




NORTH VANCOUVER  
DISTRICT


## 4343 Starlight Way (Monterey School) Public Hearing Binder: Table of Contents

<b>Agenda and Reports</b>	
	<b>Public Hearing Agenda</b>
	<b>Staff Report</b> - February 20, 2015 This report provides an overview of the project and the land use issues related to the review of this OCP Amendment Bylaw and Rezoning Bylaw.
	<b>Bylaw 8110</b> which amends the OCP from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to enable the development of a 12 lot subdivision with two park areas.
	<b>Bylaw 8109</b> which rezones the subject site from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to enable the development of a 12 lot subdivision with two park areas.
<b>Public Input</b>	
	<b>Public Input</b> - submissions from the public for the Public Hearing
<b>Additional Information</b>	
1	<b>OCP Land Use Map</b>
2	<b>Public Assembly (PA) Lands Strategy</b> – DNV Policy on Public Assembly Lands. Policy Approved on May 27, 2013
3	<b>Subdivision</b> - Survey Plan showing proposed subdivision layout including new road and park
4	<b>Subdivision</b> – Data sheet on lot area, width and depths for each proposed lot
5	<b>Trees</b> – Arborist report prepared by Arbortech Consulting dated September 26, 2014
6	<b>Trees</b> – Tree retention plan showing which trees are proposed to be removed or retained
7	<b>Trees</b> - Street Tree planting plan showing proposed new street trees
8	<b>Park</b> – Landscape Plan prepared by PMG Landscape Architects showing proposed planting in new open space
9	<b>Design</b> – Objectives of proposal prepared by Morningstar Homes and dated November 2014
10	<b>Design</b> – House sections illustrating the slope of the land
11	<b>Design</b> –Building section showing details on a typical house design
12	<b>Design</b> – Starlight Way Streetscape
13	<b>Geotechnical Report</b> - Preliminary Geotechnical Report prepared by GeoPacific Consultants (September 2014).
14	<b>Geotechnical Report</b> - Geotechnical Investigation Report prepared by GeoPacific Consultants (October 2014).
15	<b>Geotechnical Report</b> - Appendix D: Landslide Assessment Assurance Statement. Assurance from the Geotechnical Engineer that the proposal is “safe for the use intended”
16	<b>Past Public Input</b> - Information Report on Public Information Meeting prepared on January 6, 2015 (to provide information about the meeting prior to the meeting)
17	<b>Past Public Input</b> - Public Information Meeting - Facilitator’s Report
18	<b>Construction Management</b> – Prepared by Morningstar Homes November 2014.
19	<b>Construction Management</b> –Details on Capilano Water Main Project
20	<b>Civil Drawings</b> – Including information on lot grading, retaining walls, and servicing

21	<b>Disposal of School Land</b> - Administrative Memorandum - Disposal Bylaw No. 2013-2 - Monteray Elementary -from November 26, 2013
22	<b>Disposal of School Land</b> - Approved Public Board Meeting Minutes - Disposal Bylaw No. 2013-2 - Monterey Elementary - from November 26, 2013

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 23, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

February 20, 2015

File: 08.3060.20/050.14

**AUTHOR:** Casey Peters, Community Planner

**SUBJECT: BYLAWS 8110 AND 8109: OCP AMENDMENT AND REZONING FOR A  
TWELVE LOT SINGLE-FAMILY DEVELOPMENT: 4343 STARLIGHT WAY  
(MONTERAY ELEMENTARY SCHOOL)**

**RECOMMENDATIONS:** It is recommended that:

1. Bylaw 8110, amending the OCP land use designation for the subject site from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for a twelve lot single-family development be given First Reading; and
2. Bylaw 8109, which rezones the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space be given First Reading; and
3. Bylaws 8110 and 8109 be referred to a Public Hearing;
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8110; and
5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8110 in conjunction with its Financial Plan and applicable Waste Management Plans.

### REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8110 to amend the Official Community Plan by changing the land use designation from Institutional to Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA); and
- Bylaw 8109 to rezone the subject property from Public Assembly to CD88, Natural Parkland (NPL) and Neighbourhood Park (NP).



**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 2

**SUMMARY:**

The applicant proposes to subdivide the existing Monterey school site to create twelve single-family lots and two park areas. 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:**

Monterey School was closed in June 2004 and the site was subsequently leased for several years to the L'Ecole Francaise Internationale de Vancouver. The school has been vacant since March 2011. School District 44 began exploring options for the property through a Request for Proposals in July 2012.

Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014. A detailed planning application for a 12 lot subdivision was submitted in December 2014.

Public Assembly Use Strategy:

In 2013, 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 responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process.

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

- The proposal is not located in a town centre and the land is not anticipated to be required for institutional use associated with growth in an OCP designated growth centre;
- The proposal will increase family-oriented housing options in a way that is complementary to the surrounding single family neighbourhood;
- The proposal will assist in providing community services on-site by providing pedestrian trails and a new pocket play park;
- The proposal will result in a net decrease in vehicle traffic to the site;
- There is no official park use of the existing playing field;
- Community Amenity Contributions will be provided; and
- No public assembly need was identified for this site.



**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 3

Policy Planning has reviewed the proposal against the Public Assembly strategy and notes that the location is no longer viable as a Public Assembly site and that the proposal meets the criteria outlined in the Public Assembly Lands Strategy.

Dedication of Parkland:

Section 941 of the Local Government Act requires the dedication of parkland when a subdivision is creating more than three new lots. The two parcels of parkland total 2473.6m<sup>2</sup> (26,626.48 sq ft) and will be dedicated to the District as part of this application and that satisfied the requirement of Section 941.

Official Community Plan:

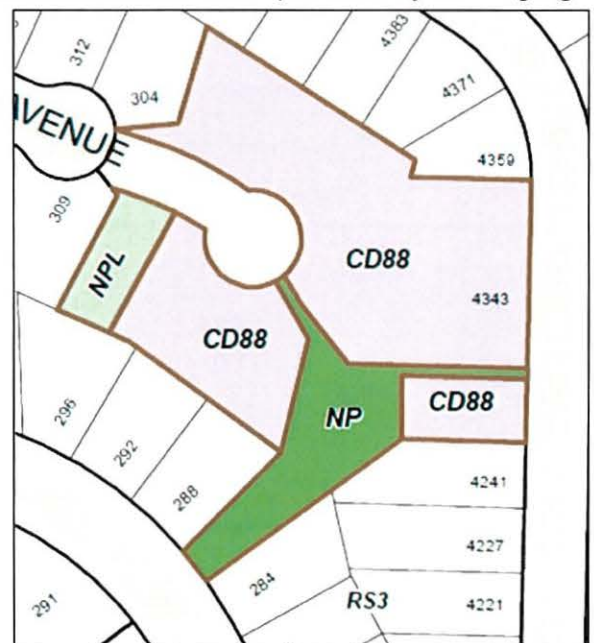
The subject property is designated Institutional in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference policy document. The designations in both of these documents reflect the existing school use on the site. An OCP amendment is required for this proposal to advance.

The District's OCP proposes to manage growth by creating a network of centres while respecting residential neighbourhood character in the single family neighbourhoods and limiting growth in these areas. The proposal of housing for single family on this site maintains the single family character of the area.

The proposed neighbourhood park works with the OCP vision for a network of trails and greenways to increase connectivity within neighbourhoods. It also supports the "provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood". The land adjacent to the creek also meets OCP policies by managing "land uses to protect the ecological values of parkland" and considering the "acquisition of environmentally sensitive areas for addition to the parkland system".

Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential and park use. Bylaw 8109 rezones portions of the lot to Neighbourhood Park (NP) and Natural Parkland (NPL). The bylaw also proposes a new single family Comprehensive Development Zone (CD88) tailored specifically to this project. The CD88 zone is modelled after the RS3 zone to reflect the adjacent single family properties.



**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 4

The portion of the site adjacent to the creek is proposed to be zoned Natural Parkland (NPL) and will be retained in a natural state. A second portion of the site will be zoned Neighbourhood Park (NP) and will be used for play space and for pathways to Starlight Way and to Montroyal Blvd. Ownership of both park areas will be transferred to the District.

A comparison of the subdivision requirements of the proposed lots against the appropriate zones is shown below:

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Lot Depth</b>
<b>RS3</b>	660m <sup>2</sup> (7104 sq ft)	18m (59 ft)	34m (112 ft)
<b>CD88 minimum</b>	660m <sup>2</sup> (7104 sq ft)	16m (52.5 ft)	33m (108ft)
<b>Range of proposed lots within CD88</b>	660m <sup>2</sup> (7104 sq ft) to 694.8m <sup>2</sup> (7479 sq ft)	16m (52.5 ft) to 18.57m (60.93ft)	33.64m (110.37ft) to 46.07m (151.15ft)
<b>NPL and NP</b>	No minimum	No minimum	No minimum

The proposed lot area requirement of the CD88 zone is the same as the RS3 zone and all of the lots comply with the required 660m<sup>2</sup> (7104 sq ft) lot area requirement. Eleven of the lots meet the 34m (112 ft) lot depth requirement of the RS3 zone. One lot is proposed to be 33.64m (110.37 ft) which results in a lot depth less than the 34m (112 ft) that is required in a RS3 zone.

The lot width of seven of the twelve lots is between 16m (52.5 ft) and 18m (59 ft). Five of the lots meet or exceed 18m (59ft) of lot width. The four lots facing Starlight Way will all meet the minimum 18m lot width of an RS3 lot.

The CD88 zone also sets out the specific building regulations for the proposed new houses. The zone was based on the RS3 zone and the differences are highlighted below:

1. Height measurement: The Zoning Bylaw sets the method of determining building height and requires the height to be measured from “the lesser of natural or finished grade”. As the proposal requires re-grading of the site, the CD88 zone requires height to be measured from finished grade. These finished grades were established through the planning review process.
2. Side yard setbacks: In the RS3 zone a 1.22m (4 ft) side yard setback is required for lots that are less than 15.24m (50 ft) and a 1.83m (6 ft) side yard is required for lots that are greater than 15.24m (50 ft). All of the proposed lots are greater than 15.24m (50 ft) in width and the CD88 zone proposes a 1.22m (4 ft) setback.
3. The RS1-5 zone counts area above 3.66m (12 ft) as if it were an additional floor level for the purpose of determining the total floor area of a building. The CD88 zone proposed to count area above 4.27m (14 ft) to add greater flexibility to the house design. This will have no impact on the overall height of the houses.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 5

4. Floorspace Ratio: The CD88 proposes to allow a slight increase in density on certain lots with a corresponding reduction of density on other lots. This will result in no net increase of density in the project. The overall total will not exceed what would be permitted on RS3 lots.

Staff are supportive of the zoning as it largely meets the surrounding RS3 zoning while taking into consideration the unique characteristics of this site.

## **ANALYSIS**

### **The Site and Surrounding Area:**

The site is 10,331m<sup>2</sup> (111,206 sq ft) located in the upper Delbrook neighbourhood. The site can be accessed by vehicle from Starlight Way and Monterey Avenue and by pedestrians via a set of stairs that extend to Montroyal Blvd. Adjacent properties consist of single family lots (zoned RS3) on all sides.

### **Development Permit Areas:**

The site is located in Development Permit Areas for "Form and Character of Commercial, Multi-Family or Industrial Development" and "Water and Energy Conservation and Greenhouse Gas Reduction". The proposal is for single-family use so the Form and Character DP no longer applies. Bylaw 8110 proposes to remove the site from these two Development Permit areas. The applicant will be required to build to new homes to a minimum of Energuide 80 as per the District's Green Building Strategy and this will be secured via covenant through the subdivision process.

A watercourse runs through the single family lot to the west of the site at the end of the Monterey cul-de sac. The watercourse is currently within a pipe before it daylight on the adjacent property. The subdivision proposes a lot to be dedicated in the OCP as Parks, Open Space and Natural Area (POSNA) and to be rezoned to Natural Parkland (NPL) in order to protect the watercourse. The proposed development is outside the protected area and is therefore exempt from the Streamside Development Permit.

### **Project Description:**

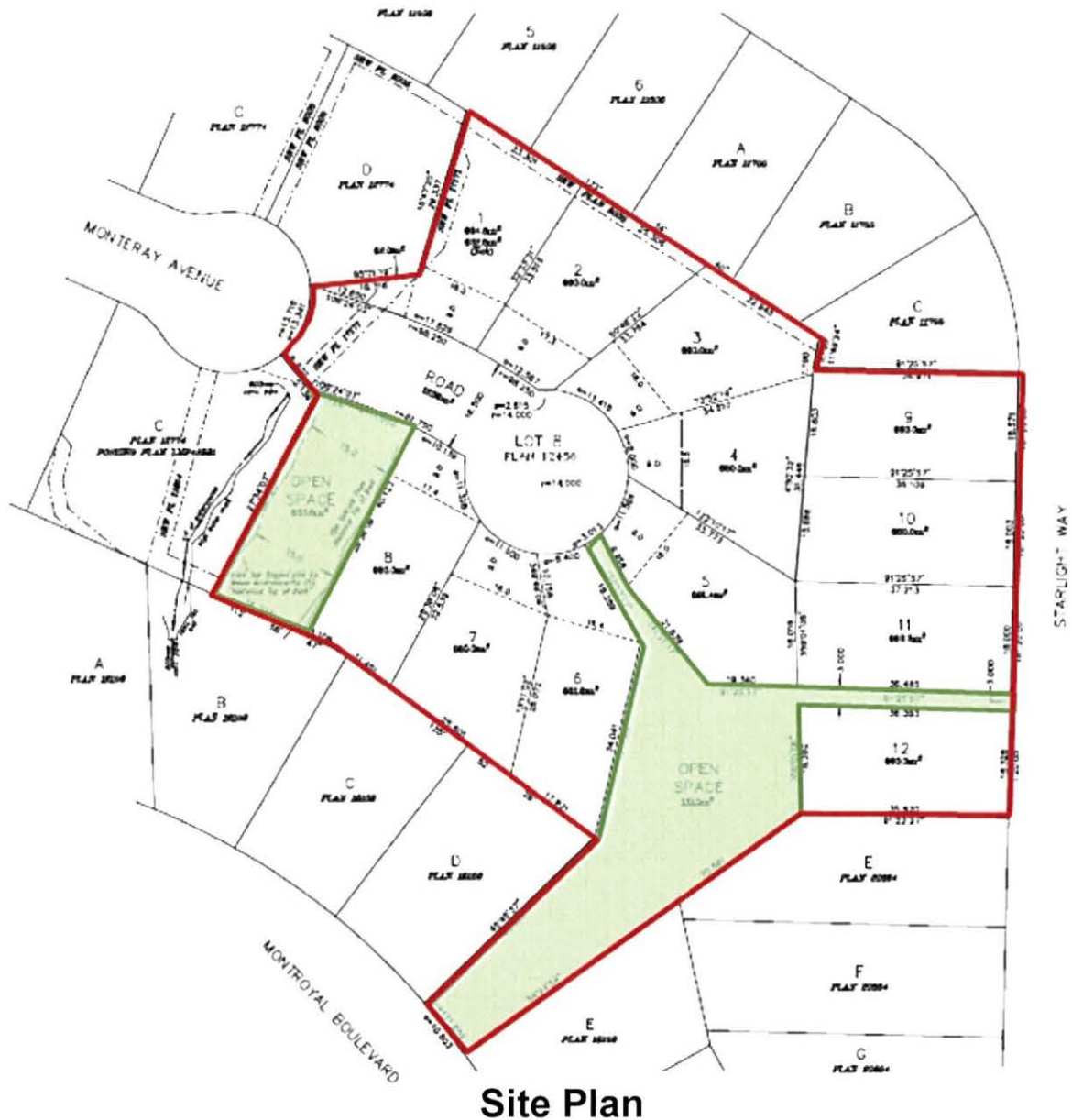
#### Proposal:

The proposal is for twelve single-family lots and two areas to be dedicated as District park. Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monterey Avenue cul-de sac as shown on the site plan below.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 6



**Site Plan**

Two areas of the site are labelled "Open Space" (shown in green above) and the Monterey cul de sac extension will be dedicated to the District on the subdivision plan. The open space adjacent to Monterey Avenue is beside a watercourse and the 15m protected area is contained within that lot. This lot will remain in a natural state and will not be developed. The second open space will include the path to Montroyal Blvd and to Starlight Way and will include a compact neighbourhood park with play area.

The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours. The streetscape on Starlight Way shown below demonstrates how the homes step down with the grade.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 7



**Starlight Way Streetscape**

Parking and Access:

Vehicle access to the site is will be from Starlight Way and by an extension of the Monterey Avenue cul-de sac.

Each home has an attached double car garage and as the homes are proposed to include suites a third parking stall will be required on each lot. The proposed parking meets the requirements of the surrounding RS3 zone.

Landscaping and Trees:

A total of 172 trees have been identified on the development site mostly alder, cottonwood and western red cedar. 94 of these trees were tagged and 78 were untagged alder and cottonwood. Of the 172 onsite trees, 113 trees are proposed for removal and 59 will be retained. The arborist notes that many of the trees for removal are of poor quality. 47 new trees will be planted in the new Neighbourhood Park lot as well as along the new portion of Monterey Avenue and on Starlight Way. The open space area adjacent to the creek is intended to be retained in its natural state with a fence installed at the Natural Parkland boundary. The acceptance of a final approved landscape plan and comprehensive replanting plan will be required prior to subdivision approval.

**IMPLEMENTATION:**

Implementation of this project will require adoption of an OCP amendment bylaw (Bylaw 8110) and rezoning bylaw (Bylaw 8109) and registration of a subdivision plan.

Bylaw 8109 (Attachment B) rezones the subject properties from Public Assembly (PA) to Neighbourhood Park (NP), Natural Parkland, and a new Comprehensive Development Zone (CD88) which:

- establishes zoning regulations for the proposed single-family residential use;
- allows home occupations as an accessory use;

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 8

- allows secondary suites (provided three parking stalls are provided); and
- regulates maximum house size and height.

Registration of the following legal documents will be required to secure:

- construction in accordance with the development concept;
- registration of the subdivision plans including land dedication for open space and roads;
- green building covenant;
- unique house design covenant;
- a stormwater management plan; and
- a construction management 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 \$460,000.

The proposal includes extended improvements to Montroyal Boulevard not required by the Development Servicing Bylaw, valued at \$24,000, and park improvements, valued at \$111,364. In addition the applicant will contribute \$324,636 cash. A total CAC payment of \$460,000 will be required prior to adoption of the zoning bylaw. It is anticipated that the CACs from this development will include contributions toward public art, public facilities and public facility improvements, and park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

**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" secured by covenant.

**CONCURRENCE:**

Staff:

The project has been reviewed by staff from Environment, Building, Parks, Engineering, Public Safety, Policy Planning, Transportation Planning, Finance and the Fire Department.

Outside Agencies:

School District 44 has identified these lands as surplus to school needs and supports the proposal. It is anticipated there will be approximately 5 students from Kindergarten to grade 12 in these new homes. This neighbourhood is within the catchment areas of Braemar and Carson Graham.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 9

**PUBLIC INPUT:**

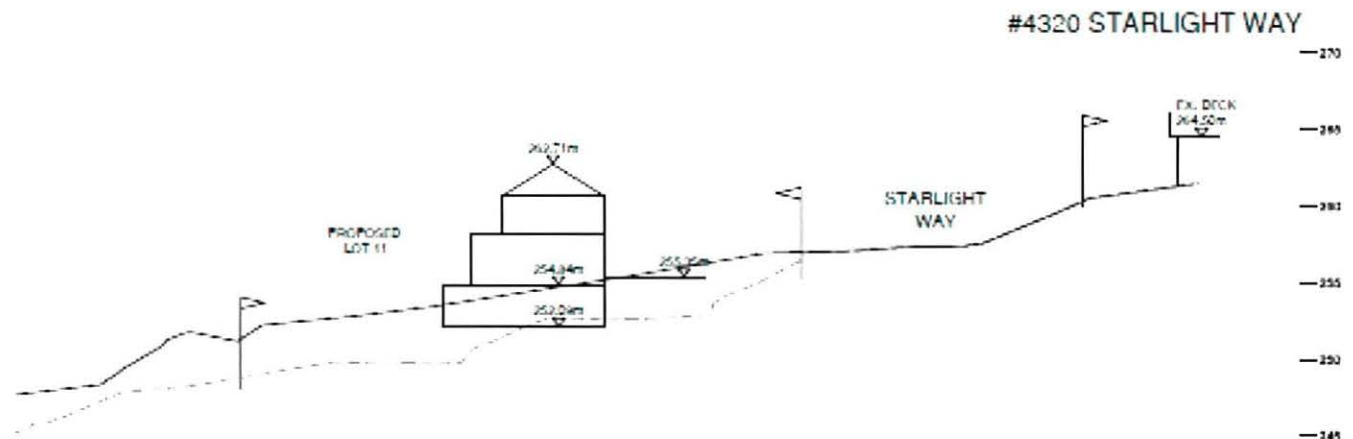
Public Information Meeting:

The applicant held a facilitated Public Information Meeting on January 21, 2015. Prior to the meeting notices were distributed to 63 adjacent residences, two signs were installed on the property and ads were placed in the newspaper. The meeting was attended by 38 people.

There were a variety of questions of clarification about the specific proposal including the height and design of the proposed buildings. Several neighbours asked questions surrounding timing for the project and were supportive of the project proceedings quickly. After the meeting, a petition in support of the proposal was submitted from adjacent neighbours to the District with signatures from 39 adjacent homes.

In response to some concern regarding heights of the buildings raised by a neighbour on Starlight the applicant has worked with the neighbours and has submitted cross sections from the houses on Starlight Way looking over the new houses. These sections demonstrate that the height of the new homes will be in line with the height of the existing decks on Starlight Way. Staff have spoken with the neighbour who is satisfied by the building design.

An excerpt from the Facilitator's report is attached as Schedule D.



**CONSTRUCTION MANAGEMENT PLAN:**

The Capilano Watermain Replacement project is anticipated to be under construction between August 2015 to April 2016 and it is expected that this project would be under construction near the mid to end of that project. The Capilano Watermain works will close Capilano Road from Edgemont Blvd to Prospect Avenue and the proposed detour for those vehicles will include Montroyal Blvd and Delbrook Avenue. The detour is anticipated to be in place until approximately January 2016. It is anticipated that the vehicles associated with this site would also use Delbrook Avenue to access to the site.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 10

With the Capilano Road closure in effect it is expected that there will be up to 30% increase in traffic on the Westview/ Delbrook/ Montroyal corridor during peak hours. This corridor is expected to handle the increased capacity but with longer queues and wait times through the Westview section. The all-way stop at Delbrook and Montroyal is expected to continue to provide an acceptable level of service to this corridor while operating as a detour route.

The applicant has estimated a maximum of 5 tandem dump trucks per day travelling to and from the site. This volume of large truck traffic is quite small and would not normally be expected to significantly affect traffic flows. To avoid potentially compounding effects on traffic the truck traffic is to be scheduled outside of peak hours. A covenant requiring a construction traffic mitigation strategy that specifies the hours for permitted truck travel will be required as a condition of subdivision.

Additionally, any civil works that would affect traffic on Montroyal Blvd or Delbrook Avenue will not be permitted until after the Capilano Road is re-opened.

The applicant for this project has submitted some construction traffic information and will be required to submit a Construction Staging and Traffic Management Plan at the subdivision stage. A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents. This plan must be in place prior to the commencement of any building and demolition works. This plan will need to take into account other construction projects active in the area including utility projects and the developer will be required to coordinate with these throughout the process.

**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. School District 44 has identified this site as surplus lands. The project is now ready for Council's consideration.

**Options:**

The following options are available Council's consideration:

- 1) Introduce Bylaws 8110 and 8109 and refer them to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8110 and 8109 at First Reading.

  
Casey Peters  
Community Planner

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 11

- A - Bylaw 8110
- B - Bylaw 8109
- C – Subdivision Plan
- D – Starlight Way Streetscape
- E – Excerpt from Facilitator Report

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

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

## **Bylaw 8110**

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

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 8110, 2015 (Amendment 14)".

### **2. Amendments**

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from "**Institutional**" to "**Residential Level 2 (RES2)**" and "**Parks, Open Space and Natural Areas**" as illustrated on Bylaw 8110 Schedule "A" attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

**READ** a first time by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED**

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Mayor

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Municipal Clerk

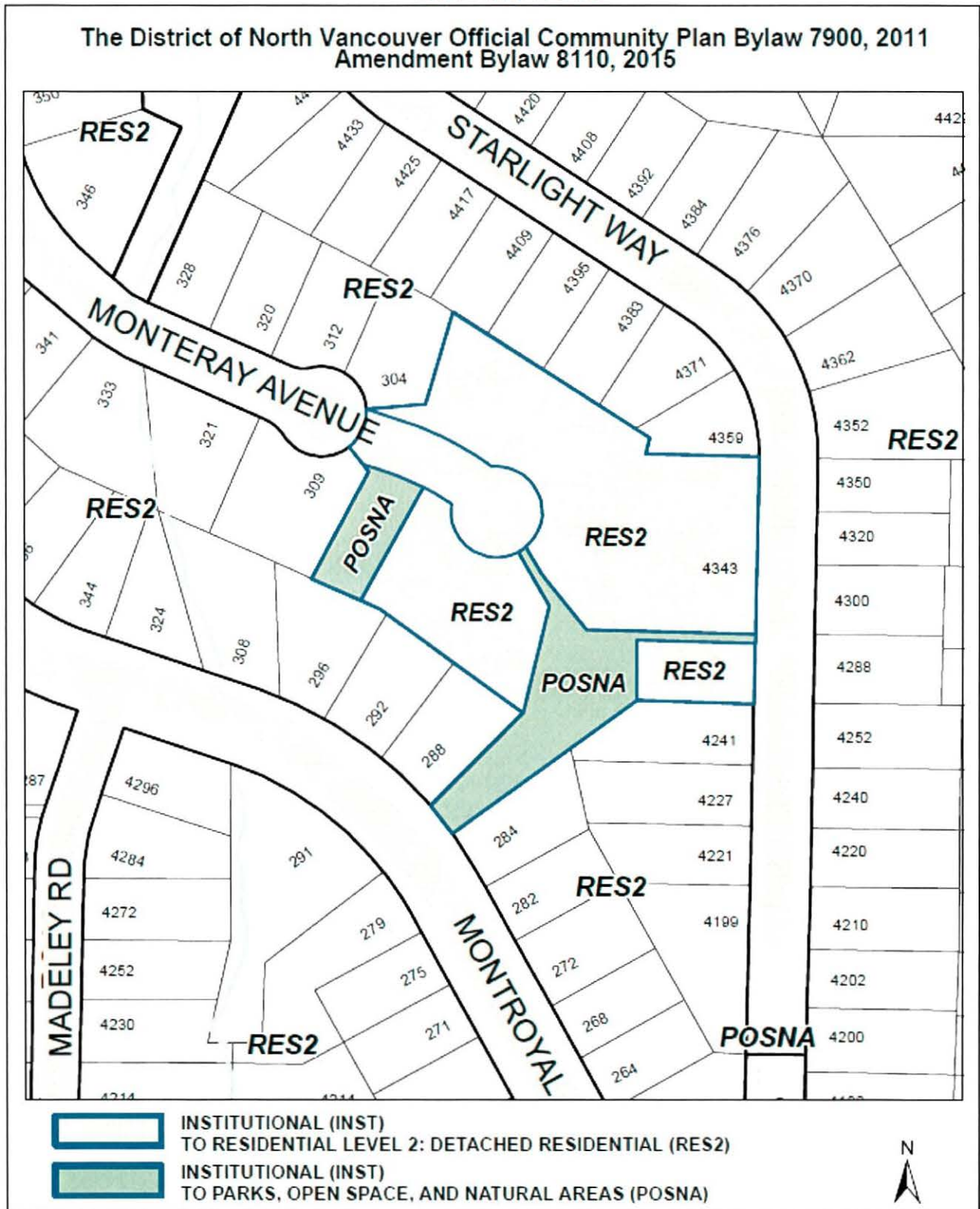
Certified a true copy

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Municipal Clerk

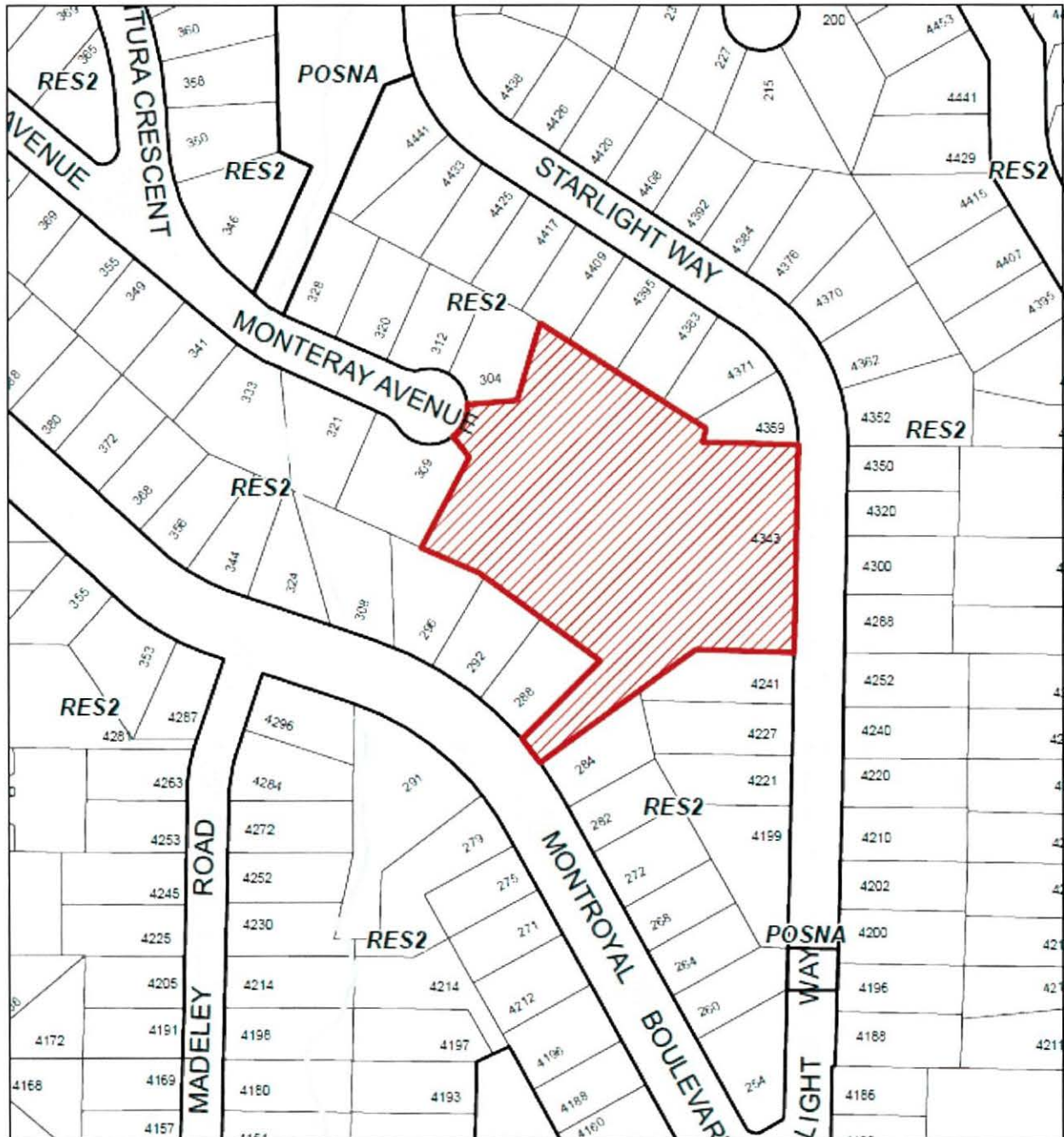
# **Bylaw 8110 Schedule A: OCP Map 2 – Land Use** **BYLAW 8110**

The District of North Vancouver Official Community Plan Bylaw 7900, 2011  
 Amendment Bylaw 8110, 2015



## Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



**The Corporation of the District of North Vancouver****Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756

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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 1326, (Bylaw 8109)".

**2. Amendments**

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

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

"Comprehensive Development Zone 88 (CD 88)"

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

"in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line"

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

**“4B88 Comprehensive Development Zone 88 (CD88)”**

**The CD 88 Zone is applied to:**

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

**4B88-1 Intent**

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

**4B88-2 Principal Use**

One single-family residential building per lot

**4B88-3 Accessory Uses**

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
  - i. secondary suites are permitted only in single-family residential zones;
  - ii. only one secondary suite is permitted on a single-family lot;
  - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

**4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones**

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m<sup>2</sup> (968sq ft) or 40% of the residential floor space of the principal single-family residential building

#### **4B88-5 Density**

(a) The maximum permitted floorspace is regulated as follows:

<b>Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)</b>	<b>Floor Space Ratio</b>
Lots 1-4	0.35 + 11.5 m <sup>2</sup> (124 sq ft)
Lots 5-12	0.35 + 43.0 m <sup>2</sup> (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

#### **4B88-6 Maximum Principal Building Height**

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

<b>Roof Pitch</b>	<b>Maximum Height</b>	<b>Maximum Eave Height</b>
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

#### **4B88-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B88-5 Density.

#### **4B88-8 Principal Building Setbacks**

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front and Rear</b>	7.62m (25 ft)
<b>Side</b>	1.22m (4 ft)

#### **4B88-9 Maximum Building Depth**

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

#### **4B88-10 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m<sup>2</sup> (1000 sq ft) whichever is greater.

#### **4B88-11 Coverage**

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

#### **4B88-12 Parking Structures**

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m<sup>2</sup> (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

#### **4B88-13 Accessory Buildings**

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m<sup>2</sup> (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

#### **4B88-14 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m <sup>2</sup> (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

#### **4B88-15 Parking Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

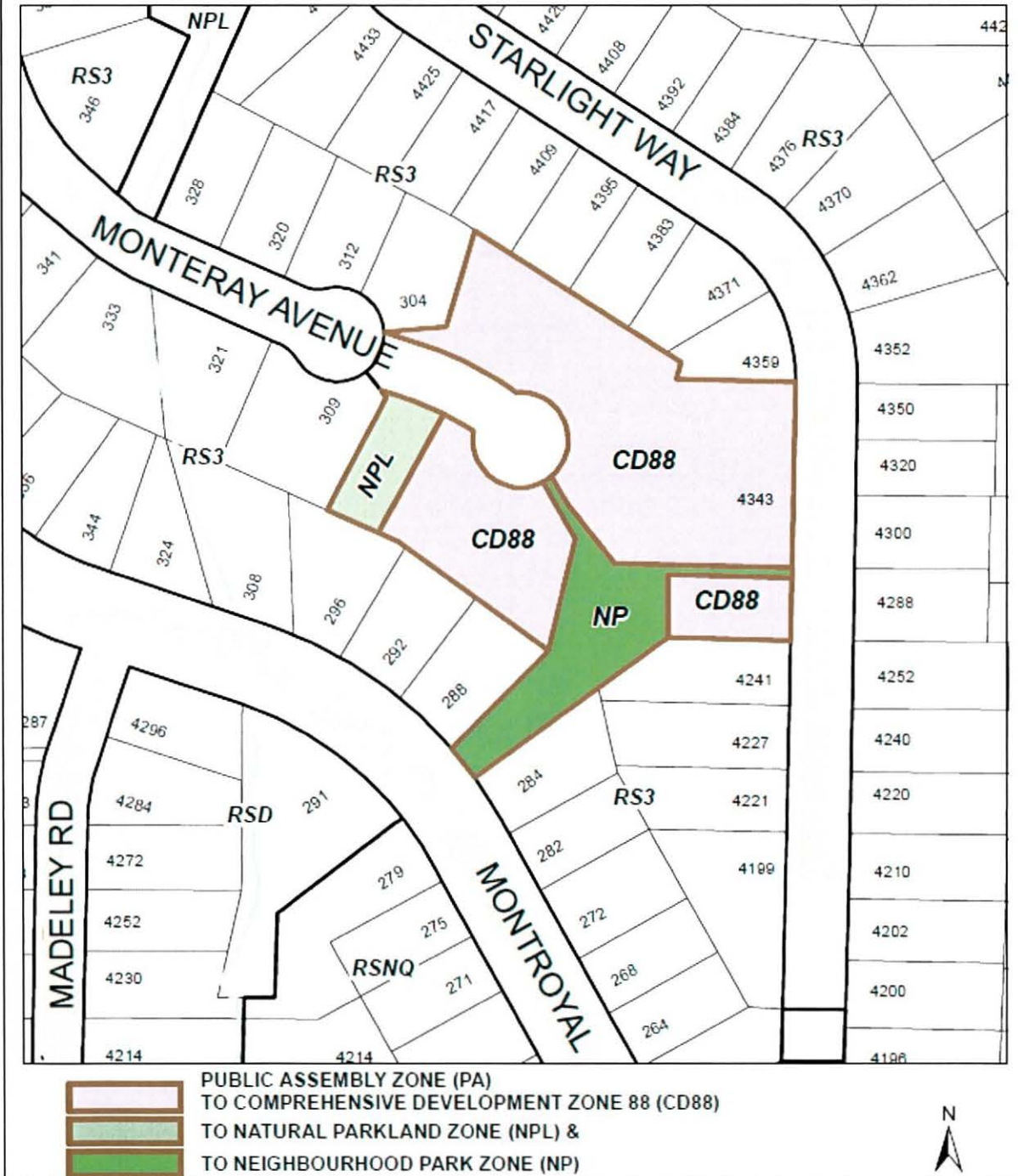
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Municipal Clerk

# Bylaw 8109 Schedule A: Zoning Map

## Bylaw 8109

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)



# Schedule B to Bylaw 8109

## PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

0 5 10 20 30

All Distances are in Metres  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4143 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.I.D. 008-951-756



### NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Underwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-5630 170A Street  
Cloverdale B.C.  
FILE: JV1405\_P55 NOVEMBER 3/2014

This Plan Lies Within The  
Greater Vancouver Regional District

## Schedule C to Bylaw 8109



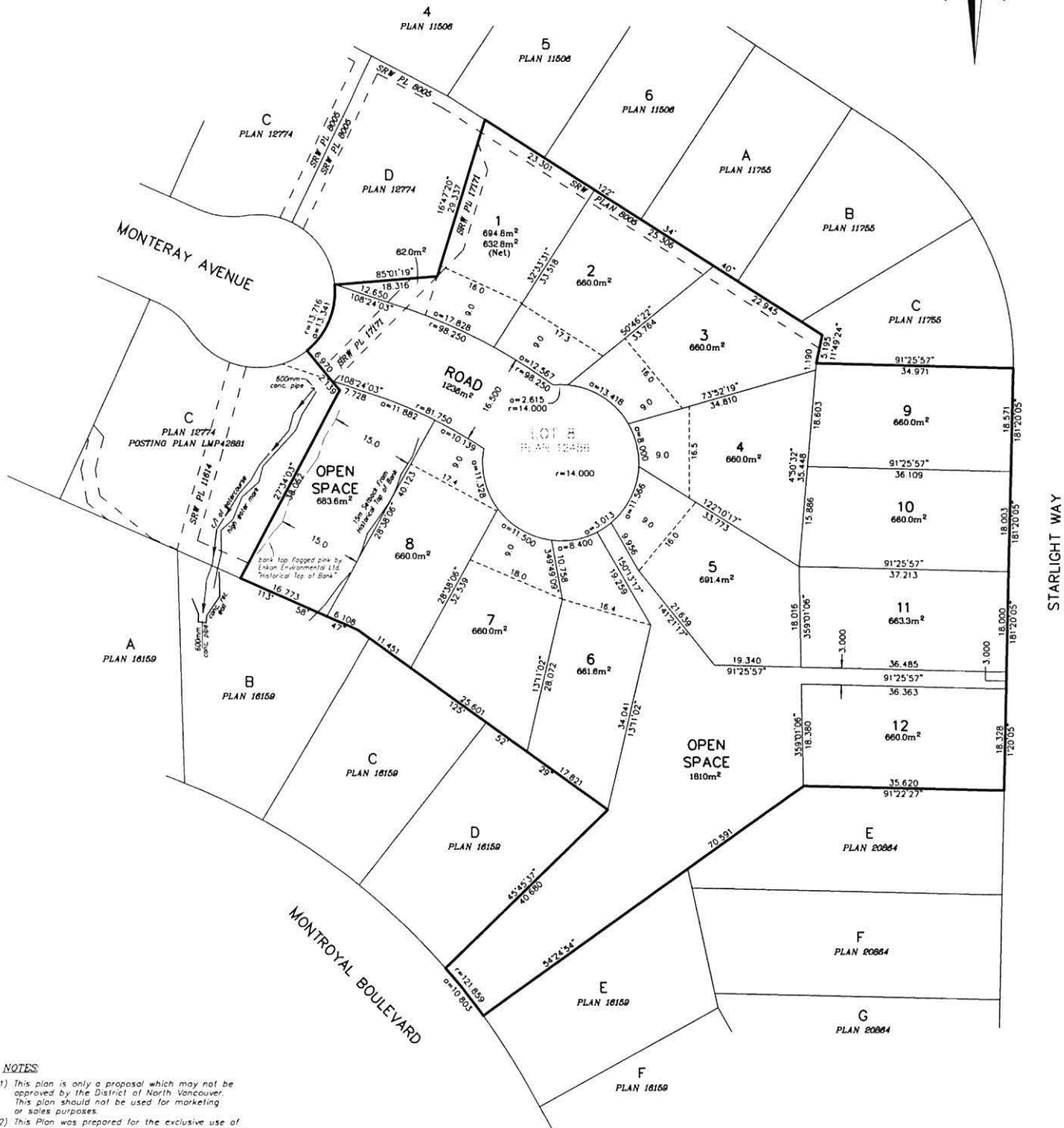
# PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

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All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS

4343 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.I.D. 008-951-756



## NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
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Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JV1405\_P55 NOVEMBER 3/2014

This Plan Lies Within The  
Greater Vancouver Regional District



Starlight Way Streetscape

# SUMMARY OF PUBLIC INFORMATION MEETING

Monterey Elementary Site - 4343 Starlight Way  
Meeting held January 21st, 2015



Morningstar Homes Ltd.

Facilitated By Main  
Street Architecture

prepared by

**MAIN STREET ARCHITECTURE**

architecture urban design vision collaboration

# CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
  - 2.1 Meeting intent
  - 2.2 Information Distribution and Community Notification
  - 2.3 Public Information Meeting - January 21st, 2015
  - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet  
Appendix B: Comment forms / Sign in sheet  
Appendix C: Presentation panels

## 1.0 OVERVIEW

To:

Casey Peters, Community Planner,  
District of North Vancouver  
cpeters@dnv.org

Ryan Lucy, VP Acquisitions & Development  
Morningstar Homes Ltd.  
rlucy@mstarhomes.com

From:

Jay Hiscox AIBC, Meeting Facilitator,  
Main Street Architecture  
Tel: 604-354-0397  
e: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Morningstar Homes Ltd. on January 21st 2015. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 4343 Starlight Way, District of North Vancouver, BC. The project proposal is for a subdivision of the former Monteray School property into 12 single family lots, and designated parcels for amenity, creekside protection and access.

## 2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

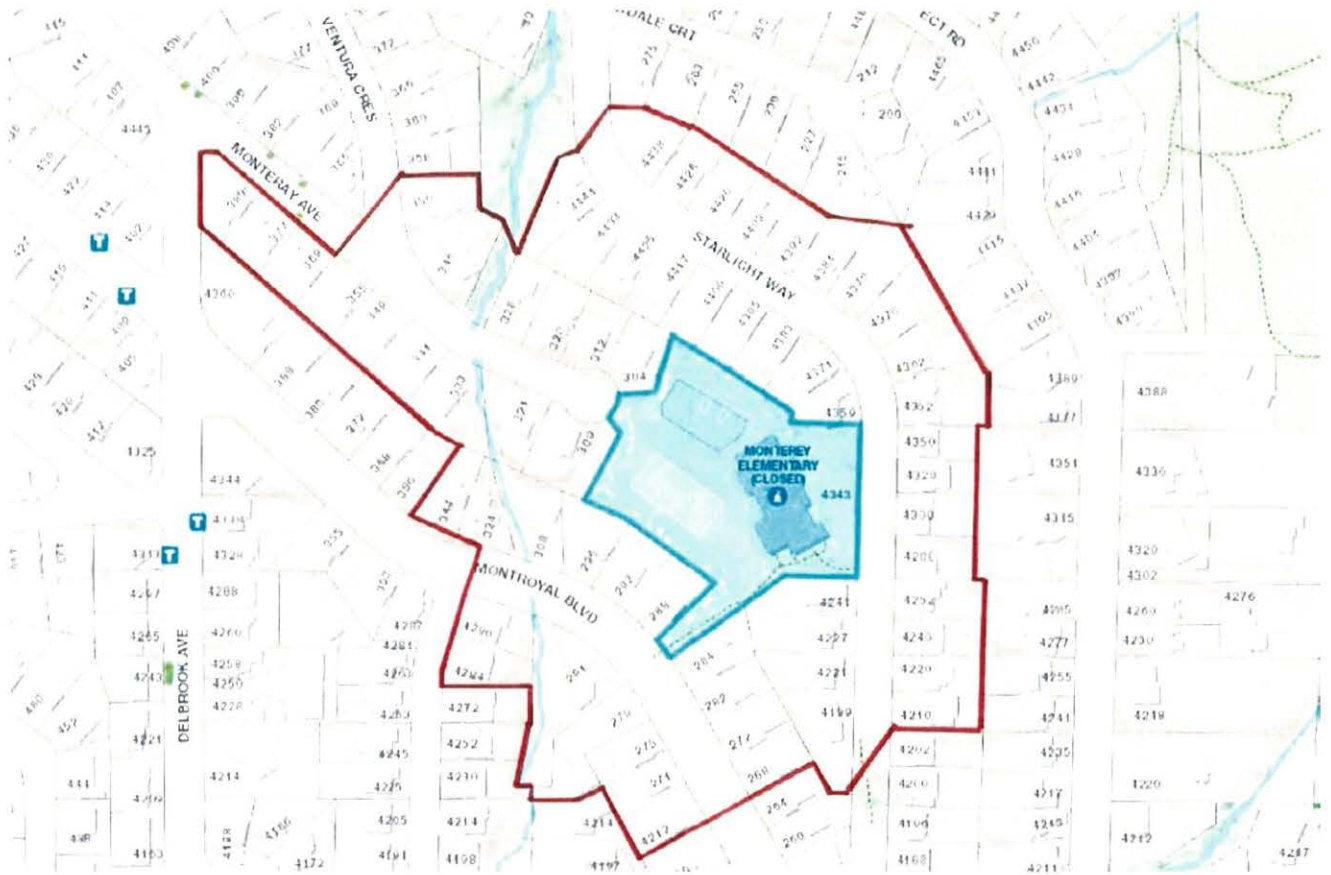
### 2.1 Meeting intent

The focus of the January 21 meeting was to provide updated project information and a venue to voice questions or concerns about the project.

### 2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail



Map of distribution area:

### 2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to January 8th 2015.

### 2.2.2 Signage:

Two signs outlining the proposed development were installed on the frontage of 4343 Starlight Way. One sign was placed on the east facing Starlight Way and a second sign to the West at the end of the Monterey cul-de-sac. The signs were inspected by DNV staff and accepted.

### 2.2.3 Newspaper Notification:

Morningstar Homes Ltd. placed public notice advertisements in the North Shore News January 14 and 16 2015. A copy of the printed advertisement is shown overleaf.

### 2.2.4 Community Association:

In addition to the mailout list, Morningstar sent out information packages to local neighborhood associations to invite them to the meeting.

Friday, January 16, 2015 North Shore News A3

<b>MARKETPLACE</b> <b>REPAIRS</b> <b>CELEBRATIONS</b> <b>BIRTHDAYS</b> <b>EDUCATION</b> <b>Garage Sales</b>	<b>LEGAL</b> <b>LEGAL TIPS &amp; NOTICES</b> <b>PUBLIC INFORMATION MEETING</b> <p>A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project.</p> <p><b>Date:</b> Wednesday, January 21, 2015  <b>Time:</b> 7:00-8:30pm  <b>Location:</b> Braemar Elementary School, 3600 Mahon Avenue</p> <p>The applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a 12 lot single family housing project.</p> <p><b>Map:</b> [Map showing the subject site at 4343 Starlight Way, highlighted in red.]</p> <p>Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting.</p> <p><b>* 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.</b></p>
--	---

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NSN - Jan 16 2014

**PUBLIC INFORMATION MEETING**

A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project.

**Date:** Wednesday, January 21, 2015  
**Time:** 7:00-8:30pm  
**Location:** Braemar Elementary School, 3600 Mahon Avenue

The applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a 12 lot single family housing project.

**Map:** [Map showing the subject site at 4343 Starlight Way, highlighted in red.]

Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

**\* 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.**

## SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

## PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015  
Time: 7:00-8:30 pm  
Location: Braemar Elementary  
3600 Mahon Avenue



Project handout - Front

**SITE AND SURROUNDING AREA:**

The site is designated in the District's Official Community Plan as "Institutional" and the application is to amend the OCP designation for this site to "Residential Level 2, Detached Residential".

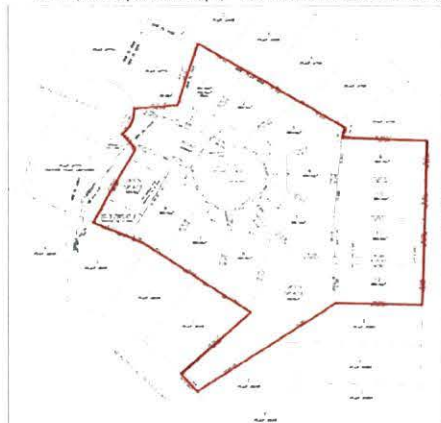

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

**PROJECT DESCRIPTION:**

The proposal is for a 12 lot subdivision with lots ranging in size from 660m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

**Public Input:**

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.



Project handout - Rear

## 2.3 Public Information Meeting- January 21st 2015

Morningstar Homes Ltd. hosted the Public information meeting on January 21 2015 at Braemar Elementary School, 3600 Mahon Drive, North Vancouver. The meeting was held from 7.00 - 8.45 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below and overleaf)





The project team present at the meeting included:

- Ryan Lucy, Morningstar Homes Ltd.
- Marcos Mogyoros, Morningstar Homes Ltd.
- Ron Rapp, Morningstar Homes Ltd.
- Robert Morse, Morningstar Homes Ltd.
- Deborah Callahan, Morningstar Homes Ltd.
- Lacey Lee Brass, Morningstar Homes Ltd.
- Mary Chan Yip, PMG Landscape Architecture
- Declan Rooney, WSP Group
- Ryan Preston, Enkon Environmental
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

DNV staff present at the meeting included:

- Casey Peters, Community Planner, District of North Vancouver

A total of 29 people signed in to the meeting and 15 comment forms were returned. (Attached in Appendix C). An estimated total number of visitors to the meeting is 38 people.

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. A majority of visitors were supportive of the scheme as presented, and several comments noted that the project would be a welcome redevelopment for the former school site. Several visitors highlighted the derelict state of the school site as it has stood vacant, and the issues that have arisen from this situation.

Questions fielded during the meeting included the following:

- Several visitors emphasized community support for the proposal, and urged that it be completed as soon as possible.
- Concern for vagrancy, overgrown bushes, other issues related to the site vacancy.
- Concern regarding movement of construction vehicles, noise and vibration to adjacent properties.
- Support for scale of proposed lots and number of homes proposed, as very complementary to existing neighborhood layout / scale. Specific questions regarding re-grading of the site and creekside setbacks.
- Several comments on a neighborhood petition that has been circulated in support of the project. Specific questions regarding trees to be removed, trees to be replanted.
- Comment on size of specific large trees along proposed open space.
- Concern noted for removal of mature Cedar / Alders, support for removal of Cottonwood trees in same area.
- Others suggested to remove the Alders and Cottonwoods.
- Suggested to use short growing street tree species.
- Concerns noted regarding drainage from the upper slopes flowing down to adjacent properties.
- Support for traffic pattern [i.e. leave Starlight as is, no through traffic]
- Suggestion to re-use old pathway for new underground services as a means of limiting impact to trees on site.
- An adjacent neighbour suggested adding swings in the play area for their 12 year old.

- Suggested to have lighting along the pathway as residents would be using the pathway connection from Starlight way to Montroyal Blvd to access the local bus.
- Two immediately adjacent neighbours questioned the removal of the asphalt at the existing cul-de-sac road end that was shown on the drawings. It was suggested that Morningstar should retain this as street parking bays for use during snowfall events.
- Specific question was asked if one side street parking could be accommodated for the new lots due to the same condition. This would be a challenge as driveways will not be as steep and could be used during snow periods.
- Specific questions regarding measures to mitigate impact on views from across Starlight Way.
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Specific questions regarding parking curb lengths at reconfigured cul de sac.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, design of planned homes.

## 2.4 Community Inquiries

Morningstar Homes Ltd. received 1 community inquiry via phone call regarding the project. Morningstar sent out 1 more information package that was requested.

## 2.5 Response to Public feedback

No changes are presently contemplated as a result of the Public Information Meeting.

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

## **Bylaw 8110**

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

---

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 8110, 2015 (Amendment 14)”.

### **2. Amendments**

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

**READ** a first time March 23<sup>rd</sup>, 2015 by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

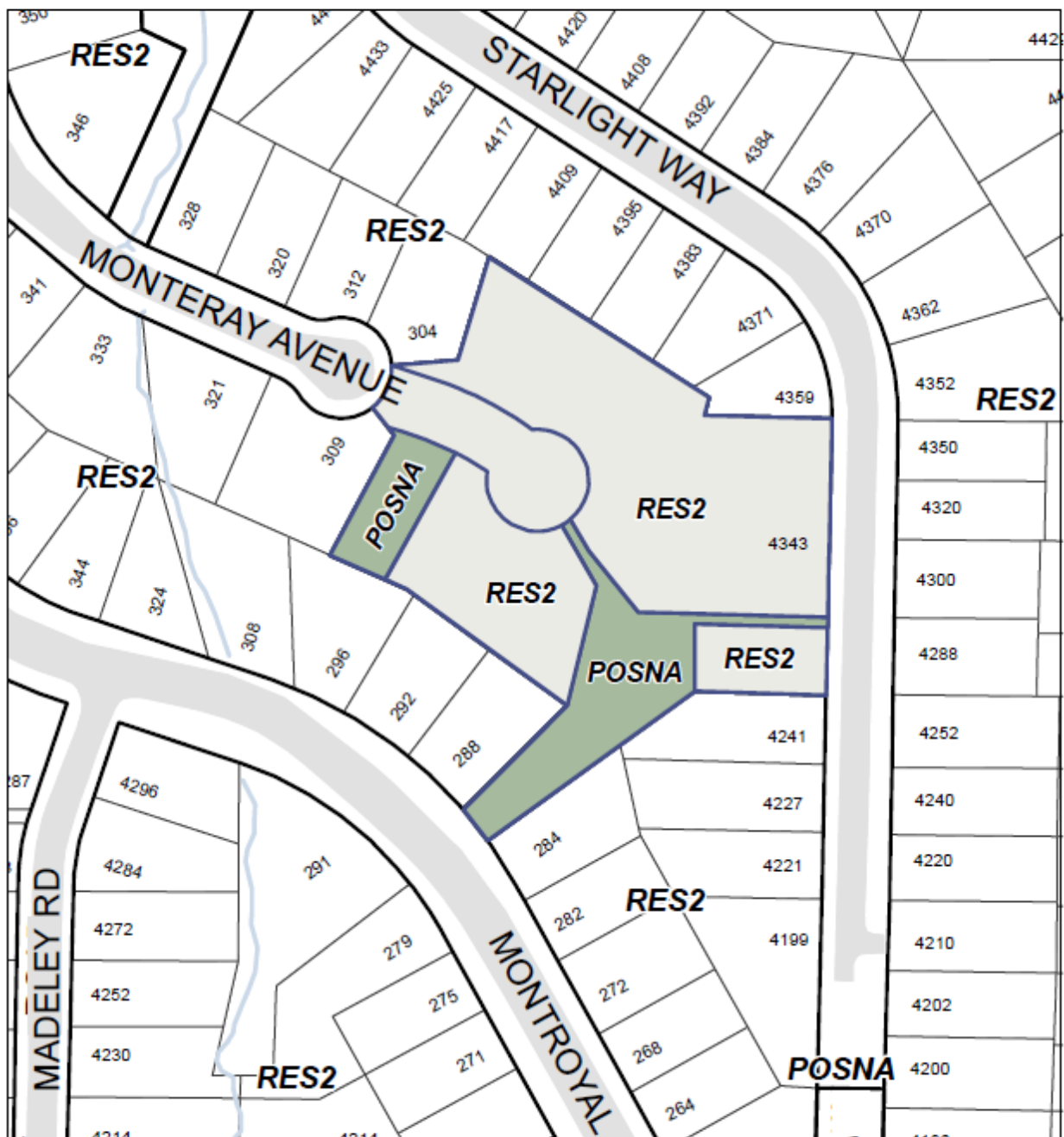
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Municipal Clerk

## Bylaw 8110 Schedule A: OCP Map 2 – Land Use

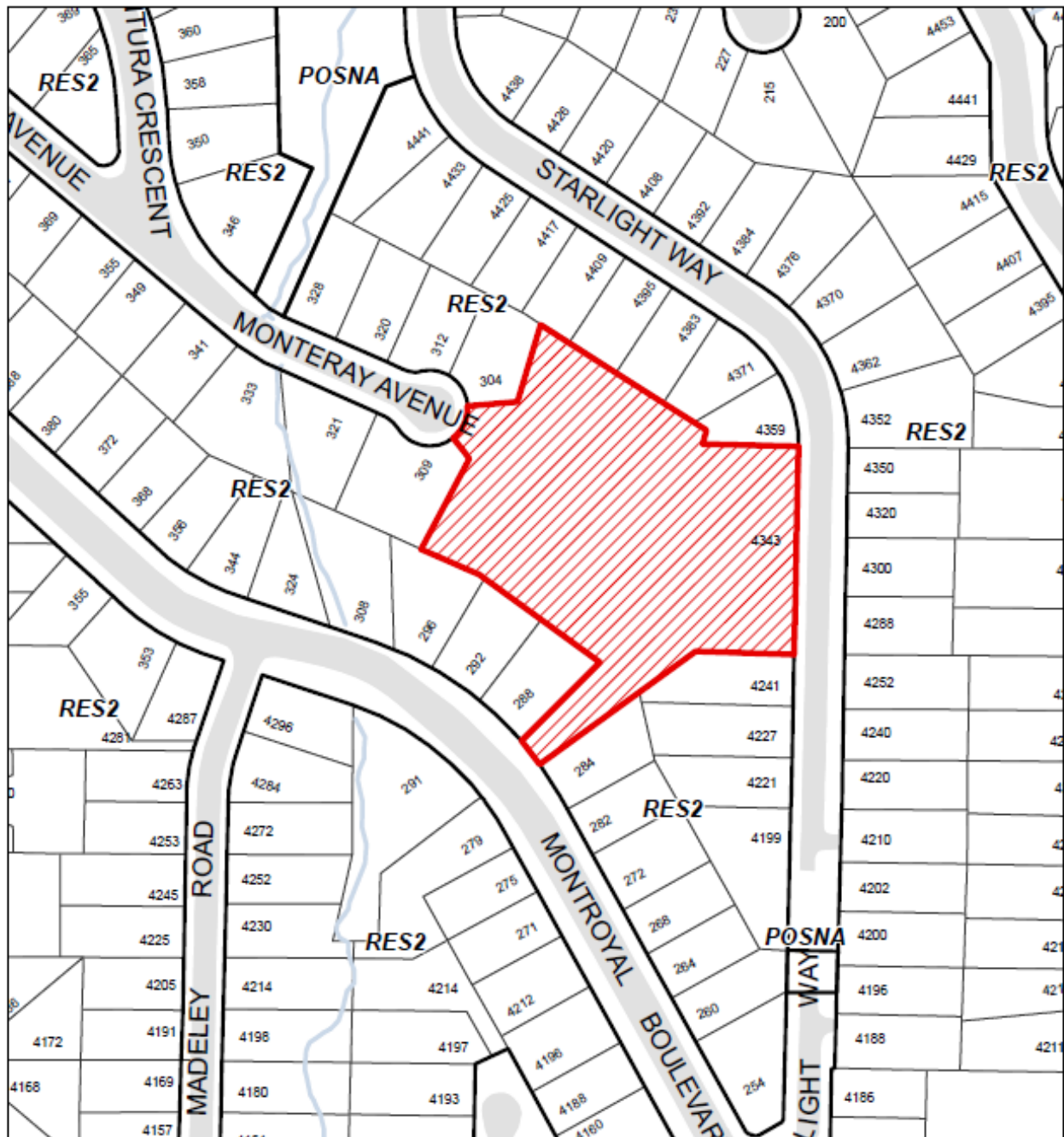
### BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011  
Amendment Bylaw 8110, 2015



## Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



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

## **Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456, PID: 008-951-756

---

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 1326, (Bylaw 8109)”.

### **2. Amendments**

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

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

“Comprehensive Development Zone 88 (CD 88)”

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

“in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line”

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

## **“4B88 Comprehensive Development Zone 88 (CD88)”**

### **The CD 88 Zone is applied to:**

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

### **4B88-1 Intent**

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

### **4B88-2 Principal Use**

One single-family residential building per lot

### **4B88-3 Accessory Uses**

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
  - i. secondary suites are permitted only in single-family residential zones;
  - ii. only one secondary suite is permitted on a single-family lot;
  - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

### **4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones**

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m<sup>2</sup> (968sq ft) or 40% of the residential floor space of the principal single-family residential building

#### **4B88-5 Density**

(a) The maximum permitted floorspace is regulated as follows:

<b>Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)</b>	<b>Floor Space Ratio</b>
Lots 1-4	0.35 + 11.5 m <sup>2</sup> (124 sq ft)
Lots 5-12	0.35 + 43.0 m <sup>2</sup> (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

#### **4B88-6 Maximum Principal Building Height**

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

<b>Roof Pitch</b>	<b>Maximum Height</b>	<b>Maximum Eave Height</b>
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

#### **4B88-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B88-5 Density.

#### **4B88-8 Principal Building Setbacks**

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front and Rear</b>	7.62m (25 ft)
<b>Side</b>	1.22m (4 ft)

#### **4B88-9 Maximum Building Depth**

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

#### **4B88-10 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m<sup>2</sup> (1000 sq ft) whichever is greater.

#### **4B88-11 Coverage**

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

#### **4B88-12 Parking Structures**

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m<sup>2</sup> (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

#### **4B88-13 Accessory Buildings**

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m<sup>2</sup> (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

#### **4B88-14 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m <sup>2</sup> (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

#### **4B88-15 Parking Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw.”
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

**READ** a first time March 23<sup>rd</sup>, 2015

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

---

Municipal Clerk

Certified a true copy

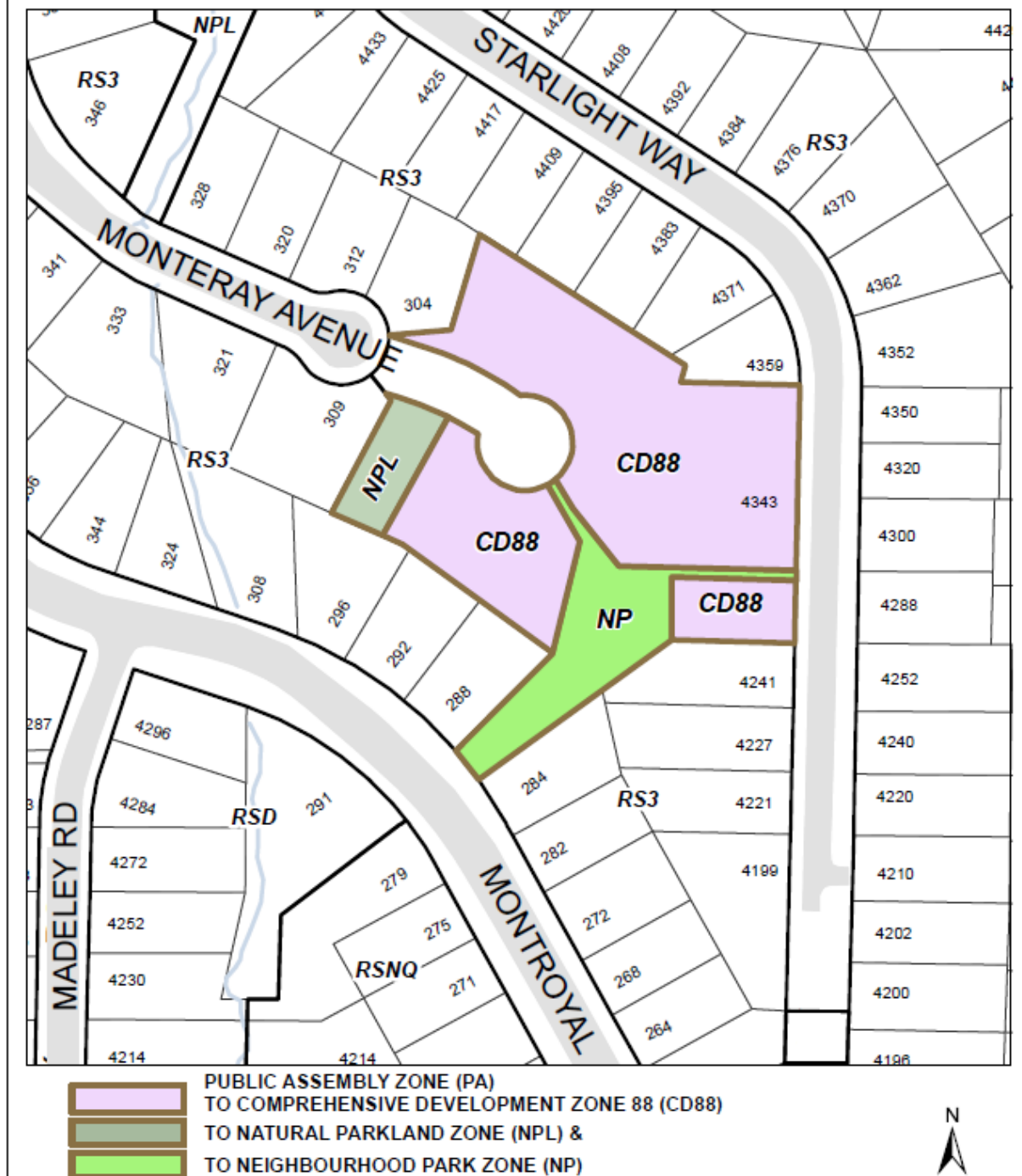
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Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

**Bylaw 8109**

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)

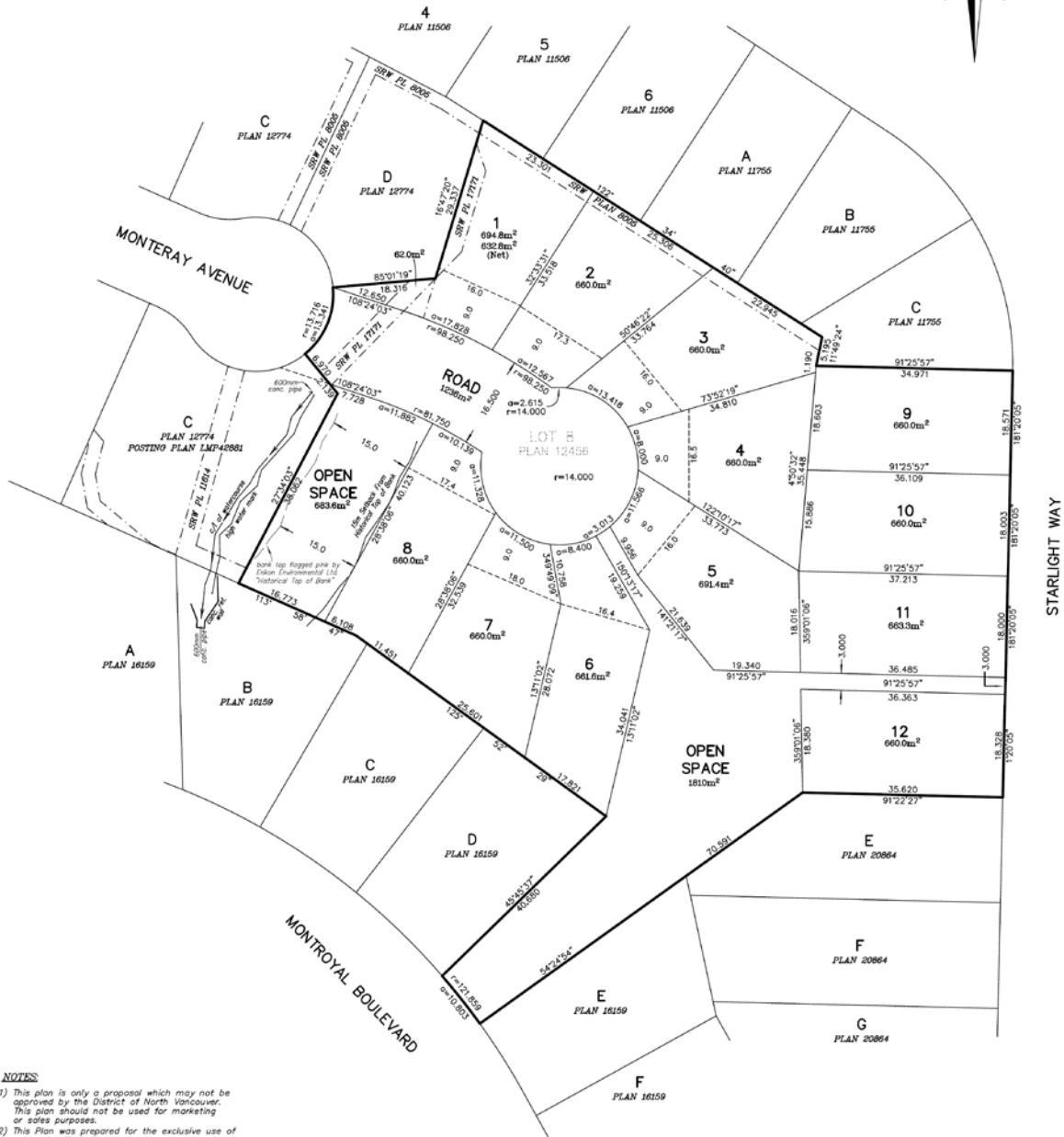


# Schedule B to Bylaw 8109

## PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 0 10 20 30  
All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4343 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.I.D. 008-951-756



### NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#04-5830 176A Street  
Clovefield B.C.

FILE: JV1405\_P55 NOVEMBER 3/2014

This Plan Lies Within The  
Greater Vancouver Regional District

## Schedule C to Bylaw 8109







## The Corporation of the District of North Vancouver

### COUNCIL POLICY

Title	Public Assembly (PA) Lands Strategy
Section	Development and Social Planning

#### POLICY

It is the policy of Council that public assembly lands and uses are considered as ongoing community assets necessary to support community health and well-being.

Policy approved on: May 27, 2013

#### PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The Guiding Principles as included in Section A and B of this Policy shall be considered as part of the review of any application which would require a change of use or repurposing of lands designated 'Institutional' (for Public Assembly use) in the District of North Vancouver's Official Community Plan Bylaw 7900.

#### **A. Guiding Principles: Community Value and Role of Public Assembly (PA) Lands**

1. Public Assembly lands were created to serve the social needs of the community, and Council supports retention of publicly used lands and buildings (where appropriate) for long-term community purposes to the greatest extent possible;
2. Existing public assembly lands (as well as buildings/spaces, where appropriate), should be retained within or near OCP designated growth centres as these areas will accommodate the majority of new growth in the District, and PA lands/buildings/spaces will be key components of community identity and social and cultural infrastructure;
3. Town and Village Centres are the priority locations for new PA uses, and the District will actively work to acquire additional public use lands and spaces in or near these centres through Community Amenity Contributions (including CACs collected from rezoning in outer areas), through building spaces/lands negotiated during development approvals), partnerships with other agencies or public purchase.
4. All new PA lands/spaces should be accessible by transit and preferably integrated with other community infrastructure.

5. Council supports partnership models for PA lands/spaces/uses that may include revenue sharing and/or longer term leases with non-profit cultural, arts, athletic, recreational, social or other community organizations in order to increase the stability and financial viability of these groups and to create enduring, long-term community benefits.
6. More intensive use of existing PA lands is encouraged; and creative, flexible models of use that may involve co-location (several user groups within facilities) is supported.
7. Council will undertake consultation with user groups and organizations that use or require public assembly lands prior to formalizing policy directions for Public Assembly lands.

## **B. Potential Change of Use or Repurposing of PA Lands**

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1. Given the importance of community lands and facilities to the quality of life in the District, Council will consider the broader community interests as well as the neighbourhood effects of any proposed changes to land use or repurposing of Public Assembly (PA) zoned lands.
2. Where potential change of use or repurposing of PA lands is being considered, lease of properties or reuse for other public purposes is preferred in order to provide for changing community needs in the long term. Where this is not possible or practical, the criteria in item (3) will apply.
3. The following principles and criteria will be used as a framework to evaluate proposed changes to public assembly lands<sup>1</sup>. This framework supplements the evaluation that is already undertaken as part of a rezoning or OCP amendment. The following criteria are not intended to prevent changes to PA lands from taking place, but to ensure that any change is in the public interest and provides an overall benefit to the community.

Any proposed change from the current public assembly use to another type of use, or to a different public assembly use, should:

- a) Fit with the overall land use directions and policies of the OCP and Town/Village Centres plans;
- b) Provide a rationale for potential loss of any public uses, and confirm that the current zoned use is no longer viable or needed within the neighbourhood;
- c) Provide an overall benefit to the community and immediate neighbourhood;
- d) Demonstrate that no public use or deficiency has been identified that requires use of the land in question (for example, public space/lands in or near growth centres);
- e) Demonstrate that no viable alternative public use(r) has expressed interest in acquiring or leasing the property for public purposes, or that repurposing of the building/site for another public use is not feasible;
- f) Identify impacts of the new proposed use on the neighbourhood, including loss of

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1 Include portions of recommendations from March 9, 2004 staff report

community uses and focal point, heritage and environmental impacts, and identify means of mitigating these impacts;

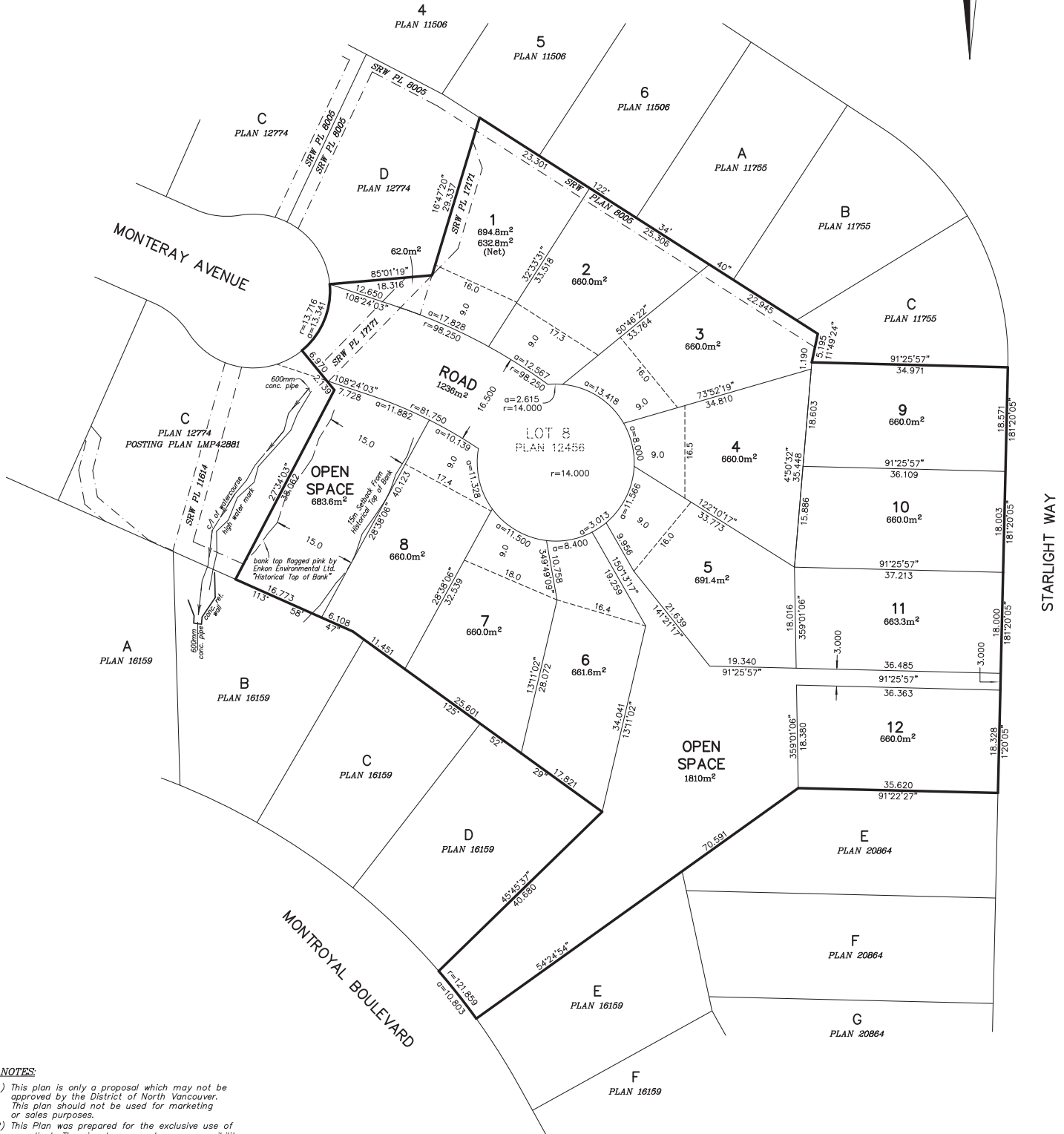
- g) Demonstrate that the long-term social, recreational, educational or worship needs currently provided by the site can be met within the local community through other available facilities or services, or, are no longer needed in the community;
  - h) Demonstrate that any future redevelopment is complimentary to surrounding land uses, except where off-setting community needs are provided as part of the new development (i.e. seniors, rental or affordable housing);
  - i) Assist in providing replacement community services or facilities either on-site or alternative location;
  - j) Complete a traffic impact assessment to determine potential impacts of increased traffic (including short-term parking or drop-off) at the site and adjacent neighbourhood, and identify means of mitigating traffic impacts;
  - k) Undertake consultation and demonstrate support from general community;
  - l) Result in no loss of playing fields, trails and other open space and recreational uses unless supported by the District of North Vancouver and North Vancouver Recreation Commission;
  - m) Provide right of first refusal to DNV lands for properties that have high recreation value to the community (e.g. Playing fields);
  - n) Identify any municipal investment on the site, including playgrounds, trails, field maintenance, sidewalks, roadways and other infrastructure and identify means of compensating for any losses;
  - o) Identify effects on existing joint use agreements.
4. Community Amenity Contributions (CACs) – where rezoning or redevelopment of public assembly land is considered:
- a) Property owners will be required to provide community amenities or financial contribution to the District in accordance with the District's CAC policy;
  - b) CAC contributions will be directed to meeting community needs within designated centres or other areas with identified deficiencies;
  - c) On-site community amenities may be accepted where they fulfill community needs and/or retain some or all of the original public use functions as part of the new use (for example, affordable/non-market housing, daycare or community meeting space as part of a new development will be considered as forms of community benefits);
  - d) Density transfer or other incentives may be considered where there is a net gain in community services or amenities.

# PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456



All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4343 STARLIGHT WAY  
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Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JV1405\_PS5 NOVEMBER 3/2014

*This Plan Lies Within The  
Greater Vancouver Regional District*

Monterey Subdivision Data Sheet (RS-3 Zoning)											
Lot #	Lot Area (m2)			Depth (m)			Frontage (m)			Coverage (m2)	FSR (m2)
	Minimum	Actual	Variance Required	Minimum	Actual	Variance Required	Minimum	Actual	Variance Required	Maximum	Maximum
1	660.00	694.80	N/A	34	42.56	N/A	18	16.00	2.00	243.18	275.68
2	660.00	660.00	N/A	34	33.64	1.06	18	17.30	0.70	231.00	263.50
3	660.00	660.00	N/A	34	34.29	N/A	18	16.00	2.00	231.00	263.50
4	660.00	660.00	N/A	34	34.29	N/A	18	16.50	1.50	231.00	263.50
5	660.00	691.40	N/A	34	42.35	N/A	18	16.00	2.00	241.99	274.49
6	660.00	661.60	N/A	34	46.07	N/A	18	16.40	1.60	231.56	264.06
7	660.00	660.00	N/A	34	35.68	N/A	18	18.00	N/A	231.00	263.50
8	660.00	660.00	N/A	34	36.33	N/A	18	17.40	0.60	231.00	263.50
9	660.00	660.00	N/A	34	35.54	N/A	18	18.57	N/A	231.00	263.50
10	660.00	660.00	N/A	34	36.66	N/A	18	18.00	N/A	231.00	263.50
11	660.00	663.30	N/A	34	36.85	N/A	18	18.00	N/A	232.16	264.66
12	660.00	660.00	N/A	34	35.99	N/A	18	18.33	N/A	231.00	263.50
Open Space 1		683.60									
Open Space 2		1810.00									

Note

The following variances will be required:

Depth: Lot 2

Frontage: Lots 1-6 & 8

## **TREE RETENTION ASSESSMENT REPORT**

Report Date: **September 17, 2014** **Rev 1: September 26, 2014**  
ACL File: **14301**  
Project Details: **Development Permit Application  
4353 Starlight Way, North Vancouver**  
Prepared For: **Attn.: Ryan Lucy  
Morningstar Homes  
2<sup>nd</sup> Floor, 946 Brunette Ave  
Coquitlam, BC V3K 1C9**

### **BACKGROUND**

---

Arbortech Consulting has been retained to undertake a detailed study of the existing trees at the above noted development project to determine their current condition, and to make preservation and protection recommendations in context to the proposed development. Related municipal bylaws or policies have been considered. Staff from this office visited the site on August 6 and 11, 2014, to inspect the trees and site conditions. The client has provided a topographic and tree location survey and the proposed lot layout plan for our reference.

The purpose of this study is to determine the present (pre-development) condition of the existing trees for reporting purposes to the design team and the municipality, and to recommend tree retention, protection and removal strategies according to tree conditions findings and the anticipated construction impact and mitigation opportunities. The tree condition data and tree retention scheme is compiled herein and on the enclosures. This report should be read in conjunction with the attached reference documents.

### **METHODOLOGY**

---

Tree inventory and analysis of the subject trees was performed using Arbortech Consulting standardized Visual Tree Assessment (VTA) procedures. Trees have been marked with a serial numbered tag as referenced in this report and on the attachments. Photos were taken and are used herein and/or kept on file.

Our VTA includes the identification of the species, size and condition of the subject trees, including an inspection for outward signs/symptoms that indicate the presence of structural defect, health deficiencies, and growing site constraints that can affect the viability for retention. Detailed assessment such as aerial inspection, decay testing, root collar examination, root mapping and other techniques were not undertaken (unless noted), but may be beneficial in certain cases to determine the scope of observed defects. This study is not a Qualified Tree Risk Assessment (QTRA), however we have considered our findings of the health and structural condition of the subject trees in context to the proposed land uses in order to determine their suitability and viability for retention.

## TREE RETENTION ANALYSIS

This subject site is comprised of a decommissioned school with existing building, landscape and related hardscape areas.

The proposed development includes demolition of existing structures and creation of a subdivision consisting of single family lots and related road construction. The related construction works are expected to cause site changes that either directly conflict with existing trees, or will significantly alter the growing environment of them. This tree retention study considers our arboricultural assessment of the trees in conjunction with our expectations of the scope of impacts from; excavation, re-grading, hard landscape installation and other factors.

**Tagged Trees:** The size, type and condition of the subject trees are detailed in the attached Tree Inventory and Assessment List. The locations and the designated treatment of the subject trees are detailed on the attached Tree Management Drawing.

**Tree Stand Counts:** Certain native stands of trees were found to be in a condition that made them unsuitable for retention in the proposed land use, and a tree count was undertaken in lieu of a tree by tree location survey. The stand counts for each stand are as shown on the Tree Management Drawing, with total quantities as summarized below.

The total quantity of On-Site trees considered on this project is:

	94	Tagged Trees (on-site and road frontage trees)
plus	78	Untagged Alder and Cottonwood Trees
<b>Total</b>	<b>172</b>	<b>Trees within Development Site</b>

**Table 1.** Tree Retention and Removal Quantities by Condition

<b>CONDITION</b> (considers health and structural assessment)	<b>Total</b>	<b>Remove</b>	<b>Retain</b>
<b>UNSUITABLE</b> A tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.	43	37	6
<b>MARGINAL</b> A tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its survival considering the proposed land use, or that could be considered for retention if the project design can accommodate the required protection zone, and conditional to certain special measures.	46	29	17
<b>SUITABLE</b> A tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate the required protection zone.	5	4	1
<b>TOTALS</b>	<b>94</b>	<b>70</b>	<b>24</b>

### On-Site Trees:

Based on our tree conditions findings, our review of the current project design, and direction from the owner, we present the following tree retention and removal strategy and recommendations:

#### **1. Retain and Protect:**

Retain 24 trees within development lots, conditional to our standard tree protection guidelines (see Tree Management Drawing for details), and implement special measures noted, and maintain protection compliance for the entire duration of the project.

- **Tree # 691:** Shared with the neighbouring owner to the south. Protect with measures as shown on the Tree Management Drawing.
- **Tree # 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 707, 708, 709, 710 and 711:** Located in open space areas and in rear yard areas not expected to be impacted by the proposed construction. Protect with measures as shown on the Tree Management Drawing.
- **Tree # 727, 728, 729:** Located in rear yard setback outside of the building envelope and not expected to be affected by construction activity. Protect with measures as shown on the Tree Management Drawing.
- **Tree # 731, 732 and 734:** Located in open space area and within the creek setback. Those trees are not expected to be impacted by the proposed development and should be protected with measures as shown on the Tree Management Drawing.
- Retain 35 untagged Alder/Cottonwood trees located within open space areas outside of the proposed development lots.

#### **2. Remove – Condition:**

Remove 70 trees deemed as unsuitable condition due to their current health or structural impairments. Many of these are located within open yard space of proposed lots, however they are not viable as landscape assets in this land use. Some of these trees are also in conflict with the proposed construction, and the condition of these trees does not warrant re-design to accommodate them.

- **Tree #'s 642-690, 692, 693, 706, 712 - 726, 735 and 736.**

### Road Frontage Trees:

The trees in the road frontages may be at risk of root or crown damage from construction activities, therefore protection measures and precautions are required. The minimum street tree protection requirements prescribed by the municipality may not be sufficient to protect the trees adequately, therefore we recommend compliance with the tree protection guidelines and any other special measures noted on the Tree Management Drawing.

#### **1. Refer to Municipality for Approval to Remove:**

Refer 2 municipal owned trees located in the road boulevard fronting the site that are either; in direct conflict with construction of new infrastructure for this project, or that are found to be in very poor condition. The municipality has sole

discretion on the treatment of their trees and may not approve removal. Revision to the design may be required to meet the municipal requirements, and tree replacement or monetary compensation may be a condition of approvals to remove municipal trees.

- **Tree # 641:** Historically topped at 5m. Replacement leaders marm-formed and weakly attached; this is a permanent structural impairment. This tree may also conflict with proposed re-grading.
- **Tree # B:** Located in the construction footprint of the new road.

### Off-Site Private Trees:

Certain off-site trees that are located within influencing distance of this project are proposed to be treated as follows:

#### **1. Protect:**

Protect 14 off-site trees as detailed herein and on the Tree Management Drawing. Certain additional precautions may be recommended.

- **Tree #'s A, C, D, E, F, G, H, I, J, K, L, M, N and O.**

## TREE REPLACEMENT

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Tree replacement requirements will be determined by the city in relation to their policies. These replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm calliper for deciduous species and 3.5 m height for coniferous species). The tree replacement design will be specified others.

## SUMMARY RECOMMENDATIONS

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Long term tree preservation success will only be possible if the trees are protected to respect the alignments and restrictions of the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Considering the findings herein, the recommendations for the treatment of the existing trees within the proposed development are summarized as follows:

1. Retain and Protect 24 trees within the subject site.
2. Protection measures are required for 14 off-site trees within the subject property.
3. Seek approvals from the municipality to allow the removal of 70 on-site trees plus 41 untagged Alder/Cottonwood trees as per the details in the report sections above.
4. Refer 2 trees to the municipality Parks Department for consideration of removal due to conflicts with the proposed construction or to bring the condition findings to their attention, and to receive direction as to replacement tree or other compensation requirements.
5. Make provision for replacement trees to be planted within the development site, or if that quantity of trees cannot be accommodated on the site, then ensure compliance to alternative city requirements.
6. Maintain compliance to the tree protection measures and/or implement other treatments specified for retention trees (on-site and off-site) during demolition, site

preparation and construction phases in compliance with the Tree Management Drawing and pursuant to municipal regulations and requirements.

7. Undertake specified enhancement or mitigation treatments within or adjacent to TPZ including but not limited to; root pruning, soil enhancements, pruning to manage the health and structure of the tree, pruning for construction or land use required clearances, low impact site preparation or excavations for services, utilities, footings, foundations, retaining walls, driveways, patios, sidewalks or other hard landscape features.
8. All applicable design drawings for this project should be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.
9. All contractors, subcontractors and trades undertaking any scope of construction on the project in proximity to retained trees should be made aware of the restrictions and responsibilities for tree retention, any special measures required, and coordinate their work activities with the project arborist accordingly.

## CERTIFICATION

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Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.

I certify to the best of my knowledge or belief, that:

- Staff from this firm has performed site inspection(s) on the date(s) as stated herein.
- The observations are based on information known to the consultant at that time.
- The statements of fact determined by the consultant are true and correct.
- Certain unverified information supplied by the client may have been relied upon in determining the findings.
- The findings herein are based upon the professional analysis of the consultant.



**Norman Hol, Consulting Arborist**

Direct: 604 813 9194

Email: norm@aclgroup.ca

**Qualifications:**

ISA Certified Arborist #PN-0730  
Qualified Tree Risk Assessor #0076  
Certified Wildlife and Danger Tree Assessor  
Land Survey Technologist

Enclosures: *Tree Inventory and Assessment List, Tree Management Drawing*

### Assumptions and Limiting Conditions

This report was prepared for and on the behalf of the client as addressed herein, and it is intended for their use in its entirety for the purposes of meeting conditions pertaining to applicable regulatory approvals, and for reference during the completion of the project. Arbortech Consulting shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.

Upon receipt of payment on account in full, this report will become the property of the client.

This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report. Note that there may be other trees on the site that are not included, for example if the tree is undersize in relation to

PAGE 5 OF 6

municipal requirements for reporting. For this reason, this report should not be used as a specification for reference in tendering site preparatory works such as land clearing and tree removal.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement, however it is possible that certain defects are not able to be identified. Arbortech Consulting cannot guarantee that a tree is free of defect.

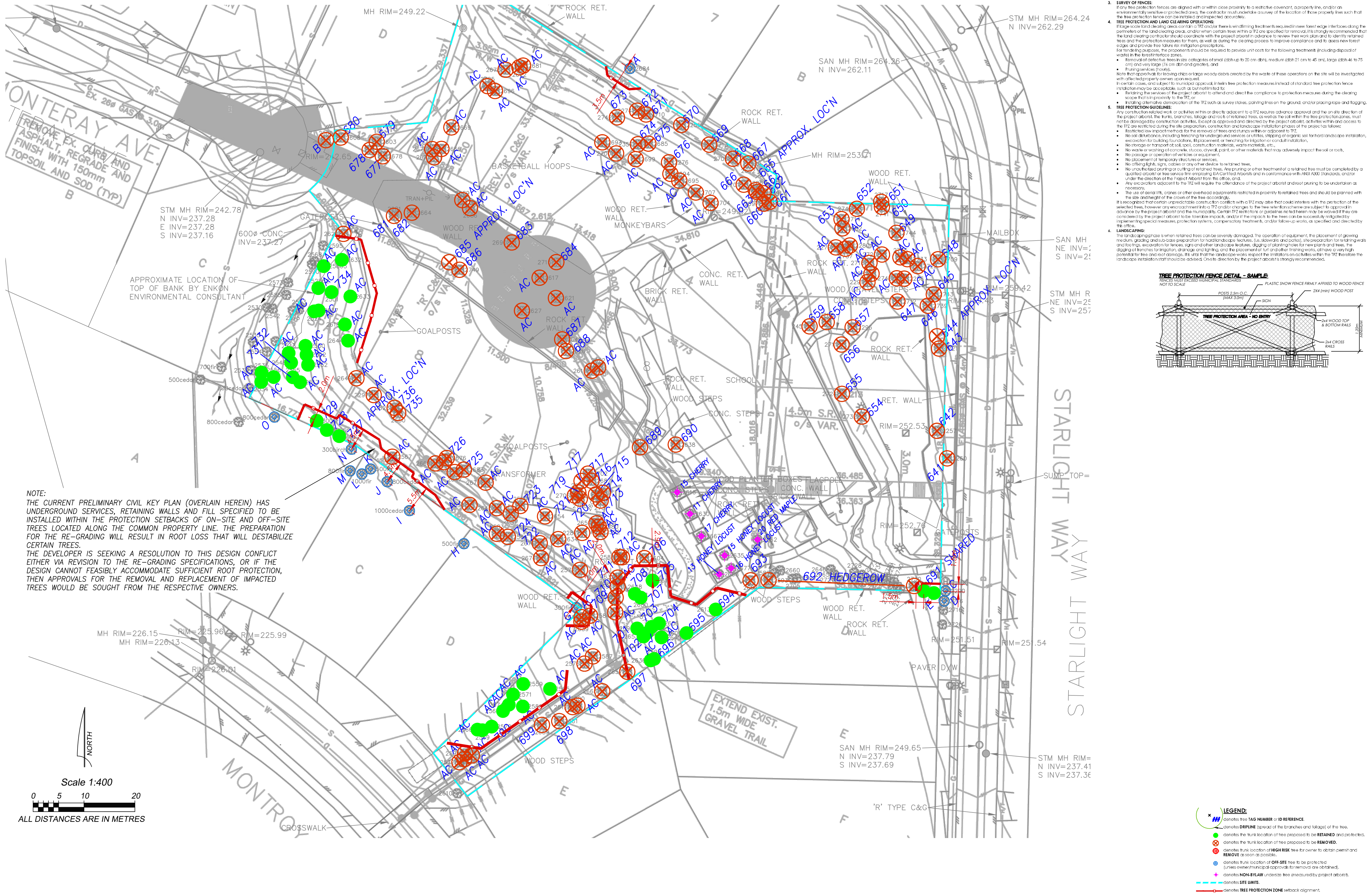
The accuracy of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.

The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.

Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

\* **Tg** denotes the tag affixed to the tree for reference in report and on drawings.  
 \* **Ht** and **SpR** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable.  
 \* Height and Spread are not applicable for Grove or Forest Stand trees.  
 \* **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arbicultural standards (µ), for multi stem trees.  
 \* **Cnd** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes Unsuitable, **M** denotes Marginal, **S** denotes Suitable. See report for details.

Action details: the proposed treatment of the tree within the current development design. See report and drawing for details.									
Tree ID	HT	HT	HT	HT	Tree type	Condition	Observations	Action	
642	5	4	17	33	Swamp birch	M	Historically topped at 5m. Replacement leader attached with permanent structural impairment.	Remove	
643				10	Western redcedar	M	Sweep from base to 30m corrected to 0.5m.	Remove	
644				12x10	Mt. ash	M	Two leaders attach at base with long bark inclusion. Sweep from base to 30m corrected to 0.5m.	Remove	
645				34	Western redcedar	M	Two stems from base with bark inclusion. Sweep and asymmetrical crown due to proximity of adjacent trees.	Remove	
646				21x15	Pum	M	Two stems from base with bark inclusion. Sweep and asymmetrical crown due to proximity of adjacent trees.	Remove	
647				18	Cherry	U	Suppressed by adjacent trees.	Remove	
648				26	Cherry	U	Geographic sweep from base. Blurred at 40m. Lean to north.	Remove	
649				36	Hemlock	U	Historically topped at 7m. Replacement leaders carry 40% of crown. Growing directly adjacent to 651 (c/o-dependent).	Remove	
651				51	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees. Historically topped at 7m. Replacement leaders carry 40% of crown. Growing directly adjacent to 651 (c/o-dependent).	Remove	
652				40x38	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees. Historically topped at 10m. Replacement leaders carry 40% of crown. Two stems from base.	Remove	
653				34	Cherry	M	Wounded at 6m. Asymmetrical crown due to proximity of adjacent trees.	Remove	
654				19	Western redcedar	U	Solidly emerging trees.	Remove	
655	24	7	40	20	Douglas fir	M	Multiple leaders attached 18m attached with bark inclusion. Multiple leaders attach at 2m. Large historic pruning wound at attachment. Asymmetrical crown due to proximity of adjacent trees.	Remove	
656	7	4	27		Cherry	M	Multiple leaders attached 2m. Large historic pruning wound at attachment. Asymmetrical crown due to proximity of adjacent trees.	Remove	
657	18	5	48		Scot pine	M	Two leaders attach at 2m with bark inclusion. One of which is at 1m and embedded.	Remove	
658				40	Scot pine	U	Lean to NW. Historic leader failure at approx. 10m.	Remove	
659				26	Pum	U	Suppressed by adjacent trees. Multiple leaders attach at 1.5m. Large historic pruning wound at 1.5m. Decay throughout.	Remove	
660				23	Western redcedar	U	Historically topped at 6m.	Remove	
661				29x22	Hemlock	U	Historically topped at 6m. Two stems from base.	Remove	
662				29	Hemlock	U	Historically topped at 6m.	Remove	
663				24	Western redcedar	U	Historically topped at 6m. Permanent structural impairment.	Remove	
664				23	Western redcedar	U	Historically topped at 6m. Permanent structural impairment.	Remove	
665				23	Hemlock	U	Historically topped at 6m. Permanent structural impairment.	Remove	
666				30x27x23	Western redcedar	U	Historically topped at 6m. Multiple c/o-dependent replacement leaders attach at base. Permanent structural impairment.	Remove	
667				42x20	Western redcedar	U	Historically topped at 6m. Permanent structural impairment.	Remove	
668				23	Norway spruce	U	Historically topped at 6m.	Remove	
669				41	Western redcedar	U	Historically topped at 6m. Winding heading out. Branch stubs remain.	Remove	
670				24	Western redcedar	U	Historically topped at 2m. Replacement leaders carry entire crown.	Remove	
671				42	Australian pine	U	Historically topped at approx. 7m. Replacement leaders carry 70% of crown and attached at topping site with permanent structural impairment.	Remove	
672				56	Western redcedar	U	Historically topped at approx. 7m. Replacement leaders carry 70% of crown and attached at topping site with permanent structural impairment.	Remove	
673				47	Douglas fir	U	Historically topped at approx. 7m. Replacement leaders carry 70% of crown and attached at topping site with permanent structural impairment. Two leaders attach at 3m with long bark inclusion.	Remove	
674				50x35	Western redcedar	U	Historically topped at 5 and 8m. Replacement leaders carry 90% of crown.	Remove	
675				38	Western redcedar	U	Severe sink in stem at 4m. Historically topped at approx. 10m.	Remove	
676				29	Western redcedar	U	Historically topped at 6m. Permanent structural impairment. Replacement leaders carry 50% of crown.	Remove	
677				35	Western redcedar	U	Historically topped at 6m. Permanent structural impairment. Replacement leaders carry 50% of crown.	Remove	
678				31	Norway spruce	U	Historically topped at 6m.	Remove	
679				23	Western redcedar	U	Historically topped at 6m.	Remove	
680				22	Scot pine	U	Historically topped at 6m. Two stems attach at base with bark inclusion.	Remove	
681				26	Australian pine	U	Recently topped and pruned for 82 hydro safety setback. Multi-stem from base.	Remove	
682				42x46x10	Western redcedar	U	Multiple leaders attach at 1.5m at different heights. Topping site.	Remove	
683				20x12x10	Cherry	U	Multiple leaders attach at 1.5m at different heights. Topping site.	Remove	
684				19x13	Hemlock	U	Asymmetrical crown due to shading from adjacent trees. Two stems attach at base. Poor taper.	Remove	
685				46	Douglas fir	S	Suppressed by adjacent trees. Diabrotica in crown (40%).	Remove	
686				11x15	Mt. ash	U	Historically topped at 10m. Replacement leaders attach at topping site with permanent structural impairment.	Remove	
687				24	Scot pine	U	Three divergent leaders attached at 1.5m. Large historic pruning wound. Recent bark failure remains in crown.	Remove	
689	6	4	22		Cherry	U	Three divergent leaders attached at 1.5m. Large historic pruning wound. Recent bark failure remains in crown.	Remove	
690	17	5	26x14		Swamp birch	U	Three divergent leaders attached at 1.5m. Large historic pruning wound. Recent bark failure remains in crown.	Remove	
691				18	Douglas fir	U	Narrow crown due to proximity of adjacent trees.	Retain	
692	25	5	20x3		Western redcedar	U	Narrow crown due to proximity of adjacent trees.	Retain	
693				18	Honeylocust	U	Lean to NW and crown biased to NW. Longitudinal reaction wood on stem opposite lean.	Remove	
694				30	Cherry	U	Multiple stems attach at 3m. Canker at attachment.	Retain	
695				37	Cherry	U	Multiple stems attach at 3m. Canker at attachment.	Retain	
696				30	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees.	Retain	
697				38x18	Western redcedar	M	Two leaders attach at 1.5m with bark inclusion.	Remove	
698				40	Douglas fir	M	Asymmetrical crown due to proximity of adjacent trees.	Remove	
699				29	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees.	Remove	
700				20	Douglas fir	U	Narrow, asymmetrical crown.	Retain	
701				24	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees.	Retain	
702				20	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees.	Retain	
703				40	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees.	Retain	
704				31	Western redcedar	U	Sweep from base corrected to 2m. Asymmetrical crown.	Retain	
705				35	Western redcedar	S	Slightly asymmetrical crown due to proximity of adjacent trees.	Retain	
706				39	Western redcedar	M	Slightly asymmetrical crown due to proximity of adjacent trees.	Retain	
707				30	Western redcedar	M	Slightly asymmetrical crown due to proximity of adjacent trees.	Retain	
708				24	Western redcedar	M	Slightly asymmetrical crown due to proximity of adjacent trees.	Retain	
709				26	Western redcedar	M	Slightly asymmetrical crown due to proximity of adjacent trees.	Retain	
710				16	Cherry	U	Slightly asymmetrical crown due to proximity of adjacent trees.	Remove	
711				21x19	Western redcedar	M	Kinked stem at 5m dependent on adjacent trees for support.	Remove	
712				46	Western redcedar	M	Leader kinked and damaged at 10m due to contact with adjacent tree. Root crotch at base.	Remove	
713				19	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees. Encircled with adjacent tree and growing in contact at base.	Remove	
714				27	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
715				16x11	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
716				31	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
717				30	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees. Historic removal of lower limbs via slash and heading cuts.	Remove	
718				22x18	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees. Historic removal of lower limbs via slash and heading cuts.	Remove	
719				22	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
720				20	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
721				24	Western redcedar	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
722				42	Douglas fir	M	Suppressed, asymmetrical crown due to proximity and shading of adjacent trees.	Remove	
723				50	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Remove	
724				23	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Remove	
725				20	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Remove	
726				19	Western redcedar	U	Asymmetrical crown due to proximity of adjacent trees. Leader damaged at 4m due to contact with adjacent tree. Some foliage.	Retain	
727				27	Douglas fir	U	Crown biased to south due to proximity of (now removed) adjacent trees.	Retain	
728				24	Douglas fir	M	Crown biased to south due to proximity of (now removed) adjacent trees.	Retain	
730				18	Cherry	U	Suppressed, poor taper.	Retain	
731				24	Western redcedar	U	Asymmetrical, suppressed.	Retain	
732				36	Western redcedar	U	Intermediate class.	Retain	
733				45	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Retain	
734				26	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Retain	
735				30x20x24	Scots pine	M	Multi-stem from base. Divergent leaders entered in crown.	Protect	
A	5	18			Douglas fir	S		Refer	
B					Blue spruce	M	Historically topped at 10m.	Remove	
C					Douglas fir	U	Recently topped at 10m.	Protect	
D					Colorado spruce	U	Asymmetrical crown due to proximity of adjacent trees.	Protect	
E	Approv.				Western redcedar	S		Protect	
F	Approv.				Serbian spruce	S		Protect	
G	Approv.				Hemlock	U	Two divergent leaders attach at 1.5m with bark inclusion.	Protect	
H	Approv.				Western redcedar	U	Historically topped at 12m with multiple replacement leaders attached at topping site.	Protect	
I	Approv.				Western redcedar	U	Historically topped at 12m with multiple replacement leaders attached at topping site.	Protect	
J	Approv.				Hemlock	U	Kink in leader at 10m. Asymmetrical crown due to proximity of adjacent trees.	Protect	
K	Approv.				Douglas fir	U	Historically topped at 12m with multiple replacement leaders attached at topping site.	Protect	
L	Approv.				Hemlock	U	Asymmetrical crown due to proximity of adjacent trees.	Protect	
M	Approv.				Western redcedar	M	Somewhat sparse foliage.	Protect	
N	Approv.				Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Protect	
O	Approv.				Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Protect	



The plan is based on drawings supplied by the project Surveyor (BCL), Engineer (P ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of feature dimensions on the site. Refer to the original drawings from those professionals for those purposes.

acigroup.ca

**ARBORTECH**  
CONSULTING

a division of

**HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA**  
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3

FRASER VALLEY REGIONAL OFFICE:  
1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3


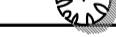


ARBORTECH

REV #	DATE	COMMENTS
<b>TREE MANAGEMENT DRAWING</b>		
PROJECT:	DEVELOPMENT PERMIT APPLICATION	
ADDRESS:	4353 STARLIGHT WAY, NORTH VAN	
CLIENT:	MORNINGSTAR HOMES	
ACL FILE:	14301	SHEET: 1 OF 1




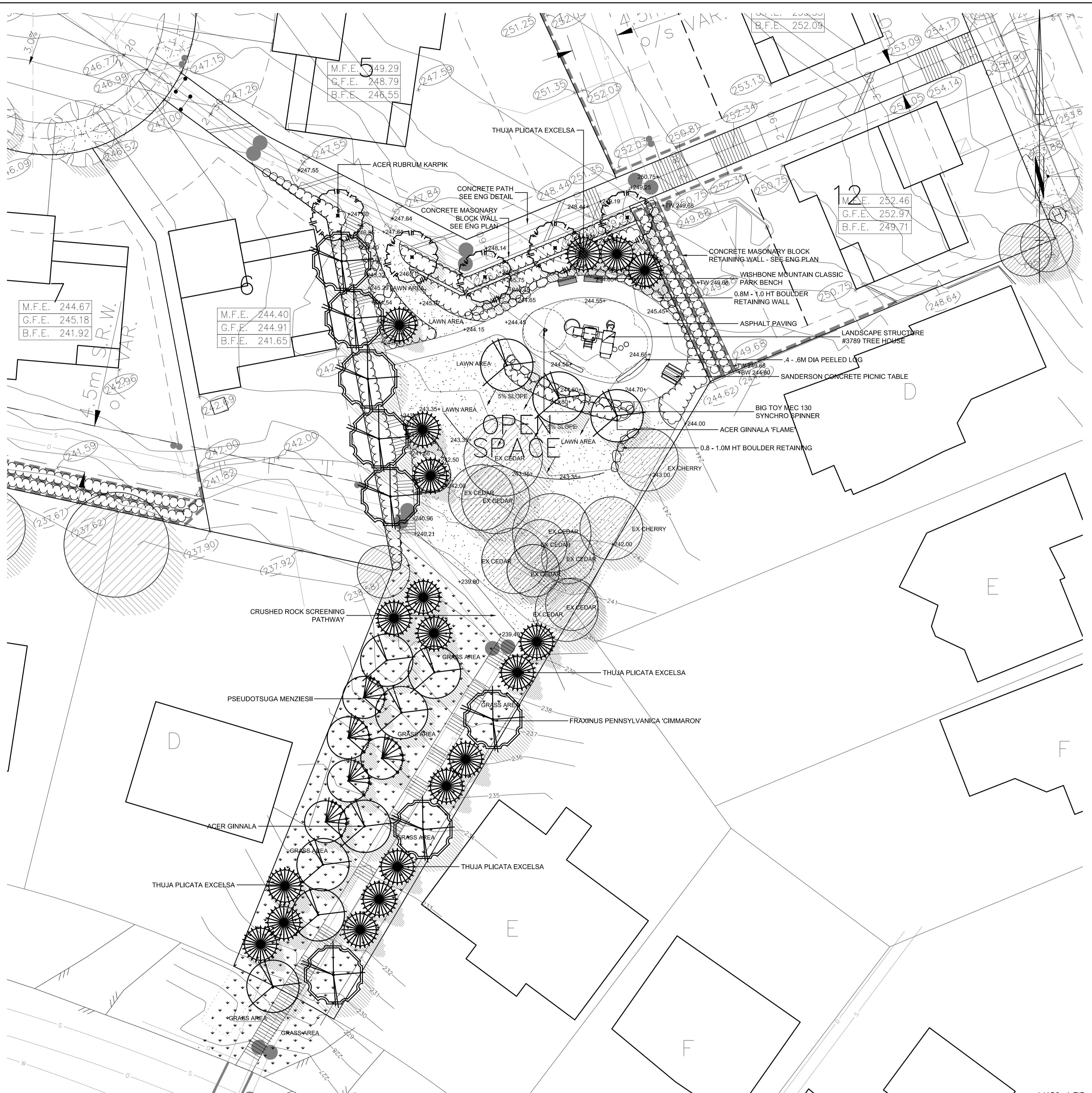
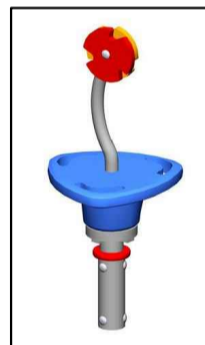
TABLE G2 - MINIMUM PLANTING CLEARANCES FOR ROAD TREES	
Infrastructure	Minimum Planting Clearances
Lamp Posts	6 metres
Stop Signs & Traffic Signals	6 metres
Utilities (water, sanitary, storm, gas, tel, hydro)	a) For new road design, and location of trees in relation to utilities, refer to Supplementary Standard Drawings (SSD- R.1 to R.14 inclusive). b) For existing District roads, where infill or redevelopment occurs at an existing site, a recommended distance of 0.75 metres from utilities is recommended.
Hydrants	2 metres
Manholes, valve boxes	1.2 metres
Corners	Min 8 metre sight triangle
Driveways	2 metres
Overhead power lines	Min 3 metre set back from tree trunk
Planting strip area (between sidewalk and curb)	Face of Curb - 0.75 metres Edge of sidewalk - 0.6 metres
Boulevard planting location behind curb (assuming no sidewalk to curb)	1.5 metres
Boulevard planting location behind curb (assuming 1.5 metre wide sidewalk to curb)	2.0 metres

PLANT SCHEDULE		STREET TREES		PMG PROJECT NUMBER: 14-156	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE					
	4	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	8CM CAL; 2M STD; B&B	
	16	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY					

NOTE:  
ALL WORK IS TO BE COMPLETED IN THE ACCORDANCE WITH  
BCSLA AND THE BCLNA LANDSCAPE STANDARDS.

REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	PROJECT	14156-1.ZIP	TITLE	LANDSCAPE PLAN	PROJECT NO.
—	—	—	—	MORNINGSTAR HOMES	STREET TREE PLAN	PROPOSED SUBDIVISION MONTEREY AVE. NORTH VANCOUVER		SCALE	DATE	DRAWING NO.
								1:500	FEB/2014	L1
									FB. PG.	
								DRAWN	CHECKED	SHEET NO.
								DO	MCY	1 OF 2
								DESIGN	DO	JOB NO. 14-156

PLANT SCHEDULE			PARK TREES	PMG PROJECT NUMBER: 14-156	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	10	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	5CM CAL; 1.5M STD; B&B	
	5	ACER RUBRUM 'KARPIK'	COLUMNAR KARPICK MAPLE	6CM CAL; 2M STD; B&B	
	8	FRAXINUS PENNSYLVANICA 'CIMMARON'	CIMMARON ASH	6CM CAL; 1.8M STD; B&B	
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B	
	19	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B	
<p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTARIO STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY</p>					

[illegible]



A POLYGON ASSOCIATE

2<sup>ND</sup> FLOOR - 946 BRUNETTE AVENUE, COQUITLAM, BC V3K 1C9

HEAD OFFICE: 604.521.0038 FAX: 604.521.0078

[www.morningstarhomes.bc.ca](http://www.morningstarhomes.bc.ca)

November 26, 2014

**DISTRICT OF NORTH VANCOUVER**

355 West Queens Road  
North Vancouver, BC  
V7N 4N5

**Attention: Casey Peters, Community Planner**

Dear Casey:

**Design & Objectives of the Proposal**

Morningstar Homes Ltd. is a member of the Polygon Group of Companies and is a fully integrated home builder specializing in high quality single family homes. Since 1999 Morningstar Homes has built over 1500 homes spanning over 32 projects.

**Vision for the Monteray Elementary School Site:**

Our vision for this site stems from our efforts to meet the parameters outlined in the District of North Vancouver's letter to the North Vancouver School Board dated July 30, 2013, the feedback the School Board received from the May 29, 2013 and June 13, 2013 community conversations and the comments we received at the March 6, 2014 open house. Based on these parameters we propose a 12 lot subdivision based on the RS-3 zone.

This proposed subdivision meets the primary parameters identified by the District as it fits within the surrounding neighbourhood, responds to site conditions such as topography and existing natural features and retains key public uses such as a playground and pedestrian connectivity.

**1. Compatibility with the surrounding neighbourhood:**

The site is bordered by single family homes on the North, West, South and East. Our proposed plan represents an extension of the existing low density single family community that currently exists. The following items highlight the main concepts we have used to maintain cohesion with the existing community.

- We have proposed front loaded single family lots on the East side of Starlight Way. These lots are similar to the lot typology that fronts the West side of Starlight Way.
- We propose to extend the Monteray Avenue cul-de-sac east by approximately 65 meters. By doing this we will maintain a single access point and the cul-de-sac for the neighbours to the West.
- The site shares side yards with six neighbours. We have been sensitive to these homes and have only sited new lots and houses next to two of the six homes.

**2. Consideration for site conditions such as topography and existing natural features:**

Development of this site is restricted by three main natural characteristics; the topography, a watercourse and the existing vegetation. Our proposed plan responds to these challenges in the following ways:

- The site slopes up by as much as 17 meters from the East to the West and by 20 metres from the South to the North. Our proposed plan manages the East-West grade by splitting the site into two; the lots that front Starlight Way and the Monterey cul-de-sac extension. By utilizing a walkout basement home on the lots that front Starlight Way we can use 7 meters of grade with minimal retaining walls or disturbance to the existing topography. This will leave us with a very manageable grade change of 10 metres for the 65 metre Monterey cul-de-sac extension. By using walk out basement homes on the South and basement entry homes on the North, we can manage the North-South topography with minimal use of retaining walls in the rear yards.
- As has been illustrated on the plan with an aerial photo overlaid; the building envelopes for most lots are located on existing building sites, parking lots or playing fields.
- Our plan incorporates an open space on the Southwest corner of the site. The open space functions as the riparian area for a watercourse on the neighboring site and provides an opportunity for tree retention.

**3. Retention of key public uses such as a playground and pedestrian connectivity:**

Stated as a priority in the DNV letter, our plan provides approximately 1,800 square meters of park (the DNV asked for 350 square meters) and pedestrian connections to Starlight Way, Monterey Avenue and Montroyal Boulevard. Our proposed plan offers the following open spaces:

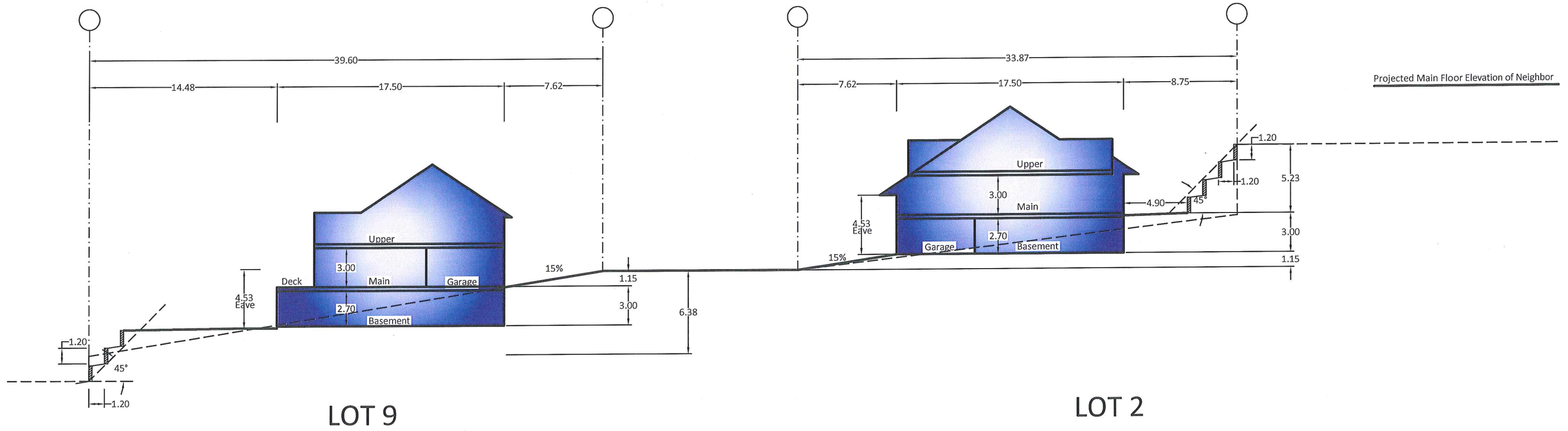
- On the Southwest boundary we have provided a buffer to retain the trees and provided a setback from the watercourse the DNV identified in their letter.
- On the Southeast boundary we have provided a walkway to maintain the existing pedestrian connection from site to Starlight way.
- On the East portion of the site we have provided a park that will allow us to maintain the existing access to Montroyal Boulevard and build a playground.
- On the South portion of the site we have an open space to offer a trail connecting Montroyal Boulevard and another opportunity for tree retention.

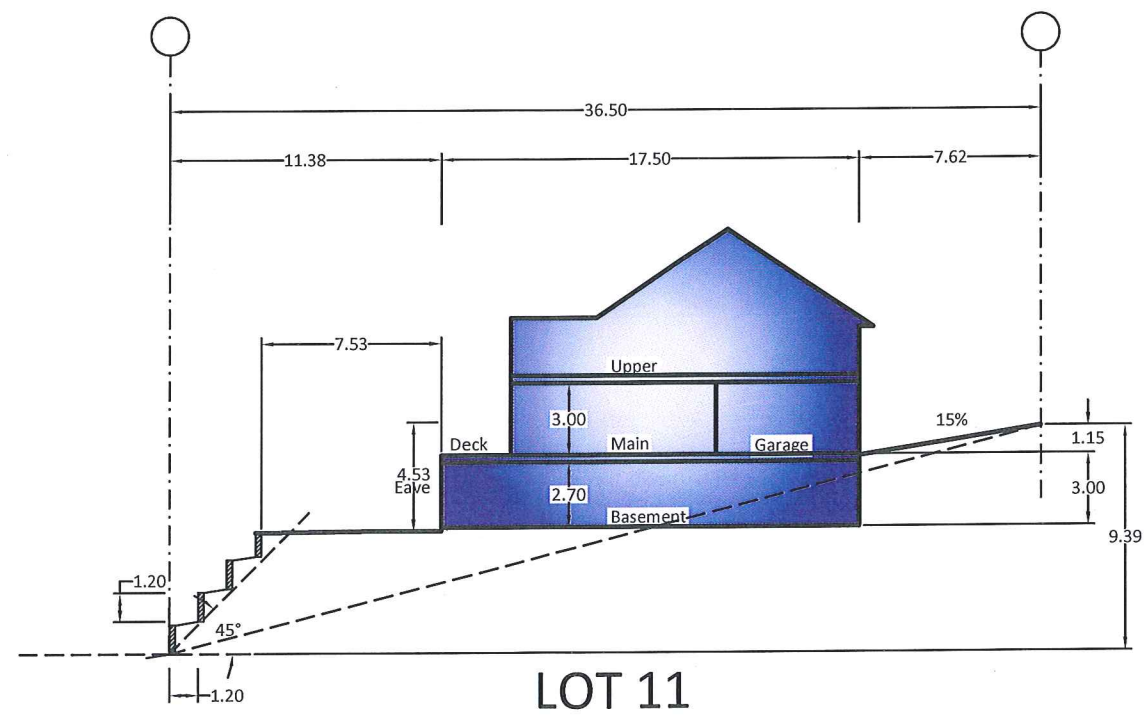
Our proposed development represents an extension of the existing low density single family community in the area and an opportunity to retain key community asset such as the trail system, the playground and open space with some existing vegetation. The proposed development has received overwhelming support from surrounding neighbors and they have expressed a desire for its immediate commencement.

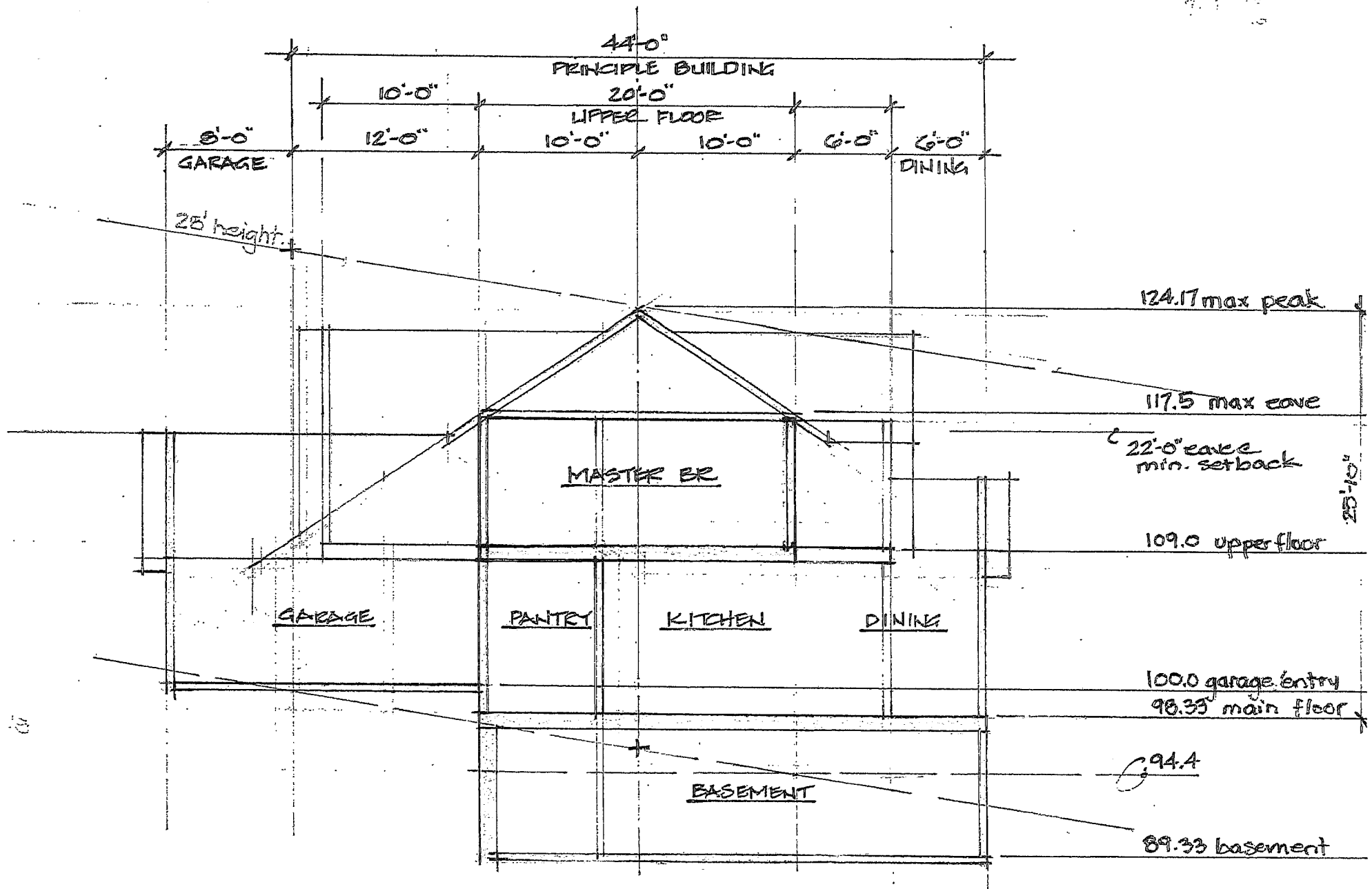
Sincerely,

**MORNINGSTAR DEVELOPMENTS LTD.**

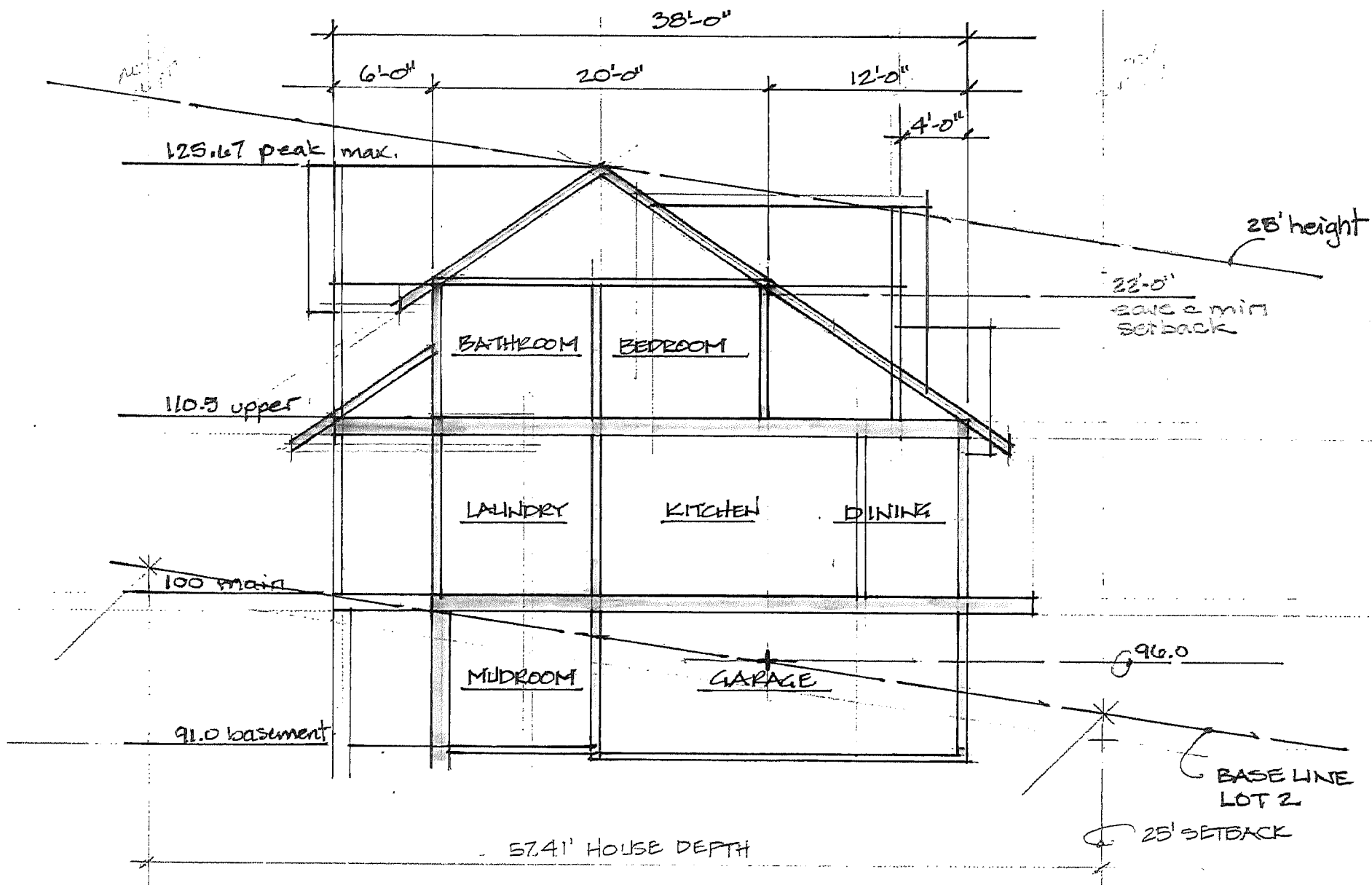
Ryan Lucy  
Vice President, Acquisitions and Development



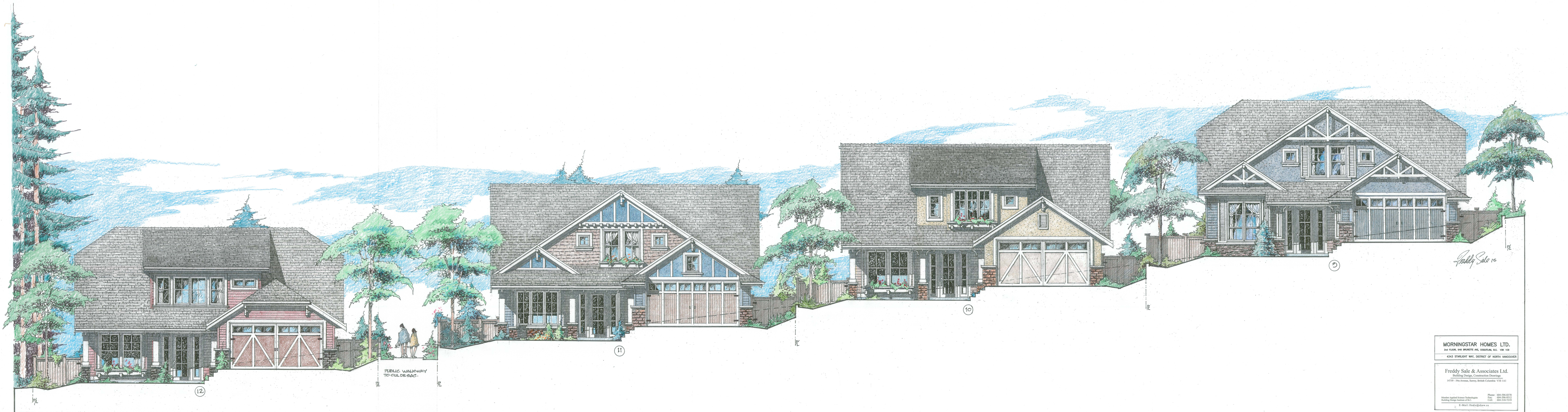




I. BUILDING SECTION



PROTOTYPE II - BUILDING SECTION



ELEVATION LOOKING WEST FROM STARLIGHT WAY 14'

## Starlight Way Streetscape

MORNINGSTAR HOMES LTD.  
2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C. V3K 1G9  
4543 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER

Freddy Sale & Associates Ltd.  
Building Design, Construction Drawings  
14759 - 54th Avenue, Surrey, British Columbia V3S 1A1

Member Applied Science Technologists  
Building Design Institute of B.C.

Phone: 604-296-8370  
Fax: 604-296-8712  
Cell: 604-318-7219  
E-Mail: ftsale@shaw.ca

Morningstar Homes  
2<sup>nd</sup> Floor, 946 Brunette Avenue  
Coquitlam, B.C.  
V3K 1C9

September 19, 2014  
File: 12508

Attention: Ryan Lucy

**Re: Preliminary Geotechnical Comments - Proposed Residential Subdivision  
4343 Starlight Way, North Vancouver, B.C.**

We understand that Morningstar Homes is contemplating the development of a new subdivision at the above referenced site. Based on North Vancouver's GIS mapping system, the site is presently developed as Monterey Elementary School. The site generally slopes from north to south for a grade differential of about 20 metres.

This letter was prepared exclusively for the use of Morningstar Homes for the purpose of providing our preliminary geotechnical comments based on a desktop study of the above referenced site. We also expect that the District of North Vancouver would use this report in the initial development consideration process.

Based on published geology maps and our experience in the area, we expect that native subsurface soil conditions to consist of Capilano sediments of sand and gravel over very dense glacial till and/or pre-tertiary bedrock at depth.

The preliminary grading plan by Hunter Laird shows final grades of up to about 15 percent across the site with building constructed into the slope. We anticipate three storey buildings with walkout basements at the downslope sides to accommodate the grades. A total of 12 new lots would be developed with a new extension of Monterey Avenue into the site from the west. We understand that some tiered retaining wall systems will be required at the north and south sides of the site.

The native soils are generally strong and well suited to hillside residential development. The final grades contemplated across the site are relatively gentle in comparison to the native soil strength. A number of retaining wall options are feasible for the site, though we expect modular mechanically stabilized earth walls would be best suited to this type of development, as proposed on the preliminary grading plan. We do not anticipate slope stability related issues with the development provided that a detailed geotechnical investigation is completed and the subdivision is constructed to meet the geotechnical designs and field recommendations. A detailed slope stability assessment will be required in accordance with the 2012 BC Building Code and the Guidelines for Legislative Landslide Assessments for Proposed Residential Developments in BC.

Our experience in this area indicates that some developments were constructed with poor quality fills which may overly the native soils. Any poor quality fills would require removal and replacement with engineered fill prior to the construction of any buildings, retaining walls or roads at the site.

Following proper site preparation, which would include stripping and replacement of any deleterious soils, we expect that house foundations can be constructed on conventional spread footings at light to moderate bearing pressures. We do not expect the subsurface soils to be susceptible to liquefaction based on the 2012 BC Building Code design earthquake.

We recommend that a detailed geotechnical investigation of the site be completed to better understand the soil conditions specific to the site and to provide geotechnical recommendations for the proposed development.

We trust that the foregoing is adequate for your current needs. Should you require additional information or clarification of the above, please contact the undersigned.

For:  
GeoPacific Consultants Ltd.

SEP 19 2014



Kevin Bodnar, P.Eng.  
Project Engineer

Reviewed by:

Matt Kokan, M.A.Sc., P.Eng.  
Principal

Morningstar Homes  
2<sup>nd</sup> Floor, 946 Brunette Avenue  
Coquitlam, B.C.  
V3K 1C9

October 31, 2014  
File: 12508

Attention: Ryan Lucy

**Re: Geotechnical Investigation Report - Proposed Residential Subdivision  
4343 Starlight Way, North Vancouver, B.C.**

## **1.0 INTRODUCTION**

We understand that a new residential subdivision is proposed at the above referenced site. Based on the Preliminary Grading Plan by Hunter Laird, dated August 21, 2014, we understand that a total of 12 new lots will be developed. A new extension of Monteray Avenue from the west is proposed for access to the new lots. We also understand that tiered retaining wall systems will be constructed at the north, south and east sides of the site. We anticipate three storey wood framed buildings with walkout basements at the downslope sides to accommodate the site grades.

This report presents the results of an investigation of the subsurface conditions at the site of proposed development and makes recommendations for the design and construction of the proposed residential subdivision. This report was prepared exclusively for Morningstar Homes for their use and the use of others on their design and construction team and for the District of North Vancouver for subdivision, development consideration and approval processes.

## **2.0 SITE DESCRIPTION**

The proposed site is presently developed as Monterey Elementary School which has been constructed into the hillside. The site is bounded by Starlight Way to the east, residential developments to the north and south and residential developments and the Monteray Avenue cul-de-sac to the west.

The site is generally sloped from north to south for a grade differential of up to about 26 metres. The site is essentially graded into three flat benches with moderately slopes between each bench. The lower bench is improved with an all-weather field and play ground with access from Monteray Avenue. The middle bench encompasses the majority of the school footprint as well as an asphalt paved basketball court. The upper bench is the smallest and consists of an asphalt paved parking area with access to Starlight Way.

The location of the site is shown on our Drawing No. 12508-01, following the text of this report.

## **3.0 FIELD INVESTIGATION**

The subsurface ground conditions at the site were investigated on October 20, 2014 using a back-hoe, supplied and operated by Vanport Enterprises Ltd. of Burnaby, B.C. At that time a total of 10 test pits were excavated until refusal between 0.8 and 2.7 metres below current existing site grades.

All test pits were backfilled immediately after completion of sampling and logging in accordance with provincial abandonment requirements. The site investigation was supervised and the soils encountered were logged and collected in the field by an engineer from our office.

The approximate test pit locations are shown on our Drawing No. 12508-01, following the text of this report.

## **4.0 SOIL CONDITIONS**

### **4.1 Soil Profile**

The subsurface soil conditions at the locations of our test pits consisted of asphalt or sand and gravel fill underlain by fills consisting of variable granular materials with organics or wood debris over native Capilano sediments of sand then very dense glacial till. A general description of the soils encountered are described below.

#### **ASPHALT AND SAND AND GRAVEL FILL**

Where encountered, the asphalt was less than 0.1 metre in thickness. In fill surfaced areas of the site, the fill consists of compact sand and gravel which extends to a depth of between 0.2 and 0.5 metres below grade.

#### **FILL**

The asphalt and surficial sand and gravel fill are generally underlain by fill consisting of compact to dense silty sand to sandy silt with gravel. The fill contains varying amounts of cobbles, boulders, organic constituents including wood debris. Organic soils and wood debris were encountered at all but two test pit locations. The fill extends to a depth of between 0.8 and 2.7 metres below grade.

#### **SAND (Capilano Sediments)**

The fill is underlain by Capilano deposits at test pits TP14-04, TP14-06 and TP14-07 and consists of dense, medium to coarse grained sand with some gravel. Where encountered, the sand is 0.4 to 0.6 metres thick and extends to a depth of between 0.6 and 2.1 metres below grade.

#### **SANDY SILT (Glacial Till)**

The fills and Capilano sand are underlain by very dense, grey fine sandy silt till with some fine to coarse grained subrounded to subangular gravel. The glacial till generally contains frequent cobbles and boulders. The till extends beyond the depth of our test pits.

For specific subsurface soil descriptions at each test hole location refer to our test pit logs provided in Appendix A, following this report.

### **4.2 Groundwater Conditions**

The static groundwater table was not encountered during our investigation. Minor seepage was observed in test pit TP14-07, directly above the glacial till. We expect that perched groundwater forms on the upper contact of the till during wetter periods.

## **5.0 DISCUSSION**

### **5.1 General Comments**

Based on the Preliminary Grading Plan by Hunter Laird, dated August 21, 2014, the site grades will be reduced by up to about 4 metres at the north side with a series of retaining walls constructed near the north property line. Grades at the south side will be increased by up to about 4 metres with another tiered retaining wall system constructed along the south property line. The lots along Starlight Way to the east will be built up to the road elevation, requiring up to about 5 metre grade increases. The lots along the east side of the new Monterey Avenue cul-de-sac extension would be separated from the Starlight Way lots using tiered retaining walls.

We expect that the proposed structures will consist of typical three storey wood framed residential homes with walkout, reinforced concrete basements at the downslope sides. We expect that the loading induced by these new structures will be relatively light.

In general, the existing fills are of poor quality and are not competent to support fill placement and subdivision construction. We expect that the existing fills will need to be stripped from the site, though they may be reused in areas beyond the influence of the building foundations and roadway, as described in Section 6.2.

The results of our slope stability assessment, discussed in Section 5.2, confirm that the proposed grading plan provides acceptable factors of safety under static and seismic loading.

Based on the results of our site investigation and slope stability assessment, the site may be used safely for the intended use, provided that our recommendations are incorporated into the design of the proposed development and are adhered to during construction.

Our detailed site preparation recommendations for new buildings and roads are provided in Section 6.1.

### **5.2 Slope Assessment**

Based on the preliminary grading plan we understand that the site will be generally sloped at about 10 to 15 percent with tiered retaining walls constructed at lot boundaries. Open spaces are proposed at the southeast and southwest corners of the site and we expect minimal regrading in these areas. Grades in the open space areas are up to about 40 percent.

The site is generally underlain by very dense glacial till, which is relatively strong in comparison to the proposed grades and the existing grades in the open space areas. However, significant fills are proposed at the site to accommodate the proposed grades. Thus, a critical cross sections was established through the site where stripping of the existing fills is anticipated and the total fill thickness will be up to about 5 to 6 metres. The location of the cross-section is provided on our Drawing No. 12508-02, following the text of this report. Subsurface stratigraphy and soil strength parameters were chosen based on the test pit logs and a reconnaissance of the site.

The global stability of the cross-section was analyzed using the software program SLOPE/W (2007), which employs the Morgenstern-Price limit equilibrium method. A wide range of potential slip surfaces were calculated to determine the lowest factor of safety. Post-development grades were analyzed under both static and seismic loading conditions.

Our slope stability assessment was undertaken in accordance with the 2012 BC Building Code (BCBC). The 2012 BCBC requires slopes to be analysed under a design earthquake equivalent to a 2 percent in 50 year probability of exceedence. The 2012 BCBC was addressed using the “Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC” (Revised May 2010).

The District of North Vancouver requires that post-development grades achieve a minimum factor of safety of 1.5 under static conditions and 1.0 for seismic conditions assuming a maximum slope displacement of 0.15 metres. The results of our slope stability analyses indicate acceptable factors of safety under static and seismic conditions for the proposed grading plan, in accordance with 2012 BCBC. The results of our slope stability assessment is provided in Appendix B.

Based on our stability analysis, the critical slip surface occurs at the south side of the site where relatively thick fills and retaining walls are proposed. Thus, the global stability is dependent upon the design and construction of the retaining walls. The retaining walls must be designed to achieve the minimum factors of safety as required by the District.

We recommend that GeoPacific is provided with the finalized grading plan well in advance of construction to confirm that the proposed grades are feasible from a geotechnical perspective.

GeoPacific has completed a cursory visual review of the adjacent properties and confirm the proposed development will have no slope stability related impacts on the adjoining properties based on the current topography beyond the property. GeoPacific accepts no responsibility for slope stability related impacts on the development property as a result of activities conducted on adjoining lands.

## **6.0 RECOMMENDATIONS**

### **6.1 Site Preparation**

Prior to the placement of any engineered fill, construction of foundations, floor slabs, or roads all vegetation, topsoil, fill, organic material, debris, refuse, and loose, soft, or otherwise disturbed soils must be removed from the construction areas to expose a subgrade of native dense Capilano sand or very dense sandy silt till. All stripped soils containing vegetation, organics, debris, refuse and other deleterious materials should not be re-used as engineered fill.

Stripping should extend out beyond the building footings and roads at a distance equal to the thickness of proposed engineered fill beneath the footings and roads. For example, if 1 metre of engineered fill will underlie a footing then stripping should extend a minimum distance of 1 metre beyond the outer edge of that footing.

In areas where fill is proposed, we recommend that “engineered fill” be employed. Engineered fill is defined as clean sand to sand and gravel compacted in maximum 300 mm loose lifts to a minimum of 95% Modified Proctor (ASTM D1557) dry density at a moisture content within 2% of optimum for compaction. The native soils may also be re-used as engineered fill as outlined in Section 6.2.

*The stripped subgrade must be reviewed by the geotechnical engineer of record.*

## 6.2 Re-Use of Excavated Materials as Engineered Fill

The excavated fills containing organics and other deleterious materials should not be re-used as engineered fills, though they may be re-used in landscape areas above a 1H:1V projection taken from the edge of all new foundations and all new roads and provided that finished grades do not exceed 3H:1V (33 percent). Excavated Capilano sand or sandy silt till from the site may be used as engineered fill provided that these materials are free of any deleterious materials. However, due to the high fines content of the till it is extremely difficult to compact these soils to attain the required dry density when the moisture content exceeds the optimum moisture content for compaction. When these materials are moist or wet they should not be used as engineered fill. *We envisage that filling operations with these materials may be restricted to the warmer/dryer months of the year.* Due to the relatively low permeability of these materials they should not be used in any applications where well draining soil is required.

It should be noted that the native soils contain large cobbles and boulders which may require processing prior to use as engineered fill. We anticipate that breaking, blasting, screening and/or crushing would be required to process these materials to well graded sand and gravel with a maximum aggregate size of 150 mm, for use as engineered fill.

*Final approval for use of excavated materials as backfill or engineered fill must be received from the geotechnical engineer.*

## 6.3 Spread Foundations

We expect the buildings to be founded on the native dense Capilano sand, native very dense sandy silt till or engineered fill. Therefore the proposed buildings can be founded on normal spread foundations, including pad and strip footings.

For a subgrade of native dense Capilano sand, native very dense sandy silt till or engineered fill, foundations may be designed on the basis of a serviceability limit states (SLS) bearing pressure of 100 kPa and factored ultimate limit states (ULS) bearing pressure of 150 kPa.

For foundations designed as recommended we expect that settlements should be limited to less than 25 mm total and 20 mm over 10 metres differential.

Irrespective of the specified bearing pressures, footings should not be less than 450 mm in width for strip footings and not less than 600 mm in width for square or rectangular footings. Footings should also be buried a minimum of 450 mm below the surface for frost protection.

Adjacent footings constructed at differing elevations should be offset from each other by a minimum distance of twice the difference in elevation 2H:1V (2 horizontal to 1 vertical). For example, two footings separated by 1 metre in elevation should be offset horizontally from each other by a minimum distance of 2 metres as measured from the inside edges of those footings. Footings constructed within 2H:1V of each other may impose additional vertical and horizontal forces on footings, columns, and/or foundation walls. GeoPacific should review foundation layouts which do not achieve the minimum 2H:1V offset.

*Foundation subgrades of all buildings must be reviewed by a geotechnical engineer prior to footing construction.*

## 6.4 Slab-On-Grade Floors

In order to provide suitable support for slab-on-grade floors we recommend that any fill placed under the slab should be granular and essentially “clean” with not more than 5% passing the #200 sieve. In addition, this granular fill must be compacted to a minimum of 98% Standard Proctor (ASTM D698) maximum dry density with water content within 2% of optimum for compaction.

Floor slabs should be underlain by a minimum of 150mm of free draining 19mm clear crush gravel.

*Compaction of the slab-on-grade fill must be reviewed by the geotechnical engineer.*

## 6.5 Seismic Design of Foundations

The site is considered to be generally underlain by dense soils within the upper 30 metres which can be considered as Site Class C, in accordance with Table 4.1.8.4.A. of the 2012 B.C. Building Code.

The subsurface soils beyond the depth of foundations are not considered prone to ground liquefaction or other forms of ground softening caused by earthquake induced ground motions.

## 6.6 Foundation Drainage

Perimeter drainage systems will be required for any structure with below grade construction including crawl spaces and basements.

## 6.7 Earth Pressures on Basement Walls

We recommend that foundation walls be designed for static and seismic earth pressures. Lateral earth pressures on foundation walls will depend upon a number of factors including the backfill material, surcharge loads, backfill slope, drainage, rigidity of the basement or retaining wall, and method of construction including sequence and degree of compaction. The following loads are provided based on the assumption of the use of a free draining granular backfill, with no slope perpendicular to the wall and no surcharge.

For a fully restrained basement wall designed for static pressure we recommend a pressure distribution of  $8H$  (kPa) triangular, where ‘H’ is the buried depth of the wall, in metres, below grade. For an unrestrained basement wall a static pressure distribution of  $5H$  (kPa) triangular may be used.

Dynamic loading induced by the 2012 BCBC design earthquake should be added to the static loads and should be taken as  $5H$  (kPa) inverted triangular.

Restrained versus unrestrained conditions depend upon the degree of wall movement. A flexible, or unrestrained wall, is allowed to move  $0.002H$  outwards at the top of wall, where H is the height of the wall. A restrained or rigid wall is prevented from rotating out at the top of the wall either by intervening walls or floors which prevent deflection of the wall. Partial movements of the wall may result in pressures somewhat less than the restrained condition but it is not possible to predict intermediate cases with any degree of certainty.

We have assumed that a free draining granular backfill will be used behind the basement walls and that a perimeter drainage system will also be employed to collect any water from behind the walls. Therefore, our wall loading scenarios presented above assume that no water pressure will be generated behind the walls.

*All earth pressures are based upon unfactored soil parameters and are assumed to be unfactored loads.*

## **6.8 Temporary Excavations**

We expect that temporary excavations would be sloped where possible since it is more economical to do so. We would expect that temporary cuts could be sloped at 3H:4V in the native very dense till. The surficial topsoil, fill, sand and other loose materials should be benched back from the top of the excavation based on a 1H:1V setback defined by the height of these materials. Temporary cut slopes in excess of 1.2 metres in height must be covered with poly sheeting and require inspection by a professional engineer in accordance with Work Safe BC guidelines, prior to man-entry.

Any excavations within a 2H:1V projection of any existing footings or utilities must be reviewed by GeoPacific prior to execution.

Light to moderate seepage during the wetter periods should be expected due to the formation of perched water tables. We expect that inflows may be handled with sumps and sump pumps.

## **6.9 New Roads**

### **6.9.1 General**

We understand that Monteray Avenue is to be extended into the site from the west and that a new cul-de-sac is to be provided to access the new lots.

### **6.9.2 Site Preparation**

Following the recommended site preparation noted in Section 6.1, the stripped road subgrade should be proof rolled to locate any soft/loose spots. Where existing soils are soft/loose and can not be re-compacted to a minimum of 95% Modified Proctor dry density (ASTM D1557) they must be excavated and replaced with engineered fill. *All proof rolling activities should be reviewed by the geotechnical engineer.*

### **6.9.3 Pavement Recommendations**

We expect that the new road will be classified as local, though this should be confirmed by the civil designer. Following the recommended site preparation, we recommend that the District of North Vancouver's minimum pavement structure, given in Table 1 on the following page, is provided along the new portion of road and we expect it is sufficient to carry the anticipated vehicle loads.

<b>Table 1: Recommended <u>Minimum</u> Pavement Structure For Monteray Avenue</b>	
<b>Material</b>	<b>Thickness (mm)</b>
Asphaltic Concrete	80
19 mm minus crushed, well graded, clean, sand and gravel base course	100
75 mm minus crushed, well graded, clean, sand and gravel subbase course	200

All base and subbase fills should be compacted to a minimum of 95% Modified Proctor dry density with a moisture content within 2% of optimum for compaction. *Density testing should be conducted on these materials and the results forwarded to the geotechnical engineer for review.* GeoPacific would be pleased to provide testing services upon request.

### 6.10 Utilities

Following the recommended site preparation, utilities are expected to be underlain by native dense Capilano sand, native very dense sandy silt till or engineered fill. Perched groundwater may need to be controlled using sumps and pumps.

We recommend that any trenches be sloped or shored as per the latest Work Safe BC regulations. We recommend that all service trenches be backfilled with clean granular material, which conforms to Master Municipal Construction Document standards, compacted to 95% “Modified Proctor” dry density (ASTM D1557), with a moisture content within 2% of optimum for compaction. If for any reason the backfill becomes saturated prior to compaction it must be removed and replaced with dry fill.

## 7.0 DESIGN REVIEWS AND CONSTRUCTION INSPECTIONS

The preceding sections make recommendations for the design and construction of the proposed buildings, new roads, utilities and related earthworks. We have recommended the review of certain aspects of the design and construction. It is important that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also important that any contractors working on the site review this document prior to commencing their work. It is the responsibility of the contractor to contact GeoPacific a minimum of 48 hours in advance to notify us that a field review is required. In summary, field reviews are required for the following aspects of the work:

1. Review of site stripping
2. Review of foundation subgrades prior to footing construction
3. Review of slab-on-grade fill compaction prior to slab construction
4. Review of the engineered fill materials and compaction
5. Review of pavement subgrades and proof rolling
6. Review of pavement base and subbase compaction
7. Review of any excavation in excess of 1.2 metres in height requiring man-entry
8. Review of retaining wall construction.

## 8.0 CLOSURE

This report has been prepared exclusively for Morningstar Homes and their design team for the purpose of providing geotechnical recommendations for the design and construction of the proposed residential development and related earthworks and for the District of North Vancouver for the use in the development and permitting process. The report remains the property of GeoPacific Consultants Ltd. and unauthorized use of, or duplication of, this report is prohibited.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to call.

For:

**GeoPacific Consultants Ltd.**

Reviewed by:

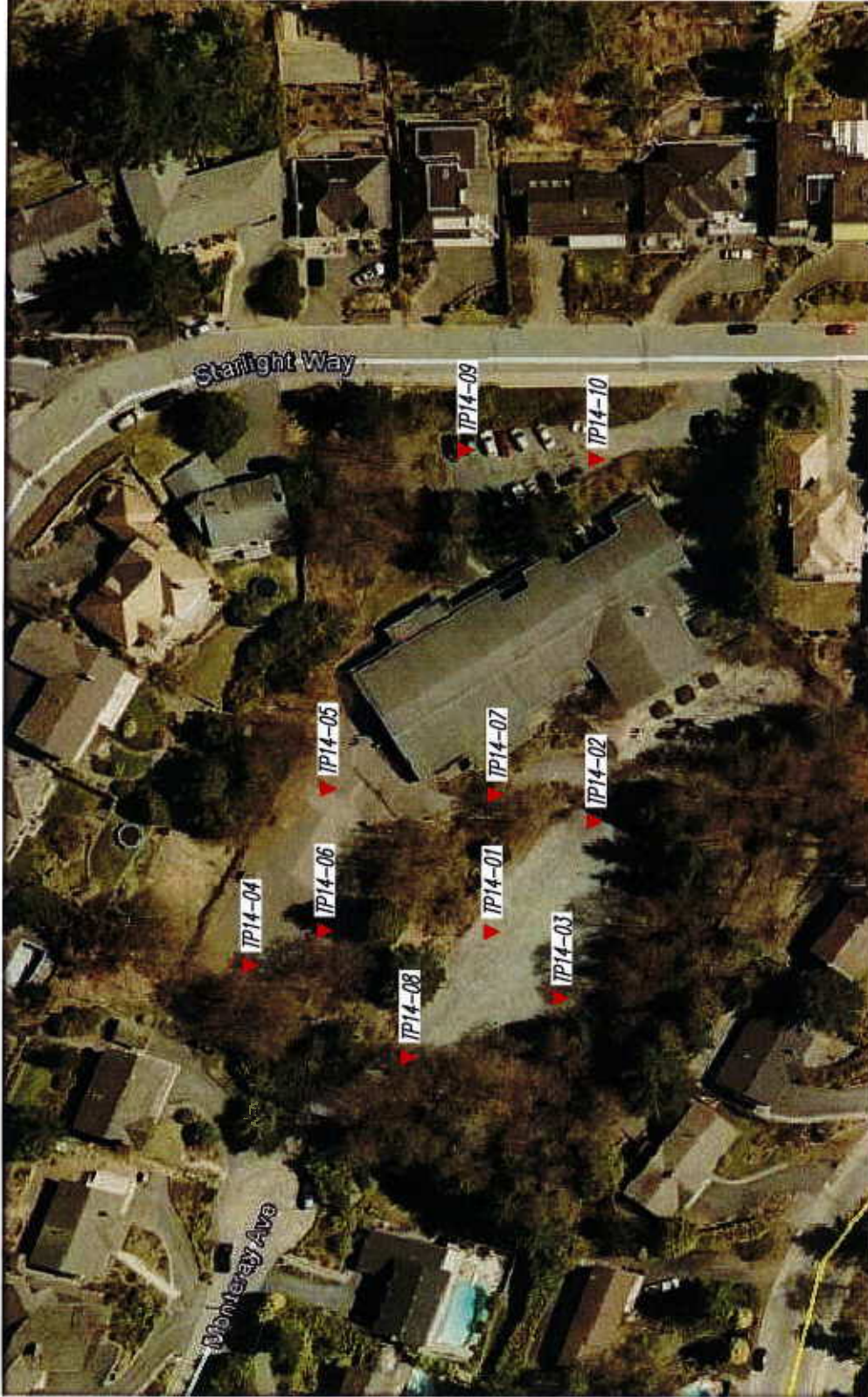
Alex Gossen, B.Sc., E.I.T.  
Geotechnical Engineer-in-Training

Matt Kokan, M.A.Sc., P.Eng.  
Principal

  
OCT 31 2014



Kevin Bodnar, P.Eng.  
Project Engineer

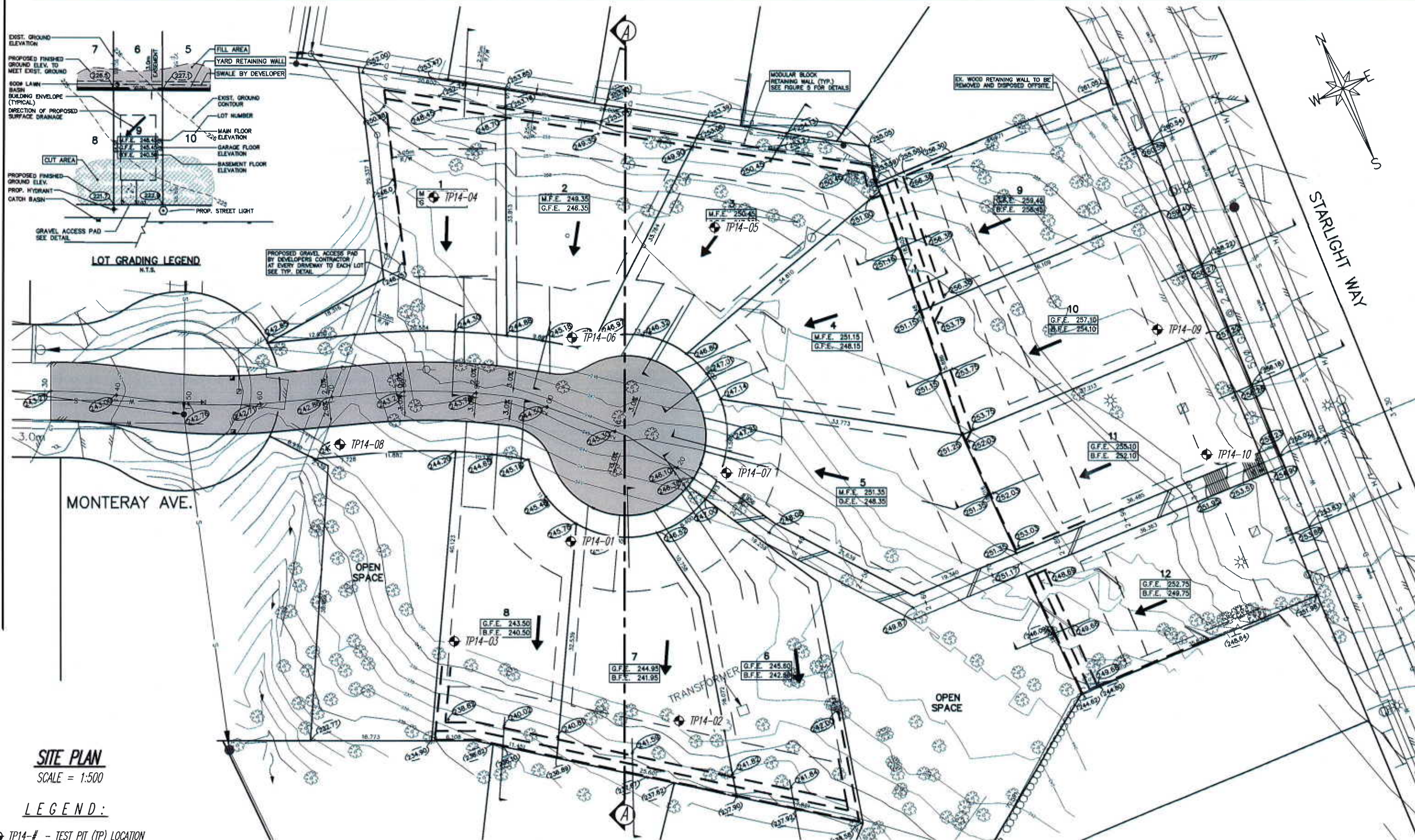


Legend:

Approximate Test Pit (TP) Location: ▼ TP14-01

<b>REFERENCE:</b> ARCHITECTS PROJ. NO.: DATE:	#215-1200 West 73-rd Ave. Vancouver, B.C. Canada V6P 6G5 Ph. (604) 439-0822 Fax (604) 439-9189		<b>GeoPacific Consultants Ltd.</b>		DATE: October 22, 2014 DRN. BY: AC SCALE: Not To Scale	FILE NO.: 12508 DWG. NO.: 12508-01	REVISIONS: A. B. C.	

Monterey Subdivision  
 4343 Starlight Way, North Vancouver, B.C.  
 Test Pit Plan



# **SITE PLAN**

SCALE = 1:500

## **LEGEND:**

- TP14-# - TEST PIT (TP) LOCATION  
HOLE LOCATIONS ARE APPROXIMATE

REFERENCE:

HUNTER LAIRD  
JOB#: 00217 (FIG.2)  
FEBRUARY 2014

#215-1200 West 73-rd Ave.  
Vancouver, B.C.  
Canada V6P 6C5

**GeoPacific**  
Consultants Ltd.

Ph. (604) 439-0922  
Fax (604) 439-9189

DATE:

OCTOBER 31, 2014

DRN. BY:

M.P.

APP'D.

K.B.

SCALE:

AS SHOWN

## **MONTERAY SUBDIVISION**

4343 STARLIGHT WAY, NORTH VANCOUVER, B.C.  
SLOPE STABILITY ASSESSMENT - SECTION A LOCATION

FILE NO.:

12508

DWG. NO.:

12508-02

REVISIONS:

A.

B.

C.

## **APPENDIX A – TEST PIT LOGS**

# Test Pit Log: TP14-01

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
0.2		<b>Fill</b> Grey, compact, moist coarse sand and fine angular gravel	0.2			
0.8		<b>Fill</b> Brown, dense, moist fine to medium sand with fine to coarse subrounded to angular gravel some silt and cobbles @ 2.5' larger boulder - suspected floater ontop of glacial till	0.8			
1		End of Test Pit				Refusal
2						
3						
4						
5						
6						
7						
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-02

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

**GeoPacific**  
Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
0		<b>Fill</b> Grey, compact, moist coarse sand and fine angular gravel	0.2			
1		<b>Fill</b> Dark brown, dense, slightly moist silty fine sand with fine to coarse subrounded to subangular gravel some angular cobbles and organics - roots and wood debris	0.8			
2		<b>Sandy silt (Glacial Till)</b> Grey, very dense, slightly moist medium to coarse sandy silt with some fine to coarse subrounded to subangular gravel.	0.8	11.1%		
3		@ 6' refusal on large boulder -floater				
4						
5						
6		End of Test Pit	1.8		Refusal	
7						
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-03

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
		<b>Fill</b> Grey, compact, moist coarse sand and fine angular gravel	0.2			
		<b>Fill (Glacial Till)</b> Grey mottled brown, dense, slightly moist fine to coarse sandy silt with fine to coarse subrounded to subangular gravel				
		@ 1.5' Organic layer (wood chips) 2"-3" thick, moist brown		9.5%		
		<b>Sandy silt (Glacial Till)</b> Grey, very dense, slightly moist medium to coarse sandy silt with some fine to coarse subrounded to subangular gravel	1.4			
		@ 4.9' refusal on large boulder-floater	1.5			Refusal
		End of Test Pit				

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-04

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface				
0		<b>Asphalt</b>	0.0			
0		<b>Fill (Road Mulch)</b>	0.1			
1		<b>Sand (Capilano Sediments)</b> Rusty brown, dense, slightly moist medium to coarse sand with occasional fine to coarse subrounded gravel				
2		<b>Sandy silt (Glacial Till)</b> Grey, very dense, slightly moist medium to coarse sandy silt with some fine to coarse subrounded to subangular gravel and occasional cobbles and small boulders	0.6			
3				9.5%		
4						
5						
6		End of Test Pit	1.7			Refusal
7						
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-05

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface				
0		<b>Asphalt</b>	0.0			
0.1		<b>Fill (Glacial Till)</b>	0.1			
1		Grey mottled brown, dense, slightly moist sandy silt with fine to coarse subrounded gravel, large cobbles and small boulders				
2		<b>Fill</b>	0.5			
2		Dark brown, compact to dense, moist silty sand to sandy silt with fine to coarse subrounded to angular gravel, cobbles, boulder and wood debris				
3						
4						
5						
6		<b>Sandy silt (Glacial Till)</b>	1.7			
6		Grey, very dense, slightly moist medium to coarse sandy silt with some fine to coarse subrounded to subangular gravel		11.5%		
7						
7		End of Test Pit	2.1			Refusal
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-06

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

**GeoPacific**  
Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
		<b>Asphalt</b>	0.1			
		<b>Topsoil</b>				
1		<b>Fill (Glacial Till)</b>	0.2			
		Grey mottled brown, dense, slightly moist sandy silt with fine to coarse subrounded to angular gravel minor organics - tree roots				
2						
3		<b>Fill</b>	0.8			
		Light brown, compact to dense, slightly moist silty medium to coarse sand with fine to coarse subrounded to angular gravel some cobbles and small boulders minor organics - tree roots				
4						
5		<b>Sand (Capilano Sediments)</b>	1.5			
		Rusty brown, dense, slightly moist medium to coarse sand with occasional fine to coarse subrounded gravel				
6						
7		<b>Sandy silt (Glacial Till)</b>	2.1			
		Grey, very dense, slightly moist medium to coarse sandy silt with some fine to coarse subrounded to subangular gravel	2.3	9.8%		
8		End of Test Pit				Refusal
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-07

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
1		<b>Fill</b> Grey crushed rock and silty fine sand	0.0			
2		<b>Fill</b> Brown, compact, moist silty medium to coarse sand with fine to coarse subrounded to angular gravel with some cobbles, boulders and wood waste	0.5			
3						
4						
5						
6		<b>Sand (Capilano Sediments)</b> Light brown to tan, dense, moist medium to coarse sand with some fine to coarse subrounded to subangular gravel	1.7			
7		@ 7' refusal on larger boulder - suspected floater ontop of glacial till	2.1			
8		End of Test Pit				
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-08

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

**GeoPacific**  
Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
0		<b>Fill</b> Surfaced with grass above grey, compact, moist coarse sand and fine angular gravel	0.0			
1		<b>Fill</b> Brown, compact, moist silty sand with some fine to coarse gravel and cobbles	0.2			
2						
3		<b>Sandy silt (Glacial Till)</b> Grey, very dense, slightly moist fine to medium sandy silt with occasional fine to coarse subrounded to subangular gravel	0.8	7.2%		
4		End of Test Pit	1.2			Refusal
5						
6						
7						
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-09

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

## GeoPacific Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface				
0		<b>Asphalt</b>	0.0			
		<b>Fill (Road Mulch)</b>	0.1			
1		<b>Sandy silt (Glacial Till)</b>	0.3			
		Grey, mottled brown at surface, dense to very dense, slightly moist fine to coarse sandy silt with fine to coarse subrounded to sunangular gravel, occasional cobbles				
2						
3				9.3%		
4						
5		End of Test Pit	1.4			Refusal
6						
7						
8						
9						
10						

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

# Test Pit Log: TP14-10

File: 12508

Project: Proposed Residential Subdivision

Client: Morningstar Homes

Site Location: 4343 Starlightway, North Vancouver, B.C.

**GeoPacific**  
Consultants Ltd.

215 - 1200 West 73rd Avenue, Vancouver, BC, V6P 6G5  
Tel: 604-439-0922 Fax: 604-439-9189

INFERRED PROFILE				Moisture Content (%)	Groundwater	Remarks
Depth	Symbol	SOIL DESCRIPTION	Depth/Elev (m)			
0		Ground Surface	0.0			
		<b>Asphalt</b>	0.1			
		<b>Fill (Road Mulch)</b>	0.3			
1		<b>Fill</b>				
2		Brown, compact to dense, slightly moist medium to coarse silty sand with fine to coarse subrounded to subangular gravel, some cobbles and boulders with wood waste				
3						
4						
5						
6						
7						
8						
9		<b>Sandy silt (Glacial Till)</b>	2.7	14.0%		
		Grey, very dense, moist fine to medium sandy silt with fine to coarse subrounded gravel	2.9			
10		End of Test Pit				Refusal

Logged: AG

Method: Back-hoe

Date: October 20, 2014

Datum: Existing grade

Figure Number:

Page: 1 of 1

## APPENDIX B – SLOPE STABILITY ASSESSMENT

We have undertaken a seismic slope stability assessment of the post-development grades based on the 2012 BC Building Code. The 2012 BCBC requires slopes to be analysed under a design earthquake equivalent to a 2 percent in 50 year probability of exceedence. Our assessment is based on the critical cross-section 'A', as shown on our Drawing No. 12508-02.

GeoPacific undertook a seismic assessment of the critical slopes based on the recommendations outlined in the Association of Professional Engineers & GeoScientists (APEGBC) "Guidelines for Legislated Landslide Assessments (LLA) for Proposed Residential Developments in BC", revised in May 2010. The Guidelines propose a displacement based method for seismic slope assessments as the relatively high peak ground accelerations associated with the 2012 BC Building Code design earthquake typically result in low factors of safety for conventional pseudo-static limit equilibrium slope stability assessments. The displacement method employed was developed by Bray to estimate the seismic coefficient,  $k_{15}$ , compatible with a slope displacement of 15 centimetres. The Bray equation for calculating the seismic coefficient is as follows:

$$k_{15} = (0.006 + 0.038 M) * S(0.5) - 0.026$$

$k_{15}$  = Seismic coefficient

M = Moment magnitude of the design earthquake

S(0.5) = 2012 BCBC spectral design acceleration (2% in 50 years) at a natural period of 0.5 seconds

The seismic coefficient,  $k_{15}$ , of 0.14 was employed in our pseudo-static slope stability analysis as an input for horizontal acceleration.

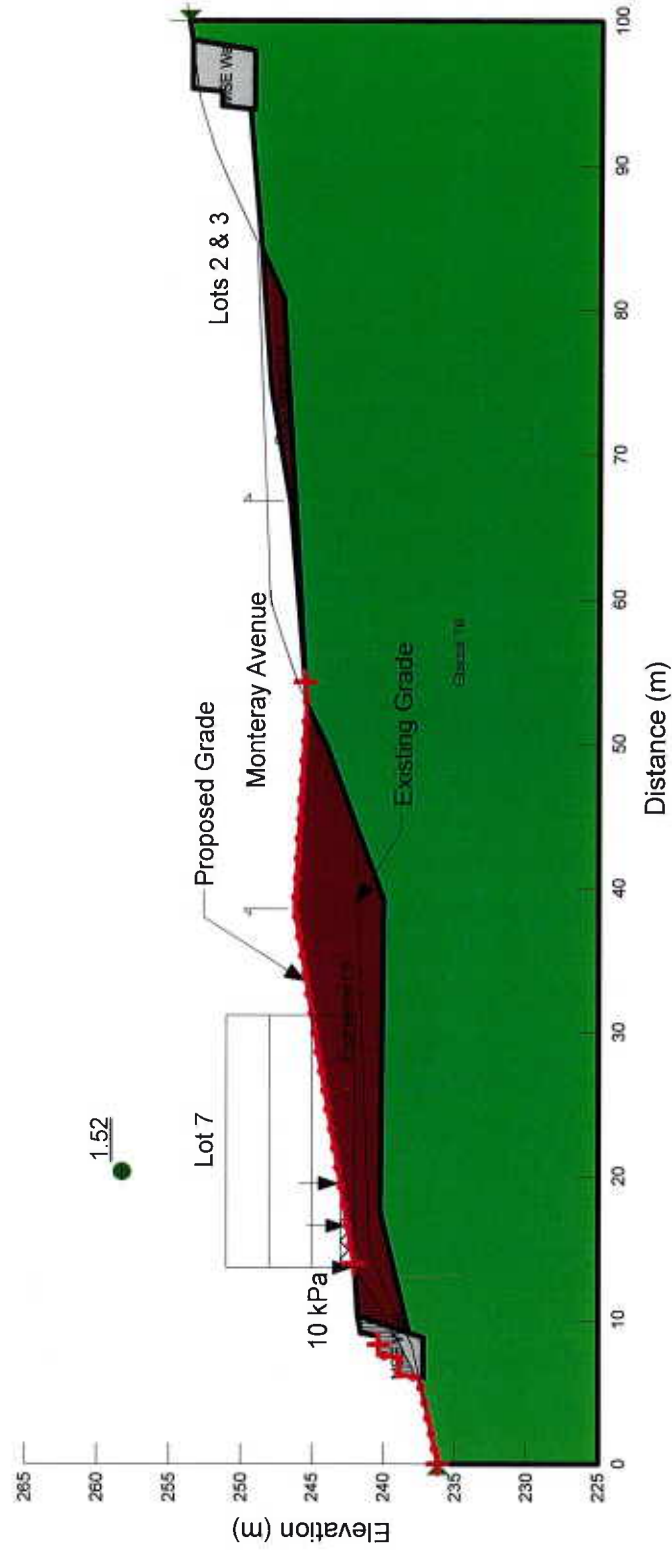
The post-development factor of safety under static conditions was calculated to be 1.52 for Section A which is above the District's minimum acceptable minimum factor of safety of 1.5 for new developments.

The factor of safety under seismic conditions was determined to be 1.21. In accordance with the LLA, a factor of safety equal to or greater than 1.0 under seismic conditions indicates that less than 15 cm of slope displacement is anticipated.

The Task Force on Seismic Slope Stability (TFSSS) suggests that a slope displacement of 15 cm or less is tolerable using the above method. The District also requires that the factor of safety under seismic conditions is greater than 1.0 for a slope displacement of 15 cm. Thus, under on the current 2012 BCBC design earthquake, the calculated slope displacement is tolerable for the proposed post-development grades.

Project: Proposed Residential Subdivision  
 Location: 4343 Starlight Way, North Vancouver, B.C.  
 File: 12508  
 Case: Section A - Static Analysis  
 Method: Morgenstern-Price

Name: Unit Weight: Cohesion: Internal Friction  
 Engineered Fill: 20 kN/m<sup>3</sup>: 0 kPa: 37 °  
 Glacial Till: 21 kN/m<sup>3</sup>: 50 kPa: 38 °  
 MSE Wall: 20 kN/m<sup>3</sup>: 0 kPa: 42 °

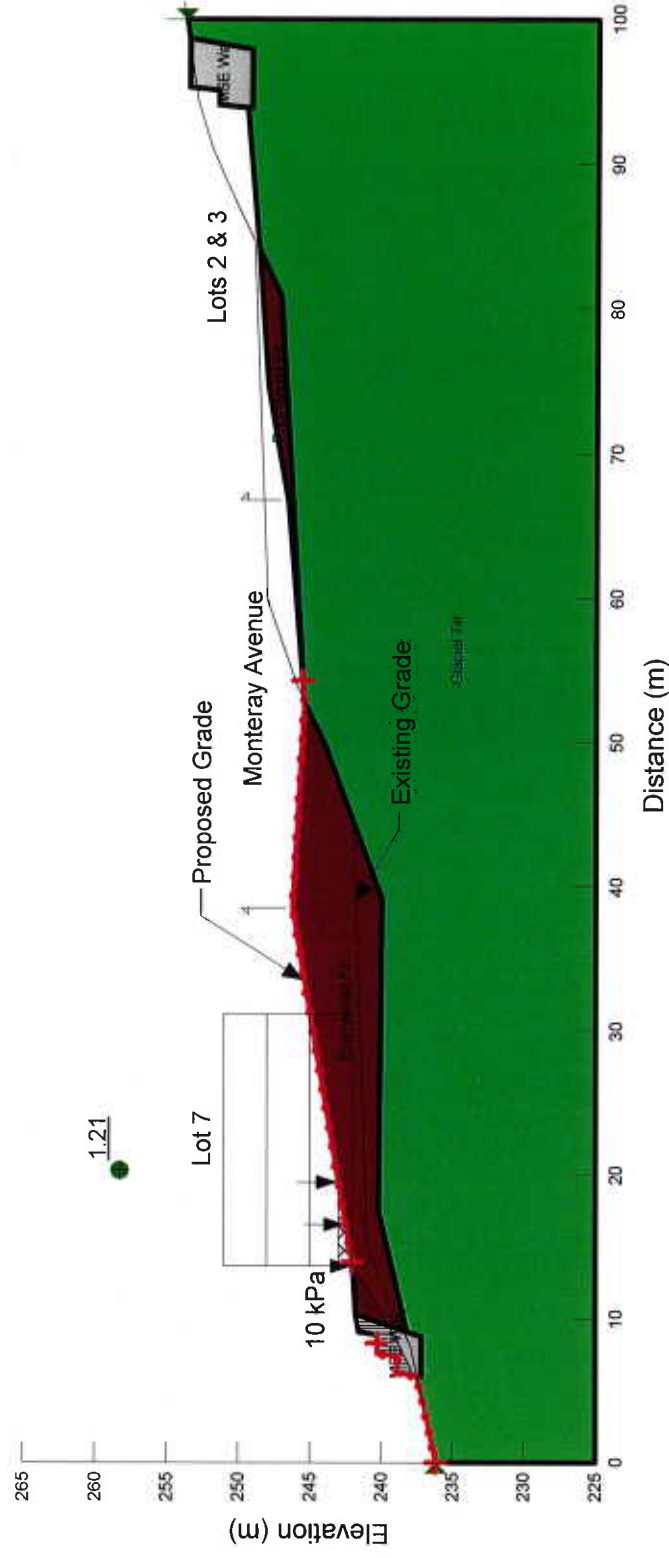


Date: 10/30/2014  
 File Name: 12508 Section A Static.gsz  
 Figure 1

GeoPacific Consultants Ltd.  
 215 - 1200 West 73rd Avenue  
 Vancouver, BC  
 T: 604-439-0922

Project: Proposed Residential Subdivision  
 Location: 4343 Starlight Way, North Vancouver, B.C.  
 File: 12508  
 Case: Section A - Seismic Analysis  
 Method: Morgenstern-Price  
 $k_{15} = 0.14$

Name: Unit Weight: Cohesion: Internal Friction  
 Engineered Fill: 20 kN/m<sup>3</sup>: 0 kPa: 37 °  
 Glacial Till: 21 kN/m<sup>3</sup>: 50 kPa: 38 °  
 MSE Wall: 20 kN/m<sup>3</sup>: 0 kPa: 42 °



GeoPacific Consultants Ltd.  
 215 - 1200 West 73rd Avenue  
 Vancouver, BC  
 T: 604-439-0922

Date: 10/30/2014  
 File Name: 12508 Section A Seismic.gsz  
 Figure 2

## APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: October 31, 2014

District of North Vancouver

355 West Queens Road, North Vancouver, BC

Jurisdiction and address

With reference to (check one):

- ☒ Land Title Act (Section 86) – Subdivision Approval
- ☐ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☐ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☐ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property: 4343 Starlight Way, North Vancouver, BC

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer or Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
  - ☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
  - ☒ 6.2 estimated the *landslide hazard*
  - ☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
  - ☒ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the Approving Authority has adopted a *level of landslide safety* I have:
  - ☒ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
  - ☒ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
  - ☒ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a *level of landslide safety* I have:

- ☐ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☐ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☐ 8.3 compared this guideline with the findings of my investigation
- ☐ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☐ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☒ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☐ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions<sup>(1)</sup> contained in the attached *landslide assessment* report,

Check one

- ☒ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☒ with one or more recommended registered covenants, *as required by the District of North Vancouver*
- ☐ without any registered covenant.

- ☐ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".

- ☐ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".

- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

K. Bodnar, P. Eng.  
Name (print)

October 31, 2014  
Date

  
Signature

<sup>(1)</sup> When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

215 - 1200 West 73 Avenue

Address

Vancouver, BC, V6P 6G5

604.439.0922

Telephone



(Affix Professional seal here)

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm GeoPacific Consultants Ltd

and I sign this letter on behalf of the firm.

(Print name of firm)

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____
<input type="checkbox"/> Information Package	Date: _____

Dept. Manager	GM/ Director	CAO
------------------	-----------------	-----

## The District of North Vancouver REPORT TO COUNCIL

January 6, 2015  
File: 08.3060.20/050.14

**AUTHOR:** Casey Peters, Community Planning

**SUBJECT: PUBLIC INFORMATION MEETING – Morningstar Homes Ltd  
4343 Starlight Way**

### RECOMMENDATION:

**It is recommended that this report be received for information.**

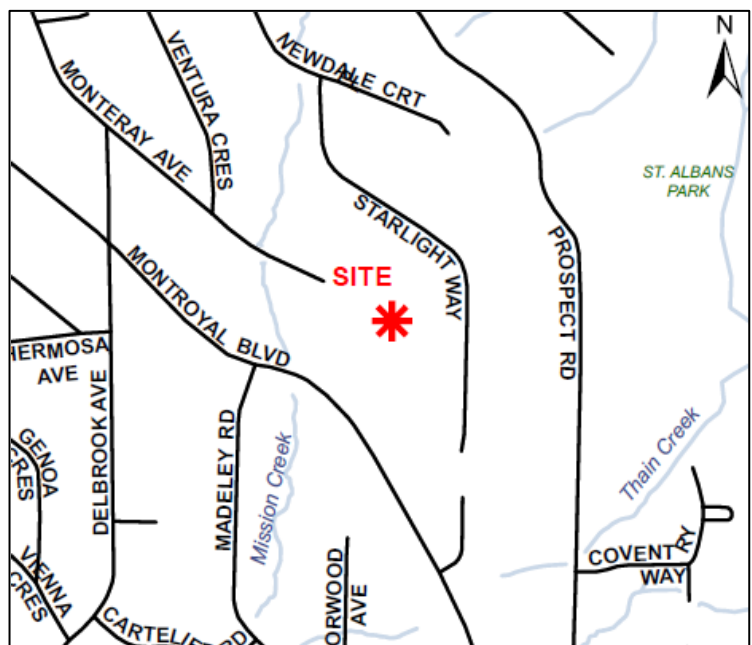
### SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

### PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015  
Time: 7:00-8:30 pm  
Location: Braemar Elementary  
3600 Mahon Avenue



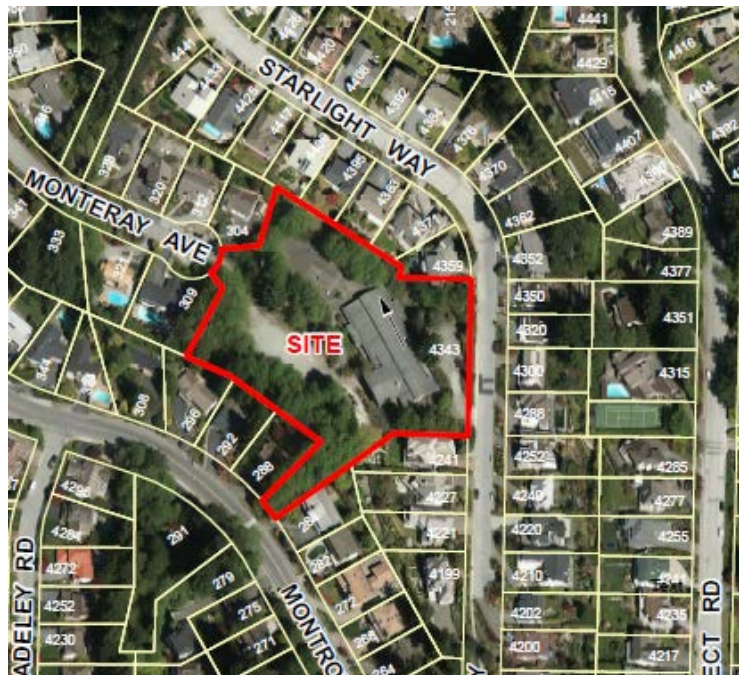
## SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as *"Institutional"* and the application is to amend the OCP designation for this site to *"Residential Level 2: Detached Residential"*.

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

## PROJECT DESCRIPTION:

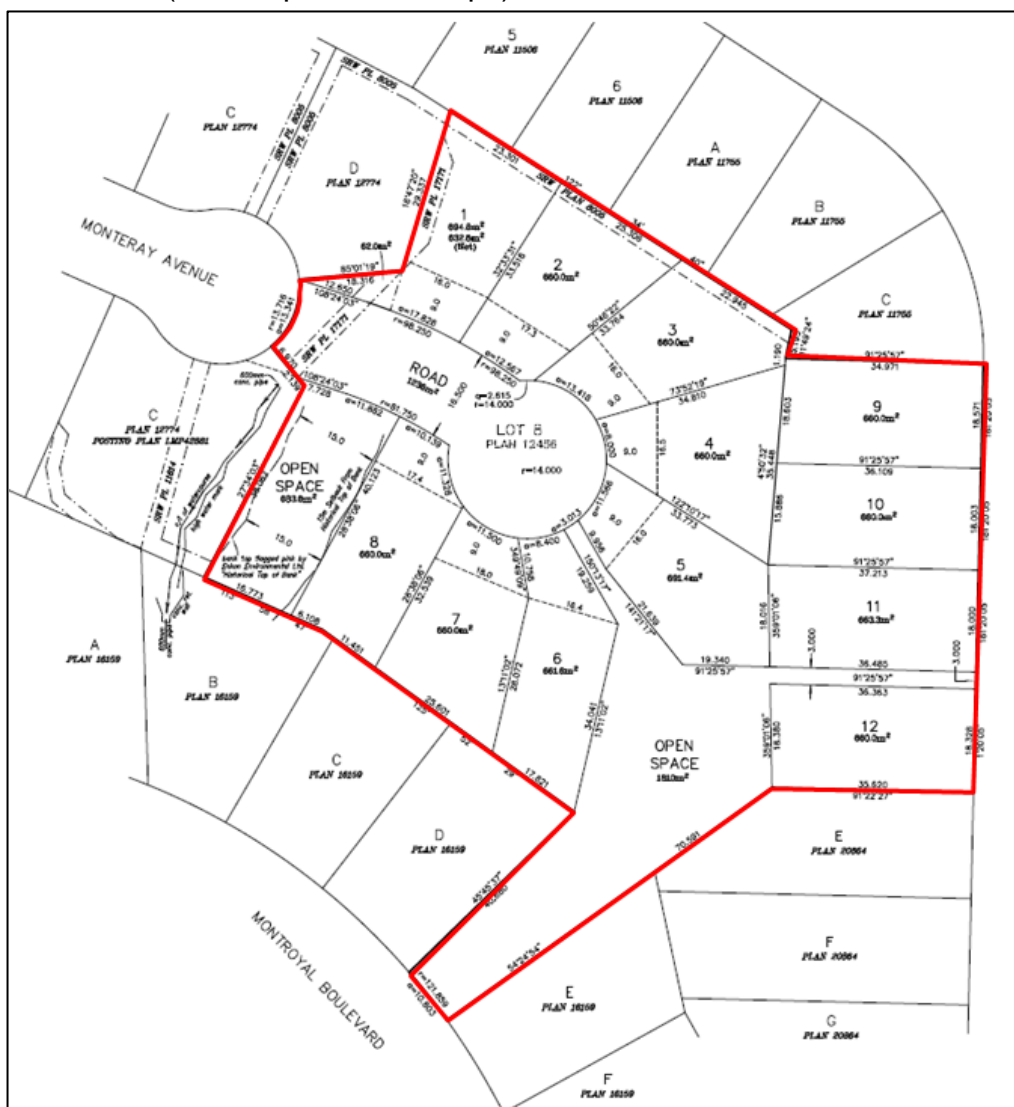
The proposal is for a 12 lot subdivision with lots ranging in size from 660m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight



lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

## Public Input:

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.



Casey Peters  
Community Planner

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: _____

# SUMMARY OF PUBLIC INFORMATION MEETING

Monterey Elementary Site - 4343 Starlight Way  
Meeting held January 21st, 2015



Morningstar Homes Ltd.

prepared by:

**MAIN STREET ARCHITECTURE**

architecture   urban design   vision   collaboration



# CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
  - 2.1 Meeting intent
  - 2.2 Information Distribution and Community Notification
  - 2.3 Public Information Meeting - January 21st, 2015
  - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet  
Appendix B: Comment forms / Sign in sheet  
Appendix C: Presentation panels



## 1.0 OVERVIEW

To:

Casey Peters, Community Planner,  
District of North Vancouver  
cpeters@dnv.org

Ryan Lucy, VP Acquisitions & Development  
Morningstar Homes Ltd.  
rlucy@mstarhomes.com

From:

Jay Hiscox AIBC, Meeting Facilitator,  
Main Street Architecture  
Tel: 604-354-0397  
e: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Morningstar Homes Ltd. on January 21st 2015. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 4343 Starlight Way, District of North Vancouver, BC. The project proposal is for a subdivision of the former Monteray School property into 12 single family lots, and designated parcels for amenity, creekside protection and access.

## 2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

### 2.1 Meeting intent

The focus of the January 21 meeting was to provide updated project information and a venue to voice questions or concerns about the project.

### 2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail



Map of distribution area:

#### 2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to January 8th 2015.

#### 2.2.2 Signage:

Two signs outlining the proposed development were installed on the frontage of 4343 Starlight Way. One sign was placed on the east facing Starlight Way and a second sign to the West at the end of the Monterey cul-de-sac. The signs were inspected by DNV staff and accepted.

#### 2.2.3 Newspaper Notification:

Morningstar Homes Ltd. placed public notice advertisements in the North Shore News January 14 and 16 2015. A copy of the printed advertisement is shown overleaf.

#### 2.2.4 Community Association:

In addition to the mailout list, Morningstar sent out information packages to local neighborhood associations to invite them to the meeting.

Friday, January 18, 2014 - North Shore News - A3

### MARKETPLACE

**REPAIR & MAINTENANCE**  
**PLUMBING**  
 24 HOUR SERVICE  
 604-291-1111  
 www.24hourplumbing.ca

**REPAIR & MAINTENANCE**  
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**REPAIR & MAINTENANCE**  
**PLUMBING**  
 24 HOUR SERVICE  
 604-291-1111  
 www.24hourplumbing.ca

### CELEBRATIONS

**BIRTHDAYS**

**HAPPY 30th BIRTHDAY**  
 January 18th  
 Stephen Becker  
 Love Mom and Dad

### EDUCATION

**CLASSES & COURSES**  
 604-630-3300

**CLASSES & COURSES**  
 604-630-3300

### GARAGE SALES

**PLACE YOUR GARAGE SALE AD**  
 604-630-3300

### LEGAL

**PUBLIC INFORMATION MEETING**  
 A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project.

**Date:** Wednesday, January 21, 2015  
**Time:** 7:00-8:30pm  
**Location:** Braemar Elementary School, 3600 Mahon Avenue

This applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a 12 lot single family housing project.

Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

\* 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.

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NSN - Jan 16 2014

## PUBLIC INFORMATION MEETING

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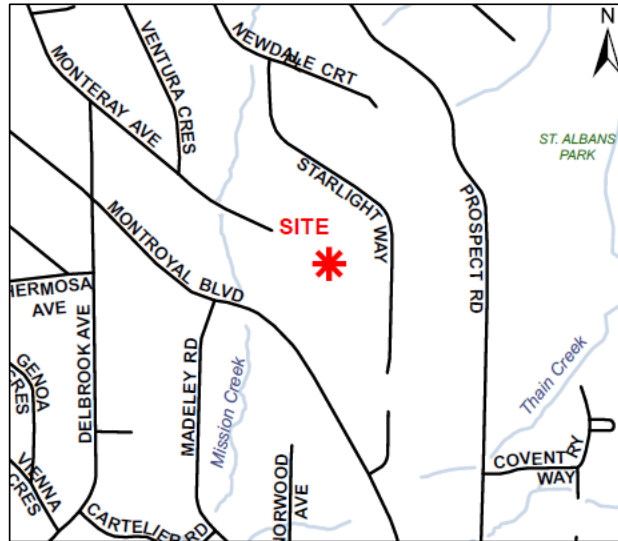
## SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

## PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015  
Time: 7:00-8:30 pm  
Location: Braemar Elementary  
3600 Mahon Avenue



Project handout - Front

### SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as "Institutional" and the application is to amend the OCP designation for this site to "Residential Level 2: Detached Residential".

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

### PROJECT DESCRIPTION:

The proposal is for a 12 lot subdivision with lots ranging in size from 680m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight



lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

### Public Input:

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.

Document: 2516003

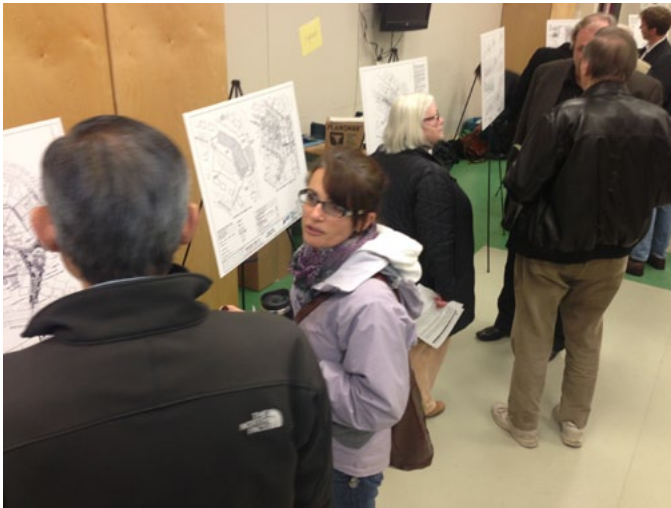
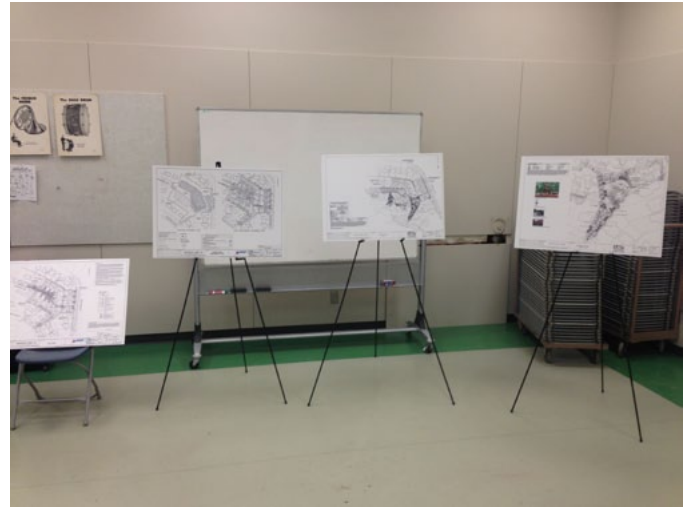
Project handout - Rear

## 2.3 Public Information Meeting- January 21st 2015

Morningstar Homes Ltd. hosted the Public information meeting on January 21 2015 at Braemar Elementary School, 3600 Mahon Drive, North Vancouver. The meeting was held from 7.00 - 8.45 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below and overleaf)





The project team present at the meeting included:

- Ryan Lucy, Morningstar Homes Ltd.
- Marcos Mogyoros, Morningstar Homes Ltd.
- Ron Rapp, Morningstar Homes Ltd.
- Robert Morse, Morningstar Homes Ltd.
- Deborah Callahan, Morningstar Homes Ltd.
- Lacey Lee Brass, Morningstar Homes Ltd.
- Mary Chan Yip, PMG Landscape Architecture
- Declan Rooney, WSP Group
- Ryan Preston, Enkon Environmental
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

DNV staff present at the meeting included:

- Casey Peters, Community Planner, District of North Vancouver

A total of 29 people signed in to the meeting and 15 comment forms were returned. (Attached in Appendix C). An estimated total number of visitors to the meeting is 38 people.

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. A majority of visitors were supportive of the scheme as presented, and several comments noted that the project would be a welcome redevelopment for the former school site. Several visitors highlighted the derelict state of the school site as it has stood vacant, and the issues that have arisen from this situation.

Questions fielded during the meeting included the following;

- Several visitors emphasized community support for the proposal, and urged that it be completed as soon as possible.
- Concern for vagrancy, overgrown bushes, other issues related to the site vacancy.
- Concern regarding movement of construction vehicles, noise and vibration to adjacent properties.
- Support for scale of proposed lots and number of homes proposed, as very complementary to existing neighborhood layout / scale. Specific questions regarding re-grading of the site and creekside setbacks.
- Several comments on a neighborhood petition that has been circulated in support of the project. Specific questions regarding trees to be removed, trees to be replanted.
- Comment on size of specific large trees along proposed open space.
- Concern noted for removal of mature Cedar / Alders, support for removal of Cottonwood trees in same area.
- Others suggested to remove the Alders and Cottonwoods.
- Suggested to use short growing street tree species.
- Concerns noted regarding drainage from the upper slopes flowing down to adjacent properties.
- Support for traffic pattern [i.e. leave Starlight as is, no through traffic]
- Suggestion to re-use old pathway for new underground services as a means of limiting impact to trees on site.
- An adjacent neighbour suggested adding swings in the play area for their 12 year old.

- Suggested to have lighting along the pathway as residents would be using the pathway connection from Starlight way to Montroyal Blvd to access the local bus.
- Two immediately adjacent neighbours questioned the removal of the asphalt at the existing cul-de-sac road end that was shown on the drawings. It was suggested that Morningstar should retain this as street parking bays for use during snowfall events.
- Specific question was asked if one side street parking could be accommodated for the new lots due to the same condition. This would be a challenge as driveways will not be as steep and could be used during snow periods.
- Specific questions regarding measures to mitigate impact on views from across Starlight Way.
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Specific questions regarding parking curb lengths at reconfigured cul de sac.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, design of planned homes.

## 2.4 Community Inquiries

Morningstar Homes Ltd. received 1 community inquiry via phone call regarding the project. Morningstar sent out 1 more information package that was requested.

## 2.5 Response to Public feedback

No changes are presently contemplated as a result of the Public Information Meeting.

## **APPENDIX A: DNV PROJECT INFORMATION SHEET**



## COMMUNITY PLANNING

### FACT SHEET

**APPLICANT:** Morningstar Homes Ltd.

**SITE:** Monteray School – 4343 Starlight Way

**PROPOSAL:** An OCP amendment, rezoning and subdivision application has been submitted by Morningstar Homes Ltd for Monteray School (4343 Starlight Way) for a 12 lot single family subdivision. The lots range in size from 660m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight lots will be accessed from an extension of Monteray Avenue. In addition, two areas of Open Space have been included in the subdivision plan.

The property is designated in the District's Official Community Plan as "*Institutional*" and the application is to amend the OCP designation for this site to "*Residential Level 2: Detached Residential*". The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to Single Family Residential 7200 Zone (RS3).

**MUNICIPAL REVIEW:** As part of the development review process, various municipal departments are reviewing the application to ensure compliance with municipal regulations.

**PROCESS:** The application process is designed to ensure that local residents who may be affected by a development are informed early in the process so that their comments, and the comments of the local Community Association, may be considered and incorporated into the proposal. Following the Public Information Meeting, the project may be revised to reflect comments and concerns identified. There will be an additional opportunity for public comment when Council considers the project. Watch for the feature "District Dialogue" in the Sunday edition of the North Shore News for information on when this project will be considered by Council, or phone the Community Planning Department at 604-990-2387.

If you have comments, please inform DNV Planning staff by completing the attached "Comments Sheet" at the Public Information Meeting or by forwarding it directly to the Community Planning Department by mail, by fax at 604-984-9683 or by email. If you would like more information on this proposal, you are invited to call District of North Vancouver Planning staff at 604-990-2388 or email Casey Peters at [cpeters@dnv.org](mailto:cpeters@dnv.org).

**COMMENT SHEET**  
***The District of North Vancouver***

**PROPOSAL:**       **Morningstar Homes Ltd**  
                          **Monteray School – 4343 Starlight Way**  
                          **Proposed 12 lot subdivision**

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

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Your Name \_\_\_\_\_ Street Address \_\_\_\_\_

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**District of North Vancouver - Community Planning Department**  
**355 West Queens Road, North Vancouver, BC V7N 4N5**  
**FAX: 604-984-9683 or Email: [cpeters@dnv.org](mailto:cpeters@dnv.org)**

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____
<input type="checkbox"/> Information Package	Date: _____

_____	_____	_____
Dept. Manager	GM/ Director	CAO

## The District of North Vancouver REPORT TO COUNCIL

January 6, 2015  
File: 08.3060.20/050.14

**AUTHOR:** Casey Peters, Community Planning

**SUBJECT: PUBLIC INFORMATION MEETING – Morningstar Homes Ltd  
4343 Starlight Way**

### RECOMMENDATION:

**It is recommended that this report be received for information.**

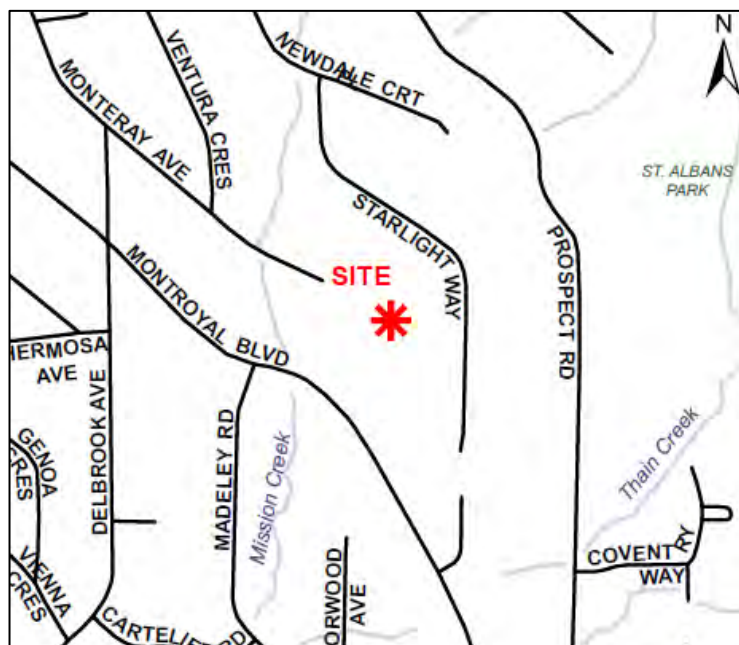
### SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

### PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015  
Time: 7:00-8:30 pm  
Location: Braemar Elementary  
3600 Mahon Avenue



## SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as "*Institutional*" and the application is to amend the OCP designation for this site to "*Residential Level 2: Detached Residential*".

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

## PROJECT DESCRIPTION:

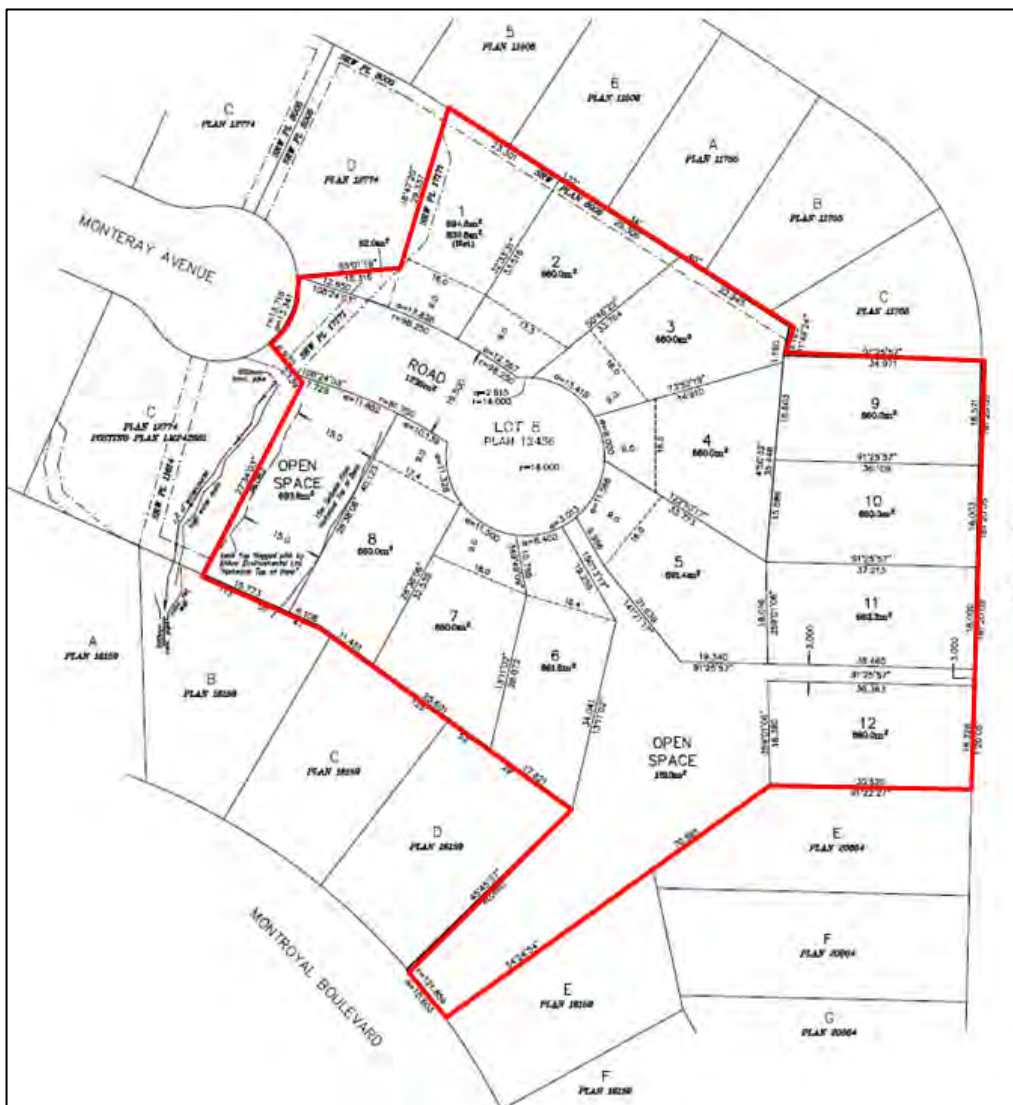
The proposal is for a 12 lot subdivision with lots ranging in size from 660m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight



lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

## Public Input:

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.



Casey Peters  
Community Planner

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: _____

## **APPENDIX B: COMMENT FORMS / SIGN IN SHEET**

**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

*We've been waiting for a very long time  
for this to happen - a perfect solution.  
Please get the project started immediately.*

Your Name Bonnie Adie Street Address 4371 Starlight Way

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**FAX: 604-984-9683 or Email: cpeters@dnv.org**

**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

A fantastic project, the only thing I am concerned with is the delay, I would love to see this project commence as soon as possible. Some great space for new families will surely enrich the community. Truly excited for the future of this project.

Your Name Mitchel Ffrench Street Address 658 St. Ives Crescent

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

We are in support of the project

Considerations:

① parking restrictions removed on Monteray

② Driveways on the existing Monteray out-de-sac be properly extended & landscaping designed to coordinate with the existing

③ landscaping of bank in open space

Your Name Jan & Al Leonard Street Address 309 Monteray Ave.

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**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

I believe that this development  
will complement our community very well  
I'm in full support  
Kelvin Louie  
4392 Starlight Way

Your Name K. Louie Street Address 4392 Starlight Way

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**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

Quite pleased with the progress to date  
and the considerations of our concerns.

Your Name DAVID JACKSON Street Address 4288 Starlight

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**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

Do it as soon as yesterday!  
No more consulting. a

Your Name P. Munkstead Street Address 4441 Starlight

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

Let this project happen NOW!

I believe Morning Star project is for the best use of the Monteray School land.

Should you have any questions pls do not hesitate to reach me

Your Name BARIS UNAL Street Address 4426 Starlight Way

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

I live at 304 MONTERAY AVE. & have a very steep drive way.  
Originally we could drive up easily but road work has made the  
access at the road / drive way border steeper & we cannot drive  
some cars up & down as they hit bottom. Perhaps a little help  
in that area could be done.

Your Name PAULINE KLASSEN Street Address 304 Monteray Ave.

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

*Very well Laid out.*

*would appreciate a SWINA set!*

*Thanks,*

Your Name SOHN. Street Address STARLIGHT

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

No point talking to all the  
neighbours - we want to talk to  
someone who a) can do something about  
b) to the person where the  
buck stops

- we already know what the neighbours  
know - know - please tell us as a  
group what 'you' know is the message  
is accurate!

Your Name Sherrice Stelfox Street Address 4395 Starlight

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

Please Please get on with  
the development! Can  
someone send me a list of the  
problems -

Your Name

WP Peters

Street Address

4355 Starlight Way

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

- well planned development which would blend into the neighbourhood
- this property has become a GROSS EYESORE the past few years
- ~~GET~~ LET'S MOVE ON ~~W/~~ THE PROCESS APPROVED, THE SOONER THE BETTER

Your Name Mike Boehm Street Address 4359 Starlight Way

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**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

WE ARE MOST CONCERNED ABOUT THE  
POTENTIAL DAMAGE TO OUR ROCK WALLS  
FROM THE ACTION OF THE HEAVY TRUCK  
& MACHINERY TRAFFIC DRIVING PAST  
OUR HOUSE FOR THE DURATION OF  
THE PROJECT THAT ONE OF THE  
EXECUTIVES TOLD WOULD LAST  
TILL THE END OF 2016. WE WOULD LIKE  
YOUR COMPANY TO POST A BOND WITH

Your Name DOUG & JUDITH COLBY Street Address 385 MONTERAY AVE

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NORTH VAN DISTRICT THAT  
WOULD PAY FOR ANY DAMAGES  
CAUSED.

**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

START AS SOON AS POSSIBLE

Your Name G. Schmitt Street Address 4438 Starlight Way

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**COMMENT SHEET**  
*The District of North Vancouver*

**PROPOSAL:** Morningstar Homes Ltd  
Monteray School – 4343 Starlight Way  
Proposed 12 lot subdivision

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

Please get started!  
I will be dead before I  
get to enjoy it

Do the paper work  
Tell us how we can make  
it go faster

Action + not Politics

People must know how to push paper  
faster than this

Your Name

Street Address

*[Signature]* 4395 Starlight Way

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SIGN IN

Name: DAVID & MARGARET JACKSON

Name: Raymond & Helen MA

Name: Erika Hayes - Javed Pravan,

Name: Doug + Judith Colly

Name: Jan & Al Leonard

Name: BARIS UNAL

Name: Andy & Woody Turner

Name: RON & BONNIE ADIE

Name: PARVIN Oshidary

Name: Michael Burns

Name: LORA GARDNER & Brian Gardner ✓

Name: Kelvin Louie.

Name: J-T PARK.

Name: G SCHMINT

Name: EKKEN SCHMINT

Name: Phyllis Mullistead

Name: Raza Nozadi Sh.

Name: Dale Parkinson

Name: Tracy Parkinson

Name: STEVE BURK

Name: W Schaffer

Name: Sherice L. Schaffer

Name: Luis Dias

Name: Mike Boehm

Name: Elia Tomlin

Name: Sonia Azizbaigi

Name: Ali Ostad Saraie

Name: Georgina Elneweih

Name: AL CASSELMAN

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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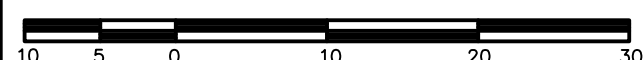
Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

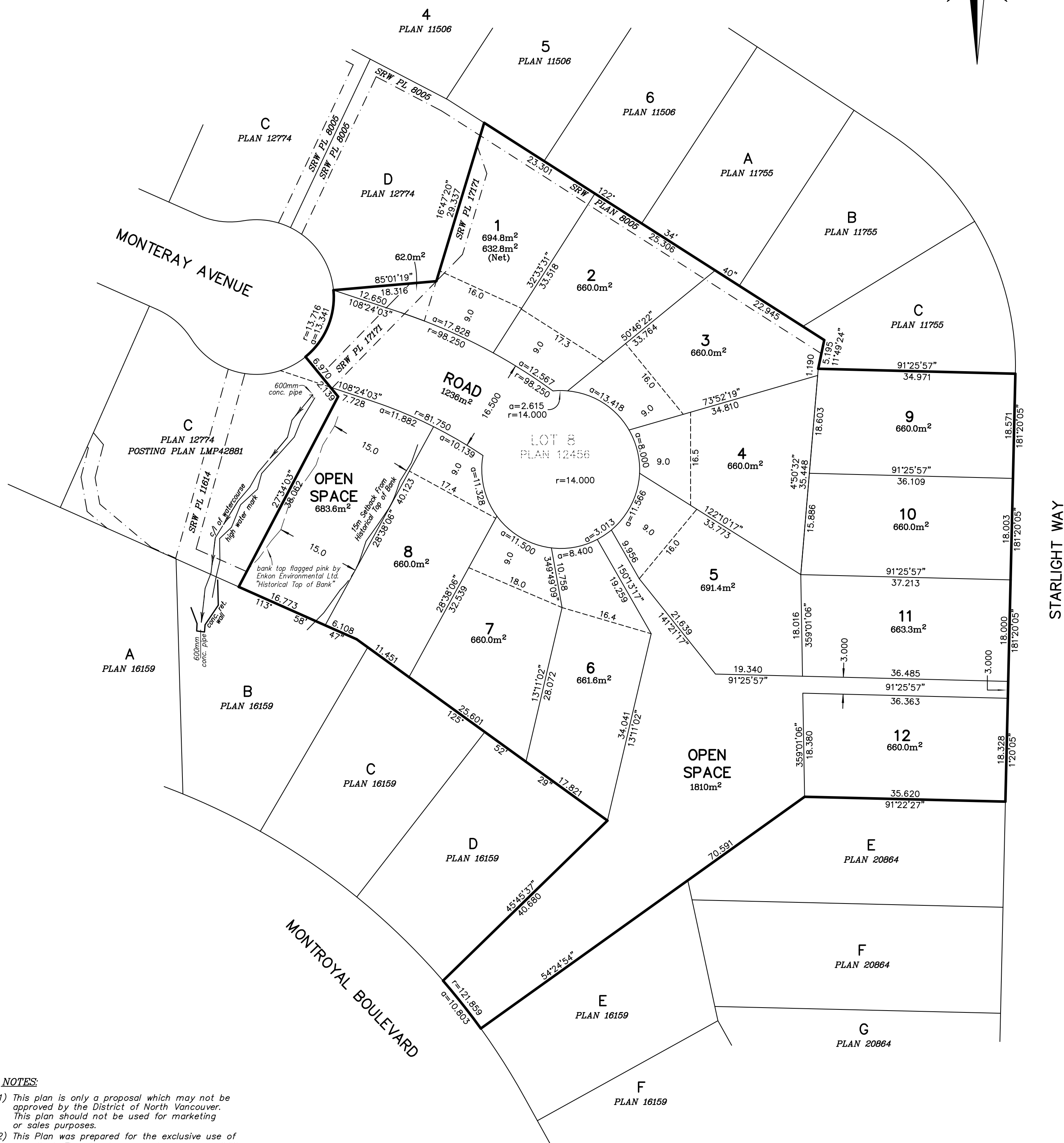
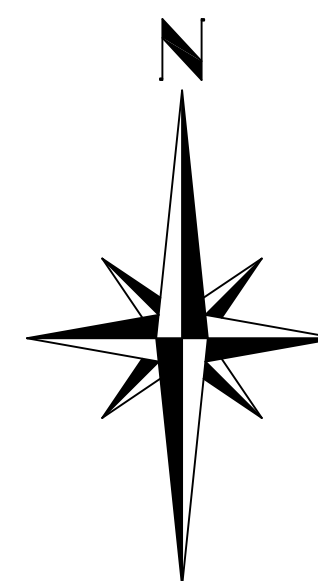
## **APPENDIX C: PRESENTATION PANELS**

***PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4  
DISTRICT LOT 785 PLAN 12456***



All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4343 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.I.D. 008-951-756



NOTES:

- 1) *This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.*
- 2) *This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.*

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

*This Plan Lies Within The  
Greater Vancouver Regional District*



#### GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND THE DISTRICT OF NORTH VANCOUVER'S DESIGN CRITERIA, SUPPLEMENTAL SPECIFICATIONS AND SUPPLEMENTARY STANDARD DETAIL DRAWINGS.
2. ALL STREET, TRAFFIC AND ADVISORY SIGNS AND GUARDRAILS REQUIRED, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS, SHALL BE INSTALLED BY THE DISTRICT AND COST CHARGED TO THE DEVELOPER.
3. THE CONTRACTOR SHALL ENSURE ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO CHECK WITH B.C. HYDRO AND FORTISBC PRIOR TO COMMENCING WORK FOR VERIFICATION OF LOCATIONS AND INVERTS OF ALL GAS MAINS AND SERVICES.
4. ALL LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND SERVICES DETERMINED FROM THE DISTRICT OF NORTH VANCOUVER AS CONSTRUCTED DRAWINGS AND THE ENGINEER CANNOT BE RESPONSIBLE FOR THEIR ACCURACY. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TIE IN POINTS PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.
5. OPEN TRENCH OPERATIONS IN EXISTING PAVEMENT SHALL BE VERTICAL AND REPLACED WITH HOT MIX ASPHALT AFTER BACKFILL AND COMPACTION. ALL PAVEMENT, BOULEVARDS, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITIONS WHERE NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER OR OTHER APPROVING AGENCIES.
7. ANY MATERIAL SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
8. ALL SURVEY MONUMENTS MUST BE PROTECTED AND ANY DAMAGE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL EXISTING IMPROVEMENTS TO BE RESTORED TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER. IN SPECIAL CASES THE NORTH VANCOUVER INSPECTOR MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION TO BE PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR MUST NOTIFY THE DISTRICT'S CHIEF WORKS INSPECTOR 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
11. OBTAIN ALL NECESSARY TREE CUTTING PERMITS TO ACCOMMODATE THE WORKS.

#### LEGEND OF SYMBOLS:

EXISTING	PROPOSED	
		IRON PROPERTY PIN
		PAVEMENT & CURBS
		GRAVEL
		SIDEWALK
		SAN, SEWER, MH & INSPECTION CHAMBER
		STM SEWER, MH & INSPECTION CHAMBER
		CATCH BASIN, TPO INLET
		LAWN BASIN (4500, UNLESS OTHERWISE NOTED)
		FRENCH DRAIN
		DITCH
		WATERMAIN & SERVICE CONN.
		HYDRANT, WATER METER
		WATER VALVE, AIR VALVE
		PERMANENT BLOW OFF, TEMPORARY BLOW OFF
		UNDERGROUND B.C. TELEPHONE
		UNDERGROUND B.C. HYDRO
		STREET LIGHT & TRAFFIC SIGNAL UG DUCTS
		GAS MAIN
		UTILITY POLE, UTILITY POLE WITH LIGHT
		ORNAMENTAL STREET LIGHT - POST TOP
		ORNAMENTAL STREET LIGHT - DAVIT
		JUNCTION BOX
		CONTOURS
		FINISHED GRADES (M = MEET EXISTING GRADE)
		DIRECTION OF GRADING
		MFL SLAB ELEV. FOR SLAB ON GRADE OR MFL ELEV. OF UNDERSIDE OF FLOOR JOISTS
		STORM AND/OR SANITARY INVERT AT E (PLAN)
		DEPTH OF CONNECTION INVERT
		STORM AND/OR SANITARY INVERT AT E (PROFILE)

#### ENGINEER'S CERTIFICATION

I, **BRIAN C. ROONEY**, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH: THE DISTRICT OF NORTH VANCOUVER DESIGN CRITERIA MANUAL, DATED MAY 2005, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), AND THE DISTRICT OF NORTH VANCOUVER SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS), ADOPTED BY THE DISTRICT OF NORTH VANCOUVER.

(SIGNATURE)

#### TOPOGRAPHIC NOTES:

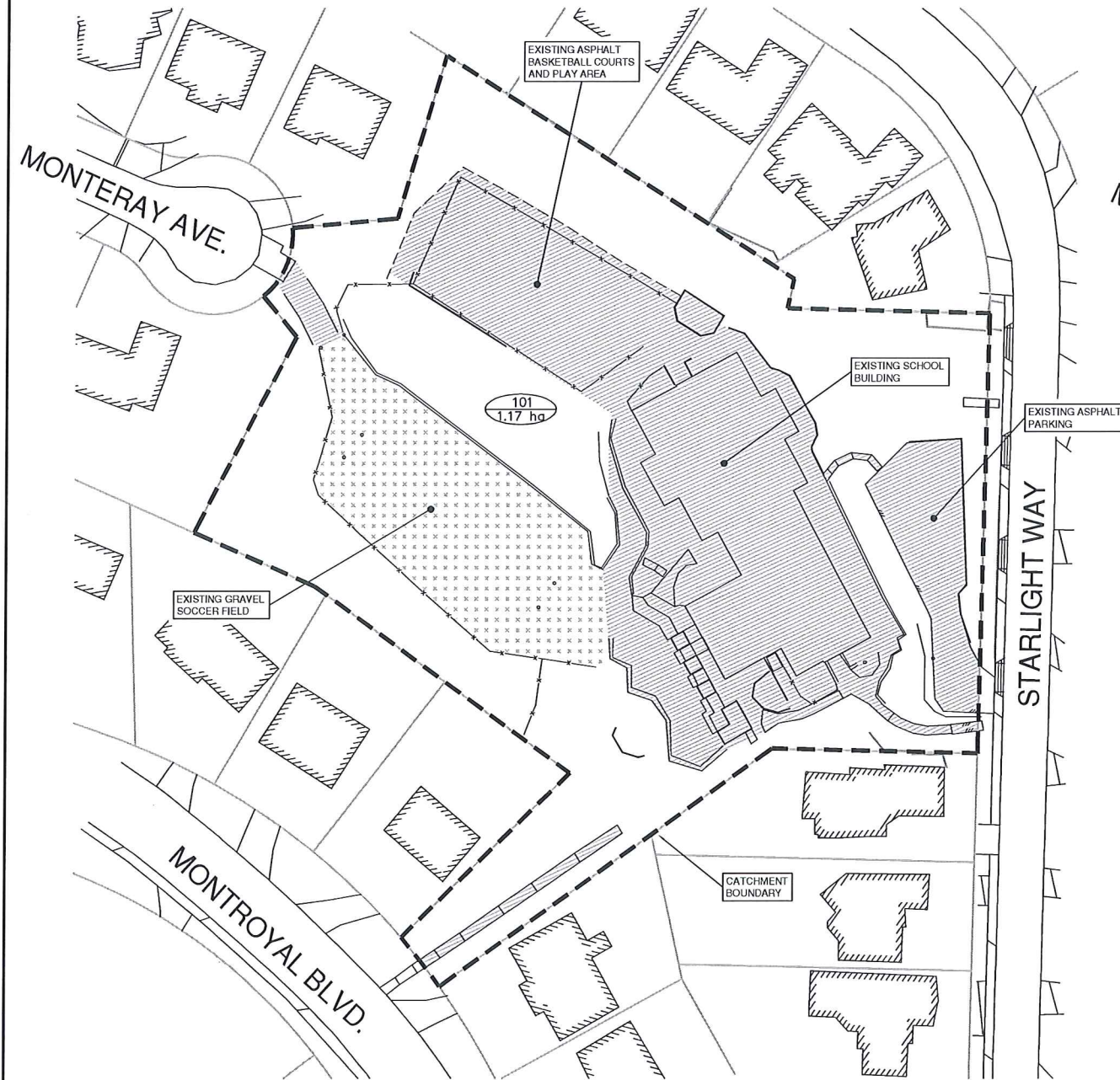
1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

REV.	DATE	DR.	APP.	CLIENT
				<b>MORNINGSTAR HOMES LTD.</b> 2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C. V3K 1C9
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER

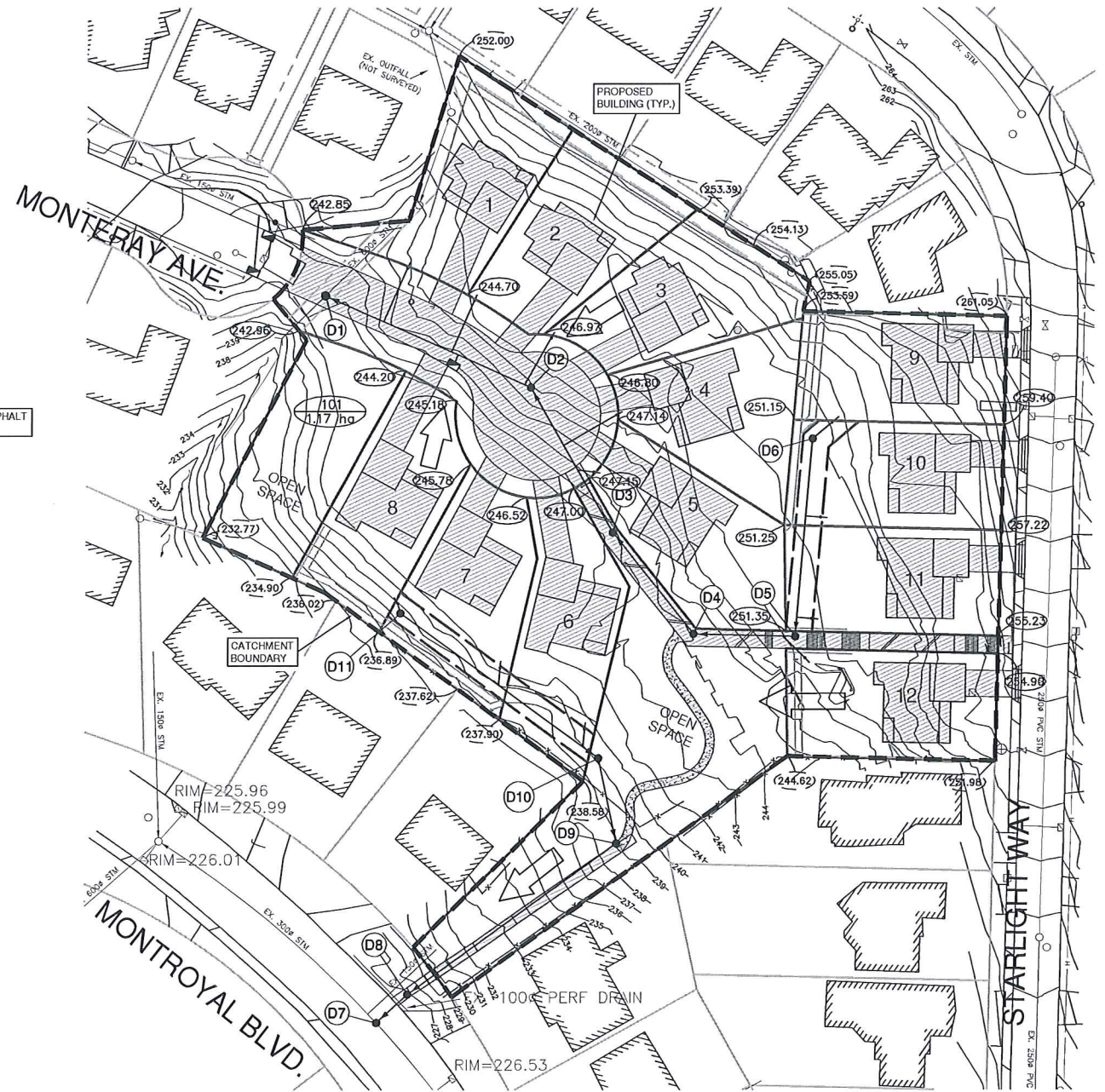
DRAWING TITLE  
**KEY PLAN**



TITLE		KEY PLAN		PROJECT NO.
SCALE	1:500	DATE	NOV 2014	DRAWING NO. 0217-KP
		FB.	PG.	SHEET NO. 2 OF 11
DRAWN	S.U.	CHECKED		JOB NO. 0164-00217
DESIGN	B.R.	D.R.		



EXISTING CATCHMENT PLAN



POST DEVELOPMENT CATCHMENT PLAN

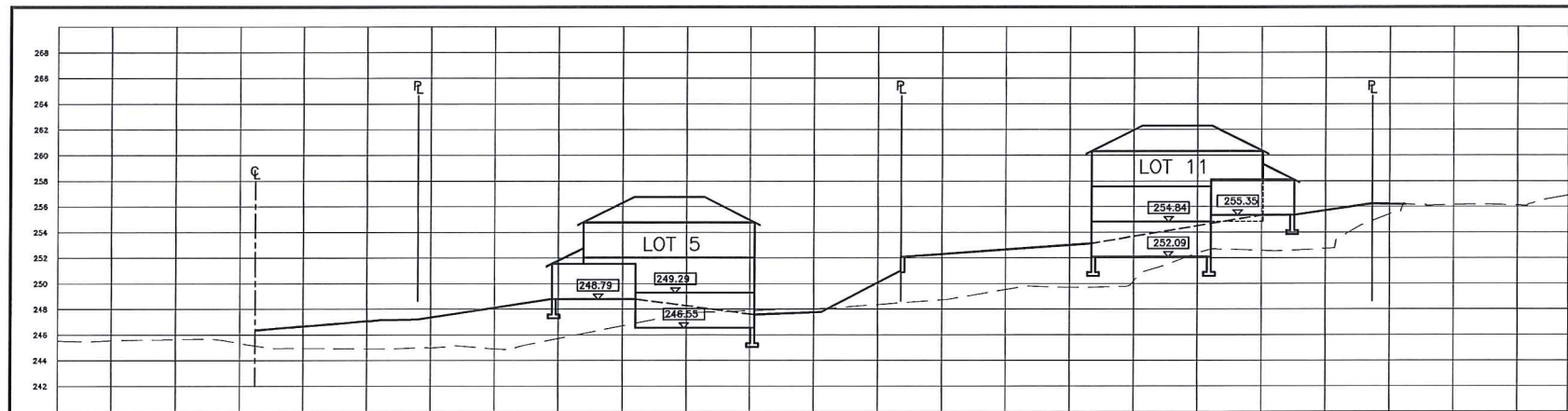
**STORM WATER CONTROL LEGEND**

CATCHMENT BOUNDARY LINE.....	— ■ — ■ — ■ — ■ —
EXISTING STORM SEWER.....	— ○ —
PROPOSED STORM SEWER.....	— ● —
EXISTING CONTOURS.....	— 5 —
MANHOLE, CLEANOUT OR HEADWALL NUMBER.....	(M.H. #) (C.O. #) (H.W. #)
CATCHMENT AREA.....	CATCHMENT # AREA (ha.)
FLOW DIRECTION.....	→
IMPERVIOUS SURFACE.....	▨
SEMI-IMPERVIOUS SURFACE.....	XXXXXX

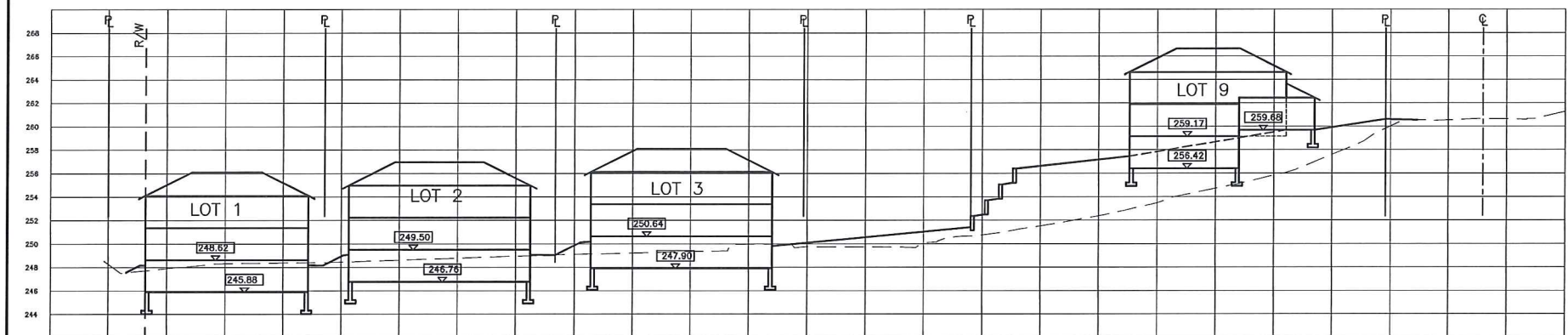
IMPERVIOUS AREA CALCULATION	
TOTAL PROJECT SITE AREA = 11700m <sup>2</sup>	
<b>A. PRE-DEVELOPMENT IMPERVIOUS AREA</b>	
PROJECT SITE:	
— EXISTING ELEMENTARY SCHOOL	4403m <sup>2</sup>
— EXISTING GRAVEL PARKING (1461m <sup>2</sup> x 30% EFFECTIVE IMPERVIOUSNESS)	438m <sup>2</sup>
<b>TOTAL IMPERVIOUS AREA</b>	<b>4841m<sup>2</sup></b>
<b>B. POST-DEVELOPMENT IMPERVIOUS AREA</b>	
— PROPOSED BUILDINGS, ROADS, DRIVEWAYS	3711m <sup>2</sup>
<b>TOTAL IMPERVIOUS AREA</b>	<b>3711m<sup>2</sup></b>
∴ REDUCTION IN EFFECTIVE IMPERVIOUS AREA = 10%	

**TOPOGRAPHIC NOTES:**  
1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

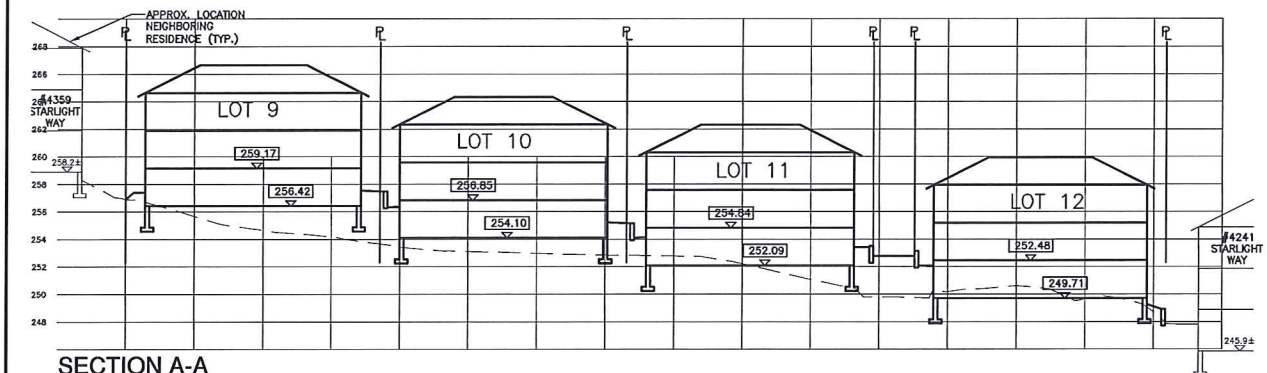
REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	TITLE	SCALE	DATE	PROJECT NO.
				<b>MORNINGSTAR HOMES LTD.</b> 2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C. V3K 1C9	<b>STORM WATER MANAGEMENT PLAN</b>	<b>SWMP</b>	1:500	NOV 2014	0217-SWMP
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER		HunterLaird A Focus Company		FB. PG.	SHEET NO. 4 OF 11
						#300 - 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 TEL. 525-4651 FAX. 525-5715	DRAWN S.U. DESIGN B.R.	CHECKED D.R.	JOB NO. 0164-00217



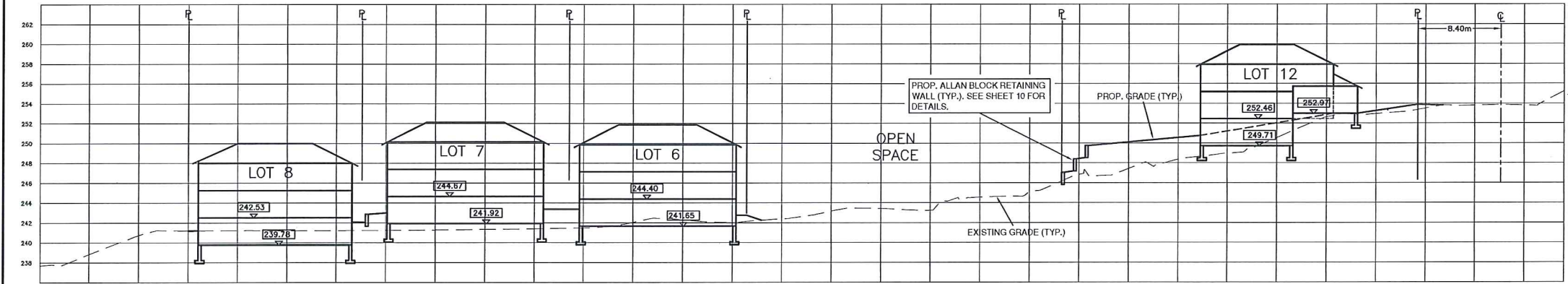
SECTION D-D



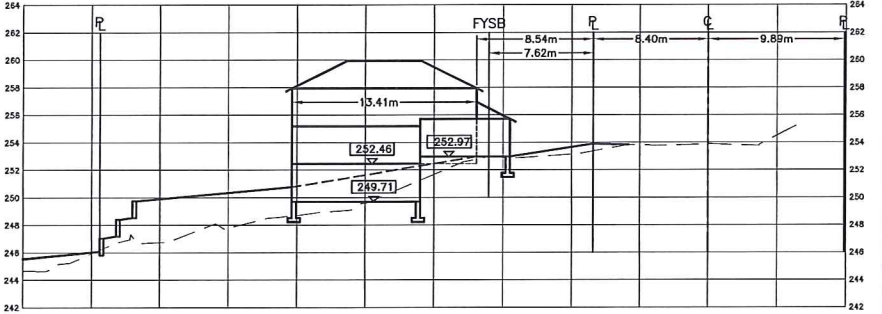
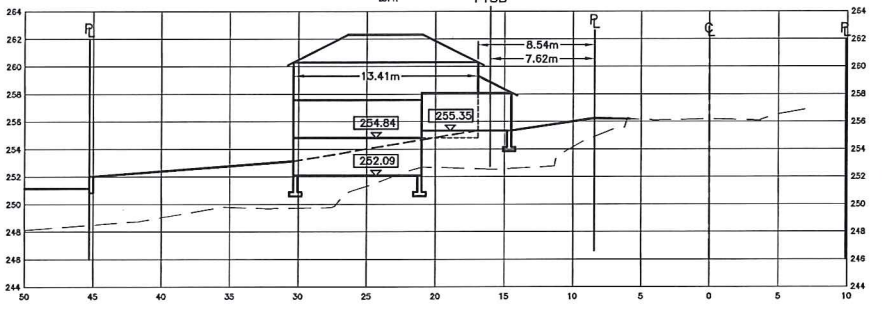
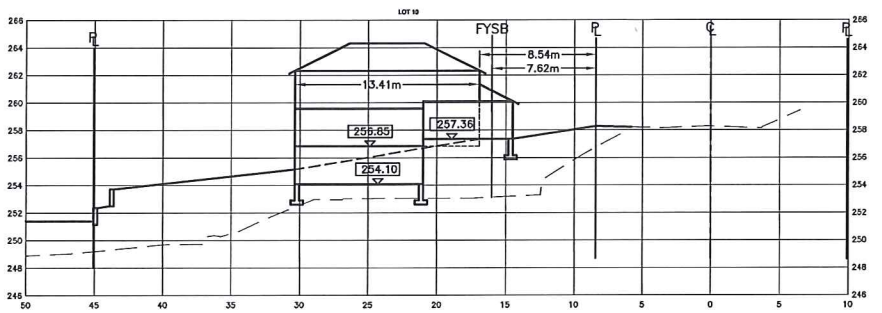
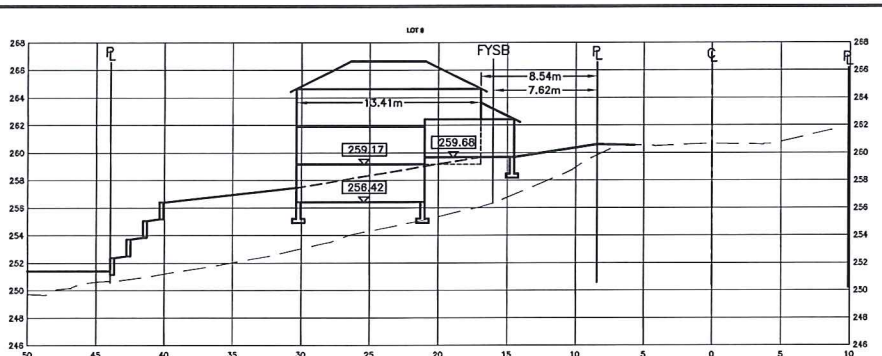
SECTION C-C



SECTION A-A



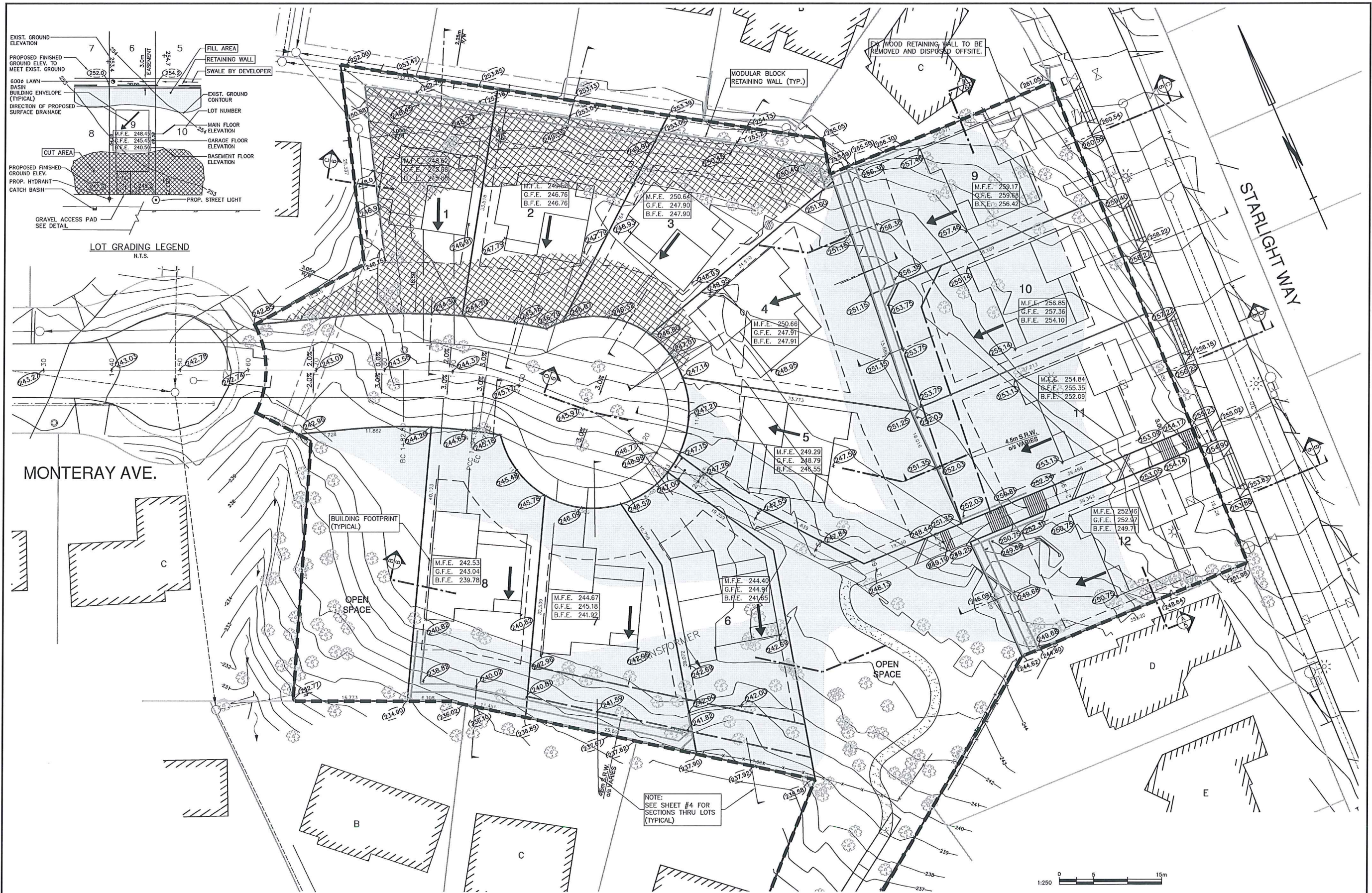
SECTION B-B



TOPOGRAPHIC NOTES:  
1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	TITLE	SECTIONS	PROJECT NO.
				MORNINGSTAR HOMES LTD.	SITE SECTIONS	SCALE	DATE	DRAWING NO.
				2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C. V3K 1C9		1:250	NOV 2014	0217-XS
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER		DRAWN S.U.	FB. PG.	SHEET NO.
						DESIGN B.R.	CHECKED D.R.	8 OF 11
								JOB NO. 0164-00217

**WSP** | **HunterLaird**  
A Focus Company  
#300 - 65 RICHMOND STREET  
NEW WESTMINSTER, B.C. V3L 5P5  
TEL: 525-4651 FAX: 525-5715








REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	TITLE	PROJECT NO.
				<b>MORNINGSTAR HOMES LTD.</b> 2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C. V3K 1C9	<b>PRELIMINARY LOT GRADING PLAN</b>	<b>LOT GRADING PLAN</b> SCALE: 1:250 DATE: NOV 2014 FB. PG. DRAWN: S.U. DESIGN: B.R.	DRAWING NO. 0217-LG SHEET NO. 11 OF 11 JOB NO. 0164-00217
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER		<b>WSP</b>   <b>HunterLaird</b> A Focus Company #300 - 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 TEL. 525-4651 FAX. 525-5715	DESTROY PRINTS OF THIS DRAWING BEARING PREVIOUS LETTERS

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PLANT SCHEDULE

PARK TREES

PMG PROJECT NUMBER: 14-156

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	5CM CAL; 1.5M STD; B&B
	5	ACER RUBRUM 'KARPICK'	COLUMNAR KARPICK MAPLE	6CM CAL; 2M STD; B&B
	8	FRAXINUS PENNSYLVANICA 'CIMMARON'	CIMMARON ASH	6CM CAL; 1.8M STD; B&B
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	19	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



LANDSCAPE STRUCTURE #3789



BIG TOY MEC SYNCHRO SPINNER



WISHBONE MOUNTAIN CLASSIC BENCH



SANDERSON CONCRETE COLUMBIA PICNIC TABLE



REV.	DATE	DR.	APP.
—	—	—	—

CLIENT	MORNINGSTAR HOMES
PROJECT	PROPOSED SUBDIVISION MONTERAY AVE. NORTH VANCOUVER

DRAWING TITLE	NEIGHBOURHOOD PARK PLAN
---------------	-------------------------



**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

TITLE	LANDSCAPE PLAN	PROJECT NO.	14156
SCALE	1:200	DATE	FEB/2014
DRAWN	DO	PG.	PG.
DESIGN	DO	CHECKED	MCY
DRAWING NO.	L2	SHEET NO.	2 OF 2
JOB NO.	14-156		



TABLE G2 – MINIMUM PLANTING CLEARANCES FOR ROAD TREES	
Infrastructure	Minimum Planting Clearances
Lamp Posts	6 metres
Stop Signs & Traffic Signals	6 metres
Utilities (water, sanitary, storm, gas, tel, hydro)	a) For new road design, and location of trees in relation to utilities, refer to Supplementary Standard Drawings (SSD- R.1 to R.14 inclusive). b) For existing District roads, where infill or redevelopment occurs at an existing site, a recommended distance of 0.75 metres from utilities is recommended.
Hydrants	2 metres
Manholes, valve boxes	1.2 metres
Corners	Min 8 metre sight triangle
Driveways	2 metres
Overhead power lines	Min 3 metre set back from tree trunk
Planting strip area (between sidewalk and curb)	Face of Curb – 0.75 metres Edge of sidewalk – 0.6 metres
Boulevard planting location behind curb (assuming no sidewalk to curb)	1.5 metres
Boulevard planting location behind curb (assuming 1.5 metre wide sidewalk to curb)	2.0 metres

PLANT SCHEDULE			STREET TREES		PMG PROJECT NUMBER: 14-156	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE						
	4	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	8CM CAL; 2M STD; B&B		
	16	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B		
NOTES : * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY						

NOTE:  
ALL WORK IS TO BE COMPLETED IN THE ACCORDANCE WITH  
BCSLA AND THE BCLNA LANDSCAPE STANDARDS.

REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	14156-1.ZIP	TITLE	LANDSCAPE PLAN	PROJECT NO.
—	—	—	—	MORNINGSTAR HOMES	STREET TREE PLAN		SCALE	1:500	DRAWING NO.
							DATE	FEB/2014	L1
							FB.	PG.	
							DRAWN	DO	CHECKED
							DESIGN	DO	MCY
				PROJECT	PROPOSED SUBDIVISION MONTERAY AVE. NORTH VANCOUVER				SHEET NO.
									1 OF 2
									JOB NO. 14-156

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022



A POLYGON ASSOCIATE

2<sup>ND</sup> FLOOR - 946 BRUNETTE AVENUE, COQUITLAM, BC V3K 1C9

HEAD OFFICE: 604.521.0038 FAX: 604.521.0078

[www.morningstarhomes.bc.ca](http://www.morningstarhomes.bc.ca)

November 26, 2014

**DISTRICT OF NORTH VANCOUVER**

355 West Queens Road  
North Vancouver, BC  
V7N 4N5

**Attention: Casey Peters, Community Planner**

Dear Casey:

**Re: Construction Staging and Traffic Management Plan**

Further to our meeting on November 05, 2014, to support our detailed application for the Monteray site, the following details are included in our construction staging and traffic management plan.

All trucks entering and leaving the site will do so from Monteray Avenue. Additionally, all of the following will be done within the site:

- Staging
- Parking
- Turning Movements
- Loading
- Unloading

Apart from accessing the site, everything will be contained within the site. We trust that this summary satisfies the District's concerns regarding construction staging and traffic management.

Sincerely,

**MORNINGSTAR DEVELOPMENTS LTD.**

Ryan Lucy  
Vice President, Acquisitions and Development

# Capilano Water Main Project

February 2015

The Capilano Water Main Project will ensure clean drinking water continues to be delivered safely and reliably to the North Shore and the region.



To continue providing clean, safe drinking water, Metro Vancouver is working on the design and construction of the Capilano Water Main Project which includes replacing an aging and seismically vulnerable water main, installing new valve chambers and connecting the new main to the existing system. The new main will deliver drinking water from the Capilano and Seymour watersheds to residents and businesses on the North Shore and across the region.

Beginning mid-August 2015, a new 2-metre diameter water main will be constructed in sections under Capilano Road between Cleveland Dam Road and Edgemont Boulevard.

To install the large main, the construction crew will move from north to south along Capilano Road, closing the road in 200-metre sections and detouring local traffic around each section.

Starting in February 2016, following water main construction, crews will construct a new valve chamber which will close a portion of Edgemont Boulevard east of Capilano Road for approximately three months. During this time, vehicle traffic will be re-routed to Ridgewood Drive.

When construction is complete, all sections will be restored and where possible additional improvements to the road will be made including a continuous bicycle lane and sidewalk upgrades.

## Benefits to the community and region

- The water main that is being replaced is located in a seismically vulnerable area in Capilano River Regional Park. It needs to be replaced to eliminate the risk of ecological impacts and loss of water service in the event of an earthquake.
- The existing water main is old and has reached the end of its useful service life.
- The new water main will be designed for a 100-year service life and will accommodate demand for the growing population in the region.
- This project is required to ensure the reliable delivery of drinking water to residents and businesses on the North Shore and across the region.

## Project Timeline

Timeframe:	January 2014 – January 2015	February 2015	March – August 2015	August 2015 – January 2016	February 2016 – April 2016	May – June 2016
<b>Project Activity:</b>	Project planning and design	Project planning and preparation	Project preparation	Construction – Water Main Installation	Construction – Valve Chamber	Project completion and restoration
<b>Community Outreach and Engagement Activity:</b>	Initial outreach and stakeholder meetings	Community Meetings with local area residents and businesses	Public Meeting and ongoing community engagement	Public Meeting and ongoing community engagement	Ongoing outreach and community engagement	

metrovancouver

SERVICES AND SOLUTIONS FOR A LIVABLE REGION



## Committed to minimizing project impacts

The Capilano Water Main Project is critical for the safe and reliable delivery of drinking water. However, we are sensitive to the impacts it will have and are taking steps to minimize them, wherever possible.

The construction schedule and methods have been designed to complete the work as quickly as possible while ensuring local residents and businesses receive a break from construction activities at night and on Sundays.

During construction hours of 7 am to 8 pm Monday through Saturday, the 200-metre section under construction will be closed to all vehicle traffic. Sidewalks along Capilano Road will be accessible to pedestrians and dismounted cyclists at all times. When a section is open at night, outside construction hours, there will be one lane open with traffic moving in one direction.

Metro Vancouver recognizes the closed sections will impact traffic and local access. A traffic management team will direct traffic and ensure detour routes are clearly marked and posted well in advance. The construction area will be fenced off and restricted to construction personnel.



Example of a large diameter water main installation

## Maintaining access for local residents and businesses

There will be times when local residents and businesses may not be able to directly access their property by vehicle when construction activities block driveways. The project's Community Liaison Officer will work with residents and businesses in advance of construction to determine alternate options for access and parking.

**Whenever possible, local residents will be provided vehicle access to their property as long as it is deemed safe by the contractor. Emergency services will have access to properties at all times.**

## Keeping commuter traffic moving

Detour routes for commuter traffic will be advertised in advance and signs will inform drivers of current closures and alternate access points. Metro Vancouver will also provide detour updates through the radio, website and social media.

To keep traffic moving safely and efficiently on detour routes, flaggers, signage and other traffic management tools will be in place to accommodate the temporary increase in traffic volumes during construction (see map on page 3 for Commuter Detour Routes.)

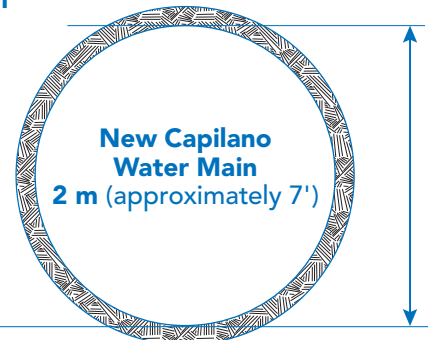
Schools on detour routes will be incorporated into the traffic management plan to support access for parents and school buses during drop-off and pick-up times.

Transit buses along Capilano Road will be re-routed to Ridgewood Drive and Highland Boulevard and then back to Capilano Road. Shuttle buses along Capilano Road will carry local residents to the nearest transit connection throughout the construction period.

**Person Height 1.8 m**  
(approximately 6')

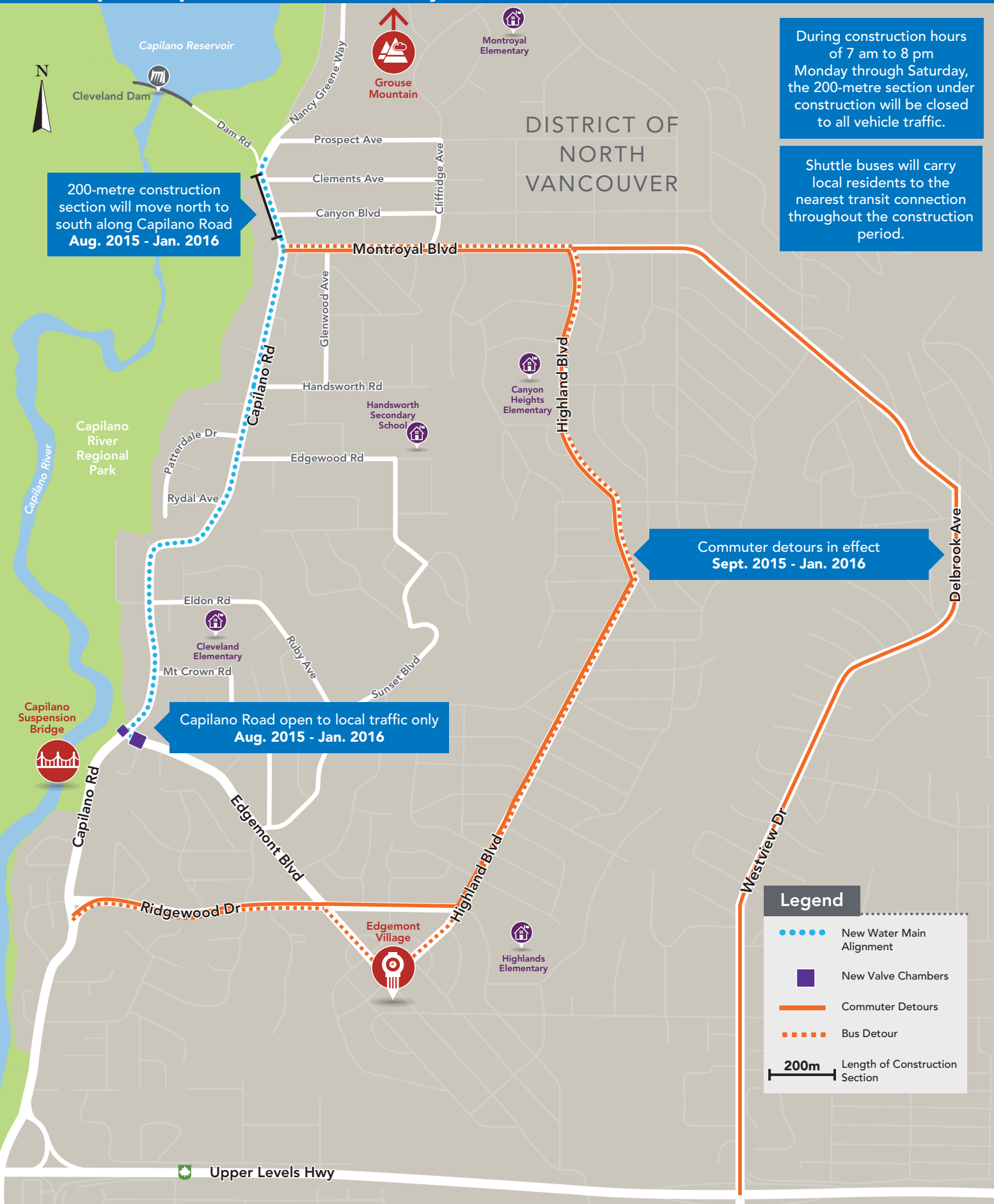


**New Capilano Water Main**  
2 m (approximately 7')



The new water main will be 2 metres in diameter

# Map of Capilano Water Main Project Construction and Detour Routes





## Working closely with the community

Metro Vancouver is working collaboratively with the community to listen to concerns and interests and ensure they are considered as part of project planning.

A Community Liaison Officer has been appointed to this project and is available to speak to residents and businesses about the project. During construction, the Officer will be available daily to ensure open communication between the community and the project team.

The project team has been working closely with the District of North Vancouver and its Community Monitoring and Advisory Committee as well as residents, businesses, schools and churches to identify impacts early in the process.

## Meet the project team

In February 2015, Metro Vancouver will host a series of meetings with the local community to introduce the project and hear directly from all residents and businesses adjacent to the construction route. These meetings are an opportunity for the project team to learn about special or unique circumstances that need to be considered in planning the construction schedule.

A public meeting will be held late March to introduce the project to the broader community, describe commuter detour routes and listen to feedback.


### To share your comments or concerns with the project team:

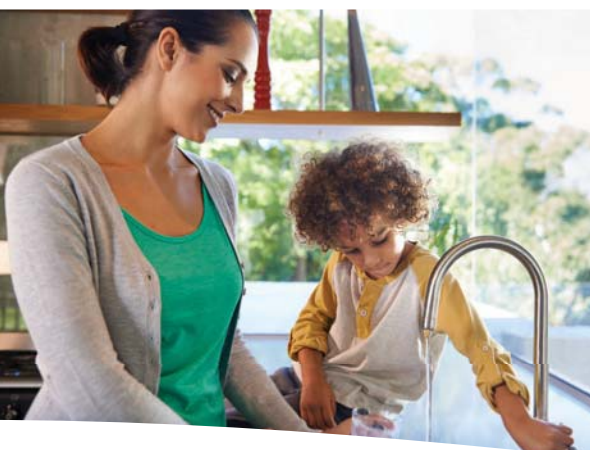
**Community Liaison Officer:** 604-436-6986  
(Monday to Friday from 8:00 am to 4:30 pm)

**Email:** [icentre@metrovanancouver.org](mailto:icentre@metrovanancouver.org)  
(Please include "Capilano Water Main Project" in subject line)

**After-Hours Emergency:** 604-451-6610

**Website:** [www.metrovanancouver.org](http://www.metrovanancouver.org)  
(Search "Capilano Water Main Project")

 @MVRoadWork



## Metro Vancouver's role in water supply

Metro Vancouver provides a reliable source of safe, high-quality drinking water to its member municipalities at a reasonable cost. This includes acquiring and maintaining supply, as well as treating, testing and delivering water to municipalities. In turn, the municipalities are responsible for conveying water to residents and businesses.

Metro Vancouver uses a system of watersheds, dams, water mains, pump stations and reservoirs. To maintain the quality and reliability of these systems, and of the supply, improvements are constantly underway.



**metrovanancouver**

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

# MORNINGSTAR HOMES

2nd FLOOR, 946 BRUNETTE AVE, COQUITLAM, B.C., V3K 1C9  
PH. 604-521-0038 FAX 604-521-0078



LOCATION PLAN  
1:5000

PROPOSED SUBDIVISION  
4343 STARLIGHT WAY  
DISTRICT OF NORTH VANCOUVER, B.C.

DEVELOPMENT OF:  
LOT 8, BLOCK 4, DISTRICT LOT 785, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 12456

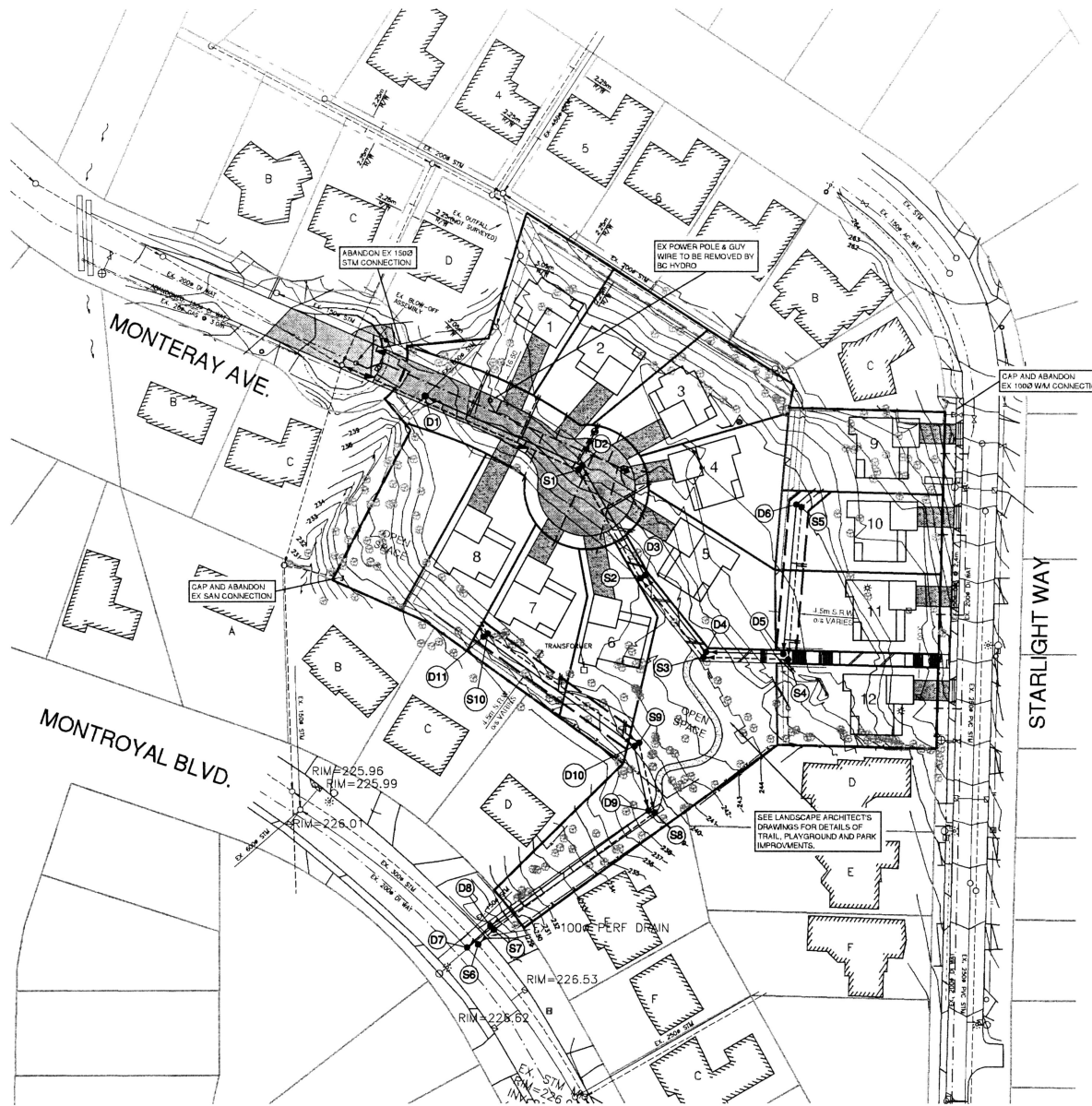
PROJECT NO. 3060/20/24.13



JOB NUMBER 0614-00217

## DRAWING INDEX

1. COVER
2. KEY PLAN
3. SEDIMENT AND EROSION CONTROL PLAN
4. STORM WATER MANAGEMENT PLAN
5. ROADS & WATER - MONTERAY AVENUE
6. STORM & SANITARY - MONTERAY AVENUE
7. STORM & SANITARY - MONTROYAL BOULEVARD
8. SITE SECTIONS
9. STREET LIGHTING PLAN
10. DETAILS
11. LOT GRADING PLAN



#### GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND THE DISTRICT OF NORTH VANCOUVER'S DESIGN CRITERIA, SUPPLEMENTAL SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS.
2. ALL STREET, TRAFFIC AND ADVISORY SIGNS AND GUARDRAILS REQUIRED, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS, SHALL BE INSTALLED BY THE DISTRICT AND COST CHARGED TO THE DEVELOPER.
3. THE CONTRACTOR SHALL ENSURE ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO CHECK WITH B.C. HYDRO AND FORTISBC PRIOR TO COMMENCING WORK FOR VERIFICATION OF LOCATIONS AND INVERTS OF ALL GAS MAINS AND SERVICES.
4. ALL LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND SERVICES DETERMINED FROM THE DISTRICT OF NORTH VANCOUVER 'AS CONSTRUCTED' DRAWINGS AND THE ENGINEER CANNOT BE RESPONSIBLE FOR THEIR ACCURACY. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TIE IN POINTS PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.
5. OPEN TRENCH OPERATIONS IN EXISTING PAVEMENT SHALL BE VERTICAL AND REPLACED WITH HOT MIX ASPHALT AFTER BACKFILL AND COMPACTION. ALL PAVEMENT, SOLEVAIRS, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITIONS WHERE NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER OR OTHER APPROVING AGENCIES.
7. ANY MATERIAL SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
8. ALL SURVEY MONUMENTS MUST BE PROTECTED AND ANY DAMAGE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL EXISTING IMPROVEMENTS TO BE RESTORED TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER. IN SPECIAL CASES THE NORTH VANCOUVER INSPECTOR MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION TO BE PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR MUST NOTIFY THE DISTRICT'S CHIEF WORKS INSPECTOR 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
11. OBTAIN ALL NECESSARY TREE CUTTING PERMITS TO ACCOMMODATE THE WORKS.

#### LEGEND OF SYMBOLS:

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BCMA PROPERTY (PM)
[Symbol]	[Symbol]	PAVEMENT & CURBS
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	MAN, SEWER, MH & INSPECTION CHAMBER
[Symbol]	[Symbol]	STM SEWER, MH & INSPECTION CHAMBER
[Symbol]	[Symbol]	CATCH BASIN, TOP INLET
[Symbol]	[Symbol]	LAWN BASIN (SEW. UNLESS OTHERWISE NOTED)
[Symbol]	[Symbol]	FRENCH DRAIN
[Symbol]	[Symbol]	OPEN SPACE
[Symbol]	[Symbol]	WATERMAIN & SERVICE CONAL
[Symbol]	[Symbol]	HYDRAULIC WATERMETER
[Symbol]	[Symbol]	WATER VALVE, AIR VALVE
[Symbol]	[Symbol]	PERMANENT BELOW GROUND - TEMPORARY BELOW GROUND
[Symbol]	[Symbol]	UNDERGROUND (S.S.) TELEPHONE
[Symbol]	[Symbol]	UNDERGROUND (S.S.) HYDRO
[Symbol]	[Symbol]	STREET LIGHT & TRAFFIC SIGNALS, SIGNS
[Symbol]	[Symbol]	GAS MAIN
[Symbol]	[Symbol]	UTILITY POLE, UTILITY POLE WITH LIGHT
[Symbol]	[Symbol]	ORNAMENTAL STREET LIGHT - PORT TOP
[Symbol]	[Symbol]	ORNAMENTAL STREET LIGHT - GRAY
[Symbol]	[Symbol]	JUNCTION BOX
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	FINISHED GRADES (M) - MEET EXISTING GRADES
[Symbol]	[Symbol]	DIRECTION OF GRADING
[Symbol]	[Symbol]	MIN. SLAB ELEV. FOR SLAB ON GRADE OR MIN. ELEV. OF UNDERGROUND FLOOR JOISTS
[Symbol]	[Symbol]	STORM AND/OR SANITARY INVERT AT (E) PLANS
[Symbol]	[Symbol]	DEPTH OF CONNECTION INVERT
[Symbol]	[Symbol]	STORM AND/OR SANITARY INVERT AT (E) (PROPOSED)

#### ENGINEER'S CERTIFICATION

I, **BRIAN C. ROONEY**, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE DISTRICT OF NORTH VANCOUVER DESIGN CRITERIA MANUAL, DATED MAY 2005, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MUNDO), AND THE DISTRICT OF NORTH VANCOUVER SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS), ADOPTED BY THE DISTRICT OF NORTH VANCOUVER.

(SIGNATURE)

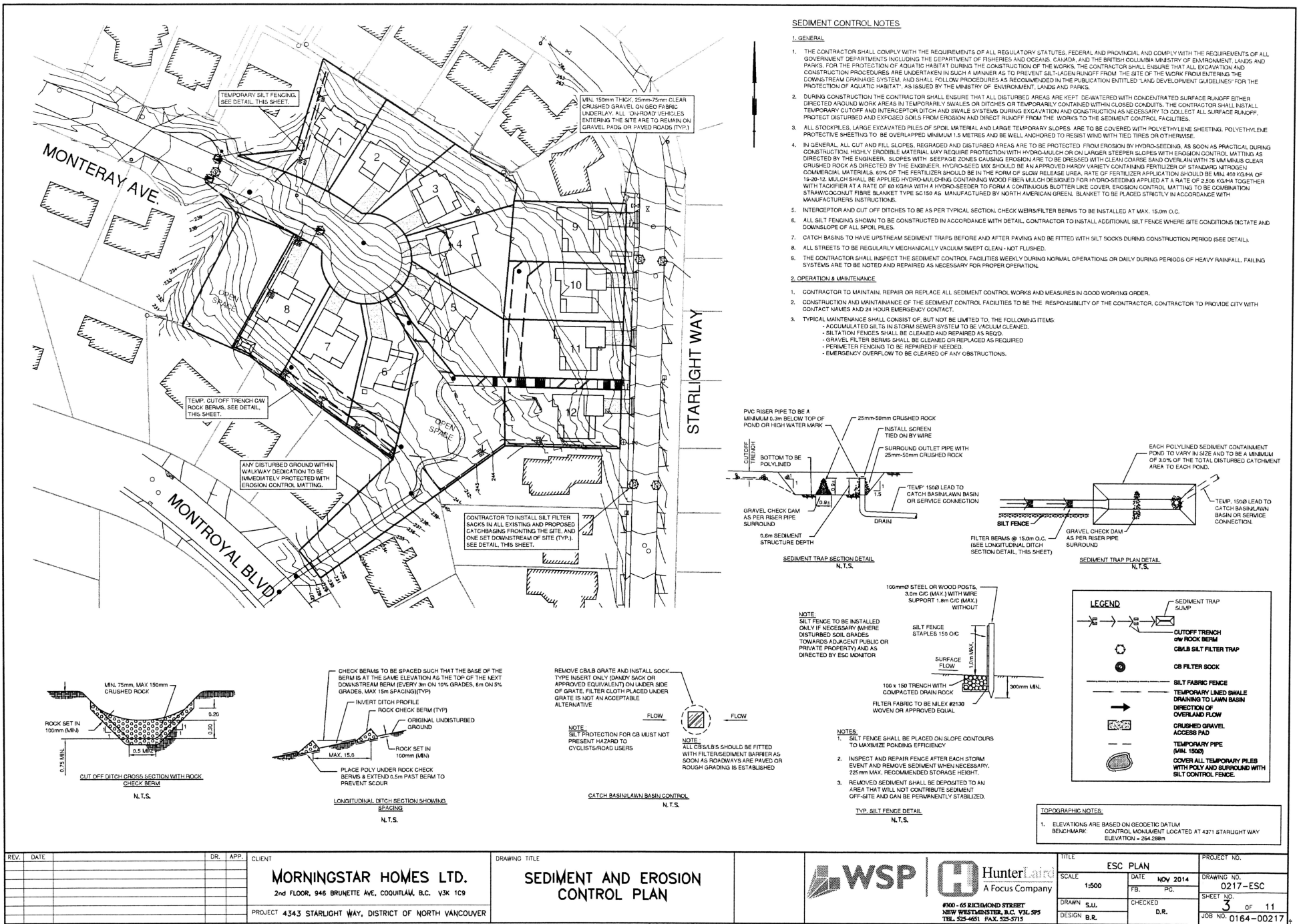
#### TOPOGRAPHIC NOTES

1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 204.280M

REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	SCALE	KEY PLAN	PROJECT NO.
				<b>MORNINGSTAR HOMES LTD.</b> 2nd FLOOR, 948 BRUNETTE AVE., COQUITLAM, B.C. V3K 1C9	<b>KEY PLAN</b>	<b>1:500</b>	<b>NOV 2014</b>	<b>DRAWING NO. 0217-KP</b>
				PROJECT: 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER				SHEET NO. 2 OF 11
								JOB NO. 0164-00217

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DESTROY PRINTS OF THIS DRAWING BEARING PREVIOUS LETTERS





CATCHMENT BOUNDARY LINE.....

EXISTING STORM SEWER.....

PROPOSED STORM SEWER.....

EXISTING CONTOURS.....

MANHOLE, CLEANOUT OR HEADWALL NUMBER.....

CATCHMENT AREA.....

CATCHMENT AREA (sq. ft.).....

FLOW DIRECTION.....

IMPERVIOUS SURFACE.....

SEMI-IMPERVIOUS SURFACE.....



The diagram illustrates various symbols used in catchment area mapping. At the top, a series of black squares represents a boundary line. Below this, a horizontal line shows an existing storm sewer (dashed) and a proposed storm sewer (solid). A circular manhole or cleanout is shown with a center point and a radius line labeled '75'. To the right, three circular symbols represent different types of catchment areas: 'M.H.' (Manhole), 'C.O.' (Cleanout), and 'H.W.' (Headwall). Below these, a large arrow points to the right, indicating the flow direction. At the bottom, two rectangular areas are shown: one with diagonal hatching representing an impervious surface, and another with a stippled pattern representing a semi-impervious surface.

IMPERVIOUS AREA CALCULATION	
TOTAL PROJECT SITE AREA = 11700m <sup>2</sup>	
<u>A. PRE-DEVELOPMENT IMPERVIOUS AREA</u>	
PROJECT SITE:	
- EXISTING ELEMENTARY SCHOOL	4403m <sup>2</sup>
- EXISTING GRAVEL PARKING (1461m <sup>2</sup> x 30% EFFECTIVE IMPERVIOUSNESS)	438m <sup>2</sup>
TOTAL IMPERVIOUS AREA	4841m <sup>2</sup>
<u>B. POST-DEVELOPMENT IMPERVIOUS AREA</u>	
- PROPOSED BUILDINGS, ROADS, DRIVEWAYS	3711m <sup>2</sup>
TOTAL IMPERVIOUS AREA	3711m <sup>2</sup>
∴ REDUCTION IN EFFECTIVE IMPERVIOUS AREA = 10%	

1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

[illegible]

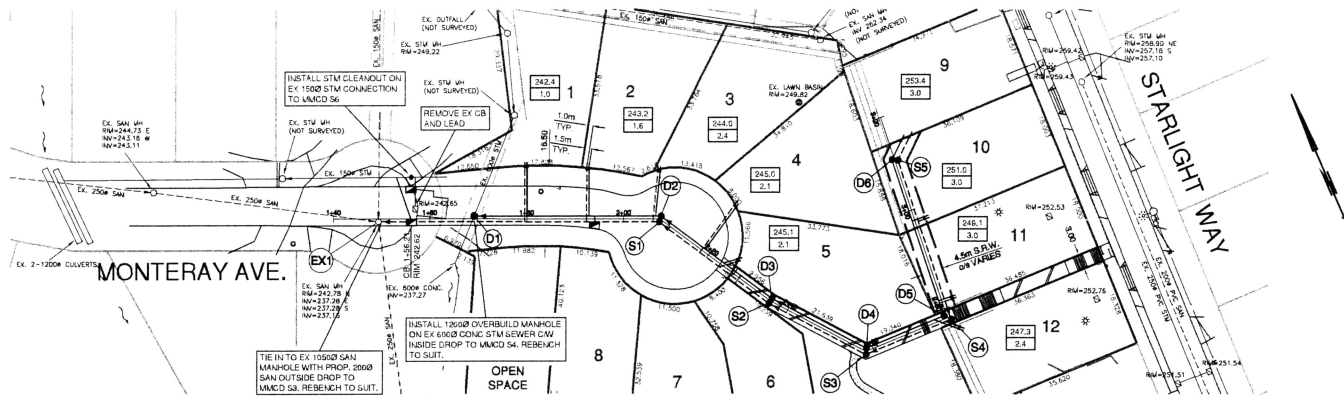
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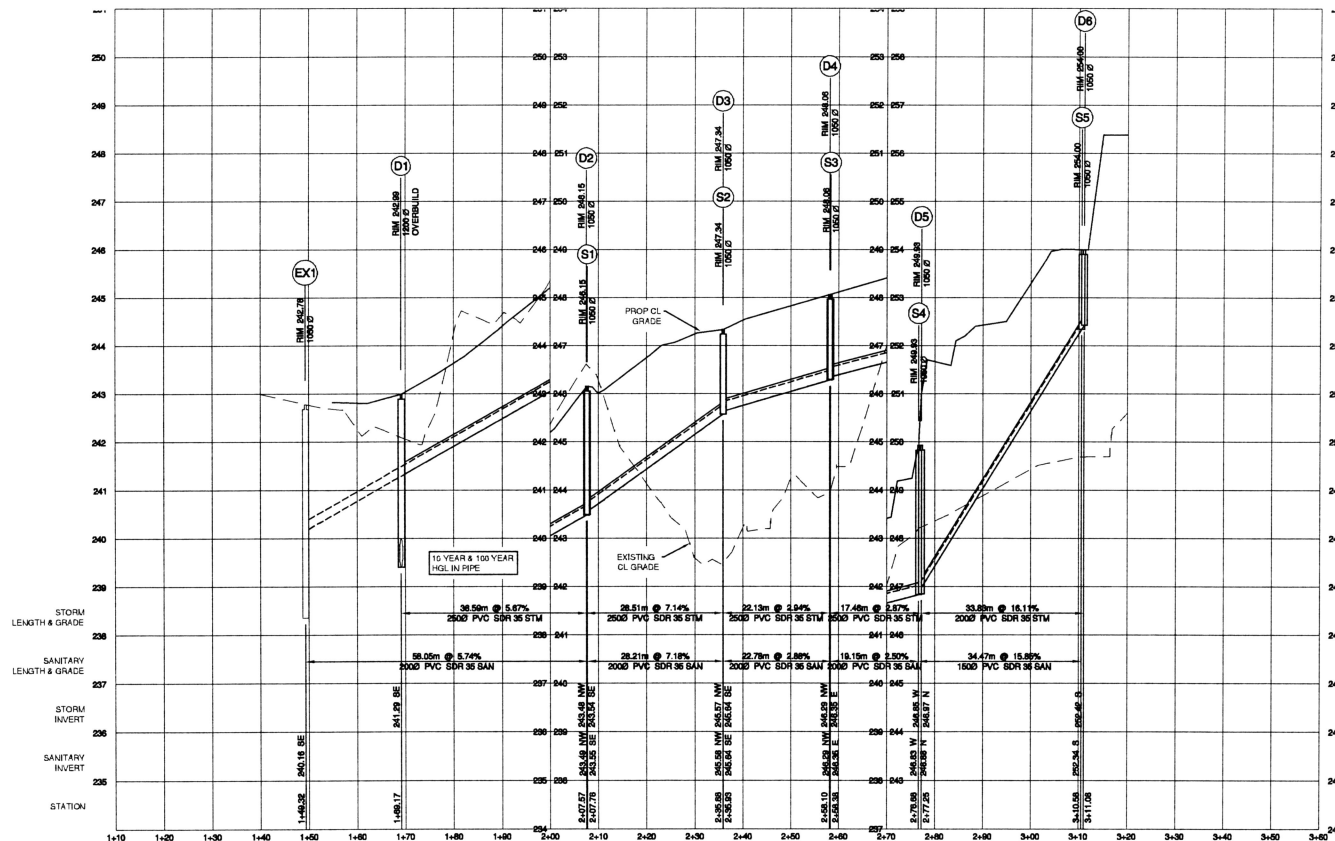


1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

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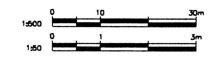
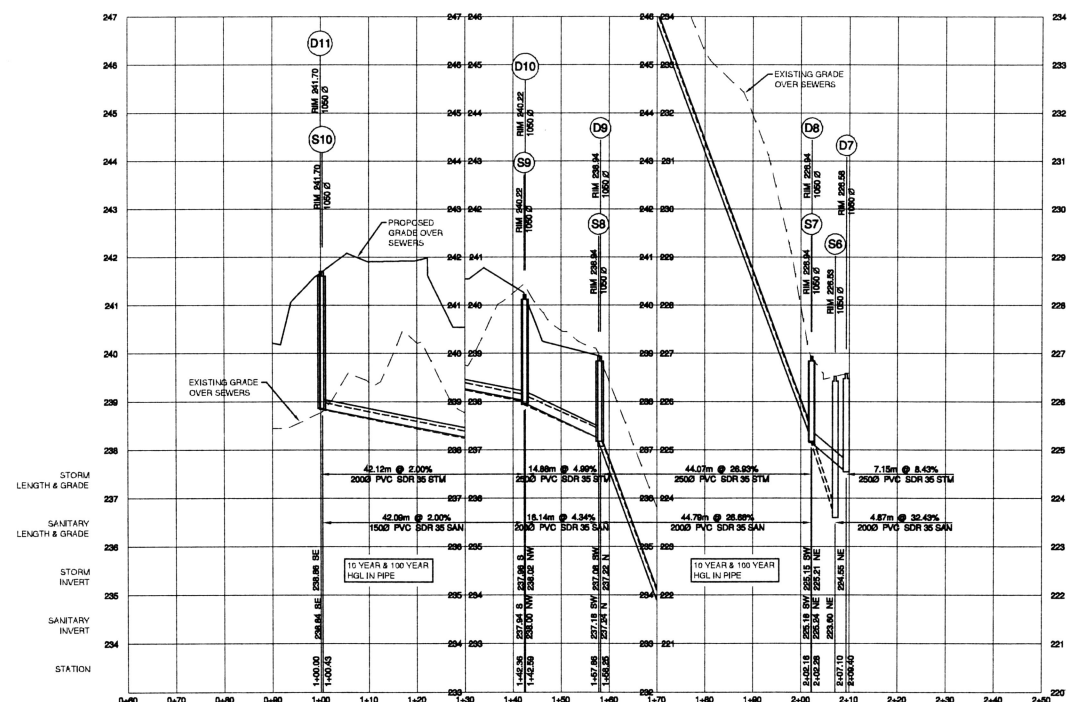
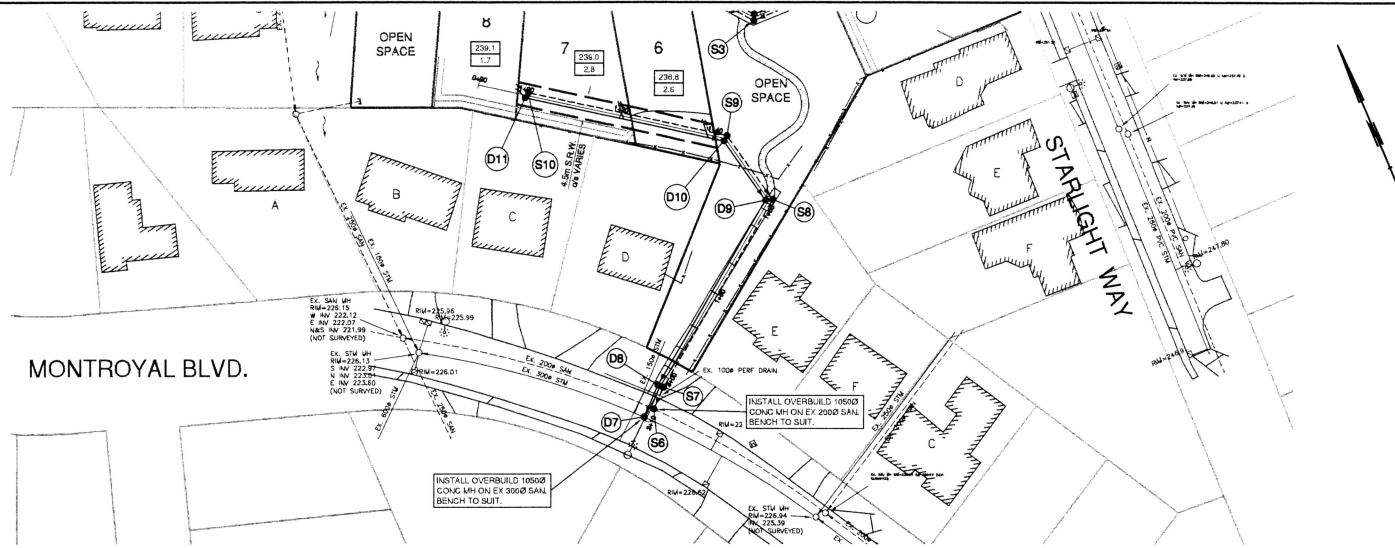
- SANITARY SEWER AND STORM SEWER NOTES:**
1. SANITARY SEWER PIPING TO BE PVC SDR 35 FOR 150mm DIA. SIZED PIPE OR GREATER AND PVC SDR 26 FOR 100mm DIA.
  2. STORM SEWER PIPING TO BE PVC SDR 35 FOR 150mm DIA. TO 375mm DIA. SIZED PIPE. PIPING GREATER THAN 375mm DIA. IS TO BE CONCRETE C14 C13 PIPE OR ALTERNATIVE AS APPROVED BY THE ENGINEER.
  3. CATCH BASIN LEADS TO BE 150mm DIA. PVC SDR 35 AT MIN. 1.00% C.B.'S REQUIRE APPROVED DOBNEY TRAPPING HOODS OVER OUTLETS. GRATES TO BE DOBNEY 823 WITH 824 FRAMES AND CONCRETE DONUT.
  4. ALL C.B.'S TO BE 600mm DIA. WITH 450mm SWAMP UNLESS OTHERWISE SHOWN. ALL LAMP BASINS TO BE 450mm DIA WITH 450mm DIA. SWAMP WITH DOBNEY 823-A GRATES AND FRAMES. STORM SWAMPS TO BE SIZED PER SECTION 4.6.3 OF THE B.C. PLUMBING CODE.
  5. ALL MANHOLES TO BE 1050mm DIA. OR AS NOTED.
  6. ALL STORM SEWER CONNECTIONS TO BE 150mm DIA. AT 0.75% MIN. AND ALL SANITARY SEWER CONNECTIONS TO BE 100mm DIA. AT 1.00% MIN. UNLESS OTHERWISE NOTED.
  7. ALL STORM AND SANITARY SERVICE CONNECTIONS ARE TO BE CAPPED 1.0m FROM THE BUILDING. ALL BUILDING DRAINAGE SWAMPS ARE TO BE CONSTRUCTED BY THE PLUMBING CONTRACTOR.
  8. ALL WYES TO BE MANUFACTURED.
  9. ALL STORM AND SANITARY SEWERS TO HAVE MINIMUM 1.0m COVER TO FINISHED GRADE.
  10. ALL STORM AND SANITARY DRAINAGE SYSTEMS ARE TO BE TESTED PER SECTION 3.6 OF THE B.C. PLUMBING CODE. THE ENGINEER IS TO BE NOTIFIED 48 HOURS PRIOR TO TESTING.
  11. ALL SEWER PIPE LENGTHS MAY VARY SLIGHTLY. ALL SEWER LOCATIONS ARE TO BE COORDINATED WITH THE B.C. LAND SURVEYORS COORDINATED BUILDING LAYOUT PLAN. LAYOUT OF ALL UTILITIES TO BE CALCULATED FROM THE BUILDING COORDINATES.
  12. ALL PIPE BEDDING TO BE TYPE 1 GRANULAR AND BACKFILL TO BE PITRUIAN GRAVEL (100mm MINUS) UNLESS OTHERWISE NOTED.



- TOPOGRAPHIC NOTES:**
1. ELEVATIONS ARE BASED ON GEODETIC DATUM BENCHMARK CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY ELEVATION = 264.288m

REV	DATE	DR.	APP.	CLIENT	DRAWING TITLE	PROJECT	DESIGNER	CHECKED	DATE	PROJECT NO.
				MORNINGSTAR HOMES LTD.	MONTERAY AVENUE STORM AND SANITARY	2nd FLOOR, 946 BRUNETTE AVE. COQUITLAM, B.C. V3K 1C9	WSP	HunterLand	NOV 2014	0217-STS1
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER			#300 - 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 TEL. 525-4651 FAX. 525-5715			SHEET NO. 6 OF 11 JOB NO. 0164-00217

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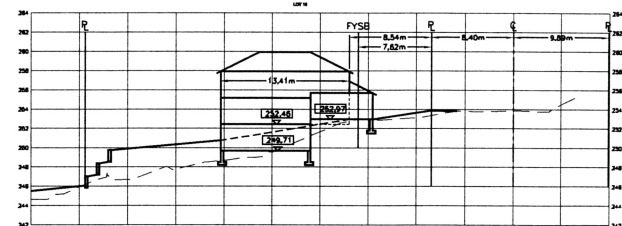
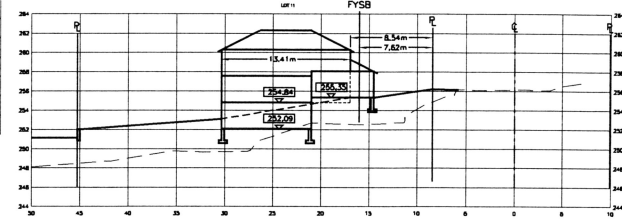
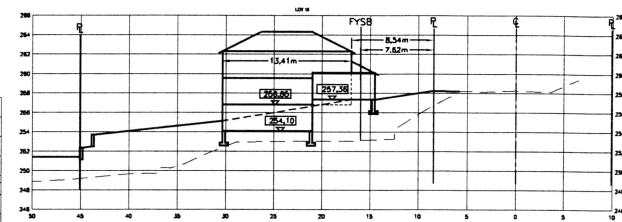
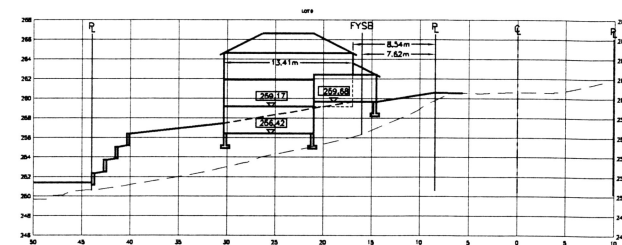
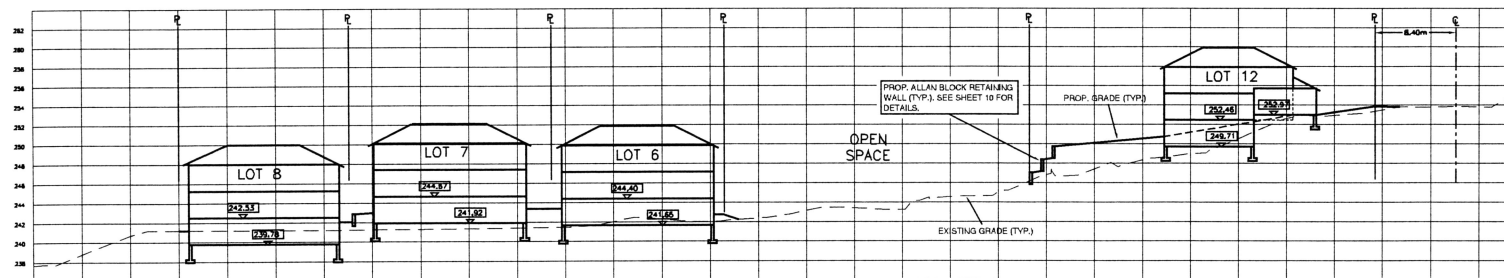
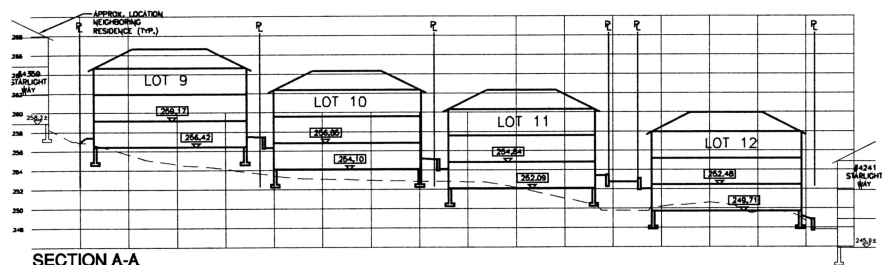
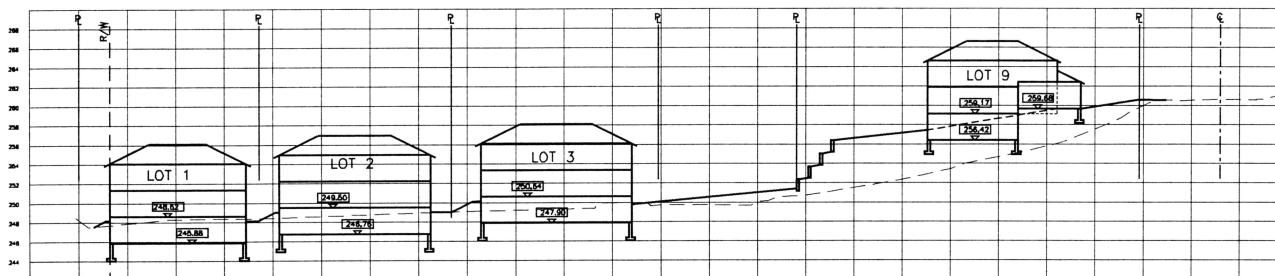
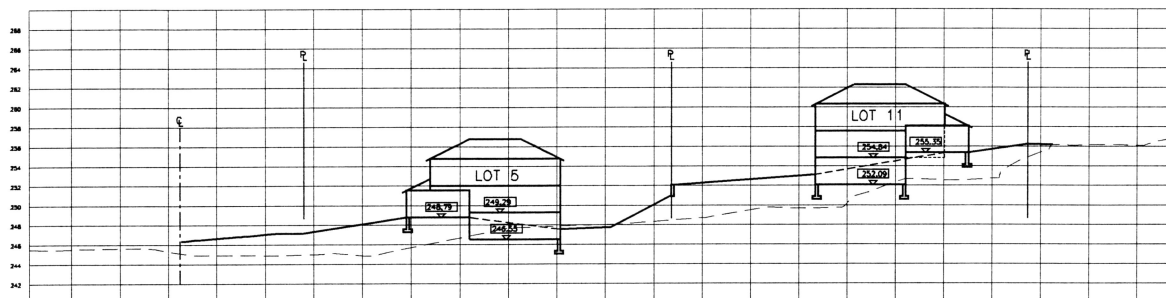
**TOPOGRAPHIC NOTES**

1. ELEVATIONS ARE BASED ON GEOIDETIC DATUM BENCHMARK CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY ELEVATION = 264.2889

REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	WSP	HunterLaird	TITLE	PROJECT NO.
				MORNINGSTAR HOMES LTD.	MONTROYAL BOULEVARD			STORM AND SANITARY	0217-ST52
				2nd FLOOR, 945 BRUNETTE AVE. COQUITLAM, B.C. V3K 1C9	STORM AND SANITARY			SCALE H 1:500 V 1:50	DATE NOV 2014
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER				DESIGN S.U.	FO. PG.
								CHECKED D.R.	SHEET NO. 7 OF 11
								DESIGN B.R.	JOB NO. 0164-00217



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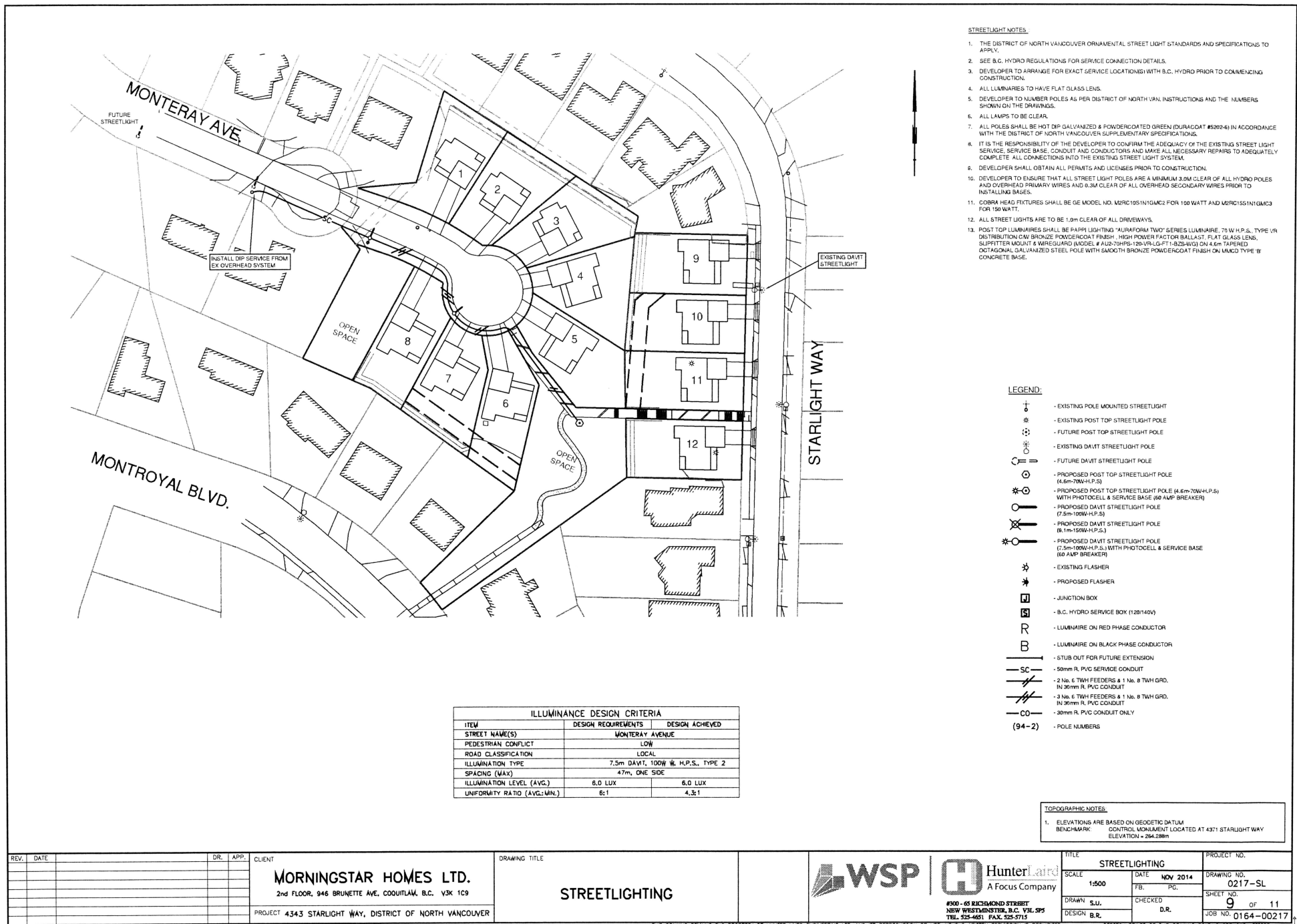
DESTROY PRINTS OF THIS DRAWING BEARING PREVIOUS LETTERS



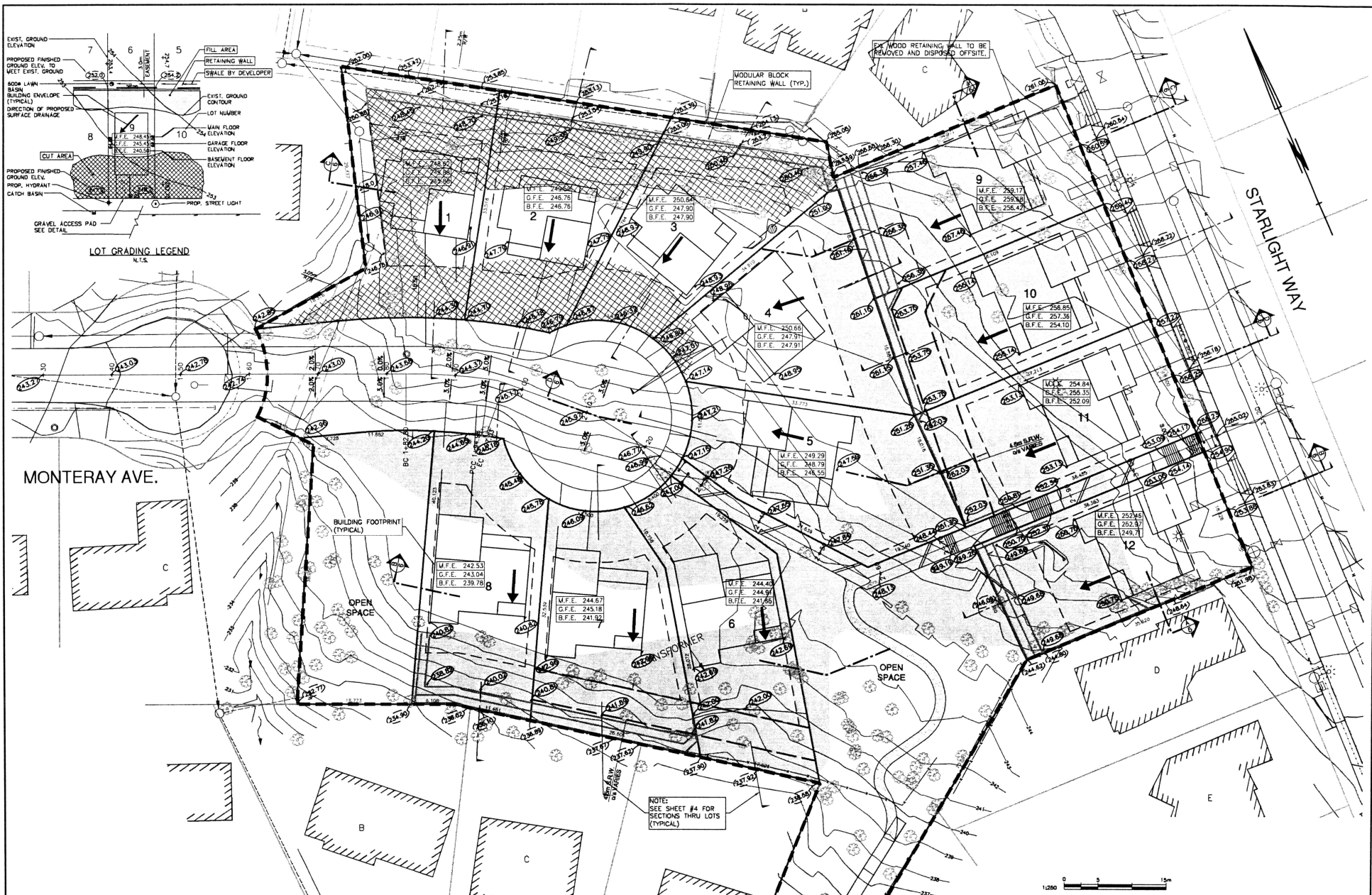
TCPOGRAPHIC NOTES:

1. ELEVATIONS ARE BASED ON GEODETIC DATUM  
BENCHMARK: CONTROL MONUMENT LOCATED AT 4371 STARLIGHT WAY  
ELEVATION = 264.288m

REV.					DATE		DR.	APP.	CLIENT	DRAWING TITLE	 		TITLE		PROJECT NO.		
									MORNINGSTAR HOMES LTD.	SITE SECTIONS	A Focus Company		SECTIONS		DRAWING NO.		
									2nd FLOOR, 946 BRUNETTE AVE. COQUITLAM, B.C. V3K 1C9		HUNTERLAIRD		SCALE		DATE	NOV 2014	0217-XS
											#300 - 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 TEL. 525-4651 FAX 525-5715		1:250		FB.	PG.	
									PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER				DRAWN		S.U.	CHECKED	SHEET NO.
													DESIGN		B.R.	D.R.	8 OF 11
																	JOB NO. 0164-00217







REV.	DATE	DR.	APP.	CLIENT	DRAWING TITLE	TITLE	PROJECT NO.
				MORNINGSTAR HOMES LTD.	PRELIMINARY LOT GRADING PLAN	LOT GRADING PLAN	0217-LG
				2nd FLOOR, 946 BRUNETTE AVE. COQUITLAM, B.C. V3K 1C9		SCALE 1:250	DRAWING NO. 0217-LG
				PROJECT 4343 STARLIGHT WAY, DISTRICT OF NORTH VANCOUVER		DATE NOV 2014	SHEET NO. 11 OF 11
						FB PG.	JOB NO. 0164-00217
						DRAWN S.U.	
						CHECKED D.R.	
						DESIGN B.R.	

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Schedule .B.3...  
of the  
Administrative Memorandum

Meeting Date: November 26, 2013 ☒ Board ☐ Board, in camera

Topic (as per the  
Memorandum): **Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School**

**Narration:**

In the winter of 2004, the Board embarked upon the potential School Closure process for school properties identified as surplus to future needs, including Monteray Elementary School.

In accordance with Ministerial requirements and *Board Policy 610: School Closures (Permanent)*, public consultation included fair consideration of community input and adequate opportunity for the community to respond to the Board's proposal to close the school permanently. Public meetings were held, newsletters, notices, postings to the School District's website and other communications, along with opportunity for written input, were also provided as part of the public consultation process. Future enrolment growth in the District of persons of school age, as well as possible alternative community use for all or part of the school, were all carefully considered.

Monteray Elementary School is in a residential location with limited demographics to draw upon for student enrolment. The long-term demographics demonstrate that the Monteray Elementary School site will not be required for future educational purposes by the Board of Education.

At the Public Board meeting of March 9, 2004, the Board of Education passed a Bylaw to close the Monteray Elementary School, effective June 30, 2004. The school was officially closed on June 30, 2004.

The school was leased to the Francophone Education Authority of BC, now EFIV, for several years but the building has been vacant since March 31, 2011.

In the fall of 2010, the Board began a process towards the development of a long-term land management initiative that culminated in the Board's approval of the *Surplus Land Retention and Disposition Strategy* in February 2011. At its February 21, 2012 Public Meeting, the Board approved its *Community Engagement Principles, Goals and Decision-Making Framework*. At the June 19, 2012 Public Board Meeting, nine Recommendations were approved by the Board to facilitate process decisions that provide for the future consideration of options, rather than as a final decision for the future use of the properties. The land management *Guiding Principles* were further revised and adopted, at the September 18, 2012 Public Board Meeting, to incorporate the primary themes identified through the *Land, Learning and Livability* community consultation process.

On July 6, 2012, a Request for Proposals (RFP) was issued that included Monteray Elementary School, Keith Lynn School, Ridgeway Annex School, and Plymouth Elementary School. Closing date for proposals was September 28, 2012. The RFP generated no qualified proponents for the Monteray Elementary School property.

.../2

## Schedule ..B.3... (continued)

### Narration (continued):

On August 2, 2013 a new Request for Proposals (RFP) was issued soliciting proposals from parties interested in acquiring the former Monterey Elementary school site either by sale or long-term lease for the purpose of urban development. The School District staff provided interested parties with a copy of the District of North Vancouver's document that had been prepared to assist respondents in understanding the various items to be considered.

The RFP closed on September 18, 2013 and at the October Public Board meeting it was announced that the Board of Education had identified Morningstar Development Limited as the lead proponent for the redevelopment of the Monterey Elementary School site, with negotiations to commence to determine the terms and conditions of an agreement of sale for the Board's consideration. Morningstar's proposal involves redevelopment of the site, therefore community input and consultation will take place through the Municipal process. Morningstar has expressed a sincere interest in engaging with the community, the District, and the School District.

Based upon historical funding information, we will allocate the sale proceeds on a 50-50 basis between Restricted Capital and Local Capital. We will be requesting that 100% of the proceeds, both Restricted and Local Capital, be applied toward funding the difference between the Seismic upgrade versus the full replacement of Argyle Secondary School. The Board of Education would like to demonstrate its partnership with the Provincial Government and ensure that our schools address the educational needs, capacity, and functionality of a 21<sup>st</sup> Century Learning environment consistent with the BC Education Plan.

Discussions with the District of North Vancouver have been ongoing throughout this process. The District of North Vancouver has been informed of the Board of Education's intention to apply funds generated from the property toward a full replacement of Argyle Secondary School.

The Board of Education submitted a request to the Ministry of Education for authorization to dispose of the Monterey Elementary School surplus property on March 14, 2013. Approval for the disposition was received from the Ministry on April 4, 2013 (attached) and is conditional upon the transaction for the property being completed by March 31, 2014. An application for an extension of the disposition authority to March 31, 2015 was submitted on November 1, 2013, and it is anticipated that the extension will be provided by the Ministry. Should we experience a delay in completing the terms of the purchase and sales agreement by March 31, 2015, a further extension will be sought with the expectation that it will be provided by the Ministry.

Negotiations with Morningstar Development Limited have been underway for the past month and we anticipate completing a purchase and sale agreement for the disposition of Monterey Elementary School imminently. To continue the redevelopment process, the agreement must be signed before Morningstar Development Limited is able to commence their due diligence process.

Fair market value (FMV) of the Monterey Elementary School site has been determined by an appraisal completed by Cunningham & Rivard Appraisals LTD. and has provided the basis of the negotiations for land value. Ensuring fair market value is key to one of our *Guiding Principles*: "obtaining maximum financial returns while pursuing creative, holistic solutions for broad-based community objectives of affordable housing, recreation, green space, childcare and other emerging community needs...with consideration of the Official Community Plans of the respective municipality."

.../3

## Schedule ..B.3... (continued)

### Narration (continued):

It is recommended that the Board of Education authorize the Secretary Treasurer, on its behalf, to enter into an agreement to sell, and complete the sale of, the Monteray School and site to Morningstar Development Limited for a sale price of at least \$6.38M, and on such other terms and conditions as the Secretary Treasurer may consider reasonable and in the best interests of the Board of Education.

### Attachments:

School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School  
Ministry of Education - Disposal of Land or Improvements/Monteray Elementary School

### RECOMMENDED MOTION:

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a first time;

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a second time;

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a third time, passed and adopted.

### Procedural Note:

(per section 68(4) of the *School Act*) the Board may not give a bylaw more than two readings at any one meeting unless the members of the Board who are present at the meeting unanimously agree to give the bylaw all three readings at that meeting

## Approved Public Board Meeting Minutes from November 26, 2013

### B.3. Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School

Following an introduction by the Chair, Secretary Treasurer Georgia Allison provided background highlights concerning the closure of Monteray Elementary School due to declining enrolment and limited demographics to draw upon for future student enrolment. At its public meeting of March 9, 2004, the Board passed a Bylaw to close Monteray Elementary School effective June 30, 2004. The school was officially closed on June 30, 2004 and was subsequently leased to the Francophone Education Authority of BC, now Ecole Francaise de Internationale Vancouver (EFIV), for several years. The building has been vacant since March 31, 2011.

Commencing in the fall of 2010, the Board generated and formalized a process towards the development of long-term land management strategies and the approval of the *Surplus Land Retention and Disposition Strategy (February 2011)*, the *Community Engagement Principles, Goals and Decision-Making Framework (February 2012)* and *Guiding Principles (Revised September 2012)* in long-term land management.

A Request for Proposals (RFP) was issued in July 2012 that included Monteray Elementary School, Ridgeway Annex, Plymouth Elementary School and Keith Lynn Alternate Secondary School. The RFP generated no qualified proponents for the Monteray property. On August 2, 2013 a new RFP was issued soliciting proposals for either the sale or long-term lease of the site for the purpose of redevelopment. As an addendum to the RFP, the District of North Vancouver prepared a document to assist respondents in understanding the various items to be considered by the municipality as well as the site's topographical challenges. At its October 22, 2013 public meeting, the Board identified Morningstar Development Limited as the lead proponent for the redevelopment of the Monteray Elementary School site and negotiations have taken place to determine the terms and conditions of an agreement of sale for the Board's consideration. Morningstar's proposal involves redevelopment of the site, therefore community input and consultation will take place through the municipal process. To continue the redevelopment process, the agreement must be signed before Morningstar Development Limited is able to commence their due diligence process.

The Ministry granted the disposition (Disposal of Land or Improvements Order M193/08) of the property on March 25, 2013. As the disposition of the site is conditional upon the transaction for the property being completed on or before March 31, 2014; an application to extend the disposition authority to March 31, 2015 has been submitted to the Ministry. It is anticipated that an extension past March 31, 2015, if necessary, will receive approval.

Based on historical funding information, the sale proceeds will be allocated on a 50-50 basis between Restricted Capital and Local Capital, and the School District will request that 100% of the proceeds be applied toward funding the difference between the Seismic Upgrade versus the full replacement of Argyle Secondary School.

After appraisal, a fair market value has been determined for the site and it is recommended that the Board authorize the Secretary Treasurer to enter into an agreement on its behalf to sell, and complete the sale, of the Monteray Elementary School site to Morningstar Development Limited for a price of at least \$6.38M.

The Chair consulted with the Trustees who agreed to proceed directly to the comment section of this agenda item; where they provided their perspectives on the proposed disposition of Monteray.

Moved by C. Gerlach

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a first time;

Seconded by C. Sacré

Carried

Opposed: B Forward, S Skinner

Moved by M. McGraw

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a second time.

Seconded by C. Sacré

Carried

Opposed: B Forward; S Skinner

The Board unanimously agreed to proceed to a third reading of the bylaw.

Moved by C. Sacré

that School District No. 44 (North Vancouver) Disposal of Real Property Bylaw No. 2013-2 Monteray Elementary School be read a third time, passed and adopted.

Seconded by L. Bayne

Carried

Opposed: B Forward; S Skinner