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| 2) Staff Report    | October 19, 2017 (Considered by Council Oct. 30, 2017)  
This report provides an overview of the project and the land use issues related to the review of this proposed development project which includes a Rezoning Bylaw. |
| 3) Bylaw 8239      | Rezoning Bylaw – which rezones the subject site from RS4 to CD51 |
| 4) Notice          |  |

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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.

Document: 3163282
SUBJECT:  BYLAW 8239: REZONING FOR A TRIPLEX PROJECT: 3030 SUNNYHURST ROAD
October 19, 2017

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...
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

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.
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 m$^2$ (1,426.94 sq ft) to 215.18 m$^2$ (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.

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
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.
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.
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.
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 passersby of the meeting, and advertisements were placed in the North Shore News on January 29 and February 1, 2017. The meeting was attended by two residents. The summary report is attached as Schedule C. The overall tone of the meeting was positive and the residents seemed receptive to the proposal. Most comments were related to the design and sale of the units, and the approval process timeline.

IMPLEMENTATION:

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

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

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

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

CONCLUSION:

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

The project is now ready for Council’s consideration.

Options:

The following options are available Council’s consideration:

1) Introduce Bylaw 8239 and refer Bylaw 8239 to a Public Hearing (staff recommendation); or

2) Defeat Bylaw 8239 at First Reading.
Subject: Bylaw 8239: Rezoning for a Triplex Project: 3030 Sunnyhurst Road

October 19, 2017

Emel Nordin
Development Planning

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

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<td>Human resources</td>
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<td>□ Other:</td>
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Document: 3163282
Planting Notes

1. All materials and operation of landscape works shall conform to the B.C. E.L.A.B.C.T.A. (Landscapes standards). Refer to written specifications for complete written documentation.

2. The landscape contractor shall ensure that the re-planting shall conform to the specifications and recommendations of this contract and that the installation of all plants shall be in accordance with the procedures outlined in this contract. All plant material shall be approved by the District of North Vancouver.

3. Minimum planting condition (not):
   - bare (FCCM):
   - stock plants 1000 mm
   - bare stock plants 1000 mm

4. All plant materials shall be approved. Quality of plant material and grading at site to conform to the B.C. E.L.A.B.C.T.A. standard for construction grade soil.

5. All plants planted shall be acceptable to the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

6. Fertilizer to be applied as required by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

7. Irrigation to be provided as required by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

8. Watering to be provided as required by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

9. All plant material shall be approved by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

10. All plant material shall be approved by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

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20. All plant material shall be approved by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.

21. All plant material shall be approved by the District of North Vancouver and shall be in compliance with the B.C. E.L.A.B.C.T.A. standards for construction grade soil.
Planting Notes
1. All materials and equipment of landscape works shall conform to the B.C.S.L.A.R.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.

2. The landscape contractor shall ensure that the final planting locations meets the specification & recommendations of the soil samples tested at the time of subdivision construction. All recommendations of soil test results shall be reviewed and approved by the District of North Vancouver.

3. Minimum planting cover depths:

- Lawns - 6" (150 mm)
- Grassmows - n/a
- Flowerbeds - 24" (600 mm)
- Tree - 48" (1200 mm)

4. All plant material must conform to the specifications outlined in the planting plan and grade as indicated in the B.C.N.T.A. Landscape standard for cost-effective green work.

5. All plant materials are to be supplied on site and must be approved by the project arborist and approved by the District of North Vancouver.

6. Tree Protection Measures

- A minimum of 30' (9.1 m) of the root ball shall be kept intact at the time of planting. The root ball must be protected against mechanical damage at all times.
- Trees shall be protected against mechanical damage by a tree protection fence.

7. Tree Protection Fence (B.C.N.T.A. standard)

- Tree Protection Fence elements shall be removed and approved by the District of North Vancouver.

8. Tree Protection Fence (B.C.N.T.A. standard)

- Tree Protection Fence elements shall be removed and approved by the District of North Vancouver.
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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. crawlspace 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 29851L) 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 29851L) 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)
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 a 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 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

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 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

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

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.

dnv.org/public_hearing
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
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)
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
- PHASE I - MULTIFAMILY REDEVELOPMENT
- PHASE II - MULTIFAMILY REDEVELOPMENT
- PHASE I or II - DEPENDENT ON SUB-AREA CONCEPT PLAN
- SHORT TERM SINGLE-FAMILY (20+ YEARS)
- TOWN CENTER
- NO SUBSTANTIAL CHANGES EXPECTED
- TRANSITION AREA - SPECIAL NEIGHBOURHOOD CONSULTATION REQUIRED
- INSTITUTIONAL AND PUBLIC USE EXPANSION
- COMMERCIAL OR MIXED COMMERCIAL/RESIDENTIAL USES
- FOCAL POINT - PREFERRED LOCATION OF LIBRARY, CIVIC SQUARE, MAIN STREET, COMMUNITY SERVICES
- PUBLIC OR MIXED PUBLIC/RESIDENTIAL USES

GMD Planning Department

Document No: 100618
3030 Sunnyhurst Road
Construction Traffic Management Plan
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.
  
  o All trucks are to be covered while in transit.
  
  o The trucking contractor will ensure that adjacent streets and truck routes are kept clean and free of dust and debris on a daily basis.
  
  o 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

Reviewed By: Fred Ciambrelli, P.Eng.
APPENDIX A: SCHEDULE
APPENDIX B: TRUCK ROUTES
APPENDIX C: TRAFFIC CONTROL PLANS
TRAFFIC MANAGEMENT PLAN
LANE WORKS

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

NOT FOR CONSTRUCTION
APPENDIX D: NOTIFICATIONS
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
EXISTING 3-STOREY TOWNHOUSES

EXISTING 3-STOREY TOWNHOUSES

A

B

C

D

Ross Road

Sunnyhurst Road

Driveway

Autocourt

Garbage

Unit A

Unit A1

PMT

PMT

PMT

PMT

PMT

Existing 3-Storey Dwelling

3046
1 1/2 STOREY DWELLING

1/8" = 1'-0"

Site Plan Diagram

Adalance

Brody Development (S&B) Ltd.

3-Storey Townhouses

456

5" Hemlock

42" Cedar

34" Cedar

30" & 16" Twin Cedar

455.6

455.5

456

92°25'09"

1°23'14"

92°25'19"

1°21'05"

1°23'14"

51.04

130.29

51.04

130.32

R O S S  R O A D

S U N N Y H U R S T  R O A D

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Copyright reserved. This drawing and design is and at all times remains the exclusive property of INTEGRA ARCHITECTURE INC. and cannot be used without the Architect's consent.
Planting Notes

1. All materials and execution of landscape works shall conform to the B.C.L.A./B.C.N.T.A. Landscape standards. Refer to written specifications for complete landscape documentation.

2. The final location and species selection will be to the satisfaction of the District of North Vancouver.

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

3. Minimum planting medium depth:
   - trees: 24"/300 mm (around & beneath rootball)
   - lawn: 6"/150mm

3. Minimum planting medium depths:
   - shrubs - 24"/300 mm (around & beneath rootball)
   - lawn - 6"/150mm

4. Tree protection fence, DNV std.
   - 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
   - barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.

5. Supplementary Specifications

6. Tree Protection Measures

7. Mulch ring
to improve drainage

8. Continuous structural growing medium

to improve drainage

9. Structural growing medium as per the Supplementary Specifications

10. Mulch ring

to improve drainage

11. Crushed compacted base

12. Filter fabric as per the Supplementary Specifications

13. Paving:

L

adjacent paving/sidewalk

structural growing medium equivalent per tree.

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

4.3 Minimum planting medium depth:

- trees: 24"/300 mm (around & beneath rootball)
- lawn: 6"/150mm

4.3 Minimum planting medium depths:

- shrubs - 24"/300 mm (around & beneath rootball)
- lawn - 6"/150mm

4.4 Tree protection fence, DNV std.

- 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

- barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.

4.5 Supplementary Specifications

4.6 Tree Protection Measures

4.7 Mulch ring
to improve drainage

4.8 Continuous structural growing medium
to improve drainage

4.9 Structural growing medium as per the Supplementary Specifications

4.10 Mulch ring
to improve drainage

4.11 Crushed compacted base

4.12 Filter fabric as per the Supplementary Specifications

4.13 Paving:
Planting Notes
1. 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.
2. The landscape Contractor shall ensure that the on-site planting medium/tool 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.
3. Minimum planting medium depths:
   - lawn - 6"/150mm
   - groundcover - 12"/300 mm
   - shrubs - 18"/450 mm
   - trees - 24"/300 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.T.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 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.
6. Tree Protection Measures
   - Where construction, demolition, or excavation is to take place within ten (10) feet of a tree to be retained, a protection barrier at least 48" (1.2m) in height must be installed around the tree or group of trees to be retained. The barrier shall be at least two (2) feet above the top of the rootball. The barrier shall be constructed of plywood sheets, snow fencing or another form approved by the municipality. The barrier must be constructed prior to any site work and removed 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. Use of equipment is to take place close enough to remove the foliage or head to damage any tree to be retained.
7. Tree Management Plan
   - OFF-SITE PLANTING NOTE: The final location and species selection will be to the satisfaction of the District of North Vancouver.

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 architect)
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.

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 2. Existing path detail.

Figure 3. Revised path detail.

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
Honorary Life Member ISA + PNWISA
Attn: To Whom This May Concern

RE: Adalance Townhomes to meet Sustainability Guidelines

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,

Emma Conway, B.A., CEA
Project Manager E3 Eco Group Inc
604-874-3715
emma@e3ecogroup.com