

## PUBLIC HEARING BINDER: 115 & 123 West Queens Road

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	<b>Public Hearing Agenda</b>
	<b>Staff Report – October 29, 2015</b> This report provides an overview of the project and the land use issues related to the review of this Rezoning Bylaw
	<b>Bylaw 8149</b> which rezones the subject site from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 89 Zone (CD89) to allow the development of a fourteen unit townhouse project.
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<b>Public Input</b>	
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# PUBLIC HEARING

## 115 & 123 West Queens Road

### 14 Unit Townhouse Project

**What:** A Public Hearing for Bylaw 8149, a proposed amendment to the Zoning Bylaw, to enable the development of a fourteen unit townhouse project at 115 and 123 West Queens Road.

**When:** 7pm, Tuesday, December 1, 2015

**Where:** Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



#### Proposed\*



\* Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

**What changes?** Bylaw 8149 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 89 Zone (CD89) to allow the development of a 14 unit townhouse project.

**When can I speak?** We welcome your input Tuesday, December 1, 2015 at 7 pm. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC V7N 4N5, before the conclusion of the Hearing. Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

**Need more info?** Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from November 18 to December 1. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

**Who can I speak to?** Erik Wilhelm, Community Planner, at 604-990-2360 or [wilhelme@dnv.org](mailto:wilhelme@dnv.org).



**NOORT DEVELOPMENTS**

**RESIDENTIAL DEVELOPMENT**

**115/123 WEST QUEENS ROAD, NORTH VANCOUVER, BC**

**TRAFFIC & PARKING REVIEW**

**ADDENDUM #2**

Prepared by

**BWW CONSULTING**

North Vancouver BC

September 2015

bwwc782

## RESIDENTIAL DEVELOPMENT WEST QUEENS NORTH VANCOUVER

### TRAFFIC & PARKING REVIEW

#### ADDENDUM #2

Following submission of Addendum #1 the District of North Vancouver responded “...Transportation is receptive to the proposed lane operation per Sketch 2 subject to: ...”. The “subject to” related to four items set out below in italics with the response to the item following.

1. *AutoTurn analysis for a Commercial Garbage Truck per specification ... to determine the route from the N/S lane to the garbage staging area and exit.*

**Response:** The AutoTurn analysis will be prepared by Creus Engineering and submitted separately.

2. *Submission of a Signage and Road Marking plan with lane dimensions, barricade type, size and location, road markings, proposed signs, etc.*

**Response:** The Signage and Road Marking plan will be prepared by Creus Engineering (following a field review of the site to confirm certain dimensions) and submitted separately.

3. *Review of traffic and parking operations 6 months after occupancy to:*
  - *Update Sketch 3 trip numbers*
  - *Determine if there is WB traffic spillback on West 29<sup>th</sup> Street to Lonsdale Avenue. If so strategies to mitigate congestion on the N/S lane and West 29<sup>th</sup> Street, ie, possibility of reducing north side on-street parking to introduce a right turn bay, etc.*

**Response:** The Developer will arrange for the operational review 6 months +/- after occupancy.

4. *Suggestions on how to reduce/eliminate Lonsdale Avenue NB left turn movements into the lane and Queens Cross driveway.*

**Response:** Based on an actual assessment of the actual traffic conditions on Lonsdale at the Lane and pub driveway the following might be considered:

- A. Full time control
  - Construct a raised median in the middle of Lonsdale across the lane and driveway



- Install tubular wands along the Lonsdale directional divider line (yellow) across the lane and driveway
- Install overhead no left turn signs on the NB approaches to the lane and driveway and post mounted north side of the lane and driveway - (sign R-15L).

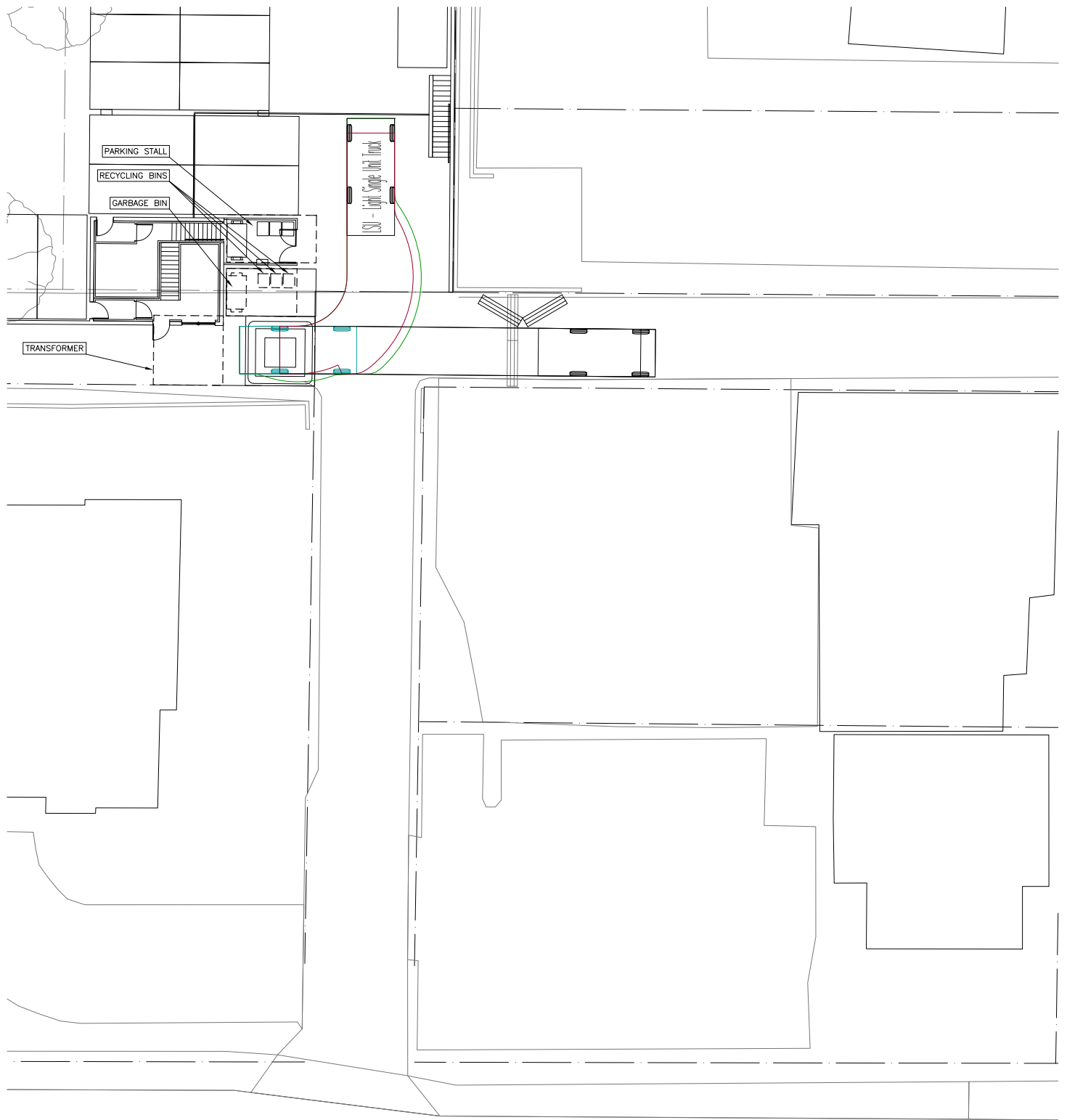
B. Part-time control

- Install overhead and post mounted no left turn signs (R-15L) with time tabs, e.g.:
  - 7 – 9 a.m. or;
  - 4 – 6 p.m. or;
  - 7 – 9 a.m. and 4 – 6 p.m. or;
  - 7 a.m. – 6 p.m.
  - Determine if the above are appropriate Monday to Friday or 7 days a week.
  - Time period and days would be based on the traffic assessment.

**BWW CONSULTING**

bwwc782

September 2015



29th ST. WEST

CREUS Engineering Ltd

P: 604-987-9070 F: 604-987-9071  
200 - 501 WEST 18TH ST NORTH VANCOUVER, BC V6P 1R2

Civil Engineers

client  
NOORT DEVELOPMENTS

project  
115 W. QUEENS RD  
NORTH VANCOUVER, BC

title

DNV GARBAGE  
TRUCK

scales

hor: 1:300

vert:

drawn by

A.F.G.

checked by

F.M.C.

drawing no.

AT14187-1

rev.

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**NOORT DEVELOPMENTS**

**RESIDENTIAL DEVELOPMENT**

**115/123 WEST QUEENS ROAD, NORTH VANCOUVER, BC**

**TRAFFIC & PARKING REVIEW**

**ADDENDUM #1**

Prepared by

**BWW CONSULTING**

North Vancouver BC

August 2015

bwwc782

# RESIDENTIAL DEVELOPMENT WEST QUEENS NORTH VANCOUVER

## TRAFFIC & PARKING REVIEW

### ADDENDUM #1

#### INTRODUCTION

Noort Developments is proposing to redevelop the lots at 115 and 123 West Queens Road in North Vancouver to a multifamily building. A Traffic and Parking Review was done by BWW CONSULTING (bwwc) in June 2014. Earlier in 2015, the District of North Vancouver Council did not support the project with one of the main reasons being traffic concerns regarding access. In particular, there were concerns about the current congestion related to the existing Starbucks activity at the lane access and West 29<sup>th</sup> Street. The project has been redesigned and this addendum has been prepared to address those traffic concerns.

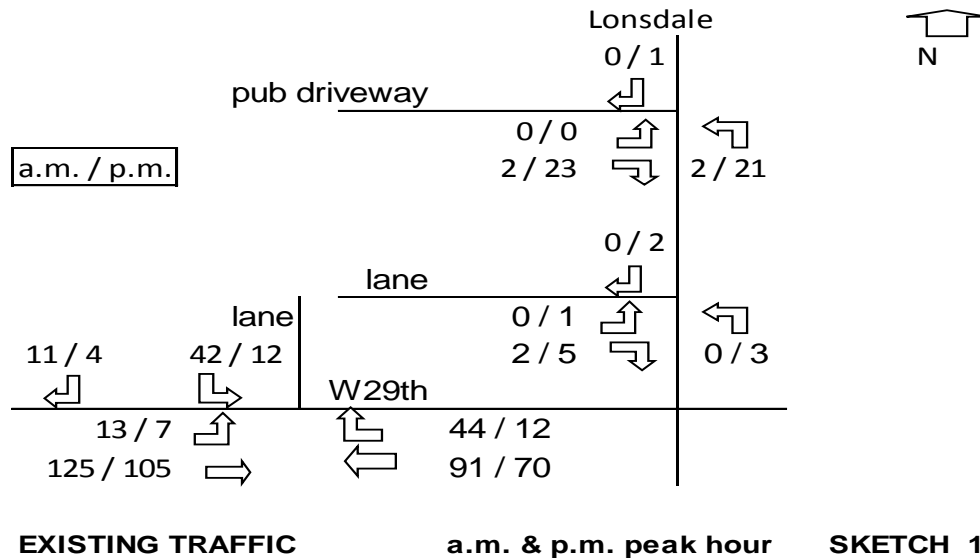
#### PROPOSED DEVELOPMENT

The proposed residential development has been reduced to 14 units with a mix of 2 and 3 bedrooms. Parking is underneath the building and access is proposed from the north-south lane to the south of the site. Immediately east of the site is the Queens Cross pub and to the west is a Seniors residential complex.

#### EXISTING TRAFFIC ACTIVITY

Existing traffic activity in the a.m. and p.m. peak hours is shown on Sketch 1 for:

- the pub driveway off Lonsdale
- the east-west lane just south of the pub driveway off Lonsdale
- the north-south lane west of Lonsdale just east of the Seniors complex off West 29<sup>th</sup>.



## PROJECT TRAFFIC

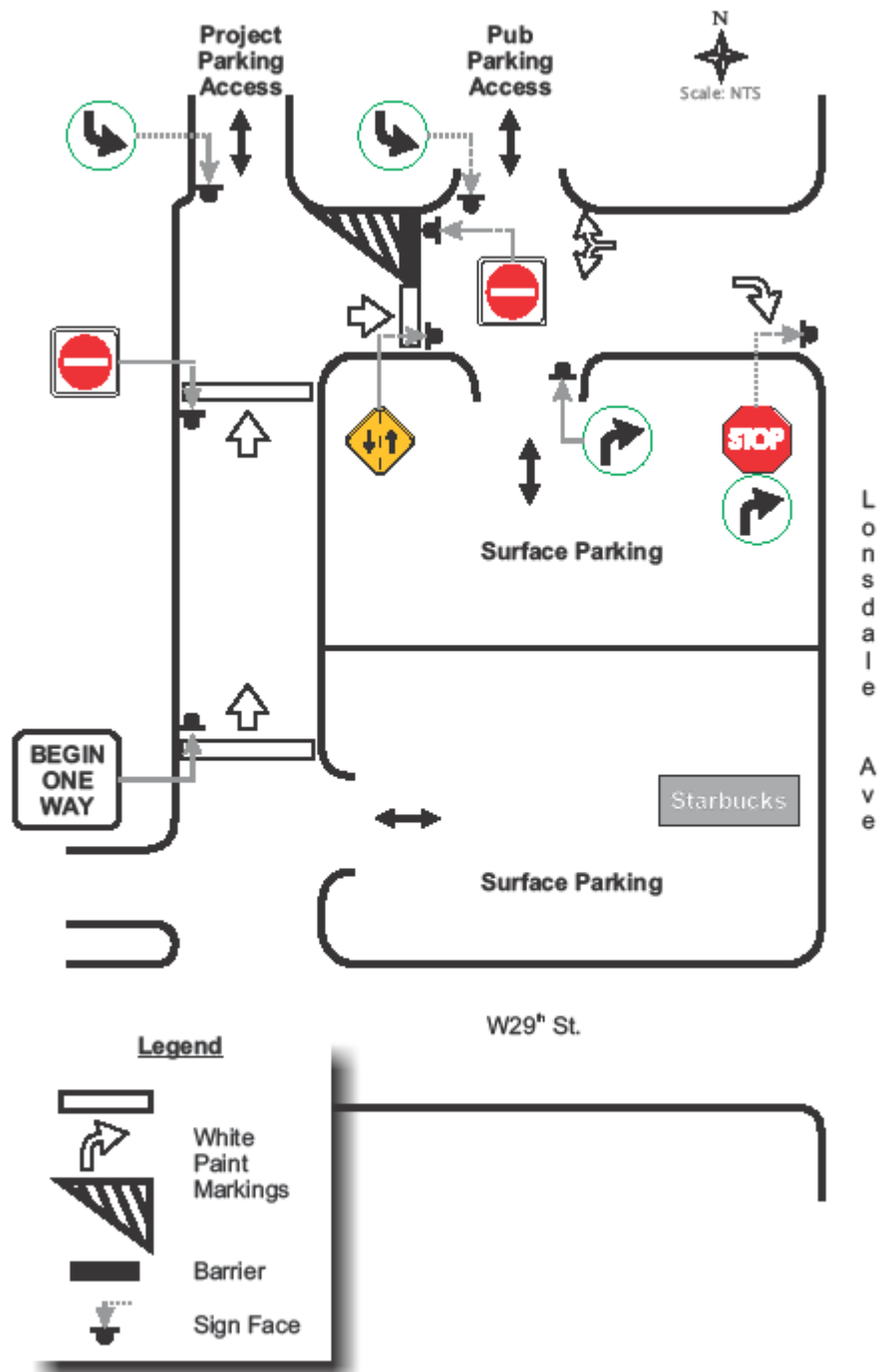
The trip generation rates for this project are based on the Institute of Transportation Engineers Trip Generation Manual (and checked against regional data in bwvc's files). The rates used are consistent with the original report. The a.m. and p.m. peak hour vehicle trip generation rates and resultant vehicle trip activity for the 14 unit complex are summarized below.

	trip rate		trips	
	IN	OUT	IN	OUT
A.M.	0.1	0.4	2	6
P.M.	0.4	0.2	6	3

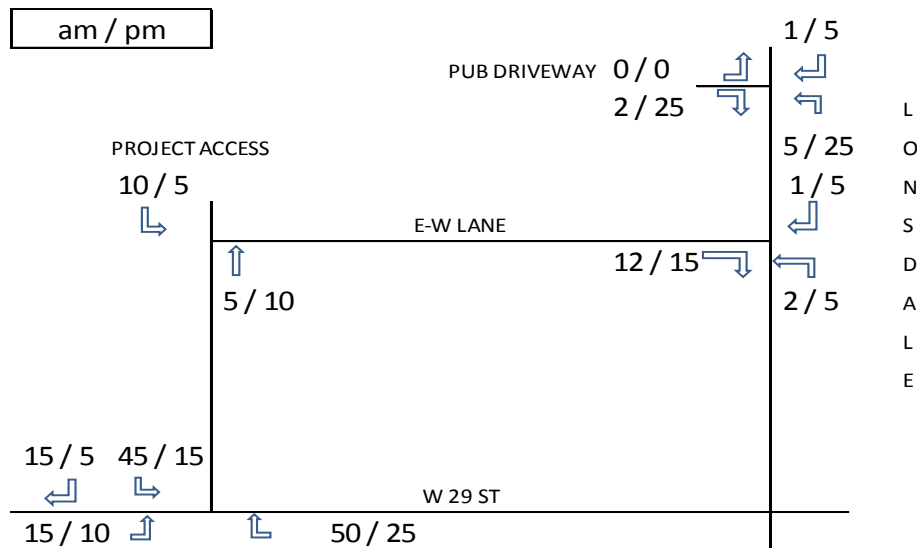
For analysis purposes the above have been rounded to: A.M.: IN 5 and OUT 10 and P.M.: IN 10 and OUT 5.

## LANE OPERATION

Following Council's concerns regarding access the question of removing the barricade in the east-west lane and changing the operation of the north-south and east-west lanes was discussed with District staff. In accordance with that discussion a lane operation arrangement has been developed with the intent on minimizing traffic conflicts with the Starbucks'-generated traffic at the north-south lane/West 29<sup>th</sup> Street intersection. The proposed operation is to restrict traffic exiting the project from using the north-south lane to get to West 29<sup>th</sup> Street and to avoid project traffic from accessing the site via a left turn off Lonsdale into the east-west lane. The proposed lane operation based on standard traffic engineering controls is shown in Sketch 2.



The resultant total traffic flows (existing traffic plus project traffic) with the proposed operation are shown below (Sketch 3).



FUTURE TRAFFIC a.m. & p.m. peak hour SKETCH 3

The proposed system essentially limits the impact of the project traffic on the existing north-south lane. The lower a.m. peak project inbound traffic is combined with the busier Starbucks' morning traffic and the higher p.m. peak inbound project traffic is combined with the lower Starbucks' traffic in the afternoon. The project traffic is restricted in route choice when exiting the site. There will be additional travel involved in order to travel north on Lonsdale. In addition, all project traffic will exit onto the busy arterial, Lonsdale, instead of using the lower class and lower volume route of West 29<sup>th</sup> Street.

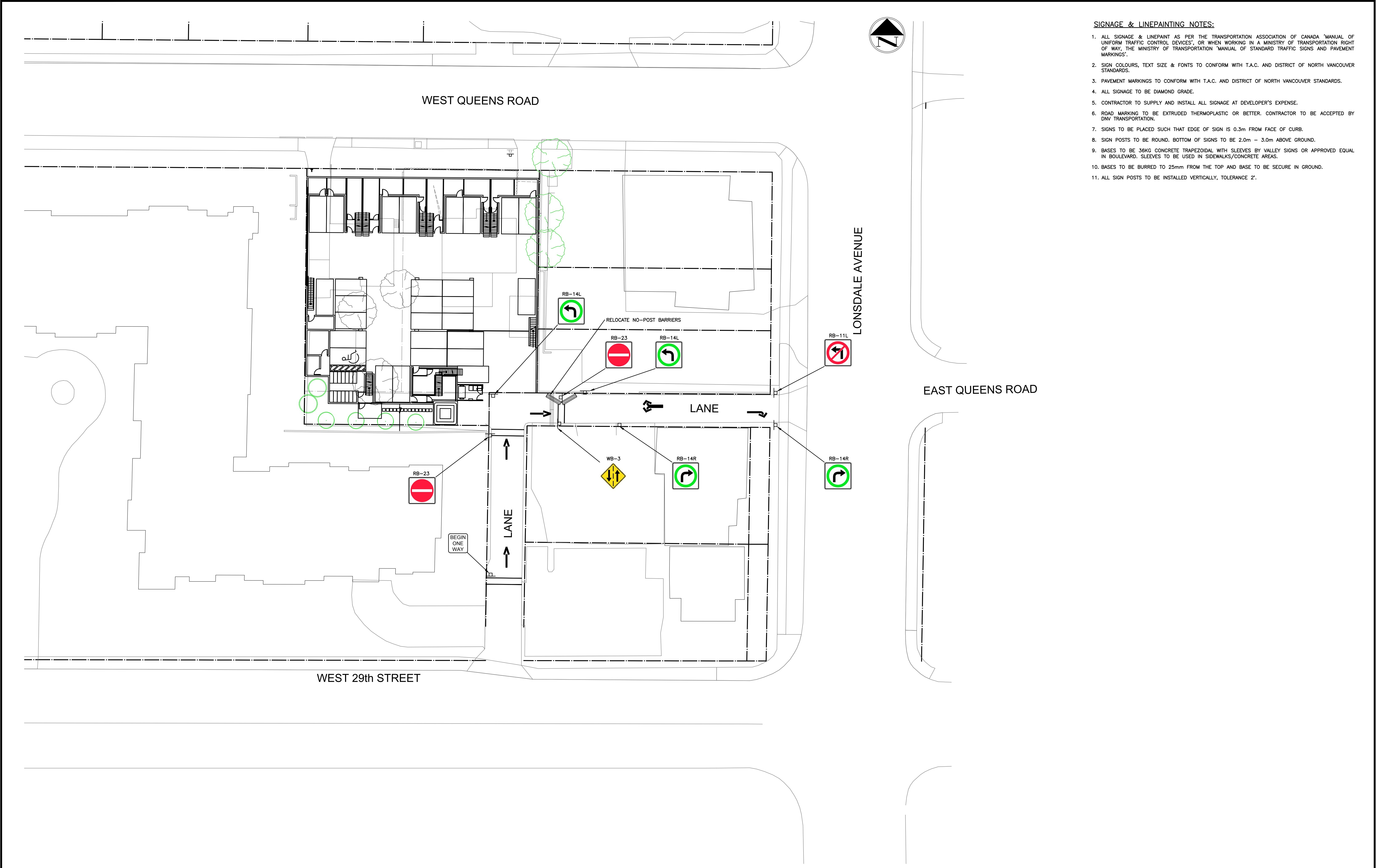
There are no operational concerns with the proposed system. As part of the DNV's ongoing monitoring of the District's street system operations, this location can be assessed over time to see if any operational changes are warranted.

It is suggested that if there is redevelopment on the Starbucks property or the property north of Starbucks the lane operation be reviewed.

## BWW CONSULTING

bwwc782

August 2015



- SIGNAGE & LINEPAINTING NOTES:**
1. ALL SIGNAGE & LINEPAINT AS PER THE TRANSPORTATION ASSOCIATION OF CANADA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', OR WHEN WORKING IN A MINISTRY OF TRANSPORTATION RIGHT OF WAY, THE MINISTRY OF TRANSPORTATION 'MANUAL OF STANDARD TRAFFIC SIGNS AND PAVEMENT MARKINGS'.
  2. SIGN COLOURS, TEXT SIZE & FONTS TO CONFORM WITH T.A.C. AND DISTRICT OF NORTH VANCOUVER STANDARDS.
  3. PAVEMENT MARKINGS TO CONFORM WITH T.A.C. AND DISTRICT OF NORTH VANCOUVER STANDARDS.
  4. ALL SIGNAGE TO BE DIAMOND GRADE.
  5. CONTRACTOR TO SUPPLY AND INSTALL ALL SIGNAGE AT DEVELOPER'S EXPENSE.
  6. ROAD MARKING TO BE EXTRUDED THERMOPLASTIC OR BETTER. CONTRACTOR TO BE ACCEPTED BY DNV TRANSPORTATION.
  7. SIGNS TO BE PLACED SUCH THAT EDGE OF SIGN IS 0.3m FROM FACE OF CURB.
  8. SIGN POSTS TO BE ROUND. BOTTOM OF SIGNS TO BE 2.0m - 3.0m ABOVE GROUND.
  9. BASES TO BE 36KG CONCRETE TRAPEZOIDAL WITH SLEEVES BY VALLEY SIGNS OR APPROVED EQUAL IN BOULEVARD. SLEEVES TO BE USED IN SIDEWALKS/CONCRETE AREAS.
  10. BASES TO BE BURIED TO 25mm FROM THE TOP AND BASE TO BE SECURE IN GROUND.
  11. ALL SIGN POSTS TO BE INSTALLED VERTICALLY, TOLERANCE 2'.

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## ELEVATION KEY:

- ① ASPHALT ROOF SHINGLES - (CHARCOAL)
- ② DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - (ALMOND)
- ③ 5" ALUMINUM GUTTER ON 2x8 FASCIA - (WHITE)
- ④ GUARD RAIL WITH TEMPERED GLASS - (BLACK)
- ⑤ 5" WOOD SHAKE - PAINTED (BM: EVENING DOVE)
- ⑥ HARDIE-PANEL - PAINTED (BM: EDGE COB GRAY)
- ⑦ 4" HARDIE-PLANK SIDING - PAINTED (BM: SANDY HOOK GRAY)
- ⑧ CULTURED STONE BASE - (COUNTRY LEDGESTONE)
- ⑨ WOOD WIN./DR. TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: EDGE COB GRAY)
- ⑩ METAL CLAD ENTRY DOOR 1 - PAINTED (BM: HUNTINGTON BEIGE)
- ⑪ METAL CLAD ENTRY DOOR 2 - PAINTED (BM: BLACK PANTHER)

10	JULY 28, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
1	FEB. 5, 2014	ISSUED FOR REZONING
NO.	DATE	REVISIONS

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PROJECT

18 UNIT TOWNHOUSE DEVELOPMENT

115, 123 WEST QUEENS ROAD  
NORTH VANCOUVER, B.C.

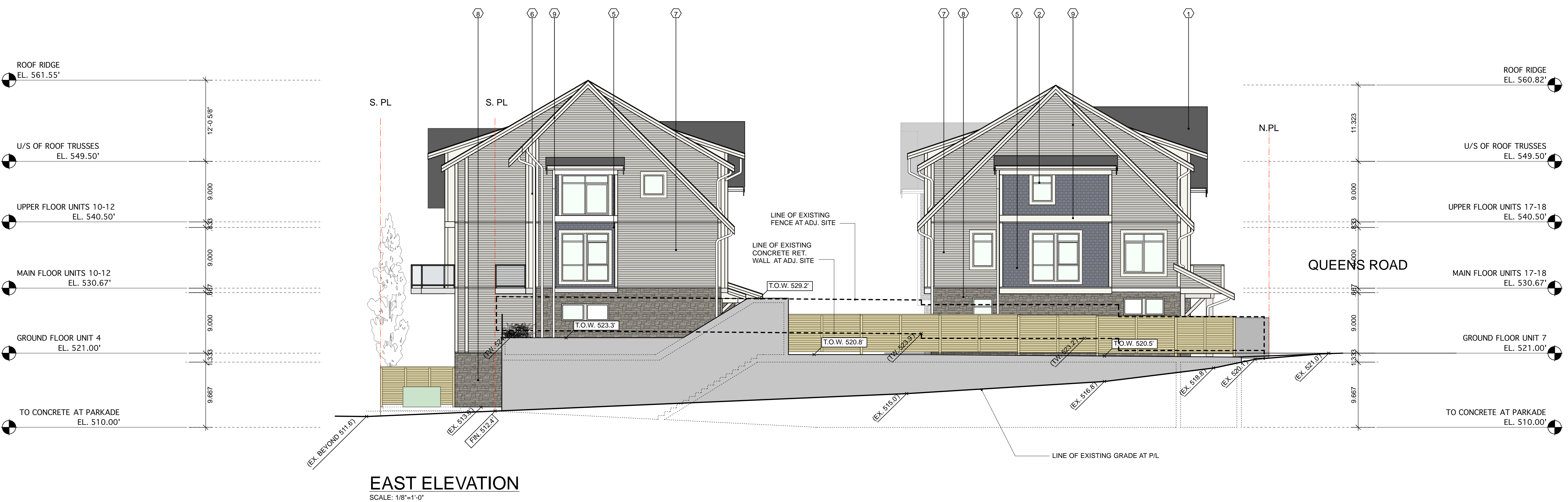
Yamamoto  
Architecture Inc.

2386 oak street, vancouver, british columbia  
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

## ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.  <b>A2.1</b>
DATE OCT. 7, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1321





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PROJECT

18 UNIT TOWNHOUSE DEVELOPMENT

115, 123 WEST QUEENS ROAD  
NORTH VANCOUVER, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, british columbia  
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

## ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.  <b>A2.2</b>
DATE OCT. 7, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1321





FRONT BUILDING - SOUTH ELEVATION (COURTYARD)  
SCALE: 1/8"=1'-0"



REAR BUILDING - NORTH ELEVATION (COURTYARD)  
SCALE: 1/8"=1'-0"

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NORTH VANCOUVER, B.C.

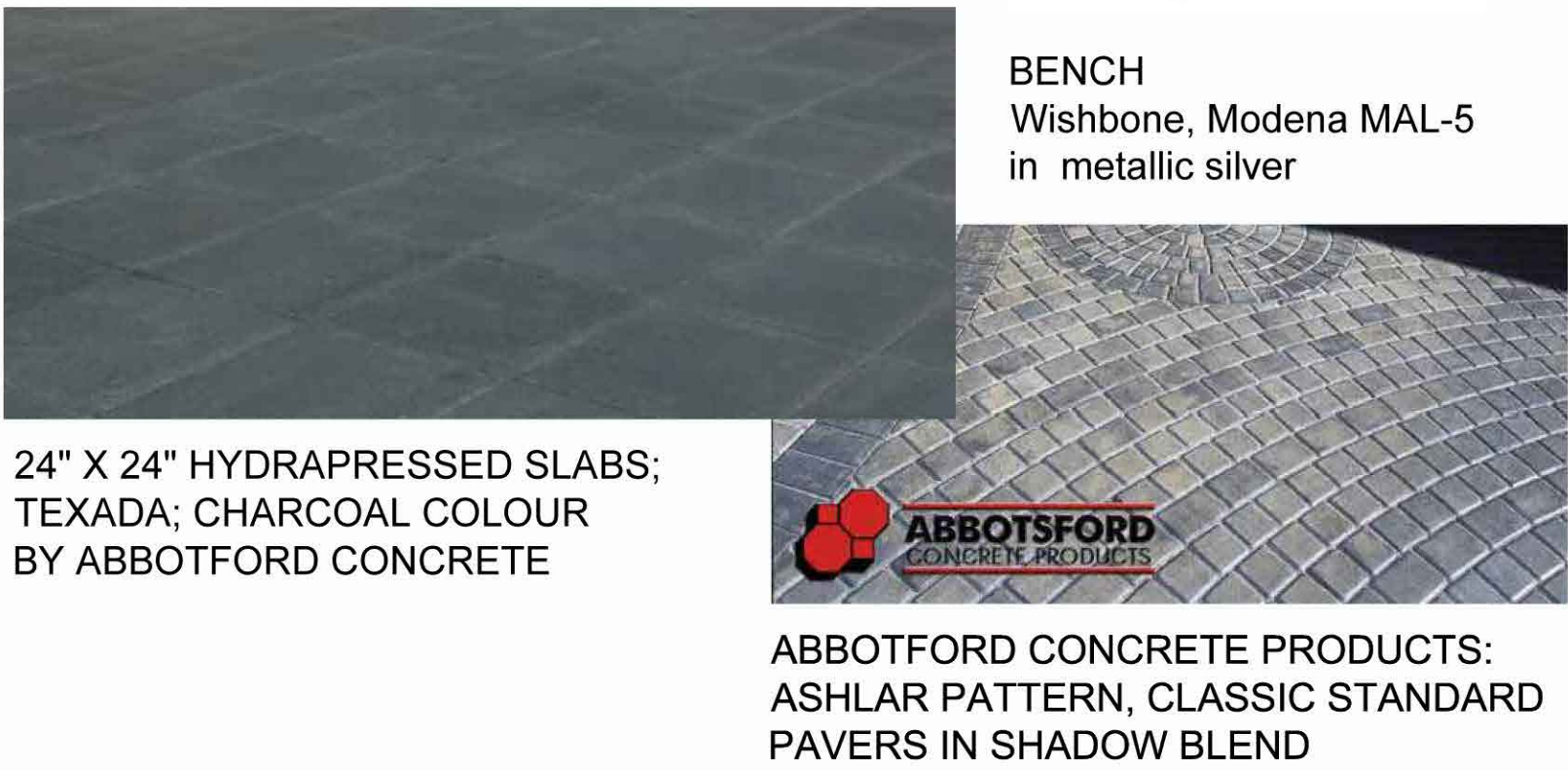
Yamamoto  
Architecture Inc.

2386 oak street, vancouver, british columbia  
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327  
DRAWING TITLE

INTERIOR COURTYARD ELEVATION /  
SECTION AT WALKWAY

SCALE 1/8" = 1'-0"	SHEET NO. A2.3
DATE OCT. 7, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1321





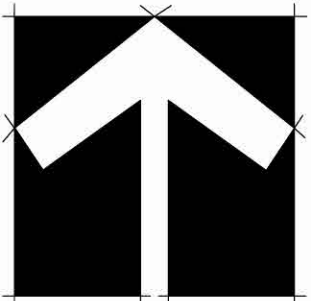
PLANT SCHEDULE				PMG PROJECT NUMBER: 13-180
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER PALMATUM	JAPANESE MAPLE	5 CM SPECIMEN
	3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2.5M HT; B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	5	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	5CM CAL; B&B
	6	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	6CM CAL; 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				

EXISTING BARRIER SHIFTED EAST

NOTES:

- THE DISTRICT OF NORTH VANCOUVER IS RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF THE STREET TREES ON OFF-SITE AREAS. PLEASE ENSURE THAT THE DEVELOPER IS AWARE THAT ON-GOING MAINTENANCE OF SHRUBS/GROUNDCOVERS AND LAWN ON OFF-SITE AREAS (BOULEVARD) IS THE RESPONSIBILITY OF THE FUTURE PROPERTY OWNER.
- THE PROJECT LANDSCAPE CONTRACTOR, THE PROJECT LANDSCAPE ARCHITECT AND A REPRESENTATIVE FROM DNV PARKS MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IF THIS IS NOT POSSIBLE, THE DEVELOPER MUST MAKE SURE THAT ALL THE GROUPS MEET BEFORE ANY LANDSCAPE CONSTRUCTION WORK TAKES PLACE ON-SITE.
- ALL PLANTS/TREES USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DNV PARKS DEPT. BEFORE INSTALLATION. THE DISTRICT OF NORTH VANCOUVER HAS THE RIGHT TO REFUSE ANY OR ALL OF THE SELECTED PLANT MATERIAL IF IT DOES NOT MEET THE CURRENT BC LANDSCAPE STANDARD'S LATEST EDITION.

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	15.JUL.24	NEW SITE PLAN	DO
10	15.JUL.10	NEW SITE PLAN	DO
9	15.JAN.20	REVISION	DO
8	15.JAN.16	AS PER CLIENT REQUEST	DO
7	14.DEC.01	ADD FENCE DETAILS	DO
6	14.NOV.27	NEW SITE PLAN, REV. DETAILS	MM
5	14.NOV.6	EX TREE NOTES ADDED	MM
4	14.NOV.05	REVISE NEW SITE PLAN	RC
3	14.OCT.06	NEW SITE PLAN - MUN. COMMENTS	MM
2	14.MAY.14	NEW SITE PLAN	DO
1	14.FEB.04	NEW SITE PLAN	DO

CLIENT:

**NOORT HOMES WITH  
YAMAMOTO ARCHITECTURE INC.**

PROJECT:

**18 UNIT TOWNHOUSES**

**115 & 123 W. QUEENS  
NORTH VANCOUVER, B.C.**

**YAMAMOTO ARCHITECTURE INC.**

DRAWING TITLE:

**LANDSCAPE  
PLAN**

DATE: 14.01.07 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: MM/DD  
DESIGN: PC  
CHK'D: PC

**L1**

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