



PUBLIC HEARING

1401-1479 Hunter Street &
481-497 Mountain Highway
Community Centre & 326 Residential
Unit Development

What: Public Hearing for the proposed development of 1401-1479 Hunter Street and 481-497 Mountain Highway. The proposed development consists of 326 residential units and a community centre.

When: 7 pm, Tuesday, November 14, 2017

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



Proposed*



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

What changes?

This proposal requires an amendment to the District's Zoning Bylaw and a phased development agreement.

Zoning Amendment

Bylaw 8215 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 103 (CD103) and rezone the subject site from Light Industrial Zone (I3) and Comprehensive Development Zone 11 (CD11) to Comprehensive Development Zone 103 (CD103). The CD103 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping and parking.

Phased Development Agreement

Bylaw 8233 will authorize the phased development agreement associated with the proposed development.

The developer is Intergulf Development (Hunter 2) Corp. The phased development agreement stipulates that the development rights in CD103, including permitted uses, maximum densities and maximum heights, (sections 4B103-2 to 4B103-17) may not be amended or repealed for 10 years. It is anticipated that the development will be built-out over the 10 year period, during which time the phased development agreement requires the developer to provide the community amenities, which includes a community centre shell.

The developer is entitled to sell the property and assign its rights under the phased development agreement provided that the purchaser assumes all of the developers obligations, including the delivery of the community centre shell.

When can I speak?

We welcome your input Tuesday, November 14, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

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

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from October 24 to November 14, 2017. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

If you have questions on the development proposal, please contact Erik Wilhelm, Development Planner, at 604-990-2360 or wilhelme@dnv.org

