

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



www.dnv.org

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PUBLIC HEARING

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

**3030 Sunnyhurst Road
Three Unit Townhouse Project**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)

Purpose of Bylaw:

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.

3. PRESENTATION BY STAFF

Presentation: Emel Nordin, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Brody Development Ltd.

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 1354 (Bylaw 8239)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8239

A bylaw to amend the 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 1354 (Bylaw 8239)”.

2. Amendments

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

- a) Part 4B, Comprehensive Development Zone 51, (CD51), is amended as follows:

- (1) The following text is added to Section 4B276:

Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170

- (2) A new subsection (i) is added to Section 4B278 (4)(b), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

The distance between the building wall and the interior side property lines specified in Section 4B278 (4)(b) may be reduced to a minimum of 2.13 m (7ft.) when the building flanks the interior property line.

- (3) A new subsection (i) is added to Section 4B278 (5)(c), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

In addition to parking garages, the following shall be excluded from the computation of floor space ratio:

- a. crawlspaces beneath landings not exceeding a floor to ceiling height of 1.2 m (4 ft.); and

- b. unenclosed common storage areas, up to and not exceeding 10.2 m² (110 sq.ft.) in area in total on a parcel.

(4) A new subsection (6) is added to Section 4B281, as follows:

(6) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

(a) A contribution in the amount of \$23,382.00 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):

- i) Improvements to public parks, plazas, facilities, trails and greenways;
- ii) Public art and other beautification projects; and
- iii) Affordable housing.

(b) The Zoning Map is amended in the case of the lands legally described Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634) by rezoning the land from Residential Single-Family Zone 4 (RS4) to Comprehensive Development Zone (CD51) as shown on Schedule A.

READ a first time October 30, 2017

PUBLIC HEARING held on

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

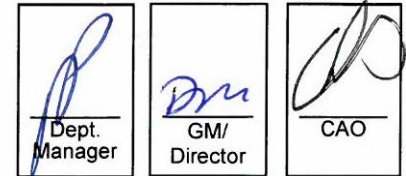
Certified a true copy

Municipal Clerk

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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 19, 2017
File: 08.3060.20/065.16

AUTHOR: Emel Nordin, Development Planning

SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030 SUNNYHURST ROAD

RECOMMENDATIONS:

That the "District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)" is given FIRST reading;

AND THAT Bylaw 8239 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 1354 which permits redevelopment of one single family lot into three townhouse units.

SUMMARY:

The applicant proposes to redevelop one single family lot located at 3030 Sunnyhurst Road as a three unit townhouse (triplex) project.

Implementation of the project requires rezoning (Bylaw 8239). The proposal is in keeping with the Official Community Plan and the Lynn Valley Plan 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.



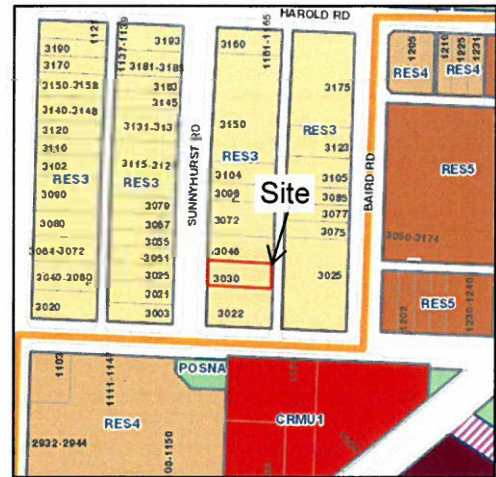
**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
SUNNYHURST ROAD**

October 19, 2017

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SUBJECT PROPERTY:

The development site consists of one single family lot and is located on Sunnyhurst Road between Ross Road and Harold Road. Adjacent properties consist of single family lots (zoned RS4) to the west and north, and existing townhouses to the east and south. The OCP designates the surrounding single family zoned properties as Residential Level 3: Attached Residential which envisions a similar form of ground-oriented multi-family development.



EXISTING POLICY:

Official Community Plan

The District Official Community Plan (OCP) designates the site as *Residential Level 3: Attached Residential* (RES3) which envisions ground-oriented multifamily housing in the form of duplex, triplex and attached row houses, with a density of up to approximately 0.8 FSR.

Two of the proposed triplex units are three bedroom units, and one is a four bedroom unit, which will be attractive to 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).

The Lynn Valley Plan reference policy document designates this block as Site 5 for family townhouse development with a maximum density of 0.8 FSR. The property to the south, 3022 Sunnyhurst Rd., was rezoned in 2014 to permit 7 townhouse units, and at that time, an access easement was secured to allow the subject lot shared vehicle access from the lane. The two properties together (3030 and 3022 Sunnyhurst Rd.) fulfill the Local Plan’s requirement of minimum site width.

Zoning:

The subject property is currently zoned Residential Single Family 6000 Zone (RS4) and therefore rezoning is required to permit development of this triplex. Bylaw 8239 proposes to rezone the site to Comprehensive Development Zone 51 (CD51) to match the existing multifamily zoning on this block. The CD51 zone prescribes permitted uses, density, height, setbacks, parking requirements and requires



**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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a community amenity contribution of \$23,382 to achieve maximum density.

Development Permit

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.

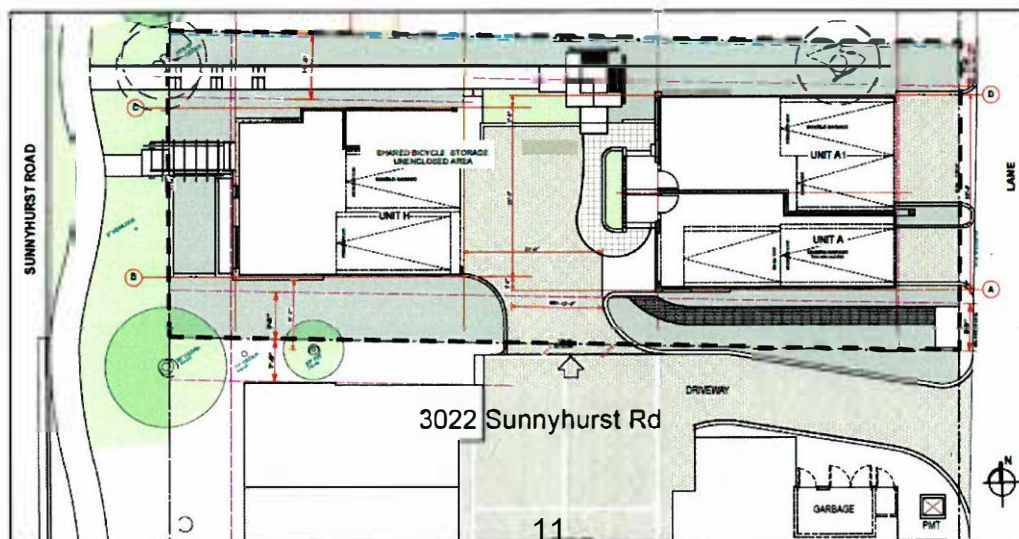
Housing Affordability and Diversity:

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 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 three townhouse units within two buildings – one single unit fronting Sunnyhurst Road and a duplex adjacent to the lane at the rear of the property.



Site Plan

Document: 3163282

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Both buildings are three storeys in height with rooftop decks. Each unit has parking with direct drive aisle or lane access.

The units have either three or four bedrooms and range in size from 132.56 m² (1,426.94 sq ft) to 215.18 m² (2,316.19 sq ft), excluding the garages. The unit fronting Sunnyhurst Road is approximately 10.9 m (35.83 ft) in height and the duplex building fronting the lane is approximately 11.4 m (37.58 ft) in height. Project renderings are included below.



West Elevation (Sunnyhurst Road)



East Elevation (Lane)



Southwest Elevation of internal courtyard

Urban Design

Under the BC Building Code, a project of this size is not required to be designed by a registered architect, and therefore, the application was not considered by the Advisory

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Design Panel. The application was reviewed by the District's Urban Design planner for conformity with the District's guidelines for ground-oriented townhouse development. Staff notes that the character and form of this development, with the one single unit building fronting Sunnyhurst Road, provides a suitable transition from the new development to the south and the existing single family residential and townhouses to the north. In addition, staff note that the proposed landscaping, design and use of materials has been very well executed. Should the rezoning proposal proceed, a more detailed review of the design will be included in the development permit report.

Accessible Design

As the proposed development includes less than five units, the accessible design policy is not applicable to this proposal. The applicant has noted that due to the somewhat sloping nature of the site and the townhouse form, it would not be possible to create units with grade level access. However, the following basic and enhanced accessible design elements have been voluntarily incorporated into the design:

- provision of available space in the single front unit to facilitate future adaptation for a personal elevator, if required
- unit entry door clear opening width of 850 mm (34 in.)
- basic accessible bathroom design features

Vehicle Parking

The proposal meets the Zoning Bylaw parking requirement for six stalls for residential uses (including visitor parking). Individual parking in each unit is in a side by side arrangement for two of the units and one unit is in a front to back arrangement with direct vehicle access provided for each parking space on both ends of the garage.

Bicycle Parking

The proposal includes space for 7 bicycle storage spaces in private garages and storage areas.

Off-Site Improvements

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, and improvements to the water network.

Acoustic Regulations

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.

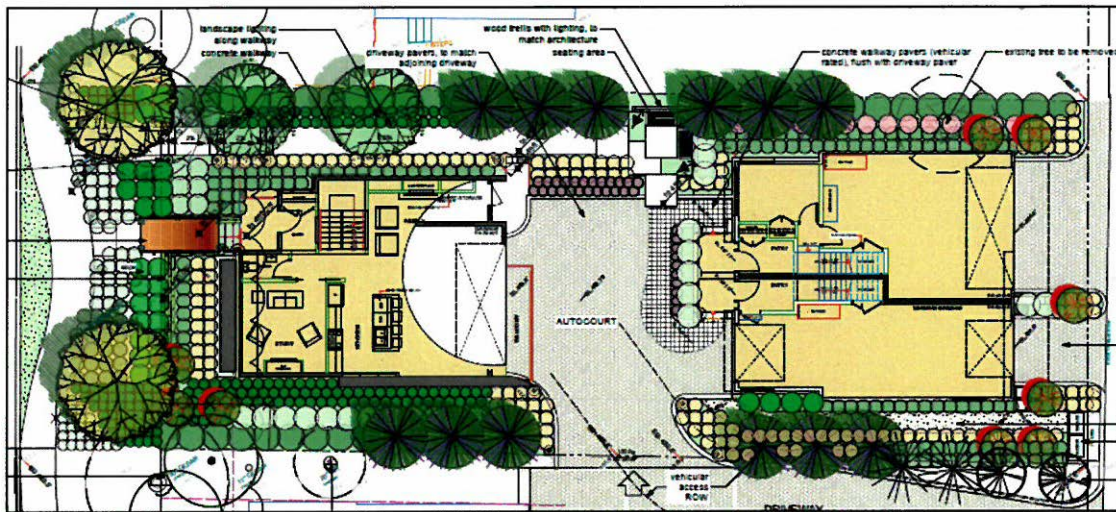
**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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Landscaping

Landscaping is proposed to mirror other developments on the block with the inclusion of a meandering sidewalk. A number of trees are proposed to be planted along the north and south property lines to provide screening to adjacent properties and preserve the tree canopy. Drought tolerant plants and a variety of native plant species are to be incorporated throughout the site. In addition, green vegetative walls on the west frontage of the property have been proposed. A large diameter cedar located at the northwest corner of the neighbouring property to the south is to be protected.



Landscape Plan

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

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

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 \$23,382 has been calculated as a fixed rate in accordance with the policy and this amount is included in Bylaw 8239. 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 82 and a building performance equivalent to a 'Gold' standard.

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SUNNYHURST ROAD**

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Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

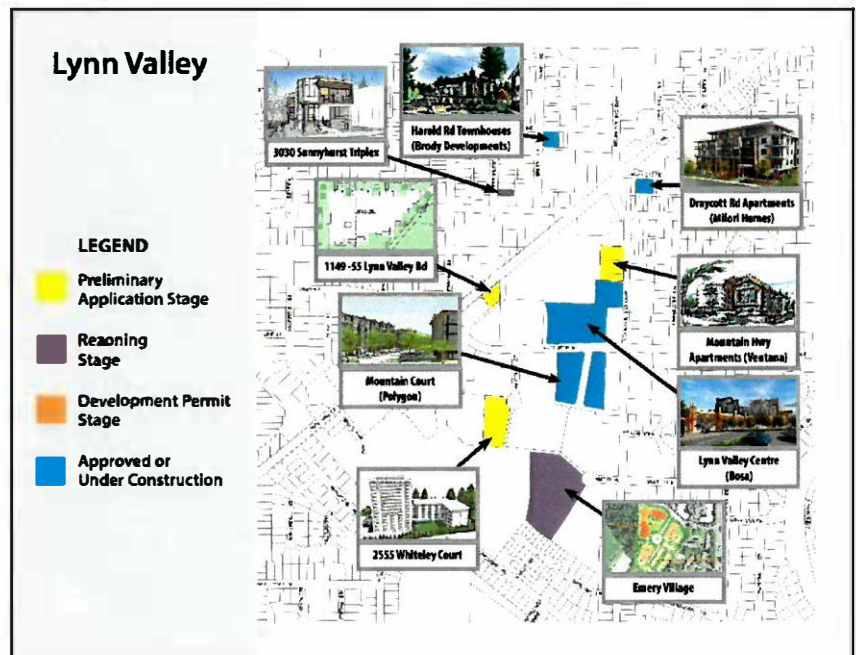
CONCURRENCE:

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.

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 Sunnyhurst Road as well as lane access for residents in the project to the east. The plan is required to be approved by the District prior to issuance of a building permit.



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.

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SUNNYHURST ROAD**

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PUBLIC INPUT:

Public Information Meeting

The applicant held a Public Information Meeting on February 8, 2017. 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 January 29 and February 1, 2017. The meeting was attended by two residents. The summary report is attached as Schedule C. The overall tone of the meeting was positive and the residents seemed receptive to the proposal. Most comments were related to the design and sale of the units, and the approval process timeline.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8239, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8239 (Attachment B) rezones the subject property from Single Family Residential 6000 Zone (RS4) to the existing Comprehensive Development 51 Zone (CD51). CD 51 permits multifamily residential use, establishes a base density FSR (Floor Space Ratio) of 0.55 and establishes a density bonus to an FSR of 0.8 subject to payment of a \$23,382 CAC.

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; and
- an engineering servicing agreement (including construction management plan).

CONCLUSION:

This project is consistent with the directions established in the OCP and the Lynn Valley Plan 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 8239 and refer Bylaw 8239 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8239 at First Reading.

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SUNNYHURST ROAD**

October 19, 2017

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Emel Nordin
Development Planning

A – Reduced project plans
B – Bylaw 8239
C – PIM Summary 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 & 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: _____



VIEW ALONG SUNNYHURST ROAD - LOOKING S-E



VIEW ACROSS SUNNYHURST RD - LOOKING N-E



VIEW FROM THE LANE - SHARED ACCESS DRIVEWAY / UNIT A1 & A LOOKING N-W



INTERNAL COURTYARD / UNIT H



INTEGRA ARCHITECTURE INC.

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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (S&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

**MASSING
STUDY**

15367 [PROJECT I]

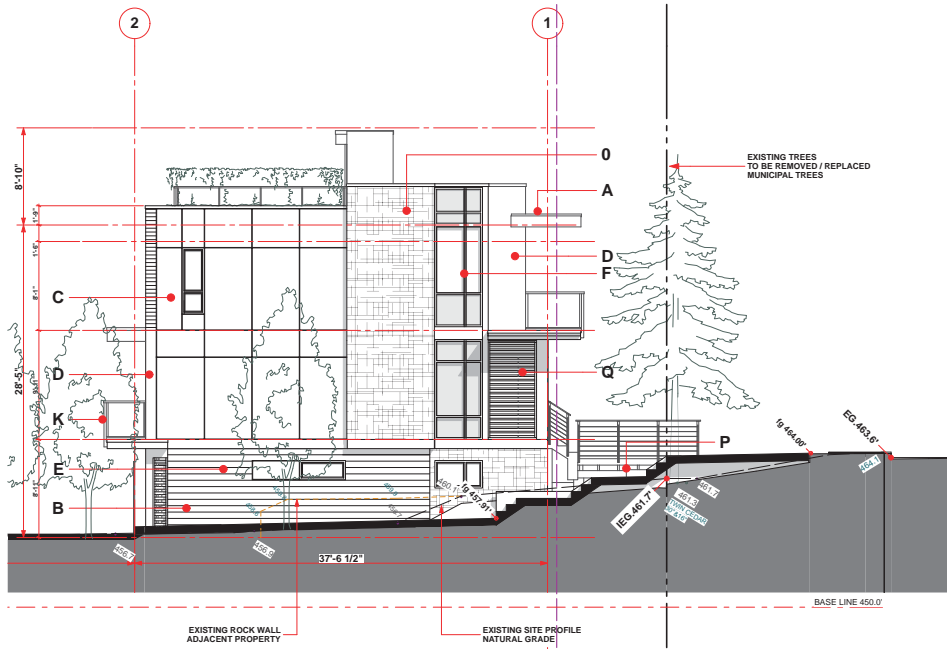
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JUN 23, 2017 [DATE]

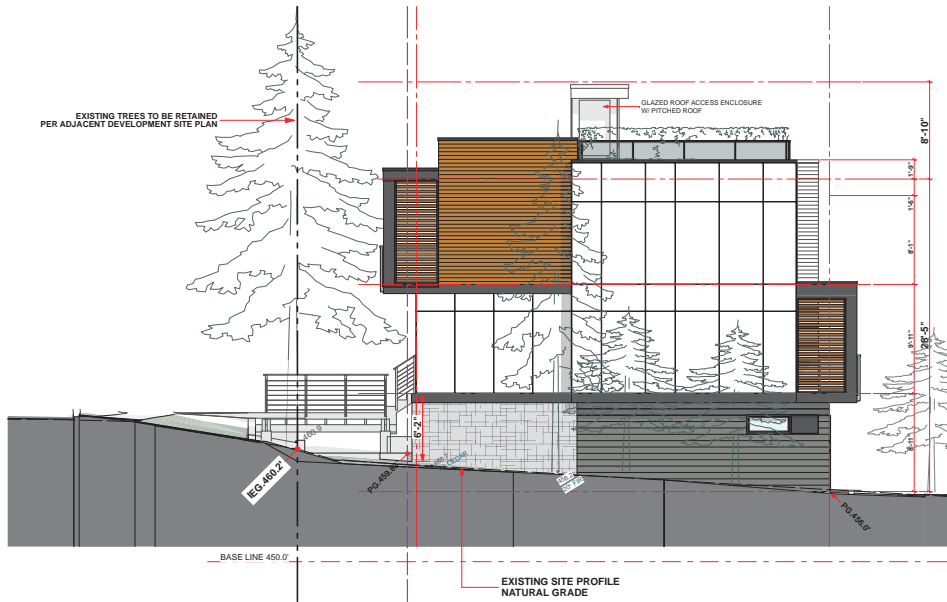
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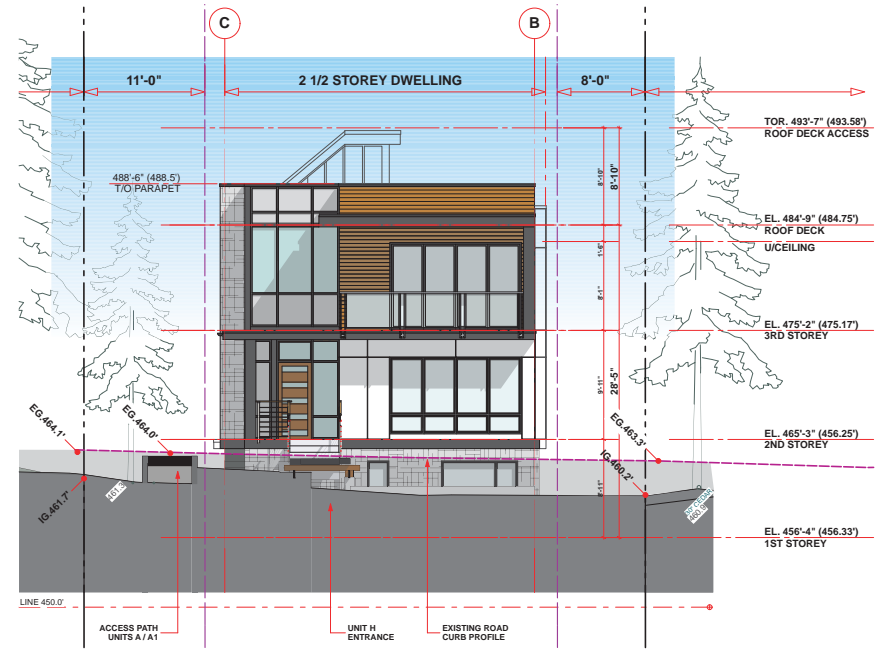
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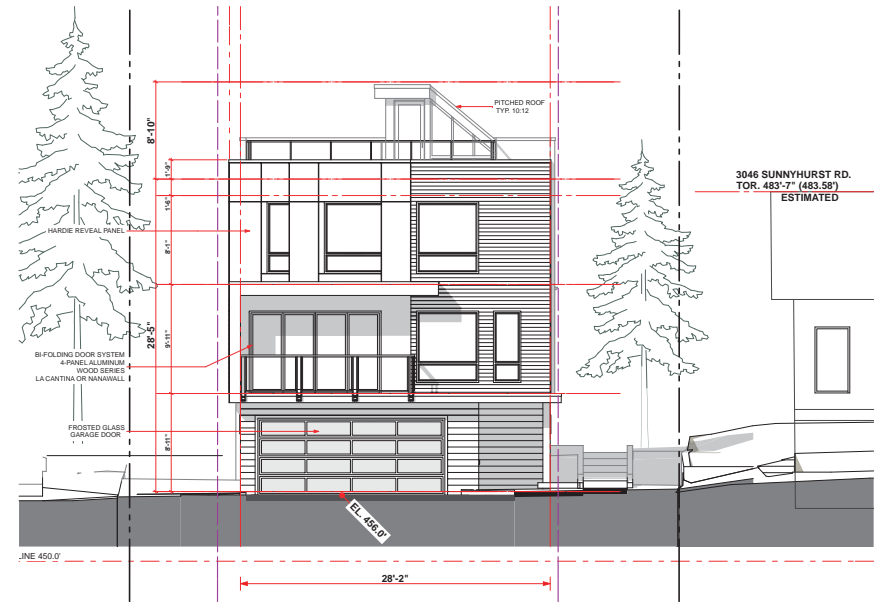
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 UNIT H - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION - STREET
SCALE: 3/16" = 1'-0"



2 UNIT H - EAST ELEVATION
SCALE: 3/16" = 1'-0"



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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (\$8B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

ELEVATIONS
UNIT H

15367 [PROJECT]

3/16" = 1'-0" [SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [DRAWING]

[DRAWING]

A-5.000



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ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

**ELEVATIONS
UNITS A / A1**

15367 [PROJECT]

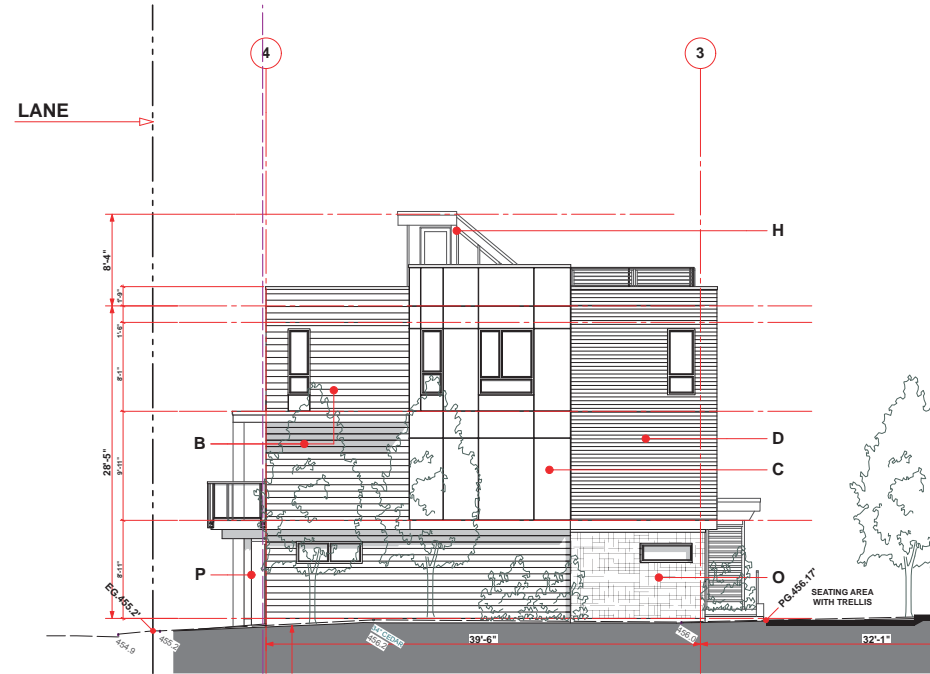
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JUN 23, 2017 [DATE]

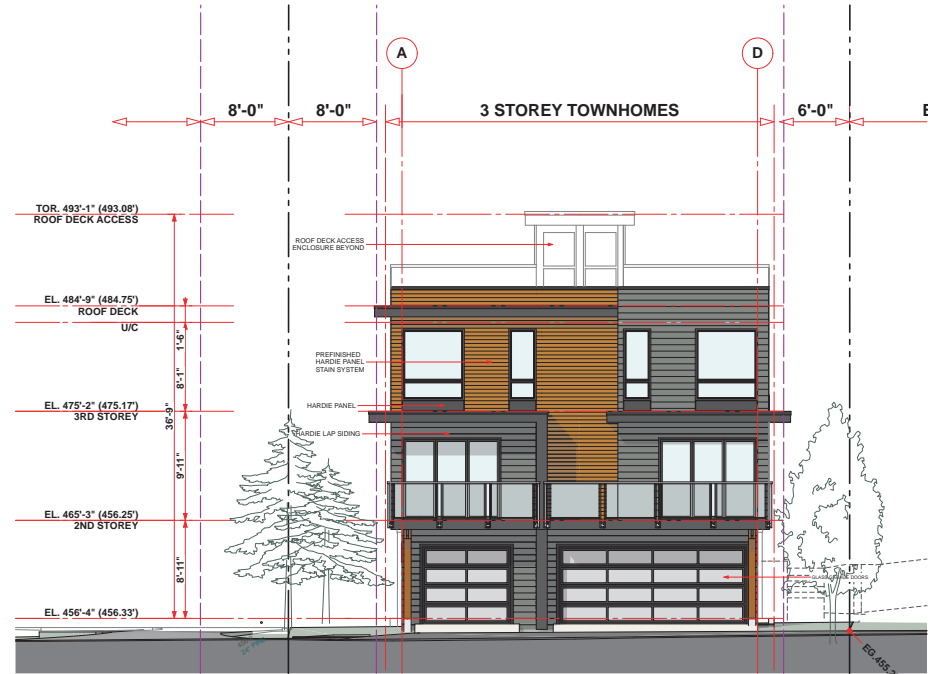
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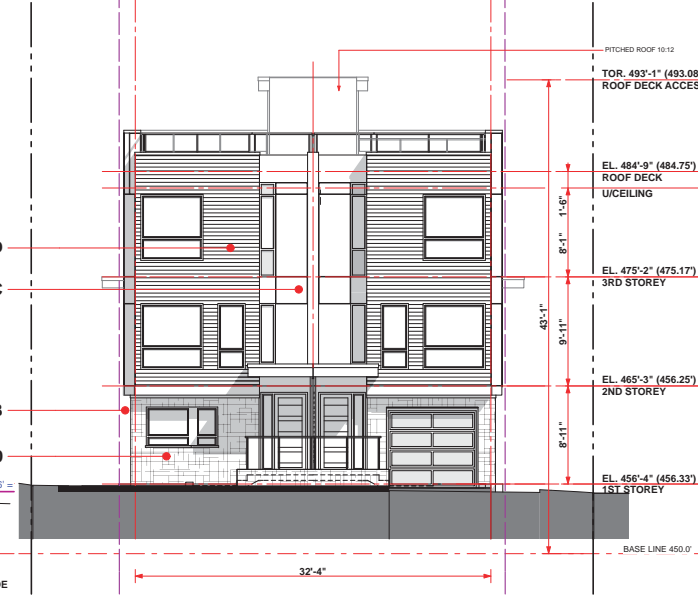
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SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

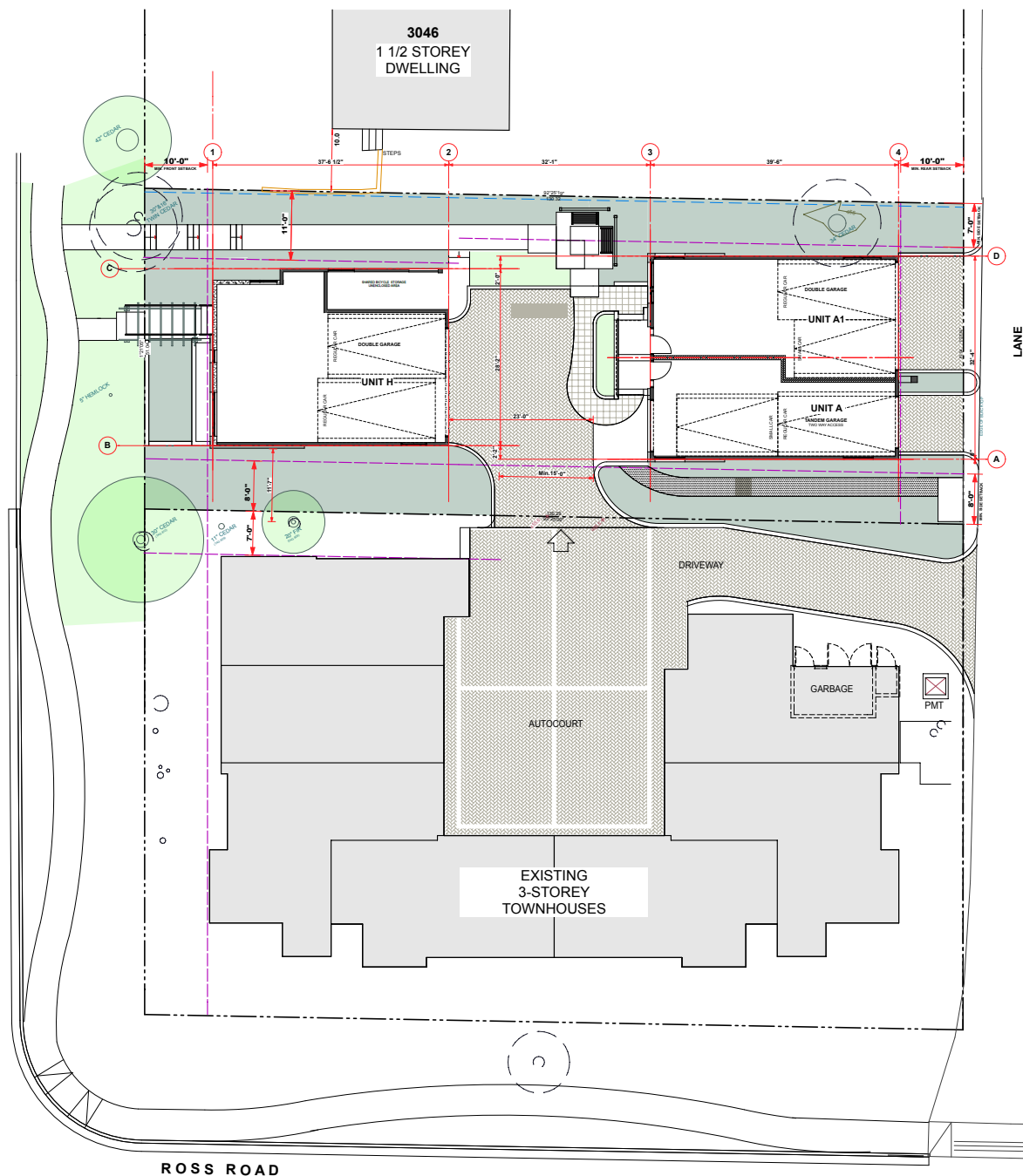


3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

• A	Light Gray	Flat Roof	SBS roof w/ pattern
• A1	Gray	Sloped Roof	Standing Seam Metal Roof - roof deck access only
• B	Off-white	James Hardie Timber Bark Collection	HardiePlank Lap Siding - cedarmit texture, 7" exposure
• C	Off-white	James Hardie Cobble Stone Collection	Hardie-Reveal Panel c/o "Easy Tiler" - smooth texture
• D	Black	Prefinished Fibre Cement Siding	Fibre Cement Lap Siding - cedarmit texture, pre-finished 5 1/4" exposure at selected locations
• E	Gray Metallic	James Hardie ColorPlus Collection	Hardie-Reveal Panel c/o "Easy Tiler" - smooth texture accent panel at window locations
• F	Black	Windows	Black or White TBC
• G	White	Prefinished Fibre Cement Siding	Pre-finished soffits @ main entrance soffits and u/s of balconies
• G1	Gray	Aluminum Soffits	4 panel perforated aluminum soffits u/s of balconies at lane elevation
• H	Charcoal	Benjamin Moore	Wood trim, wood fascia at flat and sloped roofs, balcony edge
• J	Metallic		Clear anodized aluminum
• K	Metallic	Duralath Coatings	To match clear anodized aluminum
• L	Black	Main Metals Ltd.	Flashing @ roofs, flashing at dark windows, downspouts, gutters
• M	White	Main Metals Ltd.	Flashing at all other locations
• N	Light Beige	Architectural concrete	Benjamin Moore BM 2134-10 White Dove
• O	Gray	Cultural Stone	Platinum finish
• P	Stained	Timber or Engineered Wood	Brode Coatings 100 Subjects
• Q	Stained	Stained cedar or WPC	Decorative screens 2x1 linear horizontal bar grille or WPC Wood Plastic Composite



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[ARCHITECT SEAL]

(CLIENT)

BRODY DEVELOPMENT (S&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

(TITLE)

SITE PLAN DIAGRAM

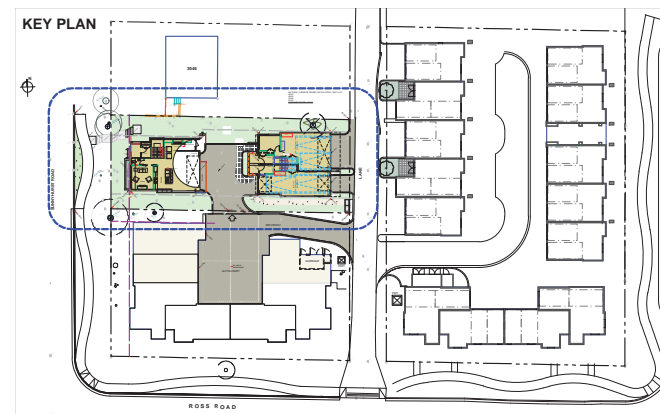
15367

1/8"

OCT 12, 2017

4 - DP APPLICATION RE

A-1.001



GENERAL NOTES

1. All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard.
2. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
3. Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
4. Do not construct from these drawings unless marked "issued for construction".
5. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/BC Landscape Standards and respect all Municipal Bylaws.
6. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
7. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
8. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
9. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
10. Contractor to repair any damage resulting from work on site.
11. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.

Legal Address:

AMEDED LOT 11 SOUTH 1/2 OF BLOCK 4 DISTRICT LOT 2023 GROUP ONE NEW WESTMINSTER DISTRICT PLAN 3170

Civic Address:

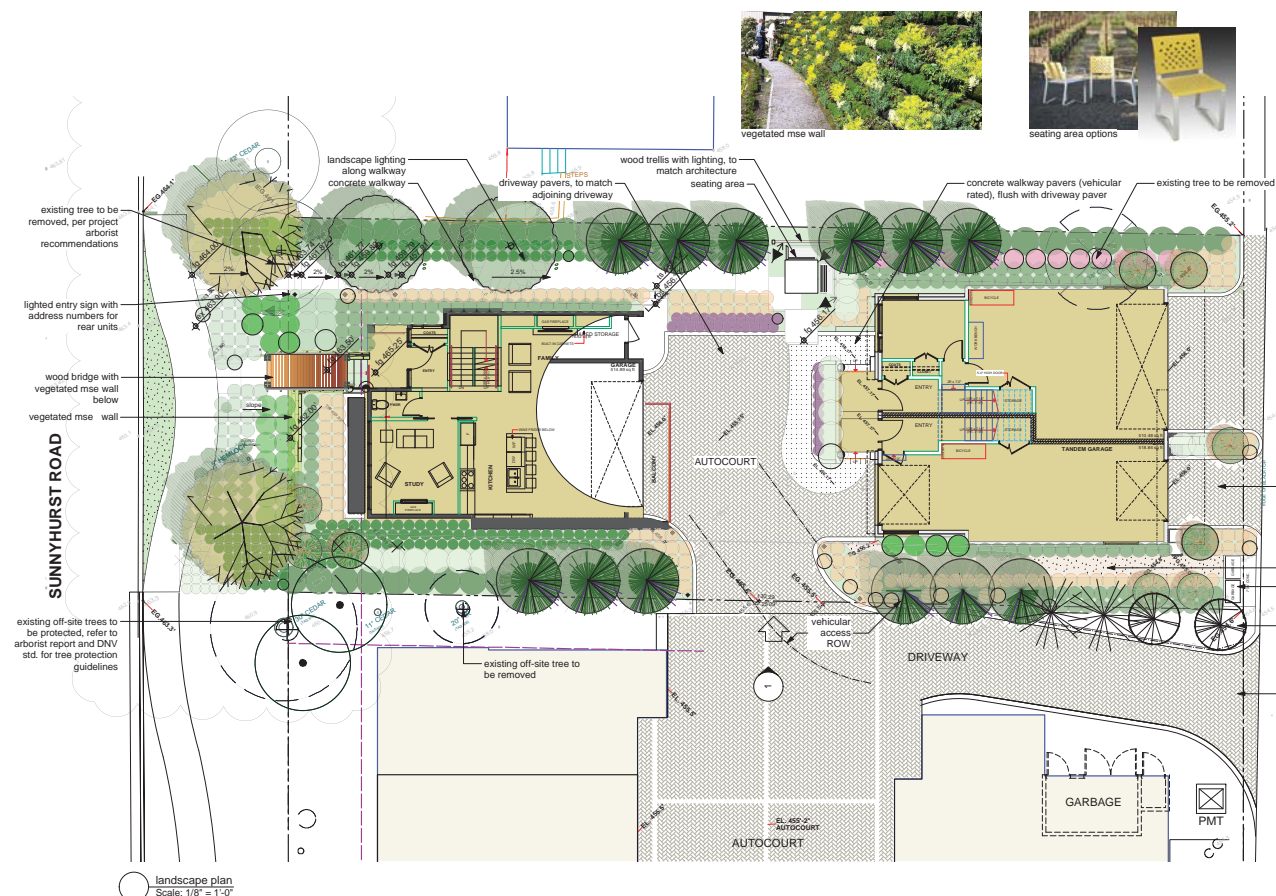
3030 Sunnyhurst Road, North Vancouver

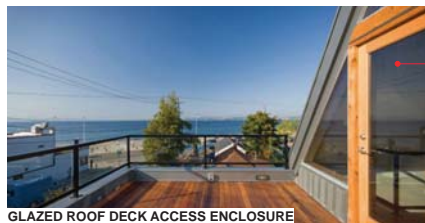
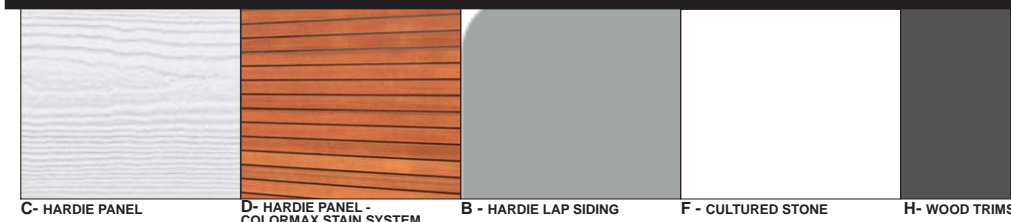
LEGEND

- Walkway Pavers - 6"x6" interlocking vehicular pavers
- Driveway Pavers - 4"x8" interlocking vehicular pavers
- Decorative River Rock
- Proposed Architecture Grade (Integra Architecture)
- Existing Surveyed Grade
- Proposed Landscape Grade
- Existing Tree To Be Retained
- Existing Tree To Be Removed

LIGHTING LEGEND

- Up-Light
- Path Light
- Step Light

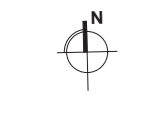




MATERIAL AND COLOUR LEGEND

A	Light Grey	Flat Roof	-	SBS roof w/ pattern
A1	Grey	Sloped Roof	-	Standing Seam Metal Roof - roof deck access only
B	Off-white	James Hardie ColorPlus Collection	Timber Bark	HardiePlank Lap Siding - cedarmill texture, 7" exposure
C	Off-white	James Hardie ColorPlus Collection	Cobble Stone	Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
D	Blue	Prefinished Fibre Cement Siding	Altura ColorMax Finishing System w/ Stains - Maple	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
E	Grey Metallic	James Hardie ColorPlus Collection	Iron Gray	Hardie-Reveal Panel c/w "Easy Trim" - smooth texture accent panel at window locations
F	Black	Windows	Black or White TBC	Typical Vinyl windows and sliding doors
G	Stained	Prefinished Fibre Cement Soffit	Altura ColorMax Finishing System w/ Stains - Maple	Pre-finished soffits @ main entrance soffit and u/s of balconies
G1	Grey	Aluminum Soffit	Gertek Slate	4 panel perforated aluminum soffit u/s of balconies at lane elevation

H	Charcoal	Benjamin Moore	BM 2124-10 Wrought Iron	Wood trims, wood fascia at flat and sloped roofs, balcony edge
J	Metallic		Clear anodized aluminum	Aluminum solar shades @ west elevation windows (selected locations)
K	Metallic	Duracore Powder Coatings	To match clear anodized aluminum	Pre-finished aluminum / safety glass railing @ balconies
L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
M	White	Makin Metals Ltd.	White	Flashing at all other locations
N	Light Beige	Architectural concrete	Benjamin Moore Amherst Gray BM HC-167	Architectural concrete finish at exposed concrete walls
O	Grey	Cultured Stone	Platinum Pro-Fit Ledgestone	Stone cladding at selected walls, balcony columns
P	Stained	Timber or Engineered Wood	Broda Coatings 107 Sequoia	Timber or Engineered wood (glulam), quality grade, structural elements at entrance bridge - posts & beams
Q	Stained	Stained cedar or WPC		Decorative screens 2x1 linear horizontal bar grille or WPC Wood Plastic Composite



[ARCHITECT SEAL]

[CLIENT]
BRODY DEVELOPMENT (\$&B) LTD.
[PROJECT]

ADALANCE
3030 SUNNYHURST RD.
NORTH VANCOUVER, BC
[TITLE]

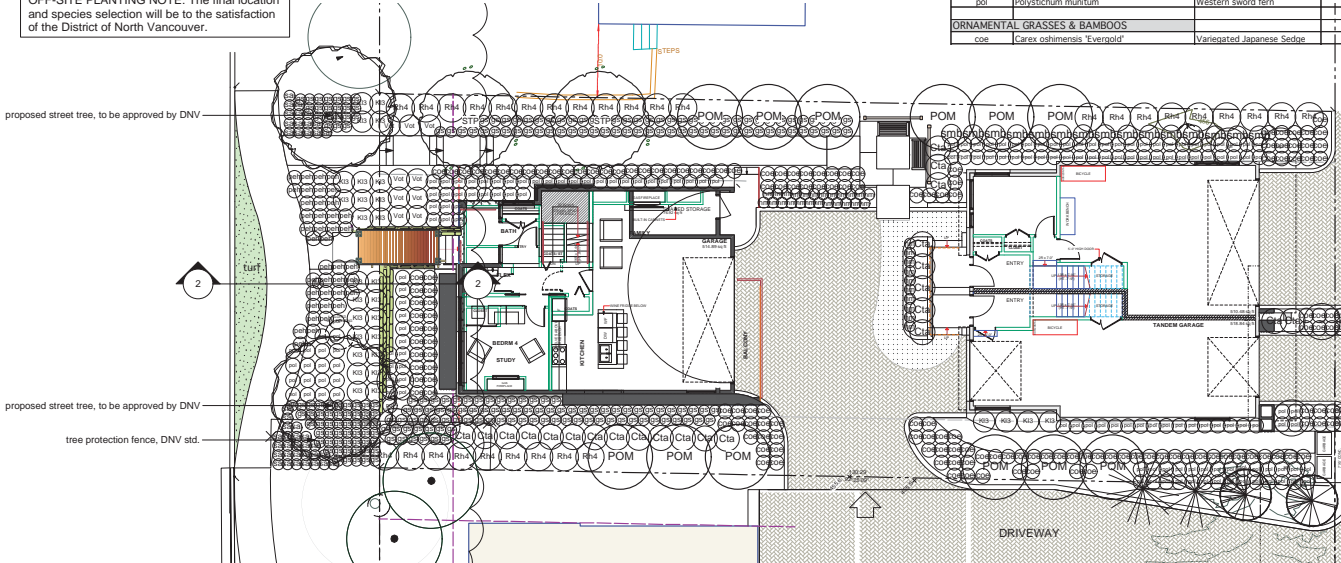
MATERIALS
15367 [PROJECT]
[SCALE]
JUN 23, 2017 [DATE]
4 - DP APPLICATION REV [DRAWING]
[DRAWING]

A-6.000

PLANT LIST - OFFSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CN	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2	7cm cal.	
SHRUBS					
gs	Gaultheria shallon	Salal	73	#1 pot	
K13	Kalmia latifolia 'Elfin'	Elfin Dwarf Mountain Laurel	26	#5 pot	
PERENNIALS & GROUNDCOVERS					
pol	Polystichum munitum	Western sword fern	19	#1 pot	
sai	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	41	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
coe	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	4	#1 pot	
peh	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	40	#1 pot	
VINES					

PLANT LIST - ONSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
apf	Acer circinnatum 'Pacific Fire'	Pacific Fire Vine Maple	9	3m ht.	multi-stem
POM	Rosa omorika	Serbian Rose	12	4.5m	
STP	Stewartia pseudocamellia	Japanese Stewartia	2	5cm cal./4.5m	
SHRUBS					
C14	Choisya ternata 'Aztec Pearl'	Mexican Orange Blossom	23	#3 pot	
gs	Gaultheria procumbens	Wintergreen	60	#1 pot	flex MSE wall
gs	Gaultheria shallon	Salal	159	#1 pot	
K13	Kalmia latifolia 'Elfin'	Elfin Dwarf Mountain Laurel	4	#3 pot	
M	Alibertia edulis	Craspinia Huckleberry	60	#5 pot	flex MSE wall
RH4	Rhododendron 'PJM'	PJM Rhododendron	30	#5 pot	
smb	Symphoricarpos x doorenbosii 'Magic Berry'	Magic Berry Coralberry	15	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	9	#5 pot	
PERENNIALS & GROUNDCOVERS					
ble	Blechnum spicant	Deer Fern	60	#1 pot	flex MSE wall
hm	Heuchera micrantha	Small-flowered Alumroot	34	#1 pot	
pol	Polystichum munitum	Western sword fern	150	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
coe	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	156	#1 pot	

OFF-SITE PLANTING NOTE: The final location and species selection will be to the satisfaction of the District of North Vancouver.

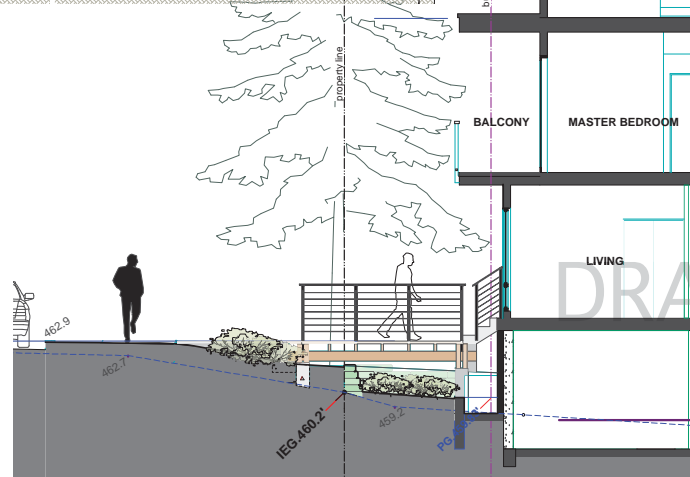


planting plan
Scale: 1/8" = 1'-0"

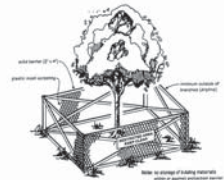
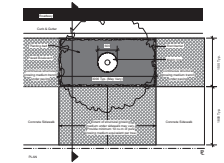
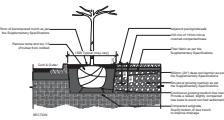
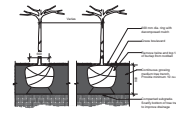
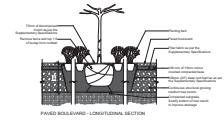
Planting Notes

- All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
 - lawn - 6"/150mm
 - groundcover - 12"/300 mm
 - shrubs - 18"/450 mm
 - trees - 24"/300 mm (around & beneath rootball)
- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures

Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 40" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 9' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.



2 boulevard section
Scale: 1/4" = 1'-0"



TREE PROTECTION MEASURES TABLE									
Tree ID	Tree Species	Tree Size (DBH)	Tree Age	Tree Condition	Tree Location	Tree Protection Measures	Tree Protection Status	Tree Protection Date	Tree Protection Notes
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10

FORMA DESIGN INC.
www.formadesign.ca

209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3P8
tel 604-986-9183
fax 604-986-7320

NOTES:
1. Issued for Detailed Development Application - November 6, 2016.
2. Reissued per Civil Council - July 10, 2017.

3030 Sunnyside Rd.
North Vancouver, B.C.

Planting Plan

Scale: 1/8" = 1'-0"
Date: 10/10/2016
Project: 3030 Sunnyside Rd.
Client: 3030 Sunnyside Rd.
Site: 3030 Sunnyside Rd.
Sheet: 1 of 1
Author: [Name]
Checker: [Name]
Date: 10/10/2016



1. Issued for Detailed Development Application - November 8, 2016
2. Revised per Civil Coord. - July 10, 2017

contact:

Tree Management Plan

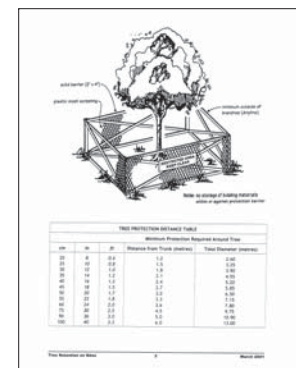
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16.040 L3 of 3

[illegible]

25



Tree Management Plan

$$\frac{1}{8}'' = 1^{-}0''$$

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16.040 L3 of 3

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The Corporation of the District of North Vancouver

Bylaw 8239

A bylaw to amend the 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 1354 (Bylaw 8239)”.

2. Amendments

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

- a) Part 4B, Comprehensive Development Zone 51, (CD51), is amended as follows:

- (1) The following text is added to Section 4B276:

Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170

- (2) A new subsection (i) is added to Section 4B278 (4)(b), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

The distance between the building wall and the interior side property lines specified in Section 4B278 (4)(b) may be reduced to a minimum of 2.13 m (7ft.) when the building flanks the interior property line.

- (3) A new subsection (i) is added to Section 4B278 (5)(c), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

In addition to parking garages, the following shall be excluded from the computation of floor space ratio:

- a. crawlspaces beneath landings not exceeding a floor to ceiling height of 1.2 m (4 ft.); and

- b. unenclosed common storage areas, up to and not exceeding 10.2 m² (110 sq.ft.) in area in total on a parcel.

(4) A new subsection (6) is added to Section 4B281, as follows:

(6) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

(a) A contribution in the amount of \$23,382.00 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):

- i) Improvements to public parks, plazas, facilities, trails and greenways;
- ii) Public art and other beautification projects; and
- iii) Affordable housing.

(b) The Zoning Map is amended in the case of the lands legally described Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634) by rezoning the land from Residential Single-Family Zone 4 (RS4) to Comprehensive Development Zone (CD51) as shown on Schedule A.

READ a first time

PUBLIC HEARING held on

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8239



SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 51 (CD51)



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**Brody Development (S & B) Ltd.
Public Information Meeting
Karen Magnessun Recreational Centre
February 8, 2017**

Summary Report

Representatives:

Mike Brody, Brody Development
Brienne Brody, Brody Development
Emel Nordin, District of North Vancouver

Overview:

The evening opened at 6:45pm with refreshments and an informal viewing of the presentation boards. The displays were around the room.

There were two attendees. Both attendees appeared to have come out of personal interest in the project rather than out of neighbour concern. No formal presentation was made and the two attendees were able to ask questions directly to the Representatives.

Q & A

Q: Why are there only three units?

A: Zoning designation for the site permits up to four units on the site. Finding the space for eight parking stalls on the site did not make for optimal use of the site. Brody Development dropped a unit to provide generous side yards and more liveable units. A single unit fronting Sunnyhurst gives the appearance of single family.

Q: Are there two parking stalls per unit?

A: Yes, there are two dedicated accessible parking stalls per unit.

Comment: The dual entry for the tandem garage is a creative way to access the garage.

Comment: The bridge at the entrance way is an appreciated feature providing a unique approach from the street.

Q: What are the sizes of the units?

A: The single unit is approximately 2900sqft. and the two townhouses are approximately 1500sqft and 1600sqft.

Q: Where is the extra square footage in the larger of the two back townhouses?

A: The extra square footage is in the living space on the entry level next to the garage. Due to width of the lot, we were able to fit one tandem garage and one double garage car on site. The layout of the unit with double car garage is optimized when there is a room on the first level.

Comment: Those are generous sized townhomes compared to what you find typically in a townhouse.

Q: What is the timeline and what stage are we at?

A: We are at stage 5 (public input) and the application is anticipated to move forward to first reading in early Spring, followed shortly afterwards with a public hearing.

Q: When will the units be put up for sale and what is the price point?

A: Upon adoption of the bylaw, construction will likely begin in the Fall of 2017 and units may be listed for sale in the Spring of 2018. The price point is yet to be determined.

Comment: I think we need more densification. It's too bad that the other neighbouring houses are not willing to sell so that the development of this block can be refreshed and old houses removed. The clientele of this neighbourhood is different from what it was 30-40 years ago.

The meeting was adjourned at 7:30pm.

Additional Information:

Brody Development recognizes the need to maintain a neighborly and working relationship with community. Following the Public Information Meeting, Brody Development has reached out to the two Strata's directly neighbouring the proposed development to provide them with information on the development and anticipated timelines.

Submitted by:

Brianne Brody

Brody Development

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:

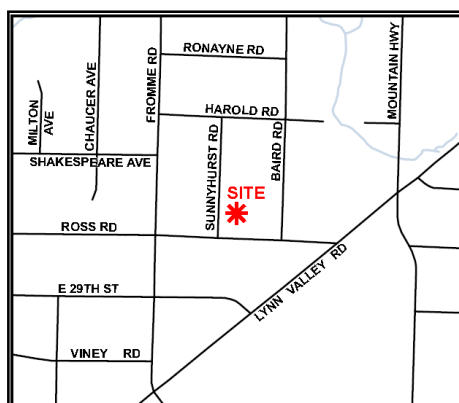
A Public Hearing for Bylaw 8239, a proposed amendment to the Zoning Bylaw, to permit the development of a three unit townhouse project.

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



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



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 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 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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