the District of North Vancouver as part of the Development Application submission.

The meeting adjourned at 7:30 pm.

### **Meeting Summary**

The meeting was attended by a few members of the neighbouring public living near the development. Besides a few questions and comments related to privacy, building height, design and view blockage, traffic and parking, and pedestrian safety in the area seemed to be the primary concerns. The residents generally seemed receptive to the proposal and welcomed possible traffic safety measures in the future within the area.

### **Note:**

- 9 people filled out their contact information on the Sign In Sheets
- 1 person filled in a Comment Sheet and left it at the sign in table.

### **Attachments:**

- Sign in Sheets (completed)
- Comment Sheet (completed)

*Prepared by Bob Heaslip, with input from Erik Wilhelm  
December 19, 2016*

***These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.***

# PUBLIC HEARINGS

Tuesday, November 28, 2017, at 7 pm

District of North Vancouver Municipal Hall  
355 West Queens Road, North Vancouver, BC

Two public hearings will occur consecutively in the order noted below.

## 3030 Sunnyhurst Road Three Unit Townhouse Project

### What:

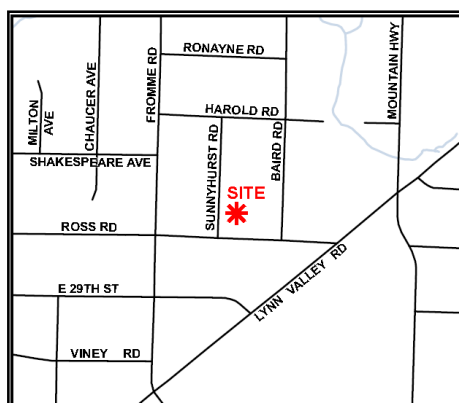
A Public Hearing for Bylaw 8239, a proposed amendment to the Zoning Bylaw, to permit the development of a three unit townhouse project.

### What changes?

Bylaw 8239 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 51 (CD51). Further, this bylaw proposes to amend CD51 to address size, shape and siting regulations and amenities specific to the proposed development on the subject site.

### Who can I speak to?

If you have questions on the development proposal, please contact Emel Nordin, Development Planner, at 604-990-2347 or [nordine@dnv.org](mailto:nordine@dnv.org)



Proposed\*



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

## 2932 Chesterfield Avenue Four Unit Townhouse Project

### What:

A Public Hearing for Bylaw 8249, a proposed amendment to the Zoning Bylaw, to permit the development of a four unit townhouse project.

### What changes?

Bylaw 8249 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 110 (CD110) and rezone the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 110 (CD110). The CD110 Zone addresses use, density, amenities, setbacks, height, coverage, landscaping and parking.

### Who can I speak to?

If you have questions on the development proposal, please contact Emel Nordin, Development Planner, at 604-990-2347 or [nordine@dnv.org](mailto:nordine@dnv.org)



Proposed\*



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

### How can I provide input?

We welcome your input Tuesday, November 28, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

### Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from November 7 to November 28, 2017. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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