AGENDA
PUBLIC HEARING

Tuesday, November 28, 2017
7:00 p.m.
Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC

Council Members:
Mayor Richard Walton
Councillor Roger Bassam
Councillor Mathew Bond
Councillor Jim Hanson
Councillor Robin Hicks
Councillor Doug MacKay-Dunn
Councillor Lisa Muri

www.dnv.org
PUBLIC HEARING

7:00 p.m.
Tuesday, November 28, 2017
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver

2932 Chesterfield Avenue
Four Unit Townhouse Project

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)

Purpose of Bylaw:
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.

3. PRESENTATION BY STAFF

Presentation: Emel Nordin, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Farzin Yadegari, Farzin Yadegari Architects

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:
THAT the November 28, 2017 Public Hearing be closed;

AND THAT “District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)” be returned to Council for further consideration.

8. CLOSING
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The Corporation of the District of North Vancouver

Bylaw 8249

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)”.

2. Amendments

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

(a) Part 2A, Definitions is amended by adding CD 110 to the list of zones to which Part 2A applies.

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

“Comprehensive Development Zone 110 CD 110”

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

“4B110 Comprehensive Development Zone 110 CD 110”

The CD 110 zone is applied to:

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

4B110-1 Intent:

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

4B110-2 Permitted Uses:

The following principal uses shall be permitted in the Comprehensive Development 110 Zone:
(a) **Uses Permitted Without Conditions:**

Not Applicable.

(b) **Conditional Uses:**

(i) Residential building, multiple family townhouse.

**4B110-3 Conditions of Use:**

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

**4B110-4 Accessory Uses:**

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

**4B110-5 Density:**

(a) The maximum permitted density is 280 m² (3,013 sq. ft.) *gross floor area* and one unit, inclusive of any density bonus for energy performance.

(b) For the purposes of calculating *gross floor area*, the following areas are excluded:
   (i) unenclosed carports and parking access areas;
   (ii) unenclosed garbage and recycling collection areas;
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   (iv) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 1.22 m (4 ft.) from the floor above to the lesser of natural grade and finished grade.

**4B110-6 Amenities:**

(a) Despite subsection 4B110-5, density in the CD110 Zone is increased to a maximum of 830.11 m² (8935 sq. ft.) *gross floor area* and four units if the owner contributes $158,564 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
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(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

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(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A), by rezoning the land from the Single Family Residential 6000 Zone (RS4) to Comprehensive Development 110 Zone (CD110).

**READ** a first time October 30, 2017

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Bylaw 8249” as at Third Reading

________________________________________
Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

________________________________________   __________________________________________
Mayor                                    Municipal Clerk

Certified a true copy

________________________________________
Municipal Clerk
Schedule A to Bylaw 8249

SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 110 (CD110)
The District of North Vancouver
REPORT TO COUNCIL

October 18, 2017
File: 08.3060.20/042.16

AUTHOR: Emel Nordin, Development Planning

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

RECOMMENDATIONS:

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

AND THAT Bylaw 8249 be referred to a Public Hearing.

REASON FOR REPORT:

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

SUMMARY:

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

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

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

EXISTING POLICY:

Official Community Plan

The District Official Community Plan (OCP) designates the site as Residential Level 4: Transition Multifamily (RES4). This OCP designation envisions multifamily uses within or in close proximity to centres and corridors, or as a transition between higher density sites and adjacent detached and attached residential areas. Transitional multifamily is typically in the form of townhouse and apartment developments, with a density of up to approximately 1.20 FSR.

The units are all three bedroom floor plans, which are well suited for 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).

North Lonsdale-Delbrook Official Community Plan

The policies and objectives in the OCP considered the general directions from the North Lonsdale-Delbrook Official Community Plan (1995) which remains as a reference policy document in consideration of new development in this area.

The North Lonsdale-Delbrook Plan designates the south side of West Queens Road (100 block) and north side of West 29th Street for medium density multi-family housing suitable for seniors and 'empty nesters' at a maximum density of 36.3 units/acre (90 units/hectare). The development proposal under consideration is approximately 23 units per acre (57 units/hectare) in the form of market housing with no resident age requirements. The following seniors housing is currently available in the immediate vicinity:
• 188 West 29th Street: "Vista 29" - A 50 unit condominium development which has a 55+ occupancy restriction.
• 150 West 29th Street: "Churchill Retirement Residence" – A 97 unit rental development providing independent and assisted living for seniors.

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

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

Zoning:

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

Development Permits

The subject lot is designated as Development Permit Areas for the following purposes:
- Form and Character of Multi-Family Development (Ground-Oriented Housing); and

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 and short supply in the District. These town homes offer ground oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District’s “missing generation.” Community amenity contributions from the site can be used toward the District’s affordable housing goals, among other amenities.

ANALYSIS

Site Plan and Project Description

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

Southeast Elevation (West 29th Street)

West Elevation (Chesterfield Avenue)
Advisory Design Panel

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

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

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

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

Accessible Design

As the proposed development includes less than five units, the accessible design policy is not applicable to this proposal. Due to the topography of the site it would not be possible to create units with grade level front entry access, however, a number of basic and enhanced accessible design elements have been voluntarily incorporated into the design, including:
- unit entry door clear opening width of 850 mm (34 in.)
- bathroom design features including a clear opening width of at least 800mm (32in), a minimum of one bathroom with pocket door, enhanced door handles, slip resistant flooring, and reinforcement to accommodate future installation of grab bars
- bedroom with at least 152cm (60in) of manoeuvring space
- kitchen design features such as slip resistant flooring, adjustable shelves, enhanced cabinet handles, sufficient space for future modification of appliance layout
- basic and enhanced electrical features

Vehicle Parking

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

Bicycle Parking

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

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

Acoustic Regulations

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

Landscaping

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

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

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

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

GREEN BUILDING MEASURES:

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

CONCURRENCE:

Staff

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

City of North Vancouver

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

Construction Traffic Management Plan

In order to reduce development’s impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Chesterfield Avenue and West 29th Street. The plan is required to be approved by the District prior to issuance of a building permit.
In particular, the Construction Traffic Management Plan must:

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

PUBLIC INPUT:

Public Information Meeting

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

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

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

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

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

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

Bylaw 8249 (Attachment B) rezones the subject site from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 110 (CD110) which:
   • establishes the permitted residential use;
   • allows home occupations as an accessory use;
   • establishes the maximum permitted floor area on the site;
   • establishes setback and building height regulations; and,
   • establishes parking regulations specific to this project.

In addition, the following legal agreements will be required prior to zoning bylaw adoption to secure:
   • a green building and acoustical covenant;
   • a stormwater management covenant;
   • a covenant restricting secondary suites; and
   • an engineering servicing agreement (including construction management plan).

CONCLUSION:

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

The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

1) Introduce Bylaw 8249 and refer Bylaw 8249 to a Public Hearing (staff recommendation); or,

2) Defeat Bylaw 8249 at First Reading.

Emel Nordin
Development Planning

A – Reduced project plans
B – Bylaw 8249
C – PIM Summary Report
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<th>REVIEWED WITH:</th>
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EAST ELEVATION (UNITS 1&2)
NORTH ELEVATION

EXTERIOR FINISHES MATERIAL LIST

EX.1 FLOWER GRAY GEMMA STONE
EX.2 BALEX RAY WOOD MOREN
EX.3 PANEL RED WOOD & GLASS ENTRANCE DOOR
EX.4 A CEMENTIQUE BARCELONA
EX.5 PRESSURE TREATED WOODFRAMES
EX.6 PRESSURE TREATED WOOD TAPES
EX.7 ALUMINUM & GLASS CANOPY
EX.8 PRESSURE TREATED WOOD FRAMES

EX.9 GRAY ALUMINUM & CLEAR GLASS FRAMES T/C TAPPERS
EX.10 VINTAGE BLACK FRAMED WINDOW & PATH DOOR
EX.11 BROWN TREATED WOOD FRAMES
EX.12 STAINLESS STEEL
EX.13 A LUMINEX PANEL
EX.14 GRAY METAL FLASHING
EX.15 UPHOLSTERY METAL SHEET ROOF
EX.16 BROWN TREATED WOOD

FOR COORDINATION ONLY

As of: Dec 2012

ADT SUBMITTED/RECEIVED
Nov 30th, 2016
Nov 30th, 2016

ADT SUBMITTED/RECEIVED
Apr 19th, 2017

DP SUBMITTED/RECEIVED
Aug 23rd, 2017

VIEW 3/4

PROJECT:
CRUZ ANDERSEN 2523 CHESTFIELD AVE, NORTH VANCOUVER, B.C.

SCALE 1" = 8' 0"
WEST ELEVATION (UNITS 3&4)

EXTERIOR FINISHES MATERIAL LIST

- **EX.1** FLAT ROOF GUTTER STONE
- **EX.2** GRAY ALUMINUM & CLEAR GLASS BALCONY/STAIRCASES
- **EX.3** GRAY ALUMINUM FRONTS
- **EX.4** RED OAK WOOD MOULDING
- **EX.5** RED OAK WOOD & GLASS ENTRANCE DOOR
- **EX.6** PRESSURE TREATED WOOD TRIM
- **EX.7** CLEAR VINYL CLAD 3/4" STICKER W/COMMERICAL ADHESIVE
- **EX.8** PRESSURE TREATED WOOD FASCADE BOARDS
- **EX.9** ALUMINUM & GLASS CANOPY
- **EX.10** GRAY METAL FLASHING
- **EX.11** ALUMINUM & GLASS CORNERS

NOTE: THE ABOVE MATERIALS ARE SUBJECT TO CHANGE. FOR MORE INFORMATION, PLEASE CONTACT THE ARCHITECT.

PROJECT: CIVIC ADDRESS: 2336 CHESTFIELD AVENUE, NORTH VANCOUVER, B.C.
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READ a second time

READ a third time

Certified a true copy of “Bylaw 8249” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk
Schedule A to Bylaw 8249

SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 110 (CD110)
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BOB HEASLIP
DEVELOPMENT PLANNING STRATEGIES

2932 CHESTERFIELD AVE. PUBLIC INFORMATION MEETING

MEETING REPORT

Meeting Date: December 15, 2016
Time: 6:00 pm – 7:30 pm
Location: S. Andrew’s & St. Stephen’s Church, Hollyburn Room, North Vancouver
Attendance: Approximately 11 community members

Meeting Purpose: As per District of North Vancouver Planning Policy
- To present proposed development details
- To provide an opportunity to ask questions, receive comments and suggestions about the proposed development

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

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

District of North Vancouver:
- Erik Wilhelm (EW), Community Planner

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

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

The presentation portion of the meeting began at 6:15 pm with introductions of the project team by Bob Heaslip, including FY & SH, as well as the District representative EW. BH outlined how the meeting would proceed, with a presentation by FY providing project information. BH requested participants save
their questions until the presentation was completed. BH also requested that input be carried out respectfully keeping in mind allowing others to speak and express their opinions.

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

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

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

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

**Dialogue:**

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

**Q** Can you better explain and describe the project height - What is the height of the project in relation to the house immediately behind and the townhouses to the north of the site?

**A** The project height is 36 ft. 4 in., which is less than the Zoning Bylaw equivalent requirement, which is a maximum of 41 ft. The proposed height would be approximately 10 ft. higher than the existing house and townhouses.

**Q** How does project parking work - are there tandem stalls?

**A** There are no tandem parking stalls and each of the 8 stalls is accessed by a central drive aisle.

**Q** Is there a security gate for parking?

**A** Yes there is an automatic gate at the driveway entry to the parkade.

**Q** How close is the stairwell on the east side of the property adjacent to the apartment building?

**A** The stairwell is 3 ft. 8 in's from the east property line.

**Q** As a neighbour I have sent letters to both the District and City Council concerning traffic safety and speed, and the need for street calming along 29th Avenue. Has the developer taken traffic into consideration in the design of the project?
A Yes the building design and number of units meets the Zoning Bylaw requirements and has satisfied the District Engineering Department requirements concerning parking and location of the driveway entry and distance to the intersection of 29th and Chesterfield.

C There is a concern with seniors and their safety crossing 29th mid block on 29th near Churchill House Seniors, especially with the speed of traffic. There needs to be addition of stop signs for 29th at Chesterfield.

A EW has noted these concerns for Engineering staff. It was also noted that a possible solution not related to this project could be introduction of a mid block crosswalk for seniors near Churchill House.

Q Will there be parking on the street from the project? I have written to the District about the lack of street parking along 29th.

A The proposed 8 parking stalls for the project meets the District Zoning Bylaw requirement of 2 spaces per unit, including visitor parking. No street parking will be allowed on Chesterfield for the frontage of the project along Chesterfield. It was suggested that the District be approached about neighbour Parking Permit restrictions and perhaps parking time limits.

C The entry/exit for the project is quite close to the 29th and Chesterfield intersection.

A As noted earlier the project design has satisfied the District Engineering Department requirements concerning the location of the driveway entry and distance to the intersection of 29th and Chesterfield. The project team explored entry from Chesterfield, but the Engineering Dept. requires that entry occur from 29th. It should also be noted that the proposed entry has been designed to be further east of the 29th St. intersection, than what is currently existing.

Q During rush hour morning and evening vehicles are using 29th as a short cut to avoid traffic congestion on Queens and Chesterfield, which results in increased traffic and speed in the neighbourhood. The addition of this development will add to that traffic.

A EW has noted these comments and will ask the Engineering Dept. about the need for a neighbour traffic review and potential calming measures.

Q How will construction vehicle parking and traffic be handled?

A The applicant will prepare a traffic management approach for trades and deliveries and discuss it with staff at the Building Permit stage of the process.

Q I question the viability of the parkade layout, stall width, and in and out manoeuvring, and is there no provision for visitor parking?

A The 2 stalls per unit includes visitor parking as per District requirements. In addition, the stall width and aisle design width meet Engineering requirements. The end stalls are provided with additional width to allow access and egress as per District requirements.
We understand that to get any changes to street parking or traffic changes on this street, we are required to have a petition signed by neighbours.

EW responded that this is correct. This policy is in place to ensure a healthy percentage of owners agree (2/3s of those affected) to any proposed changes to parking and traffic flow or traffic calming measures and changes in the neighbourhood.

I am concerned about the project design and the impact on my views and privacy on the house to the immediate east on the other side of Chesterfield. What will the impacts be?

FY has a view analysis of the project for this neighbouring home and will share it with the owner. He understands the concern and window placement has been carefully designed to minimize overlook.

What will the length of time be for construction of the project?

Once approved, demolition of the existing home will take about a month and following preparation of the detailed Building Permit Plans and issuance of the Building Permit (about 4-5 months), construction will take about 16 months.

Has this project been approved?

No. EW explained the approval process and that this Development Application has been made, review by District staff and Advisory Design Panel and project design changes made. Tonight's meeting allows for neighbour input, but the application is for rezoning from a single family designation to a CD (Comprehensive Development) designation. This requires Council consideration and 4 Readings and Adoption of a new Zoning Bylaw. Following 2nd Reading of the Bylaw Council holds a Public Hearing at a future date, which is advertised in the newspaper, local delivery notices to neighbours and posted on the District website. The Public Hearing allows interested people to voice their position to Council on the proposal. If Council supports the Rezoning, the Bylaw is given 3rd Reading with conditions that must be met by the developer before receiving 4th Reading and Adoption of the Bylaw.

There seems to be a lot of development in the area. What will happen to all the surrounding single family homes, could the OCP be amended and they be rezoned too?

EW indicated that the Official Community Plan (OCP) specifies sites in the area that have potential for redevelopment and increased density, including the subject site. But such sites do require Rezoning within the process described a few minutes ago. The remaining area around these sites are mainly single family and the present OCP does not contemplate any changes to that designation. There is a provision that allows for application for an OCP amendment, but it has proven to be difficult to obtain such an approval without community and neighbour support.

What is the rationale for two separate buildings instead of one? Was there a consideration of one building?
A The design intent is to provide more of a neighbour friendly small scale and feel by reducing building mass, while allowing for immediate neighbour increased views and light penetration. The original design did consider one building but based on comments from District staff and Design Panel this design was altered to the design represented this evening.

Q What are the number of bedrooms in each unit?

A All 4 units have 3 bedrooms, 2 on the 2nd floor and 1 Master Bedroom on the 3rd floor.

Q As the existing home is boarded up, is it the responsibility of the owner to maintain it? We are concerned about the illegal dumping on the site, landscape maintenance, cleaning of the sidewalks and vermin in the building. How is this being addressed?

A EW yes it is the owner's responsibility. RA indicated that since acquiring the property from the previous owner, they try to ensure the landscaping is maintained, illegal dumping of materials removed when reported, and sidewalks cleared as required. He appreciates neighbour and staff notification of anything that needs their attention.

Q Why can't the building be demolished now?

A EW noted that District policy is to wait for the appropriate point in the development approval process, otherwise it could appear that early demolition is indicating the project approval is certain. This approach is felt to be a fairer process.

Q What happens to all the materials resulting from the demolition process?

A The materials are sorted and separated by the demolition contractor and recycled off site, reducing as much as possible waste going to the Landfill.

Q What environmentally friendly features are proposed, for example are there solar panels? Is it a LEED project?

A The project design meets the District's Green Building Policy with such energy efficient standards and features as reduced water flow, energy efficient appliances and lighting. We originally proposed solar panels, but those were opposed by the Design Panel and have been removed.

Q Will all the sewer and water pipes have to be upgraded as part of the development causing disruption to traffic and neighbouring dwellings?

A RA and EW indicated that this development will not generate any major infrastructure upgrades for water, sewer or roads. Any work will be connection to existing water and sewer related near the 29th St. intersection. As a result there should be any major disruptions.

Conclusion

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

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EMAIL – planit54@telus.net
submission to the District of North Vancouver as part of the Development Application submission.

The meeting adjourned at 7:30 pm.

Meeting Summary

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

Note:

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

Attachments:

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

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

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

*Proposed*

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

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**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.
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