

# AGENDA

## *PUBLIC HEARING*

**Tuesday, September 18, 2018**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



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## **PUBLIC HEARING**

**7:00 p.m.  
Tuesday, September 18, 2018  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver**

## **AGENDA**

**600 West Queens Road  
Five-Storey Unit Mixed-Use Building**

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

**District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8344, 2018 (Amendment 36)**

*Purpose of Bylaw:*

Bylaw 8344 proposes to amend the OCP land use designation of the subject site from Institutional (INST) to Residential Level 6: Medium Density Apartment (RES6).

**District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)**

*Purpose of Bylaw:*

Bylaw 8345 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124). The CD124 Zone addresses use and accessory use, density, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

- 3. PRESENTATION BY STAFF**  
  
Presentation: Kevin Zhang, Development Planner
- 4. PRESENTATION BY APPLICANT**  
  
Presentation: Catalyst Community Developments Society
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**
- 7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the September 18, 2018 Public Hearing be closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8344, 2018 (Amendment 36)” be returned to Council for further consideration;

AND THAT “District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)” be returned to Council for further consideration.

**8. CLOSING**

## **The Corporation of the District of North Vancouver**

### **Bylaw 8344**

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

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

#### **Citation**

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8344, 2018 (Amendment 36)”.

#### **Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Institutional” (INST) to “Residential Level 6: Medium Density Apartment” (RES6);

**READ** a first time June 25<sup>th</sup>, 2018 by a majority of all Council members.

**PUBLIC HEARING** held

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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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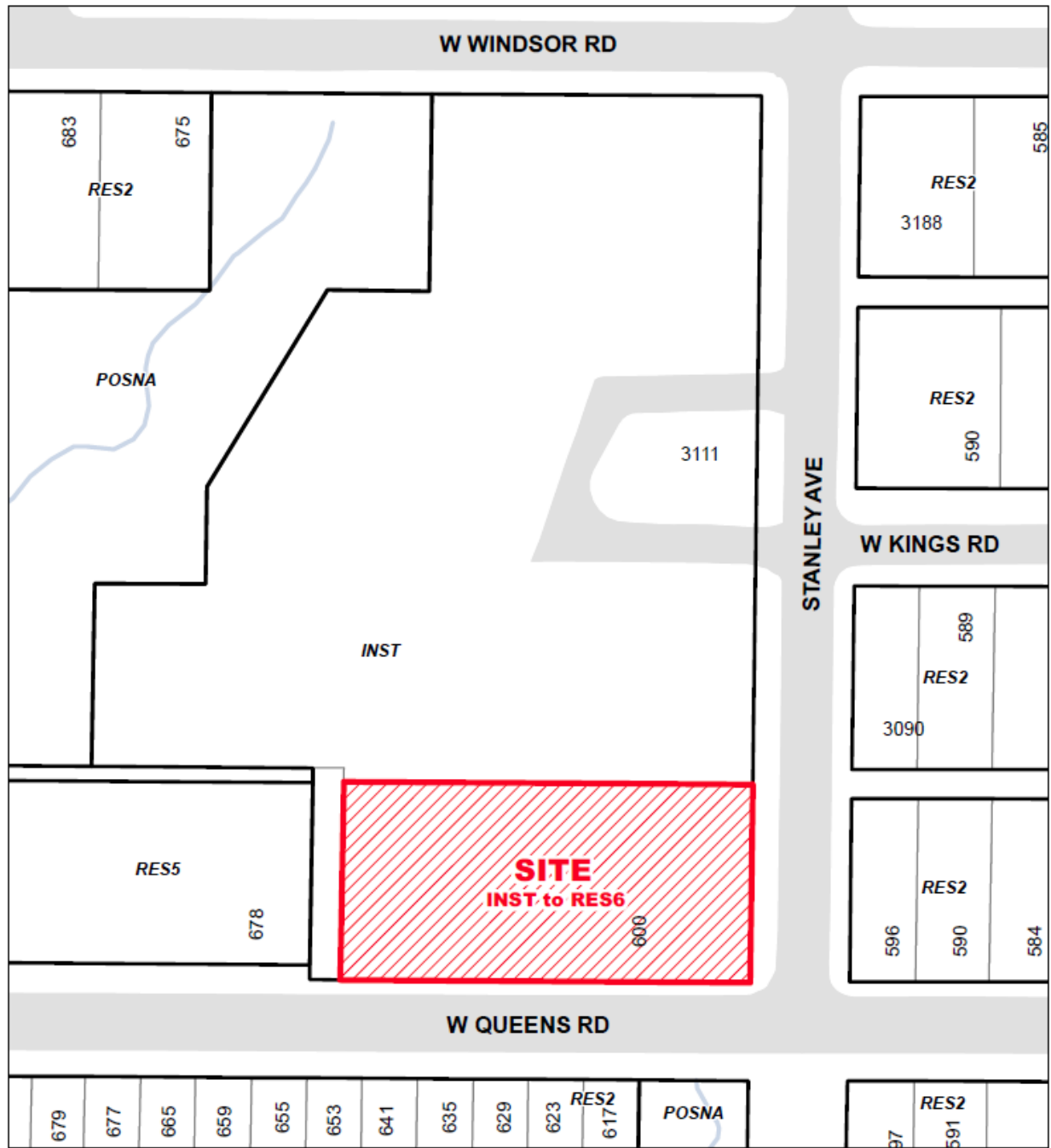
Municipal Clerk

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Municipal Clerk

# Schedule A to Bylaw 8344



**INSTITUTIONAL (INST) TO  
RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)**



## **The Corporation of the District of North Vancouver**

### **Bylaw 8345**

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

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

#### **Citation**

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)”.

#### **Amendments**

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

- (a) Part 2A, Definitions is amended by adding CD 124 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:  
“Comprehensive Development Zone 124                      CD 124”
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

**“4B124 Comprehensive Development Zone 124                      CD 124”**

**The CD 124 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8345:**

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

#### **4B 124 – 1 Intent**

The purpose of the CD 124 Zone is establish specific land use and development regulations for a residential rental building with a seniors’ respite care facility.

#### **4B 124 – 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 124 Zone:

- a) Uses Permitted Without Conditions:
  - i. *multi-level care facility* (as defined in Part 2); and
  - ii. adult day care.
- b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 124-3 Conditions of Use, are met:

  - i. *residential use* (as defined in Part 2A).

#### **4B 124-3 Conditions of Use**

- a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
  - i) Each dwelling unit has access to private or semi-private outdoor space;
  - ii) Balcony enclosures are not permitted.

#### **4B 124-4 Accessory Use**

- a) Accessory uses are permitted and include, but not necessarily limited to:
  - i. Storage;
  - ii. Laundry;
  - iii. Kitchen;
  - iv. Dining;
  - v. Administration spaces;
  - vi. Therapy treatment rooms;
  - vii. Multi-purpose rooms;
  - viii. Activity rooms; and,
  - ix. Other uses customarily incidental to the principal use.
- b) *Home occupations* are permitted in *residential* dwelling units.

#### **4B 124 – 5 Density**

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD124 Zone is 7,237 sq m (77,900 sq ft);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:

- i. All spaces underground including but not limited to parking and storage
- ii. Balconies, decks, canopies, overhangs, architectural elements and awnings.

**4B124 – 6 Height:**

- a) West end of the site from finished grade:
  - i. The maximum permitted height measured to the top of the fifth floor of the building is 21.4m (70 ft).
- b) East end of the site from finished grade:
  - i. The maximum permitted height measured to the top of the fifth floor of the building is 16.7m (55 ft).
- c) Rooftop elevator mechanical shafts and other utilities are exempted from the height calculation up to 1.5m (5 ft).

**4B124 – 7 Setbacks:**

- a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

<b>Setback</b>	<b>Minimum Required Setback</b>
North	0m (0 ft)
East (Stanley Avenue)	6.5m (21.5 ft)
South (West Queens Road)	6.5m (21.5 ft)
West	0m (0 ft)

- b) For the purpose of measuring setbacks, measurements exclude:
  - i. Balconies, canopies, overhangs, architectural elements and awnings.

**4B124 - 8 Coverage:**

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

**4B 124 - 9 Landscaping and Storm Water Management:**

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

**4B 124 – 10 Parking, Loading and Servicing Regulations:**

- a) A minimum of 82 parking spaces are required, inclusive of 61 residential parking, 9 visitor parking, and 12 staff parking;
  - b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
  - c) Bicycle storage for residents shall be provided on the basis of minimum one space per studio and one-bed units and two spaces per two-bed and three-bed units.
  - d) A minimum of 8 class 2 visitor bicycle parking spaces must be provided.”
- (d)** The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Public Assembly Zone (PA) to Comprehensive Development Zone CD 124 (CD124).
- (e)** The Siting Area Map section is amended by deleting Plan Section PA/03 and replacing with the revised Plan Section PA/03 attached in Schedule B.

**READ** a first time June 25<sup>th</sup>, 2018

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Bylaw 8345” as at Third Reading

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Municipal Clerk

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

**ADOPTED**

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Mayor

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Municipal Clerk

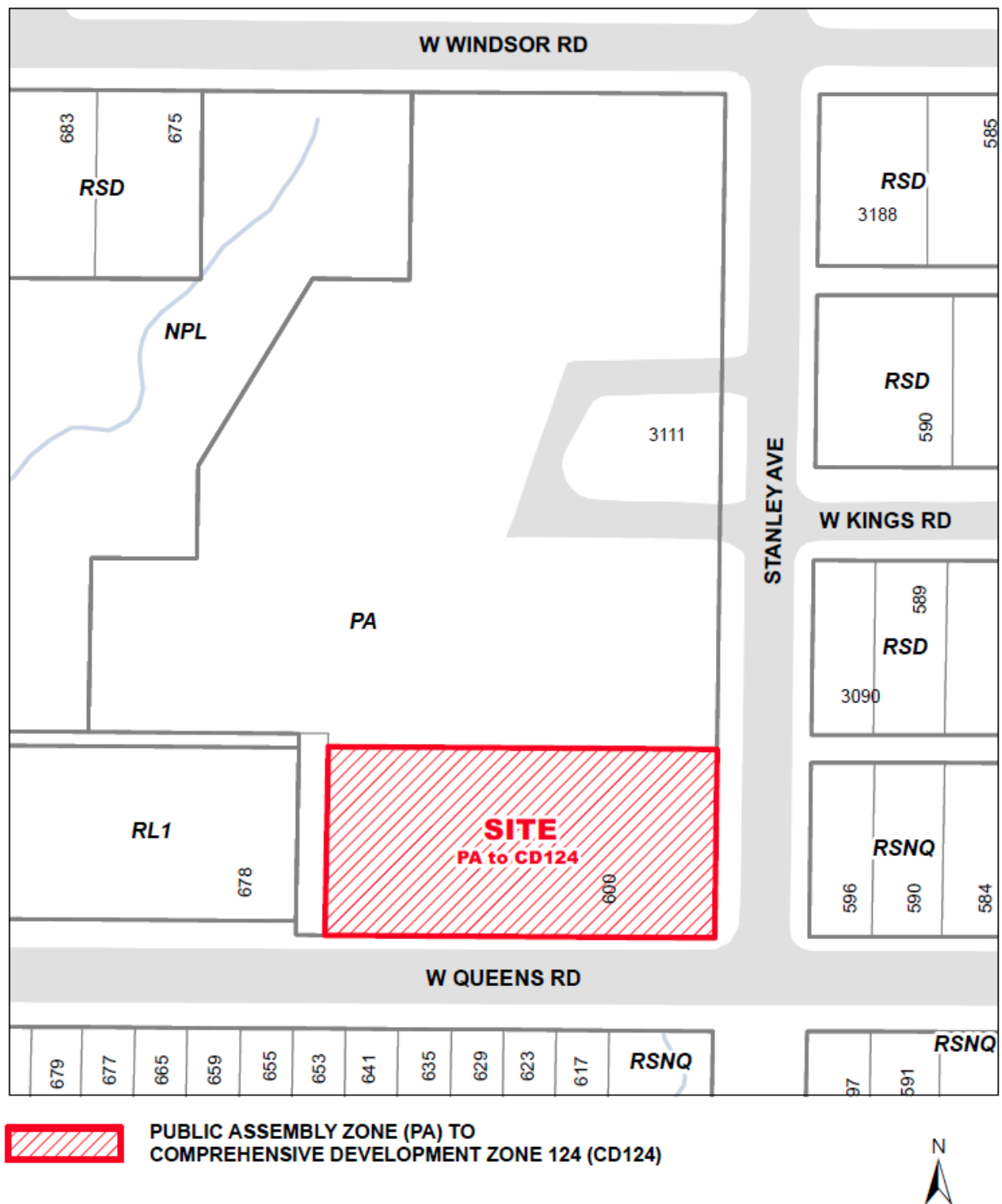


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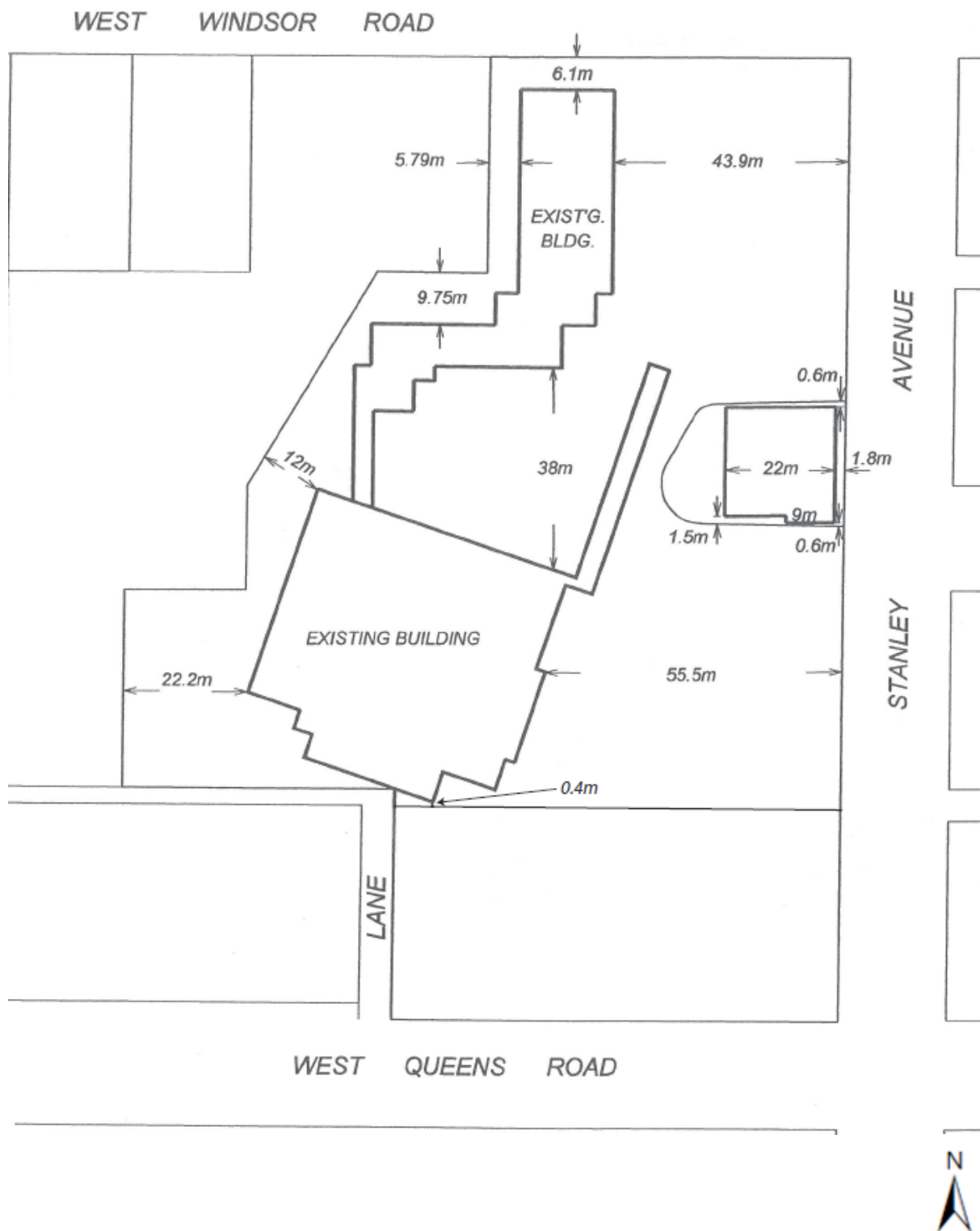
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# Schedule A to Bylaw 8345



# Schedule B to Bylaw 8345

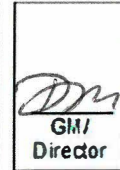
PLAN SECTION PAGE PA / 03



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 25 2018</u>
<input type="checkbox"/> Other:	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

June 15, 2018

File: 08.3060.20/042.18

**AUTHOR:** Kevin Zhang, Development Planner

**SUBJECT:** Bylaws 8344, 8345, and 8356: OCP Amendment and Rezoning for 600 West Queens Road – 5 Storey Non-Market Rental and Seniors' Respite Care Facility

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### RECOMMENDATION

THAT the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8344, 2018 (Amendment 36) to amend the Official Community Plan (OCP) from Institutional (INST) to Residential Level 6 (RES6) be given FIRST reading;

AND THAT the District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345) to rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124) be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8344;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8344 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8344 and Bylaw 8345 be referred to a Public Hearing;

AND THAT 600 West Queens Road Non-Market Rental Housing and Seniors Respite Care Facility Development Cost Charge Waiver Bylaw 8356, 2018 be given FIRST, SECOND, and THIRD reading.

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## **REASON FOR REPORT**

The applicant proposes to redevelop the southern portion of the site as a 5-storey mixed use building which consists of 80 non-market rental units and a seniors’ respite care facility. Implementation of the proposed project requires Council’s consideration of:

- Bylaw 8344 to amend the Official Community Plan;
- Bylaw 8345 to rezone the subject property; and
- Bylaw 8356 to waive Development Cost Charges.

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

## **SUMMARY**

The following provides a brief summary of the background public engagement and resulting development proposal for consideration.

### **Background**

On January 17, 2017, the Delbrook Deliberative Dialogue Series concluded after extensive consultation with the community and with Council. The one and half year engagement process included two public meetings with approximately 400 participants and over a thousand more providing feedback through an online engagement process. The final consensus from the community engagement process was that the Delbrook lands should:

- remain owned by the District, and
- have uses restricted to: non-market housing, community services (adult day care, child care), and park space.

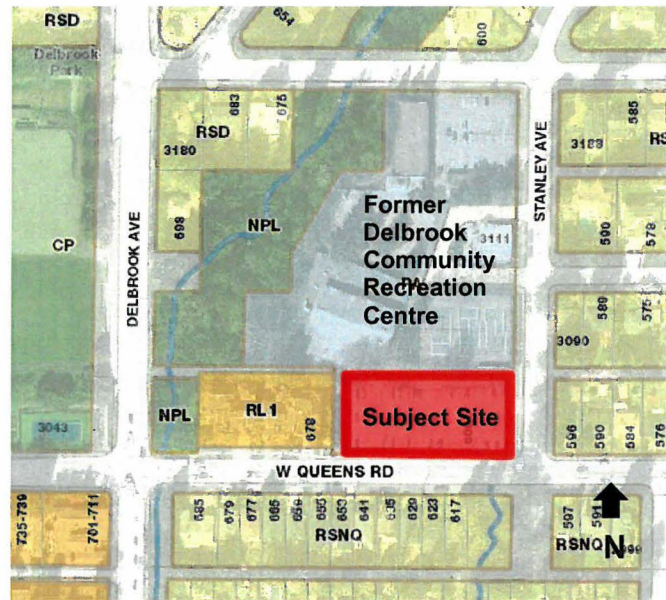
Subsequently, Council directed staff to work with Care BC and seek out a non-profit housing society to deliver a project consisting of non-market rental housing and a seniors respite care facility on the parking lot portion of the Delbrook site.



## Site and Proposed Development

The development site is the parking lot of the former Delbrook Community Recreation Centre, located at the corner of West Queens Road and Stanley Avenue. Surrounding properties include an apartment building to the west, the remainder of the Delbrook site to the north, and single family homes to the east and south.

The subject site will be leased through separate lease agreements executed by Catalyst Community Development Society and Health and Home Care Society of BC ("Care BC") for 60 years which will facilitate the construction and operation of a 5-storey mixed use building consisting of 80 non-market rental units and a seniors' respite care facility.



The proposal is in keeping with the outcomes of the Delbrook Deliberative Dialogue process and the District's Rental and Affordable Housing Strategy. The proposal also advances the OCP objectives of expanding rental options, improving housing affordability, providing non-market housing, and seniors' care facility.

## EXISTING POLICY

### Official Community Plan

The Official Community Plan (OCP) designates the site as Institutional (INST), which envisions a range of public assembly uses. While the seniors' respite care facility portion is generally in keeping with the Official Community Plan designation, the amount of residential proposed exceeds the intent of "accessory residential." As a result, an OCP Amendment to Residential Level 6 (RES6) is required. The project is consistent with RES6 as it is predominately residential (80% of floor space).

The proposal is inline with the following OCP policies:

- 7.1.1 Encourage and facilitate a broad range of market, non-market and supportive housing;
- 7.4.4 Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing;

- 7.3.7 Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing; and
- 6.3.2 Plan and support initiatives for an age and disability-friendly community.

## Rental and Affordable Housing Strategy

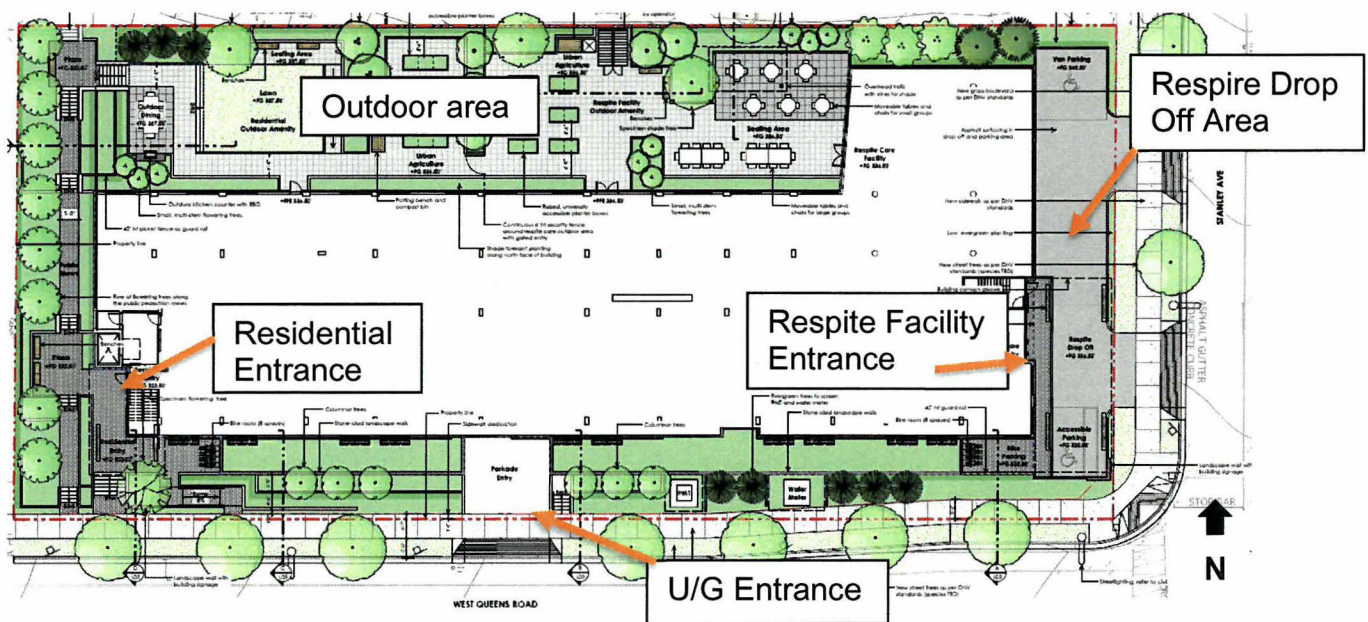
This proposal is in line with the District's Rental and Affordable Housing Strategy (RAHS) as it contributes to meeting the District's demand for non-market rental units in the next decade, which is estimated to be 1000 units.

## Zoning

The subject site is currently zoned PA (Public Assembly). Rezoning is required to accommodate the project and Bylaw 8345 proposes to create a new Comprehensive Development Zone 124 (CD124) tailored specifically to this project. The proposed CD124 zone prescribes permitted uses and zoning provisions such as a maximum density, height, setbacks, and parking requirements. The existing siting area map is amended to accommodate the proposal as per Bylaw 8345 (attachment 3).

## ANALYSIS

### Site



Site Plan / Ground Level

The site (approximately 3400m<sup>2</sup>, 36,600 ft<sup>2</sup>) slopes down to the west, which allows for the underground parking access to be off West Queens Road. The seniors' respite care



facility will be accessed via an at-grade drop off area from Stanley Avenue. The residential access will be at the south west corner of the site. Running along the western edge of the property will be a public path that connects West Queens Road to the future park lands to the north. The remainder of the former Delbrook Community Centre site will be the subject of a Parks planning process led by the District's Parks Department and informed by the outcomes of the Delbrook Deliberative Dialogues.

### **Project Description**

The project consists of 80 non-market rental units and a seniors' respite care facility with 25 adult day care spaces and 18 over night spaces in a 5 storey building over one level of underground parking.

The District will enter into long term ground leases with both Catalyst Community Developments Society and Care BC. The District will retain ownership of the land and building. The non-market rental will be operated by Catalyst Community Developments Society. The seniors' respite care facility will be operated by Care BC. Both Care BC and Catalyst Community Developments Society are registered non-profit societies, each with their own volunteer Boards of Directors.



**View looking northwest from West Queens and Stanley, showing Respite Care Facility Entrance**





Typical 2<sup>nd</sup> to 5<sup>th</sup> Level Floor Plan



South elevation along West Queens

### Housing Affordability

The lease will require that the total rents across the entire project must not exceed 80% of market value rents. In addition, rents must not exceed 30% of the Housing Income Limit for the applicable Lease Year. Canadian Mortgage and Housing Corporation's (CMHC) definition of housing affordability, considers housing to be "affordable" when a household spends no more than 30% of the gross household income on shelter costs (rent, mortgage, property taxes, strata fees, and heating costs).

Catalyst is also pursuing external grants with BC Housing and other organizations. Should these capital grant applications be successful, deeper levels of affordability of approximately 35% below market rents may be achieved.

### Housing Mix

The proposal is targeted towards District tenants who want to continue to live and work in the District, but face a shortage of affordable, suitable housing. The unit types and variety are intended to accommodate a range of seniors, singles, couples, and families who want to live proximate to where they work in our local businesses, service organizations, and the customer service industry. There are 16 studios, 41 one-bedrooms, 15 two-bedrooms, and 8 three-bedrooms. The units are also geared to the

“missing middle”, young families who are having their first child and would like to remain renting in the District. The housing needs of the above groups have been determined to be primarily studios, one bedrooms, and some two bedroom units.

### **Accessibility**

The proposal intends to fulfill the requirements of the Accessible Design Policy for Multifamily Housing with 100% of the apartment units (80) meeting the ‘Basic Accessible Design’ criteria and 5% of the apartment units (4) meeting the ‘Enhanced Accessible Design’ criteria. The care facility is designed to higher accessibility standards set by the Residential Care Regulations of the Community Care and Assisted Living Act.

### **Development Permits**

The site is currently in the following Development Permit Areas:

- Form and Character;
- Energy and Water Conservation and GHG Emission Reduction;
- Protection of the Natural Environment;
- Creek Hazard; and
- Streamside Protection.

#### Form and Character of Multifamily Development

The proposal is generally in keeping with the Official Community Design Guidelines for Multi-Family Housing. Further details outlining the project’s compliance with the Design Guidelines for Multi-Family Housing will be provided for Council’s consideration at the Development Permit stage should the rezoning bylaw proceed.

#### Energy and Water Conservation and GHG Emission Reduction

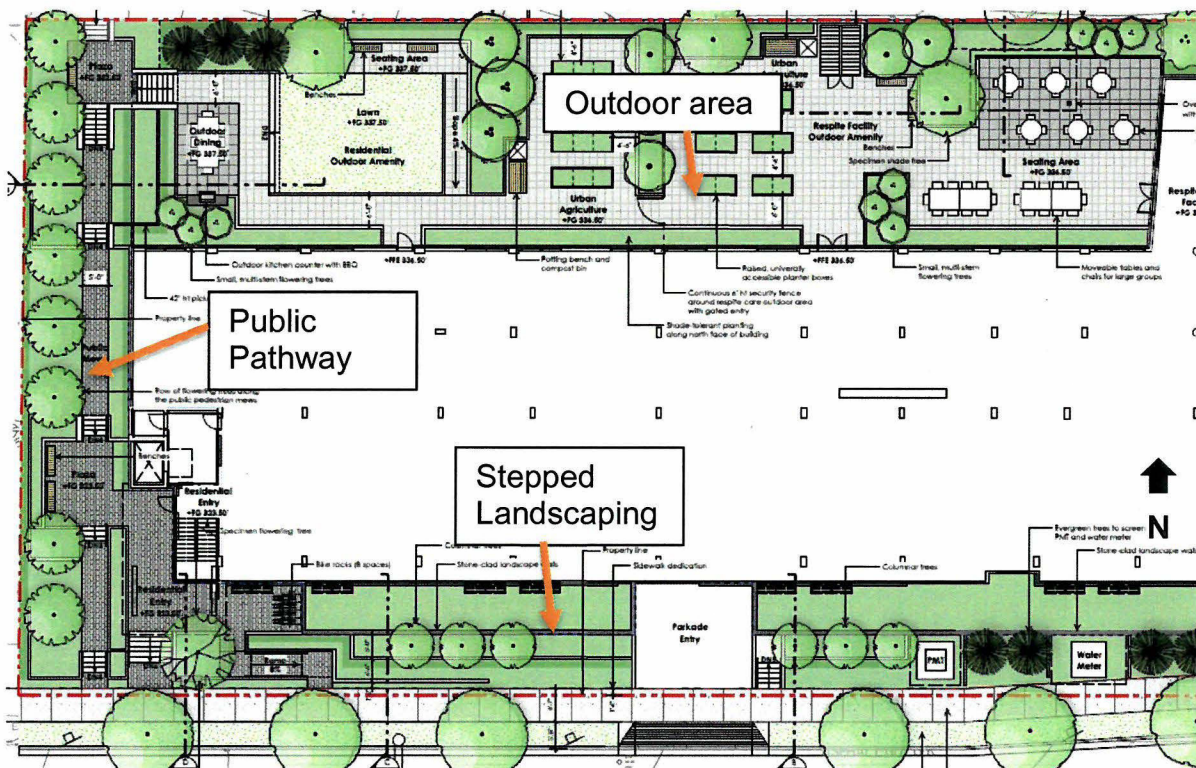
This development will achieve Step 3 of the BC Energy Step Code. Further details outlining the project’s compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council’s consideration at the Development Permit stage should the rezoning bylaw proceed.

#### Protection of the Natural Environment, Creek Hazard, and Streamside Protection

This property is within the Development Permit Areas for Protection of the Natural Environment, Creek Hazard, and Streamside Protection. However, the project does not fall within the setback areas for the above three DPAs. As a result, this proposal is exempted from the requirements of the above three DPAs.



A landscape plan (below) has been submitted with the rezoning application. Key components of the plan include a secured outdoor area for the seniors' respite care centre on the northern portion of the site, with spaces for seating, dining, activities and urban agriculture. The public pathway on the western portion of the site connects West Queens Road with the future park to the north. Stepped landscaping on the south portion of the site help negotiate the slopes and screen the exposed sections of the parkade.



### Western portion of the landscape plan

## Vehicle Parking

The proposal includes a total of 82 parking spots (61 residential, 9 visitor, and 12 Care BC staff spaces). The reduced parking rate of 0.88 spaces/unit is justified by a transportation engineering report citing the observed parking demands at comparable, existing non-market rental developments on the North Shore. The report further

opportunities and increasing cycling infrastructure. The site is also adjacent to a future Frequent Transit Network (Queens).

### **Bicycle Parking**

The proposal includes secured bike storage at rates of one space per studio and one-bed units and two spaces per two-bed and three-bed units. This results in a total of 103 residential bike parking and 8 bike parking spaces for visitors and Care BC staff.

### **Financial Impacts**

#### Offsite Works

The District will fund offsite works associated with this proposal. Staff will prepare a Financial Plan amendment for Council consideration.

#### Development Cost Charges

DCC’s are estimated to be \$950,000 (in accordance with the new DCC Bylaw). Bylaw 8328 (Attachment 4) established DCC rate at \$0 for this development in support of decreased cost to provide 80 affordable rental units and the care facility. Finance staff are preparing a strategy to account for this waiver in order to keep the DCC funds whole.

### **Concurrence**

The project has been reviewed by staff from the Development Planning, Building, Urban Design, Business Licencing, Fire and Rescue Services, Community Planning, Landscape, Environment, Arborist, Development Engineering, Construction Traffic Management, Real Estate and Properties, Parks, and Legal departments.

### **Construction Traffic Management Plan**

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

The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along West Queens Road and Stanley Avenue. In particular, the plan should coordinate with the demolition of the former Delbrook Community Centre, stage on site whenever possible, and minimize impacts to West Queens Road. The only road closures will be during the roadworks and during service upgrades. The plan is required to be approved by the District prior to issuance of a building permit.

In particular, the Construction Traffic Management Plan must:

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

## **Public Input**

The applicant held a Public Information Meeting on May 30th, 2018. Notices were distributed to neighbours in accordance with the District’s policy on Non-Statutory Public Consultation for Development Applications. Two signs were placed on the property to notify passersby of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District’s website.

The meeting was attended by approximately 65 residents. Some community members expressed support while other expressed concerns including the height of the building, unit mix, parking, and traffic impacts. The height of the building is required in order to deliver both the non-market rental units and the respite care centre. The proposal is consistent with the outcomes of the Delbrook Deliberative Dialogue process. The Public Information Meeting Summary Report is attached as Attachment 4.

## **Implementation**

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

Bylaw 8345 (Attachment 3) rezones the subject site from Public Assembly to a new Comprehensive Development Zone 124 (CD124) which:

- establishes the permitted uses;
- allows home occupations as an accessory use;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and
- establishes parking regulations specific to this project.

A legal framework will be required to support the project and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing and airspace parcel subdivision requirements. Additional legal documents required for the project will include:

- 60-year lease;
  - Topics normally covered by a development covenant and a Stormwater management covenant will be included in the lease.
- Subdivision plan;
- Airspace parcel subdivision plan; and
- Construction traffic management plan.

## **CONCLUSION**

This development proposal provides 80 non-market rental units and a seniors’ respite care facility with 25 adult day care spaces and 18 over night rooms. It assists in implementation of the District’s Official Community Plan, the Rental and Affordable Housing Strategy, and the outcomes of the Delbrook Deliberative Dialogue process. The rezoning proposal is now ready for Council’s consideration.

## **OPTIONS**

The following options are available for Council’s consideration:

1. Introduce Bylaws 8344, 8345 and 8356, and refer Bylaws 8344 and 8345 to a Public Hearing (staff recommendation); or
2. Defeat the Bylaws at First Reading.

Respectfully submitted,



Kevin Zhang  
Development Planner

**Attachments:**

1. Architectural and Landscape Plans
2. Bylaw 8344 – OCP Amendment
3. Bylaw 8345 – Rezoning
4. Bylaw 8356 – DCC Waiver
5. Public Information Meeting Summary Report

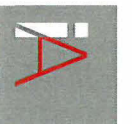


**Re: Bylaws 8344, 8345, and 8356: OCP Amendment and Rezoning for  
600 West Queens Road – 5 Storey Non-Market Rental and Seniors’  
Respite Care Facility**  
June 15, 2018

Page 13

			REVIEWED WITH:		
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<input type="checkbox"/> Development Services	<u>      </u>		<input type="checkbox"/> Communications	<u>      </u>	
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<input type="checkbox"/> Engineering Operations	<u>      </u>		<input type="checkbox"/> Fire Services	<u>      </u>	
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<input type="checkbox"/> Human Resources	<u>      </u>		<input checked="" type="checkbox"/> Real Estate	<u>      </u>	
			External Agencies:		
			<input type="checkbox"/> Library Board	<u>      </u>	
			<input type="checkbox"/> NS Health	<u>      </u>	
			<input type="checkbox"/> RCMP	<u>      </u>	
			<input type="checkbox"/> NVRC	<u>      </u>	
			<input type="checkbox"/> Museum & Arch.	<u>      </u>	
			<input type="checkbox"/> Other:	<u>      </u>	





**Integra**  
ARCHITECTURE INC.  
2730 200 Grande Street  
Vancouver, BC V6C 1S4  
WWW.INTEGRA.BC.CA  
TEL: 604.681.1888  
FAX: 604.681.1889

PROJECT NAME

DATE: 11/11/2018

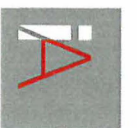
**CATALYST COMMUNITY**  
DEVELOPMENT SOCIETY  
/ CANEC  
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**DEBROOK RESERVE**  
CARE HOME & NON-  
MARKET HOUSING  
NORTH VANCOUVER, BC  
V7M 1A1

**SOUTH-EAST**  
**CORNER**  
**PERSPECTIVE**

1/11/2018

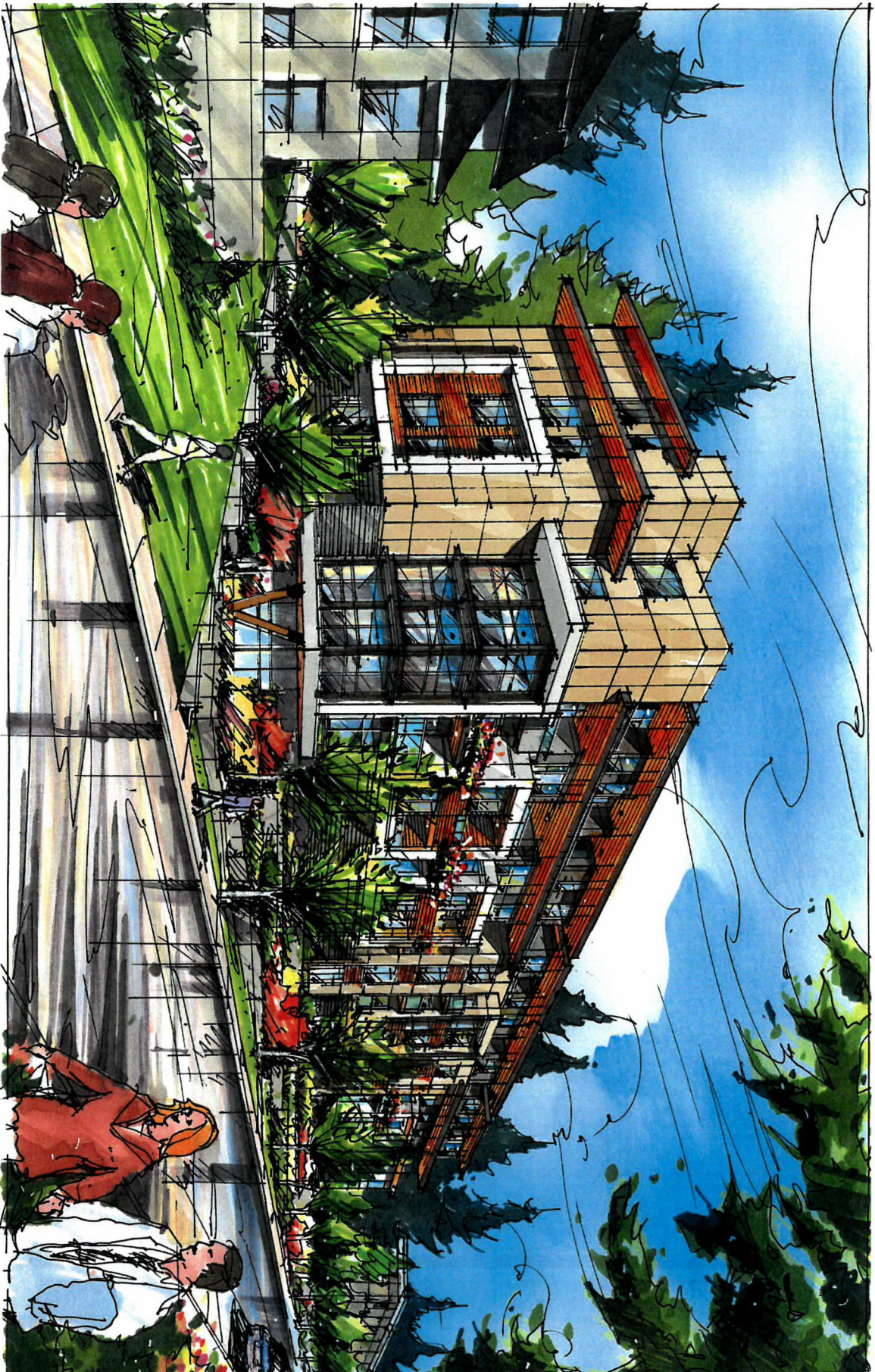
May 11, 2018  
Revised for BSA





**Integra**  
 ARCHITECTURE INC.  
 2330-500 Granville Street  
 Vancouver, B.C. V6C 1S4  
 TEL: 604.681.1234  
 FAX: 604.681.1235  
 WWW.INTEGRA-ARCH.COM  
 INTEGRATION OF ARCHITECTURE AND DESIGN  
 IN THE COMMUNITY

PERMANENT FILE



STANDARD VIEW

**CATALYTIC COMMUNITY  
 DEVELOPMENT SOCIETY  
 / CANESC**  
 2330-500 Granville Street  
 Vancouver, B.C. V6C 1S4  
**DEBROOK RESERVE  
 CARE HOME & NON-  
 MARKET HOUSING**  
 2330-500 Granville Street  
 Vancouver, B.C. V6C 1S4  
**SOUTH-WEST  
 CORNER  
 PERSPECTIVE**

DATE: MAY 17, 2018

DATE: MAY 17, 2018

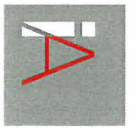
DATE: MAY 17, 2018

A-0.041



EXISTING DEL BROOK  
COMMUNITY CENTRE

1 PARKING PLAN  
SCALE: 1/8" = 1'-0"



**Integra**  
ARCHITECTURE INC.  
2230 50th Avenue, Suite 200  
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WWW.INTERGRA-BEEN.COM  
TEL: 604.681.4225  
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info@intergra-been.com

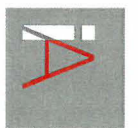


CATALYST COMMUNITY  
DEVELOPMENT SOCIETY  
/ CAREBE  
(2014-2015)  
DEL BROOK RESERVE  
CARE HOME & NON-  
MARKET HOUSING  
NORTH VANCOUVER, BC

PARKING LEVEL  
PLAN

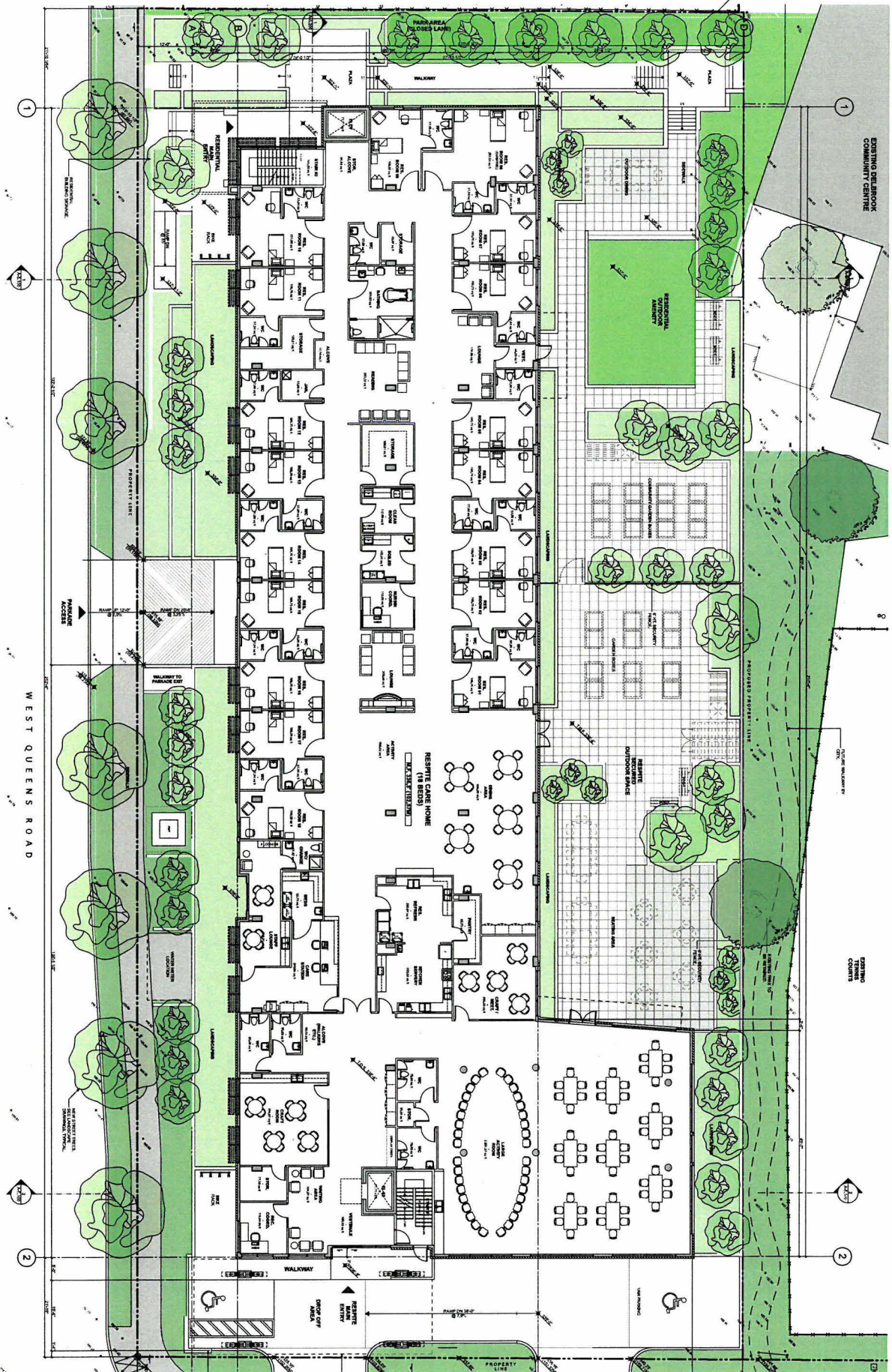
1/8" = 1'-0"  
May 17, 2018  
Issued for EDA





**Integra**  
ARCHITECTURE INC.

2330-500 GARDINER STREET  
VANCOUVER, BC V6C 1S4  
TEL: 604-271-1111  
WWW.INTEGRAARCHITECTURE.COM  
DESIGNED BY INTEGRITY ARCHITECTS  
DRAWN BY INTEGRITY ARCHITECTS  
CHECKED BY INTEGRITY ARCHITECTS  
DATE: 11/11/2018



**LEVEL 1 FLOOR PLAN**  
PLAN  
DATE: 11/11/2018  
DRAWN BY: INTEGRITY ARCHITECTS  
CHECKED BY: INTEGRITY ARCHITECTS  
DATE: 11/11/2018

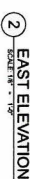
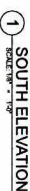




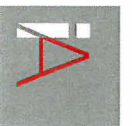
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178" = 1'-0"	1941-8-1
May 17, 1918	1947
Issued for RZA	1950

**A-2.300**

MATERIAL AND COLOUR LEGEND				
Colour	Product to match	Product finish	Manufacturer	Relevant Literature
1	Concrete	SL, textured finish	Not specified	Concrete Works
2	Brick	Textured Paint finish	James Hayle	Concrete Works
3	Brick	Textured Paint finish	James Hayle	Concrete Works
4	Brick	Textured Paint finish	James Hayle	Concrete Works
5	Brick	Textured Paint finish	James Hayle	Concrete Works
6	Brick	Textured Paint finish	James Hayle	Concrete Works
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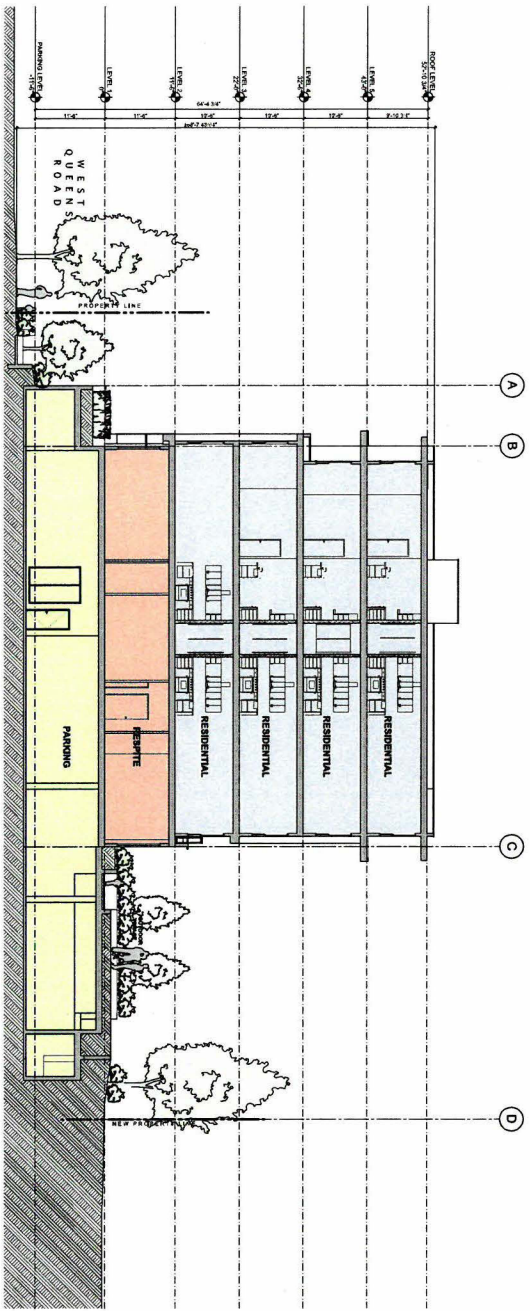




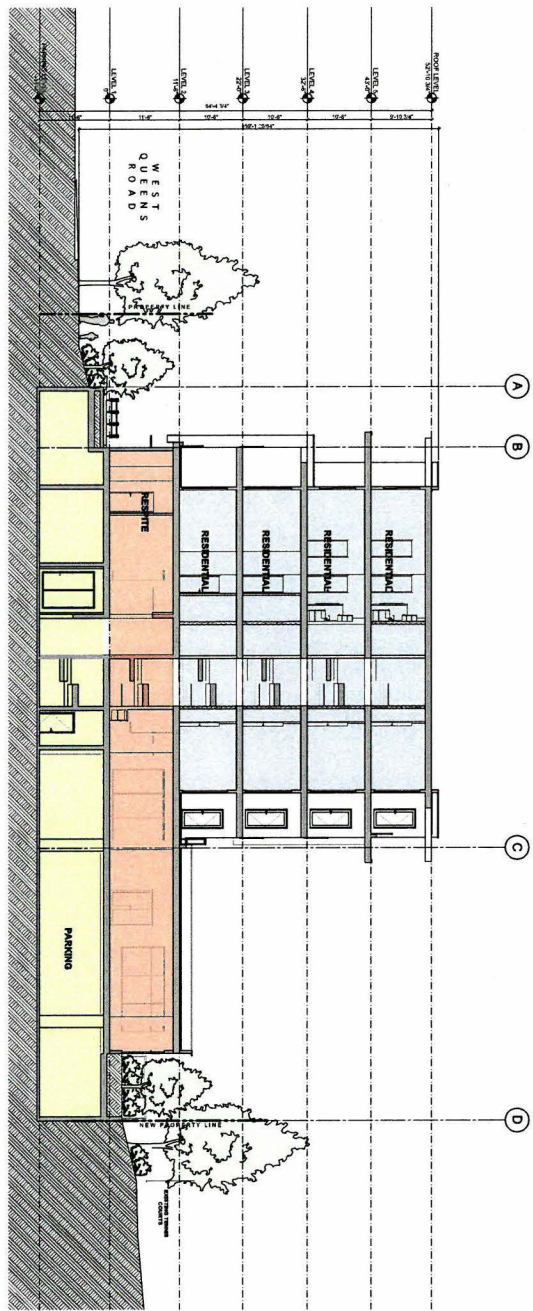


**Integra**  
ARCHITECTURE INC.

2020-2021 Graphic Source  
Vancouver, BC V6C 1S4  
www.integra-arch.com  
Phone: 604.681.1111  
Fax: 604.681.1112  
Email: info@integra-arch.com



1 NORTH-SOUTH SECTION 1  
SCALE: 1/8\"/>



2 NORTH-SOUTH SECTION 2  
SCALE: 1/8\"/>



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

**Bylaw 8344**

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

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

**Citation**

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8344, 2018 (Amendment 36)".

**Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Residential Level 6: Medium Density Apartment" (RES6);

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

**PUBLIC HEARING** held

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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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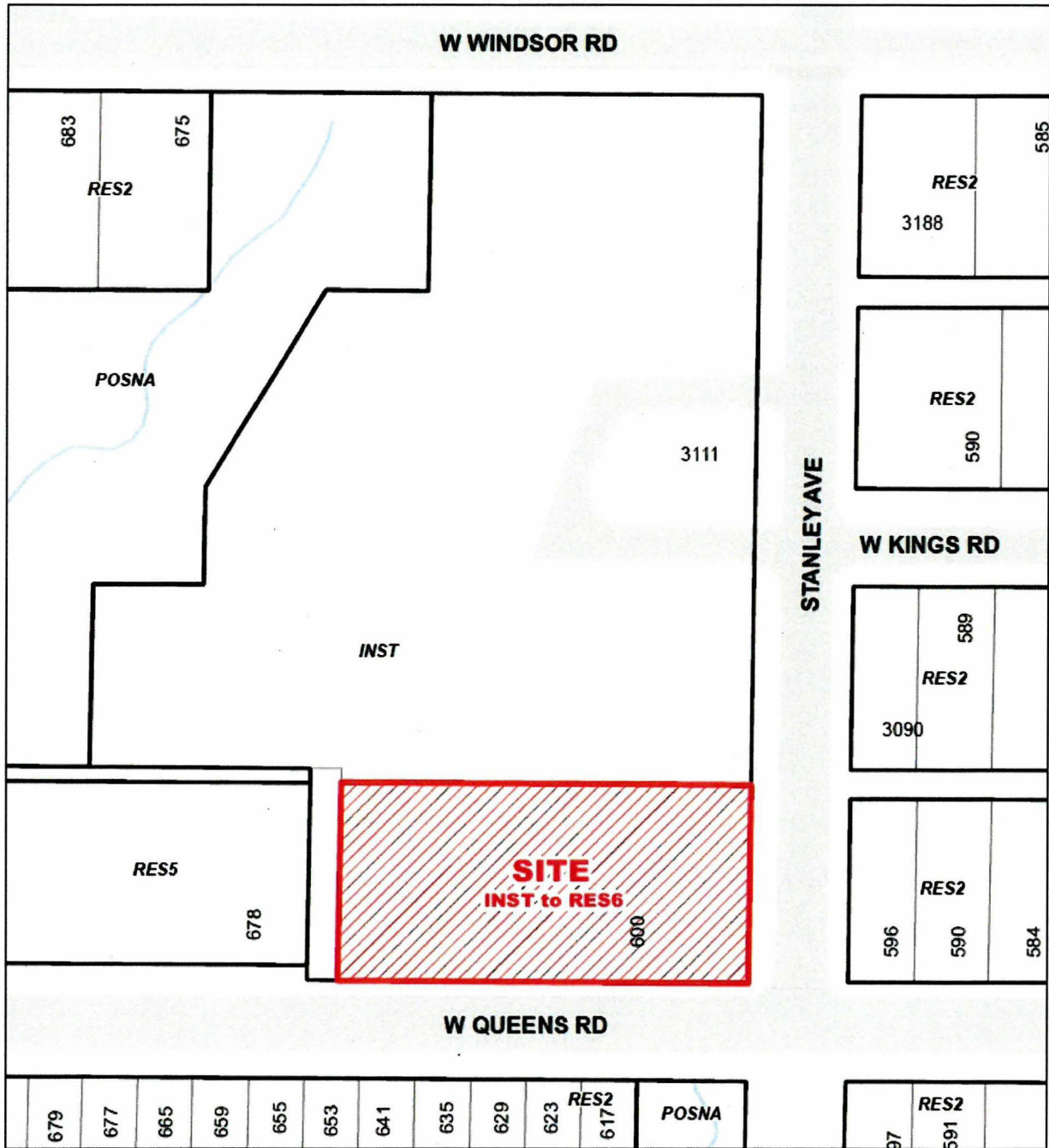
Municipal Clerk

Certified a true copy

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Municipal Clerk

# Schedule A to Bylaw 8344



**INSTITUTIONAL (INST) TO  
RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)**



# The Corporation of the District of North Vancouver

## Bylaw 8345

# 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:

## Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)”.

## Amendments

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

- (a) Part 2A, Definitions is amended by adding CD 124 to the list of zones that Part 2A applies to.

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

“Comprehensive Development Zone 124” CD 124”

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

“4B124 Comprehensive Development Zone 124 CD 124

**The CD 124 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8345:**

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

**4B 124 – 1 Intent**

The purpose of the CD 124 Zone is establish specific land use and development regulations for a residential rental building with a seniors' respite care facility.

#### **4B 124 – 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 124 Zone:

- a) Uses Permitted Without Conditions:
  - i. *multi-level care facility* (as defined in Part 2); and
  - ii. adult day care.
- b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 124-3 Conditions of Use, are met:

  - i. *residential use* (as defined in Part 2A).

#### **4B 124-3 Conditions of Use**

- a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
  - i) Each dwelling unit has access to private or semi-private outdoor space;
  - ii) Balcony enclosures are not permitted.

#### **4B 124-4 Accessory Use**

- a) Accessory uses are permitted and include, but not necessarily limited to:
  - i. Storage;
  - ii. Laundry;
  - iii. Kitchen;
  - iv. Dining;
  - v. Administration spaces;
  - vi. Therapy treatment rooms;
  - vii. Multi-purpose rooms;
  - viii. Activity rooms; and,
  - ix. Other uses customarily incidental to the principal use.
- b) *Home occupations* are permitted in *residential* dwelling units.

#### **4B 124 – 5 Density**

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD124 Zone is 7,237 sq m (77,900 sq ft);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:

- i. All spaces underground including but not limited to parking and storage
- ii. Balconies, decks, canopies, overhangs, architectural elements and awnings.

**4B124 – 6 Height:**

- a) West end of the site from finished grade:
  - i. The maximum permitted height measured to the top of the fifth floor of the building is 21.4m (70 ft).
- b) East end of the site from finished grade:
  - i. The maximum permitted height measured to the top of the fifth floor of the building is 16.7m (55 ft).
- c) Rooftop elevator mechanical shafts and other utilities are exempted from the height calculation up to 1.5m (5 ft).

**4B124 – 7 Setbacks:**

- a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

<b>Setback</b>	<b>Minimum Required Setback</b>
North	0m (0 ft)
East (Stanley Avenue)	6.5m (21.5 ft)
South (West Queens Road)	6.5m (21.5 ft)
West	0m (0 ft)

- b) For the purpose of measuring setbacks, measurements exclude:
  - i. Balconies, canopies, overhangs, architectural elements and awnings.

**4B124 - 8 Coverage:**

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

**4B 124 - 9 Landscaping and Storm Water Management:**

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

**4B 124 – 10 Parking, Loading and Servicing Regulations:**

- a) A minimum of 82 parking spaces are required, inclusive of 61 residential parking, 9 visitor parking, and 12 staff parking;
- b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- c) Bicycle storage for residents shall be provided on the basis of minimum one space per studio and one-bed units and two spaces per two-bed and three-bed units.
- d) A minimum of 8 class 2 visitor bicycle parking spaces must be provided.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Public Assembly Zone (PA) to Comprehensive Development Zone CD 124 (CD124).
- (e) The Siting Area Map section is amended by deleting Plan Section PA/03 and replacing with the revised Plan Section PA/03 attached in Schedule B.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Bylaw 8345” as at Third Reading

---

Municipal Clerk

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

**ADOPTED**

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Mayor

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Municipal Clerk

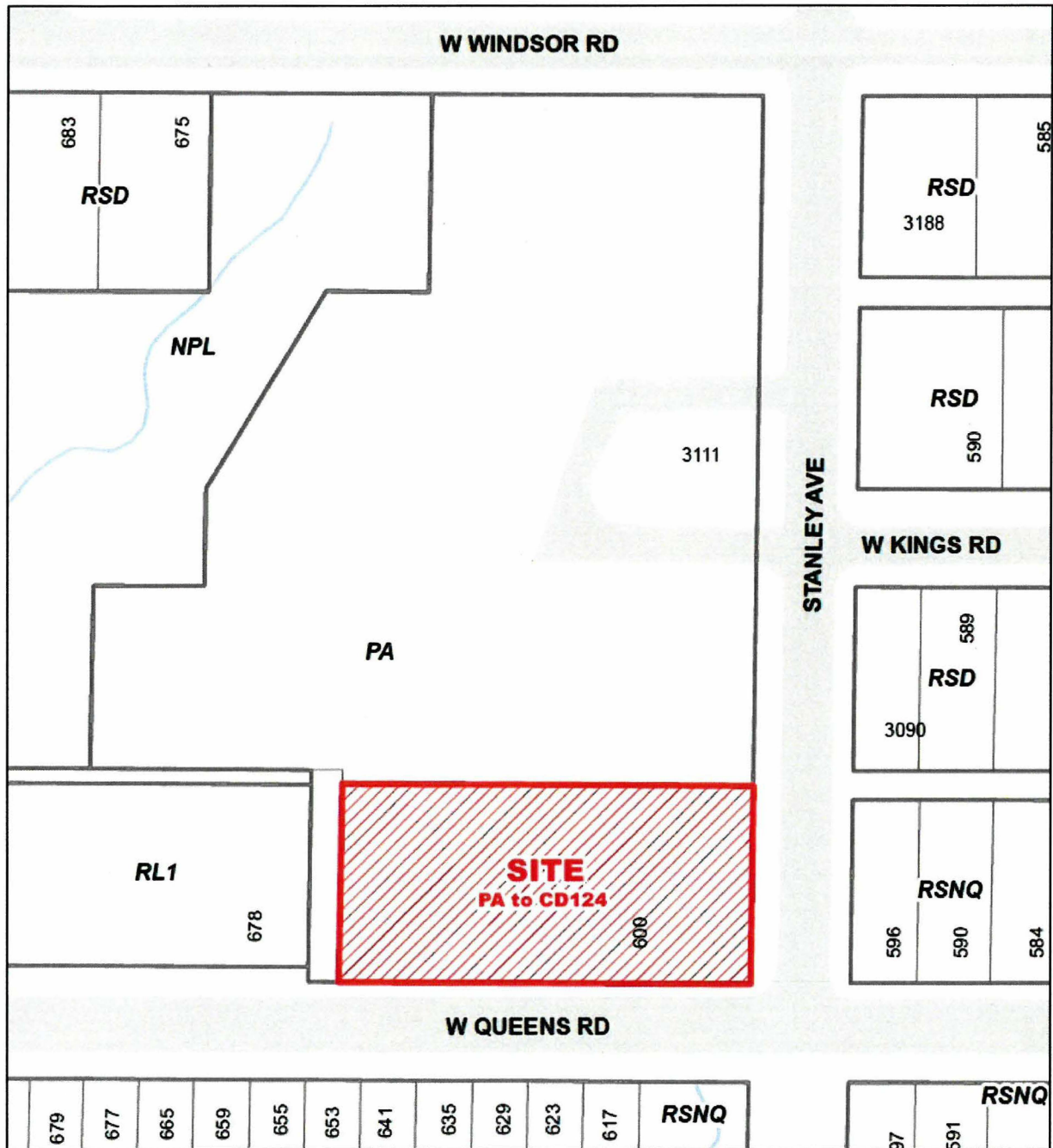
Certified a true copy

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Municipal Clerk



# Schedule A to Bylaw 8345

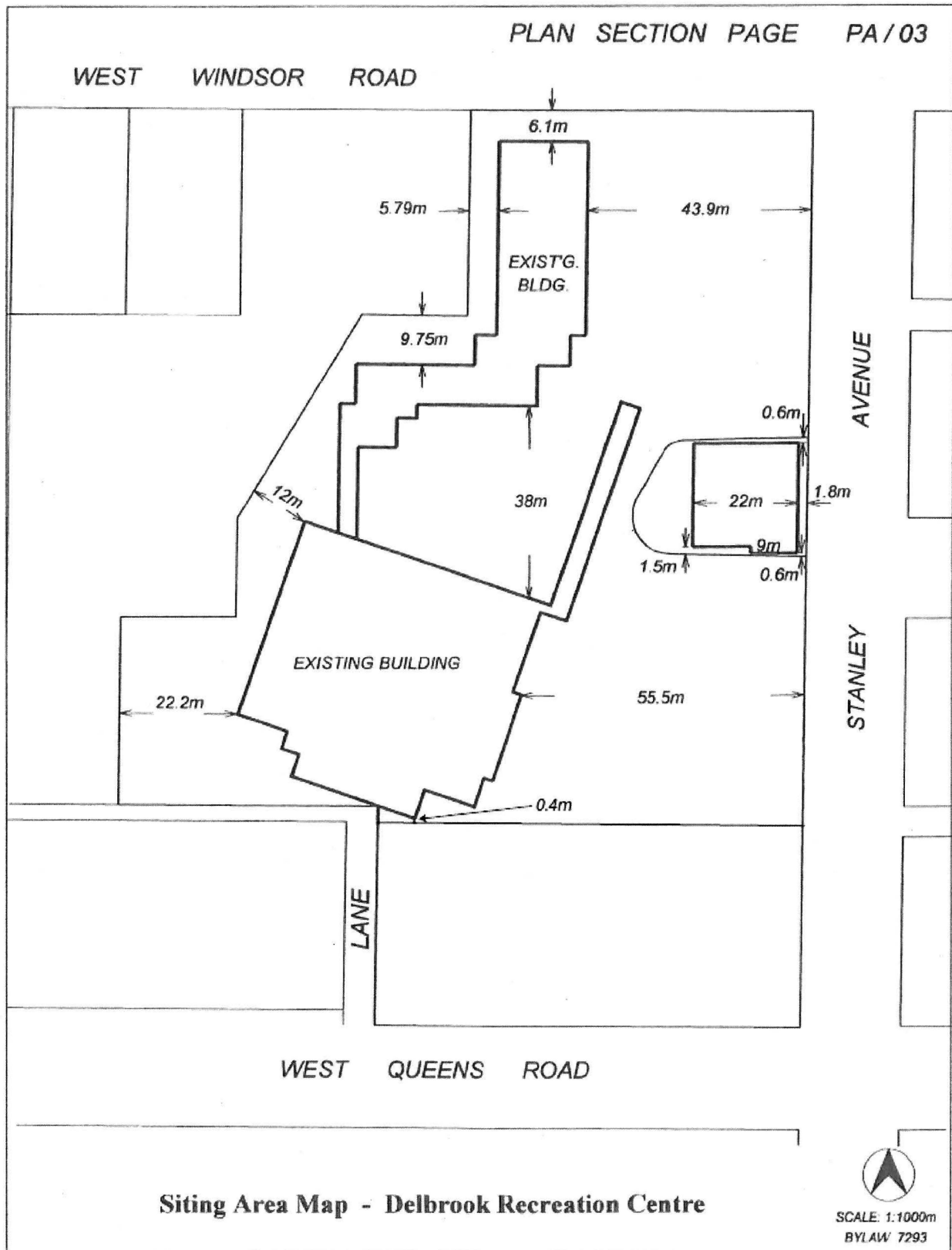


**PUBLIC ASSEMBLY ZONE (PA) TO  
COMPREHENSIVE DEVELOPMENT ZONE 124 (CD124)**





Schedule B to Bylaw 8345



**The Corporation of the District of North Vancouver****Bylaw 8356****A bylaw to waive Development Cost Charges**

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

**Citation**

- 1) This bylaw may be cited as "600 West Queens Road Non-Market Rental Housing and Seniors Respite Care Facility Development Cost Charge Waiver Bylaw 8356, 2018".

**Waiver**

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on "Site A" as shown on the attached map, and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means not more than 80 non-market rental housing units and a seniors' respite care facility in a building not exceeding 5 storeys, where the non-market rental rate structure is secured by way of a lease agreement or other measure acceptable to the Municipal Solicitor.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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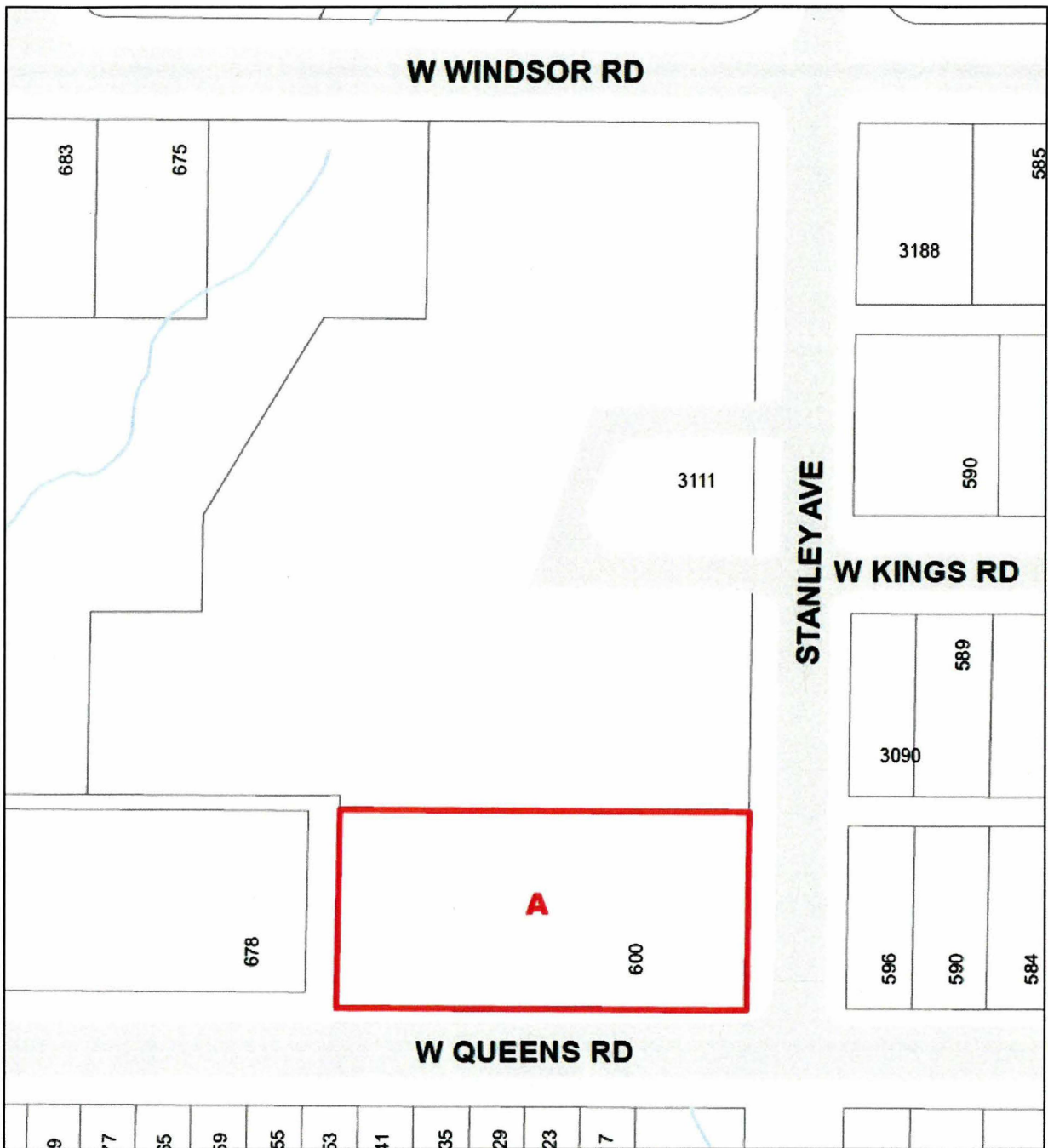
Municipal Clerk

Certified a true copy

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Municipal Clerk

Schedule A to Bylaw 8356





**To:** Kevin Zhang  
Development Planner  
District of North Vancouver

**From:** Robin Petri  
Vice-President, Development  
Catalyst Community Developments Society

**Date:** June 4, 2018

**RE: Public Information Meeting Summary- 600 West Queens Road**

**Project Overview:**

In May 2017, the District of North Vancouver invited proponents to submit proposals for the development of an affordable rental housing project and an adult respite care facility at 600 West Queens Road in North Vancouver. Catalyst Community Developments Society ("Catalyst") was selected to develop 80 affordable rental homes above an 18 bed respite care facility operated by Care BC.

**Event Details:**

A public information meeting was held for the proposed project at 600 West Queens Road. The event details are outlined below:

**Date:** Wednesday, May 30, 2018  
**Time:** 6:00pm – 8:00pm  
**Place:** New Delbrook Community Recreation Centre  
851 West Queens Road  
North Vancouver, BC

**Notification Details:**

Mail Notification

A notification was sent by Canada Post to all property owners within 100 metres of 600 West Queens Road (approximately 129 addresses) to notify them of the meeting. Mail notifications were also sent to the Delbrook Community Association and Upper Delbrook Community Association.

A copy of the notification is attached in the Appendix.

### Site Sign

A site sign was erected on Wednesday May 16, 2018 (two weeks prior to the meeting) to notify the community of the meeting.

A picture of the site sign is attached in the Appendix.

### Newspaper Advertisement

Advertisements were placed in the North Shore News on May 23, 2018 and May 25, 2018.

A copy of the advertisement is attached in the Appendix.

### **Number of Attendees:**

There were approximately 65 people at the meeting. The District of North Vancouver sign in sheet includes 44 of these attendees. A number of attendees did not sign in.

### **Feedback:**

There were 41 comment forms received during the public information meeting. The forms that have been submitted to date are included in the Appendix and the comments are summarized below.

The comments included concerns about:

- the number of parking stalls being provided by the proposed development;
- height and the number of storeys;
- shading of tennis courts and surrounding single family homes;
- percentage of family housing (25% too little);
- construction noise and traffic;
- tenant selection;
- childcare not being part of the project;
- amount of park space remaining;
- setback from Queens (min 25'); and
- length of lease (60 years too long).

There were also positive comments about:

- the provision of affordable rental housing;
- the respite facility;
- the height, massing and unit mix;
- streetscape, landscape, look and design elements;
- location of parking entrance off of Queens Avenue;
- tenant selection; and
- parking supply.



## APPENDIX

### Mail Notification - Page 1 of 2



Site Location



Building Rendering

Catalyst Community Developments Society  
30-425 West 45th Ave  
Vancouver, BC V6S 1T3  
catalystcommunity.org

## Public Information Meeting Notice

Catalyst Community Developments Society is hosting a Public Information Meeting to present the development proposal for a 5 storey mixed-use building at 600 West Queens Road.

This information 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 & Date:**  
**Wednesday May 30, 2018**  
**6:00-8:00pm**

**Meeting Location:**  
**Delbrook Community Recreation Centre**  
**Arbutus Meeting Room**  
**851 West Queens Road**  
**North Vancouver, BC V7N 4E3**



## Mail Notification - Page 2 of 2

### Meeting Agenda

**Doors Open: 6:00pm**

**Open House Discussion: 6:00-8:00pm**

**For further information please contact:**

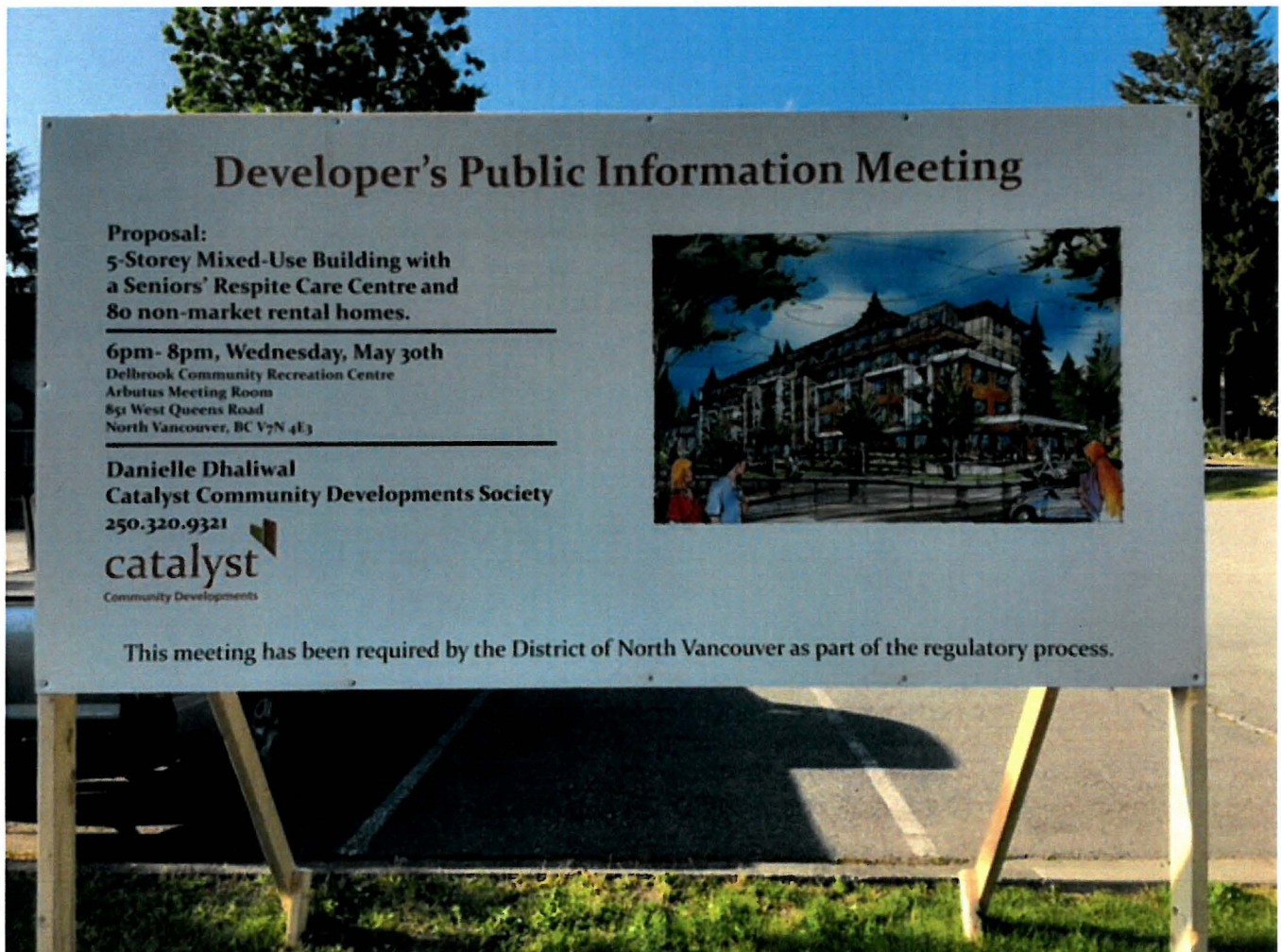
Danielle Dhaliwal      Catalyst Community  
250.320.9321              Developments Society

Kevin Zhang              District of North Vancouver,  
604.990.2321              Planning Department

### The Proposal

Catalyst Community Developments Society proposes to construct a 5 storey mixed-use building at 600 West Queens Road, at the corner of Stanley Avenue and West Queens Road. The proposal is for 80 non-market rental homes (16 studios, 41 one bedroom units, 15 two bedroom units, and 8 three bedroom units) and an 18 bed seniors' respite care centre. The seniors' respite care centre has a pick-up/drop-off area accessed from a driveway off of Stanley Avenue. Access to the site is also provided off of West Queens Road to the underground parking garage for residents (60 stalls), visitors (8 stalls) and respite care staff (12 stalls).

**Sign on Site at 600 West Queens Road**



## Newspaper Advertisement (North Shore News)

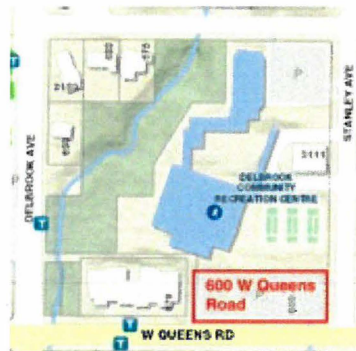
### PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 600 West Queens Road, to construct a 5 storey, mixed-use building.

You are invited to a meeting to review and discuss the project.

**Date:** Wednesday May 30, 2018  
**Time:** 6:00 – 8:00pm  
**Location of Meeting:** Delbrook Community Recreation Centre  
 Arbutus Meeting Room  
 851 West Queens Road  
 North Vancouver, BC V7N 4E3

The applicant has applied to rezone the site from a public assembly zone to a comprehensive development zone to permit an 18 bed seniors' respite care centre and 80 non-market rental homes with 1 level of underground parking.



Information packages are being distributed to residents within a 100 metre radius of the site. If you would like to receive a copy or more information, please contact Danielle Dhaliwal of Catalyst Community Developments Society at 250.320.9321 or Kevin Zhang of the Development Planning Department at 604.990.2321 or bring your questions and comments to the meeting.

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

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# PUBLIC HEARING

## 600 West Queens Rd

### FIVE-STOREY MIXED-USE BUILDING

**What:** A Public Hearing for Bylaws 8344 and 8345, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of a five-storey mixed-use building (80 non-market rental and a seniors' respite care facility).

**When:** 7 pm, Tuesday, September 18, 2018

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



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

### What changes?

Bylaw 8344 proposes to amend the OCP land use designation of the subject site from Institutional (INST) to Residential Level 6: Medium Density Apartment (RES6). Bylaw 8345 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124). The CD124 Zone addresses use and accessory use, density, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

### When can I speak?

We welcome your input Tuesday, September 18, 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](mailto: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](http://dnv.org/public_hearing) from September 4 to September 18. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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