

AGENDA

PUBLIC HEARING

**Tuesday, June 13, 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



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PUBLIC HEARING

**7:00 p.m.
Tuesday, June 13, 2017
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

**1502-1546 Oxford Street
Six-storey 180 Bed Seniors Care Centre**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAWS BY CLERK

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8240, 2017 (Amendment 25)**

Purpose of Bylaw:

Bylaw 8240 proposes to amend the OCP land use designation of eight properties from Residential Level 5: Low Density Apartment (RES5) to Institutional.

The District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)

Purpose of Bylaw:

Bylaw 8241 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 105 (CD105) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD105 and to Neighbourhood Park Zone (NP). The CD105 Zone addresses use, density, height, setbacks, site coverage, landscaping and storm water management and parking, loading and servicing regulations

3. PRESENTATION BY STAFF

Presentation: Casey Peters, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Trellis Seniors Services

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the June 13, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)" and "The District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)" be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8240

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)”.

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 5: Low Density Apartment” (RES5) to “Institutional”.

READ a first time May 29th, 2017 by a majority of all Council members.

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

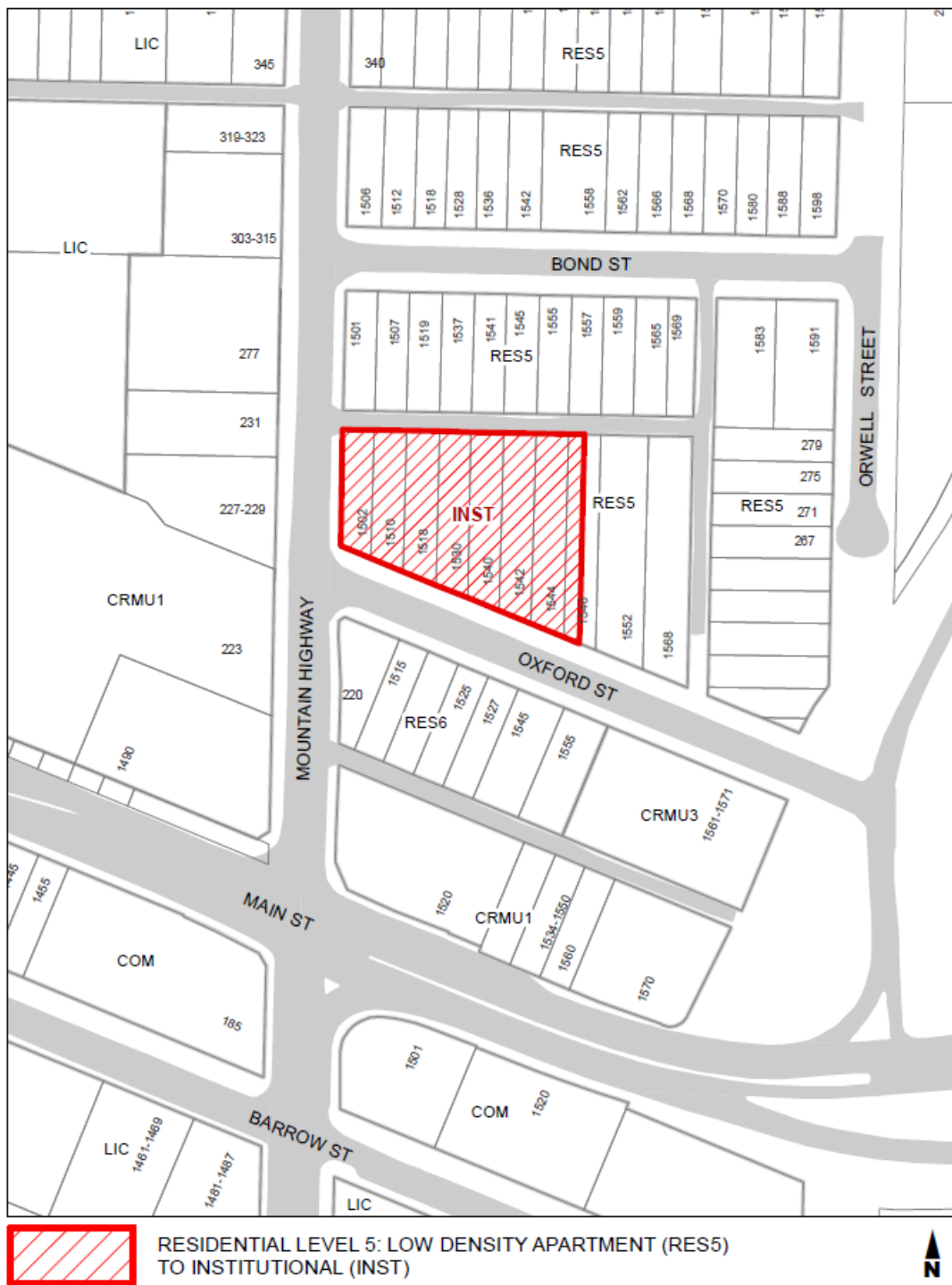
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8240

The District of North Vancouver Official Community Plan Amendment (Bylaw 8240)



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The Corporation of the District of North Vancouver

Bylaw 8241

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)”.

2. Amendments

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

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

Comprehensive Development Zone 105 CD105

- (b) Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B105 Comprehensive Development Zone 105 CD105

The CD105 Zone is applied to:

- i) Lot 36 Block 42 District Lot 204 Plan 1340 (PID: 005-866-197);
- ii) Lot 35 Block 42 District Lot 204 Plan 1340 (PID: 014-742-390);
- iii) Lot 30 Block 42 District Lot 204 Plan 1340 (PID: 014-742-373);
- iv) Lot 34 Block 42 District Lot 204 Plan 1340 (PID: 014-742-381);
- v) Lot B Block 42 District Lot 204 Plan 18808 (PID: 007-074-964);
- vi) Lot 31 Block 42 District Lot 204 Plan 1340 (PID: 010-511-954);
- vii) Lot 29 Block 42 District Lot 204 Plan 1340 (PID: 014-742-357); and
- vii) Lot A Block 42 District Lot 204 Plan 18808 (PID: 007-074-956).

4B105 - 1 Intent:

The purpose of the CD105 Zone is to establish specific land use and development regulations for a residential care facility.

4B105 - 2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 105 Zone:

- a) Uses permitted without conditions:
 - i. Multi-level care facility;
- b) Conditional uses:
 - i. Not applicable

4B105 - 3 Accessory Uses:

- a) *Accessory uses* are permitted and include, but not necessarily limited to:
 - Storage;
 - Laundry;
 - Kitchen;
 - Dining;
 - Administration spaces;
 - Therapy treatment rooms;
 - Hair salon, spa, and other personal services;
 - Multi-purpose rooms;
 - Activity rooms; and,
 - Other uses customarily incidental to the principal use.

4B105 - 4 Density:

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD105 Zone is 11,130m² (119,806 sq ft) inclusive of any density bonus for energy performance;
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
 - i. All spaces underground including but not limited to parking, storage, and kitchen uses
 - ii. Mechanical and Electrical equipment spaces up to 140m² (1507 sq ft)
 - iii. Balconies, decks, canopies, overhangs, architectural elements and awnings.
- c) For the purposes of calculating FSR the lot area is deemed to be 4,157.3m² (44,748.8 sq ft) being the site size at the time of rezoning.
- d) Balcony and deck enclosures are not permitted

4B105 – 5 Height:

- a) The maximum permitted height measured to the top of the sixth floor of the building is 21.0m (68.9 ft)
- b) The maximum permitted height measured to the top of the mechanical penthouse of the building is 24.5m (80.4 ft)

4B105 - 6 Setbacks:

- a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North	2.9m (9.5 ft)
East	7.0m (23.0 ft)
South (Oxford St)	2.3m (7.5 ft)
West (Mountain Hwy)	2.3m (7.5 ft)

- b) For the purpose of measuring setbacks, measurements exclude:
 - i. Balconies, canopies, overhangs, architectural elements and awnings.

4B105 - 7 Coverage:

- a) Building Coverage: The maximum building coverage is 60%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 105 - 8 Landscaping and Storm Water Management:

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

4B 105 – 9 Parking, Loading and Servicing Regulations:

- a) A minimum of 35 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
- b) A maximum of 10 parking spaces may be small car spaces;
- c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- d) A minimum of 6 class 2 visitor bicycle parking spaces must be provided.”

(c) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family 6000 Zone (RS4) to Comprehensive Development Zone CD 105 and Neighbourhood Park (NP).

READ a first time May 29th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1355 (Bylaw 8241)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

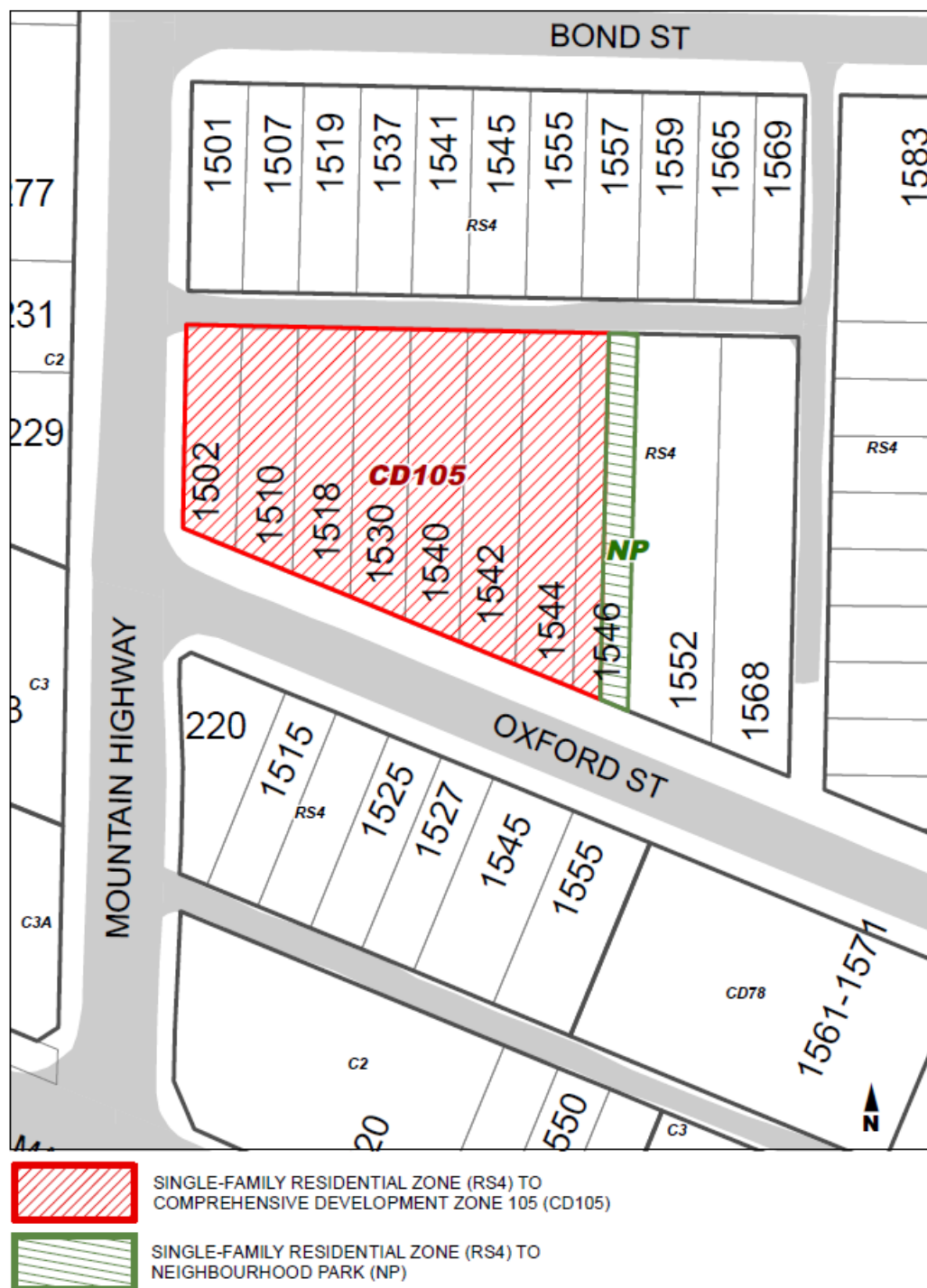
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8241

The District of North Vancouver
Rezoning Bylaw 8241



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 29, 2017</u>
<input type="checkbox"/> Other:	Date: _____

[Signature]
Dept.
Manager

[Signature]
GM/
Director

[Signature]
At
CAO

The District of North Vancouver REPORT TO COUNCIL

May 16, 2017
File: 08.3060.20/003.17

AUTHOR: Casey Peters, Development Planner

SUBJECT: Bylaws 8240 and 8241: OCP Amendment and Rezoning Bylaws for 1502-1546 Oxford St - 180 bed Residential Care Centre

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)" to amend the Official Community Plan (OCP) from Residential Level 5 to Institutional be given FIRST reading; and

AND THAT the "District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)" to rezone the subject site from Single Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 105 (CD105) and Neighbourhood Park (NP) be given FIRST reading;

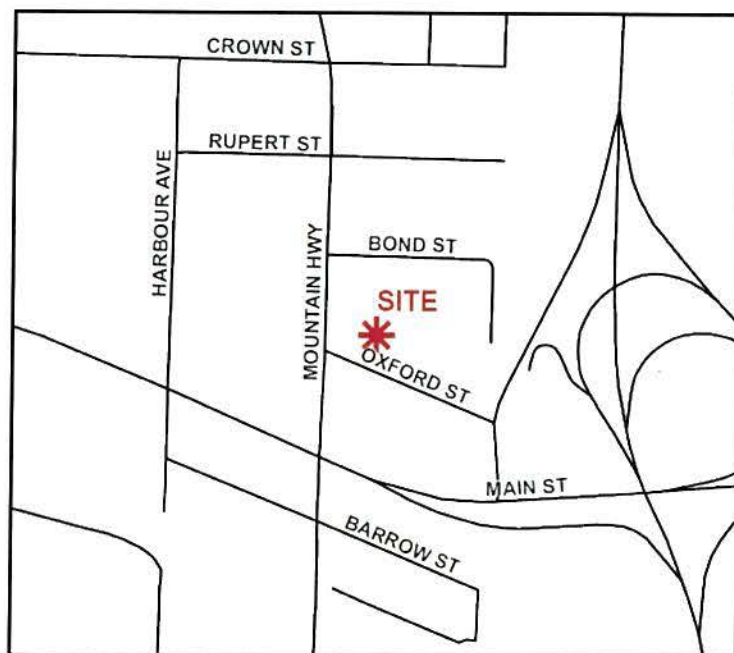
AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8240;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8240 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8240 and Bylaw 8241 be referred to a Public Hearing.

SUMMARY

The applicant proposes to redevelop eight single family lots located at 1502-1546 Oxford Street to create a six storey 180 bed seniors residential care centre. Implementation of the project requires an OCP amendment (Bylaw 8240) and a rezoning (Bylaw 8241).



THE PROPOSAL

The project ("Creekstone Care Centre") will provide 180 seniors with daily care and nursing services. The building will be a licensed residential care facility (i.e. residence + care) and will be operated under a contract with Vancouver Coastal Health (VCH). Initially 150 beds will be operated under a VCH contract with the remaining 30 beds available at market rents. The contract allows VCH to acquire the remaining 30 beds at any time and it is expected they will be required in the short to medium term.

The project is comprised of 12 secure sets of living units called "houses" (two on each floor) and these "houses" are linked through a central core. Each "house" includes 15 bedrooms, a servery-kitchen, laundry room, housekeeping closet, and a lounge/ recreation area. The central core includes community gathering areas and an administration space.



Creekstone Care Centre provides housing for residents who require a full level of care due to their frailty and aging health needs. Creekstone will be typically their homes through end of life. Residents have access to onsite medical treatment with nursing staff but they do not normally have acute or emergency care needs which require hospitalization. Chronic conditions include dementia and/or complex physical conditions. It is not anticipated that emergency vehicles will be attending the site with any frequency.

The project is designed to include onsite multi-purpose rooms which allow residents to gather and socialize. Community organizations will be permitted to use these spaces as a way to bring the community to the residents.

1. Site and Surrounding Areas

The development site is located at the corner of Mountain Hwy and Oxford Street in the Lynn Creek Town Centre. Surrounding properties include single family uses to the north, east, and south and commercial uses to the west. Phibbs Exchange and a newly constructed rental building are located to the east of the site.

2. Official Community Plan

The Official Community Plan (OCP) designates the site as Residential Level 5: Low Density Apartment (RES5) with an FSR of up to approximately 1.75. OCP Amendment Bylaw 8240 will designate the site as Institutional. 5m on the east of the site will be dedicated to the District for the creation of the Green Spine linear park envisioned in the OCP and Lynn Creek Public Realm Guidelines (this portion will remain RES5).

The District of North Vancouver has been working with the City of North Vancouver, the District of West Vancouver, and Lionsview Seniors Planning to support the development of an age-friendly community. One of the focuses of the work has been on securing appropriate housing for seniors – the Trellis project provides an important part of the continuum of housing and support for seniors in the District. In addition, Vancouver Coastal Health has identified that the current residential care capacity for seniors on the North Shore is insufficient to meet the needs.

The project aligns with the District's OCP Goals of creating a vibrant, mixed use centre and enabling a diverse mix of housing types, tenures and affordability at all stages of life. An additional goal of fostering a safe inclusive and supportive housing to enhance the health and well-being of residents is also met. The project supports the goal of supporting a diverse and resilient local economy as it will result in over 200 jobs. The OCP sets a goal of providing a safe, efficient and accessible network of pedestrian, bike and roadways and enabling viable alternatives to the car and this project will create pedestrian and bicycle improvements on Mountain Hwy and Oxford Street. The project is well served by transit with Phibbs Exchange located a block east and Mountain Highway fronting the site on the west.



The District's Rental and Affordable Housing Strategy encourages the expansion of affordable rental housing inventory. This project supports this objective by providing supportive housing as 83% of the beds have some level of publicly funded support (subsidy determined by VCH based on income levels). All of the beds are rental. Another goal of the Strategy is to "seek to address the need of lower income seniors" which is supported by this project.

The project has been reviewed against the Lower Lynn Implementation Plan and the Lynn Creek Public Realm Guidelines. The project achieves the public realm objectives and provides a 5m dedication towards the future Green Spine linear park which is an important connecting feature within the Lynn Creek Town Centre.

3. Zoning

The subject properties are currently zoned Single Family 6000 Zone (RS4). A new Comprehensive Development Zone 105 (CD105) is required to accommodate the project. The 5m portion for the Green Spine will be zoned Neighbourhood Park (NP). The CD zoning will regulate density, height, setbacks, and parking requirements.

4. Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects which result in an increase in residential density. The policy allows staff to negotiate CACs for other types of projects which result in an increase in land value. This project is an institutional building providing a community need. The CAC Policy lists "seniors care" in section 3.8 as a specific amenity which may be acceptable in lieu of CACs. The applicant has identified the following contribution from this project including:

- Provision of long term, publicly funded, care services for 180 residents. Of these beds, 150 are committed to Vancouver Coastal Health (VCH) with the remaining 30 beds to be private pay (which can be assumed by VCH as required).
- Inclusion of multi-purpose rooms that can be available for use by community groups.
- Contribution of \$5,000 towards public art at the entrance to the Green Spine Linear Park.

5. Site Plan/Building Description

The project is a six storey building with one level of underground parking. The units are single occupancy and a number of accessory uses are proposed within the project. These accessory uses are required for the operation of the building, for the use of the residents, employees and visitors. Accessory uses include storage, laundry, kitchen, dining spaces, administrative spaces, multi-purpose rooms, and activity rooms.

6. Development Permits

The lots are designated in the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development (not applicable due to institutional use)
- Energy and Water Conservation and Greenhouse Gas Emission Reductions
- Creek Hazard

a) Form and Character

Despite this DP designation not being applicable, the proposal has been reviewed against the Official Community Design Guidelines for Multi-Family Housing to ensure that the project has a residential feel.



Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on March 9, 2017 and overall, the panel was supportive of the project. The Panel recommends approval of the project subject to resolution of the Panel comments including a review of courtyard materials and screening the emergency generator and the pad mounted transformer (PMT). These items will be resolved prior to final zoning adoption.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

Compliance with the Green Building Strategy is mandatory given the need for rezoning. The apartment building will achieve a building performance of LEED™ Gold equivalent and an energy performance at least 33% better than Model National Energy Code. Details of green building features will be provided for Council review should the application proceed.

c) Protection of Development From Hazardous Conditions – Creek Hazard

As the site is within the Development Permit area for Creek Hazard DPA a geotechnical report was completed and concludes that the proposed development is safe for the use intended. The living space will be located above the Flood Construction Level (FCL) and flood mitigation measures will be in place to address the uses proposed below the FCL (storage, food preparation, laundry). An emergency plan has been submitted to address how the needs of the residents will be met in the event of an emergency.

The project has been reviewed by the District's Section Manager, Natural Hazards and the District's Chief Building Official.



7. Parking

Parking is provided on one level of underground with access from Oxford Street. A total of 35 parking stalls are proposed (2 spaces at grade and 33 spaces in the underground parkade). The District's parking requirements for homes for the aged is one parking space per six beds which results in 30 required spaces. The project exceeds the District's requirements by five spaces.

There are six Class 2 (short term) bicycle spaces at the entrance to the building and a secure bicycle storage room in the underground for employees. The site is located within one block of Phibbs Exchange which will allow visitors and employees to use alternative transportation options.

8. Landscaping

The landscape design is focussed around the exterior of the site including a 2m landscaped setback adjacent to the Green Spine linear park. The proposal also includes three ground level courtyards for use of the residents with two located on the south side of the building and one on the north side. An additional covered outdoor deck is proposed on the fifth floor on the south side of the building.

The outdoor courtyards include spaces for sitting, walking and activities such as gardening. Accessibility measures have been considered to ensure the residents can use the space.

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



Mountain Hwy Perspective

9. Off-site improvements

The application will dedicate 2.3m (7.5 ft) of land and provide an additional 1.0m (3.3 ft) right of way along Mountain Hwy to allow for the future cross-section that will include a separated bicycle path, pedestrian sidewalk, and boulevard.

The project will create a sidewalk, separated two-way cycle track, and boulevard on Oxford Street. In addition, both Mountain Hwy and Oxford Street will include street trees, curb, gutter and lighting.

The east 5m of the site will be dedicated for the Green Spine linear park and it is anticipated that the land will be hydro-seeded for the short term and the final park design will be implemented when the full 10m dedication is achieved through the redevelopment of the site to the east.

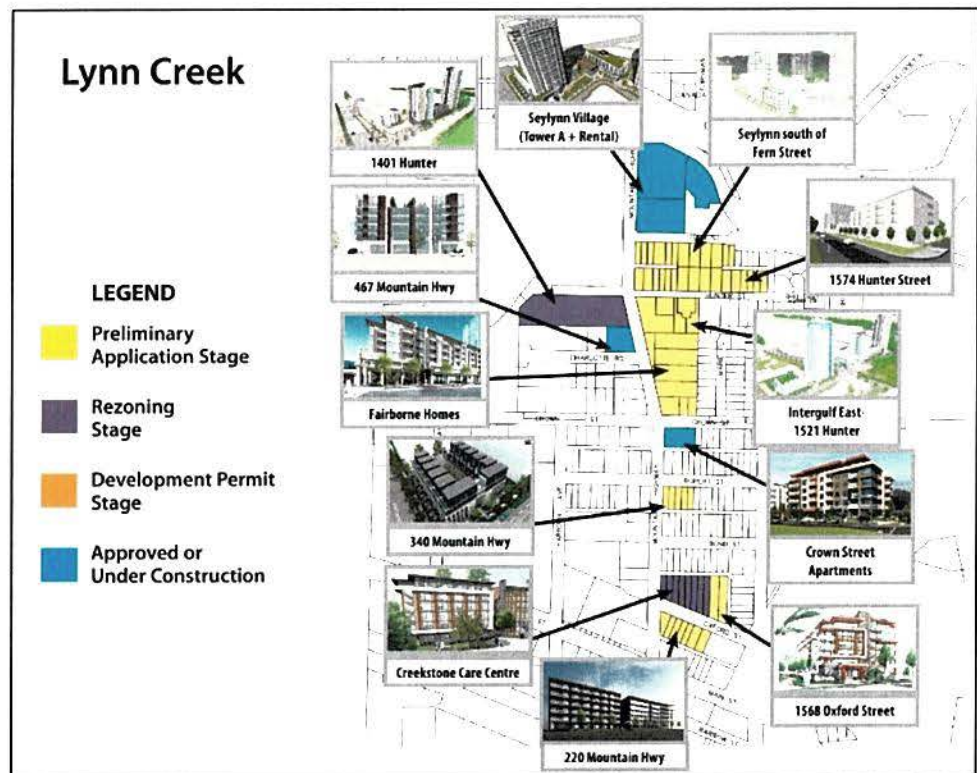
10. Accessibility

The proposal will be required to meet Vancouver Coastal Health requirements for accessibility which exceed the District's Accessible Design Policy for Multifamily Housing. Accessibility measures address residents with physical, visual, or cognitive impairments and facilitate easy access to common and personal areas. The design also works to assist with clarity of location and to provide circulation patterns and corridor lengths to encourage independent travel.

11. Construction Management Plan

The site is shown in relation to other construction projects and potential development projects in the image to the right.

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan as a condition of a Building Permit. The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Mountain Hwy and Oxford St with particular attention to ensuring transit vehicles can access Phibbs Exchange. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the construction traffic management plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;

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

12. Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on May 3, 2017. The meeting was attended by approximately 11 members of the public. Comments made at the meeting included support for the proposed use and questions regarding transportation improvements and bus movements during construction. One written response was received following the meeting expressing support for the project.

13. Concurrence:

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, the Fire Department, Public Safety, Finance and the Arts Office.

14. Financial Impacts:

The project will contribute District Development Cost Charges (DCCs) of \$614,200 and will be required to pay normal fees through the building permit process. Should the application proceed the project in its current form will be required to pay property taxes.

As discussed in the CAC section, the CAC Policy lists "seniors care" as one type of amenity and VCH will be providing subsidized care for 150 of the beds. The site was originally envisioned in the OCP as a residential project with CAC's. This revenue is now anticipated to be realized on other sites in the area.

The project will also contribute \$5,000 towards public art.

15. Implementation

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

SUBJECT: Bylaws 8240 and 8241: OCP Amendment and Rezoning Bylaws for 1502-1546 Oxford St - 180 bed Residential Care Centre

May 16, 2017

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Bylaw 8241 (Attachment C) rezones the subject site from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 105 (CD105) which:

- Establishes the seniors residential care use;
- Establishes a maximum floor space of 11,130m² (119,806 sq ft); and
- Establishes parking and building regulations specific to this project.

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

- Green building covenant;
- Stormwater management covenant;
- Housing agreement covenant;
- Covenant to secure community use of multi-purpose rooms;
- Engineering servicing agreement covenant (requiring construction management plan);
- Flood hazard covenant including emergency plan;
- A statutory right of way for pedestrian movement on Mountain Hwy;
- A statutory right of way for the 2m adjacent to the Green Spine linear park; and,
- A consolidation and dedication plan.

Conclusion

This project is providing a needed form of housing for the community and addresses a number of housing goals from the District's OCP and Rental and Affordable Housing Strategy. In addition the proposal addresses OCP goals related to employment opportunities.

Options

The following options are available for Council's consideration:

1. Introduce Bylaws 8240 and 8241 and refer Bylaw 8240 and 8241 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Casey Peters
Development Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8240 – OCP Amendment Bylaw
- C. Bylaw 8241 – Rezoning Bylaw

SUBJECT: Bylaws 8240 and 8241: OCP Amendment and Rezoning Bylaws for 1502-1546 Oxford St - 180 bed Residential Care Centre

May 16, 2017

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REVIEWED WITH: <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	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input checked="" type="checkbox"/> Communications <input checked="" 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	REVIEWED WITH: 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: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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CREEKSTONE RESIDENTIAL CARE CENTRE

1502-1546 OXFORD ST, DISTRICT OF NORTH VANCOUVER, BC

SUBMITTED FOR REZONING / OCP AMENDMENT / DEVELOPEMENT PERMIT OCTOBER 31, 2016



DEVELOPMENT TEAM

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CONTACT: MATT KOKAN

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ARCHITECTURAL

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NOTES:
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF CREEKSTONE RESIDENTIAL CARE CENTRE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CREEKSTONE ARCHITECTS IS PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CREEKSTONE ARCHITECTS IS PROHIBITED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CREEKSTONE ARCHITECTS IS PROHIBITED.

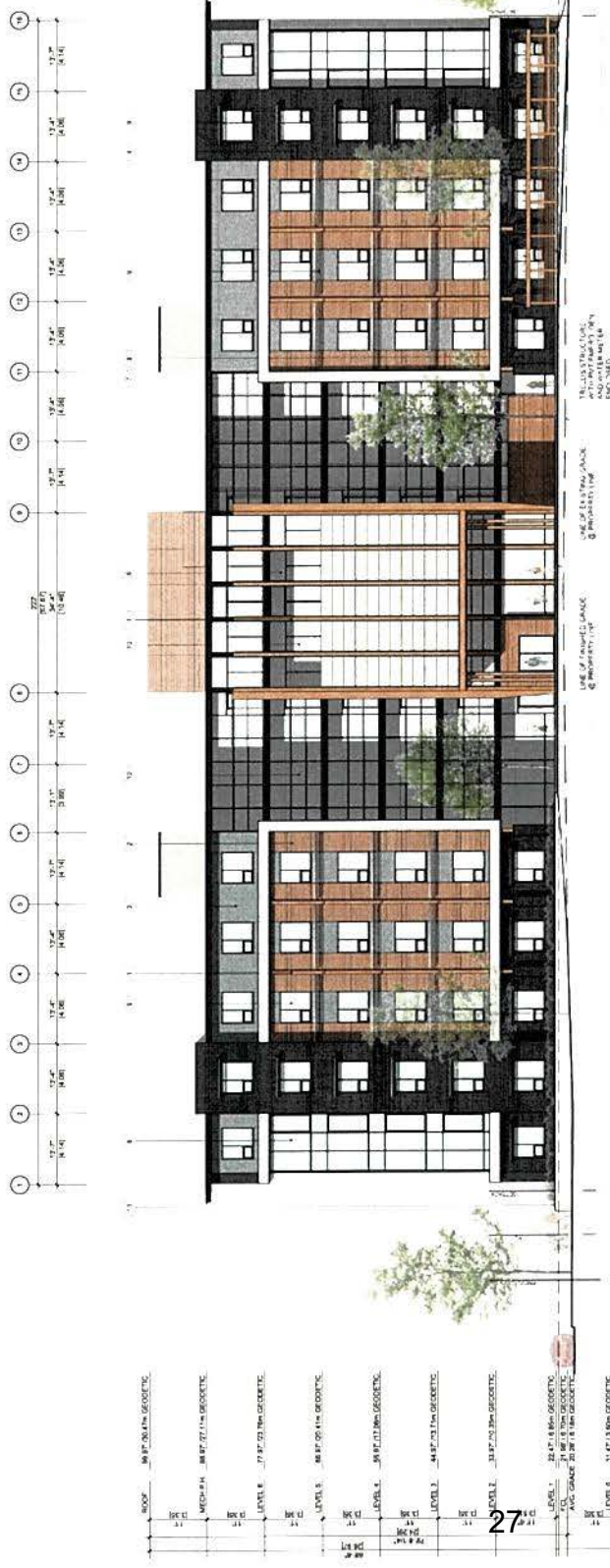
NO.	DATE	REVISION
1	2016.10.31	REZONING/OCP AMENDMENT FOR

PROJECT:
Creekstone - Residential Care Centre
Scale: N.T.S.

CLIENT:
TRELLIS
SENIOR SERVICES

DRAWING TITLE:
Cover and Drawing Index

CONSULTANT
DEREK CRAWFORD ARCHITECT INC.
227 Rainbow Road, Salt Spring Island BC, V8K 2V5
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SOUTH ELEVATION

- 1) PAINTED STEEL
- 2) METAL PANEL - WHITE
- 3) METAL PICKET FENCE - FOREGROUND
- 4) METAL LOUVERS
- 5) ALUM. GLASS GUARD
- 6) BRICK - DARK GREY
- 7) BLACK VINYL WINDOWS
- 8) BLACK ALUM. CURTAIN WALL
- 9) METAL PANEL - LIGHT GREY
- 10) ARCHITECTURAL CONCRETE PLANTER
- 11) MARBLE PANEL - LIGHT GREY

MATERIALS

NOTE: THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE MATERIALS AND FINISHES SHOWN ON THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A PHYSICAL VERIFICATION OF THE MATERIALS AND FINISHES SHOWN ON THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A PHYSICAL VERIFICATION OF THE MATERIALS AND FINISHES SHOWN ON THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A PHYSICAL VERIFICATION OF THE MATERIALS AND FINISHES SHOWN ON THIS DRAWING.

NO.	DATE	REVISION
1	2016-10-17	REVISION

PROJECT: Creeksstone - Residential Care Centre
Scale: 1/8" = 1'

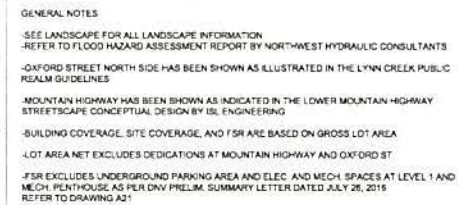
DRAWING TITLE: ELEVATIONS

CLIENT: TRELLIS SENIOR SERVICES

A14

dcd
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CONSULTANT



ZONING:	CD
LOT AREA GROSS:	44,748.80 SF (4,157.30 SM)
LOT AREA NET:	40,139.50 SF (3,729.08 SM)
FSR:	2.91
BUILDING COVERAGE:	48% (21,523.34 SF / 1,999.58 SM)
SITE COVERAGE:	60% (26,939.50 SF / 2,502.76 SM)

*BUILDING COVERAGE, SITE COVERAGE, AND FSR ARE
BASED ON GROSS LOT AREA
FSR EXCLUDES UNDERGROUND PARKING AREA AND ELEC.
AND MECH. SPACES AT LEVEL * AND MECH. PENTHOUSE A
PER DNV PRELIM. SUMMARY LETTER DATED JULY 26, 2016

FRONT:	7'-6 1/2"	(2.3 M)
EAST:	22'-11 1/2"	(7.0 M)
WEST:	7'-6 1/2"	(2.3 M)
REAR:	9'-6 1/4"	(2.9 M)

AVERAGE GRADE: 20.28' (6.18 M)
BUILDING HEIGHT: 76.69' (24.29 M)

6.70 M / 21.98'

LEVEL 0:		
PARKING:	12,988.51 SF	(1,206.67 SM)
UNDERGROUND:	10,210.24 SF	(948.56 SM)
LEVEL 1:	20,596.21 SF	(1,913.45 SM)
LEVEL 2:	20,093.31 SF	(1,866.73 SM)
LEVEL 3:	20,093.31 SF	(1,866.73 SM)
LEVEL 4:	20,093.31 SF	(1,866.73 SM)
LEVEL 5:	19,446.95 SF	(1,806.68 SM)
LEVEL 6:	19,446.95 SF	(1,806.68 SM)
MP:	1,632.65 SF	(151.68 SM)

TOTAL:	144,601.43 SF	(13,433.91 SM)
EXCLUDING U/G PARKING AREA AND MECH AND ELEC SPACES:	130,174.58 SF	(12,093.61 SM)

1 PER 6 BEDS MIN.	35 SPACES PROVIDED
STANDARD SPACES	28 SPACES
SMALL CAR SPACES	3 SPACES
UNIVERSAL SPACES	4 SPACES
EV CHARGING STATION	3 SPACES
BICYCLE	6 CLASS B

[illegible]


1	2016-10-31	REZONING/OCP AMENDMENT/OZ
NO.	DATE	REVISION

PROJECT:
Creekstone - Residential Care Centre
Scale: $\frac{1}{16}" = 1'$

CLIENT: TRELLIS
SENIORS SERVICES

DRAWING TITLE:
Site Plan

CONSULTANT



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The Corporation of the District of North Vancouver

Bylaw 8240

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)".

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 5: Low Density Apartment" (RES5) to "Institutional".

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

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8240

The District of North Vancouver Official Community Plan Amendment (Bylaw 8240)



The Corporation of the District of North Vancouver

Bylaw 8241

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)".

2. Amendments

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

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

Comprehensive Development Zone 105 CD105

(b) Part 4B Comprehensive Development Zone Regulations by inserting the following:

"4B105 Comprehensive Development Zone 105 CD105

The CD105 Zone is applied to:

- i) Lot 36 Block 42 District Lot 204 Plan 1340 (PID: 005-866-197);
- ii) Lot 35 Block 42 District Lot 204 Plan 1340 (PID: 014-742-390);
- iii) Lot 30 Block 42 District Lot 204 Plan 1340 (PID: 014-742-373);
- iv) Lot 34 Block 42 District Lot 204 Plan 1340 (PID: 014-742-381);
- v) Lot B Block 42 District Lot 204 Plan 18808 (PID: 007-074-964);
- vi) Lot 31 Block 42 District Lot 204 Plan 1340 (PID: 010-511-954);
- vii) Lot 29 Block 42 District Lot 204 Plan 1340 (PID: 014-742-357); and
- vii) Lot A Block 42 District Lot 204 Plan 18808 (PID: 007-074-956).

4B105 - 1 Intent:

The purpose of the CD105 Zone is to establish specific land use and development regulations for a residential care facility.

4B105 - 2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 105 Zone:

- a) Uses permitted without conditions:
 - i. Multi-level care facility;
- b) Conditional uses:
 - i. Not applicable

4B105 - 3 Accessory Uses:

- a) *Accessory uses* are permitted and include, but not necessarily limited to:
 - Storage;
 - Laundry;
 - Kitchen;
 - Dining;
 - Administration spaces;
 - Therapy treatment rooms;
 - Hair salon, spa, and other personal services;
 - Multi-purpose rooms;
 - Activity rooms; and,
 - Other uses customarily incidental to the principal use.

4B105 - 4 Density:

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD105 Zone is 11,130m² (119,806 sq ft) inclusive of any density bonus for energy performance;
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
 - i. All spaces underground including but not limited to parking, storage, and kitchen uses
 - ii. Mechanical and Electrical equipment spaces up to 140m² (1507 sq ft)
 - iii. Balconies, decks, canopies, overhangs, architectural elements and awnings.
- c) For the purposes of calculating FSR the lot area is deemed to be 4,157.3m² (44,748.8 sq ft) being the site size at the time of rezoning.
- d) Balcony and deck enclosures are not permitted

4B105 – 5 Height:

- a) The maximum permitted height measured to the top of the sixth floor of the building is 21.0m (68.9 ft)
- b) The maximum permitted height measured to the top of the mechanical penthouse of the building is 24.5m (80.4 ft)

4B105 - 6 Setbacks:

- a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North	2.9m (9.5 ft)
East	7.0m (23.0 ft)
South (Oxford St)	2.3m (7.5 ft)
West (Mountain Hwy)	2.3m (7.5 ft)

- b) For the purpose of measuring setbacks, measurements exclude:
 - i. Balconies, canopies, overhangs, architectural elements and awnings.

4B105 - 7 Coverage:

- a) Building Coverage: The maximum building coverage is 60%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 105 - 8 Landscaping and Storm Water Management:

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

4B 105 – 9 Parking, Loading and Servicing Regulations:

- a) A minimum of 35 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
- b) A maximum of 10 parking spaces may be small car spaces;
- c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- d) A minimum of 6 class 2 visitor bicycle parking spaces must be provided."

(c) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family 6000 Zone (RS4) to Comprehensive Development Zone CD 105 and Neighbourhood Park (NP).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1355 (Bylaw 8241)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

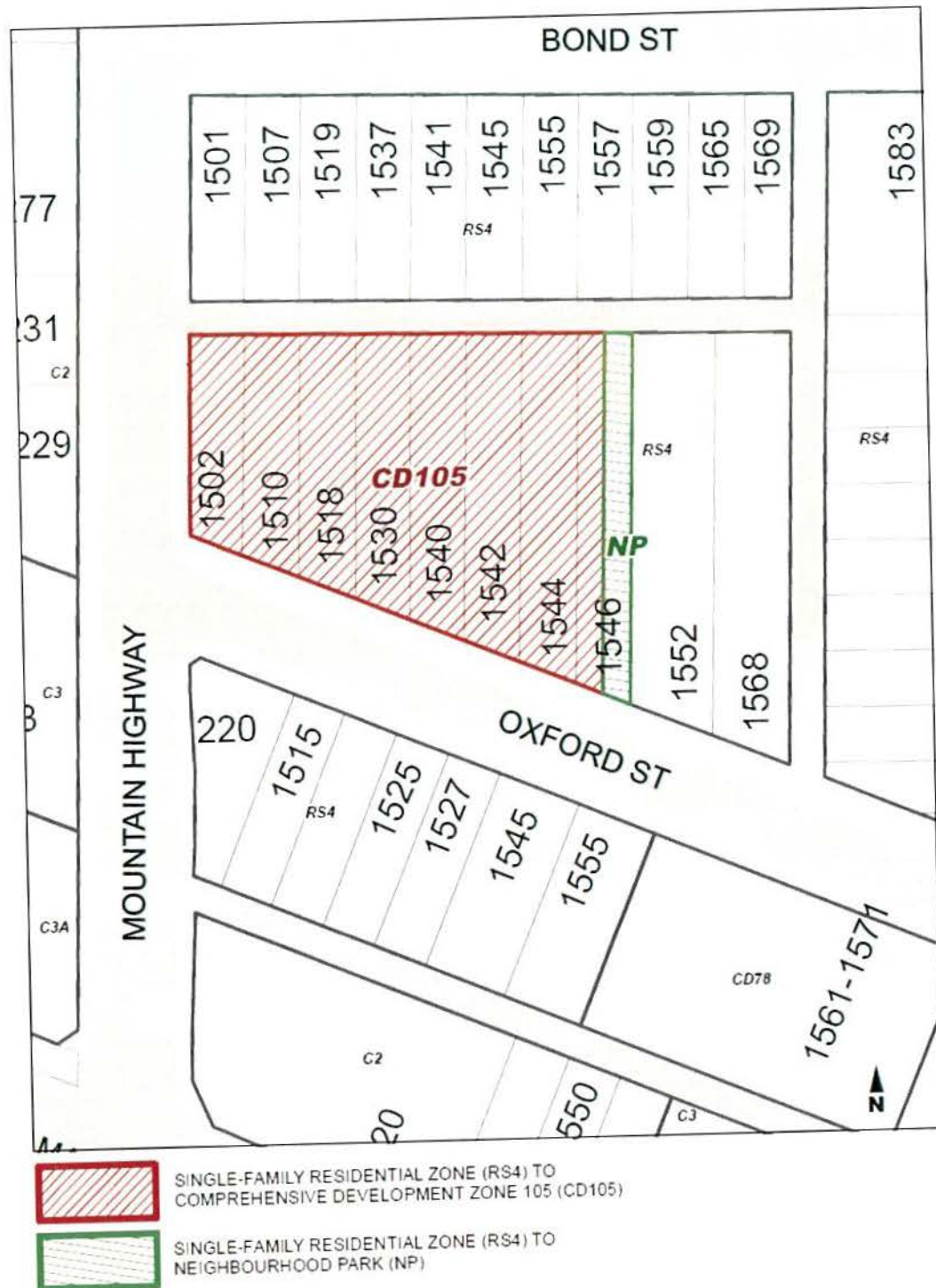
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8241

The District of North Vancouver
Rezoning Bylaw 8241



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PUBLIC HEARINGS

Tuesday, June 13, 2017, at 7 pm

District of North Vancouver Municipal Hall
355 West Queens Road, North Vancouver, BC

Two public hearings will occur consecutively in the order noted below.

1502-1546 Oxford Street 180 Bed Seniors Care Centre

What:

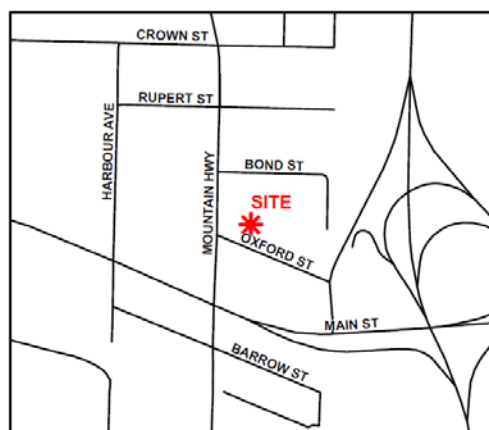
A Public Hearing for Bylaws 8240 and 8241, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of a six-storey 180 bed seniors residential care centre.

What changes?

Bylaw 8240 proposes to amend the OCP land use designation of eight properties from Residential Level 5: Low Density Apartment (RES5) to Institutional. Bylaw 8241 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 105 (CD105) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD105 and to Neighbourhood Park Zone (NP). The CD105 Zone addresses use, density, height, setbacks, site coverage, landscaping and storm water management and parking, loading and servicing regulations.

Who can I speak to?

Casey Peters, Development Planner, at 604-990-2388 or petersc@dnv.org



Proposed*



905-959 Premier Street 17 Unit Townhouse Project

What:

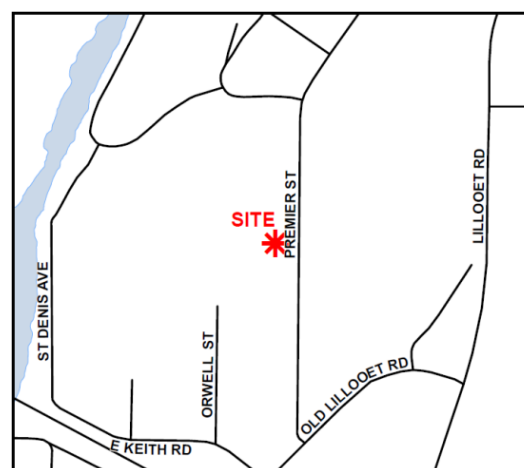
A Public Hearing for Bylaw 8236, a proposed amendment to the Zoning Bylaw, to permit the development of a 17 unit townhouse project.

What changes?

Bylaw 8236 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 102 (CD102) and rezone the subject site from Residential Single-Family 7200 Zone (RS3) to CD102. The CD102 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, flood construction requirements, landscaping and parking and loading regulations.

Who can I speak to?

Darren Veres, Development Planner, at 604-990-2487 or veresd@dnv.org



Proposed*



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

How can I provide input?

We welcome your input Tuesday, June 13, 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 bylaw are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from May 30 to June 13. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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