

 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Mike Friesen, Planner 1

SUBJECT: REZONING APPLICATION – 2121, 2129 & 2137 CHESTERFIELD AVENUE (DRIFTWOOD VILLAGE COHOUSING LTD. / CORNERSTONE ARCHITECTURE)

Date: June 6th, 2018 File No: 08-3360-20-0416/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 6th, 2018, entitled “Rezoning Application – 2121, 2129, 2137 Chesterfield Avenue (Driftwood Village Cohousing LTD. / Cornerstone Architecture)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8641” (Odete Pinho / Cornerstone Architecture, 2121 2129 & 2137 Chesterfield Avenue, CD-707) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2018, No. 8648” (Odete Pinho / Cornerstone Architecture, 2121, 2129 & 2137 Chesterfield Avenue, CD-707) be considered and referred to a Public Hearing;

THAT staff be directed to issue the applicant a Streamside Protection and Enhancement Development Permit, as generally described in this report and to the satisfaction of the Director of Planning;

AND THAT the community benefits listed in the June 6th, 2018 report in the section “Density Bonus and Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of the Director of Planning.

ATTACHMENTS:

1. Context Map (Doc #1543810)
2. Development Fact Sheet (Doc #1662470)
3. Architectural and Landscape Plans, dated May 8th, 2018 (Doc #1659516)
4. Public Consultation Summary (Doc #1571101)
5. Sustainability Checklist (Doc #1659500)
6. Zoning Amendment Bylaw No. 8641 (Doc #1659058)
7. Housing Agreement Bylaw No. 8648 (Doc #1653892)

PURPOSE

The purpose of this report is to present, for Council's consideration, a rezoning application at 2121, 2129 & 2137 Chesterfield Avenue to rezone the properties from a Two-Unit Residential 1 (RT-1) zone to a Comprehensive Development (CD) zone to support the development of a twenty-seven unit cohousing project on the consolidated lot.

BACKGROUND

<i>Applicant:</i>	Odete Pinho, Driftwood Village Cohousing Ltd.
<i>Architect:</i>	Simon Richards, Cornerstone Architecture
<i>Official Community Plan Designation:</i>	Residential Level 5 (Medium Density)
<i>Existing Zoning:</i>	Two-Unit Residential 1 (RT-1)
<i>Applicable Guidelines:</i>	Streamside Development Permit Area

On December 5, 2016, Driftwood Village Cohousing Ltd. appeared as a delegation to Council to discuss Driftwood's efforts to create a new cohousing community in the City of North Vancouver. At the time, Council unanimously endorsed the following resolution:

THAT the correspondence received from Mackenzie Stonehocker, Founding Member, Driftwood Village Cohousing, dated June 9, 2016, regarding "Driftwood Village Cohousing", be received with thanks;

AND THAT the matter be referred to staff to continue to work with Driftwood Village Cohousing for a suitable site.

Subsequent to this resolution, Driftwood and Staff had preliminary discussions and Driftwood Village acquired three lots on the 2100-block of Chesterfield Avenue. On July 17, 2017, staff presented to Council a preliminary design as well as a proposed Community Benefit Contribution of seven below-market affordable homeownership units in lieu of a cash contribution (identified as Option 2 within the staff report). With regard to the community benefit, Council endorsed the following recommendation:

PURSUANT to the report of the Planner 1, dated July 12, 2017, entitled “Preliminary Report – 2121, 2129 and 2137 Chesterfield Avenue Cohousing Rezoning Application (Driftwood Village Cohousing Ltd. / Cornerstone Architecture)”:

THAT staff be directed to proceed with Option 2 - proposed community benefit contribution.

DISCUSSION

Project Description

The applicant is proposing the rezoning of the three lots to support the development of a 27-unit, five-storey residential cohousing development with a density of approximately 2.28 FSR (approximately 32,722 square feet of Gross Floor Area). The application proposes a five-storey building with a mix of two-storey and three-storey townhouses, in addition to apartments. The proposed units range in size from 69.7 square metres (750 square feet) to 139.4 square metres (1,500 square feet), and all of the units are between two and three bedrooms and are designed for families.

The building will have underground parking containing 27 parking stalls for residents and visitors, and the cohousing group has proposed the inclusion of a car-share for use by its members. The underground portion of the project also includes a secure bicycle parking area for 65 bicycles as well as significant area for storage.

Pedestrian access to the townhouses as well as to the lobby is off of Chesterfield Avenue. The townhouses access Chesterfield directly, via a small private patio, which will support the animation of the streetscape and promote “eyes on the street”. Vehicle access is provided from the rear lane.

The building is proposing a unique design, with the units being divided into three separate structures that are connected via a central courtyard and outdoor circulation corridors. The design is modern, with a well articulated façade that identifies individual townhouse units and which is stepped back at the upper storeys in order to reduce the apparent bulk of the structure from the street.

As a cohousing development, the development places strong emphasis on common spaces that facilitate community living, including approximately 260.1 square metres (2,800 square feet) of shared amenity space. Amenities include a community kitchen and dining room, family-oriented play areas, a shared guest suite, a shared laundry area, and shared common room.

Site Context and Surrounding Use

The subject properties are located on the west side of Chesterfield Avenue between West 21st Street to the south and West 23rd Street to the north. The subject properties are located mid-block and have a combined lot area of approximately 407.9 square metres (14,391 square feet). Currently, two one-unit residences and one two-unit residence are present on the subject sites.

The subject sites are located within the City's Streamside Development Permit Area due to its proximity to Wagg Creek, which runs along the rear of the subject site. Adjacent uses along the block include a one-unit residence to the south and a two-unit residence to the north, both of which are also located in the Streamside Development Permit Area. Across the street are mid-rise apartment buildings, including 16 non-market housing units operated by Housing for Young Adults with Disabilities (HYAD). Uses immediately surrounding the subject site are described below in Table 1.

Table 1 Surrounding Uses

North	2145 Chesterfield Avenue	Two-unit, one-storey duplex	Two-Unit Residential 1 (RT-1)
East – across Chesterfield Ave	156 West 21 st Street	26-unit, four-storey strata apartment	CD-017
East – across Chesterfield Ave	119-159 W 22 nd Street	234-unit, five-storey strata apartment and 16-unit non-market housing development	CD-578
South	2117 Chesterfield Avenue	One-unit, two-storey dwelling	Two-Unit Residential 1 (RT-1)
West – across lane	N/A	Wagg Creek Park	Public Use and Assembly 1

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has an Official Community Plan (OCP) designation of Residential Level 5 (R5). The OCP allows for a density of 1.6 Floor Space Ratio (FSR) and a potential for an additional bonus of up to 1.0 FSR, in accordance with the City's Density Bonus and Community Benefits Policy. The maximum allowable height, as permitted by the OCP, is six storeys.

The proposed project, with a height of 5 storeys and a density of 2.28 FSR, are permitted in the OCP and therefore does not require an amendment to the OCP. The subject site is proximate to Lonsdale Avenue in an area with significant amenities, including but not limited to: access to frequent transit, access to active transportation networks, and access to commercial and institutional (recreation, health, educational) resources.

In order to achieve the bonus density, the development proposes the creation of eight affordable homeownership units in-lieu of a cash contribution. Council provided direction concerning the proposed amenity in its resolution from July 17, 2017 as noted in the Background section of this report. The delivery of the eight affordable homeownership units will be discussed in further detail in the Density Bonus and Community Benefits section.

Housing Action Plan

The proposed project achieves several of the strategies identified in the City's Housing Action Plan. The proposed project is appropriate for a broad range of housing needs including those of single people, families (with or without children), and retired individuals looking to age in place. As the development's smallest unit is two bedrooms, 100% of the units are suitable for families with a child. The project also dedicates significant social spaces towards children with both indoor and outdoor play spaces.

In addition, the project is proposing that its community benefit contribution be dedicated towards the provision of affordable homeownership units. The City's Housing Action Plan identifies attainable homeownership as a strategy; although the Housing Action Plan contemplates attainable homeownership in lower density areas, the rising cost of housing is leading to families living in denser environs. The provision of housing units at a below market rate, in a development geared towards family living, will help to address affordability, particularly for young families and first-time buyers.

Active Design Guidelines

The proposed project implements numerous principles from the City's Active Design Guidelines as a way to encourage greater health, physical activity, and social interaction. Stairs and outdoor circulation provide gentle motivation to remain active, and provide easy access to the outdoors. The project includes outdoor recreation opportunities, including a playground, a community garden, and social spaces.

As a cohousing project, the development proposes a significant indoor amenity space. Cohousing places a particular emphasis on communal living. The project is proposing a significant shared kitchen and eating space, a shared laundry area, an indoor children's place space, and an additional community room.

Streamside Development Permit Area

The proposed project is located within the Streamside Protection and Enhancement Development Permit Area. The City's Streamside Permit Area is in place to respond to the Provincial Riparian Area Regulations. The subject site would be challenging to develop effectively based on the City's local guidelines. Therefore in this case, the applicant has secured the services of a registered professional biologist to determine the requirements appropriate to conform to provincial Riparian Area Regulation standards and the intent of the City's Development Permit guidelines. The proposed development conforms to the biologist's recommendations by avoiding development of a portion of the subject site, the northwest corner, and through the implementation of numerous on and off site improvements including:

- Realignment of the lane to eliminate encroachment into the park;
- Native and adaptive plantings along the lane to enhance bank stability and address stormwater from the lane and runoff from existing single family dwellings;
- Careful consideration of the health of mature cedar trees to ensure their survival through and beyond the development process; and
- The construction of a fence to prevent future encroachment and protect bank vegetation and soil stability.

The applicant has undertaken a thorough investigation of potential impacts and has proposed significant mitigation and ameliorative measures. Staff have reviewed the proposed project from a streamside perspective and, through Council direction, are prepared to register a streamside development permit on title should the rezoning be endorsed.

Zoning Bylaw

The subject site is currently zoned Two-Unit Residential 1 (RT-1). An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw No. 8641 (Attachment #6).

Using the Medium Density Apartment Residential 1 (RM-1) Zone as a base, the proposal requires the following special provisions within the Zoning Bylaw:

- A maximum permitted site density of 2.28 times the lot area, contingent upon a housing agreement to guarantee 8 below market homeownership units in perpetuity;
- A maximum lot coverage of 80 percent to facilitate the delivery of underground parking;
- A maximum building height of 5 storeys (16.4 metres or 53.8 feet), as well as several exceptions to permit the development of a rooftop garden for residents;
- A minimum required side yard setback of 1.15 metres or 3.8 feet;
- A minimum required rear yard setback of 1.58 metres or 5.2 feet;
- The waiving of section 510 (2) Unit Separation and section 510 (3) Building Width and Length; and
- A reduction of required parking spaces from 28 spaces to 27 spaces, contingent on the provision of a car share for the residents.

The project statistics and a comparison to the standard RM-1 zone are presented as a fact sheet for Council's convenience (Attachment #2).

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 1.6 FSR in the Residential Level 5, up to a maximum of 2.6 FSR.

For the proposed project, the City's density bonus policy suggests a community benefits contribution valued at approximately \$1.66 million dollars, as outlined in Table 2 below.

Table 2. Estimated Value of Community Benefits through Density Bonusing

Density Bonus to 1.6 FSR / OCP Density (@ \$20 / sq. ft.)	\$299,924
Density Bonus to 2.28 FSR Max Bonus (@ \$140 / sq. ft.)	\$1,357,160
Total Value of Community Benefits	\$1,657,084

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. Driftwood has proposed that the entirety of their community benefit contribution be provided in the form

of: eight below-market homeownership units (units held at 25% below market prices in perpetuity by covenant). The value of the eight below market units were recently appraised by Cunningham Rivard (April, 2018). The appraisal deemed the value of the discount of the below market units to be \$1.39M. Additionally, one of the eight below market homeownership units will be Level 2 Adaptable.

When Council was introduced to this project in July 2017, the proposed FSR was 1.88 and the project was intended to provide 7 below market units. Through the rezoning process, the applicant decided to avail of additional density that was not initially considered to constitute gross floor area. The scope of the project - number of units, height of the development, and extent of the buildings on site has remained unchanged or decreased since the initial application; the new FSR is a result of an applicant's design team becoming more familiar with the City's bylaws. In order to account for the difference in FSR, the applicant has proposed to include an additional below market homeownership unit, bringing the total number of units to eight and making 30% of their units affordable.

Staff recognize there is a gap between the value of the applicant's proposed community benefit and the value of that density as determined by the City's Density Bonus and Community Benefits Policy (see Table 3, Community Benefits Summary). The eight units were negotiated with two considerations foremost in mind: firstly, staff are following Council direction from the July 2017 resolution that endorsed the below market homeownership model as an appropriate community benefit contribution for this particular project; secondly, that cohousing is a unique housing and ownership model and a certain level of flexibility is necessary to ensure project success.

Table 3. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	
Contribution to Community Amenity Reserve Fund	\$0
Contribution to Affordable Housing Reserve Fund	\$0
B. In-Kind Benefits	
8 Below Market Housing Units	\$1,390,000
TOTAL VALUE (A + B)	\$1,390,000

The specific amenities and benefits included in the proposed project would be secured as a condition of receiving a density bonus should Council wish to proceed with the proposed project. The units will be secured through a housing agreement, the bylaw for which can be reviewed as Attachment #7.

ADVISORY BODY INPUT

Advisory Design Panel

The application was revised by the Advisory Design Panel on October 18, 2017.

The Panel unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the rezoning application for 2121-2137 Chesterfield Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- *explore more variation in the paving treatment;*
- *more design development of the entry hall;*
- *implement more native planting and more variation of planting at the side walls;*
- *explore using native trees at the native garden pathway at the lane (not just shrubs);*
- *consider whether sandbox may be too close to the adjacent unit;*
- *improve transition and access from the courtyard to the lane and Wagg Creek Park to the west;*
- *explore opportunities to integrate art into the design;*
- *explore more variety in the colour palette;*
- *explore methods of getting natural light into the garage;*
- *attempt to make the recycling and garbage area a more social space;*
- *explore more renewable energy additions (e.g. rainwater, electric bikes, electric cars, PV installation);*
- *more design development to the cement fibre volumes on the street;*
- *explore the use of natural wood; and*
- *explore ways to develop a more interesting treatment of the cement fibre volumes on the east façade (Chesterfield).*

Staff and the applicant have collaborated to ensure the issues were addressed in a satisfactory manner.

COMMUNITY CONSULTATION

The applicant held a Developer Information Session on Tuesday, September 19th, 2017 at Carson Graham Secondary School (2145 Jones Avenue), which is approximately 500m from the subject site. The session was hosted from 6:00PM to 8:30PM and included an open house where members of the community could see plans and ask questions of the applicant, their design team, and city staff, as well as a presentation from the applicant that described the proposed project.

The open house was well attended, with twenty-seven attendees having signed in, and twenty comment forms having been filled in. Community response to the proposal has been largely positive, however there are some concerns from proximate neighbours regarding impact on their quality of life. Additionally, one local resident is concerned regarding the potential negative impact of the development on the streamside environment.

The Developer Information Report and several comments from interested members of the community have been included, for Council's information, as Attachment #4.

FINANCIAL IMPLICATIONS

The application is proposing to provide their community benefit contribution as an in-kind amenity as opposed to a cash contribution. As such, the City will forego a cash contribution

of approximately \$1.657M. However, the eight below market homeownership units will be a public benefit in perpetuity, as secured by a housing agreement registered on the titles of the properties, that will become family homes within the next several years should Council endorse the proposed rezoning.

INTER-DEPARTMENTAL IMPLICATIONS

This report was endorsed at the joint meeting of the Civic Projects Team and Directors' Team on June 5th.

SUSTAINABILITY COMMENTS

The applicant is proposing numerous sustainable features as a part of their proposal. In addition to the social and economic sustainability features described in the Planning Analysis section, the applicants have a range of environmental features.

Foremost, the applicants are proposing to attain Passive House certification. Passive House is a development certification that ensures reduced energy usage (and associated energy costs) and healthful environments in the proposed dwelling units and social spaces. In addition, the project will provide: restoration of the streamside area, a majority native species landscaping, an internal car-share program, electric vehicle supply equipment, and space for future renewable energy fixtures.

Due to the project's proposed passive house ambitions, as well as due to the fact that the project is not easily connected to the Lonsdale Energy Corporation district energy network, the proposed development has requested and been granted an exemption from the Lonsdale Energy Corporation network.

For a complete review of the proposed sustainability features please see the applicant's Sustainable Development Guidelines submission, attached for Council's convenience as Attachment #5.

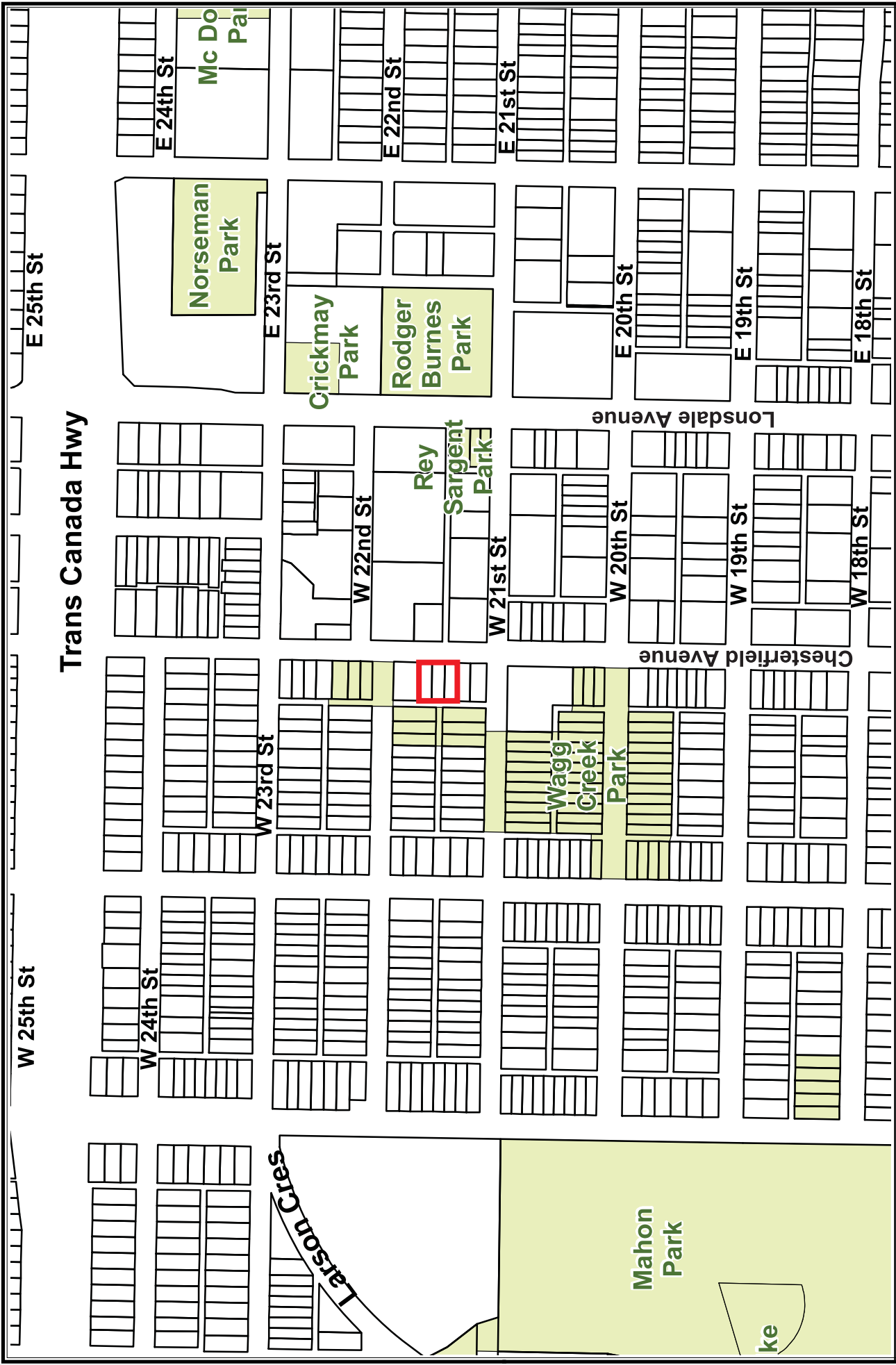
CORPORATE PLAN AND/OR POLICY IMPLICATIONS

Nil.

RESPECTFULLY SUBMITTED:

Mike Friesen
Planner I

MF/rt



Context Map: 2121, 2129 & 2137 Chesterfield Avenue



Subject Site

PROJECT SUMMARY SHEET

2121, 2129 & 2137 Chesterfield Avenue



SITE CHARACTERISTICS

Site Area:	14,391 sq.ft.	OCP Designations:	Residential Level 5 (Medium Density)	Doc. 1662470
Existing Zoning:	Two-Unit Residential 1	OCP Height Limit:	6 storeys	

FLOOR AREA AND HEIGHT

	Official Community Plan (OCP)	Standard RM-1 Zone	Proposed
Floor Space Ratio (FSR):	2.6 (including 1.0 Bonus)	1.6	2.28
	1.6 FSR (23,025 sq.ft.)		1.6 FSR (23,025 sq.ft.)
Total Gross Floor Area (sq. ft.):	Density Bonus 1.0 FSR: 14,391 sq.ft.	Total 1.6 FSR (23,025 sq.ft.)	Density Bonus: 0.68 FSR (9,785 sq.ft)
	Total 2.6 FSR: 37,417 sq.ft.		Total FSR: 2.28 FSR (32,722 sq.ft.)
Total Lot Coverage (Percent):	n/a	50%	80%

Principal Building Height:	6 storeys	13.0 metres (42.65 feet)	5 storeys (16.4 metres or 53.8 Feet)
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PARKING

	Required	Proposed
Residential Parking Spaces:	28	27
Secure Bicycle Parking	41	65
Numbers are based on statistics dated May 15, 2018		Doc. 1662470

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NOTES:
A minimum of 30% of staff to be equipped with mobile, all subject.

DATE:	REVISED:
02/10/2018	02/10/2018
03/08/2018	03/08/2018
04/12/2018	04/12/2018
05/22/2018	05/22/2018
06/14/2018	06/14/2018
07/05/2018	07/05/2018
08/02/2018	08/02/2018
09/05/2018	09/05/2018
10/05/2018	10/05/2018
11/05/2018	11/05/2018
12/05/2018	12/05/2018

PROJECT NO: 2018-002
PROJECT NAME: Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
ARCHITECT: CORNERSTONE ARCHITECTURE
DATE: 05/22/2018
SCALE: 1/8" = 1'-0"

REVISIONS:
01: Development Permit
02: Development Permit
03: Re-submission for Permitted
04: Re-submission for Permitted

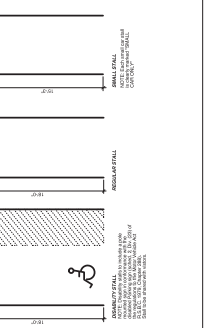
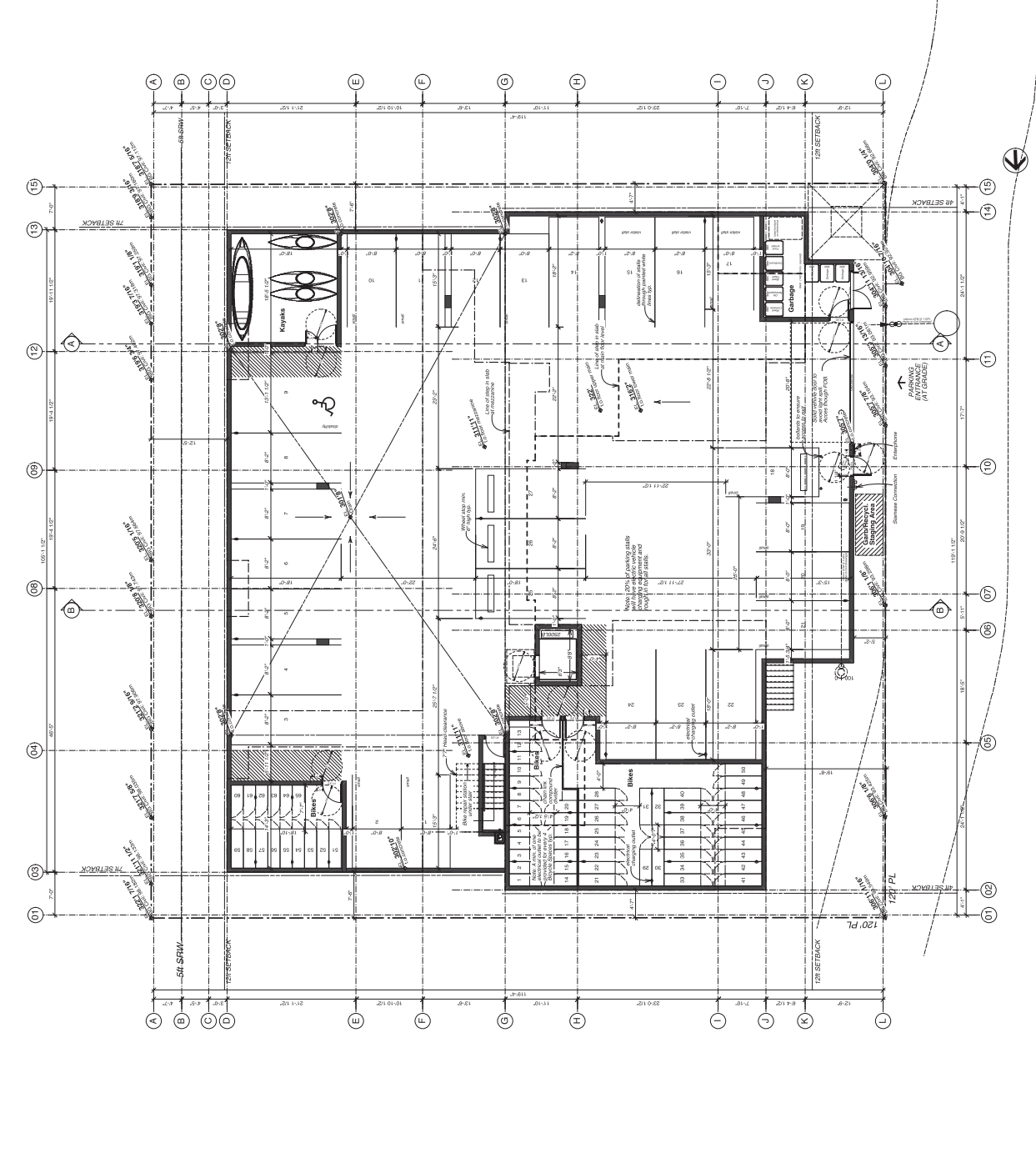
PROJECT NO: 2018-002
PROJECT NAME: Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
ARCHITECT: CORNERSTONE ARCHITECTURE
DATE: 05/22/2018
SCALE: 1/8" = 1'-0"

REVISIONS:
01: Development Permit
02: Development Permit
03: Re-submission for Permitted
04: Re-submission for Permitted

PROJECT NO: 2018-002
PROJECT NAME: Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
ARCHITECT: CORNERSTONE ARCHITECTURE
DATE: 05/22/2018
SCALE: 1/8" = 1'-0"

PROJECT NO: 2018-002
PROJECT NAME: Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
ARCHITECT: CORNERSTONE ARCHITECTURE
DATE: 05/22/2018
SCALE: 1/8" = 1'-0"

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ARCHITECT: CORNERSTONE ARCHITECTURE
DATE: 05/22/2018
SCALE: 1/8" = 1'-0"



SMALL WALL
MEDIUM WALL
TALL WALL

8'-0"
10'-0"
12'-0"

WHEELCHAIR ACCESSIBLE

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Please to commencement of this work, the Contractor shall advise and obtain the necessary permits from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTES:

DATE: 2018/05/03
 DRAWN BY: SP
 CHECKED BY: SP
 PROJECT NO.: 20180007
 SHEET NO.: 1003 / R1.3
 REVISION: 1003 / R1.3
 REVISION: 2018/05/03

PROJECT LOCATION: 2121 CHESTERFIELD, NORTH VANCOUVER, B.C.
 DEVELOPMENT TYPE: RESIDENTIAL
 DEVELOPMENT PERMITS: B.C.C.B.C. 2012
 ZONING: B.C.C.B.C. 2012
 REZONING TO: B.C.C.B.C. 2012
 DRAWING NO.: 1003 / R1.3

PROJECT:		Level 3	
2121 Chesterfield, North Vancouver, B.C.		GZSR	
DATE:	2018/05/03	SCALE:	1/8" = 1'-0"
DRAWN BY:	SP	CHECKED BY:	SP
PROJECT NO.:	20180007	DRAWING NO.:	1003 / R1.3



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Please to commitment of this work, the Contractor shall review and acknowledge the design and drawings and shall be responsible for the design and drawings. The Contractor shall be responsible for the design and drawings. The Contractor shall be responsible for the design and drawings. The Contractor shall be responsible for the design and drawings.

NOTES:
Steel Landscape Barriers for common outdoor spaces and landscaping.

DATE: 2018/07/07
SCALE: As Shown
PROJECT: Driftwood Village Cohousing
NO.: 1868
REVISION: 1003 / R1.3

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

PROJECT INFORMATION:
Development Name: DRIFTWOOD VILLAGE
Location: North Vancouver, B.C.
Site No.: 211 CHESTERFIELD NORTH VANCOUVER, B.C.
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Site No.: 211 CHESTERFIELD NORTH VANCOUVER, B.C.
Site No.: 211 CHESTERFIELD NORTH VANCOUVER, B.C.

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
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REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

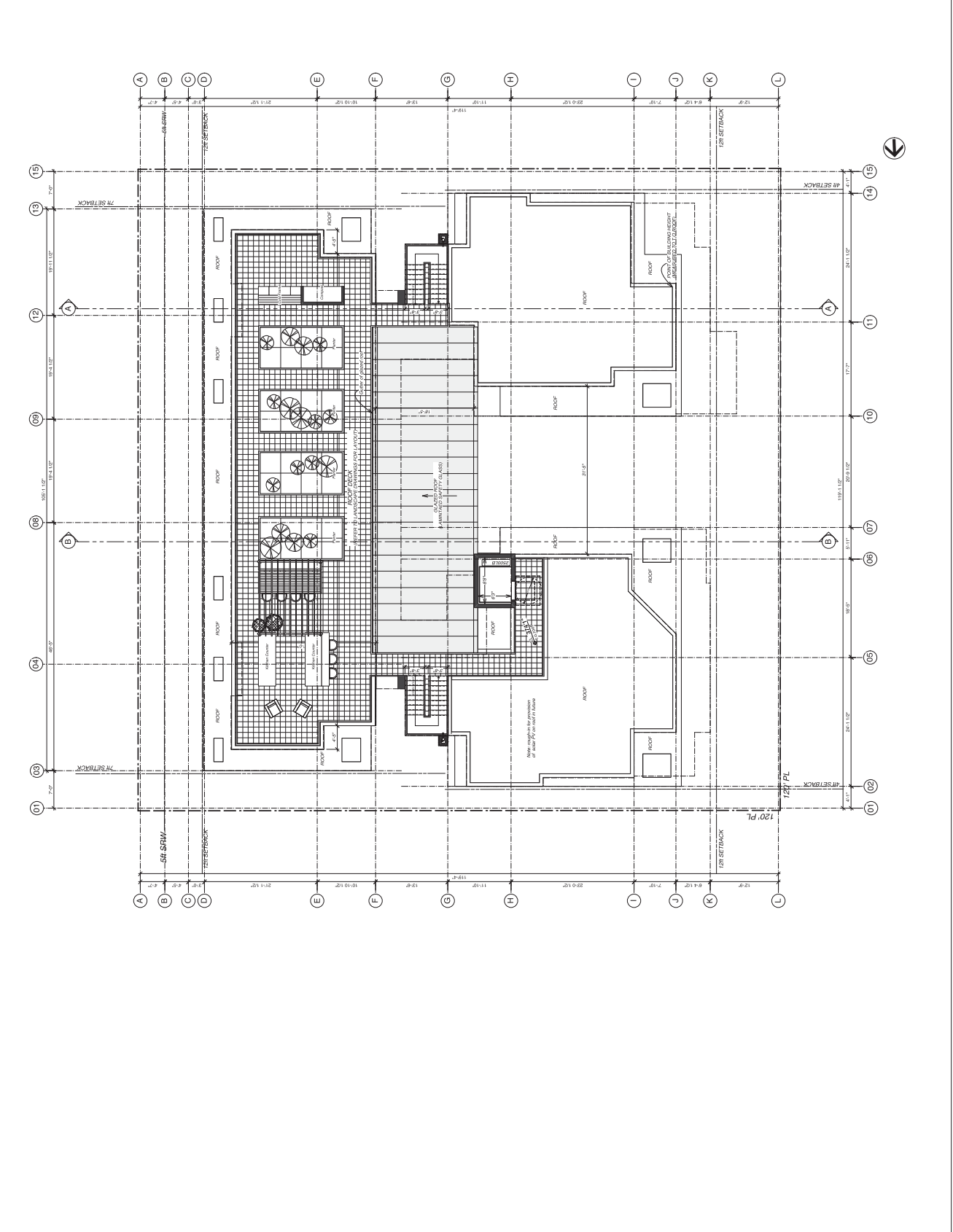
REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
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DATE 2018/07/07
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NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.

REVISIONS:
NO. 1003 / R1.3
DATE 2018/07/07
DESCRIPTION: Steel Landscape Barriers for common outdoor spaces and landscaping.



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Please to construction of this work, the Contractor shall review and obtain all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTES:

1. Site entry doors pre-work for openings

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

DATE:
2018/05/03

DESIGNER:
Cornerstone Architecture

PROJECT:
Level 2 Adaptable Design

LOCATION:
2121 Chesterfield North Vancouver, B.C.

CLIENT:
B.C. B.C. 2012

REVISIONS:

NO.	DESCRIPTION	DATE
01	Issued for Permits	2018/05/03
02	Issued for Review	2018/05/03
03	Revised for Planning	2018/05/03

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield North Vancouver, B.C.

REVISIONS:

NO.	DESCRIPTION	DATE
01	Issued for Permits	2018/05/03
02	Issued for Review	2018/05/03
03	Revised for Planning	2018/05/03

LEVELS:
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5

Level 2 Adaptable Design

PROJECT: Driftwood Village Cohousing
2121 Chesterfield North Vancouver, B.C.

REVISIONS:
01 Issued for Permits
02 Issued for Review
03 Revised for Planning

DATE: 2018/05/03

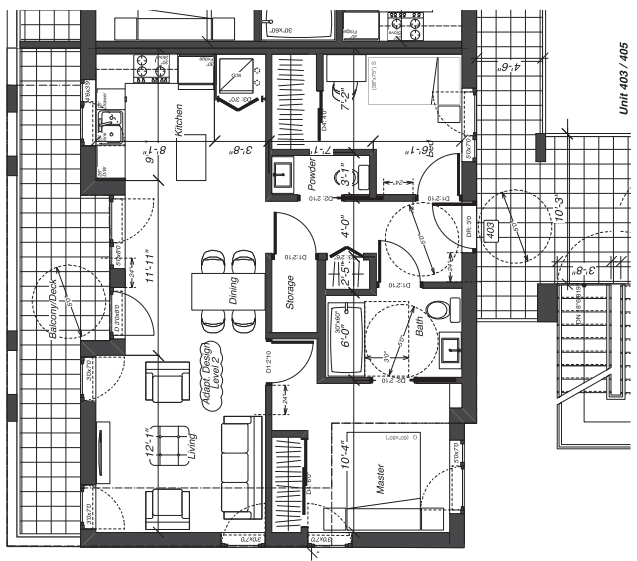
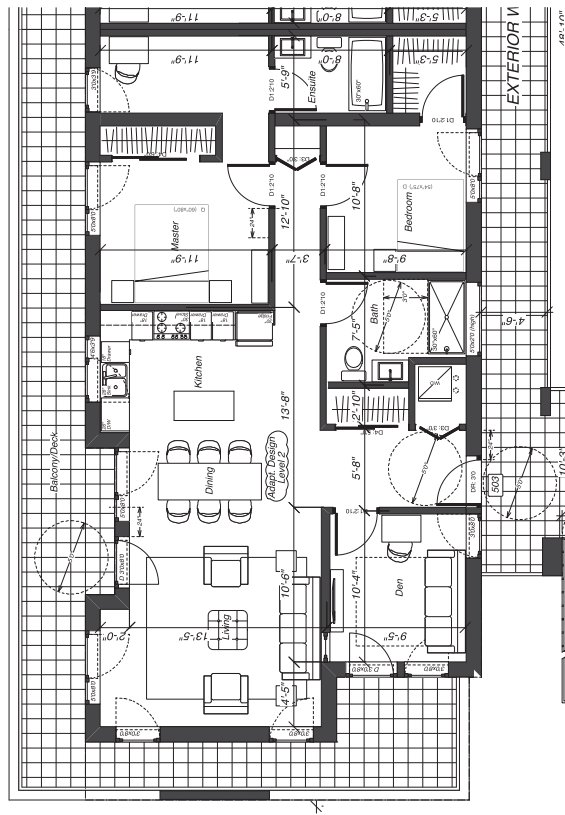
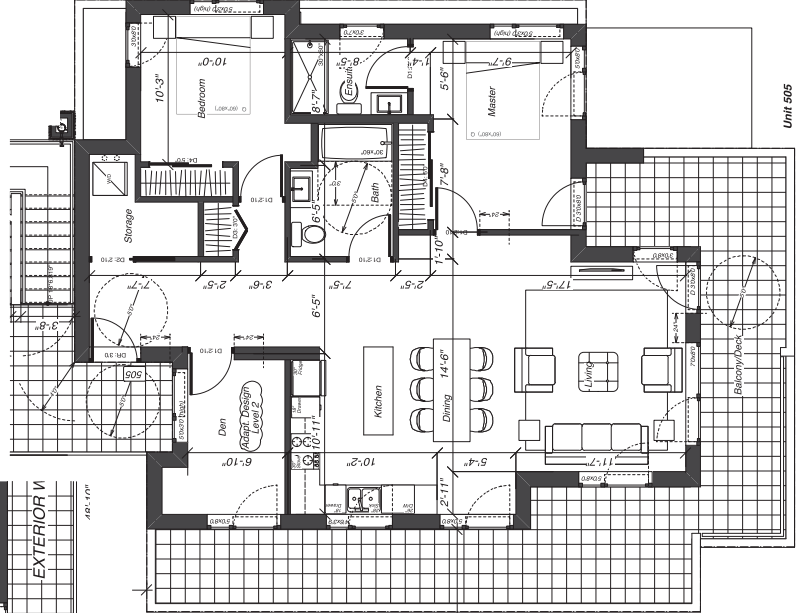
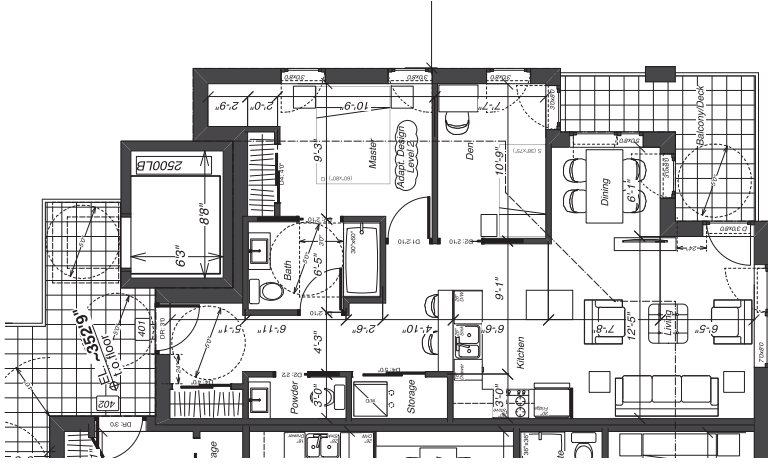
SCALE: 1/4" = 1'-0"

PROJECT NO: 1628

DATE: 2018/05/03

DRAWN BY: 1003 / R13

PROJECT NO: A3.9



EXTERIOR V

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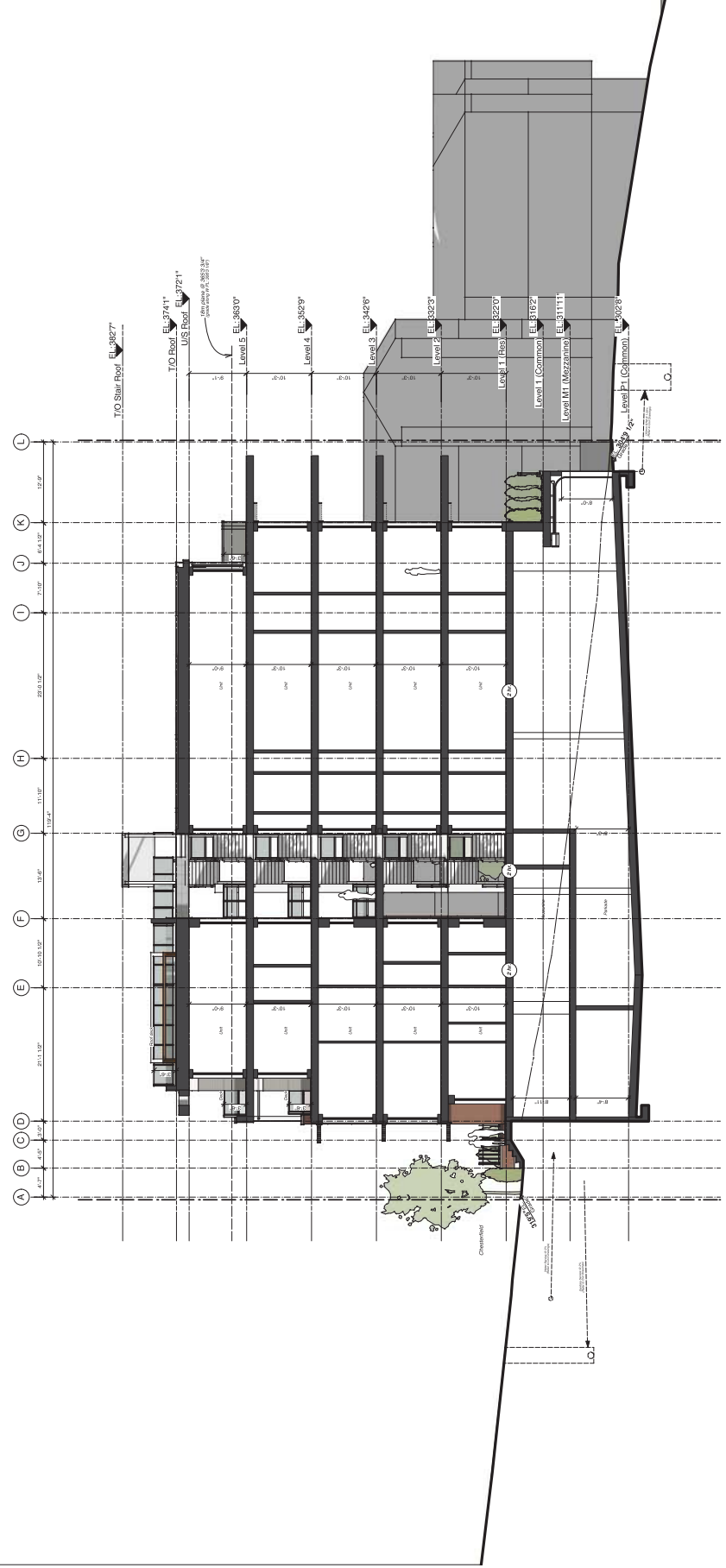
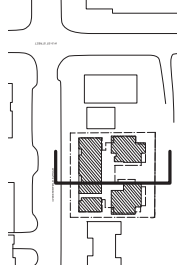
NOTES:

DATE: 05/03/2018
DESIGNED BY: SP
CHECKED BY: SP
DATE: 05/03/2018
REVISION: 1668
CD: JRS Prepared for Plotting: 05/03/2018

PROJECT NO: 1668
Development Name: DRIFTHOOD VILLAGE
LOCATION: CHESTERFIELD, NORTH VANCOUVER, B.C.
LOCAL AUTHORITY: V.P. 03-009-00 (S.U.17)
DRAWN BY: JRS

PROJECT: Drifthood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
DRAWING TITLE: SECTION A
REVISIONS: B.C.C.B.C. 2012 Reasoning to:

Section A	
DATE: May 03, 2018	SCALE: 1/8" = 1'-0"
PROJECT: 1668	DRAWING NO.: 1003 / R1.3
REVISION: 1668	DRAWING NO.: A4.0



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NOTES:

DATE: 05/05/2018
 DRAWN BY: SP
 CHECKED BY: SP
 PROJECT NO: 1658
 REVISION: 01 - 01
 CD: 01 - 01

REVISIONS:
 NO. DATE DESCRIPTION
 01 05/05/2018 Initial Design
 02 05/05/2018 Revise for Permitting
 03 05/05/2018 Revise for Permitting

PROJECT NO: 1658
 DEVELOPMENT NAME: DRIFTWOOD VILLAGE COHUSING
 LOCATION: CHESTERFIELD, NORTH VANOVER, B.C.
 USE: 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 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NOTES:
Refer to drawings A-4 for spatial separation and outlook analysis
Refer to drawings A-4 for spatial separation and outlook analysis

DATE:
02/15/2018
DESIGNED BY:
J. Smith
CHECKED BY:
M. Smith
DATE:
02/15/2018
DESIGNED BY:
J. Smith
CHECKED BY:
M. Smith

PROJECT:
Development Permit
1003 - 1003
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
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1003 - 1003

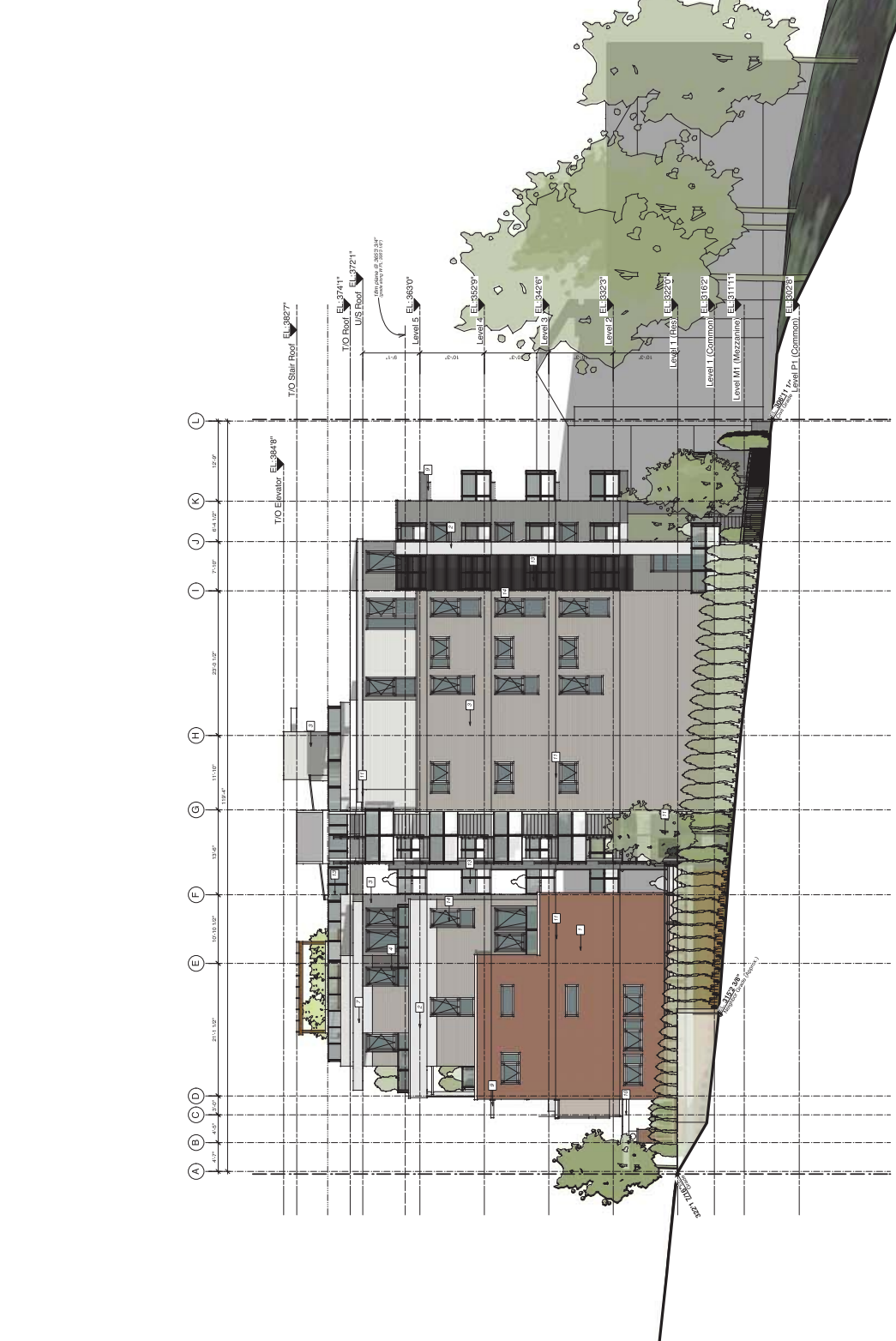
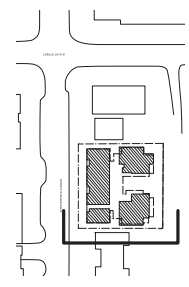
SCALE:
1/8" = 1'-0"

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003



DATE	REVISION
May 03, 2018	1668
1668	1668
1003 / R13	

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
B.C.C.B.C. 2012
Reasoning to:

DATE:
May 03, 2018
SCALE:
1/8" = 1'-0"

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
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SCALE:
1/8" = 1'-0"

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

LOCATION:
1003 - 1003
1003 - 1003
1003 - 1003

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

PROJECT:
Development Permit
1003 - 1003
1003 - 1003

- 1 Back ext.
- 2 Membrane Board, Lap Panels, vertic white
- 3 Membrane Board, Lap Panels, vertic white
- 4 Membrane Board, Lap Panels, vertic white
- 5 Membrane Board, Lap Panels, vertic white
- 6 Membrane Board, Lap Panels, vertic white
- 7 Membrane Board, Lap Panels, vertic white
- 8 Membrane Board, Lap Panels, vertic white
- 9 Membrane Board, Lap Panels, vertic white
- 10 Membrane Board, Lap Panels, vertic white
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- 99 Membrane Board, Lap Panels, vertic white
- 100 Membrane Board, Lap Panels, vertic white

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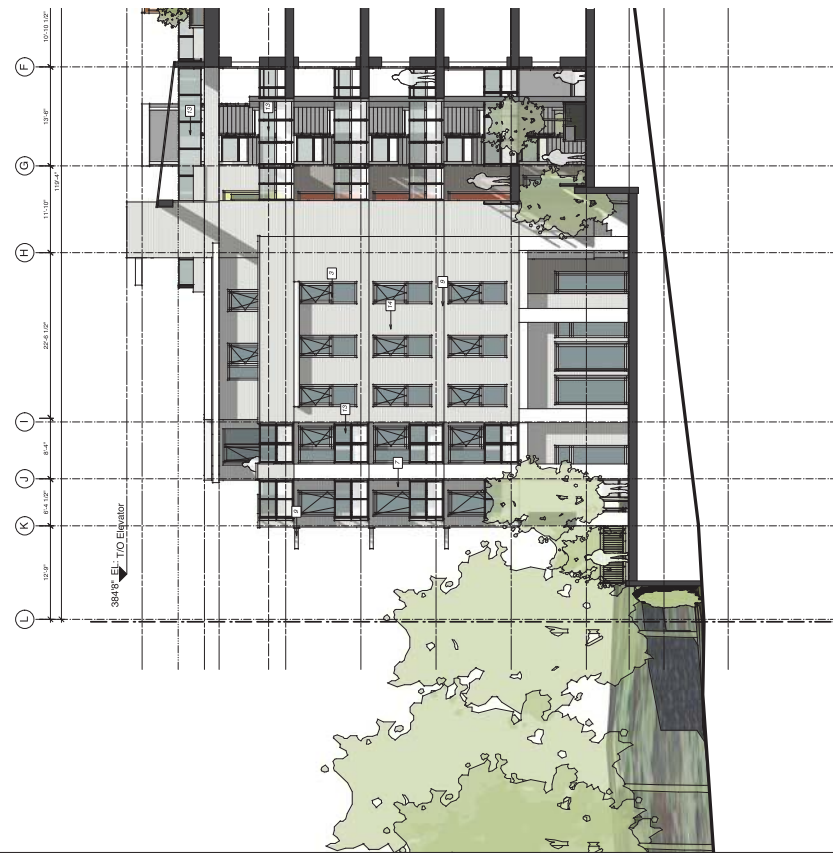
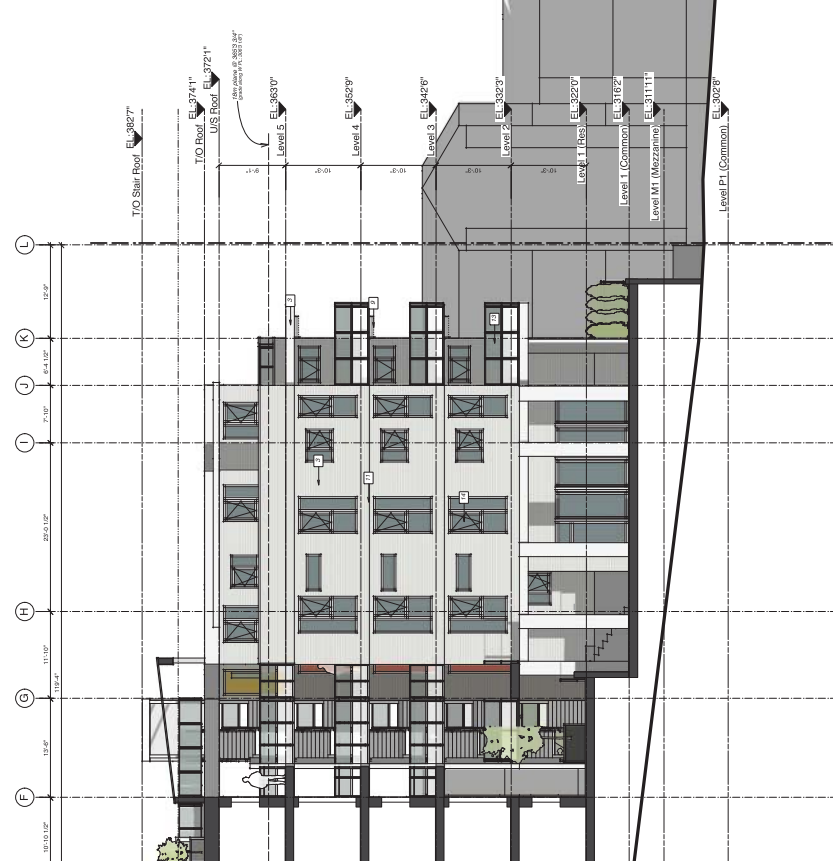
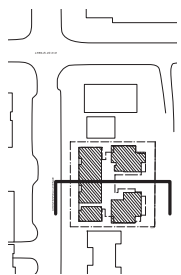
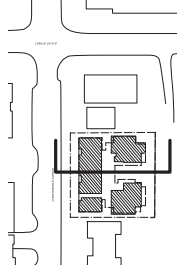
NOTES:

DATE: 2018.05.03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

PROJECT LOCATION: [Address]
 DEVELOPER: [Name]
 DESIGNER: [Name]
 CONTRACTOR: [Name]

PROJECT: Driftwood Village Cohousing
 2121 Cheaterfield, North Vancouver, B.C.
 B.C.C. 2012
 REZONING TO: [Code]

DATE:	2018.05.03
SCALE:	1/8" = 1'-0"
PROJECT NO.:	1003 / R13
DRAWING NO.:	A4.6



- 1 Back ext.
- 2 Membrane Board, Lap Panels, white
- 3 Membrane Board, Lap, White
- 4 Membrane Board, Lap, White
- 5 Membrane Board, Lap, White
- 6 Membrane Board, Lap, White
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- 8 Membrane Board, Lap, White
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- 100 Membrane Board, Lap, White

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NOTES:

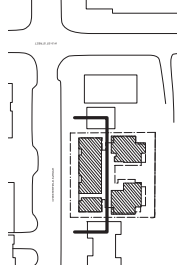
DATE: 2018.05.03
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 CHECKED BY: [Name]
 PROJECT: [Name]
 CD: [Name]

PROJECT NO.: [Number]
 DEVELOPMENT NAME: [Name]
 LOCATION: [Address]
 LOCAL AUTHORITY: [Name]
 DRAWING NO.: [Number]

PROJECT:
Driftwood Village Courtyard
 2121 Chestersfield, North Vancouver, B.C.
 PROJECT NO.: [Number]
 DRAWING NO.: [Number]

DATE	REVISION
May 03, 2018	SCHEMATIC
1658	1/8" = 1/8"
1003 / R13	DRAWING NO.

Elevation
Courtyard East



- 1 Back ext.
- 2 Membrane Board, Lap Panels, terracotta white
- 3 Membrane Board, Lap Panels, terracotta white
- 4 Membrane Board, Lap, Natural Stone
- 5 Membrane Board, Lap, Natural Stone
- 6 Membrane Board, Lap, Natural Stone
- 7 Membrane Board, Lap, Natural Stone
- 8 Membrane Board, Lap, Natural Stone
- 9 Membrane Board, Lap, Natural Stone
- 10 Membrane Board, Lap, Natural Stone
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- 50 Membrane Board, Lap, Natural Stone

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DATE: 2018/05/03
BY: [Redacted]
CHECKED BY: [Redacted]
REVISION: [Redacted]
DATE: 2018/05/03

PROJECT NO: 2018-001
DEVELOPER: [Redacted]
LOCATION: [Redacted]
DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]

PROJECT NO: 2018-001
DEVELOPER: [Redacted]
LOCATION: [Redacted]
DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]

PROJECT NO: 2018-001
DEVELOPER: [Redacted]
LOCATION: [Redacted]
DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]

PROJECT NO: 2018-001
DEVELOPER: [Redacted]
LOCATION: [Redacted]
DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]

PROJECT NO: 2018-001
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LOCATION: [Redacted]
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SCALE: 1/8" = 1'-0"
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PROJECT NO: 2018-001
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DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
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DATE: 2018/05/03
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DATE: 2018/05/03
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]



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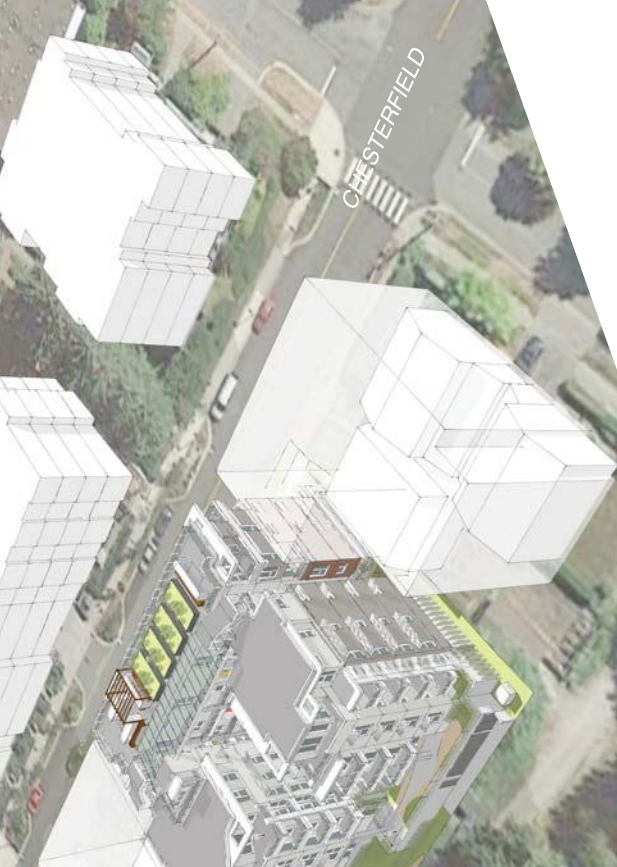
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PROJECT NO.: 18-001
 DEVELOPMENT NAME: [Name]
 LOCATION: [Address]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 18-001
 CLIENT: [Name]
 LOCATION: [Address]

PROJECT NO.: 18-001
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 LOCATION: [Address]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 18-001
 CLIENT: [Name]
 LOCATION: [Address]

PROJECT: Driftwood Village Cohousing
 2121 Chesterfield, North Vancouver, B.C.
 B.C.B.C. 2012
 REVISIONS:
 NO. DATE BY DESCRIPTION
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 97 05/05/2018 SP [Name] GZSR
 98 05/05/2018 SP [Name] GZSR
 99 05/05/2018 SP [Name] GZSR
 100 05/05/2018 SP [Name] GZSR



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DATE: 2018/07/07
DESIGNED BY: [Redacted]
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

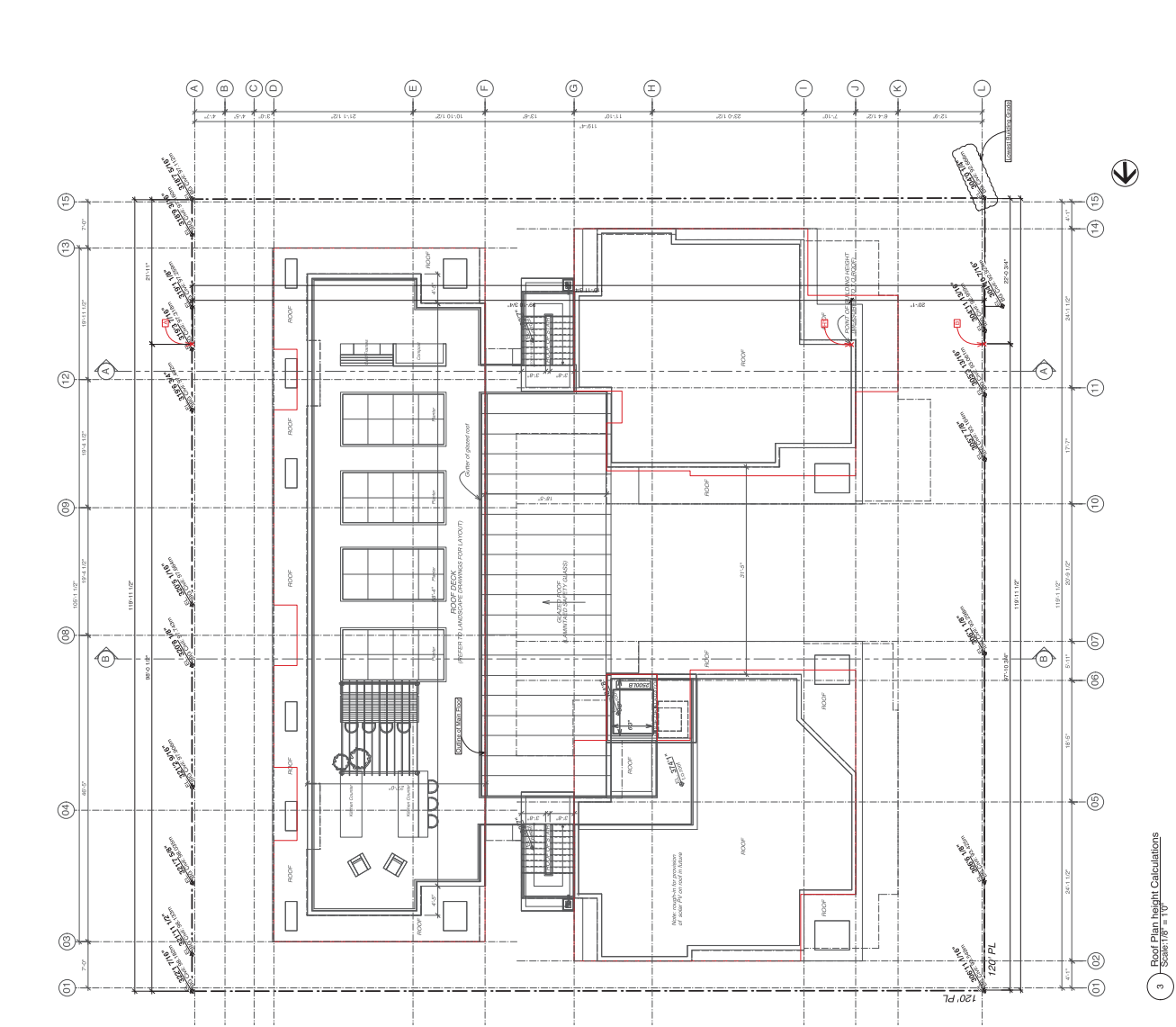
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CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

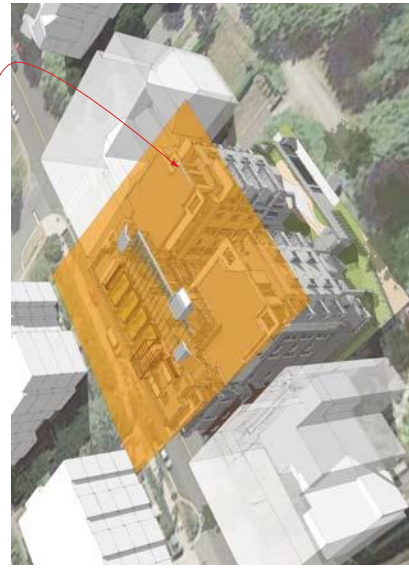
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CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07

PROJECT NO: 2018-001
CLIENT: [Redacted]
LOCATION: [Redacted]
DESCRIPTION: [Redacted]
DATE: 2018/07/07



HIGHEST POINT OF ROOF



1 Height Envelope

Height calculation

Building Grades: (A) = 319.25 F, (B) = 304.80 F

Distance of points: 119.98 F

Factor: 319.25 F - 304.80 F = 14.45 F

Height at points on West PL: 319.25 F + 14.45 F = 333.70 F

Height: 333.70 F

2 High Point Calculations

Building Grades: (A) = 319.25 F, (B) = 304.80 F

Distance of points: 119.98 F

Factor: 319.25 F - 304.80 F = 14.45 F

Height at points on West PL: 319.25 F + 14.45 F = 333.70 F

Height: 333.70 F

3 Roof Plan height Calculations
Scale: 1/8" = 1'-0"

2 High Point Calculations

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Per to commencement of the work, the Contractor shall review and verify the accuracy of the information provided in this drawing. The Contractor shall be responsible for any discrepancies or omissions between the information provided in this drawing and the actual conditions on the site. The Contractor shall be responsible for any discrepancies or omissions between the information provided in this drawing and the actual conditions on the site.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE PRIOR TO COMMENCEMENT OF WORK.

DATE: 08/14/2018
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/14/2018

PROJECT: 211 Chesterfield, North Vancouver, B.C.
LOCATION: North Vancouver, B.C.
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
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LOCATION: 211
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PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

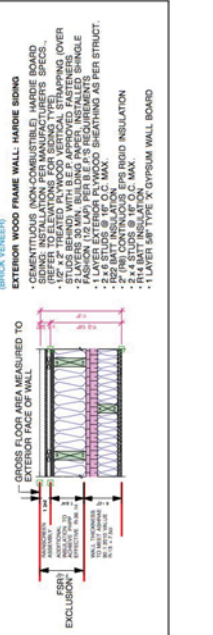
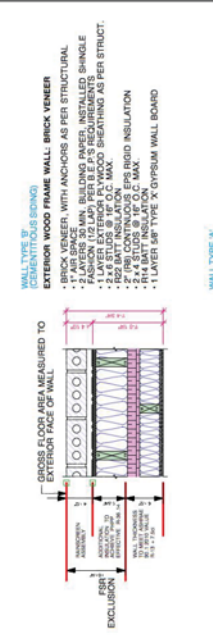
PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

PROJECT NO.: 211
LOCATION: 211
DEVELOPER: B.C. B.C. 2012
DRAWING NO.: 1003 / R13

Thick Exterior Wall Exclusion



*System (1) - end for category / tables
*System (2) - end for category / tables
*System (3) - end for category / tables

*System (1) - end for category / tables
*System (2) - end for category / tables
*System (3) - end for category / tables

*System (1) - end for category / tables
*System (2) - end for category / tables
*System (3) - end for category / tables

*System (1) - end for category / tables
*System (2) - end for category / tables
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*System (1) - end for category / tables
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*System (1) - end for category / tables
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*System (3) - end for category / tables

*System (1) - end for category / tables
*System (2) - end for category / tables
*System (3) - end for category / tables

*System (1) - end for category / tables
*System (2) - end for category / tables
*System (3) - end for category / tables

Unit Type	Area	Perimeter	Volume	Weight	Value
Open Stairs	225.00	1125.00	1125.00	1125.00	1125.00
Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
Open Stairs	309.00	1545.00	1545.00	1545.00	1545.00
Open Stairs	711.00	3555.00	3555.00	3555.00	3555.00
Open Stairs	4794.00	23970.00	23970.00	23970.00	23970.00
Total	6366.00	31830.00	31830.00	31830.00	31830.00

Unit Type	Area	Perimeter	Volume	Weight	Value
Open Stairs	225.00	1125.00	1125.00	1125.00	1125.00
Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
Open Stairs	309.00	1545.00	1545.00	1545.00	1545.00
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Total	6366.00	31830.00	31830.00	31830.00	31830.00

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Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
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Total	6366.00	31830.00	31830.00	31830.00	31830.00

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Total	6366.00	31830.00	31830.00	31830.00	31830.00

Unit Type	Area	Perimeter	Volume	Weight	Value
Open Stairs	225.00	1125.00	1125.00	1125.00	1125.00
Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
Open Stairs	309.00	1545.00	1545.00	1545.00	1545.00
Open Stairs	711.00	3555.00	3555.00	3555.00	3555.00
Open Stairs	4794.00	23970.00	23970.00	23970.00	23970.00
Total	6366.00	31830.00	31830.00	31830.00	31830.00

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Open Stairs	225.00	1125.00	1125.00	1125.00	1125.00
Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
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Open Stairs	711.00	3555.00	3555.00	3555.00	3555.00
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Total	6366.00	31830.00	31830.00	31830.00	31830.00

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Open Stairs	225.00	1125.00	1125.00	1125.00	1125.00
Open Stairs	78.00	390.00	390.00	390.00	390.00
Open Stairs	180.00	900.00	900.00	900.00	900.00
Open Stairs	309.00	1545.00	1545.00	1545.00	1545.00
Open Stairs	711.00	3555.00	3555.00	3555.00	3555.00
Open Stairs	4794.00	23970.00	23970.00	23970.00	23970.00
Total	6366.00	31830.00	31830.00	31830.00	31830.00

Level	Area	Perimeter	Volume	Weight	Value
Level 1	6366.00	31830.00	31830.00	31830.00	31830.00
Level 2	6366.00	31830.00	31830.00	31830.00	31830.00
Level 3	6366.00	31830.00	31830.00	31830.00	31830.00
Level 4	6366.00	31830.00	31830.00	31830.00	31830.00
Level 5	6366.00	31830.00	31830.00	31830.00	31830.00
Totals	31830.00	159150.00	159150.00	159150.00	159150.00

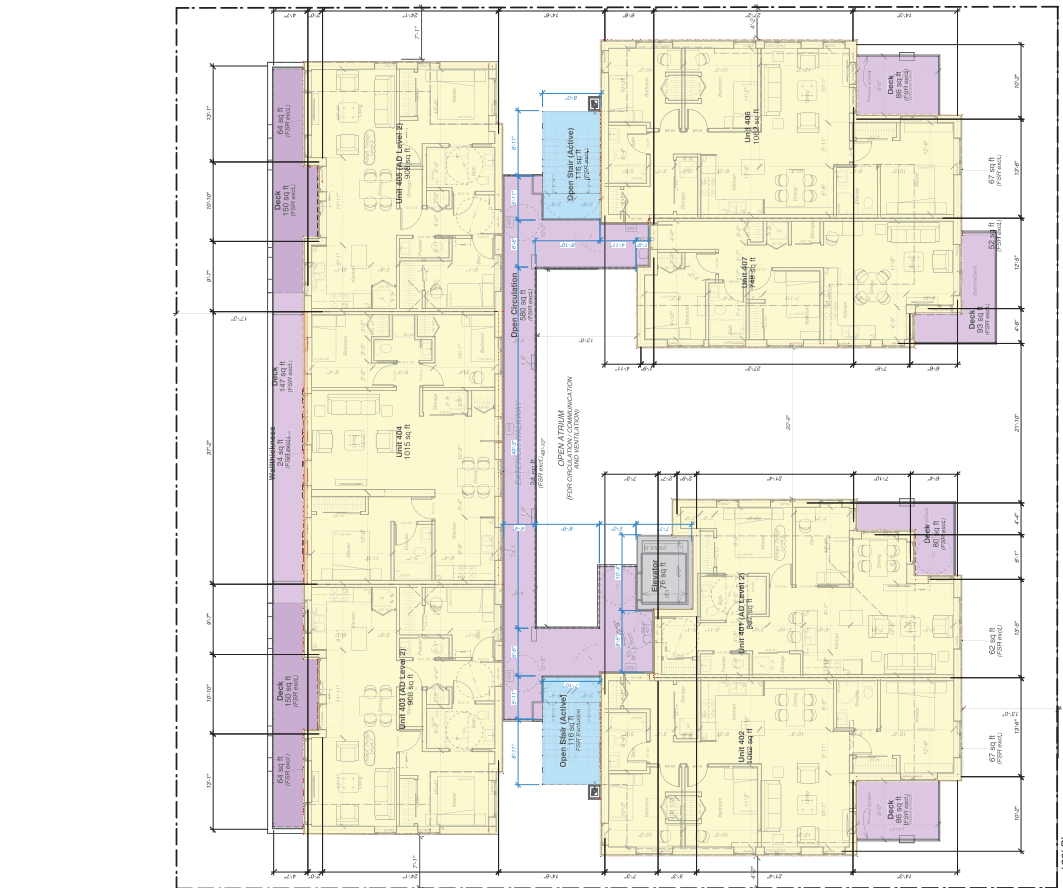
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Please to construction of this work, the Contractor shall review and interpret the drawings and specifications and shall be responsible for the development of construction methods and materials. The Contractor shall be responsible for the coordination of the Architect for construction and shall be responsible for the coordination of the Architect for construction and shall be responsible for the coordination of the Architect for construction.

NOTES:

DATE:	08/11/2015
BY:	SK/ML
FOR:	1003 / R13
REVISION:	1003 / R13
DESCRIPTION:	1003 / R13
DATE:	08/11/2015
BY:	SK/ML
FOR:	1003 / R13
REVISION:	1003 / R13
DESCRIPTION:	1003 / R13

PROJECT NO: 1003 / R13
 DEVELOPMENT NAME: DRIFTWOOD VILLAGE COHUSING
 LOCATION: 2121 CHESTERFIELD, NORTH VANCOUVER, B.C.
 DRAWING TITLE: FSR Overlay Level 4
 DRAWING NO: A5.5_6



120 PL

PROJECT: Driftwood Village Cohousing
 2121 Chesterfield, North Vancouver, B.C.
 B.C.C.B.C. 2012
 DRAWING TITLE: FSR Overlay Level 4
 DRAWING NO: A5.5_6

DATE:	08/11/2015
BY:	SK/ML
FOR:	1003 / R13
REVISION:	1003 / R13
DESCRIPTION:	1003 / R13

NO.	DESCRIPTION	AREA (sq. ft.)	PERCENTAGE	REMARKS
1	Deck 1 (100 sq. ft.)	100	1.00%	
2	Deck 2 (150 sq. ft.)	150	1.50%	
3	Deck 3 (200 sq. ft.)	200	2.00%	
4	Deck 4 (250 sq. ft.)	250	2.50%	
5	Deck 5 (300 sq. ft.)	300	3.00%	
6	Deck 6 (350 sq. ft.)	350	3.50%	
7	Deck 7 (400 sq. ft.)	400	4.00%	
8	Deck 8 (450 sq. ft.)	450	4.50%	
9	Deck 9 (500 sq. ft.)	500	5.00%	
10	Deck 10 (550 sq. ft.)	550	5.50%	
11	Deck 11 (600 sq. ft.)	600	6.00%	
12	Deck 12 (650 sq. ft.)	650	6.50%	
13	Deck 13 (700 sq. ft.)	700	7.00%	
14	Deck 14 (750 sq. ft.)	750	7.50%	
15	Deck 15 (800 sq. ft.)	800	8.00%	
16	Deck 16 (850 sq. ft.)	850	8.50%	
17	Deck 17 (900 sq. ft.)	900	9.00%	
18	Deck 18 (950 sq. ft.)	950	9.50%	
19	Deck 19 (1000 sq. ft.)	1000	10.00%	
20	Deck 20 (1050 sq. ft.)	1050	10.50%	
21	Deck 21 (1100 sq. ft.)	1100	11.00%	
22	Deck 22 (1150 sq. ft.)	1150	11.50%	
23	Deck 23 (1200 sq. ft.)	1200	12.00%	
24	Deck 24 (1250 sq. ft.)	1250	12.50%	
25	Deck 25 (1300 sq. ft.)	1300	13.00%	
26	Deck 26 (1350 sq. ft.)	1350	13.50%	
27	Deck 27 (1400 sq. ft.)	1400	14.00%	
28	Deck 28 (1450 sq. ft.)	1450	14.50%	
29	Deck 29 (1500 sq. ft.)	1500	15.00%	
30	Deck 30 (1550 sq. ft.)	1550	15.50%	
31	Deck 31 (1600 sq. ft.)	1600	16.00%	
32	Deck 32 (1650 sq. ft.)	1650	16.50%	
33	Deck 33 (1700 sq. ft.)	1700	17.00%	
34	Deck 34 (1750 sq. ft.)	1750	17.50%	
35	Deck 35 (1800 sq. ft.)	1800	18.00%	
36	Deck 36 (1850 sq. ft.)	1850	18.50%	
37	Deck 37 (1900 sq. ft.)	1900	19.00%	
38	Deck 38 (1950 sq. ft.)	1950	19.50%	
39	Deck 39 (2000 sq. ft.)	2000	20.00%	
40	Deck 40 (2050 sq. ft.)	2050	20.50%	
41	Deck 41 (2100 sq. ft.)	2100	21.00%	
42	Deck 42 (2150 sq. ft.)	2150	21.50%	
43	Deck 43 (2200 sq. ft.)	2200	22.00%	
44	Deck 44 (2250 sq. ft.)	2250	22.50%	
45	Deck 45 (2300 sq. ft.)	2300	23.00%	
46	Deck 46 (2350 sq. ft.)	2350	23.50%	
47	Deck 47 (2400 sq. ft.)	2400	24.00%	
48	Deck 48 (2450 sq. ft.)	2450	24.50%	
49	Deck 49 (2500 sq. ft.)	2500	25.00%	
50	Deck 50 (2550 sq. ft.)	2550	25.50%	
51	Deck 51 (2600 sq. ft.)	2600	26.00%	
52	Deck 52 (2650 sq. ft.)	2650	26.50%	
53	Deck 53 (2700 sq. ft.)	2700	27.00%	
54	Deck 54 (2750 sq. ft.)	2750	27.50%	
55	Deck 55 (2800 sq. ft.)	2800	28.00%	
56	Deck 56 (2850 sq. ft.)	2850	28.50%	
57	Deck 57 (2900 sq. ft.)	2900	29.00%	
58	Deck 58 (2950 sq. ft.)	2950	29.50%	
59	Deck 59 (3000 sq. ft.)	3000	30.00%	
60	Deck 60 (3050 sq. ft.)	3050	30.50%	
61	Deck 61 (3100 sq. ft.)	3100	31.00%	
62	Deck 62 (3150 sq. ft.)	3150	31.50%	
63	Deck 63 (3200 sq. ft.)	3200	32.00%	
64	Deck 64 (3250 sq. ft.)	3250	32.50%	
65	Deck 65 (3300 sq. ft.)	3300	33.00%	
66	Deck 66 (3350 sq. ft.)	3350	33.50%	
67	Deck 67 (3400 sq. ft.)	3400	34.00%	
68	Deck 68 (3450 sq. ft.)	3450	34.50%	
69	Deck 69 (3500 sq. ft.)	3500	35.00%	
70	Deck 70 (3550 sq. ft.)	3550	35.50%	
71	Deck 71 (3600 sq. ft.)	3600	36.00%	
72	Deck 72 (3650 sq. ft.)	3650	36.50%	
73	Deck 73 (3700 sq. ft.)	3700	37.00%	
74	Deck 74 (3750 sq. ft.)	3750	37.50%	
75	Deck 75 (3800 sq. ft.)	3800	38.00%	
76	Deck 76 (3850 sq. ft.)	3850	38.50%	
77	Deck 77 (3900 sq. ft.)	3900	39.00%	
78	Deck 78 (3950 sq. ft.)	3950	39.50%	
79	Deck 79 (4000 sq. ft.)	4000	40.00%	
80	Deck 80 (4050 sq. ft.)	4050	40.50%	
81	Deck 81 (4100 sq. ft.)	4100	41.00%	
82	Deck 82 (4150 sq. ft.)	4150	41.50%	
83	Deck 83 (4200 sq. ft.)	4200	42.00%	
84	Deck 84 (4250 sq. ft.)	4250	42.50%	
85	Deck 85 (4300 sq. ft.)	4300	43.00%	
86	Deck 86 (4350 sq. ft.)	4350	43.50%	
87	Deck 87 (4400 sq. ft.)	4400	44.00%	
88	Deck 88 (4450 sq. ft.)	4450	44.50%	
89	Deck 89 (4500 sq. ft.)	4500	45.00%	
90	Deck 90 (4550 sq. ft.)	4550	45.50%	
91	Deck 91 (4600 sq. ft.)	4600	46.00%	
92	Deck 92 (4650 sq. ft.)	4650	46.50%	
93	Deck 93 (4700 sq. ft.)	4700	47.00%	
94	Deck 94 (4750 sq. ft.)	4750	47.50%	
95	Deck 95 (4800 sq. ft.)	4800	48.00%	
96	Deck 96 (4850 sq. ft.)	4850	48.50%	
97	Deck 97 (4900 sq. ft.)	4900	49.00%	
98	Deck 98 (4950 sq. ft.)	4950	49.50%	
99	Deck 99 (5000 sq. ft.)	5000	50.00%	
100	Deck 100 (5050 sq. ft.)	5050	50.50%	

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NOTES:

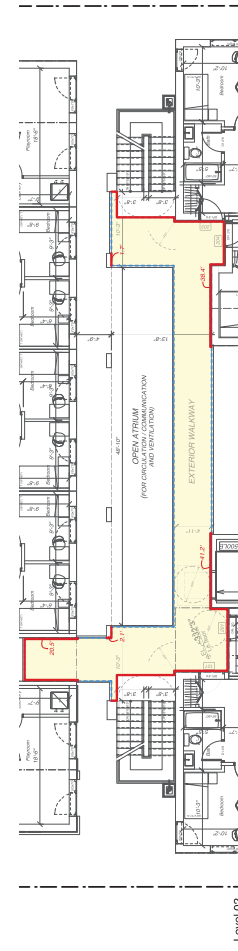
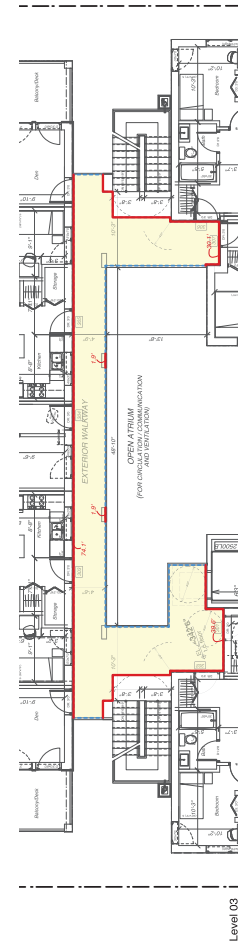
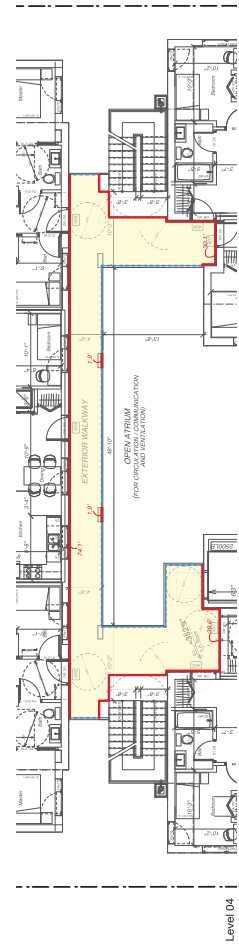
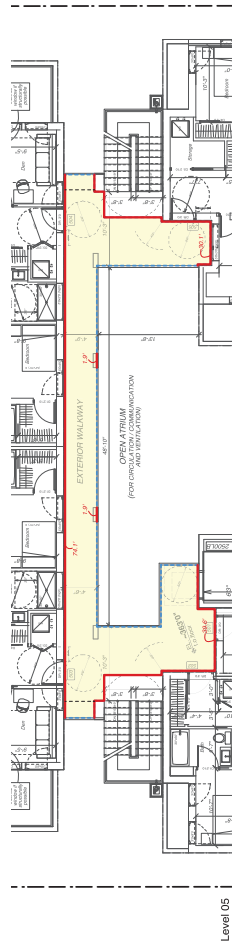
DATE: 2018-05-03
 DRAWN BY: GZSR
 CHECKED BY: GZSR
 PROJECT: B.C.C. 2012
 REVISION: 1868
 SCALE: 1/8" = 1'-0"

PROJECT NO.: B.C.C. 2012
 DEVELOPMENT NAME: B.C.C. 2012
 LOCATION: 2121 CHESTERFIELD
 DRAWING NO.: 1868
 SHEET OF: 18

Driftwood Village Cohousing
 2121 Chesterfield, North Vancouver, B.C.
 ARCHITECT: CORNERSTONE ARCHITECTURE
 B.C.C. 2012
 REVISION TO:

Open Appendages Calculation

PROJECT NO.: B.C.C. 2012
 DATE: May 03, 2018
 SCALE: 1/8" = 1'-0"
 REVISION: 1868
 DRAWING NO.: 1003 / R13



Open Appendages and/or circulation space	FS WJA -0.0'AT	FS WJA -0.1'AT	FS WJA -0.2'AT	FS WJA -0.3'AT	FS WJA -0.4'AT	FS WJA -0.5'AT	FS WJA -0.6'AT	FS WJA -0.7'AT	FS WJA -0.8'AT	FS WJA -0.9'AT	FS WJA -1.0'AT	FS WJA -1.1'AT	FS WJA -1.2'AT	FS WJA -1.3'AT	FS WJA -1.4'AT	FS WJA -1.5'AT	FS WJA -1.6'AT	FS WJA -1.7'AT	FS WJA -1.8'AT	FS WJA -1.9'AT	FS WJA -2.0'AT	FS WJA -2.1'AT	FS WJA -2.2'AT	FS WJA -2.3'AT	FS WJA -2.4'AT	FS WJA -2.5'AT	FS WJA -2.6'AT	FS WJA -2.7'AT	FS WJA -2.8'AT	FS WJA -2.9'AT	FS WJA -3.0'AT	FS WJA -3.1'AT	FS WJA -3.2'AT	FS WJA -3.3'AT	FS WJA -3.4'AT	FS WJA -3.5'AT	FS WJA -3.6'AT	FS WJA -3.7'AT	FS WJA -3.8'AT	FS WJA -3.9'AT	FS WJA -4.0'AT	FS WJA -4.1'AT	FS WJA -4.2'AT	FS WJA -4.3'AT	FS WJA -4.4'AT	FS WJA -4.5'AT	FS WJA -4.6'AT	FS WJA -4.7'AT	FS WJA -4.8'AT	FS WJA -4.9'AT	FS WJA -5.0'AT	FS WJA -5.1'AT	FS WJA -5.2'AT	FS WJA -5.3'AT	FS WJA -5.4'AT	FS WJA -5.5'AT	FS WJA -5.6'AT	FS WJA -5.7'AT	FS WJA -5.8'AT	FS WJA -5.9'AT	FS WJA -6.0'AT	FS WJA -6.1'AT	FS WJA -6.2'AT	FS WJA -6.3'AT	FS WJA -6.4'AT	FS WJA -6.5'AT	FS WJA -6.6'AT	FS WJA -6.7'AT	FS WJA -6.8'AT	FS WJA -6.9'AT	FS WJA -7.0'AT	FS WJA -7.1'AT	FS WJA -7.2'AT	FS WJA -7.3'AT	FS WJA -7.4'AT	FS WJA -7.5'AT	FS WJA -7.6'AT	FS WJA -7.7'AT	FS WJA -7.8'AT	FS WJA -7.9'AT	FS WJA -8.0'AT	FS WJA -8.1'AT	FS WJA -8.2'AT	FS WJA -8.3'AT	FS WJA -8.4'AT	FS WJA -8.5'AT	FS WJA -8.6'AT	FS WJA -8.7'AT	FS WJA -8.8'AT	FS WJA -8.9'AT	FS WJA -9.0'AT	FS WJA -9.1'AT	FS WJA -9.2'AT	FS WJA -9.3'AT	FS WJA -9.4'AT	FS WJA -9.5'AT	FS WJA -9.6'AT	FS WJA -9.7'AT	FS WJA -9.8'AT	FS WJA -9.9'AT	FS WJA -10.0'AT
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NOTES:

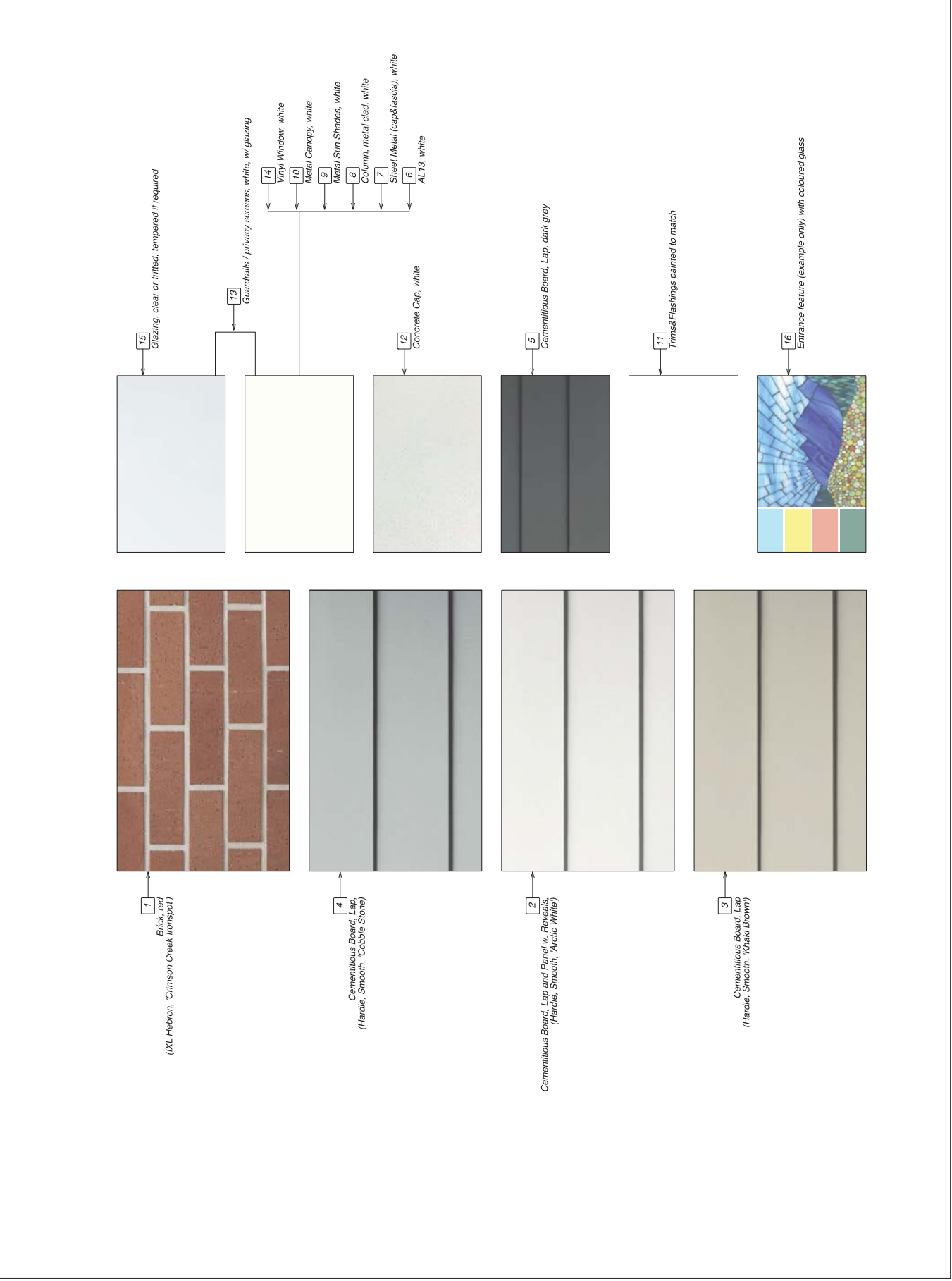
DATE: 2018/07/07
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISION: [Number]
CD: [Number] Re-issued for Flooring

PROJECT NO: [Number]
DEVELOPER: [Name]
LOCATION: [Address]
DATE: [Date]
SCALE: [Scale]
SHEET NO: [Number] of [Total]
SHEET TITLE: [Title]

PROJECT:
Driftwood Village Cohousing
2121 Chesterfield, North Vancouver, B.C.
ARCHITECT: [Name]
B.C.B.C. 2012 Rezoning to:

DATE	REVISION
May 03, 2018	SS
1658	SCALE (INCH)
	1/8" = 1'-0"
1003 / R13	DRAWING NO.

Materials	
1003 / R13	GZSP





Offsite Irrigation Note:
An off-site irrigation system will be installed at the developer's cost. City of Richmond Vancouver forces will install an irrigation lead and install the system. Location to be determined at the building permit design stage.

Boulevard Tree Note:
Boulevard trees are to be planted in a continuous soil trench. A minimum of 1500 of soil volume per tree will be provided. Soil cell technology/structure will be installed to a depth of 900mm below the underside of sidewalk.

Offsite Landscape Maintenance Note:
The owner will be responsible for maintenance of any street trees planted within the site for a minimum of two year maintenance period. A landscape deposit will be retained for this period to ensure establishment of all soft landscaping.



1 2016-01-15 Issued for Development Permit
2017-02-27 Issued for Rezoning
no. 17062
Revisions:
PK
Dunbar Block Ltd.
100 - 1527 West 5th Avenue
Vancouver BC V6J 1H0
1-604-682-6271
www.driftwood.ca

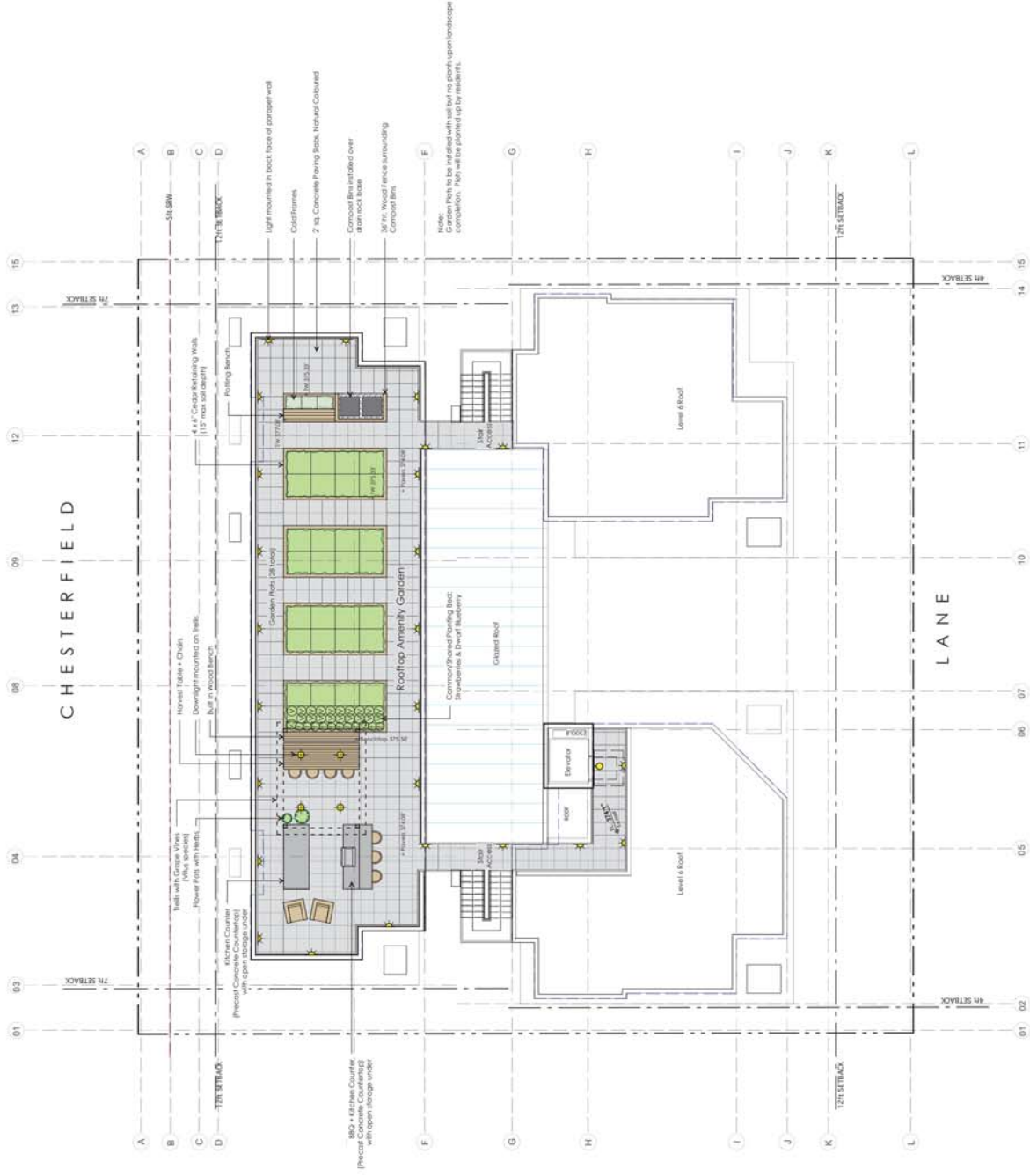
Project:
Driftwood Village
Cohousing,
2121 Chesterfield
North Vancouver

Drawn By: JES
Checked By: JES
Date: 2017.12.13
Scale: 1/8" = 1'-0"

Drawing Title:
Ground Floor
Landscape Plan

Project No.:
17062
Sheet No.:

L 1.1



1 2016-01-15 Issued for Development Permit
 2017-02-27 Issued for Rezoning
 no. 2017-02-27
 Revisions:



Project:
**Driftwood Village
 Cohousing,
 2121 Chesterfield
 North Vancouver**

Drawn By: JES
 Checked By: JES
 Date: 2017.12.13
 Scale: 1/8" = 1'-0"

Drawing Title:
**Roof Level
 Landscape Plan**

Project No.:
17062
 Sheet No.:

L1.2

REPORT FOR DEVELOPER INFORMATION SESSION

Site: 2121, 2129, 2137 Chesterfield Ave
Meeting held Tuesday September 19, 2017



c/o CDC Cohousing Development Consulting
102-4272 Albert St. Burnaby, BC V5C 2E8

Report Author: Odete Pinho, MCIP, Agora Planning

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2. Community Notification and Information Distribution	4
2.1. Meeting Intent	4
2.2. Attendance	4
2.3. Notification and Advertising	4
2.4. Meeting Format	5
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3.1. Response to Public Feedback	9

Appendices **10**

A - Notifications and Advertising

B - Display boards shown at Developer Information Session

C - Sign-in Sheet and Feedback Forms

1. Summary

To:

Mike Friesen, Development Planner
City of North Vancouver
141 West 14th Street,
North Vancouver, BC V7M 1H9

From:

Odete Pinho, Agora Planning Inc.
102 – 4272 Albert Street,
Burnaby, BC V5C 2E8

The following document summarizes the Public Information Meeting hosted by Driftwood Village Cohousing Ltd on Tuesday September 19th 2017. The intent of the meeting was to share proposed development information related to properties at 2121, 2129, 2137 Chesterfield Avenue, City of North Vancouver. The project proposal is to develop the properties with a total of 27 residential units and underground parking.

The applicant held the Development Information Session on September 19th 2017. Prior to the meeting, notices were mailed to residents within 40m, notification signage was installed on the property and newspaper ads were placed in two consecutive editions of the North Shore News, as required by the City of North Vancouver. The meeting was attended by 32 residents, 20 of whom filled in feedback forms at the event.

This report summarizes the feedback received at the meeting. The majority of residents expressed support for the proposed cohousing as a desirable development type (17 out of 20 who filled in feedback forms). Three immediate neighbours of the proposed development expressed concerns. Immediate neighbours stated that the proposed size of development is too large and specifically that 5-storey height of building that will block sunlight and will be too tall against Wagg Creek Park. It was suggested that shadowing effects might be improved if the City removes trees in Wagg Creek Park. One neighbor is concerned that use of laneway as the primary access for 27 vehicles and service vehicles (garbage/recycling), may cause accidents at the intersection of the lane and 21st Street (and that access from Chesterfield Avenue would be preferred). Concern was also expressed regarding the noise associated with future construction. In person, (not on feedback forms) neighbouring residents also expressed concern with a greater number of cars turning from 21st onto Chesterfield Avenue in winter, when the slope, combined with snow/ice, causes problems for vehicle traction.

2. Community Notification and Information Distribution

2.1. Meeting Intent

The developer information session was organized to present proposed development concept plans and to provide residents an opportunity to ask questions and share their thoughts at this early stage in the development review process. At the meeting, information was presented from the zoning amendment application materials submitted to the City of North Vancouver on July 28, 2017.

2.2. Attendance

Driftwood Village Cohousing (DVC) members, consulting team and resource people in attendance at the meeting included:

- Scott Kennedy and Gesa Zellerman, Cornerstone Architecture
- Odete Pinho, Agora Planning
- Kathy McGreenera, CDC cohousing development consulting
- Members of Driftwood Village Cohousing including: Mackenzie Stonehocker, Meghan Mathieson, Rosie Higgins, Marta Carlucci, Yuki Matsu-Pissot, Michael Koo, Patricia Martin, Janet Sadel, Jane and Mike Millard, Jennifer Hansen, Wayne Hewgill, Carla Gibbons, Domenic and Katrina Carlucci, among other members who dropped in to show support.

In addition, Mike Friesen, Development Planner with City of North Vancouver, attended the public information meeting to respond to questions on policy and process at the meeting.

A total of 32 local residents attended the meeting and 20 filled in feedback forms at the event (Appendix C).

2.3. Notification and Advertising

To ensure the public information meeting was well advertised, the following notifications were completed, as per the City of North Vancouver policy requirements:

- Newspaper – North Shore News – Two consecutive advertisements were printed in the North Shore News community newspaper in the classifieds section on Wednesday Sept 13 (pg A27) and Friday Sept 15, 2017 (pg A31)

- Mailed cards - 294 surrounding landowners and residents within 40m of the 3 properties, were mailed a notice and invitation card to the information session on August 25th 2017. A map showing the delivery area for the required distribution of information packages was received from the City of North Vancouver. Mailing addresses were acquired using Canada Post online information.
- Notice of development sign was posted on the property on August 9th 2017.

The advertisements, distribution zone, and notices are attached as Appendix A to this report.



**Notice of Development Information Session
Early Public Input Opportunity
Rezoning Application – 2121, 2129, 2137 Chesterfield Avenue**

Driftwood Village Cohousing Ltd is hosting an open house and information meeting to present the development proposal for a 5 storey, 27 unit multi-family development at 2121, 2129, 2137 Chesterfield Avenue, North Vancouver, BC. The proposed amenities in this cohousing development include common house with dining hall, children's play room, visitor suite, rooftop garden and central courtyard. Units will range from 2 bedroom to 4 bedroom, plus den. Underground parking will be accessed via an upgraded rear lane and would accommodate 27 parking spaces, 77 bicycle storage spaces. High environmental performance is proposed to meet Passive House Certification standard.

This information is being distributed to the owners and residents within 40 metres of the proposed development site in accordance with City of North Vancouver policy.

Meeting Time:

Tuesday September 19, 2017
Open House: 6 to 8:30pm
Presentation: 7:30 pm

Location:

Carson Graham Secondary School
2145 Jones Avenue

Figure 1: Notice Cards mailed to neighbours within 40m (side 1 of 2)

2.4. Meeting Format

The meeting was an open house format held at Carson Graham Secondary School from 6pm – 8:30pm. Attendees were encouraged to sign-in, have conversations with the development team members, and fill in feedback forms.

The event schedule was as follows:

- 6pm: Doors Open/ Open House one-on-one conversations with team members
- 7.30 – 7.45pm: Presentation by Mackenzie Stonehocker, Driftwood Village member
- 7.45 – 8.30pm: One on one conversations with team members

The open house information consisted of:

- 5 poster boards with information about Driftwood Village Cohousing and the site context;

- 6 poster boards showcasing the architectural design, unit layouts, landscape architecture, parking
- The full rezoning application package was also available to address specific requests from adjacent neighbours regarding proposed future laneway upgrades.

Poster boards were staffed by consulting team and DVC members. Attendees reviewed materials, asked questions and discussed details of interest to them. The poster boards remained in place the entire evening for reference. Poster boards are in Appendix B.

A 15-minute presentation by Mackenzie Stonehocker included an overview of the project, the proposed development design, and where it is in the review process. Mackenzie also introduced the consulting team and DVC members.



Figure 2: Open house portion of public information meeting with poster boards being viewed



Figure 3: Photo of attendees during presentation at information session

3. Summary of Feedback

Feedback forms were made available for residents to fill in at the meeting. 20 feedback forms were completed and received. The feedback received is summarized below and the filled-in forms are attached in Appendix C. The following summary is organized in the same order as the 5 questions listed on the feedback form.

1. Do you support the proposed project?
2. What do you like most about the proposed project?
3. Do you have any concerns about the proposed project?
4. What would you suggest to improve or enhance the proposed project?
5. Please provide any additional comments.

1) Do you support the proposed project?

The majority of residents (17 out of 20) expressed support for the proposed cohousing project as a desirable development, and 3 residents expressed that they do not support the project. Reasons expressed for not supporting the project were:

- “our home will now sit stranded on it’s own, separated from our previous neighbours by a 5 storey complex. Developers have always knocked on our door and needed consensus from the whole block. Suddenly, without notice, this was not the case. Had we known it may have made a difference to us about selling”

Additional comments provided in support included:

- “I like the idea of cohousing”
- “I have come to know numerous people who live in cohousing. Without exception, they love their communities”
- “I think it’s a wonderful proposal”

2) What do you like most about the proposed project?

On the written feedback residents stated the following aspects that they most liked about the proposed development (# of similar responses in brackets):

- Community spaces and thoughtful design to support community (11 responses)
- Providing housing for mixed generations, singles, families to form community (5 responses)
- Financial savings by sharing things. Socially and environmentally sustainable (5 responses)

- Owners are the developer (3 responses)
- Good location, close to Lonsdale (1)
- Passive house (1)
- “Cohousing seems like a friendlier, more personal group of new neighbours. We appreciate their willingness to work with us”
- “I really love the cohousing model in adding density while maintaining community”

3) Do you have any concerns about the proposed project?

4) What would you suggest to improve or enhance the proposed project?

Immediate neighbours expressed concerns for the proposed development, and included suggestions for improving, or addressing their specific concerns. As such, this summary is provided in table format to correlate the two responses, as provided by the same respondent.

Q3. Concerns about the project	Q4. Suggestions for improvement
Noise of construction	Smaller development
5-storey building will block sunlight. Concerns with shading garden and property.	City cutting down some of the trees in Wagg Creek Park to provide more ‘open sky’.
Currently 3 cars and 1 motorcycle use this laneway and traffic from additional 27 vehicles plus service vehicles will cause too much traffic on park and existing homes. May cause accidents at laneway and 21 st St intersection.	Underground parking access should be from Chesterfield Ave side.
The height of the 2 west buildings is too tall against the park.	The west 2 buildings stepped down to the Wagg Creek Park.
Does it fit in with city vision?	Would be better as a 3-storey building over a bigger lot.

The remaining comments received on these two questions were supportive of the proposed development and included:

- “We need at least twenty such projects in North Vancouver”
- “Encourage more cohousing. Speed development process”
- “Increased support from all municipalities for other sustainable energy sources for future cohousing”
- “Please speed up their application”

5) Please provide any additional comments

Additional concerns received included:

- “It would be nice if the trail (at Wagg Creek Park) along the west side of the stream was kept up. Exposed roots need to be covered, Wagg Creek Park should be better maintained. It used to be! Benches for people to sit, reconstruction of the little bridge over the creek, trimming blossoming trees, blackberries, etc. Basically improving the green area surrounding this block as a way to compensate for our losses.”
- “The project is too big for this block. 5 storeys at the park side (will) block my view of Grouse Mtn. This was a quiet dead-end street on a park & this project is proving to be a monster”
- “I’d like to see the vision for N Van. In general, architecture not attractive & losing older more characterful buildings.”
- “Too much noise in the city”

In person, (not on feedback forms) neighbouring residents also expressed concern with a greater number of cars turning from 21st onto Chesterfield Avenue in winter, when the slope, combined with snow/ice causes problems for vehicle traction.

Additional supportive comments received included:

- “Proud of your work!”
- “I live in Quayside Village Cohousing at 5th and Chesterfield for 19 years. Wonderful to see another cohousing community in CNV”
- “I have been involved with a self managed strata and found it political in the extreme. Cohousing has a model of cooperative decision making that all communities & local councils can learn from”
- “The beauty of the plan is the degree of sharing that people can have with each other”
- “It will be a great addition to the North Vancouver community!”
- “A great project”

3.1. Response to Public Feedback

Following the information session, the development applicant has followed up with adjacent neighbours via email to arrange in-person meetings to further discuss side yards and interface concerns. At the information session, the consulting team discussed options for ‘softening’ the side yards and providing more opportunities for landscape buffers. It is hoped that follow up meetings with immediate neighbours will occur prior to the Area Design Panel meeting scheduled for October 18, 2017.

Appendices

A - Notifications and Advertising

B - Display boards shown at Developer Information Session

C - Sign-in Sheet and Feedback Forms

Appendix A Notifications and Advertising

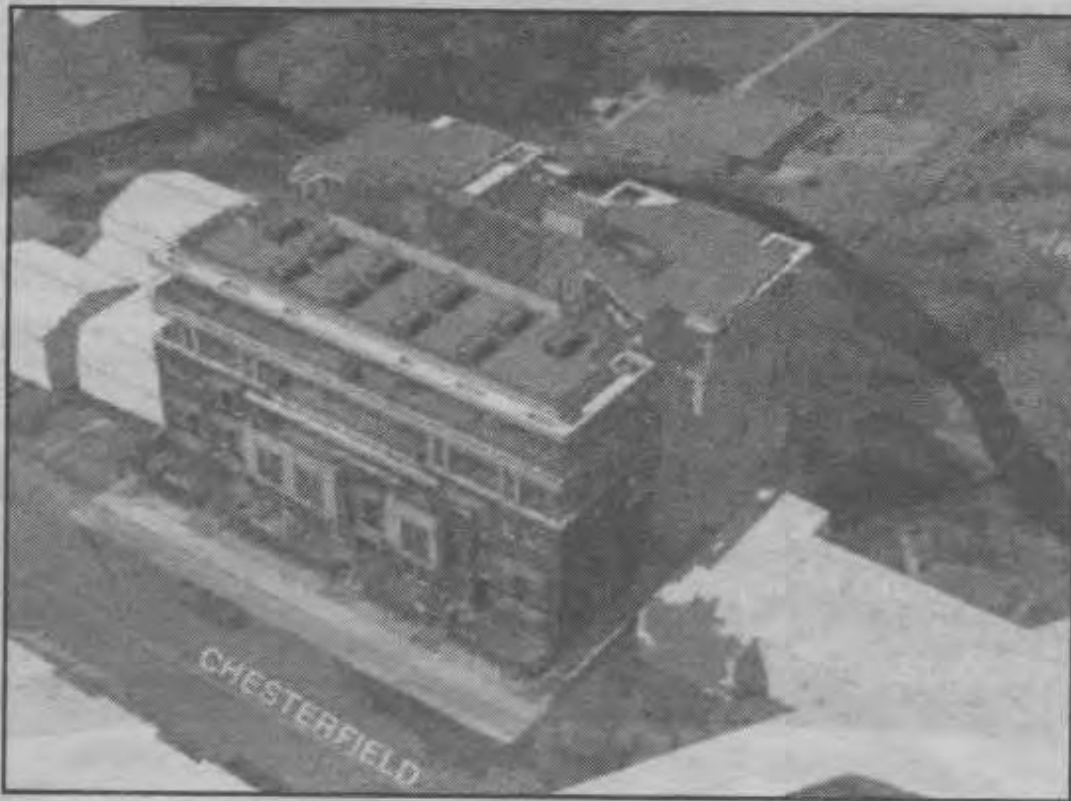
Developer's Information Session

Driftwood Village Cohousing Ltd. is holding an information session where interested members of the public are invited to learn about our rezoning application to construct a 5 storey, 27 unit townhome and apartment building, located at 2121, 2129, 2137 Chesterfield Avenue.

Location: Carson Graham Secondary School, Agora Room, 2145 Jones Avenue

Date: Tuesday September 19, 2017

Time: 6pm to 8:30pm



For further information contact: Odete Pinho, Driftwood Village Cohousing Planner
Tel: 604.568.8876 • op@odetepinho.com

City of North Vancouver Contact: Mike Friesen, Development Planner
Tel: 604.990.4206 • mfriesen@cnv.org

This meeting is required by the City of North Vancouver as part of the rezoning process.

Notice of Development Sign Posted at 2129 Chesterfield Ave. August 9, 2017



40 m notification area for mail out. Mailed notice and invite to developers information session sent to 294 homes on August 25, 2017



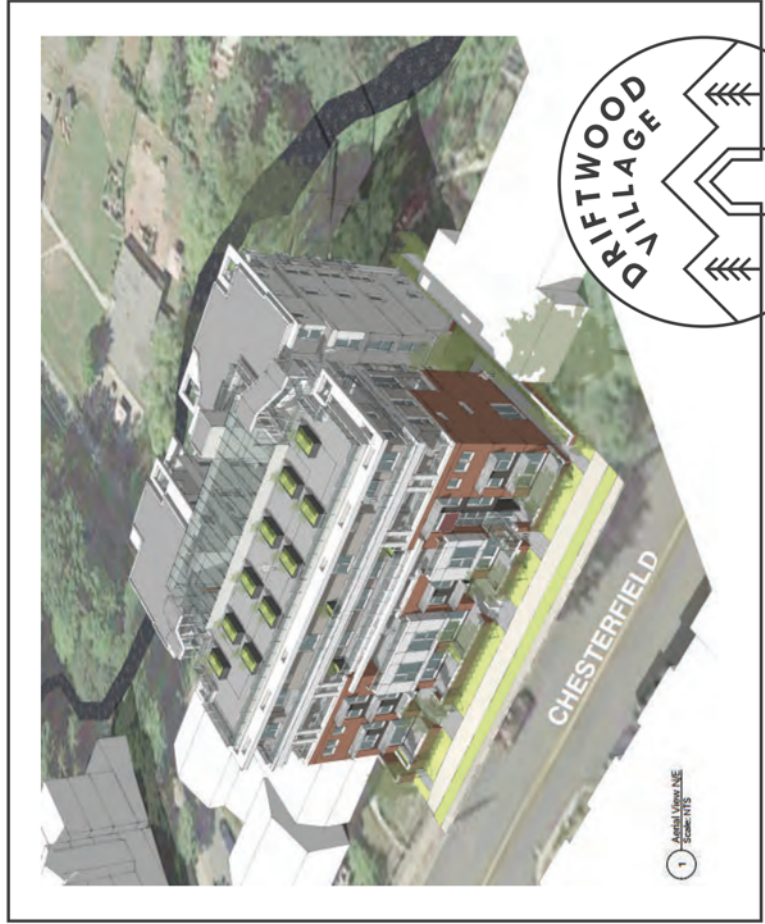
Notice of Development Information Session
Early Public Input Opportunity
Rezoning Application – 2121, 2129, 2137 Chesterfield Avenue

Driftwood Village Cohousing Ltd is hosting an open house and information meeting to present the development proposal for a 5 storey, 27 unit multi-family development at 2121, 2129, 2137 Chesterfield Avenue, North Vancouver, BC. The proposed amenities in this cohousing development include common house with dining hall, children's play room, visitor suite, rooftop garden and central courtyard. Units will range from 2 bedroom to 4 bedroom, plus den. Underground parking will be accessed via an upgraded rear lane and would accommodate 27 parking spaces, 77 bicycle storage spaces. High environmental performance is proposed to meet Passive House Certification standard.

This information is being distributed to the owners and residents within 40 metres of the proposed development site in accordance with City of North Vancouver policy.

Meeting Time: Tuesday September 19, 2017
 Open House: 6 to 8:30pm
 Presentation: 7:30 pm

Location: Carson Graham Secondary School
 2145 Jones Avenue



Mailers sent to residents within 40m of site



Driftwood Village Cohousing Ltd. has submitted a rezoning application to the City of North Vancouver for a proposed 5 storey, 27 unit multi-family cohousing development.

Interested members of the public are invited to attend the Development Information Open House with the Applicant for an early opportunity to review the proposal and offer comments.

Applicant Contact

Odete Pinho, Project Planner
Driftwood Village Cohousing Ltd
Email: op@odetepinho.com
Phone: 604-568-8876

City of North Vancouver Contact

Mike Friesen, Development Planner
Email: mfriesen@cnv.org
Phone: 604-990-4206



About Driftwood Village Cohousing



WHAT IS COHOUSING?

Cohousing is a type of community living that combines personal privacy with extensive common facilities. It originated in Denmark in the 1960s, and the Lower Mainland's first cohousing communities were built in the 1990s.

The City of North Vancouver has been home to Quayside Village Cohousing since 1998.

Cohousing residents actively participate in the planning, design, management and maintenance of their community.

Each community is organized, planned and designed by the future residents, so it reflects the actual people who live there.



Vision + Values workshop, October 2015

Our Community Values

- * **Takes a village**
Across all ages and activities, we value each person's contribution of time, knowledge, enthusiasm and creativity to our village and local community.
- * **Do more with less**
By rethinking the default approach to consumption, sharing resources and following the 3 R's (reduce; reuse; recycle), we act as stewards of our community and the wider environment, prioritizing interaction over materialism.
- * **Money matters**
Respectful of our members' budgets, we make responsible financial decisions, aiming for the strong long-term performance of our investment.
- * **Working together**
We trust each other to be responsible, to collaborate and to participate in the care and maintenance of our community.
- * **Embrace diversity**
We celebrate similarities and differences in our welcoming community, built on honesty, open-mindedness and respect for privacy.
- * **Learning from each other**
We use our individual strengths and our collective capacity to resolve conflicts in a respectful, collaborative and positive environment where people are not afraid to share their opinions.



WHO ARE WE?

Driftwood Village is a multi-generational, ethnically diverse group of singles, couples, families with kids, and retirees from different walks of life.

We are connected by our goal of a more practical and social lifestyle, based on cooperation, respect, and caring for our neighbours.

Our young families are excited to raise kids in cohousing, giving them room to be independent, as well as a wider circle of people to care about, learn from, and compromise with.

The older members appreciate the chance to 'age in place' in a lively community while having access to amenities such as a common house, garden and workshop.

About Driftwood Village Cohousing



HOW IS THE COMMUNITY FINANCED, BUILT & OWNED?

In the cohousing model the 'developer' is the cohousing group. In this case, the future residents and current group members are the directors and shareholders of Driftwood Village Cohousing Ltd.

There is no profit; homes are sold at cost. The members fund the equity for the development and construction. In other words, the money to make the development happen comes from the cohousing group members.

Once construction is complete, the legal status converts to strata title, where each household owns their own home with a share of the common facilities.



Common outdoor area, Bellingham Cohousing, WA



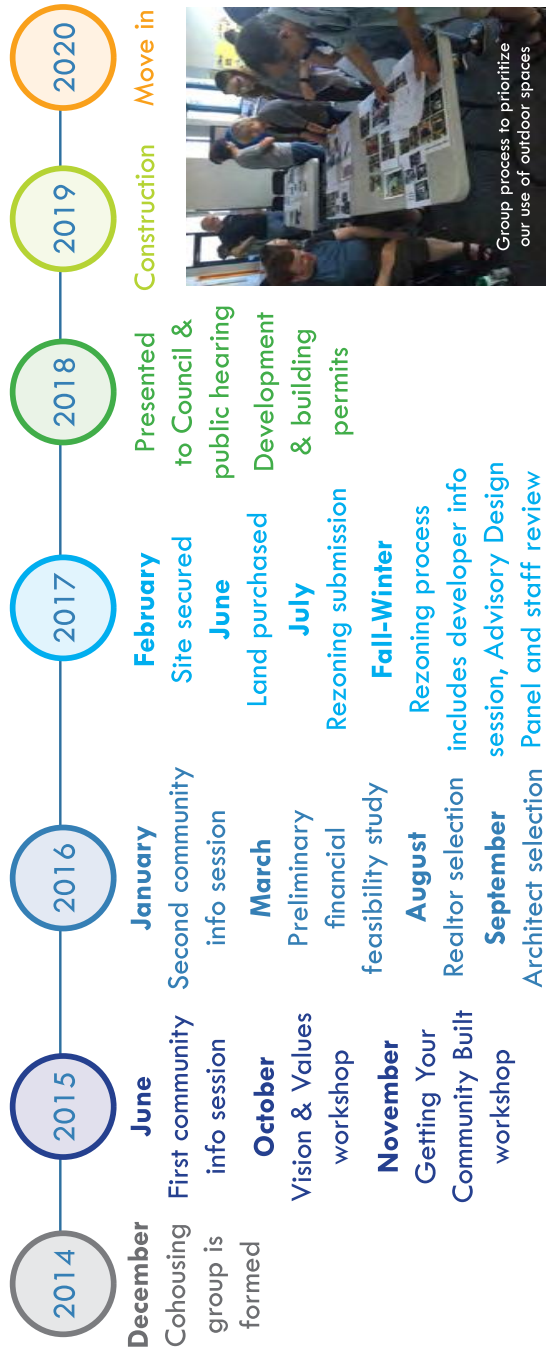
Common house, Belterra Cohousing, Bowen Island

WHAT SPACES ARE SHARED & PRIVATE?

SHARED - Each cohousing community has a 'common house' with a variety of commonly owned amenities. Our community will share a large kitchen and dining area for special occasions or potlucks, a workshop, a guest suite, a children's play area, as well as common outdoor spaces like a rooftop garden.

PRIVATE - Each household will own a private condo or townhouse, including a kitchen, living area, bathroom(s), bedroom(s), and their own balcony.

GROUP HISTORY AND THE DEVELOPMENT PROCESS



City of North Vancouver Official Community Plan



OFFICIAL COMMUNITY PLAN



CNV OCP Land Use Map (2014)

Designated Residential Level 5 (Medium Density)

- 1.6 FSR + 1.0 maximum bonus = up to 2.6 Floor Space Ratio (FSR)
- Max allowable height is 6 storeys



Proposed Development Density

- 27-unit, 5-storey building
- 1.90 FSR, with exclusions for common house facilities such as kitchen and dining hall, children's play room, guest suite, etc
- Same density as mid-rise multi-family buildings across street (on the east side of Chesterfield)

DRIFTWOOD VILLAGE COHOUSING MISSION STATEMENT

We are designing and building a sustainable cohousing project in a walkable, bikeable North Vancouver location.

We are creating a diverse, inclusive, resilient community that balances privacy and a deeper connection with our neighbours, for a simpler life.

Why this location?

Driftwood Village Cohousing members identified this area as their most desired neighbourhood for the following reasons:

- This is a walkable neighbourhood that supports families with young children, working people, singles and seniors to live well.
- The neighbourhood has diverse commercial shops, services, Harry Jerome Recreation Centre, Wagg Creek Park, and is close to schools and daycare.
- Lonsdale Avenue is a major transit route with frequent bus service.
- Other parts of the City are easily accessible by bike via the Green Necklace extension.



Group members at the Shipyards Night Market



Group members on a geocaching walk along Lonsdale Avenue

Social and environmental sustainability



AFFORDABLE HOMEOWNERSHIP

- To meet our density bonus requirements, we propose to create affordable ownership units priced at 25% below market, maintained in perpetuity with a housing agreement (covenant) registered on title
- A similar model applied to four affordable ownership units at Quayside Cohousing has allowed households to achieve home ownership and security of tenure
- The affordable ownership units will be a mix of 2- and 3-bedroom units; depending on the community amenity contribution, seven affordable ownership units could be ready by 2020
- On July 17, 2017, City Council directed staff to process our rezoning application with the proposed affordable ownership units



PROTECTING WAGG CREEK

- A streamside protection buffer is created by a 12' building setback in the north-west corner
- The laneway will be redeveloped to meet the City's environmental objectives with a rural lane standard (gravel pervious surfacing), allowing two-way travel to the parkade entrance (at south end of site), while the low-impact driveway will be retained to access the property to the north
- The buffer area and the lane along the ravine bank will be enhanced with native vegetation that meets City and Provincial streamside protection objectives

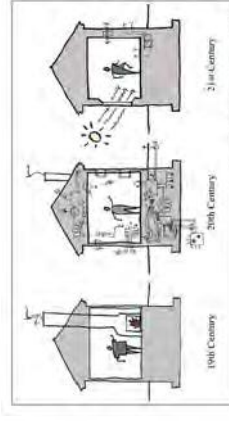
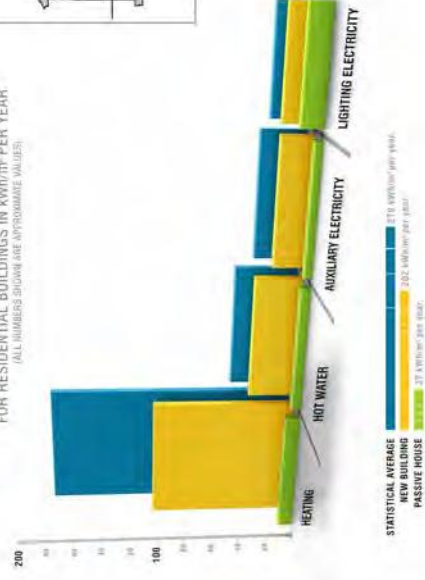


PASSIVEHOUSE CANADA

Build better. Feel better.

- The Passive House high performance building standard is internationally recognized, has proven performance, and is science-based
- The primary goal is to combine a very well-insulated and tightly-sealed building envelope with an efficient heat recovery ventilation system for fresh air
- Benefits of Passive House include:
 - High indoor air quality and temperature control
 - Very low operating costs, due to low energy requirements
- Our group has chosen an architect and construction company with experience and certification in Passive House design

ENERGY CONSUMPTION COMPARISON FOR RESIDENTIAL BUILDINGS IN KWH/MT PER YEAR. (ALL NUMBERS SHOWN ARE APPROXIMATE VALUES)



Site plan and neighbourhood context



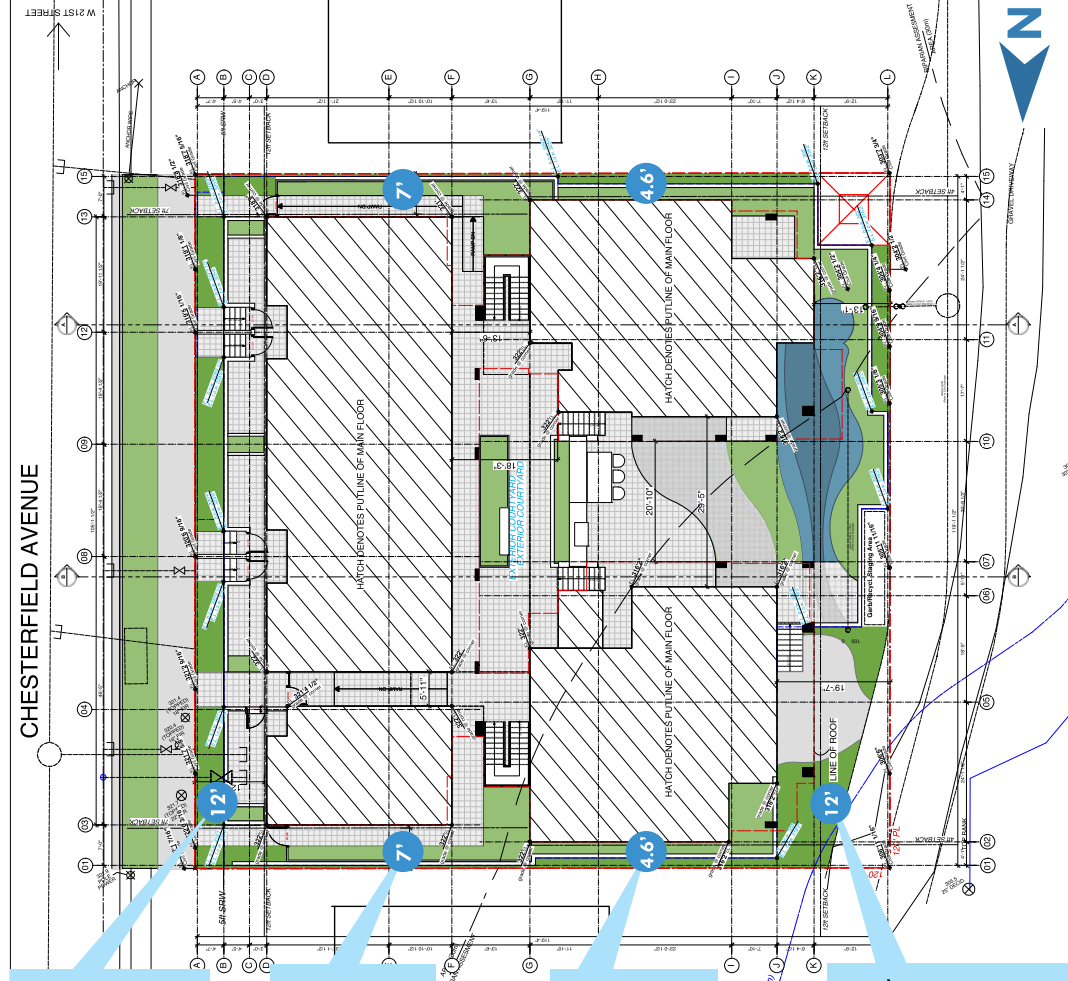
PROPOSED SETBACKS

12 feet setback from Chesterfield Ave, which includes a 5 foot enhanced boulevard for double row of street trees

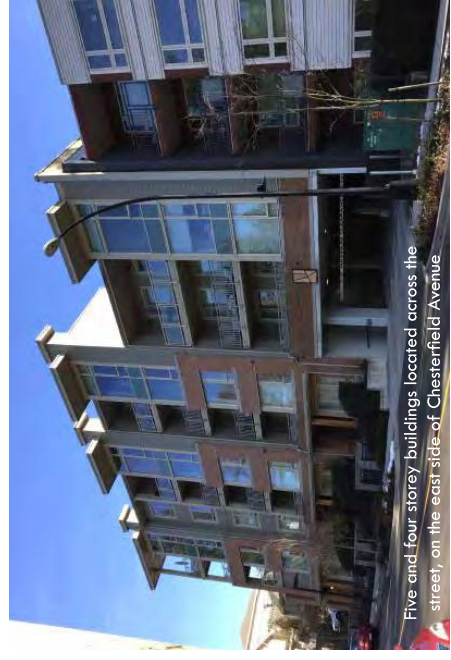
7 feet (front half) from properties on north and south sides

4.6 feet (rear half) from properties on north and south sides

12 feet from lane, plus additional northwest corner setback for Wagg Creek riparian area protection and driveway access to neighbouring house

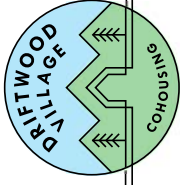


- ### Rezoning Application for 2121, 2129, 2137 Chesterfield Avenue
- OCP anticipates mid-rise apartment buildings in the Residential Level 5 (Medium Density) designation, applied to both sides of the 2100 block of Chesterfield Avenue
 - Existing development across Chesterfield Avenue consists of newer four- and five-storey residential buildings and an older three-storey strata-titled residential building (currently listed for sale)
 - Streamside Development Permit Area with protective measures for Wagg Creek, removal of invasive species and professional biologist oversight
 - Property slopes down by 14 feet from Chesterfield Avenue toward the west



Five and four storey buildings located across the street, on the east side of Chesterfield Avenue

Aerial views – Front of building



Proposed 5-storey building height

Top two storeys are set back to reduce the apparent scale from street

Front of building contains five 2- and 3-storey townhouse units, each with individual entrances and semi-private front terraces, to enhance the sense of community from the street

The **lower three storeys are brick** to relate to buildings on the opposite side of the street

Aerial view N/E



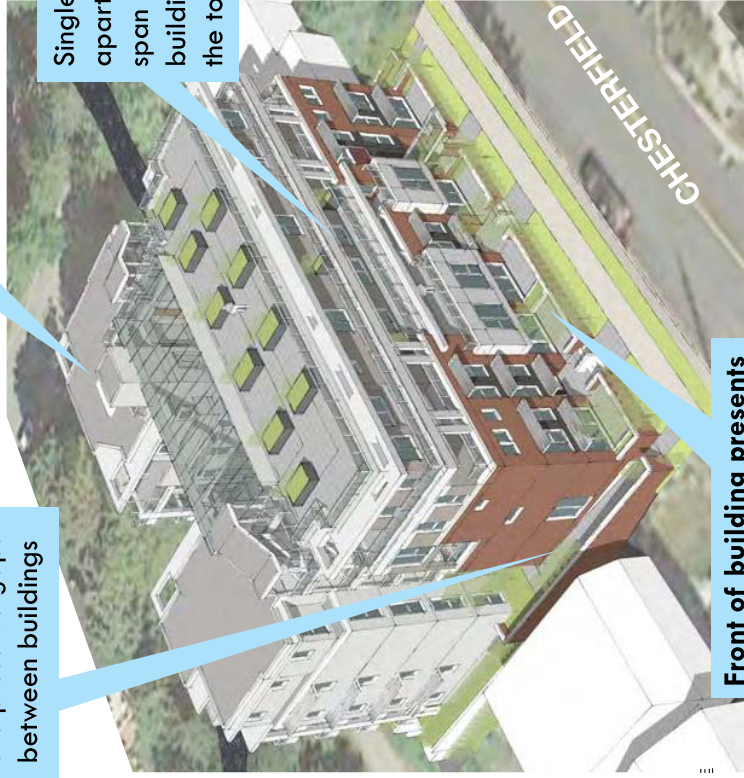
Side-yard setbacks of 7 feet at the front half of the site preserve gaps between buildings

Rear building blocks consist of single-level apartment-style units

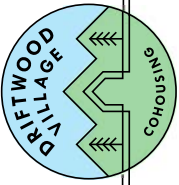
Single-level apartment-style units span the front (east) building block above the townhouse units

Front of building presents a formal facade to Chesterfield, contributing to the urban street fabric

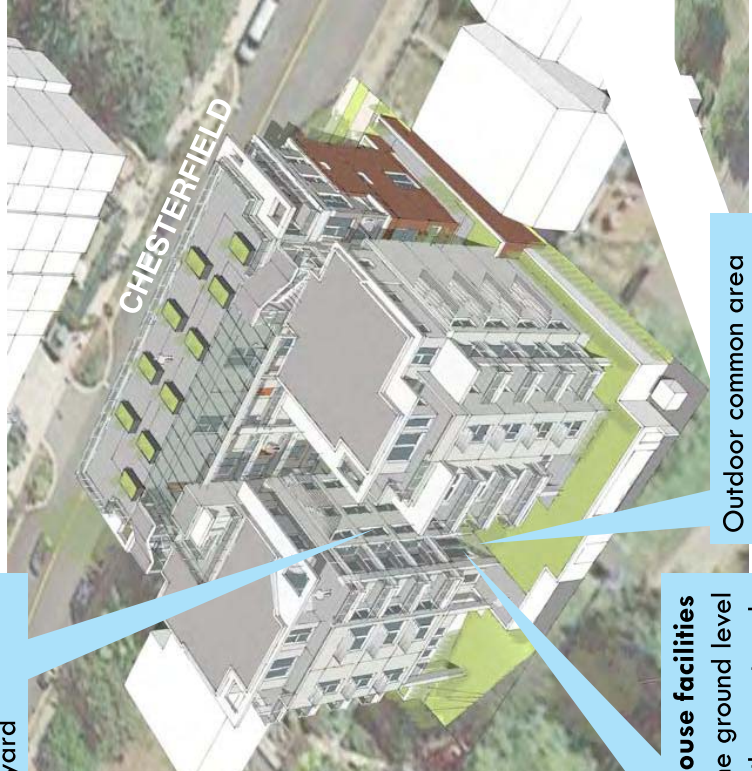
Aerial view S/E



Aerial views – Back of building



Interior is informal with generous windows and balconies looking into the courtyard

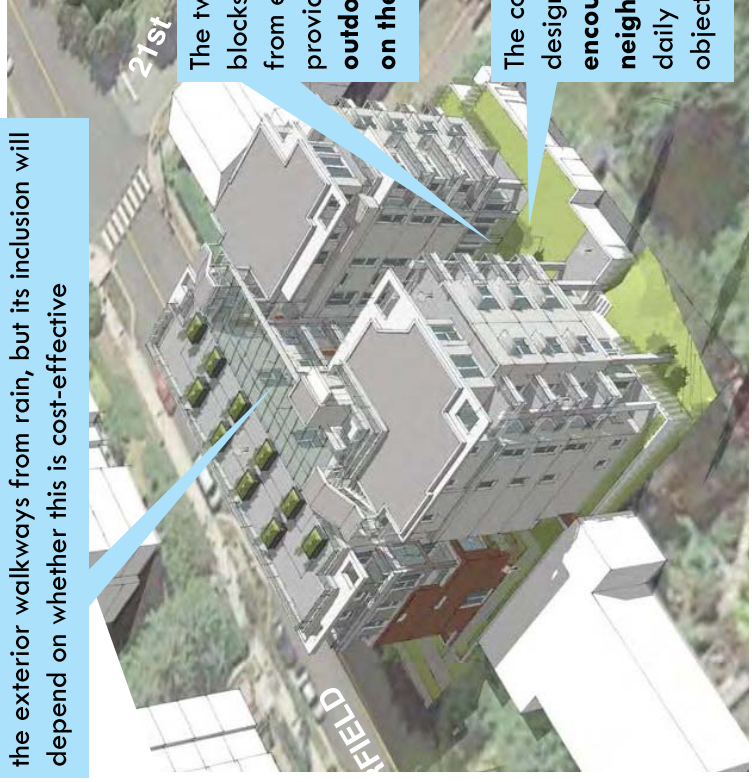


Aerial view S/W

Main common house facilities are located on the ground level on either side of the courtyard with generous doors for connected indoor-outdoor use

Outdoor common area forms an overall T-shape

The group plans to include a **glass roof** to protect the exterior walkways from rain, but its inclusion will depend on whether this is cost-effective



Aerial view N/W

The two rear building blocks are separated from each other to provide a **common outdoor courtyard on the ground level**

The courtyard is designed to **facilitate encounters between neighbors** as part of daily life – a strong objective of cohousing

Street views – Front of building



3 Entrance Feature (Example)
Scale: NTS

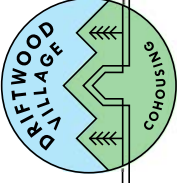


1 Streetview Chesterfield S
Scale: NTS



2 Streetview Chesterfield N
Scale: NTS

Common spaces and private units

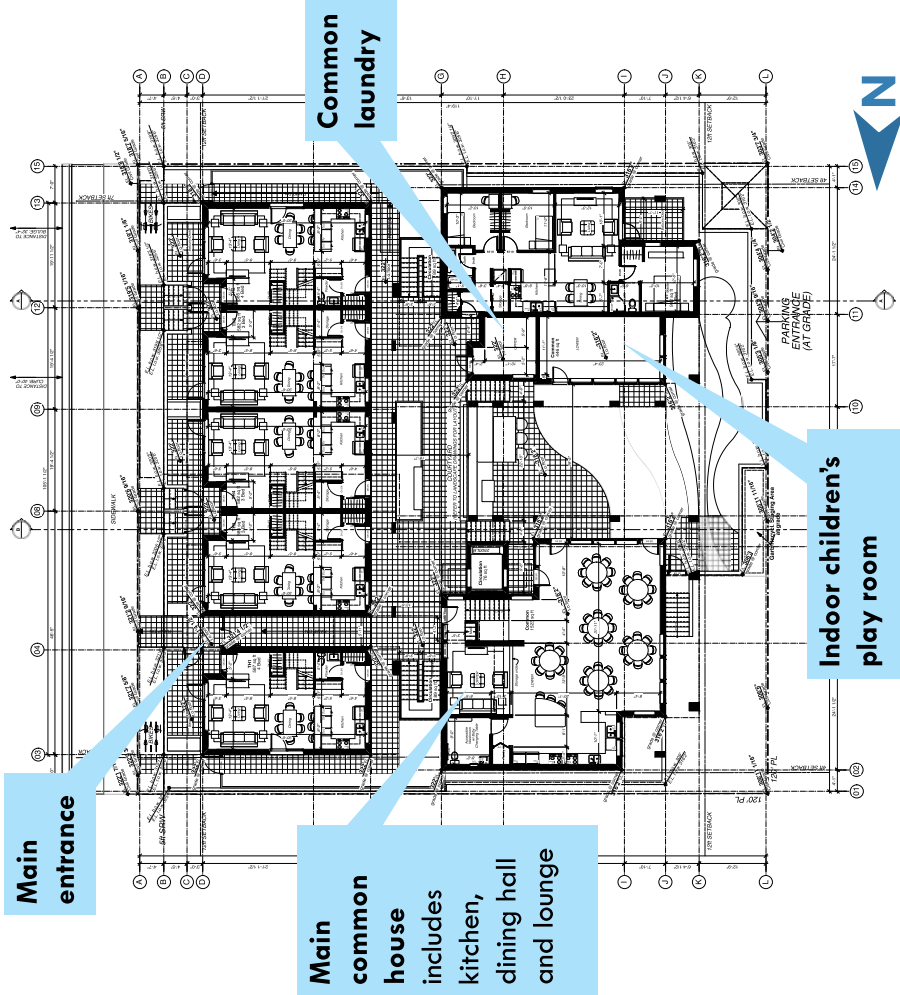


GROUND LEVEL UNITS/COMMON SPACES

Common shared facilities ~2800 square feet

5th floor
Multi-purpose activity room

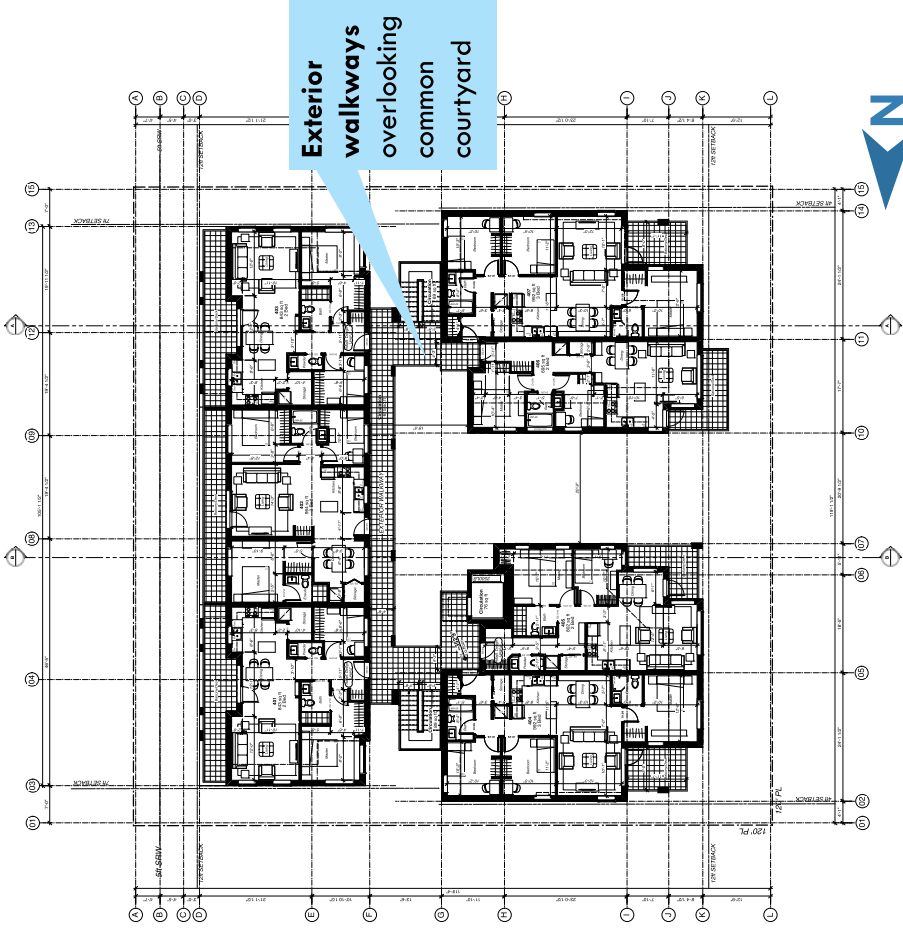
3rd floor
Guest suite for visitors



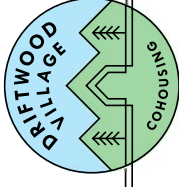
TYPICAL FLOOR

Total 27 self-contained multi-family residential units

- 5 townhouses and 22 apartments
- Ranging from 2 bedroom to 4 bedroom and den
- Sizes from 700 square feet to 1,700 square feet



Parking plan

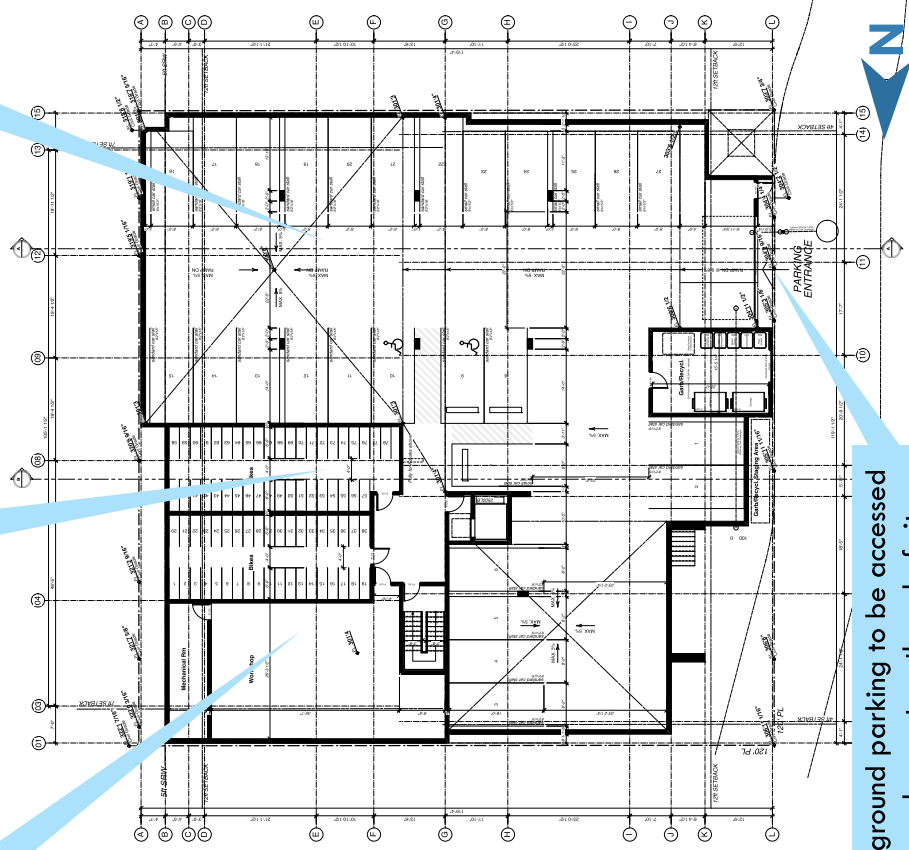


UNDERGROUND LEVEL

Workshop with additional storage for tools and gear

77 bike storage spaces (2.85 per unit)

27 car parking spaces (1 per unit)



Underground parking to be accessed from rear lane, at south end of site

“A WALKABLE, BIKEABLE LOCATION”

- Driftwood members prioritized a walkable, bikeable location when searching for a site
- Some households in the group do not own a vehicle, and most households in the group expect their vehicle use to decrease with this site’s walkability, bikeability and access to transit
- Chesterfield is an on-street bike route, and this block has direct access to the Green Necklace

GREEN NECKLACE

- A continuous green loop that will stretch 7 km when complete
- Currently under construction along West 21st Street and crossing Wagg Creek at the south end of this block



CAR USE IN COHOUSING

- A 2002 Bunt & Associates Engineering Ltd. traffic impact analysis surveyed cohousing communities
 - Study found that urban cohousing developments in walkable urban neighbourhoods (specifically Quayside Village in North Vancouver and Cranberry Commons in Burnaby) have consistently lower trip generation than conventional developments in similar urban neighbourhoods
 - 40% to 55% fewer trips than Bunt data from conventional multi-family developments in similar urban neighbourhoods
- | Neighbourhood | 0.48 AM | 0.58 PM (trips per unit) |
|--------------------------|---------|--------------------------|
| Bunt data (conventional) | 0.48 AM | 0.58 PM |
| Quayside Village | 0.32 AM | 0.32 PM |
| Cranberry Commons | 0.27 AM | 0.23 PM |
- (Note: Traffic research was conducted for Roberts Creek Cohousing)

SIGN IN SHEET

Development Information Session - 2121, 2129 & 2137 Chesterfield Avenue

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: 2121, 2129 & 2137 Chesterfield Avenue DATE: 9/19/2017 TIME: 6:00-8:30 PM

DIS LOCATION: Agora Room, Carson Graham Secondary School, 2145 Jones Ave

No.	Name	Address	# People	Time
1	AD. ANN VEZEMAN	3550 ST GEORGES AVE NV	1	5:30
2	Chris Dalton	330 west 2nd St NV	1	6:00.
3	Suzanne Fairley	1742 McSpadden Ave, Vancouver	1	6:15
4	Heather MacFarlane	156 W 21st St N.Van	1	6:25
5	Sue Drinnan	412 East 53rd Ave Vancouver	1	18:40
6	Honayoun Arbabian	342 W 19th St NV	1	18:40
7	Jane Standfield	102-110 Keith Rd E NV	1	9:00
8	Ruth Schawen	325 W 19th Street	1	7:00
9	Michelle Mason	4580 Tewiel Pl.	2	7:15pm
10	Gordon Ruby	2-1207 Jalsbury Drive Vancouver	1	7:25
11	CAROL MAURIE	304-510 Chesterfield Ave.	1	7:30
12			<u>12</u>	
13				

No.	Name	Address	# People	Time
14	Annette Zilahi	101-155 E. 19th St. N. Vancouver	3	6:00
15	Sue Lussier	2117 Chesterfield Ave.	1	6:20
16	Jane Wulbaut	509 E. 16th St. N. Van	1	6:50
17	Brenda	Neighbour	1	7:00
18	Clare Reine Adams	351 W 19th Street	1	7:10
19	Bernad Rithing	159 W 22nd St.	1	7:15
20	Wohny Soper Adams Chester	3044 Crescentview Dr	2	7:30
21	BRIAN BURICE	#403 - 510 CHESTERFIELD AV NW	1	7:30
22			1	
23			1	
24				
25				
26				
27				
28				
29				
30				

No.	Name	Address	# People	Time
31	Maureen Allarie	2149 Chesterfield Avenue N. Van.	1	6:00
32	Ralph Sabey	2145 Chesterfield Avenue N. Van	1	6:00
33	Stella Holbway	1716 Mahon Ave	1	6:10
34	^{Tim} Zora Booker	204 W 21st St	2	6:10
35	MARGARET KOUMBA	606-1189 MAIN ST VAN.	1	6:20
36	Loni Wall	#309-156 W. 21 Street N Van	1	6:20.
37	Shehla Ebrahim	#602-2020 Fullerton Ave. n. van	1	6:20
38	Sarah Jamison.	2033 Larson Road, n. Van	1	7:35
39			9	
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FEEDBACK FORM

Development Information Session - 2121, 2129 & 2137 Chesterfield Avenue

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Name & Address:	
1. Do you support the proposed project?	No
2. What do you like most about the proposed project?	Community spaces.
3. Do you have any concerns about the proposed project?	Noise of construction
4. What would you suggest to improve or enhance the proposed project?	Smaller development.
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Odete Pinho, Project Planner
 City of North Vancouver: Mike Friesen, Development Planner

Telephone: 604.568.8876
 Telephone: 604.990.4206

E-Mail: op@odetepinho.com
 E-Mail: mfriesen@cnv.org

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Name & Address:	Maureen Allarie 2149 Chesterfield Avenue North Vancouver V7M 2P7
1. Do you support the proposed project?	No. Our home will now sit stranded on its own, seperated from our previous neighbours by a 5 story complex. Developers have always knocked on our door and needed consensus from the whole block. Suddenly, without notice, this was not the case. Had we known it may have made a difference to us about selling.
2. What do you like most about the proposed project?	The co-housing seems like a friendlier more personal group of new neighbours. We appreciate their willingness to work with us.
3. Do you have any concerns about the proposed project?	The 5 story building will effectively block our precious sunlight. We are master gardeners and now we will watch as our plants slowly die from lack of sun. And we too will live in the shade most of the day.
4. What would you suggest to improve or enhance the proposed project?	Cutting down some of the trees to provide us with more open sky. Some are on city property. Hopefully, they will be willing to help solve this problem.
5. Please provide any additional comments.	It would be nice if the trail along the west side of the stream was kept up. Exposed roots need to be covered, Wagg Park should be better maintained. It used to be! Benches for people to sit, reconstruction of the little bridge over the creek, trimming blossoming trees, blackberries etc.

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Name & Address:	
1. Do you support the proposed project?	The concept is good however I do NOT support this project as it is presented today.
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	Yes ① currently 3 cars + 1 motor cycle use this lane way & the traffic from 27 units + all the service vehicles will cause too much traffic on the park, behind the houses & increase
4. What would you suggest to improve or enhance the proposed project?	① the underground access should be from the Chesterfield side on the east as the bldg on the east side of Chesterfield ③ The west 2 bldgs of the project be stepped down to the Wagg Park creek.
5. Please provide any additional comments.	① The project is too big for this block ② 5 storeys at the park side block may view of Grouse Mt. ③ This was a quiet deadend street on a park + this project is proving to be a monster

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

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Name & Address:	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	Community aspect, location close to Louisdale
3. Do you have any concerns about the proposed project?	That we need at least twenty such projects in North Vancouver
4. What would you suggest to improve or enhance the proposed project?	water collection - Make sure to have a room for a greater care needs
5. Please provide any additional comments.	Proud of you work!

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Name & Address: CAROL M QUARRIE 304-570 Chesterfield Ave N.V.	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Providing housing for mixed generation community. Providing financial savings by sharing a lot. Providing to locally sustainable, environmentally sustainable.
3. Do you have any concerns about the proposed project?	
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	I live in Quayside Village Cohousing @ 57th & Chesterfield for 19 years. Wonderful to see another cohousing community in CNV.

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Name & Address: Stella Holloway 1716 Mahon	
1. Do you support the proposed project?	Yes - I like the idea of co-housing
2. What do you like most about the proposed project?	Community aspect owner driven enthusiasm non-profit passive house
3. Do you have any concerns about the proposed project?	Does it fit in with city vision What is the vision for the city?
4. What would you suggest to improve or enhance the proposed project?	Would be better as a 3 story building over a bigger lot.
5. Please provide any additional comments.	I'd like to see the vision for N Van. In general, architecture not attractive & losing older more characterful buildings

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CONTACTS:

Applicant: Odete Pinho, Project Planner
 City of North Vancouver: Mike Friesen, Development Planner

Telephone: 604.568.8876
 Telephone: 604.990.4206

E-Mail: op@odetepinho.com
 E-Mail: mfriesen@cnv.org

FEEDBACK FORM

Development Information Session - 2121, 2129 & 2137 Chesterfield Avenue

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Name & Address:	
1. Do you support the proposed project?	Enthusiastically!
2. What do you like most about the proposed project?	That it is a community like the old neighbourhoods
3. Do you have any concerns about the proposed project?	There needs to be more!
4. What would you suggest to improve or enhance the proposed project?	Encourage - the more co-housing speed development process
5. Please provide any additional comments.	

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Name & Address: A. J. VEERMAN 3550 ST GEORGES AVE, NORTH VANCOUVER.	
1. Do you support the proposed project?	WITHOUT RESERVATION. I HAVE COME TO KNOW NUMEROUS PEOPLE WHO LIVE IN COHOUSING. WITHOUT EXCEPTION THEY LOVE THEIR COMMUNITIES
2. What do you like most about the proposed project?	IT MEETS AN IMMEDIATE PRACTICAL NEED FOR A RICH SOCIAL ENVIRONMENT CLOSE TO HOME WHILE SATISFYING A DEEPER NEED TO BE A GLOBAL CITIZEN. IT SUPPORTS MY DESIRE TO REVERSE ECOLOGICAL/SOCIAL DETERIORATION WITH THE ACTIONS OF MY EVERY DAY LIFE.
3. Do you have any concerns about the proposed project?	- NO
4. What would you suggest to improve or enhance the proposed project?	INCREASED SUPPORT FROM ALL MUNICIPALITIES FOR OTHER SUSTAINABLE ENERGY SOURCES FOR FUTURE CO HOUSING
5. Please provide any additional comments.	I HAVE BEEN INVOLVED WITH A SELF MANAGED STRATA AND FOUND IT POLITICAL IN THE EXTREME. COHOUSING HAS A MODEL OF COOPERATIVE DECISION MAKING THAT ALL COMMUNITIES & LOCAL COUNCILS CAN LEARN FROM.

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Name & Address:	Chris Dalton 330 west 2nd St.	
1. Do you support the proposed project?	Yes.	
2. What do you like most about the proposed project?	I really love the cohousing model in adding density while maintaining community.	
3. Do you have any concerns about the proposed project?	No	
4. What would you suggest to improve or enhance the proposed project?	build more cohousing units around N. Vancouver.	
5. Please provide any additional comments.		

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Name & Address:	Jane Standfield 110 Keith Rd. E. NV	
1. Do you support the proposed project?	yes	
2. What do you like most about the proposed project?	the 'community' goals + spaces	
3. Do you have any concerns about the proposed project?	none	
4. What would you suggest to improve or enhance the proposed project?	⊖	
5. Please provide any additional comments.	⊖	

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Name & Address: Homay 342 W 19th St	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	cohousing and common Area in the plan
3. Do you have any concerns about the proposed project?	I know that it gonna be possible house Standard so that is all I want to recommend.
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	The beauty of plan is the degree of showing that people can have with each other

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Name & Address: Debbie Hungle 4580 Teviot Place N. Van.	
1. Do you support the proposed project?	most defintately
2. What do you like most about the proposed project?	the community atmosphere
3. Do you have any concerns about the proposed project?	none - maybe that the waiting list is full!
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	It will be a great addition to the North Vancouver community!

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Name & Address: Michelle Mason 4580 Tavol A. North Vancouver	1. Do you support the proposed project? Yes, definitely
2. What do you like most about the proposed project? I especially like the fact that different sized sized families come together to form a community	3. Do you have any concerns about the proposed project? none
4. What would you suggest to improve or enhance the proposed project?	5. Please provide any additional comments. I think this cohousing project is a great addition to the North Vancouver community

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Name & Address: Gordon Ruby 2-1207 Salsbury Drive	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	Multi-generation community ownership of small pieces
3. Do you have any concerns about the proposed project?	Investment up front = risks. What if people sell? Who moves in?
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	

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Name & Address:	
1. Do you support the proposed project?	yup
2. What do you like most about the proposed project?	The sense of community and the affordability of the housing
3. Do you have any concerns about the proposed project?	Nope
4. What would you suggest to improve or enhance the proposed project?	More public meetings to promote further developments like this
5. Please provide any additional comments.	

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Name & Address:	
1. Do you support the proposed project?	YES. VERY MUCH
2. What do you like most about the proposed project?	KNOWING YOUR NEIGHBOURS COOPERATIVE LIVING
3. Do you have any concerns about the proposed project?	I KNOW IT WOULD ADD EXPENSE. BUT THE UNITS ARE SMALL, SO PERhaps MORE OR LARGER GUEST ACCOMMODATION SHOULD BE AVAILABLE -
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	A GREAT PROJECT.

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Name & Address: LORI WALL 156 W. 21 St. Apt. 309 / corner / Chesterfield	YES ¹¹ / _{PC}
1. Do you support the proposed project?	Community for growing families end.
2. What do you like most about the proposed project?	also... fitting in with current area.
3. Do you have any concerns about the proposed project?	includes special needs
4. What would you suggest to improve or enhance the proposed project?	by Cascadia Society artistic program on 19th / in Jones.
5. Please provide any additional comments.	Please Note the building I live in on corner of 21st / Chesterfield is in process of "sale" * to develop including with support of BC Housing

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Name & Address:	
1. Do you support the proposed project?	YES! Attendees,
2. What do you like most about the proposed project?	- occupants are engaged + <u>care</u> (vs offshore). - thoughtful design
3. Do you have any concerns about the proposed project?	no. It's a great concept.
4. What would you suggest to improve or enhance the proposed project?	- please speed up their application
5. Please provide any additional comments.	- I didnt make it onto their (closed) wait list. Please include me in the next co housing app info session

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Name & Address:	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	affordability, working together with neighbours
3. Do you have any concerns about the proposed project?	No
4. What would you suggest to improve or enhance the proposed project?	agree to the concept, encourage more cohousing projects, speed the process of development
5. Please provide any additional comments.	

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Name & Address: Marie-Reine Adams 351 W 19 th Street	
1. Do you support the proposed project?	I think it is a wonderful proposal
2. What do you like most about the proposed project?	The fact that it will be a mixed age community of people who will do things together
3. Do you have any concerns about the proposed project?	no - I wish it well
4. What would you suggest to improve or enhance the proposed project?	It looks as though all important aspects have been touched on -
5. Please provide any additional comments.	Many good wishes!

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From: Carol Ruth Oslund
To: [Mike Friesen](#)
Subject: Re: 2121, 2129,2137 Chesterfield
Date: February-23-18 10:02:10 AM
Attachments: [image003.png](#)
[image001.png](#)
[image002.png](#)
[image004.png](#)

Hello,

Thank-you for your response. However I am not won over. Neither you nor I know the effect of this construction. Let us all keep this foremost in por thoughts!

Living along Wagg Creek I know that Wagg Creek will be blocked from light for much of the summer morning hours - construction on the East side of Chesterfield has had an impact and the new building will only make it all worse. Sunlight will not reach the creek until close to noon; and then other trees will block late afternoon light and warmth. To say that only the south shadow will impact the creek is not true.

I am concerned about the distances from the creek to construction - I presume these measurements are marked by the blue flags along the east creek bank. A couple of these flags are now in the creek due to erosion and others are close to the edge.

I am also dismayed to hear of the Chesterfield rezoning. How well was this action publicized? I do not recall any notices coming in the mail etc. so I did not have a voice in this process even though I am directly effected. I would expect to have direct notification from the City of NV in instances where I am being so directly impacted.

This block is the only area on Chesterfield that is this close to Wagg creek or park land. A five story building, especially on the West side of Chesterfield, in this block, this close to the creek will have an impact that a 5 story building anywhere else on Chesterfield will not have. The zoning for 5 story buildings has a different consequence in this block than anywhere else on Chesterfield. This is not addressed in the city plan as it should be.

As this area by Chesterfield and 22nd Street is dramatically increasing in density it is paramount that the nature elements be retained for the health and livability of all - existing and new residents in the area. Many people walk along the creek every day, young and old, and people with different abilities. Studies show that one's health is enhanced by daily nature experiences. Conversely our health is degraded without nature experience. The cost to our community is greater when people's health is impacted through dwindling nature. A five story apartment block on the bank of Wagg Creek just opposite where many people are daily walking and children are playing will diminish very much the nature experience as the sky will no longer be visible on the that side of the creek. One will see the trees and the plantings on the bank yet that will all be dominated by a 50 feet vertical wall. This would be a very different experience.

The magic of nature cannot be re-established by 'plantings'.

A two or three story building would not have the same impact and could be acceptable in this place. Such a development is taking place on the south east corner of 21 Street West and Chesterfield. A five story building on this site would not have such an impact on the

neighborhood as the five story building proposed. The proposed developments would suit the neighborhood much better if they switched sites.

The proposed five story building is a dramatic change to one of the few natural experiences that many people have in this neighborhood. The impact will only grow as the neighborhood is densified. There has not been sufficient contemplation of the impact this will have on the greater neighborhood and the health of the area.

How the area is densified must be done with care and consideration. To ignore the current and future impacts of this proposed development is not the intent of the zoning plan even though the zoning plan, as recently passed, does allow for a five story building on this site.

A question will all the car traffic for parking be routed through the lane way adjacent to the park? If so , this pollution is not good.

I wish to have a more thorough consideration of the full impact of this building on a broader city agenda.

Regards,
Ruth

On Thu, Jan 4, 2018 at 4:33 PM, Mike Friesen <mfriesen@cnv.org> wrote:

Hi Carol,

Thank you for your feedback. Your comments have been saved and will be considered as part of the report to Council if and when this proposal proceeds to public hearing.

As a small response to your points, please consider the following:

1. The area along Chesterfield Avenue has been very thoroughly considered as a part of the 2014 Official Community Plan, which saw significant staff and political discussion, as well as more than 90 public engagement opportunities. The area's proximity to Lonsdale Avenue's transportation, social, service, and commercial infrastructure make it a logical place for appropriate densification. While the proposed structure is significantly taller than its direct neighbours along the west side of Chesterfield Avenue – and Council will consider site context as a part of their deliberations – there is a 5-storey building is located directly across the street at 119 W 22nd that may support the proposed development as contextually appropriate.

2. The City shares your concerns regarding the Wagg Creek and the effects of both construction and ongoing use of the site. The environmental standards being demanded of the project are extremely stringent and we are working to ensure that the final result will improve the streamside area in the following ways:

- a. Realign the lane eastward to move it farther away from the stream bank
- b. Reinforce the bank with additional plantings in order to improve its stability and the sustainability of its flora
- c. Require stringent stormwater management to mitigate the erosion that has been taking place.

3. The proposed building will have some effect on access to sunlight in the early morning hours, however as the site is to the east of the creek, as opposed to directly south, the shadow studies show minimal impact on the park's access to sunlight.

If you have any further questions, please feel free to contact me either via email, or through the phone number available at the bottom of this message.

Thank you again for your concern and your message,

Mike FriesenM.C.P.

Development Planner, Planning Department

t: [604.990.4206](tel:604.990.4206) | e: mfriesen@cnv.org

City of North Vancouver

[141 West 14](#)th Street, North Vancouver, BC V7M 1H9

Reception: [604.985.7761](tel:604.985.7761) | www.cnv.org



From: Carol Ruth Oslund [mailto:████████████████████]
Sent: Thursday, January 04, 2018 3:25 PM
To: Mike Friesen
Subject: 2121, 2129,2137 Chesterfield

I am a local resident opposed to this proposed development.

1. There is not enough land available to support a multi unit structure. There is only a strip of land that supported the 3 small family homes. Realizing this the planner went ahead to build upward.
This 5 story is out of character for the neighbourhood.
The seniors apartments on 21st and Chesterfield had more land to build and also put in considerable bank support. There is no room to do this massive building on that strip!
2. Regarding the creekside, I feel the city has not taken the effect of such construction in its development zoning. The creek is an increasingly fragile system. New growth is sparse,trees are falling over. I am not an ecologist I just see that its is stressed.
3. How will the creek manage with no sunlight? Plants need the light and warmth from the sun. It will be in perpetual shade; not just for 1 or 2 years but for 100. Will there be any creek side left?
The city needs to amend its Chesterfield development policy to exclude blocks between West 23 and 20 St.

Thank-you for your attention to my concerns.

Sincerely C Ruth Oslund

XIII. SUSTAINABLE DEVELOPMENT GUIDELINES

Staff Use

Case Number _____

CIVIC ADDRESS 2121 Chesterfield Avenue

APPLICANT NAME Driftwood Village Cohousing Ltd.

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.



The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following Vision:

In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.

Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.



1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.

	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added (indicate number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Green Roof / Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streamside DP/ RAR with native vegetation restoration work
Community Gardens*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof gardens
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Possibly via roof gardens
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rainwater Collection (rain barrel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reuse of Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HARDSCAPE				
Permeable Paving for Hardscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
40%+ Open Site Space (see Zoning Bylaw definition)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65% lot coverage proposed, remainder landscaped
Other Sustainability Achievements:	Passive House building standards will be followed			

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

2. Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Reuse / Recycled Content / Use of Repurposed materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Certified by a Third Party Green Building Rating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Passive House Certification
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
Energy Performance (% better than Building Code or energy use / m ²)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Recovery Ventilator (75% or better recovery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy-Star Appliances (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Infrastructure per Passive House Certification
Water Efficient Fixtures (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TRANSPORTATION				

End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)

Car-Share Program Possible, but not yet decided

Electric Vehicle Supply Equipment:

20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable.

Electric Vehicle Supply Equipment:

Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces.

Other Sustainability Achievements:

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commercial floor space (net increase, indicate area)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Non-Market / Lower-End of Market Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commercial Relocation Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Sustainability Achievements:



4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.

	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Non-Market / Lower-End of Market Rental Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Childcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Children Play areas only
Community Space for Food Preparation, Storage and Processing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Green Building Educational / Interpretive Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Primary and Secondary Stair Design*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Circulation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements:	7 affordable ownership units 25% below market in perpetuity			

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.



5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.

	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Communal Cooking Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Indoor Amenity*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Recreation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amenities for Senior Users	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements:				

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.



6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.

	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retention of Heritage Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Art Reflecting Local Culture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements:				

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.



Endorsed by Council October 5, 2015

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8641

A Bylaw to amend "Zoning Bylaw, 1995, No. 6700"

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as "**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8641**" (Odete Pinho / Cornerstone Architecture, 2121, 2129 and 2137 Chesterfield Avenue, CD-707).
2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-707 (Comprehensive Development 707 Zone):

Lots	Block	D.L.	Plan	
20, 21, 22	205	545	3181	from RT-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

- A. Adding the following section to Section 1100, thereof, after the designation "CD-706 Comprehensive Development 706 Zone":

"CD-707 Comprehensive Development 707 Zone"

- B. Adding the following to Section 1101, thereof, after the "CD-706 Comprehensive Development 706 Zone":

"CD-707 Comprehensive Development 707 Zone"

In the CD-707 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) Gross Floor Area:

- (a) Combined and in total shall not exceed 1.6 times the lot area;

- (b) Notwithstanding 1 (a), the maximum gross floor area may be increased upon entering into a housing agreement with the city for the provision of eight below market homeownership units, up to a maximum of 2.28 times the lot area;

- (2) The lot coverage of the Principal Buildings shall not exceed a maximum of 80 percent;

- (3) Height:

- (a) Principal Buildings shall not exceed a Building Height of 5 storeys and 16.4 metres (53.8 feet) as measured from the average Building Grade at the East property line along Chesterfield Avenue;
- (b) Notwithstanding 3 (a), the following exceptions shall apply:
 - i. Parapet walls and resident garden structures may not exceed a height of 17.5 metres (57.3 feet);
 - ii. Common stair structures and atrium skylight may not exceed a height of 19.6 metres (64.33 feet);
 - iii. Common elevator and its mechanical equipment may not exceed a height of 21.0 metres (68.96 feet);
- (4) The minimum required Principal Building setback, measured to each building face, shall be limited to:
 - (a) 3.048 metres (10 feet) from the Front Lot Line;
 - (b) 1.15 metres (3.8 feet) from an Interior Side Lot Line;
 - (c) 1.58 metres (5.2 feet) from the Rear Lot Line;
- (5) Section 510 (2) Unit Separation shall not apply;
- (6) Section 510 (3) Building Width and Length shall not apply;
- (7) The regulations of Part 9: Parking and Access Regulations shall apply, except that the required number of parking spaces shall be as follows:
 - (a) One space fewer than the requirements indicated by Section 908 Minimum Provision of Parking Spaces;
- (8) All exterior finishes, design and landscaping subject to approved by the Advisory Design Panel.

READ a first time on the <> day of <>, 2018.

READ a second time on the <> day of <>, 2018.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8648

A Bylaw to enter into a Housing Agreement (2121, 2129 & 2137 Chesterfield Avenue)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

NOW THEREFORE the Council of The Corporation of the City of North Vancouver, in open meeting assembled enacts as follows:

1. This Bylaw shall be known and cited for all purposes as "**Housing Agreement Bylaw, 2018, No. 8648**" (Odete Pinho / Cornerstone Architecture, 2121, 2129 & 2137 Chesterfield Avenue, CD-707, Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Driftwood Village Cohousing Ltd. with respect to the lands referenced as 2121, 2129 & 2137 Chesterfield Avenue, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8641" (Odete Pinho / Cornerstone Architecture, 2121, 2129 & 2137 Chesterfield Avenue, CD-707).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2018.

READ a second time on the <> day of <>, 2018.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

MAYOR

CITY CLERK

HOUSING AGREEMENT

This Agreement dated for reference the _____ day of _____, 20_____.

BETWEEN:

STRATA CORPORATION _____

(hereinafter "Driftwood Village Cohousing")

AND:

CITY OF NORTH VANCOUVER, a municipality incorporated under the Municipal Act and having its address at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(hereinafter "CNV")

WHEREAS:

- A. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of CNV in respect of the use of land or construction on land;
- B. The Developer (hereinafter defined) is the registered owner of the Land (hereinafter defined);
- C. Driftwood Village Cohousing and CNV wish to enter into this Agreement to provide for restricted affordable housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under s. 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the mutual promises contained herein, and of the payment of One (\$1) Dollar by CNV to Driftwood Village Cohousing, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree with each other as follows:

1.0 DEFINITIONS

1.1 Definitions. In this Agreement:

- a) "Agreement" means these standard charge terms together with the Form C under the Land Title (Transfer Forms) Regulations as amended and all schedules and addenda to the Form C charging the Land and citing these Standard Charge Terms.
- b) "Driftwood Village Cohousing" means Strata Corporation _____;
- c) "Designated Unit" means each of the _____ strata title residential units specified in Schedule A to be designated and maintained as affordable housing units under the terms of this Agreement;
- d) "Designated Unit Agreement" means the agreement between the Designated Unit Owner from time to time and Driftwood Village Cohousing which may apply in the

form attached as Schedule C to this Agreement;

- e) "Designated Unit Owner" means the registered owner in fee simple at any time of any Designated Unit located on the Lands;
- f) "Developer" means Driftwood Village Cohousing Ltd.;
- g) "Development" means the construction of the Project;
- h) "Discount Price First Sale" means, the price for the sale of the Designated Unit to the First Purchaser as set forth in the Form A Transfer for each of the Designated Units as filed in the LTO on account of the first transfer of each Designated Unit from the Developer to the First Purchaser which shall be a purchase price equal to twenty percent (20%) less than the initial sale price of a comparable sized Non-Designated Unit in the Project as determined by Driftwood Village Cohousing, to an arm's length bona fide purchaser to whom such comparable strata lot is first transferred to after the issuance of the occupancy permit for such comparable Non-Designated Unit. In addition to the Discount Price First Sale, the Developer will be entitled to charge the First Purchaser the net GST payable by the First Purchaser plus any additional costs and expenses requested by the applicable Qualified Purchaser and incurred by the Developer in the construction of the applicable Designated Unit which is over and above the initial specifications and costs for the construction of the applicable Designated Unit;
- i) "Discount Price Resale" means, at the time of any proposed sale or transfer, the Fair Market Value of a Designated Unit less twenty percent (20%) of that value;
- j) "Fair Market Value" of the Designated Unit means the value, as determined by a qualified appraiser approved by Driftwood Village Cohousing, which is the amount that would be paid for the fee simple interest in the Designated Unit by a willing buyer to a willing seller on the open market, for the interest unencumbered by:
 - i. a mortgage, debenture, trust deed, hypothec agreement or any other financial instrument which secures the payment of money or the performance of an obligation;
 - ii. a right to purchase under an agreement for sale;
 - iii. a judgment for the payment of money;
 - iv. a lien under the Builders Lien Act;
 - v. any other financial encumbrance; or
 - vi. the Option, RFR or this Agreement;
- k) "First Purchaser" means the Qualified Purchaser to whom the Interest in a Designated Unit is first transferred after issuance of the occupancy permit for the Designated Unit by CNV;
- l) "Lands" means the following property of which Driftwood Village Cohousing is the registered owner: _____;
- m) "Non-Designated Units" has the meaning given to it in Section 4.1;
- n) "Option" means any option to purchase agreement between any Designated Unit Owner and Driftwood Village Cohousing, in favour of Driftwood Village Cohousing,

as from time to time may be in existence in accordance with the terms of this Agreement;

- o) "Project" means the residential development to be constructed on the Lands by Driftwood Village Cohousing and which will contain _____ strata title residential units and common amenity areas;
- p) "Qualified Purchaser" means a prospective purchaser of any Designated Unit who meets the criteria set out in Schedule B of this Agreement; and
- q) "RFR" means any right of first refusal agreement between any Designated Unit Owner and Driftwood Village Cohousing, in favour of Driftwood Village Cohousing, as from time to time may be in existence in accordance with the terms of this Agreement.

2.0 TERM

- 2.1 Term. This Agreement shall commence upon the registration of this Agreement in the Land Title Office and remain in effect until terminated by CNV, as set out in this Agreement.

3.0 SALE OF DESIGNATED UNITS

- 3.1 Sale Limitations. Driftwood Village Cohousing will not sell any Designated Unit to any person who is not a Qualified Purchaser. Driftwood Village Cohousing will not sell any Designated Unit for any amount greater than the Discount Price.
- 3.2 Agreement. Driftwood Village Cohousing will require, as a condition of sale to any Qualified Purchaser, that the Qualified Purchaser enter into a Designated Unit Agreement with Driftwood Village Cohousing.
- 3.3 Approved Sale Price. Driftwood Village Cohousing will not approve any sale price proposed by the Owner of any Designated Unit which exceeds the Discount Price Resale.
- 3.4 The Designated Unit Agreement/Sale of Designated Unit. Prior to the completion of any sale or transfer of a Designated Unit, Driftwood Village Cohousing shall ensure that the owner of the Designated Unit causes the transferee of the Designated Unit to enter into an agreement with Driftwood Village Cohousing in the form of the Designated Unit Agreement, or with such amendments as may be approved in advance in writing by CNV.

4.0 EXERCISE OF OPTION OR RFR

- 4.1 Registration of Option and/or RFR. Upon the sale of a Designated Unit to the First Purchaser, Driftwood Village Cohousing shall have the First Purchaser execute the Option and the RFR and register the Option and RFR against the title to such Designated Unit. If for any reason this Agreement or the Option or RFR is registered against title to one or more of the strata units ("Non-Designated Units") of the Project which are not Designated Units, CNV shall upon request of the Developer take all steps necessary to discharge this Agreement from the title to such Non-Designated Unit(s).
- 4.2 Exercise of Option or Right of First Refusal. Driftwood Village Cohousing agrees not to exercise any Option or RFR it holds in respect of a Designated Unit unless the Designated

Unit Owner is in default of his or her obligations under the Designated Unit Agreement, and fails (or a lender to a Designated Unit Owner fails) to cure such default within the times and other terms provided for therein.

- 4.3 Immediate Resale. Driftwood Village Cohousing agrees that, should it become the registered owner of a Designated Unit as a result of the exercise of an Option or RFR in respect of that Designated Unit, Driftwood Village Cohousing shall immediately list for sale or take all necessary steps to resell such Designated Unit to a Qualified Purchaser in accordance with the terms and conditions of the Designated Unit Agreement.

5.0 PERFORMANCE

- 5.1 Performance. Driftwood Village Cohousing agrees to perform its functions under this Agreement diligently and in good faith and to take all reasonable steps necessary to ensure that ownership of the Designated Units is restricted to Qualified Purchasers. Driftwood Village Cohousing agrees to take all reasonable steps to ensure the Qualified Purchaser complies with the terms of the Designated Unit Agreement.

- 5.2 Notice to CNV. Driftwood Village Cohousing shall provide to the CNV a copy of any executed Designated Unit Agreement immediately following any sale or transfer of a Designated Unit, and shall, on request by the CNV, supply to the CNV copies of any documentation in the possession of Driftwood Village Cohousing which establishes that the owner or any prospective purchaser of a Designated Unit is a Qualified Purchaser.

6.0 ASSIGNMENT

- 6.1 No Assignment. Except as otherwise provided in this Agreement, neither this Agreement nor any rights, obligations or responsibilities under this Agreement, may be assigned by Driftwood Village Cohousing. Driftwood Village Cohousing agrees that any assignment not authorized by the CNV, in writing and in advance, shall be invalid.

- 6.2 Non-Profit Organization. Driftwood Village Cohousing may apply to the CNV for consent for Driftwood Village Cohousing to assign all its rights and obligations under this Agreement, an Option and/or RFR, to a charitable organization so registered under the *Income Tax Act* or to any other non-profit organization prepared to assume all the obligations of Driftwood Village Cohousing in this Agreement, the Option and RFR. Driftwood Village Cohousing shall provide to the CNV all information requested by the CNV regarding any proposed registered charitable organization assignee or other proposed assignee. The CNV may, in its sole discretion, refuse consent for this Agreement, an Option or RFR to be assigned by Driftwood Village Cohousing to any registered charitable organization or any other non-profit organization and the CNV need not act reasonably in this determination.

- 6.3 Authorized Assignment. Driftwood Village Cohousing agrees that no authorized assignment by Driftwood Village Cohousing to a registered charitable organization, approved by the CNV, shall take effect unless and until the proposed assignee enters into an agreement with the CNV whereby the assignee covenants to perform all of the obligations of Driftwood Village Cohousing under this Agreement and any Option or RFR in respect of any Designated Unit.

- 6.4 Relief from Obligations. Upon acceptance by the CNV of a proposed assignee and the

execution of the assignment agreement set out in Section 6.3 by the assignee, Driftwood Village Cohousing shall be relieved of any obligations under this Agreement and any Option or RFR assigned in respect of any Designated Unit arising subsequent to the effective date of the assignment agreement.

7.0 TERMINATION

7.1 CNV's Discretion. The CNV may, at its sole discretion and upon sixty (60) days' notice to Driftwood Village Cohousing, terminate this Agreement and provide for its discharge from title in respect of any Designated Unit.

7.2 Other Termination. At any time during the currency of this Agreement Driftwood Village Cohousing may apply to the CNV to terminate this Agreement. The CNV in its sole discretion may agree to terminate this Agreement. In the event that termination of this Agreement is approved by the CNV under this section, Driftwood Village Cohousing shall notify each Designated Unit Owner that the Designated Unit may at any time thereafter be sold at a price Fair Market Value, provided that

- a) a written contract of purchase and sale is entered into which expressly provides that the sale is conditional upon the written approval of Driftwood Village Cohousing;
- b) Driftwood Village Cohousing determines on an independent basis that the proposed selling price for the Designated Unit is Fair Market Value, and provides its written approval to the Designated Unit Owner; and
- c) the Designated Unit Owner pays to the City of North Vancouver upon the completion of such sale an amount equal to the difference between the sale price and the Discount Price.

7.3 Discharge of Option and RFR. Driftwood Village Cohousing shall discharge any Option or RFR in respect of the Designated Unit subject to sale under Section 7.2 immediately following the completion of such sale of the Designated Unit.

8.0 CHANGE IN STATUS

8.1 Status of Driftwood Village Cohousing. If Driftwood Village Cohousing

- a) ceases to exist; or
- b) materially defaults in the performance of its obligations under this Agreement and notice of such default is given by the CNV to Driftwood Village Cohousing, and Driftwood Village Cohousing fails to cure such default within 30 days;

then all of the functions and obligations of Driftwood Village Cohousing under this Agreement, any Designated Unit Agreement, Option and RFR shall at CNV's further election and in the case of subsection (b) upon written notice to Driftwood Village Cohousing thereupon be assumed by the CNV and all of the rights of Driftwood Village Cohousing under any such agreement shall thereupon be deemed to be assigned to the CNV, without the need for any further act or deed, provided the CNV provides the covenant set out in Section 6.7 of the Designated Unit Agreement.

8.2 CNV May Assign. Following any assumption by the CNV of the rights and obligations of Driftwood Village Cohousing under this Agreement, any Designated Unit Agreement, Option or RFR, the CNV may, in its sole discretion and without limitation, assign these rights to any other person, corporation or non-profit organization, provided such assignee provides the covenant set out in Section 6.7 of the Designated Unit Agreement.

9.0 GENERAL PROVISIONS

9.1 Schedules. All schedules attached to this Agreement hereby form part of this Agreement as though contained in the body of this Agreement.

9.2 Further Assurances. The parties agree to execute any further documents, deliver any such further assurances, or do or cause to be done any further acts and things which may be reasonably necessary to give effect to the intent and purposes of this Agreement.

9.3 Governing Law. This Agreement shall be construed in accordance with the applicable laws of the Province of British Columbia

9.4 Time of the Essence. Time shall be of the essence in this Agreement.

9.5 Enurement. This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

9.6 Notice. Any notice given by one party to another under this Agreement shall be deemed to have been given at such time as delivered to the address of any party referred to in this Agreement, or such other address as may be provided in writing from one party from time to time to the other party under this Agreement.

9.7 Covenant Runs With the Land. This Agreement burdens and runs with the Land.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing the Form C (attached hereto).

**Schedule A
Designated Units**

Schedule B
Qualified Purchaser Criteria

A Qualified Purchaser shall only be a Person:

- (a) where 27% of the gross annual aggregate income of the purchaser and his or her household in the preceding calendar year does not exceed the sum of:
 - i. any municipal and other property taxes levied in respect of the Designated Unit for the immediately preceding calendar year or, if such taxes were not then separately levied in respect of the Designated Unit the portion of such taxes levied in respect of the Lands which is attributable to the Designated Unit based on the unit entitlement of such Designated Unit as indicated on the registered strata plan; and
 - ii. all strata maintenance fees and other charges levied in respect of the Designated Unit in question in respect of the immediately preceding calendar year by the Strata Corporation formed in respect of the Project; and
 - iii. the monthly blended payment of principal and interest required to service a mortgage having a principal amount equal to 90% of the Discount Price of the Designated Unit at an interest rate equal to the then current qualifying interest rate offered by the Royal Bank of Canada (or, if the Royal Bank of Canada refuses to offer such a mortgage, such other comparable financial institution) for a high ratio residential mortgage having a term of 5 years and an amortization period of 25 years multiplied by 12; and
- (b) such other criteria as Driftwood Village Cohousing may require the prospective purchaser to meet, as such criteria has been approved in advance by the City of North Vancouver, and is restricted to criteria regarding gross annual income, gross annual aggregate income or other matters relating to the financial situation of the prospective purchaser and his or her household.

Schedule C

DESIGNATED UNIT AGREEMENT

This Agreement dated for reference the ____ day of _____, 20_____.

BETWEEN:

(hereinafter "Driftwood Village Cohousing")

AND:

(hereinafter the "Purchaser")

WITNESSES THAT WHEREAS:

- A. The Purchaser wishes to purchase lands and premises having a civic address of Suite _____, _____, North Vancouver, British Columbia, being legally described as

Strata Lot _____

(the "Strata Lot");
- B. The Purchaser is a Qualified Purchaser as defined in this Agreement and is aware that the Strata Lot is a Designated Unit for use as an affordable housing unit;
- C. Driftwood Village Cohousing is the holder of an option to purchase and a right of first refusal to purchase registered in the Victoria Land Title Office in respect of the Strata Lot under Nos. _____ and _____ respectively;
- D. The Purchaser is aware that the Strata Lot is and will remain encumbered by the Option, and is to be encumbered by the RFR, following completion of the purchase of the Strata Lot by the Purchaser;
- E. Driftwood Village Cohousing has agreed not to exercise the Option or the RFR so long as the Purchaser observes the terms and conditions of this Agreement with respect to the use, occupation, transfer and sale of the Strata Unit as a Designated Unit;

NOW THEREFORE in consideration of the mutual promises contained herein, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree with each other as follows;

1.0 DEFINITIONS

1.1 Definitions. In this Agreement:

- a) "Driftwood Village Cohousing" means Strata Corporation _____;
- b) "Developer" means Driftwood Village Cohousing Ltd.;
- c) "Discount Price First Sale" means, the price for the sale of the Designated Unit to the First Purchaser as set forth in the Form A Transfer for each of the Designated Units as filed in the LTO on account of the first transfer of each Designated Unit from the Developer to the First Purchaser which shall be a purchase price equal to twenty five percent (25%) less than the initial sale price of a comparable strata lot in the Project as determined by Driftwood Village Cohousing in its sole discretion, to a person to whom such comparable strata lot is first transferred to after the issuance of the occupancy permit for such comparable strata lot. In addition to the Discount Price First Sale, the Developer will be entitled to charge the First Purchaser the net GST payable by the First Purchaser plus any additional costs and expenses requested by the applicable Qualified Purchaser and incurred by the Developer in the construction of the applicable Designated Unit which is over and above the initial specifications and costs for the construction of the applicable Designated Unit; **[NTD: revise to accord with definition in Housing Agreement]**
- d) "Discount Price Resale" means, at the time of any proposed sale or transfer, the Fair Market Value of the Strata Lot less twenty five percent (25%) of that value; **[NTD: this percentage does not accord with the percentage in the Housing Agreement]**
- e) "Fair Market Value" of the Strata Lot means the value, as determined by a qualified appraiser approved by Driftwood Village Cohousing, which is the amount that would be paid for the fee simple interest in the Designated Unit by a willing buyer to a willing seller on the open market, for the interest unencumbered by:
 - i. a mortgage, debenture, trust deed, hypothec agreement or any other financial instrument which secures the payment of money or the performance of an. obligation;
 - ii. a right to purchase under an agreement for sale;
 - iii. a judgment for the payment of money;
 - iv. a lien under the Builders Lien Act;
 - v. any other financial encumbrance; or
 - vi. the Option, RFR or this Agreement;
- f) "First Purchaser" means the Qualified Purchaser to whom the Interest in a Designated Unit is first transferred after issuance of the occupancy permit for the Designated Unit by CNV;

- g) "Option" means any option to purchase the Strata lot in favour of Driftwood Village Cohousing, as from time to time may be in existence in accordance with the terms of this Agreement;
- h) "Previous Sale" means the last transfer of the Designated Unit;
- i) "Previous Sale Price" means the sale price of the Previous Sale;
- j) "Project" means the residential development to be constructed on the Lands by the Developer and which will contain _____ strata title residential units and common amenity areas;
- k) "Subsequent Purchaser" means a person who purchases the Designated Unit from the First Purchaser or from someone who owned the Designated Unit after the First Purchaser.
- l) "Qualified Purchaser" means a prospective purchaser of any Strata Lot who meets the criteria set out in Schedule A of this Agreement;
- m) "RFR" means any right of first refusal to purchase the Strata Lot, in favour of Driftwood Village Cohousing, as from time to time may be in existence in accordance with the terms of this Agreement;
- n) "Subsidy" means the amount in dollars of the difference between the Fair Market Value and the Discount Price of the Strata Lot;

2.0 EXERCISE OF OPTION AND RFR

- 2.1 Forbearance. Driftwood Village Cohousing agrees not to exercise the Option or the RFR in respect of the Strata Lot provided that the Purchaser is not in default of its obligations under Section 2.3 herein and does not sell or transfer title to the Strata Lot otherwise than in accordance with the process set out in Section 3.1 of this Agreement.
- 2.2 Death. Driftwood Village Cohousing agrees not to exercise the Option as a consequence of the death of the Purchaser, provided that the executors or administrators of the estate of the Purchaser proceed diligently and in good faith upon the death of the Purchaser to:
 - a) do any things as may be necessary to transfer title to the Strata Lot to the executors or administrators of the Purchaser; and
 - b) list the Strata Lot for sale and otherwise take all reasonable steps to conclude a sale of the Strata Lot as quickly as reasonably possible to a Qualified Purchaser in accordance with the terms of this Agreement.
- 2.3 Principal Residence. Notwithstanding any other limitations contained in this Agreement, the Purchaser agrees that Driftwood Village Cohousing may exercise the Option if at any time the Purchaser
 - a) ceases to use the Strata Lot as his or her principal residence without the prior written consent of Driftwood Village Cohousing; or

- b) leases, sub-leases, rents or otherwise enters into any occupancy agreement whereby any other person or persons gains or purports to gain exclusive rights to occupation of the Strata Lot without the prior written consent of Driftwood Village Cohousing,

and such default continues after 30 days written notice of default delivered by Driftwood Village Cohousing to the Purchaser.

3.0 SALE BY DESIGNATED UNIT OWNER

3.1 Sale Process. The Designated Unit Owner shall only sell the Strata Lot in accordance with the following process:

- a) the Designated Unit Owner shall not sell or offer to sell or enter into any agreement to sell the Strata Lot to any person who is not a Qualified Purchaser;
- b) the Designated Unit Owner shall, prior to listing or otherwise offering the Strata Lot for sale, accepting an offer to purchase the Strata Lot or otherwise transferring:, selling or agreeing to transfer or sell the Strata Lot or any interest therein, notify Driftwood Village Cohousing of the Purchaser's intention to do so and of the price at which the Purchaser proposes to sell or list for sale the Strata Lot (the "Proposed Selling Price") and provide to Driftwood Village Cohousing a copy of an appraisal of the Strata Lot supporting the Proposed Selling Price;
- c) Driftwood Village Cohousing shall, within 30 days of receiving the notice referred to in Section 3.1(a) above, confirm to the Designated Unit Owner in writing of the qualifications which must be met by a Qualified Purchaser and that Driftwood Village Cohousing
 - i. consents to the Designated Unit Owner listing for sale or otherwise selling the Strata Lot at the Proposed Selling Price; or
 - ii. withholds its consent to the Proposed Selling Price and provides to the Designated Unit Owner a written appraisal obtained by Driftwood Village Cohousing setting out the Fair Market Value, which notice shall constitute the consent of Driftwood Village Cohousing to the sale or listing for sale of the Strata Lot by the Designated Unit Owner only at the Discount Price based on the appraised Fair Market Value in such appraisal obtained by Driftwood Village Cohousing;and the consent given to the price in either (i) or (ii) shall be the "Approved Selling Price" which shall not exceed the Discount Price;
- d) following receipt by the Designated Unit Owner of the consent contained in Section 3.1(d) (i) or (ii) the Designated Unit Owner may
 - i. list the Strata Lot for sale and/or enter into an agreement to sell the Strata Lot for a period of four months after the date on which such consent is delivered to the Designated Unit Owner, and
 - ii. complete a sale of the Strata Lot not later than six months after the date on which such consent is delivered to the Designated Unit Owner.

in each case for a selling price not greater than the Approved Selling Price;

- e) if the Designated Unit Owner does not list the Strata Lot for sale, enter into an agreement to sell the Strata Lot or complete the sale of the Strata Lot within the time periods permitted by Section 3.1(d), the Designated Unit Owner shall, before listing the Strata Lot for sale, entering into an agreement to sell the Strata Lot or completing a sale of the Strata Lot, give further notice to Driftwood Village Cohousing pursuant to Section 3.1(b);
- f) the Designated Unit Owner shall not enter into any agreement to sell the Strata Lot unless such agreement provides that it is conditional upon Driftwood Village Cohousing giving its approval in writing
 - i. that the proposed purchaser is approved as a Qualified Purchaser; and
 - ii. that the selling price specified in the agreement is an Approved Selling Price;
- g) the Designated Unit Owner shall provide Driftwood Village Cohousing, no later than three days after it enters into an agreement to sell or transfer the Strata Lot to a specific transferee, the following:
 - i. a true and complete copy of any agreement to sell the Strata Lot;
 - ii. a statutory declaration signed by the proposed purchaser or transferee stating the proposed purchaser qualifies as a Qualified Purchaser, and specifying the net worth of the proposed Purchaser and the gross income earned by the proposed purchaser during the current and two preceding calendar years; and
 - iii. a written verification from Revenue Canada Taxation as to the proposed purchaser's gross annual income for the immediately preceding taxation year;
- h) the Designated Unit Owner shall deliver or cause the proposed purchaser to deliver to Driftwood Village Cohousing such other information or documentation in support of the content of the statutory declaration referred to in Section 3.1(g)(ii) as Driftwood Village Cohousing may request from time to time;
- i) Driftwood Village Cohousing shall notify the Designated Unit Owner within 30 days after it receives the statutory declaration referred to in Section 3.1(g)(ii) whether the proposed purchaser is approved as a Qualified Purchaser. If no notice is received by the Designated Unit Owner within this 30 days, it shall be deemed to have been determined by Driftwood Village Cohousing that the proposed purchaser is not a Qualified Purchaser, in which case the sale or transfer of the Strata Lot to the proposed purchaser or transferee shall not proceed;
- j) no sale or transfer of the Strata Lot by the Designated Unit Owner shall complete or, by agreement between the Designated Unit Owner and the proposed purchaser or transferee, be scheduled to complete earlier than 30 days after the expiry of the period referred to in Section 3.1(i);
- k) the Designated Unit Owner shall promptly disclose any information known to the Designated Unit Owner which might affect the veracity of anything contained in the statutory declaration referred to in Section 3.1(g)(ii);

- l) if the RFR is required to be discharged from title to the Strata Lot prior to any completion of any sale or transfer of the Strata Lot to a Qualified Purchaser, Driftwood Village Cohousing shall attend to such discharge and the Designated Unit Owner shall cause the prospective purchaser or transferee to grant to Driftwood Village Cohousing in priority to any other encumbrances a right of first refusal to purchase the Strata Lot, in the same form as the then existing RFR, subject only to such changes as may be required by Driftwood Village Cohousing;
- m) prior to the completion of any sale or transfer of the Strata Lot, the Designated Unit Owner shall cause the prospective purchaser or transferee to enter into an agreement with Driftwood Village Cohousing substantially in the form of this Agreement, subject only to such changes as may be required by Driftwood Village Cohousing;
- n) the Designated Unit Owner shall, upon the completion of a sale or transfer of the Strata Lot, pay to Driftwood Village Cohousing such reasonable amounts as Driftwood Village Cohousing may require in compensation for the time expended and costs incurred by Driftwood Village Cohousing in dealing with such sale or transfer including, without limitation, legal costs and any costs incurred by Driftwood Village Cohousing in the preparation of any appraisal to determine an Approved Selling Price. The liability of the Designated Unit Owner pursuant to this Section 1.1(n) shall survive the completion of any sale or transfer of the Strata Lot.

3.2 Sale Following Notice. If Driftwood Village Cohousing gives written notice to the Designated Unit Owner that the Designated Unit Owner may at any time thereafter sell the Strata Lot for a price equal to or greater than Fair Market Value, the Designated Unit Owner shall, if he or she elects any time thereafter to sell the Strata Lot

- a) enter into a written contract of purchase and sale in respect of such sale;
- b) deliver a copy of the contract of purchase and sale referred to in Subsection 3.2(a) to Driftwood Village Cohousing not later than 30 days prior to the date on or before which the condition referred to in Subsection 3.2(c) is required to be removed;
- c) ensure that the contract of purchase and sale referred to in Subsection 3.2(a) expressly provides that is conditional upon Driftwood Village Cohousing giving written notice to the Designated Unit Owner that Driftwood Village Cohousing has determined that the proposed selling price is equal to or greater than the Fair Market Value of the Strata Lot;
- d) not complete any such sale of the Strata Lot until he or she has received from Driftwood Village Cohousing the notice referred to in Subsection 3.2(c); and
- e) pay to the City of North Vancouver, on the completion of such sale, and in addition to any other amount payable under this Agreement, an amount equal to the amount by which the selling price exceeds the Discount Price of the Strata Lot, determined by a professional appraiser selected by Driftwood Village Cohousing and as communicated by Driftwood Village Cohousing to the Designated Unit Owner by notice in writing prior to the completion of such sale. **[NTD: need to confirm no restriction on City receiving this benefit]**

3.3 Discharge. Driftwood Village Cohousing shall, following completion of any sale of the Strata Lot referred to in this Section, cause any Option or RFR then registered in respect of the Strata Lot to be discharged from title.

4.0 REGISTER OF QUALIFIED PURCHASERS

4.1 Register. Driftwood Village Cohousing may maintain a register of persons who have advised Driftwood Village Cohousing they wish to purchase a Designated Unit. If Driftwood Village Cohousing maintains such a register, the Purchaser may obtain a copy of such register by written request to Driftwood Village Cohousing at such time as the Designated Unit Owner provides notice to Driftwood Village Cohousing under Section 3.1(b) of this Agreement. The Designated Unit Owner acknowledges and agrees that Driftwood Village Cohousing does not warrant that the inclusion of the name of any person on the register qualifies such a person as a Qualified Purchaser and does not relieve the Designated Unit Owner from the obligations to provide notice and receive approvals for prospective purchasers as set out in this Agreement.

5.0 MORTGAGING OF STRATA LOT

5.1 Lender Cure Rights and Discretionary Assurances. The Designated Unit Owner acknowledges that the Option and RFR shall be registered in priority to any other financial or other encumbrance against title to the Strata Lot. Driftwood Village Cohousing will if requested by the Designated Unit Owner use commercially reasonable efforts to enter into a standstill agreement, wherein Driftwood Village Cohousing will provide assurances to the prospective or current holder of any mortgage to the Strata Lot (the "Lender") that Driftwood Village Cohousing will give notice to the Lender of a default by the Designated Unit Owner of its obligations under this Agreement, and provide a reasonable period of time (not to exceed 45 days) for the Designated Unit Owner or Lender to cure such default. In addition, Driftwood Village Cohousing may, but is not required, to agree with the Lender to not exercise the Option so as to extinguish such mortgage without payment of the principal and accrued interest then owing under it (excluding prepayment penalties) pursuant to Section 221 of the *Land Title Act* or any similar provision of law from time to time.

5.2 Lender Conduct of Sale. If Driftwood Village Cohousing does enter into one or more arrangements with a Lender of a Designated Unit such that Driftwood Village Cohousing forebears from exercising its rights under this Agreement and the Option, and the Lender commences foreclosure proceedings against the Designated Unit Owner under the terms of a mortgage registered against title to the Designated Unit and the Lender has obtained a court order providing the Lender conduct of sale of the Designated Unit, the Lender may sell the Designated Unit to a Qualified Purchaser. In connection with such sale, Driftwood Village Cohousing will execute and deliver to the Land Title Office a notice of consent to the transfer in respect of its rights under the RFR and Option. For certainty, the RFR and Option will remain on title to the Designated Unit, and any such purchaser will first execute and deliver to Driftwood Village Cohousing a Designated Unit Agreement.

6.0 GENERAL PROVISIONS

6.1 Schedules. All schedules attached to this Agreement hereby form part of this Agreement as though contained in the body of this Agreement.

6.2 Further Assurances. The parties agree to execute any further documents, deliver any such

further assurances or do or cause to be done all further acts and things which may be reasonably necessary to give effect to the intent and purposes of this Agreement.

6.3 Governing Law. This Agreement shall be construed in accordance with the applicable laws of the Province of British Columbia.

6.4 Time of the Essence. Time shall be of the essence in this Agreement.

6.5 Enurement. This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

6.6 Notice. Any notice given by one party to another under this Agreement shall be deemed to have been given at such time as delivered to the address of any party referred to in this Agreement, or such other address as may be provided in writing from one party from time to time to the other party under this Agreement.

6.7 Assignment. The Purchaser acknowledges that Driftwood Village Cohousing may assign its rights and obligations under this Agreement, the Option or the RFR pursuant to an agreement between Driftwood Village Cohousing and the CNV of North Vancouver. Driftwood Village Cohousing shall be relieved of all obligations arising under the Option, the RFR and this Agreement following such assignment upon delivery to the Purchaser of a covenant in writing by the assignee to assume and perform all such obligations.

IN WITNESS WHEREOF the parties have executed this Agreement as of the ____ day of _____, 20____.

Driftwood Village Cohousing
by its authorized signatory(ies):

Name:

Name:

SIGNED SEALED AND DELIVERED BY
_____ in the presence of

_____) _____(seal)
_____) _____(seal)
Name _____)
_____) _____)
_____) _____)
Address _____)
_____) _____)
_____) _____)
_____) _____)
Occupation _____)
_____)

Schedule A
Qualified Purchaser Criteria

A Qualified Purchaser shall only be a Person

- A. where 27% of the gross annual aggregate income of the purchaser and his or her household in the preceding calendar year does not exceed the sum of
- i. any municipal and other property taxes levied in respect of the Designated Unit for the immediately preceding calendar year or, if such taxes were not then separately levied in respect of the Designated Unit the portion of such taxes levied in respect of the Lands which is attributable to the Designated Unit based on the unit entitlement of such Designated Unit as indicated on the registered strata plan; and
 - ii. all strata maintenance fees and other charges levied in respect of the Designated Unit in question in respect of the immediately preceding calendar year by the Strata Corporation formed in respect of the Project; and
 - iii. the monthly blended payment of principal and interest required to service a mortgage having a principal amount equal to 90% of the Discount Price of the Designated Unit at an interest rate equal to the then current qualifying interest rate offered by the Royal Bank of Canada (or, if the Royal Bank of Canada refuses to offer such a mortgage, such other comparable financial institution) for a high ratio residential mortgage having a term of 5 years and an amortization period of 25 years multiplied by 12;
- B. such other criteria as Driftwood Village Cohousing may require the prospective purchaser to meet, as such criteria has been approved in advance by the City of North Vancouver, and is restricted to criteria regarding gross annual income, gross annual aggregate income or other matters relating to the financial situation of the prospective purchaser and his or her household.

PRIORITY AGREEMENT

_____ (the "Chargeholder") HOLDER OF
MORTGAGE NO. _____ (the "Charge") charging the lands described in
Item 2 of Part 1 of this Instrument attached hereto (collectively the "Lands")

FOR ONE (\$1.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Charge hereby consents to the granting of the Option (the "Encumbrance") with respect to the Lands or portion thereof as more particularly set out in the attached agreement, and consents and agrees that the Encumbrance shall be binding upon the Land in priority to the Charge in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution and registration of the Charge and the advance of any moneys thereunder.

IN WITNESS WHEREOF, the Chargeholder has executed this Priority Agreement by causing the proper officers to sign in Item 8 of Part 1 of this Instrument as of the date stated therein.

END OF DOCUMENT

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