



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 23, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver

REPORT TO COUNCIL

February 20, 2015

File: 08.3060.20/050.14

AUTHOR: Casey Peters, Community Planner

SUBJECT: BYLAWS 8110 AND 8109: OCP AMENDMENT AND REZONING FOR A TWELVE LOT SINGLE-FAMILY DEVELOPMENT: 4343 STARLIGHT WAY (MONTERAY ELEMENTARY SCHOOL)

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8110, amending the OCP land use designation for the subject site from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for a twelve lot single-family development be given First Reading; and
2. Bylaw 8109, which rezones the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space be given First Reading; and
3. Bylaws 8110 and 8109 be referred to a Public Hearing;
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8110; and
5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8110 in conjunction with its Financial Plan and applicable Waste Management Plans.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8110 to amend the Official Community Plan by changing the land use designation from Institutional to Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA); and
- Bylaw 8109 to rezone the subject property from Public Assembly to CD88, Natural Parkland (NPL) and Neighbourhood Park (NP).



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SUMMARY:

The applicant proposes to subdivide the existing Monterey school site to create twelve single-family lots and two park areas. The proposal requires an amendment to the Official Community Plan and rezoning of the property. The Bylaws are recommended for introduction and for referral to a Public Hearing.

BACKGROUND:

Monterey School was closed in June 2004 and the site was subsequently leased for several years to the L'Ecole Francaise Internationale de Vancouver. The school has been vacant since March 2011. School District 44 began exploring options for the property through a Request for Proposals in July 2012.

Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014. A detailed planning application for a 12 lot subdivision was submitted in December 2014.

Public Assembly Use Strategy:

In 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process.

A review of the guiding principles in the PA Strategy with respect to this development demonstrates the following:

- The proposal is not located in a town centre and the land is not anticipated to be required for institutional use associated with growth in an OCP designated growth centre;
- The proposal will increase family-oriented housing options in a way that is complementary to the surrounding single family neighbourhood;
- The proposal will assist in providing community services on-site by providing pedestrian trails and a new pocket play park;
- The proposal will result in a net decrease in vehicle traffic to the site;
- There is no official park use of the existing playing field;
- Community Amenity Contributions will be provided; and
- No public assembly need was identified for this site.



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Policy Planning has reviewed the proposal against the Public Assembly strategy and notes that the location is no longer viable as a Public Assembly site and that the proposal meets the criteria outlined in the Public Assembly Lands Strategy.

Dedication of Parkland:

Section 941 of the Local Government Act requires the dedication of parkland when a subdivision is creating more than three new lots. The two parcels of parkland total 2473.6m² (26,626.48 sq ft) and will be dedicated to the District as part of this application and that satisfied the requirement of Section 941.

Official Community Plan:

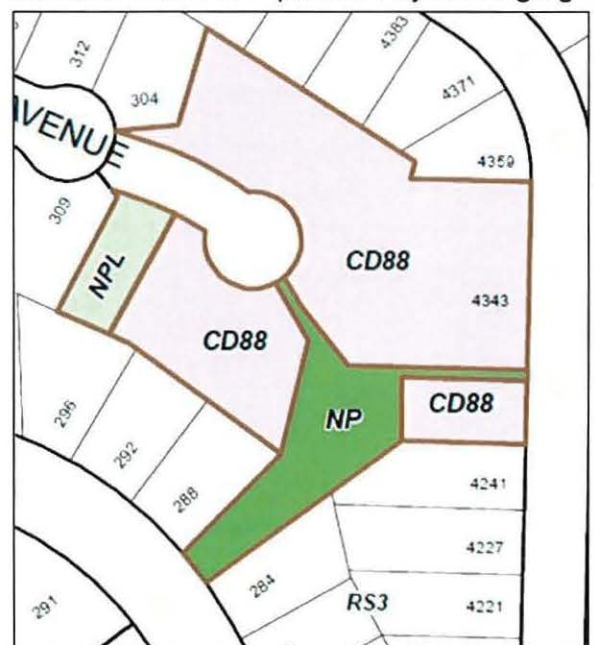
The subject property is designated Institutional in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference policy document. The designations in both of these documents reflect the existing school use on the site. An OCP amendment is required for this proposal to advance.

The District's OCP proposes to manage growth by creating a network of centres while respecting residential neighbourhood character in the single family neighbourhoods and limiting growth in these areas. The proposal of housing for single family on this site maintains the single family character of the area.

The proposed neighbourhood park works with the OCP vision for a network of trails and greenways to increase connectivity within neighbourhoods. It also supports the "provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood". The land adjacent to the creek also meets OCP policies by managing "land uses to protect the ecological values of parkland" and considering the "acquisition of environmentally sensitive areas for addition to the parkland system".

Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential and park use. Bylaw 8109 rezones portions of the lot to Neighbourhood Park (NP) and Natural Parkland (NPL). The bylaw also proposes a new single family Comprehensive Development Zone (CD88) tailored specifically to this project. The CD88 zone is modelled after the RS3 zone to reflect the adjacent single family properties.



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The portion of the site adjacent to the creek is proposed to be zoned Natural Parkland (NPL) and will be retained in a natural state. A second portion of the site will be zoned Neighbourhood Park (NP) and will be used for play space and for pathways to Starlight Way and to Montroyal Blvd. Ownership of both park areas will be transferred to the District.

A comparison of the subdivision requirements of the proposed lots against the appropriate zones is shown below:

	Lot Area	Lot Width	Lot Depth
RS3	660m ² (7104 sq ft)	18m (59 ft)	34m (112 ft)
CD88 minimum	660m ² (7104 sq ft)	16m (52.5 ft)	33m (108ft)
Range of proposed lots within CD88	660m ² (7104 sq ft) to 694.8m ² (7479 sq ft)	16m (52.5 ft) to 18.57m (60.93ft)	33.64m (110.37ft) to 46.07m (151.15ft)
NPL and NP	No minimum	No minimum	No minimum

The proposed lot area requirement of the CD88 zone is the same as the RS3 zone and all of the lots comply with the required 660m² (7104 sq ft) lot area requirement. Eleven of the lots meet the 34m (112 ft) lot depth requirement of the RS3 zone. One lot is proposed to be 33.64m (110.37 ft) which results in a lot depth less than the 34m (112 ft) that is required in a RS3 zone.

The lot width of seven of the twelve lots is between 16m (52.5 ft) and 18m (59 ft). Five of the lots meet or exceed 18m (59ft) of lot width. The four lots facing Starlight Way will all meet the minimum 18m lot width of an RS3 lot.

The CD88 zone also sets out the specific building regulations for the proposed new houses. The zone was based on the RS3 zone and the differences are highlighted below:

1. Height measurement: The Zoning Bylaw sets the method of determining building height and requires the height to be measured from “the lesser of natural or finished grade”. As the proposal requires re-grading of the site, the CD88 zone requires height to be measured from finished grade. These finished grades were established through the planning review process.
2. Side yard setbacks: In the RS3 zone a 1.22m (4 ft) side yard setback is required for lots that are less than 15.24m (50 ft) and a 1.83m (6 ft) side yard is required for lots that are greater than 15.24m (50 ft). All of the proposed lots are greater than 15.24m (50 ft) in width and the CD88 zone proposes a 1.22m (4 ft) setback.
3. The RS1-5 zone counts area above 3.66m (12 ft) as if it were an additional floor level for the purpose of determining the total floor area of a building. The CD88 zone proposed to count area above 4.27m (14 ft) to add greater flexibility to the house design. This will have no impact on the overall height of the houses.

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4. Floorspace Ratio: The CD88 proposes to allow a slight increase in density on certain lots with a corresponding reduction of density on other lots. This will result in no net increase of density in the project. The overall total will not exceed what would be permitted on RS3 lots.

Staff are supportive of the zoning as it largely meets the surrounding RS3 zoning while taking into consideration the unique characteristics of this site.

ANALYSIS

The Site and Surrounding Area:

The site is 10,331m² (111,206 sq ft) located in the upper Delbrook neighbourhood. The site can be accessed by vehicle from Starlight Way and Monterey Avenue and by pedestrians via a set of stairs that extend to Montroyal Blvd. Adjacent properties consist of single family lots (zoned RS3) on all sides.

Development Permit Areas:

The site is located in Development Permit Areas for "Form and Character of Commercial, Multi-Family or Industrial Development" and "Water and Energy Conservation and Greenhouse Gas Reduction". The proposal is for single-family use so the Form and Character DP no longer applies. Bylaw 8110 proposes to remove the site from these two Development Permit areas. The applicant will be required to build to new homes to a minimum of Energuide 80 as per the District's Green Building Strategy and this will be secured via covenant through the subdivision process.

A watercourse runs through the single family lot to the west of the site at the end of the Monterey cul-de sac. The watercourse is currently within a pipe before it daylight on the adjacent property. The subdivision proposes a lot to be dedicated in the OCP as Parks, Open Space and Natural Area (POSNA) and to be rezoned to Natural Parkland (NPL) in order to protect the watercourse. The proposed development is outside the protected area and is therefore exempt from the Streamside Development Permit.

Project Description:

Proposal:

The proposal is for twelve single-family lots and two areas to be dedicated as District park. Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monterey Avenue cul-de sac as shown on the site plan below.

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Two areas of the site are labelled "Open Space" (shown in green above) and the Monterey cul de sac extension will be dedicated to the District on the subdivision plan. The open space adjacent to Monterey Avenue is beside a watercourse and the 15m protected area is contained within that lot. This lot will remain in a natural state and will not be developed. The second open space will include the path to Montroyal Blvd and to Starlight Way and will include a compact neighbourhood park with play area.

The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours. The streetscape on Starlight Way shown below demonstrates how the homes step down with the grade.

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Starlight Way Streetscape

Parking and Access:

Vehicle access to the site is will be from Starlight Way and by an extension of the Monterey Avenue cul-de sac.

Each home has an attached double car garage and as the homes are proposed to include suites a third parking stall will be required on each lot. The proposed parking meets the requirements of the surrounding RS3 zone.

Landscaping and Trees:

A total of 172 trees have been identified on the development site mostly alder, cottonwood and western red cedar. 94 of these trees were tagged and 78 were untagged alder and cottonwood. Of the 172 onsite trees, 113 trees are proposed for removal and 59 will be retained. The arborist notes that many of the trees for removal are of poor quality. 47 new trees will be planted in the new Neighbourhood Park lot as well as along the new portion of Monterey Avenue and on Starlight Way. The open space area adjacent to the creek is intended to be retained in its natural state with a fence installed at the Natural Parkland boundary. The acceptance of a final approved landscape plan and comprehensive replanting plan will be required prior to subdivision approval.

IMPLEMENTATION:

Implementation of this project will require adoption of an OCP amendment bylaw (Bylaw 8110) and rezoning bylaw (Bylaw 8109) and registration of a subdivision plan.

Bylaw 8109 (Attachment B) rezones the subject properties from Public Assembly (PA) to Neighbourhood Park (NP), Natural Parkland, and a new Comprehensive Development Zone (CD88) which:

- establishes zoning regulations for the proposed single-family residential use;
- allows home occupations as an accessory use;

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- allows secondary suites (provided three parking stalls are provided); and
- regulates maximum house size and height.

Registration of the following legal documents will be required to secure:

- construction in accordance with the development concept;
- registration of the subdivision plans including land dedication for open space and roads;
- green building covenant;
- unique house design covenant;
- a stormwater management plan; and
- a construction management plan.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects proposing an increase in residential density. The CAC for this proposal has been calculated at \$460,000.

The proposal includes extended improvements to Montroyal Boulevard not required by the Development Servicing Bylaw, valued at \$24,000, and park improvements, valued at \$111,364. In addition the applicant will contribute \$324,636 cash. A total CAC payment of \$460,000 will be required prior to adoption of the zoning bylaw. It is anticipated that the CACs from this development will include contributions toward public art, public facilities and public facility improvements, and park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green "Gold" secured by covenant.

CONCURRENCE:

Staff:

The project has been reviewed by staff from Environment, Building, Parks, Engineering, Public Safety, Policy Planning, Transportation Planning, Finance and the Fire Department.

Outside Agencies:

School District 44 has identified these lands as surplus to school needs and supports the proposal. It is anticipated there will be approximately 5 students from Kindergarten to grade 12 in these new homes. This neighbourhood is within the catchment areas of Braemar and Carson Graham.

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PUBLIC INPUT:

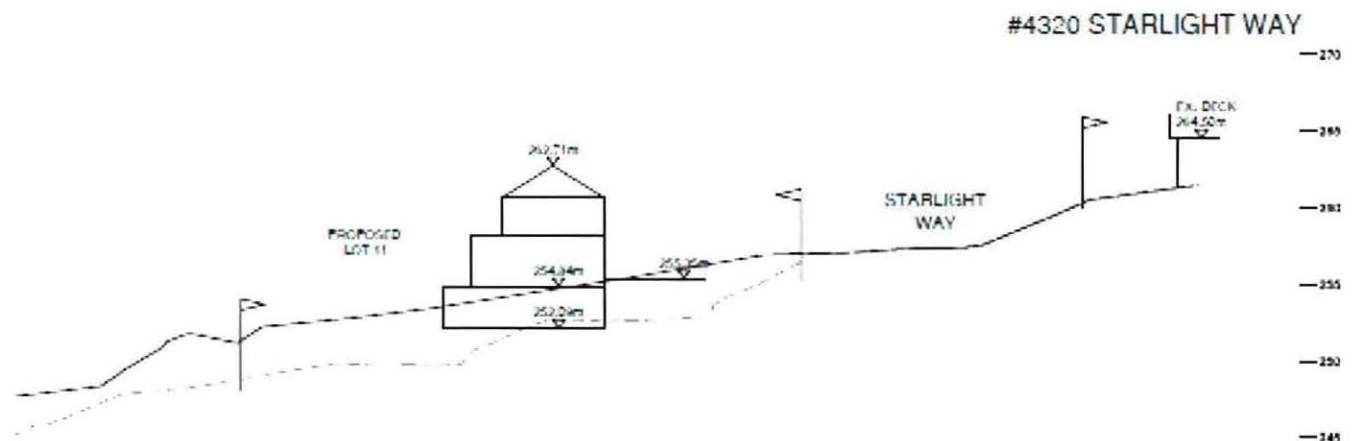
Public Information Meeting:

The applicant held a facilitated Public Information Meeting on January 21, 2015. Prior to the meeting notices were distributed to 63 adjacent residences, two signs were installed on the property and ads were placed in the newspaper. The meeting was attended by 38 people.

There were a variety of questions of clarification about the specific proposal including the height and design of the proposed buildings. Several neighbours asked questions surrounding timing for the project and were supportive of the project proceedings quickly. After the meeting, a petition in support of the proposal was submitted from adjacent neighbours to the District with signatures from 39 adjacent homes.

In response to some concern regarding heights of the buildings raised by a neighbour on Starlight the applicant has worked with the neighbours and has submitted cross sections from the houses on Starlight Way looking over the new houses. These sections demonstrate that the height of the new homes will be in line with the height of the existing decks on Starlight Way. Staff have spoken with the neighbour who is satisfied by the building design.

An excerpt from the Facilitator's report is attached as Schedule D.



CONSTRUCTION MANAGEMENT PLAN:

The Capilano Watermain Replacement project is anticipated to be under construction between August 2015 to April 2016 and it is expected that this project would be under construction near the mid to end of that project. The Capilano Watermain works will close Capilano Road from Edgemont Blvd to Prospect Avenue and the proposed detour for those vehicles will include Montroyal Blvd and Delbrook Avenue. The detour is anticipated to be in place until approximately January 2016. It is anticipated that the vehicles associated with this site would also use Delbrook Avenue to access to the site.

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With the Capilano Road closure in effect it is expected that there will be up to 30% increase in traffic on the Westview/ Delbrook/ Montroyal corridor during peak hours. This corridor is expected to handle the increased capacity but with longer queues and wait times through the Westview section. The all-way stop at Delbrook and Montroyal is expected to continue to provide an acceptable level of service to this corridor while operating as a detour route.

The applicant has estimated a maximum of 5 tandem dump trucks per day travelling to and from the site. This volume of large truck traffic is quite small and would not normally be expected to significantly affect traffic flows. To avoid potentially compounding effects on traffic the truck traffic is to be scheduled outside of peak hours. A covenant requiring a construction traffic mitigation strategy that specifies the hours for permitted truck travel will be required as a condition of subdivision.

Additionally, any civil works that would affect traffic on Montroyal Blvd or Delbrook Avenue will not be permitted until after the Capilano Road is re-opened.

The applicant for this project has submitted some construction traffic information and will be required to submit a Construction Staging and Traffic Management Plan at the subdivision stage. A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents. This plan must be in place prior to the commencement of any building and demolition works. This plan will need to take into account other construction projects active in the area including utility projects and the developer will be required to coordinate with these throughout the process.

CONCLUSION:

This project is consistent with the guiding principles for potential changes of public assembly lands outlined in Council's Public Assembly Lands Strategy Policy. School District 44 has identified this site as surplus lands. The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8110 and 8109 and refer them to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8110 and 8109 at First Reading.


Casey Peters
Community Planner

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- A - Bylaw 8110
- B - Bylaw 8109
- C – Subdivision Plan
- D – Starlight Way Streetscape
- E – Excerpt from Facilitator Report

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

The Corporation of the District of North Vancouver**Bylaw 8110**

A bylaw to amend the 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 "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)".

2. Amendments

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from "**Institutional**" to "**Residential Level 2 (RES2)**" and "**Parks, Open Space and Natural Areas**" as illustrated on Bylaw 8110 Schedule "A" attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

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

Mayor

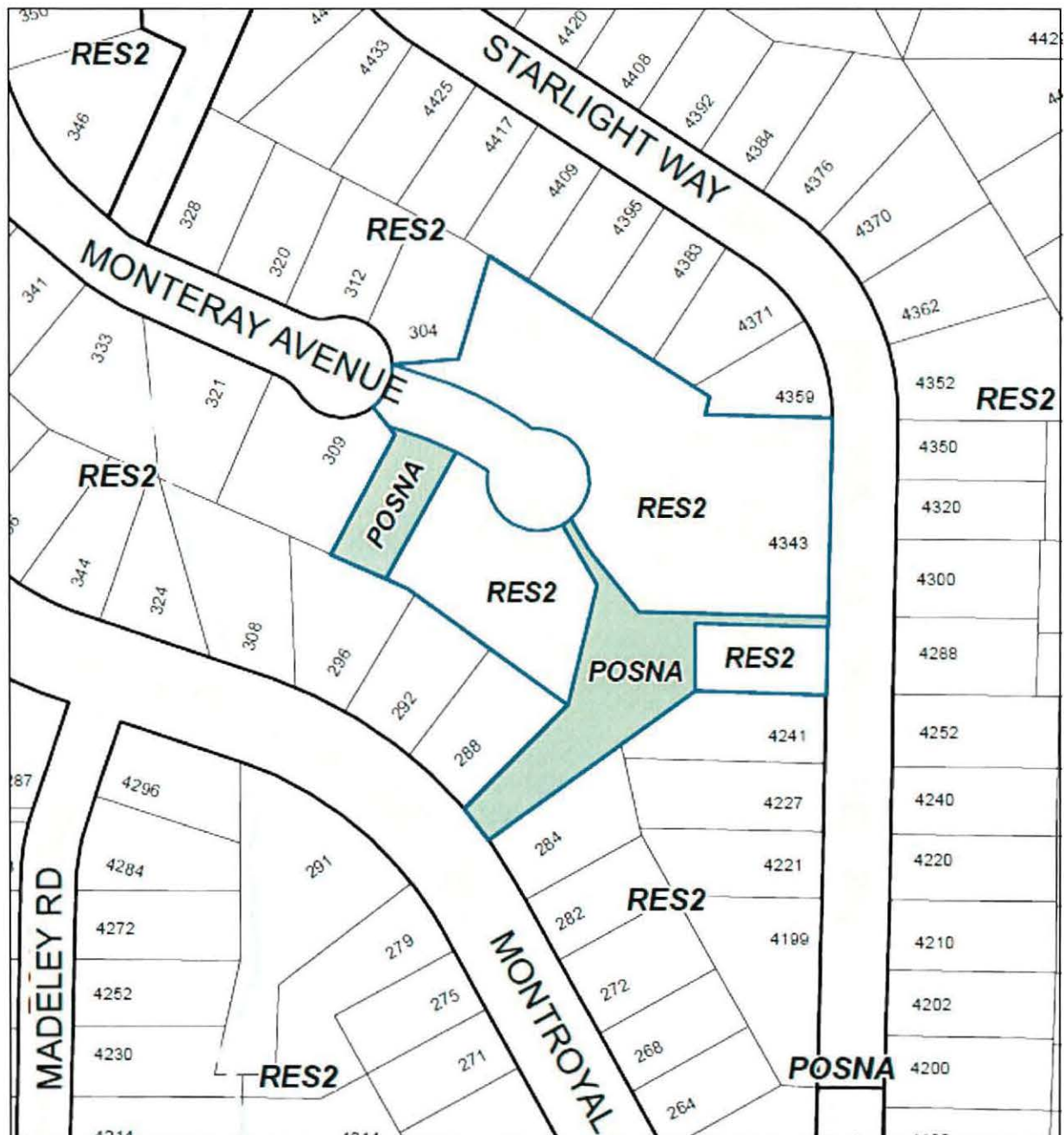
Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8110 Schedule A: OCP Map 2 – Land Use **BYLAW 8110**

The District of North Vancouver Official Community Plan Bylaw 7900, 2011
 Amendment Bylaw 8110, 2015

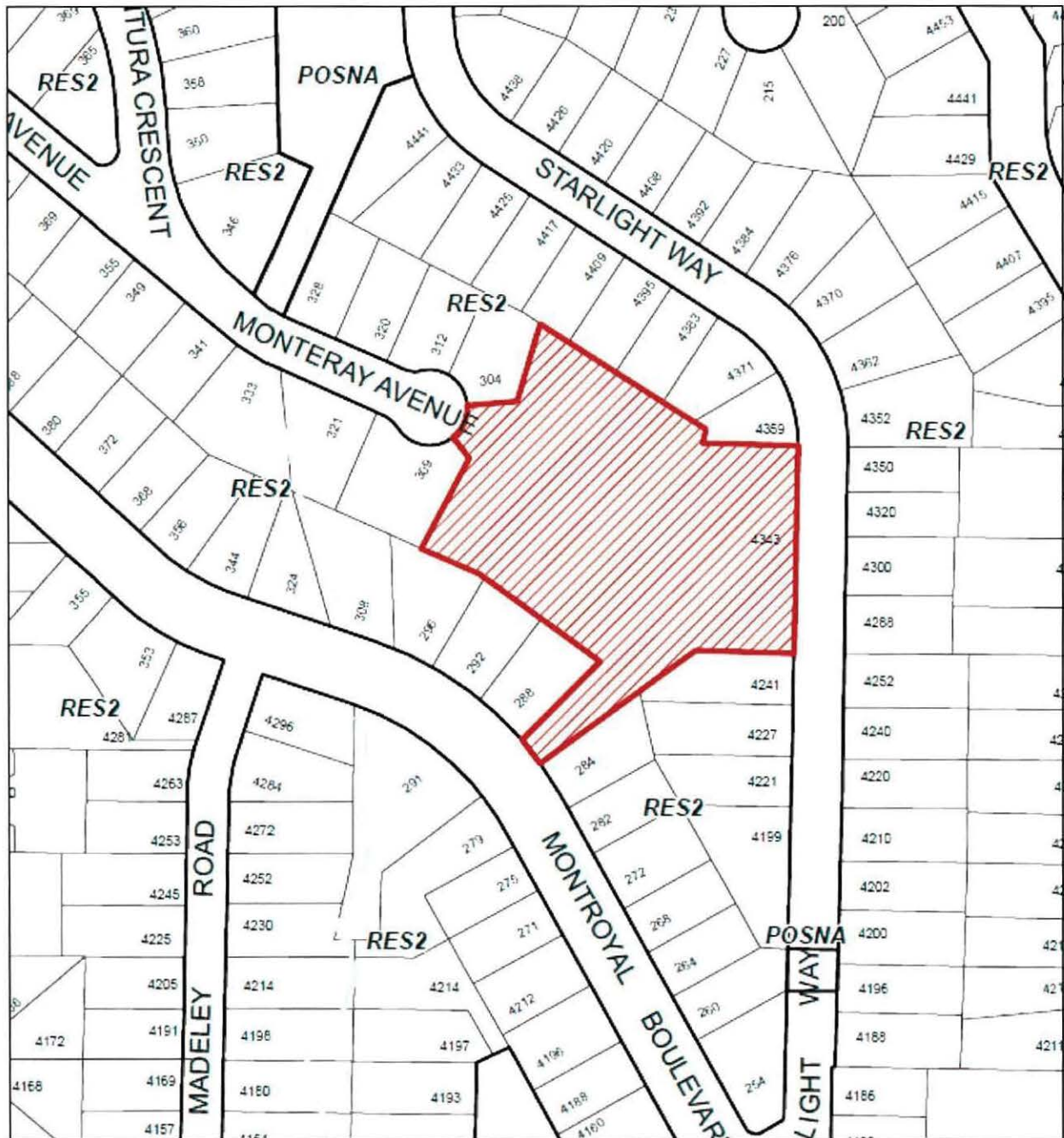


-  INSTITUTIONAL (INST)
TO RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL (RES2)
-  INSTITUTIONAL (INST)
TO PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)



Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



The Corporation of the District of North Vancouver

Bylaw 8109

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)".

2. Amendments

2.1 The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

a) Section 301(2) is amended by inserting the following zoning designation:

"Comprehensive Development Zone 88 (CD 88)"

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

"in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line"

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

“4B88 Comprehensive Development Zone 88 (CD88)”

The CD 88 Zone is applied to:

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

4B88-1 Intent

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

4B88-2 Principal Use

One single-family residential building per lot

4B88-3 Accessory Uses

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
 - i. secondary suites are permitted only in single-family residential zones;
 - ii. only one secondary suite is permitted on a single-family lot;
 - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m² (968sq ft) or 40% of the residential floor space of the principal single-family residential building

4B88-5 Density

(a) The maximum permitted floorspace is regulated as follows:

Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)	Floor Space Ratio
Lots 1-4	0.35 + 11.5 m ² (124 sq ft)
Lots 5-12	0.35 + 43.0 m ² (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

4B88-6 Maximum Principal Building Height

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

4B88-7 Maximum Principal Building Size

Shall be in accordance with Section 4B88-5 Density.

4B88-8 Principal Building Setbacks

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front and Rear	7.62m (25 ft)
Side	1.22m (4 ft)

4B88-9 Maximum Building Depth

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

4B88-10 Maximum Upper Storey Floor Area

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m² (1000 sq ft) whichever is greater.

4B88-11 Coverage

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

4B88-12 Parking Structures

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m² (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

4B88-13 Accessory Buildings

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m² (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

Setback	Buildings and Structures
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

4B88-14 Subdivision Requirements

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m ² (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

4B88-15 Parking Regulations

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

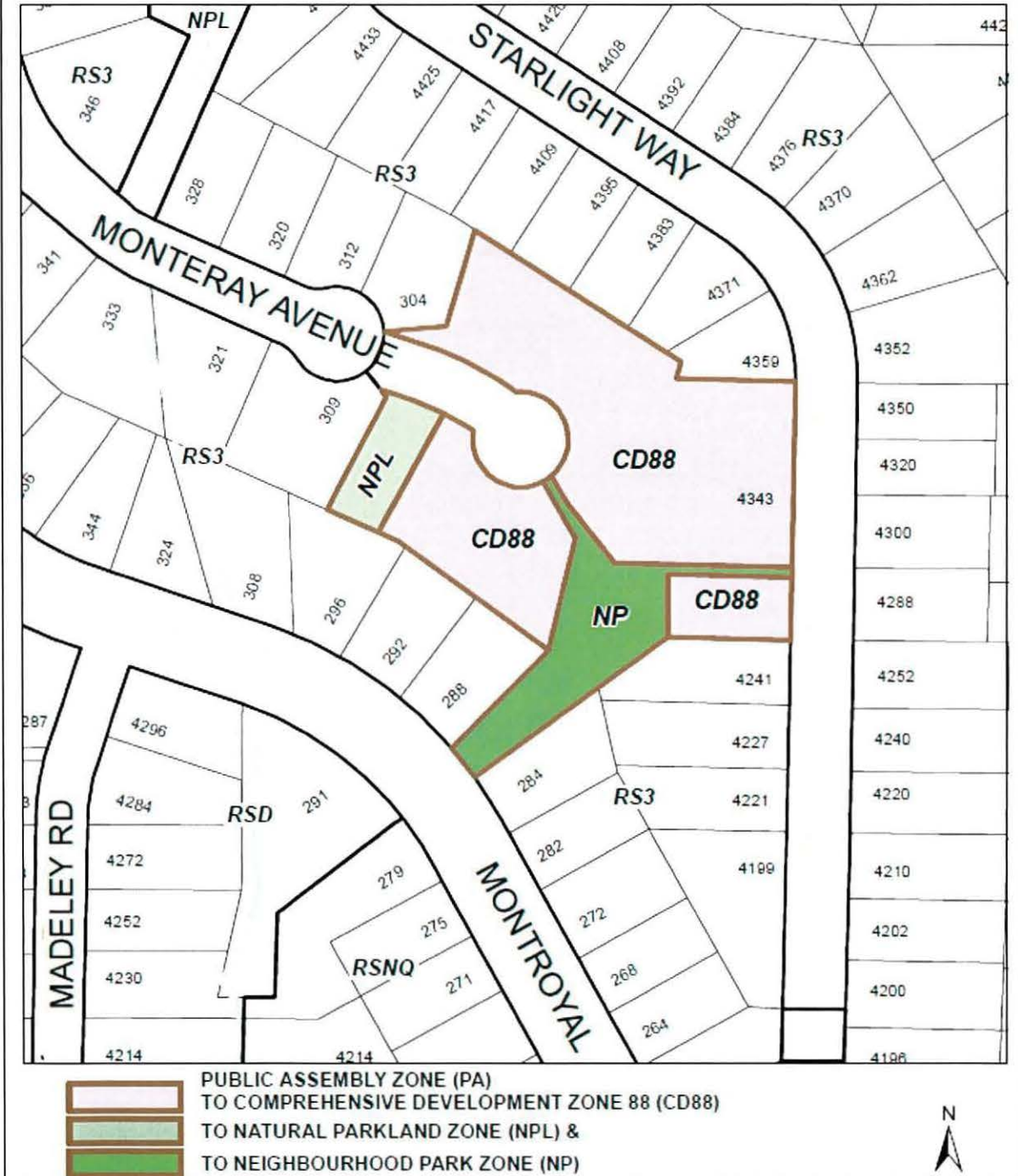
Certified a true copy

Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

Bylaw 8109

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)



Schedule B to Bylaw 8109

PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

0 5 10 20 30

All Distances are in Metres
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS
4143 STARLIGHT WAY
NORTH VANCOUVER B.C.
P.I.D. 008-951-756



NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5630 170A Street
Cloverdale B.C.
FILE: JV1405_P55 NOVEMBER 3/2014

This Plan Lies Within The
Greater Vancouver Regional District

Schedule C to Bylaw 8109



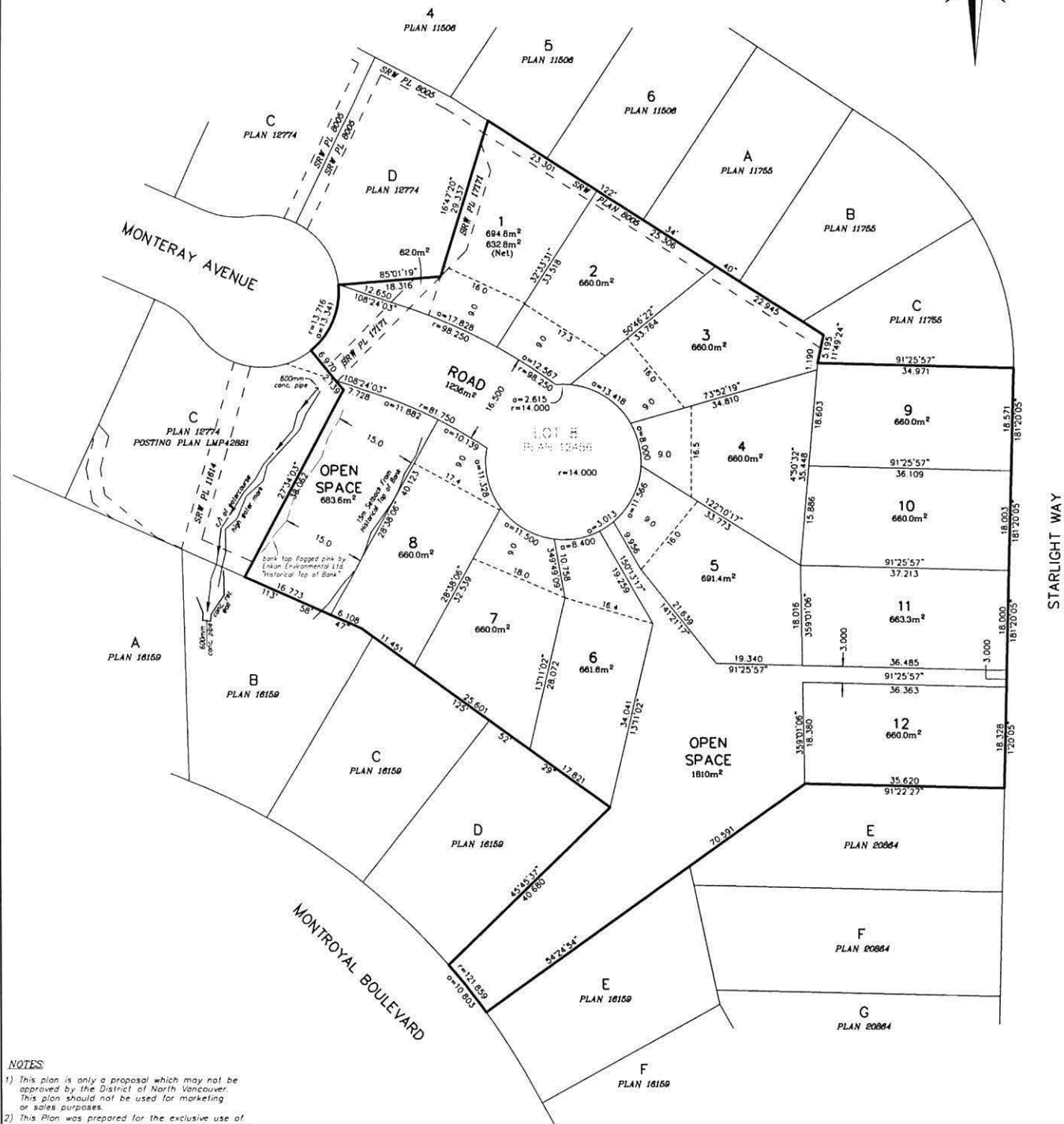
PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

0 5 10 20 30

All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS

4343 STARLIGHT WAY
NORTH VANCOUVER B.C.
P.I.D. 008-951-756



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Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JV1405_P55 NOVEMBER 3/2014

This Plan Lies Within The
Greater Vancouver Regional District



Starlight Way Streetscape

SUMMARY OF PUBLIC INFORMATION MEETING

Monterey Elementary Site - 4343 Starlight Way
Meeting held January 21st, 2015



Morningstar Homes Ltd.

Facilitated By Main
Street Architecture

prepared by:

MAIN STREET ARCHITECTURE

architecture urban design vision collaboration

CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
 - 2.1 Meeting intent
 - 2.2 Information Distribution and Community Notification
 - 2.3 Public Information Meeting - January 21st, 2015
 - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet
Appendix B: Comment forms / Sign in sheet
Appendix C: Presentation panels

1.0 OVERVIEW

To:

Casey Peters, Community Planner,
District of North Vancouver
cpeters@dnv.org

Ryan Lucy, VP Acquisitions & Development
Morningstar Homes Ltd.
rlucy@mstarhomes.com

From:

Jay Hiscox AIBC, Meeting Facilitator,
Main Street Architecture
Tel: 604-354-0397
e: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Morningstar Homes Ltd. on January 21st 2015. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 4343 Starlight Way, District of North Vancouver, BC. The project proposal is for a subdivision of the former Monteray School property into 12 single family lots, and designated parcels for amenity, creekside protection and access.

2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

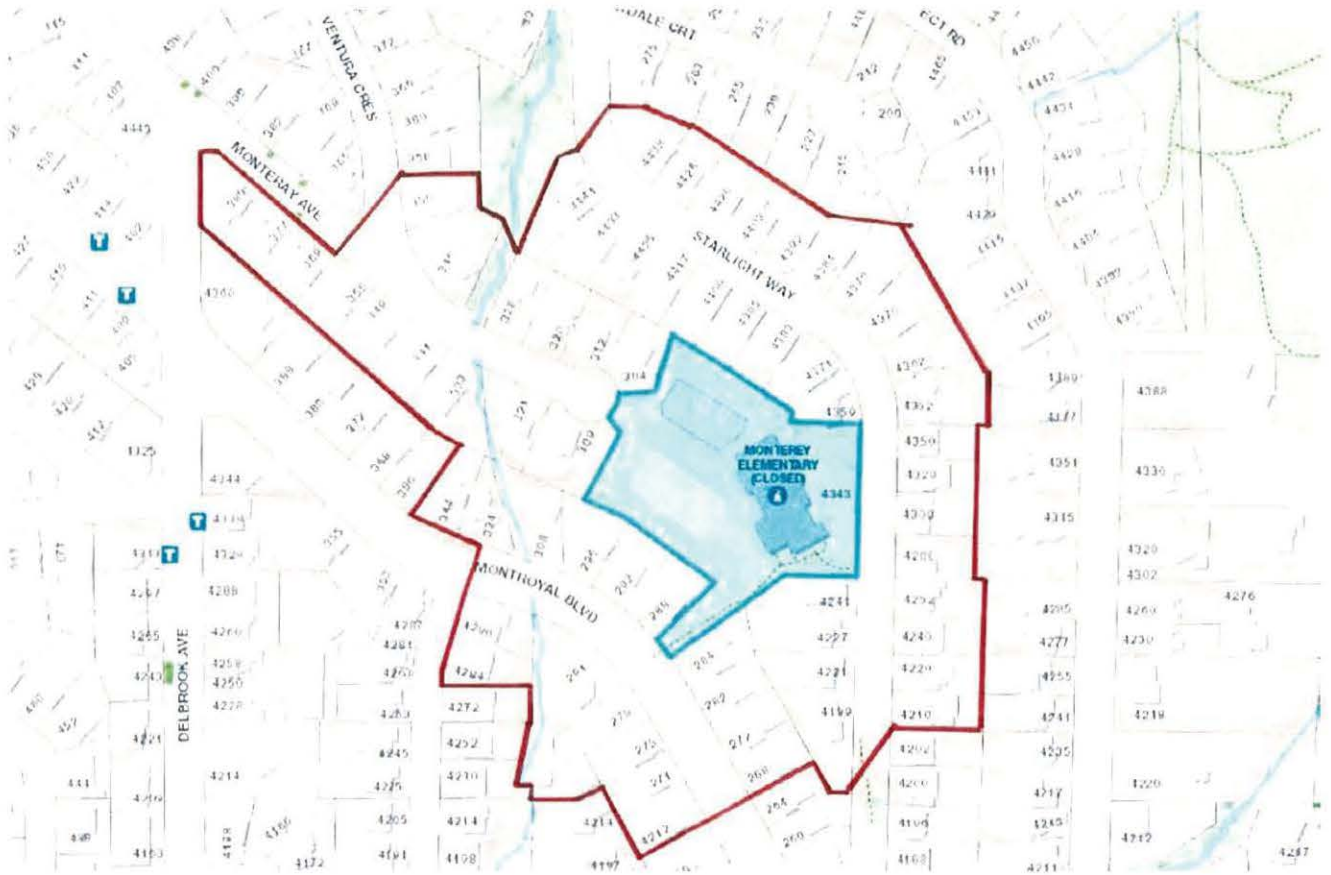
2.1 Meeting intent

The focus of the January 21 meeting was to provide updated project information and a venue to voice questions or concerns about the project.

2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail



Map of distribution area:

2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to January 8th 2015.

2.2.2 Signage:

Two signs outlining the proposed development were installed on the frontage of 4343 Starlight Way. One sign was placed on the east facing Starlight Way and a second sign to the West at the end of the Monterey cul-de-sac. The signs were inspected by DNV staff and accepted.


2.2.3 Newspaper Notification:

Morningstar Homes Ltd. placed public notice advertisements in the North Shore News January 14 and 16 2015. A copy of the printed advertisement is shown overleaf.

2.2.4 Community Association:

In addition to the mailout list, Morningstar sent out information packages to local neighborhood associations to invite them to the meeting.

Friday, January 16, 2015 North Shore News A3

MARKETPLACE REPAIRS CELEBRATIONS BIRTHDAYS EDUCATION Garage Sales	LEGAL LEGAL TIPS & NOTICES PUBLIC INFORMATION MEETING A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project. DATE: Wednesday, January 21, 2015 TIME: 7:00-8:30pm LOCATION: Braemar Elementary School, 3600 Mahon Avenue The applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a 12 lot single family housing project. Map:  Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting. * This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.
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NSN - Jan 16 2014

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project.

Date: Wednesday, January 21, 2015
Time: 7:00-8:30pm
Location: Braemar Elementary School, 3600 Mahon Avenue

The applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a 12 lot single family housing project.



Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

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

SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015
Time: 7:00-8:30 pm
Location: Braemar Elementary
3600 Mahon Avenue



Project handout - Front

SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as "Institutional" and the application is to amend the OCP designation for this site to "Residential Level 2, Detached Residential".

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

PROJECT DESCRIPTION:

The proposal is for a 12 lot subdivision with lots ranging in size from 680m² to 694m² (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

Public Input:

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.

An aerial photograph showing the project site (outlined in red) and the surrounding residential area. The site is located at the intersection of Starlight Way and Monterey Avenue.

A detailed site plan showing the layout of the 12 lots, including lot numbers, dimensions, and access points. The site is outlined in red.

Project handout - Rear

2.3 Public Information Meeting- January 21st 2015

Morningstar Homes Ltd. hosted the Public information meeting on January 21 2015 at Braemar Elementary School, 3600 Mahon Drive, North Vancouver. The meeting was held from 7.00 - 8.45 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below and overleaf)





The project team present at the meeting included:

- Ryan Lucy, Morningstar Homes Ltd.
- Marcos Mogyoros, Morningstar Homes Ltd.
- Ron Rapp, Morningstar Homes Ltd.
- Robert Morse, Morningstar Homes Ltd.
- Deborah Callahan, Morningstar Homes Ltd.
- Lacey Lee Brass, Morningstar Homes Ltd.
- Mary Chan Yip, PMG Landscape Architecture
- Declan Rooney, WSP Group
- Ryan Preston, Enkon Environmental
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

DNV staff present at the meeting included:

- Casey Peters, Community Planner, District of North Vancouver

A total of 29 people signed in to the meeting and 15 comment forms were returned. (Attached in Appendix C). An estimated total number of visitors to the meeting is 38 people.

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. A majority of visitors were supportive of the scheme as presented, and several comments noted that the project would be a welcome redevelopment for the former school site. Several visitors highlighted the derelict state of the school site as it has stood vacant, and the issues that have arisen from this situation.

Questions fielded during the meeting included the following:

- Several visitors emphasized community support for the proposal, and urged that it be completed as soon as possible.
- Concern for vagrancy, overgrown bushes, other issues related to the site vacancy.
- Concern regarding movement of construction vehicles, noise and vibration to adjacent properties.
- Support for scale of proposed lots and number of homes proposed, as very complementary to existing neighborhood layout / scale. Specific questions regarding re-grading of the site and creekside setbacks.
- Several comments on a neighborhood petition that has been circulated in support of the project. Specific questions regarding trees to be removed, trees to be replanted.
- Comment on size of specific large trees along proposed open space.
- Concern noted for removal of mature Cedar / Alders, support for removal of Cottonwood trees in same area.
- Others suggested to remove the Alders and Cottonwoods.
- Suggested to use short growing street tree species.
- Concerns noted regarding drainage from the upper slopes flowing down to adjacent properties.
- Support for traffic pattern [i.e. leave Starlight as is, no through traffic]
- Suggestion to re-use old pathway for new underground services as a means of limiting impact to trees on site.
- An adjacent neighbour suggested adding swings in the play area for their 12 year old.

- Suggested to have lighting along the pathway as residents would be using the pathway connection from Starlight way to Montroyal Blvd to access the local bus.
- Two immediately adjacent neighbours questioned the removal of the asphalt at the existing cul-de-sac road end that was shown on the drawings. It was suggested that Morningstar should retain this as street parking bays for use during snowfall events.
- Specific question was asked if one side street parking could be accommodated for the new lots due to the same condition. This would be a challenge as driveways will not be as steep and could be used during snow periods.
- Specific questions regarding measures to mitigate impact on views from across Starlight Way.
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Specific questions regarding parking curb lengths at reconfigured cul de sac.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, design of planned homes.

2.4 Community Inquiries

Morningstar Homes Ltd. received 1 community inquiry via phone call regarding the project. Morningstar sent out 1 more information package that was requested.

2.5 Response to Public feedback

No changes are presently contemplated as a result of the Public Information Meeting.