

# AGENDA

## *PUBLIC HEARING*

**Tuesday, June 24, 2014**

**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

[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

---

**PUBLIC HEARING**

**7:00 p.m.  
Tuesday, June 24, 2014  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAWS BY CLERK**

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8071 (Amendment 12)**

**The District of North Vancouver Rezoning Bylaw 3210, 1965, Amendment Bylaw  
8070 (Amendment 1313)**

*Purpose of Bylaws:*

The bylaws propose to subdivide an undeveloped portion of land on the east side of the existing Braemar school site to create seven single-family homes.

**3. PRESENTATION BY STAFF**

Presentation: Kathleen Larsen, Community Planner

**4. PRESENTATION BY APPLICANT**

Presentation: James Fox, Wedgewood Ventures

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the June 24, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8071 (Amendment 12) be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210, 1965, Amendment Bylaw 8070 (Amendment 1313)" be returned to Council for further consideration.

## **8. CLOSING**

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

### **Bylaw 8071**

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900, to designate the following property: A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617, 784 and 785, Plan 12849, PID: 008-796-033

---

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8071 (Amendment 12)”.

#### **2. Amendments**

The following amendment is made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:

- i) Map 2 Land Use:, by changing the land use designation of the portion of the lot outlined from “**Institutional**” to “**Residential Level 2: Detached Residential**”;  
All as illustrated on Bylaw 8071 Schedule “A” attached.

**READ** a first time June 9<sup>th</sup>, 2014 by a majority of all Council members

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

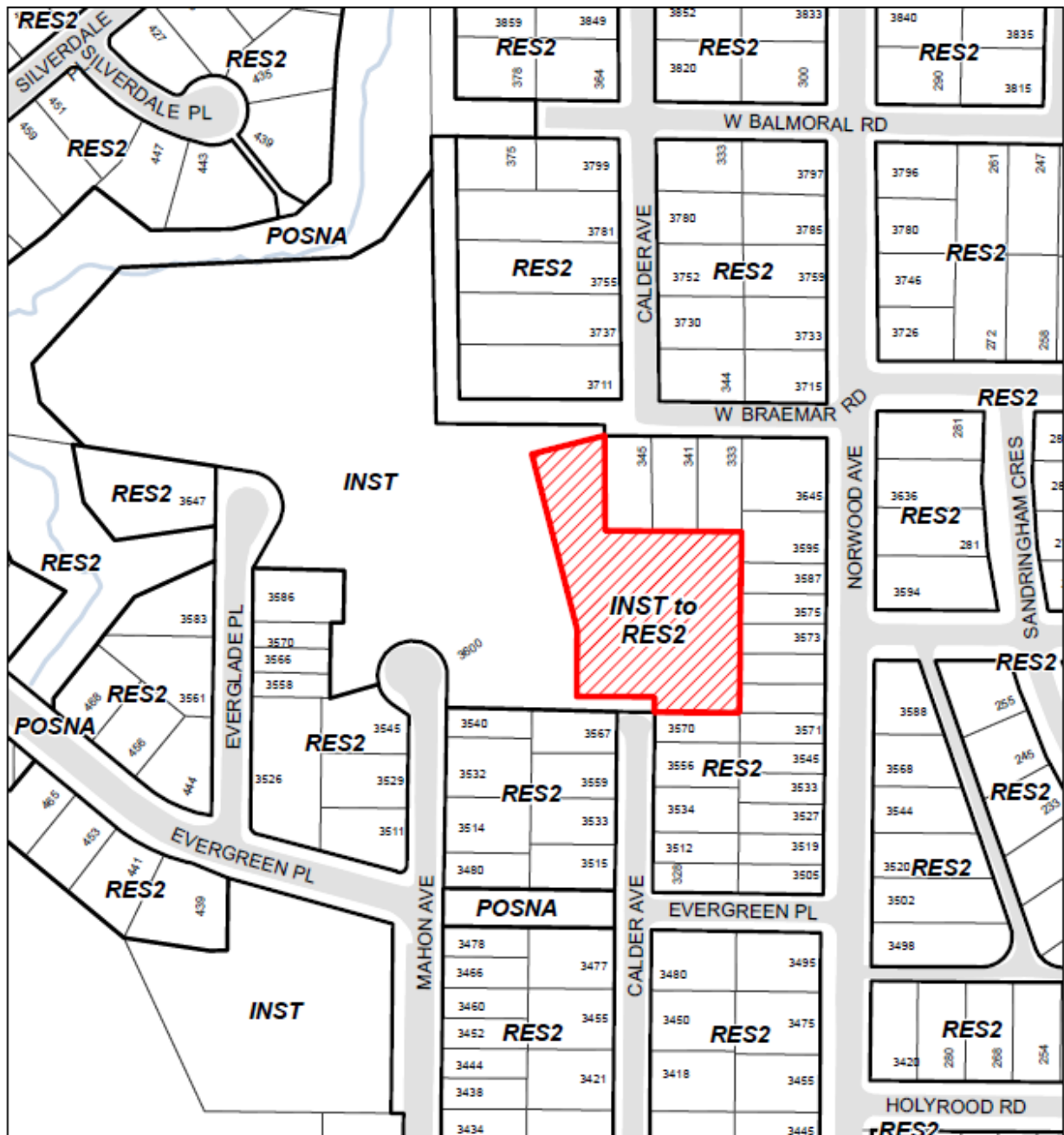
---

Municipal Clerk

# Bylaw 8071 Schedule A

## BYLAW 8071

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)  
Amendment Bylaw 8071 (2014)



INSTITUTIONAL (INST)  
TO RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL (RES2)



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

### **Bylaw 8070**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617,784 and 785, Plan 12849, PID: 008-796-033

---

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 3210, 1965, Amendment Bylaw 8070 (Amendment 1313)”.

#### **2. Amendments**

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

- a) Section 301(2) is amended by inserting the following zoning designation:

“Comprehensive Development Zone 82 (CD 82)”

- b) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

**“4B82 Comprehensive Development Zone 82 (CD82)”**

**The CD 82 Zone is applied to:**

A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617,784 and 785, Plan 12849, PID: 008-796-033 as outlined on Schedule A

#### **4B82-1 Intent**

The purpose of the CD82 zone is to permit development of 7 detached residential homes.

#### **4B82-2 Permitted Uses**

##### **(a) Uses Permitted without Conditions:**

Not applicable

##### **(b) Conditional Uses:**

Single-family residential units.

#### **4B82-3 Conditions of Use:**

In the CD82 zone residential single-family units may not contain a secondary suite

#### **4B82-4 Accessory Use**

(a) ***Home occupations*** are permitted.

#### **4B82-5 Height**

The maximum permitted Building Heights in the CD82 zone for each Lot 1 to 7 noted in Schedule B to this Bylaw shall be as outlined in the Maximum Height table below and as illustrated in Schedule C to this Bylaw.

<b>Lot</b>	<b>Maximum Height</b>
<b>Lot 1</b>	8.0m (26 ft)
<b>Lot 2</b>	8.0m (26 ft)
<b>Lot 3</b>	8.0m (26 ft)
<b>Lot 4</b>	8.5m (28 ft)
<b>Lot 5</b>	8.5m (28 ft)
<b>Lot 6</b>	8.5m (28 ft)
<b>Lot 7</b>	8.5m (28 ft)



#### **4B82-6 Density**

1. The maximum permitted floorspace in the CD82 zone for each Lot 1 to 7 noted in Schedule B to this Bylaw shall be regulated as follows:

<b>Lot Area</b>	<b>Maximum Floorspace (Including finished and unfinished basement area)</b>
<b>Lot 1</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 2</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 3</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 4</b>	265m <sup>2</sup> (2850 sq ft)
<b>Lot 5</b>	214m <sup>2</sup> (2300 sq ft)
<b>Lot 6</b>	214m <sup>2</sup> (2300 sq ft)
<b>Lot 7</b>	265m <sup>2</sup> (2850 sq ft)

2. The following shall be excluded from maximum floor space calculation
  - a) Parking Structures not exceeding 37.2m<sup>2</sup> (400 sq ft)
  - b) Covered Balconies and Decks
  - c) Accessory Buildings not exceeding 19m<sup>2</sup> (205 sq ft)

#### **4B82-7 Maximum Principal Building Size**

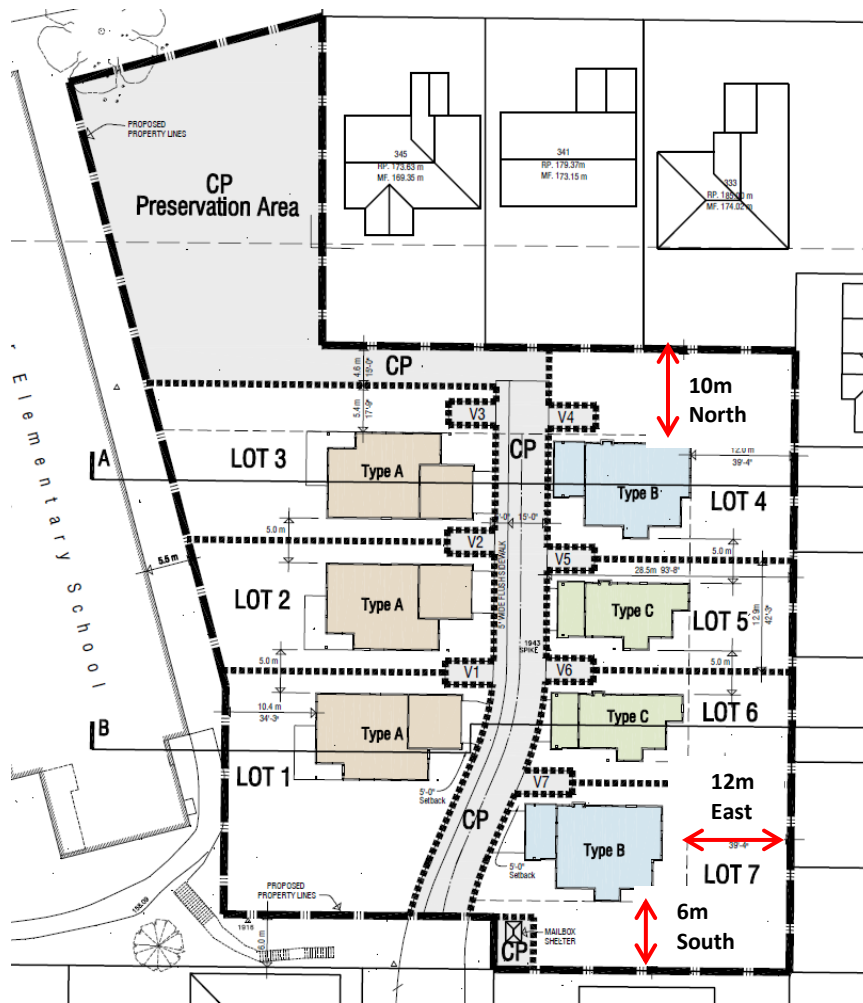
Shall be in accordance with Section 4B82-6 Density.

#### **4B82-8 Setbacks**

The minimum required setbacks in the CD82 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>From north lot line</b>	10m (32.8 ft)
<b>From east lot line</b>	12m (39.0 ft)
<b>From south lot line</b>	6m (19.7 ft)
<b>Accessory Structure from any lot line</b>	1.5m (5 ft)
<b>Swimming Pools from rear lot line</b>	3.0m (10 ft)

As illustrated on the following Site Plan:



### Setbacks to North, East and South for Primary Single-Family Building

#### **4B82-10 Maximum Building Depth**

The maximum permitted building depth in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall not exceed a building depth of 19.8m (65 ft).

#### **4B82-11 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall not exceed  $92.9\text{m}^2$  (1000 sq ft).

#### **4B 82-12 Coverage**

The maximum permitted building coverage in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 40% (including parking and accessory structures).
- b) Site Coverage shall not exceed a maximum of 60%.

#### **4B 82-13 Accessory Buildings**

- a) The maximum permitted size of an accessory building in the CD82 zone for each Lot 1-7 noted in Schedule B to this Bylaw shall not exceed 19m<sup>2</sup> (205 sq ft).

#### **4B 82-14 Landscaping**

- a) All land areas not occupied by buildings, structures, common roadway area, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished or preserved in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

#### **4B 82-16 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8070 Schedule B

#### **4B 82-17 Parking and Loading Regulations**

- a) Two parking stalls shall be provided per residential unit plus 7 visitor parking stalls. “
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning a portion of the land from Public Assembly (PA) to Comprehensive Development 82 (CD82).

**READ** a first time June 9, 2014

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 8070" as at Third Reading

\_\_\_\_\_  
Municipal Clerk

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

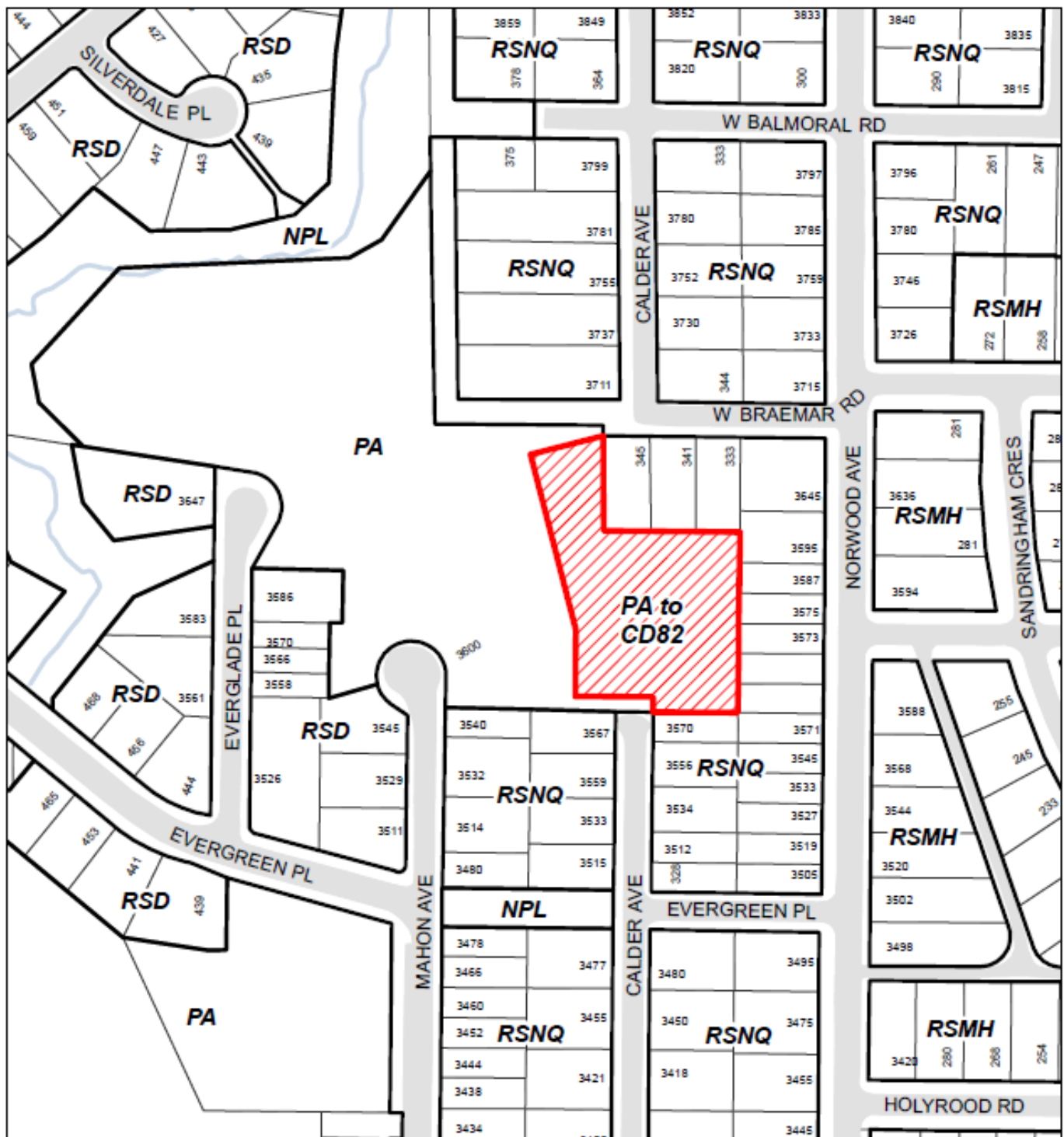
Certified a true copy

\_\_\_\_\_  
Municipal Clerk

# Bylaw 8070 Schedule A: Zoning Map

## BYLAW 8070

### The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8070)



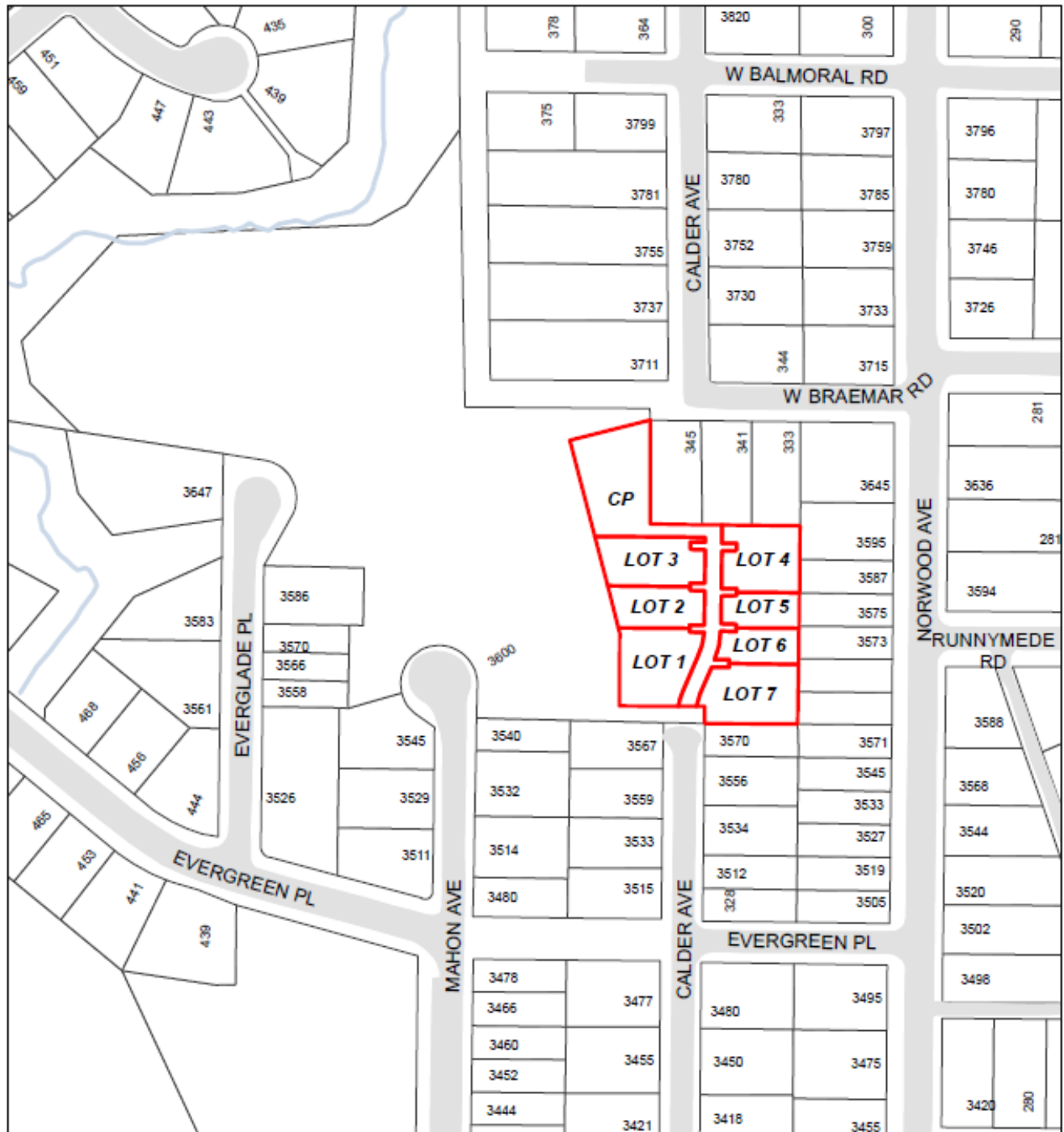
PUBLIC ASSEMBLY AREA (PA) TO  
COMPREHENSIVE DEVELOPMENT ZONE 82 (CD82)



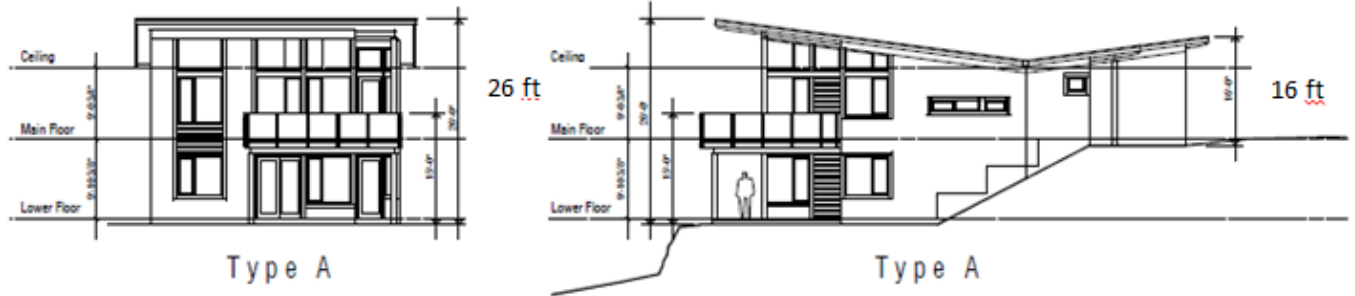
## Bylaw 8070 Schedule B: Lot Map

### BYLAW 8070

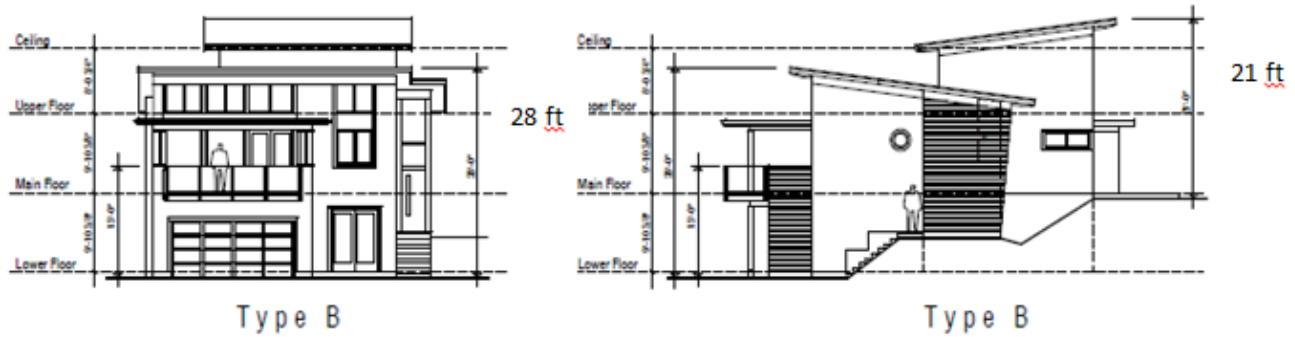
#### The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8070)



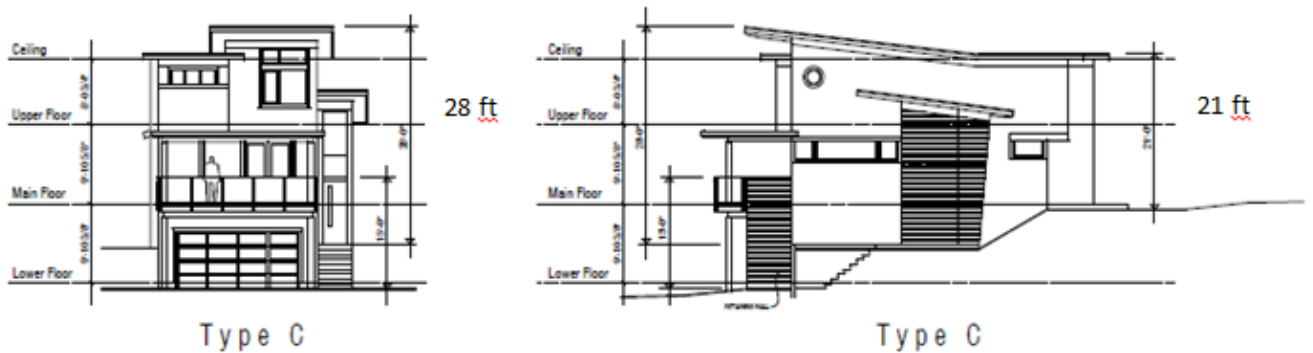
## Schedule C to Bylaw 8070



Type A Houses on Lots 1, 2 and 3



Type B Houses on Lots 4 and 7




Type C Houses on Lots 5 and 6

THIS PAGE LEFT BLANK INTENTIONALLY



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 9, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

May 29, 2014  
File: 08.3060.20/011.14

**AUTHOR:** Kathleen Larsen, Community Planner

**SUBJECT: BYLAWS 8071 AND 8070: OCP AMENDMENT AND REZONING FOR A SEVEN LOT SINGLE-FAMILY DEVELOPMENT: 3600 MAHON AVENUE (BRAEMAR ELEMENTARY SCHOOL)**

**RECOMMENDATIONS:** It is recommended that:

1. Bylaw 8071, amending the OCP for a portion of the subject site from Institutional to Residential Level 2: Detached Residential (RES2) to allow for a seven lot single-family development be given First Reading; and
2. Bylaw 8070, which rezones a portion of the subject site from Public Assembly (PA) to Comprehensive Development Zone 82 (CD 82) to allow for 7 single-family lots and homes be given first reading; and
3. Bylaws 8071 and 8070 be referred to a Public Hearing; and
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8071; and
5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8071 in conjunction with its Financial Plan and applicable Waste Management Plans.

### REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8071 to amend the Official Community Plan; and
- Bylaw 8070 to rezone a portion of the subject property.



## **SUMMARY:**

The applicant proposes to subdivide an undeveloped portion of land on the east side of the existing Braemar school site to create seven single-family bare-land strata lots. The proposed homes range from 214m<sup>2</sup> (2300 sq ft) to 265m<sup>2</sup> (2850 sq ft), have been designed to work with the sloping topography of the site and will not include basement suites. The proposal requires an amendment to the Official Community Plan and rezoning of the property. The Bylaws are recommended for Introduction and for referral to a Public Hearing.

## **BACKGROUND:**

Following a decision in 2003 to sell the subject portion of the Braemar school site, School District 44 hosted a series of public open houses. In 2007 the School District entered into a conditional sales agreement with the applicant. Two preliminary applications were completed, one in 2007 and a second in 2011, and the project has since been revised in response to public comment and consultation meetings.

Following the latest 2011 preliminary application, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application was submitted in March 2014 and responds to the guiding principles of the Strategy as well as public input.

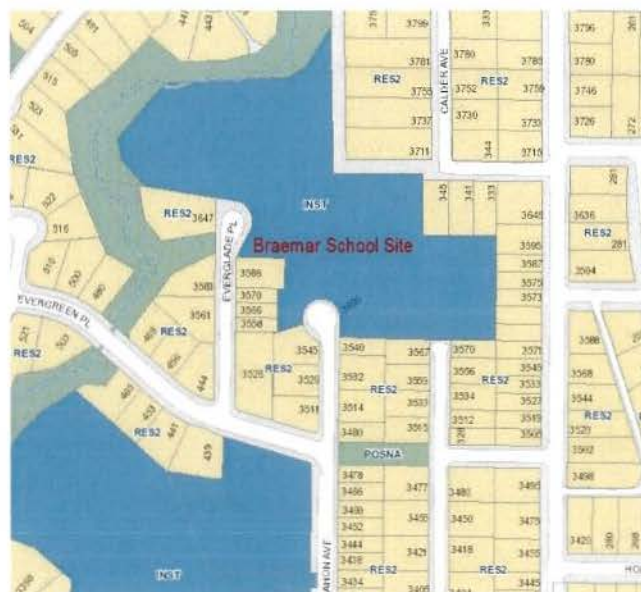
## Official Community Plan:

The subject property is designated *Institutional* in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference document reflecting the existing school use on the site. Land designated *Institutional* is intended predominantly for a range of public assembly uses such as churches, schools, recreation centres, care facilities and public buildings.

The proposed single-family development addresses policy in Section 2.3 of the OCP (Policy 2.3.1) which supports maintaining ground-oriented detached housing as the predominant housing form in keeping with the surrounding neighbourhood.

## Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential development. Bylaw 8070 proposes the establishment of a new Comprehensive Development Zone 82 (CD82) tailored specifically to this project.





Public Assembly Use Strategy:

A Public Assembly Land Use Strategy was adopted by Council in 2013 in order to provide guiding principles as part of the review when considering applications that propose a change of use for Institutional (Public Assembly) lands.

A review of the guiding principles in the PA Strategy with respect to this development demonstrates the following:

- The primary public assembly use on the site (Braemar school) will remain if the development is approved;
- The subject portion of the site has not been developed for any Public Assembly purpose nor does the School Board have any plans for the future development of the subject portion of the site;
- The proposal will result in no loss of playing fields, school use, or community facilities associated with the school;
- Development of the subject portion of the lands for PA use such as a church, school, recreation centre or care facility could be expected to generate more traffic than 7 detached homes;
- The proposal is not located in a town centre and therefore the land is not anticipated to be required for institutional use associated with growth in an OCP designated growth centre;
- A portion of the site will be retained in a natural state as a "Preservation Area" to continue to act as a buffer to the existing school;
- The proposal will allow the School District to utilize an undeveloped asset while increasing family-oriented housing options in a way that is complimentary to the surrounding neighbourhood;
- The proposal will result in no loss of municipal investment on this site or impact joint use agreements;
- Community Amenity Contributions will be used for the replacement of an existing staircase at the north end of Calder Avenue with the balance going to other area improvements some of which may improve safe or alternate routes to schools (such as path upgrades and signage as appropriate).

**ANALYSIS**

**The Site and Surrounding Area:**

The 5,414m<sup>2</sup> (58,273 sq ft) portion of the site proposed for development is located on the east side of the existing Braemar school site. This undeveloped portion of the school site is not used by the school and slopes upwards from west to east.

Adjacent properties consist of single family lots (zoned RSNQ) to the north, east and south with Braemar Elementary School to the west. The proposed development site is accessed from Calder Avenue to the south and at the south end of the site a set of stairs extends down from Calder Avenue to the Braemar school site.

#### **Development Permit Areas:**

The site is located in Development Permit Areas for "Streamside Protection", "Form and Character of Commercial, Multi-Family or Industrial Development", "Protection of the Natural Environment" and "Water and Energy Conservation and Greenhouse Gas Reduction".



To address the requirements of the Protection of the Natural Area DPA, the applicant will work with staff and a qualified professional to ensure that the project landscaping reflects the natural surroundings and incorporates new planting that replaces lost trees and adds new diversity to the site.

A watercourse, Thain Creek, runs through the north-west portion of the school site separated from the development area by the existing school building. The new development is outside the protected area and is therefore exempt from the Streamside Development Permit. As the proposal will involve zoning and subdivision, green building requirements will be applied as described later in this report.

The proposal is for single-family so is therefore exempt from the Form and Character DP however the development concept will be secured by a restrictive covenant.

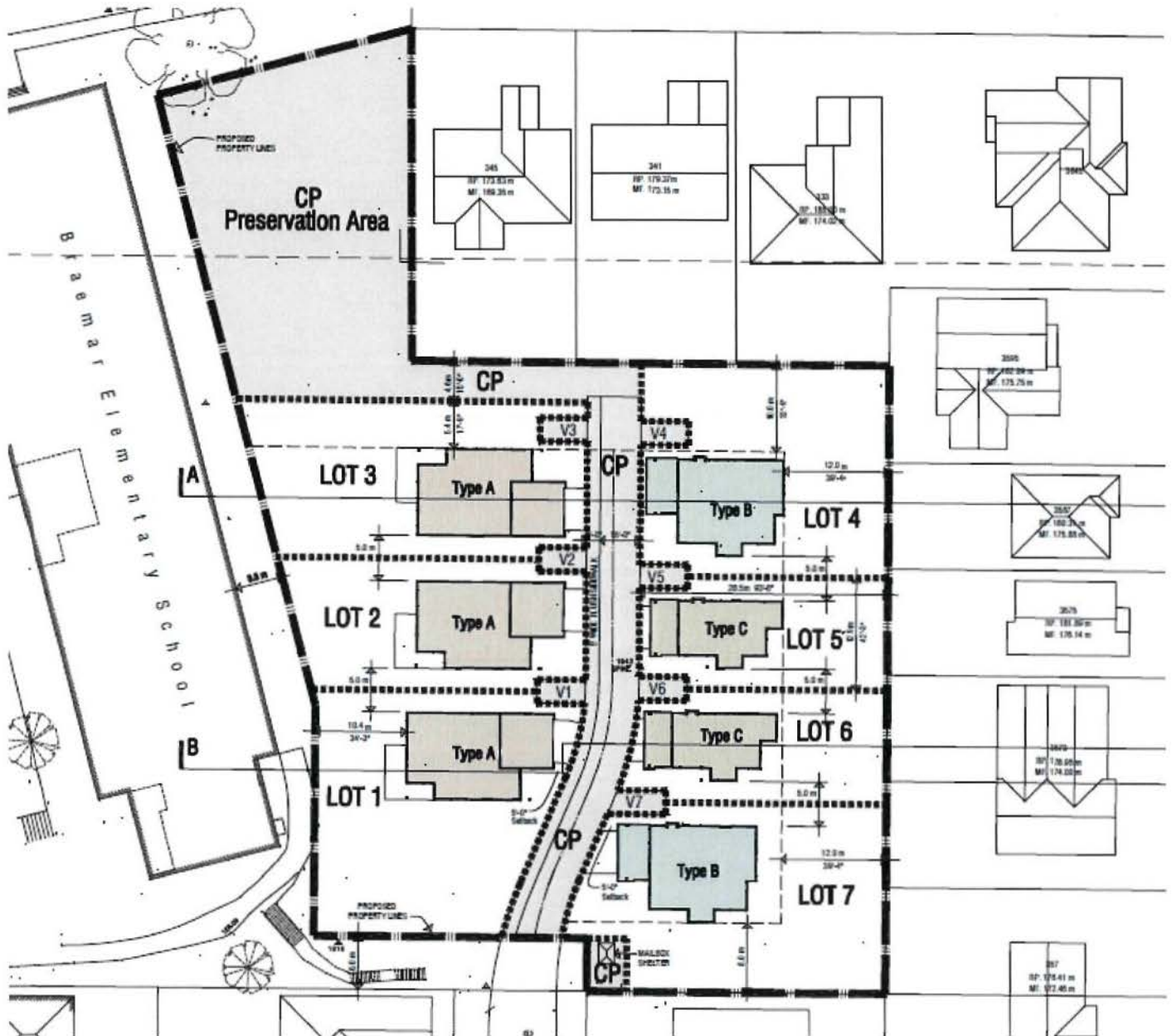
#### **Project Description:**

##### Proposal:

The proposal is for seven bare-land strata single-family lots on a private road that extends north from the end of Calder Avenue as illustrated on the Site Plan below. The applicant proposed a bare-land strata development approach to allow for the single-family homes to be located on the site with attention to the sloping topography while reducing impacts on



surrounding neighbours. The property at the north end of the site labelled "Preservation Area" will be retained as common property in an undeveloped state to provide a buffer to neighbouring single-family lots and the school to the west.



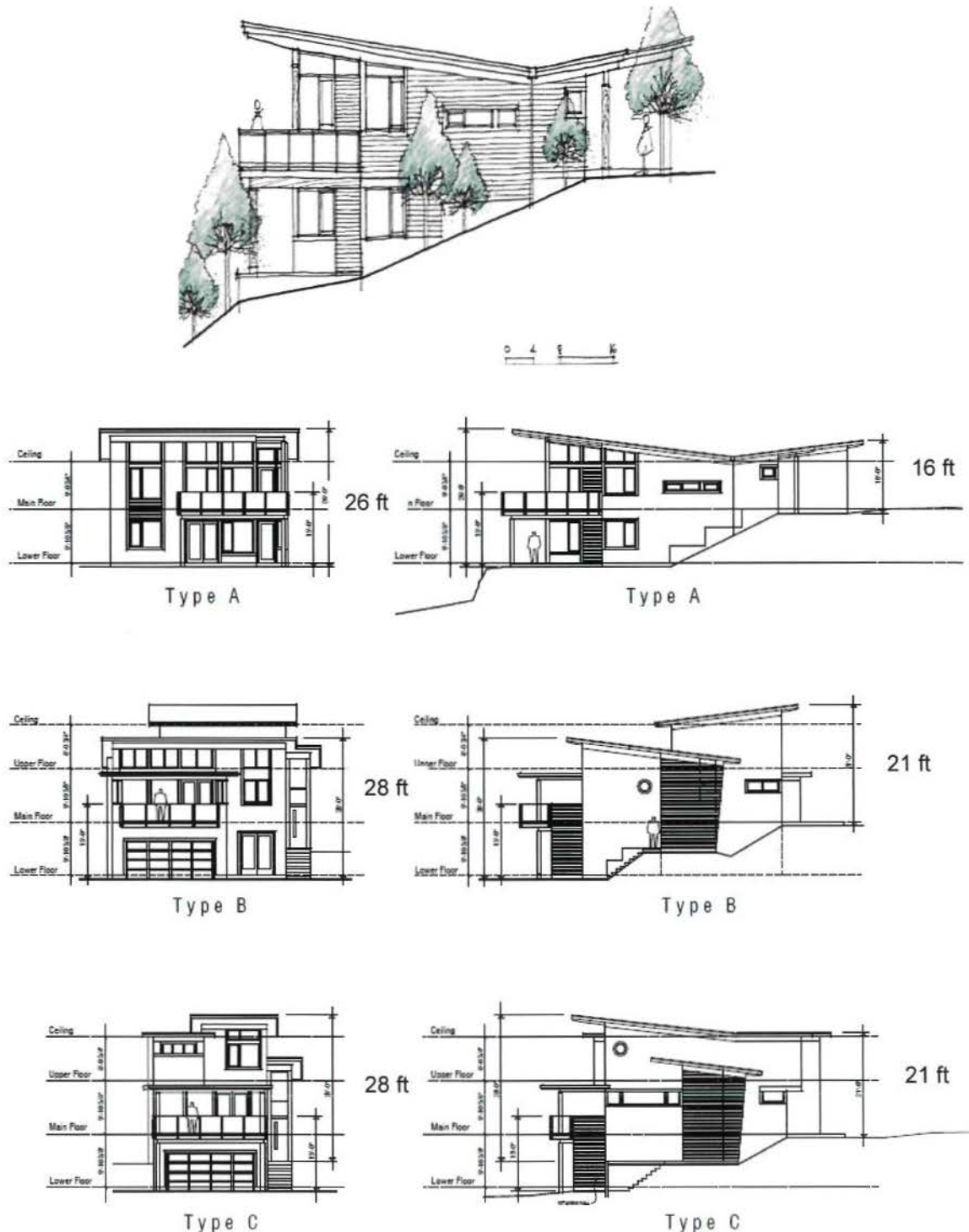
Site Plan

**SUBJECT: Bylaws 8071 AND 8070: OCP Amendment and Rezoning for a Seven Lot Single-Family Development: 3600 Mahon Avenue (Braemar Elementary School)**

May 29, 2014

Page 6

The proposed homes reflect a West Coast style and range in size from 214m<sup>2</sup> (2300 sq ft) to 265m<sup>2</sup> (2850 sq ft) including basements. The houses have been designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours. In response to neighbour's concerns about traffic the applicant has committed to no secondary suites in the homes and so secondary suites are not permitted in the CD82 zone. Cross sections of each style of house proposed are shown below:





**SUBJECT: Bylaws 8071 AND 8070: OCP Amendment and Rezoning for a Seven Lot Single-Family Development: 3600 Mahon Avenue (Braemar Elementary School)**

May 29, 2014

Page 7

The dwellings will range from 7.9m to 8.5m (26 ft to 28 ft) in height at the highest elevation on the downhill side which in each case is on an elevation facing either the private road or the school site. In order to respond to the sloping grade of the site and minimize the impact of the development on adjacent neighbours to the east, the CD82 zone will restrict the height of the homes to a maximum of 4.9m to 6.4m (16 ft to 21 ft) at the east elevations as shown on the cross-sections below.



**Parking and Access:**

Vehicle access to the site is via a private road extending from the north end of Calder Avenue. At the public information meeting there were concerns that a proposed cul-de-sac at the entry to the private road from Calder Avenue would encourage and facilitate an increase in school related vehicles for drop-off and pick-up for Braemar School. In response to this concern the developer has revised the site plan to eliminate the cul-de-sac at the north end of Calder Avenue.

Each home has an attached double car garage and the CD-82 zone requires an additional seven visitor parking stalls which are located throughout the site. Parking proposed exceed the requirements of the surrounding RSNQ zone.

Landscaping and Trees:

Landscaping has been proposed throughout the site and concentrated at the perimeter in order to buffer the proposed development from both the school and adjacent neighbours. Additional landscaping and street trees are shown along the private road and between the individual strata lots. The area in the northwest portion of the site labelled "Preservation Area" is intended to be retained in its natural state with a mix of ground cover and a stand of Alder trees. At the entrance to the site is a mail kiosk and small seating area. One Western Red Cedar and one Hemlock at the south east portion of the site are proposed to be retained at the request of an adjacent neighbour.

Existing trees on the site in the development area consist primarily of Red Alder, Cottonwood and Cherry with many in poor condition. One Western Cedar and one Hemlock in poor condition are proposed to be removed. A final approved landscape plan and comprehensive replanting plan will be required prior to subdivision approval. These plans will ensure appropriate tree replacement be completed in conjunction with the Protection of Natural Environment DP process.





**SUBJECT: Bylaws 8071 AND 8070: OCP Amendment and Rezoning for a Seven Lot Single-Family Development: 3600 Mahon Avenue (Braemar Elementary School)**

May 29, 2014

Page 9

**IMPLEMENTATION:**

Implementation of this project will require adoption of an OCP amendment bylaw (Bylaw 8071) and rezoning bylaw (Bylaw 8070).

Bylaw 8070 (Attachment B) rezones the subject properties from Public Assembly (PA) to a new Comprehensive Development Zone (CD82) which:

- establishes zoning regulations for the proposed single-family residential use;
- allows home occupations as an accessory use;
- prohibits secondary suites; and
- regulates maximum house size and height.

Registration of restrictive covenants will be required to secure:

- construction in accordance with the development concept;
- registration of the bare-land strata plans;
- green building commitment;
- a stormwater management plan; and
- no development of the area shown as "preservation area" on the site plan.

**COMMUNITY AMENITY CONTRIBUTION:**

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects proposing an increase in residential density. The CAC for this proposal has been calculated at \$141,000.00. The developer has offered to contribute an additional \$100,000 for local community improvements in lieu of the construction of a cul-de-sac. A total CAC payment of \$241,000.00 will be required prior to adoption of the zoning bylaw. It is anticipated that the CAC's from this development will include contributions toward the rebuilding of a stairway at the north end of Calder Avenue that services Braemar School, with the balance going to local community improvements and/or public art.

**GREEN BUILDING MEASURES:**

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green "Gold".

**CONCURRENCE:**

Staff:

The project has been reviewed by staff from Environment, Building, Parks, Engineering, Social Planning, Urban Design, Design, Transportation Planning, and the Fire Department.

Outside Agencies:

School District 44 has identified these lands as surplus to school needs and supports the development of single-family homes near the school.

**PUBLIC INPUT:**

Public Information Meeting:

The applicant held a facilitated Public Information Meeting on May 14, 2014. Prior to the meeting a total of 90 notices were distributed, a sign was installed on the property and an ad placed in the newspaper. The meeting was attended by 41 people.

There were a variety of questions of clarification about the specific proposal including timing and how it could be ensured that the site would be developed in accordance with plans as displayed by the developer.

Concerns were expressed regarding the drop-off and pick-up traffic associated with Braemar School both on Mahon Avenue and at north end of Calder Avenue. It was suggested that the proposed cul-de-sac at the entry to the site would exacerbate the existing drop-off and pick up situation on Calder Avenue. There were questions related to on-site parking and visitor stalls and the possibility of secondary suites. The developer clarified that the proposal would not include secondary suites and would allow for 2 parking stalls per strata lot plus seven common property visitor parking stalls.

The other key concern expressed at the meeting was opposition related to the sale of Public Assembly Land for residential use. Throughout the meeting people also spoke in favour of the proposal. Following the meeting 25 comment sheets were received with 13 opposed and 12 in favour of the proposal.

In response to the concerns raised at the meeting the developer has:

- Revised the proposal to eliminate a proposed cul-de-sac at the north end of Calder Avenue at the entrance to the private road; and
- Suggested that no secondary suites will be included in the development.

**CONCLUSION:**

This project is consistent with the guiding principles for potential changes of public assembly lands outlined in Council's Public Assembly Lands Strategy Policy. The applicant has amended the proposal to address concerns from the neighbourhood related to vehicle traffic which may be generated from houses with suites and which may be geared toward school drop-off and pick-up. The land is separated from Braemar School by a slope and has not been developed with school buildings and as such School District 44 has identified this



**SUBJECT: Bylaws 8071 AND 8070: OCP Amendment and Rezoning for a Seven Lot Single-Family Development: 3600 Mahon Avenue (Braemar Elementary School)**

May 29, 2014

Page 11

portion of Braemar school as surplus lands. The project is now ready for Council's consideration.

**Options:**

The following options are available Council's consideration:

- 1) Introduce Bylaws 8071 and 8070 and refer them to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8071 and 8070 at First Reading.



Kathleen Larsen  
Community Planner

- A - Reduced project plans
- B - Facilitator Report
- C - Bylaw 8071
- D - Bylaw 8070

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



Revision  
No. Date Revision Notes  
1 2/28/14 Revised landscape

Sheet  
No. Date Sheet Notes  
A 2/28/14 Issued for Planning

Professional Seal

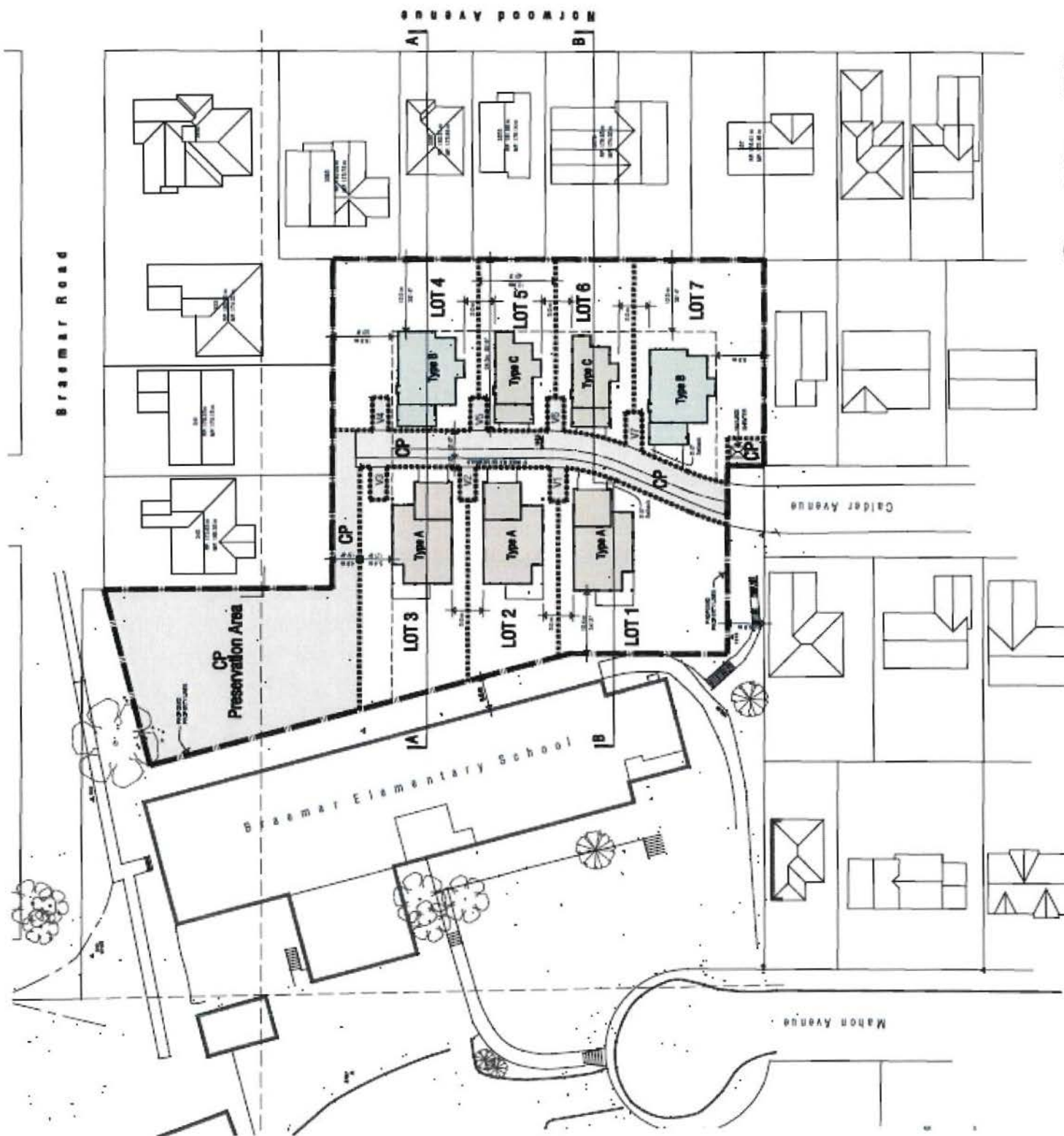
**eta** landscape architecture  
1000 West 2nd Avenue  
Vancouver, BC Canada V6J 1A6  
Tel: (604) 683-1400  
Fax: (604) 683-1401  
www.eta-landscape.com  
All rights reserved. No part of this publication may be reproduced without the written permission of eta landscape architecture.

Project  
**Braemar School Site**  
**WEDGEWOOD VENTURES**  
Calder Ave  
District of North Vancouver

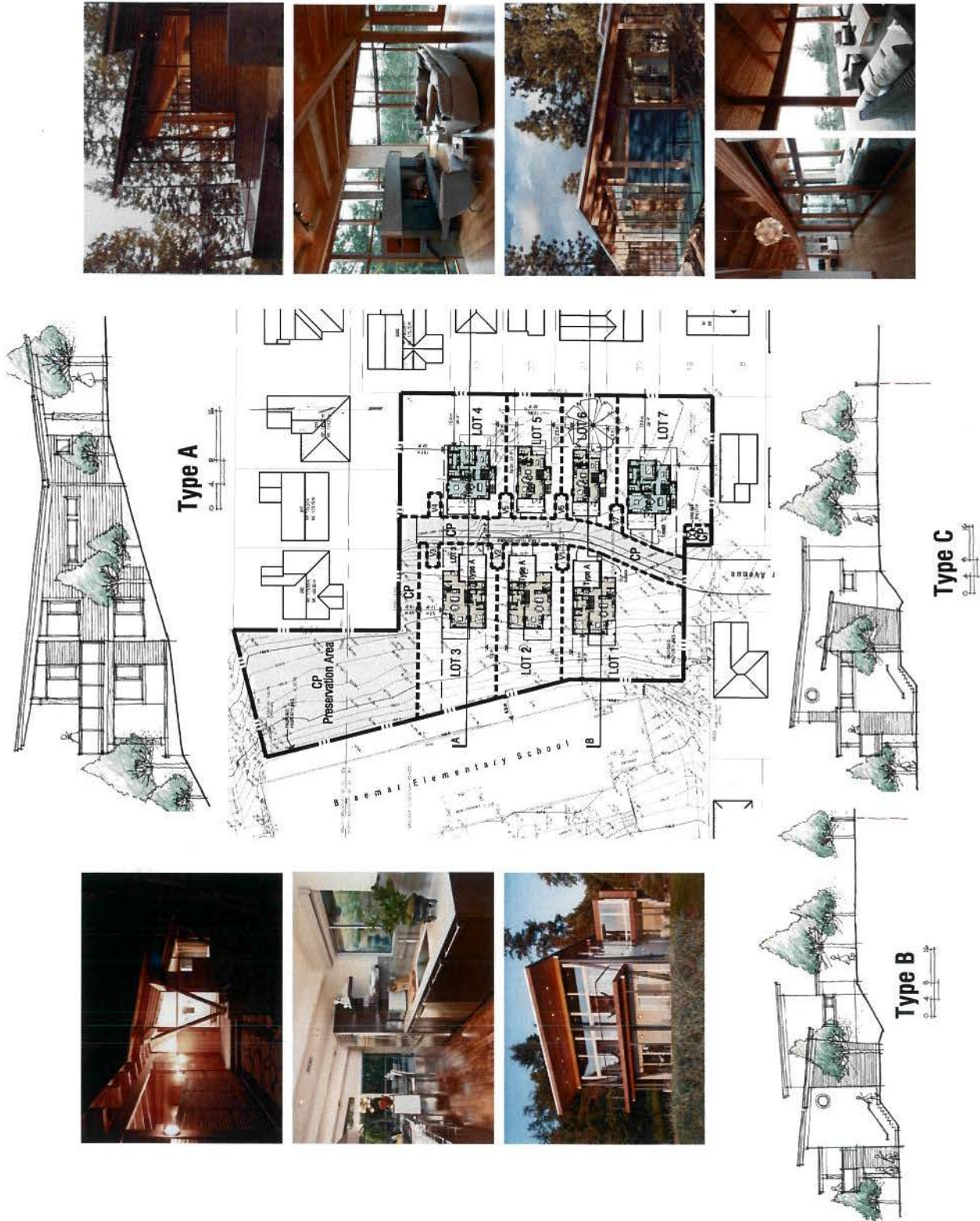
Drawing Title  
**Landsc**

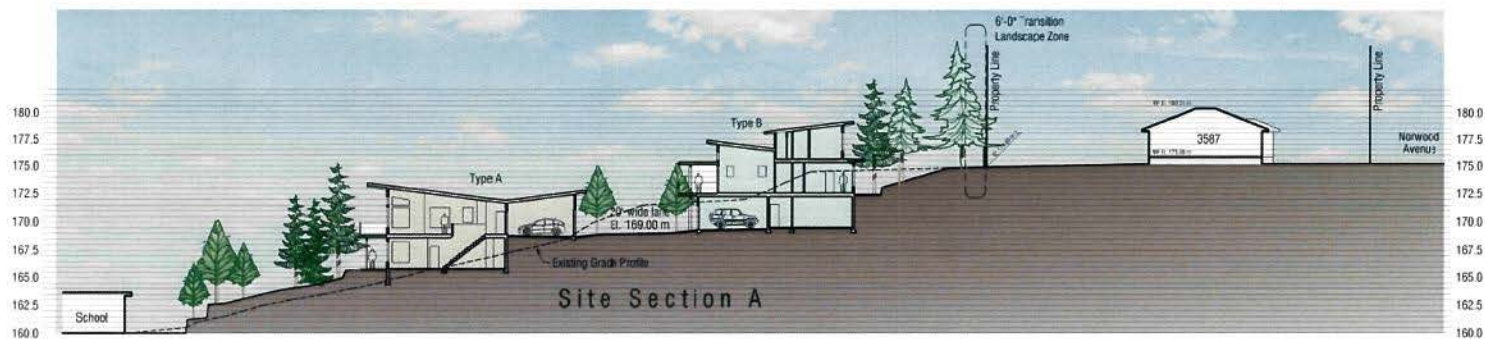
Legend  
Project Manager  
Checked By  
Reviewed By  
Date  
2/28/2014  
Plot Date  
2/28/14  
2/28/2014

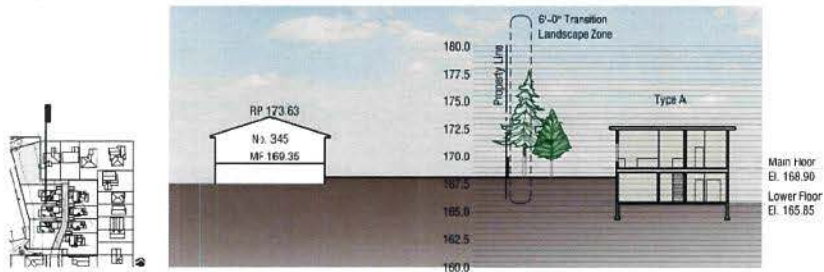
**ATTACHMENT A**



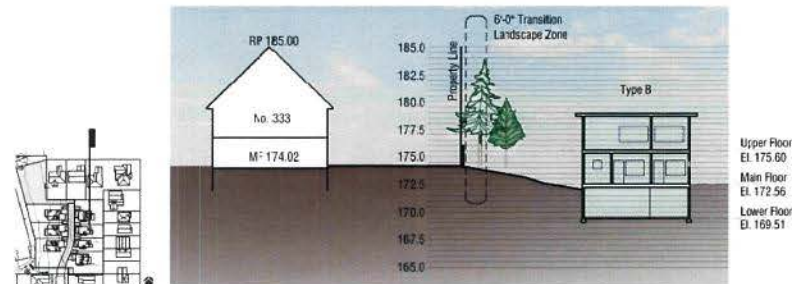




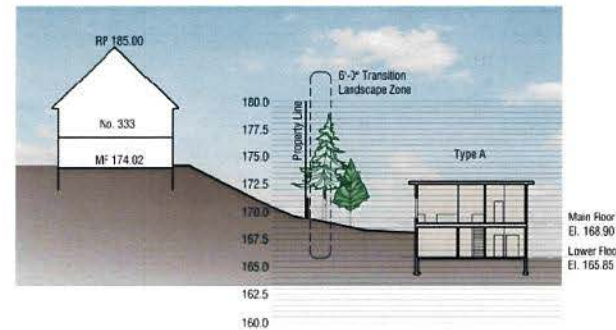




Site Section At Neighbour No. 345



Site Section At Neighbour No. 333



Site Section At Neighbour No. 333



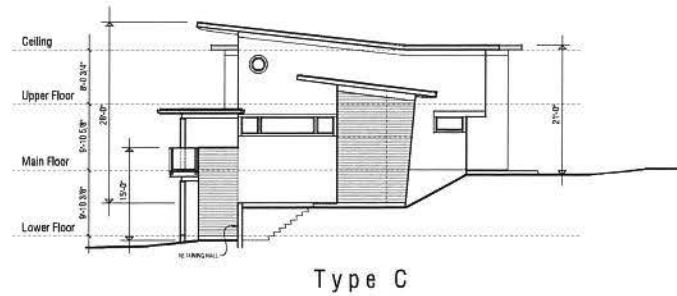
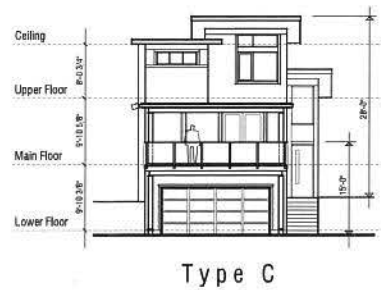
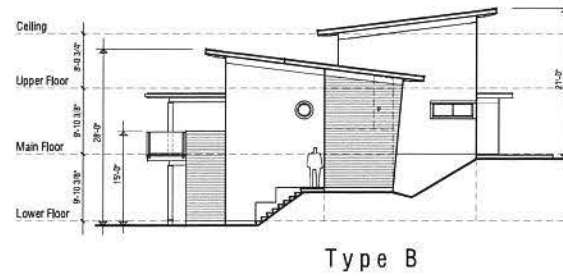
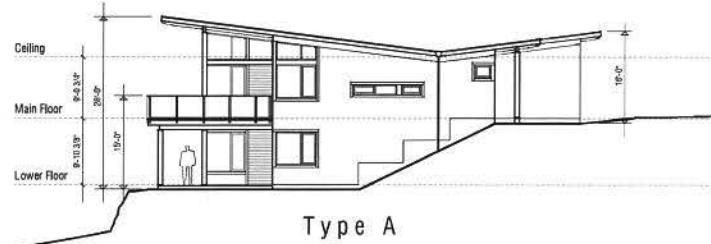
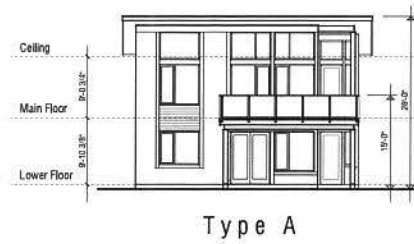
Braemar  
School Site  
North Vancouver, BC  
For  
Weigwood Ventures Limited

Site Section

1/8" = 1'-0"  
May 29, 2014

Site Section A-1.6





**RAYMOND LETKEMAN**  
ARCHITECTS INC.  
228-4101 Highway 10, West Vancouver, B.C. V8V 4P1  
Tel: 604.681.1111 Fax: 604.681.1112  
Copyright 2014. All rights reserved. Reproduction or use in any form is prohibited. This drawing is the property of the architect and shall not be used or reproduced without the written permission of the architect.  
Revised  
May 29, 2014  
Re-issued for Rezoning Application

**Braemar School Site**  
North Vancouver, BC  
For  
Wedgewood Ventures Limited

**Elevations**  
1/8" = 1'-0"  
May 29, 2014

Elevations A-3.1

**ROCKANDEL&ASSOCIATES**

*Building Success Through Process Facilitation,  
Community & Organizational Engagement  
Partnership Planning*

**PUBLIC INFORMATION  
MEETING SUMMARY REPORT**

---

**To:** Kathleen Larsen, Community Planner  
District of North Vancouver E: LarsenK@dnv.org  
  
Cc: James Fox, Wedgewood Ventures E: wedgewoodventures@shaw.ca  
  
**From:** Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates  
Tel: 1-604-898-4614 E: cat@growpartnerships.com  
  
**Re:** Public Information Meeting Summary for Wedgewood Ventures

**I. EVENT DETAILS**

**Event Date:** Wednesday, May 14, 2014  
**Time:** 7:00pm – 9:00pm  
**Location:** Braemar Elementary School, 3600 Mahon, North Vancouver  
**Attendees:** Forty-one (41) people attended. Thirty-seven (37) people signed in. Four (4) people declined to sign in but said they lived in neighbourhood.

**Notification**Flyer Invitation

An invitation was delivered to approximately one hundred (100) homes as per the District of North Vancouver requirements, as indicated by the map in the appendix.

Newspaper Advertisement

Inserted in North Shore Newspaper on May 7 and 9, 2014. A copy is included in the appendix.

Site Signs

There was one (1) site sign notifying the community of the meeting at the end of Calder.

**Team in Attendance:**

James Fox, Principal, Wedgewood Ventures  
Peter Duyker, Project Community Consultant  
Raymond Letkeman, Architect, Letkeman Raymond Architects  
Gerry Eckford, Landscape Architect, Eckford Tyacke + Associates

**District of North Vancouver**

Kathleen Larsen, Community Planner

**Facilitator**

Catherine Rockandel, Rockandel & Associates

## **II. PUBLIC INFORMATION MEETING PROGRAM**

The purpose of the Public Information Meeting was for citizens to provide input on the proposal by Wedgewood Ventures for an Official Community Plan Amendment, Rezoning, and a Development Permit for a portion of 3600 Mahon Avenue (Braemar School). The proposal is for:

- 7 detached single family homes, from 1,865 to 2,287 square feet (excluding unfinished basements);
- Green building: the houses will meet the equivalent of "BuiltGreen Gold";
- Access to proposed houses by a private lane and new cul-de-sac at the north end of Calder Avenue; and
- 2 parking spots per house & 7 visitor parking spots

Citizens were invited to review presentation boards set up in an Open House format from 7:00pm to 7:30pm. At 7:30am the facilitator welcomed participants, provided an overview of the process and participation guidelines for the session. James Fox, Principal of Wedgewood Ventures provided a presentation, which was followed by a facilitated discussion.

The two key themes communicated by many participants was that: the School District should not be selling public assembly land for residential use; and concerns relating to neighbourhood parking and traffic. In addition to these concerns others are captured in the following Q&A.

## **III. PUBLIC/RESIDENT COMMENTS: Q & A (Q: Questions C: Comment A: Answers)**

- Q1** My biggest concern is traffic. Where will the seven visitor parking spots be going?
- A1** There will be three on the downhill side of the road and four on the uphill side. Each home has a double car garage within the home. Beyond that, there is another visitor-parking bay on surface immediately adjacent to the garage. This means that each of the seven homes has an adjacent parking spot next to the home.
- Q2** Are the driveways long enough to park a car or do you have to park in the garage?
- A2** You have to park inside the garage. Driveways cannot be used.
- Q3** Would the Strata prevent people from blocking in their garages and making them suites or storage?
- A3** The intent is for the garage to be used for cars. The strata can enforce this if it is in the bylaws.
- Q4** Will Calder be gated or closed?
- A4** No

WedgeWood Ventures  
Public Information Meeting Summary  
May 14, 2014

- Q5** Will the strata allow secondary suites because you only have seven suites of two thirds of the property? If you start adding in secondary suites, we are talking about a lot more density
- A5** We didn't design or intend to be secondary suites. Zoning says seven units so a secondary suite would not be allowed.
- Q6** So would there be a covenant? On your website, it seems to indicate that one of the reasons you put in for these extra parking spots was for secondary suites.
- A6** Yes, I saw that. We have to clarify with the District because our intent is not to have secondary suites. We will do whatever covenant is required to say we won't have suites.
- Q7** If I have a 2800 square foot house and teenagers going to university, are you still assuming there are only two cars in the household?
- A7** I know what you are saying. The intent is that the third parking spot is for a visitor.
- Q8** How many bedrooms will they have?
- A8** Three
- Q9** What is the neighbouring secondary school that was alluded to in the slide because that was more a logic of years passed? It is not relevant now.
- A9** I didn't see that on the slide. Sorry that was an error.
- Q10** Would the District consider permit parking so that this doesn't become a problem?
- A10** That would be decided with the DNV traffic department and engineering, it is not something that we have considered at this time.
- C11** I would suggest permit parking and speed bumps
- Q12** With the strata option, is this something that you have come up with to hit a homerun to maximize your profit for the space or are you getting encouragement from the District that this is ok? Once the strata precedent is set it snowballs.
- A12** The value of a strata home is significantly lower than a non-strata. If the District said you could build seven single family homes non-strata, that would be worth way more. The intent of the strata is to control the development building and landscaping.
- C13** The closest strata is Westview and this doesn't fit with our neighbourhood. People should be aware that you are opening the door to this.
- C14** The decision to sell this portion of School District land was made in 2003, which is a long time ago. The community has been through a lot of change since then and I think it makes sense that the school district remind the community why this decision was made back then.

Also It is important to maximize the amount of light in the school for the kids. If a new structure affects the amount of light in the school that is a significant consideration.



- A14** (Architect) My opinion is that the light would be very little impact because the development is on the east side of the school. There might be a shadow in the early morning however it is only two stories in height.
- Q15** What is the relevance of this left over green space to the other seven properties? If we are trying to come up with an agreement that works for everybody, why aren't we leaving that space for the school?
- A15** With respect to that upper piece of land, we plan to keep it as is except for the alders on it. The school doesn't want it because it has the same issue as the rest of the site. It is very steep behind there and they don't feel they can use it now or in the future.
- C16** I know this school is on the capital project list for seismic upgrade. If the sun is situated the way you say it is around noontime, why wouldn't the school district spend their five million dollars and build the school in the right direction? That is how Highlands was built when it was reconstructed.
- A16** They couldn't because of the steep bank. It would have been an issue with the topography.
- We can easily do a sun shadow analysis of the impact of our development on the school and we can provide that.
- C17** I am shocked that we are even here having this conversation because of the length of time from when we started the initial conversation. Robust community engagement around maintenance and management of our public assembly lands has not happened. This is not a minor issue at all. When we sell all the land to pay for capital projects, the capital projects still have to happen. How are we then going to fund the capital projects? So this is a short-term decision with long-term implications. The buffer was originally intended to protect our children as they went to school. This clearly violates the spirit of why they segmented off this land to begin with. The process is flawed and violates the OCP and rezoning and not aligned with the public lands assembly document ratified by council. I think we need to take this back to first principals and engage with the school district and the Ministry of Education. District council has a responsibility to ensure that the decisions that are made are the right ones for our community. When there is no more land to build schools on and we need to expand, what then?
- C18** I have been to every meeting, there seems to be a very negative response the whole time. Everybody is saying why we are suddenly changing the neighbourhood that we have lived in and not thought there was going to be strata units. It has all been very clear and yet somehow it just keeps coming back. What are we doing to our neighbourhood? We want to protect this land as is.
- Q19** I bought my house because it was on a cul-de-sac, now they are taking that away and giving to another group of people. What is the reasoning behind this process from the district or whoever designed the development? Why is that happening?

- Q20** This is zoned public assembly land right now. Is it possible for the school district to sell it as public assembly land with community input?
- A20** My agreement with the school district is that I am not going to buy the land unless it can be sub-divided. To get it sub-divided, we have to come up with a land use that works for us. They may be able to sell it as a public assembly use if they sub divided it and the district agreed. Our experience is that the School District want to sell this piece of property. It is part of their plan. I am not going to buy it as public assembly land.
- C21** If it wasn't a contradiction of OCP, you wouldn't need a formal change to the OCP. It is that simple.
- Q22** I believe the school board can sell land if it wants to. It could sell it as public assembly lands. People in this community want to know what other things the school board could do with their land?
- A22** For them to sell that land they have to have it sub divided which requires district approval. I cannot answer if they would approve a sub division or not. It has to be a separate legal parcel.
- A23** (Kathleen Larsen) If the property were sub divided, the new use would have to fit into the public assembly lands use such as churches and schools. It would also have to fit into institutional as well. There is something called a sighting t some of the schools have and some don't. They wouldn't be able to cover more than 10% of the property without establishing some parameters.
- Q24** I just want to be clear on if the school district can sell the land, and this is one way to sell it, are there other options that we are not aware of that might also be of concern?
- Q25** On the built Green Gold standard, how does that relate to the LEED standard? Is it higher, lower or somewhere in there?
- A25** It is more of a residential application. LEED standard is more of a commercial office building.
- Q26** Does that exceed the standard that is already there?
- A26** The district is on a push right now to build green so there are many layers of green building. Gold is the top level. The Argyle project that is under construction is Green Gold.
- Q27** What is the expected date? I know there is a lot of what ifs because it has to go through the OCP and zoning process. Say it went through all of that process, what would be your earliest build date or break ground?
- A27** I honestly can't answer that because there is so much that has to happen before hand.
- C28** I spend a lot of time at the school district meetings and get my comments from there. Seismic upgrades may not happen, even though they have been promised, so to say they are going to apply it to that is odd. The numbers they say the owe seem to change,

sometimes they say they owe up to twelve million, depending on what project meeting you are at, that they have to pay back to the government by December 31, 2015. I don't know why they wouldn't apply it to that since it has been going on for 10 years now. I know there is no one here from the school board so I am hopeful that they get this information. I would like to see people go talk to the school board and they have two more meetings left this school year.

- C29** Why isn't the school board here tonight? No matter what is going to happen, there are four players, the school board, the developer, the community and the district. How many of these meetings do we have to come to? Time is precious and I am tired of coming to these meetings so is everyone involved, that have the answers, should be at these meetings. I have a big concern with the school board selling 1.3 acres for 2 million dollars. That is ridiculous and is scary that they don't know the value of real estate. It doesn't make sense that they are selling this off to go and pay for other things. We could have canvassed the area and raised funds to buy it ourselves and make a park out of it.
- C30** If it does go ahead, I like this project a lot and think it takes in the sensitivities of the area well. I used to be concerned about strata's a lot more than I am now and like the idea that this is going to be a strata. If you get a troublesome neighbour, you can go to the strata.
- Q31** If you get the land, will you be entitled to resell it or will you be obligated to build on it?
- A31** Anyone that owns land can sell it or not. I have never considered selling it.
- C32** I am in favour of this project and would very much like to see a nice housing project for young families rather than an institution that could be built there.
- C33** To speak to the "could he sell the property." He could but it would have to be as approved. No developer is going to buy and assemble 58,000 square feet of land if it is not already a parcel land and there are no more parcel lands up here. You could not redo this again.
- Q34** If this does go ahead, I don't understand why there is that little corner of land. Why aren't those 7 houses spread out over the whole thing?
- A34** That is a good question. When the school board decided which land was part of the excess that was part of it. In some of the previous schemes, that Colliers group did, they showed a house going in there and a whole bunch of weird schemes. It is part of the parcel but they are not going to use it because of the slope. The school board did not want. We offered it back to the district and they didn't want it either so it is part of our development and it will just be kept green.
- Q35** Could it be a park to benefit the neighbours?
- A35** There are immediate neighbours that may not want that. For now we are just keeping it the way it is.

**C36** Would you be willing to have something in place to ensure it stays green? Could it maybe be used for a place for children to learn how to grow things?

**A36** Sure

**Q37** If we try to keep the traffic low on this street, why don't we have the entrance straight onto that area from Braemar?

**A37** There is huge grade issues and no road there right now, it is just a trail. From a design perspective it would be kind of strange and I don't think you could physically do it anyway.

**C38** I like the development, it has to happen and fits well with the neighbourhood. I don't like the cul-de-sac and think we are bringing in too much traffic down Calder Avenue that was never designed for it. Get rid of the stairs, use it across from Evergreen. Beautify that landscape there and put the stairs there to go to the home and not have this cul-de-sac.

**A38** There is no doubt that the traffic to the school is a problem on Calder Avenue. I actually went to the district of North Vancouver and they suggested a cul-de-sac. In the scheme of the current traffic issue, we would not really be making it worse with maybe an additional 14 vehicles. We asked the district to consider different solutions and we would put money towards that. We would gladly do that because the existing traffic is an issue and we would like to be part of the solution.

**Q 39** If enough people comment on that, you are suggesting that that information will get to the city. Will that be heard?

**A39** (Kathleen Larsen) Anyone that is concerned should make it part of their comments and these will get to the traffic and engineering department

**C40** If it is a concern for the fire department, I assume that is where the stumbling block will be. Put the cul-de-sac at the end of the new development because that is the end of Calder.

**C41** I don't think this should go forward. Calder was never meant to be an access point for the school. We don't have any sidewalks and our children are walking down the middle of the road on drop offs. If this goes through, all access to the school from Calder should be blocked off completely. The cul-de-sac size needs to be decreased. Families need to go back to the primary access point for the school, which was always supposed to be Mahon because there are sidewalks there to keep our children safe.

**Q42** The size of the lane isn't a proper road size so you wouldn't be able to park cars there and have access right?

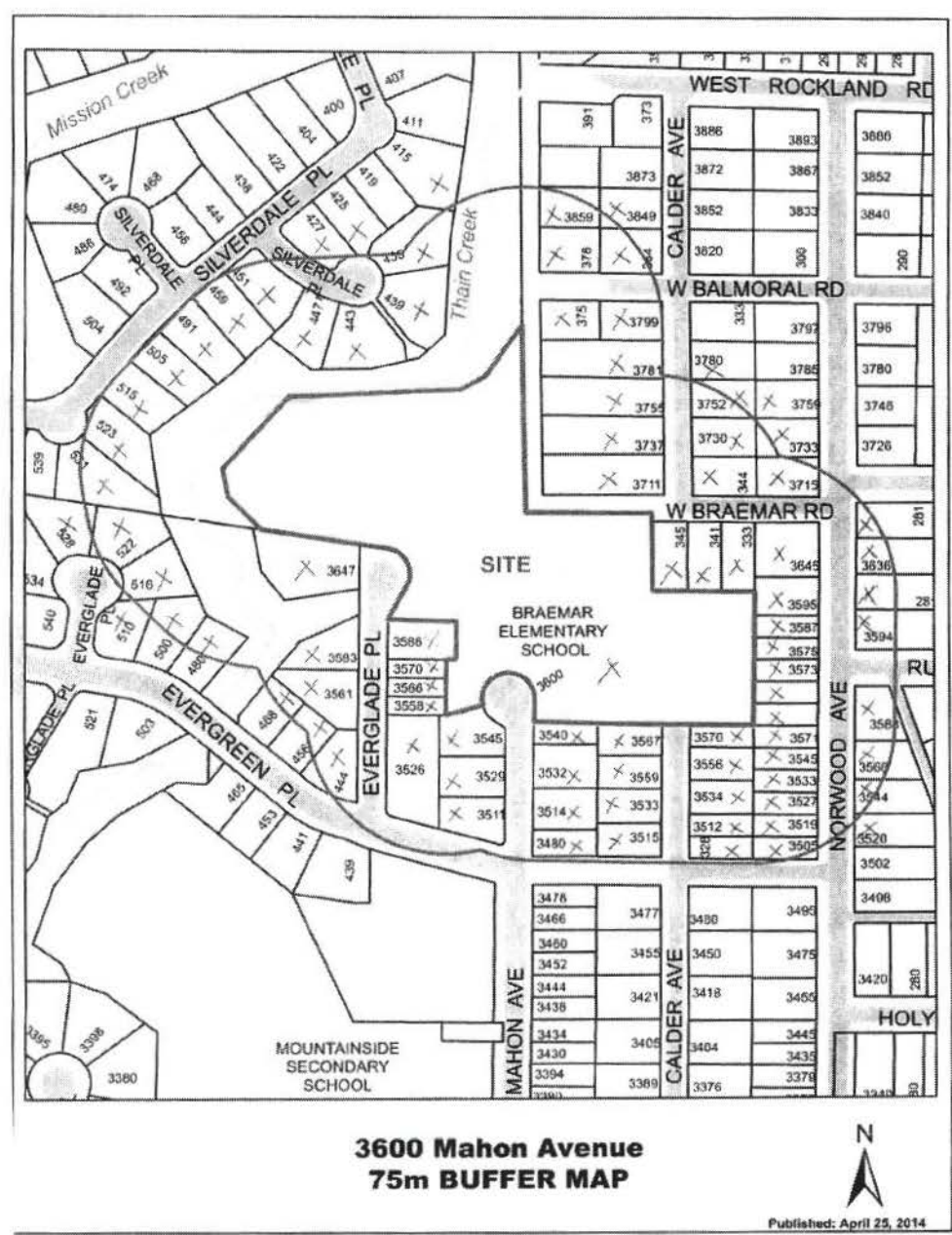
**A42** No, it is the required width for fire access and you can't park on the road.



WedgeWood Ventures  
Public Information Meeting Summary  
May 14, 2014

- C43** I think it is fabulous and am all for it. If you have a good strata, things will be kept up and look good 20 years from now. They will look after each and every house and this will bring value to your homes that surround the area. This is the way to go.
- C44** Traffic has been a problem for years and will continue to go on because of the schools location. Even if the project doesn't go through, I believe that Calder should be blocked off because there is nowhere to turn around. To get roads closed is almost impossible and the police will not help unless it is something violent.
- Q45** I like the development and am glad that they are selling the property because schools need the money. I love the idea that we will have 7 little houses in there, but I am wondering how will they get the snowplow up there because it doesn't go up now?
- A45** We would have to have a private contractor for snow plowing
- C46** Every body is impacted differently. For me, it wouldn't matter how many houses are built there, everything about my property, any value that it had with a view or quality of life is 100% removed.
- C47** We have to keep together as a unit because everyone's little concerns are all our concerns. This is a good proposal but we jumped a little too far ahead because the district and school board let us down. This property should not be sold but if it does, this is a good proposal.
- C48** Just wanted to remind you all that the school is up for a seismic upgrade and it is a sizable investment. I think it makes sense that the school board brings back its plans and say, here is what I am going to do with my 5 million dollars on this 52 million dollar piece of land for this 20 million dollar building before we make a 2 million dollar decision. We need to keep our eye on the ball and what is best for the school.
- Q49** We pay more money to live on a quiet street. When our land values are decreased because we no longer have a quiet street, will the District be reducing our taxes?
- C50** Some governments push things through with no rhyme or reason and this seems to be maybe what has happened with this group. You are not going to change the provincial government. My advice to people that have a lot of emotion around this is get what you can out of the project. My second comment is I have lived in the neighbourhood since 1980, change happens. I am sitting here with two new neighbours that built monster homes right next to me. This seems to be a very good project.

IV. APPENDIX: DNV NOTIFICATION MAP



NEWSPAPER ADVERTISEMENT

# PUBLIC INFORMATION MEETING

A redevelopment is proposed for 3600 Mahon Avenue (a portion of Braemar School site) to construct 7 strata single family homes. You are invited to a meeting to discuss the project.

**Date:** Wednesday, May 14, 2014, 7:00pm- 8:45pm

**Place:** 3600 Mahon Ave (Braemar Elementary School Activity Room)

The applicant proposes to rezone a portion of the Braemar school site



from Public Assembly zoning to a Comprehensive Development Zone to permit 7 strata single family houses. Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or more information, contact

James Fox of Wedgewood

Ventures Ltd at 604-649-5658 or Kathleen Larsen of the Community Planning Department at 604-990-2387.

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

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

**Bylaw 8071**

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900, to designate the following property: A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617, 784 and 785, Plan 12849, PID: 008-796-033

---

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8071 (Amendment 12)".

**2. Amendments**

The following amendment is made to the "District of North Vancouver Official Community Plan Bylaw 7900, 2011":

- i) Map 2 Land Use:, by changing the land use designation of the portion of the lot outlined from "**Institutional**" to "**Residential Level 2: Detached Residential**";  
All as illustrated on Bylaw 8071 Schedule "A" attached.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk



# Bylaw 8071 Schedule A

## BYLAW 8071

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)  
Amendment Bylaw 8071 (2014)



**INSTITUTIONAL (INST)  
TO RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL (RES2)**



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

**Bylaw 8070**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617, 784 and 785, Plan 12849, PID: 008-796-033

---

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 3210, 1965, Amendment Bylaw 8070 (Amendment 1313)".

**2. Amendments**

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

- a) Section 301(2) is amended by inserting the following zoning designation:

"Comprehensive Development Zone 82 (CD 82)"

- b) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

**"4B82 Comprehensive Development Zone 82 (CD82)"**

**The CD 82 Zone is applied to:**

A portion of 3600 Mahon Drive legally described as Lot I, Block G, District Lots, 578, 617, 784 and 785, Plan 12849, PID: 008-796-033 as outlined on Schedule A

**4B82-1 Intent**

The purpose of the CD82 zone is to permit development of 7 detached residential homes.

#### **4B82-2 Permitted Uses**

##### **(a) Uses Permitted without Conditions:**

Not applicable

##### **(b) Conditional Uses:**

Single-family residential units.

#### **4B82-3 Conditions of Use:**

In the CD82 zone residential single-family units may not contain a secondary suite

#### **4B82-4 Accessory Use**

- (a) *Home occupations* are permitted.

#### **4B82-5 Height**

The maximum permitted Building Heights in the CD82 zone for each Lot 1 to 7 noted in Schedule B to this Bylaw shall be as outlined in the Maximum Height table below and as illustrated in Schedule C to this Bylaw.

<b>Lot</b>	<b>Maximum Height</b>
<b>Lot 1</b>	8.0m (26 ft)
<b>Lot 2</b>	8.0m (26 ft)
<b>Lot 3</b>	8.0m (26 ft)
<b>Lot 4</b>	8.5m (28 ft)
<b>Lot 5</b>	8.5m (28 ft)
<b>Lot 6</b>	8.5m (28 ft)
<b>Lot 7</b>	8.5m (28 ft)



#### **4B82-6 Density**

1. The maximum permitted floorspace in the CD82 zone for each Lot 1 to 7 noted in Schedule B to this Bylaw shall be regulated as follows:

<b>Lot Area</b>	<b>Maximum Floorspace (Including finished and unfinished basement area)</b>
<b>Lot 1</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 2</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 3</b>	228m <sup>2</sup> (2450 sq ft)
<b>Lot 4</b>	265m <sup>2</sup> (2850 sq ft)
<b>Lot 5</b>	214m <sup>2</sup> (2300 sq ft)
<b>Lot 6</b>	214m <sup>2</sup> (2300 sq ft)
<b>Lot 7</b>	265m <sup>2</sup> (2850 sq ft)

2. The following shall be excluded from maximum floor space calculation
  - a) Parking Structures not exceeding 37.2m<sup>2</sup> (400 sq ft)
  - b) Covered Balconies and Decks
  - c) Accessory Buildings not exceeding 19m<sup>2</sup> (205 sq ft)

#### **4B82-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B82-6 Density.

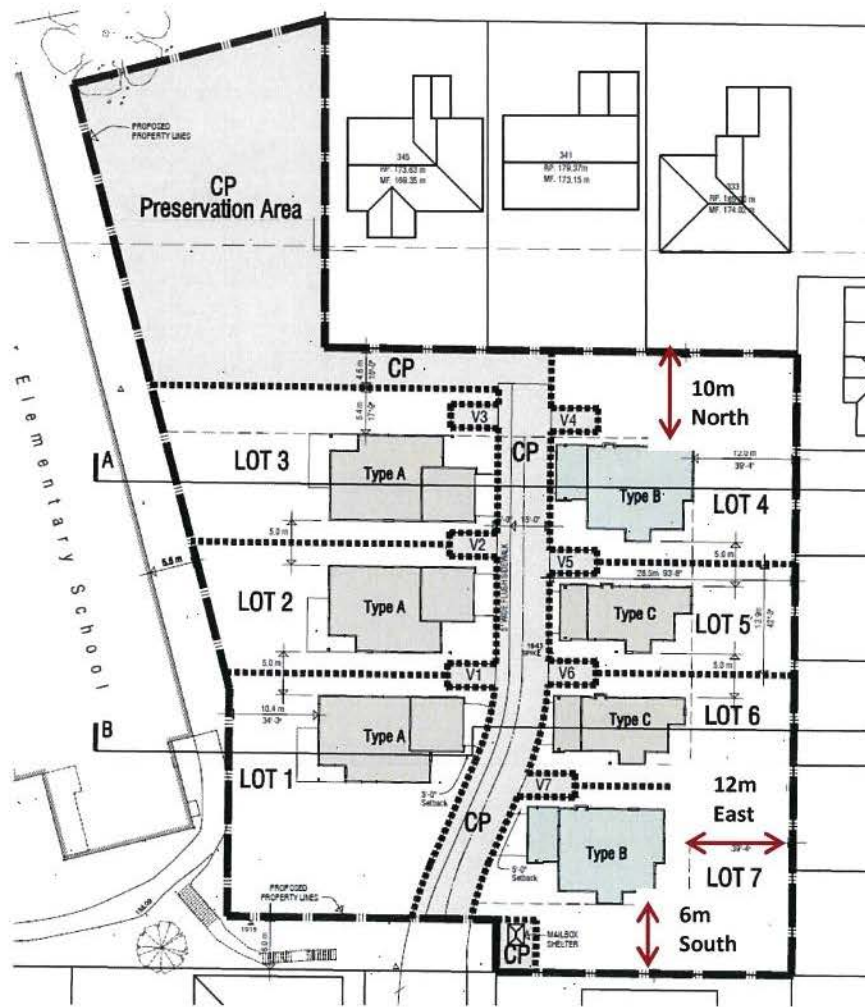
#### **4B82-8 Setbacks**

The minimum required setbacks in the CD82 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>From north lot line</b>	10m (32.8 ft)
<b>From east lot line</b>	12m (39.0 ft)
<b>From south lot line</b>	6m (19.7 ft)
<b>Accessory Structure from any lot line</b>	1.5m (5 ft)
<b>Swimming Pools from rear lot line</b>	3.0m (10 ft)

As illustrated on the following Site Plan:





### Setbacks to North, East and South for Primary Single-Family Building

#### **4B82-10 Maximum Building Depth**

The maximum permitted building depth in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall not exceed a building depth of 19.8m (65 ft).

#### **4B82-11 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall not exceed  $92.9\text{m}^2$  (1000 sq ft).

#### **4B 82-12 Coverage**

The maximum permitted building coverage in the CD82 zone for each of Lot 1 to 7 noted in Schedule B of this Bylaw shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 40% (including parking and accessory structures).
- b) Site Coverage shall not exceed a maximum of 60%.

#### **4B 82-13 Accessory Buildings**

- a) The maximum permitted size of an accessory building in the CD82 zone for each Lot 1-7 noted in Schedule B to this Bylaw shall not exceed 19m<sup>2</sup> (205 sq ft).

#### **4B 82-14 Landscaping**

- a) All land areas not occupied by buildings, structures, common roadway area, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished or preserved in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

#### **4B 82-16 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8070 Schedule B

#### **4B 82-17 Parking and Loading Regulations**

- a) Two parking stalls shall be provided per residential unit plus 7 visitor parking stalls. “
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning a portion of the land from Public Assembly (PA) to Comprehensive Development 82 (CD82).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 8070" as at Third Reading

\_\_\_\_\_  
Municipal Clerk

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

# Bylaw 8070 Schedule A: Zoning Map

## BYLAW 8070

### The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8070)



PUBLIC ASSEMBLY AREA (PA) TO  
COMPREHENSIVE DEVELOPMENT ZONE 82 (CD82)





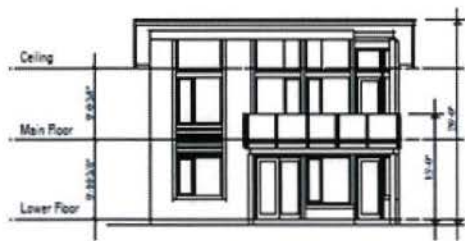
# Bylaw 8070 Schedule B: Lot Map

## BYLAW 8070

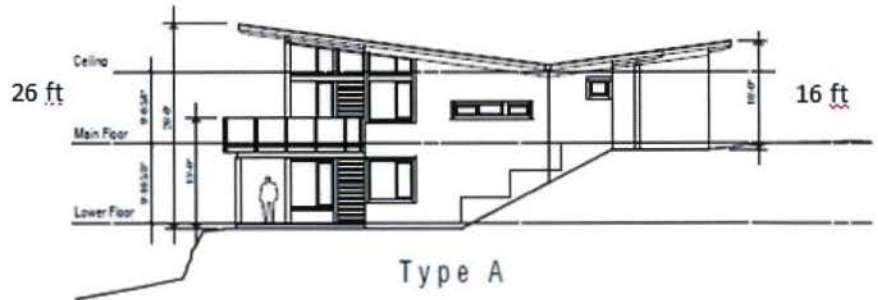
### The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8070)



## Schedule C to Bylaw 8070



Type A

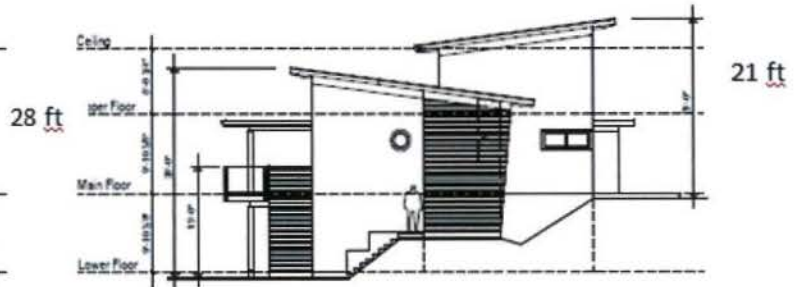


Type A

Type A Houses on Lots 1, 2 and 3



Type B

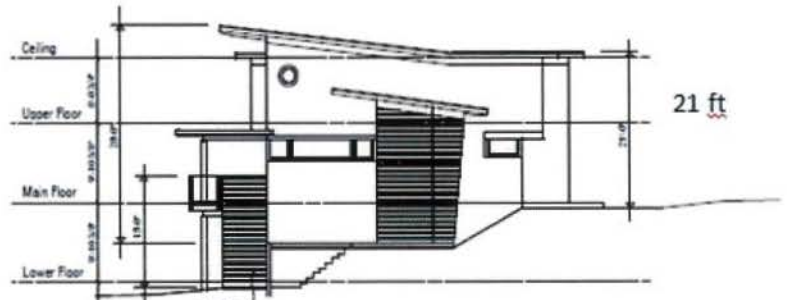


Type B

Type B Houses on Lots 4 and 7



Type C



Type C

Type C Houses on Lots 5 and 6

# PUBLIC HEARING

## 3600 Mahon Avenue Braemar Elementary School

- What:** Public Hearing to subdivide an undeveloped portion of land on the east side of the existing Braemar school site to create seven single-family homes.
- When:** 7 pm, Tuesday, June 24, 2014
- Where:** Council Chambers, North Vancouver District Hall,  
355 W. Queens Road



- What changes?** This proposal requires an amendment to the Official Community Plan and to the Zoning Bylaw.
- When can I speak?** We welcome your input **Tuesday, June 24, 2014 at 7 pm**. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail before the conclusion of the Hearing.
- Need more info?** Relevant background material and copies of the bylaws are available for review 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 am to 4:30 pm.
- Questions?** Kathleen Larsen, Community Planner, [klarsen@dnv.org](mailto:klarsen@dnv.org) or 604-990-2387.

THIS PAGE LEFT BLANK INTENTIONALLY