

# AGENDA

*PUBLIC HEARING*

**Tuesday, February 19, 2013**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER  
DISTRICT

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## PUBLIC HEARING

7:00 p.m.  
Tuesday, February 19, 2013  
Council Chamber, Municipal Hall,  
355 West Queens Road, North Vancouver

1. **OPENING BY THE MAYOR**
2. **INTRODUCTION OF BYLAW BY CLERK**

### **Bylaw 7962: The District of North Vancouver Rezoning Bylaw 1287**

*Purpose of Bylaw:*

Bylaw 7962 establishes permitted and accessory land uses and creates land use, building development and parking regulations for the project. The project consists of a four storey, mixed use building with at-grade commercial floor space and eight rental apartments of which four are live/work units and two additional single storey commercial buildings, one of which, located at Dollarton Highway and Old Dollarton Road, is proposed as a restaurant. The site plan also illustrates siting areas for two additional commercial buildings, one north of the proposed restaurant and a second, adjacent to Dollarton Highway.

3. **PRESENTATION BY STAFF**  
Presentation: Doug Allan, Planner
4. **PRESENTATION BY APPLICANT**  
Presentation: Great West Life
5. **REPRESENTATIONS FROM THE PUBLIC**
6. **QUESTIONS FROM COUNCIL**
7. **COUNCIL RESOLUTION**

*Recommendation:*

THAT the February 19, 2013 Public Hearing be closed;

AND THAT Bylaw 7962 "The District of North Vancouver Rezoning Bylaw 1287", be returned to Council for further consideration.

8. **CLOSING**

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# The Corporation of the District of North Vancouver

## Bylaw 7962

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to rezone Lot A, Block H, District Lot 193, Plan LMP44272 PID: 024-721-930 and, Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415, (2151 Front Street and 2011 Old Dollarton Road) pursuant to Section 903 of the Local Government Act (Great West Life Realty Advisors Inc.)

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

### 1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1287 (Bylaw 7962)”.

### 2. Amendments

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

(A) Part 2 by replacing:

“For definitions applicable to the Employment Zones and Village Commercial Zones and Comprehensive Development Zones 65 and 67 see Part 2A, for all other zones see below.”

with

“For definitions applicable to the Employment Zones, Village Commercial Zones, Comprehensive Development Zones 65, 67 and 68 see Part 2A, for all other zones, see below.”

(B) Part 2A by replacing:

“Definitions Applicable to the Employment Zones, Village Commercial Zones and Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770 and 4B370 to 4B385) and Comprehensive Development Zone 67 (Sections 600-A, 600B, 750, 770, 4B370 to 4B385, and 4B402 to 4B410) only:”

with:

“Definitions Applicable to the Employment Zones, Village Commercial Zones, Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770 and 4B370 to 4B385, Comprehensive Development Zone 67 (Sections 600-A,

600B, 750, 770, 4B370 to 4B385, and 4B402 to 4B410) and Comprehensive Development Zone 68 (Sections 600-A, 600-B, 750, 770, 4B370 to 4B385, 4B402 to 4B410 and 4B411 to 4B418) only.”

(C) Section 301(2) by inserting the following zoning designation:

Comprehensive Development Zone 68                      CD68

(D) Part 4B by inserting the following new section:

**4B411 Comprehensive Development Zone 68                      CD68**

**Intent**

The purpose of the CD68 Zone is to establish specific land use and development regulations for project consisting of commercial floor space in separate buildings and a mixed use building containing at-grade commercial space and not more than 80 multi-family residential units, including live/work units, in the Maplewood Village Centre.

**4B412 Uses**

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 68 are prohibited except for those uses expressly permitted in this section.

(2) Principal Uses:

Permitted principal uses may include:

- (i) liquor store;
- (ii) live/work use;
- (iii) neighbourhood public house;
- (iv) office use;
- (v) personal service use;
- (vi) residential use;
- (vii) restaurant use;
- (viii) retail use, excluding auctioneer use; and
- (ix) service use.

(3) Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

- (i) administrative offices;
- (ii) display, sales and reception areas;

- (iii) home occupations;
- (iv) interior storage; and
- (v) outdoor customer service areas.

#### **4B413 Use Regulations**

(1) The following regulations apply to principal uses:

(a) All operations associated with permitted principal uses shall be completely contained within an enclosed building, except outdoor merchandise displays, outdoor customer service areas and, outdoor play area required for a child care use.

(b) In the case of residential use:

- (i) not more than 80 residential units, including live/work units, are permitted;
- (ii) with the exception of live/work units, the dwelling units shall be located above the ground floor of the building and shall be provided with a separate entrance from ground level; and
- (iii) the dwelling units, in addition to the live/work use, may contain home occupations in accordance with Section 405 of the Zoning Bylaw.

(c) In the case of live/work use:

- (i) not more than 4 units devoted to live/work use, are permitted;
- (ii) businesses within a live/work use are limited to those permitted in the CD68 Zone, excluding:
  - (1) dating service;
  - (2) exotic dancer business;
  - (3) gun shops;
  - (4) liquor store;
  - (5) restaurant use;
  - (6) social escort business, or other similar business; and
  - (7) tattooing, piercing, branding, or other similar service; and

(iii) not more than 3 persons shall be engaged in a business at one time.

(d) In the case of a liquor store:

- (i) not more than two liquor stores are permitted in the CD68 Zone;

- (ii) in the case of 2 liquor stores, one of the two liquor stores must be associated with a neighbourhood pub or restaurant.
- (e) In the case of a neighbourhood public house:
  - (i) the neighbourhood public house may not be located on the lot legally described as Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415.
- (f) in the case of a pet care establishment or veterinarian:
  - (i) a separate exterior entrance is required;
  - (ii) all noise associated with the keeping of and caring for animals must be contained within the premises.
- (g) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcels property line and all permitted uses shall comply with Section 414 of the Zoning Bylaw.
- (h) Drive-through service windows and drive-through aisles are prohibited.

(2) The following regulations apply to accessory uses:

- (a) In the case of the outdoor display of goods:
  - (i) the display area must be located adjacent to the business for which it is required and may not extend beyond the frontage or flanking side of the premises of the business;
  - (ii) the display area must not prevent safe pedestrian movement on a sidewalk; and
  - (iii) the display area may not occupy any parking or loading spaces.
- (b) In the case of outdoor customer service areas:

Despite Section 413, outdoor customer service areas in the CD68 Zone shall be permitted only in accordance with the following regulations:

- (i) an outdoor customer service area must be operationally tied to the principal use of premises which it serves;
- (ii) in conjunction with a restaurant use or retail use, the outdoor customer service area shall not exceed the lesser of 50% of the total gross floor area of the premises to which it relates or 20 seats in the case of a retail use and 124 seats in the case of a restaurant use; and
- (iii) additional parking is not required for an outdoor customer service area.



- (c) Attached and detached accessory buildings and structures are not permitted in the CD68 Zone, except in accordance with an approved development permit.

**4B414 Acoustical Requirements:**

In the case of residential purposes, including live/work uses, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

For the purposes of this section, the acoustical report shall provide evidence that commercial activities will not result in contraventions of the above-noted residential noise-level limits.

**4B415 Height, Size and Density Regulations**

Buildings and structures in the CD68 zone shall comply with the following regulations:

(1) Height:

As measured from the lesser of natural or finished grade to the highest point of the roof of a building:

- (i) the height of a mixed use commercial/residential building shall not exceed 18.9m (62ft.); and
- (ii) the height of a commercial building, including a building used as a restaurant, shall not exceed 12m (40ft.).

(2) Building Coverage:

The maximum building coverage shall not exceed 80%.

(3) Site Coverage:

The maximum site coverage shall not exceed 90%.

(4) Floor Space Ratio:

- (i) The floor space ratio shall exclude the floor area of an underground parking structure; and
- (ii) The maximum floor space ratio shall not exceed 1.0.

**4B416 Landscaping Regulations:**

- (1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan.
- (2) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 2m (6.5ft.) high screen consisting of a screening wall, landscaping or a combination thereof.
- (3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

**4B417 Flood Construction Requirements:**

All construction must be done in accordance with requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

**4B418 Parking, Loading and Bicycle Parking Regulations:**

- (1) Parking for vehicles shall be provided in accordance with the following regulations:
  - a) Commercial Use (excluding business use in a live/work use) 1 space/45m<sup>2</sup> of Gross Floor Area
  - b) Residential Use (including Live/Work Use) 1 space per unit + 0.25 spaces/unit for visitor parking

- (2) The ratio of small car spaces may not exceed 35% of the total parking requirement;
  - (3) The provision of handicapped parking spaces and loading spaces for all commercial uses, including any restaurant use, shall be provided in accordance with Part 10 of the Zoning Bylaw;
  - (4) All regular, small car, handicapped parking spaces and all loading spaces and all manoeuvring aisles shall be provided in accordance with the minimum stall sizes in accordance with Part 10 of the Zoning Bylaw;
  - (5) A total of 16 Bicycle Class 2 spaces are required for the residential use and a minimum of 15 Bicycle Class 2 spaces are required for all commercial and restaurant uses.”
- (E) The Zoning Map is amended by rezoning the following lands from General Commercial 3 (C3) and General Industrial (I2) to Comprehensive Development Zone 68 (CD68):
- (i) Lot A, Block H, District Lot 193, Plan LMP44272 PID: 024-721-930; and,
  - (ii) Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415,
- as shown on the attached Schedule A.

**READ** a first time this the 21<sup>st</sup> day of January, 2013

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

Certified a true copy of “Rezoning Bylaw 1287” as at Third Reading

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Municipal Clerk

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE**  
this the <sup>th</sup> day of, 2013

**ADOPTED** this the

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Mayor

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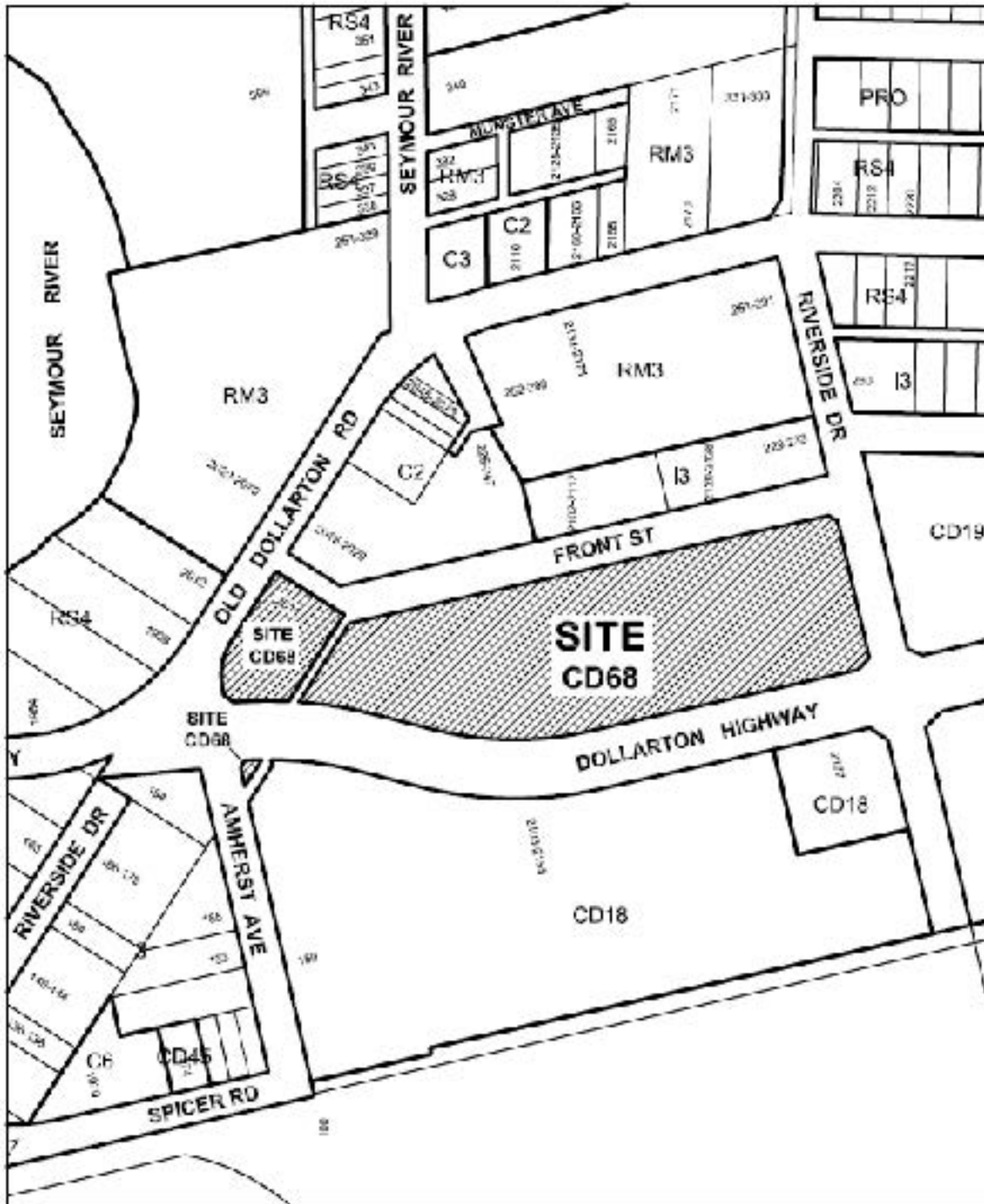
Municipal Clerk


Certified a true copy

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Municipal Clerk

**Schedule A to Bylaw 7962**



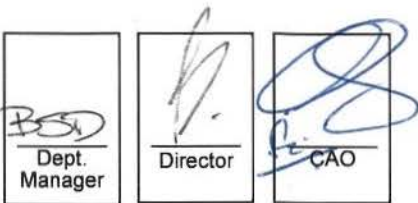
 CD68 zoning

**PROPOSED REZONING**  
**GREAT WEST LIFE REALTY ADVISORS ( BCIMC )**  
**BYLAW 7962**



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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
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## The District of North Vancouver REPORT TO COUNCIL

January 7, 2013  
File: 3060-20/86.11  
Tracking Number: RCA -

**AUTHOR:** Doug Allan, Community Planner

**SUBJECT: REZONING BYLAW 7962 – REZONING OF LAND AT 2151 FRONT STREET AND 2011 OLD DOLLARTON FOR A MIXED COMMERCIAL/RESIDENTIAL PROJECT**

**RECOMMENDATION:**

That:

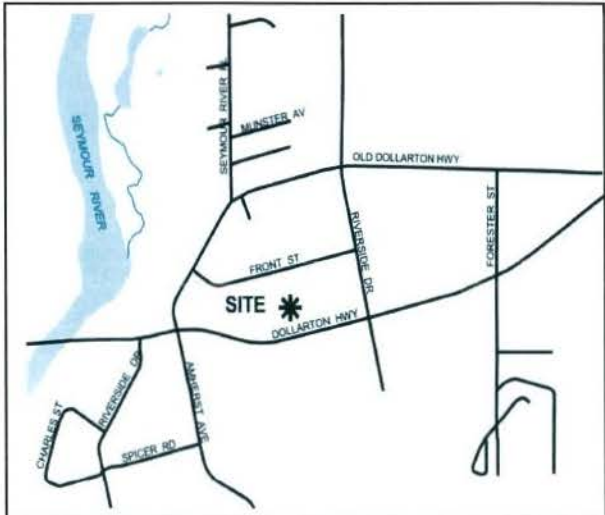
1. Council give First Reading to Bylaw 7962, Rezoning Bylaw 1287 (Attachment A), rezoning the properties at 2011 Old Dollarton Road and 2151 Front Street to CD68 in order to permit a mixed commercial/residential project; and
2. Bylaw 7962, Rezoning Bylaw 1287, be referred to a Public Hearing;

**REASON FOR REPORT:**

To obtain Council's consideration of First Reading of a zoning amendment to facilitate the development of a mixed commercial and residential project by Great West Life Realty Advisors Inc.(GWL), on behalf of the owner, bcIMC Realty Corporation.

**SUMMARY:**

The proposal is a mixed commercial/residential project in Maplewood Village. The entire development site consists of two lots located between Dollarton Highway and Front Street and between Old Dollarton and Riverside Drive. This application is the first of two development Phases, located on the west half of the site. This Phase consists of: a 4 storey,



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mixed use building with at-grade commercial floor space and 80 rental apartments of which 4 are live/work units. The other two structures are single storey commercial buildings, one of which, located at Dollarton Highway and Old Dollarton Road, is proposed as a restaurant. Phase 2, on the east side of the property will be developed for commercial uses at a later date. The Phase 1 site plan also identifies building siting areas for two additional buildings, one north of the restaurant and a second, along Dollarton Highway. The building adjacent to Dollarton Highway is required to be constructed prior to Phase 2.

Implementation requires rezoning from General Commercial Zone 3 (C3) and General Industrial (I2) to a new Comprehensive Development 68 Zone which is applied to the entire property, and issuance of a Development Permit for the Phase 1 component.

**BACKGROUND:**

Since the adoption of the OCP, Great West Life has been working with staff to refine the proposal to address the Maplewood Village Centre Plan objectives. The key objective has been to establish a clear contextual relationship to the Village Centre, north of Front Street and a strong pedestrian connection from the site to the Village Centre core area.

**EXISTING POLICY:**

The subject property has two different designations under the OCP (Maplewood Village Centre Plan): the former service station site and the east half of the larger property are designated as 'Commercial' with an FSR of up to 1.0 and the remainder of the site is designated Commercial Residential Mixed Use Level 1 with an FSR of up to 1.75, as illustrated on the following map.



Key Village Centre Plan policies include:

- the provision of rental housing through redevelopment;



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- provision of a mix of residential building types and unit sizes; and
- a focus on local serving commercial uses in mixed use, street-oriented development in the village heart.

The project also addresses a number of OCP housing objectives:

- an increase in housing choices across the full continuum of housing needs;
- the provision of more housing options to suit different ages, needs and incomes; and
- the provision of more alternatives to home ownership.

The site is designated as Development Permit Areas for: the regulation of the Form and Character of Commercial and Multi-Family Development; Energy and Water Conservation and Reduction of Greenhouse Gas Emissions, and Protection of Development from Hazardous Conditions (arising from a potential flood hazard). A development permit will be forwarded to Council for consideration should the project advance through Bylaw adoption.

**ANALYSIS:**

**1. Site and Surrounding Area**

The subject property consists of two lots, approximately 2.25ha (5.55 acres) in size, located between Dollarton Highway, Front Street, Old Dollarton and Riverside Drive as illustrated on the following aerial photograph. The two parcels are separated by a 4m wide, unopened lane allowance traversed by a Metro Vancouver sanitary sewer line which is proposed to be incorporated into the development for access and parking under a licence-to-occupy. The former service station site was partially contaminated and some contamination migrated onto the larger Lot A parcel, however, the sites have been remediated and the Province has issued Certificates of Compliance for both parcels.

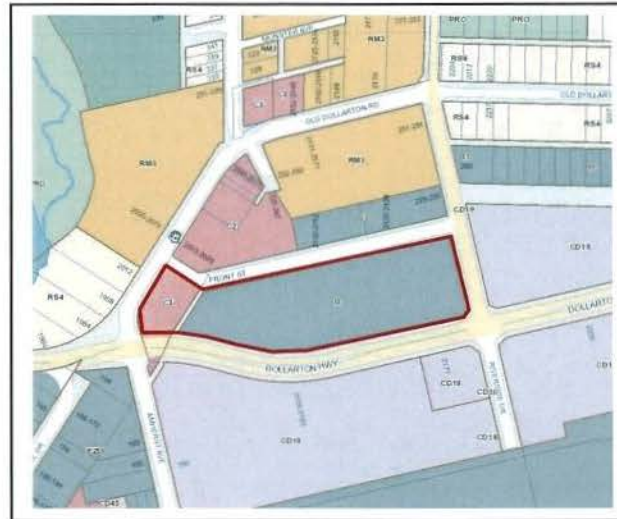
Surrounding land uses include: to the south and southeast, developed light industrial/commercial buildings (CD18); to the east, a mixed business/commercial project currently under construction (CD19); to the north, developed light industrial (I3) and mixed commercial/residential (C2) properties and, to the west, single family (RS4) and multi-family (RM3) development.



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**2. The Proposal**

As submitted, this application is for rezoning of the property to allow a 2 phased commercial and residential development. As shown on the following site plan, Phase 1 consists of a 4 storey, mixed commercial/residential building and 2 freestanding commercial buildings. The site plan also illustrates the siting of two other future commercial buildings.



**Future Commercial Buildings**

The mixed commercial/residential building located on the north side of the site adjacent to Front Street consists of approximately 1,681.5m<sup>2</sup> (18,100sq.ft.) of grade level commercial space and 76 rental apartment units over three floors. This building also includes 4 rental

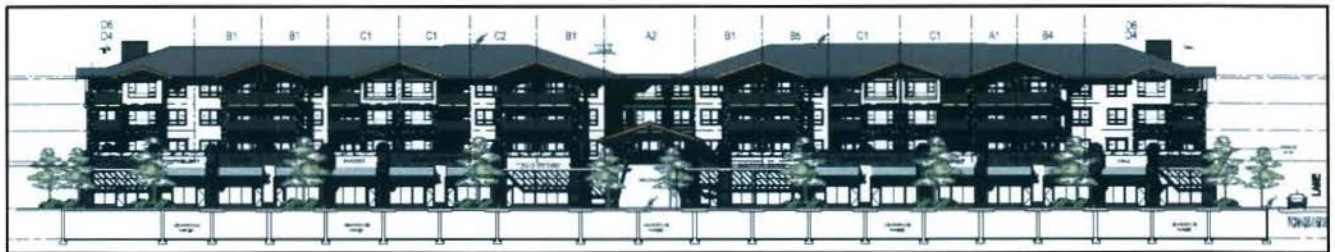
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live/work units located at grade on the north side of the building, for a total of 80 residential rental units. The proposed residential suites consist of 6 bachelor/studios; 29, 1 bedroom units including the 4 live/work units; 18, 1 bedroom + den units and 27, 2 bedroom units. The units vary between 41.62m<sup>2</sup> (448sq.ft.) and 79.25m<sup>2</sup> (853sq.ft.) in size. The building is approximately 18.9m (62ft.) in height.

As illustrated on the site plan, the mixed use building partly appears as two buildings due to a grade level pedestrian breezeway. Otherwise, the upper residential floors of the building extend across the breezeway as shown on the elevation plan below.



**South Elevation of Mixed-Use Building**

The freestanding single storey retail CRU building is 278.2m<sup>2</sup> (2,994sq.ft.) in size and the restaurant building is 504m<sup>2</sup> (5,424sq.ft.) in size. These two buildings are single storey structures although the restaurant building has been designed with a vaulted central roof to appear as a two storey structure, creating a more significant gateway building at the entrance into the Village Centre. The retail building is approximately 9.1m (30ft.) in height and the restaurant is 10.4m (34ft.) high.

The site plan also illustrates two additional commercial building footprints: one on Dollarton Highway and one, north of the proposed restaurant. GWL intends to construct these on market demand. Staff have advised GWL that the building along Dollarton Highway is necessary to improve the Dollarton Highway streetscape by reducing the visibility of the at-grade parking from the street augmenting the existing perimeter landscaping. The actual size and location of this building will be determined in conjunction with the planning for Phase 2 although the Development Covenant will establish minimum dimensions to ensure that it addresses the urban design objectives. These buildings will require separate development permits.

The total floor area amounts to 8,714m<sup>2</sup> (93,793sq.ft.) excluding the future CRU building. For the Phase 1 development, building and site coverages are approximately 25.6% and 65%, respectively, and the FSR is 0.71.

Parking for the residential building is provided underground on the basis of 1 space per unit + two additional spaces for the live/work units for a total of 82 spaces, accessed off Front Street. The remainder of the spaces (133 spaces) are provided on the surface for shared commercial and residential visitor needs. The OCP (Policy 7.2.8) supports reductions in

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parking for purpose built market and affordable rental units where appropriate and GWL has provided a parking study for a reduced residential parking requirement which has been reviewed and supported by Transportation Planning. In this case, a reduction is supportable as the site is within a Village Centre and has reasonable access to transit. However, as no specific spaces have been assigned as residential visitor parking, the Development Covenant will establish conditions to ensure that the visitor spaces are available during higher demand periods. The architectural site plan and representative building elevation plans are included as Attachment B. Representative images of the proposed restaurant and CRU buildings and a view of the project from Dollarton Highway are provided below.



**East Elevation – Restaurant Building**



**North Elevation – CRU Building**



**South Elevation of Restaurant  
(from Dollarton Highway and Old Dollarton Intersection)**

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Landscaping is proposed around the perimeter of the site, augmenting the planting along Dollarton Highway and within the site to assist in screening the open parking area. The project incorporates a central pedestrian plaza with a water feature on the south side of the mixed use building at the entry to the breezeway and a plaza at the west end of the mixed use building. The landscape plan is included as Attachment C.

**Canexus Impact**

Building Measures and Shelter-in-Place Guidelines

To assess the location of the proposed residential units in terms of the proximity of the project to Canexus and the potential hazard associated with their liquid chlorine manufacturing process and storage, GWL retained a consultant to develop specific measures including the introduction of exterior chlorine gas detectors on the building and a voice communication system tied to the fire alarm system. In addition, the consultant has developed shelter-in-place guidelines for building occupants. These building measures and guidelines will be enforced under the development covenant as a condition of rezoning which will also require that GWL provide the shelter-in-place guidelines to their future tenants.

Chemical Risk Assessment:

This development site is located between the  $10^{-5}$  and  $10^{-6}$  risk hazard contours which were established as a result of the proximity of the Canexus chlorine plant. Under the MIACC Land Use Guidelines, residential development between these risk contours should be limited. Council previously limited the residential density to 8 units per acre. This application for 80 units is consistent with that limitation, but it includes the residential development potential associated with GWL's Lot C property on the east side of Riverside Drive. This approach to aggregate the residential development potential utilizing all of the Company's lands north of Dollarton Highway and mass those units at the north end of the development site was reviewed by risk hazard consultant Doug McCutcheon and Associates, to determine if it met the intent of the MIACC Land Use Guidelines. Mr. McCutcheon confirmed that the proposal does meet the intent of the MIACC Guidelines and from a risk perspective, is supported. Mr. McCutcheon's analysis was peer reviewed by Canexus' risk hazard consultant. The conclusions of the McCutcheon and Associates report were supported by the Canexus peer review.

Land Use Covenants:

A covenant between Canexus and GWL is registered on Lot A limiting land uses to those permitted on the south side of Dollarton Highway which does not include residential uses. On the strength of Mr McCutcheon's report and their own consultant's review, Canexus has agreed to amend the covenant to allow residential development as proposed and a letter from the company to that effect is included as Attachment D. The covenant document is in the process of being amended and will be executed and ready for registration prior to adoption of a rezoning bylaw.

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To further support this approach, GWL will be required to register an additional restrictive covenant over their Lot C lands east of Riverside Drive prior to adoption of a rezoning bylaw which will prohibit any future residential development on that property, ensuring that the residential development on the Company's lands north of Dollarton Highway does not exceed the 8 unit/acre limitation.

**Bylaw 7962**

To implement this project, Bylaw 7962 (Attachment A) creates a new Comprehensive Development Zone 68 (CD68) which is applied to the entire site, including the Phase 2 area and the new zone:

- establishes the list of uses, including live/work uses,
- limits the number of residential units to 80, including the 4 live/work units;
- establishes an overall FSR of 1.0 for the entire property, including the future Phase 2 commercial component;
- sets building and site coverages of 80% and 90% respectively, based on the total site area;
- establishes parking requirements of 1 space per rental residential unit + 0.25 spaces/unit for visitor spaces and 1 space/45sq.m for all commercial uses including the proposed restaurant; and
- establishes minimum bicycle parking requirements for the residential and commercial uses.

It should be noted that the former service station lot legally extends across Dollarton Highway and the proposed CD68 Zone applies to that small triangle of land as shown on the map attached to the CD68 Zone, however, it does not have any separate development potential and the Development covenant will specify that this part of the land cannot be developed.

**3. Community Amenity Contribution:**

GWL has indicated the development economics of this project support a very minimal ability to provide community amenity contributions. They are, however, able to participate in the public art program and will provide \$70,000 as part of the first phase and a further \$35,000 as part of the future Phase 2 project. The public art objective is to establish a significant element at the southwest corner of the site to highlight the entry into the Maplewood Village Centre which may be augmented with other smaller elements within the site. If the rezoning proceeds, information on the public art component will be provided to Council as part of the development permit report. The Development Covenant will secure the provision of the contribution for Phase 2.

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**4. Green Building Strategy:**

GWL has indicated that the project will achieve the BuiltGreen 'gold' level and meet the energy performance baseline. Building performance measures will be focussed on mechanical systems, building materials and finishes, indoor air quality, water conservation and waste management. A more detailed list of building and energy measures will be prepared and reported at the development permit issuance stage if the rezoning proceeds and a green building covenant will be secured prior to zoning.

**5. Road Dedication:**

In order to facilitate widening of a portion of Front Street for improved vehicle and pedestrian movement and safety, a 5m strip of land will be dedicated along the north end of the former service station site. A plan of subdivision to facilitate the dedication will be required as a condition of rezoning.

**Social Policy Implications:**

The provision of new rental stock offered by this project is supportable and would add to the supply of market units available in the municipality. The developer proposes to combine the District's existing Adaptable Design Guidelines as they pertain to the outside of the individual units and apply the SAFERHomes standards to the interiors of 100% of the units which results in both a building and individual units incorporating a higher standard of universal adaptability. This initiative is strongly supported.

**IMPLEMENTATION:**

In addition to the adoption of Bylaw 7962, the following are required prior to adoption of the bylaw:

- a 5m road dedication on Front Street;
- an amendment to the restrictive covenant registered on Lot A between GWL and Canexus to allow the proposed residential units;
- a covenant prohibiting any residential units on the owner's other lands north of Dollarton Highway;
- a Development Covenant which will:
  - require that the units be maintained as rental for a period of at least 20 years;
  - prohibit the development of Phase 2 until the second commercial building on Dollarton Highway is constructed;
  - establish minimum dimensions for the additional retail building on Dollarton Highway;
  - prohibit the subdivision of the property;
  - establish provisions for the sharing of commercial and residential visitor parking spaces;
  - secure the provision of the funds for public art for the Phase 2 project;

**SUBJECT: REZONING BYLAW 7962 – REZONING OF LAND AT 2151 FRONT STREET AND 2011 OLD DOLLARTON FOR A MIXED COMMERCIAL/RESIDENTIAL PROJECT**

January 7, 2013

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- establish adaptable design guideline requirements;
- prohibit neighbourhood public house use on the former gas station lot;
- require a flood hazard covenant to establish minimum flood construction levels for the proposed buildings;
- require a stormwater management covenant;
- require a nuisance covenant to ensure that future residential and commercial occupants are aware of the Canexus plant; and
- require the incorporation of the chlorine gas detection system and shelter-in-place guidelines for the mixed commercial/residential building as recommended by the consultant; and
- a green building covenant.

As conditions of the Development Permit, the following will be required:

- a Licence to Occupy for the use of the unopened lane allowance between the two development parcels;
- an Engineering Services Agreement; and
- a public art plan accepted by the Public Art Advisory Committee.

**CONCURRENCE:**

**Advisory Design Panel:**

This application was reviewed by the Advisory Design Panel on September 13, 2012 and the Panel passed the following motion:

**‘THAT** the ADP has reviewed the proposal, commends the applicant for the quality of the proposal and recommends **APPROVAL** of the project as presented.’

**Public Input:**

A facilitated public information meeting was held on June 29, 2012 following the required public notification and advertising. Approximately 12 people attended the meeting comprised of residents and several adjacent property owners and overall, there was neighbourhood support for the project. The questions and comments raised during the meeting related to:

- sustainable measures to be incorporated to preserve and enhance the environment;
- the amount of parking;
- traffic movements;
- noise control, particularly arising from the location of the outdoor seating area associated with the restaurant.



**SUBJECT: REZONING BYLAW 7962 – REZONING OF LAND AT 2151 FRONT STREET AND 2011 OLD DOLLARTON FOR A MIXED COMMERCIAL/RESIDENTIAL PROJECT**

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**CONCLUSION:**

Overall, this project addresses the urban design objectives in the Maplewood Village Centre Plan and the provision of rental apartment housing, addresses important OCP housing objectives relating to unit types and tenure.

**OPTIONS:**

In considering this application, Council may either:

1. give First Reading to Bylaw 7962, Rezoning Bylaw 1287 (Attachment A), rezoning the subject site to CD68 in order to permit a mixed commercial/residential project and refer Bylaw 7962, Rezoning Bylaw 1287 to a Public Hearing; (staff recommendation);  
or
2. consider and defeat Bylaw 7962 at First Reading.



Doug Allan  
Community Planner  
da/

**Attachments**

- A – Bylaw 7962;
- B – Reduced architectural site plan and building elevation plans;
- C – Reduced landscape plan
- D - Letter from Canexus

<p><b>REVIEWED WITH:</b></p> <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	<p><b>REVIEWED WITH:</b></p> <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	<p><b>REVIEWED WITH:</b></p> <p>External Agencies:</p> <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	<p><b>REVIEWED WITH:</b></p> <p>Advisory Committees:</p> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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**The Corporation of the District of North Vancouver**

**Bylaw 7962**

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to rezone Lot A, Block H, District Lot 193, Plan LMP44272 PID: 024-721-930 and, Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415, (2151 Front Street and 2011 Old Dollarton Road) pursuant to Section 903 of the Local Government Act (Great West Life Realty Advisors Inc.)

---

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

**1. Citation**

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1287 (Bylaw 7962)”.

**2. Amendments**

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

(A) Part 2 by replacing:

“For definitions applicable to the Employment Zones and Village Commercial Zones and Comprehensive Development Zones 65 and 67 see Part 2A, for all other zones see below.”

with

“For definitions applicable to the Employment Zones, Village Commercial Zones, Comprehensive Development Zones 65, 67 and 68 see Part 2A, for all other zones, see below.”

(B) Part 2A by replacing:

“Definitions Applicable to the Employment Zones, Village Commercial Zones and Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770 and 4B370 to 4B385) and Comprehensive Development Zone 67 (Sections 600-A, 600B, 750, 770, 4B370 to 4B385, and 4B402 to 4B410) only:”

with:

“Definitions Applicable to the Employment Zones, Village Commercial Zones, Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770 and 4B370 to 4B385, Comprehensive Development Zone 67 (Sections 600-A,

600B, 750, 770, 4B370 to 4B385, and 4B402 to 4B410) and Comprehensive Development Zone 68 (Sections 600-A, 600-B, 750, 770, 4B370 to 4B385, 4B402 to 4B410 and 4B411 to 4B418) only.”

(C) Section 301(2) by inserting the following zoning designation:

Comprehensive Development Zone 68                      CD68

(D) Part 4B by inserting the following new section:

**4B411 Comprehensive Development Zone 68                      CD68**

**Intent**

The purpose of the CD68 Zone is to establish specific land use and development regulations for project consisting of commercial floor space in separate buildings and a mixed use building containing at-grade commercial space and not more than 80 multi-family residential units, including live/work units, in the Maplewood Village Centre.

**4B412 Uses**

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 68 are prohibited except for those uses expressly permitted in this section.

(2) Principal Uses:

Permitted principal uses may include:

- (i) liquor store;
- (ii) live/work use;
- (iii) neighbourhood public house;
- (iv) office use;
- (v) personal service use;
- (vi) residential use;
- (vii) restaurant use;
- (viii) retail use, excluding auctioneer use; and
- (ix) service use.

(3) Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

- (i) administrative offices;
- (ii) display, sales and reception areas;

- (iii) home occupations;
- (iv) interior storage; and
- (v) outdoor customer service areas.

#### **4B413 Use Regulations**

(1) The following regulations apply to principal uses:

(a) All operations associated with permitted principal uses shall be completely contained within an enclosed building, except outdoor merchandise displays, outdoor customer service areas and, outdoor play area required for a child care use.

(b) In the case of residential use:

(i) not more than 80 residential units, including live/work units, are permitted;

(ii) with the exception of live/work units, the dwelling units shall be located above the ground floor of the building and shall be provided with a separate entrance from ground level; and

(iii) the dwelling units, in addition to the live/work use, may contain home occupations in accordance with Section 405 of the Zoning Bylaw.

(c) In the case of live/work use:

(i) not more than 4 units devoted to live/work use, are permitted;

(ii) businesses within a live/work use are limited to those permitted in the CD68 Zone, excluding:

(1) dating service;

(2) exotic dancer business;

(3) gun shops;

(4) liquor store;

(5) restaurant use;

(6) social escort business, or other similar business; and

(7) tattooing, piercing, branding, or other similar service; and

(iii) not more than 3 persons shall be engaged in a business at one time.

(d) In the case of a liquor store:

(i) not more than two liquor stores are permitted in the CD68 Zone;

- (ii) in the case of 2 liquor stores, one of the two liquor stores must be associated with a neighbourhood pub or restaurant.
  - (e) In the case of a neighbourhood public house:
    - (i) the neighbourhood public house may not be located on the lot legally described as Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415.
  - (f) in the case of a pet care establishment or veterinarian:
    - (i) a separate exterior entrance is required;
    - (ii) all noise associated with the keeping of and caring for animals must be contained within the premises.
  - (g) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcels property line and all permitted uses shall comply with Section 414 of the Zoning Bylaw.
  - (h) Drive-through service windows and drive-through aisles are prohibited.
- (2) The following regulations apply to accessory uses:

(a) In the case of the outdoor display of goods:

- (i) the display area must be located adjacent to the business for which it is required and may not extend beyond the frontage or flanking side of the premises of the business;
- (ii) the display area must not prevent safe pedestrian movement on a sidewalk; and
- (iii) the display area may not occupy any parking or loading spaces.

(b) In the case of outdoor customer service areas:

Despite Section 413, outdoor customer service areas in the CD68 Zone shall be permitted only in accordance with the following regulations:

- (i) an outdoor customer service area must be operationally tied to the principal use of premises which it serves;
- (ii) in conjunction with a restaurant use or retail use, the outdoor customer service area shall not exceed the lesser of 50% of the total gross floor area of the premises to which it relates or 20 seats in the case of a retail use and 124 seats in the case of a restaurant use; and
- (iii) additional parking is not required for an outdoor customer service area.

- (c) Attached and detached accessory buildings and structures are not permitted in the CD68 Zone, except in accordance with an approved development permit.

**4B414 Acoustical Requirements:**

In the case of residential purposes, including live/work uses, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

For the purposes of this section, the acoustical report shall provide evidence that commercial activities will not result in contraventions of the above-noted residential noise-level limits.

**4B415 Height, Size and Density Regulations**

Buildings and structures in the CD68 zone shall comply with the following regulations:

(1) Height:

As measured from the lesser of natural or finished grade to the highest point of the roof of a building:

- (i) the height of a mixed use commercial/residential building shall not exceed 18.9m (62ft.); and
- (ii) the height of a commercial building, including a building used as a restaurant, shall not exceed 12m (40ft.).

(2) Building Coverage:

The maximum building coverage shall not exceed 80%.

(3) Site Coverage:

The maximum site coverage shall not exceed 90%.

(4) Floor Space Ratio:

- (i) The floor space ratio shall exclude the floor area of an underground parking structure; and
- (ii) The maximum floor space ratio shall not exceed 1.0.

**4B416 Landscaping Regulations:**

- (1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan.
- (2) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 2m (6.5ft.) high screen consisting of a screening wall, landscaping or a combination thereof.
- (3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

**4B417 Flood Construction Requirements:**

All construction must be done in accordance with requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

**4B418 Parking, Loading and Bicycle Parking Regulations:**

- (1) Parking for vehicles shall be provided in accordance with the following regulations:

- |   |   |
|---|---|
| a) Commercial Use (excluding business use in a live/work use) | 1 space/45m <sup>2</sup> of Gross Floor Area            |
| b) Residential Use (including Live/Work Use)                  | 1 space per unit + 0.25 spaces/unit for visitor parking |

- (2) The ratio of small car spaces may not exceed 35% of the total parking requirement;
  - (3) The provision of handicapped parking spaces and loading spaces for all commercial uses, including any restaurant use, shall be provided in accordance with Part 10 of the Zoning Bylaw;
  - (4) All regular, small car, handicapped parking spaces and all loading spaces and all manoeuvring aisles shall be provided in accordance with the minimum stall sizes in accordance with Part 10 of the Zoning Bylaw;
  - (5) A total of 16 Bicycle Class 2 spaces are required for the residential use and a minimum of 15 Bicycle Class 2 spaces are required for all commercial and restaurant uses.”
- (E) The Zoning Map is amended by rezoning the following lands from General Commercial 3 (C3) and General Industrial (I2) to Comprehensive Development Zone 68 (CD68):
- (i) Lot A, Block H, District Lot 193, Plan LMP44272 PID: 024-721-930; and,
  - (ii) Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415,
- as shown on the attached Schedule A.

**READ** a first time this the

**PUBLIC HEARING** held this the

**READ** a second time this the

**READ** a third time this the

Certified a true copy of “Rezoning Bylaw 1287” as at Third Reading

---

Municipal Clerk

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE**  
 this the xx<sup>th</sup> day of xxxx, 20xx

**ADOPTED** this the



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Mayor

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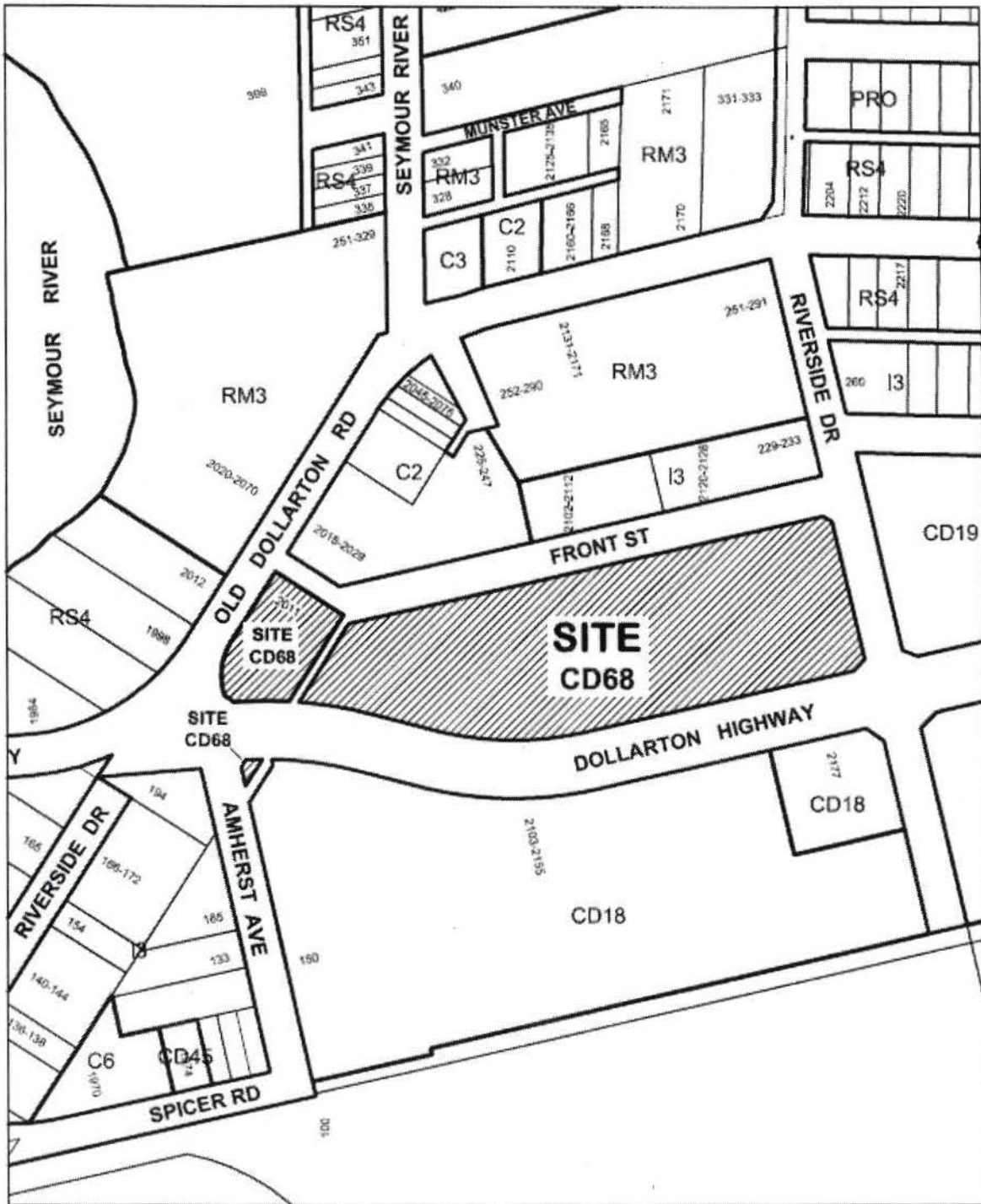
Municipal Clerk

Certified a true copy

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Municipal Clerk

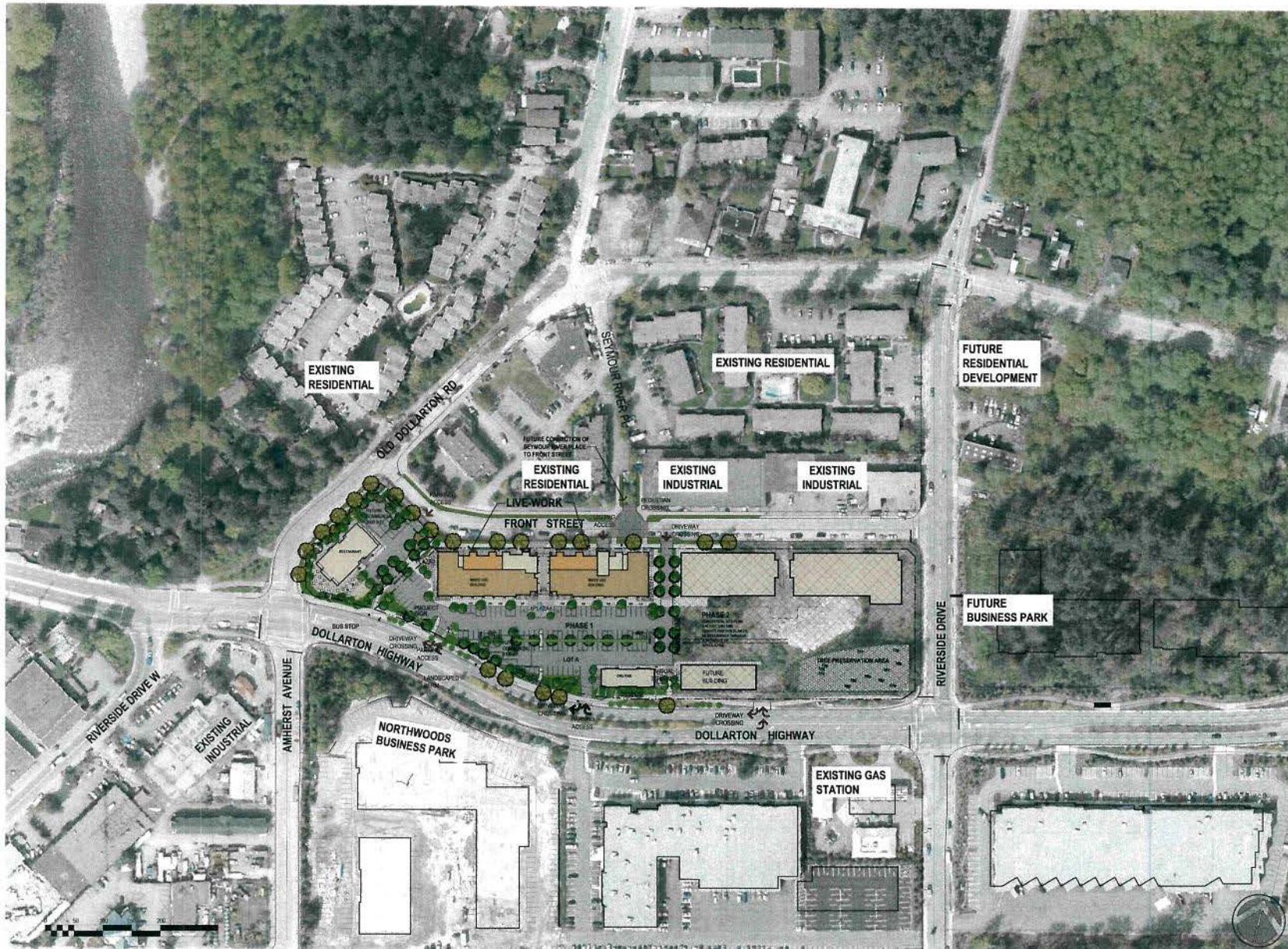
**Schedule A to Bylaw 7962**



 CD68 Zoning

**PROPOSED REZONING**  
**GREAT WEST LIFE REALTY ADVISORS ( BCIMC )**  
**BYLAW 7962**





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V6A 1G1

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ISSUED:	DATE:
1. REZONING PRE APPLICATION	4 MARCH 2010
2. REZONING APPLICATION	08 APRIL 2010
3. DISCUSSION	03 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. G.W.L. PLAN REVIEW	20 APRIL 2011
6. G.W.L. PLAN REVIEW	26 MAY 2011
7. G.W.L. ELEVATION REVIEW	28 JUNE 2011
8. G.W.L. ELEVATION REVIEW	23 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	18 DEC 2011
11. DESIGN PANEL	20 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012

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31 OCTOBER 2012

ATTACHMENT  
**B**

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CLIENT: **GWL REALTY ADVISORS**

PROJECT: **NORTHWOODS MIXED USE**

NORTH VANCOUVER, B.C.  
DRAWING TITLE:  
**CONTEXT PLAN**

DATABASE: 0919-A1.0.dwg  
SCALE: 1" = 80'  
DATE: AUG. 2011  
DRAWN: CH / CJ  
CHECKED: KSH

PROJECT NO: **0919**

DWG. NO:  
**A1.0**

PLOT DATE: 26 OCT 2012  
D.P. A. No.:

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TRIAL



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ISSUED	DATE
1. REZONING PRE-APPLICATION	4 MARCH 2011
2. REZONING APPLICATION	08 APRIL 2011
3. CONCURRENCE	01 JUNE 2011
4. DISTRICT COMMENTS	30 JUNE 2011
5. CIVIL PLAN REVIEW	20 APRIL 2011
6. CIVIL PLAN REVIEW	26 MAY 2011
7. CIVIL ELEVATION REVIEW	13 JULY 2011
8. CIVIL ELEVATION REVIEW	26 SEPT 2011
9. PROGRESS REVIEW	16 DEC 2011
10. DP / REZONING	26 JUNE 2012
11. DESIGN PANEL	26 JUNE 2012
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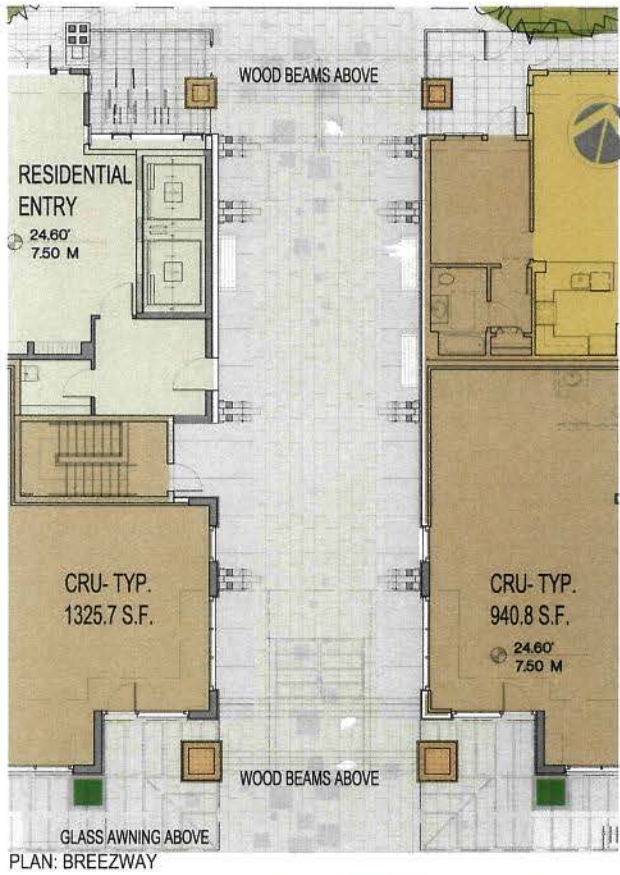
CLIENT: **GWL REALTY ADVISORS**

PROJECT: **NORTHWOODS MIXED USE**

NORTH VANCOUVER, B.C.  
 DRAWING TITLE:  
**SITE CONCEPT PLAN**

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 DATE: AUG. 2011  
 DRAWN: CH / CJ  
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PROJECT NO. **0919**  
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3D MODEL FOR THE BREEZWAY FROM THE RETAIL SIDE



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4. DISTRICT COMMENTS	20 JUNE 2010
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6. GWL PLAN REVIEW	26 MAY 2011
7. GWL ELEVATION REVIEW	28 JUNE 2011
8. GWL ELEVATION REVIEW	11 JULY 2011
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ARCHITECTURAL SEAL:



PROJECT:  
NORTHWOODS MIXED USE

NORTH VANCOUVER, B.C.  
DRAWING TITLE:  
MIXED USE BUILDING  
BREEZWAY

DATABASE: 0919-A0.2.dwg  
SCALE: 1/4"  
DATE: AUG. 2011  
DRAWN: CS / KM  
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PROJECT NO.  
0919

DWG. NO.  
A0.2.1

PLOT DATE: 26 OCT 2012  
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NORTHWOODS MIXED USE

NORTH VANCOUVER, B.C.  
DRAWING TITLE:  
ELEVATIONS

DATABASE: 0919-A4.0.dwg  
SCALE: 1/16"=1'-0"  
DATE: AUG. 2011  
DRAWN: AH  
CHECKED: KSH

PROJECT NO:  
0919

DWG. NO.  
**A4.0**  
PLOT DATE: 29 OCT 2012



1.0 NORTH ELEVATION  
SCALE 1/16" = 1'-0"



2.0 SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



3.0 EAST ELEVATION  
SCALE 1/16" = 1'-0"



4.0 WEST ELEVATION  
SCALE 1/16" = 1'-0"

MATERIALS	COLORS
1. CONCRETE	CONCRETE
2. BRICK	BRICK
3. METAL	METAL
4. WOOD	WOOD
5. GLASS	GLASS
6. STONE	STONE
7. PAINT	PAINT
8. ROOFING	ROOFING
9. FLOORING	FLOORING
10. FINISHES	FINISHES
11. LIGHTING	LIGHTING
12. MECHANICAL	MECHANICAL
13. ELECTRICAL	ELECTRICAL
14. PLUMBING	PLUMBING
15. LANDSCAPE	LANDSCAPE
16. SIGNAGE	SIGNAGE
17. FURNITURE	FURNITURE
18. ACCESSORIES	ACCESSORIES
19. OTHER	OTHER

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10. SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



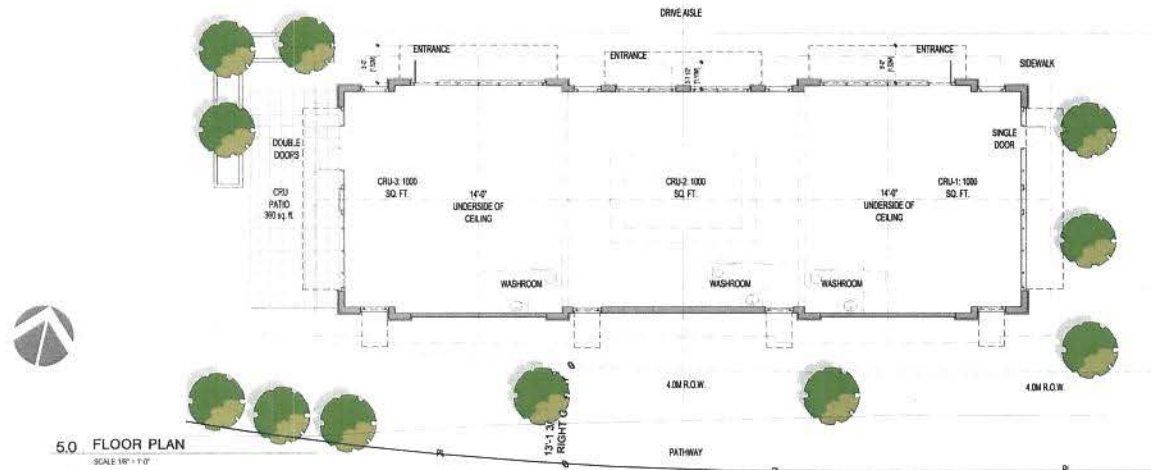
20. WEST ELEVATION  
SCALE 1/8" = 1'-0"



30. NORTH ELEVATION  
SCALE 1/8" = 1'-0"



40. EAST ELEVATION  
SCALE 1/8" = 1'-0"



50. FLOOR PLAN  
SCALE 1/8" = 1'-0"

REFER TO A6.0 FOR MATERIAL LEGEND



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ISSUE:	DATE:
1. REZONING PRE APPLICATION	4 MARCH 2011
2. REZONING APPLICATION	08 APRIL 2011
3. DISCUSSION	03 APRIL 2011
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5. G.W.L. PLAN REVIEW	23 APRIL 2011
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CLIENT:



PROJECT:  
NORTHWOODS MIXED USE

NORTH VANCOUVER, B.C.

DRAWING TITLE:  
RETAIL PAD-3  
INVESTIGATION

DATABASE: 0919-03.dwg

SCALE: 1/1

DATE: N/A

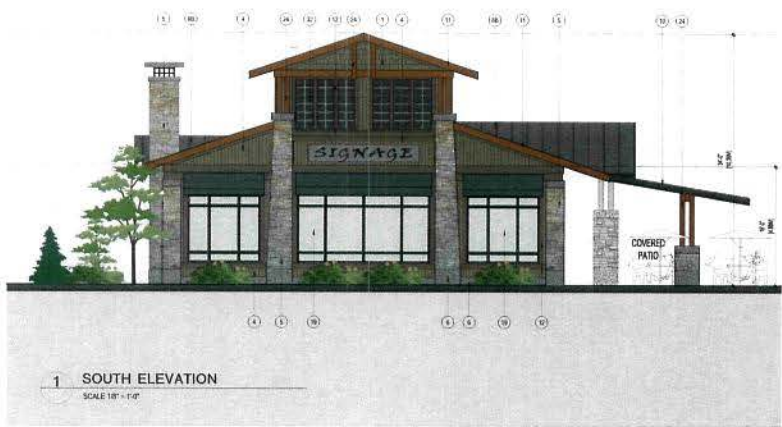
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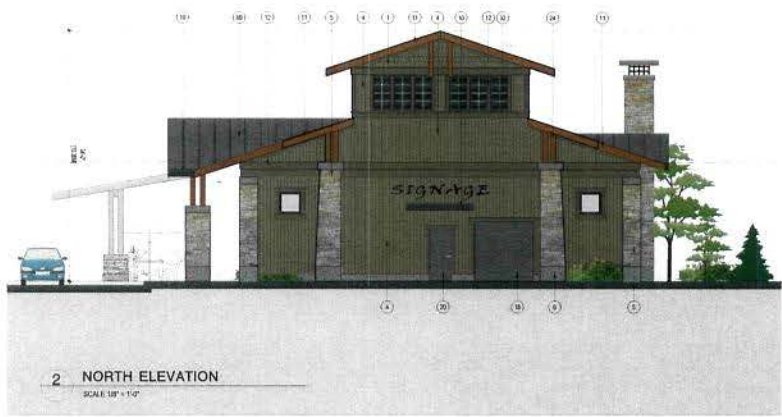
PROJECT NO.: 0919



PLDT DATE: 29 OCT 2012



1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE 1/8" = 1'-0"



5 FLOOR PLAN  
SCALE 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE 1/8" = 1'-0"

NOTE: ALL ROOF SLOPES ARE 4/12  
SEE LANDSCAPE PLANS FOR  
PLANTER HEIGHTS AND GRADES

REFER TO A6.0 FOR  
MATERIAL LEGEND



Rositch Hemphill Architect

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V6A 1G1

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ISSUED:	DATE:
1. REZONING PRE APPLICATION	4 MARCH 2012
2. REZONING APPLICATION	08 APRIL 2012
3. DISCUSSION	03 JUNE 2012
4. DISTRICT COMMENTS	20 JUNE 2012
5. CIVIL PLAN REVIEW	20 APRIL 2012
6. CIVIL PLAN REVIEW	20 MAY 2012
7. CIVIL ELEVATION REVIEW	20 JUNE 2012
8. CIVIL ELEVATION REVIEW	15 JULY 2012
9. PROGRESS REVIEW	20 SEPT 2012
10. DP / REZONING	28 OCT 2012
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012

ISSUED FOR  
DP / REZONING  
RE-SUBMISSION  
31 OCTOBER 2012

NO. REVISION: DATE:  
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ARCHITECTURAL SEAL:

CLIENT:  
GWL REALTY ADVISORS

PROJECT:  
NORTHWOODS MIXED USE

NORTH VANCOUVER, B.C.  
DRAWING TITLE:  
RESTAURANT  
PLAN & ELEVATIONS

DATABASE: 0919-A0.4.dwg  
SCALE: N/A  
DATE: SEPT. 2011  
DRAWN: CH / CJ  
CHECKED: KSH

PROJECT NO. 0919

DWG. NO. A0.4

PLOT DATE: 29 OCT 2012  
D.P. & No.:

E:\asaf\job\2009\0919\Rezoning DP\0919-A0.4.dwg 2012/10/29 01:11:58 PM amy



NOTES:

1	10 MAY 2015	REVISION FOR COMMENTS
2	24 MAY 2015	REVISION FOR COMMENTS
3	14 JUN 2015	REVISION FOR COMMENTS
4	10 SEP 2015	REVISION FOR COMMENTS
5	21 FEB 2017	REVISION FOR COMMENTS
6	09 FEB 2017	REVISION FOR COMMENTS
7	09 FEB 2017	REVISION FOR COMMENTS
8	09 FEB 2017	REVISION FOR COMMENTS
9	09 FEB 2017	REVISION FOR COMMENTS
10	09 FEB 2017	REVISION FOR COMMENTS
11	09 FEB 2017	REVISION FOR COMMENTS
12	09 FEB 2017	REVISION FOR COMMENTS
13	09 FEB 2017	REVISION FOR COMMENTS
14	09 FEB 2017	REVISION FOR COMMENTS
15	09 FEB 2017	REVISION FOR COMMENTS
16	09 FEB 2017	REVISION FOR COMMENTS
17	09 FEB 2017	REVISION FOR COMMENTS
18	09 FEB 2017	REVISION FOR COMMENTS
19	09 FEB 2017	REVISION FOR COMMENTS
20	09 FEB 2017	REVISION FOR COMMENTS

**SHARP & DIAMOND**  
Landscape Architecture Inc.

207-1401 West Broadway  
Vancouver, BC V6H 1A6  
www.sharpanddiamond.com  
info@sharpanddiamond.com  
TEL: 604 681-1333  
F: 604 681-1537



PROJECT:  
**NORTHWOODS VILLAGE  
REVITALIZATION**  
NORTH VANCOUVER, BC

OWNER:  
GWL REALTY ADVISORS INC.

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DESIGN	2017	SCALE
DRAWING	01	
SCALE	1:500	
DATE	09/01/17	
DATE	09/01/17	

LANDSCAPE SITE PLAN

DRAWING NO:

**L1.0**





January 10, 2013

bcIMC Realty Corporation  
and GWL Realty Advisors Inc.  
c/o Scott Smythe  
McCarthy Tetrault LLP  
Suite 1300 – 777 Dunsmuir Street  
Vancouver, BC V7Y 1K2

Dear Sirs

Re: Rezoning and Development Permit Application  
District of North Vancouver File No. 3060-20/86.11  
Modification of Covenant BN324242 (the "Covenant")

We are writing to confirm that, in order to facilitate your rezoning and development permit application, Canexus Corporation ("Canexus", formerly Canexus Chemicals Canada Ltd.) is prepared to modify the Covenant by executing and delivering a modification (the "Modification") of the Covenant in the form attached to this letter, on the terms and conditions set out herein.

We understand that the form of the Modification is acceptable to you and to the District of North Vancouver (the "District") and that the rezoning bylaw (the "Bylaw") to be attached to the Modification as Schedule "A", although currently in draft form, will be substantially in the form attached to this letter as Schedule "B". We also understand that the District requires, as a condition of further consideration of your rezoning and development permit application, that Canexus confirm that it will enter into the Modification (with the form of Bylaw attached as Schedule "A") once the form of Bylaw has been finalized and, in any event, prior to final adoption of the Bylaw.

We confirm our agreement that, after the Bylaw has been finalized and upon request by bcIMC Realty Corporation ("bcIMC") and/or GWL Realty Advisors Inc. ("GWL"), Canexus will execute and deliver the Modification (with the Bylaw attached as Schedule "A") to bcIMC or GWL for registration in the Land Title Office, provided that the Bylaw is substantially in the form attached to this letter and permits not more than 80 dwelling units (including live/work units) on the lands legally described as Parcel Identifier: 024-721-930, Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan LMP44272 ("Lot A"), at a maximum density of 8 units per acre, in addition to general commercial uses, calculated based on the combined area (exclusive of all intervening roads) of:

1. Lot A;
2. Parcel Identifier: 024-721-930
3. Lot C, Block H, District Lot 193, Group 1, New Westminster District, Plan LMP44272; and

4. Parcel Identifier: 014-538-415 Lot A, Except: Part dedicated Road on Plan LMP52867, Block 18, Group 1, District Lot 193 New Westminster District Plan 1587.

Please acknowledge receipt of this letter and enclosures by signing where indicated below and an returning a copy of this letter by email to Diane Pettie (Diane.Pettie@canexus.ca), with a copy to Elizabeth Jawl (ejawl@stikeman.com).

Yours truly,

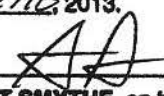
Canexus CORPORATION

By: 

Diane Pettie

Vice President, General Counsel &  
Corporate Secretary

cc: District of North Vancouver  
Attention: Richard Parr/Doug Allan

<p>Acknowledged and received <u>June 12</u>, 2013.</p> <p></p> <p>SCOTT SMYTHE, on behalf of bcIMC Realty Corporation and GWL Realty Advisors Inc.</p>	<p>Acknowledged and received _____, 2013.</p> <p>DISTRICT OF NORTH VANCOUVER</p> <p>Per: _____</p> <p>Richard Parr</p>
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## PUBLIC HEARING

### 2151 Front Street and 2011 Old Dollarton Road Mixed Commercial/Residential Project

- What:** Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1287 (Bylaw 7962)
- When:** 7:00 pm, Tuesday, February 19, 2013
- Where:** Council Chamber of District Hall, 355 West Queens Road



**What is it?** The proposed bylaw creates a new Comprehensive Development Zone 68 (CD68) and rezones the properties at 2011 Old Dollarton Road and 2151 Front Street to CD68 in order to permit a mixed commercial/residential project.

**What changes?** The proposed CD68 Zone establishes permitted and accessory land uses and creates land use, building development and parking regulations for the project. The project consists of a four storey, mixed use building with at-grade commercial floor space and eight rental apartments of which four are live/work units and two additional single storey commercial buildings, one of which, located at Dollarton Highway and Old Dollarton Road, is proposed as a restaurant. The site plan also illustrates siting areas for two additional commercial buildings, one north of the proposed restaurant and a second, adjacent to Dollarton Highway.

**When can I speak?** Please join us on February 19 when Council will be receiving input from the public on this proposal. You can speak in person by signing up at the Hearing or by providing a written submission to the Municipal Clerk at the address below or [input@dnv.org](mailto:input@dnv.org) before the conclusion of the Hearing.

**Need more info?** The bylaw, Council resolution, staff report, and other relevant background material are available for review by the public at the Municipal Clerk's Office or online at [www.dnv.org/public\\_hearing](http://www.dnv.org/public_hearing). Office hours are Monday to Friday 8:00 am to 4:30 pm.

**Who can I speak to?** Doug Allan, Community Planner, at 604-990-2357 or [alland@dnv.org](mailto:alland@dnv.org).

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