

AGENDA

REGULAR MEETING OF COUNCIL

Monday, March 26, 2012

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, March 26, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Rezoning Bylaw 1277: Rezoning for Proposed Triplex Development – (3068 Fromme Road)

1. ADOPTION OF THE AGENDA

1.1. March 26, 2012 Regular Meeting Agenda

Recommendation:

THAT the agenda for the March 26, 2012 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of two minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

3.1. Canadian Cancer Society's Daffodil Month – April 2012 p. 11

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Ms. Fran Jones, North Shore Rights of the Child Community Awareness Project p. 15

Re: To raise awareness of the program, education, and support activities of the WECAN Early Childhood Development and Middle Childhood Matters Planning Tables.

6. ADOPTION OF MINUTES

6.1. February 13, 2012 Regular Council Workshop p. 19 - 21

Recommendation:

THAT the minutes of the February 13, 2012 Council Workshop be received.

6.2. February 27, 2012 Council Workshop p. 23 - 28

Recommendation:

THAT the minutes of the February 27, 2012 Council Workshop be received.

6.3. February 28, 2012 Council Workshop p. 29 - 33

Recommendation:

THAT the minutes of the February 28, 2012 Council Workshop be received.

6.4. March 5, 2012 Regular Council Meeting p. 35 - 40

Recommendation:

THAT the minutes of the March 5, 2012 Regular Council meeting be adopted.

6.5. March 6, 2012 Special Council Meeting p. 41 - 43

Recommendation:

THAT the minutes of the March 6, 2012 Special Council meeting be adopted.

6.6. March 6, 2012 Council Workshop p. 45 - 46

Recommendation:

THAT the minutes of the March 6, 2012 Council Workshop be received.

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Staff suggestion for consent agenda.

Recommendation:

THAT items _____ be included in the Consent Agenda and be approved without debate.

8.1. Reconsideration of Vote on Childcare Business License Application p. 49 - 90
At 1720 Hope Road
File No. 01.0530.01/000.000

The following resolution is put before Council for reconsideration pursuant to s.131 of the *Community Charter*:

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BASSAM

THAT Council approve business licences to the Genius Childhood Development Centre, located at 1720 Hope Road, for the operation of a group child care for 12 infants and toddlers as well as group child care for 8 pre-school aged children (30 months to School Age), subject to the following conditions: (a) compliance with District bylaws and Provincial code regulations, and (b) receipt of corresponding licences from the Vancouver Coastal Health Authority.

8.2. 2808 Bushnell Place – Development Variance Permit 17.11 p. 91 - 102
File No. 08.3060.20/017.11

Recommendation:

THAT Development Permit 17.11, to allow for a two lot subdivision of an existing lot, be issued.

8.3. 2870 Philip Avenue – Development Variance Permit 11.12 p. 103 - 109
File No. 08.3060.20/011.12

Recommendation:

THAT Development Variance Permit 11.12, to allow for a straight in entry carport at 2870 Philip Avenue, be issued.

8.4. Bylaw 7926: Financial Plan Approval Bylaw p. 111 - 116
File No. 05.1715.41/006.000

Recommendation:

THAT “2012 – 2016 Consolidated Financial Plan Approval Bylaw” is given FIRST, SECOND, and THIRD reading.

8.5. Bylaw 7902 and 7903: Eliza Kuttner Memorial Park p. 117 - 129
File No. 08.3060.20/056.11

Recommendation:

THAT Bylaw 7902 “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7902, 2011” is given FIRST, SECOND, and THIRD reading;

AND THAT Bylaw 7903 “The District of North Vancouver Rezoning Bylaw 1276” is given FIRST, SECOND, and THIRD reading;

AND THAT pursuant to Section 879 of the Local Government Act, additional consultation is not required with respect to Bylaws 7902 and 7903;

AND THAT pursuant to Section 882(3)(a) of the Local Government Act, Council has considered Bylaws 7902 and 7903 in conjunction with its Financial Plan and applicable Waste Management Plan.

8.6. Bylaw 7922: 3053-59 Edgemont Boulevard Rezoning Bylaw p. 131 - 143
File No. 08.3060.20/062.11

Recommendation:

THAT

1. Council give First Reading to Rezoning Bylaw 1278, Bylaw 7922, rezoning the subject site from Commercial-2 (C-2) to Comprehensive Development 65 (CD-65) to permit development of a commercial and office building; and,
2. Bylaw 7922 be referred to a Public Hearing.

8.7. Bylaw 7915 and 7916: Street and Traffic Bylaw Amendment and Bylaw Notice Enforcement Amendment p. 145 - 151
File No. 16.8620.01/012.000

Recommendation:

THAT

1. "Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 7915, 2011 (Amendment 9)" is ADOPTED; and,
2. "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7916, 2011 (Amendment 21)" is ADOPTED.

8.8. Farmers Markets in North Vancouver – Update Report & Approval Of Proposed New Location p. 153 - 161
File No. 13.6440.01/000.000

Recommendation:

THAT Council approve Maplewood Farm as a site for the farmers market for a one-year trial period from May 27, 2012 to May 2013.

8.9. Request for Noise Bylaw Variance – Paving Work on Marine Drive And Bridgman Avenue p. 163 - 166
File No. 11.5210.01/000.000

Recommendation:

THAT Council provide a variance to the Noise Regulation Bylaw (7188) which regulates construction noise during the night, to allow CEWE Construction Ltd. To carry out construction work on Marine Drive and Bridgman Avenue for one night, between the dates of March 28 and April 6, 2012, weather permitting.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ANY OTHER BUSINESS

11. ADJOURNMENT

Recommendation:

THAT the March 26, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

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PROCLAMATIONS

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PROCLAMATION

“Canadian Cancer Society’s Daffodil Month”

April 2012

- WHEREAS:** The Canadian Cancer Society’s British Columbia and Yukon Division continues to be a leader in funding outstanding cancer research, undertaking cancer prevention initiatives and delivering support services to people with cancer and their families; and
- WHEREAS:** The Canadian Cancer Society’s British Columbia and Yukon Division consistently demonstrates a collaborative approach to cancer control and represents the interests of all citizens of the District of North Vancouver affected by cancer; and
- WHEREAS:** The Canadian Cancer British Columbia and Yukon Division assists the public in taking steps to reduce the risk of cancer by adopting prevention strategies and advocates for healthy public policy that makes healthier choices easier choices.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim April 2012 as “Canadian Cancer Society’s Daffodil Month” and April 27th as “Daffodil Day” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 26st day of March 2012

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DELEGATIONS

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North Shore Rights of the Child Community Awareness Project

Building strong communities where children are healthy, safe and valued

Executive Summary

The North Shore Rights of the Child Community Awareness project is an initiative of two North Shore Planning Tables: WECAN, the Early Childhood Development Planning Table, and Middle Childhood Matters (MCM) that focuses on the needs of 6-12 year olds.

In 2011, WECAN and MCM planning partners determined that increasing support for North Shore children's rights was an important task. When many of us living and working on the North Shore hear or read about "Rights of the Child" projects, we picture children living in Somalia, Afghanistan or Haiti. But we on the North Shore also have the responsibility to know and respect these rights for our own children and youth. We have children living in poverty; we have children who do not have adequate food for good health; we have children who lack safe and caring environments.

Agencies and organizations that support families across the North Shore have combined forces to raise awareness of the importance of honouring and respecting the rights of our children. Some of these rights include:

- The right to nutritious food, safe housing and adequate clothing
- The right to make friends and freely meet in groups
- The right to religion, culture and beliefs
- The right to justice, protection and fair treatment
- The right to education
- The right to a caring home environment
- The right to be heard
- The right to equal access and non-discrimination
- The right to play

We know many children on the North Shore are denied some of these rights.

In 2011, the North Shore Mayors' Congress led a process to develop a **Child and Family Friendly Community Charter** that has been signed by most political bodies on the North Shore. The policies set forth in this highly-regarded document work to ensure that are children are healthy, happy, safe and supported.

The WECAN and MCM "Rights of the Child" sub-committee has developed postcards, posters, and banners using the work and photos of local children; engaged libraries, schools and after-school care centres in a bookmark contest; engaged preschools and child care centres in "Tress of Rights" projects; made presentations to various community groups; and is organizing a major "North Shore Kids ROC" celebration at Capilano Mall on May 26. It is our hope that this work will create a better world for North Shore Children, and for their future.

Fran Jones
 North Shore Community Resources
 604-982-321
fran.jones@nscr.bc.ca

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6.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 7:07 p.m. on Monday, February 13, 2012 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor R. Hicks
Councillor R. Bassam
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Mr. D. Doyle, Section Manager – Engineering Development Services
Ms. E. Geddes, Section Manager – Transportation
Ms. L. Brick, Confidential Council Clerk
Ms. A. Kim, Transportation Planning Technologist
Ms. T. Smith, Transportation Planner

Also in

Attendance: Ms. Madeline Kostanza, Transportation Planning Committee Co-Chair

1. Opening by the Mayor

Acting Mayor Hicks called the meeting to order and welcomed members of the public and staff.

2. Financial Update - Commercial Enterprises

This item was withdrawn from the agenda.

3. Long Term Transportation Vision & Strategic Priorities

Presentation:

- Doug Doyle, Section Manager – Engineering Development Services,
- Susan Haid, Manager – Sustainable Community Development, and,
- Rick Danyluk, Manager – Financial Planning

Ms. Susan Haid provided an overview of how the Draft Transportation Plan fits with the Official Community Plan. Ms. Haid advised that the transportation strategies are interwoven in the Town and Village Centre Implementation Plans, which are being

undertaken for Lynn Valley, Lower Lynn, Lower Capilano/Marine Drive, and Maplewood, and focus on facilitating a shift in transportation modes for residents.

The OCP's Vision and Priorities focus on facilitating greater choice for transportation modes and achieving a target by 2030 of 35 percent of all trips by transit, cycling, or walking; currently this is at 21 percent. This is a big goal and shift. The intent is to shift transit ridership from 10 percent to 15 percent, and to increase other modes, i.e. cycling and walking, from 11% - 20%; however, it is expected that car trips will continue to be the dominant mode of transportation, particularly outside of the centres.

Mr. Doug Doyle provided an overview of strategies to align the OCP with the proposed frequent and rapid transit corridors between the centres (as proposed in vision of the upcoming North Shore Area Transit Plan). Projects then were identified based on their alignment with Official Community Plan's objectives to produce a list of short term priorities for the town centres, as well as other projects throughout the municipality.

Mr. Rick Danyluk summarized the financial impacts of the priorities of the OCP and the draft Transportation Plan, advising that the proposed centres development will generate revenue for capital projects and recommended that affordability be reviewed on a regular basis going forward.

Staff advised the five-year cost estimate of the transportation plan projects is \$17 million dollars: 60 percent on pedestrian and cycling projects, and 40 percent on corridor and safety projects (such as multi-modal road corridor improvements and traffic calming). Funding sources include an estimated 70 percent from external agencies such as developers, senior levels of government, and ICBC in the form of grants, development revenue, or partnerships; 30 percent would then be funded from District surplus and reserves.

Staff advised that the next steps include:

- 1) Bringing forward the long term vision for adoption;
- 2) Public open house consultations in March 2012; and,
- 3) Online consultation survey and stakeholder consultations.

Discussion:

Council raised a concern that proactive rezoning in advance of redevelopment may limit negotiating tools for improvements. Ms. Haid advised that the town and village centre implementation plans are trying to identify all of the transportation improvements needed before any rezoning.

Council expressed concern at the possibility that density would be increased substantially without a significant expansion of road capacity outside of the town centres. Staff advised that the short term priority focus of the Transportation Plan is to make the town centres work, but does include projects to improve transportation outside of the centres.

Council expressed concern regarding the safety issues at Phibbs Exchange. Staff advised that TransLink staff have committed to study improvements of Phibbs Exchange starting in April 2012. Current joint planning indicates a preference to keep Phibbs Exchange at its current location. TransLink may be invited to discuss this subject with Council.

Council expressed support for staff to have a plan in place to ensure that the District doesn't miss out on development opportunities where needed.

Council commented on development projects in the City of North Vancouver and encouraged District staff to work with City staff to ensure the transportation network across the North Shore is in unison.

Council expressed concern that the proposed TransLink plan is a vision extending to 2040. It suggested that the community would be better served with a shortened 2020 plan.

4. Adjournment

The meeting adjourned at 8:13 pm.

Confidential Council Clerk

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:04 p.m. on Monday, February 27, 2012 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Grant, Manager – Corporate Planning & Projects
Mr. A. Wardell, Manager – Financial Services
Ms. J. Bratina, Communications & Corporate Relations Officer
Ms. L. Brick, Confidential Council Clerk

Also in

Attendance: Ms. Mary Bacica, Ipsos Reid
Ms. Tracey Tan, Ipsos Reid

1. Opening by the Mayor

Mayor Walton opened the meeting and welcomed members of the public and staff.

2. 2011 Service Delivery Dialogue

File No. 01.0620.30/003.000

Presentation: Mary Bacica, Ipsos Reid

Memo: Charlene Grant, Manager, Corporate Planning and Services

Ms. Bacica reviewed the methodology used to conduct the September 2011 survey advising that a random sample of residents was recruited through telephone calls; respondents were provided background information prior to completing the survey and were provided an opportunity to submit surveys on-line or in hard copy format. A follow up was conducted and the respondent rate was 41% with 829 responses.

She then presented the Summary of Results for the Service Delivery Dialogue Study highlighting the following key findings:

- Going green was noted as a divisive issue for respondents;
- Residents expressed concern about affordability on the North Shore, suggesting the District may not be an affordable place to live;

- Overall attitudes towards living in the District are good to very good;
- District performance perceptions are moderately rather than strongly held;
- Residents noted they are generally satisfied with the District services received;
- A majority expressed they were satisfied with the service received the last time they contacted the District;
- Majority of respondents advised that the most common reason for last contact with the District was to pay bills, taxes, and obtaining information; and,
- When queried about taxation majority of respondents advised they feel they get good value for their taxes.

Respondents noted that their top priorities are:

- Fire & Rescue;
- Sewer System operations & maintenance;
- Police services;
- Water system operations & maintenance;
- Residential garbage collection; and,
- Road safety & maintenance.

Respondents noted that their mid level priorities include:

- Emergency planning & management;
- Building inspections & building plan reviews;
- Bylaw enforcement & education;
- Development permitting;
- Recycling & green waste collection;
- Natural hazards management programs;
- Land use planning; and,
- Recreation facilities & programs.

Respondents noted that their lowest priority services include:

- Communications & community engagement;
- Specialized park and recreation attractions;
- Horticulture and maintenance of plantings throughout the District;
- Corporate energy management; and,
- Arts and culture.

The results indicate that the following areas are the most divisive in terms of desired priority:

- Trails & natural parkland maintenance;
- Animal welfare;
- Environment planning & projects;
- Social planning & other support to seniors, youth and children; and,
- Economic development.

Ms. Bacica advised that when respondents were asked if they think the service should be increased or decreased, most felt that the service levels should be maintained at current levels and any increases should be focused on police and road safety.

Ms. Bacica advised that where there was an appetite for increased services, most residents indicated the funding should come from taxes; however, it was noted that residents preferred a combination of taxes and user fees for recreation funding increases.

Respondents indicated a willingness to increase revenues and reduce cost through the following methods:

- Sponsorships with private sector business/organizations;
- Consolidate services with the City of North Vancouver;
- Contract out services to private companies where cost savings can be realized;
- Increase fees for private encroachments on municipal land; and,
- Charge non-residents for parking in major parks.

It was noted that 58% of respondents opposed or strongly opposed charging non-residents for parking in major parks.

When answering questions regarding amalgamation, the majority of respondents identified the most important outcomes would be cost savings and efficiencies in operations.

Residents responded with a high degree to maintain the current level of financial assistance for recreational, social, and artistic groups with the highest indicator allocated to grants given to organizations that provide social services to groups such as seniors, youth, or the disadvantaged.

The survey indicated that residents “green buying” opinions are somewhat divided; 56% of respondents advised they only make “green” purchasing decisions if they are cost neutral or provide cost benefit and 39% advised they try to buy or make “green” purchasing decisions whenever possible, even if there may be some additional costs. Ms. Bacica noted that this is in comparison to the 2007 survey which identified 88% of residents strongly or somewhat supported the District purchasing more environmentally friendly products/technologies, even if they were more expensive.

Discussion:

In response to a query from Council, Ms. Bacica advised that, in her experience, she has not had such a notable response to an affordability question in a survey before. Council expressed concern that the survey did not identify specific affordability issues.

Ms. Bacica confirmed that the finding that newspaper ads are the greatest source of information for a majority of residents is consistent with findings in other communities. Having a source of information which is readily accessible and requires no searching for information is important to municipalities. Other forms of information portals include email subscriptions and twitter. Staff advised there will be a email subscription service for Council agendas available in the near future.

In response to concerns raised by Council that there was a low percentage of respondents under 35 and with children, staff advised they will review the Stats Can statistics for households with kids in the District; staff advised that of the households surveyed, 59% had children and 41% were without children.

Staff suggested the appropriate frequency for surveys may be every three years and the information be made available to every new Council. Mr. David Stuart, Chief

Administrative Officer, noted that surveys help Councils understand the shifts happening in the community. He noted these surveys can be useful in identifying how the community feels about service adjustments and what direction staff should be pursuing; it was suggested that this survey is reflective of the District's current strategy, with some minor changes.

Public Input:

Dr. Corrie Kost, 2800 Block Colwood Drive,

- Commented on the survey question regarding green initiatives;
- Opined that the Council agenda should be advertised in the North Shore News; and,
- Queried if the District would have access to the individual statistics for District regions?

Ms. Bacica responded that the District could be provided with regional responses to the survey.

In response to a query from Council, Staff advised they did not delve into questions which queried if respondents wished to pay a premium for green initiatives; as a result, the survey did not elaborate on green issues or initiatives. The survey is described as a societal picture at this point in time and reflects the value of taxes for services. Ms. Bacica advised she can review surveys from other municipalities to provide benchmarks and to identify the general population consensus on green initiatives.

Mr. Peter Thompson, 900 Block Clements Avenue,

- Noted that the green purchasing support has halved in a five year period;
- Queried what the green trending is across other municipalities;
- Spoke in support of shortening the survey time length to a three year period; and,
- Queried if IPSOS can construct a pulse survey for the District where they can get quick answers bi-monthly.

Ms. Bacica responded that a panel of residents can be created and surveyed bi-monthly; however, this would be at a cost to the District.

Council inquired what the minimum survey sample size for a community of 87,000 people would be. Ms. Bacica advised that the industry minimum standard is generally 400 depending on the margin for error; the initial target for this survey was 600 with a final response rate of 829 and the margin for error was listed as +/- 4%.

Staff advised that the high number of survey completions is attributed to email and telephone follow ups, and the ability for respondents to respond on paper and on-line. Staff further advised that this survey had a "date" deadline, not a "quota number" deadline.

Mr. Erik Andersen, 2500 Block Derbyshire Way,

- Queried if respondents to the survey considered the District tax levy as high.

Mr. Lyle Craver, 4700 Block Hoskins Road,

- Queried how the average house price of \$903,000 was arrived at.

Staff responded that this was the average house price in the District of North Vancouver based on the annual tax roll.

Council commented that future surveys could include an option to identify residents who wished to be re-contacted and identify how they would be willing to participate in future surveys.

The meeting recessed at 6:23 pm and reconvened at 6:26 pm.

Mr. Stuart advised that management has reduced District costs by in excess of \$4 million over the last three years. Staff have identified three approaches to ongoing service adjustments:

- Systematic Program Review;
- Shared Services Review; or,
- Specific Challenges and Opportunities Reviews.

Staff advised they are seeking Council input on the proposed options for service adjustments. It was noted that these options are not exclusive and can be incorporated on different levels. Engaging the public on a level such as was done during the OCP process is a resource laden exercise so the outcome should be clearly identified to ensure that value is added to Council's decision making process.

Council further discussed the proposed service adjustment review methodology noting:

- The survey suggests a strong support for partnering with the private sector or City of North Vancouver;
- Council has previously provided direction to the Finance and Audit Committee to do a systematic review of one or two departments annually;
- An accurate understanding of service costing could assist in identifying efficiencies and measuring performance;
- Ensure that the services delivered, and their associated costs, will address future needs and expenditures; and,
- Encouraged staff to continue to be strategic with resources.

The meeting recessed at 7:01 pm and reconvened at 7:08 pm.

3. Tax Strategy Update

File No. 05.1610.01/000.000

Presentation: Andy Wardell, Manager – Financial Services

Mr. Andy Wardell, Manager – Financial Services, presented the preliminary tax information noting that it is in line with the proposed tax levy increase. Mr. Wardell reviewed the impact of the Tax Strategy Policy on the municipal tax classes during the previous five years indicating that the numbers will not be finalized until receipt of the final tax roll review in March.

Mr. Wardell advised that the District remains competitive within the regional averages for most tax rates; the one area where the District is not at the regional average is in the heavy industry class although, through the implementation of the tax strategy, the blended rate is coming close. Staff noted that a Provincial panel is reviewing business competitiveness, including municipal taxation, with a report expected in 2012. Staff advised

they will continue with development of the tax rates according to the existing Tax Strategy Policy.

4. Adjournment

The meeting adjourned at 8:12 pm.

Confidential Council Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Tuesday, February 28, 2012 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor A. Nixon
Councillor R. Bassam

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager - Sustainable Community Development
Mr. K. Bennett, Section Manager – Environmental Protection
Ms. M. Weston, Section Manager – Public Safety
Ms. K. Rendek, Policy Planner, Sustainable Community Development
Mr. R. Taylor, Policy Planner, Sustainable Community Development
Mr. B. Dunsford, Council Clerk

1. Opening by the Mayor

Mayor Walton welcomed everyone to the Council Workshop.

2. 2012 Natural Hazards Program Highlights

File No. 11.5210.01/000.000

Staff Presentation:

Ms. Michelle Weston, Section Manager, Public Safety, delivered a presentation to update Council on activities in regard to the District of North Vancouver's Natural Hazards Program.

Ms. Weston advised that the Natural Hazards Program for 2012 is primarily focused on the following four areas:

Mosquito Creek Debris Net Installation

- Approximately two hundred thousand dollars total cost.
- Hazard tree removal in the canyon will begin in March 2012.
- The debris net will be installed in August 2012.
- The net will require periodic 3-5 year maintenance to remove catchment material.

Supporting OCP Implementation

- Natural Hazards Program is assisting the Planning Department in further refinement of the flood permit areas.
- Flood studies, that will provide technical flood depth modelling for use in flood development permit area applications, should be completed by July 2012.
- An assessment of the groundwater table in the Lower Capilano area is in its preliminary stages.

Debris Flow Warning System (Change in Provider)

- Flowworks now monitors DNV stream gauges. A service previously provided by BGC Engineering.

Strengthening Local Emergency Capacity

- Outlined benefits of being a Level 2 Natural Resources Canada natural hazards study area.
- Participating with North Shore Emergency Management Office (NSEMO) on a number of emergency planning projects.
- Participating with Metro Vancouver on regional critical infrastructure protection assessment efforts.

Council Discussion:

Council expressed concerns about a negative public reaction in regards to hazard tree removal activities scheduled for March 2012. In addition to signs being posted in the area, Council requested that further public notification efforts be employed.

Council asked what would happen to the lumber produced from hazard tree removal activities. Staff advised that lower quality wood is usually made available to nearby residents to be used as firewood. Higher quality wood is usually sold.

Council sought clarification on some of the hazard area maps displayed at the meeting. Staff advised that hazard assessment and mapping is in its infancy for the DNV. Better maps and reference materials will be available. Specifically, as a Level 2 Natural Resources Canada natural hazard study area, the DNV will benefit in 2012 from updated surficial geology mapping, vulnerable population mapping, HAZUS projected damage assessments and detailed earthquake modelling.

3. Proposed Natural Hazards Development Permit Areas

File No. 13.6480.01/001.000

Staff Presentation:

Ms. Susan Haid, Manager, Sustainable Community Development, and Mr. Ken Bennett, Section Manager, Environmental Protection, provided Council with a presentation on Natural Hazards Development Permit Areas (DPAs) and asked that Council provide feedback in preparation for the introduction of new DPAs into the Official Community Plan (OCP) this spring.

Mr. Bennett advised Council that the DPAs are now in final draft form. It is anticipated they will be forwarded for Council's consideration as an amendment to the OCP in May or June 2012.

DPA's define areas that have hazards associated with creeks (flooding, debris flow, and debris flood), landslide and wildfire. The preparation of the new DPA's has been underway as part of the OCP process for approximately two years. Overall, the DPA process provides for greater clarity, coordination and consistency regarding the management of development in areas where natural hazards may exist.

The proposed new DPA process incorporates the Council-adopted Natural Hazard Risk Tolerance Criteria and is anticipated to be more efficient and effective than current approaches. This process only applies to new construction projects and would not be applied to the permitting process on renovations and/or additions to existing structures.

In summation, Mr. Bennett highlighted the following benefits of DPA's:

- Relies upon expertise of professionals;
- Manages safe development;
- Work with on-going district processes (risk management, development process and research);
- Reduces risk and potential liabilities;
- Improves on the old hazard map;
- Exemptions apply for renovations and other uses of minor nature: practical and reasonable; and,
- Administered by staff.

Council Discussion:

Council raised concerns in regard to the impact the proposed DPA's would have on property values and insurance rates. Staff felt the impacts would be minimal, noting that hazards defined by the proposed DPA process already exist. The process is simply a better way of flagging these hazards and proactively preparing for emergency situations.

Council was concerned about negative public reaction. Staff advised that public hearings had already taken place on the matter.

Council queried staff on the issue of a property being within all three natural hazards DPA's and asked if this would make the permit process overly onerous. Staff advised that the process was designed to be efficient; as such, even if a property was located within all three DPA's the property owner/contractor would only fill out a single permit application.

Council commented that the definition of 'new construction' is unclear, specifically in the instance of an existing property being torn down and re-built. Would this be classified as new construction? Staff shared Council's concern and agreed that the definition of 'new construction' may need to be refined.

Council asked staff about wildfire and the possibility of requiring sprinkler systems in single family residential structures through the enactment of a bylaw. Staff advised that this matter was previously brought to the DNV Legal Department. The result was that this requirement is beyond the scope of a municipal bylaw and would have to be imposed through Provincial law.

Councillor Muri left the meeting at 6:07 pm and returned at 6:09 pm.

Council expressed concern that this program may not be aggressive enough in mitigating natural hazards risk. Based on approximately one hundred new construction homes a year being built in the District, it would take a long time for the implications of the DPAs to become widespread. Council suggested that these kinds of restrictions be included into renovation permits in the future. Staff advised this is only a starting point for the District and there will be opportunity to get more aggressive in the future.

Councillor Hicks left the meeting at 6:20 pm.

4. Proposed Development Permit for Form and Character of Commercial, Industrial and Multi-Family Development

File No.

Staff Presentation:

Ms. Karen Rendek and Mr. Ross Taylor, Policy Planners, Sustainable Community Development, provided Council with a presentation on a proposed Development Permit for form and character of commercial, industrial and multi-family developments. The intention is to include these guidelines as part of Schedule B (Development Permit Package) to the Official Community Plan that will come before Council in May or June 2012.

These guidelines will apply to all lands designated commercial, industrial, multi-family and intensive residential development in the OCP. This includes three park zones (parks, recreation and open space, community park, special purpose park) and all public assembly zones. These guidelines will not apply to single family residential development, institutional development (schools, churches or federal and provincial buildings) and the interior of buildings.

The main objectives of the proposed guidelines for form and character are as follows:

- Placemaking – achieving a distinctive look and feel in each of the town and village centres;
- Connectivity – enhancing the block and the street;
- Design Excellence – creating outstanding and sustainably built form and character;
- Good Neighbour – harmonizing with the scale and character of surrounding development;
- Safety and Security – reducing the opportunities for crime; and,
- Accessibility – ensuring barrier-free development.

Mr. Taylor clarified the scope of a development permit (DP) by outlining the following points:

- DP's are a supplementary tool to the Zoning Bylaw and the Development Servicing Bylaw;
- Council may issue a DP that varies or supplements Zoning Bylaw regulations such as setbacks, building heights, or parking requirements; and,
- Council cannot use a DP to vary the permitted land use or density as specified in the Zoning Bylaw.

Council Discussion:

Council urged staff to think about the amount of maintenance required for design elements. Council cited white railings in the Deep Cove area as an example. Suggesting that the colour choice looks great when first installed but quickly wears when exposed to the elements and, therefore, requires a great deal of maintenance.

Council urged staff to focus on functionality in the guidelines citing weather protection and the availability of parking as important elements to consider.

Council cautioned staff about setting an expectation of a very high level of quality throughout the District, expressing concerns about cost. Council also expressed concern that imposing a very high level of quality would be contrary to some of the statements made about affordability in the new OCP.

Council commented that community involvement, particularly gathering input from local area residents before design decisions are made, is important.

5. Adjournment

The February 28, 2012 Council Workshop was adjourned at 7:18 pm.

Confidential Council Clerk

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**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:03 p.m. on Monday, March 5, 2012 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn (7:43 pm)
Councillor L. Muri

Absent: Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. D. Doyle, Section Manager – Engineering Development Services
Ms. A. Mauboules, Social Planner
Ms. C. Walker, Chief Bylaw Officer
Ms. L. Brick, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. March 5, 2012 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the agenda for the March 5, 2012 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

- 2.1** Mr. Hazen Colbert, 1100 Block East 27th Street,
- Spoke in support of the sport of longboarding;
 - Urged that education procedures be implemented and fines rescinded if compliance could be proved; and,
 - Urged that longboards not be impounded.
- 2.2** Mr. Lyle Craver, 4700 Block Hoskins Road,
- Spoke in opposition to longboarding;
 - Commented on the on-line transportation survey;
 - Urged that a longboarding ban be implemented on bus routes; and,
 - Suggested a common bylaw be implemented in both the District and City.

- 2.3** Mr. Fred Gooch, 2600 Block Bronte Drive,
- Commented on the Financial Plan;
 - Expressed concern regarding hiring practices in the District; and,
 - Expressed concern regarding the District Recycling contract.
- 2.4** Mr. Les Roberston, 100 Block East 1st Street,
- Spoke in opposition to banning of longboarding;
 - Urged Council to continue to work with the longboarding community to implement safe policies; and,
 - Urged that longboarding be permitted in the District.
- 2.5** Mr. Dan Perrett, 600 Block The Del,
- Suggested regulations be implemented for the sport of longboarding; and,
 - Opined that drivers contribute to unsafe road conditions for riders.
- 2.6** Mr. Chuck Duffy, 700 Block Tudor,
- Commented on his recent accident with a longboarder; and,
 - Opined that the community may become a victim of the sport.
- 2.7** Ms. Mary Nuytten, 4000 Block Glenview Crescent,
- Expressed concern regarding the sport of longboarding; and,
 - Urged that Council prohibit longboarding on District streets.
- 2.8** Ms. Irene Boyd, 1300 Block East 13th Street,
- Spoke regarding an incident with the North Vancouver RCMP; and,
 - Urged that a Municipal Police Force be created.
- 2.9** Mr. Don Lumb, 4500 Block Skyline Drive,
- Expressed concern regarding safety for longboarders on District streets; and,
 - Suggested that the situation may become more contentious.
- 2.10** Mr. Lee Cation, 500 Block East 7th Avenue, Vancouver,
- Urged that a long term strategy for longboarding be implemented in community planning process; and,
 - Urged that this sport be regulated and a long term solution be identified for the general road network.
- 2.11** Mr. John Harvey, 1900 Block Cedar Village Crescent,
- Urged Council extend the public input speaking time in certain instances;
 - Expressed concern regarding the accountability of the North Vancouver RCMP; and,
 - Requested a full investigation of the North Vancouver RCMP accountability process.
- 2.12** Mr. Thomas Berkun, 1200 Block Heywood Avenue, West Vancouver,
- Spoke in support of longboarding;
 - Urged education be improved for longboarders; and,
 - Spoke in support of sanctioned events for longboarders.

- 2.13** Mr. Aidan Lynes, 2000 Block West 3rd Avenue, Vancouver,
- Spoke in support of the sport of longboarding; and,
 - Commented on the braking capacity of longboarding.

Staff clarified that it is currently legal to skateboard in the District of North Vancouver.

- 2.14** Ms. Kathy Leblanc, 900 Block Beaconsfield Road,
- Spoke in support of longboarding; and,
 - Urged that this outdoor sport be supported.

3. PROCLAMATIONS

3.1. Kidney Health Month – March 2012

3.2. Community Social Services Awareness Month – March 2012

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. Monday, February 20, 2012 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the February 20, 2012 Regular Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

February 20, 2012

3.1 Metro Vancouver Treaty Table Representative

File No. 01.0470.35/000.000

THAT Councillor Alan Nixon be affirmed as the local government representative at the Tsleil-Waututh Treaty Negotiation Table for 2012.

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT item 8.2 be included in the Consent Agenda and be approved without debate.

CARRIED

With the consent of Council, Mayor Walton advised that the agenda would be varied as follows:

Councillor MACKAY-DUNN arrived at this point in the proceedings.

8.2 Bee Keeping Bylaw 6474, 1992, Amending Bylaw 7921 (Amendment 1)
File No. 09.4020.20/005.000

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT Bee Keeping Bylaw 6474, 1992, Amending Bylaw 7921 (Amendment 1) is ADOPTED.

CARRIED

8.3 Proposed Longboarding Strategy
File No. 16.8620.01/012.000

Staff advised that they will return to Council with further information regarding longboarding regulations in the City of North Vancouver prior to adoption.

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT

1. "Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 7915, 2011 (Amendment 9)" is given FIRST, SECOND, and THIRD readings; and,
2. "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7916, 2011 (Amendment 21)" is given FIRST, SECOND, and THIRD readings.

CARRIED

Opposed: Councillor HICKS

The meeting recessed at 8:14 pm and reconvened at 8:18 pm.

Councillor MURI returned to the meeting at 8:20 pm.

8.4 Strategic Community Investment Funds
File No. 05.1660.30/000.000

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT Council authorizes the CFO to execute the Strategic Community Investment Funds Agreement on behalf of the Corporation of the District of North Vancouver.

CARRIED

8.1. Financial Plan Public Input

File No. 05.1705.20/000.000

Public Input:

8.1.1 Dr. Corrie Kost, 2800 Block Colwood Drive.

- Provided an overview of his property tax increases over a ten year period;
- Expressed concerns regarding future solid waste tonnage charges; and,
- Expressed concern regarding the increase to TransLink rates during the previous ten years and urged residents to become more involved.

8.1.2 Mr. Eric Andersen, 2500 Block Derbyshire Way,

- Commented on the annual budget;
- Urged Council to review the proportion of operations which is allocated to the Fire Services;
- Urged that the RCMP budget be reviewed and lowered;
- Urged that District vehicles be kept longer before they are replaced;
- Urged a wage increase to management salaries; and,
- A review of shared services be implemented and new shared services be implemented if appropriate.

8.1.3 Mr. Lyle Craver, 4700 Block Hoskins Road,

- Thanked staff for their recent presentation of the budget to FONVCA;
- Urged Council consider zero based budgeting in the future;
- Expressed concern regarding District staff, RCMP, and Fire Service rates;
- Expressed concern regarding cost containment with Metro Vancouver; and,
- Expressed concern regarding fees and charges for small business owners.

8.1.4 Mr. John Gilmour, 2900 Block Bushnell Place,

- Encouraged residents to become more involved with the financial plan process; and,
- Urged that Council discuss options for revenue generation with the Provincial Government for operating costs of future waste treatment plants.

9 REPORTS

9.1 Mayor

Nil

9.2 Chief Administrative Officer

Nil

9.3 Councillors

9.3.1 Councillor Muri reported on the heroic efforts of staff at William Griffin Recreation Centre during a recent medical emergency.

9.3.2 Councillor Hicks reported on his attendance at DARE functions at Canyon Heights and Montroyal Elementary Schools.

9.3.3 Councillor MacKay-Dunn reported on the Substance Abuse Working Group support of the proposal for a rehabilitation centre on the North Shore.

9.3.4 Councillor Little reported on the recent work of the North Shore Search & Rescue team.

9.4 Metro Vancouver Committee Appointees

Nil

10 ANY OTHER BUSINESS

Nil

11 ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the March 5, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:03 pm)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:00 p.m. on Tuesday, March 6, 2012 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. L. Carter, Manager – Utilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Bratina, Communications and Community Relations Officer
Ms. S. Carroll, Section Manager – Utility Technology Services
Ms. S. Berardo, Confidential Council Clerk

Also in

Attendance: Delia Laglagaron, Chief Administrative Officer – Metro Vancouver
Jim Rusnak, Chief Financial Officer – Metro Vancouver
Fred Nenninger, Projects Manager – Metro Vancouver
Marie Griggs, Public Involvement Divisional Manager – Metro Vancouver

1. Opening by the Mayor

Mayor Walton welcomed members of the public to the Council Workshop.

Mayor Walton changed the agenda order as follows:

2. Utilities

2.2 Metro Vancouver Lions Gate Secondary Wastewater Treatment Plant

Presentation: Metro Vancouver Staff

Mr. Fred Nenninger, Projects Manager – Metro Vancouver, provided Council with an update of the ongoing work of the Lionsgate Wastewater Treatment Plant. Mr. Nenninger identified the four key project objectives:

- Secondary wastewater treatment;
- Sustainability;
- Integrated resource recovery; and,

- Community integration.

Mr. Nenninger identified the three phases of the project which include:

- Project definition phase, 2012-2013;
- Design and construction, 2014 – 2019; and,
- Decommission of the Old Plant, 2020.

Mr. Nenninger noted that the existing Building Canada funds ends in 2014 and Metro Vancouver needs to look at an approach for a new long-term Infrastructure Plan. Potential funding sources for the project definition phase include the Building Canada Fund, FCM's Green Municipal Fund, and UBCM's General Strategic Priorities Fund/Innovation Fund.

Council questioned the life expectancy of the wastewater treatment plan; Metro staff advised that the life expectancy is thirty years (2050).

Councillor LITTLE left the meeting at 6:36 pm and returned at 6:42 pm.

Ms. Marie Griggs, Public Involvement Divisional Manager, commented that Metro Vancouver is committed to engaging the community in all three phases. The target audiences include the public, government agencies, First Nations, advisory committees, and Metro Vancouver members.

Council expressed concern with regards to having three members of the Chamber of Commerce appointed to the Public Advisory Committee and instead would rather have more non-affiliated citizens appointed to this committee.

2012 activities include:

- Meetings with community organizations;
- Supporting communications program commences;
- Lions Gate Public Advisory Committee meetings commence; and,
- Public meetings.

Council requested that Metro Vancouver have discussions with NSEMO regarding civil emergency pumping.

Council expressed concern with regards to the negative impact construction will have on the residents and requested that staff create a traffic management plan, coordinating with the City of North Vancouver, on how we will manage traffic flow.

Council requested that Metro Vancouver brief Council members before future Public Meetings are held.

Council recessed at 7:09 pm and reconvened at 7:15 pm.

2.1 Inflow and Infiltration

Presentation: DNV Staff

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, advised that the purpose of this meeting is to educate Council on the inflow and infiltration model and is the first of three workshops coming forward.

Ms. Shaun Carroll, Section Manager – Utility Technology Services, defined the terms inflow and infiltration. Ms. Carroll reviewed the goals and strategies of the plan:

Goal 1: Integrated Liquid Waste and Resource Management Plan;
Goal 2: Protect Public Health and the Environment; and,
Goal 3: Effective, affordable, and collaborative management.

Councillor LITTLE left the meeting at 7:24 pm and returned at 7:27 pm.

Ms. Carroll stated that the Inflow & Infiltration Reduction Benefits include:

- Support design for Lions Gate Waste Water Treatment Plan;
- Reduce total flow;
- Achieve the mandated ILWRMP;
- Accommodate OCP growth efficiently;
- Defer or eliminate capital projects; and,
- Develop I&I reduction relationships.

Mr. Lorn Carter, Manager – Utilities advised Council that the Lynn Valley area will be the pilot project due to the expected growth of the OCP Town Center. The goal is to defer or eliminate the proposed \$15 million Metro Vancouver tank, defer the District of North Vancouver capital sewer main replacement, and to identify the inflow and infiltration removal potential and impact.

Next steps include:

Council Workshop #2 – Sewer Use Bylaw Amendments
Council Workshop #3 – Water and Sanitary Computer Models

3. Adjournment

The March 6, 2012 Council Workshop was adjourned at 8:00 pm.

Confidential Council Clerk

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**DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of the Council for the District of North Vancouver held at 5:09 p.m. on Tuesday, March 6, 2012 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks (5:11 pm)
Councillor M. Little
Councillor D. MacKay-Dunn (5:21 pm)
Councillor L. Muri

Absent: Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. L. Carter, Manager – Utilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Berardo, Confidential Council Clerk

1. REPORTS FROM COUNCIL OR STAFF

1.1. Financial Plan Deliberations

Ms. Nicole Deveaux, General Manager – Finance & Technology/ CFO, advised that the purpose of the Special Meeting was to receive Council's feedback on the draft plan and address any questions regarding it. Staff will seek, from Council, a resolution approving the Draft 2012 – 2016 Financial Plan in principle.

In response to Council's request, a \$500,000 work plan was circulated listing high priority programs and services that required additional funding. These one-time funding opportunities include:

- Trails;
- Beautification crew;
- Pave Parkgate pathway Banff to Mail;
- Speed Reader Boards;
- Neighbourhood/Pedestrian Safety; and,
- Sidewalk on Keith Road.

Councillor MACKAY-DUNN left the meeting at 5:28 pm and returned at 5:29 pm.

Ms. Deveaux advised that a review of the 2011 year-end results indicates that there is a reserve capacity and sufficient operating surplus to fund this work plan without having to go to the tax levy. Consistent with the District of North Vancouver's

policies, if these one-time investments prove to have lasting benefits, the budget baseline next year can be adjusted to look at the tax levy as a sustainable funding source.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT Council instruct Staff to prepare the 2012-2016 Consolidated Financial Plan Approval Bylaw, based on an overall 2% property tax increase;

AND THAT additional projects totalling \$500k for trails, beautification, and pedestrian safety be included in the plan funded from surplus and reserves as presented at tonight's meeting.

2. ADJOURNMENT

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the March 6, 2012 Special Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(5:45 p.m.)

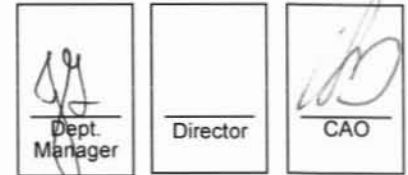
Mayor

Municipal Clerk

REPORTS

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>March 26, 12</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____



The District of North Vancouver REPORT TO COUNCIL

March 12, 2012

File: 01.0530.01/000.000

Tracking Number: RCA -

AUTHOR: James Gordon, Manager of Administrative Services

SUBJECT: **Reconsideration of Vote on Childcare Business License Application at 1720 Hope Road**

RESOLUTION ON THE FLOOR:

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT Council approve business licences to the Genius Childhood Development Centre, located at 1720 Hope Road, for the operation of a group child care for 12 infants and toddlers as well as group child care for 8 pre-school aged children (30 months to School Age), subject to the following conditions: (a) compliance with District bylaws and Provincial code regulations, and (b) receipt of corresponding licences from the Vancouver Coastal Health Authority.

REASON FOR REPORT:

The reason for this report is to return the item "Childcare Business License Application – 1720 Hope Road" to Council for reconsideration and to vote again on the matter of issuing a business license.

BACKGROUND:

On February 20, 2012, Council considered the item "Childcare Business License Application – 1720 Hope Road". After debating the matter, the resolution was defeated in a 3-3 tie.

The Mayor has directed that this matter be reconsidered and voted on again pursuant to section 131 of the *Community Charter*, accordingly, the resolution is put before Council, as having been moved and seconded, as it was at the time of the original vote. Council is entitled to debate the matter again prior to voting.

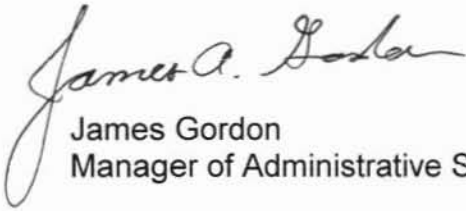
A memo from Cristina Rucci, Social Planner, is attached to provide an update on the application.

**SUBJECT: Reconsideration of Vote on Childcare Business License Application at
1720 Hope Road**

March 12, 2012

Page 2

Respectfully submitted,



James Gordon
Manager of Administrative Services

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

March 14, 2012
File: 10.4750.30/001.000

TO: Mayor and Council

FROM: Cristina Rucci, Social Planner

SUBJECT: Proposed Business License for Genius Childhood Development Centre
- 1720 Hope Road

At their regular meeting held on February 20, 2012, Mayor and Council considered issuing a business license to the Genius Childhood Development Centre, located at 1720 Hope Road, for the operation of a group child care for 12 infants and toddlers as well as group child care for 8 pre-school aged children (30 months to School Age). The associated staff reports, dated February 8th and January 26th, 2012, are included for your information (Attachments A).

Council members raised some further questions at the February 20th which this memo seeks to address. Most notably, there were concerns noted around misinformation that was included in an early letter used by the applicant to gage support from her neighbours regarding the proposed child care facility. The letter had indicated that outdoor activities will take place in the play area in the backyard when in fact the play area is proposed to be in the front yard. Council also raised questions around the parking area, space requirements as well as the outdoor play area.

Letters to the Neighbours

Following the Council meeting on February 20th, the applicant prepared a new letter which she distributed to her neighbours. The letter notes that outdoor activities will take place in a fenced play area in the front yard. The applicant was successful in getting 20 neighbours, living on Tatlow, Hope and Garden Avenue, to support her application and to sign the letters, which are included as Attachment B. Although, the applicant did try to speak to all of her neighbours, there were three households who she was not able to reach. Also, since the Council meeting on February 20th, one additional neighbour submitted a letter of opposition (for a total of 2), although the details of their opposition were not noted in the letter.

Parking Area

Transportation staff has reviewed the schematic parking layout which indicates that 5 vehicles can be accommodated on site. There is general agreement that, overall, the parking layout is fine although they do recommend that a fence be installed on the east side of the property (a fence currently exists on the west side). Given that the facility is

located in a residential neighbourhood, transportation staff do not feel that there will be traffic conflicts with other the other neighbours that access their parking from the lane.

The applicant has also indicated that she will formalize an agreement with her staff that states that they will not drive to the facility but will instead use the buses that provide frequent transit service on Marine Drive. If this is not a possibility, the applicant has noted that her husband can pick up her employees and drive them to the centre.

Space Requirements

Staff has reviewed the application with the Licensing Officer from Vancouver Coastal Health and has confirmed that the indoor and outdoor space requirements meet the licensing standards for 20 children. The applicant has provided staff a copy of the report completed by the licensing officer, which is included as Attachment C.

Outdoor Play Area

There was some concern raised that the installation of a fence in the front yard would not be in keeping with the character of the neighbourhood. Staff conducted a site visit and can confirm that many of the nearby houses on Hope Road and Tatlow Avenue do have either fencing or a natural hedge separating their home from their neighbours (Attachment D). Staff has discussed the issue of appropriate fencing with the applicant and has suggested that the fence be no more than 4' high and that a hedge be planted on the outside of the fence (particularly along Hope Road) as a way to soften the appearance of the fence from the street. Licensing staff at VCH have confirmed that a 4' high fence is allowable (as long as it is not climbable) and the applicant has agreed to this design.



Cristina Rucci
Social Planner

- Attachment A: Council Report dated February 8, 2012 and Council Report dated January 26, 2012
- Attachment B: Letters of support from the surrounding neighbours
- Attachment C: Report prepared by Vancouver Coastal Health regarding space requirements
- Attachment D: Photos of surrounding neighbours showing separation between properties

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/>	In Camera	Date:		Item #
<input checked="" type="checkbox"/>	Regular	Date:	Feb, 20. 2012	Item #
<input type="checkbox"/>	Agenda Addendum	Date:		Item#
<input type="checkbox"/>	Info Package			
<input type="checkbox"/>	Council Workshop	DM#	Date:	Mailbox:

	<i>B</i>	<i>[Signature]</i>
Dept. Manager	Director	CAO

**The District of North Vancouver
REPORT TO COUNCIL**

February 8, 2012
File: 10.4750.30/001.000
Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: Business License for Genius Childhood Development Centre - 1720 Hope Road

RECOMMENDATION:

THAT:

That Council approve business licences to the Genius Childhood Development Centre, located at 1720 Hope Road, for the operation of a group child care for 12 infants and toddlers as well as group child care for 8 pre-school aged children (30 months to School Age), subject to the following conditions: (a) compliance with District bylaws and Provincial code regulations, and (b) receipt of corresponding licences from the Vancouver Coastal Health Authority.

REASON FOR REPORT:

To report back on the public meeting held on February 6, 2012.

SUMMARY:

A meeting was held to provide an opportunity for residents to voice their support for or opposition to the applicants' proposal. Notification of the meeting was sent to 17 households within a 50 metre radius of the subject property. The applicant submitted 26 letters of support from neighbours living within the area. Opposition was heard from one neighbour who lives in close proximity to the site. Should Council support this application, the operator will have to obtain final approval from the Health Authority and comply with the BC Building Code's requirements for assembly occupancy as well as other District bylaws and Provincial regulations before a District licence will be issued.

**SUBJECT: Business License for Genius Childhood Development Centre - 1720
Hope Road**

February 8, 2012

Page 2

BACKGROUND:

The applicant wishes to operate a Group Child Care for 12 infants and toddlers (under 36 months) and a Group Child Care for 8 children 30 months to school age for a total capacity of 20 children. Staff provided Council with an information report dated January 26, 2012 detailing the application. This report is included as Attachment A. District policy supports the provision of quality child care and the provision of a continuum of child care services at one location. In accordance with the requirements of Bylaw 6724, a public meeting was held February 6, 2012 to obtain the views of neighbours within a 50 metre radius (17 notices were mailed out in total).

EXISTING POLICY:

District Child Care Policy 10-4750-1
Childcare Facilities Business Regulation Bylaw 6724

ANALYSIS:

Of the 17 households that were notified, one neighbour provided a letter in opposition to the proposal. The applicant, however, did submit letters of support from 26 households located within the area.

The neighbour that expressed concerns feels that the proposed business will change the residential character of the neighbourhood and will increase traffic along the quiet street. This neighbour is also concerned about the potential decrease in their property values as a result of the child care facility.

At the public meeting, members of Council also raised some concerns regarding the proposal. Specifically, Council requested that further clarification be provided on the following points:

- The road classification of Garden Avenue and Hope Road. Council also requested traffic counts for Hope Road,
- The number of parking spots that could be accommodated on site, and
- Whether District Bylaws permitted a renter of a property to run a business from the home as well as clarification as to whether or not the operator has to live on the premises;

Council also requested to see the letters collected by the applicant from the neighbours that are in support of her application (Attachment B).

Neighbourhood Character

- Although modifications will be required to the interior of the home in order to make it comply with VCH regulations as well as B.C. Building Code Requirements and District

**SUBJECT: Business License for Genius Childhood Development Centre - 1720
Hope Road**

February 8, 2012

Page 3

Bylaws, the exterior of the residence will remain the same and will not change the character of the neighbourhood.

- It is noted that the proposed childcare is adjacent to the future Lower Capilano-Marine Village Centre, as designated in the District's Official Community Plan (OCP). The vision for this area is a vibrant, walkable neighbourhood with local-serving businesses, jobs, community services and a range of housing options.

Traffic

- Both Hope Road and Garden Avenue are currently classified as "collectors", although the classification of Hope may change to "local" if the road closure at Bowser Avenue remains.
- Although the District's Traffic Technician does not have current traffic count numbers for Hope Road, transportation staff report that the westbound and eastbound traffic counts along Hope Road, before the closure at Bowser, were considered to be low (an average of 1660/day both ways)
- Staff does not anticipate that the additional traffic generated by the child care facility will be an issue as parents typically drop off and pick up their children at different times and overall additional traffic would be minimal.
- Given that the proposed child care serves varying age groups (under 36 months to school age), it is likely that the applicant will attract clients that have more than one child, thereby decreasing the number of vehicles driving to the site.
- The applicant has also expressed a strong interest in attracting clients from the local neighbourhood, which would promote walkability to and from the site.

Parking

- A schematic parking layout prepared by staff is attached (Attachment C). This schematic indicates that 5 vehicles can be accommodated on site.
- As per the Zoning Bylaw, 2 parking spaces would be required for the principle dwelling use and 2 spaces would be required for the child care operation for a total of 4 spots.
- As was indicated by the applicant at the public meeting held on February 6, her current staff do not own vehicles and either walk or take the bus to work. The proposed child care facility is conveniently located within a short walking distance from Garden Avenue and Marine Drive, both of which serve as bus routes, with frequent transit service on Marine Drive.

District Bylaws

- Neither the Home Occupation Section (405) of the District's Zoning Bylaw or the Childcare Facilities Business Regulation Bylaw preclude "renters" from using a dwelling to operate a business. Planning Staff did consult with the Chief Bylaw Officer and confirmed that this was indeed the case.

SUBJECT: Business License for Genius Childhood Development Centre - 1720 Hope Road

February 8, 2012

Page 4

- The Regulations section of the Childcare Facilities Business Regulation Bylaw (section 4) does, however, does regulate that:
 - (a) Where the operator of a child care facility located in a single-family residential building is a sole proprietor (means a person who operates a child care facility which is not incorporated under the Company Act, or the Society Act and who has sole ownership of the business), that person must be a resident of the building where the child care facility is located.
- As noted in the earlier report to Council, the applicant will be required to make modifications to the home in order to accommodate a portion of the child care centre as well as a living unit on the upper floor of the home. The applicant has submitted a letter from the owner of the home stating that they are aware of the necessary upgrades that need to be done in order to meet Vancouver Coastal Health childcare regulations as well as District Building Code requirements.

Conclusion:

Based on the need for infant toddler care and multi age child care within the District, and the lack of opposition at the public meeting, staff recommends that Council support this application; with the understanding that the applicants comply with District bylaws and Provincial code regulations, and are in receipt of the final licences from the Vancouver Coastal Health Authority, before the District licence will be issued.

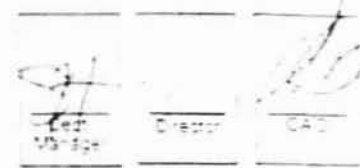


Cristina Rucci
Social Planner

- Attachment A: Council Report dated January 26, 2012
- Attachment B: Letters of support from the surrounding neighbours
- Attachment C: Sketch outlining on-site parking spaces

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

COUNCIL AGENDA INFORMATION		
<input type="checkbox"/> In Camera	Date _____	Item # _____
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<input type="checkbox"/> Agenda Addendum	Date _____	Item # _____
<input type="checkbox"/> Info Package		
<input type="checkbox"/> Council Workshop	DM# _____ Date _____	Mailbox _____



The District of North Vancouver REPORT TO COUNCIL

January 26, 2012
File: 10.4750.30/001.000
Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: Genius Childhood Development Centre - 1720 Hope Road
Application for a Business License for a Group Child Care to allow a Maximum Capacity of up to 20 Children

RECOMMENDATION

It is recommended that this report be received as background information for the public meeting to be held on February 6, 2012.

REASON FOR REPORT

To provide Council with background information on the application from Genius Childhood Development Centre in preparation for the public meeting on February 6, 2012. Approval of this license for group child care would mean that this new facility would have a capacity for 20 children at one time at 1720 Hope Road. A capacity beyond 10 children triggers the requirement for a public meeting.

SUMMARY

The applicant, Ms. Rokhsana Harand Fasih, would like to open a child care centre in a rented home located at 1720 Hope Road (Attachment A). Ms. Harand Fasih currently operates a family childcare facility in the City of North Vancouver for up to 7 children and would like to expand her business, but cannot do this at her current facility. The applicant has been working in the childcare field for approximately 10 years both in North Vancouver and in Iran and is committed to establishing a quality childcare facility for children and their parents in the District of North Vancouver. Ms. Harand Fasih has applied for a license permitting group child care for 12 infants and toddlers (under 36 months) and 8 children aged 30 months to School Age. A public meeting is being held on February 6, 2012 to give interested residents an opportunity to express their view on the proposed application. After the public meeting, the application will be considered by Council at their Regular Meeting on February 20, 2012.

SUBJECT Genius Childhood Development Centre - 1720 Hope Road
Application for a Business License for a Group Child Care to allow a
Maximum Capacity of up to 20 Children

January 26, 2012

Page 2

BACKGROUND

The applicant has been in the childcare field in both North Vancouver and Iran for approximately the last 10 years. For the last 2 ½ years, Ms. Harand Fasih has been operating a family childcare for up to 7 children in the City of North Vancouver called Bright Families Childcare, but would like to expand her business. If granted a business license for the proposed facility at 1720 Hope Road, Ms. Harand Fasih will have to surrender her family childcare license in the City of North Vancouver, as per Vancouver Coastal Health Licensing requirements.

Ms. Harand Fasih's application to Vancouver Coastal Health is for a Group Child Care (under 36 months) with a capacity of 12 children and a Group Child Care (over 30 months) for 8 children for a total of 20 children. For a facility of this size, Ms. Harand Fasih will be required to hire 3 child care educators (with their ECE qualifications). The applicant has an open carport and can accommodate 5 additional side-by-side parking spaces. As well, the applicant noted that the lot is deep enough to provide tandem parking spaces if required (this arrangement would work well for staff as well as the operators of the facility). The parking is accessed by a back lane.

EXISTING POLICY

The District's Child Care Policy supports the facilitation of quality child care services that affords opportunities for children to develop socially, emotionally and intellectually. The investment into quality child care is far-reaching and can have positive social and economic benefits for all residents living in the District. Further, District policy encourages a continuum of child care services at one location and supports the provision of childcare spaces in residential areas.

The Child Care Facilities Business Regulation Bylaw 6724 requires that child care business license applications for more than ten children in any one day or at any one time must be referred to Council for approval and that a public meeting must be held for the purpose of allowing the public to make representations to Council on matters respecting the application. In accordance with this policy, all residents within the 50 metre radius will receive notice of the public meeting.

In addition, Bylaw 6724 requires facilities that provide child care for more than 10 children at one time to comply with the BC Building Code's assembly occupancy requirements. The operators have retained a designer to evaluate the required changes and are prepared to proceed with renovations if Council approves their current application for a licence.

ANALYSIS

The Planning Guidelines for Home Occupied Child Care Facilities recommend that facilities be located in under-served neighbourhoods, close to community amenities, and on easily accessible streets. The facility should provide a safe, fenced, and appropriately sized outdoor play space. The appearance of the facility should be compatible with the visual character of the existing streetscape. Sites located along an arterial road should have adequate area within the lot for vehicle turning movements, and safe drop off / pick up.

- The proposed Genius Childhood Development Centre is located in a single family residential area in Lower Capilano in a very accessible area of the District. The proposed site is located immediately outside the Lower Capilano-Marine Village Centre. The vision for this area, as noted in the Official Community Plan, is a vibrant, walkable neighbourhood with local-serving businesses, jobs, community recreation opportunities and a range of housing options.

**SUBJECT: Genius Childhood Development Centre - 1720 Hope Road
Application for a Business License for a Group Child Care to allow a
Maximum Capacity of up to 20 Children**

January 26, 2012

Page 3

- According to statistics provided by childcare resource staff at North Shore Community Resources, there are 4 licensed childcare programs, with a capacity of 26 children of various ages within the Lower Capilano area. In terms of current demand, staff at NSRC received, over the past year, approximately half a dozen requests for childcare in this area.
- In terms of the numbers of infants/toddlers being served in the Lower Capilano neighbourhood, Vancouver Coastal Health does limit the number of infants/toddlers permitted in a family childcare facility where the maximum capacity is 7 children. Based on licensing regulations, District staff estimate there are 8 children under 24 months and 18 children between 24 months and 4 years in existing childcare family childcare facilities in Lower Cap.
- The hours of operation of the proposed centre will be from 7:30am to 5:30pm, Monday to Friday. It should be noted, as with all daycare centres, parents generally drop their children off at varying times during drop off and pick up times.
- The applicant will be required to employ 3 staff, all with their Early Childhood Education Certification.
- The parking is accessed by a back lane which will minimize the impact of traffic on the street and is generally safer for the children being dropped off and picked up. There are sufficient parking spaces on site as the applicant estimates that they can create a minimum of 5 side-by-side marked, and paved parking spaces in the back yard. There is also a driveway leading to an open carport which can be used by the applicants as well as by staff.
- Given that the back yard will be used in part as the parking area, the applicant intends to use the front yard as the outdoor play area. The front yard, which has a southern exposure, is large and flat and will be well suited for a play space. The applicants will have to install a fence in the front yard in order to make it comply with VCH requirements.
- The proposed child care is located in close proximity to the bus route and associated bus stops. Currently, the #246 and #247 travel southbound on Garden Avenue and northbound on Capilano Road.
- The child care facility is proposed to be located on the main floor and the upper floor of the home that the applicant is renting. As per VCH regulations, the child care space must be completely separated from the living space which will require a minor alteration to the home. The applicant's living space will incorporate the kitchen, bedroom and in-suite bathroom and will be accessed from the back deck. The remainder of the upper floor, which includes the main living room, 2 bedrooms and a bathroom will be used for the childcare facility and will be accessed from the main front door. A small kitchenette will have to be created within the childcare space, however, the applicants consider this work to be quite minor.
- At staff's request, the applicants have provided a letter from the owner of the home stating that they are aware of the necessary upgrades that need to be done to the home in order to meet VCH childcare regulations as well as District Building Code requirements (Attachment B). The owner will also need to sign an "Owner's Authorization" letter as well as a "Letter of Undertaking" at the time of building permit.

**SUBJECT: Genius Childhood Development Centre - 1720 Hope Road
Application for a Business License for a Group Child Care to allow a
Maximum Capacity of up to 20 Children**

January 26, 2012

Page 4

- Building staff have advised the applicant that the centre must comply with the B2 Assembly Occupancy classification requirements of the British Columbia Building Code (BCBC) 2006. The building must also meet requirements of the District's Zoning and Building Regulation bylaws. Further, staff have informed the applicant that converting a residential space to an assembly occupancy, often presents significant challenges and they recommend that the services of a professional Architect and Engineer be obtained.
- In order to minimize the impact of noise on her neighbours, the applicant intends on bringing groups of 4-5 children at a time, for structured outdoor play (i.e. not all the children will be outside at once). Although the children will be take turns being outside throughout the day, the small group concept will minimize the amount of noise generated by the children.
- In preparation for the Public Meeting on February 6th, Ms. Harand Fasih has consulted with her immediate neighbours in order to gauge their support for her proposal. Of those located within and just outside the 50m radius of the home, the applicant was able to speak to 25 (out of 31) of her neighbours. All of these neighbours did sign a letter prepared by the applicant which outlines their support for a business license application (Attachment C).
- Ms. Harand Fasih has submitted a number of reference letters to staff from parents whose children currently attend her family daycare in the City. These letters all outline how caring, organized, creative and hard working the applicant is and how their children have thrived under her care.

Timing/Approval Process

After the public meeting, the application will be considered by Council at their Regular Meeting on February 20, 2012.

Concurrence:

Staff has reviewed this application with Vancouver Coastal Health as well as internal staff from our Transportation, Building and Property Use Departments.

Social Policy Implications

The District's Child Care Policy supports the provision of quality child care services, the provision of a continuum of child care services at one location, and the provision of child care services close to elementary schools. The provision of child care services for children under 36 months, in particular, are in high demand within the District.

Conclusion

The operator is applying for a child care license which will allow her to operate a child care centre from her home with a capacity of 20 children at one time. The location of this facility is a good one given that it is currently located on a bus route, ample on-site parking will be provided, and it is located in close proximity to an emerging town centre.

**SUBJECT: Genius Childhood Development Centre - 1720 Hope Road
Application for a Business License for a Group Child Care to allow a
Maximum Capacity of up to 20 Children**

January 26, 2012

Page 5

NEXT STEPS

A public meeting will be held on February 6, 2012 so that residents will have an opportunity to express their views on the application. Notifications have been sent to residents within a 50 metre radius. After completion of the Public Meeting, and with evidence of compliance with all building code requirements, and other District bylaws, Council may consider this application on February 20, 2012, and

- a) Approve issuance of a business license to Ms Roksana Harand Fasih for a license to operate a group child care with a maximum of 20 children; or
- b) Decline the application, or
- c) Direct staff to provide further information on specified matters



Cristina Rucci
Social Planner

REVIEWED WITH	REVIEWED WITH	REVIEWED WITH	REVIEWED WITH
<input checked="" type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies	Advisory Committees
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
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<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other	
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	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

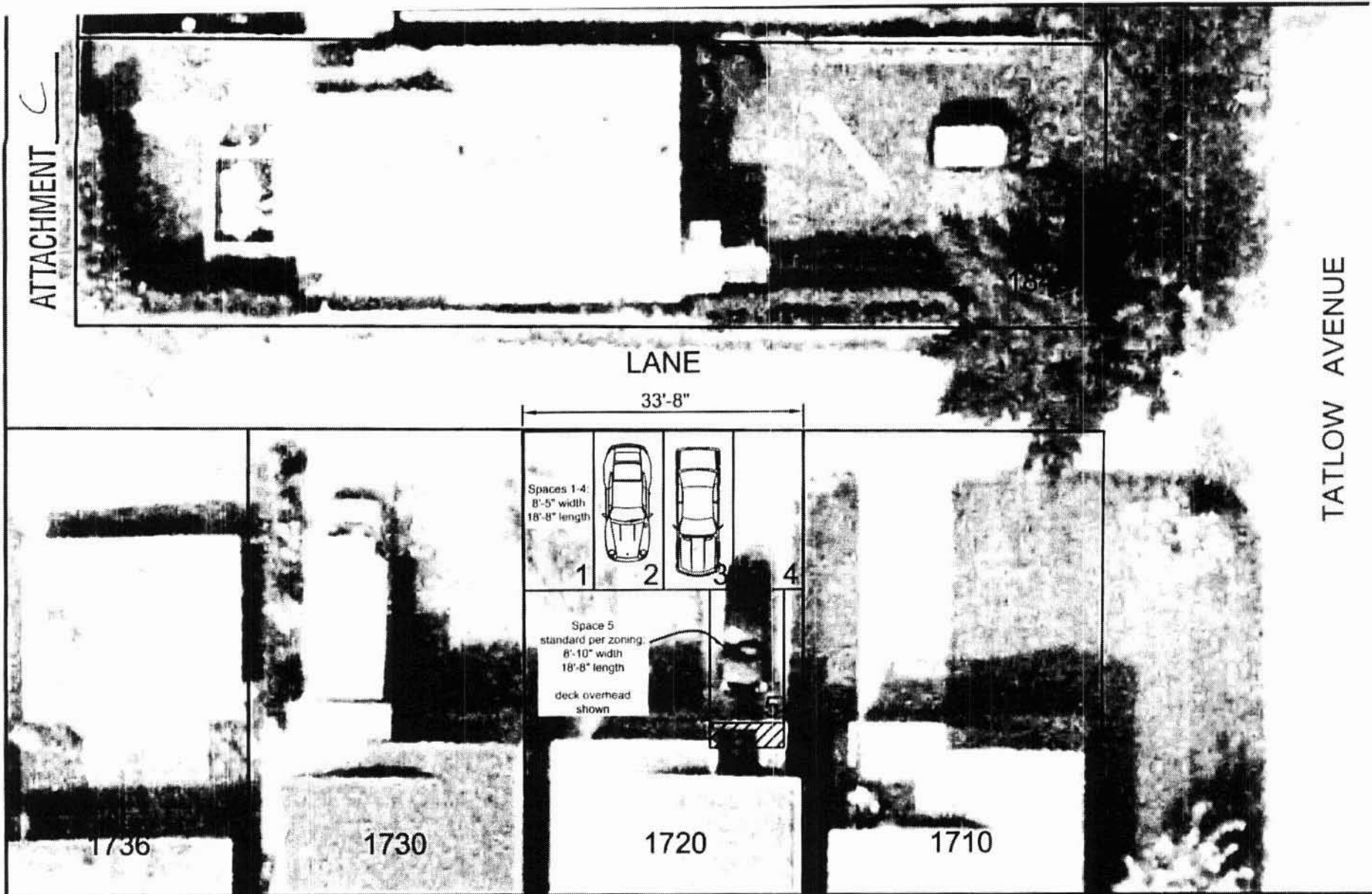


Date: Jun 20 2011

1720 HOPE ROAD
SITE MAP

City of North Vancouver Planning Department Planning Maps/Site Maps/1720 Hope Road site map

ATTACHMENT C



1720 HOPE ROAD PARKING LAYOUT OPTION

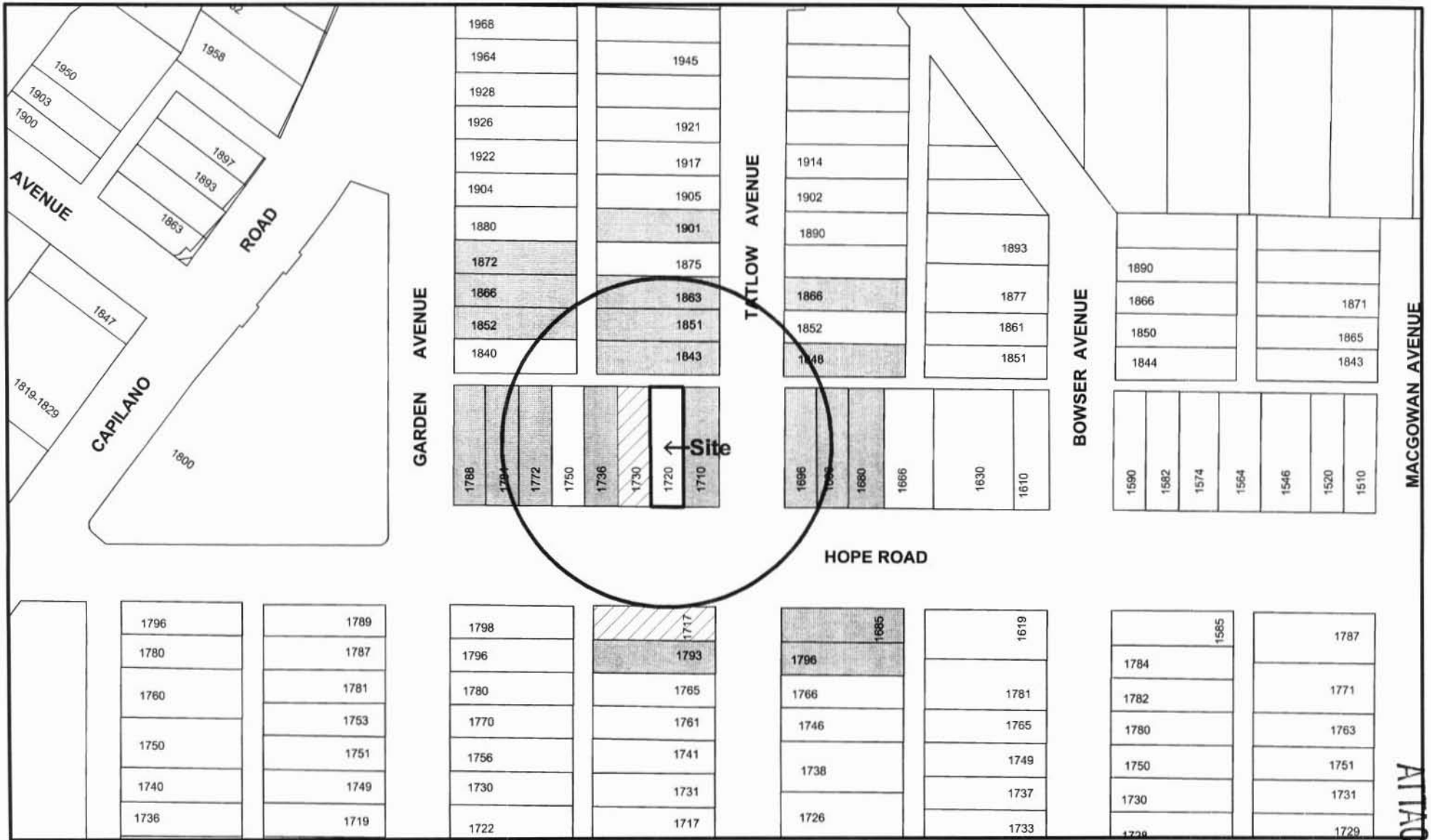
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NOT TO SCALE





LETTERS OF SUPPORT COLLECTED BY APPLICANT
1720 HOPE ROAD

-  Supportive Neighbours
-  Concerned Neighbours



SCALE 1 : 1500

ATTACHMENT B

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

1700 Hope rd N.Van Support
John Sung

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

Roksana d
1675 Hope Rd.
511, 301 to d

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih



February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

1680 Hope Road

K. Farzlane

Mosslem
Support

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

Roksana Harandi Hfasih

1696 Hope Rd.

N. Van

Support

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

Handwritten note:
1720 Hope Rd
1720 Hope Rd
1720 Hope Rd

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

A handwritten signature in blue ink, appearing to read "Roksana Harandi Hfasih", is written over the typed name.

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

I propose to live and to operate a child care centre with up to 20 spaces for children of various ages up to 5 years old from this site. The new business will be operated as the Genius Childhood Development Centre, and will have a maximum of 3 staff members on-site at any one time, including myself. The facility will offer full-time programs, and will operate from 7:30 am to 5:30 pm, Monday to Friday. Five parking spaces will be provided for parents who use the child care service at the rear of the property which is accessed from the lane. Carpooling, public transit, cycling, and walking will be discussed with parents and potential employees as alternatives to arriving by vehicle. The children will be outside for about an hour in the morning and a half hour in the afternoon. Outdoor activities will be between the hours of 10:00 to 11:30 am, and 3:30 to 4:30 pm (weather permitting), and will take place in a fenced play area in the front yard.

I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

[Handwritten signature]
[Handwritten note:] JOB D 01/11/12 TO
JOB TR 1200 RD
N.V.

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

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Yours Truly,

Roksana Harandi Hfasih

*Support
1720 Hope Rd.*

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

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Yours Truly,

Roksana Harandi Hfasih

Support
All my neighbours
1772 Hope Rd
North Vancouver

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

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Yours Truly,

Roksana Harandi Hfasih



#1843 Tallow Ave

I supported it.

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

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Yours Truly,

Roksana Harandi Hfasih

R Scott
1873 mlaw re
M.V. Co

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:


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Yours Truly,

Roksana Harandi Hfasih

1901 Tattler Ave.
North Vancouver, BC
V7P 5A2
Super



February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

My name is Roksana Harandi Fasih, and I have recently rented a home at 1720 Hope Rd. The property is approximately 3500 square feet in area. As part of my new Business License application with the District of North Vancouver I am consulting with all neighbours within a 50 metre radius of the property and providing the following information:

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Yours Truly,

Roksana Harandi Hfasih

in support
Sachin Gattalo - Teacher
1866 CHARBEN AVE
NORTH VAN, BC
V7P 3A3

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

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Yours Truly,

Roksana Harandi Hfasih

1872 Garden Ave
I support this petition


February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:


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I am seeking an indication of whether-or-not you support my Business License application. There is no obligation for you to state any position.

Yours Truly,

Roksana Harandi Hfasih

I SUPPORT
 (FRANK)
1852 GARDEN AVENUE
NORTH VANCOUVER
V7P 3A3

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

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Yours Truly,

Roksana Harandi Hfasih

Shelley Zucchet 1793 Tatlow

 Support

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

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Yours Truly,

Rokhsana Harandi Hfasih

I support the Project
Behrouz Azmin
1710- Hope Rd V7P 4X3
Azmin

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

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Yours Truly,

Roksana Harandi Hfasih

Handwritten notes:
1720 Hope Rd
N Van
Support the
my case.

February 25th 2012

**Letter of Introduction re: Proposed Child Care Center at 1720 Hope Rd
North Vancouver BC**

Dear Neighbours:

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Yours Truly,

Rokšana Harandi Hfasih

Ross Morben
1851 Tatlow Avenue
N. Vancouver, BC V7P 3A2

To whom it may concern;
I support the above described
application.

85

Ross Morben

March 5, 2012



Central Community Health Centre
 Community Care Facilities Licensing
 132 West Esplanade, 5th Floor

March 1, 2012

Re: **Genius Childhood Development Centre**
1720 Hope Road
Manager: Ms. Rokzana Harandi Fasih

Proposed Service	Proposed Licence #	Capacity	Total Capacity	Capacity Based on Plan Review	Total Capacity Based on Plan Review
Group Child Care (Under 36 Months)	3382899	10	10	10	10
Group Child Care (Group 30 Months – School Age)	3382898	10	10	10	10
Maximum Capacity		20	20	20	20

As per Schedule B of the Child Care Licensing Regulation plans must include;

Check if Included	Plans must include:
<input checked="" type="checkbox"/>	inside dimensions of each room and the width of each corridor and stair
<input checked="" type="checkbox"/>	location and size of windows and the height of windowsills from the floor
<input checked="" type="checkbox"/>	location of accommodation reserved for family or employees, and for children who are sleeping
<input checked="" type="checkbox"/>	location of toilets, wash basins and diaper changing surfaces
<input checked="" type="checkbox"/>	location and size of the fixed equipment in each room
<input checked="" type="checkbox"/>	location of all exits

ATTACHMENT C

Physical Requirements

(1) A licensee, other than a licensee who provides a care program described as Family Child Care, must have for each child at least 3.7 m² of usable floor area in the community care facility, excluding

(a) hallways,

(b) built in storage areas,

(c) bathrooms, and

(d) fixed appliances, or, if not fixed, large appliances that are not normally moved from one area to another.

Category of Care/Room	Room Total in m ²	Divided by 3.7 m	Maximum Group Size Allowed
Group Child Care Under 36 Mos	Main Activity – 27.77 Bedroom – 9.1 Additional bedroom available for napping	7.5 2.5	10
Group Child Care 30+ Mos – 5 yrs	Main Activity - 26.2 Room 1 – 10.19 Room 2 – 10.19	10	10

(2) A licensee must have one toilet and wash basin for every 10 children or fewer. (must be on the same floor other than preschool or group child care school age)

Category of Care/Room	Required Number of Toilets/Sinks	Number of Sinks	Number of Toilets
Group Child Care Under 36 Mos	2	1	1
Group Child Care 30+ Mos – 5 yrs	1	1	1

It is also recommended that a sink in close proximity to each change table be a designated staff hand washing sink for diapering.

(4) A licensee, other than a licensee who provides a care program described as either Preschool (30 Months to School Age) or Group Child Care (School Age), must have in a community care facility:

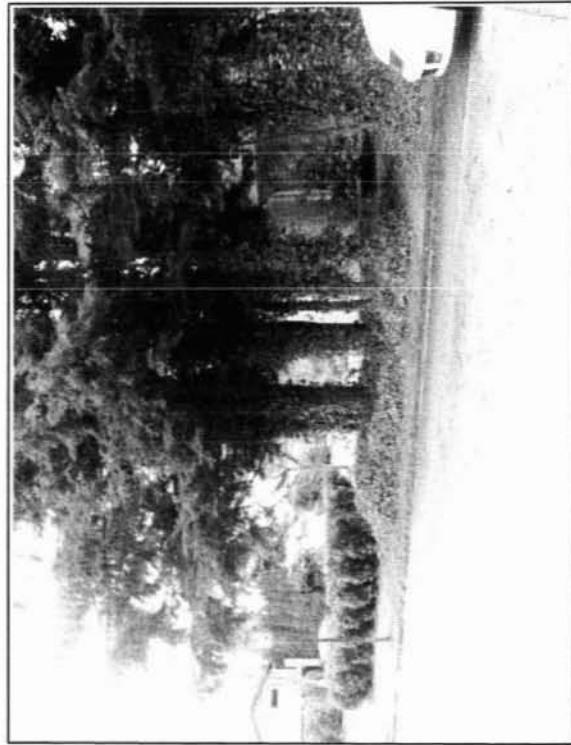
Check if Included	Required
	a sturdy surface for changing diapers, located outside the food preparation area, next to both:
	a covered container for soiled clothing
	a wash basin

Note: These must be indicated on the plan – resubmission required:

- *Sturdy surface for changing diapers*
- *The separation for the family's living space*
- *The outdoor area of play to allow for the maximum group size of 10 children with the required 70 meters squared*



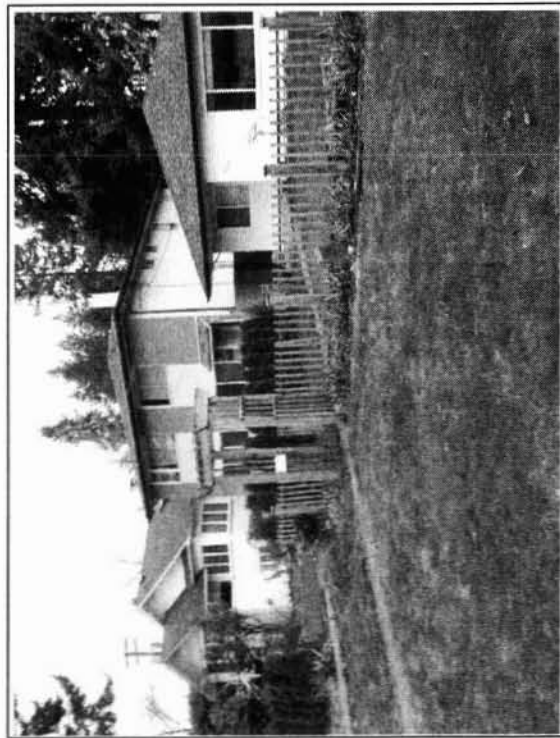
1736 Hope Road



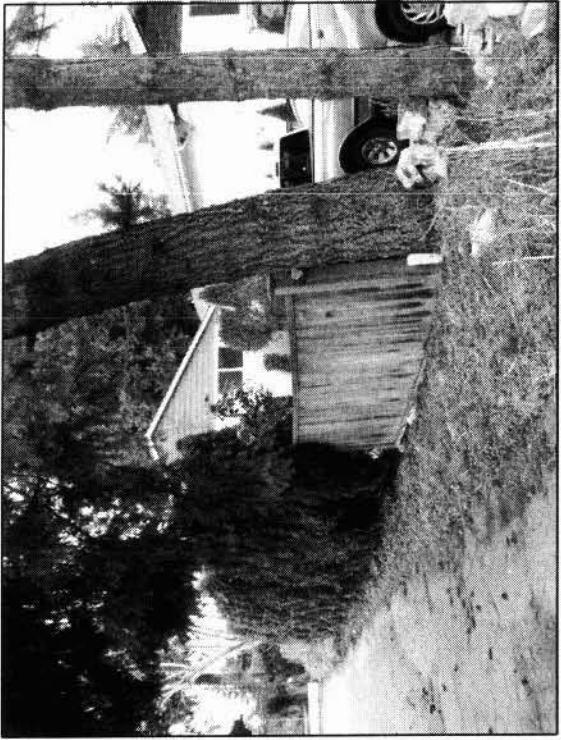
1717 Hope Road



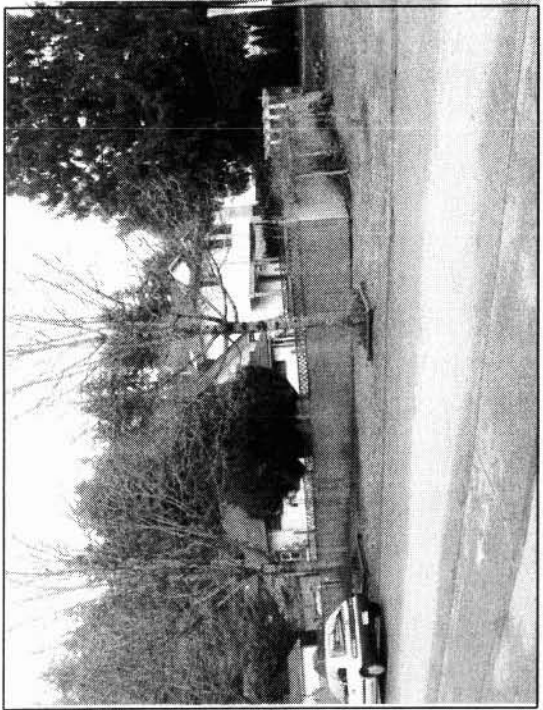
1730 Hope Road



1772 Hope Road

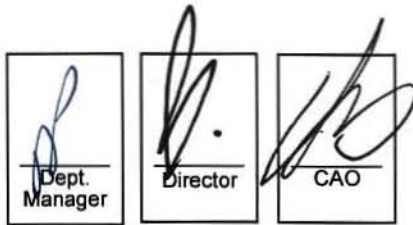


1843 Tatlow Avenue



1696 Hope Road

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>March 5, 2012</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____



The District of North Vancouver REPORT TO COUNCIL

February 14, 2012
 File: 3060/20/17.11
 Tracking Number: RCA -

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: 2808 Bushnell Place – Development Variance Permit 17.11

RECOMMENDATION:

It is recommended that Council issue Development Variance Permit 17.11 (Attachment A) to allow for a two lot subdivision of an existing lot.

REASON FOR REPORT: The applicant has applied for variances for lot width and front lot line minimum width requirement that require Council’s approval in order to allow for the subdivision of an existing property into two lots.

SUMMARY:

The application proposes to subdivide the large existing property into two RS3 pie shaped lots. Both proposed lots meet the requirements for lot depth and area but require variances for lot width and front lot line minimum width due to the shape of the property. The variances are supportable as the existing lot is large enough to create two RS3 lots outside the streamside protection area and the proposed shared driveway will minimize impact on the street.



Key Map

BACKGROUND:

On December 7, 2009 Council rejected a lot width variance application for this property to allow subdivision. This current application is similar to the previous application but reflects a slight adjustment to the lot line and variance requirements to accommodate a new house constructed on the proposed Lot B in 2010 and shared driveway on the proposed Lot A.

EXISTING POLICY:

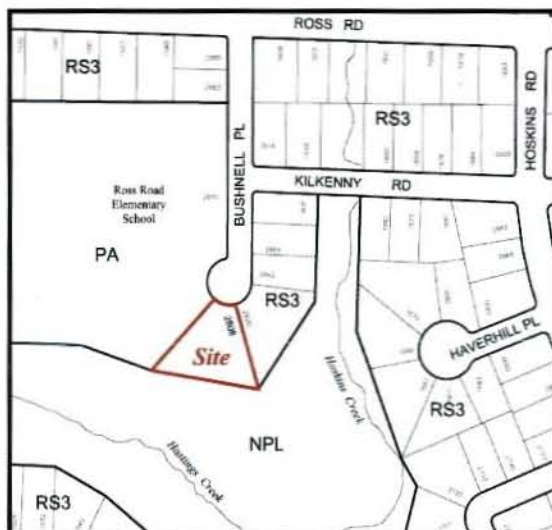
The subject properties are designated “Residential Level 2: Detached Residential” in the District Official Community Plan and for reference as “Long Term Single-Family” in the Lynn Valley Local Plan. The proposal is consistent with the Plan designations.

The property is located within a Development Permit area for Streamside Protection as it is located adjacent to the Hastings Creek Park corridor to the south of the property. The creek is located approximately 50m (164.0 ft) from the rear property line of the subject site and top of creek bank is partially within the property. The proposed lots meet the minimum area for the RS3 zone exclusive of the protected area and the subdivision is therefore exempted from the Streamside Development.

ANALYSIS:

Purpose: To allow for the subdivision of an existing 1948.02m² (20,969 sq ft) property zoned RS3 into two pie shaped lots.

Site and Surrounding Area: The site and surrounding residential area is zoned Residential Single-Family (RS3) as seen in the following context map and air photo. Directly adjacent to the west is Ross Road Elementary School zoned PA (Public Assembly). To the south of the property is the Hastings Creek Park corridor zoned NPL (Natural Parkland).



Context Map



Air Photo

Zoning Bylaw Compliance: The proposed subdivision requires the following variances:

Regulation	Required/ Permitted	Proposed	Variance
Proposed Lot Width (Lot A)	18m (59 ft)	13.1m (43 ft)	4.9m (16 ft)
Proposed Lot Width (Lot B)	18m (59 ft)	10.6m (34.7 ft)	7.4m (24.3ft)
Front Lot Line not less than 2/3 of Minimum Width Requirement for Lot A	8.7m (28.5 ft)	7.1m (23 ft)	1.66m (5.4 ft)
Front Lot Line not less than 2/3 of Minimum Width Requirement for Lot B	7.13m (23.4 ft)	7.1m (23.3 ft)	0.03m (0.1 ft)



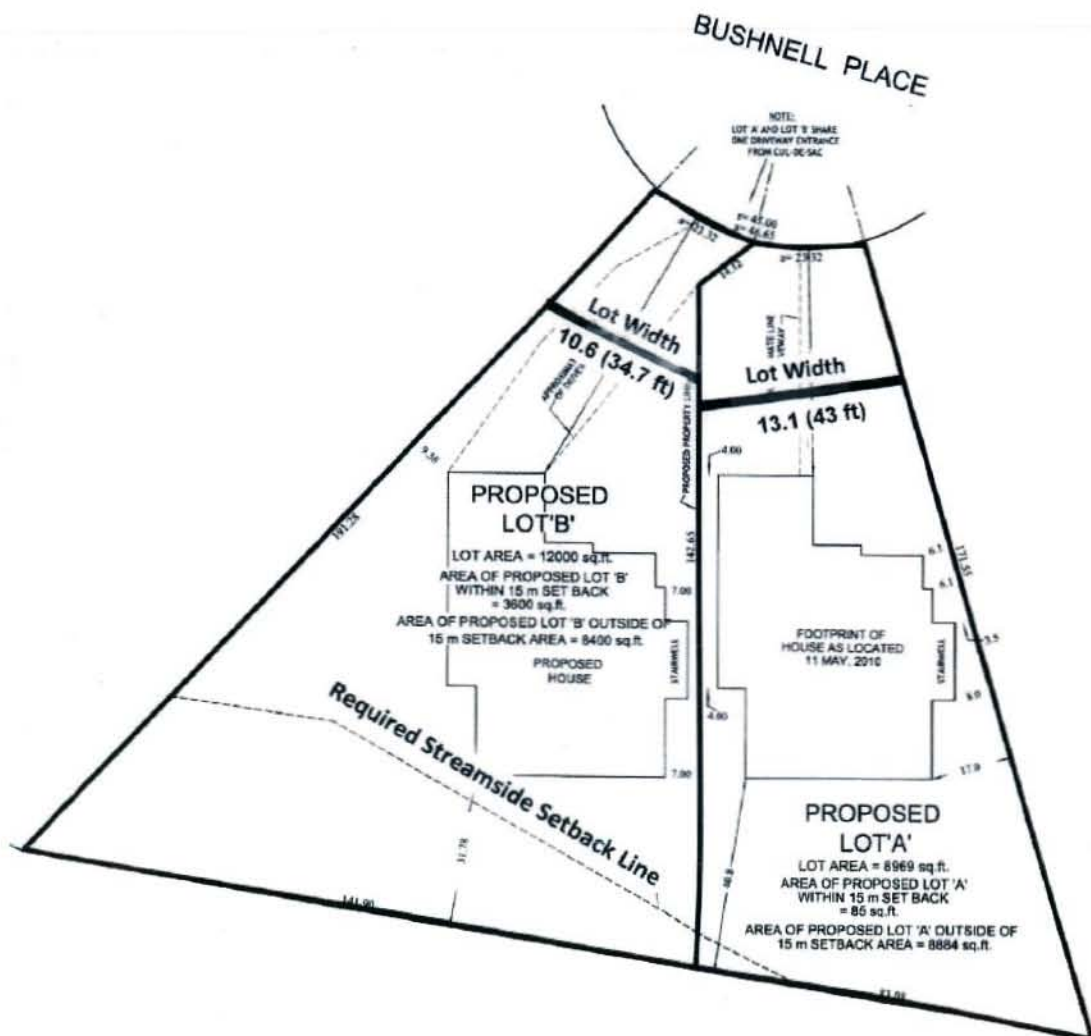
Streetscape - House Constructed in 2010 and unimproved portion in the location of proposed Lot B

DISCUSSION:

The proposed subdivision creates two pie-shaped lots located at the end of a cul-de-sac on Bushnell Place. The existing lot is 1948.02m² (20,969 sq ft) and has sufficient area to create two RS3 lots. A new 305.9m² (3,293 sq ft) house with a secondary suite was constructed in 2010 on the proposed east lot (Lot A). The applicant is now proposing to subdivide the property and construct a second new house on Lot B.

The site is currently zoned for single family use and is zoned Single Family Residential (RS3). Minimum lot size requirements under the RS3 Zone are 660m² (7104 sq ft) in area, 18m (59 ft) in width, and 34m (111.5 ft) in depth.

Proposed Subdivision



The proposed Lot A has an approximate lot width of 13.1m (43 ft) and an approximate depth of 48.7m (160.0 ft). Total area of Lot A excluding the streamside setback area above top of bank is approximately 825.32m² (8884 sq ft). The proposed Lot B has an approximate lot width of 10.6m (34.7 ft) and an approximate depth of 48.05m (157.6 ft). Total area of Lot B excluding the streamside setback area above top of bank is approximately 780.36m² (8400 sq ft). Both lots exceed the minimum 660m² RS3 lot area exclusive of the Streamside Protection area.

Both the existing new house on Lot A and the house proposed for the Lot B will need to conform to BC Building Code and RS3 Zoning regulations. To reduce the impact on the street and in response to neighbour concerns about parking the applicant is proposing a shared driveway also shown on the subdivision plan. On-site parking for two cars will need to be provided for each proposed lot with a third parking space required for any house proposed to include a secondary suite.

Variances:

Both lots will require lot width variances as discussed above as the width for a pie-shaped lot is measured 29.5 ft back from the front property line. In addition, the Zoning bylaw definition of lot width requires that the front lot width be no less than 2/3 of the required width for that lot. Each lot is varied to permit a front lot line of 7.1m (23 ft). The variances are supportable as approximately 50% of Lot A and 80% of Lot B exceed the maximum required lot width. An adequate building envelope can be accommodated on the proposed Lot B.

Traffic Study:

When the original application was considered in December 2009, many of the concerns expressed by Council were related to the location of the lot at the end of a cul-de-sac and potential traffic and parking impacts on the adjacent elementary school (Ross Road Elementary). To respond to these concerns, in addition to proposing a shared driveway, the applicant commissioned a traffic study of the cul-de-sac and surrounding area. A summary of this traffic study completed by Brian Wallace of BWW Consulting in 2010 (Attachment B) generally concludes that the traffic generated from this subdivision would be minimal and ultimately will have no impact on congestion or safety. The school was consulted and indicate that they support the development.

This report was also reviewed by the RCMP who indicated they had no comment on the subdivision proposal.

CONCURRENCE:

The application has been reviewed by the Engineering, Transportation Planning, Building, Environment and Fire Departments.

Environment:

Prior to subdivision a fence will be placed at the 15 m setback line and a re-planting plan will be required for the protected area with trees and plants chosen from the District native plant list. During the construction of the house in 2010, trees which were identified for retention with the previous subdivision application were removed (9 removed from the protected area). The planting plan will require that these trees be replaced with trees and plantings at a ratio of 1 per square metre of land in the protected area with at least 25% of those planting being trees of 2m in height (resulting in replacement trees estimated to be well in excess of the 9 trees lost during construction). The proposed planting plan and associated bonding will be required as a condition of subdivision.

All further landscaping and servicing work including driveway access and storm sewer will need to be located outside the protected area (15m setback).

Engineering:

The Servicing Plan and Storm Water Management require minor revisions which will be a condition of final subdivision approval. Development Cost charges payable at time of subdivision are \$18,502.00 (2012 rate).

PUBLIC INPUT:

Notification:

In accordance with the District's notification policy an information letter was sent out to 6 adjacent neighbours, Lynn Valley Community Association, and School District #44 to inform them of the revised application. Comments have been received as follows:

- The Lynn Valley Community Association has indicated that they will not support the application to subdivide until the applicant can satisfy the concerns of objecting neighbours.
- Three responses in opposition have been received from neighbours within the notification area. Concerns regarding the proposed subdivision are varied but generally relate to the construction of houses out of character with the existing streetscape, a loss of privacy and parking and traffic impacts particularly relating to the adjacent elementary school, the potential for secondary suites and the removal of trees on the site.

- North Vancouver School District representing Ross Road Elementary has indicated that they support the application as development of the lot will improve sightlines into the adjacent playing field, improve security and reduce the potential for after hours activities of concern. They also noted that thoughtful infill also leads to improved enrolment in neighbourhood schools.

The applicant has provided 30 signatures of support for his application signed by residents of the District of North Vancouver outside of the notification area. A total of 24 of these residents reside in the Lynn Valley area.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 17.11 (Attachment A) to allow for the variances; or
2. Deny Development Variance Permit 17.11 including the associated variances.

Kathleen Larsen

Kathleen Larsen
Community Planner

Attach

A - DVP 17.11

B- Traffic Study

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 17.11

This Development Variance Permit 17.11 is hereby issued by the Council of The Corporation of the District of North Vancouver to Kuldip Purewal to allow the subdivision of the lot addressed at 2808 Bushnell Place described as Lot 2, Block L, Westlynn Plan 10864 (PID: 009-273-476), subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under subsection 922(1)(b) of the Local Government Act:

1. In relation to Lot A (a) the minimum lot width is decreased from 18m (59 ft) to 13.1m (43 ft); and
2. In relation to Lot B (a) the minimum lot width is decreased from 18m (59 ft) to 10.6m (34.7 ft);
3. With regards to the definition of lot width the front lot line for Lot A and Lot B is varied from 2/3 of the minimum width requirement for that lot to 7.11m (23.3 ft);
4. The relaxations above apply only to the proposed single-family lots as illustrated in the attached plan of proposed subdivision (DVP 17.11 A).

B. The following requirement is imposed under Section 926(1) of the Local Government Act:

Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

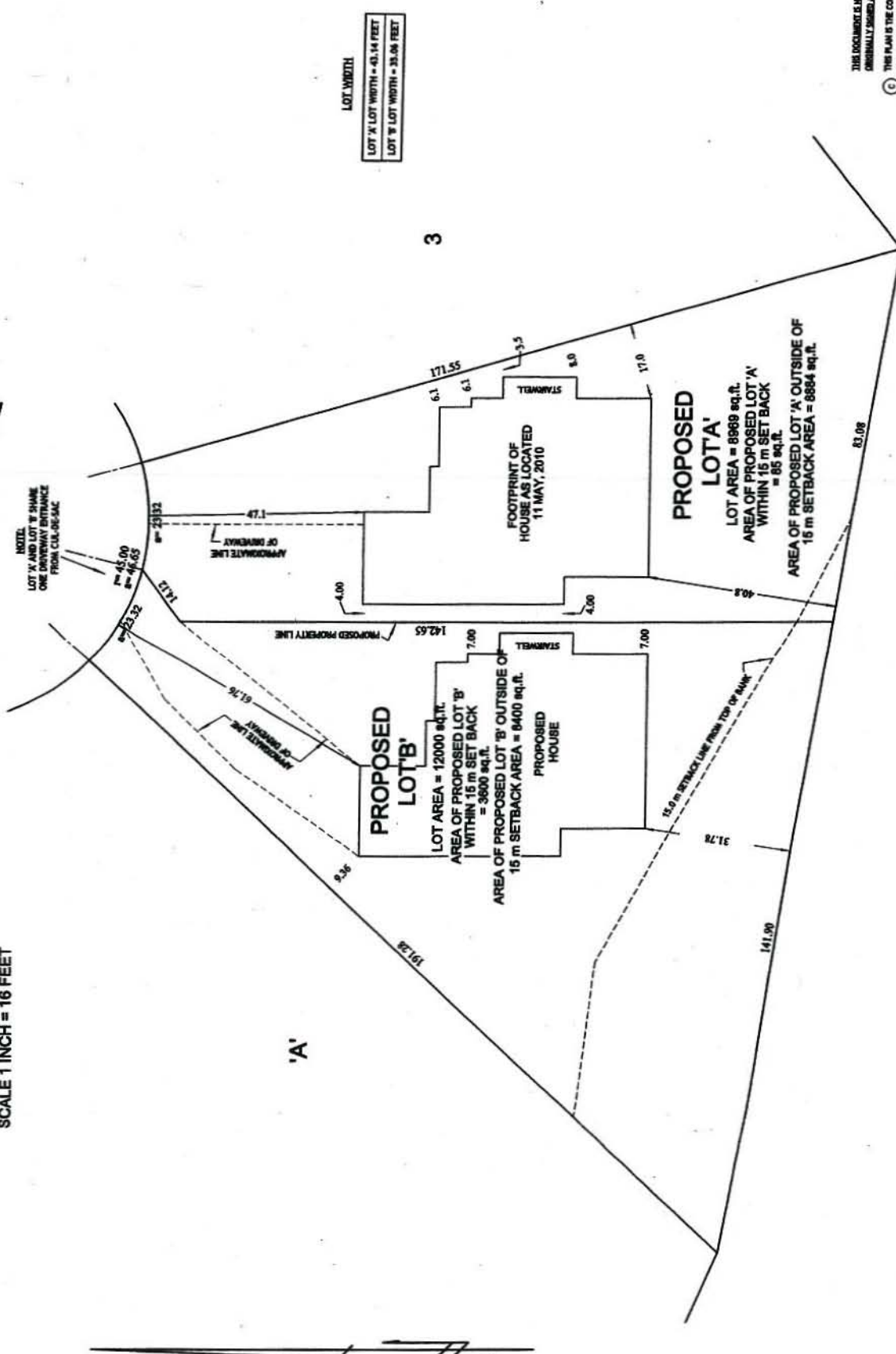
Dated this day of , 2012

**PLAN SHOWING PROPOSED SUBDIVISION OF LOT 2,
BLOCK 'L', WESTLYNN, PLAN 10864**

P.L.D. 008-273-476

SCALE 1 INCH = 16 FEET

BUSHNELL PLACE



LOT WIDTH
LOT 'A' LOT WIDTH = 63.14 FEET
LOT 'B' LOT WIDTH = 35.06 FEET

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED
THIS PLAN IS THE COPYRIGHT PROPERTY
OF HOBBS, WINTER & MACDONALD,
UNAUTHORIZED USE OR REPRODUCTION
IS STRICTLY PROHIBITED
HOBBS, WINTER & MACDONALD,
B.C. LAND SURVEYORS,
113-828 HAMBROUSE DRIVE,
NORTH VANCOUVER, B.C. V7P 3R9,
TEL. 604-984-1371 FAX 604-984-5284
EMAIL: admin@hwsurveyors.com

2808 BUSHNELL PLACE
M 3000-18 VVO

DL 832

CERTIFIED CORRECT THIS 14TH DAY OF MARCH, 2011

ANW _____ B.C.L.S.

BWW CONSULTING

BUSHNELL PLACE SUBDIVISION: TRAFFIC REVIEW

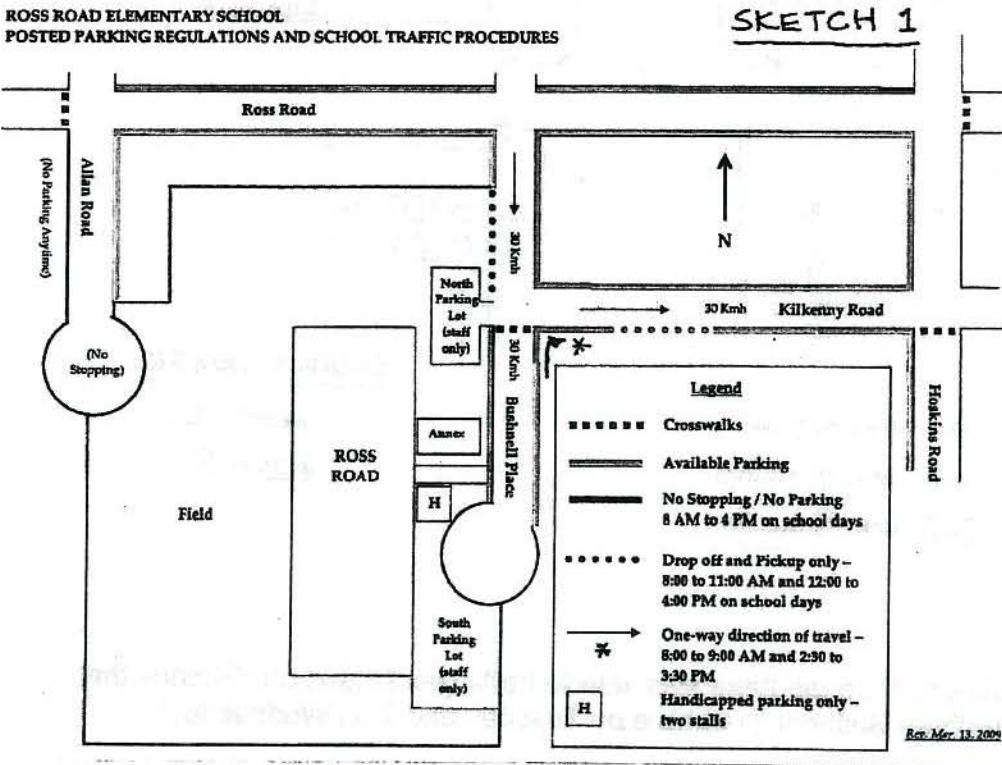
The following is a traffic review of the proposed subdivision at the south end of Bushnell Place.

Proposed Subdivision

The proposed subdivision is to create two lots from one and then to replace the existing single family house with two houses with suites for a total of four new dwelling units.

Existing Conditions

The proposed subdivision is adjacent to the Ecole Ross Road School. Because of the drop off and pick up activity at the school the School District and the District of North Vancouver have implemented a traffic management plan. The plan is in effect during the pre and post school times. The plan elements are shown on sketch 1.

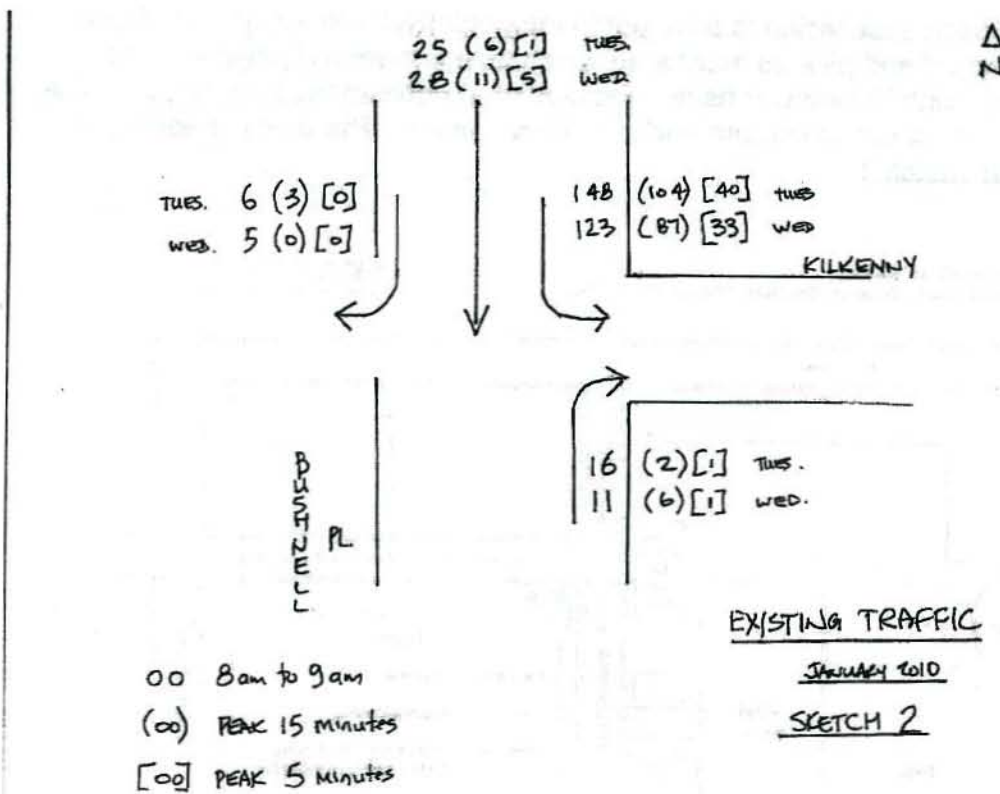


The basic concept is a one-way loop from Ross Road south to Kilkenny Road eastbound to Hoskins Road with the drop off and pick up activity taking place between Ross and Kilkenny on the west side of Bushnell and on the south side of Kilkenny. Traffic from the house along Bushnell and the school parking lot

south of Kilkenny is signed to turn right onto Kilkenny eastbound thus avoiding conflicts with main drop off activity on Bushnell.

Traffic observations and counts were done during the week of January 11, 2010 for the 8 to 9 a.m. period when the school start traffic coincides with part of the regular 7 to 9 commuter period. As school end is mid-afternoon and does not coincide with the regular 4 to 6 pm commute period, the school end period was not studied.

The existing a.m. traffic activity shown on sketch 2 is the total traffic activity between 8 a.m. and 9 a.m., the peak 15 minute traffic (8:30 to 8:45) and the peak 5 minute traffic in the peak 15 minutes.



During the count period there was vehicle traffic westbound on Kilkenny that turned north on Bushnell (1 vehicle on Tuesday and 7 on Wednesday).

Future Traffic

In the morning residential-based vehicle trips occur primarily in the 7 to 9 a.m. period and the standard analysis period is the peak 60 minutes within that period. Depending on such things as residential location, distance to work location and traffic conditions the peak 60 minutes can fall anywhere in the two hour period.

For the review of this situation it is assumed that the traffic activity to be generated by the proposed four dwelling units will be between 8:30 and 9 a.m. (very conservative).

Applying standard trip generation rates and rounding up gives the traffic volumes shown below for the 8:30 to 9 a.m. period.

Existing house:	IN: 0 vehicles	OUT: 1 vehicle
Four units:	IN: 1 vehicle	OUT: 3 vehicles

The above indicates a net increase of three vehicle trips.

In the pm peak hour between 4 and 6 pm the four units would generate 3 trips in and 2 trips out.

Summary

- The traffic generation from the proposed new housing would be very small
- The traffic activity on the two count days varied far more than the new traffic
- There is a low probability that the new traffic would occur at the same time as the peak pre-school traffic
- If the new trips occur before 8:30 or after 8:50 there would be no interaction with school traffic
- The traffic management system in place works well
- The new traffic will have no impact on congestion or safety.

Conclusion

In my opinion traffic issues related to the proposed subdivision are not a reason to not approve the subdivision.

This report has been reviewed with the North Vancouver School District and RCMP.



Brian W. Wallace, PENG
BWW CONSULTING
January 14, 2010
BWWC731

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>MARCH 26, 2012</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	_____	_____	
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____



The District of North Vancouver REPORT TO COUNCIL

March 2, 2012

File: 08.3060.20/011.12

Tracking Number: RCA -

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: 2870 Philip Ave- Development Variance Permit 11.12

RECOMMENDATION:

It is recommended that Council issue Development Variance Permit 11.12 (Attachment A) to allow for a straight in entry carport at 2870 Philip Ave.

REASON FOR REPORT: The applicant has applied for variances that require Council's approval.

SUMMARY:

The applicant has applied for a development variance permit to allow for the addition of a new attached straight in entry carport to the existing house. The required variances are for minimum front yard setback to straight in entry carport, minimum setback to carport roof and maximum building depth. The proposal is supported by staff as the variances will have minimal impact on the neighbours.

ANALYSIS:

Purpose: To allow for the addition of a new straight in entry carport.



Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family Murdo Fraser Zone (RSMF) as seen in the following context map and air photo.



Context Map



Air Photo

Zoning Bylaw Compliance:

The construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Minimum Setback to Straight in Entry Carport	4.57 m 15.00 ft	2.43 m 8.00 ft	2.14 m 7.00 ft
Minimum Setback to Carport Roof	3.35 m 11.00 ft	1.31 m 4.30 ft	2.04 m 6.70 ft
Maximum Building Depth	19.81 m 65.00 ft	23.32 m 76.50 ft	3.51 m 11.50 ft

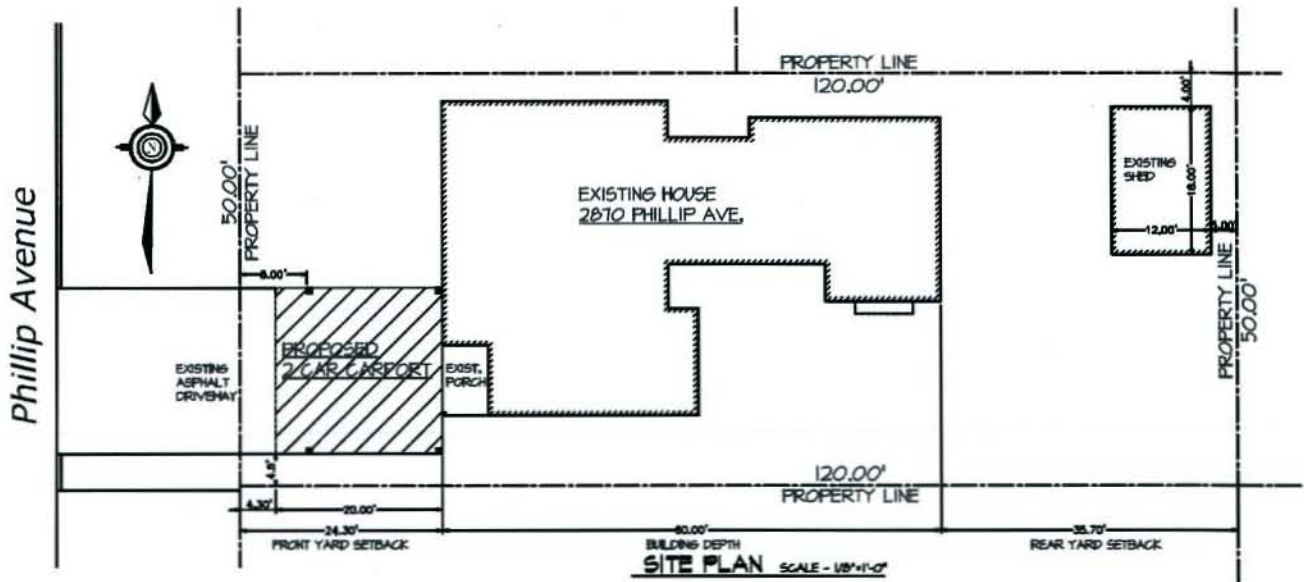
Discussion:

The existing house does not have a carport or garage and is setback 7.57m (24.82 ft) from the front property line. There is no rear lane and the only available location for the parking structure is within the front setback.



Existing House

The proposed carport structure is 6.1m by 6.1m (20ft by 20ft) and is attached to the existing one storey house. The proposed carport is 2.43m (8.00ft) from the front property line, measured to the post, and the proposal requires a 2.14m (7.00ft) front yard setback variance. It is noted that the carport roof extends 1.13m (3.70ft) beyond the posts. The carport also requires a 2.04m (6.70ft) variance to the carport roof setback.



Site Plan

The proposal also requires a 3.51m (11.50ft) variance for maximum building depth. The existing building depth is 18.3m (60.03ft) and the proposed will be 23.32m (76.50 ft). The required variance is 3.51 m (11.50 ft). The proposal does not create an extensive building wall along any one property line.



Elevations

Notification:

An information letter was sent out to the adjacent neighbours and the Edgemont Community Association to inform them of the application. One email response was received from a neighbour in support of the application but with design suggestions and concerns that the carport would be enclosed at a future date. Given the layout of the existing house, the carport will not be easily enclosed without a complete home re-design. In addition, the Development Variance Permit specifies the variances are to permit a carport which is open on 3 sides (i.e. not a garage) and therefore could not be enclosed without another Development Variance Permit. No responses have been received from the Community Association. The applicant submitted 4 signatures of support from adjacent neighbours with their application.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.


Conclusion:

Staff are supportive of the proposal as the location of the existing house restricts the opportunity to locate a carport that complies with the Zoning Bylaw. No objections have been received to date and no adverse impacts are anticipated as a result of the proposed variance.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 11.12 (Attachment A) allow for a new straight in entry carport at 2870 Philip Ave (staff recommendation); or
2. Deny Development Variance Permit 11.12 including the associated variances.



Casey Peters
Planning Assistant

Attach
A – DVP 11.12

<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
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	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 11.12

This Development Variance Permit 11.12 is hereby issued by the Council of The Corporation of the District of North Vancouver to Jiri Dvorak and Jitka Dvorak to allow for the addition of a straight in entry carport at 2870 Philip Avenue legally described as Lot 10, Block 1, District Lots 600 and 601 Plan 7829, PID (010-313-940) subject to the following terms and conditions:

A. The following Zoning Bylaw regulation is varied under subsection 922 (1)(b) of the Local Government Act:

1. The minimum setback to straight in entry carport is decreased from 4.57m (15.00ft) to 2.43m (8.00 ft);
2. The minimum setback to carport roof is decreased from 3.35m (11.00ft) to 1.31m (4.30 ft);
3. The maximum building depth is increased from 19.81m (65.00ft) to 23.32m (76.50 ft);
4. The relaxation above applies only to the carport which is open on 3 sides as illustrated on the attached drawings (11.12 A-B).

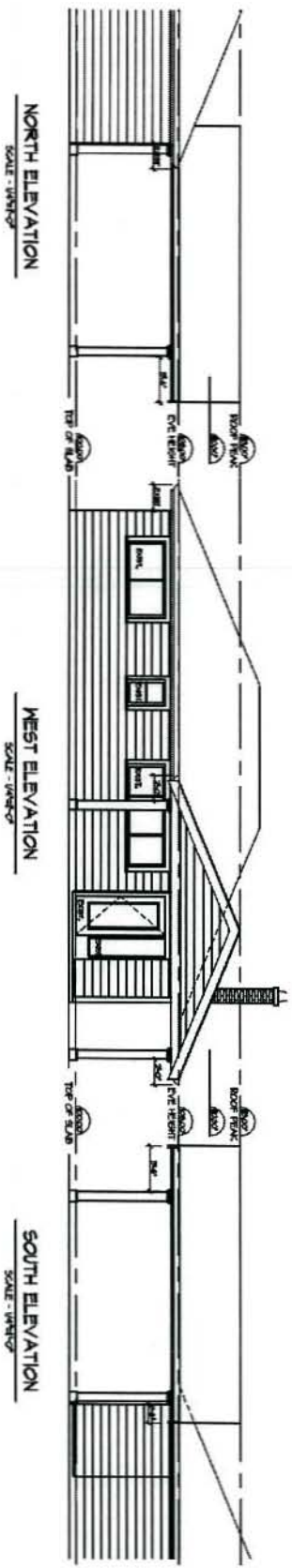
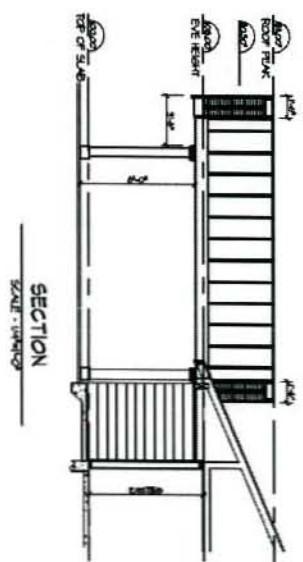
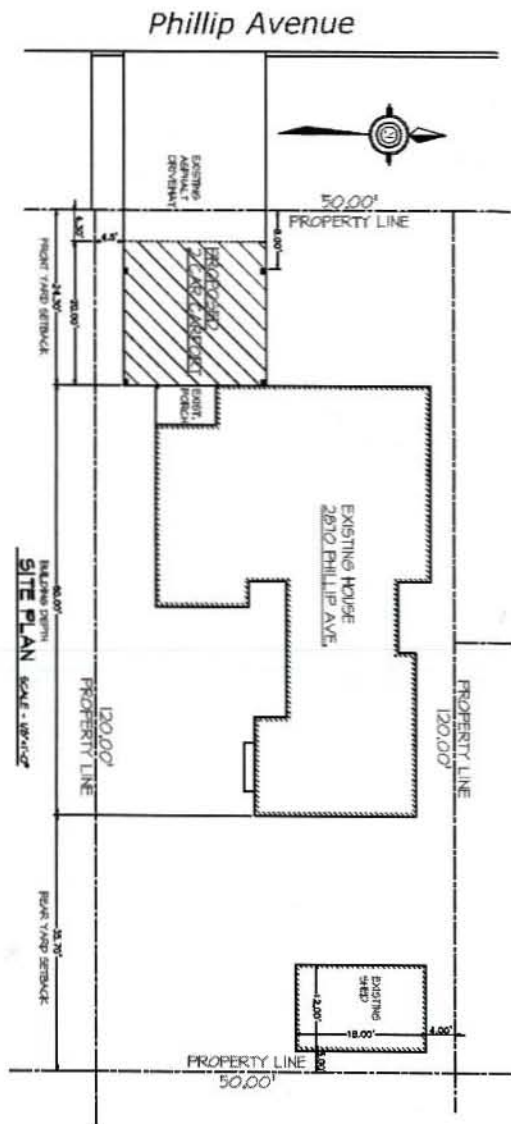
B. The following requirement is imposed under Section 926(1) of the Local Government Act:

Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.

MAYOR

MANAGER, ADMINISTRATIVE SERVICES

Dated this day of, 2012






2870 PHILIP AVE
PROPOSED CARPORT

RECEIVED
DISTRICT OF NORTH VANCOUVER
FEB - 9 2012
PLANNING, PERMITS AND BYLAWS

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input type="checkbox"/> Regular	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	DM# _____	Date: _____	Mailbox: _____

Dept. Manager	Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

March 12, 2012
 File: 1715-41/06
 Tracking Number: RCA –

AUTHOR: Nicole Deveaux, Chief Financial Officer

SUBJECT: Financial Plan Approval Bylaw

RECOMMENDATION:

That Bylaw 7926 cited as the “2012 – 2016 Consolidated Financial Plan Approval Bylaw” now be read a first, second and third time.

REASON FOR REPORT:

The Community Charter requires adoption of an annual Financial Plan Approval Bylaw before May 15th of each year. On March 6, 2012, Council approved the 2012-2016 Draft Financial Plan in principle, including \$500k in additional projects, and instructed staff to prepare the Financial Plan Approval Bylaw based on a 2% tax rate increase.

ANALYSIS

The 2012 – 2016 Financial Plan consolidates the budgets of the Operating, Capital and Reserve funds and the District’s interest in the revenues and expenditures of the North Vancouver Public Library and the Recreation Commission. This consolidation is presented in Schedule A of Bylaw 7926.

The Financial Plan Approval Bylaw also includes a Revenue Disclosure Statement in Schedule B. Pending the tax distribution workshop on April 17, 2012, it is assumed that the 2% tax rate increase is distributed in accordance with the tax strategy approved by Council in 2009 that aims at aligning District tax rates with the average for Metro Vancouver for all property classes. Council revisits the tax distribution decision each year based on prevailing circumstances and tax policies in effect at the time. The revenue disclosure statement will be amended for any changes resulting from the tax distribution workshop and filed with the 2012 Tax Rate Bylaw.

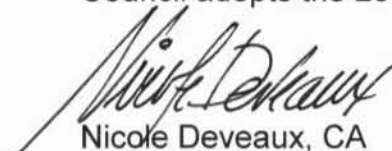
Financial Impacts:

The Financial Plan Approval Bylaw is based on the Draft Financial Plan introduced February 20th 2012. At the March 6 deliberations meeting, Council approved additional projects totalling \$500k for trails, beautification, and pedestrian safety to be included in the plan funded from surplus and reserves. For Council's information, the table below reconciles the "2012 -2016 Draft Financial Plan" to the "2012 - 2016 Consolidated Financial Plan" in Schedule A of Bylaw 7926.

	Operating	Capital	Utilities	Reserves	Partner Interest	2011 Consolidated
<u>Revenue, Debt Proceeds, Transfers In</u>						
Draft Financial Plan	107,298	25,291	45,767	-	-	178,356
Other Revenues & Transfers In	518	454	-	12,065	8,883	21,920
Interfund Eliminations	(2,575)	(24,810)	-	(4,272)	-	(31,657)
Reclassification	(1,577)	-	-	-	-	(1,577)
	<u>103,664</u>	<u>935</u>	<u>45,767</u>	<u>7,793</u>	<u>8,883</u>	<u>167,042</u>
			Note 2			
<u>Expenditures, Debt Service, Transfers Out</u>						
Draft Financial Plan	107,298	25,291	45,767	-	-	178,356
Other Expenditures & Transfers Out	518	454	-	12,065	8,883	21,920
Interfund Eliminations	(15,200)	-	(10,992)	(5,465)	-	(31,657)
Reclassification	(1,577)	-	-	-	-	(1,577)
	<u>91,039</u>	<u>25,745</u>	<u>34,775</u>	<u>6,600</u>	<u>8,883</u>	<u>167,042</u>

Timing:

Adoption of the Financial Plan Approval Bylaw prior to May 15th is a requirement of the Community Charter. This bylaw authorizes continuing operations and expenditures until Council adopts the 2013 – 2017 Financial Plan Approval Bylaw before May 15, 2013.


 Nicole Deveaux, CA
 GM and Chief Financial Officer

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 7926

A bylaw to approve the 2012 Consolidated Financial Plan for the five years ending December 31, 2016 pursuant to section 165 of the *Community Charter* (SBC 2004, Chap. 26).

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

1. Citation

This bylaw may be cited as "2012-2016 Consolidated Financial Plan Approval Bylaw 7926, 2012".

2. Approval of Consolidated Financial Plan

The 2012 - 2016 Consolidated Financial Plan, as set out in the attached Schedule A, for the five years ending December 31, 2016, is approved.

3. Reserve Fund Appropriations for Capital Expenditures

The 2012 – 2016 Consolidated Financial Plan reserve fund appropriations totalling \$5,464,337 as set out below for 2012 are approved.

Capital Expenditures

1. Other Reserves

Public Art	\$	50,000
Trails Reserve		184,000
Traffic Reserve		159,000
		<hr/>
		393,000

2. Development Cost Charge Reserves

Roadways	\$	353,047
Parks		81,600
Waterworks		119,400
Storm Drainage		102,800
		<hr/>
		656,847

3. Equipment Replacement Reserves

General Equipment Reserve	\$	481,000
IT Equipment Reserve		344,000
Fire Equipment Reserve		730,000
Golf Facilities Equipment Reserve		499,490
Recreation Equipment Reserve		110,000
		<hr/>
	\$	2,164,490

4. Infrastructure Replacement Reserve	
William Griffin Sportfield – Artificial Turf Replacement	\$ 600,000
5. New Capital Reserve	
Energy Retrofit Program	\$ 1,400,000
Fleet Services – Automatic Vehicle Locator (AVL)	50,000
	\$ 1,450,000
6. Land Opportunity Reserve	
Land Acquisition Preparatory Works	\$ 200,000

READ a FIRST TIME this the
 READ a SECOND TIME this the
 READ a THIRD TIME this the
 ADOPTED this the

 Mayor

 Municipal Clerk

Certified a true copy

 Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
2012 - 2016 CONSOLIDATED FINANCIAL PLAN (000's)**

	2012	2013	2014	2015	2016
REVENUES					
Taxation	80,790	83,454	86,227	89,096	90,800
Penalties and Interest on Taxes	625	638	650	663	677
Sales, Fees, and User Charges	69,860	76,515	79,610	82,493	85,507
Transfer from Governments	1,652	1,825	1,914	1,941	1,969
Investment Income	3,405	3,211	3,493	3,493	3,428
External Contributions	255	11,769	15,978	1,086	295
	<u>156,587</u>	<u>177,412</u>	<u>187,872</u>	<u>178,772</u>	<u>182,676</u>
PROCEEDS FROM DEBT	-	2,700	-	15,000	-
TRANSFERS FROM					
Accumulated Surplus Operating	4,062	3,085	3,085	3,085	3,085
Capital Committed Funds	92	100	100	-	-
Protective Services Reserve	837	57	58	59	61
Other Reserves	393	50	50	50	50
Development Reserves	657	683	680	950	862
Equipment Replacement Reserves	2,164	770	1,758	2,784	1,962
Land Opportunity Reserve	200	-	-	-	-
Infrastructure Replacement Reserve	600	500	6,800	4,510	-
New Capital & Innovation Reserve	1,450	-	-	4,500	700
	<u>10,455</u>	<u>5,245</u>	<u>12,531</u>	<u>15,938</u>	<u>6,720</u>
TOTAL	<u>167,042</u>	<u>185,357</u>	<u>200,403</u>	<u>209,710</u>	<u>189,396</u>
EXPENDITURES					
General Government	18,304	17,851	18,105	18,424	16,112
Protective Services	37,398	37,996	38,889	39,804	40,742
Solid Waste and Recycling Services	8,134	8,280	8,782	9,265	9,708
Social Services	2,709	2,764	2,820	2,877	2,935
Development Services	2,002	2,042	2,082	2,124	2,167
Transport and Other Services	5,658	5,823	5,997	6,176	6,370
Parks, Recreation and Cultural Services	30,712	31,437	32,075	32,728	33,396
Water Utility Services	14,516	16,494	17,463	18,427	19,234
Sewer Utility Services	11,649	12,367	13,160	14,084	15,154
Capital Expenditures	25,745	32,564	49,860	54,238	30,362
	<u>156,827</u>	<u>167,618</u>	<u>189,233</u>	<u>198,147</u>	<u>176,180</u>
DEBT SERVICE					
Principal & Interest	2,801	2,801	3,119	3,119	4,452
TRANSFERS TO					
Accumulated Surplus Operating	617	629	642	654	667
Accumulated Surplus Water	100	-	-	50	75
Accumulated Surplus Sewer	50	100	150	200	250
Other Reserves	198	185	189	193	197
Development Reserves	1,093	1,056	1,068	1,082	1,090
Equipment Replacement Reserves	1,859	1,863	1,918	1,956	1,975
Land Opportunity Reserve	359	7,799	455	464	473
Infrastructure Replacement Reserve	2,842	2,832	2,927	2,898	2,916
New Capital & Innovation Reserve	296	474	702	947	1,121
	<u>7,414</u>	<u>14,938</u>	<u>8,051</u>	<u>8,444</u>	<u>8,764</u>
TOTAL	<u>167,042</u>	<u>185,357</u>	<u>200,403</u>	<u>209,710</u>	<u>189,396</u>

DISTRICT OF NORTH VANCOUVER 2012 REVENUE DISCLOSURE STATEMENT

Proportion of revenue from each funding source

The proportion of total revenue to be raised from each funding source in 2012 is shown in the table on the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of the revenue of the municipality. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Other sources of revenue include proceeds from land sales and external grants. This source of revenue is difficult to predict and can fluctuate significantly from year to year.

Revenue Source	% Total	
	2011	2012
Taxation		
Property Value Taxes	52.4%	51.6%
Parcel Taxes	0.1%	0.1%
Sales, Fees and User Charges	43.5%	44.5%
Other Sources	4.0%	3.8%
Proceeds From Borrowing	0.0%	0.0%
TOTAL	100.0%	100.0%

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services such as water and sewer usage, can be measured and charged on a user-pay basis. This basis attempts to fairly apportion the value of a municipal service to those who make use of it. Other services (e.g. recreation) which have both an individual and community benefit are being funded through a combination of user fees and municipal taxes.

Property Tax Burden

The property tax burden of each property class is shown in the table on the right. The tax rate increase distribution for 2012 is based on the tax strategy approved by Council in 2009 that aims at aligning District tax rates with the average for Metro Vancouver, or the capped rate (if applicable) for all property classes. The strategy assumes some shifting of the tax burden between classes as the tax base

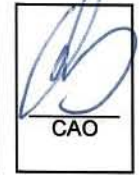
Property Class	% Property Value Tax	
	2011	2012
Residential (1)	71.7%	71.9%
Utilities (2)	0.1%	0.1%
Major Industry (4)	9.9%	9.7%
Light Industry (5)	1.0%	1.0%
Business (6)	17.1%	17.1%
Recreation (8)	0.2%	0.2%
TOTAL	100.0%	100.0%

for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place for business will benefit from this policy. Council's approach is based on the principles of equity, fairness and responsiveness to community goals. This has led to the proportional relationship between property classes to remain relatively constant over time. Proportional relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Permissive Tax Exemptions

Permissive tax exemptions were approved in October 2011 and amount to approximately \$381,869 in tax revenue foregone. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not on the charitable status of the organization as a whole. Organizations that contribute to the well being of the citizens of the municipality in improving ones quality of life and effectively enhancing community services are eligible.

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	_____	Item #	_____
<input checked="" type="checkbox"/> Regular	Date:	MARCH 26, 2012	Item #	_____
<input type="checkbox"/> Agenda Addendum	Date:	_____	Item#	_____
<input type="checkbox"/> Info Package	DM#	_____	Date:	_____
			Mailbox:	_____



The District of North Vancouver REPORT TO COUNCIL

March 12, 2012
File: 3060-20-56.11
Tracking Number: RCA -

AUTHOR: Tamsin Guppy, Community Planning

SUBJECT: Bylaw 7902 and 7903: Eliza Kuttner Memorial Park

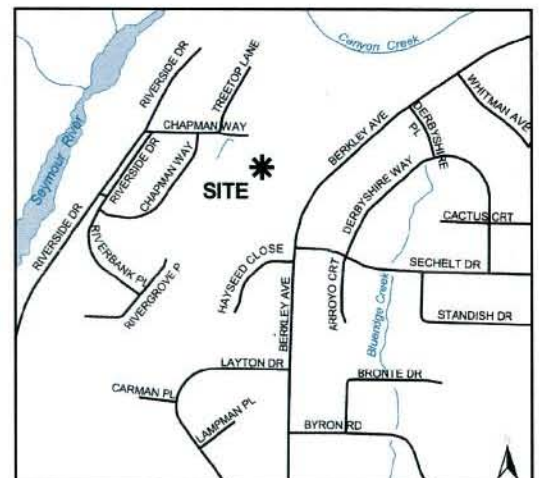
RECOMMENDATION:

That the following bylaws be introduced and referred to a Public Hearing:

1. Bylaw 7902 amending the Official Community Plan from Residential Level 2 to Parks, Open Space and Natural Areas (Attachment A); and
2. Bylaw 7903 rezoning land from Single Family Residential to Parkland(Attachment B).
3. Council pass the following resolutions:
 - a) That pursuant to Section 879 of the Local Government Act, additional consultation is not required with respect to Bylaws 7902 and 7903; and
 - b) That pursuant to Section 882(3)(a) of the Local Government Act, Council has considered Bylaws 7902 and 7903 in conjunction with its Financial Plan and applicable Waste Management Plan.

REASON FOR REPORT:

Staff are bringing forward the necessary bylaws to start the process of converting land that was once residential to parkland, and more precisely to create a memorial to Eliza Kuttner.



BACKGROUND:

On January 19, 2005, District resident Eliza Kuttner died in a landslide originating from the crest of the Berkley escarpment. This tragic event changed the way the District deals with hazards. Following the remediation of the site to reduce the landslide risk, the area has been re-planted and two flat parkland style pieces of land are now located at the top and bottom of the slide area.

Eliza Kuttner Park

The residential and park lands that are located at the site of the Berkley landslide between Berkley Avenue and Chapman Way are proposed to be rezoned Park and named Eliza Kuttner Park.

The park site would include the lots shown below, including subdividing off a portion of District owned 2430 Chapman Way, and a portion of the existing park lot located below the Berkley lots, to create one continuous and clearly defined parcel, which henceforth would be known as Eliza Kuttner Park. Access to 2430 Chapman Way would be maintained by the creation of an access easement.

The Proposed Eliza Kuttner Park Site:

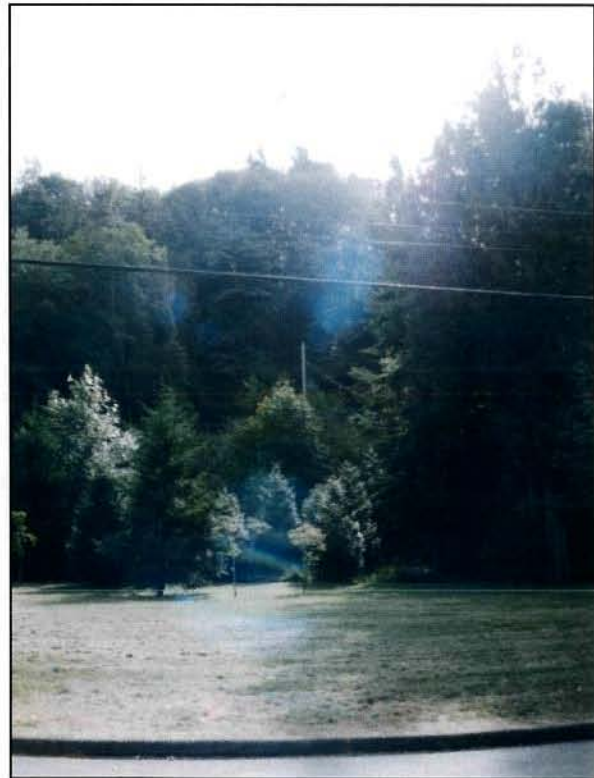




Following the landslide, the lots were cleared and landscaped and now form a parklike setting for both Berkley and Chapman Way (shown below).



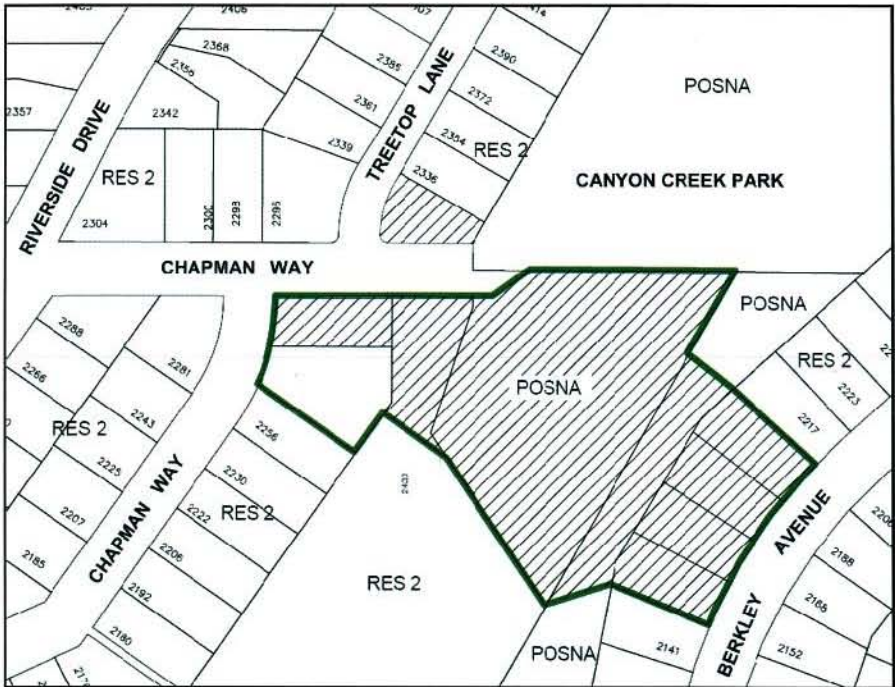
Berkley Avenue



Chapman Way

OCP Amendment

Bylaw 7902 is a housekeeping bylaw which proposes to redesignate the hatched areas shown on the map below from Residential Level 2 to Parks, Open Space and Natural Areas (Attachment A). These changes will amend the Official Community Plan's land use map.

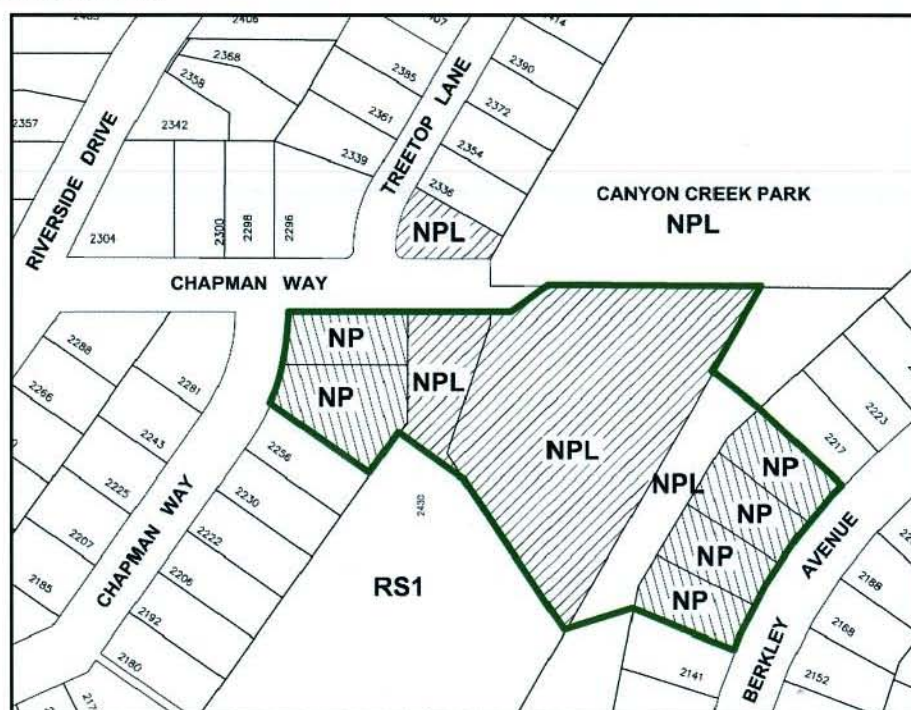


Under Section 879 of the Local Government Act, the District must consider the impact of any OCP amendment on its financial plan and any applicable waste management plans. The redesignation of these lands to park, open space and natural areas will have minimal impact in this regard.

Park Zoning

Bylaw 7903 proposes to rezone lands from residential zoning to park zoning. The properties on Chapman Way and Berkley Avenue that have flat landscaped areas that could be suitable for public uses, including neighbourhood park uses, like playgrounds, or benches are proposed to be rezoned to Neighbourhood Park (NP). At this time the only addition to these lands would be the addition of a memorial bench on Chapman Way and park signs on both street fronts.

The properties on the steep embankment are part of the forested embankment, and as such are proposed to be rezoned to the Natural Parkland Zone (NPL) with the expectation that they remain forested.



Proposed Zoning Map

Memorials

Eliza Kuttner Park: This report outlines how the District owned lots can be packaged together to create a park on the site of the 2005 Berkley landslide. This park is proposed to be named “Eliza Kuttner Park” and two parks signs will be erected, one on Berkley Avenue and one at Chapman Way. This proposal is in keeping with Corporate Policy 12-5810-1 which lays out the criteria for naming parks.

In addition, a memorial bench will be located on Chapman Way, and will be fitted with a plaque which reads:

Eliza Wing-Mun Chandra Prabha Chiu Kuttner
March 26, 1961 – January 19, 2005
“She Brought Love to Everyone She Met”

Concurrence:

This report has been written in conjunction with input from the Parks and Engineering staff.

Financial Impacts:

The lands in question are owned by the District and were acquired with funds granted by the Province of British Columbia. For accounting purposes, these lands are recorded at cost in the amount of \$4.8 million. In the event of a conversion to parklands, the existing values are no longer supportable and these lands will need to be written down as a result of the change in use. The value of these lands as parklands is assessed at \$.4 million by BC Assessment (2012). The asset write-down will have the effect of reducing the District's equity in tangible capital assets by \$4.4 million to reflect the value given up by the District in creating the park.

Conclusion:

The rezoning and designation of these lands to create a park as a memorial to Eliza Kuttner is an appropriate use of the land.

Staff recommend that the following bylaws be introduced and referred to a Public Hearing:

1. Bylaw 7902 amending the Official Community Plan from Residential Level 2 to Parks, Open Space and Natural Areas (Attachment A); and
2. Bylaw 7903 rezoning land from Single Family Residential to Parkland(Attachment B).
3. Council pass the following resolutions:
 - c) That pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaws 7902 and 7903; and
 - d) That pursuant to Section 882(3)(a) of the Local Government Act, Council has considered Bylaws 7902 and 7903 in conjunction with its Financial Plan and applicable Waste Management Plan.


 Tamsin Guppy
 Community Planning

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input checked="" type="checkbox"/> Finance <i>MJD</i>	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
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	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

The Corporation of the District of North Vancouver

Bylaw 7902

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7902, 2011 (Amendment 1)".

2. Amendments

2.1 The Official Community Plan – Land Use Map is amended by re-designating from *Residential Level 2 to Parks, Open Space and Natural Areas* the properties as illustrated in Schedule 1 to this bylaw and described as follows:

Lot 1, Blocks 17-19, District Lot 778, Plan 14603, PID:007-758-189
Lot 1, Block 2, District Lot 850, Plan 8972, PID 009-859-594
Lot A of Lot 36, Block 1, District Lot 850, Plan 17837, PID: 004-741-021
Lot 27, Block 3, District Lot 850, Plan 8987, PID: 009-846-867
Lot 26, Block 3, District Lot 850, Plan 8987, PID: 009-846-859
Lot 25, Block 3, District Lot 850, Plan 8987, PID: 009-847-201
Lot 24, Block 3, District Lot 850, Plan 8987, PID:009-846-841

2.2 The Official Community Plan – Land Use Map is amended by re-designating from *Residential Level 2 to Parks, Open Space and Natural Areas* the properties as illustrated in Schedule 1 to this bylaw and described as follows:

All that portion of Lot "B" of Lot 36, Block "I", District Lot 850, Group One, New Westminster District, Plan 17837, which said portion may be more particularly described thus:

Commencing at the bend point on the Westerly boundary of said Lot "B", as shown on Plan 17837

Thence 0° 14' 20" and along the Westerly boundary of said Lot "B", a distance of 39.690 metres more or less, to the NorthWest corner of said Lot "B",

Thence 90° 14' 20" and along the Northerly boundary of said Lot "B", a distance of 30.065 metres more or less, to the NorthEast corner of said Lot "B",

Thence 180° 14' 20" and along the Easterly boundary of said Lot "B", a distance of 3.670 metres more or less, to a bend in the Easterly boundary of said Lot "B",

Thence 198° 10' 30" and along the Easterly boundary of said Lot "B", a distance of 49.990 metres more or less, to a bend in the Easterly boundary of said Lot "B",

Thence 146° 40' 00" and along the Easterly boundary of said Lot "B", a distance of 11.595 metres,

Thence 305° 35' 49' a distance of 29.425 metres more or less, to a point on the Westerly boundary of said Lot "B", said point lying 5.091 metres SouthWesterly of the point of commencement,

Thence 35° 10' 25" and along the Westerly boundary of said Lot "B" to the point of commencement .

Said portion containing 0.120 hectares more or less.

READ a first time the

PUBLIC HEARING held the

READ a second time the

READ a third time the

ADOPTED the

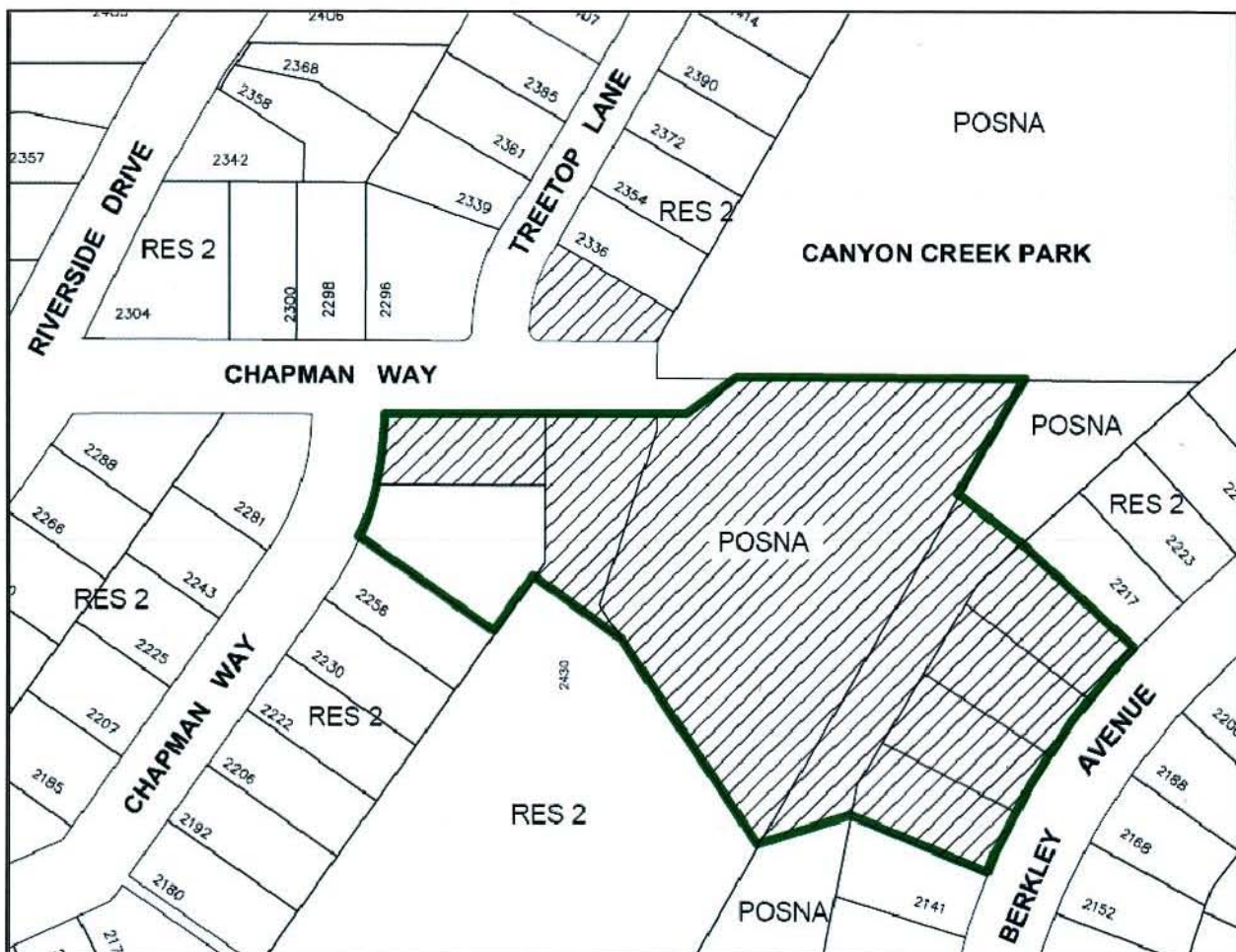
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 7902



The Corporation of the District of North Vancouver

Bylaw 7903

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1276 (Bylaw 7903)".

2. Amendments

2.1 The Zoning Map is amended to rezone from Single Family Residential (RS3) to Natural Parkland (NPL) the land as illustrated in Schedule 1 to this bylaw and legally described as follows:

Lot 1, Blocks 17-19, District Lot 778, Plan 14603, PID:007-758-189

2.2 The Zoning Map is amended to rezone from Single Family Residential (RS1) to Natural Parkland (NPL) the land as illustrated in Schedule 1 to this bylaw and legally described as follows:

Lot A of Lot 36, Block 1, District Lot 850, Plan 17837, PID: 004-741-021
And all that portion of Lot "B" of Lot 36, Block "I", District Lot 850, Group One, New Westminster District, Plan 17837, which said portion may be more particularly described thus:

Commencing at the bend point on the Westerly boundary of said Lot "B", as shown on Plan 17837

Thence 0° 14' 20" and along the Westerly boundary of said Lot "B", a distance of 39.690 metres more or less, to the NorthWest corner of said Lot "B",

Thence 90° 14' 20" and along the Northerly boundary of said Lot "B", a distance of 30.065 metres more or less, to the NorthEast corner of said Lot "B",

Thence 180° 14' 20" and along the Easterly boundary of said Lot "B", a distance of 3.670 metres more or less, to a bend in the Easterly boundary of said Lot "B",

Thence 198° 10' 30" and along the Easterly boundary of said Lot "B", a distance of 49.990 metres more or less, to a bend in the Easterly boundary of said Lot "B",

Thence 146° 40' 00" and along the Easterly boundary of said Lot "B", a distance of 11.595 metres,

Thence 305° 35' 49" a distance of 29.425 metres more or less, to a point on the Westerly boundary of said Lot "B", said point lying 5.091 metres SouthWesterly of the point of commencement,

Thence 35° 10' 25" and along the Westerly boundary of said Lot "B" to the point of commencement .

Said portion containing 0.120 hectares more or less.

- 2.3 The Zoning Map is amended to rezone from Single Family Residential (RS3) to Neighbourhood Park Zone (NP) the land as illustrated in Schedule 1 to this bylaw and legally described as follows:

Lot 27, Block 3, District Lot 850, Plan 8987, PID: 009-846-867
Lot 26, Block 3, District Lot 850, Plan 8987, PID: 009-846-859
Lot 25, Block 3, District Lot 850, Plan 8987, PID: 009-847-201
Lot 24, Block 3, District Lot 850, Plan 8987, PID: 009-846-841
Lot 1, Block 2, District Lot 850, Plan 8972, PID: 009-859-594
Lot 2, Block 2, District Lot 850, Plan 8972, PID: 003-423-913

READ a first time the

PUBLIC HEARING held the

READ a second time the

READ a third time the

ADOPTED the

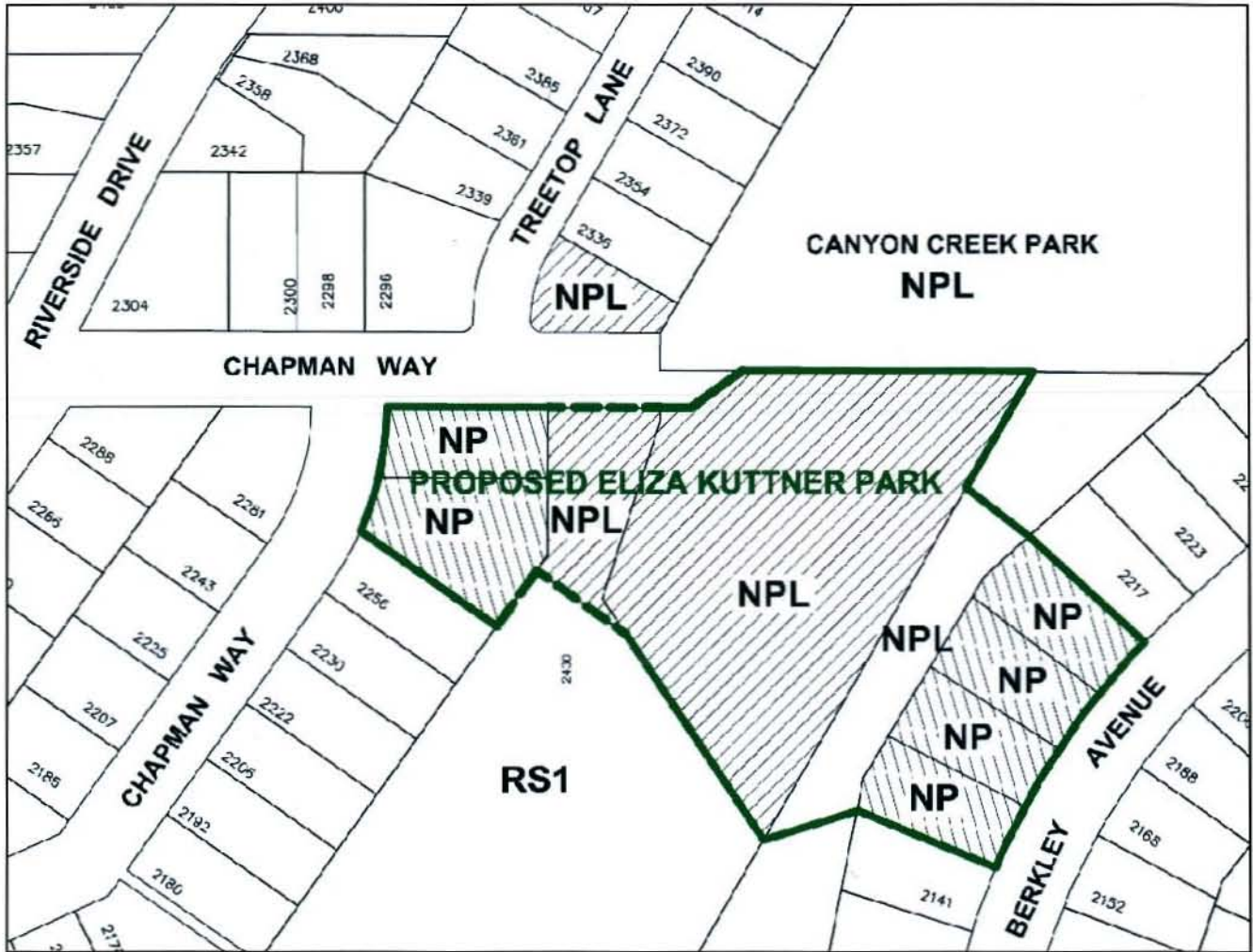
Mayor

Municipal Clerk

Certified a true copy

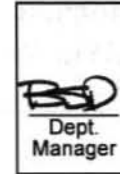
Municipal Clerk

Schedule 1 to Bylaw 7903



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COUNCIL AGENDA/INFORMATION			
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<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:



The District of North Vancouver REPORT TO COUNCIL

March 9, 2012
File: 3060-20-62.11
Tracking Number: RCA -

AUTHOR: Steven Petersson, Development Planner

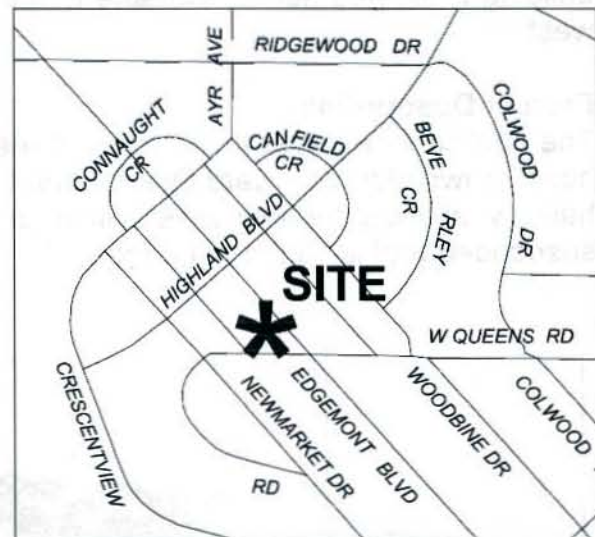
SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING BYLAW 1278 (BYLAW 7922)

RECOMMENDATION:

- 1) Council give First Reading to Rezoning Bylaw 1278, Bylaw 7922 (Attachment A), rezoning the subject site from Commercial-2 (C-2) to Comprehensive Development 65 (CD-65) to permit development of a commercial and office building;
- 2) Bylaw 7922 be referred to a Public Hearing.

SUMMARY:

Kevington Building Corporation seeks to rezone their commercial property from C-2 to a Comprehensive Development Zone to allow for development of a three-storey commercial and office building at the southern entrance to Edgemont Village.



EXISTING POLICY

The proposal conforms to the Official Community Plan (OCP) designation and local plan reference document. The Official Community Plan designation is Commercial Residential Mixed Use Level 1, and for reference the Upper Capilano Local Plan designates the site Core Commercial, envisioning a three storey building that steps down to two storeys toward Queens Road.

The site is located in the Commercial Form and Character Development Permit Area, and the Energy and Water Conservation and Reduction of Greenhouse Gases Development Permit Area.

The site is zoned Commercial-2 (C-2), which, in Edgemont Village, limits height and density to 25 feet and 1.0 FSR. Rezoning is required to achieve the applicant's proposal.

SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING BYLAW 1278 (BYLAW 7922)

March 9, 2012

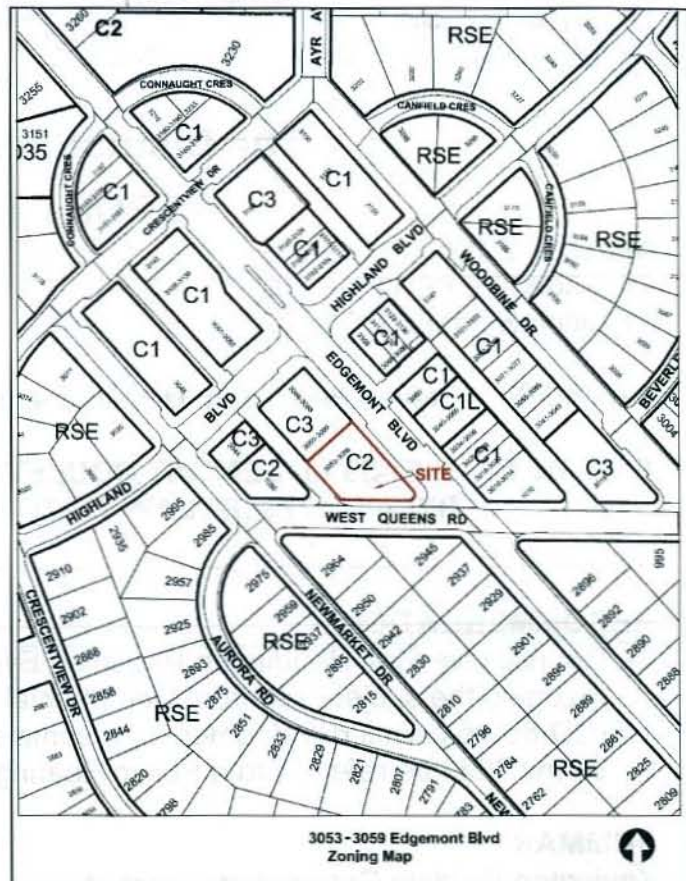
Page 2

ANALYSIS

Site and Surrounding Area:

The 1,158 m² (12,462 sq ft) site is located at the north-west corner of Queens Road and Edgemont Boulevard, at the southern entrance to Edgemont Village. The site is currently used as a commercial strip mall with surface parking in front of the stores.

North-west of the site is the three-storey mixed commercial and residential Highland House building. On the south-east corner of the site, a corner park with gateway signage is jointly owned by the District and landowner. Across Edgemont Boulevard to the east is a mix of one and two-storey commercial buildings. Across Queens Road to the south are single family residential homes. A commercial building is located across the lane to the west.



Project Description:

The applicant proposes to develop a three-storey commercial and office building that steps down to two storeys toward Queens road. The roof is suspended above the third storey hallway, allowing for natural ventilation and light. The total building height to the top of the suspended roof is 13.5m (44.5 feet).



SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING BYLAW 1278 (BYLAW 7922)

March 9, 2012

Page 3

The floor space ratio (FSR) for this new commercial building will be 1.88, including a 0.04 FSR green building density bonus in section 4C03 of the Zoning bylaw (to account for the green building bonus Bylaw 7922 permits 1.84 FSR). The OCP designation is "intended predominantly for general commercial purposes... up to approximately 1.75 FSR". The OCP provides general guidance and approximate density of development proposals and notes that "actual densities on individual lots" is the function of the District zoning bylaw (page 25, 26 DNV OCP). As such this proposal is consistent with the objectives and policies in the DNV OCP.

The proposed building is setback 1.5m to Edgemont Boulevard and has a corner setback to permit the corner park. The proposed site coverage is 88%.

The round portion of the building, near the corner of Edgemont Boulevard and Queens Road, is intended for the anchor tenant, the North Shore Credit Union. Three more commercial retail units are proposed on the ground floor. Twelve office units are proposed for the second and third storeys. Vehicle access will be provided via the rear lane west of the property. 46 parking stalls in two levels of underground parking are proposed.



The corner park (right) is proposed to be retained and improved. The park is being considered as an appropriate location for a public art piece.

A rooftop garden is proposed on top of the second storey of the rotunda, at the south-east corner overlooking the park. Since the applicant intends to manage the building after construction, tenants will be offered the opportunity to plant and maintain this roof garden.



**SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING
BYLAW 1278 (BYLAW 7922)**

March 9, 2012

Page 4

In addition to the rooftop garden over the round part of the building, the applicant proposes to build a green roof with skylights. The photo to the right shows an example of the green tray system proposed for the green roof.



Green Building

Following the District's green building strategy, the proposed building is required to meet LEED Gold under the New Construction (2009) rating system, and is on track to obtain 13 Energy and Atmosphere points. Prior to adoption of this rezoning bylaw, the applicant will be required to provide a covenant under S.219 of the Local Government Act and a performance bond to ensure that the building achieves these targets.

In addition to the rooftop garden, green roof and energy reduction strategy, the applicant proposes a number of mechanical and passive strategies to achieve LEED Gold (see Attachment 1).

Timing/Approval Process

If the rezoning bylaw is adopted, the Development Permit will be considered for issuance at the time of rezoning bylaw adoption.

Concurrence

Advisory Design Panel

Advisory Design Panel reviewed the proposal on September 8, 2011. The panel commended the applicant on the quality of the proposal and recommended approval of the project, subject to addressing some items to the satisfaction of staff. Staff worked with the applicant to address all points.

Financial Impacts

If this development is approved, District of North Vancouver Development Cost Charges are estimated to be \$60,000.

The community amenity contribution for this project is \$312,975, plus other considerations discussed below under Community Amenity Contributions.

Social Policy Implications

Development of office and commercial space on Edgemont Boulevard will provide opportunities for economic development and employment in Edgemont Village.

**SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING
BYLAW 1278 (BYLAW 7922)**

March 9, 2012

Page 6

Community Amenity Contribution

Administrative Policy 8-3060-2 directs staff to obtain community amenity funding through new development.

In accordance with Section 904 of the *Local Government Act*, provision of a community amenity contribution is required to achieve the full density potential under the proposed CD 65 zone. The value of the community amenity contribution, calculated at 50% of the land lift resulting from rezoning, is calculated to be \$312,975. In addition, the applicant will dedicate a statutory right of way for the private property portion of the corner park, and construct over \$95,000 worth of off-site landscaping improvements to the corner park and public sidewalk area. The proposed CD-65 zone entitles the owner to 1.84 FSR (excluding a 0.04 FSR green building bonus) if they provide this community amenity contribution.

In addition to construction of the corner park and public art adjacent to the site, staff will work with the Edgemont Community Association, the applicant and municipal departments to identify appropriate local amenity projects (such as public realm improvements), to receive support from this community amenity contribution.

Conclusion:

This proposal is well considered for the site and has been well received by the community and staff. It achieves a high quality design, responds to public spaces, and provides good amenity spaces for tenants. It offers the opportunity for economic development and job growth in Edgemont Village, while providing a significant community amenity contribution.

Bylaw 7922 permits the applicant to realize their vision, while providing aesthetic, economic, social and environmental benefits to the community.



Steven Petersson
Development Planner

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/>
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<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
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	<input type="checkbox"/> GIS		

SUBJECT: 3053-59 EDMONTON BOULEVARD: INTRODUCTION OF REZONING BYLAW 1278 (BYLAW 7922)

March 9, 2012

Page 5

Environmental Impact

Improvements to building and site performance are anticipated from redevelopment of the site under the green building strategy.

A site profile was received and forwarded to the provincial Ministry of Environment. Adoption of the rezoning bylaw is subject to receipt of an appropriate ministry release.

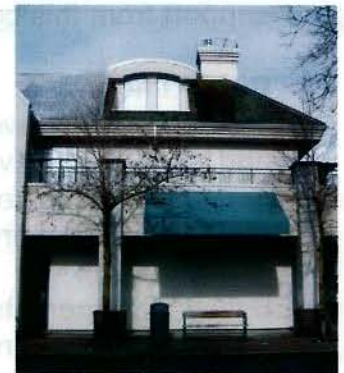
Public Input

Public Information Meeting

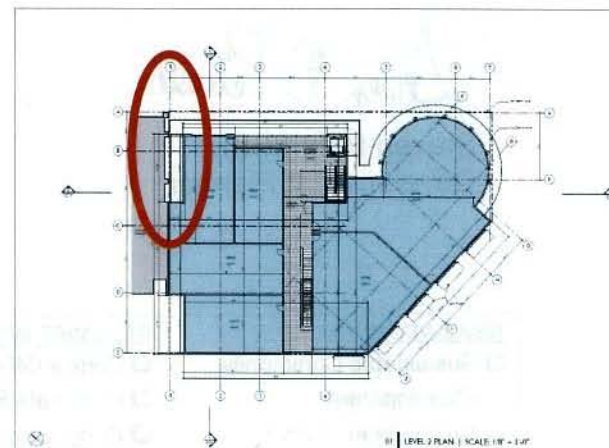
A public information meeting was held by the applicant and facilitated by a third-party facilitator on November 8, 2011 at the Delbrook RecCentre. Approximately 22 people attended the meeting. The tone and comments indicated public support for the development because the increase in off-street parking, additional office space and attractive design represent a “significant benefit” to Edgemont Village.

Adjacent Residential Neighbour

Highland House is adjacent and north-west of the development site. One second-storey residential deck wraps around the frontage of the building to the side (see photo to the right). Two windows face the development site: the glass sliding door and a dormer window on the third floor. When Highland House was constructed, no side setback was created from the second storey balcony, so the residential balcony lies immediately adjacent to the development site’s property line, and the residential unit is set back the width of the balcony (approximately 1.5m).



The proposed building features a 1.8m (6 ft) setback from the property line on both upper storeys. This setback was included in the building design to reduce the impact on the adjacent residential unit. A shading study indicates that, although shading impacts will vary significantly with the time of day and season, the residential unit will not be permanently cast in shadow as a result of the development. The applicant proposes to use stone cladding on the exterior wall across from the balcony to improve the aesthetic appearance for the residential neighbour.



Edgemont and Upper Capilano Community Association

The community association invited the applicant to present their proposal to their membership at their Annual General Meeting on March 22, 2011. The proposal was very well received from the community association membership, who welcomed a new, well-designed commercial and office building at the southern gateway to Edgemont Village.

The Corporation of the District of North Vancouver

Bylaw 7922

A bylaw to amend The District of North Vancouver Zoning Bylaw 1278 (Bylaw 3210) to rezone a commercial property at Lot B, Block 41, District Lot 599, Plan 13502, PID 008-581-231 (3053-3059 Edgemont Boulevard) to CD65 to permit commercial and office development.

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1278 (Bylaw 7922)".

2. Amendments

1. The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965" as they affect:

a) Part 2 by replacing:

"For definitions applicable to the Employment Zones and Village Commercial Zones see Part 2A, for all other zones see below."

With:

"For definitions applicable to the Employment Zones, Village Commercial Zones and Comprehensive Development Zone 65 see Part 2A, for all other zones see below."

b) Part 2A by replacing:

"Definitions Applicable to the Employment Zones and Village Commercial Zones (Sections 600-A, 600-B, 750 and 770)

The following definitions apply in the Employment Zones and Village Commercial Zones (Section 600-A, 600-B, 750 and 770) only."

With:

"Definitions Applicable to the Employment Zones, Village Commercial Zones, and Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770, and 4B370 to 4B385)

The following definitions apply in the Employment Zones, Village Commercial Zones and Comprehensive Development Zone 65 (Sections 600-A, 600-B, 750, 770, and 4B370 to 4B385) only:"

c) Section 301(2) by inserting the following zoning designation:

"Comprehensive Development Zone 65 (CD 65)"

d) Part 4B by inserting the following:

"4B370 Comprehensive Development Zone 65 (CD65)"

The CD 65 Zone is applied to:

Lot B, Block 41, District Lot 599, Plan 13502, PID: 008-581-231 (3053-3059 Edgemont Boulevard)

4B371 Intent

The purpose of the CD65 zone is to permit commercial and office development in Edgemont Village.

4B372 Uses

The following *principal uses* shall be permitted in the Comprehensive Development 65 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

The following *principal uses* are permitted:

Office use

Personal service use

Retail use (with the exception of liquor store use as defined in Part 2 of the Zoning Bylaw)

Service use

(c) Prohibited Uses

The following uses are not permitted:

Liquor Store

4B373 Conditions of Use:

- (a) **All uses:** all uses of land, buildings, and structures are only permitted when the following conditions are met:
- i. All aspects of use are completely contained within an *enclosed building* except for:
 - a. Parking and loading areas and external corridors
 - b. *Outdoor customer service areas*
 - c. The display of goods limited to 5m² (54 sq ft) per commercial unit
 - d. Glass elevator
 - e. *Outdoor amenity areas* (balconies, patios or roof decks).
 - ii. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.
 - iii. Any outdoor customer service areas must comply with the regulations found in Section 413.

4B374 Accessory Use

- (a) **Accessory Uses** are permitted.

4B375 Density

- a) The density in the CD 65 zone is limited to a Floor Area Ratio of 1.0.
- b) Despite Subsection 4B375 (a), Floor Area Ratio in the CD 65 Zone is increased to a maximum of 1.84 if \$312,975 is contributed to the municipality to be used for community amenities (such as public realm, park, trail, recreation improvements and the Affordable Housing Fund, with allocation to be determined by the municipality at its sole discretion), plus \$95,000 in off-site landscaping and construction of park improvements and dedication of a Statutory Right of Way to formalize the seating park adjacent to the site (at the corner of Edgemont Blvd and West Queens Rd).
- c) For the purpose of calculating Floor Area Ratio, the following are exempted:
 - i. Covered or enclosed parking and loading bays
 - ii. Bicycle storage
 - iii. Up to 11m² (119 sf) of the rooftop garden shed
 - iv. Glass elevator shaft

4B376 Maximum Principal Building Size

Not applicable.

4B377 Setbacks

Side Setback 1.8m (6 ft), applying only to the second and third storey, from the Edgemont Boulevard property line, extending 9.75m (32 feet) along the north-west property line, as illustrated on Bylaw 7922 Attachment 1: Level 2 & 3 Setbacks.

4B378 Building Orientation

Not applicable.

4B379 Building Depth and Width

Not applicable.

4B380 Coverage

- a) Building Coverage shall not exceed a maximum of 85%.
- b) Site Coverage shall not exceed a maximum of 90%.

4B381 Height

- a) The maximum building height is 14 meters (46 feet) inclusive of any roof slope bonus permitted in Part 2 of the Zoning Bylaw.

4B382 Landscaping

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B383 Subdivision Requirements

Minimum Lot Area (m²)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)
1,100	30	45

4B384 Additional Accessory Structure Regulations

Not applicable.

4B385 Parking and Loading Regulations

- a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

- e) The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning the land from Commercial-2 (C-2) to Comprehensive Development Zone 65 (CD 65).

READ a first time this the

PUBLIC HEARINGS held this the

READ a second time this the day of

READ a third time this the day of

APPROVED by the Ministry of Transportation this the day of

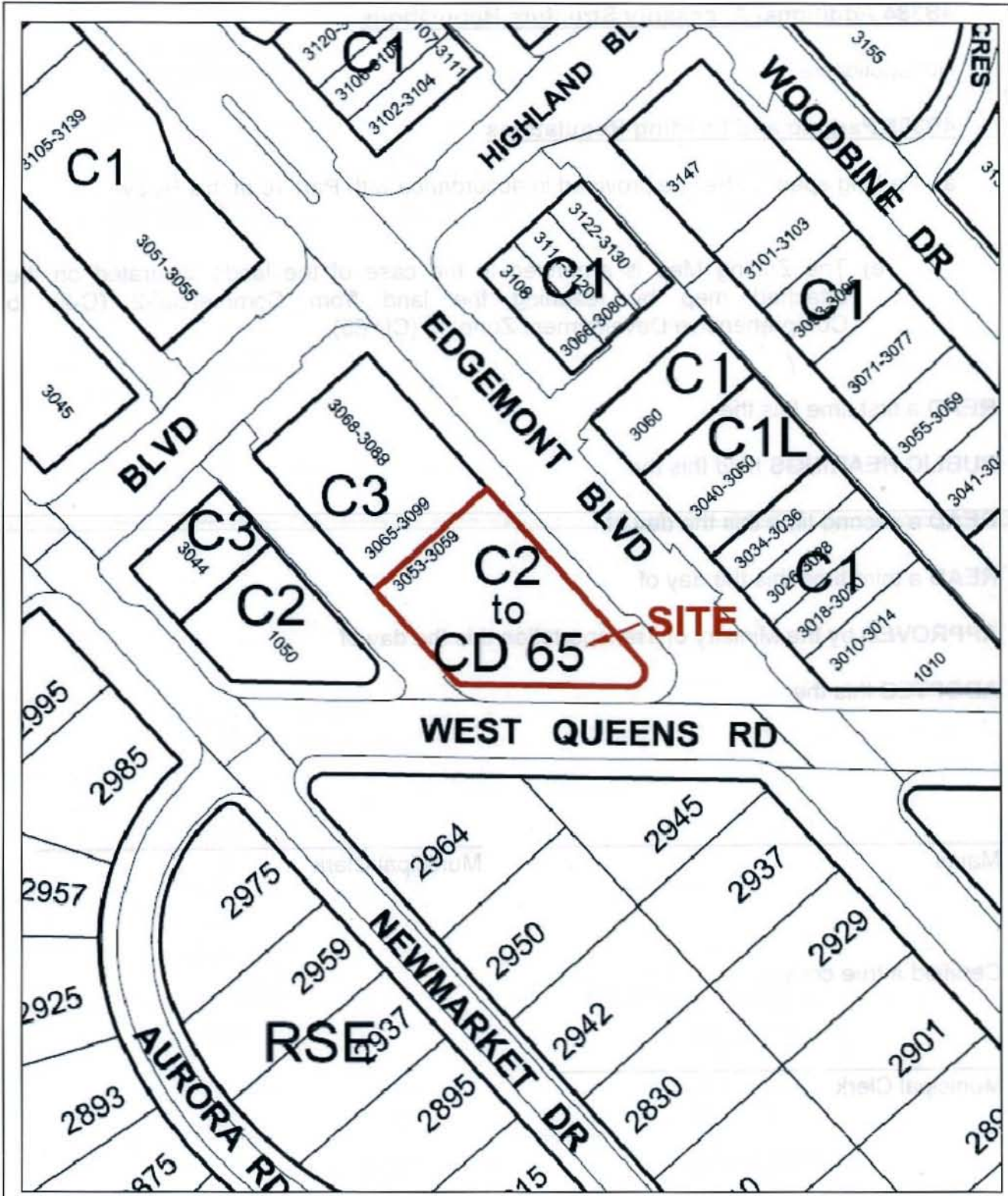
ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

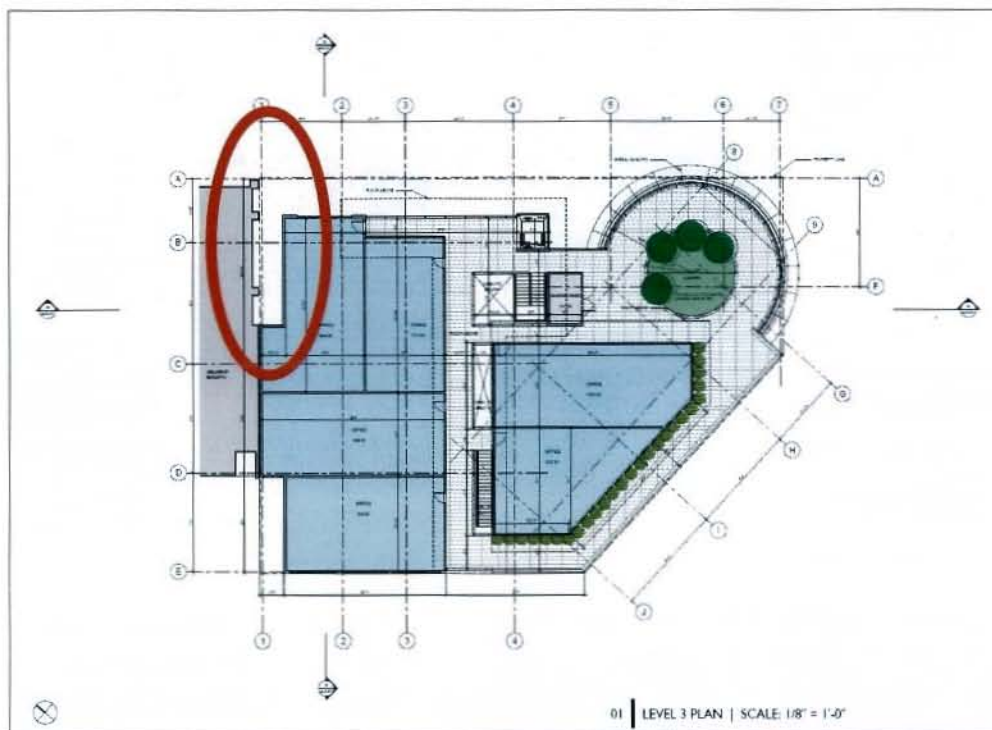
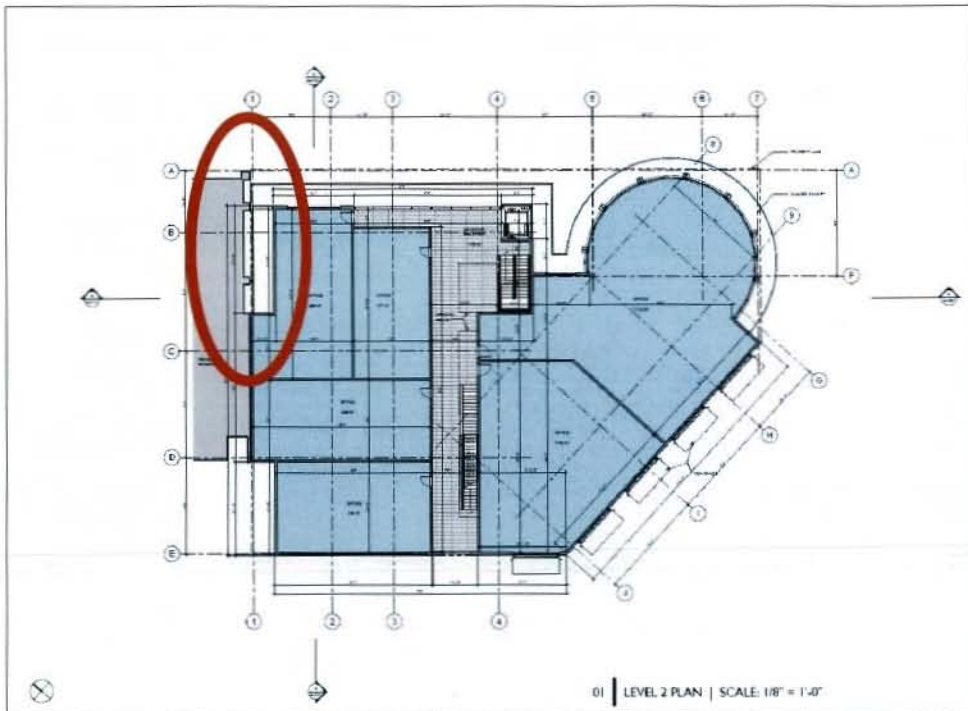
Municipal Clerk



3053 - 3059 Edgemont Blvd
 Bylaw 7922 Rezone From C2 to CD 65




Bylaw 7922 Attachment 1: Level 2 & 3 Setbacks



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Dept. Manager	Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

March 14, 2012
File: 16.8620.01/012.000

AUTHOR: James Gordon, Manager of Administrative Services

SUBJECT: **Street and Traffic Bylaw 7125, 2004, Amending Bylaw 7915 (Amendment 9) and Bylaw Notice Enforcement Bylaw 7458, 2004, Amending Bylaw 7916, 2011 (Amendment 21)**

RECOMMENDATION:

THAT:

1. "Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 7915, 2011 (Amendment 9)" is ADOPTED; and,
2. "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7916, 2011 (Amendment 21)" is ADOPTED.

BACKGROUND:

The Street and Traffic Bylaw 7125, 2004, Amending Bylaw 7915 (Amendment 9) and Bylaw Notice Enforcement Bylaw 7458, 2004, Amending Bylaw 7916, 2011 (Amendment 21) received first, second, and third reading on March 5th. The bylaws are now ready to be considered for adoption by Council.

Staff advised that they will return to Council with further information regarding longboarding regulations in the City of North Vancouver prior to adoption. District Staff has contacted the City of North Vancouver for further information regarding their Longboarding Bylaw; their response is attached.

Options:

1. Adopt the bylaws;
2. Abandon the bylaws at 3rd reading; or,
3. Rescind 3rd reading and debate possible amendments to the bylaws.



James Gordon
Manager of Administrative Services



March 13, 2012

File No: 8330-01

Gavin Joyce, P.Eng
General Manager
Parks & Engineering Services
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Gavin,

Re: Skateboarding & Longboarding

Thank you for your letter regarding the regulation of skateboarding and longboarding.

Our approach in the City of North Vancouver has differed from the District's. Due to our safety concerns with mixing skateboarders and rollerbladers with vehicular traffic (as they are more vulnerable and more prone to serious injuries in collisions) we amended our Bylaw in 2004 to allow them on sidewalks and prohibit on arterial and collector roadways.

However, it does make sense to try and coordinate our bylaws so we have similar regulations in both municipalities. Our staff can support the District's Transportation Department in their process to see how we can harmonize municipal regulations. Due to other priorities in our workplan this is not something we can address immediately. However, we can schedule this for later this year or in 2013.

Yours truly,

Douglas T. Pope, P. Eng.
Acting City Engineer

C: Mayor and Council
Ken Tollstam, City Manager
Dragana Mitic, Assistant City Engineer, Transportation

The Corporation of the District of North Vancouver

Bylaw 7915

A bylaw to amend Street and Traffic Bylaw 7125 (2004)

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

1. Citation

- 1.1 This bylaw may be cited as "Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 7915, 2011 (Amendment 9)".

2. Amendments

- 2.1 Section 302 of the Street and Traffic Bylaw 7125 is amended by deleting the definition of "Skateboard" and inserting the following:

Skateboard means all wheeled objects, coasters, toys, conveyances, or similar devices used for transportation or sport which are propelled by human power, including longboards, but not including bicycles or roller skates;

- 2.2 Bylaw 7125 is amended by

- (a) deleting the word "and" at the end of section 617.7;
- (b) adding the word "or" at the end of section 617.8; and
- (c) adding the following as section 617.9:

617.9 on any Roadway or Lane:

- (a) without due care and attention; or
- (b) without reasonable consideration for other persons or vehicles using the Roadway or Lane.

- 2.3 Bylaw 7125 is amended by adding the heading "**Impoundment of Vehicles or Chattels**" before section 1201.

- 2.4 Bylaw 7125 is amended by adding the following at the beginning of section 1202:

With the exception of skateboards which are specifically dealt with in section 1210,

- 2.5 Bylaw 7125 is amended by adding the following as section 1210 and re-numbering the remaining section accordingly:

Impoundment of Skateboards

1210. In addition to any other penalty or method of enforcement prescribed by this bylaw, an Enforcement Officer may detain and impound any Skateboard being used by any person in contravention of this bylaw, for a period of 24 hours and such Skateboard may be recovered at the North Vancouver RCMP detachment office located at 147 East 14th Street, North Vancouver between the hours of 8:00 a.m. and 3:00 p.m. Where the owner of an impounded Skateboard is 16 years old or under, he or she must be accompanied by a parent or legal guardian at the time of collecting the Skateboard.

READ a first time this the 5th day of March, 2012.

READ a second time this the 5th day of March, 2012.

READ a third time this the 5th day of March, 2012.

ADOPTED the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 7916

A bylaw to amend the Bylaw Notice Enforcement Bylaw 7458 (2004)

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

1. Citation

1.1 This bylaw may be cited as “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7916, 2011 (Amendment 21)”.

2. Amendments

2.1 Schedule A to Bylaw 7458 is amended by:

(a) by deleting the violations of sections 617.3 through 617.8 of the Street and Traffic Bylaw 7125 and replacing them with the following:

Bylaw Section	Description	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Street and Traffic Bylaw No. 7125, 2004						
617.3	Skate other than at right side of street/lane - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.4	Skate on street with speed limit greater than 50 km/h – 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.5	Skate at night - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.6	Skate while being towed - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.7	Skate posing hazard – 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.8	Skate other than in standing position - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A

(b) inserting the following penalties for violations of section 617.9 of the Street and Traffic Bylaw 7458:

617.9(a)	Skate without due care and attention - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A
617.9(b)	Skate without consideration for others - 1 st violation - 2 nd and subsequent violations	45 100	35 90	60 120	NO	N/A

and

(c) re-numbering section 1210 as section 1211.

READ a first time this the 5th day of March, 2012.

READ a second time this the 5th day of March, 2012.

READ a third time this the 5th day of March, 2012.

ADOPTED the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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COUNCIL AGENDA/INFORMATION			
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<input checked="" type="checkbox"/> Regular	Date: <u>MARCH 26-12</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____

_____ Dept. Manager	 _____ Director	 _____ CAO
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The District of North Vancouver REPORT TO COUNCIL

March 14, 2012
File: 13.6440.01/000.000
Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: **Farmers Markets in North Vancouver - Update Report & Approval of Proposed New Location**

RECOMMENDATION:

THAT Council approve Maplewood Farm as a site for the farmers market for a one-year trial period from May 27, 2012 to May, 2013.

REASON FOR REPORT:

To provide Mayor and Council a summary of the farmers markets implemented from May until the end of October, 2011 at Parkgate Plaza and Lynn Valley Village Plaza. To request that Council approve Maplewood Farm as a new location (to replace Parkgate Plaza) for a farmers market for a one-year trial basis. The applicant is requesting that this new market, which would begin May 27, 2012, continue throughout the fall and winter months, thus establishing itself as the North Shore's first winter farmers market.

SUMMARY:

Throughout the summer of 2011, farmers markets were held at both Lynn Valley Village Plaza and Parkgate Plaza. Although the markets varied in success, the applicant, Ms. Ingrid Doerr is eager to continue operating two markets in the District of North Vancouver, along with the two markets she will continue to manage in the City of North Vancouver. The one change the applicant is proposing is to move the farmers market from Parkgate Plaza to Maplewood Farm. The applicant would also like to extend the duration of the market and establish a winter farmers market on the North Shore at the Maplewood Farm location. Parks staff is highly supportive of this proposal and will work closely with the applicant to facilitate its success.

BACKGROUND:

On December 2010, Council approved the following recommendation:

That Council:

- Approve the Lynn Valley Village Plaza and the Parkgate Plaza as sites for a farmers market for a one-year trial period from approximately May 19th to October 27th in Lynn Valley and from June 18th to September 24th at Parkgate.
- Authorize staff to prepare a modified special events permit to allow this activity to take place on public lands, subject to the review of the Municipal Solicitor.

The farmers markets were permitted for a one-year trial basis after which point staff was directed to provide Council with a report outlining any resulting impacts from the markets.

EXISTING POLICY:

The District's Official Community Plan contains a number of policies which support the establishment of farmers markets in the District of North Vancouver. Specifically, Policy 6.3.10 states the following:

Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations.

Under Schedule A: Town & Village Centre Policies of the OCP, the Maplewood Village Centre section also contains policies that specifically encourage urban agricultural projects at Maplewood Farm (Policy 3.1.4.3).

ANALYSIS:

The summer of 2011 was a pilot year for farmers markets in North Vancouver. In the District two locations, Parkgate Plaza and Lynn Valley Village Plaza, served as locations where residents, once a week, could visit and enjoy a variety of baked goods, fruits and vegetables as well as an array of locally made arts, crafts and homemade products. Although the two markets were well received and enjoyed by local merchants as well as by library and community centre staff, each faced a variety of challenges and varied in their success.

Lynn Valley Village Plaza

The farmers markets in the Lynn Valley Village Square occurred every Thursday from 1:00 to 6:00 from May 19th to October 27th. There were approximately 20-40 vendors at the market throughout the summer. Although the number of patrons visiting the markets varied due to the weather, the market overall was deemed to be extremely successful by the applicant vendors and local merchants.

As indicated in a letter received from a representative from the Village Merchants (Attachment A), the markets helped foster a "local attitude" towards shopping for local

produce as well as local handmade crafts. Further, the merchants found the market to be a great weekly event which brought an influx of foot traffic and shoppers on Thursday afternoons. In addition, a representative from the Lynn Valley Community Association and the Director of Library Services provided positive feedback regarding the markets. Both felt that local residents began to incorporate the markets into their weekly routine and enjoyed the sense of community it created in the plaza. Moreover, the library, seniors association and community association participated in the markets and were given free booths to promote their events and activities.

The challenges experienced by the applicant mainly focussed around advertising for the event as signage for the market could not be installed on a permanent basis. As well, the applicant found it somewhat difficult attracting larger farmers to the site. For the most part, vendors had to cart in, by hand, their produce from the lower parkade. This proved to be doable for the smaller vendors but somewhat laborious for the larger food vendors. A final challenge for vendors and patrons was around the payment for goods as the vendors could only accept cash. For this year's markets, the applicant will create a "green market booth" at each of her venues which will include an interact and credit card machine. From the booth, patrons will be able to purchase "green bucks" in denominations of \$1, \$5 and \$10 which could be used at any of her markets throughout North Vancouver.

Overall, the Lynn Valley Village market was considered to be successful. The vendors were positive and satisfied with the amount of foot traffic generated by the markets as well as with their sales of produce, baked goods and other products. They anticipate that this year's market will be more successful as the market continues to grow in popularity. This year, the applicant does intend to survey the vendors on a weekly basis to measure the amount of sales according to different categories in order to measure the success of the markets more accurately.

Parkgate Plaza

The farmers markets at Parkgate Plaza were held every Saturday from 10:00am-4:00pm, June 18th to September 24th. Although there were approximately 25 vendors at the beginning of the summer, this number declined to about 12 by the end of September. After much consideration, the applicant has decided not to return to Parkgate as it was not economically viable for either her or the vendors.

The site itself was also not conducive to outdoor events as power proved to be a major obstacle. Given the lack of outdoor electrical outlets, the applicant needed to negotiate with library and community centre staff to use the power from their buildings which was problematic. If the markets were to occur again at Parkgate, better communication and education between the applicant and vendors would have to occur with staff at these District facilities.

There was also a concern raised by the community association that some of the items being sold at the market were not locally made and that there were very few vendors actually selling fruits and vegetables at the market. The applicant did acknowledge this concern and noted that it was difficult to attract farmers given that Saturday's are a popular day for

farmers markets throughout the Metro region and as such, farmers would rather sell their produce at more established and popular sites.

Given the lack of food vendors at the market, competition with other food retailers in the area, such as Safeway was negligible. Interestingly, the green grocer who was relatively new at Parkgate Centre, did extremely well as he sold his fruits and vegetables not only at the Parkgate Market but at the other markets held in the City and District as well.

Maplewood Farm

In the interest of finding a more viable site for the farmers market, the applicant met with Planning and Parks staff as well as staff from the North Vancouver Recreation Commission to review possible site options. At this meeting, Parks staff, including the Acting Facility Manager at Maplewood Farm, proposed that the market be located at the Farm, specifically on the west side of the parking lot next to the playground, as it was felt that the location of the markets at the farm site would be mutually beneficial. For example, the farm could advertise and promote the markets on their website and newsletter and vice-versa. As well, the markets could potentially attract new clients to the farm.

The markets are proposed to occur on Saturdays from 10:00am-2:00pm with the first market occurring in late May. The applicant is interested in continuing the market throughout the fall and winter, thus establishing the North Shore's first winter farmers market. It is likely that the location of the market during the winter months will remain in the parking lot, although there may be opportunities to use some of the farm facilities if proper partitioning could be installed and if health and safety standards are met.

In terms of parking, farm staff has contacted the Principle at Kenneth Gordon (Maplewood) School and has secured the school parking lot for farm patrons. As well, the gravel field at the back of the school has been reserved from the School District, and will be used as the main parking area by the vendors and can be used as an overflow parking area as well. The applicant will provide signage directing patrons to park at the school site. As well, the applicant, if needed, will use a volunteer to help direct traffic. Advertising material, newsletters and websites will also encourage patrons to walk or take the bus to the market and will provide a map showing the location of the parking area.

The Acting Facility Manager of the Farm has been in discussion with the neighbours as well as with members of the Maplewood Community Association. Although the neighbours are supportive of the proposal, they are concerned about traffic and parking. The neighbours stipulate that they would be supportive of this idea, only if the school parking lot and gravel field were to be opened for parking and if "resident only" parking signs were placed on their street. The Principle at Kenneth Gordon and the School District have agreed to make the school parking lot and gravel field available for parking on Saturdays. Transportation staff feels that this is a manageable proposal, however, requires further consideration of the issue of resident only parking will still need to be resolved.

Other Potential Locations

The applicant has considered other locations in the Maplewood area in the case that Mayor and Council do not approve the Maplewood Farm location. Her preferred location is the light industrial building located east of Riverside Drive and south of Dollarton Highway where Giant Bikes is located. At this point, staff have not contacted the owner of the property, Great West Life, to see if they would consider this use on their site. If the market were to be held at this location, the applicant would prefer that it take place on a Sunday between 10:00am – 3:00pm.

Timing/Approval Process:

Ms. Doerr will need to confirm her vendors as soon as possible for the farmer's markets; therefore, Council consideration of a preferred site is needed in a timely manner.

Concurrence:

This proposal has been vetted by staff from the Properties and Real Estate Department and Transportation section. The Manager of Parks and the Acting Facility Manager at Maplewood Farms support this proposal.

Financial Impacts:

As noted by the Village Merchants, the farmers market brought an influx of foot traffic and shoppers on Thursdays to the Lynn Valley Village Plaza. The expectation is that as the popularity of the farmers market grows, that greater economic benefits will be realized by local businesses. Maplewood Farm also hopes that the farmers market will benefit the farm financially as it will give the farm greater exposure and will help them attract new patrons.

Liability/Risk:

The Farmers Market Guidelines which were developed by the Business Licensing Inspector in cooperation with staff from the City of North Vancouver articulates the District's expectations around issues such as garbage removal, cleanliness, noise and traffic flow (Attachment B).

Conclusion:

Overall, the pilot year for farmers markets proved to be well received in the District of North Vancouver. Both residents and merchants started to incorporate the markets into their weekly routines and looked forward to purchasing fresh local produce, baked goods as well as other hand crafted products. Although, the market at Parkgate Plaza was not deemed to be economically viable, staff feel the new proposed location at Maplewood Farm presents a good opportunity and synergies between the market and the Farm. Consultation with the neighbourhood has occurred and measures to address concerns regarding parking issues have been substantially addressed. If Council approves the farmers market at the Maplewood Farm site, the approval would be for a one year pilot project. At the end of that

year, staff would report back to Council with a summary of the impact the market had over the year.

Options:

- 1) That Council approve Maplewood Farm as a site for the farmers market for a one-year trial period from May 27, 2012 to May, 2013, or
- 2) That staff be directed to investigate the potential use of the site at Dollarton and Riverside Drive for the farmers market for a one-year trial period, and that staff return to Council to seek approval for the proposed site.



Cristina Rucci,
Social Planner

Attachments:

- A. Letter from the Lynn Valley Merchants Association
- B. Farmers Market Guidelines

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

Rory Barlow, Owner
Booster Juice-Lynn Valley
#161 1277 Lynn Valley Road
North Vancouver, BC V7J 0A2

Mayor and Council
355 West Queens Road
North Vancouver, BC V7N 2K7

Dear Mayor and Council:

I am proud to offer this letter of support for the North Shore Farmers Market. I have had the pleasure of attending all 4 market places, but have substantial experience with the Thursday market that takes place at the Lynn Valley Village, as I own a business in that complex.

Supporting local farmers and artisan's helps to sustain local communities. These markets bring more people into these community spaces and not only increase business to the market stands but also to the surrounding business. I have had an increase in costumers at my Booster Juice during the market.

Having a Framers Market in the community helps to foster a "Local Attitude". Shopping for local produce, local hand-made crafts, and visiting community group booths promotes the attitude of supporting local businesses.

The merchants within the Lynn Valley Village, that I have spoken to, found the market to be a great weekly event. With all of us looking forward to the influx of foot traffic and shoppers on the Thursday afternoons. With the addition of new businesses, such as Browns Restaurant and Nourish Market, I think next years market will be even more successful.

Sincerely,

Rory Barlow
Booster Juice, Lynn Valley



FARMERS MARKET GUIDELINES

Trial period – Spring/Summer/Fall 2011



APPLICATION PROCESS:

Business Licence for the Farmers Market operation will be issued to the organizer rather than to each participating vendor. A separate business licence will be issued for each site.

Submission with the Business Licence Application:

- Clearly stated name of individual in charge and phone number;
- Copy of the Certificate of Incorporation under the *Society Act* if the Farmers Market organizer has non-profit status;
- Copy of the liability insurance (minimum of \$5 million naming the Municipality as an additional named insured for each site);
- "Letter of Commitment" by the organizer detailing hours of operation, dates, cleanliness of site control, traffic control, provision of unobstructed path of travel, noise control, assurance of VCH approval for food vendors;
- Diagram/site plan of event setup.

FEE:

Business License fee and a Public Open Space Permit fee, where applicable.

FARMERS MARKET CRITERIA:

- Good management practices and maintain the market in a condition that will reasonably prevent unneighbourly nuisances;
- Operating hours should be limited and include setup and takedown functions; the Municipality may approve an operating time based on actual merits and circumstances of each specific site;
- Waste management with a focus on recycling and composting. Prior to leaving the market area, the Farmers Market group must remove all matter and debris from the area on a daily basis. Trash must be completely removed and disposed of off-site in a sustainable manner that includes recycling and composting and leave the site as it was;
- If amplified sound is to be used, relaxation of Noise Control Bylaw may be required;

- If the proposed market is serving food or the preparation and service of food to members of the public, please contact the Vancouver Coastal Health Authority at 604.983.6700 to obtain approval;
- The organizer must submit detailed dates, traffic control and parking, provision of unobstructed path of travel;
- Diagram/site plan of event to be approved by the Municipal Fire Department.

INSPECTIONS:

- Fire Department's inspection and approval before event start day;
- All other inspections as required.

Note: If general compliance with all Municipal Bylaws are not met, Bylaw Enforcement may apply. All food vendors must comply fully with the Vancouver Coastal Health regulations, should there be any contraventions the business license may be suspended or cancelled.

For further information, please contact the appropriate Business License Office and the Vancouver Coastal Health Office.

City of North Vancouver	604.983.7356
District of North Vancouver	604.990.2257
Vancouver Coastal Health – Sam Sew	604.983.6700

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input type="checkbox"/> Regular	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	_____	_____	
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____



The District of North Vancouver REPORT TO COUNCIL

March 15, 2012

File: **11.5210.01/000.000**

Tracking Number: RCA -

AUTHOR: Jarrod Mitchell ASCT., Transportation Section

SUBJECT: Request for Noise Bylaw Variance - Paving Work on Marine Drive and Bridgman Avenue

RECOMMENDATION:

THAT Council provide a variance to the Noise Regulation Bylaw (7188) which regulates construction noise during the night, to allow CEWE Construction Ltd. to carry out construction work on Marine Drive and Bridgman Avenue for one night, between the dates of March 28 and April 6, 2012, weather permitting.

REASON FOR REPORT:

The District of North Vancouver is recommending a variance for paving work fronting 1300 Marine Drive. The resurfacing of the roadway was one of the off-site requirements for this development. Night work is proposed in order to minimize traffic disruption to residents and businesses in the area.

Refer to Attachment 1 for an illustration showing the project limit and notification area.

BACKGROUND:

Following a number of discussions between District staff and CEWE Construction concerning the proposed works, District staff advised CEWE Construction that the paving work will need to be scheduled at night in order to avoid causing traffic congestion on Marine Drive.

EXISTING POLICY:

Under Section 6(b) of Noise Regulation Bylaw 7188 Council may, by resolution, relax the regulation that prohibits construction noise during the night and on weekends when such activities would be more disruptive to vehicular traffic if carried out during the day. Similar requests have been approved by the Council in the past.

SUBJECT: Request for Noise Bylaw Variance - Paving Work on Marine Drive and Bridgman Avenue

March 14, 2012

Page 2

ANALYSIS:

As a major arterial road between the District of West Vancouver and the City of Vancouver, Marine Drive carries a daily traffic volume of up to 40,000 vehicles in both directions. In the Traffic Management Plan prepared by CEWE Construction Ltd., the proposed work requires the closure of two westbound lanes, diverting traffic to the south side of the road within the project limit. Such a closure would leave only one travel lane in each direction, and the traffic demand on this corridor during the day will likely exceed the capacity of the two travel lanes. Traffic delays on Marine Drive and diversion into adjacent neighbourhoods would be anticipated. It is therefore advised that the work be scheduled during night hours to minimize traffic disruption.

Attached is a Traffic Management Plan (Attachment 2).

The paving work will take one night to complete and will take place between March 28 and April 6, 2012, weather permitting. The crews will generally be working between 7pm and 4am the next morning. Residents and businesses immediately adjacent to the construction zone will be notified in writing in advance of the work being undertaken. Marine Drive will be re-opened immediately after the work is completed.

The sources of construction noise will likely be coming from the operation of construction equipment and vehicles. The construction superintendant expected that the noise may affect areas up to one street block from the construction zone. CEWE Construction Ltd. may be required to implement appropriate noise mitigation measures.

Timing/Approval Process:

In order to complete the paving work on Marine Drive, approval by Council is required before the anticipated start date of March 28, 2012. A Highway Use Permit will be issued to CEWE Construction Ltd subject to the approval of the noise variance. Notification letters will be sent out by CEWE Construction Ltd. to adjacent commercial and residential units which are potentially affected by the noise associated with construction.

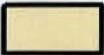




Jarrod Mitchell, AScT.
Transportation Section

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

Attachment 1 – Project Limit and Notification Area



-  Project Limit (for temporary lane closure)
-  Notification Area
-  Project Location

Attachment 2 – Traffic Management Plan

