

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



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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

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

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

District of North Vancouver Rezoning Bylaw 1369, (Bylaw 8290)

Purpose of Bylaw:

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

- 3. PRESENTATION BY STAFF**

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

Presentation: Redic Developments Inc.
- 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 Rezoning Bylaw 1369, (Bylaw 8290)" be returned to Council for further consideration.

- 7. CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 8290

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

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 Rezoning Bylaw 1369 (Bylaw 8290)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

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

“Comprehensive Development Zone 122 CD122”

- b) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B122 Comprehensive Development Zone 122

CD122

The CD122 zone is applied to:

340 Mountain Highway and 1515 - 1537 Rupert Street, legally known as:

- Lot 1, Block 43, District Lot 204, Plan 1340 PID: 014-741-474
- Lot 2, Block 43, District Lot 204, Plan 1340 PID: 014-741-482
- Lot 3, Block 43, District Lot 204, Plan 1340 PID: 008-354-065
- Lot 4, Block 43, District Lot 204, Plan 1340 PID: 014-741-491
- Lot 5, Block 43, District Lot 204, Plan 1340 PID: 014-741-504

4B 122- 1 Intent

The purpose of the CD122 Zone is to establish specific land use and development regulations for a 26-unit townhouse project.

4B 122- 2 Permitted Uses

The following *principal* uses shall be permitted in the CD122 Zone:

- a) Uses Permitted Without Conditions: Not Applicable
- b) Conditional Uses: Residential use

4B 122-3 Conditions of Use

- a) Balcony enclosures not permitted

4B 122-4 Accessory Use

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

4B 122-5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and five dwelling units.
- b) For the purposes of calculating floor space ratio, the following are exempted:
 - (i) All areas below natural and finished grade in the parkade, vehicle ramp and adjacent pedestrian path;
 - (ii) Communal stairwells within the courtyard provided it is external space (i.e. not heated/cooled or drywalled);
 - (iii) Mechanical rooms located above the flood construction level; and,
 - (iv) Outdoor storage up to 25m² (269 sq ft).
- c) For the purposes of calculating FSR the lot areas is deemed to be 1,870m² (20,130 sq. ft) being the site size at the time of rezoning.

4B 122-6 Amenities

- a) Despite subsection 4B 122-5, density in the CD122 Zone is increased to a maximum floor space of 3,272.5m² (35,225 sq ft), and a maximum of 26 units, if the owner:
 - (i) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
 - (ii) Contributes \$625,696 to the municipality to be used for any or all of the following amenities benefiting the Lynn Creek Town Centre (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 122-7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face in accordance with the following regulations:

Setback	Minimum Required Setback
From Mountain Highway	3.5m (11.48ft) to the building face
From east property line	2m (6.56ft) to the principle building face; and 0m (0 ft) to the ramp and services room
From Rupert Street	2.7m (8.85ft) to the building face
From south property line	4.5m (14.76ft) to the building face

- b) For the purpose of measuring setbacks, measurements exclude partially exposed underground parkade, patios, and overhangs.

4B 122-8 Coverage

- a) Building Coverage shall not exceed 60%.
- b) Site Coverage shall not exceed 60%.

4B 122-9 Height

- a) The maximum permitted height is 16.7m (55ft).

4B 122-10 Landscaping

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 122-10 Parking and Loading Regulations

- a) Parking spaces shall be provided as follows:

Use	Minimum Parking Requirement
<i>Residential</i> dwelling unit	1.5 space/ unit
<i>Residential</i> Visitor Parking	0.1 space / unit
Bicycle Storage	1 space / unit

- b) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw."

3. The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 6000 Zone (RS4) to Comprehensive Development Zone 122 (CD122).

READ a first time May 28th, 2018

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED on

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8290

BYLAW 8290

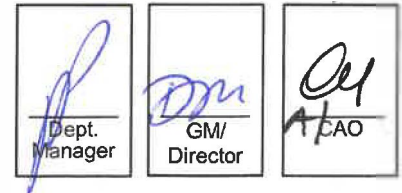
The District of North Vancouver Rezoning Bylaw 1369 (Bylaw 8290)



**SINGLE FAMILY RESIDENTIAL ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE (CD122)**

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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 15, 2018
File: 08.3060.20/077.17

AUTHOR: Robyn Hay, Development Planner

SUBJECT: Bylaws 8290 and 8291 - Rezoning and Housing Agreement for a 26 Unit Townhouse Project at 340 Mountain Highway and 1515 - 1537 Rupert Street

RECOMMENDATION

THAT the "District of North Vancouver Rezoning Bylaw 1369 (Bylaw 8290)" to rezone the subject site from Single Family Residential 6000 Zone (RS4) to Comprehensive Development (CD122) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8291, 2017 (340 Mountain Highway and 1515 - 1537 Rupert Street)", which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST reading;

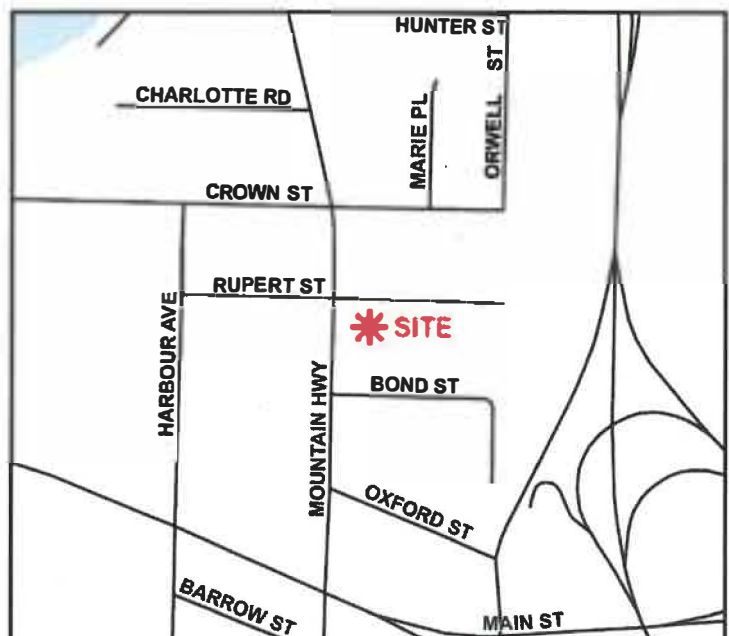
AND THAT Bylaw 8290 be referred to a Public Hearing.

REASON FOR REPORT

The applicant proposes to redevelop five single family properties as a five storey, 26 unit townhouse development. Implementation of the proposed project requires Council's consideration of:

- Bylaw 8290 to rezone the subject properties;
- Bylaw 8291 to authorize a housing agreement to ensure all future owners are eligible to rent their units; and,
- Issuance of a Development Permit.

The Rezoning Bylaw, and Housing Agreement Bylaw are recommended for introduction and the Rezoning Bylaw is recommended for referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.



SUBJECT PROPERTY

The site is located at the south east corner of Mountain Highway and Rupert Street in Lynn Creek Town Centre. The subject property consists of five single family residential lots and is approximately 1,870 m² (20,130 sq. ft) in size. The existing house on 1537 Rupert Street straddles two properties however, only the west property is part of this application.

To the north, east and south of the site are single family lots. This residential area is designated for apartment and townhouses in the Official Community Plan (OCP). The properties on the west side of Mountain Highway are improved with various commercial and industrial buildings.



The Implementation Plan identifies the lane behind the site as a good candidate for closure to improve traffic safety. It is anticipated that it will be closed when the site to the south is redeveloped.

EXISTING POLICY

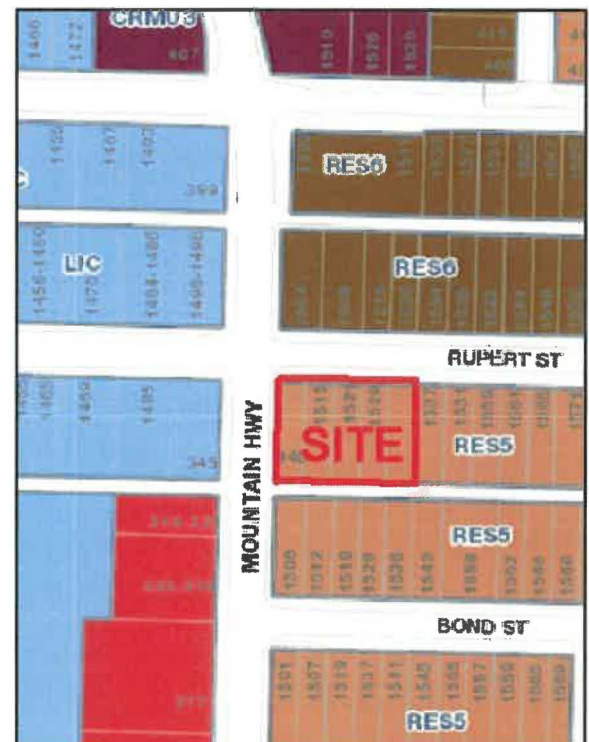
Official Community Plan

The adjacent map indicates the surrounding Official Community Plan (OCP) designations in the area.

The OCP designates the site as RES Level 5: Low Density Apartment which envisions low rise apartments and townhouses at a density of up to approximately 1.75 FSR.

The proposed height of five storeys and the proposed FSR of 1.75 is consistent with the Official Community Plan and the Lower Lynn Town Centre Implementation Plan (Lynn Creek).

The units are three and four bedroom floor plans, which are well suited for families and attractive to a range of residents, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing type to accommodate the lifestyles and needs of people at all stages of life.” It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families (Policy 7.1.4).



Zoning

The subject property is zoned Residential Single-Family 6000 Zone (RS4) and therefore requires rezoning to permit this multi-family project. Bylaw 8290 proposes the establishment of a new Comprehensive Development Zone 122 (CD122) tailored specifically to this project. The proposed CD122 zone (Attachment B) prescribes permitted uses and zoning provisions such as a maximum number of 26 units, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of 26 townhouses in a five storey residential building. Vehicle access to the underground parkade is provided from Rupert Street near the east property line. The driveway is designed to be shared with a future development to the east. The parkade accommodates 45 residential parking stalls and 3 visitor stalls.

The main pedestrian access to the internal courtyard is on Mountain Highway, and a second pedestrian access for ease of use is provided on Rupert Street (next to the vehicle ramp). The townhouses are in a stacked arrangement with half of the units being accessible from the ground floor and the other half by an elevator or common stairway. The upper level units are also connected within the courtyard by a common walkway on levels 3 and 5. The units are a mix of three and four bedroom layouts and range in size from 113m² (1,220 sq. ft) to 167m² (1,797 sq. ft).





Rendering of proposal at corner of Mountain Highway and Rupert Street

Development Permits

The development site is designated within Development Permit Areas for (1) Form and Character; (2) Energy and Water Conservation and Green House Gas (GHG) Emission Reduction; and, (3) Protection of Development from Hazardous Conditions: Creek Hazard.

1) Form and Character:

The proposal must be compliant with the “Design Guidelines for Ground-Oriented Housing” as outlined within the OCP. Upon initial review, the development attains form and character guideline requirements. Further details outlining the project’s compliance with the Form and Character Design Guidelines will be provided for Council’s consideration at the Development Permit stage should the rezoning bylaw proceed.

2) Energy and Water Conservation and GHG Emission Reduction:

On April 2017, the Province adopted the BC Energy Step Code (“Step Code”) which provides an incremental and consistent approach to achieving more energy-efficient buildings beyond the requirements of the base BC Building Code. The “Step Code” has been included with the District’s new Construction Bylaw and mandatory compliance in effect as of July 1, 2018. The project will be required to meet Step 3 of the “Step Code”.

Further details outlining the project’s compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council’s consideration at the Development Permit stage should the rezoning bylaw proceed.

3) Protection of Development from Hazardous Conditions: Creek Hazard:

This site falls within the Development Permit area for Protection from Creek Hazard and as such is required to build to flood construction levels to ensure the habitable areas and mechanical rooms are not at risk of flooding. Northwest Hydraulic Consultants have assessed the risk to this specific site and determined that it is minimal given the existing elevation of the site as compared to the river system but are none the less recommending new construction build to a flood construction level (FCL) of 9.0m above sea level. All habitable space, including mechanical and electrical are above the FCL.

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

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on January 11, 2018 and the Panel recommended approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by:

- Recessing the top floor on the north west and south west corners and incorporating glass railings (in lieu of solid materials) on the balconies to reduce the impact of building volume;
- Incorporating more windows at the corner of Rupert Street and Mountain Highway to improve activation; and
- Improved treatment of concrete wall facing western neighbour to provide interest.

Further design information, responding to the Advisory Design Panel comments and Development Permit Area design guidelines, will be provided when Council considers the required Development Permit should the application proceed through the rezoning process.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8291 is provided to implement that Policy.

Housing Affordability and Diversity

In accordance with the Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family-oriented townhouse units which are in high demand and short supply in the District. These town homes offer ground-oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District's "missing middle" generation.

Accessibility

The District's Accessible Design Policy encourages ground-oriented units to include accessible design features where feasible. Due to the flood construction levels none of the ground-oriented units provide grade-level access. The applicant is proposing accessibility measures where feasible including ramps in two units and accessible design measures in all of units to support aging in place.

Parking and Bicycle Storage

Bylaw 8290 requires the following residential parking rates per the Districts Policy “Reduced Parking Rates for Multifamily Developments”:

- 1.5 spaces per each townhouse unit
- 0.1 spaces for visitors

Parking is located in one level of underground parking with access via Rupert Street and includes 48 residential stalls and 3 visitor stalls which is in excess of the Districts Policy “Reduced Parking Rates for Multifamily Developments”:

This parking rate meets the OCP provisions regarding parking in town and village centres and is supported by the conclusions of the traffic and parking study completed by the applicant. The Development Covenant will require unsold parking spaces to be turned over to the strata corporation.

The proposal includes space for 31 bicycle storage spaces, within the underground parking and 2 visitor bicycle racks (accommodating 4 bicycles) near the common entrance. Furthermore, the storage areas are large enough for multiple bikes and / or other sports equipment.

Traffic Generation

The developer’s transportation consultant, has submitted a coordinated traffic impact assessment (TIA) report which identifies the potential traffic generated from the proposal and provides a review of the traffic movements in the immediate area.

The proposed 26 unit townhouse development is forecast to generate approximately 8 vehicle trips in the “AM Peak Hour” and 8 vehicle trips in the “PM Peak Hour”. The District’s Transportation Engineering staff has reviewed the submitted TIA report and finds that the proposed development will not unduly affect traffic along Mountain Highway or Rupert Street.

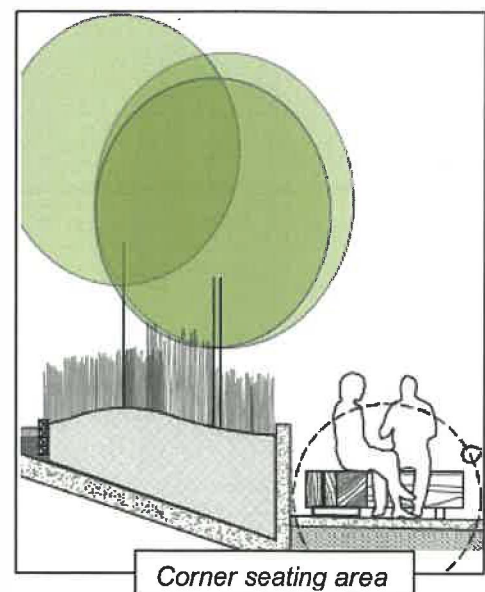
Street Improvements and Land Dedication

This project is responsible for improvements to the Rupert Street and Mountain Highway frontages including street tree plantings and streetlight upgrades, curb, gutter, and paving.

In keeping with the design direction for Lynn Creek, the applicant will provide land dedication on Mountain Highway to accommodate improvements for cycling, pedestrians and vehicles.

A seating area is proposed at the corner of Mountain Highway and Rupert Street.

The project will also provide Development Cost Charges payable at the applicable rate at the date of Building Permit submission should the rezoning be successful.



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 \$625,696 will be included in the proposed CD122 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 the Lynn Creek Town Centre.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a children's play area, water feature and seating areas in the communal courtyard. The landscape plan also shows concepts for the public realm areas, including those areas along Rupert Street and Mountain Highway.

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



Rendering of the internal courtyard

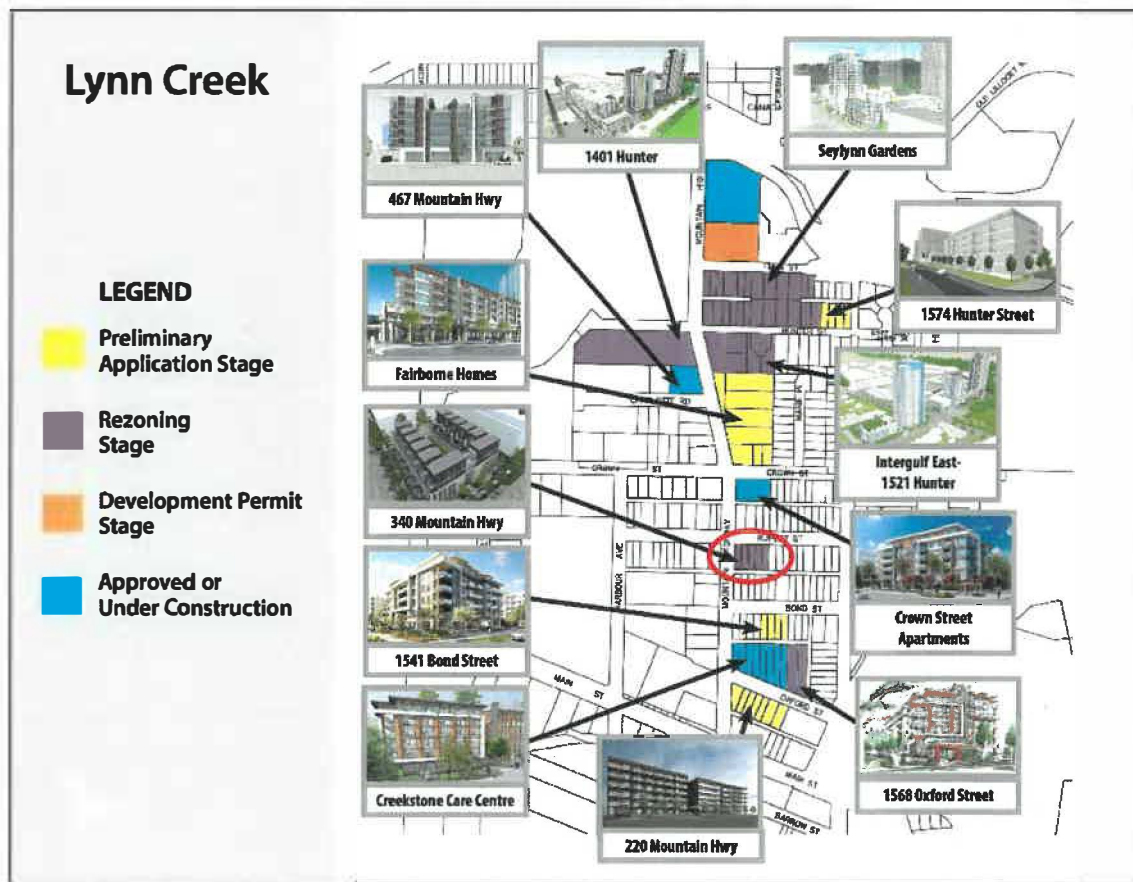


Concurrence:

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



With respect to this specific development, tradesperson parking and staging activities can occur on the property to the east of the site (which is owned by the developer). This will ensure only limited disruption along Mountain Highway.

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. This 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 St who will operate under a similar program. In addition to the area plan 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.

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

In accordance with District policy, the applicant held a facilitated public information meeting on November 30, 2017. The meeting was attended by approximately five residents. The overall tone of the meeting was supportive of the unit mix and proposed design. Comments included:

- Clarification regarding the shadow cast from the proposed buildings.
- On-street parking supply and traffic demand
- Whether the FSR was being optimized
- Proposed construction materials

The facilitator's report is attached as Attachment D.

IMPLEMENTATION:

Implementation of this project requires consideration of Rezoning Bylaw 8290, and Housing Agreement Bylaw 8291, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8290 (Attachment B) rezones the subject properties from Single Family 6000 Zone (RS4) to a new Comprehensive Development 122 Zone (CD122).

Bylaw 8291, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed residential units remain available as rental units.

Prior to adoption of Rezoning Bylaw 8290 the District will enter into a series of legal agreements securing the conditions of rezoning including:

- a development covenant to reference the general form and layout of project as well as a CTMP and requirements for off-site servicing;
- a stormwater management covenant;
- a flood hazard covenant;

- a registration of housing agreement regarding prohibition of rental restrictions for strata units; and
- an engineering servicing agreement (including construction management plan).

CONCLUSION:

This project is consistent with the directions established in the OCP and the Lynn Creek (formally Lower Lynn) Implementation Plan and the associated Lynn Creek Public Realm Guidelines and Transportation Study. It addresses OCP housing policies related to the provision of a range of housing options.

The project is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaws 8290, and 8291 and refer Bylaw 8290 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Robyn Hay
Development Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8290 – Rezoning
- C. Bylaw 8291– Housing Agreement
- D. Public Input Meeting Facilitator Report

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



Rupert Street Townhomes, District of North Vancouver BC | Project No. 17044 | 18422-07

RENDERINGS-02

IREDALE ARCHITECTURE



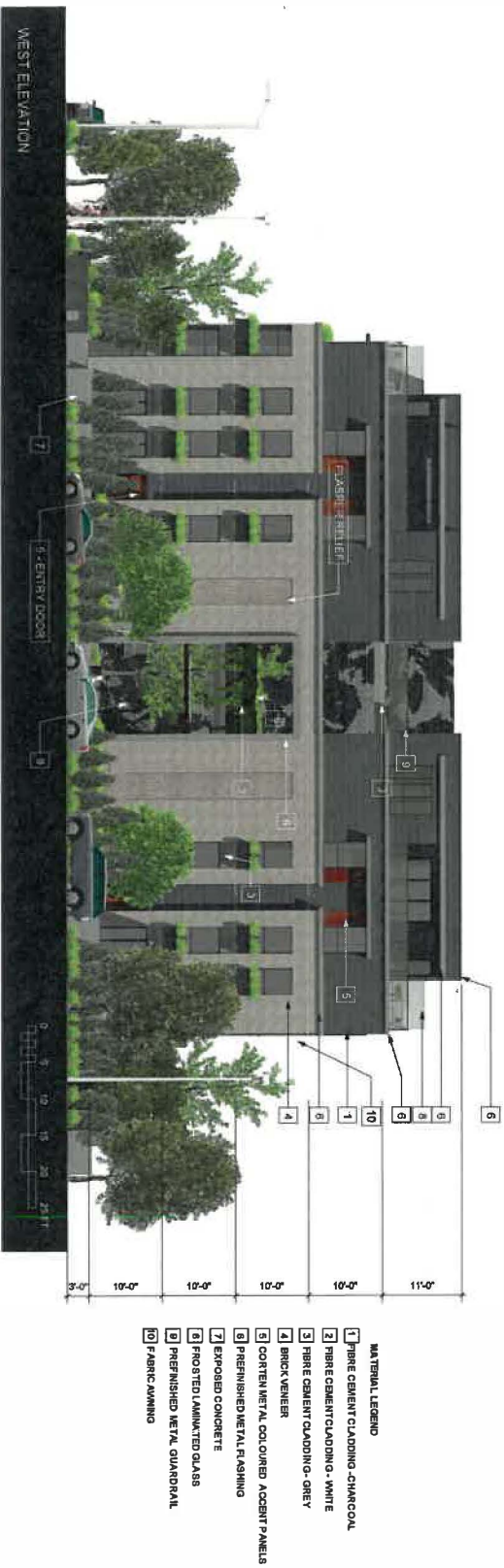
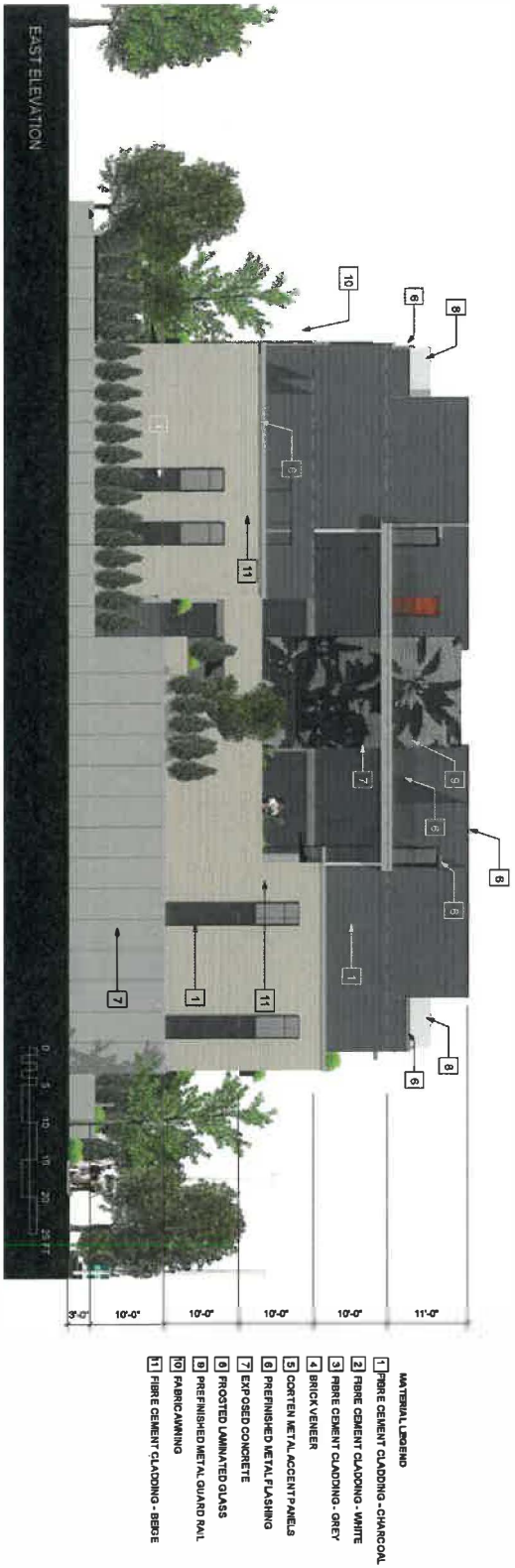


Rupert Street Townhomes, District of North Vancouver, B.C. | Project No. 17004 | 1:40-07

RENDERINGS-03

IRIDALE ARCHITECTURE







SOUTH ELEVATION

- MATERIAL LEGEND**
- 1 FIBRE CEMENT CLADDING - CHARCOAL
 - 2 FIBRE CEMENT CLADDING - WHITE
 - 3 FIBRE CEMENT CLADDING - GREY
 - 4 BRICK VENEER
 - 5 CORTEN METAL COLOURED ACCENT PANELS
 - 6 PREFINISHED METAL FLASHING
 - 7 EXPOSED CONCRETE
 - 8 FROSTED LAMINATED GLASS
 - 9 PREFINISHED METAL GUARD RAIL
 - 10 FABRIC AWNING
 - 11 FIBRE CEMENT CLADDING - BEIGE



NORTH ELEVATION

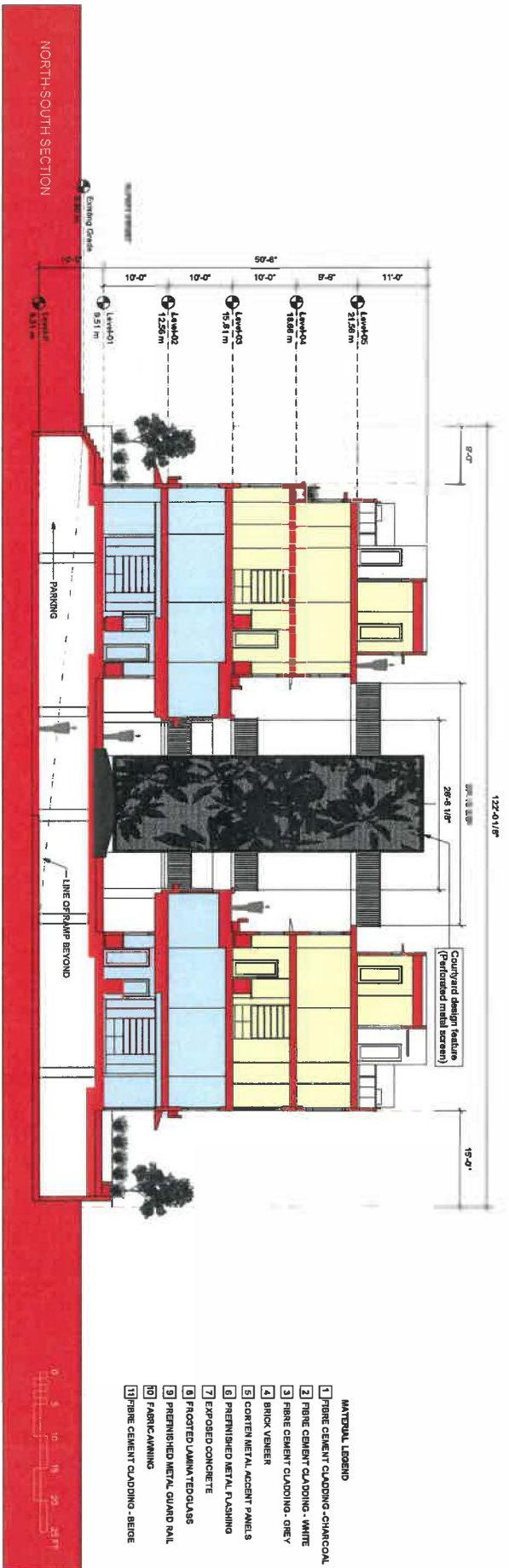
- MATERIAL LEGEND**
- 1 FIBRE CEMENT CLADDING - CHARCOAL
 - 2 FIBRE CEMENT CLADDING - WHITE
 - 3 FIBRE CEMENT CLADDING - GREY
 - 4 BRICK VENEER
 - 5 CORTEN METAL COLOURED ACCENT PANELS
 - 6 PREFINISHED METAL FLASHING
 - 7 EXPOSED CONCRETE
 - 8 FROSTED LAMINATED GLASS
 - 9 PREFINISHED METAL GUARD RAIL
 - 10 FABRIC AWNING
 - 11 FIBRE CEMENT CLADDING - BEIGE

Rupert Street Townhomes

ELEVATIONS-02

IREDALE ARCHITECTURE





Rupert Street Townhomes.

SECTIONS

IRDALE ARCHITECTURE





RUPERT STREET

MOUNTAIN HWY.

Rupert Street Townhomes,

SITE/FLOOR PLAN

IREDALE ARCHITECTURE



TEMP GARAGE/RECYCLING STAGING AREA

EXISTING DRIVE
PROPOSED DRIVE

ZONING:
Residential Level 4A (Medium Density)
F.S.R. 1.75 = 35,227 SF
SITE AREA: 20,100 SF

ZONING:
Existing: Single Family Residential
Proposed: Residential Level 4A (Medium Density Townhomes)
Proposed Residential: 35,100 SF (F.S.R. 1.74)
(28 Stacked Townhouses)
BUILDING FOOTPRINT AREA: 9,808 SF < 50%

PROPOSED SETBACKS:
North PL = 8'-0"
East PL = 6'-6 3/4"
South PL = 15'-0"
West PL = 11'-0"

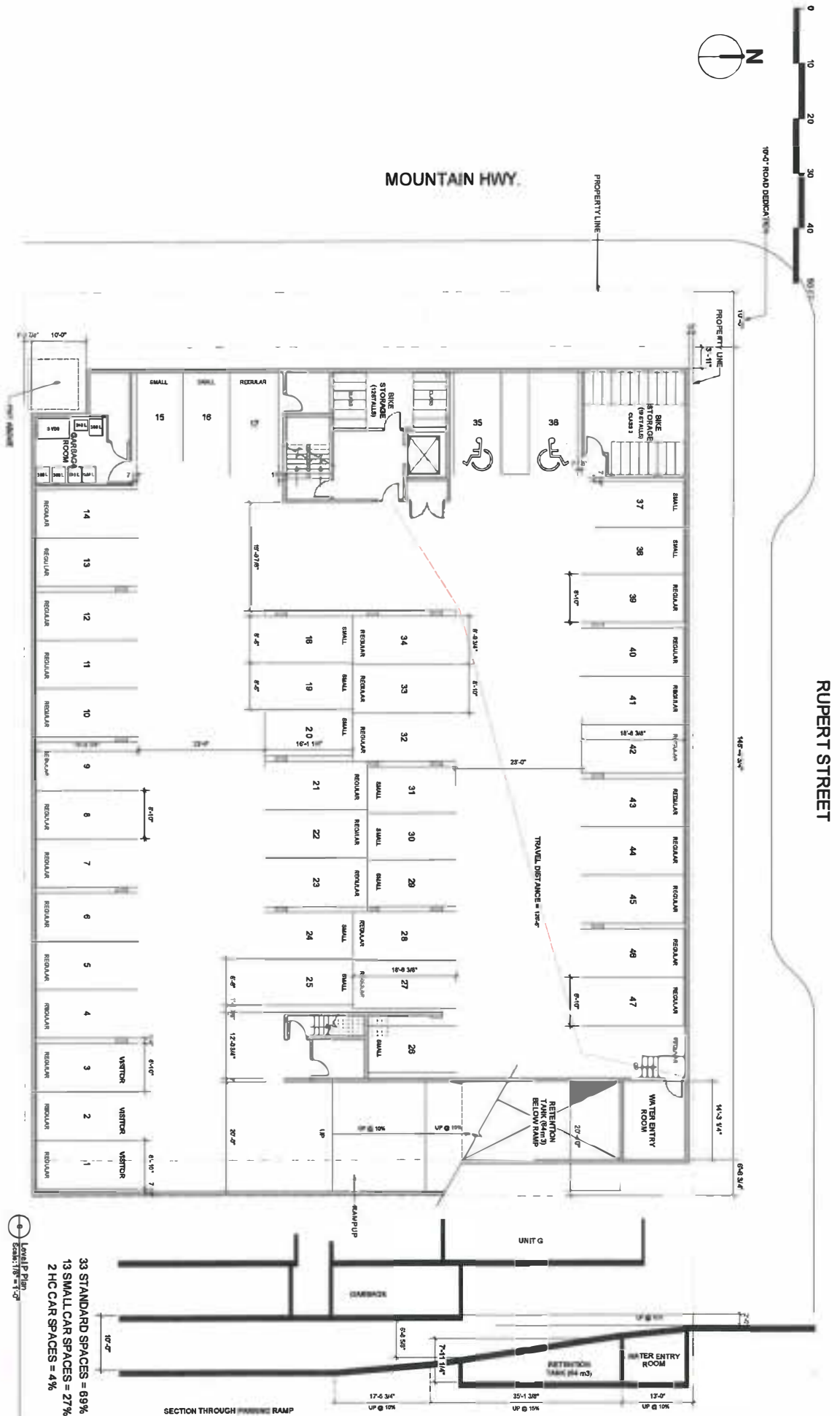
Architectural features project into setbacks.

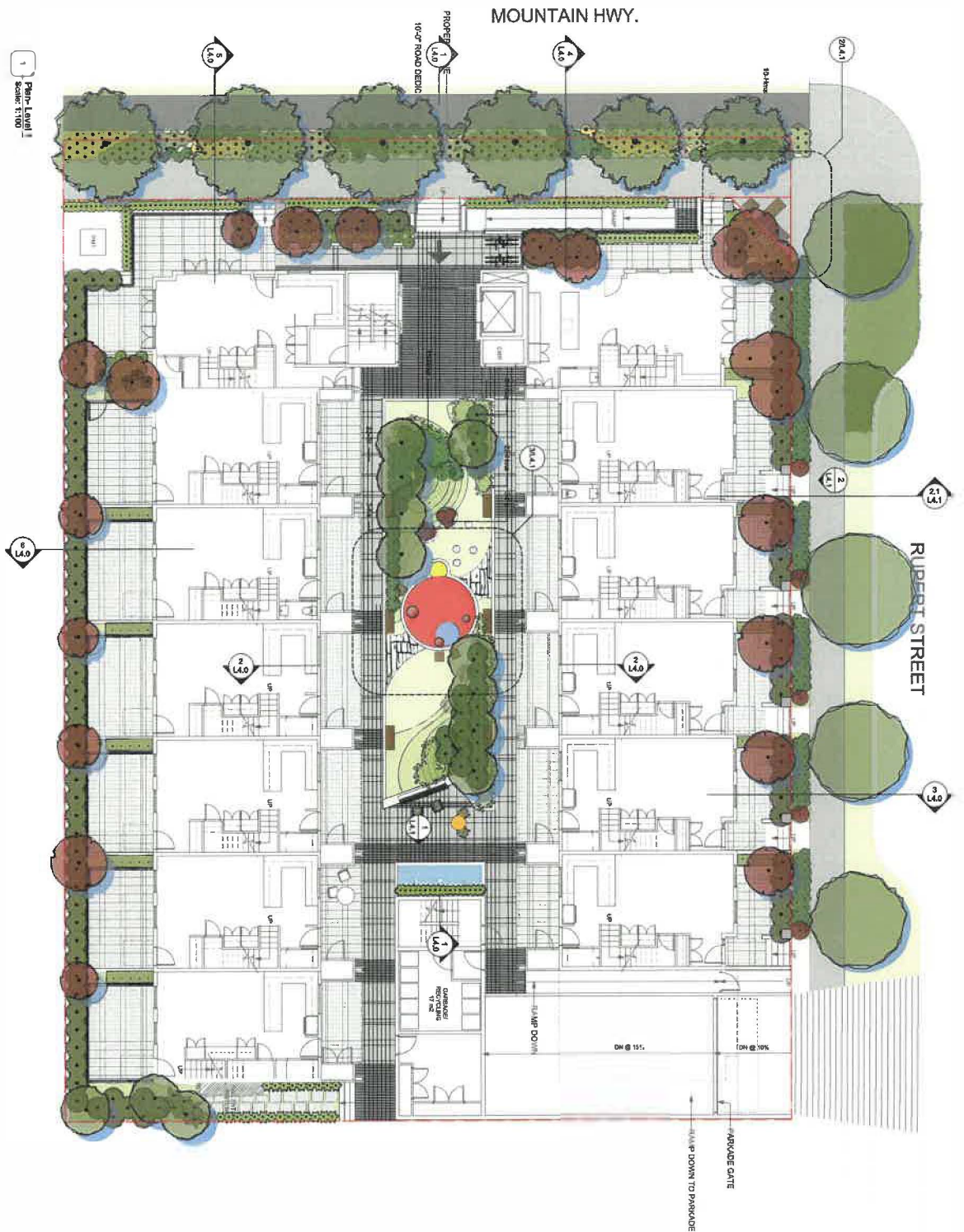
PROPOSED BUILDING HEIGHT = 52'-0"

UNIT TYPES	NO.	UNIT SF.	TOTAL
Unit A1 (3 BR - 2 Fns)	4	1,277 SF	5,108 SF
Unit A2 (3 BR - 2 Fns)	4	1,287 SF	5,148 SF
Unit A3 (3 BR - 2 Fns)	5	1,220 SF	6,100 SF
Unit B (4 BR - 3 Fns)	1	1,898 SF	1,898 SF
Unit C (3 BR - 2 Fns)	1	1,408 SF	1,408 SF
Unit D (3 BR - 2 Fns)	1	1,408 SF	1,408 SF
Unit E (4 BR - 3 Fns)	1	1,898 SF	1,898 SF
Unit F (4 BR - 3 Fns)	1	1,898 SF	1,898 SF
Unit G (3 BR - 2 Fns)	1	1,287 SF	1,287 SF
Unit H (3 BR - 2 Fns)	1	1,287 SF	1,287 SF
Unit I (3 BR - 2 Fns)	5	1,355 SF	6,775 SF
TOTAL PROPOSED RES SF =			35,100 SF
EXCLUDED FLOOR AREA =			3,035 SF
OUTDOOR TERRACE - 288 SF			
STREET FRONT PORCHES - 2,747 SF			

PARKING: 483 stalls provided

1 SITE / Level 01 Plan
Scale: 1/8" = 1'-0"





Rev	Date	Description
1	10/10/10	Issue for Review
2	10/10/10	Issue for Review
3	10/10/10	Issue for Review
4	10/10/10	Issue for Review
5	10/10/10	Issue for Review
6	10/10/10	Issue for Review
7	10/10/10	Issue for Review
8	10/10/10	Issue for Review
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18	10/10/10	Issue for Review
19	10/10/10	Issue for Review
20	10/10/10	Issue for Review

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**Rupert Street
Townhouses**

**Landscaping
Site Plan**

Rev	Date	Description
1	10/10/10	Issue for Review
2	10/10/10	Issue for Review
3	10/10/10	Issue for Review
4	10/10/10	Issue for Review
5	10/10/10	Issue for Review
6	10/10/10	Issue for Review
7	10/10/10	Issue for Review
8	10/10/10	Issue for Review
9	10/10/10	Issue for Review
10	10/10/10	Issue for Review
11	10/10/10	Issue for Review
12	10/10/10	Issue for Review
13	10/10/10	Issue for Review
14	10/10/10	Issue for Review
15	10/10/10	Issue for Review
16	10/10/10	Issue for Review
17	10/10/10	Issue for Review
18	10/10/10	Issue for Review
19	10/10/10	Issue for Review
20	10/10/10	Issue for Review

The Corporation of the District of North Vancouver

Bylaw 8290

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

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 Rezoning Bylaw 1369 (Bylaw 8290)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

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

“Comprehensive Development Zone 122 CD122”

- b) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B122 Comprehensive Development Zone 122 CD122

The CD122 zone is applied to:

340 Mountain Highway and 1515 - 1537 Rupert Street, legally known as:

- Lot 1, Block 43, District Lot 204, Plan 1340 PID: 014-741-474
- Lot 2, Block 43, District Lot 204, Plan 1340 PID: 014-741-482
- Lot 3, Block 43, District Lot 204, Plan 1340 PID: 008-354-065
- Lot 4, Block 43, District Lot 204, Plan 1340 PID: 014-741-491
- Lot 5, Block 43, District Lot 204, Plan 1340 PID: 014-741-504

4B 122- 1 Intent

The purpose of the CD122 Zone is to establish specific land use and development regulations for a 26-unit townhouse project.

4B 122- 2 Permitted Uses

The following *principal* uses shall be permitted in the CD122 Zone:

- a) Uses Permitted Without Conditions: Not Applicable
- b) Conditional Uses: Residential use

4B 122-3 Conditions of Use

- a) Balcony enclosures not permitted

4B 122-4 Accessory Use

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

4B 122-5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and five dwelling units.
- b) For the purposes of calculating floor space ratio, the following are exempted:
 - (i) All areas below natural and finished grade in the parkade, vehicle ramp and adjacent pedestrian path;
 - (ii) Communal stairwells within the courtyard provided it is external space (i.e. not heated/cooled or drywalled);
 - (iii) Mechanical rooms located above the flood construction level; and,
 - (iv) Outdoor storage up to 25m² (269 sq ft).
- c) For the purposes of calculating FSR the lot areas is deemed to be 1,870m² (20,130 sq. ft) being the site size at the time of rezoning.

4B 122-6 Amenities

- a) Despite subsection 4B 122-5, density in the CD122 Zone is increased to a maximum floor space of 3,272.5m² (35,225 sq ft), and a maximum of 26 units, if the owner:
 - (i) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
 - (ii) Contributes \$625,696 to the municipality to be used for any or all of the following amenities benefiting the Lynn Creek Town Centre (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 122-7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face in accordance with the following regulations:

Setback	Minimum Required Setback
From Mountain Highway	3.5m (11.48ft) to the building face
From east property line	2m (6.56ft) to the principle building face; and 0m (0 ft) to the ramp and services room
From Rupert Street	2.7m (8.85ft) to the building face
From south property line	4.5m (14.76ft) to the building face

- b) For the purpose of measuring setbacks, measurements exclude partially exposed underground parkade, patios, and overhangs.

4B 122-8 Coverage

- a) Building Coverage shall not exceed 60%.
- b) Site Coverage shall not exceed 60%.

4B 122-9 Height

- a) The maximum permitted height is 16.7m (55ft).

4B 122-10 Landscaping

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 122-10 Parking and Loading Regulations

- a) Parking spaces shall be provided as follows:

Use	Minimum Parking Requirement
<i>Residential</i> dwelling unit	1.5 space/ unit
<i>Residential</i> Visitor Parking	0.1 space / unit
Bicycle Storage	1 space / unit

- b) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw."

3. The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 6000 Zone (RS4) to Comprehensive Development Zone 122 (CD122).

READ a first time May 28, 2018

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED on

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 82

BYLAW 8290

The District of North Vancouver Rezoning Bylaw 1369 (Bylaw 8290)



SINGLE FAMILY RESIDENTIAL ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE (CD122)

The Corporation of the District of North Vancouver

Bylaw 8291

A bylaw to enter into a Housing Agreement
(340 Mountain Highway and 1515-1537 Rupert Street)

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 8291, 2017 (340 Mountain Highway and 1515-1537 Rupert Street)".

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 TPL Developments Rupert South Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- Lot 1, Block 43, District Lot 204, Plan 1340 PID: 014-741-474
- Lot 2, Block 43, District Lot 204, Plan 1340 PID: 014-741-482
- Lot 3, Block 43, District Lot 204, Plan 1340 PID: 008-354-065
- Lot 4, Block 43, District Lot 204, Plan 1340 PID: 014-741-491
- Lot 5, Block 43, District Lot 204, Plan 1340 PID: 014-741-504

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 May 28, 2018

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8291

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the 15th day of May, 2018

BETWEEN:

TPL DEVELOPMENTS RUPERT SOUTH INC., Inc. no. BC1052759, 200-1111 West Hastings Street,
Vancouver, BC V6E 2J3

(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) *"Lands"* means the lands described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (b) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Land from time to time, or of any parcel into which the Land is consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (c) *"Proposed Development"* means the proposed development on the Lands;
- (d) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (e) *"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*;
- (f) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (g) *"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 8291 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*.

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:

- (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 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
- (c) 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:

TPL Developments Rupert South Inc.

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

- (a) 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.
- (b) 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 8291.

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 CANADIAN WESTERN BANK (the "**Chargeholder**") is the holder of the following charges which are registered in the Land Title Office:

- (a) _____
- (b) _____

(collectively, the "**Charges**");

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

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 Charges as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charges.

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.

340 Mountain Highway Development Application

Public Information Meeting Summary Report

Event Date: November 30, 2017
Time: 7:00pm – 8:30pm
Location: North Shore Winter Club
Attendance: 5 members of the public signed in
Comments: 2 comment sheets

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:

Notification Brochures

Invitations and informational packages were delivered to owners and occupants within a 100m radius from the property, meeting District requirements. Appendix A: Notification includes a copy of the invitation packages.

Notification Sign

A sign notifying neighbours of the proposal was installed on the property. A photograph of this sign can be found in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Sunday, November 26 and Wednesday, November 29, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:

Five members of the public signed in for the meeting. A copy of the sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Robyn Hay, Planner

Project Team:

- Adel Bellemlih, Redic Developments Inc.
- Armin Khatoonabadi, Redic Developments Inc.
- Hamidreza Ahmadian, Redic Developments, Inc.
- Peter Hildebrand, Iredale Architecture

- Daryl Tyacke, ETA Landscape Architecture

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Kathleen Heggie, Petersson Planning Consulting

Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team and the District Planner directly. A planned presentation and facilitated question and answer period took place part way through the meeting. The facilitators 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. Comment sheets are attached in Appendix C.

The key themes of the evening were parking, traffic, and building design.

Public Dialogue:

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

- Q1** Could you show me how the shadows will be cast from your proposed building?
- C2** I like the project.
- C3** Finding on-street parking is challenging in our neighbourhood. Some people park on the street, and then take a bus from Phibbs Exchange.
- C4** These sorts of projects sell out quickly, often to realtors.
A4 Redic Developments intends to offer a two-week sales window to local residents only.
- C5** I like the colours and the shape.
- Q6** What is the parking ratio?
A6 1.8 spots per unit, which exceeds the required 1.6. This will reduce odds that residents will park on the street.
- C7** Traffic patterns on Mountain Highway have changed recently. Since the Keith Road bridge was constructed, people driving eastbound on Keith Street towards Highway 1 avoid queues by driving south on Mountain Highway. I live on Rupert Street, a dead end. It is hard for me to turn off my street onto Mountain Highway because of this new traffic pattern.
- C8** I live on Crown Street. We need more townhouse projects like this!
- C9** I like the proposed landscaping that will attract birds.

Q10 The site plan has a lot of open space in the courtyard. Why aren't you optimizing your allowed square footage?

A10 We are using all of the permitted floor space. We designed the building and landscape to allow for an open courtyard in the middle of the site. The proposed layout is a form that is suitable for families.

Q11 How many properties did you consolidate for this project?

A11 Five 33-foot lots (one of them being half of a 66-foot lot). There's a 6th 33-foot lot owned by the developer, but it will be used for parking during construction. To the east, there are 4 other lots on which there will presumably be another development sometime in the future.

Q12 Was there a change from the Official Community Plan, which planned for development to cross the lane north of Rupert and be sited north-south, rather than east-west?

A12 The siting of future developments was only roughly laid out in that plan: the east-west configuration in the Plan was suggestive and conceptual, rather than a requirement. It is difficult for policy planners to lay out sites with that degree of detail, because the actual future development will depend on how properties are assembled, and other factors. A key part of the community plan land use map was to accommodate parks and green space into future development, which this proposal does.

C13 It's a great looking project. It has an enduring look.

A13 We try to avoid forms and materials that are trendy because we wanted to design a project that will age gracefully, rather than look dated shortly after construction.

Q14 Will this be a wood-frame building?

A14 The parkade and courtyard will be concrete, and the upper floors will be wood-frame with concrete topping on the floors.

C15 Very impressive.

Q16 Is parking underground?

A16 Yes.

Q17 Would the District consider making Rupert Street resident-only parking?

A17 Maybe over time, depending on other future developments. This is a question for the DNV.

Comment Sheet Summary

Comments and emails were received for a two-week response period after the meeting. Two comment sheets were submitted after the meeting. Both comment sheets expressed support for this proposal based on its design, and the need for newer, denser housing options in North Vancouver.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide them with an opportunity to ask clarifying questions and comment on the proposal. Invitations were mailed to all neighbours within 100 m of the property, and five community members attended. Two newspaper ads notified the community of the meeting.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and District Planner
- submitting written comments.

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 questions, mostly related to parking, traffic, and building design. Few members of the public attended, which enabled those who did attend to enjoy a fulsome conversation with the project team and planner. No opposition to the project was heard, and most participants expressed their support for the proposed project.

Appendix A: Notification

Newspaper Advertisement: North Shore News November 26 and 29, 2017

WEDNESDAY, NOVEMBER 29, 2017 northshorenews nsnews.com

HOLIDAY HAPPENINGS

AUNT LEM'S TREES This season's hot at Lansdale Quay, 123 Carrie Cates Court, North Vancouver. It is open Monday-Thursday, 10 a.m.-5 p.m. and Friday-Sunday, 10 a.m.-8 p.m. until Dec. 23. A sales benefit children in foster care and help young mothers maintain child custody. auntlemtrees.org

PEAK OF CHRISTMAS Celebrate a white Christmas at Grouse Mountain, North Vancouver until Jan. 7. A variety of family activities are available and a detailed schedule can be found at grousemountain.com/Christmas. Guests are encouraged to vote for their favourite gingerbread village creation with funds raised benefiting BC Children's Hospital.

THE DOCTOR OF OZ: A SELF-HELP PARTY A tale for children in the park theme park, edition Nov. 30-Dec. 3, 7-10 and 14-17, Thursdays and Fridays at 7 p.m. with Saturday and Sunday matinees at 2 and 4 p.m. at The Theatre at Henkle Hall, 815 East 18th St., North Vancouver, V2Z 9K6. Reservations: 604-983-2633 or northvancouver.ca.

WRITING THE SEASON Create your own wrapping paper using simple and effective printmaking techniques Thursday, Nov. 30, 6-7:30 p.m. at 800scape Community Art Space, 235 Lansdale Ave., North Vancouver. By donation: 604-988-6844. northvancouver.ca

WINTER CHRISTMAS Join Santa and his elves at North Vancouver Mayor Richard Holton Friday, Dec. 1, 7 a.m. sharp to participate in the annual Light Up at Mollie Nye House, 940 Lynn Valley Rd.,

North Vancouver. The tree festivities continue to 8:30 p.m. with carol singing, gingerbread decorating, old-fashioned ornament making, photo booth, hot chocolate and treats.

NIGHT FESTIVAL Park and Tilford Gardens officially lights up for the holiday season Friday, Dec. 1, 6:30-9:30 p.m. at 333 Brookbank Ave., North Vancouver. The event will include a hot chocolate, live entertainment and a light up countdown. Admission by donation with proceeds going to support North Vancouver firefighters and their various charities. Regular hours: Dec. 1-31, 5-9 p.m.

WINTER FESTIVAL MARKET Montroy Elementary will hold a market with a sale of items, used books, baked goods and more Friday, Dec. 1 from noon to 3:30 p.m. at 550 Sonora Dr., North Vancouver.

HATYTTEDDEBT AND CRAFT FAIR Highlands United Church will have more than 200 nativity scenes including traditional, contemporary, handmade and one-of-a-kind sets on display Dec. 1-9 p.m. and Dec. 2, 10 a.m.-4 p.m. at 3255 Edgemont Blvd., North Vancouver. In addition to the nativity there will be carols, mulled cider, a children's activity centre and a seasonal craft and bake sale.

PANORAMA WINTER LIGHTS Begin the holiday season enjoying a low-cost holiday meal, 5-7 p.m., crafts and activities, youth services photo booth, craft and pottery sales, and a Christmas tree lighting Friday, Dec. 1, 5:30 p.m. at the Parkgate Community Centre, 3636 Banfill Court, North Vancouver. Free admission.

SEYMOUR SCOUTS ANNUAL CHRISTMAS TREE PURCHASING SALE will take place Dec. 1-23 at Parkgate Village shopping centre at the corner of Mount Seymour Parkway and Mount Seymour Road, North Vancouver. Hours: Saturdays and Sundays, 9 a.m.-9 p.m., Mondays-Thursdays, 1-6 p.m., and Fridays, 1-9 p.m. All proceeds benefit various scout programs.

CAP CLASSICAL AND CHORAL SOCIETY CHRISTMAS ORATORIO Ignite your Christmas spirit with a performance by Capilano University Festival Chorus and Capilano University Singers Dec. 2, 8 p.m. and Dec. 3, 3 p.m. at Capilano University Performing Arts Theatre, 2055 Purcell Way, North Vancouver, V3D 5Y3. 604-990-7810. capilano.ca/uk/capilano-choralsociety

CHRISTMAS AT THE MARKET Lansdale Quay Market will host a variety of Christmas events starting with Santa's breakfast on Dec. 2 at 9:30 a.m. and running until Dec. 17 at 123 Carrie Cates Court, North Vancouver. A detailed schedule can be found at lansdalequay.com. Proceeds from events go towards supporting Aunt Leah's Place, a charity that assists foster children and teen moms.

CITY CHRISTMAS FESTIVAL The Shipyards at Lower Lansdale, North Vancouver will be festooned with lights and festivities Saturday, Dec. 2, 4-7 p.m. Enjoy family activities, live music and entertainment, an artisan market and watch the annual tree lighting. New this year is Sky Wheel on the

See more page 35

COMMUNITY | A19

DISTRICT OF NORTH VANCOUVER

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. This is a conceptual 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@dvn.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 dvn.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 nordin@dvn.org



dvn.org/public_hearing



Notice of a Public Information Meeting in Your Neighborhood

A redevelopment is being proposed for 340 Mountain Highway and 1535-1537 Rupert St. in North Vancouver, to construct a 5 story student townhouse building. You are invited to a meeting to discuss the project:

Date: Thursday November 30th, 2017

Time: 7:00 - 8:30 PM

Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

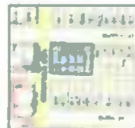
Redic Development Inc proposes to construct a 5 story townhouse building on 340 Mountain Highway and 1535-1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units. The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors. The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.



Project Rendering

(View from the corner of Rupert St. and Mountain Highway)



Subject Property

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy. If you like to receive a copy or if you would like more information, please contact A. Khatoonabadi at 604-338-8496 or Robyn Hay, Development Planner at 604-990-2369, or bring your questions and comments to the meeting.

SUNDAY, NOVEMBER 26, 2017 northshorenews nsnews.com

SENIORS | A23

Fitness class geared for those with early stage dementia

BEN BENGTSOHN
bbengts@nsnews.com

A recent North Shore Neighbourhood House pilot program is aiming to emphasize physical activity for both the body and mind for people living with dementia.

The program, called Mind and Body Fitness for People with Dementia, is administered by the neighbourhood house at John Brathwaite Community Centre in North Vancouver and is scheduled to run every Monday from 1 to 3 p.m. until Dec. 11.

The program includes weekly sessions that will feature mild physical exercise, as well as games, creative activities and social interaction.

Longtime North Shore fitness instructor Gail Roxburgh is excited to be leading the program. She has taught other programs at John Brathwaite through the neighbourhood house in the past, in addition to numerous other fitness sessions throughout the community.

"When I started there I had no idea about dementia or Alzheimer's and then I began really figuring out where I could take courses and start working with people with dementia. Also, I'm a fitness instructor so both of them kind of work together because fitness is such a big part of everybody's life with dementia," Roxburgh told the North Shore News.

She added that the



Fitness instructor Gail Roxburgh wants to get the word out about the Mind and Body Fitness for People with Dementia program she's running at John Brathwaite. PHOTO BY GAIL WALKER/NSNEWS

program is best suited for people living with early stage dementia or mild cognitive impairment and the intake process for the pilot program includes a short screening interview to ensure a good fit for the individual.

"This program will be strictly for people with the early stages of dementia. We're taking our time doing it because for each person we're kind of interviewing them to see if it's a fit for the program because some people might be in another stage," she said.

She said generally the first hour of the program is devoted to low-key physical exercise, including aerobics, strengthening and balance

work. "It's beneficial for many, many reasons," she said.

One of the prime focuses of the program is maintaining participants' strengths and abilities, even as their cognitive functions might be changing.

Roxburgh said she likes how outright the program is about who it's intended for.

"To come into a centre and see an actual program saying this is for people with dementia – before we might not have that out because some people wouldn't want to see it and there's still a little bit of stigma – so now it's right out there," she said.

Participants are encouraged to attend the program

on their own or with a caregiver.

If the pilot program, which has been running since September, proves successful the neighbourhood house anticipates offering more in the new year. Either way, Roxburgh emphasized that the crux of the programming is about focusing on and strengthening the abilities that participants with early stage dementia or mild cognitive impairment already have.

"We're trying to strengthen the abilities they've got. It's more on not what they can't do – it's more what they can do," she said.

To learn more about North Shore Neighbourhood House programs, visit nsnh.bc.ca.

Seniors

CHRISTMAS PARTY FOR SENIORS Meet single friends for holiday cheer Saturday, Dec. 2 at 7 p.m. Admission: \$10 to cover costs and bring a non-perishable food item for donation. Private North Vancouver home. RSVP by text to 604-354-7764 or by calling 604-770-4397. meetings@nsnh.bc.ca

FABULOUS FIRST FRIDAY SOCIAL AND DANCE Dance to a live band playing anything from The Beatles to the Eagles Dec. 8, 7-9:30 p.m. at Parkgate Community Centre, 3625 Banfill Court North Vancouver. \$9.57 which includes snacks, coffee and tea. Other beverages available for \$5. 604-983-6350

CHRISTMAS TENNIS SOCIAL The STANS Seniors Tennis Association of North Shore hosts a round robin and social Saturday, Dec. 9 at the North Vancouver Tennis Centre, 280 Lloyd Ave., North Vancouver. Registration 6:30 p.m., game play 7-9 p.m., social 9 p.m. \$10 or \$4 for the party only. Everyone is welcome. facebook.com/stanseniortennis

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Meals on wheels is looking for volunteers to help 1-2 hours per week organizing, preparing and/or delivering meals.

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Notice of a Public Information Meeting in Your Neighborhood

A redevelopment is being proposed for 340 Mountain Highway and 1515–1537 Rupert St. in North Vancouver. To construct a 5 story stacked townhome building. You are invited to a meeting to discuss the project:

Date: Thursday November 30th, 2017

Time: 7:00 – 8:30 PM

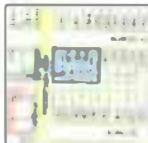
Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

Redic Development Inc proposes to construct a 5 story townhome building on 340 Mountain Highway and 1515–1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units. The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors. The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.



Project Rendering.
(View from the corner of Rupert St. and Mountain Highway)



Subject Property

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy. If you like to receive a copy or if you would like more information, please contact A. Khatounabadi at 604-338-8496 or Robyn Hay, Development Planner at 604-990-2369, or bring your questions and comments to the meeting.

Have you had a stroke?

NEW FAME exercise classes
for people after stroke can improve your mobility and strength, and reduce your chance of another stroke. As this program is designed to improve walking and balance, people who attend this class should be able to independently stand for 5 minutes, and walk 10 meters with or without assistive devices (cane or walker).

SMALL SUPERVISED GROUP CLASSES
STARTING IN JANUARY AT THE WEST VANCOUVER COMMUNITY CENTRE.
REGISTER NOW!

Call Eric 604-921-2169 for more information or register online www.westvancouverrec.ca

Notice of a Public Information Meeting in Your Neighborhood

A redevelopment is being proposed for 340 Mountain Highway and 1515 – 1537 Rupert St. in North Vancouver, to construct a 5 story stacked townhome building. You are invited to a meeting to discuss the project:

Date: Thursday November 30th, 2017

Time: 7:00 – 8:30 PM

Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

Redic Development Inc proposes to construct a 5 story townhouse building on 340 Mountain Highway and 1515 – 1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units. The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors. The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.



Project Rendering.

(View from the corner of Rupert St. and Mountain Highway)



Subject Property

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy. If you like to receive a copy or if you would like more information, please contact A. Khatoonabadi at 604-338-8496 or Robyn Hay, Development Planner at 604-990-2369, or bring your questions and comments to the meeting.

Notification Brochure

<p><u>Meeting Agenda:</u></p> <p>Doors Open: 7:00 PM</p> <p>Open House Discussion:</p> <p>7:00 – 8:30</p> <p>Presentation: 7:30 PM – 7:45 PM</p> <p>For further information please contact:</p> <table><tr><td>Armin Khatoonabadi 604-338-8496</td><td>Redic Development Inc.</td></tr><tr><td>Robyn Hay 604-990-2369</td><td>District of North Vancouver Development Planner</td></tr></table>	Armin Khatoonabadi 604-338-8496	Redic Development Inc.	Robyn Hay 604-990-2369	District of North Vancouver Development Planner	<p>Notice of a Public Information Meeting in Your Neighborhood</p> <p>Redic Developments Inc is hosting a Public Information Meeting to present the development proposal for 26 unit townhome building at 340 Mountain Highway and 1515 – 1537 Rupert St.</p> <p>This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy</p> <p>Meeting Time and Location:</p> <p>Thursday, November 30th, 2017</p> <p>North Shore Winter Club</p> <p>1325 E. Keith Road, North Vancouver</p>
Armin Khatoonabadi 604-338-8496	Redic Development Inc.				
Robyn Hay 604-990-2369	District of North Vancouver Development Planner				



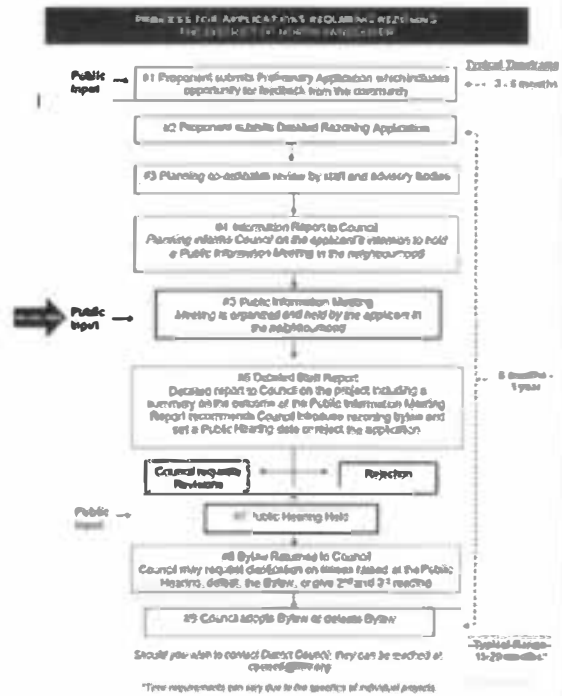
The Proposal:

Redic Development Inc proposes to construct a 5 story townhouse building on 340 Mountain Highway and 1515 – 1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units.

The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors.

The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.



Notification Sign



Public Hearings

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

When: 7 pm, Tuesday, June 12, 2018

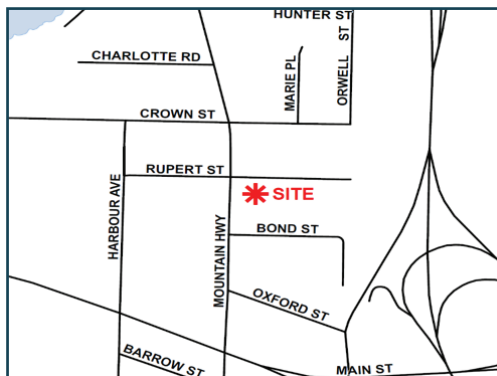
Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

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.

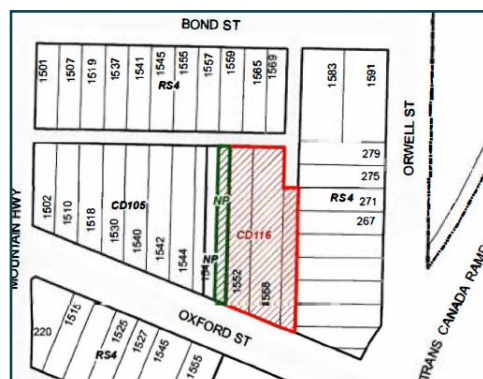
Development Zone 122 (CD122) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD122. The CD122 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

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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