

AGENDA

PUBLIC HEARING

Tuesday, June 26, 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 26, 2018
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

AGENDA

**3468, 3472, 3484 & 3490 Mt. Seymour Parkway
Twenty-Seven Unit Townhouse Development**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)

Purpose of Bylaw:

Bylaw 8254 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development Zone 108 (CD108). The CD108 Zone addresses use and accessory use, density, amenities, setbacks, coverage, height, landscaping, subdivision requirements and parking.

3. PRESENTATION BY STAFF

Presentation: Erik Wilhelm, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Tatla Developments

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the June 26, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8254

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)”.

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

“Comprehensive Development Zone CD108”

2.2 Part 4B by inserting the following:

“4B108 Comprehensive Development Zone 108 (CD108)”

4B108-1 Intent:

The purpose of the CD108 zone is to establish specific land use and development regulations for a 27 unit townhouse development.

4B108-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 108 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD108 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys

with private rooftop deck and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B108-3 Conditions of Use:

- (a) Balcony enclosures are not permitted;
- (b) Rooftop trellises, pergolas, or similar structures are not permitted; and
- (c) Providing the site is developed in accordance with density provisions permitted in Section “4B108-5 Amenities”, the following outlines the minimum number of unit typologies that must be constructed:

Unit Description	Number of Units
2 bedroom	11
3 Bedroom	16

4B108-4 Accessory Use:

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

4B108-5 Density:

- (a) The maximum permitted density in the CD108 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 3 dwelling units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the following areas are exempted:
 - (i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and basement areas on the parkade level; and
 - (ii) unenclosed balcony areas and rooftop deck areas.

4B108-6 Amenities:

Despite subsection 4B108-5, density in the CD108 Zone is increased to a maximum floor space of 3,214.6 m² (34,602 sq. ft.) and a maximum number of 27 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$533,979.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its

sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

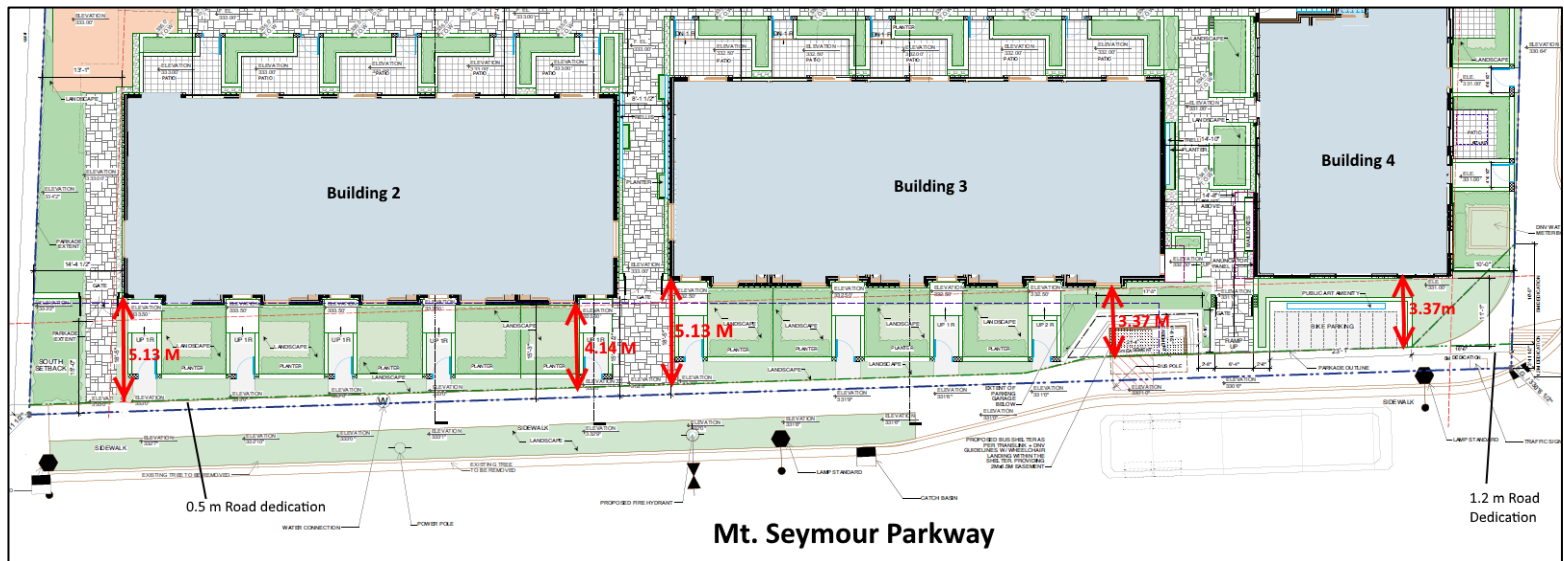
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B108-7 Setbacks:

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

Location	Minimum Required Setback
North Lot Line	1.61 m (5.29 ft)
East Lot Line	3.05 m (10 ft)
South Lot Line	per setbacks within section 4B108-7(b)
West Lot Line	3.99 m (13.08 ft)

- (b) Notwithstanding setbacks stipulated in section 4B108-7 (a), buildings must be set back from property lines to the closest building face in accordance with the following plan, due to road dedication requirements:



- (c) The north and south faces of buildings must be separated by a minimum distance of 8.23 m (27 ft).

4B108-8 Coverage:

- a) Maximum permitted Building Coverage is 52%; and
- b) Maximum permitted Site Coverage is 55%.

4B108-9 Height:

- a) Maximum permitted height is 10.5 meters (34.5 ft) from finished grade.

4B108-10 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 or fencing in accordance with an approved landscape plan.

4B108-11 Subdivision Requirements

Within the CD108 zone, the minimum lot area for the purposes of subdivision is 2,508 m² (27,000 sq. ft.).

4B108-12 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

Parking, Loading and Drive Aisle regulations within Part 10 of the Zoning Bylaw are applicable to CD108 lands except that:

- (a) A minimum of 52 motor vehicle parking spaces shall be provided in an underground parking garage inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;
- (b) A minimum of 6 motor vehicle parking spaces shall be provided for the use of visitors;
- (c) A maximum of 19 small car spaces shall be permitted;
- (d) A minimum of one drop-off/loading motor vehicle parking space, with a time duration parking restriction, shall be provided at grade with direct access from the lane;
- (e) A minimum of 53 Class 1 bicycle parking spaces (within a secured bike storage area) shall be provided; and
- (f) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex. ”

2.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 108 Zone (CD108).

READ a first time May 28th, 2018

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

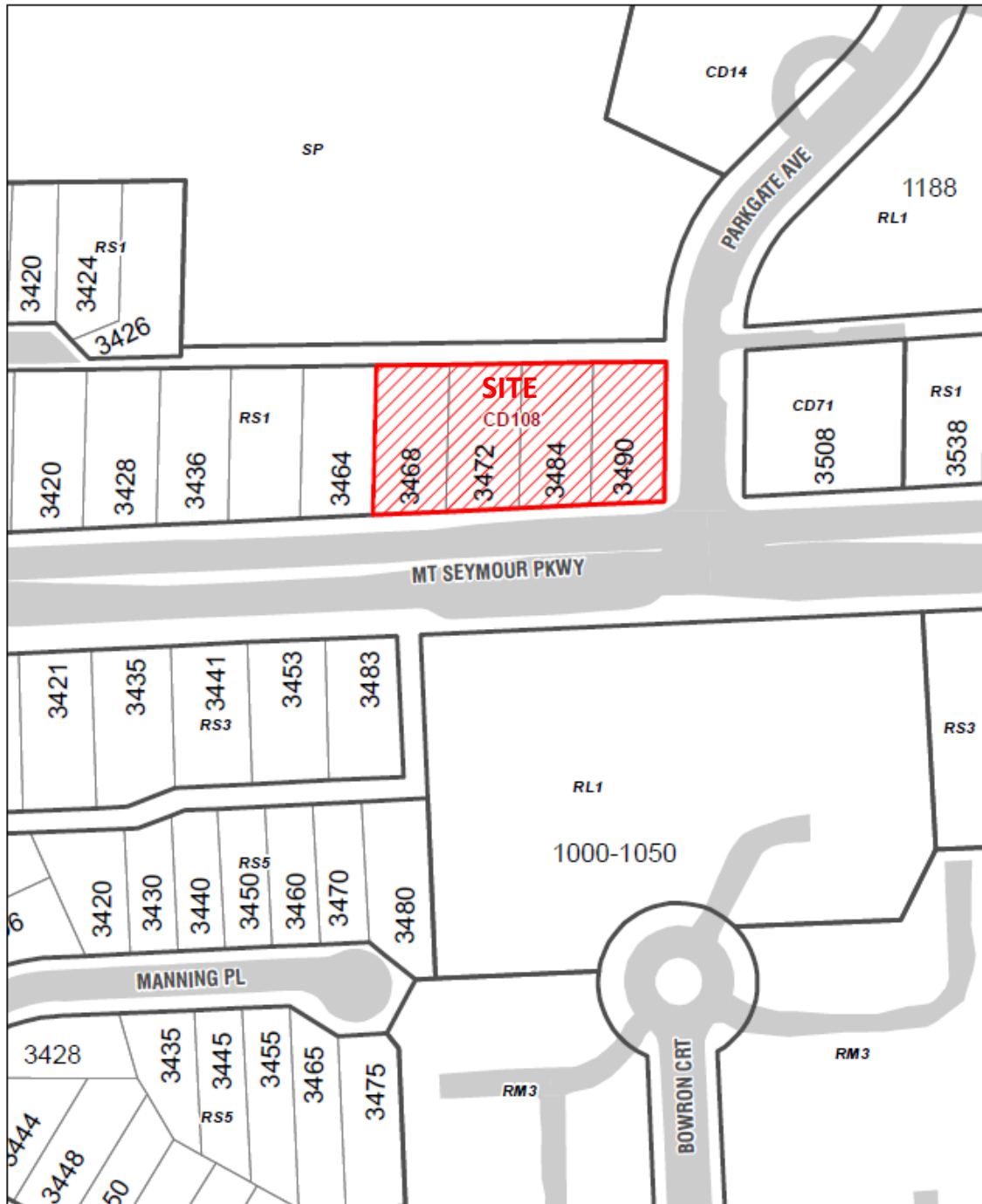
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8254

District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)



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 16, 2018
File: 08.3060.20/020.17

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Rezoning Bylaw 8254 and Housing Agreement Bylaw 8255 - 27 Unit Townhouse Development at 3468, 3472, 3484, & 3490 Mt Seymour Pkwy.

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)" to rezone the properties at 3468, 3472, 3484 and 3490 Mount Seymour Parkway from "Single-Family Residential One Acre Zone" (RS1) to "Comprehensive Development Zone 108" (CD108) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8255, 2017 (3468 - 3490 Mount Seymour Parkway)" be given FIRST reading;

AND THAT Bylaw 8254 be referred to a Public Hearing.

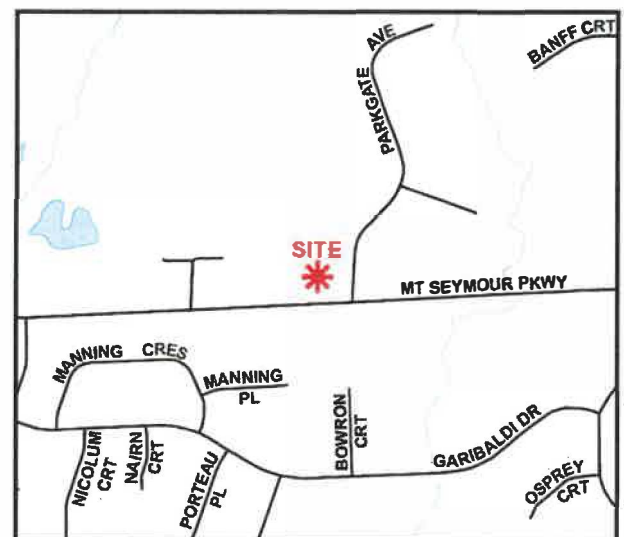
REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8254 to rezone the subject properties; and,
- Bylaw 8255 to authorize a housing agreement to ensure all future owners are eligible to rent their units.

SUMMARY:

The applicant proposes to redevelop four residential lots located at 3468-3490 Mt. Seymour Parkway to allow a 27 unit townhouse development with a Floor Space Ratio (FSR) of 1.2.



Implementation of the project requires a rezoning (Bylaw 8254), and a Housing Agreement (Bylaw 8255). The proposal is in keeping with the Official Community Plan and is consistent with Land Use provisions of the Seymour Local Plan (reference policy document). The rezoning bylaw is recommended to be referred to a Public Hearing (the housing agreement bylaw does not require a Public Hearing).

SUBJECT PROPERTY:

The development site includes four single-family lots and is approximately 0.27 hectares (0.66 acres) in area. As seen in the adjacent image, the site is located at the north-west corner of Parkgate Avenue and Mount Seymour Parkway. Surrounding uses include unconstructed lane & Northlands Golf Course to the north; a 16 unit townhouse complex (across Parkgate Avenue) to the east; an 88 unit condominium complex (across Mt. Seymour Pkwy.) to the south. Single family homes are located west of the site but a 29 unit townhouse proposal is anticipated to be considered by Council on the four adjacent lots west of the development site

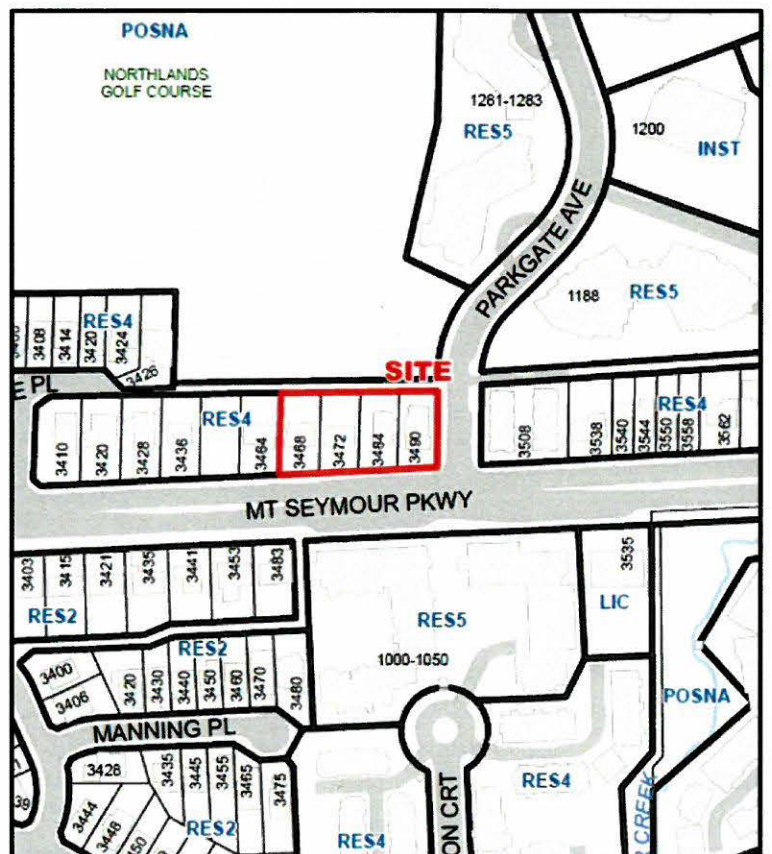
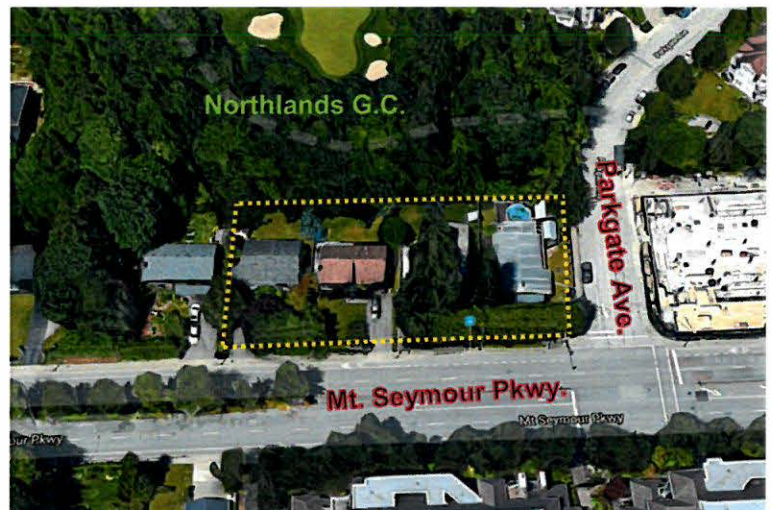
EXISTING POLICY:

Official Community Plan

The adjacent map indicates the surrounding OCP designations in the area.

The site is designated "Residential Level 4: Transition Multi Family" in the Official Community Plan. This designation envisions a mix of townhouse and apartment developments in close proximity to centres and corridors with a density of up to approximately 1.2 FSR. The proposed density of 1.2 FSR is in keeping with the OCP density provisions for the site.

The proposal is intended to provide housing to meet the needs of downsizers, the missing middle and families.

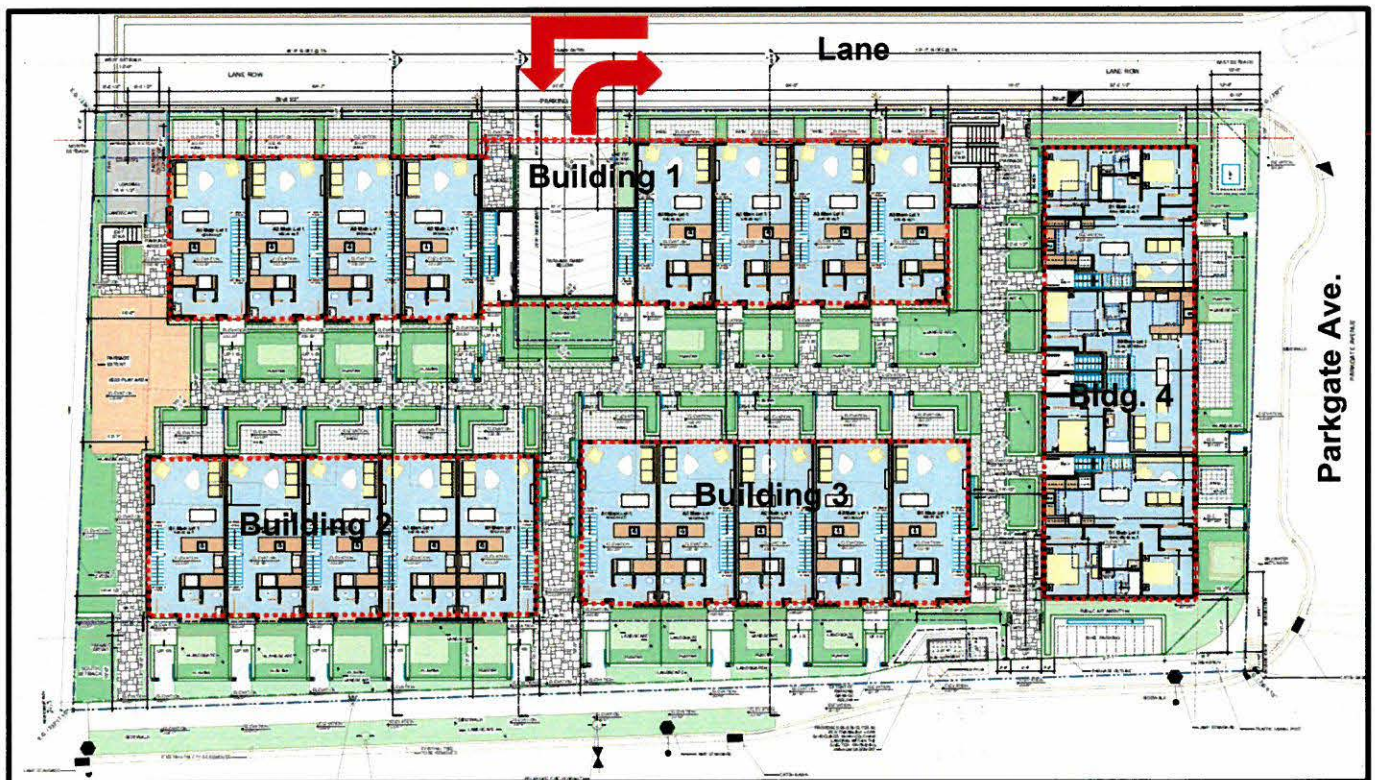


ANALYSIS:

Site Plan and Project Description

The project as proposed consists of 27 townhouse units in four separate buildings (see site plan below) with an approximate Floor Space Ratio of 1.2. The secured underground parking area (providing a total of 52 stalls) is proposed to be accessed from the rear lane to the west of Parkgate Avenue. This new lane within the existing dedicated lane area will be constructed by the developer.

All buildings proposed are three storeys in height and the majority of units include rooftop decks. The development will provide for sixteen 3-bedroom townhouse units and eleven 2-bedroom townhouse units.



The image on the next page depicts the general architectural expression being pursued. The buildings have an orderly presence along the street frontages with a modern architectural character not currently seen along Mt. Seymour Pkwy. All of the buildings incorporate similar colours, materials and building forms yet each building provides for subtle variation. Buildings 2, 3 and 4 have stepped-down corners to reduce building bulk at corners of the buildings; the architectural drawings are attached as Attachment 1.

Development Permits – Development Site

The development site is designated within Development Permit Areas for (1) Form and Character; and (2) Energy and Water Conservation and GHG Emission Reduction.

a) Form and Character:

The proposal complies with the “Design Guidelines for Ground-Oriented Housing” as outlined within the OCP. 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.

As noted previously, a 29 unit townhouse proposal is anticipated to be considered by Council on the four adjacent lots west of the development site. The image below provides an indication of the buildings fronting Mt. Seymour Parkway (south elevation). The two developments differ in architectural form and detailing. Both projects were designed to provide front door entrances onto the Parkway and front yard landscaping while still providing building breaks to ensure a continuous street wall is not created.



b) Energy and Water Conservation and GHG Emission Reduction:

In 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 development proposal will need to comply with the “Step 3” of the Step Code as the building permit for this project will likely be submitted after July 1, 2018.

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.

Development Permits – Off Site (Northlands Golf Course)

The lands north of the development site, within Northlands Golf Course, are designated within Development Permit Areas for (1) Wildfire Hazard; (2) Streamside Protection; and (3) Protection of the Natural Environment. The development proposal necessitates construction of the rear lane. The lane

construction activities will prompt compliance with the previously noted Development Permit Areas and the associated guidelines. Removal of trees and restoration works, necessary for lane construction, abutting Northlands Golf Course is proposed and is further identified later in this report.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on October 11, 2017 and the Panel recommended approval of the project subject to addressing Panel comments. The applicant has addressed the Panel's comments by improving the architecture (particularly at the corner of Parkgate Avenue and Mt. Seymour Pkwy), refining each of the three primary entrances from Mt. Seymour Parkway, improving integration of the bus shelter with the development, and providing enhanced communal areas on-site.

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.

Accessibility

As part of the development process, the applicant will submit a checklist which identifies how the development fulfils the requirements of the District's "Accessible Design Policy for Multi-Family Housing". In accordance with the policy, all units will be required to provide "basic accessible design elements" and 3 units (11% of the total) are proposed to include "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility. The approach to accessibility exceeds the targets in the District's policy.

Zoning

The site is currently zoned Residential Single Family One Acre (RS1). To accommodate the development, the site must be rezoned to permit ground-oriented housing and Bylaw 8254 (Attachment 2) creates a new Comprehensive Development Zone 108 (CD108) for this purpose. This new zone establishes the following requirements:

- establishes townhouses as a permitted use;
- limits the number of units to 27 townhouses;
- Limits the floor space area to a maximum of 3214.6 m² (34,602 sq. ft) which equates to 1.2 FSR;
- establishes a community amenity contribution of \$533,979;
- establishes a maximum building height of 10.5m (34.5 ft);
- sets building coverage at a maximum of 52%;
- sets site coverage at a maximum of 55%;
- requires the provision of a total of 52 off-street vehicle parking stalls, including 6 visitor stalls, and 1 loading/drop-off stall at the rear lane;
- requires a secure shared bicycle storage room (for at least 17 bicycles);
- requires secure individual bicycle storage areas (for at least 36 bicycles); and

- establishes the building setbacks.

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 residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8255 (Attachment 3) authorizes a Housing Agreement to implement this policy.

Traffic Generation & Parking

Traffic:

The developer's transportation consultant, in conjunction with the development applicant to the west, has submitted a coordinated traffic impact assessment (TIA) report which identifies the potential traffic generated from both development proposals and provides a comprehensive review of the traffic movements in the immediate area. The TIA report reviews existing conditions and forecasts future traffic conditions utilizing projected development as outlined in the OCP. Nearby intersections were reviewed and vehicular movements are expected to function within acceptable parameters and experience limited congestion at peak travel times along Mt. Seymour Parkway or along Parkgate Avenue.

The District's Transportation Engineering staff has reviewed the submitted TIA report and finds that the proposed development will not unduly affect traffic along Mt. Seymour Parkway or along Parkgate Avenue.

Parking:

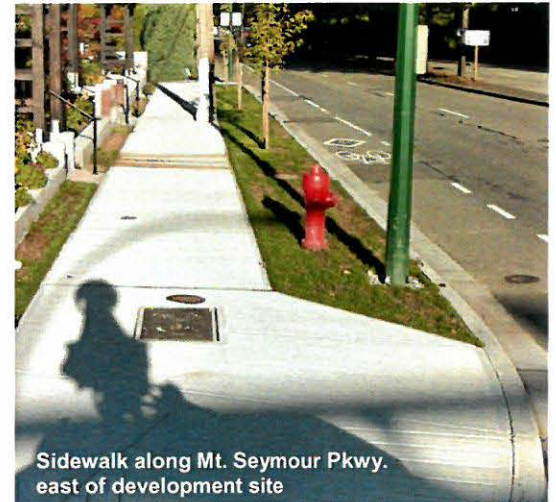
Given concerns raised at the Public Information Meeting, the developer was required to provide a comprehensive review of on-street parking conditions along Parkgate Avenue. Despite anecdotal testimonials, Parkgate Avenue was found to have ample on-street parking available throughout the day; however, had increased use during sports and church events taking place further north along Parkgate Avenue. The applicant proposes at least 52 parking stalls which includes a minimum of 6 visitor stalls and one at grade stall directly accessing from the lane (for quick drop-offs or temporary loading).

The District's Transportation Engineering staff has reviewed the proposed parking on-site and find that the development will not adversely effect on-street parking along Parkgate Avenue.

Off-site Improvements:

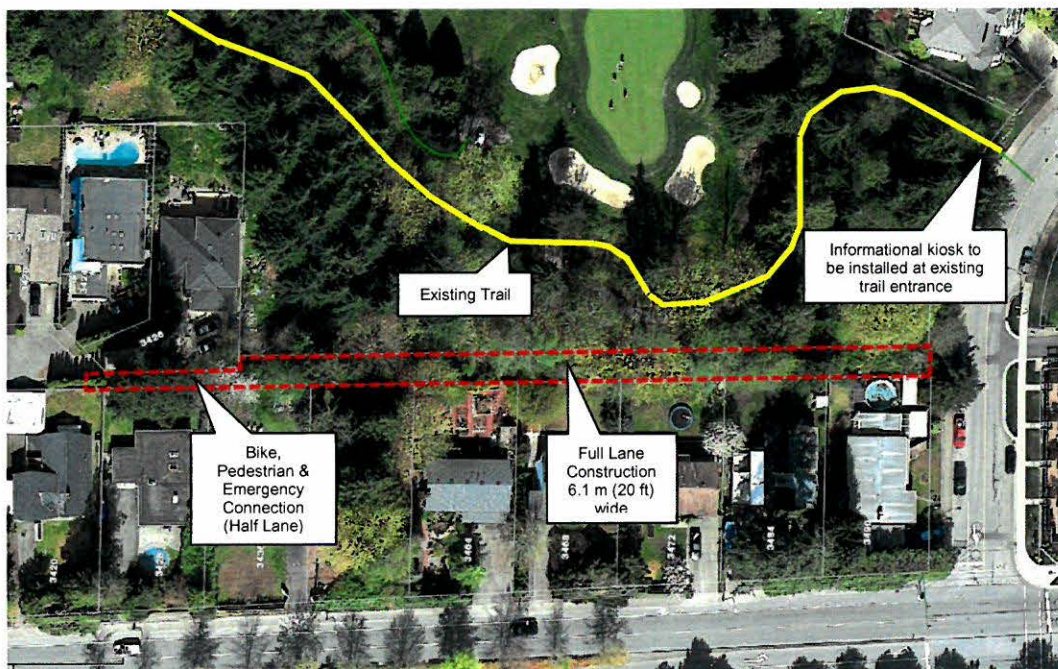
Roads:

The application includes upgrades to asphalt, sidewalks, boulevard, curb, gutter, and lighting along the Mt. Seymour Parkway and Parkgate Avenue frontages. The roadway design will provide for a planted boulevard separating the sidewalk from the curb on Mt. Seymour Parkway (alike the adjacent image). A new covered transit stop, expanded bus pull-out and bike lane continuation will be provided along the parkway. The developer will be providing a “directional/informational kiosk” at the entrance to the nearby trail system at the west side of Parkgate Avenue (see image below).



Lane:

As originally contemplated within the Seymour Local Plan, the applicant (in conjunction with the applicant to the west) will be required to pave the rear lane to the extent seen below. This lane is eventually slated to link Parkgate Avenue and Gaspé Place to the west; however, the western edge of the lane will have bollards installed and will remain with only a bike/pedestrian/emergency connection in order to minimize traffic disruptions on Gaspé Place. Upon potential redevelopment of the balance of the block and/or Gaspé Place, it would be expected that the lane would be widened to provide full vehicle access. In the interim, the lane will serve only the subject development site and the adjacent townhouse development to the east. The lane egress to Gaspé Place may be used at times during construction if required to minimize impacts to Parkgate Avenue and Mt. Seymour Parkway.



Tree removal off-site:

Lane construction will necessitate removal of trees within the existing dedicated/unconstructed lane and on the southern edge of Northlands Golf Course. In August of 1996, the golf course lands were dedicated as “park” upon adoption of Bylaw 6904 (Northlands Golf Course Park Dedication Bylaw). Development Engineering and Planning staff have reviewed the lane design and have determined that lane construction is necessary to service the development and to reduce interruptions to traffic, cycling and transit movements on Mt. Seymour Parkway.

The applicant was required to submit an arborist report and environmental review of the area given the potential environmental impact to Northlands Golf Course. The environmental review identified that no significant environmental features are present in the area needed for lane construction activities and further outlined a rehabilitation and restoration planting plan for an area north of lane (with Northlands Golf Course). Parks, Environmental and Development Engineering staff have reviewed the reports submitted by the applicant and concur that 23 trees will need to be removed within the unconstructed lane and 17 trees slated for removal within Northlands Golf Course lands. Additional tree removal may be necessary depending on final tree health and wind firming review closer to construction (should the rezoning bylaw proceed).

Although tree removal is not normally encouraged on public land this development proposal is consistent with both the OCP and Seymour Local Plan. Furthermore, the developer has provided all necessary information to understand the tree loss and has provided preliminary restoration plans to encourage environmental rehabilitation in the area of disturbance. The developer will be required to restore the lands as part of the rezoning process and install an “environmental fence” to discourage disturbance of the restored area north of the lane within Northland Golf Course lands. The restoration works to areas north of the lane will be required prior to start of construction and will be protected with environmental fencing. This will be ensured through covenant in order to limit the time needed to provide the restoration works.

Northlands Golf Course staff also identified that tree removal in this area will not adversely affect the golf course operations and tree removal may actually allow more winter time sunlight infiltration to encourage growth and drainage of the nearby green (13th hole).

Further details outlining the project’s compliance with the Development Permit Areas for (1) Wildfire Hazard; (2) Streamside Protection; and (3) Protection of the Natural Environment will be provided for Council’s consideration at the Development Permit stage should the rezoning bylaw proceed.

On-site Landscaping

Landscaping on-site is designed to be low-maintenance and to feature native plantings. The courtyards between the buildings will provide a shared walkway and private outdoor amenity areas for each unit. Each unit with rooftop decks will be provided landscaping within planters to improve the spaces and help to create privacy between the roof top decks. A copy of the landscape plan is provided within Attachment 1.

Construction Traffic Management Plan:

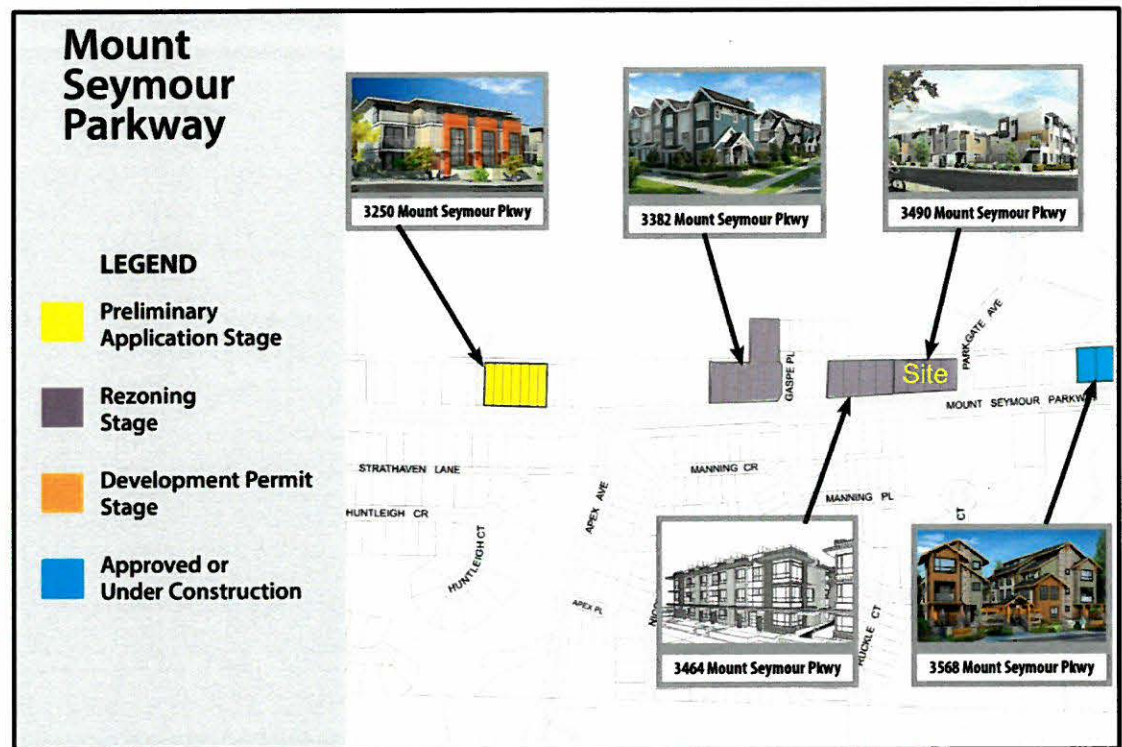
The adjacent image shows the site in relation to other applications in the area along Mt. Seymour Parkway.

The applicant, in conjunction with the adjacent development applicant to the west, has submitted comprehensive and coordinated Construction Traffic Management Plans (CTMP) in order to reduce the development's

impact on pedestrian and vehicular movements in the area. Should the rezoning bylaw proceed, in conjunction with the potential development to the west, both applicants will be required to coordinate their construction activities to limit disruption to neighbours. This will be compulsory through registration of a "Construction Traffic Management Covenant" which both developers have agreed to. The covenant will require simultaneous excavation, shoring, concrete installation, and civil works by one contractor. Should one development proceed before the other then the second development will be delayed until the excavation, shoring and concrete installation is completed on the first development in order to limit heavy truck movement conflicts in the area. A final CTMP is required to be approved by the District prior to issuance of a building permit. Further information related to construction traffic management will be provided upon consideration of the Development Permit should the rezoning bylaw proceed.

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.

With respect to this specific development site, there should be limited disruption for neighbours given that the rear lane (to be constructed by the developer) will be primarily used for vehicle staging, concrete pours, marshalling and trades parking. Use of the rear lane area for staging activities was successfully implemented on the townhouse project constructed east of the site (across Parkgate Avenue).

Public Input

a) Public Information Meeting:

The applicant held a facilitated Public Information Meeting (PIM) on July 19, 2017 and the meeting was attended by approximately 40 members of the public. A copy of the PIM “summary report” from the meeting’s facilitator is attached as Attachment 4. Topics discussed at the meeting and referenced in the 13 comment sheets submitted focused on construction traffic management, parking, traffic, community amenity contributions (CACs), pathways, parks, cost of units, access, density, architectural design and privacy. The Seymour Local Plan Monitoring Committee (SLPMC) provided a letter which is included with the comment sheets.

Seymour Local Plan (2003) Compliance:

The development site was designated “Multi-Family Residential” in the Seymour Local Plan reference policy document. The Seymour Local Plan supported density of between 0.6 and 1.2 FSR along the north side of Mount Seymour Parkway (3200 to 3500 blocks) provided that:

- *The housing form is predominantly townhouses*
- *A minimum of 15,000 square feet (1400 m) is assembled for townhouse development and no “locked in” lots are created*
- *The development addresses issues of traffic, access, safety, acoustical standards, view and backdrop considerations, community acceptance and design standards*
- *The development contributes to community objectives*

The above noted points have been generally achieved by the development proposal. The Public Hearing will provide an opportunity for the public to comment on the overall “community acceptance” of the development proposal (providing the rezoning application proceeds to a Public Hearing).

COMMUNITY AMENITY CONTRIBUTIONS AND DEVELOPMENT COST CHARGES:

As the subject property requires rezoning, a Community Amenity Contribution (CAC) has been calculated in the amount of \$533,979.00 in accordance with District CAC policy. The CD108 zone

specifies this amount in order to achieve the maximum density of 1.2 FSR and outlines projects to which the CAC may be applied, including park, trail, environmental, public art or other public realm improvements, as well as municipal or recreation service or facility improvements, and/or affordable housing. Trail upgrades north of the development site, within Northlands Golf Course, was noted by the Parks Department as a potential nearby CAC priority.

The developer will be required to pay Development Cost Charges prior to building permit issuance in accordance the Development Cost Charge Bylaw applicable at that time.

RENTAL AND AFFORDABLE HOUSING STRATEGY:

In response to the District's Rental and Affordable Housing Strategy, the applicant has noted that the development will expand the supply and diversity of housing within the Parkgate Area. As stated within the strategy: "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes." The homes proposed in the subject development will be suitable for families and provide a more affordable alternative relative to detached single-family homes.

CONCURRENCE:

Staff:

The project has been reviewed by the following District Departments: Building, Parks, Environment, Legal, Development Engineering, Urban Design, Community Planning, Real Estate and Properties, Public Art, and Fire Prevention. Recommendations from individual departments have been incorporated to improve the development project and to advance public and District interests.

CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives. Primarily, the townhouse proposal creates a choice of housing suitable for families. The rezoning proposal is now ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8254 and 8255 and refer Bylaw 8254 to a Public Hearing (staff recommendation); or,
2. Defeat the Bylaws at First Reading.



Erik Wilhelm, MCIP, RPP
Development Planner

Attachments:

- 1. Architectural and Landscape Plans
- 2. Bylaw 8254 – Rezoning Bylaw
- 3. Bylaw 8255 – Housing Agreement Bylaw
- 4. Public Information Meeting Facilitator Summary Report

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Human Resources	_____	<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:

DRAWING INDEX
ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
AS.00	COVER SHEET	N/A
AS.01	PROJECT DATA	AS NOTED
AS.02	CONTEXT PLAN	AS NOTED
AS.03	SITE CONTEXT PHOTOS	AS NOTED
AS.04	DESIGN RATIONALE	AS NOTED
AS.05	SHADOW ANALYSIS	AS NOTED
AS.06	PARKING LVL. PLAN	AS NOTED
AS.07	SITE SHAPE LVL. 1 PLAN	AS NOTED
AS.08	LVL. 2 PLAN	AS NOTED
AS.09	LVL. 3 PLAN	AS NOTED
AS.10	ROOF PLAN	AS NOTED
AS.11	SOUTH & NORTH ELEVATIONS	AS NOTED
AS.12	COURTYARD ELEVATIONS	AS NOTED
AS.13	EAST & WEST ELEVATIONS	AS NOTED
AS.14	BUILDING SECTIONS	AS NOTED
AS.15	BUILDING SECTIONS	AS NOTED
AS.16	PERSPECTIVES	AS NOTED
AS.17	PERSPECTIVES	AS NOTED
L.01	LANDSCAPE PLAN	AS NOTED
L.02	LANDSCAPE SHADING PLAN	AS NOTED
L.03	LANDSCAPE MATERIAL PLAN	AS NOTED
L.04	LANDSCAPE DETAILS	AS NOTED
L.05	LANDSCAPE DETAILS	AS NOTED

Detailed Rezoning Development Application
North Vancouver Townhouse Proposal

May 11, 2017

Lots #3468, #3472, #3484, #3490
Mt. Seymour Parkway, North Vancouver, BC.

To

Erik Wilhelm
Planner 2 - Development Services
District of North Vancouver, BC
604-990-2360

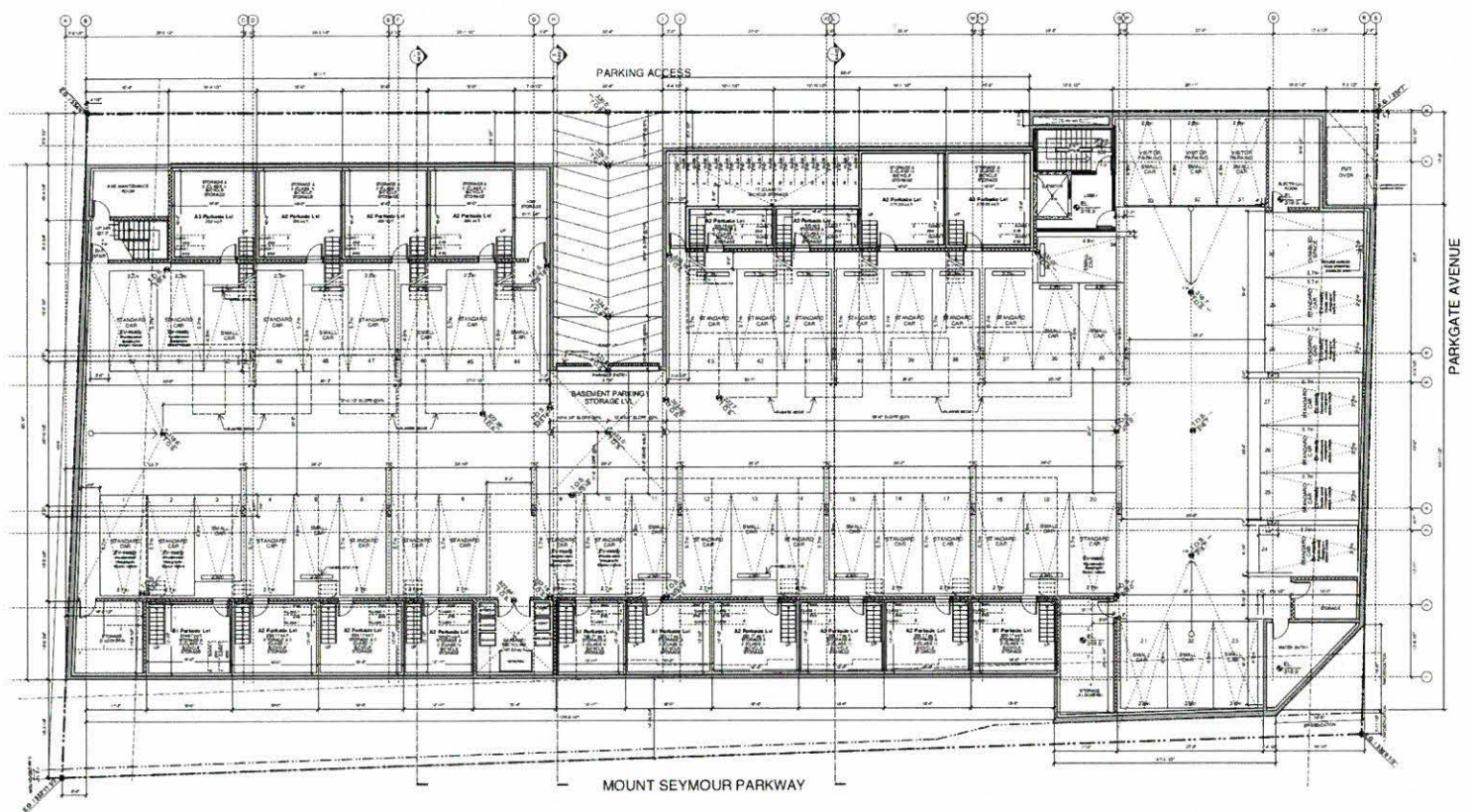
STUART HOWARD ARCHITECTS INC. 200-1000 West Broadway, Suite 200 Vancouver, BC V6H 1G5 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@stuart-howard.com	TAILA TAILA CONSULTING 100-1000 West Broadway, Suite 200 Vancouver, BC V6H 1G5 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@stuart-howard.com	STUART HOWARD ARCHITECTS INC. 200-1000 West Broadway, Suite 200 Vancouver, BC V6H 1G5 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@stuart-howard.com	NORTH VANCOUVER TOWNHOUSE PROPOSAL 100-1000 West Broadway, Suite 200 Vancouver, BC V6H 1G5 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@stuart-howard.com	COVER SHEET 2017.05.11 100-1000 West Broadway, Suite 200 Vancouver, BC V6H 1G5 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@stuart-howard.com	A0.00
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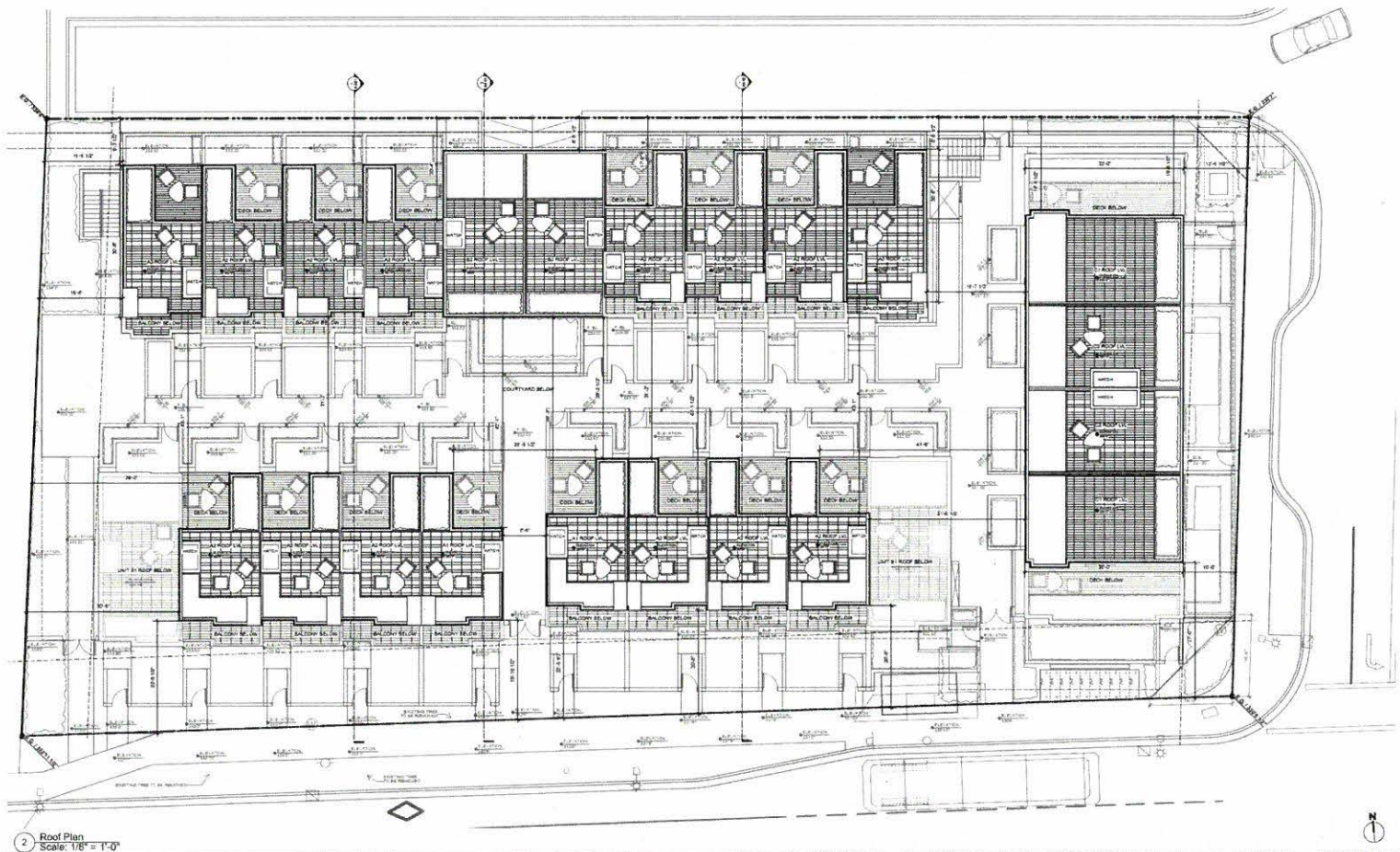
1 Site Plan - Main Lvl 1
Scale: 1/8" = 1'-0"

DM#3486557
Submitted Feb. 19, 2018

<p>Notes:</p> <ol style="list-style-type: none"> 1. All dimensions are in feet and inches. 2. All dimensions are to the center of the wall unless otherwise noted. 3. All dimensions are to the finished floor unless otherwise noted. 4. All dimensions are to the exterior face of the wall unless otherwise noted. 5. All dimensions are to the center of the door unless otherwise noted. 6. All dimensions are to the center of the window unless otherwise noted. 7. All dimensions are to the center of the staircase unless otherwise noted. 8. All dimensions are to the center of the elevator unless otherwise noted. 9. All dimensions are to the center of the ramp unless otherwise noted. 10. All dimensions are to the center of the parking space unless otherwise noted. 11. All dimensions are to the center of the landscaping unless otherwise noted. 12. All dimensions are to the center of the building unless otherwise noted. 13. All dimensions are to the center of the site unless otherwise noted. 14. All dimensions are to the center of the project unless otherwise noted. 15. All dimensions are to the center of the world unless otherwise noted. 	<p>TALA</p> <p>Architectural Firm</p>	<p>SH STUART HOWARD ARCHITECTS INC.</p> <p>Architectural Firm</p>	<p>Project: NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>Location: 4515 E. 15th Ave. #1000, Mount Seamount Park, North Vancouver, BC</p>	<p>Site Plan - Main Lvl 1 Plan</p> <p>Sheet No: A1.01</p> <p>Scale: 1/8" = 1'-0"</p> <p>Submitted: Feb. 19, 2018</p>
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	<p>1 Parks & Rec Plan Scale: 1/8" = 1'-0"</p>	<p>NOT TO BE USED FOR CONSTRUCTION PURPOSES (FOR PRELIMINARY USE ONLY)</p> <p>NOT TO BE USED FOR CONSTRUCTION PURPOSES (FOR PRELIMINARY USE ONLY)</p>		 <p>STUART HOWARD ARCHITECTS INC. 480-575-0000 480-575-0000</p>	<p>Project Name: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Client: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Location: NORTH VANCOUVER, BC</p>	<p>Project No: 2018-01-01</p> <p>Project Name: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Client: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Location: NORTH VANCOUVER, BC</p>	<p>Project No: 2018-01-01</p> <p>Project Name: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Client: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Location: NORTH VANCOUVER, BC</p>	<p>Project No: 2018-01-01</p> <p>Project Name: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Client: NORTH VANCOUVER TONNICOUSE PROPOSAL</p> <p>Location: NORTH VANCOUVER, BC</p>
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2 Roof Plan
Scale: 1/8" = 1'-0"

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR GENERAL NOTES.
3. SEE SHEET 1 FOR GENERAL NOTES.
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STUART HOWARD
ARCHITECTS INC.
400-690-8888
400-690-8888

NO.	DATE	REVISION	BY	CHECKED

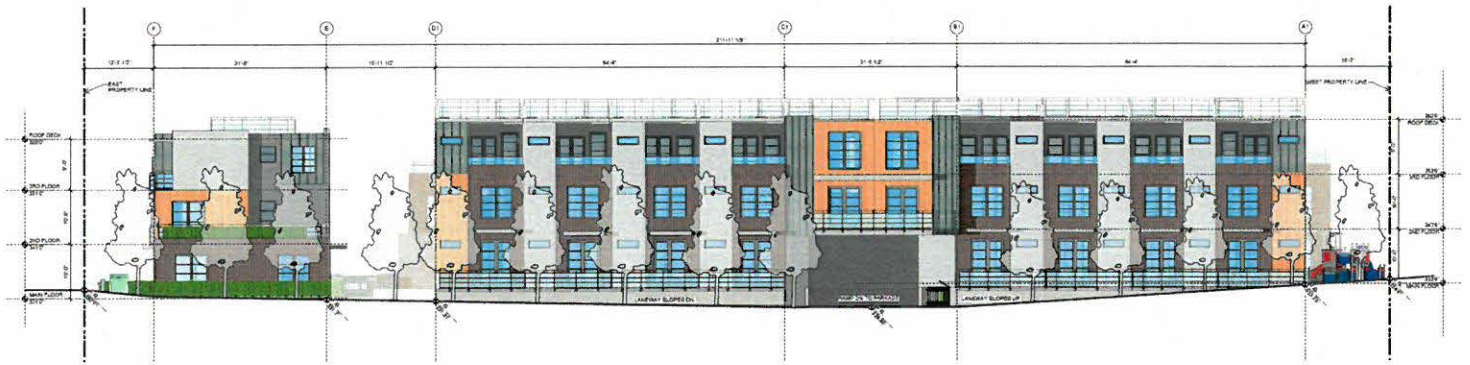
PROJECT
NORTH VANCOUVER
TOWNHOUSE
PROPOSAL
1000 7TH AVENUE
NORTH VANCOUVER, BC

THE
ROOF PLAN

DATE	2017.08.11	DRAWN	
PROJECT	214.06	CHECKED	A1.04
DATE			
PROJECT			



1 SOUTH ELEVATION MT. SEYMOUR PARKWAY
Scale 1/8" = 1'-0"



2 NORTH ELEVATION LANEWAY
Scale 1/8" = 1'-0"

<p>STUART HOWARD ARCHITECTS INC. 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 1T1 TEL: 604-681-1111 WWW.SHA-ARCHITECTS.COM</p>		<p>STUART HOWARD ARCHITECTS INC. 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 1T1 TEL: 604-681-1111 WWW.SHA-ARCHITECTS.COM</p>	<p>TALA </p>	<p>SH STUART HOWARD ARCHITECTS INC. ARCHITECTS AND DESIGNERS 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 1T1 TEL: 604-681-1111</p>	<table><tr><th>NO.</th><th>DATE</th><th>REVISION</th><th>BY</th><th>CHKD</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	REVISION	BY	CHKD						<p>PROJECT NORTH VANCOUVER TOWNHOUSE PROPOSAL 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 1T1</p>	<p>DATE 2017.05.11 PROJECT 2017.05.11 SCALE AS NOTED</p>	<p>NO. SOUTH & NORTH ELEVATIONS DATE 2017.05.11 PROJECT 2017.05.11 SCALE AS NOTED FILE NO. A3.01</p>
NO.	DATE	REVISION	BY	CHKD														

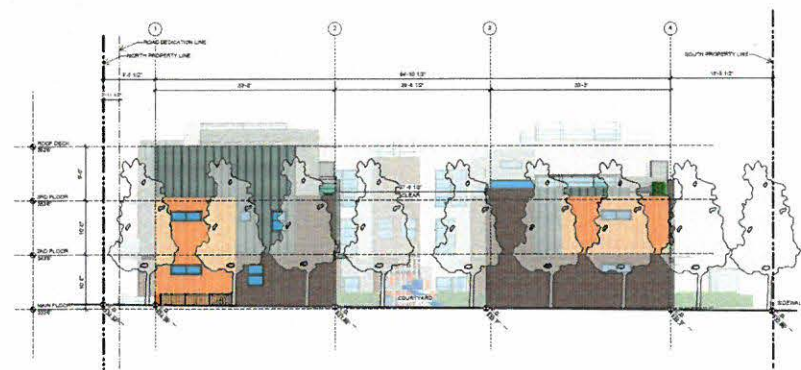
28



1 EAST ELEVATION PARGATE AVENUE
Scale 1/8" = 1'-0"



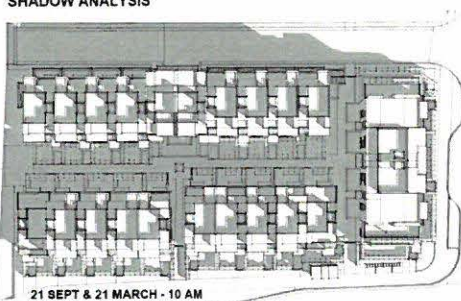
3 WEST ELEVATION COURTYARD
Scale 1/8" = 1'-0"



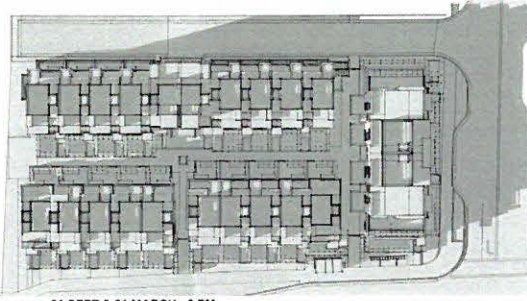
2 WEST ELEVATION
Scale 1/8" = 1'-0"

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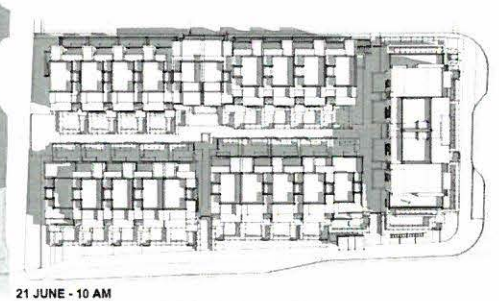
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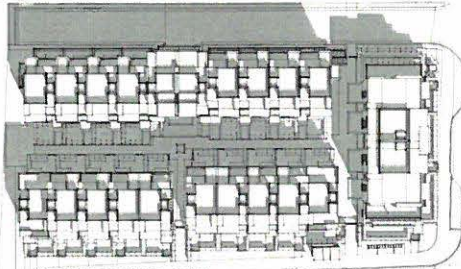
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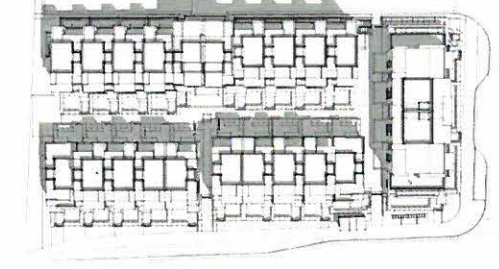
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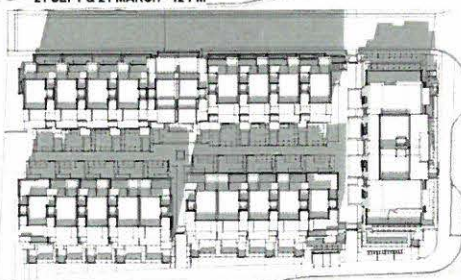
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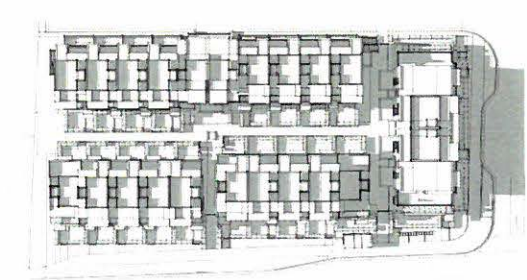
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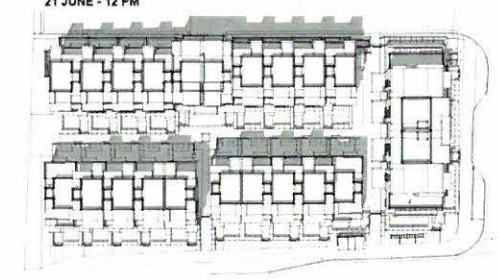
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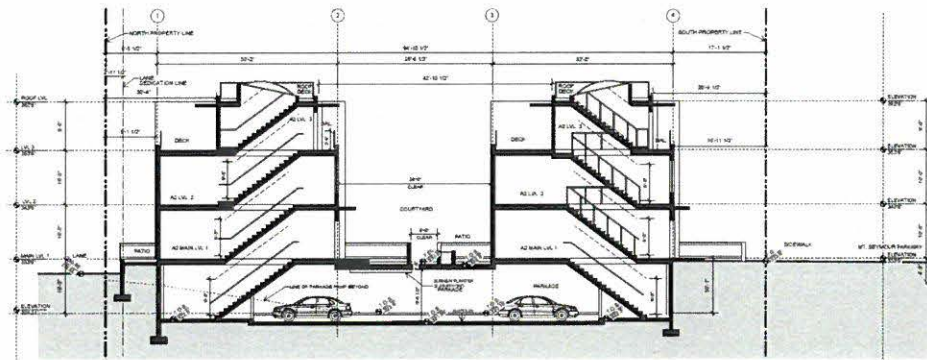


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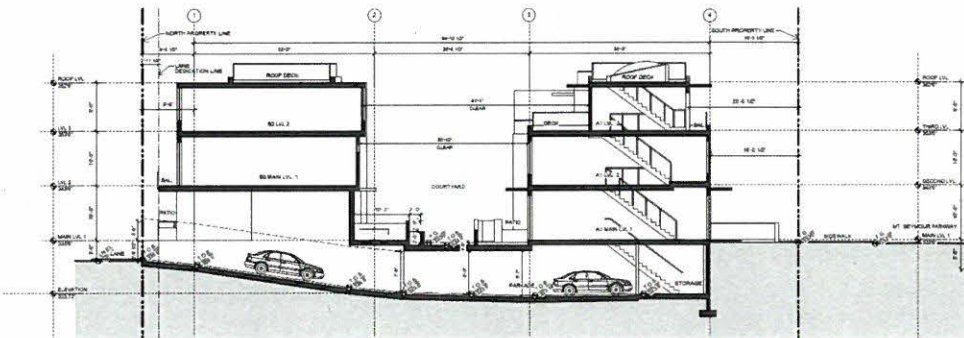


21 JUNE - 2 PM

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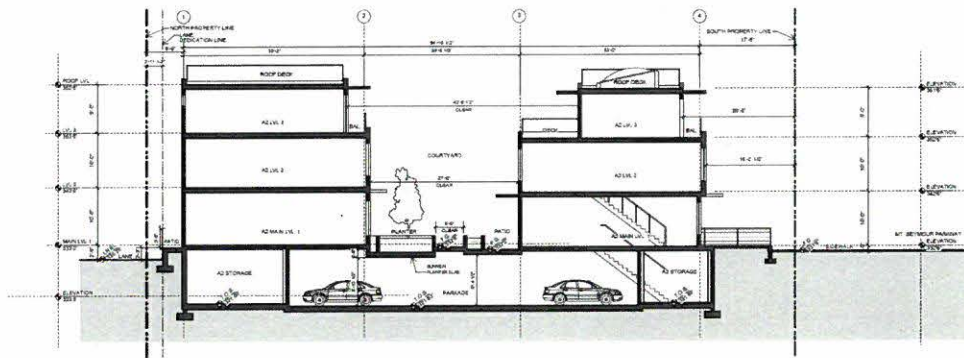


1 Cross Section through A Units
Scale: 1/8" = 1'-0"



2 Cross Section through Parkade Ramp
Scale: 1/8" = 1'-0"

<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>	<p>TALA</p> <p>Architectural Firm</p>	<p>SH</p> <p>STUART HOWARD ARCHITECTS INC.</p> <p>Architects</p>	<p>Project Name: NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>Project Address: 10000 100th Avenue, North Vancouver, BC</p> <p>Project Number: 10000</p> <p>Project Date: 10/10/2020</p>	<p>Project Name: NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>Project Address: 10000 100th Avenue, North Vancouver, BC</p> <p>Project Number: 10000</p> <p>Project Date: 10/10/2020</p> <p>Project Sheet: A4.01</p> <p>Project Title: BUILDING SECTIONS</p>
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1 Cross Section Through A Units
Scale: 1/8" = 1'-0"

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1 From Mt. Seymour Parkway



2 From Parkgate Avenue

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1 From Mt. Seymour & Parkgate Avenue Intersection



2 From Mt. Seymour Parkway



3 Birds Eye View Courtyard



4 From Mt. Seymour Parkway

NOTES:
1. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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5. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.



REVISIONS		DATE	
No.	Description	No.	Date

NORTH VANCOUVER
TOWNHOUSE
PROPOSAL
10000 100TH AVENUE, SUITE 100
VANCOUVER, BC V6P 1A1
TEL: 604-261-1111
WWW.SHA-BC.COM

PERSPECTIVES		DATE	BY
		2017.05.11	



1 From Parkgate Avenue



2 From Laneway



3 Courtyard View



4 Courtyard View

<p>NOTES</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>		<p>NOTES</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>TALA</p> <p>ARCHITECTS</p>	<p>SH</p> <p>STUART HOWARD ARCHITECTS INC.</p> <p>400 - 1111 West 10th Avenue Vancouver, B.C. V6H 1Y1</p> <p>Phone: 604-681-8888 Fax: 604-681-8889</p>	<table><tr><th>No.</th><th>Date</th><th>Revised</th><th>Revised Notes</th><th>No.</th><th>Date</th><th>Revised</th><th>Revised Notes</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	No.	Date	Revised	Revised Notes	No.	Date	Revised	Revised Notes																									<p>Project:</p> <p>NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>400 - 1111 West 10th Avenue, North Vancouver, B.C.</p>	<p>Sheet No:</p> <p>A5 03</p> <p>Scale:</p> <p>1:100</p> <p>Drawn:</p> <p>Checked:</p> <p>Approved:</p> <p>AS NOTED</p>
No.	Date	Revised	Revised Notes	No.	Date	Revised	Revised Notes																																

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2	ACER PALMUTUM	16-102
3	ACER PALMUTUM	16-102
4	ACER PALMUTUM	16-102
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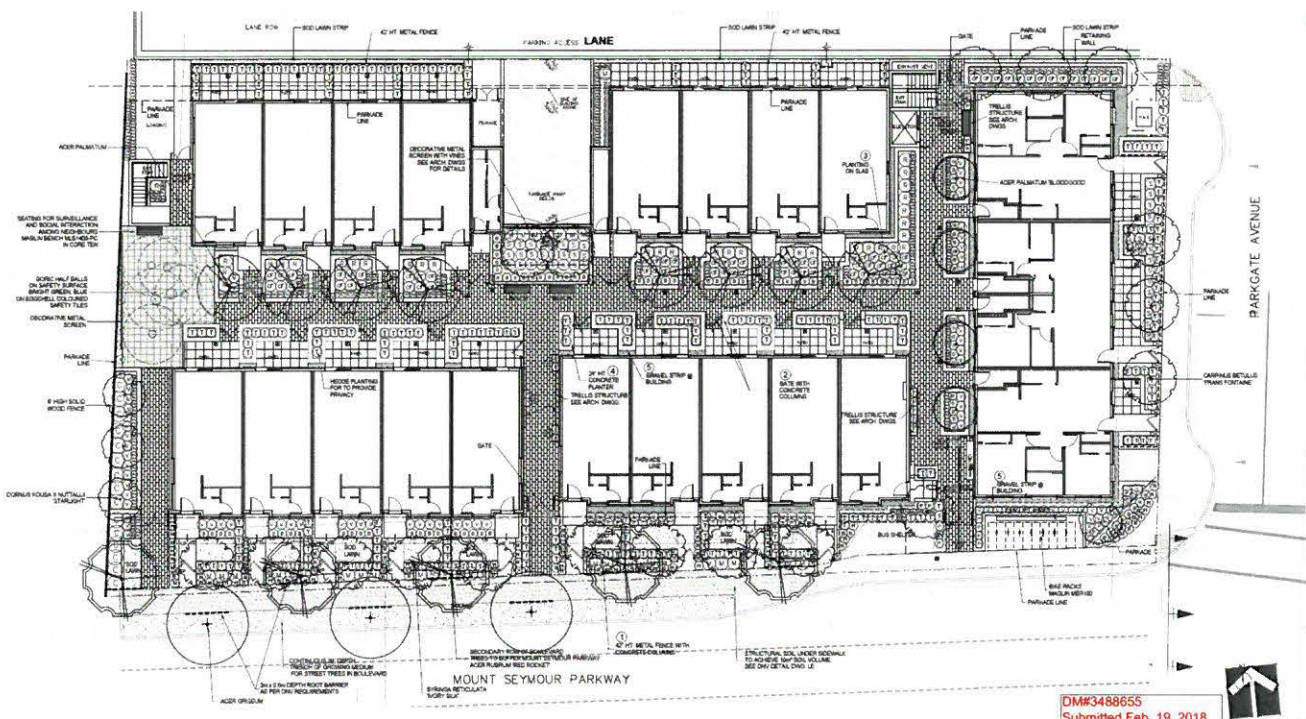
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96	ACER PALMUTUM	16-102
97	ACER PALMUTUM	16-102
98	ACER PALMUTUM	16-102
99	ACER PALMUTUM	16-102
100	ACER PALMUTUM	16-102

NOTES:

- STREET TREES: THE FINAL LOCATION AND SPECIES SELECTION WILL BE TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER.
- THE DISTRICT OF NORTH VANCOUVER IS RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF STREET TREES ON OFF-SITE AREAS. PLEASE ENSURE THAT THE DEVELOPER IS AWARE THAT ON-GOING MAINTENANCE OF STREET TREES ON OFF-SITE AREAS (BOULEVARDS) IS THE RESPONSIBILITY OF THE DISTRICT OF NORTH VANCOUVER.
- ALL PLANT MATERIAL USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER PARKS DEPT. BEFORE INSTALLATION.
- THE OWNER HAS THE RIGHT TO REFUSE ANY OR ALL OF THE SELECTED PLANT MATERIAL IF IT DOES NOT MEET THE CURRENT BCMA STANDARDS.
- DEVELOPER TO PROVIDE A STANDARD PARK AUTOMATION HOSE IN THE CENTRAL AREA OF PARKING PARK ADJACENT TO THE PLAYGROUND. THE HOSE'S FINAL LOCATION TO BE COORDINATED WITH PARKS DEPT.

NOTES:

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CURRENT LANDSCAPE STANDARDS. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER BCMA STANDARDS. BUT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. THERE IS NO SPECIFICATION FOR SPECIFIC CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVEAL HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT PLACE OF SUPPLY. AREA OF SEARCH INCLUDES: LANDSCAPE MATERIAL AND PLANT MATERIAL. SUBSTITUTIONS: CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT TO A REVIEW OF PLANT MATERIAL TO DETERMINE IF SUBSTITUTIONS ARE SUBJECT TO CURRENT LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND AUTOMATION MUST MEET OR EXCEED CURRENT LANDSCAPE STANDARDS. LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORIGINATOR'S PLANT NUMBER.



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pmg
LANDSCAPE
ARCHITECTS

Suite C 102 - 4888 Bayview Avenue
North York, Ontario M2N 6L1
Tel: 416-491-8888 Fax: 416-491-8889

DATE: 16-102
REVISION DESCRIPTION: OK

CLIENT: TOWNHOUSE DEV.
#2368, #3472, #3484, #3490
MOUNT SEYMOUR PARKWAY
NORTH VANCOUVER, BC

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NUMBER: L1

DATE: 16-102
SCALE: 1"=40'-0"

DRAWN: [Signature]
CHECKED: [Signature]
DATE: 16-102

PROJECT NUMBER: 16-102

The Corporation of the District of North Vancouver**Bylaw 8254**

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)".

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

"Comprehensive Development Zone CD108"

2.2 Part 4B by inserting the following:

"4B108 Comprehensive Development Zone 108 (CD108)"

4B108-1 Intent:

The purpose of the CD108 zone is to establish specific land use and development regulations for a 27 unit townhouse development.

4B108-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 108 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD108 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys

with private rooftop deck and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B108-3 Conditions of Use:

- (a) Balcony enclosures are not permitted;
- (b) Rooftop trellises, pergolas, or similar structures are not permitted; and
- (c) Providing the site is developed in accordance with density provisions permitted in Section "4B108-5 Amenities", the following outlines the minimum number of unit typologies that must be constructed:

Unit Description	Number of Units
2 bedroom	11
3 Bedroom	16

4B108-4 Accessory Use:

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

4B108-5 Density:

- (a) The maximum permitted density in the CD108 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 3 dwelling units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the following areas are exempted:
 - (i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and basement areas on the parkade level; and
 - (ii) unenclosed balcony areas and rooftop deck areas.

4B108-6 Amenities:

Despite subsection 4B108-5, density in the CD108 Zone is increased to a maximum floor space of 3,214.6 m² (34,602 sq. ft.) and a maximum number of 27 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$533,979.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its

sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

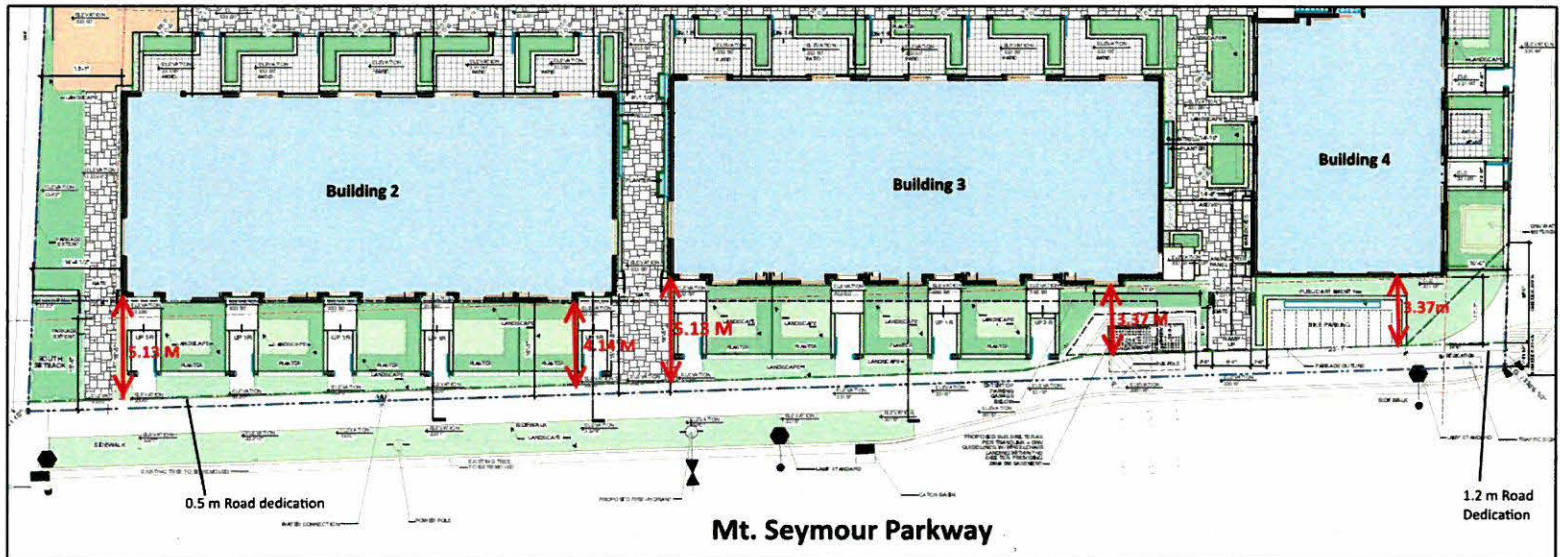
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B108-7 Setbacks:

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

Location	Minimum Required Setback
North Lot Line	1.61 m (5.29 ft)
East Lot Line	3.05 m (10 ft)
South Lot Line	per setbacks within section 4B108-7(b)
West Lot Line	3.99 m (13.08 ft)

- (b) Notwithstanding setbacks stipulated in section 4B108-7 (a), buildings must be set back from property lines to the closest building face in accordance with the following plan, due to road dedication requirements:



- (c) The north and south faces of buildings must be separated by a minimum distance of 8.23 m (27 ft).

4B108-8 Coverage:

- a) Maximum permitted Building Coverage is 52%; and
- b) Maximum permitted Site Coverage is 55%.

4B108-9 Height:

- a) Maximum permitted height is 10.5 meters (34.5 ft) from finished grade.

4B108-10 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 or fencing in accordance with an approved landscape plan.

4B108-11 Subdivision Requirements

Within the CD108 zone, the minimum lot area for the purposes of subdivision is 2,508 m² (27,000 sq. ft.).

4B108-12 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

Parking, Loading and Drive Aisle regulations within Part 10 of the Zoning Bylaw are applicable to CD108 lands except that:

- (a) A minimum of 52 motor vehicle parking spaces shall be provided in an underground parking garage inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;
- (b) A minimum of 6 motor vehicle parking spaces shall be provided for the use of visitors;
- (c) A maximum of 19 small car spaces shall be permitted;
- (d) A minimum of one drop-off/loading motor vehicle parking space, with a time duration parking restriction, shall be provided at grade with direct access from the lane;
- (e) A minimum of 53 Class 1 bicycle parking spaces (within a secured bike storage area) shall be provided; and
- (f) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex. "

2.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 108 Zone (CD108).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

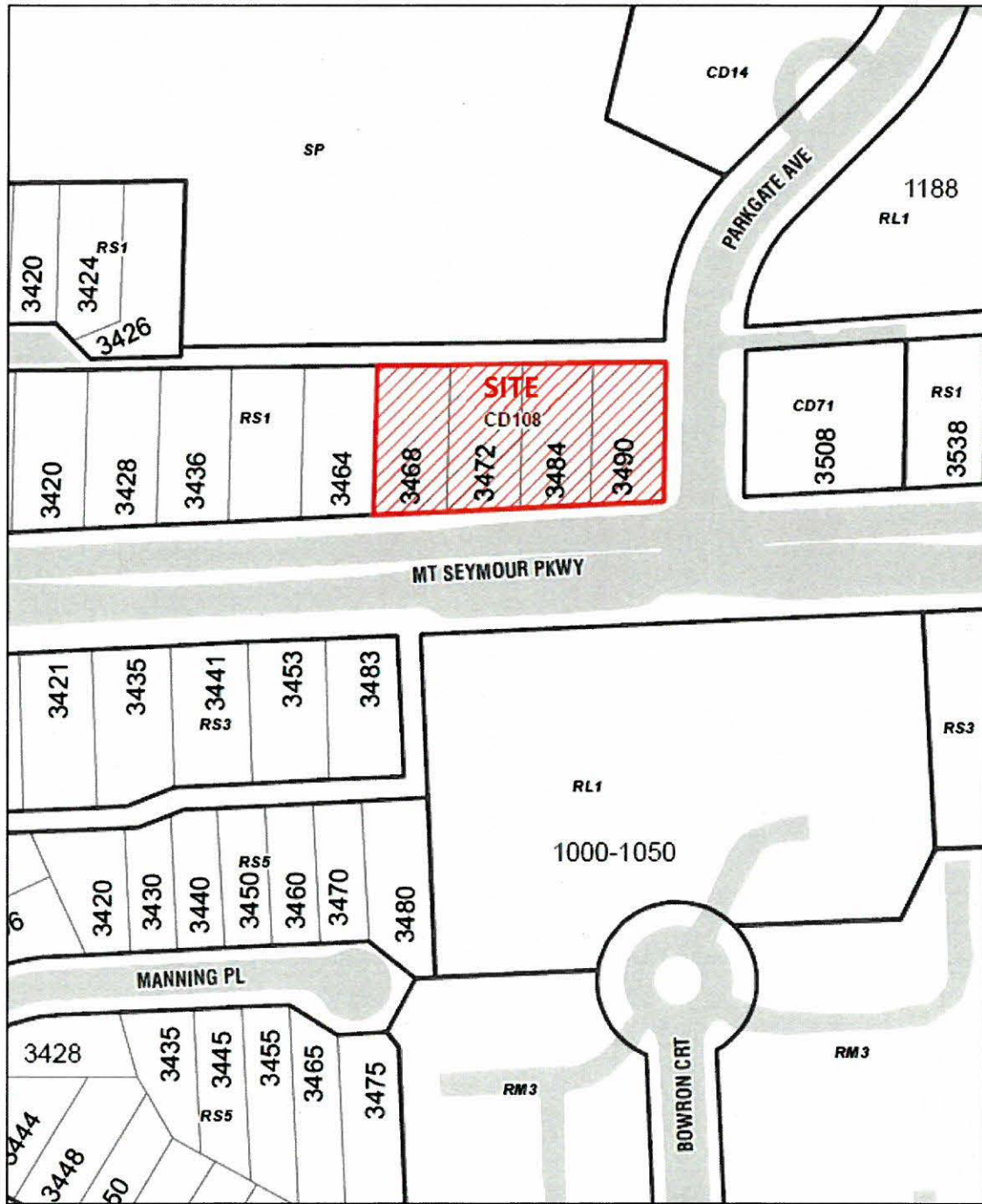
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8254

District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development 108 Zone (CD108)."



The Corporation of the District of North Vancouver

Bylaw 8255

A bylaw to enter into a Housing Agreement
(3468 - 3490 Mount Seymour Parkway)

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 8255, 2017 (3468 - 3490 Mount Seymour Parkway)".

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 Mount Seymour Parkway Holdings 2 Corp. (Inc. No. BC1082065) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- | | |
|--------------------|--|
| a) PID 013-370-006 | Lot 11 of Lot 6 Blocks 1 to 4 DL 622 Plan 2866 |
| b) PID 013-370-022 | Lot 12 of Lot 6 Blocks 1 to 4 DL 622 Plan 2866 |
| c) PID 013-370-031 | Lot 13 of Lot 6 Blocks 1 to 4 DL 622 Plan 2866 |
| d) PID 011-220-732 | Lot 14 of Lot 6 Blocks 1 to 4 DL 622 Plan 2866 |

3. Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8255

SECTION 219 COVENANT – HOUSING AGREEMENT

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

BETWEEN:

MOUNT SEYMOUR PARKWAY HOLDINGS 2 CORP. (Inc. No. BC1082065) a company incorporated under the laws of the Province of British Columbia having an office at #880 - 700 West Georgia Street, Vancouver, BC V7Y 1B6

(the “Developer”)

AND:

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

(the “District”)

WHEREAS:

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

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

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) "*Development Permit*" means Development Permit No. 20.17 issued by the District;
- (b) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "*Owner*" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "*Proposed Development*" means the proposed development containing not more than 27 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (f) "*Strata Corporation*" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (h) "*Unit Owner*" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8255 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

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

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

3.02 Rental Accommodation

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

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254), is not adopted by the District's Council before January 1, 2019, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (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:

Mount Seymour Parkway Holdings 2 Corp.
#880 - 700 West Georgia Street
Vancouver, BC V7Y 1B6

Attention: _____

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

- (d) 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.
- (e) 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 8255.

7.07 Governing Law

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

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

GRANT OF PRIORITY

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

(a) _____ (the "**Charge**");

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

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

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

SUMMARY OF DEVELOPER'S PUBLIC INFORMATION MEETING

Site: 3468, 3472, 3484, 3490 Mt. Seymour Parkway
Meeting held Wednesday July 19, 2017



170, 1200 W. 73rd. Vancouver, BC V6P 6G5
Tel: 604-288-1050
WWW.TATLADEVELOPMENTS.COM

Facilitated by Agora Planning Ltd.

Report Authors: Odete Pinho & Shane O'Hanlon

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1. Overview

To:

Erik Wilhelm, Community Planner
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Kuldeep Tatla, Tatla Developments
170 – 1200 West 73rd Street
Vancouver, BC V6P 6G5

From:

Odete Pinho, Agora Planning Inc.
102 – 4272 Albert Street,
Burnaby, BC V5C 2E8

The following document summarizes the Public Information Meeting held by Tatla Developments on Wednesday July 19th 2017. The intent of the meeting was to share proposed development information related to properties at 3468, 3472, 3484, 3490 Mt. Seymour Parkway, District of North Vancouver. The project proposal is to develop the property with a total of 27 units townhouse units and underground parking.

The applicant held a facilitated Public Information Meeting on July 19th 2017. Prior to the meeting notices were distributed to all residents as required by the District of North Vancouver planning department, notification signage was installed on the property and ads were placed in the newspaper. The meeting was attended by 40 people, 13 of whom filled in comment forms at the event.

Residents expressed concern for the provision of adequate parking, both for the proposed development's residents, and for its visitors. Specifically they are concerned with parking in the project vicinity (roadways and Parkgate parking lot) and about parking overflowing into surrounding resident's street. Concerns were raised about the existing traffic on Mt Seymour Parkway, the Second Narrows Bridge and connecting roads. Residents are concerned with any increased volumes of traffic on the road network. Support was expressed for an increase of housing density, the provision of townhomes for housing diversity, and a newly improved bus stop associated with the proposed development.

2. Community Engagement and Information Distribution

2.1. Meeting Intent

The meeting was organized to present proposed architectural, landscaping and traffic management plans and to provide residents an opportunity to ask questions and share their thoughts. Information was provided from the zoning amendment application submitted to the District of North Vancouver on May 11, 2017.

2.2. Attendance

Tatla Developments Ltd. consulting team and resource people in attendance at the meeting included:

- Kuldeep Tatla, Principal, Tatla Developments
- Stuart Howard, Principal, Stuart Howard Architects
- Neil Robertson, Principal, Stuart Howard Architects
- Mary Chan-Yip, Principal, PMG Landscape Architects
- James Lao, Transportation Analyst, Bunt & Associates Engineering
- Odete Pinho, Facilitator, Agora Planning Ltd.
- Shane O'Hanlon, Event Coordination & Planner, Agora Planning Ltd.

In addition, Eric Wilhelm, Community Planner with District of North Vancouver, attended the public information meeting to respond to questions on policy and process at the meeting.

A total of 40 local residents attended the meeting and 13 filled in feedback forms at the event.

2.3. Notification and Advertising

To ensure the public information meeting was well advertised, the following notifications were completed as per the District of North Vancouver's policy 8-3060-2 requirements:

- Newspaper – North Shore News – Advertisements were printed in two issues of the North Shore News community newspaper in the classifieds section on Friday July 14th and on Sunday 16th July 2017.
- Over 250 surrounding landowners and neighbours within 100m of the 4 properties, 3468 to 3490 Mt. Seymour Parkway, were sent an information package and invitation to the public

information meeting by July 5th 2017, a minimum of two weeks prior to the date of the meeting. A map showing the delivery area for the required distribution of information packages was received from the District of North Vancouver.

- Notice of development sign was posted on the property by July 5th 2017, a minimum of two weeks prior to the public information meeting. Sign was removed on July 25th 2017.

The advertisements, distribution zone, and notices are attached as Appendix A to this report.

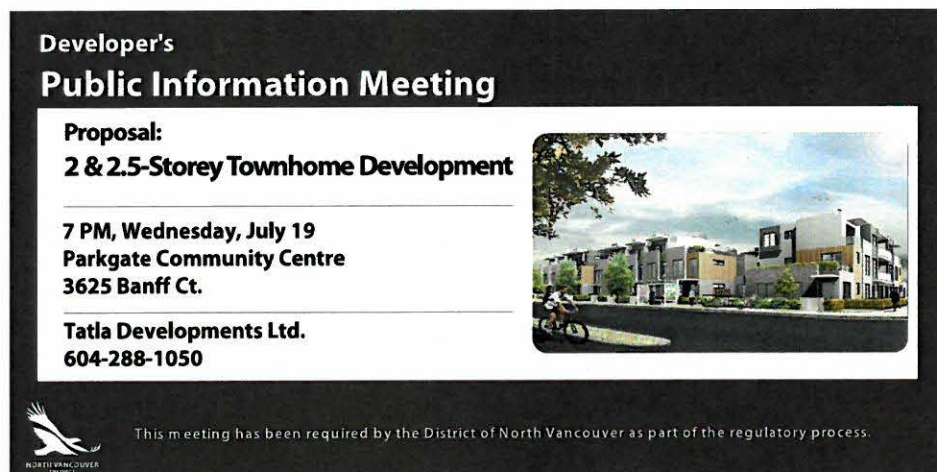


Figure 1: North Shore News, Printed Newspaper Ad

2.4. Meeting Format

The meeting was an open house format held at the Parkgate Community Centre, from 7pm – 8.30pm. Attendees were encouraged to sign-in, as well as write any feedback down in addition to having conversations with the development team members.

The event schedule was as follows:

- 7pm: Doors Open/ Open House
- 7.30 – 7.45pm: Presentation
- 7.45 – 8.30pm: Questions & Answers (*facilitated session*)

The open house information consisted of:

- 13 poster boards on display showcasing the architectural design, unit layouts, façade materials, access points, and parking
- 1 poster board showing the landscaping plans for the site
- 1 poster board with 6 excerpts from the traffic management report
- 1 poster board showing the development review process timeline (provided by Mr. Eric Wilhelm, Community Planner, District of North Vancouver)

Poster boards were staffed by their respective consultants and attendees reviewed materials, asked questions and discussed details. The poster boards remained in place the entire evening for reference. Copies of the poster board materials are in Appendix B.

The presentations included a brief introduction of the development team from the facilitator Odete Pinho. Eric Wilhelm, Community Planner provided an overview of the District development review process. An overview 15-minute presentation included the developer, Kuldeep Tatla, who welcomed residents and gave an overview of the project, its progress, and consultations carried out to date. Neil Roberston, the project architect spoke about the design, materials, size, and scope of the development, followed by Mary Chan-Yip who discussed the landscape concept. Finally, James Lao discussed the traffic management. The floor was then open to a 45 minute facilitated questions and answers session. A summary of the key topics raised and photos of the evening are provided on the following pages.



Figure 2: Open house portion of public information meeting with poster boards being viewed



Figure 3: Photo of attendees during presentations at public information meeting



Figure 4: Photo of attendee's questions being responded to by project architect and developer



Figure 5: Photo of attendees talking with the traffic engineer at public information meeting

3. Summary of Feedback

Feedback forms were made available for residents to fill in at the meeting. Thirteen feedback forms were completed and received. The feedback received is summarized below and the original forms are attached in Appendix C. Comments, concerns, and questions raised during the verbal questions and answers session were recorded and are also represented in the following summaries.

General comments concerning development in the area

There were a number of comments regarding development in the neighbourhood and concerns regarding increases in density exceeding those specified in the OCP, as well as concerns with regional scale traffic congestion issues.

Traffic and Transportation Issues

During the open discussion, residents raised questions about the number and size of parking stalls. The proposed allocation of 2 stalls per unit is based on a standard car and there is no additional parking provided for visitors. In addition, larger vehicles or disabled parking spaces actually require the equivalent space of 1.5 stalls. Residents asked that wider parking stalls be provided when talking about homes and parking for seniors.

Questions were asked about how the calculations for peak traffic volumes were assessed, given that peak time calculations showed only 12 cars leaving / returning to the proposed 27 unit development during peak times. James Lao, Bunt & Associates Engineering confirmed that the analysis is accurate, based upon similar neighbourhoods, and that the vehicle flow measurements were taken in March 2017 in coordination with the Department of Engineering and meeting standard assessment requirements. Attendees expressed concern that the calculations should be revisited as people purchasing properties in the future development will likely include working people and thus the 12 cars at peak hours seemed low to those concerned.

There were also objections to opening a road connection through to Gaspé Place, as this would increase through-traffic on this lane. Eric Wilhelm confirmed that the District of North Vancouver is not intending to extend this as a vehicular access connection.

Attendees expressed a desire to see the integration of car-share options such as Car2Go or Modo in the site parking. Tatla Developments informed residents that such services require a certain density of users in an area for the business case to work for these companies. Currently the density of the neighbourhood doesn't support these services but residents can submit a request directly to Modo

and Car2Go to start a pilot project, after which the case for these vehicles can be reviewed. Tatla Developments did inform community members that the garage will be set-up to allow the integration of such services at a later date, if desired by future owners.

Some residents asked that the discussion be focused on moving people out of their cars and onto public transit. Some expressed that better public transport is needed and explained that buses going to Vancouver in the morning are already filled to capacity. Residents were advised to also raise their concerns on this issue directly with TransLink, who have management over changes to regional servicing levels. Tatla Developments informed that a new, better-lit and safer, bus shelter would be provided as part of the development and that they have been in consultation with TransLink. This site also proposes to incorporate a bicycle rack near the bus shelter, which would be designed as a functional art installation.

On the written feedback, 11 of the 13 completed comment sheets cited traffic and parking as the major concern with this project. Issues with limited existing street parking and traffic congestion on Mt Seymour Parkway were specifically identified as concerns. Concerns with sightlines and difficulty of sites access due to the high volume of traffic conditions on Mt. Seymour Parkway are also key issues identified by residents.

Construction, staging and noise

Neighbours expressed concern for the potential worsening of traffic during the construction period. They also asked questions about the associated noise and sought confirmation of proposed site construction hours. Tatla Developments explained that as per requirements with the District of North Vancouver, the lane behind the site would be built first to allow for access, and upon completion of this lane, all parking of trades' vehicles would be located on site.

Erik Wilhelm confirmed that bonding and fines are required of developers in advance of construction-start to discourage illegal parking or parking on resident's properties. He also noted that a construction and traffic management plan must be submitted by Tatla Developments to the District of North Vancouver for review, in order to demonstrate how construction traffic and parking will be managed to minimally disrupt neighbours during the construction phase.

Tata Developments would also follow the District of North Vancouver Noise Bylaw. At the public information meeting Tatla stated that he expects construction work to take place Monday to Friday from 7am to 3pm, with no construction on Saturdays, Sundays and holidays. Only in instances of critical path items, such as concrete pouring being delayed by weather constraints, would work be carried out on a Saturday.

Update: As per the District of North Vancouver's Noise Regulation bylaw, which allows for construction from 7 AM to 8 PM, Monday to Friday and 9 AM to 8 PM on Saturdays, Tatla would like to update their construction site hours from 7am to latest 5pm, Monday to Friday, and on Saturdays if needed.

Existing Pathway Access

Concerns were expressed about the trail to the north of the site, skirting the golf course. Residents wanted to know if the trail would be impacted and whether upgrades were planned to it. Tatla Developments responded that this would not be impacted by the development and it lies with the District of North Vancouver as to where any upgrades would be carried out to this path in the future. Eric Wilhelm confirmed the District's intention to retain this pedestrian walking pathway.

Density and Impact to Existing Community

Some residents objected to an increase in density that is too large for the current road network and surrounding community. The District of North Vancouver and Tatla Developments informed those present that the density proposed for the site is in accordance with the Official Community Plan.

A resident stated that the proposed changes "are eroding the identity and sense of place of the neighbourhood, eradicating the community character and urbanizing the neighbourhood too much". Positive feedback on density included a comment that increasing the density in the area is necessary and good in order that people from the area can stay in the community as the neighbourhood grows.

Affordable Housing

The design of the townhomes received concerns for likely being unaffordable, and questions were asked about what protections would be put in place for future homebuyers to purchase units below market prices. Residents asked whether there was any way to ensure that local people are given first preference in purchasing? Tatla Developments responded and informed attendees that the homes would not be advertised internationally or aimed at investors, and would be advertised with only local marketing efforts.

Community Amenity Contribution (CAC)

An attendee asked who decides what happens with the CAC funds paid to the District. Erik Wilhelm responded that CAC monies do not necessarily stay in the neighbourhood where the development takes place. The CAC Fund is managed by the District's senior staff and council members. To influence allocation of funds, residents may express their preferences for investment priorities directly to senior staff and Council.

3.1. Response to Public Feedback

No changes are presently contemplated as a result of the Public Information Meeting.

Appendices

A - Public Information Meeting advertising

B - Display boards shown at Public Information Meeting

C - Sign-in Sheet and Comment Forms

Appendix A - Public Information Meeting advertising

Developer's Public Information Meeting

Proposal: 2 & 2.5-Storey Townhome Development



**7 PM, Wednesday, July 19
Parkgate Community Centre
3625 Banff Ct.**

**Tatla Developments Ltd.
604-288-1050**



This meeting has been required by the District of North Vancouver as part of the regulatory process.

Developer's Public Information Meeting

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2 & 2.5-Storey Townhome Development**

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604-288-1050**



This meeting has been required by the District of North Vancouver as part of the regulatory process.

Meeting Agenda:

Doors Open : 7:00pm

Open House : 7:00 - 7:30pm

Presentation : 7:30pm - 7:45pm

Q & A : 7:45pm - 8:30 pm

For Further Information please contact:

Kuldeep Tatla Tatla Developments Ltd.
604-288-1050

Erik Wilhelm District of North Vancouver
604-990-2360 Planning Department

Notice of a Public Information Meeting in Your Neighbourhood

Tatla Developments Ltd. is hosting a Public Information Meeting to present the development proposal for 3 Storey Townhome Development at 3468, 3472, 3484, 3490 Mt. Seymour Parkway, North Vancouver, BC.

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

Meeting Time and Location:

**Wednesday July 19, 2017
7:00-8:30pm
Parkgate Community Centre
3625 Banff. Ct.**

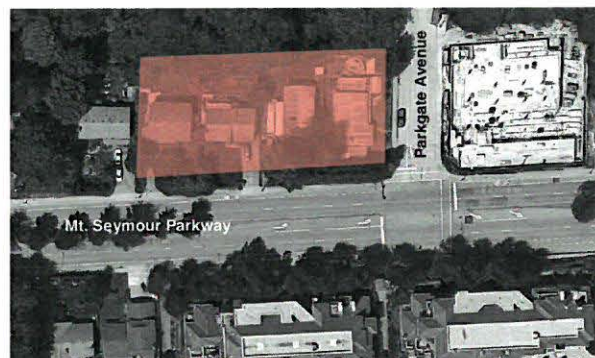
The Proposal:

The proposal is to develop the four lots with 3-storey townhouses over underground parking with a total of 27 units. 16 units are the typical 3 bedroom family style townhouse, 8 are ground oriented smaller townhomes designed for young families or couples, and 3 units specifically designed for seniors.

The homes will be in 5 blocks around a central courtyard with a mixture of unit sizes. Underground parking will be provided through a new rear lane. The project has been designed with the parking ratio at 2 stalls per unit for a total of 54 stalls. There are private outdoor spaces for all units through patios at grade, balconies and majority of units having roof top garden decks.

The housing form appeals to families with children, couples concerned about affordable home ownership, and seniors wanting units following principles of universal design. The form of development will respond to the site constraints of traffic, slope, sun, light and surrounding uses.

The proposed massing responds to the Guidelines for Ground Oriented Housing of the District of North Vancouver Official Community Plan for low-rise housing.

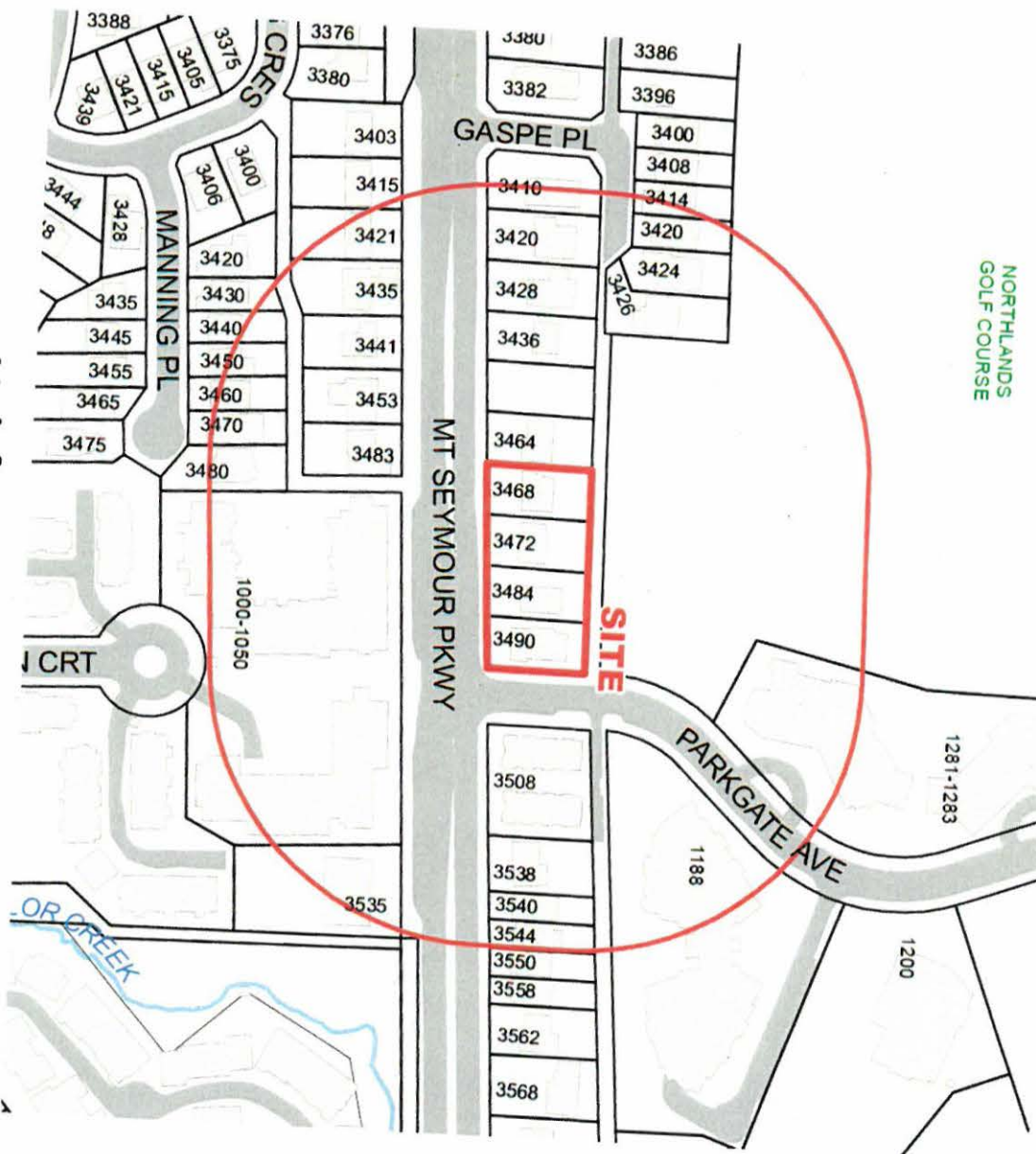


Key Plan



Rendering from Mt. Seymour Parkway

Notification Radius

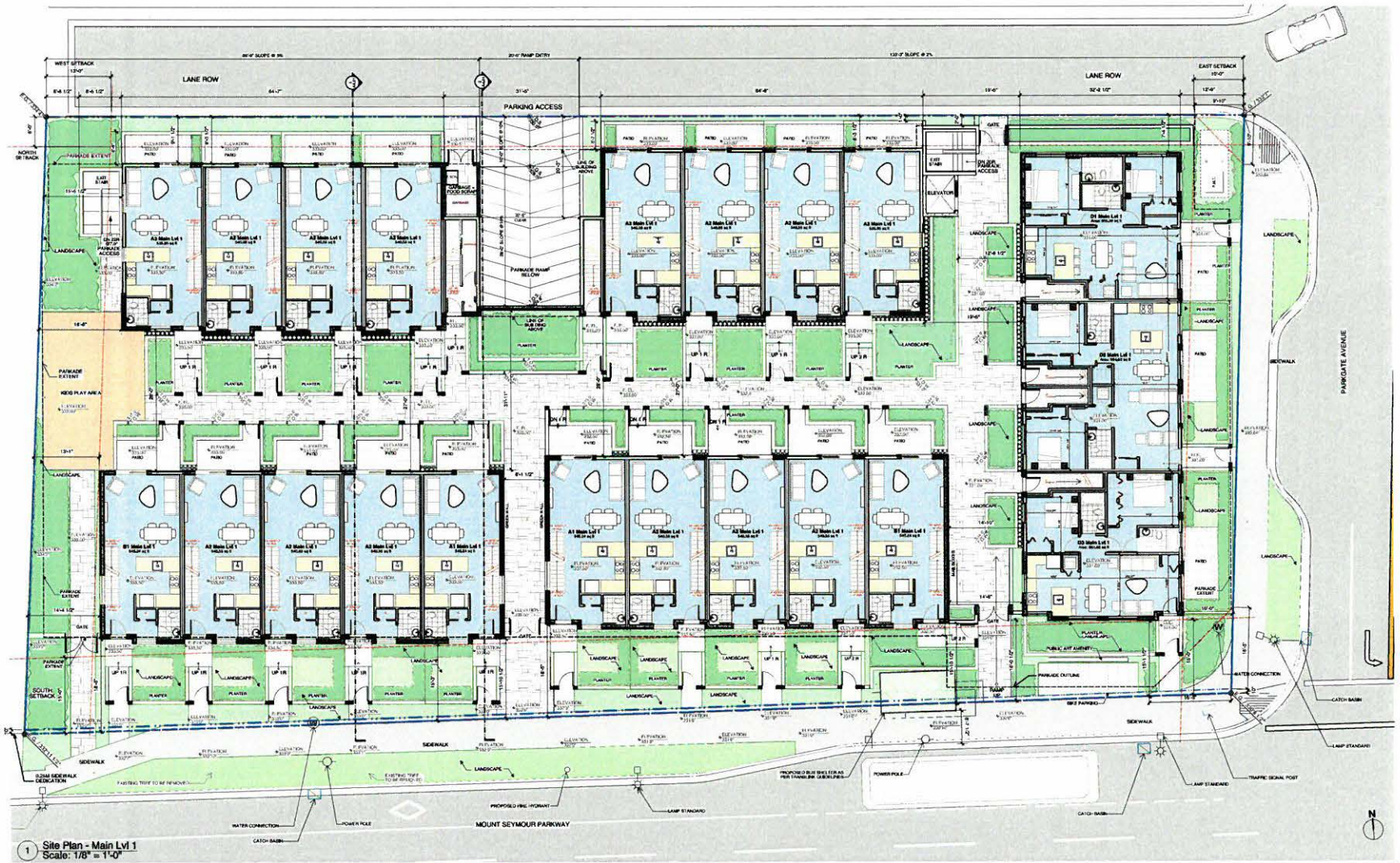




1 Parkade Lvl Plan
Scale: 1/8" = 1'-0"



<p>Comments: ALL WORK IS SUBJECT TO THE LOCAL, PROVINCIAL AND FEDERAL REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY PERMITS OR APPROVALS.</p>		<p>NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY INDICATED BY THE ARCHITECT.</p> <p>CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND THE ARCHITECT'S APPROVAL.</p>	<p>TAILA</p> <p>SH</p> <p>STUART HOWARD ARCHITECTS INC.</p> <p>100-1111 11th Avenue, Vancouver, B.C. V5P 1A1</p> <p>604-681-1111</p>	<p>Revisions and Remarks</p> <table><thead><tr><th>No.</th><th>Date</th><th>By</th><th>Remarks</th></tr></thead><tbody><tr><td>1</td><td>10/1/11</td><td>AS</td><td>Issued for Permitting</td></tr></tbody></table>	No.	Date	By	Remarks	1	10/1/11	AS	Issued for Permitting	<p>Project</p> <p>NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>3400, 3420, 3440, 3460, 3480, 3500, 3520, 3540, 3560, 3580, 3600, 3620, 3640, 3660, 3680, 3700, 3720, 3740, 3760, 3780, 3800, 3820, 3840, 3860, 3880, 3900, 3920, 3940, 3960, 3980, 4000, 4020, 4040, 4060, 4080, 4100, 4120, 4140, 4160, 4180, 4200, 4220, 4240, 4260, 4280, 4300, 4320, 4340, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4560, 4580, 4600, 4620, 4640, 4660, 4680, 4700, 4720, 4740, 4760, 4780, 4800, 4820, 4840, 4860, 4880, 4900, 4920, 4940, 4960, 4980, 5000, 5020, 5040, 5060, 5080, 5100, 5120, 5140, 5160, 5180, 5200, 5220, 5240, 5260, 5280, 5300, 5320, 5340, 5360, 5380, 5400, 5420, 5440, 5460, 5480, 5500, 5520, 5540, 5560, 5580, 5600, 5620, 5640, 5660, 5680, 5700, 5720, 5740, 5760, 5780, 5800, 5820, 5840, 5860, 5880, 5900, 5920, 5940, 5960, 5980, 6000, 6020, 6040, 6060, 6080, 6100, 6120, 6140, 6160, 6180, 6200, 6220, 6240, 6260, 6280, 6300, 6320, 6340, 6360, 6380, 6400, 6420, 6440, 6460, 6480, 6500, 6520, 6540, 6560, 6580, 6600, 6620, 6640, 6660, 6680, 6700, 6720, 6740, 6760, 6780, 6800, 6820, 6840, 6860, 6880, 6900, 6920, 6940, 6960, 6980, 7000, 7020, 7040, 7060, 7080, 7100, 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260, 7280, 7300, 7320, 7340, 7360, 7380, 7400, 7420, 7440, 7460, 7480, 7500, 7520, 7540, 7560, 7580, 7600, 7620, 7640, 7660, 7680, 7700, 7720, 7740, 7760, 7780, 7800, 7820, 7840, 7860, 7880, 7900, 7920, 7940, 7960, 7980, 8000, 8020, 8040, 8060, 8080, 8100, 8120, 8140, 8160, 8180, 8200, 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000</p>	<p>THE PARKADE LVL PLAN</p> <table><thead><tr><th>Date</th><th>By</th><th>Check</th><th>Scale</th></tr></thead><tbody><tr><td>10/1/11</td><td>AS</td><td>AS</td><td>1/8" = 1'-0"</td></tr></tbody></table> <p>Sheet No. A1.00</p>	Date	By	Check	Scale	10/1/11	AS	AS	1/8" = 1'-0"
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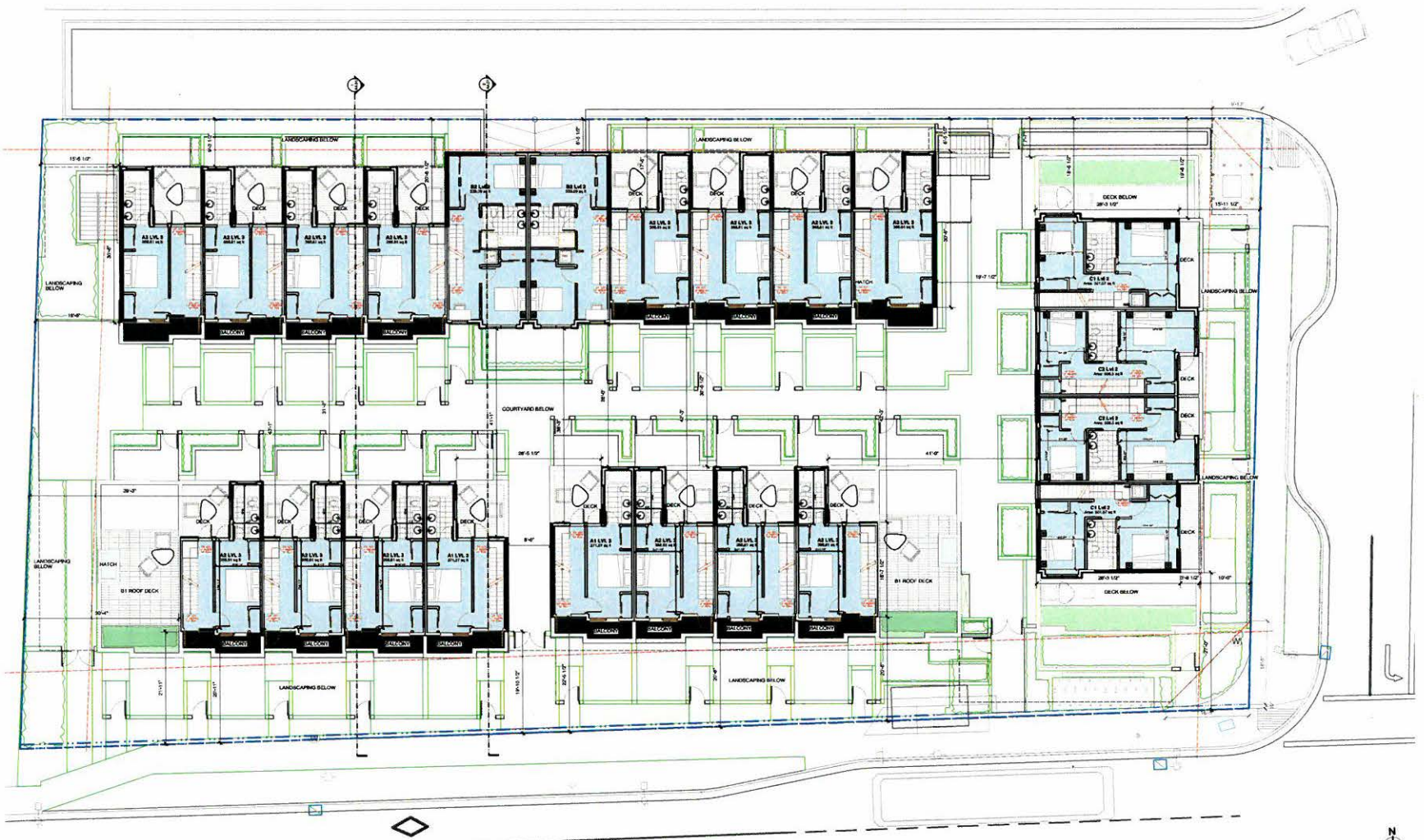


SH STUART HOWARD ARCHITECTS INC.
REGISTERED ARCHITECT
405-875-8888 Vancouver, B.C. V6T 1A1
2020-2021

No.	Date	Revised	Notes
1	10/20/21		Revised to Reflecting No.
2	10/20/21		Revised to Reflecting No.

Project: NORTH VANCOUVER TOWNHOUSE PROPOSAL
Phase: PHASE 1, PHASE 2, PHASE 3
Location: 4050 BURNHAMTHORPE AVENUE, NORTH VANCOUVER, B.C.

SITE MAIN LVL 1 PLAN	
Project No.	214508
Project Name	NORTH VANCOUVER TOWNHOUSE PROPOSAL
Project Date	10/20/21
Project Status	AS NOTED



1 Lvl 3 Plan
Scale: 1/8" = 1'-0"

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ARCHITECT OF RECORD'S DESIGN



SH STUART HOWARD
ARCHITECTS INC.
100-1170 West 4th Avenue Vancouver, BC V6H 1A1
TEL: 604-681-8888 FAX: 604-681-8889

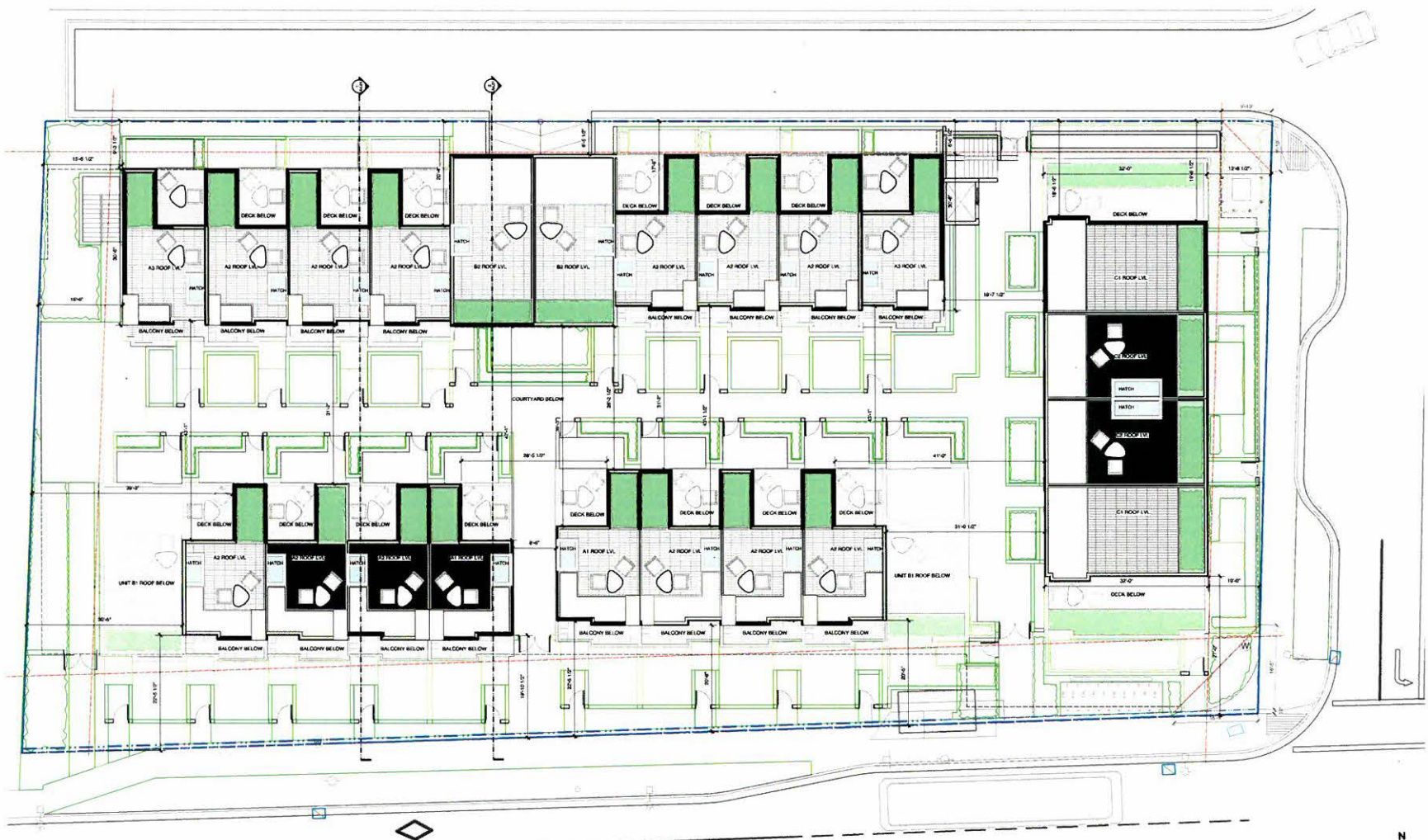
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Revisions and Comments	
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2	Issue for Review
3	Issue for Review
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8	Issue for Review
9	Issue for Review
10	Issue for Review

Project
NORTH VANCOUVER
TOWNHOUSE
PROPOSAL
#4486 #5477 #5484 #5486
MOUNT SEACRAFT PARKWAY,
NORTH VANCOUVER, BC

LVL 3 PLAN	
Drawn By	AS
Checked By	AS
Date	2017.02.14
Project No.	215.00
Sheet No.	A1.03
Scale	AS NOTED

Appendix B - Display boards shown at Public Information Meeting



2 Roof Plan
Scale: 1/8" = 1'-0"

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BEFORE PROCEEDING WITH THE
CONSTRUCTION OF THE PROJECT.

TAILA

STUART HOWARD
ARCHITECTS INC.

STUART HOWARD
ARCHITECTS INC.

REVISIONS


DATE

PROJECT

DATE

79



<div>Notes:</div> <div>COMMENT ALL WORK IS SUBJECT TO ALL LOCAL, REGIONAL, PROVINCIAL AND NATIONAL REGULATIONS AND BY-LAWS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA THAT MAY BE PROVIDED BY ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA THAT MAY BE PROVIDED BY ANY OTHER PARTY.</div> <div>NOT TO BE USED FOR CONSTRUCTION UNLESS CONFIRMED BY THE ARCHITECT OF RECORD.</div>	<div><div>TAILA</div><div></div><div>14-11-2017 14:11</div></div>	<div><div><div>SH</div><div>STUART HOWARD ARCHITECTS INC.</div><div>1400 - 1400 - 1400</div><div>1400 - 1400 - 1400</div></div><div>1400 - 1400 - 1400</div><div>1400 - 1400 - 1400</div></div>	<div>Revisions and Comments</div> <table><thead><tr><th>No.</th><th>Date</th><th>Revised By</th><th>Comments</th></tr></thead><tbody><tr><td>1</td><td>14-11-2017</td><td>Stuart Howard</td><td>Initial Design</td></tr></tbody></table>	No.	Date	Revised By	Comments	1	14-11-2017	Stuart Howard	Initial Design	<div>Project:</div> <div>NORTH VANCOUVER TOWNHOUSE PROPOSAL</div> <div>1400 - 1400 - 1400</div> <div>1400 - 1400 - 1400</div>	<div>Sheet: COURTYARD ELEVATIONS</div> <div>Drawn: AS</div> <div>Checked: MB</div> <div>Scale: AS NOTED</div> <div>Sheet No.: A3.02</div>
No.	Date	Revised By	Comments										
1	14-11-2017	Stuart Howard	Initial Design										



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<p>Notes:</p> <p>1. ALL RIGHTS ARE RESERVED. ALL INFORMATION IS THE PROPERTY OF THE COMPANY AND IS NOT TO BE REPRODUCED 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 THE OFFICE.</p>	<p>NOT TO BE USED FOR CONSTRUCTION UNLESS COVERED THEREIN.</p>				<p>STUART HOWARDS INC. ARCHITECTS</p> <p>1150 West 10th Avenue, Vancouver, BC, V6H 1A6 phone: 604.283.8888 fax: 604.288.7408</p>	<table border="1"> <thead> <tr> <th colspan="2">Notes and Revisions</th> <th colspan="2">Revision Notes</th> </tr> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/07/07</td> <td></td> <td></td> </tr> </tbody> </table>	Notes and Revisions		Revision Notes		No.	Date	By	Date	1	05/07/07			<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Issued By</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/07/07</td> <td>Issued by Planning Dept.</td> </tr> </tbody> </table>	No.	Date	Issued By	1	05/07/07	Issued by Planning Dept.	<p>Project</p> <p>NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>25408, 25427, 25466, 25480, 25491, 25492, 25493, 25494, 25495, 25496, 25497, 25498, 25499, 25500, 25501, 25502, 25503, 25504, 25505, 25506, 25507, 25508, 25509, 25510, 25511, 25512, 25513, 25514, 25515, 25516, 25517, 25518, 25519, 25520, 25521, 25522, 25523, 25524, 25525, 25526, 25527, 25528, 25529, 25530, 25531, 25532, 25533, 25534, 25535, 25536, 25537, 25538, 25539, 25540, 25541, 25542, 25543, 25544, 25545, 25546, 25547, 25548, 25549, 25550, 25551, 25552, 25553, 25554, 25555, 25556, 25557, 25558, 25559, 25560, 25561, 25562, 25563, 25564, 25565, 25566, 25567, 25568, 25569, 25570, 25571, 25572, 25573, 25574, 25575, 25576, 25577, 25578, 25579, 25580, 25581, 25582, 25583, 25584, 25585, 25586, 25587, 25588, 25589, 25590, 25591, 25592, 25593, 25594, 25595, 25596, 25597, 25598, 25599, 25600, 25601, 25602, 25603, 25604, 25605, 25606, 25607, 25608, 25609, 25610, 25611, 25612, 25613, 25614, 25615, 25616, 25617, 25618, 25619, 25620, 25621, 25622, 25623, 25624, 25625, 25626, 25627, 25628, 25629, 25630, 25631, 25632, 25633, 25634, 25635, 25636, 25637, 25638, 25639, 25640, 25641, 25642, 25643, 25644, 25645, 25646, 25647, 25648, 25649, 25650, 25651, 25652, 25653, 25654, 25655, 25656, 25657, 25658, 25659, 25660, 25661, 25662, 25663, 25664, 25665, 25666, 25667, 25668, 25669, 25670, 25671, 25672, 25673, 25674, 25675, 25676, 25677, 25678, 25679, 25680, 25681, 25682, 25683, 25684, 25685, 25686, 25687, 25688, 25689, 25690, 25691, 25692, 25693, 25694, 25695, 25696, 25697, 25698, 25699, 25700, 25701, 25702, 25703, 25704, 25705, 25706, 25707, 25708, 25709, 25710, 25711, 25712, 25713, 25714, 25715, 25716, 25717, 25718, 25719, 25720, 25721, 25722, 25723, 25724, 25725, 25726, 25727, 25728, 25729, 25730, 25731, 25732, 25733, 25734, 25735, 25736, 25737, 25738, 25739, 25740, 25741, 25742, 25743, 25744, 25745, 25746, 25747, 25748, 25749, 25750, 25751, 25752, 25753, 25754, 25755, 25756, 25757, 25758, 25759, 25760, 25761, 25762, 25763, 25764, 25765, 25766, 25767, 25768, 25769, 25770, 25771, 25772, 25773, 25774, 25775, 25776, 25777, 25778, 25779, 25780, 25781, 25782, 25783, 25784, 25785, 25786, 25787, 25788, 25789, 25790, 25791, 25792, 25793, 25794, 25795, 25796, 25797, 25798, 25799, 25800, 25801, 25802, 25803, 25804, 25805, 25806, 25807, 25808, 25809, 25810, 25811, 25812, 25813, 25814, 25815, 25816, 25817, 25818, 25819, 25820, 25821, 25822, 25823, 25824, 25825, 25826, 25827, 25828, 25829, 25830, 25831, 25832, 25833, 25834, 25835, 25836, 25837, 25838, 25839, 25840, 25841, 25842, 25843, 25844, 25845, 25846, 25847, 25848, 25849, 25850, 25851, 25852, 25853, 25854, 25855, 25856, 25857, 25858, 25859, 25860, 25861, 25862, 25863, 25864, 25865, 25866, 25867, 25868, 25869, 25870, 25871, 25872, 25873, 25874, 25875, 25876, 25877, 25878, 25879, 25880, 25881, 25882, 25883, 25884, 25885, 25886, 25887, 25888, 25889, 25890, 25891, 25892, 25893, 25894, 25895, 25896, 25897, 25898, 25899, 25900, 25901, 25902, 25903, 25904, 25905, 25906, 25907, 25908, 25909, 25910, 25911, 25912, 25913, 25914, 25915, 25916, 25917, 25918, 25919, 25920, 25921, 25922, 25923, 25924, 25925, 25926, 25927, 25928, 25929, 25930, 25931, 25932, 25933, 25934, 25935, 25936, 25937, 25938, 25939, 25940, 25941, 25942, 25943, 25944, 25945, 25946, 25947, 25948, 25949, 25950, 25951, 25952, 25953, 25954, 25955, 25956, 25957, 25958, 25959, 25960, 25961, 25962,</p>
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<p>Title:</p> <p>NOT TO BE USED FOR CONSTRUCTION (THIS DRAWING IS FOR INFORMATION ONLY) CONTRACTOR TO VERIFY DIMENSIONS AND ALL INFORMATION AND THE ARCHITECT OF ART ASSURANCES BEFORE PROCEEDING TO CONSTRUCTION (THIS DRAWING IS FOR INFORMATION ONLY)</p>	<p> </p>	<p> STUART HOWARD ARCHITECTS INC. 405 - 675 West 81 Street - Vancouver B.C. V6P Phone: (604) 682-2888 Fax: (604) 682-7888</p>	<p>Drawings and Revisions</p> <table><tr><th>No.</th><th>Date</th><th>By</th><th>Revised Notes</th></tr><tr><td>1</td><td>May 10/07</td><td>Shawn B. Reinking, Inc.</td><td></td></tr></table>	No.	Date	By	Revised Notes	1	May 10/07	Shawn B. Reinking, Inc.		<p>Project:</p> <p>NORTH VANCOUVER TOWNHOUSE PROPOSAL</p> <p>2408 1507 24th Ave. Mount Seymour Park North Vancouver, BC</p>	<p>Title:</p> <p>PERSPECTIVES</p> <p>Date: 2017/01/14 Project No.: A5.03 Drawn: AS Checked: AS Scale: AS NOTED Rev:</p>
No.	Date	By	Revised Notes										
1	May 10/07	Shawn B. Reinking, Inc.											

STREET TREES: THE FINAL LOCATION AND SPECIES SELECTION WILL BE TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER. THE DISTRICT OF NORTH VANCOUVER IS RESPONSIBLE FOR THE ON GOING MAINTENANCE OF STREET TREES ON OFF SITE AREAS. PLEASE ENSURE THAT THE DEVELOPER IS AWARE THAT ON GOING MAINTENANCE OF SHRUBS/GRAZING/CROPS ON OFF SITE AREAS (BOLLIVAND) IS THE RESPONSIBILITY OF THE FUTURE PROPERTY OWNER.

ALL PLANT MATERIAL USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER/PARKS DEPT. BEFORE INSTALLATION. THE OWNER HAS THE RIGHT TO REQUEST ANY OR ALL OF THE SELECTED PLANT MATERIAL, IF IT DOES NOT MEET THE CURRENT BCNA STANDARDS.

DEVELOPER TO PROVIDE A STANDARD PARK INFORMATION KIOSK IN THE CENTRAL AREA OF PARADE PARK ADJACENT TO THE PLAYGROUND. THE KIOSK'S FINAL LOCATION TO BE COORDINATED WITH PARKS STAFF.

142	HELIOTRICHON SEMPERVIRENS	BLUE CAT GRASS	45 POT
77	PYRNETIA ALPICOLOIDES LITTLE BUNNY	FOUNTAIN GRASS	45 POT
10	LONGICORNIA BROWN SHOPSOPH SCARLET	SCARLET TRUMPET HONEYBUCKLE	45 POT, 60CM, STAKED
160	POLYSTICHUM MUNITUM	WHEATLY BROADLEAF	45 POT, 60CM

NOTES: * PLANT SUPPLIES IN THIS LIST ARE ASSIGNED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINS SUPER ASSIGNED

NOTES: * PLANT SIZE: IN THIS LIST, SIZE IS SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZE: SPECIFIED AS PER PLANT DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL INSPECTION AND REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. * REPLACEMENT: IF A PLANT MATERIAL IS FOUND TO BE DEFECTIVE, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO AVAILABILITY. * DELIVERY: DELIVERY OF PLANT MATERIALS TO THE PROJECT SITE IS THE RESPONSIBILITY OF THE SUBCONTRACTOR. * CANADIAN LANDSCAPE STANDARDS: LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORIGIN. FREE INQUIRY?



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5C9
p. 604 294-0011 ; f. 604 294-0022

DEAL

NO.	DATE	REVISION DESCRIPTION	DR
1	17.06.02	NEW SITE PLAN	MM
2	17.06.02	NEW SITE PLAN	MM
3	17.06.02	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEV.
#3468, #3472, #3484, #3490
MOUNT SEYMOUR PARKWAY
NORTH VANCOUVER, BC

DRAWING TITLE

LANDSCAPE
PLAN

DATE: 26 MAY 21 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: L1
DESIGN:
CHECKED: MAC OF 5

PROJECT NUMBER

14-100

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	1	ACER GINSELM	PAPERBARK MAPLE
2	1	ACER PALMATUS	JAPANESE MAPLE
3	1	ACER PALMATUS BLOODGOOD	RED JAPANESE MAPLE
4	1	ACER RUBRUM RED ROCKET	RED ROCKET MAPLE
5	1	CAMPIDENS RETICULATUS PRINCE OF ANNE	PRINCE OF ANNE DOGWOOD
6	1	DOUGLAS KOUKA & NATURAL STYLIGHT	STARLIGHT HYDRANGEA
7	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL
8	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL
9	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL
10	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL
11	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL
12	1	STYRAX JAPONICA SNOW CHAMP	SNOW CHAMP JAPANESE SHOSHOELL

STREET TREES: THE FINAL LOCATION AND SPECIES SELECTION WILL BE TO THE SATISFACTION OF THE DISTRICT OF NORTH VANCOUVER. THE DISTRICT OF NORTH VANCOUVER IS RESPONSIBLE FOR THE ON GOING MAINTENANCE OF STREET TREES ON OFF-SITE AREAS. PLEASE ENSURE THAT THE DEVELOPER IS AWARE THAT ON GOING MAINTENANCE OF IMPROVEMENTS OCCURS ON OFF-SITE AREAS (BOULEVARDS) IS THE RESPONSIBILITY OF THE FUTURE PROPERTY OWNER. ALL PLANT MATERIAL USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER PARKS DEPT. BEFORE INSTALLATION. THE DISTRICT HAS THE RIGHT TO REPLACE ANY OR ALL OF THE SELECTED PLANT MATERIAL IF IT DOES NOT MEET THE CURRENT BCNA STANDARDS. DEVELOPER TO PROVIDE 8" DIA. GROUND MARKER IN THE CENTRAL AREA OF PARKING LOT ADJACENT TO THE PLAYGROUND. THE MARKER'S FINAL LOCATION TO BE COORDINATED WITH PARKS DEPT.

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4188 58th Street
Burnaby, British Columbia V5C 5G3
Tel: 604 294-0011 | Fax: 604 294-0022

DATE: 11/16/2011
SCALE: 1"=10'-0"

PROJECT: TOWNHOUSE DEV.
#3468, #3472, #3484, #3490
MOUNT SEYMOUR PARKWAY
NORTH VANCOUVER, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: 11/16/2011
SCALE: 1"=10'-0"

DRAWING NUMBER: L1

DATE: 11/16/2011
SCALE: 1"=10'-0"

DRAWING NUMBER: L1

DATE: 11/16/2011
SCALE: 1"=10'-0"

DRAWING NUMBER: L1



Exhibit 2.1 Pedestrians, Cycling and Transit Connections

3468-3490 Mt Seymour Parkway TIA
6217.02 May 2017

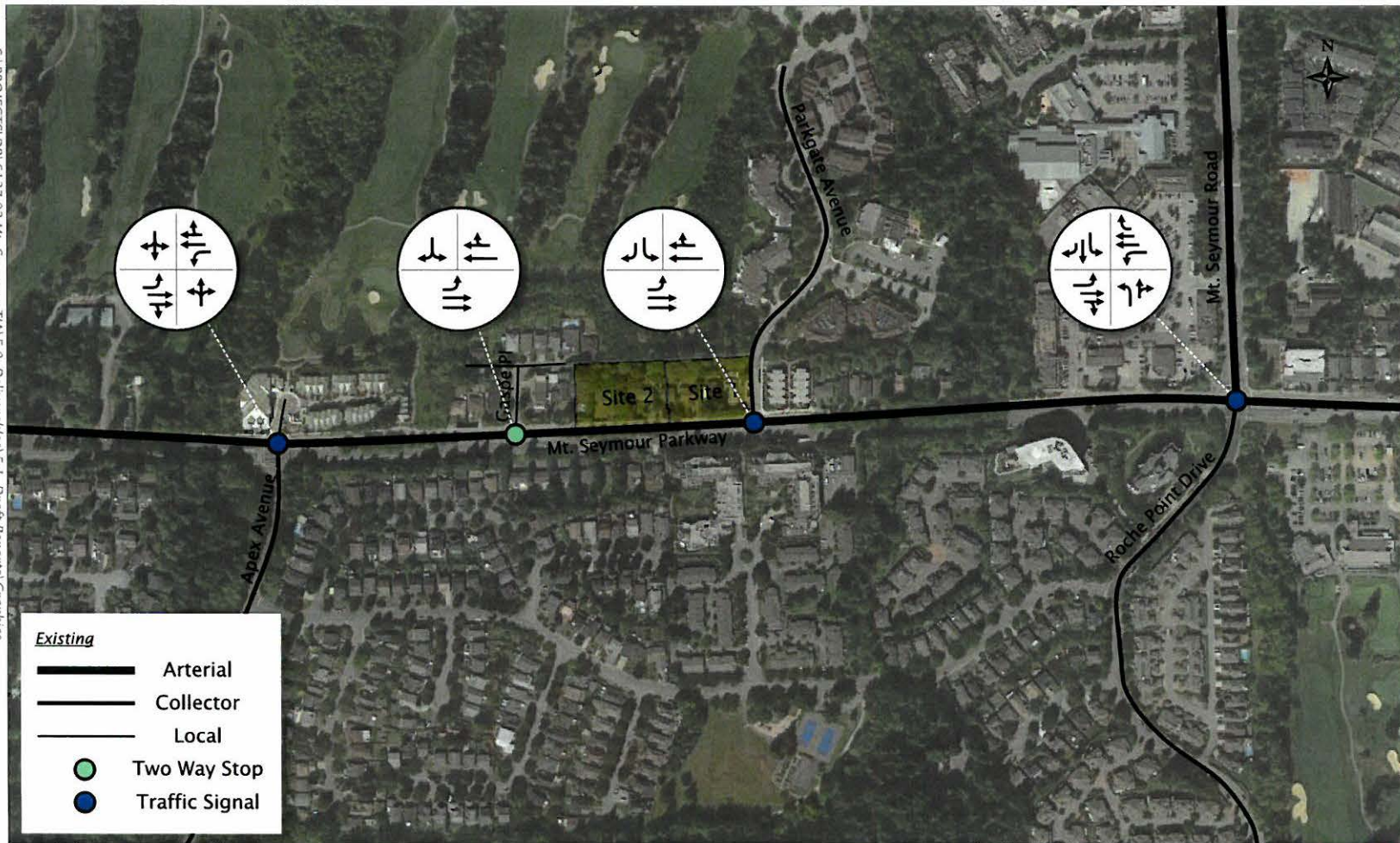


Exhibit 2.2 Existing Laning and Street Classification

3468-3490 Mt Seymour Parkway TIA
6217.02 May 2017





Exhibit 2.3
Existing Weekday Peak Hour Volumes

3468-3490 Mt Seymour Parkway TIA
6217.02 May 2017





Exhibit 2.5 Existing Weekday Peak Hour Pedestrian & Cycling Traffic Volumes

3468-3490 Mt Seymour Parkway TIA
6217.02
May 2017



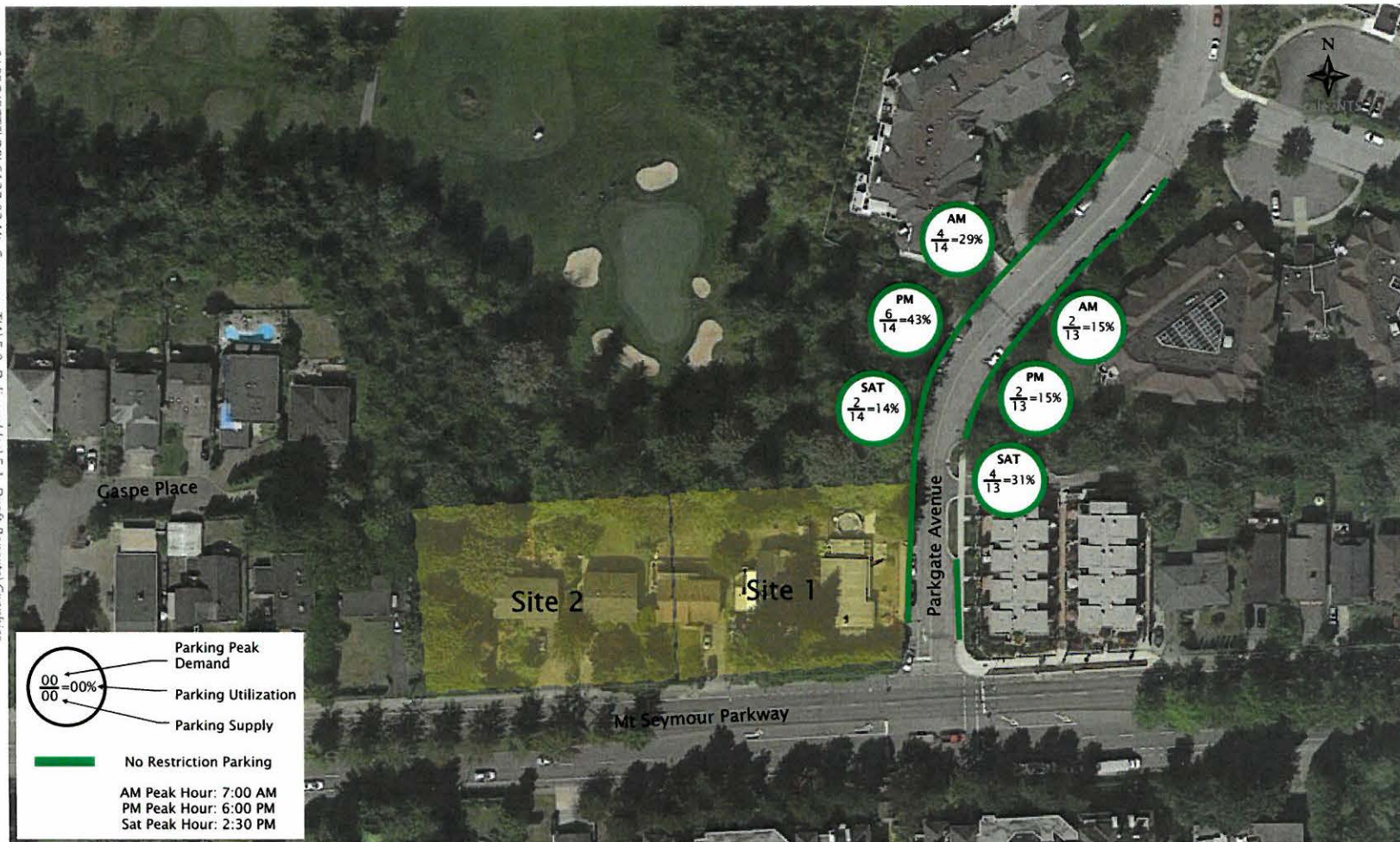


Exhibit 2.7
Parkgate Avenue Existing Parking Supply, Demand & Utilization

3468-3490 Mt Seymour Parkway TIA
6217.02 May 2017





Exhibit 7.5 Weekday AM & PM Site Traffic Forecasts

3468-3490 Mt Seymour Parkway TIA
6217.02 May 2017



Appendix C - Sign-in Sheet and Comment Forms

Public Information / Tatla Developments Ltd. / Townhome Development Mt. Seymour Parkwa

Sign In Sheet

Name	Street Address	# People
2 Noble	ADDRESSES OBSCURED FOR PRIVACY	1
Kim Benson		1
K. Campbell		1
Glen Schaefer		1
J. Barry		1
J. Barry		2
J. + B. SANDER		2
Sonia + Doug STEVENSON		2
Ron + AVERIL JENNINGS		2
Tanja Fraumenstein		1
Sam CHUNG		1
RUTH HANSON		2
Barb + Bob Walde		2
R + J. BROWN		
Peter Luchile		1
Jon STRINGER		1
ANNE JANSEN		1
CAROLANNE ROBERTS		2
Amanda Zibin		

Sign In Sheet

Name	Street Address	# People
Gautskey	ADDRESSES OBSCURED FOR PRIVACY	1
Horne Whitwood		1
Briway Johnson		1
John Walter		1
LILIANA GEORGESCU		1
HAN BOLTON TOM KIRK		1

Name	# People
Jim Hanson	1
Emily Harding	
Rod. Attwood	
Eric James	
J. & H. KELLY	
B. Young	
C Blanchet	1



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA

*Stuart Howard Architect AIBC FRAIC ALA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

Parking issues not addressed. Parking is already a problem in this area.
I think that to assume that seniors will only have 1 car is ignorant. Targeting families - most families have 2 cars. Where will visitors park? Seeing overflow of parking already onto Parkgate & Apex from the units at Apex & Mt Seymour. This will only increase with these new developments.

Name: _____
Address: _____
Contact: _____

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

Concerned about the parking issue & added traffic. The traffic issues are obvious but the parking issue - cars parked all over the place from other complexes is concerning. It looks like this will happen with this complex with its limited parking opportunities. This seems to be the biggest problem here.

Name: J. Brown

Address: _____

Contact: _____

**ADDRESS OBSCURED
FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604-688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604-688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC RAIC AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

I find the project do not fit in
the community.

Another eye sore on the
Parkway.

Too much development.

Too many cars for Parkway
to handle.

There will more cars parked
along Parkside Ave.

The Parkway then is going to look
ugly.

SAM CHUNG

Name:

Address:

Contact:

**ADDRESS OBSCURED
FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604-688-5585

VANCOUVER B.C.

V5Y 1J6

Facsimile: 604-688-7486



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ARCHITECTS INC.**
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*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

- A ELECTRIC VEHICLE CHARGING STATION SHOULD
BE PROVIDED FOR EACH INDIVIDUAL UNIT.
- MORE VISITOR PARKING SHOULD BE ALLOCATED
IN THE UNDERGROUND PARKING ALLOTMENT.

Name: IAN BOLTON

Address: **ADDRESS OBSCURED
FOR PRIVACY**

Contact:

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
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ARCHITECTS INC.**
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Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

*My concern is the limited
parking and parking lot. The complex
should have to provide visitor
parking*

Name: *Bonny Sherman*

Address:

Contact:

**ADDRESS OBSCURED
FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

WE WOULD LIKE TO SEE MORE LARGER TREES / SHRUBS
ALONG mtseymour parkway for privacy. THE South EAST
CORNER.

Name: AMANDA ZIBIN

Address: **ADDRESS OBSCURED**
Contact: **FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

As a long time Homeowner on the
Mt. Seymour Parkway over 60 years
I am against the Traffic and
Development. (Tearing down
housing for Townhouses & Apartments)
We are not able to enter our
Driveway or leave without
traffic congestion Very Dangerous
to cross the Parkway. We are
very tired of the traffic !!!
Enough!

Name: Charles Blanchet
Address: **ADDRESS OBSCURED**
Contact: **FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC RAIC AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

*Is there any traffic calming measures
proposed on Parkgate. There needs to be
sight lines when pulling out of new lane
onto Parkgate.*

Name: *Peter Lonsdale*

Address:

Contact:

**ADDRESS OBSCURED
FOR PRIVACY**

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

• VANCOUVER B.C. •

V5Y 1J6

Facsimile: 604•688-7486



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*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

- make sure to address seriously where garbage/
recycling pickup will take place.
↳ our lane has been a nightmare
in this regard.
- traffic calming north of the development on
parkgate. Sightline, and speed are an issue.
- maintain as much greenery as possible.

Name: Jon STEINACKER
Address: ADDRESS OBSCURED
Contact: FOR PRIVACY

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS AIBC - RAIC - AIA

*Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC Principal*

Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

Enough is enough! The traffic across the bridge is so busy that people are provoking accidents everyday. We think that Seymour Pkwy has enough cars as it is and there are more townhomes & apt buildings which will be erected in the next 3 years!

Trees are being axed, green space is vanishing and again enough is enough. Take your development to the south shore!

Name: Sonia Stevenson

Address:

Contact:

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FOR PRIVACY**

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July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

- Too much density in the context of all other proposed developments in the community.
- Construction on Saturdays. Local residents should be able to enjoy the weekends in peace.
- Too much change too fast in the context of all other proposed developments in the community in terms of neighbourhood character.
negative
- A major impact on traffic and noise in the neighbourhood.
- I don't believe the project will contribute to housing affordability as units likely to be expensive.
- Too little gain for the community (improvements to a functional trail) for the cost and density, traffic, noise.

Name: Emily Harding

Address:

Contact:

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July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

as I see it parking is not
the issue &
- more + more people are moving
to Vancouver + smaller places so
people can stay here + live here
are more desirable than single
family dwellings - as was the
case here - for 2 families - now
more people already in the
community have an alternative
to stay here.

ride sharing + better transit
are needed though. So hopefully
with these new proposed
developments this will happen.

- not everyone who has 2 cars living
in a unit will use them to go to
work -
- buses going to Vancouver in the
morning are filled to capacity.

Name: Elaine Noble

Address: ADDRESS OBSCURED
Contact: FOR PRIVACY

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Comment Sheet

July 19, 2017

RE: Proposed Townhouse Project 3468, 3472, 3484, 3490 Mt. Seymour Parkway.

As neighbours to the proposed project, we would welcome your input to help us refine the design of the proposed project.

- Not in favour of the 7 fold increase in density
- Not in favour of opening a road connection to Grasse
- Overall density for 3200 to 3500 blocks on Mt. Seymour Parkway has exceeded the 105 units envisioned. There should be no more added.
- Changing 3400 Block & 3300 Block will DOUBLE the envisioned density of 105 to 212! Not including Grasse or remaining houses on 3400 & 3500 block
- Too much growth too fast (against ocp policies)
- Eradicating "identity & sense of place" of neighbourhood
- Exceeds capacity for infrastructure when all of these developments happen
- Will add to existing problems.
- Access and infrastructure will be negatively impacted
- Will eradicate community character and urbanize the neighbourhood too much. Not in Favour

Name: Kim Benson, Vale Hambleton, Alice Hambleton, Arthur Hambleton
Address: ADDRESS OBSCURED
Contact: FOR PRIVACY

405 • 375 WEST FIFTH AVENUE
Telephone 604•688-5585

VANCOUVER B.C. • V5Y 1J6
Facsimile: 604•688-7486

**SEYMOUR LOCAL PLAN MONITORING COMMITTEE REFERRAL RESPONSE LETTER –
RECEIVED BY THE DISTRICT OF NORTH VANCOUVER ON JUNE 22, 2017**

3468, 3472, 3484 and 3490 Mount Seymour Parkway:

Reference is made to the Planning Department's letter of August 12, 2016, to the surrounding neighbours pertaining to the Preliminary Planning Application (27 Unit Townhouse Development) at the above site. This letter was forwarded to the Seymour Local Plan Monitoring Committee (SLPMC) on February 14, 2017.

The SLPMC has several concerns with this proposal: density being pushed to maximum limits without obvious community benefit, development density exceeding the rate suggested in the OCP for areas outside of Village centres, the risk of creating a visual "wall of development" along Mount Seymour Parkway, community awareness and support of the opening of the laneway, and finally, density outpacing infrastructure development.

1. Housing density

The intent of the SLP for developments in this area of Mount Seymour Parkway (MSP) was to restrict density to a floor space ratio (FSR) of 0.6, unless there is community benefit provided from the increased density as well as a design with 'Seymour Theme' - ref Table 6-1 of the SLP. There is no evidence presented by the developer to this point. Further, allowing this scale of density (27 units on 4 lots for this proposal and 29 units on 4 lots for the 3428-3464 block MSP) will significantly exceed the limits for the four blocks (3200-3500) on MSP for which the SLP called for a MAXIMUM of 105 units – ref Table 4-1 of the SLP.

Since 2013 in these four blocks, the density has already increased by 73 ADDITIONAL units in the three developments: 60 new units (built on 7 lots = 53 additional units) at 3294-3366 Mount Seymour Parkway, 16 units (built on two lots = 14 additional) at 3508 MSP and 8 units (built on 2 lots = 6 additional) at 3568-3572 MSP. These units total 84 units, adding up to 140 when adding the proposed 56 units on the 8 lots in the 3400 block MSP. This is ONLY counting multi-family units, and not including any of the now relatively few still existing single-family lots. The maximum limit of 105 units as per the SLP was already exceeded (111 units) before the current proposal (3468-3490 MSP) was even made.

2. Recommended Form and Character

A significant goal of the development guidelines in the SLP was to protect against the visual "wall" (ref Table 6-1 of the SLP) effect in response to the developments at 3200-3500 Mount Seymour Parkway. The IRCA development at Apex and 3294-3366 Mount Seymour Parkway was configured to break up the visual constraint of their proposed development. The proposed design for 3468 - 3490 Mount Seymour Parkway calls for the maximum SLP density on all four lots with three stories in height plus rooftop patios. We are concerned that this, along with several other proposed adjacent developments will create the "wall" effect. We suggest a revised design that sets the buildings further back from the road and steps the second story back to open the sightlines and allow more light in.

There is another four-lot proposal immediately west of this one (4 lots to 29 units) at 3428-3464 Mount Seymour Parkway. Just east of these two proposed sites is the completed boxlike building at 3508 Mount Seymour Parkway (totally 12 units), which is not stepped back. In the same block east of 3508 Mt. Seymour Parkway there is another proposal of 8 units at 3568-3572 MSP. The result of these four developments on just two blocks will be 12 lots being transformed into 80 units, presenting a solid wall of development for these two entire blocks!

**SEYMOUR LOCAL PLAN MONITORING COMMITTEE REFERRAL RESPONSE LETTER –
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3. Mount Seymour Parkway Access

This development calls for the opening of the laneway north of the four lots. This laneway would open to Parkgate Avenue and Gaspé Place. The laneway would need to be widened based on conventional requirements for primary vehicular access routes, which is not explicit in the proposal. We are curious as to whether a traffic study has been done that considers both this proposal and the adjacent proposal at 3428-3464 Mount Seymour Parkway. We are also wondering whether all residents on Parkgate Avenue have been informed of the potential traffic changes proposed here.

We have been given to understand that a number of residents in Gaspé Place and on Mount Seymour Parkway object (Seymour Local Plan Table 6-1) to opening the laneway on Gaspé Place to provide vehicular access for the two proposed developments, 3424-3464 and 3468-3490 MSP.

4. Infrastructure in Seymour

Infrastructure development has been a concern east of Seymour for many years. It is an issue we are continually bringing up because it is not being addressed. There is significant development completed and proposed in the Maplewood area, the Polygon development along Dollarton Highway is soon to be completed, the Tsleil-Waututh are continuing to develop their lands, there are these 3 developments proposed for Mt. Seymour Parkway and another large plan for the Raven Pub location at Deep Cove Road and Mt. Seymour Parkway, and soon the Seymour Estates will be redeveloped. There is still no ambulance station east of the Seymour River (Policy 8.4.1 in the SLP). Leaving this neighborhood at rush-hour or coming back is increasingly difficult and is lengthening commute times and affecting people's quality of life. The highway and the rivers create pinch points for exiting this neighborhood. Development cannot exceed the capacity of this constriction.

Since Mount Seymour Parkway is not identified as part of a Town Center in the OCP, we feel that this proposal is not supporting the aim of concentrating growth in Town Centers.

Conclusion

In conclusion the SLPMC does not support the density, form and character and proposed access to Mount Seymour Parkway presented in the proposed development for 3468 - 3490 Mount Seymour Parkway.

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Public Hearings

When: 7 pm, Tuesday, June 26, 2018

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

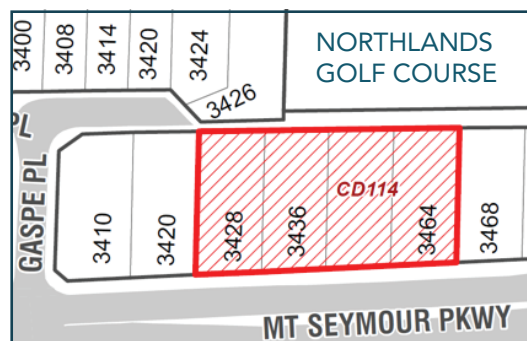
Two public hearings will occur consecutively in the order noted below.

3428-3464 Mt. Seymour Pkwy. 29 Unit Townhouse Project

What: A Public Hearing for Bylaw 8275, a proposed amendment to the Zoning Bylaw, to permit the development of a twenty-nine unit townhouse project.

What changes?

Bylaw 8275 proposes to amend the District's Zoning



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

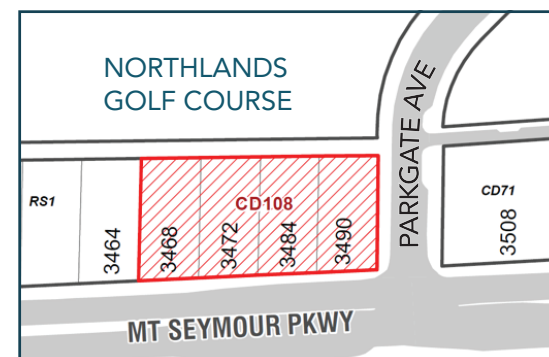
Bylaw by rezoning the subject site from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development Zone 114 (CD114). The CD114 Zone addresses use and accessory use, density, amenities, setbacks, building and site coverage, height, landscaping, subdivision requirements and parking and storage requirements.

3468, 3472, 3484 & 3490 Mt. Seymour Pkwy. 27 Unit Townhouse Project

What: A Public Hearing for Bylaw 8254, a proposed amendment to the Zoning Bylaw, to permit the development of a twenty-seven unit townhouse project.

What changes?

Bylaw 8254 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential



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

One Acre Zone (RS1) to Comprehensive Development Zone 108 (CD108). The CD108 Zone addresses use and accessory use, density, amenities, setbacks, building and site coverage, height, landscaping, subdivision requirements and parking and storage regulations.

When can I provide input?

We welcome your input Tuesday, June 26, 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 June 12 to June 26. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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