AGENDA

SPECIAL MEETING OF COUNCIL

Monday, September 27, 2021 7:00 p.m. Council Chamber 355 West Queens Road North Vancouver, BC

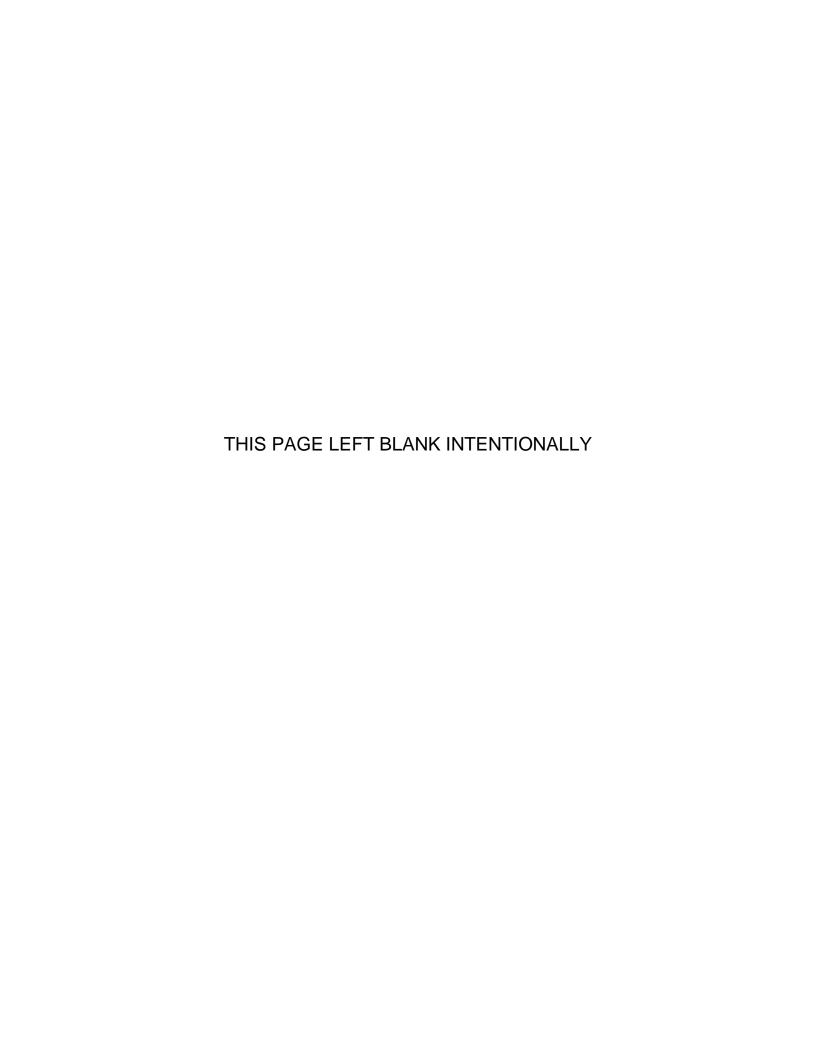
Watch at https://dnvorg.zoom.us/j/65345321120

Council Members:

Mayor Mike Little
Councillor Jordan Back
Councillor Mathew Bond
Councillor Megan Curren
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Lisa Muri



www.dnv.org



District of North Vancouver

NORTH VANCOUVER DISTRICT

355 West Queens Road, North Vancouver, BC, Canada V7N 4N5 604-990-2311 www.dnv.org

SPECIAL MEETING OF COUNCIL

7:00 p.m.
Monday, September 27, 2021
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver
Watch at https://dnvorg.zoom.us/j/65345321120

AGENDA

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8262 OCP Amendment 1923 Purcell Way
- Bylaw 8263 Rezoning 1923, 1935, 1947 and 1959 Purcell Way
- Bylaw 8455 OCP Amendment 220 Mountain Hwy & 1515-1555 Oxford Street
- Bylaw 8456 Rezoning 220 Mountain Hwy & 1515-1555 Oxford Street
- Bylaw 8295 OCP Amendment 1920 Glenaire Drive
- Bylaw 8296 Rezoning 1920 Glenaire Drive
- Bylaw 8492 OCP Amendment 3155-75 Canfield Crescent
- Bylaw 8493 Rezoning 3155-74 Canfield Crescent

1. ADOPTION OF THE AGENDA

1.1. September 27, 2021 Special Meeting Agenda

Recommendation:

THAT the agenda for the September 27, 2021 Special Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

- 3. RECOGNITIONS
- 4. **DELEGATIONS**
- 5. ADOPTION OF MINUTES

5.1. July 13, 2021 Public Hearing – 1920 Glenaire Drive

p. 11-18

Recommendation:

THAT the minutes of the July 13, 2021 Public Hearing are received.

5.2. July 13, 2021 Public Hearing – 3155-75 Canfield Crescent

p. 19-26

Recommendation:

THAT the minutes of the July 13, 2021 Public Hearing are received.

5.3. July 19, 2021 Regular Council Meeting

p. 27-37

p. 41-70

Recommendation:

THAT the minutes of the July 19, 2021 Regular Council meeting are adopted.

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. September 21, 2021 Closed Special Meeting of Council

6.1.1. Advisory Oversight Committee – Climate Action Advisory Committee Recommendations

File No. 0 1.0360.20/076.000

THAT the following individuals are appointed to the Climate Action Advisory Committee for a one-year term ending September 2022:

- Diana Leung
- Eleanor Gill
- Irwin Oostindie
- Jennifer Johnson
- Keegan Cassidy
- Ken Ashley
- Lorna Pelly
- Mariko Michasiw
- Oliver Ng

7. COUNCIL WORKSHOP REPORT

8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:								
THAT items	are	included	in	the	Consent	Agenda	and	be
approved without debate.								

8.1. Metro Vancouver Expression of Interest for Affordable Housing: District-Owed Sites for Consideration

File No. 13.6530.20/013.000

Report: Community Planner, September 14, 2021

Attachment 1: District-Owned lands Considered in Assessment

Attachment 2: Evaluation of District-Owned Sites

Attachment 3: Staff Presentation entitled Metro Vancouver Expression of Interest for Affordable Housing: District-Owned Sites for Consideration

Recommendation:

THAT staff are directed to initiate a District-led rezoning process for a District-owned site that would allow up to a six-storey affordable housing development and to seek public input;

AND THAT staff are directed to explore a partnership opportunity with Metro Vancouver Housing for affordable rental housing on the selected site;

AND THAT actions are undertaken to support project viability, including waiving typical permit fees and applicable Development Cost Charges, contributions to some related off-site costs, supporting a review of possible property tax exemption, expediting development approvals, reviewing parking requirements, and leasing the land at a nominal fee.

8.2. Bylaws 8295, 8296 & 8297: OCP Amendment, Rezoning, and Housing p. 71-165 Agreement for 1920 Glenaire Drive

File No. 08.3060.20/099.17

Report: Development Planner, August 10, 2021

Attachment 1: Bylaw 8295 - OCP Amendment Bylaw

Attachment 2: Bylaw 8296 - Rezoning Bylaw as amended

Attachment 3: Bylaw 8297 - Housing Agreement Bylaw

Attachment 4: Public Hearing Minutes dated July 13, 2021

Attachment 5: Staff Report dated May 11, 2021

Recommendation:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is given SECOND Reading, as amended, and THIRD Reading;

AND THAT "Housing Agreement Bylaw 8297, 2018 (1920 and 1932 Glenaire Drive)" is given SECOND and THIRD Readings.

8.3. Bylaw 8492, 8493 and 8494: OCP, Rezoning and Housing Agreement for p. 167-305 3155-3175 Canfield Crescent

File No. 08.3060.20/051.18

Report: Deputy Municipal Clerk, August 19, 2021

Attachment 1: Bylaw 8492

Attachment 2: Bylaw 8493

Attachment 3: Bylaw 8494

Attachment 4: Public Hearing report – July 13, 2021 Attachment 5: Staff report dated August 29, 2019

Recommendation:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8494, 2021 (3155-3175 Canfield Crescent)" is given SECOND and THIRD Readings.

8.4. Development Variance Permit 39.21 – 2733 Byron Road

p. 307-329

File No. 08.3060.20/039.21

Report: Planning Assistant, September 1, 2021

Attachment 1: Development Variance Permit 39.21 - 2733 Byron Road

Attachment 2: Redacted Public Input

Recommendation:

THAT Development Variance Permit 39.21, to allow construction of a new single-family dwelling with a secondary suite at 2733 Byron Road, is ISSUED.

8.5. Improving Civic Engagement with Youth and Younger Adults

p. 331-333

File No.

Report: Councillor Jordan Back, July 21, 2021

Recommendation:

THAT staff are directed to prepare a report for Council's consideration regarding the formation and Terms of Reference for a youth and younger adult committee, as well as explore opportunities to increase participation by younger adults on other committees of Council.

9. REPORTS

- 9.1. Mayor
- 9.2. Chief Administrative Officer
- 9.3. Councillors
- 9.4. Metro Vancouver Committee Appointees
 - 9.4.1. Housing Committee Councillor Bond
 - 9.4.2. Indigenous Relations Committee Councillor Hanson
 - 9.4.3. Board Councillor Muri
 - 9.4.4. Regional Culture Committee Councillor Muri

- 9.4.5. Regional Parks Committee Councillor Muri
- 9.4.6. Regional Planning Committee Councillor Muri
- 9.4.7. Liquid Waste Committee Mayor Little
- 9.4.8. COVID-19 Response & Recovery Task Force Mayor Little
- 9.4.9. Mayors Committee Mayor Little
- 9.4.10. Mayors Council Translink Mayor Little
- 9.4.11. Zero Waste Committee Mayor Little

10. ADJOURNMENT

Recommendation:

THAT the September 27, 2021 Special Meeting of Council for the District of North Vancouver is adjourned.

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

1920 Glenaire Drive Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 7:01 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

Present:

Mayor M. Little

Councillor J. Back Councillor M. Bond Councillor M. Curren Councillor B. Forbes Councillor J. Hanson

Absent:

Councillor L. Muri

Staff:

Mr. D. Milburn, General Manager - Planning, Properties & Permits

Mr. J. Gordon, Manager – Administrative Services Mr. M. Hartford, Manager – Development Planning

Ms. G. Lanz, Deputy Municipal Clerk Ms. C. Archer, Confidential Council Clerk

Ms. S. Clarke, Committee Clerk Ms. K. Hebron, Committee Clerk Mr. A. Norton, Development Planner

OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as observers being provided the Zoom meeting information on the DNV website and Notice of Hearing. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the Zoom software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at DNV.org/agenda;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8295 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4), and the northern portion of the site to Parks, Open Space and Natural Areas (POSNA). Bylaw 8295 also proposes to designate the site as Development Permit Areas (DPA's) for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. She further stated that Bylaw 8296 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 113 (CD113), and the northern portion of the site to

Parks, Recreation and Open Space (PRO). The CD113 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities, setbacks, height, building and site coverage, landscaping, stormwater management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Andrew Norton, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 15-unit townhouse development at 1920 Glenaire Drive;
- The development is the second phase of Holland Row, the first phase of which is to the east of the subject site and was completed in spring 2021;
- The proposed amendment to the OCP would designate the southern portion of the site as RES4, which permits a density of 1.2 FSR;
- The northern portion of the site would be designated POSNA and is intended to be transferred to Metro Vancouver to incorporate into the Capilano River Regional Park:
 - The OCP amendment also proposes to designate the site as DPA's for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The proposed amendment to the Zoning Bylaw would rezone the southern portion of the site to CD113 and the northern portion to be transferred to Metro Vancouver would be rezoned to PRO.
- Housing Agreement Bylaw 8297 for the subject site would prohibit rental restrictions on the units;
- The current OCP designation of RES2 allows detached housing with density up to 0.55 FSR;
- The proposal is consistent with the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines, approved by Council in 2014, which allows for ground-oriented multi-family housing for the subject site with a density up to 1.2 FSR;
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, and Streamside Protection;
- The subject site is just under 23,000 square feet in area and is located in the Lions Gate Village Centre on the north side of Glenaire Drive, adjacent to the Capilano River Regional Park and Capilano River to the north, a 23-unit townhouse development to the east, single-family housing to the south, and Klahanie Park in the District of West Vancouver to the west;
- The site is currently occupied on a month-to-month basis while the development application is under consideration, in part to discourage vandalism and trespass;
- The tenant will be given notice and compensation in accordance with the Residential Tenancy Act;
- There are a number of development applications within the Lions Gate Village
 Centre and nearby in the District of West Vancouver, two of which are in the
 preliminary planning stage, three have detailed planning applications and three are
 under construction in the Lions Gate Village Centre and one under construction in
 West Vancouver;

- The proposal is divided into two three-storey buildings of a similar design to the buildings already constructed as Phase 1;
- An on-site public path connecting to the existing path constructed as part of Phase 1
 to connect Glenaire Drive to Fullerton Avenue is proposed, which would provide for a
 future potential link to Klahanie Park to the west;
- A land dedication of 452.8 square metres is proposed for the northern portion of the site, which is intended to be transferred to Metro Vancouver to be added to Capilano River Regional Park and used to construct an environmentally sensitive trail to Metro Vancouver standards at the expense of the applicant;
- The proposed design is similar to the form approved for Phase 1, with a traditional row house architectural form and relatively uniform frontages and heights;
- The proposal includes three units that meet the Basic Accessible Design criteria and one unit that meets the Enhanced Accessible Design criteria, exceeding the District's minimum requirements;
- The north building is proposed to have a maximum height of 47.9 feet and the south building 44 feet;
- A typographical error has been identified in the proposed rezoning bylaw, which will require an amendment at Second Reading to clarify that these are maximum heights;
- The south building includes eight units, three of which are ground floor units with lock-off suites, which may be used as a large three-bedroom townhome or a twobedroom townhome plus one-bedroom suite;
- The north building includes seven units, with one one-bedroom unit and the remaining 14 three or four bedroom suites suitable for families;
- A large riparian area is proposed for the norther portion of the site;
- A pocket park is proposed to the south of the site, including seating and landscaping with native species;
- A parking pocket is proposed to be created on Glenaire Drive to create four new onstreet parking spaces;
- Vehicle access to the site is proposed via the existing underground parkade ramp for Phase 1 on Glenaire Drive;
- Phase 1 was designed to include a knock-out wall to accommodate Phase 2 access;
- The proposal includes 26 resident parking spaces and two visitor spaces, for a parking ratio of 1.87 spaces per unit;
- The proposal is consistent with the Alternative Vehicle Parking Rates Policy and includes the following transportation demand management (TDM) measures:
 - · A six month, two-zone transit pass for each parking stall reduced;
 - Class 1 and Class 2 bicycle storage and supporting electric charging infrastructure;
 - Promotion of the sustainable transportation features in marketing for the development.
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- In compliance with the Bicycle Parking and End-of-Trip Facilities Policy, the proposal includes 30 resident bicycle spaces and four visitor bicycle spaces;
- In compliance with the BC Energy Step Code, the proposal has been designed to meet Step 3 along with a low carbon energy system;
- The following Green Building measures are included in the proposal:
 - Electric-powered, fossil-free building operation;

- Heat recovery ventilation;
- · Low energy lighting;
- · EnergyStar certified appliances;
- · Energy efficient mechanical equipment;
- Low flow plumbing fixtures; and,
- A Construction Waste Management Plan.
- Infrastructure improvements totalling just under \$700,000 are proposed as part of this development application including:
 - New sidewalks, street lighting, gutters and paving along Glenaire Drive;
 - A new watermain;
 - A public path connecting Glenaire Drive and Klahanie Park to Fullerton Avenue;
 - A public pocket park on the south end of the site;
 - Riparian planting and enhancement works, including invasive plant removal; and.
 - The riverfront trail intended to be located within the area to be dedicated to Metro Vancouver, the cost of which is not included in the above amount and will be paid by PC Urban.
- The Community Amenity Contribution for the proposal is \$399,212, which would be directed to the Affordable Housing Reserve Fund, enhancement or provision of public facilities, parks, plazas, trails and greenways, public art or other beautification projects;
- The Development Cost Charges for the proposal are over \$350,000;
- A facilitated Public Information Meeting was held for the proposal in 2018, which was attended by ten members of the public.

4. PRESENTATION BY APPLICANT

4.1. Mr. Chris Karu, Senior Development Manager, PC Urban Properties:

- Phase 2 of Holland Row, if the project proceeds, will employ the same architecture as Phase 1, which received the District's 2020 Design Excellence Award;
- The proposal increases the connections to riparian habitat;
- More than one third of an acre is proposed to be provided to Metro Vancouver for riverfront public parkland;
- The proposed public pathway is an opportunity to connect Klahanie Park to the west and Fullerton Avenue to the Capilano River Regional Park;
- Holland Row Phase 1 was the first project in BC to meet Step Code 3;
- The proposed development would be operated without fossil fuels; and.
- Lock-off units are proposed in response to feedback on their first application to create a mix of unit types, add to the available rental stock in the District and give owners the opportunity to offset the cost of buying a home.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Michael Flanigan:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on the livability and developing community at Holland Row;

- Noted the proposal is sustainable and ecologically friendly, with no use of fossil fuels; and,
- Opined that multi-family housing is an affordable alternative to more expensive single-family homes that offers an opportunity for families to return to the District.

5.2. Ms. Jill Kileen:

- Spoke in support of the proposed development;
- Expressed regret that she did not purchase a unit in Phase 1 of Holland Row;
- Commented on the range of available housing and the opportunity to add to available rental housing;
- Commented on the proposed park land, infrastructure improvements and amenities proposed; and,
- Commended the applicant for the sustainable features of the project.

5.3. Mr. Bernard Meshi:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on Holland Row's unique design, building quality, sense of privacy, and access to the Capilano River;
- Commended the applicant for their attention to environmental factors;
- Noted some units have main floor access that accommodates those with physical limitations;
- Advised that four-bedroom units work well for families and allows for visitors to stay; and,
- Expressed anticipation at more families moving into the area.

5.4. Mr. Stan van Woerkens:

- Spoke in support of the proposed development;
- Advised that he is a realtor who works with many upsizers and downsizers;
- Noted that the cost of detached homes has increased significantly and that the available supply of townhomes is low;
- Advised that his clients seek sustainable housing in proximity to amenities such as transportation and parks;
- Commented on the sharing economy, noting that more families have a one-car household with the flexibility of using car share services;
- Advised that European countries are developing for future needs; and,
- Noted that the size of the proposed units is in high demand.

5.5. Mr. Marc Faktor:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Opined that townhouse developments are beneficial for young families to connect with one another;
- Commented on the sense of community at Holland Row;
- Noted the development will contribute to the revitalization and enhancement of the Lions Gate area; and,
- Commented on the proposed design and features including riparian area enhancements, the pocket park and sidewalk improvements.

5.6. Mr. Arthur Klein:

- Spoke in opposition to the proposed development;
- Commented on the pressures on the area;
- Acknowledged the proposed environmental measures, noting more needs to be done to address climate change;
- Commented on the need for large trees for eagles and other wildlife;
- Expressed concern about other development projects in the Lions Gate area;
- Commented on the need for purpose-built rental developments; and,
- Commented on traffic and recommending reassessing the timing of traffic signals.

5.7. Mr. Kevin O'Callaghan:

- Spoke in support of the proposed development's inclusion of a dedication for Metro Vancouver park land on behalf of the Pacific Parklands Foundation;
- Noted that the Pacific Parkland Foundation works with Metro Vancouver to enhance and protect regional parks;
- Advised that regional park use doubled due to the COVID-19 pandemic;
- Commented on the physical and mental benefits of park space;
- Commented on the riparian enhancements included in the proposal;
- Noted that the trail could be part of connections reaching from Ambleside Park, through Klahanie Park and through Capilano River Regional Park to the top of Grouse Mountain; and,
- Noted the trail could become a future wildlife corridor.

5.8. Mr. Corrie Kost:

- Queried the number of residents that could be accommodated in the proposed lock-off suites;
- Queried what portion of the land to be dedicated to Metro Vancouver is within the required river front setback;
- Commented on the aging population in the District; and,
- Noted that a complete community includes amenities such as shopping, schools, and transportation.

5.9. Ms. Laurie Parkinson:

- Spoke in support of the proposed development;
- Commended the District on changes to Step Code requirements;
- Queried whether units will be heated with baseboard heaters or heat pumps;
- Advised that hydro electricity capacity is limited and cannot accommodate all power needs for the province;
- Commented that baseboard heaters are used by developers because they are less expensive, but heat pumps are more efficient and also work as air conditioners:
- Noted that electric bills for homes with air conditioners are expensive;
- Encouraged District to require heat pumps in new buildings; and,
- Encouraged the use of low carbon cement for this development.

5.10. Mr. Arthur Klein, SPEAKING A SECOND TIME:

 Queried if staff have considered how many trees were removed for the storm sewer work on Curling Road.

In response to a question from Council, the applicant advised that electric heat pumps are proposed for the development.

In response to a question from Council, the applicant advised that the size of the lock-off suites ranges from 600 to 652 square feet and they would be suitable for single persons or couples.

In response to a question from Council, staff advised that the District has no specific requirements for carbon accounting.

In response to a question from Council, the applicant advised that they would consider carbon accounting for the project.

In response to a question from Council, staff advised that the tree retention plan submitted by the applicant has been reviewed by District staff and a total of 28 trees, including three large diameter trees, are proposed for removal. Staff will provide further details on this to Council at the time a development permit is considered, should the OCP amendment and rezoning proceed.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON SECONDED by Councillor CURREN

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is returned to Council for further consideration:

AND THAT "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is returned to Council for further consideration.

(8:07 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

3155-75 Canfield Crescent Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 8:08 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little

Councillor J. Back Councillor M. Bond Councillor M. Curren Councillor B. Forbes Councillor J. Hanson

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services

Mr. M. Hartford, Manager - Development Planning

Ms. G. Lanz, Deputy Municipal Clerk Ms. C. Archer, Confidential Council Clerk

Ms. S. Clarke, Committee Clerk Ms. S. Hebron, Committee Clerk Mr. A. Norton, Development Planner

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as observers being provided the Zoom meeting information on the DNV website and Notice of Hearing. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

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As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
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- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at <u>DNV.org/agenda;</u>
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8492 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 3: Attached Residential (RES3). Bylaw 8492 also proposes to designate the site as Development Permit Areas for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. She further stated that Bylaw 8493 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential Edgemont Zone to Comprehensive Development Zone 134 (CD134). The CD134 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities,

setbacks, height, building and site coverage, landscaping, stormwater management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Andrew Norton, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate eight strata townhouse units;
- The proposed amendments to the OCP would designate the site as RES3 to permit
 a floor space ratio (FSR) of up to 0.8 and designate the site as a Development
 Permit Area for Form and Character of Multi-Family Development, and Energy and
 Water Conservation and Greenhouse Gas Emission Reduction; the current RES2
 designation allows a density of up to 0.55 FSR;
- The proposed amendment to the Zoning Bylaw would rezone the site to CD134;
- Housing Agreement Bylaw 8494 would prohibit rental restrictions on the units;
- The proposal is consistent with the Edgemont Village Centre: Plan and Design Guidelines, approved by Council in 2014, which allow for ground-oriented multifamily housing for the site with up to 2.5 storeys in height and a density up to 0.8 FSR:
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The subject site is just over 14,300 square feet in area and is located in the Edgemont Village Centre on the west side of Canfield Crescent, adjacent to the village core, east of the intersection of Highland Boulevard and Woodbine;
- Uses in the surrounding area include commercial, multi-family, mixed use, community uses and residential homes;
- Building heights in the area surrounding the site are one and two storeys to the east and south and three storeys to the north and west;
- The site is occupied by two single-family lots which are currently rented to tenants;
- Tenants will be given six months notice and one month of free rent, which exceeds the requirements of the Residential Tenancy Act;
- There are currently no preliminary planning applications, three detailed planning applications and one project under construction in the surrounding area;
- The proposal includes four two-storey duplex buildings around a private interior courtyard with access for all units via their fronting streets;
- Access to the underground parkade is proposed via Canfield Crescent, which has been converted to a one-way street in response to a community request;
- The proposal includes two parking pockets on Canfield Crescent with seven new public parking spaces;
- Proposed enhancements include new sidewalks, boulevards, street tree planning, public benches, an improved bus stop, and bicycle facilities on Highland Boulevard and Woodbine Drive:
- Private amenity space is proposed via ground floor patios and rooftop decks as well as a community amenity area adjacent to Canfield Crescent;
- The layout is proposed to allow movement throughout the site, including step-free access to Canfield Crescent;
- The architectural design of the proposed development incorporates contemporary architectural design, construction, and urban design best practices;

- Landscaping design proposed to reinforce the site's low density residential character:
- All units in the proposed development are three bedroom units suitable for families ranging in size from 1,395 to 1,467 square feet;
- Each unit includes private outdoor space and direct access to the parking garage;
- The proposal is compliant with the Accessible Design Policy for Multifamily Housing with two units that meet the Basie Accessible Design Criteria and one unit that meets the Enhanced Accessible Design criteria;
- All units are proposed to allow for future accessible design enhancements including an adaptable stair lift and wheelchair accessible bathrooms;
- Access to the proposed single-level underground parking garage would be via Canfield Crescent;
- A parking rate of two spaces per unit for a total of 16 parking spaces is proposed, supported by community input on the availability of street parking in Edgemont Village;
- To accommodate street tree planting, the proposed zoning increases the permitted car spaces from 35% to 50%;
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- The proposal includes 16 resident bicycle spaces with electric bicycle charging points, and four visitor bicycle spaces;
- A commitment to certify the project NetZero has been secured from the applicant as an alternative compliance path to BC Energy Step Code compliance, which is comparable to Step 5;
- Green building measures proposed for this project include:
 - Fully electric heating, hot water and cooking;
 - Triple paned windows:
 - Increased exterior insulation;
 - An exterior Air Barrier;
 - Heat Recovery Ventilation (HRV); and
 - A Solar Panel Ready Design.
- Infrastructure improvements estimated at over \$750,000 proposed as part of this application include:
 - Street lighting;
 - Street tree planting;
 - Curb, gutter and paving;
 - New sidewalks, public benches and public boulevards;
 - Undergrounding of electrical lines;
 - Relocation of an existing storm main on Highland Boulevard to allow for street tree planting;
 - Widening of Canfield Crescent to convert the road to one-way traffic and provide seven new on-street parking spaces;
 - Upgrading an existing bus stop on Highland Boulevard; and,
 - Bicycle lanes on Highland Boulevard and Woodbine Drive.
- The Community Amenity Contribution for this proposal is \$176,338;
- Development Cost Charges for this project total over \$100,000; and,
- A Public Information Meeting was held by the applicant and attended by 31 members of the public.

4. PRESENTATION BY APPLICANT

4.1. Ms. Joelle Calof, Vice-President, I4 Property Group:

- Noted that they have listened to and addressed community concerns regarding construction in Edgemont Village Centre;
- Acknowledged there has been a great deal of construction in Edgemont Village in recent years, including some large projects that have been disruptive to residents and businesses;
- Provided highlights of construction traffic management, including:
 - Dedicated off-street parking to be provided for construction vehicles;
 - An average of five to 10 trades on site per day, compared to 100 per day when two projects were underway simultaneously;
 - There will be no road closures during construction;
 - Woodbine Drive will be reduced to two lanes with a flagger and none of the diagonal parking spaces used by customers of local businesses will be impacted;
 - Street sweeping will be performed during the day as well as litter removal and sediment control measures;
 - Wheel washing will not be permitted on the street;
 - The cellular telephone number of the on-site contact will be provided to local residents and businesses:
- Acknowledged that concrete and trucks will be required during the construction of the underground parking garage;
- Noted that additional off-street parking for visitors will be created; and,
- Advised that the applicant is open to input from residents and businesses and will respond to concerns as construction is underway.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Lenora Moore:

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant for their communication with residents;
- Noted the residents and applicant have discussed concerns and reached compromises on issues;
- Requested that the mid-block light be removed from the lighting plan as it may be too much light for a small street;
- Expressed concern regarding light pollution and the potential for street lights to shine into bedrooms;
- Requested that the cluster of cedar trees in the north side of the street be left in place; and,
- Commented on the proposed construction traffic management plan.

5.2. Mr. Brian Platts:

- Spoke in support of the proposed development;
- Advised that he lives near the proposed development;
- Commended the applicant for their public engagement;

- Noted that the proposal is compliant with the Edgemont Village Centre: Plan and Design Guidelines;
- Commented on the small scale of the proposed development;
- Noted that the current zoning on the site would allow for large single-family houses and would not provide amenities, enhancements, or more housing capacity;
- Commented on the application's sensitive transition between Edgemont's commercial area and single-family homes;
- Commented on the lower cost of townhomes compared to detached singlefamily homes;
- Recommends the mid-block lighting be removed from the District's requirements;
- Opined that additional lighting at the parking garage entrance could be smaller in scale and more suitable for the street.

5.3. Mr. Ross Gold (via video submission):

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village;
- Commented that the proposed development would provide options for new buyers, families, and those wanting to downsize
- Commented on the proposed bicycle lanes, sidewalks, and additional onstreet parking spaces;
- Noted that the size of the proposal is a good fit for the area.

5.4. Mr. Martin Rip:

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village;
- Commented that the homes on the site are older and will be redeveloped;
- Noted the proposal provides a transition between the business core and residential area;
- Advised that Canfield Crescent is used as a shortcut to avoid the four way stop at Highland Boulevard and Woodbine Drive;
- Expressed support for traffic calming measures and queried if speed bumps could be added; and,
- Requested that the District remove the mid-block street light from its requirements.

5.5. Ms. Jennifer Marcoux:

- Spoke in support of the proposed development;
- Commented on the need for, and limited supply of, multi-family housing for new buyers and downsizers;
- Opined that the proposed development would support local businesses;
- Noted the site's close proximity to schools; and,
- Commended the applicant's design.

5.6. Ms. Karin Bohn:

- Spoke in support of the proposed development;
- Commented on the advantages of living in a townhouse;
- Noted the modest size of the development;

- Commented on the energy and water conservation and green building measures; and,
- Commented on the proposed design.

5.7. Ms. Karen Kobel:

- Spoke in support of the proposed development;
- Advised that she is a business owner in Edgemont Village and a member of the Edgemont Village Business Association;
- Commended the applicant for engaging with the business community;
- Advised that the primary concerns for local merchants are parking and street safety:
- Recommended speed limit reductions and speed bumps in Edgemont Village;
- Commented on the increasing need for public garbage removal in the commercial area of Edgemont Village; and,
- Opined that construction has caused some people to avoid Edgemont Village.

5.8. Ms. Angela Santoro:

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant's responsiveness to resident concerns;
- Commented on the proposed design and construction traffic management plan;
- Noted that the project will not impact local parking availability; and,
- Spoke to housing affordability in the District, noting eight townhouse units would provide more housing at a lower cost than single family housing.

5.9. Ms. Donna Grocott:

- Advised that she is a business owner in Edgemont Village;
- Spoke to the unique character of the village;
- Commended the application for their responsiveness to the concerns of local business owners;
- Requested more public garbage containers in the Village Core;
- Recommended adding speed bumps in Edgemont Village; and,
- Noted that merchants are concerned about construction's impact on businesses.

5.10. Mr. Corrie Kost:

- Commented regarding the proposed mid-block street lighting, noting that technology allows for street lighting to be directed to the street; and,
- Commented on allowing participants to join the Zoom webinar as panelists.

6. COUNCIL RESOLUTION

MOVED by Councillor BACK SECONDED by Councillor HANSON

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is returned to Council for further consideration.

CARRIED (9:05 p.m.)

CERTIFIED CORRECT:

DISTRICT OF NORTH VANCOUVER REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:03 p.m. on Monday, July 19, 2021. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little

Councillor J. Back Councillor M. Bond Councillor M. Curren

Councillor B. Forbes (7:05 p.m.)

Councillor J. Hanson Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer

Mr. D. Milburn, General Manager – Planning, Properties & Permits

Mr. B. Hutchinson, Fire Chief

Mr. G. Joyce, General Manager – Engineering, Parks & Facilities

Ms. S. Walker, General Manager – Corporate Services

Mr. R. Danyluk, Deputy General Manager, Finance & Deputy CFO

Ms. J. Paton, Assistant General Manager – Development Planning & Engineering

Ms. T. Atva, Manager – Community Planning

Mr. J. Gordon, Manager - Administrative Services

Ms. C. Jackson, Manager - Climate Action, Natural Systems & Biodiversity

Ms. C. Grafton, Manager – Strategic Communications & Community Relations

Mr. M. Hartford, Manager – Development Planning

Ms. S. Warriner, Acting Manager - Parks

Ms. G. Lanz, Deputy Municipal Clerk

Ms. C. Peters, Senior Planner

Ms. E. Lee, Planner

Mr. J. Smith, Planner

Ms. S. Dale, Confidential Council Clerk

Ms. S. Clarke, Committee Clerk

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor BACK SECONDED by Councillor CURREN

WHEREAS:

- the Minister of Public Safety and Solicitor General has issued Order M192; and,
- Order M192 requires British Columbia municipalities to use best efforts to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,

- the District has assessed its ability to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and *Public Health Officer orders*; and,
- the District has taken into consideration its Covid-19 Safety Plan as required by Worksafe BC; and,
- the District has determined that, at this time, it cannot safely allow members of the public
 to physically attend open meetings of council in a manner that is consistent with the
 applicable requirements or recommendations of the *Public Health Act* or its Covid-19
 Safety Plan;

THEREFORE, this meeting of the Council for the District of North Vancouver is to be held virtually and without members of the public, or Council, being physically present;

AND THAT the principles of openness, transparency, accessibility and accountability are being ensured through:

- Providing an online subscription service for residents to sign up and be apprised of upcoming meetings and the post-meeting availability of meeting minutes and meeting videos:
- Providing advance notice of this meeting in accordance with the *Community Charter* and advising the public on how they may participate in the meeting by providing public input;
- Providing the availability of the agenda for this meeting on the District's webpage six days in advance of the meeting;
- The live streaming of this meeting via a link readily available on the District's webpage;
- Maintaining the thirty minute public input opportunity at each regular meeting and the discretionary public input opportunity at each workshop;
- The ability of the public to provide input on agenda items by full two-way audio and video means:
- Adhering the rules of procedural fairness and acting with respect and courtesy at all times when hearing the public;
- Conducting meetings in a manner that resembles in-person meeting as much as possible;
- And reminding the public that they may contact Mayor and Council at any time on any topic via its council@dnv.org email address.

CARRIED

Absent for Vote: Councillor FORBES

1. ADOPTION OF THE AGENDA

1.1. July 19, 2021 Regular Meeting Agenda

MOVED by Councillor BACK SECONDED by Councillor CURREN

THAT the agenda for the July 19, 2021 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

Absent for Vote: Councillor FORBES

Councillor FORBES arrived at this point in the proceedings (7:05 p.m.)

2. PUBLIC INPUT

2.1. Ms. Sara Fakhari:

- Spoke in support of item 8.3 regarding 2050-2070 Marine Drive (Marvel Developments);
- Spoke as the Vice-President of Marvel Developments;
- Provided history and context of the proposed development;
- Commented that the proposed Travelodge on Marine Drive would complete the Lions Gate Village area;
- Spoke regarding the proposed rent-to-own program and commented on its benefits;
- Noted that the revised proposal has reduced the height of the building; and,
- Commented on the proposed green building measures.

2.2. Mr. Martin Bruckner:

- Spoke in support of item 8.3 regarding 2050-2070 Marine Drive (Marvel Developments);
- Noted that the proposed development has provided additional non-market rental units; and,
- Commented on the proposed green building measures.

2.3. Ms. Kate Sheardown:

- Spoke in support of item 8.8 regarding the Vote16BC Campaign;
- Urged council to endorse the recommendation; and,
- Commented that empowering youth to participate in democratic processes fosters ongoing and active civic participation.

2.4. Mr. David Hunter:

- Spoke in support of item 8.8 regarding the Vote16BC Campaign;
- Recommended sending a letter to the Premier and Minister of Municipal Affairs; and,
- Urged Council to give youth a say in their future through participation in the electoral process.

2.5. Ms. Kiran Niet:

- Spoke in support of item 8.8 regarding the Vote16BC Campaign;
- Urged Council to endorse the recommendation; and,
- Urged Council to give youth a say in their future through participation in the electoral process.

2.6. Ms. Estha Parg Murenbeeld:

- Spoke as the President of the North Shore Pickleball Association;
- Commented on the growth of the sport; and,
- Opined that Little Cates Park is the best location for additional pickleball courts.

2.7. Ms. Debbie Burchill:

- Spoke regarding the shortage of pickleball court capacity east of Seymour;
- Noted that tennis courts are often empty while pickleball courts have players waiting;
- Spoke regarding the use sharing of existing courts at Little Cates Park for pickleball and tennis; and,
- Requested the creation of two new pickleball courts at Little Cates Park.

2.8. Mr. Juan Carols Sarmiento:

- Spoke to the demographic of pickleball players;
- Commented on the shortage of pickleball courts in Little Cates Park; and,
- Noted that pickleball will keep the aging residents active.

2.9. Ms. Diana Marr:

- Spoke regarding the shortage of pickleball courts;
- Commented on the growth of the sport;
- Spoke to the demographic of pickleball players commenting that it keeps the elderly physically engaged, physically sharp and socially engaged; and,
- Proposed adding lines for pickleball to the existing tennis courts.

3. **RECOGNITIONS**

Nil

4. **DELEGATIONS**

Nil

5. ADOPTION OF MINUTES

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre

File No. 05-1930-Grants/Sponsorship 2021

MOVED by Mayor LITTLE SECONDED by Councillor HANSON

THAT an increase of \$155,392 is allocated to Capilano Community Services Society's core funding, as detailed in the June 24, 2021 report of the Community Planner entitled Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre, is APPROVED;

AND THAT staff are directed to work with the Capilano Community Services Society on a regular basis to determine annual core funding levels.

CARRIED

8.2. Housing Program Update

File No. 13.6440.01

MOVED by Councillor HANSON SECONDED by Councillor FORBES

THAT the June 28, 2021 report of the Senior Community Planner entitled Housing Program Update is received for information.

CARRIED

8.3. 2050-2070 Marine Drive (Marvel Developments) Update on Project Revisions – Rezoning Application

File No. 08.3060.20/037.18

Public Input:

Mr. Michael Geller:

- Provided history and context of the proposed development;
- Noted that more housing options are proposed, the tower height has been decreased, and new housing programs are being developed;
- Noted that both renters and owners will have full access to all amenities;
- Advised that a small café is proposed;
- Commented that the proposed development is in close proximity to transit;
- Noted that the residential parking ratio proposed (including visitor parking) is just over one parking space per dwelling unit;
- Highlighted the extensive landscape areas and connecting greenways; and,
- Opined that the proposed development would complete the Lions Gate Village area.

MOVED by Councillor CURREN SECONDED by Councillor BACK

THAT staff are directed to prepare bylaws regarding the consideration of this application for rezoning for a mixed-use development in the Lions Gate Village Centre.

CARRIED

Opposed: Councillors CURREN, HANSON and MURI

8.4. Remedial Action Requirements – 5748 Sunshine Falls Lane – Unsafe Dilapidated House

File No. 08.3221.02

MOVED by Mayor LITTLE SECONDED by Councillor BACK

THAT Council:

1. Declares the building (the "Building") located on property at 5748 Sunshine Falls Lane (the "Property") legally described as:

PID: 014-834-855

Lot 1 AM (RP 1281) of Lot E of Lot 5, Block 2, District Lot 950, Plan 1384

to be in an unsafe condition and to create an unsafe condition and to be a nuisance;

- 2. Orders that the Owners of the Property, Alexandra Evelyn Mundie and Jordan Anne Mundie (together, the "Owners") must either apply for the necessary permits and approvals to demolish and remove the Building or apply for and obtain all necessary permits and approvals to make the Building safe and return it to a habitable condition by complying with the following remedial action requirements (the "Remedial Action Requirements"):
 - a. Demolition: by October 18, 2021 apply for and obtain a demolition permit to completely demolish and remove the Building and then carry out the complete demolition and removal of the Building pursuant to the issued demolition permit and restore the Property to a neat and tidy condition to the satisfaction of the Chief Building Official; or, alternatively,
 - b. Reconstruction: return the Building to a safe and habitable condition in conformance with all District bylaws and complying with all of the following remedial action requirements (collectively, the "Remedial Work"):
 - (i) by October 18, 2021, apply for an Aquatic (waterfront) Permit in compliance with District bylaws and requirements which, in addition to the standard requirements, must include the following:
 - A. Copies of written approvals from the Vancouver Fraser Port Authority (the "Port") to confirm issue of licences, or intent to issue licences, to the Owners for the dock and foreshore encroachment on the waterfront of the Property;

- B. Proposed sanitary system design completed by a qualified professional together with copy of written approval of such system by the Vancouver Coastal Health Authority;
- C. Construction Environmental Management Plan ensuring that the construction does not cause impact to the surrounding waterbody;
- D. Sea level rise flood hazard assessment with proposed mitigation efforts (if required by the Chief Building Official);
- (ii) by October 18, 2021, apply for a Development Permit for Slope Hazard including a preliminary slope hazard report prepared by a qualified professional;
- (iii) by October 18, 2021, apply for a Development Permit for Wildfire Protection including a wildfire report prepared by a qualified professional or demonstrate exemption from the requirement;
- (iv) by October 18, 2021, submit a complete application for a building permit compliant with all District bylaws and requirements to the satisfaction of the Chief Building Official which, in addition to the standard District building permit application requirements must include:
 - A. Letters of Assurance conforming to Schedules A and B, as applicable, of the BC Building Code and other documents from the following professionals:
 - Structural Schedule B with confirmation of liability insurance and a copy of their insurance, with Coordinating Registered Professional (CRP) initials;
 - ii. 2 copies of structural drawings signed and sealed by a qualified professional;
 - iii. Geotechnical Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
 - iv. Plumbing Engineer Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
 - v. Fire Suppression Engineer Schedule B with confirmation of liability insurance, with CRP initials;
 - vi. 2 copies of fire suppression system drawings signed and sealed by a qualified professional;
 - vii. Schedule A completed by the CRP with the Owners' signatures.
 - B. Submission of a Construction Fire Protection Plan to mitigate the risks of creation of an interface fire.
 - C. Vancouver Fraser Port Authority approval for dock access to the Property and approval for any portion of the Building or any other structures on Port land;
 - D. Two copies of the sewage disposal system drawings, signed and sealed by a qualified professional, filed and accepted by Vancouver Coastal Health together with location and maintenance schedule;

- E. Storm water management plan prepared by a qualified professional:
- F. Remediation plan that includes an itemized schedule of work for carrying out the Remedial Work establishing to the satisfaction of the Chief Building Official that if the proposed schedule is met then all of the Remedial Work will be completed no later than six months after the building permit issuance date(the "Remediation Plan");
- (v) Complete the Remedial Work in accordance with the issued building permit and the Remediation Plan to the satisfaction of the Chief Building Official no later than six months after the building permit issuance date;
- 3. Council directs that in the event that the Owners do not complete an action required under sections 2(a) or 2(b), as applicable, then the District, by its staff, agents and contractors, may enter onto the Property and completely demolish and remove the Building and the costs of such action shall be treated as a debt owed to the District of North Vancouver, which if unpaid at the end of the calendar year in which the Building is demolished and removed, will be added to the taxes for the Property pursuant to section 258 of the Community Charter.

CARRIED

8.5. Bylaw 8520 and 8521: Consumption of Liquor in Public Places Bylaw 8520, 2021

File No. 09.3900.20/000.000

Councillor FORBES left the meeting at 9:32 p.m. and returned at 9:33 p.m.

MOVED by Councillor BACK SECONDED by Mayor LITTLE

THAT "Consumption of Liquor in Public Places Bylaw 8520, 2021" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8521, 2021 (Amendment 63)" is given FIRST, SECOND AND THIRD Readings.

CARRIED

8.6. Bylaw 8511: New Fire and Rescue Services Bylaw 8511

File No. 09.3900.20/002.000

MOVED by Mayor LITTLE SECONDED by Councillor CURREN

THAT "Fire and Rescue Services Bylaw 8511, 2021" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61)" is given FIRST, SECOND and THIRD Readings;

AND THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74)" is given FIRST, SECOND and THIRD Readings;

AND THAT "Radio Amplification Bylaw No. 8514, 2021" is given FIRST, SECOND and THIRD Readings;

AND THAT "Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)" is given FIRST, SECOND and THIRD Readings.

CARRIED

8.7. Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit The Use and Sales of Consumer Fireworks

File No. 09.3900.20/002.000

MOVED by Councillor CURREN SECONDED by Mayor LITTLE

THAT "Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8516, 2021 (Amendment 4)" is given FIRST Reading and referred to a Public Meeting;

AND THAT pursuant to Section 59 (2) (b) of the *Community Charter*, Bylaw 8516 is referred to a Public Meeting to provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND THAT pursuant to Sections 59 (2) (a) and (3) of the *Community Charter*, Council direct staff to give notice of its intention to hold a Public Meeting as follows:

- a. The notice shall state the following:
 - i. the time and date of the Public Meeting;
 - ii the place of the Public Meeting;
 - iii in general terms the purpose of the bylaw; and
 - iv the place and the times and dates when copies of the bylaw may be inspected.
- b. The notice shall be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the Public Meeting.

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8517, 2021 (Amendment Bylaw 62)" is given FIRST Reading.

CARRIED

MOVED by Mayor LITTLE SECONDED by Councillor BACK

THAT the Regular Council meeting held on July 19, 2021 is authorized to carry on beyond 10:30 p.m.

CARRIED

8.8. Endorsing the Vote16BC Campaign to Lower the Voting Age to 16 Across British Columbia

File No.

MOVED by Councillor CURREN SECONDED by Councillor HANSON

THAT Council endorse the Vote16BC Campaign to lower the voting age to 16 across British Columbia:

AND THAT Council send a letter to the Premier and Minister of Municipal Affairs, to affirm the District of North Vancouver's support for the Vote16BC Campaign.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little commented on the Lynn Valley LOVE Project which was designed in response to the tragic attack that occurred at the Lynn Valley Library on March 27, 2021. He encouraged residents to visit the library to observe the Lynn Valley LOVE banners and quilt.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

Nil

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

Councillor Bond reported on his attendance at the Metro Vancouver Housing Committee meeting on July 7, 2021.

9.4.2. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.3. Board – Councillor Muri

Nil

9.4.4. Regional Culture Committee – Councillor Muri

Nil

		Councillor Muri reported on her attendance at the Metro Vancouver Regional Parks Committee meeting on July 14, 2021.
	9.4.6.	Regional Planning Committee – Councillor Muri
		Nil
	9.4.7.	Liquid Waste Committee – Mayor Little
		Nil
	9.4.8.	COVID-19 Response & Recovery Task Force – Mayor Little
		Nil
	9.4.9.	Mayors Committee – Mayor Little
		Nil
	9.4.10.	Mayors Council - Translink - Mayor Little
		Nil
	9.4.11.	Zero Waste Committee – Mayor Little
		Nil
0.	ADJOURNMEN	NT
	SECONDED by	uncillor BACK y Mayor LITTLE 19, 2021 Regular Meeting of Council for the District of North Vancouver is
		CARRIED (10:42 p.m.)
May	or	Municipal Clerk

Regional Parks Committee - Councillor Muri

9.4.5.

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REPORTS

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AG	ENDA INFORMATION
☑ Regular Meeting	Date: September 27, 2021
Other:	Date:

	<u> </u>	3.1
TA		For
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 14, 2021 File: 13.6530.20/013.000

AUTHOR: Joshua Cairns, Community Planner

SUBJECT: Metro Vancouver Expression of Interest for Affordable Housing: District-owned

Sites for Consideration

RECOMMENDATION:

THAT staff are directed to initiate a District-led rezoning process for a District-owned site that would allow up to a six-storey affordable housing development and to seek public input;

AND THAT staff are directed to explore a partnership opportunity with Metro Vancouver Housing for affordable rental housing on the selected site;

AND THAT actions are undertaken to support project viability, including waiving typical permit fees and applicable Development Cost Charges, contributions to some related off-site costs, supporting a review of possible property tax exemption, expediting development approvals, reviewing parking requirements, and leasing the land at a nominal fee.

REASON FOR REPORT:

On July 26, 2021, Council gave direction to staff to provide information regarding several District-owned properties, including recommending a site that may be submitted to Metro Vancouver Housing (MVH) for consideration in the development of affordable rental housing.

SUMMARY:

Metro Vancouver Housing (MVH) is seeking to build more affordable rental housing on municipally-owned lands through partnerships with member jurisdictions. An Expression of Interest (EOI) to identify land for affordable rental housing development will be issued in early fall 2021, with submissions due by December 31, 2021. In response to Council direction on July 26, 2021, staff reviewed and assessed ten District-owned sites as described in this report. Staff's assessment determined that the four District-owned lots on Riverside Drive appear to be the most suitable for partnership with MVH.

BACKGROUND:

In 2020, Metro Vancouver implemented a new \$4 million annual tax requisition to support the development of new affordable rental housing. To facilitate the use of these funds, Metro Vancouver developed an Expression of Interest (EOI) to identify potential properties that

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could be leased or sold to Metro Vancouver Housing (MVH) at a nominal cost. Any resulting development would provide 100% of units as non-market, targeting low- and moderateincome households. The level of affordability would be dependent on funding partners and contributions from senior levels of government.

The first EOI was issued in February 2020, to which the District submitted a site for consideration. The District's submission was unsuccessful, as two sites in the cities of Pitt Meadows and Burnaby were selected for partnership.

Metro Vancouver is now preparing a second round of the EOI for member jurisdictions to submit opportunities, and to continue to improve the amount and equitable distribution of housing services across the region. In response, Council directed staff at the Regular Meeting of Council on July 26, 2021 to explore a partnership opportunity with MVH including any commitments, such as pre-zoning or fee reductions, and to report back.

Staff subsequently met with Metro Vancouver to discuss the District's previous submission and to learn more about the evaluation criteria to inform a potential upcoming submission. Feedback received suggest that the previous submission was viewed favourably and scored highly in most categories; however, the lack of pre-zoning was deemed a significant impediment. Evaluation criteria for the upcoming EOI have been revised to further emphasize the value of pre-zoning. Sites that are pre-zoned can benefit from reduced timelines and cost uncertainty, access to funding partners such as CMHC, and greater likelihood of support from senior levels of government. In addition, staff learned that a desirable site should be generally capable of providing 60 to 120 units in a 4- or 6-storey wood-frame apartment building form.

Using this information, staff reviewed ten District-owned sites that are concurrently undergoing assessment for future potential affordable housing in response to Council direction at the November 2, 2020 Regular Meeting of Council. Attachment 1 shows the location of the sites considered for a Metro Vancouver affordable housing development. These sites were assessed against Metro Vancouver's evaluation criteria to determine a recommended site for submission. The analysis is presented in this report.

EXISTING POLICY:

Official Community Plan (2011)

The Official Community Plan (OCP) includes the following goals and policies related to housing:

Goal 2: Encourage and enable a diverse mix of housing types and tenure and

affordability to accommodate the lifestyles and needs of people at all stages of

life;

Foster a safe, social inclusive and supportive community that enhances the Goal 3:

health and well-being of all residents; and

Policy 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

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OCP Action Plan (2021)

The OCP Action Plan, approved by Council on July 26, 2021 and the result of the Targeted OCP Review, includes the following housing-related priority actions:

Priority Action 1: Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities

and employment space

Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the

range of housing options

Priority Action 5: Increase housing diversity to support a range of incomes, household

types, and accessibility needs within and close to Town and Village

Centres

Rental and Affordable Housing Strategy (2016)

The Rental and Affordable Housing Strategy (RAHS) has a focus on low and moderateincome households and contains the following goals.

Housing Goal 1: Expand the supply and diversity of housing in key growth centres

Housing Goal 2: Expand the supply of new rental and affordable housing

Housing Goal 6: Partner with other agencies to help deliver affordable housing through

strategic use of District-owned lands, which may involve a long term

lease to leverage senior government funding

Council Directions (2019-2022)

Council Directions for 2019 to 2022 include four priority directions, one of them being to set direction on priority projects for rental housing and social housing, and identify District lands available for housing.

Interim Report of the Rental, Social and Affordable Housing Task Force (2020)

The interim report prepared by the Rental, Social and Affordable Housing Task Force and expected final report include several housing-related recommendations to Council, including:

- Continue to increase diverse housing opportunities in town and village centres in accordance with OCP and centre implementation plan policies
- Expand the supply of rental and affordable housing in a manner that is consistent with the OCP
- Explore opportunities to use District-owned land to build affordable housing

ANALYSIS:

Metro Vancouver Evaluation Criteria

Metro Vancouver will use five broad categories of criteria to evaluate submissions from member jurisdictions. These criteria are described in Table 1 on the following page.

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Table 1: Metro Vancouver evaluation criteria

Criteria	Scoring
Development Readiness	
Pre-zoned site (or demonstrating progress towards municipal-led rezoning)	20
Development efficiency (e.g., expedited DP and or BP approval process,	10
parking relaxations, no need for subdivision or variance, etc.)	
Site readiness (e.g., bare land, no site hazards or known site constraints that	10
could impact construction time/cost such as high water table, sensitive	
areas, soil conditions, slope, challenging site access, etc.)	
Development Potential	
Anticipated number of units	10
Tenant Livability	
Walking distance to amenities (e.g., parks, schools, groceries, medical	10
centres, community centres, libraries, etc.)	
Access to transit (e.g., walking distance to Frequent Transit Network with	10
bus service at least every 15 min)	
Opportunities to support tenant relocation from other developments to	5
reduce impacts to tenants (i.e., stay within same neighbourhood)	
Local Government Actions to Contribute to Financial Viability	
Fee reductions and financial contributions, (e.g., waiving or reducing	10
municipal DCCs, CACs, and permit application fees, reducing or eliminating	
off-site servicing requirements or fees, and/or financial grants)	
Regional Equity	
Presence of existing MVH housing in community (e.g., higher score for	15
communities with little or no existing housing)	
Maximum Score	100

In addition to the above evaluation criteria, a pre-screening criterion requires member jurisdictions to include with their submission a Council resolution clearly stating support to explore a partnership opportunity with MVH, and the local government's intention to move forward should the site be selected. The resolution should outline any commitments being provided, such as pre-zoning, fee reductions, and lease or fee simple transfer to MVH at nominal cost. The recommendations in this report have been worded to include these intentions.

Review of Sites

Ten District-owned sites were reviewed. Information was gathered on each of the sites, including site characteristics, policy and regulatory considerations, servicing, access, mobility, and proximity to services and amenities. Staff used this background information to inform a subsequent scoring of each of the sites based on the criteria that will be used by Metro Vancouver to assess submissions. A summary of the review for each of the ten sites is provided below; the boundaries shown are for exploratory purposes only and would be refined following additional analysis. A more detailed overview of the results of the review are provided in **Attachment 2**.

Site 1: Maplewood - Riverside site



Opportunities:

- Aligns with current OCP designation (Residential Level 6)
- Located in Town or Village Centre
- · Excellent access to amenities and transit
- · Generally flat site
- · Desired size for scale of project
- Does not require review by Ministry of Transportation & Infrastructure

Considerations:

 Treed site (previously disturbed area; primarily cottonwoods and maples)

Site 2: Maplewood - Old Dollarton (N)



Opportunities:

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- · Generally flat site
- Desired size for scale of project (four lots within the area would be identified to provide optimal size)
- Does not require review by Ministry of Transportation & Infrastructure

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

Site 3: Maplewood – Old Dollarton (W)



Opportunities:

- · Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- · Generally flat site
- · Desired size for scale of project
- Does not require review by Ministry of Transportation & Infrastructure

Considerations:

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

Site 4: Maplewood - Old Dollarton (E)



Opportunities:

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- Generally flat site
- Does not require review by Ministry of Transportation & Infrastructure

- Does not align with OCP designation (Light Industrial Artisan)
- Too small for anticipated scale of project
- Treed site (previously disturbed area)

Site 5: Maplewood - Old Dollarton (S)



Opportunities:

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- Generally flat site
- Desired size for scale of project (four lots within the identified area would be submitted)
- Does not require review by Ministry of Transportation & Infrastructure

Considerations:

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

Site 6: 900 St Denis Ave



Opportunities:

- Moderate-to-good access to amenities and transit
- Generally flat site

- Does not align with OCP designation (Institutional)
- Not located in Town or Village Centre
- Large site that may require subdivision and further study, including local area traffic studies
- May require relocation and demolition of buildings
- Requires review and approval by Ministry of Transportation and Infrastructure

Site 7: Lillooet Road (W)



Opportunities:

Moderate access to amenities and transit

Considerations:

- Does not align with OCP designation (Commercial Residential Mixed Use Level 1)
- Not located in Town or Village Centre
- Sloped site
- Large site that may require subdivision and further study, including local area traffic studies
- · Treed site
- Requires review and approval by Ministry of Transportation and Infrastructure

Site 8: Lillooet Road (E)



Opportunities:

Moderate access to amenities and transit

- Does not align with OCP designation (Commercial Residential Mixed Use Level 1)
- Not located in Town or Village Centre
- Sloped site
- Large site that may require subdivision and further study, including local area traffic studies
- Treed site
- Requires review and approval by Ministry of Transportation and Infrastructure

Site 9: Burr Place (S)



Opportunities:

- May align with current OCP designation depending on density (Residential Level 5)
- Does not require review by Ministry of Transportation and Infrastructure

Considerations:

- Not located in Town or Village Centre
- Low access to amenities and moderate access to transit
- Sloped site with escarpment
- Large site that may require subdivision and further study
- Treed site

Site 10: Mountain Hwy & Hunter St



Opportunities:

- Located in Town or Village Centre
- Excellent access to amenities and transit
- Generally flat site

- Does not align with OCP designation (Commercial Residential Mixed Use Level 3)
- Large and prominent site in Lower Lynn Town Centre "Heart" that may support higher density and mixed-uses requires further study
- May require relocation and demolition of buildings
- Requires review and approval by Ministry of Transportation and Infrastructure

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Riverside Site

Based on the site review summarized above and with consideration for Metro Vancouver's evaluation criteria and feedback, the four lots on Riverside Drive ("Riverside site") in the Maplewood Village Centre are potentially the most appropriate for submission. The following information for the Riverside site is presented according to the five categories of the Metro Vancouver evaluation criteria.

Figure 1: Street-level image of Riverside site



- Development readiness: The site is relatively well-suited for a Metro Vancouver
 Housing (MVH) development; it is relatively flat with no known contamination issues, and
 its conventional size and shape would facilitate the construction of a MVH mid-rise
 building at the desired density and unit count without the need for subdivision.
- Development potential: It is anticipated that redevelopment would entail a single 4- to 6storey mid-rise apartment building with a density up to 2.5 FSR, consistent with the OCP and Maplewood Village Centre and Innovation District Implementation Plan and Guidelines ("Maplewood Plan"). This form of development could provide approximately 80-90 units on this site, aligning with expectations from Metro Vancouver as well as policies and non-market housing targets (e.g., 300 net new non-market units) outlined in the Maplewood Plan.
- **Tenant livability:** The site is in a highly livable and walkable location, with abundant amenities, services, and employment within short walking distance (e.g., Northwoods Village, Ron Andrew's Community Recreation Centre, and Maplewood Farm). An

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inventory of child care spaces from the Child Care Action Plan identifies the Maplewood area as well-equipped, and the site offers a potential expansion opportunity.

Transit service is provided along Riverside Drive, Old Dollarton Road, and Mount Seymour Parkway, all within a five-minute walk of the site. Phibbs Exchange and the R2 Marine RapidBus can be accessed by a 15-minute walk.

Local government actions to contribute to financial viability: Metro Vancouver's
fourth evaluation criteria category considers how the member jurisdiction may further
support the financial viability of the project through fee reductions and financial
contributions.

To support the strength of the submission, the District may consider the following actions:

- lease the land at a nominal fee;
- · waive the typical permit fees;
- waive the applicable Development Cost Charges;
- · contribute to some related off-site costs for any a-typical servicing;
- support a review of possible property tax exemption;
- · expedite development approvals; and,
- · review parking requirements.

These potential actions are reflected in the report's recommendations and could be considered for any District-owned site submitted in response to the EOI. These actions, which are regularly considered to support affordable housing in the District, would be subject to Council approval.

 Regional equity: The final evaluation criteria is consideration of existing distribution of MVH developments throughout the region. It is generally expected that any of the ten sites would score highly in this criteria as the District does not have any existing MVH housing. However, as the closest MVH development is located approximately 4.3 km away in Lower Lonsdale in the City of North Vancouver, sites in the Maplewood Village Centre are likely to score higher in this criteria than those located further west.

Other Considerations

Metro Vancouver's upcoming EOI call is a competitive process; as such, there is no guarantee a submission will be successful or will receive access to funding from senior levels of government. However, regardless of the outcome of the EOI, pre-zoning would support the candidacy of the site for affordable housing in the future.

It is expected that development of a District-owned site will require road improvements and utility upgrades. In the case of the Riverside site, if selected, land dedications will be required along Riverside Drive to accommodate planned road improvements including sidewalks and bike facilities. Engineering staff installed delineators along the shoulder to create a safe space of refuge for people walking, rolling, and cycling in the interim. The Riverside Drive frontage also includes BC hydroelectric lines connected to the street light poles as shown in the above image. High voltage transmission lines do not run along the frontage of the site but

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are instead located a half block away on Old Dollarton Road. Access to the site is anticipated to be provided from Old Dollarton Road via a new lane designed to accommodate fire access, garbage removal, and turnaround.

It should be noted that due to the nature and timing of this analysis, some development considerations remain unknown. Examples include geotechnical analysis, environmental assessments, contamination report, transportation studies, off-site service upgrades, and estimated costs associated with vehicle and pedestrian infrastructure. If a District site is selected by Metro Vancouver, staff will work to ensure that all required information is obtained.

Timing/Approval Process:

The MVH EOI closes on December 31, 2021 and requires interested member jurisdictions to identify a site(s) and provide basic information on the site(s). Subject to Council direction, staff propose initiating a rezoning of a District-owned site with public input and subsequently submitting an application to MVH for consideration. An application would be non-binding but would indicate the District's strong desire to explore partnerships on District-owned land and help address the current housing affordability crisis. MVH intends to evaluate EOI submissions in early 2022, and complete further due diligence and technical studies upon selection of potential priority sites to confirm feasibility. Following confirmation of feasibility, MVH will proceed with concept planning to align with future funding calls.

Financial Impacts:

The District may consider supporting the financial viability of the project in several ways. The District's Housing Reserve Fund could be used to offset the cost of waiving fees and charges and other one-time costs associated with the project. Further information on cost estimates will be provided at a later date if a site is selected by Metro Vancouver and once specific project details become known.

Social Policy Implications:

Rental, social and affordable housing is an essential part of a complete community. It supports the needs of a diverse socio-economic population and helps to ensure the well-being of many District residents.

Environmental Impact:

Any potential environmental impact will be assessed once a site is selected for submission to Metro Vancouver. Any subsequent redevelopment would be reviewed against and expected to adhere to applicable District bylaws, policies, and guidelines that relate to the environment.

Public Input:

An affordable housing development on any of the sites described in this report would require rezoning. As part of the rezoning process, a Public Hearing would be held and allow opportunities for the community to provide input. Newspaper advertisements, site signs, and mailed letters to surrounding neighbours are some of the tools that would be used to notify the community and ensure broad awareness of the proposal and information on how to

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participate. Further, any subsequent lease of District-owned land would involve a public notification process as outlined in the Community Charter.

Conclusion:

The District has an opportunity to facilitate the development of affordable, non-market housing through a potential partnership with Metro Vancouver Housing. Following Council direction in July 2021, staff reviewed ten District-owned sites for consideration. The review identified the four lots located on Riverside Drive in the Maplewood Village Centre as potentially the most suitable site for submission to Metro Vancouver, as the site closely aligns with the criteria outlined in the call for Expressions of Interest, and redevelopment of the site would be generally consistent with existing District plans, policies, strategies, bylaws, and past public input

Options:

 THAT staff are directed to initiate a District-led rezoning process for a District-owned site that would allow up to a six-storey affordable housing development and to seek public input;

AND THAT staff are directed to explore a partnership opportunity with Metro Vancouver Housing for affordable rental housing on the selected site;

AND THAT actions are undertaken to support project viability, including waiving typical permit fees and applicable Development Cost Charges, contributions to some related off-site costs, supporting a review of possible property tax exemption, expediting development approvals, reviewing parking requirements, and leasing the land at a nominal fee.

OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,

Joshua Cairns Community Planner

Attachment 1: District-owned lands considered in assessment

Attachment 2: Evaluation of District-owned sites

Attachment 3: Staff presentation, "Metro Vancouver Expression of Interest for Affordable

Housing: District-owned Sites for Consideration"

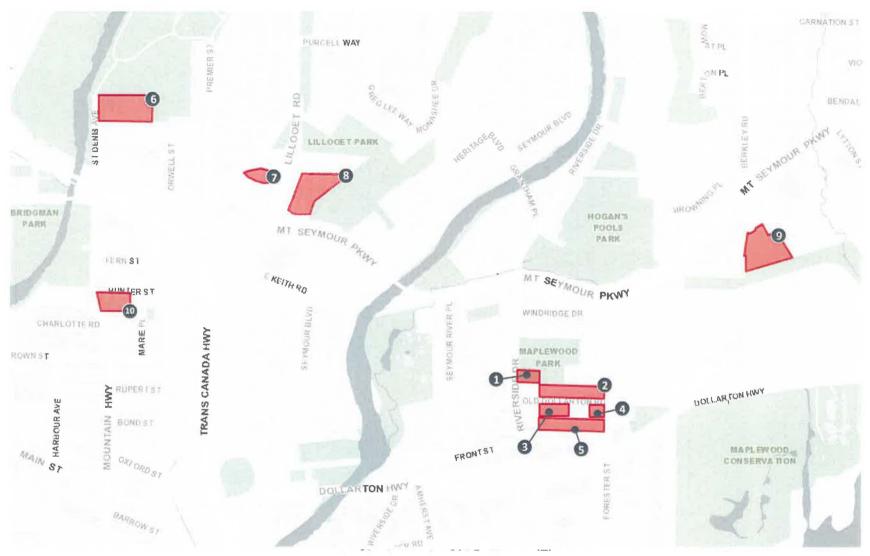
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	REVIEWED WITH:	
□ Community Planning □ Development Planning □ Development Engineering □ Utilities □ Engineering Operations □ Parks □ Environment □ Facilities	Clerk's Office Communications Finance SI Fire Services ITS Solicitor GIS Real Estate	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:
Human Resources Review and Compliance	☐ Bylaw Services ☐☐ Planning	

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ATTACHMENT___

District-owned lands considered in assessment



- 1. Maplewood Riverside site
- 2. Maplewood Old Dollarton (N)
- 3. Maplewood Old Dollarton (W)
- 4. Maplewood Old Dollarton (E)
- 5. Maplewood Old Dollarton (S)

- 6. 900 St Denis Ave
- 7. Lillooet Road (W)
- 8. Lillooet Road (E)
- 9. Burr Place (S)
- 10. Mountain Hwy & Hunter St

^{*}Boundaries are approximate and for exploratory purposes; they may be based on property lines, zoning, topography, or other features. Actual developable areas may vary.

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Overview of opportunities and considerations*

-	1		
#	Site Name	Opportunities	Considerations
1	Maplewood – Riverside	 Site is generally flat and located within the Maplewood Village Centre area, with excellent walkability and access to both transit and the Spirit Trail Adjacent to park space to the north Site size capable of supporting the building form (i.e., 6-storey, wood frame) and unit totals that align with Metro Vancouver expectations Aligns with current OCP designation and Maplewood Village Centre Plan 	 Vehicle access anticipated to be provided from new lane network connecting from Old Dollarton Rd, land dedication from adjacent District-owned lot(s) may be needed to accommodate Treed site requiring tree removal Land dedications required along Riverside Drive Upgrades to be required for servicing
2 3 4 5	Maplewood – Old Dollarton (N) Maplewood – Old Dollarton (W) Maplewood – Old Dollarton (E) Maplewood – Old Dollarton (S)	 Sites are generally flat and located within the Maplewood Village Centre area, with either good or excellent walkability and access to both transit and the Spirit Trail Sites vary in size and would generally be capable of supporting the building form and unit totals that align with Metro Vancouver expectations, with the exception of Site 4, Maplewood – Old Dollarton (E). 	 Designated "Light Industrial Artisan" and would require an OCP amendment Maplewood Village Centre Plan land use policies include light industrial uses on the first two floors—does not align with expectations for a Metro Vancouver Housing project at this time Treed sites requiring tree removal Land dedications required along Old Dollarton Road Vehicle access anticipated to be provided from new lane network
6	900 St Denis Ave	 Site is generally flat and provides moderate access to amenities Adjacent to Inter River Park Site size can support, with subdivision, a variety of buildings at differing forms of development 	 Transit service is somewhat limited and may be challenging to improve Fire training centre currently on-site and actively in use Land dedication is required to facilitate a recommended new road along the south frontage of site Due to the large size of the site, a full analysis and further study is needed Designated "Institutional" which intends for a range of public assembly uses, and would require an OCP amendment Site is not located within a Town or Village Centre Site is located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure May require extensive upgrades for servicing Flood construction level (FCL) will limit use for areas below grade

Evaluation of District-owned sites

#	Site Name	Opportunities	Considerations
7 8	Lillooet Rd (W) Lillooet Rd (E)	Sites provide moderate access to amenities and transit and are located within walking distance to Capilano University	 Designated "Commercial Residential Mixed Use Level 1" includes commercial uses at grade. Does not align with expectations for a Metro Vancouver Housing project at this time Sites are not located within a Town or Village Centre Sites are large with significant slope Treed sites requiring tree removal Sites are located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure Eastern site poses challenges with servicing
9	Burr Place (S)	 Aligns with current OCP designation if density of project does not exceed 1.75 FSR Adjacent to green space and close proximity to Ron Andrews Community Recreation Centre and Windsor Secondary School Situated on quiet street 	 Somewhat limited access to amenities and moderate access to transit, relative to other study sites Existing utilities, topography, BC Hydro statutory right-of-way, and future Berkley Road extension limit available land Dedications likely required for road improvements Site is not located within a Town or Village Centre Site is large with an east-west escarpment Heavily treed site requiring tree removal
10	Mountain Hwy & Hunter St	 Site is generally flat and located within the Lynn Creek Town Centre, with excellent walkability and access to transit and amenities Adjacent to Seylynn Park 	 Closest of all sites under study to existing Metro Vancouver Housing developments, which may negatively impact the "regional equity" score Highly prominent and large site in the Lower Lynn Town Centre "Heart" that may be better utilized in accordance with Lower Lynn Town Centre Implementation Plan and OCP designation; further study required OCP designation of "Commercial Residential Mixed Use Level 3" includes provision of commercial at-grade, which does not align with Metro Vancouver expectations for a project at this time Significant road dedications are required on three frontages Site is located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure

^{*} Sites with similar assessment results are grouped together for brevity and clarity

Evaluation of District-owned sites

Assessment of sites based	on Metro Vancouver criteria	Maplewood – Riverside	Maplewood – Old Dollarton (N)	Maplewood – Old Dollarton (W)	Maplewood – Old Dollarton (E)	Maplewood – Old Dollarton (S)	900 St Denis Ave	Lillooet Rd (W)	Lillooet Rd (E)	Burr Place (S)	. Mountain Hwy & Hunter St
Metro Vancouver evaluation	criteria	-	2.	က်	4.	57.	9	7.	∞:	တ်	10.
	Pre-zoned										
Development readiness	Development efficiency	A	A	Α	A	Α	Α	C	C	А	Α
	Site readiness	В	В	В	В	В	В	С	C	В	В
Development potential	Anticipated number of units	Α	Α	Α	С	A	Α	A	A	А	A
图 图 生年的 图 1	Walking distance to amenities	A	A	Α	В	Α	В	В	В	C	Α
Tenant livability	Access to transit	Α	A	A	В	Α	C	В	В	В	Α
	Opportunities to support tenant relocation	A	A	A	A	Α	C	В	В	С	В
Local government actions	Fee reductions and financial contributions	4									lux I
Regional equity	Presence of existing MVH housing	A	A	Α	A	Α	A	А	А	А	В

Metro Vancouver evaluation criteria for Round 2 of EOI, available at http://www.metrovancouver.org/boards/MVHC/HC_2021-Jul-30_AGE.pdf. Evaluation of District sites are based on relative scoring in relation to each other (A = excellent, B = good, C = moderate / limited).

² Optional District of North Vancouver action (applies equally to all sites)

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September 27, 2021



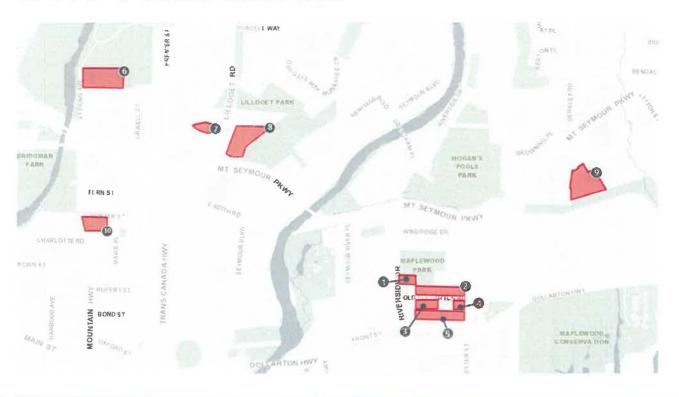
BACKGROUND

- Nov 2, 2020 Council directs staff to prepare development scenarios on several District-owned sites for affordable housing
- Jul 7, 2021 Metro Vancouver provides details on upcoming Expression of Interest for affordable housing on municipally-owned lands and new evaluation criteria
- Jul 26, 2021 Council directs staff to explore partnership opportunities with Metro Vancouver in preparation of Expression of Interest submission



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DNV PROPERTIES



- 1. Maplewood Riverside Site
- 2. Maplewood Old Dollarton (N)
- 3. Maplewood Old Dollarton (W)
- 4. Maplewood Old Dollarton (E)
- 5. Maplewood Old Dollarton (S)
- 6. 900 St Denis Ave
- 7. Lillooet Road (W)
- 8. Lillooet Road (E)
- 9. Burr Place (S)
- 10. Mountain Highway & Hunter St



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PROCESS

RESEARCH & DATA COLLECTION

- Discussions with Metro Vancouver
- Data collection on each of the potential sites
- Interdepartmental review and research

ANALYSIS & EVALUATION

- Evaluation of sites based on Metro Vancouver evaluation criteria
- Informed by conservations with Metro Vancouver, District departments, and background information collected



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EVALUATION

Metro Vancouver evaluation criteria			
	Pre-zoned	20	
Development readiness	Development efficiency	10	
	Site readiness	10	
Development potential	Anticipated number of units	10	
	Walking distance to amenities	10	
Tenant livability	Access to transit	10	
	Opportunities to support tenant relocation	5	
Local government actions	Fee reductions and financial contributions	10	
Regional equity Presence of existing MVH housing		15	



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EVALUATION

Metro Vancouver evaluation	criteria	1. Maplewood – Riverside	2. Maplewood – Old Dollarton (N)	3. Maplewood – Old Dollarton (W	4. Maplewood – Old Dollarton (E)	5. Maplewood – Old Dollarton (S)	6, 900 St Denis Ave	7. Lillooet Rd (W)	8. Lillooet Rd (E)	9. Burr Place (S)	10. Mountain Hwy & Hunter St	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Pre-zoned						61-11			T.		
Development readiness	Development efficiency	A	A	A	A	A	A			Α	A	
	Site readiness	В	В	В	В	В	В			В	В	
Development potential	Anticipated number of units	A	A	Α		A	A	A	Α	Α	Α	
	Walking distance to amenities	A	A	A	В	A	В	В	В		Α	
Tenant livability	Access to transit	A	A	A	В	A	C	В	В	В	A	
	Opportunities to support tenant relocation	A	A	A	Α	A	C	В	В		В	
Local government actions	Fee reductions and financial contributions											
Regional equity	Presence of existing MVH housing	Α	Α	Λ	A	Α	Α	A	A	A	В	



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EVALUATION

Maplewood – Riverside site

- ✓ Aligns with current OCP designation (medium density apartments)
- ✓ Aligns with Maplewood Village Centre Plan
- ✓ Located in Town or Village Centre
- Excellent access to amenities and transit
- ✓ Generally flat and appropriate size (capable of 80-90 units)
- ✓ Does not require review by MOTI
- Treed site (previously disturbed)





TIMING

- Oct Dec, 2021 District-initiated rezoning & submission preparation
 - Dec 31, 2021 Submission deadline to Metro Vancouver
 - Early 2022 Evaluation of submissions by Metro Vancouver
 - 2022 onwards Metro Vancouver undertakes due diligence and technical studies to confirm feasibility, followed by concept planning to align with future funding calls



RECOMMENDATION

- Initiate rezoning for a District-owned site with public input
- Explore a partnership opportunity with Metro Vancouver Housing for affordable housing on the selected site
- Undertake actions to further support project viability (e.g., waiving certain costs, varying parking minimums)



Page 10 of 13 Document 494911 355 West Queens Road North Vancouver, BC V7N 4N5

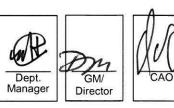
604-990-2311



AGENDA INFORMATION

Regular Meeting Other:

Date: SGT. 27, 2021



The District of North Vancouver REPORT TO COUNCIL

August 10, 2021

File: 08.3060.20/099.17

AUTHOR:

Andrew Norton, Development Planner

SUBJECT: Bylaws 8295, 8296 & 8297: OCP Amendment, Rezoning, and Housing

Agreement for 1920 Glenaire Drive

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is given SECOND Reading, as amended, and THIRD Reading;

AND THAT "Housing Agreement Bylaw 8297, 2018 (1920 and 1932 Glenaire Drive)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8295, 8296, and 8297 received First Reading on May 31, 2021. A Public Hearing was held and closed on July 13, 2021.

After First Reading was granted, staff identified a typographical error within the Rezoning Bylaw. Section 4B113-8 of the Rezoning Bylaw is intended to impose a maximum building height but the accompanying table header stated 'minimum building height.' The proposed amendment will correct the table header wording to 'maximum building height.' The amendment makes no changes to the proposed development that was introduced at First Reading of Bylaw 8296, or considered at the Public Hearing.

The typographical error was highlighted to both Council and members of the public at the Public Hearing held on July 13, 2021.

The bylaws are now ready to be considered for Second and Third Readings by Council.

SUBJECT: Bylaws 8295, 8296 & 8297: OCP Amendment, Rezoning, and Housing Agreement for 1920 Glenaire Drive

August 10, 2021

Page 2

OPTIONS:

- 1. Give the bylaws Second and Third Readings;
- 2. Give no further Readings to the bylaws and abandon the bylaws at First Reading; or,
- 3. Debate possible amendments to the bylaws at Second Reading and return Bylaws 8295 and 8296 to a new Public Hearing if required.

Andrew Norton

Development Planner

Attachments:

- 1. Bylaw 8295 OCP Amendment Bylaw
- 2. Bylaw 8296 Rezoning Bylaw as amended
- 3. Bylaw 8297 Housing Agreement Bylaw
- 4. Public Hearing Minutes dated July 13, 2021
- 5. Staff Report dated May 11, 2021

SUBJECT: Bylaws 8295, 8296 & 8297: OCP Amendment, Rezoning, and Housing Agreement for 1920 Glenaire Drive

August 10, 2021		Pa
	REVIEWED WITH:	
☐ Community Planning	Clerk's Office	External Agencies:
☐ Development Planning	Communications	Library Board
☐ Development Engineering	☐ Finance	☐ NS Health
☐ Utilities	☐ Fire Services	☐ RCMP
☐ Engineering Operations	☐ ITS	☐ NVRC
☐ Parks	☐ Solicitor	☐ Museum & Arch.
☐ Environment	☐ GIS	Other:
☐ Facilities	Real Estate	
☐ Human Resources	☐ Bylaw Services /	2
Review and Compliance	Planning	

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The Corporation of the District of North Vancouver

Bylaw 8295

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)".

2. Amendments

- 2.1 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 property on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) and from "Residential Level 2: Detached Residential" (RES2) to "Parks, Open Space and Natural Areas" (POSNA);
 - b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the property to Map 3.1, designating it as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
 - c) Map 4.1 Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the property to Map 4.1, designating it as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time May 31st, 2021 by a majority of all Council members.

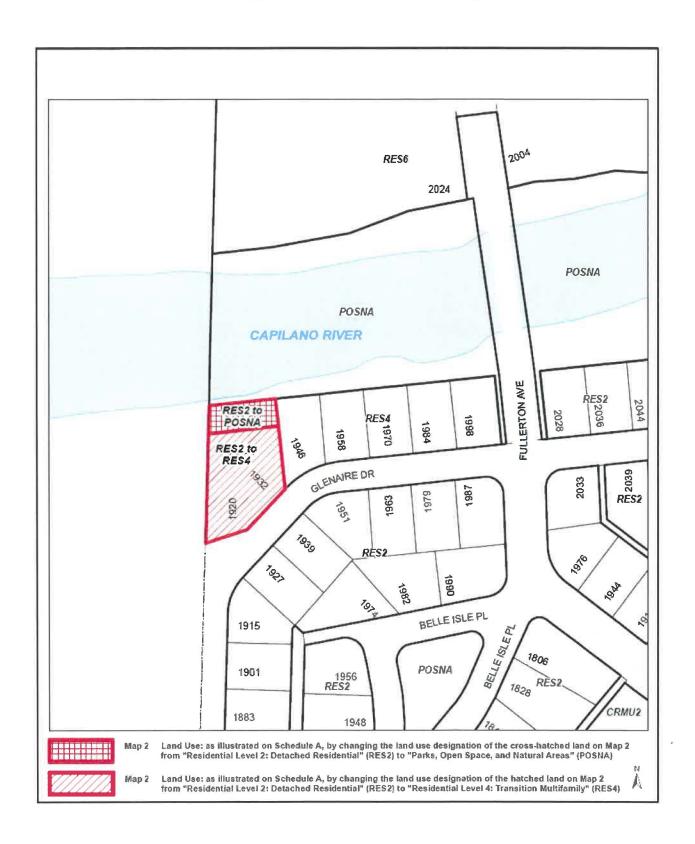
PUBLIC HEARING held June 13th, 2021

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

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

ADOPTED	by a majority of all Council members.			
Mayor	Municipal Clerk			
Certified a true copy				
Municipal Clerk				

Schedule A to Bylaw 8295



Schedule B to Bylaw 8295



The Corporation of the District of North Vancouver

Bylaw 8296

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)".

2. Amendments

- 2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD113 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation in numeric sequence:
 - "4B113 Comprehensive Development Zone 113 CD113"
 - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B113 Comprehensive Development Zone 113 CD113

The CD113 Zone is applied to:

i) Lot A District Lot 764 Group 1 New Westminster District Plan EPP76560 (PID: 030-278-058)

4B113-1 Intent

The purpose of the CD113 Zone is to permit a ground-oriented multi-family residential development.

4B113-2 Permitted Uses

The following *principal uses* are permitted in the CD113 Zone:

a) Uses Permitted without Conditions:

Not applicable

b) Conditional Uses:

Residential use

4B113-3 Conditions of Use

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

4B113-4 Accessory Use

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

4B113-5 Density

- a) The maximum permitted density in the CD113 Zone is limited to a floor space ratio (FSR) of 0.45 and 1 *residential* unit.
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Any floor areas below finished grade; and
 - ii) Exterior rooftop amenity areas up to a maximum of 150 m² (1,614.6 sq. ft.).
- c) For the purposes of calculating FSR, the lot area is deemed to be 2,116.5 m² (22,781.6 sq. ft.) being the site size at the time of rezoning.

4B113-6 Amenities

- a) Despite subsection 4B113-5, permitted density in the CD113 Zone is increased to a maximum of 2,485 m² (26,748.3 sq. ft.) gross floor area and a maximum of 15 residential units, if the owner:
 - Contributes \$399,212 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

- a. The Affordable Housing Fund;
- b. Park, trail, environmental, plaza, or other public realm improvements;
- Municipal or recreational service facility, or facility improvements; and/or
- d. Public art and other beautification projects.
- ii) Enters into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

4B113-7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially-exposed parking structure, and window wells, balcony columns, roof eaves, alcove projection, or projecting balconies, all to a maximum depth of 0.6 m (2.0 ft.), as established by the development permit and in accordance with Figure 1:

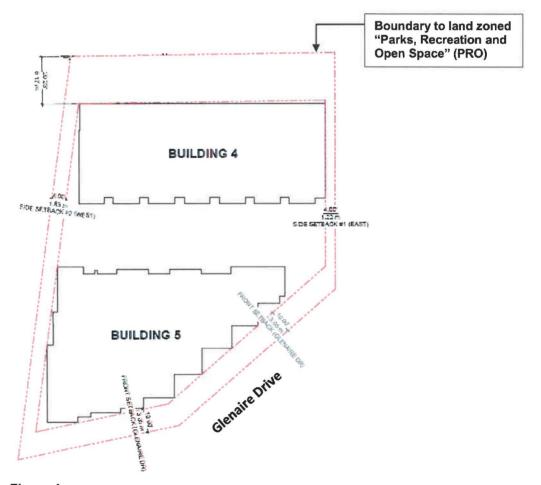


Figure 1

b) Decks and patios are excluded from the setback requirements.

4B113-8 Height

a) The maximum permitted height is as follows:

Location	Maximum Building Height
North Building (Bldg. 4)	14.6 m (47.9 ft.)
South Building (Bldg. 5)	13.4 m (44 ft.)

4B113-9 Coverage

- a) Building Coverage: The maximum building coverage is 45%; and
- b) Site Coverage: The maximum site coverage is 50%.

4B113-10 Landscaping and Stormwater Management

- 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 utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B113-11 Parking, Loading and Servicing Regulations

a) Parking is required as follows:

Use	Parking Requirement		
Resident	Minimum of 1.73 spaces per unit		
Visitor	Minimum of 0.13 spaces per unit		
Accessible	Minimum of 2 spaces		

b) Bicycle parking is required as follows:

Use	Bicycle Parking Requirement
Resident (Class 1)	Minimum of 2 spaces per unit
Visitor (Class 2)	Minimum of 0.26 spaces per unit

c) Except as specifically provided in 4B113-11 a), and b), parking shall be provided in accordance with Part 10 of this bylaw."

READ a first time May 31st, 2021 PUBLIC HEARING held July 13th, 2021 **READ** a second time **READ** a third time Certified a true copy of "District of North Vancouver Rezoning 1371 (Bylaw 8296)" as at Third Reading Municipal Clerk **APPROVED** by the Ministry of Transportation and Infrastructure on **ADOPTED** Municipal Clerk Mayor Certified a true copy Municipal Clerk

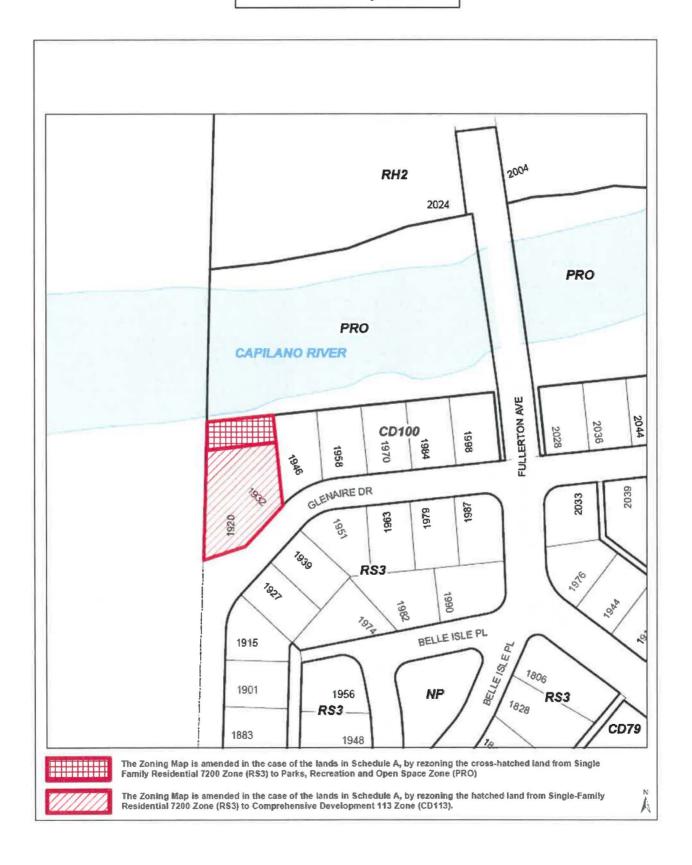
The Zoning Map is amended in the case of the lands illustrated on the attached

map (Schedule A), by rezoning the land from Single-Family Residential 7200

Zone (RS3) to Comprehensive Development Zone 113 (CD113).

(d)

Schedule A to Bylaw 8296





The Corporation of the District of North Vancouver

Bylaw 8297

A bylaw to enter into a Housing Agreement (1920 and 1932 Glenaire Drive)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8297, 2018 (1920 and 1932 Glenaire Drive)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and PC Urban Glenaire 2 Holdings Ltd. (Inc. No. BC1124724) substantially in the form attached to this Bylaw as Schedule "A" with respect to the portion of the lands legally described as PID 030-278-058 Lot A DL 764 Gp 1 NWD Plan EPP76650 labelled as Lot 1 on the subdivision plan attached hereto as Schedule "B".

3. Execution of Documents

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

READ a first time May 31st, 2021	
READ a second time	
READ a third time	
ADOPTED	
Mayor	Municipal Clerk
Certified a true copy	
Municipal Clerk	

Schedule A to Bylaw 8297

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGRI	EEMENT is dated for reference the day of, 20
BETWEEN	l:
uı	C URBAN GLENAIRE 2 HOLDINGS LTD. (Inc. No. BC1124724) a company incorporated nder the laws of the Province of British Columbia having an office at 880 – 1090 West eorgia Street, Vancouver, BC V6E 3V7
(t	he "Developer")
AND:	
in	HE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality accorporated under the Local Government Act, RSBC 2015, c.1 and having its office at 55 West Queens Road, North Vancouver, BC V7N 4N5
(t	he "District")

WHEREAS:

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

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

1. **DEFINITIONS**

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. issued by the District;
- (b) "Lands" means land described in Item 2 of the Land Title Act Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than 15 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the Strata Property Act;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8297 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

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

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

3.02 Rental Accommodation

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

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 <u>Vote</u>

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

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296), is not adopted by the District's Council before February 1, 2022, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 <u>Cumulative Remedies</u>

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

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a

breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall 355 West Queens Road North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words "must" and "will" and "shall" are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8297

7.07 Governing Law

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

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

GRANT OF PRIORITY

WHEREAS	(the	"Chargeholder") is	the	holder	of the	following	charge	which	is
registered in the Land Title Office	e:								
(a)		(the "Charge");							

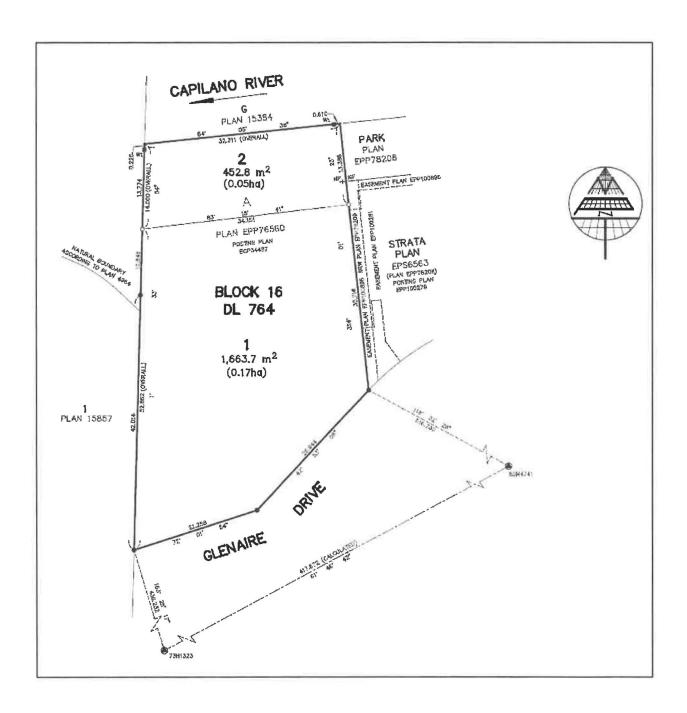
AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

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

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

Schedule B to Bylaw 8297

Subdivision Plan





DISTRICT OF NORTH VANCOUVER **PUBLIC HEARING**

1920 Glenaire Drive Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 7:01 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little

> Councillor J. Back Councillor M. Bond Councillor M. Curren Councillor B. Forbes Councillor J. Hanson

Absent:

Councillor L. Muri

Staff:

Mr. D. Milburn, General Manager – Planning, Properties & Permits

Mr. J. Gordon, Manager - Administrative Services Mr. M. Hartford, Manager - Development Planning

Ms. G. Lanz, Deputy Municipal Clerk Ms. C. Archer, Confidential Council Clerk

Ms. S. Clarke, Committee Clerk Ms. K. Hebron, Committee Clerk Mr. A. Norton, Development Planner

1. **OPENING BY THE MAYOR**

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the Local Government Act and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as observers being provided the Zoom meeting information on the DNV website and Notice of Hearing. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the Zoom software.

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As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at <u>DNV.org/agenda</u>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8295 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4), and the northern portion of the site to Parks, Open Space and Natural Areas (POSNA). Bylaw 8295 also proposes to designate the site as Development Permit Areas (DPA's) for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. She further stated that Bylaw 8296 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 113 (CD113), and the northern portion of the site to

Parks, Recreation and Open Space (PRO). The CD113 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities, setbacks, height, building and site coverage, landscaping, stormwater management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Andrew Norton, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 15-unit townhouse development at 1920 Glenaire Drive;
- The development is the second phase of Holland Row, the first phase of which is to the east of the subject site and was completed in spring 2021;
- The proposed amendment to the OCP would designate the southern portion of the site as RES4, which permits a density of 1.2 FSR;
- The northern portion of the site would be designated POSNA and is intended to be transferred to Metro Vancouver to incorporate into the Capilano River Regional Park:
 - The OCP amendment also proposes to designate the site as DPA's for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction:
 - The proposed amendment to the Zoning Bylaw would rezone the southern portion of the site to CD113 and the northern portion to be transferred to Metro Vancouver would be rezoned to PRO.
 - Housing Agreement Bylaw 8297 for the subject site would prohibit rental restrictions on the units;
 - The current OCP designation of RES2 allows detached housing with density up to 0.55 FSR;
- The proposal is consistent with the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines, approved by Council in 2014, which allows for ground-oriented multi-family housing for the subject site with a density up to 1.2 FSR;
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, and Streamside Protection;
- The subject site is just under 23,000 square feet in area and is located in the Lions Gate Village Centre on the north side of Glenaire Drive, adjacent to the Capilano River Regional Park and Capilano River to the north, a 23-unit townhouse development to the east, single-family housing to the south, and Klahanie Park in the District of West Vancouver to the west:
- The site is currently occupied on a month-to-month basis while the development application is under consideration, in part to discourage vandalism and trespass;
- The tenant will be given notice and compensation in accordance with the Residential Tenancy Act;
- There are a number of development applications within the Lions Gate Village Centre and nearby in the District of West Vancouver, two of which are in the preliminary planning stage, three have detailed planning applications and three are under construction in the Lions Gate Village Centre and one under construction in West Vancouver:

- The proposal is divided into two three-storey buildings of a similar design to the buildings already constructed as Phase 1;
- An on-site public path connecting to the existing path constructed as part of Phase 1
 to connect Glenaire Drive to Fullerton Avenue is proposed, which would provide for a
 future potential link to Klahanie Park to the west;
- A land dedication of 452.8 square metres is proposed for the northern portion of the site, which is intended to be transferred to Metro Vancouver to be added to Capilano River Regional Park and used to construct an environmentally sensitive trail to Metro Vancouver standards at the expense of the applicant;
- The proposed design is similar to the form approved for Phase 1, with a traditional row house architectural form and relatively uniform frontages and heights;
- The proposal includes three units that meet the Basic Accessible Design criteria and one unit that meets the Enhanced Accessible Design criteria, exceeding the District's minimum requirements;
- The north building is proposed to have a maximum height of 47.9 feet and the south building 44 feet;
- A typographical error has been identified in the proposed rezoning bylaw, which will require an amendment at Second Reading to clarify that these are maximum heights;
- The south building includes eight units, three of which are ground floor units with lock-off suites, which may be used as a large three-bedroom townhome or a twobedroom townhome plus one-bedroom suite;
- The north building includes seven units, with one one-bedroom unit and the remaining 14 three or four bedroom suites suitable for families;
- A large riparian area is proposed for the norther portion of the site;
- A pocket park is proposed to the south of the site, including seating and landscaping with native species;
- A parking pocket is proposed to be created on Glenaire Drive to create four new onstreet parking spaces;
- Vehicle access to the site is proposed via the existing underground parkade ramp for Phase 1 on Glenaire Drive;
- Phase 1 was designed to include a knock-out wall to accommodate Phase 2 access;
- The proposal includes 26 resident parking spaces and two visitor spaces, for a parking ratio of 1.87 spaces per unit;
- The proposal is consistent with the Alternative Vehicle Parking Rates Policy and includes the following transportation demand management (TDM) measures:
 - A six month, two-zone transit pass for each parking stall reduced:
 - Class 1 and Class 2 bicycle storage and supporting electric charging infrastructure;
 - Promotion of the sustainable transportation features in marketing for the development.
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- In compliance with the Bicycle Parking and End-of-Trip Facilities Policy, the proposal includes 30 resident bicycle spaces and four visitor bicycle spaces;
- In compliance with the BC Energy Step Code, the proposal has been designed to meet Step 3 along with a low carbon energy system;
- The following Green Building measures are included in the proposal:
 - Electric-powered, fossil-free building operation;

- Heat recovery ventilation;
- · Low energy lighting;
- EnergyStar certified appliances;
- Energy efficient mechanical equipment;
- Low flow plumbing fixtures; and,
- A Construction Waste Management Plan.
- Infrastructure improvements totalling just under \$700,000 are proposed as part of this development application including:
 - New sidewalks, street lighting, gutters and paving along Glenaire Drive;
 - A new watermain:
 - A public path connecting Glenaire Drive and Klahanie Park to Fullerton Avenue;
 - A public pocket park on the south end of the site;
 - Riparian planting and enhancement works, including invasive plant removal; and.
 - The riverfront trail intended to be located within the area to be dedicated to Metro Vancouver, the cost of which is not included in the above amount and will be paid by PC Urban.
- The Community Amenity Contribution for the proposal is \$399,212, which would be directed to the Affordable Housing Reserve Fund, enhancement or provision of public facilities, parks, plazas, trails and greenways, public art or other beautification projects:
- The Development Cost Charges for the proposal are over \$350,000;
- A facilitated Public Information Meeting was held for the proposal in 2018, which was attended by ten members of the public.

PRESENTATION BY APPLICANT 4.

4.1. Mr. Chris Karu, Senior Development Manager, PC Urban Properties:

- Phase 2 of Holland Row, if the project proceeds, will employ the same architecture as Phase 1, which received the District's 2020 Design Excellence Award:
- The proposal increases the connections to riparian habitat;
- More than one third of an acre is proposed to be provided to Metro Vancouver for riverfront public parkland;
- The proposed public pathway is an opportunity to connect Klahanie Park to the west and Fullerton Avenue to the Capilano River Regional Park;
- Holland Row Phase 1 was the first project in BC to meet Step Code 3;
- The proposed development would be operated without fossil fuels; and,
- Lock-off units are proposed in response to feedback on their first application to create a mix of unit types, add to the available rental stock in the District and give owners the opportunity to offset the cost of buying a home.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Michael Flanigan:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on the livability and developing community at Holland Row;

- Noted the proposal is sustainable and ecologically friendly, with no use of fossil fuels; and.
- Opined that multi-family housing is an affordable alternative to more expensive single-family homes that offers an opportunity for families to return to the District.

5.2. Ms. Jill Kileen:

- Spoke in support of the proposed development;
- Expressed regret that she did not purchase a unit in Phase 1 of Holland Row;
- Commented on the range of available housing and the opportunity to add to available rental housing;
- Commented on the proposed park land, infrastructure improvements and amenities proposed; and,
- Commended the applicant for the sustainable features of the project.

5.3. Mr. Bernard Meshi:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on Holland Row's unique design, building quality, sense of privacy, and access to the Capilano River;
- Commended the applicant for their attention to environmental factors:
- Noted some units have main floor access that accommodates those with physical limitations;
- Advised that four-bedroom units work well for families and allows for visitors to stay; and,
- Expressed anticipation at more families moving into the area.

5.4. Mr. Stan van Woerkens:

- Spoke in support of the proposed development;
- Advised that he is a realtor who works with many upsizers and downsizers;
- Noted that the cost of detached homes has increased significantly and that the available supply of townhomes is low;
- Advised that his clients seek sustainable housing in proximity to amenities such as transportation and parks;
- Commented on the sharing economy, noting that more families have a one-car household with the flexibility of using car share services;
- Advised that European countries are developing for future needs; and,
- Noted that the size of the proposed units is in high demand.

5.5. Mr. Marc Faktor:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Opined that townhouse developments are beneficial for young families to connect with one another;
- Commented on the sense of community at Holland Row;
- Noted the development will contribute to the revitalization and enhancement of the Lions Gate area; and,
- Commented on the proposed design and features including riparian area enhancements, the pocket park and sidewalk improvements.

5.6. Mr. Arthur Klein:

- Spoke in opposition to the proposed development;
- Commented on the pressures on the area;
- Acknowledged the proposed environmental measures, noting more needs to be done to address climate change;
- Commented on the need for large trees for eagles and other wildlife;
- Expressed concern about other development projects in the Lions Gate area;
- Commented on the need for purpose-built rental developments; and,
- Commented on traffic and recommending reassessing the timing of traffic signals.

5.7. Mr. Kevin O'Callaghan:

- Spoke in support of the proposed development's inclusion of a dedication for Metro Vancouver park land on behalf of the Pacific Parklands Foundation;
- Noted that the Pacific Parkland Foundation works with Metro Vancouver to enhance and protect regional parks;
- Advised that regional park use doubled due to the COVID-19 pandemic;
- Commented on the physical and mental benefits of park space;
- Commented on the riparian enhancements included in the proposal;
- Noted that the trail could be part of connections reaching from Ambleside Park, through Klahanie Park and through Capilano River Regional Park to the top of Grouse Mountain; and,
- Noted the trail could become a future wildlife corridor.

5.8. Mr. Corrie Kost:

- Queried the number of residents that could be accommodated in the proposed lock-off suites;
- Queried what portion of the land to be dedicated to Metro Vancouver is within the required river front setback;
- Commented on the aging population in the District; and,
- Noted that a complete community includes amenities such as shopping, schools, and transportation.

5.9. Ms. Laurie Parkinson:

- Spoke in support of the proposed development;
- Commended the District on changes to Step Code requirements;
- Queried whether units will be heated with baseboard heaters or heat pumps;
- Advised that hydro electricity capacity is limited and cannot accommodate all power needs for the province;
- Commented that baseboard heaters are used by developers because they are less expensive, but heat pumps are more efficient and also work as air conditioners;
- Noted that electric bills for homes with air conditioners are expensive;
- Encouraged District to require heat pumps in new buildings; and,
- Encouraged the use of low carbon cement for this development.

5.10. Mr. Arthur Klein, SPEAKING A SECOND TIME:

Queried if staff have considered how many trees were removed for the storm sewer work on Curling Road.

In response to a question from Council, the applicant advised that electric heat pumps are proposed for the development.

In response to a question from Council, the applicant advised that the size of the lock-off suites ranges from 600 to 652 square feet and they would be suitable for single persons or couples.

In response to a question from Council, staff advised that the District has no specific requirements for carbon accounting.

In response to a question from Council, the applicant advised that they would consider carbon accounting for the project.

In response to a question from Council, staff advised that the tree retention plan submitted by the applicant has been reviewed by District staff and a total of 28 trees, including three large diameter trees, are proposed for removal. Staff will provide further details on this to Council at the time a development permit is considered, should the OCP amendment and rezoning proceed.

6. **COUNCIL RESOLUTION**

MOVED by Councillor HANSON SECONDED by Councillor CURREN

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is returned to Council for further consideration:

AND THAT "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is returned to Council for further consideration.

> CARRIED (8:07 p.m.)

CERTIFIED CORRECT:



AGENDA INFORMATION

Regular Meeting

Other:

Date: MAY 31, 2021

Dept. Manager





The District of North Vancouver REPORT TO COUNCIL

May 11, 2021

Case: PLN2017-00099 File: 08.3060-20/099.17

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Bylaws 8295, 8296, and 8297: OCP Amendment, Rezoning, and

Housing Agreement for a 15-unit residential development at

1920 Glenaire Drive

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is given FIRST reading;

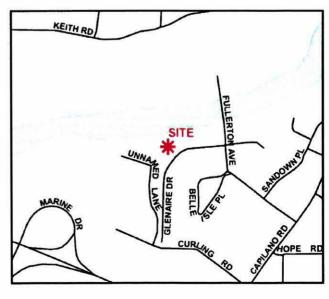
AND THAT the "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is given FIRST reading;

AND THAT "Housing Agreement Bylaw 8297, 2018 (1920 and 1932 Glenaire Drive)" is 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 8295;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8295 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8295 and Bylaw 8296 be referred to a Public Hearing.



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REASON FOR REPORT:

Implementation of the proposal requires Council's consideration of:

- Bylaw 8295 to amend the Official Community Plan (OCP) designation for the subject property (Attachment 2);
- Bylaw 8296 to rezone the subject property (Attachment 3); and
- Bylaw 8297 to authorize a housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units (Attachment 4).

The OCP Amendment Bylaw, Rezoning Bylaw, and Housing Agreement Bylaw are recommended for introduction, and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit will be forwarded to Council for consideration if the OCP amendment and rezoning proceed.

SUMMARY:

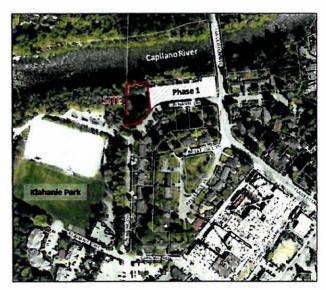
PC Urban Properties has applied to redevelop the existing single-family lot at 1920 Glenaire Drive, to create two, three-storey buildings with a total of 15 strata townhouse units (see **Attachment 1** for drawing package). The proposal includes a new pocket park on Glenaire Drive, an "on-site" public pathway, and a land dedication to be incorporated into the Capilano River Regional Park to allow for an environmentally-sensitive trail along the Capilano River. This proposal is the second phase of a two-phase project, with the previously-approved and now constructed townhouse project to the east at 1960 Glenaire Drive (PC Urban Phase 1 – "Holland Row").

ANALYSIS:

Site and Surrounding Area

The site is located within the Lions Gate Village "peripheral area" and consists of a single lot currently zoned "Single-Family Residential 7200 Zone" (RS3). The site was originally two lots that were consolidated by the applicant.

The site is bounded by the Capilano River to the north, three-storey townhouses to the east ("PC Urban Phase 1"), single-family homes to the south-east (designated for future multi-



family development), and Klahanie Park in the District of West Vancouver to the west (see adjacent air photo).

There are a number of projects within the Lions Gate Village Centre currently at different stages of rezoning and construction. Construction at "PC Urban Phase 1" was recently completed, with the new townhomes now occupied.

SUBJECT: Bylaws 8295, 8296, and 8297: OCP Amendment, Rezoning and Housing Agreement for Residential Development at 1920 Glenaire Drive

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EXISTING POLICY:

Official Community Plan

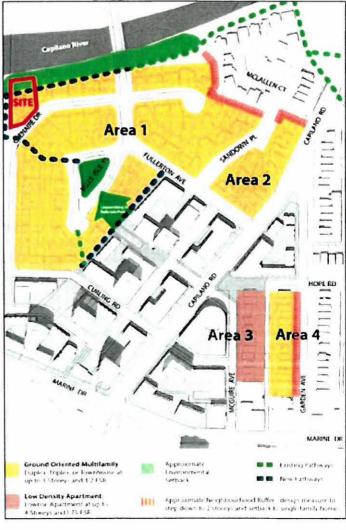
The Official Community Plan (OCP) designates the site as "Residential Level 2: Detached Residential" (RES2) which envisions detached housing up to approximately 0.55 FSR.

In 2014, after extensive community consultation, Council adopted the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines." The "peripheral policy" identifies housing forms, density, and design guidelines that should be followed within the peripheral area of Lions Gate Village Centre.

The site is within "Area 1" of the "peripheral policy" (see adjacent map) which contemplates ground-oriented multi-family housing with a density up to 1.2 FSR. While the site is now one lot, it was two lots at the time of application submission thereby meeting the lot assembly requirements for "rowhouse / townhouse" as outlined in Table A of the "peripheral policy". This allows for a FSR of 0.8 to 1.2.

At approximately 1.17 FSR, the proposal complies with the density provision of "Area 1" of the "peripheral policy". The "peripheral policy" envisioned that OCP amendments would be undertaken with each rezoning application to amend a site's OCP designation. Bylaw 8295 proposes to change this site's OCP designation to "Residential Level 4: Transition Multi-family" (RES4) which permits a density up to 1.2 FSR, and to designate the site as a





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Development Permit Area for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal addresses a number of OCP goals and policies including:

- Goal 2: "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life".
- Goal 5: "Provide a safe, efficient and accessible network of pedestrian, bike and roadways".
- Goal 7: "Develop an energy-efficient community that reduces its greenhouse gas emissions and dependency on non-renewable fuels".
- Policy 2.1.4: "Facilitate an appropriate mix and intensity of land uses in designated centres and corridors to support enhanced transit service provision".
- Policy 4.1.5: "Explore opportunities to increase connectivity to Regional and Provincial Parks and participate in Regional Greenways initiatives".
- Policy 5.1.5: "Encourage new developments to provide high quality pedestrian facilities and improve the public realm".
- Policy 7.1.4: "Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms".
- Policy 7.1.5: "Require accessibility features in new multifamily developments where feasible and appropriate".
- Policy 10.1.1: "Promote the development of green/energy-efficient buildings for new multifamily, residential, commercial, industrial and institutional buildings".

Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines

The proposal has been reviewed against the "Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines" which anticipates residential development in the form of multiplexes (e.g. duplex, triplex, or townhouses) on the site, with building heights up to three storeys. The proposal addresses the following "peripheral policy" objectives:

- The three-storey townhouse development, with an FSR of approximately 1.17, is compliant with the height and maximum density provisions of the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines";
- The development is located within a village centre and close to Marine Drive which is part of a Frequent Transit Network (FTN). The proposal will form part of a more compact community which promotes multi-modal transit and a lower car reliance.
- 14 of the 15 townhouse units proposed are three and four-bedroom units. This
 provides housing options suitable for families within the village centre; and
- The proposal would extend the "on-site" public path created as part of "PC Urban Phase 1", and through a land dedication to be incorporated into the Capilano River Regional Park, would allow for the construction of an environmentally-sensitive trail along the Capilano River, linking Fullerton Avenue to Klahanie Park.

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Zoning

The site is currently zoned "Single Family Residential 7200 Zone" (RS3). Bylaw 8296 proposes to create a new "Comprehensive Development Zone 113" (CD113) for the site. This would prescribe permitted uses and zoning provisions such as a maximum density, building heights, setbacks, and parking requirements. The northern portion of the site to be dedicated for future incorporation into the Capilano River Regional Park, would be zoned "Parks, Recreation and Open Space" (PRO) (see adjacent map).



Proposed Site Zoning

PROPOSAL:

Project Description

This proposal is the second and final phase of PC Urban's "Holland Row" development. Phase 1, comprising 23 townhouse units, was approved by Council in September 2017 and is now occupied. Phase 2 reflects the townhouse form and building design approved for Phase 1. It includes two, three-storey buildings located above a single-level of underground parking, the extension of an



Glenaire Drive frontage - Conceptual Rendering

existing public path created as part of Phase 1, and an internal courtyard that provides private amenity space. The proposal would have an FSR of 1.17 and includes a total of 15 townhouse units.

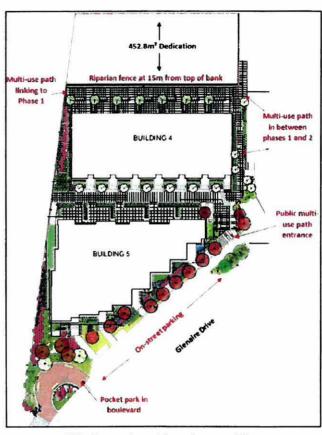
The proposal closely replicates the approved Phase 1 design. It proposes a traditional row house architectural form, with largely uniform frontages and heights. Building materials include wood, brick, and shingle, with a subtle variation in colour (light grev and white) between buildings. The building fronting Glenaire Drive includes rooftop decks hidden within the gabled rooflines. Landscaping is proposed along the Glenaire Drive frontage to reinforce the street's residential character.

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By closely replicating the building design approved for Phase 1, the proposal helps to deliver a visual coherence along the Glenaire Drive streetscape, and reinforces pedestrian connectivity, shared services, and attractive landscaping.

The proposal includes 28 parking spaces: 26 for residents and two for visitors. The parkade includes two shared bicycle storage areas with electric charging facilities and a bicycle repair station. Access to the parkade is via Phase 1 and the existing vehicle ramp on Glenaire Drive. The ramp access will be shared and secured through an easement agreement.

The proposal will maintain a 15m (49.2 ft.) riparian setback from the Capilano River, and will include riparian area planting and enhancements. As outlined, a future environmentally-sensitive riverfront trail is envisioned within this area, creating a connection



Site Layout and Landscape Plan

from Fullerton Avenue to Klahanie Park per the objectives of the "peripheral policy".

Rental and Affordable Housing

The District's "Rental and Affordable Housing Strategy" (RAHS) states that "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes".

The proposal will provide a total of 15 townhouse units, adding to the diverse mix of housing forms constructed and planned within the Lions Gate Village Centre. The housing mix includes 14 three and four-bedroom units suitable for families, and a one-bedroom unit.

The proposal will provide three "lock-off suites" located at the ground-floor level in the building fronting Glenaire Drive. These units can either function as a three-bedroom townhome suitable for families, or as a large two-bedroom unit plus lock-off suite. This provides additional flexibility and affordability for residents who wish to rent their lock-off suite to offset the cost of purchasing and running their home.

The applicant will also be providing a Community Amenity Contribution (CAC) which could be used towards affordable housing objectives in accordance with the RAHS.

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Strata Rental Protection Policy

The District's "Strata Rental Protection Policy" applies to this proposal as it would permit development of more than five residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8297 authorizes a Housing Agreement to implement this policy.

Residential Tenant Relocation Assistance

The District's "Residential Tenant Relocation Assistance Policy" does not apply to this proposal as the proposed rezoning does not require the demolition of more than four rental dwelling units. At the time this rezoning application was submitted, there were two single-family dwellings located on the site. One of these has since been demolished, while the other is currently occupied as a month-to-month rental.

Development Permit Areas

If the OCP amendment is approved, the site would be designated as being within Development Permit Areas (DPA's) for:

- Form and Character of Commercial, Industrial and Multi-Family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The site is already within the Streamside Protection DPA.

a) Form and Character - Ground-Oriented Housing

The proposal is in keeping with the OCP's "Design Guidelines for Ground-Oriented Housing". Examples of conformity include:

- C1.1 Height and Massing: The three-storey buildings proposed have been designed to create a low-density residential streetscape and transition down in building height from those in the Lions Gate Village Centre core.
- C1.2: Roof Treatment: The roof gable design for the building fronting Glenaire Drive largely replicates the adjacent building in Phase 1.
- C1.3: Street Orientation: Residential entrances fronting onto Glenaire Drive reinforce a low-density residential character.
- C2.11: Parking: All parking is at basement level and not visible from the street.
- C3.2: Variations in Design: The two buildings proposed establish common architectural features, but provide subtle variations in fenestration, gable design, and the colour of brick and cedar siding.

Further details outlining the proposal's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

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Advisory Design Panel

The proposal was considered by the Advisory Design Panel (ADP) on March 8, 2018. Following comments from the Panel and subsequent design changes made by the applicant, the proposal went back to ADP on May 10, 2018 for further consideration. At this meeting the Panel recommended approval subject to minor revisions. The applicant has incorporated the suggested revisions within the proposed design.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

As designed, the proposal is consistent with the OCP Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

On December 7, 2020 the Council approved a low carbon approach to the District of North Vancouver's implementation of the BC Energy Step Code. The new approach includes a two-tiered system that requires all new Part 9 residential development to meet either Step 4, or Step 3 with a low carbon energy system (LCES). An LCES uses low carbon energy sources to provide heating, cooling, and hot water for a building, and has a total modelled greenhouse gas intensity of no more than 3kg CO₂e/m²/yr. The new requirements apply to any building permit submitted on or after July 1, 2021.

The applicant has considered the District's new low carbon approach to Step Code implementation, the District's Community Energy and Emissions Plan (CEEP), and Council's recent declaration of a climate emergency. In response, the proposal will meet Step 3 with a low carbon energy system (LCES), and have a greenhouse gas intensity of less than 3kg CO₂e/m²/yr. The green building measures proposed include:

- A fossil fuel free building operation that will be entirely electrically powered;
- Heat recovery ventilation (HRV);
- Energy efficient appliances and mechanical equipment;
- Programmable thermostats;
- Low energy lighting and EnergyStar certified appliances;
- Low flow plumbing fixtures;
- Low volatile organic compound (VOC) finishes; and
- A Construction Waste Management Plan to minimize waste.

Other sustainable components of the proposal include:

- Increased housing density within a village centre close to transit, employment, retail, and community uses;
- Bicycle storage and electric vehicle charging infrastructure;
- Riparian area and site landscape enhancements; and
- Stormwater management measures.

Further details outlining the proposal'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 OCP amendment and rezoning proceed.

May 11, 2021 Page 9

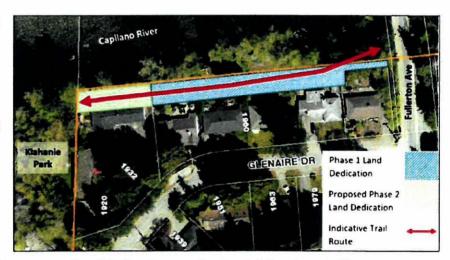
c) Streamside Protection

The proposal is consistent with the OCP Guidelines for Streamside Protection.

A 15 m (49.2 ft.) setback has been maintained from the top of the bank of the Capilano River, with the proposal located entirely outside of the riparian area. The proposal includes the removal of invasive plant species, and riparian enhancements in accordance with a streamside protection report.

The proposal includes a 452.8 m² (4,874 sq. ft.) land dedication within the northern portion of the site. This land, along with the land dedication taken as part of Phase 1 (see adjacent map), is intended to be transferred to Metro Vancouver. This will allow for the land to be incorporated into Capilano River Regional

Park for park purposes



Land dedications and potential riverfront trail route

and permit the construction of an environmentally-sensitive riverfront trail. The trail would be located in the riparian area and designed and constructed in accordance with Metro Vancouver's Park standards. The trail would be constructed by PC Urban, and Metro Vancouver would own, operate, and maintain the dedicated lands and future riverfront trail in perpetuity. The obligation for future trail construction will be secured in the Development Covenant prior to consideration of bylaw adoption.

Accessibility

The District's "Accessible Design Policy for Multifamily Housing" states that 15% of units proposed within a ground-orientated multi-family housing development should meet the 'Basic Accessible Design' criteria where feasible, and that the provision of enhanced design features should also be explored to allow for future adaptability.

The proposal will provide three units (20%) that meet the 'Basic Accessible Design' criteria and one unit (7%) that meets the 'Enhanced Accessible Design' criteria, and will therefore exceed the minimum requirements of the District policy.

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Vehicle Parking

Vehicle parking is provided in a single-level underground garage that is accessed from Glenaire Drive via a ramp located within the adjacent Phase 1 development. Access will be secured through the registration of an easement agreement.

A total of 28 parking spaces are proposed: 26 for residents and two for visitors for a ratio of 1.87 spaces per unit, including visitor parking. Boulevard and sidewalk improvements will create a 'parking pocket' for approximately four public on-street parking spaces in front of the site on Glenaire Drive.

The District's "Alternative Vehicle Parking Rates" Policy would stipulate 22 parking spaces, six fewer than proposed. Part 10 of the District's Zoning Bylaw would require 30 parking spaces (two spaces per unit including visitor parking), two more than proposed.

The proposed parking rate is supported by the conclusions of a traffic and parking study prepared by Bunt and Associates, and is consistent with Section 5.1 (8) of the OCP which states that reductions for parking should be considered for new developments in centres well-served by transit, as a way to encourage alternate modes of transportation, and to increase housing affordability.

In accordance with the "Alternative Vehicle Parking Rates" Policy, the following Transportation Demand Management (TDM) measures are proposed in support of the reduced parking rate:

- A six month, two-zone transit pass for each parking stall reduced (two passes);
- Class 1 & Class 2 bicycle storage and supporting electric charging infrastructure;
- Promotion of the site's sustainable transportation features during marketing phases; and
- A sustainable transportation summary in the owner's manual provided to residents.

A total of seven accessible parking spaces are provided which exceeds the two required by the "Accessible Design Policy for Multi-Family Housing".

The proposal complies with the "Electric Vehicle Charging Infrastructure Policy" which requires that 100% of the resident parking spaces proposed feature energized outlets capable of providing "Level 2" charging or higher.

Bicycle Parking and Storage

A total of 34 bicycle parking spaces are proposed (2.27 spaces per unit including visitor parking). A total of 30 Class 1 bicycle parking spaces are located in the underground parkade within secure storage areas. A bicycle repair station is also provided along with Level 1 electric charging outlets in accordance with the District's "Bicycle Parking and End-of-Trip Facilities" Policy. A total of four Class 2 parking spaces are provided on Glenaire Drive adjacent to the townhouse entrances.

May 11, 2021 Page 11

The 34 bicycle parking spaces proposed comply with the District's "Bicycle Parking and End-of-Trip Facilities" Policy, with 2.27 spaces per unit including visitor parking).

The proposed bicycle parking and supporting repair and electric charging infrastructure, advances the objectives of the OCP in promoting alternative modes of transportation for residents, particularly in centres well served by transit.

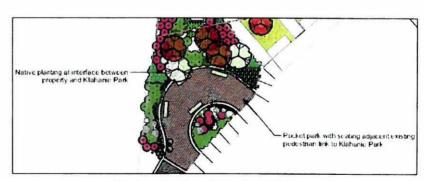
Vehicle Traffic Generation:

The applicant's submitted traffic analysis identifies the potential traffic generated from the proposal and its impact in the area. Utilizing background traffic data, the report forecasts surrounding traffic in the area to 2030. The report provides a review of the Lions Gate Village Centre and provides traffic generation estimates with assumed densities as outlined in the OCP and "peripheral area policy".

The applicant will be required to provide a post-development traffic and parking analysis in order to review the traffic movements in the area and to analyze the use of on-site parking. This will give the District improved information on vehicle movements in the area, on-site and off-site parking demand, and use of on-site bicycle parking facilities. District staff have reviewed the submitted traffic analysis and consider that the development will not unduly affect traffic within the Lions Gate Village Centre.

Landscaping

A landscaping plan has been submitted which aims to create a low-density residential streetscape, with extensive planting proposed fronting Glenaire Drive, including street trees. Planting is also proposed around the edges of the



Pocket Park on Glenaire Drive

proposal and within private patio areas. On-site landscaping has been designed to be low-maintenance and to feature native plant selections.

The proposal includes a new public pocket park within the street boulevard to the south of the site (see image above), and landscaped enhancements within the riparian area.

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

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Off-site Improvements

The proposal includes the following off-site improvements:

- Upgrades to sidewalks, curbs, gutters, and lighting along the Glenaire Drive frontage;
- Riparian area enhancements including invasive species removal and new planting;
- A multi-use public path connecting to the existing Phase 1 public path;
- Construction of a riverfront trail adjacent to the Capilano River; and
- Installation of a pocket park to the south of the site, and street trees along the Glenaire Drive frontage.

The total value of off-site works (engineering and landscaping) is estimated at approximately \$673,990. This figure does not include the cost of constructing a riverfront trail within the area of dedicated land to be transferred to Metro Vancouver for incorporation into the Capilano River Regional Park. This will be an additional financial contribution from the applicant, with costs to be confirmed following further design review. The full scope and value of required off-site works will be determined through detailed design work.

The proposal includes a land dedication of approximately 452.8 m² (4,874 sq. ft.) of land to be incorporated into the Capilano River Regional Park for park purposes, and to accommodate the construction of an environmentally-sensitive riverside trail.

Should the OCP amendment and rezoning be approved, the proposal will also be required to pay Development Cost Charges (DCC's) at the applicable rate at the date of building permit submission. DCC's are estimated at \$355,725 based on the 2021 rates.

Community Amenity Contribution (CAC)

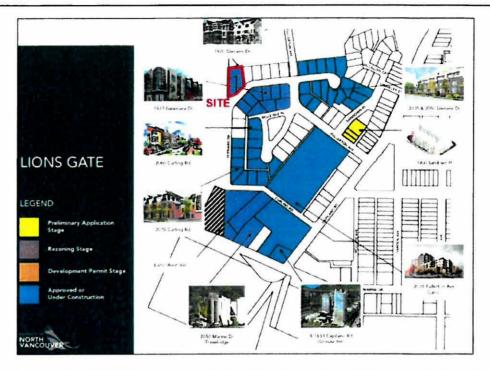
The District's "Community Amenity Contribution Policy" outlines contribution expectations for rezoning applications which result in an increase in density. A CAC of \$399,212 is included in the proposed CD113 Zone. It is anticipated that the CACs from this development will be directed toward the affordable housing fund, park and trail improvements, public art, or other public realm improvements.

Construction Traffic Management Plan

To reduce the development's impact on pedestrian and vehicular movements in the area, the applicant in conjunction with other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP).

The map below shows the site in relation to approved and current development projects in the Lions Gate Village Centre.

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The following are the CTMP components for the Lions Gate Village peripheral area.

Construction Traffic Management Coordinator:

From demolition to completion, one coordinator retained by the area's active developers will manage all construction traffic for the Lions Gate Village Centre area. With multiple developments approved in the area, this coordinator is expected to treat the Lions Gate Village Centre, including the "peripheral area", as a single construction project, rather than separate projects.

The construction traffic management coordinator will be required to meet with District staff bi-weekly in order to provide updates and to resolve any issues that arise. The benefits of a single coordinator are outlined below:

Communication

The District of North Vancouver (and developers) will receive single-source, regular, professional, and transparent communication about activities site wide, rather than multiple separate reports. Community notices, signs and a website are tools anticipated to be used to ensure good neighbourhood communication.

Coordination

All construction activities within the Lions Gate Village Centre (phases of construction, deliveries, major on-site activities etc.) will be coordinated centrally, rather than having individual contractors needing to coordinate or compete with each other. The single coordinator will also monitor construction activities on other development sites adjacent to the Lions Gate Village Centre to ensure management of any wider construction issues.

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Page 14

Accountability

There will be a single point of accountability for construction in the Lions Gate Village Centre area for any logistical or scheduling issues.

In summary, the CTMP will:

- 1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Outline roadway efficiencies (i.e. siting 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;
- Identify methods of sharing construction schedules with nearby developments, including in this case, other developments adjacent to the Lions Gate Village Centre;
- 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.

Concurrence

The proposal has been reviewed by staff from the following departments: Building and Permits, Community Planning, Engineering, Environment, Fire, Legal, Parks, Public Art, Real Estate and Properties, Transportation, and Urban Design.

Metro Vancouver Parks

District staff have been working closely with Metro Vancouver's Park staff on matters relating to land conveyance and the implementation of a future environmentally-sensitive trail adjacent to the Capilano River. Metro Vancouver is supportive of the proposal as it represents a unique opportunity for them to extend a trail along the Capilano River, which is one of their key objectives.

District of West Vancouver

District staff have been in discussion with the District of West Vancouver's Park staff regarding the potential impact of the proposal on trees within Klahanie Park. They are satisfied with the proposal, subject to additional details being provided as available, should the OCP amendment and rezoning proceed.

School District 44 (SD44)

Norgate Community Elementary School and Capilano Elementary School are each within approximately 1.2 kilometres of the site. Both could accommodate students living within the proposal in the future. School District 44 was provided a copy of the application materials to ensure they were aware of these potential new residential units. A response was received from the School District stating that they have no concerns.

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Ministry of Transportation and Infrastructure

Rezoning Bylaw 8296 affects land lying within 800 m of a controlled access intersection. Therefore, approval by the Provincial Ministry of Transportation and Infrastructure will be required following third reading of the rezoning bylaw and prior to bylaw adoption.

Public Input

A facilitated Public Information Meeting was held on February 1, 2018 and was attended by 10 members of the public. Notices were distributed to neighbours in accordance with the District's "Non-Statutory Public Consultation Policy for Development Applications". A sign was placed on the property, and advertisements were placed in the North Shore News. A project webpage was established on the District's website.

Support was expressed for the building design, multi-use pathways, and protection of the riparian area, while concerns noted related to increased density and impacts on traffic generation, parking, and construction. Questions at the meeting included:

- Number of parking stalls for residents and visitors;
- Construction traffic management and project timing;
- Nature and connectivity of the riverfront trail; and
- Visual impact of the rooftop decks on the front building.

The facilitator's report of the Public Information Meeting is attached as Attachment 5.

As Phase 1 of the development (1960 Glenaire Drive) has recently been occupied, staff will be notifying the new residents of Phase 1 of the proposed development of the Phase 2 site at 1920 Glenaire Drive, highlighting the District's webpage on the proposal, and providing contact information for any questions or comments. Statutory notification of any future public hearing will also be provided to these residents.

Implementation

Implementation of this project will require an OCP amendment, rezoning, a Housing Agreement, the issuance of a development permit, and registration of legal agreements.

Bylaw 8295 (Attachment 2) amends the subject site from "RES Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multi-family" (RES4).

Bylaw 8296 (Attachment 3) rezones the subject site from "Single Family Residential 7200 Zone" (RS3) to a new "Comprehensive Development Zone 113" (CD113) which:

- Establishes the permitted residential uses;
- Allows home occupations as an accessory use;
- Establishes the maximum permitted floor area on site;
- Establishes setback and building height regulations;
- Establishes parking regulations specific to this project; and
- Secures the applicable Community Amenity Contribution (CAC).

May 11, 2021 Page 16

Bylaw 8297 (Attachment 4) authorizes the District to enter into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

A legal framework will be required to support the proposal and a development covenant will be used to secure items such as the details of off-site servicing, accessible design features, and electric vehicle charging.

Legal documents required for the proposal will include:

- Subdivision plan showing land dedications;
- Statutory right of way to secure public access to onsite multi-use path;
- Stormwater management covenant;
- Shared access easement for garage access via Phase 1 ramp; and
- Registration of housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

In addition, to allow for the transfer of the Phase 1 park land to Metro Vancouver as regional park, a separate public process will be required to raise title to that land and ensure appropriate zoning for that parcel.

CONCLUSION:

The proposal assists in implementing the objectives of the District's Official Community Plan, the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines, and the Community Energy and Emissions Plan (CEEP). The OCP amendment and rezoning are ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

- 1. Introduce Bylaws 8295, 8296, and 8297, and refer Bylaws 8295 and 8296 to a Public Hearing (staff recommendation); or
- 2. Give the bylaws no readings; or
- 3. Return the bylaws to staff.

Andrew Norton

Development Planner

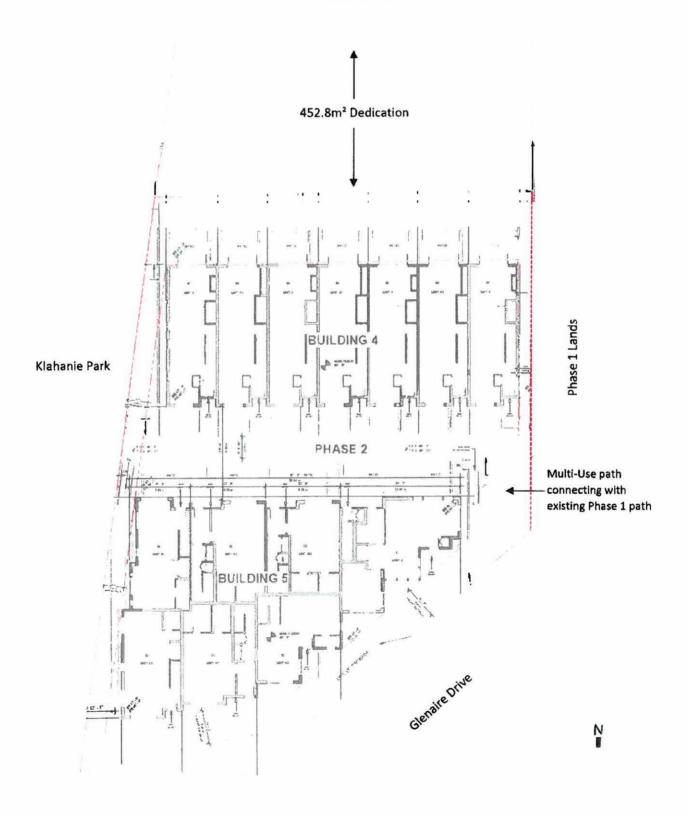
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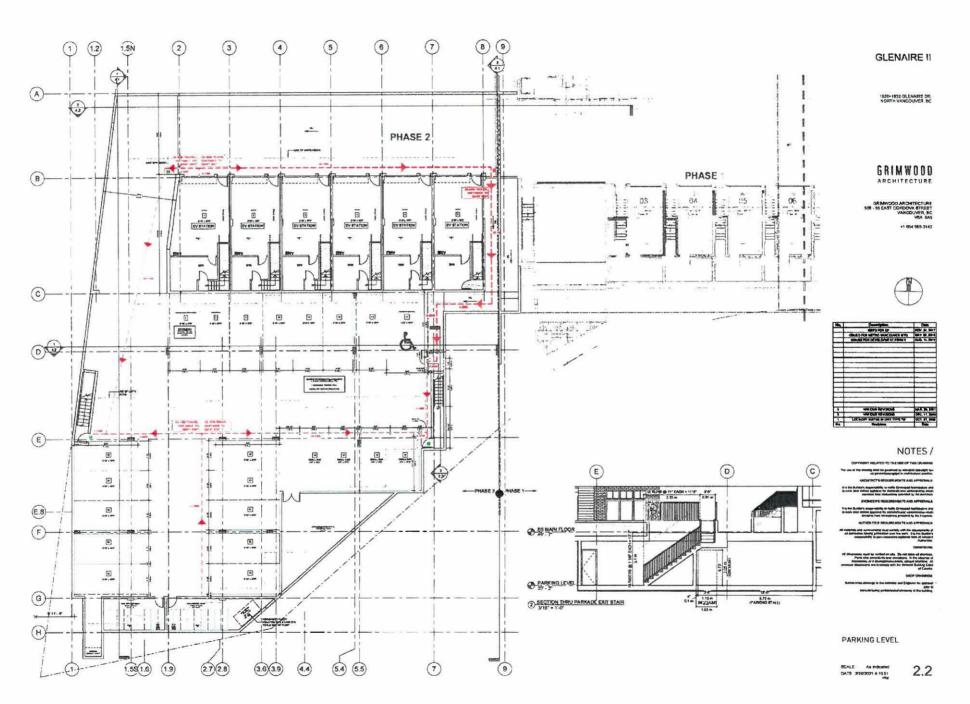
- 1. Architectural and Landscape Plans
- 2. Bylaw 8295 OCP Amendment Bylaw
- 3. Bylaw 8296 Rezoning Bylaw
- 4. Bylaw 8297 Housing Agreement Bylaw (No rental restriction except short-term)
- 5. Facilitator Report from Public Information Meeting

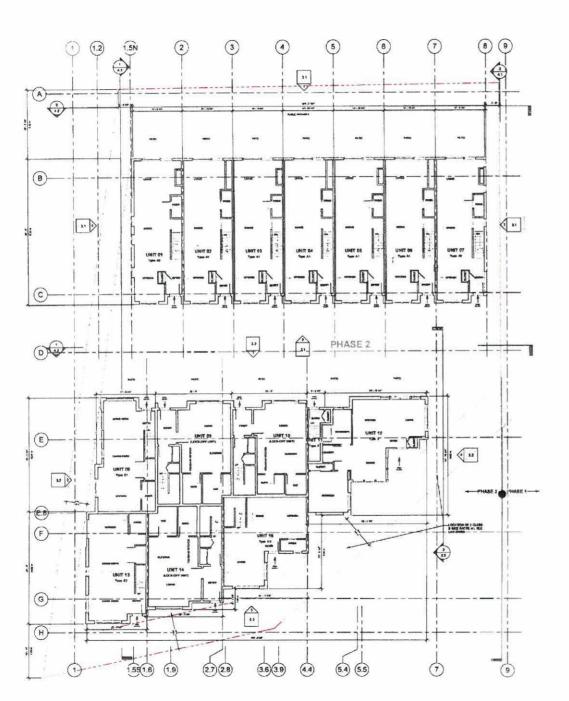
May 11, 2021			Page 17
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Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment	Clerk's Office Communications Finance Fire Services ITS Solicitor GIS	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch.	
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Site Plan







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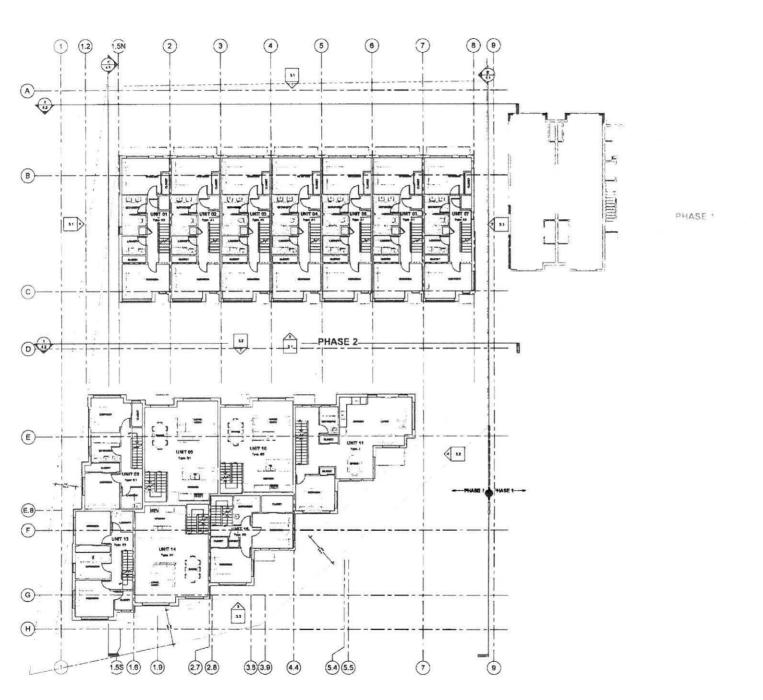


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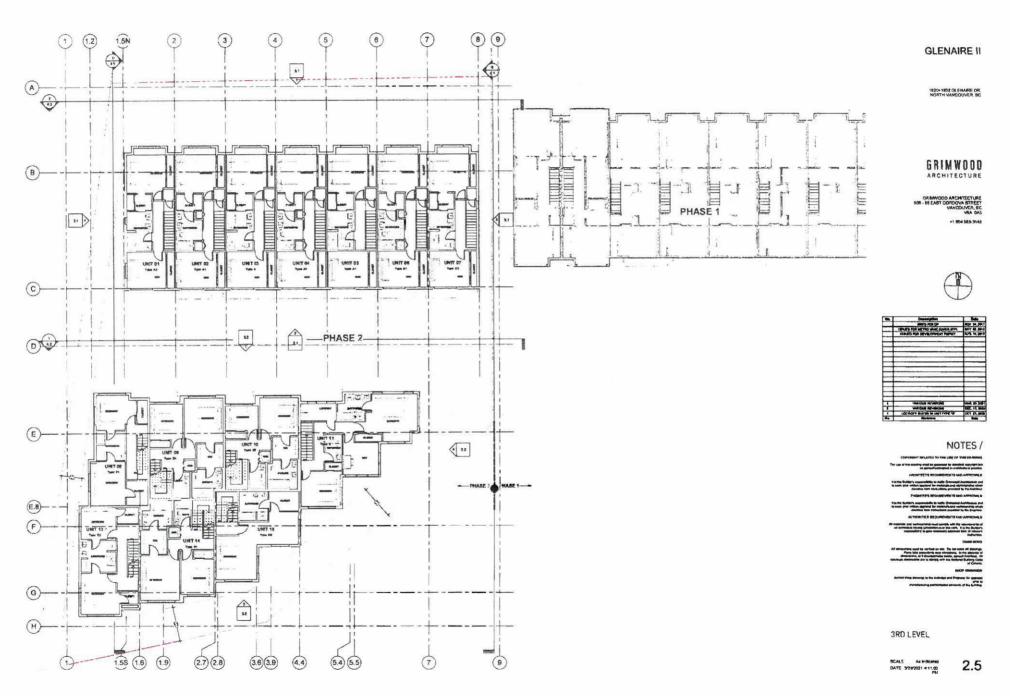


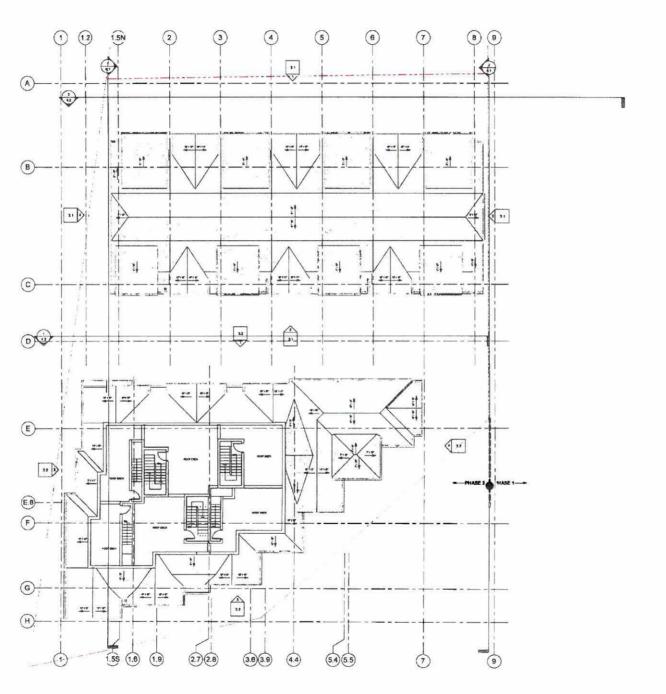
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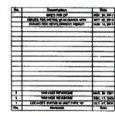


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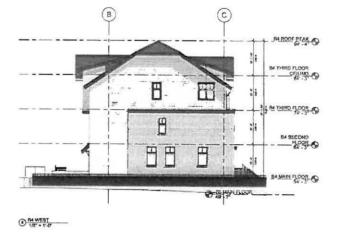
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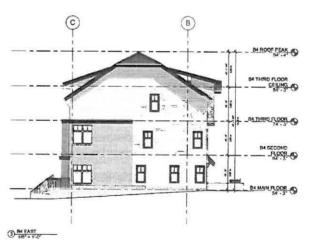
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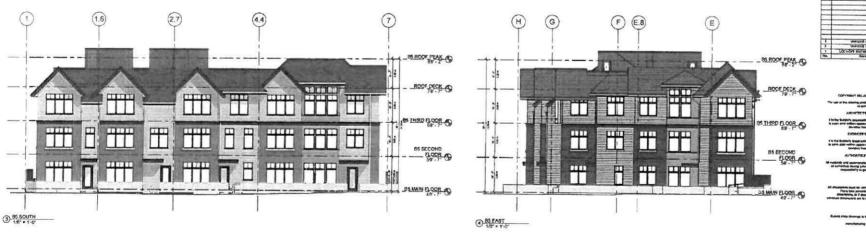
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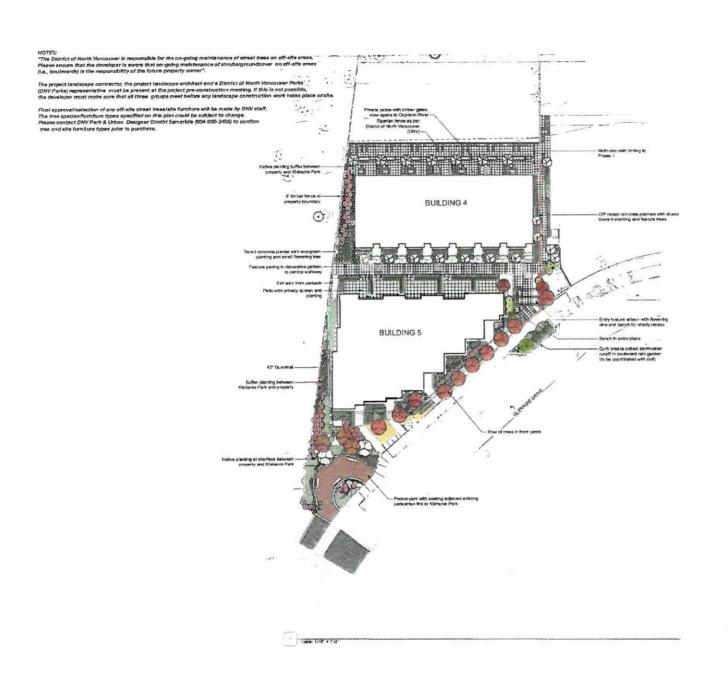
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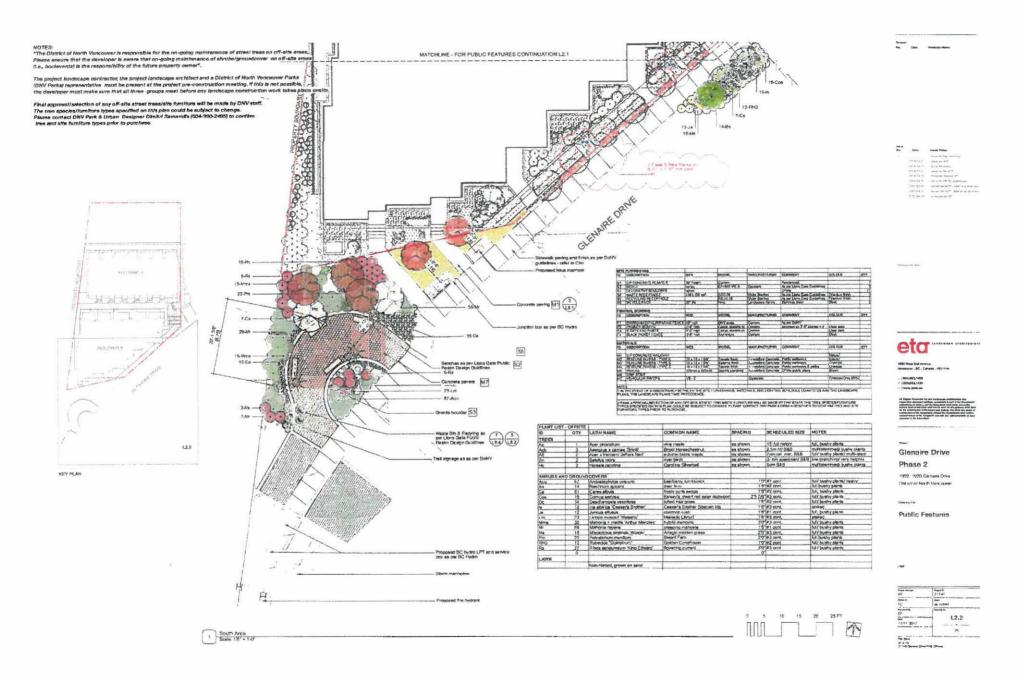












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The Corporation of the District of North Vancouver

Bylaw 8295

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)".

2. Amendments

- 2.1 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 property on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) and from "Residential Level 2: Detached Residential" (RES2) to "Parks, Open Space and Natural Areas" (POSNA);
 - b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the property to Map 3.1, designating it as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
 - c) Map 4.1 Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the property to Map 4.1, designating it as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

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

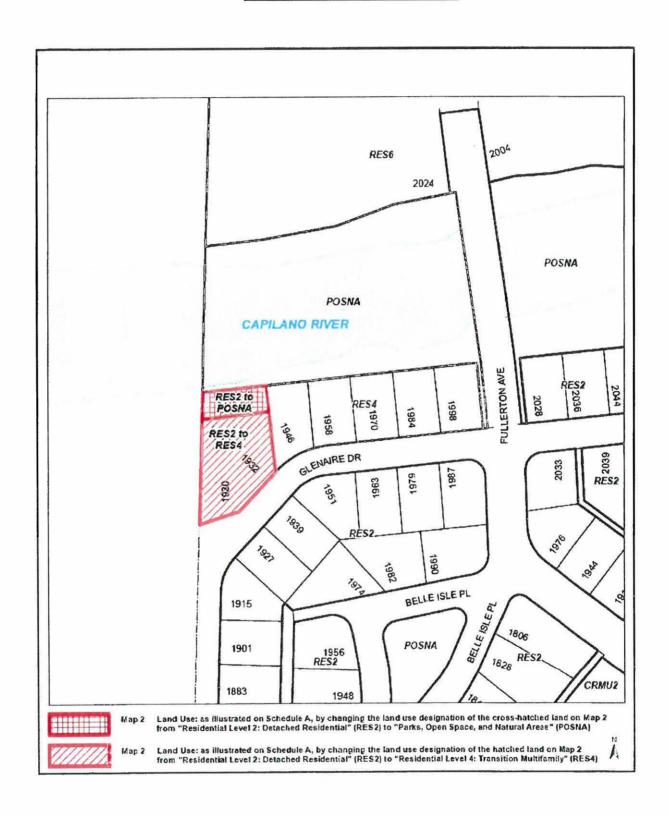
PUBLIC HEARING held

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

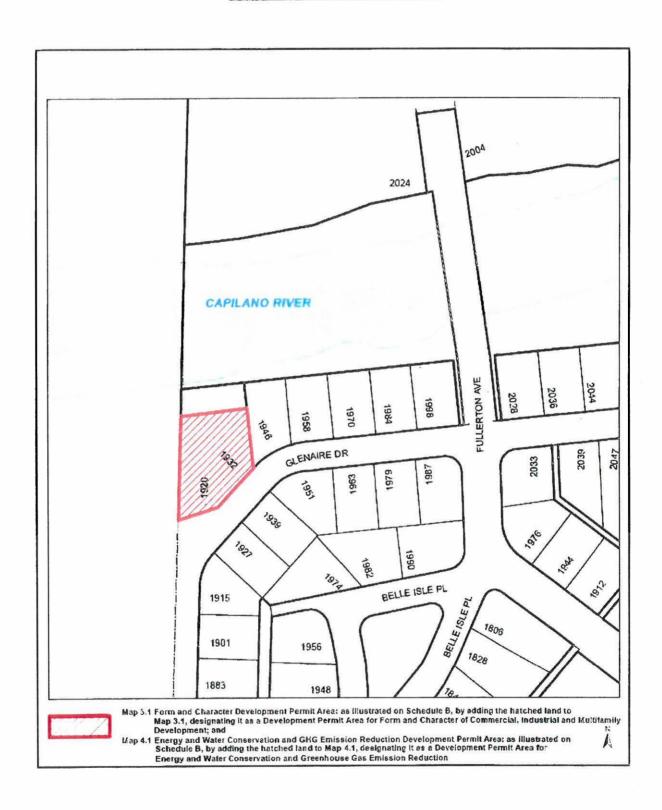
READ a third time by a majority of all Council members.

ADOPTED	by a majority of all Council members.	
Mayor	Municipal Clerk	
Certified a true copy		
Municipal Clerk		

Schedule A to Bylaw 8295



Schedule B to Bylaw 8295



The Corporation of the District of North Vancouver

Bylaw 8296

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)".

2. Amendments

- 2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD113 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation in numeric sequence:
 - "4B113 Comprehensive Development Zone 113 CD113"
 - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B113 Comprehensive Development Zone 113 CD113

The CD113 Zone is applied to:

 i) Lot A District Lot 764 Group 1 New Westminster District Plan EPP76560 (PID: 030-278-058)

4B113-1 Intent

The purpose of the CD113 Zone is to permit a ground-oriented multi-family residential development.

4B113-2 Permitted Uses

The following *principal uses* are permitted in the CD113 Zone:

a) Uses Permitted without Conditions:

Not applicable

b) Conditional Uses:

Residential use

4B113-3 Conditions of Use

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

4B113-4 Accessory Use

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

4B113-5 Density

- a) The maximum permitted density in the CD113 Zone is limited to a floor space ratio (FSR) of 0.45 and 1 *residential* unit.
- b) For the purpose of calculating gross floor area, the following are exempted:
 - i) Any floor areas below finished grade; and
 - ii) Exterior rooftop amenity areas up to a maximum of 150 m² (1,614.6 sq. ft.).
- c) For the purposes of calculating FSR, the lot area is deemed to be 2,116.5 m² (22,781.6 sq. ft.) being the site size at the time of rezoning.

4B113-6 Amenities

- a) Despite subsection 4B113-5, permitted density in the CD113 Zone is increased to a maximum of 2,485 m² (26,748.3 sq. ft.) gross floor area and a maximum of 15 residential units, if the owner:
 - i) Contributes \$399,212 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

- a. The Affordable Housing Fund;
- Park, trail, environmental, plaza, or other public realm improvements;
- Municipal or recreational service facility, or facility improvements; and/or
- d. Public art and other beautification projects.
- Enters into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

4B113-7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially-exposed parking structure, and window wells, balcony columns, roof eaves, alcove projection, or projecting balconies, all to a maximum depth of 0.6 m (2.0 ft.), as established by the development permit and in accordance with Figure 1:

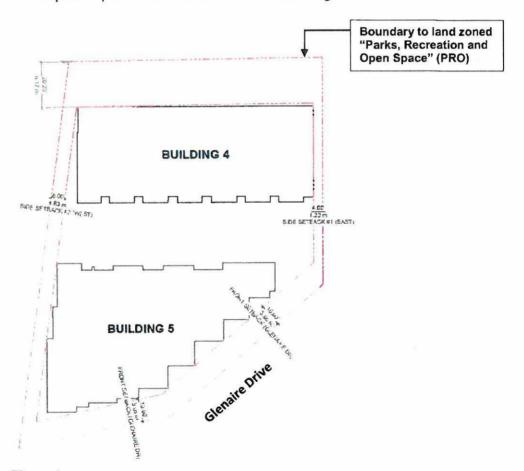


Figure 1

b) Decks and patios are excluded from the setback requirements.

4B113-8 Height

a) The maximum permitted height is as follows:

Location	Minimum Building Height
North Building (Bldg. 4)	14.6 m (47.9 ft.)
South Building (Bldg. 5)	13.4 m (44 ft.)

4B113-9 Coverage

- a) Building Coverage: The maximum building coverage is 45%; and
- b) Site Coverage: The maximum site coverage is 50%.

4B113-10 Landscaping and Stormwater Management

- 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 utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B113-11 Parking, Loading and Servicing Regulations

a) Parking is required as follows:

Use	Parking Requirement	
Resident	Minimum of 1.73 spaces per unit	
Visitor	Minimum of 0.13 spaces per unit	
Accessible	Minimum of 2 spaces	

b) Bicycle parking is required as follows:

Use	Bicycle Parking Requirement	
Resident (Class 1)	Minimum of 2 spaces per unit	
Visitor (Class 2)	Minimum of 0.26 spaces per unit	

c) Except as specifically provided in 4B113-11 a), and b), parking shall be provided in accordance with Part 10 of this bylaw." **READ** a first time **PUBLIC HEARING** held READ a second time **READ** a third time Certified a true copy of "District of North Vancouver Rezoning 1371 (Bylaw 8296)" as at Third Reading Municipal Clerk APPROVED by the Ministry of Transportation and Infrastructure on **ADOPTED** Municipal Clerk Mayor Certified a true copy Municipal Clerk

(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A), by rezoning the land from Single-Family Residential 7200

Zone (RS3) to Comprehensive Development Zone 113 (CD113).

Schedule A to Bylaw 8296



The Corporation of the District of North Vancouver

Bylaw 8297

A bylaw to enter into a Housing Agreement (1920 and 1932 Glenaire Drive)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8297, 2018 (1920 and 1932 Glenaire Drive)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and PC Urban Glenaire 2 Holdings Ltd. (Inc. No. BC1124724) substantially in the form attached to this Bylaw as Schedule "A" with respect to the portion of the lands legally described as PID 030-278-058 Lot A DL 764 Gp 1 NWD Plan EPP76650 labelled as Lot 1 on the subdivision plan attached hereto as Schedule "B".

3. Execution of Documents

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

READ a first time	
READ a second time	
READ a third time	
ADOPTED	
Mayor	Municipal Clerk
Certified a true copy	
Municipal Clerk	

Schedule A to Bylaw 8297

SECTION 219 COVENANT - HOUSING AGREEMENT

THIS AC	BREEMENT is dated for reference the day of, 20
BETWE	EN:
	PC URBAN GLENAIRE 2 HOLDINGS LTD. (Inc. No. BC1124724) a company incorporated under the laws of the Province of British Columbia having an office at $880-1090$ West Georgia Street, Vancouver, BC V6E 3V7
	(the "Developer")
AND:	
	THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the <i>Local Government Act</i> , RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5
	(the "District")

WHEREAS:

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

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

DEFINITIONS

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. ______ issued by the District;
- (b) "Lands" means land described in Item 2 of the Land Title Act Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than 15 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the Strata Property Act;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8297 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

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

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

3.02 Rental Accommodation

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

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296), is not adopted by the District's Council before February 1, 2022, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a

breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 <u>Time</u>

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall 355 West Queens Road North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words "must" and "will" and "shall" are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8297

7.07 Governing Law

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

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

GRANT OF PRIORITY

WHEREAS	_(the	"Chargeholder") is	the	holder	of	the	following	charge	which	is
registered in the Land Title Office	ce:									
(a)		(the "Charge");								
AND WEEDING IT OF THE IT				210.00			! A. b			

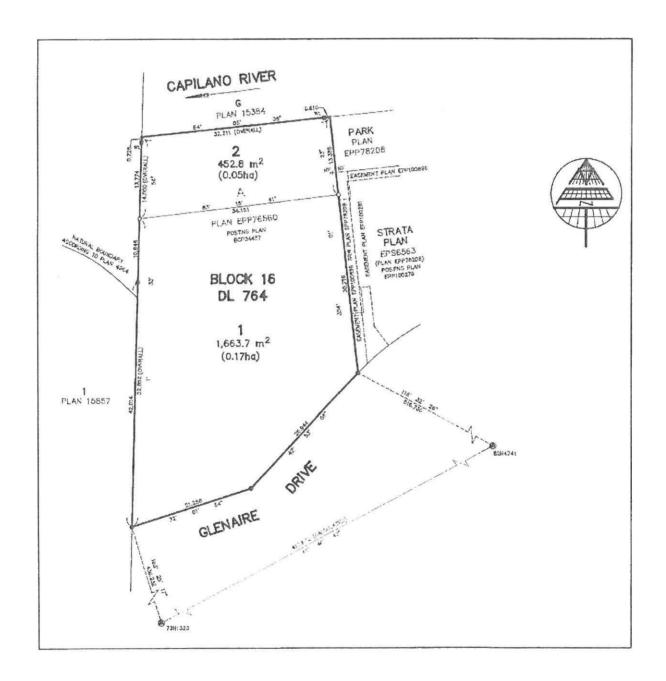
AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

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

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

Schedule B to Bylaw 8297

Subdivision Plan



ROCKANDEL&ASSOCIATES

Building Success Through Process Facilitation Organizational & Community Engagement Partnership Planning

PUBLIC INFORMATION MEETING REPORT

To: Erik Wilhelm, Planner, District of North Vancouver. E: ewilhelm@dnv.org

Cc: Shawn Oh, Development Coordinator, PC Urban Properties Corp. E: soh@pcurban.ca

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates

Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for PC Urban 1920-1932 Glenaire Drive

Date: February 5, 2018

Event Date: Thursday, February 1, 2018

Time: 6:30 PM - 8:00 PM

Location: Grouse Inn, 1633 Capilano Road, North Vancouver

Attendees: Ten (10) members of the public

NotificationFlyer Invitation

Invitation packages were distributed to residents within a 100-metre radius of the site.

Site Signs

There was one standard PIM sign erected on the site notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on January 26th and 31, 2018

Comment Forms

No comment forms were received at the Public Information Meeting

Attendees: Of the ten members of the public attending, two individuals stayed only for the Open House component. In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Erik Wilhelm, Planner, District of North Vancouver

Project Team

Robert Spencer, PC Urban Shawn Oh, PC Urban

Project Consultants

Architecture: Tom Grimwood, Grimwood Architecture Transportation Engineers: Daniel Fung, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

OVERVIEW

The PC Urban Properties team were available to answer questions in an Open House format from 6:30-7:00pm. At 7:00 PC Urban provided an overview of the development proposal to rezone the site from single-family zoning to a comprehensive development zone, to permit a 15-unit ground oriented housing project. Each unit is between 850 and 2,000 square feet in size and includes underground parking. The presentation was followed by a facilitated Q&A.

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

- Q1 Is the Riverside Trail going to be opened up and go right past Fullerton?
- A1 Yes, correct we are working on connecting it from Woodcroft Bridge through phase one with a dedicated right of way and phase two through to West Van parks. It is outside of the riparian set back.
- Q2 What happens to the riparian area?
- A2 (Erik Wilhelm) PC Urban will provide a five and a half foot trail at the back of phase one and two. The plan right now is that the riparian area will be rehabilitated and untouched. In the last week, I had a meeting with Metro Vancouver Parks and we had a discussion about a metre and a half trail gravel crush within the riparian area. Metro is interested in that because they want a more naturalized trail that would tie into Klahanie.
- Q3 When you said one point of contact for the development do you mean Brook Pooni?
- A3 No, Brook Pooni was the public consultant that reached out to the community. As we proceed with construction a dedicated person likely the civil engineer's name would be on signs on site for the neighbourhood to contact with questions or issues. We would also drop off flyers to the neighbourhood with contact information.
- Q4 During construction where are all the cars for the construction workers going to park and the construction trucks?
- As part of our construction impact mitigation strategy plan we have identified that parking will occur on phase two site during phase one construction. We are also in the process of securing parking in Klahanie Park for phase two parking and overflow parking. We also have agreements in place for parking on other Lions Gate Village developer sites. We also have signed an agreement with the District that we will not stage construction trucks on the District land. We will be mobilizing all vehicles on our site.
- Q5 Pedestrian traffic uses Glenaire to Curling after dark to get to West Van because there are still some lights. Is that road going to be open to pedestrians?

- A5 Yes, it will be open and we have committed to District to widen the road. There will be temporary lane and extra lights.
- Q6 Did you say the construction trucks are going down Fullerton to Capilano and Klahanie, is that correct?
- A6 Yes, there are two options for the construction trucks Glenaire to Curling will be open as well.
- In terms of my previous question the point I want to make is that there is a high density of people that walk along Fullerton through the Belle Isle corner to Klahanie to catch the bus so right now it is unpleasant to walk beside the Larco site and will not be pedestrian and bike friendly with even more construction. I would encourage you to use the Klahanie Road versus the Fullerton Road.
- Q7 Did you say each unit is going to get two parking spots so do you expect the rest of the people to park on Fullerton? Just so you know Woodcroft overflow has so many people parking on Fullerton is just jammed.
- A7 Our project has some visitor stalls underground as well.
- I am concerned about the transportation infrastructure, you open little paths here and there but you don't expand the roads. It is chaos going over the Lions Gate Bridge, coming down Capilano Road going south or if you have to turn off highway onto Capilano. Is the District thinking about ways to improve the road network with all these developments being approved?
- A8 (Erik Wilhelm) The bridge head is the province's responsibility. The District has limited capacity to influence that issue which affects the traffic in this area. In respect to the road system this area has not seen all the improvements that are going to be realized because it is still in construction. If all the plans are approved, every single road in this area will be upgraded with dedicated parking stalls, improved connections, new connector road north of Belle Isle Park. The transportation department at the District are a dedicated team of people addressing these issues. Discussing with the province and working with developers.
- Q9 What is the timeline for these various developments and road upgrades?
- A9 (Erik Wilhelm) In the peripheral area that would be more about how quickly things are getting approved. The Citimark and Cressey development that are very imminent. Roads are finished at the end of the construction period. Year and a half to two years for local road improvements. As for the right turn lane at the Grouse Inn site that is subject to the approval of the development permit at the Grouse Inn site so that is a minimum a year to two years away. The developer could sit on their permit for longer.
- Q10 The Riverside Trail how will that be marked with stop signs or a signal?
- A10 (Erik Wilhelm) Although the public naturally will want to come out of trail and cross road. The District has no ability to require a marked cross walk or signalized cross walk

because it is on Woodcroft land. Woodcroft would have to initiate that discussion with District.

(Daniel Fung) Stop signs are anticipate for Glenaire Drive there will be some demarcations. This is a cross walk

- Q11 I understood that the development to east there was going to a pathway to the east side of our Woodcroft bridge. Is there a pathway on the west side of Fullerton?
- A11 Yes, there is a dedicated pathway on the west side
 - (Erik Wilhelm) Yes, there will be a trail connection on the east side. Where the Woodcroft land comes down to Fullerton, there are two slivers of Metro Vancouver land, there will be trails on the east side of the Woodcroft bridge. There will also be some pedestrian bulges. We have coordinated that connection in absence of a cross walk. There will be signage as well
- Q12 I am curious about the change of grades between the buildings. Building four matches buildings one to three. I see staircases, is there going to be a staircase for each of the seven units going down?
- A12 Yes, there is six sets of stairs
- Q13 What is the required ratio for parking and what is proposed? Where do visitors park? I am nervous more about the density coming across from you in the highrise towers where there is less parking. Those visitors will be parking on the street.
- A13 The District required parking ratio for our development is two and we are meeting the requirement with two spaces per unit.
 - (Daniel Fung) In this zoning area you can go down to 1.5 but the developer has elected to offer two and included in that there are two visitor parking spaces underground.
- Q14 Are the parking spaces included with the units or do you have to purchase parking spots?
- A14 Traditionally we follow the market, each unit will be allocated one stall per unit. The second stall were not sure it could be an incentive to purchase unit or charged as extra (Erick Wilhelm) We at the District want to get an understanding of the implications of development so all these developers will be providing a traffic and parking analysis. Are all these stalls being used? Is the District providing too much parking or too little for
 - some of these developments?
- C15 I think that there is a push by most municipalities to bring down parking ratios by making people take transit. The concern I am hearing at Woodcroft is that transit routes, reliability and schedules are not good so you need a vehicle. At Woodcroft, we had 6 oversized vehicles with temporary passes that could not park underground. We terminated those short-term parking passes so those 6 vans will now be parked on Fullerton. We are doing some serious maintenance repairs to the Woodcroft parkade that involves 1800 parking stalls. The engineers are currently providing a proposal to

- phase repairs. We don't have a timeline yet. Generally, there are a lot of people frustrated by traffic and the lack of road infrastructure to manage cars.
- C16 Before you got here there were problems with parking on Fullerton. Every tower has people that park on the street because either they don't want to pay for an additional spot or there are none available.
- Q17 Do you have a sense from all the different projects coming on line when the village area will be functional? le: groceries and community centre
- A17 (Erik Wilhelm) By the time the Larco site is finished with the community centre about approximately two years, then the Grouse Inn site and up and running is three to three and a half years. The Larco site should be coming on line just as these town house projects are near completion because three storey construction is faster than towers.
- My understanding is that when the Fullerton improvements there will be little parking on Fullerton, the plans show an indent with a couple of parking spots but not like it is now
- A18 (Erik Wilhelm) You can contact the Transportation department and they could implement some type of time duration parking in some areas that could alleviate issue on Fullerton.
- Q19 How far is this project in the approval process?
- Application was made in November. The first step is this public meeting where we gather your comments and feedback. We hopefully at a design panel in March, to first Council meeting in April, summer before public hearing before Council. Construction could potentially happen in January 2019 if it gets approved.
- Q20 I notice roof decks on top of building five for the north and south units and what you would see from the street?
- A20 Roof decks on building five are set back and fully guard railed. You won't see much from the street.
- Q21 Where is the presentation centre for phase one?
- A21 Phase one, we have not decided if we are doing a presentation centre. Construction will start in June. We may sell them once they are built out so people can visit the area to experience units.
- Q22 What is the next step?
- All the comments you have made tonight and comment sheets are submitted to the planner and Council. We then attend Advisory Design Panel made up of professionals in the industry. They give us comments, those alongside the comments from this meeting are provided to the planner. We make changes to development based on input. Those go to Council. The best time to have your views heard is at the Council public hearing. After the public hearing Council decides whether to give the development third and fourth reading that is adoption of the zone.

APPENDIX: FLYER & NEWSPAPER ADVERTISEMENT

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1920-1932 Glenaire Dr., to construct a townhome project. You are invited to a meeting to discuss the project.

Meeting Time and Location:

Date:

Thursday, February 1, 2018

Time:

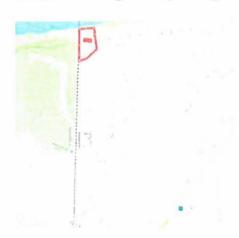
6:30 p.m.

Location:

Grouse Inn Meeting Room,

1633 Capilano Road., North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a **15-unit** ground oriented housing project. Each unit is between 850 and 2,000 square feet in size and includes underground parking.





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 Robert Spencer at 604-282-6085 or Erik Wilhelm of the Development Planning Department at 604-990-2360 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.



PUBLIC INFORMATION MEETING FEBRUARY 1, 2018 SIGN-IN SHEET

PROPOSAL: 15 Unit Townhouse Development in Lions Gate Area

PROPOSAL ADDRESS: 1920 & 1932 Glenaire Drive

DEVELOPER: PC Urban Glenaire 2 Holdings Ltd.

	Full Name	Civic Address
1		Fulledon Ave N. Van
2		Fullerton HV
2 3 4 5		Fullyston Ake R. V.
4		
		FORT LANGUAGE (Woodersoft BM)
6		Emperor Mic
6 7 8 9		Glenara
8		ottana Ave West Vanc.
		q u luc G
10		
11		
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The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

From:

February 04, 2018 5:41 PM

Sent: To:

Erik Wilhelm

Subject:

15 Unit Townhouse Proposal - PC Unban - Phase 2

Hi Erik.

Here are my comments as a result of the Public Information Meeting held Feb 1st, 2018

COMMENTS

<u>Design</u> - I like the design of this development more than any in the peripheral area, although I'm not keen on the rooftop patios which virtually makes it 4 storeys. Although the demand for 3 and 4 bedroom units is addressed, it will not address the demand for affordability.

Density - I think 15 townhomes on 2 lots is too dense.

<u>Traffic</u> - The added traffic is always a concern. I'm particularly concerned with traffic and parking during construction, especially with it taking place at the same time as construction on the Larco site. This will affect Fullerton Avenue - our only access to and from Woodcroft.

On the whole I feel the design of this development, once completed, will be an enhancement to our neighbourhood.



1920-1932 Glenaire Drive - Public Information Meeting February 1, 2018

- Design suitable for location. The town house height continues the roofline of the proposed adjacent buildings. The variation in the multi-textured façade adds interest to the "wall" of building along the road. Overall FSR is within allowable limits – although the impact of the number of buildings/units is significant. Some contained play area for the entire project (Phase 1 and 2) would have been suitable given the site layout. There is no communal space for the residents to socialize.
- 2. The protection for the riparian area and the provision of a foot path along top of river bank completes the scenic/nature path along the river. The path also will balance the one along the north side of the river a beautiful, natural way to get exercise and take advantage of our scenery. This will help balance the loss of mature trees caused by the redevelopment.
- 3. I assume the sidewalk on the north side of Glenaire will be continued to the pedestrian access to the rugby fields. Adequate street lighting upon the completion of the projects is anticipated with joy.
- 4. Overall the completed project fits within the concept of the Lions Gate Centre. The intended demographic will appreciate the improved Belle Isle Park and community centre using the new access from Glenaire to Belle Isle. One safety issue remaining is children playing near a multi-year construction area.
- 5. Management of construction traffic and scheduling of construction remain a concern. I appreciate that both DNV staff and the various developers are working collectively to address the concerns for remaining residents. The daytime traffic in the area, while not necessarily large in volume, covers a diverse set of users: the remaining residents and their vehicles, their service and emergency vehicle requirements as well as local pedestrians, pets and visitors.
- 6. Previous plans to open Glenaire to Curling and making it one way for traffic is a practical solution. Opening the blocked passage to the Rugby Club for emergency vehicles would be reasonable; as would, accessing the road to the Squash Club to allow pedestrians a safer way to travel that area avoiding construction vehicles.

One final note: Commendations to Larco and their on-site staff managing the road blockages – courteous, working efficiently to keep the road/path closures to a minimum and adjusting signage as closures change according to need.

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AGENDA INFORMATION

✓ Regular Meeting✓ Other: Special

Date: September 27, 2021
Date:







The District of North Vancouver REPORT TO COUNCIL

August 19, 2021

File: 08.3060.20/051.18

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaw 8492, 8493 and 8494: OCP, Rezoning and Housing Agreement for

3155-3175 Canfield Crescent

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8494, 2021 (3155-3175 Canfield Crescent)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8492, 8493 and 8494 received First Reading on June 21, 2021. A Public Hearing for Bylaws 8492 and 8493 was held and closed on July 13, 2021.

The bylaws are now ready to be considered for Second and Third Readings by Council.

OPTIONS:

- Give the bylaws Second and Third Readings;
- 2. Give no further Readings to the bylaws and abandon the bylaws at First Reading; or,
- 3. Debate possible amendments to the bylaws at Second Reading and return Bylaws 8492 and 8493 to a new Public Hearing if required.

Respectfully submitted,

Genevieve Lanz

Deputy Municipal Clerk

Bylaw 8492, 8493 and 8494: OCP, Rezoning and Housing Agreement for 3155-3175 Canfield Crescent

August 19, 2021

Page 2

Attachments:

- 1. Bylaw 8492
- 2. Bylaw 8493
- 3. Bylaw 8494
- 4. Public Hearing report July 13, 2021
- 5. Staff report dated August 29, 2019

	REVIEWED WITH:	
Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources	Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:



The Corporation of the District of North Vancouver

Bylaw 8492

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)".

Amendments

- 2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 3: Attached Residential" (RES3);
 - b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Map 4.1 Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time June 21st, 2021 by a majority of all Council members

PUBLIC HEARING held July 13th, 2021

READ a second time

by a majority of all Council members

READ a third time

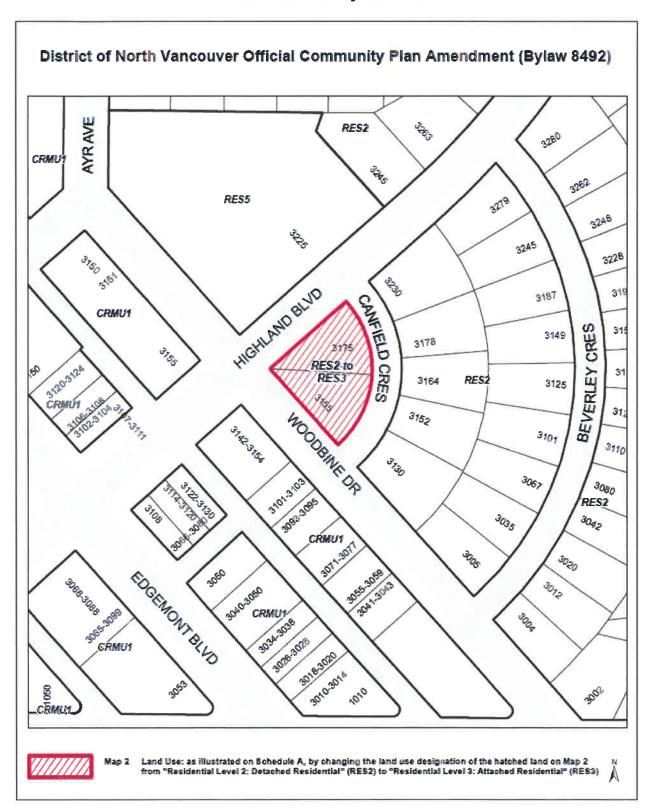
by a majority of all Council members

ADOPTED

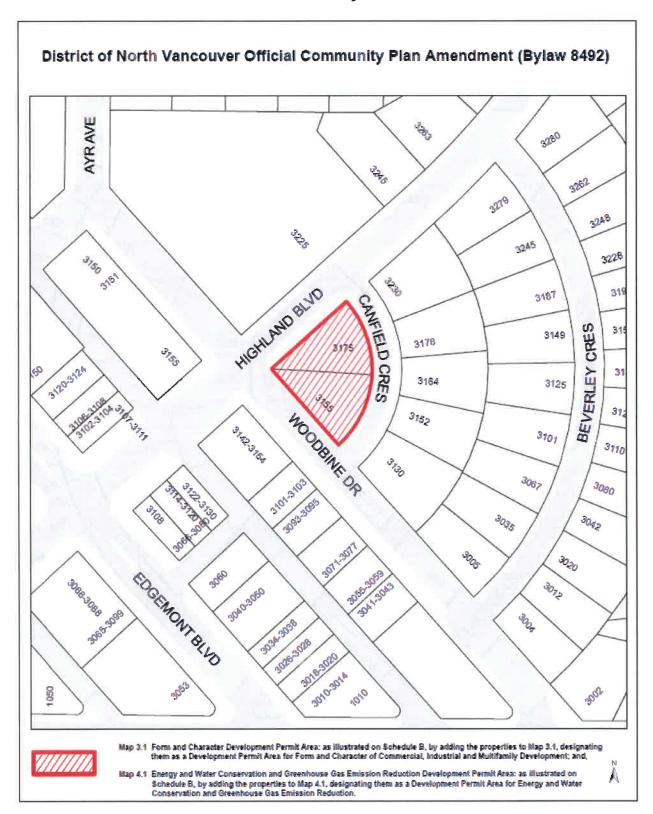
by a majority of all Council members

TWEST ATTA		
Mayor	Municipal Clerk	
Certified a true copy		
Municipal Clerk		

Schedule A to Bylaw 8492



Schedule B to Bylaw 8492





The Corporation of the District of North Vancouver

Bylaw 8493

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 1408 (Bylaw 8493)".

Amendments

- 2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD134 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation:
 - "Comprehensive Development Zone 134

CD134"

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

"4B134 Comprehensive Development Zone 134

CD134

The CD134 zone is applied to:

- i) Lot 1 Block 44 District Lots 598 To 601 Plan 7812 (PID: 007-805-616); and
- ii) Lot 2 Block 44 District Lots 598 To 601 Plan 7812 (PID: 010-531-602).

4B 134 - 1 Intent

The purpose of the CD134 Zone is to permit a ground-oriented multi-family residential development.

4B 134 – 2 Permitted Uses

The following *principal uses* shall be permitted in the CD134 Zone:



a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential Use

4B 134 - 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; and
 - ii) Balcony, patio and deck enclosures, and rooftop trellises are not permitted.

4B 134 - 4 Accessory Use

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

4B 134 - 5 Density

- a) The maximum permitted density in the CD134 Zone is limited to a floor space ratio (FSR) of 0.45 and 2 *residential* units.
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - Any floor area below finished grade;
 - ii) Rooftop storage to a total maximum of 20 m² (215.3 sq. ft.);
 - iii) Private rooftop terraces; and
 - iv) Areas of underground parkade, including access ramp.
- c) For the purposes of calculating FSR, the lot area is deemed to be 1,330.9 m² (14,326 sq. ft.) being the site size at the time of rezoning.

4B 134 – 6 Amenities

a) Despite Subsection 4B134 – 5, permitted density in the CD134 Zone may be increased to a maximum of 1,064.7 m² (11,460.8 sq. ft.) gross floor area and a maximum of 8 residential units, if the owner:

- Contributes \$176,338 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. The Affordable Housing Fund;
 - b. Park, trail, environmental, plaza, or other public realm improvements;
 - c. Municipal or recreational service facility, or facility improvements; and/or
 - d. Public art and other beautification projects.
- ii) Enters into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restriction on the units.

4B 134 - 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially-exposed parking structure, and window wells, balcony columns, roof eaves, alcove projections, or projecting balconies, all to a maximum depth of 2.0 m (6.5 ft.), as established by the development permit and in accordance with the following regulations:

Setback	Buildings (Minimum Setback)
East (Canfield Crescent)	2.74 m (9 ft.)
South (Woodbine Drive)	3.1 m (10.2 ft.)
West (Highland Boulevard)	3.1 m (10.2 ft.)

b) Decks and patios are excluded from the setback requirements.

4B 134 - 8 Height

The maximum permitted height is:

a) Townhouse building: 10.0 m (32.8 ft.)

4B 134 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 45%; and
- b) Site Coverage: The maximum site coverage is 50%

4B 134 – 10 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 utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located

underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

<u>4B 134 – 11 Parking, Loading and Servicing Regulations</u>

a) Parking is required as follows:

Use Parking Requirement		
Resident Minimum of 2 spaces per unit		
Visitor Minimum of 0 spaces per unit		
Universal Minimum of 1 space		

- b) The height of parking spaces shall be in accordance with the dimensions indicated in Section 1005.1 of this Bylaw and maintained over the entire area of the space, except for underground parking spaces adjacent to Woodbine Drive which are permitted to have a reduced minimum clear height of 1.22 m (4 ft.) for a maximum depth of 1.22 m (4 ft.) of the parking space.
- c) The minimum width of the drive aisle at the entrance to the underground parkade shall be 6 m (19.7 ft.) for a minimum depth of 8 m (26.3 ft.), and thereafter the minimum drive aisle width shall be 3.65 m (12 ft.) until egress into the underground parkade.
- d) Small car parking spaces are permitted under the following conditions:
 - i) The ratio of small car parking spaces in the CD134 Zone shall not exceed 50% of the total vehicle parking requirement.
- e) Bicycle parking is required as follows:

Use	Bicycle Parking Requirement	
Resident	Minimum of 2 spaces per unit	
Visitor	Minimum of 0.5 spaces per unit	

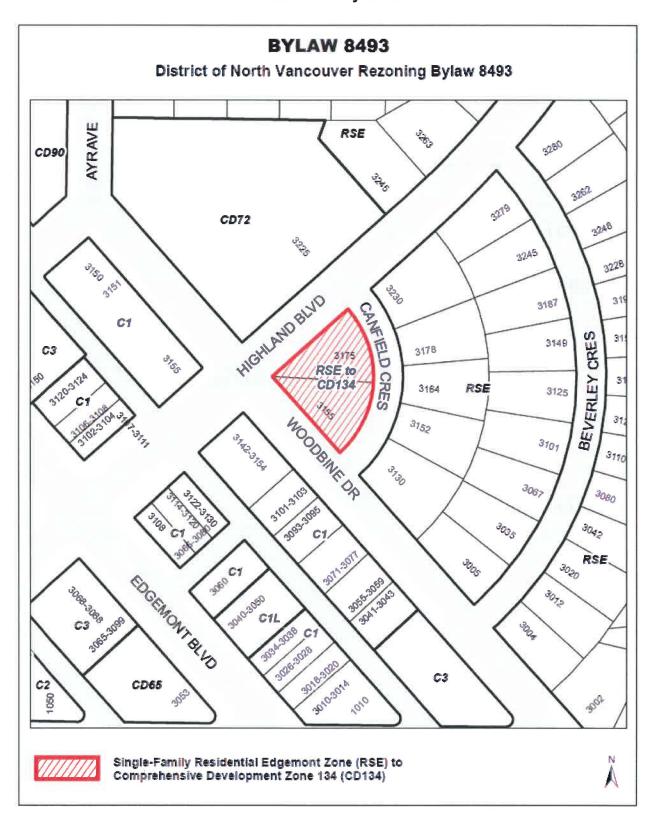
- f) Except as specifically provided in 4B134 11 a), b), c), d) and e), parking shall be provided in accordance with Part 10 of this Bylaw."
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single-Family Residential Edgement Zone (RSE) to Comprehensive Development Zone 134 (CD134).

READ a first time June 21st, 2021

PUBLIC HEARING held July 13th, 2021

READ a second time					
READ a third time					
Certified a true copy of "Bylaw 8493" as at Thir	d Reading				
Municipal Clerk					
APPROVED by the Ministry of Transportation a	and Infrastructure on				
ADOPTED					
Mayor	Municipal Clerk				
Certified a true copy					
Municipal Clerk					

Schedule A to Bylaw 8493



The Corporation of the District of North Vancouver

Bylaw 8494

A bylaw to enter into a Housing Agreement

The Cou	uncil for	The Corp	oration of	the District	of North \	/ancouver	enacts a	s follows

Citation

1. This bylaw may be cited as "Housing Agreement Bylaw 8494, 2021 (3155-3175 Canfield Crescent)".

Authorization to Enter into Agreement

- 2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Canfield Crescent Development Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:
 - a) Lot 2 Block 44 District Lots 598 to 601 Plan 7812 (PID 010-531-602); and
 - b) Lot 1 Block 44 District Lots 598 to 601 Plan 7812 (PID 007-805-616).

Execution of Documents

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

READ a first time June 21st, 2021	
READ a second time	
READ a third time	
ADOPTED	
Mayor	Municipal Clerk
Certified a true copy	
Municipal Clerk	_



Schedule A to Bylaw 8494

SECTION 219 COVENANT - HOUSING AGREEMENT

THIS AC	GREEMENT is dated for reference the day of, 20
BETWEEN:	
	CANFIELD CRESCENT DEVELOPMENT INC. (Inc. No. BC1104155) a company incorporated under the laws of the Province of British Columbia having an office at $420-1112$ West Pender Street, Vancouver, BC V6E 2S1
	(the "Developer")
AND:	
	THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER , a municipality incorporated under the <i>Local Government Act</i> , RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5
	(the "District")

WHEREAS:

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

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

1. **DEFINITIONS**

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. issued by the District;
- (b) "Lands" means land described in Item 2 of the Land Title Act Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than 15 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the Strata Property Act;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8297 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

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

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

3.02 Rental Accommodation

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

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 <u>Vote</u>

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

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296), is not adopted by the District's Council before March 4, 2022 the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. **GENERAL PROVISIONS**

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall 355 West Queens Road North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words "must" and "will" and "shall" are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

(d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement. (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8297

7.07 Governing Law

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

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

Document: 4675616

GRANT OF PRIORITY

WHEREAS registered in t	(the ne Land Title Office:	"Chargeholder") is the	holder of the	following ch	arge whic	h is
(a)	-	(the "Charge");				
AND WHEREAS the Charge;	S the Chargeholder agr	ees to allow the Section	219 Covenant	herein to have	e priority o	over

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

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

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

3155-75 Canfield Crescent Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 8:08 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little

Councillor J. Back Councillor M. Bond Councillor M. Curren Councillor B. Forbes Councillor J. Hanson

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services

Mr. M. Hartford, Manager - Development Planning

Ms. G. Lanz, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk

Ms. S. Clarke, Committee Clerk
Ms. S. Hebron, Committee Clerk
Mr. A. Norton, Development Planner

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as observers being provided the Zoom meeting information on the DNV website and Notice of Hearing. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the Zoom software.



As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at <u>DNV.org/agenda</u>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8492 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 3: Attached Residential (RES3). Bylaw 8492 also proposes to designate the site as Development Permit Areas for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. She further stated that Bylaw 8493 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential Edgemont Zone to Comprehensive Development Zone 134 (CD134). The CD134 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities,

setbacks, height, building and site coverage, landscaping, stormwater management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Andrew Norton, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate eight strata townhouse units;
- The proposed amendments to the OCP would designate the site as RES3 to permit
 a floor space ratio (FSR) of up to 0.8 and designate the site as a Development
 Permit Area for Form and Character of Multi-Family Development, and Energy and
 Water Conservation and Greenhouse Gas Emission Reduction; the current RES2
 designation allows a density of up to 0.55 FSR;
- The proposed amendment to the Zoning Bylaw would rezone the site to CD134;
- Housing Agreement Bylaw 8494 would prohibit rental restrictions on the units;
- The proposal is consistent with the Edgemont Village Centre: Plan and Design Guidelines, approved by Council in 2014, which allow for ground-oriented multifamily housing for the site with up to 2.5 storeys in height and a density up to 0.8 FSR:
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The subject site is just over 14,300 square feet in area and is located in the Edgemont Village Centre on the west side of Canfield Crescent, adjacent to the village core, east of the intersection of Highland Boulevard and Woodbine;
- Uses in the surrounding area include commercial, multi-family, mixed use, community uses and residential homes;
- Building heights in the area surrounding the site are one and two storeys to the east and south and three storeys to the north and west;
- The site is occupied by two single-family lots which are currently rented to tenants;
- Tenants will be given six months notice and one month of free rent, which exceeds the requirements of the Residential Tenancy Act;
- There are currently no preliminary planning applications, three detailed planning applications and one project under construction in the surrounding area;
- The proposal includes four two-storey duplex buildings around a private interior courtyard with access for all units via their fronting streets;
- Access to the underground parkade is proposed via Canfield Crescent, which has been converted to a one-way street in response to a community request;
- The proposal includes two parking pockets on Canfield Crescent with seven new public parking spaces;
- Proposed enhancements include new sidewalks, boulevards, street tree planning, public benches, an improved bus stop, and bicycle facilities on Highland Boulevard and Woodbine Drive;
- Private amenity space is proposed via ground floor patios and rooftop decks as well as a community amenity area adjacent to Canfield Crescent;
- The layout is proposed to allow movement throughout the site, including step-free access to Canfield Crescent;
- The architectural design of the proposed development incorporates contemporary architectural design, construction, and urban design best practices;

- Landscaping design proposed to reinforce the site's low density residential character;
- All units in the proposed development are three bedroom units suitable for families ranging in size from 1,395 to 1,467 square feet;
- Each unit includes private outdoor space and direct access to the parking garage;
- The proposal is compliant with the Accessible Design Policy for Multifamily Housing with two units that meet the Basie Accessible Design Criteria and one unit that meets the Enhanced Accessible Design criteria;
- All units are proposed to allow for future accessible design enhancements including an adaptable stair lift and wheelchair accessible bathrooms;
- Access to the proposed single-level underground parking garage would be via Canfield Crescent;
- A parking rate of two spaces per unit for a total of 16 parking spaces is proposed, supported by community input on the availability of street parking in Edgemont Village;
- To accommodate street tree planting, the proposed zoning increases the permitted car spaces from 35% to 50%;
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- The proposal includes 16 resident bicycle spaces with electric bicycle charging points, and four visitor bicycle spaces;
- A commitment to certify the project NetZero has been secured from the applicant as an alternative compliance path to BC Energy Step Code compliance, which is comparable to Step 5;
- Green building measures proposed for this project include:
 - Fully electric heating, hot water and cooking;
 - Triple paned windows;
 - Increased exterior insulation:
 - An exterior Air Barrier;
 - · Heat Recovery Ventilation (HRV); and
 - A Solar Panel Ready Design.
- Infrastructure improvements estimated at over \$750,000 proposed as part of this application include:
 - Street lighting;
 - Street tree planting;
 - Curb, gutter and paving;
 - New sidewalks, public benches and public boulevards;
 - Undergrounding of electrical lines;
 - Relocation of an existing storm main on Highland Boulevard to allow for street tree planting;
 - Widening of Canfield Crescent to convert the road to one-way traffic and provide seven new on-street parking spaces;
 - Upgrading an existing bus stop on Highland Boulevard; and,
 - Bicycle lanes on Highland Boulevard and Woodbine Drive.
- The Community Amenity Contribution for this proposal is \$176,338;
- Development Cost Charges for this project total over \$100,000; and,
- A Public Information Meeting was held by the applicant and attended by 31 members of the public.

4. PRESENTATION BY APPLICANT

4.1. Ms. Joelle Calof, Vice-President, I4 Property Group:

- Noted that they have listened to and addressed community concerns regarding construction in Edgemont Village Centre;
- Acknowledged there has been a great deal of construction in Edgemont
 Village in recent years, including some large projects that have been disruptive
 to residents and businesses;
- Provided highlights of construction traffic management, including:
 - Dedicated off-street parking to be provided for construction vehicles;
 - An average of five to 10 trades on site per day, compared to 100 per day when two projects were underway simultaneously;
 - There will be no road closures during construction;
 - Woodbine Drive will be reduced to two lanes with a flagger and none of the diagonal parking spaces used by customers of local businesses will be impacted;
 - Street sweeping will be performed during the day as well as litter removal and sediment control measures;
 - Wheel washing will not be permitted on the street;
 - The cellular telephone number of the on-site contact will be provided to local residents and businesses;
- Acknowledged that concrete and trucks will be required during the construction of the underground parking garage;
- Noted that additional off-street parking for visitors will be created; and,
- Advised that the applicant is open to input from residents and businesses and will respond to concerns as construction is underway.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Lenora Moore:

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant for their communication with residents;
- Noted the residents and applicant have discussed concerns and reached compromises on issues;
- Requested that the mid-block light be removed from the lighting plan as it may be too much light for a small street;
- Expressed concern regarding light pollution and the potential for street lights to shine into bedrooms;
- Requested that the cluster of cedar trees in the north side of the street be left in place; and,
- Commented on the proposed construction traffic management plan.

5.2. Mr. Brian Platts:

- Spoke in support of the proposed development;
- Advised that he lives near the proposed development;
- Commended the applicant for their public engagement;

- Noted that the proposal is compliant with the Edgemont Village Centre: Plan and Design Guidelines;
- Commented on the small scale of the proposed development;
- Noted that the current zoning on the site would allow for large single-family houses and would not provide amenities, enhancements, or more housing capacity;
- Commented on the application's sensitive transition between Edgemont's commercial area and single-family homes;
- Commented on the lower cost of townhomes compared to detached singlefamily homes;
- Recommends the mid-block lighting be removed from the District's requirements;
- Opined that additional lighting at the parking garage entrance could be smaller in scale and more suitable for the street.

5.3. Mr. Ross Gold (via video submission):

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village:
- Commented that the proposed development would provide options for new buyers, families, and those wanting to downsize
- Commented on the proposed bicycle lanes, sidewalks, and additional onstreet parking spaces;
- Noted that the size of the proposal is a good fit for the area.

5.4. Mr. Martin Rip:

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village;
- Commented that the homes on the site are older and will be redeveloped;
- Noted the proposal provides a transition between the business core and residential area:
- Advised that Canfield Crescent is used as a shortcut to avoid the four way stop at Highland Boulevard and Woodbine Drive;
- Expressed support for traffic calming measures and queried if speed bumps could be added; and,
- Requested that the District remove the mid-block street light from its requirements.

5.5. Ms. Jennifer Marcoux:

- Spoke in support of the proposed development;
- Commented on the need for, and limited supply of, multi-family housing for new buyers and downsizers;
- Opined that the proposed development would support local businesses;
- Noted the site's close proximity to schools; and,
- Commended the applicant's design.

5.6. Ms. Karin Bohn:

- Spoke in support of the proposed development;
- Commented on the advantages of living in a townhouse;
- Noted the modest size of the development;

- Commented on the energy and water conservation and green building measures; and,
- Commented on the proposed design.

5.7. Ms. Karen Kobel:

- Spoke in support of the proposed development;
- Advised that she is a business owner in Edgemont Village and a member of the Edgemont Village Business Association;
- Commended the applicant for engaging with the business community;
- Advised that the primary concerns for local merchants are parking and street safety;
- Recommended speed limit reductions and speed bumps in Edgemont Village;
- Commented on the increasing need for public garbage removal in the commercial area of Edgemont Village; and,
- Opined that construction has caused some people to avoid Edgemont Village.

5.8. Ms. Angela Santoro:

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant's responsiveness to resident concerns;
- Commented on the proposed design and construction traffic management plan;
- Noted that the project will not impact local parking availability; and,
- Spoke to housing affordability in the District, noting eight townhouse units would provide more housing at a lower cost than single family housing.

5.9. Ms. Donna Grocott:

- Advised that she is a business owner in Edgemont Village;
- Spoke to the unique character of the village:
- Commended the application for their responsiveness to the concerns of local business owners:
- Requested more public garbage containers in the Village Core;
- Recommended adding speed bumps in Edgemont Village; and,
- Noted that merchants are concerned about construction's impact on businesses.

5.10. Mr. Corrie Kost:

- Commented regarding the proposed mid-block street lighting, noting that technology allows for street lighting to be directed to the street; and,
- Commented on allowing participants to join the Zoom webinar as panelists.

6. COUNCIL RESOLUTION

MOVED by Councillor BACK SECONDED by Councillor HANSON

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is returned to Council for further consideration.

CARRIED (9:05 p.m.)

CERTIFIED CORRECT:

Public Hearing Minutes - July 13, 2021

AGENDA INFORMATION

Regular Meeting

Other:

Date: JUNE 21, 2021







The District of North Vancouver REPORT TO COUNCIL

ATTACHMENT_5

June 3, 2021

File: 08.3060.20/051.18

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Bylaws 8492, 8493, and 8494: OCP Amendment, Rezoning, and Housing Agreement for a Townhouse Development at 3155-75 Canfield Crescent

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is given FIRST reading;

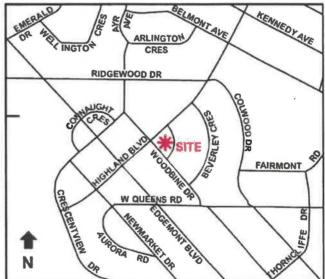
AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is given FIRST reading;

AND THAT "Housing Agreement Bylaw 8494, 2021 (3155-75 Canfield Crescent)" is 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 8492;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8492 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8492 and Bylaw 8493 be referred to a Public Hearing.



June 3, 2021

Page 2

REASON FOR REPORT:

Implementation of the proposal requires Council's consideration of:

- Bylaw 8492 to amend the Official Community Plan (OCP) designation for the subject properties (Attachment 1);
- Bylaw 8493 to rezone the subject properties (Attachment 2); and
- Bylaw 8494 to authorize a housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units (Attachment 3).

The OCP Amendment Bylaw, Rezoning Bylaw, and Housing Agreement Bylaw are recommended for introduction, and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit will be forwarded to Council for consideration if the OCP amendment and rezoning proceed.

BACKGROUND:

The development application for 3155-75 Canfield Crescent was advanced to Council for early input on December 2, 2019. At that meeting, Council resolved to defer consideration of the proposed OCP amendment and rezoning until after the targeted review of the Official Community Plan (OCP).

At the time of the Council resolution, it was anticipated that the targeted review of the OCP would be completed in 2020. However, the ongoing COVID-19 pandemic caused delays to the targeted OCP review timeline. To mitigate further delays caused by COVID-19, Council passed a motion on January 25, 2021 to direct staff to prepare bylaws for Council's consideration of this project prior to the completion of the targeted review of the OCP.

SUMMARY:

Mr. Thomas Grimwood of Grimwood Architecture, has applied on behalf of the owners of the property to redevelop the two existing single-family lots to create eight three-bedroom strata townhouse units. These eight units are configured in four duplex buildings. The proposal includes a single-level underground parking garage with 16 parking spaces, accessed from Canfield Crescent (see **Attachment 4** for drawing package).

200

ANALYSIS:

Site and Surrounding Area

The site is located in the east portion of the Edgemont Village Centre. It is 1,331 m² (14,326 sq. ft.) in area and comprises two single-family lots currently zoned "Single-Family Residential Edgemont Zone" (RSE). The site is located at the south-east corner of Highland Boulevard and Woodbine Drive and is bordered by Canfield Crescent to the east (see adjacent air photo).



Single-family homes are located to the

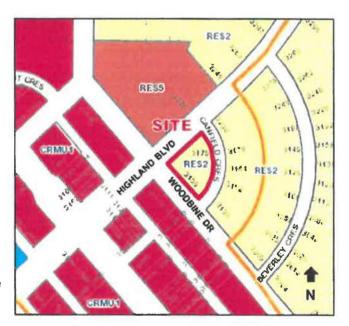
east of the site, Amica Edgemont Village (seniors' independent living and care facility) is to the northwest on Highland Boulevard, and commercial and mixed-use properties are to the south-west along Woodbine Drive.

EXISTING POLICY:

Official Community Plan

The Official Community Plan (OCP) designates the site as "Residential Level 2: Detached Residential" (RES2) which envisions detached housing at a density of up to approximately 0.55 floor space ratio (FSR).

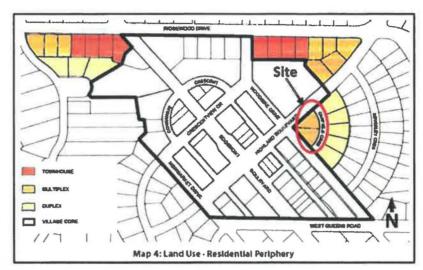
In 2014, after extensive community consultation, Council adopted the "Edgemont Village Centre: Plan and Design Guidelines." The purpose of the plan is to help guide development and regulate the design of buildings and



public realm improvements in and around Edgemont Village Centre.

The site is located within the residential periphery area of Edgemont Village Centre (see map on following page) which contemplates ground-oriented multi-family housing. The site is designated for multiplex housing up to 2.5 storeys in height with a density of 0.6 to 0.8 FSR. The proposed townhouse units at 0.8 FSR are consistent with the "Edgemont Village Centre: Plan and Design Guidelines."

The "Edgemont Village Centre: Plan and Design Guidelines" envisioned that OCP amendments would be undertaken with each rezoning application to amend a site's OCP designation. Bylaw 8492 proposes to change the site's OCP designation to "Residential Level 3: Attached Residential" (RES3), which permits a density up to approximately



0.8 FSR, and to designate the site as a Development Permit Area for Form and Character of Commercial, Industrial, and Multifamily Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal addresses a number of OCP goals and policies including:

- Goal 2: "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life".
- Goal 5: "Provide a safe, efficient and accessible network of pedestrian, bike and roadways".
- Goal 7: "Develop an energy-efficient community that reduces its greenhouse gas emissions and dependency on non-renewable fuels while adapting to climate change".
- Policy 2.2.3: "Accommodate a range of multifamily, commercial and institutional uses in the Village Centres".
- Policy 5.1.5: "Encourage new developments to provide high quality pedestrian facilities and improve the public realm".
- Policy 7.1.4: "Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms".
- Policy 7.1.5: "Require accessibility features in new multifamily developments where feasible and appropriate".
- Policy 10.1.1: "Promote the development of green/energy-efficient buildings for new multifamily, residential, commercial, industrial and institutional buildings".

Edgemont Village Centre: Plan and Design Guidelines

The proposal has been reviewed against the "Edgemont Village Centre: Plan and Design Guidelines" which anticipates residential development in the form of multiplexes (e.g. triplexes, fourplexes or small rowhouses) on the site, with building heights up to 2.5 storeys.

The proposal addresses the following objectives of the "Edgemont Village Centre: Plan and Design Guidelines":

- The two-storey townhouse development is consistent with the use, density and height anticipated for the site.
- The proposal reflects contemporary architectural design and construction, and urban design best practices to promote the concept of eclectic architecture in the Edgemont Village Centre.
- The proposed off-site upgrades including new sidewalks, on-street parking spaces or loading spaces, and bicycle and bus infrastructure, have been designed to improve accessibility and multi-modal connectivity within the village centre.

Zoning

The subject properties are currently zoned "Single-Family Residential Edgemont Zone" (RSE). Bylaw 8493 proposes to create a new "Comprehensive Development Zone 134" (CD134) for the site, which prescribes permitted uses and zoning provisions such as a maximum density, building heights, setbacks, and parking requirements.

PROPOSAL:

Project Description

The proposal is for eight strata townhouse units in four two storey buildings. The buildings are located over a single-level underground parking garage that provides a total of 16 parking spaces. The parking garage is accessed via Canfield Crescent.



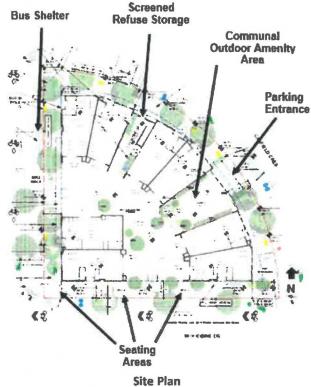
All units are three bedroom layouts that range in size from 129.6 m² (1,395 sq. ft.) to 136.3 m² (1,467 sq. ft.). The units are sited around a central exterior courtyard which includes communal amenity space adjacent to Canfield Crescent as well as private patios. Each unit has a private roof deck and basement level mudrooms with direct access to the parking garage.

The central courtyard provides access to all three fronting streets, with an accessible entrance provided from Canfield Crescent.



The site slopes approximately 0.9 m (3 ft.) from north-west to south-east. The proposed building design and layout responds to the site's topography and triangular shape.

All unit entrances front onto a street, which along with landscaped front yards provide a residential presence on all site frontages. The buildings have a contemporary form and include the extensive use of wood cladding, a material commonly used within the Edgemont Village Centre. The use of local materials within a contemporary building form responds to the design objectives of the Edgemont Village Centre Design Guidelines.



Rental and Affordable Housing

The District's "Rental and Affordable Housing Strategy" (RAHS) states that "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenue, unit sizes etc.) for District residents, and encourage competitive pricing for homes".

The proposal will provide eight townhouse units adding to the diverse mix of housing forms within the Edgemont Village Centre. All of the proposed units are three-bedrooms in size and provide suitable family accommodation within the village centre.

The applicant will also be providing a Community Amenity Contribution (CAC) which could be used towards affordable housing objectives in accordance with the RAHS.

Strata Rental Protection Policy

The District's "Strata Rental Protection Policy" applies to this proposal as it involves development of more than five residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8494 authorizes a Housing Agreement to implement this policy.

Residential Tenant Relocation Assistance

The District's "Residential Tenant Relocation Assistance Policy" would not apply to this proposal as the proposed rezoning does not require the demolition of more than four existing rental dwelling units.

The single-family homes on-site are currently rented. The developer has agreed to provide tenants with a notice period of six months which is in excess of the requirements outlined in the "Residential Tenancy Act", and one month of free rent. The notice period will be secured within the Development Covenant.

Development Permit Areas

If the OCP amendment is approved, the site would be designated as being within the Development Permit Areas (DPAs) for:

- Form and Character of Commercial, Industrial, and Multi-family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction

a) Form and Character of Commercial, Industrial, and Multifamily Development



The proposal is consistent with the OCP Design Guidelines for Ground-Oriented Housing. Examples of conformity include:

- C1.1: Height and Massing: The proposed buildings are less than the typical townhouse building height of 12 m, thereby ensuring a building scale that is appropriate and consistent with the surrounding low-density residential character.
- C1.3: Street Orientation: The proposal provides active residential frontages on Highland Boulevard, Woodbine Drive and Canfield Crescent.
- C2.5 and 2.6: Shared and Private Outdoor Space: The proposal includes shared open space which is accessible, landscaped and protected from the street. Private amenity space is also provided for all units in excess of 9 m² (96.9 sq. ft.).
- C2.11: Parking: All on-site parking is provided underground and not visible from adjacent streets.
- C3.2: Variations in Design: Through considered design variations, the proposal provides an appropriate visual transition in form and scale from the mixed-use character in the Edgemont Village core to the south-west of the site, to the residential character to the east.

Further details outlining the proposal's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

Advisory Design Panel

The proposal was considered by the Advisory Design Panel (ADP) on September 13, 2018 with the Panel recommending approval of the proposal subject to resolution of the Panel's comments.

The applicant has addressed the Panel's comments by reconfiguring the site's interior landscaping which has resulted in a more functional inner courtyard design, with more well-defined courtyard entrances, and an expanded communal amenity area. External cladding has also been modified to increase the use of vertical wood siding.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

As designed, the proposal is consistent with the OCP Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

On December 7, 2020, Council approved a low carbon approach with the District of North Vancouver's implementation of the BC Energy Step Code. The new approach includes a two-tiered system that requires all new Part 9 Residential development to meet either Step 5, or Step 3 with a Low Carbon Energy System (LCES). A LCES uses low carbon energy sources to provide heating, cooling, and hot water for a building, and has a total modelled greenhouse gas intensity of no more than 3kg CO2e/m²/yr. The new requirements apply to any building permit submitted on or after July 1, 2021.

The applicant has considered the District's new low carbon approach to Step Code implementation, the District's Community Energy and Emissions Plan (CEEP), and Council's recent declaration of a climate emergency. In response the applicant has provided a commitment letter to certify the project "NetZero" as an alternative compliance path to the BC Energy Step Code. This is comparable to Step 5 of the Step Code for Part 9 buildings. This approach includes committing to a fully electric building for space heating, domestic hot water heating, and cooking.

For "NetZero" compliance, the proposal will implement the following energy efficiency measures:

- Triple paned windows;
- Increased exterior insulation;
- Exterior Air Barrier;
- Heat Recovery Ventilation (HRV) with enhanced efficiency;
- Insulation in flat roof:
- Full under-slab insulation; and
- Solar Panel Ready Design.

Other sustainable components of the proposal include:

- Enhancements to pedestrian, bicycle and transit infrastructure including:
 - o New sidewalks on Woodbine Drive and Canfield Crescent:
 - o Shared travel lane on Woodbine Drive and bike lane on Highland Boulevard;
 - 16 Electric Vehicle (EV) Level 2 (240v) charging points (one per car space) and
 16 EV bike storage spaces (two per unit); and
 - Wheelchair let down on Woodbine Drive, Highland Boulevard and Canfield Crescent to improve public realm accessibility.
- Comprehensive site landscaping proposal including new street trees.

Further details outlining the proposal'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 OCP amendment and rezoning proceed.

Accessibility

The District's "Accessible Design Policy for Multifamily Housing" states that 15% of units proposed within a ground-orientated multi-family housing development should meet the 'Basic Accessible Design' criteria where feasible, and that the provision of enhanced design features should be explored to allow for future adaptability.

The proposal will provide two units (25%) that meet the 'Basic Accessible Design' criteria and one unit (12.5%) that meets the 'Enhanced Accessibility Design' criteria, and will therefore exceed the minimum requirements of the District policy. All units have been designed to allow for future accessible design additions including an adaptable stair lift and wheelchair-accessible bathrooms.

Vehicle Parking

Vehicle parking is proposed in a single-level underground garage accessed via Canfield Crescent. The ramp to the parking garage will be screened by a single-family style garage door, complimentary in design to neighbouring homes on Canfield Crescent.

A total of 16 parking spaces (2 spaces per unit) are proposed in accordance with Part 10 of the District's Zoning Bylaw. The parking rate is supported by the conclusions of the traffic study completed by Creative Transportation Solutions Ltd, and responds to community concerns regarding parking availability in Edgement Village Centre.

The parking garage has been designed to address the site's spatial constraints and the need to accommodate third party utilities, street tree planting, and landscaping within the Woodbine Drive boulevard. Consequently, eight of the 16 parking spaces proposed

are small car spaces (50% of the total of on-site parking) which is in excess of the 35% permitted within Part 10 of the District's Zoning Bylaw. The increase in small car spaces as proposed, enables the realization of the highlighted public benefits along Woodbine Drive, including space for street tree planting, while ensuring all units are provided with one standard sized parking space. The requirement that one standard sized parking space is provided for each unit will be secured within the Development Covenant.

While no designated visitor parking spaces are proposed within the parking garage, the proposal includes the addition of two parking pockets on Canfield Crescent that will provide seven new on-street parking spaces for use by visitors or the public. These spaces will also assist with deliveries or moving vehicles. Canfield Crescent currently has no formal on-street parking.

One wheelchair-accessible parking space is proposed in accordance with Part 10 of the Zoning Bylaw. The accessible space is located adjacent to access for the enhanced accessible unit.

The proposal complies with the "Electric Vehicle Charging Infrastructure Policy" which requires that 100% of the resident parking spaces proposed feature energized outlets capable of providing "Level 2" charging or higher.

Bicycle Parking and Storage

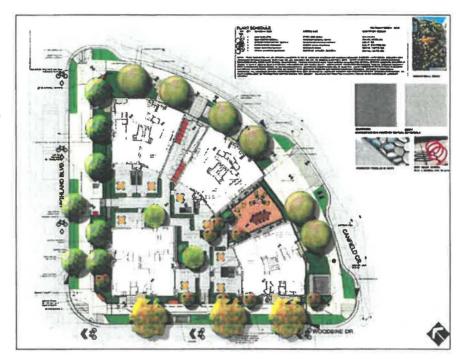
A total of 20 bicycle parking spaces are proposed (2.5 spaces per unit including visitor parking). A total of 16 secure Class 1 bicycle parking spaces are located in the underground parking garage (two spaces per unit), each with an electric bicycle charging point in accordance with the District's "Bicycle Parking and End-of-Trip Facilities" Policy. A total of four Class 2 bicycle parking spaces (0.5 spaces per unit) are proposed and are located adjacent to the site's entrance on Highland Boulevard. The 20 bicycle parking spaces proposed comply with the District's "Bicycle Parking and End-of-Trip Facilities" Policy, with 2.5 spaces provided per unit including visitor parking.

The proposal includes construction of a dedicated bike lane on Highland Boulevard and a shared travel lane on Woodbine Drive. This along with the proposed bicycle parking and supporting electric charging infrastructure, advance the OCP's objectives of promoting alternative modes of transportation for residents.

Landscaping

A landscaping plan (see image on following page) has been submitted which shows extensive planting proposed on all street frontages and within the site. Landscaping has been used on the edges of the site to reinforce the site's residential character, to complement and add texture to the proposed buildings, and to provide a green buffer to soften the interface between the development and the public realm. New street tree planting and grassed boulevards are proposed on all frontages.

Landscaping has been used throughout the site to soften and delineate space. The communal amenity area includes a heavilyplanted edge facing Canfield Crescent. planter boxes, and a green wall. Landscaping is also provided around both private patios and roof decks. This serves to provide increased privacy for residents while also reinforcing the site's residential



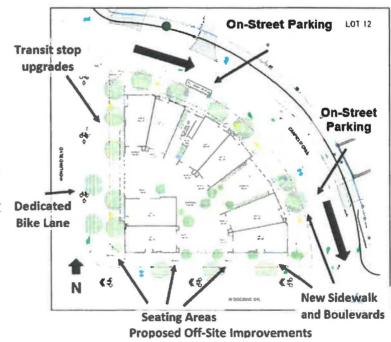
Should the OCP amendment and rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Off-site Improvements

character.

The proposal includes the following off-site improvements:

- Street frontage enhancements including street lighting, street tree planting, and curb, gutter and paving improvements;
- Hydro lines along Woodbine Drive will be undergrounded;
- The existing storm main on Highland Boulevard will be relocated to allow for street tree planting;
- Reconstruction and widening of Canfield Crescent to provide a oneway southbound vehicle travel lane, and seven onstreet parking spaces;



- A new sidewalk and planted boulevard along Woodbine Drive and Canfield Crescent;
- A wider sidewalk and planted boulevard along Highland Boulevard;
- Accessible wheelchair let-downs at each corner of the site:
- Public seating areas at the corner of Highland Boulevard and Woodbine Drive,
 Highland Boulevard and Canfield Crescent, and on Woodbine Drive;
- Upgrades to the existing transit stop on Highland Boulevard adjacent to the site, including a wheelchair pad, bus shelter, and bench in accordance with Translink's "Universally Accessible Bus Stop Design Guidelines"; and
- A dedicated northbound bicycle lane on Highland Boulevard and a shared westbound bicycle/vehicle travel lane on Woodbine Drive in accordance with the Edgemont Village Centre Plan.

The proposal includes the following land dedications:

- Corner cuts at each corner of the site; and
- An approximately 0.40 m (1.3 ft.) wide dedication along Canfield Crescent to allow for a new 1.8 m (5.9 ft.) wide sidewalk.

The estimated total value of off-site works (engineering and landscaping) is \$758,077. The full scope and value of required off-site works will be determined through detailed design work.

Should the OCP amendment and rezoning be approved, the proposal will be required to pay Development Cost Charges (DCCs) at the applicable rate at the date of building permit submission. DCCs are estimated at \$103,360 based on 2021 rates.

Community Amenity Contribution (CAC)

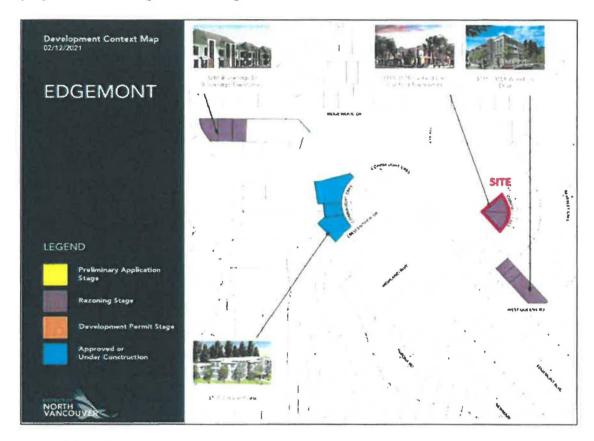
The District's "Community Amenity Contribution Policy" outlines contribution expectations for rezoning applications which result in an increase in density. A CAC of \$176,338 is included in the proposed CD134 Zone. It is anticipated that the CACs from this development will be directed toward the affordable housing fund, park and trail improvements, public art, or other public realm infrastructure improvements.

Construction Traffic Management Plan

To reduce the construction impacts of the proposal on pedestrian and vehicular movements in the area, the applicant has submitted a draft Construction Traffic Management Plan (CTMP).

Should the OCP amendment and rezoning proceed, a final CTMP will be required as a condition of a Development Permit and must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. This requires District approval prior to building permit issuance.

The map below shows the site in relation to other approved and potential construction projects in the Edgemont Village Centre.



The final CTMP must:

- 1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Outline roadway efficiencies (i.e. siting 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 schedules 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.

Concurrence

The proposal has been reviewed by staff from the following departments: Building and Permits, Community Planning, Engineering, Environment, Fire, Legal, Parks, Public Arts, Transportation, and Urban Design.

Ministry of Transportation and Infrastructure

Rezoning Bylaw 8493 affects land lying within 800 m of a controlled access intersection. Therefore, approval by the Provincial Ministry of Transportation and Infrastructure will be required following third reading of the rezoning bylaw and prior to bylaw adoption.

School District 44 (SD44)

School District 44 was provided a copy of the application materials to ensure they were aware of the proposed development. No concerns were expressed.

Public Input

A facilitated Public Information Meeting on September 26, 2018 and was attended by 31 members of the public. Notices were distributed to neighbours in accordance with the District's "Non-Statutory Public Consultation Policy for Development Applications". Two signs were placed on the property, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

Community members generally expressed support for the proposal, with many recognizing the demand for townhouses suitable for families as a more attainable alternative to single-family houses within the area. Questions arose around the proposal's green building approach, parking demand, and construction impacts. Other comments received related to the desire for tree retention, and to convert Canfield Crescent into a one-way street to reduce cut-through traffic. In response, Canfield Crescent has been converted into a one-way southbound street, the proposed landscaping plan has been amended to enhance street tree planting, and the proposed buildings will be fully electric. The retention of existing angled parking on Woodbine Drive was also raised. The proposal will have no impact these parking spaces. The facilitator's report of the Public Information Meeting is attached as **Attachment 5**.

Implementation

Implementation of this project will require an OCP amendment, rezoning, a Housing Agreement, the issuance of a development permit, and registration of legal agreements.

Bylaw 8492 (Attachment 1) amends the subject site from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 3: Attached Residential" (RES3).

Bylaw 8493 (Attachment 2) rezones the subject site from "Single-Family Residential Edgemont Zone" (RSE) to a new "Comprehensive Development Zone 134" (CD134) which:

- Establishes the permitted residential uses;
- Allows home occupations as an accessory use;

SUBJECT: Bylaws 8492, 8493, and 8494: OCP Amendment, Rezoning, and Housing Agreement for a Townhouse Development at 3155-75 Canfield Crescent

June 3, 2021 Page 15

- Establishes the maximum permitted floor area on site;
- Establishes setback and building height regulations;
- Establishes parking regulations specific to this project; and
- Secures the applicable Community Amenity Contribution (CAC).

Bylaw 8494, (Attachment 3) authorizes the District to enter into a Housing Agreement prohibiting any strata bylaw or regulation which disallows long term (i.e. month to month) rentals. A strata can still prohibit short term rentals.

A legal framework will be required to support the proposal and a Development Covenant will be used to secure items such as the details of off-site servicing, accessible design features, and electric vehicle charging. Additional legal documents required for the proposal will include:

- Subdivision plan showing land dedications;
- Statutory right of way to secure public access to sidewalk and bench areas on Woodbine Drive;
- Stormwater management covenant; and
- Registration of housing agreement prohibiting any strata bylaw or regulation establishing rental restrictions on the units.

CONCLUSION:

The proposal assists in implementing the objectives of the District's Official Community Plan, the Edgemont Village Centre: Plan and Design Guidelines, and the Community Energy and Emissions Plan (CEEP). The OCP amendment and rezoning are ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

- 1. Introduce Bylaws 8492, 8493, and 8494, and refer Bylaws 8492 and 8493 to a Public Hearing (staff recommendation); or,
- 2. Give the bylaws no readings; or
- 3. Return the bylaws to staff.

Andrew Norton

Development Planner

Attachments:

- 1. Bylaw 8492 OCP Amendment
- 2. Bylaw 8493 Rezoning
- 3. Bylaw 8494 Housing Agreement (No rental restrictions except short-term)
- 4. Architectural and Landscape Plans
- 5. Facilitator Report from Public Information Meeting

SUBJECT: Bylaws 8492, 8493, and 8494: OCP Amendment, Rezoning, and Housing Agreement for a Townhouse Development at 3155-75 Canfield Crescent

June 3, 2021 Page 16

	REVIEWED WITH:	:		
Community Planning Development Planning Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance	☐ Clerk's Office ☐ Communications ☐ Finance ☐ Fire Services ☐ ITS ☐ Solicitor ☐ GIS ☐ Real Estate ☐ Bylaw Services ☐ Planning		External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:	



The Corporation of the District of North Vancouver

Bylaw 8492

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)".

Amendments

- 2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 3: Attached Residential" (RES3);
 - b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Map 4.1 Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

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

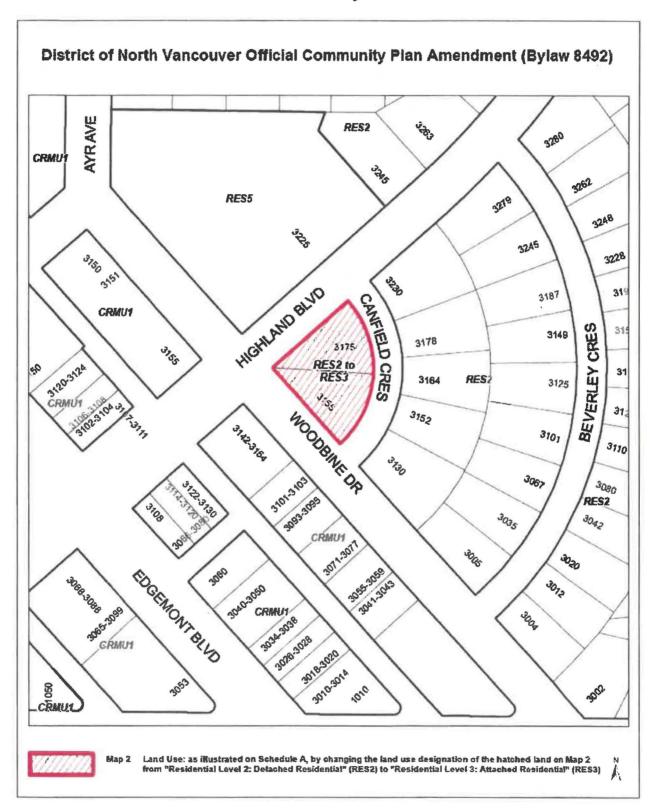
READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

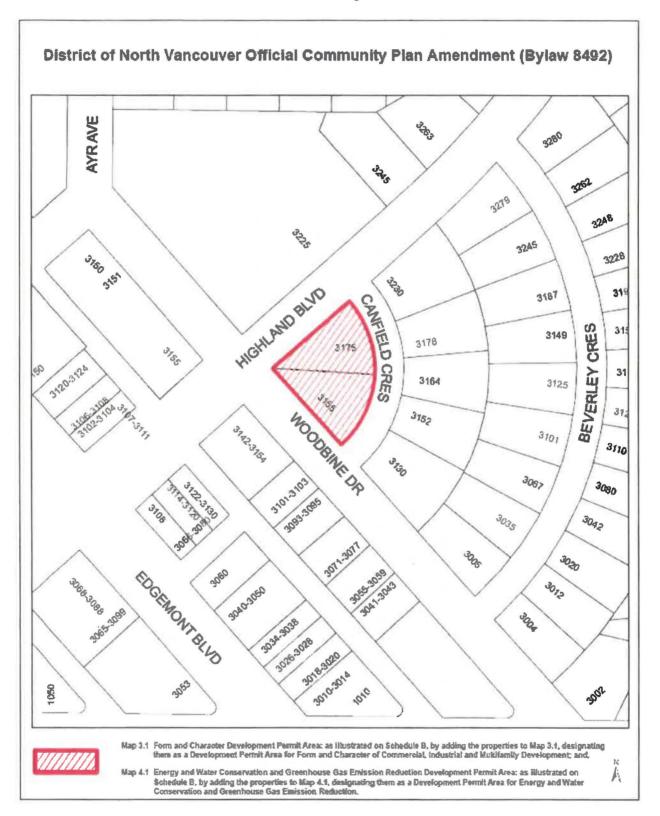
Document: 4675594

Mayor	Municipal Clerk	
Certified a true copy		
Municipal Clerk		

Schedule A to Bylaw 8492



Schedule B to Bylaw 8492





The Corporation of the District of North Vancouver

Bylaw 8493

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 1408 (Bylaw 8493)".

Amendments

- 2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - (a) Part 2A, Definitions is amended by adding CD134 to the list of zones that Part 2A applies to.
 - (b) Section 301 (2) by inserting the following zoning designation:

"4B134 Comprehensive Development Zone 134

"Comprehensive Development Zone 134

CD134"

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

•

CD134

The CD134 zone is applied to:

- i) Lot 1 Block 44 District Lots 598 To 601 Plan 7812 (PID: 007-805-616); and
- ii) Lot 2 Block 44 District Lots 598 To 601 Plan 7812 (PID: 010-531-602).

4B 134 - 1 Intent

The purpose of the CD134 Zone is to permit a ground-oriented multi-family residential development.

4B 134 - 2 Permitted Uses

The following *principal uses* shall be permitted in the CD134 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential Use

4B 134 – 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; and
 - ii) Balcony, patio and deck enclosures, and rooftop trellises are not permitted.

4B 134 – 4 Accessory Use

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

4B 134 - 5 Density

- a) The maximum permitted density in the CD134 Zone is limited to a floor space ratio (FSR) of 0.45 and 2 *residential* units.
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Any floor area below finished grade;
 - ii) Rooftop storage to a total maximum of 20 m² (215.3 sq. ft.);
 - iii) Private rooftop terraces: and
 - iv) Areas of underground parkade, including access ramp.
- c) For the purposes of calculating FSR, the lot area is deemed to be 1,330.9 m² (14,326 sq. ft.) being the site size at the time of rezoning.

4B 134 – 6 Amenities

a) Despite Subsection 4B134 – 5, permitted density in the CD134 Zone may be increased to a maximum of 1,064.7 m² (11,460.8 sq. ft.) gross floor area and a maximum of 8 residential units, if the owner:

- Contributes \$176,338 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a. The Affordable Housing Fund;
 - b. Park, trail, environmental, plaza, or other public realm improvements;
 - c. Municipal or recreational service facility, or facility improvements; and/or
 - d. Public art and other beautification projects.
- ii) Enters into a Housing Agreement prohibiting any strata bylaw or regulation establishing rental restriction on the units.

4B 134 - 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially-exposed parking structure, and window wells, balcony columns, roof eaves, alcove projections, or projecting balconies, all to a maximum depth of 2.0 m (6.5 ft.), as established by the development permit and in accordance with the following regulations:

Setback	Buildings (Minimum Setback)					
East (Canfield Crescent)	2.74 m (9 ft.)					
South (Woodbine Drive)	3.1 m (10.2 ft.)					
West (Highland Boulevard)	3.1 m (10.2 ft.)					

b) Decks and patios are excluded from the setback requirements.

4B 134 - 8 Height

The maximum permitted height is:

a) Townhouse building: 10.0 m (32.8 ft.)

4B 134 - 9 Coverage

- a) Building Coverage: The maximum building coverage is 45%; and
- b) Site Coverage: The maximum site coverage is 50%

4B 134 – 10 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 utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located

underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B 134 - 11 Parking, Loading and Servicing Regulations

a) Parking is required as follows:

Use	Parking Requirement					
Resident	Minimum of 2 spaces per unit					
Visitor	Minimum of 0 spaces per unit					
Universal	Minimum of 1 space					

- b) The height of parking spaces shall be in accordance with the dimensions indicated in Section 1005.1 of this Bylaw and maintained over the entire area of the space, except for underground parking spaces adjacent to Woodbine Drive which are permitted to have a reduced minimum clear height of 1.22 m (4 ft.) for a maximum depth of 1.22 m (4 ft.) of the parking space.
- c) The minimum width of the drive aisle at the entrance to the underground parkade shall be 6 m (19.7 ft.) for a minimum depth of 8 m (26.3 ft.), and thereafter the minimum drive aisle width shall be 3.65 m (12 ft.) until egress into the underground parkade.
- d) Small car parking spaces are permitted under the following conditions:
 - i) The ratio of small car parking spaces in the CD134 Zone shall not exceed 50% of the total vehicle parking requirement.
- e) Bicycle parking is required as follows:

Use	Bicycle Parking Requirement					
Resident	Minimum of 2 spaces per unit					
Visitor	Minimum of 0.5 spaces per unit					

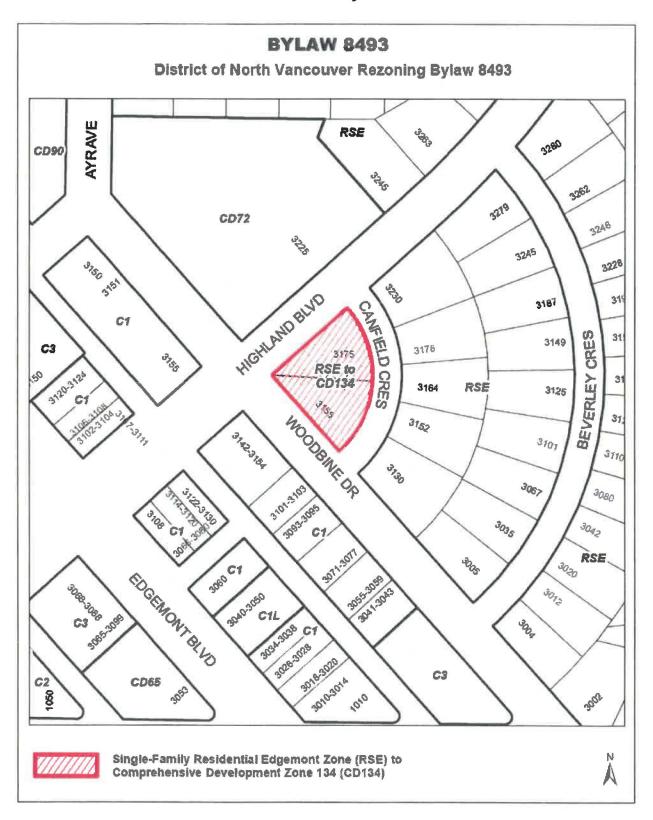
- f) Except as specifically provided in 4B134 11 a), b), c), d) and e), parking shall be provided in accordance with Part 10 of this Bylaw."
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single-Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 134 (CD134).

READ a first time

PUBLIC HEARING held

READ a second time							
READ a third time							
Certified a true copy of "Bylaw 8493" 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 8493



The Corporation of the District of North Vancouver

Bylaw 8494

A bylaw to enter into a Housing Agreement							
The Council for The Corporation of the District of North Vancouver enacts as follows:							
Citation							
1. This bylaw may be cited as "Housing Agreement Bylaw 8494, 2021 (3155-3175 Canfield Crescent)".							
Authorization to Enter into Agreement							
 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Canfield Crescent Development Inc. substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands: 							
 a) Lot 2 Block 44 District Lots 598 to 601 Plan 7812 (PID 010-531-602); and b) Lot 1 Block 44 District Lots 598 to 601 Plan 7812 (PID 007-805-616). 							
Execution of Documents							
 The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement. 							
READ a first time							
READ a second time							
READ a third time							
ADOPTED							
Mayor Municipal Clerk							
Certified a true copy							

Municipal Clerk

225 Document: 4675616

Schedule A to Bylaw 8494

SECTION 219 COVENANT - HOUSING AGREEMENT

THIS AC	GREEMENT is dated for reference the day of, 20
BETWE	EN:
	CANFIELD CRESCENT DEVELOPMENT INC. (Inc. No. BC1104155) a company incorporated under the laws of the Province of British Columbia having an office at $420-1112$ West Pender Street, Vancouver, BC V6E 2S1
	(the "Developer")
AND:	
	THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the <i>Local Government Act</i> , RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5
	(the "District")

WHEREAS:

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

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

1. **DEFINITIONS**

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. ______ issued by the District;
- (b) "Lands" means land described in Item 2 of the Land Title Act Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than 15 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the Strata Property Act;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8297 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

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

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

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

3.02 Rental Accommodation

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

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 <u>Vote</u>

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

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296), is not adopted by the District's Council before March 4, 2022 the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. **DEFAULT AND REMEDIES**

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant of any Unit or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 <u>Time</u>

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail or by personal service, to the following address for each party:

If to the District:

District Municipal Hall 355 West Queens Road North Vancouver, BC V7N 4N5

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words "must" and "will" and "shall" are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

(d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.

(e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8297

7.07 Governing Law

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

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

GRANT OF PRIORITY

WHEREAS		"Chargeholder") is	the	holder	of	the	following	charge	which	is
(a)		(the "Charge");								
AND WHEREAS the Chargehold	er agr	ees to allow the Sect	ion :	219 Co	/ena	ant l	nerein to h	ave prio	ority ov	er

the Charge;

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

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

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ATTACHMENT 4



AERIAL VIEW [RENDERINGS ARE CONCEPTUAL ONLY]

RENDERINGS

DP.2



RENDERINGS

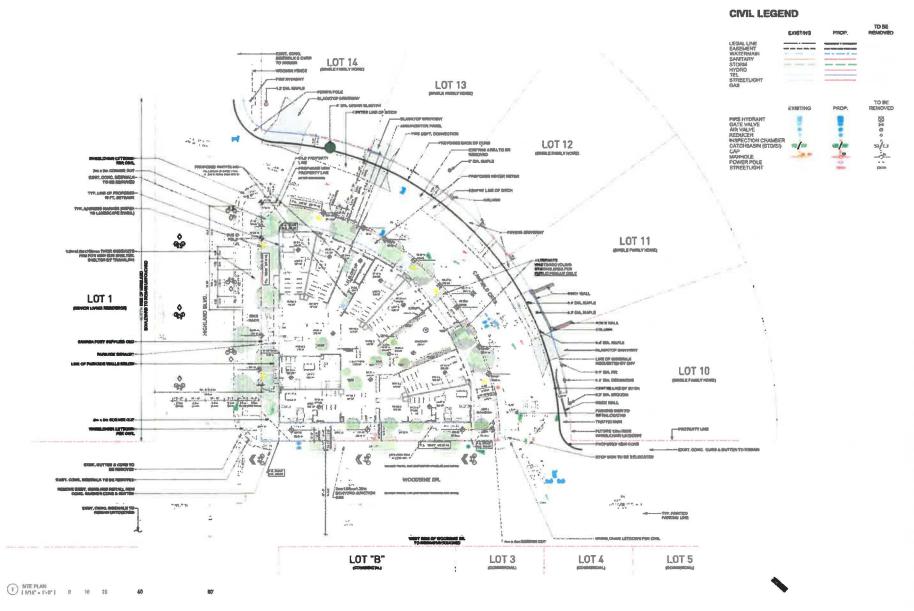
GRIMWOOD: DP.2b



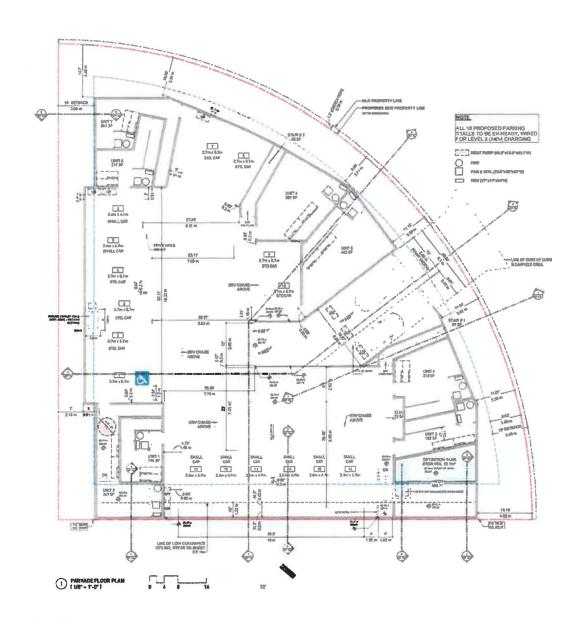
COURTYARD VIEW [RENDERINGS ARE CONCEPTUAL ONLY]

RENDERINGS

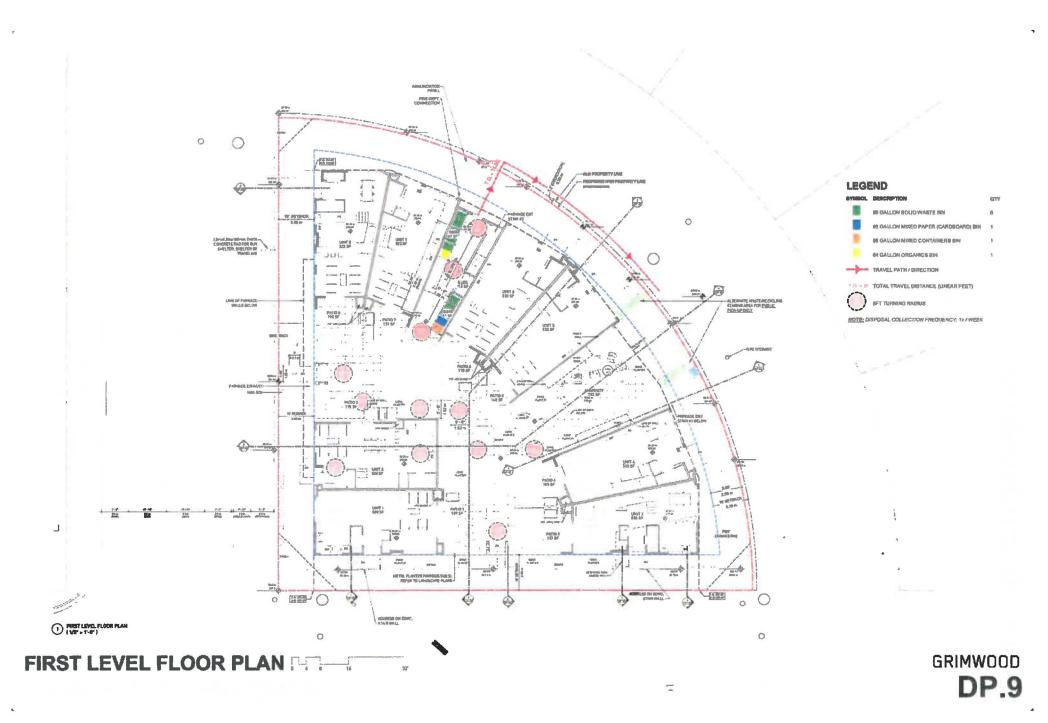
GRIMWOOD DP.2c

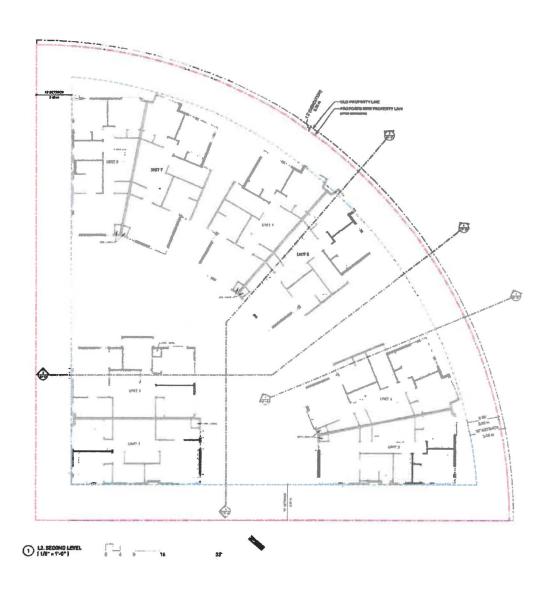


SITE PLAN

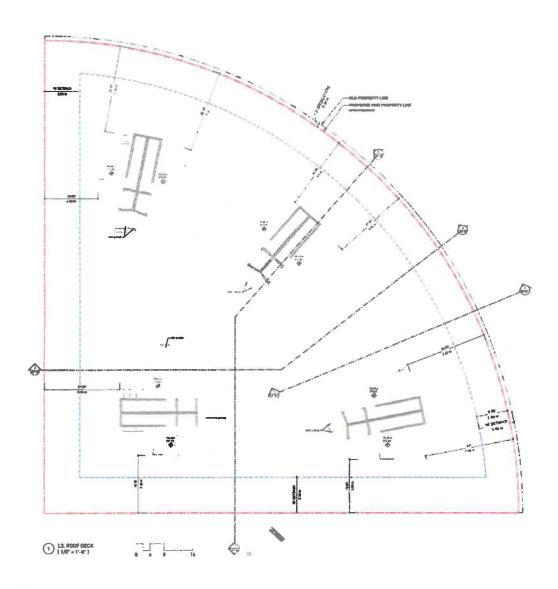


PARKADE FLOOR PLAN

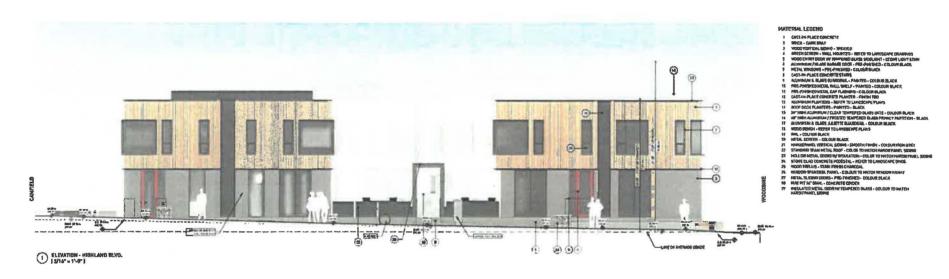




SECOND LEVEL FLOOR PLAN

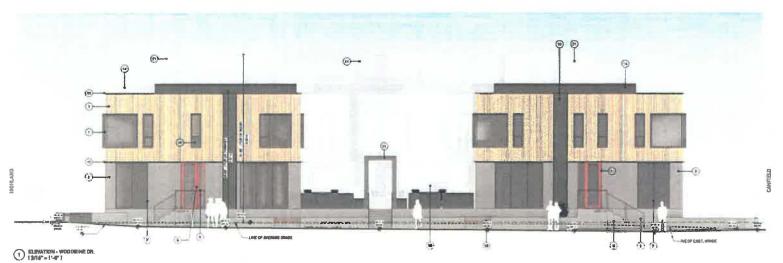


ROOF DECK FLOOR PLAN





HIGHLAND BLDV. & CANFIELD CRES. ELEVATIONS



HATERIAL LEGEND

- TERMAL LEGERAD

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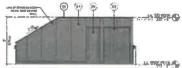
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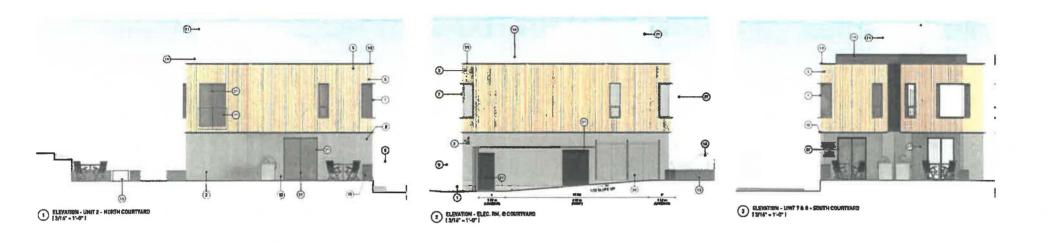
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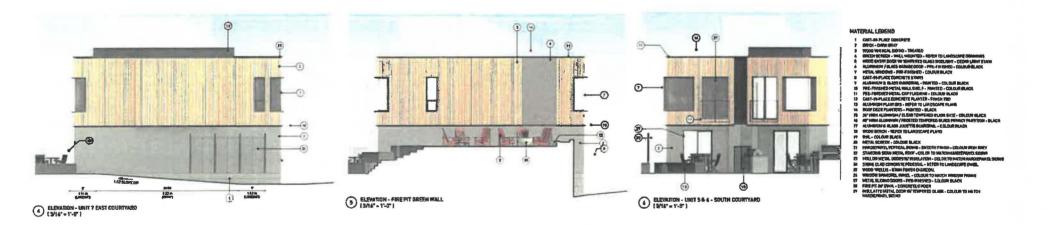


BLEVATION - TYPICAL ROOF DECK WALL

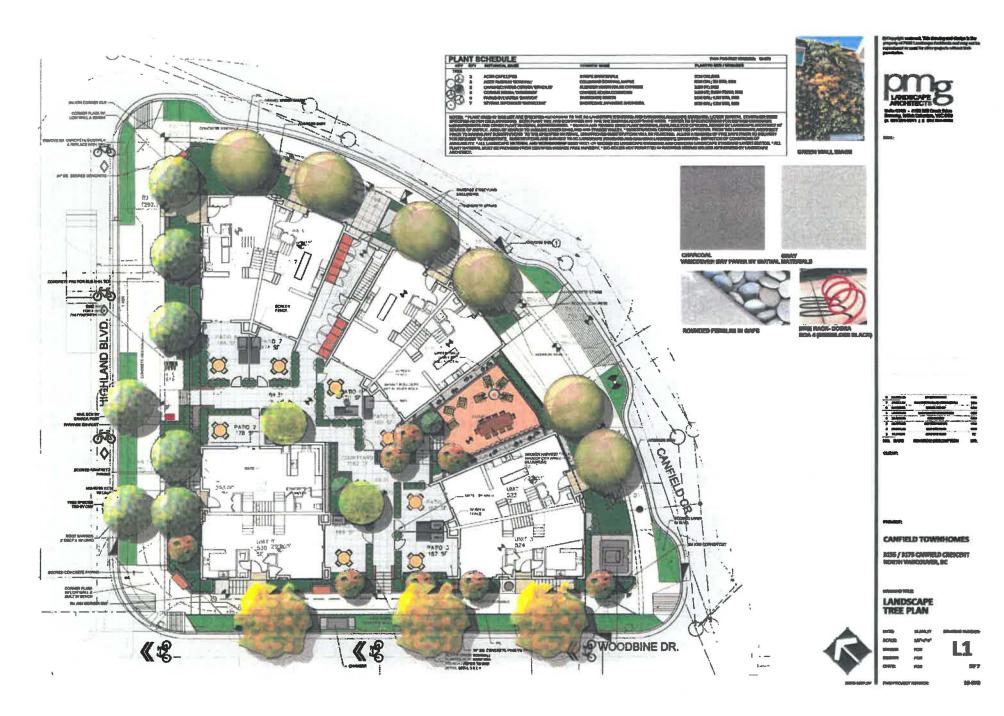


WOODBINE DR. & COURTYARD ELEVATIONS





COURTYARD ELEVATIONS



3155-3175 Canfield Crescent Rezoning Application

Public Information Meeting Summary Report

Event Date:

September 26, 2018

Time:

6:30pm - 8:30pm

Location:

Café Artigiano Edgemont, 3154 Highland Blvd, North Vancouver

Attendance:

31 members of the public signed in.

Comments:

6 comment sheets and 11 e-mails 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 18 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 Ads

Newspaper ads were placed in the North Shore News on Wednesday, September 19, 2018 and Friday, September 21, 2018. A copy of the ads is included in Appendix A.

Notification Signs

Two signs were installed on the property on September 11, 2018, providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Project Presentation

A full copy of the applicant's presentation is provided in Appendix D.

Attendance:

31 members 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:

Carly Rosenblat, Planner

Project Team:

- Joelle Calof, Vice-President, 14 Property Group
- Myron Calof, President, 14 Property Group
- Michael Oord, Project Partner
- April Green, Project Partner
- Thomas Grimwood, Architect
- Caelan Griffiths, Landscape Architect
- Brent Dozzi, Traffic Engineer
- Donato Battista, Project Manager
- Jake Howe, Director Pre-Construction

Facilitators:

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

Overview:

The meeting was held in a Public Information Meeting format. The meeting began with an Open House, where participants could browse the display boards and engage with the project team directly. The Open House was followed by a presentation and facilitated question-and-answer period. A 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, September 26, 2018, to October 10, 2018. Six comment sheets and 11 emails were submitted within the comment period.

The general tone of the evening was support for this development proposal, both for the applicant and for the design. Most participants were acquainted with the I4 team due to their extensive neighbourhood outreach prior to the public information meeting. Participants noted that the proposal conformed to the Edgemont Local Plan. Community members also recognized the demand for townhomes in the neighbourhood as a more attainable alternative to single-family houses. Questions arose around traffic circulation, with the suggestion made to the DNV by several attendees to consider making Canfield a one-way street. There were questions about whether there was enough parking for visitors, and generally the attendees agreed there would be enough angled public parking, outside of business hours, for guests to share.

The overall development proposal was supported by most participants.

Public Dialogue:

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

Q1 Will this be a "green" project?

A1 The DNV recently increased the minimum standard for green building. This project will comply with Step Code 3. An energy advisor has been retained to ensure the project

meets Step Code 3. All parking stalls are set up for EV charging. Charging stations are also available for electric bicycles.

- Q2 I think the plan looks great, but the merchants are tired of the construction in the neighbourhood. We are concerned about all of the development.
 - A2 We will do our best to mitigate impact of construction and keep it on site. Our construction contractors are here tonight to listen to your concerns.
- **C3** I am in favour of this proposal. It conforms to the Edgemont Local Plan. Besides, if two singlefamily homes were proposed instead, construction would take longer, and the community would have no say in the matter. I support housing that is attainable for our "missing middle" demographic.
- **Q4** I really like the concept here. I am feeling development fatigue. I am concerned about the removal of trees. Are the new parking stalls for residents only? What about visitors? A4 One tree will be removed. Guests will share the off-site public parking.
- Q5 What is happening with the proposed bicycle lane and existing angled parking on Woodbine? While bike lanes are great, I am concerned about the loss of on-street parking if the angled parking changes to parallel parking to accommodate the bike lane. **A5** DNV staff are still working out the details.
- Q6 16 parking stalls are not adequate: more space is required for EV charging, because EV stations are not parking stalls. This situation is even more challenging once you factor in visitor parking. A6 Thank you – we will follow up with our transportation engineer.
- **C7** This is close to a frequent transit route. Many households who live in townhouses in the centre of the neighbourhood will not own two cars.
- **C8** There is not enough parking on the street today. Traffic will be worse with more development. Please Introduce a traffic calming measure on Canfield. The DNV should restrict Canfield to oneway traffic to reduce rat-running through the neighbourhood.
- **C9** I also support a one-way street on Canfield.
- C10 I also support one-way traffic on Canfield. The DNV should retain the angled parking on Woodbine.
- C11 Lam a realtor. Families need townhouses like these!
- Q12 Where will builders get access to the site for construction? The main staging area is proposed on the corner of Woodbine and Canfield, which A12
 - would be closed off for the duration of the construction.
- C13 Parking is only an issue during business hours. After hours, there is plenty of on-street parking nearby.

- C14 It is refreshing that the developer has spoken directly with neighbours!
- C15 Love it! I think the merchants will come to love it.
- C16 This open dialogue is great! This is a relatively small project: construction will be OK.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. Six comment sheets and 11 emails were submitted. The main themes from the comments received included:

- Ensuring that neighbours and merchants are notified about road closures and construction
- Many respondents expressed wanting to keep angled parking on Woodbine and suggested that
 Canfield to be converted to a one-way street to reduce cut-through traffic
- Many respondents voiced support for the project. Reasons for support included the proposed design, underground parking, housing for the "missing middle" and down-sizers, and the project team's proactive consultation with neighbours
- Limiting street lighting to two lights only on Highland Blvd and Woodbine Drive so the lights do
 not inappropriately shine into homes at night
- Maintaining as many native trees as possible on the site
- One respondent opined that 16 parking stalls are not sufficient for 8 units with visitors.

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. 18 invitations were distributed by hand to the surrounding community, and 31 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Five comment forms and 11 emails 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
- watching a presentation
- participating in a facilitated question and answer period
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to traffic circulation, impacts of construction activity, and general development fatigue. Most of the community members that spoke at the meeting expressed explicit support for this project. Participants noted that families and younger people are looking for townhomes in the area as an alternative to an expensive single-family house. They expressed satisfaction that the developer spoke directly to neighbours in

advance of the meeting. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday September 19, 2018

A40 | SPORTS

ISSNEWS.COM FIGTER BROTH METHON WEDNESDAY, SEFTEMBER 19, 2018

Record falls at Grouse Grind Mountain Run

A record fell as bundreds climbed in the Groupe Grind Mountain Rus held Saturday on the popular North Vancouver ididing traff.

Madinon Sands of Maple Ridge set a new offi-

wall record for the women's sca, chocking a time of a new order and record for the women's sca, chocking a time of 36 miletates and two seconds for the gruefling three-lifometer course with an elevation gain of BSJ metres up the after of forestee Mountain. The previous record of 50.52 was set by Kristin Shirmager Stelen.

Resealed Stammer of Merch University of the Stammer Stelen.

Personal Spence of North Vancouver for-lated second on Spherday with a time of 32.37

followed by Robyn Mildren of Vancouver with a Une of 34:00.

Unite of 34900.

On the mea's side, West Vancouver's Jordan Gameette chained top apot with a time of 2830. Coming in secund was Erle Caster of Squarrists with a time of 28216 followed by Marten 1810 What Vancouver in third place with a time of 28507.

The Grouse Grind, known as Mother Nature's Stairmasler, includes 2,830 total stairs. reaction a Statembales, increases 2,899 serial statem-participants in the annual rean are encouraged for raise funds for BC Children's Houghlat, white Greates Mountain donates a purition of the proceeds from the race to the BC Children's Houghlaf Foundation.

The fast cast ever of ficial time for the event to

25:01.



Madison Sends tright) of Maple Ridge rips up the trail on her way to setting a new efficial record in the Grouse Grind Mountain Ren. Proto Mas, Mountain

Public Information Meeting

14 Property Group is hosting a Public Information Meeting to present the reconing development proposal for 3155-3175 Canfield Crescent. The proposal is for 8 townhouse units (located in 4 buildings) with 16 underground parking stalls.

Please join us on Wednesday, September 26 from 6:30 to 8:30 pm at Cafe Artigiano to learn about the proposal, view proposed designs, innet the project team, and provide your feedback.

Public Information Meeting Details

Wednesday, September 26, 2018 630 - 830pm. Presentation at 215pm. Cafe Artigiano (3154 Highland Blvd, Horch Vancouver)

Location:





information packages are being distributed to residents within approximately 100 metres of the proposed development site. If you would the more information please contact feel a Calof at Is Property Group at 604-6464-455 EA. 704 or Carly Rosenblat at the Ostaric of Mode Vancouses at 604-799-9717 or bring your questions and comments to the meeting.

Please nate: this is not a Public Mearing. District of Morth Vantouver Countil wall receive a repor from staff on issues raised at the meeting and will formally consider the proposal at a later date

Capilano Rugby Club kicks off 50th season in style

Capliano Ringly Chib celebrated the start of its 50th season with their bouse opener augment their longtime treat, Successiver's Secularity Budy Chib.
Several original sensions of the chib were no land for the ignor and recognized in a cersiony before licibal. The club was formed in 3998 following a more revenent to North

in 1969 following a marger between the North Vancusser-based North Share All Blacks and

Vancouser-based New All Blacks and the West Vancouser-based New All Blacks and the West Vancousery Barthurinau.

On Saharhigh the Capiliana premier trees, wearing retus Jerseys inspired by the 1999 nequal, capped off. a day of celebrations with a 46-28 win over Meralions.

In other opening day action the Capiliano premier women got their someon started with a base, scoring a 77-0 win over Meralions.

Meralions agut use back in premier near's reserve beam action, scoring a 27-0 win. Shreatons also necessal away to bits 3 action, stopping Capiliana 18-13.

The Capiliano pleasifer seets will be at Poste again this States of the Santon Santon



Capitano's Johnny Franklin mates a tacide while Rob Cattanach provides support.





Bucky Siltern and John Langley lead a group of original Capitano Rugby Club members in an onfield exercisony marking the start of the club's 50th season. Protos Neth Mobilities

Newspaper Advertisement: North Shore News, Friday, September 21, 2018

A42 | MUSIC



The Brad Wait Foundation was founded in August 2017 in memory of Bradley Bryan Wait who lost his 31 month battle with brain cancer on July 15, 2017 at the age of 42. Brad was an avid and passionate golfer.

Proceeds from this year's Memorial Golf Tournament will go to North Shore Camp Kerry - bereavement counselling for children/teens who have lost a parent or sibling



Golfers, Hole Sponsors, and Silent Auction donors are needed to support this event.

For details and to donate: www.bradwaitfoundation.ca or email helen@bradwaitfoundation.ca

Brad Wall, born July R. 1975, died July 15, 2017

FRIDAY SEPTEMBER 28 - 12:30 START SEYMOUR GOLF & COUNTRY CLUB 3723 MT SEYMOUR PARKWAY















JAPANESE BREAKFAST American India musician, Japanese Breakfast, returns to

Public Information Meeting

14 Property Group is hosting a Public Information Meeting to present the rezoning development proposal for 3135-3175 Confield Creecent. The proposal is for B townhouse units (located in 4 buildings) with 16 underground parking stalls.

Please join us on Wednesday, September 26 from 6:30 to 8:30 pm at Cafe Artigiano to learn about the proposal, view proposed designs, meet the project team, and provide your feedback.

Public Information Meeting Details

Wednesday, September 26, 2018 6:30 - 8:30pm. Presentation at 7:15pm Date: torations Cafe Artigiano (3154 Highland Blvd, North Vancouver)

SITE MAP



Information packages are being distributed to residents within approximately 100 nextres of the proposed development site. If you would like more information please contact poetle Caloff at 14 Property Group at 304-668-4155 En 364 or Carly Resemblet at the district of Month Mancouver at 604-990-377 or bring your questions and comments the meeting.

Piease note: this is not a Public mearing. District of North Vanctures' Exuncil will receive a repor-from staff on issues raised at the receiving and will formally consider the proposal of a later date





Notification Flyers

Please Join us at our Public Information Meeting

14 Property Group is hosting a Public Information Meeting to present the development proposal for 8 townhouse units at 3155-3175 Canfield Crescent with a proposed density of 0.8 FSR.

Each unit contains three-bedrooms and is located in four buildings. A common courtyard amenity includes private patio space for each unit and a shared seating area with a fire pit. There are 16 underground vehicle parking spaces proposed for the development, which will be accessed off of Canfield Crescent.

DETAILS

Date: Wednesday, September 26, 2018

Time: 6:30 - 8:30 pm

6:30 7:15 pm Open House

7:15 7:45 pm - Presentation by Project Team

7:45 8:30 pm - Facilitated Question and Answer Session

Location: Cafe Artigiano Edgemont (3154 Highland Blvd, North Vancouver)

MEETING LOCATION: CAFE ARTIGIANO

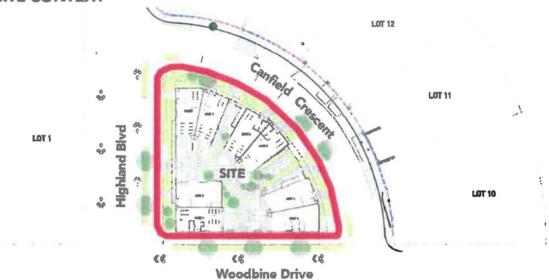


Please Note: Information packages are being distributed to residents within approximately 100 metres of the proposed development site in accordance with the District of North Vancouver policy.

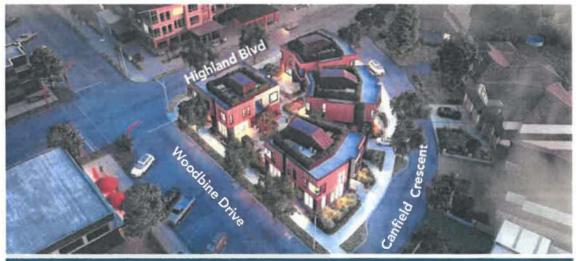
The Public Information Meeting will provide:

- An overview of the proposed design and land use;
- Information about project details and proposed timeline; and
- An opportunity to ask questions and provide your input.

SITE CONTEXT



DESIGN CONCEPT



QUESTIONS?

Joelle Calot Vice President, 14 Property Group t: 604-688-4155 Ext 304 | e: joelle.calot@i4pg.com Carly Rosenblat Planner, District of North Vancouver t: 604-990-3717 | e: RosenblatC@dmv.org PROCESS FOR APPLICATIONS REQUIRING REZONING

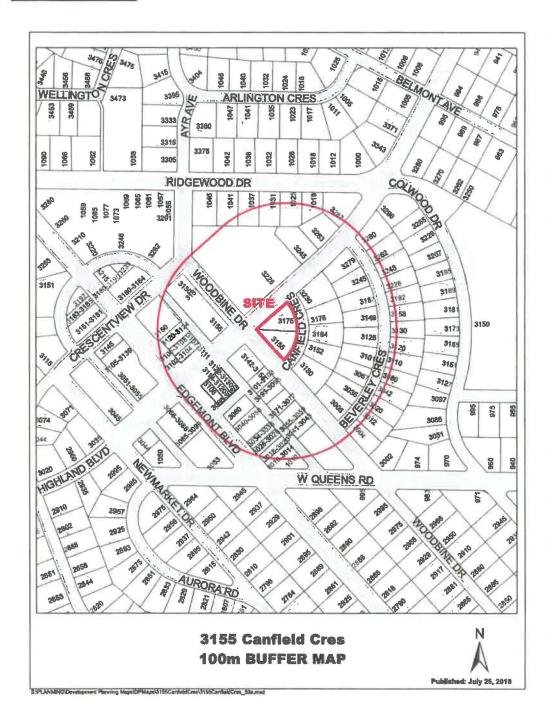
THE DISTRICT OF NORTH VANCOUVER **Typical Timeframe** #1 Proponent submits Preliminary Application which includes ←-- 3 - 6 months opportunity for feedback from the community #2 Proponent submits Detailed Rezoning Application #3 Planning co-ordinates review by staff and advisory bodies #4 Information Report to Council Planning informs Council on the applicant's intention to hold a Public Information Meeting in the neighbourhood **#5 Public Information Meeting WE ARE Public** Meeting is organized and held by the applicant in Input the neighbourhood #6 Detailed Staff Report 6 months -1 year Detailed report to Council on the project including a summary on the outcome of the Public Information Meeting. Report recommends Council introduce rezoning bylaw and set a Public Hearing date or reject the application. Council requests Rejection Revisions Public __ #7 Public Hearing Held Input #8 Bylaw Returned to Council Council may request clarification on Issues raised at the Public Hearing, defeat, the Bylaw, or give 2nd and 3rd reading #9 Council adopts Bylaw or defeats Bylaw Typical Range:

15-20 months*

Should you wish to contact District Council, they can be reached at:

council@dnv.org
*Time requirements can vary due to the specifics of individual projects.

Notification Area Map

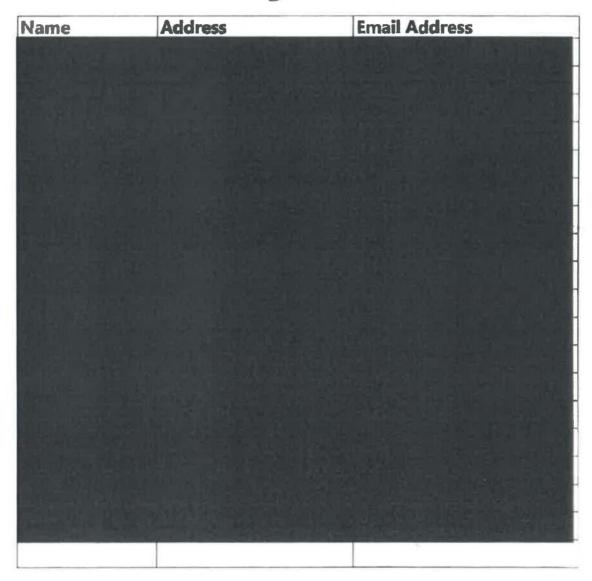


Appendix B - Sign-In Sheets 1 and 2:

3155-3175 Canfield Crescent PIM Sign in Sheet

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3155-3175 Canfield Crescent PIM Sign in Sheet



Appendix C - Public Comments: Written Submissions:

COMMENT SHEET The District of North Vancouver

PROPOSAL:

Applicant: Canfield Crescent Limited Partnership.

Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I will support your development

Your Name Street Address Please check this box if you desire your contact information to be available to the applicant:

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Precious of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duty sutherized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat Tel: 604-990-3717

District of North Vancouver - Community Planning Department 355 West Queens Road, North Vancouver, BC V7N 4N5 Email: rosenblatc@dnv.org

Document 3683783

Petersson Planning Consulting

PROPOSAL:

Applicant: Canfield Crescent Limited Partnership.

Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

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Your Nam

Street Address

Please check this box if you desire your contact information to be available to the applicant.

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District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683763

Petersson Planning Consulting

PROPOSAL:

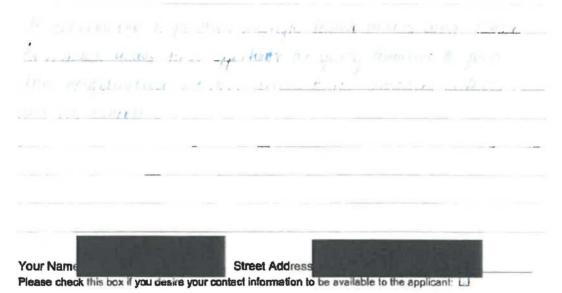
Applicant: Canfield Crescent Limited Partnership.

Address:

3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):



The personal information collected on this form is done so pursuant to the Community Cherter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duty authorized under another Act. Further information may be obtained by speaking with The District of North Vencouver's Manager of Administrative Services at 604-990-2207.

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District of North Vancouver - Community Planning Department 355 West Queens Road, North Vancouver, BC V7N 4N5 Email: rosenblatc@dnv.org

Document: 3683783

Petersson Planning Consulting

PROPOSAL:

Applicant: Confield Crescent Limited Partnership.

Address:

3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Your Name Street Address Please check this box if you desire your contact information to be available to the applicant:

The personal information collected on this form is done so personal to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal Information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly sufferized under another Act. Further Information may be obtained by speaking with The District of North Vencouver's Manager of Administrative Services at 604-990-2207.

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District Planner: Carly Rosenblat Tel: 604-990-3717 District of North Vancouver - Community Planning Department

355 West Queens Road, North Vancouver, BC V7N 4N5

Email: rosenblatc@dnv.org

Document: 3683783

Petersson Planning Consulting

PROPOSAL:

Applicant: Canfield Crescent Limited Partnership.

Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Your Nam Street Address Please check this box if you desire your contact information to be available to the applicant: L.

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Please return, by mali or email by October 16th, 2018 to:

District Planner: Carly Rosenblat Tel: 604-990-3717

District of North Vancouver - Community Planning Department 355 West Queens Road, North Vancouver, BC V7N 4N5

Email: rosenblatc@dnv.org

Dogument: 3683783

Petersson Planning Consulting

From: Sent:

September 26, 2018 7:30 PM

To:

Carly Rosenblat

Subject:

3155 & 3175 Canfield Cres

Dear Carty,

and I attended the open house tonight and it was very well done, we appreciated the efforts the developers have gone through to make this a boutique development in an ever changing area, it appears that this project will fit in nicely with the area and we look forward to utilizing the amenities it will provide.

I spend a lot of time in Edgemont with business meetings and friends that live very close to the development.

Looking forward to scoing the finished product.

North Vancouver Resident



From: Sent: To:

September 27, 2018 8:55 AM Carly Rosenblat 3155- 3175 Canfield

Subject: Attachments:

3155- 3175 Car 0113_001.pdf

As attached.

Regards,

1

PROPOSAL:

Applicant: Canfield Crescent Limited Partnership.

Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

This project has obviously been very well designed with a lot of thought having gone into the surrounding neighbourhood, and it makes excellent use of a difficult space. It will undoubtedly bring much needed slightly higher density to an area historically starved of multi family housing, hopefully at a price that is affordable to new residents.

The developer appears to be engaged in the community and is trying to work with them to reduce construction stress.

I like the idea of making Canfield Cres a one way street going south as I believe that it will stop out through traffic.

All in all a very thoughtfully designed project that will undoubtedly enhance the area.

Very nicely designed and I am definitely 'for' the development.

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: L

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Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-890-3717

District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

PROPOSAL:

Applicant: Canfield Crescent Limited Partnership.

Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- EXCELLENT	- RESENTATION
- PROJECT	APREARS WELL CONCEIVED PHYSICALLY AND LOW DENSITY
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SUPPOUN DU	NG WHOUSES, COMMERCIAL & RESIDENTIAL.
- ACCESS A	ND PAPELUE NOT AT ISUE
- ULGRADING	OF SIDEWALKS, BUS STOP, BIKE LAWES A 316 PLUS
FOR THE	NEIGHTSELE HOD
	Market and the second
Your Name	Street Address
	if you desire your contact information to be available to the applicant;

This personal information outlected on this form is done so pursuant to the Constantly Charter and/es the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. This personal information collected herein will be used only for the purpose of this public consultation process writers is subsected by its owner or is compelled by a Court or an agent duly authorized under shorter Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-890-2207.

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Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document 3683783

PROPOSAL:

Applicant: Cenfield Crescent Limited Partnership.

Address:

3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I attended the meeting on September 26, 2018.

I liked the developer's design of the buildings, landscape plan, and entrance off of Canfield for the townhouse parking.

My comments refer to the traffic flow on Canfield Cres. and the angle parking on Woodbine Drive.

The residences that live on Canfield Cres. stated that night that Canfield should be a ONE-WAY Cres. and I fully agree; entering off of Highlands and exit onto Woodbine Drive. I live on Beverley Cres., the next Crescent to Canfield and people cut through Beverley constantly, I can only image with Canfield being closer to the village it is more often. Usually these people are in a hurry, only interested in getting from A to B, fastest route possible, distracted and no attention paid to the neighbourhood around them.

Secondly, ANGLE PARKING on Woodbine should remain angled parking! It would be a huge mistake to take the angled parking away from Woodbine, or any angled parking in the village. It provides more parking, and easier parking. I would suggest one or two stalks of 15 minute parking for quick pick-up or drop off, (as at the library in the village).

Your Name	Street Address	
Please check this box if you desire your	contact information to be available to the applicant	

The personal information collected as this form is done so pursuant to the Community Charles endion the Local Government Act and in assordance with the Friedom of Information process refers to the purpose of this public consultation process refers its release is authorized by its owner or is compelled by a Court or an agent duly sutherized under another Act. Further information may be obtained by specking with The District of North Vencouver's Manager of Administrative Services at 604-650-2207.

Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenbiat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenbiatc@dnv.org

Document 3683763



October 8, 2018

Feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent.

Good afternoon Carly,

I was happy to attend the Public information meeting on Wednesday September 26, 2018. This development as you know encompasses the entire south side of our small neighbourhood Crescent and as such is very important to both my lifestyle and my investment. I have owned this home and actively invested in many ways in our community for years now. I grew up in Upper Capilano, moving away and then returning when it came time to have children and settle.

While I support the development and have been most happy with the developer's transparency and efforts in meeting with the local residents directly affected by the potential changes, I do have concerns over some of the requests of DNV Engineering.

If I understand correctly it is DNV and not the developer requiring the entrance to the complex to be off Canfield rather than Woodbine. I still have concerns around that. A suggestion that has been put forward by all residents of our tiny block to mitigate potential traffic and entrance/exit problems to the new strata, street parking safety, pedestrian safety, right hand turn across bike lane onto Canfield should it remain 2 way and to impose traffic calming, is the implementation of a one way street, flowing north to south, on Canfield Crescent. Both North and South Connaught Crescents are one way, yet Canfield is not. As supported by the findings of the developer I4PG's Traffic Study, Canfield already has community traffic zipping through our short crescent to avoid the 4 way stop right hand turn. It would be timely to change Canfield Crescent to one way at the time of I4PG's construction. Such an innovative move, as suggested again at the Public Information Meeting, would provide traffic calming. Canfield Crescent currently has children living on it and we are hoping the new development will is also designed in such a way as to encourage families to our neighbourhood and thus children to our road. I strongly request that should this development go through, Canfield Crescent be made into a one way street at the time of development.

I also would like to reiterate that mid crescent street lighting is overkill on our tiny Crescent. Street lights at both ends of the Crescent in conjunction with entrance lighting at the sidewalk juncture with front entrances of the new townhome (mimicking the lighting at the ends of the driveways of the two new homes on our short road) should be designed in such a way as to provide adequate lighting for the Crescent and not bothersome over lighting that will be the result of any addition of mid crescent street LED lights. Added mid street lighting will shine too brightly into bedrooms and homes presently on Canfield, Beverly and Highland and the new homes proposed Canfield by IAPG. I do not see over lighting the

street as a selling feature for the developer or a good expenditure of their monies and I would prefer the developer use that money for high quality, visually appealing, west coast style exteriors. Full size LED street lighting at each end of Canfield on Highland Blvd and on Woodbine Avenue are sufficient for this development. Please do not add street lighting mid Canfield Crescent.

The discussion of the removal of angled parking on Woodbine came up among neighbours again at I4PG's information meeting as it did at Omicron's recent information meeting. I think it is important to remind that when this was discussed at the March 2014, Edgemont Village Centre Plan and Design Guidelines, angled parking on Woodbine was seen by the community as an important way to preserve parking for shoppers who make Edgemont a destination. Edgemont merchants are very important to our community and we must continue to attract unique small businesses to the village and keep their businesses afloat despite high lease costs. Anything we can do to attract destination customers to augment our local neighbourhood customers must be pursued, or in this case maintained. I remain of the opinion that adding new underground parking is great, however there are seniors and others who do not like to and will not park in undergrounds. Parking is a problem for customers in Edgemont Village as it is, please do not reduce the number of above ground parking spots, please do not remove angled parking from Woodbine.

One last consideration and this is personal to our home and lot angle. If the large tree north need be removed for road improvement, please consider if there is any way to replace it with a small tree. This tree softens the view we have of the busier Highland Bivd, the new 246 bus stop and the many homes at Amica whose residents look over our driveway (as well as Amica's employees who smoke, coffee break and pick up at the north west end of our Crescent. I can assure you this is true as the Amica residents enjoy tell me all the time of what is happening in my driveway ©. As our kitchen is on the north west corner of my home and I spend a lot of time there, any ideas to keep my view soft and not completely wide open to Highland and Amica would be appreciated.

Thank you for your serious consideration.

Regards,



From:

Sent: To: October 04, 2018 1:43 PM

Carly Rosenblat

Subject:

Fwd: Proposed Development - 3155/3175 Canfield Crescent

Forwarding some notes regarding the Canfield Crescent proposal. Not sure if these go to yourself or the facilitator, would you forward if necessary please.

Subject: Proposed Development - 3155/3175 Canfield Crescent

Some follow up notes to the Sept 26 public information meeting.

I support the proposed development based on the following observations:

- the proposed project complies with previously approved Edgemont Village Centre Plan and Design Guidelines.
- the proposal reflects the anticipated transition between the commercial core and the adjacent residential area,
- the proposal provides additional housing with the size of units suited for families and 'down-sizers'
- the proposal is close to existing good public transit service. Route 146 between down town Vancouver and Lonsdale Quay. Route 232 between Phibbs Exchange and Grouse Mountain. These routes include service to primary schools (Cleveland, Canyon Heights) and secondary schools (Handsworth, Carson Graham)



Sent from my iPad

275

From: Sent:

October 04, 2018 11:38 PM

To: Cc: Carly Rosenblat Rip Family

Subject:

Comment Sheet - Proposed Development at 3155 & 3175 Canfield

Attachments:

DNV Comment Sheet 3155 - 3175 Canfield.pdf

HI Carly

Please see the attached comment sheet regarding the above-noted proposed development.

Kind regards

Sent from Mail for Windows 10

1

we are very concerned about increased number of vehicles, especially in regards to the safety of our young children and other road users. We understand that the District wishes to widen Canfield Crescent so it has two 3 metre lanes as well as a parking lane. We already see significant numbers of speeding vehicles that use the very short Canfield Crescent as a cut-through from Woodbine to Highlands in order to avoid the 4 way stop. Canfield is such a short Crescent that there is very little time to react when vehicles come barreling around the corner using Canfield as a shortcut.

Widening Canfield Crescent to 2 lanes will exacerbate this safety problem considerably as many more cars will use our residential street as a way to avoid the traffic calming of the 4 way stop at Woodbine and Highlands.

We request that, if the District widens Canfield Crescent as we believe they Intend to do, that they also designate Canfield Crescent as a one-way street with traffic direction southbound from Highlands to Woodbine which would limit its use as a shortcut. Commany Crescent (currently seeing significant construction) is also a one-way street and there are many examples of other one-way streets in North Vancouver

Carly Rosenblat From: Sent: October 05, 2018 12:30 PM To: Carly Rosenblat Subject: 3155-3175 Canfield Crescent Hi Carly, As a resident of would like to provide my feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent. While I support the proposal, it is my understanding that DNV Engineering is requiring the developer to include street lights on Canfield Crescent as part of the improved streetscape plans. Modern LED street lights are very bright and in my view are inappropriate for what is a short, narrow "Local Road" (as designated in the street classification) such as Canfield Crescent. My concern is that any street lights installed mid-block on Canfield Crescent will present an intrusive glare through the bedroom windows at the Please keep the street lights on Highland Blvd. and Woodbine Drive. They are not needed on Canfield Crescent. Your Truly.

From: Sent:

October 06, 2018 6:10 PM

To:

Carly Rosenblat

Subject: 14PG Proposal 3155-3175 Canfield Crescent feedback

October 2018

Attn: Carly Rosenblat

Feedback Public Information Meeting 8 townhomes 3155-3175 Canfield

- At the time of construction, should this development proceed, please designate Canfield Crescent one way, north to south in order to mitigate potential safety issues regarding:
 - · Entrance and exit safety for the new development and the present homes on Canfield
 - · Traffic safety and speeding on Canfield
 - · Pedestrian safety on Canfield
 - Traffic and bicycle safety at right hand turn onto Canfield across the new proposed bike lane on Woodbine
 - · Traffic calming
 - · Of note Canfield is the only short crescent in Edgemont that is not one way
- 2. Reduce impact to front yard landscaping of present owners homes on the Canfield as much as possible; the large tree at the to our privacy, view noise etc.
- Please limit street lighting to Highland Blvd. and Woodbine Drive. Additional street lighting is not needed on Canfield Crescent and additional LED's will impose on current residences, neighbouring residences on Beverly, Highland Blvd, and Woodbine and the new homes built by I4PG.

Contact Information may be made available to developer

Sincerely



1

From:

Sent:

October 11, 2018 4:41 PM

To:

Carly Rosenblat Canfield proposal

Subject: Attachments:

SKMBT_C65018101107110.pdf

Please see my comments about Parking on Woodbine and the Canfield project, attached.

Happy to discuss further and would appreciate hearing about any information going on about traffic flow in the village area, ie meetings etc that are upcoming.



PROPOSAL:

Applicant:

Canfield Crescent Limited Partnership.

Address:

3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Cantest use of property - design is great.

Cantest should be tought only

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as a truth parties, is more elaborated by the formula.

Your Name

Street Address

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Please check this box if you desire your contact information to be available to the applicant;

Please return, by mail or email by October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

From: Sent:

October 16, 2018 1:35 PM

To:

Carly Rosenblat

Subject: Canfield Crescent 3155 & 3175 Development Application

Attention: Carly Rosenblat

Dear Carly,

In response to the application for a development of 8 townhomes on Canfield Crescent made by Canfield Crescent Limited Partnership, I wish to provide the following input:

While the townhome design appears relatively attractive and the architect has used the space very effectively, I have several concerns about this development.

- 1. Provision for resident parking totals only 16 underground spaces. At street level there will be space for 6 vehicles; however these will not be dedicated "Canfield Crescent residents' parking only" but will be available to anyone wishing to park in the vicinity of the village. Given that the townhouses are 3 bedroom units, realistically the residents will most likely have at minimum 2 vehicles per household. Yet there could be a family with additional members who own a vehicle think grown children who are residing at home or at least are of driving age and therefore may also own a vehicle. It would also be fair to assume that the townhouse residents as well as other residents on the other side of Canfield Crescent will have guests, visitors staying, who need to park vehicles. Where are all these people to park? As it is right now, parking in the village is a nightmare and even with Grosvenor soon to be having approximately 370 spaces for customers and residents, street parking will be at a premium. Therefore, it would be better to designate the street spaces on Canfield Crescent as Residents ONLY. I also suspect that residents of the townhouses facing Highland or Woodbine will have deliveries or will be inclined to stop "Briefly, just for a few minutes" and temporarily block the road, although that would pose a problem on Highland where there will be a bus-stop. Again, another reason to make the spaces at street level on Canfield as Residents Only.
- 2. All of the trees currently on this property will be felled. Yes, certainly the developer will be required to plant new non-indigenous species of trees, but we are losing an alarming number of indigenous codars and first hat are a central aspect of the North Shore landscape and character. (The disgrace on Crescentview and Connaught on the property is a prime example of complete disregard for our trees!) We cannot afford to remove so much of our green canopy. These trees as well are home to native wildlife and birds and a crucial part of the ecology of our community. In this development proposal, in addition to removing ALL the trees on the site, additional trees on the single home properties on the other side of Canfield Cresent are slated to be removed in order to widen the street. I strongly object to this occurring. Surely these trees can be preserved and the street reconstruction can be adjusted to accommodate them.
- 3. Above all, I have a concern with the scope and timeline of this development. While construction at the Grosvenor site and Boffo I site is nearing completion, it cannot be overstated that the merchants of Edgemont Village are being gravely affected by the duration and scale of redevelopment already underway within the Edgemont Village community: they are suffering loss of business and re-development fatigue.

 Similarly, as a resident living in close proximity to the village and simultaneously enduring perennial residential home development in my own neighbourhood, I, like many of my neighbours, am totally fed up with the noise, disruption and major inconvenience of all this construction. Soon work on Boffo II and the

E

property on Connaught, both substantial developments, is supposedly going to begin and then there are the other applications including most particularly the Omicron commercial/residential development on Woodbine. It would be insane to have Omicron's development under construction and this one on Canfield anywhere near being within the same time frame! This one should be delayed until the others have been entirely completed and a demolition permit must not be issued until immediately before construction/development is to begin (we do not need another utterly unsightly clearcut lot remaining fallow for half a year!!)

I am supportive of a variety of housing options and these townhouses appear to be offering a good alternative to single family dwellings, and appealing to those wishing to downsize. I have no illusions, however, that these will be an affordable housing alternative. Certainly it is a far better choice than yet another condo development.

As a least with this development there is public input that would not be offered if the existing homes were re-developed by a private residential developer.

I respectfully submit by comments and concerns and agree to having my contact information available to the applicant.

Yours sincerely,



From: Sent:

October 16, 2018 11 39 PM

To:

Carly Rosenblat

Subject:

Comment on Canfield Cres Development Application

To Carly Rosenblat, District Planner District of North Vancouver.

I attended the Open House for this development and liked the proposal.

I just wanted to make 3 comments:

- 1) Street tree plantings around this development. I remember the ornamental cherry trees in the village, which dropped fruit which then stained the sidewalks. These trees had to be replaced. Please avoid a similar choice. The maple trees in the village core are beautiful for many months of the year and perhaps could be replicated here.
- 2) Please do not take away the angled parking on Woodbine.
- 3) Please avoid too much or any brick facing on this building. This was mentioned at the meeting, but is not a common building material in this area.

Thank you.



Appendix D: Project Presentation



OUR PROJECT TEAM







GRIMWOOD







OUR HISTORY



- Myron Calof founded I4PG in 2002 and brings 38 years experience in Real Estate Development, Land Acquisitions, and Financing
- Joelle Calof joined in 2010 and brings 23 years experience in Sales, Design, and Project Management
- I4PG has completed Over 1 million SF of Residential,
 Commercial, Mixed-Use projects across B.C and Alberta

OUR CORE VALUES

INSPIRED INFORMED INNOVATIVE INVESTED



OUR LOCAL PROJECTS



700 Marine Drive North Vancouver



Galleries Squamish



Studio SQ Squamish



PremiereNew Westminster



Siena Burnaby

EDGEMONT VILLAGE POLICY CONTEXT



LAND USE DESIGNATION

Property located in 'Residential Periphery', designated for **Multiplex** development, transitioning between the Village core and surrounding residences.

MULTIPLEX DEFINITION

The Edgemont Village Centre: Plan and Design Guidelines defines Multiplexes as triplexes, fourplexes, and small rowhouses, up to 2.5 storeys with density from 0.6 FSR to 0.8 FSR.

OUR APPROACH



- Study the Edgemont Village Centre: Plan and Design Guidelines (2014 Village Refresh)
- Engage an Experienced Townhome Architect



- Consult with DNV Planning & Engineering Department
- Hire Expert Consultants: CREUS, HWM, CTS, ETRO, PMG, ICS



- Seek Guidance from the EUCCA Executive (2014 Village Refresh Co-Authors)
- Work with our Canfield Crescent Neighbors

OUR PROJECT VISION



To build homes we want to live in that appeal to people of all ages and stages of life

To show the neighborhood how density can be sensitively achieved through design and detail

To help Edgemont Village welcome a new generation of homeowners and residents

SITE PLANNING





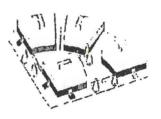


SITE + PLANNING CONTEXT

URBAN EDGE/INTERNAL MEWS TRANSITION/CONNECTIONS







ADDRESS STREET FRONTAGE

LANDSCAPE + OPEN SPACE

DETAIL + MATERIALITY

SITE MASSING PLAN



Scale the density transition from 2 to 4 buildings

Address each street frontage around the Site

Recreate a landscaped corner public realm

Maintain an open and welcoming presence to the Secondary Gateway

Anchor the Residential Periphery with similar complimentary materials

HIGHLAND/WOODBINE RENDERING



CANFIELD CRESCENT PERSPECTIVE



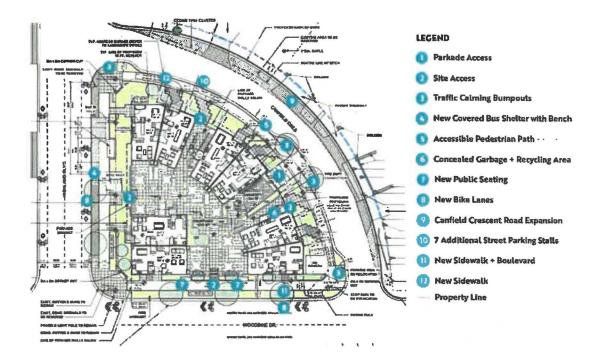
COURTYARD PERSPECTIVE



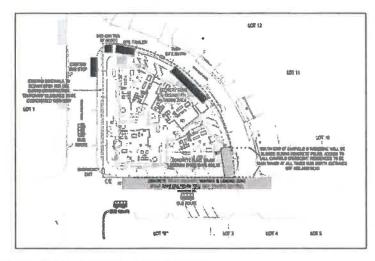
SITE LANDSCAPE PLAN



LOCAL TRAFFIC IMPOVEMENTS



CONSTRUCTION MANAGEMENT



- An off-site location will be determined for trades parking
- Work hours and noise to comply with DNV Bylaw
- Advance notifications of truck routes to be posted on site
- Canfield Crescent residents to have access via Highland Boulevard at all times

ESTIMATED TIMELINE-16 MONTHS

DEMO EXCAVATION	PARKADE	STRUCTURE	EXTERIORS	INTERIORS
/ WEEKS 1 MONTH	2 MACINITHS	4 MONTHS	4 94040110	5 MONTHS

COMMUNITY BENEFITS



8 townhomes with 3 bedrooms and 3 bathrooms, below-grade storage,



Step Code Energy Compliance Level 3 for Part 9 Buildings to support District's Energy and Water Conservation/GNG Emission Reduction Objectives



Integrated public seating on Woodbine Avenue



7 new street parking stalls on Confield Crescent



EV Charging Stations in parkade to residents



Secure blke storage for 2 bikes per uni



Controlled intgation strategies for landscaping



Road Improvements on Highland Boulevard, Woodbine Arenue, and



New sidewalks on Woodbine Avenue iprimary school route) and Canfield Crescent



New shared bike lane on Woodbine Avenue, new designated bike lane or Highland Boulevard



New bus sholter with bench and



Community safety measures include pedestrian-level down lighting, secure countyard access, illuminated entries

OUR LOCAL PERSPECTIVE



EVBA

"WE SHARE YOUR CONCERN ABOUT MAINTAINING THE VILLAGE CORE SHOPPING EXPERIENCE."

EUCCA

"WE VALUE YOUR COMMITMENT TO UPHOLD THE EDGEMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES."

COMMUNITY

"WE RESPECT YOUR
NEED FOR A SAFE AND LIVEABLE
NEIGHBOURHOOD DURING
CONSTRUCTION."

FROM MYRON & JOELLE

"Real Estate Development requires creativity, commitment, and teamwork.

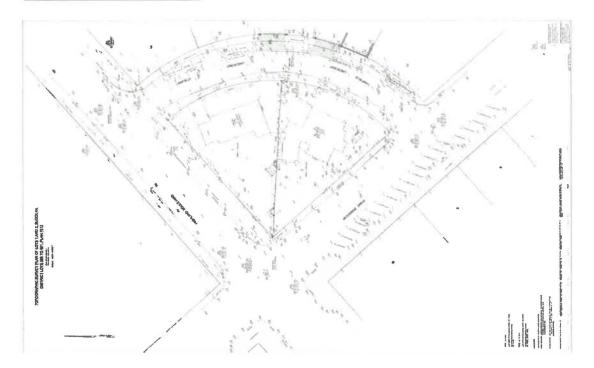
We are nothing without our architects, designers, and consultants.

Above all, we love what we do and we are proud to be builders."





SITE SURVEY



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AGENDA INFORMATION

Regular Meeting

Date: 567

Date: Sept. 27, 2021

Date:







The District of North Vancouver REPORT TO COUNCIL

September 1, 2021

Other:

Case: 08.3060.20/039.21 File: 08.3060.20/039.21

AUTHOR: Afrooz Fallah, Planning Assistant

SUBJECT: DEVELOPMENT VARIANCE PERMIT 39.21 - 2733 Byron Road

RECOMMENDATION:

THAT Development Variance Permit 39.21 (Attachment 1), be issued to allow construction of a new single-family dwelling with a secondary suite at 2733 Byron Road.

REASON FOR REPORT:

The proposed construction includes variances to the Zoning Bylaw that require Council's approval.

SUMMARY:

Mr. Barry Fenton and Mrs. Lynn Fenton owners of 2733 Byron Road, have applied for a Development Variance Permit to accommodate construction of a new single-family dwelling with a secondary suite at 2733 Byron Road.

The new single family dwelling will be constructed in its former layout replacing the previous structure damaged by fire.

The former house complied with the Zoning Bylaw that was in effect when it was built in 1973. Due to subsequent

STANDISH DR

STANDISH DR

STANDISH DR

WALPOLE CRES

changes in zoning regulations, the previous house design does not comply with the District's current Zoning Bylaw.

2763

1784

7760

RS3

NPL

The proposed construction requires two variances:

- 1. Maximum height for flat roof (2 in 12 or less roof pitch)
- 2. Maximum upper storey floor area

ANALYSIS:

Site and Surrounding Area:

The subject site has an approximate area of 791 m² (8,514 sq. ft.) and is currently occupied by a vacant single-family house.

The site and surrounding lots are zoned Single-family Residential 7200 Zone (RS3) as seen in the following context map and air photo.



Zoning Bylaw Compliance:

The construction requires the following variances:

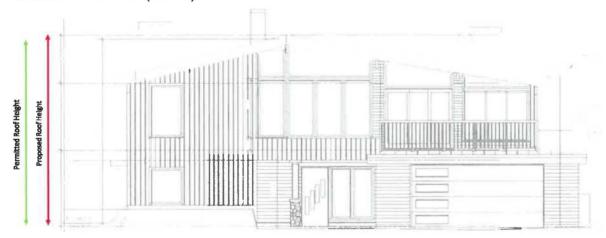
Regulation	Required/ Permitted	New Work	Variance
Flat Roof Height	6.71 m	7.1 m	0.39 m
	(22.0 ft.)	(23.3 ft.)	(1.3 ft.)
Upper Storey Floor	95.9 m ²	159.3 m ²	63.4 m ²
Area	(1,032.3 sq. ft.)	(1,714.7 sq. ft.)	(682.4 sq. ft.)

DISCUSSION:

The proposed construction for a new house in its former layout requires variances due to subsequent changes to the Zoning Bylaw.

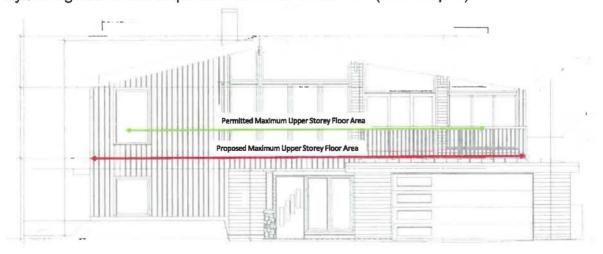
Maximum Roof Height:

The proposed roof is a low-slope roof (a pitch of 2-in-12) and has been reviewed based on flat roof regulations in the Zoning Bylaw. Under the existing RS-3 Zone, the maximum flat roof height for a principal dwelling is 6.71 m (22.0 ft.). The applicant is proposing to increase the maximum roof height to 7.1 m (23.3 ft.) which requires a variance of 0.39 m (1.3 ft.).



Maximum Upper Storey Floor Area:

The original house was designed in a West Coast post and beam style and had a larger floor area on the upper storey. The current Zoning Bylaw requires that upper storey floor area not exceed 75% of the total floor area of the largest storey below. The proposed upper storey floor area is 95.9 m² (1,032.3 sq. ft.) and the main floor area is 127.8 m² (1,376 sq. ft.). The proposed upper storey floor area exceeds the Zoning Bylaw regulation and requires a variance of 63.4 m² (682.4 sq. ft.).



September 1, 2021

Development Permit Area for Wildfire Hazard:

The proposed house is located in a Wildfire Interface Area and requires a Development Permit for Wildfire Hazard. An Arborist Report, and a Wildfire Hazard DP Area Assessment Report was prepared by Diamond Head Consulting, dated May 26, 2021. There are no trees/hedges slated for retention due to the condition of the trees and the objective to reduce wildfire hazard. None of the trees are considered "protected" by the District's Tree Protection Bylaw (Bylaw 7671).

Wildfire Hazard DP issuance is delegated to staff and the DP application will be reviewed relative to development permit guidelines as outlined in the Official Community Plan (OCP).

Notification:

In March 2021, prior to submitting the application, the applicant consulted with nearby residents. Seven letters of support were submitted with the application.

As part of application process, the District circulated an information letter to adjacent neighbours and the Blueridge Community Association to inform them of the application. Two responses were received from neighbours providing support for the proposal. Staff also received an email from the Blueridge Community Association in support of the application.

Statutory notification advising that Council will be considering whether to issue Development Variance Permit 39.21 will be sent to the adjacent property owners. Response to this notification will be provided to Council prior to consideration of the application.

Conclusion:

This application is to accommodate the construction of a house in its former layout and requires variances due to subsequent changes to the Zoning Bylaw. Staff are supportive of the application as the proposed variances will allow for the re-building of the house on the lot in its former configuration, prior to significant damage by fire.

OPTIONS:

The following options are available for Council's consideration:

- Issue Development Variance Permit 39.21 (Attachment 1) to allow for construction of a new house at 2733 Byron Road (staff recommendation); or
- 2. Deny Development Variance Permit 39.21.

Respectfully submitted,

Afrooz Fallah Planning Assistant

Attachments:

- 1. Development Variance Permit 39.21
- 2. Redacted Public Input

September 1, 2021

	REVIEWED WITH:	
Community Planning Development Planning Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance	Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services Planning	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:





355 West Queens Road North Vancouver BC V7N 4N5 www.dnv.org (604) 990-2311

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 39.21

This Development Variance Permit 39.21 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) to accommodate a new single-family dwelling on the property located at 2733 Byron Road, legally described as Lot 35 Block J District Lot 2024 Plan 13756, (PID: 008-506-680) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 9, Subsection 498 (1) of the Local Government Act:
 - 1. The maximum building height is increased from 6.71 metres (22.0 feet) to 7.1 metres (23.3 feet);
 - 2. The maximum upper storey floor area is increased from 95.9 square metres (1,032.3 square feet) to 159.3 square metres (1,714.7 square feet).
 - 3. The relaxations above apply only to the proposed single-family dwelling as illustrated in the attached drawings (DVP 39.21 1-3).
- B. The following requirement is imposed under Subsection 504 of the <u>Local Government</u> <u>Act</u>:
 - Substantial construction as determined by the Manager of Development Services shall commence within two years of the date of this permit or the permit shall lapse.

Mayor		
Municipal Clerk		
Dated this	day of	,

2733 Byron Rd., North Vancouver, B.C. - FIRE LOSS / REPLACEMENT

Architect: SCOTT GORDON ARCHTECT Energy/ Envelopes 250 - 21600 Vestimites they. Encount of Envelopes 250 - 21600 Vestimites they. Elements Group 250 - 21600 Vestimites they. Elements Brown Bro

LEGAL DESCRIPTION

DRAWING LIST

ARCHITECTURAL DRAWINGS STRUCTURAL DRAWINGS

A-1 Site Plan, Statixt / Project Team
A-2 Floor Plans

S-1.0 S-2.0 professore Code

SCOTT

GORDON

AIBC AAA

160 Lions Bay Avenue Lions Bay, B.C.

P

39

Company Reportment at them of terms. This other has design to even if all force prevaints the students of property of Stock Cherton Angillact, and thought for shoul offered the

2733 Byron Rd. N. Vancouver, B.C.

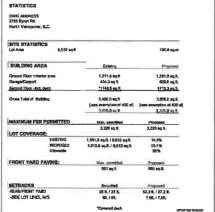
> Site Plan, Statistics

> > A1.0

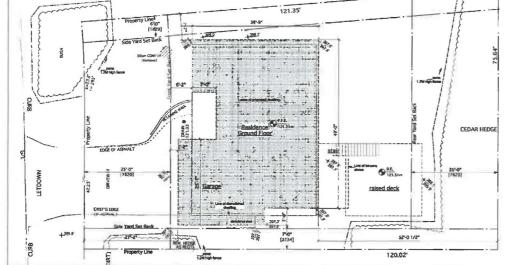
VON 2E0 Tel. (604) 220-6272

ARCHITECT

1-3 Building Elevations/Section

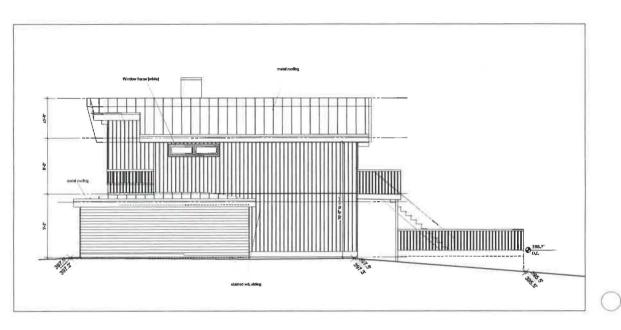


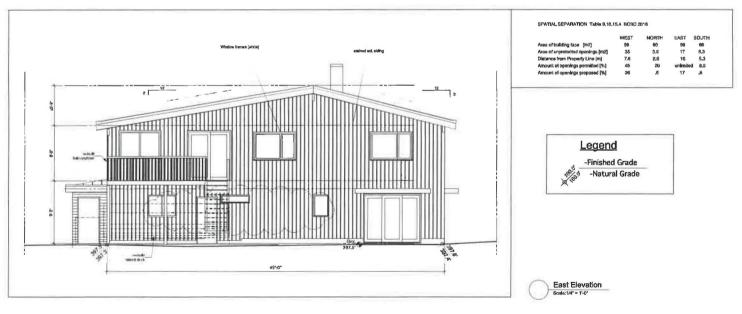


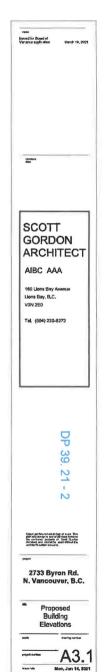


Site Plan/Roof Plan

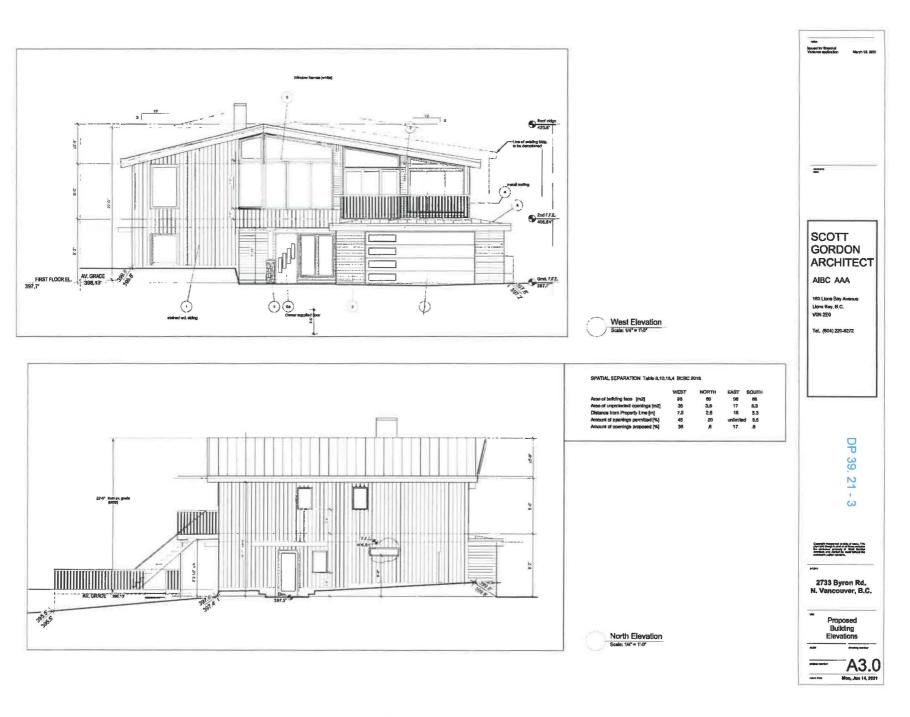
Legend
Serinished Grade
Natural Grade







South Elevation





REDACTED PUBLIC INPUT FOR 2733 BYRON ROAD

DEVELOPMENT VARIANCE PERMIT FOR SINGLE FAMILY DWELLING

Letters of Support Provided by the Applicant



29 March 2021

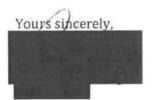
Members of the District of North Vancouver Board of Variance 355 West Queens Road North Vancouver, B.C. V7N 4N5

	ince Meeting of 15 April 2	2021
Letter of Support for Reconstruction of Residence of		
	Road, North Vancouver	
We are pleased to furnish this letter supprebuild their residence essentially in acc		proposal to r plan of the home they
ost by fire last September. I and my	live	
- the attached photo of	house was take	en on 27 March 2021
REAL PROPERTY OF THE PARTY OF T	We have lived at	since

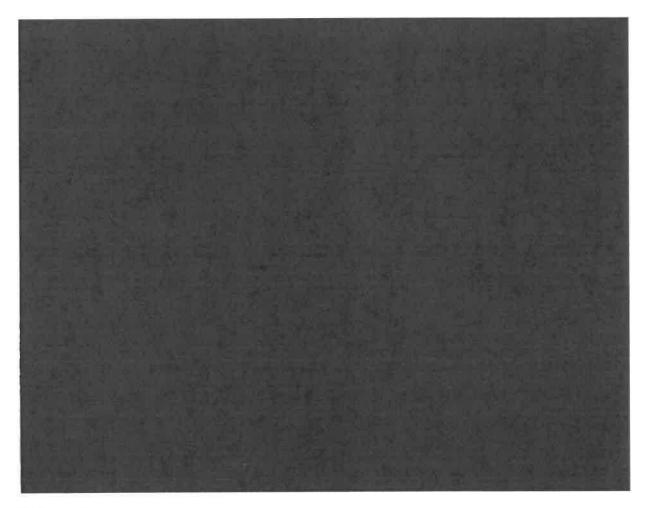
We would draw the attention of the Board to the following points:

- The proposed new house design simply aims to rebuild the house as it existed prior to the fire i.e. having the living areas and the bedrooms all on the same floor, being the second floor. This is a very common floor plan in our Blueridge neighbourhood and throughout North Vancouver, where the second floor with the living areas is bigger than the basement level.
- We very much look forward to the new house having a similar appearance to the old house - we dislike what has become a trend in recent years of replacing houses with large boxy structures which are not in character with the surrounding homes.
- The footprint of the proposed house is the same as the existing home and meets all zoning guidelines. There would be no negative impact on any of the neighbours.
- The loss of their home due to the fire has imposed a significant hardship on the They had completely renovated the house only about 10 years ago stripped back to the studs, all new wiring, etc. to bring it up to then current standards, only to lose it all last September.

We trust that the Board of Variance members will rule in favour of the proposal.







Sent from my iPhone



March 29, 2021

To the Members of the District of North Vancouver Board of Variance,
On September 1, 2020, a catastrophic fire occurred at our neighbour's house, belonging to 2733 Byron Road, North Vancouver. We are fully aware of how difficult this must have been for who suffered a total loss of their home, as
I am writing to you to support the application for a variance to the current construction by-law to allow them to replace their home, as it was. Their floor plan is a very common plan in our neighbourhood and fits perfectly with the other homes that surround it. All of the surrounding houses were built during the same time period and many have a very similar if not exact layout. Replacing it as it was, will have no impact on the street or the neighbouring houses.
we know that they have endured significant hardship through this process. They lost everything, Allowing them to have a replica of what they lost would be a first step in giving them some semblance of calm and normalcy in their daily lives.
Please accept this letter as unconditional support for their building plan application.
Feel free to contact us directly, should you have any questions or concerns.
Regards,

From:
Sent: March 29, 2021 8:28 PM
To: Subject: Letter to DNV Board of Variance

To: Members of the District of North Vancouver Board of Variance

Re: 2733 Byron Road

I am writing in support of application for a variance to the building design for 2733 Byron Road. I feel that the request to rebuild their home in the same design as the previous home that they tragically lost to fire is reasonable. The structure will not be overbearing, especially given the negative slope of the property. The new home will fit with the size, style and character of the neighbourhood, and does not fall outside of the current zoning bylaws. I have reviewed the drawings, and as their neighbour, I fully support their application as submitted.

On a personal note, I was witness to the heartbreaking fire that took their beloved old home. They have had a difficult year and I hope that they can be accommodated in order to avoid any further hardship.

Thank you for your consideration.



From: Sent: March 28, 2021 4:20 PM To: Subject: House New Construction - 2733 Byron Road- Neighbourhood feedback for the DNV Board of Variance Sunday, March 28th, 2021 Members of the District of North Vancouver Board of Variance To Whom It May Concern: As residents of the Blueridge community in North Vancouver District, we have lived in our home since 2733 Byron Road, and on September 1st witnessed We are neighbours of the fire that made their home unliveable. have suffered great hardship in losing their home. We write this letter in order to support their wish to replace their former house with one whose design simply replaces the existing, fire-damaged house in a way that duplicates the footprint, character and general appearance of the home they lost to the fire. We have seen the proposed plans and are pleased with the fact that the design is in complete accord with the character of the neighbourhood, endeavouring to almost duplicate the damaged structure, but with appropriately updated, even safer materials than before, and the simple change of making the carport into a garage. We also live in a home, like many of our neighbours, whose upper floor has more living space than the lower floor, due to a garage or carport. Most of the homes in our neighbourhood have a similar configuration of design. Given the hardship have suffered in being forced from their home due to the fire and its toxic residues, for almost 7 months, we appeal to you, to Members of the Board of Variance, requesting that they be allowed to rebuild according to their plan, which will allow them to return to their neighbourhood and home, once the building is reconstructed, almost indistinguishable from their former home, but safer. Yours sincerely,

From:
Sent:
To:
Subject:

Re: House New Construction - 2733 Byron Road- Neighbourhood feedback for the DNV Board of Variance - Saturday March 27 from 1-3 pm - Hope to see you

Hi
We have reviewed your plans and we have no objection to your proposed building.

We are not available to meet you and today, but we support your variance application.

From: Sent: To: Subject:	March 30, 2021 10:34 AM Letter for Board of Variance
To Whom It may concern,	
	nat my and I fully support plans are the same footprint as what had existed their blueprints/ plans. The plans are the same footprint as what had existed the neighbourhood. Having a home bigger second floor is very common with other
	re at midnight on September 1 and it was truly traumatizing. What have is stressful and very time consuming. Experiencing hardships through no fault of their now and would very much like to get them back in their home.
Please do not hesitate to call me	if there are any questions or concerns My address is

ATTHE BEST OF LETTER				
From: Sent: To: Subject:	March 30, 2021 10:20 PM Letter for Board of Variance			
Follow Up Flag: Flag Status:	Follow up Flagged			
To Whom It may concern,				
We are writing this letter to state that support plans to rebuild their home. We have reviewed their blueprints and plans and they are the same footprint as what existed before, and fit in with the neighbourhood. There are many homes with a larger second floor in Blueridge. Our family witnessed the fire at midnight on September 1 and it was very scary and thoughts ran through our mind that many neighbouring homes could have ended up destroyed as well if it was not for the great work of the firemen. have experienced a tragic loss of many irreplaceable things and to think they are not able to replace their				
dream home with exactly what was there before seems unfair for something that was not their fault. We have been neighbours for over years now and would like them back in their home.				
Please do not hesitate to call us if there are any questions or concerns. Our address is				
Sincerely,				
Acceptant (art 544)				

Letters of Support Received by Staff after Non-Statutory Notification

From:
To: Afrooz Fallah
Subject: 2733 Byron Rd Variance
Date: July 14, 2021 10:26:18 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are the neighbors to was and reside at which we have no issue with their application and approve of their request. Thx.

From: To: Afrooz Fallah

Subject: Re: Proposal for a Development Variance Permit - 2733 Byron Road

Date: August 08, 2021 3:58:04 PM

Attachments: image001.png

image005.png

Dear Afrooz,

Many thanks for sending the Blueridge Community Association (BCA) your letter dated July 12 pertaining to the proposal for a development variance permit - 2733 Byron Road.

Since this is in the middle of summer and at the end of the pandemic, the BCA has not had and will not have any meetings open to the public over the summer.

Therefore, the proposal has not been discussed with the community at large, but instead it was done in detail with our board.

As the BCA chair I would like to confirm that the BCA board unanimously supports the owner's application to re-build the house in its former layout (i.e. legal non-conforming structure).

Consequently the board supports the two variances to the current zoning regulations that the applicant is seeking.

The rationale behind this unanimous board support is that the applicant is making a totally reasonable request. A fire, which the applicant was not responsible for, caused severe damage to the applicant's house.

At the time the house was built in 1973 it was entirely complying with the Zoning Bylaw applicable at the time.

In our opinion it is totally unfair that the applicant should be penalized and NOT be allowed to rebuild the house in its former layout, since a fire should not penalize the applicant, who has suffered long enough already.

In such a case of a fire or any other catastrophe, we feel strongly that the owner of the house should be 'grandfathered' in case he/she wishes to rebuild the house in its former layout, even if now a legal non-conforming structure.

The situation would be entirely different if the application was made just because the owner felt like building a new house on his property, but without having been forced to that decision because of a fire or other calamity. In such a case we would not be supporting the applicant.

We will be looking forward to further updates from you in the above matter.

Best regards,

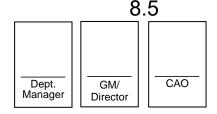


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AGENDA INFORMATION

Date: September 27, 2021

☐ Other: Date:_



The District of North Vancouver REPORT TO COUNCIL

July 21, 2021

□ Regular Meeting

File:

AUTHOR: Jordan Back, Councillor

SUBJECT: Improving Civic Engagement with Youth and Younger Adults

RECOMMENDATION:

THAT staff are directed to prepare a report for Council's consideration regarding the formation and Terms of Reference for a youth and younger adult committee, as well as explore opportunities to increase participation by younger adults on other committees of Council.

REASON FOR REPORT:

This report summarizes ongoing opportunities for youth and younger adults to participate in civic activities and provides an option to explore how engagement with this group can be an improved.

BACKGROUND:

The District of North Vancouver provides opportunities for youth and younger adults to participate on existing committees of Council, supports youth activities and provides funding for youth-serving organizations. Some examples are described below.

Youth Representation on Existing Committees of Council

The Rental, Social and Affordable Housing Task Force has a dedicated position for a youth representative. The new Climate Action Advisory Committee will also include at least one high school or university student, ideally from a relevant academic field. Although there is no formalized role, young people may also apply to be on other committees of Council and calls for application are broadly advertised including in the District's social media.

Youth Engagement

District led engagement processes seek to reach youth, often through existing youth-serving networks and social media outlets.

Youth Recognition

Since 1997, the District has recognized the accomplishments and contributions of youth, aged 10-25, at an annual Civic Youth Awards. In 2021, over 25 recipients and one youth-friendly business were acknowledged.

Funding for Youth-Serving Organizations

The District of North Vancouver supports youth-serving organizations through annual funding programs. In 2021, Council approved over \$500,000 in core funding for youth agencies to deliver

July 21, 2021 Page 2

a range of services and programs. In addition, many of the 2021 approved community service grants fund youth related projects and initiatives.

North Shore Young Citizens Forum 2020

Delivered by North Shore Community Resources and CityHive, the North Shore Young Citizens' Forum is a civic education program for young residents aged 18-39. The District has participated in the forum since 2019 and most recently presented at the 2020 forum on engagement opportunities, the Targeted Official Community Plan (OCP) Review and affordable housing. Council heard directly from the North Shore Young Citizens' Forum at a delegation on January 11, 2021.

EXISTING POLICY:

Several of the District of North Vancouver's policies identify or seek to address issues that impact young people as a priority, including:

- The District's 2019-2022 Council Directions, which contain policies for specific priority projects that deliver rental housing for low and moderate income earners, and those in need of social housing, such as persons with disabilities, youth, seniors, and the homeless.
- The District's Official Community Plan, which identifies several issues impacting young people, aged 20-40, such as housing affordability, and availability of local employment.
- City and District of North Vancouver Municipal Youth Policy 10-5120-1 https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611175
- City and District of North Vancouver Funding Policy: Outreach Youth Services Funding 10-5120-2 https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611176
- District of North Vancouver Outreach Youth Services Core Funding Policy 10- 5120-3 https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611177

ANALYSIS:

It is proposed that Council form a Youth and Younger Adults Committee to increase youth civic engagement. The proposed committee would provide opportunities for youth and younger adults to directly advise Council and staff on issues and concerns impacting young people in the District. These may include input on housing affordability, the availability of local employment, transportation and climate that can be considered by Council when making decisions. Committee members may also advise Council and staff on inclusive civic engagement strategies to maximize reach to the youth and younger adults in the community. The committee could advise on any matters they feel are important, as well as any matter that is referred to them by Council.

Membership of the proposed committee could be oriented to youth and younger adults, aged 16 to 39, who reside or work in the District of North Vancouver. However, other qualified applicants could be considered to provide a balance of geography, interests, and professional or academic expertise.

CONCLUSION:

Youth and younger adults have much to contribute to making the District a better place to live. Finding more ways to include their perspectives is essential. By broadening direct opportunities for youth and younger adults to participate in civic engagement, the District can better meet the needs of, and become more attractive to this important community demographic. This will in turn support economic development, broadened demographic diversity and input into topics which can support

July 21, 2021 Page 3

youth and young citizens. It is recommended that staff report back to Council on the formation of a new Youth and Younger Adult Committee, including a Terms of Reference.

Options:

- 1. THAT staff are directed to prepare a report for Council's consideration regarding the formation and Terms of Reference for a Youth and Younger Adults Committee; or,
- 2. That no further action be taken.

Respectfully submitted,

Jordan Back Councillor

REVIEWED WITH:			
☐ Community Planning ☐ Development Planning ☐ Development Engineering ☐ Utilities ☐ Engineering Operations ☐ Parks ☐ Environment ☐ Facilities ☐ Human Resources ☐ Review and Compliance	☐ Clerk's Office ☐ Communications ☐ Finance ☐ Fire Services ☐ ITS ☐ Solicitor ☐ GIS ☐ Real Estate ☐ Bylaw Services ☐ Planning	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:	

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