

AGENDA

REGULAR MEETING OF COUNCIL

Monday, October 30, 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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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 30, 2017
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- Bylaw 8230 – OCP Amendment 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8231 – Rezoning 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8236 – Rezoning 905-959 Premier Street
- Bylaw 8240 – OCP Amendment 1502-1546 Oxford Street
- Bylaw 8241 – Rezoning 1502-1546 Oxford Street
- Bylaw 8225 – Rezoning 756-778 Forsman Avenue
- Bylaw 8244 – OCP Amendment 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8245 – Rezoning 1801-1865 Glenaire Drive & 2064-2082 Curling Road

1. ADOPTION OF THE AGENDA

1.1. October 30, 2017 Regular Meeting Agenda

Recommendation:

THAT the agenda for the October 30, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

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

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Diana Saboe, President, Royal Canadian Legion** **p. 9-10**
Branch #114 Lynn Valley
Re: Presentation to Mayor and Council – First Poppy

6. ADOPTION OF MINUTES

- 6.1. October 23, 2017 Regular Council Meeting** **p. 13-17**

Recommendation:

THAT the minutes of the October 23, 2017 Regular Council meeting are adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

- 9.1. Bylaw 8249: Rezoning for a Four Unit Townhouse Project:** **p. 21-56**
2932 Chesterfield Avenue
File No. 08.3060.20/042.16

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" is given FIRST Reading;

AND THAT Bylaw 8249 is referred to a Public Hearing.

- 9.2. Bylaw 8239: Rezoning for a Triplex Project: 3030 Sunnyhurst Road** **p. 57-80**
File No. 08.3060.20/065.16

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)" is given FIRST Reading;

AND THAT Bylaw 8239 is referred to a Public Hearing.

9.3. Bylaws 8244, 8245 and 8246: 1801-1865 Glenaire Drive and 2064-2082 Curling Road **p. 81-156**
File No. 08.3060.20/067.16

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)” is given SECOND and THIRD Readings;

AND THAT “Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)” is given SECOND and THIRD Readings.

9.4. Recommended Museum Deaccessions #9 **p. 157-166**
File No.

Recommendation:

THAT the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 11 artifacts owned solely by the District of North Vancouver as outlined in the October 16, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9;

AND THAT the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 2 artifacts owned jointly by the District and the City of North Vancouver as outlined in the October 16, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9;

AND THAT the NVMA Commission is authorized to deaccession and dispose of 247 unaccessioned objects that have been found in the Museum Collection as outlined in the October 16, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9.

9.5. Acting Mayor Schedule Change - December 1 - December 10, 2017 **p. 167**
File No. 01.0115.30/002.000

Recommendation:

THAT Councillor Bassam is designated as Acting Mayor for the period December 1 to December 10, 2017 inclusive.

9.6. “Locals First” Marketing of New Developments **p. 169-170**
File No.

Recommendation:

THAT staff are directed to bring forward a policy requesting that developers of new residential developments make them exclusively available to North Shore residents for the first sixty days before permitting sales to others.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

10.4.2. Housing Committee – Councillor MacKay-Dunn

10.4.3. Regional Parks Committee – Councillor Muri

10.4.4. Utilities Committee – Councillor Hicks

10.4.5. Zero Waste Committee – Councillor Bassam

10.4.6. Mayors Council – TransLink – Mayor Walton

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the October 30, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

DELEGATIONS

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Delegation to Council Request Form

District of North Vancouver
Clerk's Department
 355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2311
 Form submission: Submit to address above or Fax: 604.984.9637

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

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

Name of group wishing to appear before Council: ROYAL CANADIAN LEGION BRANCH #114 LV

Title of Presentation: PRESENTATION TO MAYOR AND COUNCIL - FIRST POPPY

Name of person(s) to make presentation: DIANA SABOE - PRESIDENT

Purpose of Presentation:

☐ Information only

☐ Requesting a letter of support

☒ Other (provide details below)

Please describe:

Attach separate sheet if additional space is required

October 30, 2017 Presentation to Mayor and Council of the First Poppy for the 2017 RCL Poppy Campaign. There will also be approx 6-8 in the Colour Party and additional attending Legion members

Contact person (if different than above): Linda Findlay - Secretary

Daytime telephone number: 604-786-1421

Email address: findlay114@shaw.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

☒ Handout ☐ DVD

☒ PowerPoint presentation

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

Presentation requirements:

☒ Laptop ☐ Tripod for posterboard

☐ Multimedia projector ☐ Flipchart

☐ Overhead projector

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Linda Findlay

Name of Delegate or Representative of Group

Oct 11, 2017

Date

Linda Findlay

Signature

Digital signed by Linda Findlay
DN: cn=Linda Findlay, email=Linda.Findlay@dnv.org, o=City of North Vancouver, ou=City of North Vancouver, c=CA

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Appearance date:

Receipt emailed on:

October 30, 2017
Oct 16, 2017

Rejected by:

Mayor

CAO

☐

Applicant informed on:

Applicant informed by:

☐

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

MINUTES

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**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:01 p.m. on Monday, October 23, 2017 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor R. Hicks
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. October 23, 2017 Regular Meeting Agenda

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the October 23, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. John Harvey, 1900 Block Cedarvillage Crescent:

- Urged Council to proclaim October 2, 2018 as Wrongful Conviction Day;
- Spoke regarding the Blue Cabin;
- Commented on the new totem pole erected outside the North Vancouver RCMP building; and,
- Expressed concern that staff have not responded to his latest email.

2.2. Ms. Jodi Booth, 600 Block St. Ives Crescent:

- Commented on the use of plastic wrist bands at the Delbrook Recreation Centre; and,
- Urged that a more environmentally appropriate form of payment identification be implemented.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Lions Gate Hospital Foundation

Re: Lions Gate Hospital Medical and Surgical Centre Update

Ms. Judi Savage, Lions Gate Hospital Foundation and Ms. Karin Olson, Vancouver Coastal Health, provided an update on the new state-of-the-art Medical and Surgical Centre. Ms. Savage advised that this is the largest fundraising campaign in the Lions Gate Hospital Foundation's history and will help to transform health care on the North Shore.

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the delegation of Lions Gate Hospital Foundation is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. October 3, 2017 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the October 2, 2017 Public Hearing are received.

CARRIED

6.2. October 16, 2017 Regular Council

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the October 16, 2017 Regular Council are adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT items 9.2 and 9.3 are included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Bylaws 8215, 8216 and 8233: Rezoning, Housing Agreement and Phased Development Agreement: 1401-1479 Hunter Street and 481-497 Mountain Highway

File No. 08.3060.20/050

Public Input:

Mr. Richard White, Senior Development Manager – Intergulf Development Group:

- The proposal has been guided by the Official Community Plan land use designation, Lower Lynn Town Centre Implementation Plan and the Lynn Creek Public Realm Guidelines; and,
- Highlighted the benefits and amenities of the proposed development and community centre.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT “District of North Vancouver Rezoning Bylaw 1348 (Bylaw 8215)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8216, 2016 (1401-1479 Hunter Street and 481- 497 Mountain Highway)” is given FIRST Reading;

AND THAT “Phased Development Agreement Bylaw 8233, 2017 (1401-1479 Hunter Street and 481-497 Mountain Highway)” is given FIRST Reading;

AND THAT Bylaw 8215 and Bylaw 8233 be referred to Public Hearing.

CARRIED

Opposed: Councillor MURI

9.2. 2016-2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015, Amendment Bylaw 8261, 2017 (Amendment 1)

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT “2016-2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015, Amendment Bylaw 8261, 2017 (Amendment 1)” is ADOPTED.

CARRIED

9.3. 2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015, Amendment Bylaw 8260, 2017 (Amendment 2)

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015, Amendment Bylaw 8260, 2017 (Amendment 2)" is ADOPTED.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1. Councillor Hanson reported on his attendance at the Metro Vancouver Council of Councils meeting held on Saturday, October 21, 2017 and provided an update regarding the Mobility Pricing Commission.

10.3.2. Councillor Hicks reported on his attendance at the Metro Vancouver Council of Councils meeting held on Saturday, October 21, 2017 and provided an update regarding the Provincial budget.

10.3.3. Councillor Bassam reported on his attendance at the Metro Vancouver Council of Councils meeting held on Saturday, October 21, 2017 and provided an update regarding the Metro Vancouver DCC program proposed changes.

10.3.4. Councillor Muri reported on her attendance at the Metro Vancouver Council of Councils meeting held on Saturday, October 21, 2017.

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

Nil

10.4.2. Housing Committee – Councillor MacKay-Dunn

Nil

10.4.3. Regional Parks Committee – Councillor Muri

Nil

10.4.4. Utilities Committee – Councillor Hicks

Nil

10.4.5. Zero Waste Committee – Councillor Bassam

Nil

10.4.6. Mayors Council – TransLink – Mayor Walton

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the October 23, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(7:53 p.m.)

Mayor

Municipal Clerk


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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 30, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

October 18, 2017
File: 08.3060.20/042.16

AUTHOR: Emel Nordin, Development Planning

**SUBJECT: BYLAW 8249: REZONING FOR A FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

RECOMMENDATIONS:

That the "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" to rezone the subject site from RS4 to CD110 is given FIRST reading;

AND THAT Bylaw 8249 be referred to a Public Hearing.

REASON FOR REPORT:

To obtain Council's consideration of bylaw introduction and referral to public hearing for Rezoning Bylaw 1357 which permits redevelopment of one single family lot into four townhouse units.

SUMMARY:

The applicant proposes to redevelop one single-family lot located at 2932 Chesterfield Avenue as a four unit townhouse project.

Implementation of the project requires rezoning (Bylaw 8249). The proposal is in keeping with the Official Community Plan and the North Lonsdale-Delbrook reference policy document. The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing. A development permit will be forwarded to Council if the rezoning is approved.



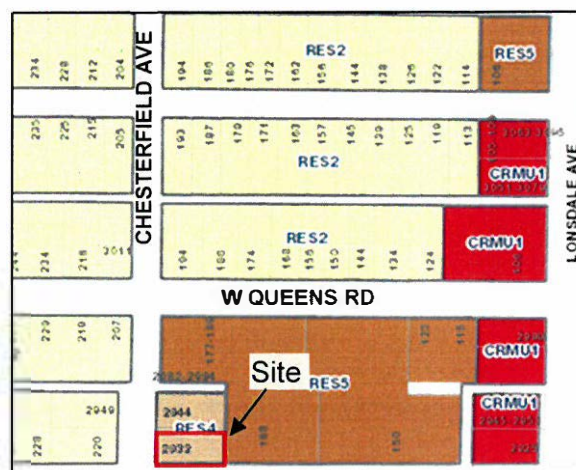
**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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SUBJECT PROPERTY:

The development site consists of one single family lot and is located at the corner of Chesterfield Avenue and West 29th Street, immediately north of the City of North Vancouver boundary. Adjacent properties consist of single family lots to the north and west and existing multifamily developments to the east and south. The OCP designates the single family property to the north as Residential Level 4: Transition Multifamily, which envisions a similar form of transitional multifamily development.



**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
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- 188 West 29th Street: "Vista 29" - A 50 unit condominium development which has a 55+ occupancy restriction.
- 150 West 29th Street: "Churchill Retirement Residence" – A 97 unit rental development providing independent and assisted living for seniors.

The proposed development will expand the existing supply of multi-family housing in this area by providing units suitable for all ages including families and 'empty nesters'. This is consistent with the direction of the Official Community Plan to expand the supply and diversity of housing types in the District.

The North Lonsdale-Delbrook Plan also envisions assemblies in this block which would see the property located immediately north, 2944 Chesterfield Avenue, develop with the subject property. While 2944 Chesterfield Avenue was considered in the review of this development proposal, there are no plans for this property to be redeveloped at this time. Staff note that this property could be redeveloped in the future to a similar housing form as 2932 Chesterfield Avenue, with driveway access provided from the open lane to the north.

Zoning:

The subject property is currently zoned Residential Single Family 6000 Zone (RS4) and rezoning is required to permit this development of this four unit townhouse. Bylaw 8249 proposes to rezone the site to Comprehensive Development Zone 110 (CD110) tailored specifically to this project. The proposed CD110 zone prescribes permitted uses, density, height, setbacks, parking requirements, and requires a community amenity contribution of \$158,564 to achieve maximum density.



Development Permits

The subject lot is designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development (Ground-Oriented Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

A detailed Development Permit report, outlining the project's compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" does not apply to this project as the rezoning application would permit development of less than five units.

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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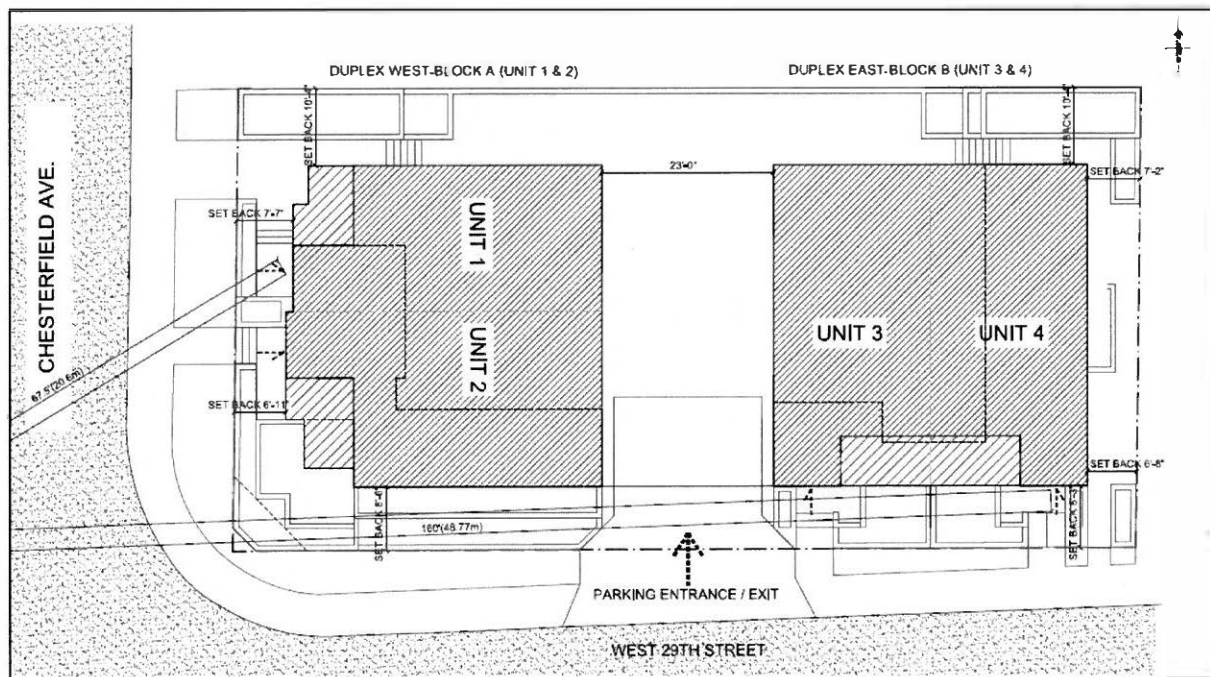
Housing Affordability and Diversity:

In accordance with the Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District. These town homes offer ground oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District's "missing generation." Community amenity contributions from the site can be used toward the District's affordable housing goals, among other amenities.

ANALYSIS

Site Plan and Project Description

The proposal consists of four townhouse units in two three storey buildings with rooftop decks and a parking/basement level. One building is sited on the west portion of the site fronting Chesterfield Avenue and the other building is sited on the east portion of the site fronting West 29th Street, as illustrated by the site plan below. The units are all three bedroom layouts and the units range in size from 182.5 m² (1964 sq. ft.) to 248.7 m² (2677 sq. ft.). The building height is approximately 11.4 m (37.4 ft.).



Site Plan

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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Southwest Elevation (West 29th Street at Chesterfield)



Southeast Elevation (West 29th Street)



West Elevation (Chesterfield Avenue)

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on September 8, 2016 and the Panel recommended revisions to the proposal and a further presentation to address items noted by the Panel in its review of the project.

The applicant addressed the Panel's comments by streamlining the building design with use of more contemporary materials; creating better defined front entrances; enhancing the southwest corner of the building with additional windows and wood siding detail; incorporating code-compliant skylight hatches; revising the proposed landscape plan with a greater variety of both deciduous and evergreen plant materials; as well as incorporating evergreen vines on the back wall of the parking level to enhance this element of the project.

The application was considered for a second time by the Advisory Design Panel (ADP) on December 8, 2016. The panel recommended approval of the project as presented.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the rezoning process.

Accessible Design

As the proposed development includes less than five units, the accessible design policy is not applicable to this proposal. Due to the topography of the site it would not be possible to create units with grade level front entry access, however, a number of basic and enhanced accessible design elements have been voluntarily incorporated into the design, including:

- unit entry door clear opening width of 850 mm (34 in.)
- bathroom design features including a clear opening width of at least 800mm (32in), a minimum of one bathroom with pocket door, enhanced door handles, slip resistant flooring, and reinforcement to accommodate future installation of grab bars
- bedroom with at least 152cm (60in) of manoeuvring space
- kitchen design features such as slip resistant flooring, adjustable shelves, enhanced cabinet handles, sufficient space for future modification of appliance layout
- basic and enhanced electrical features

Vehicle Parking

All parking is proposed in a one level above ground garage, with access provided through a driveway ramp from West 29th Street. The proposal meets the Zoning Bylaw parking requirement for eight stalls for residential uses (including visitor parking).

Bicycle Parking

The proposal includes space for 6 class 2 bicycle vertical storage spaces in private carports.

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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Off-Site Improvements

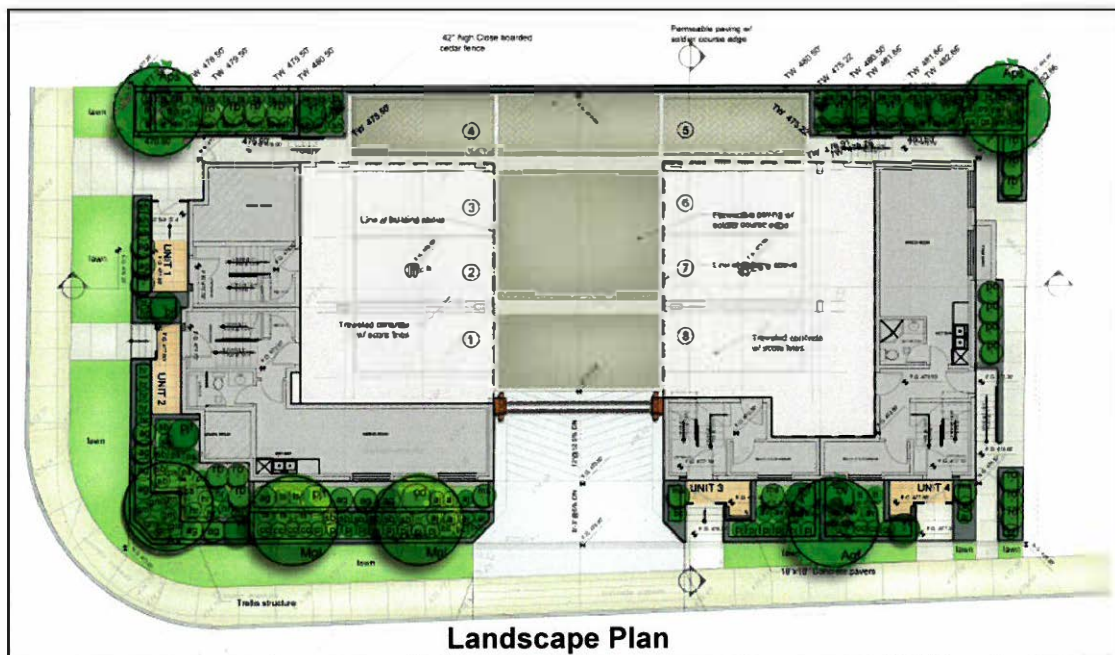
The application includes improved street frontages with street tree plantings and streetlight upgrades, including pedestrian lighting, curb, gutter, and paving improvements, along the existing roadways adjacent to the development. The opportunity for installation of a new four-way stop at the corner of Chesterfield Avenue and 29th Street is currently being reviewed by the District Engineering Department.

Acoustic Regulations

The applicant will be required to submit a report from a qualified acoustical consultant confirming the building design will enable these standards to be met.

Landscaping

A landscape plan has been submitted with the rezoning application showing a variety of both deciduous and evergreen plant materials. A mix of shrubs, perennials and groundcover will be incorporated throughout the site, and a cedar hedge will be planted along the north property line in the east and west corners of the site for privacy. In addition, four maple trees and two magnolia trees are proposed to be planted at the corners and along the south property frontage.



Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

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

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

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COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$158,564 has been calculated as a fixed rate in accordance with the policy and this amount is included in Bylaw 8249. The CACs from this development can be directed towards off-site public art, plazas, facilities, parks, trails, environmental or other public realm improvements, and/or the affordable housing fund.

GREEN BUILDING MEASURES:

Compliance with the District's Green Building Strategy or higher level as mandated by provincial legislation is required. The applicant is utilizing a recognized green building program and the proposal incorporates a range of features to meet an energy performance rating of Energuide 80 and a building performance equivalent to a 'Gold' standard. Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

CONCURRENCE:

Staff

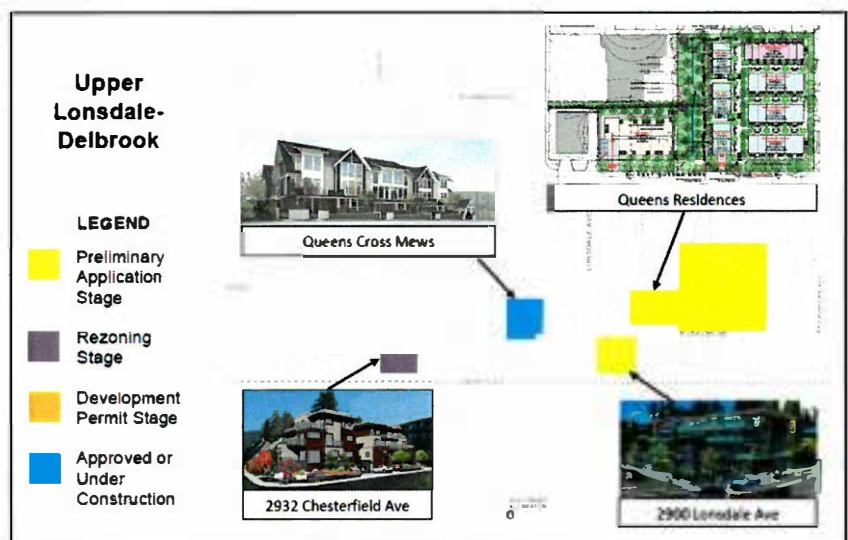
The project has been reviewed by staff from the Environment, Building, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, and Fire Departments, and the Arts Office.

City of North Vancouver

The City of North Vancouver has been notified of the application due to the proximity of the development site to the City's northern boundary.

Construction Traffic Management Plan

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). 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 Chesterfield Avenue and West 29th Street. The plan is required to be approved by the District prior to issuance of a building permit.



**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

October 18, 2017

Page 9

In particular, the Construction Traffic Management Plan must:

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

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated Public Information Meeting on December 15, 2016.

Notices were distributed to surrounding properties in accordance with the District's Public Notification Policy. One sign was placed on the property to notify passerbys of the meeting, and advertisements were placed in the North Shore News on December 11th and 14th. The meeting was attended by approximately 11 residents. The summary report is attached as Schedule C.

The overall tone of the meeting was balanced and the residents generally seemed receptive to the proposal. Of all those who commented, the largest number of comments were related to traffic and parking and pedestrian safety, with a few comments related to building height, design and view impacts.

In response to the traffic and pedestrian safety concerns, the District Engineering Department is currently completing a review for the installation of a four-way stop at the intersection of Chesterfield Avenue and West 29th Street.

In terms of building height, the top of the parapet of the proposed buildings will be approximately 12 feet greater than the roof peak of the existing single family house. The development was designed as two buildings to reduce building mass and provide a built form that is complementary to properties. In addition, the upper storeys of the west building have been stepped back to increase separation and privacy from Chesterfield Avenue. The proposed building height will be approximately 4.5 feet less than the existing multifamily development to the east at 188 West 29th Street.

**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

October 18, 2017

Page 10

IMPLEMENTATION:

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

Bylaw 8249 (Attachment B) rezones the subject site from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 110 (CD110) which:

- establishes the permitted residential use;
- allows home occupations as an accessory use;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

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

- a green building and acoustical covenant;
- a stormwater management covenant;
- a covenant restricting secondary suites; and
- an engineering servicing agreement (including construction management plan).

CONCLUSION:

This project is consistent with the directions established in the OCP and in the North Lonsdale-Delbrook reference policy document. It addresses OCP housing policies related to the provision of a range of housing options, in this case, family housing in a townhouse format.

The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaw 8249 and refer Bylaw 8249 to a Public Hearing (staff recommendation); or,
- 2) Defeat Bylaw 8249 at First Reading.

Emel Nordin
Development Planning

A – Reduced project plans
B – Bylaw 8249
C – PIM Summary Report

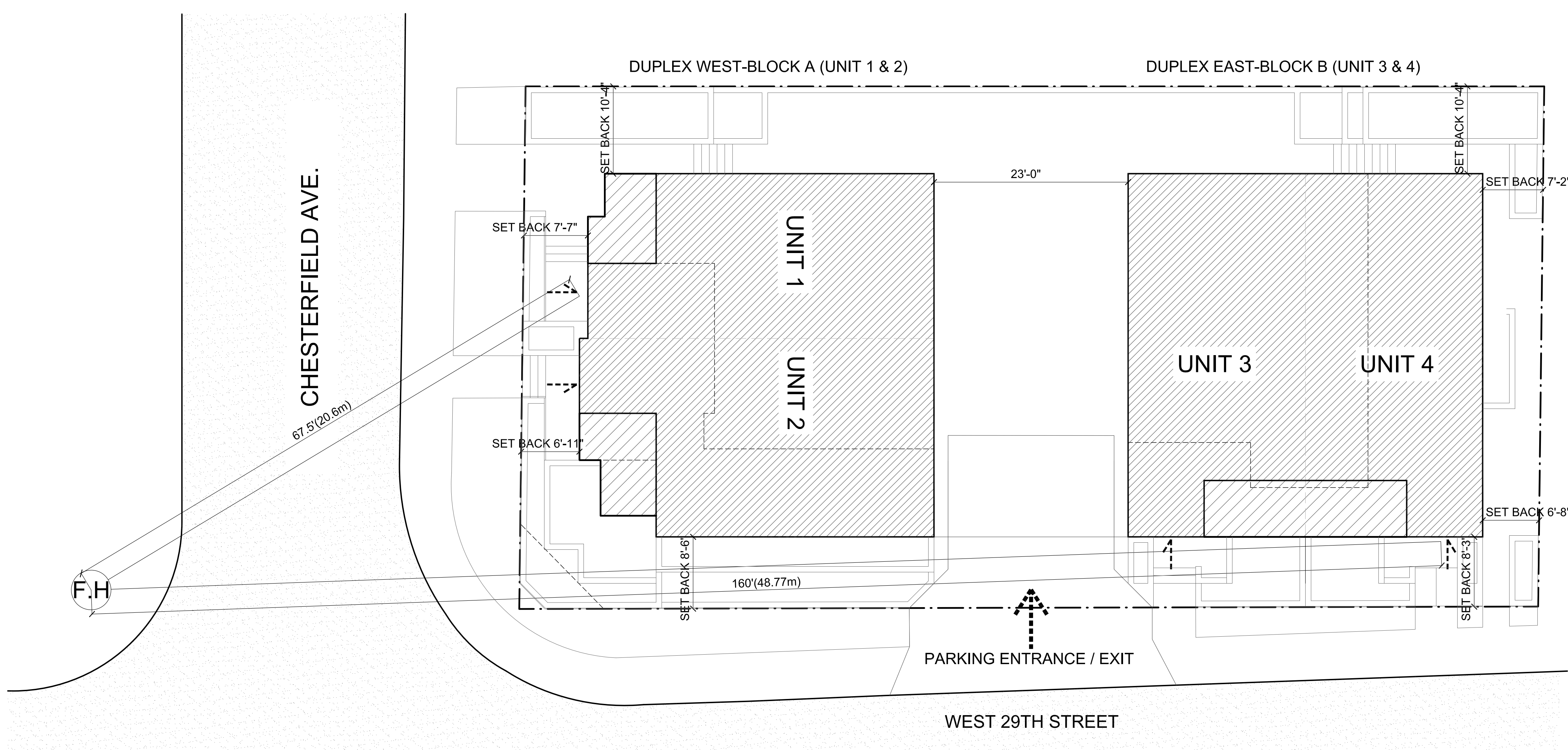
**SUBJECT: BYLAW 8249: REZONING FOR FOUR UNIT TOWNHOUSE PROJECT:
2932 CHESTERFIELD AVENUE**

October 18, 2017

Page 11

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

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PROJECT DATA

CIVIC ADDRESS: 2932 CHESTERFIELD AVE.
LEGAL DESCRIPTION : LOT B BLOCK 2 DISTRICT LOT 801 PLAN 9372

ZONE: REQUIRED RS4 PROVIDED SIMILAR TO CD51

LOT AREA: 7,449 SQ. FT.

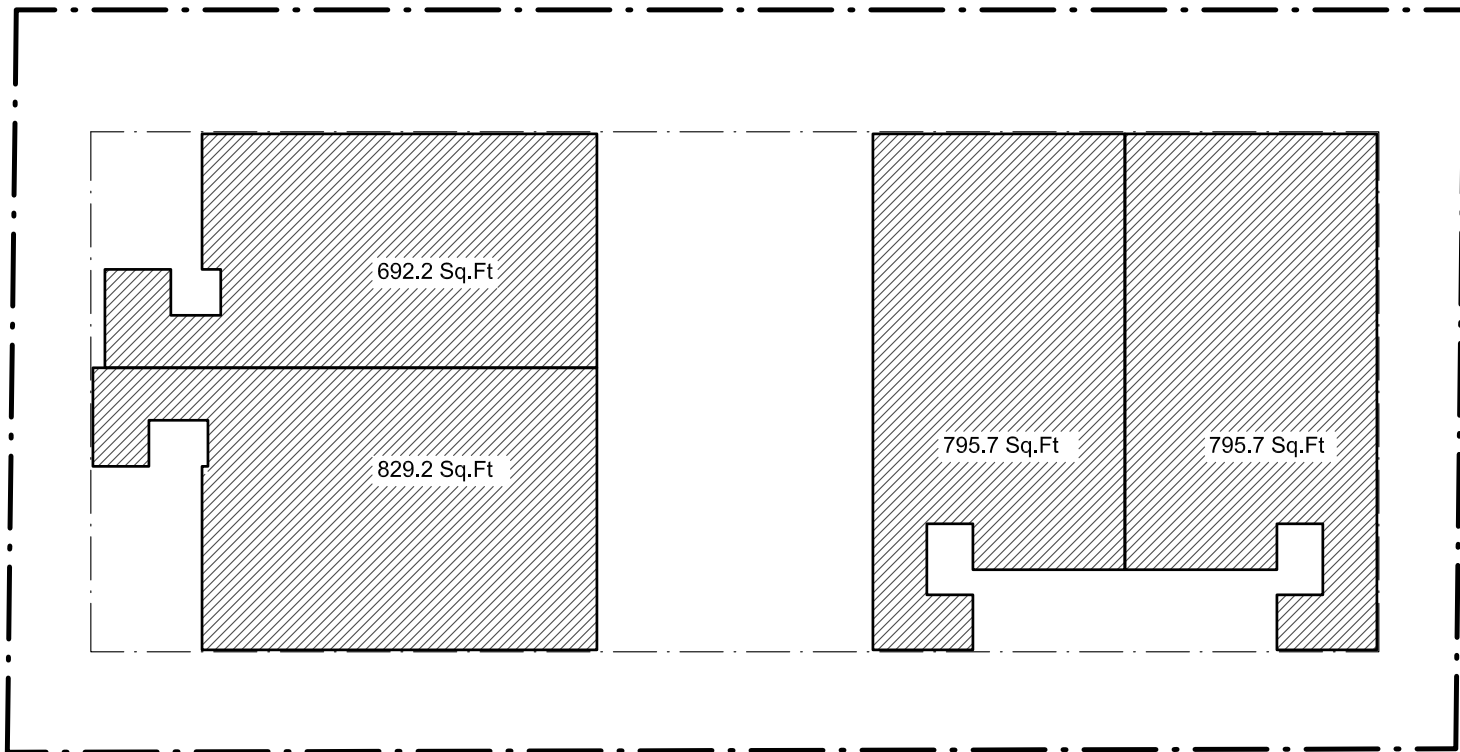
ALLOWED FLOOR SPACE AREA : 1.2 X LOT AREA=8940 SQ.FT
PROPOSED FLOOR SPACE AREA: 8932 SQ.FT
UNIT NUMBER : 4 UNITS (TWO DUPLEX)

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	8 FT	8.24FT TO 8.5FT
SIDE YARD:	8 FT	7.67 FT TO 7.17FT
REAR YARD:	8 FT	10.34 FT
MAX. HEIGHT:	41 FT	36.4 FT

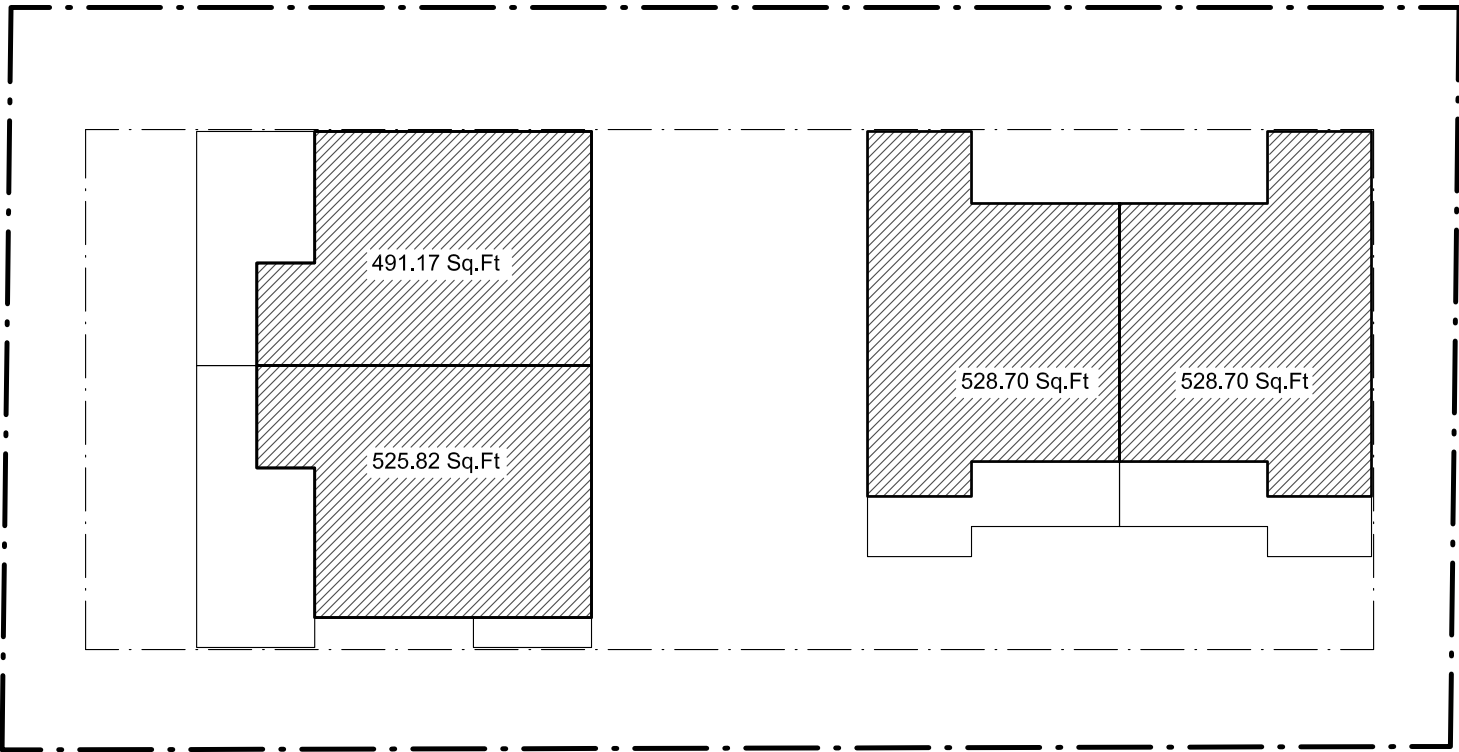
ALLOWED LOT COVERAGE: (70% OF LOT AREA)7449 X 0.7 = 5214.3 SQ. FT.
PROPOSED LOT COVERAGE: (47.56% OF LOT AREA) =3543.3 SQ.FT

PARKING:

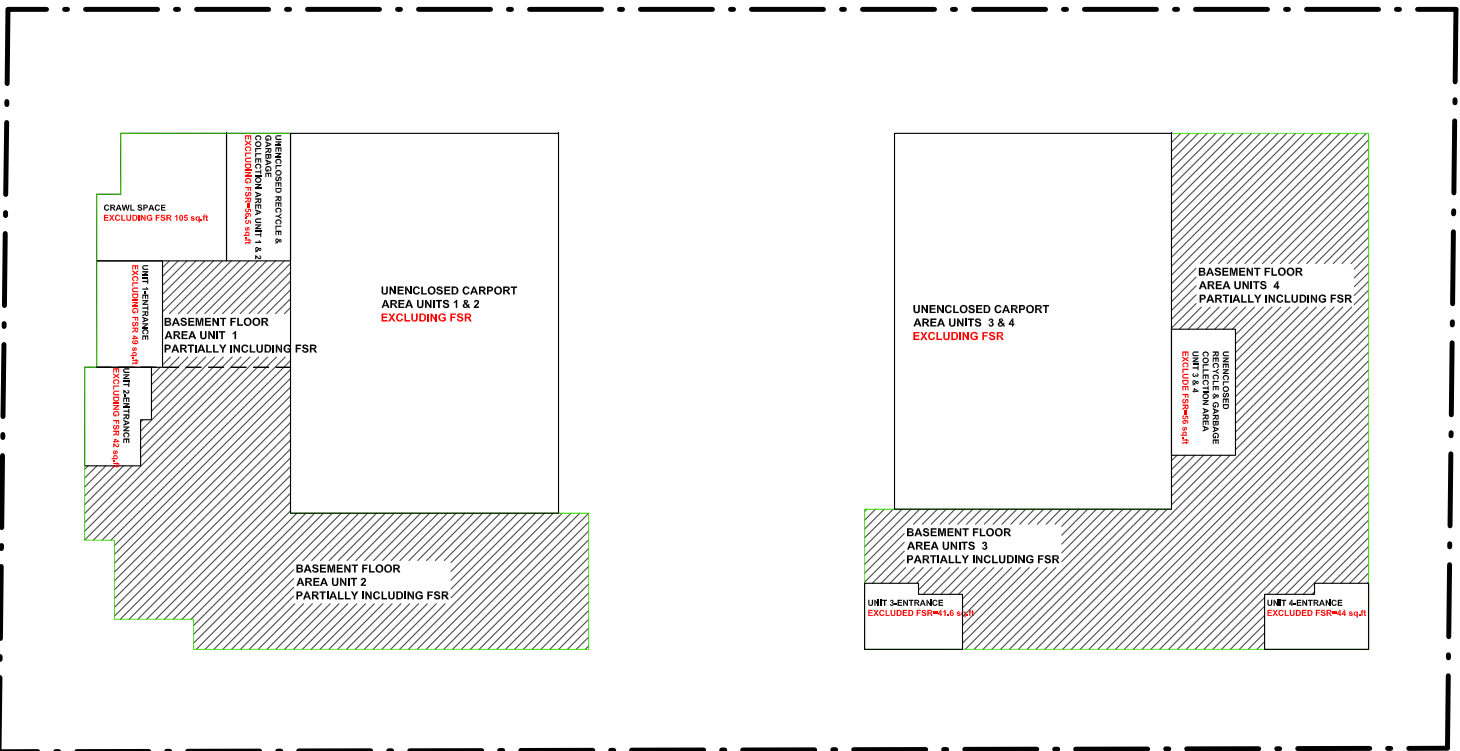
REQUIRED PARKING: 8 STALLS
PROVIDED PARKING: 8 STALLS



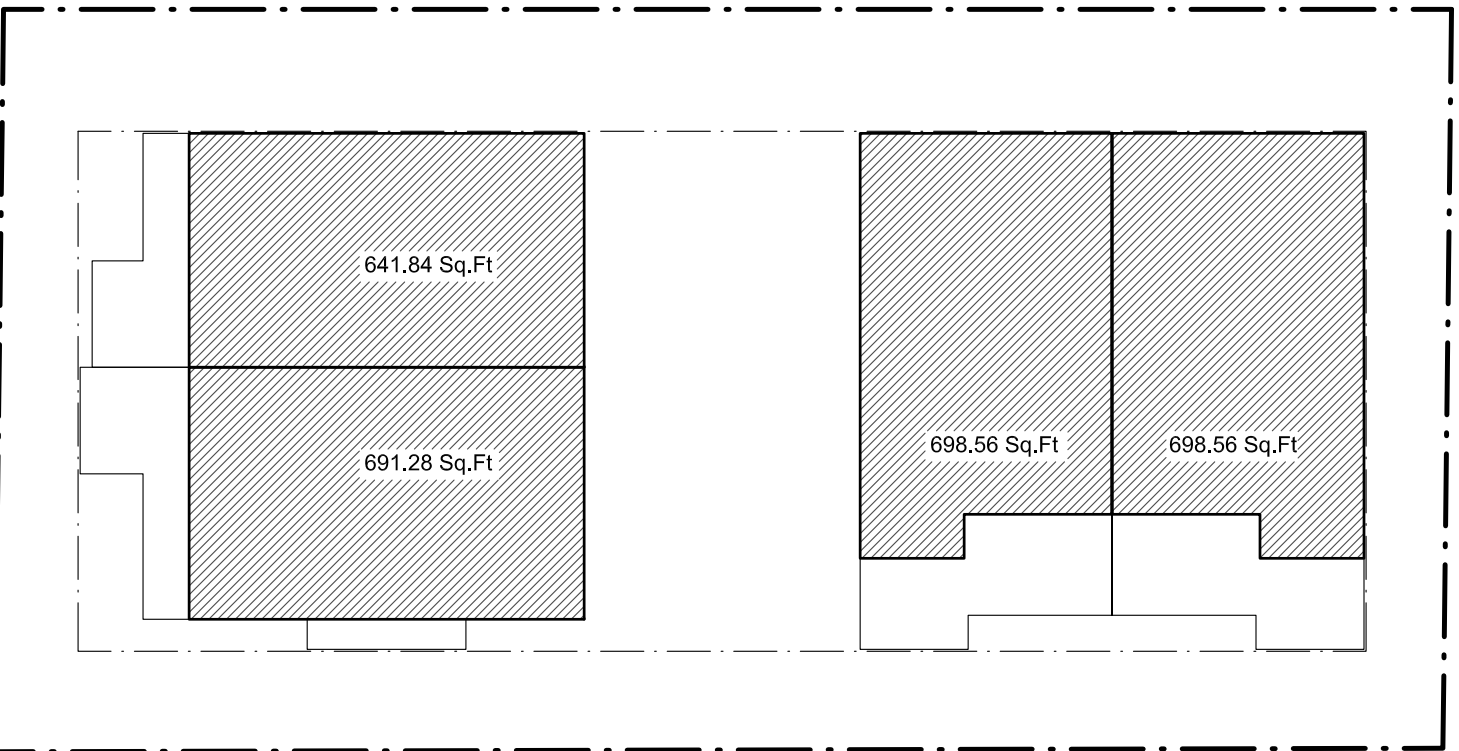
GROUND FLOOR - 3112.8 SQ.FT



THIRD FLOOR - 2074.39 SQ.FT



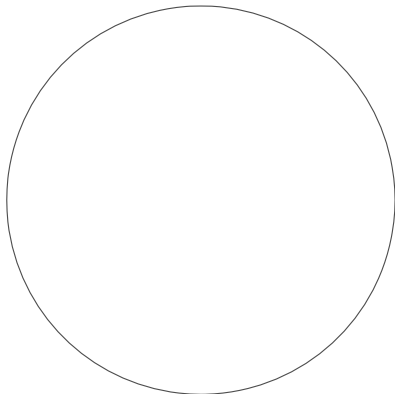
PARKING FLOOR - INCLUDING FSR 1014.57 SQ.FT



SECOND FLOOR - 2730.24 SQ.FT

THIRD FLOOR 2074.39 SQ.FT GROUND FLOOR 3112.8 SQ.FT
SECOND FLOOR 2730.24 SQ.FT BASEMENT FLOOR 1014.57 SQ.FT(535.67+478.9)
TOTAL FLOOR SPACE AREA = 8932 SQ.FT
FSR = 8932 SQ.FT / 7449 SQ.FT= 1.199

ISSUES:	REVISIONS:	DRAWN BY:	SCALE:	TITLE:
FOR COORDINATION ONLY-JUNE20/2016	Oct.3rd- 2016	F.Y & HR.E	1/8"=1'-0" & 1/16"=1'-0"	SITE PLAN & PROJECT DATA
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ADP SUBMISSION-NOV30/2016	Feb.23rd- 2017	CAD FILE:	DATE:	PROJECT:
DP SUBMISSION-May 23/2017	Apr.18th- 2017	Chesterfield 2932.dwg	MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.
	June 28th- 2017			
	August 23rd- 2017			



FARZIN VADEGAR ARCHITECT INC.
FARZIN VADEGAR ARCHITECT INC.
100 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T 778 340 4142 WWW.FYARCH.CA

DRAWING NO.
A- 1.1



VOLUME



PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

FARZIN YADEGARI ARCHITECT AIBC
100 2240 CHIPPENDALE ROAD
WEST VANCOUVER B.C. V7S 3J5
T 778 340 4142 E farzin@fyarch.ca
W W W . f y a r c h . c a



VOLUME

PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

FARZIN YADEGARI ARCHITECT AIBC
 100 2240 CHIPPENDALE ROAD
 WEST VANCOUVER B.C. V7S 3J5
 T 778 340 4142 E farzin@fyarch.ca
 W W W . f y a r c h . c a



Chesterfield Avenue Entrances



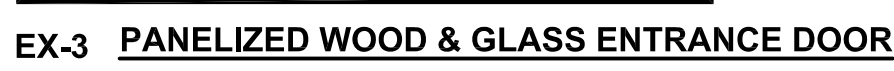
West 29th Street Entrances

ENTRANCE

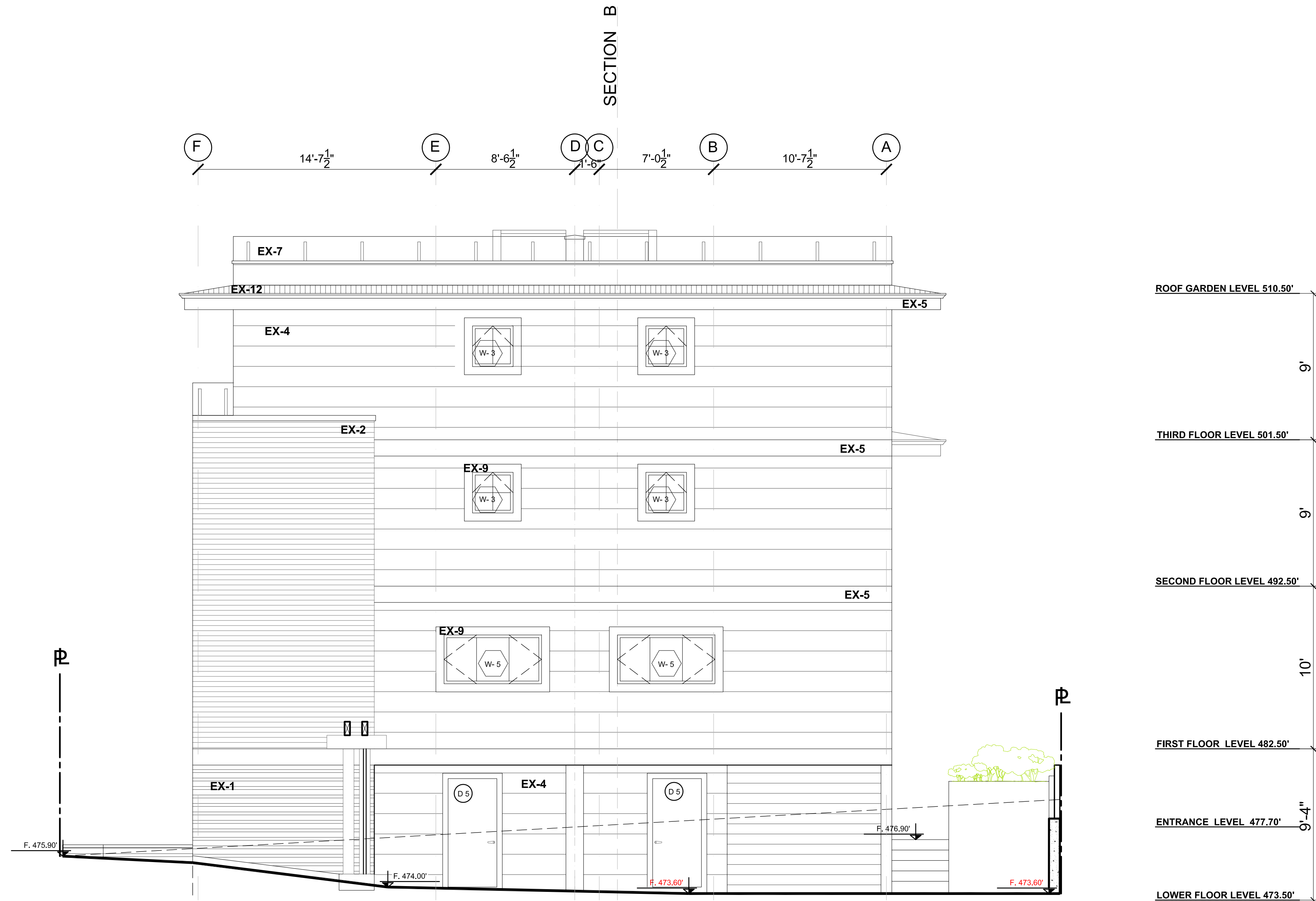


PROJECT: 2932 Chesterfield Avenue, North Vancouver, BC

FARZIN YADEGARI ARCHITECT AIBC
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 WEST VANCOUVER B.C. V7S 3J5
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DRAWING NO.
A- 3.1

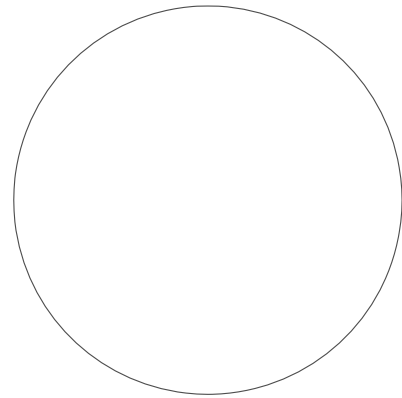


EAST ELEVATION (UNITS 1&2)

EXTERIOR FINISHES MATERIAL LIST

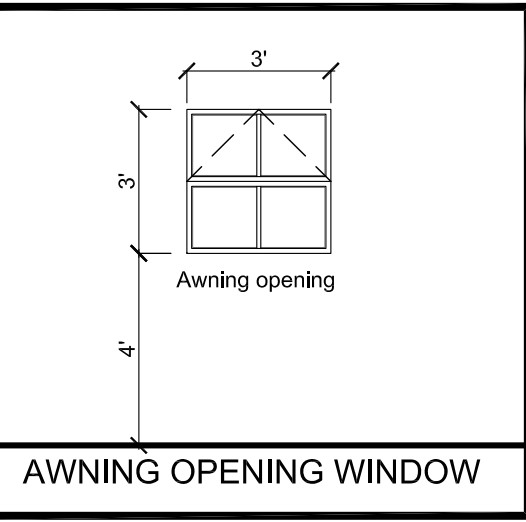
EX-1	FLAMED GRAY GRANITE STONE	EX-7	GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED) GENTEK / SLATE 523	EX-13	GRAY ALUMINUM FENCE
EX-2	OILED KAYU WOOD SIDING	EX-8	VINYL BLACK FRAMED WINDOW AND PATIO DOOR	EX-14	ENTRANCE AUMINUM GATE
EX-3	PANELIZED WOOD & GLASS ENTRANCE DOOR	EX-9	PRESSURE TREATED WOOD TRIMS KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHHA		
EX-4	CEMENTATIOUSE BOARD(NICHIHA/GRAY)	EX-10	PRECAST CONCRET CAP		
EX-5	PRESSURE TREATED WOOD FASCIA BOARDS Benjamin Moore / CC-544	EX-11	GRAY METAL FLASHING GENTEK / SLATE 523		
EX-6	ALUMINIUM & GLASS CANOPY	EX-12	UPSTAND SEAM METAL SKIRT ROOF GENTEK / SLATE 523		

ISSUES:	REVISIONS:	DRAWN BY:	SCALE:	TITLE:
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ADP SUBMISSION-NOV30/2016	Apr.18th- 2017	CAD FILE:	DATE:	PROJECT:
DP SUBMISSION-May 23/2017	August 23rd- 2017		MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.

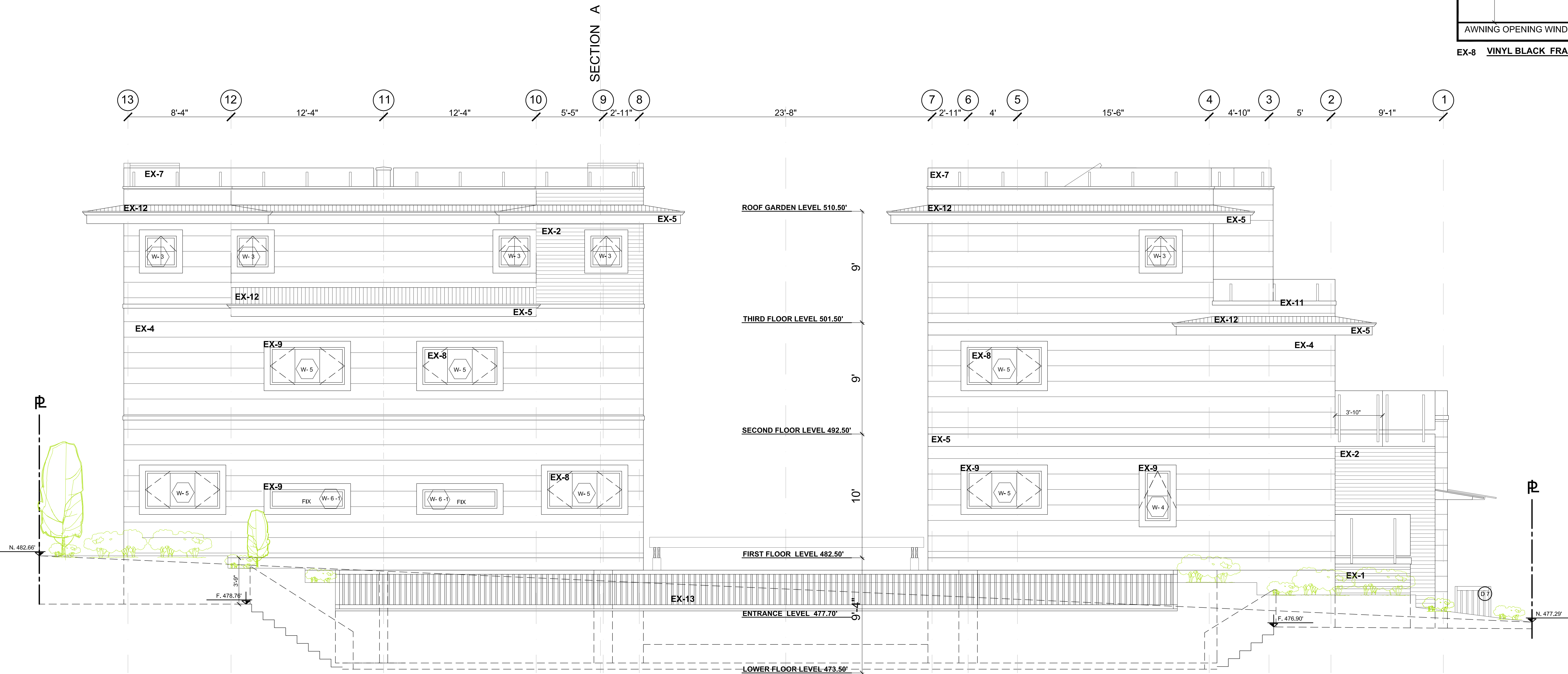


FARZIN VADEGARI ARCHITECT INC.
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100 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
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DRAWING NO.
A- 3.3



EX-8 VINYL BLACK FRAMED WINDOW



NORTH ELEVATION

EXTERIOR FINISHES MATERIAL LIST

- EX-1 FLAMED GRAY GRANITE STONE

EX-2 OILED KAYU WOOD SIDING

EX-3 PANELIZED WOOD & GLASS ENTRANCE DOOR

EX-4 CEMENTATIOUSE BOARD(NICHIHA/GRAY)

EX-5 PRESSURE TREATED WOOD FASCIA BOARDS
Benjamin Moore / CC-544

EX-6 ALUMINIUM & GLASS CANOPY
- EX-7 GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED)
GENTEK / SLATE 523

EX-8 VINYL BLACK FRAMED WINDOW AND PATIO DOOR

EX-9 PRESSURE TREATED WOOD TRIMS
KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHIHA

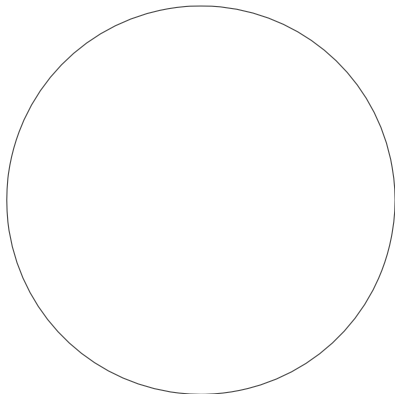
EX-10 PRECAST CONCRET CAP

EX-11 GRAY METAL FLASHING
GENTEK / SLATE 523

EX-12 UPSTAND SEAM METAL SKIRT ROOF
GENTEK / SLATE 523
- EX-13 GRAY ALUMINUM FENCE

EX-14 ENTRANCE AUMINUM GATE

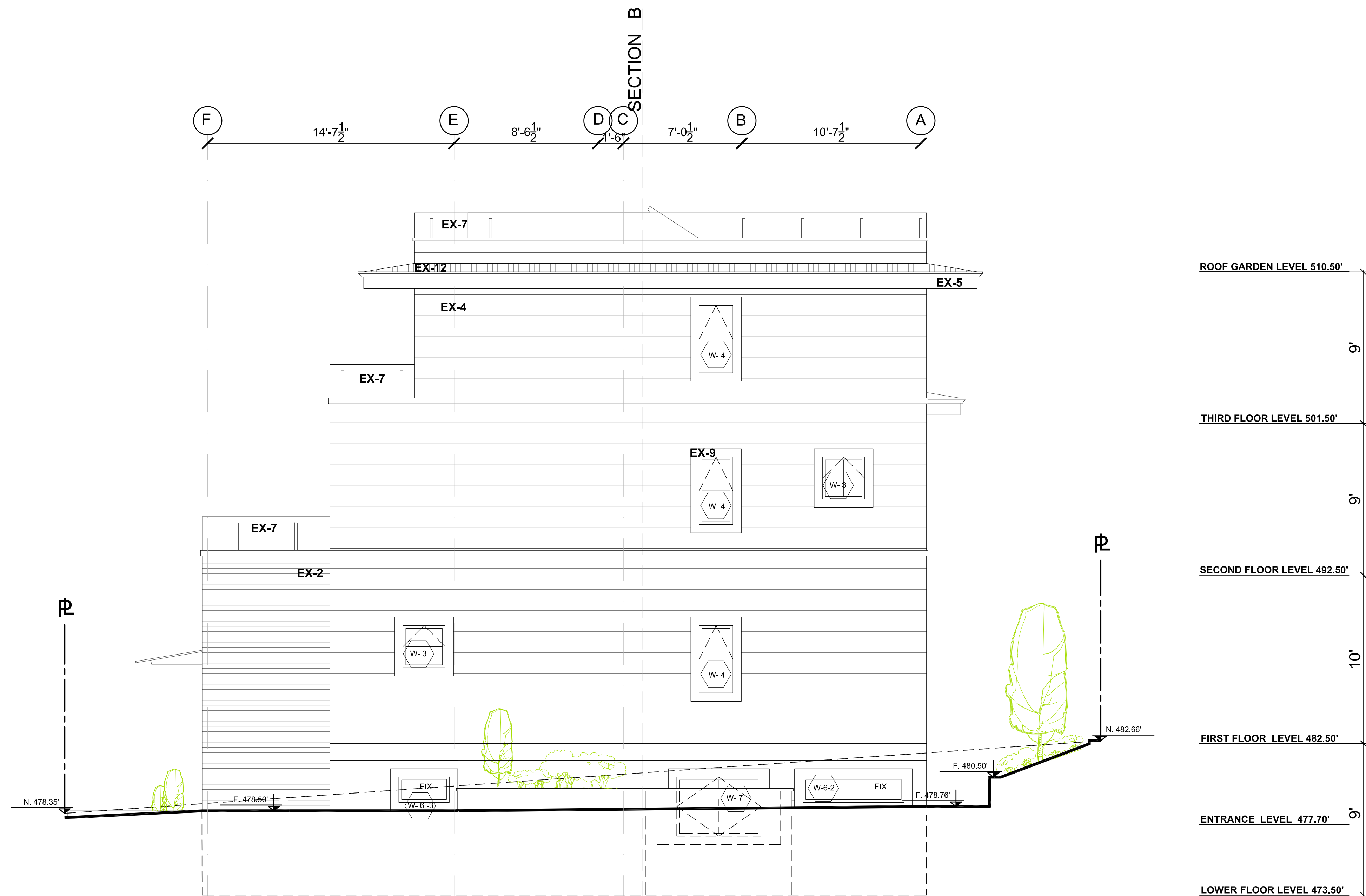
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DP SUBMISSION-May 23/2017		August 23rd- 2017					
						MARCH . 2016	CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.



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DRAWING NO.
A- 3.4



EAST ELEVATION (UNITS 3&4)

EXTERIOR FINISHES MATERIAL LIST

- EX-1

FLAMED GRAY GRANITE STONE
- EX-2

OILED KAYU WOOD SIDING
- EX-3

PANELIZED WOOD & GLASS ENTRANCE DOOR
- EX-4

CEMENTATIOUSE BOARD(NICHIHA/GRAY)
- EX-5

PRESSURE TREATED WOOD FASCIA BOARDS
Benjamin Moore / CC-544
- EX-6

ALUMINIUM & GLASS CANOPY
- EX-7

GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED)
GENTEK / SLATE 523
- EX-8

VINYL BLACK FRAMED WINDOW AND PATIO DOOR
- EX-9

PRESSURE TREATED WOOD TRIMS
KAYO TRIMS NEXT TO KAYU, Benjamin Moore / CC-544 NEXT TO NICHIHA
- EX-10

PRECAST CONCRET CAP
- EX-11

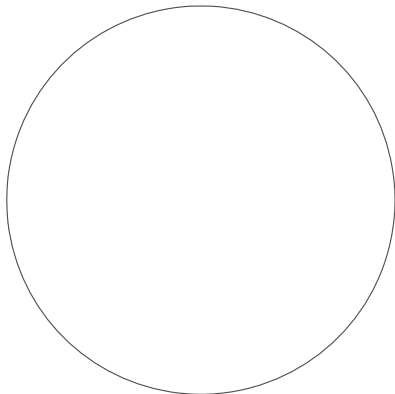
GRAY METAL FLASHING
GENTEK / SLATE 523
- EX-12

UPSTAND SEAM METAL SKIRT ROOF
GENTEK / SLATE 523
- EX-13

GRAY ALUMINUM FENCE
- EX-14

ENTRANCE AUMINUM GATE

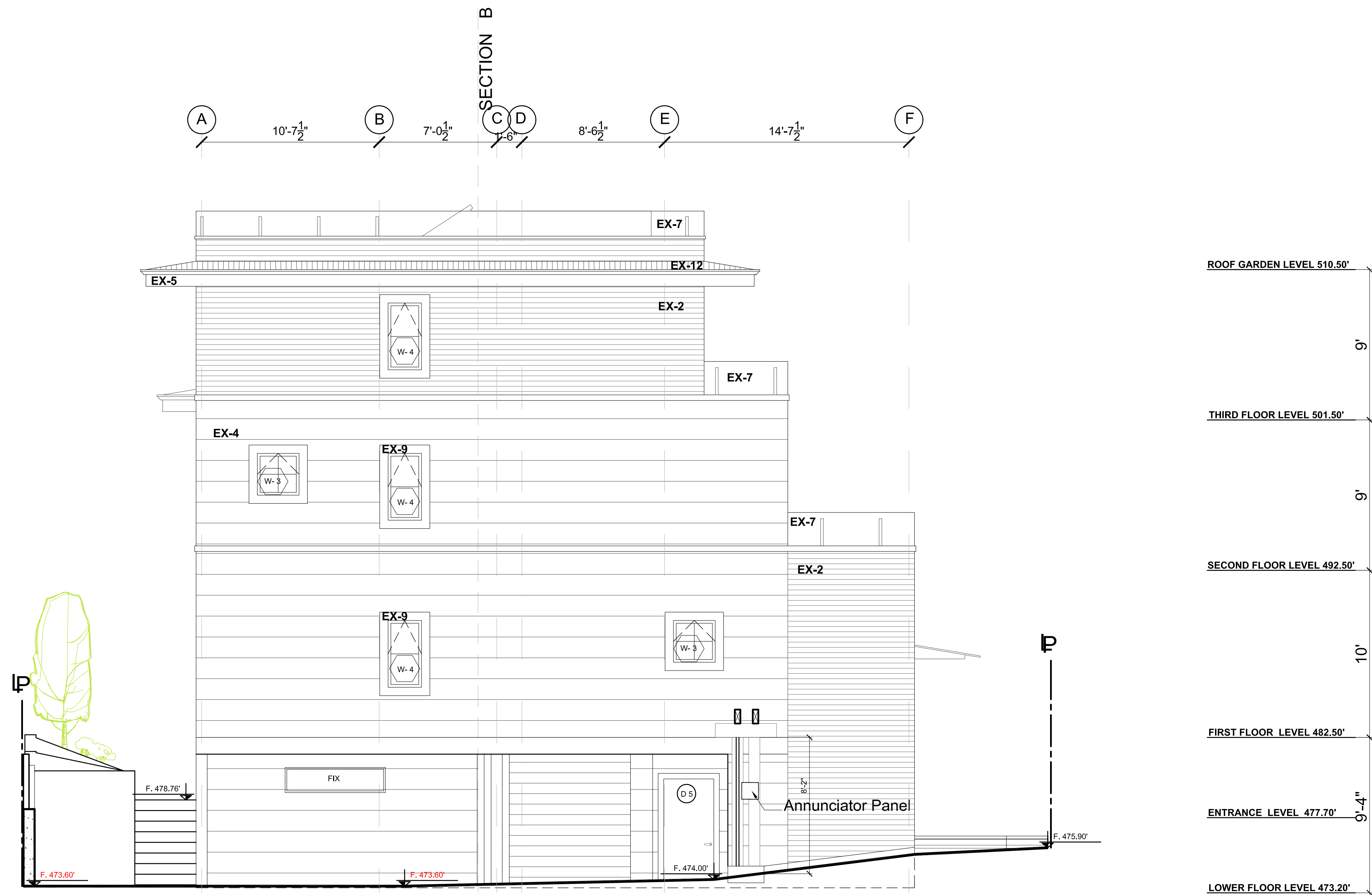
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ADP SUBMISSION-NOV30/2016		Feb.23rd- 2017			CAD FILE:	DATE: MARCH . 2016	PROJECT: CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.
DP SUBMISSION-May 23/2017		Apr.18th- 2017					



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VADEGARI
ARCHITECT INC.

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DRAWING NO.
A- 3.5

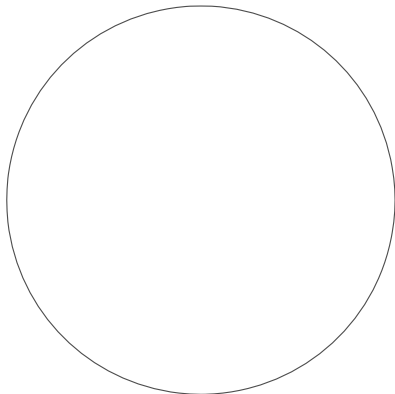


WEST ELEVATION (UNITS 3&4)

EXTERIOR FINISHES MATERIAL LIST

EX-1	FLAMED GRAY GRANITE STONE	EX-7	GRAY ALUMINUM & CLEAR GLASS RAILINGS (TG/TEMPERED) GENTEK / SLATE 523	EX-13	GRAY ALUMINUM FENCE
EX-2	OILED KAYU WOOD SIDING	EX-8	VINYL BLACK FRAMED WINDOW AND PATIO DOOR	EX-14	ENTRANCE AUMINUM GATE
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EX-4	CEMENTATIOUSE BOARD(NICHIHA/GRAY)	EX-10	PRECAST CONCRET CAP		
EX-5	PRESSURE TREATED WOOD FASCIA BOARDS Benjamin Moore / CC-544	EX-11	GRAY METAL FLASHING GENTEK / SLATE 523		
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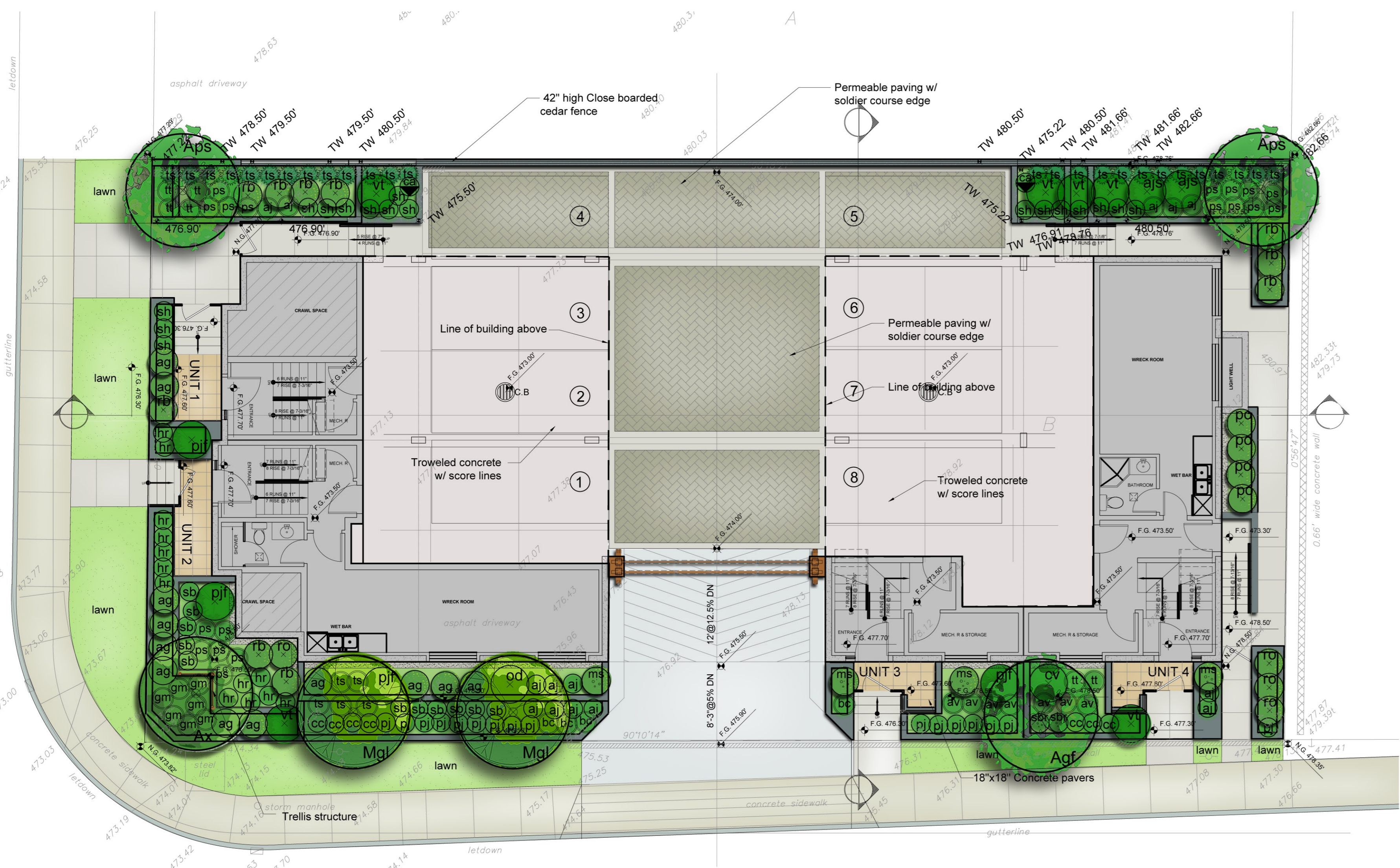
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ADP SUBMISSION-NOV30/2016		Apr.18th- 2017			CAD FILE:	DATE: MARCH . 2016	PROJECT: CIVIC ADDRESS: 2932 CHESTERFIELD AVE. NORTH VANCOUVER. B.C.
DP SUBMISSION-May 23/2017		August 23rd- 2017					



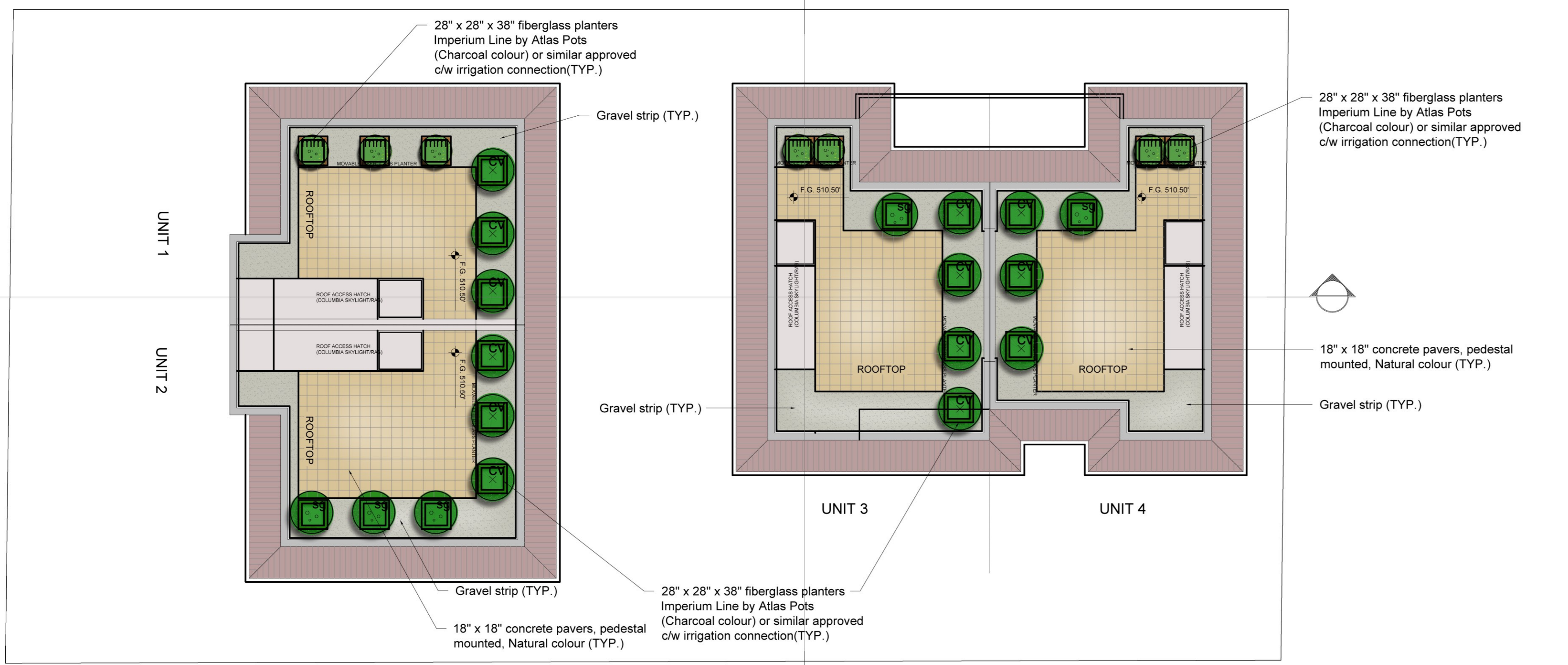
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VADEGARI
ARCHITECT INC.

FARZIN VADEGARI ARCHITECT INC.
100 - 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
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DRAWING NO.
A- 3.6



1 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"

LEGEND

- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- 18"x18" HydraPressed Slabs by Abbotsford Concrete Products 'Desert sand' colour
- "Aquapave" permeable conc. pavers with soldier course edge by Abbotsford Conc. - Old Country Stone ('Desert Sand' colour)
- Tree Protection Fence

NOTES:

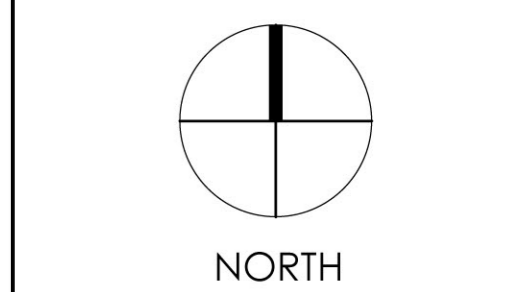
- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
- Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
Grass Areas - 150 mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
- Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
- Tree protection fence shall be installed prior to construction and maintained until project completion.

2932 Chesterfield (Main Floor) Plant List						
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING
Trees	Agf	1	Acer ginnala flame	Flame Amur maple	7cm Cal	as shown
	Aps	2	Acer palmatum 'Sango Kaku'	Coral bark Japanese maple	10', #25 pot	as shown
	Ax	1	Acer palmatum 'Shinde Shoji'	Shindo Shoji Japanese maple	10', #25 pot	as shown
	Mgl	2	Magnolia grandiflora 'Little Gem'	'Little Gem' Southern Magnolia	6' Clear stem	as shown
	ajs	2	Aucuba japonica 'Serratifolia'	Japanese aucuba	#3 pot	as shown
Shrubs and Ground covers	aj	10	Azalea japonica 'Blue Danube'	Japanese azalea	#2 pot	as shown
	ag	9	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown
	cc	7	Caryopteris x clandonensis	Caryopteris Blue Mist	#2 pot	as shown
	cv	1	Ceanothus impressus 'Victoria'	California lilac	#3 pot	as shown
	ca	2	Clematis armandii	Evergreen clematis	#3 pot	as shown
	hr	4	Hebe 'Red Edge'	Red edge hebe	#2 pot	as shown
	ms	4	Miscanthus 'Sarabande'	Japanese silver grass	# 2 pot	as shown
	od	1	Osmanthus delavayi	Osmanthus	#5 pot	as shown
	pj	3	Pieris japonica 'Flaming Silver'	Lily of the Valley shrub	#3 pot	as shown
	pj	16	Pieris japonica 'Little Heath'	Lily of the Valley shrub	#2 pot	as shown
	po	4	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown
	ro	3	Rhododendron 'Orchid Lights'	Orchid Lights Azalea	#2 pot	as shown
	rb	8	Rhododendron Cunningham's Blush	Cunningham's Blush Rhododendron	#2 pot	as shown
	sh	19	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown
	sb	2	Spiraea x bumalda Gold Flame	Gold Flame Spiraea	#2 pot	as shown
	ts	26	Thuja occidentalis 'Smaragd'	Emerald cedar	1.8 m	as shown
	vt	7	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	#3 pot	as shown
	aj	5	Astilbe japonica	Astilbe	# 1 pot	as shown
	bc	4	Bergenia cordifolia 'Rotblum'	Bergenia	# 1 pot	as shown
	gm	6	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown
	ts	5	Thymus serpyllum	Wild Thyme	# 1 pot	as shown
	tt	5	Tiarella trifoliata	Foamflower	# 1 pot	as shown
	av	8	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry	# 2 pot	as shown
	sbr	3	Stipa brachytricha	Korean feather reedgrass	# 2 pot	as shown
	ps	12	Polystichum setiferum	Alaskan fern	# 2 pot	as shown

2932 Chesterfield (Roof) Plant List						
CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE
cv	13	Ceanothus impressus 'Victoria'	California lilac	#3 pot	as shown	shrub
sg	5	Stipa gigantea	Giant oat grass	# 2 pot	as shown	shrub
mm	7	Miscanthus 'Morning Light'	Japanese silver grass	# 2 pot	as shown	grass

REVISIONS		
No	DATE	DESCRIPTION
1	16/11/16	REVS. PER CNV/ARCH. CHANGES

ISSUE		
No	DATE	DESCRIPTION
1	29/06/16	ISSUED FOR DP
2	16/11/16	ISSUED FOR ADP REVIEW



PD Group
Landscape Architecture Ltd
209 - 980 West 1st Street
North Vancouver BC, Canada. V7P 3N4
p: 604 904 9803

CLIENT:
Arturo Properties Ltd.

100-1160 DOUGLAS RD BURNABY, BC

ARCHITECT:
Farzin Yadegari Architect Inc..

100-2240 CHIPPENDALE RD WEST VANCOUVER, BC

PROJECT:
2932 Chesterfield St.

NORTH VANCOUVER, B.C

DWG. TITLE:

Landscape Plan

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE: 1/8" = 1'-0"

DATE: 01 May 2016

PROJECT No. DWG No. REV

1609 L-1 -

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The Corporation of the District of North Vancouver

Bylaw 8249

A bylaw to amend District of North Vancouver 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 1357 (Bylaw 8249)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- (a) Part 2A, Definitions is amended by adding CD 110 to the list of zones to which Part 2A applies.
- (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 110 CD 110”

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

“4B110 Comprehensive Development Zone 110 CD 110

The CD 110 zone is applied to:

Lot B Block 2 District Lot 801 Plan 9372 (PID: 009-716-971)

4B110-1 Intent:

The purpose of the CD110 Zone is to establish specific land use and development regulations for a four unit townhouse project.

4B110-2 Permitted Uses:

The following *principal* uses shall be permitted in the Comprehensive Development 110 Zone:

(a) Uses Permitted Without Conditions:

Not Applicable.

(b) Conditional Uses:

- (i) Residential building, multiple family townhouse.

4B110-3 Conditions of Use:

- (a) Balcony enclosures are not permitted.
- (b) Secondary suites are not permitted.

4B110-4 Accessory Uses:

- a) *Accessory uses* are permitted and are limited to:
 - (i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

4B110-5 Density:

- (a) The maximum permitted density is 280 m² (3,013 sq. ft.) *gross floor area* and one unit, inclusive of any density bonus for energy performance.
- (b) For the purposes of calculating *gross floor area*, the following areas are excluded:
 - (i) unenclosed carports and parking access areas;
 - (ii) unenclosed garbage and recycling collection areas;
 - (iii) decks, porches, patios, balconies and exterior steps; and,
 - (iv) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 1.22 m (4 ft.) from the floor above to the lesser of natural grade and finished grade.

4B110-6 Amenities:

- (a) Despite subsection 4B110-5, density in the CD110 Zone is increased to a maximum of 830.11 m² (8935 sq. ft.) *gross floor area* and four units if the owner contributes \$158,564 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - (i) Improvements to public parks, plazas, facilities, trails and greenways;
 - (ii) Public art and other beautification projects; and
 - (iii) Affordable housing.

4B110-7 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, excluding encroachment of balconies, decks and street-fronting glass entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

Setback	Buildings (Min Setback)
North Property Line (Interior lot line)	3.15 m (10.3 ft)
East Property Line (Interior lot line)	2.03 m (6.7 ft)
West Property Line (Chesterfield Ave.)	2.11 m (6.9 ft)
South Property Line (E. 29 th St.)	2.51 m (8.2 ft)

4B110-8 Height:

- (a) Maximum permitted height is 11.4 m (37.4 ft).

4B110-9 Coverage:

- (a) Building Coverage: Maximum building coverage is 50%.
- (b) Site Coverage: Maximum site coverage is 75%.

4B110-10 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) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
- (i) Any utility boxes, vents or pumps that are not located underground and / or within a building; and
 - (ii) Any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B110-11 Parking, Loading and Servicing Regulations:

Parking, driveway and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- (a) Bicycle parking is to be accommodated in private carports or garages and a minimum of six Class 2 bicycle parking spaces shall 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 Residential 6000 Zone (RS4) to Comprehensive Development 110 Zone (CD110).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8249" 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 8249



**SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 110 (CD110)**



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BOB HEASLIP

DEVELOPMENT PLANNING STRATEGIES

2932 CHESTERFIELD AVE. PUBLIC INFORMATION MEETING

MEETING REPORT

Meeting Date: December 15, 2016

Time: 6:00 pm – 7:30 pm

Location: S. Andrew's & St. Stephen's Church,
Hollyburn Room, North Vancouver

Attendance: Approximately 11 community members

Meeting Purpose: As per District of North Vancouver Planning Policy

- To present proposed development details
- To provide an opportunity to ask questions, receive comments and suggestions about the proposed development

Notification: By newspaper advertisements in the North Shore News, December 11th and 14th, and direct delivery December 8th.

Project Team:

- Farzin Yadegari (FY), Farzin Yadegari Architects (FYA)
- Sahar Hamed, (FYA)
- Rick Artuso, Artuso Properties Ltd. (RA)

District of North Vancouver:

- Erik Wilhelm (EW), Community Planner

Facilitator:

- Bob Heaslip (BH), Development Planning Strategies (DPS)

Overview:

Participants were welcomed and requested to sign in, handed a comment sheet, and then directed to refreshments.

The presentation portion of the meeting began at 6:15 pm with introductions of the project team by Bob Heaslip, including FY & SH, as well as the District representative EW. BH outlined how the meeting would proceed, with a presentation by FY providing project information. BH requested participants save

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their questions until the presentation was completed. BH also requested that input be carried out respectfully keeping in mind allowing others to speak and express their opinions.

BH indicated questions/answers would be repeated as necessary for all to hear. He also noted that he would be writing down questions and comments on a flip chart. BH reminded participants to complete the Sign In and Comment Sheets and either leave them at the table by the entry, or email them to EW at the District.

This meeting session was intended to present the proposed development concept to community members at an early stage in the process and in conjunction with a Development Application submitted to the District of North Vancouver. It is also intended to provide an opportunity to ask clarifying questions and comment on the proposal.

FY, using a Power Point presentation, and 3 D computer modeling, provided an overview of the site location and characteristics, the project statistics, design and intent of the proposed redevelopment of the site.

During and after the presentation, the following questions and comments were provided.

Dialogue:

(Q = Question, A = Answer, C = Comment)

- Q Can you better explain and describe the project height - What is the height of the project in relation to the house immediately behind and the townhouses to the north of the site?
- A The project height is 36 ft. 4 in., which is less than the Zoning Bylaw equivalent requirement, which is a maximum of 41 ft. The proposed height would be approximately 10 ft. higher than the existing house and townhouses.
- Q How does project parking work - are there tandem stalls?
- A There are no tandem parking stalls and each of the 8 stalls is accessed by a central drive aisle.
- Q Is there a security gate for parking?
- A Yes there is an automatic gate at the driveway entry to the parkade.
- Q How close is the stairwell on the east side of the property adjacent to the apartment building?
- A The stairwell is 3 ft. 8 in's from the east property line.
- Q As a neighbour I have sent letters to both the District and City Council concerning traffic safety and speed, and the need for street calming along 29th Avenue. Has the developer taken traffic into consideration in the design of the project?

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- A Yes the building design and number of units meets the Zoning Bylaw requirements and has satisfied the District Engineering Department requirements concerning parking and location of the driveway entry and distance to the intersection of 29th and Chesterfield.
- C There is a concern with seniors and their safety crossing 29th mid block on 29th near Churchill House Seniors, especially with the speed of traffic. There needs to be addition of stop signs for 29th at Chesterfield.
- A EW has noted these concerns for Engineering staff. It was also noted that a possible solution not related to this project could be introduction of a mid block crosswalk for seniors near Churchill House.
- Q Will there be parking on the street from the project? I have written to the District about the lack of street parking along 29th.
- A The proposed 8 parking stalls for the project meets the District Zoning Bylaw requirement of 2 spaces per unit, including visitor parking. No street parking will be allowed on Chesterfield for the frontage of the project along Chesterfield. It was suggested that the District be approached about neighbour Parking Permit restrictions and perhaps parking time limits.
- C The entry/exit for the project is quite close to the 29th and Chesterfield intersection.
- A As noted earlier the project design has satisfied the District Engineering Department requirements concerning the location of the driveway entry and distance to the intersection of 29th and Chesterfield. The project team explored entry from Chesterfield, but the Engineering Dept. requires that entry occur from 29th. It should also be noted that the proposed entry has been designed to be further east of the 29th St. intersection, than what is currently existing.
- Q During rush hour morning and evening vehicles are using 29th as a short cut to avoid traffic congestion on Queens and Chesterfield, which results in increased traffic and speed in the neighbourhood. The addition of this development will add to that traffic.
- A EW has noted these comments and will ask the Engineering Dept. about the need for a neighbour traffic review and potential calming measures.
- Q How will construction vehicle parking and traffic be handled?
- A The applicant will prepare a traffic management approach for trades and deliveries and discuss it with staff at the Building Permit stage of the process.
- Q I question the viability of the parkade layout, stall width, and in and out manoeuvring, and is there no provision for visitor parking?
- A The 2 stalls per unit includes visitor parking as per District requirements. In addition, the stall width and aisle design width meet Engineering requirements. The end stalls are provided with additional width to allow access and egress as per District requirements.

- C We understand that to get any changes to street parking or traffic changes on this street, we are required to have a petition signed by neighbours.
- A EW responded that this is correct. This policy is in place to ensure a healthy percentage of owners agree (2/3rds of those affected) to any proposed changes to parking and traffic flow or traffic calming measures and changes in the neighbourhood.
- Q I am concerned about the project design and the impact on my views and privacy on the house to the immediate east on the other side of Chesterfield. What will the impacts be?
- A FY has a view analysis of the project for this neighbouring home and will share it with the owner. He understands the concern and window placement has been carefully designed to minimize overlook.
- Q What will the length of time be for construction of the project?
- A Once approved, demolition of the existing home will take about a month and following preparation of the detailed Building Permit Plans and issuance of the Building Permit (about 4-5 months), construction will take about 16 months.
- Q Has this project been approved?
- A No. EW explained the approval process and that this Development Application has been made, review by District staff and Advisory Design Panel and project design changes made. Tonight's meeting allows for neighbour input, but the application is for rezoning from a single family designation to a CD (Comprehensive Development) designation. This requires Council consideration and 4 Readings and Adoption of a new Zoning Bylaw. Following 2nd Reading of the Bylaw Council holds a Public Hearing at a future date, which is advertized in the newspaper, local delivery notices to neighbours and posted on the District website. The Public Hearing allows interested people to voice their position to Council on the proposal. If Council supports the Rezoning, the Bylaw is given 3rd Reading with conditions that must be met by the developer before receiving 4th Reading and Adoption of the Bylaw.
- Q There seems to be a lot of development in the area. What will happen to all the surrounding single family homes, could the OCP be amended and they be rezoned too?
- A EW indicated that the Official Community Plan (OCP) specifies sites in the area that have potential for redevelopment and increased density, including the subject site. But such sites do require Rezoning within the process described a few minutes ago. The remaining area around these sites are mainly single family and the present OCP does not contemplate any changes to that designation. There is a provision that allows for application for an OCP amendment, but it has proven to be difficult to obtain such an approval without community and neighbour support.
- Q What is the rationale for two separate buildings instead of one? Was there a consideration of one building?

- A The design intent is to provide more of a neighbour friendly small scale and feel by reducing building mass, while allowing for immediate neighbour increased views and light penetration. The original design did consider one building but based on comments from District staff and Design Panel this design was altered to the design represented this evening.
- Q What are the number of bedrooms in each unit?
- A All 4 units have 3 bedrooms, 2 on the 2nd floor and 1 Master Bedroom on the 3rd floor.
- Q As the existing home is boarded up, is it the responsibility of the owner to maintain it? We are concerned about the illegal dumping on the site, landscape maintenance, cleaning of the sidewalks and vermin in the building. How is this being addressed?
- A EW yes it is the owner's responsibility. RA indicated that since acquiring the property from the previous owner, they try to ensure the landscaping is maintained, illegal dumping of materials removed when reported, and sidewalks cleared as required. He appreciates neighbour and staff notification of anything that needs their attention.
- Q Why can't the building be demolished now?
- A EW noted that District policy is to wait for the appropriate point in the development approval process, otherwise it could appear that early demolition is indicating the project approval is certain. This approach is felt to be a fairer process.
- Q What happens to all the materials resulting from the demolition process?
- A The materials are sorted and separated by the demolition contractor and recycled off site, reducing as much as possible waste going to the Landfill.
- Q What environmentally friendly features are proposed, for example are there solar panels? Is it a LEED project?
- A The project design meets the District's Green Building Policy with such energy efficient standards and features as reduced water flow, energy efficient appliances and lighting. We originally proposed solar panels, but those were opposed by the Design Panel and have been removed.
- Q Will all the sewer and water pipes have to be upgraded as part of the development causing disruption to traffic and neighbouring dwellings?
- A RA and EW indicated that this development will not generate any major infrastructure upgrades for water, sewer or roads. Any work will be connection to existing water and sewer related near the 29th St. intersection. As a result there should be any major disruptions.

Conclusion

BH thanked everyone for attending, for their time and comments, and for their patience during the meeting. He indicated he would be preparing a meeting summary report for

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submission to the District of North Vancouver as part of the Development Application submission.

The meeting adjourned at 7:30 pm.

Meeting Summary

The meeting was attended by a few members of the neighbouring public living near the development. Besides a few questions and comments related to privacy, building height, design and view blockage, traffic and parking, and pedestrian safety in the area seemed to be the primary concerns. The residents generally seemed receptive to the proposal and welcomed possible traffic safety measures in the future within the area.

Note:

- 9 people filled out their contact information on the Sign In Sheets
- 1 person filled in a Comment Sheet and left it at the sign in table.


Attachments:

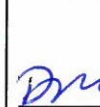
- Sign in Sheets (completed)
- Comment Sheet (completed)

*Prepared by Bob Heaslip, with input from Erik Wilhelm
December 19, 2016*

These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 30, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

October 19, 2017
File: 08.3060.20/065.16

AUTHOR: Emel Nordin, Development Planning

SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030 SUNNYHURST ROAD

RECOMMENDATIONS:

That the "District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)" is given FIRST reading;

AND THAT Bylaw 8239 be referred to a Public Hearing.

REASON FOR REPORT:

To obtain Council's consideration of bylaw introduction and referral to public hearing for Rezoning Bylaw 1354 which permits redevelopment of one single family lot into three townhouse units.

SUMMARY:

The applicant proposes to redevelop one single family lot located at 3030 Sunnyhurst Road as a three unit townhouse (triplex) project.

Implementation of the project requires rezoning (Bylaw 8239). The proposal is in keeping with the Official Community Plan and the Lynn Valley Plan reference policy document. The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing. A development permit will be forwarded to Council if the rezoning is approved.



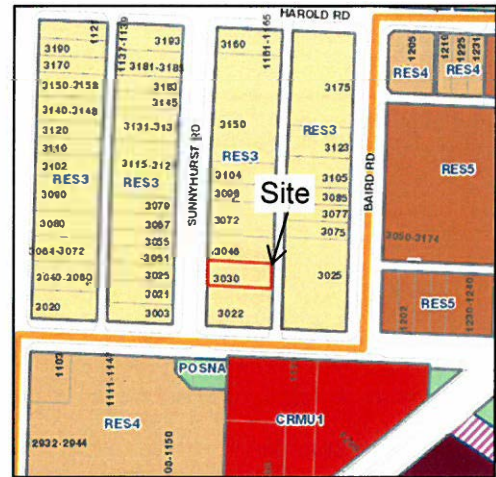
**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
SUNNYHURST ROAD**

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SUBJECT PROPERTY:

The development site consists of one single family lot and is located on Sunnyhurst Road between Ross Road and Harold Road. Adjacent properties consist of single family lots (zoned RS4) to the west and north, and existing townhouses to the east and south. The OCP designates the surrounding single family zoned properties as Residential Level 3: Attached Residential which envisions a similar form of ground-oriented multi-family development.



EXISTING POLICY:

Official Community Plan

The District Official Community Plan (OCP) designates the site as *Residential Level 3: Attached Residential* (RES3) which envisions ground-oriented multifamily housing in the form of duplex, triplex and attached row houses, with a density of up to approximately 0.8 FSR.

Two of the proposed triplex units are three bedroom units, and one is a four bedroom unit, which will be attractive to families, and as such, the proposal responds to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life.”

The proposal also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multifamily housing sizes (Policy 7.1.4).

The Lynn Valley Plan reference policy document designates this block as Site 5 for family townhouse development with a maximum density of 0.8 FSR. The property to the south, 3022 Sunnyhurst Rd., was rezoned in 2014 to permit 7 townhouse units, and at that time, an access easement was secured to allow the subject lot shared vehicle access from the lane. The two properties together (3030 and 3022 Sunnyhurst Rd.) fulfill the Local Plan’s requirement of minimum site width.

Zoning:

The subject property is currently zoned Residential Single Family 6000 Zone (RS4) and therefore rezoning is required to permit development of this triplex. Bylaw 8239 proposes to rezone the site to Comprehensive Development Zone 51 (CD51) to match the existing multifamily zoning on this block. The CD51 zone prescribes permitted uses, density, height, setbacks, parking requirements and requires



**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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a community amenity contribution of \$23,382 to achieve maximum density.

Development Permit

The subject lot is designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development (Ground-Oriented Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

A detailed Development Permit report, outlining the project's compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" does not apply to this project as the rezoning application would permit development of less than five units.

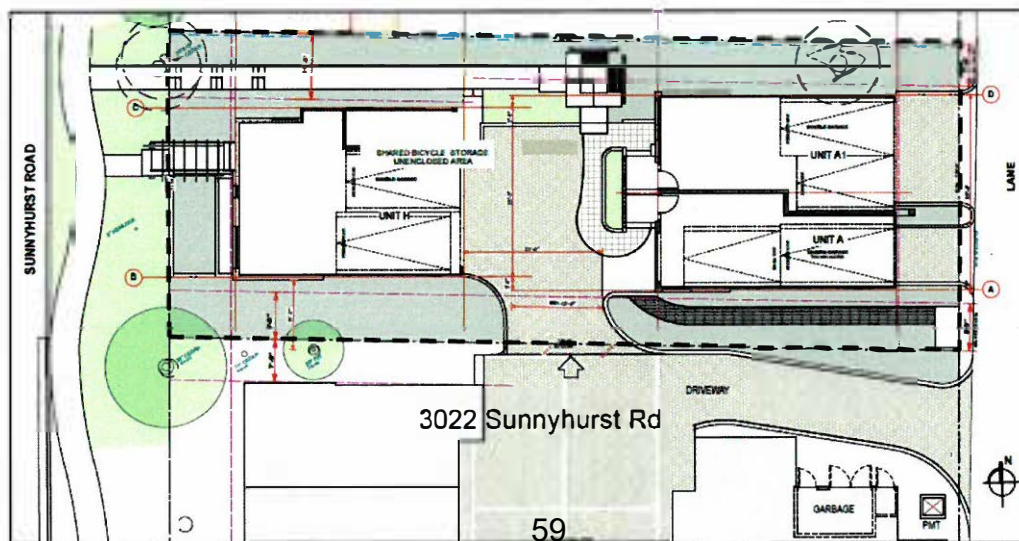
Housing Affordability and Diversity:

In accordance with the Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand in the District. These town homes offer ground-oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District's "missing generation." Community amenity contributions from the site can be used toward the District's affordable housing goals, among other amenities.

ANALYSIS

Site Plan and Project Description:

The proposal consists of three townhouse units within two buildings – one single unit fronting Sunnyhurst Road and a duplex adjacent to the lane at the rear of the property.



Site Plan

Document: 3163282

**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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Both buildings are three storeys in height with rooftop decks. Each unit has parking with direct drive aisle or lane access.

The units have either three or four bedrooms and range in size from 132.56 m² (1,426.94 sq ft) to 215.18 m² (2,316.19 sq ft), excluding the garages. The unit fronting Sunnyhurst Road is approximately 10.9 m (35.83 ft) in height and the duplex building fronting the lane is approximately 11.4 m (37.58 ft) in height. Project renderings are included below.



West Elevation (Sunnyhurst Road)



East Elevation (Lane)



Southwest Elevation of internal courtyard

Urban Design

Under the BC Building Code, a project of this size is not required to be designed by a registered architect, and therefore, the application was not considered by the Advisory

**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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Design Panel. The application was reviewed by the District's Urban Design planner for conformity with the District's guidelines for ground-oriented townhouse development. Staff notes that the character and form of this development, with the one single unit building fronting Sunnyhurst Road, provides a suitable transition from the new development to the south and the existing single family residential and townhouses to the north. In addition, staff note that the proposed landscaping, design and use of materials has been very well executed. Should the rezoning proposal proceed, a more detailed review of the design will be included in the development permit report.

Accessible Design

As the proposed development includes less than five units, the accessible design policy is not applicable to this proposal. The applicant has noted that due to the somewhat sloping nature of the site and the townhouse form, it would not be possible to create units with grade level access. However, the following basic and enhanced accessible design elements have been voluntarily incorporated into the design:

- provision of available space in the single front unit to facilitate future adaptation for a personal elevator, if required
- unit entry door clear opening width of 850 mm (34 in.)
- basic accessible bathroom design features

Vehicle Parking

The proposal meets the Zoning Bylaw parking requirement for six stalls for residential uses (including visitor parking). Individual parking in each unit is in a side by side arrangement for two of the units and one unit is in a front to back arrangement with direct vehicle access provided for each parking space on both ends of the garage.

Bicycle Parking

The proposal includes space for 7 bicycle storage spaces in private garages and storage areas.

Off-Site Improvements

The application includes improved street frontages with street tree plantings and streetlight upgrades, including pedestrian lighting, curb, gutter, and paving improvements, along the existing roadways adjacent to the development, and improvements to the water network.

Acoustic Regulations

The applicant will be required to submit a report from a qualified acoustical consultant confirming the building design will enable these standards to be met.

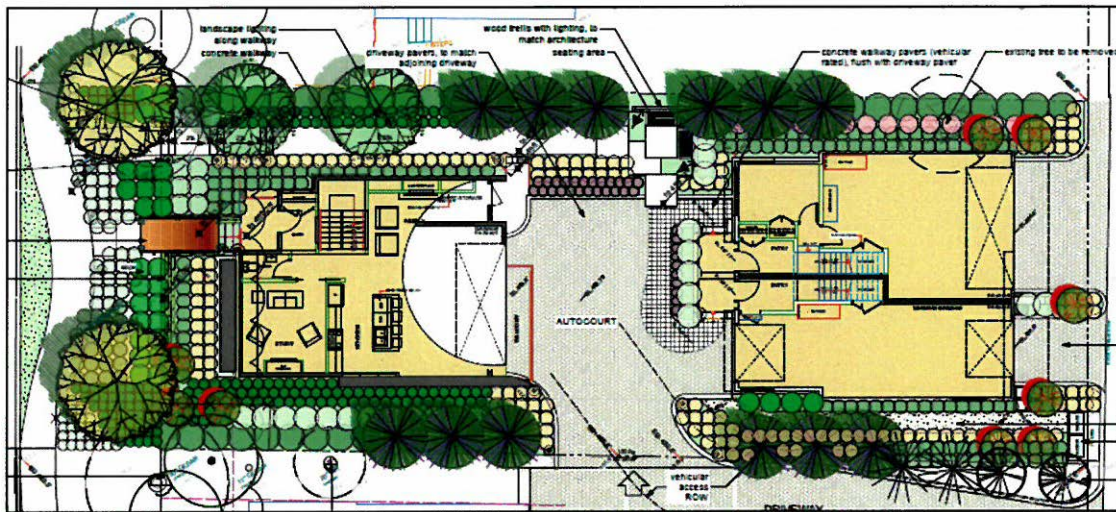
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Landscaping

Landscaping is proposed to mirror other developments on the block with the inclusion of a meandering sidewalk. A number of trees are proposed to be planted along the north and south property lines to provide screening to adjacent properties and preserve the tree canopy. Drought tolerant plants and a variety of native plant species are to be incorporated throughout the site. In addition, green vegetative walls on the west frontage of the property have been proposed. A large diameter cedar located at the northwest corner of the neighbouring property to the south is to be protected.



Landscape Plan

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

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

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$23,382 has been calculated as a fixed rate in accordance with the policy and this amount is included in Bylaw 8239. The CACs from this development can be directed towards off-site public art, plazas, facilities, parks, trails, environmental or other public realm improvements and/or the affordable housing fund.

GREEN BUILDING MEASURES:

Compliance with the District's Green Building Strategy or higher level as mandated by provincial legislation is required. The applicant is utilizing a recognized green building program and the proposal incorporates a range of features to meet an energy performance rating of Energuide 82 and a building performance equivalent to a 'Gold' standard.

**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

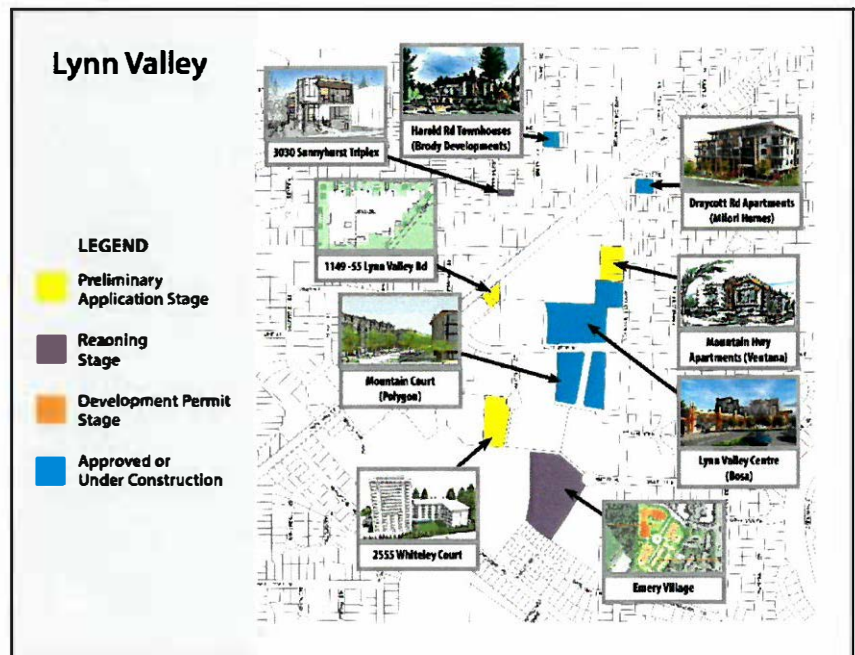
CONCURRENCE:

Staff

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

Construction Traffic Management Plan

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). 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 Sunnyhurst Road as well as lane access for residents in the project to the east. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the Construction Traffic Management Plan must:

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

**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
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PUBLIC INPUT:

Public Information Meeting

The applicant held a Public Information Meeting on February 8, 2017. Notices were distributed to surrounding properties in accordance with the District's Public Notification Policy. One sign was placed on the property to notify passerbys of the meeting, and advertisements were placed in the North Shore News on January 29 and February 1, 2017. The meeting was attended by two residents. The summary report is attached as Schedule C. The overall tone of the meeting was positive and the residents seemed receptive to the proposal. Most comments were related to the design and sale of the units, and the approval process timeline.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8239, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8239 (Attachment B) rezones the subject property from Single Family Residential 6000 Zone (RS4) to the existing Comprehensive Development 51 Zone (CD51). CD 51 permits multifamily residential use, establishes a base density FSR (Floor Space Ratio) of 0.55 and establishes a density bonus to an FSR of 0.8 subject to payment of a \$23,382 CAC.

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

- a green building and acoustical covenant;
- a stormwater management covenant; and
- an engineering servicing agreement (including construction management plan).

CONCLUSION:

This project is consistent with the directions established in the OCP and the Lynn Valley Plan reference policy document. It addresses OCP housing policies related to the provision of a range of housing options, in this case, family housing in a townhouse format.

The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaw 8239 and refer Bylaw 8239 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8239 at First Reading.

**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
SUNNYHURST ROAD**

October 19, 2017

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Emel Nordin
Development Planning

A – Reduced project plans
B – Bylaw 8239
C – PIM Summary Report

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies: _____
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____



VIEW ALONG SUNNYHURST ROAD - LOOKING S-E



VIEW ACROSS SUNNYHURST RD - LOOKING N-E



VIEW FROM THE LANE - SHARED ACCESS DRIVEWAY / UNIT A1 & A LOOKING N-W



INTERNAL COURTYARD / UNIT H



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com

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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (S&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

**MASSING
STUDY**

15367 [PROJECT I]

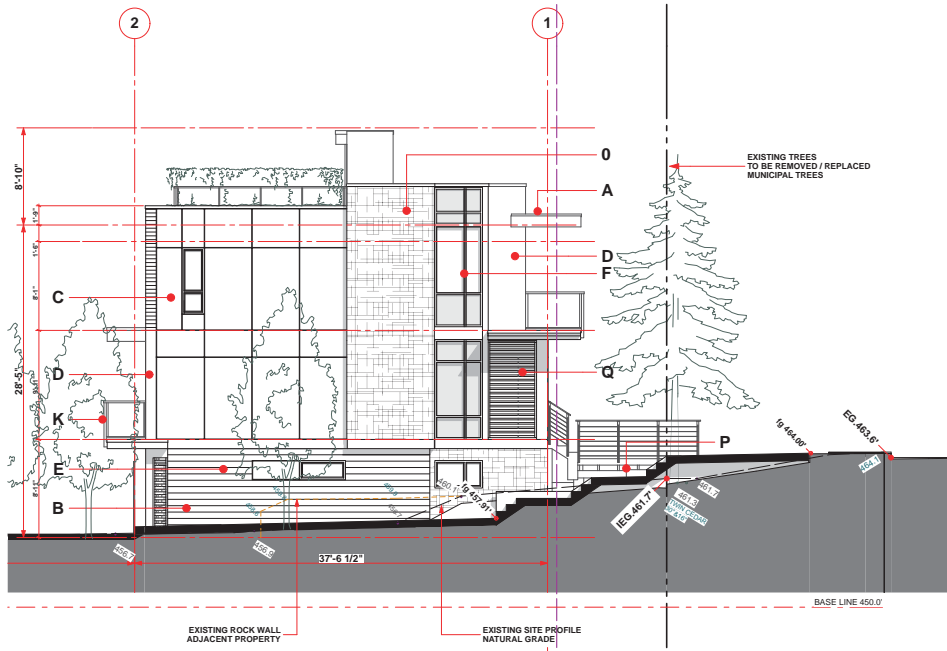
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JUN 23, 2017 [DATE]

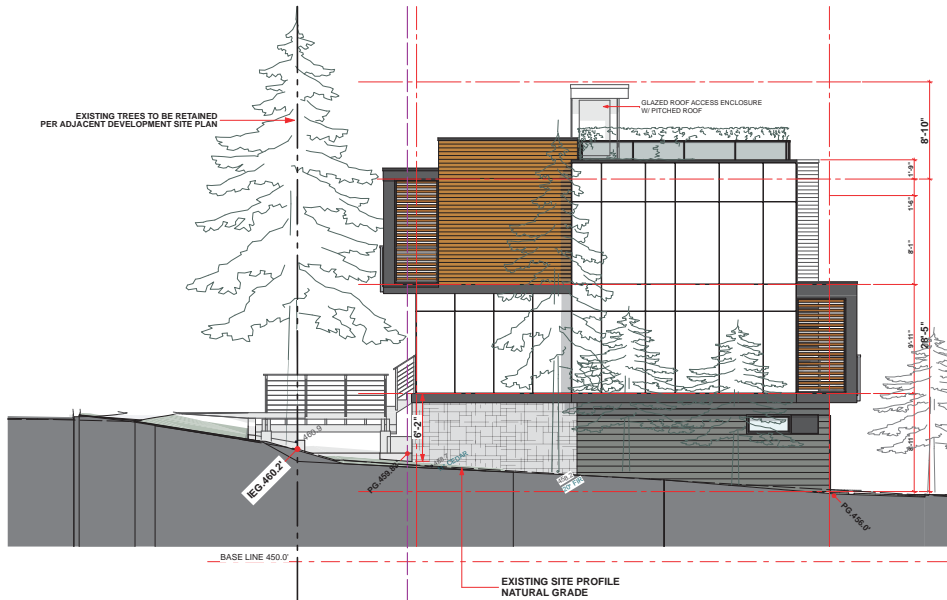
4 - DP APPLICATION REV [REVISED]

[DRAWING]

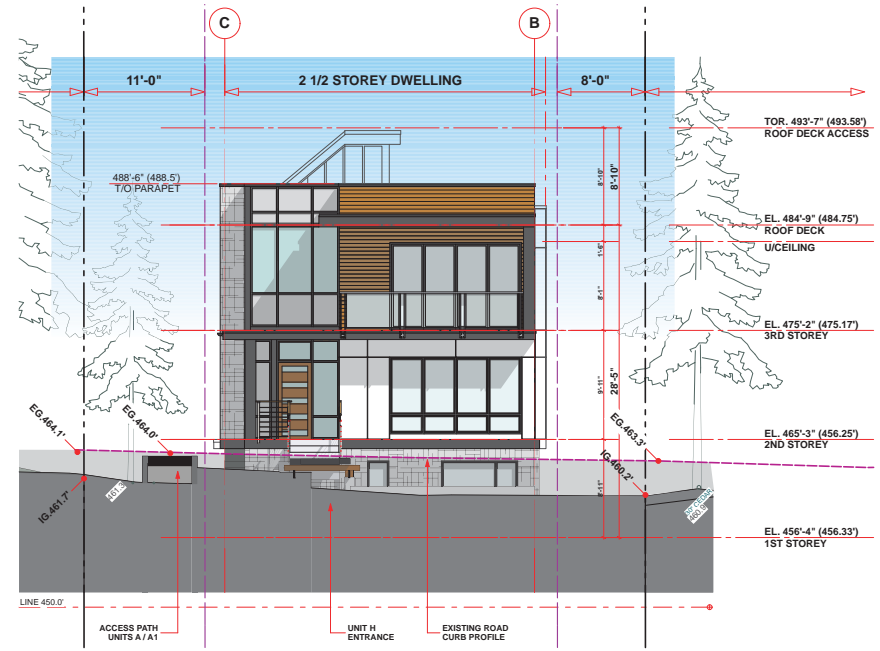
A-8.000



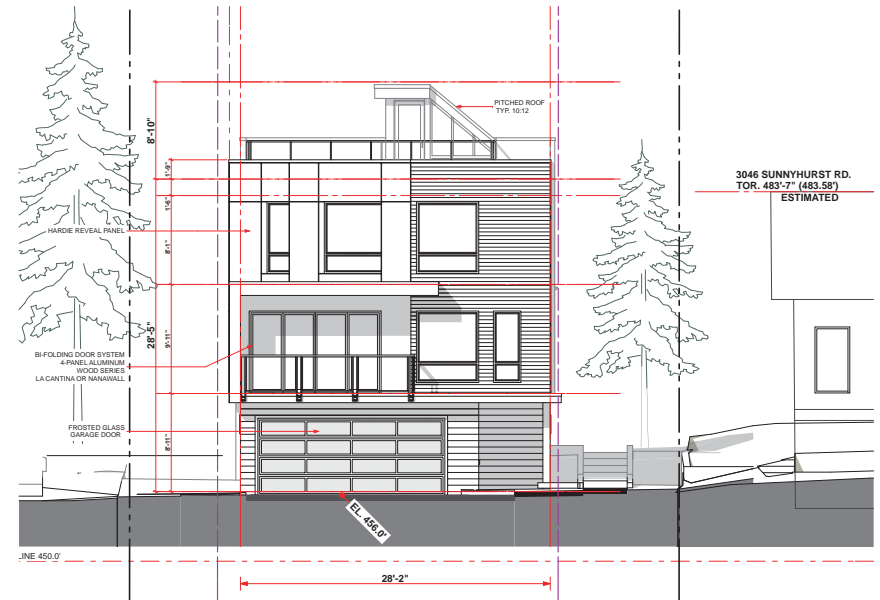
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 UNIT H - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION - STREET
SCALE: 3/16" = 1'-0"



2 UNIT H - EAST ELEVATION
SCALE: 3/16" = 1'-0"



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www.integra-arch.com

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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (\$8B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

ELEVATIONS
UNIT H

15367 [PROJECT]

3/16" = 1'-0" [SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [DRAWING]

[DRAWING]

A-5.000



INTEGRA ARCHITECTURE INC.

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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (\$8B) LTD.

[PROJECT]

ADALANCE
3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

ELEVATIONS
UNITS A / A1

15367 [PROJECT]

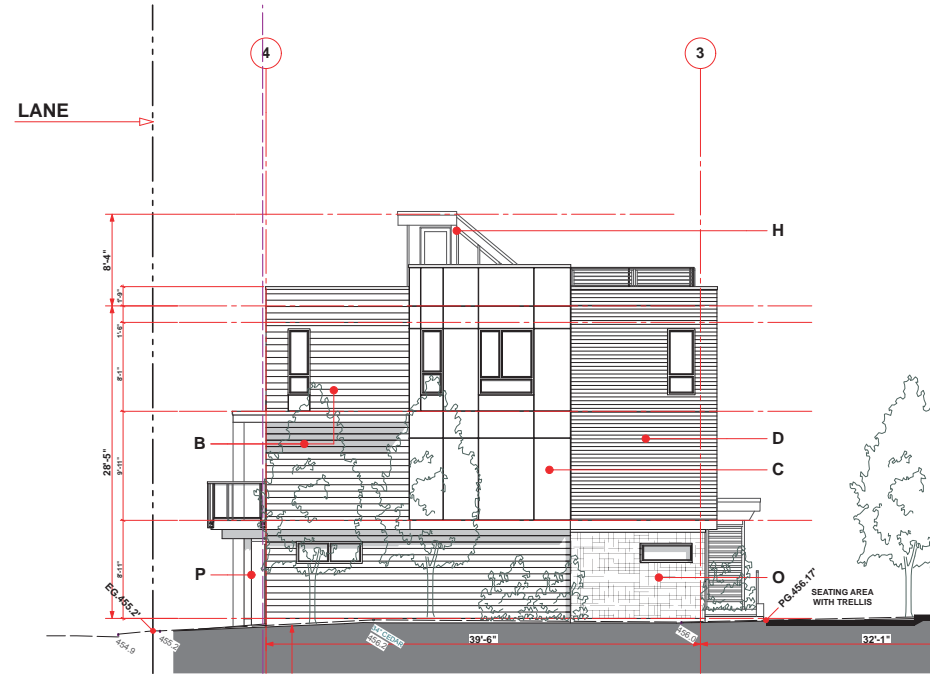
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JUN 23, 2017 [DATE]

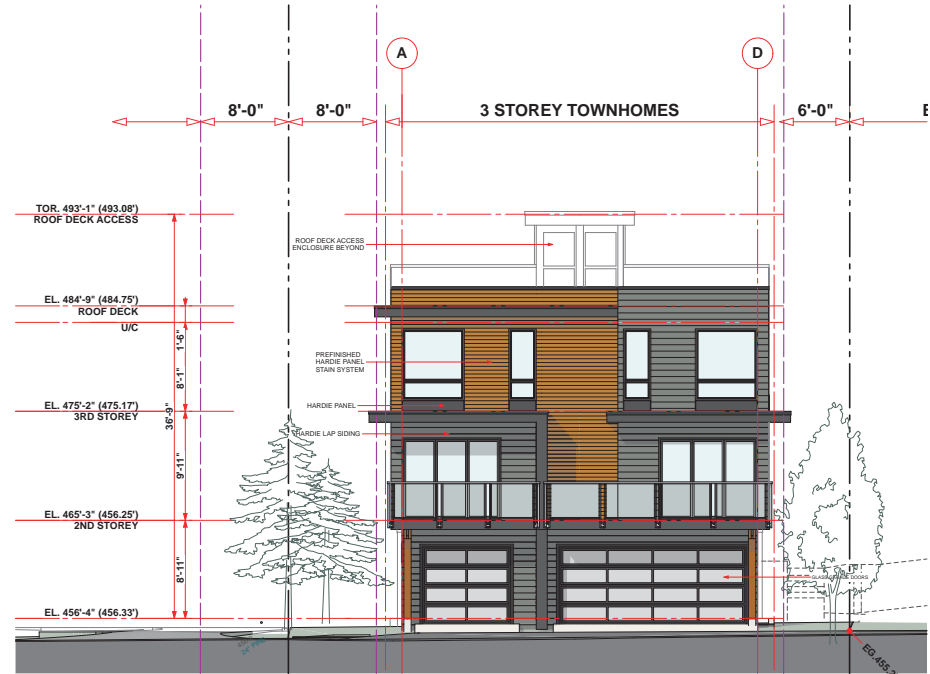
4 - DP APPLICATION REV [REVISION]

[DRAWING]

A-5.100



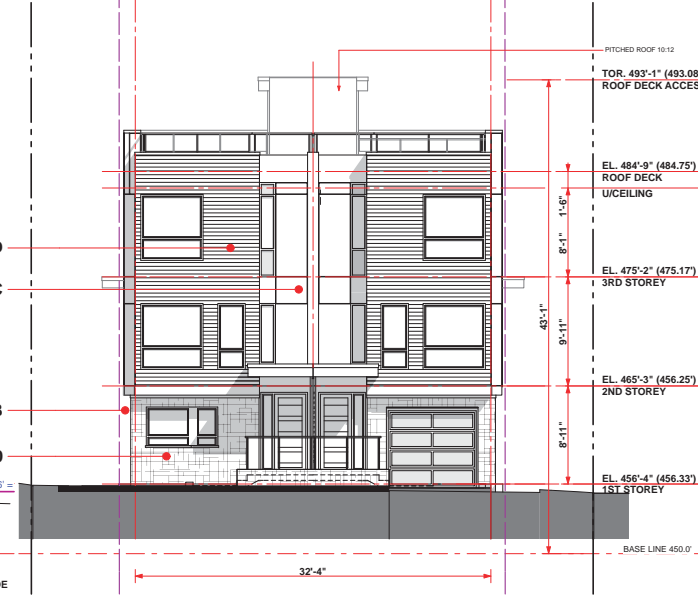
1 ELEVATION NORTH
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

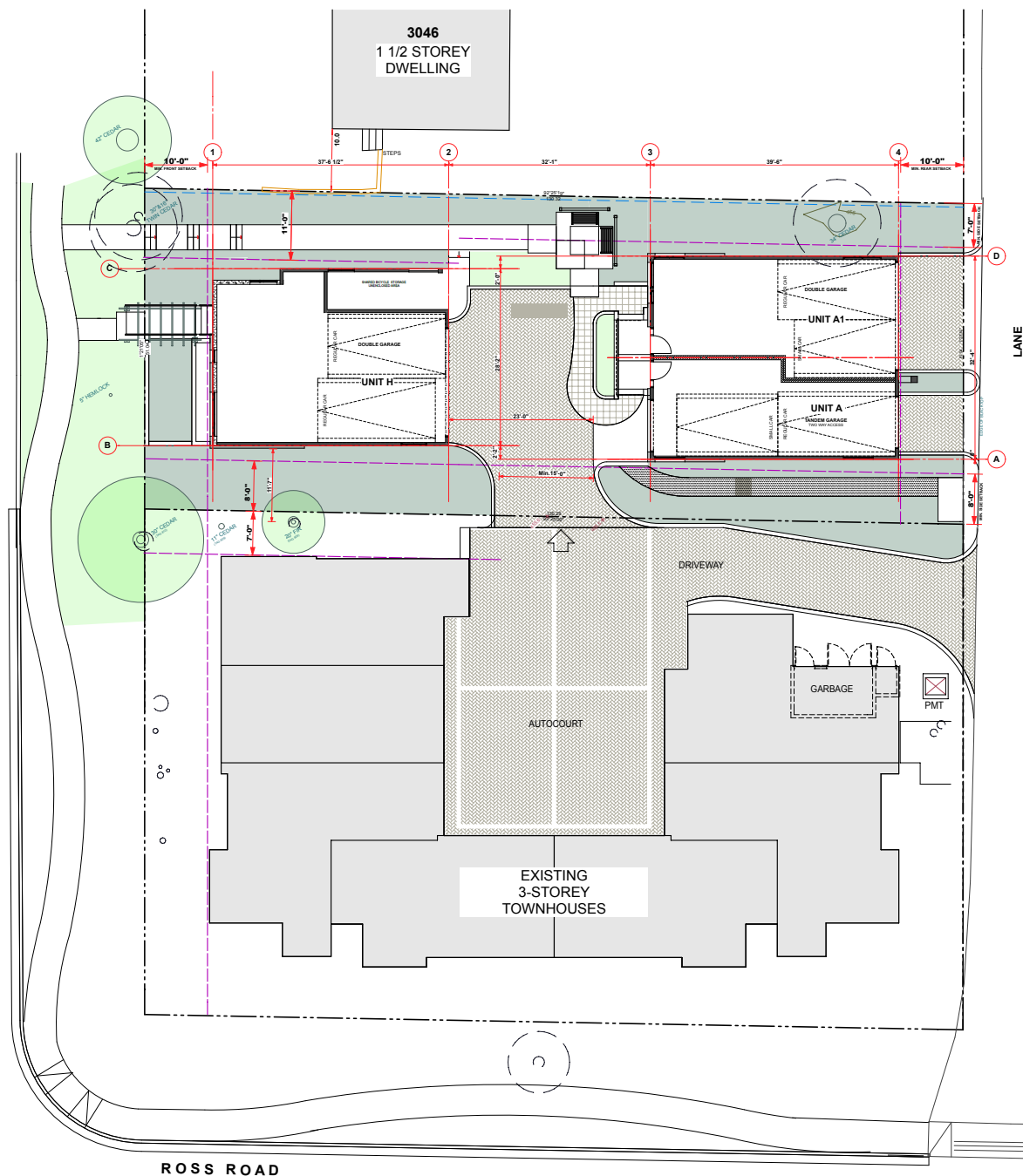


3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

• A	Light Gray	Flat Roof	SBS roof w/ pattern
• A1	Gray	Sloped Roof	Standing Seam Metal Roof - roof deck access only
• B	Off-white	James Hardie Timber Bark Collection	HardiePlank Lap Siding - cedarmit texture, 1" exposure
• C	Off-white	James Hardie Cobble Stone Collection	Hardie-Reveal Panel c/w "Easy Tiler" - smooth texture
• D	Black	Pre-finished Fibre Cement Siding w/ Stain's Maple	Fibre Cement Lap Siding - cedarmit texture, pre-finished 5 1/4" exposure at selected locations
• E	Gray Metallic	James Hardie ColorPlus Collection	Hardie-Reveal Panel c/w "Easy Tiler" - smooth texture accent panel at window locations
• F	Black	Windows	Black or White TBC
• G	White	Pre-finished Fibre Cement Siding w/ Stain's Maple	Pre-finished soffits @ main entrance soffits and soffits of balconies
• G1	Gray	Aluminum Soffits	4 panel perforated aluminum soffits w/ balconies at lane elevation
• H	Charcoal	Benjamin Moore	Wood trim, wood fascia at flat and sloped roofs, balcony edge
• J	Metallic		Clear anodized aluminum
• K	Metallic	Duralath Coatings	To match clear anodized aluminum
• L	Black	Main Metals Ltd.	Flashing @ roofs, flashing at dark windows, downspouts, gutters
• M	White	Main Metals Ltd.	Flashing at all other locations
• N	Light Beige	Architectural concrete	Benjamin Moore BM 2134-10 White Dove
• O	Gray	Cultural Stone	Platinum finish
• P	Stained	Timber or Engineered Wood	Brode Coatings 100 Subjects
• Q	Stained	Stained cedar or WPC	Decorative screens 2x1 linear horizontal bar grille or WPC Wood Plastic Composite



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[ARCHITECT SEAL]

[CLIENT]

BRODY DEVELOPMENT (S&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

(TITLE)

SITE PLAN DIAGRAM

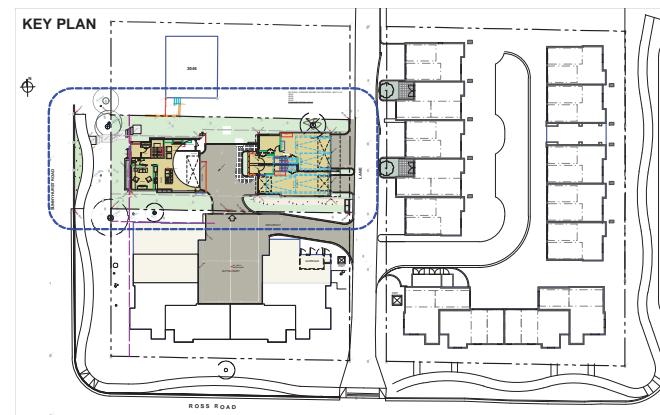
15367 [PROJECT]

1/8" = 1'-0" [SCALE]

OCT 12, 2017 [DATE]

4 - DP APPLICATION REV [ISSUE]

A-1.001



GENERAL NOTES

1. All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard.
2. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
3. Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
4. Do not construct from these drawings unless marked "issued for construction".
5. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/BC Landscape Standards and respect all Municipal Bylaws.
6. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
7. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
8. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
9. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
10. Contractor to repair any damage resulting from work on site.
11. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.

Legal Address:

AMEDED LOT 11 SOUTH 1/2 OF BLOCK 4 DISTRICT LOT 2023 GROUP ONE NEW WESTMINSTER DISTRICT PLAN 3170

Civic Address:

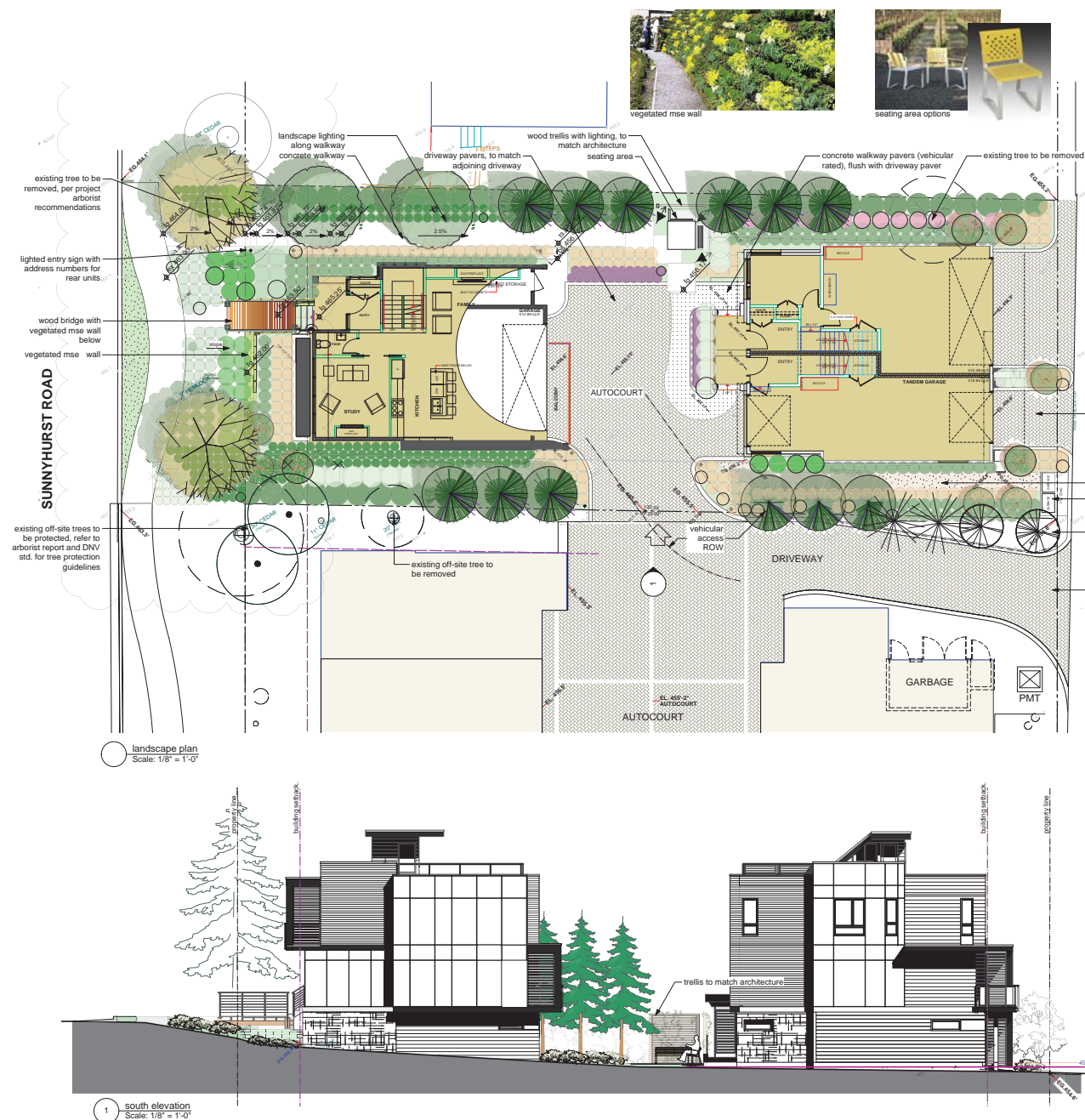
3030 Sunnyhurst Road, North Vancouver

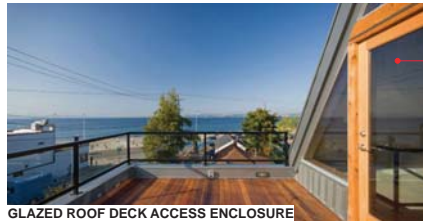
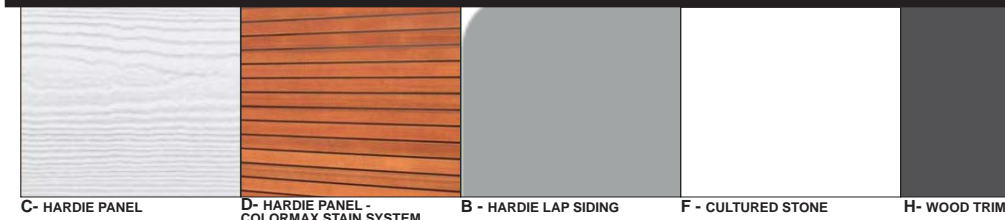
LEGEND

- Walkway Pavers - 6"x6" interlocking vehicular pavers
- Driveway Pavers - 4"x8" interlocking vehicular pavers
- Decorative River Rock
- Proposed Architecture Grade (Integra Architecture)
- Existing Surveyed Grade
- Proposed Landscape Grade
- Existing Tree To Be Retained
- Existing Tree To Be Removed

LIGHTING LEGEND

- Up-Light
- Path Light
- Step Light





MATERIAL AND COLOUR LEGEND

A	Light Grey	Flat Roof	-	SBS roof w/ pattern
A1	Grey	Sloped Roof	-	Standing Seam Metal Roof - roof deck access only
B	Off-white	James Hardie ColorPlus Collection	Timber Bark	HardiePlank Lap Siding - cedarmill texture, 7" exposure
C	Off-white	James Hardie ColorPlus Collection	Cobble Stone	Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
D	Blue	Prefinished Fibre Cement Siding	Altura ColorMax Finishing System w/ Stains - Maple	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
E	Grey Metallic	James Hardie ColorPlus Collection	Iron Gray	Hardie-Reveal Panel c/w "Easy Trim" - smooth texture accent panel at window locations
F	Black	Windows	Black or White TBC	Typical Vinyl windows and sliding doors
G	Stained	Prefinished Fibre Cement Soffit	Altura ColorMax Finishing System w/ Stains - Maple	Pre-finished soffits @ main entrance soffit and u/s of balconies
G1	Grey	Aluminum Soffit	Gertek Slate	4 panel perforated aluminum soffit u/s of balconies at lane elevation

H	Charcoal	Benjamin Moore	BM 2124-10 Wrought Iron	Wood trims, wood fascia at flat and sloped roofs, balcony edge
J	Metallic		Clear anodized aluminum	Aluminum solar shades @ west elevation windows (selected locations)
K	Metallic	Duracore Powder Coatings	To match clear anodized aluminum	Pre-finished aluminum / safety glass railing @ balconies
L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
M	White	Makin Metals Ltd.	White	Flashing at all other locations
N	Light Beige	Architectural concrete	Benjamin Moore Amherst Gray BM HC-167	Architectural concrete finish at exposed concrete walls
O	Grey	Cultured Stone	Platinum Pro-Fit Ledges	Stone cladding at selected walls, balcony columns
P	Stained	Timber or Engineered Wood	Broda Coatings 107 Sequoia	Timber or Engineered wood (glulam), quality grade, structural elements at entrance bridge - posts & beams
Q	Stained	Stained cedar or WPC		Decorative screens 2x1 linear horizontal bar grille or WPC Wood Plastic Composite



[ARCHITECT SEAL]

[CLIENT]
BRODY DEVELOPMENT (\$&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

MATERIALS

15367 [PROJECT]

[SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [DRAWING]

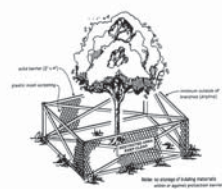
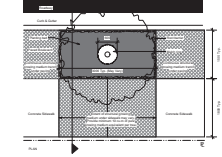
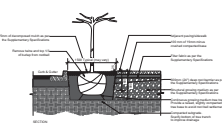
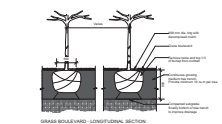
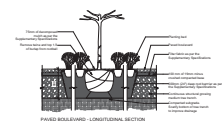
[DRAWING]

A-6.000

PLANT LIST - OFFSH					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CN	Cornus ruttalis 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	2	7cm cal.	
SHRUBS					
as	Gaultheria shallon	Salal	73	#1 pot	
K19	Kalmia latifolia 'El'	Elf Dwarf Mountain Laurel	26	#5 pot	
PERENNIALS & GROUNDCOVERS					
pol	Polystichum munitum	Western sword fern	19	#1 pot	
sai	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	41	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
coe	Carex oshimensis 'Evergold'	Variiegated Japanese Sedge	4	#1 pot	
peh	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	40	#1 pot	
VINES					

PLANT LIST - ONSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
asf	Acer circinnatum "Pacific Fire"	Pacific Fire Vine Maple	9	3m ht.	multi-stem
PCM	Picea omorika	Siberian Spruce	12	4.5m	
STP	Stewartia pseudocamellia	Japanese Stewartia	2	5cm cal./4.5m	
SHRUBS					
Cra	Choysya ternata "Axtet Pearl"	Mexican Orange Blossom	23	#3 pot	
gg	Gaultheria procumbens	Wintergreen	60	#1 pot	flex MSE w/
ga	Gaultheria shallon	Saleal	159	#1 pot	
k13	Kalmia latifolia "Eir"	Eir Dwarf Mountain Laurel	4	#5 pot	
Mr	Mahonia repens	Crimson Hollybar	60	#3 pot	flex MSE w/
PJM	Prinos m. holodendron "PJM"	PJM Rhododendron	30	#5 pot	
unb	Symphoricarpos x doorenbosii "Magic Berry"	Magic Berry Corallberry	15	#2 pot	
Vot	Vaccinium ovatum "Thunderbird"	Thunderbird Evergreen Huckleb	9	#5 pot	
PERENNIALS & GROUNDCOVERS					
be	Blechnum spicant	Deer Fern	60	#1 pot	flex MSE w/
hm	Heuchera micrantha	Small-flowered Alumroot	34	#1 pot	
pol	Polystichum munifolium	Western sword fern	150	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
coe	Carex oshimensis 'Evergold'	Variiegated Japanese Sedge	156	#1 pot	

OFF-SITE PLANTING NOTE: The final location and species selection will be to the satisfaction of the District of North Vancouver.



Minimum Protection Required Around Truck				
wt.	sk.	st.	Distance from Truck (feet)	Total (feet) (min)
20	8	0.6	1.3	2.60
30	12	0.8	1.5	3.35
50	12	1.0	1.8	3.80
70	14	1.2	2.1	4.35
90	16	1.5	2.4	5.20
110	18	1.7	2.7	5.85
130	20	1.9	3.0	6.70
150	22	2.1	3.3	7.45
170	24	2.3	3.6	8.30
190	26	2.5	3.9	9.15
210	28	2.7	4.2	10.00

FORMA DESIGN INC.
www.formadesign.ca

209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604-986-9193
fax 604-986-7320

1. Issued for Detailed Development Application - November 8, 2016
2. Revised per Civil Coord. - July 10, 2017

3030 Sunnyhurst Rd
North Vancouver, B.C.

Planting Plan

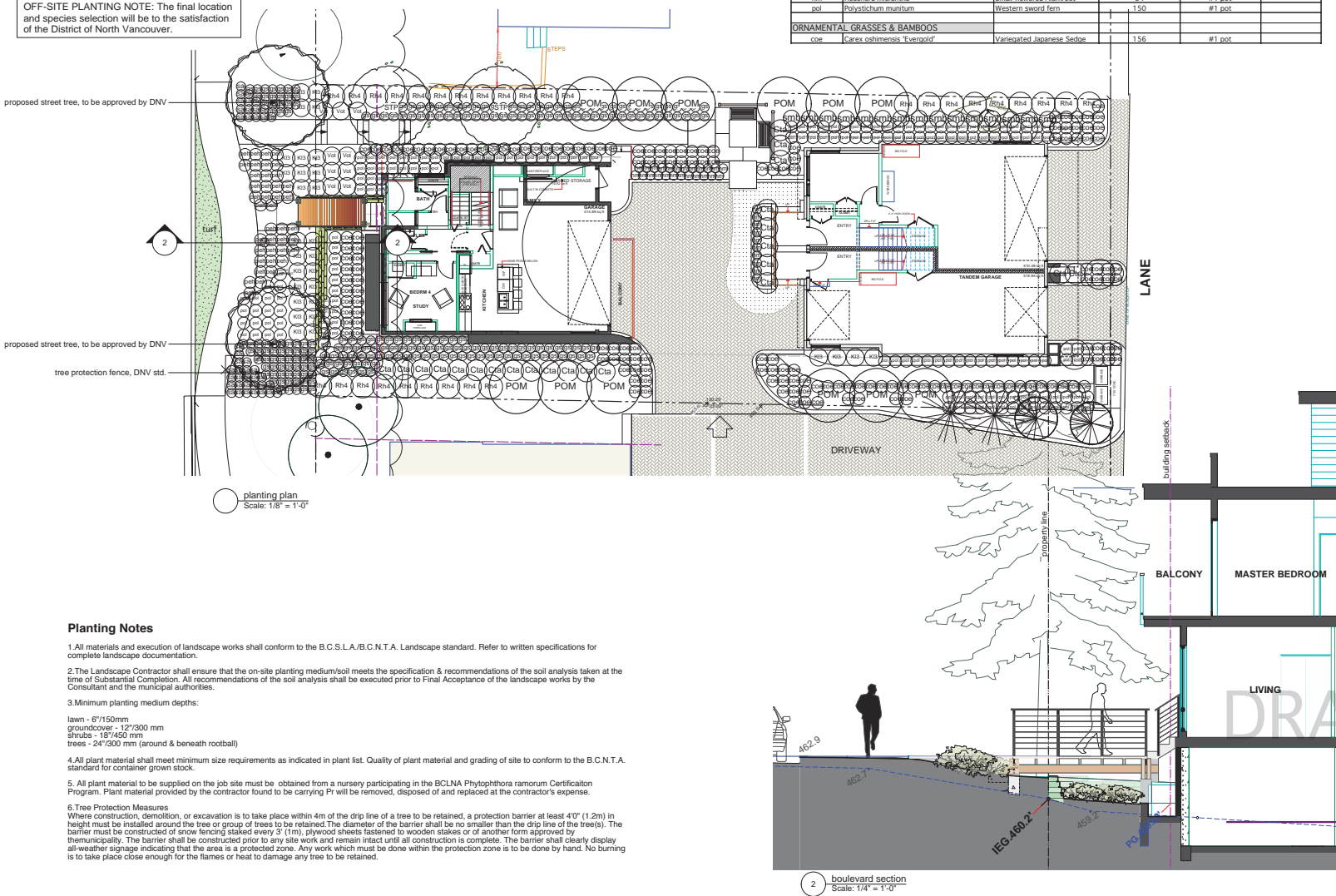
drawn by: **SS**
checked by: **SS**
date: **October 28, 2016**

width: **$1/8" = 1' - 0"$**

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Contractors shall verify and be responsible for all dimensions on the job, including sufficient field information of any changes made on site.

16.040 **L2 of 3**





1. Issued for Detailed Development Application - November 8, 2016
2. Revised per Civil Coord. - July 10, 2017

contact:

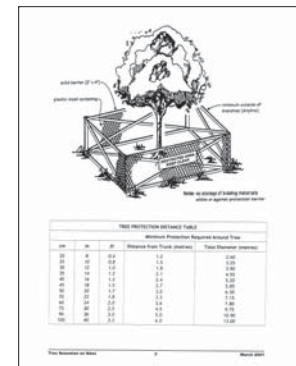
Tree Management Plan

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Contributors shall verify and be responsible for all dimensions on the job and they shall be allowed of any changes made on site.

16.040 L3 of 3

73



Tree Management Plan

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The Corporation of the District of North Vancouver

Bylaw 8239

A bylaw to amend the 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 1354 (Bylaw 8239)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- a) Part 4B, Comprehensive Development Zone 51, (CD51), is amended as follows:

- (1) The following text is added to Section 4B276:

Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170

- (2) A new subsection (i) is added to Section 4B278 (4)(b), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

The distance between the building wall and the interior side property lines specified in Section 4B278 (4)(b) may be reduced to a minimum of 2.13 m (7ft.) when the building flanks the interior property line.

- (3) A new subsection (i) is added to Section 4B278 (5)(c), as follows:

- (i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

In addition to parking garages, the following shall be excluded from the computation of floor space ratio:

- a. crawlspaces beneath landings not exceeding a floor to ceiling height of 1.2 m (4 ft.); and

- b. unenclosed common storage areas, up to and not exceeding 10.2 m² (110 sq.ft.) in area in total on a parcel.

(4) A new subsection (6) is added to Section 4B281, as follows:

(6) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

- (a) A contribution in the amount of \$23,382.00 to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - i) Improvements to public parks, plazas, facilities, trails and greenways;
 - ii) Public art and other beautification projects; and
 - iii) Affordable housing.

(b) The Zoning Map is amended in the case of the lands legally described Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634) by rezoning the land from Residential Single-Family Zone 4 (RS4) to Comprehensive Development Zone (CD51) as shown on Schedule A.

READ a first time

PUBLIC HEARING held on

READ a second time

READ a third time

ADOPTED

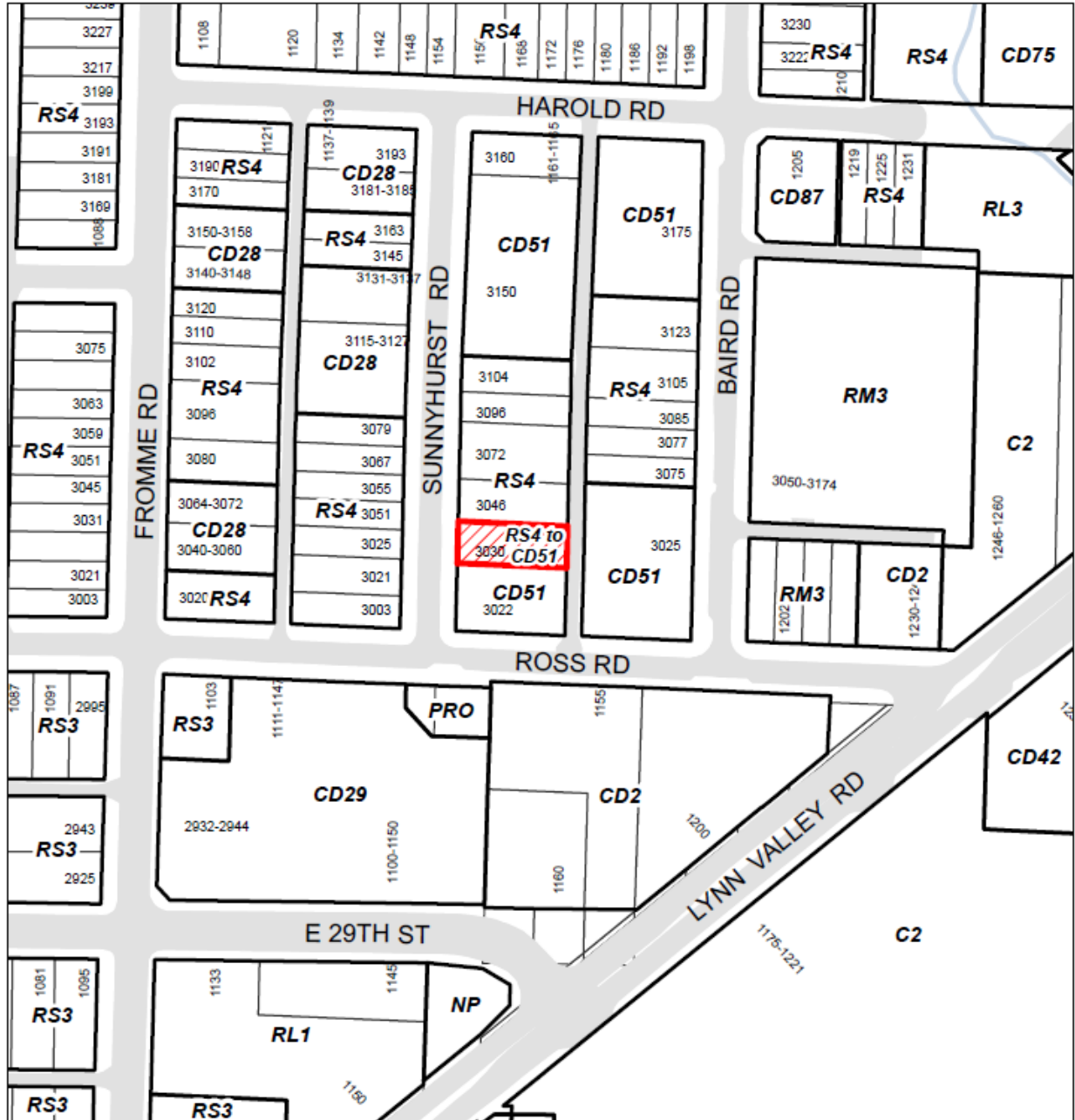
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8239



SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 51 (CD51)



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**Brody Development (S & B) Ltd.
Public Information Meeting
Karen Magnessun Recreational Centre
February 8, 2017**

Summary Report

Representatives:

Mike Brody, Brody Development
Brienne Brody, Brody Development
Emel Nordin, District of North Vancouver

Overview:

The evening opened at 6:45pm with refreshments and an informal viewing of the presentation boards. The displays were around the room.

There were two attendees. Both attendees appeared to have come out of personal interest in the project rather than out of neighbour concern. No formal presentation was made and the two attendees were able to ask questions directly to the Representatives.

Q & A

Q: Why are there only three units?

A: Zoning designation for the site permits up to four units on the site. Finding the space for eight parking stalls on the site did not make for optimal use of the site. Brody Development dropped a unit to provide generous side yards and more liveable units. A single unit fronting Sunnyhurst gives the appearance of single family.

Q: Are there two parking stalls per unit?

A: Yes, there are two dedicated accessible parking stalls per unit.

Comment: The dual entry for the tandem garage is a creative way to access the garage.

Comment: The bridge at the entrance way is an appreciated feature providing a unique approach from the street.

Q: What are the sizes of the units?

A: The single unit is approximately 2900sqft. and the two townhouses are approximately 1500sqft and 1600sqft.

Q: Where is the extra square footage in the larger of the two back townhouses?

A: The extra square footage is in the living space on the entry level next to the garage. Due to width of the lot, we were able to fit one tandem garage and one double garage car on site. The layout of the unit with double car garage is optimized when there is a room on the first level.

Comment: Those are generous sized townhomes compared to what you find typically in a townhouse.

Q: What is the timeline and what stage are we at?

A: We are at stage 5 (public input) and the application is anticipated to move forward to first reading in early Spring, followed shortly afterwards with a public hearing.

Q: When will the units be put up for sale and what is the price point?

A: Upon adoption of the bylaw, construction will likely begin in the Fall of 2017 and units may be listed for sale in the Spring of 2018. The price point is yet to be determined.

Comment: I think we need more densification. It's too bad that the other neighbouring houses are not willing to sell so that the development of this block can be refreshed and old houses removed. The clientele of this neighbourhood is different from what it was 30-40 years ago.

The meeting was adjourned at 7:30pm.

Additional Information:

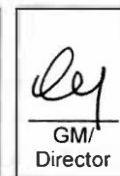
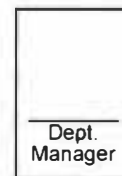
Brody Development recognizes the need to maintain a neighborly and working relationship with community. Following the Public Information Meeting, Brody Development has reached out to the two Strata's directly neighbouring the proposed development to provide them with information on the development and anticipated timelines.

Submitted by:

Brianne Brody

Brody Development

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 23, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 10, 2017

File: 08.3060.20/067.16

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Bylaws 8244, 8245 and 8246: 1801-1865 Glenaire Drive and 2064-2082 Curling Road

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)" is given SECOND and THIRD Readings.

BACKGROUND:


Bylaws 8244, 8245 and 8246 received First Reading on September 11, 2017. A Public Hearing for Bylaws 8244 and 8245 was held and closed on October 3, 2017.

The bylaws are now ready to be considered for Second and Third Readings by Council.

OPTIONS:

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

Respectfully submitted,


James Gordon,
Municipal Clerk

SUBJECT: Bylaws 8244, 8245 and 8246: 1801-1865 Glenaire Drive and 2064-2082 Curling Road

October 5, 2017

Page 2

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)
- District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)
- Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)
- Public Hearing Minutes – October 3, 2017
- Staff Report dated August 28, 2017

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Environment	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

The Corporation of the District of North Vancouver

Bylaw 8244

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 8244, 2017 (Amendment 27)”.

2. Amendments

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

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time September 11th, 2017 by a majority of all Council members.

PUBLIC HEARING held October 3rd, 2017.

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

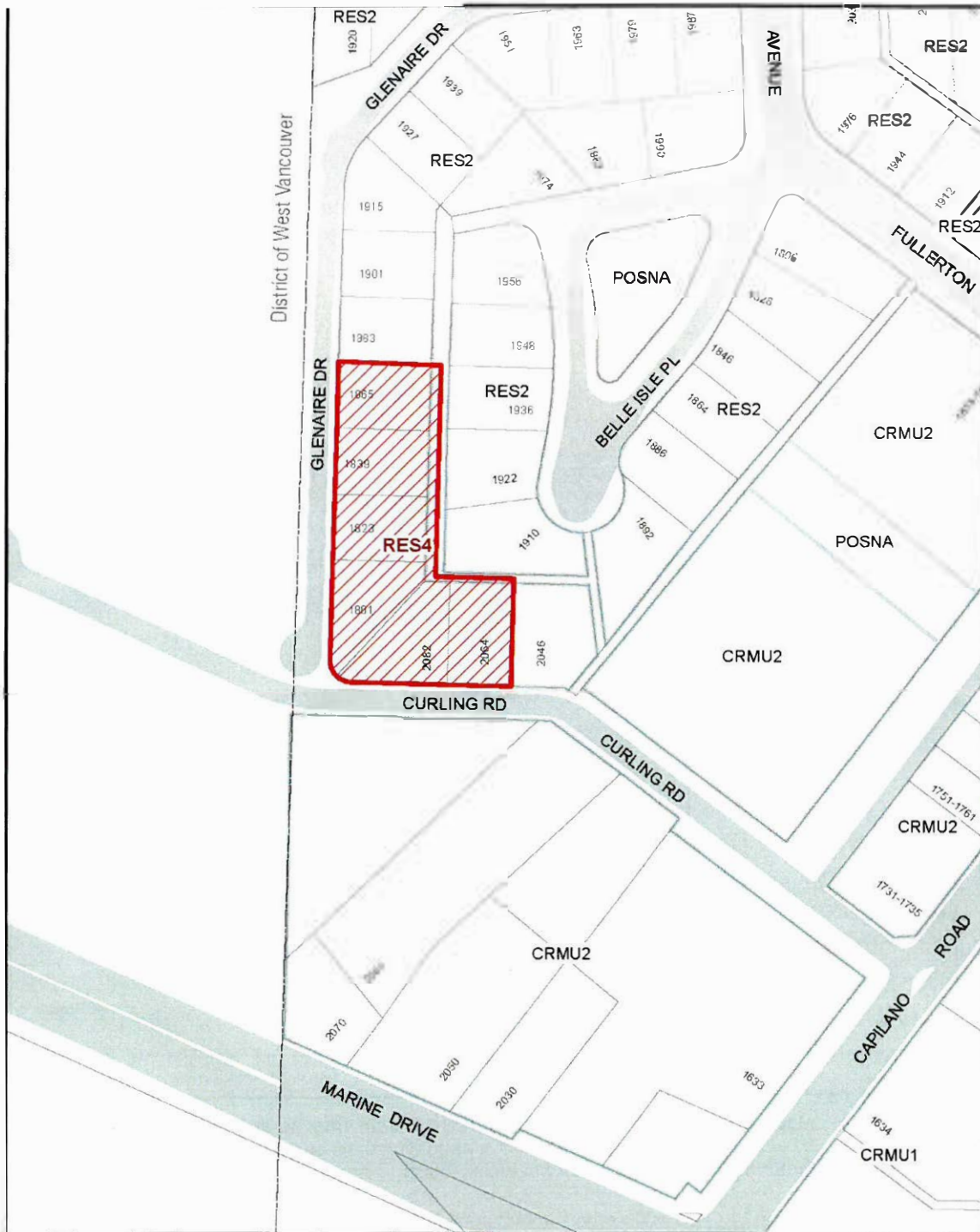
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8244

District of North Vancouver Official Community Plan Bylaw 7900, 2011 Amendment Bylaw 8244, 2017 (Amendment 27)



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);



Schedule B to Bylaw 8244

District of North Vancouver Official Community Plan Bylaw 7900, 2011 Amendment Bylaw 8244, 2017 (Amendment 27)



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,

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



The Corporation of the District of North Vancouver

Bylaw 8245

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 1356 (Bylaw 8245)".

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 CD106"

2.2 Part 4B by inserting the following:

"4B106 Comprehensive Development Zone 106 (CD106)"

4B106-1 Intent:

The purpose of the CD106 zone is to establish specific land use and development regulations for a 40 unit townhouse development.

4B106-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 106 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD106 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B106-3 Conditions of Use:

- (a) Balcony enclosures are not permitted;
- (b) Rooftop decks are not permitted; and
- (c) All dwelling units must be constructed with a minimum of 3 bedrooms.

4B106-4 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.

4B106-5 Density:

- (a) The maximum permitted density in the CD106 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 6 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:
 - (i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas; and
 - (ii) unenclosed balcony areas.

4B106-6 Amenities:

Despite subsection 4B106-5, density in the CD106 Zone is increased to a maximum floor space of 5,570 m² (59,955 sq. ft.) and a maximum number of 40 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$164,797.00 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

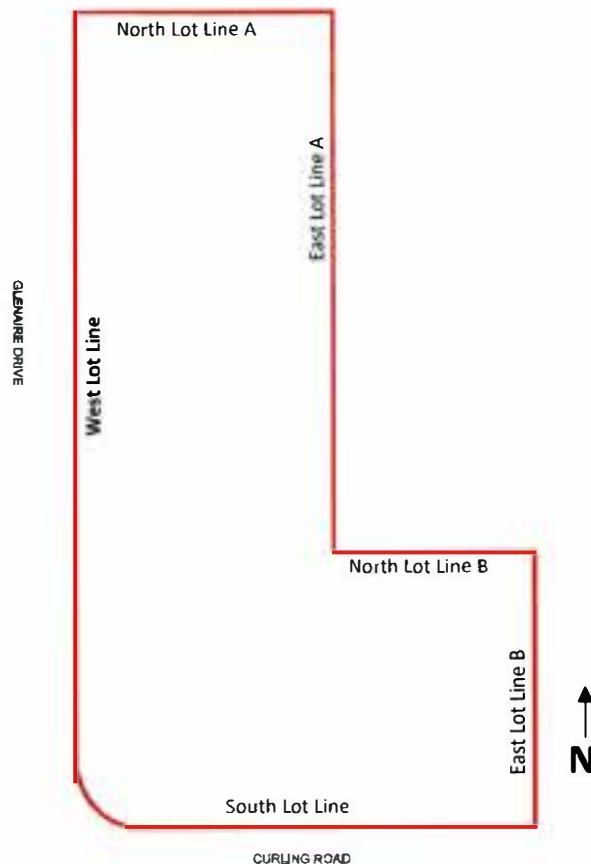
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B106-7 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 A	3.05 m (10 ft)
North Lot Line B	4.42 m (14.5 ft)
East Lot Line A	4.42 m (14.5 ft)
East Lot Line B	3.81 m (12.5 ft)
South Lot Line	4.87 m (16 ft)
West Lot Line	3.05 m (10 ft)

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



- (b) Buildings which are parallel to each other must be separated by a minimum distance of 9.14 m (30 ft).

4B106-8 Coverage:

- a) Maximum permitted Building Coverage is 43%
- b) Maximum permitted Site Coverage is 45%.

4B106-9 Height:

- a) Maximum permitted height is 11.6 meters (38 ft).

4B106-10 Acoustic Requirements:

A development permit application under the CD106 Zone 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

4B106-11 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.

4B106-12 Subdivision Requirements

Within the CD106 zone, the minimum lot area for the purposes of subdivision is 3,716m² (40,000 sq. ft.).

4B106-13 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

- (a) A minimum of 77 motor vehicle parking spaces shall be provided inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;
- (b) A minimum of 8 motor vehicle parking spaces shall be provided for the use of visitors;
- (c) A maximum of 4 small parking spaces shall be permitted;
- (d) Enclosure of motor vehicle parking spaces, by means of doors, gates or otherwise, is not permitted;
- (e) Motor vehicle parking spaces must remain free of stored items to allow parking of motor vehicles;
- (f) A minimum of 40 Class 1 bicycle parking spaces (secured within a shared bike storage area) with an adjacent bicycle maintenance room of a minimum size of 24.7 m² (266 sq. ft.), shall be provided;
- (g) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex; and
- (h) An individual secure storage area within the underground parkade, available for bicycle storage, shall be provided for each dwelling unit.

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" to Comprehensive Development 106 Zone (CD106)."

READ a first time September 11th, 2017

PUBLIC HEARING held October 3rd, 2017

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1356 (Bylaw 8245)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

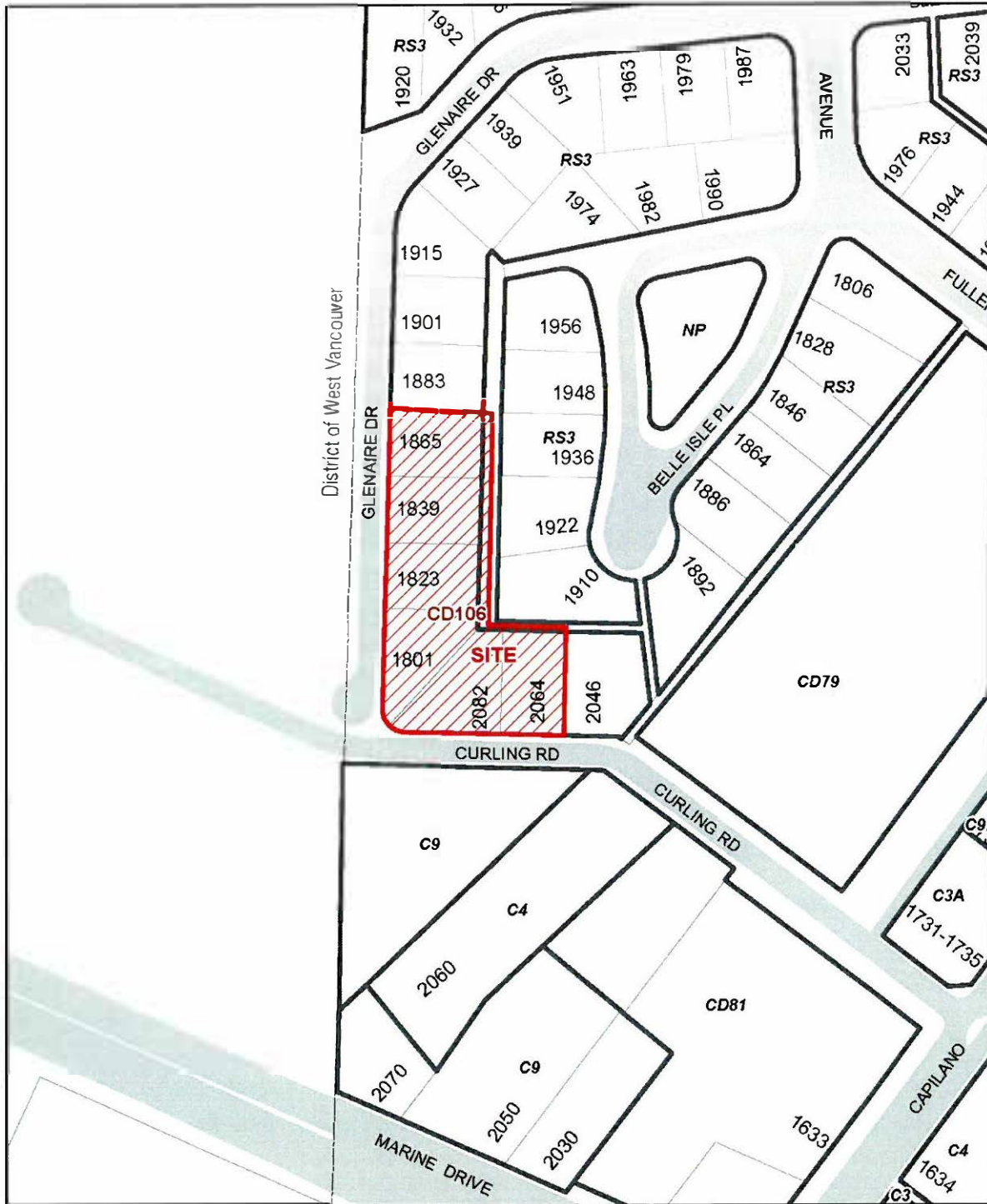
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

**Schedule A to Bylaw 8245
District of North Vancouver
Rezoning Bylaw 1356 (Bylaw 8245)**



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 106 Zone (CD106).



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The Corporation of the District of North Vancouver

Bylaw 8246

A bylaw to enter into a Housing Agreement
(1801-1865 Glenaire Drive and 2064-2082 Curling Road)

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 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 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 Cressey Klahanie Park Holdings Ltd. (Inc. No. BC1028188) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- | | |
|--------------------|-------------------------------|
| a) PID 009-870-539 | Lot 30 BI 16 DL 764 Plan 8967 |
| b) PID 004-259-548 | Lot 31 BI 16 DL 764 Plan 8967 |
| c) PID 009-870-547 | Lot 32 BI 16 DL 764 Plan 8967 |
| d) PID 009-870-563 | Lot 33 BI 16 DL 764 Plan 8967 |
| e) PID 009-870-571 | Lot 34 BI 16 DL 764 Plan 8967 |
| f) PID 009-870-580 | Lot 35 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 September 11th, 2017

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8246

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the ____ day of _____, 20____

BETWEEN:

CRESSEY KLAHANIE PARK HOLDINGS LTD. (Inc. No. BC1028188) a company incorporated under the laws of the Province of British Columbia having an office at Suite 200, 555 West 8th Avenue, Vancouver, BC V5Z 1C6

(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. 67.16 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 40 townhouse 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 8246 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 1356 (Bylaw 8245), is not adopted by the District's Council before February 1st, 2018, 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:

- (d) this Agreement is entered into only for the benefit of the District:
- (e) 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
- (f) 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

- (g) 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.
- (h) 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 8246.

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.

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 3, 2017 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor R. Bassam
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. E. Wilhelm, Development Planner

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)

Purpose of Bylaw:

Bylaw 8244 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 designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction.

District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)

Purpose of Bylaw:

Bylaw 8245 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 106 (CD106) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 106 (CD106). The CD106 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;

- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

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

- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Walton left the meeting at 7:06 pm and Councillor Hicks assumed the chair.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8244 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 designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8245 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 106 (CD106) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 106 (CD106). The CD106 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Mr. Wilhelm advised that:

- The development site is located within Lions Gate Village and is currently comprised of six single family lots on the corner of Curling Road and Glenaire Drive;
- The development site has an area of approximately .467 hectares (or 1.15 acres);
- The site does encompass a small portion of land (at the rear of the site) to be purchased by the developer from the District of North Vancouver;
- The site is east of Klahanie Park;

- North of the site are existing single family homes (yet the adjacent lot has been purchased by the developer for possible future redevelopment);
- An 88 unit townhouse development is proposed for east of the development site;
- The area south of the site (across Curling Road) is identified for higher density development and creation of "Curling Road Park" as outlined within the "Lower Capilano Village Centre Implementation Plan";
- The cul-de-sac at the southern terminus of Glenaire Drive is currently open and provides access onto Curling Road. The cul-de-sac was opened due to water main construction in the area and is slated to remain open (as determined by Construction Management staff);
- The peripheral policy was endorsed by Council in July of 2014 and outlines the envisioned housing forms, density, heights, local connections and design guidelines envisioned for the peripheral area of Lions Gate Village;
- The peripheral policy supports three storey townhouse proposals up to 1.2 FSR on sites larger than 12,000 sq. ft.;
- The townhouse proposal is compliant with the density, height and housing form provisions within the peripheral policy;
- The project was reviewed against policies outlined in the Official Community Plan, the Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines and the Lions Gate Public Realm Strategy;
- As the site is within easy walking distance to a frequent transit corridor along Marine Drive, the development's location will foster a more compact community which will reduce the reliance on cars and promote walking, biking and transit use (which are all goals supported by the OCP);
- The development proposal has been reviewed against guidelines for: Form and Character of Ground-Oriented Housing; Energy and Water Conservation and Greenhouse Gas Emission Reduction; and, more localized design guidelines found within the peripheral policy and the Lions Gate Public Realm Strategy;
- The proposal is for 40 three-storey conventional townhouses in six separate buildings with an FSR of 1.19;
- There are three buildings fronting the street and three buildings at the rear of the site;
- The buildings are separated by a landscaped courtyard;
- The site plan provides a large entrance plaza at the corner of Glenaire Drive and Curling Road;
- On the east side of the development there will be a shared entrance to the underground parkade with the adjacent townhouse development;
- The proposal includes a total of 77 parking stalls whereby eight of those stalls are allotted for visitors;
- All of the units are large three-bedrooms ranging in size from approximately 1,600 sq ft to approximately 1,800 sq ft which addresses the OCP goals of providing family-oriented units in the Lions Gate Village;
- The development presents a traditional row house design with the use of similar colors, materials and building forms throughout the development;
- In accordance with the District's Community Amenity Contribution policy, Bylaw 8245 secures a CAC in the amount \$164,797;
- The development will garner an estimated \$424,616 of Development Cost Charges;

- As the entrance plaza has been determined as a preferred location for public art, the developer will be providing a public art contribution;
- There will also be offsite upgrades such as sidewalk, boulevard and roadwork upgrades;
- The Housing Agreement Bylaw will ensure all units are available for rental;
- All units are to have basic accessible design elements and six units (15% of units) will provide enhanced elements; and,
- The project's Construction Management strategy entails enhanced communication, coordination and accountability with the District.

Mr. Wilhelm further advised that a facilitated Public Information Meeting was held on February 28, 2017 and approximately 22 members of the public attended. A number of topics were raised at the meeting ranging from construction traffic management, parking, traffic, access, privacy, CACs and density. The proposed density and housing form has remained as put forth at the Public Information Meeting, however, in response to the public input received at the meeting, the developer has initiated a more robust construction traffic management strategy, allotted additional visitor parking stalls and modified the architecture to provide improved amenity spaces and larger entrance plaza. Staff will also ensure that access will be provided through the adjacent development to the east into Belle Isle Park through an easement agreement.

In response to a question from Council regarding electric charging stations, staff advised that a minimum of 20% of the parking stalls are to be provided with outlets suitable for Level 1 (110v) electric vehicle charging. The electrical room in the project includes sufficient capacity for the future installation of equipment to provide electrical vehicle charging for 100% of the stalls.

In response to a question from Council regarding the construction traffic management coordinator, staff advised that 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 is expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects. It was further noted that the construction traffic management coordinator is required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements or complications that arise.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Graham Brewster, Development Manager - Cressey (Klahanie Park) Developments LLP:

- Spoke to the benefits of denser neighbourhoods;
- Commented on the suitability of townhouses for families;
- Commented on the lack of availability of townhouses on the North Shore;
- Commented on the site's proximity to the transit corridor;
- Commented on the housing diversity provided by the proposed development, filling a need for downsizers who want to stay in the community and age in place; and,
- Noted the units are more affordable than single-family homes.

In response to a question from Council regarding the cost of the townhomes, the developer advised that the cost of the units have not been set but will be approximately \$1 million.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Hesam Deihimi, District of North Vancouver Resident: COMMENTING

- Spoke to the issue of affordability.

5.2. Mr. Pejmann Lotfi, 1900 Block Glenaire Drive: COMMENTING

- Expressed concern with traffic in the lower Capilano area; and,
- Questioned when the opening of the cul-de-sac on the southern terminus of Glenaire Drive will open as it was noted that the watermain has been fixed.

In response to a question from Council, the architect explained that the number of tradespersons on site will vary during the different phases of construction. It was noted that an ample amount of trade vehicle parking has been designated at the Capilano Rugby Club.

Staff acknowledged that the District is aware of the removal of the barrier on Glenaire Drive and advised that complaints have been communicated to the Engineering Department.

6. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HANSON

THAT the October 3, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" be returned to Council for further consideration.

CARRIED
(7:43 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept. 11, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

August 28, 2017
File: 08.3060-20/067.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Bylaws 8244, 8245 and 8246: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" to amend the Official Community Plan (OCP) to designate the properties at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" to rezone the properties at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road from "Single-Family Residential 7200 Zone" (RS3) to "Comprehensive Development Zone 106" (CD106) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 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 8244;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8244 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8244 and Bylaw 8245 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed 40 unit townhouse project requires Council's consideration of Bylaw 8244 to amend the Official Community Plan (OCP), Bylaw 8245 to rezone the subject properties, and Bylaw 8246 to implement the District's Strata Rental Protection Policy.

SUMMARY:

The applicant, Cressey Developments, proposes to redevelop six residential lots located at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road, as well as a sliver of unopened municipal lane, to allow for a 40 unit, three-storey townhouse project.

Implementation of the project requires an OCP amendment, a rezoning, and a housing agreement. The OCP amendment (Bylaw 8244) 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 8245 rezones the site to a new "Comprehensive Development Zone 106" (CD106) and the housing agreement (Bylaw 8246) 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.



Site and Surrounding Area:

The site is located at the west edge of the Lions Gate Village Centre at the north side of Curling Road and east side of Glenaire Drive. The development site is approximately 4,672 sq. m. (50,289 sq. ft.) and consists of six single family lots currently zoned "Single-Family Residential 7200 Zone" (RS3) as well as a sliver of adjacent land currently configured as unopened municipal lane. Glenaire Drive terminates in a cul-de-sac adjacent to the site.

Klahanie Park in West Vancouver is located to the west and the area south across Curling Road is identified for higher density development and creation of "Curling Road Park" in the "Lower Capilano Village Centre Implementation Plan". Directly east of the site, an 88 unit townhouse development is currently being considered by Council.

BACKGROUND AND EXISTING POLICY:

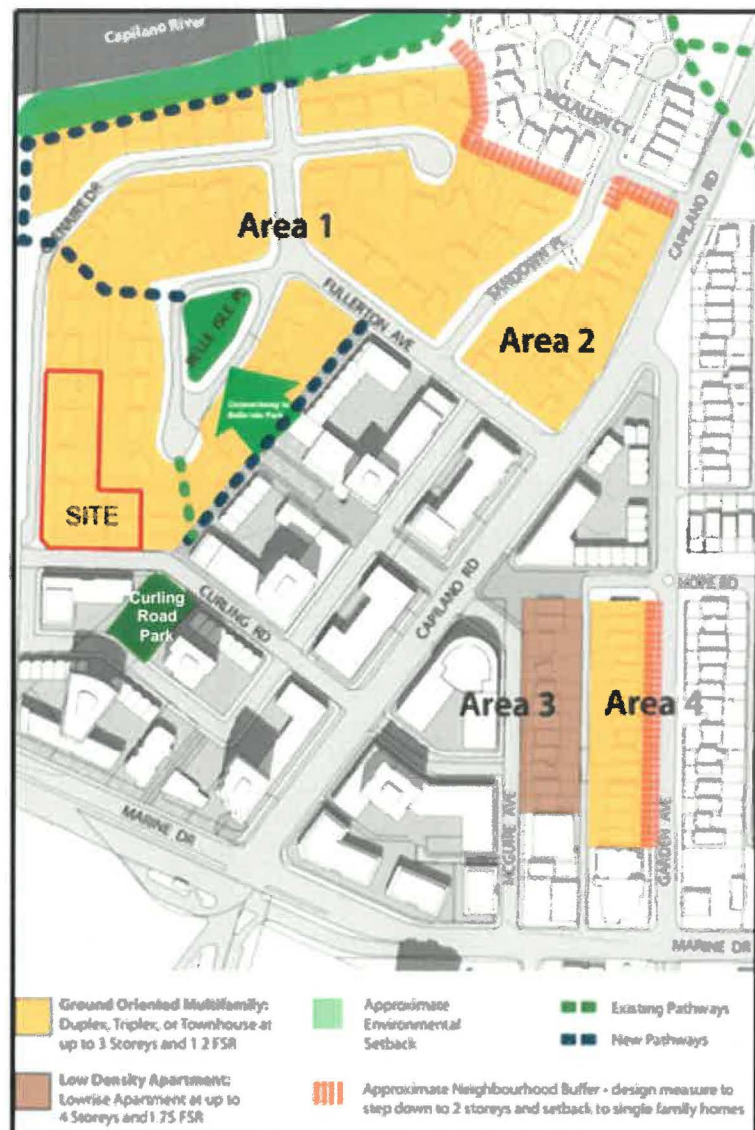
In July of 2014, District of North Vancouver Council endorsed the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". The "peripheral policy" identifies housing forms, density and design guidelines for the peripheral area of "Lions Gate Village Centre". The subject development 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.

The site, and nearby single family properties, are designated "Residential Level 2: Detached Residential" (RES2) in the OCP. As envisioned in the peripheral policy, OCP amendment Bylaw 8244 (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 and to designate 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.

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 land assemblies. The townhouse development proposed is consistent with the peripheral policy, and the application is one of five townhouse proposals under application in the peripheral area.



The proposal achieves the following policy objectives:

- Three-storey townhouse development, with an FSR of 1.19, is compliant with the height and maximum density provisions of the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”;
- Development is located within a village centre which is envisioned for redevelopment;
- Development provides more housing options for families, as all 40 units are three bedroom townhouse units; and
- Development will form part of a more compact community which will reduce the reliance on cars and promote walking, biking and transit, and the site is within easy 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 to support protection of the natural environment, minimize change in single-family neighbourhoods, decrease car dependency, and generally promote more compact communities.

PROJECT DESCRIPTION:

The development proposal is comprised of 40 townhouse units in 6 separate three-storey buildings all with an approximate floor space ratio of 1.19. The buildings have an ‘orderly’ presence along the street frontages (see below) with a classical “row house” architectural design inspired by the nearby rugby club’s English heritage. All of the buildings incorporate similar colours, materials and building forms yet each building provides for subtle variety. The development will provide a unique architectural contrast to the more modern designs proposed in the adjacent townhouse site to the east and the higher density development site to the south.

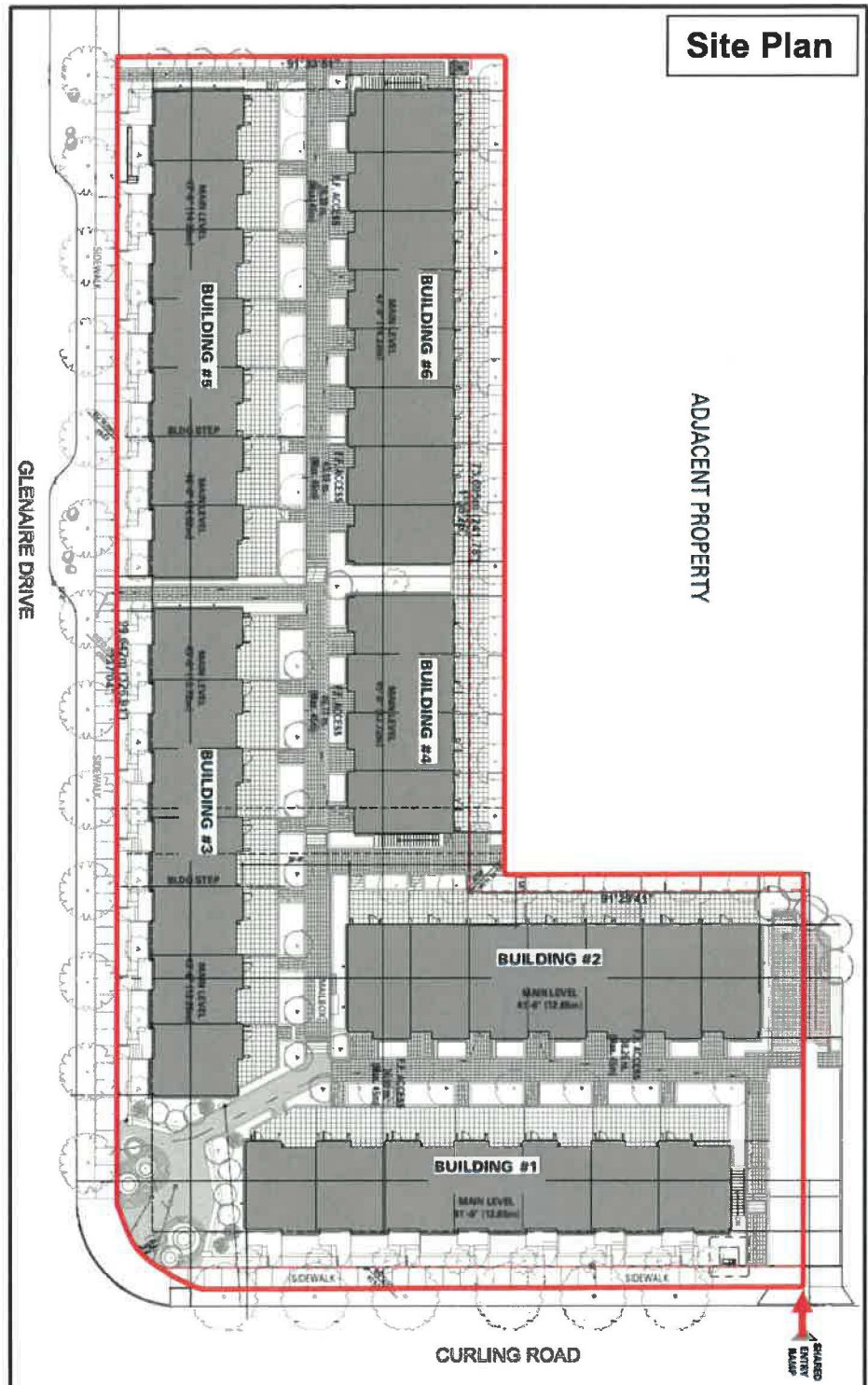


The site plan adjacent shows the general siting of the proposed buildings. An entry plaza is provided within the development at the southwest corner of the site. The entrance feature will fit well with other future development to the south and create an appropriate neighbourhood focal point and opportunity for public art at the intersection of Glenaire Drive and Curling Road

Vehicular access to the development is provided on the east side of the development from Curling Road. The underground parking garage is proposed to share access with the townhouse development to the east, which will limit the number of driveway access points on Curling Road and reduce potential conflict points between cars, bicycles and pedestrians.

The development includes opening the cul-de-sac on the southern terminus of Glenaire Drive which will improve vehicular circulation within the village centre.

All proposed units have three bedrooms and range in size from 150 sq. m. (1,610 sq. ft.) to 168 sq. m. (1,811 sq. ft.). The unit sizes and floor plans make them suitable for families and more affordable when compared to detached single-family homes.



In response to the District's objectives for electric vehicle charging infrastructure, a minimum of 20% of the parking stalls are to be provided with outlets suitable for Level 1 (110v) electric vehicle charging. The electrical room in the project includes sufficient capacity for the future installation of equipment to provide electrical vehicle charging for 100% of the stalls.

A shared and secured bicycle storage room, with storage for a minimum of 40 bicycles is proposed within the underground parkade. This shared bicycle storage area will include a bicycle maintenance facility to encourage ease of use and maintenance. All 40 units will have storage areas within the parkade which provide direct staircase access to the ground level of the townhouse unit; these individual storage areas will provide additional space for bicycle storage. Each unit will also have a bike rack or lockable bollard within their outdoor patio area for visitors or day use.

Advisory Design Panel & Urban Design

The development proposal was considered by the Advisory Design Panel on February 9, 2017 and the Panel recommended approval of the project subject to addressing the Panel's comments.

The Panel's comments have been addressed through improvements to the entrance plaza, providing an urban agriculture plot on the east side of the development, more clearly defining each unit's entrance with landscaping, and providing subtle variations in the material and colour palette of each building.

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

DEVELOPMENT PERMIT AREAS:

Bylaw 8244 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 consistent 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 bylaws 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 a 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 bylaws proceed.

Land Purchase Agreement

The development proposal includes the purchase from the District of approximately 265 m² (2,852 sq. ft.) of surplus District lands, currently configured as an unopened lane. The adjacent image outlines in red the lane area to be purchased by the developer. Council authorized the sale of this land in November of 2016.

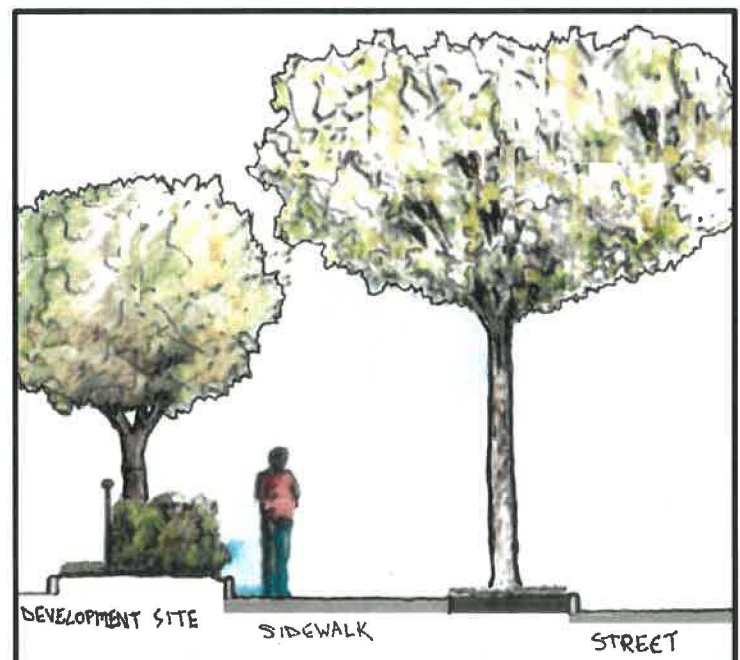
Incorporating this land in the site allows for larger outdoor amenity areas for the homes and makes use of a portion of unconstructed lane area which would otherwise be difficult to access or maintain.

Off-site improvements

The application includes upgrades to sidewalks, street trees, curb, gutter, and lighting along the Glenaire Drive and Curling Road frontages. The roadway design will provide for a planted boulevard separating the sidewalk from the curb. On-site tree plantings will augment the boulevard street trees to create a treed canopy over the sidewalk (see adjacent image).

On-site Landscaping and Public Art

Landscaping on-site is designed to be low-maintenance and to feature native plantings. The courtyards between the



buildings will provide a shared walkway, and landscaped outdoor amenity areas are provided for each unit.

The District's Public Art Officer has identified the entrance plaza as the preferred location for a Public Art piece. The developer has agreed to provide a public art piece at this location and will work with the Public Art Officer to ensure an appropriate public art piece is installed onsite. The public art will be secured through the required development permit process and details of the proposed budget will be provided at that time.

Accessibility

As part of the development permit process, the applicant will submit a checklist which identifies how the development fulfils 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 six units (15% of the total) are proposed to include "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility. The approach to accessibility exceeds the targets in the District's policy.

Zoning

The site is currently zoned "Single-Family Residential 7,200 Zone" (RS3). Bylaw 8245 (Attachment B) proposes to rezone the site and create a new "Comprehensive Development Zone 106" (CD106) to accommodate the proposed 40 unit townhouse development. This new zone establishes the following requirements:

- establishes townhouses as a permitted use;
- limits the number of units to 40 townhouses;
- Limits the floor space area to a maximum of 5,570 m² (59,950 sq. ft) which equates to 1.19 FSR;
- establishes appropriate community amenity contribution;
- establishes a maximum building height of 11.6 m (38 ft);
- sets building coverage at a maximum of 43%;
- sets site coverage at a maximum of 45%;
- establishes acoustic performance requirements;
- requires the provision of 77 off-street parking stalls, a bicycle storage area (for 40 bicycles), individual storage areas and bicycle maintenance area;
- Sets out acoustic regulations for maximum noise levels in bedrooms, living areas and other rooms fronting a roadway; and
- establishes the following building setbacks:
 - (i) Glenaire Drive (front setback): 3.05 m (10 ft);
 - (ii) Curling Road (front setback): 4.87 m (16 ft);
 - (iii) Rear yard setbacks for amenity spaces: 4.42 m (14.5 ft);
 - (iv) Building courtyard separation: 9.14 m (30 ft).

Strata Rental Protection Policy

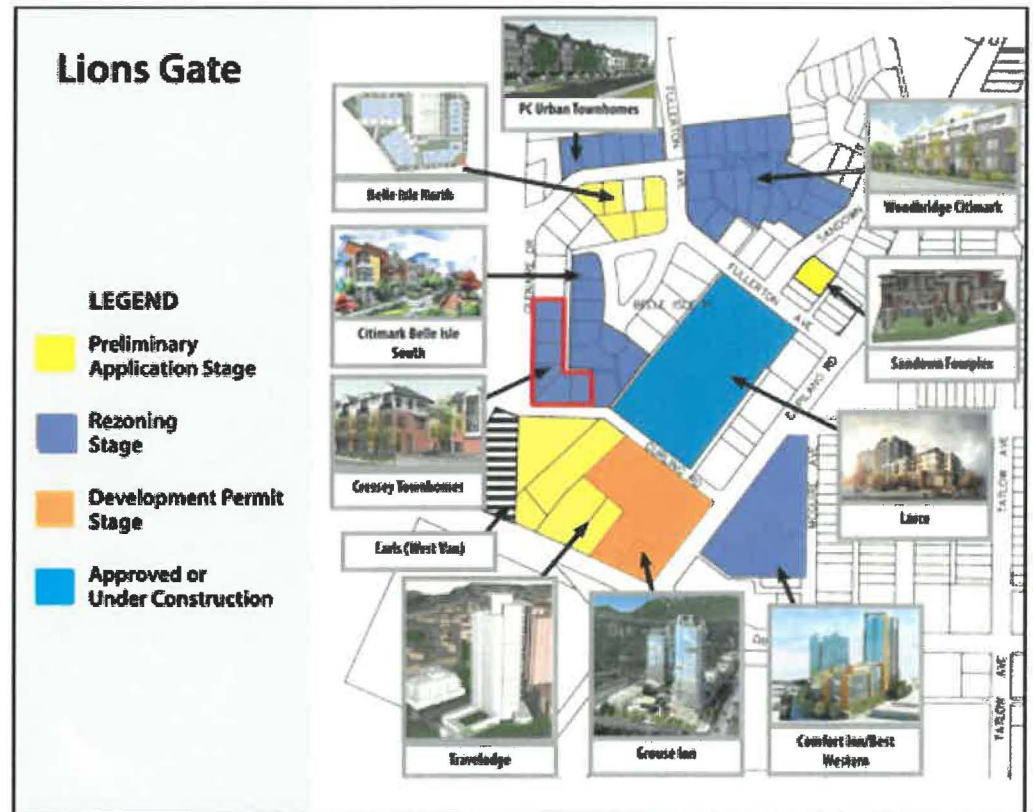
Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five residential units. The policy

requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8246 (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).



Below are the key 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 is expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects.

The construction traffic management coordinator is 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:

- *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 a 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.

Monitoring, Security, and Highway Use:

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 will be owned and operated by the District; and
- B. Each development site will provide a \$100,000 "Construction Traffic Management" security deposit to be used to cover any enforcement ticketing. 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 roads (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. Ensure safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Prescribe roadway efficiencies (i.e. location of traffic management signs and flaggers);
- 3. Make provisions for trade vehicle parking acceptable to the District and to minimize 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 schedules with other developments in the area;
- 7. Define locations for truck marshalling;

8. Address silt/dust control and clean-up on nearby streets from construction activities;
9. Address litter clean-up and street sweeping adjacent to site; and
10. Include a communication plan to notify surrounding businesses and residents.

Transportation:

Lions Gate Area – General:

The developer's transportation consultant has submitted a traffic impact analysis (TIA) report which identifies the potential traffic generated from the development and in the area from other sources on the North Shore. 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 TIA report reviews nearby important intersections and outlines that the overall impact of all proposed Lions Gate Peripheral Area townhouse developments can be accommodated successfully. In general, most intersections and vehicular movements are expected to function within acceptable parameters, while Capilano Road and Marine Drive will continue to experience congestion at peak travel periods due to bridge line-ups. The planned separate southbound through and left turn lanes at the Marine Drive and Capilano Road intersection, to be installed in conjunction with the Pacific Gate development, will improve southbound approach operations at this intersection.

The District's Transportation staff has reviewed the submitted TIA report and find that the development will not unduly affect traffic within the Lions Gate Village Centre area and supports further data collection in the form of a post-development traffic and parking analysis report.

Subject Townhouse Development – Specific:

The proposed 40 unit townhouse development is forecast to generate approximately 18 vehicle trips in the "AM Peak Hour" and 21 vehicle trips in the "PM Peak Hour". By contrast, the six existing single-family lots generate approximately 6 vehicle trips in the "PM Peak Hour", for a net increase of 15 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 and is better able to handle increased traffic demands. The TIA report has determined that the increased traffic generation from this development will allow nearby intersections to function within acceptable parameters.

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on February 28, 2017 and the meeting was attended by approximately 22 members of the public. A copy of the PIM "summary report" from the meeting's facilitator is attached as Attachment D. Topics discussed at the meeting and referenced in the 7 comment sheets submitted focused on construction traffic management, parking, traffic, community amenity contributions (CACs), pathways, parks, cost of units, access, density, architectural design and privacy.

In response to the public input, the applicant has initiated a more robust construction management strategy, allotted additional visitor parking spaces, and modified the architecture to provide improved amenity spaces and courtyards. Broader concerns surrounding issues of density, parks, and traffic have already been addressed within this report.

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 \$164,797 in accordance with District CAC policy in effect at the time of application. The CD106 zone specifies this amount in order to achieve the maximum density of 1.19 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 homes proposed in the subject development will be suitable for families, and will provide a more affordable alternative to single-family houses.

The District Development Cost Charge applicable to the project is approximately \$462,030.

AFFORDABLE HOUSING:

In response to the District's Rental and Affordable Housing Strategy, the applicant has noted that 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 homes proposed in the subject development will be suitable for families and provide a more affordable alternative to detached single-family homes.

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 the proposed family-oriented townhouse proposal does not adversely affect their interests.

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

CONCLUSION:

The OCP amendment and rezoning proposal for a forty unit townhouse development conforms to 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 8244, 8245, and 8246 are ready for Council consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8244, 8245, and 8246 and refer Bylaw 8244 and 8245 to a Public Hearing (staff recommendation); or
2. Defeat the bylaws at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- A. Bylaw 8244 – OCP Amendment Bylaw
- B. Bylaw 8245 – Rezoning Bylaw
- C. Bylaw 8246 – Housing Agreement Bylaw
- D. Public Information Meeting – Facilitator Summary Report

REVIEWED WITH: <input checked="" type="checkbox"/> Sustainable Community Development <input checked="" 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 type="checkbox"/> Communications <input checked="" type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input checked="" 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 checked="" type="checkbox"/> Other: <u>SD 11</u>	REVIEWED WITH: Advisory Committees: <input checked="" type="checkbox"/> <u>ADP</u> <input type="checkbox"/> <input type="checkbox"/>
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The Corporation of the District of North Vancouver

Bylaw 8244

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 8244, 2017 (Amendment 27)”.

2. Amendments

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

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

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

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

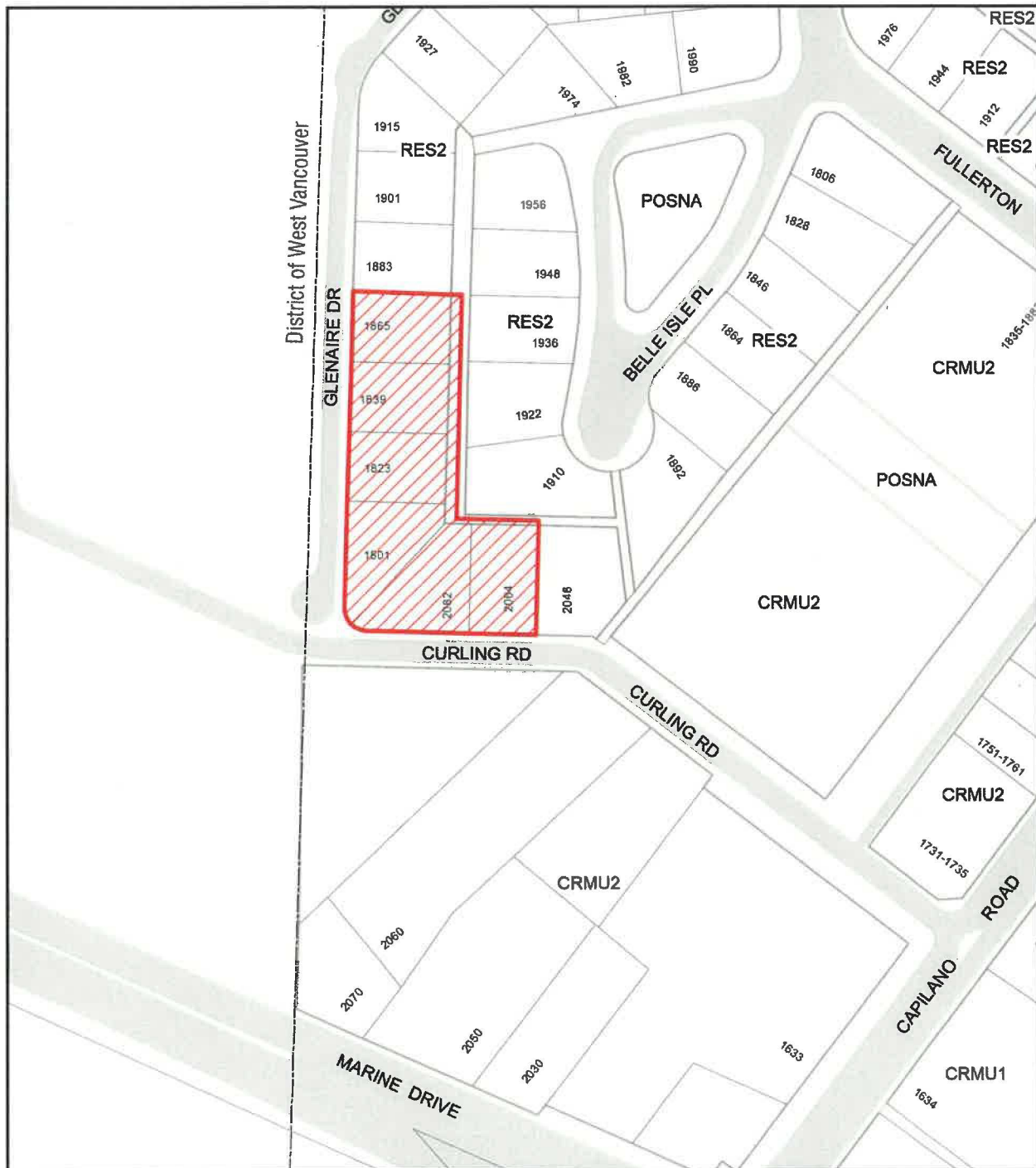
**District of North Vancouver
Official Community Plan Bylaw 7900, 2011
Amendment Bylaw 8244, 2017 (Amendment 27)**



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);



**District of North Vancouver
Official Community Plan Bylaw 7900, 2011
Amendment Bylaw 8244, 2017 (Amendment 27)**



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,



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



The Corporation of the District of North Vancouver**Bylaw 8245**

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 1356 (Bylaw 8245)".

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 CD106"

2.2 Part 4B by inserting the following:

"4B106 Comprehensive Development Zone 106 (CD106)"

4B106-1 Intent:

The purpose of the CD106 zone is to establish specific land use and development regulations for a 40 unit townhouse development.

4B106-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 106 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD106 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B106-3 Conditions of Use:

- (a) Balcony enclosures are not permitted;
- (b) Rooftop decks are not permitted; and
- (c) All dwelling units must be constructed with a minimum of 3 bedrooms.

4B106-4 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.

4B106-5 Density:

- (a) The maximum permitted density in the CD106 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 6 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:
 - (i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas; and
 - (ii) unenclosed balcony areas.

4B106-6 Amenities:

Despite subsection 4B106-5, density in the CD106 Zone is increased to a maximum floor space of 5,570 m² (59,955 sq. ft.) and a maximum number of 40 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$164,797.00 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

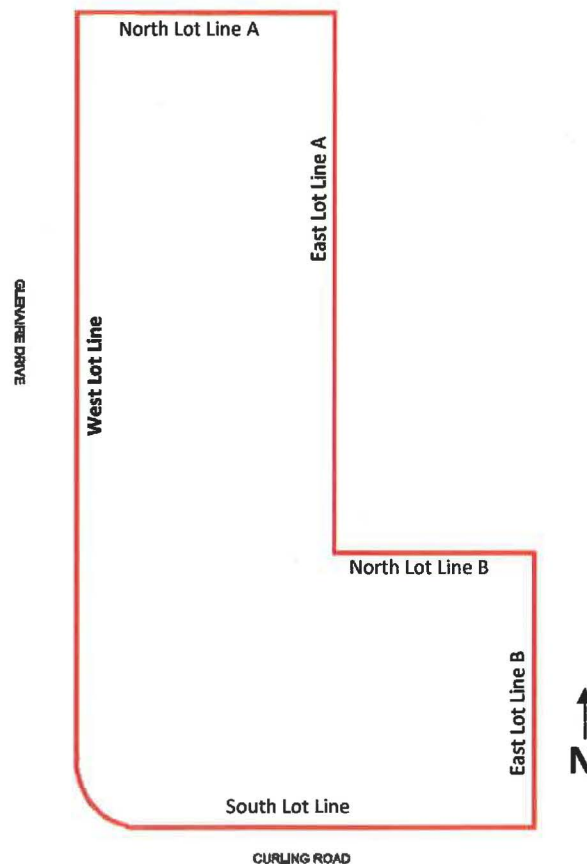
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B106-7 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 A	3.05 m (10 ft)
North Lot Line B	4.42 m (14.5 ft)
East Lot Line A	4.42 m (14.5 ft)
East Lot Line B	3.81 m (12.5 ft)
South Lot Line	4.87 m (16 ft)
West Lot Line	3.05 m (10 ft)

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



- (b) Buildings which are parallel to each other must be separated by a minimum distance of 9.14 m (30 ft).

4B106-8 Coverage:

- a) Maximum permitted Building Coverage is 43%
- b) Maximum permitted Site Coverage is 45%.

4B106-9 Height:

- a) Maximum permitted height is 11.6 meters (38 ft).

4B106-10 Acoustic Requirements:

A development permit application under the CD106 Zone 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

4B106-11 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.

4B106-12 Subdivision Requirements

Within the CD106 zone, the minimum lot area for the purposes of subdivision is 3,716m² (40,000 sq. ft.).

4B106-13 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

- (a) A minimum of 77 motor vehicle parking spaces shall be provided inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;
- (b) A minimum of 8 motor vehicle parking spaces shall be provided for the use of visitors;
- (c) A maximum of 4 small parking spaces shall be permitted;
- (d) Enclosure of motor vehicle parking spaces, by means of doors, gates or otherwise, is not permitted;
- (e) Motor vehicle parking spaces must remain free of stored items to allow parking of motor vehicles;
- (f) A minimum of 40 Class 1 bicycle parking spaces (secured within a shared bike storage area) with an adjacent bicycle maintenance room of a minimum size of 24.7 m² (266 sq. ft.), shall be provided;
- (g) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex; and
- (h) An individual secure storage area within the underground parkade, available for bicycle storage, shall be provided for each dwelling unit.

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" to Comprehensive Development 106 Zone (CD106)."

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1356 (Bylaw 8245)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

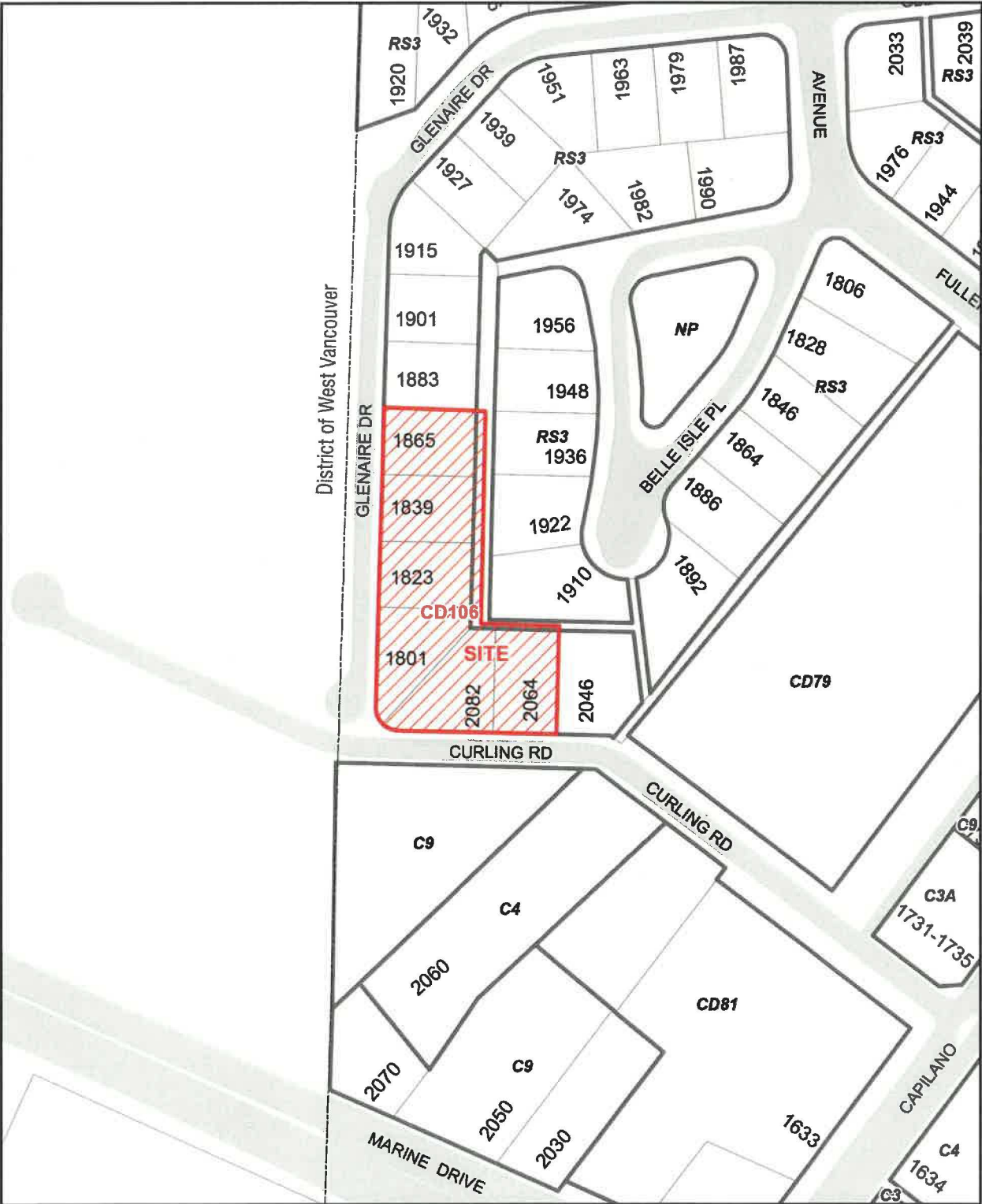
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 106 Zone (CD106).



The Corporation of the District of North Vancouver**Bylaw 8246**

A bylaw to enter into a Housing Agreement
(1801-1865 Glenaire Drive and 2064-2082 Curling Road)

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 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 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 Cressey Klahanie Park Holdings Ltd. (Inc. No. BC1028188) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- | | |
|--------------------|-------------------------------|
| a) PID 009-870-539 | Lot 30 BI 16 DL 764 Plan 8967 |
| b) PID 004-259-548 | Lot 31 BI 16 DL 764 Plan 8967 |
| c) PID 009-870-547 | Lot 32 BI 16 DL 764 Plan 8967 |
| d) PID 009-870-563 | Lot 33 BI 16 DL 764 Plan 8967 |
| e) PID 009-870-571 | Lot 34 BI 16 DL 764 Plan 8967 |
| f) PID 009-870-580 | Lot 35 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 8246

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the ____ day of _____, 20____

BETWEEN:

CRESSEY KLAHANIE PARK HOLDINGS LTD. (Inc. No. BC1028188) a company incorporated under the laws of the Province of British Columbia having an office at Suite 200, 555 West 8th Avenue, Vancouver, BC V5Z 1C6

(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. 67.16 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 40 townhouse 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 8246 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 1356 (Bylaw 8245), is not adopted by the District's Council before February 1st, 2018, 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:

- (d) this Agreement is entered into only for the benefit of the District:
- (e) 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
- (f) 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

- (g) 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.
- (h) 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 8246.

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: Graham Brewster, Development Manager, Cressey (Klahanie Park) Development LLP
E: gbrewster@cressey.com
Erik Wilhelm, Planner, District of North Vancouver. E: ewilhelm@dnv.org

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

Re: Public Information Meeting Summary for Cressey (Klahanie Park) Development LLP

Date: March 6, 2017

Event Date: Tuesday, February 28, 2017
Time: 6:30 PM – 8:30 PM
Location: Grouse Inn, 1633 Capilano Road, North Vancouver
Attendees: Twenty-two (22) members of the public

NotificationFlyer Invitation

Invitation packages were distributed to residents within a 100-metre radius of the site.

Site Signs

There was one standard PIM sign erected on the site during the week of February 13 notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, February 15 and Friday, February 17.

Attendees: (22) people attended with (19) signing in for the Public Information Meeting. In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Erik Wilhelm, Planner, District of North Vancouver

Project Team

Developer: Graham Brewster, Cressey (Klahanie Park) Development LLP

Project Consultants

Architecture: Cameron Halkier, Shift Architecture

Landscape Architecture: Jennifer Stamp, Durante Kreuk

Transportation Engineers: Daniel Fung, Bunt & Associates

Construction Traffic Management: Tyler Pasquill, Ventana Construction

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

Graham Brewster provided an overview of the Cressey (Klahanie Park) Development LLP proposal to construct six 3-storey townhouse buildings, at the corner of Glenaire Drive and Curling Road. The proposal is for 40 residential units, and is made up entirely of 3-bedroom, family-oriented townhomes, with individual access to each home from the ground level. Underground parking will be accessed from a driveway off Curling Road. 21 homes will have direct access to their units from the underground parking. A total of 79 parking stalls are provided for residents, along with 5 visitor parking spaces within the parkade. The proposal also includes road and pedestrian upgrades to Glenaire Drive and Curling Road.

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

- Q1** What are the dates of the staggered construction schedule?
- A1** In terms of start dates for construction the different projects in this area are all going through the city process and as it stands currently, it looks like things will be staggered, but this far out it is difficult to tell for sure. These dates are subject to change, and not necessarily staggered.
- Q2** The light at Curling seemed to have no right turn at certain times. Does this apply to anybody going in and out of Curling? It was 7-10 in the morning I think and 3 – 5 no right turn onto Cap Road from Curling
- A2** The notes on the slide are purely for our construction traffic
- Q3** How will the lights know if it is a construction vehicle vs. another kind of vehicle?
- A3** There is no indicator on the light itself, the vehicle operators have been instructed not to turn right. As I said we will actually be changing the no right turn to be no right turn at any time off of Curling towards Marine Drive
- Q4** If we don't turn right on Curling, how are we going to turn right to get onto Marine Drive?
- A4** The construction traffic won't be going down Marine Drive, other traffic can still turn right
- Q5** How many total parking spots will you have for the 40 units?
- A5** As it stands right now we are at 79
- Q6** Are you saying that only 20 of those will actually leave during peak hours, is that correct?
- A6** Yes, that is the estimation. For all the homes in that area, not everybody will leave at the same time. With that in mind, the estimate is 20 trips during peak hours
- C7** I don't agree with you estimation that only 20 out of the 79 will leave during the peak hours

- Q8** I am very pleased to hear that there is going to be a pedestrian, cycle path with lights going down during the construction period. Although you may not know how everybody is staggering the construction time line, do you have any projected start date for yours and once you have started, roughly how long will the construction period be?
- A8** It is difficult to say for certain but we would hope to start later this year and we expect it to take about 18 months
- C9** Looking at the presentation boards, my comment is that this is a very unimaginative creative design and is a very boxy approach to a lot of units that are going to be in an area that borders onto West Vancouver that is kind of prime residential area and it definitely lacks creativity. It backs onto Citimark development, which is quite creative. I am wondering if there is any reason for this? I suggest you might want to re-visit this because it is certainly not attractive
- A9** I think it is a matter of taste. The advisory design panel had lots of positive comments about the classic English town home style and thought that it worked quite well in contrast to the other development and created more of a general neighbourhood. We are going to be proceeding with this design.
- C10** The periphery zone is supposed to have a mix of housing but every one of these developments is 3 storey town houses. There is no duplex or triplexes. It is not specifically against you but there is no mix and the intent was to have a mix. Three stories for families, two stories vs. three are much better. The play area at one end is so small, I don't even call it a play area
- A10** I think there is a mix within the peripheral zone of unit type and typologies, I think the stacked homes are more of a mix of one and two-storey units.
- In terms of the play area there is a small tot lot that is designed onsite for the smallest of children that are probably under 3 and can't walk to the local park. Belle Isle Park is going through a redesign with the District so there will be a large play area there for children of all mobility and age ranges. With our site, there is a pathway that leads through the adjacent site to get to it so kids don't have to go all the way around. So there is a children's play both on site and within the neighbourhood that is being developed
- Q11** In Edgemont Villages, the townhomes that are being built, for some of the units, have the capacity to have an elevator built into the unit at some future time. My understanding is that these units will not have that capability and my question is why won't you provide such a capability so that more seniors could live in those units?
- A11** I know the project you are referencing and I think it is a fascinating project. It is not something we currently have planned here but it is something we would consider for the future
- C12** I am not a transportation engineer but I know that the Lions Gate Bridge is at capacity so throwing more lanes on the streets does nothing more to create a larger parking lot in my opinion. To say it has no impact or to have a transportation study to say it throws so

many cars on the street, you can handle that with the street capacity. This doesn't address the real elephant in the room, which is the capacity of the Lions Gate Bridge

- Q13** What are the community amenities being offered? I heard you say improvements to Curling and Glenaire but is that all?
- A13** Yes, we are required to do all the civil works in the immediate vicinity. So replacing and rebuilding all of Glenaire Drive from where the site ends through to the intersection at Curling and then half of Curling alongside the front of our site in addition to opening a new entrance to Klahanie Park. This is on top of the general fees. Generally on a project of this scale, there are fees that are paid to the District that go towards general improvements across the district as opposed to site specific upgrades
- Q14** Larco's site is going to have a little plaza with stores and grocery stores, and I am wondering about access from your lot plan to that shopping area? How are folks going to access that?
- A14** It would be through Curling and around the corner
- Erik Wilhelm: There would be a connection to Belle Isle Park (indicated on slide presentation map) and through Belle Isle Park there will be quite a large connection that will then reach into the Larco plaza. So there will be connectivity between that park area right into the plaza. Also linking Fullerton to Curling, there will be a multi use path, bike and pedestrian. So this will be a fully landscaped, four metre wide kind of connection
- Q15** The lady that spoke last mentioned a shopping area, can I get clarification because my understanding is that may have been the original concept but I don't think there is going to be any shopping there. I understand there is a restaurant there but I am not sure how much else, coffee shop? What was originally planned as a town centre, I think has gone by the wayside.
- A15** Erik Wilhelm: As far as I understand, within the Grouse Inn site there is going to be a grocery store, slowly in the works with the plans. As for the Larco site, I think you are talking coffee shop in the community centre. On the Larco site itself, there is nothing really of a commercial nature but where the gas station would be along Capilano Road that would be more of a commercial entity
- C16** I would like to make a sweeping statement in terms of what is happening and still left of our neighbourhood. With lots that have been assembled and various projects that are in the preliminary application stage and with the loss of a village centre which was supposed to be a hub where people in the neighbourhood and the community could go so they would stay out of their cars, now that is not a reality, and we are all going to be getting into our cars to access services, I think in general these proposals which speak to maximum density are not in the best interest of the neighbourhood. Individuals who have chosen to remain in this area as single-family homes are being marginalized and this density is not appropriate because there is no infrastructure to support it. We already have grid lock so I speak against the maximum density, scale it down to what it

was initially proposed in the OCP which was a variety of houses not the same type of units throughout the whole lower Capilano area

- Q17** Which body is orchestrating the whole group of developments? There is sort of nine other developments all going on in this area and I would like to hear from whoever is coordinating all of this. Whose vision are we following, overall, for traffic? It seems that there is probably no answer at this point
- A17** For this peripheral area, the traffic study that was done anticipated traffic for the peripheral town house development, the Grouse Inn development, the Larco development as part of the developments in the area. We looked at what would happen from a prescribed planning rise, which is 2030 from the District standpoint, and what the impacts would be in the area. With a lot of the developments, they will be going to a higher density as you said and what we look at is what these types of developments would be like in the future from a trip generation stand point going on and then looking at the impacts to the whole area.
- Q18** I think part of the issue for me on the traffic, each developer that has these meetings says that we are going to be doing this but it doesn't say who is actually going to be doing the changes required for the traffic and it doesn't say when. Are we going to wait for all the construction to be done to do the changes on Marine Drive and Cap Road? Is it going to happen while it is under construction? If it is while, which one is when the changes to the traffic are going to take place?
- A18** Erik Wilhelm: Changes to the Marine Drive area, maybe the corner of Cap and Marine, that would really only happen with the completion of the Grouse Inn site. Again, there can be a bit of a phasing issue that we are going to have to address but any kind of road upgrade within the peripheral area would almost be like a piece of the puzzle. Certain developments would do certain upgrades of the roadway in that peripheral area. Some of the improvements along Capilano and Marine Drive, there could be a bit of an overlap or lag in that
- Q19** So all of these people are going to be moving into here, literally by the thousands, but not one actual square metre of park space will be provided for these people. It used to be the policy, is still the policy, for every thousand people several acres of park land would have to be purchased and I don't see this happening in this scenario at all. The technical aspect of having public access to this little park through Citimark's own land makes me think that somebody has got to give a public easement through that land. Can somebody confirm that there is going to be a public easement right through Citimark's land to get access to the park?
- A19** Rebecca Nguyen, from Citimark was in the audience and responded: The people that will be using the path that goes through Citimark are really the residents of Cressey and Citimark. We imagine that this would be semi-private in the sense that no one else would need to go through because of the trail that is going to be developed between Citimark and Larco sites. The public pedestrian pathway is what we imagine most of the public would be using.

- Q20** It sort of overlooks the people coming in from the Earls redevelopment, with that tall tower that they are planning there Belle Isle would be their park too. I imagine that they would take the shortest path, which would be that diagonal through there?
- A20** Erik Wilhelm: I think with respect to the movement between the Cressey and through the Citimark site, I think that would likely be something like some sort of security where if you are a resident you would only be able to go through the gate. From a security perspective, you wouldn't want the general public traveling through one development into another and then into the park. You want to funnel them into the well lit, multi use path between the Larco and Citimark development
- Q21** Is that kind of security in place anywhere in the District?
- A21** Erik Wilhelm: To my knowledge, no but it is common place in any other area of metro Vancouver
- C22** Given that densification and traffic are major issues at present and I foresee them as being major issues moving forward. With respect to this traffic study, I think it is actually very myopic. You are talking about traffic coming from Squamish, north of Capilano Road, along Marine Drive so I think taking a traffic study in isolation of traffic coming through this major hub is a red herring in terms of the true effect of this densification
- Q23** Our city fathers, in conjunction with a number of citizens, many years ago came up with a plan that outlines this area as a designated village. My definition of a village coming from Ireland is that a village would at least have a church, a pub and a place to buy a loaf of bread. I am curious Erik about the wisdom at City Hall in terms of the opportunity to buy groceries for people living in this area. It makes sense that if you add density to an area that it has to be self sufficient, without a village or hub, it means that everybody here has to clog up Marine Drive on their way down to Save On Foods.
- A23** Erik Wilhelm: Like I said earlier, it is planned that at the Grouse Inn site that there be quite a large grocery store, so I do know that there are plans for that but again timing is of issue
- Q24** Just to clarify, the peripheral housing was not included in the original OCP right? People are getting mixed up about the OCP and the guidelines for peripheral housing. I don't know if someone wants to clarify them?
- A24** Erik Wilhelm: In 2014, Council adopted what you refer to as the peripheral policy. It is not an Official Community Plan amendment, under normal circumstances if there was to be whole-hearted change in a neighbourhood, you would make an Official Community Plan amendment and that would change the designation. That would be more of a concrete kind of movement towards density. What the peripheral policy again is just kind of general policy that provides direction to Council as to the possible densities in the future. All of these applications that are going to be within the peripheral area, all of them require and Official Community Plan amendments to actually amend the mapping within the OCP

Cressey (Klahanie Park) Development LLP Public Information Meeting Summary February 28, 2017

APPENDIX: FLYER



Notice of a Public Information Meeting in Your Neighbourhood

Cressey (Klahanie Park) Development LLP is hosting a Public Information Meeting to present the development proposal for 1864-1882 Curling Road and 1801-1803 Glenaire Drive. You are invited to this meeting to learn about the development proposal (this is not a Public Hearing).

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

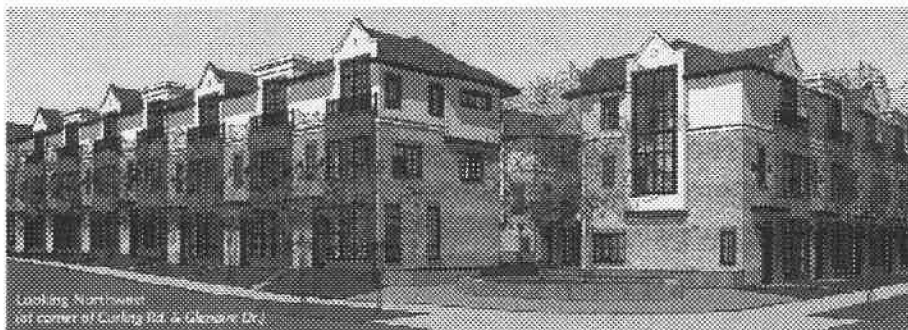
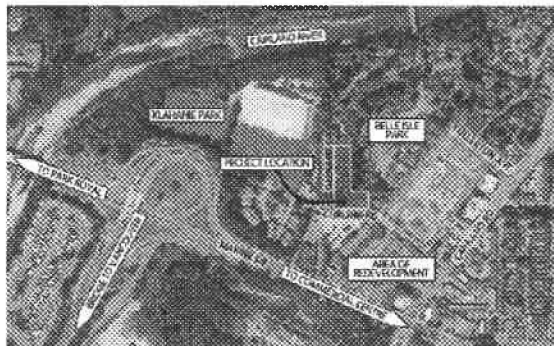
The Proposal:

Cressey (Klahanie Park) Development LLP proposes to construct six 3-storey townhouse buildings, at the corner of Glenaire Drive and Curling Road.

The proposal is for 40 residential units, and is made up entirely of 3-bedroom, family-oriented townhomes, with individual access to each home from the ground level.

Underground parking will be accessed from a driveway off Curling Road. 21 homes will have direct access to their units from the underground parking. A total of 79 parking stalls are provided for residents, along with 5 visitor parking spaces within the parkade.

The proposal also includes road and pedestrian upgrades to Glenaire Drive and Curling Road.



For further information
please contact:

Graham Brewster - 604.895.3447
Cressey (Klahanie Park) Development LLP

Erik Wilhelm - 604.995.2360
District of North Vancouver, Planning Department

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 3C5
Tel: 604.683.1354
Fax: 604.683.7690
www.cressey.com

Meeting Time and Location:

Tuesday, February 28, 2017
6:30 - 8:00pm
Grouse Inn (Meeting Room)
1433 Capilano Road

Meeting Agenda:

Doors Open: 6:30pm
Open House Discussion: 6:30 - 8:00pm
Presentation: 7:00 - 7:15pm

Cressey (Klahanie Park) Development LLP Public Information Meeting Summary
February 28, 2017


APPENDIX: SITE SIGN

Developer's
Public Information Meeting

Proposal:
40-Unit Townhouse Development

6:30PM, Tuesday, February 28
Grouse Inn (Meeting Room)
1633 Capilano Rd.


Cressey (Klahanie Park)
Development LLP
604-895-0447



Looking North West
at corner of Curling Rd. & Capilano Rd.

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


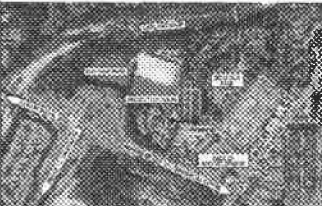
APPENDIX: NEWSPAPER ADVERTISEMENT

 **CRESSEY** **PUBLIC INFORMATION MEETING**

A redevelopment is being proposed for 1864-1882 Curling Road and 1891-1865 Glenis Drive, to construct a family-oriented 3-bedroom townhouse project. You are invited to discuss the project.

Date: Tuesday, February 28, 2017
Time: 6:30 - 8:00pm
Location: Grouse Inn (Meeting Room)
1633 Capilano Road,
North Vancouver

Cressey (Klahanie Park) Development LLP proposes to amend the site plan single-family zoning to a comprehensive development zone to permit a 40-unit ground-oriented townhouse project, with a single level of underground parking.


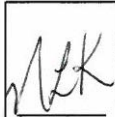



Information packages are being distributed to residents with 100 metres of the proposed development site in accordance with District of North Vancouver policy. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm or the Community Planning Department at 604-976-2317 or Graham Brewster at 604-895-0447 or bring your questions and comments to the meeting.

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

Cressey (Klahanie Park) Development LLP | 9600 553 West 29 Avenue Vancouver BC V6Z 1C6
Tel: 604-682-1256 | Fax: 604-593-7699 | www.cressey.com

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 30, 2017</u>
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
---------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

The District of North Vancouver REPORT TO COUNCIL

October 16, 2017

File: 17.9200.05/001.000

AUTHOR: Nancy Kirkpatrick, Director, North Vancouver Museum and Archives

SUBJECT: RECOMMENDED MUSEUM DEACCESSIONS #9

RECOMMENDATION:

Pursuant to the report of the Director of the North Vancouver Museum and Archives, dated October 16, 2017, entitled "Recommended Museum Deaccessions #9":

THAT the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 11 artifacts owned solely by the District of North Vancouver as outlined in the October 16, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9;

THAT the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 2 artifacts owned jointly by the District and the City of North Vancouver as outlined in the October 16, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9;

AND THAT the NVMA Commission is authorized to deaccession and dispose of 247 unaccessioned objects that have been found in the Museum Collection as outlined in the July 19, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9.

REASON FOR REPORT:

This report seeks Council's permission for the NVMA Commission to deaccession and to dispose of 260 museum artifacts in the care of the North Vancouver Museum and Archives.

ATTACHMENTS:

1. List of 11 Museum artifacts recommended for deaccessioning and disposal, owned solely by the District of North Vancouver.

2. List of 2 objects, owned jointly by the District and the City of North Vancouver, and recommended for deaccessioning and disposal.
3. List of 247 unaccessioned objects, owned jointly by the District and the City of North Vancouver, and recommended for deaccessioning and disposal.

BACKGROUND:

This is the ninth in an ongoing series of Museum Deaccession Reports submitted to Council since 2012 when NVMA began downsizing the collection to prepare for the move to a new museum and a new collection storage facility. It concerns artifacts considered for deaccessioning at meetings of the NVMA staff Collections Committee on August 22, August 29, and September 4, 2017, during which 618 objects were reviewed and 481 of them were recommended to be deaccessioned. The focus of recent deaccessioning work was fragmentary objects without a known provenance or strong local significance, as well as duplicate items and those of poor quality that are difficult to store and are not needed for future exhibits. To date, NVMA has received permission to deaccession and dispose of 6,486 objects.

This report seeks Council's permission to deaccession and dispose of all 260 objects on the attached lists. In the opinion of the NVMA Director, no item has a fair market value in excess of \$1,000. Items on the attached lists were reviewed and approved for deaccessioning by the NVMA Commission on September 21, 2017.

Moved by Mr. Fox and seconded by Mr. Hamill, and carried unanimously:

THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 481 objects on the attached lists, and recommends to the municipal owner of each (City and/or District of North Vancouver as appropriate) that all 481 items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

NOTE: Of the 481 objects recommended for deaccessioning, 260 are solely or jointly owned by the District of North Vancouver and 221 are solely owned by the City of North Vancouver.

EXISTING POLICY:

The NVMA Commission is the sole custodian of the cultural, archival and museum collections owned by the Corporations of the City of North Vancouver and the District of North Vancouver. The Commission's Collection Policy sets out the methodology for deaccessioning (ie. documenting and removing) materials from the accessioned collection (section B.6.8) and for documenting and disposing of other categories of objects (section B.6.9).

According to section D.15 of the Commission's establishing Bylaws (City of North Vancouver Bylaw No. 6019) and District of North Vancouver Bylaw No. 6789), all items recommended by the NVMA Commission for deaccession will be referred to the owner (City and/or District of North Vancouver) for final approval.

DISCUSSION:

The pace of the deaccessioning project accelerated in late summer, following a lull in May and June due to the press of other work. In July additional staff resources were made available to this project through the partial, 2-day per week secondment of the Archives' Reference Historian. A grant-funded Museum Collection Assistant (four days per week through January 2018) was also hired.

In July and August, 97 previously-deaccessioned objects were transferred to other public collecting organizations in British Columbia, including the Royal BC Museum, SPARC Museum (Society for the Preservation of Antique Radio in Canada), Historic Stewart Farm, and the Aldergrove Heritage Society and Telephone Museum. Fifty deaccessioned objects which potentially contained asbestos, including old electrical household appliances, were disposed of by a contracted hazardous materials specialist. The Deaccessioning Committee also decided to deaccession the remainder of the paper items in the museum collection. These items will be retained for the time being and either transferred to the archives, transferred to the education collection, used by the exhibit designers for the new museum exhibits, transferred to other institutions, or disposed.

One hundred and seventeen objects were sent to an auction house for public sale in September 2017. Their sale grossed \$1,165. After paying sales commission and transportation fees, the Commission netted \$588.75, which will be used to maintain and acquire new items to augment the museum collection.

Timing/Approval Process:

The Commission is on pace to meet the target of reducing the collection so it can be stored in the new, smaller collection warehouse and in the new museum. We are on track to meet the targets set in the Museum Deaccessioning Plan submitted to Council in May 2017 and to vacate the existing collection storage warehouse by May 2019.

This updated chart shows targets in the Museum Deaccessioning Plan and actuals through September 2017.

Date	# objects recommended for deaccessioning - target	# objects recommended for deaccessioning - actual	Space (in square feet) occupied by deaccessioned objects	Size of museum collection (# objects)
2017 Jan to Mar	500	503	Not calculated	16,758 (estimate) 16,755 (actual)
2017 Apr to June	520	519	400 sq. ft.	16,235 (estimate) 16,236 (actual)
2017 July to Sept	600	719	450 sq. ft.	15,636 (estimate) 15,517 (actual)
2017 Oct to Dec	1,000	Not yet available	Not yet available	14,636 (estimate)
2018 Jan to Mar	1,000	Not yet available	Not yet available	13,636 (estimate)
2018 Apr to June	1,500	Not yet available	Not yet available	12,136 (estimate)
2018 July to 2019 Sept	During the 15-month period preceding the opening of the new museum (Sept 2019 estimated opening date), deaccessioned items will be transferred to other museums or disposed of and the retained collections will be packed and moved to the new museum and the new storage warehouse.			

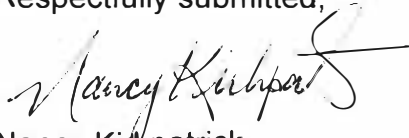
The Commission now seeks District Council's timely approval to deaccession and dispose of the 260 items on the attached lists so preparations for a collection move and storage consolidation project may be expedited.

Conclusion:

A companion report is being prepared for submission to the Mayor and Council of the City of North Vancouver containing lists of objects owned solely by the City and recommended for deaccessioning and unaccessioned objects owned jointly by the City and the District that are recommended for disposal.

A list of all items formally deaccessioned will be provided by the Commission to the Purchasing Department of the City of North Vancouver so the items can be deleted from their Master list and the necessary adjustments, if any, can be made to insurance coverage for the collections.

Respectfully submitted,



Nancy Kirkpatrick

Director, North Vancouver Museum & Archives

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

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ATTACHMENT 1 Accessioned Objects owned by the District of North Vancouver

Quantity	Object Number	Object Name	Description	Ownership
1	2004.27.10	Bottles	Various glass bottles	DNV
1	1996.17.2a-b	Fragment	2 wooden drawers	DNV
2	2004.27.31 2005.11.11	Unidentified objects	An array of unidentifiable objects and fragments	DNV
1	2004.35.8	Books	Various paper books, booklets, etc	DNV
2	1996.32.1 2000.11.4	Paper objects	An assortment of bits of paper objects	DNV
4	2004.27.25 2004.27.90 2004.27.94 2004.27.126	Containers	Various buckets, crates, boxes and containers	DNV
11	Total objects			

ATTACHMENT 2 Accessioned Objects jointly owned by the City and District of North Vancouver

Quantity	Object Number	Object Name	Description	Ownership
2	2003.12.13 2003.12.18	Paper objects	An assortment of paper objects	CND & DNV
2	Total Objects			

ATTACHMENT 3 Unaccessioned Objects owned jointly by the City and District of North Vancouver

Quantity	Object Number	Object Name	Description	Ownership
2	2013.INV.124 2013.INV.1242	Bottles	Various glass bottles	CNV & DNV
62	2012.INV.144 2012.INV.21 2012.INV.244 2012.INV.258 2012.INV.56 2012.INV.87 2012.INV.92 2012.INV.94 2012.INV.95 2012.INV.97 2013.INV.1076 2013.INV.110 2013.INV.1189 2013.INV.136 2013.INV.1366 2013.INV.161 2013.INV.171 2013.INV.191 2013.INV.192 2013.INV.193 2013.INV.254 2013.INV.255 2013.INV.386 2013.INV.389 2013.INV.395 2013.INV.396 2013.INV.397 2013.INV.404 2013.INV.405 2013.INV.406 2013.INV.407 2013.INV.411 2013.INV.442 2013.INV.443 2013.INV.444 2013.INV.445 2013.INV.446 2013.INV.447 2013.INV.494 2013.INV.506 2013.INV.587 2013.INV.636 2013.INV.690 2013.INV.704 2013.INV.739 2013.INV.740 2013.INV.787 2013.INV.987 2014.INV.431 2014.INV.591 2014.INV.592 2014.INV.819 2014.INV.822 INV0522 INV0671 INV1162 INV1267 INV1387 INV1444 INV20090092 INV2009-0108 INV2009-0308	Fragments	Plethora of unknown pieces of metal, plastic, etc, and object fragments	CNV & DNV
5	2013.INV.130 2013.INV.186 2013.INV.69 INV0659 INV1034	Baskets	Various types of woven baskets	CNV & DNV
68	2012.INV.142 2012.INV.147 2012.INV.3 2012.INV.74 2013.INV.1033 2013.INV.1037 2013.INV.1057 2013.INV.1085 2013.INV.1172 2013.INV.1184 2013.INV.1291 2013.INV.1301 2013.INV.1304 2013.INV.1327 2013.INV.1345 2013.INV.1376 2013.INV.1394 2013.INV.1497 2013.INV.1499 2013.INV.1500 2013.INV.1501 2013.INV.1581 2013.INV.162 2013.INV.201 2013.INV.231 2013.INV.245 2013.INV.273 2013.INV.384 2013.INV.391 2013.INV.394 2013.INV.421 2013.INV.431 2013.INV.432 2013.INV.454 2013.INV.458 2013.INV.560 2013.INV.563 2013.INV.577 2013.INV.602 2013.INV.625 2013.INV.654 2013.INV.655 2013.INV.705 2013.INV.755 2013.INV.811 2013.INV.98 2014.INV.583 2014.INV.590 2014.INV.593 2014.INV.818 2014.INV.834 2014.INV.844 2014.INV.884 INV0409 INV0631 INV0641 INV0664 INV0696 INV0701 INV0724 INV0821 INV0826 INV0852 INV0882 INV1216 INV1237 INV1240 INV1242	Unidentified objects	An array of unidentifiable objects and fragments	CNV & DNV
11	2013.INV.1410 2013.INV.551 2013.INV.552 2013.INV.561 2013.INV.600 2014.INV.499 2014.INV.508 2014.INV.563 INV0649 INV1241 INV1292	Unidentified Tools	Various unidentifiable tools and tool fragments	CNV & DNV
24	2012.INV.156 2014.INV.1085 2014.INV.1087 2014.INV.1088 2014.INV.1089 2014.INV.1090 2014.INV.861 2014.INV.865 2014.INV.866 2014.INV.869 2014.INV.870 2014.INV.917 2014.INV.921 2014.INV.923 2014.INV.979 2014.INV.990 2015.INV.16 2015.INV.17 2015.INV.18 2015.INV.19 2015.INV.20 2015.INV.21 2015.INV.22 INV0448	Paper objects	An assortment of paper objects	CNV & DNV
7	2012.INV.224 2012.INV.234 2012.INV.235 2013.INV.100 2013.INV.5 2013.INV.778 2013.INV.779	Containers	Various buckets, crates, boxes and containers	CNV & DNV
11	2014.INV.860 2014.INV.867 2014.INV.872 2014.INV.911 2014.INV.912 2014.INV.918 2014.INV.919 2014.INV.920 2014.INV.976 INV2009-0281 INV20090282	Books	Various paper books	CNV & DNV

ATTACHMENT 3 Unaccessioned Objects owned jointly by the City and District of North Vancouver

54	2014.INV.1000 2014.INV.1001 2014.INV.1002 2014.INV.1003 2014.INV.1004 2014.INV.1005 2014.INV.1006 2014.INV.1007 2014.INV.1008 2014.INV.1009 2014.INV.1010 2014.INV.1011 2014.INV.1012 2014.INV.1013 2014.INV.1014 2014.INV.1015 2014.INV.1016 2014.INV.1017 2014.INV.1018 2014.INV.1019 2014.INV.1020 2014.INV.1021 2014.INV.1022 2014.INV.1024 2014.INV.1025 2014.INV.1026 2014.INV.1027 2014.INV.1028 2014.INV.1029 2014.INV.1030 2014.INV.1031 2014.INV.1032 2014.INV.1033 2014.INV.1034 2014.INV.1035 2014.INV.1036 2014.INV.1037 2014.INV.981 2014.INV.982 2014.INV.983 2014.INV.984 2014.INV.985 2014.INV.987 2014.INV.988 2014.INV.989 2014.INV.991 2014.INV.993 2014.INV.994 2014.INV.995 2014.INV.996 2014.INV.998 2014.INV.999 2014.INV.25 2014.INV.41	Signs	Various paper signs	CNV & DNV
1	2014.INV.898	Token	Ration Tokens	CNV & DNV
2	2014.INV.902 2014.INV.904	Pins	Clothing pins	CNV & DNV
247	Total objects			

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 30, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 17, 2017
File: 01.0115.30/002.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Acting Mayor Schedule Change – December 1 – December 10, 2017

RECOMMENDATION:

THAT Councillor Bassam is designated as Acting Mayor for the period December 1 to December 10, 2017 inclusive.

BACKGROUND:

Councillor MacKay-Dunn is designated as Acting Mayor for October 24 to December 24, 2017; due to an alternate commitment Councillor MacKay-Dunn is unable to fulfil the duties of Acting Mayor from December 1 to December 10, 2017. It has been agreed between Councillors MacKay-Dunn and Bassam that Councillor Bassam will assume the responsibility of Acting Mayor for the period of December 1 to December 10, 2017 inclusive. This change requires a resolution of Council.

Options:

1. Appoint Councillor Bassam as the Acting Mayor for December 1 – December 10, 2017 inclusive.
2. Propose another name for consideration as Acting Mayor for the required time period.

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

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AGENDA INFORMATION☒ Regular MeetingDate: October 30, 2017

Dept. Manager	GM/ Director	CAO

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

October 18, 2017

File:

AUTHOR: Councillor Lisa Muri**SUBJECT:** "Locals First" Marketing of New Developments**RECOMMENDATION:**

THAT staff are directed to bring forward a policy requesting that developers of new residential developments first make them exclusively available to North Shore residents for sixty days before permitting sales to others.

REASON FOR REPORT:

There has been an increase in the number of multi-family developments in the District of North Vancouver, with many of the units marketed and sold overseas. In order to ensure that units are available for purchase by North Shore residents, a policy requesting units first be marketed to, and sold to, North Shore residents is required.

BACKGROUND:

In 2016, the District of West Vancouver approved a large residential development in Horseshoe Bay for which the developer voluntarily agreed to market and sell units to those who live, work or do business in West Vancouver for the first thirty days and then to residents of the Lower Mainland for the next sixty days with no foreign marketing of units whatsoever.

In October 2017, the City of Vancouver passed a motion directing staff to bring forward a policy framework for new development applications that gives residents who live and work in Metro Vancouver the first opportunity to purchase new pre-sale homes in Vancouver.

Earlier this year Council enquired as to whether or not the District could require that units be made available locally first and were advised by staff that we did not have the legal basis to do so; therefore, we should explore this voluntary approach.

Respectfully submitted,

Lisa Muri
Councillor

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		