

AGENDA

REGULAR MEETING OF COUNCIL

Monday, June 27, 2016

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, June 27, 2016
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Live broadcast on Shaw channel 4
- Re-Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7984 – Rezoning 3568-3572 Mt. Seymour Parkway
- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- Bylaw 8159 – OCP 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard
- Bylaw 8160 – Rezoning 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard

1. ADOPTION OF THE AGENDA

1.1. June 27, 2016 Regular Meeting Agenda

Recommendation:

THAT the agenda for the June 27, 2016 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

5.1. Sioned Dyer, North Shore Restorative Justice Society

p. 11-23

Re: Presentation of 2015 Annual Report and Program Updates.

6. ADOPTION OF MINUTES

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

THAT items _____ be included in the Consent Agenda and be approved without debate.

9.1. Development Variance Permit 31.16 – 3686 Campbell Avenue p. 27-36
File No. 08.3060.20/031.16

Recommendation:

THAT Development Variance Permit 31.16, to facilitate the construction of a single family dwelling at 3686 Campbell Avenue, is ISSUED.

9.2. Development Permit 35.12 – 1616 Lloyd Avenue p. 37-72
File No. 08.3060.20/035.12

Recommendation:

THAT Development Permit 35.12, to permit the development of a 4 storey, 75 unit residential building at Lloyd Avenue and Churchill Crescent, is ISSUED.

9.3. Bylaw 8185 (Rezoning Bylaw 1343): Subdivision of 2646 Violet Street p. 73-79
File No. 08.3060.20/019.16

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)” is given FIRST Reading;

AND THAT “The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)” is referred to a Public Hearing.

9.4. Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Drive and p. 81-186
3293 Edgemont Boulevard
File No. 08.3060.20/030.15

Note: Bylaw 8159 requires a majority vote of all members of Council to carry.

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)” is ADOPTED;

AND THAT “The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)” is ADOPTED as amended;

AND THAT “Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)” is ADOPTED.

9.5. Development Permit 30.15 – 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard to Accommodate a 24 Unit Townhouse Project p. 187-225
File No. 08.3060.20/030.15

Recommendation:

THAT Development Permit 30.15 for a 24 unit townhouse project at 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard, is ISSUED.

9.6. 2411 Mount Seymour Parkway – Canlan Ice Sports - Endorsement to Extend the Area of an Existing Liquor Licence p. 227-232
File No. 08.3060.20/015.16

Recommendation:

THAT

1. The Council recommends the issuance of an endorsement to the liquor licence for Canlan Ice Sports for the following reasons:

The endorsement to extend the licenced area of an upper floor lounge to include a maximum of 8 dressing rooms at any one time adjacent to the rink surfaces, is supported by District Council as the location is entirely within a recreational building and the impact on the surrounding community is expected to be minimal as the changes will target an existing customer base already in the facility.

2. The Council's comments on the prescribed considerations are as follows:

- (a) The location of the dressing rooms:

The dressing rooms are located on the lower floor of an existing ice rink facility. The proposal to extend the existing liquor licence for the lounge on the upper level of the rink facility to the dressing rooms is supportable as the dressing rooms are located entirely within the building and there is no anticipated additional impact on the surrounding area. The changes to the liquor licence will only impact customers already using the facility.

- (b) The proximity of the licenced area:

The proposed location is within an existing recreational building and will not conflict with any nearby social, recreation, or public buildings.

- (c) The person capacity and hours of the ice rink facility including dressing rooms:

The applicant has applied to licence all 12 dressing rooms with a maximum capacity of 303 people. Council will support a licence that will allow only 8 of the dressing rooms to serve alcohol at any one time expanding the proposed

capacity of the liquor licence area from 87 people to 231 people. The latest games at the rink generally begin at 11:30pm with most players vacating the dressing rooms by approximately 1:00am and it is noted that there is no change being proposed to the existing licence hours. The proposed change will also allow for increased monitoring by staff of alcohol consumption in the dressing rooms and ensure compliance with liquor laws and regulations.

- (d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are three liquor primary licences within the general area: "Toby's", "Seymours", and "The Narrows" all of which provide food service and a variety of beverages. As the proposed liquor licence extension will only impact clients who are actively using the Canlan Ice Sports facility there is no impact to other liquor primary establishments. An existing lounge area on the upper floor of the building already provides food service with a variety of beverage options.

- (e) The impact of noise and other impacts on the community if the application is approved:

Impacts on the surrounding community resulting from the proposed extension to the liquor licence area not expected as the changes will impact only customers already using the facility.

3. The Council's comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- A Public Notice sign was placed on the site; and,*
- A notice requesting input on the proposal was delivered to two adjacent property owners and tenants including Seymour Youth Centre to the east and Blueridge apartments across Mount Seymour Parkway to the north.*

There were no responses from the surrounding community."

9.7. New Neighbourhood Park – 4343 Starlight Way Subdivision

p. 233-243

File No. 01.0380.20/074.000

Recommendation:

THAT "Monteray Park" be approved as the new name for the neighbourhood park created with the 4343 Starlight Way subdivision as recommended by the Place Naming Committee.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the June 27, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

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DELEGATIONS

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Delegation to Council Request Form

District of North Vancouver
Clerk's Department

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

Questions about this form: Phone: 604-990-2311

Form submission: Submit to address above or Fax: 604.984.9637

COMPLETION: To ensure legibility, please complete (type) online then print. Sign the printed copy and submit to the department and address indicated above.

Delegations have five minutes to make their presentation. Questions from Council may follow.

Name of group wishing to appear before Council: The North Shore Restorative Justice Society

Title of Presentation: Presentation of 2015 Annual Report and Program Updates

Name of person(s) to make presentation: Sioned Dyer (& a board member who is a DNV resident)

Purpose of Presentation:

☒ Information only

☐ Requesting a letter of support

☐ Other (provide details below)

Please describe:

Contact person (if different than above): _____

Daytime telephone number: 604-619-9462

Email address: sioned@nsrj.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

☒ Handout ☐ DVD

☒ PowerPoint presentation

Note: All supporting documentation must be provided 12 days prior to your appearance date. This form and any background material provided will be published in the public agenda.

Presentation requirements:

☒ Laptop ☐ Tripod for posterboard

☒ Multimedia projector ☐ Flipchart

☐ Overhead projector

Arrangements can be made, upon request, for you to familiarize yourself with the Council Chamber equipment on or before your presentation date.

Delegation to Council Request Form

Rules for Delegations:

1. Delegations must submit a Delegation to Council Request Form to the Municipal Clerk. Submission of a request does not constitute approval nor guarantee a date. The request must first be reviewed by the Clerk.
2. The Clerk will review the request and, if approved, arrange a mutually agreeable date with you. You will receive a signed and approved copy of your request form as confirmation.
3. A maximum of two delegations will be permitted at any Regular Meeting of Council.
4. Delegations must represent an organized group, society, institution, corporation, etc. Individuals may not appear as delegations.
5. Delegations are scheduled on a first-come, first-served basis, subject to direction from the Mayor, Council, or Chief Administrative Officer.
6. The Mayor or Chief Administrative Officer may reject a delegation request if it regards an offensive subject, has already been substantially presented to council in one form or another, deals with a pending matter following the close of a public hearing, or is, or has been, dealt with in a public participation process.
7. Supporting submissions for the delegation should be provided to the Clerk by noon 12 days preceding the scheduled appearance.
8. Delegations will be allowed a maximum of five minutes to make their presentation.
9. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
10. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

Helpful Suggestions:

- have a purpose
- get right to your point and make it
- be concise
- be prepared
- state your request, if any
- do not expect an immediate response to a request
- multiple-person presentations are still five minutes maximum
- be courteous, polite, and respectful
- it is a presentation, not a debate
- the Council Clerk may ask for any relevant notes (if not handed out or published in the agenda) to assist with the accuracy of our minutes

I understand and agree to these rules for delegations

Sioned Dyer

Name of Delegate or Representative of Group

May 28, 2016

Date

Signature

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Appearance date:

Receipt emailed on:

June 27
May 27, 2016

Rejected by:

Mayor

CAO

☐
☐

Applicant informed on:

Applicant informed by:

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of processing this application or request and for no other purpose unless its release is authorized by its owner, the information is part of a record series commonly available to the public, or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207 or at 355 W Queens Road, North Vancouver.

Executive Summary

2015 has been a year of positive transformation and growth for the North Shore Restorative Justice Society (NSRJS). We have expanded our educational programming to further support children, youth and adults on the North Shore while deepening our capacity to provide restorative responses to crime and conflict.

The Restorative Response program has continued to provide an invaluable service to residents of the North Shore. In 2015, NSRJS saw not only an increase in the number of referrals but also in the complexity of files being referred by police. In June, West Vancouver Police Department provided NSRJS with an office space so we now have offices in both police detachments resulting in strengthened relationships and increases in referrals. In addition, the Circles in Schools program saw tremendous growth, going from 2 weekly Circles in 2013 to 30 weekly Circles in 2015. The Circles curriculum is well aligned with British Columbia's new K-12 curriculum and so there is great synergy happening in schools where Circles occur. NSRJS staff are working hard to meet the demand on the North Shore but currently there is a lengthy waitlist for classes wishing to engage in weekly Circles.

In terms of public awareness and outreach, 2015 was a year of impressive community engagement. Staff attended many community events including Lynn Valley Day and Law Day as well as hosted a number of dialogue events including a Youth SpeakOut drumming circle. In September, NSRJS was invited to speak on a panel hosted by the YWCA Metro Vancouver and Pacific Cinematheque on issues of hypermasculinity. We also hosted our annual gala in November and raised \$13,000 towards our Circles in Schools program.

2015 also brought a lot of change. NSRJ said farewell to Executive Director Teresa Canning who had been with the organization since 1998 as well as Restorative Response Program Manager Christianne Paras. In March, Laurisse Noel joined NSRJS as the Program Coordinator. In September, Alexandra (Alex) Zuur joined NSRJS as the new Restorative Response Program Manager, followed by Sioned Dyer who was hired as the new Executive Director for the organization in October. Laurisse, Sioned and Alex bring a wealth of experience and passion to their respective roles. Sioned is in the process of operationalizing the 2015-2017 strategic plan and will continue to build financial sustainability and create opportunities for restorative justice processes on the North Shore.

2015 has been a fantastic year in terms of program growth and organizational sustainability. We are continually grateful for tremendous support from the North Shore community. NSRJS would like to thank our funders, partners, and sponsors for their ongoing support of NSRJS as well as the many individual donations and sponsorships from individuals. We also want to acknowledge the many hours our volunteers commit to our organization. We simply could not do this important work without your support and we are truly grateful for your dedication to NSRJS.

We would also like to take this opportunity to express our sincere gratitude to our outgoing Board Members. Thank you to Philip Rogers, Christine Miller, Barbara Kelly, Pamela Owens & Simon Pek for all their hard work and dedication to NSRJS over the years. We will miss you greatly around the Board Table.

Sioned Dyer	Brenda Morrison
Executive Director	Board Chair

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The North Shore Restorative Justice Society offers a peaceful approach to crime and conflict that seeks to address the needs of victims, offenders and communities by offering processes that encourage dialogue, reparation and healing

Restorative Response Program (RRP)

By Alex Zuur, Program Manager

In 2015, the Restorative Response Program (RRP) received a higher number of total referrals from our community partners, the two policing agencies on the North Shore – North Vancouver RCMP and West Vancouver Police. The RRP program received 73 referrals, which is a 46% increase from the number of referrals received in 2014.

The summary of referrals from January to December 2015 indicates that 57% of referrals were from the North Vancouver RCMP, 41% from West Vancouver Police, and 1.5% from other various community agencies. Being co-located at both police departments has evidently led to a significant increase in referrals from West Vancouver Police, as in 2014 only 15% of our referrals came from WVPD.



The various offences referred to the Restorative Response Program are as follows:

- Theft Under - 50%
- Mischief - 16%
- Assault - 11%
- Break and Enter - 6%
- Arson 5%
- Possession of a Controlled Substance 4%
- Auto Crime, Fraud, Neighbourhood Disputes & Uttering Threats - 1% respectively

Through the RRP program, we worked with 53 victims of crime, 88 offenders and 36 supporters/community members. Offenders completed a total of 107 community service hours and we facilitated a total of \$3,546 in direct financial restitution to victims of crime.

The Restorative Response Program continues to rely greatly on the incredible support of our numerous community volunteers. Through case facilitation (approximately 360 hours), attending volunteer meetings and advanced trainings, our volunteers gave over 500 hours of their time to their North Shore Community in 2015. To ensure our volunteers are facilitating cases with the highest competencies, Advanced Trainings on the topics of Shame, Anger and Diversity were provided

Quote from a volunteer with RRP:

‘My community has given me so much and being a volunteer with NSRJ is a small way that I can repay the people that live here...it is often tough, often cumbersome but I have never left a conference or a meeting not feeling energized’

Words from participants that describes their experience of RRP:

- supportive
- respectful
- transparent
- healing
- thoughtful
- life changing
- meaningful
- I'm grateful for your help
- Makes you think about what you did
- (Facilitators) were absolutely amazing in getting me through my situation

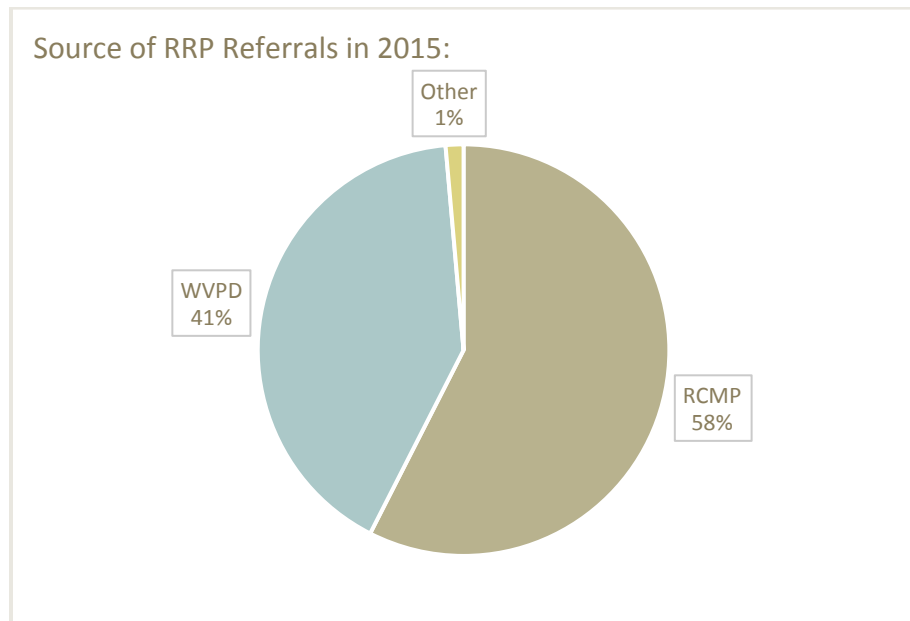
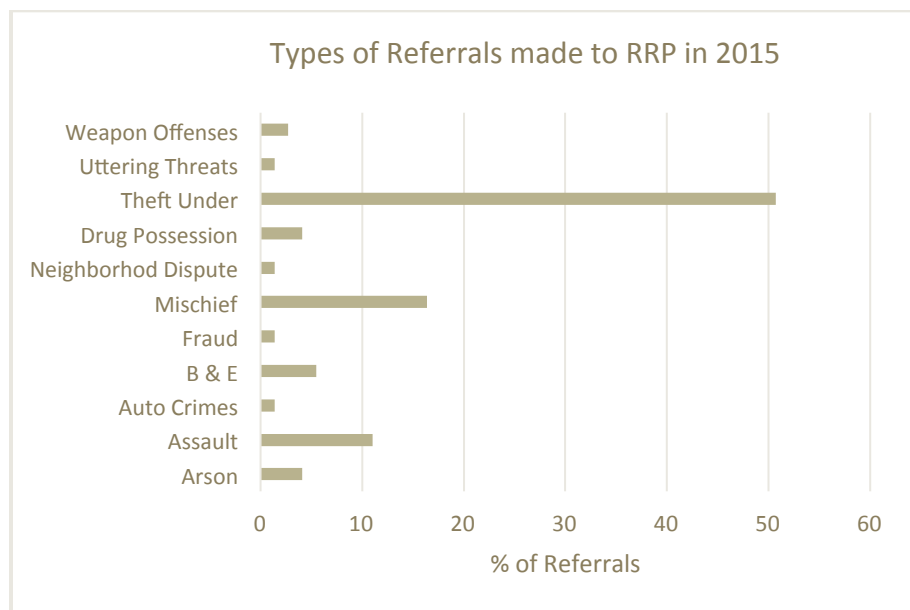
Police Officer Perspective:

'As an experienced police officer and head of the community policing section, I have worked with North Shore Restorative Justice for many years. I am always impressed with the professionalism and dedication of their staff and volunteers. In my opinion, North Shore Restorative Justice is an important victim centered organization that is a key partner with the WVPD in our efforts to make the community safer'.

- West Vancouver Police Corporal



Statistics at a Glance:



Circles in Schools Program

By Lindy Pfeil, Program Manager & Laurisse Noel, Program Coordinator

2015 continued to be a year of growth for the Circles in Schools program. We nearly doubled our presence across North Shore schools, offering weekly strengths based learning for 28 elementary classes in 12 schools. Each participating class received 30 weeks of Circles between September and June. In addition, NSRJS added weekly Circles in the two alternative high schools on the North Shore, Mountainside and ACCESS. This experience provided staff and volunteer facilitators tremendous opportunities to explore topics on anger, communication, shame more deeply.

Early in 2015, three practicum students became a valuable addition to our team for a semester. We were also blessed with many new Circle keeper volunteers throughout the year in part thanks to our summer training sessions in August. Each Circle in 2015 had two facilitators (one staff and one volunteer). We estimate that each classroom received 105 hours of support from NSRJS in 2015 (this count includes in-class facilitation and additional out-of-circle curriculum development time).

We also had an opportunity to film a Public Service Announcement (created by Frames Film Project). We are so grateful for the many teachers, principals and administrators who agreed to be interviewed, and are thrilled with the beautiful video that was developed as a result.

We have been humbled by the many requests for Circles in Schools staff to speak at various community events and institutions.

Some of these presentations included:

- The Justice Institute of BC's Restorative Justice class (Bachelor of Law Enforcement program)
- UBC's Masters of Education program
- Simon Fraser University Bachelor of Criminology program
- Kwantlen University's Criminology program
- The Mask You Live In Screening (YWCA Metro Vancouver & Pacific Cinematheque partnership)
- Police Victim Services of BC Annual Training Symposium

Staff have also been invited to take part in many school staff meetings and individual school Professional Development days. Notably the WVSD District Professional Development Day on January 16th 2015 as well as INSPIRE NVSD District Professional Development Day on February 20th 2015. We were asked to present about Circles in School at the District Principal Meetings as well as the WVSD District Parent Advisory Committee Meeting.

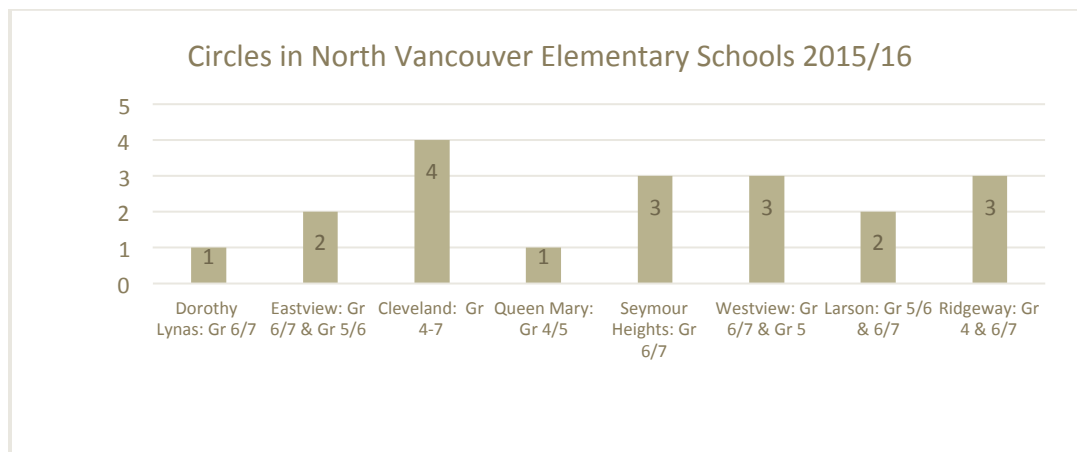
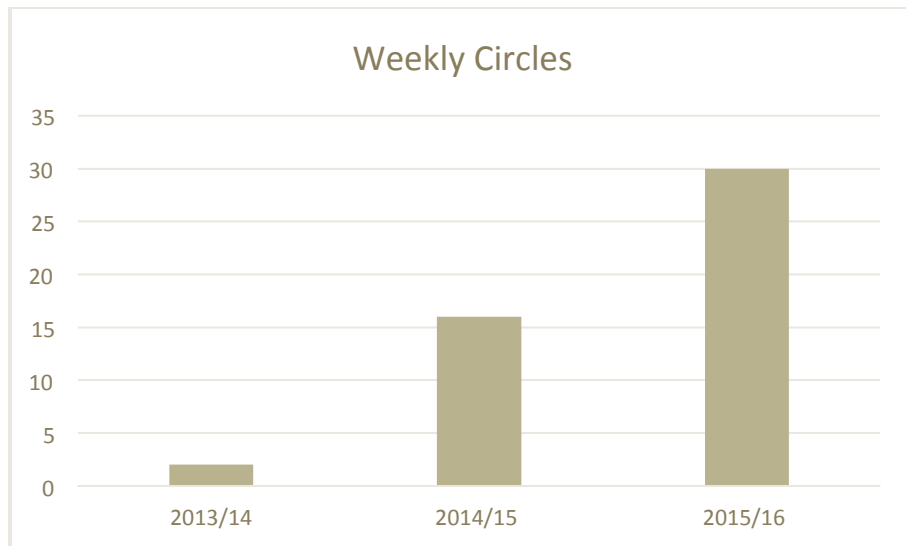


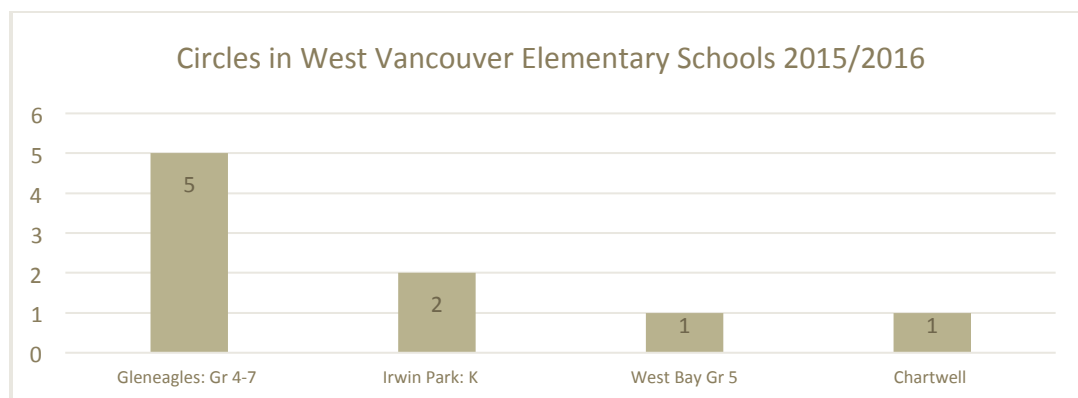
Perhaps most notably, Circles in Schools Program Manager Lindy was asked to take part in the 18th International Institute of Restorative Practices World Conference: From Dream to Reality, Dawning of a

New Social Science in Budapest, Hungary, which took place in June 2015. Lindy led a breakout session titled: *Breakout Session - Circles in Schools: Cultivating Courage, Compassion & Community*.

Overall, the Circles in Schools program has been a tremendous success and is in high demand. Such growth has resulted in a waitlist of classrooms. It has been a challenge for NSRJS staff to find creative ways to support teachers who identify a need for Circle.

Statistics at a Glance:





Student Feedback from Survey

While it is difficult to measure the impact of circles on school communities, we have implemented surveys that we collect before circles start in September and once again at the end of the year. Below is some of the student feedback received at the end of the 2014/2015 school year.

- 'It's a place where we can give our opinion and not be judged'
- 'It's a place where quieter students can have the opportunity to be heard'
- 'It's where we learn about each other so we don't have to rely on assumptions'
- 'I thought it was going to be like counseling, but I was very pleased when I realized it wasn't about trying to change us but just to listen to us'
- 'It's where we can relax and find out about each other and ourselves'
- 'It's about community and connections'
- 'I don't usually talk in front of people. It makes me uncomfortable. But in circle it feels safe to do it'

Feedback from Counsellors and Teachers

'What a truly amazing and powerful program Circles is. Often we forget how important it is for students/young teenagers to feel listened to and heard. Thank you for all the work that you do supporting the students of the North Shore'.

- West Van School Counsellor

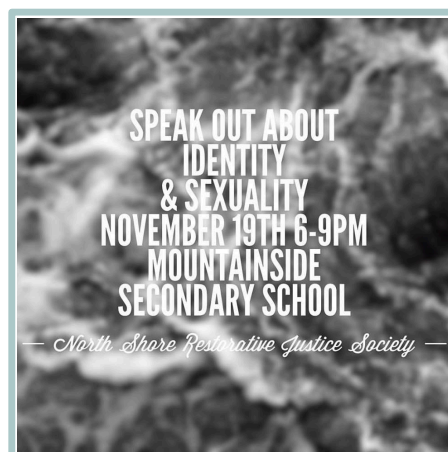
'Circles created a safe and supportive classroom community among my students. In fact, in all my teaching experience I have never experienced a classroom of students who were kinder and more supportive toward one another. I believe this was a direct result of their regular and ongoing participation in the Circles program. Students got to know one another on a deeper level, fostering respectful relationships and a positive learning environment'.

- Gr. 6/7 Teacher

SpeakOut and Community Dialogue Series

Our SpeakOut Series continues to offer a space for youth dialogue in the community: for youth, by youth. The topics covered in 2015 were as follows:

- Body Image: How do you measure your worth? Drum Circle. At Mountainside Secondary in February 2015
- Sexuality and Identity at Mountainside Secondary in November 2015



We also run shorter SpeakOut Sessions at High Schools on the North Shore. We presented to a variety of Planning 10 classes at Windsor Secondary and Carson Graham Secondary.

Thank You to our Sponsors

- | | |
|------------------------------------|------------------------------------|
| ❖ City of North Vancouver | ❖ Polygon Homes |
| ❖ District of North Vancouver | ❖ Lions Gate Rotary Club |
| ❖ District of West Vancouver | ❖ North Vancouver RCMP |
| ❖ Province of British Columbia | ❖ West Vancouver Police Department |
| ❖ Lionsgate Rotary Club | ❖ Deep Cove Lions |
| ❖ Mount Seymour Lions | ❖ St. Francis in the Woods |
| ❖ Neptune Terminals | ❖ Synergy Foundation |
| ❖ North Shore Community Foundation | |
| ❖ The Beedie Group | |

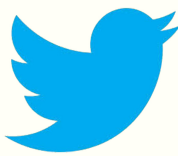
In addition to these donations and funders, we appreciate the generous financial gifts from many individual donors



(From left: Alex, Lindy, Sioned & Laurisse c/o Jaz Grewal)



North Shore Restorative
Justice Society



@NorthShoreRJ



@northshorerj

For More Information:

Please Contact:

Sioned Dyer

Executive Director

North Shore Restorative Justice Society

604-619-9462

sioned@nsrj.ca

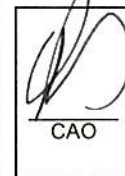
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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 13, 2016
File: 08.3060.20/031.16

AUTHOR: Erik Wilhelm, Planner

SUBJECT: Development Variance Permit 31.16 – 3686 Campbell Avenue

RECOMMENDATION:

It is recommended that Council issue Development Variance Permit 31.16 (Attachment A) to facilitate the construction of a single family dwelling at 3686 Campbell Avenue.

REASON FOR REPORT:

The applicant has applied for variances that require Council's approval.

SUMMARY:

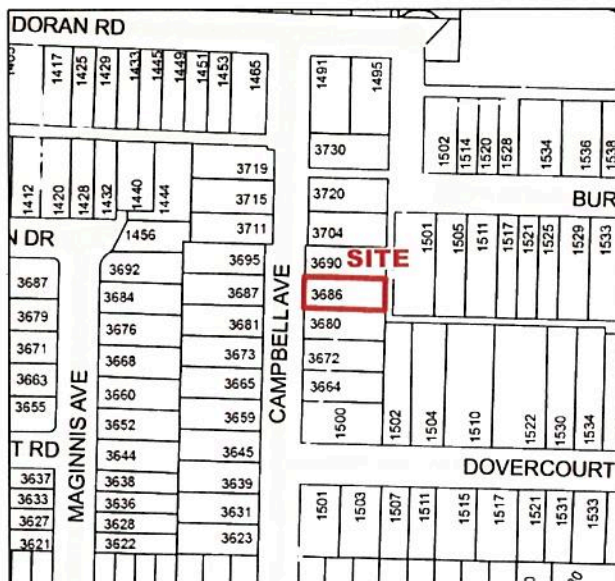
The applicant has applied for four variances in order to construct a single family dwelling. The application requires variances related to front yard setbacks due to presence of a creek that transects the property. The proposal is supported by staff due to the siting constraints created by the creek on the property.



BACKGROUND:

The subject property is located at 3686 Campbell Avenue. Thames Creek flows through the property in a southwest direction (see site plan on next page). The site and surrounding residential neighbourhood is zoned Single-Family Residential 6,000 Zone (RS4). The property is 6,610 sq. ft. (614 sq. m.) in area and within the Stream Protection and Creek Hazard Development Permit Areas.

Below is a context map and air photo of the site.



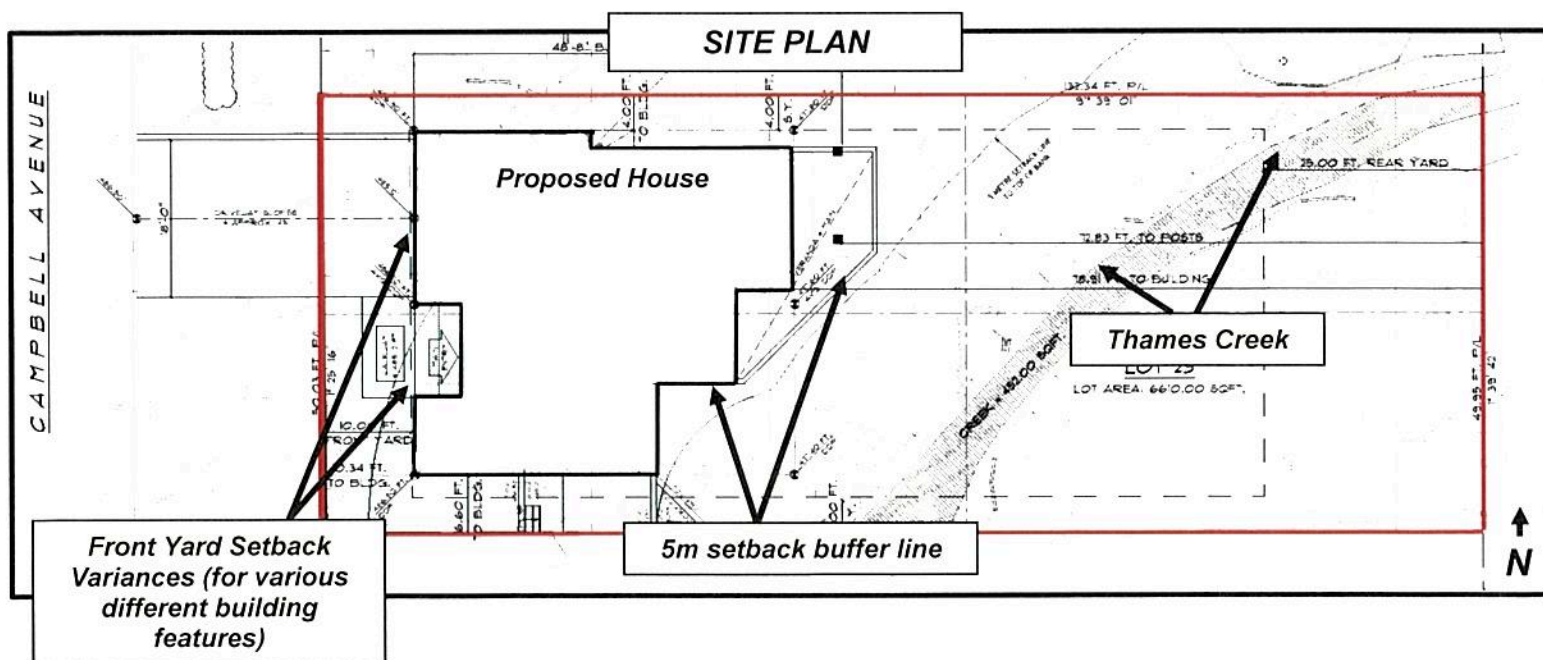
Context Map



Air Photo

Proposal:

The applicant wishes to build a new single family dwelling on the property (see site plan below). The house is slated to be located on the west side of Thames Creek (in the general location of the existing house) and maintain a setback of approximately 5m (16.4 ft) from the creek's top of bank. Streamside Protection Development Permit Area guidelines recommend a streamside setback of at least 15 metres (49.2 ft); however achieving that setback on this property would render the property undevelopable. Given the constrained building envelope, the proposal entails four front yard variances.



Renderings of Proposed House:



ANALYSIS:

Zoning Bylaw Compliance:

The table below outlines the zoning bylaw variance required as part of this application:

Regulation	Required/ Permitted	New Work	Variance
Minimum Front Yard Setback	7.62m 25 ft	3.15m 10.34 ft	4.46m 14.66 ft
Minimum Front Yard Setback for Straight Entry Parking Structure	6.09m 20 ft	3.15m 10.34 ft	2.94m 9.66 ft
Maximum Encroachment for Veranda	6.40m 21 ft	3.15m 10.34 ft	3.24m 10.66 ft
Maximum Encroachment for Principal Dwelling Roof	6.40m 21 ft	2.23m 7.34 ft	4.16m 13.66 ft

Variances:

All variances are related to front yard setbacks. In this instance, given the location of the creek that transects the property, staff support the proposed front yard variances.

The siting of the dwelling will not improperly encroach upon the street given ample boulevard of approximately 6.4 m. (21 ft) from property line to curb edge along Campbell Avenue. The proposed front yard setback of the house (at 3.15m [10.34 ft]) provides a greater setback than the carport on the property to the north which has a 1.83m (6 ft) front yard setback indicated in the renderings above.

The development proposal will not adversely affect the neighbourhood character or neighbour privacy.

Streamside Protection and Creek Hazard:

The applicants had received a Development Permit issued by staff on February 2, 2016 to allow construction of the new house. The Development Permit addressed all concerns relating to Streamside Protection and Creek Hazard Development Permit Area guidelines.

The Development Permit requires enhancement of Thames Creek involving removal of the existing grouted rock retaining wall creek channel and restoration of the creek bed and bank to more a naturalized state under the supervision of a qualified environmental professional.

A flood hazard report was also provided and it was confirmed that the streamside enchantment works (which include widening and regrading of the creek banks) will prevent any flooding of the subject property and proposed house.

Development Variance Permit 31.16 requires that development of the site must be in compliance with a number of technical reports addressing all facets of streamside protection and creek hazard guidelines as outlined with Schedule B of the OCP (see Attachment A).

Neighbourhood Character:

The existing neighbourhood consists of homes primarily built in the late 1960's; and more recently, newly constructed homes are replacing older housing stock. Generally speaking, with respect to neighbourhood character, the proposed single family dwelling will integrate well with the general character of the area.

Concurrence:

The District's engineering department, permits department and environmental department have reviewed the proposal.

Public Input:

An information letter outlining the application was mailed to adjacent neighbours and the Lynn Valley Community Association. There were no responses received from any neighbours or the community association.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

The proposed DVP will facilitate construction a single family dwelling that will integrate well into the existing neighbourhood and improve the overall environmental integrity of the property. It is recommended that Council approve the proposed DVP.

Options:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 31.16 (Attachment A) to facilitate the construction of a single family dwelling at 3686 Campbell Avenue. (staff recommendation); or
2. Deny Development Variance Permit 31.16.



Erik Wilhelm
Planner

Attach

Attachment A – DVP 31.16

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

DEVELOPMENT VARIANCE PERMIT 31.16

This Development Variance Permit 31.16 is hereby issued by the Council of The Corporation of the District of North Vancouver to the registered owner(s) to allow for construction of a new single family dwelling located at 3686 Campbell Avenue described as Lot 23, Block 19, District Lot 2023, Plan 1579 (PID: 014-546-531), subject to the following terms and conditions:

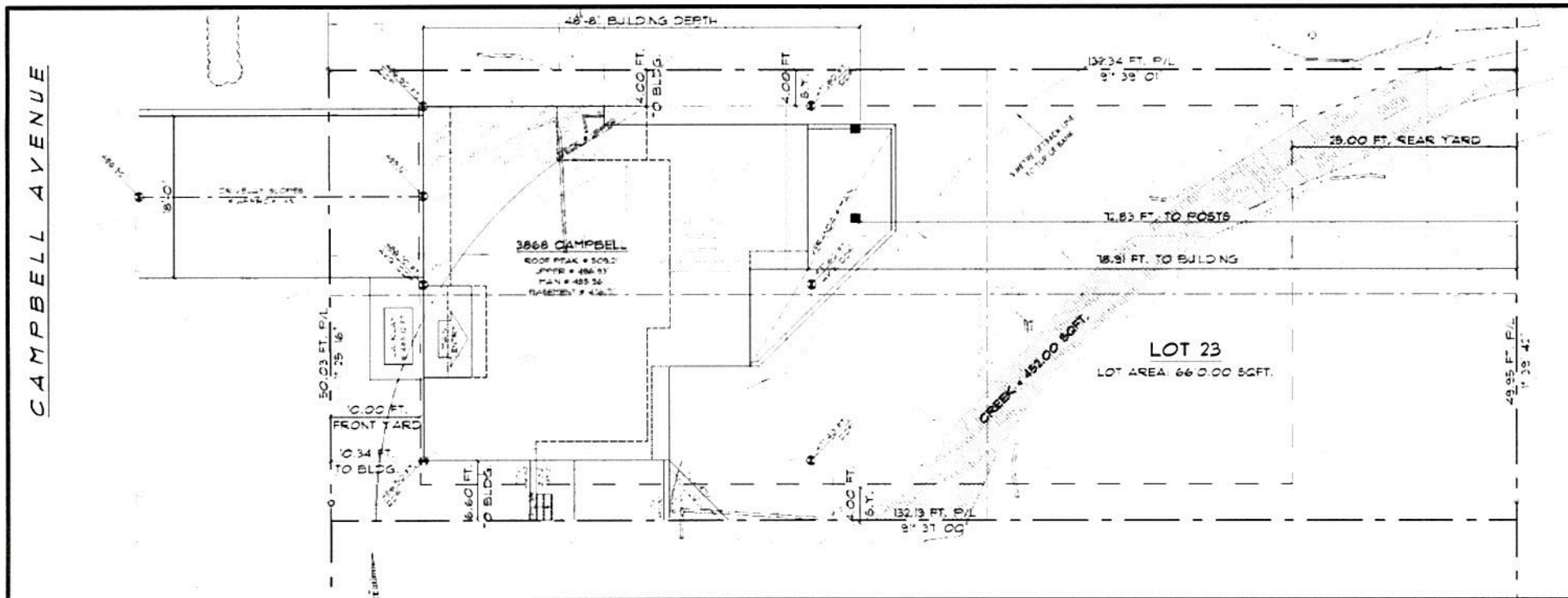
- A. The following Zoning Bylaw regulations are varied under subsection 498 (1) of the Local Government Act:
1. The minimum front yard setback is decreased from 7.62 metres (25 feet) to 3.15 metres (10.34 feet);
 2. The minimum front yard setback for a straight entry parking structure is decreased from 6.09 metres (20 feet) to 3.15 metres (10.34 feet);
 3. The maximum encroachment for a veranda is increased from 6.4 metres (21 ft) to 3.15 metres (10.34 feet);
 4. The maximum encroachment for a principal dwelling roof is increased from 6.4 metres (21 ft) to 2.23 metres (7.34 ft); and
 5. The relaxations above apply only to the proposed single-family dwelling as illustrated in the attached drawings DVP31.16A through DVP31.16C
- B. The following requirement is imposed under subsection 504 of the Local Government Act:
- Substantial construction as determined by the Manager of Permits and Licences shall commence within two years of the date of this permit or the permit shall lapse.
- C. Nothing in this Development Variance Permit alters or affects the requirements as set out in Development Permit 36.15 which requires that all development activities must be in compliance with the following professional reports and specifications:
- i. *Topographic Survey Plan of Lots 23 and 24, Block 19, District Lot 2023, Plan 1579* by Hobbs, Winter & MacDonald, B.C. Land Surveyors. Dated November 5th, 2014.
 - ii. Creek Modification plan titled *3686 & 3690 Campbell Avenue Thames Creek*, by R.F. Binnie & Associates Ltd. Dated June 26, 2015.
 - iii. Environmental Assessment Report: titled *Proposed Redevelopment of 3686 Campbell Avenue, North Vancouver (Revision 2)* by Sartori Environmental Services. Dated July 21st, 2015. Including maximum proposed footprint outlined in drawings titled *House Configuration & Environmental Setback* and *Riparian Restoration Plan*.

- iv. Geotechnical Report: titled *3686 & 3690 Flood Hazard Report – District of North Vancouver* by R.F. Binnie & Associates Ltd. Dated September 10th, 2015.
- v. Appendix J: Flood Hazard and Risk Assurance Statement for the property of 3686 & 3690 Campbell Ave, North Vancouver, dated January 22, 2016.
- vi. Riparian Restoration Estimate by BayRoot Landscaping dated January 14, 2015.
- vii. Provincial Water Act Approval, Approval file: 2003924, dated January 12, 2016.
- viii. RAR Assessment report: 3833A dated December 14, 2015, pages 1-4.

Mayor

Municipal Clerk


Dated this day of , 2016.






AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 14, 2016

File: 3060-20-35.12

AUTHOR: Tamsin Guppy, Community Planning

SUBJECT: 1616 LLOYD AVENUE
DEVELOPMENT PERMIT 35.12

RECOMMENDATION:

It is recommended that Development Permit 35.12 be issued to permit the development of a 4 storey, 75 unit residential building at Lloyd Avenue and Churchill Crescent.

REASON FOR REPORT:

The applicant, Onni Developments, applied to develop the subject site which is located in 3 Development Permit areas and as such requires Council's approval. The application was originally submitted in 2012, but placed on hold to accommodate the commercial (office) lease.

SUMMARY:

The applicant, Onni Developments, proposes to redevelop the subject site for a 75 unit, 4 storey residential building.

The proposal is generally in keeping with the Official Community Plan, C9 Zoning and the District's Design Guidelines.

Three variances are proposed, two to allow for a more effective parkade design and one for building height.



EXISTING POLICY:

The property is within three Development Permit Areas:

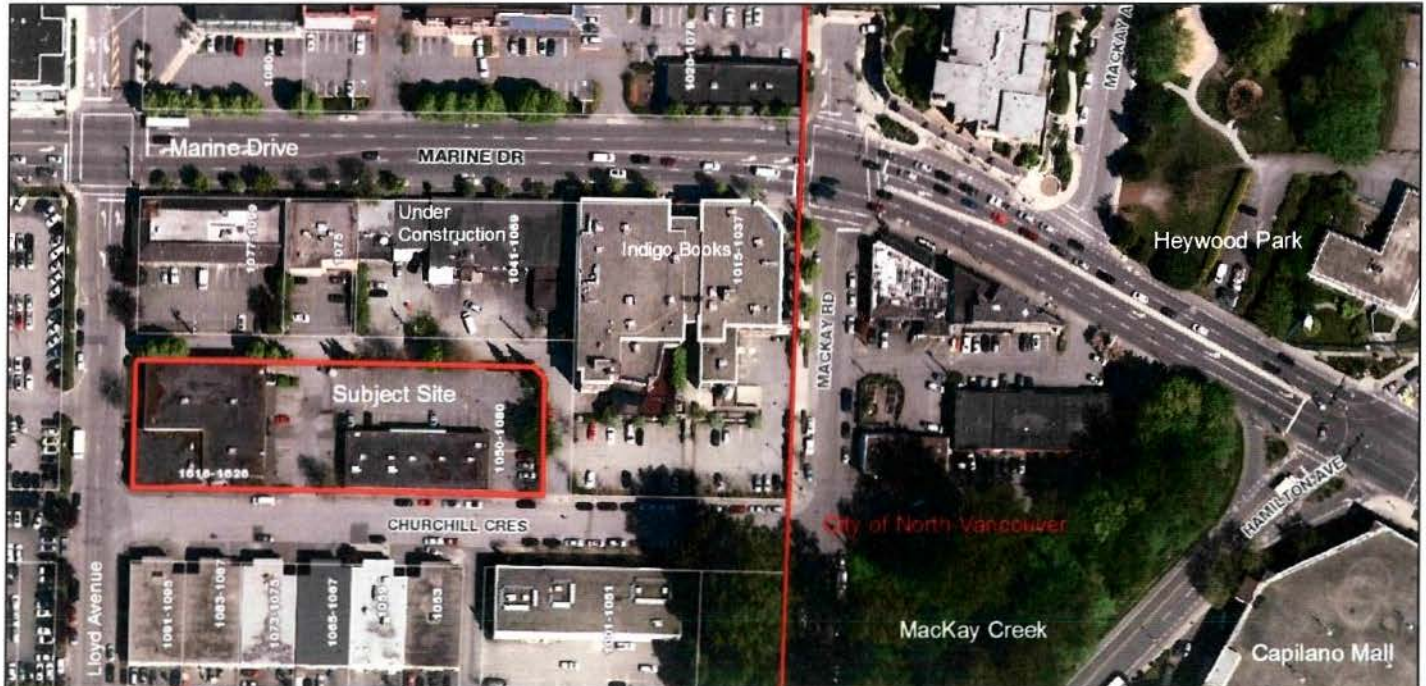
- Form and Character (Design) of Multi-Family;
- Energy and Water Conservation and Greenhouse Gas Emission Reductions; and
- Creek Hazard, due to the flood risk from MacKay Creek.

ANALYSIS:

1. Site and Surrounding Area:

The subject site is located on the corner of Lloyd Avenue and Churchill Crescent, south-west of Indigo Books and one block to the west of MacKay Creek and Capilano Mall.

The site is currently occupied by one retail business operating on a month to month lease, and one office (provincial government) tenant operating on a 5 year lease. When the project was first submitted the applicant thought they would be able to relocate the office tenant, however, that was not the case, and so Onni chose to put this application on hold so that the tenant could stay in place until the lease expires.



2. The Proposal:

View looking north-east along the Churchill Crescent frontage.



Onni is proposing a new look for this third project in the Marine Drive corridor with heavy timbers and peaked roofs.

The applicant, Onni Developments, is proposing a 75 unit, 4 storey residential building facing Churchill Crescent.

The ground floor includes live work units along the street, and an amenity space at the rear.

Visitor parking is located in a surface lot at the rear and resident parking is located both at the rear and underground.

3. Project Design – Development Permit for Form and Character:

The proposed design is in keeping with the District's residential design guidelines and presents a new look for Onni's 4 storey developments in the Marine Drive corridor, using pitched roofs and heavy timber elements to reflect the North Shore character. As Churchill Crescent is also the boundary from the Marine Drive commercial corridor to the light industrial area to the south, the building is proposing to use metal siding to transition to the more industrial character area.

The project design has been developed in keeping with the District's Design Guidelines for Multi-Family Housing, some highlights of which are listed below.

B2.3: Maximum Building Width:

The Design Guidelines for Multi-Family Housing require that on longer sites, like this one, projects are divided up to prevent an overly long building façade. To meet this guideline, the project is divided into two wings, connected with a transparent glass lobby, with views through to the planting in the rear.



The two wings of the project are connected by a glass lobby.

B3.16 Privacy of New Units:

Onni is proposing a residential building with ground floor live-work units. The live-work units are designed with an office area that is directly accessed from the street, ensuring that customers don't have to pass by the more private living space.

B3.12: Signage on a Residential Building:

The address band for street oriented live-work units is designed to accommodate business signage in a manner that does not take away from the character of the building.

B3.14 Private Outdoor Space:

In keeping with the Guidelines, the project is proposing each unit have access to outdoor space, including balconies, and quite large second storey patios for units at the rear of the project. In addition, the project takes advantage of the pitched roof design to provide secluded roof top decks for top floor units.

B3.18 Screening Surface Parking: The surface parking lot at the rear of the building will be screened from the residents by a large deck and screened from the lane with landscaping.

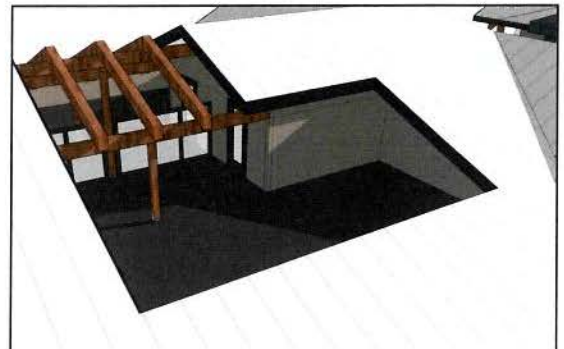
B3.21 Noise Levels: DP 35.12 requires that the units will meet noise level guidelines to ensure liveability with the proximity to Marine Drive and the industrial area to the south.

4. Advisory Design Panel

The Advisory Design Panel considered this proposal on June 14, 2012, and recommended approval of the project subject to further resolution of the method of detailing the materials for the roof and siding, and an improved relationship to the context of the area. The applicant has satisfactorily addressed the Panel's suggestions, providing clarification of the finishes and flashing for the roof and siding, and by using materials that relate to the context of the area.



Ground floor units are designed to accommodate home based businesses



Above: Roof decks are tucked into the pitched roof

Below: Landscaping along the lane screens the surface parking



5. Flood Risk – Development Permit for Protection from Creek Hazards

MacKay Creek has a risk of flooding from the 200 year return event combined with tidal influences in its lower regions. The depth of the potential overland water flow is less than a metre, and residential units can be safely constructed on this site, when raised to meet the flood engineer's recommended flood construction level. Lifting the main floor of the building up to address the flood construction level also meets urban design principles for giving ground floor units and their patios a slight separation from the street and a feeling of greater privacy (Guidelines B3.14 and B3.16.)

6. Green Building – Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions

In accordance with the Development Permit regulations for Energy and Water Conservation and Greenhouse Gas Emission Reductions, this project is looking to reduce its energy and water consumption and reduce GHG emissions. Key aspects of the sustainability plan include:

- A high performance building envelop combined with an energy efficient mechanical system to reduce energy consumption;
- Low flow plumbing fixtures and drought tolerant landscaping to reduce water consumption;
- Proximity to frequent bus service and good bike lockers to encourage residents to leave their cars at home; and
- Electric vehicle parking.

7. Proposed Zoning Variances

While generally in conformance with the existing Marine Drive Commercial - C9 Zoning, the proposal does require the following variances:

7 a) Building Height:

As noted above, this building is situated in an area that is subject to minor flooding from MacKay Creek, and consequently the ground floor is lifted up above the existing grade to ensure all habitable areas are built above the flood construction level (FCL). The use of the pitched roof also adds to the overall building height and though the zoning regulations allow for a pitched roof bonus, the combination of lifting the building up to address the flood hazard, and using a steep roof pitch, push the building height over what is permitted.

	Maximum Permitted	Proposed	Variance
Building Height	15.5 m / 51.0 feet	16.7m / 54.8 feet	1.2 m / 3.8 feet

7 b) Parkade Layout

The applicant is addressing public concerns about a lack of parking in the adjacent commercial area, by ensuring that their project not only meets but slightly exceeds the Zoning Bylaw requirement for parking. The parking layout includes easily accessible at grade visitor parking as well as at least one full sized parking space for each unit in addition to a large pool of small car spaces.

Total Parking		
Town Centre Recommended Parking Supply	Zoning Bylaw Required Parking Supply	Applicant's Proposed Parking Supply
90 spaces	137 spaces	141 spaces (no variance)

Two parking variances are proposed in order to maximize the efficiency of the underground parkade on a site where the shallow lot depth precludes a traditional parkade design. Working with MMM Group's transportation engineers they have tested turning radii and compared the standard combination of parking space to drive aisle width to that of a narrower drive aisle with a wider parking space, and found that if they reduce the drive aisle as proposed they can keep the ease of movement by widening each parking space by 20cm. A variance to drive aisle width is therefore proposed, conditional upon being combined with wider parking spaces for both small car and regular parking stalls where the drive aisle is reduced.

Onni is also proposing to increase the percentage of small car spaces as these spaces are shorter and therefore allow more room for the drive aisle. While the percentage of small cars is proposed to increase, the number of full size spaces will still be 84 spaces or more than one full size space for each unit.

	Minimum Required / Maximum Permitted (Zoning Bylaw)	Proposed	Variance
Drive Aisle Width	7 m / 23 feet	6.6 m / 21.75 feet	0.4 m/ 1.25 feet (when combined with stalls that have a minimum dimension that is .2m / 8 inches wider than the Bylaw's standard
Percentage of small car spaces	35% or 48 spaces	43% or 57 spaces	7% or 9 additional small car spaces.

8. Housing Mix

While there are no unit mix requirements for development permit applications in the Marine Drive corridor, staff encourage applicants to consider a broader mix of unit types, as outlined in the Official Community Plan's housing diversity policy. This project meets this direction, by providing a larger than typical percentage of smaller units for first time buyers.

The proposal includes:

- 20 - 1 bedroom units =27%
- 51 - 2 bedroom units = 68%
- 4 – 3 bedroom units – 5%

9. Accessible Design

Despite applying prior to the adoption of the current Accessible Design Policy, the applicant has updated their unit layouts to meet the District's current requirements for accessible design, and now have 100% of the units meeting the "basic" accessible design elements and 5% of the units meeting "enhanced" accessible design elements in accordance with District policy.

10. Public Input:

The applicant hosted a public information meeting on June 26, 2012. A follow up letter was sent to the businesses and owners within 100m of the site on June 6, 2016. At the original public information meeting approximately 10 people came to the meeting from the adjacent businesses, and the comments and questions focused on the availability of on street parking and the potential impacts of construction on local businesses. As part of the follow up letter sent this month, more information was provided on the amount of parking being proposed, and to date, no follow up questions or concerns have been raised.

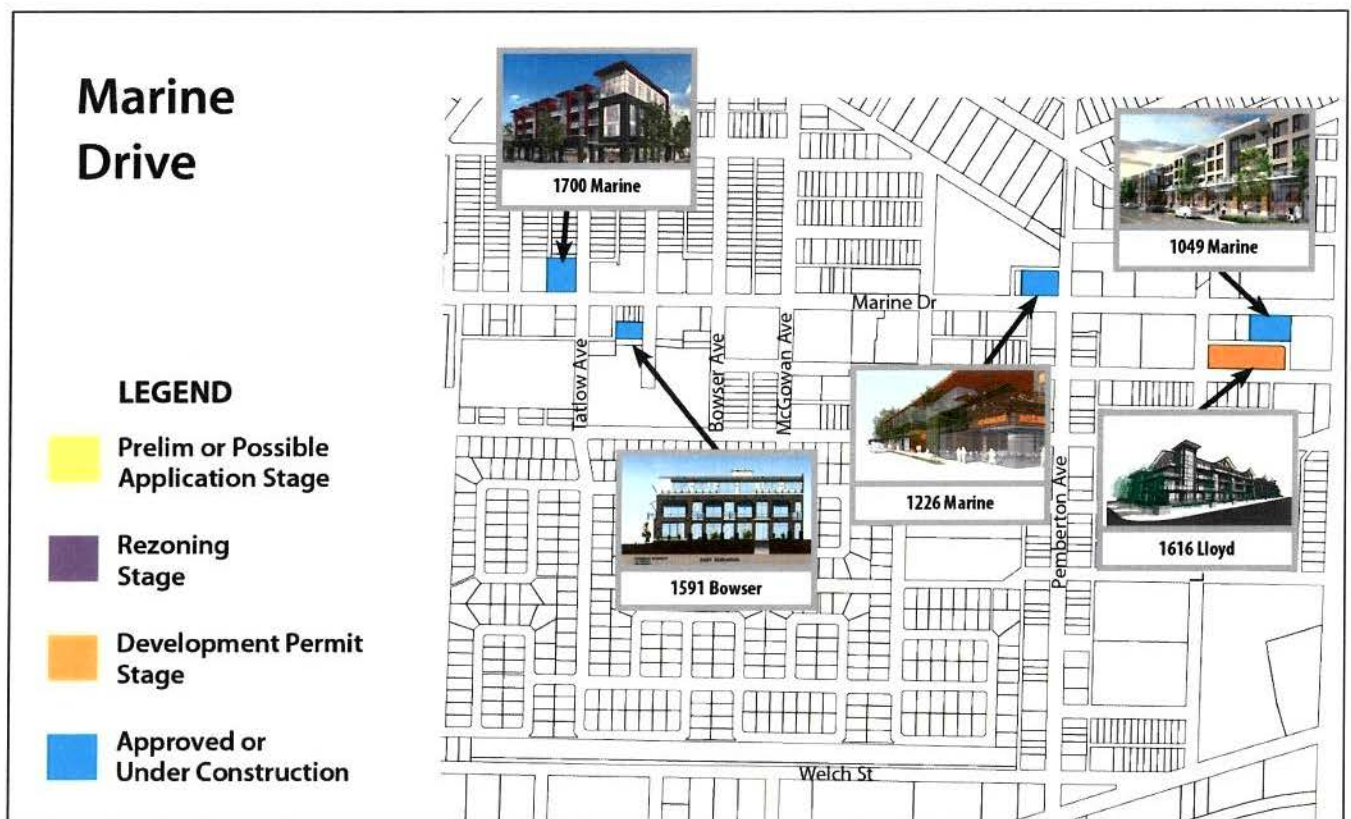
11. CONSTRUCTION MANAGEMENT PLAN:

The map below highlights the mix of projects under construction and anticipated along the Marine Drive corridor. The neighbouring development at 1049 Marine Drive is under construction, and will probably be complete prior this project moving to the construction stage (given the lease agreement with the existing tenants). However, the two projects have already started to coordinate efforts with regards to construction in the shared lane and will continue to do so should their construction periods overlap.

The applicant has submitted a draft construction management plan and will be required to provide a finalized construction management plan prior to issuance of a building permit and this plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);

3. Provide a point of contact for all calls and concerns;
4. Provide a sequence and schedule of construction activities;
5. Identify methods of sharing construction schedule and coordinating activities with other developments in the area;
6. Ascertain a location for truck marshalling;
7. Develop a plan for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
8. Address silt/dust control and clean-up;
9. Provide a plan for litter clean-up and street sweeping adjacent to the site; and
10. Include a communication plan to notify surrounding businesses and residents.



Conclusion:

This project is in keeping with OCP direction for development in this area, and meets the Development Permit Guidelines. The project provides architectural diversity and addresses the transition between mixed use and business areas. The proposal includes 3 variances which are supportable.

Options:

1. Issue Development Permit 35.12
2. Deny Development Permit 35.12.

Respectfully submitted,


Tamsin Guppy
Community Planning.

Attachment:
DP 35.12 with attached drawings

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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT NUMBER 35.12

This Development Permit 35.12 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owners for the development of a low rise residential building on the property located at 1616 Lloyd Avenue, legally described as Lot H, Block 55, District Lot 552, Plan 21007, (PID:005-352-118) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
 - 1. The maximum height is increased to 16.70 m (54.8 feet) inclusive of the 15% pitched roof bonus;
 - 2. The maximum number of small car spaces is increased to 57 spaces; and
 - 3. The minimum width of the driveway is reduced to 6.63 m (21.75 feet), where the adjacent parking stalls have a minimum width that is increased to 2.9 metres (9.5 feet);
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
 - 1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 - 2. A Construction Management Plan acceptable to the Municipal Engineer is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- C. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:
 - 1. No work shall take place except to the limited extent shown on the attached plans (DP 35.12 A -W) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the report prepared by Creus Engineering Ltd., on March 29, 2012, in conjunction with David Matsubara of Kerr Wood Leidal, who provided expert assistance and an attachment to the aforementioned report, the attachment was dated March 28th, 2012.

- (ii) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Creus Engineering Ltd, March 29th, 2012 report referenced above, or meets an equivalent or higher degree of protection.
 - (iii) Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.
 - (i) Confirmation of registration of the section 219 restrictive covenant for flood protection has been registered on title and is current.
 - (ii) The mechanical and electric rooms must be located above the flood construction level (FCL).
 - (iii) To address the high water table and the potential flood hazard those portions of the basement containing equipment and storage areas shall be tanked or in some other way protected from flooding and water damage.
- D. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans (DP 35.12 A-W).
 2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (a) Sustainability, Planning and Building Services:
 - (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

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

- (ii) A summary of the accessibility measures that will be provided, in keeping with the requirements of the District's Accessible Design Policy for Multi-Family Housing.

(b) Parks:

- (i) Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia, and coordinated with the project's civil engineering team, for the approval of the Director of Engineering or their designate;
- (ii) A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
- (iii) A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

(c) Engineering Design:

- (i) Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department;
- (ii) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Lloyd Avenue and Churchill Crescent and the adjacent lane. Upgrades will include, but are not limited to: street lighting, sidewalks, curbs, gutters, lane improvements, street trees, and street improvements; and
- (iii) A security deposit as specified in the Engineering Services Agreement.

E. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. A completed green building checklist, outlining the measures to be incorporated in the building leading to a performance level equivalent to or better than the "silver" standard under the LEED © rating system;
 2. A parking layout that includes 20% of the parking stalls as Electric Vehicle ready, wired for level 1 charging,
 3. An energy performance commitment form;
 4. A report from an energy performance advisor clearly establishing that the building design will enable you to achieve your energy performance target.
 5. A refundable security deposit of 5% of the building permit application fee or \$20,000, whichever is greater;
 6. Confirmation of registration of the section 219 covenant for green building.
- F. The following requirements are imposed under Subsection 300 of the Local Government Act:
1. Prior to issuance of the Building Permit the following deposits are required:
 - (i) A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building (hazard mitigation) and environmental works.
 - (ii) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Municipal Clerk

Dated this day of , 20.

APARTMENT DEVELOPMENT

1050, 1080 CHURCHILL CRESCENT
& 1616, 1626 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

STATISTICS:

CIVIC ADDRESS: 1050, 1060 CHURCHILL CRESCENT & 1616, 1626 LLOYD AVENUE,
NORTH VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT H, BLOCK 55, DISTRICT LOT 552, PLAN 21007.

ZONING : C9
SITE AREA : 42,598.6 SQ.FT. (3,957.5 SQ.M.)

BUILDING COVERAGE
ALLOWED: 85%: 42,598.6 x 0.85 = 36,208.8 SQ.FT. (3,363.9 SQ.M.)
PROPOSED: 80.7%: 34,387.3 SQ.FT. (3,194.7 SQ.M.)

PARKING/ DRIVE AISLE
BUILDING 33.5%: 14,285.8 SQ.FT. (1,327.2 SQ.M.)
71.5%: 30,470.9 SQ.FT. (2,830.8 SQ.M.)

DENSITY
MAX. ALLOWED (F.A.R. 1.75) 74,547.6 SQ.FT. (6,925.7 SQ.M.)
PROPOSED (F.A.R. 1.75) 74,538.9 SQ.FT. (6,924.9 SQ.M.)

ALLOWABLE COMMON AMENITY AREA EXCLUSION : 2,152.8 SQ.FT. (200.0 SQ.M.)
< 3% OF FLOOR AREA = 2,236.0 SQ.FT. (207.8 SQ.M.)
PROPOSED COMMON AMENITY AREA : 2,146.2 SQ.FT. (199.4 SQ.M.)

PROPOSED FLOOR AREA:

UNIT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	ROOF	TOTAL
TYPE	SQ.FT.	(ADAPTABLE)	(ADAPTABLE)	(ADAPTABLE)		(ADAPTABLE)
A11 1BR	670 sq'					670 sq'
A12 1BR	680 sq'	3	7	2		19 (18 UNITS)
B11 2BR	1,045 sq'	11	11	5		28 (25 UNITS)
B12 2BR	990 sq'	10	2	13		25 (23 UNITS)
C11 3BR	1,195 sq'	1	1	1		3 (3 UNITS)
C12 3BR	1,195 sq'					3 (3 UNITS)
COMMON AREA	(2,146.2 sq')					2,146.2 sq'
TOTAL UNITS	13	22	22	18		75 (75 UNITS)
NET FLOOR SQ.FT.	13,499.9 sq'	21,186.8 sq'	20,646.6 sq'	18,298.6 sq'	736.0 sq'	74,538.9 sq'

ROOFTOP DECK

HEIGHT

ALLOWABLE BUILDING HEIGHT : 15.52 M (50.935') = 13.50 M + 15% BONUS (2.02 M)
PROPOSED BUILDING HEIGHT : 16.59 M (54.421') [*VARIANCE REQUESTED]

FRONT YARD SETBACK REQUIRED : N/A
FRONT YARD SETBACK PROPOSED : 4.00 M (13.11')

SIDE YARD SETBACK REQUIRED : N/A
SIDE YARD SETBACK PROPOSED : 3.00 M (9.80')

BACK YARD SETBACK REQUIRED : N/A
BACK YARD SETBACK PROPOSED : GF 0.57 M (1.87')

PARKING AND LOADING REGULATIONS

VEHICLE PARKING REQUIRED :
1.82 SPACE PER UNIT = 136 SPACES
TOTAL = 136 SPACES
(INCLUDING 19 VISITORS - 0.25 PER UNIT, 2 ACCESSIBLE)

VEHICLE PARKING PROVIDED :
104 SPACES (U/G PARKING) + 37 SPACES AT GRADE = 141 SPACES
(INCLUDING 4 ACCESSIBLE PARKING SPACES)
+ 57 SMALL CAR SPACES [*VARIANCE REQUESTED] + 19 VISITORS)

NOTE :

2 ACCESSIBLE PARKING SPACES REQUIRED (1 SPACE PER 100 SPACES)
49 SMALL CAR SPACES ALLOWED (35% OF TOTAL PARKING SPACES)

BICYCLE PARKING REQUIRED :
1 SPACE PER UNIT = 75 SPACES
0.2 CLASS-2 SPACES PER UNIT = 15 SPACES

BICYCLE PARKING PROVIDED :
RESIDENTIAL BICYCLE SPACES = 160 SPACES
59 SPACES (U/G PARKING) + 101 STORAGE = 15 SPACES
CLASS-2 BICYCLE SPACES

LOADING REQUIRED : = 1 SPACE

LOADING PROVIDED : = 1 SPACE

ADAPTABLE UNIT:
REQUIRED ADAPTABLE STANDARD
LEVEL ONE (B): 100% (60 UNITS)
LEVEL TWO: 20% (15 UNITS)

PROVIDED:
LEVEL ONE (B): 100% (58 UNITS)
LEVEL TWO: 21% (15 UNITS)

NO	DATE	REVISIONS
1	DEC 8, 2014	DP REVISIONS
2	JUN 15, 2014	DP REVISIONS
3	DEC 15, 2014	DP REVISIONS
4	SEP 10, 2015	DP REVISIONS
5	JAN 11, 2012	DP REVISIONS
6	DEC 1, 2012	DP REVISIONS
7	JUNE 6, 2012	ISSUED FOR ADP
8	MAY 11, 2012	ISSUED FOR D.P. NFP

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1050, 1080 CHURCHILL CRESCENT
& 1616, 1626 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

2224 VAN HORN, VANCOUVER, BRITISH COLUMBIA
VAN 6J1 V6L 4B4 TEL 604-271-1127 FAX 604-271-1121

DRAWING TITLE

STATISTICS

SCALE	SHEET NO.
1/8" = 1' 0"	A0.1
DATE: DEC 8, 2014	
DRAWN: MATT	
CHECKED: _____	PROJ. NO. 1100



VIEW FROM SOUTH WEST CORNER
(CHURCHILL CRESCENT & LLOYD AVE.)

	DEC. 8, 2014	DP REVISIONS
	JUNE 13, 2014	DP REVISIONS
	DEC. 18, 2013	DP REVISIONS
	SEP. 10, 2013	DP REVISIONS
	JAN. 11, 2013	DP REVISIONS
	DEC. 1, 2012	DP REVISIONS
	JUNE 4, 2012	ISSUED FOR A3P
	MAY 11, 2012	ISSUED FOR D.P. APP.
NO.	DATE	REVISIONS

(STAMPA TANT)

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PROJECT

APARTMENT
DEVELOPMENT

1000, 1000 CHURCHILL CRESCENT
& 1000 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

3800 10th Street, Vancouver, British Columbia
V6H 4K1 Tel: 604-275-1127 Fax: 604-275-1127

DRAWING TITLE

3D VIEW

SCALE	1/8" = 1'-0"	SHEET NO.	A0.2
DATE	DEC. 8, 2014		
DRAWN	WRETT		
CHECKED		REV. NO.	1000



DEC. 8. 2014	DP REVISIONS	
JUN. 15. 2014	DP REVISIONS	
DEC. 13. 2014	DP REVISIONS	
SEP. 10. 2015	DP REVISIONS	
JAN. 11. 2015	DP REVISIONS	
DEC. 1. 2015	DP REVISIONS	
JUNE. 8. 2015	ISSUED FOR ADP	
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NO.	DATE	REVISIONS

CONTROL SHEET

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DRAWING TITLE

3D VIEW

VIEW FROM SOUTH EAST CORNER
 (CHURCHILL CRESENT & LANE)

SCALE	1/8" = 1'-0"	SHEET NO.	A0.3
DATE	DEC. 8. 2014		
DRAWN	MOTY		
CHECKED		PROJ. NO.	1000



**EAST END ELEVATION AND ROOF DECKS
(CHURCHILL CRESCENT & LANE)**

	DEC. 8, 2014	DP REVISIONS
	JUN. 13, 2014	DP REVISIONS
	DEC. 13, 2013	DP REVISIONS
	SEP. 10, 2013	DP REVISIONS
	JAN. 11, 2012	DP REVISIONS
	DEC. 1, 2012	DP REVISIONS
	JUNE 6, 2012	ISSUED FOR ADP
	MAY 11, 2012	ISSUED FOR D.P. ADP
NO.	DATE	REVISIONS

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PROJECT

APARTMENT
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1000, 1000 CHURCHILL CRESCENT
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V6T 1A7 TEL: 604-731-1127 FAX: 604-731-1127

DRAWING TITLE

3D VIEW

SCALE	1/8" = 1' - 0"	SHEET NO.	A0.4
DATE	DEC. 8, 2014		
DRAWN	MRT		
CHECKED		PROJ. NO.	1000



LOBBY AT CHURCHILL CRESCENT

DEC. 8, 2014	DP REVISIONS	
JUN. 13, 2014	DP REVISIONS	
DEC. 13, 2013	DP REVISIONS	
SEP. 12, 2013	DP REVISIONS	
JAN. 11, 2013	DP REVISIONS	
OCT. 1, 2012	DP REVISIONS	
JUNE 6, 2012	ISSUED FOR AOP	
MAY 11, 2012	ISSUED FOR S.W. APP.	
NO.	DATE	REVISIONS

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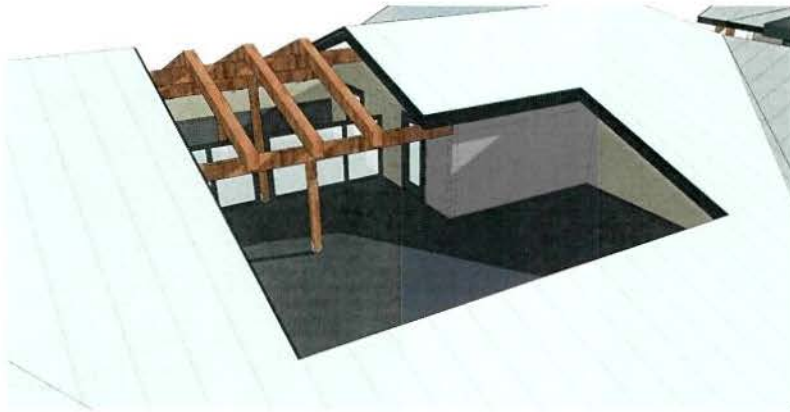
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PROJECT
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1080 CHURCHILL CRESCENT
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NO. 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 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2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194,



ROOF DECK



PRIVACY SCREEN AT 4TH FLOOR



SEDUM TILE ON ROOF AT LOBBY



LIVE WORK UNIT ON GROUND FLOOR

	DEC. 8. 2014	DP REVISIONS
	JUN. 19. 2014	DP REVISIONS
	DEC. 19. 2013	DP REVISIONS
	SEP. 10. 2013	DP REVISIONS
	JAN. 11. 2012	DP REVISIONS
	DEC. 1. 2012	DP REVISIONS
	JUNE 8. 2012	ISSUED FOR A301
	MAY 11. 2012	ISSUED FOR C.R. APP.
NO.	DATE	REVISIONS

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PROJECT
 APARTMENT
 DEVELOPMENT

1001 1001 CHURCHILL CRESENT
 & 1018 1001 LLOYD AVENUE
 DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
 Architecture Inc.

THE ART STYL. VERNON, BRITISH COLUMBIA
 V6N 1G1 TEL: 604-271-1201 FAX: 604-271-1207

DRAWING TITLE
 3D VIEWS

SCALE	1/8" = 1'-0"	SHEET NO.	A0.6
DATE	DEC. 8. 2014		
DRAWN	MEY		
CHECKED		PROJ. NO.	1001



	DEC. 8, 2014	DP REVISIONS
	JULY 15, 2014	DP REVISIONS
	DEC. 15, 2013	DP REVISIONS
	SEP. 18, 2013	DP REVISIONS
	JUN 11, 2013	DP REVISIONS
	DEC 1, 2012	DP REVISIONS
	JUNE 8, 2012	ISSUED FOR ADO
	MAY 11, 2012	ISSUED FOR CIP ADO
NO.	DATE	REVISION

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PROJECT
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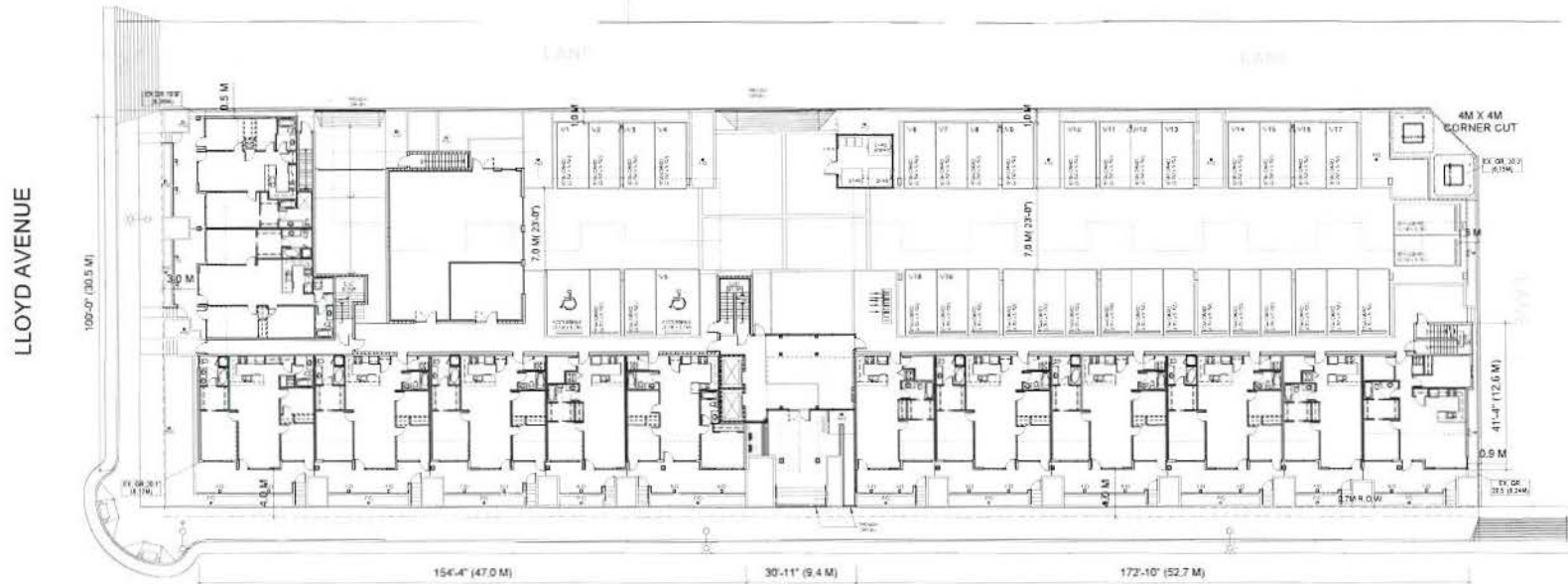
1000 10th CHURCHILL CRESENT
 14 10th, 10th LLOYD AVENUE
 DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
 Architecture Inc.

700 10th STREET, VANCOUVER, BRITISH COLUMBIA
 V6A 2A1 TEL: 604-275-1237 FAX: 604-275-1237

DRAWING TITLE
 3D VIEWS

SCALE	1/8" = 1'-0"	SHEET NO.	A0.7
DATE	DEC. 8, 2014		
DRAWN	MBTY		
CHECKED		PROJECT NO.	1000



OVERALL SITE PLAN - SURVEY OVERLAY
SCALE: 1/8" = 1'-0"

CHURCHILL CRESCENT

AVERAGE BUILDING GRADE

NW : 19.9' (6.06M)
NE : 20.2' (6.15M)
SE : 20.5' (6.24M)
SW : 20.1' (6.12M)
20.175' (6.15M)

PROPOSED DRAINS
(TO BE FINALIZED AT LATER STAGE)

- ===== TRENCH DRAIN
- △ AREA DRAIN
- △ PLANTER DRAIN

DEC. 8, 2014	DP REVISION
JUN. 13, 2014	DP REVISION
DEC. 13, 2013	DP REVISION
SEP. 12, 2013	DP REVISION
JAN. 11, 2013	DP REVISION
DEC. 3, 2012	DP REVISION
JUNE. 6, 2012	DESIGNED FOR HOP
MAY. 11, 2012	DESIGNED FOR HOP
NO. 0010	REVISION

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PROJECT
APARTMENT
DEVELOPMENT

100, 1000 CHURCHILL CRESCENT
100, 1000 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

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DRAWING TITLE
SITE PLAN
SURVEY OVERLAY

SCALE	1/8" = 1'-0"	SHEET NO.	A1.1
DATE	DEC. 8, 2014	PROJECT NO.	100
DRAWN	WHY		
CHECKED			

PARKING AND LOADING REGULATIONS

VEHICLE PARKING REQUIRED
1.82 SPACE PER UNIT
TOTAL

= 136 SPACES
= 136 SPACES
INCLUDING 19 VISITORS (0.25 PER UNIT)
2 ACCESSIBLES

VEHICLE PARKING PROVIDED

104 SPACES U/G PARKING + 37 SPACES AT GRADE = 141 SPACES
(INC. 4 ACCESSIBLE PARKING SPACES)
+ 57 SMALL CAR SPACES (8 extra stalls provided, 49 small allowed)
+ 19 VISITORS)

NOTE:

2 ACCESSIBLE PARKING SPACES REQUIRED (1 SPACE PER 100 SPACES)
49 SMALL CAR SPACES ALLOWED (35% OF TOTAL PARKING SPACES)

BICYCLE PARKING REQUIRED

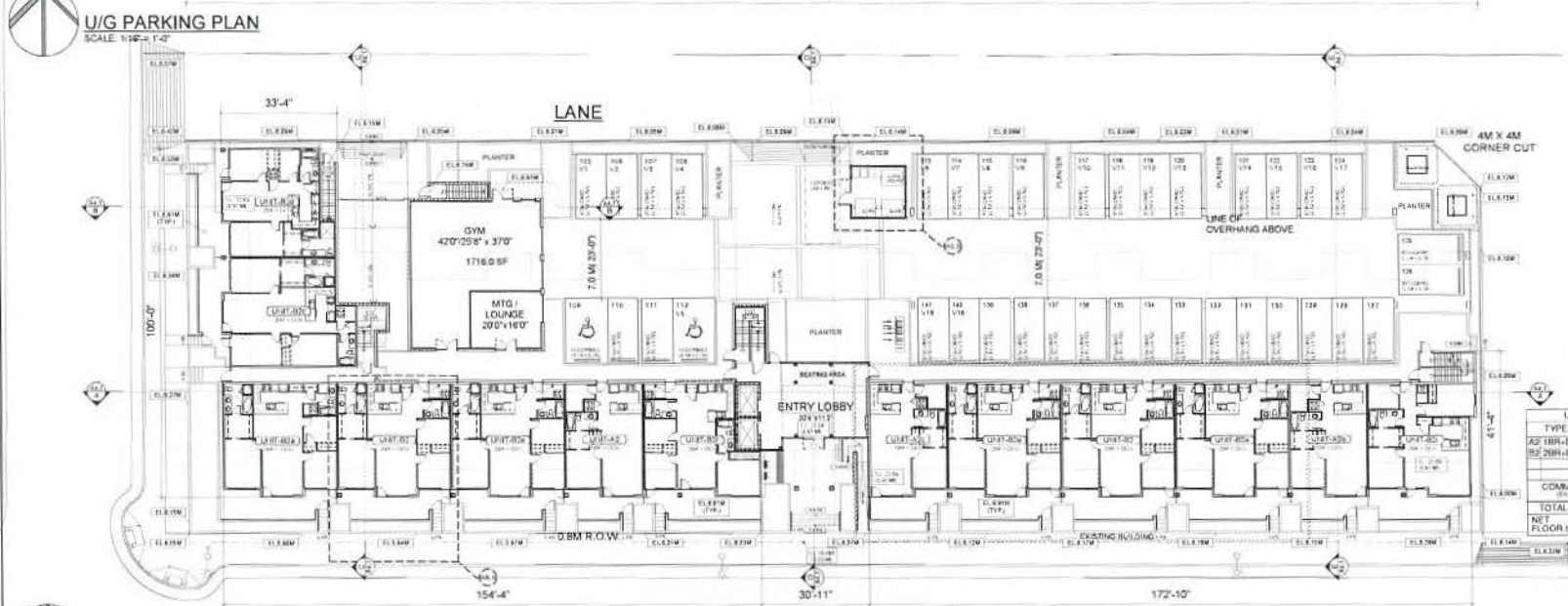
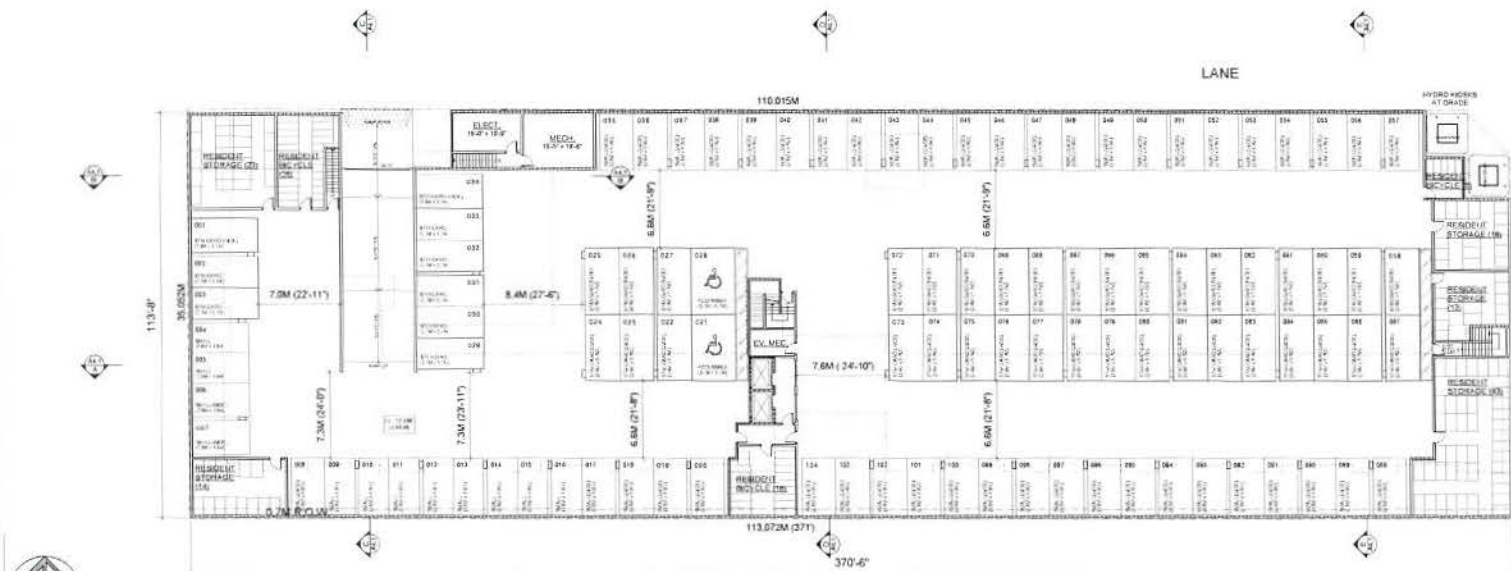
1 SPACE PER UNIT = 75 SPACES
0.2 CLASS-2 SPACES PER UNIT = 15 SPACES

BICYCLE PARKING PROVIDED:

RESIDENTIAL BICYCLE SPACES = 160 SPACES
59 SPACES (U/G PARKING) + 101 STORAGE
CLASS-2 BICYCLE SPACES = 15 SPACES

LOADING SPACE:

1 LOADING SPACE REQUIRED
1 LOADING SPACE PROVIDED



CHURCHILL CRESCENT

DEC 1, 2014	DP REVISIONS
AUG 13, 2014	DP REVISIONS
DEC 18, 2014	DP REVISIONS
MAY 10, 2015	DP REVISIONS
JAN 11, 2015	DP REVISIONS
DEC 1, 2015	DP REVISIONS
JUNE 8, 2015	DESIGN FOR ACP
MAY 11, 2015	DESIGN FOR D.P. APP
NO. DATE	REVISION

1000 1000 CHURCHILL CRESCENT
4 1/2" WIDE LLOYD AVENUE
300 TRACT OF NORTH VANCOUVER, B.C.

PROJECT
APARTMENT
DEVELOPMENT

14,070 SF PARKING AREA
59.8% OPEN = 8,410 SF

UNIT	SQ.FT.	GROUND FLOOR
A2 1BR+DEN	600 sq	3
B2 2BR+DEN	890 sq	10
COMMON AREA		2,146.2 sq
TOTAL UNITS		13
NET FLOOR SQ.FT.		13,468.2 sq

Yamamoto
Architecture Inc.

7300 4th Street, Vancouver, British Columbia
V6P 4K1 Tel: 604.275.1137 Fax: 604.275.1137
CREATED: 01/15

U/G PARKING PLAN
GROUND FLOOR PLAN

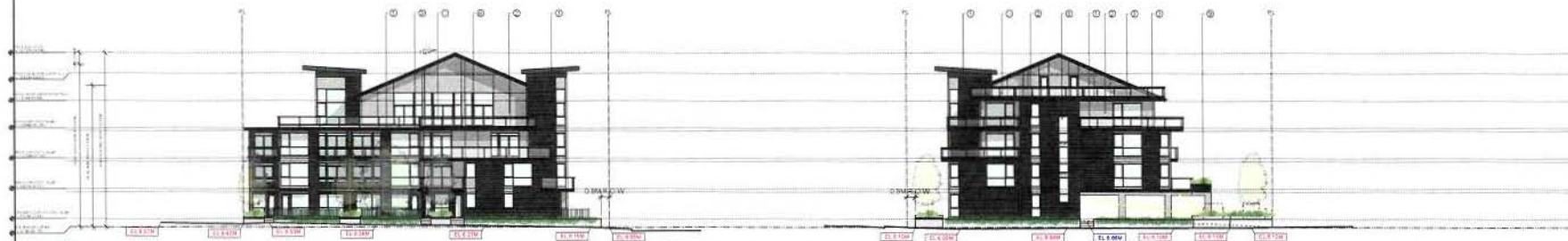
SCALE	1/16" = 1'-0"	SHEET NO.
DATE	SEP 2, 2015	A2.1
DRAWN	WDT	
CHECKED		PROJ. NO.

DP 35-12 - J

ELEVATION KEY NOTES	
① CORRUGATED METAL SIDING	- Eclipse Grey
② HARDIE PANEL SIDING	- Monterey Taupe
③ PAINTED WOOD FASCIA	- Painted Black
④ STAINED WOOD FASCIA	- Stained Wood
⑤ STAINED WOOD POST + BEAM	- Stained Wood
⑥ VINYL WINDOW	- Chancel
⑦ ALUMINUM WINDOW	- Chancel
⑧ STANDING SEAM METAL ROOFING	- Galvalume
⑨ PAINTED CONCRETE	- Chancel
⑩ ALUMINUM RAILINGS	- Chancel



SOUTH ELEVATION - CHURCHILL CRESCENT
SCALE: 1/16" = 1'-0"



WEST ELEVATION - LLOYD AVENUE
SCALE: 1/16" = 1'-0"

EAST ELEVATION - LANE
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - LANE
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISIONS
001	DEC 8, 2014	DP REVISIONS
002	JUN 13, 2014	DP REVISIONS
003	DEC 15, 2013	DP REVISIONS
004	SEP 10, 2013	DP REVISIONS
005	JAN 11, 2013	DP REVISIONS
006	DEC 7, 2012	DP REVISIONS
007	JUNE 5, 2012	ISSUED FOR ADP
008	MAY 11, 2012	ISSUED FOR G.P. ADP

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PROJECT:
APARTMENT
DEVELOPMENT

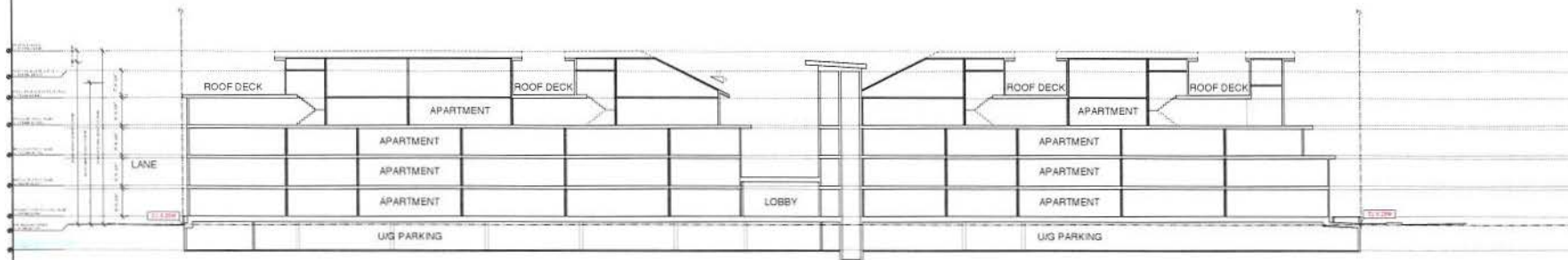
1086, 1088 CHURCHILL CRESCENT
& 1818, 1816 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

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Architecture Inc.**

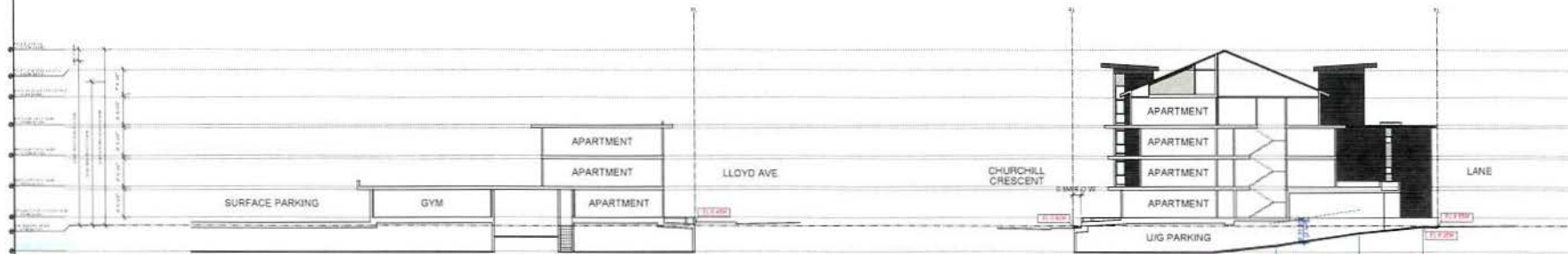
2700 VAN PINE CRESCENT, SUITE 100, VANCOUVER, BC V6N 1C1
TEL: 604.275.1111 FAX: 604.275.1112

DRAWING TITLE
**ELEVATIONS
(NEW SCHEME)**

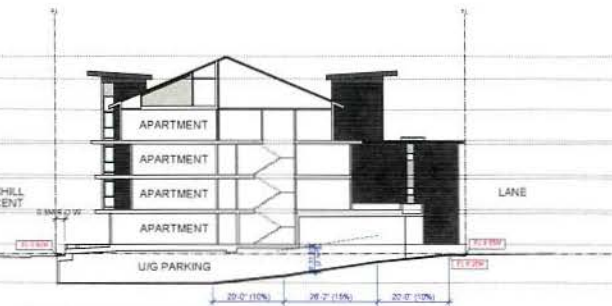
SCALE	1/16" = 1'-0"	SHEET NO.	A3.1
DATE	DEC 8, 2014	DRAWN	
DESIGNED		PROJECT NO.	1150



CROSS SECTION A-A
SCALE: 1/16" = 1'-0"



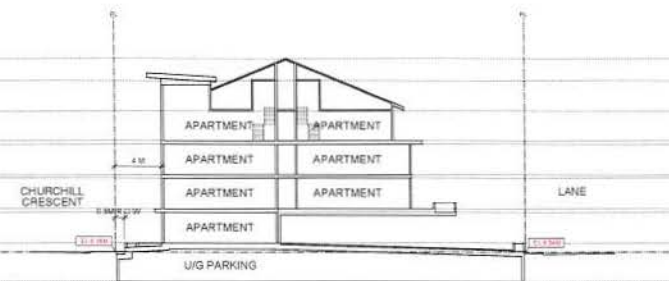
CROSS SECTION B-B
SCALE: 1/16" = 1'-0"



CROSS SECTION C-C
SCALE: 1/16" = 1'-0"



CROSS SECTION E-E
SCALE: 1/16" = 1'-0"



CROSS SECTION E-E
SCALE: 1/16" = 1'-0"

	DEC. 6, 2014	DP REVISIONS
	JUN. 13, 2014	DP REVISIONS
	DEC. 13, 2013	DP REVISIONS
	SEP. 10, 2013	DP REVISIONS
	JAN. 11, 2012	DP REVISIONS
	DEC. 1, 2012	DP REVISIONS
	JUNE. 6, 2012	ISSUED FOR ADR
	MAY. 11, 2012	ISSUED FOR D.P. ADR
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
APARTMENT
DEVELOPMENT

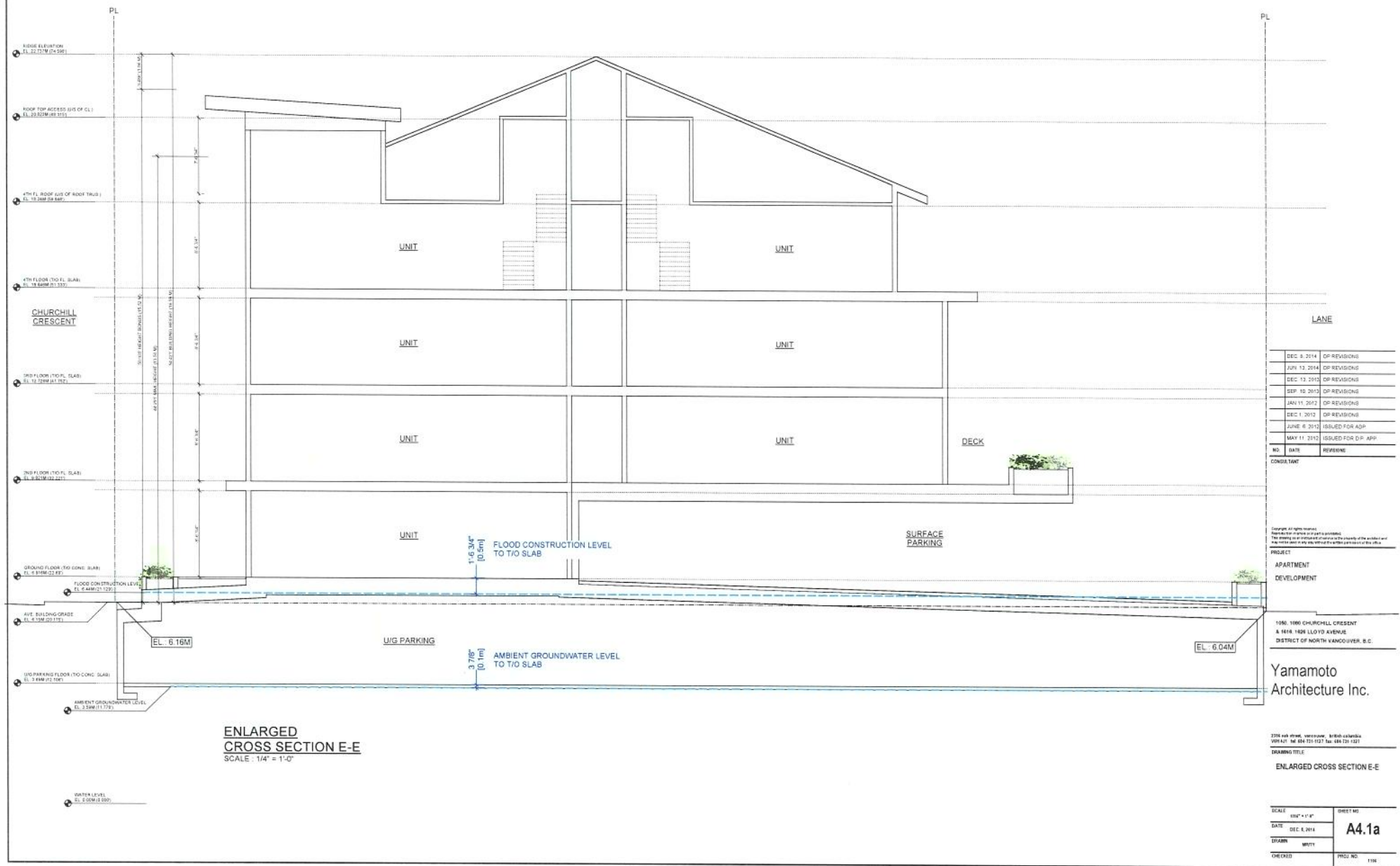
1900 1900 CHURCHILL CRESCENT
6 1918 1928 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

2300 VAN DYKE, VANCOUVER, BRITISH COLUMBIA
VANCOUVER, BC V6N 1Y1 TEL: 604-271-1237 FAX: 604-271-1237

DRAWING TITLE
SECTIONS

SCALE	1/16" = 1'-0"	SHEET NO.	
DATE	DEC. 3, 2014		A4.1
DESIGNED	WJY		
CHECKED		PROJECT NO.	1900





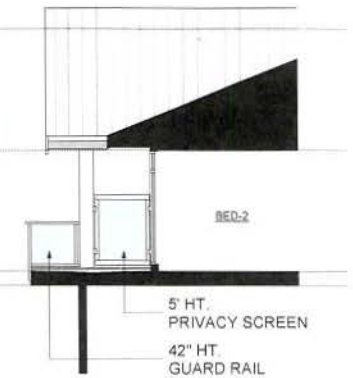
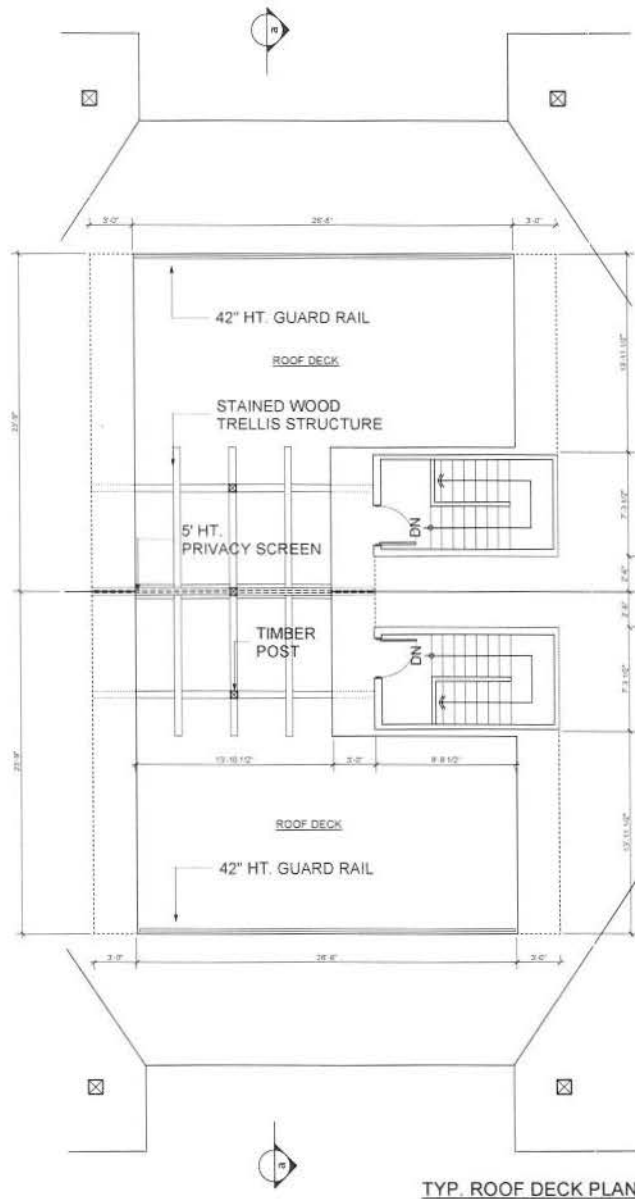
1986, 1988 LLOYD AVENUE
& 1918, 1988 LLOYD AVENUE
39 STREET OF NORTH VANCOUVER, B.C.

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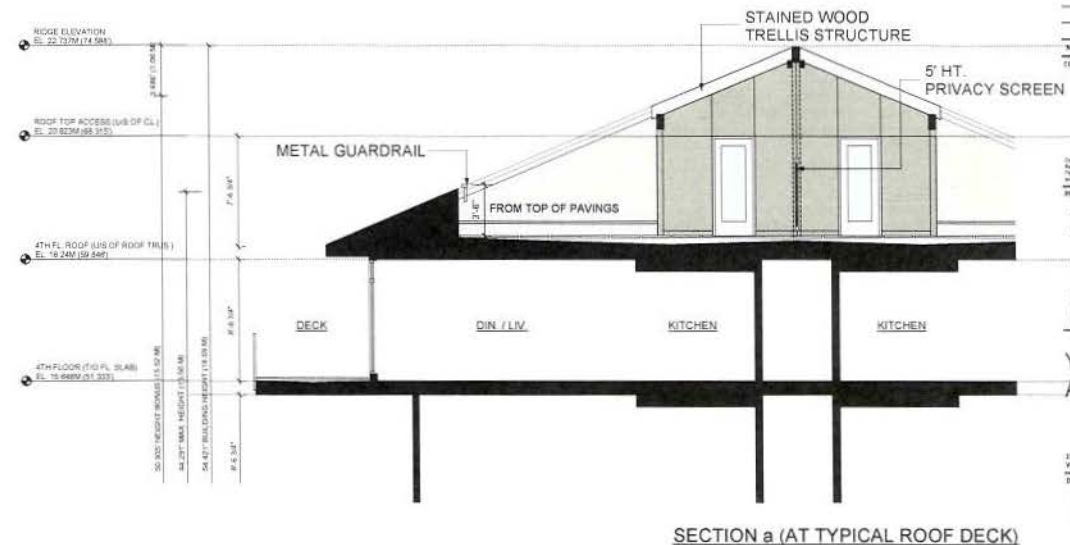
7081 oak street, nashua, nh 03063
603 882 2100 fax 603 882 2127
DRAWING TITLE:

DETAIL SECTION, ELEVATION
& GROUND FLOOR PLAN

SCALE	1/4" = 1'-0"	SHEET NO. A5.1
DATE	DEC. 8, 2014	
DESIGNED BY	WJW	
CHECKED BY		PROJECT NO. 1188



NO.	DATE	REVISION
1	DEC 8, 2014	DP REVISIONS
2	JUN 13, 2014	DP REVISIONS
3	DEC 13, 2013	DP REVISIONS
4	SEP 10, 2013	DP REVISIONS
5	JAN 11, 2012	DP REVISIONS
6	DEC 7, 2012	DP REVISIONS
7	JUNE 8, 2012	ISSUED FOR ACP
8	MAY 11, 2012	ISSUED FOR O.P. APP



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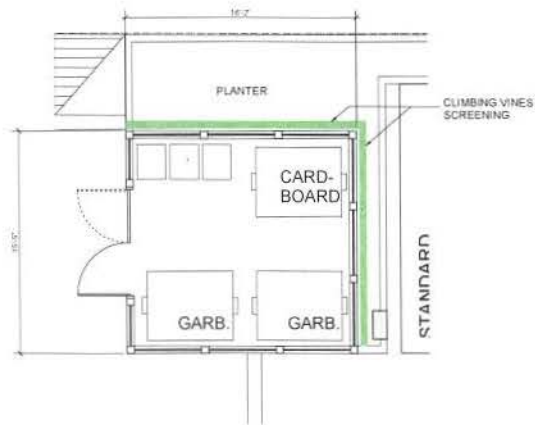
1000, 1000 CHURCHILL CRESENT
A 1018, 1000 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

2210 VAN HOUTE, VANCOUVER, BRITISH COLUMBIA
VAN 6J1, TEL: 604-275-1121 FAX: 604-275-1122

PROJECT TITLE
ROOF DECK
DETAIL

SCALE	1/8" = 1'-0"	SHEET NO.	A5.2
DATE	DEC 8, 2014	PROJECT NO.	1000
DESIGN	MDT		
TIME/DATE			



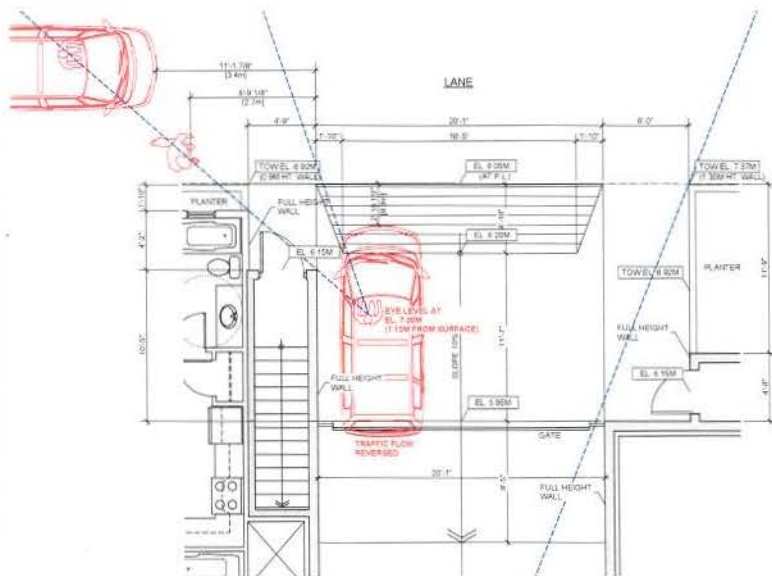
GAR. / REC. FLOOR PLAN
SCALE: 1/4" = 1'-0"



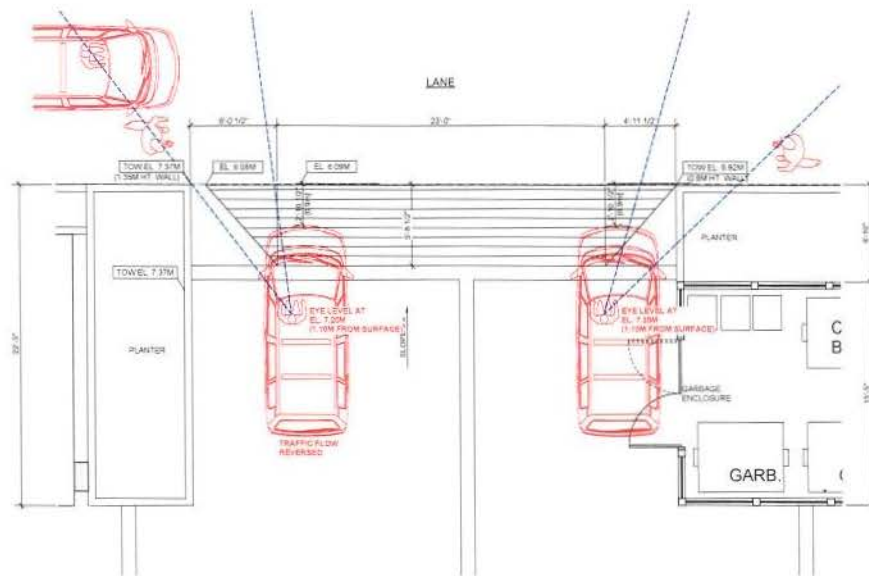
GAR. / REC. NORTH ELEVATION
SCALE: 1/4" = 1'-0"



GAR. / REC. WEST ELEVATION
SCALE: 1/4" = 1'-0"



SIGHTLINE ANALYSIS
U/G PARKADE ENTRY
SCALE: 1/4" = 1'-0"



SIGHTLINE ANALYSIS
SURFACE PARKING ENTRY
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION
DEC. 8, 2014	DP REVISIONS	
AUG. 11, 2014	DP REVISIONS	
DEC. 13, 2015	DP REVISIONS	
SEP. 16, 2015	DP REVISIONS	
JAN. 11, 2012	DP REVISIONS	
DEC. 1, 2012	DP REVISIONS	
JUNE 9, 2012	ISSUED FOR ADR	
MAY 11, 2012	ISSUED FOR D.P. APP.	

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PROJECT
APARTMENT DEVELOPMENT

1000, 1000 CHURCHILL CRESENT
8 1818, 1828 LLOYD AVENUE
DISTRICT OF NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

1000 LAR PINE, VANCOUVER, BRITISH COLUMBIA
VAN. TEL: 604-271-1127 Fax: 604-271-1127

DRAWING TITLE
GARBAGE / RECYCLE ENC. DETAIL
SIGHTLINE ANALYSIS

SCALE: 1/8" = 1'-0"	DATE: DEC. 8, 2014	PROJECT NO: A5.3
DRAWN: 480111	CHECKED: 480111	PRICE NO: 1000

Landscape Design Rationale

Common Landscape Rooms

Lobby area features special paving treatment, small multi-stem trees and attractive planting as well as a small water feature. The ensemble creates an attractive entry sequence into the building and the design allows for transparency from the south side of the building through the lobby to the north side of the building. A bench integrated into the water feature edge provides seating opportunity for residents as well as visitors.

A small patio at the north side of the gym enhances the using opportunities of that common space.

Way Finding and Pedestrian Access

Interior lobby paving is extended to the outdoors to visually tie these spaces together to emphasise the transparency through the building at the main entry area.

Special paving treatment for drive area near centre of site highlights an area of higher pedestrian traffic from lobby back entry to the lane and recycling station to enhance safety for pedestrians crossing the driveway.

The pedestrian access to the back entries of the ground floor units is highlighted through unit concrete paving for easy way finding.

Planting

The plant selection will be a mixture of native and exotic species from ornamental grasses to flowering shrubs and trees, creating an attractive and vivid environment. Plant placement will carefully reflect the various growing conditions throughout the site. Planting will emphasise main landscape rooms and beautify street front while planting along lane will be kept very simple.

Plant material has been selected to be drought tolerant, to help reduce water demand for irrigation purposes.

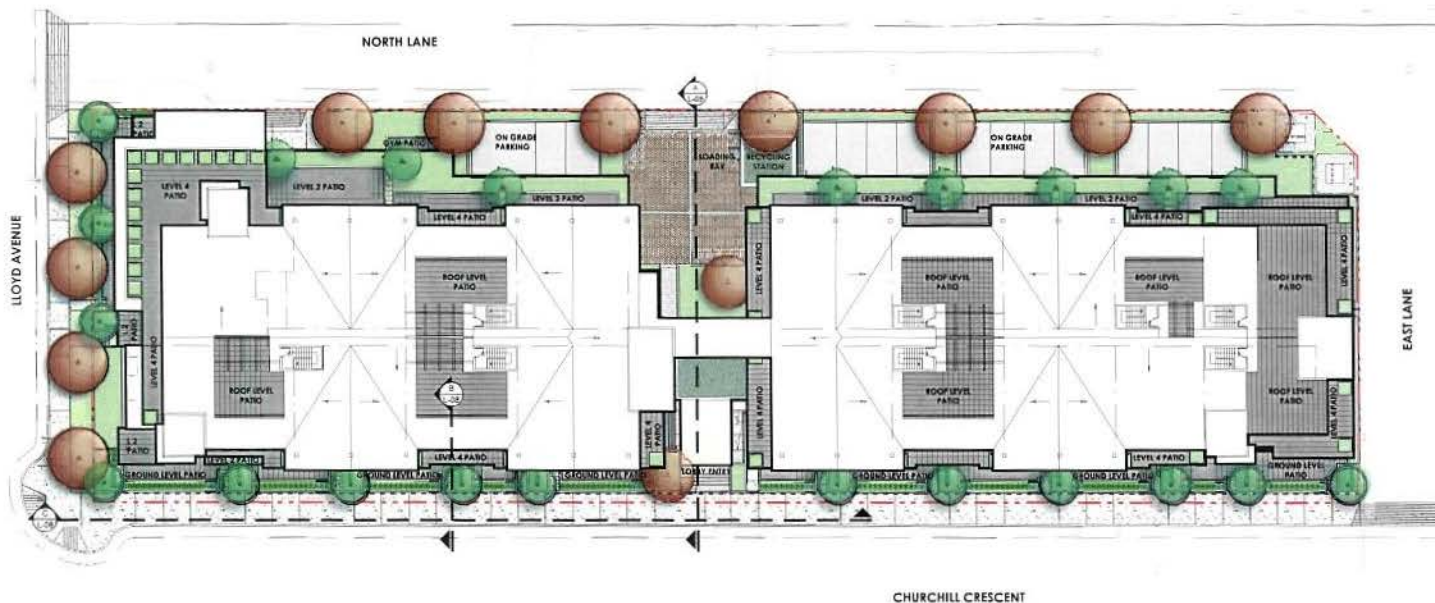
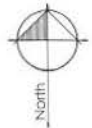
Street trees are included at Lloyd Ave only due to space restrictions at Churchill Crescent. Columnar trees are proposed in raised planters on site along Churchill Crescent to tie into existing planting scheme on adjacent parcels.

CPED

Differentiation in paving pattern defines semi-private / private areas from public areas and clearly describes main pedestrian routes (enhanced way finding).

Raised patios provide enhanced surveillance while planting along street edge ensures privacy.

Typically Planting is kept low for enhanced overall surveillance.



06	DEC 16 14	DP Revision
05	DEC 13 13	DP Revision
04	JAN 14 13	Revised for Prior to Response
03	JAN 11 13	Revised for Prior to Response
02	JUN 09 12	Revised for AGP
01	SEP 09 11	Pre-Design Planning Application
00	SEP 09 11	Rev

Revisions

dk Design Kiosk Ltd
102-1031 West 4th Avenue
Vancouver, BC V6H 1V6
1-604-681-0611
1-604-681-0377
www.dk-102.ca

onni
Division of Onni Group Inc.

Project:
**Lloyd Avenue
District of North Vancouver**

Drawn by: **TM/UC**
Checked by: **RL**
Date: **18/02/2011**
Scale: **1:200**
Drawing title:

Landscape Site Plan

Project No.:
11030
Sheet No.:

L-01 of **08**



Landscape Planning Concept:
Mix of evergreen and seasonal foliage planting



Endogenous ground cover:
Rachytocarpus reticulatus var. Saurage



Various exotic plants:
Beechum (locust), Deer fern, Hosta with various leaf size and colour



Columnar Wood Fern on concrete base



Feature Paving at lobby entry



Water feature with natural rock wall at lobby entry

[illegible]













Tree Removal / Replacement			
Tree removal: All 22 existing trees will be removed			
Removal:			
8	D&H less than 250mm		
14	D&H larger than 250mm		
Total of 22 trees to be removed			
Tree replacement:			
35 new trees are proposed (31 on site and 4 off site on Lloyd Ave Boulevard).			
Existing Trees			
2	Deciduous	under 250mm	to be REMOVED
1	Deciduous	under 250mm	to be RELOCATED
5	Conifer	under 250mm	to be REMOVED
3	Deciduous	250mm - 300mm	to be REMOVED



onni
group of companies

Project:

Lloyd Avenue
District of North Vancouver

Drawing Key	
	Custom Bench with wooden bench top on concrete base
	Metal planter on 4th level with low maintenance, drought tolerant planting, 1200mm x 1200mm x 1100mm.
	Metal fire Rack on CIP concrete pad Hi-La 6, stainless steel, manufactured by Adventure Kids Rack (604-734-2575) or preapproved as equal
	Irrigation Stub out location for design build irrigation system, all landscape is to be irrigated
	Existing grades
	Proposed grades
	Property Line
	Building above
	Slab line below
	Deciduous / Coniferous tree to be removed (see Existing trees Note above)
	Deciduous tree to be relocated (see Existing trees Note above)
	Protection Fence for Hambeams until they are moved with a tree spade by DMV hired crews.

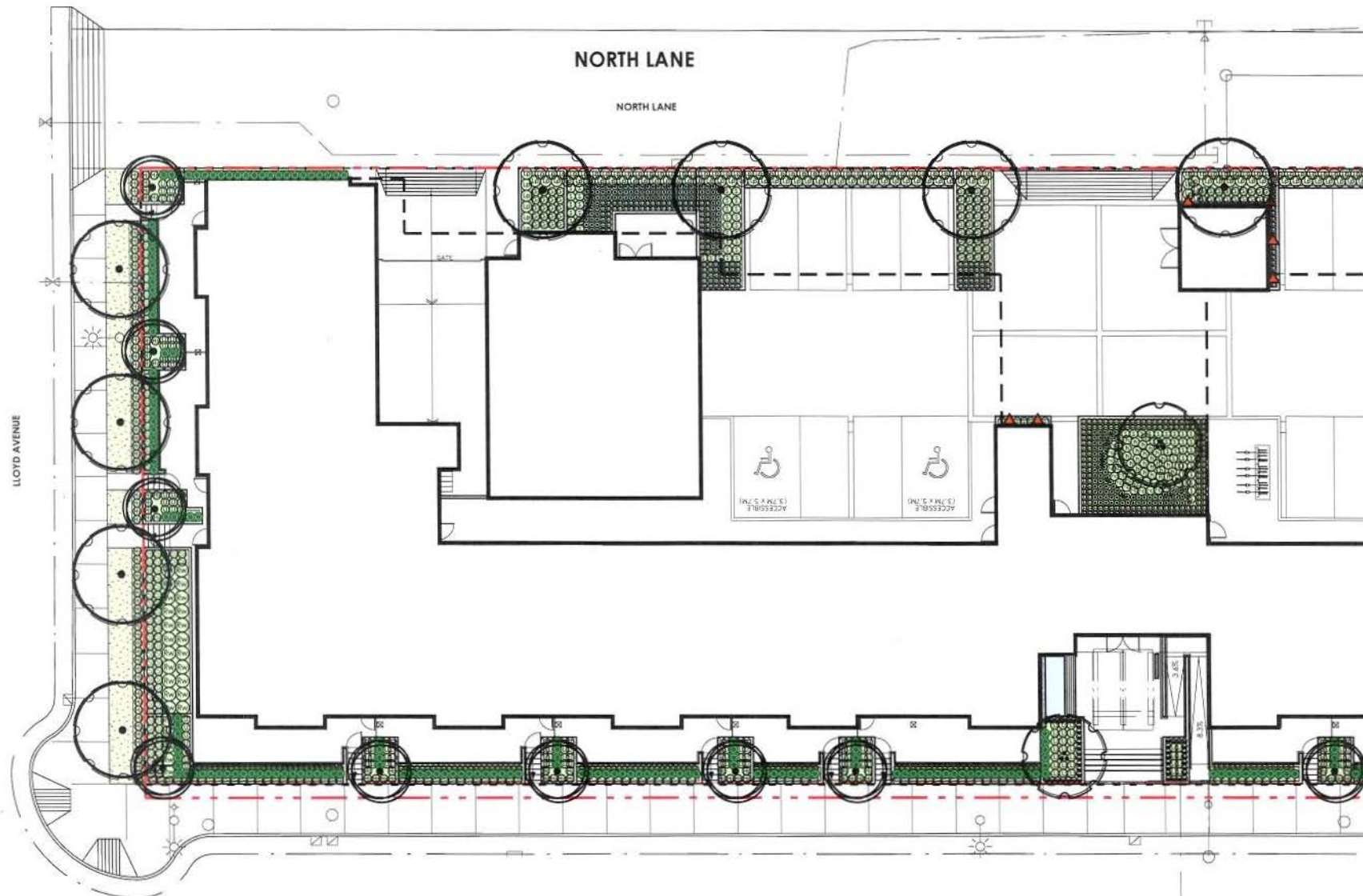
Lighting Legend:

-  **Specimen Tree Lighting**
BR-Galita Star, Ring Mount
black RM MR-5-BLP-9-11
-  **Low Cost Step Light**
to be specified
-  **Low Ballast Light**
to be specified
-  **Submersible Light Fixture**
FSM E300A c/w low profile
niche and blot on Rock
Guard B 6d-1-2
-  **Street Light**
Refer to civil drawings

Drawing Title
**Ground Level
 Layout and Materials**

Project No.
11030

Sheet No.



04	DEC 13-12	DP Revisions
05	DEC 13-12	DP Revisions
06	MAY 14-12	Issued for Prior To Response
07	MAY 14-12	Issued for Prior To Response
08	JUN 14-12	Issued for ADP
09	SEP 12-11	Preliminary Planning Application
10	10/14	Item

Revisions

ok Duran Kiosk Ltd.
100 - 1637 West 5th Avenue
Vancouver BC V6J 1K6
1-800-664-6711
1-604-684-0577
www.okbc.ca



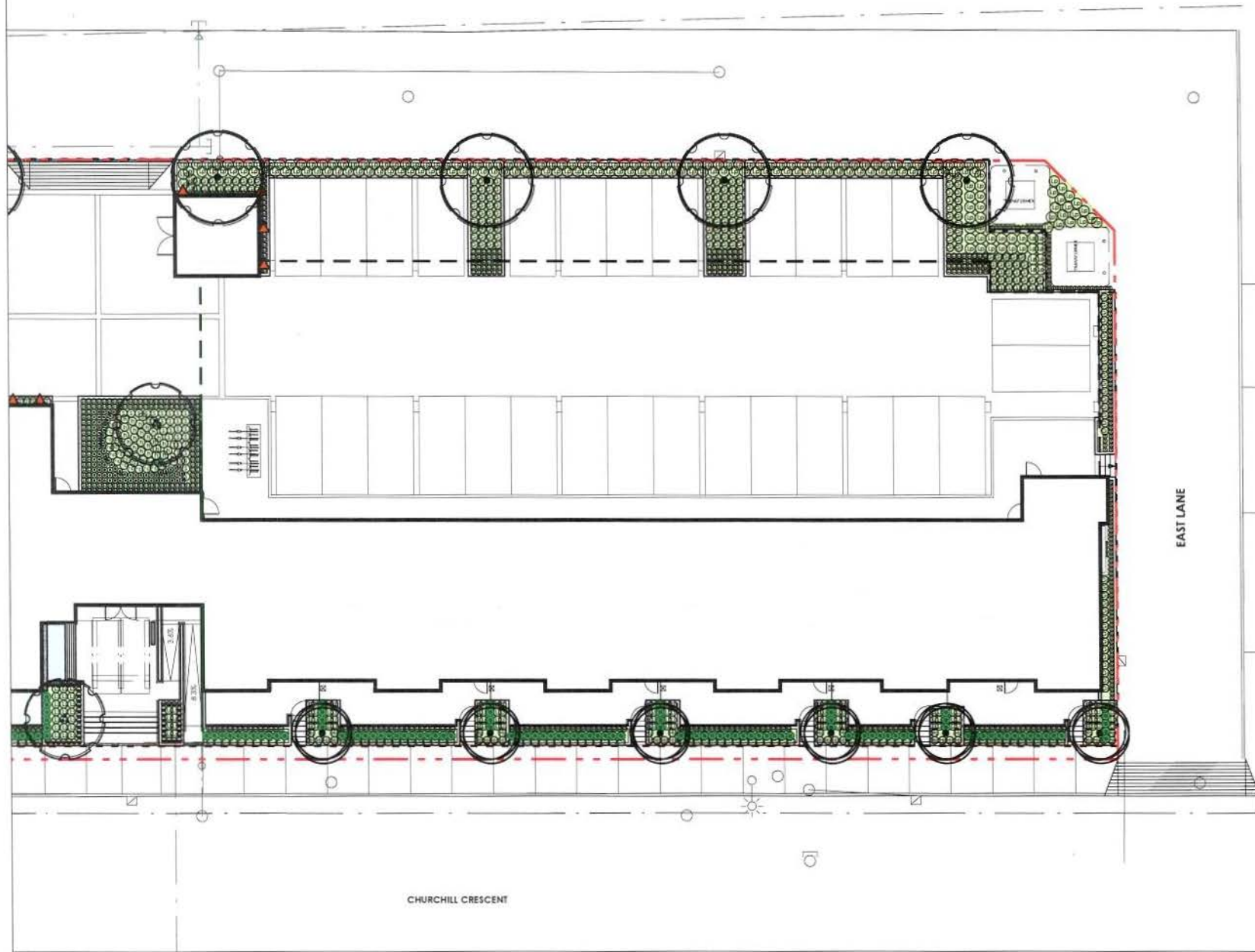
Project:
**Lloyd Avenue
District of North Vancouver**

Drawn by: FF/MC
Checked by: FK
Date: SEP 12 2011
Scale: 1:100
Drawing Title:

**Ground Level
Planting Plan - West**

Project No.:
11030
Sheet No.:

L-03 of 08



DP 35-12 - S



06	10/01/12	14	DP Revisions
05	09/01/12	13	DP Revisions
04	MAY 14	12	Issued for Prior To Response
03	JAN 11	11	Issued for Prior To Response
02	SEP 08	10	Issued for ADP
01	SEPT 02	11	Preliminary Planning Application
70	2008		Rev

Revisions



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Project:
**Lloyd Avenue
District of North Vancouver**

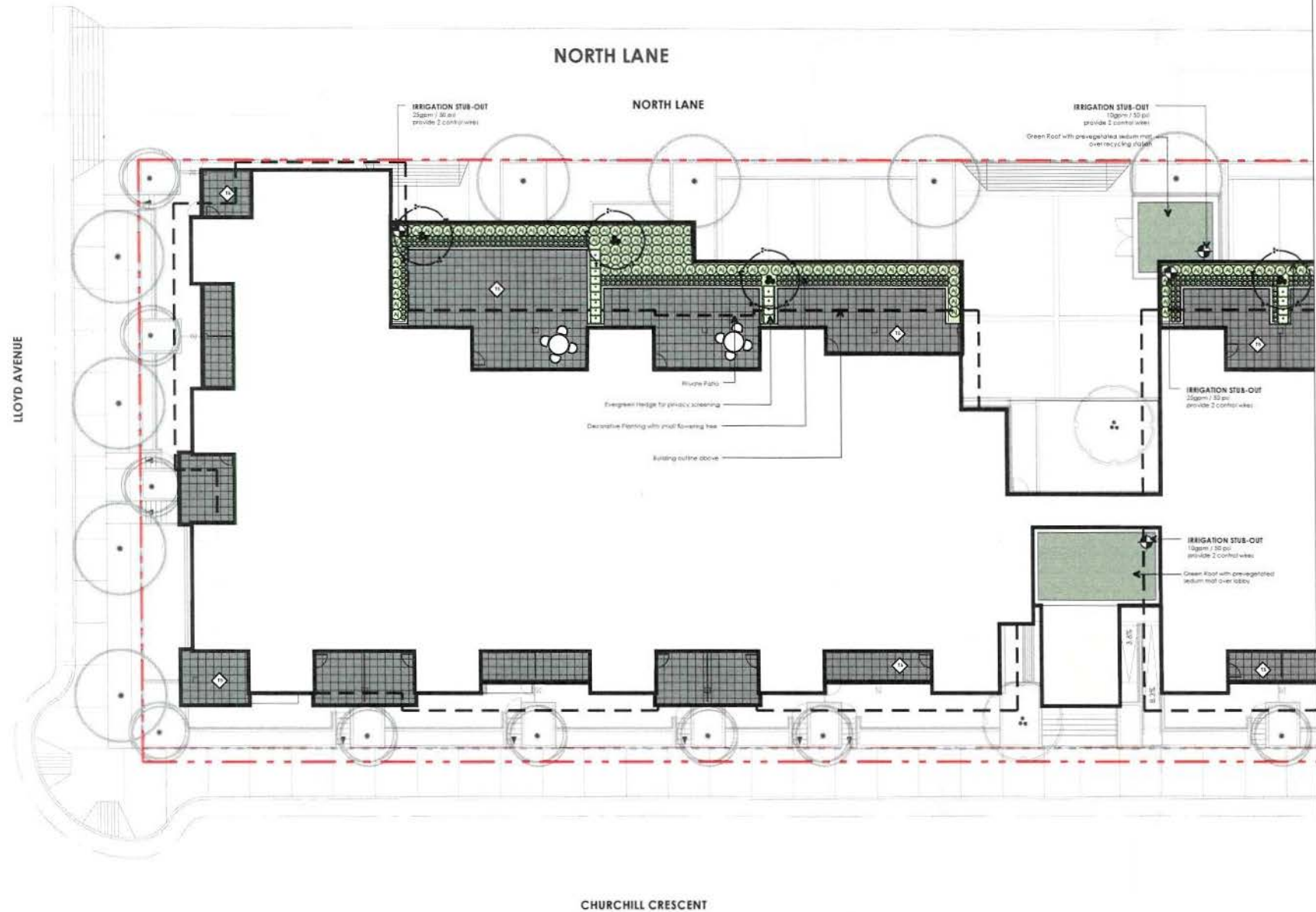
Drawn by: RT/MC
Checked by: PR
Date: SEPT 02 2011
Scale: 1:100
Drawing Title:

**Ground Level
Planting Plan - East**

Project No.:
11030

Sheet No.:

L-04 of 08



26	DEC 13-13	DP Revisions
27	DEC 13-13	DP Revisions
28	MAY 14-13	Issued for RFP for Response
29	JUN 11-13	Issued for RFP for Response
30	JUN 25-12	Issued for RFP
31	SEPT 02-11	Preliminary Planning Application
32	DATE	DATE

Revisions:

DK Durate Kneak Ltd
102 - 1037 West 5th Avenue
Vancouver BC V6J 1B5
c 604-684-4811
f 604-684-0577
www.dk.ca



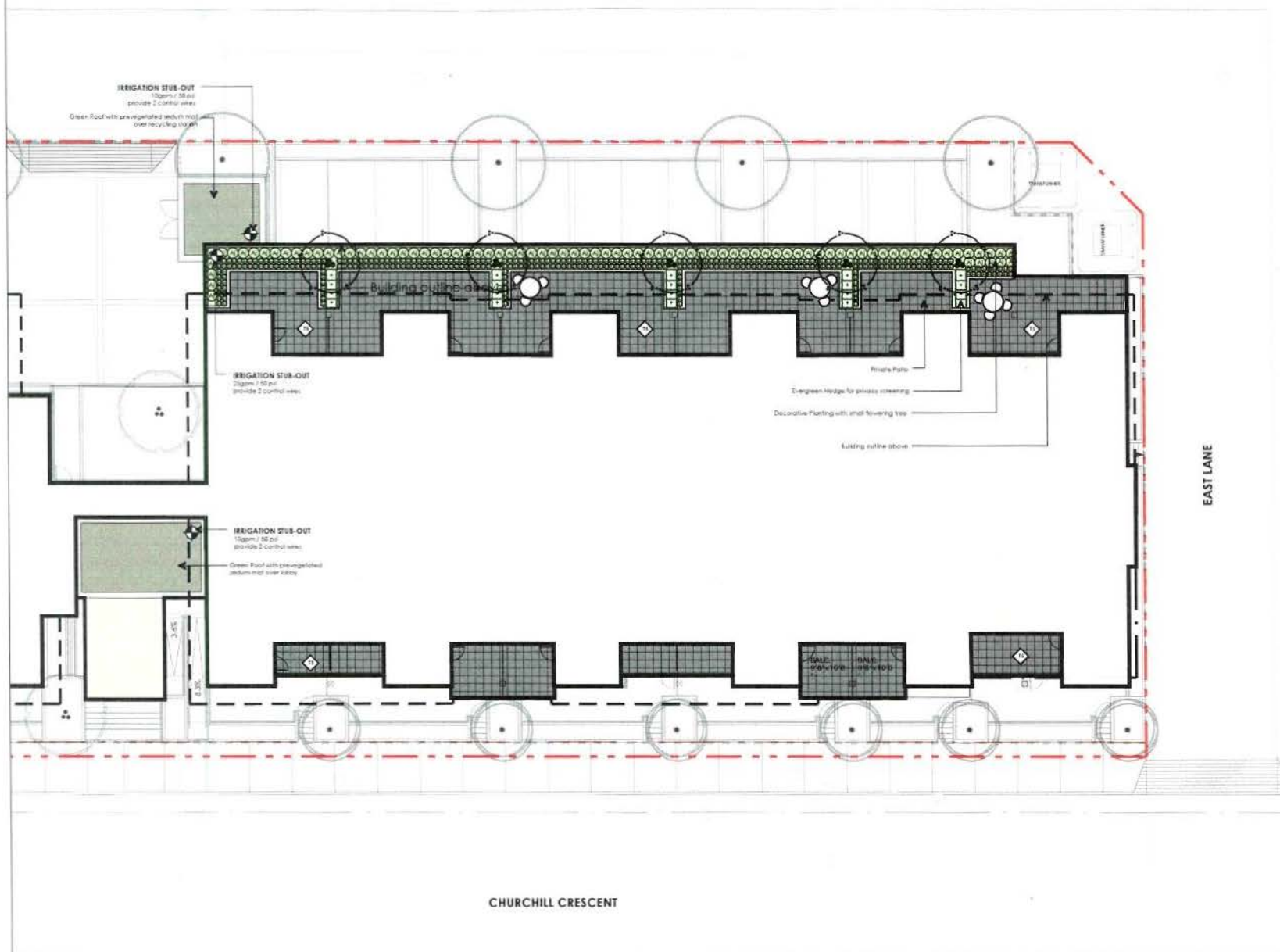
Project:
Lloyd Avenue
District of North Vancouver

Drawn by: RMC
Checked by: PK
Date: SEPT 02 2011
Scale: 1/100
Drawing Title:

2nd Level - West

Project No.:
11030
Sheet No.:

L-05 of **08**



DP 35-12 - U



20	DEC 18/14	DP Revisions
03	DEC 18/14	DP Revisions
04	MAY 14/15	Issued for Prior to Response
05	MAY 11/15	Issued for Prior to Response
07	JUL 08/12	Issued for ADP
08	SEPT 02/11	Preliminary Planning Application
09	1/08	Item

Revisions

onni group of companies

Durante KIMURA LTD
102 - 1037 West 10th Avenue
Vancouver BC V6J 1H5
c 604-684-4811
f 604-684-0577
www.onni.bc.ca

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group of companies

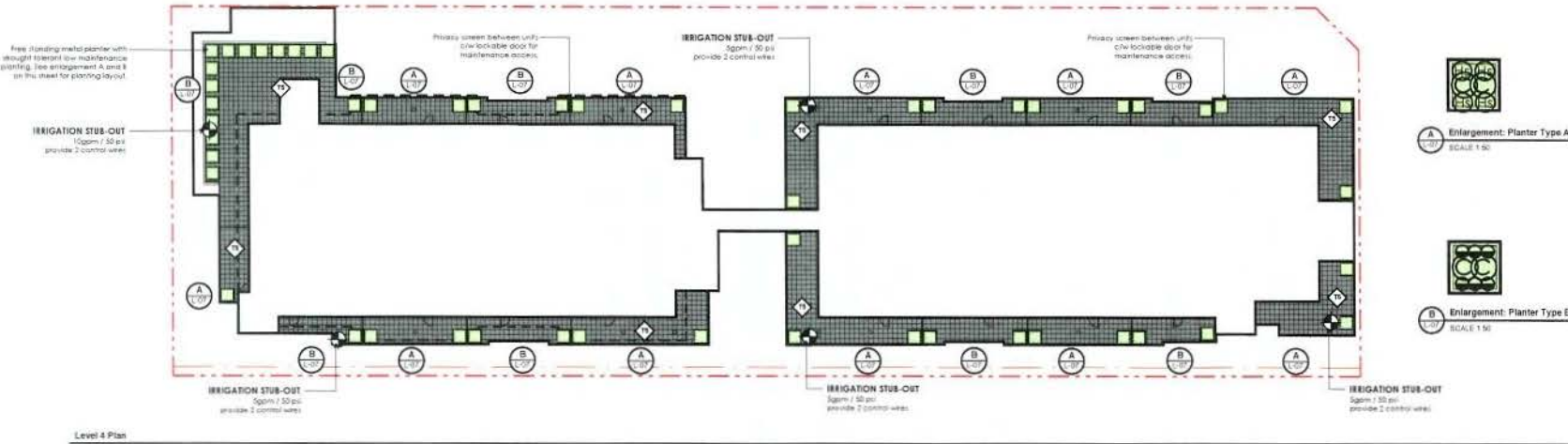
Project:
**Lloyd Avenue
District of North Vancouver**

Drawn By: P/INC
Checked by: P/INC
Date: SEPT 02 2011
Scale: 1/100
Drawing Title:

2nd Level - East

Project No:
11030
Sheet No:

L-06 of **08**



06	DEC 10/14	DP Revision
05	DEC 12/13	DP Revision
04	MAY 14/13	Issued for Shop Drawings
03	JAN 11/13	Issued for Shop Drawings
02	FEB 05/12	Issued for DP
01	SEP 02/11	Preliminary Planning Application
NA	03/06	DATE



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group of companies

Project: **Lloyd Avenue**
District of North Vancouver

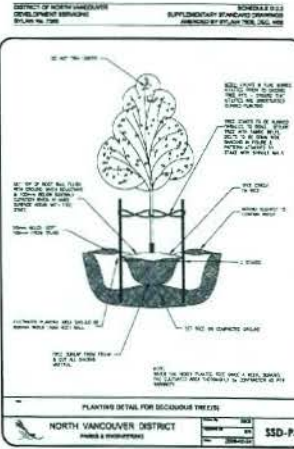
Drawn By: **RM/C**
Checked By: **RM**
Date: **SEP 02 2011**
Scale: **1/32**

Sheet Title: **4th Level and Landscape Details**

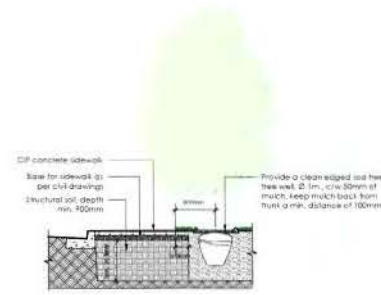
Project No: **11030**

Sheet No: **L-07 of 08**

Note:
For all Off Site Planting and Tree Pits, following Growing Medium is to be used:
Yardwicks Rainforest Premium Garden Blend is to be used for Growing Medium.



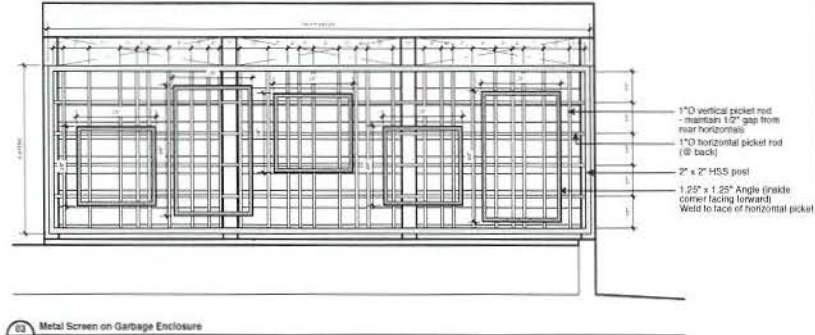
01 North Vancouver District Street Tree Planting / Planting Note
NOT TO SCALE



02 North Vancouver District Structural Soil Detail
NOT TO SCALE

Typical Metalwork Notes:
1. Submit shop drawings for all metalwork FOR REVIEW AND APPROVAL PRIOR TO ASSEMBLY in accordance with Section 05500.
2. Confirm all dimensions on site. Modify as required to maintain design intent.
3. All metal components to be shop primed and painted on site with two coats to match color of window mullions. Field touch-ups to be uniform, smooth paint to match.
4. Fence to be welded and mechanical construction. Ensure all weld faces are ground smooth.
5. Consultant to approve all panels at fabrication prior to painted finish being applied.

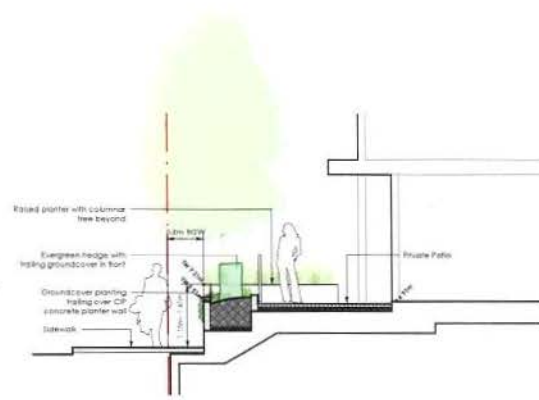
General Notes:
1. All fasteners/plates/metal connectors to be galvanized unless otherwise noted.
2. Refer to Landscape Plans L02 for locations.



03 Metal Screen on Garbage Enclosure
SCALE 1/32



A Section-Elevation: Lobby Entry at Churchill Crescent, 2nd Level Common Patio and Drive Aisle at North Lane
SCALE 1:100



B Section: Patio at Churchill Crescent
SCALE 1:50



C Churchill Street Front Elevation - West Side
SCALE 1:100

06	DEC 10-14	DP Revisions
08	DEC 13-15	DP Revisions
09	FEB 14-15	Issued for Review, City of Vancouver
09	FEB 15-16	Issued for Review, City of Vancouver
09	FEB 16-17	Issued for Review, City of Vancouver
09	FEB 17-18	Issued for Review, City of Vancouver
09	FEB 18-19	Issued for Review, City of Vancouver
09	FEB 19-20	Issued for Review, City of Vancouver
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09	FEB 96-97	Issued for Review, City of Vancouver
09	FEB 97-98	Issued for Review, City of Vancouver
09	FEB 98-99	Issued for Review, City of Vancouver
09	FEB 99-100	Issued for Review, City of Vancouver

onni
group of companies
Durante Kruk Ltd.
102 - 1837 West 5th Avenue
Vancouver BC V6J 1K6
T 604 684 4811
F 604 684 0577
www.onni.ca




Project:
Lloyd Avenue
District of North Vancouver

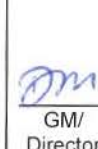
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Checked By: FX
Date: SEP 22 2011
Scale: AS SHOWN
Drawing Title:

Landscape Sections

Project No:
11030
Sheet No.:

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 10, 2016
File: 08.3060.20/019.16

AUTHOR: Kevin Zhang, Community Planner

SUBJECT: Bylaw 8185 (Rezoning Bylaw 1343): Subdivision of 2646 Violet Street

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw be given FIRST reading;

AND THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" is referred to a Public Hearing.

REASON FOR REPORT:

The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The applicant proposes to subdivide the property located at 2646 Violet St into two single family lots, each 10.3 m (33.8 ft) in width. As the resulting lots do not meet minimum area and width requirements of the Single Family Residential 6000 Zone (RS4), a rezoning (Bylaw 8185) is required to amend the Special Minimum Lot Sizes section of the Zoning Bylaw.

BACKGROUND:

The subject property is designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan which allows for detached housing with secondary suites.

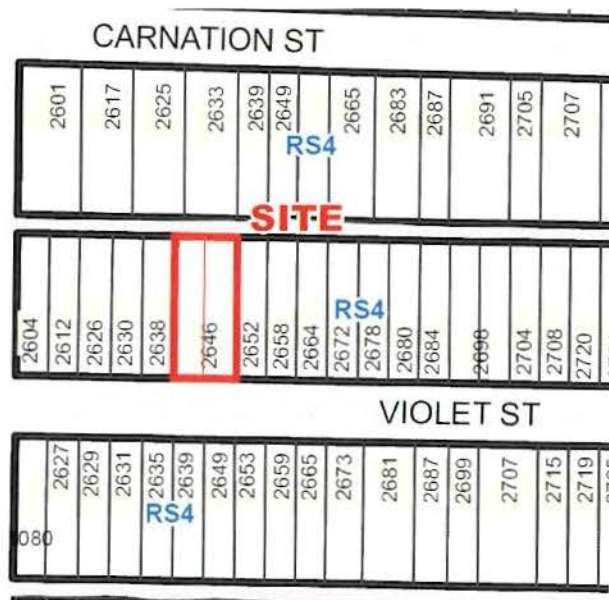


The subject property was included within potential Small Lot Infill Area (SLIA) 24b in the 1983 Small Lot Infill Area Policy Report. The area was not adopted as a Small Lot Infill Area prior to cancellation of the Policy in 1989. Since 1989, rezoning and subdivisions within potential SLIA's have been considered on a case by case basis having regard to adjacent lot patterns and neighbourhood input.

ANALYSIS:

Site and Surrounding Area:

The site and surrounding lots are zoned Single Family Residential 6000 Zone (RS4) as seen in the following context map. The property slopes slightly downwards towards Violet St to the south. There is an open lane at the north (rear) of the property.



Context Map

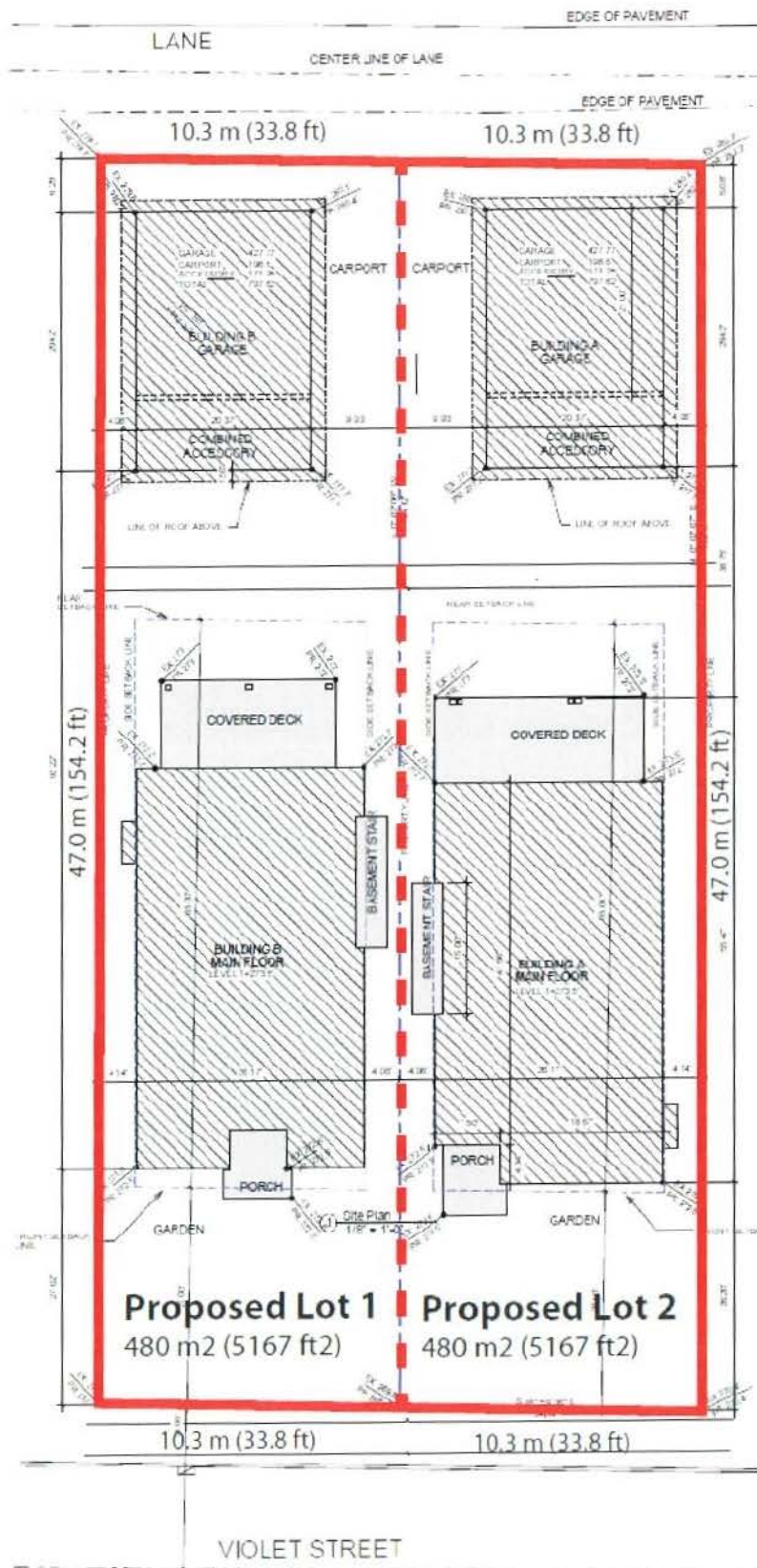


Air Photo

Proposal:

As indicated in the maps above, the subject property is the only 20.9 m (68.7 ft) wide lot on the north side of this block. Subdivision of this property would achieve consistency with the majority of the existing lots on both sides of Violet Street.

The subdivision plan on the next page illustrates the proposed subdivision and the proposed locations of houses and garages.



Proposed Subdivision Plan with Proposed Building Footprints

Zoning

The property is currently zoned RS4 (Single Family Residential 6000 Zone).

	RS4 ZONE	PROPOSED LOTS
Lot Width	15 m (49 ft)	10.3 m (33.8 ft)
Lot Depth	34 m (111 ft)	47.0 m (154.2 ft)
Lot Area	550 m ² (5,920 ft ²)	480 m ² (5167 ft ²)

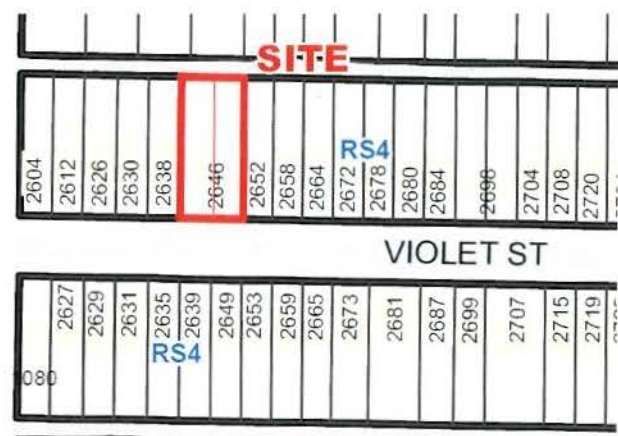
To proceed with this proposal, Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish specific minimum lot size regulations as the proposed lots do not comply with the minimum RS4 zone lot area requirements outside of adopted small lot infill areas (SLIAs).

Parking and Access:

Currently, the subject property is accessed via a driveway from Violet Street. Both proposed subdivided lots are intended be accessed from the existing lane. As a result, this proposal will add an additional street parking spot along its frontage. Three parking spots are proposed on each lot which will accommodate a secondary suite in each new house. The suite parking will not be tandem.

Lot Pattern:

As seen in the adjacent map, the proposed lots are consistent with the lot pattern on the north side of the 2600-block of Violet Street and are generally in keeping with the surrounding properties in the area.

Covenants:

In accordance with the Approving Officer's best practices, the following Section 219 Restrictive Covenants will be registered on proposed Lot 1 and Lot 2 through the subdivision process:

- Green Building - Each house to be built in accordance with the Green Building Policy;
- Stormwater Management - Each lot to implement and maintain proper stormwater management onsite; and
- Design – Each lot to include a distinct house design.

Engineering:

The Engineering Department has reviewed the proposal and is satisfied with the proposed design.

Tree Removal and Replanting:

The District arborist has reviewed an arborist report submitted by the applicant and deemed the report as a fair assessment of the tree resources and general impact. One onsite large-diameter tree and twelve non-protected trees are proposed to be removed, with replanting requirements defined by the District's Tree Protection Bylaw as a condition for Building Permit. All boulevard trees are proposed to be retained. The applicant will be required to submit tree protection plans at the Building Permit stage and obtain neighbour consent for tree/hedge/shrub loss at the perimeter of site.

Development Permit Areas:

The subject property is not within any Development Permit Areas.

Notification:

Fifty information letters were sent out to neighbouring owner and occupants. This letter was also sent to the Seymour Community Association to inform them of the application. Five responses received: one was in support based on perceived increased affordability of smaller homes, two were opposed citing street parking concerns, and two noted satisfaction with answers to their clarification questions.

Both proposed lots are proposed to have two-car garages and a carport accessed from the lane. There will be no driveways fronting Violet Street (there is currently a driveway), which will create additional street parking along the frontage.

Conclusion:

The proposed Zoning Bylaw amendment will facilitate subdivision of the subject property to create two lots in keeping with the prevailing lot pattern on the block. The subdivision is an opportunity to implement development best practices and green building design. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be given FIRST reading and be referred to a Public Hearing; or
2. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be defeated at FIRST reading.

Respectfully submitted,



Kevin Zhang
Community Planner

Attachments:

1. The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)

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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

The Corporation of the District of North Vancouver

Bylaw 8185

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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 1343 (Bylaw 8185)".

2. Amendments

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

- a) Part 3A Subdivision regulations is amended by adding a new row to the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (m ²)	Width (m)	Depth (m)
LOT B BLOCK 4 DISTRICT LOT 580 PLAN 3045	2646 Violet Street	480 m ²	10.3 m	47 m

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

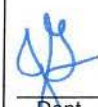
Municipal Clerk


Certified a true copy


Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

June 14, 2016
File: 08.3060.20/030.15

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.**

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" is ADOPTED;

AND THAT "The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)" is ADOPTED as amended;

AND THAT "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)" is ADOPTED.

BACKGROUND:

Bylaws 8159, 8160 and 8162 received First Reading on January 18, 2016. A Public Hearing for Bylaws 8159 and 8160 was held and closed on February 9, 2016. Bylaws 8159, 8160 and 8162 received Second and Third Readings on February 22, 2016.

Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8160 received approval from the Ministry of Transportation and Infrastructure on March 8, 2016.

Prior to adoption Bylaw 8160 requires a minor edit to the citation, as noted in the attached redlined version of Bylaw 8160. Bylaw 8160 is now ready to be considered for Adoption as amended.

Bylaws 8159 and 8162 are now ready to be considered for Adoption.

Options:

1. Adopt the bylaws;
2. Abandon the bylaws at Third Reading; or,
3. Rescind Third Reading and debate possible amendments to the bylaws.

June 14, 2016

Page 2

Respectfully submitted,



Linda Brick,
Deputy Municipal Clerk

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)
- Amended version - The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)
- Redlined version - The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)
- Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.
- Staff Report – dated February 10, 2016

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input checked="" 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	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Environment	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

The Corporation of the District of North Vancouver

Bylaw 8159

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)".

2. Amendments

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

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

READ a first time January 18th, 2016 by a majority of all Council members.

PUBLIC HEARING held February 9th, 2016

READ a second time February 22nd, 2016 by a majority of all Council members.

READ a third time February 22nd, 2016 by a majority of all Council members.

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8159

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8159, 2015 (Amendment 16)**

Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily

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

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

The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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 1339 (Bylaw 8160)”.

2. Amendments

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

- i. Part 3, General Operative Clauses, Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 92 CD 92”

- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

- a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

a) Uses Permitted Without Conditions:

- i. Residential building, multifamily townhouse.

b) Conditional Uses:

- i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

- a) *Home occupations* are permitted in *residential* dwelling units.

4B 92 – 5 Density:

- a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

4B 92 – 6 Amenities:

- a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m² (40,486 sq. ft.) and 24 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:
- i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.08 m (6.8 ft.)
Northeast (From Edgemont Blvd)	5.02 m (16.5 ft)
Southeast	2.43 m (8.0 ft.)
South	3.04 m (10.0 ft.)
West	3.53 m (11. ft.)

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces.”

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time January 18th, 2016

PUBLIC HEARING held February 9th, 2016

READ a second time February 22nd, 2016

READ a third time February 22nd, 2016

Certified a true copy of “Rezoning Bylaw 1339 (Bylaw 8160)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on March 8, 2016

ADOPTED as amended

Mayor

Municipal Clerk

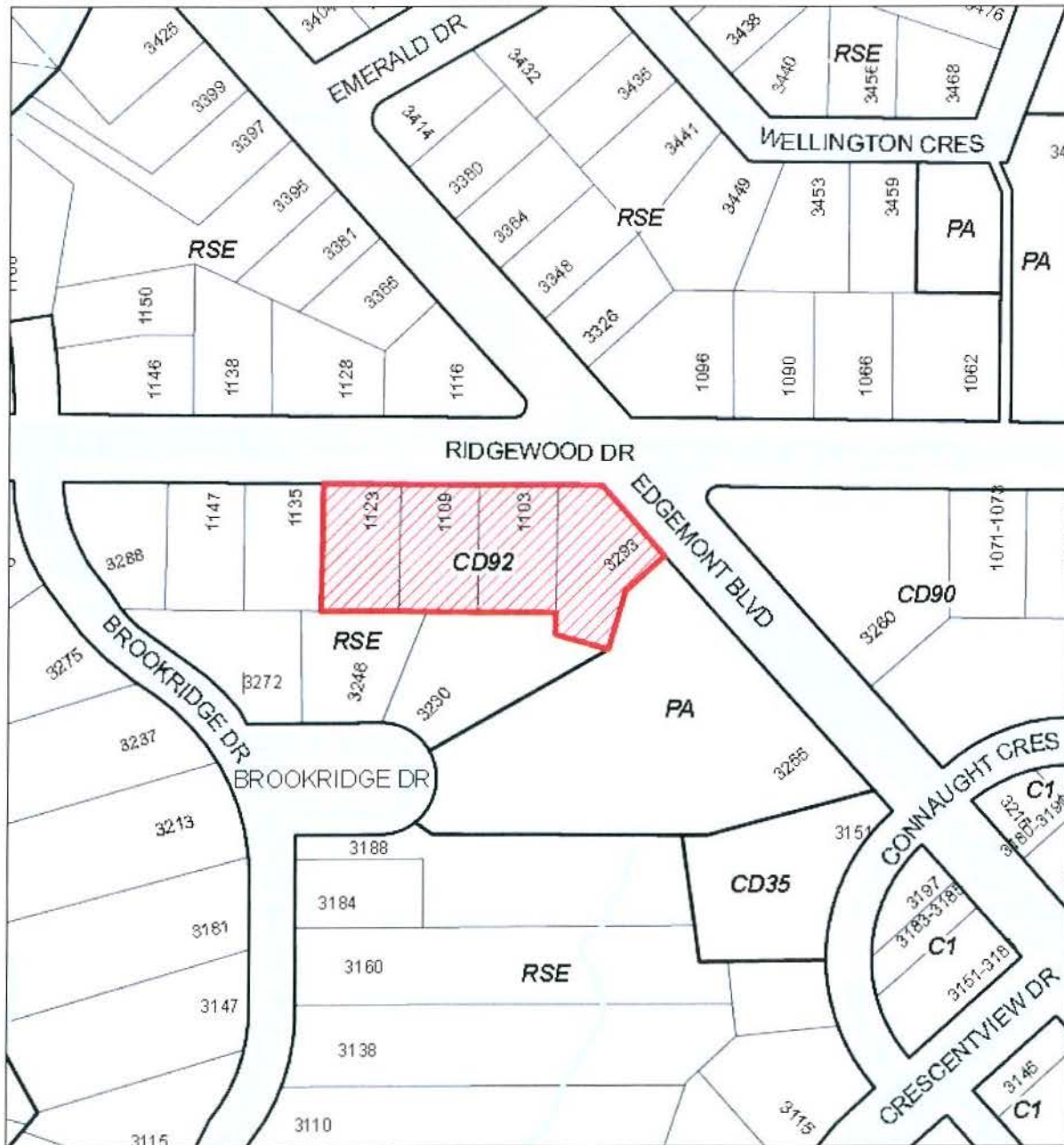
Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw 1339 (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONT ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “**The District of North Vancouver Rezoning Bylaw 3210 1339** (Bylaw 8160)”.

2. Amendments

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- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B92 Comprehensive Development Zone 92 CD 92

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Legally described as:

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- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

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The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

- a) Uses Permitted Without Conditions:
 - i. Residential building, multifamily townhouse.
- b) Conditional Uses:
 - i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

- a) *Home occupations* are permitted in *residential* dwelling units.

4B 92 – 5 Density:

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 - i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.08 m (6.8 ft.)
Northeast (From Edgemont Blvd)	5.02 m (16.5 ft)
Southeast	2.43 m (8.0 ft.)
South	3.04 m (10.0 ft.)
West	3.53 m (11. ft.)

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time January 18th, 2016

PUBLIC HEARING held February 9th, 2016

READ a second time February 22nd, 2016

READ a third time February 22nd, 2016

Certified a true copy of "Rezoning Bylaw 1339 (Bylaw 8160)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on March 8, 2016

ADOPTED

Mayor

Municipal Clerk

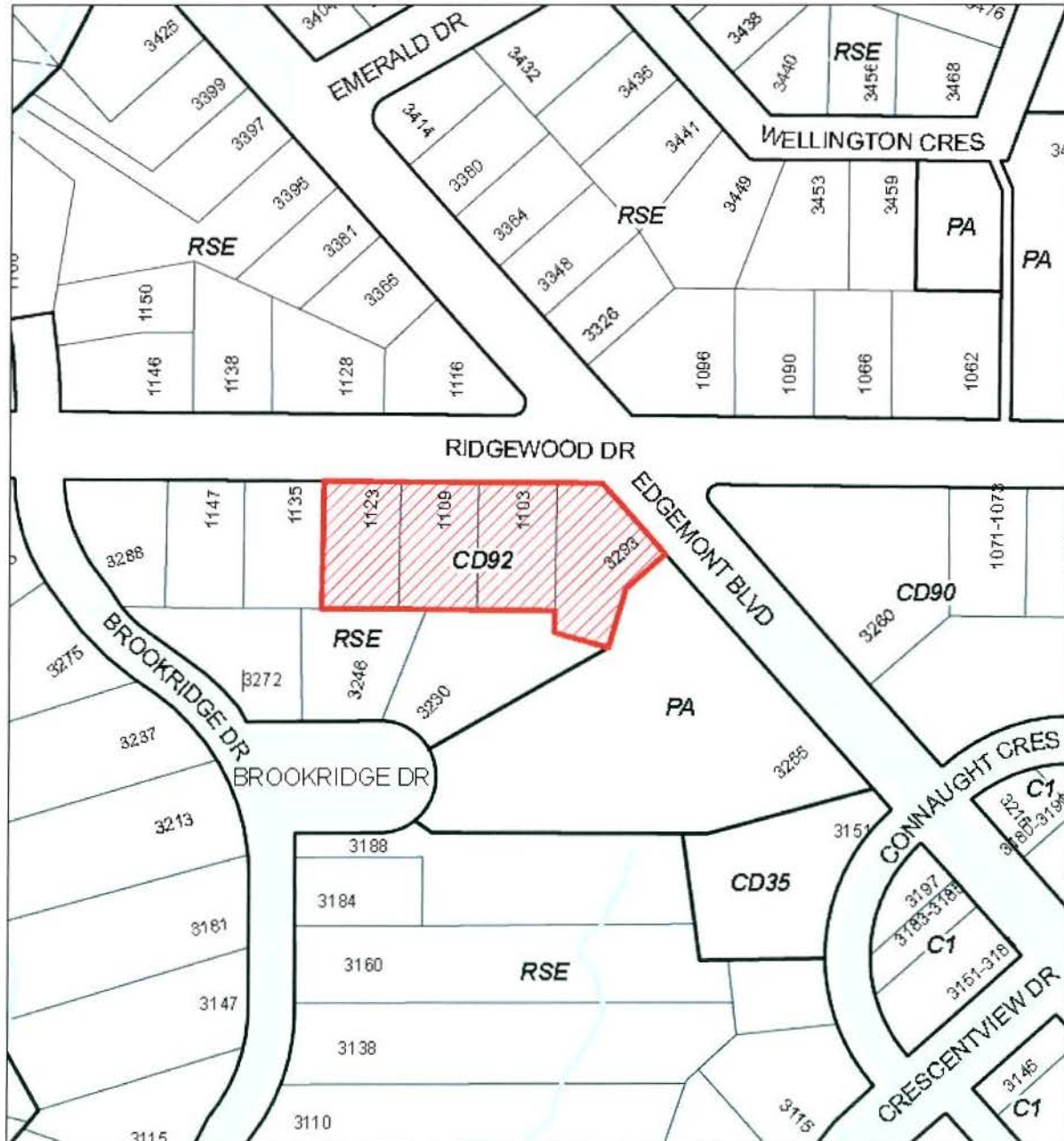
Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw **3240 1339** (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONTON ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8162

A bylaw to enter into a Housing Agreement (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Boffo Properties (Edgemont) Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549; and,
Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

3. Execution of Documents

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

READ a first time January 18th, 2016

READ a second time February 22nd, 2016

READ a third time February 22nd, 2016

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the.

BETWEEN:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office
at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby

further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 24 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8162 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing at least a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

Binding on Strata Corporation

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

3.03 Strata Bylaw Invalid

Any strata corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.04 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.05 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.06 Notice

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

3.07 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (bylaw 8160), is not adopted by the District's Council before December 31, 2016, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY**5.01 Indemnity**

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

law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and

- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Josh Anderson

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal

service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8160.

7.07 Governing Law

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

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

GRANT OF PRIORITY

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

(a) _____ (the “**Charge**”);


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

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

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

END OF DOCUMENT

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 22 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 10, 2016
File: 08.3060.20/030.15

AUTHOR: Natasha Letchford, Community Planner

SUBJECT: **Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.**

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" is given SECOND and THIRD Readings;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210, (Bylaw 8160)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8159, 8160 and 8162 received First Reading on January 18, 2016. A Public Hearing for Bylaws 8159 and 8160 was held and closed on February 9, 2016. The Bylaws are now ready to be considered for Second and Third Readings by Council.

At the Public Hearing the following questions were directed to staff for clarification:

Does the project meet the District of North Vancouver Accessible Design Policy for Multi-Family Housing?

The District's Accessible Design Policy for Multi-Family Housing, approved February 16, 2015 and available online, recommends that where feasible, 15% of ground-oriented multi-family units in a development be accessible without the use of stairs and meet the Basic Accessible Design criteria. As outlined at the Public Hearing, five (20%) of the 24 units meet the Enhanced Accessible Design criteria and either have a private elevator, or are designed so that an elevator can easily be added.

As stated at the Public Hearing all units meet the Basic Accessible Design criteria including: 34" front doors, backing for grab bars in bathrooms, and reinforced internal unit stairways to accommodate potential future stair lifts, although some of the units require entry by stairs.

This project exceeds the recommendations of the Accessible Design Policy for Multi-Family Housing.

Will left hand turns from Ridgewood Dr. into the underground parking be problematic?

As outlined in the Bunt and Associates traffic report there will be no increase in difficulties turning left off of Ridgewood Dr. into the consolidated driveway. There is only expected to be five vehicles turning left into the site during the PM peak hour and with sufficient gaps in traffic to allow for vehicles to turn into the parking. Predicted queues do not extend beyond the storage capacity of the new dedicated right hand turn lane and would not impede left-turning vehicles. Finally, the road improvements along Ridgewood Dr. result in a nearly 5.5 m westbound travel and bike lane, which will allow room for a westbound vehicle to pass around a vehicle waiting to turn left should the need arise. Bunt noted that this development consolidates four existing driveways into one, which is located at the west of the site (furthest from the intersection).

Will pets be allowed in the development?

The applicant has indicated that they support pet ownership in their development and have made provisions to accommodate pet ownership. The architectural drawings, provided as part of the Public Hearing package, show a dedicated dog wash station in the underground parking.

Options:

1. Give the bylaws Second and Third Readings; or
2. Give no further readings to the bylaws and abandon the bylaws at First Reading.



Natasha Letchford,
Community Planner

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)
- Amended version - The District of North Vancouver Rezoning Bylaw 1339, (Bylaw 8160)
- Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.
- Public Hearing Minutes – February 9, 2016
- Staff Report – dated January 6, 2016

SUBJECT: Bylaws 8159, 8160 and 8162: 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

February 10, 2016

Page 3

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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

The Corporation of the District of North Vancouver

Bylaw 8159

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)”.

2. Amendments

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

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

READ a first time January 18th, 2016 by a majority of all Council members.

PUBLIC HEARING held February 9th, 2016

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

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

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8159

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8159, 2015 (Amendment 16)**

Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily

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

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

The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)".

2. Amendments

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

- i. Part 3, General Operative Clauses, Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 92 CD 92"

- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

"4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

- a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

a) Uses Permitted Without Conditions:

- i. Residential building, multifamily townhouse.

b) Conditional Uses:

- i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

- a) *Home occupations* are permitted in *residential* dwelling units.

4B 92 – 5 Density:

- a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

4B 92 – 6 Amenities:

- a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m² (40,486 sq. ft.) and 24 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:
- i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.08 m (6.8 ft.)
Northeast (From Edgemont Blvd)	5.02 m (16.5 ft)
Southeast	2.43 m (8.0 ft.)
South	3.04 m (10.0 ft.)
West	3.53 m (11. ft.)

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time January 18th, 2016

PUBLIC HEARING held February 9th, 2016

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONTON ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8162

A bylaw to enter into a Housing Agreement (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Boffo Properties (Edgemont) Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549; and,
Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

3. Execution of Documents

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

READ a first time January 18th, 2016

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the.

BETWEEN:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office
at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby

further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 24 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8162 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing at least a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

Binding on Strata Corporation

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

3.03 Strata Bylaw Invalid

Any strata corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.04 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.05 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.06 Notice

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

3.07 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (bylaw 8160), is not adopted by the District's Council before December 31, 2016, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY**5.01 Indemnity**

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

law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and

- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Josh Anderson

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal

service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8160.

7.07 Governing Law

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

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

GRANT OF PRIORITY

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

(a) _____ (the “**Charge**”);

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

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

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

END OF DOCUMENT

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 9, 2016 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. N. Letchford, Planner
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8159, 2015 (Amendment 16)
The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)**

Purpose of Bylaws:

Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4). Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services stated that:

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws stating that Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and that Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

3. PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal noting:

- The proposed development site is located on the southwest corner of Edgemont Boulevard and Ridgewood Drive and is comprised of four single family lots;
- The site is approximately 33,500 sq. ft. in area;
- Single family lots are located around the site with Highland United Church next door and the Grosvenor project, a mixed use commercial/multi-family development, across Edgemont Boulevard;
- The neighbouring properties are identified as future multi-family sites in the recently approved Edgemont Village Centre Plan and Design Guidelines;
- The twenty-four townhomes are arranged in five three storey buildings framing a central courtyard over one level of underground parking;
- There is a public plaza at the corner of Ridgewood Drive and Edgemont Boulevard which, with the public plaza on the Grosvenor site across Edgemont Boulevard, will serve as a green gateway to Edgemont Village;
- The entrance to the parkade is located at the northwest corner of the site, to keep it as far away from the intersection of Edgemont Boulevard and Ridgewood Drive;

- Fifty-two parking stalls are provided underground;
- There is generous bike storage with two bike spots per unit;
- The garbage and delivery truck staging and loading area is located near the parking ramp and will be marked with temporary loading signage;
- The units are a mix of two and three bedroom layouts and range in size from 1,500 sq. ft. to 2,100 sq. ft.;
- A storage space or basement is provided for all units with direct access from the underground parking to the units;
- A Housing Agreement will ensure that there will be no future restrictions on renting the units;
- The number of visitor parking stalls has been increased from three to six;
- The predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour. This works out to one more vehicle every six minutes in the morning and one more vehicle every five minutes in the afternoon;
- A community amenity contribution of approximately \$157,000 has been calculated and is anticipated to go towards a variety of public realm infrastructure improvements including parks, trails, public art and affordable housing fund;
- Other community benefits include:
 - A road dedication to allow a new right hand turn lane from Ridgewood Drive to Edgemont Boulevard;
 - A new public plaza;
 - New sidewalks and bike lanes;
 - New street trees;
 - Upgrades to curbs, gutters and lighting; and,
 - Development Cost Charges estimated at \$272,000; and,
- Excavation will not be permitted until after the completion of the Capilano Water Main Project.

In response to a question from Council regarding the restriction of pets, staff advised that this has not yet been discussed and if it is a concern of Council it can be addressed.

4. PRESENTATION BY APPLICANT

4.1. Mr. Josh Anderson, Boffo Properties:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Commented that the proposed development will provide a variety of housing options targeted to a variety of users;
- Stated that excavation will not commence until after the completion of the Capilano Water Main Project;
- Advised that a new calibrated light at Edgemont Boulevard and Ridgewood Drive will improve the flow of traffic;
- Noted that the predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Advised that the goal of the proposed project is for the units to cost thirty percent less than the most affordable housing option available in the neighbourhood;

- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Commented that all fifty-two parking stalls are secured and provided underground;
- Advised that all staging activities will be onsite with no anticipated road closures;
- Noted that all trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- Advised that other than during excavation, there will be less than two large trucks per day.

4.2. Mr. Michael Cox, Gateway Architecture:

- Provided an architectural update on the proposed buildings;
- Commented that the proposed townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking;
- Noted that the number of visitor parking stalls has been increased from three to six;
- Advised that the proposal includes twenty-four secure bicycle parking spaces (one per unit) in the underground parking;
- Advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria and two of these units also meet the 'Enhanced Accessible Design' criteria;
- Noted that the project includes an elevator from the underground parkade to the courtyard and all five identified units have a ground level accessible entrance; and,
- Spoke to the quality of the proposed exterior materials.

In response to a question from Council regarding accessibility, staff advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria.

The applicant advised that excavation will commence in the fall of 2016 and the project will be complete thirteen months after the start date. It was noted that the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Road and Edgemont Boulevard is re-opened.

In response to a question from Council regarding parking during excavation and construction, the applicant highlighted the following:

- All staging activities will be onsite with no anticipated road closures;
- All trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- That other than during excavation, there will be less than two large trucks per day.

Staff advised that a left-hand turn onto Ridgewood Drive from the parkade will be permitted.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Sharon Baillie, 1300 Block Winton Avenue:

OPPOSED

- Expressed concerns with increased traffic;

- Stated that there is too much development going on all at one time;
- Expressed concerns with parking; and,
- Spoke in opposition to the proposed development.

5.2. Mr. Harvey Smith, 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed project;
- Expressed concerns with traffic at the intersection at Edgemont Boulevard and Ridgewood Drive; and,
- Questioned if there is a traffic plan for the intersection at Edgemont Boulevard and Ridgewood Drive.

5.3. Mr. Nick Milkovich, 3400 Block Sunset Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the strength of the proposal is that residents will not have to rely on driving a car;
- Opined that this is a good location for densification;
- Opined that traffic will only be a short term inconvenience during the construction phase; and,
- Commented that the proposed development will make the Edgemont community more interesting.

5.4. Mr. Graham Winterbottom, 700 Block West 15th Street: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the proposed project is in keeping with the character of the neighbourhood;
- Expressed concerns with traffic; and,
- Stated that a walkable community is essential.

5.5. Mr. Peter Thompson, 900 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development; and,
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines.

5.6. Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Suggested that the proposed development will diversify the housing stock in Edgemont Village;
- Stated that affordability is a region-wide issue; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

5.7. Mr. Beau Jarvis, 900 Block Kennedy Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Stated that change is inevitable; and,

- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.8. Mr. Craig Taylor, 3000 Block Paisley Road: IN FAVOUR

- Commented on the significance of the proposed Community Amenity Contributions;
- Suggested that improved sidewalks may create a safer pedestrian community; and,
- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.

5.9. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR

- Spoke in support of the proposed development;
- Expressed concerns with affordable housing in the District; and,
- Commented that the proposed development will bring the Edgemont community together.

5.10. Mr. Robert Parker, 3100 Block Brookridge Drive: OPPOSED

- Spoke in opposition to the proposed bylaws;
- Expressed concerns with traffic and parking issues;
- Stated that his property is significantly impacted by the proposed rezoning as he will lose his views;
- Expressed concerns that no parking is available on Edgemont Boulevard or Ridgwood Drive;
- Commented that the proposed development negatively affects the value of his property; and,
- Urged Council to preserve the charm of the neighbourhood.

5.11. Mr. Brian Platts, 3100 Block Beverly Crescent: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Thanked the applicant for addressing the concerns of the community;
- Opined that the proposed development is aesthetically pleasing; and,
- Commented that vibrant commercial areas have limited parking.

5.12. Mr. Chris Sutherland 3300 Block Edgemont Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will provide affordable housing; and,
- Suggested that staff look at alternative solutions for the traffic light at the intersection at Edgemont Boulevard and Ridgewood Drive.

5.13. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that the proposed development will result in the loss of four public parking spaces;
- Opined that care should be taken with regards to privacy and overlooking issues to adjacent properties;
- Opined that the proposed units are not affordable;

- Opined that the proposed units will not have any significant positive impact on Village businesses; and,
- Stated that it is essential that the proposed development be phased properly.

5.14. Mr. Joe Botto, 800 Block Clements Avenue:

OPPOSED

- Spoke in opposition to the proposed development; and,
- Expressed concerns with traffic.

In response to a question from Council regarding traffic issues on Ridgewood Drive and Edgemont Boulevard, the applicant advised that the proposed development will provide significant improvements including:

- A road dedication on Ridgewood Drive to allow for the construction of a dedicated right turn lane;
- Construction of both west and east bound dedicated bike lanes;
- Upgrades to the sidewalks; and,
- Lighting along the north and south sides of Ridgewood Drive and the west side of Edgemont Boulevard.

In response to a question from Council, the applicant advised that the goal of the proposed project is to provide affordable housing with the units costing thirty percent less than the most affordable housing option available in the Edgemont Village neighbourhood.

Staff advised that the traffic light at Edgemont Boulevard and Ridgewood Drive will likely remain after the Capilano Water Main Project is complete and staff will review the function of the traffic signals.

5.15. Mr. Robert Parker, 3100 Block Brookridge Drive: SPEAKING A SECOND TIME

- Requested that staff address parking issues on Brookridge Drive.

5.16. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented that only the most current version of documentation should be posted on the District's web.

6. QUESTIONS FROM COUNCIL

Council requested that staff report back on the process of westbound traffic turning left into the development from Ridgewood Drive when eastbound traffic is backed up from the traffic light.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the February 9, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" be returned to Council for further consideration.

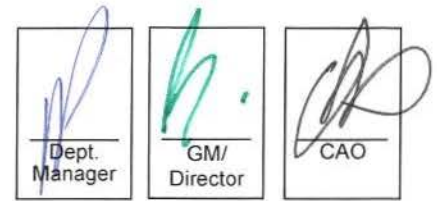
CARRIED
(8:42 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JAN 18 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 6, 2015
File: 08.3060.20/030.15

AUTHOR: Natasha Letchford

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" to amend the Official Community Plan (OCP) from Residential Level 2 (RES2) to Residential Level 4 (RES4) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" to rezone the subject site from Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 92 (CD92) be given FIRST reading;

AND THAT the "District of North Vancouver Housing Agreement Bylaw 8162" to authorize a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST READING;

AND THAT pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8159;

AND THAT in accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8159 in conjunction with its Financial Plan and applicable Waste Management Plans.

AND THAT Bylaw 8159 and Bylaw 8160 be referred to a Public Hearing.



REASON FOR REPORT

The proposed project requires Council's consideration of:

- Bylaw 8159 to amend the Official Community Plan (OCP) for the subject properties;
- Bylaw 8160 to rezone the subject properties;
- Bylaw 8162 to ensure all future owners are eligible to rent their units.

SUMMARY

The applicant proposes to redevelop four residential lots located at 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd. to create a 24 unit townhouse project. Implementation of the project requires an OCP amendment (Bylaw 8159), a rezoning (Bylaw 8160), and a Housing Agreement Bylaw (8162). The OCP amendment and rezoning is consistent with the recently approved Edgemont Village Centre: Plan and Design Guidelines. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

BACKGROUND:

Official Community Plan

The subject properties are designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan which allows for an FSR of up to 0.55.

The Edgemont Village Centre: Plan and Design Guidelines identifies these four lots as a future townhouse site, with an FSR of up to 1.20. The Edgemont Village: Plan and Design Guidelines envisions OCP amendments for the townhouse, multiplex, and duplex sites in the residential periphery of the village. The OCP amendment would change the designation of the lots



to Residential Level 4: Transition Multifamily (RES4), with an FSR of up to 1.20, consistent with the Edgemont Village Centre: Plan and Design Guidelines.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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The RES4 designation allows for a mix of townhouse and apartment development within or in close proximity to centres and corridors. Additionally, the OCP amendment will add the site to the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reductions

The proposed units are a mix of two and three bedroom floor plans, which will be attractive to both families and downsizers, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types....to accommodate the lifestyles and needs of people at all stages of life.”

The proposed height of three storeys and the proposed FSR is consistent with the Edgemont Village Centre: Plan and Design Guidelines.

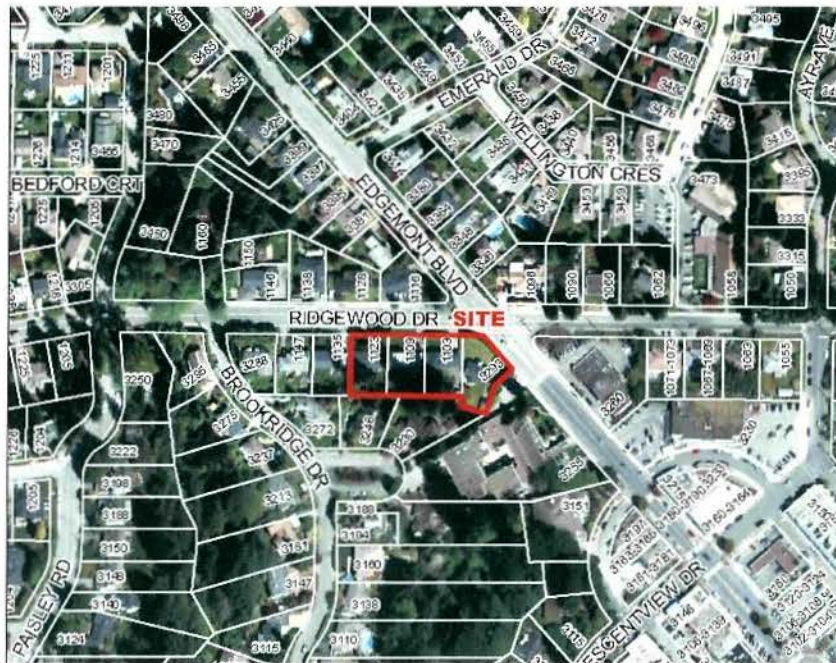
Zoning

The subject properties are currently zoned Single Family Edgemont (RSE). A new Comprehensive Development Zone 92 (CD92) is required to accommodate the project.

Development Permit

If the OCP amendment is approved, the subject lots will be included in the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reductions



A detailed development permit report, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning be approved.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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ANALYSIS:

Site and Surrounding Areas:

The development site is located on the southwest corner of Edgemont Blvd. and Ridgewood Dr. There are existing single family lots to the north and west of the site. The recently approved Grosvenor project (apartments over retail) is located east of the site, across Edgemont Blvd., Highland's United Church is located to the south of the site. The three residential properties to the west, along Ridgewood Dr., are identified for multiplex developments (triplex and four-plex), while the two properties to the south are identified as future duplex developments in the Edgemont Village: Plan and Design Guidelines.

Project Description:

Site Plan/Building Description

The project consists of 24 townhouse units in five three storey buildings. The proposal includes a 57.7 m² (621 sq. ft.) road dedication along Ridgewood Dr. which will enable the construction of a dedicated southbound right turn lane and dedicated bike lanes in both directions.



The townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking. Most units have basements at the parkade level, directly accessible from the parkade.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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The units are a mix of two and three bedroom layouts and range in size from 140 m² (1504 sq. ft.) to 198 m² (2,131 sq. ft.).

Parking

Parking is provided on one level of underground with access from Ridgewood Drive at the west end of the site. A total of 50 parking stalls are proposed which provides 2.1 parking stalls per unit, inclusive of six visitor stalls. This parking rate is higher than the District's 'Parking Principles for OCP Town and Village Centres'. This rate responds to the communities desire for increased parking of at least two stalls per unit due to the lack of on-street parking along Ridgewood Dr.

The proposal includes 24 Class 1 secure bicycle parking spaces (one per unit) in the underground parking and five Class 2 (short term) bicycle spaces at grade. Electrical outlets will be provided for all of the Class 1 bicycle spaces. Additional bike storage is available in individual unit garages and basement.



View looking east along Ridgewood Dr.

Landscaping

The proposed landscape plan features a variety of tree plantings to delineate the various areas of the project. Street trees are proposed along Ridgewood Dr. and Edgemont Blvd. and additional onsite trees and landscaping are provided. The project features a public plaza area at the corner of Edgemont Blvd. and Ridgewood Dr. The plaza responds to the plaza across Edgemont Blvd. on the Grosvenor site to create a 'green gateway' to the Village Centre.

The applicant is working with the neighbouring property owners to the south to finalize a landscape plan for the south property line which maximizes privacy.

Reduced copies of architectural and landscaping plans are included as Attachment A for Council's reference.

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Acoustic Regulations

Bylaw 8160 includes the District's residential acoustic regulations for maximum permitted noise levels in the bedrooms, living areas, and other areas of the units. As a condition of a development permit, the applicant will be required to provide a report from a qualified noise consultant, confirming compliance with acoustic regulations.

Accessibility

The proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria. The project includes an elevator from the underground parkade to the courtyard; and, all five identified units have a ground level accessible entrance. Accessible design features proposed include: wider entry doors to allow for clear openings of 34"; lever-style handle; and, slip resistant flooring in bathroom and kitchen. Two of the units are proposed to meet the 'Enhanced Accessible Design' criteria and will include the following features: a personal elevator option from the underground parking to all levels of the units; larger master bedroom to provide a 60" turning space next to bed; a continuous counter between the sink and the stove; and, visual alarm wiring.



OFF-SITE IMPROVEMENTS:

The application includes a road dedication on Ridgewood Dr. to allow for the construction of a dedicated right turn lane; construction of both west and east bound dedicated bike lanes; upgrades to the sidewalks, street trees, curb, gutter, and lighting along the north and south sides of Ridgewood Dr. and the west side of Edgemont Blvd.

View looking east at corner of Edgemont Blvd. and Ridgewood Dr.

GREEN BUILDING MEASURES

Compliance with the Green Building Strategy is mandatory given the need for rezoning. The project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green™ Gold. Details of green building features will be provided for Council review should the application proceed to the Development Permit stage.

COMMUNITY AMENITY CONTRIBUTION

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects which result in an increase in residential density. A CAC of \$157,460 will be included in the proposed CD92 Zone. It is anticipated that the CACs from this development will be directed toward public art; park and trail improvements; the affordable housing fund; or, other public realm infrastructure improvements.

IMPLEMENTATION

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

Bylaw 8160 (Attachment C) rezones the subject site from Single Family Residential Edgemont (RSE) to a new Comprehensive Development Zone 92 (CD92) which:

- Establishes the multifamily residential use;
- Allows home occupations as an accessory use;
- Establishes a base density of 0.45 FSR and four units;
- Establishes a maximum density of 3,761 m² (40,486 sq.ft.) and 24 units subject to payment of a \$157,460 Community Amenity Contribution;
- Provision of at least five units which meet the basic accessible design criteria, two of which must also meet the enhanced accessible design criteria;
- Incorporates acoustic requirements; and,
- Establishes parking and building regulations specific to this project.

Bylaw 8162, (Attachment E) authorizes the District to enter into a Housing Agreement to ensure that there will be no future restrictions on renting the units.

In addition, the following legal agreements are required and will be secured prior to zoning bylaw adoption:

- Green building covenant;
- Stormwater management covenant;
- A statutory right of way for the gateway plaza; and,
- A consolidation plan that shows the required dedications.

CONCURRENCE

Staff

The project has been reviewed by staff from the Environment, Permits, Parks, Engineering, Policy Planning, Urban Design, Transportation, the Fire Department and the Arts Office.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on November 12, 2015; overall, the panel was pleased with the project. The Panel recommends approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by de-emphasizing the parkade entrance; adding increased colour and detail to the design, including changing all unit entry doors to red; and, providing better weather protection at Ridgewood Dr. entries.

Public Input:

Public Information Meeting

The applicant held a facilitated Public Information Meeting (PIM) on November 5, 2015. The meeting was attended by approximately 61 residents. Comments made included a mix of opinions including support for the development and for the opportunity it represents for young families to return to the North Shore.

A key issue for the neighbourhood was the number of proposed visitor parking stalls, particularly for residents of Brookridge Dr. In response to the concerns, the applicant increased the number of proposed visitor stalls from three to six.

An increase in traffic due to the new development was cited as a concern. It is anticipated that there will be a net increase of 9 vehicle trips in the morning peak hours and 12 vehicle trips in the afternoon peak hours. This is equivalent to approximately one additional vehicle every six minutes in the morning and one additional vehicle every five minutes in the afternoon. This level of increase in trips from the development is not expected to have a material effect on the operation of the intersection. The construction of a dedicated right hand turn lane as part of this development will help to improve traffic flow at this intersection which was raised as a concern by the community.

A copy of the facilitator's report of the Public Information Meeting is attached to this report (Attachment E).

CONSTRUCTION MANAGEMENT PLAN

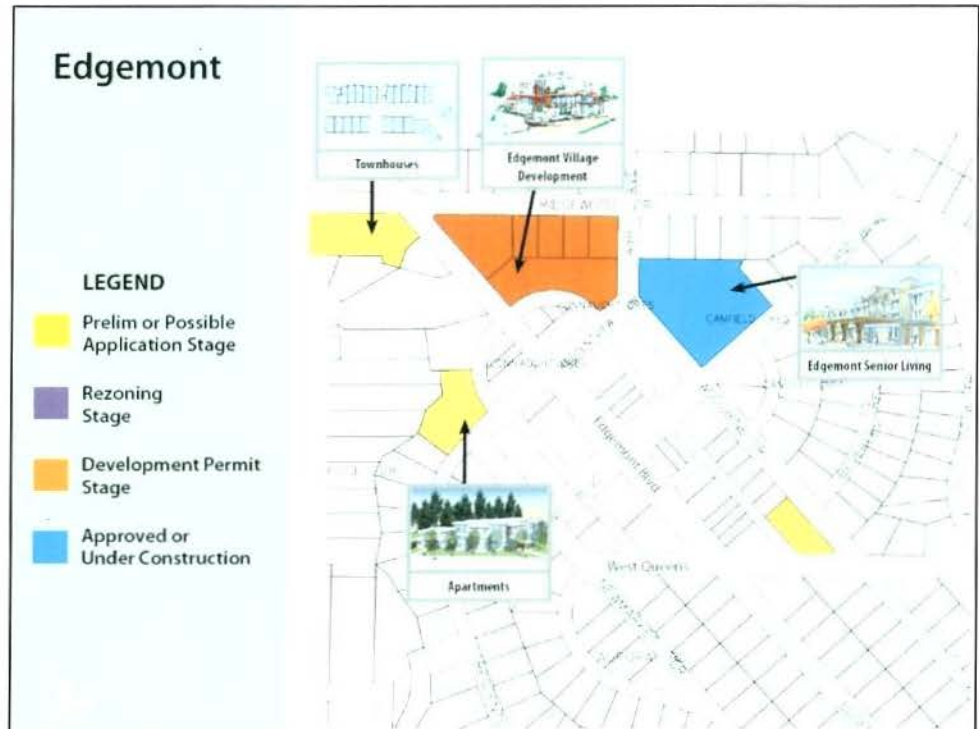
The site is shown in relation to other residential construction projects and potential development projects in the image to the right. If approved, the project will not commence construction until after the completion of the Capilano Water Main Project, anticipated for May 2016 and will be required to coordinate with other construction projects in the area.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the applicant will be required to provide a Construction Impact Mitigation Plan as a condition of a Development Permit. The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Ridgewood Dr. and Edgemont Blvd. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the 'construction impact mitigation plan' must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

Edgemont Boulevard is expected to be closed at Capilano Road from January 2016 to April 2016 as part of the Capilano Water Main Replacement Project. Due to other development projects and associated major civil works potentially underway in Edgemont Village the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Rd and Edgemont Blvd is re-opened.

SUBJECT: Bylaws 8159, 8160 and 8162: OCP Amendment, rezoning, and housing agreement for a 24 unit apartment project - 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.

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Conclusion

This project is consistent with the directions established in the OCP and the Edgemont Village Centre: Plan and Design Guidelines. It addresses OCP housing policies related to the provision of a range of housing options. The project is now ready for Council's consideration.

Options

The following options are available for Council's consideration:

1. Introduce Bylaws 8159, 8160, and 8162 and refer Bylaw 8159 and 8160 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Natasha Letchford
Community Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8159 – OCP Amendment
- C. Bylaw 8160 – Rezoning
- D. Bylaw 8162 – Housing Agreement
- E. Public Information Meeting Facilitator's 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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	



EDGEMONT VILLAGE

BOFFO PROPERTIES (EDGEMONT) INC.

DRAWING LIST

- A0.0 COVER SHEET
- A0.1 LIMIT LINES AND STATISTICS
- A0.2 SHADOW STUDY
- A0.3 TOPOGRAPHIC SURVEY
- A0.4 FIRE TROL ACCESS PLAN
-
- A1.0 PARKING LEVEL
- A1.1 SITE PLAN / GRADING LEVEL
- A1.2 SETTING LEVEL
- A1.3 TRAIL LEVEL
- A1.4 ROOF LEVEL
-
- A2.0 FLOOR PLANS, UNIT 1
- A2.1 FLOOR PLANS, UNIT 2
- A2.2 FLOOR PLANS, UNITS 4 AND 5, 3 AND 3 REVERSED
- A2.3 FLOOR PLANS, UNITS 5, 4, 3, 2
- A2.4 FLOOR PLANS, UNIT 20, 21, 22 AND 2 REVERSED
- A2.5 FLOOR PLANS, UNIT 22, 21 REVERSED (OPTIONAL ELEVATION)
- A2.6 FLOOR PLANS, UNIT 6
- A2.7 FLOOR PLANS, UNITS 7, 9
- A2.8 FLOOR PLANS, UNIT 3
- A2.9 FLOOR PLANS, UNITS 3 AND 4
-
- A3.0 RECREATION STREETS/CAFE
- A3.1 BUILDINGS "A" AND "B" FRONT ELEVATION
- A3.2 BUILDINGS "A" AND "B" REAR ELEVATION
- A3.3 BUILDINGS "A" AND "B" FRONT ELEVATION
- A3.4 BUILDINGS "A" AND "B" REAR ELEVATION
- A3.5 BUILDINGS "B" ELEVATIONS AND BUILDINGS "B" SIDE ELEVATION
- A3.6 COLOURED ELEVATIONS
- A3.7 COLOURED ELEVATIONS
-
- A4.0 BUILDINGS SECTIONS 1 AND 2
- A4.1 BUILDINGS SECTIONS 3 AND 4

CONSULTANT LIST

- DEVELOPER** BOPPO PROPERTIES 1155 WEST 10TH, INC.
237 VANDERLIER STREET
VANCOUVER, B.C.
V6L 2P9
PHONE: 604-684-5334
- ARCHITECT** BATEWAY ARCHITECTURE INC.
847 BETHVILLA STREET
VANCOUVER, B.C.
V6B 3H1
PHONE: 604-676-8661
- LANDSCAPE ARCHITECT** ELLENSTEIN & CO.
22-33 WEST 3RD AVENUE
VANCOUVER, B.C.
V6L 7K5
PHONE: 604-684-467
- COMMUNITY RELATIONS CONSULTANT** URBAN FORM ASSOCIATES
435 EAST 7TH AVENUE
VANCOUVER, B.C.
V5T 7G3
PHONE: 604-683-4703
- AIRBORST** AIRBORST CONSULTING
205-340 JAMANA ST.
RICHMOND, B.C.
V7E 2J3
PHONE: 604-273-3464
- GROUCH** SECONTRON CONSULTANTS LTD.
213-220 WEST 7TH AVENUE
VANCOUVER, B.C.
V6B 6K9
PHONE: 604-634-0922
- SURVEYOR** CAMERON LAND SURVEYING LTD.
205-6533 FRASER HIGHWAY
BLAKE, B.C.
V4N 5S2
PHONE: 604-537-3377
- BUILDING CODE CONSULTANT** FIDHIER & FIDHIER ENGINEERS
2474 KENNEDY
VANCOUVER, B.C.
V6K 3S6
PHONE: 604-605-9122
- MECHANICAL ENGINEERING CONSULTANT** STANTEC CONSULTING LTD.
100 - 1111 CLYDEFRUIT STREET
VANCOUVER, B.C.
V6B 5A1
PHONE: 604-676-6200
- ELECTRICAL ENGINEERING CONSULTANT** ENAL ENGINEERING INC.
3407 HARRISON LANE
PORT COQUITLAM, B.C.
V6B 3D3
PHONE: 604-478-9788
- TRAFFIC AND PARKING CONSULTANT** BLUNT & ASSOCIATES
350-350 WEST FREDERICK STREET
VANCOUVER, B.C.
V6E 3A7
PHONE: 604-683-6427
- CIVIL ENGINEERING CONSULTANT** M FURNESS ASSOCIATES LTD.
203 - 4246 CAMDEN ROAD
BURNABY, B.C.
V5C 4H4
PHONE: 604-425-7772
- SUSTAINABILITY CONSULTANT** E3 ECO SOLUTIONS INC.
1733 WEST 37TH STREET AND ALCOR
NORTH VANCOUVER, B.C.
V7Y 7G2
PHONE: 604-974-9743



Contractors are responsible to ensure that all work is completed in accordance with the requirements of all other standards, codes and bylaws.

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1111 GATEWAY STREET
VANCOUVER BC V6M 1A1
TEL: (604) 681-1111
FAX: (604) 681-1111

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Drawings are prepared to show that all work is done in accordance with the requirements of the applicable codes and standards.

Streetscape along Ridgewood Dr.



BUILDING B ELEVATION (STREETSCAPE ALONG RIDGEWOOD DRIVE)
Scale: 1/8" = 1'-0"

BUILDING H ELEVATION
Scale: 1/8" = 1'-0"



BUILDING E FRONT ELEVATION (STREETSCAPE ALONG EDMONTON BOULEVARD)
Scale: 1/8" = 1'-0"

BUILDING B DOUBLE FRONT SIDE ELEVATION
Scale: 1/8" = 1'-0"

Streetscape along Edgemont Blvd.

FINISH SCHEDULE	
1	FINISH GLASS ASPHALT SHINGLE SLES - NO CLAY SLACK
2	CEGAR SHINGLE BENS - SOLID STAIN, BY 224-40, TH-RECK, OLC, SPRAY
2A	CEGAR SHINGLE BENS - SOLID STAIN, BY 224-40, TH-RECK, OLC, SPRAY
2B	CEGAR SHINGLE BENS - SOLID STAIN, BY 224-40, TH-RECK, OLC, SPRAY
3	WOOD PANDA AND METAL SLITER - BY 224-40, TH-RECK, OLC, SPRAY
4	WOOD WINDOW TRIP - BY 224-40, TH-RECK, OLC, SPRAY
5	VINYL WINDOWS WITH 63 LOW-E GLAZING - STANAGRE BLACK FRAME
6	METAL CORNERS - WHITE
7	ALUMINUM RAILINGS - POWDER COATED BLACK
8	STONE - RANDOM BASALT
9	STONE & BATTEN WOOD BENS - SOLID STAIN BY 224-40, TH-RECK, OLC, SPRAY
9A	STONE & BATTEN WOOD BENS - SOLID STAIN BY 224-40, TH-RECK, OLC, SPRAY
10	SKULES & BRULEE CONCRETE - NATURAL

BOFFO

PROJECT: EDGEMONT VILLAGE

CLIENT: VANCOUVER DISTRICT 12

DATE: 01/11/2023

PROJECT NO: 2023-01-11-01

DESIGNER: BOFFO ARCHITECTS

PROJECT NO: 2023-01-11-01

PROJECT NAME: EDGEMONT VILLAGE

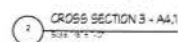
PROJECT ADDRESS: 1111 GATEWAY STREET, VANCOUVER BC V6M 1A1

PROJECT NO: 2023-01-11-01

PROJECT NAME: EDGEMONT VILLAGE

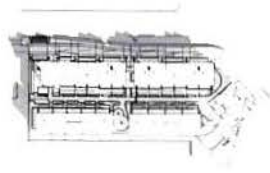
PROJECT ADDRESS: 1111 GATEWAY STREET, VANCOUVER BC V6M 1A1

A3.6

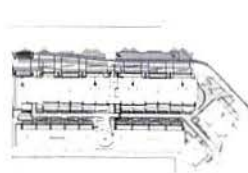


2 CROSS SECTION 4 - A4.1
SCALE: 1/8" = 1'-0"

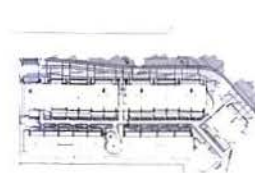
Typical Cross Section



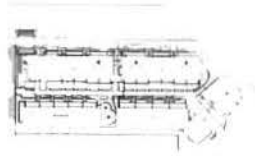
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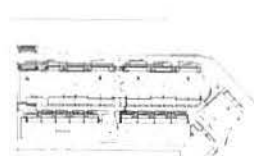
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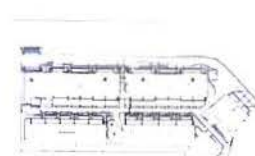
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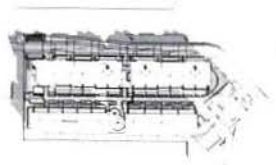
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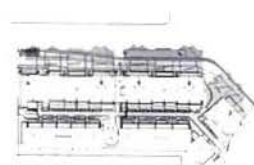
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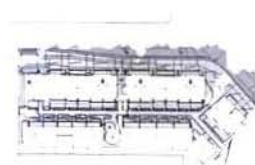
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↑ SEPT 21: 10AM



↑ SEPT 21: 12 NOON



↑ SEPT 21: 2 PM



↑ SEPT 21: 6 PM

The Corporation of the District of North Vancouver**Bylaw 8159**

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)".

2. Amendments

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

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

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

PUBLIC HEARING held

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

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

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8159

Bylaw 8159

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8159, 2015 (Amendment 16)



- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4 Transition Multifamily
- Map 3.1** Form and Character Development Permit Area: as illustrated on Schedule A, by adding the properties to map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- Map 4.1** Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.



The Corporation of the District of North Vancouver

Bylaw 8160

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)”.

2. Amendments

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

- i. Part 3, General Operative Clauses, Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 92 CD 92”

- ii. Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

- a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
- b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
- c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
- d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

- a) Uses Permitted Without Conditions:
 - i. Residential building, multifamily townhouse.
- b) Conditional Uses:
 - i. Not applicable.

4B 92 – 3 Conditions of Use:

- a) Not applicable.

4B 92 – 4 Accessory Use:

- a) *Home occupations* are permitted in *residential* dwelling units.

4B 92 – 5 Density:

- a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

4B 92 – 6 Amenities:

- a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m² (40,486 sq. ft.) and 24 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:
 - i. Contributes \$157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.;
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

- a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.08 m (6.8 ft.)
Northeast (From Edgemont Blvd)	5.02 m (16.5 ft)
Southeast	2.43 m (8.0 ft.)
South	3.04 m (10.0 ft.)
West	3.53 m (11. ft.)

4B 92 – 9 Coverage:

- a) Maximum building coverage is 50%; not including underground parking or patios;
- b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 92 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 44 parking spaces are required for the use of residents;
- b) A minimum of 6 parking spaces are required for designated visitor parking;
- c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
- d) Resident bicycle storage must be provided on the basis of one space per unit;
- e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD 92).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

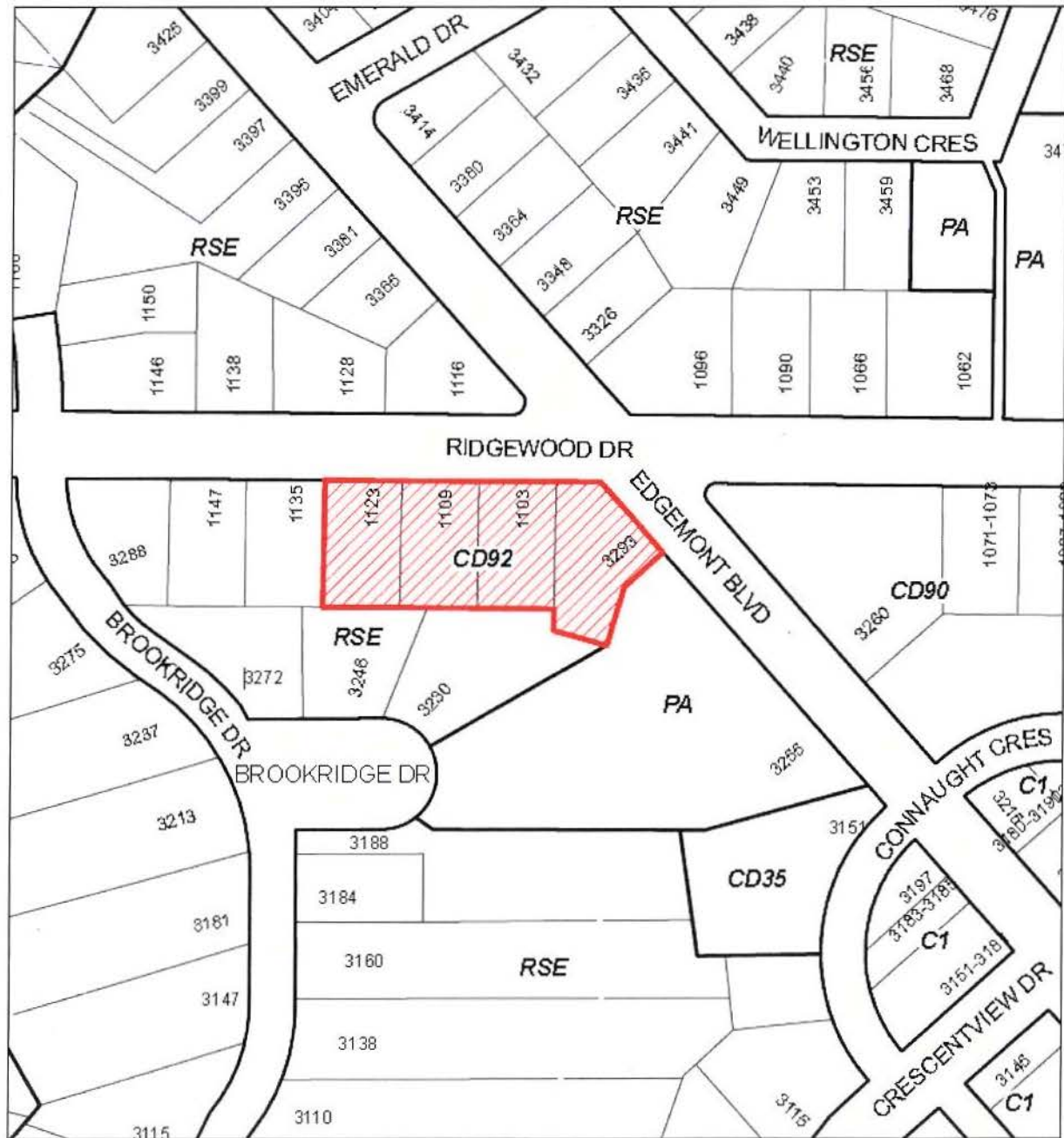
Certified a true copy

Municipal Clerk

Bylaw 8160 Schedule A: Zoning Map

Bylaw 8160

The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)



**REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDMONT ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 92 (CD92)**



The Corporation of the District of North Vancouver

Bylaw 8162

A bylaw to enter into a Housing Agreement (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8162, 2015 (1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
 Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
 Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549; and,
 Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

3. Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8162

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the.

BETWEEN:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office
at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby

further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 24 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8162 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing at least a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

Binding on Strata Corporation

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

3.03 Strata Bylaw Invalid

Any strata corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.04 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.05 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.06 Notice

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

3.07 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (bylaw 8160), is not adopted by the District's Council before December 31, 2016, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY**5.01 Indemnity**

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

law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and

- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

Boffo Properties (Edgemont) Inc.
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Josh Anderson

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal

service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. **INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (a) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (b) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8160.

7.07 Governing Law

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

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

GRANT OF PRIORITY

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

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

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

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

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

END OF DOCUMENT

Boffo Properties: 1103 - 1123 Ridgewood Drive & 3293 Edgemont Blvd Rezoning

Public Information Meeting Summary Report

Event Date: November 5, 2015
Time: 6pm – 8pm
Location: Highlands United Church, Edgemont Village
Attendance: 61 members of the public signed in
Comment Forms: 14 comment sheets and 3 emails were submitted.

Meeting Purpose:

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

Notification:

Invitation Brochures

Invitations with fact and comment sheets were delivered to 547 homes, including all homes within 100 metres of the site.

Site Sign

A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, October 28th and Friday, October 30th. A copy of the ad is included in Appendix A: Notification.

Attendance:

61 members of the public attended and signed in for the meeting. A copy of the sign-in sheets are provided in Appendix B.

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

District of North Vancouver:

- Natasha Letchford, Development Planner, District of North Vancouver

Project Team:

- Jamie Wallace, Boffo Properties
- Josh Anderson, Boffo Properties
- Michael Cox, Gateway Architecture
- Jennifer Stamp, Durante Kreuk Landscape Architecture

- Lance Berelowitz, Urban Forum Associates
- Tyler Thompson, Bunt & Associates

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Overview:

The Public Information Meeting was designed to provide several methods for the public to engage in the process.

The evening began with an Open House, which lasted approximately 45 minutes, where participants could browse display boards and have informal discussion with the Boffo Properties team.

The Open House was followed by a presentation by the Boffo Properties team.

The presentation was followed by a forty-five minute dialogue that provided the public with an opportunity to ask questions and discuss the project. To ensure an accurate record of the dialogue, the facilitator noted public comments and questions on flip chart paper on the wall.

The participants were invited to submit written comments to the facilitator or to the municipal planner.

The key themes of the evening were traffic, access, density and housing choice.

Public Dialogue:

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

Q1 How much will the road be widened?

A1 The DNV is re-designing the intersection.

Q2 Will public access to the courtyard be permitted?

A2 No.

C3 Trees could grow and block sunlight.

A3 Narrow, pyramidal trees have been selected to minimize blocking sunlight.

Q4 Will on-street parking be lost on Ridgewood?

A4 There will be no change in on-street parking on Ridgewood.

C5 Pedestrians will use a different entrance than drivers.

C6 The design is Georgian, rather than modern. It appears out of place in Edgemont Village.

A6 The forms have local precedents.

Q7 Will this project go to Advisory Design Panel?

A7 Yes: it will be reviewed by the Panel next week.

C8 The colours are not appropriate choices for Edgemont Village.
A8 Edgemont Village is eclectic.

Q9 Will the DNV require payment of a Community Amenity Contribution if the project is approved?
A9 Yes.

C10 There is no pedestrian walkway on the west side of Edgemont and Ridgewood.
A10 The DNV needs to follow up on this point.

Q11 Is there a delivery parking space, or a spot for moving vans?
A11 Yes, near the parkade entrance.

Q12 Will the townhouses be sold or rented?
A12 They will be sold as market units, but without rental restrictions.

C13 The full movement driveway entrance is near a busy intersection.
A13 The traffic analysis for this project is comprehensive, and factors in influences from other developments. The team is working on the intersections with the DNV.

Q14 Will the traffic lights remain after the water main project is complete?
A14 Our understanding is that the DNV plans to review the function of the traffic signals after the water main project is complete, and further data has been collected.

C15 I am unhappy with increased density in the Village because of traffic and construction impacts.

C16 We support increased density and housing choice for younger families and downsizers (re-iterated by four different participants)

Q17 How much will the units cost?
A17 We do not know yet: it will be set by the market.

Q18 Are you proposing any one-storey units for seniors?
A18 No one-storey units are proposed, but units in cluster "C" are designed to have space for a lift and include other adaptable design features.

C19 Three visitor parking stalls is not enough.
A19 The traffic analysis, which looked at other comparable projects, supports this number of visitor parking stalls. Some residential spots will not be used. Visitor parking demand peaks at night (not when trades are working).

C20 Grosvenor will supply extra visitor parking in the Village across the street.

Q21 Will the underground parking be secure?
A21 Yes.

C22 One parking entrance will not be enough.

A22 One parking stall for a project of this size is typical. If several people are coming and going simultaneously, they will take turns using the entrance.

Q23 How many trees will be removed for this development?

A23 Underground parking makes it hard to retain existing trees. Boffo Properties will replant many trees.

Q24 Will reduced front yard setbacks affect sight lines for traffic?

A24 No.

C25 Edgemont Village is changing rapidly with several concurrent projects that increase density. Three projects are happening at the same time within one block.

C26 The dialogue tonight reflected points raised during the Edgemont Village Plan Refresh process.

Comment Sheet and Email Summary

Fourteen comment sheets and 3 emails were submitted to the DNV after the meeting. Copies of the correspondence are attached as an Appendix C. Seven of the fourteen comment sheets and one of the emails explicitly expressed support for the project.

Below is a summary of the key themes communicated via comment sheets and emails after the meeting. They are clustered according to topic.

Affordability

- I currently live in a townhouse with my wife and two young boys but will require more space in the future. Single family homes in Edgemont are beyond my price range but this could be affordable and preferable as an option to live closer to my son's school at Cleveland Elementary.
- Who can afford to buy these homes? Neither singles over 50, nor young couples.

Architecture & Site Planning

- The living space in townhouses is too small: staircases take up too much room
- Stairs in multi-level townhouses make the units unsuitable for seniors and households with small children
- The pad-mounted transformer is proposed to be located on a prominent corner of the site. This could be integrated with the loading and services on the west side of the site, instead.
- The rooflines should have a steeper pitch.
- Project looks great.
- The project will have a positive impact on the community and businesses, but the architecture is very conservative. The architecture should incorporate design improvements that refer to the artistic side of the area.
- Nice mix of unit sizes.
- Very nice looking site!
- Keep the project on Ridgewood: don't go around the corner onto Edgemont Boulevard
- Skepticism about the artistic rendering of the project: where are the traffic lights and traffic?

- I find the bulky Georgian “shingle-style” architectural expression for this project to be very out of place in the Edgemont context.

Density

- I fully support this proposal. Edgemont needs more diverse housing types in this area and townhouses are appropriate and compatible with the existing area.
- I support townhouses in the village, but too many units are proposed
- The proposal is consistent with Edgemont Refresh vision and principles
- Land use and density will support Edgemont businesses and help animate the street
- New residents will make the neighbourhood even better.
- I have no problem with increased residential density at this location.

Parking

- Concern about amount of visitor parking, and a request for data from comparable projects
- Three visitor parking stalls is probably not enough, and will result in visitors parking on Brookridge Drive.

Traffic

- Concern about traffic impacts and pedestrian safety in Edgemont Village
- Traffic is an issue, but this density will support Edgemont as a walkable neighbourhood
- Worried about traffic!
- The mid-block parkade access/egress will be very problematic on the busy Ridgewood arterial. This should be right-in, right-out only. This intersection has become a serious problem, particularly during rush hour.

Environment

- More than 125 birds in this area depend on the existing older trees

Process

- What are the odds that this project will not be approved?
- Have the Edgemont Village Plan details been adopted into the existing OCP?
- Is the current RSE zoning FSR 0.55 or is it 0.35 + 350 sq ft?
- Does the project require an OCP amendment as well as rezoning in order to proceed?
- Have shadow studies been conducted?

General Comments

- Wonderful concept for young families!
- I’m so happy young families will be able to move here.
- Boffo is a quality developer.
- This project will serve the community well

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. Invitations were mailed to the community, a sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in four ways:

- by browsing boards and talking to the project team and municipal Planner in an Open House
- listening to a presentation
- participating in a facilitated dialogue, and
- submitting written comments.

61 people signed in and participated in the meeting. Participants asked the development team and District planner a variety of specific questions.

The key themes raised at the meeting were parking, access and density, and support for increasing housing choice in Edgemont Village. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening.

Fourteen comment sheets and three emails were submitted after the meeting. A relatively high proportion of the respondents supported the project: seven of the fourteen comment sheets and one of the emails explicitly expressed support for the project.

Appendix A: Notification


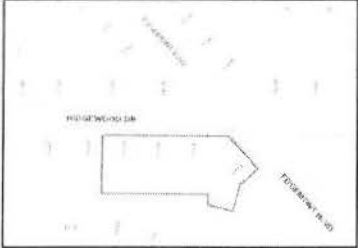
Newspaper Advertisement

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard, to construct a townhouse project. You are invited to a meeting to discuss the project.

Date: Thursday, November 5, 2015
Time: 6:00 – 8:00 p.m.
Location of meeting: Highlands United Church
3255 Edgemont Blvd., North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 24-unit townhouse project. Homes range between approximately 1,536 and 2,452 square feet in size and the project includes 50 underground parking spaces.



Information packages are being distributed to residents within a 100m* meter radius of the site. If you would like to receive a copy or if you would like more information, please contact Natasha Letchford, Community Planner, District of North Vancouver at 604-990-2387 or Josh Anderson, Director, Development of Boffo Properties (Edgemont) Inc. at 604-648-0594.

***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.**


Notification Sign


**Developer's
Public Information Meeting**

**Proposal:
3-Storey Townhouse Project**


**6 PM, Thursday, November 5
Highlands United Church
3255 Edgemont Boulevard**

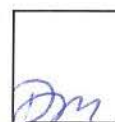
**Boffo Properties (Edgemont) Inc.
604-648-0594**



 This meeting has been required by the District of North Vancouver as part of the regulatory process.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 27 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 13, 2016
File: 08.3060.20/030.15

AUTHOR: Natasha Letchford, Planner

SUBJECT: 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Blvd - DP 30.15 to accommodate 24 unit townhouse project

RECOMMENDATION:

THAT Development Permit 30.15 (Attachment A) for a 24 unit townhouse project at 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd. be issued.

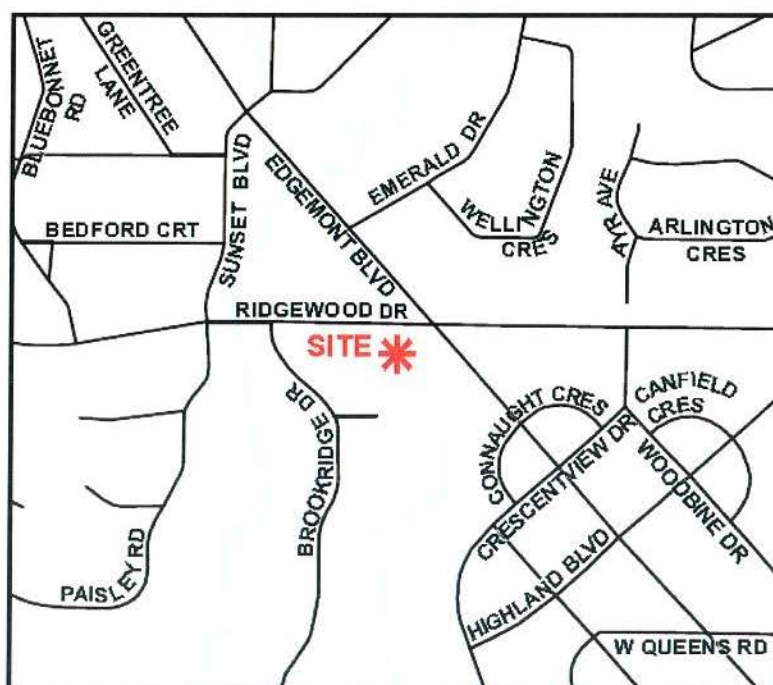
REASON FOR REPORT:

The site is in Development Permit Areas for Form and Character of Multi-Family Development; and, Energy and Water Conservation and Greenhouse Gas Emission Reductions. The proposed development requires issuance of a Development Permit by Council.

SUMMARY:

Bylaw 8159 and 8160 amending the Official Community Plan and rezoning the subject site to a new CD92 Zone received 2nd and 3rd reading on February 22, 2016. Once Bylaws 8159 and 8160 are adopted, the project is ready to be considered for the issuance of a Development Permit.

This is a 24 unit townhouse project in five buildings framing a central courtyard all over one level of underground parking. The units are a mix of two and three bedroom layouts



and range in size from 140m² (1,504 sq. ft.) to 198 m² (2,131 sq. ft.)

The proposal is consistent with the Official Community Plan and the Schedule B Development Permit Area Guidelines. No variances are required for this project.

BACKGROUND:

Bylaws 8159 and 8160 amending the OCP and rezoning the property to CD92, respectively, and Housing Agreement Bylaw 8162, were introduced on November, 2015. Following a public hearing on February 9, 2016, the rezoning and OCP amendment bylaws received 2nd and 3rd reading on February 22, 2016. Both Bylaws are scheduled for consideration of adoption on June 27, 2016.



In addition to the OCP amendment, rezoning, and housing agreement bylaws, the legal framework for the project includes a development covenant. The development covenant secures a variety of items for fulfilment prior to issuance of a building permit, including:

- On-site stormwater management system;
- Green building requirements;
- Right of Way for public access for the gateway plaza at the corner of Edgemont Blvd. and Ridgewood Dr.;
- Accessible design;
- Public art;
- A Construction Traffic Management Plan; and,
- Electric vehicle charging.

In addition the required road dedication has been secured prior to consideration of this DP.

EXISTING POLICY:

Development Permit Area Designations

The subject lots are designated as Development Permit Areas for the following purposes:

- Form and Character of Residential Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

The proposal has been reviewed against Schedule B of the OCP and meets the requirements of the relevant Development Permit Areas and is consistent with these guidelines.

ANALYSIS:

Site and Surrounding Areas:

The development site is located on the southwest corner of Edgemont Blvd. and Ridgewood Dr. There are existing single family lots to the north and west of the site. The recently approved Grosvenor mixed-use project is located east of the site, across Edgemont Blvd., and Highland's United Church is located to the southeast of the site. The three single family residential properties to the west and two single family residential properties to the south are identified as future multiplex and duplex developments in the Edgemont Village: Plan and Design Guidelines.

Project Description:

Site Plan

The project consists of 24 townhouse units in five three-storey buildings. The development frames a central courtyard, which includes an onsite play area, over one level of underground parking. The proposal includes a 57.7 m² (621 sq. ft.) road dedication along Ridgewood Dr. which will enable the construction of a dedicated southbound right turn lane and dedicated bike lanes in both directions. The proposal also includes a public plaza at the corner of Edgemont Blvd. and Ridgewood Dr.



Site Plan

Parking

Parking is provided in a one level underground garage accessed from Ridgewood Drive at the west end of the site. A total of 52 parking stalls (including six visitor stalls) are proposed which provides 2.1 parking stalls per unit. This parking rate is higher than the District's 'Parking Principles for OCP Town and Village Centres' but responds to the community's desire for increased visitor parking at the site.

The proposal includes 24 "Class 1" secure bicycle parking spaces (one per unit) in the underground garage and five "Class 2" (short term) bicycle spaces at grade. Electrical outlets will be provided for all of the Class 1 bicycle spaces. Additional bike storage is available in individual unit garages and basements.

Development Permit for the Form and Character of Multi-Family Housing and Ground-Oriented Housing:

Building Design

The units are a mix of 2 and 3 bedroom layouts and range from 140 m² (1504 sq. ft.) to 198 m² (2,131 sq. ft.) in size. Each of the five buildings are approximately 12 m (38.0 ft) high. The proposal includes a central courtyard and private outdoor living space for all of the units. All of the units have at least one private upper storey deck.

There is a range of building materials proposed in the design, including cedar shingle, board and batten wood siding, and granite stone.

The project has been reviewed against the OCP's Form and Character Guidelines for Ground-Oriented Housing and Multi-Family Housing. The project complies with the guidelines and highlights from the guidelines include:

B2.2 Corner Sites *On corner sites, both frontages should be designed to face the street and the building should address the corner with*



View of duplex looking east at corner of Edgemont Blvd. & Ridgewood Dr.

strong massing.

The duplex unit faces Edgemont Blvd. and is treated differently from the buildings fronting Ridgewood Dr. with a full storey of stone facing and white stained cedar shingles. The buildings fronting Ridgewood Dr. feature gray cedar shingle siding and white board and batten wood siding. The corner is further distinguished by the creation of a public plaza.

C1.3: Street Orientation *Units are encouraged to be oriented towards, and have a visual connection to the street.*

The buildings and unit entries are clearly oriented to Ridgewood Dr. and Edgemont Blvd. with brightly coloured front doors facing the street. The units are designed so that living space overlooks the street.



Corner of Edgemont Blvd. and Ridgewood Dr. showing Gateway Plaza

C3.1 Massing *The front façade of buildings should be broken up and portions stepped back to reduce the impression of bulk.*

The buildings along Ridgewood Dr. include a portion which is stepped back at the third storey to allow an outdoor deck and to minimize building bulk from the street. Additionally, the buildings are stepped back at the third floor from the interior courtyard to provide greater sun penetration to the common outdoor space.

C3.6 Noise Levels *Designs should demonstrate that the noise levels in the dwelling should not exceed the noise levels set out in the Guidelines for Ground-Oriented Housing*

Due to the proximity of the project to the Edgemont Blvd. and Ridgewood Dr. intersection extra consideration has been made to ensure that the noise levels in the units do not exceed the maximum levels outlined in the zoning bylaw including triple glazing and improved insulation.

Landscaping

The landscape plan features a variety of tree plantings to delineate the various areas of the project and extensive shrub plantings throughout the site and courtyard. Street trees are proposed along Ridgewood Dr. and Edgemont Blvd. and additional onsite trees and landscaping are provided. The project features a public plaza at the corner of Edgemont Blvd. and Ridgewood Dr. which will include seating and planted areas.



View along Ridgewood Dr. showing main pedestrian access

C2.3: Street Interface *Landscaping and fencing should be kept low and open in the front yard to foster a strong relationship to the street and maintain visibility through to the front of the building.*

The short metal fence punctuated with stone pillars provides a separation between the public and private realm while still allowing a visual connection between the street and the private realm.

C2.6: Private Outdoor Space *At least nine square metres of usable private outdoor space should be provided for all units.*

The private outdoor space provided per unit ranges between 19 m² and 35 m² (200 sq. ft. and 380 sq. ft). The south-facing patios are slightly larger than the north-facing patios to maximize the benefits of sun exposure.

C2.10 Pedestrian Access *The main pedestrian access route should be from the street rather than the lane or parking area.*

The main pedestrian access is centred along Ridgewood Dr. between two of the buildings. An archway and path define the entrance to the private courtyard.

C2.5 Shared Outdoor Space *Units should be clustered to create interesting shared outdoor spaces as well as usable and accessible private outdoor spaces. Encourage/integrate informal gathering, play, and urban gardening opportunities.*

The inner courtyard will serve as a shared outdoor space. The third storey of the buildings are stepped back to allow for greater sun penetration to the courtyard. The project incorporates a play area at the south end of the site for the use of the residents.

C2.4 Privacy *Incorporate planting and fencing to maximize privacy between dwelling units and neighbouring sites.*



View looking east on Ridgewood Dr.

The patios facing the inner courtyard have a privacy hedge and a metal and pebbled glass privacy screen between the patios. Efforts were made to maintain the privacy of the two single family properties to the south. The applicant has worked with the adjacent neighbour to the south to develop a landscape buffer between the townhouse project and the single family house. The landscaping includes a new hedge and trees on the neighbour's property. The existing treed buffer between the project and the other single family lot is being retained.

Accessible Units

The project exceeds the District's Accessible Design Policy for Multi-Family Housing. The policy recommends that 15% of ground oriented multi-family units in a development be accessible without the use of stairs, which would be 4 units. In this development, 20% or five of the units are accessible without the use of stairs and meet both the Basic Accessible Design criteria and the Enhanced Accessible Design criteria. These five units either have a private elevator, or are designed so that an elevator can easily be added. All of the units are provided with ground level accessible patios.

Development Permit for the Energy and Water Conservation and Greenhouse Gas Emission Reductions:

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the District's Green Building Strategy, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. The applicant is utilizing the Built Green® Canada's High Density (HD) program and is required to incorporate a range of features to meet a target equivalent to the "Gold" standard, as well as an energy performance baseline.



North elevation (Ridgewood Dr.)

Energy Conservation *The use of thermally broken window frames and high performance glazing.*

All windows are Energy Star labelled.

Energy Conservation *Reduce energy consumption in new buildings. Encourage occupant comfort and health and the efficient use of resources in new buildings.*

The project has a zoned heating system from a single source which significantly improves efficiency by only heating or cooling areas when occupants are present. Different desired temperatures can be set in each room or space and an individual zone can be turned off when not occupied.

Greenhouse Gas Emission *Building materials which are durable for the use intended should be selected*

The project uses recycled and/or recovered content gypsum wallboard. The selected exterior cladding materials are durable and suited to the North Shore environment.

OFF-SITE IMPROVEMENTS

The application includes a road dedication on Ridgewood Dr. and construction of a dedicated right turn lane; construction of both west and east bound dedicated bike lanes; upgrades to the sidewalks, street trees, curb, gutter, and lighting along the north and south sides of Ridgewood Dr. and the west side of Edgemont Blvd.

COMMUNITY AMENITY CONTRIBUTION

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects which result in an increase in residential density. A CAC of \$157,460 has been specified in the CD92 Zone. It is anticipated that the CACs from this development will be directed toward public art; park and trail improvements; the affordable housing fund; or, other public realm infrastructure improvements.

CONCURRENCE

Staff

The project has been reviewed by staff from the Environment, Permits, Parks, Engineering, Policy Planning, Urban Design, Transportation, the Fire Department, Legal, and the Arts Office.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on November 12, 2015; overall, the panel was pleased with the project. The Panel recommended approval of the project subject to resolution of the Panel comments and the applicant has addressed the Panel's comments to staff's satisfaction.

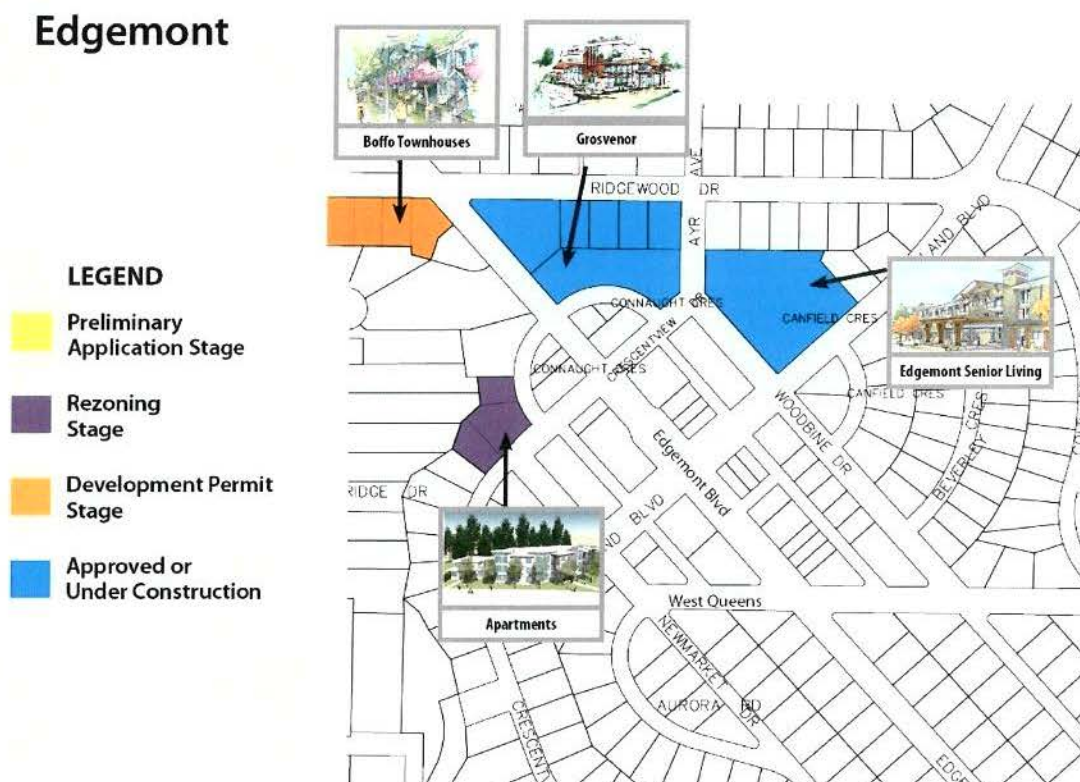


View of courtyard with kid's playground in background

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

In order to reduce development impacts on pedestrian and vehicular movements, the applicant will be required to provide a Construction Traffic Management Plan as a condition of a Development Permit and Development Covenant. The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian movement and vehicle traffic. In order to minimize the impact on available parking in Edgemont Village, the workers are not permitted to use on-street parking. The applicant will be using the land to be dedicated 'road' as parking during excavation and all required trades parking will be underground once the parkade is complete.

The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the construction traffic management plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;

6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

It is expected that Metro Vancouver will start work on the crossover chamber on Edgemont Blvd. east of Capilano Rd. in late Fall 2016. It is expected that the demolition and excavation for the subject townhouse project will be complete prior to the start of Metro Vancouver's crossover chamber construction. Edgemont Seniors Living is planning for occupancy for January 2017. This means that they will primarily focused on interior finishing when this townhouse project is ready to start excavation and construction. The Grosvenor project, across Edgemont Blvd., is expected to start road works towards the end of June 2016. The District has mandated bi-weekly meetings between Grosvenor, the applicant for this project, and District staff to ensure ongoing coordination between the two projects to help minimize the impact on the neighbourhood.

PUBLIC INPUT

Through the zoning process, a facilitated Public Information Meeting (PIM) was held on November 5, 2015. The meeting was attended by approximately 61 residents. Comments made included a mix of opinions including support for the development and for the opportunity it represents for family housing in Edgemont Village. A concern expressed included the need for additional visitor parking; in response to these concerns the applicant increased the number of visitor parking stalls from three to six.

Conclusion

The project has been developed in accordance with the CD92 Zone regulations and the Development Permit Area Guidelines for Form and Character and Energy and Water Conservation and Greenhouse Gas Emission Reduction in the OCP. It also addresses the policy directions in the OCP with reference to the provision of family housing. Development Permit 30.15 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 30.15 (Attachment A); or,
2. Deny Development Permit 30.15

Natasha Letchford
Planner

Attachments:

A – Development Permit 30.15

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT NUMBER 30.15

This Development Permit 30.15 is hereby issued by the Council for The Corporation of the District of North Vancouver for the development of a 24 unit townhouse project on the property located at 1103, 1109, 1123 Ridgewood Dr. and 3293 Edgemont Blvd., legally described as:

Lot 4 Block 69 District Lots 598 to 601 Plan 6659 (PID: 010-823-522);
Lot 5 Block 69 District Lots 598 to 601 Plan 6659 (PID: 010-823-531);
Lot 6 Block 69 District Lots 598 to 601 Plan 6659 (PID: 010-823-549); and,
Lot 7 Block 69 District Lots 598 to 601 Plan 6659 (PID: 010-823-557).

subject to the following conditions:

A. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
2. A Construction Traffic Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized. A Construction Traffic Management Plan acceptable to the Municipal Engineer is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

B. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans DP 30.15A to DP 30.15W.
2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (i) Building:
 - a. A report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and

the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

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

- b. A summary of the accessible housing measures in keeping with the objectives of the District's Accessible Design Policy for Ground-Oriented Multi-Family Housing. The project must have a minimum of 5 units (20%) which comply with enhanced accessible design elements.
- c. Confirmation of registration of:
 - i. A land use covenant under Section 219 of The Land Title Act for the maintenance of public art; and,
 - ii. Statutory right of way for access to and maintenance of public plaza.

(i) Parks:

- a. Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval of the Director of Engineering or their designate;
- b. A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
- c. A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

(ii) Engineering:

- a. Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department;
- b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Ridgewood Dr. and Edgemont Blvd. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, and street improvements; and,
- c. A security deposit as specified in the Engineering Services Agreement.

C. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. Prior to issuance of the Building Permit the following are required:

- (i) A completed green building checklist, outlining the measures to incorporated in the building leading to a performance level equivalent to or better than the “gold” standard under the Built Green rating system;
- (ii) An energy performance commitment form;
- (iii) A report from an energy performance advisor clearly establishing that the building design will enable you to achieve your energy performance target of Built Green ‘Gold’;
- (iv) A refundable security deposit of 5% of the building permit application fee or \$20,000, whichever is greater;
- (v) Confirmation of registration of a restrictive land use covenant under section 219 of The Land Title Act for green building.

D. The following requirements are imposed under Subsection 300 of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:

- (i) A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate

or \$100,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping and building works.

(ii) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

(iii) A public art security deposit in the amount of \$40,000 to be held to secure the installation of public art in accordance with the public art plan accepted by the Public Art Committee and approved by the General Manager of Planning, Properties and Permits.

E. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number CA_____.

Mayor

Municipal Clerk

Dated this day of , 20.

Attachment DP 30.15 A







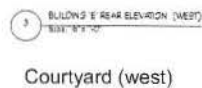
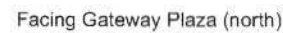
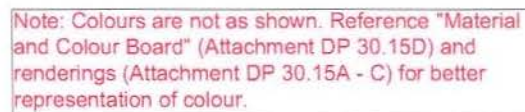
Attachment DP 30.15 C

- 1 FIBERGLASS ASPHALT SHINGLES - KO DUAL BLACK
- 2 CEDAR SHINGLE SIDING - SOLID STAIN, BM 2124-40, THUNDERCLOUD GRAY
- 2a CEDAR SHINGLE SIDING - SOLID STAIN, BM 2124-20, TROUT GRAY
- 2b CEDAR SHINGLE SIDING - SOLID STAIN, BM CC-30, OXFORD WHITE
- 3 WOOD FASCIA AND METAL GUTTER - BM CC-30, OXFORD WHITE
- 4 WOOD WINDOW TRIM - BM CC-30 OXFORD WHITE
- 5 VINYL WINDOWS WITH DG LOW 'E' GLAZING - STANDARD BLACK FRAMES
- 6 METAL DOWNSPOUTS - WHITE
- 7 ALUMINUM RAILINGS - POWDER COATED BLACK
- 8 STONE - GRANITE
- 9 BOARD & BATTEN WOOD SIDING - SOLID STAIN BM CC-30, OXFORD WHITE
- 9A BOARD & BATTEN WOOD SIDING - SOLID STAIN BM 2124-20, TROUT GRAY
- 10 TOWNHOME ENTRY DOORS - BM AF-290 CALANTE



Note: Colours are not as shown. Reference "Material and Colour Board" (Attachment DP 30.15D) and renderings (Attachment DP 30.15A - C) for better representation of colour.

FINISH SCHEDULE	
1	PERMANENT ASPHALT DRIVE - NO CURB, SLOPE
2	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
3	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
4	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
5	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
6	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
7	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
8	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
9	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH
10	CONCRETE WALKWAY - 6" THICK, 12" WIDE, 12" DEEP, 12" HIGH





1 BUILDING A REAR ELEVATION (SOUTH)
Scale: 1/8" = 1'-0"

Courtyard (south)



2 BUILDING B REAR ELEVATION (SOUTH)
Scale: 1/8" = 1'-0"

Courtyard (south)

Note: Colours are not as shown. Reference "Material and Colour Board" (Attachment DP 30.15D) and renderings (Attachment DP 30.15A - C) for better representation of colour.

FINISH SCHEDULE	
1	INTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT
2	CEILING - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
3	CEILING - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
4	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
5	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
6	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
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8	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
9	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING
10	WALLS - 1/2" GYPSUM BOARD - JOINTS AND TAPES TO BE MATCHED TO THE EXISTING

GATEWAY
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VANCOUVER, BC V6B 1H1
TEL: (604) 681-1111
FAX: (604) 681-1111
WWW.GATEWAYARCHITECTS.COM

BOFFO

EDGEMONT VILLAGE

NORTH VANCOUVER DISTRICT

BUILDING A & B REAR ELEVATIONS

Project No.

Drawing No.

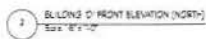
Scale

Date

A3.8



2 BUILDING D FRONT ELEVATION (NORTH)
1/2" = 1' - 0"



Courtyard (north)

FINISH SCHEDULE

1	12/20/2014 11:59 AM	12/20/2014 11:59 AM	12/20/2014 11:59 AM
2A	12/20/2014 12:00 PM	12/20/2014 12:00 PM	12/20/2014 12:00 PM
3	12/20/2014 12:01 PM	12/20/2014 12:01 PM	12/20/2014 12:01 PM
4	12/20/2014 12:02 PM	12/20/2014 12:02 PM	12/20/2014 12:02 PM
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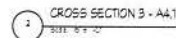
GATEWAY
COMMUNICATIONS
CORPORATION
VANCOUVER, BC V6B 1A1
Tel: 604-681-4444
Fax: 604-681-4444

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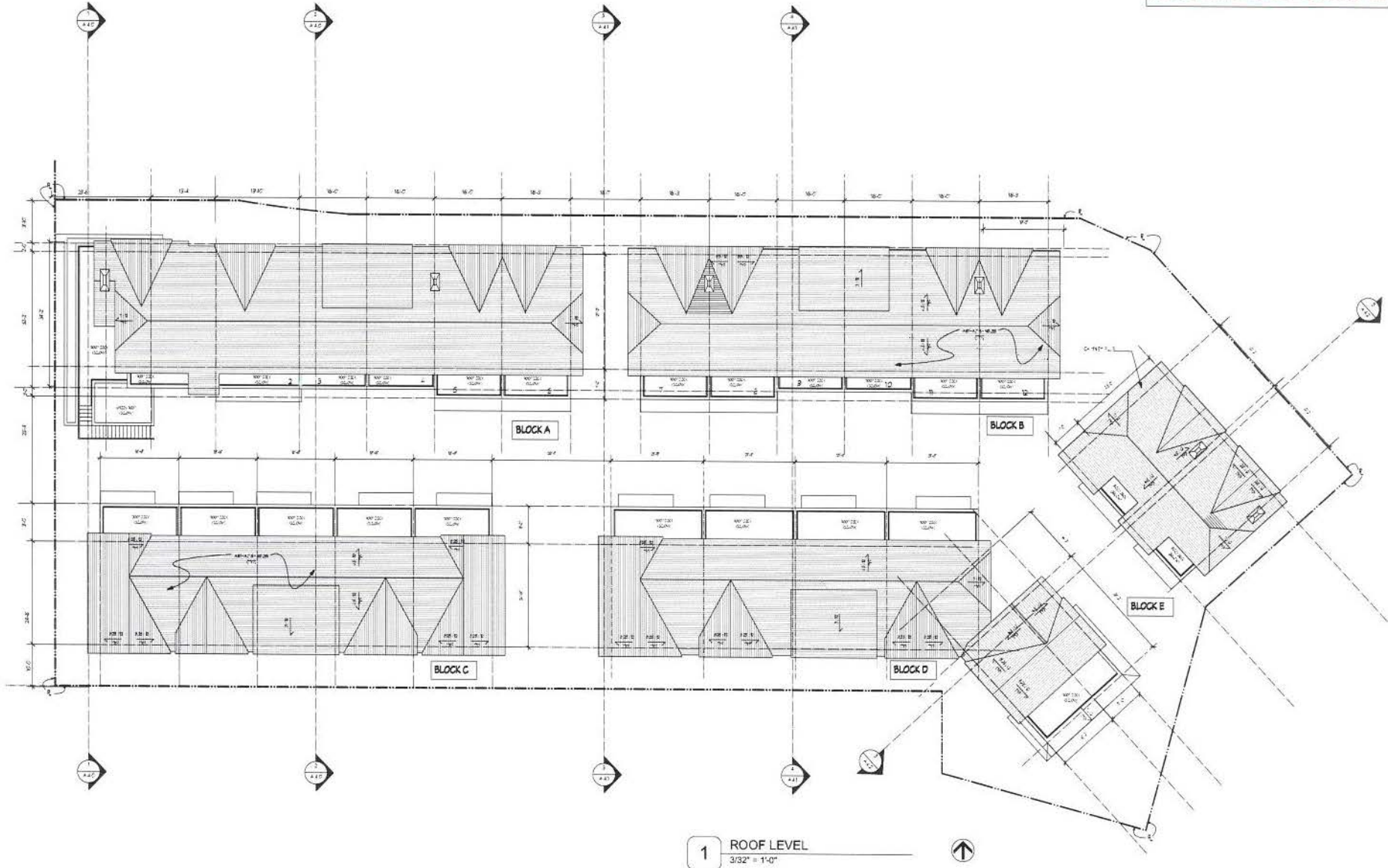
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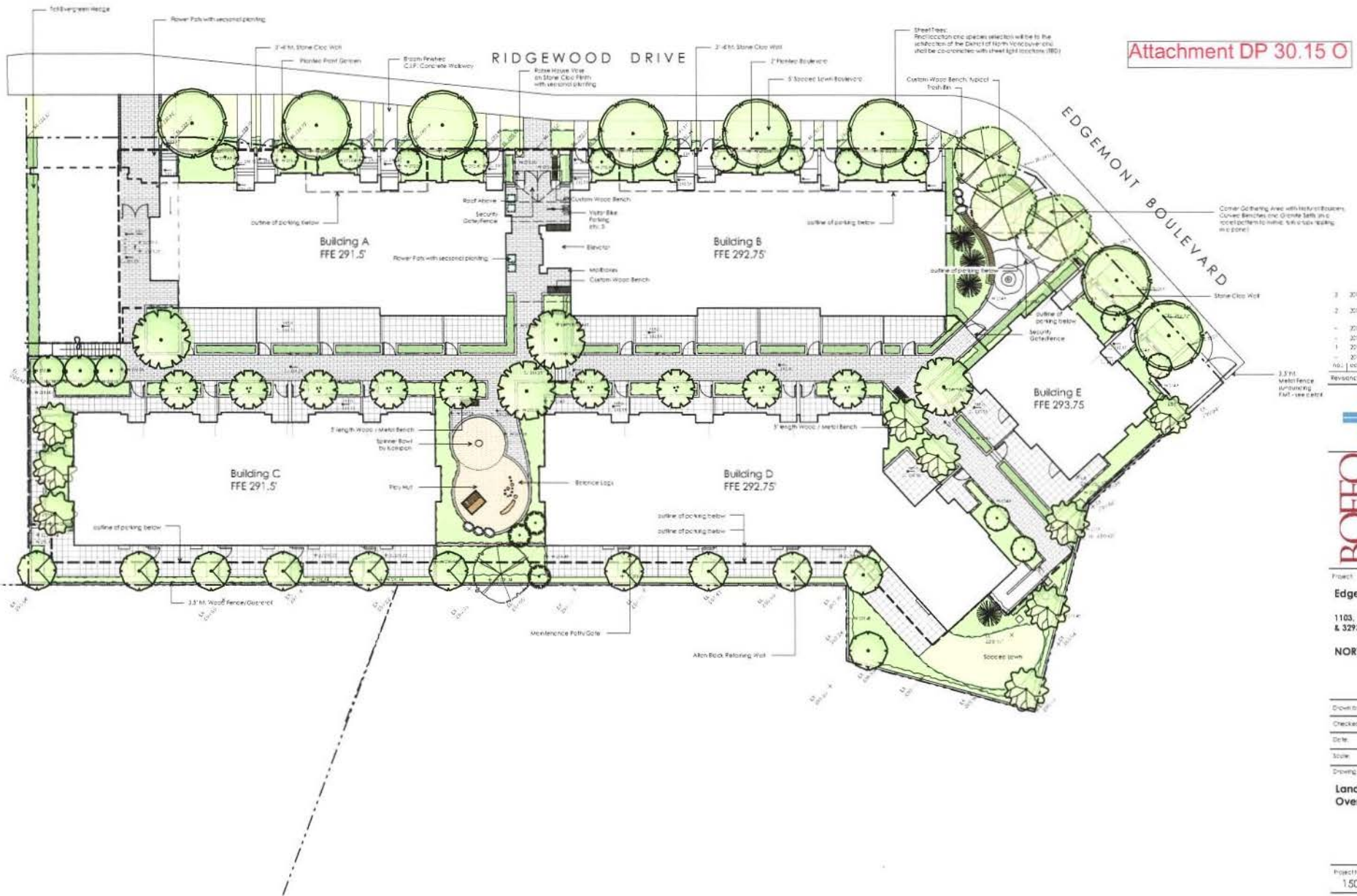
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Project Location: **NORTH VANCOUVER, BRITISH COLUMBIA**

Project Title: **ROOF LEVEL**

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Sheet Number: **A1.4**





3	2016-04-01	Response to March 11, 2016 Review/Approval Meeting
2	2015-12-15	Re-submission per Planning Letter Nov. 26, 2015
1	2015-10-24	Issued for ADP
1	2015-09-16	Issued for Model Update
1	2015-08-20	Issued for Design Permit
1	2015-03-04	Issued for Rezoning/DP
1	2015-01-01	Rev.

Revised:

dk Curran Kiewit Ltd.
102 - 1150 West 10th Avenue
Vancouver BC V6H 1N3
604 684 4811
604 684 4811
www.dkbc.ca

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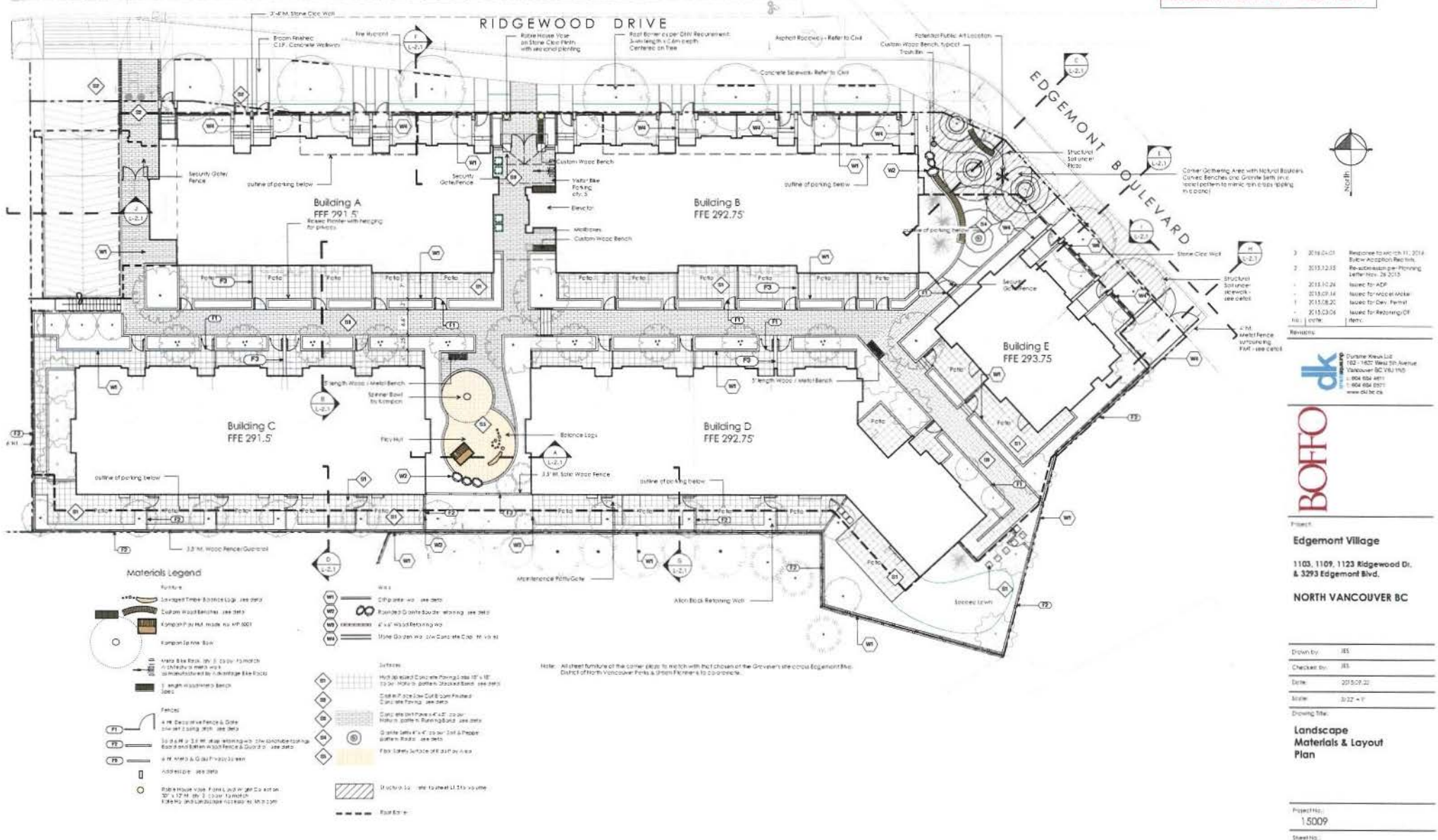
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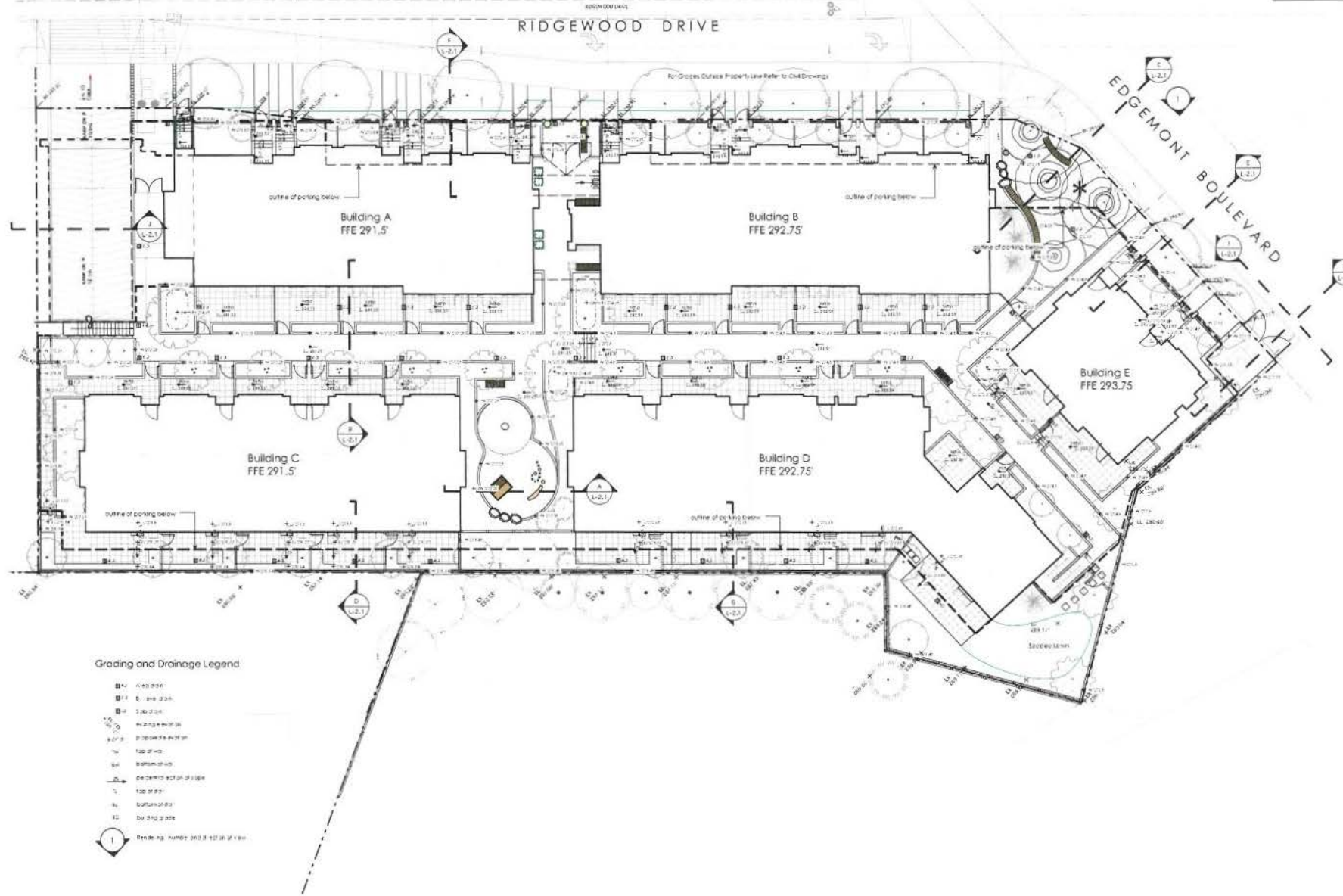
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15009

Sheet No.:

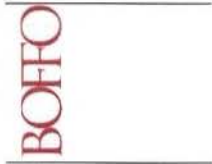
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3	2016-04-01	Response to March 31, 2016 Review Acceptance Remarks
5	2015-12-15	Re-submission per Planning Letter Item 26-2015
6	2015-10-24	Issues for ACP
7	2015-09-14	Issues for ACP
8	2015-08-20	Issues for Dev. Permit
9	2015-03-04	Issues for Reopening/DP
10	2015-03-04	DP

dk Duncan Kwa Ltd.
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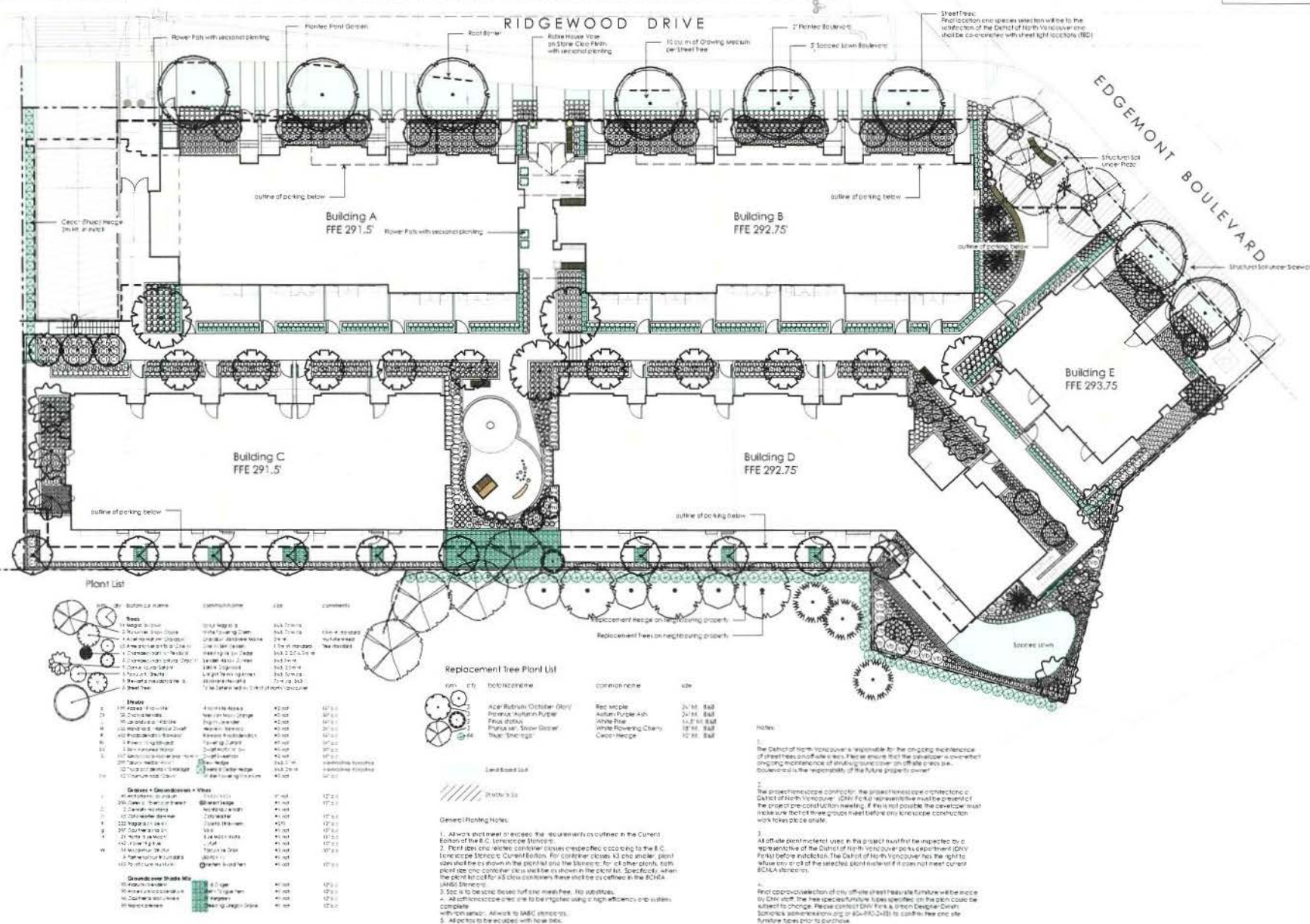
Edgemont Village
1103, 1109, 1123 Ridgewood Dr.
& 3293 Edgemont Blvd.
NORTH VANCOUVER BC

Drawn by:	JES
Checked by:	JES
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Grading and Drainage
Plan**

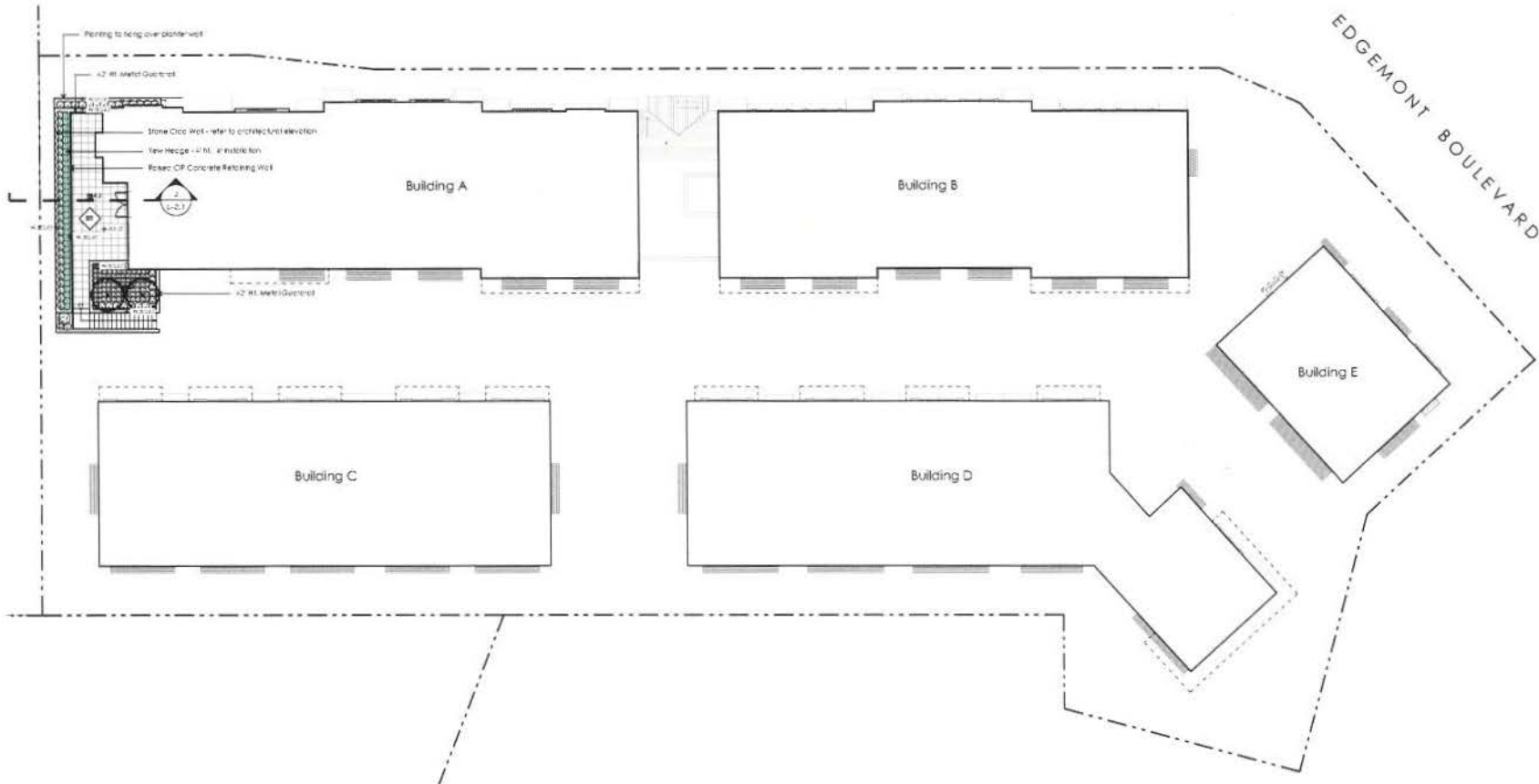
Project No.:	15009
Sheet No.:	

L1.2



RIDGEWOOD DRIVE

Attachment DP 30.15 S



3	2016.04.21	Response to March 11, 2016 Review Acquisition Report
2	2015.12.15	Re-submission per Planning Letter Nov. 24 2015
-	2015.10.26	Issued for ADP
-	2015.10.16	Issued for Approval
1	2015.08.20	Issued for Dev. Permit
-	2015.03.04	Issued for Redesign DP Item
Rev:	001	Item

Revised:

dk DUREN KRAVAT Ltd.
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Project:

Edgemont Village

1103, 1109, 1123 Ridgewood Dr.
& 3293 Edgemont Blvd.

NORTH VANCOUVER BC

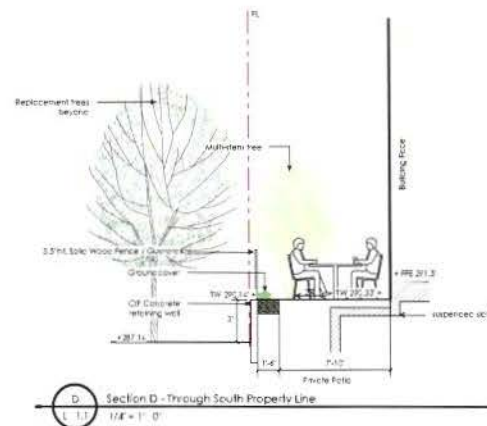
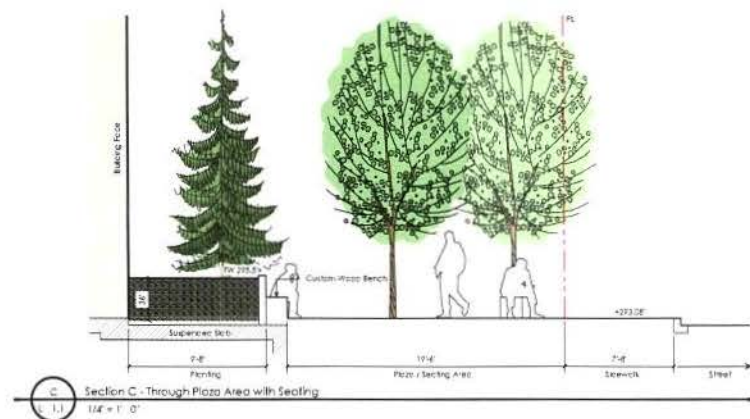
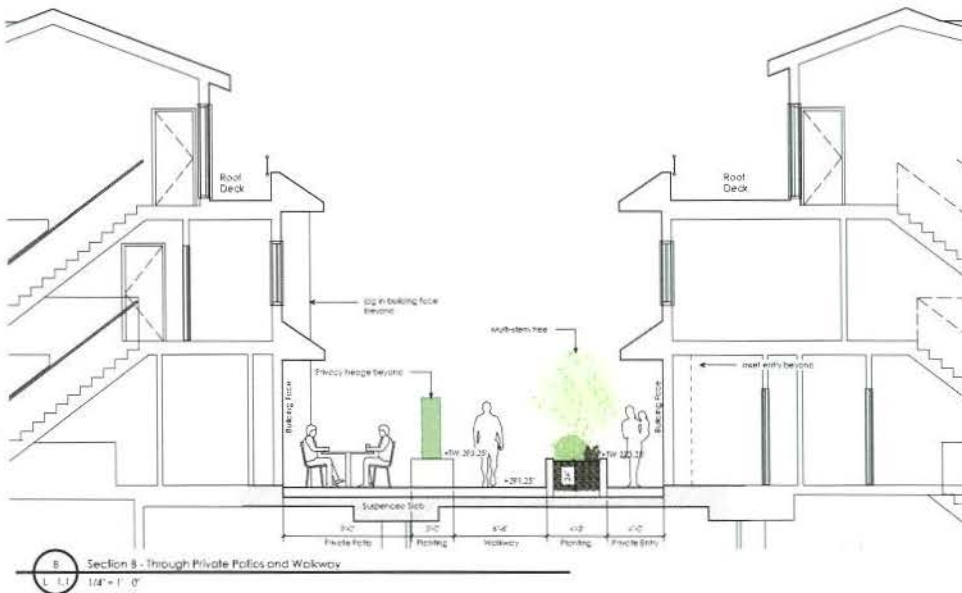
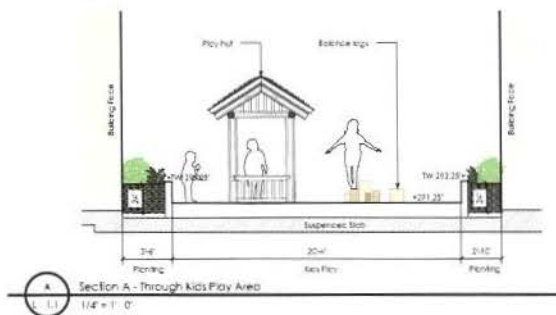
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Drawing Title:

**Landscape Plan
LEVEL 2**

Project No:	15009
Sheet No:	

L1.4



3	2016-04-07	Response to March 11, 2016 Review Acceptance Factors
2	2016-12-15	Re-submission per Planning Letter No. 24-2015
1	2016-10-28	Issues for ADP
1	2016-10-18	Issues for Model Update
1	2016-08-20	Issues for Dev. Permit
1	2016-03-04	Issues for Rezoning, DP Item
1	2016-01-01	

Revisions:

dk
Dunham-Kirk Ltd.
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Project:

Edgemont Village

1103, 1109, 1123 Ridgewood Dr.
& 3293 Edgemont Blvd.

NORTH VANCOUVER BC

Drawn by: JB

Checked by: JB

Date: 2016-02-22

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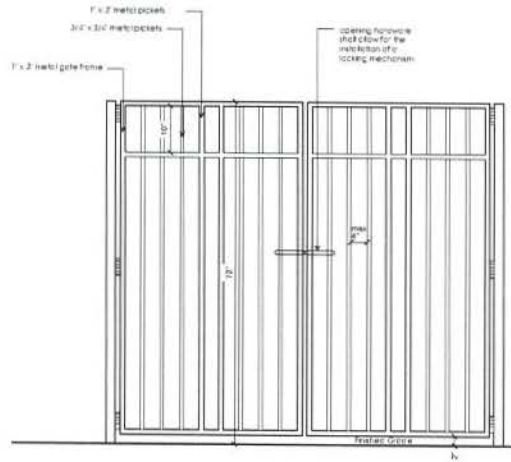
Growing life

Landscape Sections

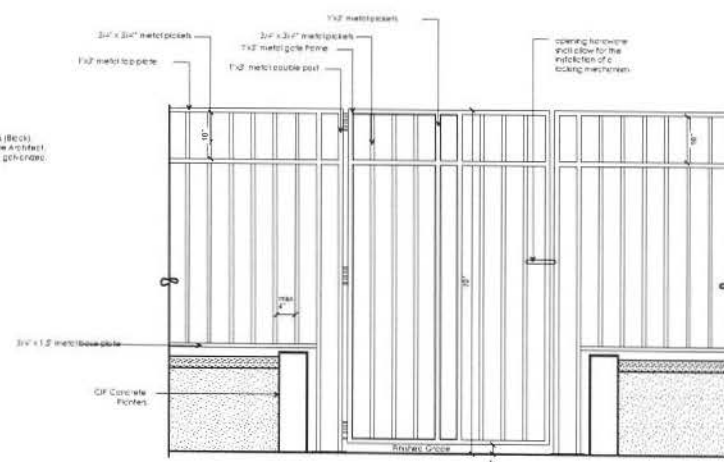
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Sheet No:

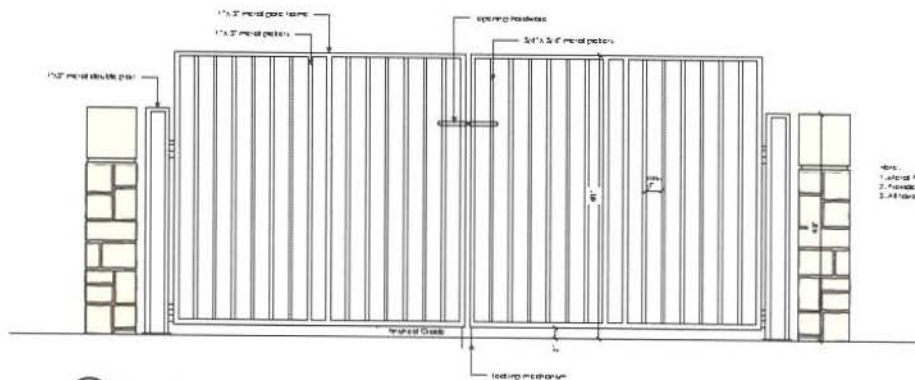
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Id. 33 Aluminum Entry Gates
Scale 1" = 1' 0"



Id. 34 Aluminum Entry Gate at Plaza
Scale 1" = 1' 0"



Note:
1. Match Panel to match Architectural Metal Rollings (B/Cs).
2. Provide Shop Drawings for submittal to Landscape Architect.
3. All fasteners and hardware are to be hot dipped galvanized.

Id. 35 Aluminum Gates at PMT Kiosk
Scale 1" = 1' 0"

Note: PMT must be covered in beautification wrap.

3	2014-04-03	Response to March 11, 2014 Bylaw Adoption Meeting.
2	2013-12-13	Permit Application Planning Letter Nov. 26, 2013
1	2013-12-26	Issued for ACP
1	2013-12-14	Issued for Master Answer
1	2013-08-30	Issued for City Panel
1	2013-03-06	Issued for Rezoning/CIP Panel
NO	1/16/14	Panel
Revisions:		

dk Duran Kwik Ltd.
102 - 1407 West 5th Avenue
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1.604.684.0377
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Project
Edgemont Village

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& 3293 Edgemont Blvd.

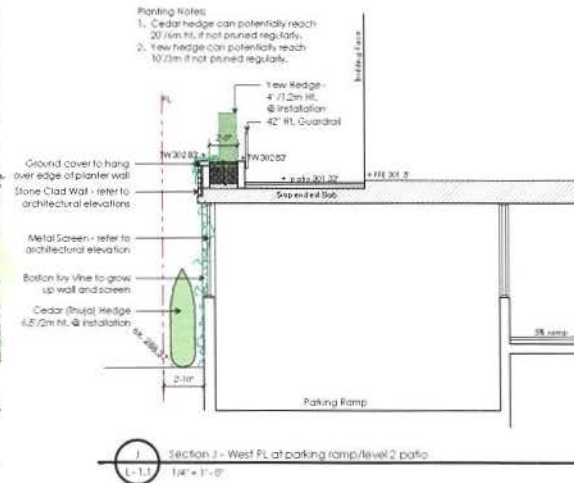
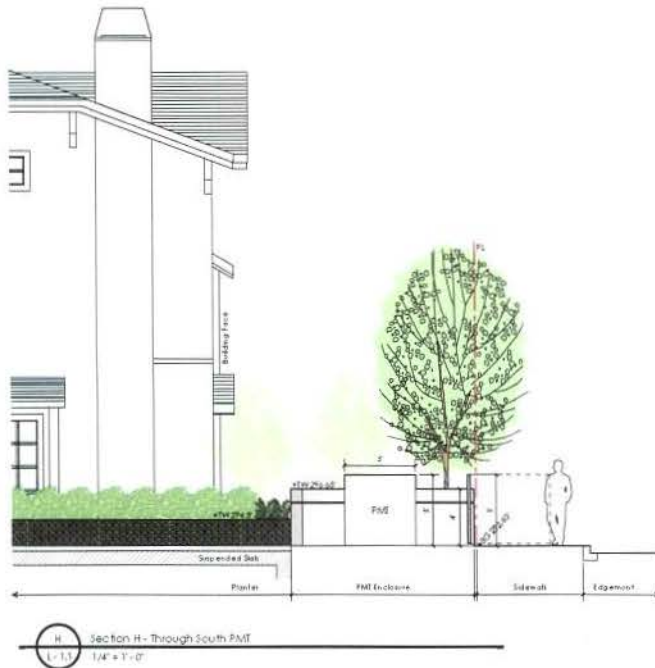
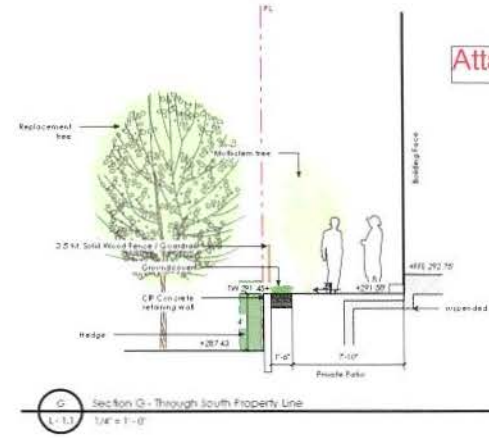
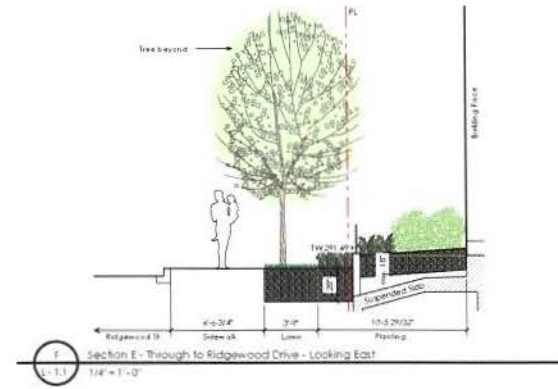
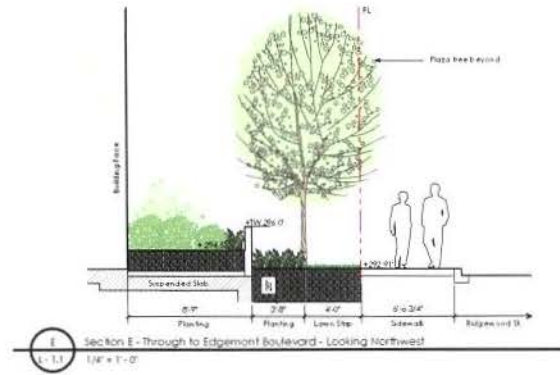
NORTH VANCOUVER BC

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Date:	2013-08-14
Scale:	as indicated

Drawing title:
**Landscape
Details**

Project No.:	15009
Sheet No.:	

L3.4



3	2016/04/29	Response to March 11, 2016 Public Hearing Report
4	2016/04/20	NRB drawing submission
5	2016/04/01	Response to March 11, 2016 Public Hearing Report
2	2015/12/15	Re-submission per Planning Letter Nov. 26, 2015
1	2015/10/26	Issued for ADP
1	2015/10/18	Issued for Model Master
1	2015/05/20	Issued for Day Permit
1	2015/03/06	Issued for Rezoning/DP Item
1	2014/06/06	

Revisions

City of Vancouver
100 - 1021 Newcomen Avenue
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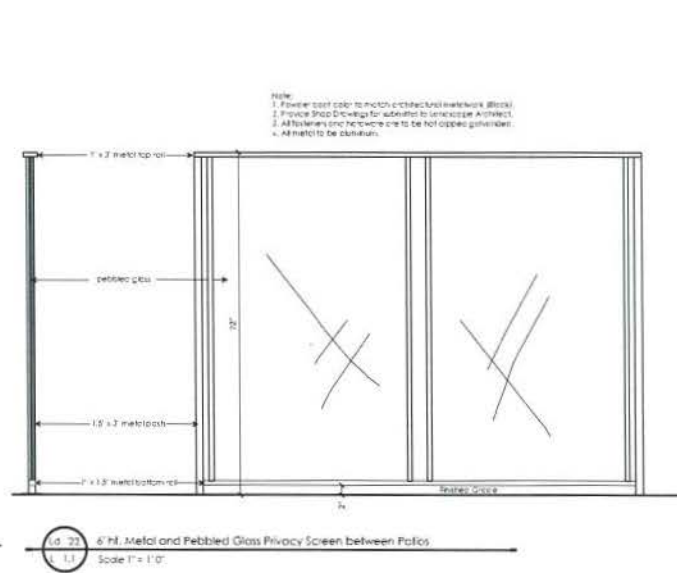
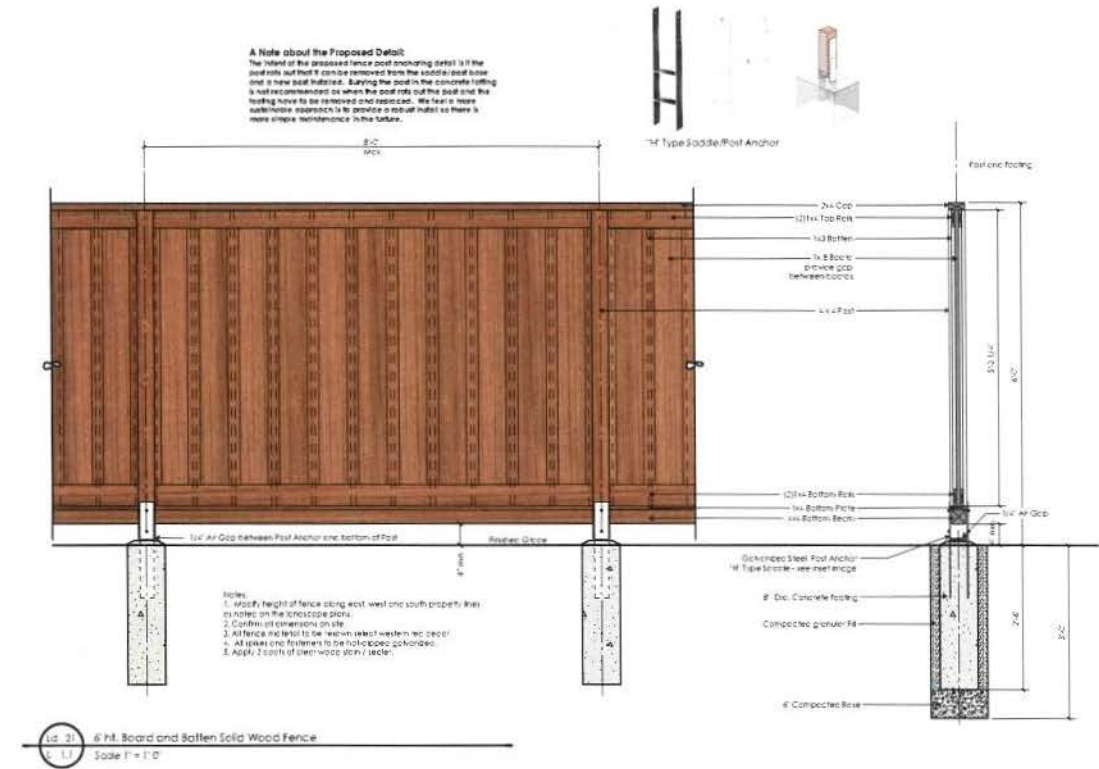
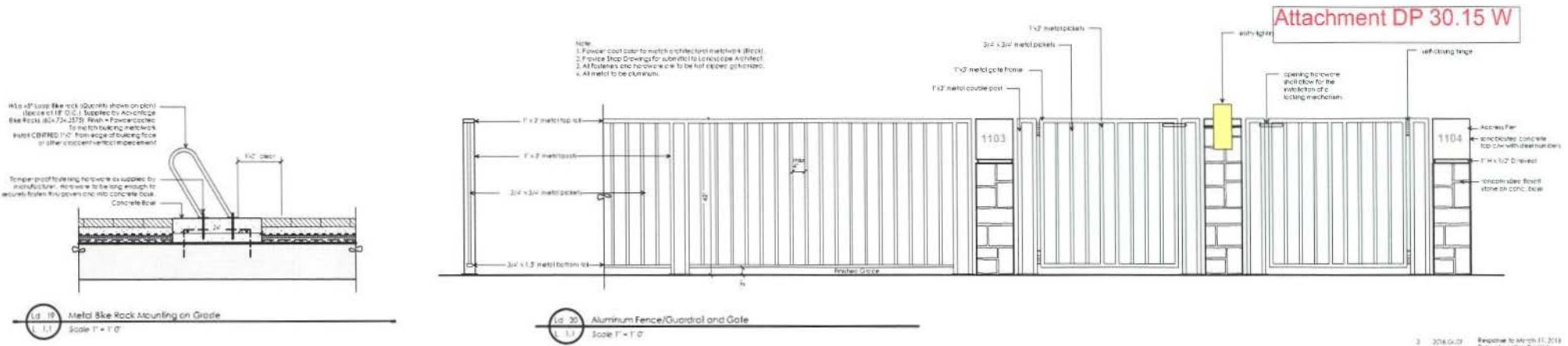
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Project
Edgemont Village
1103, 1109, 1123 Ridgewood Dr.
& 3293 Edgemont Blvd.
NORTH VANCOUVER BC

Drawn by: JST
Checked by: JST
Date: 2015.09.22
Scale: as indicated
Drawing Title: **Landscape Sections**

Project No.: **15009**
Sheet No.

L2.2



Revisions

Rev	Date	Description
1	2018.04.27	Response to March 11, 2018 Review Application Feedback
2	2018.10.18	Revised Landscape Planning Letter Nov. 26, 2018
3	2018.10.26	Issue for ADP
4	2018.10.26	Issue for ADP
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100	2018.10.26	Issue for ADP

BOHO
Landscape Architecture
102 - 1520 West 5th Avenue
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F: 604-684-6917
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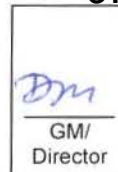
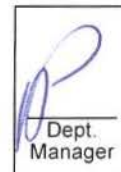
Edgemont Village
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NORTH VANCOUVER BC

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Checked by: JIS
Date: 2018.08.14
Scale: as indicated
Drawing Title: Landscape Details

Project No.: 15009
Sheet No.: L3.3

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver

REPORT TO COUNCIL

June 14, 2016
File: 3060/20/015.16

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: 2411 Mount Seymour Parkway - Canlan Ice Sports -
Endorsement to Extend the Area of an Existing Liquor Licence

RECOMMENDATION:

It is recommended that Council pass the following resolution in relation to the requested endorsement to an existing liquor licence:

"Be it resolved that:

1. The Council recommends the issuance of an endorsement to the liquor licence for Canlan Ice Sports for the following reasons:

The endorsement to extend the licenced area of an upper floor lounge to include a maximum of 8 dressing rooms at any one time adjacent to the rink surfaces, is supported by District Council as the location is entirely within a recreational building and the impact on the surrounding community is expected to be minimal as the changes will target an existing customer base already in the facility.

2. The Council's comments on the prescribed considerations are as follows:

- (a) The location of the dressing rooms:

The dressing rooms are located on the lower floor of an existing ice rink facility. The proposal to extend the existing liquor licence for the lounge on the upper level of the rink facility to the dressing rooms is supportable as the dressing rooms are located entirely within the building and there is no anticipated additional impact on the surrounding area. The changes to the liquor licence will only impact customers already using the facility.

- (b) The proximity of the licenced area:

The proposed location is within an existing recreational building and will not conflict with any nearby social, recreation, or public buildings.

- (c) The person capacity and hours of the ice rink facility including dressing rooms:

The applicant has applied to licence all 12 dressing rooms with a maximum capacity of 303 people. Council will support a licence that will allow only 8 of the dressing rooms to serve alcohol at any one time expanding the proposed capacity of the liquor licence area from 87 people to 231 people. The latest games at the rink generally begin at 11:30pm with most players vacating the dressing rooms by approximately 1:00am and it is noted that there is no change being proposed to the existing licence hours. The proposed change will also allow for increased monitoring by staff of alcohol consumption in the dressing rooms and ensure compliance with liquor laws and regulations.

- (d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are three liquor primary licences within the general area: "Toby's", "Seymours", and "The Narrows" all of which provide food service and a variety of beverages. As the proposed liquor licence extension will only impact clients who are actively using the Canlan Ice Sports facility there is no impact to other liquor primary establishments. An existing lounge area on the upper floor of the building already provides food service with a variety of beverage options.

- (e) The impact of noise and other impacts on the community if the application is approved:

Impacts on the surrounding community resulting from the proposed extension to the liquor licence area not expected as the changes will impact only customers already using the facility.

3. The Council's comments on the views of residents are as follows:

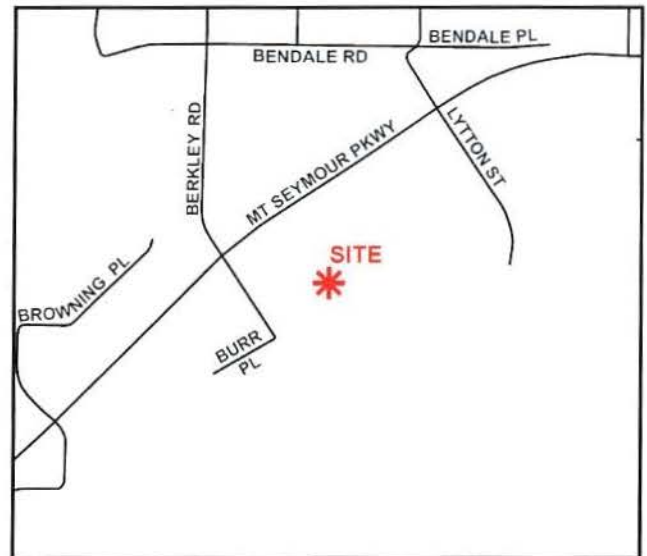
To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- *A Public Notice sign was placed on the site; and*
- *A notice requesting input on the proposal was delivered to two adjacent property owners and tenants including Seymour Youth Centre to the east and Blueridge apartments across Mount Seymour Parkway to the north.*

There were no responses from the surrounding community."

REASON FOR REPORT:

Canlan Ice Sports have applied to the Liquor Control and Licensing Branch to extend a liquor licence for a lounge on the upper floor of the building to include the dressing rooms on the lower floor located adjacent to the ice rink surfaces. The Provincial licensing process is designed to allow local governments to consider the impact of the licence application and provide comments in the form of a resolution.



SUMMARY:

Canlan Ice Sports recently made application to the Liquor Control and Licensing Branch to extend their existing liquor licence for a lounge on the upper floor of the building to include all 12 dressing rooms located adjacent to the three ice rinks on the main floor. A Council resolution for the Liquor Control and Licensing Branch is required as part of this process.

As licencing of all 12 dressing rooms is not required to support the regular operations of the facility, staff are recommending support for the requested liquor licence extension with the proviso that only 8 of the 12 dressing rooms be permitted to serve alcohol at any one time. The applicant has been advised of staff's recommendation and is in agreement with the reduction in the number of licenced dressing rooms. The impact on the surrounding community is anticipated to be minimal. No increase or decrease to the existing customer base is expected as a result of the proposed change to the liquor licence.

EXISTING POLICY:

The Liquor Control and Licensing Branch requires that municipalities consider the potential impacts on a community prior to passing a motion on liquor licensing applications.

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- A Public Notice sign was placed on the site; and
- A notice requesting input on the proposal was delivered to two adjacent property owners including the Seymour Youth Centre and the Blueridge Apartments to the north across Mount Seymour Parkway.

No responses have been received to-date. Should any public comments be received, they will be provided to Council via agenda addenda prior to Council consideration.

ANALYSIS:

Site and Surrounding Area:

The facility is located on the south side of Mount Seymour Parkway at Berkley Road.

The OCP land use designation for the site is "Institutional" which enables a mix of public assembly uses such as schools, churches, recreation centres, and public buildings.

The property is zoned as a Comprehensive Development Zone (CD20) which permits the ice arena and accessory licensed lounge, along with food and restaurant service and other accessory uses

Proposal:



Canlan Ice Sports has made application to the Liquor Control Licensing Branch to extend an existing liquor licence for a lounge on the second floor of the building to include the 12 dressing rooms on the lower floor of the building adjacent to the ice rink surfaces.

The extended liquor licence will allow for adult patrons to consume in the dressing rooms alcohol that has been purchased through the Canlan Ice Sports lounge. Service will be provided directly to the dressing rooms by Canlan staff with "Serving-it-Right" certification to ensure that there are no minors present and alcohol is served and consumed only in compliance with government liquor regulations.

There are three rink surfaces in the facility so a maximum of 6 dressing rooms (two teams for each rink) will usually be receiving service at any one time.

The current capacity for the licenced lounge on the upper floor is 87 people. With the addition of all 12 dressing rooms the maximum capacity for the licence would increase to 303 people.

As the licencing of all 12 dressing rooms is not required to support the regular operations of the facility, staff are recommending that 8 of the 12 dressing rooms be licensed at any one time. In combination with the upper floor lounge the licensing of 8 dressing rooms would result in a maximum occupancy of 231 people.

The applicant has agreed that licencing of all 12 dressing rooms is not required, and has indicated that having a maximum of 8 dressing rooms licenced at any one time would help to address situations where more than 6 dressing rooms are occupied, such as overlaps in rink scheduling.

The latest games scheduled in the evening generally begin at 11:30pm and end by approximately 12:30am while the existing lounge area on the upper floor is open Monday to Saturday from noon to 2:00am and Sundays from 11:00am to midnight. The proposed extension to the liquor licence does not include any change to the permitted hours.

The impact of the change on the surrounding community is expected to be minimal as the changes will target an existing customer base already in the facility. The parking demand associated with the existing liquor licence is generally limited to evening hours and will remain unchanged, as the customers will already be using the facility.

Concurrence:

District Bylaw Enforcement has no objections to the proposal as they have not received complaints about conduct within the facility.

The RCMP visited the site and spoke with the applicant and has no objections to the proposal.

The North Shore Liquor Inspector advised that the Liquor Control Board permits this service as part of a valid liquor licence and has no opposition to the proposal. Furthermore, the Liquor Control Board has no objection to a proposal to licence only 8 of the total of 12 dressing rooms for service at any one time.

CONCLUSION:

The endorsement to extend the licenced area of an existing lounge to include 8 dressing rooms at any one time is supportable as the establishment is located entirely within a recreational building. The impact on the surrounding community is expected to be minimal as the proposed change will target an existing customer base already using the facility.

OPTIONS:

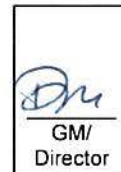
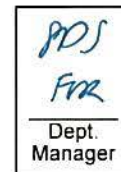
1. **That** Council pass a resolution which supports the extension of an existing liquor licence to include a maximum of 8 dressing rooms on the main floor of the building at any one time (staff recommendation); or
2. **That** Council pass a resolution not supporting the liquor license application submitted by Canlan Ice Sports.

KLarsen

Kathleen Larsen
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: _____

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 13, 2016

File: 01.0380.20/074.000

AUTHOR: Karen Rendek, MCIP, RPP, Policy Planner
Chair of Place Naming Committee

SUBJECT: New Neighbourhood Park - 4343 Starlight Way Subdivision

RECOMMENDATION:

THAT Council approve "Monteray Park" as the new name for the neighbourhood park created with the 4343 Starlight Way subdivision as recommended by the Place Naming Committee.

REASON FOR REPORT:

District approval of the twelve lot single-family home subdivision at 4343 Starlight way is now complete. Two new parks have been created with this development. The first park space is adjacent to Mission creek and is zoned Natural Parkland (NPL). It is within the 15-metre riparian protected area and will remain in its natural state. It is standard practice not to name this type of parkland. However, the second park space is zoned Neighbourhood Park (NP) and will include an area with play space and pathway connections to Monteray Avenue, Montroyal Boulevard and Starlight Way. Therefore, it is appropriate to select a name for the newly created neighbourhood park space. In accordance with the criteria established by the *Naming Selection Criteria and Procedures Policy*, the Place Naming Committee recommends the name "Monteray Park" for this new neighbourhood park.

BACKGROUND:

The OCP amendment and rezoning process for a twelve lot single-family development at 4343 Starlight Way (former Monteray Elementary School) received final adoption on June 1, 2015. At that time Council gave final approval to the following bylaws:

- Bylaw 8110 to amend the Official Community Plan from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA); and,
- Bylaw 8109 to rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD 88), Natural Parkland (NPL) and Neighbourhood Park (NP).

The subdivision process to create the twelve single family lots and two park areas, in accordance with Comprehensive Zone (CD88) tailored specifically to this project, was completed on March 3, 2016. As illustrated in the site plan below, the park space adjacent to Mission creek is zoned Natural Parkland (NPL) and is located within the 15-metre protected area. This area will remain in its natural state and will not be developed. It is standard practice not to name dedicated park space located within protected areas that is to remain in its natural state. The second park space is zoned Neighbourhood Park (NP) and will be used for play space and connecting pathways. Four lots within the subdivision will be accessed directly from Starlight Way and the other eight lots will be accessed by Monterey Avenue cul-de-sac to be extended as part of this development as indicated on the site plan below.



Site Plan

EXISTING POLICY:

The *Naming Selection Criteria and Procedures Policy* include the following criteria to be considered when naming a park in the District:

- The District of North Vancouver will name parks after adjacent streets or known neighbourhoods for ease of locating;
- Existing parks that are already named are generally not to be renamed after special persons either living or dead;
- Parks that are not named at the time of their approval, (through the appropriate dedication or zoning) or later, at their time of development or any other time, are only to be given names that follow adjacent street names or the names of the

neighbourhood in which they are located, or adjacent geographic features such as mountains, rivers, creeks and coves, or names of adjacent community centres.

ANALYSIS:

The new neighbourhood park will be located at the end of Monteray Avenue. The Place Naming Committee reviewed the application against the naming selection criteria in January 2016 and recommended "Monteray Park" for the park space. Following this recommendation, letters were sent to adjacent property owners in February 2016 with the proposed name suggested by the Place Naming Committee for comment as well as to receive ideas for other names that should be given consideration.

The Delbrook Community Association was also contacted and an online engagement initiative to "name the new park" was posted on our website from February 15 to March 4, 2016.

The following names were received by the District through this engagement process:

- Starlight Park
- Monteaway Park
- StarMonte Park
- Monteray Park

Guided by the procedures in the *Naming Selection Criteria and Procedures Policy* and the results of the engagement process, the Place Naming Committee recommends the name "Monteray Park" for this new neighbourhood park as it is the same name as the street end and will be easy for residents to locate.

Timing/Approval Process:

As the subdivision process is complete to create twelve single family lots and two new park areas, it is appropriate to select a name for the new neighbourhood park space.

Concurrence:

The Place Naming Committee recommends "Monteray Park" as the new name in accordance with the *Naming Selection Criteria and Procedures Policy*, and specifically in reference to the Parks Naming Criteria.

Financial Impacts:

The parkland will be dedicated to the District increasing the amount of parkland in the area.

Social Policy Implications:

Outdoor play opportunities will be made available to local residents and visitors.

Environmental Impact:

The sensitive park area will be kept in its natural state as per the requirements set out in Comprehensive Zone (CD88).

Conclusion:

As the subdivision process is complete to create twelve single family lots and two new park areas, it is appropriate to select a name for the new neighbourhood park space.

Guided by the procedures in the *Naming Selection Criteria and Procedures Policy* (Attachment 1) and the results of the engagement process, the Place Naming Committee recommends the name "Monteray Park" for this new neighbourhood park.

Options:

1. THAT Council approve "Monteray Park" as the new name for the neighbourhood park created with the 4343 Starlight Way subdivision as recommended by the Place Naming Committee;

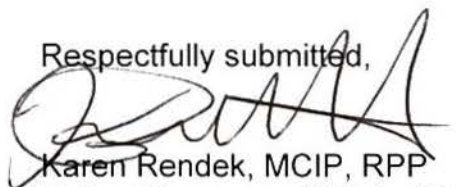
OR

2. Council may choose to discuss and approve an alternate name;

OR

3. Council may refer it back to the Place Naming Committee to recommend an alternate name.

Respectfully submitted,



Karen Rendek, MCIP, RPP
Policy Planner and Chair of Place Naming Committee

Attachment 1: *Naming Selection Criteria and Procedures Policy*

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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

**COUNCIL POLICY**

Title	Naming Selection Criteria and Procedures
Section	Corporate Administration

POLICY

It is the policy of Council that there be Naming Selection Criteria and Procedures to provide a consistent and transparent approach to the naming of streets, parks, community facilities and places in the District of North Vancouver and to inform the work of the Place Naming Committee and Council decision making regarding name selection.

Policy approved on:**PROCEDURE**

The following procedures are used to implement this policy, but do not form part of the policy. These procedures may be amended from time to time at the discretion of the Chief Administrative Officer.

General procedures apply to the naming of all categories - streets, parks, community facilities and places. Specific procedures that follow provide additional detail that applies to individual categories only.

Definitions:

For the purposes of this policy:

"Community facilities" shall include community recreational or social facilities may include community recreational facilities, indoor/outdoor sports facilities (e.g. tennis courts) libraries, theatres, galleries, arts and other facilities and public buildings as well as interior rooms or spaces, that serve as places for social, recreational, cultural and other related purposes and may be District owned and operated, or operated by the North Vancouver Recreation Commission, Library Services or other agency or non-profit for the benefit of District residents.

"Parks" shall include District park land and park assets such as sports fields, golf courses, playgrounds, fountains, trails, multi-use pathways and bridges, natural open space and village greens.

"Places" shall include town and village centres, neighbourhoods and may also include public plazas and public art.

"Streets" shall include public and private roads, highways, lanes, bridges and other road designations as per Appendix A. May also include trails and multi-use pathways that are not park land.

General Name Selection Criteria:

Consider names that:

- have a strong connection to the local community;
- reflect cues from the local context and have historical, social or cultural relevance;
- may reference local geographic and environmental features such as mountains, rivers, creeks, coves, flora and fauna;
- engender a positive image;
- are not the same as or sound similar to existing North Shore names;
- avoid duplicating existing MetroVancouver names, where possible;
- generally avoid honourific or personal names except in occasional circumstances as warranted;
- avoid difficult pronunciation and spelling; and
- do not lend themselves to inappropriate abbreviations or acronyms.

General Consideration of Honourific or Personal Names:

Consideration of honourific names will first be deliberated by Council prior to community engagement.

Where honouring of special persons and use of personal names is warranted, then names should only be considered:

- a. posthumously for those individuals who have been deceased for at least two years, with exceptions to be approved by Council;
- b. with informed written consent of the named party's next of kin;
- c. where there is indication of broad District or neighbourhood support for this name;
- d. when the nominated person is well-respected, well-recognized and has made an exceptional positive contribution to community civic and/or community health and well-being; and
- e. where there is a clear connection between the community contribution of the individual or family and the street, park, facility or place being named.

Persons currently holding elected office, persons currently working for the District, persons actively serving the District on and standing or advisory committees, or local developers, shall not be considered for naming.

If an honourific name is selected, the family of the individual or family who is being honoured by the naming will be invited to a Council meeting and the Mayor will read and present a framed naming proclamation or plaque.

These procedures for honourific naming are not intended to provide direction for corporate and sponsorship name recognition which are instead addressed in the Corporate Sponsorship Policy.

Engagement Process:

The public engagement used for any given project will be determined by the level of community significance and/or the number of community members potentially impacted by, or who may have an interest in the name selection.

For smaller-scale naming or renaming projects (e.g. local streets or a neighbourhood park) the public engagement process may include input from the local neighbourhood surrounding the site.

For larger-scale naming or renaming projects (e.g. community facility or town centre) the public engagement process may include a larger portion of the District or possibly the entire District.

Both scenarios will include multiple channel opportunities for public input including online, in person, by phone and in writing.

Decision Making and Approval Process:

Council retains final decision making authority for the approval of all new names, unless specified otherwise by Council.

Council may, at its discretion and at any time, determine if a new or existing name (honourific or otherwise) is no longer appropriate and move to consider a new name.

Facilities, places and other areas for Corporate Sponsorship and Place Naming consideration are to be coordinated on an annual basis and reviewed by the Executive Committee.

Administration of New Name:

Following the selection of a new name, District staff will notify relevant public utility organizations, government agencies, emergency responders, internal departments (for updates to databases and GeoWEB), Google Maps, and other groups as needed, of this change. Updates to various plans and/or bylaws may also be needed, as appropriate.

SPECIFIC PROCEDURES

The following specific procedures apply to individual categories as identified only.

Street Naming Procedures:

Street Name Selection Criteria

In addition to the general criteria listed above, the following criteria will also be considered for street naming:

- The name should be concise and easy to pronounce.

- Extensions of a common name should generally be limited to one duplication (e.g. Byron Road and Byron Place) and take into account the Road Designations per Appendix A.
- Where a collector street changes direction, it shall retain its same name.

Street Name Administration Process

1. Naming of new private roads does not require bylaw adoption and can be implemented by the Planning Department through the Development Permit process, prior to building addressing.
2. New public road names are generally, however not mandatorily, introduced through the subdivision application process.
3. Naming or renaming of public streets that are not identified on Development Permit plans will be approved by Council by bylaw.
4. Once such bylaw is adopted, the District will send notification to property owners and residents and advise them to change their address and notify any contacts. (Canada Post generally provides a one-year grace period).

Parks Naming Procedures:

Parks Related Definitions:

“Ease of Locating” means a name that assists in the finding of a park by citizens unfamiliar with its location within the District.

“Special Person” means a person(s) who has broad District or broad neighbourhood recognition and acceptance for their community work, and is recommended for such recognition in a public manner, in a public place.

Parks Name Selection Criteria

In addition to the general criteria listed above, the following criteria will also be considered for park naming:

- The District of North Vancouver will name parks after adjacent streets or known neighbourhoods for ease of locating;
- Existing parks that are already named are generally not to be renamed after special persons either living or dead;
- Parks that are not named at the time of their approval, (through the appropriate dedication or zoning) or later, at their time of development or any other time, are only to be given names that follow adjacent street names or the names of the neighbourhood in which they are located, or adjacent geographic features such as mountains rivers, creeks and coves, or names of adjacent community centres.
- Small, locally used parkettes may be exempted from the policy, only if they do not currently have a name and there is a direct association of the parkette and the community contribution of the individual being honoured.

Use of Honourific Names

Honourific or personal names should not be considered for the naming of public parks, but may be considered for assets within parks such as a sports fields, golf courses, play grounds, fountains, trails, benches, park facilities, multi-use pathways and bridges, picnic shelters and gardens, as long as there is a clear connection between the community contribution of the individual and the facility or area being named.

- The funding of the approved means to honour a special person (i.e. plaques, landscape amenities, etc. and all the installation or renovation costs) is generally to be fully covered by the proponents.

Administration Process for Naming Parks

Council approval, but no bylaw is needed to administer the name change.

Consultation with potentially affected local or community groups and the general public on name ideas may occur if, and as directed by Council.

Community Facility Naming Procedure:

Community Facility Selection Criteria

In addition to the general criteria listed above, the following criteria will also be considered for community facility naming. The name may:

- reflect the geographic location of the facility including but not limited to: a well-known street, natural feature, neighbourhood or subdivision;
- reflect or share the name of an adjacent park;
- commemorate an historic event (e.g. centennial) or event of cultural significance (e.g. Olympics);
- help create an identity appropriate to public communications and marketing as well as civic and community goals; and
- reflect user programs and services as a secondary naming consideration.

Features and spaces within a facility can be named separately from the facility.

Use of Honourific Names

Honourific or personal names should not be considered for the naming of community recreation facilities, libraries, theatres, galleries, arts and other facilities centres, but may be considered for the naming of individual rooms and interior spaces within these facilities.

Where a facility is operated by NVRC, Libraries, other agency or non-profit group for the benefit of District residents, Council may at its discretion, consider the names of special persons or other names recommended by these agencies for the interior spaces and rooms within community facilities; or Council may delegate the naming of these interior spaces and rooms to the relevant organization or agency.

Administration Process for Naming Community Facilities

Council approval, but no bylaw is needed to administer the name change.

Consultation with potentially affected local or community groups and the general public on name ideas may occur if, and as directed by Council.

Place Naming Procedure:

Place Naming Selection Criteria

In addition to the general criteria listed above, the following criteria will also be considered for place naming. The name should:

- take cues from the local, geographic, historical, social or cultural context;
- have a strong positive connection to the local community;
- consider the emerging identity and character for town and village centres; and
- contribute to the establishment of community identity and sense of place.

It is anticipated that place naming will require substantive community engagement.

Use of Honourific Names

Honourific or personal names should not be considered for the naming of neighbourhoods, towns or village centres, but may be considered for the naming of outdoor spaces and public plazas.

Administration Process for Naming Places

Council approval, but no bylaw is needed to administer the name change.

Consultation with potentially affected local or community groups and the general public on name ideas may occur if, and as directed by Council.

Appendix A: Types of Road Designations

Road Designation	Description	Example
Avenue	Straight through-road, generally north-south	Tatlow Avenue
Boulevard	Landscaped major road	Grand Boulevard
Close	Short cul-de-sac	Ashley Close
Court	Cul-de-sac	Francisco Court
Crescent	Curved through road	Tempe Crescent
Drive	Continuous route of some length	Marine Drive
Gardens	Centrally landscaped residential road	Ottawa Gardens
Gate	Entrance road to a subdivision	Parkgate
Highway	Provincial arterial road	TransCanada Highway
Lane	Basic legal term for a narrow public way	Parkside Lane
Parkway	Ideally, a landscaped or scenic highway	Mount Seymour Parkway
Path	Basic legal term for a public pedestrian way	Bridal Path
Place	Single or double cul-de-sac	Trillium Place
Point	Central road on a promontory of land	Lookout Point
Road	Basic legal term for a public way	Lynn Valley Road
Street	Straight through-road, generally east-west	29 th Street
Trail	Wooded pedestrian way	Baden-Powell Trail
Way	Meandering residential road	Starlight Way
Walk	Improved pedestrian way	Sea Walk

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