

AGENDA

PUBLIC HEARING

Tuesday, December 5, 2017

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARING

7:00 p.m.
Tuesday, December 5, 2017
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver

1031, 1037, 1041 & 1045 Ridgewood Drive
Twenty-Five Unit Townhouse Project

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAWS BY CLERK**

**District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8278, 2017 (Amendment 31)**

Purpose of Bylaw:

Bylaw 8278 proposes to amend the OCP land use designation of the subject properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction.

District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)

Purpose of Bylaw:

Bylaw 8256 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 111 (CD111) and rezone the subject site from Residential Single-Family Residential Edgemont Zone (RSE) to CD111. The CD111 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, landscaping and parking.

- 3. PRESENTATION BY STAFF**

Presentation: Emel Nordin, Development Planner
- 4. PRESENTATION BY APPLICANT**

Presentation: Boffo Properties
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**

7. COUNCIL RESOLUTION

Recommendation:

THAT the December 5, 2017 Public Hearing be closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)” and “District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)” be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8278

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)”.

2. Amendments

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

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

READ a first time November 6th, 2017 by a majority of all Council members.

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8278



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



THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8256

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 1360 (Bylaw 8256)”.

2. Amendments

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

- (a) Part 3, Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 111 CD 111”

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

“4B111 Comprehensive Development Zone 111 CD 111

The CD 111 zone is applied to:

1031, 1037, 1041 and 1045 Ridgewood Drive
Legally described as:

- (i) Lot 4 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-861);
- (ii) Lot 3 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-836);
- (iii) Lot 2 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-801);
- (iv) Lot 1 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-798).

4B 111 – 1 Intent:

The purpose of the CD 111 Zone is to establish specific land use and development regulations for a 25 unit townhouse project.

4B 111 – 2 Permitted Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 111 Zone:

a) **Uses Permitted Without Conditions:**

Not Applicable.

b) **Conditional Uses:**

(i) Residential building, multiple family townhouse.

4B 111 – 3 Conditions of Use:

a) Balcony enclosures are not permitted.

4B 111 – 4 Accessory Use:

a) *Accessory uses* are permitted and are limited to:

(i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

4B 111 – 5 Density:

a) The maximum permitted density in the CD111 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

b) For the purposes of calculating *gross floor area*, the following floor areas are excluded:

(i) basement living space;

(ii) underground parking garages, including: drive aisles; electrical/mechanical rooms, garbage and recycling collection areas, and bicycle storage areas; and,

(iii) common parking garage access elevator shaft and stairwells.

4B 111 – 6 Amenities:

a) Despite Subsection 4B111 – 5, density in the CD 111 Zone is increased to a maximum of 3,717.15 m² (40,011 sq. ft.) *gross floor area* and a maximum number of 25 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:

- (i) Contributes \$180,374.38 to the municipality 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):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.
- (ii) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,
- (iii) Provides at least four units with enhanced accessible design features, as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.', and at least seven units with private elevators.

4B 111 – 7 Height:

- a) The maximum permitted height for any building in the CD 111 Zone shall be as established by development permit and regulated as follows, where building numbers are listed on Schedule B:

Building	Maximum Permitted Height	Maximum Permitted number of storeys
Building 1	10.5 m (34.4 ft)	3 storeys
Building 2	11.6 m (38 ft)	3 storeys
Building 3	10.4 m (34 ft)	3 storeys
Building 4	10.7 m (35 ft)	3 storeys
Building 5	10.4 m (34 ft)	3 storeys

4B 111 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations, excluding encroachment of unit entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.19 m (7.2 ft.)
West (From Ayr Ave.)	3.04 m (10.0 ft.)
South (interior lot line)	3.04 m (10.0 ft.)
East (interior lot line)	3.04 m (10.0 ft.)

4B 111 – 9 Coverage:

- a) Building coverage shall not exceed 55% not including underground parking or patios.
- b) Site Coverage shall not exceed 60%.

4B 111 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 111 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 111 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 52 parking spaces are required for the use of residents;
 - b) A minimum of 6 parking spaces are required for designated visitor parking;
 - c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
 - d) Resident bicycle storage must be provided on the basis of one space per unit;
 - e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces.”
- (c) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 111 (CD 111).

READ a first time November 6th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1360 (Bylaw 8256)” 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

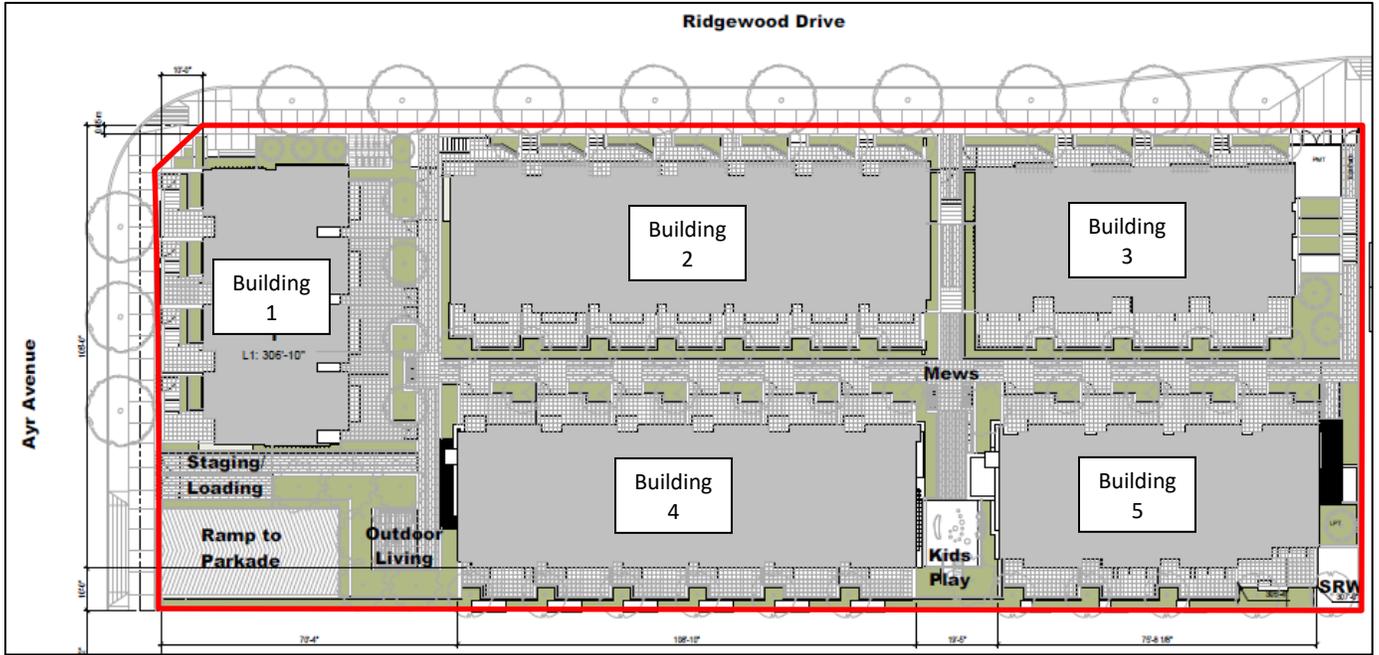
Schedule A to Bylaw 8256



SINGLE-FAMILY RESIDENTIAL EDGEMONT ZONE (RSE) TO COMPREHENSIVE DEVELOPMENT ZONE 111 (CD111)



Schedule B to Bylaw 8256



THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Nov 6, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 25, 2017
File: 08.3060.20/009.17

AUTHOR: Emel Nordin, Development Planning

SUBJECT: **Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning, and Housing Agreement for a 25 unit townhouse project - 1031, 1037, 1041 and 1045 Ridgewood Dr.**

RECOMMENDATION

THAT the “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)” to amend the Official Community Plan (OCP) land-use designation from RES Level 2: Detached Residential (0.55 FSR) to RES Level 4: Transition Multifamily (1.2 FSR) be given FIRST reading;

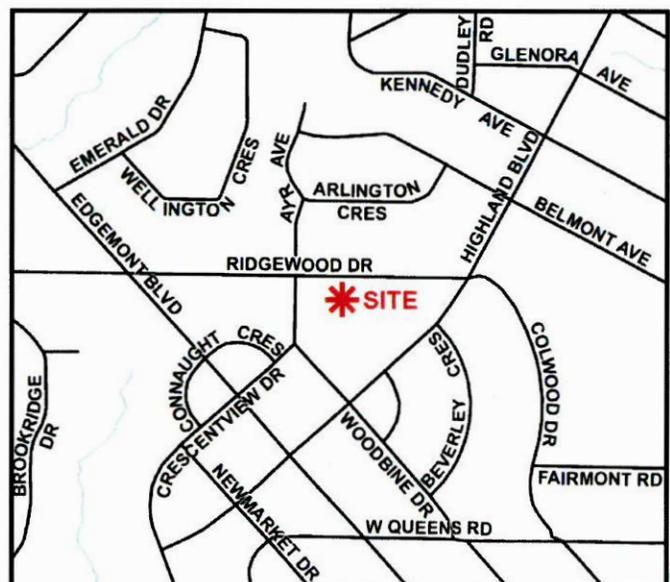
AND THAT the “District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)” to rezone the subject site from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 111 (CD111) be given FIRST reading;

AND THAT “Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)” be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8278;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8278 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8278 and Bylaw 8256 be referred to a Public Hearing.



REASON FOR REPORT

The proposed project requires Council's consideration of:

- Bylaw 8278 to amend the Official Community Plan (OCP) for the subject properties;
- Bylaw 8256 to rezone the subject properties;
- Bylaw 8257 to authorize a housing agreement to ensure all future owners are eligible to rent their units.

SUMMARY

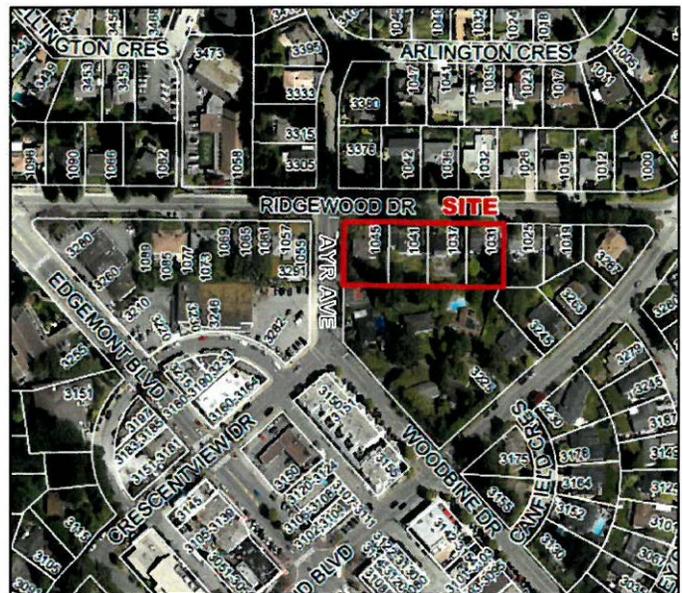
The applicant proposes to redevelop the four residential lots located at 1031, 1037, 1041 and 1045 Ridgewood Dr. to create a 25 unit three-storey townhouse development.

Implementation of the project requires an OCP amendment (Bylaw 8278), a rezoning (Bylaw 8256), and a Housing Agreement (Bylaw 8257). The OCP amendment would change the designation of the site from RES Level 2: Detached Residential (0.55 FSR) to RES Level 4: Transition Multifamily (1.2 FSR) and designate the site a Development Permit Area for Form and Character of multi-family development, and Energy and Water Conservation and GHG Emission Reduction.

The OCP amendment and rezoning is consistent with the Edgemont Village Centre: Plan and Design Guidelines. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

SUBJECT PROPERTY

The development site is located at the southeast corner of Ridgewood Dr. and Ayr Ave. There are existing single family lots to the north, east and southeast of the site. The recently completed Edgemont Seniors Living project (seniors' independent living and care facility) is located south of the site and the Grosvenor project (mixed-use development) is under construction to the west of the site, across Ayr Ave. The five residential properties to the east and southeast, along Ridgewood Dr. and Highland Blvd., are identified in the Edgemont Village Centre: Plan and Design Guidelines for multiplex development (triplex and four-plex).

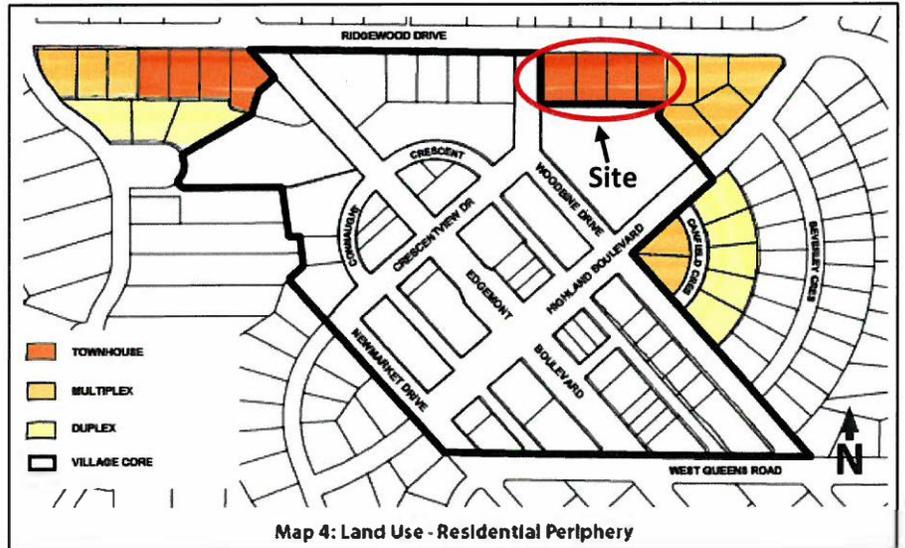


EXISTING POLICY

1. Official Community Plan

The Official Community Plan (OCP) designates the subject properties as RES Level 2: Detached Residential (RES2) which allows for a density of up to approximately 0.55 FSR.

The Edgemont Village Centre: Plan and Design Guidelines identifies these four lots as a future townhouse site, with a density of up to 1.20 FSR. The Edgemont Village: Plan and Design Guidelines envisions OCP amendments for the townhouse, multiplex, and duplex sites in the residential periphery of the village (as indicated by the adjacent map). The OCP amendment would change the designation of the lots to Residential Level 4: Transition Multifamily (RES4), with a density of up to 1.20 FSR, consistent with the Edgemont Village Centre: Plan and Design Guidelines.



The units are all three bedroom floor plans, which will be attractive to both families and downsizers, responding 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 proposed height of three storeys and the proposed FSR are consistent with the Edgemont Village Centre: Plan and Design Guidelines.

2. Zoning

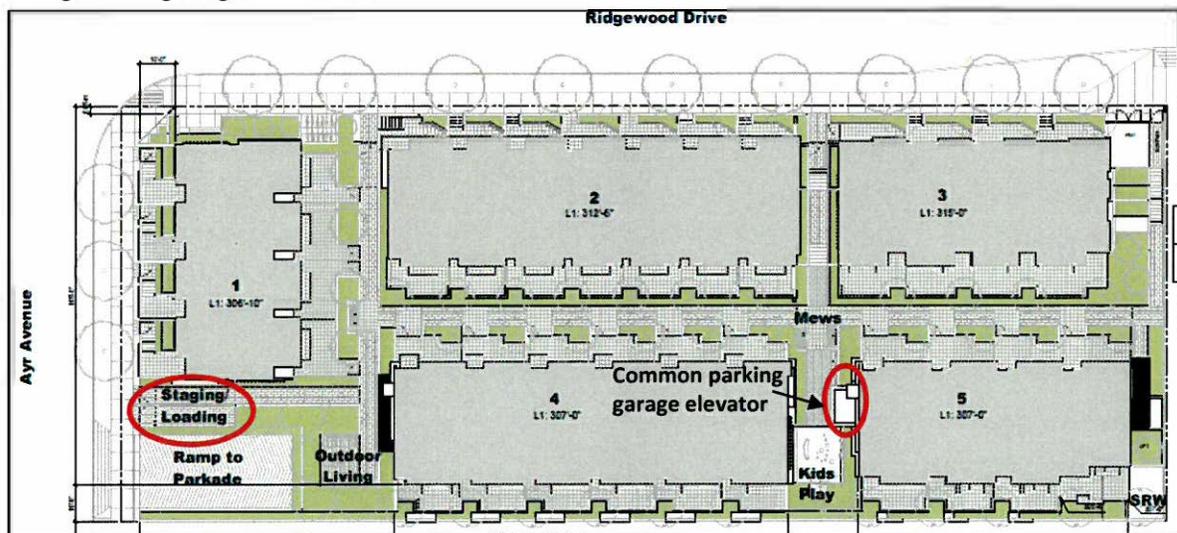
The subject properties are currently zoned Single Family Residential Edgemont Zone (RSE). Rezoning is required to accommodate the project and Bylaw 8256 proposes to create a new Comprehensive Development Zone 111 (CD111) tailored specifically to this project. The proposed CD111 zone prescribes permitted uses and zoning provisions such as a density, height, setbacks, parking requirements, and requires a community contribution of \$180,374.38 to achieve maximum density.

ANALYSIS:

Site Plan and Project Description

The project consists of an OCP Amendment and a Rezoning to allow for a 25 unit townhouse development in five three storey buildings. The proposal includes a 0.65 m (2.13 ft) road dedication along Ridgewood Dr. which will enable the construction of a dedicated eastbound bike lane on the south side of Ridgewood Dr., and a 1.6 m (5.24 ft) road dedication along Ayr Ave. which will enable a dedicated northbound bike lane and a new sidewalk on the east side of Ayr Ave.

The townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking. The units are all three bedroom layouts and range in size from 160.3 m² (1,725 sq. ft.) to 223.2 m² (2,402 sq. ft.). All units have basements or mudrooms at the parkade level. A passenger drop-off and loading/moving vehicle space is provided on Ayr Ave., immediately north of the underground garage entrance.



Site Plan

The subject site slopes from north to south and east to west, with a fairly significant 18 ft. change in grade across the property. The proposed building design and layout responds to the topography of the site.

The ground floor elevations for the two buildings fronting Ridgewood Dr. were established to ensure that the residential front doors of these townhomes are clearly visible from the street and to maximize the number of accessible units from Ridgewood Dr., in accordance with the Edgemont Village Centre Plan. As a result, the ground floor



View from northwest along Ridgewood Dr.

elevations of these buildings are 5-8 ft. higher than the other buildings on the site. The ground floor elevations of the southern units have been established as close to natural grade as possible to provide accessible entry from the central courtyard, and in consideration of the adjacent south property.

The five buildings range in height from 33.82 ft to 37.62 ft which is generally consistent with the built form of adjacent developments to the south and west. The buildings have been designed with architectural treatments, such as orienting the buildings towards Ayr Ave. and Ridgewood Dr., breaking up the building massing on Ridgewood Dr., and using flat roofs and articulated elevations with recessed upper storeys. These strategies reduce apparent building height, and are consistent with direction in the Edgemont Village Centre: Plan and Design Guidelines.

Development Permits

If the OCP amendment is approved, the subject lots will be included in the following Development Permit Areas:

- Form and Character
- Energy and Water Conservation and GHG Emission Reduction

A detailed development permit report, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning be approved.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on May 11, 2017 and the Panel recommended approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by enhancing the building elevation on the northwest corner with a new brick elevation, articulation of the façade, and an additional vertical window. The landscaping at the corner has been enhanced through use of stepped planter boxes at the northwest corner, and a greater variety of trees and plantings have been incorporated throughout the property and along the Ridgewood Dr. frontage. In addition, the visual impact of the parkade ramp entrance has been reduced through use of a lighter-coloured gate and landscape screening on three sides. Further, all on-site common area furniture has been redesigned with armrests and backrests to enhance comfort and quality of gathering spaces.



View from northwest corner

Accessibility

The proposal exceeds the requirements of the Accessible Design Policy for Multifamily Housing as 84% (21) of the townhouse units meet the 'Basic Accessible Design' criteria and 16% (4) of the townhouse units meet the 'Enhanced Accessible Design' criteria. The project includes the following key accessible design features:

- seven units with personal elevators from the parking garage to all levels of the units
- six of the seven units with personal elevators will be provided two adjacent parking stalls within a private garage large enough to accommodate a universal size parking stall if required
- the four enhanced accessible units will have rough in provided for optional power operated entry doors
- the four enhanced accessible units will have kitchens and bathrooms designed to meet the enhanced accessible design elements
- an accessible path of travel from Ridgewood Dr. to the central courtyard and common parking garage elevator
- all units will be provided with ground level accessible patios where possible despite significant grade changes on the property
- all unit entry doors will have a clear opening width of 850 mm (34 in.)
- one bathroom in each unit with a minimum clear space of 1219 mm (48 in.) x 762 mm (30 in.), enhanced door and plumbing handles, and reinforcement to accommodate future installation of grab bars

Vehicle Parking

All parking is proposed in a one level underground garage. Access to the garage areas is proposed through a driveway ramp from Ayr Ave. at the southwest corner of the site. A total of 52 parking stalls are proposed which provides 2.1 parking stalls per unit, inclusive of six visitor stalls. This parking rate is higher than the District's 'Parking Principles for OCP Town and Village Centres'. This rate responds to the community's desire for increased parking of at least two stalls per unit due to the limited availability of on-street parking along Ridgewood Dr. and Ayr Ave.

Each townhouse unit will have a private garage that includes one Level 2 (240V) electrical vehicle charging conduit. All remaining visitor stalls will be wired for Level 2 (240V) charging.

Bicycle Parking and Storage

The proposal includes 25 Class 1 secure bicycle parking spaces (one per unit) in the underground parking garage and five Class 2 (short term) bicycle spaces at grade. Electrical outlets will be provided within the Class 1 bicycle storage room. Additional bicycle storage is available in individual unit garages and basements.

The bicycle parking proposed meets the requirement in the District's Zoning Bylaw, and this parking, in addition to the other facilities to support cycling, should help to support alternate transportation options for residents and visitors to the site.

Off-site Improvements

The application includes road dedications on Ridgewood Dr. and Ayr Ave. to allow for the construction of an east bound dedicated bike lane on Ridgewood Dr. and a north bound dedicated bike lane on Ayr Ave., upgrades to the sidewalks, street trees, curb, gutter and lighting along the south side of Ridgewood Dr. and the east side of Ayr Ave.

Existing overhead hydro lines along Ridgewood Dr., Ayr Ave. and Woodbine Dr. will be removed and replaced with underground service connections, with overhead connections maintained for the existing single family properties to the east of the subject site. A new wheelchair accessible pedestrian crossing will be installed across Ayr Ave., at the intersection of Ayr Ave. and Ridgewood Dr., to improve pedestrian safety and accessibility. In addition, a small seating area will be provided at the northwest corner of the property, with a right of way established to allow for public access.

The development cost charge rates applicable to this development will be as set out in the Development Cost Charge Bylaw in effect on the date of the issuance of the building permit for this development.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. A preliminary application for this development was submitted on June 27, 2016, at which time the target rate for CAC contributions for projects outside of a town centre was \$5 per square foot of increased residential floor area. In accordance with the CAC policy, the CAC rate for this development has been calculated at the rate applicable at the time of submission of the preliminary application. A CAC of \$180,374.38 is included in the proposed CD111 Zone. It is anticipated that the CACs from this development will be directed toward 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.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a variety of plantings throughout the site to delineate public, private and common spaces. Street trees are proposed along Ridgewood Dr., Ayr Ave. and the south property line, and additional onsite trees and landscaping are provided.

The project features communal spaces including an on-site children’s play area and outdoor seating area which are accessed from the central courtyard. In addition, a small public seating area is provided at the northwest corner of the property with a bench, shade trees and Class 2 bicycle parking, and public access will be secured through a right of way.



Landscape Plan

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

Concurrence:

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

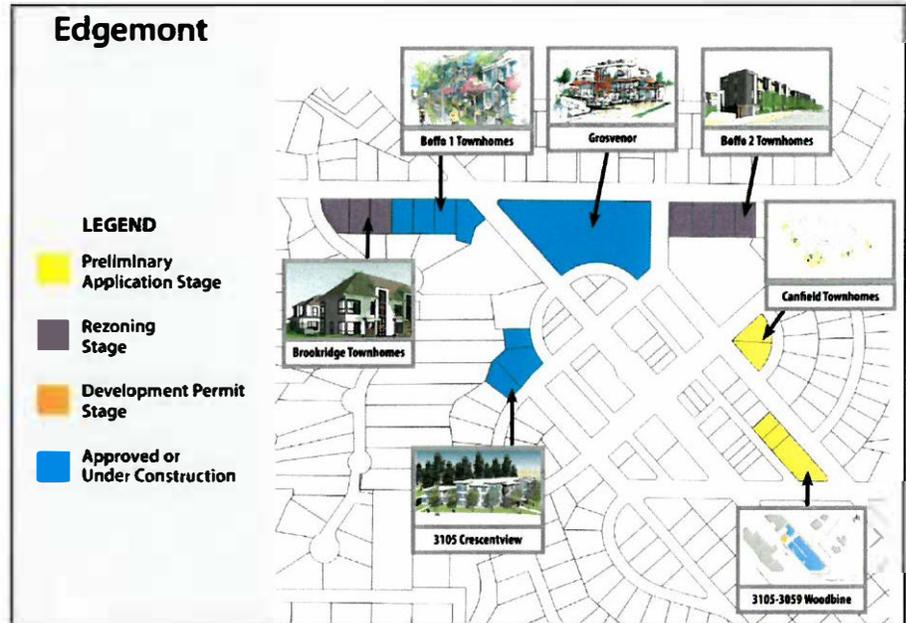
Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.

In order to reduce development’s impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit and the Development Covenant.

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.

The following are some key features of the plan for this proposal:

Construction timing and coordination:

- Construction (from site clearing to occupancy) of the subject project is expected to begin in spring 2018 and last approximately 17 months.
- The draft Construction Traffic Management Plan provided for this project includes a provision for careful communication with the management team for the Grosvenor development to the west and a commitment to coordinate construction activities with the Grosvenor development to mitigate impacts on the neighbourhood.
- The off-site utility and road upgrades associated with the Grosvenor development are anticipated to be complete in summer 2018.
- Required off-site utility and road upgrades for the subject project are anticipated to take place during summer 2019 in order to limit road closures during the school year.

Pedestrian access and road circulation:

- Construction is to be coordinated to limit impacts on pedestrian and vehicle movement along Ridgewood Dr. and Ayr Ave.

- Unimpeded pedestrian access is to be maintained along Ridgewood Dr. throughout construction.
- The only road closures will be during the roadworks and the installation of utility service connections. The plan and timing of any road closures must be approved by the District prior to issuance of an excavation permit or a building permit.

Routing of Trucks

- Construction vehicle traffic will be routed to avoid the Village core.

Security

- A \$50,000 construction traffic management security deposit is required. This deposit will be used to cover any enforcement ticketing and creates a financial incentive for the developer to ensure efficient traffic flows, enforcement of parking, and construction vehicle routing in the area.

The plan is required to be approved by the District prior to issuance of a building permit.

Public Input

Public Information Meeting:

The applicant held a facilitated Public Information Meeting on May 4, 2017. Notices were distributed to 1,070 addresses within approximately a 100 metre radius of the site and to the Edgemont and Upper Capilano Community Association. A sign was placed on the property to notify passerbys of the meeting, and advertisements were placed in the North Shore News on April 26th and April 28th, 2017. The meeting was attended by approximately 39 residents.

A key concern raised by the neighbourhood was pedestrian mobility during construction of the development and improvements to pedestrian and cycling connections along Ridgewood Dr. The preliminary Construction Traffic Management Plan submitted with the application outlines that pedestrian access along Ridgewood Dr. will remain open and unimpeded throughout development of the property. Further, the applicant has been in communication with the Highlands Elementary Parent Advisory Council regarding safe passage of students to school during construction.

As part of the project, a new accessible pedestrian crosswalk will be installed across Ayr Ave. and road upgrades will provide improved pedestrian and cycling connections along the south side of Ridgewood Dr. and along the east side of Ayr Ave.

Following extensive review by District staff, it was determined that the proposed eastbound bicycle lane along the south side of Ridgewood Dr. cannot be extended to Highland Blvd. at this time without resulting in significant impacts to the frontages of existing single family properties located on Ridgewood Dr. to the east of the subject site. Until such a time as these properties redevelop, the

bicycle lane will taper off at the east property line of the subject site. Signage will be installed on Ridgewood Dr. to redirect eastbound cyclists south on Ayr Ave. to access Highland Blvd.

In response to public input, District staff also explored the opportunity for the installation of a new sidewalk on the north side of Ridgewood Dr. Due to the existing grade and tree coverage in this location, staff have determined that there would be extensive impacts to the existing single family properties to the north of Ridgewood Dr. if a sidewalk were to be installed, including regrading, installation of retaining walls and tree removal. Until such a time as these properties redevelop, staff do not recommend installation of a sidewalk on the north side of Ridgewood Dr.

An increase in traffic due to the new development was cited as a concern. It is anticipated that there will be a net increase of 10 vehicle trips in the morning peak hours and 13 vehicle trips in the afternoon peak hours. This is equivalent to approximately one additional vehicle every six minutes in the morning and one additional vehicle every four to five minutes in the afternoon. This level of increase in trips from the development is not expected to have a material effect on the operation of adjacent intersections. When considered in combination with the anticipated net trip increase as a result of surrounding developments in Edgemont Village, and applying background growth to 2030, adjacent intersections are anticipated to operate within an acceptable capacity threshold.

Concerns were also expressed regarding the proposed density of this project. The proposed density of 1.2 FSR and the height of 3 storeys is consistent with the density and height envisioned for this site within the Edgemont Village Centre: Plan and Design Guidelines. The building height is generally consistent with adjacent development sites and the proposed building design and site layout responds to the steep topography of the property. In addition, units have been designed with individual expression through incorporation of a mix of materials and colours, recessed upper storeys, and defined entrances to break up the building massing. The townhouses have been designed with flat roofs without roof decks to further limit the visual impact and preserve the privacy of adjacent properties. Trees and landscaping around the edges and throughout the property will provide additional screening and enhance the visual appearance of the site.

A copy of the facilitator's report of the Public Information Meeting is attached to this report (Attachment E).

Implementation

Implementation of this project will require an OCP amendment bylaw, a rezoning, and a Housing Agreement, as well as issuance of a development permit and registration of legal agreements. Bylaw 8278 (Attachment B) amends the OCP designation of the subject site from RES2 to RES4.

Bylaw 8256 (Attachment C) rezones the subject site from Single Family Residential Edgemont Zone (RSE) to a new Comprehensive Development Zone 111 (CD111) which:

- establishes the permitted residential uses;
- allows home occupations as an accessory use;

- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations;
- establishes parking regulations specific to this project; and,
- establishes a community contribution of \$180,374.38 to achieve maximum density.

Bylaw 8257, (Attachment D) authorizes the District to enter into a Housing Agreement to ensure that there will be no future strata restrictions on renting the units, with the exception of short-term rentals of less than 30 days.

A legal framework will be required to support the project and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing requirements.

Additional legal documents required for the project will include:

- a consolidation plan that shows the required road dedications
- statutory right of way to secure public access to the northwest corner seating area/plaza
- development covenant to reference the general form and layout of project as well as requirements for off-site servicing and on-site public features
- covenant to secure accessible design features
- covenant to specify that any “unsold” parking spaces be transferred to strata corporation
- registration of housing agreement regarding prohibition of rental restrictions for strata units
- statutory right of way for hydro service connections
- statutory right of way for sanitary sewer connections
- green building covenant
- stormwater management covenant
- an engineering servicing agreement (including construction management plan)

CONCLUSION:

This project assists in implementation of the District’s Official Community Plan objectives and the Edgemont Village Centre: Plan and Design Guidelines. The rezoning proposal is now ready for Council’s consideration.

Options:

The following options are available for Council’s consideration:

1. Introduce Bylaws 8278, 8256, and 8257 and refer Bylaw 8278 and 8256 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Emel Nordin
Development Planning

SUBJECT: Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning, and Housing Agreement for a 25 unit townhouse project - 1031, 1037, 1041 and 1045 Ridgewood Dr.

October 25, 2017

Page 13

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8278 – OCP Amendment
- C. Bylaw 8256 – Rezoning
- D. Bylaw 8257 – Housing Agreement
- E. Public Information Meeting Facilitator’s Report

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



RENDERINGS - NW from Ridgewood Dr and Courtyard



RENDERINGS - SW CORNER



View of Block 1-3 from NW



View of Staging + Parkade Entry



View of Block 1 from SW



View of Block 1 from NW - Close Up

TKA+D

BOFFO
EST. 1963

BOFFO PROPERTIES
1301 Varsity Lane SE, Unit 100
Vancouver, BC V5L 2P7
T: 604 648 2084
F: 604 667 2100
www.boffoproperties.com

1. 171020 - Plans are filed for Detailed Application
2. 102017 - SUBMITTED FOR DETAILED PLANNING APPLICATION
3. 140213 - SUBMITTED FOR PRELIMINARY PLANNING APPLICATION

REV / DATE / DESCRIPTION / SCALE / DATE / DATE / DRAWN / BY

PROJECT NUMBER

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

1031 - 1045 Ridgewood Drive

3D Views
A012



View of Block 3 & 5 from NE



View of Block 1 from NE



View of Block 3 from NW



View of Block 2 from NW

TKA+D

BOFFO
EST. 1983

BOFFO PROPERTIES
1301 Maratime Street
Vancouver, BC V5L 2C1
T: 604 648 0584
F: 604 687 8700
www.boffoproperties.com

4	171020	Revised for Detailed Application
2	170217	ISSUED FOR DETAILED PLANNING APPLICATION
1	160623	SUBMITTED FOR PRELIM PLANNING APPLICATION
REV	DATE	DESCRIPTION
SCALE:	DATE:	171019
PROJECT NUMBER:	DATE:	15029
FILE:	DATE:	15029

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
1031 - 1045 Ridgewood Drive

1031 - 1045 Ridgewood Drive

3D Views

A013



View of Courtyard facing West



View of Block 2 from SW.

BOHO
EST. 1903

BOHO PROPERTIES
1201 Marvellous Street
Vancouver, BC V5S 2S1
T: 604 646 0334
F: 604 687 0100
www.bohovancouver.com



View of Block 5 from SE

4	17/2020	Revised for Official Approval		
3	17/2019	Revised for Official Approval Application		
1	16/2018	Submitted for Official Approval Application		
REV	DATE	DESCRIPTION		
SCALE	DATE	17/9/18	GRABBY	1/20
PROJECT NUMBER				1009
FILE	C:\Users\Grabby\Documents\Projects\1009\1009-17-18\1009-17-18-01.dwg	PLOT		
DATE				

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

1031 - 1045 Ridgewood Drive

3D Views

A014

BOFFO
EST. 1963

BOFFO PROPERTIES
1301 Walnut Ave. Ste 200
Waltham, MA 02451
T: 604.648.0094
F: 604.607.8100
www.boffoproperties.com



1 Site
1/16" = 1'-0"

1 1/16" = 1'-0" Scale
2 10/19/19 SUBMITTED FOR PRELIMINARY PLANNING APPLICATION
1 10/23/19 SUBMITTED FOR PRELIMINARY PLANNING APPLICATION

REV.	DATE	DESCRIPTION	BY	CHK.
1	10/19/19	SCALE: 1/16" = 1'-0"	DATE: 10/19/19	DRAWN: KR

PROJECT NUMBER: 1029

TAYLOR KURTZ ARCHITECTURE + DESIGN, INC.
10101 ROUTE 100, SUITE 200, WALTHAM, MA 02451

TAYLOR KURTZ
ARCHITECTURE + DESIGN, INC.

1031 - 1045 Ridgewood Drive

Site Plan

A100

BOFFO
(EST. 1963)

BOFFO PROPERTIES
 1301 Van Ness Street
 Vancouver BC V6K 2G1
 T: 604 648 8884
 F: 604-687-2100
 www.boffoproperties.com



2 South
 3/32" = 1'-0"

KEYNOTE LEGEND

TAO	DESCRIPTION
BNC	BENCH
BR1	BRICK - WHITE
BR2	BRICK - BR/VERTICAL
BRPC1	CAST IN PLACE CONCRETE - CLR
CS1C	WOOD SIDING - CLS/GR
CS1S	WOOD SIDING - DARK STAIN
PC2	FIBRE CEMENT - BLACK
PC3	FIBRE CEMENT - GREY
FL2	FLASHING - BLACK (ON SHROUDED)
GRDFB	GUARDRAIL - FLAT BAR
GRDFC	GUARDRAIL - TEMPERED GLAZING
GT	GATE - FLAT BAR
MC	METAL CLADDING (CHARCOAL)
MM	MINI WINDOWS (BLACK)



1 North (Ridgewood)
 3/32" = 1'-0"

4 171200 Reissued by Deleted Application
 2 171210 ISSUED FOR TABLE PLAN APPLICATION
 1 188720 SUBMITTED FOR PRELIMINARY APPLICATION

REV DATE DESCRIPTION
 SCALE 3/32" = 1'-0" DATE 171019 DRAWN KS
 PROJECT NUMBER
 FILE C:\Users\jku\Desktop\A300\A300.dwg

TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC
 1031 - 1045 Ridgewood Drive
 Vancouver, BC V6K 2G1

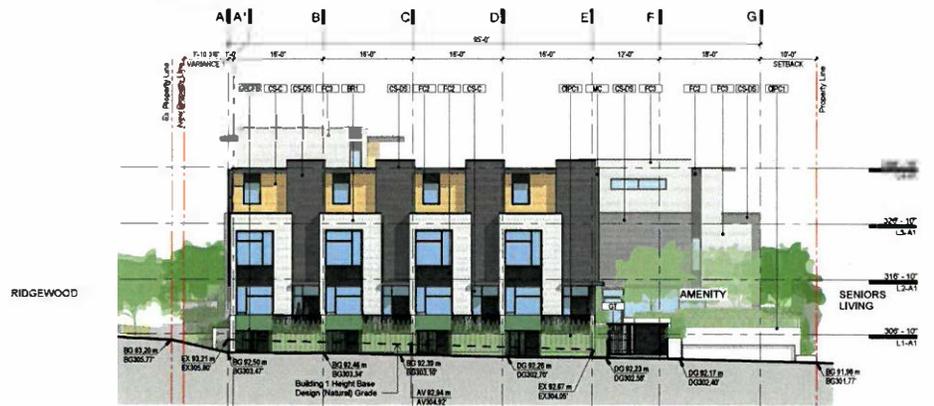
Elevations - North & South
A300



3 East
3/32" = 1'-0"



2 Courtyard - East (Section @ GL 2)
3/32" = 1'-0"



1 West (Ayr)
3/32" = 1'-0"

TKA+D

BOFFO
EST. 1963

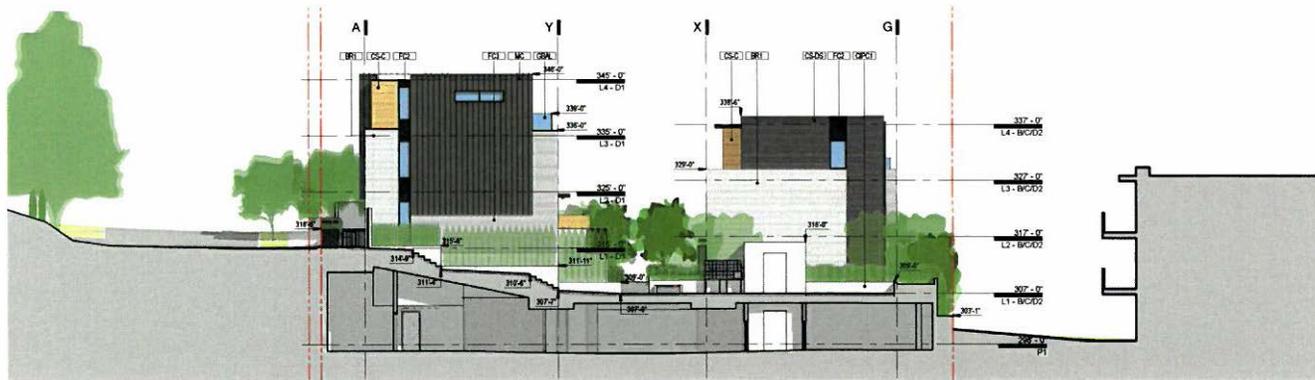
BOFFO PROPERTIES
1051 Miramonte Street
Vancouver BC V5L 2B7
T: 604 646 0284
F: 604 687 9151
www.boffoproPERTIES.com

KEYNOTE LEGEND

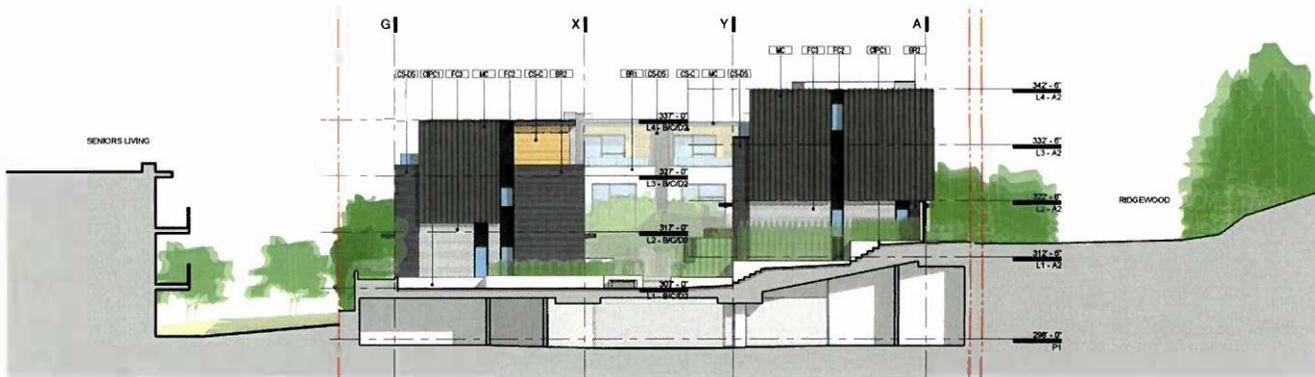
KEYNOTE	DESCRIPTION
BRK	BRICK - WHITE
CPCL	CAST-IN-PLACE CONCRETE - CLR
WBL	WOOD BANDING - CLEAR
CS-DS	WOOD SPOUND - DARK STAIN
FC2	FIBRE CEMENT - BLACK
FC3	FIBRE CEMENT - GREY
GRFB	GUARD RAIL - FLAT BAR
GRGD	GUARD RAIL - DISPERSED GLAZING
GT	GATE - FLAT BAR
MC	METAL CLAMP/BAND/HARROWAL
VT	VINYL WINDOW (BLACK)

REV	DATE	DESCRIPTION	DESIGNER	DATE	SCALE
1	17/10/19	ISSUED FOR DETAIL AND PLANNING APPLICATION			1/8" = 1'-0"
2	18/01/21	SUBMITTED FOR PRELIM PLANNING APPLICATION			1/8" = 1'-0"

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
1031 - 1045 Ridgewood Drive
Elevations - East & West
A301



② Inside West Elevation (Block 3&5)
3/32" = 1'-0"



① Inside East Elevation (Block 2&4)
3/32" = 1'-0"

TKA+D

BOFFO
EST. 1983

BOFFO PROPERTIES
1301 Westlake Street
Vancouver, BC V6L 2G1
T: 604 648 0594
F: 604 697 0100
www.boffoproperities.com

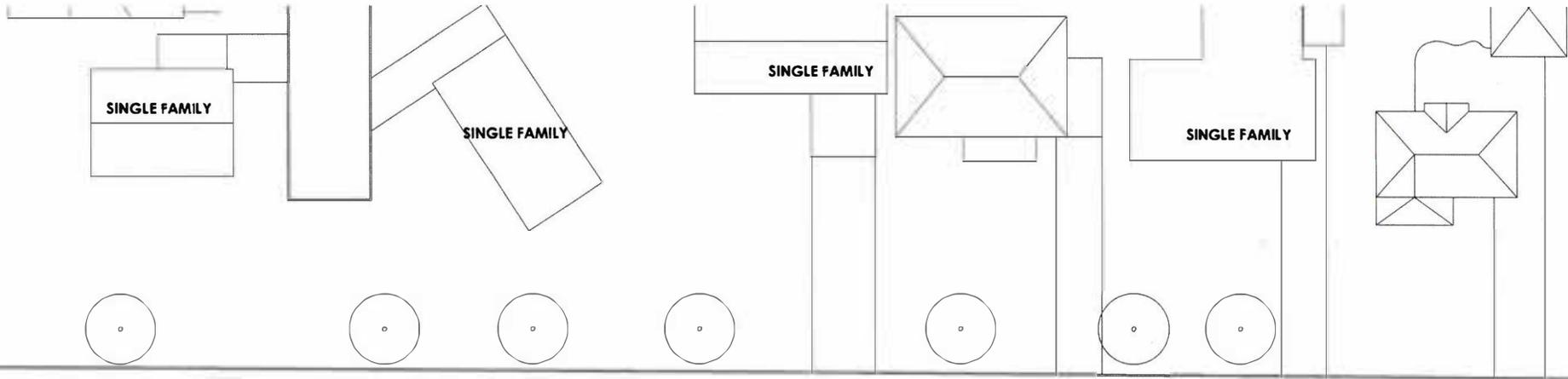
1	17/02	Revised for Detail Application
2	12/11	DESIGN FOR PERMITS (PLANNING) APPLICATION
3	18/03	SUBMITTED FOR PERMITS (PLANNING) APPLICATION
REV	DATE	DESCRIPTION
SCALE	3/32" = 1'-0"	DATE 11/01/19 DRAWN BY CD

TAYLOR KURTZ
ARCHITECTURE • DESIGN INC

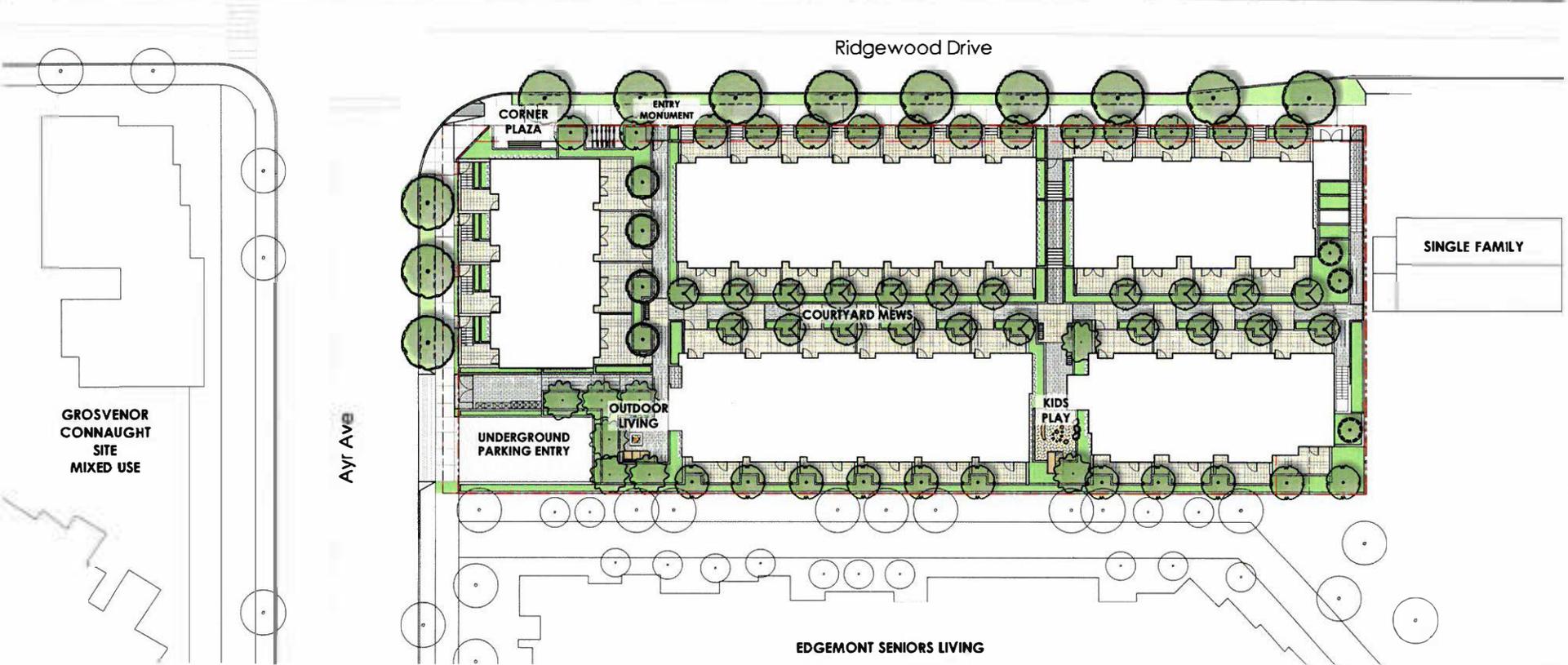
1031 - 1045 Ridgewood Drive

Elevations - Internal Walk

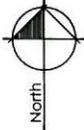
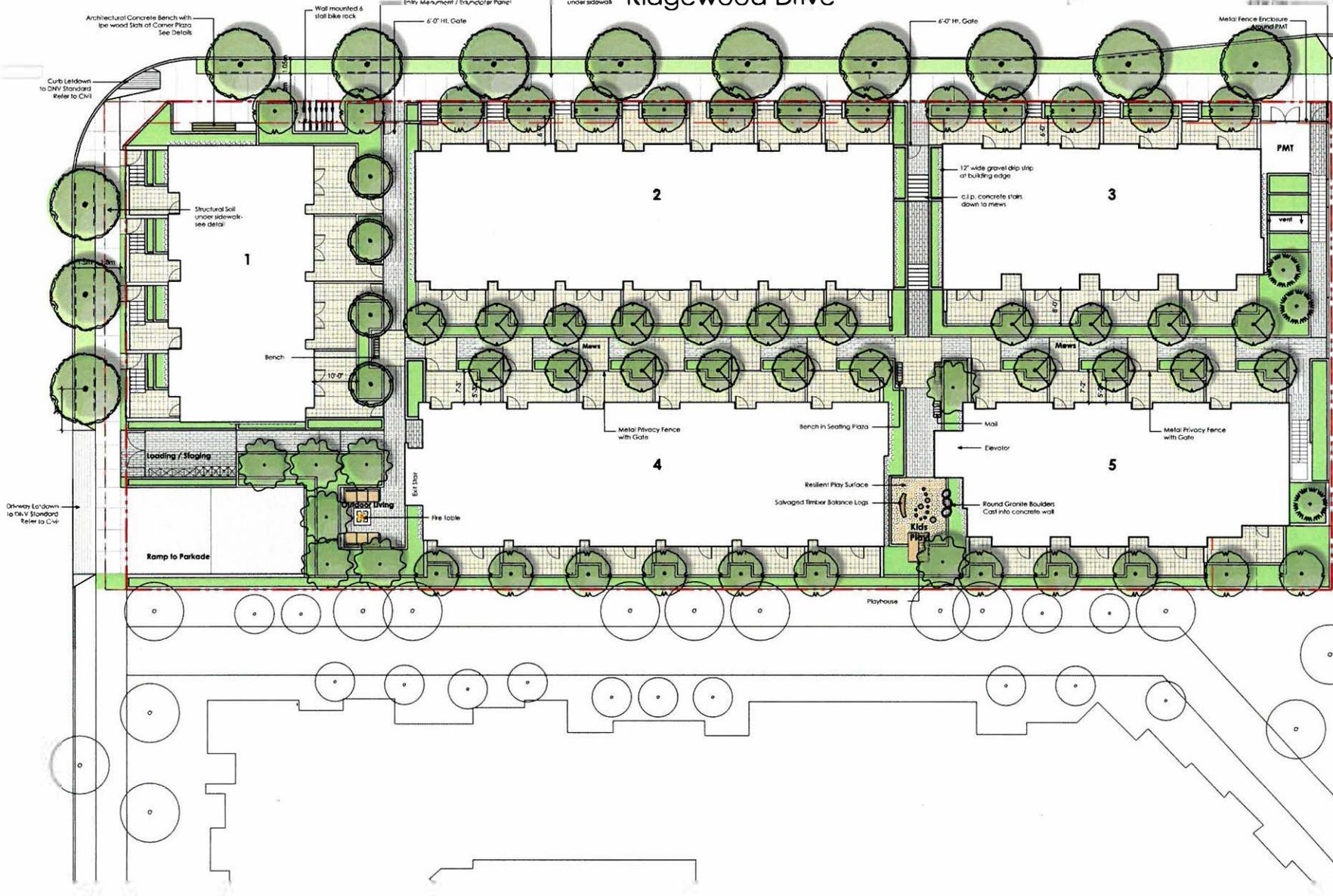
A303



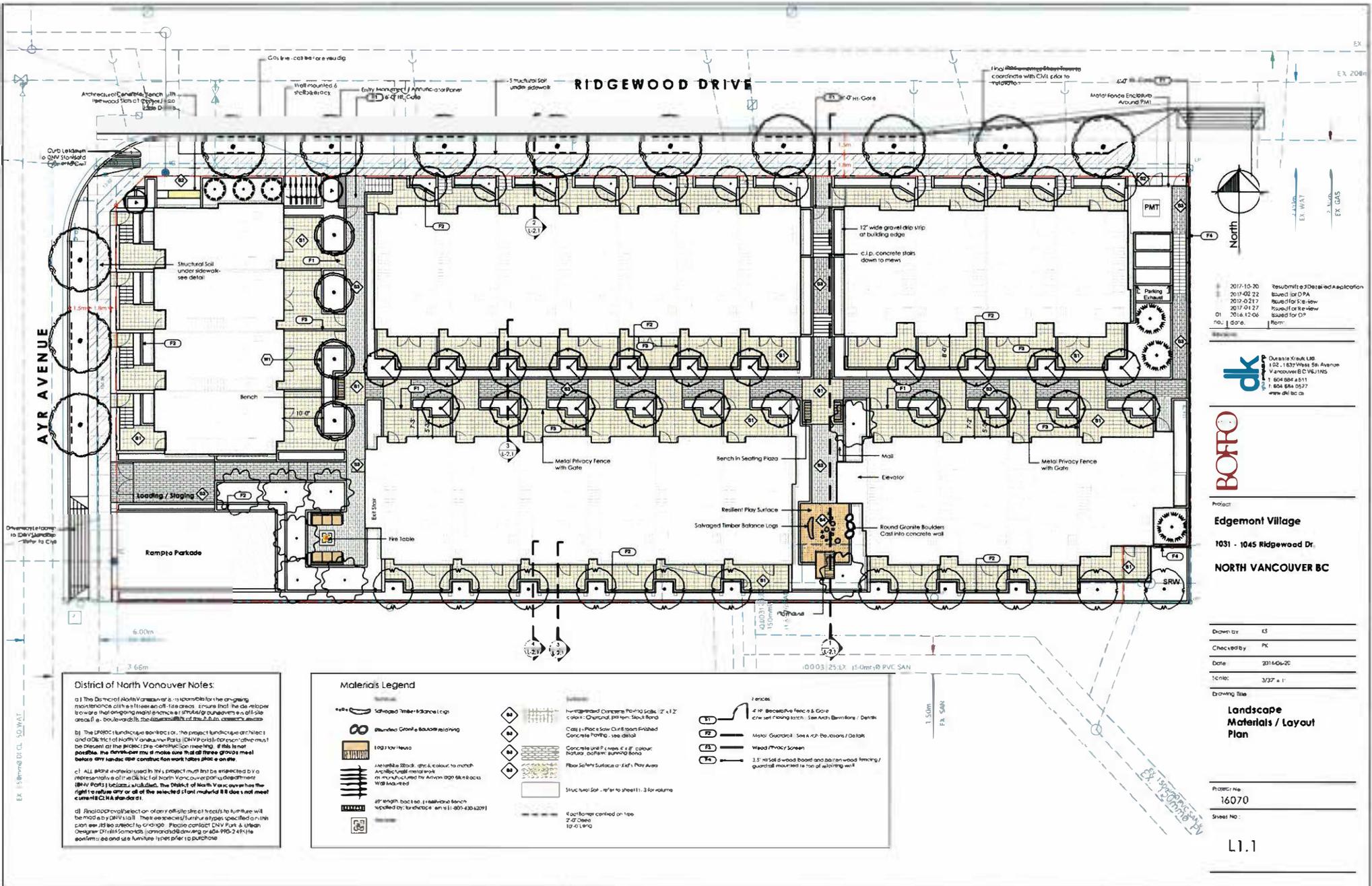
North
Site Plan



Ridgewood Drive



Landscape Plan



2017-10-20 Resubmitted Detailed Application
 2017-02-22 Based on DPA
 2017-02-17 Re-submitted for 5th view
 01 2016-12-06 Issued for the viewer
 No. 1 done. Form:

dk
 Dorian Kroll Ltd
 102 - 1157 West St. Avenue
 Vancouver BC V6E 1H9
 T 604 684 4511
 F 604 684 0527
 www.dkbc.ca

BOFFO
 Project: Edgemont Village
 1031 - 1045 Ridgewood Dr.
 NORTH VANCOUVER BC

Drawn by: ES
 Checked by: PK
 Date: 2016-06-20
 Scale: 1/32" = 1'
 Drawing Title:

Landscape Materials / Layout Plan
 Project No: 16070
 Sheet No: L1.1

District of North Vancouver Notes:

a) The District of North Vancouver is responsible for the ongoing maintenance of all trees on public lands. Ensure that the developer covers that ongoing maintenance responsibility on all public areas (e.g. boulevards, the grounds of the 2000 Olympic Village).

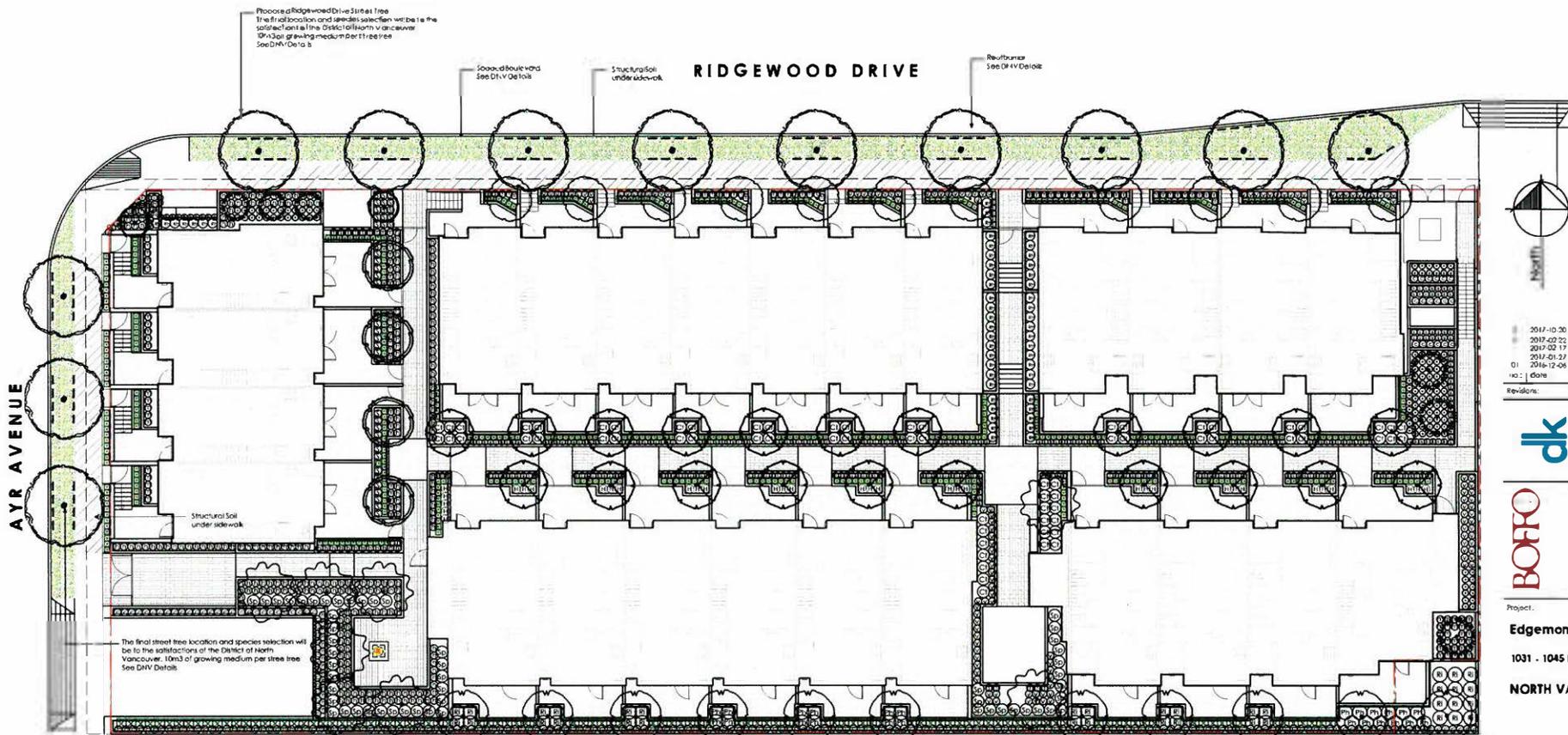
b) The LVRDC Landscape Architect, the project landscape architect and architect of North Vancouver Parks (NVP) or their representative must be present at the project pre-construction meeting. If this is not possible, the developer must make sure that all three groups meet before any landscape construction work takes place on-site.

c) All plants and/or trees in this project must be inspected by a representative of the District of North Vancouver Parks Department (NVP) before installation. The District of North Vancouver has the right to refuse any or all of the proposed plant material if it does not meet current CLMA standards.

d) All proposed trees on any off-site site at trees to be planted will be made by DVP staff. These are specific to the types specified on this plan and will be subject to change. Please contact DVP Parks & Urban Designer at 604-684-5000, 1000 Commercial Drive, P.O. Box 2486, North Vancouver, BC V7L 1R1 for more information.

Materials Legend

Material	Description
1	Salvaged Timber Balance Log
2	Round Granite Boulder retaining
3	Log Saw Hards
4	Alternative Block, size & colour, to match Alternative material used in construction of the retaining wall
5	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
6	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
7	Hydroseeded Concrete Paving Slabs, 12' x 12' color: Charcoal, pattern: Stucco Bond
8	Color: 1" Plastic Saw Cut Slab on Finished Concrete Forming, see detail
9	Concrete and Paving Color: 1" color: Natural, pattern: Pumping Bond
10	Fiber Safety Surface or 1/2" Play Area
11	Structural Soil - refer to sheet 11-3 for volume
12	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
13	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
14	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
15	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
16	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
17	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
18	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
19	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
20	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
21	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
22	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
23	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
24	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
25	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
26	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
27	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
28	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
29	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
30	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
31	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
32	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
33	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
34	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
35	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
36	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
37	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
38	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
39	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
40	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
41	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
42	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
43	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
44	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
45	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
46	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
47	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
48	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
49	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
50	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
51	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
52	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
53	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
54	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
55	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
56	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
57	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
58	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
59	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
60	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
61	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
62	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
63	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
64	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
65	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
66	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
67	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
68	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
69	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
70	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
71	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
72	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
73	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
74	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
75	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
76	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
77	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
78	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
79	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
80	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
81	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
82	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
83	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
84	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
85	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
86	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
87	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
88	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
89	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
90	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
91	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
92	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
93	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
94	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
95	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
96	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
97	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
98	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
99	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.
100	10' length black 1" x 1" x 1" wooden bench supported by 4x4x8 posts @ 11'-0" o.c.



2017-10-20 Resubmitted District Application
 2017-02-22 Issued for DP A
 2017-02-17 Issued for Review
 2017-01-27 Issued for Review
 01 2016-12-06 Issued for DP
 no.: [date] [item]

dk Design Krew Ltd
 102 - 1837 West 54th Avenue
 Vancouver, BC V6L 2T5
 Tel: 604-684-4611
 Fax: 604-684-0577
 www.dk.bc.ca

BOFFO

Project:
Edgemont Village
 1031 - 1045 Ridgewood Dr.
NORTH VANCOUVER BC

Drawn by: [initials]
 Checked by: PK
 Date: 2016-12-06
 Scale: 1/32" = 1'

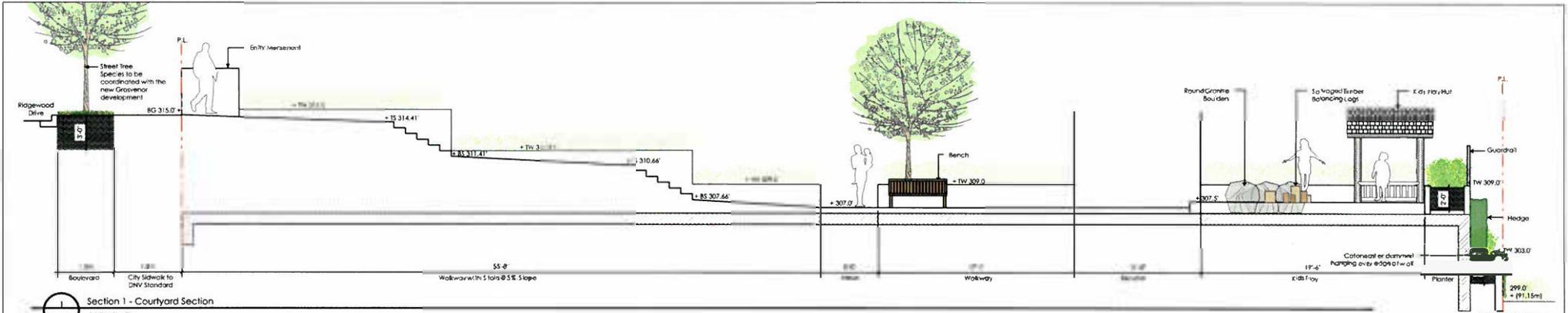
Landscape Planting Plan

Project No.:
16070

Sheet No.:
L1.3

Plant List

Sym	Qty	Botanical Name	Common Name	Size / Spacing / Comments	Sym	Qty	Botanical Name	Common Name	Size / Spacing / Comments	General Planting Notes:
Trees										
[Symbol]	11	Styrax japonicus 'Snow cone'	Snowcone Stewartia	6cm cal	[Symbol]	27	Azalea tripartita 'White'	Dwarf Azalea	#2 pot	General Planting Notes: 1. All work placement or exceed the requirements outlined in the Current Edition of the B.C. Landscape Standard. 2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes 10 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for 4.5 class containers, these shall be as defined in the BCNTA (ANS) Standard. 3. Sod is to be sand based turf and mesh free. No substitutes. 4. All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IABC standards. 5. All pots to be equipped with rootseibs. 6. See District of Vancouver Notes on sheet L1.1
[Symbol]	8	Magnolia x 'Butterflies'	Butterflies Magnolia	5cm cal	[Symbol]	67	Choisyetoma	Mexican Mock Orange	#2 pot	
[Symbol]	3	Chaemecypariss nootkanensis	Weeping Alaska Cedar	3m Ht	[Symbol]	132	Mahonia repens	Creeping Oregon Grape	#2 pot	
[Symbol]	3	Chaemecypariss 'Green Arrow'	Green Arrow Alaska Cedar	4m Ht Specimen	[Symbol]	24	Phaladelpus lewisii	Mock Orange	#3 pot	
[Symbol]	2	Comus 'Starglitz'	Starglitz Dogwood	6cm cal	[Symbol]	33	Rhodododendron 'Lique'	Unique Rhodododendron	#3 pot	
[Symbol]	4	Stewartia pseudacmea	Japanese Stewartia	5cm cal	[Symbol]	36	Ribes sanguinum	Red Flowering Currant	#3 pot	
[Symbol]	1	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm cal	[Symbol]	42	Sarcococca h. humilis	Sweet Box	#2 pot	
[Symbol]	2	Acer palmatum 'Ozakasaki'	Ozakasaki Japanese Maple	2.5m Ht Specimen	[Symbol]	53	Saxifurba nana	Arctic Willow	#3 pot	
[Symbol]	12	Street Tree - to be determined by District of North Vancouver			[Symbol]	49	Taxus m. 'Hill'	Yew Hedge	4 Ht B&B	
					[Symbol]	108	Thuja occidentalis 'Smaragd'	Green Hedge	4 Ht B&B	
					[Symbol]	133	Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	
Perennials / Groundcover / Vines										
[Symbol]	249	Coronaster dammerii	Coronaster	#1 pot	[Symbol]	249	Coronaster dammerii	Coronaster	#1 pot	
[Symbol]	35	Hosta Blue Moon	Blue Moon Hosta	#2 pot	[Symbol]	35	Hosta Blue Moon	Blue Moon Hosta	#2 pot	
[Symbol]	389	Linopemisari	Lilyturf	#1 pot	[Symbol]	389	Linopemisari	Lilyturf	#1 pot	
[Symbol]	116	Polystichum murinum	Woolly Sword Fern	#2 pot	[Symbol]	116	Polystichum murinum	Woolly Sword Fern	#2 pot	



Section 1 - Courtyard Section
1/4" = 1'-0"

no.	date	item
03	2017-10-30	Re-submitting Design Application
02	2019-05-22	Issued for DPA
01	2016-12-06	Issued for D.P.

Revisers:
 Duram Krew Ltd
 102 - 1037 West 5th Avenue
 Vancouver BC V6C 1H6
 T 604 684 4411
 F 604 684 0577
 www.dk.bc.ca

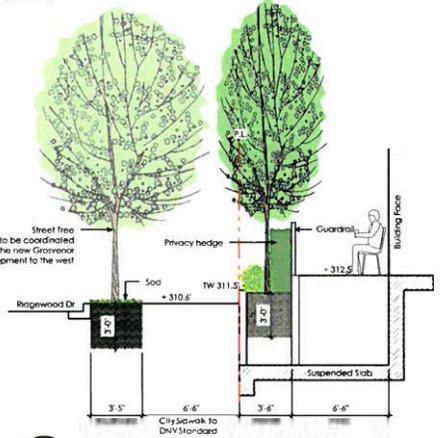
BOFFO
 Project:
Edgemont Village
 1031 - 1045 Ridgewood Dr.
 NORTH VANCOUVER BC

Drawn by: DVM
 Checked by: PK
 Scale: 1/4" = 1'-0"
 Date: 2022-11-17
 Drawing Title

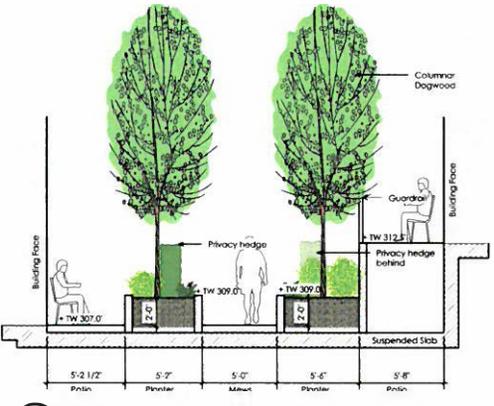
Landscape Sections / Offsite Details

Project No:
16070
 Sheet No:

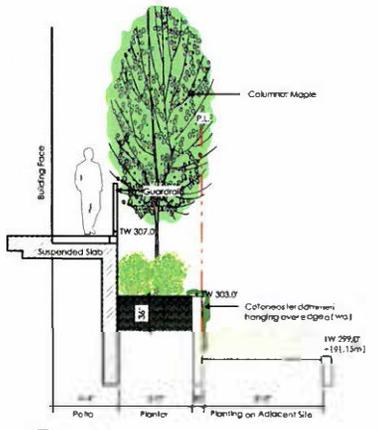
L2.1



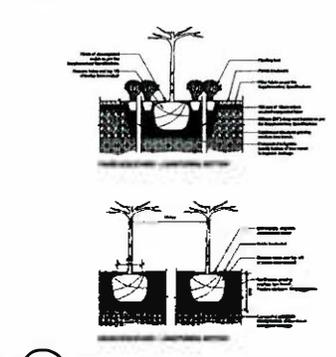
Section 2 - Ridgewood Drive
1/4" = 1'-0"



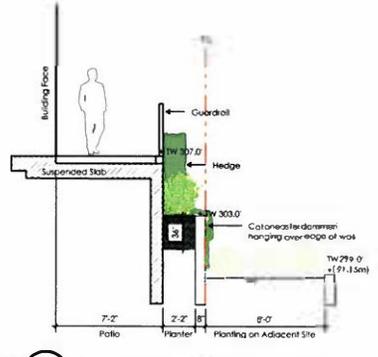
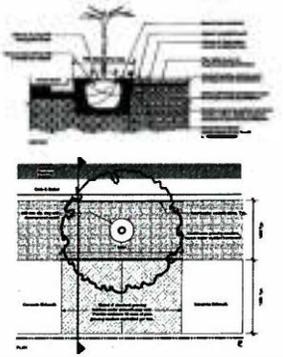
Section 3 - Mews
1/4" = 1'-0"



Section 4 - South Edge
1/4" = 1'-0"



DNV - Offsite Details
N.T.S.



Section 5 - South Edge
1/4" = 1'-0"

The Corporation of the District of North Vancouver

Bylaw 8278

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)”.

2. Amendments

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

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

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

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8278



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



The Corporation of the District of North Vancouver

Bylaw 8256

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 1360 (Bylaw 8256)".

2. Amendments

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

- (a) Part 3, Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 111 CD 111"

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

"4B111 Comprehensive Development Zone 111 CD 111

The CD 111 zone is applied to:

1031, 1037, 1041 and 1045 Ridgewood Drive
Legally described as:

- (i) Lot 4 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-861);
- (ii) Lot 3 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-836);
- (iii) Lot 2 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-801);
- (iv) Lot 1 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-798).

4B 111 – 1 Intent:

The purpose of the CD 111 Zone is to establish specific land use and development regulations for a 25 unit townhouse project.

4B 111 – 2 Permitted Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 111 Zone:

a) **Uses Permitted Without Conditions:**

Not Applicable.

b) **Conditional Uses:**

- (i) Residential building, multiple family townhouse.

4B 111 – 3 Conditions of Use:

- a) Balcony enclosures are not permitted.

4B 111 – 4 Accessory Use:

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

4B 111 – 5 Density:

- a) The maximum permitted density in the CD111 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.
- b) For the purposes of calculating *gross floor area*, the following floor areas are excluded:
 - (i) basement living space;
 - (ii) underground parking garages, including: drive aisles; electrical/mechanical rooms, garbage and recycling collection areas, and bicycle storage areas; and
 - (iii) common parking garage access elevator shaft and stairwells.

4B 111 – 6 Amenities:

- a) Despite Subsection 4B111 – 5, density in the CD 111 Zone is increased to a maximum of 3,717.15 m² (40,011 sq. ft.) *gross floor area* and a maximum number of 25 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:

- (i) Contributes \$180,374.38 to the municipality 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):
 - a. Improvements to public parks, plazas, trails and greenways;
 - b. Municipal facilities and facility improvements;
 - c. Public art and other beautification projects; and,
 - d. Affordable or special needs housing.

- (ii) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

- (iii) Provides at least four units with enhanced accessible design features, as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.', and at least seven units with private elevators.

4B 111 – 7 Height:

- a) The maximum permitted height for any building in the CD 111 Zone shall be as established by development permit and regulated as follows, where building numbers are listed on Schedule B:

Building	Maximum Permitted Height	Maximum Permitted number of storeys
Building 1	10.5 m (34.4 ft)	3 storeys
Building 2	11.6 m (38 ft)	3 storeys
Building 3	10.4 m (34 ft)	3 storeys
Building 4	10.7 m (35 ft)	3 storeys
Building 5	10.4 m (34 ft)	3 storeys

4B 111 – 8 Setbacks:

- a) Buildings must be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations, excluding encroachment of unit entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.19 m (7.2 ft.)
West (From Ayr Ave.)	3.04 m (10.0 ft.)
South (interior lot line)	3.04 m (10.0 ft.)
East (interior lot line)	3.04 m (10.0 ft.)

4B 111 – 9 Coverage:

- a) Building coverage shall not exceed 55% not including underground parking or patios.
- b) Site Coverage shall not exceed 60%.

4B 111 – 10 Acoustic Requirements:

- a) In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 111 – 11 Landscaping and Storm Water Management:

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 111 – 12 Parking, Loading and Servicing Regulations:

- a) A minimum of 52 parking spaces are required for the use of residents;
 - b) A minimum of 6 parking spaces are required for designated visitor parking;
 - c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
 - d) Resident bicycle storage must be provided on the basis of one space per unit;
 - e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces.”
- (c) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 111 (CD 111).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1360 (Bylaw 8256)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

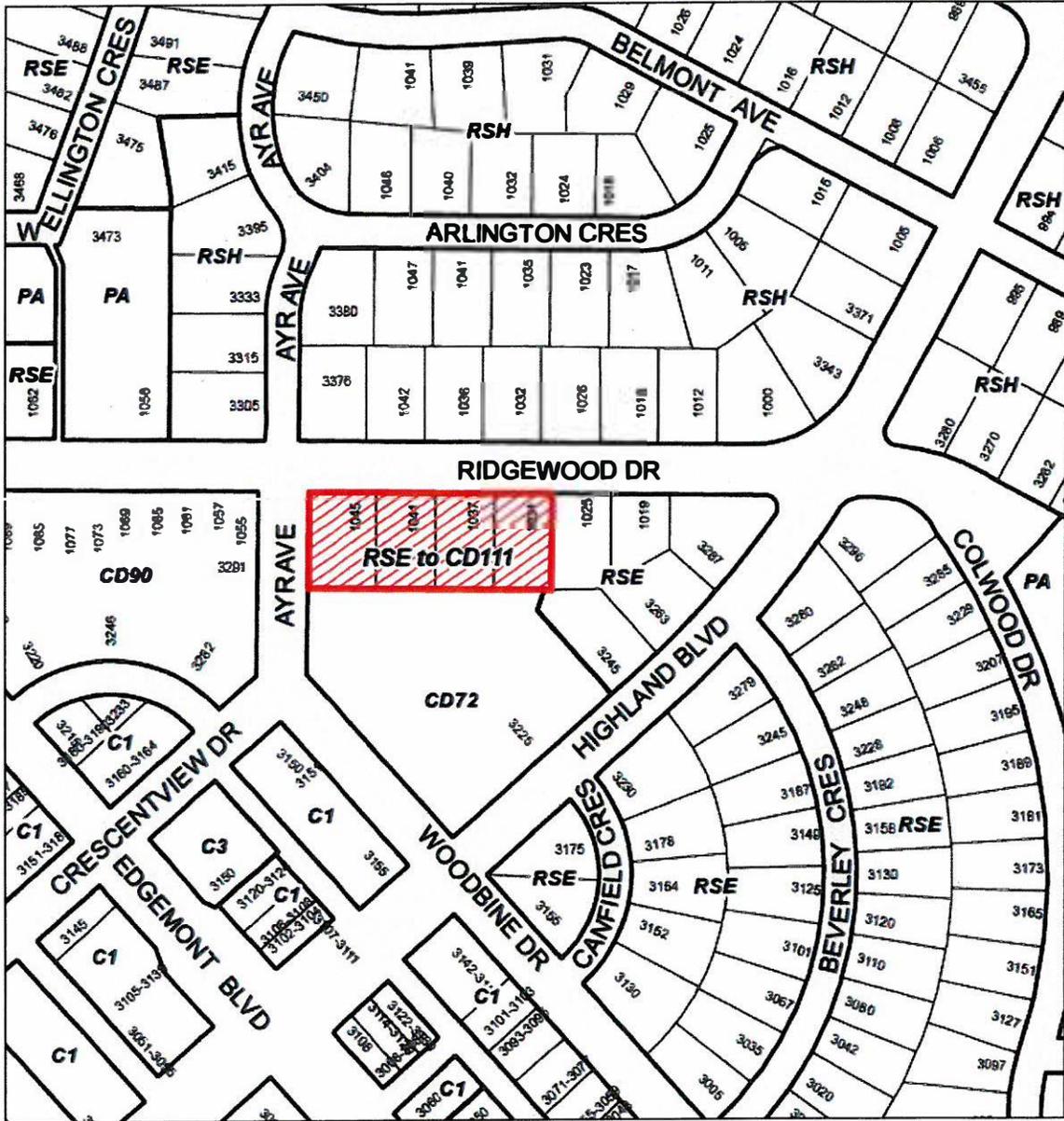
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

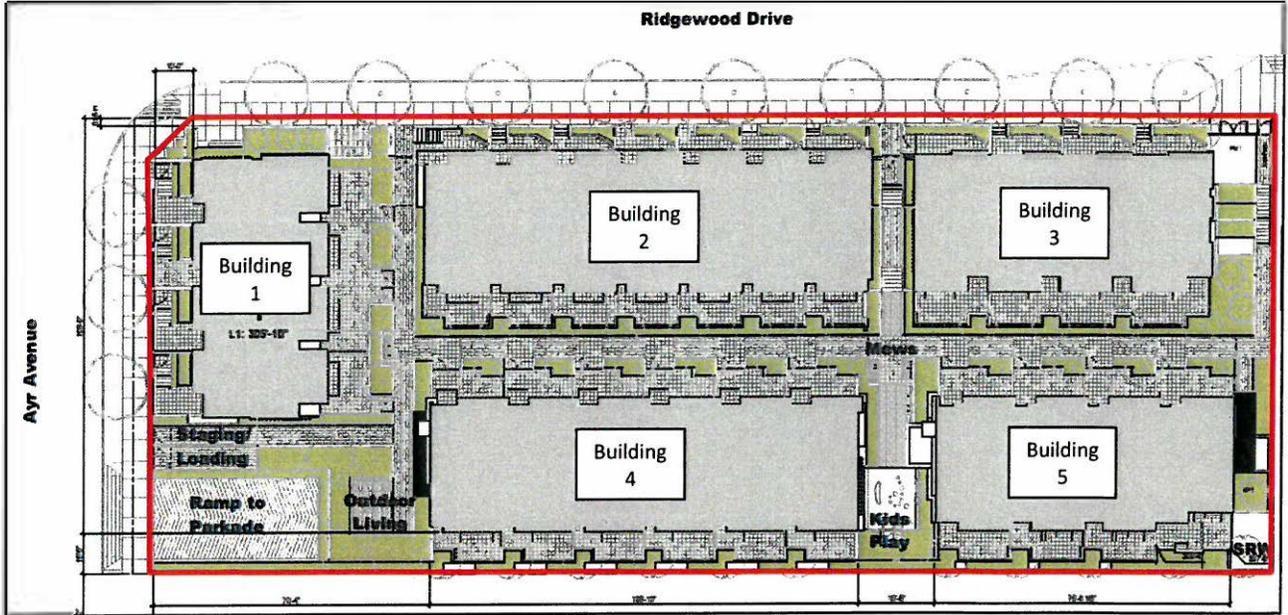
Schedule A to Bylaw 8256



**SINGLE-FAMILY RESIDENTIAL EDMONT ZONE (RSE) TO
COMPREHENSIVE DEVELOPMENT ZONE 111 (CD111)**



Schedule B to Bylaw 8256



The Corporation of the District of North Vancouver

Bylaw 8257

A bylaw to enter into a Housing Agreement
(1031-1045 Ridgewood Drive)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Boffo Properties (Ridgewood) LP substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) Lot 4 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-861);
- b) Lot 3 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-836);
- c) Lot 2 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-801); and,
- d) Lot 1 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-798).

3. Execution of Documents

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8257

SECTION 219 COVENANT – HOUSING AGREEMENT

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

BETWEEN:

Boffo Properties (Ridgewood) LP
1391 Venables Street
Vancouver, BC V5L 2G1

(the “Developer”)

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the *Local Government Act*, RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “District”)

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. _____ issued by the District;
- (b) "Lands" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than 40 townhouse units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8257 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and

- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all Strata Corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners.

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the disclosure statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256), is not adopted by the District's Council before February 1st, 2018, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within 30 days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific

performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. LIABILITY

5.01 Indemnity

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (d) this Agreement is entered into only for the benefit of the District;
- (e) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (f) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

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

Attention: Planning Department

If to the Owner:

Boffo Properties (Ridgewood) LP
1391 Venables Street
Vancouver, BC V5L 2G1

Attention: Jamie Wallace

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption

during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words "must" and "will" and "shall" are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (g) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (h) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8257.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

GRANT OF PRIORITY

WHEREAS _____ (the "Chargeholder") is the holder of the following charge which is registered in the Land Title Office:

(a) _____ (the "Charge");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "Lands") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

Boffo Properties: 1031-1045 Ridgewood Drive Development Application

Public Information Meeting Summary Report

Event Date: May 4, 2017
Time: 6:00pm – 8:00pm
Location: Highlands United Church
Attendance: 39 members of the public signed in.
Comment Forms: 11 comment sheets; 2 emails

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 1,070 addresses, exceeding District requirements.

Site Sign

A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, April 26, 2017 and Friday, April 28. A copy of the ad is included in Appendix A: Notification.

Attendance:

39 members of the public signed in for the meeting. Approximately 60 people were in attendance.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Natasha Letchford, Community Planner, District of North Vancouver

Project Team:

- Jamie Wallace, Boffo Properties
- Mackenzie Biggar, Boffo Properties
- Chris Karu, Boffo Properties
- Lance Berelowitz, Urban Forum Associates

- Craig Taylor, Taylor Kurtz Architecture + Design
- Kimberly Simpson, Durante Kreuk Ltd.
- Bethany Dobson, Bunt & Associates

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Overview:

The meeting was structured to engage the public through several methods:

- An Open House for the first half-hour
- A presentation by the proponent
- A facilitated dialogue
- An invitation to submit prepared statements, comment sheets, and emails.

The meeting began with an Open House. Meeting participants could browse the display boards and engage with the project team and the municipal Planner directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see. The participants were invited to submit written comments to the facilitator or to the municipal planner.

The Open House was followed by a presentation by the proponent and a facilitated dialogue. The participants asked many questions and provided detailed feedback to the proponent during the facilitated dialogue.

The key themes of the evening were parking and traffic, bike lanes and sidewalks, and the pace of development and densification throughout the District.

Public Dialogue:

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

C1 I have concerns about changes in road access. I live on the corner of Edgemont and Ridgewood. I park on the boulevard, as street access has changed. Then I started getting parking tickets from the District. I can no longer back out of my driveway. At one point, someone dumped crushed gravel on the boulevard, which I parked on. Boffo is doing a good job though, and I like the design.

A1 (Facilitator) Construction work has not begun on this project yet. Is your driveway trouble due to Boffo's project? Is this issue within the scope of Boffo's project to fix?

C1 No, but I wanted to take advantage of this public dialogue to raise this issue with District staff publicly.

A1 (Letchford) District staff are familiar with your problem and have spoken to you about it. The District requires driveway access off the lowest order of road. The District aims to reduce curb cuts in that location and we will work with residents to ensure appropriate access to their property as construction and development occurs.

- Q2 Please clarify the setbacks, and size of the bike lane and road. Will this project add to congestion, and how will safety be addressed?
- A2 The bike lane has been designed to extend 10 feet from the curb, and the curb will be set 10 feet back from the building. The District calls for the bike lane to be included, and the space required will be taken out of our property, as a land dedication.
- Q3 What about a bike lane going in the other direction? It would be unacceptable not to have a bike lane going the other direction.
- A3 (Letchford) We follow AAA Design Guidelines for safe bike lane design, and are working towards building a complete network.
- Q4 Are you taking the sidewalk out for the bike lane?
- A4 No, we will be replacing it further in on the property through a land dedication.
- Q5 What will happen with the bike lane further down, in front of the other two properties not part of this project? Will it continue?
- A5 (Letchford) We're looking into the safest options. We can't take property from private property owners to build the bike lanes. It will depend on what happens with those properties in the future.
- Q6 Will each parking stall have an electric vehicle-charging outlet?
- A6 Yes. We're unsure of what level of charging will be provided at this point because detailed electrical design has not started.
- Q7 My concern is that with higher density throughout the neighbourhood, what will happen with traffic? The influx of traffic concerns me. Everyone already cuts through Edgemont Village when there is congestion elsewhere.
- A7 We anticipate 10-15 cars in peak hours. We account for our project with monitoring and counts that consider growth rates to 2030. We don't anticipate problems, and we are just one piece of the puzzle.
- Q8 We allow all this development so we can move towards becoming a transit hub. Is there anyway you could provide one, instead of two, parking stalls per unit to discourage car dependency?
- A8 The OCP designates village centers where growth will be concentrated for walkability. We are following DNV parking requirements, but we may consider reducing the number of parking stalls.
- Q9 We live on Ayr Street, and I think we need street parking. People like to use street parking when dropping off friends, or carrying groceries. Will there street parking on Ayr?
- A9 We are proposing a drop-off spot on Ayr.
- Q10 Are you burying the hydro lines?
- A10 Yes, we will be undergrounding the hydro lines. Any hydro lines on our frontage will be underground. At the back of the property, it will depend on neighbours. We are currently in discussion with BC Hydro.

- Q11 What will your community amenity contribution (CAC) be?
A11 Our CAC will be determined according to DNV guidelines. The District has a list, which was created with community consultation, that identifies projects on which CAC money may be spent.
- C12 I'm a neighbour, and to me this seems really dense and high, like a monster.
A12 The units range from 16-20 feet in width, and we've given each unit individual expression so it's not a big, blank façade. Building height is not maximized. According to the Zoning Bylaw, a single family home could have a similar height. To address privacy concerns, all of the main rooms (e.g. master bedroom, kitchen) will face inward, not to the surrounding homes.
- C12 A single family home wouldn't be built right to the street though. This is too much, too soon.
- C13 I agree [with the above statement]. Amica was meant to be three stories, but with everything on the roofs, it seems like four.
A13 Nothing will be on the roofs. We even removed the roof decks in response to neighbor concerns. From street level, it will appear as two storeys due to the stepped back massing.
- C14 I encourage my kids to walk to the village, and this project won't change that. The Edgemont Refresh was a public process based on vigorous consultation. All of these new buildings meet its standards. I don't see why we are resisting and rehashing these conversations with each new project, especially when we need an affordable and diverse housing supply. I am in huge support of this project. Grosvenor has an extra layer of community parking underground, which was a response to community input. I think that was a waste.
- Q15 Speaking of affordability, what will these units cost?
A15 It's too soon to say.
- C16 Our OCP and Refresh have a twenty-year scope. It seems like we're dashing to fill what it allows in the first four years. I want the process to slow down.
- C17 The site containment of this project is zero. This will impact Amica residents, and old growth trees will be cut down. There's no rainwater catchment, and no setback. This won't be affordable. I've had enough of construction. Who will cut the trees down? Who will live in these units? They won't be quality. There are many other options we could be pursuing. The CAC should be higher. We've had enough.
- C18 I grew up here, and I'm lucky to live here now. I think a variety of housing options makes it more affordable and accessible for others who want to do the same.
- C19 We have to think of the future. Coming together, and living more closely is a different way of living. The future generations won't care about cars, they'll want walkable neighbourhoods. They'll have different desires and values. We should support this kind of development.

- C20 We're not against development, we're against all of it happening in the first one to five years. It should slow down.
- A20 (Letchford) We're currently reviewing progress since the latest OCP, and we're actually below the number of new units that we could have built across the District by this point. It may seem like a lot all at once because many of these new units are concentrated in Edgemont.
- Q21 Are there any plans to bring Car2Go or Evo to Edgemont?
- A21 (Letchford) Not yet, but please let the District know if that's something you'd like to see.
- C22 There are three pillars of sustainability, which must be balanced. We need housing to achieve the social pillar.

Comment Sheet and Email Summary

Comments and emails were received for a two-week response period after the meeting. Eleven comment sheets were submitted after the meeting, and two emails were submitted during the response period.

Several comment sheets stated their full support for the project, highlighting Edgemont's need for a "refresh" and diverse housing options. Other comment sheets expressed concern over the density and height of the proposed building, particularly in relation to the adjacent homes. Concerns were raised about an influx of traffic and the number of parking stalls, as well as dumpster servicing. Two comment sheets suggested that the modern design did not fit well with the neighbourhood, whereas others liked the design. There was one comment requesting that the District consider introducing a car sharing service. Other comments requested the provision of sidewalks and protected bike lanes for school children, pedestrians and cyclists. An email gave several suggestions for how to accommodate this development, such as how to ensure that the units actually contribute to affordable, diverse housing options for local residents, accommodating electric vehicles, and mitigating traffic congestion.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. 1,070 invitations were mailed to the community. Approximately 60 participants were observed at the meeting, and 39 people signed in. A sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in four ways:

- An Open House for the first half-hour
- A presentation by the proponent
- A facilitated dialogue
- An invitation to submit prepared statements, comment sheets, and emails.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to parking and traffic, bike lanes and sidewalks, and the pace of development and densification throughout the District. There was fulsome discussion and the community was given ample opportunity to express their views of the proposal.



PUBLIC HEARING

1031, 1037, 1041 & 1045

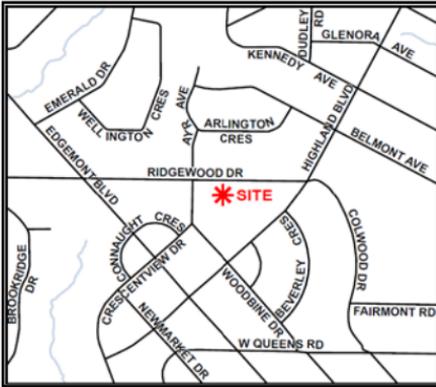
Ridgewood Drive

Twenty-Five Unit Townhouse Project

What: A Public Hearing for Bylaws 8278 and 8256, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of a twenty-five unit townhouse project.

When: 7 pm, Tuesday, December 5, 2017

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



Proposed*



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

What changes?

Bylaw 8278 proposes to amend the OCP land use designation of the subject properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8256 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 111 (CD111) and rezone the subject site from Single-Family Residential Edgemont Zone (RSE) to CD111. The CD111 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, landscaping and parking.

When can I speak?

We welcome your input Tuesday, December 5, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

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

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from November 7 to December 5. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

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



THIS PAGE LEFT BLANK INTENTIONALLY