

# north shore news

## 32-townhouse development headed for East Keith

### DNV gives third reading to townhouse complex at Orwell

[Jeremy Shepherd](#) / North Shore News

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District of North Vancouver municipal hall. Photograph by: file, North Shore News

A 32-unit townhouse development earmarked for East Keith Road and Orwell Street breezed through third reading at a District of North Vancouver council meeting Monday.

With one more affirmative vote, developers can put shovels in the ground and turn six singlefamily lots into four, 40-foot-tall buildings arranged around a courtyard.

Neighbours had expressed concerns about worsening traffic congestion in 2013, but the additional lane through the Cassiar Tunnel has since eased delays, according to community planner Casey Peters.

The three-storey townhouses would range from 1,388 to 1,675 square feet.

The development would have a floor space ratio of 0.8. FSR measures a development's total floor area against the size of its lot. The neighbourhood calls for an FSR of 0.7.

The increase in residential density means the developer will need to pay the district a community amenity contribution of \$182,841. The money will likely go toward public art or park and trail improvements.

The developer will also be required to donate \$73,757 to the district's dyke infrastructure fund to guard against flooding.

Besides the six lots, the development also includes a small portion of road allowance on the corner of East Keith and Orwell Street, allowing for a straight line across the development.

If the project is approved the area will be rezoned from single family residential to comprehensive development.

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