

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, May 9, 2022

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/67910218298>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

- 8.7.1 Neighbourhood Response to Development Variance Permit 10.22 Being Considered May 9, 2022 (125 Kensington Crescent)** p.7-11
File No. 08.3060.20/010.22

Recommendation:

THAT The May 5, 2022 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit 10.22 Being Considered May 9, 2022 (125 Kensington Crescent) is received for information.

- 8.9 Housing Proposal Update – Bylaws 8573, 8574, 8575, 8576, and 8577: Rezoning and Housing Agreements for a Mixed-Use Development at 2050 – 2070 Marine Drive and an Unaddressed Lot** p.13-15
File No. 08.3060.20/037.18

Recommendation:


THAT the May 3, 2022 report of the Development Planner entitled Housing Proposal Update – Bylaws 8573, 8574, 8575, 8576, and 8577: Rezoning and Housing Agreements for a Mixed-Use Development at 2050 – 2070 Marine Drive and an Unaddressed Lot is received for information.


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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____
<input checked="" type="checkbox"/> Addendum:	Date: <u>May 9</u>


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 5, 2022

Case: PLN2021-00054

File: 08.3060.20/010.22

AUTHOR: Dejan Teodorovic, Planning Assistant

SUBJECT: Neighbourhood Response to Development Variance Permit 10.22
Being Considered May 9, 2022 (125 Kensington Crescent)

RECOMMENDATION:

THAT the May 5th, 2022 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit 10.22 Being Considered May 9, 2022 (125 Kensington Crescent) is received for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, and being in support or in opposition, the following information is submitted for the Development Variance Permit being considered on May 9th, 2022.

DISCUSSION:

As of 10:00 a.m. May 5th, 2022:

Development Variance Permit 10.22 – 125 Kensington Crescent.

Twenty (20) notices were sent out to adjacent property owners/residents. The Norwood Queens Community Association was sent a notice via email. Two responses in support of the variance have been received and are attached to this report.

**SUBJECT: Neighbourhood Response to Development Variance Permit 10.22
Being Considered May 9, 2022 (125 Kensington Crescent)**

May 5, 2022

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Respectfully submitted,



Dejan Teodorovic, Planning Assistant

Attachment 1: Redacted Neighbourhood Response

**SUBJECT: Neighbourhood Response to Development Variance Permit 10.22
Being Considered May 9, 2022 (125 Kensington Crescent)**

May 5, 2022

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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	_____		

From: [REDACTED]
To: [Dejan Teodorovic](#)
Cc: [REDACTED]
Subject: File 08.3060.20/010.22 Energov CAsE PLN2022-0010
Date: April 28, 2022 12:05:27 PM

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.

Hello Dejan;

I have no problem with the deviations for the retaining wall at 125 Kensington Crescent.
Please note me as a positive vote and allow the construction to proceed.

Thanks

[REDACTED]

[REDACTED]

May 4/2022

District of North Vancouver
355 West Queens, North Vancouver, BC V7N 4N5

Attention: Dejan Teodorovic (teodorovicd@dnv.org)

RE: 125 Kensington Crescent, North Vancouver, BC V7N 2S6 – DVP 10.22

To whom it may concern:

We are writing concerning the repair of a retaining wall along the south border of 125 Kensington Crescent (DVP 10.22)

[REDACTED] 125 Kensington Crescent, [REDACTED] and the retaining walls along the south border of the properties were constructed at approximately the same time. The original walls were constructed in a similar fashion and style. Both walls matched closely in height at the property line and formed a continuous and smooth transition along the slope of the laneway grade.

The owners of the property at 125 Kensington Crescent, are proposing that the repaired wall be constructed in a functional and esthetically similar fashion and height as the pre-existing retaining wall. This configuration will provide continuity with the grade of the laneway.

We feel the proposed configuration of the repaired retaining wall at 125 Kensington Crescent is the most esthetically pleasing option and is consistent with the original laneway wall designs. We support the proposed design submitted by the owners of 125 Kensington Crescent.

Sincerely,


[REDACTED]

[REDACTED]

cc. [Natalie and Shawn Englmann, 125 Kensington Crescent, North Vancouver]

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____
<input checked="" type="checkbox"/> Addendum:	Date: <u>May 9, 2022</u>


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 3, 2022

Case: PLN2018-00037

File: 08.3060.20/037.18

AUTHOR: Kevin Zhang, Development Planner

SUBJECT: Housing Proposal Update - Bylaws 8573, 8574, 8575, 8576, and 8577:
Rezoning and Housing Agreements for a Mixed-Use Development at
2050 - 2070 Marine Drive and an Unaddressed Lot

RECOMMENDATION:

THAT the May 3, 2022 report entitled "Housing Proposal Update - Bylaws 8573, 8574, 8575, 8576, and 8577: Rezoning and Housing Agreements for a Mixed-Use Development at 2050 - 2070 Marine Drive and an Unaddressed Lot" is received for information.

REASON FOR REPORT:

Marvel Developments (Lions Gate Village) Ltd. has provided an update to the housing proposal associated with the Rezoning and Housing Agreement Bylaws being considered by Council on May 9, 2022. The change entails increasing the number of proposed Rent-To-Own units from 8 to 16.

DISCUSSION:

In the Report to Council dated April 28, 2022 regarding the introduction of bylaws for the project, it was noted that the 11 strata "Workforce Housing" units initially proposed had to be converted to unrestricted strata units due to legal limitations. Recognizing this change, the applicant has voluntarily proposed to **increase the number of Rent-To-Own units from 8 to 16 units**. The units are proposed to include 8 one-bedroom units and 8 two-bedroom units. This change will be seated in a Section 219 covenant.

The Rent-To-Own units are geared toward first-time home buyers. The future purchasers would be required to live in the unit for two-years, paying market rents to the developer as well as strata fees. At the end of the two-year period, the developer would return 100% of the rent collected to each purchaser for use as a down payment to

SUBJECT: Housing Proposal Update - Bylaws 8573, 8574, 8575, 8576, and 8577 for a Mixed-Use Development at 2050 Marine Drive

May 3, 2022

Page 2

purchase the unit they were occupying. This arrangement will be secured by a Section 219 covenant registered on title.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin Zhang', with a long horizontal stroke extending to the right.

Kevin Zhang
Development Planner

SUBJECT: Housing Proposal Update - Bylaws 8573, 8574, 8575, 8576, and 8577 for a Mixed-Use Development at 2050 Marine Drive

May 3, 2022

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<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

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