

PUBLIC HEARING BINDER

3030 Sunnyhurst Road


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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 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.



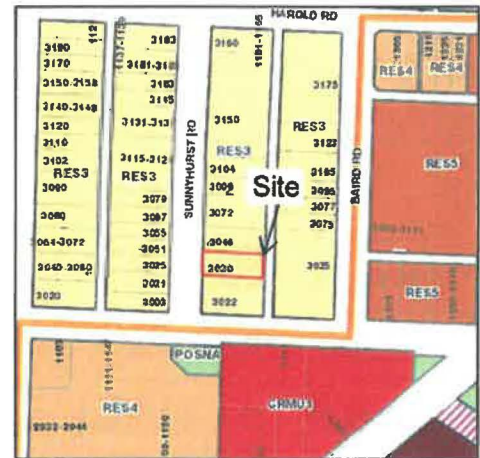
**SUBJECT: BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030
SUNNYHURST ROAD**

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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.

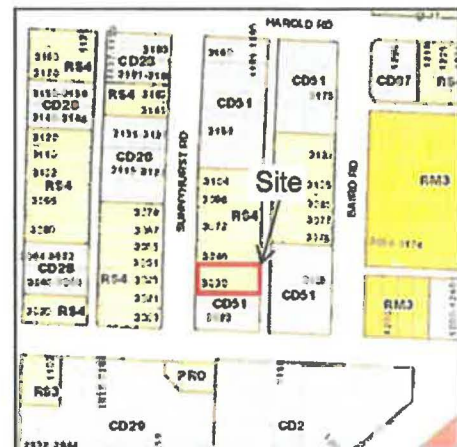
Two of the proposed triplex units are three bedroom units, and one is a four bedroom unit, which will be attractive to families, and as such, the proposal responds to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all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

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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.

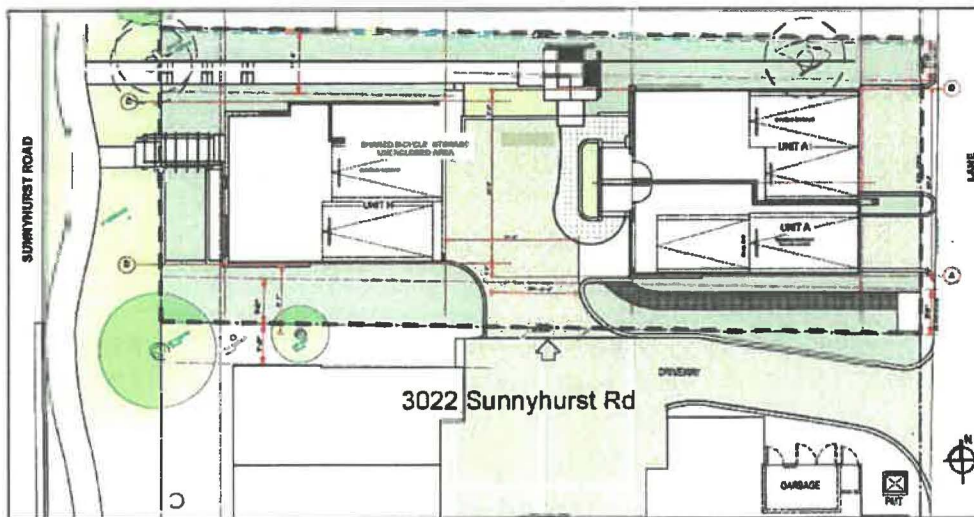
Housing Affordability and Diversity:

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

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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

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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.

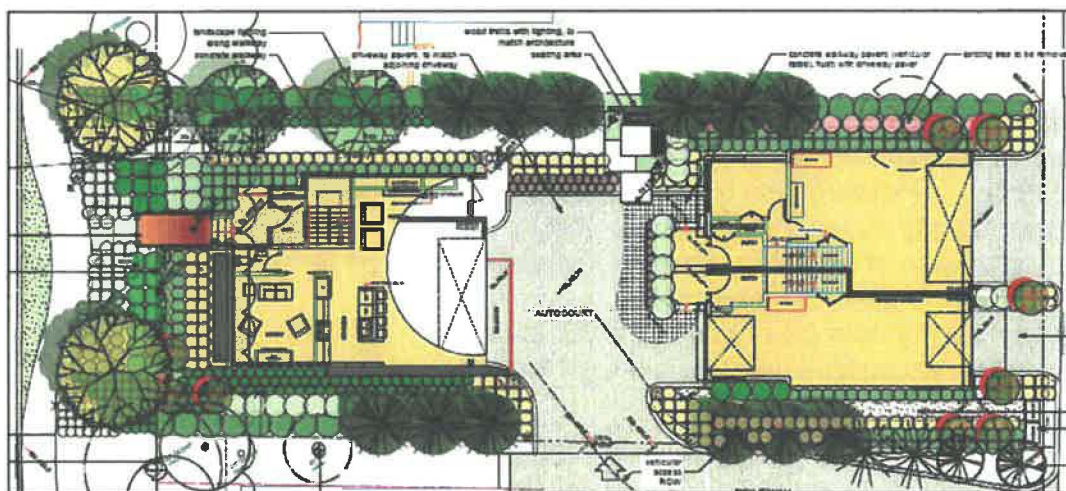
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Landscaping

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.

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Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

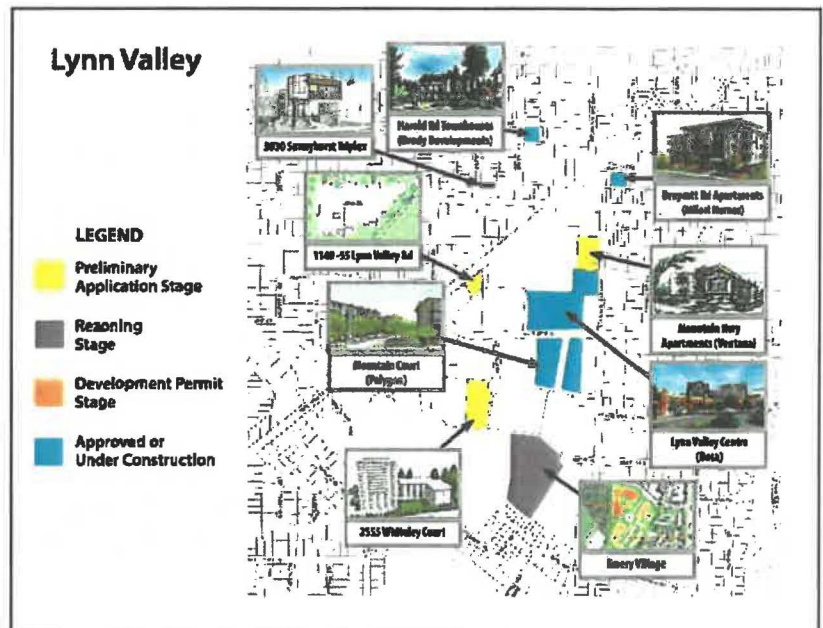
CONCURRENCE:

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.

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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.

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SUNNYHURST ROAD**

October 19, 2017

Page 9



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



Camera

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



INTERNAL COURTYARD / UNIT H



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(ARCHITECT SCALE)

(CLIENT)

BRODY DEVELOPMENT (S&B) LTD.

(PROJECT)

ADALANCE

3000 SUNNYHURST RD
NORTH VANCOUVER, BC

(SCALE)

MASSING
STUDY

15587 (PROJECT)

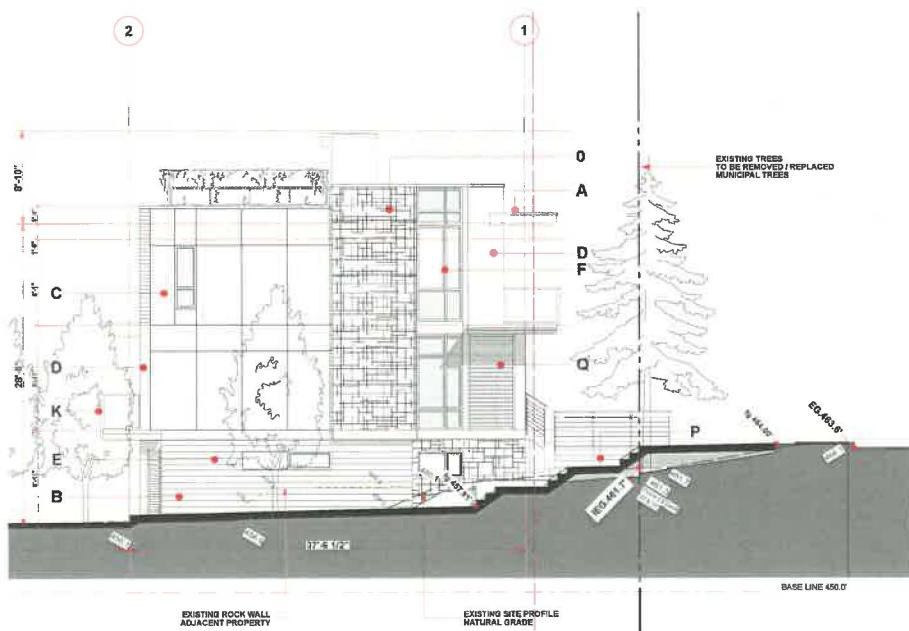
ENCLOSURE

JUN 28, 2017 (DATE)

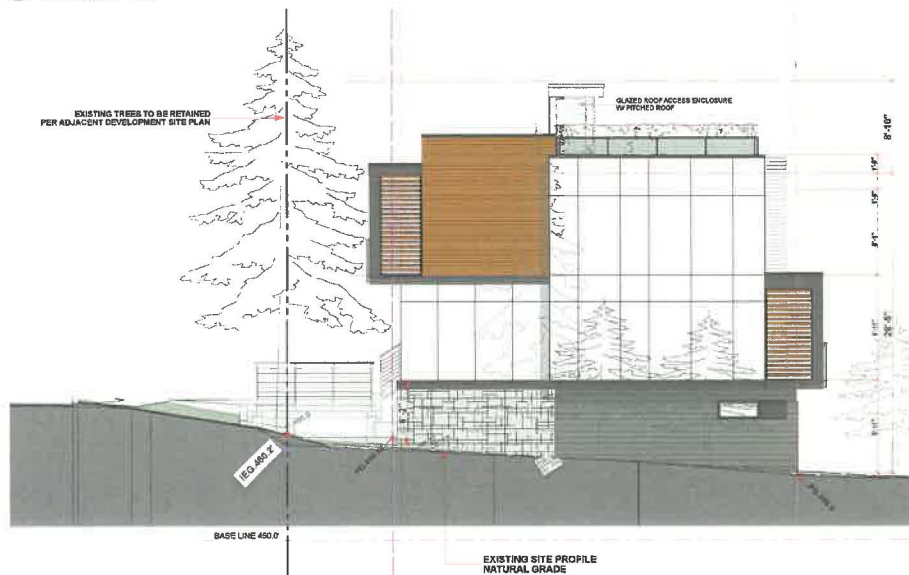
4 - DP APPLICATION REV (REVISION)

(DRAWING)

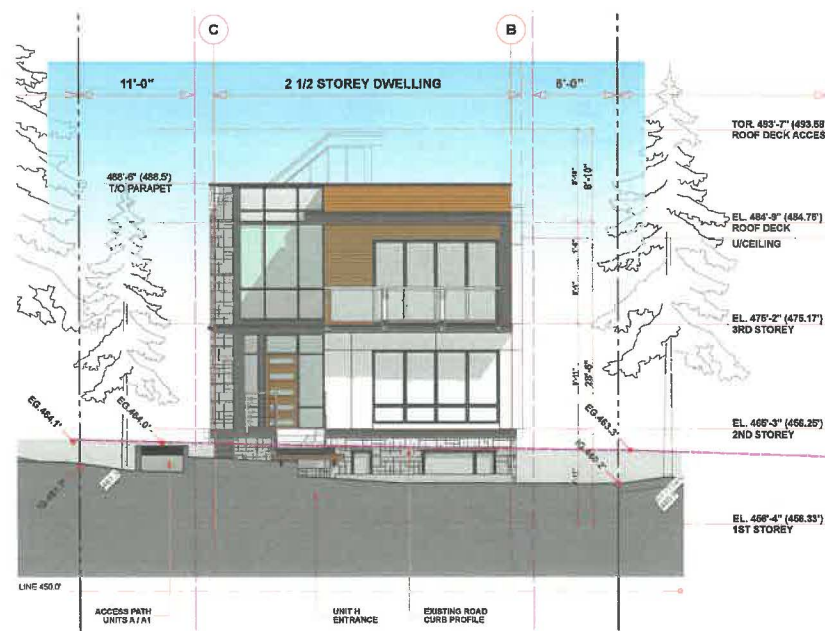
A-8.000



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"



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
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(CLIENT)

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(PROJECT)

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

(TITLE)

ELEVATIONS
UNIT H

10367 (PROJECT)

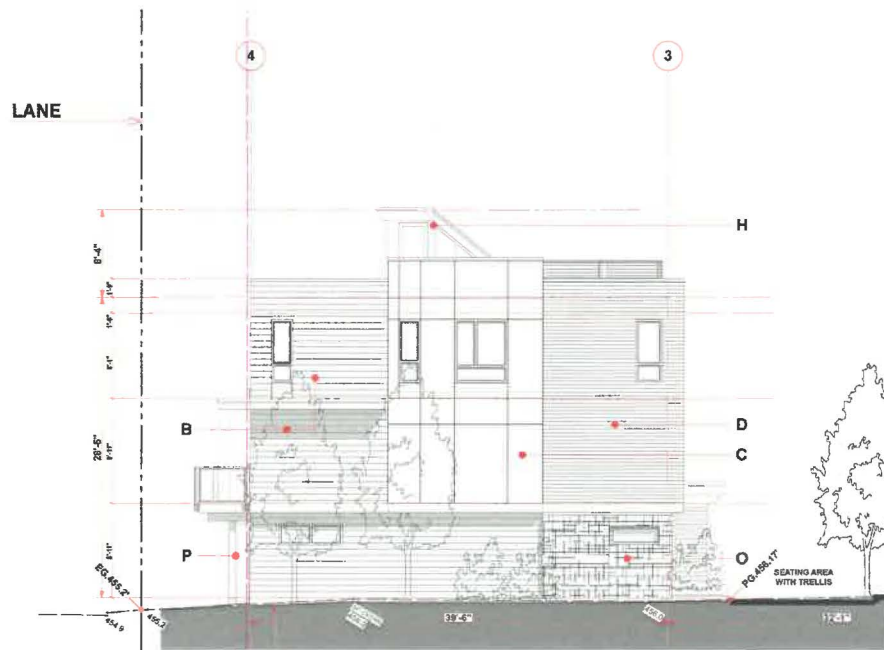
3/16" = 1'-0" (SCALE)

JUN 23, 2017 (DATE)

4 - CD APPLICATION REV 1 (APP)

(DRAWING)

A-5.000



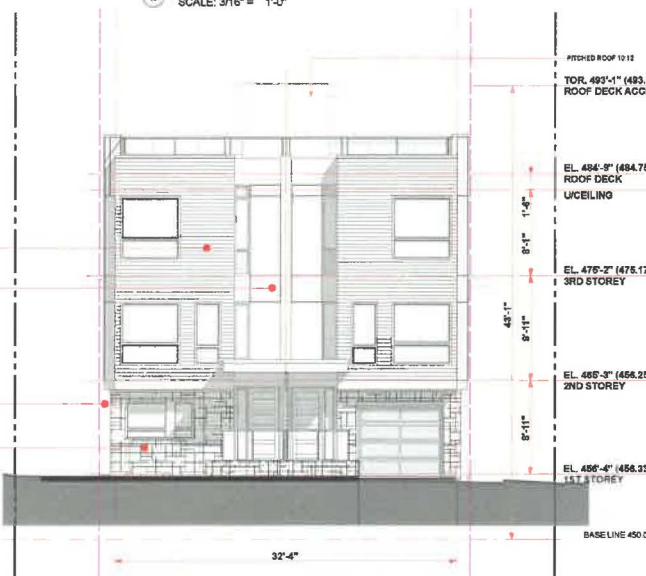
1 ELEVATION NORTH
SCALE: 3/16" = 1'-0"



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 | 988 roof w/ pattern |
| • A1 | Gray | Pitched Roof | Standing Seam Metal Roof - roof deck access only |
| • B | James Hardie | Clayton Park | HardiePlank Lap Siding - cedarwood texture, 7" exposure |
| • C | James Hardie | Clayton Park | Cedarwood Siding - HardiePlank Panel w/ "Easy Grip" - smooth texture |
| • D | Prefinished | Aluma Collection | Aluma Collection - Prefinished Siding - cedarwood texture, pre-finished 5 1/2" exposure of selected materials |
| • E | James Hardie | Clayton Park | HardiePlank Panel w/ "Easy Grip" - smooth texture - second panel at window locations |
| • F | Windows | Black w/ Vinyl | Typical Vinyl windows and sliding doors |
| • G | Prefinished | Aluma Collection | Aluma Collection - Prefinished Siding - cedarwood texture, pre-finished 5 1/2" exposure of selected materials |
| • G1 | Aluminum | Black | a panel perforated aluminum with lot of balustrade at low elevation |
| • H | Benjamin's | Black | Black 2155-19 - Wood effect, wood finish at flat and sloped roof, balcony edge |
| • J | Aluminum | Black | Aluminum color shades @ level elevation shades (selected materials) |
| • K | Benjamin's | Black | To match color of aluminum |
| • L | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |
| • M | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |
| • N | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |
| • O | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |
| • P | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |
| • Q | Benjamin's | Black | Benjamin's color shades @ level elevation shades (selected materials) |



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(PROJECT)

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

(TITLE)

ELEVATIONS
UNITS A / A1

16367 (PROJECT)

3/18" = 1'-0" (SCALE)

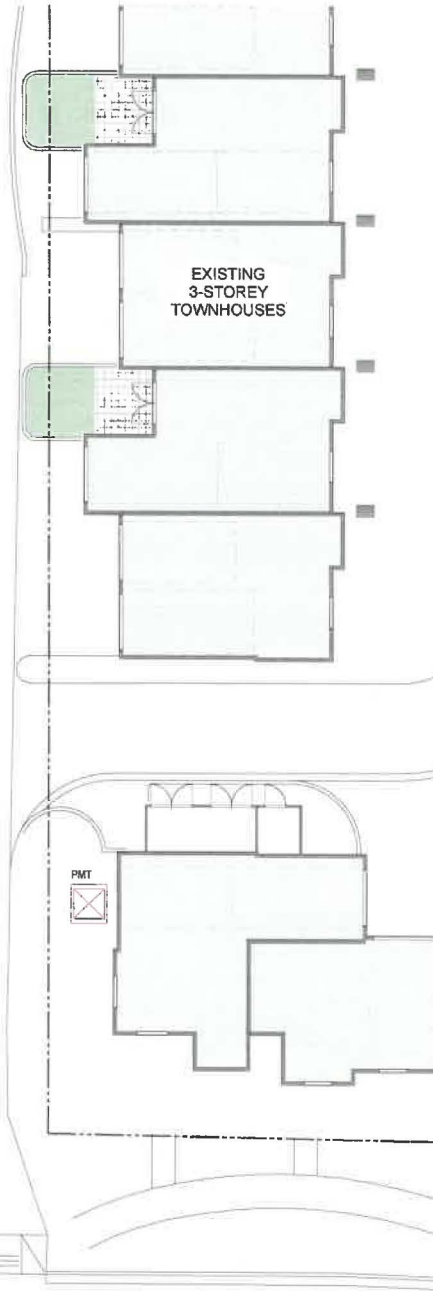
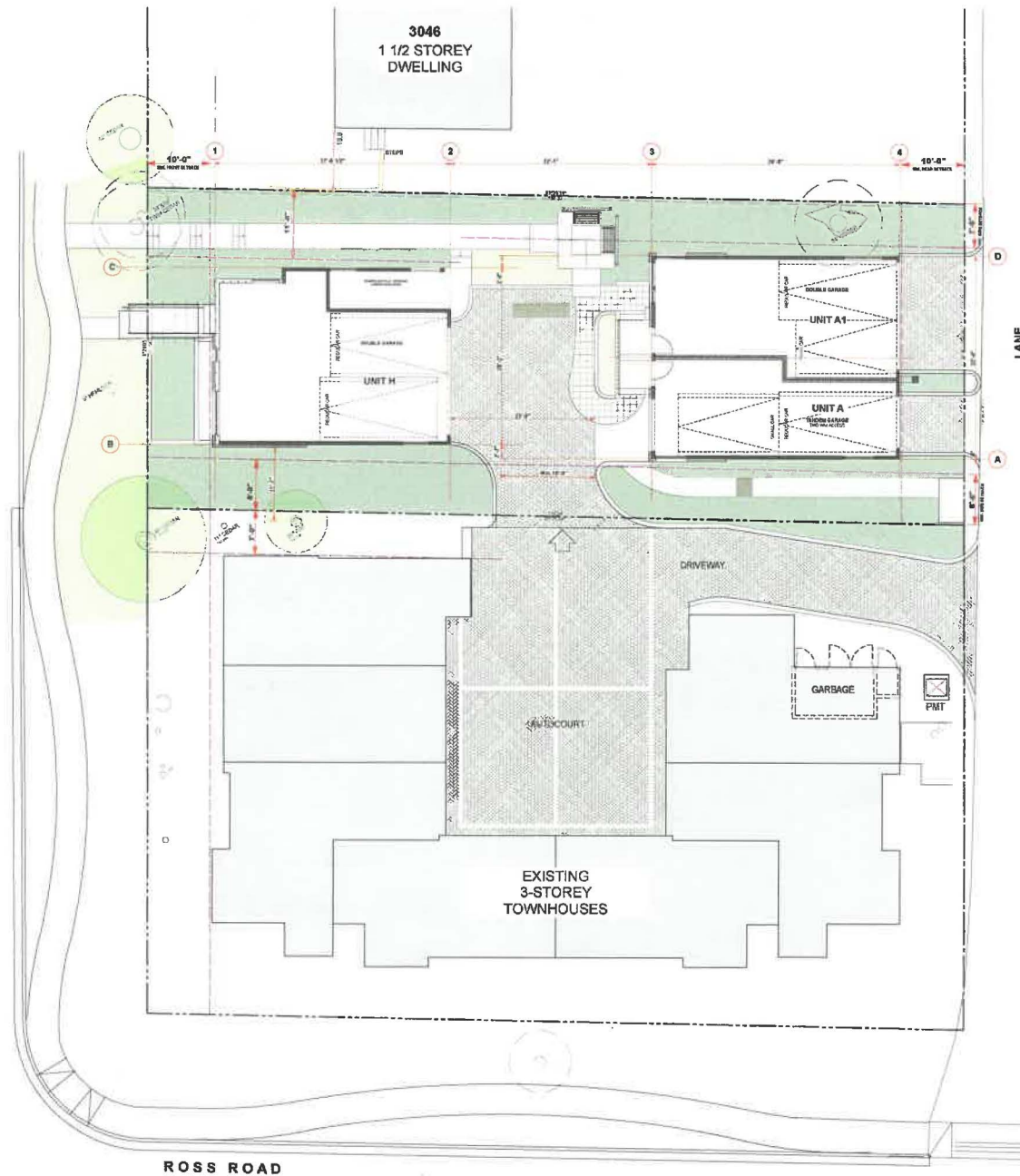
JUN 23, 2017 (DATE)

4 - DP APPLICATION REV 1 (DRAWING)

A-5.100



SUNNYHURST ROAD



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(ARCHITECT SEAL)

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PROJECT

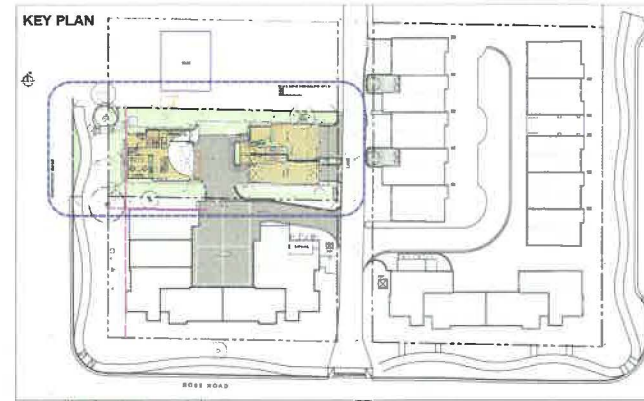
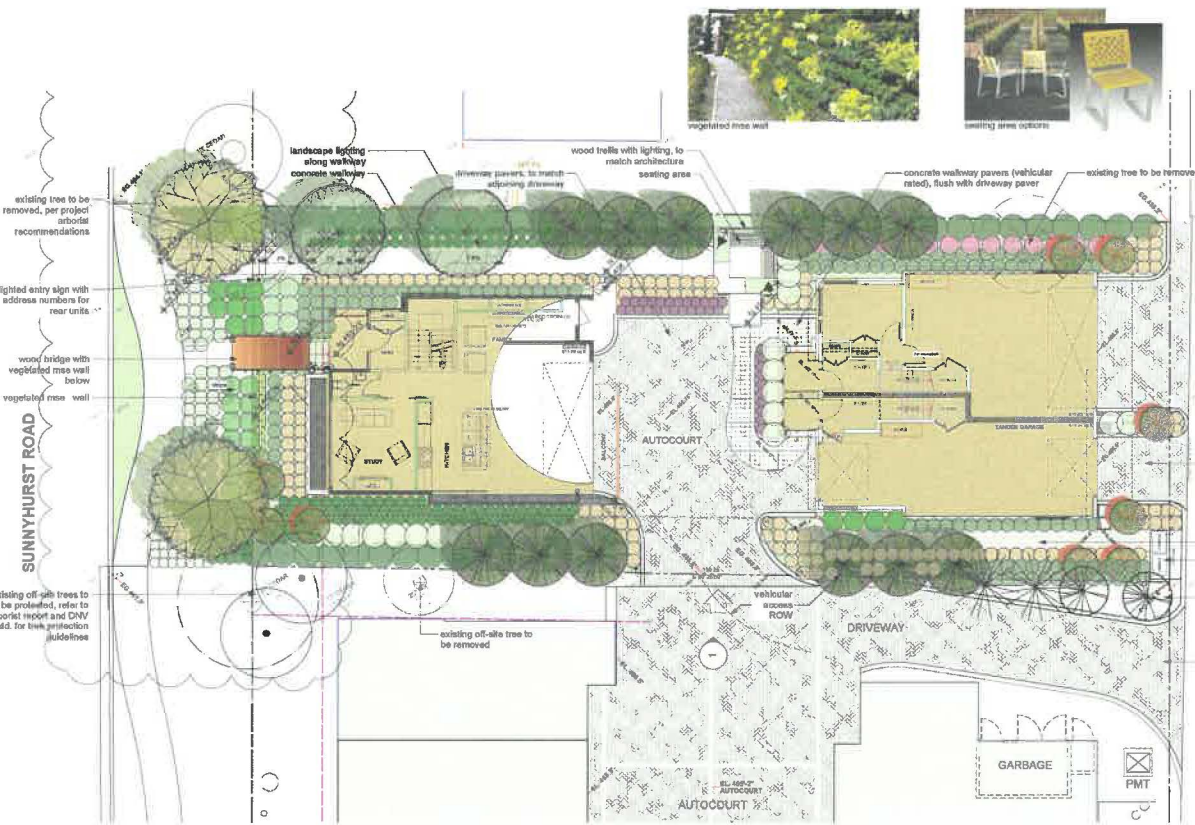
ADALANCE
3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

TITLE
**SITE PLAN
DIAGRAM**

16307 (PROJECT)
1/8" = 1'-0" (SCALE)
OCT 12, 2017 (DATE)
4 - DP APPLICATION REV (REVISED)

A-1.001

Attachment A



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 chip 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 removal 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:

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

Civic Address:

3030 Sunnyhurst Rd, North Vancouver

LEGEND

- Walkway Pavers - 8"x8" Interlocking
- vehicular pavers
- Driveway Pavers - 4"x8" Interlocking
- vehicular pavers
- Decorative River Rock
- Proposed Architecture Grade (Integr. 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

FORMA DESIGN INC.
www.formadesign.ca

209-855-1600
North Vancouver
British Columbia
Canada V7P 2P6
tel 604-966-9183
fax 604-966-7500

1. Issued for Contract - Design/Construct
Applicable: November 4, 2014
2. Revised per City Council - July 16, 2017

3030 Sunnyhurst Rd
North Vancouver, B.C.

No. Character Sheet

Scale: 1/8" = 1'-0"
Date: 11/11/17
Author: [Name]
Checker: [Name]
Project: 3030 Sunnyhurst Rd

16.040 1.1 of 3



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(ARCHITECT SCALE)



MATERIAL AND COLOUR LEGEND

| | | | |
|------|------------|-----------------------------------|--|
| ● A | Light Grey | Flat Roof | SDS roof w/ pattern |
| ● A1 | Grey | Sloped Roof | Standing Beam Metal Roof - roof deck access only |
| ● B | Off-white | James Hardie ColorPlus Collection | Timber Bark HardiePanel Lap Siding - cedar-like texture, 7" exposure |
| ● C | Off-white | James Hardie ColorPlus Collection | Cobble Stone HardiePanel Panel clw "Easy Trim" - smooth texture |
| ● D | Blue | Pre-finished Fibre Cement | Alura ColorMax Finishing System w/ Stains - Maple Fibre Cement Lap Siding - cedar-like texture, pre-finished 5 1/4" exposure at selected locations |
| ● E | Grey/White | James Hardie ColorPlus Collection | Iron Grey HardiePanel Panel clw "Easy Trim" - smooth texture accent panel at window locations |
| ● F | Black | Windows | Black or White WPC Typical Vinyl windows and sliding doors |
| ● G | Shaded | Pre-finished Fibre Cement | Alura ColorMax Finishing System w/ Stains - Maple Pre-finished soffits @ main entrance soffit and side of balconies |
| ● G1 | Grey | Aluminum Soffit | Genak Side 4 panel perforated aluminum soffit use of balconies at base elevation |

| | | | |
|-----|-------------|---------------------------|---|
| ● H | Aluminum | Benjamin Moore | BM 2124-10 Whirlwind Iron Wood trim, wood fascia at flat and sloped roofs, balcony edge |
| ● J | Aluminum | Benjamin Moore | Clear anodized aluminum Aluminum solar shades @ west elevation windows (selected locations) |
| ● K | Aluminum | Cornwall Power Coatings | To match clear anodized aluminum Pre-finished aluminum / safety glass railing @ balconies |
| ● L | Black | Metals Ltd. | Black (select finish) Flashing @ roof, flashing at dark windows, downspouts, gutters |
| ● M | White | Metals Ltd. | White Flashing at all other locations |
| ● N | Light Beige | Architectural concrete | Benjamin Moore Architectural concrete finish at exposed concrete walls |
| ● O | Grey | Cultural Stone | Platinum Pacific Longstone Stone cladding at selected walls, balcony columns |
| ● P | Stained | Timber or Engineered Wood | Bride Coatings 107 Sealcoat Timber or Engineered wood (glue), quality grade, structural elements at entrance bridge - posts & beams |
| ● Q | Stained | Aluminum Soffit | Decorative cedar or WPC Wood Plastic Composite |

(CLIENTS)

BRODY DEVELOPMENT (SSB) LTD.

(PROJECTS)

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

(STYLE)

MATERIALS

15387 (PROPERTY)

(SCALE)

JUN 25, 2017 (DATE)

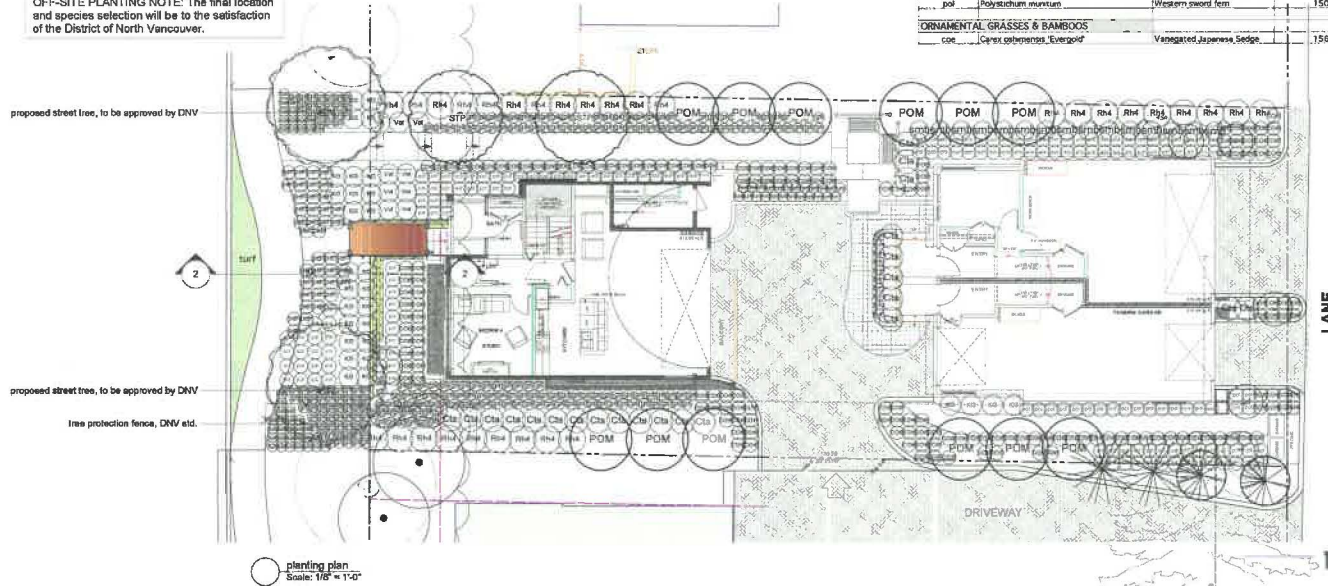
4 - CP APPLICATION REV (DRAWING)

A-6.000

| PLANT LIST - OFFSITE | | | | |
|---|--|--------------------------------|----------|----------------|
| ID | Latin Name | Common Name | Quantity | Scheduled Size |
| TREES (DECIDUOUS & CONIFEROUS) | | | | |
| CN | <i>Cornus nuttallii</i> 'Eddie's White Wonder' | 'Eddie's White Wonder' Dogwood | 2 | 7cm cal. |
| SHRUBS | | | | |
| gr | <i>Gaultheria shallon</i> | Salei | 73 | #1 pot |
| KL | <i>Kalmia latifolia</i> 'L.P.' | R.F. Dwarf Mountain Laurel | 26 | #5 pot |
| PERENNIALS & GROUNDCOVERS | | | | |
| pol | <i>Polystichum munsoni</i> | Western sword fern | 19 | #1 pot |
| ss | <i>Sedum 'Autumn Joy'</i> | 'Autumn Joy' Stonecrop | 41 | #1 pot |
| ORNAMENTAL GRASSES & BAMBOOS | | | | |
| cse | <i>Carex oshimensis</i> 'Evergold' | 'Vanquagat' Japanese Sedge | 4 | #1 pot |
| ph | <i>Pharbitis nil</i> 'Dwarf Fountain Grass' | Dwarf Fountain Grass | 40 | #1 pot |
| VINES | | | | |

| PLANT LIST - ONSITE | | | | |
|---|---------------------------------------|----------------------------|----------|----------------|
| ID | Latin Name | Common Name | Quantity | Scheduled Size |
| TREES (DECIDUOUS & CONIFEROUS) | | | | |
| apl | <i>Acer canadense</i> 'Pacific Fire' | Pacific Fire Vine Maple | 9 | 3m ht. |
| POM | <i>Picea canadensis</i> | Canadian Spruce | 2 | 4.5m |
| STP | <i>Styrax japonica</i> | Japanese Stewartia | 2 | 5cm cal./4.5m |
| SHRUBS | | | | |
| cta | <i>Choctea ternata</i> 'Atropis Ever' | Mexican Orange Blossom | 23 | #1 pot |
| op | <i>Opuntia procumbens</i> | Wintersgreen | 80 | #1 pot |
| gr | <i>Gaultheria shallon</i> | Salei | 159 | #1 pot |
| KL | <i>Kalmia latifolia</i> 'L.P.' | R.F. Dwarf Mountain Laurel | 4 | #5 pot |
| hr | <i>Hedera helix</i> | Climbing Hollyhedge | 50 | #5 pot |
| RH | <i>Rhododendron</i> 'J.H.M.' | PJM Rhododendron | 30 | #5 pot |
| sm | <i>Syringa reticulata</i> 'Hortensia' | 'Hortensia' Lilac | 15 | #5 pot |
| YH | <i>Yucca filamentosa</i> 'Thunbergii' | Thunbergii Yucca | 9 | #5 pot |
| PERENNIALS & GROUNDCOVERS | | | | |
| ble | <i>Blechnum spicant</i> | Great Fern | 90 | #1 pot |
| hp | <i>Hieracium repens</i> | Swamp Cowslip | 34 | #1 pot |
| pol | <i>Polystichum munsoni</i> | Western sword fern | 150 | #1 pot |
| ORNAMENTAL GRASSES & BAMBOOS | | | | |
| cse | <i>Carex oshimensis</i> 'Evergold' | 'Vanquagat' Japanese Sedge | 156 | #1 pot |

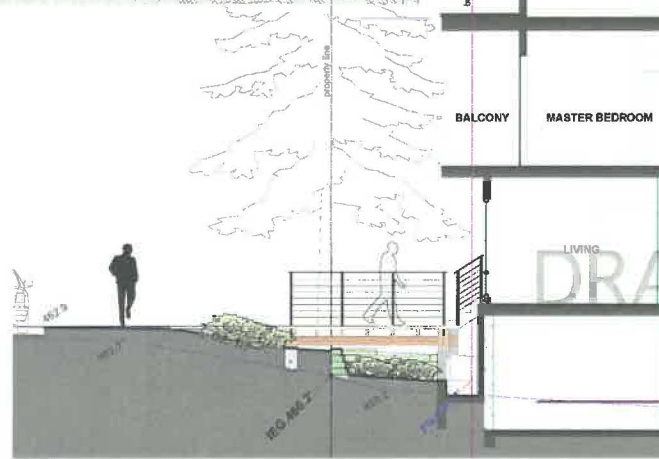
OFF-SITE PLANTING NOTE: The final location and species selection will be to the satisfaction of the District of North Vancouver.



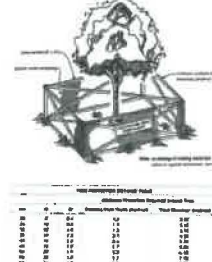
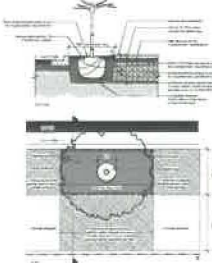
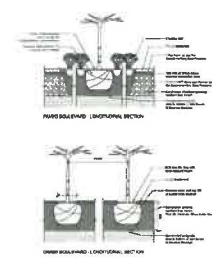
planting plan
Scale: 1/8" = 1'-0"

Planting Notes

- All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 0"/150mm
groundcover - 1"/200 mm
shrubs - 12"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA PhytoPhore nursery Certification Program. Plant material provided by the contractor found to be carrying P. will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4' (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 2' (0.6m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.



2 boulevard section
Scale: 1/4" = 1'-0"



FORMA DESIGN INC.
www.formadesign.ca

209-858 Harbourview Dr
North Vancouver
British Columbia
Canada V7P 3H9
tel 604-266-9185
fax 604-266-1200

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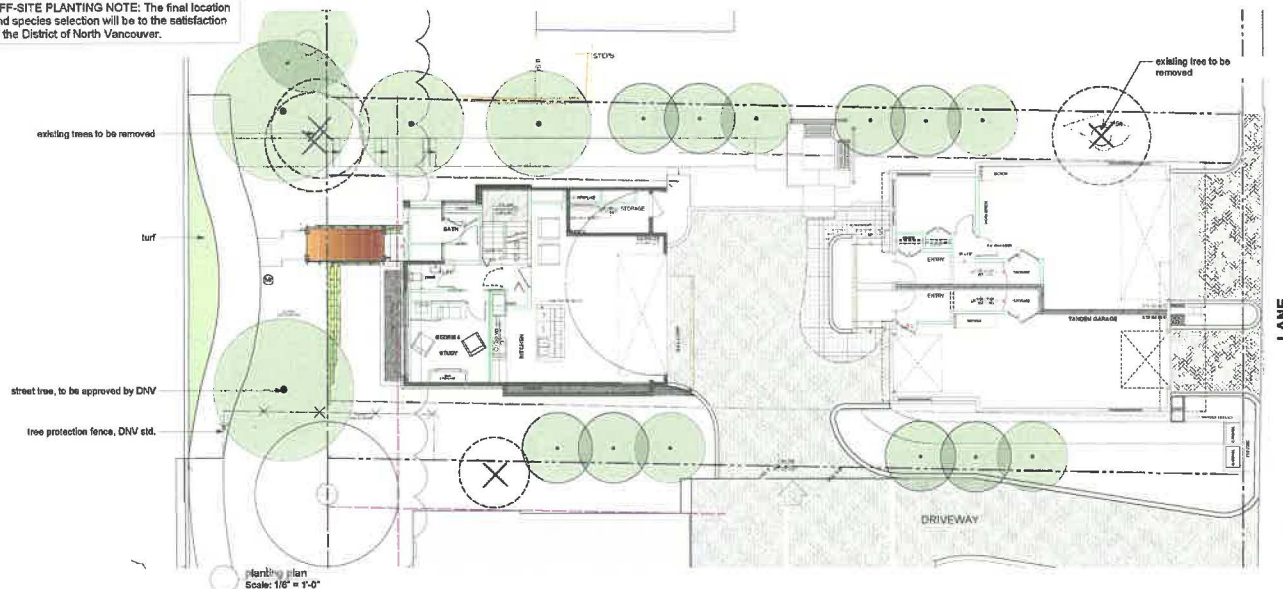
3030 Sunnyhurst Rd
North Vancouver, B.C.

18 Planting Plan

1/8" = 1'-0"

18.040 L2 of 3

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



Planting Notes

1. All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.A. Landscape standard. Refer to written specifications for complete landscape documentation.
2. The Landscape Contractor shall ensure that the on-site planting medium meets the specification & recommendations of the soil analysts taken at the time of Substantial Completion. All recommendations of the soil analysts shall be executed prior to Final Acceptance at the landscape works by the Council and the municipal authorities.
3. Minimum planting medium depths:
- lawn - 475/650 mm
 - groundcover - 127/600 mm
 - shrubs - 101/650 mm
 - trees - 247/600 mm (around & beneath rootball)
4. All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.A. standard for container grown stock.
5. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCJNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying P. ram will be removed, disposed of and replaced at the contractor's expense.
6. Tree Protection Measures
- When construction, demolition, or excavation is to take place within the drip line of a tree to be retained, a protection barrier of least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier shall be constructed of one foot (305 mm) plywood sheathing fastened to wooden stakes or of another material of equivalent strength. The barrier shall be constructed prior to any site work, and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that this area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning or use of take care zones except for fire flames or heat to damage any plant to be retained.

LEGEND



Existing Tree to be Retained



Proposed Tree



Existing Tree to be Removed

Tree Protection Fence (DNV std.,
to be review and approved by
project arborist)

[illegible]

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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

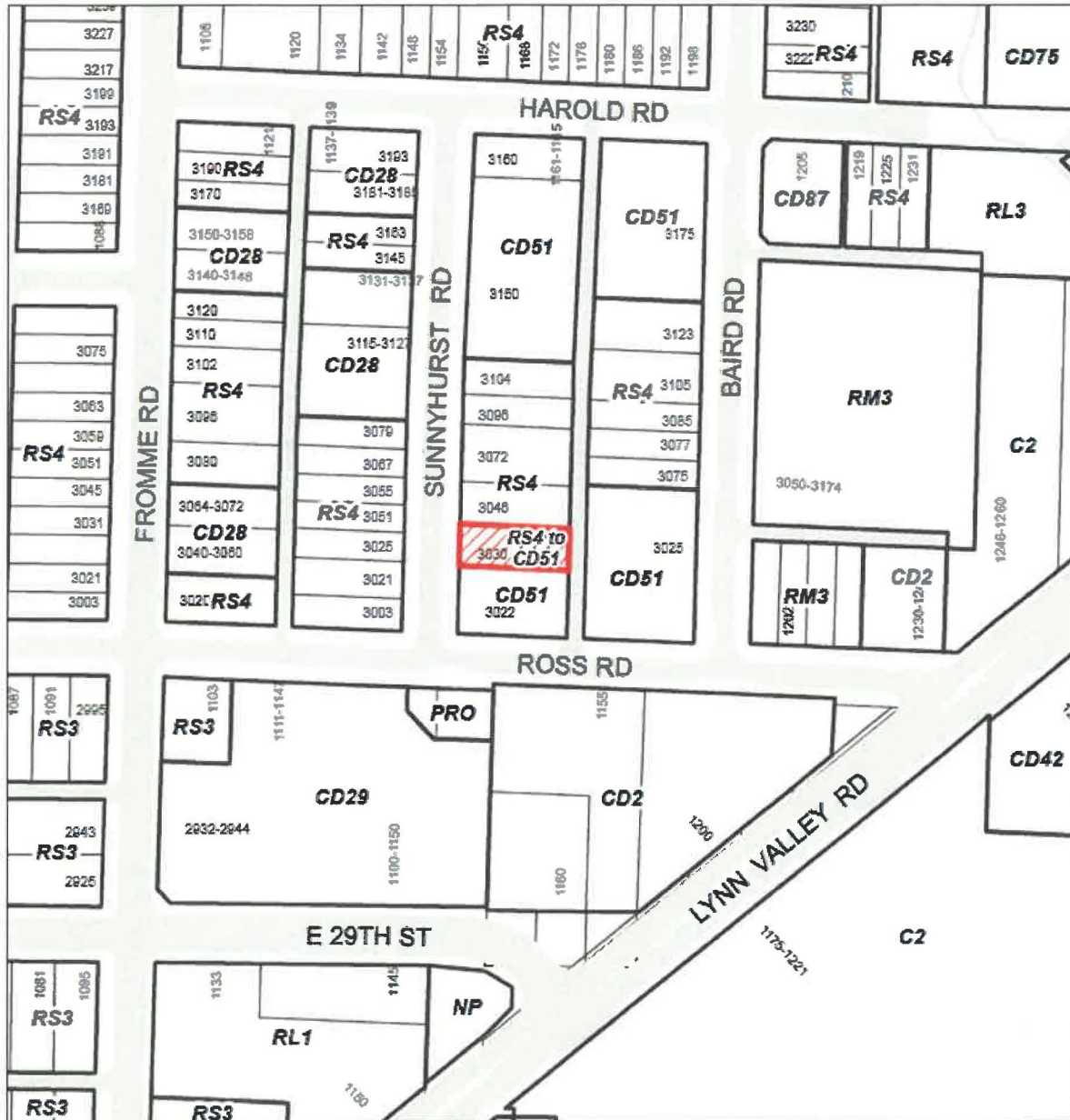
Mayor

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
Brianne 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

The Corporation of the District of North Vancouver

Bylaw 8239

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

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 - 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 October 30, 2017

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)



PUBLIC HEARINGS

Tuesday, November 28, 2017, at 7 pm

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

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

3030 Sunnyhurst Road Three Unit Townhouse Project

What:

A Public Hearing for Bylaw 8239, a proposed amendment to the Zoning Bylaw, to permit the development of a three unit townhouse project.

What changes?

Bylaw 8239 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 51 (CD51). Further, this bylaw proposes to amend CD51 to address size, shape and siting regulations and amenities specific to the proposed development on the subject site.

Who can I speak to?

If you have questions on the development proposal, please contact Emel Nordin, Development Planner, at 604-990-2347 or nordine@dnv.org



Proposed*



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

2932 Chesterfield Avenue Four Unit Townhouse Project

What:

A Public Hearing for Bylaw 8249, a proposed amendment to the Zoning Bylaw, to permit the development of a four unit townhouse project.

What changes?

Bylaw 8249 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 110 (CD110) and rezone the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 110 (CD110). The CD110 Zone addresses use, density, amenities, setbacks, height, coverage, landscaping and parking.

Who can I speak to?

If you have questions on the development proposal, please contact Emel Nordin, Development Planner, at 604-990-2347 or nordine@dnv.org



Proposed*



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

How can I provide input?

We welcome your input Tuesday, November 28, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

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

Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from November 7 to November 28, 2017. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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 pm on Monday, October 30, 2017 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (via telephone)
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. October 30, 2017 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the October 30, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

With the consent of Council, Mayor Walton varied the agenda as follows:

5. DELEGATIONS

5.1. Diana Saboe, President, Royal Canadian Legion Branch #114 Lynn Valley Presentation to Mayor and Council – First Poppy

Ms. Diana Saboe, President, Royal Canadian Legion Branch #114 Lynn Valley provided an update on the Branch's operations and announced that they will be holding a Remembrance Day ceremony in Lynn Valley. Legion members presented poppies to Mayor and Council.

2. PUBLIC INPUT

2.1. Mr. John Harvey, 1900 Block Cedar Village Crescent:

- Spoke regarding the October 23, 2017 Council minutes;
- Suggested a moratorium on Rezoning applications;
- Queried if staff have provided Council with a report on the Blue Cabin; and,
- Requested that October 2, 2018 be proclaimed Wrongful Conviction Day.

2.2. Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Spoke in support of item 9.6 regarding "Locals First" marketing of new developments;
- Spoke in support of the staff recommendation for item 9.7 to oppose a compost facility in the Seymour area;
- Invited Council to attend the North Shore Restorative Justice Society gala.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

6. ADOPTION OF MINUTES

6.1. October 23, 2017 Regular Council Meeting

Consideration of adoption of the minutes of the October 23, 2017 Regular Council meeting was postponed.

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

Councillor MACKAY-DUNN left the meeting at 7:16 pm.

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT items 9.4 and 9.5 are included in the Consent Agenda and are approved without debate.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

9.1. Bylaw 8249: Rezoning for a Four Unit Townhouse Project: 2932 Chesterfield Avenue

File No. 08.3060.20/042.16

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

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

AND THAT Bylaw 8249 is referred to a Public Hearing.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

9.2. Bylaw 8239: Rezoning for a Triplex Project: 3030 Sunnyhurst Road

File No. 08.3060.20/065.16

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

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

AND THAT Bylaw 8239 is referred to a Public Hearing.

CARRIED

Absent for Vote: Councillor MacKay-Dunn

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

File No. 08.3060.20/067.16

MOVED by Councillor BASSAM

SECONDED by Mayor WALTON

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.

CARRIED

Opposed: Councillors HANSON and MURI
Absent for Vote: Councillor MACKAY-DUNN

9.4. Recommended Museum Deaccessions #9

File No.

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

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 July 19, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #9.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

9.5. Acting Mayor Schedule Change - December 1 - December 10, 2017

File No. 01.0115.30/002.000

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

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

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

Councillor MACKAY-DUNN returned to the meeting at 7:54 pm.

Councillor MACKAY-DUNN left the meeting at 7:57 pm and returned at 8:00 pm.

Councillor MACKAY-DUNN left the meeting at 8:05 pm and returned at 8:10 pm.

9.6. "Locals First" Marketing of New Developments

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

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 sale to others.

CARRIED

Opposed: Councillors BASSAM, BOND and HICKS

Councillor MACKAY-DUNN left the meeting at 8:14 pm.

9.7 Crown Land Tenure Application Referral – Seymour Compost Facility
File No. 13.6770/ENV Special Projects/File

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke on behalf of the Seymour Community Association in support of the staff recommendation that Council not support the application;
- Commented on traffic issues in the area; and,
- Urged Council to actively oppose the proposal.

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT Council inform the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that Crown Land Tenure Application No. 100218653 by Anaconda Systems does not comply with the existing OCP designation or the current zoning for the site;

AND THAT Council does not support Crown Land Tenure Application No. 100218653 at this site.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

10.4.1. Utilities Committee – Councillor Hicks

Councillor Hicks reported on his attendance at the Metro Vancouver Board of Directors meeting.

10.4.2. Aboriginal Relations Committee – Councillor Hanson

Nil

10.4.3. Housing Committee – Councillor MacKay-Dunn

Nil

10.4.4. Regional Parks Committee – Councillor Muri

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 BOND

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

CARRIED

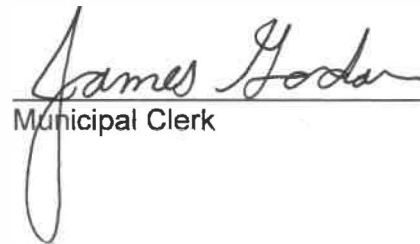
(8:37 pm)

Absent for Vote: Councillor MACKAY-DUNN

Mayor



Municipal Clerk



LYNN VALLEY PLAN



The Lynn Valley Local Plan - Planning Report

District of North Vancouver/Lynn Valley Community Planning Team

November 26, 1997

May 7th, 1998

(Updated to reflect Council Amendments to Bylaw 6982)

- development contributes to the achievement of Community Development Objectives.

5. Designate the properties bounded by Sunnyhurst, Ross, Baird and Harold Roads (Site 5 on LVMAP C) for family townhousing with a maximum density of up to 0.8 Floor Space Ratio, provided that:

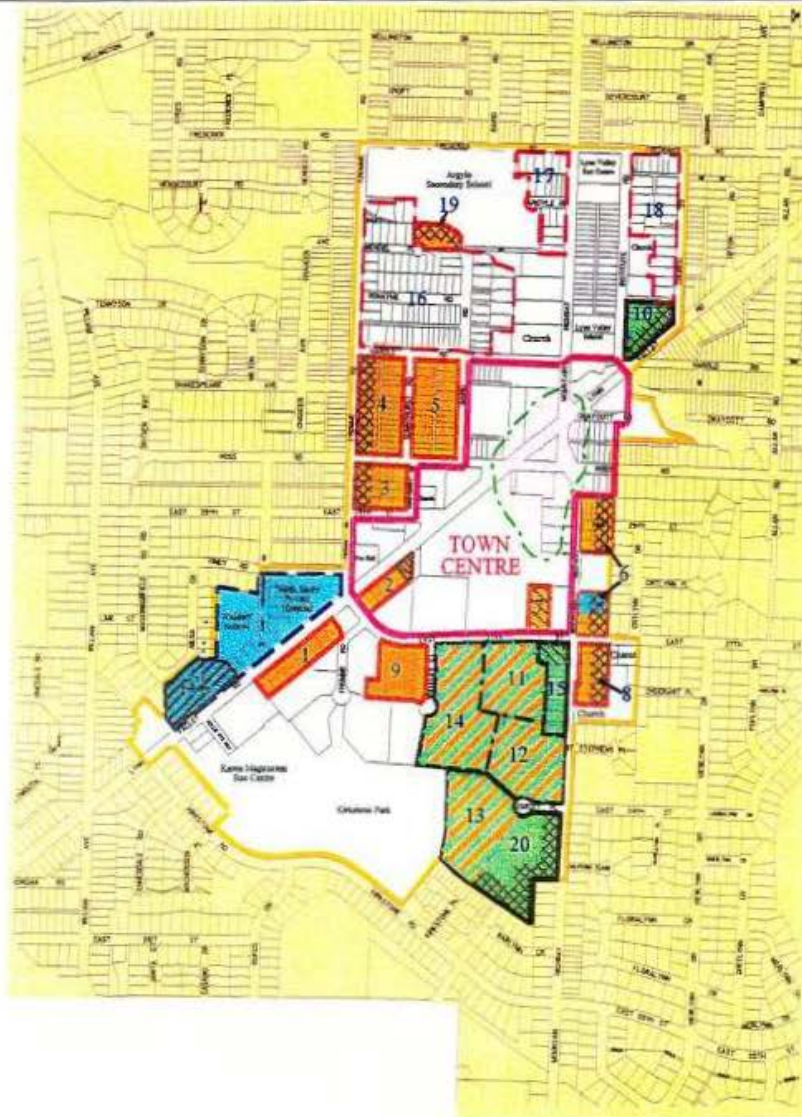
- a minimum site width of 30 metres (98.4 ft.) for townhouse development is required, except as noted in this section, and “locked in” lot situations are not created;
- In the case of the property at 1165 Harold Road [Amended Lot 19 (Explanatory Plan 5450) North ½ of Block 4, District Lot 2023, Plan 3097] a minimum site width of 15.0m (49.2 ft.) for townhouse development is required;
- all development takes vehicular access from the lane allowance;
- further subdivision of the remaining 20m (66 ft.) and over lots is not allowed; and
- development contributes to the achievement of Community Development Objectives.

6A. If the Public Assembly use remains on this block designate most of the single family properties in the 2700 and 2900 block Mountain Highway and the western portion of the 1300 Block East 29th Street (see Site 6 on LVMAP C) for low density multi-family uses with a maximum density of up to 0.75 Floor Space Ratio provided that:

- a minimum 1,394m² (15,000 sq.ft.) is assembled for any multi-family development and no “locked in” lots are created;
- Transitional Area Design Guidelines are first developed in consultation with the adjacent neighbourhood prior to any development occurring;
- the guidelines developed consider the area’s topography, future buildings’ height, shadow and view analysis and other impacts in determining the most appropriate type and density of built form for these properties;
- the existing lane allowance north of East 27th Street is retained as greenbelt buffer and adequate landscaping is provided to buffer new development at other locations in this site;
- road widening, intersection improvements and street tree planting are provided as redevelopment occurs;
- consideration is given to closing the portion of East 29th Street immediately east of Mountain Highway;
- acoustic standards for dwelling units are met; and
- development contributes to the achievement of Community Development Objectives; and

6B. Designate the two single family residential lots immediately south of the Public Assembly zone for limited new Public Assembly uses provided that:

- a minimum 1,394m² (15,000 sq.ft.) is assembled for any development;
- public assembly uses shall not include facilities to be used for school purposes except Sunday School;



LVMAP - C REDEVELOPMENT SITES AND GROWTH MANAGEMENT STRATEGY

LEGEND:

- | | |
|---|--|
| LONG TERM SINGLE-FAMILY - NO CHANGE UNLESS INITIATED BY NEIGHBOURHOOD | TRANSITION AREA - SPECIAL NEIGHBOURHOOD CONSULTATION REQUIRED |
| PHASE I - MULTI-FAMILY REDEVELOPMENT | INSTITUTIONAL AND PUBLIC USE EXPANSION |
| PHASE II - MULTI-FAMILY REDEVELOPMENT | COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES |
| PHASE I or II - DEPENDENT ON SUB-AREA CONCEPT PLAN | FOCAL POINT - PREFERRED LOCATION OF LIBRARY, CIVIC SQUARE, MAIN STREET, COMMUNITY SERVICES |
| SHORT TERM SINGLE-FAMILY (10+ YEARS) | PUBLIC OR MIXED PUBLIC / RESIDENTIAL USES |
| TOWN CENTER | |
| NO SUBSTANTIAL CHANGES EXPECTED | |



CDNV Planning Department



j:\p\ing\ocp\lvmap_c.acp Dec. 03, 1997 08:48:38

3030 Sunnyhurst Road Construction Traffic Management Plan

File No. 16335
August 2017
Revision 2

CREUS Engineering Ltd

610 E. TOWER - 221 ESPLANADE W. N. VANCOUVER, BC V7M 3J3
P: 604-987-9070 F: 604-987-9071 www.creus.ca

Civil Engineers & Project Managers

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1. PROJECT DETAILS

1.1. INTRODUCTION AND BACKGROUND

Brody Development (S&B) Ltd. is proposing to redevelop 3030 Sunnyhurst Road in North Vancouver. The existing land includes a single lot residential house. The proposed development consists of a triplex, three residential units. The project will involve a minor redevelopment of the site including new curb and servicing. The total site area is approximately 0.15 acres.

Creus Engineering Ltd. has been retained by Brody Development (S&B) Ltd. to prepare a traffic management plan that addresses the offsite civil construction, onsite civil construction, and the stormwater management of the site. The traffic management plan will cover:

- Construction Overview: scope of construction, phasing
- Schedule: start of works and construction schedule
- Mobility Impact: impacts to road users including pedestrians, cyclists, transit and general traffic. Truck volumes and routing.
- Community Impact: impacts to area parking, construction parking.
- Work Zone Traffic Control: specific details of traffic control devices and plans.
- Communication Plan: how information is distributed to the general public, area residents, businesses and neighbors who are directly affected by construction activity.

The Traffic Management Plan covers the complete offsite civil construction.

1.2. CONSTRUCTION OVERVIEW

Construction activity at 3030 Sunnyhurst Road is comprised of 4 different aspects. The scope of work includes site excavation, structure, and finishing; and offsite civil works (servicing and roadworks).

2. SCHEDULE

2.1. CONSTRUCTION SCHEDULE

A preliminary construction schedule has not yet been developed. The works are planned to commence Spring 2018 with building construction ongoing until Spring 2019. Once a complete preliminary construction schedule becomes available it will be added to Appendix A.

2.2. HOURS OF WORK

The District of North Vancouver Noise Bylaw 7188 prohibits any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the neighborhood or of the persons in the vicinity; or exceeds the Sound Levels prescribed in the bylaw. For construction activity, the maximum Sound Level is 80dB or the maximum Daytime Average Sound Level is 65dB (at the point of reception). Hours of work are:

- Monday to Friday: 07:30 to 19:00
- Saturday: 09:30 to 13:30
- Sunday: No work allowed

Night work is only possible with specific resolution of District of North Vancouver council. If night work is required, a written request to staff is required minimum 1 month in advance of the required night work. No night work is anticipated.

3. MOBILITY IMPACT

This section is intended to describe how the project will impact road users including pedestrians, cyclists, transit service, emergency vehicles, heavy vehicles (trucks) and general road traffic.

Sunnyhurst Road is considered a low volume route characterized by a generally low volume of traffic. There is typically low pedestrian or cyclist usage.

3.1. TRUCK ROUTES

3030 Sunnyhurst Road is located off of Ross Road with close proximity to Lynn Valley Road. This proximity to Lynn Valley Road will minimize the time required on District of North Vancouver roads. All traffic to and from the site will use the following route:

- To get to the site, take exit 19 off Highway 1 North along Williams Avenue, a right turn onto 29th Street, a left turn onto Fromme Road, a right turn onto Harold Road, a right turn onto either Sunnyhurst Road or the lane, and a turn onto the site (TCP controlled). From the site, turn onto either Sunnyhurst Road or the lane (TCP controlled), a right turn onto Ross Road, a left turn onto Fromme Road, a right turn onto Lynn Valley Road, and access to Highway 1 via the on-ramp.

The proposed truck route is shown in Appendix B.

A highway use permit must be obtained by the developer and maintained for the duration of the works.

3.2. MITIGATION MEASURES

The proposed works have the potential to impact road users including pedestrians, cyclists, emergency vehicles, heavy vehicles (trucks) and general road traffic. The proposed construction activities have been reviewed against existing road users. In general, the following mitigation measures should be implemented to mitigate the potential impacts:

- The general public is to be protected from construction activities at all times by appropriate fencing, hoarding and communication.
- Existing pedestrian routes (sidewalks, trails) to remain clear and open at all times unless specifically noted in the TMP.
- There are to be no restrictions to emergency vehicles at any time. Emergency vehicles to be given priority access at all times. Emergency services (police, fire, ambulance) to be notified in advance of any construction activities with the potential to cause delays or detours (ie. road paving).
- A copy of the TMP including enter / exit procedures and truck routes is to be sent to the trucking contractor prior to starting construction.

- An important part of heavy vehicle management is the mitigation of silt, mud, dust, debris, and litter.
 - All trucks are to be covered while in transit.
 - The trucking contractor will ensure that adjacent streets and truck routes are kept clean and free of dust and debris on a daily basis.
 - The general contractor is also responsible for installing and maintaining a site sediment & erosion control system including mud and dust control and a wheel wash during trucking (if required). See drawing ESC for details of the site sediment control requirements.
- Construction traffic exiting the site is to be operated by certified flag persons

4. COMMUNITY IMPACT

This section is intended to describe how construction activities will impact parking and includes existing parking availability, estimated construction parking requirements and estimated construction parking availability.

4.1. EXISTING PARKING

The existing site consisted of a single-family home which will be removed. The site is private property and there is no public parking available. Street parking is currently available on both sides of Sunnyhurst Road.

4.2. CONSTRUCTION PARKING

Estimated construction parking requirements have been reviewed by Creus Engineering. During the on-site works some parking may be provided on site. No off-site parking spots are to be expected during construction. Any offsite parking required is to be secured by the developer prior to construction.

5. WORK ZONE TRAFFIC CONTROL DEVICES

This section is intended to describe the specific traffic control devices and plans required and include pavement markings, signage, delineation devices, traffic control persons, building zones, and site access points. All traffic control devices are to be installed and used in accordance with the BC Workers Compensation Board *Section 18*, the BC MOT *Traffic Control Manual for Work on Roadways* and the TAC *Canadian Manual of Uniform Traffic Control Devices*. All construction signage to be in place prior to any closures and removed or covered when lanes are re-opened. Contractor to plan for daily management of all traffic control devices including signs.

5.1. TRAFFIC CONTROL PLANS

Separate drawings have been prepared for each phase of the work (sometimes multiple drawings per phase). The plans are generally described below and reduced size copies are included in Appendix C. Full size copies of the plans are available upon request from Creus Engineering.

5.2. MONITORING STRATEGY

Traffic conditions and noise levels will be monitored by the project traffic consultant to confirm satisfactory performance and what modifications may be required. Once the traffic management plans have been implemented, periodic site inspections will be performed to confirm performance. Refer to the CTMP and the District of North Vancouver Noise Regulation Bylaw (No. 7188) for details.

The developer will be responsible for monitoring the implemented traffic management plans. All construction related detour and information signs and traffic control devices are to be checked every three days. There shall also be an inspection every time there is a change to the signage and devices posted.

6. COMMUNICATIONS PLAN

A number of residents have the potential to be impacted by the proposed construction activities. The following Communications Plan has been prepared to provide notifications and updates to all affected parties as well as the general public. It also provides contacts for unforeseen issues, complaints, coordination and emergencies.

6.1. PUBLIC NOTIFICATION

For neighbors with the potential to be directly affected by the proposed construction, written notifications are to be delivered prior to the commencement of general construction and before certain specific works. Included in Appendix D is a map identifying all the neighboring residents and business to be notified of construction activities and a sample notification letter. Copies of all notifications will be cc'd to the District of North Vancouver.

6.2. CONTACT INFORMATION

Project Contacts

Main Contact Number:
Thomas Brody, Site Super
(604) 970-7524

Owner / Developer:
Brody Development (S&B) Ltd.
(604) 980-2954

General Contractor:
Brody Development (S&B) Ltd.
(604) 980-2954

District of North Vancouver:
Tanya Hajgato, Engineering Services
(604) 990-2348

North Shore Chamber of Commerce
102 – 124 West 1st St, North Vancouver, BC
604-987-4488

Police (RCMP):
147 East 14th St, North Vancouver, BC
604-985-1311

District of North Vancouver Fire Services:
1110 Lynn Valley Rd, North Vancouver, BC
604-980-7575

District Operations Centre:
1370 Crown St, North Vancouver, BC
604-990-3831

CREUS Engineering:
Fred Ciambrelli, Senior Project Engineer
604-987-9070

Emergency Contacts

RCMP: 911
Fire Department: 911
BC Ambulance: 911

7. REPORT SUBMISSION

Yours Sincerely,

CREUS Engineering Ltd

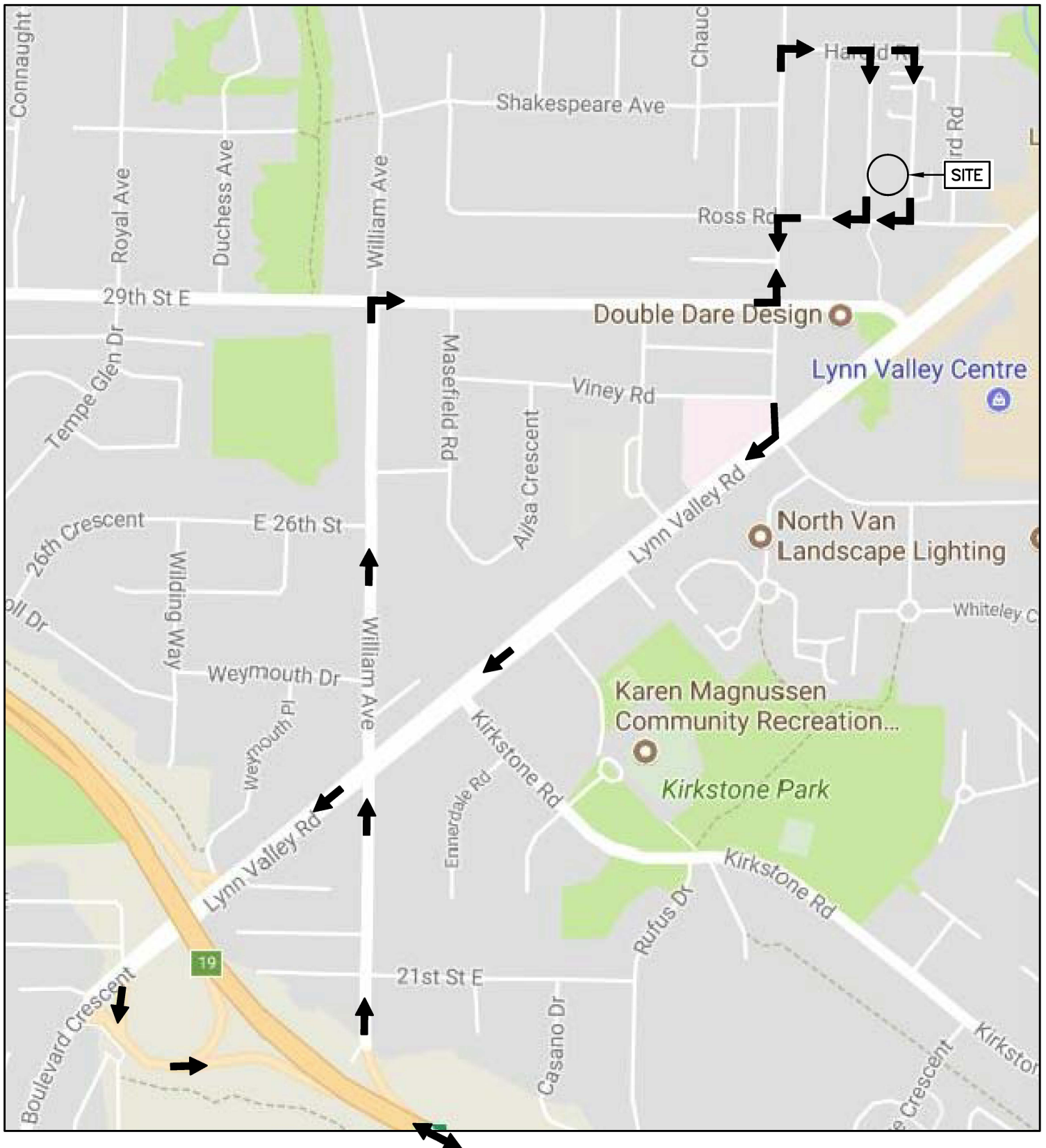
Cameron Stel, EIT

Reviewed By: Fred Ciambrelli,
P.Eng.

APPENDIX A: SCHEDULE

APPENDIX B: TRUCK ROUTES

CREUS Engineering Ltd



title

TRUCK ROUTING TO HIGHWAY

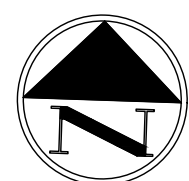
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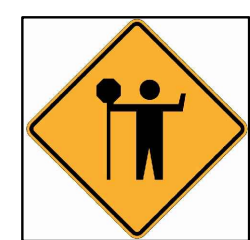
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TRUCK ROUTING

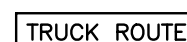
APPENDIX C: TRAFFIC CONTROL PLANS



TC-1



TC-21



SUNNYHURST ROAD TO BE
KEPT CLEAN AT ALL TIMES


4 ONSITE PARKING STALLS TO BE PROVIDED. EXACT LOCATION MAY CHANGE DURING THE DURATION OF THE WORKS


EAST LANE TO BE KEPT
CLEAN AT ALL TIMES


ONSITE PARKING ACCESS

ROSS ROAD

ROSS ROAD

 WORKS ZONE
(7am–8pm)

 WORKS ZONE
(SHORT DURATION)

 WORKS ZONE
(NIGHT WORK 7pm–6am
DNV PERMIT REQUIRED)

CONSTRUCTION HOURS:
MON-FRI: 7:30-19:00
SATURDAY: 9:30-13:30
NO WORK SUNDAYS & HOLIDAYS

CONTRACTOR RESPONSIBILITIES

TRUCK ROUTES & PROCEDURES TO BE FAXED & EMAILED TO TRUCKING COMPANY HEAD OFFICE PRIOR TO START OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PROVIDE ALL TRUCKERS WITH TRUCK ROUTE HANDOUT ON FIRST VISIT TO SITE.

CONTRACTOR'S FLAG PERSON TO MONITOR TRUCKS IN AND AROUND SITE AND CONTACT THE HEAD OFFICE OR THE TRUCKER DIRECTLY SHOULD ANY TRUCKS BE NOTED FAILING TO ABIDE BY THE REQUIREMENTS SET FORTH IN THE TRUCK ROUTE AND PROCEDURES HANDOUT PROVIDED.

CONTRACTOR TO ENSURE THAT ALL TRUCKS
LEAVING THE JOB SITE ARE UTILIZING THE
PROVIDED WHEEL WASH ANY TIME THERE IS AN
ACCUMULATION OF MUD/DIRT

CONTRACTOR TO REGULARLY MONITOR LANE
ENTRANCE, AND ENSURE IT IS KEPT CLEAN AND
CLEAR OF CONSTRUCTION DEBRIS AT ALL TIMES

CONTRACTOR TO USE ANY METHODS REQUIRED,
INCLUDING: - BROOM SWEEPING
- STREET SWEEPERS
- WATER TRUCKS

DRAWING LEGEND

| | EXISTING | PROP. | TO BE REMOVED |
|---------------------|----------|-------|---------------|
| LEGAL LINE EASEMENT | | | |
| WATERMAIN | | | |
| SANITARY | | | |
| STORM | | | |
| HYDRO | | | |
| TEL | | | |
| STREETLIGHT GAS | | | |
| | EXISTING | PROP. | TO BE REMOVED |
| FIRE HYDRANT | | | |
| GATE VALVE | | | |
| AIR VALVE | | | |
| REDUCER | | | |
| INSPECTION CHAMBER | | | |
| CATCHBASIN (STD/SI) | | | |
| CAP | | | |
| MANHOLE | | | |
| POWER POLE | | | |
| STREETLIGHT | | | |

approved

client

BRODY DEVELOPMENT (S&B)
LTD.

proje

3030 SUNNYHURST ROAD
DISTRICT NORTH VANCOUVER, BC

| title | author | year | country | language | genre | rating | description |
|-----------------------------|--------------------------|-----------|-----------|----------|---------|--------|--|
| The Great Gatsby | F. Scott Fitzgerald | 1925 | USA | English | Fiction | 4.5 | A classic American novel about the Jazz Age and the American Dream. |
| 1984 | George Orwell | 1949 | UK | English | Fiction | 4.7 | A dystopian novel about a totalitarian society. |
| Pride and Prejudice | Jane Austen | 1813 | UK | English | Fiction | 4.6 | A classic English novel about a woman's search for a suitable husband. |
| The Catcher in the Rye | J.D. Salinger | 1951 | USA | English | Fiction | 4.4 | A novel about a young man's journey through New York City. |
| War and Peace | Leo Tolstoy | 1869 | Russia | Russian | Fiction | 4.8 | A massive Russian novel about the Napoleonic Wars. |
| The Hobbit | J.R.R. Tolkien | 1937 | UK | English | Fiction | 4.7 | A fantasy novel about a hobbit's journey to a hidden world. |
| The Lord of the Rings | J.R.R. Tolkien | 1954-1955 | UK | English | Fiction | 4.9 | A massive fantasy novel about a quest to destroy a ring of power. |
| The Harry Potter Series | J.K. Rowling | 1997-2007 | UK | English | Fiction | 4.8 | A series of seven fantasy novels about a young wizard. |
| The Da Vinci Code | Dan Brown | 2003 | USA | English | Fiction | 4.3 | A thriller novel about a secret society and the Holy Grail. |
| The Girl on the Train | Louise Penny | 2015 | UK | English | Fiction | 4.2 | A psychological thriller novel about a woman with a drinking problem. |
| The Nightingale | Rosale Wiseman | 2015 | UK | English | Fiction | 4.6 | A historical fiction novel about two sisters in France during WWII. |
| The Book Thief | Markus Zusak | 2005 | Australia | English | Fiction | 4.7 | A novel about a young girl who steals books in Nazi Germany. |
| The Secret Garden | Frances Hodgson Burnett | 1911 | UK | English | Fiction | 4.5 | A classic children's novel about a girl who discovers a hidden garden. |
| The Little Prince | Antoine de Saint-Exupéry | 1943 | France | French | Fiction | 4.6 | A philosophical children's novel about a prince who visits Earth. |
| The Wind in the Willows | Knut Grahame | 1908 | UK | English | Fiction | 4.5 | A children's novel about four anthropomorphic animals in a river valley. |
| The Tale of Two Cities | Charles Dickens | 1859 | UK | English | Fiction | 4.4 | A classic English novel about the French Revolution. |
| The Tale of Peter Rabbit | Beatrix Potter | 1902 | UK | English | Fiction | 4.5 | A children's book about a mischievous rabbit. |
| The Tale of the White Cat | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a cat who saves a boy from a witch. |
| The Tale of the Green Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Red Fox | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a fox who saves a boy from a witch. |
| The Tale of the Blue Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Yellow Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Black Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Grey Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the White Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Red Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Blue Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
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| The Tale of the Yellow Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Black Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Grey Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the White Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
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| The Tale of the Black Bird | Shirley Hughes | 1963 | UK | English | Fiction | 4.3 | A children's book about a boy who travels to a magical land. |
| The Tale of the Grey Bird | Shirley Hughes | | | | | | |

TRAFFIC MANAGEMENT PLAN

| | | | | |
|-----|----------|--|--------------------------|-------|
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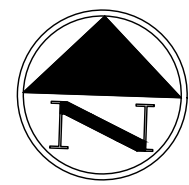
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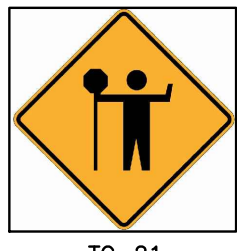
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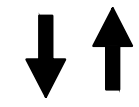
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TC-21

40m

SUNNYHURST ROAD



LANE

SINGLE LANE ALTERNATING TRAFFIC, 3.5m TRAVEL LANE TO BE MAINTAINED AT ALL TIMES



TC-21

15m



TC-1



TC-1

40m

40m

ROSS ROAD

SYMBOL LEGEND

TRAFFIC CONTROL SIGN
TRAFFIC CONTROL SIGN (SHORT DURATION)
DELINEATOR
DELINEATOR (SHORT DURATION)
TRAFFIC CONTROL PERSON



WORKS ZONE
(7am-8pm)



WORKS ZONE
(SHORT DURATION)



WORKS ZONE
(NIGHT WORK 7pm-6am
DNV PERMIT REQUIRED)

CONSTRUCTION HOURS:
MON-FRI: 7:30-19:00
SATURDAY: 9:30-13:30
NO WORK SUNDAYS & HOLIDAYS

CREUS Engineering

Civil Engineers & Project Managers
#510 EAST TOWER - 221 ESPLANADE WEST, NORTH VANCOUVER BC, V7M3J3
PH: 604-987-0070 WEBSITE: www.creus.ca

DRAWING LEGEND

| | EXISTING | PROP. | TO BE REMOVED |
|-------------|----------|-------|---------------|
| LEGAL LINE | --- | --- | --- |
| EASEMENT | --- | --- | --- |
| WATERMAIN | --- | --- | --- |
| SANITARY | --- | --- | --- |
| STORM | --- | --- | --- |
| HYDRO | --- | --- | --- |
| TEL | --- | --- | --- |
| STREETLIGHT | --- | --- | --- |
| GAS | --- | --- | --- |

| | EXISTING | PROP. | TO BE REMOVED |
|---------------------|----------|-------|---------------|
| FIRE HYDRANT | ⊗ | ⊗ | ⊗ |
| GATE VALVE | ⊗ | ⊗ | ⊗ |
| AIR VALVE | ⊗ | ⊗ | ⊗ |
| REDUCER | ⊗ | ⊗ | ⊗ |
| INSPECTION CHAMBER | ⊗ | ⊗ | ⊗ |
| CATCHBASIN (STD/SI) | ⊗ | ⊗ | ⊗ |
| CAP | ⊗ | ⊗ | ⊗ |
| MANHOLE | ⊗ | ⊗ | ⊗ |
| POWER POLE | ⊗ | ⊗ | ⊗ |
| STREETLIGHT | ⊗ | ⊗ | ⊗ |

approved

client

BRODY DEVELOPMENT (S&B) LTD.

project

3030 SUNNYHURST ROAD
DISTRICT NORTH VANCOUVER, BC

title

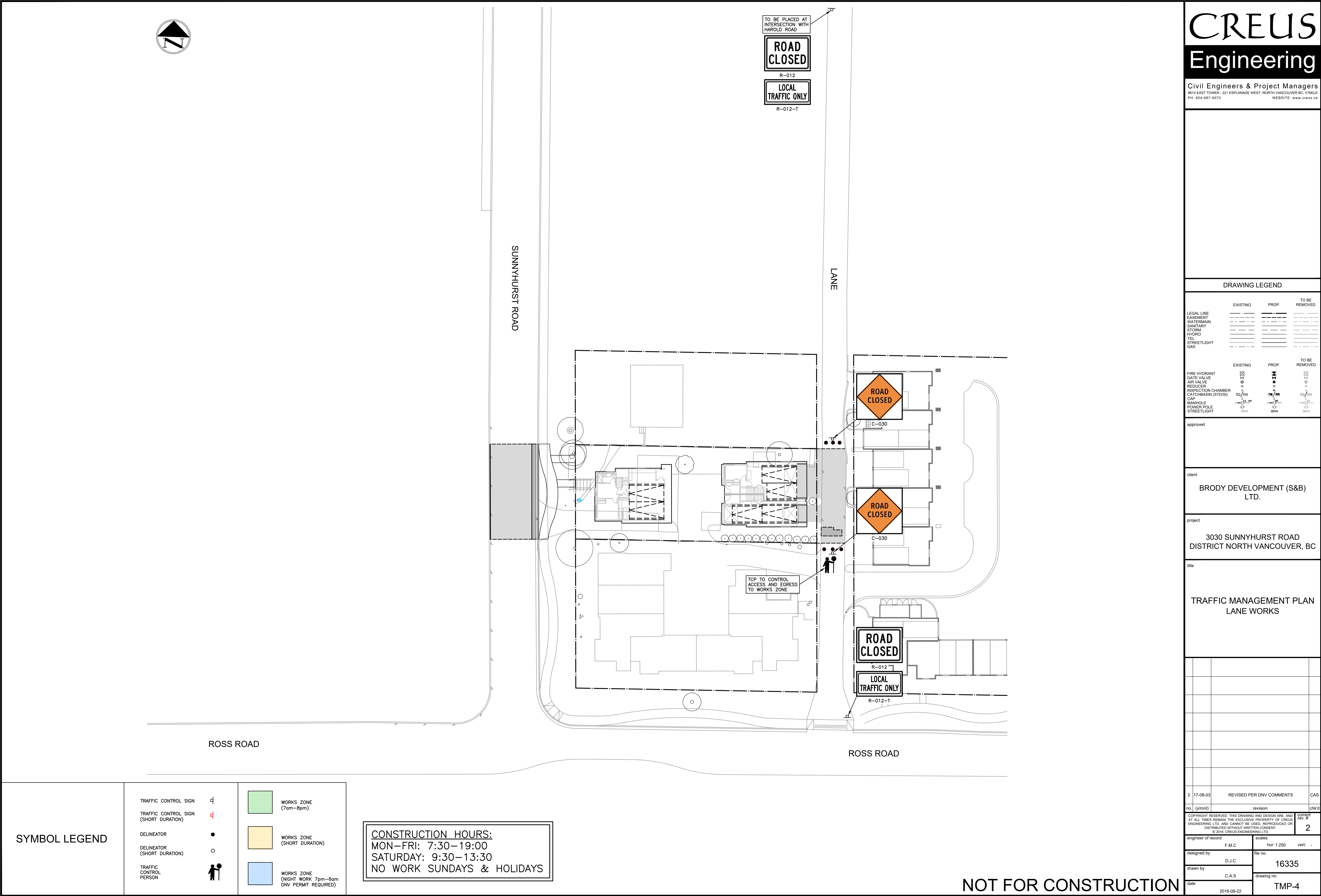
TRAFFIC MANAGEMENT PLAN
OFFSITE CIVIL

2 17-08-03 REVISED PER DNV COMMENTS CAS

| no. | (y/m/d) | revision | chk'd |
|-----|----------|--------------------------|-------|
| 2 | 17-08-03 | REVISED PER DNV COMMENTS | CAS |

| | | | |
|--------------------|------------|-------------|--------------------|
| engineer of record | F.M.C. | scales | hor: 1:250 vert: - |
| designed by | D.J.C. | file no. | 16335 |
| drawn by | C.A.S. | drawing no. | TMP-3 |
| date | 2016-09-22 | | |

NOT FOR CONSTRUCTION



APPENDIX D: NOTIFICATIONS



FROMME ROAD

HAROLD ROAD

SUNNYHURST ROAD

BAIRD ROAD

PROJECT
SITE

ROSS ROAD

LYNN VALLEY ROAD

SAMPLE NOTICE TO RESIDENTS AND BUSINESS OPERATORS

**Temporary Street Closure/Building Zone
Location
Time and Dates**

Date

Dear Residents:

We are writing to notify you that ...

This is necessary to install/repair the <underground utilities, road, sidewalk, landscaping, lighting etc.> adjacent to the <Address>.

The closure will be required during week day business hours from <> to <>.

During construction there will be traffic diversions, parking restrictions and lane closures. The actual work site will be kept as compact and tidy as reasonably possible. The workers will cooperate with the businesses to try and minimize the impact the work will have on day-to-day business operations.

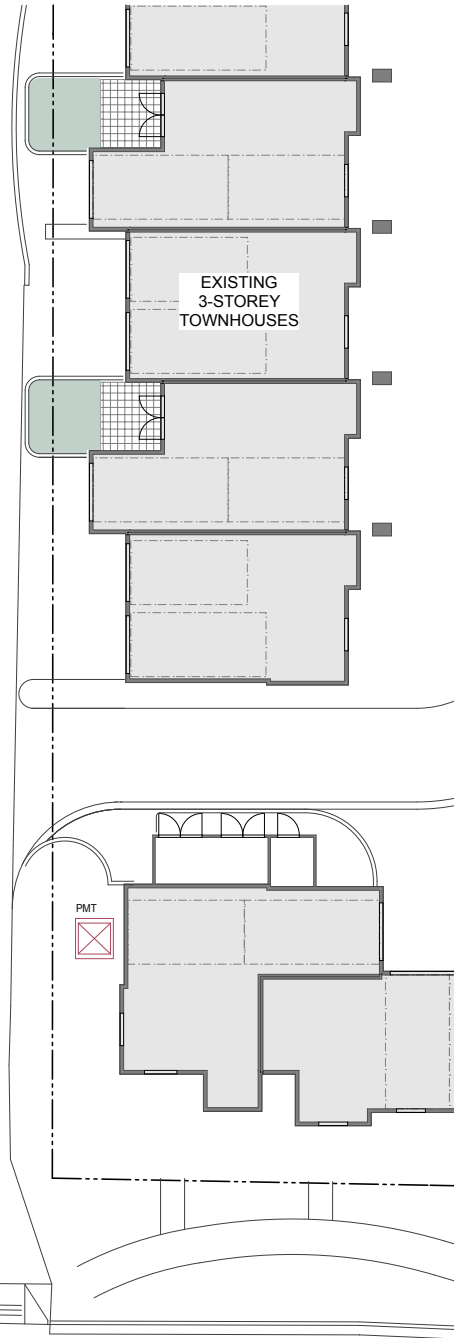
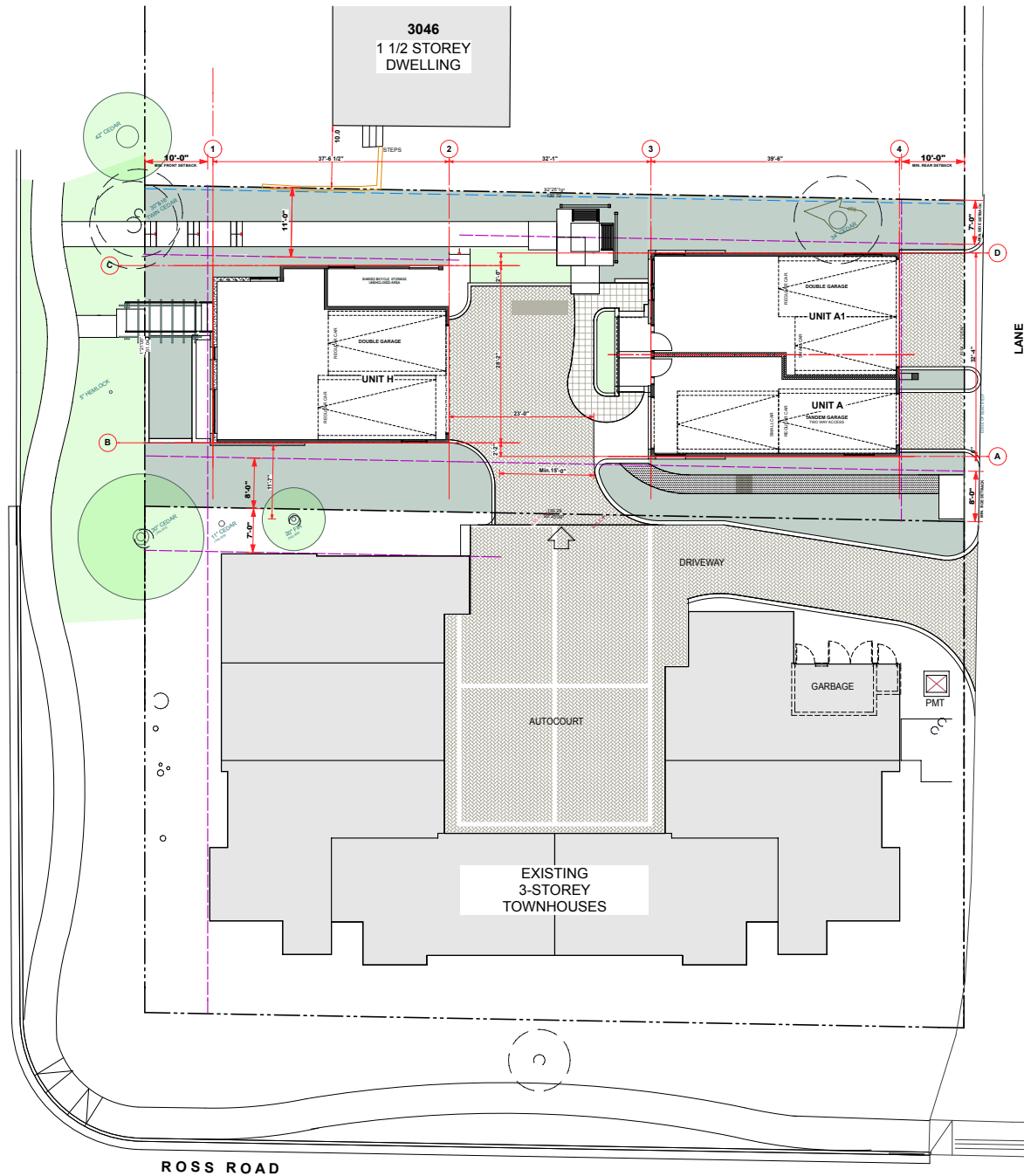
We apologize for any inconvenience the work may cause and thank you for your understanding and cooperation. Please contact the undersigned at <> or by e-mail at <> if you would like to discuss this matter in further detail.

Please also refer to project web site at < > for on-going construction updates.

Yours truly,

<Applicant>

cc: North Shore Chamber of Commerce
RCMP
District of North Vancouver Fire Services
District Operations Centre
District Hall – Transportation Department



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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



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.

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[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

**MASSING
STUDY**

15367 [PROJECT I]

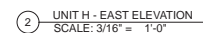
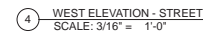
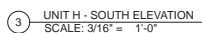
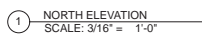
[SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [REVISED]

[DRAWING]

A-8.000



A E 000



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[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

ELEVATIONS UNITS A / A1

15367 [PROJECT]

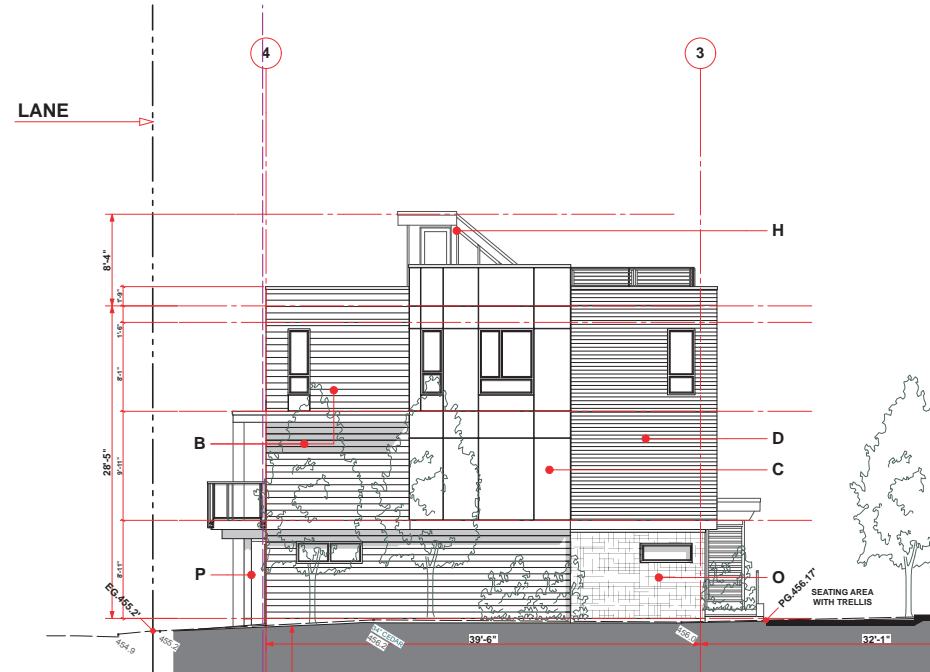
3/16" = 1'-0" [SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [DRAWING]

[DRAWING]

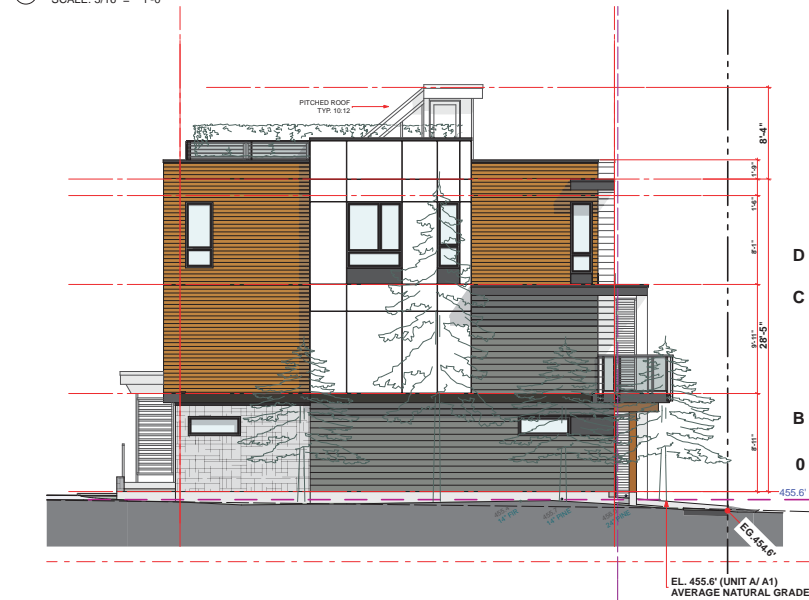
A-5.100



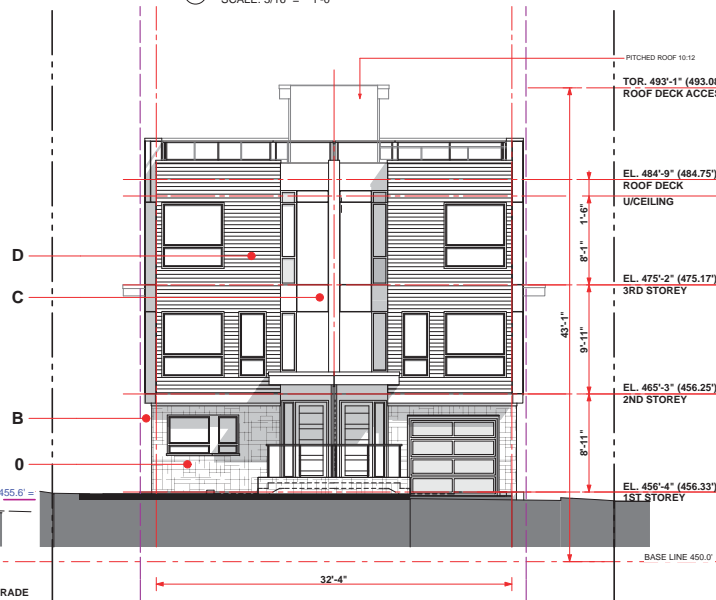
1 ELEVATION NORTH
SCALE: 3/16" = 1'-0"



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



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



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

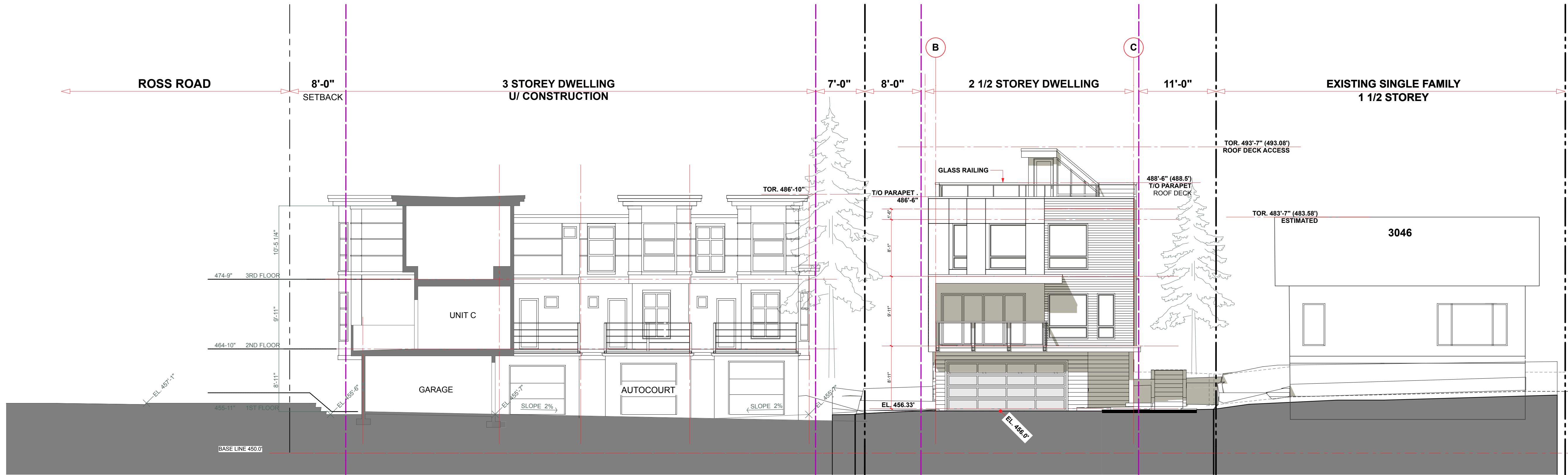
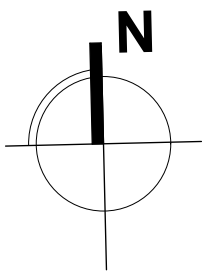
| | | | |
|------|---------------|--------------------------------------|--|
| ● A | Light Gray | Flat Roof | SBS roof w/ pattern |
| ● A1 | Gray | Sloped Roof | Standing Seam Metal Roof - roof deck access only |
| ● B | Off-white | James Hardie Timber Bark Collection | HardiePlank Lap Siding - cedar/mill texture, 7" exposure |
| ● C | Off-white | James Hardie Cobble Stone Collection | Hardie-Reveal Panel c/w 'Easy Tiler' - smooth texture |
| ● D | Black | Prefinished Fibre Cement Siding | Fibre Cement Lap Siding - cedar/mill 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 | Prefinished Fibre Cement Siding | Pre-finished soffits @ main entrance soffits and u/s of balconies |
| ● G1 | Gray | Aluminum Soffits | 4 panel perforated aluminum soffits u/s of 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 | Duralux Powder 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 Iron |
| ● O | Gray | Cultural Stone | Platinum Pearl |
| ● 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 |



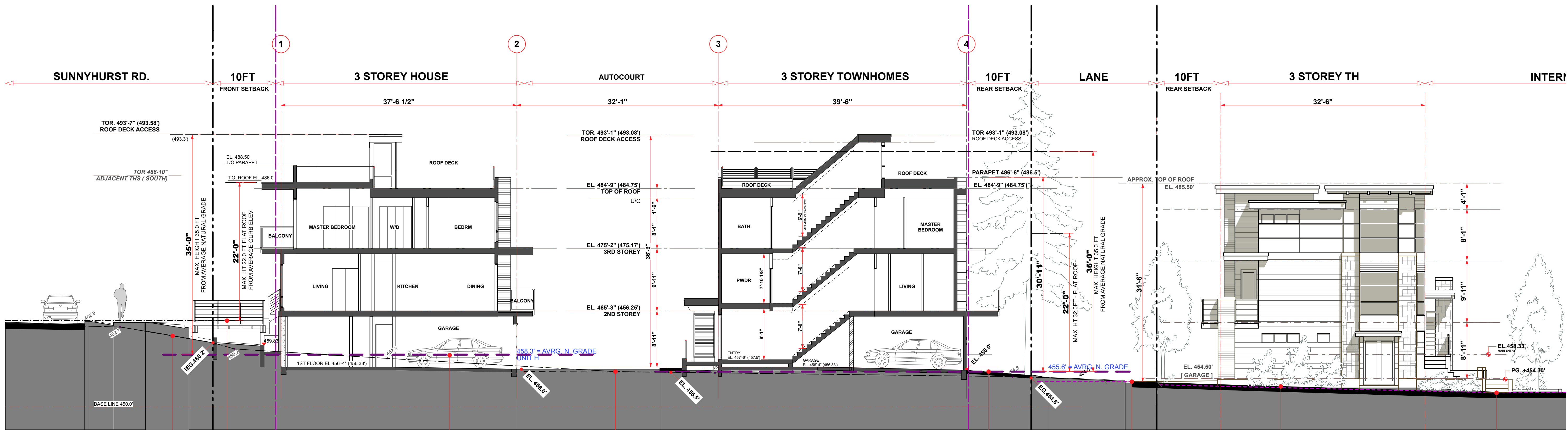
INTEGRA ARCHITECTURE INC.

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2 A-2
SCALE: 1/8" = 1'-0"



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

EXISTING SITE PROFILE AT SOUTH PL

EL. 463.7" AVERAGE CURB ELEVATION (SUNNYHURST RD.)

EL. 458.3 (UNIT H) AVERAGE NATURAL GRADE

EG. 455.6" ADJACENT DRIVEWAY AT PL

EL. 455.6" (UNIT A/ A1) AVERAGE NATURAL GRADE

EG. 454.00"

EXISTING SITE PROFILE

EG. 452.25"

NATURAL AVERAGE GRADE CALCULATION - UNIT H

NATURAL AVERAGE GRADE CALCULATION - UNIT A/ A1

HEIGHT CALCULATION (NATURAL GRADE LESSER THAN FINISHED)

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BRODY DEVELOPMENT (S&B) LTD.

[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

SITE SECTION

15367 [PROJECT]

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

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [ISSUE]

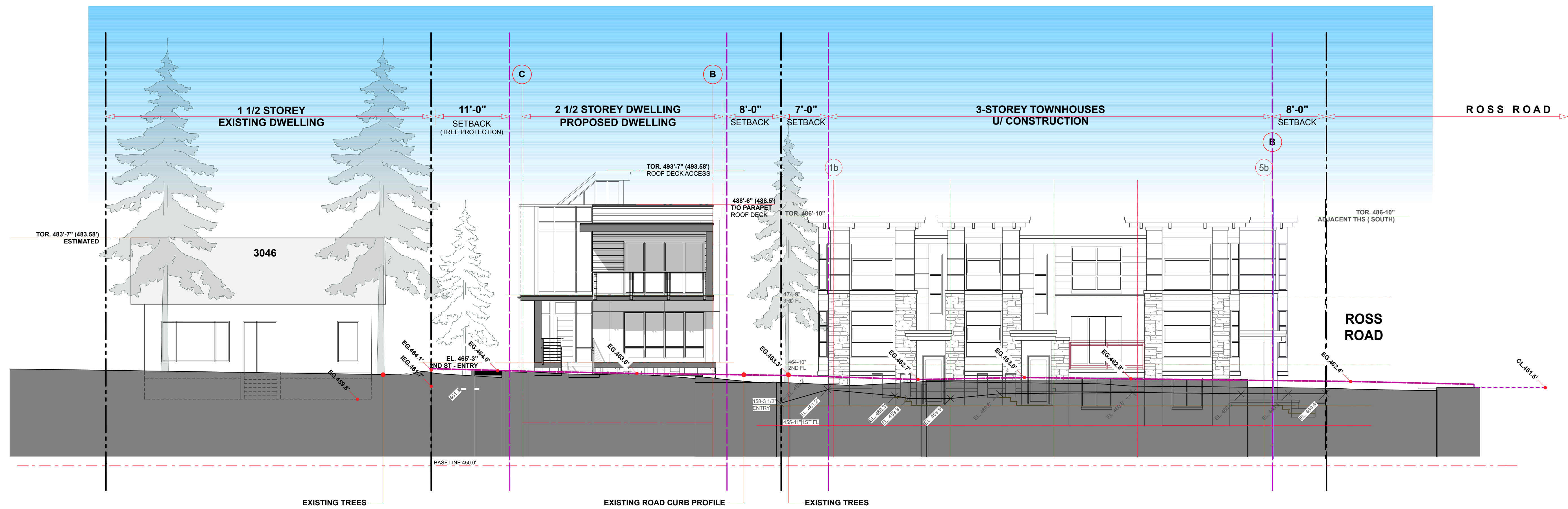
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A-4.000



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PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

STREET ELEVATION

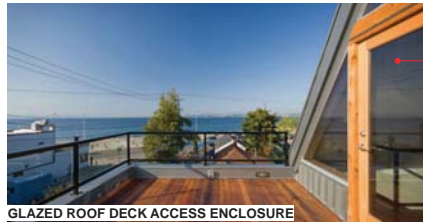
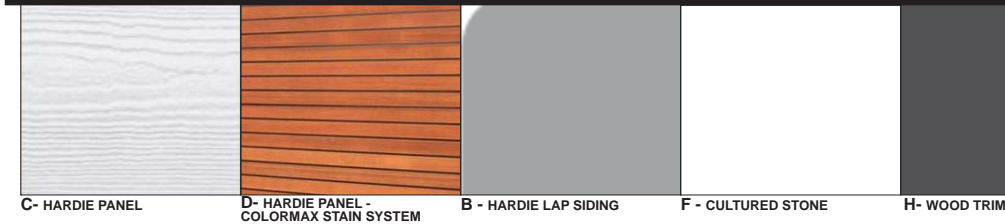
15367 [PROJECT]

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

JUN 23, 2017 [DATE]

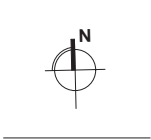
4 - DP APPLICATION REV [ISSUE]

DRAWING]



MATERIAL AND COLOUR LEGEND

| | | | | | | | | | |
|----|---------------|-----------------------------------|--|--|---|-------------|---------------------------|---------------------------------------|---|
| A | Light Grey | Flat Roof | - | SBS roof w/ pattern | H | Charcoal | Benjamin Moore | BM 2124-10 Wrought Iron | Wood trims, wood fascia at flat and sloped roofs, balcony edge |
| A1 | Grey | Sloped Roof | - | Standing Seam Metal Roof - roof deck access only | J | Metallic | | Clear anodized aluminum | Aluminum solar shades @ west elevation windows (selected locations) |
| B | Off-white | James Hardie ColorPlus Collection | Timber Bark | HardiePlank Lap Siding - cedarmill texture, 7" exposure | K | Metallic | Duracore Powder Coatings | To match clear anodized aluminum | Pre-finished aluminum / safety glass railing @ balconies |
| C | Off-white | James Hardie ColorPlus Collection | Cobble Stone | Hardie-Reveal Panel c/w "Easy Trim" - smooth texture | L | Black | Makin Metals Ltd. | Black (satin finish) | Flashing @ roofs, flashing at dark windows, downspouts, gutters |
| D | Blue | Pre-finished Fibre Cement Siding | Altura ColorMax Finishing System w/ Stains - Maple | Fibre Cement Lap Siding - cedarmill texture, pre-finished 5/16" exposure at selected locations | M | White | Makin Metals Ltd. | White | Flashing at all other locations |
| E | Grey Metallic | James Hardie ColorPlus Collection | Iron Gray | Hardie-Reveal Panel c/w "Easy Trim" - smooth texture accent panel at window locations | N | Light Beige | Architectural concrete | Benjamin Moore Amherst Gray BM HC-167 | Architectural concrete finish at exposed concrete walls |
| F | Black | Windows | Black or White TBC | Typical Vinyl windows and sliding doors | O | Grey | Cultured Stone | Platinum Pro-Fit Ledges | Stone cladding at selected walls, balcony columns |
| G | Stained | Pre-finished Fibre Cement | Altura ColorMax Finishing System w/ Stains - Maple | Pre-finished soffits @ main entrance soffit and u/s of balconies | P | Stained | Timber or Engineered Wood | Broda Coatings 107 Sequoia | Timber or Engineered wood (glulam), quality grade, structural elements at entrance bridge - posts & beams |
| G1 | Grey | Aluminum Soffit | Gertek Slate | 4 panel perforated aluminum soffit u/s of balconies at lane elevation | Q | Stained | Stained cedar or WPC | | Decorative screens 2x1 linear horizontal bar grille or WPC Wood Plastic Composite |



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[PROJECT]

ADALANCE
3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

MATERIALS

[PROJECT]
15367

[SCALE]

[DATE]
JUN 23, 2017

[DRAWING]
4 - DP APPLICATION REV

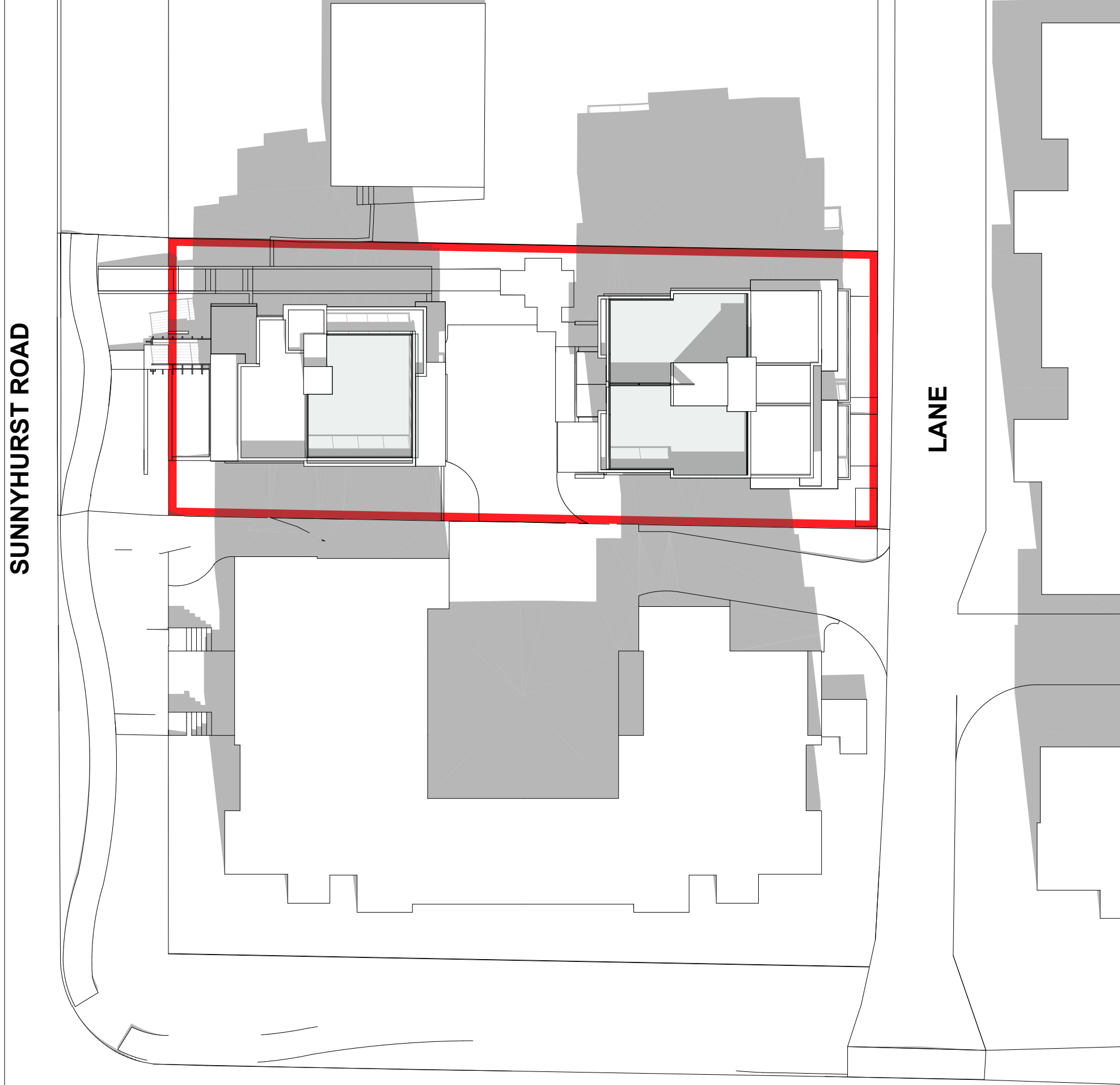
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A-6.000

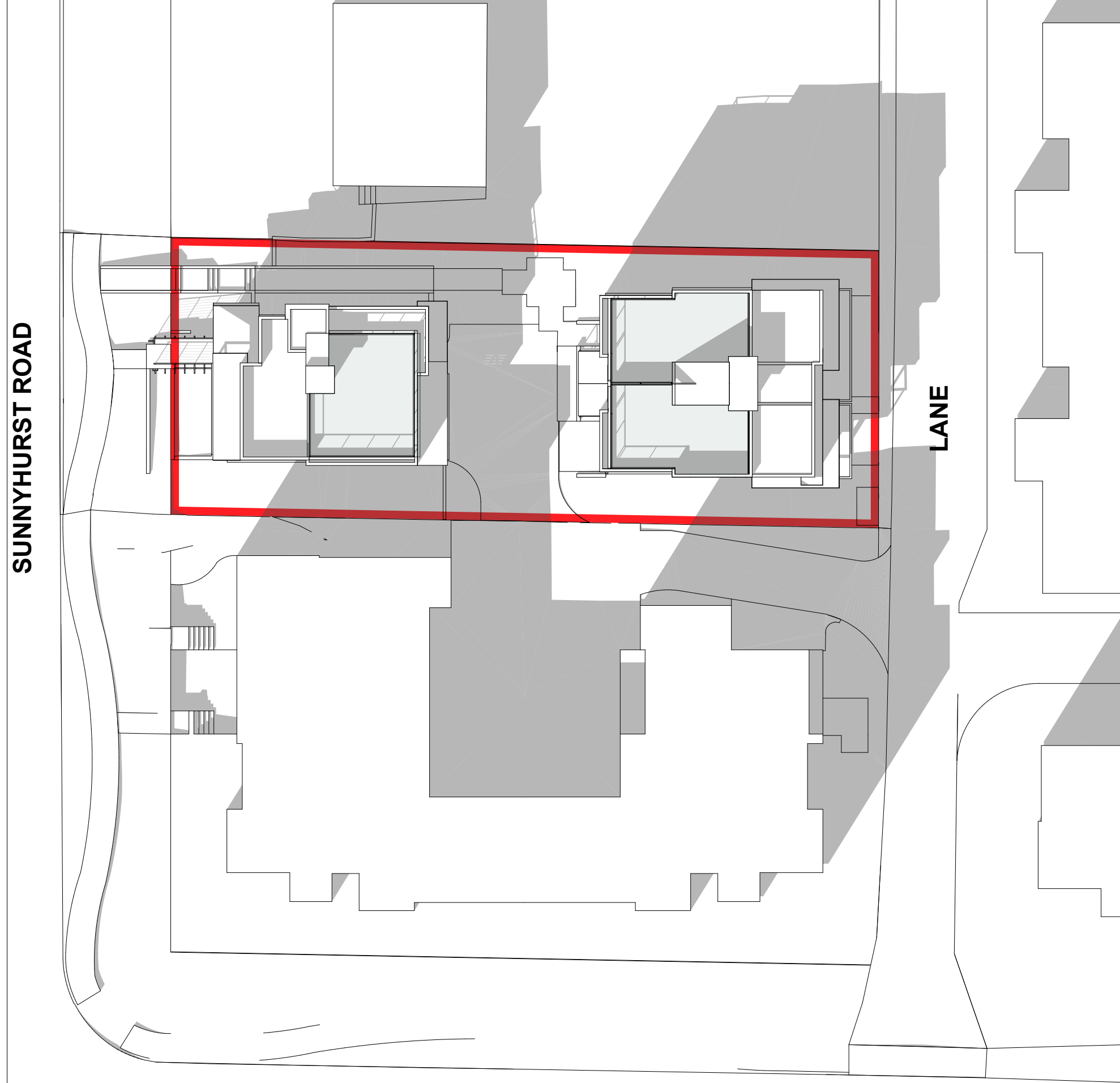
SPRING EQUINOX



10:00 AM SPRING / FALL

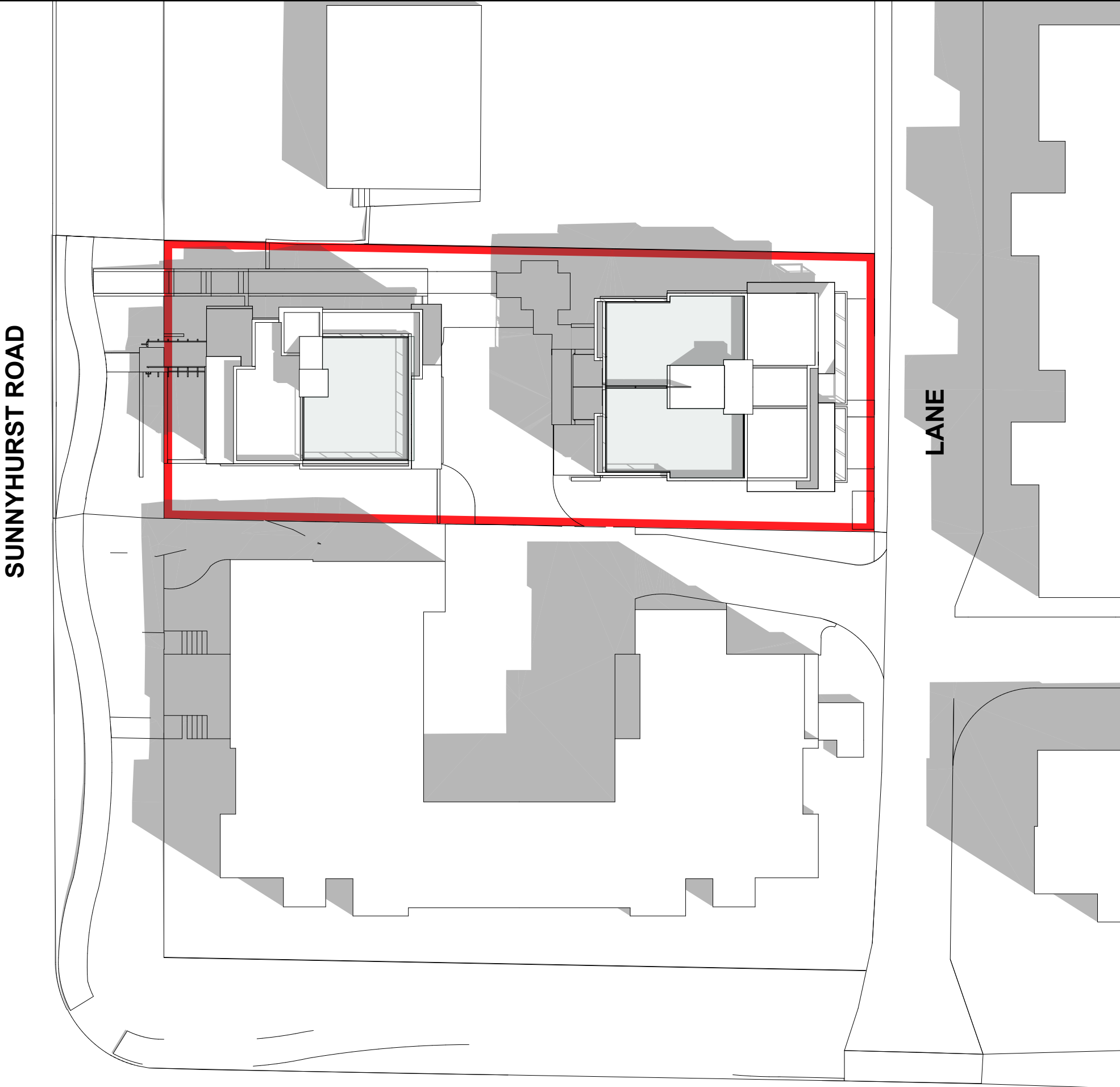


12:00 PM SPRING / FALL

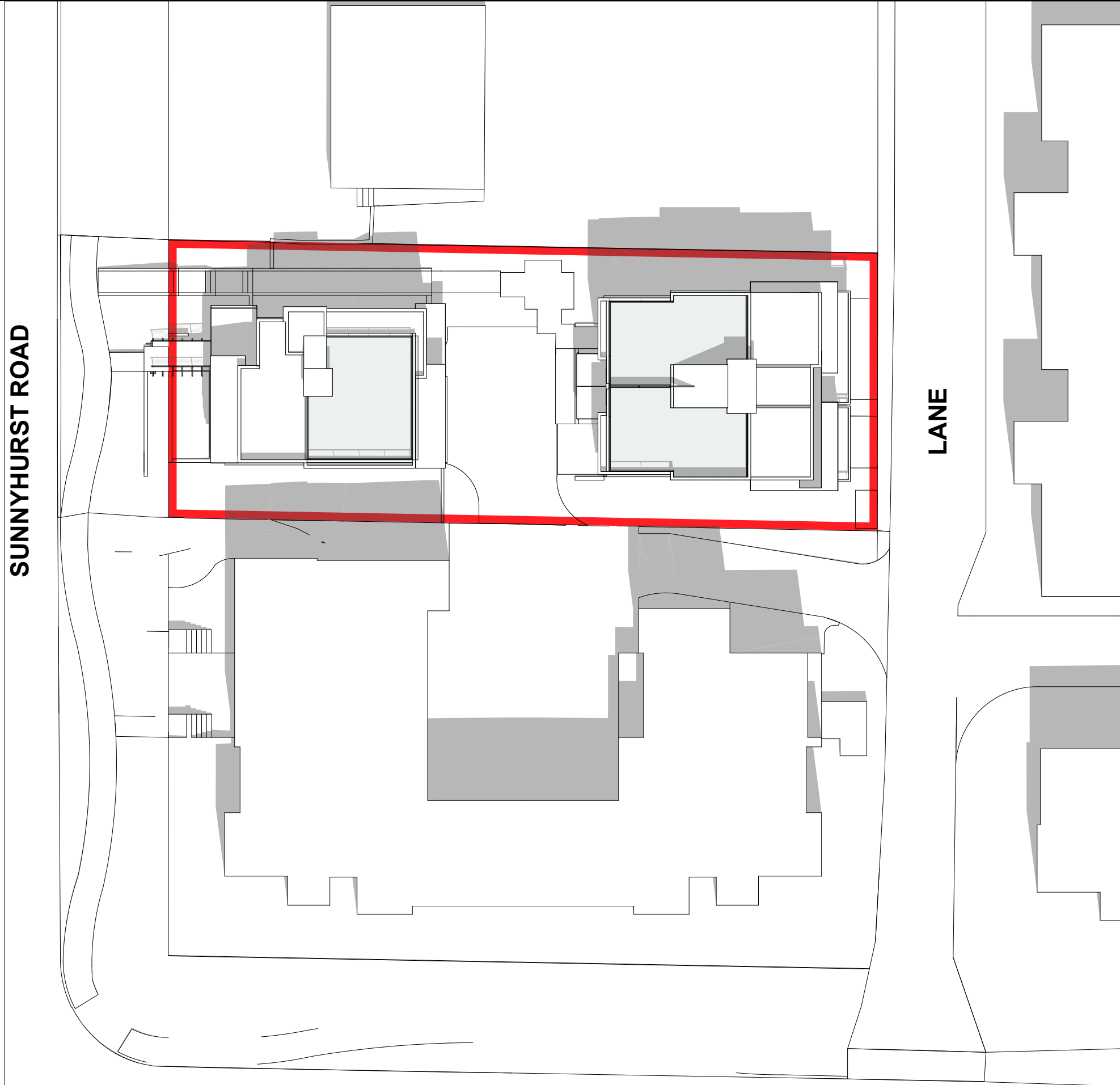


2:00 PM SPRING / FALL

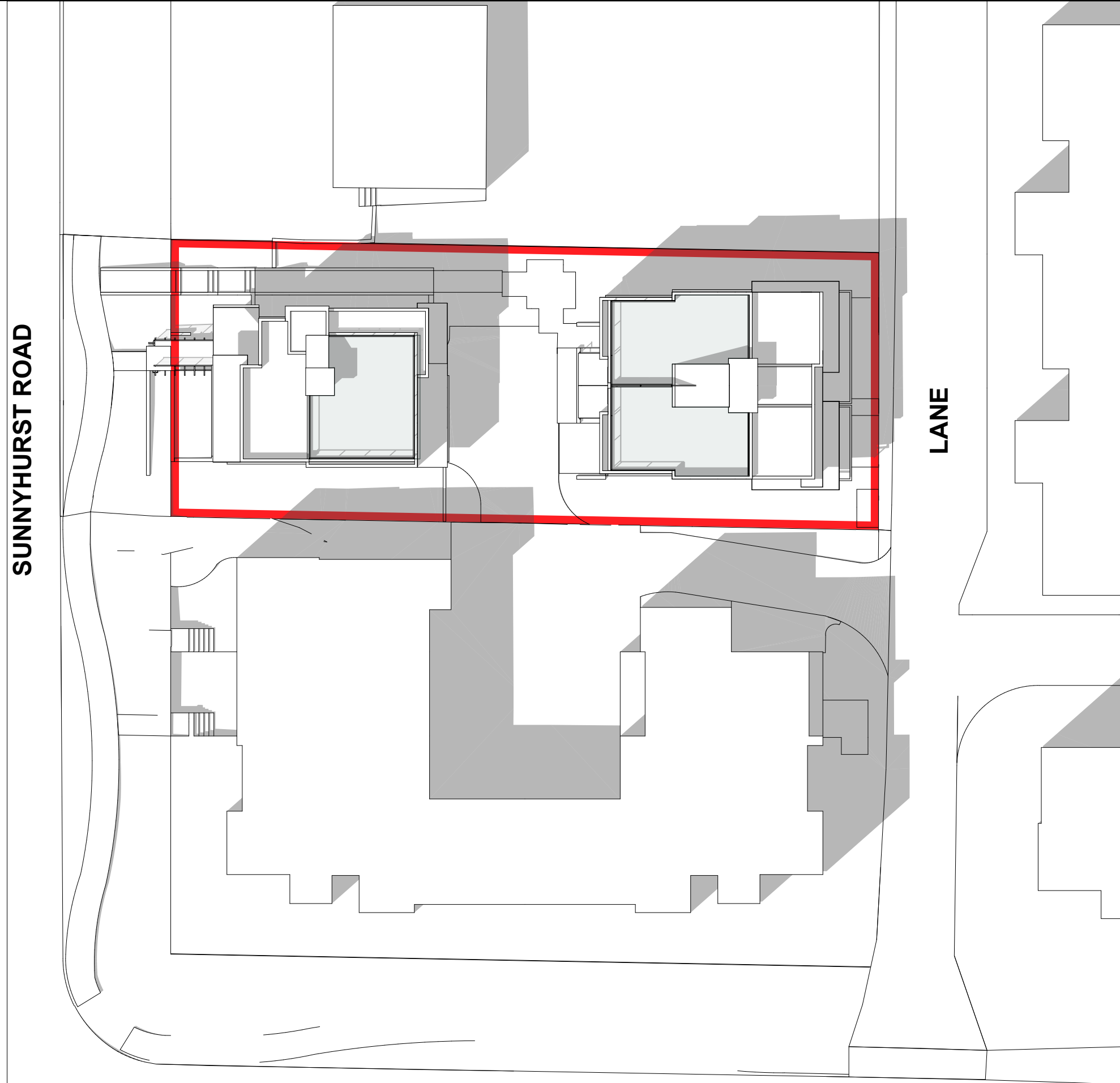
SUMMER SOLSTICE



10:00 AM SUMMER



12:00 PM SUMMER



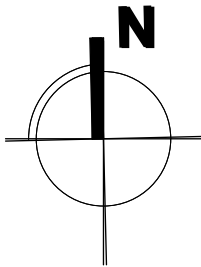
2:00 PM SUMMER



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[PROJECT]

ADALANCE

3030 SUNNYHURST RD.
NORTH VANCOUVER, BC

[TITLE]

SHADOW
STUDY

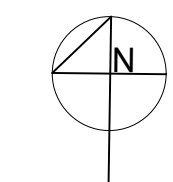
15367 [PROJECT]

1" = 20' [SCALE]

JUN 23, 2017 [DATE]

4 - DP APPLICATION REV [ISSUE]

[DRAWING]



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

revisions:
1. Issued for Detailed Development Application - November 9, 2016
2. Revised per Civil Coord - July 10, 2017

consultants:

project:

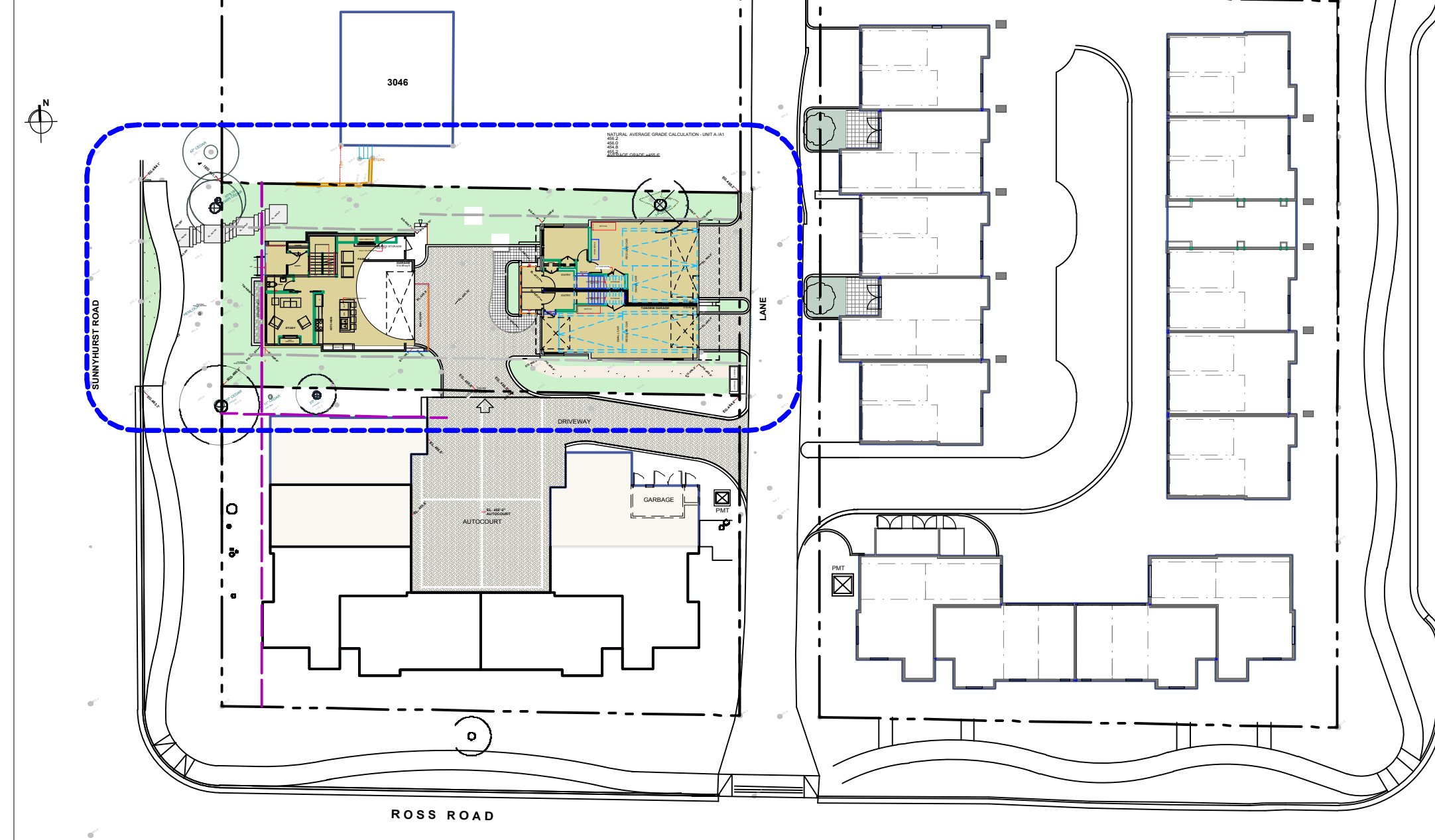
3030 Sunnyhurst Rd
North Vancouver, B.C.

title:
Character Sheet

drawn:
checked:
date:
scale:
1/8"=1'-0"

project no.:
sheet no.:
16.040 L1 of 3

KEY PLAN



GENERAL NOTES

- All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard.
- Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
- Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
- Do not construct from these drawings unless marked "issued for construction".
- 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.
- The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
- 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.
- 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.
- 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.
- Contractor to repair any damage resulting from work on site.
- 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:

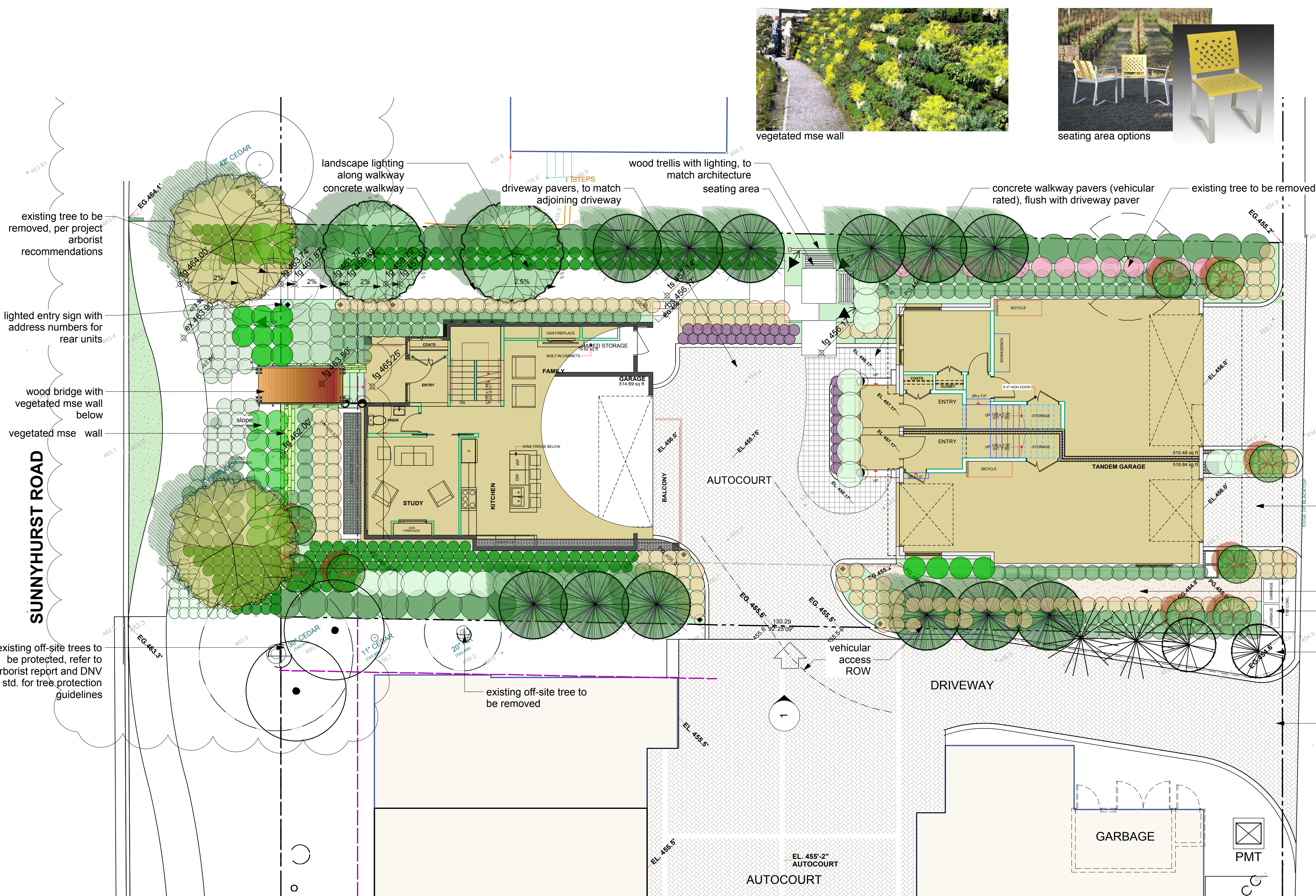
3030 Sunnyhurst Road, North Vancouver

LEGEND

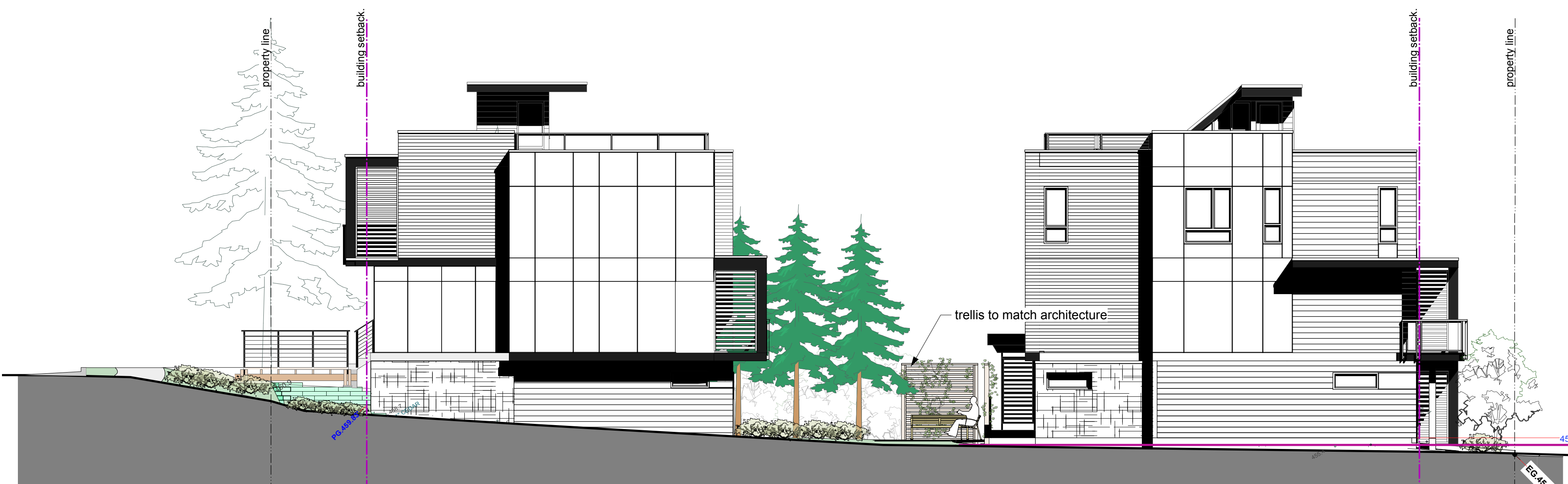
- Walkway Pavers - 8"x8" interlocking vehicular pavers
- Driveway Pavers - 4"x8" interlocking vehicular pavers
- Decorative River Rock
- Proposed Architecture Grade (Integra Architecture)
- Existing Surveyed Grade
- Proposed Landscape Grade
- Existing Tree To Be Retained
- Existing Tree To Be Removed

LIGHTING LEGEND

- Up-Light
- Path Light
- Step Light



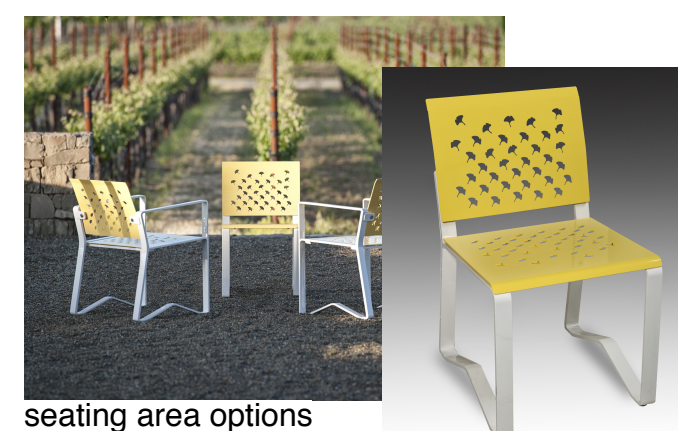
landscape plan
Scale: 1/8" = 1'-0"



1 south elevation
Scale: 1/8" = 1'-0"



vegetated mse wall

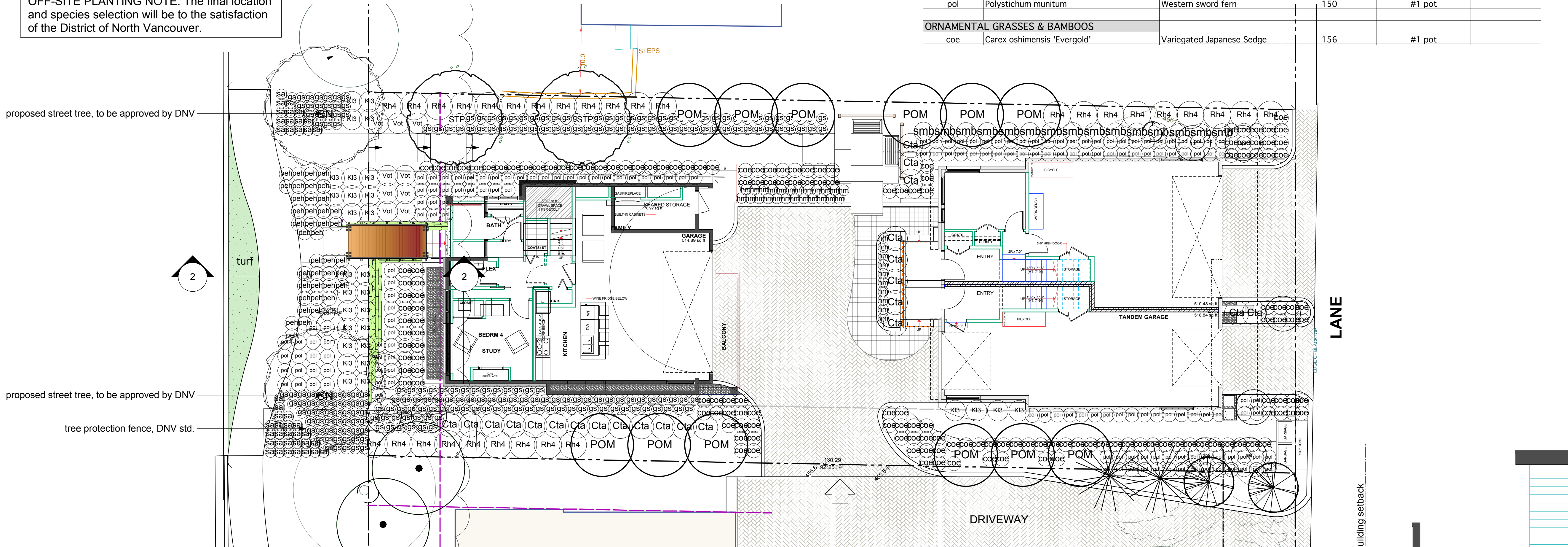
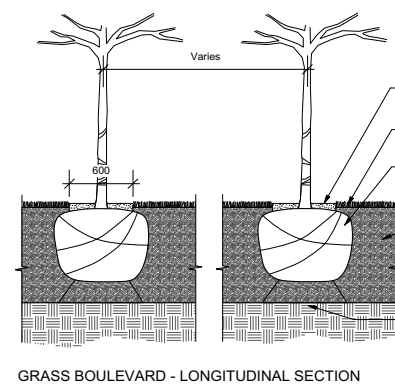
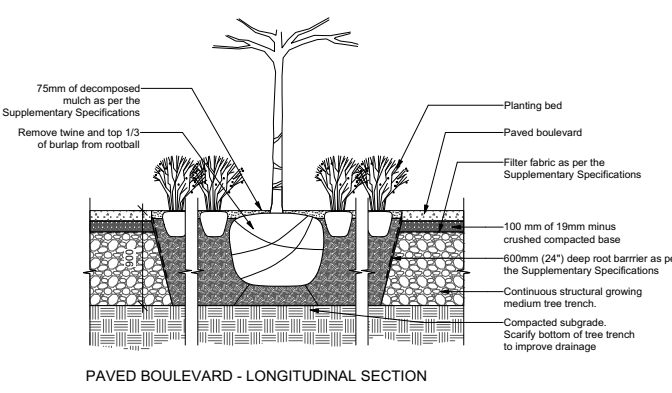


seating area options

| PLANT LIST - OFFSITE | | | | | |
|--------------------------------|---|--------------------------------|----------|----------------|-------|
| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
| TREES (DECIDUOUS & CONIFEROUS) | | | | | |
| CN | Cornus nuttallii 'Eddie's White Wonder' | 'Eddie's White Wonder' Dogwood | 2 | 7cm cal. | |
| SHRUBS | | | | | |
| gs | Gaultheria shallon | Salal | 73 | #1 pot | |
| K13 | Kalmia latifolia 'Elf' | 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' | Variegated Japanese Sedge | 4 | #1 pot | |
| peh | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 40 | #1 pot | |
| VINES | | | | | |

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

| PLANT LIST - ONSITE | | | | | |
|--------------------------------|--|-------------------------------|----------|----------------|---------------|
| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
| TREES (DECIDUOUS & CONIFEROUS) | | | | | |
| apf | Acer circinatum 'Pacific Fire' | Pacific Fire Vine Maple | 9 | 3m ht. | multi-stem |
| POM | Picea omorika | Serbian Spruce | 12 | 4.5m | |
| STP | Stewartia pseudocamellia | Japanese Stewartia | 2 | 5cm cal./4.5m | |
| SHRUBS | | | | | |
| Cta | Choisya ternata 'Aztec Pearl' | Mexican Orange Blossom | 23 | #3 pot | |
| gp | Gaultheria procumbens | Wintergreen | 60 | #1 pot | flex MSE wall |
| gs | Gaultheria shallon | Salal | 159 | #1 pot | |
| K13 | Kalmia latifolia 'Elf' | Elf Dwarf Mountain Laurel | 4 | #5 pot | |
| Mr | Mahonia repens | Creeping Hollygrape | 60 | #3 pot | flex MSE wall |
| Rh4 | Rhododendron 'PJM' | PJM Rhododendron | 30 | #5 pot | |
| smb | Symphoricarpos x doorenbosii 'Magic Berry' | Magic Berry Coralberry | 15 | #2 pot | |
| Vot | Vaccinium ovatum 'Thunderbird' | Thunderbird Evergreen Huckleb | 9 | #5 pot | |
| PERENNIALS & GROUNDCOVERS | | | | | |
| ble | Blechnum spicant | Deer Fern | 60 | #1 pot | flex MSE wall |
| hm | Heuchera micrantha | Small-flowered Alumroot | 34 | #1 pot | |
| pol | Polystichum munitum | Western sword fern | 150 | #1 pot | |
| ORNAMENTAL GRASSES & BAMBOOS | | | | | |
| coe | Carex oshimensis 'Evergold' | Variegated Japanese Sedge | 156 | #1 pot | |



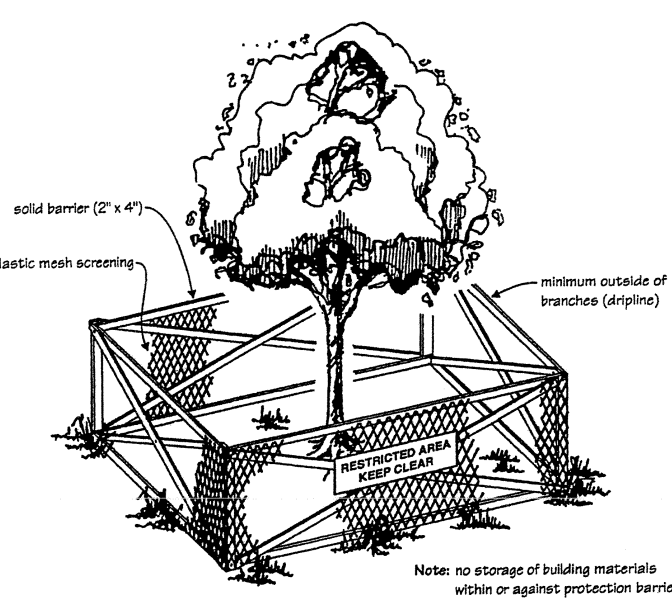
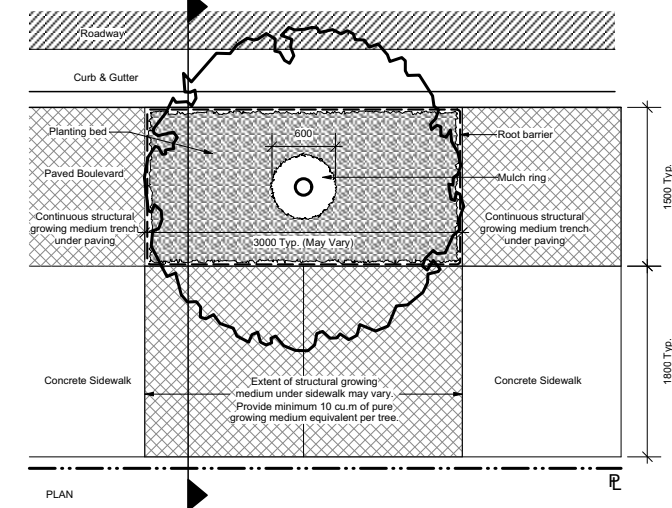
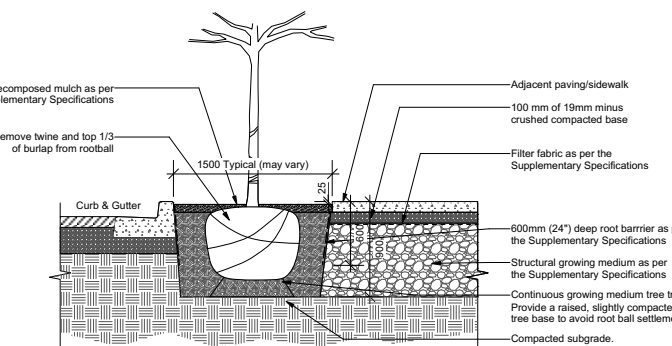
planting plan
Scale: 1/8" = 1'-0"

Planting Notes

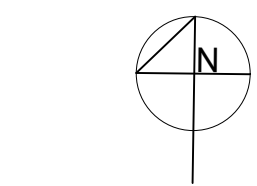
- All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/300 mm (around & beneath rootball)
- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.



2 boulevard section
Scale: 1/4" = 1'-0"



| TREE PROTECTION DISTANCE TABLE | | | | |
|---|----|-----|------------------------------|-------------------------|
| Minimum Protection Required Around Tree | | | | |
| cm | in | ft | Distance from Trunk (metres) | Total Diameter (metres) |
| 25 | 10 | 0.8 | 1.2 | 2.40 |
| 30 | 12 | 1.0 | 1.5 | 3.25 |
| 35 | 14 | 1.2 | 1.8 | 3.90 |
| 40 | 16 | 1.3 | 2.4 | 4.55 |
| 45 | 18 | 1.5 | 2.7 | 5.20 |
| 50 | 20 | 1.7 | 3.0 | 6.50 |
| 60 | 24 | 2.0 | 3.6 | 7.15 |
| 75 | 30 | 2.5 | 4.5 | 7.80 |
| 90 | 36 | 3.0 | 5.0 | 9.20 |
| 100 | 40 | 3.3 | 6.0 | 13.00 |



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

- revisions:
- Issued for Detailed Development Application - November 9, 2016
 - Revised per Civil Coord - July 10, 2017

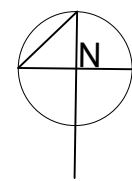
consultants:

project:
3030 Sunnyhurst Rd.
North Vancouver, B.C.

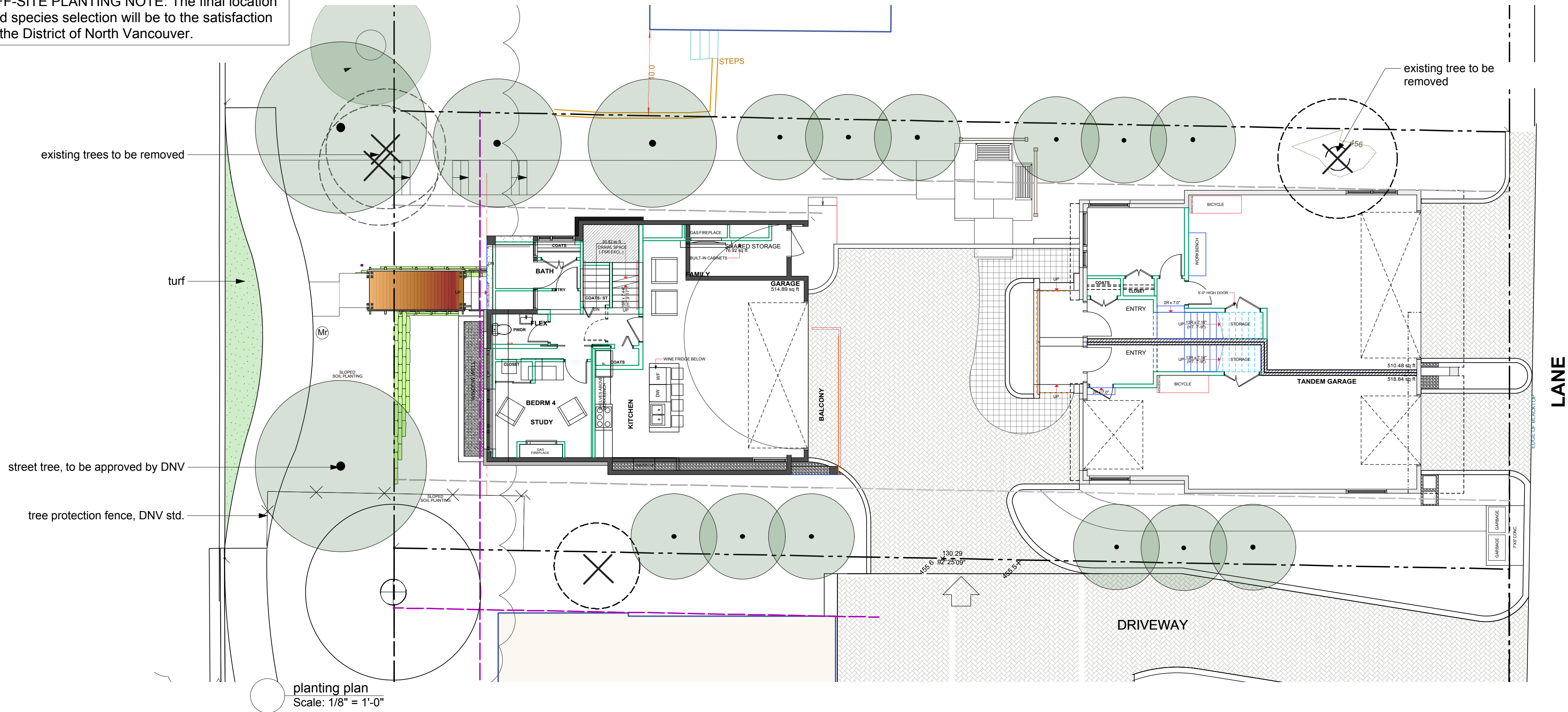
sheet:
Planting Plan

drawn:
checked:
date:
scale:
1/8" = 1'-0"

project no.:
16.040
sheet no.:
L2 of 3



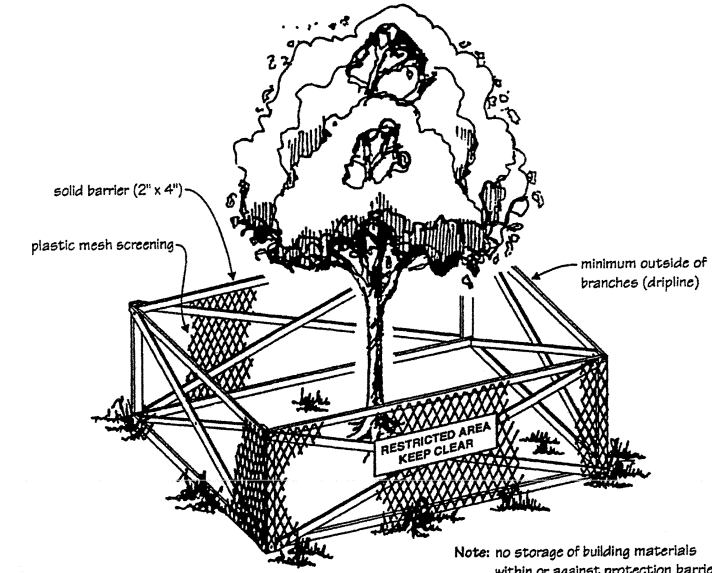
OFF-SITE PLANTING NOTE: The final location and species selection will be to the satisfaction of the District of North Vancouver.



Planting Notes

- All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
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lawn - 6"/150mm
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- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
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| TREE PROTECTION DISTANCE TABLE | | | |
|---|----|------------------------------|-------------------------|
| Minimum Protection Required Around Tree | | | |
| cm | ft | Distance from Trunk (metres) | Total Diameter (metres) |
| 20 | 8 | 0.6 | 1.2 |
| 25 | 10 | 0.8 | 1.5 |
| 30 | 12 | 1.0 | 1.8 |
| 35 | 14 | 1.2 | 2.1 |
| 40 | 16 | 1.3 | 2.4 |
| 45 | 18 | 1.5 | 2.7 |
| 50 | 20 | 1.7 | 3.0 |
| 55 | 22 | 1.8 | 3.2 |
| 60 | 24 | 2.0 | 3.6 |
| 70 | 28 | 2.5 | 4.5 |
| 80 | 32 | 3.0 | 5.4 |
| 90 | 36 | 3.3 | 6.0 |
| 100 | 40 | 3.3 | 6.0 |

Tree Retention on Sites 2 March 2017

SEE DRAWING ESC-1 FOR SILTATION CONTROL NOTES
SEE DRAWING SER FOR STORM AND SANITARY SEWER NOTES
SEE DRAWING R-1 FOR ROADWORKS NOTES

LEGAL DESCRIPTION

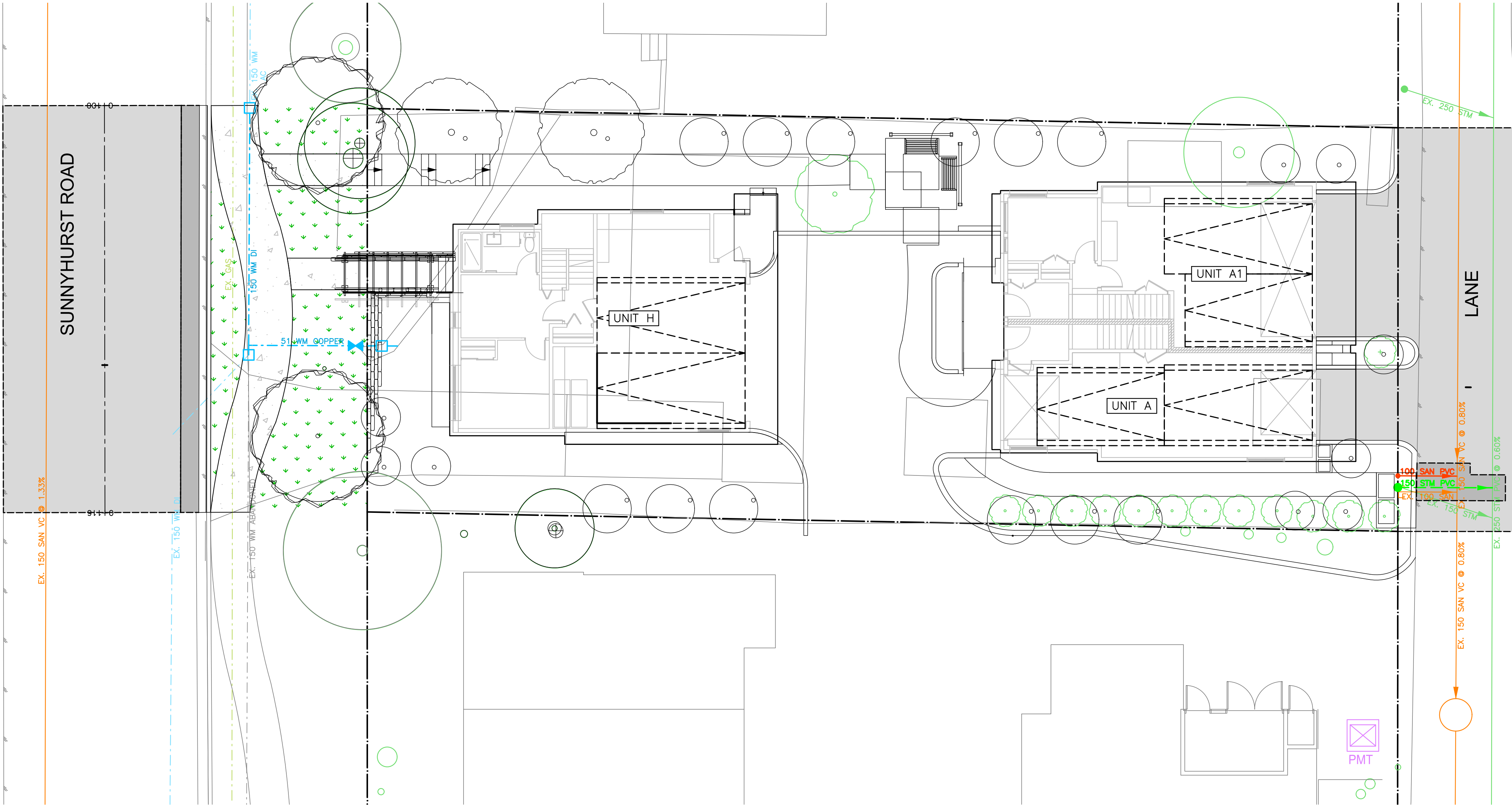
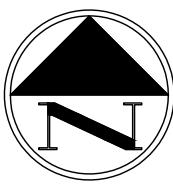
AMENDED LOT 11 (SEE 289518L) SOUTH 1/4 OF BLOCK 4 DISTRICT LOT 2023 PLAN 3170

BENCHMARK CONTROL

ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM OCM 73H1290 LOCATED ON FROMME ROAD AT SHAKESPEARE AVENUE
ELEVATION = 492.84 FEET (150.22m)
DATUM: NAD83 (CSRS), 2005

GENERAL NOTES

- THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING BETWEEN ENGINEER, THE CONTRACTOR, AND DISTRICT OF NORTH VANCOUVER IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TO BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR TO PROVIDE EMERGENCY CONTACT LIST, INSURANCE AND SURETY DOCUMENTATION AND PROPOSED SCHEDULE OF WORK TO THE DNV AND THE ENGINEER AT THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR IS TO OBTAIN A DISTRICT OF NORTH VANCOUVER HIGHWAY USE PERMIT PRIOR TO COMMENCING WORKS.
- THE CONTRACTOR MUST NOTIFY ENGINEER THEN THE DISTRICT OF NORTH VANCOUVER'S CONSTRUCTION OFFICE @ 604-990-3886, 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
- ALL CONSTRUCTION IN DISTRICT OF NORTH VANCOUVER (DNV) ROAD R.O.W. MUST CONFORM TO THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND DISTRICT OF NORTH VANCOUVER DEVELOPMENT SERVICING BYLAW #7388 SCHEDULE D.2, SUPPLEMENTARY SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. ALL MATERIALS AND PRODUCTS TO BE IN ACCORDANCE WITH DNV ACCEPTED MATERIAL AND PRODUCTS LIST.
- ALL CONSTRUCTION WITHIN THE PROPERTY MUST CONFORM TO THE MASTER MUNICIPAL SPECIFICATIONS, B.C. BUILDING CODE & B.C. PLUMBING CODE.
- THE CONTRACTOR WILL CONSTRUCT ALL WORKS TO THE SATISFACTION OF THE INSPECTORS FROM THE ENGINEER AND THE REGULATORY AUTHORITY. IF APPLICABLE ADDITIONALLY, THE TELUS WORKS UNDER THE DIRECTION AND TO THE SATISFACTION OF THE TELUS INSPECTOR, HYDRO WORKS TO SATISFACTION OF THE B.C. HYDRO INSPECTOR, TERASEN WORKS TO SATISFACTION OF THE TERASEN INSPECTOR, SHAW WORKS TO SATISFACTION OF THE SHAW INSPECTOR. THE CONTRACTOR WILL FORWARD TO THE ENGINEER CERTIFICATION OF ACCEPTANCE OR APPROVAL FROM THE ABOVE NOTED INSPECTORS ON COMPLETION OF THE WORK. ELECTRICAL WORKS, IF APPLICABLE TO ALSO BE UNDER PERMIT WITH B.C. ELECTRICAL SAFETY BRANCH WITH A COPY OF PERMIT AND SIGN OFF TO BE FORWARDED TO THE ENGINEER BY THE CONTRACTOR. CONTRACTOR TO GIVE MINIMUM 48 HOURS NOTICE TO RELEVANT INSPECTOR TO ALLOW FOR INSPECTION ON WORKS AND UPDATE ENGINEER ON SAME.
- THE CONTRACTOR WILL PERFORM AT HIS OWN COST ALL TESTING REQUIRED BY THE REGULATORY AUTHORITY, MMCD AND THE ENGINEER. TESTING SHALL BE DONE BY AN INDEPENDENT SPECIALTY TESTING FIRM. CONTRACTOR TO GIVE ENGINEER 48 HOURS' NOTICE ON ALL TESTING. COPIES OF TESTS TO BE FORWARDED DIRECTLY BY THE TESTING FIRM TO ENGINEER AND GEOTECHNICAL ENGINEER BY EMAIL.
- LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN DETERMINED FROM UTILITY AS-CONSTRUCTED DRAWINGS AND THIRD PARTY SURVEY. CONTRACTOR TO VERIFY AND PROVIDE COPIES TO ENGINEER AND VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE APPROVING AUTHORITY, THE ENGINEER AND/OR APPROPRIATE UTILITY CORPORATION.
- ALL CUTS IN EXISTING ASPHALT REQUIRED FOR TRENCHING SHALL BE VERTICAL, MINIMUM 80 MM DEEP, WITH A DIAMOND SAW & REPLACED WITH MINIMUM 80 MM ASPHALT OR MATCHING EXISTING WHICHEVER IS GREATER. UNLESS OTHERWISE NOTED, AFTER BACKFILL AND COMPACTION. ALL PAVEMENTS, BOULEVARDS, DRIVEWAYS, FENCES ETC. ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.
- WHEN NO IMPROVEMENTS ARE PROPOSED UNDER THIS CONTRACT, THE EXISTING SECTION(S) OF ROADWAY, BOULEVARD OR LANDSCAPE SHALL BE KEPT CLEAN AND CLEAR FOR THE DURATION OF CONSTRUCTION AND LEFT IN SAME CONDITION AS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR'S SURVEYOR WILL RECORD AND CERTIFY ALL INFORMATION REQUIRED FOR THE ENGINEER TO PROVIDE A COMPLETE SET OF AS-CONSTRUCTED DRAWINGS INCLUDING CENTERLINE, FOG LINE, EDGE OF ASPHALT, SIGNS, INVERTS, RIMS, PIPE SIZES AND ALL APPURTENANCES. SEE SUPPLEMENTAL SPECIFICATION FOR DETAILS.
- TRAFFIC CONTROL PER APPROVED TRAFFIC MANAGEMENT PLAN & THE MINISTRY OF TRANSPORTATION 'TRAFFIC MANUAL FOR WORK ON ROADWAYS' / TRANSPORTATION ASSOCIATION OF CANADA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'. CONTRACTOR TO INFORM ENGINEER AND DNV IMMEDIATELY OF ANY FORESEEN OR UNFORESEEN CHANGES TO THE SCHEDULE.
- VEHICULAR ACCESS TO EXISTING DWELLINGS AND BUSINESS' TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
- PEDESTRIANS SHALL BE PROTECTED AT ALL TIMES. ANY CLOSURES OF THE SIDEWALK OR LANES TO BE COORDINATED WITH AND APPROVED BY THE ENGINEER AND A PERMIT FROM REGULATORY AUTHORITY OBTAINED BY THE CONTRACTOR AND FORWARDED TO ENGINEER. CONTRACTOR TO PROVIDE REQUIRED NOTICES.
- RESIDENTS AND BUSINESSES DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR OR DEVELOPER'S AGENT WILL REQUIRED WRITTEN AUTHORIZATION FROM THE PRIVATE PROPERTY OWNER. ENGINEER TO BE FORWARDED COPY OF AUTHORIZATION.
- RETAINING DESIGNATED TREES IS OF PRIME IMPORTANCE. WHEN WORKING IN PROXIMITY TO A DESIGNATED TREE OR WHEN ROOTS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONSULT A CERTIFIED ARBORIST BEFORE PROCEEDING TO PREVENT DAMAGE TO TREES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH DFO/MOELP'S 'LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT'. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL WORKS.
- FOR B.C. HYDRO, TELUS, AND FORTIS INSTALLATION, SEE APPROPRIATE UTILITY COMPANY DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY SHOULD SITE CONDITIONS BECOME ALTERED FROM EXPECTATION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING, SOFTSCAPE AND DECORATIVE PAVEMENT DETAILS.
- SEE ELECTRICAL ENGINEER DRAWINGS FOR STREETLIGHT & TRAFFIC SIGNAL DETAILS.
- ONSITE SERVICING WORKS TO COMMENCE ONLY AFTER OFFSITE SERVICE CONNECTION HAS BEEN INSTALLED & VERIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THEY ARE WORKING FROM THE MOST UP TO DATE DESIGN PACKAGE INCLUDING DRAWINGS AND REPORTS.
- A PORTION OF THE CONTRACT DOCUMENTS IS INCLUDED BY REFERENCE. COPIES OF THESE DOCUMENTS HAVE BEEN REFERENCED IN THE TENDER PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CURRENT RELEVANT COPIES OF ALL DRAWINGS AND CONTRACT DOCUMENTS ARE FORWARDED TO SURVEYORS, TESTING AGENCIES, SUBCONTRACTORS, SUPERINTENDENTS, ESTIMATORS, PROJECT MANAGERS, SITE STAFF AND ANY OTHER RELEVANT PARTIES. CONTRACTOR CONFIRMS THEY HAVE REVIEWED SAME PRIOR TO SUBMITTING TENDER.
- SUB-CONTRACTORS SHALL NOT COMMUNICATE WITH THE ENGINEERS OR OWNER DIRECTLY ON ANY CONTRACTUAL OR TECHNICAL ISSUE. THEY SHALL DIRECT THEIR ISSUES TO THE CONTRACTOR DIRECTLY WHOSE RESPONSIBILITY TO DEAL WITH THESE ISSUES ON THEIR BEHALF WITH THE ENGINEER. REVIEW AND APPROVAL OF ANY CONTRACTUAL MATTER INCLUDING PROGRESS PAYMENT, CHANGE ORDER, PAYMENT OF HOLDBACK, FINAL PAYMENT, INSURANCE AND WARRANTY, ETC. SHALL DIRECTED TO THE ENGINEER. CONTRACTOR MUST ONLY TAKE DIRECTION FROM THE ENGINEER IN REGARDS TO CHANGES TO DESIGN OR EXTRA WORKS.
- UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR NOTIFIED TO THE CONTRARY BY THE ENGINEER, THE CONTRACTOR IS THE 'PRIME CONTRACTOR' FOR THE PURPOSE OF ALL APPLICABLE LAWS RELATIVE TO OCCUPATIONAL HEALTH AND SAFETY, INCLUDING THE DISCHARGE OF ALL DUTIES OF THE 'PRIME CONTRACTOR' UNDER THE WORKERS COMPENSATION ACT (BRITISH COLUMBIA), NOTWITHSTANDING THAT THE ENGINEER, THE OWNER OR ANOTHER CONTRACTOR MAY PROVIDE FROM TIME TO TIME SOME OF THE SERVICES NORMALLY PROVIDED BY SUCH 'PRIME CONTRACTOR'. IN THIS SECTION 'PRIME CONTRACTOR' MEANS THE CONTRACTOR SO DEFINED UNDER THE WORKERS COMPENSATION ACT (BRITISH COLUMBIA).



CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

CREUS Engineering

Civil Engineers & Project Managers
SUITE 200-901 16TH ST WEST, NORTH VANCOUVER BC, V7P1R2
PH: 604-987-0070 WEBSITE: www.creus.ca

DRAWING LEGEND

| | EXISTING | PROP. | TO BE REMOVED |
|---------------------|----------|-------|---------------|
| LEGAL LINE | --- | --- | --- |
| EXISTING | --- | --- | --- |
| PROP. | --- | --- | --- |
| TO BE REMOVED | --- | --- | --- |
| FIRE HYDRANT | --- | --- | --- |
| GATE VALVE | --- | --- | --- |
| AIR VALVE | --- | --- | --- |
| REDUCER | --- | --- | --- |
| INSPECTION CHAMBER | --- | --- | --- |
| CATCHBASIN (STD/SI) | --- | --- | --- |
| CAP | --- | --- | --- |
| MANHOLE | --- | --- | --- |
| POWER POLE | --- | --- | --- |
| STREETLIGHT | --- | --- | --- |

I, FRED CIAMBRELLI, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE DISTRICT OF NORTH VANCOUVER DESIGN CRITERIA MANUAL, DATED NOV 2009, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), VERSION 2000 AND THE DISTRICT OF NORTH VANCOUVER SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS), ADOPTED BY THE DISTRICT OF NORTH VANCOUVER.

client
BRODY DEVELOPMENT (S&B) LTD.

project
**3030 SUNNYHURST ROAD
DISTRICT NORTH VANCOUVER, BC**

title
KEY PLAN

| | | | |
|---|------------|--|--------------------|
| 3 | 17-08-03 | ISSUED FOR FIRST READING | D.J.C. |
| 2 | 17-06-26 | REISSUED FOR DETAILED APPLICATION REVIEW | MST |
| 1 | 16-11-01 | ISSUED FOR DETAILED APPLICATION REVIEW | D.J.C. |
| no. | (y/m/d) | revision | chk'd |
| COPYRIGHT RESERVED. THIS DRAWING AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CREUS ENGINEERING LTD. AND CANNOT BE USED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT. © 2016 CREUS ENGINEERING LTD. | | | |
| engineer of record | F.M.C. | scales | hor: 1:100 vert: - |
| designed by | D.J.C. | DNV file no. | |
| drawn by | D.J.C. | file no. | 16335 |
| date | 2016-09-22 | drawing no. | KEY |

NOT FOR CONSTRUCTION

May 16, 2017

Brianne Brody
Brody Development (S&B) Ltd.
1060 West 14th Street,
North Vancouver, BC
V7P 3P3

Dear Ms. Brody.

Re: 3030 Sunnyhurst Road, North Vancouver.

I have reviewed the planned development and revisited the site on May 11th. I have also reviewed the notes from Guy Exley dated February 8, 2017. There are three main issues to address.

1 Street tree - northwest corner

The municipal redcedar tree at the northwest corner (Figure 1) is now in a different condition from before. One large tree, which formerly sheltered the other twin stem tree, has recently been removed. As a result the wind dynamics on the tree remaining are now quite different. Before this event I would have rated the risk as low to moderate. Now I think the risk has increased, certainly to moderate and trending towards high because of the new exposure.

I mention this because I suspect that the impact of the proposed path to the back units in the new development is no longer the key issue affecting this tree. The increased wind exposure is a far more critical factor. Removing the cedar would allow for an improved path design for the units at the back of the new development. New trees could then be put back as part of the landscape design.

If removal of the trees is not an option I have reviewed the path design. The current design (Figure 2) shows the north edge of the path just within the dripline of the larger tree. If it possible, my suggestion is that we simply move that pathway south to be as close as possible to the stairs leading into the



Figure 1. Cedar tree - northwest corner of site.

building (Figure 3). That would place the path and disturbance right at or just outside the dripline of the cedar tree and at that location any soil or root disturbance would be minimal, and acceptable.

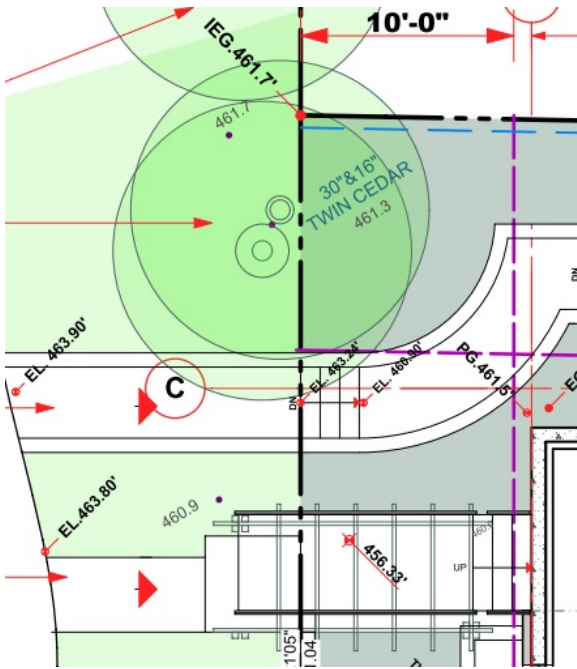


Figure 2. Existing path detail.

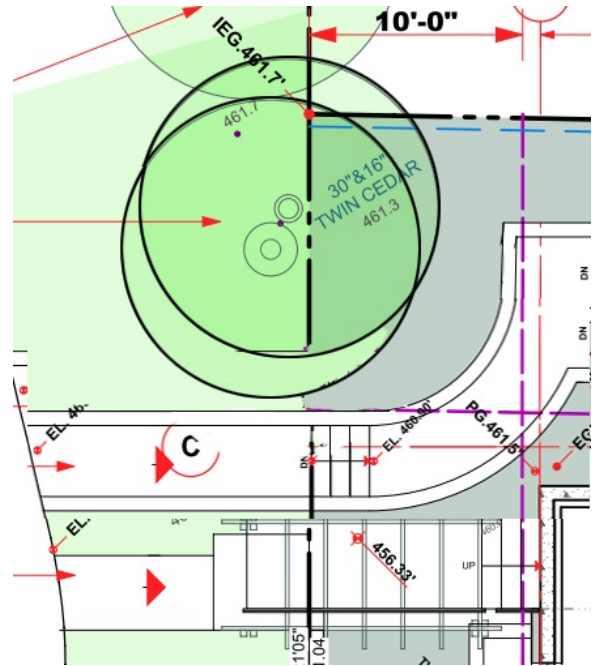


Figure 3. Revised path detail.

2 The fir tree on the adjacent lot.

I am surprised to see that the new development to the south retained the fir tree. I estimate that the distance from the base of the tree to the new retaining wall is less than one metre - See point A in Figure 4. The new development forces any wind from the south up into the tree canopy, which increases lever arm length and force applied on what is left of the root system. In my opinion the risk of the fir tree will be high once the new development is in place. Using the accepted standard risk rating process (TRAQ) I rate the likelihood of failure as probable within the next 2 years, the likelihood of impact as high, and consequences as significant.

In my opinion this tree should not have been retained initially. It certainly should be removed before development commences at 3030 Sunnyhurst as it poses a high risk to workers during demolition and construction, and the completed development. There are no mitigation options on site that can possibly offset the lack of roots on the south side of the tree.



Figure 4. Fir tree issue.

3 Replacement trees for the one large redcedar to be removed in the rear of the property.

I note the requirement to replant three redcedar trees as a result of removing the one cedar tree in the rear yard. Replanting redcedars on site as part of the new landscape makes no sense. Assuming they survive, they will develop into trees of the same size as the one removed. They would then be far too large for the site. I suggest that the redcedars be replanted on the adjacent boulevard or elsewhere in the District. I discussed this with Guy Exley and he seemed open to that approach.

I recommend that you agree to replant the required three trees offsite, or simply agree to donate three cedar trees to the District and let them decide where they wish to plant them. Either way, there is no room on site for these trees in the long term.

If there are any questions please let me know.

Yours truly,

On Behalf of Dunster & Associates Environmental Consultants Ltd.



Dr. Julian A. Dunster, R.P.F., R.P.P., ISA Certified Arborist
ASCA Registered Consulting Arborist # 378
ISATree Risk Assessment Qualified
BC Wildlife Danger Tree Assessor
Honourary Life Member ISA + PNWISA



13 - Nov - 2016

District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Attn: To Whom This May Concern

RE: Adalance Townhomes to meet Sustainability Guidelines

#230-5589 Byrne Road

Burnaby, BC

V5J 3J1

T: 604-874-3715

F: 1-866-563-8021

E:info@e3ecogroup.com

Brody Development (S & B) Ltd has retained E3 Eco Group as the sustainability consultant to review the energy, resource, and environmental efficiency of its Adalance townhome development located at 3030 Sunnyhurst Road in the District of North Vancouver. The intention is to ensure that the townhomes will achieve Energuide 82 and be equivalent to BuiltGreen™ Gold on the 2016 Checklist.

The BuiltGreen™ Gold level requires a minimum of 115 points from the 2016 Checklist as well as the completion of an Energuide Rating on each home.

In order to provide the verification, E3 Eco Group will perform the following:

- 1) Complete computer modeling of each of the unique plan type to be built.
- 2) Consult with Brody Development regarding the Checklist items to ensure that at least 115 points are achievable. Throughout construction E3 will perform site visits and review documentation to ensure all points are incorporated.
- 3) Provide an Energuide Rating, including air-leakage testing, on each of the homes built in the development. Final Energuide files will be submitted to Natural Resources Canada for Energuide Certification.

To achieve a minimum Energuide rating of 82 Brody Development is considering the following measures for each unit:

- air source heat pump as primary source of space heating
- advanced air tightness measures
- a heat recovery ventilator
- EnergyStar appliances

If you have any questions please contact the undersigned,

Kind Regards,

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