
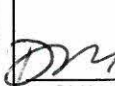


AGENDA INFORMATION

☒ Regular Meeting
☐ Other:

Date: JUNE 21, 2021
Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 3, 2021
File: 08.3060.20/051.18

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Bylaws 8492, 8493, and 8494: OCP Amendment, Rezoning, and Housing Agreement for a Townhouse Development at 3155-75 Canfield Crescent

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is given FIRST reading;

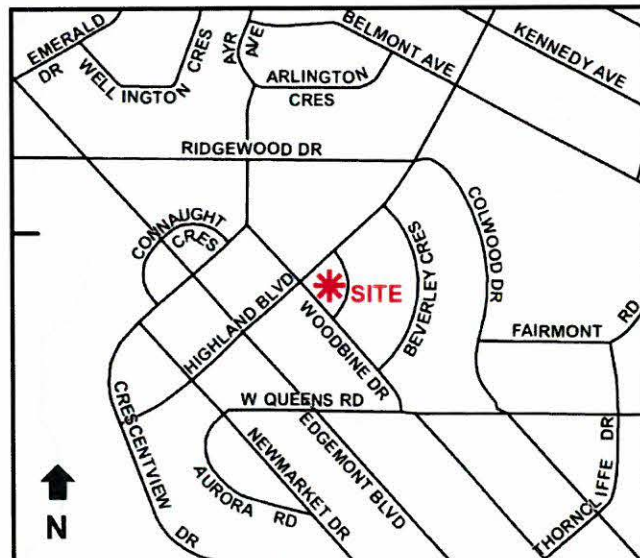
AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is given FIRST reading;

AND THAT "Housing Agreement Bylaw 8494, 2021 (3155-75 Canfield Crescent)" is given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8492;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8492 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8492 and Bylaw 8493 be referred to a Public Hearing.



REASON FOR REPORT:

Implementation of the proposal requires Council's consideration of:

- Bylaw 8492 to amend the Official Community Plan (OCP) designation for the subject properties (**Attachment 1**);
- Bylaw 8493 to rezone the subject properties (**Attachment 2**); and
- Bylaw 8494 to authorize a housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units (**Attachment 3**).

The OCP Amendment Bylaw, Rezoning Bylaw, and Housing Agreement Bylaw are recommended for introduction, and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit will be forwarded to Council for consideration if the OCP amendment and rezoning proceed.

BACKGROUND:

The development application for 3155-75 Canfield Crescent was advanced to Council for early input on December 2, 2019. At that meeting, Council resolved to defer consideration of the proposed OCP amendment and rezoning until after the targeted review of the Official Community Plan (OCP).

At the time of the Council resolution, it was anticipated that the targeted review of the OCP would be completed in 2020. However, the ongoing COVID-19 pandemic caused delays to the targeted OCP review timeline. To mitigate further delays caused by COVID-19, Council passed a motion on January 25, 2021 to direct staff to prepare bylaws for Council's consideration of this project prior to the completion of the targeted review of the OCP.

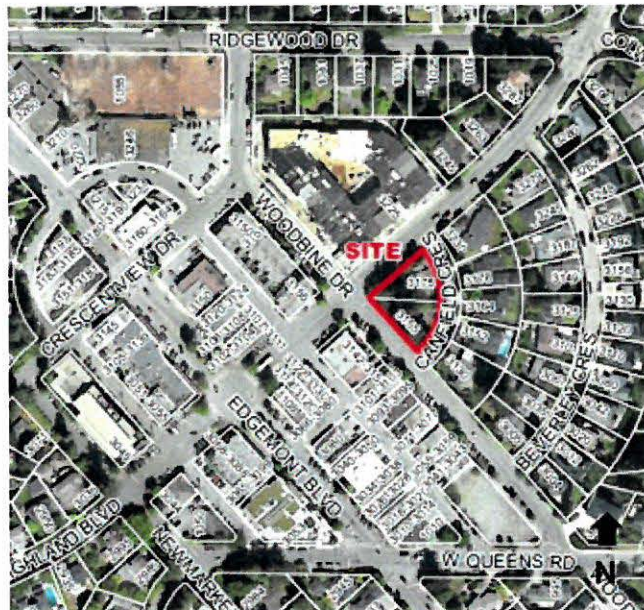
SUMMARY:

Mr. Thomas Grimwood of Grimwood Architecture, has applied on behalf of the owners of the property to redevelop the two existing single-family lots to create eight three-bedroom strata townhouse units. These eight units are configured in four duplex buildings. The proposal includes a single-level underground parking garage with 16 parking spaces, accessed from Canfield Crescent (see **Attachment 4** for drawing package).

ANALYSIS:

Site and Surrounding Area

The site is located in the east portion of the Edgemont Village Centre. It is 1,331 m² (14,326 sq. ft.) in area and comprises two single-family lots currently zoned “Single-Family Residential Edgemont Zone” (RSE). The site is located at the south-east corner of Highland Boulevard and Woodbine Drive and is bordered by Canfield Crescent to the east (see adjacent air photo).

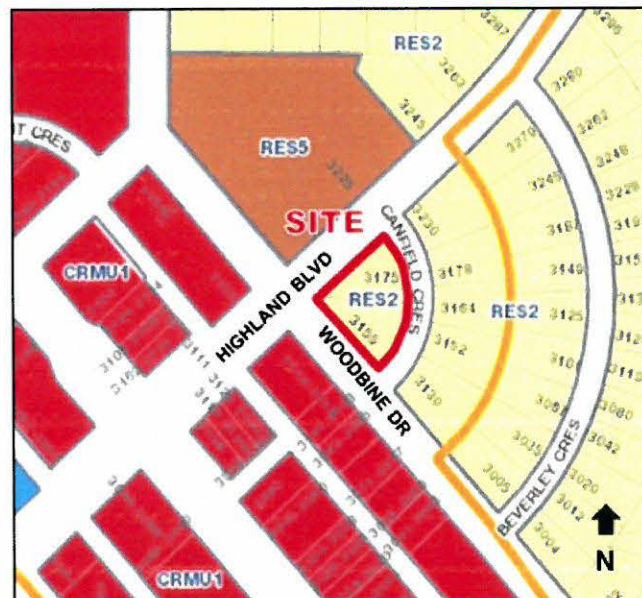


Single-family homes are located to the east of the site, Amica Edgemont Village (seniors' independent living and care facility) is to the northwest on Highland Boulevard, and commercial and mixed-use properties are to the south-west along Woodbine Drive.

EXISTING POLICY:

Official Community Plan

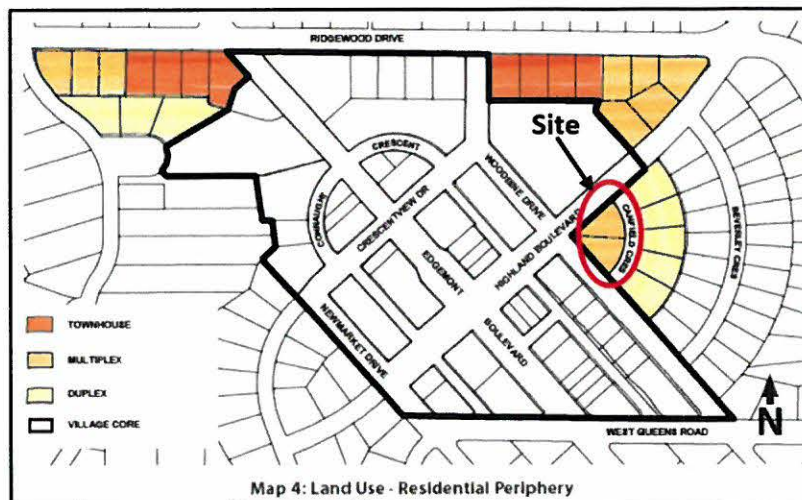
The Official Community Plan (OCP) designates the site as “Residential Level 2: Detached Residential” (RES2) which envisions detached housing at a density of up to approximately 0.55 floor space ratio (FSR).



In 2014, after extensive community consultation, Council adopted the “Edgemont Village Centre: Plan and Design Guidelines.” The purpose of the plan is to help guide development and regulate the design of buildings and public realm improvements in and around Edgemont Village Centre.

The site is located within the residential periphery area of Edgemont Village Centre (see map on following page) which contemplates ground-oriented multi-family housing. The site is designated for multiplex housing up to 2.5 storeys in height with a density of 0.6 to 0.8 FSR. The proposed townhouse units at 0.8 FSR are consistent with the “Edgemont Village Centre: Plan and Design Guidelines.”

The “Edgemont Village Centre: Plan and Design Guidelines” envisioned that OCP amendments would be undertaken with each rezoning application to amend a site’s OCP designation. Bylaw 8492 proposes to change the site’s OCP designation to “Residential Level 3: Attached Residential” (RES3), which permits a density up to approximately



0.8 FSR, and to designate the site as a Development Permit Area for Form and Character of Commercial, Industrial, and Multifamily Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal addresses a number of OCP goals and policies including:

- Goal 2: “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life”.
- Goal 5: “Provide a safe, efficient and accessible network of pedestrian, bike and roadways”.
- Goal 7: “Develop an energy-efficient community that reduces its greenhouse gas emissions and dependency on non-renewable fuels while adapting to climate change”.
- Policy 2.2.3: “Accommodate a range of multifamily, commercial and institutional uses in the Village Centres”.
- Policy 5.1.5: “Encourage new developments to provide high quality pedestrian facilities and improve the public realm”.
- Policy 7.1.4: “Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms”.
- Policy 7.1.5: “Require accessibility features in new multifamily developments where feasible and appropriate”.
- Policy 10.1.1: “Promote the development of green/energy-efficient buildings for new multifamily, residential, commercial, industrial and institutional buildings”.

Edgemont Village Centre: Plan and Design Guidelines

The proposal has been reviewed against the “Edgemont Village Centre: Plan and Design Guidelines” which anticipates residential development in the form of multiplexes (e.g. triplexes, fourplexes or small rowhouses) on the site, with building heights up to 2.5 storeys.

The proposal addresses the following objectives of the “Edgemont Village Centre: Plan and Design Guidelines”:

- The two-storey townhouse development is consistent with the use, density and height anticipated for the site.
- The proposal reflects contemporary architectural design and construction, and urban design best practices to promote the concept of eclectic architecture in the Edgemont Village Centre.
- The proposed off-site upgrades including new sidewalks, on-street parking spaces or loading spaces, and bicycle and bus infrastructure, have been designed to improve accessibility and multi-modal connectivity within the village centre.

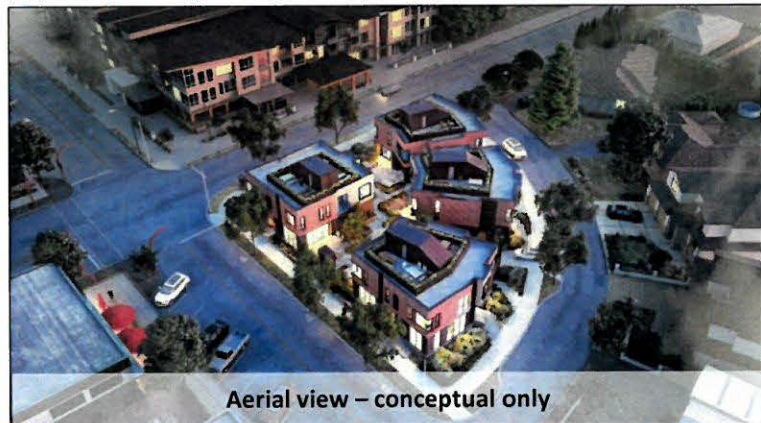
Zoning

The subject properties are currently zoned “Single-Family Residential Edgemont Zone” (RSE). Bylaw 8493 proposes to create a new “Comprehensive Development Zone 134” (CD134) for the site, which prescribes permitted uses and zoning provisions such as a maximum density, building heights, setbacks, and parking requirements.

PROPOSAL:

Project Description

The proposal is for eight strata townhouse units in four two storey buildings. The buildings are located over a single-level underground parking garage that provides a total of 16 parking spaces. The parking garage is accessed via Canfield Crescent.



All units are three bedroom layouts that range in size from 129.6 m² (1,395 sq. ft.) to 136.3 m² (1,467 sq. ft.). The units are sited around a central exterior courtyard which includes communal amenity space adjacent to Canfield Crescent as well as private patios. Each unit has a private roof deck and basement level mudrooms with direct access to the parking garage.



The central courtyard provides access to all three fronting streets, with an accessible entrance provided from Canfield Crescent.

The site slopes approximately 0.9 m (3 ft.) from north-west to south-east. The proposed building design and layout responds to the site's topography and triangular shape.

All unit entrances front onto a street, which along with landscaped front yards provide a residential presence on all site frontages. The buildings have a contemporary form and include the extensive use of wood cladding, a material commonly used within the Edgemont Village Centre. The use of local materials within a contemporary building form responds to the design objectives of the Edgemont Village Centre Design Guidelines.

Rental and Affordable Housing

The District's "Rental and Affordable Housing Strategy" (RAHS) states that "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes".

The proposal will provide eight townhouse units adding to the diverse mix of housing forms within the Edgemont Village Centre. All of the proposed units are three-bedrooms in size and provide suitable family accommodation within the village centre.

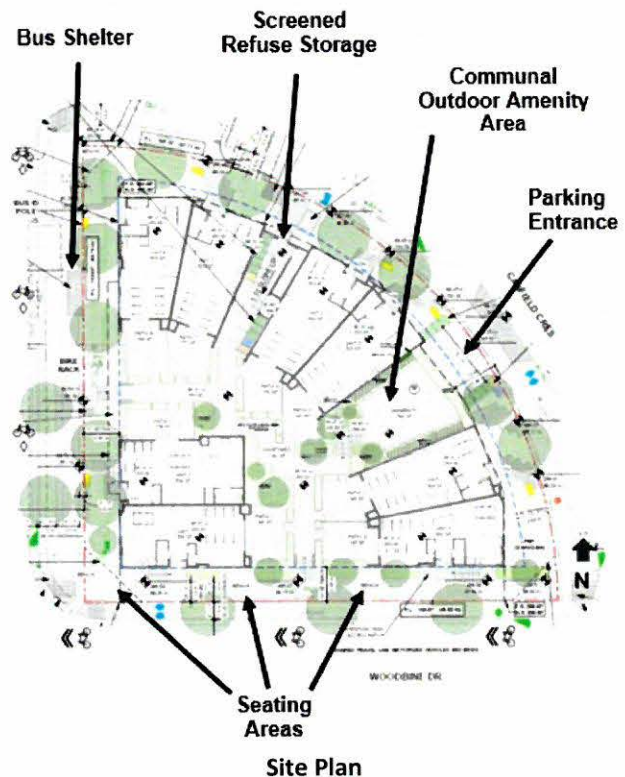
The applicant will also be providing a Community Amenity Contribution (CAC) which could be used towards affordable housing objectives in accordance with the RAHS.

Strata Rental Protection Policy

The District's "Strata Rental Protection Policy" applies to this proposal as it involves development of more than five residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8494 authorizes a Housing Agreement to implement this policy.

Residential Tenant Relocation Assistance

The District's "Residential Tenant Relocation Assistance Policy" would not apply to this proposal as the proposed rezoning does not require the demolition of more than four existing rental dwelling units.



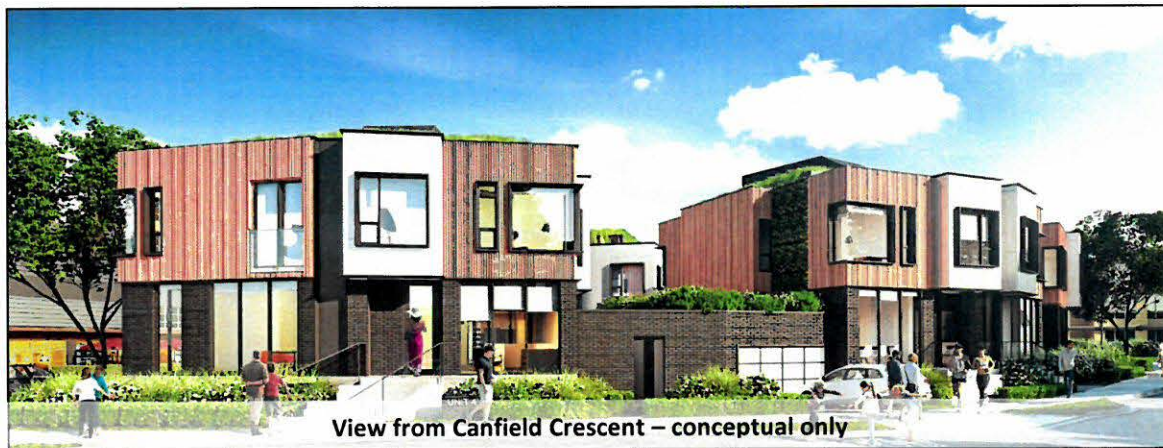
The single-family homes on-site are currently rented. The developer has agreed to provide tenants with a notice period of six months which is in excess of the requirements outlined in the “Residential Tenancy Act”, and one month of free rent. The notice period will be secured within the Development Covenant.

Development Permit Areas

If the OCP amendment is approved, the site would be designated as being within the Development Permit Areas (DPAs) for:

- Form and Character of Commercial, Industrial, and Multi-family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction

a) Form and Character of Commercial, Industrial, and Multifamily Development



The proposal is consistent with the OCP Design Guidelines for Ground-Oriented Housing. Examples of conformity include:

- C1.1: Height and Massing: The proposed buildings are less than the typical townhouse building height of 12 m, thereby ensuring a building scale that is appropriate and consistent with the surrounding low-density residential character.
- C1.3: Street Orientation: The proposal provides active residential frontages on Highland Boulevard, Woodbine Drive and Canfield Crescent.
- C2.5 and 2.6: Shared and Private Outdoor Space: The proposal includes shared open space which is accessible, landscaped and protected from the street. Private amenity space is also provided for all units in excess of 9 m² (96.9 sq. ft.).
- C2.11: Parking: All on-site parking is provided underground and not visible from adjacent streets.
- C3.2: Variations in Design: Through considered design variations, the proposal provides an appropriate visual transition in form and scale from the mixed-use character in the Edgemont Village core to the south-west of the site, to the residential character to the east.

Further details outlining the proposal's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

Advisory Design Panel

The proposal was considered by the Advisory Design Panel (ADP) on September 13, 2018 with the Panel recommending approval of the proposal subject to resolution of the Panel's comments.

The applicant has addressed the Panel's comments by reconfiguring the site's interior landscaping which has resulted in a more functional inner courtyard design, with more well-defined courtyard entrances, and an expanded communal amenity area. External cladding has also been modified to increase the use of vertical wood siding.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

As designed, the proposal is consistent with the OCP Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

On December 7, 2020, Council approved a low carbon approach with the District of North Vancouver's implementation of the BC Energy Step Code. The new approach includes a two-tiered system that requires all new Part 9 Residential development to meet either Step 5, or Step 3 with a Low Carbon Energy System (LCES). A LCES uses low carbon energy sources to provide heating, cooling, and hot water for a building, and has a total modelled greenhouse gas intensity of no more than 3kg CO₂e/m²/yr. The new requirements apply to any building permit submitted on or after July 1, 2021.

The applicant has considered the District's new low carbon approach to Step Code implementation, the District's Community Energy and Emissions Plan (CEEP), and Council's recent declaration of a climate emergency. In response the applicant has provided a commitment letter to certify the project "NetZero" as an alternative compliance path to the BC Energy Step Code. This is comparable to Step 5 of the Step Code for Part 9 buildings. This approach includes committing to a fully electric building for space heating, domestic hot water heating, and cooking.

For "NetZero" compliance, the proposal will implement the following energy efficiency measures:

- Triple paned windows;
- Increased exterior insulation;
- Exterior Air Barrier;
- Heat Recovery Ventilation (HRV) with enhanced efficiency;
- Insulation in flat roof;
- Full under-slab insulation; and
- Solar Panel Ready Design.

Other sustainable components of the proposal include:

- Enhancements to pedestrian, bicycle and transit infrastructure including:
 - New sidewalks on Woodbine Drive and Canfield Crescent;
 - Shared travel lane on Woodbine Drive and bike lane on Highland Boulevard;
 - 16 Electric Vehicle (EV) Level 2 (240v) charging points (one per car space) and 16 EV bike storage spaces (two per unit); and
 - Wheelchair lift down on Woodbine Drive, Highland Boulevard and Canfield Crescent to improve public realm accessibility.
- Comprehensive site landscaping proposal including new street trees.

Further details outlining the proposal's compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

Accessibility

The District's "Accessible Design Policy for Multifamily Housing" states that 15% of units proposed within a ground-orientated multi-family housing development should meet the 'Basic Accessible Design' criteria where feasible, and that the provision of enhanced design features should be explored to allow for future adaptability.

The proposal will provide two units (25%) that meet the 'Basic Accessible Design' criteria and one unit (12.5%) that meets the 'Enhanced Accessibility Design' criteria, and will therefore exceed the minimum requirements of the District policy. All units have been designed to allow for future accessible design additions including an adaptable stair lift and wheelchair-accessible bathrooms.

Vehicle Parking

Vehicle parking is proposed in a single-level underground garage accessed via Canfield Crescent. The ramp to the parking garage will be screened by a single-family style garage door, complimentary in design to neighbouring homes on Canfield Crescent.

A total of 16 parking spaces (2 spaces per unit) are proposed in accordance with Part 10 of the District's Zoning Bylaw. The parking rate is supported by the conclusions of the traffic study completed by Creative Transportation Solutions Ltd, and responds to community concerns regarding parking availability in Edgemont Village Centre.

The parking garage has been designed to address the site's spatial constraints and the need to accommodate third party utilities, street tree planting, and landscaping within the Woodbine Drive boulevard. Consequently, eight of the 16 parking spaces proposed

are small car spaces (50% of the total of on-site parking) which is in excess of the 35% permitted within Part 10 of the District's Zoning Bylaw. The increase in small car spaces as proposed, enables the realization of the highlighted public benefits along Woodbine Drive, including space for street tree planting, while ensuring all units are provided with one standard sized parking space. The requirement that one standard sized parking space is provided for each unit will be secured within the Development Covenant.

While no designated visitor parking spaces are proposed within the parking garage, the proposal includes the addition of two parking pockets on Canfield Crescent that will provide seven new on-street parking spaces for use by visitors or the public. These spaces will also assist with deliveries or moving vehicles. Canfield Crescent currently has no formal on-street parking.

One wheelchair-accessible parking space is proposed in accordance with Part 10 of the Zoning Bylaw. The accessible space is located adjacent to access for the enhanced accessible unit.

The proposal complies with the "Electric Vehicle Charging Infrastructure Policy" which requires that 100% of the resident parking spaces proposed feature energized outlets capable of providing "Level 2" charging or higher.

Bicycle Parking and Storage

A total of 20 bicycle parking spaces are proposed (2.5 spaces per unit including visitor parking). A total of 16 secure Class 1 bicycle parking spaces are located in the underground parking garage (two spaces per unit), each with an electric bicycle charging point in accordance with the District's "Bicycle Parking and End-of-Trip Facilities" Policy. A total of four Class 2 bicycle parking spaces (0.5 spaces per unit) are proposed and are located adjacent to the site's entrance on Highland Boulevard. The 20 bicycle parking spaces proposed comply with the District's "Bicycle Parking and End-of-Trip Facilities" Policy, with 2.5 spaces provided per unit including visitor parking.

The proposal includes construction of a dedicated bike lane on Highland Boulevard and a shared travel lane on Woodbine Drive. This along with the proposed bicycle parking and supporting electric charging infrastructure, advance the OCP's objectives of promoting alternative modes of transportation for residents.

Landscaping

A landscaping plan (see image on following page) has been submitted which shows extensive planting proposed on all street frontages and within the site. Landscaping has been used on the edges of the site to reinforce the site's residential character, to complement and add texture to the proposed buildings, and to provide a green buffer to soften the interface between the development and the public realm. New street tree planting and grassed boulevards are proposed on all frontages.

Landscaping has been used throughout the site to soften and delineate space. The communal amenity area includes a heavily-planted edge facing Canfield Crescent, planter boxes, and a green wall. Landscaping is also provided around both private patios and roof decks. This serves to provide increased privacy for residents while also reinforcing the site's residential character.

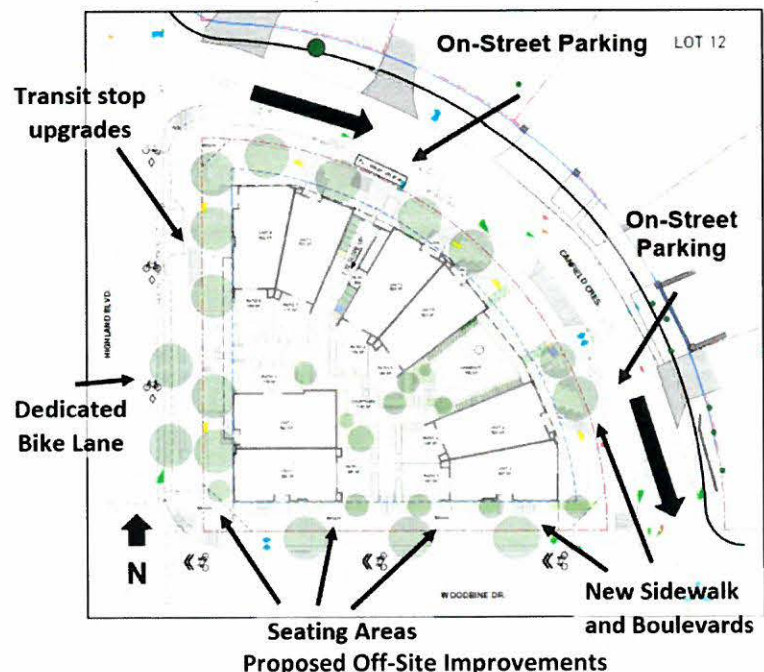


Should the OCP amendment and rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Off-site Improvements

The proposal includes the following off-site improvements:

- Street frontage enhancements including street lighting, street tree planting, and curb, gutter and paving improvements;
- Hydro lines along Woodbine Drive will be undergrounded;
- The existing storm main on Highland Boulevard will be relocated to allow for street tree planting;
- Reconstruction and widening of Canfield Crescent to provide a one-way southbound vehicle travel lane, and seven on-street parking spaces;



- A new sidewalk and planted boulevard along Woodbine Drive and Canfield Crescent;
- A wider sidewalk and planted boulevard along Highland Boulevard;
- Accessible wheelchair let-downs at each corner of the site;
- Public seating areas at the corner of Highland Boulevard and Woodbine Drive, Highland Boulevard and Canfield Crescent, and on Woodbine Drive;
- Upgrades to the existing transit stop on Highland Boulevard adjacent to the site, including a wheelchair pad, bus shelter, and bench in accordance with Translink's "Universally Accessible Bus Stop Design Guidelines"; and
- A dedicated northbound bicycle lane on Highland Boulevard and a shared west-bound bicycle/vehicle travel lane on Woodbine Drive in accordance with the Edgemont Village Centre Plan.

The proposal includes the following land dedications:

- Corner cuts at each corner of the site; and
- An approximately 0.40 m (1.3 ft.) wide dedication along Canfield Crescent to allow for a new 1.8 m (5.9 ft.) wide sidewalk.

The estimated total value of off-site works (engineering and landscaping) is \$758,077. The full scope and value of required off-site works will be determined through detailed design work.

Should the OCP amendment and rezoning be approved, the proposal will be required to pay Development Cost Charges (DCCs) at the applicable rate at the date of building permit submission. DCCs are estimated at \$103,360 based on 2021 rates.

Community Amenity Contribution (CAC)

The District's "Community Amenity Contribution Policy" outlines contribution expectations for rezoning applications which result in an increase in density. A CAC of \$176,338 is included in the proposed CD134 Zone. It is anticipated that the CACs from this development will be directed toward the affordable housing fund, park and trail improvements, public art, or other public realm infrastructure improvements.

Construction Traffic Management Plan

To reduce the construction impacts of the proposal on pedestrian and vehicular movements in the area, the applicant has submitted a draft Construction Traffic Management Plan (CTMP).

Should the OCP amendment and rezoning proceed, a final CTMP will be required as a condition of a Development Permit and must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. This requires District approval prior to building permit issuance.

The map below shows the site in relation to other approved and potential construction projects in the Edgemont Village Centre.



The final CTMP must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. siting 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 schedules with nearby developments;
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.

Concurrence

The proposal has been reviewed by staff from the following departments: Building and Permits, Community Planning, Engineering, Environment, Fire, Legal, Parks, Public Arts, Transportation, and Urban Design.

Ministry of Transportation and Infrastructure

Rezoning Bylaw 8493 affects land lying within 800 m of a controlled access intersection. Therefore, approval by the Provincial Ministry of Transportation and Infrastructure will be required following third reading of the rezoning bylaw and prior to bylaw adoption.

School District 44 (SD44)

School District 44 was provided a copy of the application materials to ensure they were aware of the proposed development. No concerns were expressed.

Public Input

A facilitated Public Information Meeting on September 26, 2018 and was attended by 31 members of the public. Notices were distributed to neighbours in accordance with the District's "Non-Statutory Public Consultation Policy for Development Applications". Two signs were placed on the property, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

Community members generally expressed support for the proposal, with many recognizing the demand for townhouses suitable for families as a more attainable alternative to single-family houses within the area. Questions arose around the proposal's green building approach, parking demand, and construction impacts. Other comments received related to the desire for tree retention, and to convert Canfield Crescent into a one-way street to reduce cut-through traffic. In response, Canfield Crescent has been converted into a one-way southbound street, the proposed landscaping plan has been amended to enhance street tree planting, and the proposed buildings will be fully electric. The retention of existing angled parking on Woodbine Drive was also raised. The proposal will have no impact these parking spaces. The facilitator's report of the Public Information Meeting is attached as **Attachment 5**.

Implementation

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

Bylaw 8492 (**Attachment 1**) amends the subject site from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 3: Attached Residential" (RES3).

Bylaw 8493 (**Attachment 2**) rezones the subject site from "Single-Family Residential Edgemont Zone" (RSE) to a new "Comprehensive Development Zone 134" (CD134) which:

- Establishes the permitted residential uses;
- Allows home occupations as an accessory use;

- Establishes the maximum permitted floor area on site;
- Establishes setback and building height regulations;
- Establishes parking regulations specific to this project; and
- Secures the applicable Community Amenity Contribution (CAC).

Bylaw 8494, (**Attachment 3**) authorizes the District to enter into a Housing Agreement prohibiting any strata bylaw or regulation which disallows long term (i.e. month to month) rentals. A strata can still prohibit short term rentals.

A legal framework will be required to support the proposal and a Development Covenant will be used to secure items such as the details of off-site servicing, accessible design features, and electric vehicle charging. Additional legal documents required for the proposal will include:

- Subdivision plan showing land dedications;
- Statutory right of way to secure public access to sidewalk and bench areas on Woodbine Drive;
- Stormwater management covenant; and
- Registration of housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

CONCLUSION:

The proposal assists in implementing the objectives of the District's Official Community Plan, the Edgemont Village Centre: Plan and Design Guidelines, and the Community Energy and Emissions Plan (CEEP). The OCP amendment and rezoning are ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8492, 8493, and 8494, and refer Bylaws 8492 and 8493 to a Public Hearing (staff recommendation); or,
2. Give the bylaws no readings; or
3. Return the bylaws to staff.



Andrew Norton
Development Planner

Attachments:

1. Bylaw 8492 – OCP Amendment
2. Bylaw 8493 – Rezoning
3. Bylaw 8494 – Housing Agreement (No rental restrictions except short-term)
4. Architectural and Landscape Plans
5. Facilitator Report from Public Information Meeting

SUBJECT: Bylaws 8492, 8493, and 8494: OCP Amendment, Rezoning, and Housing Agreement for a Townhouse Development at 3155-75 Canfield Crescent

June 3, 2021

Page 16

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
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<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

The Corporation of the District of North Vancouver

Bylaw 8492

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

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

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 3: Attached Residential” (RES3);
 - b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Map 4.1 Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time by a majority of all Council members

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

Municipal Clerk

Certified a true copy

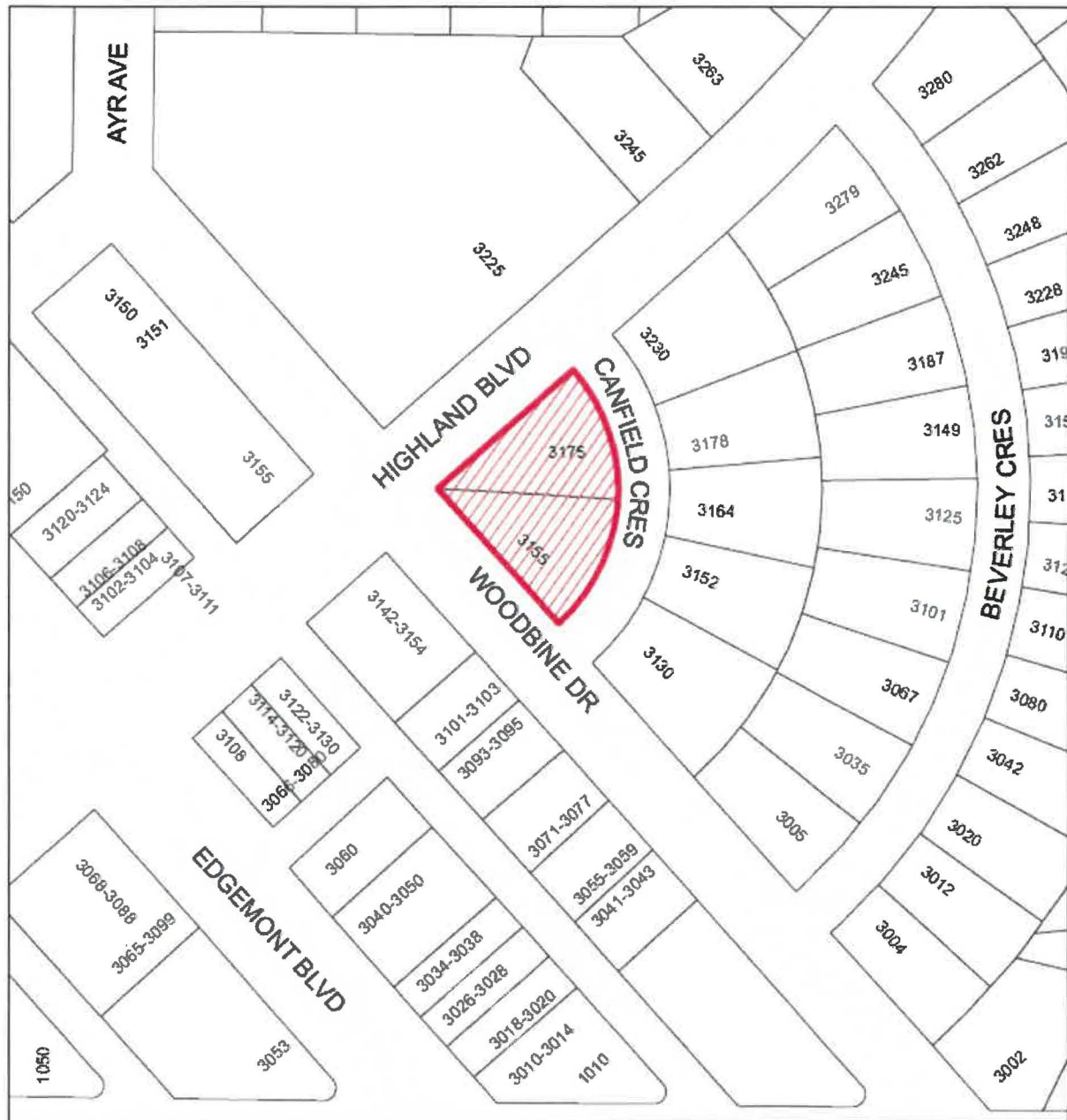
Municipal Clerk

District of North Vancouver Official Community Plan Amendment (Bylaw 8492)



Schedule B to Bylaw 8492

District of North Vancouver Official Community Plan Amendment (Bylaw 8492)



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

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



The Corporation of the District of North Vancouver**Bylaw 8493**

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:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)".

Amendments

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

- (a) Part 2A, Definitions is amended by adding CD134 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 134 CD134"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B134 Comprehensive Development Zone 134 CD134"

The CD134 zone is applied to:

- i) Lot 1 Block 44 District Lots 598 To 601 Plan 7812 (PID: 007-805-616); and
- ii) Lot 2 Block 44 District Lots 598 To 601 Plan 7812 (PID: 010-531-602).

4B 134 – 1 Intent

The purpose of the CD134 Zone is to permit a ground-oriented multi-family residential development.

4B 134 – 2 Permitted Uses

The following *principal uses* shall be permitted in the CD134 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential Use

4B 134 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- i) Each dwelling unit has access to private or semi-private outdoor space; and
- ii) Balcony, patio and deck enclosures, and rooftop trellises are not permitted.

4B 134 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* units.

4B 134 – 5 Density

a) The maximum permitted density in the CD134 Zone is limited to a floor space ratio (FSR) of 0.45 and 2 *residential* units.

b) For the purpose of calculating *gross floor area*, the following are exempted:

- i) Any floor area below finished grade;
- ii) Rooftop storage to a total maximum of 20 m² (215.3 sq. ft.);
- iii) Private rooftop terraces; and
- iv) Areas of underground parkade, including access ramp.

c) For the purposes of calculating FSR, the lot area is deemed to be 1,330.9 m² (14,326 sq. ft.) being the site size at the time of rezoning.

4B 134 – 6 Amenities

a) Despite Subsection 4B134 – 5, permitted density in the CD134 Zone may be increased to a maximum of 1,064.7 m² (11,460.8 sq. ft.) *gross floor area* and a maximum of 8 *residential* units, if the owner:

- i) Contributes \$176,338 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. The Affordable Housing Fund;
 - b. Park, trail, environmental, plaza, or other public realm improvements;
 - c. Municipal or recreational service facility, or facility improvements; and/or
 - d. Public art and other beautification projects.
- ii) Enters into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restriction on the units.

4B 134 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially-exposed parking structure, and window wells, balcony columns, roof eaves, alcove projections, or projecting balconies, all to a maximum depth of 2.0 m (6.5 ft.), as established by the development permit and in accordance with the following regulations:

Setback	Buildings (Minimum Setback)
East (Canfield Crescent)	2.74 m (9 ft.)
South (Woodbine Drive)	3.1 m (10.2 ft.)
West (Highland Boulevard)	3.1 m (10.2 ft.)

- b) Decks and patios are excluded from the setback requirements.

4B 134 – 8 Height

The maximum permitted height is:

- a) Townhouse building: 10.0 m (32.8 ft.)

4B 134 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 45%; and
- b) Site Coverage: The maximum site coverage is 50%

4B 134 – 10 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) All utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located

underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B 134 – 11 Parking, Loading and Servicing Regulations

a) Parking is required as follows:

Use	Parking Requirement
Resident	Minimum of 2 spaces per unit
Visitor	Minimum of 0 spaces per unit
Universal	Minimum of 1 space

b) The height of parking spaces shall be in accordance with the dimensions indicated in Section 1005.1 of this Bylaw and maintained over the entire area of the space, except for underground parking spaces adjacent to Woodbine Drive which are permitted to have a reduced minimum clear height of 1.22 m (4 ft.) for a maximum depth of 1.22 m (4 ft.) of the parking space.

c) The minimum width of the drive aisle at the entrance to the underground parkade shall be 6 m (19.7 ft.) for a minimum depth of 8 m (26.3 ft.), and thereafter the minimum drive aisle width shall be 3.65 m (12 ft.) until egress into the underground parkade.

d) Small car parking spaces are permitted under the following conditions:

i) The ratio of small car parking spaces in the CD134 Zone shall not exceed 50% of the total vehicle parking requirement.

e) Bicycle parking is required as follows:

Use	Bicycle Parking Requirement
Resident	Minimum of 2 spaces per unit
Visitor	Minimum of 0.5 spaces per unit

f) Except as specifically provided in 4B134 – 11 a), b), c), d) and e), parking shall be provided in accordance with Part 10 of this Bylaw."

(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single-Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 134 (CD134).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8493" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

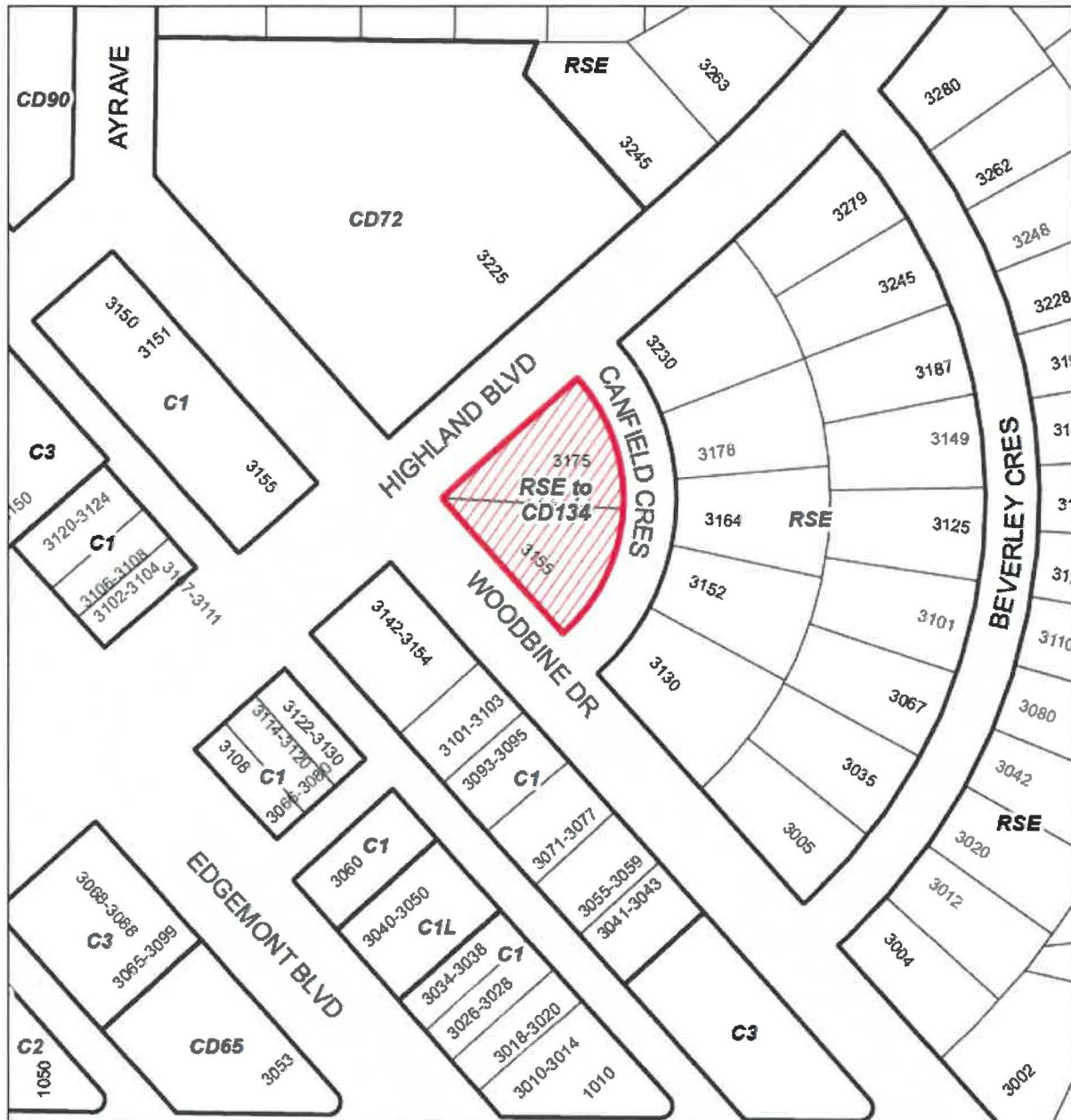
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8493

BYLAW 8493

District of North Vancouver Rezoning Bylaw 8493



Single-Family Residential Edgemont Zone (RSE) to
Comprehensive Development Zone 134 (CD134)



The Corporation of the District of North Vancouver**Bylaw 8494**

A bylaw to enter into a Housing Agreement

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

Citation

1. This bylaw may be cited as "Housing Agreement Bylaw 8494, 2021 (3155-3175 Canfield Crescent)".

Authorization to Enter into Agreement

2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Canfield Crescent Development Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:
 - a) Lot 2 Block 44 District Lots 598 to 601 Plan 7812 (PID 010-531-602); and
 - b) Lot 1 Block 44 District Lots 598 to 601 Plan 7812 (PID 007-805-616).

Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8494

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the ____ day of _____, 20____

BETWEEN:

CANFIELD CRESCENT DEVELOPMENT INC. (Inc. No. BC1104155) a company incorporated under the laws of the Province of British Columbia having an office at 420 – 1112 West Pender Street, Vancouver, BC V6E 2S1

(the “Developer”)

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the *Local Government Act*, RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “District”)

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) *"Development Permit"* means development permit No. _____ issued by the District;
- (b) *"Lands"* means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) *"Proposed Development"* means the proposed development containing not more than 15 units to be constructed on the Lands in accordance with the Development Permit;
- (e) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (f) *"Strata Corporation"* means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (h) *"Unit Owner"* means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8297 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and

- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296), is not adopted by the District's Council before March 4, 2022 the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific

performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

(d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.

- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8297

7.07 Governing Law

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

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

GRANT OF PRIORITY

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

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

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

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

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

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AERIAL VIEW RENDERINGS ARE CONCEPTUAL ONLY

RENDERINGS

GRIMWOOD
DP.2a



CANFIELD CRESCENT VIEW | RENDERINGS ARE CONCEPTUAL ONLY

RENDERINGS
CANFIELD TOWNHOMES

MAY 27, 2021
3151 31ST CANFIELD CRESCENT

GRIMWOOD
DP.2b

DP RESUBMISSION



COURTYARD VIEW [RENDERINGS ARE CONCEPTUAL ONLY]

RENDERINGS

CANFIELD TOWNHOMES

MAY 27, 2025

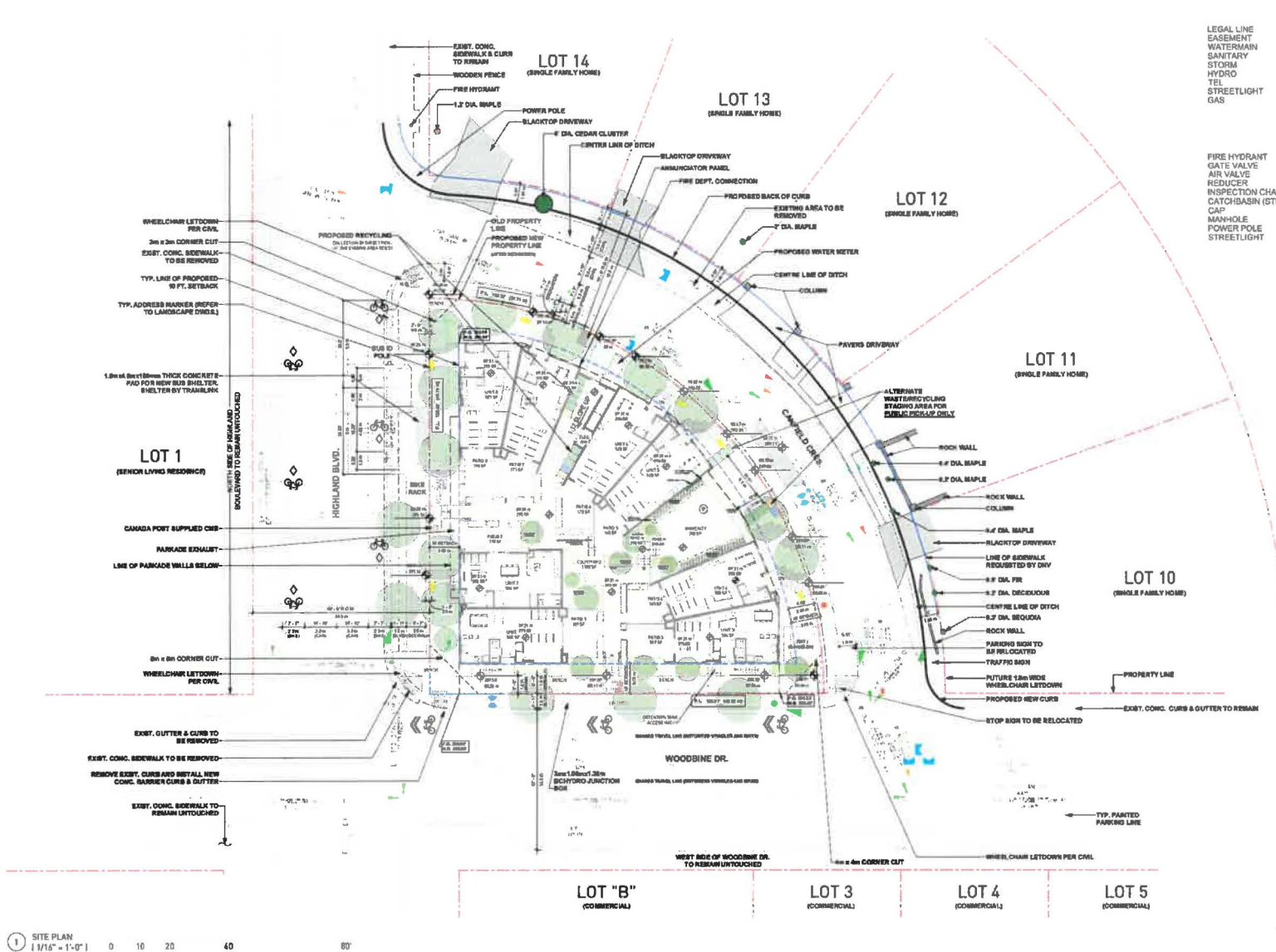
3186 WHITE CANFIELD CRESCENT

GRIMWOOD
DP.2c

DP RESUBMISSION

CIVIL LEGEND

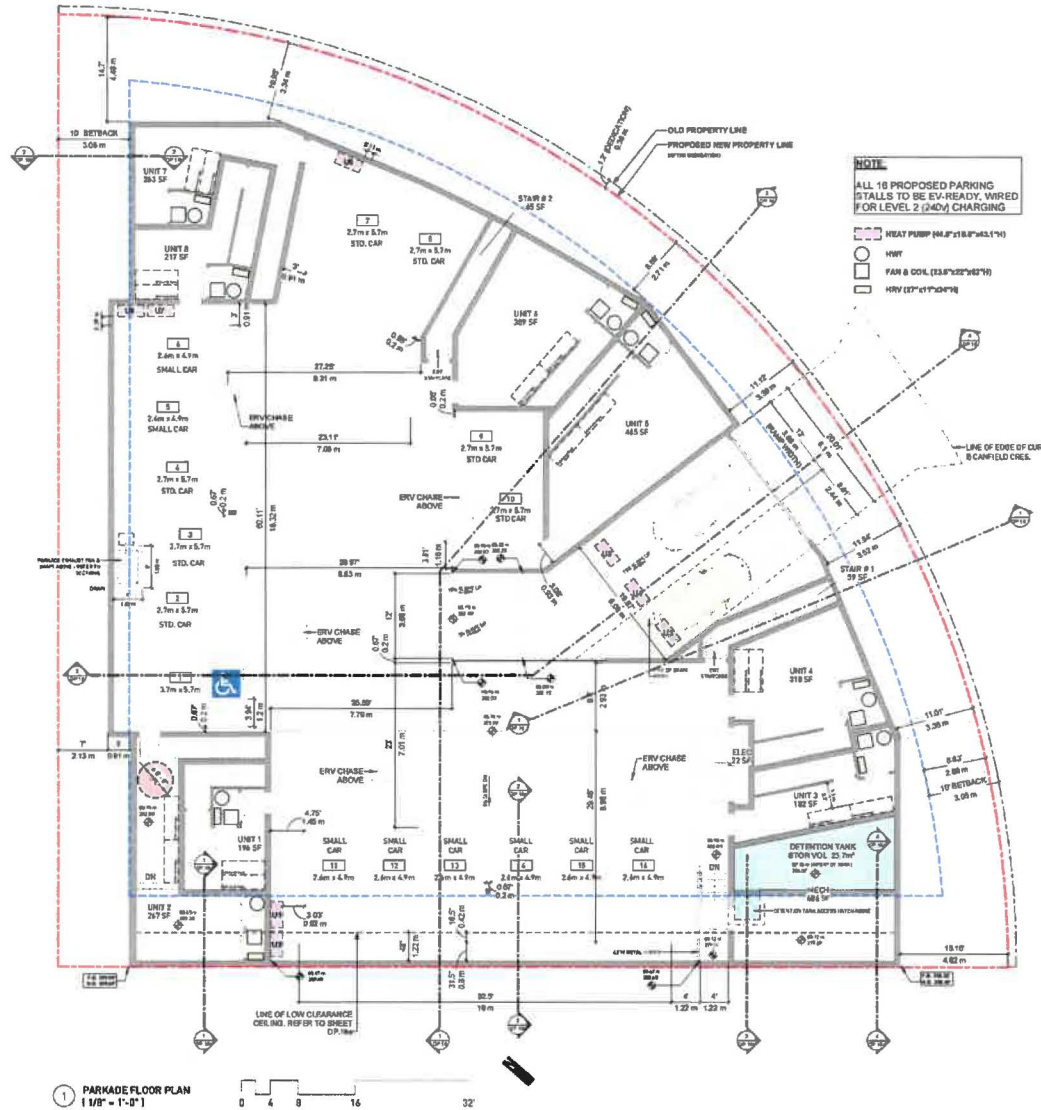
	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE			
EASEMENT			
WATERMAIN			
SANITARY			
STORM			
HYDRO			
TEL			
STREETLIGHT			
GAS			
FIRE HYDRANT			
GATE VALVE			
AIR VALVE			
REDUCER			
INSPECTION CHAMBER			
CATCHBASIN (STD)			
CAP			
MANHOLE			
POWER POLE			
STREETLIGHT			



SITE PLAN

CANFIELD TOWNHOMES

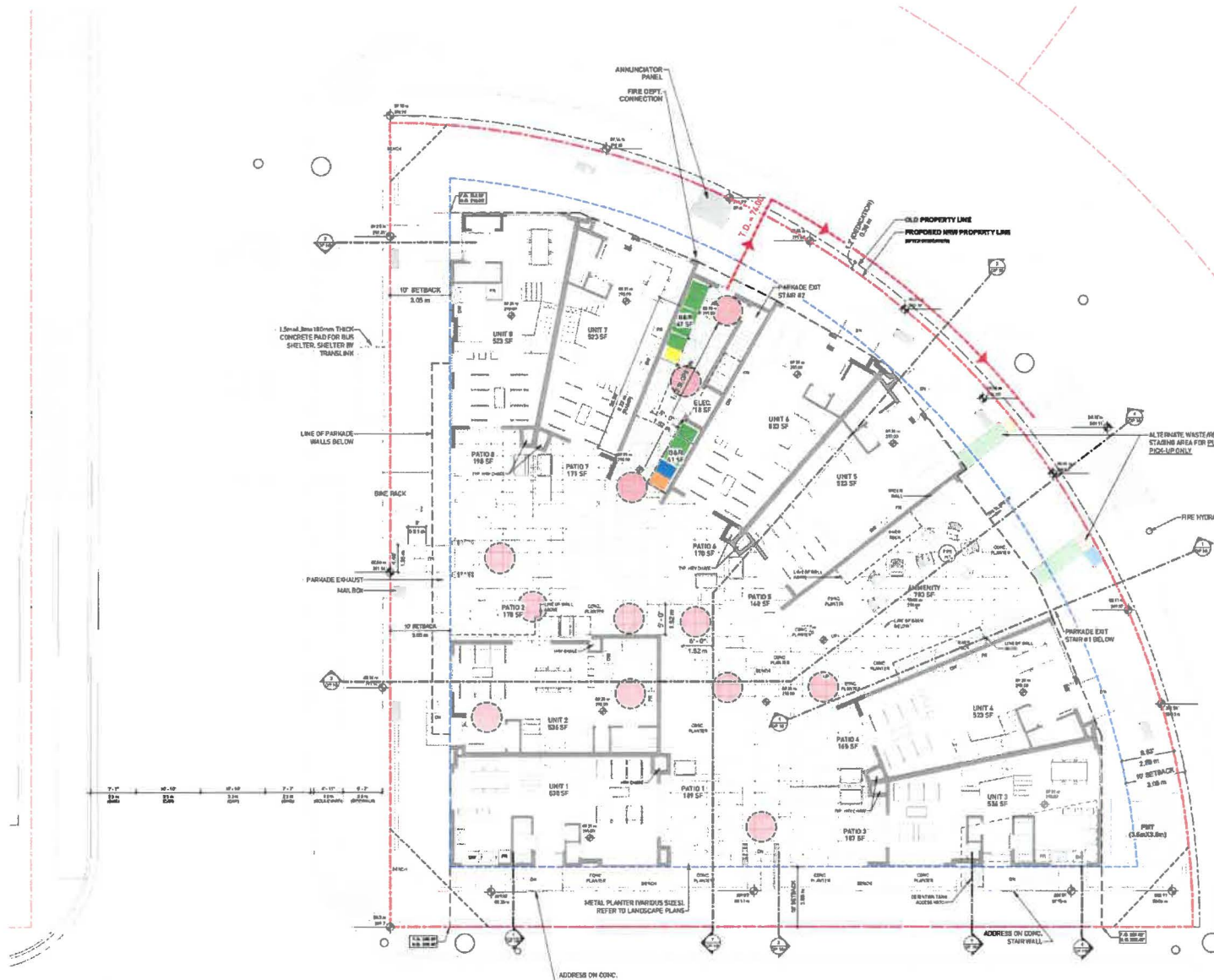
GRIMWOOD
DP.7



PARKADE FLOOR PLAN

CANFIELD TOWNHOMES

GRIMWOOD
DP.8



LEGEND

SYMBOL	DESCRIPTION	QTY
■	96 GALLON SOLID WASTE BIN	8
■	96 GALLON MIXED PAPER (CARDBOARD) BIN	1
■	96 GALLON MIXED CONTAINERS BIN	1
■	64 GALLON ORGANICS BIN	1
→	TRAVEL PATH / DIRECTION	
$T.D. = X'$	TOTAL TRAVEL DISTANCE (LINEAR FEET)	
○	8FT TURNING RADIUS	

NOTE: DISPOSAL COLLECTION FREQUENCY: 1x / WEEK

1 FIRST LEVEL FLOOR PLAN
(1/8" = 1'-0")

FIRST LEVEL FLOOR PLAN

CANFIELD TOWNHOMES

GRIMWOOD
DP.9

DP.11

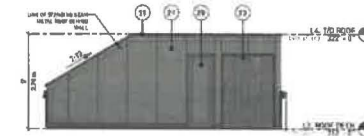




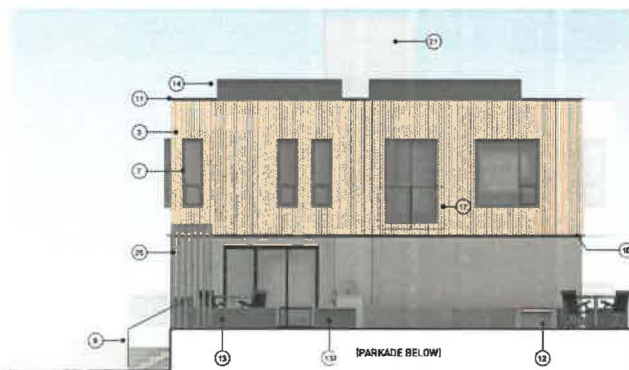
1 ELEVATION - WOODBINE DR.
[3/16" = 1'-0"]

MATERIAL LEGEND

- 1 CAST-IN-PLACE CONCRETE
- 2 BRICK - DARK GRAY
- 3 WOOD VERTICAL SIDING - TREATED
- 4 GREEN SCREEN - WALL MOUNTED - REFER TO LANDSCAPE GRAPHS
- 5 WOOD ENTRY DOOR W/ TEMPERED GLASS SKELETON - COLORED LIGHT STAIN
- 6 ALUMINUM / GLASS GARAGE DOOR - PRE-FINISHED - COLOUR BLACK
- 7 METAL WINDOWS - PRE-FINISHED - COLOUR BLACK
- 8 CAST-IN-PLACE CONCRETE STAIRS
- 9 ALUMINUM & GLASS QUADRANT - PAINTED - COLOUR BLACK
- 10 PRE-FINISHED METAL WALL SHELF - PAINTED - COLOUR BLACK
- 11 PRE-FINISHED METAL CAP FLASHING - COLOUR BLACK
- 12 CAST-IN-PLACE CONCRETE PLANTER - FRESH TID
- 13 ALUMINUM PLANTERS - REFER TO LANDSCAPE PLANS
- 14 ROOF DECK PLANTERS - PAINTED - BLACK
- 15 3" HIGH ALUMINUM / CLEAR TEMPERED GLASS BATE - COLOUR BLACK
- 16 4" HIGH ALUMINUM / FROSTED TEMPERED GLASS PARTITION - BLACK
- 17 ALUMINUM & GLASS ARTISTE QUADRANT - COLOUR BLACK
- 18 WOOD BENCH - REFER TO LANDSCAPE PLANS
- 19 RAIL - COLOUR BLACK
- 20 METAL SCREEN - COLOUR BLACK
- 21 HARDIPANEL VERTICAL SIDING - SMOOTH FINISH - COLOUR IRON GREY
- 22 STANDING SEAM METAL ROOF - COLOR TO MATCH HARDIPANEL SIDING
- 23 HOLLOW METAL DOORS W/ INSULATION - COLOR TO MATCH HARDIPANEL SIDING
- 24 STONE CLAD CONCRETE PEDESTAL - REFER TO LANDSCAPE PLANS
- 25 WOOD TRELLIS - STAIN FINISH CHARCOAL
- 26 WINDOW SHADING PANEL - COLOR TO MATCH WINDOW FRAME
- 27 METAL SLIDING DOORS - PRE-FINISHED - COLOUR BLACK
- 28 FINE PIT 3" DIA. - CONCRETE CHAIR
- 29 INSULATED METAL ROOFING TEMPERED GLASS - COLOUR TO MATCH HARDIPANEL SIDING



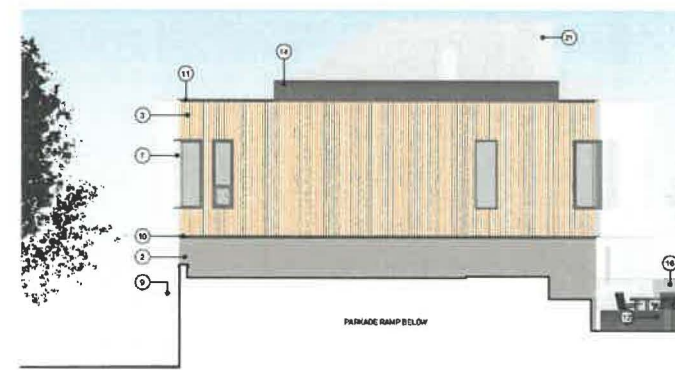
5 ELEVATION - TYPICAL ROOF DECK WALL
[3/16" = 1'-0"]



2 ELEVATION - UNIT 1 & 2 - EAST COURTYARD
[3/16" = 1'-0"]



3 ELEVATION - UNIT 3 & 4 - WEST COURTYARD
[3/16" = 1'-0"]



4 ELEVATION - UNIT 4 - NORTH COURTYARD
[3/16" = 1'-0"]

WOODBINE DR. & COURTYARD ELEVATIONS

CANFIELD TOWNHOMES

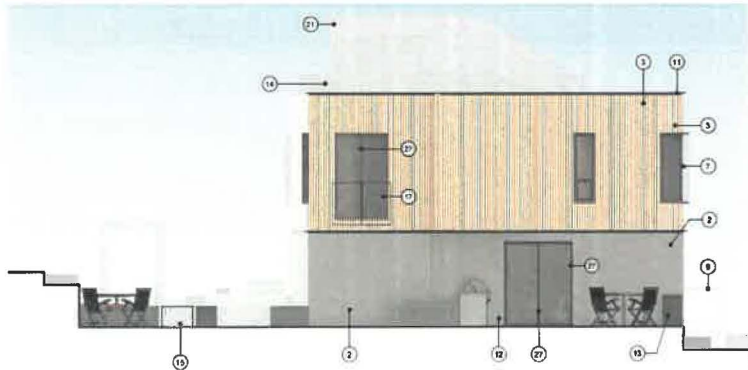
MAY 27 2024

15500123 CANFIELD TOWNHOMES

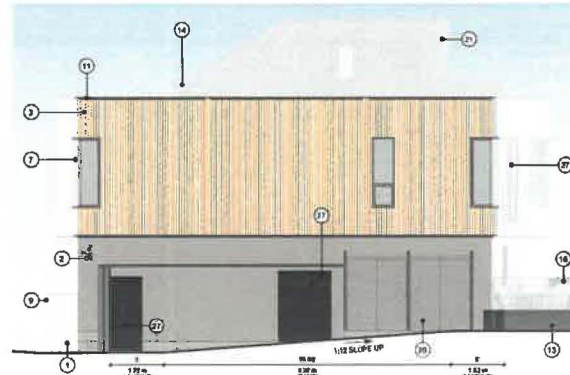
GRIMWOOD

DP.16

DP RESUBMISSION



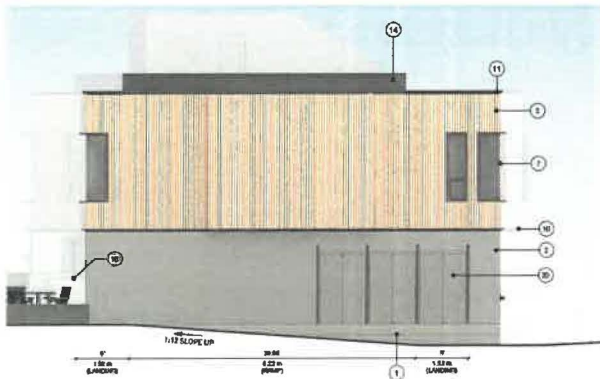
1 ELEVATION - UNIT 2 - NORTH COURTYARD
(3/16" = 1'-0")



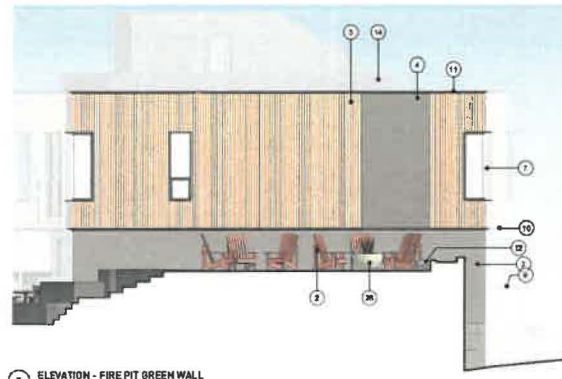
2 ELEVATION - ELEC. RM. & COURTYARD
(3/16" = 1'-0")



3 ELEVATION - UNIT 7 & 8 - SOUTH COURTYARD
(3/16" = 1'-0")



4 ELEVATION - UNIT 7 EAST COURTYARD
(3/16" = 1'-0")



5 ELEVATION - FIRE PIT GREEN WALL
(3/16" = 1'-0")



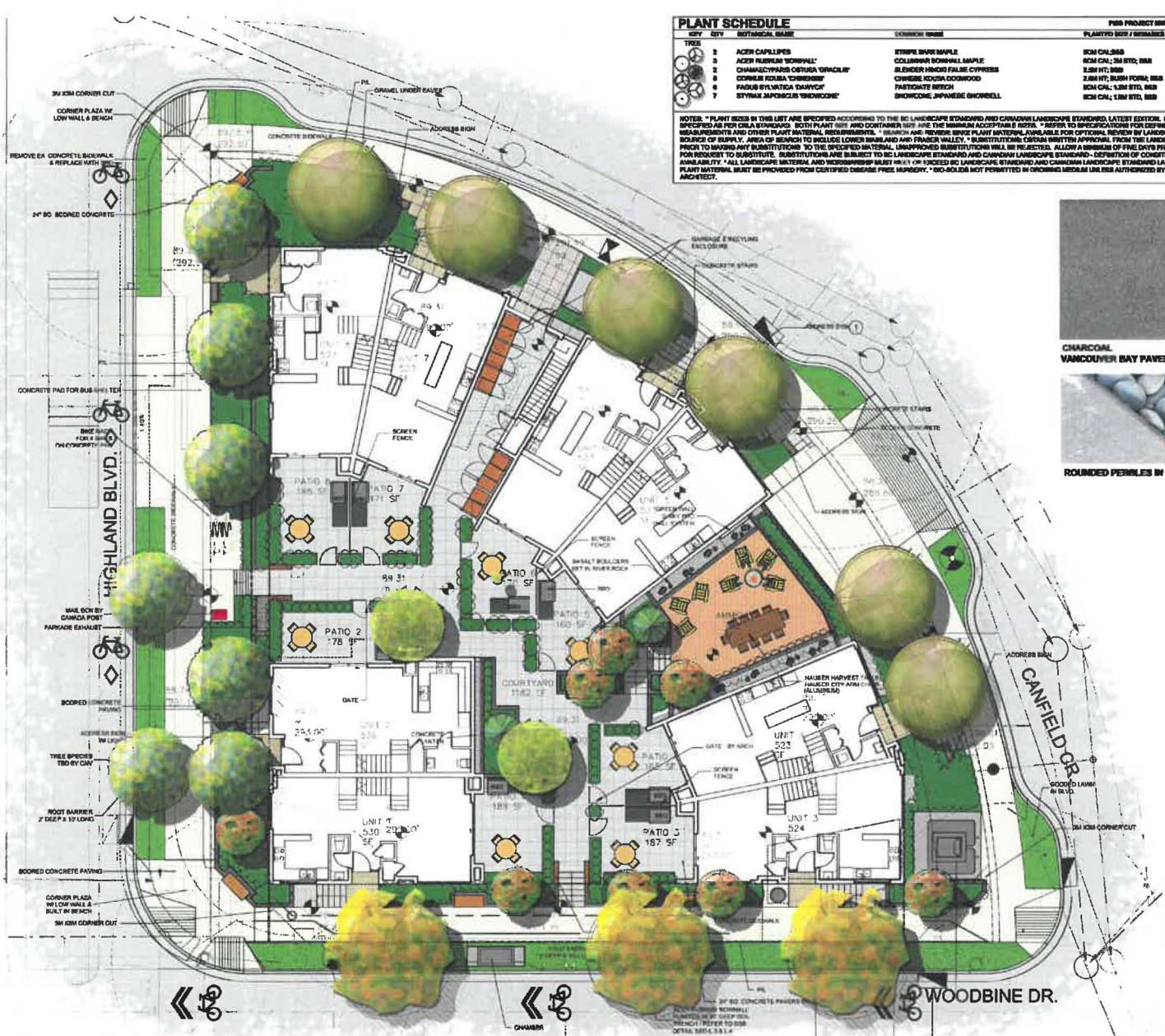
6 ELEVATION - UNIT 5 & 6 - SOUTH COURTYARD
(3/16" = 1'-0")

- MATERIAL LEGEND**
- 1 CAST-IN-PLACE CONCRETE
 - 2 BRICK - DARK GRAY
 - 3 WOOD VERTICAL SIDING - TREATED
 - 4 GREEN SCREEN - WALL MOUNTED - REFER TO LANDSCAPE DRAWINGS
 - 5 WOOD ENTRY DOOR W/ TEMPERED GLASS Sidelight - CEDAR LIGHT STAIN
 - 6 ALUMINUM / GLASS GARAGE DOOR - PRE-FINISHED - COLOUR BLACK
 - 7 METAL WINDOWS - PRE-FINISHED - COLOUR BLACK
 - 8 CAST-IN-PLACE CONCRETE STAIRS
 - 9 ALUMINUM & GLASS GUARDRAIL - PAINTED - COLOUR BLACK
 - 10 PRE-FINISHED METAL WALL SHELF - PAINTED - COLOUR BLACK
 - 11 PRE-FINISHED METAL CAP FLASHING - COLOUR BLACK
 - 12 CAST-IN-PLACE CONCRETE PLANTER - FINISH TBD
 - 13 ALUMINUM PLANTERS - REFER TO LANDSCAPE PLANS
 - 14 ROOF DECK PLANTERS - PAINTED - BLACK
 - 15 24" HIGH ALUMINUM / CLEAR TEMPERED GLASS GATE - COLOUR BLACK
 - 16 80" HIGH ALUMINUM / FROSTED TEMPERED GLASS PRIVACY PARTITION - BLACK
 - 17 ALUMINUM & GLASS JULIETTE GUARDRAIL - COLOUR BLACK
 - 18 WOOD BENCH - REFER TO LANDSCAPE PLANS
 - 19 RAIL - COLOUR BLACK
 - 20 METAL SCREEN - COLOUR BLACK
 - 21 HANDRAIL VERTICAL Siding - SMOOTH FINISH - COLOUR IRON GREY
 - 22 STANDING SEAM METAL ROOF - COLOR TO MATCH HANDRAIL Siding
 - 23 HOLLOW METAL DOORS W/ INSULATION - COLOR TO MATCH HANDRAIL Siding
 - 24 STONE CLAD CONCRETE PEDESTAL - REFER TO LANDSCAPE DWGS.
 - 25 WOOD TRELLIS - STAIN FINISH GARDEN
 - 26 WINDOW BRANCHED PANEL - COLOUR TO MATCH WINDOW FRAME
 - 27 METAL SLIDING DOORS - PRE-FINISHED - COLOUR BLACK
 - 28 FIRE PIT 36" DIA. - CONCRETE GRINDER
 - 29 INSULATED METAL DOOR W/ TEMPERED GLASS - COLOUR TO MATCH HANDRAIL Siding

COURTYARD ELEVATIONS

CANFIELD TOWNHOMES

GRIMWOOD
DP.17



PLANT SCHEDULE			PGS PROJECT NUMBER: 15-079
NO.	QTY	BOTANICAL NAME	COMMON NAME
1	2	ACER CAPILLIPES	STRIPED BARK MAPLE
2	2	ACER RUBRUM 'NORWAY'	COLUMBIAN BURNING MAPLE
3	2	CHAMAECYPARUS OBTUSA 'SPACIOSA'	SLENDER LEAFED FALSE CYPRESS
4	2	CORNUS ROSEA 'TENDERBERRY'	CHERRY ROSE DOGWOOD
5	2	PAVIA SYLVATICA 'DANCY'	PARTICULATE BIRCH
6	2	STYRAX JAPONICA 'SWEETWOOD'	SWEETWOOD
7	2	STYRAX JAPONICA 'SWEETWOOD'	SWEETWOOD

NOTES: * PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ORLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE. * REFERS TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REMOVE SINCE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONAL MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * SPECIFICATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WEEDS/WEEDS MUST BE FREE OF EXCESSIVE DISEASE, INJURY, OR DEFECTS. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * NO SOLID NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



GREEN WALL IMAGE



CHARCOAL VANCOUVER BAY PAVER BY MUTUAL MATERIALS



GRAY



ROUNDED PEBBLES IN GAPS



BIKE RACK - DOBRA BOX 4 (REBLOWS BLACK)

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pmg
LANDSCAPE ARCHITECTS

Paula C. P.M.G. - 1985 BSC (Hon) BSc
Biology, British Columbia, V2C 6G8
p: 604 275-0911 f: 604 275-0922

REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
1	10/10/17	SP. 10/10/17	PMG
2	10/10/17	SP. 10/10/17	PMG
3	10/10/17	SP. 10/10/17	PMG
4	10/10/17	SP. 10/10/17	PMG
5	10/10/17	SP. 10/10/17	PMG
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100	10/10/17	SP. 10/10/17	PMG

PROJECT:

CANFIELD TOWNHOMES

3135 / 3175 CANFIELD CRESCENT
NORTH VANCOUVER, BC

DRAWING TITLE:

LANDSCAPE TREE PLAN

DATE: 10/10/17 DRAWING NUMBER:

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

OWNER: PCH

DESIGNER: PCH

CHECKED: PCH

DATE: 10/10/17

PGS PROJECT NUMBER: 15-079



L1

OF 7

3155-3175 Canfield Crescent Rezoning Application

Public Information Meeting Summary Report

Event Date: September 26, 2018
Time: 6:30pm – 8:30pm
Location: Café Artigiano Edgemont, 3154 Highland Blvd, North Vancouver
Attendance: 31 members of the public signed in.
Comments: 6 comment sheets and 11 e-mails were submitted.

Meeting Purpose:

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

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 18 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ads

Newspaper ads were placed in the North Shore News on Wednesday, September 19, 2018 and Friday, September 21, 2018. A copy of the ads is included in Appendix A.

Notification Signs

Two signs were installed on the property on September 11, 2018, providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Project Presentation

A full copy of the applicant's presentation is provided in Appendix D.

Attendance:

31 members of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Carly Rosenblat, Planner

Project Team:

- Joelle Calof, Vice-President, I4 Property Group
- Myron Calof, President, I4 Property Group
- Michael Oord, Project Partner
- April Green, Project Partner
- Thomas Grimwood, Architect
- Caelan Griffiths, Landscape Architect
- Brent Dozzi, Traffic Engineer
- Donato Battista, Project Manager
- Jake Howe, Director Pre-Construction

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

Overview:

The meeting was held in a Public Information Meeting format. The meeting began with an Open House, where participants could browse the display boards and engage with the project team directly. The Open House was followed by a presentation and facilitated question-and-answer period. A facilitator noted questions and comments on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained open from the night of the meeting, September 26, 2018, to October 10, 2018. Six comment sheets and 11 emails were submitted within the comment period.

The general tone of the evening was support for this development proposal, both for the applicant and for the design. Most participants were acquainted with the I4 team due to their extensive neighbourhood outreach prior to the public information meeting. Participants noted that the proposal conformed to the Edgemont Local Plan. Community members also recognized the demand for townhomes in the neighbourhood as a more attainable alternative to single-family houses. Questions arose around traffic circulation, with the suggestion made to the DNV by several attendees to consider making Canfield a one-way street. There were questions about whether there was enough parking for visitors, and generally the attendees agreed there would be enough angled public parking, outside of business hours, for guests to share.

The overall development proposal was supported by most participants.

Public Dialogue:

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

Q1 Will this be a “green” project?

A1 The DNV recently increased the minimum standard for green building. This project will comply with Step Code 3. An energy advisor has been retained to ensure the project

meets Step Code 3. All parking stalls are set up for EV charging. Charging stations are also available for electric bicycles.

Q2 I think the plan looks great, but the merchants are tired of the construction in the neighbourhood. We are concerned about all of the development.

A2 We will do our best to mitigate impact of construction and keep it on site. Our construction contractors are here tonight to listen to your concerns.

C3 I am in favour of this proposal. It conforms to the Edgemont Local Plan. Besides, if two single-family homes were proposed instead, construction would take longer, and the community would have no say in the matter. I support housing that is attainable for our “missing middle” demographic.

Q4 I really like the concept here. I am feeling development fatigue. I am concerned about the removal of trees. Are the new parking stalls for residents only? What about visitors?

A4 One tree will be removed. Guests will share the off-site public parking.

Q5 What is happening with the proposed bicycle lane and existing angled parking on Woodbine? While bike lanes are great, I am concerned about the loss of on-street parking if the angled parking changes to parallel parking to accommodate the bike lane.

A5 DNV staff are still working out the details.

Q6 16 parking stalls are not adequate: more space is required for EV charging, because EV stations are not parking stalls. This situation is even more challenging once you factor in visitor parking.

A6 Thank you – we will follow up with our transportation engineer.

C7 This is close to a frequent transit route. Many households who live in townhouses in the centre of the neighbourhood will not own two cars.

C8 There is not enough parking on the street today. Traffic will be worse with more development. Please introduce a traffic calming measure on Canfield. The DNV should restrict Canfield to one-way traffic to reduce rat-running through the neighbourhood.

C9 I also support a one-way street on Canfield.

C10 I also support one-way traffic on Canfield. The DNV should retain the angled parking on Woodbine.

C11 I am a realtor. Families need townhouses like these!

Q12 Where will builders get access to the site for construction?

A12 The main staging area is proposed on the corner of Woodbine and Canfield, which would be closed off for the duration of the construction.

C13 Parking is only an issue during business hours. After hours, there is plenty of on-street parking nearby.

C14 It is refreshing that the developer has spoken directly with neighbours!

C15 Love it! I think the merchants will come to love it.

C16 This open dialogue is great! This is a relatively small project: construction will be OK.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. Six comment sheets and 11 emails were submitted. The main themes from the comments received included:

- Ensuring that neighbours and merchants are notified about road closures and construction
- Many respondents expressed wanting to keep angled parking on Woodbine and suggested that Canfield to be converted to a one-way street to reduce cut-through traffic
- Many respondents voiced support for the project. Reasons for support included the proposed design, underground parking, housing for the “missing middle” and down-sizers, and the project team’s proactive consultation with neighbours
- Limiting street lighting to two lights only on Highland Blvd and Woodbine Drive so the lights do not inappropriately shine into homes at night
- Maintaining as many native trees as possible on the site
- One respondent opined that 16 parking stalls are not sufficient for 8 units with visitors.

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 18 invitations were distributed by hand to the surrounding community, and 31 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Five comment forms and 11 emails were submitted to the municipal planner.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and DNV Planner
- watching a presentation
- participating in a facilitated question and answer period
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to traffic circulation, impacts of construction activity, and general development fatigue. Most of the community members that spoke at the meeting expressed explicit support for this project. Participants noted that families and younger people are looking for townhomes in the area as an alternative to an expensive single-family house. They expressed satisfaction that the developer spoke directly to neighbours in

advance of the meeting. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday September 19, 2018

A40 | SPORTS

nsnews.com north shore news WEDNESDAY, SEPTEMBER 19, 2018

Record falls at Grouse Grind Mountain Run

ANDY PREST
aprest@nsnews.com

A record fell as hundreds climbed in the Grouse Grind Mountain Run held Saturday on the popular North Vancouver hiking trail.

Madison Sands of Maple Ridge set a new official record for the women's race, clocking a time of 30 minutes and two seconds for the grueling three-kilometre course with an elevation gain of 853 metres up the side of Grouse Mountain. The previous record of 30:52 was set by Kristin Sturmer Steira.

Brooke Spence of North Vancouver finished second on Saturday with a time of 32:37

followed by Robyn Mildren of Vancouver with a time of 34:00.

On the men's side, West Vancouver's Jordan Gaemette claimed top spot with a time of 28:30. Coming in second was Eric Carter of Squamish with a time of 29:14 followed by Marcus Ribi of Vancouver in third place with a time of 29:57.

The Grouse Grind, known as Mother Nature's Stairmaster, includes 2,830 total stairs. Participants in the annual run are encouraged to raise funds for BC Children's Hospital, while Grouse Mountain donates a portion of the proceeds from the race to the BC Children's Hospital Foundation.

The fastest ever official time for the event is 25:01.



Madison Sands (right) of Maple Ridge rips up the trail on her way to setting a new official record in the Grouse Grind Mountain Run. PHOTO PAUL MCCRATH

Public Information Meeting

14 Property Group is hosting a Public Information Meeting to present the rezoning development proposal for 3155-3175 Canfield Crescent. The proposal is for 8 townhouse units (located in 4 buildings) with 16 underground parking stalls.

Please join us on Wednesday, September 26 from 6:30 to 8:30pm at Cafe Artigiano to learn about the proposal, view proposed designs, meet the project team, and provide your feedback.

Public Information Meeting Details

Date: Wednesday, September 26, 2018
Time: 6:30 - 8:30pm. Presentation at 7:15pm.
Location: Cafe Artigiano (3154 Highland Blvd, North Vancouver)

SITE MAP



DESIGN CONCEPT



Information packages are being distributed to residents within approximately 100 metres of the proposed development site. If you would like more information please contact Joella Calof at 14 Property Group at 604-688-4155 Ext. 204 or Carly Rosenblatt at the District of North Vancouver at 604-999-3717 or bring your questions and comments to the meeting.

Please note: this is not a Public Hearing. District of North Vancouver Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Capilano Rugby Club kicks off 50th season in style

Capilano Rugby Club celebrated the start of its 50th season with their home opener against their longtime rivals, Vancouver's Meraloma Rugby Club.

Several original members of the club were on hand for the game and recognized in a ceremony before kickoff. The club was formed in 1969 following a merger between the North Vancouver-based North Shore All Blacks and the West Vancouver Barbarians.

On Saturday the Capilano premier men, wearing retro jerseys inspired by the 1969 squad, capped off a day of celebrations with a 45-24 win over Meraloma.

In other opening day action the Capilano premier women got their season started with a bang, scoring a 77-0 win over Meraloma. Meraloma got one back in premier men's reserve team action, scoring a 27-0 win, topping Capilano 18-13.

The Capilano premier men will be at home again this Saturday for a 2:30 p.m. kickoff against Seattle.



Capilano's Johnny Franklin makes a tackle while Rob Cattanaich provides support.

PumpkinFest

SUNDAY, SEPT. 30TH

West Vancouver Community Centre & Seniors' Activity Centre

EXHIBITION CATEGORIES:

- JAMS & PRESERVES
- PIES, CAKES & BREADS
- HOME GROWN FRUIT, VEGETABLES & SUNFLOWERS
- FLOWERS
- ART IN ANY MEDIUM
- PHOTOGRAPHY
- HANDICRAFT
- WEBSITE/CRAFT
- CHILDREN'S BAKING & CRAFTS
- STRANGEST SHAPED VEGETABLE

Visit westvampumpkinfest.ca for further information on entry requirements for all categories.

Enter the HOME & HARVEST Competition

BRING YOUR AWARD-WINNING VEGGIES, PIES, JAMS & CRAFTS!

EXHIBIT DROP OFF: Sept. 29th, 8:30am to 10:30am to the Lily Lee Open House, 801 Community Centre Drive (located)

WINNERS ANNOUNCED: Sunday Sept. 30th, 2pm on the Grand Lawn

HOME & HARVEST SPONSORED BY:

onni



Bucky Ellison and John Langley lead a group of original Capilano Rugby Club members in an onfield ceremony marking the start of the club's 50th season. PHOTOS PAUL MCCRATH

Newspaper Advertisement: North Shore News, Friday, September 21, 2018

A42 | MUSIC

BRAD WAIT MEMORIAL GOLF TOURNAMENT
'Golfing for Giving'

The Brad Wait Foundation was founded in August 2017 in memory of Bradley Bryan Wait who lost his 31 month battle with brain cancer on July 15, 2017 at the age of 42. Brad was an avid and passionate golfer.

Proceeds from this year's Memorial Golf Tournament will go to North Shore Camp Kerry – bereavement counselling for children/teens who have lost a parent or sibling



Golfers, Hole Sponsors, and Silent Auction donors are needed to support this event.

For details and to donate:
www.bradwaitfoundation.ca
 or email
helen@bradwaitfoundation.ca

Brad Wait, born July 8, 1975, died July 15, 2017

FRIDAY SEPTEMBER 28 – 12:30 START
 SEYMOUR GOLF & COUNTRY CLUB
 3723 MT SEYMOUR PARKWAY

THE BELMONT FOUNDATION FIRST CIRCLE FOUNDATION NS POLYGON ONNI north shore news



JAPANESE BREAKFAST American indie musician, Japanese Breakfast, returns to Vancouver in support of her latest release, *Soft Sounds From Another Planet*, for a show at The Imperial on Sept. 26, with Ought opening. Tickets available at Red Cat Main St., Red Cat Hastings St. and Zulu and online at timbreconcerts.com. PHOTO SUPPLIED EBBU YILDIZ

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Public Information Meeting

I4 Property Group is hosting a **Public Information Meeting** to present the **rezoning development proposal** for 3155-3175 Canfield Crescent. The proposal is for 8 townhouse units (located in 4 buildings) with 16 underground parking stalls.

Please join us on **Wednesday, September 26 from 6:30 to 8:30pm** at **Cafe Artigiano** to learn about the proposal, view proposed designs, meet the project team, and provide your feedback.

Public Information Meeting Details

Date: Wednesday, September 26, 2018
 Time: 6:30 - 8:30pm. Presentation at 7:15pm.
 Location: Cafe Artigiano (3154 Highland Blvd, North Vancouver)

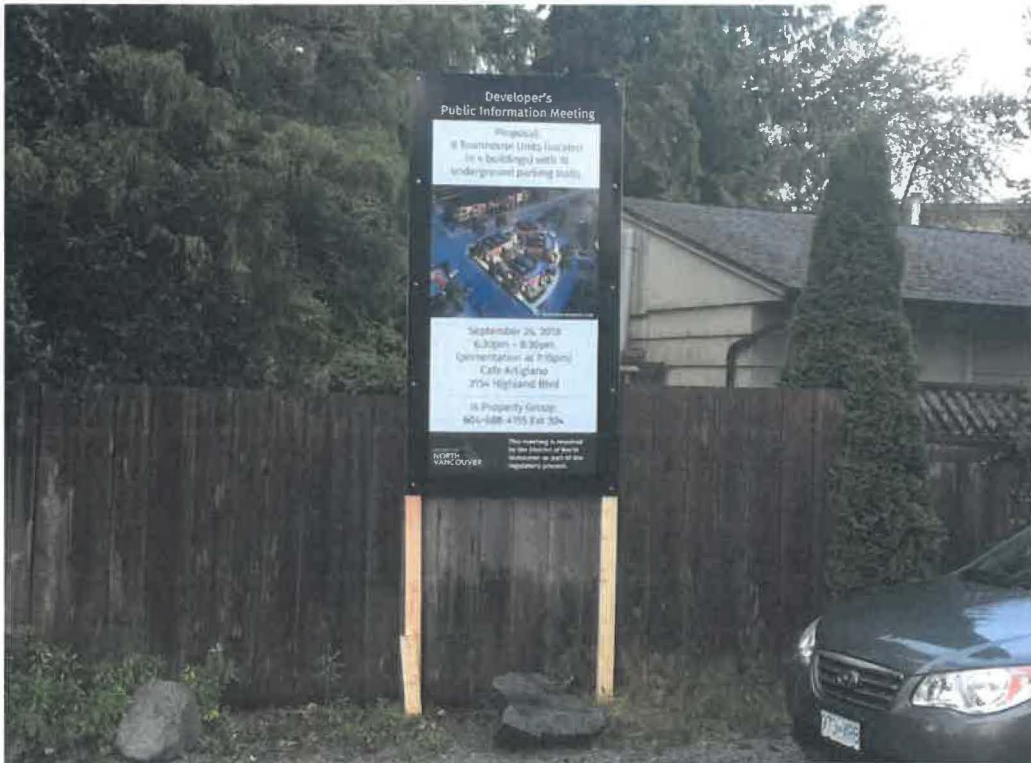
SITE MAP **DESIGN CONCEPT**




Information packages are being distributed to residents within approximately 100 metres of the proposed development site. If you would like more information please contact Joelle Calof at I4 Property Group at 604-688-4155 Ext 304 or Carly Rosenblatt at the District of North Vancouver at 604-990-3717 or bring your questions and comments to the meeting.

Please note: this is not a Public Hearing. District of North Vancouver Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Notification Signs: Installed September 11, 2018



Notification Flyers

Please Join us at our Public Information Meeting

I4 Property Group is hosting a Public Information Meeting to present the development proposal for 8 townhouse units at 3155-3175 Canfield Crescent with a proposed density of 0.8 FSR.

Each unit contains three-bedrooms and is located in four buildings. A common courtyard amenity includes private patio space for each unit and a shared seating area with a fire pit. There are 16 underground vehicle parking spaces proposed for the development, which will be accessed off of Canfield Crescent.

DETAILS

Date: Wednesday, September 26, 2018

Time: **6:30 - 8:30 pm**

6:30 - 7:15 pm - Open House

7:15 - 7:45 pm - Presentation by Project Team

7:45 - 8:30 pm - Facilitated Question and Answer Session

Location: Cafe Artigiano Edgemont (3154 Highland Blvd, North Vancouver)

MEETING LOCATION: CAFE ARTIGIANO

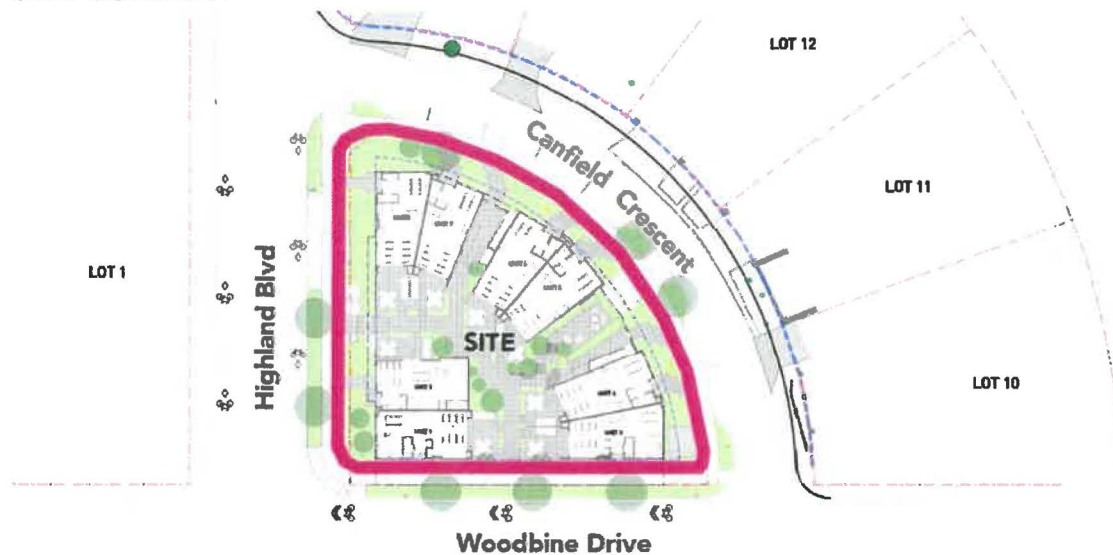


Please Note: Information packages are being distributed to residents within approximately 100 metres of the proposed development site in accordance with the District of North Vancouver policy.

The Public Information Meeting will provide:

- An overview of the proposed design and land use;
- Information about project details and proposed timeline; and
- An opportunity to ask questions and provide your input.

SITE CONTEXT



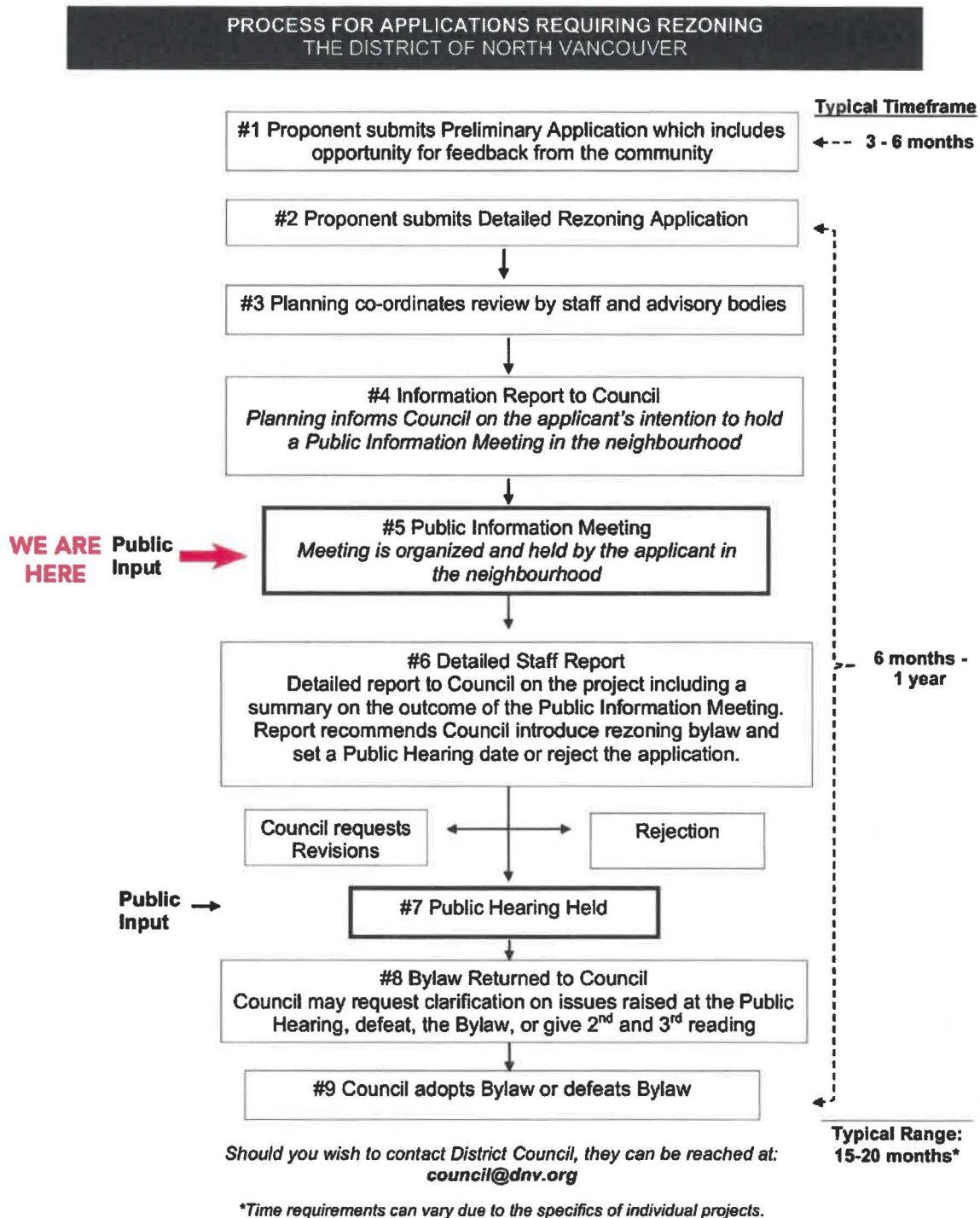
DESIGN CONCEPT



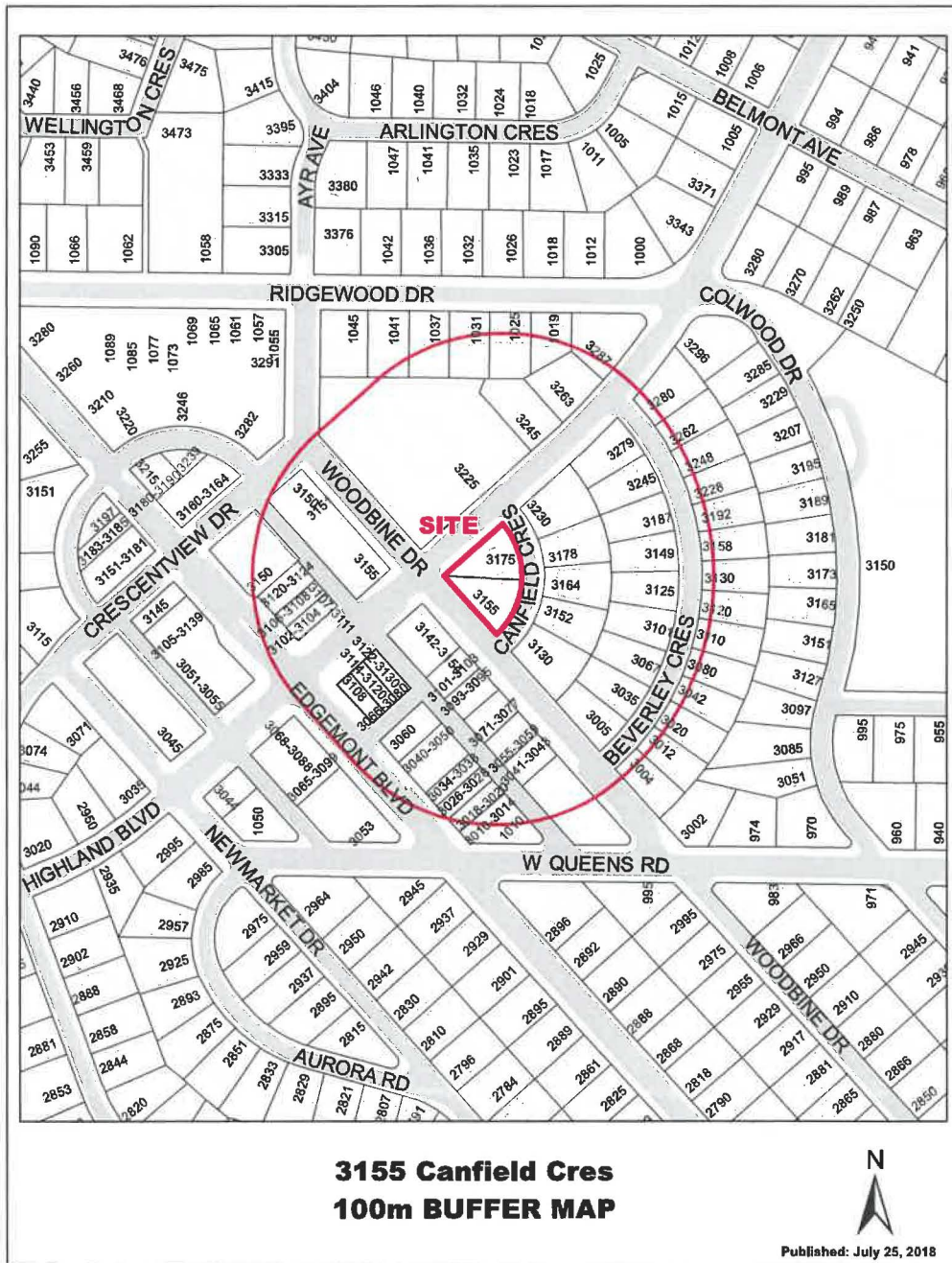
QUESTIONS?

Joelle Calof
Vice President, I4 Property Group
t: 604-688-4155 Ext 304 | e: joelle.calof@i4pg.com

Carly Rosenblat
Planner, District of North Vancouver
t: 604-990-3717 | e: RosenblatC@dnv.org



Notification Area Map



Appendix B – Sign-In Sheets 1 and 2:

**3155-3175 Canfield Crescent
PIM Sign in Sheet**

Name	Address	Email Address

Page
14

Appendix C – Public Comments: Written Submissions:

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I will support your development.

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

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Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat

Tel: 604-990-3717

District of North Vancouver - Community Planning Department

355 West Queens Road, North Vancouver, BC V7N 4N5

Email: rosenblatc@dnv.org

Document 3683783

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- keep angled parking on Woodbine!! * AND SUPPORT + PROTECT OUR MERCHANTS
- YES! TO INFORMING NEIGHBOURS OF ROAD CLOSURES THEY ARE A HUGE PART OF THIS VILLAGE, THEY GIVE BACK + MANY MORE
- PERHAPS A SIGN UP ^{W/} EMAIL - FOR UPDATES -
- RIGHT NOW NO ONE THINKS TO INFORM THE RESIDENTS ABOUT ROAD CLOSURES & ITS ONE OF THE MOST FRUSTRATING THINGS ABOUT THE CONSTRUCTION

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☒

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District of North Vancouver - Community Planning Department

355 West Queens Road, North Vancouver, BC V7N 4N5

Email: rosenblatc@dnv.org

Document: 3663763

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

It's not attractive to purchase a single family in this area. I hope townhomes allow for an opportunity for young families to join this neighbourhood and have access to the amazing schools and rec centers

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

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Email: rosenblatc@dnv.org

Document: 3683783

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Thank you for an excellent presentation. This development will be a wonderful addition to the Village. I like the underground parking. It makes sense to leave the cars below the ground & let people live above ground (ie not in basement suites). I hope you can keep angled parking on Westboro. (very convenient). I hope Canfield can be a one-way street. Thanks so much so open to discussion.

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☐

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Email: rosenblatc@dnv.org

Document: 3683783

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I am a teacher in the area and I believe
any kind of housing tailored to young
families is fantastic.

Your Name _____ Street Address _____

Please check this box if you desire your contact information to be available to the applicant: ☐

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District Planner: Carly Rosenblat
Tel: 604-990-3717

District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

Carly Rosenblat

From: [REDACTED]
Sent: September 26, 2018 7:30 PM
To: Carly Rosenblat
Subject: 3155 & 3175 Canfield Cres

Dear Carly,

[REDACTED] and I attended the open house tonight and it was very well done, we appreciated the efforts the developers have gone through to make this a boutique development in an ever changing area. It appears that this project will fit in nicely with the area and we look forward to utilizing the amenities it will provide.

I spend a lot of time in Edgemont with business meetings and friends that live very close to the development.

Looking forward to seeing the finished product.

North Vancouver Resident



Carly Rosenblat

From: [REDACTED]
Sent: September 27, 2018 8:55 AM
To: Carly Rosenblat
Subject: 3155- 3175 Canfield
Attachments: 0113_001.pdf

As attached.

Regards,

[REDACTED]

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

~~This project has obviously been very well designed with a lot of thought having gone into the surrounding neighbourhood, and it makes excellent use of a difficult space. It will undoubtedly bring much needed slightly higher density to an area historically starved of multi family housing, hopefully at a price that is affordable to new residents. The developer appears to be engaged in the community and is trying to work with them to reduce construction stress.~~
~~I like the idea of making Canfield Cres a one way street going south as I believe that it will stop cut through traffic.~~
~~All in all a very thoughtfully designed project that will undoubtedly enhance the area.~~
~~Very nicely designed and I am definitely for the development.~~

Your Name [REDACTED] Street Address [REDACTED]
Please check this box if you desire your contact information to be available to the applicant: ☒

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District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- EXCELLENT PRESENTATION
- PROJECT APPEARS WELL CONCEIVED PHYSICALLY AND LOW DENSITY
- MUCH THOUGHT GIVEN BY THE DEVELOPER TO IMPACT ON SURROUNDING LANDUSES, COMMERCIAL + RESIDENTIAL.
- ACCESS AND PARKING NOT AN ISSUE
- UPGRADING OF SIDEWALKS, BUS STOP, BIKE LANES A BIG PLUS FOR THE NEIGHBOURHOOD

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☒

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Email: rosenblatc@dnv.org

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COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I attended the meeting on September 26, 2018.

I liked the developer's design of the buildings, landscape plan, and entrance off of Canfield for the townhouse parking.

My comments refer to the traffic flow on Canfield Cres. and the angle parking on Woodbine Drive.

The residences that live on Canfield Cres. stated that night that Canfield should be a ONE-WAY Cres. and I fully agree; entering off of Highlands and exit onto Woodbine Drive. I live on Beverley Cres., the next Crescent to Canfield and people cut through Beverley constantly, I can only image with Canfield being closer to the village it is more often. Usually these people are in a hurry, only interested in getting from A to B, fastest route possible, distracted and no attention paid to the neighbourhood around them.

Secondly, ANGLE PARKING on Woodbine should remain angled parking! It would be a huge mistake to take the angled parking away from Woodbine, or any angled parking in the village. It provides more parking, and easier parking. I would suggest one or two stalls of 15 minute parking for quick pick-up or drop off, (as at the library in the village).

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☒

Date Oct 3, 2018

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Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717

District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3983783

October 8, 2018

Feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent.

Good afternoon Carly,

I was happy to attend the Public information meeting on Wednesday September 26, 2018. This development as you know encompasses the entire south side of our small neighbourhood Crescent and as such is very important to both my lifestyle and my investment. I have owned this home and actively invested in many ways in our community for [REDACTED] years now. I grew up in Upper Capilano, moving away and then returning when it came time to have children and settle.


While I support the development and have been most happy with the developer's transparency and efforts in meeting with the local residents directly affected by the potential changes, I do have concerns over some of the requests of DNV Engineering.

If I understand correctly it is DNV and not the developer requiring the entrance to the complex to be off Canfield rather than Woodbine. I still have concerns around that. A suggestion that has been put forward by all residents of our tiny block to mitigate potential traffic and entrance/exit problems to the new strata, street parking safety, pedestrian safety, right hand turn across bike lane onto Canfield should it remain 2 way and to impose traffic calming, is the implementation of a one way street, flowing north to south, on Canfield Crescent. Both North and South Connaught Crescents are one way, yet Canfield is not. As supported by the findings of the developer I4PG's Traffic Study, Canfield already has community traffic zipping through our short crescent to avoid the 4 way stop right hand turn. It would be timely to change Canfield Crescent to one way at the time of I4PG's construction. Such an innovative move, as suggested again at the Public Information Meeting, would provide traffic calming. Canfield Crescent currently has children living on it and we are hoping the new development will be also designed in such a way as to encourage families to our neighbourhood and thus children to our road. **I strongly request that should this development go through, Canfield Crescent be made into a one way street at the time of development.**

I also would like to reiterate that mid crescent street lighting is overkill on our tiny Crescent. Street lights at both ends of the Crescent in conjunction with entrance lighting at the sidewalk juncture with front entrances of the new townhome (mimicking the lighting at the ends of the driveways of the two new homes on our short road) should be designed in such a way as to provide adequate lighting for the Crescent and not bothersome over lighting that will be the result of any addition of mid crescent street LED lights. Added mid street lighting will shine too brightly into bedrooms and homes presently on Canfield, Beverly and Highland and the new homes proposed Canfield by I4PG. I do not see over lighting the

street as a selling feature for the developer or a good expenditure of their monies and I would prefer the developer use that money for high quality, visually appealing, west coast style exteriors. **Full size LED street lighting at each end of Canfield on Highland Blvd and on Woodbine Avenue are sufficient for this development. Please do not add street lighting mid Canfield Crescent.**

The discussion of the removal of angled parking on Woodbine came up among neighbours again at I4PG's information meeting as it did at Omicron's recent information meeting. I think it is important to remind that when this was discussed at the March 2014, Edgemont Village Centre Plan and Design Guidelines, angled parking on Woodbine was seen by the community as an important way to preserve parking for shoppers who make Edgemont a destination. Edgemont merchants are very important to our community and we must continue to attract unique small businesses to the village and keep their businesses afloat despite high lease costs. Anything we can do to attract destination customers to augment our local neighbourhood customers must be pursued, or in this case maintained. I remain of the opinion that adding new underground parking is great, however there are seniors and others who do not like to and will not park in undergrounds. Parking is a problem for customers in Edgemont Village as it is, please do not reduce the number of above ground parking spots, **please do not remove angled parking from Woodbine.**

One last consideration and this is personal to our home and lot angle. If the large tree north  need be removed for road improvement, **please consider if there is any way to replace it with a small tree.** This tree softens the view we have of the busier Highland Blvd, the new 246 bus stop and the many homes at Amica whose residents look over our driveway (as well as Amica's employees who smoke, coffee break and pick up at the north west end of our Crescent. I can assure you this is true as the Amica residents enjoy tell me all the time of what is happening in my driveway ☺. As our kitchen is on the north west corner of my home and I spend a lot of time there, any ideas to keep my view soft and not completely wide open to Highland and Amica would be appreciated.

Thank you for your serious consideration.

Regards,



Carly Rosenblat

From: [REDACTED]
Sent: October 04, 2018 11:38 PM
To: Carly Rosenblat
Cc: Rip Family
Subject: Comment Sheet - Proposed Development at 3155 & 3175 Canfield
Attachments: DNV Comment Sheet - 3155 - 3175 Canfield.pdf

Hi Carly

Please see the attached comment sheet regarding the above-noted proposed development.

Kind regards

[REDACTED]
Sent from [Mail](#) for Windows 10

[REDACTED] we are very concerned about increased number of vehicles, especially in regards to the safety of our young children and other road users. We understand that the District wishes to widen Canfield Crescent so it has two 3 metre lanes as well as a parking lane. We already see significant numbers of speeding vehicles that use the very short Canfield Crescent as a cut-through from Woodbine to Highlands in order to avoid the 4 way stop. Canfield is such a short Crescent that there is very little time to react when vehicles come barreling around the corner using Canfield as a shortcut.

Widening Canfield Crescent to 2 lanes will exacerbate this safety problem considerably as many more cars will use our residential street as a way to avoid the traffic calming of the 4 way stop at Woodbine and Highlands.

We request that, if the District widens Canfield Crescent as we believe they intend to do, that they also designate Canfield Crescent as a one-way street with traffic direction southbound from Highlands to Woodbine which would limit its use as a shortcut. Connaught Crescent (currently seeing significant construction) is also a one-way street and there are many examples of other one-way streets in North Vancouver

Carly Rosenblat

From: [REDACTED]
Sent: October 05, 2018 12:30 PM
To: Carly Rosenblat
Subject: 3155-3175 Canfield Crescent

Hi Carly,

As a resident of [REDACTED] would like to provide my feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent.

While I support the proposal, it is my understanding that DNV Engineering is requiring the developer to include street lights on Canfield Crescent as part of the improved streetscape plans. Modern LED street lights are very bright and in my view are inappropriate for what is a short, narrow "Local Road" (as designated in the street classification) such as Canfield Crescent. My concern is that any street lights installed mid-block on Canfield Crescent will present an intrusive glare through the bedroom windows at the [REDACTED]

[REDACTED] Please keep the street lights on Highland Blvd. and Woodbine Drive. They are not needed on Canfield Crescent.

Your Truly,
[REDACTED]

Carly Rosenblat

From: [REDACTED]
Sent: October 06, 2018 6:10 PM
To: Carly Rosenblat
Subject: I4PG Proposal 3155-3175 Canfield Crescent feedback

October 2018

Attn: Carly Rosenblat

Feedback Public Information Meeting 8 townhomes 3155-3175 Canfield

1. At the time of construction, should this development proceed, please designate Canfield Crescent one way, north to south in order to mitigate potential safety issues regarding:
 - Entrance and exit safety for the new development and the present homes on Canfield
 - Traffic safety and speeding on Canfield
 - Pedestrian safety on Canfield
 - Traffic and bicycle safety at right hand turn onto Canfield across the new proposed bike lane on Woodbine
 - Traffic calming
 - Of note Canfield is the only short crescent in Edgemont that is not one way
2. Reduce impact to front yard landscaping of present owners homes on the Canfield as much as possible; the large tree at the [REDACTED] presently provides a barrier to our privacy, view noise etc.
3. Please limit street lighting to Highland Blvd. and Woodbine Drive. Additional street lighting is not needed on Canfield Crescent and additional LED's will impose on current residences, neighbouring residences on Beverly, Highland Blvd, and Woodbine and the new homes built by I4PG.

Contact information may be made available to developer

Sincerely

[REDACTED]

Carly Rosenblat

From: [REDACTED]
Sent: October 11, 2018 4:41 PM
To: Carly Rosenblat
Subject: Canfield proposal
Attachments: SKMBT_C65018101107110.pdf

Please see my comments about Parking on Woodbine and the Canfield project, attached.

Happy to discuss further and would appreciate hearing about any information going on about traffic flow in the village area, ie meetings etc that are upcoming.



COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
 Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

— Great use of property - design is great.

Canfield should be 1 way only

Angle parking on Woodbine should be kept. Share road with bikes - Don't change to parallel parking or bike lane, as angle parking is more efficient & quick visits that are needed in the village.

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☐

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Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717

District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document 3683783

Carly Rosenblat

From: [REDACTED]
Sent: October 16, 2018 1:36 PM
To: Carly Rosenblat
Subject: Canfield Crescent 3155 & 3175 Development Application

Attention: Carly Rosenblat

Dear Carly,

In response to the application for a development of 8 townhomes on Canfield Crescent made by Canfield Crescent Limited Partnership, I wish to provide the following input:

While the townhome design appears relatively attractive and the architect has used the space very effectively, I have several concerns about this development.

1. Provision for resident parking totals only 16 underground spaces. At street level there will be space for 6 vehicles; however these will not be dedicated "Canfield Crescent residents' parking only" but will be available to anyone wishing to park in the vicinity of the village. Given that the townhouses are 3 bedroom units, realistically the residents will most likely have at minimum 2 vehicles per household. Yet there could be a family with additional members who own a vehicle - think grown children who are residing at home or at least are of driving age and therefore may also own a vehicle. It would also be fair to assume that the townhouse residents as well as other residents on the other side of Canfield Crescent will have guests, visitors staying, who need to park vehicles. Where are all these people to park? As it is right now, parking in the village is a nightmare and even with Grosvenor soon to be having approximately 370 spaces for customers and residents, street parking will be at a premium. Therefore, it would be better to designate the street spaces on Canfield Crescent as Residents ONLY. I also suspect that residents of the townhouses facing Highland or Woodbine will have deliveries or will be inclined to stop "Briefly, just for a few minutes" and temporarily block the road, although that would pose a problem on Highland where there will be a bus-stop. Again, another reason to make the spaces at street level on Canfield as Residents Only.

2. All of the trees currently on this property will be felled. Yes, certainly the developer will be required to plant new non-indigenous species of trees, but we are losing an alarming number of indigenous cedars and firs that are a central aspect of the North Shore landscape and character. (The disgrace on Crescentview and Connaught on the [REDACTED] property is a prime example of complete disregard for our trees!) We cannot afford to remove so much of our green canopy. These trees as well are home to native wildlife and birds and a crucial part of the ecology of our community. In this development proposal, in addition to removing ALL the trees on the site, additional trees on the single home properties on the other side of Canfield Crescent are slated to be removed in order to widen the street. I strongly object to this occurring. Surely these trees can be preserved and the street reconstruction can be adjusted to accommodate them.

3. Above all, I have a concern with the scope and timeline of this development. While construction at the Grosvenor site and Boffo I site is nearing completion, it cannot be overstated that the merchants of Edgemont Village are being gravely affected by the duration and scale of redevelopment already underway within the Edgemont Village community: they are suffering loss of business and re-development fatigue. Similarly, as a resident living in close proximity to the village and simultaneously enduring perennial residential home development in my own neighbourhood, I, like many of my neighbours, am totally fed up with the noise, disruption and major inconvenience of all this construction. Soon work on Boffo II and the [REDACTED]

property on Connaught, both substantial developments, is supposedly going to begin and then there are the other applications including most particularly the Omicron commercial/residential development on Woodbine. It would be insane to have Omicron's development under construction and this one on Canfield anywhere near being within the same time frame! This one should be delayed until the others have been entirely completed and a demolition permit must not be issued until immediately before construction/development is to begin (we do not need another utterly unsightly clearcut lot remaining fallow for half a year!!)

I am supportive of a variety of housing options and these townhouses appear to be offering a good alternative to single family dwellings, and appealing to those wishing to downsize. I have no illusions, however, that these will be an affordable housing alternative. Certainly it is a far better choice than yet another condo development. As [REDACTED] remarked, at least with this development there is public input that would not be offered if the existing homes were re-developed by a private residential developer.

I respectfully submit by comments and concerns and agree to having my contact information available to the applicant.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the person who wrote the letter.

Carly Rosenblat

From: [REDACTED]
Sent: October 16, 2018 11:39 PM
To: Carly Rosenblat
Subject: Comment on Canfield Cres Development Application

To Carly Rosenblat,
District Planner
District of North Vancouver.

I attended the Open House for this development and liked the proposal.

I just wanted to make 3 comments:

- 1) Street tree plantings around this development. I remember the ornamental cherry trees in the village, which dropped fruit which then stained the sidewalks. These trees had to be replaced. Please avoid a similar choice. The maple trees in the village core are beautiful for many months of the year and perhaps could be replicated here.
- 2) Please do not take away the angled parking on Woodbine.
- 3) Please avoid too much or any brick facing on this building. This was mentioned at the meeting, but is not a common building material in this area.

Thank you.

[REDACTED]

Appendix D: Project Presentation



OUR PROJECT TEAM



GRIMWOOD



OUR HISTORY



- ***Myron Calof*** founded I4PG in 2002 and brings 38 years experience in Real Estate Development, Land Acquisitions, and Financing
- ***Joelle Calof*** joined in 2010 and brings 23 years experience in Sales, Design, and Project Management
- ***I4PG*** has completed Over 1 million SF of Residential, Commercial, Mixed-Use projects across B.C and Alberta

OUR CORE VALUES

INSPIRED

INFORMED

INNOVATIVE

INVESTED



OUR LOCAL PROJECTS



700 Marine Drive
North Vancouver



Galleries
Squamish



Studio SQ
Squamish



Premiere
New Westminster



Siena
Burnaby

EDGEMONT VILLAGE POLICY CONTEXT

LEGEND

- DEVELOPMENT SITE (DESIGNATED FOR MULTIPLEX - 0.8 FSR)
- SENIOR LIVING RESIDENCE
- INSTITUTIONAL
- COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1
- DESIGNATED FOR DUPLEX 0.25 FSR + 350 S.F.
- FUTURE DEVELOPMENTS



LAND USE DESIGNATION

Property located in 'Residential Periphery', designated for **Multiplex** development, transitioning between the Village core and surrounding residences.

MULTIPLEX DEFINITION

The *Edgemont Village Centre: Plan and Design Guidelines* defines Multiplexes as triplexes, fourplexes, and small rowhouses, up to 2.5 storeys with density from 0.6 FSR to 0.8 FSR.

OUR APPROACH



- Study the Edgemont Village Centre: Plan and Design Guidelines (*2014 Village Refresh*)
- Engage an Experienced Townhome Architect
- Consult with DNV Planning & Engineering Department
- Hire Expert Consultants: CREUS, HWM, CTS, ETRO, PMG, ICS
- Seek Guidance from the EUCCA Executive (*2014 Village Refresh Co-Authors*)
- Work with our Canfield Crescent Neighbors

OUR PROJECT VISION

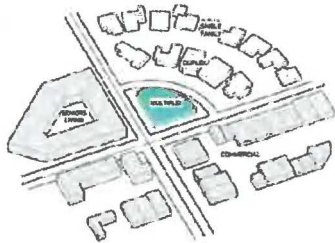


To build homes we want to live in that appeal to people of all ages and stages of life

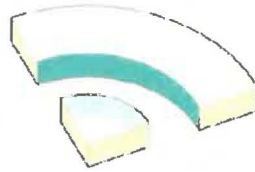
To show the neighborhood how density can be sensitively achieved through design and detail

To help Edgemont Village welcome a new generation of homeowners and residents

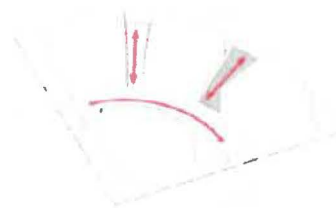
SITE PLANNING



SITE + PLANNING CONTEXT



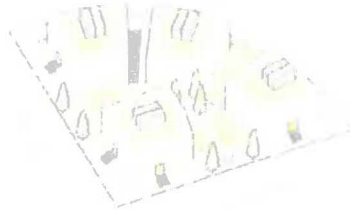
URBAN EDGE/INTERNAL MEWS



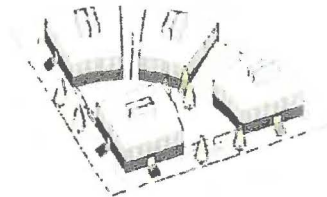
TRANSITION/CONNECTIONS



ADDRESS STREET FRONTAGE

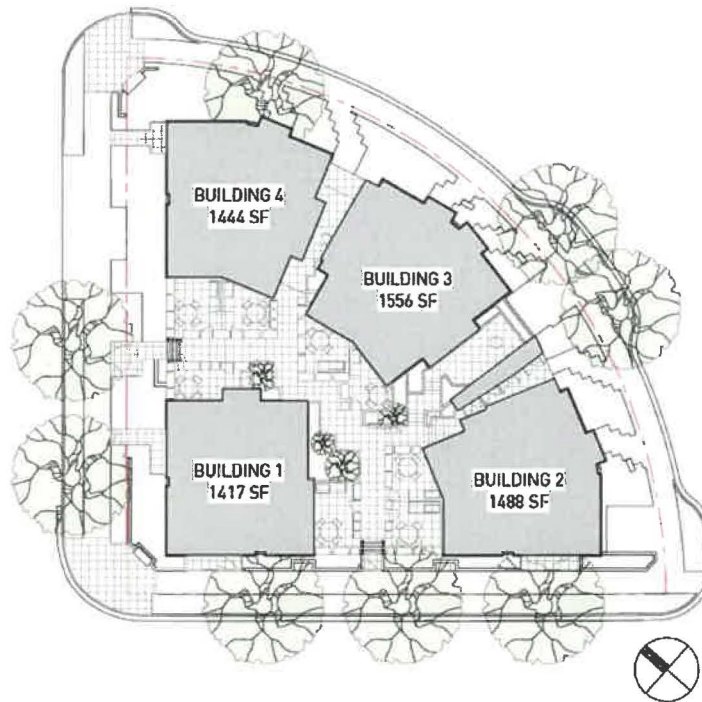


LANDSCAPE + OPEN SPACE



DETAIL + MATERIALITY

SITE MASSING PLAN



Scale the density transition from 2 to 4 buildings

Address each street frontage around the Site

Recreate a landscaped corner public realm

Maintain an open and welcoming presence to the Secondary Gateway

Anchor the Residential Periphery with similar complimentary materials

HIGHLAND/WOODBINE RENDERING



CANFIELD CRESCENT PERSPECTIVE



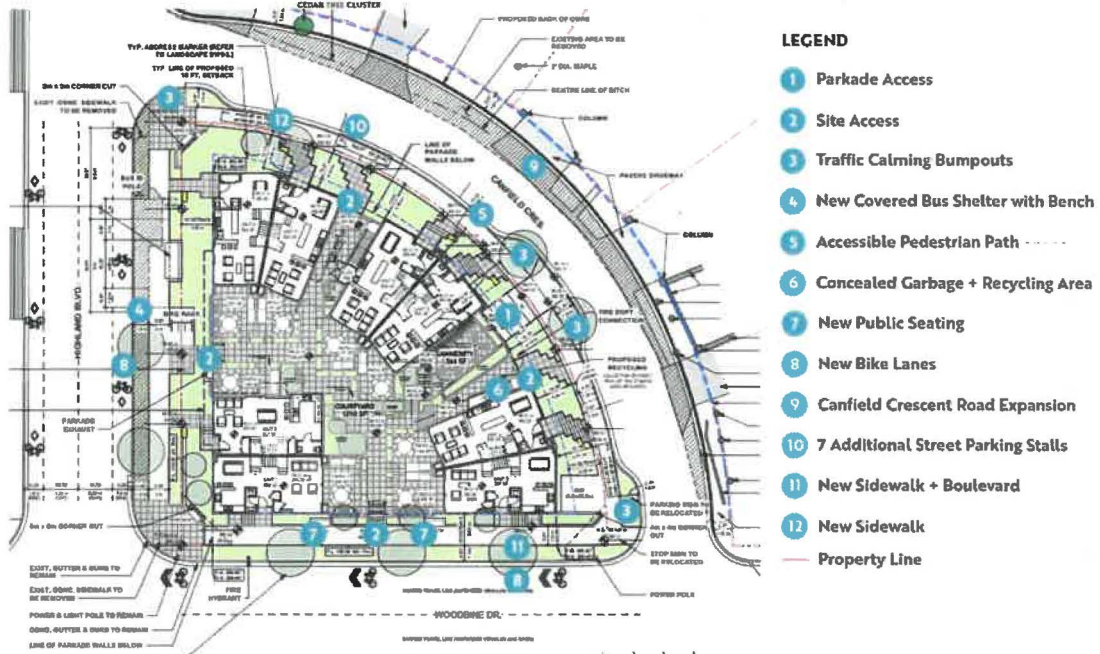
COURTYARD PERSPECTIVE

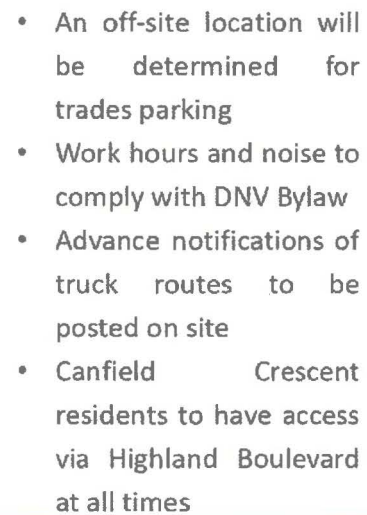


SITE LANDSCAPE PLAN



LOCAL TRAFFIC IMPROVEMENTS



Page
52

DEMO	EXCAVATION	PARKADE	STRUCTURE	EXTERIORS	INTERIORS
2 WEEKS	1 MONTH	2 MONTHS	4 MONTHS	4 MONTHS	5 MONTHS

COMMUNITY BENEFITS



8 townhomes with 3 bedrooms and 3 bathrooms, below-grade storage, rooftop decks, courtyard patio space



Step Code Energy Compliance Level 3 for Part 9 Buildings to support District's Energy and Water Conservation/GHG Emission Reduction Objectives



Integrated public seating on Woodbine Avenue



7 new street parking stalls on Canfield Crescent



EV Charging Stations in parkade for residents



Secure bike storage for 2 bikes per unit



Controlled irrigation strategies for landscaping



Road improvements on Highland Boulevard, Woodbine Avenue, and Canfield Crescent



New sidewalks on Woodbine Avenue (primary school route) and Canfield Crescent



New shared bike lane on Woodbine Avenue, new designated bike lane on Highland Boulevard



New bus shelter with bench and accessibility pad



Community safety measures include pedestrian-level down lighting, secure courtyard access, illuminated entries

OUR LOCAL PERSPECTIVE



EVBA

*"WE SHARE YOUR CONCERN
ABOUT MAINTAINING THE
VILLAGE CORE SHOPPING
EXPERIENCE."*

EUCCA

*"WE VALUE YOUR COMMITMENT
TO UPHOLD THE EDMONTON
VILLAGE CENTRE: PLAN AND
DESIGN GUIDELINES."*

COMMUNITY

*"WE RESPECT YOUR
NEED FOR A SAFE AND LIVEABLE
NEIGHBOURHOOD DURING
CONSTRUCTION."*

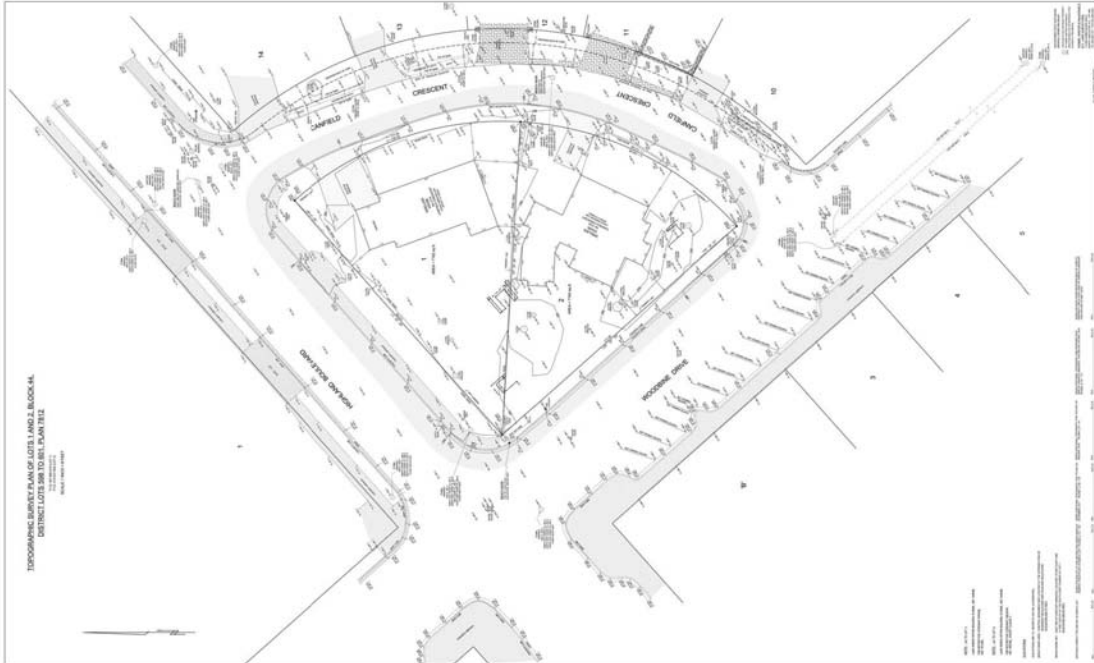
FROM MYRON & JOELLE

*“Real Estate Development requires creativity, commitment, and teamwork.
We are nothing without our architects, designers, and consultants.
Above all, we **love** what we do and we are proud to be builders.”*





SITE SURVEY



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