

AGENDA

PUBLIC HEARING

Tuesday, April 18, 2017

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



NORTH VANCOUVER
DISTRICT

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PUBLIC HEARING

**7:00 p.m.
Tuesday, April 18, 2017
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

**1946-1998 Glenaire Drive
23 Unit Townhouse**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAWS BY CLERK

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)**

Purpose of Bylaw:

Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction.

The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)

Purpose of Bylaw:

Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

3. PRESENTATION BY STAFF

Presentation: Erik Wilhelm, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: PC Urban Properties Corp.

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the April 18, 2017 Public Hearing be closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)” and “The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)” be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8219

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)”.

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” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time March 27th, 2017 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

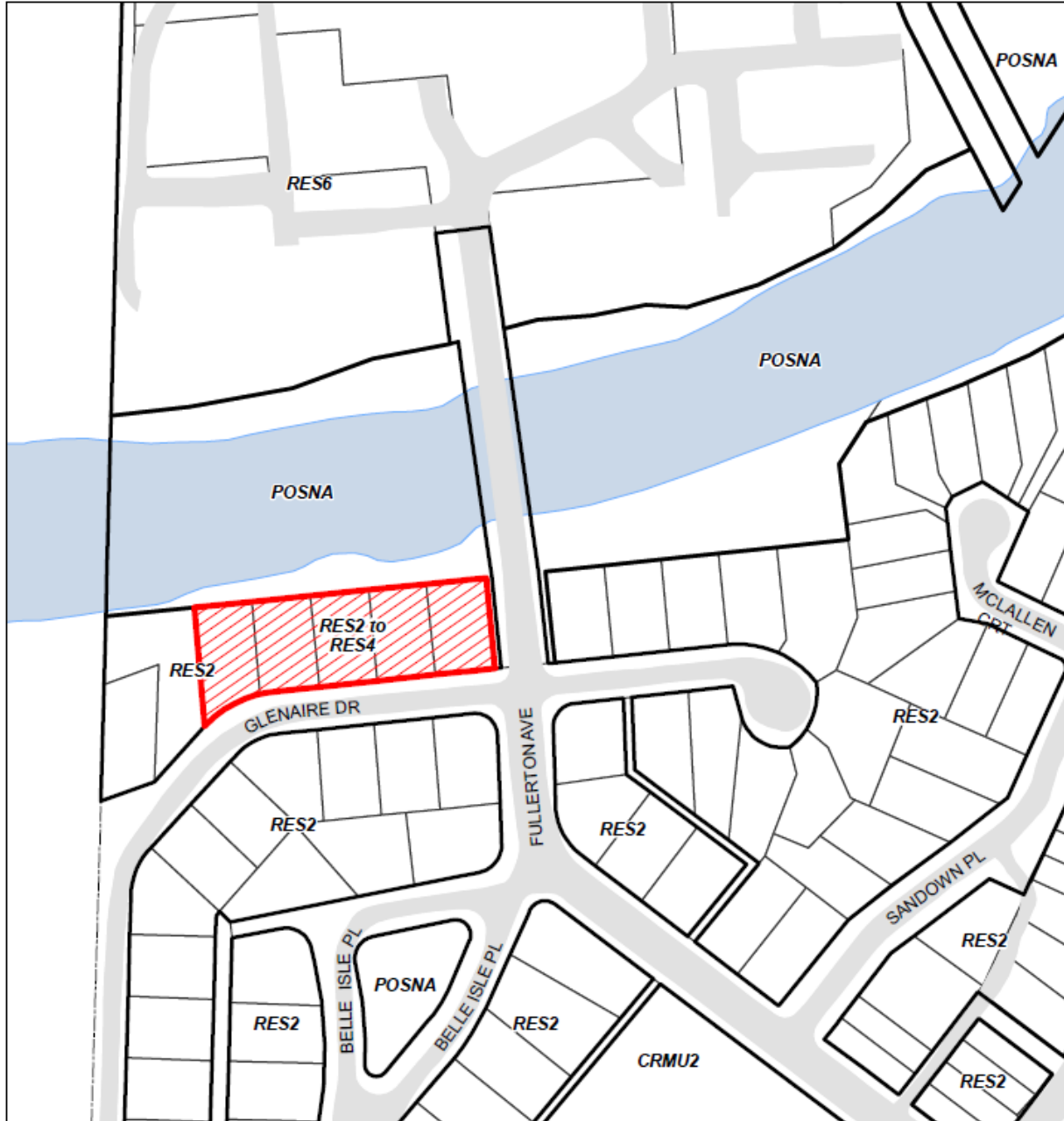
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



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



Schedule B to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



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

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, 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 8220

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 1350 (Bylaw 8220)”.

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

“Comprehensive Development Zone CD100”

2.2 Part 4B by inserting the following:

“4B100 Comprehensive Development Zone 100 (CD100)”

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

(i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

- (i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

- (a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

(a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

- a) Maximum permitted Building Coverage is 49%
- b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

- a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

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

4B100-14 Landscaping:

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

4B100-15 Subdivision Requirements

Within the CD100 zone, the Minimum Lot Area must be at least 2,601 sq. m. (27,997 sq. ft.).

4B100-16 Additional Accessory Structure Regulations

Not applicable.

4B100-17 Parking and Loading Regulations:

- (a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;
- (b) Vehicular drive aisles shall be no less than 6.88 m (22.6 ft) wide;
- (c) A minimum of 47 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided;

2.2 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as “site” from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 100 Zone (CD100).”

READ a first time March 27th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1350 (Bylaw 8220)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

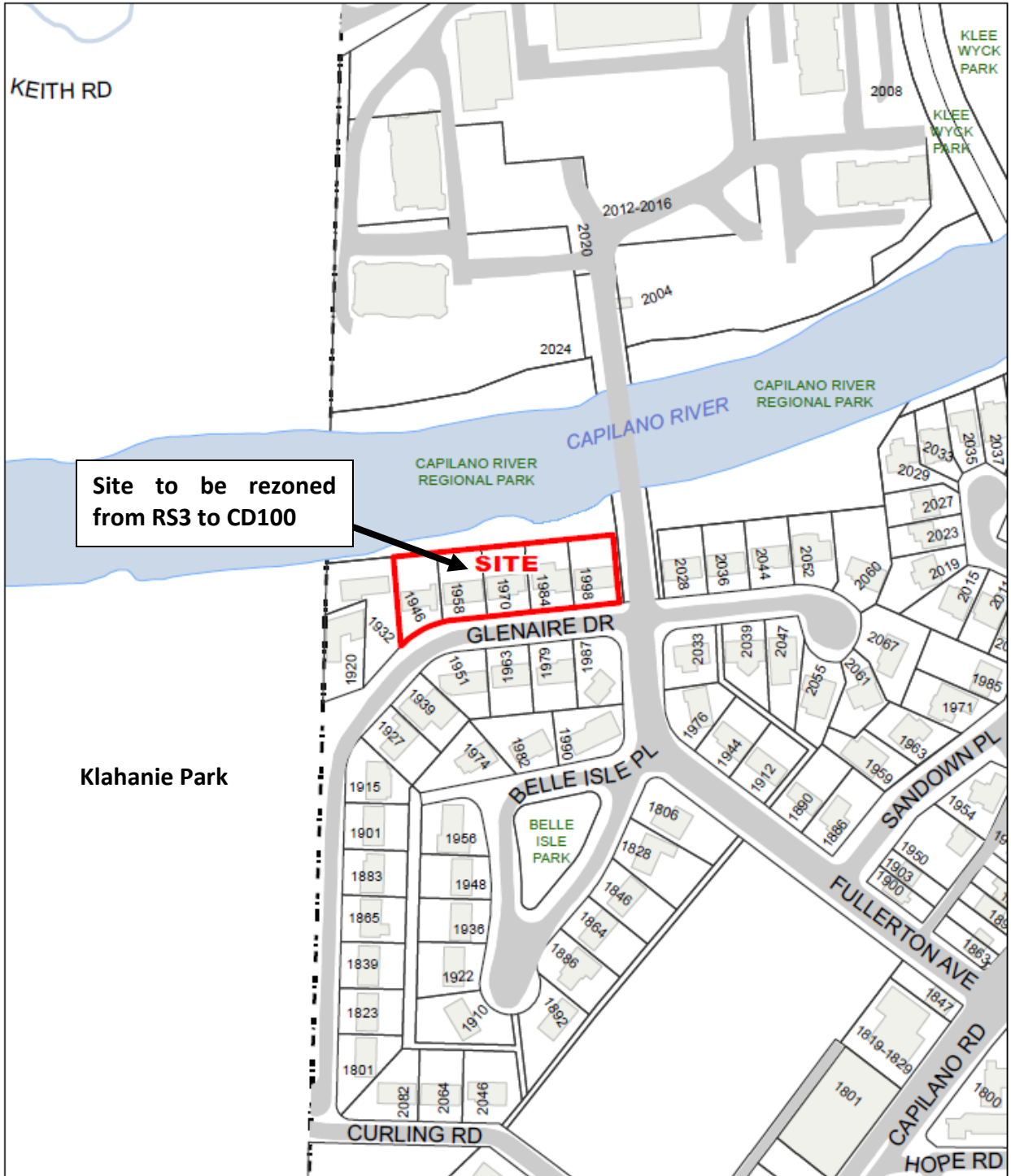
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8220



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MARCH 27, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



**The District of North Vancouver
REPORT TO COUNCIL**

March 15, 2017
File: 08.3060-20/044.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: **Bylaws 8219, 8220 and 8221: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1946-1998 Glenaire Drive**

RECOMMENDATION:

THAT the “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)” to amend the Official Community Plan (OCP) from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4) be given FIRST reading;

AND THAT the “District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)” to rezone the properties at 1946, 1958, 1970, 1984 and 1998 Glenaire Drive from “Single-Family Residential 7200 Zone” (RS3) to “Comprehensive Development Zone 100” (CD100) be given FIRST reading;

AND THAT “Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive) be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8219;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8219 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8219 and Bylaw 8220 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed twenty-three unit townhouse project requires Council’s consideration of Bylaw 8219 to amend the Official Community Plan (OCP), Bylaw 8220 to rezone the subject properties, and Bylaw 8221 to implement the District’s Strata Rental Protection Policy.

SUMMARY:

The applicant, PC Urban Properties, proposes to redevelop five residential lots located at 1946 -1998 Glenaire Drive to allow a twenty-three unit, three-storey townhouse project with onsite public pathway adjacent to the Capilano River.

Implementation of the project requires an OCP amendment, a rezoning, and a housing agreement. The OCP amendment would change the designation of the site from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4) in accordance with the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines” endorsed by Council in July of 2014. Bylaw 8220 rezones the site to a new “Comprehensive Development Zone 100” (CD100) and the housing agreement bylaw would prevent future rental restrictions.

The proposal is consistent with the approved “Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines” and the bylaws are recommended for introduction, with the OCP amendment and rezoning bylaw being referred to Public Hearing. The housing agreement bylaw does not require a Public Hearing.

ANALYSIS:

Site and Surrounding Area:

The development site is located on the northwest corner of Fullerton Avenue and Glenaire Drive and consists of five single family lots currently zoned “Single-Family Residential 7200 Zone” (RS3) (see adjacent aerial map). The site is bounded by Capilano River to the north (within Capilano River Regional Park) and single family lots to the west, south and east, all eligible for future redevelopment. Woodcroft apartments are located across the Capilano River and Klahanie Park is located due west of the property. The property is located within the peripheral area of Lions Gate Village Centre (see map on next page). Neighbouring properties to the west, south and east are envisioned to redevelop in a similar townhouse or other ground oriented multi-family housing format.

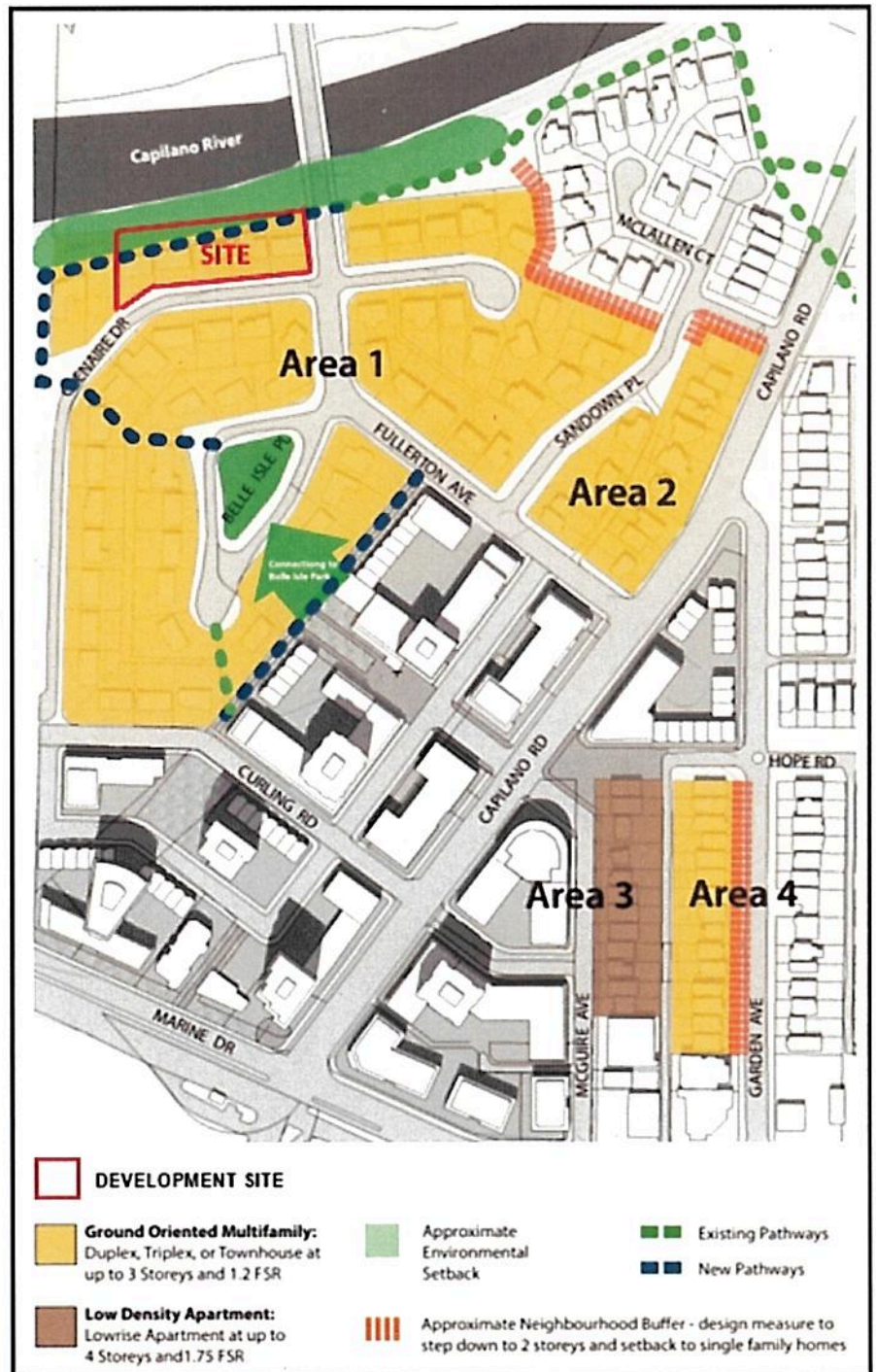


BACKGROUND AND EXISTING POLICY:

District of North Vancouver Council endorsed the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines” in July of 2014. The “peripheral policy” identifies housing forms, density and design guidelines that should be followed within the peripheral area of “Lions Gate Village Centre”. The subject development site is within “Area 1” which contemplates a variety of ground-oriented multi-family housing to a maximum density of 1.2 FSR for larger sites, such as the subject site.

The site, and surrounding single family properties, are designated “Residential Level 2: Detached Residential” (RES2) in the OCP. In order to have the OCP designations coordinate with the peripheral policy, OCP amendment Bylaw 8219 (Attachment A) designates the development site “Residential Level 4: Transition Multifamily” (RES4) to allow townhouse development at a density of up to 1.2 FSR.

All redevelopment within the peripheral area of Lions Gate Village Centre requires an OCP amendment as outlined when the peripheral policy was endorsed.



The peripheral policy allows for a variety of ground-oriented housing types (such as duplex, triplex or townhouses) based on the nature of individual assemblies. This townhouse proposal, with an approximate FSR of 1.07, is consistent with the peripheral policy, and the application is one of four townhouse proposals being processed in the peripheral area.

The proposal achieves the following policy objectives:

- The three-storey townhouse development, with an FSR of 1.07, is compliant with the height and maximum density provisions of the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”;
- The development is located within a village centre which is envisioned for redevelopment;
- The development provides more housing options for families as all units are 3 bedroom townhouse units, which are more affordable when compared to detached single-family residential; and
- The development will form part of a more compact community which will reduce the reliance on cars and promote walking, biking and transit. As well, the site is within a short walking distance to a frequent transit corridor.

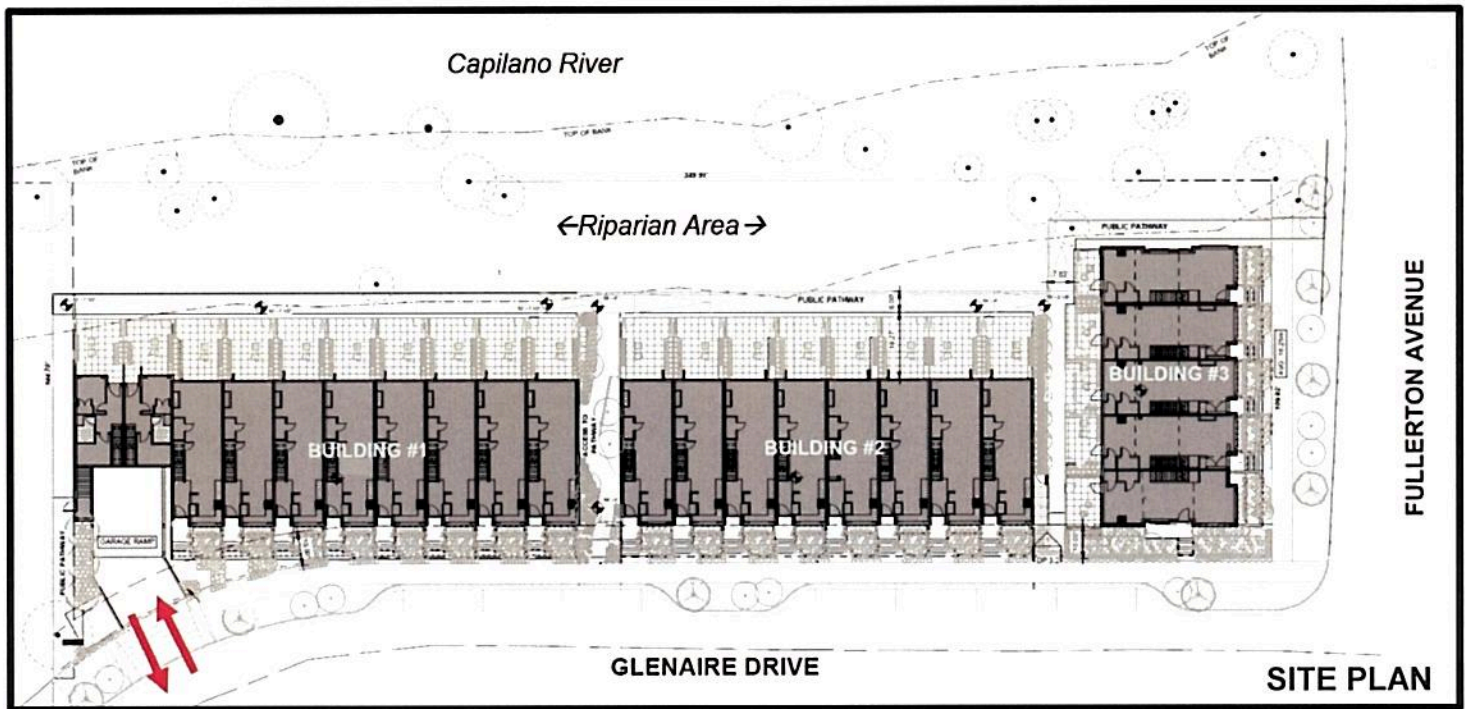
Although the above is not an exhaustive list of how this development fulfils objectives of the OCP, the overarching goal of the OCP is to concentrate 75% - 90% of future development within key centres and growth within centres will allow for protection of the natural environment, decrease car dependency, and generally promote more compact communities.

PROJECT DESCRIPTION:

The development proposal is comprised of twenty-three townhouse units in three separate buildings with an approximate floor space ratio of 1.07. Units will face towards and have entrances onto Fullerton Avenue and Glenaire Drive.

The site plan on the next page shows the general siting of the proposed buildings. Each unit is provided a rear patio space which can be accessed through the unit or by the use of the onsite public pathway at the north side of the development.





All units have three bedrooms and range in size from approximately 160 sq. m. (1,726 sq. ft.) to 216 sq. m. (2,322 sq. ft.) in floor area. A total of 46 parking stalls (which includes two visitor stalls) are proposed within a gated underground parkade accessed at the western side of the development. Forty-seven secure bicycle storage spaces are proposed within the underground parkade – a bicycle storage ratio of approximately two spaces per townhouse unit. Of the 47 bicycle storage spaces, 24 will be in the form of a shared and secured room and 23 will be within individually-secured bicycle storage lockers.



Fullerton Avenue Streetscape

As seen in the rendered images, the development includes a traditional row house architectural expression with uniform frontages and heights to create a logical consistency to the individual units. Each of the three buildings incorporates differentiated colours, mixtures of brick and varieties of cedar shingle siding.

Each individual townhouse unit has a prominent street entrance with landscaping and weather-protected stoop.

Advisory Design Panel

The development proposal was considered by the Advisory Design Panel on September 8, 2016 and the Panel recommended approval of the project subject to resolution of the Panel's comments.

Minor design revisions, responding to the Panel comments will be identified when Council considers the required Development Permit, should the OCP amendment and rezoning proceed.



DEVELOPMENT PERMIT AREAS:

The site is currently within the Streamside Protection Development Permit Area. Bylaw 8219 designates the site as Development Permit Areas for the following purposes:

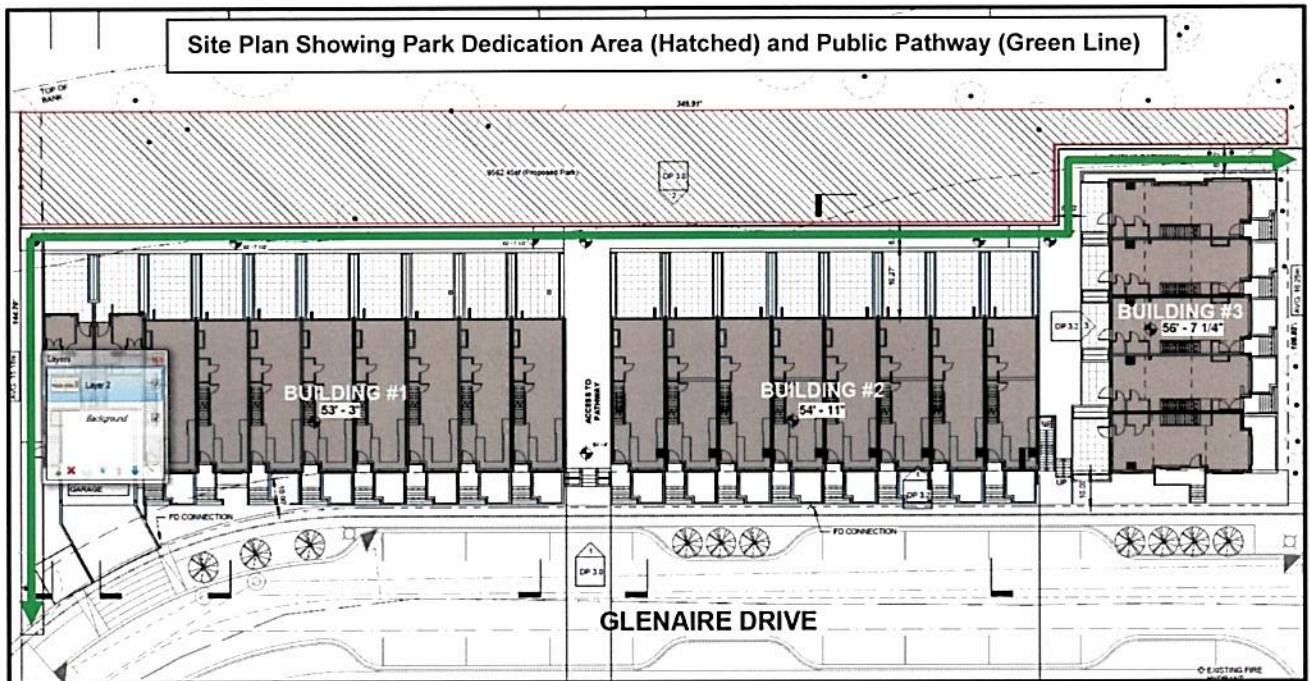
- Form and Character of Commercial, Industrial and Multi-Family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

The following sections outline the objectives and compliance with the applicable Development Permit Area (DPA) guidelines:

a) Streamside Protection

As the site is adjacent to the Capilano River, a 15 m (49.2 ft) setback from top of bank is required. The development's underground parkade encroaches marginally into the 15 m (49.2 ft) setback but overall siting allows for an increased riparian setback in select locations to offset this encroachment. According to the streamside protection assessment report submitted by the applicant's environmental consultant, the development presents no net loss of the required riparian area protection area. As part of the development, the applicant will be required to remove invasive plant species and provide enhancements and plantings to the riparian area.

The development includes dedication of a significant portion of the site as parkland (888 sq. m. or approximately 9500 sq. ft.) as shown within the red outline below. This parkland will be incorporated into the Capilano Regional Park allowing future work by Metro Vancouver Parks and the District to implement an environmentally-sensitive riverfront trail along the Capilano River. In order to comply with riparian setbacks outlined within the streamside protection provisions of the OCP, the development site is located outside the streamside protected area and maintains an average setback of 15 metres (49 ft) from the Top of Bank.



The onsite public pathway location is denoted in green above. In the interim, the trail will link to Fullerton Avenue at the east side of the development and Glenaire Drive at the west. Upon redevelopment of the two lots to the west, the trail could be continued west into Klahanie Park. The creation of this new trail connection was identified in the peripheral policy and will create a key neighbourhood connection that will benefit the entire area (see adjacent map). Details outlining the project's compliance with the Streamside Protection Guidelines will be provided for Council's



consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

b) Form and Character – Ground-Oriented Housing

The proposal is in keeping with the OCP's "Design Guidelines for Ground-Oriented Housing" as well as the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". Further details outlining the project's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

c) Energy and Water Conservation and Greenhouse Gas Emission Reduction

Compliance with the District's Green Building Strategy is mandatory given the proposed rezoning. The development must meet the equivalent of a "Gold" standard of any certified sustainability program available in British Columbia.

Further details outlining the project's compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

Vehicle Parking and Bicycle Storage

Vehicle parking is provided in a single-level underground garage with access from Glenaire Drive at the west end of the development. A total of 46 vehicle parking stalls are proposed which provides 2 stalls per unit, inclusive of two visitor stalls.

The required boulevard and sidewalk improvements will allow for two 'parking pockets' which will allow for on-street parking for approximately seven vehicles on the north side of Glenaire Drive.

Forty-Seven secure bicycle storage spaces within the underground parkade are proposed: 24 within a shared and secured room and 23 as individually-secured bicycle storage lockers.

On-site Landscaping

Landscaping on-site is designed to be low-maintenance and to feature native plantings. Street trees are proposed along Glenaire Drive and Fullerton Avenue in addition to the on-site trees and landscaping provided. Rear patios for each unit will utilize large paving stones, cedar privacy fencing and large landscape planters. Each rear patio will allow access to and from the onsite public pathway within the townhouse project.

Off-site improvements

The application includes upgrades to sidewalks, street trees, curb, gutter, and lighting along the Fullerton Avenue and Glenaire Drive frontages of the development site. The riparian area will have invasive species removed and planting enhancement provided. The developer will

be responsible for building the on-site public trail and the District will secure rights for the public pathway through a statutory right-of-way.

Accessibility

As part of the development permit process, the applicant will submit a checklist which identifies how the development attains the requirements of the District's "Accessible Design Policy for Multi-Family Housing". In accordance with the policy, all units will provide "basic accessible design elements" and one unit will have "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility.

Zoning

The site is currently zoned "Single-Family Residential 7,200 Zone" (RS3). Bylaw 8220 (Attachment B) proposes to rezone the site and create a new "Comprehensive Development Zone 100" (CD100) to accommodate the proposed twenty-three unit townhouse development.

This new zone:

- establishes ground-oriented multiple family residential use as a permitted use;
- limits the number of units to 23;
- limits the FSR to a maximum of 1.07;
- establishes a maximum building height of 13.2 m (43.5 ft);
- sets building coverage at a maximum of 49%;
- sets site coverage at a maximum of 51%;
- establishes acoustic performance requirements;
- requires the provision of 46 parking stalls;
- establishes a minimum drive aisle width; and
- establishes the following building setbacks
 - Front Setback (Glenaire Drive): 3.05 metres (10 ft);
 - West Side Yard Setback: 1.83 metres (6 ft);
 - East Side Yard Setback (Fullerton Avenue): 3.05 metres (10 ft); and
 - Rear Yard Setback: 7.31 m (24 ft) except for proposed Building 3 which would have a setback of 2.44 m (8 ft).

Acoustic Regulations

The proposed CD100 zone includes the District's residential acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of the residential units where units front a roadway.

Strata Rental Protection Policy

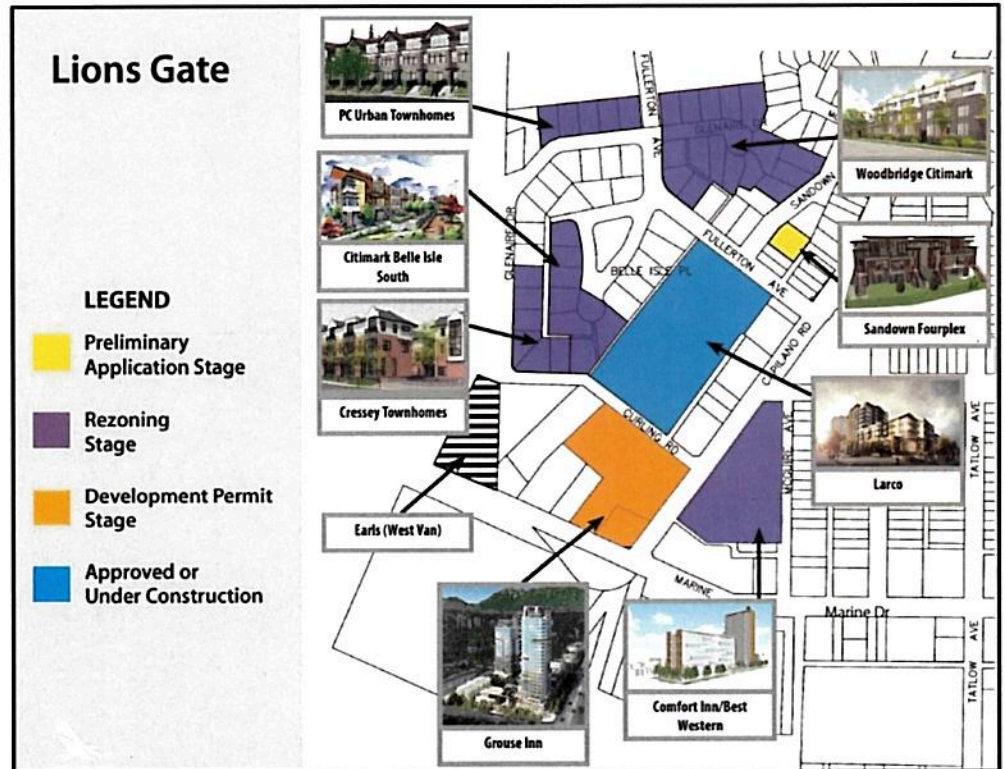
Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners

from renting their units. Bylaw 8221 (Attachment C) authorizes a Housing Agreement to implement this policy.

Construction Traffic Management Plan (CTMP)

The adjacent map indicates the development site in relation to other approved construction projects and potential development projects in the area.

In order to reduce the development's impact on pedestrian and vehicular movements in the area, the applicant in conjunction with the other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP).



The following outlines the primary components of the Construction Traffic Management Plan (CTMP) for the Lions Gate peripheral area:

Construction Traffic Management Coordinator:

From demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village Centre area. If multiple developments are approved in the area, this coordinator would be expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects.

The construction traffic management coordinator will be required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements/complications that arise.

The benefits of a single coordinator are outlined below:

- *Communication*

The District of North Vancouver (and developers) will receive single-source, regular, professional and transparent communication about site-wide activities, rather than

multiple separate reports that may not be as inclusive as necessary for the Lions Gate Village Centre area. Community notices, signs and website are some of the tools anticipated to be used to ensure good neighbourhood communication.

- *Coordination*

All construction activities (phases of construction, deliveries, major on-site activities, etc.) will be coordinated centrally, rather than having individual contractors needing to coordinate or compete with one another.

- *Accountability*

There will be a single point of accountability for the entire area if there are any logistical or scheduling issues.

Miscellaneous:

In addition to a coordinated approach to construction management, the following elements will form part of the construction management approach for the Lions Gate peripheral area:

- A. Three traffic cameras will be provided at key intersections in the area to assist with real time monitoring and enforcement of traffic movements in the area. After completion of all construction, these traffic cameras would be owned and operated by the District; and
- B. Each development site is required to provide a \$100,000 "Construction Traffic Management" deposit with the deposit used to cover any enforcement ticketing from the District. The deposit creates a financial incentive for the developer (and CTMP coordinator) to ensure efficient traffic flows, enforcement of parking and construction vehicle routing in the area; and
- C. Any use of District road (typically for concrete pumping trucks during foundation construction) requires a Highway Use Permit issued by the District to offer further District control over the sequencing of construction.

In summary, the construction traffic management plan will:

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.

Vehicle Traffic Generation & Follow-up Report:

The developer's transportation consultant has submitted a traffic analysis report which identifies the potential traffic generated from the development and in the area. Utilizing background traffic data, the report forecasts surrounding traffic in the area for the years 2019 and 2030. The report provides a comprehensive review of the Lions Gate Village Centre Area and provides estimations of traffic generation with assumed densities as outlined in the OCP and peripheral area policy.

The subject townhouse development is forecast to generate approximately 11 vehicle trips in the "AM Peak Hour" and 13 vehicle trips in the "PM Peak Hour". By contrast, the five existing single-family lots would generate approximately 5 vehicle trips in the "PM Peak Hour", for a net increase of 8 vehicle trips in the PM Peak Hour.

The developer will be required to provide a post-development traffic and parking analysis (after 6 months of the development being fully-occupied) in order to review the traffic movements in the area and to analyse the use of on-site parking. The post-development traffic and parking analysis report will afford the District improved information on vehicle movements in the area, on-site and on-street parking demand, as well as use of on-site bicycle parking facilities.

The District's Transportation Department has reviewed the submitted traffic analysis report and finds that the development will not unduly affect traffic within the Lions Gate Village Centre area and supports the requirement for a post-development traffic and parking analysis report.

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on October 18, 2016 and the meeting was attended by approximately 51 members of the public. A copy of the PIM "summary report" from the meeting's facilitator is attached as Attachment D. Comments submitted included the following primary topics:

- increased traffic on the North Shore generally;
- construction traffic management and timing concerns;
- support for a riverfront trail;
- cost of housing within the development; and
- accessibility of the units.

COMMUNITY AMENITY CONTRIBUTIONS:

As the subject property requires rezoning, a community amenity contribution (CAC) has been calculated in the amount of \$121,581.00 in accordance with District CAC policy at the date of application. The CD100 zone specifies this amount in order to achieve the maximum density of 1.07 FSR and outlines projects to which the CAC may be applied, including park, trail, environmental, public art or other public realm improvements municipal or recreation service or facility improvements (in the Lions Gate Village Centre area) and/or affordable housing.

AFFORDABLE HOUSING:

In accordance with the District's Rental and Affordable Housing Strategy, the development will expand the supply and diversity of housing in the Lions Gate Village Centre. As stated within the strategy, "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes".

The developer will be providing a CAC which could be used toward affordable housing objectives in accordance with the Rental and Affordable Housing Strategy.

CONCURRENCE:

Staff:

The project has been reviewed by Building, Parks, Engineering and Transportation, Urban Design Planning, Real Estate and Properties, Public Art and Fire Prevention staff and staff's recommendations, throughout the development process have been incorporated, to improve the development.

Metro Vancouver Parks:

Metro Vancouver Parks staff has been working with District staff to coordinate the intergovernmental requirements to implement an environmentally-sensitive trail adjacent to the Capilano River. Generally, Metro Vancouver Parks is supportive of the development proposal as the land dedicated to the Capilano River Regional Park is a unique opportunity to gain the extension of the riverfront trail along the Capilano River. Metro Vancouver Parks will ultimately own the parkland and potential future trail, and would be responsible for the ongoing maintenance of the trail.

School District 44 (SD44):

SD44 is currently reviewing the District's OCP and the projected densities throughout the District. School and District staff recently identified that this family-oriented townhouse proposal does not adversely affect their interests.

Norgate Community Elementary School and Capilano Elementary School are each within approximately 1.2 kilometres of the Lions Gate Village peripheral area and the development site, and can accommodate the students anticipated from the development.

CONCLUSION:

The OCP amendment and rezoning proposal for a twenty-three unit townhouse development is in conformity with the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines", applicable development permit guidelines, and the general housing objectives for the Lions Gate Village Centre area. The proposal creates a choice of housing suitable for families within a compact community which encourages walking, biking, and use of transit. Bylaws 8219, 8220, and 8221 are ready for Council consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8219, 8220, and 8221 and refer Bylaw 8219 and 8220 to a Public Hearing (staff recommendation); or
2. Defeat the bylaws at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- A. Bylaw 8219 – OCP Amendment Bylaw
- B. Bylaw 8220 – Rezoning Bylaw
- C. Bylaw 8186 – Housing Agreement Bylaw
- D. Public Information Meeting – Facilitator Summary Report

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

Bylaw 8219

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)”.

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” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

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

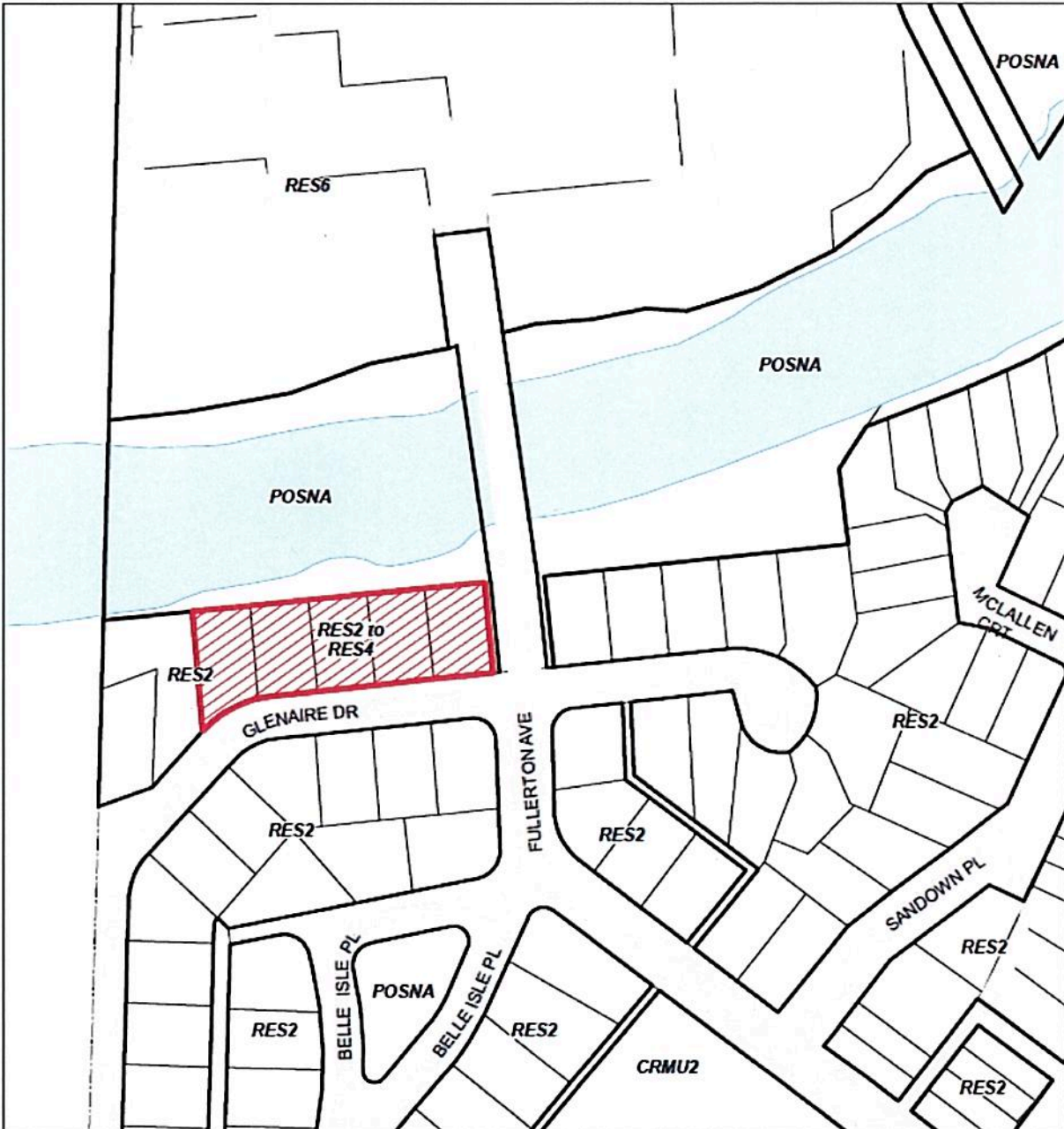
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



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



Schedule B to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



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

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, 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 8220

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 1350 (Bylaw 8220)”.

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

“Comprehensive Development Zone CD100”

2.2 Part 4B by inserting the following:

“4B100 Comprehensive Development Zone 100 (CD100)”

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

(i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

(a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

- (a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

- a) Maximum permitted Building Coverage is 49%
- b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

- a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

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

4B100-14 Landscaping:

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

4B100-15 Subdivision Requirements

Within the CD100 zone, the Minimum Lot Area must be at least 2,601 sq. m. (27,997 sq. ft.).

4B100-16 Additional Accessory Structure Regulations

Not applicable.

4B100-17 Parking and Loading Regulations:

- (a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;
- (b) Vehicular drive aisles shall be no less than 6.88 m (22.6 ft) wide;
- (c) A minimum of 47 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided;

2.2 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as “site” from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 100 Zone (CD100).”

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1350 (Bylaw 8220)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

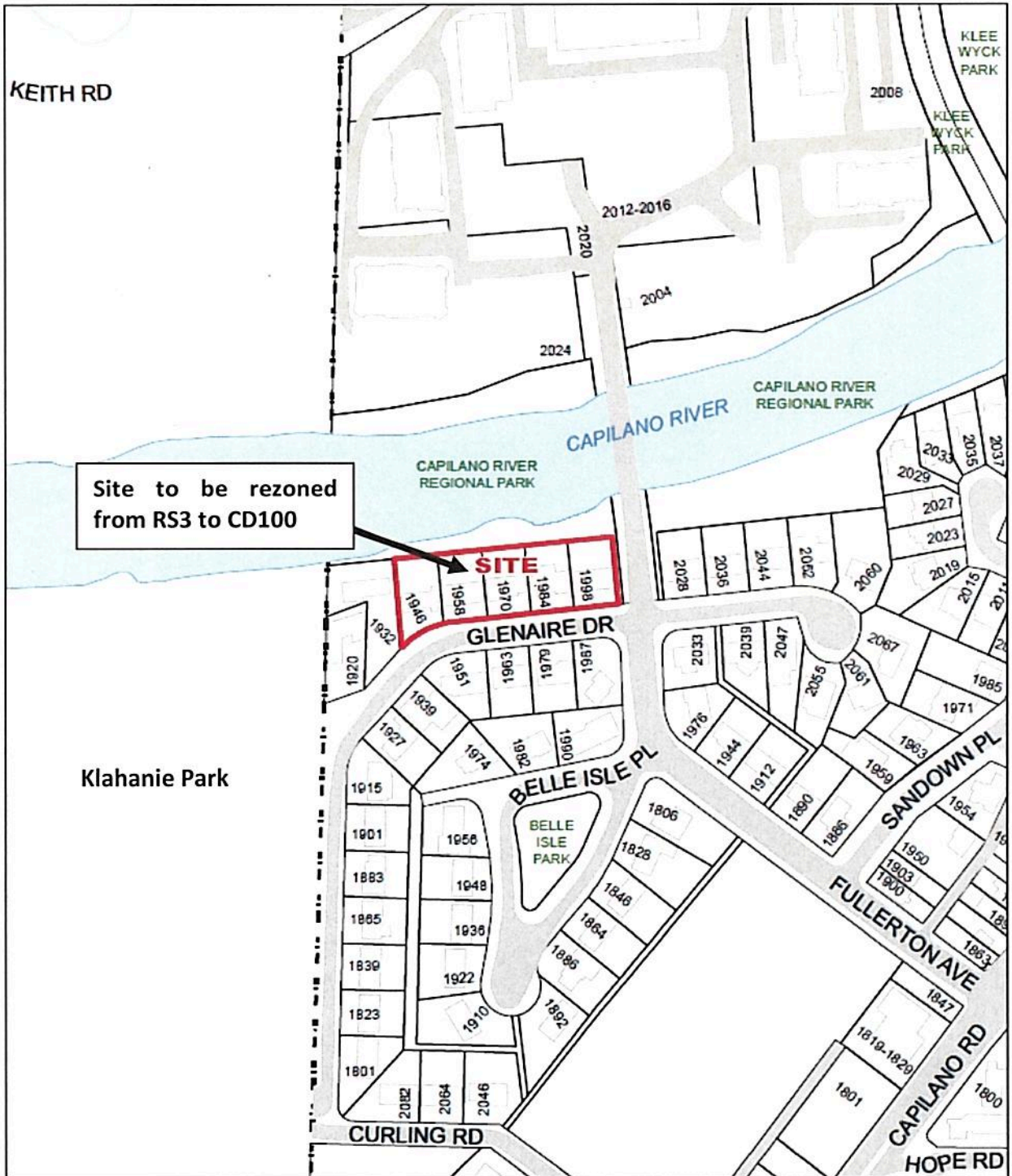
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8220



The Corporation of the District of North Vancouver

Bylaw 8221

A bylaw to enter into a Housing Agreement (1946 – 1998 Glenaire Drive)

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 8221, 2017 (1946 – 1998 Glenaire Drive)".

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 1998 Glenaire Holdings Ltd., Inc. No. BC1054719 substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 009-870-253 Lot 2 Block 16 District Lot 764 Plan 8967
- b) 009-870-261 Lot 3 Block 16 District Lot 764 Plan 8967
- c) 009-870-270 Lot 4 Block 16 District Lot 764 Plan 8967
- d) 009-870-296 Lot 5 Block 16 District Lot 764 Plan 8967
- e) 009-870-300 Lot 6 Block 16 District Lot 764 Plan 8967

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 8221

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the ____ day of _____, 20____

BETWEEN:

1998 GLENAIRE HOLDINGS LTD. (Inc. No. BC1054719), 880 – 1090 West Georgia Street,
Vancouver, BC V6E 3V7

(the “Developer”)

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality
incorporated under the *Local Government Act*, RSBC 2015, c.1 and having its office at
355 West Queens Road, North Vancouver, BC V7N 4N5

(the “District”)

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer 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;
3. Section 483 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
4. 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 Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 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 Developer 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) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) *"Proposed Development"* means the proposed development containing not more than 23 units to be constructed on the Lands in accordance with the Development Permit;
- (e) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (f) *"Strata Corporation"* means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (h) *"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 8221 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 in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; 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. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

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, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 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.

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 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 (other than Short Term Rentals).

3.06 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 or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 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*.

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220), is not adopted by the District's Council before September 30th, 2017, 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 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 of any Unit 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 483 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:

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 8221.

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.

ROCKANDEL&ASSOCIATES

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

PUBLIC INFORMATION MEETING REPORT

To: Robert Cadez, PC Urban Properties Corp. E: rcadez@pcurban.ca
Erik Wilhelm, Planner, District of North Vancouver. E: ewilhelm@dnv.org
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com
Re: Public Information Meeting Summary for PC Urban 1900 Block Glenaire Drive Project
Date: October 25, 2016

Event Date: Tuesday, October 18, 2016
Time: 6:00 PM – 8:30 PM
Location: Grouse Inn, 1633 Capilano Road, North Vancouver
Attendees: Fifty-one (51) members of the public

Notification

Flyer Invitation

Invitation packages were distributed to residents within a 75-metre radius of the site.

Site Signs

There was one standard PIM signs erected on the site during the week of October 3rd, 2016 notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on October 10th & 12, 2016

Attendees: (51) people signed in for the Public Information Meeting. In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Erik Wilhelm, Planner, District of North Vancouver

Project Team

Developer: Robert Cadez, PC Urban

Project Consultants

Architecture: Tom Grimwood, Grimwood Architecture

Landscape Architecture: Daryl Tyackle, ETA Landscape Architecture

Transportation Engineers: Daniel Fung, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

Robert Cadez, PC Urban Properties Corp. provided an overview of the development proposal to construct three 3-storey townhouse buildings on the north side of the 1900 block of Glenaire Drive, near the corner of Glenaire Drive and Fullerton Avenue. The proposal is for 23 residential units, which will include 21 three bedroom and den units and 2 three bedroom units, each with private front and rear yards and immediate access to the Capilano River walking path. The site will be accessed from a driveway ramp off of Glenaire Drive. Parking will be located in an underground parking garage. There will be 44 parking spaces provided for the residents along with 2 visitor parking spaces. The proposal includes restoration of the natural riparian bank and public walking path along the Capilano River.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- Q1** Is there any more information about the timetable, construction duration, etc.?
- A1** That is a good questions and I wish I could answer with more clarity but we are kind of at the mercy of our approval process. We would like to be in the ground sometime this summer 2017 and construction on this type of product would be about 13 months on the safe side.
- Q2** Will the units have a view of the river?
- A2** There will be some views but the vegetation is quit heavy right now so there is some blocking of the view. Some of the trees will be thinned, as some of them are quite dangerous. A lot of the new planting will be much lower so there will be views from the back of the unit. We are providing views of the river to the single-family homes that didn't previously have one.
- Q3** What kind of facility do you plan to have inside the unit to take care of physically challenged people since there are four levels for a person to negotiate on a daily basis? Do you have any ideas on square foot cost?
- A3** Right now it is very premature to actually answer that question in terms of cost. Right now we are looking at homes over a million dollars given the square footage we have. It is hard to say how much the cost is per square foot but possibly \$700-\$750 in that area would be a good estimate. There is some opportunity in some of these units to possibly put in a residential lift. The stairs are wide enough to have a chair lift and meet accessibility requirement in terms of width. Traditionally speaking townhouses are not a great product for accessibility. We have 23 units that are in a style that is not conducive to that but there are solutions for it. There are other developments in the area that are ground level
- Q4** Do you have charging stations in your garage or do you have solar power?
- A4** Right now there isn't anything on the table as far as charging stations but that is actually a very easy thing to install. A lot of developments in Vancouver are installing the wiring

for it. It does require 220 voltage in certain cases and that is something to be determined down the road as we start to look at the Hydro supply for the area. Solar power hasn't been contemplated but the roof itself is orientated in a north south orientation so there may be possibilities for that. The District is looking into a district energy system for the area but it is in its infancy stages. There is discussion on whether this would be implemented here or not.

- Q5** In regards to views of the river, is there opportunity to have upper floor balconies to provide a view to the river
- A5** We thought of that in terms of our design but what we ended up with a design that provides a very deep back yard, which we believe provides a more direct connection to the river.
- Q6** This looks very reasonable compared to some of the other development proposals we have seen so far. We are concerned about mitigating flow through traffic from Fullerton over to Curling if we open up Glenaire. Ideally we would like to keep it closed, is that feasible? Certainly for construction it makes sense to open it up. We are very concerned about it staying open.
- A6** That will definitely be opened up for construction. It is going to be opened up according to planning for future connectivity. There is also a road that is going to be put in the new development below it. That is going to be opened to try to deal with some of the density in the neighbourhood instead of one way to get in and out of the neighbourhood.
(Erik Wilhelm) I am not a traffic engineer but from the plans I have seen from the consultants and the traffic department, there are plans to open up that connection to Glenaire onto Curling
- Q7** In regards to our sewage system, has there been any assessment of the capacity to accommodate all of these developments because from time to time it backs up?
- A7** There is plans to upgrade all the water, sewer, sanitary, roads, everything in the neighbourhood and that negotiation is going on between the developers throughout the entire area and the district as well. There will be an upgrade to the system, the questions is just how much the upgrade is.
- Q8** Can you please indicate on the presentation slide where the additional parking is going to be?
- A8** From the 15-meter set back almost to the property line is where the parkade is situated and all the parking is there.
- Q9** I am concerned about the traffic on Capilano Road. It already goes all the way to upper levels highway in the morning. And there are other developments that will add traffic.
- A9** (Daniel Fung) This development will add about ten vehicles per hour, that equates to about one every six minutes. This individual development is not going to change a lot. However, you are correct that there will be change with all the developments planned in the area. The current south bound traffic and left turn movement is currently one lane,

that is going to be changed to a separate through lane and separate left turn which will add a bit of capacity. The Fullerton, Curling and Marine Drive intersections are now coordinated. All these things are happening at the same time.

- Q10** I see there is a three storey street wall. Is there any opportunity to step that back and not make it overwhelm the street so much?
- A10** In terms of the street wall, the project has been designed already to the minimums, with having to dedicate a path as well it doesn't leave much room. We are developing well under what we are able to. What we have tried to do is to keep the roof forms as low as they can. We are not at full height at the walls on the third floor and we are trying to sloop the roof so that the light at certain angles of the day will get past the building much easier.
- Q11** My questions are about traffic during the construction phase and may not apply to this particular development. We were told at another development meeting by both the District and the developer that all construction access would be by Curling Road, and now a lot of it is going through Fullerton. I contacted the District to point this out and the response I got was "Oh we changed our mind". In other words they didn't care at all about that. There is definitely congestion happening, you can't get through Fullerton at various times of the day from rush hour in the morning to right through at night. You have to plan on delays because you can't be sure you are going to get through. So where is the construction traffic going to happen for this development? How can we trust anything that is said in these public forums if what can happen is that the District says "Oh we changed our minds"?
- A11** I can't speak about the other developments and what issues they have, all I can speak to is our development and maybe a little to the other developers that are in the room with us tonight. One of the things that we have done is banded together to do a construction management plan. The plan has been put together by looking at all of our schedules; when concrete pours might be, construction loading, trucks coming for concrete and also for excavation and looking at the timing of the projects. At this point it is a best guess. I said I would like to start in June but it might be September or it might be March, so all those things change. The only thing I can say standing here right now is that the effort has been put in and that we have been working with the District, but things can change. The plan right now is to open up the Glenaire to Curling so that we can have a one directional flow of traffic and have the trucks staged off site so we don't have trucks waiting off Fullerton. We are also considering, on our site specifically, not doing a concrete pour for the top of our parkade but actually doing the whole thing in precast panels, which would allow us to do the suspended slab in a week as opposed to two months. That would bring down our schedule as well as alleviate some of the traffic.
- Q12** Downtown prices range from about \$1,200 to \$1,900, you are talking about \$750. Are you compromising anything?
- A12** No, it is a different type of building. There are things that we consider when we do a development and one of them is price point. If we were to charge \$2,000 a square foot

for 2,000 square feet, they would be \$4 million dollar units and I don't think that is reasonable to ask. In terms of looking at apartment development, there is much more efficiencies in terms of what you get out of your unit as well. You don't have stairs to deal with, you have a different type of construction and price per square foot is determined per area. I can't compare what we are doing here to what is going on downtown or West Vancouver that is over \$2,000 a square foot. There are views at play. There are neighbourhood considerations. If you are building on the Cambie corridor, there are amenities that we don't have here. Pricing is based on what area you are in and what amenities you have.

Q13 How will the price be reflected in the finishing of the interior?

A13 We are looking at a higher end finishing for our units. We are working with interior designers to provide an elegant finish. With this type of product and price point, we are not an investor product we are more of an end user product. We are hoping to see some downsizers and maybe some young families in here so we want to cater to that market. That is where the decisions come from.

Q14 Have you ever considered elevators in the units given accessibility?

A14 We did consider that, as I mentioned before, it compromises the plan a little bit. So you would be giving up a washroom and some space probably for closets. If done early on in the process, it is something that can be incorporated. There are only specific units that you could do that in. There is the intent that if we had someone come in early on that maybe we could re configure a unit or two.

Q15 This is more a question for the District. How many units do we now have in the whole area that are slated to be built? There are six new construction sites so, what are we looking at now and what is the proposal? How many units will there be?

A15 (Erik Wilhelm) Currently there are a number of preliminary development applications and detailed applications that are moving forward. There are approximately 300 town house units being proposed, again none of those have been approved by Council, but that is what I am aware of at this time.

Q16 I presume that all the home owners in the area where you are going to locate in have sold their properties, is that correct? Are you coordinating with all the other developers?

A16 I can't speak for any of the other developers but we own all the houses where our development will be. I can tell you that all the developers are in the room tonight and we are working together on a variety of things. I can tell you that as a group, the entire area is working together to solve those issues and work on construction and servicing of the area.

C17 I live at Woodcroft and my big concern is that we are going to get so trapped in by construction because there is no other access on Fullerton.

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- A17 Construction is just that and there is going to be a lot of activity and I can't say that we aren't going to block traffic at certain times of the day. We are working on a plan that during peak hours we are mitigating the amount of traffic coming through but there are certain times you can't do anything about. For instance pouring concrete, it needs to happen in the morning so it is done by the end of the day. If we stop during certain hours it increases the schedule by 4-6 months and you end up with a longer construction period. A plan has been submitted to the district and they have looked at it and will hold us accountable to it.
- Q18 In regards to the public footpath between your property and the river, from where to where does it go? It looks like it comes from our Woodcroft bridge, which is private property, and I don't think that you should just assume you can use private property, unless you are going to go under the bridge in which case we have no problem.
- A18 The intent of the path is to enjoy the view of the river not a connection to go across Fullerton that I know of.
- Q19 You said it would take about 13 months for the completion of the project, is that working Monday to Friday or do you plan on doing construction on Saturday, Sundays and holidays as well?
- A19 All of our construction is in bylaw hours and at this point we are expecting to do Monday to Fridays with a few Saturday with exceptions for bad weather or pours that need to be done at a certain time. There should be no work generally on Saturdays and probably not at all on Sundays.
- Q20 You mentioned 300 town house units. I am wondering how many high-rise units?
- A20 Within the peripheral area there are no high rises. The maximum densities for the largest of lots is 1.2 FSR and 3 storey townhouses
- Q21 Don't you think with such concentration and building in a really small area that this will make more pollution and more traffic? Are all of these three stories or are some of them more than three stories?
- A21 All of the units are three stories. In terms of scale, these are five single-family lots right now, we are putting in 23 units. If you look at the construction of the old houses, their energy systems in terms of how they are heated, the new technology just in heat alone using high efficiency boilers is quite a lot less energy in terms of what is being used by the homes in the area right now. The footprint, by using more of the land mass you actually are greener so to speak because you are concentrating housing on the land mass there.
- Q22 A question for the District, why has this whole area not been bought as a park?
- A22 (Erik Wilhelm) I don't have the answer as it would be Council, but I do think it would probably come down to money.
- Q23 My question is to the District. I am afraid that with the 300 units, all of the population density and congestion with these new builds is going to reduce the value of the rest of

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the properties. I see on the Internet that you only have two visitors parking so I am concerned about the people living in the area. Is the District going to change the zoning of the other properties or only for the developers here?

- A23 (Erik Wilhelm) For every application that is coming forward, I alluded to 300 units I am aware of, every single development will require their own individualized official community plan amendment, rezoning and development permits. It is not a foregone conclusion. Everything needs to be approved by Council.
- Q24 It looks like a good plan as they are preserving a lot of the greenway along the river. It is a concern though because Capilano River is a watershed river and I don't know how many trees will actually be removed. We have a lot of beautiful trees in that area that we would like to be preserved. It is a beautiful design though and I quite like it.
- A24 I can speak to the trees, we are at retention of close to 50% of the trees and most of them are the large trees. The ones that are designated to come down are ill or in danger of coming down with construction or erosion of the bank. It is in our best interest to save as many trees as possible because of the stabilization of the bank and we will make every effort to do that.
- Q25 You mentioned the full development was three stories. I thought the District requirement was adjacent to single-family homes you had to do two storey?
- A25 (Erik Wilhelm) The peripheral housing policy does have design guidelines and there is a guideline that talks about stepping down, it would be applicable to the development to the west
- Q26 The setback is almost like sanctified holy ground. What is going to prevent the public from entering onto the setback and possibly creating a noise hazard for those people that are going to be living there?
- A26 The simple answer is nothing. The area actually has a fence that is protecting it along the edge and the planting is supposed to be fairly dense so it is not an area that you are going to be setting up blankets and having picnics or anything like that. It is designed to be a protected area in its natural habitat. That being said, you can't stop anybody from climbing fences or running through things that they are not supposed to. What we can do is design to the best way we can to discourage that.
- Q27 I think this is really for the District. I have been to several of these meetings and every single one I come to, the gentleman in charge of traffic says we have done the study and this will only put six cars per hour onto Capilano Road. Capilano Road is going to be extended on the corner but the problem is the Lions Gate Bridge and there is no way that is going to be expanded. We have a huge development going in at Edgemont Village and I just don't understand. All of the other developments will be putting another eight cars per hour onto the road. I want to know Mr. District, what will be the total number of cars going onto Capilano Road from all of the new developments when they are built?

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A27 (Erik Wilhelm) I am not a traffic engineer but this development has submitted a traffic impact study and it hasn't just taken into account this development it takes in all future development and densities in there.

(Daniel Fung) For traffic analysis actually what we did was look at the peripheral area, the 300 units that have been talked about including the Larco development as well as the Grouse Inn development that is planned. Basically the access points would be Fullerton, Curling and Marine Drive. Looking at the change in traffic in total, basically there will be marginal change. With the improvements and Curling having a signal, this is going to help vehicles coming out of Curling have better access to Capilano Road. The planning that has been done by the District for the south-bound movement on Marine Drive and Capilano Road will not decrease traffic on the Lions Gate Bridge. There will be a marginal increase.

Q28 We are skirting around the car capacity in this development as we are in the other developments. Why two cars per unit in an age where we are promoting public transportation?

A28 That is a very good question. In terms of my development, given the size of the units and the demographic that we are looking at with young families we thought two cars were needed. Any units that don't take the second parking spot would be contributing to the visitor parking.

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APPENDIX

Applicants Flyer: Page One

Meeting Agenda:

Doors Open: 6:00 pm

Open House Discussion: 7:00 – 8:30 pm

Presentation: 7:30 pm – 7:45 pm

For Further Information please contact:

Robert Cadez PC Urban Properties Corp.
604-282-6030

Erik Wilhelm District of North Vancouver,
604-990-2360 Planning Department

Notice of a
Public Information Meeting
In Your Neighbourhood

PC Urban Properties Corp. is hosting a Public Information Meeting to present the development proposal for a 23-unit townhouse project at 1900 Block of Glenaire Drive.

This information package is being distributed to the owners and occupants within 75 metres of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time and Location:
Tuesday, October 18, 2016
6:00 – 8:30 pm
Grouse Inn Meeting Room
1633 Capilano Road

Applicants Flyer: Page Two

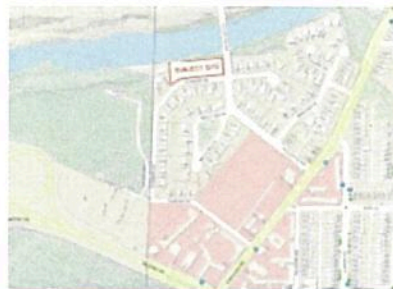
The Proposal:

PC Urban Properties Corp. proposes to construct three 3-storey townhouse buildings on the north side of the 1900 block of Glenaire Drive, at the corner of Glenaire Drive and Fullerton Avenue.

The proposal is for 23 rowhomes, which will include 21 three-bedroom and den homes and two three-bedroom homes. Each will have private front and rear yards and immediate access to a Capilano River walking path.

Access to the development will be from a driveway ramp off of Glenaire Drive. Parking will be located in an underground parking garage. There will be 44 parking spaces provided for the residents along with 2 visitor parking spaces.

The proposal includes restoring the natural riparian bank along the Capilano River and providing a public walking path adjacent to the Riparian Area.



Appendix: Newspaper Advertisement

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1946–1998 Glenaire Drive, to construct 23 residential townhouses. You are invited to a meeting to discuss the project.

Date: Tuesday, October 18, 2016
Time: 6:00 – 8:30 p.m.
Location: Grouse Inn Meeting Room,
1633 Capilano Road, North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 23-unit, three storey, ground oriented townhouse project. Each home is between 1,700 and 2,300 square feet in size and includes two underground parking stalls per home.



Notification flyers are being distributed to residents throughout the Lions Gate towncentre and peripheral areas. If you would like more information, contact Erik Wilhelm of the Planning Department at 604-990-2360 or Robert Cadez, PC Urban Properties Corp. at 604-282-6085. Please bring your questions and comments to the meeting.

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



PUBLIC HEARING

1946-1998 Glenaire Drive

Twenty-Three Unit Townhouse

What: A Public Hearing for Bylaws 8219 and 8220, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of a twenty-three unit townhouse.

When: 7 pm, Tuesday, April 18, 2017

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



Proposed*



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

What changes?

Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction. Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

When can I speak?

We welcome your input Tuesday, April 18, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from March 28 to April 18. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

Erik Wilhelm, Development Planner, at 604-990-2360 or wilhelme@dnv.org



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