




AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Nov. 15, 2021</u>
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

October 26, 2021
Case: PLN2020-00046
File: 08.3060.20/046.20

AUTHOR: Taylor Jenks, Development Planner

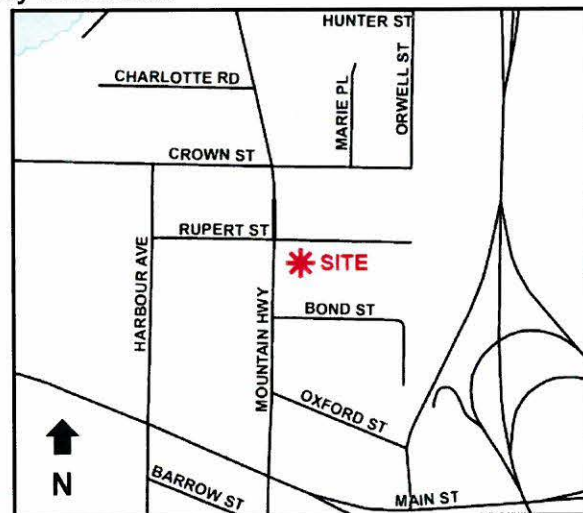
SUBJECT: DEVELOPMENT PERMIT 46.20 - 342 Mountain Highway

RECOMMENDATION:

THAT Development Permit 46.20 (Attachment 1) to allow for the construction of a 26-unit townhouse project at 342 Mountain Highway is issued.

REASON FOR REPORT:

The subject site is in Development Permit Areas for Form and Character of Multi-family Development, Creek Hazard, and Energy and Water Conservation and GHG Emission Reduction. The proposed construction of a 26-unit townhouse project at 342 Mountain Highway requires issuance of a Development Permit by Council.



SUMMARY:

In September of 2018, Bylaw 8290 rezoning the site to the new CD122 Zone, and Housing Agreement Bylaw 8291 were adopted for the subject properties. Development Permit 77.17 (DP 77.17) was issued at the same time, permitting the construction of a 26-unit townhouse project.

While the Rezoning Bylaw and Housing Agreement Bylaw still apply to the site, associated DP 77.17 expired in September of 2020 prior to the start of construction. Ryan Rohani of Redic Developments has applied for a new Development Permit to construct essentially the same 26-unit townhouse project.

This report recommends issuance of Development Permit 46.20 to accommodate re-development of the site under the CD122 zoning.

SUBJECT PROPERTY:

The development site is located at the southeast corner of Mountain Highway and Rupert Street in the Lynn Creek Town Centre. The subject property is the assembly of 5 previous single family lots and is approximately 1,870 m² (20,129 sq. ft.) in size.

To the east, south, and north of the site are single family lots that are designated for future low to medium density apartments and townhomes in the Official Community Plan (OCP). To the west, northwest, and southwest of the site, are commercial and light industrial uses.



EXISTING POLICY:

Official Community Plan

The site is designated in the OCP as “Residential Level 5: Low Density Apartment” which provides for low rise apartments or townhouses at a density of up to approximately 1.75 FSR.

The proposal includes a five storey residential building with an FSR of 1.75 which is consistent with the OCP land use designation.

Zoning

The CD122 zone, provides for the construction of a five-storey building with up to 26 residential units and a maximum floor area of 3,272.5 m² (35,225 sq. ft.). Development rights under the zoning are conditional upon the developer entering into a housing agreement to prohibit rental restrictions and providing \$625,696 in Community Amenity Contributions (CAC's). The housing agreement has been registered on title, and the CACs are required to be paid prior to issuance of any building permit. With the fulfillment of these conditions, the proposed residential building complies with the requirements of the CD122 zone.

Development on the site must also reflect the Development Covenant registered on the property.

Development Permit Areas

The property is designated in the OCP as Development Permit Areas for the following purposes:

- Form and Character of Multi-family Housing;
- Energy and Water Conservation and GHG Emission Reduction; and
- Protection from the Natural Environment (Creek Hazard).

All new development within these Development Permit Areas is required to attain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines.

THE PROPOSAL:

The project consists of 26 stacked townhouse units located within a 5-storey building. The units are a mix of three and four-bedroom layouts and range in size from 113.8 m² (1,225 sq. ft.) to 168.2 m² (1,811 sq. ft.). Units are stacked in 2 and 3 storey arrangements with thirteen of the units accessed from individual entrances on the ground floor, either from the street or from entrances in the internal courtyard. The upper thirteen units are accessed from common walkways on the third and fifth floors. The overall building height is approximately 16.7 m (54.8 ft.), as measured to the parapet and complies with the CD122 zone.



Vehicle access to the building will be provided from Rupert Street and is to be shared with a future development to the east. The main pedestrian access is from Mountain Highway into the building's courtyard, with a secondary pedestrian access provided on Rupert Street. Accessible ramps are proposed at both access points.

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



Parking and Bicycle Parking

The Zoning Bylaw requirement for residential parking in the CD122 Zone, is 1.5 spaces for each dwelling unit, in addition to visitor parking of 0.1 spaces for each unit. The minimum parking requirement is 39 residential spaces, and 3 visitor spaces.

Parking is provided in a one-level underground garage with a total of 46 parking stalls, including 43 residential spaces, (2 of which are accessible spaces) and 3 parking spaces for visitors. The proposed vehicle parking complies with the requirements of the CD 122 zone and is summarized in the table on the following page.

Type of Vehicle Parking	Minimum Vehicle Parking Spaces Required	Number of Vehicle Parking Spaces Provided
Residential	39	43
Residential Visitor	3	3
Total	42	46

The applicant has proposed "Level 2" Electric Vehicle charging in 20% of the parking spaces, and conduit to provide future "Level 2" charging in 100% of the parking spaces. This approach exceeds the requirements outlined in the Development Covenant and the District's Electric Vehicle Charging Infrastructure Policy.

The CD122 zone requires 1 long-term (Class 1) bicycle storage space for each of the residential units, which results in 26 required bicycle storage spaces. The proposal includes 31 Class 1 bicycle storage spaces, and 6 Class 2 short term spaces, which complies with the CD122 zone. In addition, 12 enclosed bicycle storage spaces are available in exterior storage rooms on the ground level, providing a total of 72 bicycle storage spaces as shown in the table below:

Type of Bike Parking	Number of Bike Storage Spaces Provided
Class 1 Storage	54
Class 2 Storage	6
Other provided	12
TOTAL	72

Development Permit for the Form and Character of Multi-Family Housing

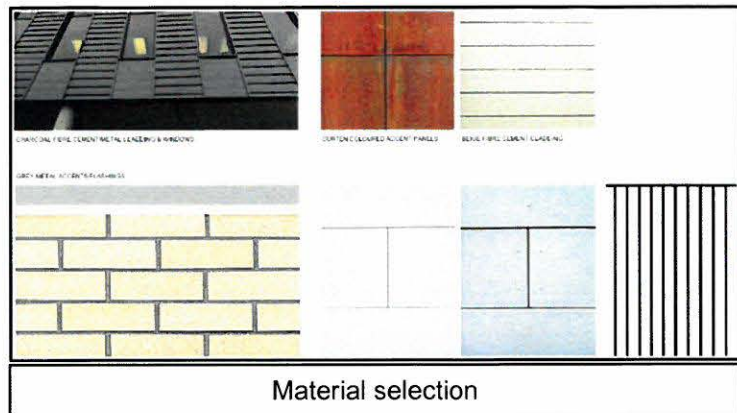
The project has been reviewed against the OCP Guidelines for Multi-Family Housing, and the Lynn Creek Public Realm Guidelines. Notable highlights from the guidelines include:

Relationship to the street

In keeping with section B1.5, B2.2, B3.4, and B3.17 the project encourages a relationship with the street frontages by including front doors and windows on both the Mountain Highway and Rupert Street frontages. This combined with consistent massing and design on both frontages creates a strong unit identity and viewing of the adjacent public spaces. Each unit's private patio is raised slightly above the street which in combination with the project setbacks, provides liveable outdoor spaces, and creates a hierarchy between the public and private realms. This design is consistent with the public realm guidelines, and supports the flood hazard mitigation measures.

Building Materials

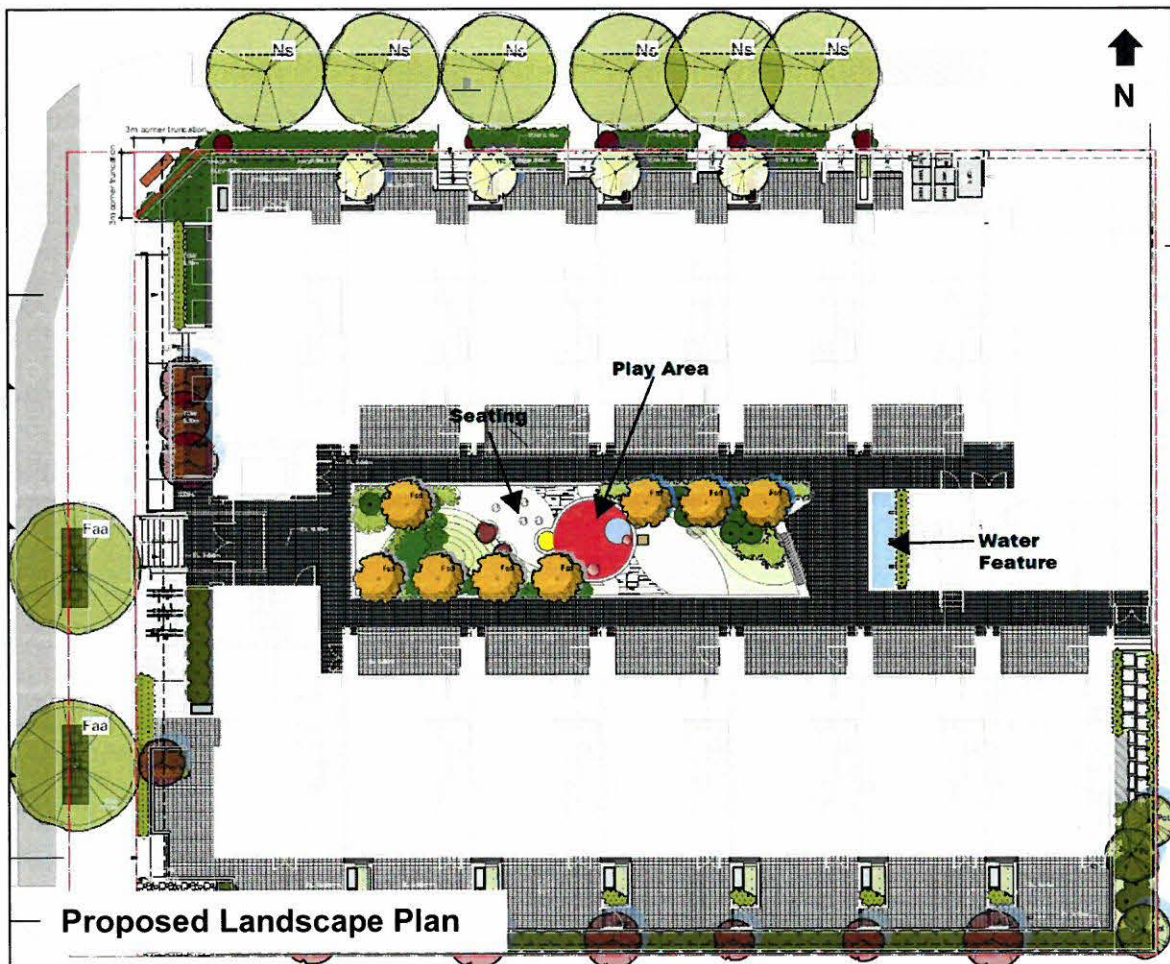
Natural earth tones and materials including beige, white, grey and charcoal fibre cement cladding, and beige brick veneer accent panels have been used in keeping with the design direction for Lynn Creek.



Landscaping

Consistent with part B1.6 and B3.14 of the OCP guidelines, the project proposes a common outdoor space including a children's play area, seating, and a water feature which adds visual interest to the space. The courtyard is accessible from all units and provides a distinction between the public and private realms, as well as suitable wind protection for those utilizing the space.

This common area is surrounded by one of two private outdoor spaces for the ground floor units, which are approximately 9.3 m² (100 sq. ft.) in size.



The remainder of the project is surrounded by plantings of small trees, shrubs, and ground covers at the perimeter of the building, and larger street trees in the boulevard. Drought tolerant planting has been utilized where possible.

Acoustic Performance

Development Permit 46.20 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas, and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the building will enable these standards to be met.

Accessible Units

The District's Accessible Design Policy for Multi-Family Housing encourages ground-oriented units to include accessible design features where feasible. In accordance with the Accessible Design Policy, two of the units will be designed to meet 100% of the 'basic' accessibility requirements and 33% of the enhanced accessibility requirements, as secured in the Development Covenant for the project.

All of the units include approximately 40% of the suggested basic accessibility measures which will allow for aging in place. Due to the groundwater table, the building is elevated slightly from the grade of Rupert Street on the northern façade, thereby requiring stairs to the front entries of these units and limiting implementation of further accessibility measures.

Summary of Changes Since Issuance of Development Permit 77.17

The building and landscape design has fundamentally remained the same as that reflected in previously issued DP 77.17. Minor revisions have been made to the window and door placements on the building exterior, as well as to some landscaping on the east side of the building. These refinements do not constitute significant changes to the form and character of the project.

The applicant has amended their approach to Energy and Water conservation and Green House Gas Emission Reduction, to comply with current BC Step Code requirements, and the District's Community Energy and Emissions Plan (CEEP) adopted since DP 77.17 was issued. The proposal now includes heat recovery ventilation (HRV) for each unit which will improve building efficiency. Minor adjustments have been made to the landscape plan to accommodate the installation of the HRV units.

Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the District's CEEP, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. The proposal will meet Step 3 of the BC Energy Step Code with a low carbon energy system producing less than 3 kg CO₂e/m²/yr.

Notable highlights from the OCP guidelines include:

Energy Conservation:

An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption.

- The proposal will include the use of 100% electric heating systems, and individual electric hot water tanks in each unit.

The effectiveness of the building envelope, including glazing, to reduce heat loss should be maximized.

- The proposal includes vinyl windows with double glazed panes and low-energy coated glass.

Overall building energy performance and interior thermal comfort should be maximized through a combination of passive design strategies.

- The proposal includes operable windows in each living and bedroom space, and an east/west orientation to maximize solar access.

Daylight-responsive controls should be incorporated in all regularly occupied spaces sited adjacent to windows/skylights.

- The proposal includes daylight responsive and motion activated lighting controls in all common areas.

Water Conservation:

An integrated design process should be utilized to identify opportunities to reduce a building's water consumption.

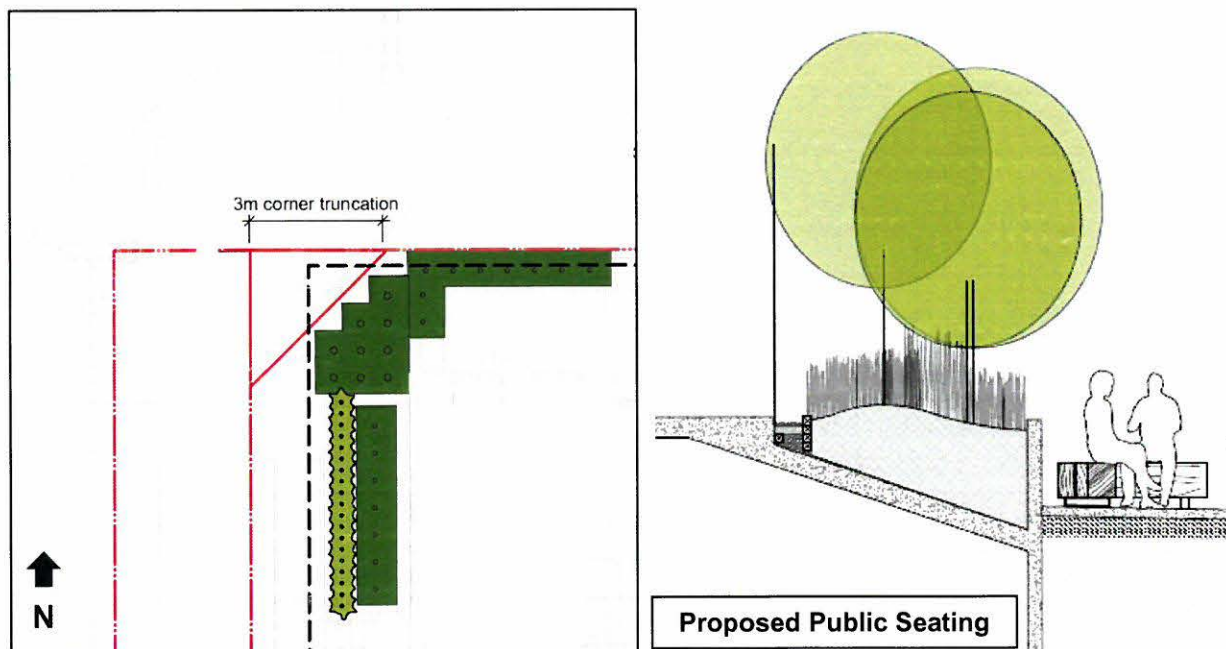
- The proposal includes low-flow plumbing fixtures and high-efficiency irrigation systems with drip irrigation for trees and shrubs as well as drought-tolerant planting.

DEVELOPMENT PERMIT FOR THE PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS - CREEK HAZARD

The site falls within the Development Permit Area for protection from creek hazard and is required to build to a minimum Flood Construction Level in order to minimize risk to habitable spaces and mechanical equipment. A report was provided by Northwest Hydraulic Consultants as part of the rezoning application. This report noted that while risk to the property is low, a Flood Construction Level of 9.0 m above sea level is recommended and a subsequent Flood Covenant was registered on title to this effect. The proposed construction will comply with these requirements, and compliance will be confirmed with the Building Permit application.

OFF-SITE IMPROVEMENTS:

As part of this application, the developer will be responsible for off-site improvements to the Mountain Highway and Rupert Street frontages including upgrades to street lighting, curb and gutter, and paving, as well as the planting of street trees and landscaping. The project has provided a 3 m by 3 m corner cut at the northwest corner of the site to accommodate a public seating area. This space was secured at the time of rezoning and the right of way has been registered on title. The design elements of the proposed public seating area are consistent with the design objectives in the Lynn Creek Public Realm Guidelines.



As secured in the Development Covenant, the applicant has provided a 3 m wide land dedication on Mountain Highway to accommodate improvements to pedestrian and cycling networks including a dedicated bike lane. These infrastructure improvements are to be finalized prior to building permit issuance but will contribute to the objectives of the Lynn Creek Public Realm Guidelines

The estimated total value of off-site works for engineering and landscaping is \$400,000. This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

DEVELOPMENT COST CHARGES:

District of North Vancouver Development Cost Charges (DCCs) will be payable at the applicable rate at time of Building Permit issuance. DCC's for this project are estimated to be \$323,675 based on the 2021 rates and are subject to change in 2022. Greater Vancouver Sewage and Drainage DCC's and TransLink DCC's will also be payable.

COMMUNITY AMENITY CONTRIBUTION:

A Community amenity Contribution (CAC) of \$625,696 was secured at the time of rezoning and is listed as a condition of the CD122 Zone. The CACs from this development can be used towards:

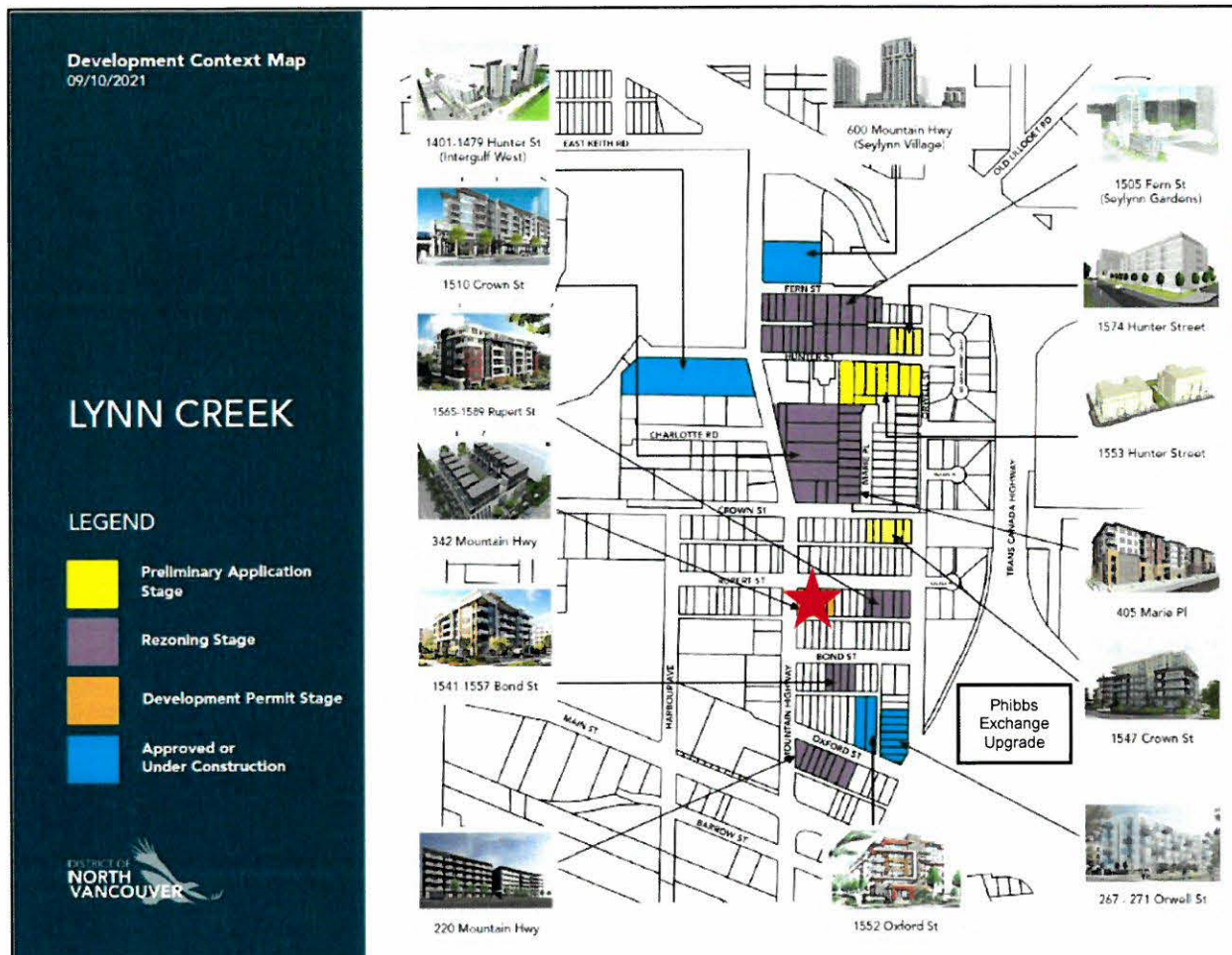
- Affordable Housing
- Public Art
- Park and Trail Improvements
- Environmental Improvements
- Public Realm Improvements
- Infrastructure Improvements

The developer has provided additional funding as a specific public art contribution which was secured in the Development Covenant.

Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image on the following page.

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any building permits.



A design has been submitted for the temporary opening of Orwell Street to the east for construction vehicle access. It is anticipated that staging and worker parking will be provided for all phases of construction and that parking will be accommodated without impacting existing neighbourhood streets. The CTMP must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement.

In particular, the Construction Traffic Management Plan must:

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

The requirement for an accepted CTMP is secured within the Development Covenant and is listed as a condition of DP 46.20.

CONCURRENCE:

Staff

The project has been reviewed by staff from Building, Development Engineering, Parks, Transportation, Urban Design, Construction Traffic Management, Fire, and Environment.

Advisory Design Panel

The original Development Permit application was considered by the Advisory Design Panel on January 11, 2018 and the Panel recommended approval of the project subject to “addressing to the satisfaction of staff the items noted by the Panel in its review of the project.”

In response to the resolution, the following revisions were included in the proposal:

- The top floor on the northwest and southwest corners of the building was recessed and glass railings were incorporated (in lieu of solid materials) on the balconies to reduce the impact of building volume
- Internal courtyard width was increased and the solid cladding associated with the internal staircase (towards the east of the site) was replaced with perforated metal to improve access to natural light
- Waste and recycling room were relocated within the underground parkade
- Wall feature panels and recesses were added to either sides of the main pedestrian entry to improve the sense of arrival
- Additional windows were provided at the corner of Rupert Street and Mountain Highway to improve activation
- Treatment of concrete wall facing western neighbour has been textured to provide interest

As the current proposal is generally consistent with the proposal already reviewed by the Advisory Design Panel it did not require further review.

Public Input:

The applicant held a virtual Public Information Meeting (PIM) from January 27th to February 10, 2021.

Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Two double-sided notification signs were placed on the site to inform passers-by of the meeting: one at the southwest corner of the site on Mountain Highway, and the other on the north side of the site along Rupert Street. Advertisements were also placed in the North Shore News on two occasions.

A webpage was established for the Virtual PIM on the District's website and included a video and display boards prepared by the applicant as well as information on the District's Development Permit process and a context map. The webpage allowed participants to ask questions which were posted with a response within two business days. Participants were also able to submit a comment form. Of note, the project website was viewed by 64 unique IP addresses and the project video was viewed 33 times.

A summary of the Virtual Public Information Meeting, comments received, and the Q&A, is attached (Attachment 2). Key topics that were raised were associated with the value of the public art installation, the potential generation and use of solar energy in the project and the anticipated cost of the units.

Conclusion:

The project has been designed in accordance with the CD122 Zone regulations and the OCP's Development Permit Area Guidelines for Form and Character of Multi-family Housing, Protection of Development from Hazardous Conditions (Creek Hazard), and Energy and Water Conservation and Greenhouse Gas Emission Reduction. It also addresses the Design Guidelines for the Lynn Creek Town Centre and contributes to the Town Centre objectives. Development Permit 46.20 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 46.20 (Attachment 1) to allow for the construction of a 26 unit townhouse building at 342 Mountain Highway (staff recommendation); or
2. Deny Development Permit 46.20 and provide direction to staff.

Respectfully submitted,



Taylor Jenks
Development Planner

Attachments:

1. Development Permit 46.20 with Attachments
2. Summary of Virtual Public Information Meeting

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 46.20

This Development Permit 46.20 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 26-unit townhouse building on the property at 342 Mountain Highway legally described as LOT 1 BLOCK 43 DISTRICT LOT 204 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP76527, (PID: 030-796-687) subject to the following terms and conditions:

A. The following requirements are imposed under Subsection 490 (1) (c) of the Local Government Act:

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
2. A Construction Traffic Management Plan is required prior to issuance of any Building Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

B. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP 46.20 1 through 23) and in accordance with the following specifications:
 - i. The site shall be developed in accordance with the recommendations of the report prepared by Northwest Hydraulic Consultants Ltd. dated May 17, 2018.
 - ii. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Northwest Hydraulic Consultants Ltd. report referenced above, or meet an equivalent or higher degree of protection.
 - iii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.
 - iv. The site must be developed in accordance with the recommendations of the geotechnical report prepared by GeoPacific, dated May 29, 2017.

C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans (DP 46.20 1 through 23).
2. Prior to the issuance of a Building Permit, the following shall be submitted to:

i. Building Department:

- a. Payment of \$625,696 in Community Amenity Contributions to be used by the municipality for the provision of amenities as outlined in the Development Covenant.
- b. A completed report prepared by a qualified acoustic professional verifying compliance with the acoustic guidelines as set out in the Development Covenant and as follows:
 - compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment.
 - that noise levels for dwelling unit occupants will not exceed those listed below:

Portion of Dwelling Unit	Noise Level (Decibels)*
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

*For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

i. Parks Department:

- a. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
- b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,

-
- c. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
 - ii. Engineering Department:
 - a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
 - b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Mountain Highway and Rupert Street. Upgrades include but are not limited to: street lighting, sidewalk, curb and gutter, street improvements, and street trees, as well as a design for the temporary construction of Orwell Street.
- D. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:
- 1. Prior to issuance of the Building Permit the following is required:
 - i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines as shown on attachment DP 46.20 -23.
- E. The following requirements are imposed under Subsection 502 of the Local Government Act:
- 1. Prior to issuance of the Building Permit the following deposits are required:
 - i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building, hazard mitigation, and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

-
- F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

Mayor

Municipal Clerk

Dated this _____ day of _____, _____

[illegible]



NORTH ELEVATION - RUPERT STREET



CORNER OF RUPERT STREET & MOUNTAIN HIGHWAY



AERIAL VIEW - CORNER OF RUPERT STREET & MOUNTAIN HIGHWAY



AERIAL VIEW - SOUTH-EAST CORNER

Date		Revised	By
1	20 Oct 2021	Issued for Development Permit	
2	13 Nov 2020	Re-submitted for Building Permit	
3	18 Mar 2020	Issued for Construction	
4	20 May 2019	Issued for Trade Review	
5	20 Nov 2018	Issued for Building Permit	
Rev		Comments	
The applicant submitted the final set of drawings at the end of the process. It is ready for the project to start construction.			



**IREDALE
ARCHITECTURE**

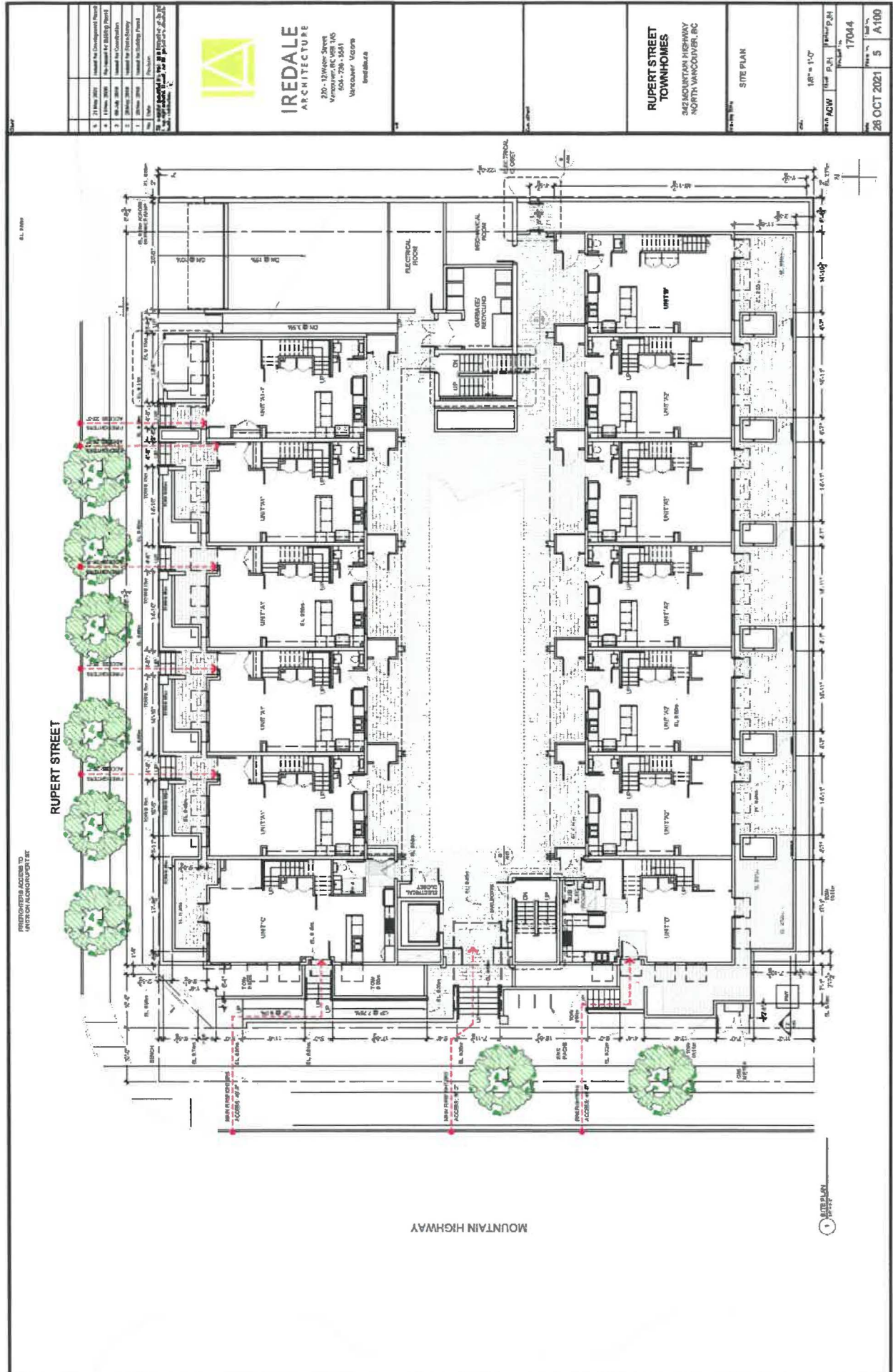
220 - 1211 West Street
Vancouver, BC V6R 1A5
604 - 726 - 5561
Vancouver, Victoria
iredale.ca

**RUPERT STREET
TOWNHOMES**
342 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC

RENDERINGS

N.T.S.			
ACW	1/4" = 1'	P.H.	17044
26 OCT 2021	5	A801	

DP 46.20 - 2



1. PROJECT: Rupert Street Townhomes - 342 Mountain Highway North Vancouver, BC

2. DRAWING: 17044

3. DATE: 28 OCT 2021

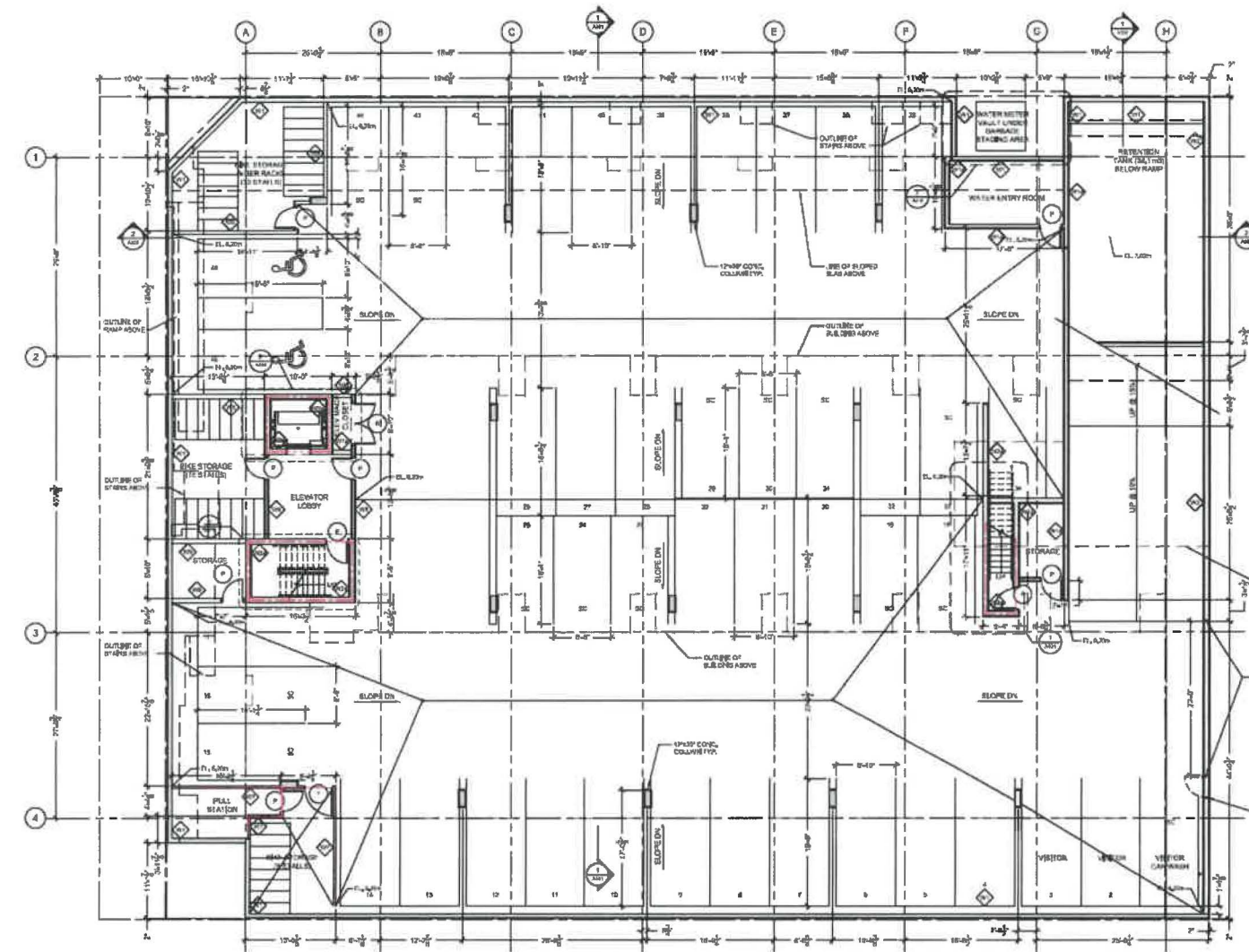
4. SCALE: 1/8" = 1'-0"

5. SHEET: 5

6. PROJECT: 17044

7. PROJECT: 17044

8. PROJECT: 17044



LEGEND

1 HR F.P.A.
FIRE RATED ASSEMBLY
& FIRE SEPARATION

1 HR F.P.A.
FIRE RATED ASSEMBLY

2 HR F.P.A.
FIRE RATED ASSEMBLY
& FIRE SEPARATION

1	21 May 2021	Request for Development Permit
2	12 May 2021	Submission for Building Permit
3	12 Aug 2021	Request for Construction
4	28 May 2021	Request for Building Survey
5	18 May 2021	Request for Building Permit
6	18 May 2021	Request for Building Permit

No unapproved changes have been introduced to the plan and the plan is hereby approved for the project of the building by the building official.

IREDALE
ARCHITECTURE

770-12 Water Street
Vancouver, BC V6B 1A5
604-736-5581
vancouver@iredale.ca
iredale.ca

RUPERT STREET
TOWNHOMES

342 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC

PARKADE PLAN

Scale		1/8" = 1'-0"			
Drawn	ACW	Check	PJH	Project No.	PJH
				17044	
Date	28 OCT 2021	Sheet No.	5	Sheet No.	A102

DP 46.20 - 5

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IREDALE
ARCHITECTURE

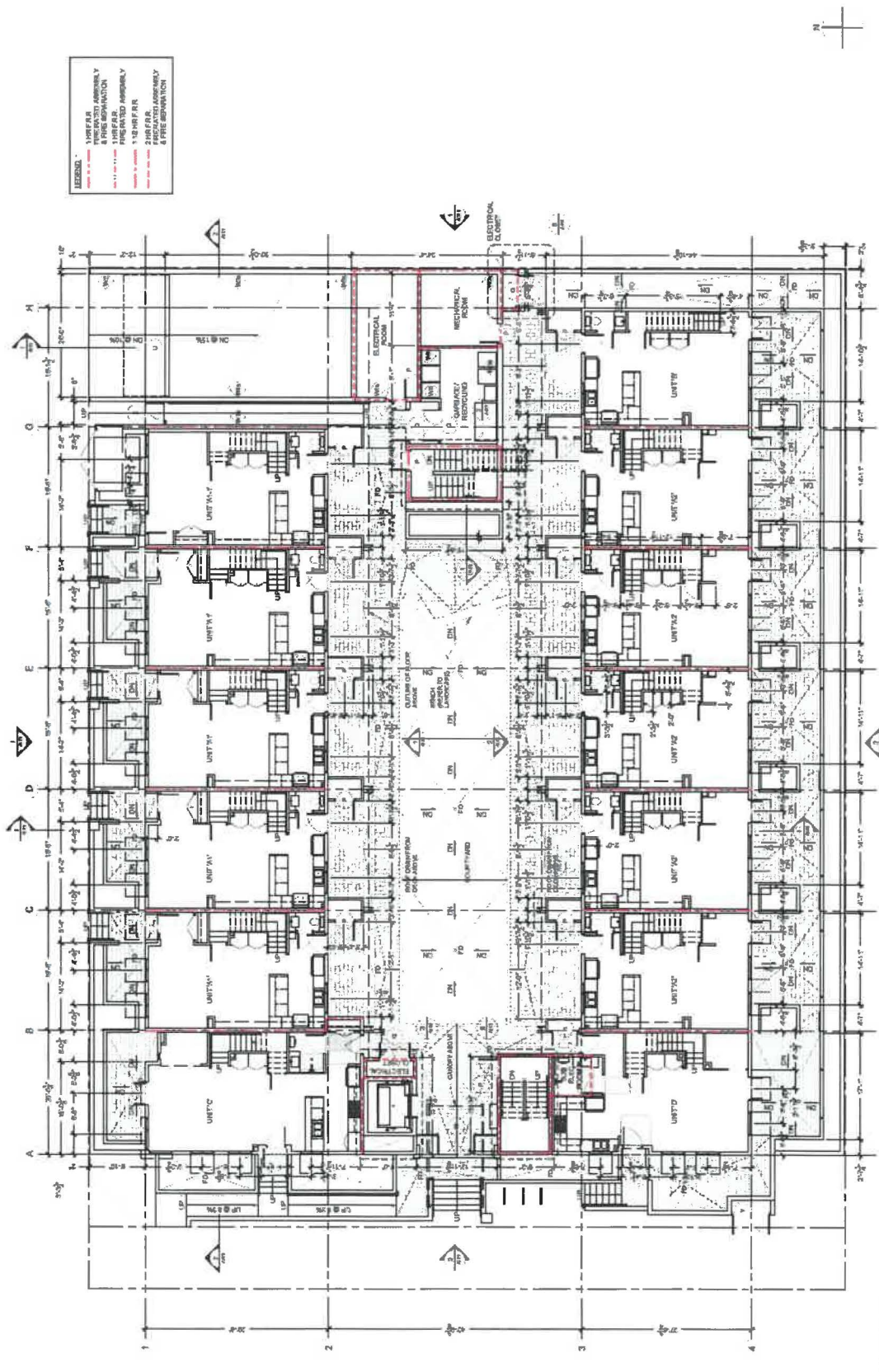
270 - 12 Water Street
Vancouver, BC V6B 1A5
604 - 726-5831
Vancouver, Victoria
frederick.ca

**RUPERT STREET
TOWNHOMES**

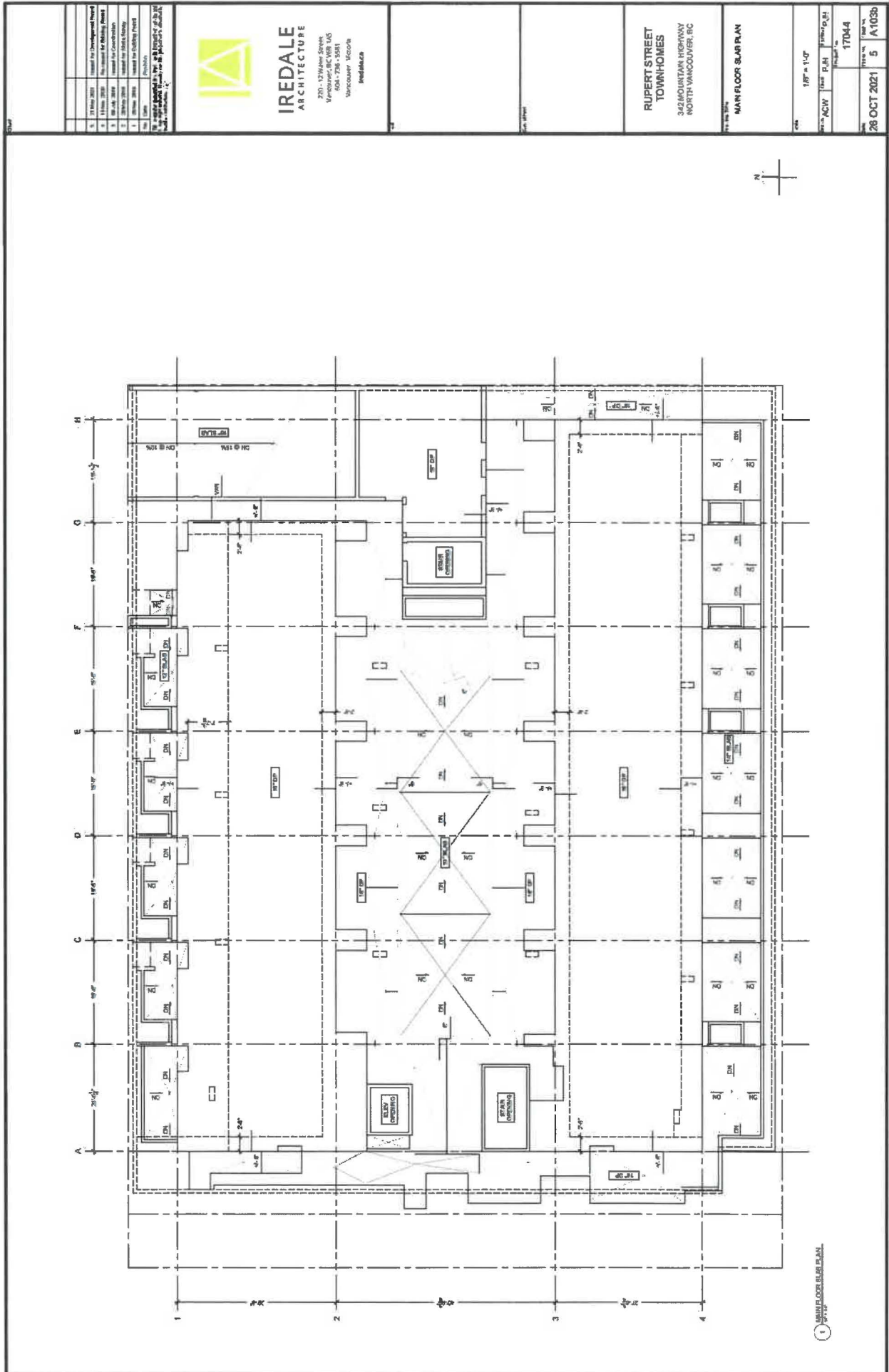
MAIN FLOOR PLAN

125

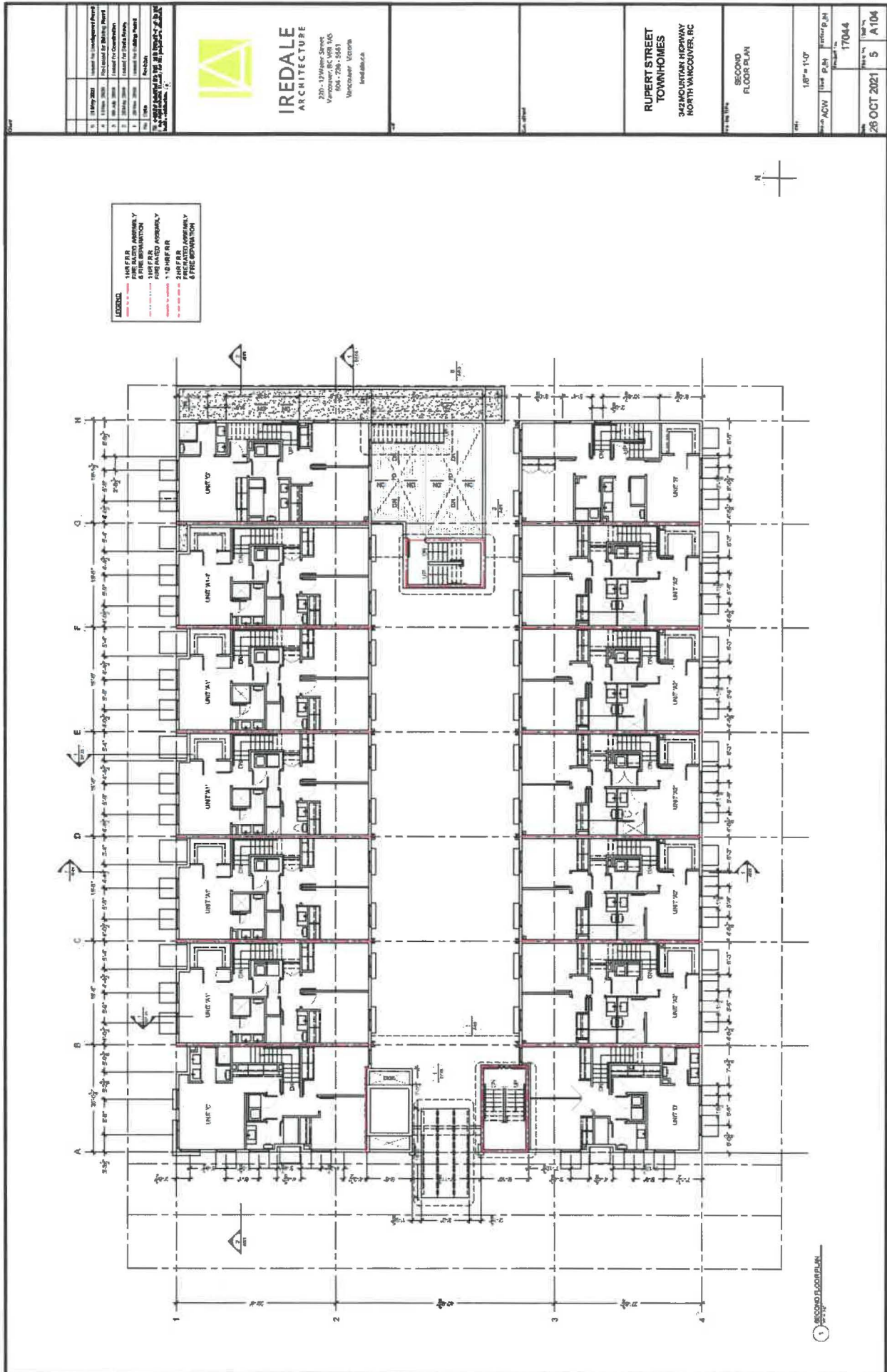
Case no	ACW	Case p. 14	Project no.	17044	Case no.	A103
Date	28 OCT 2021				Page no.	5



1 MAIN FLOOR PLAN



<p>1. 15 Nov 2020 Initial Per Development Permit</p> <p>2. 15 Nov 2020 No Impact on Existing Street</p> <p>3. 15 Nov 2020 No Impact on Existing Street</p> <p>4. 15 Nov 2020 No Impact on Existing Street</p> <p>5. 15 Nov 2020 No Impact on Existing Street</p> <p>6. 15 Nov 2020 No Impact on Existing Street</p> <p>7. 15 Nov 2020 No Impact on Existing Street</p> <p>8. 15 Nov 2020 No Impact on Existing Street</p> <p>9. 15 Nov 2020 No Impact on Existing Street</p> <p>10. 15 Nov 2020 No Impact on Existing Street</p> <p>11. 15 Nov 2020 No Impact on Existing Street</p> <p>12. 15 Nov 2020 No Impact on Existing Street</p> <p>13. 15 Nov 2020 No Impact on Existing Street</p> <p>14. 15 Nov 2020 No Impact on Existing Street</p> <p>15. 15 Nov 2020 No Impact on Existing Street</p> <p>16. 15 Nov 2020 No Impact on Existing Street</p> <p>17. 15 Nov 2020 No Impact on Existing Street</p> <p>18. 15 Nov 2020 No Impact on Existing Street</p> <p>19. 15 Nov 2020 No Impact on Existing Street</p> <p>20. 15 Nov 2020 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Nov 2020 No Impact on Existing Street</p> <p>98. 15 Nov 2020 No Impact on Existing Street</p> <p>99. 15 Nov 2020 No Impact on Existing Street</p> <p>100. 15 Nov 2020 No Impact on Existing Street</p>	<p>IREDALE ARCHITECTURE</p> <p>270 - 12th Avenue South Vancouver, BC V6R 1A5 604-728-5551 vancouver@iredale.ca iredale.ca</p>	<p>RUPERT STREET TOWNHOMES</p> <p>342 MOUNTAIN HIGHWAY NORTH VANCOUVER, BC</p>	<p>MAIN FLOOR SLAB PLAN</p>	<p>1/8" = 1'-0"</p> <p>1704.4</p> <p>28 OCT 2021 5 A103b</p>
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LEGEND

1. 1/2\"/>

IREDALE
ARCHITECTURE

370, 1240 Main Street
Vancouver, BC V6B 1K5
604-729-1553
iredale.ca

RUPERT STREET
TOWNHOMES
342 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC

SECOND
FLOOR PLAN

Scale	1/8" = 1'-0"
Project No.	17044
Date	26 OCT 2021
Sheet No.	5
Sheet Total	A 104

Sl. No.	Particulars	Amount
1	Salaries and Wages	100000
2	Gratuity	50000
3	Provident Fund	25000
4	Employees' State Insurance	15000
5	Income Tax	10000
6	Professional Fees	5000
7	Repairs and Maintenance	10000
8	Depreciation	20000
9	Interest on Loans	15000
10	Income Tax	10000
11	Gifts and Donations	5000
12	Insurance Premiums	10000
13	Travel Expenses	5000
14	Entertainment	5000
15	Office Expenses	10000
16	Telephone	5000
17	Postage	5000
18	Printing and Stationery	5000
19	Light and Power	10000
20	Water	5000
21	Gas	5000
22	Coal	5000
23	Oil	5000
24	Other Fuel	5000
25	Transportation	5000
26	Communication	5000
27	Security	5000
28	Insurance	5000
29	Legal	5000
30	Medical	5000
31	Education	5000
32	Research	5000
33	Development	5000
34	Other	5000
35	Total	1000000

IREDALE
ARCHITECTURE

12 Water Street
Cambridge, MA 02108
Tel: 617-353-9381
www.victoria.com

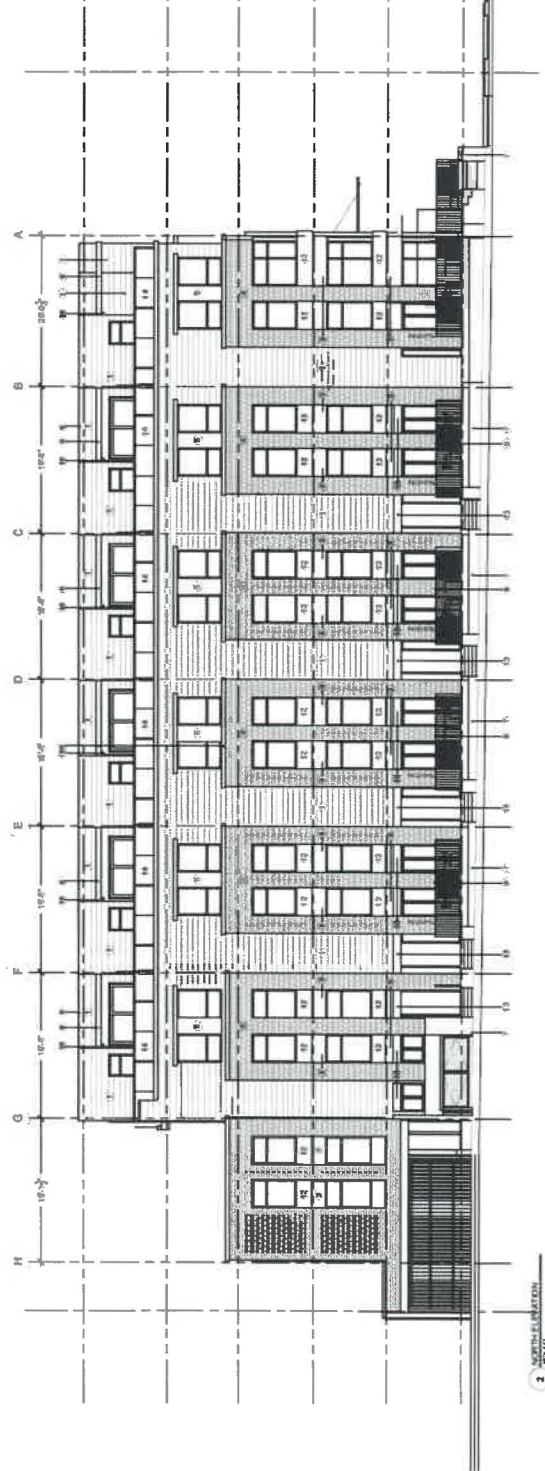
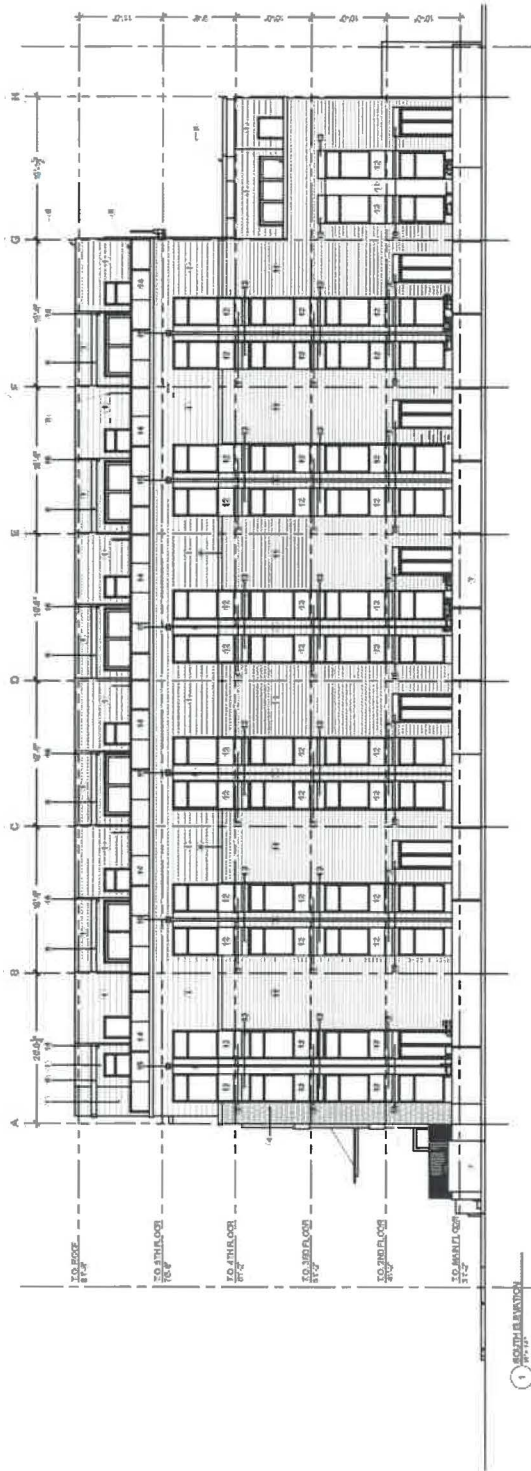
**RUPERT STREET
TOWNHOMES**

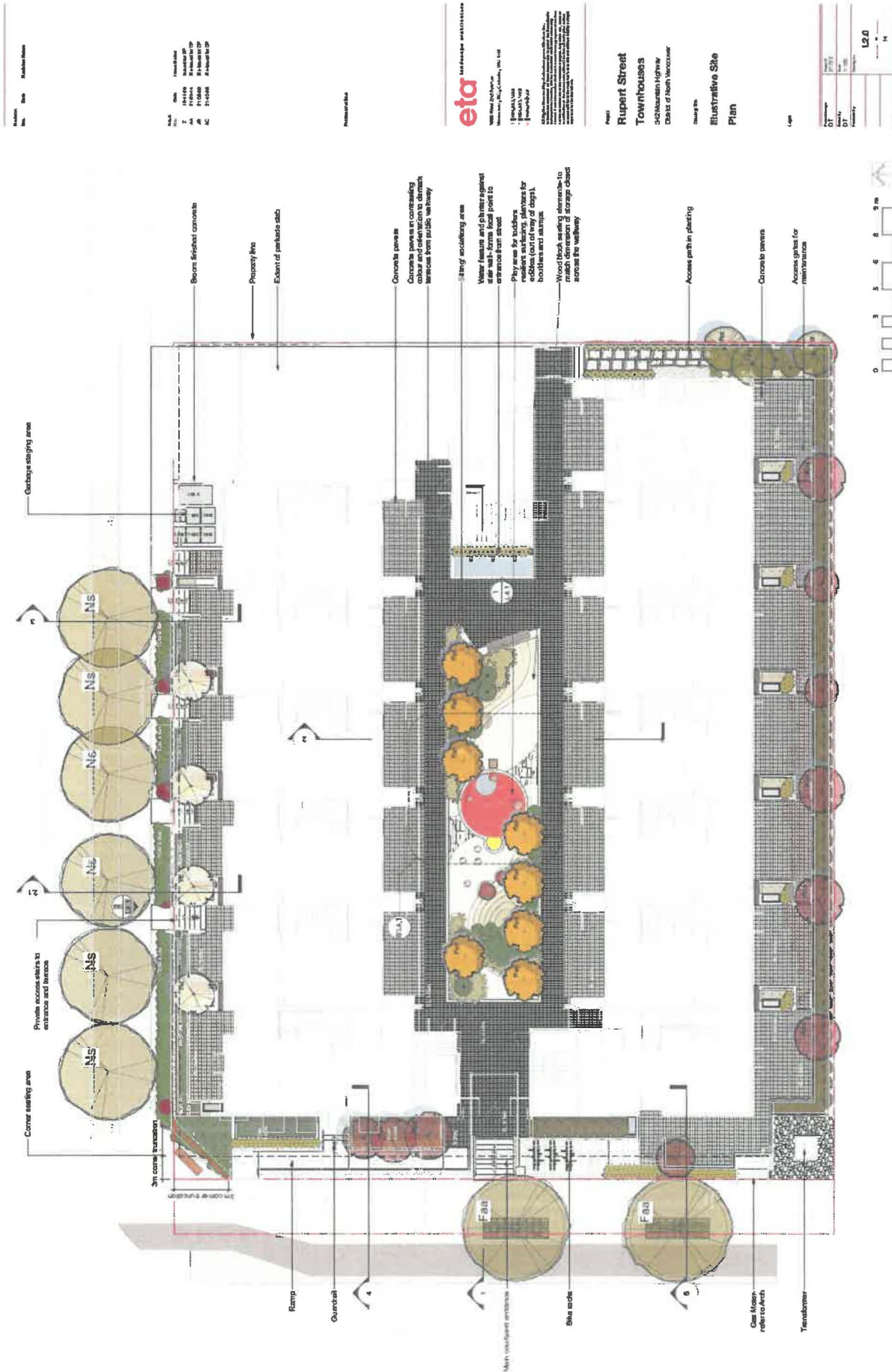
EXTENSION ELEVATIONS

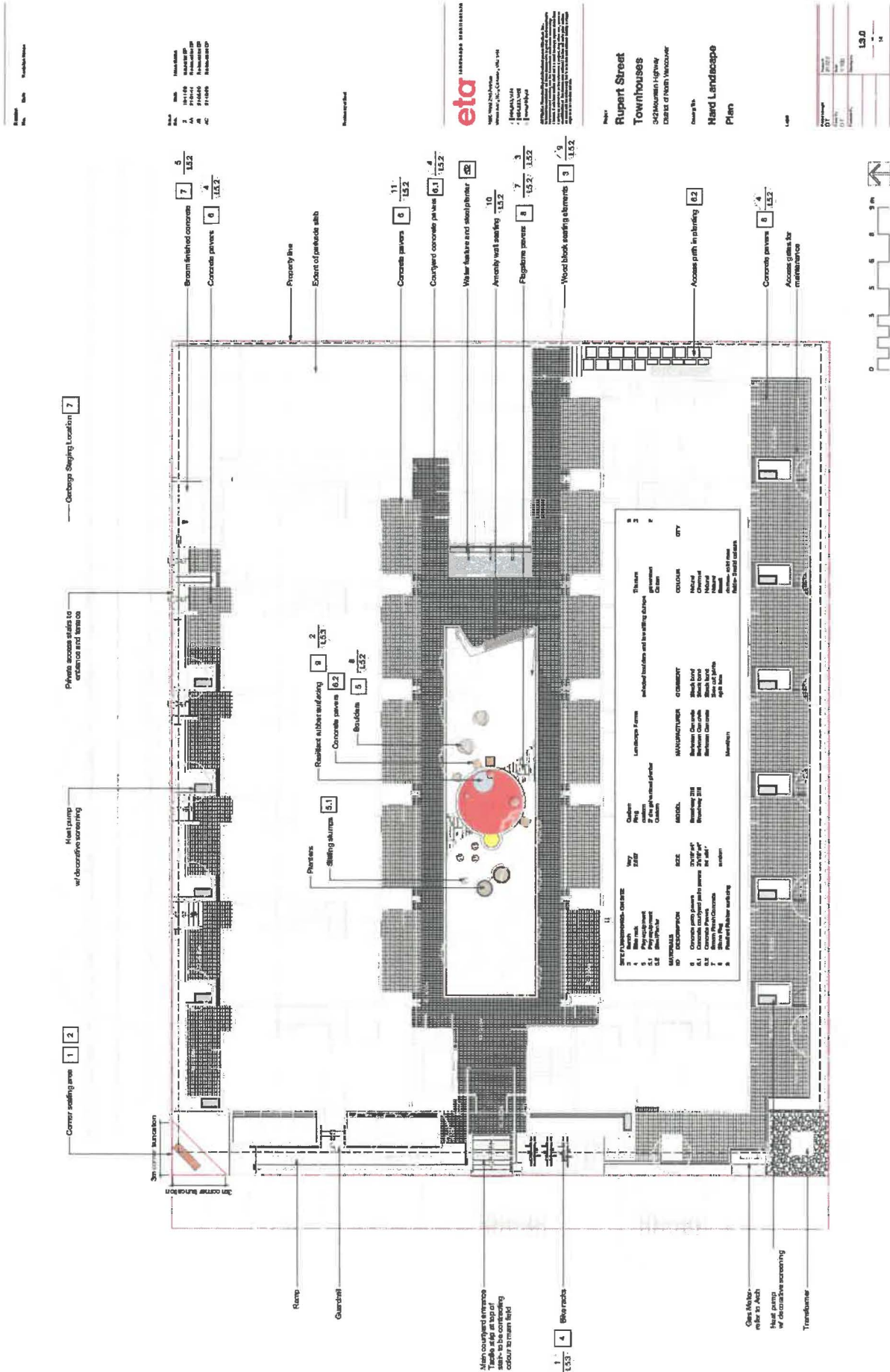
 $1.4^{\circ} = 1.5^{\circ}$

26 OCT 2021	5	A202
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- [illegible]







eta

etaplanning

Rupert Street Townhouses

DT	13.0
DT	14

Revision	Date	Revised By
1	2019.04.14	W. J. J. J.

Rev	Date	Revised By
1	2019.04.14	W. J. J. J.
2	2019.04.14	W. J. J. J.
3	2019.04.14	W. J. J. J.

PROJECT CHAIR

eta landscape architecture

1000 West 2nd Avenue
Vancouver, BC V6C 1A4
Canada

Phone: 604.681.1111
Fax: 604.681.1112
Email: info@eta.ca

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Project
**Rupert Street
Townhouses**

042 Mountain Highway
Downtown Vancouver

Scale: 1:50

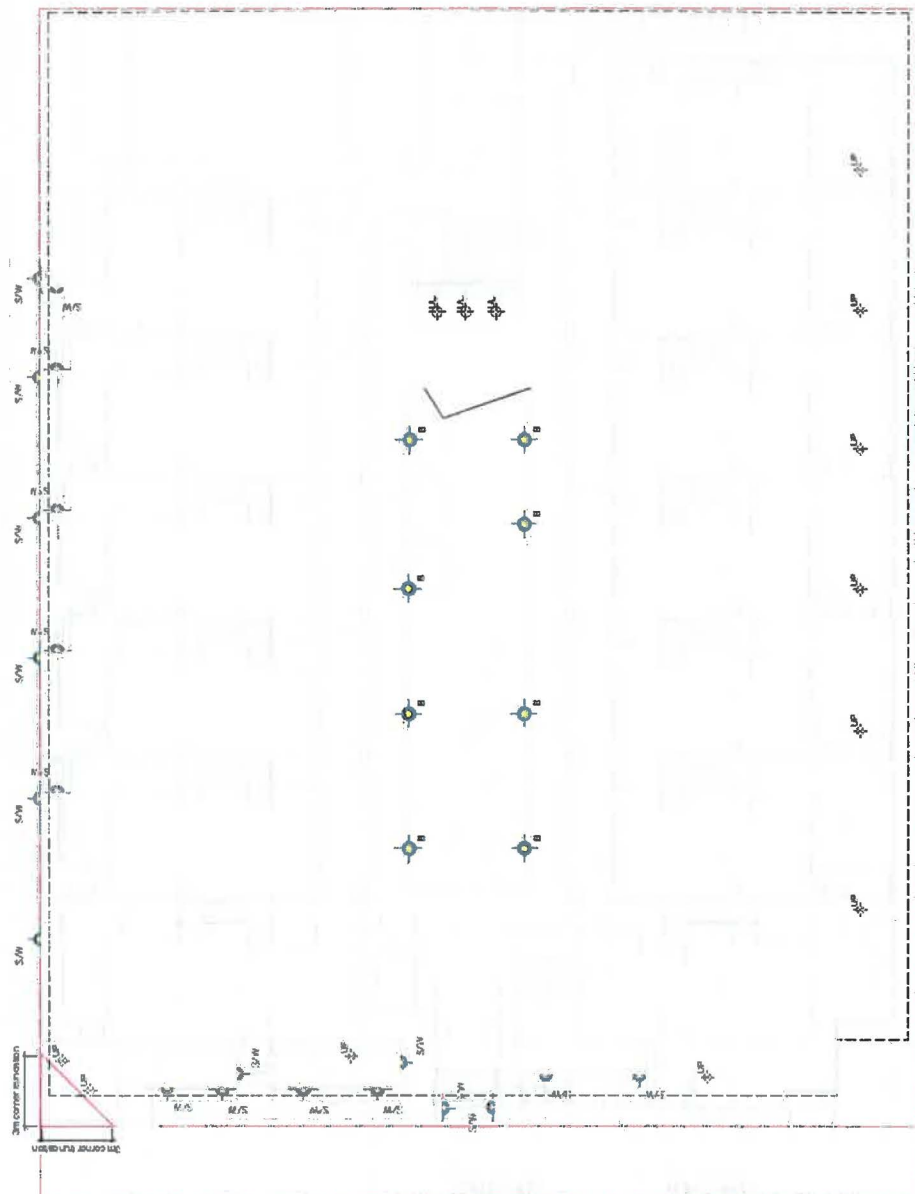
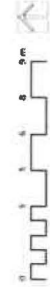
Lighting Plan

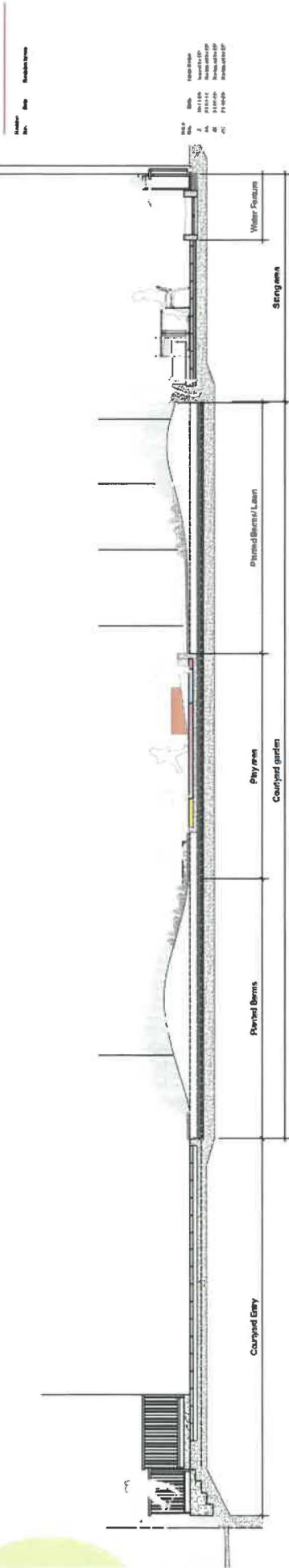
Light

Sheet	Project	Scale	Revision
DP 46.20	Rupert Street Townhouses	1:50	1
DP 46.20	Rupert Street Townhouses	1:50	2
DP 46.20	Rupert Street Townhouses	1:50	3

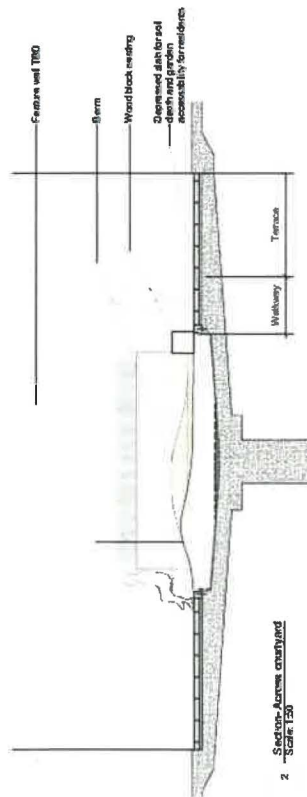
NOTE:
Refer to Electrical for final
lighting specifications (to be
approved by Landscaping).

Legend	Symbol	Description
S/W		Street Light
A/C		Accent Light
U/W		Underwater Light
B/W		Bore Light

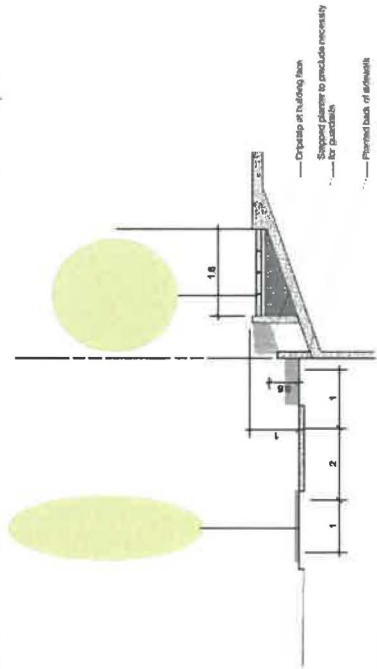




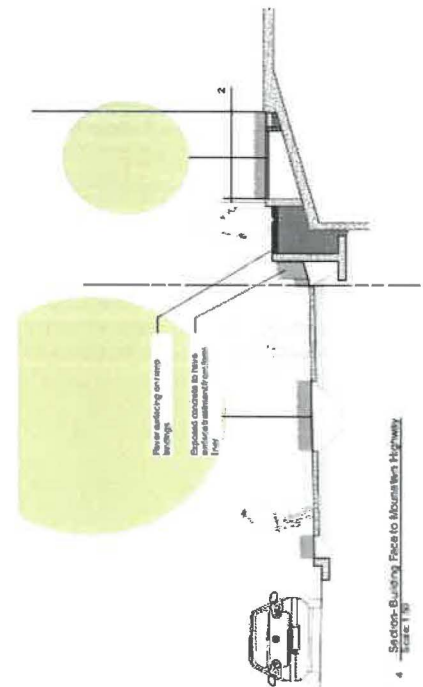
1 Section - Through courtyard to roadway
Scale 1:40



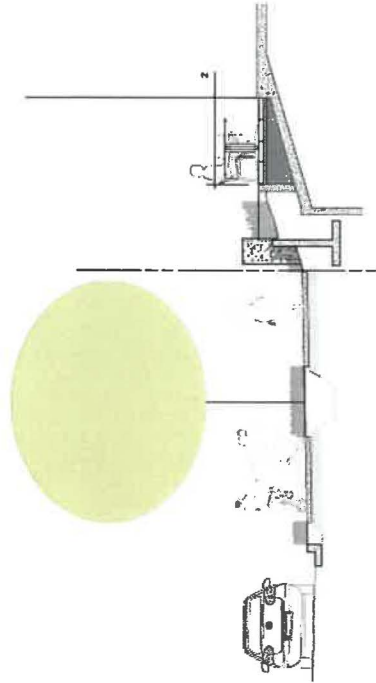
2 Section - Across courtyard
Scale 1:50



3 Section - Building face to Rupert
Scale 1:50



4 Section - Building face to Mountain Highway
Scale 1:50



5 Section - Building face to Mountain Highway
Scale 1:50

Architectural drawing

eta

Architectural drawing

Architectural drawing

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Green Building Measures proposed to fulfill Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines

This will provide you with a comprehensive overview of the measures to address Energy +Water Conservation and GHGE reductions:

- The project is not merely meeting step 3 as was the case in 2018, but we have voluntarily changed the mechanical systems to address the new GHGE policy and the attached letter provides comfort that our design will meet $\text{GHGE} < 3\text{kg/m}^2/\text{year}$. I have attached a letter from our QP that was sent to Helen in January of this year. This is a very significant improvement as 100% of HVAC and 100% of DHW (hot water) are now electrical.
- Both HVAC and DHW are now individual for each unit, promoting responsible energy use by each occupant (as opposed to centralised systems which make costs per unit independent of their respective usage)
- All units in the project have Heat Recovery Ventilation
- Energy efficient LED lighting throughout the project
- Daylight responsive and motion activated lighting controls incorporated throughout all common areas
- Operable windows for each bedroom and living space for natural ventilation.
- Low flow plumbing fixtures throughout the project
- High efficiency irrigation systems with drip irrigation for trees and shrubs and maximising native drought tolerant species
- Efficient window/wall ratio
- East-west building orientation to maximize solar access
- Highly efficient vinyl windows with double-glazed windows and Low-E coated glass (result of a holistic re-assessment of building envelope in the context of the new HVA approach)

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342 Mountain Highway Development Permit Application

Virtual Public Information Meeting Summary Report

Event Date: January 27 to February 10, 2021

Website: DNV.org/public-meeting

Attendance: 64 unique visits to the website

Comments: 1 set of questions was received.

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

Approximately 650 notification flyers were delivered within a 100 m radius of the site. Appendix A includes a copy of this package and a map of the distribution area. Two double sided signs were also placed on the property during the duration of the public information meeting to notify the public of ways in which they could participate.

Newspaper Ad

A newspaper ad was placed in two editions of the North Shore news; a copy of the ads is included in Appendix A.

Attendance:

64 visitors accessed the virtual PIM web page, and the video presentation was viewed 33 times.

The following District staff and project team members supported the virtual public information meeting:

District of North Vancouver:

- Helen Cain, Development Planner

Project Team:

- Ryan Rohani, Redic Development
- Adel Bellemlih, Redic Development

Ways to participate:

The public could participate by viewing the video presentation, browsing the display boards, or submitting written comments and questions to the project team and Development Planner

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

Overview:

The meeting was held in a virtual Public Information Meeting format. Meeting participants could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page. Participants were also provided the opportunity to submit questions and comments to the project team and Development Planner through the virtual meeting web page for a two-week period from January 27 to February 10, 2021. One set of questions was received regarding the proposal.

Questions and Answers provided:

Question 1. *What is the value of the Public art component of the project (construction, artist compensation, and the running of the competition to choose the artist), and how is this being paid for?*

Answer Provided: \$55,000 Total = (\$25,000 CAC) + (\$30,000 Voluntary Contribution by Developer)

Artist Selection Process & Admin Expenses: \$5K Max (Source - Voluntary Contribution by Developer)

Artwork Budget: \$50K for all expenses related to the artwork including but not limited to: detailed design, engineering, studio overhead, artwork fabrication, site preparation, travel, transportation, installation, artist fees, documentation, contingency, and insurance. (Source - Combination of CAC + Voluntary Developer Contribution)

Question 2: *what is the solar capacity for this building and could the DNV require a portion of the electricity used in the building to be generated at the site or is this a zoning issue?*

Answer: The District's Community Energy and Emissions Plan (CEEP) includes actions for low-carbon energy systems based on performance outcomes and supports options for low-carbon energy system (LCES). This proposal is BC Step Code 3 plus 100% electrical for the LCES building system including 100% EV-2 ready for electric car to plug-in. All electricity has a PTM source (BC Hydro); no solar capture is proposed. This property was rezoned in 2018 to Comprehensive Development (CD) Zone 122 and permitted uses are multi-family residential with no other permitted use.

Question 3: *What is the proposed cost of the units? The respondent likes the idea of family sized units but expressed concerns that this will deliver more housing that the DNV is not desperate for, and asked how is this project contributing to the affordable housing crisis?*

Answer: This application is the Development Permit for architecture, landscape and urban design and does not propose any changes to the CD122 Zone. Council made the decision to support the market housing at the time of rezoning, in 2018, and this is not being reviewed again.

Conclusion:

The purpose of this virtual public information meeting was to present neighbours with the proposed multi-family residential development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Approximately 650 invitations were distributed to the surrounding community, and 64 visitors accessed the virtual meeting web page in addition to a sign that was posted on the property. One set of questions was received by the planner and answers were provided.

Appendix A: Notification

Notification Sign

**Developer's
Virtual Public
Information Meeting**

**Proposal:
5-Storey Stacked
Townhome Project**



Public Information Meeting
Due to COVID-19, the Public Information Meeting will take place virtually. Visit the Virtual Public Information Meeting:
Dates: January 27 – February 10, 2021
URL: www.DNV.org/public-meeting
This is not a Public Hearing. District of North Vancouver Council will formally consider the development permit at a later date.
Redic Development Inc.
778-668-4236



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

Newspaper Ad

Notice of a Virtual Public Information Meeting

Redic Development Inc. is proposing to develop a five-storey, stacked townhouse building at 342 Mountain Highway, District of North Vancouver.

Due to COVID-19, this Public Information Meeting will take place virtually. You are invited to visit the Virtual Public Information Meeting website to learn more, ask questions, and provide comments:

Dates: January 27 – February 10, 2021

URL: www.DNV.org/public-meeting

This is not a Public Hearing. District of North Vancouver Council will formally consider the approval of a development permit at a later date.

The proposal is a five-storey building with 26 townhomes: 3 four-bedroom units and 23 three-bedroom units. The main pedestrian entry to the building is from Mountain Highway and vehicles enter an underground parkade from Rupert Street. A total of 47 resident and visitor parking spaces and 46 bike spaces will be provided. The project includes on-site public art, a new bike lane along Mountain Highway and sidewalk improvements along both Mountain Highway and Rupert Street.



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



Development site

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

If you would like more information, please contact Ryan Rohani at 778-668-4236 or Helen Cain, District of North Vancouver, at 604-990-3859, or bring questions and comments to the meeting.

Notification Flyer

342 Mountain Highway
District of North Vancouver

Virtual Public Information Meeting in your neighbourhood

Redic Developments Inc. is hosting a virtual Public Information Meeting to present the detailed planning application for 342 Mountain Highway. The project is 26 family-sized townhomes in one five-storey building.

Due to COVID-19, this Public Information meeting will take place virtually and will include an opportunity for the public to ask questions and provide comments.

This notification flyer is being distributed to the owners and occupants within 100m of the site, in accordance with District of North Vancouver policy.

Public Information Meeting

Date: January 27 - February 10, 2021

URL: www.DNV.org/public-meeting

Project Rendering



For more information please contact:

Ryan Rohani, Redic Development Inc.
778-668-4236
Helen Cain, District of North Vancouver
604-990-3859

The Proposal

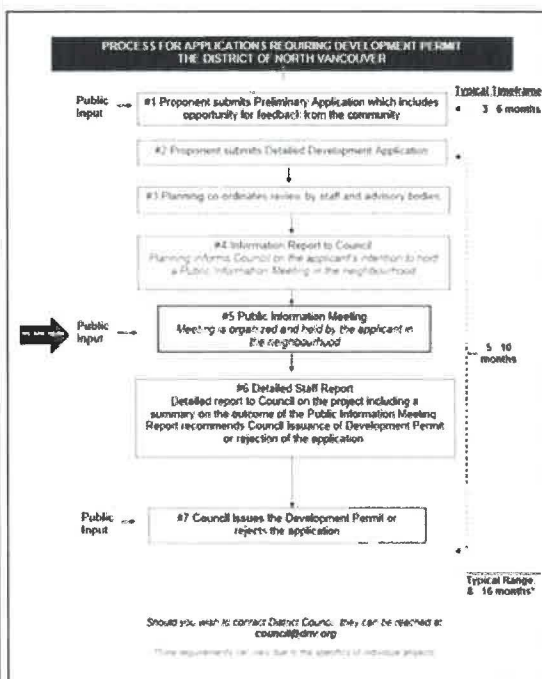
Redic Development Inc. proposes to develop a five-storey townhouse building at 342 Mountain Highway.

The proposal is for 26 townhomes: 3 four-bedroom units and 23 three-bedroom units.

The main pedestrian entry to the building is from Mountain Highway and vehicles enter an underground parkade from Rupert Street. A total of 47 resident and visitor parking spaces and 46 bike spaces are included.

The project includes on-site public art, a new bike lane along Mountain Highway and sidewalk improvements along both Mountain Highway and Rupert Street.

Development site:
342 Mountain Highway



Notification Area Map



100 m mailing radius