

Meeting Agenda:

Doors Open: 7:00 pm

Open House Discussion:

7:00 pm – 8:30 pm

Presentation: 7:30 pm – 7:45 pm

This is not a Public Hearing

District Council will consider the proposal at a later date.

Information:

If you wish further information or clarification regarding this proposal, please contact:

Casey Peters 604-990-2388

District of North Vancouver, Planning Department

Mike Brody 604-980-2954

Homefield Investments Ltd.

Duane Siegrist 604-688-4220

Integra Architecture Inc.

Public Information Meeting

Homefield Investments Ltd. & Integra Architecture Inc. will be co-hosting a public information meeting to present a residential townhouse development proposal for:

**1203 and 1207 Harold Road,
North Vancouver, BC**

This information package is being distributed to owners and occupants within 75 metres of the proposed development in accordance with the District of North Vancouver policy.

Location:

**Molly Nye House
940 Lynn Valley Road
North Vancouver, BC**

Time:

**7:00 pm
Thursday, December 11, 2014**

The Proposal:

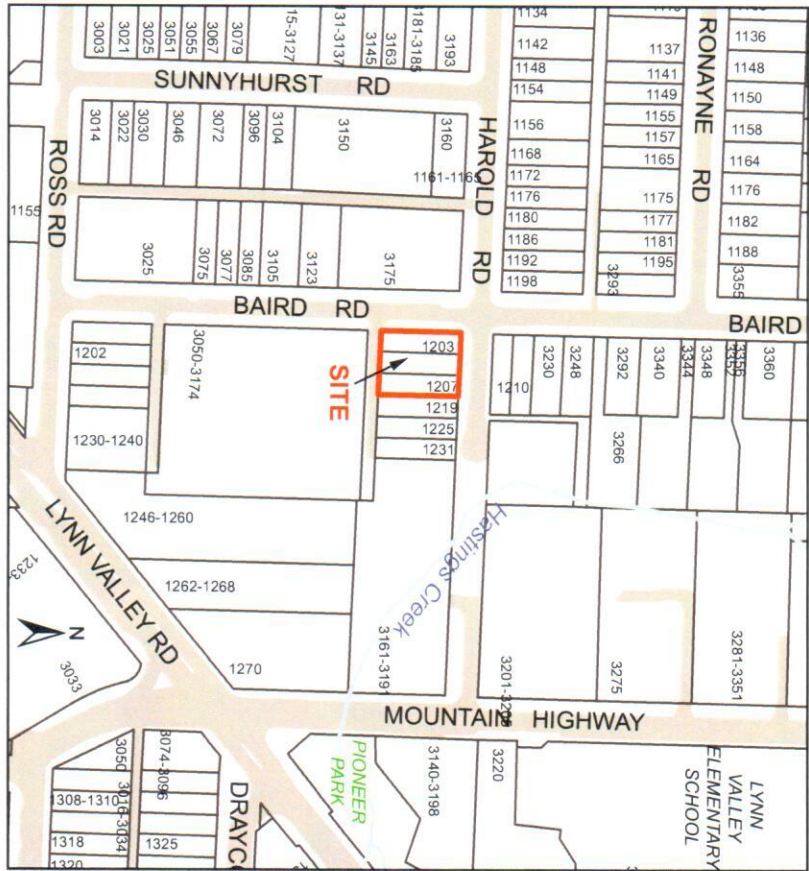
Homefield Investments Ltd. is proposing a development application involving the rezoning of 3 properties, 1203 and 1207 Harold Road consistent with the Official Community Plan for this area.

The application is for 8 residential ground oriented townhouse units

8 units will have two parking stalls per unit. There are 2 bedroom and den, 3 bedroom and 3 bedroom and den units. The units will have exterior living areas for their use and in-unit storage.

The proposal includes the Community Amenity Contribution to be applied to a project to be determined at a later date by the District of North Vancouver with input from the community.

Map:



COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Homefield Investments Ltd**
 1203-1207 Harold Road
 Proposed 8 unit townhouse development

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Your Name _____ Street Address _____

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the Local Government Act and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return, by mail, fax, or email by January 5, 2014 to:

Casey Peters
Tel: 604 990-2388
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
FAX: 604-984-9683 or Email: cpeters@dnv.org



COMMUNITY PLANNING

FACT SHEET

APPLICANT: Brody Development

SITE: 1203-1207 Harold Road

PROPOSAL: A rezoning and development permit application has been submitted by Homefield Investment Ltd for 1203-1207 Harold Road to construct an 8 unit townhouse development in two buildings. The townhouses are a mix of two and three bedroom units ranging in size from 172m² to 231m² (1,858 ft to 2,494sq ft). The parking is accessed from a driveway off of the existing open lane.

The property is designated in the District's Official Community Plan as "*Residential Level 4: Transition Multifamily*" which permits a mix of townhouse and apartment developments with a Floor Space Ratio (FSR) of up to approximately 1.2 FSR.

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

MUNICIPAL REVIEW: As part of the development review process, various municipal departments are reviewing the application to ensure compliance with municipal regulations. The project will also be reviewed by the DNV's Advisory Design Panel.

PROCESS: The application process is designed to ensure that local residents who may be affected by a development are informed early in the process so that their comments, and the comments of the local Community Association, may be considered and incorporated into the proposal. Following the Public Information Meeting, the project may be revised to reflect comments and concerns identified. There will be an additional opportunity for public comment when Council considers the project. Watch for the feature "District Dialogue" in the Sunday edition of the North Shore News for information on when this project will be considered by Council, or phone the Community Planning Department at 604-990-2387.

If you have comments, please inform DNV Planning staff by completing the attached "Comments Sheet" at the Public Information Meeting or by forwarding it directly to the Community Planning Department by mail, by fax at 604-984-9683 or by email. If you would like more information on this proposal, you are invited to call District of North Vancouver Planning staff at 604-990-2388 or email Casey Peters at cpeters@dnv.org.