

AGENDA

PUBLIC HEARING

Tuesday, June 12, 2018

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



www.dnv.org

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PUBLIC HEARING

**7:00 p.m.
Tuesday, June 12, 2018
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

AGENDA

**1552-1568 Oxford Street
88 Unit Residential Development**

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

**District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8313, 2018 (Amendment 34)**

Purpose of Bylaw:

Bylaw 8313 proposes to amend the OCP land use designation of the properties from Residential Level 5: Low Density Apartment (RES5) to Commercial Mixed Use Level 3 (CRMU3).

District of North Vancouver Rezoning Bylaw 1376, (Bylaw 8314)

Purpose of Bylaw:

Bylaw 8314 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 116 (CD116) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD116 and a portion of site (5m on west side) rezoned to Neighbourhood Park (NP). The CD116 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and stormwater management and parking.

- 3. PRESENTATION BY STAFF**

Presentation: Casey Peters, Development Planner
- 4. PRESENTATION BY APPLICANT**

Presentation: Adera Development Corporation
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**

7. COUNCIL RESOLUTION

Recommendation:

THAT the June 12, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1376, (Bylaw 8314)" be returned to Council for further consideration.

7. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8313

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:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)”.

Amendments

2. 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 5: Low Density Apartment” (RES5) to “Commercial Mixed Use Level 3” (CRMU3)

READ a first time May 28th, 2018 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

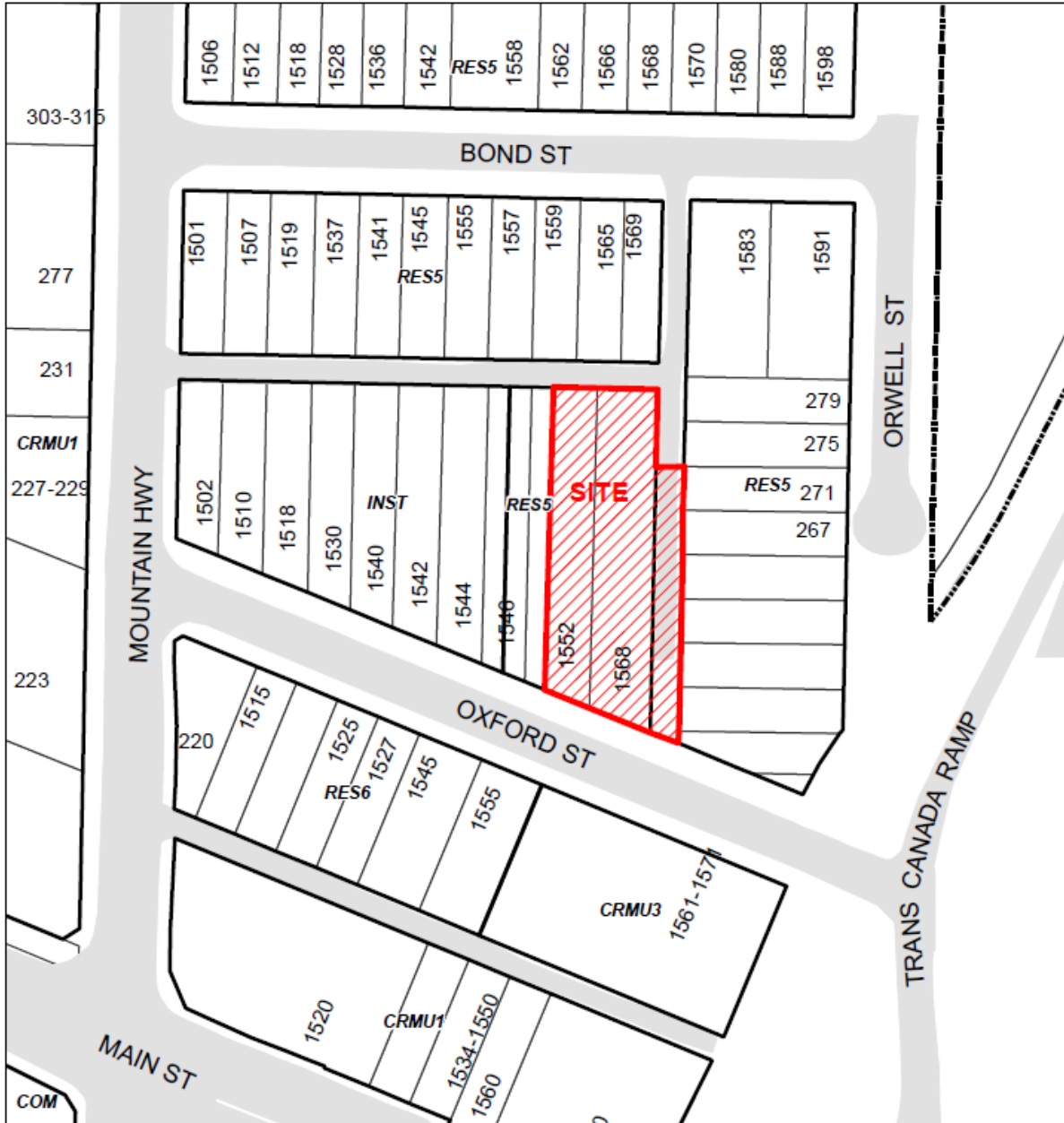
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8313

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8313, 2018 (Amendment 34)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed Use Level 3" (CRMU3)



- a) Uses Permitted Without Conditions:

Not applicable

- b) Conditional Uses:

Residential use

4B 116-3 Conditions of Use

- a) **Residential:** *Residential uses* are only permitted when the following condition is are met:

- (i) Each dwelling unit has access to private or semi-private outdoor space;
- (ii) Balcony and deck enclosures are not permitted.

4B 116-4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* dwelling units.

4B 116 – 5 Density

- a) The maximum permitted density is 983.6 m² (10,587.4 sq ft) *gross floor area* and 4 units, inclusive of any density bonus for energy performance.
- b) For the purpose of calculating *gross floor area* the following are exempted:
- i. Any areas below finished grade;
 - ii. Amenity Space to a maximum of 69.96m² (753 sq ft);
 - iii. Enclosed rooftop access to a maximum of 54.81m² (590 sq ft);
 - iv. Mechanical and Electrical equipment spaces up to 98m.38² (1,059 sq ft);
and
 - v. The area of balconies and covered patios.
- c) For the purposes of calculating FSR the lot area is deemed to be 2,459m² (26,471 sq ft) being the site size at the time of rezoning.
- d) Balcony and deck enclosures are not permitted

4B 116 – 6 Amenities

- a) Despite Subsection 4B116 – 5, permitted density in the CD116 Zone is increased to a maximum of 7,460 m² (80,299 sq ft) *gross floor area* and 88 units if the owner:
 - i. Enters into a Housing Agreement to secure the units as rental in perpetuity; and
 - ii. Contributes \$922,000 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - 1. The provision or enhancement of public facilities which may include but are not limited to: the community centre, or a day care centre;
 - 2. Improvements to public parks, plazas, trails and greenways;
 - 3. Public art and other beautification projects; and
 - 4. Affordable or special needs housing.

4B 116 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	4.5m (15.0 ft)
East	2.0m (6.5 ft)
West	2.0m (6.5 ft)
South	4.0m (13.1 ft)

- b) Decks and patios are excluded from the setback requirement for the north, west and south setbacks. No projecting features can be within 2.0m (6.5 ft) of the east setback.

4B116 – 6 Height

The maximum permitted height is

- a) Multi-family apartment building: 19.9 m (65.3 ft);
- b) Rooftop access: 24.38m (80.00ft)

4B 116 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 66%.

b) Site Coverage: The maximum site coverage is 70%.

4B 116 – 9 Landscaping and Storm Water Management

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

4B 116- 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.75 spaces per unit
Residential visitor parking	0.1 spaces per unit

- b) Bicycle storage for residents shall be provided on the basis of one space per unit.
- c) Except as specifically provided in 4B116-10 (a) and (b) Parking shall be provided in accordance with Part 10 of this Bylaw.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single Family Residential 6000 zone (RS4) to Comprehensive Development Zone 116 (CD116) and Neighbourhood Park (NP).

READ a first time May 28th, 2018

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Bylaw 8314” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

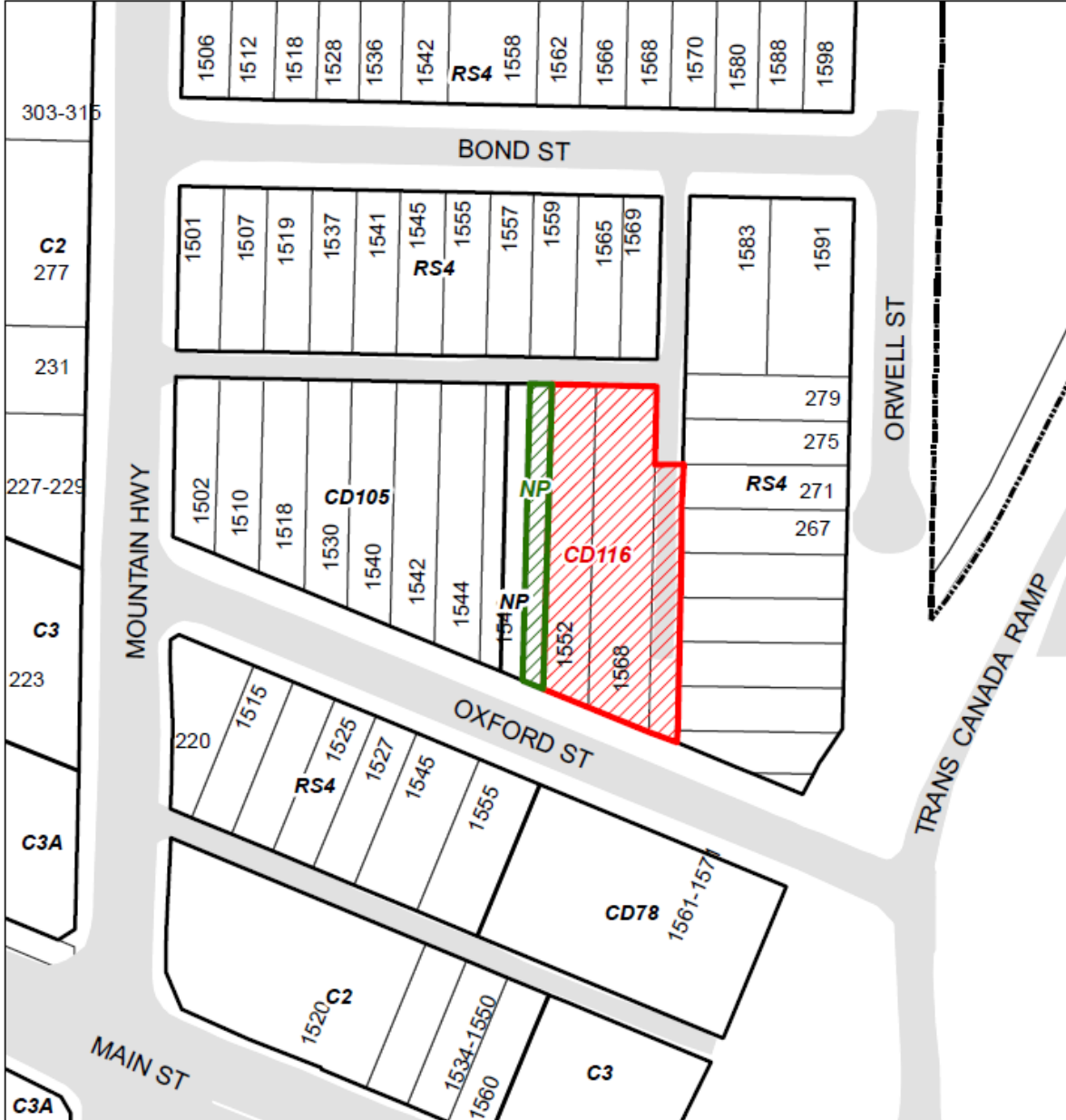
Certified a true copy



Municipal Clerk

Schedule A to Bylaw 8314

BYLAW 8314

The District of North Vancouver Rezoning Bylaw 1374 (Bylaw 8314)



-  SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 116 (CD116)
-  SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO NEIGHBOURHOOD PARK ZONE (NP)



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 28, 2018</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 17, 2018
File: 08.3060.20/037.17

AUTHOR: Casey Peters, Development Planner

SUBJECT: Bylaws 8313, 8314, and 8315: OCP amendment, Rezoning, and Housing Agreement
Bylaws for a Residential Development at 1552-1568 Oxford Street

RECOMMENDATION

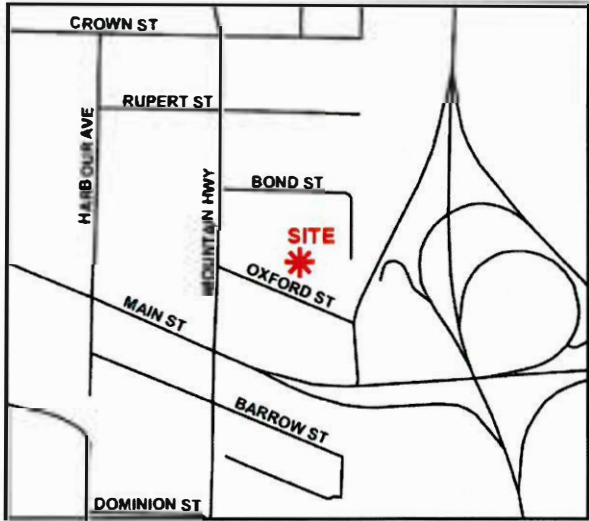
THAT the “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)” to amend the Official Community Plan designation on the subject site from Residential Level 5: Low Density Apartment to Commercial Residential Mixed Use Level 3 (CRMU3) be given FIRST reading;

AND THAT the “District of North Vancouver Rezoning Bylaw 1374 (Bylaw 8314)” to rezone the subject site from Single Family Residential Zone 6000 (RS4) to Comprehensive Development Zone 116 (CD116) and Neighbourhood Park (NP) be given FIRST reading;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8315”, which authorizes a Housing Agreement to secure the rental housing in perpetuity on the subject property, 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 8313;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8313 in conjunction with its Financial Plan and applicable Waste Management Plans;



AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)” and “District of North Vancouver Rezoning Bylaw 1374 (Bylaw 8314 be referred to a Public Hearing.

REASON FOR REPORT

The applicant proposes to redevelop the existing single family lots and portion of District lane allowance as an 88 unit residential development comprising of one 6 storey rental building.

Implementation of the project requires Council’s consideration of:

- Bylaw 8313 to amend the OCP designation on the subject property;
- Bylaw 8314 to rezone the subject property;
- Bylaw 8315 to secure the market rental units; and
- Issuance of a development permit.

The OCP Amendment Bylaw, Rezoning Bylaw and Housing Agreement Bylaw are recommended for introduction and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a

Public Hearing. A development permit will be forwarded to Council for consideration if the OCP amendment and rezoning proceeds.



Existing site:

The site is 2,459m² (26,471 sq ft) and is currently occupied by two single family houses and a portion of unopened District lane allowance. The “Creekstone Care Centre” was approved by Council in January 2018 to the west of the site with an FSR of approximately 3.1 and seven storeys in height. The “Lynn Creek Apartments” is located to the south side of Oxford Street and includes a six storey rental building with an FSR of approximately 3.2 FSR (this site also had a similar OCP amendment). Existing single family lots are located to the north. The future District affordable housing site and Phibbs Exchange is located to the east.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as RES Level 5: Low Density Apartment which envisions apartments at a density of up to approximately 1.75 FSR. The proposal includes an amendment to the OCP to Commercial Mixed Use Level 3 (CRMU3) which permits up to 3.5 FSR and

the proposed density is approximately 3.03 FSR. OCP amendments have been approved for the Lynn Creek Apartments and the Creekstone Care Centre and both projects exceed 3.0 FSR.

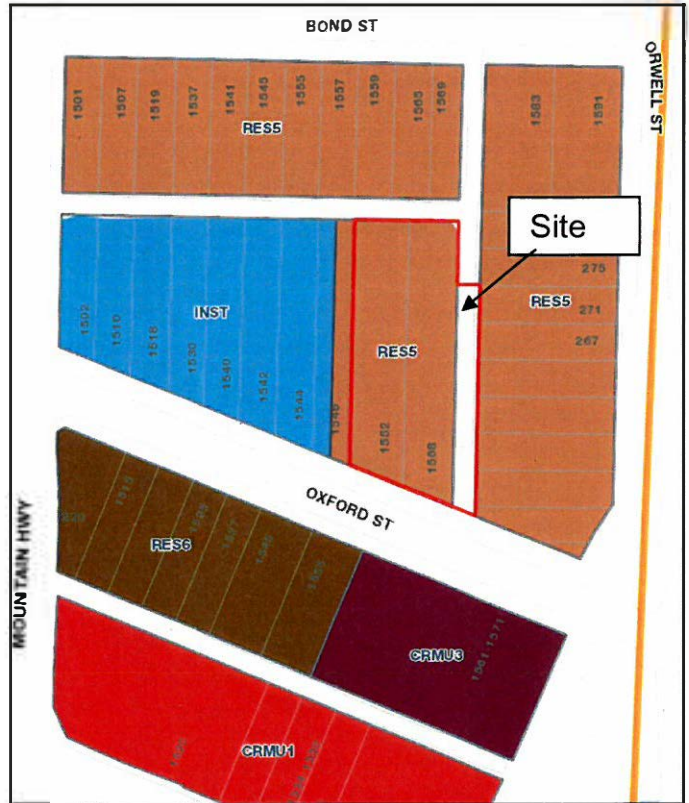
The proposal supports the OCP goal to “encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.”

Staff are supportive of the proposed OCP amendment as the project delivers District goals of increasing the availability of rental housing.

Approved developments on Oxford Street to date have been over 3.0 FSR and six storeys in height and the proposal mirrors the heights and densities of the adjacent projects.

Lower Lynn Implementation Plan

The project has been reviewed against the Lower Lynn Implementation Plan and the Lynn Creek Public Realm Guidelines. The project achieves the public realm objectives and provides a 5m dedication towards the future Green Spine linear park which is an important connecting feature within the Lynn Creek Town Centre.



ANALYSIS:

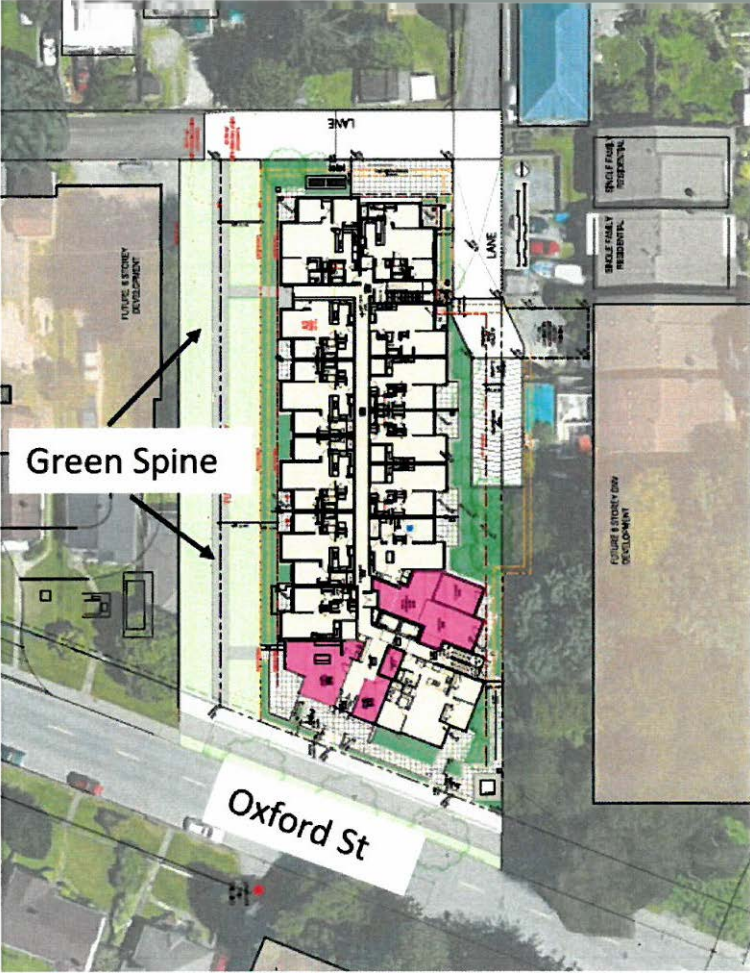
Site Plan and Project Description

The proposal include one 6 storey rental building with 88 units and no commercial space is proposed.

The units are a mix of one, two and three bedroom layouts. The units range in size from 57.8 m² (622 sq ft) to 104.6m² (1,125 sq ft). The building is approximately 7,457m² (80,270sq ft) in size.

The pedestrian entrance to the building will be located on Oxford Street. An indoor/ outdoor amenity space is proposed on the main floor adjacent to the lobby and rental office. A communal space is proposed on the rooftop that includes seating and a space for community gardening.

The proposal includes a 5m dedication on the west side of the site to contribute to the Green Spine Linear Park. This dedication and the 5m contributed from the Creekstone Care Centre will allow for the construction of the entrance to the Green Spine Linear Park. Ground floor units will include individual entrances onto the park.



Parking and Bicycle Storage

Bylaw 8314 requires the following resident parking rates per the District’s Policy “Reduced Parking Rates for Multifamily Developments”:

- 0.75 spaces per unit for the rental units; and
- 0.1 spaces for visitors.

This parking rate results in a minimum requirement of 67 stalls for residents and 9 visitor spaces. The proposal is providing a total of 80 parking stalls including 71 stalls for residents and 9 spaces for visitors in two levels of underground parking.

Access to the underground parking is from the existing north/south lane via Bond Street. The project will build the ramp to the underground parking and include a knock out panel for the future residential project on the District's Affordable Housing site to the east.

Bicycle storage is available in the underground parkade in several secure rooms and a total of 250 spaces are proposed for residents. The storage proposes a stacked format (with ramp access to the upper stalls) to maximize the number of spaces and work benches are available for bicycle maintenance. Bicycle repair tools and a pump at each work bench station.



In addition to the spaces for tenants, 18 spaces are provided for visitors. These bicycle spaces are located at several locations around the perimeter of the building including adjacent to the lobby entrance.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing landscaping along the perimeter of the site. A shared patio is available off the amenity space on the ground floor adjacent to the lobby and the Green Spine. In addition, a large outdoor patio is available on the south portion of the rooftop.

A draft design for the Green Spine has been prepared by a consultant for the District and this project will be required to implement the design including a 4m path, stormwater management features and landscaping.

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

Development Permits

The site is currently in the following Development Permit Areas:

- Form and Character of Multi-family Housing;
- Energy and Water Conservation and GHG Emission Reduction; and
- Protection from Natural Hazards: Creek Hazard.

The proposal has been reviewed against the OCP Design Guidelines for Multi-Family Housing, Creek Hazard, Energy and Water Conservation and GHG Emission Reduction, as well as the Lynn Creek Public Realm Guidelines.

A flood hazard assessment report was submitted by Northwest Hydraulics Consultants and the building is designed in accordance with that report.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on October 12, 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 emphasizing the vertical elements, adding a community garden to the rooftop space, and simplifying the material palette by reducing the number of materials proposed.

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



View from Oxford St

Accessibility

The proposal fulfils the requirements of the Accessible Design Policy for Multifamily Housing as all of the apartment units meet the ‘Basic Accessible Design’ criteria and 5% of the apartment units meet the ‘Enhanced Accessible Design’ criteria.

Off-site improvements

The project will create a sidewalk, separated two-way cycle track, and boulevard on Oxford Street. In addition, Oxford Street will include street trees, curb, gutter and lighting. The project also includes improvements to the existing lane from Bond Street.

The east 5m of the site will be dedicated for the Green Spine linear park and this project will implement the final park design for the full 10m dedication from Oxford Street to the existing east west lane to the north of the site.

Development Cost Charges will be charged at the applicable bylaw rate at the time of the Building Permit application.

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 CAC of \$922,000 is included in the proposed CD116 Zone. It is anticipated that the CACs from this development will be directed toward public art; park and trail improvements; the affordable housing fund; or, other public realm infrastructure improvements.

In accordance with the Public Art Policy, it is anticipated that a portion of the community amenity contribution will be directed to a public art project located at the entrance to the Green Spine Linear Park.

Concurrence:

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

School District 44 was provided a copy of the application materials including the unit mix. No comments were provided on the project by the School District.

Construction Traffic Management Plan:

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

This project will be required to participate in the Lynn Creek South Construction Coordination/ Transportation Plan. This plan is being developed to provide a framework for the coordination of construction activities among the active developments in the Lynn Creek Town Centre south of Crown Street as well as address trades/worker transportation issues with the aim of minimizing single occupant vehicle trips to the area.

The plan will include an on-site coordinator providing coordination services to all the developments in this area, acting as a single point of contact with the District, and coordinating with the active development north of Crown Street who will operate under a similar program. In addition, this project is required to develop and adhere to a Construction Traffic Management Plan that aligns with

the area plan and addresses the specifics of building this project. Of particular importance is the minimization of disruptions to traffic on Mountain Highway, which is the sole north/south thoroughfare in this area and ensuring transit vehicles can access Phibbs Exchange.

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

In particular, the Construction Traffic Management Plan must:



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

Public Input

The applicant held a facilitated Public Information Meeting on October 10, 2017.

Notices were distributed to 60 addresses within approximately a 100 metre radius of the site and an additional 10 notices were distributed to local businesses. A sign was placed on the property to notify passersby of the meeting, and advertisements were placed in the North Shore News on October 6 and 8, 2017.

The meeting was attended by approximately 7 residents. Questions were asked and answered regarding how the height of the proposed building compared to adjacent development sites, timelines for Council consideration, and construction impacts on buses. No written comment forms were received.

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 8314 (Attachment C) rezones the subject site from RS4 to a new Comprehensive Development Zone 116 (CD116) 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; and,
- establishes parking regulations specific to this project.

Bylaw 8314 also rezones the western 5m of the site as and Neighbourhood Park (NP) for the Green Spine Linear Park. The eastern 5m of the Creekstone Care Centre site was also zoned NP.

Bylaw 8315, (Attachment D) authorizes the District to enter into a Housing Agreement to ensure that the rental units are secured in perpetuity.

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 and land dedications. Additional legal documents required for the project will include:

- subdivision plan showing road and park dedications
- statutory right of way for 0.7m on Oxford St
- statutory right of way adjacent to the lane for loading and truck movements
- stormwater management covenant
- flood hazard covenant
- registration of housing agreement securing the rental units in perpetuity

CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and the Lower Lynn Town Centre Implementation Plan (Lynn Creek). It addresses the OCP goal of providing rental units secured in perpetuity. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaws 8313, 8314, and 8315 and refer Bylaw 8313 and 8314 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Casey Peters
Development Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8313 – OCP Amendment
- C. Bylaw 8314 – Rezoning
- D. Bylaw 8315 – Housing Agreement
- E. Facilitator 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	_____				



Rosach Memphis Architects

120 Powell Street, Unit 10
Memphis, TN 38103
VIA 313

T 901.958.0072
F 901.699.1075

www.rosach.com

DATE: 14 OCT 2017
BY: JAD
DATE: 14 OCT 2017
BY: JAD

PROJECT: DP/REZONING
RESUBMISSION
15001230

NOTES:
This drawing is a preliminary drawing and is for informational purposes only. It is not intended to be used for construction or other purposes without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be responsible for any delays or interruptions in the construction of the project or for any other matters relating to the project.

CLIENT: ADERA
OF DISTRICT OF MEMPHIS

PROJECT: PIVOT
15001230

PROJECT NO.: 1615
3D MASSING

DATE: 14 OCT 2017
SCALE: 3/32" = 1'-0"
PROJECT: 15001230
CLIENT: ADERA
PROJECT NO.: 1615

PROJECT NO.: 1615
A0.4

ATTACHMENT





Rustich Hemphill Architects

529 Peachtree Street, Suite 110
Norcross, GA 30071
VIA E-MAIL

1 804 899 8003
1 804 899 3392
www.rustich.com

DATE	11/11/2014
BY	DP/EL/OM/ON
PROJECT	1615
NO.	3
DATE	11/11/2014

ISSUED FOR
DP/EL/OM/ON
REVISION
11/11/2014

DATE: 11/11/2014

BY: DP/EL/OM/ON

PROJECT: 1615

NO.: 3

DATE: 11/11/2014



CLIENT: PIVOT

3D MASSING

DATE: 11/11/2014

SCALE: 3/32" = 1'-0"

PROJECT: 1615

NO.: 3

DATE: 11/11/2014

1615
A0.5





Rosie Hempel Architects
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 Portland, OR 97205
 WA 141
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 F: 503.488.1081
 www.rosiearch.com

DATE	DESCRIPTION
14 MAY 2017	3D MASSING
14 MAY 2017	3D MASSING
14 MAY 2017	3D MASSING

DESIGNED FOR
 DP/REZONING
 RESUBMISSION
 21 MAY 2015

NOT TO SCALE
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND DO NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF PERFORMANCE. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF ACCURACY. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF COMPLETION. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF COST. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF TIME. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF RISK. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF ANY OTHER FACTOR. THE ARCHITECT'S DESIGN IS NOT A GUARANTEE OF ANY OTHER FACTOR.

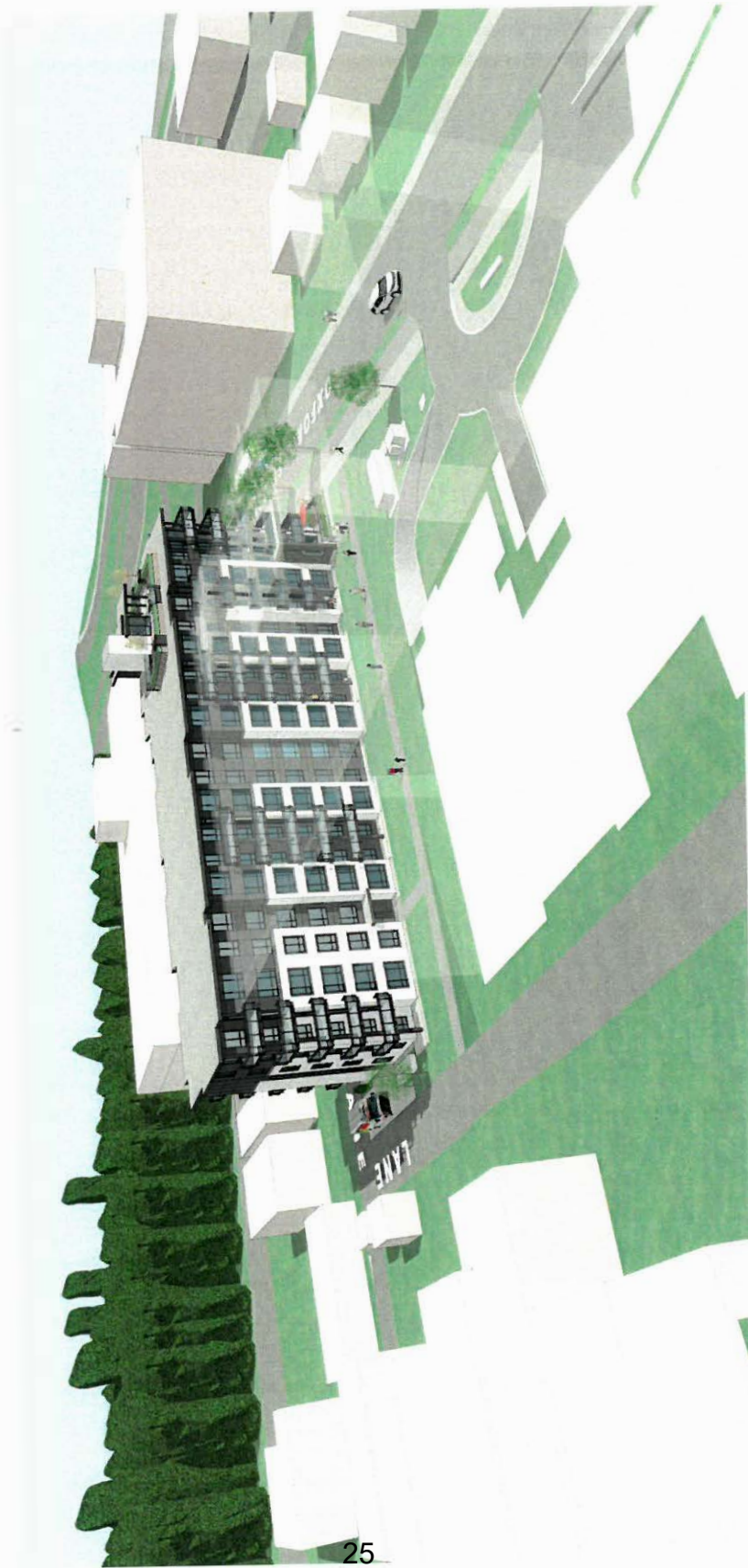
CLIENT
ADERA
 1000 SW 10th Ave, Suite 1000
 Portland, OR 97205

PROJECT
PIVOT
 1000 SW 10th Ave, Suite 1000
 Portland, OR 97205

DATE
3D MASSING
 14 MAY 2017

SCALE
 3/32" = 1'-0"
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

PROJECT NO.
1615
 SHEET NO.
A0.6





Rosalee Hempel Architects

130 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1C1

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1 604 688 1051
www.rha-architects.ca

DATE: 11/15/2017
1. PRELIMINARY PLAN: 11/15/2017
2. A/P: 11/15/2017
3. PRELIMINARY DESIGN: 11/15/2017

DESIGN FOR
POSITIONING
DISCUSSION
11/15/2017

DATE: 11/15/2017
This drawing is an illustration of the proposed building and is not intended to be used for construction. It is intended to illustrate the proposed building and its relationship to the surrounding context. It is not intended to be used for construction. It is not intended to be used for construction. It is not intended to be used for construction.

CLIENT: ADERA
PROJECT: PIVOT
1000 10th Street, Suite 1000, Vancouver, BC V6A 1A1

DATE: 11/15/2017
3D MASSING

DRAWING: 1615
SCALE: 3/32" = 1'-0"
PROJECT: ADERA PIVOT
DRAWN: RHA/AD/11/15/17
CHECKED: RHA/AD/11/15/17
PROJECT NO: 1615

DATE: 11/15/2017
A0.7



NO.	DATE
1.	14 MAY 2017
2.	14 MAY 2017
3.	14 MAY 2017

PREPARED FOR
DP/REZONING
RESUBMISSION
 14 MAY 2017

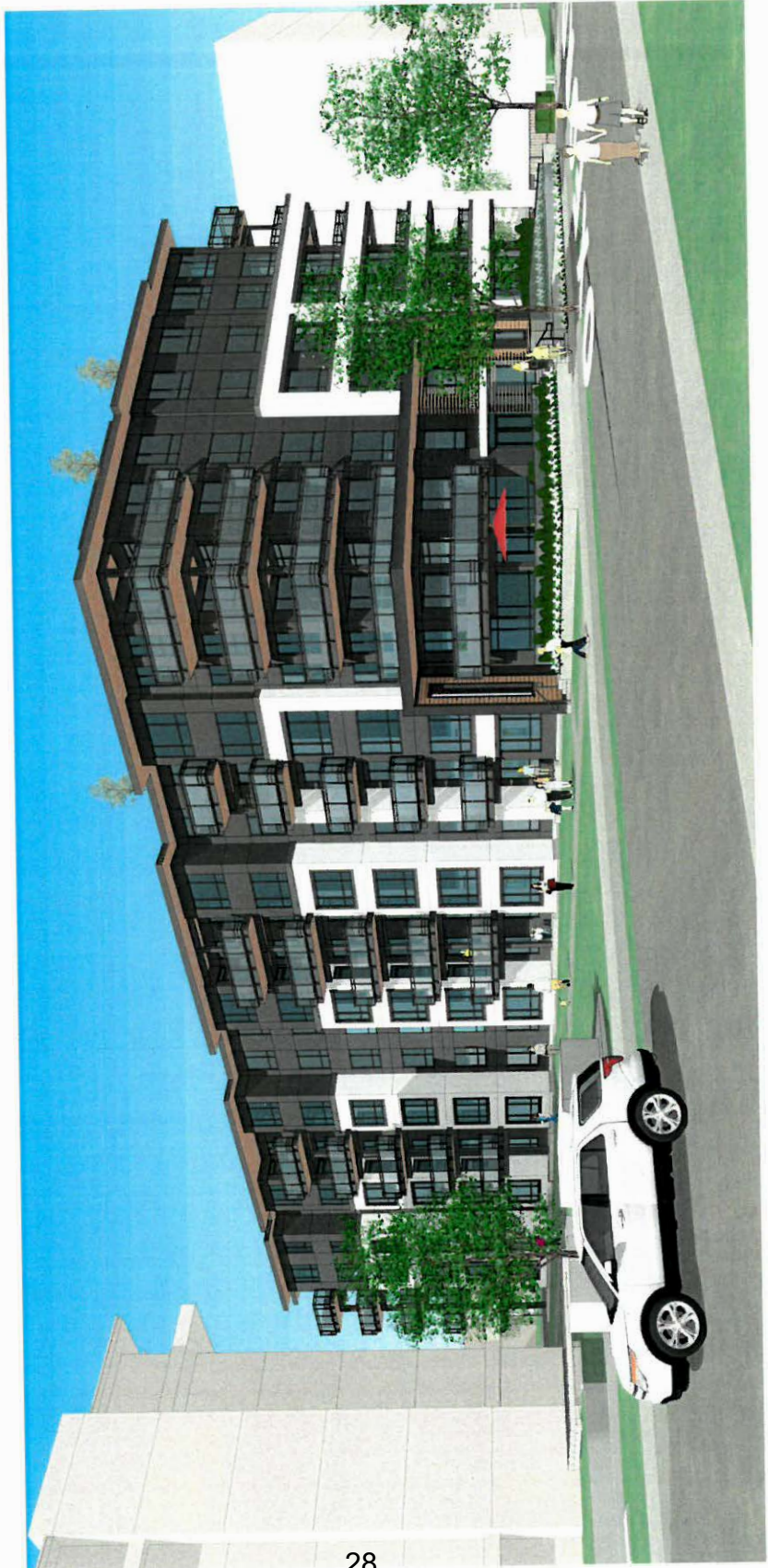
NO. 1615
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ADERA
 ASSOCIATION OF DESIGNERS
 OF BRITAIN COLUMBIA
PIVOT
 1000 WEST BROAD STREET - SUITE 1000 VANCOUVER, BC

3D MASSING

DATE: 1615
SCALE: 3/32" = 1'-0"
PLANNED BY: 14 MAY 2017
DESIGNED BY: RHA/ADERA/PIVOT
PROJECT NO.: 1615

A0.9
 14 MAY 2017





Rostach Hemphill Architects
 525 Powell Street, Unit 10
 Vancouver, BC Canada
 V6A 3C1
 1 804 699 6002
 7 804 699 1091
 www.rhahome.com

DATE	DESCRIPTION
11 MAY 2017	3D MASSING
11 MAY 2017	3D MASSING
11 MAY 2017	3D MASSING

PROJECT TITLE
 DP/REZONING
 RESUBMISSION
 14 MAY 2016

CLIENT
 ADERA
 1000 Burrard Street, Suite 1000, Vancouver, BC
 V6C 0K4

PROJECT
 PIVOT
 1400 Burrard Street, Suite 1000, Vancouver, BC
 V6C 0K4

DATE
 14 MAY 2016

SCALE
 1/8" = 1'-0"
DATE
 14 MAY 2016

PROJECT NO.
 1615





Rusich Hemphill Architects
 230 Powers Street, Unit 10
 Vancouver, BC Canada
 V6A 3G1
 1 604 869 8002
 1 800 469 1092
 www.rhaarchitects.ca

BOARD DATE
 1. DEVELOPMENT PERMIT 17 MAY 2017
 2. CONSTRUCTION PERMIT 17 MAY 2017
 3. CIVIL ENGINEERING 14 MAY 2017

DESIGNED FOR
DP/REZONING
RESUBMISSION
 14 MAY 2018

NO. 10700000 DATE
 This drawing is an Amendment of Permit 1. The purpose of this drawing is to amend the original drawing to reflect the changes to the development permit and zoning bylaw. The original drawing is hereby withdrawn and this drawing shall be used for all purposes. The original drawing is hereby withdrawn and this drawing shall be used for all purposes. The original drawing is hereby withdrawn and this drawing shall be used for all purposes.

CLIENT
ADERA
 1000 10th Street West, Suite 100
 Vancouver, BC V6Z 1G8
PROJECT
PMOT
 1000 10th Street West, Suite 100
 Vancouver, BC V6Z 1G8
DESIGNED BY
3D MASSING

DATE 18.15
SCALE 3/32" = 1'-0"
PLANNING 14 MAY 2018
DESIGNED R.H./M.H./T.P.A.
PROJECT NO. 1615

A0.12
 1000 10th Street West, Suite 100
 Vancouver, BC V6Z 1G8



REVISION	DATE
1. DEVELOPMENT PERMIT	17 JULY 2017
2. ADP	28 OCT 2017
3. DEVELOPMENT PERMIT	14 MAY 2018

SEAL FOR
 DP/REZONING
 RESUBMISSION
 14 MAY 2018

DATE: 14 MAY 2018
 DRAWN BY: R. HEMPHILL
 CHECKED BY: R. HEMPHILL
 PROJECT NO.: 1615

CLEAR: _____
 PROJECT: PIVOT
 OWNER: PIVOT
 ADDRESS: 1615
 CITY: VANCOUVER, BC

DATE: 14 MAY 2018
 SCALE: 1/8" = 1'-0"
 DRAWN BY: R. HEMPHILL
 CHECKED BY: R. HEMPHILL
 PROJECT NO.: 1615

DATE: 14 MAY 2018
 SCALE: 1/8" = 1'-0"
 DRAWN BY: R. HEMPHILL
 CHECKED BY: R. HEMPHILL
 PROJECT NO.: 1615





Reich Architects
 120 Power Street, Unit 10
 Northampton, MA 01060
 USA U.S.A.

PH: 413.542.8002
 FAX: 413.542.8003
 www.reicharch.com

DATE: 11.01.2017
 DRAWING NO: 1615
 PROJECT NO: 1615

**REQUEST FOR
 DP/REZONING
 RESUBMISSION**
 1615.001

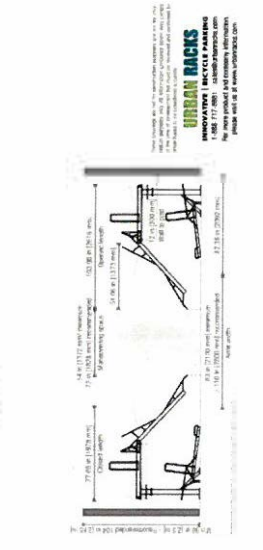
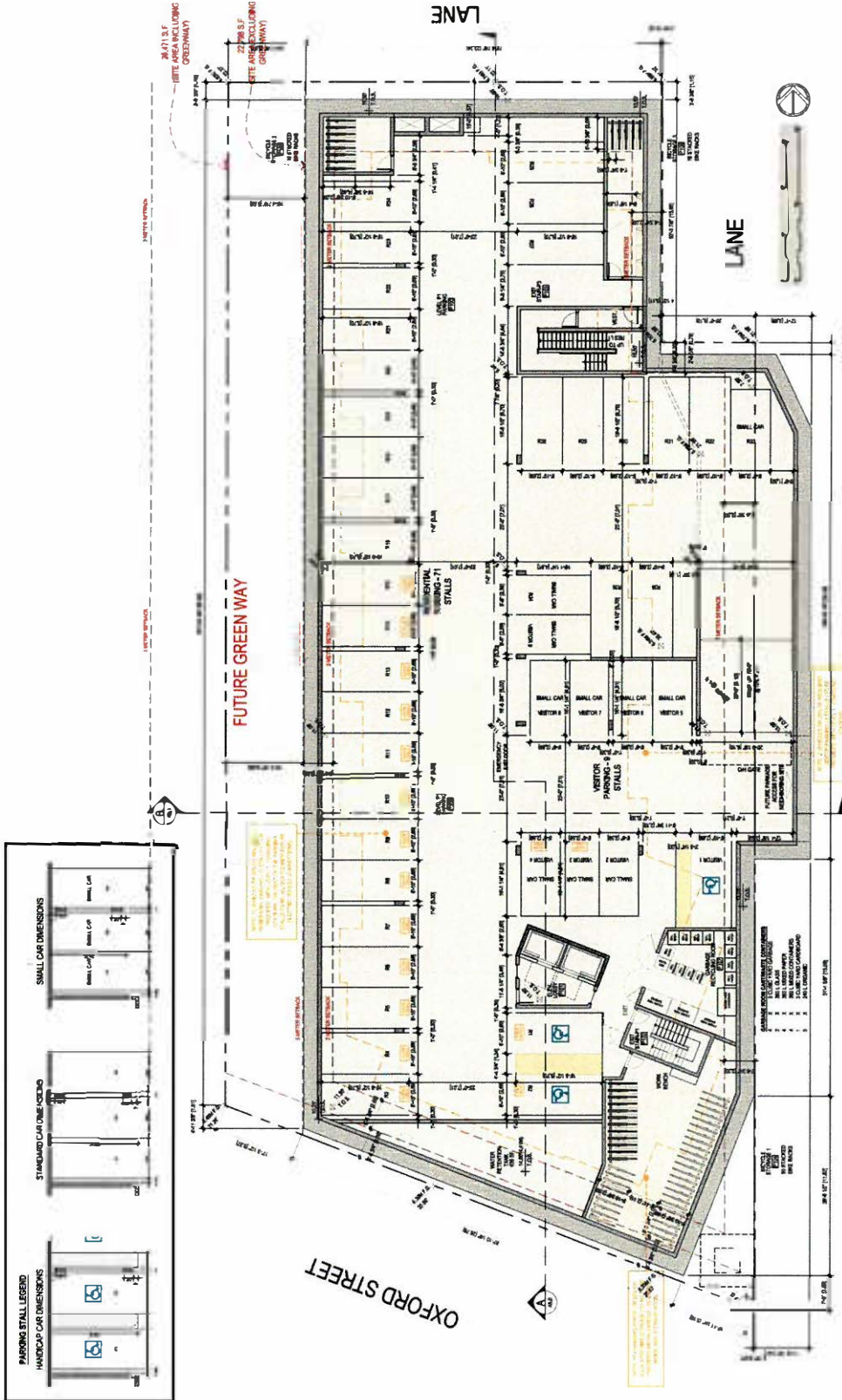
NO. 1615-001
 DATE: 11.01.2017

**PROJECT
 PIVOT**
 1400 State Street, Northampton, MA

**DRAWING TITLE
 LEVEL P1 PLAN**

DATE: 1615
 SCALE: 3/32" = 1'-0"
 PLOTTED: 14 MAY 2018
 DRAWN: RCH/PH/CT/JP/SJ
 CHECKED: RCH/PH/CT/JP/SJ

PROJECT NO: 1615
 DRAWING NO: **A2.1**
 SHEET NO. 1 OF 1
 08-3000-0013 011017 RZ/1
 08-3000-0013 011017 RZ/1



Specifications

Capacity	2 Bikes per slot
Material	Galvanized Steel
Finish	Black
Assembly	Factory assembled
Accessories	None
Notes	Factory created type

Urban Double Stacker
 Model: UDS-2000 (12' x 12')





Rosalee Hemphill Architects
 120 Pineside Street, Unit 10
 Vancouver, BC Canada
 V6A 1C1
 604.689.8000
 604.689.1092
 www.rha-architects.ca

NO.	DATE	DESCRIPTION
1.	27 MAY 2017	CONCEPT PLAN
2.	31 OCT 2017	LOI
3.	14 NOV 2017	CONCEPT DESIGN
4.	14 NOV 2017	CONCEPT DESIGN

DESIGNED FOR
**DP/REZONING
 RESUBMISSION**
 14 MAY 2018

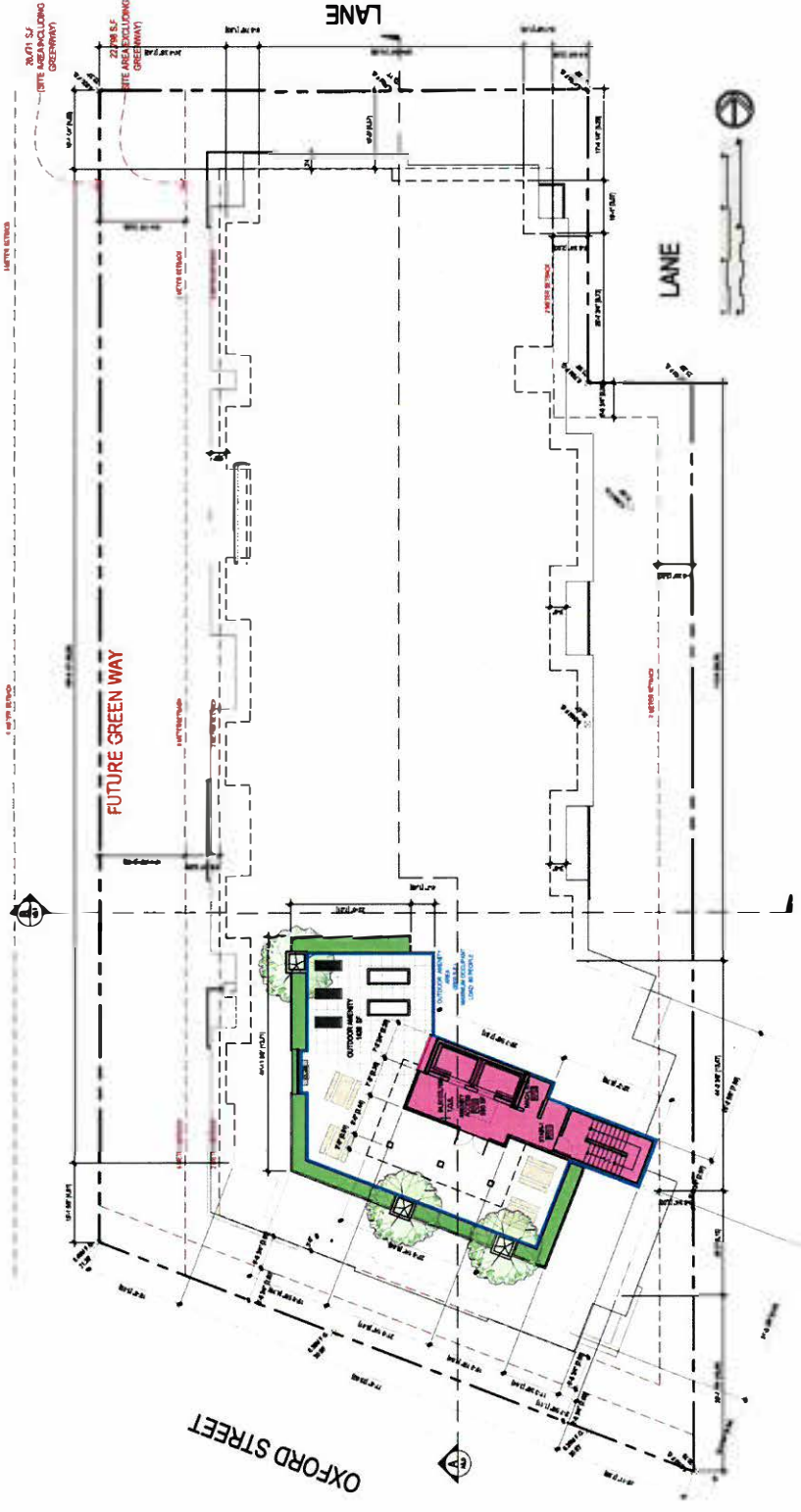
NO. 3.0000000
 DATE
 THIS DRAWING IS THE PROPERTY OF ADERA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADERA. ADERA ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREIN.



CLIENT
PIVOT
 1000 Burrard Street, Suite 1000, Vancouver BC
 PROJECT
ROOF DECK

DATE	1615
SCALE	3/32" = 1'-0"
PROJECT	B.R./N.H./D.T./P.S.
DATE	B.R./N.H./D.T./P.S.

PROJECT NO. **1615**
A3.7





Rosichki Memphis Architects
 130 Peachblow Lane, LO
 Memphis, TN 38103
 www.rha-architects.com

DATE: 17 MAY 2017
1. PRELIMINARY PERMIT: 18 OCT 2017
2. IAP: 18 OCT 2017
3. OVERSIGHT MEETING: 18 MAY 2017

PROJECT NAME:
DP/REZONING
PERMISSION
 18 MAY 2017

ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

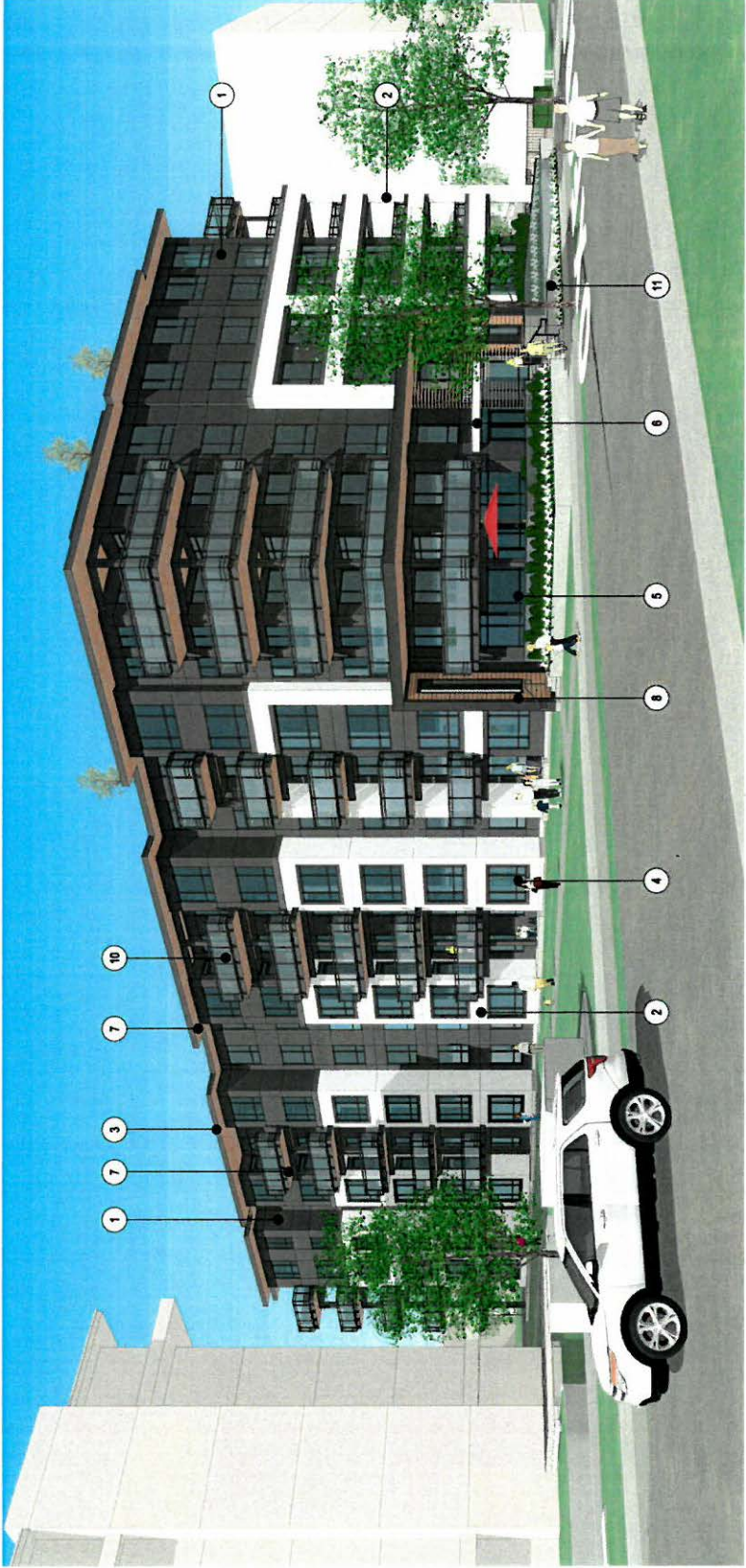
CLIENT: ADERA
 1700 Peachblow Lane, LO
 Memphis, TN 38103

PROJECT: PIVOT
 1700 Peachblow Lane, LO
 Memphis, TN 38103

DATE: 1815

SCALE: 3/8" = 1'-0"
DATE: 18 MAY 2017
PROJECT NO.: 1815

PROJECT NO.: 1815
DATE: 18 MAY 2017



- 1 DOUBLE GLAZED WINDOW WITH TINTED GLASS AND ALUMINUM FINISH
- 2 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 3 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 4 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 5 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 6 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 7 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 8 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 9 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 10 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH
- 11 WOODEN DOOR WITH TINTED GLASS AND ALUMINUM FINISH



Roslich Hemphill Architects
 130 Pipers Street, Unit 20
 Vancouver, BC Canada
 V6A 3E1
 (604) 689-0002
 (604) 689-1092
 www.rharchitects.ca

REVISIONS

NO.	DATE	DESCRIPTION
1.	17 MAY 2017	DEVELOPMENT PERMIT
2.	13 OCT 2017	APP
3.	14 MAY 2017	DP/REZONING REVIEW

**ISSUED FOR
 DP/REZONING
 RESUBMISSION
 21 MAY 2022**

**NO. 16150000
 DATE:**

Architectural drawing showing a building elevation with various annotations and a scale bar.



CLIENT:
PROJECT:
PIVOT
 1000-1000 Street, Corner of Main & Vancouver St

DRAWING TITLE:
**SOUTH
 ELEVATION**

DATE/SCALE: 1615
SCALE: 3/32" = 1'-0"
PAPER/DATE: B.R./MAY/17/P.S.
DESIGNED/DATE: B.R./MAY/17/P.S.
PROJECT NO.: 1615

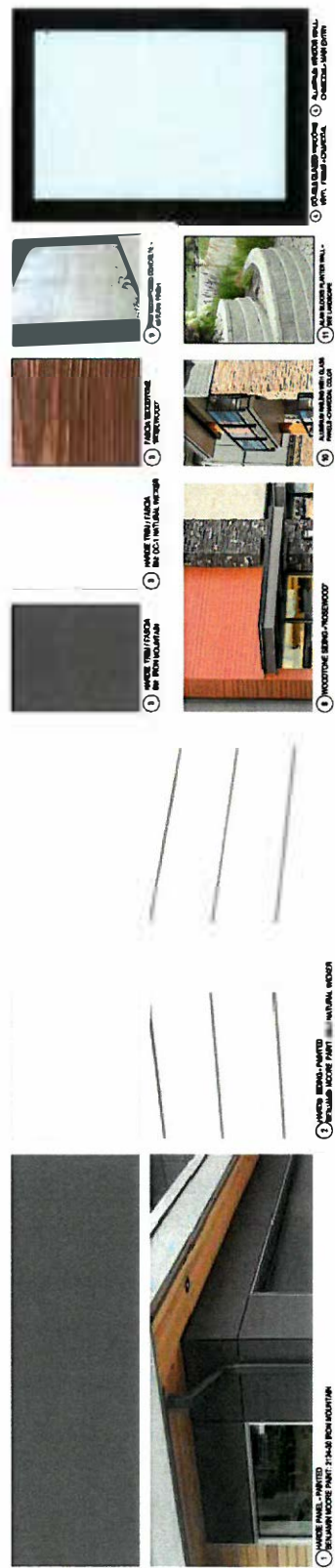
DATE/NO.:
A4.1
 08-2020-2015-0107-00/1
 08-2020-2015-0107-00/1

Average Finish Calculation

Material	Average (Meters)	Feet	Average (Feet)
6.4	21.16		
6.1	20.37		
6.4	21.13		
6.1	20.30		
6.4	21.92		
6.2	22.38		
		6.1	21.18

Upper Wall (Average Finish) Max. Height: 16.15 M / 52.98 FT
Upper Wall (Average Finish) Min. Height: 16.15 M / 52.98 FT

SOUTH ELEVATION





Rositch Hemphill Architects
 1500 Riverside Blvd. Unit 20
 Vancouver, BC Canada
 V6A 1G1
 (604) 689-8002
 (604) 689-1026
 www.rharchitects.ca

DATE: 17 JULY 2017
 1. DEVELOPMENT PERMIT: 13 OCT 2017
 2. ADP: 14 NOV 2017
 3. D/P RESUBMISSION REVIEW: 14 NOV 2017

DESIGNED FOR:
 DP / REZONING
 RESUBMISSION
 14 NOV. 2017

NO. 1. SITE PLAN
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 NO. 3. SITE PLAN
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 NO. 97. SITE PLAN
 NO. 98. SITE PLAN
 NO. 99. SITE PLAN
 NO. 100. SITE PLAN



CLIENT: ADERA
 PROJECT: PIVOT
 1400-1450 West Street - Corner of South Vancouver St

DATE: 1615
 WEST ELEVATION

DATE: 1615
 SCALE: 3/32" = 1'-0"
 PERMITTED: 14 NOV 2017
 CHECKED: B.R./M.A./J.P.S.
 PROJECT NO.: 1615

DATE: 1615
A4.2
 SHEET NO.:
 TOTAL SHEETS: 10
 SHEET NO. 1 OF 10

Average Grade Calculation

Min Elev	Avg Elevation (Mean)	Max Elev	Height (Feet)
6.88	21.26	21.26	7.28
6.71	20.77	20.77	
6.44	21.13	21.13	
6.33	20.70	20.70	
6.68	21.02	21.02	
6.87	21.38	21.38	

Lower Rise / Level Maximum Mass Height: 30.00
 Upper Rise / Level Maximum Mass Height: 30.00

Notes:
 1. 30.00
 2. 30.00
 3. 30.00

WEST ELEVATION



DATE	BY
1. 04/10/2017	1. RUSTICHELLI ARCHITECTS
2. 04/10/2017	2. RUSTICHELLI ARCHITECTS
3. 04/10/2017	3. RUSTICHELLI ARCHITECTS

PREPARED FOR
**DP/REZONING
RESUBMISSION**
14 MAY 2018

DATE: 04/10/2017
The design is an extension of previous work and is intended to be used as a guide for construction. It is not intended to be used as a final construction document. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permits are obtained. The design is subject to change without notice. The design is provided as a guide only and is not intended to be used as a final construction document. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permits are obtained. The design is subject to change without notice.

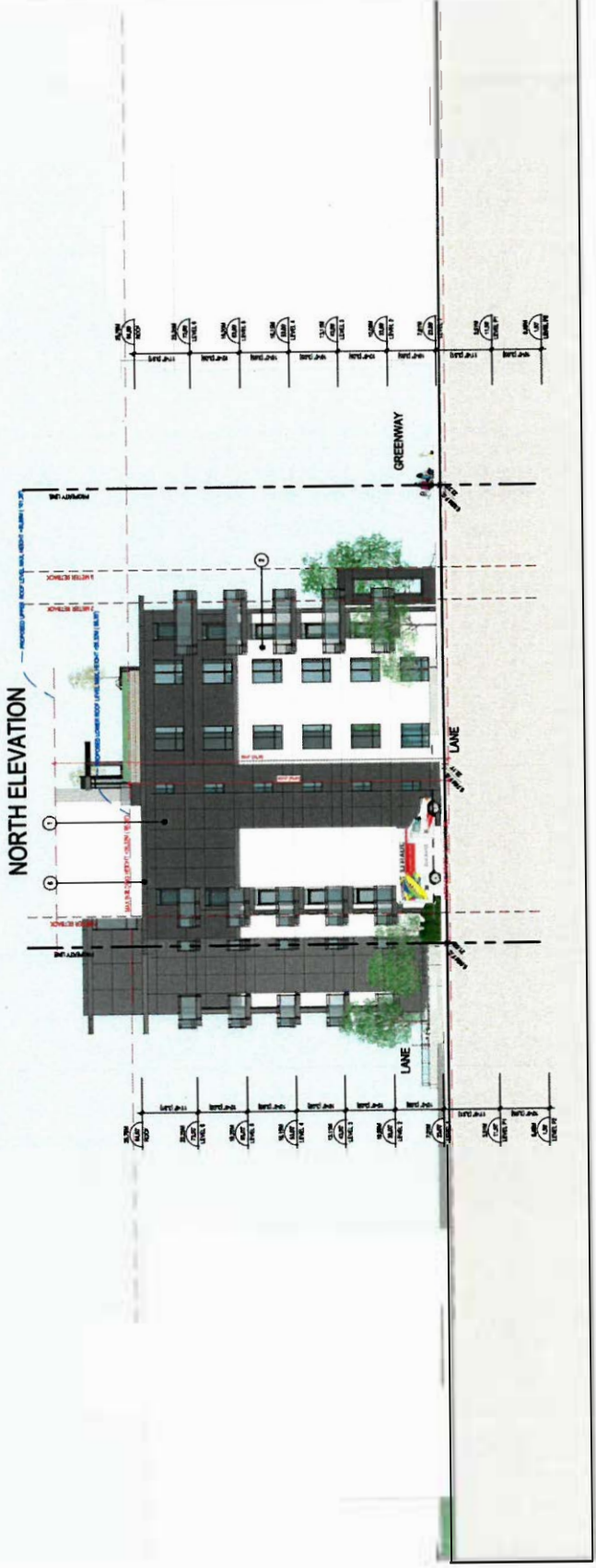
PROJECT: **PIVOT**
1320 POWELL STREET, VANCOUVER, BC

DATE: 04/10/2017
SCALE: 1/8" = 1'-0"
PROJECT NO: 14 MAY 2018
DRAWN: B.R./N.H./D.T./P.S.
CHECKED: B.R./N.H./D.T./P.S.
PROJECT NO: 1615

DATE: 04/10/2017
A4.3
08-0000-20-10-01-0000-001

Height (Feet)	Height (Feet)
6.48	21.26
6.23	20.77
6.44	20.25
6.44	21.92
6.42	21.39

LOWER ROOF LEVEL MAXIMUM MAX HEIGHT: 26.32
UPPER ROOF LEVEL MAXIMUM MAX HEIGHT: 30.89



- 1. WOODEN BRICK - INTERIOR
- 2. WOODEN BRICK - EXTERIOR
- 3. WOODEN BRICK - INTERIOR
- 4. WOODEN BRICK - EXTERIOR
- 5. WOODEN BRICK - INTERIOR
- 6. WOODEN BRICK - EXTERIOR
- 7. WOODEN BRICK - INTERIOR
- 8. WOODEN BRICK - EXTERIOR
- 9. WOODEN BRICK - INTERIOR
- 10. WOODEN BRICK - EXTERIOR
- 11. WOODEN BRICK - INTERIOR



Reseach / research Architects
 130 Powell Street, Unit 10
 Vancouver, BC, Canada
 V6A 1G1
 (604) 683 8027
 (604) 683 1001
 www.ResearchArchitects.ca

DATE: 14 MAY 2018
 1. CITY/COUNCIL PERMIT: 17 MAY 2017
 2. IAP: 18 OCT 2017
 3. DEVELOPER REVIEW: 14 MAY 2018

PROJECT NO: DP/REZONING PERM/REVISION
 14 MAY 2018

NOTES:
 1. THIS DRAWING IS A PART OF A SET OF DRAWINGS FOR THE PROJECT.
 2. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.
 3. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.
 4. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.
 5. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.



CLIENT: PIVOT
 1400 Burrard Street, Suite 1000, Vancouver, BC V6C 1K6

PROJECT NO: 1815
 EAST ELEVATION

DATE: 14 MAY 2018
 SCALE: 3/32" = 1'-0"
 PROJECT: 1400 Burrard Street, Suite 1000, Vancouver, BC V6C 1K6
 CLIENT: PIVOT

PROJECT NO: 1815
A4.4

DATE: 14 MAY 2018
 SCALE: 3/32" = 1'-0"
 PROJECT: 1400 Burrard Street, Suite 1000, Vancouver, BC V6C 1K6
 CLIENT: PIVOT

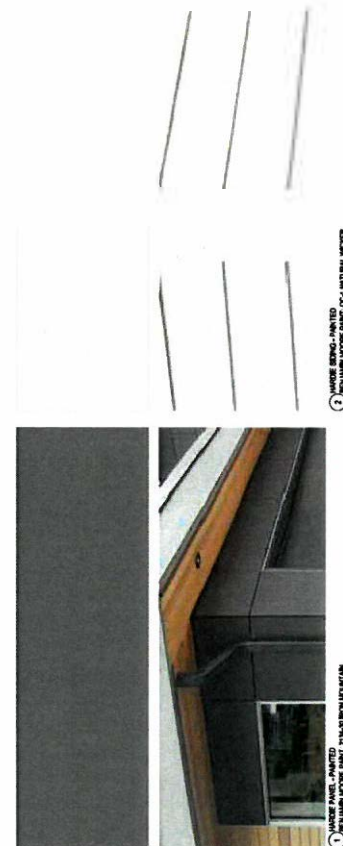
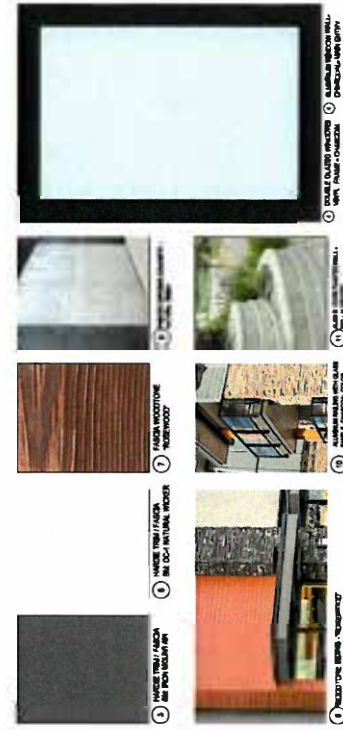
Approximate Square Calculations

Height (Meters)	Area (Meters)	Height (Feet)	Area (Square Feet)
6.45	21.35	21.35	456.32
6.33	20.77	20.77	431.38
6.15	21.13	21.13	446.45
6.11	21.52	21.52	463.19
6.07	21.38	21.38	457.04

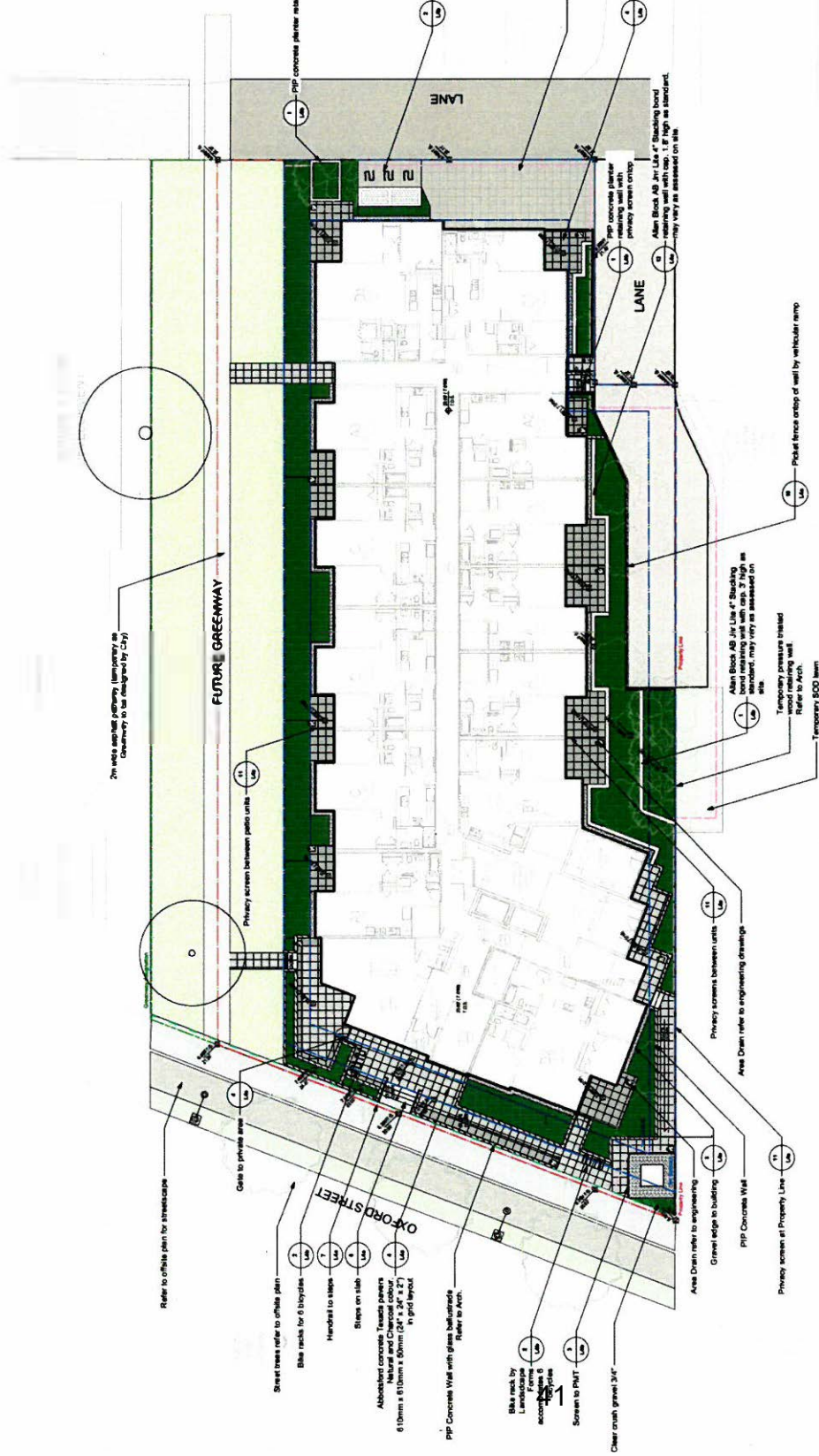
Lower Level (approximate) Area Height: 26.53
 Upper Level (approximate) Area Height: 30.89

Total Area: 1853.38

EAST ELEVATION



LEGEND	
	PARKADE LINE
	ROW
	2M SET BACK
	5M SET BACK
	GREEN SPINE DESIGNATION

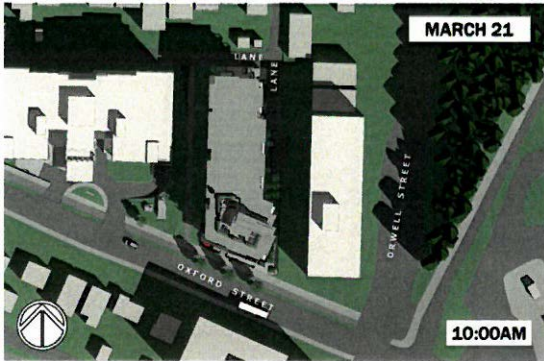


<p>Approved by:</p> <p>Project: Phased North Tower at North Vancouver, B.C.</p> <p>Drawn by: Landscape Materials Plan</p>	<p>Scale: L-1</p>
---	--------------------------



Blaze marks for 6 bicycles Community bike rack for screen lock-down patio units

SPRING EQUINOX (MARCH 21)



SUMMER SOLSTICE (JUNE 21)



Rosich Hemphill Architects

120 Powell St, Unit 10
Vancouver, BC Canada
V6A 1G1

1 604.689.9002

1 604.689.1081

www.rharchitects.ca

- | | |
|-----------------------|-------------|
| 1. DEVELOPMENT PERMIT | 17 MAY 2017 |
| 2. ADP | 12 OCT 2017 |
| 3. DEVELOPMENT REVIEW | 14 MAY 2017 |

ISSUED FOR
DP / REZONING
RESUBMISSION
14 MAY 2017

DISCLAIMER

This drawing is an approximation of shadows in the presence of sunlight. It is not intended to be used as a guide for construction. All dimensions shown on this drawing are to be used as a guide only and are subject to change without notice. The architect shall not be responsible for any errors or omissions in this drawing and no other party shall be held liable for any errors or omissions in this drawing.

ARCHITECT: RHA



PROJECT:
PIVOT

CLIENT:
SHADOW STUDIES

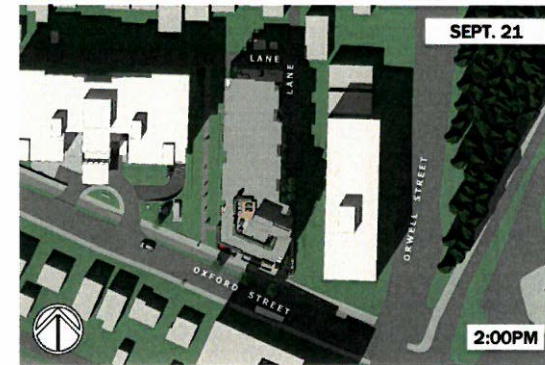
DATE: 1815
SCALE: 3/32" = 1'-0"
PROJECT: 14 MAY 2017
DRAWN: G.R./M./D.T./P.S.
CHECKED: G.R./M./D.T./P.S.

PROJECT NO: 1815

A0.13

DATE: 1815
SCALE: 3/32" = 1'-0"
PROJECT: 14 MAY 2017
DRAWN: G.R./M./D.T./P.S.
CHECKED: G.R./M./D.T./P.S.

FALL EQUINOX (SEPT. 21)



Rosich Hemphill Architects

120 Powell Street, Unit 110
 Vancouver, BC Canada
 V6A 1S1

1 604.669.5002

604.669.1091

www.rharc.ca

NO.	DESCRIPTION	DATE
1.	REVISED DRAWING	27 JAN. 2017
2.	APP.	12 OCT. 2017
3.	PROCESSED BY	14 MAY. 2018

ISSUED FOR
 DP/REZONING
 RESUBMISSION
 14 MAY. 2018

This drawing is an unapproved drawing in the presence of
 unapproved drawings and may not be used for construction
 unless the title is changed to "PROPOSED" or "PROPOSED" on the
 drawing. The user is responsible for ensuring that the drawing
 is used for the intended purpose and for obtaining the
 appropriate approvals and permits for all
 drawings in the job and the user shall be held
 responsible for any consequences arising therefrom.



PIVOT
 ARCHITECTURE INC., 1000 - 10th Avenue, Suite 100, Vancouver, BC

PREPARED BY:
 SHADOW STUDIES

DATE: 1815
 SCALE: 3/32" = 1'-0"
 PROJECT: 18 MAY. 2018
 DRAWN: S.R./R.H./D.T./P.S.
 CHECKED: S.R./R.H./D.T./P.S.
 PROJECT NO. 1815

A0.13a

DATE: 1815
 SCALE: 3/32" = 1'-0"
 PROJECT: 18 MAY. 2018
 DRAWN: S.R./R.H./D.T./P.S.
 CHECKED: S.R./R.H./D.T./P.S.
 PROJECT NO. 1815

The Corporation of the District of North Vancouver

Bylaw 8313

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:

Citation

- 1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)".

Amendments

- 2. 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 5: Low Density Apartment" (RES5) to "Commercial Mixed Use Level 3" (CRMU3)

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 8313

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8313, 2018 (Amendment 34)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed Use Level 3" (CRMU3)

- a) Uses Permitted Without Conditions:

Not applicable

- b) Conditional Uses:

Residential use

4B 116-3 Conditions of Use

- a) **Residential:** *Residential uses* are only permitted when the following condition is are met:

- (i) Each dwelling unit has access to private or semi-private outdoor space;
- (ii) Balcony and deck enclosures are not permitted.

4B 116-4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* dwelling units.

4B 116 – 5 Density

- a) The maximum permitted density is 983.6 m² (10,587.4 sq ft) *gross floor area* and 4 units, inclusive of any density bonus for energy performance.
- b) For the purpose of calculating *gross floor area* the following are exempted:
- i. Any areas below finished grade;
 - ii. Amenity Space to a maximum of 69.96m² (753 sq ft);
 - iii. Enclosed rooftop access to a maximum of 54.81m² (590 sq ft);
 - iv. Mechanical and Electrical equipment spaces up to 98m.38² (1,059 sq ft);
and
 - v. The area of balconies and covered patios.
- c) For the purposes of calculating FSR the lot area is deemed to be 2,459m² (26,471 sq ft) being the site size at the time of rezoning.
- d) Balcony and deck enclosures are not permitted

4B 116 – 6 Amenities

- a) Despite Subsection 4B116 – 5, permitted density in the CD116 Zone is increased to a maximum of 7,460 m² (80,299 sq ft) *gross floor area* and 88 units if the owner:
- i. Enters into a Housing Agreement to secure the units as rental in perpetuity; and
 - ii. Contributes \$922,000 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 1. The provision or enhancement of public facilities which may include but are not limited to: the community centre, or a day care centre;
 2. Improvements to public parks, plazas, trails and greenways;
 3. Public art and other beautification projects; and
 4. Affordable or special needs housing.

4B 116 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	4.5m (15.0 ft)
East	2.0m (6.5 ft)
West	2.0m (6.5 ft)
South	4.0m (13.1 ft)

- b) Decks and patios are excluded from the setback requirement for the north, west and south setbacks. No projecting features can be within 2.0m (6.5 ft) of the east setback.

4B116 – 6 Height

The maximum permitted height is

- a) Multi-family apartment building: 19.9 m (65.3 ft);
- b) Rooftop access: 24.38m (80.00ft)

4B 116 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 66%.

b) Site Coverage: The maximum site coverage is 70%.

4B 116 – 9 Landscaping and Storm Water Management

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

4B 116- 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.75 spaces per unit
Residential visitor parking	0.1 spaces per unit

- b) Bicycle storage for residents shall be provided on the basis of one space per unit.
- c) Except as specifically provided in 4B116-10 (a) and (b) Parking shall be provided in accordance with Part 10 of this Bylaw.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single Family Residential 6000 zone (RS4) to Comprehensive Development Zone 116 (CD116) and Neighbourhood Park (NP).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Bylaw 8314” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

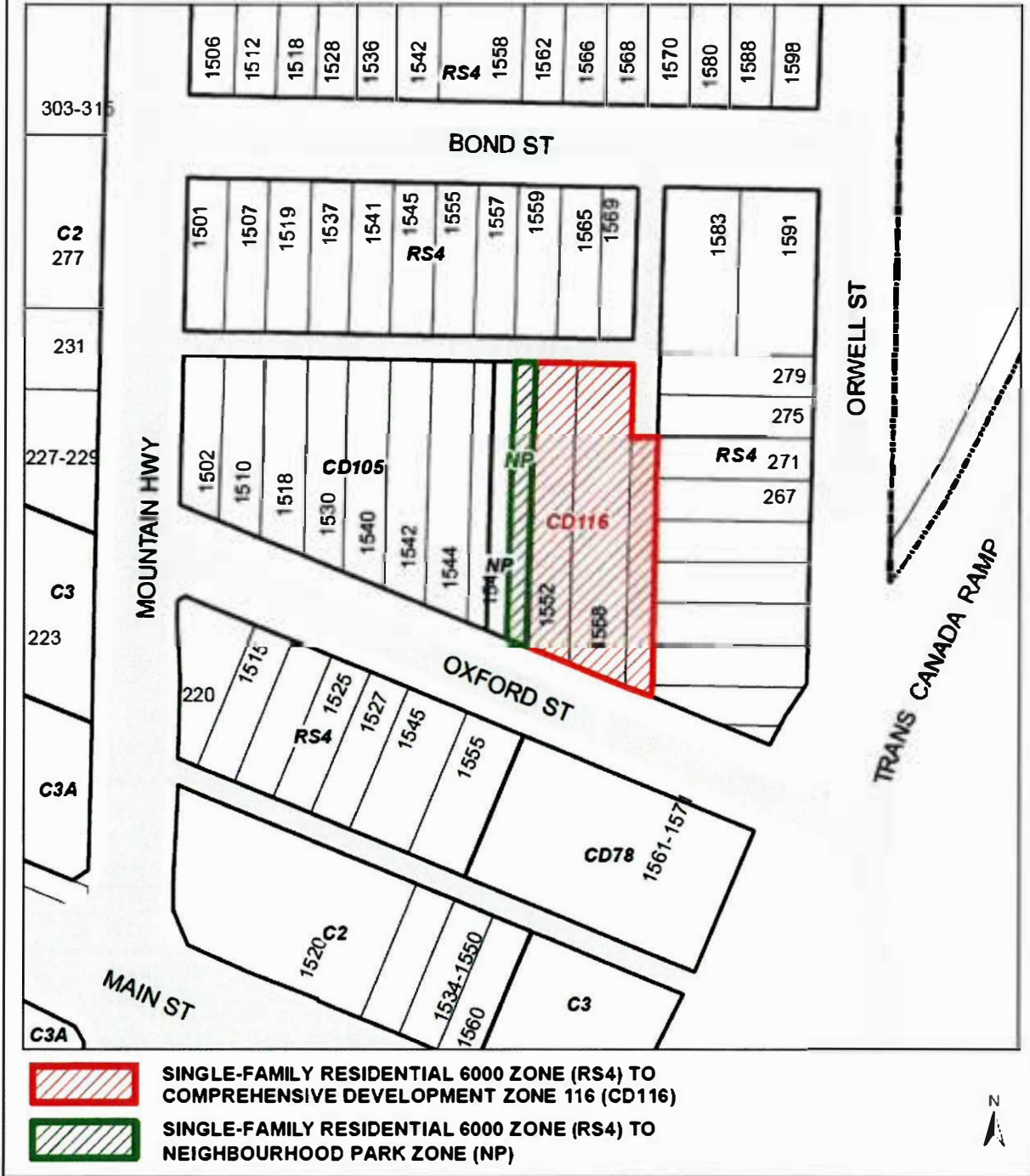
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8314

BYLAW 8314

The District of North Vancouver Rezoning Bylaw 1374 (Bylaw 8314)



The Corporation of the District of North Vancouver

Bylaw 8315

A bylaw to enter into a Housing Agreement
(1552 Oxford Street)

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

Citation

1. This bylaw may be cited as "Housing Agreement Bylaw 8315, 2017 (1552 Oxford Street)".

Authorization to Enter into Agreement

2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Oxford Adera Projects Ltd., Inc. No. BC1096284 substantially in the form attached to this Bylaw as Schedule "B" with respect to the following lands:
 - a) the portion of Amended Lot 26 (See 287530L) Block 42 District Lot 204 Group 1 New Westminster District Plan 1340 (PID: 004-588-363);
 - b) the portion of Amended Lot 28 (See 287530L) Block 42 District Lot 204 Group 1 New Westminster District Plan 1340 (PID: 014-742-349); and
 - c) the portion of lane to be closed,all falling within the area labelled as "Proposed The Lands" on the sketch plan attached hereto on Schedule A.

Execution of Documents

3. 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 B to Bylaw 8315
SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____, 2018

BETWEEN:

OXFORD ADERA PROJECTS LTD., Inc. No. BC1096284 a corporation incorporated under the laws of the Province of British Columbia with an office at 2200 1055 Dunsmuir Street, Vancouver, BC V7X 1K8

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

1. The Owner is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Lands");
2. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivisions of land;
3. Section 905 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on The Lands; and
4. The Owner and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Lands on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 905 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the District to the Owner and other good and valuable consideration, the receipt and sufficiency of which the Owner hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:
 - (a) *“Developed”*
 - (b) *“Dwelling Unit”* means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;
 - (c) *“LTO”* means the Lower Mainland Land Title Office and any successor of that office.
 - (d) *“Lands”* has the meaning given to it in Recital A hereto;
 - (e) *“Rental Dwelling Units”* means at least 88 Dwelling Units on the Lands;
 - (f) *“Subdivided”* means the division of land into two or more parcels by any means, including by deposit of a subdivision, reference or other plan under the *Land Title Act*, lease, or deposit of a strata plan or bare land strata plan under the *Strata Property Act* (including deposit of any phase of a phased bare land strata plan) or by way of fractional interests, leases or otherwise;
2. **Restrictions on Use and Occupation** - No part of the Lands may be used or built upon and no buildings or structures on or to be built upon the Lands shall be used or occupied unless the Owner is in full compliance with its obligations hereunder.
3. **Covenants Regarding Use and Development** - The Lands must not be used or Developed for any purpose other than for an apartment building containing only the Rental Dwelling Units and uses ancillary thereto;
4. **Subdivision Restriction** – The Lands may be not be Subdivided, and no building on the Lands may be subdivided under the *Strata Property Act* or by way of fractional interests, leases or otherwise.
5. **Rental Housing** – The Rental Dwelling Units may not be used for any purpose whatsoever save and except for the purpose of rental housing pursuant to arm’s length month-to-month residential tenancy agreements or arm’s length residential tenancy agreement with terms not exceeding three (3) years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted).
6. **Occupancy Restriction** – None of the Rental Dwelling Units may be occupied except pursuant to residential tenancy agreements that comply with section 5.
7. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Lands in accordance with this Agreement.

8. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 905 of the *Local Government Act*;
 - (b) the District is required to file a notice of housing agreement in the LTO against title to the Lands; and
 - (c) once such a notice is filed, this Agreement, as a housing agreement under section 905 of the *Local Government Act*, binds all persons who acquire an interest in the Lands in perpetuity.
9. **Compliance with Laws** – The Owner will at times ensure that the Lands is used and occupied in compliance with all statutes, laws, regulations, bylaws, and orders of the District and other authorities having jurisdiction, including all rules, regulations, policies, guidelines and the like under or pursuant to them.
10. **Cost** – The Owner shall comply with all requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District’s administration costs (as determined by the District’s charge out rate for District staff time) in connection with the preparation of this Agreement and all other covenants, agreements and statutory rights of way granted by the Owner to the District or entered into between the Owner to the District in respect of the development of the Lands contemplated in this Agreement and ancillary documents and any modifications, discharges and partial discharges of them from time to time, and the costs of registration of such documents in the LTO.
11. **Interpretation** – In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (d) reference to the “Land” or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;
 - (e) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

- (f) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
- (g) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;
- (h) time is of the essence;
- (i) all provisions are to be interpreted as always speaking;
- (j) reference to a “party” is a reference to a party to this Agreement and the their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
- (k) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;
- (l) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (m) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

12. **Certificate as to Compliance** - The District will, on not less than 30 days prior written request, provide a statement in writing certifying whether to the best knowledge of the maker of the statement, the Owner is not in default under the provisions of the Housing Agreement, or, if in default, the particulars.

13. **Notice** - Any notice, request or demand required or permitted to be given hereunder will be sufficiently given only if personally delivered (including by nationally recognized courier, with signature obtained upon delivery) or mailed by prepaid registered post as follows:

(a) to the District at:

355 West Queens Street
North Vancouver, BC V7N 4N5

Attention: Director, Planning Permits and Bylaws

(b) to the Owner at:

Oxford Adera Projects Ltd.
2200 1055 Dunsmuir Street
Vancouver, BC V7X 1K8

Attention:

Any notice sent by registered mail will be deemed to have been received four business days after the date of mailing, and any notice delivered personally will be deemed to have been received on the date of actual delivery if delivered before 4:00 p.m. on a business day and otherwise on the next business day. Any party may change its address for notices hereunder by giving notice of the new address to the other party in accordance with this section. If the postal service is interrupted or is substantially delayed, any notice, demand, request or other instrument must be personally delivered.

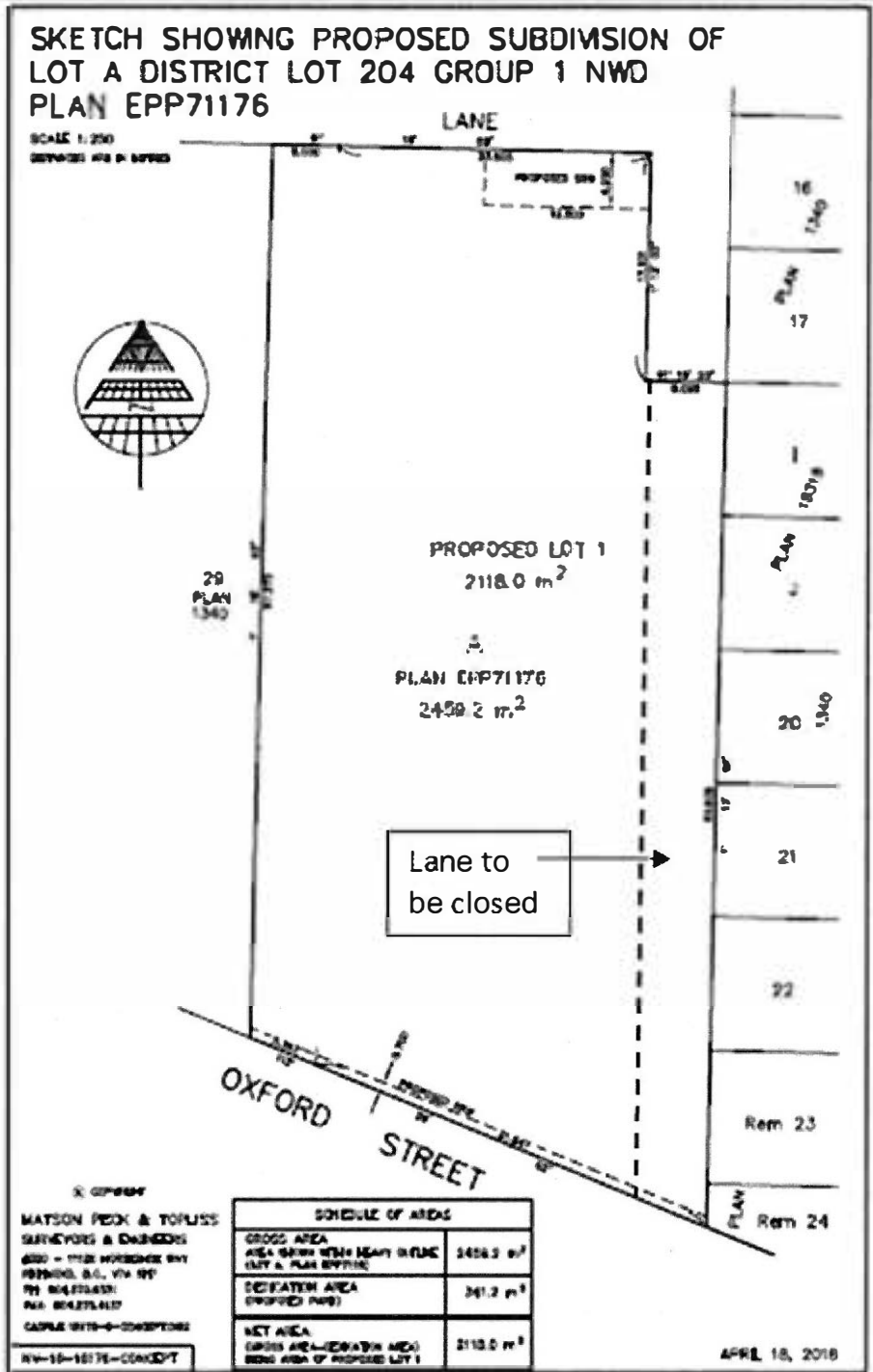
14. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.
15. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
16. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
17. **No Effect on Laws or Powers** – This Agreement and the Owner’s contributions, obligations and agreements set out in this Agreement do not:
 - (a) affect or limit the discretion, rights, duties or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Lands;
 - (b) impose on the District or the approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of the Lands; or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Lands.
18. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).

19. **Covenant Runs With The Lands** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the District in accordance with Section 219 of the *Land Title Act*, and this Agreement burdens The Lands to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which The Lands is or they are consolidated (including by the removal of interior parcel boundaries) by any means.
20. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of The Lands.
21. **Agreement for Benefit of District Only** – The Owner and the District agree that:
 - (a) this Agreement is entered into only for the benefit of the District;
 - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, The Lands or the building or any portion thereof, including any Suite; and
 - (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
22. **Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of The Lands.
23. **Further Acts** - The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
24. **Joint Obligations of Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
25. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, 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 and unaffected by that holding or by the severance of that part.
26. **No Joint Ventureship** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
27. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.

28. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule A to Housing Agreement



ROCKANDEL&ASSOCIATES
*Building Success Through Process Facilitation,
Community & Organizational Engagement
Partnership Planning*

**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Casey Peters, Development Planner, District of North Vancouver
T: 606.990.2480 E: PetersC@dnv.org
Hans Fast, Development Coordinator, Adera
T: 604.637.4344 E: hansf@adera.com

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
T: 1.604.898.4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Adera’s 1552 – 1568 Oxford Street Project

Date: October 10, 2017

Event Date: October 10, 2017
Time: 6:00 PM – 7:30 PM
Location: Jim Graham Room, North Shore Winter Club, 1325 East Keith Road
Attendees: Seven (7)
Comment Forms: No comment forms were submitted at the public meeting

Notification

Flyer Invitation
60 notification letters were delivered according to the one hundred meter radius guideline, plus 10 additional letters were delivered to local businesses for a total of 70.

Site Signs

There was one (1) site sign erected on the site during the week of September 26, 2017, notifying the community of the meeting.

Newspaper Advertisement

Advertisements were placed in the North Shore News, on October 6 and 8th, 2017

Attendees: A total of 7 citizens were in attendance. In addition the following project team members and a District of North Vancouver staff attended.

District of North Vancouver
Casey Peters, Development Planner

Project Team
Adera Development Corporation
Norm Coultie, President
Rocky Sethi, VP Development
Hans Fast, Development Coordinator
Sarah Bingham, Development Manager

Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

Architecture

Bryce Rositch, RH Architects
Paul Sanchez, RH Architects

Landscape Architecture

Jonathan Losee, Landscape Architect

Transportation Planning

Daniel Fung, Transportation Planner, Bunt & Associates
Jordon Eccles, Transportation Analyst, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

Proposal

A redevelopment is being proposed for 1552 – 1568 Oxford Street, to construct a six storey wood frame building on an underground parkade. The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 89-unit multi-family apartment project. The building will include 35 one-bedroom units, 36 two-bedroom units and 18 three- bedroom units. Each unit is between 631 and 1,126 square feet in size. Vehicular access to the site will be via a driveway from the back lane, while pedestrian access via the lobby will be from Oxford Street. In the underground garage 72 parking stalls are provided for residents along with 9 visitor parking stalls.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

Q1: How many square feet is the lot?

A1: 26, 500

Q2: My question is to the District, are the surrounding developments that are in planning in the six storey range? My concern is that if there is not some type of consistency in the area, are we going to get this up and down of inconsistent height throughout the neighbourhood?

A2: (C. Peters) On this block of Oxford, the site across the street from this development is six storeys, the Trellis Creekstone care Centre, is six storeys residential with a partial seventh floor for some of the services. It is set in the middle of the building so you probably won't be able to see the seventh floor if you are a pedestrian. The site that the District owns next door has not gone into a design phase but it is looking like it will be six storeys because if you go more than six storeys you can't do wood frame anymore and concrete is much more costly. North of this block will step down a bit because it is changing in the OCP to a lower density.

C3: My concern is that in other areas of the Lynn development they start out with six storeys then they make application to go higher and then plans get changed. People who bought in some of the highrises in Seylynn are now facing the prospect of being blocked in by the next phase of development which wasn't anticipated when they initially purchased their units.

A3: (C. Peters) The projects to the north are concrete buildings so it is easier to go from 18 to

Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

say 23 storeys. This project being wood frame means that increasing the height beyond six storeys is not possible.

Q4: Does the District intend to sell that land and another developer come in and apply to go higher?

A4: (C. Peters) The intention is that the District will own the land and we will partner with someone to develop a non-market housing development.

Q5: The demographic is for transit orientated people, is there limited parking or only park and ride option?

A5: There are 89 stalls for 89 units. This includes the visitor parking.

Q6: What is the timeline for the zoning approval?

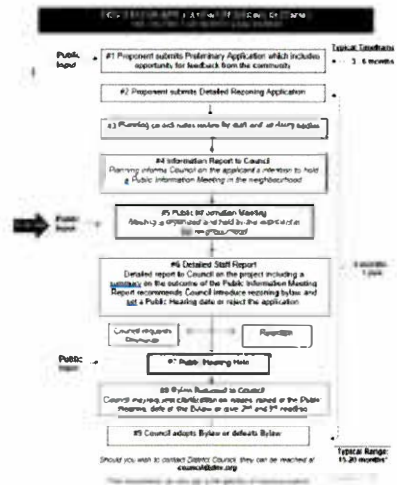
A6: (C. Peters) We typically say it is 18-24 months from start to finish. There is a slide and a presentation board that reviews this process. We have public input tonight and other comments we receive by email. We then provide comments back to the applicant team such as we need more information on this, or this does not work and we need you to change this to that, whatever the issue might be. Given the nature of the input and comments that can plus or minus the timeline. This will likely go to Council early in 2018. If you received notification about this meeting, then it is a similar process. A letter gets mailed out for the public hearing and you can come and make comment at that meeting.

Q7: With this senior care home in the works and this project in the works, how much traffic disruption along Oxford are we going to see? Is it going to impact the buses and people that still live in area, how disruptive is this going to be?

A7: Good question, construction has lots of impact on neighbourhoods. The District of North Van requires a construction management plan that indicates how trucks enter and exist the site, where they can park, where workers on the site can park, and that is carefully monitored by the District to minimize impact. There will be some use of Oxford during construction but it has to be minimized to not impact transit.

**Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017**

Notification Letter



Notice of a Public Information Meeting in Your Neighborhood

Adera Development Corporation is hosting a Public Information Meeting to present the development proposal for 1552 – 1568 Oxford Street.

This information package is being distributed to the owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time and Location:

**October 10, 2017
6:00 – 7:30pm
Jim Graham Room
North Shore Winter Club
1325 E Kelowna Road
North Vancouver, BC
V7J 1J3**

Meeting Agenda:

Doors Open: 6:00pm
Open House Discussion: 6:00 – 7:30pm
Presentation: 6:30 – 6:45pm

The Proposal:

A redevelopment is being proposed for 1552 – 1568 Oxford Street, to construct a six-storey wood frame building on an underground parkade.

The applicant proposes to rezone the site from single family zoning to a comprehensive development zone, to permit a 65-unit multi-family apartment project. The building will include 35 one bedroom units, 36 two bedroom units and 18 three bedroom units. Each unit is between 631 and 1,126 square feet in size.

Vehicular access to the site will be via a driveway from the back lane, while pedestrian access via the lobby will be from Oxford Street. In the underground garage 72 parking stalls are provided for residents along with 9 visitor parking stalls.



For Further Information, please contact:

Hans Fast Adera Development Corporation
604-684-4277 Development Coordinator
Suite 2200 – 1055 Dunsmuir Street
Four Bentall Centre, PO Box 49214
Vancouver, BC V7X 1K8

Casey Peters District of North Vancouver
604-990-2480 Property and Development
355 West Queens Road
North Vancouver, BC V7N 4N5



Newspaper Ad

DEVELOPMENT INFORMATION OPEN HOUSE
PUBLIC INPUT OPPORTUNITY

A redevelopment is proposed for 1552 – 1568 Oxford Street, to construct a six-storey wood-frame building on an underground parkade.



**YOU ARE INVITED
TO A MEETING
TO DISCUSS THE
PROJECT. HOPE TO
SEE YOU THERE!**



DATE

October 10, 2017

TIME

6:00pm to 7:30pm

LOCATION

**Jim Graham Room
North Shore Winter Club
1325 E Keith Rd, North
Vancouver, BC V7J 1J3**

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 89-unit multi-family apartment project. Each unit is between 631 and 1,126 square feet in size.

Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Casey Peters from the Community Planning Department at 604-990-2387 or Hans Fast from Adera Development at 604-684-8277 or bring your questions and comments to the meeting.

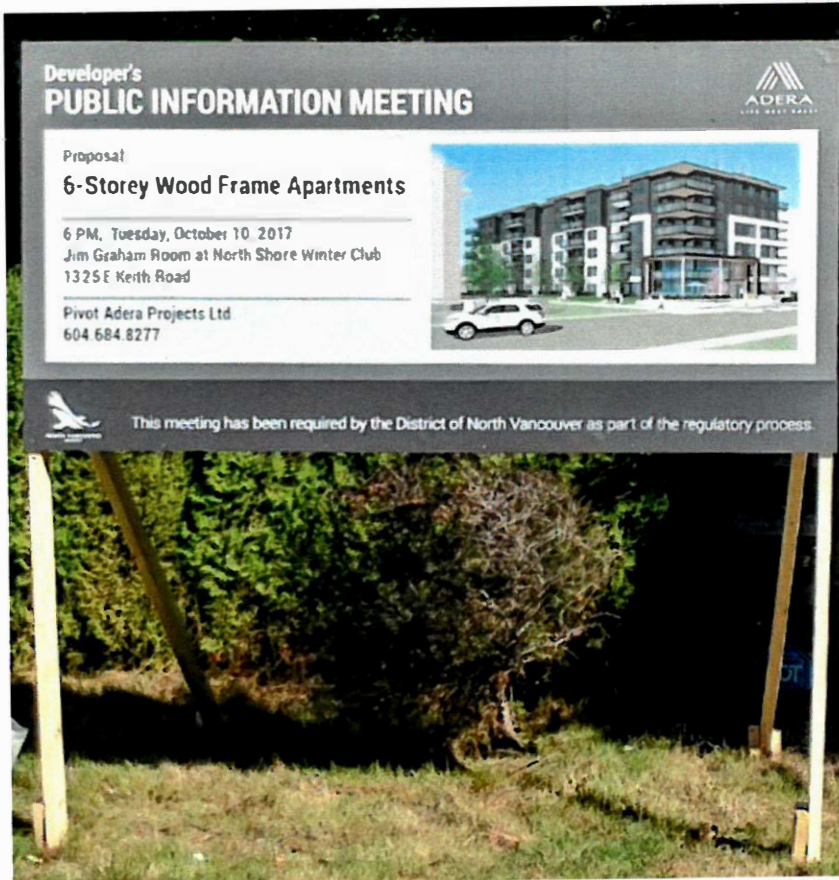
* This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

LIVE WEST COAST™



Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

Public Meeting Signage



Public Hearings

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

When: 7 pm, Tuesday, June 12, 2018

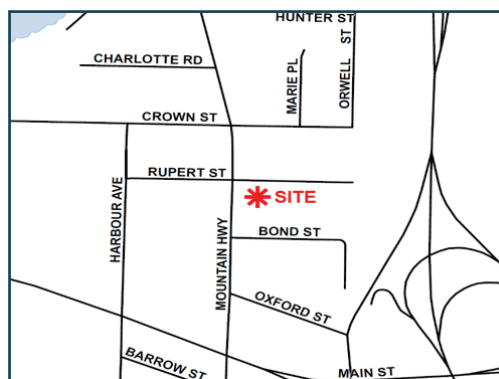
Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

340 Mountain Highway & 1515-1537 Rupert Street 26 Unit Townhouse Project

What: A Public Hearing for Bylaw 8290, a proposed amendment to the Zoning Bylaw, to permit the development of a twenty-six unit townhouse project.

What changes?

Bylaw 8290 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive



Proposed*



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

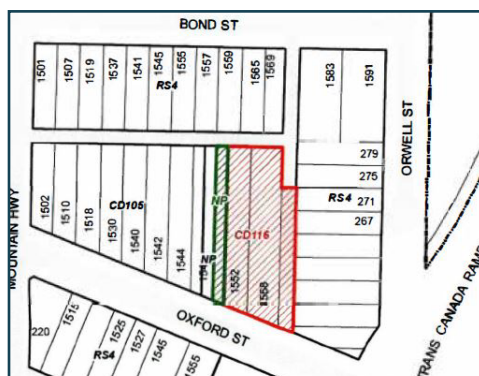
Development Zone 122 (CD122) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD122. The CD122 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

1552-1568 Oxford Street 88 Unit Residential Development

What: A Public Hearing for Bylaws 8313 and 8314, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of an 88 unit residential development.

What changes?

Bylaw 8313 proposes to amend the OCP land use designation of the properties from Residential Level 5: Low Density Apartment (RES5) to Commercial Mixed Use Level 3 (CRMU3).



Proposed*



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

Bylaw 8314 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 116 (CD116) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD116 and a portion of site (5m on west side) rezoned to Neighbourhood Park (NP). The CD116 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and stormwater management and parking.

When can I speak?

We welcome your input Tuesday, June 12, 2018, 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 May 29 to June 12. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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