

AGENDA

PUBLIC HEARING

Tuesday, November 10, 2020

7:00 p.m.

To be held virtually but audio streamed at

<http://app.dnv.org/councillive/>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARING

7:00 p.m.
Tuesday, November 10, 2020
To be held virtually but streamed at
<http://app.dnv.org/councillive/>

AGENDA

840 St. Denis Avenue
Zoning Bylaw Amendment

1. **OPENING BY THE MAYOR**

2. **INTRODUCTION OF BYLAW BY CLERK**

District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)

Purpose of Bylaw:

Bylaw 8449 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to a new Comprehensive Development Zone 129 (CD129). The CD129 Zone addresses permitted and accessory uses and zoning provisions such as density, height, setbacks, amenities, flood construction requirements, building and site coverage, landscaping, storm water management, and parking requirements.

3. **PRESENTATION BY STAFF**

Presentation: Ashley Bellwood, Planning Assistant

4. **PRESENTATION BY APPLICANT**

5. **REPRESENTATIONS FROM THE PUBLIC**

6. **QUESTIONS FROM COUNCIL**

7. **COUNCIL RESOLUTION**

Recommendation:

THAT the November 10, 2020 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" be returned to Council for further consideration.

8. **CLOSING**

THIS PAGE LEFT BLANK INTENTIONALLY

- b) Conditional Uses:

Residential use

4B 129 – 3 Conditions of Use

- a) **Residential:** *Residential uses* are only permitted when the following conditions are met:
- i. Each dwelling unit has access to private or semi-private outdoor space;
 - ii. Balcony and deck enclosures are not permitted.

4B 129 – 4 Accessory Use

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

4B 129 – 5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum of one unit;
b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i. Garages to a maximum of 27 m² (290 sq. ft.) per unit;
 - ii. Storage areas to a maximum of 9.29 m² (100 sq. ft.) per unit;
 - iii. Residential garbage enclosures and bicycle storage lockers; and
 - iv. Porches, patios, verandas and balconies.

c) For the purposes of calculating FSR the lot area is deemed to be 844.12 m² (9,086 sq. ft.) at the time of rezoning.

4B 129 – 6 Amenities

- a) Despite Subsection 4B 129 – 5, the maximum permitted density in the CD129 Zone is increased to 422.1 m² (4,543 sq. ft.) of *gross floor area*, and three units, if \$3,089.24 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): the affordable housing fund; public art; natural environment, park, trails, pedestrian or other public realm or infrastructure improvements, including flood protection; and/or municipal, recreation or community services, or social service facility or improvements.

4B 129 – 7 Setbacks

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

| Setbacks | Minimum Required Setback |
|---|--|
| Front (west) | 4.57 m (15 ft.) |
| Rear (east) | 6.1 m (20 ft.) |
| Side (north) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line | 1.2 m (4 ft.) for the first storey; and 1.8 m (6 ft.) for the second storey. 3.4 m (11.2 ft.) |
| Side (south) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line | 5.4 m (17.7 ft.) 4.0 m (13.1 ft.) |

b) Decks, balconies, and patios may encroach into the setback requirements noted in Section 4B 129-7, but must be set back a minimum of 1.0 m (3.3 ft.) from any property line.

4B 129 – 8 Height

The maximum permitted height as calculated from the average grade of a particular building is regulated as follows:

- (a) For buildings or portions of buildings located within 26.6 m (77 ft.) of the west property line:
 - i. 9 m (29.5 ft.)
- (b) For buildings located more than 26.6 m (77 ft.) from the west property line:
 - ii. 8.1 m (26.5 ft.)

4B 129 – 10 Flood Construction Requirements:

No basement or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 129 – 11 Coverage

- a) Building Coverage: The maximum building coverage is 40%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 129 – 12 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; and
- b) All electrical kiosks, garbage and recycling container pads, and bicycle parking not located within a building shall be screened.

4B 129 – 13 Parking and Loading Regulations

- a) All off-street parking spaces shall comply with the minimum standards established in Part 10 of the District of North Vancouver Zoning Bylaw, except as follows:
 - i. Small car parking spaces may be provided in accordance with the requirements in Section 1007, except that up to three small car parking spaces are permitted;
 - ii. The driveway shall be a minimum of 3.66 m (12 ft.) in width.”
- (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 Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD129 (CD129).

READ a first time October 19th, 2020

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Bylaw 8449” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

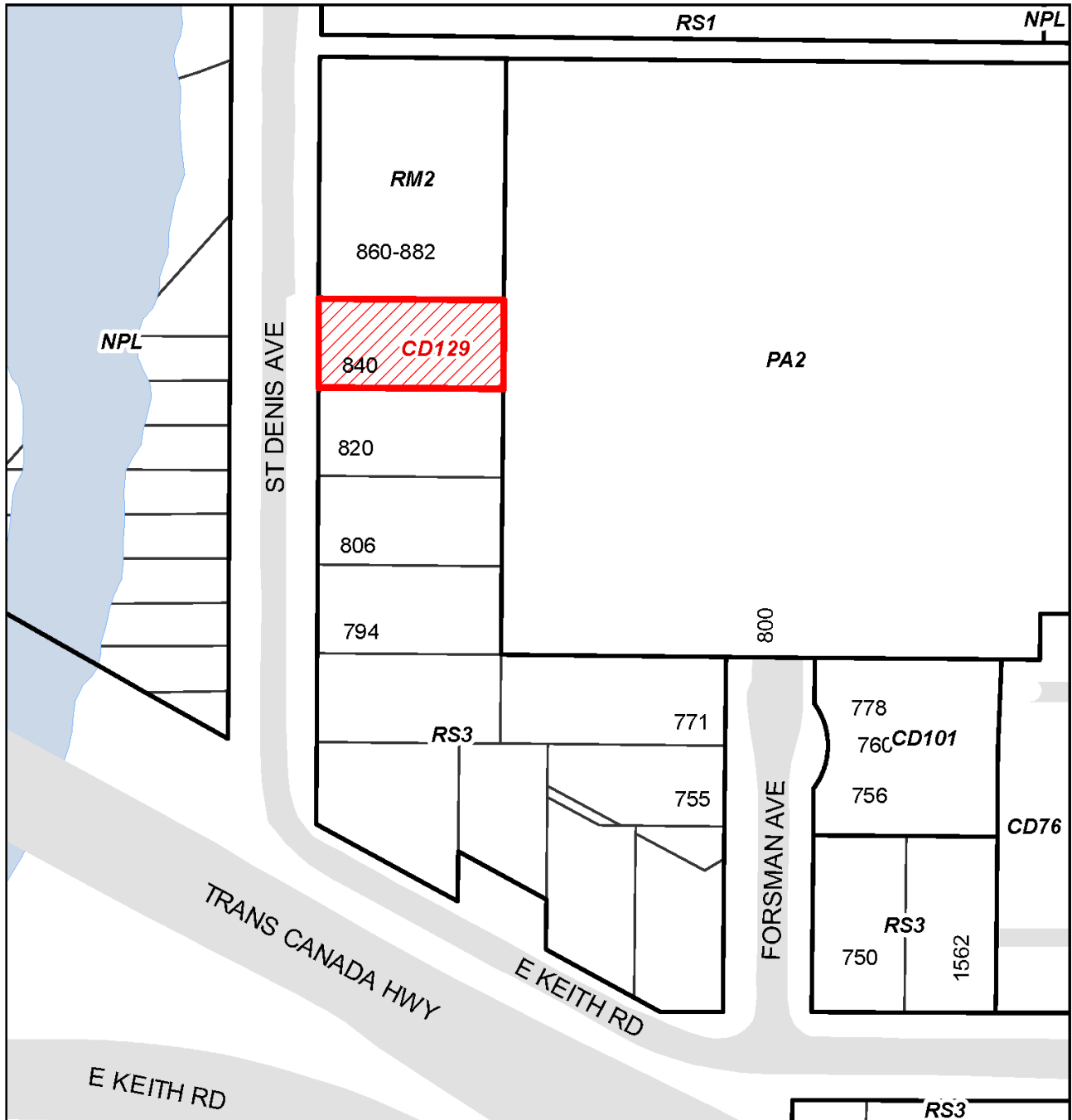
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8449

BYLAW 8449

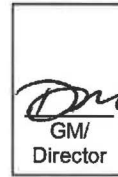
The District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8449)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO COMPREHENSIVE DEVELOPMENT ZONE 129 (CD129)



| AGENDA INFORMATION | |
|---|----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Oct. 19, 2020</u> |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

September 29, 2020
File: 08.3060.20/012.19

AUTHOR: Ashley Bellwood, Planning Assistant

SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is referred to a Public Hearing.

REASON FOR REPORT

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8449 to rezone the subject property; and
- Issuance of a development permit.

The rezoning bylaw is recommended for introduction and referral to a Public Hearing. A development permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

Ms. Carman Kwan of Architectural Collective Inc. has applied on behalf of the owners of the property to develop the site as a three-unit ground-oriented residential development comprising one duplex and one single unit.



The development site is located on St. Denis Avenue, north of East Keith Road and Highway 1. Surrounding properties include a multi-family residential development to the north and single-family residential homes to the south; park land adjacent to Lynn Creek to the west; and Lynnmour Elementary School to the east.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as “Residential Level 3: Attached Residential” (RES3), which envisions ground-oriented multifamily housing of up to approximately 0.8 FSR.

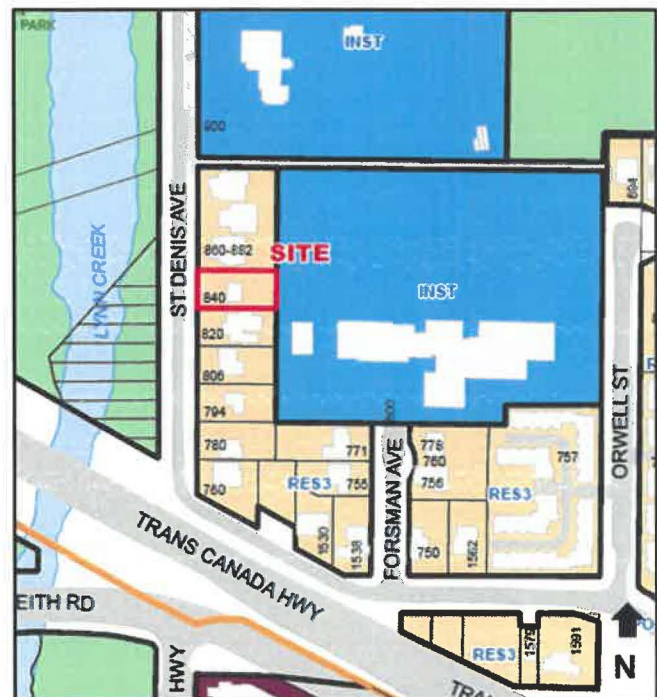
The Lynnmour/ Inter-River Local Plan reference policy document supports the redevelopment of single lots that are sized between 743.3 m² (8,001 sq. ft.) and 1,114.8 m² (12,000 sq. ft.) with duplex or triplex development to a maximum density of 0.5 FSR.

The proposal is consistent with the provisions of both the Official Community Plan and the reference policy document, as it proposes a density of 0.5 FSR.

The proposed units all contain three bedrooms, which will be attractive to families, and as such responds to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types....to accommodate the lifestyles and needs of people at all stages of life.” It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing neighbourhood infill near Town and Village Centres (Policy 7.1.2).



Context Map



OCP Designation Map

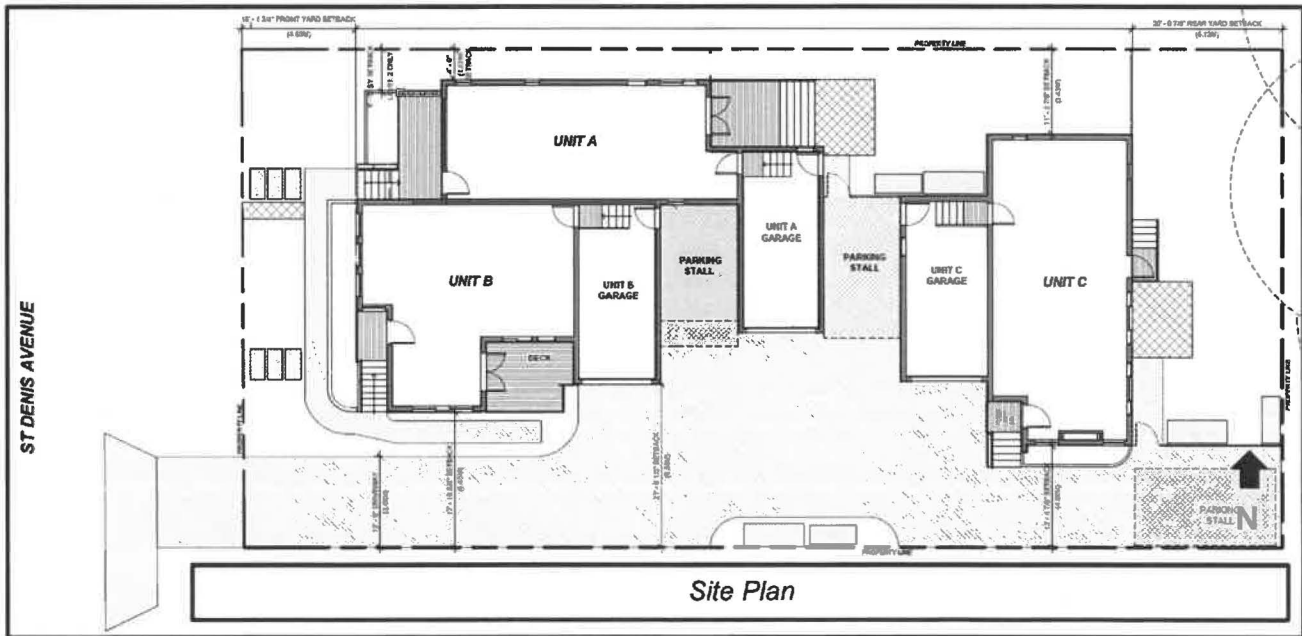
Zoning

The subject property is currently zoned Single Family Residential 7200 Zone (RS3). Rezoning is required to accommodate the project and Bylaw 8449 proposes to create a new Comprehensive Development Zone 129 (CD129) tailored specifically to this project. The proposed CD129 zone prescribes permitted uses and zoning provisions including a maximum density of 0.5 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of three residential units within two buildings. A duplex building is located at the front of the site, and a second building with a single unit at the rear. The units are each two storeys in height and have an attached single-car garage. A total of six on-site parking spaces are provided, in a configuration of three garages and three unenclosed spaces, all accessed through a driveway from St. Denis Avenue.



All of the units have three bedrooms on the second floor, and range in size from 146 m² (1,549 sq. ft.) to 160 m² (1,723 sq. ft.), excluding garages. Two of the units have decks on the second floor that face the driveway or the street, and away from the multi-family development to the north. The buildings are approximately 9.14 m (30 ft.) in height. Project renderings are included on the following page.



Development Permit Areas

The subject property is located within the following Development Permit Areas (DPA's):

- Form and Character of Multi-Family Development (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions (Wildfire Hazard and Creek Hazard).

a) Form and Character of Multi-Family Development (Ground-Oriented Housing):

Under the BC Building Code, a project of this size is not required to be designed by a registered architect, and therefore, was not considered by the Advisory Design Panel. The application was reviewed by the District's Urban Design Planner for conformity with the Official Community Plan's design guidelines for ground-oriented housing and the Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses. Staff note that the proposed development provides a suitable transition from the existing multi-family site to the north and the existing single family site to the south.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction:

The proposal is consistent with the Official Community Plan guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction, and the proposal will meet Step 3 of the BC Energy Step Code, in accordance with the District's Construction Bylaw.

The applicant is proposing to include rough-ins for "Level 2" electric vehicle charging stations for the exterior parking spaces and conduits to allow for future solar panel installation. These features will be secured through a development covenant should the application proceed through the rezoning process.

c) Protection of Development from Hazardous Conditions (Wildfire Hazard):

The proposal is consistent with the Official Community Plan guidelines for Protection from Natural Hazards (Wildfire Hazard). A Wildfire Hazard Assessment Report by B.A. Blackwell & Associates Ltd. was submitted as part of the application and the project is designed in accordance with the recommendations of the report.

d) Protection of Development from Hazardous Conditions (Creek Hazard):

The proposal is consistent with the Official Community Plan guidelines for Protection from Natural Hazards (Creek Hazard). A Creek Hazard Assessment Report by Ground Up Geotechnical was submitted as part of the application and the project is designed in accordance with the recommendations of the report.

A detailed development permit review, outlining the project's compliance with the applicable DPA guidelines, will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

Accessibility

The District's Accessible Design Policy for Multifamily Housing applies only to multi-family rezoning applications proposing four or more ground-oriented multi-family units. As this project is proposing three ground-oriented multifamily units, compliance with the policy is not mandatory.

Due to flood protection requirements, all habitable space needs to be built above a minimum flood construction level and cannot be accessed without stairs. While not required by the policy, the applicant is proposing to include provisions for stair lifts at the exterior unit entrances. Provisions for a stair lift within each unit are also included. These features will be secured through a development covenant should the application proceed through the rezoning process.

Vehicle Parking

The application provides six parking stalls for residential uses (including one visitor parking stall), as required by the Zoning Bylaw. All parking provided is at surface level, and is in a combination of three private single car-garages and three unenclosed parking stalls. The Zoning Bylaw permits a maximum of two small car parking spaces. As the proposal includes three, the CD129 zone is written to permit a maximum of three small-car parking spaces.

The Lynnmour/ Inter-River Area One Guidelines indicate that any single lots developing on their own must design their driveway so that it can be later shared if the neighbouring property develops. The applicant has designed the driveway to accommodate future development to the south, and shared access will be secured via an easement.

Bicycle Parking and Storage

The District's Bicycle Parking and End-of-Trip Facilities policy requires a minimum of six bicycle parking spaces. The development proposes to provide one secured bicycle locker for each dwelling unit, for a total of three dedicated bicycle parking spaces. Additional bicycle parking, in compliance with the policy, will be available within the garage and private storage space in each unit. By providing secured bicycle storage for the residents of the site, the proposal supports the use of alternate transportation to access nearby amenities in Lynn Creek Town Centre via new cycling infrastructure nearby.

Off-site Improvements

The application will provide improved street frontages with street tree plantings, streetlight upgrades, sidewalk and boulevard improvements, as well as curb, gutter, and paving installations along the property frontage on St. Denis Avenue.

The estimated total value of off-site works (engineering and landscaping) is approximately \$85,000. This estimate has been provided by the applicant, and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

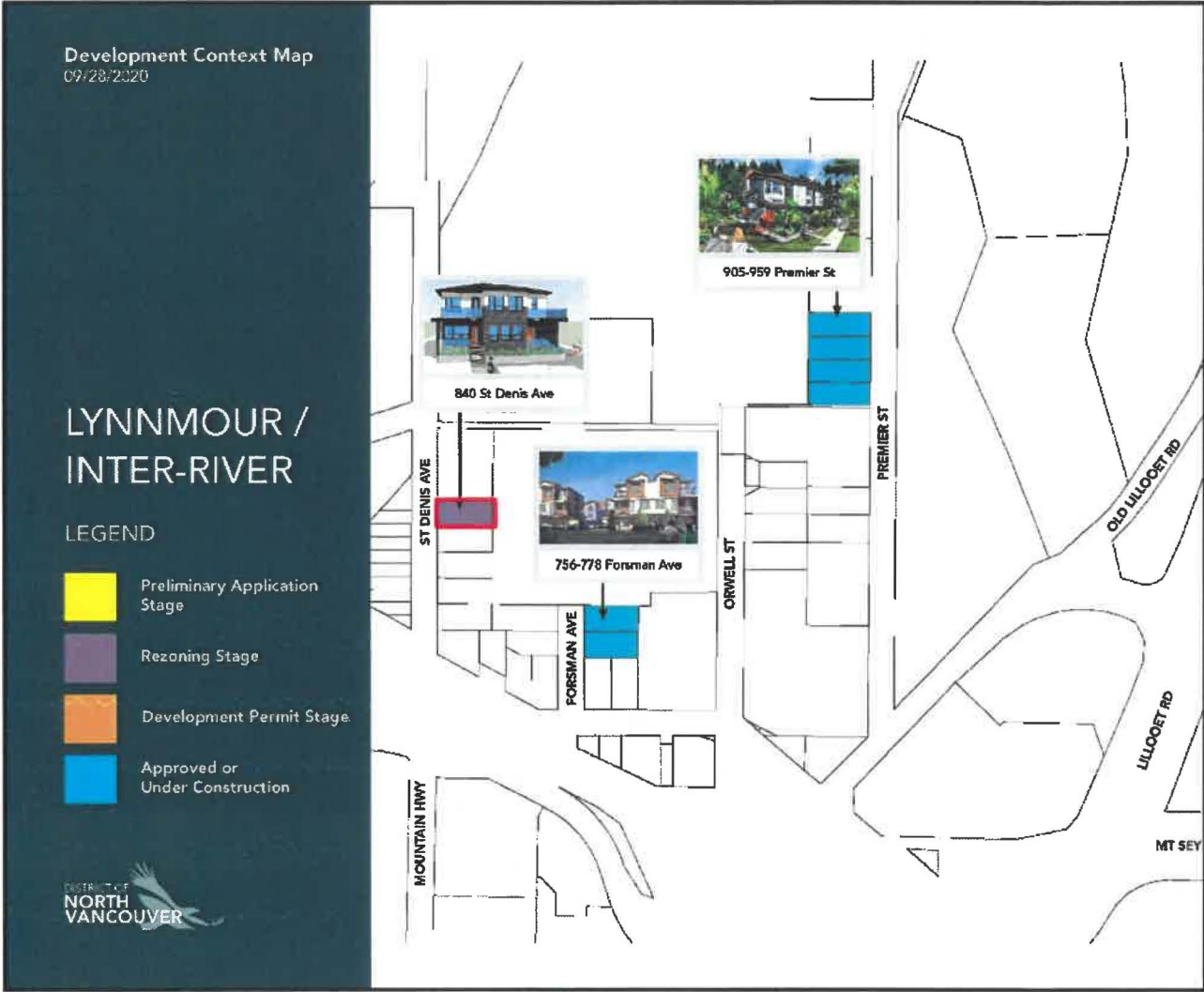
The project will pay Development Cost Charges (DCC's) at the applicable rate at the date of Building Permit submission, should the rezoning be successful. The District's DCC's, at the 2020 rate, are currently estimated at \$37,159.95.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. A CAC of \$3,089.24 is included in the proposed CD129 Zone. It is anticipated that the CAC's from this

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 CTMP must outline how the applicant will coordinate with any other projects in the area (including Highway 1 improvements) to minimize construction impacts on pedestrian and vehicle movement on St. Denis Avenue. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the Construction Traffic Management Plan must:

- 1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);

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

Public Input

The applicant held a facilitated Public Information Meeting on June 26, 2019.

Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Two signs were installed to notify passers-by of the meeting; one was placed on the site and the other was placed at the corner of St. Denis Avenue and E. Keith Road. Advertisements were placed in the North Shore News.

The meeting was attended by one resident. Comments provided noted support for the development as long as it integrated well with the surrounding neighbourhood. The facilitator's report is attached as Attachment C.

Following the Public Information Meeting, the applicant revised their design to include balconies at the second floor level in two of the units. The applicant contacted adjacent neighbours for comments on the change; the neighbour to the south confirmed that they had no concerns and the neighbour to the north did not provide any comments. For reference, the second floor balconies that were added are situated on the south side of the development, away from the neighbour to the north.

Implementation

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

Bylaw 8449 (Attachment B) rezones the subject site from RS3 to a new Comprehensive Development Zone 129 (CD129) which:

- establishes the permitted residential use;
- 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 requirements. Additional legal documents required for the project will include:

- development covenant to reference the general form and layout of project as well as requirements for off-site servicing;
- flood protection covenant;
- stormwater management covenant; and
- easement granting the property to the south access through the proposed driveway to accommodate future potential development.

CONCLUSION:

This project assists in implementation of the objectives of the District's Official Community Plan and reflects the expectations outlined in the Lynnmour/ Inter-River Local Plan reference policy document. The rezoning proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

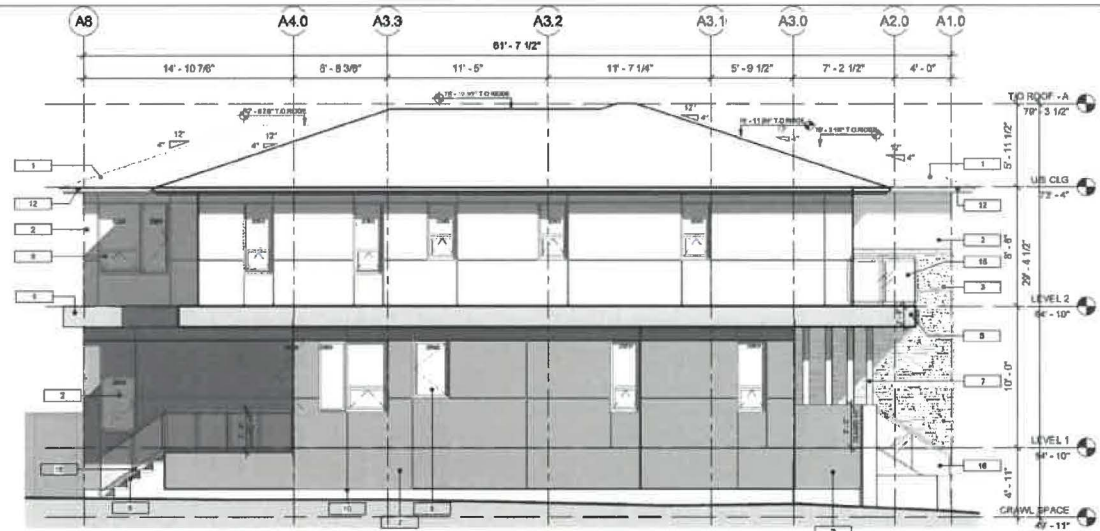
1. Give Bylaw 8449 First Reading and refer Bylaw 8449 to a Public Hearing (staff recommendation);
2. Refer Bylaw 8449 back to staff; or,
3. Give Bylaw 8449 no readings and abandon Bylaw 8449.



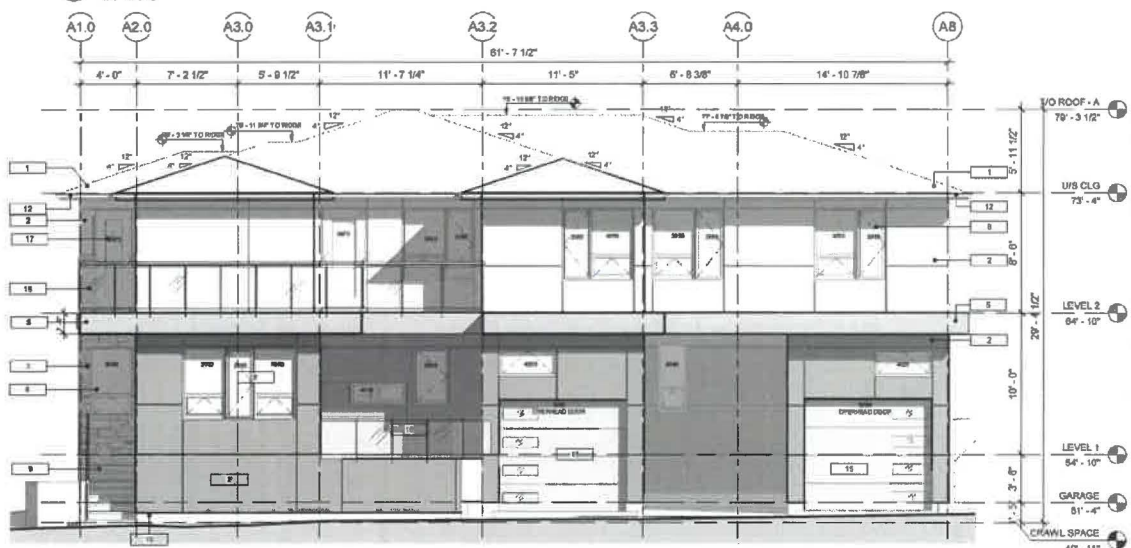
Ashley Bellwood
Planning Assistant

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8449 – Rezoning
- C. Facilitator Report for Public Information Meeting



1-4 BLDG 1 - NORTH ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"



1-4 BLDG 1 - SOUTH ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| # | DESCRIPTION |
| 1 | LAMINATED ROOFING SHINGLES |
| 2 | COMPOSITE (NON-COMBUSTIBLE) PANEL C/W 1" REVEAL HARDIE EASY TRIM TRANSITIONS PTD TO MATCH PANEL COLOUR |
| 3 | STONE VENEER CLADDING |
| 5 | PANEL CLADDING FASCIA |
| 7 | PTD WOOD TRIMMED POSTS |
| 8 | VINYL DOUBLE GLAZED WINDOWS |
| 9 | PTD WOOD STAIRS |
| 10 | CONCRETE FOUNDATION |
| 12 | PREFINISHED ALUMINUM GUTTER |
| 15 | OVERHEAD SECTIONAL DOOR C/W TEMPERED GLAZED LITES |
| 16 | TEMPERED GLAZED GUARDS FASTENED TO BOTTOM ALUM RAIL C/W POWDERCOATED ALUM STANCHIONS 4" OC & TOP RAIL |
| 17 | PTD SOLID WOOD DBL GLAZED EXTERIOR DOOR |

ARCHITECTURAL COLLECTIVE

22A-22D QUEBEC STREET
VANCOUVER, BC V6T 4Z7
PH: 604 265 8879
E: INFO@ARCHITECTURALCOLLECTIVE.COM

THIS PLAN AND ELEVATION ARE THE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN OR ELEVATION WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL COLLECTIVE INC. IS STRICTLY PROHIBITED.

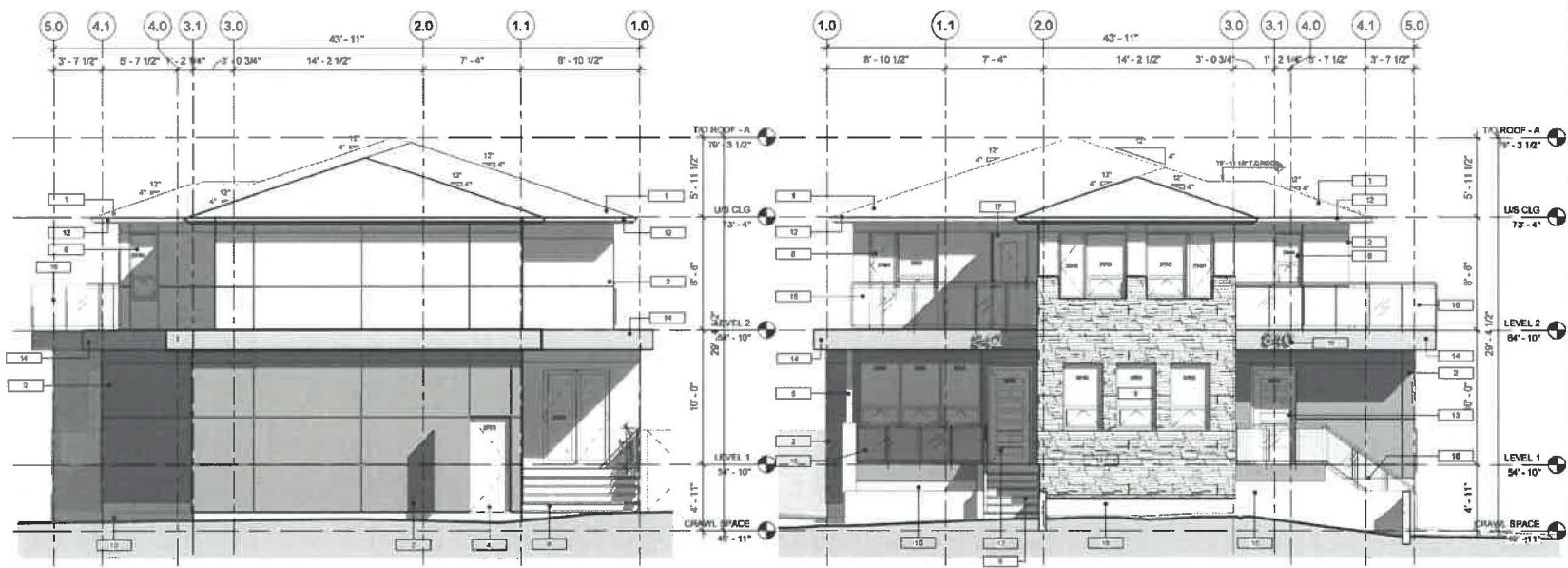
| NO. | DESCRIPTION | DATE |
|-----|--------------------------|-------------|
| 1 | ISSUED FOR CLIENT REVIEW | 2020 FEB 07 |
| 2 | ISSUED FOR REVISIONS | 2020 APR 19 |
| 3 | ISSUED FOR INFO ONLY | 2020 APR 16 |
| 4 | ISSUED FOR REVISIONS | 2020 SEP 21 |

840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

BLDG 1 - (UNIT A & B) NORTH & SOUTH ELEVATIONS

| | | | |
|-------------|--------------|----------------|------|
| Date | 2020 SEPT 25 | Project number | 2005 |
| Scale | 1/4" = 1'-0" | | |
| Drawn by | HD | | |
| Approved by | CK | | |

DP301



1-4 BLDG 1 - EAST
ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"

1-4 BLDG 1 - WEST
ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| # | DESCRIPTION |
| 1 | LAMINATED ROOFING SHINGLES |
| 2 | COMPOSITE (NON-COMBUSTIBLE) PANEL CW 1" REVEAL HARDIE EASY TRIM TRANSITIONS PTD TO MATCH PANEL COLOUR |
| 3 | STONE VENEER CLADDING |
| 4 | SOLID WOOD |
| 5 | PANEL CLADDING FASCIA |
| 6 | VINYL DOUBLE GLAZED WINDOWS |
| 9 | PTD WOOD STAIRS |
| 10 | CONCRETE FOUNDATION |
| 12 | PREFINISHED ALUMINUM GUTTER |
| 13 | PTD SOLID WOOD DOOR C/W TEMPERED GLAZED LITES |
| 14 | METAL CAP FLASHING OVER 2X12 WOOD TRIM |
| 16 | TEMPERED GLAZED GUARDS FASTENED TO BOTTOM ALUM RAIL C/W POWDERCOATED ALUM STANCHIONS 4" Q/C & TOP RAIL |
| 17 | PTD SOLID WOOD DBL GLAZED EXTERIOR DOOR |
| 19 | ALUM EXTERIOR CHANNEL SIGNAGE FOR ADDRESSING ON STANDOFFS |



224 200 OREGON STREET
VANCOUVER, BC V6V 4R2
PH: 604 260 8878
E: INFO@ARCHITECTURALCOLLECTIVE.COM
WWW.ARCHITECTURALCOLLECTIVE.COM







ARCHITECTURAL COLLECTIVE INC. IS AN INCORPORATED CORPORATION IN BRITISH COLUMBIA. THE ARCHITECTS AND DESIGNERS ASSOCIATED WITH ARCHITECTURAL COLLECTIVE INC. ARE REGISTERED PROFESSIONALS IN BRITISH COLUMBIA. ARCHITECTURAL COLLECTIVE INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE SAFETY OF ANY PERSONS OR PROPERTY. ARCHITECTURAL COLLECTIVE INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE SAFETY OF ANY PERSONS OR PROPERTY. ARCHITECTURAL COLLECTIVE INC. IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE SAFETY OF ANY PERSONS OR PROPERTY.

| NO. | DESCRIPTION | DATE |
|-----|--------------------------|-----------|
| 1 | ISSUED FOR CLIENT REVIEW | 17 FEB 20 |
| 2 | ISSUED FOR REVISIONS | 10 APR 20 |
| 3 | ISSUED FOR INFO ONLY | 10 APR 20 |
| 4 | ISSUED FOR REVISIONS | 10 APR 20 |

PROJECT: 840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER
 LOT 4 OF 5, BLOCK A, DISTRICT LOT 613, GROUP 1, NVO PLAN 2458
 DRAWING TITLE: BLDG 1 - (UNIT A & B) EAST & WEST ELEVATION

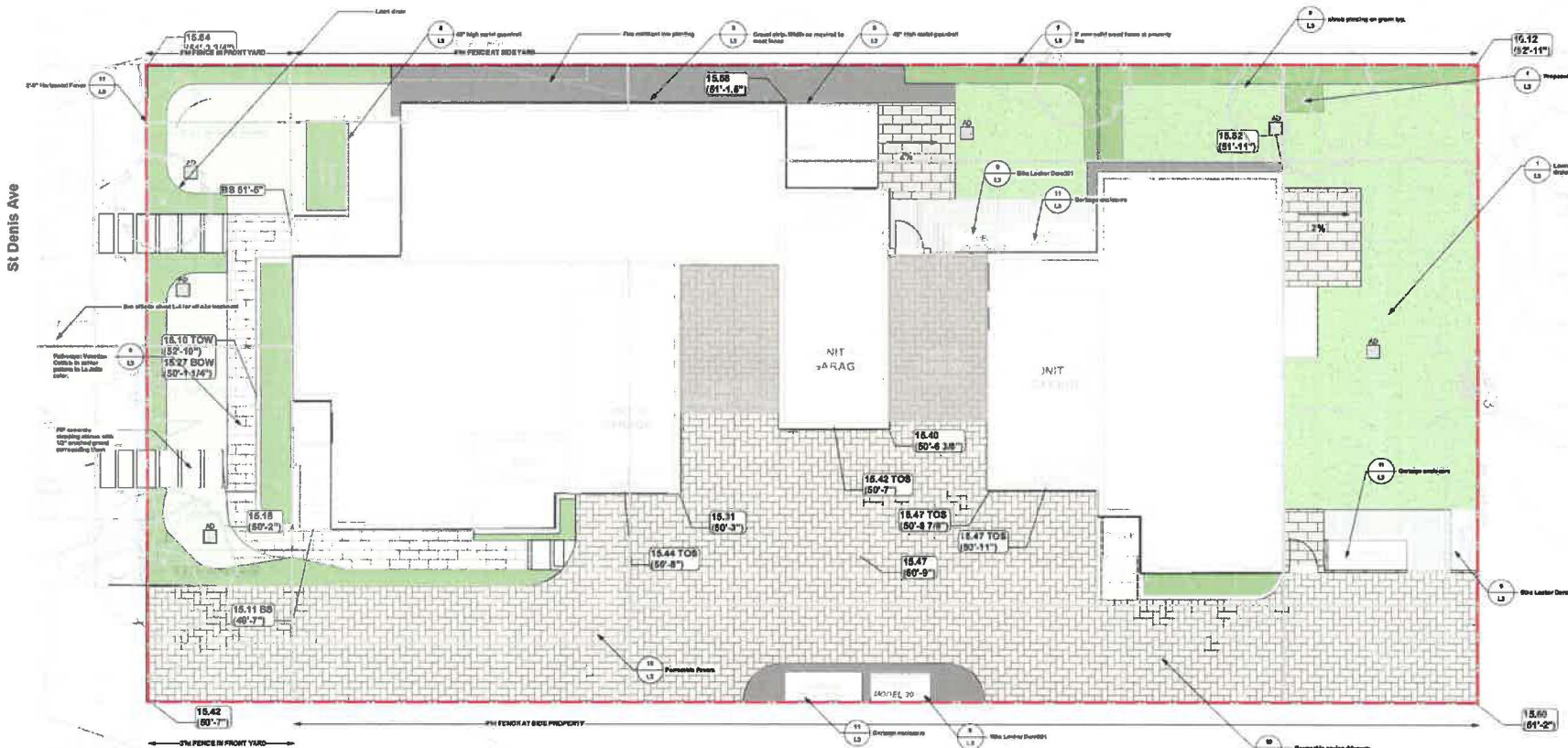
| | | | |
|-------------|--------------|----------------|-------|
| Date | 2020 SEPT 25 | Project number | 2005 |
| Scale | 1/4" = 1'-0" | | |
| Drawn by | HD | | DP302 |
| Approved by | CK | | |

HARDSCAPE MATERIALS:


-  Permeable Pavers in the Driveway: Mixed Materials Permeable Halfround 1/4 inch. Halfround Blot is a hardscape pattern. Use concrete curbs to edge pavers, for stability.
-  Sand Set Pavers: Mixed Materials Halfround series 4 inch, Concrete Blot in a running bond pattern.
-  Miscellaneous Halfround Blot
-  Planting Striped Blot
-  Gravel Path- Plain white compacted gravel composition
-  Clear Crush Gravel 3/4", in tree protection zone

LANDSCAPE NOTES

1. Show on the planting plan that the recommended minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as an approved landscape standard. Part of the plan is the submission of the Landscape Standards by various states. Contact search on provincial to Vancouver, Oregon, California, and B.C.
3. Plant beds to be free of permanent weeds.
4. The soil structure for the project shall be tested for nutrient level, pH, and moisture levels, and appropriate amendments shall be recommended. Amend soil with the use of compost or other organic matter. Amend soil with 2 inches of composted organic matter in plant beds and 4 inches of composted organic matter in other areas.
5. Provide protection away from buildings and ground level during construction. Remove any trees within a 10' radius of the project. The proposed site plan shall be approved by the City of Vancouver prior to construction of the site and any other approvals. (Refer to the City of Vancouver website for details at 100-1-1).
6. Landscape Contractor is to provide 60 days of preparation after the start of construction. Materials to be used: 2. Gravel and any other materials as per the British Columbia Landscape Standards. Contractor to provide a site plan for the contractor for all other materials.
7. Protection of existing trees to be provided. Install temporary tree protection fencing at 40' from existing trees, trees, and shrubs. Install signs and barriers. Monitor the existing trees and shrubs. The contractor is to provide, or any other contractor or employee, with the protection during construction and that landscape work is to be done in the vicinity. Remove protective fencing and landscape as required.
8. Provide materials on City Street to have the approval of the Parks Dept, prior to installation. Ben, spaces and location require approval of the City of Vancouver.
9. Grading shown as per approved city. Site grading is by Architect Refer to Arch based plan.



| | | |
|------|-------------|--------------------|
| E | 20-04-18 | Issue for Planning |
| D | 23-3-20 | Review |
| C | 23-3-10 | Issue for Reviewer |
| Date | Issue Notes | |



Prospect & Refuge
LANDSCAPE ARCHITECTS
4822 West 41st Avenue, Vancouver, BC, V6J 4K2
604-683-1938 604-683-1939
Planning services: 23 years of experience in British Columbia, USA

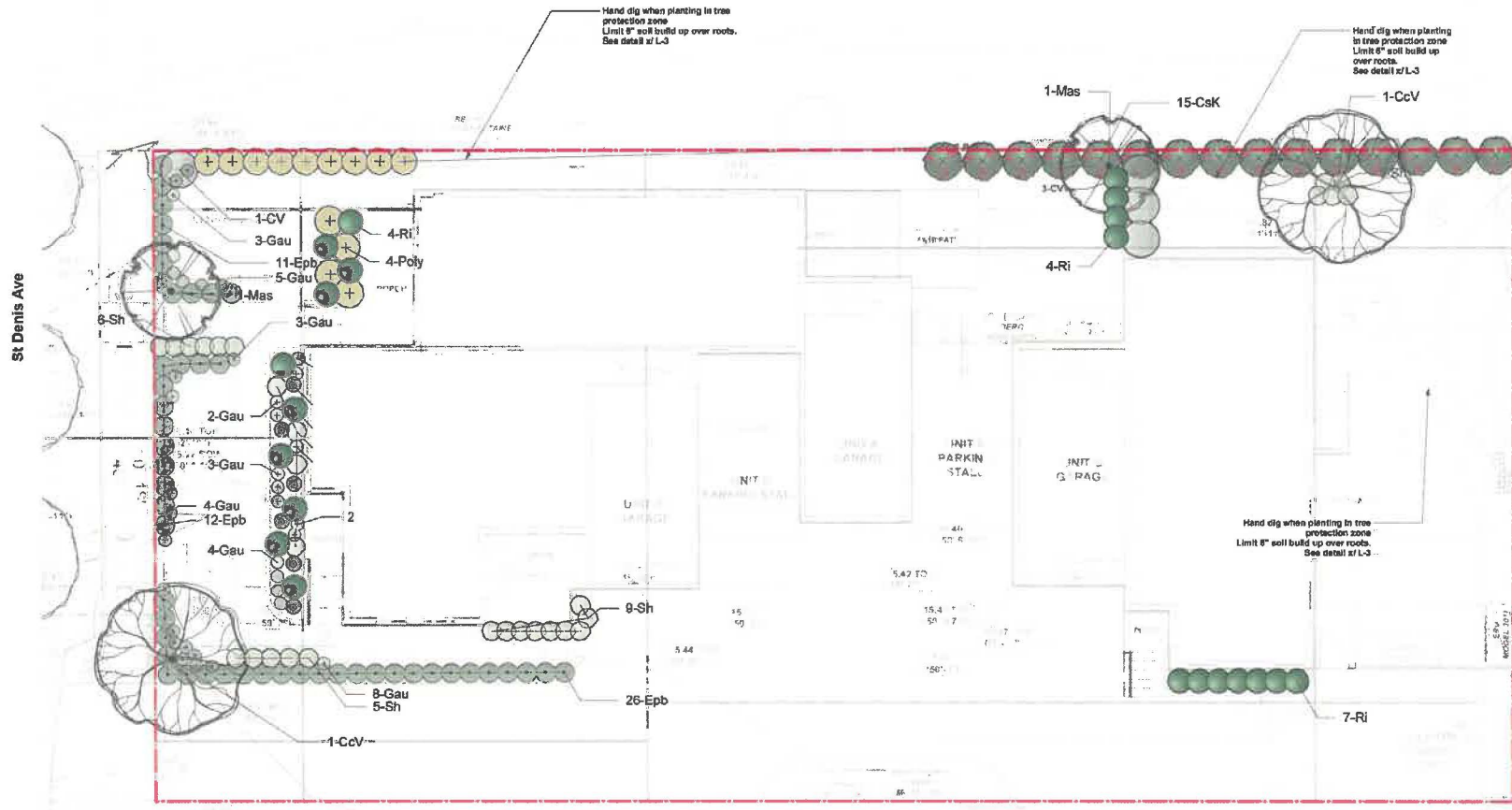
| | |
|---------------------|------------------------------------|
| Project Information | 840 St Denis St Project Address |
| Scale | 1:60 = 1:50' |
| Drawn by | EVJ/AS |
| Checked by | AS |
| Date | Feb 2020 |

L1.1


| PLANT LIST | Latin Name | Common Name | Quantity | Substituted Size | Notes |
|------------|-----------------------|------------------|----------|------------------|-------|
| 1-CV | Cornus alternifolia | Wintergreen | 2 | 10" pot | 100% |
| 1-Mas | Malus domestica | Domestic Malus | 2 | 10" pot | 100% |
| 1-CvV | Cornus alternifolia | Wintergreen | 2 | 10" pot | 100% |
| 3-CV | Cornus alternifolia | Wintergreen | 3 | 10" pot | 100% |
| 4-Ri | Ribes cynosuavis | Black Currant | 4 | 10" pot | 100% |
| 4-Poly | Polygonum bistorta | Common Polygonum | 4 | 10" pot | 100% |
| 5-Gau | Gaultheria procumbens | Wintergreen | 5 | 10" pot | 100% |
| 6-Sh | Shade Plant | | 6 | 10" pot | 100% |
| 8-Sh | Shade Plant | | 8 | 10" pot | 100% |
| 9-Sh | Shade Plant | | 9 | 10" pot | 100% |
| 11-Epb | Euboea plant | | 11 | 10" pot | 100% |
| 12-Epb | Euboea plant | | 12 | 10" pot | 100% |
| 26-Epb | Euboea plant | | 26 | 10" pot | 100% |
| 2-Gau | Gaultheria procumbens | Wintergreen | 2 | 10" pot | 100% |
| 3-Gau | Gaultheria procumbens | Wintergreen | 3 | 10" pot | 100% |
| 4-Gau | Gaultheria procumbens | Wintergreen | 4 | 10" pot | 100% |

PLANTING NOTES
 Plants are selected in alignment with Fleishman guidelines, to low flammable species including no peeling bark, continuous foliage or high resin plants selected. Leaves to be maintained at a height no greater than 200mm.

- LANDSCAPE NOTES**
- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimum acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extensive search for plant material to be undertaken and etc.
 - Soils on the planting plan shall be considered minimum soils.
 - Root balls to be free of noxious weeds.
 - To soil returned for the project shall be tested for pesticide, Pb, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable production quality for the selected plant material, trees, or turf sods. Provide a minimum of 100mm of mulch and applications are made during the installation and maintenance periods. All soil nutrient pH depths are 0" (150mm) for lawn areas and 15" (400mm) for shrub beds and ground cover plantings. Levels 2" (50mm) of composted organic mulch on all shrub beds after planting and rain events.
 - The prepared sub-grade shall be approved by the Consultant prior to application of top soil materials and levels to grade. Soils to be compacted subsoil to a minimum depth of 6" (150mm) immediately before planting growing medium. Provide growing grade away from building and covered walk drains and catch basins. Slope away from building at a minimum of 2%. Slope towards level basins at minimum 4%. Slope stems and gully areas minimum 2% and maximum 3:1 slopes. Slope grass swales without additional erosion protection slope toward minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
 - Landscape Contractor is to provide 90 days of maintenance after the date of Substantial Completion, according to level 5.0(3000) as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain: install temporary tree protection fencing at any line of existing trees, lawns, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until all landscape work is being done in the vicinity. Temporary protective fencing as directed and landscape as directed.
 - Planting material on City Docket to have the approval of the Parks Dept. prior to installation. Date, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to SADC standards.



| | | |
|------|-------------|--------------------|
| E | 20-04-18 | Issue for Planning |
| D | 20-03-25 | Review |
| C | 20-03-10 | Issue for Review |
| Date | Issue Notes | |



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 840 St Denis St
 Project Address

| | | | |
|-----------------|----------|-------------|-------|
| Project Name | | Project No. | |
| 840 St Denis St | | 20201018 | |
| Client | Project | Date | Scale |
| ERAS | ERAS | 18" = 1'-0" | |
| AS | | | |
| Date | Feb 2020 | | |
| | | L2 | |

- b) Conditional Uses:

Residential use

4B 129 – 3 Conditions of Use

- a) **Residential:** *Residential uses* are only permitted when the following conditions are met:
- i. Each dwelling unit has access to private or semi-private outdoor space;
 - ii. Balcony and deck enclosures are not permitted.

4B 129 – 4 Accessory Use

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

4B 129 – 5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum of one unit;
b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i. Garages to a maximum of 27 m² (290 sq. ft.) per unit;
 - ii. Storage areas to a maximum of 9.29 m² (100 sq. ft.) per unit;
 - iii. Residential garbage enclosures and bicycle storage lockers; and
 - iv. Porches, patios, verandas and balconies.
- c) For the purposes of calculating FSR the lot area is deemed to be 844.12 m² (9,086 sq. ft.) at the time of rezoning.

4B 129 – 6 Amenities

- a) Despite Subsection 4B 129 – 5, the maximum permitted density in the CD129 Zone is increased to 422.1 m² (4,543 sq. ft.) of *gross floor area*, and three units, if \$3,089.24 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): the affordable housing fund; public art; natural environment, park, trails, pedestrian or other public realm or infrastructure improvements, including flood protection; and/or municipal, recreation or community services, or social service facility or improvements.

4B 129 – 7 Setbacks

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

| Setbacks | Minimum Required Setback |
|---|--|
| Front (west) | 4.57 m (15 ft.) |
| Rear (east) | 6.1 m (20 ft.) |
| Side (north) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line | 1.2 m (4 ft.) for the first storey; and 1.8 m (6 ft.) for the second storey. 3.4 m (11.2 ft.) |
| Side (south) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line | 5.4 m (17.7 ft.) 4.0 m (13.1 ft.) |

- b) Decks, balconies, and patios may encroach into the setback requirements noted in Section 4B 129-7, but must be set back a minimum of 1.0 m (3.3 ft.) from any property line.

4B 129 – 8 Height

The maximum permitted height as calculated from the average grade of a particular building is regulated as follows:

- (a) For buildings or portions of buildings located within 26.6 m (77 ft.) of the west property line:
- i. 9 m (29.5 ft.)
- (b) For buildings located more than 26.6 m (77 ft.) from the west property line:
- ii. 8.1 m (26.5 ft.)

4B 129 – 10 Flood Construction Requirements:

No basement or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 129 – 11 Coverage

- a) Building Coverage: The maximum building coverage is 40%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 129 – 12 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; and
- b) All electrical kiosks, garbage and recycling container pads, and bicycle parking not located within a building shall be screened.

4B 129 – 13 Parking and Loading Regulations

- a) All off-street parking spaces shall comply with the minimum standards established in Part 10 of the District of North Vancouver Zoning Bylaw, except as follows:
 - i. Small car parking spaces may be provided in accordance with the requirements in Section 1007, except that up to three small car parking spaces are permitted;
 - ii. The driveway shall be a minimum of 3.66 m (12 ft.) in width."
- (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 Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD129 (CD129).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8449" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

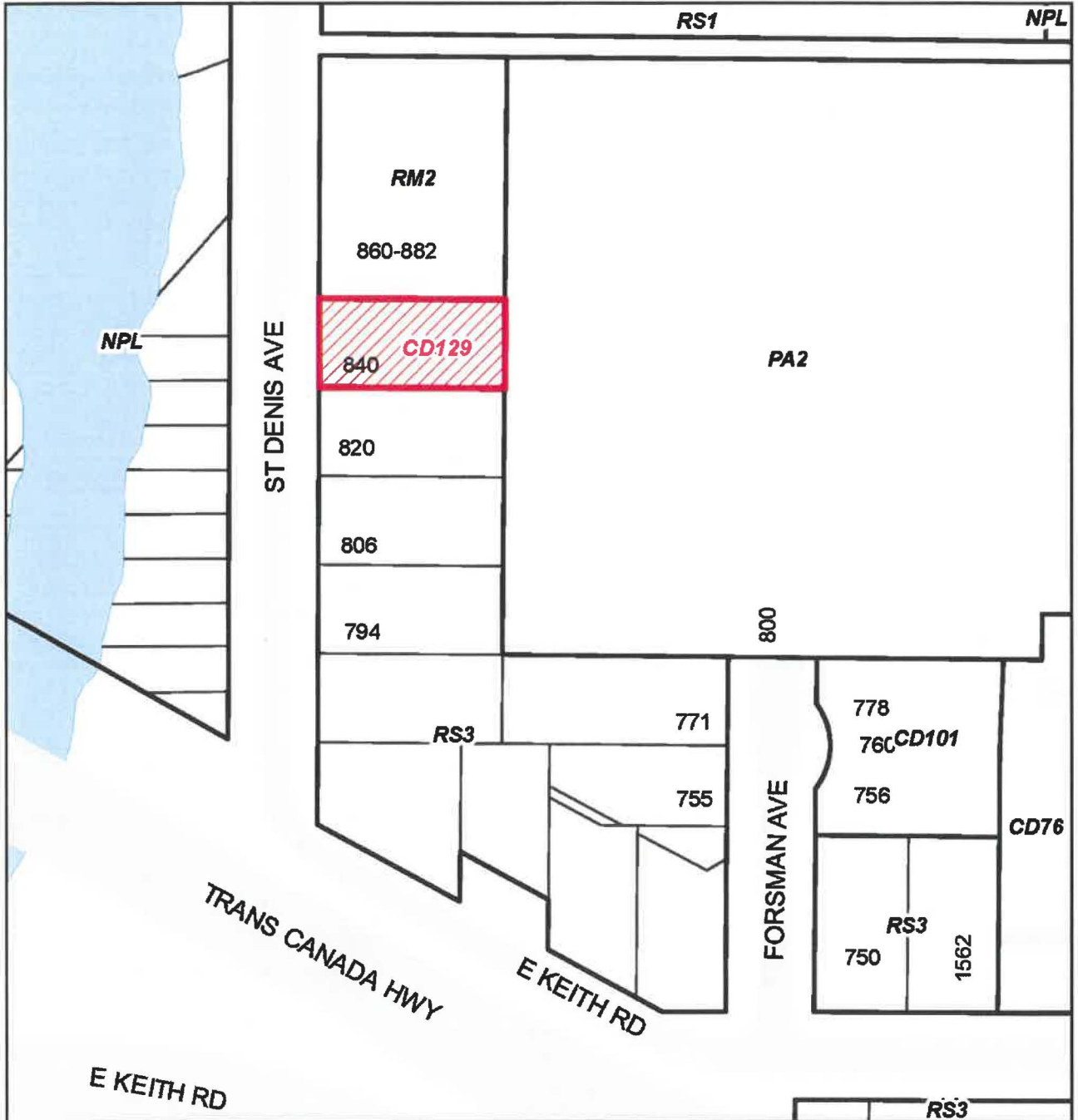
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8449

BYLAW 8449

The District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8449)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO COMPREHENSIVE DEVELOPMENT ZONE 129 (CD129)



840 St. Denis Avenue, North Vancouver**Public Information Meeting Summary Report**

Event Date: June 19, 2019
Time: 6:30pm – 8:30pm
Location: Lynnmour Elementary School, 800 Forsman Avenue, North Vancouver
Attendance: 1 member of the public signed in.
Comments: One comment sheet and one phone call were submitted.

Meeting Purpose:

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

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 45 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, June 12, 2019 and Friday, June 14 2019. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on June 5, 2019 providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Attendance:

1 member of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Ashley Rempel, Planning Assistant

Project Team:

- Bobby Purba, Developer, By Design Construction

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

Overview:

The meeting was held in a Public Information Meeting format. Meeting participants could browse the display boards and engage with the project team directly. The member of the public who attended the meeting was able to engage in a one-on-one conversation with the developer. The facilitator noted questions and comments on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained open from the night of the meeting, June 19, 2019 to July 3, 2019. One comment sheet, as well as one phone call were submitted to the municipal planner.

The tone of the evening was support for this development proposal. The one community member who attended was from West Vancouver and is a member of the Edgemont and Upper Capilano Community Association. They were particularly interested in the design details of this town house proposal and in learning more about active development applications in the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are already underway or completed. The lack of attendance by the public may be indicative of support for, or lack of opposition to, the project application.

The overall development proposal was supported by the participant.

Public Dialogue:

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

Q1 How did you arrive at the design for this project?

A1 We took inspiration from the surrounding neighbourhood's form and character.

Q2 Are you subject to a development permit for the creek, to manage storm water?

A2 Yes we are.

Q3 What will the parking for these homes be like?

A3 There will be a mix of open carports, encouraging owners to park on their property instead of one the street, as well as enclosed garages, for storage and security.

Q4 Where will the bicycle storage be?

A4 The exact location is to be determined, with input from the engineering department.

Q5 Are you planning on using solar panels?

A5 This project will be solar ready. We would love to also add radiant heat, air conditioning, and more. It will depend on the price comparables of other nearby projects, and on market demand.

Q6 Would you consider using different colours or materials to provide some distinction to the units?

A6 Yes, we will distinguish each unit using design elements such as door colour, window casings, etc.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. One comment sheet, as well as one phone call were submitted. The main themes from the comments received included:

- Support for the project
- Support for the design of the project
- The project conforms to the OCP

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 45 invitations were distributed by hand to the surrounding community, and one community member signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. One comment form and one phone call were submitted to the municipal planner.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and DNV Planner and asking questions
- submitting written comments.

The meeting length and format was sufficient to provide the participant an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. The one participant who attended asked the developer very specific questions around his design decisions and the permitting process at the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are underway or completed already. The lack of public attendance at the meeting may be indicative of support for, or lack of opposition to, the project application. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, June 12, 2019

WEDNESDAY, JUNE 12, 2019 north shore news nsnews.com



Park & Tilford Gardens director Mag Kozłowska sits with City of North Vancouver Mayor Linda Buchanan at a celebratory garden bed planted especially for the 50th anniversary celebration. PHOTOS CRAIG GOODMAN

MAILBOX

P&T Gardens a gem to be respected and cherished

Dear editor:

Park & Tilford Gardens is a special place for me.

Growing up within walking distance of the garden, I remember family visits. Childhood memories from the late '70s and early '80s were the smell of the distillery, the bird houses, the globe lanterns along the north perimeter and the bronze busts of prominent historical botanists in the colonnade.

As a young adult, I studied horticulture and trained at Park & Tilford Gardens as a student. Later in my career, I worked at the garden for five years as an apprentice.

The garden's brilliant design by Justice and Webb Landscape Architects allowed me to explore a broad range of gardening styles. Horticulture students from Capilano University worked in the garden every day and this provided me with the opportunity to



Chris McDonald stands beside a bust of his grandfather George Kuhn, which sits at the entrance to the gardens. The site was originally a distillery, and owner Kuhn had a vision of it becoming a garden for the public.

learn how to train emerging professionals.

The garden's relationship with the local community and the Friends of the Garden taught me the value of community engagement. I want to thank Todd

Major for mentoring me through my apprenticeship at Park & Tilford Gardens. Todd was responsible for making sure that I was provided with opportunities to learn every facet of horticulture. He was dedicated to the garden and cared very much for the students, POGs and local community. As director of Park & Tilford Gardens, Todd demonstrated a professional drive and commitment to high standards that I have sought to emulate in my career.

Park & Tilford Gardens has been a cornerstone of my life and provided me with the training that has been the foundation of my horticulture career. It is a gem for the City of North Vancouver that should be respected and cherished.

Bravo, Park & Tilford Gardens. Here's to the next 50 years! Egan Davis Vancouver

THULE®
Trailway
4 Bike Rack

- Carries up to 4 bikes
- Fits 1.25" & 2" hitches
- Arms fold down
- Rack tilts away for easy hatch access
- Compare at \$324.99

\$249⁹⁵

RACK STOP
CAR RACK EXPERTS
324 East Esplanade, N Van
604.987.7474

Ends June 30, 2019
Rack not exactly as shown

WE SELL HITCHES

GERRY WEBER
in West Vancouver

SPRING/SUMMER SALE

20 - 50% OFF

GERRY WEBER
WEST VANCOUVER
edwardchopmanwaman.com

1849 Marine Drive, West Vancouver
604.922.9144

NEWS | A11

Capsule comments

YOUR HEALTH TEAM

This is allergy season. There are many good oral allergy medications available without a prescription that will alleviate those annoying allergy symptoms. As well as oral medications, there are some effective nose sprays, some containing cortisone which bring much relief. If it's red, itchy eyes that are your problem, there are also some soothing eye drops that will help that symptom. Again, pharmacists are a great source of good information on allergies.

Davies Pharmacy
1401 St. Georges Ave.
NORTH VANCOUVER
604-985-1481
www.daviesrx.com
SINCE 1979

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

Date: Wednesday, June 19, 2019
Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmour Elementary School
800 Foraman Avenue, North Vancouver

The applicant proposes to rezone the site from a single-family zone to a new comprehensive development zone, to permit a 3-unit ground oriented housing project. Each unit is between 1,400 and 1,600 square feet in size and includes an attached single car garage and one covered parking stall.

Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Bobby Purba of By Design Construction at 604-351-8814, or Ashley Rempel of the Development Planning Department at 604-980-2337, 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 issues raised at the meeting and will formally consider the proposal at a later date.

Newspaper Advertisement: North Shore News, Friday, June 14, 2019

A28 |

nsnews.com north shore news FRIDAY, JUNE 14, 2019

AGING PARENTS?
Do they need a little extra help to live safely at home?
 Call us to find out how our services can give you peace of mind.

- ✓ Caregivers matched to your needs
- ✓ No contracts, flexible hours
- ✓ Peace of mind for your family
- ✓ Same caregiver every time builds continuity & trust



"I'm really pleased with the regular help from Diane. Her visits always brighten Mum's day!"

RETIRE-AT-HOME SERVICES 604-998-1628
 RetireAtHomeNS.com

Call today to see how we can help you!
YourHealth. YourHome. YourChoice.

DENTURE WEARERS!

Why Wait?
 With our **In-house laboratory** and experienced staff, we are able to carry out a comprehensive range of denture requests with efficiency.

To schedule an appointment for a consultation, please contact us!
 604.986.8515



NORTH VANCOUVER DENTURE CLINIC

COME IN AND RECEIVE A COMPLIMENTARY CONSULTATION AND DENTURE CARE PACKAGE FREE!


604-986-8515
 www.northvancouverdentureclinic.com
 231 LONSDALE AVENUE, NORTH VANCOUVER
Brent Der, R.D.
 Ask us about Dentures over Implants

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

Date: Wednesday, June 19, 2019
Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmour Elementary School
 800 Forsman Avenue, North Vancouver

The applicant proposes to rezone the site from a single-family zone to a new comprehensive development zone, to permit a 3-unit ground oriented housing project. Each unit is between 1,400 and 1,500 square feet in size and includes an attached single car garage and one covered parking stall.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Bobby Purba of By Design Construction at 604-351-8614, or Ashley Rempel of the Development Planning Department at 604-990-2337, 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 issues raised at the meeting and will formally consider the proposal at a later date.

CENTENNIAL THEATRE PRESENTS
 Juno Award winning singer-songwriter & multi-instrumentalist

SHARI ULRICH

Celebrating the Borealis Records release of her new album, *Back To Shore*

TUESDAY, JUNE 18TH
AT 7:30 PM

CENTENNIAL THEATRE
 2300 Lonsdale Ave. North Vancouver

Tickets \$35/\$30
 tickets.centennialtheatre.com
 604.984.4484



BOREALIS FACTOR Canada Centennial Theatre

www.shariulrich.com

Notification Signs: Installed June 5, 2019





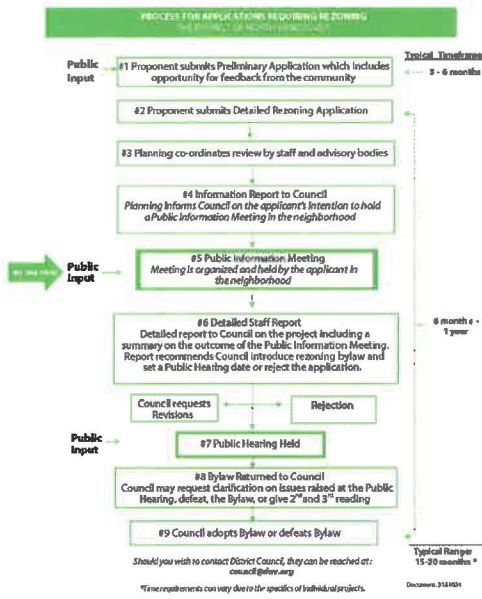
Notification Flyers

THE PROPOSAL:

By Design Construction Inc. proposes to construct a 3 unit, 2 storey townhouse development at 840 St Denis Avenue.

All three townhouses will be 3 bedroom units ranging from 1,400 to 1,500 square feet in size. Each unit will have its own outdoor living area.

The site will be accessed from a driveway off of St Denis Avenue. Parking will be at grade with 2 parking spaces designated for each unit; each unit will have an attached single car garage and one covered parking space.



SITE PLAN



FRONT RENDERING



Developer's Public Information Meeting

Proposal: 3-Unit Townhouse Development



**7 PM, Wednesday, June 19
Lynn timer Elementary School
800 Forsman Avenue**



**By Design Construction Inc.
Bobby Purba
604-351-8614**



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

Notification Area Map



Appendix C – Public Comments: Written Submissions:

From: [REDACTED]
To: [Ashley Reinsel](#)
Subject: 840 St.Denis Avenue - 3 Unit town home development
Date: July 02, 2019 11:35:04 PM

FAO DNV Planning

I attended the Public information meeting on June 19th and was glad to see that developers are taking on the challenge of creating extra density which we hear so much about.

I understand that the proposal conforms to the OCP requirements and also rezoning to comply with RS3. Therefore I defer to the neighborhood consultation process utilized by Planning Staff in their assessment of this type of one-off application.

The lack of public attendance may have indicated that the neighborhood is accepting of the proposal. Overall, as long as the project integrates harmoniously with the street scene and provides a good environment for the occupiers then I am in favour of the application.

Yours Sincerely,

[REDACTED]

Virtual Public Hearings

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

When: Tuesday, November 10, 2020 at 7pm

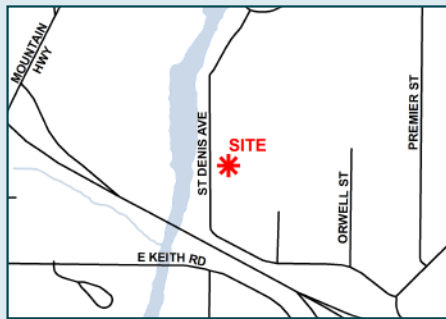
Where: 355 West Queens Road, North Vancouver, BC

How: This Public Hearing will be held virtually, with participation by electronic means only. The hearing will be streamed over the internet at app.DNV.org/councillive

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

840 St. Denis Avenue

What? A Public Hearing for Bylaw 8449, proposed amendments to the Zoning Bylaw, to permit the creation of a three-unit ground-oriented residential development comprising one duplex and one single unit at 840 St. Denis Avenue.



Proposed*



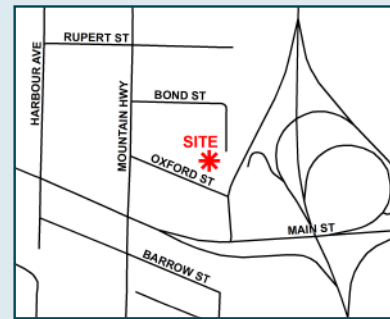
*Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

What changes?

Bylaw 8449 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single Family Residential 7200 Zone (RS3) to a new Comprehensive Development Zone 129 (CD129). The CD129 Zone addresses permitted and accessory uses and zoning provisions such as density, height, setbacks, amenities, flood construction requirements, building and site coverage, landscaping, storm water management, and parking requirements.

267 Orwell Street

What? A Public Hearing for Bylaws 8451 and 8452, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the creation of a six-storey, 90-unit, non-market rental building at 267 Orwell Street.



Proposed*



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

What changes?

Bylaw 8451 proposes to amend the OCP land use designation of the subject site from Residential Level 5: Low Density Apartment (RES5) to Commercial Residential Mixed-use Level 3 (CRMU3).

Bylaw 8452 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 132 (CD132). The CD132 Zone addresses permitted and accessory uses and zoning provisions such as density, height, setbacks, building and site coverage, landscaping, storm water management, and parking requirements.

When and How can I provide input?

We welcome your input on November 10, 2020 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at gordonja@dnv.org prior to noon, Tuesday, November 10, 2020. You may also provide a written submission at any time prior to the close of the hearing by sending it 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. After the speakers list has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone. Dial-in information will be provided at the meeting over the internet to those viewing the video stream. **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 online at DNV.org/public_hearing.

Questions about 840 St. Denis Avenue?

Ashley Bellwood, Planning Assistant
604-990-2337 or bellwooda@dnv.org

Questions about 267 Orwell Street?

Casey Peters, Development Planner
604-990-2388 or petersc@dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY