

AGENDA

PUBLIC HEARING

Tuesday, May 23, 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, May 23, 2017
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

**1886-1956 Belle Isle Place & 2046 Curling Road
88 Unit Townhouse Project**

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAWS BY CLERK**

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8230, 2017 (Amendment 24)**

Purpose of Bylaw:

Bylaw 8230 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to Parks, Open Space, and Natural Areas (POSNA) and to designate these properties as Development Permit Areas for Form and Character of Commercial, Industrial and Multifamily Development and Energy and Water Conservation and GHG Emission Reduction.

The District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)

Purpose of Bylaw:

Bylaw 8231 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 104 (CD104) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 104 (CD104) and to Neighbourhood Park Zone (NP). The CD104 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

- 3. PRESENTATION BY STAFF**

Presentation: Erik Wilhelm, Development Planner
- 4. PRESENTATION BY APPLICANT**

Presentation: Citimark Group
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**

7. COUNCIL RESOLUTION

Recommendation:

THAT the May 23, 2017 Public Hearing be closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8230, 2017 (Amendment 24)” and “The District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)” be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8230

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 8230, 2017 (Amendment 24)”.

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) and to Parks, Open Space, and Natural Areas (POSNA);
- 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 April 10th, 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

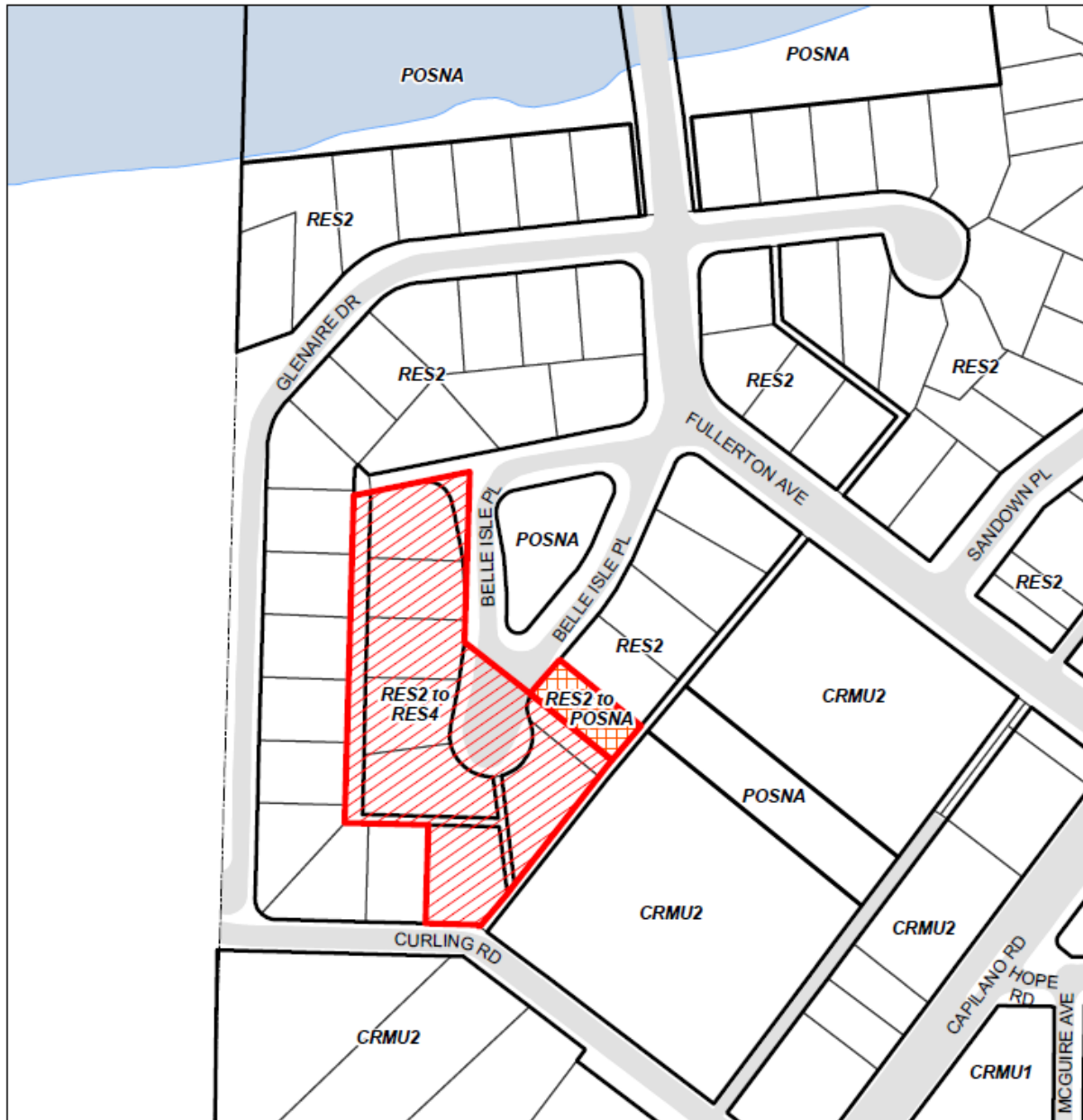
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Municipal Clerk

Bylaw 8230 Schedule A

BYLAW 8230

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8230, 2017 (Amendment 24)



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



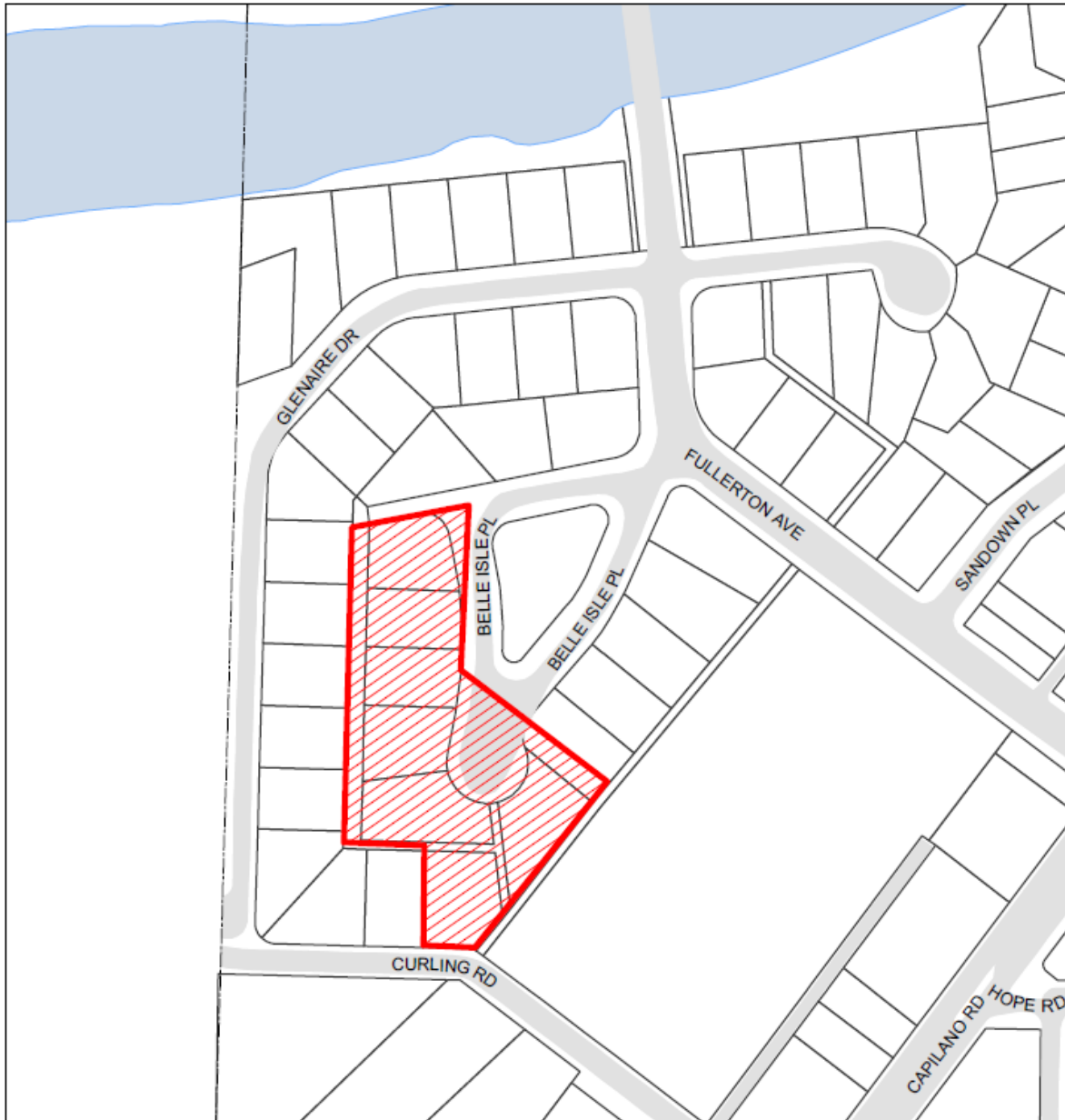
from Residential Level 2: Detached Residential to Prks, Open Space, and Natural Area



Bylaw 8230 Schedule B

BYLAW 8230

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8230, 2017 (Amendment 24)



- 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; and
- 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 8231

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 1352 (Bylaw 8231)”.

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 CD104”

2.2 Part 4B by inserting the following:

“4B104 Comprehensive Development Zone 104 (CD104)”

4B104-1 Intent:

The purpose of the CD104 zone is to establish specific land use and development regulations for an 88 unit townhouse development.

4B104-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 104 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD104 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys, with rooftop amenity spaces and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

4B104-3 Conditions of Use:

Balcony enclosures are not permitted.

4B104-4 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.

4B104-5 Density:

- (a) The maximum permitted density in the CD104 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 16 dwelling units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the following areas are exempted:
- underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas;
 - unenclosed balcony areas;
 - enclosed bay windows;
 - one elevator shaft to a maximum of 13.95 sq. m. (150 sq. ft.); and
 - rooftop amenity areas, which includes access stairwells to the rooftop and enclosed stairwell rooftop landing areas to a maximum of 7.43 sq. m. (80 sq. ft.) for each unit with an enclosed rooftop stairwell and landing.

4B104-6 Amenities:

Despite subsection 4B104-5, density in the CD104 Zone is increased to a maximum floor space of 9,621 m² (103,560 sq. ft.) and a maximum number of 88 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$324,071 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 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.

4B104-7 Maximum Principal Building Size:

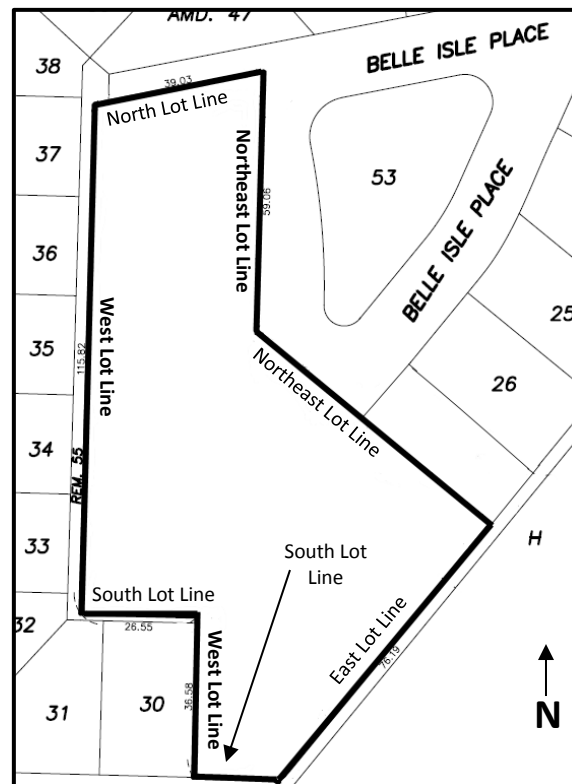
Not applicable.

4B104-8 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
North Lot Line	2.89 m (9.5 ft)
Northeast Lot Line	4.57 m (15 ft)
East Lot Lines	4.11 m (13.5 ft)
South Lot Lines	4.11 m (13.5 ft)
West Lot Line	4.57 m (15 ft)

The map below defines the naming convention of each lot line:



4B104-9 Building Orientation:

Not applicable.

4B104-10 Building Depth and Width:

Not applicable.

4B104-11 Coverage:

- a) Maximum permitted Building Coverage is 45%
- b) Maximum permitted Site Coverage is 50%.

4B104-12 Height:

- a) Maximum permitted Height is 12.5 meters (41 ft).

4B104-13 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

4B104-14 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.

4B104-15 Subdivision Requirements

Within the CD104 zone, the Minimum Lot Area must be at least 7,990 sq. m. (86,000 sq. ft.).

4B104-16 Additional Accessory Structure Regulations

Not applicable.

4B104-17 Parking and Loading Regulations:

(a) A minimum of 163 vehicle parking stalls shall be provided inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;

(b) A minimum of 120 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided.”

2.3 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 104 Zone (CD104) and Neighbourhood Park Zone (NP).

READ a first time April 10th, 2017.

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1352 (Bylaw 8231)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

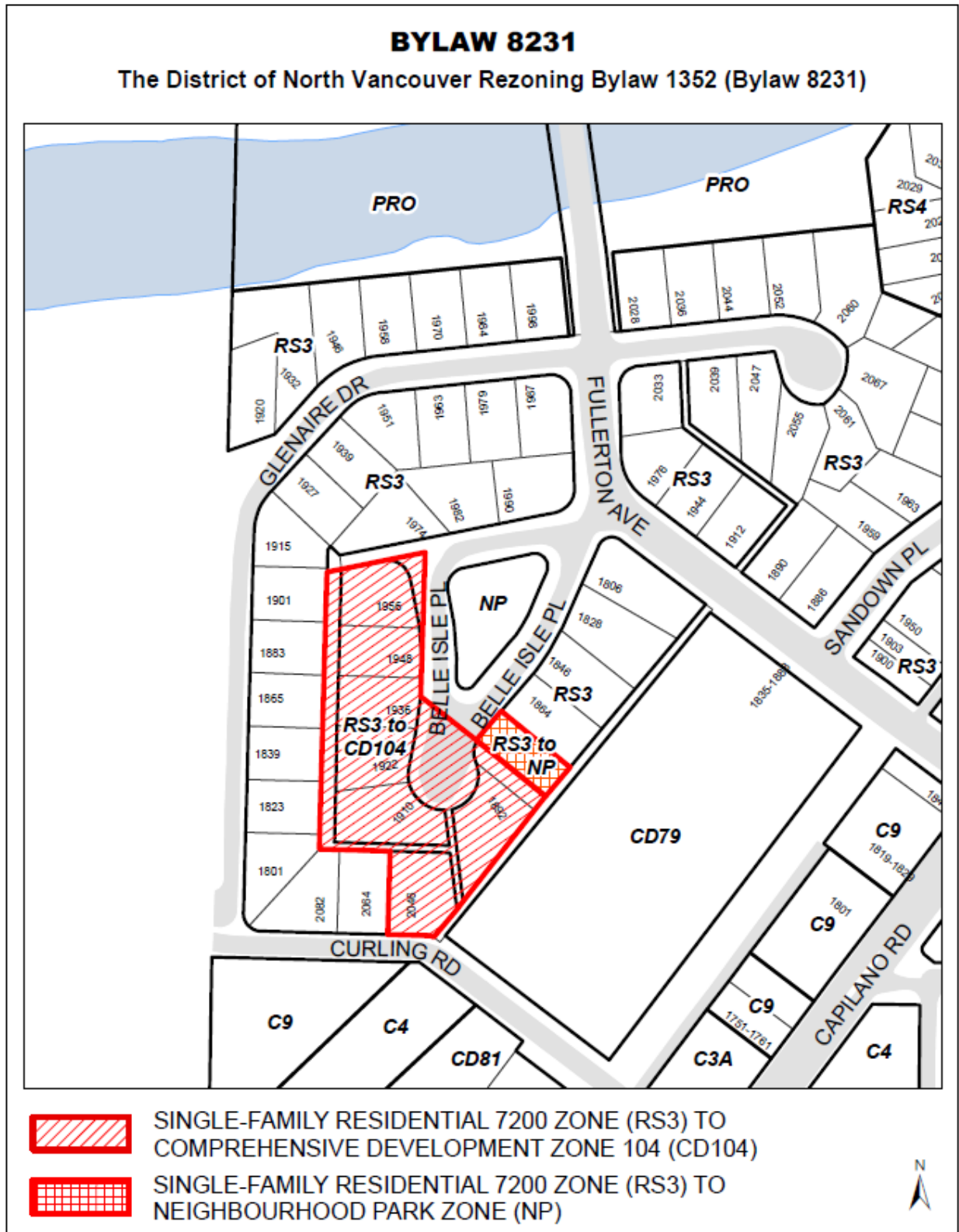
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8231



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 10, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



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

March 31, 2017
File: 08.3060-20/048.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Bylaws 8230, 8231 and 8232: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1886-1956 Belle Isle Place and 2046 Curling Road

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8230, 2017 (Amendment 24)" to amend the Official Community Plan (OCP) to designate the properties at 1886 -1956 Belle Isle Place and 2046 Curling Road from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) and to Parks, Open Space, and Natural Areas (POSNA) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)" to rezone the properties at 1886 -1956 Belle Isle Place and 2046 Curling Road from "Single-Family Residential 7200 Zone" (RS3) to "Comprehensive Development Zone 104" (CD104) and to Neighbourhood Park Zone (NP) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8232, 2017 (1886 -1956 Belle Isle Place and 2046 Curling Road)" 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 8230;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8230 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8230 and Bylaw 8231 be referred to a Public Hearing.

REASON FOR REPORT:

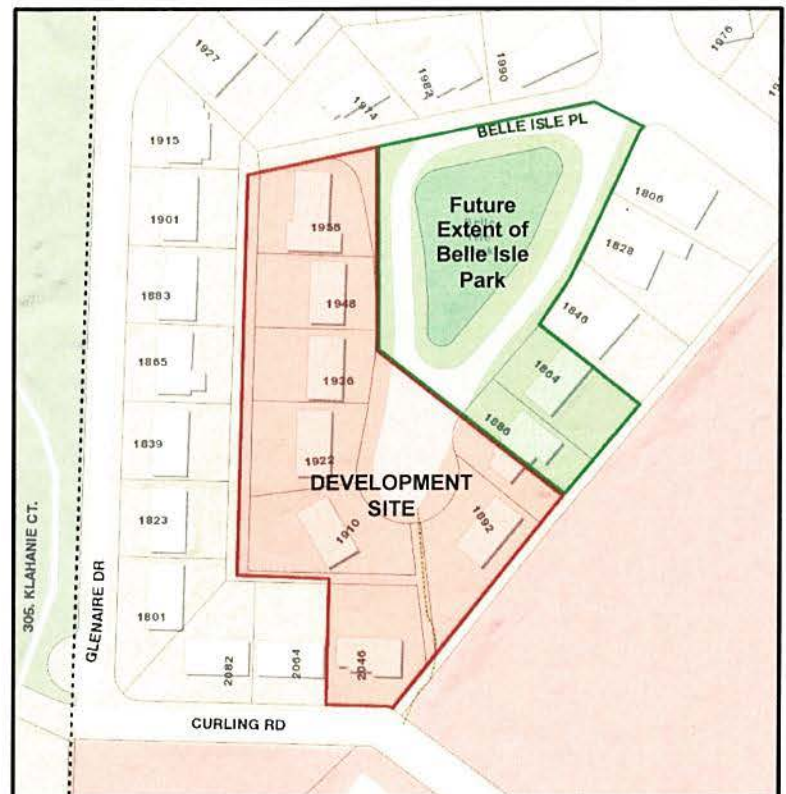
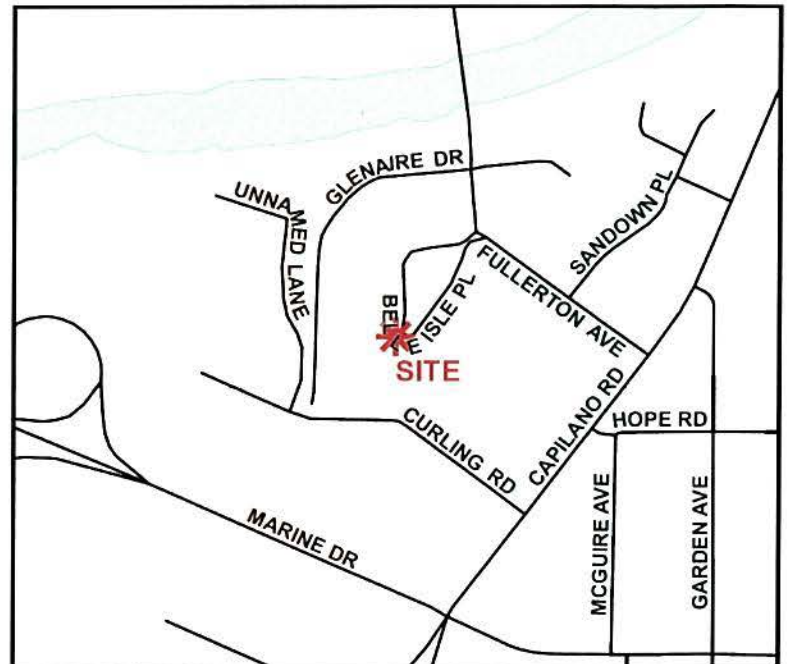
The proposed eight-eight unit townhouse project requires Council's consideration of Bylaw 8230 to amend the Official Community Plan (OCP), Bylaw 8231 to rezone the subject properties, and Bylaw 8232 to implement the District's Strata Rental Protection Policy.

SUMMARY:

The applicant, Citimark, proposes to redevelop 8 residential lots located at 1886 -1956 Belle Isle Place and 2046 Curling Road and a portion of surplus road allowance to allow an eighty-eight unit, three-storey townhouse project with rooftop decks. The development will initiate the expansion and improvement of Belle Isle Park.

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 8231 rezones the site to a new "Comprehensive Development Zone 104" (CD104) 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:

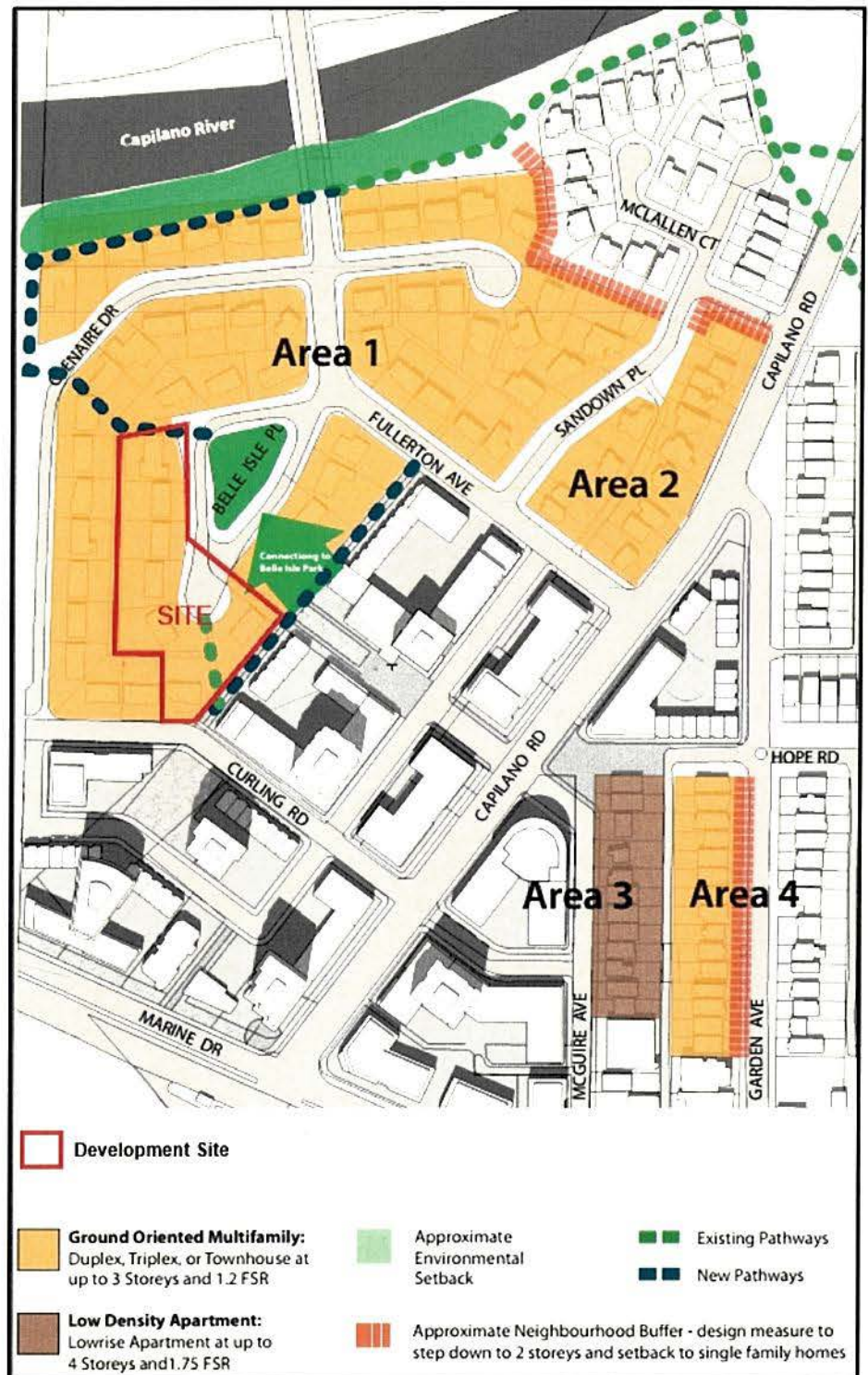
Site and Surrounding Area:

The area of the development site is approximately sq. m. 8,017 sq. m. (86,294 sq. ft.) and is located west/southwest of Belle Isle Park and consists of surplus road allowance and eight single family lots currently zoned "Single-Family Residential 7200 Zone" (RS3) (see adjacent map).

The LARCO Development is located east of the site and single family dwellings are located to the west. A 40 unit townhouse proposal at 1801-1865 Glenaire Drive, 2064 and 2082 Curling Road is being processed for the neighbouring site to the west. The area south of the development site is slated for higher density development and creation of "Curling Road Park" according to the "Lower Capilano Village Centre Implementation Plan".

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. As envisioned in the peripheral policy, OCP amendment Bylaw 8230 (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. The OCP amendment bylaw also designates a portion of 1886 Belle Isle Place to "Parks, Open Space, and Natural Areas" (POSNA) to facilitate future expansion of Belle Isle Park.

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

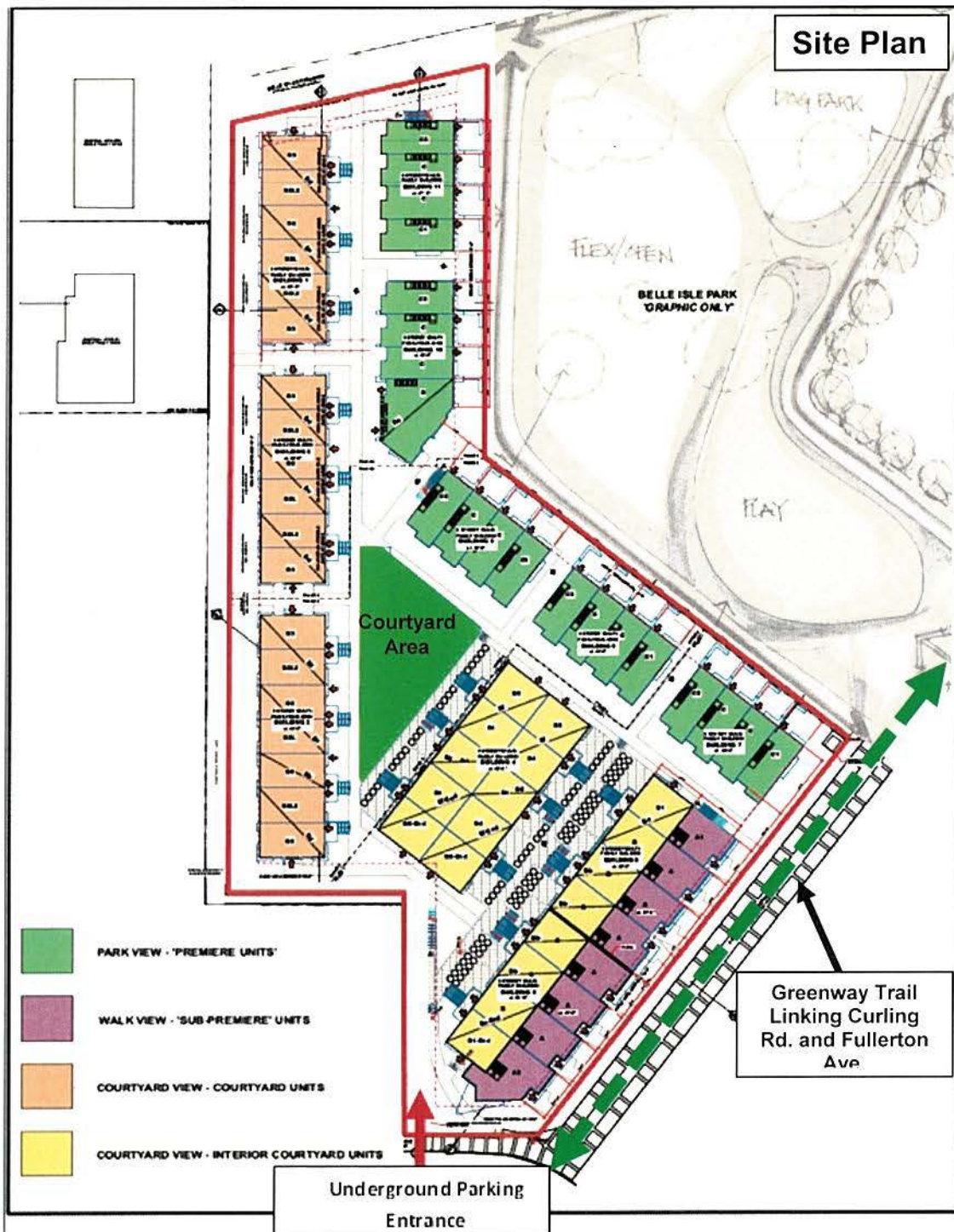
The peripheral policy allows for a variety of ground-oriented housing types (such as duplex, triplex or townhouses) based on the nature of individual assemblies. This townhouse proposal, with an approximate FSR of 1.2, is consistent with the peripheral policy, and the application is one of four townhouse proposals being processed in the peripheral area. The proposal achieves the following policy objectives:

- The three-storey townhouse development, with an FSR of 1.2, 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 41 units (47% of total units) are three bedroom (or larger) townhouse units, which are more affordable when compared to detached single-family residential;
- The development provides more housing options for different stages of life as 44 units are two bedroom (or larger) townhouse units, accompanied by 2 one bedroom units and 1 bachelor unit; 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 eighty-eight townhouse units in 10 separate buildings with an approximate floor space ratio of 1.2. All buildings are three storeys tall with the majority of units incorporating rooftop decks. A central courtyard is provided to create a 'courtyard anchor' for the complex where residents can gather when not using the adjacent Belle Isle Park. The site plan below shows the general siting of the proposed buildings.



Vehicular access to the development is provided from Curling Road. The underground parking garage is planned to share the access point with the potential development to the west in order to reduce the number of driveway access points on Curling Road which will moderate potential conflicts between cars, bikes and pedestrians.

The complex includes a welcoming street presence on the Curling Road frontage (see below) with a west coast modern architectural design which will fit well with the pending Lions Gate Village Centre development and create an appropriate neighbourhood focal point at the southern terminus of the multi-use path.



As seen in the rendered image below, the development includes a west coast modern architectural expression with uniform, yet distinctive, frontages, heights and material finishes such as aluminum feature panelling and horizontal cedar siding to create a logical consistency to the individual units. All of the buildings incorporate similar colours and materials yet the each building provides variety (in comparison to others within the complex). The site plan outlines the general variation in building type. 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.



The larger three and four bedroom units range in size from approximately 96 sq. m. (1,030 sq. ft.) to 184 sq. m. (1,976 sq. ft.) in floor area. The two bedroom units are approximately 98 sq. m. (1,050 sq. ft.) in area and the one bedroom and bachelor units (only three within the complex) are approximately an average of 51 sq. m. (550 sq. ft.)

A total of 163 parking stalls are proposed within a gated underground parkade accessed at the south side of the development along Curling Road which equates to a ratio of 1.85 stalls per unit. The total number of stalls includes thirteen visitor stalls and 13 accessible stalls. 120 secure bicycle storage spaces (in the form of a shared and secured room) are proposed within the underground parkade. An additional 27 units will have storage areas directly accessed from the parkade which will provide additional bicycle storage.

Advisory Design Panel

The development proposal was considered by the Advisory Design Panel on November 10, 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:

Bylaw 8230 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) 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.

b) 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.

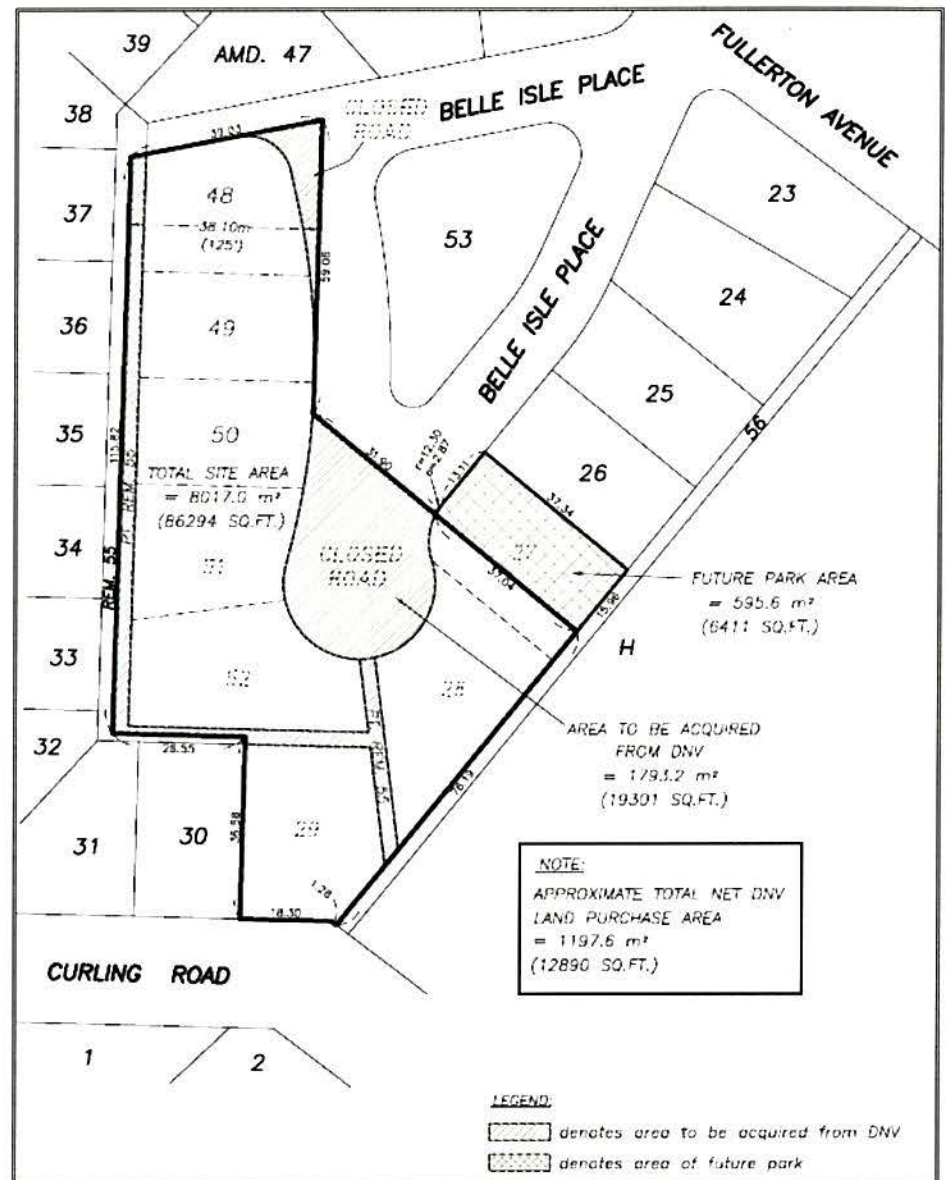
Land Purchase Agreement

The development includes a land purchase agreement with the District which includes purchase of surplus road and lane lands from the District and provision of approximately 2/3 of 1886 Belle Isle Place from the developer which will ultimately form part of Belle Isle Park. The adjacent image outlines the general aspects of the land purchase agreement.

The development will require permanent closure of the pathway which currently connects the southern terminus of Belle Isle Place with Curling Road; however, the expansion of Belle Isle Park and the 'multi-use path on the west side of the Larco Development will create the necessary bike and pedestrian connections needed for the neighbourhood.

Belle Isle Park

Following endorsement of the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines", in 2014, the District commenced the planning and public engagement process for the expansion and improvement of Belle Isle Park. Culminating in November of 2016, the District endorsed a preferred concept design (see next page). Ultimately, Belle Isle Park will provide for a soft surfaced child play area, multi-use play court, water features, dog play area, multi-use play court, water features, open greenspace and walkways providing linkages in many different directions. Belle Isle Park will provide a key



neighbourhood linkage between the park and the village plaza being built as part of the Larco development offering the neighbourhood significantly more natural, public open space.



Off-site improvements

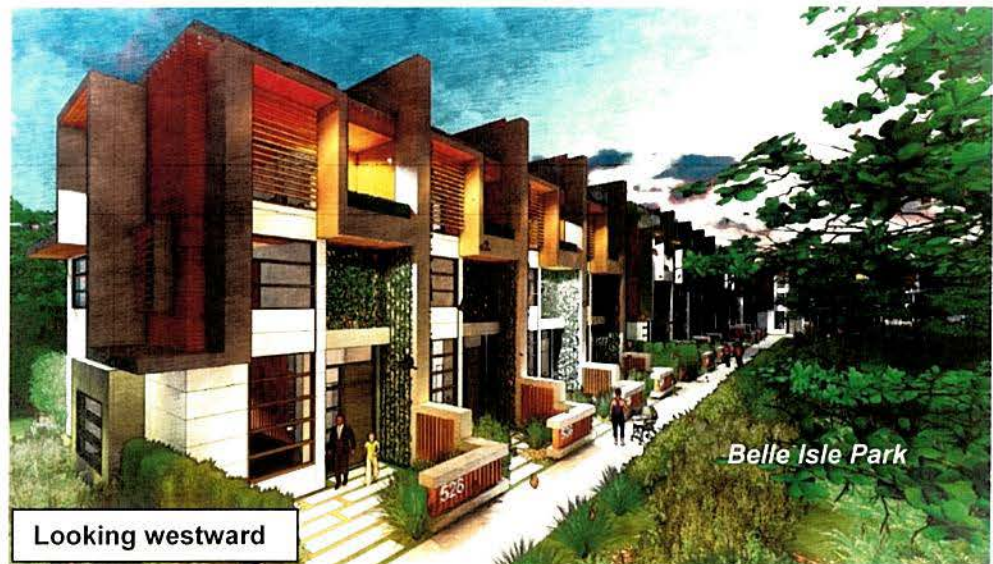
The application includes upgrades to sidewalks, street trees, curb, gutter, and lighting along the Curling Road frontage. The developer will be responsible for constructing the walkway and associated benches within Belle Isle Park adjacent to the development (see image above). This walkway will provide a linkage with the multi-use path (which links Fullerton Avenue and Curling Road) in order for improved pedestrian connectivity in the neighbourhood. The developer will also reconstruct the roadway north of Belle Isle Park.

On-site Landscaping

Landscaping on-site is designed to be low-maintenance and to feature native plantings. The on-site landscaping adjacent to Belle Isle Park is designed to maintain a separation of public and private space which works in conjunction with the architecture to provide a 'street presence' with unit entrances facing towards the park.

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 be required to provide "basic accessible design elements" and 7 units (8% of total units) 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 8231 (Attachment B) proposes to rezone the site and create a new "Comprehensive Development Zone 104" (CD104) to accommodate the proposed eighty-eight unit townhouse development.

This new zone:

- establishes ground-oriented multiple family residential use as a permitted use;
- limits the number of units to 88;
- limits the FSR to a maximum of 1.2;
- establishes minimum and maximum densities and appropriate community amenity contribution;
- establishes a maximum building height of 12.5 m (41 ft);
- sets building coverage at a maximum of 45%;
- sets site coverage at a maximum of 50%;
- establishes acoustic performance requirements;
- requires the provision of 163 off-street parking stalls and 120 bicycle storage areas; and

- establishes the following building setbacks:
 - North Lot Line Setback: 2.89 metres (9.5 ft);
 - Northwest Lot Line Setback: 4.57 metres (15 ft);
 - East Lot Line Setback: 4.11 metres (13.5 ft);
 - South Lot Line Setback: 4.11 m (13.5 ft); and
 - West Side Yard Setback: 4.57 metres (15 ft).

Acoustic Regulations

The proposed CD104 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.

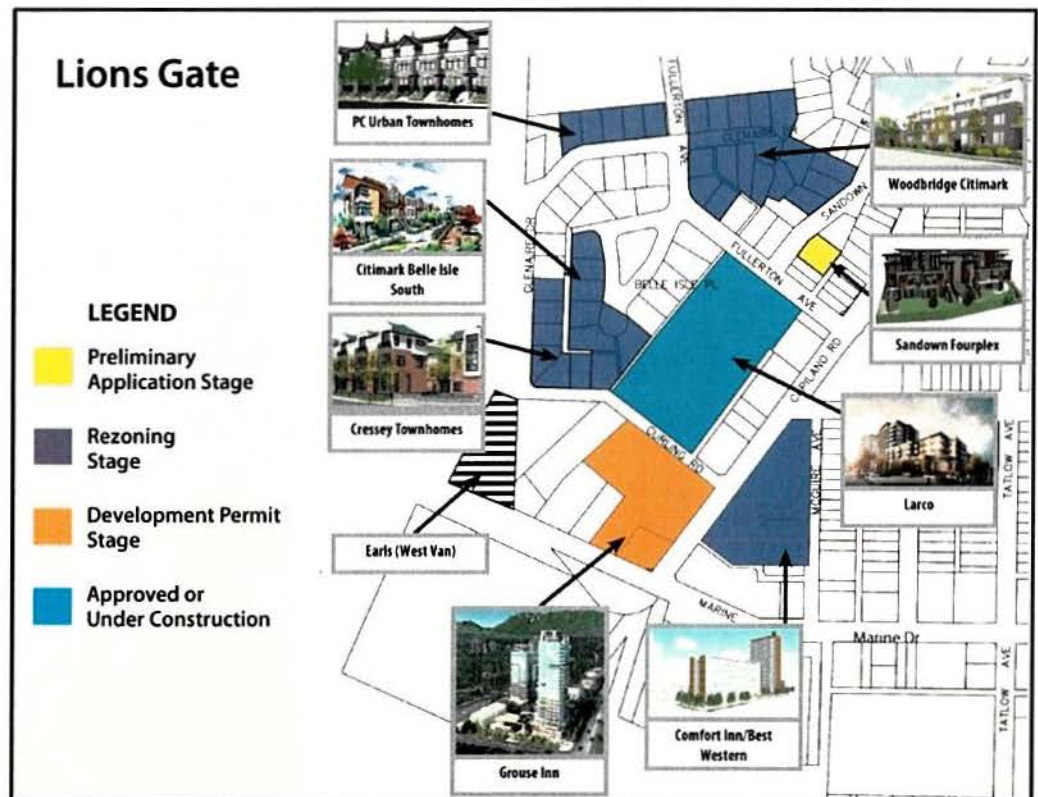
Strata Rental Protection Policy

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 8232 (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 39 vehicle trips in the "AM Peak Hour" and 46 vehicle trips in the "PM Peak Hour". By contrast, the eight existing single-family lots would generate approximately 8 vehicle trips in the "PM Peak Hour", for a net increase of 38 vehicle trips in the PM Peak Hour. Given the parkade access off Curling Road, the majority of vehicle movements will be along Curling Road which now has a traffic signal at Capilano Road.

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. As stated within traffic analysis report submitted by Bunt and Associates, "The overall impact of the proposed Lions Gate Peripheral Area Townhouse developments is expected to be a minimal."

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on November 1, 2016 and the meeting was attended by approximately 34 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;
- parking concerns in the neighbourhood;
- cost of housing within the development;
- interim privacy concerns for remaining single family homes in the area;
- accessibility of the units; and
- timing of Belle Isle Park construction.

COMMUNITY AMENITY CONTRIBUTIONS AND DEVELOPMENT COST CHARGES:

As the subject property requires rezoning, a community amenity contribution (CAC) has been calculated in the amount of \$324,071.00 in accordance with District CAC policy at the date of application. The CD104 zone specifies this amount in order to achieve the maximum density of 1.2 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 and/or affordable housing.

The estimated Development Cost Charges to be provided by the developer is \$974,000.00.

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, Municipal Solicitor, 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.

School District 44 (SD44):

SD44 is reviewing the District's OCP and the projected densities throughout the District. School 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 an eighty-eight 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 8230, 8231, and 8232 are ready for Council consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8230, 8231, and 8232 and refer Bylaw 8230 and 8231 to a Public Hearing (staff recommendation); or
2. Defeat the bylaws at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- A. Bylaw 8230 – OCP Amendment Bylaw
- B. Bylaw 8231 – Rezoning Bylaw
- C. Bylaw 8232 – Housing Agreement Bylaw
- D. Public Information Meeting – Facilitator Summary Report

SUBJECT: BYLAWS 8230, 8231 and 8232 (1886-1956 Belle Isle Place and 2046 Curling Road)

March 31, 2017

Page 16

<u>REVIEWED WITH:</u> <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input 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 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 type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 8230

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 8230, 2017 (Amendment 24)".

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) and to Parks, Open Space, and Natural Areas (POSNA);
- 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

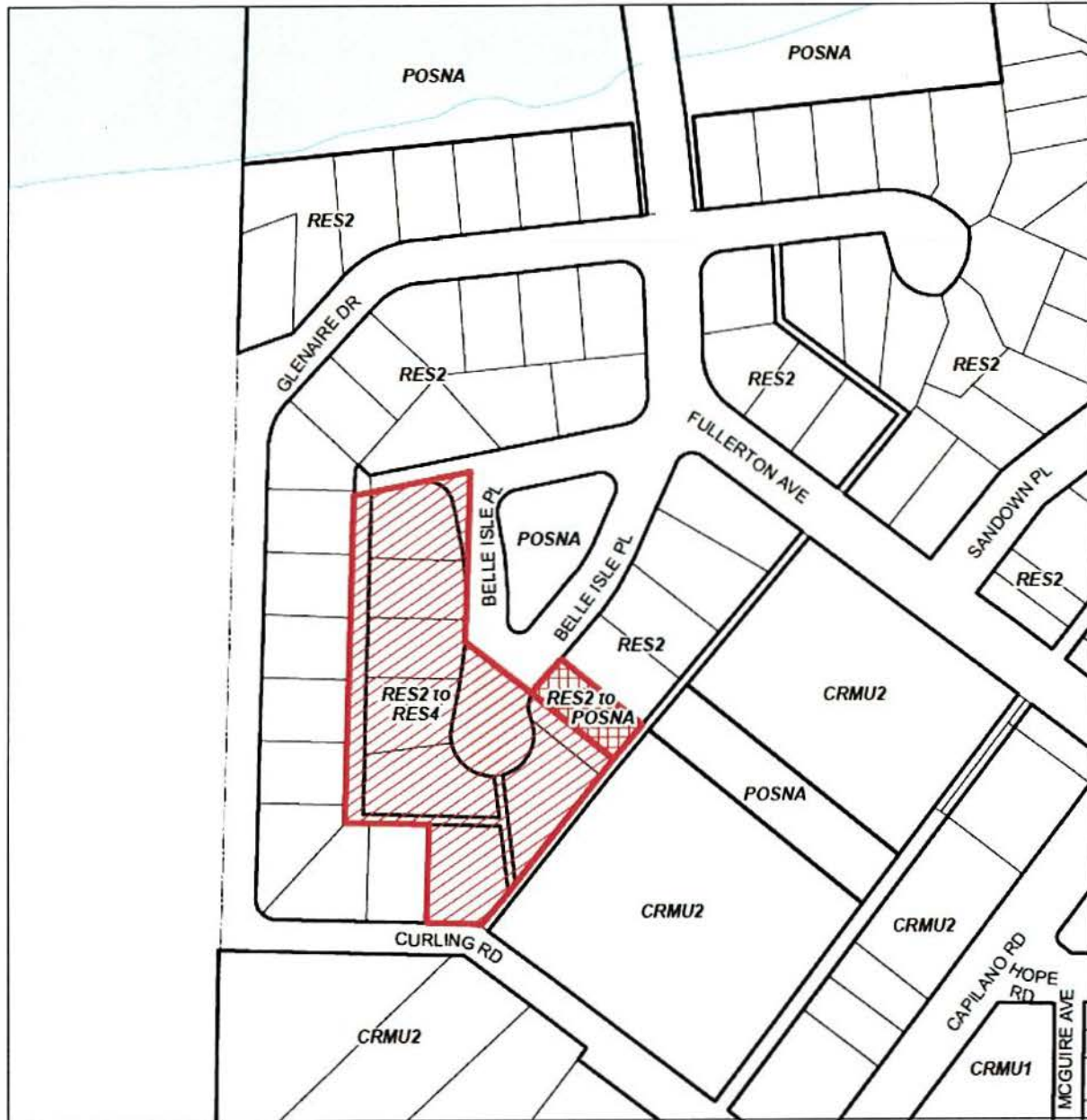
Certified a true copy

Municipal Clerk

Bylaw 8230 Schedule A

BYLAW 8230

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8230, 2017 (Amendment 24)



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

from Residential Level 2: Detached Residential to Prks, Open Space, and Natural Area



Bylaw 8230 Schedule B

BYLAW 8230

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8230, 2017 (Amendment 24)



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; and

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 8231**

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 1352 (Bylaw 8231)".

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 CD104"

2.2 Part 4B by inserting the following:

"4B104 Comprehensive Development Zone 104 (CD104)"

4B104-1 Intent:

The purpose of the CD104 zone is to establish specific land use and development regulations for an 88 unit townhouse development.

4B104-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 104 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD104 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys, with rooftop amenity spaces and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

4B104-3 Conditions of Use:

Balcony enclosures are not permitted.

4B104-4 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.

4B104-5 Density:

- (a) The maximum permitted density in the CD104 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 16 dwelling units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the following areas are exempted:
- underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas;
 - unenclosed balcony areas;
 - enclosed bay windows;
 - one elevator shaft to a maximum of 13.95 sq. m. (150 sq. ft.); and
 - rooftop amenity areas, which includes access stairwells to the rooftop and enclosed stairwell rooftop landing areas to a maximum of 7.43 sq. m. (80 sq. ft.) for each unit with an enclosed rooftop stairwell and landing.

4B104-6 Amenities:

Despite subsection 4B104-5, density in the CD104 Zone is increased to a maximum floor space of 9,621 m² (103,560 sq. ft.) and a maximum number of 88 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$324,071 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 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.

4B104-7 Maximum Principal Building Size:

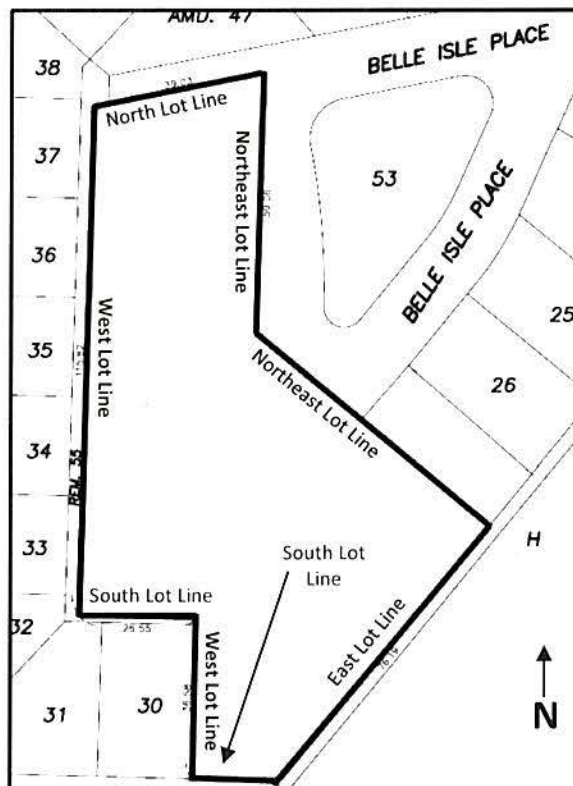
Not applicable.

4B104-8 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
North Lot Line	2.89 m (9.5 ft)
Northeast Lot Line	4.57 m (15 ft)
East Lot Lines	4.11 m (13.5 ft)
South Lot Lines	4.11 m (13.5 ft)
West Lot Line	4.57 m (15 ft)

The map below defines the naming convention of each lot line:



4B104-9 Building Orientation:

Not applicable.

4B104-10 Building Depth and Width:

Not applicable.

4B104-11 Coverage:

- a) Maximum permitted Building Coverage is 45%
- b) Maximum permitted Site Coverage is 50%.

4B104-12 Height:

- a) Maximum permitted Height is 12.5 meters (41 ft).

4B104-13 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

4B104-14 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.

4B104-15 Subdivision Requirements

Within the CD104 zone, the Minimum Lot Area must be at least 7,990 sq. m. (86,000 sq. ft.).

4B104-16 Additional Accessory Structure Regulations

Not applicable.

4B104-17 Parking and Loading Regulations:

- (a) A minimum of 163 vehicle parking stalls shall be provided inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;
- (b) A minimum of 120 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided."

2.3 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 104 Zone (CD104) and Neighbourhood Park Zone (NP).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1352 (Bylaw 8231)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

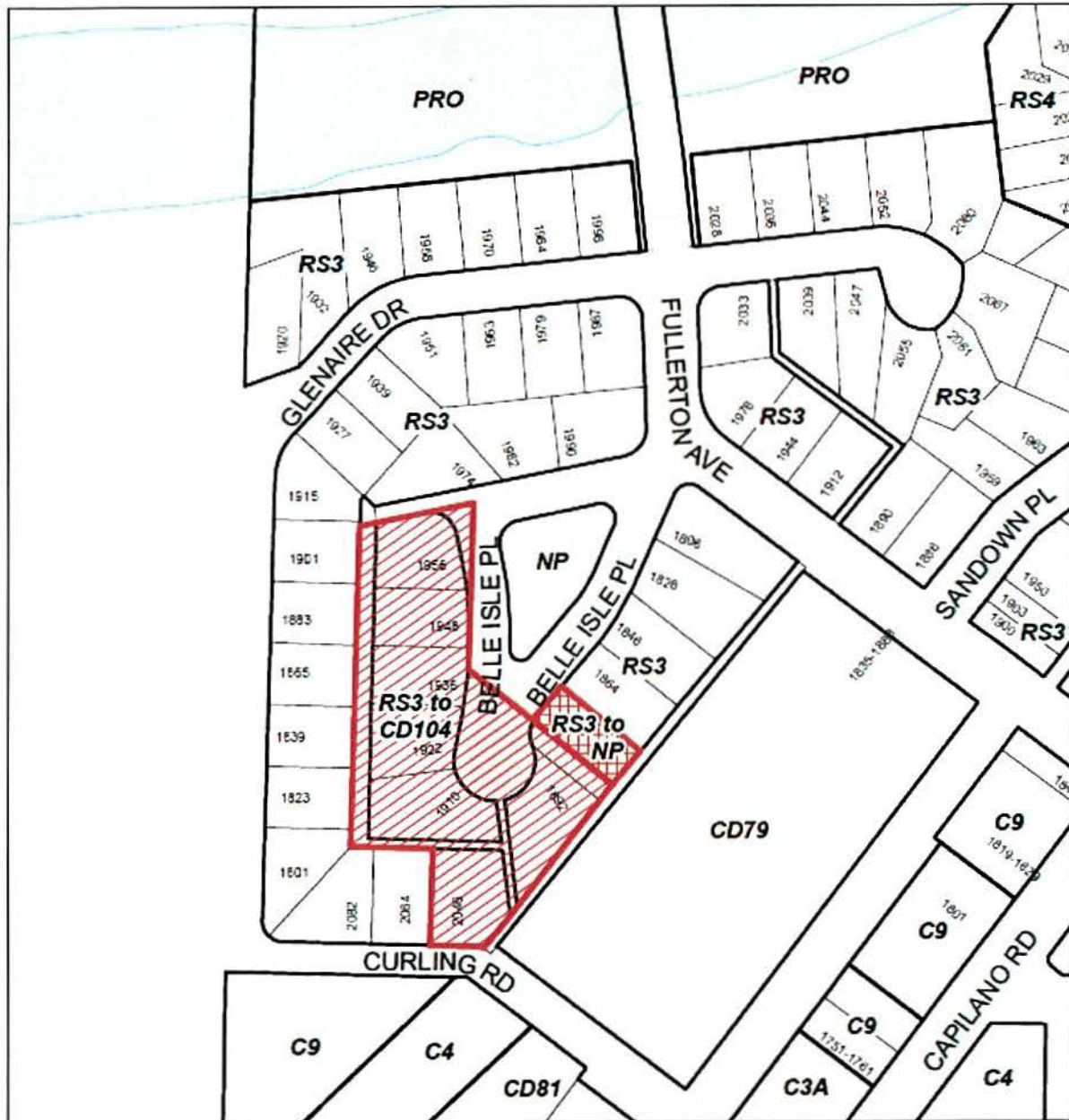
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8231

BYLAW 8231

The District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
COMPREHENSIVE DEVELOPMENT ZONE 104 (CD104)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
NEIGHBOURHOOD PARK ZONE (NP)



The Corporation of the District of North Vancouver

Bylaw 8232

A bylaw to enter into a Housing Agreement

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 8232, 2017 (1886 - 1956 Belle Isle Place and 2046 Curling Road)".

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 Citimark substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 009-870-504 Lot 27 BI 16 DL 764 Plan 8967
- b) 009-870-512 Lot 28 BI 16 DL 764 Plan 8967
- c) 009-870-521 Lot 29 BI 16 DL 764 Plan 8967
- d) 009-870-661 Lot 48 BI 16 DL 764 Plan 8967
- e) 009-870-679 Lot 49 BI 16 DL 764 Plan 8967
- f) 009-870-695 Lot 50 BI 16 DL 764 Plan 8967
- g) 009-870-725 Lot 51 BI 16 DL 764 Plan 8967
- h) 009-870-741 Lot 52 BI 16 DL 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 8232

SECTION 219 COVENANT – HOUSING AGREEMENT

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

BETWEEN:

CITYMARK BELLE ISLE PROJECT LTD. (Inc. No. BC1044511) a company incorporated under the laws of the Province of British Columbia having an office at 2248 – 13353 Commerce Pky, Richmond, BC V6V 3A1

(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. 48.16 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 88 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 8232 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 1352 (Bylaw 1831), is not adopted by the District's Council before October 1, 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 8232.

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: Erik Wilhelm, Planner, District of North Vancouver E: ewilhelm@dnv.org
Laura Beveridge, Senior Planner, Brook Pooni Associates E: lbeveridge@brookpooni.com

From: Catherine Rockandel, IAF Certified Professional Facilitator
Rockandel & Associates Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Belle Isle Townhouse Project, Citimark Group

Date: November 21, 2016

Event Date: Tuesday, November 1, 2016
Time: 6:00 PM – 8:30 PM
Location: Grouse Inn, 1633 Capilano Road, North Vancouver
Attendees: Thirty-four (34) members of the public signed in to the meeting

NotificationPIM Notification Flyers

- On October 18, canvassers door knocked in the neighbourhood and dropped PIM notification flyers at 206 homes
- On October 18, an email with the flyer attachment was sent to the Woodcroft Strata Executive, they distributed it to their email list
- On October 18, a letter and 300 flyers (bundles of 50 for each apartment building) were couriered to Woodcroft (a Woodcroft resident confirmed that the flyers were left in the lobby of each building (per the DNV's request)).

Site Signs

- Two PIM site signs were erected on October 18th and removed on November 8, 2016 notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

- A quarter page colour ad ran in the North Shore news on October 26 and 30

Attendees: (34) people signed in for the Public Information Meeting.

Comment Forms: 1 comment form was received at 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: Citimark, Nelson Chan and Rebecca Nguyen

Project Consultants

Public Engagement and Planning: Laura Beveridge, Senior Planner, Brook Pooni Associates

Planning: Richard White, FCIP, RPP, RWPAS

Architecture: Duane Siegreist, Integra Architecture

Landscape Architecture: Daryl Tyacke, ETA

Construction Traffic Management: Mandy DiTrocchio, Ventana

Transportation Engineers: Daniel Fung, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

The development site is located on the west side of Belle Isle Place, and extends down to Curling Road. The site currently consists of eight single-family homes. The Larco development is located to the east, and single-family homes are located to the west and southwest.

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

- Q1** I am concerned about the dark paths and violent crimes that have occurred there in the past. My question is about vision and sites into these pathways, if they are all dark, I foresee that as being an issue with people looking for dark areas to do whatever it is they are going to do. For safety, has this been looked into?
- A1** All of the paths are bounded on at least one side by townhouses so there will be a lot of eyes on the street as you will. The major walkway connecting Fullerton and Curling will have pedestrians lighting and be fairly well light. Larco is taking care of that as it bounds their entire property. We are encouraging a lot of people to be out there using these pathways, more eyes, more people, less opportunity for crime.
- Q2** I have a few questions starting with the roundabout on Fullerton, I have never heard about that before. I guess it relates to the overall development area. We were told that the pathways from Fullerton down to Curling would be maintained and remain open during construction. I invite that person to try and walk there right now. Trying to walk here tonight by using that path, there was no signage to let you know there was no way to get through there unless you climbed a fence and jumped.
- A2** (Erik Wilhelm) That should not be happening. The idea was that it was supposed to remain open if at all possible. If it wasn't open there was supposed to be applicable

signage. I will look into that and follow up with you on that for sure. That rightfully should not be happening.

Q3 Most of the information here is not on anybody's website, why? Neither is information about other developments in the area. In the future the district, and projects involved, should consider having all the information on their websites before public meetings take place so that it can be reviewed.

A3 We will put this information up, about this meeting, on the Citimark website tomorrow. Laura is the main one go to person for this project. Her contact information is on all brochures and documentation that went out when canvassing in April in October

(Erik Wilhelm) In regards to the DNV website, I do know that we have somewhat limited information on it due to limited storage space on the website. That could be a point taken and maybe we can improve the amount of information that is online right now. We have been putting basic information up on the website and if people want more information they have to contact me for more information.

C4 I appreciate you saying that the pathways should not be closed and that you will look into it. I have been to previous meetings when commitments have not been followed through. As an example, at previous presentations I went to, Larco made a commitment that during construction all access would be through Curling and not Fullerton. The District confirmed this but it was not followed through on. I made a complaint to the District and their response that came back was "Oh they changed their mind" or we changed or mind or who knows who changed their mind. So when I hear you say, that shouldn't be happening, how can I believe that?

C5 So I hear that everything will be on the Citimark website, for this particular project, tomorrow. I suggest Erik Wilhelm, that you put at least a link on the DNV website, then you don't have to worry about space, to each individual development project. If we have it all in one place called Lions Gate peripheral or Lower Capilano peripheral planning, and we have a list of all those links with all the developers and architects, then we should all be able to navigate fairly well.

Q6 Is the whole development going to be 3 stories plus a roof deck or is any of it going to be 2 stories?

A6 The whole project is 3 stories and we do have an access with a closed stairwell to the rooftop

Q7 Are they 3 levels from street level or is the 2nd level at street level and a basement?

A7 The first level is the first level at the street, at grade. Not all the units are 3 storey, there are one, two and three level units. Those levels that have a roof have a roof deck. Some of the ones on the main floor just have deck space on the exterior. In terms of relationships to the neighbours, there are only 2 houses at the northwest corner and they are designated for re-development. We are trying to be very mindful of our neighbours but also trying to fit in with what is going to happen eventually on those properties. Those properties that are single family adjoining and the people that are on

the other side of Belle Isle that are not part of the development right now will be accommodated, not by us so much in terms of access but by the District of North Vancouver. The District's guidelines give us guidance about how close we can go to the neighbours and we think it is going to be a good distance. Right now there is a strip between the two properties as well that is publically owned and that will become shared property.

Q8 What is happening with the sewer down the lane?

A8 Virtually all the services to the neighbourhood are going to be replaced. There is a plan in place for the area with all developers that looks at having services all replaced.

Q9 Would you confirm that all underground parking for the whole complex is being accessed from Curling? Where are all the trucks going to go during construction?

A9 All parking will be underground with access from Curling once construction is completed.

The trucks will be accessing both Fullerton and Curling and with the fact that Glenaire Drive will be open during the construction and thereafter. There are a couple of routes the construction traffic can go. It is sort of a circular sort of motion. To keep in mind, at the construction planning, there was effort and thinking what would happen during the peak hours. Thought was that traffic should go to the north during those specific times so that Marine and Capilano will not have construction traffic during peak hours.

Q10 I am wondering where all the construction trucks are going to be staged or waiting during construction?

A10 During peak hours there will be trucks parked in front of the developments owned by developers. The plan is to keep them flowing and moving them as fast as they can.

Q11 Can you please clarify what the large red circle with the red arrow on the presentation slide through it is actually saying? It sort of says construction vehicle traffic routing but the dotted circle says open for local traffic, which means what?

A11 The plan right now is going through the vetting with the District. There was originally an idea to try to alleviate traffic in this particular area and potentially have that area to Capilano open if possible. That is just an idea right now. The opening would only be for local traffic, right in and right out.

Q12 It would have been really nice to see some of this information on a web site before we got here as it is a bit much to digest and then prepare ourselves to ask questions. Can you please explain to me what is happening at the north end, I see a road coming through and I am not sure where it goes?

A12 This road here currently exists in the loop and the District has an idea to have a new road connecting from Fullerton to Glenaire.

Q13 When this development is complete, what will happen with that road?

A13 We don't control this area here that would be up to the District.

Q14 Is there a turnaround at that point or what is happening?

A14 For our project, it would terminate right here unless the District can acquire this parcel in the development timeframe for this project to finish off the road.

(Erik Wilhelm) The firm Urban Systems has done a functional design for this peripheral area and it has called for a smaller scale road of a maximum of 8 metres wide. The idea is to connect a road along the north end of Belle Isle Park that would connect onto Glenaire Drive. If this doesn't happen with DNV acquiring land, there would have to be some kind of interim turnaround.

Q15 There is a large density of housing on the southern half of this development, I am curious as to how the fire department would access it?

A15 Curling would be the designated fire fighting, fire truck route and that would not change

Q16 I would like clarification of traffic patterns during construction. It looks like on your diagram that Fullerton is going to become single or one way and Glenaire will become one way, is that correct? I am wondering if this is for construction, what is the time period? Is this for your project or is this for all the projects, which would mean for a number of years?

A16 During construction, local traffic patterns are anticipated to be unchanged. What will happen for construction traffic is Glenaire Drive will be one way going north to south.

Q17 Erik there seems to be 3 sections of town houses, how is the fire truck to access the middle one?

A17 (Erik Wilhelm) BC Building Code has basic minimum distance requirements and if I am correct I think it is about 45 metres. There is some difficulty accessing the "L" where there is not much roadway connection. We would be requiring consultancy reports that all BC Building requirements and fire safety standards are met. The multi use path that is going to be used linking Curling up to Fullerton is going to be constructed as a fire lane level so fire trucks could go down that path. There is going to be a fire truck staging area in Belle Isle Park, it will still look like a park but it could function as fire protection for the east side.

Q18 Mandy from Vantana, you were saying that there is going to be one way driving on Glenaire and you are going to be having construction trucks stop in front of the projects that are being built along there. That is also a pedestrian route with no sidewalks and only one light. This is going to be very interesting with concrete truck pouring, construction trucks parked, pedestrians, strollers and dogs all at the same time. I would like to think that there is some consideration for safety going on here.

A18 We have hired flaggers to insure the safety of pedestrians at all times. We take safety very seriously so each truck will have a flagger positioned accurately. Pedestrians are encouraged to stay on Fullerton where there is a sidewalk.

C19 You have already taken out our pathway that goes from Fullerton down to Marine Drive. That pathway along Glenaire takes us across to West Vancouver, so you are blocking that off now to?

A19 There is no plan at the moment to block it off. As I said before, we are trying to have the flow of traffic move along Glenaire, come into Fullerton and then onto Glenaire.

Q20 On Sandown place, why is there construction vehicle traffic routing going north on Sandown?

A20 That one would not be for this development, there would be another development in that area.

A traffic plan has been developed for all the developments being proposed, all of them will be managed in a similar fashion. One of the tricky things is to make sure people are coordinated. It will be in a public information meeting in probably about a month or two months. That is for the project that is north of Fullerton.

Q21 If we look at the elevation of the building, something doesn't seem right. How can a person access the roof without you having a penthouse, small as it might be, but you have to have some structure there to cover the stairs access to the 3rd floor so shouldn't that be shown in these elevations?

A21 These buildings have an exterior stairwell located at the rear so it is not visible from the top.

Q22 I didn't get an answer to my question about the supposed round about on Fullerton but that is not my question now. You said that you have a car share plan and I see in the plans that you have one slot for a car share. Is that what you consider to be full requirement for car share in the future in this area? What is the requirement for car share in this area?

A22 Belle Isle will have a car share stall but will also look at having a set program in place either by a third party and if a third party isn't available for this particular location then we will have a car that is shared by the strata privately and self run.

The Fullerton traffic circle is going to be located at the connection lane to Fullerton Avenue and is part of the functional design plan developed by Urban Systems and we got that from the District of North Van. It is also part of traffic calming measures in the neighbourhood. The traffic circle is in the functional design for this area and it is really just to slow down traffic in that area as well as improved streetscape and will also helpfully improve pedestrian realm as well

Q23 Is it at an intersection of any kind or just in the middle of nowhere?

A23 Roughly speaking it would be at the intersection of the current Belle Isle Place and Fullerton Avenue, right at the three way.

Q24 What is the timeline for shovels in the ground?

- A24 We are at the mercy of the District. The best case scenario is fall of 2017 and we are estimating it will take 18 months to complete.
- Q25 If you are opening up Glenaire and Curling, what are you going to do to avoid bridge traffic from Capilano short cutting and going through Earls for example?
- A25 Eventually both Earls and Denny's will be redeveloped and access to Marine Drive will be closed.
- Q26 I noticed on some of your designs that you have stairs going up to basically second floor entry levels. You also talked about accessibility and aging in place, can you please clarify who is going to age in place where?
- A26 Stairs and townhouses are not good for aging in place correct. Some have ground level entries which do not have stairs and are designed to be adaptable
- C27 Talking about short cutting onto the bridge it sounds like this will probably be taken care of with this new design. What about short cutting back the other way? When Klahanie Park has a big event at the rugby field, when Earl's clients get out and they are heading to the Upper Levels, I strongly feel that there will be a lot of short cutting. It is important to remember that as we move forward on this. I know Citimark is a partner in the development on the north side of Glenaire and there are several properties that back on to Sandown. Some of the preliminary diagrams are similar to what we are seeing today in terms of density and height. You may call it a stacked town house but it is really more like, in some cases, an apartment building. It is important to remember that although it may be acceptable in this corner because you are closer to the village centre and closer to some of the commercial towers that when we agree to this peripheral housing policy that there is a step down required as we go away from the village centre. I think this level of stacked townhouse would not be acceptable closer to the river and over on McLallen Court and Sandown.
- C28 I am glad Erik Wilhelm is here and to find out about the connection between Belle Isle and Curling being closed and that it wasn't sanctioned by the District. I am glad that Larco will be encouraged to find another opportunity to keep it open instead of closing it off as they have done.
- C29 I am happy the topic of the lower level being accessed for the elderly or people with less mobility was brought up. Does that mean that these homes will virtually be three bedroom apartments? Is the idea that three families could be in one stacked townhome?
- A29 Stacked townhouses is a breed of townhomes, so townhomes could be rows, side by side but they can also be defined as one grade and then a series of stairs that are adjacent or beside it to take you up to the second level. There will be one family on the lower level home and another family on the upper stack of the home.
- C30 I like the renderings. The sun is coming from the north, unless we move to Australia that is not true. It makes me wonder if any of these images are true.

Q31 What are the anticipated selling prices for these units or at least a range?

A31 We have a variety of floor plans at Belle Isle. One bedrooms are approximately 550 square feet and will start in the high \$300,000. Two bedrooms are generously sized at over 1,000 square feet and will start in the high \$600,000. The three bedrooms are also generously sized at over 1,000 square feet and will probably start in the low \$700,000. Our premium park side plan that is one of the larger plans of the project will be well over a million dollars.

Q32 How much per square foot is that?

A32 To put into perspective Edgemont Village has a project that is selling at about \$1,200 per square foot. Downtown Vancouver projects range from about \$1,500 to \$2,000 per square foot. Best guess today is that it will be about 60% of what Edgemont is achieving. We are not really supposed to talk pricing right now because we don't even have approval yet.

Q33 In terms of family occupancy, is it your view that the kids will play at Belle Isle Park and the new plaza? Is there a possibility that funding can be put aside to assist the funding of that park and the community facility?

A33 The District asked us to provide land. We are proving connection through to the community centre, which is something that doesn't exist at the present time. That is a lot that Citimark has purchased already and we are doing a land exchange with the District of North Vancouver to create a larger park area. There have been no requests from the District for an endowment but it will be a brand new park when it is done not just a retrofit of the existing park. There is also going to be a brand new community centre so there won't be many costs for the near time. If you would like to suggest an endowment, you can put it on the comment sheet. We think the new park is a good contribution and will be well used and the District will want to maintain it because it will be a good thing for this community. The tax base is going to go up in this community considerably as well. Contribution to the District revenue will be considerably more than it is right now.

Q34 When will the park be built? After the development is finished? It would have been nice with all the individual developments going on in the community, if they stayed with the setbacks and other things because there are still people living in the area

A34 From our perspective we would like the park to be open about two months before we occupy the first unit so that our buyers get the park we are showing now. That is not up to us, it is up to the District.

(Erik Wilhelm) It is a little bit of an unknown but I think the District would like to have that park up and running and fully functional right before this development was completed. We don't really want new people moving into the community and having a work site in front of their new house. The district will work to try to align development in the area.

- C35 In regards to the amenities contribution, for the new community facility there is a partnership between parks and recreation, arts and culture, the library, and Capilano Community Services, which provides seniors and youth programs and programs developed to support the community. Capilano Community Services is a non-profit and you may want to consider donating to them when they move in in a couple of years.

APPENDIX: FLYER PAGE.1

PLEASE JOIN US

Citimark Group is hosting a Public Information Meeting for our townhouse proposal in Lions Gate Village. Located at 2046 Curling Road and 1886 to 1956 Belle Isle Place, the proposal is for 87 three-storey townhouses, with underground parking accessed from Curling Road.

DETAILS

Date: Tuesday, November 1, 2016

Time: 6:00 - 8:00 pm

6:00 - 6:30 - Open House

6:30 - 7:00 - Presentation by Consultant Team

7:00 - 8:00 - Facilitated Question and Answer Session

Location: Grouse Inn Meeting Room

1633 Capilano Rd

North Vancouver

MEETING LOCATION: GROUSE INN



★ **MEETING LOCATION:**

GROUSE INN MEETING ROOM
1633 CAPILANO RD
NORTH VANCOUVER

Please note: this information package is being distributed to residents within 400 metres of the proposed development site, in accordance with District of North Vancouver policy



APPENDIX: FLYER PAGE.2

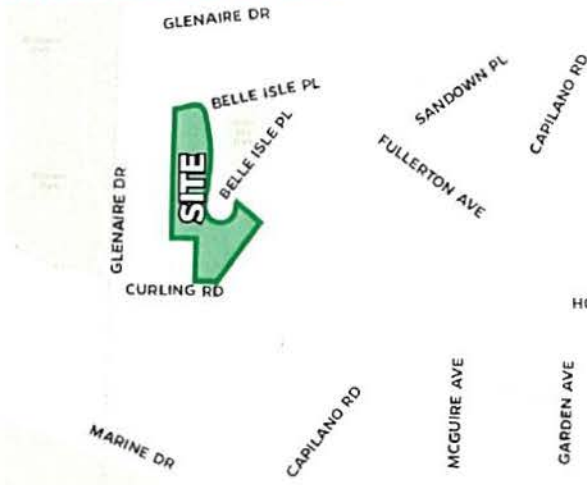
The Public Information Meeting will:

- outline key elements of the proposal (such as housing options and public realm improvements),
- present building designs (including building illustrations), and
- provide an opportunity to ask questions of the consultant team.

BELLE ISLE DESIGN CONCEPT



BELLE ISLE SITE MAP



PROJECT STATS

87 TOWNHOMES:
5 one bedroom homes,
42 two bedroom homes,
38 three bedroom homes, and
2 four bedroom homes

UNDERGROUND PARKING

PARKING: 165 parking stalls, 1 car share stall, and 60 bicycle stalls; accessed from Curling Rd

HEIGHT: 3 storeys

IMPROVED PUBLIC REALM:
new sidewalks and roads,
enhanced green space,
expanded Belle Isle Park, and
public art*

(franchise to District of North Vancouver approval)

QUESTIONS?

Erik Wilhelm,
Planner, District of North Vancouver
t: 604-990-2360
e: ewilhelm@dnv.org

Laura Slater,
Senior Planner, Brook Pooni Associates
t: 604-731-9053
e: lslater@brookpooni.com



APPENDIX: NEWSPAPER ADVERTISEMENT

PUBLIC INFORMATION MEETING

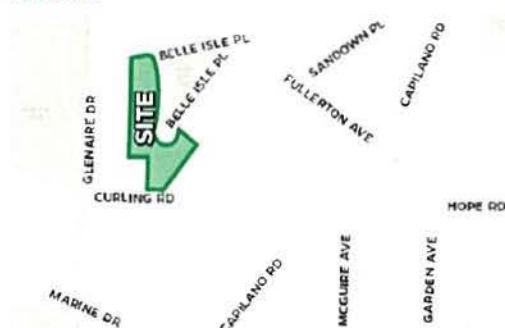
A redevelopment is being proposed for 2046 Curling Road and 1886 to 1956 Belle Isle Place to construct 87 three-storey townhouses. You are invited to a meeting to discuss the proposal.

Citimark Group wishes to develop 8 existing single-family lots to permit 87 three-storey townhouses adjacent to an expanded and improved Belle Isle Park. Townhomes range from approximately 500 - 2,000 square feet and include underground parking accessed from Curling Road.

Public Information Meeting Details

Date: Tuesday, November 1, 2016
Time: 6:00 - 8:00 p.m.
Location: Grouse Inn Meeting Room
(1633 Capilano Rd, North Vancouver)

TE MAP



DESIGN CONCEPT (LOOKING WESTWARD)




Information packages are being distributed to residents within a 400 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm, Planner at the District of North Vancouver at 604-990-2360 or Laura Slater, Senior Planner at Brook Pooni Associates, at 604-731-9053.

Please note: 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.

APPENDIX: SITE SIGNAGE

**Developer's
Public Information
Meeting**

**Proposal:
3-storey townhouse
residential development**



**6 pm, Tuesday, November 1
Grouse Inn Meeting Room
1633 Capilano Rd**

**Citimark Group
604-731-9053 x 109**

**DISTRICT OF
NORTH
VANCOUVER**

This meeting has been
required by the District of
North Vancouver as part of
the regulatory process.

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PUBLIC HEARING

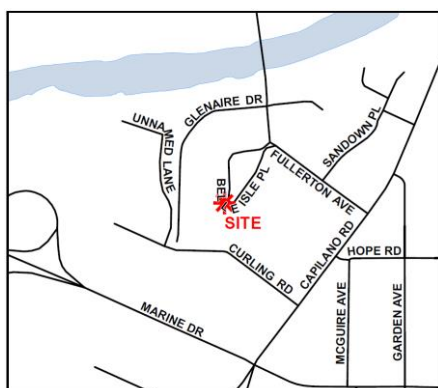
1886-1956 Belle Isle Place & 2046 Curling Road

88 Unit Townhouse Project

What: A Public Hearing for Bylaws 8230 and 8231, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of an eighty-eight unit townhouse project.

When: 7 pm, Tuesday, May 23, 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.

What changes? The actual development, if approved, may differ.

Bylaw 8230 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to Parks, Open Space, and Natural Areas (POSNA) and to designate these properties as Development Permit Areas for Form and Character of Commercial, Industrial and Multifamily Development and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8231 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 104 (CD104) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 104 (CD104) and to Neighbourhood Park Zone (NP). The CD104 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

When can I speak?

We welcome your input Tuesday, May 23, 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 April 11 to May 23. 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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