

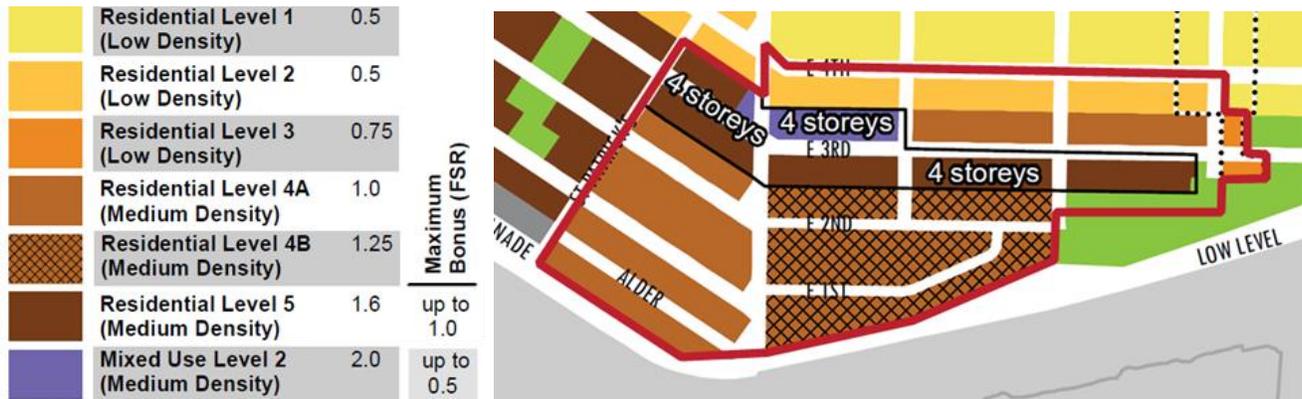
## Property Development in the East 3<sup>rd</sup> Street/Moodyville Area

City Council adopted a new Official Community Plan earlier this year. This included land use changes to the East 3<sup>rd</sup> Street / Moodyville area. As discussed during the OCP update process, it is the intention of City Council to have design controls put into place through Development Permits and to pre-zone the lands in this area. The process for that work is now commencing. To follow the East 3<sup>rd</sup> Street/Moodyville Community Design Process, details can be found on the webpage [www.cnv.org/E3rdStreet](http://www.cnv.org/E3rdStreet) with email updates via [E3rdGuidelines@cnv.org](mailto:E3rdGuidelines@cnv.org).

The City of North Vancouver wishes to advise land owners, prospective purchasers, realtors and developers of the following:

1. **An OCP does not create development rights.** The OCP does not establish development rights. Development rights and approval is obtained only through a rezoning process with a separate Public Hearing and there is no guarantee of Council approval. The City is anticipating the pre-zoning of the lands, however this remains subject to a Public Hearing process.
2. **Development Applications.** Development Guidelines and new Zones specific to the area will be used to regulate future development in this area. This process is expected to include the pre-zoning of these lands to the new densities in the OCP. During the time that these development controls are being prepared (through to early 2016) development applications for sites within the area outlined in red on the map below will not be processed.

**Map: 2014 OCP Schedule A Land Use Map: East 3<sup>rd</sup> Street/Moodyville Area**



3. **Density Bonus and Community Benefits Policy** (see link below). City Council has recently adopted a [Density Bonus and Community Benefits Policy](#). An amenity contribution of \$20 per buildable square foot of additional density will be required for development in this area up to the OCP Schedule A densities. Owners and purchasers should review this policy, which has been available in draft form since December 2013. Any density bonus beyond the OCP Schedule A densities must be in accordance with the Density Bonus and Community Benefit Policy.