

AGENDA

REGULAR MEETING OF COUNCIL

Monday, September 10, 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

www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, September 10, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7907 – Proposed Triplex Development, 3068 Fromme Rd.
- Bylaw 7922 – North Shore Credit Union, 3053 Edgemont Blvd.
- Bylaws 7883 & 7930 – Argyle Rezoning, 1131 Frederick Rd.
- Bylaw 7938 – 1515 Barrow St.

1. ADOPTION OF THE AGENDA

1.1. September 10, 2012 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 10, 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

4. RECOGNITIONS

4.1. Centennial Bursary Awards Presentation

5. DELEGATIONS

5.1. Ms. Cindy Gauer, Rogers Communications Inc. Re: North Shore Corridor Initiative

p. 11-21

6. ADOPTION OF MINUTES

6.1. June 11, 2012 Council Workshop p. 25-27

Recommendation:

THAT the minutes of the June 11, 2012 Council Workshop be received.

6.2. June 25, 2012 Public Meeting p. 29-31

Recommendation:

THAT the minutes of the June 25, 2012 Public Meeting be received.

6.3. June 25, 2012 Council Workshop p. 33-35

Recommendation:

THAT the minutes of the June 25, 2012 Council Workshop be received.

6.4. July 9, 2012 Regular Council Meeting p. 37-47

Recommendation:

THAT the minutes of the July 9, 2012 Regular Council meeting be adopted.

6.5. July 16, 2012 Council Workshop p. 49-52

Recommendation:

THAT the minutes of the July 16, 2012 Council Workshop be received.

6.6. July 23, 2012 Regular Council Meeting p. 53-61

Recommendation:

THAT the minutes of the July 23, 2012 Regular Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

**7.1. Seymour Golf & Country Club
June 19, 2012 Closed Special Meeting of Council**

THAT staff convey Council's preference, to the Seymour Golf and Country Club, for a well thought out public engagement process in regards to any changes to public play days; and, therefore, deferral of any consultation regarding public play days to the fall;

AND THAT Council would be prepared to endorse a change to the lease to eliminate the restriction on public play rates separate from the play days proposal.

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. Bylaw 7942: 2013 – 2015 Taxation Exemptions by Council** **p. 65-86**
File No. 05.1970.30/000.000

Recommendation:

THAT “2013-2015 Taxation Exemptions by Council Bylaw 7942, 2012” is given FIRST, SECOND and THIRD reading;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the Community Charter prior to adoption.

- 8.2. Bylaw 7943: 2013 – 2015 Taxation Exemption Bylaw for Places Of Public Worship** **p. 87-100**
File No. 05.1970.30/000.000

Recommendation:

THAT “2013 – 2015 Taxation Exemptions for Places of Public Worship, Bylaw 7943, 2012” is given FIRST, SECOND and THIRD reading.

- 8.3. Bylaw 7949: Permissive Tax Exemption, North Vancouver Museum & Archives** **p. 101-104**
File No. 05.1970.30/000.000

Recommendation:

THAT “2013-2015 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 7949, 2012” is given FIRST, SECOND, and THIRD reading;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the Community Charter prior to adoption.

- 8.4. Bylaw 7950: Tax Exemption for Ice Sports North Shore** **p. 105-109**
File No. 05.1610.20/001.000

Recommendation:

THAT “Tax Exemption for 2013 Ice Sports North Shore Bylaw 7950, 2012” is given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the Community Charter prior to adoption.

- * **8.5. Bylaw 7945: Heritage Procedure Bylaw** **p. 111-114**
File No. 09.3900.01/000.000

Recommendation:

THAT "Heritage Procedure Bylaw 7945, 2012" is ADOPTED.

- 8.6. Bylaw 7953: Road Closure Bylaw – Seylynn**
File No.

Materials to be circulated via agenda addendum.

- 8.7. Development Variance Permit 43.12 – 3355 Aintree Drive** **p. 117-124**
File No. 08.3060.20/043.12

Recommendation:

THAT Development Variance Permit 30.12, to allow for retention of a veranda addition to the existing house at 935 Tudor Avenue, be ISSUED.

- 8.8. Development Variance Permit 45.12 – 4112 Sunnycrest Drive** **p. 125-133**
File No. 08.3060.20/45.12

Recommendation:

THAT Development Variance Permit 45.12, to allow for a two storey addition and the infill of a carport to living space at 4112 Sunnycrest Drive, be ISSUED.

- 8.9. Development Permit 17.12 – Capilano Suspension Bridge** **p. 135-159**
File No. 08.3060.20/017.12

Recommendation:

THAT Development Permit 17.12, to allow for an addition and renovation to the Teahouse/Trading Post building at the Capilano Suspension Bridge, be ISSUED.

- 8.10. Contribution to Canadian Iranian Foundation Fundraiser at Centennial Theatre in Support of the Earthquake Victims in Iran** **p. 161-162**
File No. 05.1770.30/000.000

Recommendation:

THAT a contribution of \$1,287 be made to the North Vancouver Recreation Commission to offset half of the total cost charged to the Canadian Iranian Foundation for the use of Centennial Theatre on September 22nd. The Canadian Iranian Foundation has taken an initiative to raise funds to send to Iran to help the relief effort by having a fund raiser at Centennial Theatre;

THAT the source of funds be provided by from the Council Contingency Fund; and,

THAT the City of North Vancouver be encouraged to do likewise.

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 September 10, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

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DELEGATIONS

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Date: Sept. 10, 2012Item: # Delegation

Delegation to Council Request Form

District of North Vancouver
Clerk's Department
355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2311
Form submission: Submit to address above or Fax: 604.984.9637

COMPLETION: To ensure legibility, please complete (type) online then print. Sign the printed copy and submit to the department and address indicated above.

Name of person or group wishing to appear before Council: Rogers Communications Inc

Title of Presentation: North ShoreCorridor Initiative

Purpose of Presentation:

- ☐ Information only
☐ Requesting a letter of support
☒ Other (provide details below)

Please describe.

Request Council direct staff to work with Rogers, District of West Vancouver, City of North Vancouver and MoTI to explore feasibility of urban and tower design options for wireless communications installations on the Highway 1 corridor on the North Shore.

Contact person (if different than above): Cindy Grauer

Daytime telephone number: 604-375-1564

Email address: cindy@grstrategies.com

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

- ☒ PowerPoint presentation
☐ DVD
☒ Publication in agenda (one original due 12 days prior to your appearance date)

Arrangements can be made, upon request, for you to familiarize yourself with the Council Chamber equipment.

Technical requirements:

- ☐ Laptop
☒ Multimedia projector

Delegation to Council Request Form

Rules for Delegations:

1. Scheduled by the Clerk after receipt of a request submitted in writing and addressed to Mayor and Council.
2. If a delegation request concerns a matter previously decided by Council or concerns an issue which is being or has been dealt with in a public participation process, the delegation's request to appear before Council may be placed on the appropriate agenda for Council direction.
3. Supporting submissions for the delegation should be provided to the Clerk by noon on the Monday preceding the scheduled appearance.
4. Following the delegation, Council may either
 - i. refer the issue for a report; or
 - ii. refer the issue to a specific meeting of Council.
5. A maximum of 3 delegations will be permitted at any Regular Council meeting.
6. Delegations will be allowed a maximum of five minutes to make their presentation, and any delegation wishing to express the opposing viewpoint will also be allowed five minutes.
7. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
8. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

Helpful Suggestions:

- have a purpose
- get right to your point and make it
- be concise
- be prepared
- don't waste time
- state your request if any
- do not expect an immediate response to a request
- multiple-person presentations are still five minutes maximum
- be courteous, polite, and respectful
- it is a presentation, not a debate
- the Council Clerk may ask for any relevant notes from you if not handed out or published in the agenda

I understand and agree to these rules for delegations

Cindy Grauer

August 27th 2012

Name of Delegate or Representative of Group

Date

Signature

For Office Use Only

☒ Approved

☐ Rejected

By: Signature: Jamara A. Gochen

☒ Municipal Clerk

☐ Deputy Municipal Clerk

Appearance date if applicable:

September 10, 2012

Applicant informed of approval/rejection on (date):

Sept August 28, 2012

By (signature): Jamara A. Gochen

Date: August 28, 2012

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of processing this application or request and for no other purpose unless its release is authorized by its owner, the information is part of a record series commonly available to the public, or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207 or at 355 W Queens Road, North Vancouver.

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NORTH VANCOUVER CORRIDOR CONCEPT

A POSSIBLE INDUSTRY SOLUTION

2012.08.28
DIALOG

NORTH VANCOUVER CORRIDOR - PART OF A POSSIBLE INDUSTRY SOLUTION

A CHALLENGING CONTEXT

Over a year ago, to meet rapidly growing demand for wireless services, Rogers Communications Inc. (Rogers) proposed several wireless telecommunications structures along the Highway 1 right-of-way corridor on the north shore which raised community and local government concerns. In response to these concerns, the provincial Ministry of Transportation and Infrastructure (MoTI) convened meetings with Rogers (the only company with active applications with MoTI at the time), the District of West Vancouver and the City of North Vancouver and requested Rogers' work with all north shore local governments to develop a corridor plan. The objective of the plan was to facilitate more orderly and predictable installation of wireless infrastructure to serve these communities over the mid to long-term, and reduce, if and where possible, the number of tower installations along the right-of-way by accommodating multiple carriers. Further, the local governments asked Rogers to address aesthetic and urban design issues in the belief that more could be done to integrate the infrastructure into the local community fabric.

A CREATIVE, COLLABORATIVE RESPONSE

In response to these requests, Rogers senior management approved a significant pilot project to seek potential solutions to these community challenges. Rogers engaged DIALOG, an award winning architectural and urban design firm, to develop tower design and urban design (tower siting) concepts. Senior radio frequency engineers and other technical specialists from Rogers worked closely with DIALOG to develop the preliminary concepts. These were shared with north shore municipal government staff in late June this year.

The high-level concept plan for the Highway 1 corridor on the north shore anticipates or projects as many as 12 equidistant 30 m towers (total) between the Ironworkers Bridge and Horseshoe Bay, including possibly two in the District of North Vancouver. Only a few of the 12 sites are required to meet Rogers short and medium term requirements, but the proposal for the remaining towers responds to the request for a corridor plan. Further technical and design work, consultation and discussion with other carriers, MoTI and the three local governments lies ahead to prove the viability of the plan. It is worth noting that co-location and co-builds between wireless providers are standard in the industry - when and where feasible. Exploring opportunities to share towers is both required by Industry Canada, and more efficient and economic for industry. TELUS had agreed to co-locate on the original proposed installations and has indicated their interest in working with Rogers, MoTI and the local governments on this initiative.

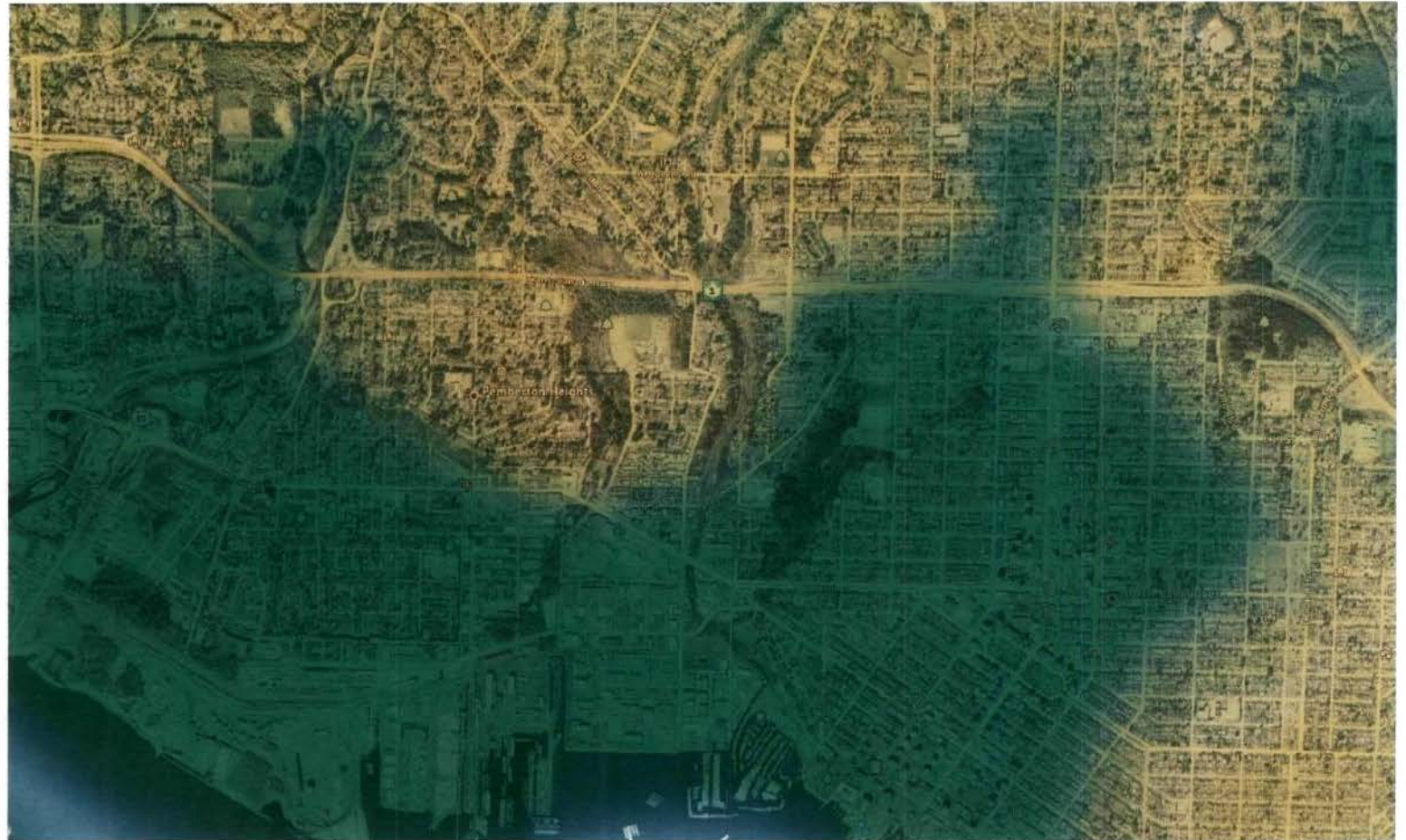
The concepts being considered for more detailed costing and technical review demonstrate that with creativity some of the aesthetic issues can be addressed. As this work proceeds it will be critical to ensure that any solution is economically and technically feasible and capable of accommodating multiple carriers.

The maps enclosed show Rogers current coverage strengths and weaknesses in North Vancouver and projected coverage that a corridor plan could deliver. While these maps provide a high level "picture" only of Rogers current network coverage and challenges, it is reasonable to assume that other wireless companies are in somewhat similar situations. The heavily residential character of the community has resulted in wireless installations being concentrated in commercial areas, along the Highway 1 corridor and at higher elevations. The terrain on the north shore is particularly challenging for cellular, a technology that relies on line-of-sight to transmit and receive signals.

In summary, the proposed corridor solutions will not fix or address all coverage problems for all wireless companies on the North Shore, but would go some distance to meeting the unique challenges of servicing the residential areas north and south of the highway.

EXISTING COVERAGE MAP OF NORTH VANCOUVER

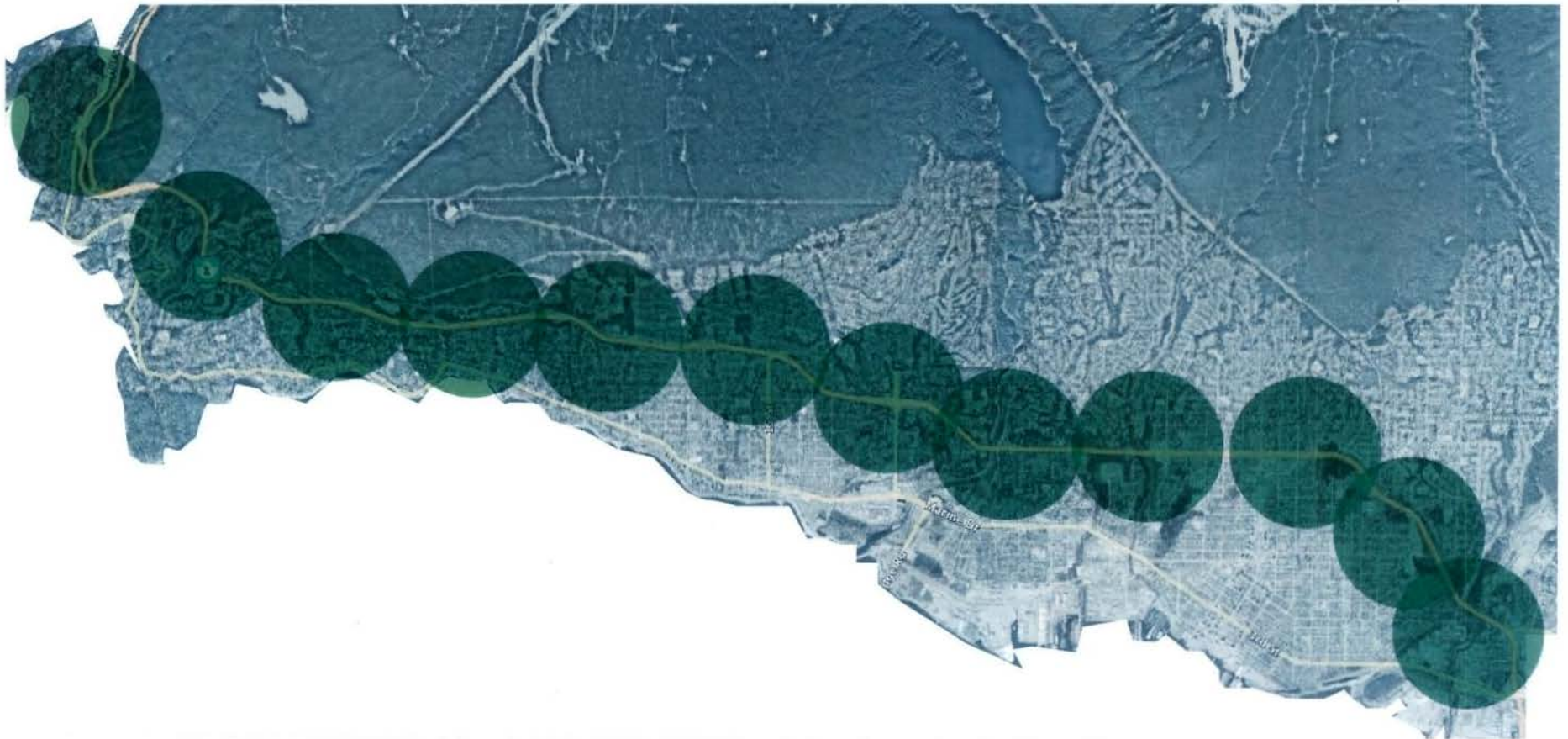
GOOD QUALITY of SERVICE
POOR QUALITY of SERVICE



2012.08.28

DIALOG®

NORTH VANCOUVER AS PART OF A NORTH SHORE CORRIDOR CONCEPT: A POSSIBLE INDUSTRY SOLUTION



2012.08.28

DIALOG®

COMBINED COVERAGE MAP WITH POSSIBLE CORRIDOR CONCEPT

GOOD QUALITY of SERVICE
POOR QUALITY of SERVICE



2012.08.28

DIALOG



DESIGN ISSUES

- ANTENNA ARRAY CONFIGURATIONS

- BASE CABINET ISSUES

- SECURITY
- SCREENING
- (SIGNAGE?)

- MANUFACTURING ISSUES

- MATERIAL EFFICIENCIES
- REPLICABILITY

- DESIGN ISSUES

- AESTHETICS
- CONNECTION DETAILS
- LIVE LOADING (i.e. wind)

- STRUCTURAL ISSUES

- RATIONALIZING STRUCTURAL LOGICS
- LOADING
- CONNECTIONS

** OPPORTUNITIES FOR **ADDED VALUE**

- INTEGRATION OF MULTIPLE INFRASTRUCTURES

- ENERGY INFRASTRUCTURE
(i.e. POWER GENERATION)

- COMMUNICATION INFRASTRUCTURE
(i.e. - SIGNAGE / WAYFINDING
- INFORMATION / ALERTS
- ADVERTIZING)

DESIGN STRATEGIES

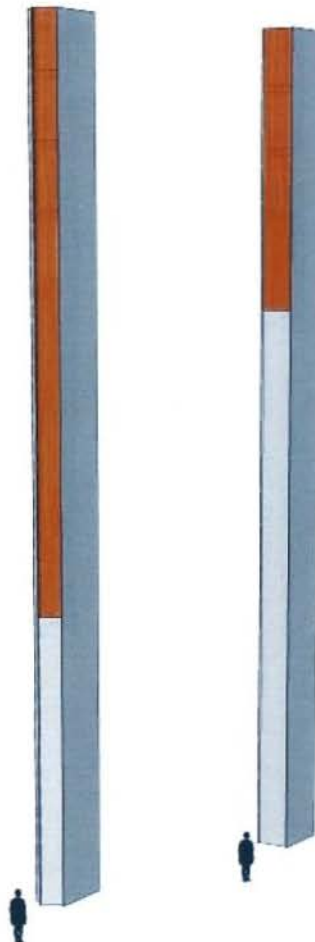
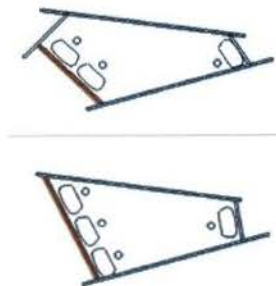
- 1 - **SLENDER PLATE**
- 2 - **SCULPTURAL CLUSTER**

* **NOTE:** the attached designs are preliminary conceptual studies
and not final design proposals

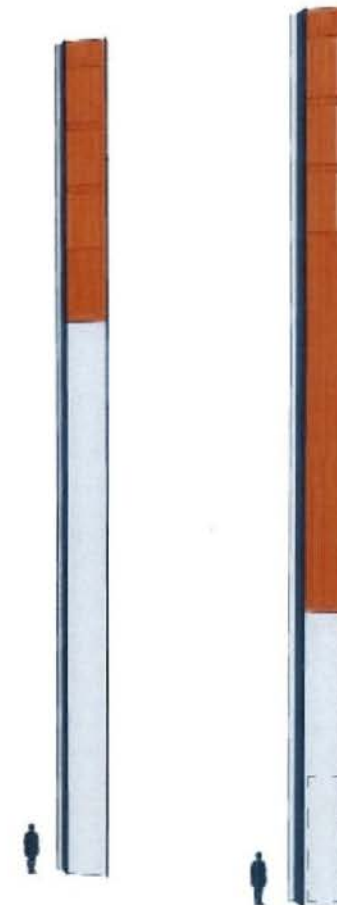
1 - SLENDER PLATE _DESIGN INVESTIGATIONS

SINGULAR STRUCTURE TO
CONTAIN (AND CONCEAL)
ALL ACCESS AND
INFRASTRUCTURE

Plan Studies



Plan Studies

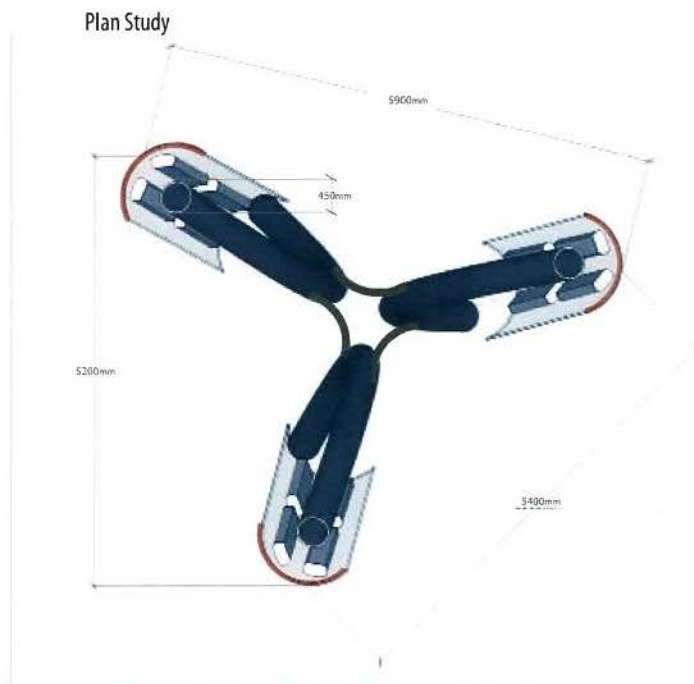


* NOTE: the attached designs are preliminary conceptual studies and not final design pro-

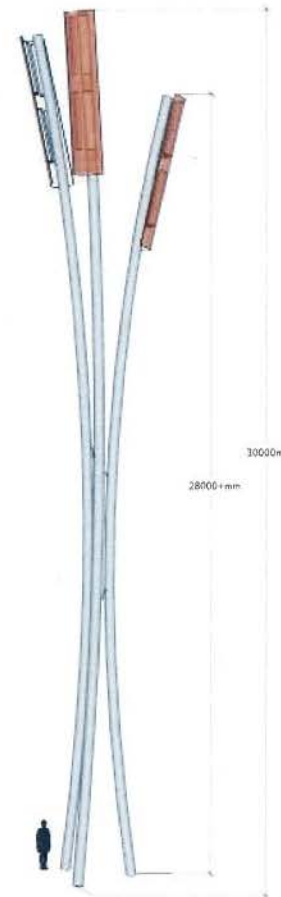
DIALOG

2 - SCULPTURAL CLUSTER DESIGN INVESTIGATIONS

THINNER SCULPTURAL POLES CLUSTERED FOR STRUCTURAL EFFICIENCY



2012.08.28



* **NOTE:** the attached designs are preliminary conceptual studies and not final design proposals

DIALOG

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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 7:05 p.m. on Monday, June 11, 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
Councillor A. Nixon

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. C. Grant, Manager – Corporate Planning & Projects
Ms. S. Haid, Manager – Sustainable Community Development
Ms. E. Geddes, Section Manager – Transportation
Ms. T. Smith, Transportation Planner
Ms. A. Kim, Transportation Planning Technologist
Ms. S. Berardo, Confidential Council Clerk

Also in

Attendance: Jeffery Bushby, Senior Manager, Infrastructure Planning, TransLink

1. Opening by the Mayor

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

2. TransLink – Phibbs Exchange

File No. 16.8620.40/022.000

Memo: Steven Ono, Manager – Engineering Services

Mr. Jeffery Bushby, Senior Manager, Infrastructure Planning - TransLink, provided Council with an update on the Phibbs Exchange study. Mr. Bushby noted that one of the main concerns brought to the attention of TransLink is the safety and security issues that may be deterring transit passengers from using Phibbs Exchange. Improvements to Phibbs Exchange to address public safety and community integration are a high priority in the District.

TransLink, in consultation with District staff and other stakeholders, have confirmed that the current location is optimal for Phibbs Exchange. Advantages of Phibbs Exchange staying at its current location include:

- Direct transit connection to Highway 1 and the Ironworkers Memorial Bridge;
- Excellent access for residents and employees in the Lower Lynn area;

- Support to developing the Lower Lynn Town Centre as a Frequent Transit Development Area, as identified in Metro Vancouver's Regional Growth Strategy; and,
- Compatibility with Highway 1 Interchanges plans, as confirmed by the Ministry of Transportation and Infrastructure.

Goals for an improved exchange include:

- An active land-use at, or adjacent to , Phibbs Exchange;
- Better pedestrian and cycling connections;
- A drop-off and pick-up zone;
- Enhanced park-and-ride facilities;
- Retail amenities; and,
- Passenger facility improvements such as public washrooms and improved lighting.

Next steps include:

- Initiate Summer 2012 following North Shore Area Transit Plan completion;
- Study duration will be approximately six months; and,
- Consultation will continue with the District of North Vancouver and other stakeholders throughout the study.

Council Discussion:

- Commented on the importance of improved lighting;
- Suggested incorporating weather protection;
- Acknowledged that Phibbs Exchange is ranked as one of thirteen high priorities;
- Questioned if Phibbs Exchange would be an ideal location in 5-8 years with the growing number of people in the Lower Lynn area;
- Suggested providing community shuttle buses to students trying to get to Capilano University; and,
- Acknowledged the need for quick serve places such as food and beverage places.

3. East Keith Road Pavement Markings

File No.

Memo: Gavin Joyce, General Manager – Engineering, Parks, and Facilities

Ms. Erica Geddes, Section Manager – Transportation, provided an analysis of the function, safety, and operations of East Keith Road seeking Council feedback so that the configuration can be finalized and permanent markings can be installed.

The need for staff to review how East Keith Road operates arose when it was scheduled for re-paving in 2011 with the following issues:

- High westbound speeds;
- Passing/climbing lane unneeded;
- Higher westbound collision risk;
- Crossing difficulty for pedestrians; and,
- No designated space for cyclists.

The District of North Vancouver conducted public consultations in June 2011 regarding options for new pavement markings and an on-line survey was conducted between

November 2011 and May 2012. An engineering consultant completed an independent technical review in spring 2012 and another open house was held on April 25, 2012 to present the results of the survey to date and the results of the technical review. The technical report recommended providing one westbound vehicle lane with the expected benefits of:

- Reduction of twenty percent in westbound vehicular crashes;
- Reduced pedestrian crossing distance, reducing the risk for pedestrians;
- Provision of a buffer space between vehicles and pedestrians using the sidewalk;
- Less delay for traffic entering from Hendry Avenue;
- Provision of an on-street cycling facility where none exists now; and,
- An expected reduction in vehicle travel speeds of four kilometres per hour.

The results of the on-line survey to support one westbound lane varied based on whether the respondent cycled.

Council requested that the installation of bus bays be investigated and that a staff report be brought back to a future meeting.

4. Adjournment

The meeting adjourned at 8:23 pm.

Confidential Council Clerk

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DISTRICT OF NORTH VANCOUVER PUBLIC MEETING

Minutes of the Public Meeting of the Council for the District of North Vancouver held at 6:42 p.m. on Monday, June 25, 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
Councillor L. Muri
Councillor A. Nixon (6:49 pm)

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Ms. C. Rucci, Social Planner
Ms. L. Simkin, Administrative & Information and Privacy Coordinator
Ms. S. Berardo, Confidential Council Clerk

1. Opening of Meeting by Mayor

Mayor Walton welcomed members of the public and staff to the meeting and reviewed the process for the meeting.

2. Presentation by Planning Staff

Ms. Cristina Rucci, Social Planner, advised that the application is to increase the number of children from seven to sixteen children aged thirty months to school age at 537 East Osborne Road.

Ms. Rucci advised that the applicant intends to convert the current two car garage into daycare space and additional on-site parking will need to be created on the property in order to meet the Zoning requirements for a Single Family dwelling and for the daycare. The applicant will also only be required to hire one assistant as she is a certified Early Childhood Educator.

Ms. Rucci advised that one neighbour has expressed concerns regarding increased traffic and noise generated by the children. Letters of support from current clients as well as neighbours have also been received. Ten out of fifteen neighbours signed a letter prepared by the applicant which outlines their support for a business license application.

3. Presentation by Applicant

3.1. Ms. Nejia Fliss, 500 Block East Osborne Road:

- Commented that she has been working in the childcare field for ten years both in North Vancouver and in Quebec;
- Commented that she would like to expand her business as there is a lack of French Bilingual Daycares in North Vancouver;
- Noted that the intent is to have scheduled outdoor play in the backyard between 10:00 am and 11:30 am as well as in the afternoon between 4:00 pm and when the children are picked up by the parents;
- Commented that the play is structured and supervised and that noise has not been an issue;
- Stated that her home is located on a bus route and is in close proximity to Carisbrooke School, Princess Park, and Carisbrooke Park; and,
- Noted that the current garage will be converted into childcare space and is aware that two additional parking spots will have to be created on site in order to meet Zoning requirements.

4. Representations from the Public

4.1. Mr. Peter McKenzie, 500 Block East Osborne Road:

- Commented that Ms. Fliss does a wonderful job but is concerned with the proposed increase in children.

4.2. Ms. Dorothy Scott, 500 Block East Osborne Road:

- Commented that the children are well behaved and enjoys having them around;
- Expressed concern that sixteen children is too many; and,
- Noted that traffic congestion is already an issue and is dangerous for the children.

4.3. Ms. Kathy Turk, 500 Block East St. James Road:

- Is the neighbour directly south from the daycare;
- Commented that Ms. Fliss does a wonderful job but is concerned with the proposed increase in children.

4.4. Mr. Hooman Bozorgnia, 4500 Block Capilano Road:

- Commented that because the child care is located on a busy collector and bus route that the neighbourhood will not be effected with increased traffic; and,
- Noted that the property is isolated.

4.5. Ms. Valerie Nadler, 500 Block East Osborne Road:

- Is the neighbour directly across from the daycare;
- Noted that noise has not been an issue;
- Commented that the children are extremely well behaved;
- Commented that the neighbourhood has not been affected by increased traffic; and,
- Expressed concern that sixteen children playing outside at one time may be too noisy but is fine with eight at a time.

5. Council Discussion:

Council commented that:

- Curb side parking is preferred;
- Questioned the ability to change the number to twelve children;
- Queried the cost of the garage renovation; and,
- Acknowledged that residents are concerned with the increase in traffic.

The meeting adjourned at 7:18 p.m.

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 7:22 p.m. on Monday, June 25, 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
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. S. Ono, Acting General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Grant, Manager – Corporate Planning & Projects
Ms. S. Haid, Manager – Sustainable Community Development
Ms. E. Geddes, Section Manager – Transportation
Ms. C. Rucci, Social Planner
Ms. C. Walker, Chief Bylaw Officer
Ms. L. Simkin, Administrative & Information and Privacy Coordinator
Ms. A. Kim, Transportation Planning Technologist
Ms. S. Berardo, Confidential Council Clerk

1. Opening by the Mayor

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

With the consent of Council, Mayor Walton altered the agenda as follows:

4. Domestic Chickens – A Discussion and Exploration of Next Steps

File No. 13.6640.20/003.000

Report: Cristina Rucci, Social Planner

Ms. Cristina Rucci, Social Planner, provided further information following a recent delegation by the Council of Canadian Liberated Urban Chicken Klub (CLUCK).

Ms. Rucci indicated that the benefits to owning backyard chickens include:

- Healthier and tastier eggs;
- Chickens are natural composters;
- Chickens make good pets and are very loyal to their keepers;
- Education; and,
- Environmental sustainability and community building.

Following the delegation made by CLUCK, on-line petitions were received by Council as well as a letter which outlined a number of concerns regarding the keeping of backyard chickens in the District of North Vancouver. The most significant concerns were regarding:

- Conflict with dangerous wildlife;
- Risk of avian influenza and salmonella;
- Noise and odour;
- Increased staff costs around enforcement; and,
- Humane treatment of hens.

Council Discussion:

- Spoke in support of developing a comprehensive food policy;
- Commented that there is not a demand in the community to pioneer this project;
- Expressed concern that hens are an attractant to dangerous wildlife;
- Commented that we are not an agricultural community;
- Suggested that the keeping of chickens should be enforced on a complaint basis;
- Requested that a member from CLUCK start a co-op as a pilot project; and,
- Suggested that we focus on educating the community.

Recessed at 8:08 pm and reconvened at 8:12 pm

2. Bicycle Master Plan Update

File No.

Memo: Erica Geddes, Section Manager - Transportation

Ms. Annie Kim, Transportation Planning Technologist, provided an update on the Bicycle Master Plan. Since December 2010, District staff have been consulting with residents and cyclists to update the 2006 North Vancouver Bicycle Master Plan and have had two open houses, an online survey, and public review of the draft plan. Since the 2006 Bicycle Master Plan, a significant portion of high priority cycling projects have been completed. The new plan includes refined goals and routes, including off-road routes like the Spirit Trail to accommodate a range of users.

The importance of having a Bicycle Master Plan includes:

- Providing a more complete cycling network that is safe and efficient for both recreational and commuter cyclists;
- Providing strategies to improve environment, public health, safety, and equity;
- Allowing the District to leverage partner funding from TransLink and the Provincial government;
- Identifying cost-effective infrastructure investments when compared to investments in other modes of transportation, and generates more health and environment benefits; and,
- Increased safety for all modes of transportation.

Cycling is an important component of the District's transportation network and further cycling infrastructure improvements would help improve liveability, health, environment, and reduce future municipal transportation expenditures. After consulting with the public two goals were identified: strengthen community connections and support a sustainable transportation system.

Goal #1 – Strengthen Community Connections

- Establish a bicycle network that will provide safe logical routes to serve cyclists of various ages and comfort level. The draft plan update proposed off-road routes to better accommodate younger or newer cyclists.

Goal #2 – Support a Sustainable Transportation System

- Increase the number of people who regularly use cycling as a means of travelling, to encourage physical activity, and reduce air pollution.

The final report will be completed in the summer of 2012 and staff plan to seek endorsement of the Bicycle Master Plan update from both District and City Councils in early fall 2012.

Council Discussion:

- Commented that people will not ride unless they feel safe;
- Requested looking into shared lanes and providing examples of how this would work;
- Suggested placing bike storage lockers throughout the District, especially for people riding their bikes to Phibbs Exchange;
- Commented on the positive impact cycling has on the health of the community;
- Commented that the District has to improve the safety of main roads connecting to bridge-heads;
- Suggested focusing on the safety of main collector routes;
- Suggested providing short-cuts to major city centers;
- Requested looking into the cost of green painting;
- Requested providing clear directional signs for cyclists; and,
- Suggested a continuous bike lane on Marine Drive.

3. East Keith Road – Evaluation of Bus Bays

File No. 16.8450.30/027.000

Memo: Erica Geddes, Section Manager - Transportation

Council discussed the option of maintaining two west-bound lanes on East Keith Road or one west-bound lane with a dedicated bicycle lane. Council expressed concern with eliminating a lane on a major arterial road, especially with the start of the Lower Level Road project in the City of North Vancouver. Council requested that this item be revisited after the completion of the Lower Level Road project and maintain the existing layout.

5. Adjournment

The meeting adjourned at 9:23 pm.

Confidential Council Clerk

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**DISTRICT OF NORTH VANCOUVER
REGULAR COUNCIL MEETING**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, July 9, 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
Councillor L. Muri
Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Ms. S. Haid, Manager – Sustainable Community Development
Mr. M. Kruysse, Manager – Strategic Economic Initiatives
Ms. E. Geddes, Section Manager – Transportation
Ms. N. Letchford, Deputy Municipal Clerk
Ms. C. Walker, Chief Bylaw Officer
Mr. R. Boase, Environmental Protection Officer
Ms. L. Brick, Confidential Council Clerk
Mr. M. Brown, Community Forester
Ms. A. Kim, Transportation Planning Technologist
Ms. C. Rucci, Social Planner

Also in

Attendance: Mr. Nguyen Thanh Binh, Chairman, Soc Trang City, Vietnam
Mr. Minh Thong Cao, Vice Chairman, Soc Trang City, Vietnam
Mr. Thanh Tung Bui, Director Urban Development, Soc Trang City, Vietnam

1. ADOPTION OF THE AGENDA

1.1. July 9, 2012 Regular Meeting Agenda

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT the agenda for the July 9, 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.

CARRIED

With the consent of Council, the agenda order was varied as follows:

4. RECOGNITIONS

4.1. Soc Trang City, Vietnam – Canadian Study Tour

Mayor Walton welcomed the delegation to the Council Chamber and to the District of North Vancouver and thanked them for their time spend touring North Vancouver to learn about urban agriculture and marketing.

2. PUBLIC INPUT

2.1. Mr. Terry Quelch, 4200 Block Skyline Drive:

- Spoke in opposition to longboarding on Skyline Drive;
- Expressed concern regarding safety of longboarders and pedestrians on Skyline Drive; and,
- Urged Council to ban longboarding on Skyline Drive.

2.2. Mr. Bill Tracey, 3600 Block Banff Court:

- Spoke in opposition to the tree bylaw on behalf of his strata council; and,
- Expressed concern regarding the wording in the bylaw, noting that private citizens may be required to pay for a permit to have District trees removed.

2.3. Mr. John Hunter, 100 Block Roche Point Drive:

- Spoke in support of the proposed tree bylaw; and,
- Requested that the bylaw be sent to a public hearing.

2.4. Mr. Peter Thompson, 900 Block Clements Avenue:

- Spoke regarding the Transportation Plan;
- Sought clarification that community consultation would be sought prior to the full implementation of the Plan; and,
- Commented on the proposed tree bylaw.

2.5. Ms. Stephanie Halls, 4100 Block Skyline Drive:

- Spoke in opposition to longboarding on Skyline, Glenview, and Forest Hills Drive; and,
- Expressed concern for pedestrians on Skyline Drive due to a lack of sidewalks.

2.6. Ms. Tiffany Hazisa, 4400 Block Skyline Drive:

- Spoke in opposition to longboarding on Skyline Drive; and,
- Expressed concern for neighbourhood safety.

3. PROCLAMATIONS

Nil

5. DELEGATIONS

5.1. Ms. Heather Dunsford, North Shore Keep Well Society

Re: North Shore Keep Well Society's 25th Anniversary

Ms. Eleanor Haynes and Ms. Heather Dunsford highlighted the variety of programs and services offered by the North Shore Keep Well Society.

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the delegation from the North Shore Keep Well Society be received.

CARRIED

**5.2. Mr. Bruce Beveridge, Strathcona Cup 2013 –
Scottish Tour to Canada**

Re: Providing information about the Strathcona Cup Tour

Mr. Bruce Beverage and Mr. Ron Avery spoke regarding the Strathcona Cup, highlighting the tour's history and the upcoming 2012 event.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the delegation from the Scottish Tour to Canada be received.

CARRIED

6. ADOPTION OF MINUTES

6.1. June 5, 2012 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the June 5, 2012 Council Workshop be received.

CARRIED

6.2. June 5, 2012 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the June 5, 2012 Special Council Meeting be adopted.

CARRIED

6.3. June 11, 2012 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the June 11, 2012 Special Council meeting be adopted.

CARRIED

6.4. June 12, 2012 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the June 12, 2012 Council Workshop be received.

CARRIED

6.5. June 19, 2012 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the June 19, 2012 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

7.1 RCMP Contract Update

June 25, 2012 Closed Special Meeting of Council

THAT the Mayor be authorized to sign the RCMP Contract and communicate to the Minister and the public that the contract is being signed with objections due to the process, the unfavourable terms, and the continuing uncertainty with respect to a wide variety of issues.

Mr. David Stuart, Chief Administrative Officer, advised that staff are continuing their discussions with the Province and will be reviewing the possibility of a North Shore police force.

7.2 Mt. Seymour Bridge Widening

June 25, 2012 Closed Special Meeting of Council

THAT staff be directed to amend the 2012 Financial Plan in the fall for an additional \$1.6 million in funding for the Mount Seymour Parkway bridge widening project, as outlined in this report;

AND THAT staff proceed with the tender to widen the Mount Seymour Parkway bridge over the Seymour River.

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT items 8.1, 8.9, 8.10, 8.11, 8.12, and 8.17 be included in the Consent Agenda and be approved without debate.

CARRIED

8.1 Scottish Curling Tour of Canada – Strathcona Cup

File No. 05.1715.10/010.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT a one-time grant in the amount of \$1,500 be provided for the opening ceremonies and games at the North Shore Winter Club of the Strathcona Cup Competition;

AND THAT The funds will be allocated from Council Reserve which has a balance of \$90,000.

CARRIED

8.2 Bylaw 7934: Proposed Updates to Development Permit Areas (Schedule B) of the District Official Community Plan
File No. 13.6480.30/006.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7934, 2012 (Amendment 4) is given THIRD reading as amended;

AND THAT the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7934, 2012 (Amendment 4) is ADOPTED.

CARRIED

8.3 Bylaw 7935: Amendments to Schedule W of the Fees and Charges Bylaw 6481
File No. 13.6480.30/006.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 7935, 2012 (Amendment 33)" is ADOPTED.

CARRIED

8.4 Bylaw 7941: Development Procedures Bylaw 7738, 2008 Amendment Bylaw 7941, 2012 (Amendment 2)
File No. 16.6400.030/006.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Development Procedures Bylaw 7738, 2008, Amendment Bylaw 7941, 2012 (Amendment 2)" is ADOPTED.

CARRIED

Councillor MACKAY-DUNN left the meeting at 8:20 pm and returned at 8:21 pm.

Councillor MACKAY-DUNN left the meeting at 8:22 pm.

8.5 Bylaw 7671: Tree Protection

File No. 13.6780.01/001.000

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the first three readings of Bylaw "Tree Protection Bylaw 7671)" are rescinded.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT "Tree Protection Bylaw 7671, 2012" is given FIRST, SECOND, and THIRD reading.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

8.6 Bylaw 7821: Environmental Protection

File No. 13.6780.01/001.000

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the first three readings of Bylaw "Environmental Protection and Preservation Bylaw 6515 Amending Bylaw 20 (Bylaw 7821)" are rescinded.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT "Environmental Protection and Preservation Bylaw 6515 Amending Bylaw 20 (Bylaw 7821)" is given FIRST, SECOND, and THIRD reading.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

8.8 Bylaw 7827: Fees and Charges

File No. 13.6780.01/001.000

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the first three readings of Bylaw "Fees and Charges Bylaw 6481 Amending Bylaw 25 (Bylaw 7827)" are rescinded.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT Bylaw “Fees and Charges Bylaw 6481 Amending Bylaw 25 (Bylaw 7827)” is given FIRST, SECOND, and THIRD reading.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

Councillor MACKAY-DUNN returned at 8:27 pm.

8.7 Tree Work in the District – Proposed Revisions
Corporate Policy 13.5280/1
File No. 13.5280.01/001.000

MOVED by Councillor BASSAM
SECONDED by Councillor HICKS

THAT Council endorse the proposed revisions to existing Corporate Policy – 13.5280/1 Tree Work in the District, which guides the management of trees on all District parkland and District owned/managed lands.

CARRIED

8.9 Bylaw 7944: Local Area Improvement Petition – Lane Paving
2400 Block MacKay Avenue
File No. 11.5320.40/000.000

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT

1. Pursuant to Section 211 of the Community Charter, a local area service project for the paving of the existing gravel lane located in the 2400 block of MacKay Avenue, be approved; and,
2. Bylaw 7944 be now read a FIRST, SECOND, and THIRD time.

CARRIED

8.10 2012 Community Service Grant Recommendations
File No. 10.4792.01/007.000

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT

1. Council approve the 2012 Community Service Grants allocations of \$255,713 in accordance with attachment “A” of the June 29, 2012 report to Council by Cristina Rucci; and,
2. Council direct staff to refer an increase of \$5,115 to the Community Grants Budget for Council’s consideration under the 2013 budget process.

CARRIED

8.11 2012 Child Care Grants

File No. 10.4750.20/010.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT

1. Funding in the amount of \$48,000 be approved for the eleven child care projects listed in Table 1 of the June 21, 2012 report to Council by Cristina Rucci with funds allocated from the Child Care Grant account; and,
2. Council direct staff to refer an increase of \$960 to the Child Care Grants Budget for Council's consideration under the 2013 budget process.

CARRIED

8.12 2012 Core Grants Funding Allocations

File No. 05.1850.20/002.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the final instalment for the 2012 core grants totalling \$386,585 as approved in the 2012 Annual Budget, and as set below, be approved for payment.

Capilano Community Services Society	\$54,826
North Shore Neighbourhood House	\$53,326
Boys' and Girls' Clubs of Greater Vancouver (Norvan)	\$11,828
Parkgate Community Services Society (East & West Seymour)	\$99,500
Silver Harbour Centre Society	\$53,818
Mollie Nye House	\$22,000
Family Services of the NS	\$33,495
North Shore Childcare Resources Program	\$34,609
North Shore Restorative Justice Society	\$23,183
TOTAL	\$386,585

CARRIED

8.13 Development Variance Permit 30.12 – 935 Tudor Avenue

File No. 08.3060.20/030.12

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT Development Variance Permit 30.12, to allow for retention of a veranda addition to the existing house at 935 Tudor Avenue, is issued.

CARRIED

8.13.1 Development Variance Permit 30.12 – 935 Tudor Avenue

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT Council receive the report of the Planning Assistant dated July 5, 2012 for information.

CARRIED

The meeting recessed at 8:49 pm and reconvened at 8:55 pm.

**8.14 Business license for North Vancouver Bilingual Daycare -
537 East Osborne Road
File No. 10.4750.30/001.000**

Ms. Cristina Rucci, Social Planner, outlined the review of this application noting that Council may require that the snow fencing in the backyard be replaced with a permanent fence if the application is approved. Council requested a workshop be held to discuss child care facility licensing and that Vancouver Coastal Health be invited.

**MOVED by Councillor HICKS
SECONDED by Councillor MURI**

THAT Council approve a business licence for the North Vancouver Bilingual Daycare, located at 537 East Osborne Road, for the operation of a group child care for 16 pre-school aged children (30 months to school age), subject to the following conditions: (a) compliance with District bylaws and Provincial code regulations, (b) receipt of corresponding licences from the Vancouver Coastal Health Authority, and (c) conditional upon the installation of a permanent fence around the backyard.

CARRIED

OPPOSED: Councillor MURI and NIXON

**8.16 The Enhanced Control of “Longboarding” Through Prohibition,
Where an Acute Risk to Community Safety Exists
File No. 16.8620.01/002.000**

**MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor NIXON**

THAT staff is directed to,

1. Amend the Street and Traffic Bylaw to prohibit skateboarding in the Skyline-Wavertree-Glenview area;
2. Erect signage on those roadways indicating skateboarding is prohibited;
3. Continue to enforce the Street and Traffic Bylaw as amended on March 26th, 2012 and advise Council if additional prohibitions are required; and,
4. Investigate the use of “Board Calming” measures such as, but not restricted to, “Rumble Strips”.

CARRIED

OPPOSED: Mayor WALTON, Councillor BASSAM and LITTLE

Staff advised that they will report back at a future Council meeting regarding the engineered designs.

8.15 Transportation Plan

File No. 16.8620.25/000.000

Councillor MACKAY-DUNN left the meeting at 10:20 and returned at 10:21 pm.

Ms. Erica Geddes, Section Manager – Transportation, and Ms. Annie Kim, Transportation Planning Technologist, presented the Transportation Plan for the District of North Vancouver highlighting the integration of transportation and land use and the benefits of the proposed plan.

MOVED by Councillor NIXON

SECONDED by Councillor MACKAY-DUNN

THAT Council:

1. Adopt the Transportation Plan; and,
2. Direct staff to implement the Transportation Plan vision, policies, strategies, subject to the availability of funding, appropriate public consultation, and annual approval of the Plan's program, priorities, and projects.

CARRIED

Mayor Walton requested Council's vote to extend the meeting.

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT the meeting be extended past 10:30 pm.

CARRIED

OPPOSED: Councillor HICKS

8.17 Request for Noise Bylaw Variance – Shaw Cable Upgrade for Mount Seymour Seniors Residence at 3601 Mount Seymour Parkway

File No. 11.5210.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Council relax the provision of Noise Regulation Bylaw 7188 which regulates construction noise during the night and weekends, in order that Rissling Services Ltd., contracted to Shaw Cable Systems, can carry out a service upgrade for one night on a weekday between July 16th and August 10th, 2012 for approximately 4 to 6 hours.

CARRIED

9 REPORTS

9.1 Mayor

9.1.1 Mayor's Special One Time Contingency Fund awarded to Ms. Helen Theilmann in the amount of \$250 for her design of the current Edgemont Village banners.

9.1.2 Mayor Walton reported on the Canada Day Parade and events at Waterfront Park and encouraged people to become involved by volunteering.

9.2 Chief Administrative Officer

Nil

9.3 Councillors

9.3.1 Councillor Little reported on the Tsleil-Waututh Nation Canoe and Boat Festival and the Canada Day Events and the awarding of the Queen's Jubilee Medal.

9.3.2 Councillor Nixon reported on the Pemberton Heights Annual Canada Day Picnic and Parade.

9.4 Metro Vancouver Committee Appointees

Nil

10 ANY OTHER BUSINESS

Nil

11 ADJOURNMENT

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT the July 9, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:37 pm)

Mayor

Municipal 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 5:05 p.m. on Monday, July 16, 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 (5:47 pm)
Councillor A. Nixon

Absent: Councillor L. Muri
Councillor D. MacKay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. L. Carter, Manager – Utilities
Mr. L. Jensen, Manager – Operations
Ms. S. Carroll, Section Manager – Utilities and Technical Services
Mr. A. Lynch, Section Manager – Waste Reduction
Mr. B. Meslo, Section Manager – Solid Waste
Ms. M. Weston, Section Manager – Public Safety
Ms. L. Simkin, Acting Municipal Clerk
Ms. L. Brick, Confidential Council Clerk

Also in

Attendance: Mr. Neil Crellin, Dillon Consulting Ltd.
Ms. Linda Parkinson, Dillon Consulting Ltd.

1. Opening by the Mayor

Mayor Walton opened the meeting and welcomed staff and the public to the meeting.

2. Review of Solid Waste Operations & Preparation of an Integrated Solid Waste Management Plan

File No. 11.5360.20/020.000

Presentation: Neil Crellin and Linda Parkinson, Dillon Consulting Ltd.
Gavin Joyce, General Manager – Engineering, Parks & Facilities

Ms. Linda Parkinson, Dillon Consulting Ltd., presented the District Integrated Solid Waste Management Plan and advised that the focus of the waste management plan is to prevent and minimize waste through reduction, encourage re-use and recycling of materials, promote energy recovery, and manage the residual waste.

The Metro Vancouver Integrated Solid Waste Management Plan identifies a 90% reduction of waste generated from the 2010 levels by 2020 to a target level of 1.20 tonnes per capita; increase the waste diversion rate from the 2010 level of 55% to a

minimum of 70% by 2015 and 80% by 2020; and to reduce the quantity of waste going to the Vancouver landfill to a maximum of 100,000 tonnes per year by 2020.

Ms. Parkinson advised that the 2011 single family waste diversion rate is at 65%. It was noted that further calculations are required to identify the diversion rates for residential drop off, bus stop garbage, parks department tonnage, industrial, commercial, and institutional garbage collected by the private sector, ICI recycling by the private sector, and take-back programs.

Ms. Parkinson advised that the key challenges for review of the overall diversion rates include:

- Methodology for accurately and consistently tracking waste generation and diversion in the District;
- Multi-family diversion targets for organics, recycling, and private sector collection;
- ICI recycling targets;
- New town centre waste and diversion methods; and,
- Bear awareness.

Mr. Len Jensen, Manager – Operations, advised that staff will be proceeding with a telephone survey of 300 residents to identify long term solutions and changes to meet the diversion goals set by Metro Vancouver.

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, advised that Engineering and Finance staff will be moving forward with building business cases for the options once the telephone survey and review of best practices have been completed.

Council Discussion:

Staff advised that options under consideration include bi-weekly pick up, pay for usage, increased bylaw enforcement, multi-family development organics diversion options, single stream versus multi-stream recycling, and a review of best practices. Council requested that staff investigate the use of garburators in multi-family units.

Councillor LITTLE arrived at this point in the proceedings.

Staff advised that Dillon Consulting will review the option of moving to a user pay system for garbage collection. Further, it was noted that the telephone survey will include questions regarding residents' desire to move to a single stream of recycling versus the current multi-stream and will measure the level of interest for bi-weekly pick up.

Staff will review the District's commercial hauling operations for private collection of ICI. Current contracts include the recreation facilities, school board, and some multi-family units within the District and City of North Vancouver.

Councillor LITTLE left the meeting at 6:14 pm.

Staff noted that fleet replacement has been held off pending completion of this review. Staff will return in the fall with a further presentation to Council regarding waste management.

The meeting recessed at 6:16 pm and reconvened at 6:19 pm.

3. Utilities Modeling Update

File No. 11.5550.01/000.000

Presentation: Lorn Carter, Manager – Utilities
Shaun Carroll, Section Manager – Utilities and Technical Services

Ms. Shaun Carroll, Section Manager – Utilities and Technical Services, advised that this is the third in a series of workshops regarding utilities for the District of North Vancouver. Ms. Carroll advised that this workshop will focus on the Utility Models which have been developed and how the models support the staff analysis of the impact of growth in the town centres.

Councillor LITTLE returned to the meeting at 6:21 pm.

Inflow and infiltration has been identified as an issue as it can increase the system requirements by four times the regular levels during wet weather. Removing inflow and infiltration can help address the problem without needing to increase the capacity of the pipes in the ground.

Ms. Carroll advised that the computer modeling system is used to anticipate demands, patterns, growth impacts, and capital planning as well as prepare for emergencies and risk assessment. The systems are able to generate results of day-to-day operations simultaneously with storm and rain events.

Staff advised that the modeling of the sanitary system is complete for the town centres and a draft has been created for the remainder of the District. Staff advised that areas of concern include Lynn Valley and Lower Lynn and staff are working on addressing these issues. Upgrades will proceed simultaneously with infiltration and inflow reductions

A detailed draft is complete for the water system; there are some localized concerns which can be addressed by adding new pumps and looping or upsizing lines. Staff advised there are points in the system which have been identified for upgrades as they may not be able to service peak demand and a fire event simultaneously.

The draft Integrated Storm Management Program model for Lynn Valley is complete for overland flow of creeks and culverts with other town centre ISMP's to follow. Staff are not currently aware of any areas of concern and do not anticipate that future development will create any issues if there is no net increase in drainage from developments.

Staff advised that the modeling will be applied to assess development impact, prioritize the infiltration and inflow program components, update the development cost charges bylaw, and create a capital works schedule and sizing.

Council Discussion:

Council requested staff investigate the possibility of laying pipe for future energy systems when other pipe is being replaced in town centre areas.

Staff noted that the Lower Lynn sanitary system is undersized for the proposed development.

Staff advised that the District is conducting modeling to assess flow capacity before upgrading is completed on Lions Gate Sewage Treatment Plant.

Staff advised that a future consideration on capacity requirements includes proposed development on the Squamish Nation lands.

4. Adjournment

The meeting adjourned at 6:56 pm.

Confidential Council Clerk

**DISTRICT OF NORTH VANVOUER
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, July 23, 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 D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor M. Little

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Mr. D. Doyle, Section Manager – Engineering Development Services
Ms. J. Paton, Section Manager – Development Planning
Ms. S. Berardo, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 23, 2012 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the agenda for the July 23, 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.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Dan Ellis, 900 Block Hendecourt Road:

- Spoke on the release of the Closed Meeting decision regarding the Community Associations review;
- Commented that he was led to believe that this was going to be a public process but instead it was done privately;
- Requested a copy of the Community Associations discussion paper;
- Commented that the North Shore Public Golf Society supports the BC summer games; and,
- Noted that Northlands would be an ideal location for golf events providing excellent publicity.

- 2.2.** Ms. Pauline White, 1000 Block Premier Street:
- Spoke regarding the Earth Ball Community Festival, and,
 - Requested funding to cover the costs of the festival.
- 2.3.** Ms. Margit Lieder, 1100 Block Kilmer Road:
- Spoke as an owner of a heritage house; and,
 - Requested that her name be removed from the Heritage Register.
- 2.4.** Mr. John Harvey, 1900 Block Cedar Village Crescent:
- Requested a meeting with the North Vancouver Policing Committee.
- 2.5.** Mr. Corrie Kost, 2800 Block Colwood Drive:
- Spoke on the release of the Closed Meeting decision regarding the Community Associations review;
 - Opined that it was an error to remove recognition criteria for Community Associations; and,
 - Commented that a proper process needs to be followed with FONVCA.
- 2.6.** Ms. Elaine Grenon, 2000 Block McLallen Court:
- Requested a copy of the Community Associations discussion paper; and,
 - Commented that it is important for the District of North Vancouver to give support to volunteers and give direction to Community Associations.
- 2.7.** Mr. Nick Sully, 200 Block West Hastings Street, Vancouver:
- Spoke on behalf of the applicant for the Grant Connell Tennis Centre; and,
 - Commented that he is here to answer any questions related to DP 40.12.
- 2.8.** Mr. John Gilmour, 2900 Block Bushnell Place:
- Spoke in opposition to the elimination of recognition criteria for Community Associations;
 - Acknowledged the importance of having active Community Associations with a growing population; and,
 - Commented that the District of North Vancouver must support and give direction to Community Associations.
- 2.9.** Mr. John Hunter, 300 Block Bushnell Drive:
- Requested a copy of the Community Associations discussion paper;
 - Commented that FONVCA was notified but there were no consultations regarding the changes; and,
 - Encouraged Council to defeat the motion.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Kathleen Campbell, North Shore Tourism Association

Re: Update on tourism, marketing, and projects.

Ms. Kathleen Campbell, Executive Director – Vancouver’s North Shore Tourism, and Mr. Steven Chen, Director – Corporate Development – North Vancouver Hotel, provided an update on the 2011 year-end results and the work that they are currently undertaking in 2012. Ms. Campbell noted that key goals include establishing the North Shore as the preferred “must see and stay” destination within the Metro Vancouver area and increasing overnight visitation.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the delegation of the North Shore Tourism Association be received.

CARRIED

6. ADOPTION OF MINUTES

6.1. June 18, 2012 Regular Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the minutes of the June 18, 2012 Regular Council meeting be adopted.

CARRIED

6.2. July 17, 2012 Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the minutes of the July 17, 2012 Public Hearing be received.

CARRIED

6.3. July 17, 2012 Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the minutes of the July 17, 2012 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. Community Association Review

June 12, 2012 Special Closed Meeting of Council

THAT Council approve option #2, contained in the discussion paper entitled *Community Associations in the District of North Vancouver: A Discussion Paper*

attached to the report of the Manager of Administrative Services dated March 16, 2012, as the degree of engagement of community associations by the District of North Vancouver;

AND THAT Corporate Policy *Community Associations – Criteria for Official Recognition* (10-4790-1) be rescinded;

AND FINALLY THAT Corporate Policy *Healthy Neighbourhood Funding Guidelines* (10-4790-2) be amended by deleting the phrase “who meet the District’s Criteria for Official Recognition” from item #1 under Reasons for Policy.

Mr. David Stuart, Chief Administrative Officer, advised that the community association discussion paper is available to the public.

**7.2. William Griffin/Delbrook Centre Consolidation Project
June 11, 2012 Special Closed Meeting of Council**

THAT the Program/Space Plan be approved;

AND THAT staff be directed to proceed to the detailed design phase;

AND THAT staff be directed to investigate financing scenarios including, but not limited to, debt financing and equity transfer and report back to Council with options and a public consultation process.

**7.3. Grant Connell Tennis Centre Expansion Project Update
May 7, 2012 Special Closed Meeting of Council**

THAT staff be directed to proceed with the 3 court expansion to the existing Grant Connell Tennis Centre to be funded on an interim basis from the Replacement Reserve with the final funding structure included in the Financial Plan Amendment Bylaw before the end of the year.

8. REPORTS FROM COUNCIL OR STAFF

**MOVED by Councillor MURI
SECONDED by Councillor BASSAM**

THAT items 8.1, 8.2, 8.3, and 8.4 be included in the Consent Agenda and be approved without debate.

CARRIED

With the consent of Council, Mayor Walton altered the agenda as follows:

8.1. Bylaw 7671: Tree Protection Bylaw
File No. 13.6480.30/006.000

**MOVED by Councillor MURI
SECONDED by Councillor BASSAM**

THAT “Tree Protection Bylaw 7671, 2012” is ADOPTED.

CARRIED

8.2. Bylaw 7821: Environmental Protection and Preservation

File No. 13.6480.30/006.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Environmental Protection and Preservation Bylaw 6515 Amending Bylaw 20 (Bylaw 7821)" is ADOPTED.

CARRIED

8.3. Bylaw 7827: Fees and Charges Amendment

File No. 13.6480.30/006.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Fees and Charges Bylaw 6481 Amending Bylaw 25 (Bylaw 7827)" is ADOPTED.

CARRIED

**8.4. Local Area Service Bylaw 7944 – Lane Paving 2400 Block
MacKay Avenue, 2012**

File No. 11.5320.40/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Local Area Service Bylaw 7944 – Lane Paving 2400 Block MacKay Avenue" is ADOPTED.

CARRIED

**8.11. Federal Government cancellation of Joint Emergency
Preparedness Program Funding**

File No. 01.0360.20/029.000

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT Council writes a letter urging the Government of Canada to fully restore annual Joint Emergency Preparedness Program funding to 2009 levels for emergency preparedness and to ensure that there is continued, ongoing effective JEPP funding to build capacity and capability to meet emergencies of all types in Canada.

CARRIED

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the federal government continue to operate the Kitsilano Coast Guard station and maintain an operations presence within the Burrard Inlet and False Creek areas of Port Metro Vancouver.

CARRIED

**8.5. Bylaw 7939: Zoning Bylaw Text Amendment – The Corner Store,
2230 Lloyd Avenue**

File No. 08.3060.20/037.12

MOVED by Councillor NIXON

SECONDED by Councillor MACKAY-DUNN

THAT Bylaw 7939 is read a SECOND and THIRD time;

AND THAT Bylaw 7939 is ADOPTED.

CARRIED

Council recessed at 8:20 pm and reconvened at 8:21 pm.

8.6. Bylaw 7938: Rezoning Bylaw 1281 – Barrow Road

File No. 09.3900.01/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT “The District of North Vancouver Rezoning Bylaw 1282 (Bylaw 7939)” is given SECOND and THIRD reading.

CARRIED

8.7. District of North Vancouver Heritage Register

File No. 13.6800.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT

1. Council adopt the District of North Vancouver Heritage Register as attached to the report of the Community Planner dated June 25, 2012, but excluding the following properties:
 - 1005 Cortell Street;
 - 281 East Windsor Road; and,
 - 1131 Kilmer Road.
2. Heritage Procedure Bylaw 7945 is given FIRST, SECOND, and THIRD readings; and,
3. Notice be given within 30 days to owners of all properties on the Heritage Register in accordance with s. 974 of the *Local Government Act* and to the minister responsible for the *Heritage Conservation Act* in accordance with s. 977 of the *Local Government Act*.

CARRIED

Opposed: Councillor BASSAM

8.10. Bid for 2018 BC Summer Games

File No.

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT The District of North Vancouver commit to bid to host the 2018 BC Summer Games in partnership with the City of North Vancouver and to provide \$30,000 in cash and approximately \$33,300 value in kind services if the Games are awarded to North Vancouver.

CARRIED

Council recessed at 8:58 pm and reconvened at 9:03 pm.

8.8. 2672 Panorama Drive – Development Permit 76.11

File No. 08.3060.20/076.11

Public input:

Anthe Ho, 2600 Block Panorama Drive:

- Commented that the elevator lift is needed for her elderly grandmother;
- Noted that the lift would only be used when she visits; and,
- Suggested that the construction of the new house with the parking slab be approved and the elevator lift be revisited at a later date.

Mr. Paul Perkins, 2600 Block Panorama Drive:

- Expressed concern that the lift is too close to the property line;
- Spoke in support of the construction of the house and parking slab; and,
- Requested that Council look at an alternate location for the lift.

MOVED by Councillor MURI

SECONDED by Councillor HICKS

THAT Council issue Development Permit 76.11 to allow for construction of a new house and parking slab at 2672 Panorama Drive excluding the elevator lift as per DP 76.11 circulated on table at the July 23 Regular Council meeting.

CARRIED

8.9. Development Permit 40.12: 280 Lloyd Avenue

Grant Connell Tennis Centre

File No. 08.3060.20/040.12

Mr. Nick Sully, 200 Block West Hastings Street, Vancouver:

- Provided a presentation to Council on the three-court expansion to the Grant Connell Tennis Centre;
- Spoke regarding the stream located east of the site; and,
- Stated that the development will not negatively impact the fish habitat.

Councillor MACKAY-DUNN left the meeting at 9:46 pm and returned at 9:47 pm.

MOVED by Councillor HICKS
SECONDED by Councillor NIXON

THAT Council issue Development Permit 40.12 for a three-court expansion to the Grant Connell Tennis Centre.

CARRIED

8.12. Protection of Fish Habitat
File No. 13.6770.20/000.000

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

WHEREAS the District of North Vancouver has made significant investments in the protection of fish habitat in waterways that pass through our community;

AND WHEREAS the protection of natural habitats (fish habitat included) is an important value for the people of our community and in our Official Community Plan;

NOW THEREFORE BE RESOLVED THAT the District of North Vancouver call upon the Federal Government to reverse proposed changes to Section 35 (1) of the Fisheries Act that would see the removal of provisions banning or limiting activities that result in the "harmful alteration, disruption or destruction of fish habitat";

AND THAT this resolution be forwarded to the Federal and Provincial Ministers of Fisheries and Agriculture, to North Shore MPs and MLAs, and to all UBCM member municipalities.

CARRIED

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

- 9.3.1. Councillor Bassam reported on his participation with the Heart and Stroke Foundation, Vancouver Coastal Health, and Neighbourhood Walk at Marine Drive and Capilano, commenting on the success of the event.

9.4. Metro Vancouver Committee Appointees

10. ANY OTHER BUSINESS

11. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the July 23, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:11 pm)

Mayor

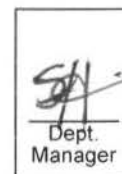
Municipal Clerk

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REPORTS

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>Sept. 10.12</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

August 28, 2012

File: 05.1970.30/000

Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942

RECOMMENDATION:

That:

1. Bylaw , cited as "2013 – 2015 Taxation Exemptions by Council Bylaw 7942", be now read a FIRST, SECOND and THIRD time; and
2. Prior to considering adoption of the Bylaws, public notice be given in accordance with Section 227 of the Community Charter.

REASON FOR REPORT:

In compliance with the provisions of the *Community Charter* and the Taxation Exemptions by Council Guidelines, adopted in September 2007, members of the Community Services Advisory Committee (CSAC) have reviewed the permissive tax exemptions for 2013 – 2015 tax years and staff have prepared the necessary bylaws for Council's consideration.

SUMMARY:

As per the policy, "Taxation Exemptions by Council Guidelines" approved by Council in 2007, members of the Community Services Advisory Community carefully reviewed 54 applications for permissive tax exemptions from 33 different agencies. With the assistance of staff, a Bylaw (7942) has been prepared and is attached to this report based on the Committee's recommendations (Attachment 1). According to the provisions of the Community Charter, Council may, on or before October 31 of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation.

BACKGROUND:

The "Taxation Exemption by Council Guidelines" which was adopted by Council in 2007, was developed to recognize the fact that non-profit organizations contribute to the well being of the citizens of the Municipality. The Guidelines include a number of criteria which must be met by organizations applying for a permissive tax exemption. The Community Services Advisory Committee, who has been given the authority by Council to review PTE applications, has assessed each of the new applications to ensure that they comply with the criteria.

The Guidelines also include a financial cap equal to 0.6% of the tax levy which is applicable to Section 224 exemptions only. When the funding requested exceeds the financial cap of the 0.6% of the tax levy, the CSAC has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and make its recommendations to Council. Under this authority, some applicants might receive 100% of a funding request while other applicants might receive less than 100%.

Section 3.0 of the policy further outlines specific criteria related to the review process. To summarize, the policy states that the CSAC will review permissive tax exemptions in the second year of Council's mandate and that the bylaw will be reviewed every three years (2012). Moreover, the policy states that new applications received in years one and three of a Council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community need.

For Council's information, the total 2012 exempt assessments would be \$90,817,960 and the total 2012 taxes exempt would be \$339,046. Based on all application requests received, the financial cap of 0.6% of the tax levy \$462,866 has a remaining balance of \$77,323 after inclusion of \$39,002 for public worship exemptions.

EXISTING POLICY:

Taxation Exemptions by Council Guidelines (Attachment 2)

Section 224 of the *Community Charter* (Attachment 3)

ANALYSIS:

The members of CSAC that formed the PTE sub-committee spent a considerable amount of time reviewing the PTE applications. For Council's information, there was one new application this year from the Vancouver Coastal Health Authority for the Kiwanis Care Centre at 2444 Burr Place. Including this new application, the total number of applications reviewed by CSAC was 54 from 33 different agencies. On the whole, the sub-committee felt that the majority of the applications met the tax exemption criteria and recommended that the applications be approved in full. The exceptions included the application from Vancouver Coastal Health as well as the application from the Capilano Tennis Club, the details of which will be discussed below. The sub-committee's recommendations were reviewed and moved by the Committee as a whole. The Bylaw that is now before Council reflects these recommendations.

According to Section 224, which provides the general authority for tax exemptions by Council (permissive tax exemptions), Council may by bylaw, exempt land or improvements referred to in

subsection (2) from taxation under section 197(1)(a) to the extent, for the period and subject to the conditions provided in the bylaw. Council may apply the exemption to the whole or a part of the taxable assessed value of land or improvements or both. Therefore, Council may either:

- Grant the exemption(s);
- Deny the exemption(s); or
- Grant a percentage of the assessed value of the lands and/or improvements.

Those properties that were given exemptions by Council in 2009 have been included in this year's Bylaw (with the exception of the Capilano Tennis Club).

Vancouver Coastal Health – Kiwanis Care Centre

This is the third time in the last several years that the Vancouver Coastal Health has made application to the District to exempt a seniors' care home facility located at 2444 Burr Place. Like the previous sub-committee of CSAC, members of the sub-committee felt that the application did not successfully meet criteria 1.5, as included in the Taxation Exemption Guidelines:

- 1.5 PTEs will not be considered where Council believes that an exemption will result in the inappropriate downloading of responsibilities and costs of other levels of government to local taxpayers.

The sub-committee did recommend that Mayor and Council forward a letter to the Ministry of Health urging them to consider providing Vancouver Coastal Health a statutory tax exemption to the Kiwanis Care Centre.

Subsequent to this recommendation, District staff did receive notice that on July 31, 2012, there was a decision of the Property Assessment Appeal Board in relation to this property as a result of an appeal brought by Vancouver Coastal Health Authority: the decision being that the property is exempt from taxation because of a statutory exemption. As a result of the decision, the application for a permissive tax exemption has become unnecessary and the District will disregard it in its consideration of a permissive tax exemption.

Capilano Tennis Club

The PTE application made by the Capilano Tennis Club for their property located at 2500 Capilano Road was carefully considered and debated by both the CSAC sub-committee as well as by the committee of the whole.

The application can be summarized as follows:

- The Tennis Club is a mid-sized, non-profit tennis club with roots dating back to 1934.
- The facility includes 4 outdoor courts and a newly renovated two-storey clubhouse.
- The courts are available to members and non-members of the community for both recreational and social functions.
- The clubhouse is made available for members to use for private social bookings (for family and friends) and also to non-profit organizations for small meetings.
- The tennis club provides a distinct service to the community in the following ways:
 - They support Tennis BC by making all 4 courts available to Tennis BC to hold the Annual Team Tennis Championship,

- Run Junior Development programs (5 days per week May and June) to members and non-members in the community June and July, to promote health and fitness amongst youth,
- A full-time certified professional coach provides lessons for members and non-members for the community, and
- Run interclub tennis challenges with other clubs on an informal, recreation basis, to promote further opportunities for competitive tennis for men and women (outside of the Tennis BC run Leagues).

The decision to deny the application from the Capilano Tennis Club was unanimous amongst the members of the sub-committee and the committee as a whole. The rationale for denying the application was based on the fact that members did not feel that the application met the following criteria included in the Taxation Exemptions by Council Guidelines:

1.9 Organizations must be non-profit and must provide needed:

- direct social & community services to District residents; or
- arts and cultural activities of demonstrable benefit to District residents and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or
- recreational services to District residents that can reasonably be considered an extension of municipal recreational services,

1.10 Organizations must offer services primarily to the broader community of citizens of the District of North Vancouver, and justify the need for that service;

For the purposes of general provisions 1.9 and 1.10, in establishing need for direct social, community, cultural or recreational services, the Community Services Advisory Committee has the power to make a distinction between addressing “need” and providing “choice” and will recommend to Council only those applications that address need.

The committee agreed that the services provided by the tennis club were not unique given that quality tennis lessons are being offered by the North Vancouver Recreation Commission through the Grant Connell Tennis Centre. Members also agreed that there were a number of high quality tennis courts throughout the District that provided all residents the opportunity to play tennis free of charge. Although members acknowledged that the Capilano Tennis Club did provide members a unique sense of community, they felt that the annual membership fees (approximately \$800/year for a family of four) as well as the initiation fee did not make the Club accessible to all District residents and gave the facility more of a “private club” feel.

Overall, the committee did not feel that the services provided by the Capilano Tennis Club fulfilled a real “need” for District residents and that there was enough “choice” regarding options for tennis (including lessons and court time) throughout the District.

For Council’s information the Capilano Tennis Club has received a permissive tax exemption since 2000 (they have only been paying for basic utilities such as water since that time) and the amount of their exemption from the District in 2011 was \$7,540.

Timing/Approval Process:

Pursuant to provision of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31st of each year. Public notice must be provided in accordance with the *Charter* prior to adoption of the Permissive tax Exemption Bylaw.

Concurrence:

Both staff from social planning as well as the Manager of Revenue and Taxation provided support to CSAC during their review of the permissive tax exemptions. The Clerks Department also assisted with the preparation of the necessary bylaws.

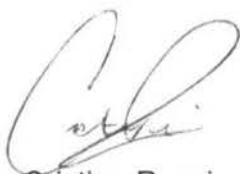
Financial Impacts:

The general assessments and the 2012 taxes that otherwise would have applied to the properties covered under the 2013-2015 Taxation Exemptions by Council are included in Attachment 2. As indicated based on exempt assessments of \$91,775,960 the total municipal taxes exempted for 2012, based on applications received, is \$346,541.

If Council were to approve the recommendations for exemptions, the total 2012 exempt assessments would be \$90,817,960 and the total 2012 taxes exempt would be \$339,046. Based on all application requests received, the financial cap of 0.6% of the tax levy allows maximum exemptions of \$462,866. After inclusion of \$39,002 for public worship exemptions, total exemptions provided are \$84,818 below the cap.

Social Policy Implications:

By providing tax emptions to non-profit organizations that deliver preventative and support services, the District furthers the aim of social sustainability by leveraging our resources effectively to assist in meeting the needs of people in our community.



Cristina Rucci,
Social Planner

REVIEWED WITH:

- ☐ Sustainable Community Development
- ☐ Development Services
- ☐ Utilities
- ☐ Engineering Operations
- ☐ Parks & Environment
- ☐ Economic Development

REVIEWED WITH:

- ☐ Clerk's Office
- ☐ Corporate Services
- ☐ Communications
- ☒ Finance *LR*
- ☐ Fire Services
- ☐ Human resources
- ☐ ITS
- ☐ Solicitor
- ☐ GIS

REVIEWED WITH:

- External Agencies:
- ☐ Library Board
- ☐ NS Health
- ☐ RCMP
- ☐ Recreation Commission
- ☐ Other: _____

REVIEWED WITH:

Advisory Committees:

- ☐ _____
- ☐ _____
- ☐ _____

The Corporation of the District of North Vancouver

Bylaw 7942

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, 2012”.

2. Exemptions under section 224 of the *Community Charter*

For the year 2013 - 2015, the following lands and improvements are exempt from taxation levied pursuant to section 224 of the *Community Charter*:

- a. land or improvements that:
 - i. are owned or held by a charitable, philanthropic or other not for profit corporation; and,
 - ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 1. North Shore Crisis Services Society. That portion of Lot 2, District Lot 2087, Plan LMP 24090 as shown in Schedule A, PID: 023-125-578, (registered in the name of the Provincial Rental Housing Corporation and leased to the North Shore Crisis Services Society - Roll # 052-7240-9000-2);
 2. St. John Society (British Columbia and Yukon) – office/resource centre for first aid services. Strata Lot 7, DL 204, Strata Plan LMS 2284, PID: 023-336-234, (106-223 Mountain Highway (including Units 106 and 107), registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4007-X);
 3. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – office/resource centre. Strata Lot 27, District Lot 2023, Strata Plan VR1541, PID: 018-799-141, (3158 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1027-6);
 4. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – office/resource centre. Strata Lot 28, District Lot 2023, Strata Plan VR1541, PID: 018-799-159, (3140 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1028-4);

5. Canadian Mental Health Association, North and West Vancouver Branch. Lot 23, Block 5, District Lot 615, Plan 9070, PID: 009-766-901, (1573 Arborlynn Drive – registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 070-0953-9100-2);
6. Canadian Mental Health Association, North and West Vancouver Branch. Lot 19, S 1/2 of Block 5, District Lot 2023, Plan 3078, PID: 013-186-931, (1198 Harold Road, registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 051-0721-8500-7);
7. Change the World Foundation – DBA Harvest Project. Lot A, Block 4, District Lot 266, Plan 16082, PID: 007-581-327, that portion of the property which is leased, (1071 to 1091 Roosevelt Crescent, registered in the name of Northgate Investment Corporation – Roll # 010-1608-2000-6);
8. Hollyburn Family Services. Lot C of Lot 3 Blocks A and B District Lot 621 Plan 4655, PID: 004-079-035, (3212 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver - Roll # 110-0395-3200-3);
9. Hollyburn Family Services. Lot A of Lot 3 Blocks A and B District Lot 621 Plan 4655, PID: 011-442-913, (3218 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver - Roll # 110-0395-3000-0);

b. Land or improvements that:

- i. are owned or held by a municipality, regional district or other local authority; and,
- ii. the council considers are used for a purpose of the local authority:
 1. The Corporation of the District of West Vancouver – parkland. Lot A (except E.P. 6637), Blocks 23 & 24, District Lots 601 and 607, Plan 4740, PID: 011-348-089, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 020-0343-0400-2);
 2. The Corporation of the District of West Vancouver – parkland. All that portion of Block A (R.P. 360) lying east of Lot B (R.P. 1372), District Lot 764, PID: 015-966-356, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 011-0469-5900-9);
 3. The Corporation of the District of West Vancouver – parkland. Lot B (R.P. 1372), Block A (R.P. 360), District Lot 764, PID: 015-966-283. (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 011-0469-6100-3);
 4. Greater Vancouver Water District (GVWD) – Capilano River Regional Park – parkland. Block G, District Lot 602, Plan 10857, PID: 009-283-285, (parkland

registered in the name of the Greater Vancouver Water District – Roll # 021-0346-0100-7);

- c. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:
 - 1. Deep Cove Parent Participation Preschool Society – preschool. That portion of the Seycove School premises, described as Lot B, Block A, District Lot 543, Plan 16981, PID: 007-330-006, (1204 Caledonia Avenue, occupied by the Deep Cove Parent Participation Preschool Society - Roll # 130-1698-1010-0);
 - 2. Highlands Out-of-School Care Society – out-of-school care. That portion of the Highlands School premises, described as Lot 5, except part in Plan 22741, Block 10, DL 598 to 601, Plan 7512, PID: 003-120-490, (3150 Colwood Drive, occupied by Highlands Out-of-School Care Society (Highlands Out-of-School Care) - Roll # 030-0275-9405-X);
 - 3. Novaco Day Care Centre Society – day care and out-of-school care. That portion of Norgate School premises, described as Lot 2, Block 30, District Lots 264 and 266, Plan 8498, PID: 010-053-662, (1370 Redwood Street, occupied by the Novaco Day Care Centre Society (Novaco Day Care Centre and Novaco Out-of-School Care) - Roll # 010-0127-6200-8);
 - 4. La Pre-Maternelle Francophone Trottin-Trottinette – francophone preschool. That portion of Parcel 1, District Lot 784, Group 1, Plan BCP20, PID: 025-440-284, (380 W. Kings Road, occupied by the La Pre-Maternelle Francophone Trottin-Trottinette – francophone preschool – Roll # 040-3000-2000-7);
 - 5. North Shore Neighbourhood House – out of school child care. That portion of Block 16 (Explanatory Plan 5360), District Lot 552, Plan 4672, PID: 011-431-661, (1230 West 20th Street, occupied by the Capilano Child Care Centre – Roll # 011-0166-2200-6);
 - 6. North Shore Neighbourhood House – out of school child care. That portion of Amended Lot 1 (Explanatory Plan 11530), Block 21, District Lots 597 and 600, Plan 11577, PID: 009-036-725, (1255 Eldon Road, occupied by the Cleveland Child Care Centre – Roll # 020-0271-0710-8);
- d. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
 - i. the land or improvements are owned by a public authority or local authority; and,
 - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

1. Deep Cove Cultural Society – cultural uses. Lot N of Lot A, Block 7, District Lot 626, Plan 23042, PID: 016-612-001, (4360 Gallant Avenue, registered in the name of the District of North Vancouver and leased to the Deep Cove Cultural Society - Roll # 130-2304-2005-2);
2. North Vancouver Community Players – cultural uses. Lots 1 and 2, Block 11, District Lot 553, Plan 2406, PID: 013-798-278, (815 East 11th Street, Hendry Hall, registered in the name of the District of North Vancouver and leased to the North Vancouver Community Players - Roll # 080-0176-1300-0);
3. RNB Dance & Theatre Arts Society – cultural uses. Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, (3355 Mountain Highway, registered in the name of the District of North Vancouver and leased to RNB Dance & Theatre Arts Society - Roll # 050-2162-0020-2);
4. Parkgate Community Services Society – Seymour Youth Centre. Lot B, except portions in Plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (949 Lytton Street, registered in the name of the District of North Vancouver and leased to the Parkgate Community Services Society - Roll # 100-1523-1009-6);
5. North Shore Neighbourhood House – child care facility. That portion of the east 200 ft. of Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, having an area of 5,800 sq. ft., (Lynn Valley Child Care Centre, 3361 Mountain Highway, registered in the name of the District of North Vancouver and leased to the North Shore Neighbourhood House - Roll # 051-2162-0030-X);
6. Seymour Heights Parent Participation Preschool Association – preschool. Lot B, except portions in plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (800 Lytton Street, registered in the name of the District of North Vancouver and leased to the Seymour Heights Parent Participation Preschool Association - Roll # 100-1523-1007-X);
7. Lynn Valley Parent Participation Preschool – preschool. That portion of the Lynn Valley Elementary School premises, Part of PID: 025-765-019, Lot 1, DL 2023, Group 1, Plan BCP 7704, (3220 Mountain Highway, occupied by the Lynn Valley Parent Participation Preschool - Roll # 052-3077-0402-5);
8. Lynn Valley Seniors Association, Mollie Nye House – community centre. Lot 1, Block 13, District Lot 2025, Group 1, Plan LMP 47707, PID: 024-903-388, (940 Lynn Valley Road, registered in the name of the District of North Vancouver and leased to the Lynn Valley Seniors Association – Roll # 050-7477-0700-6);
9. Delbrook Partnership for Quality Childcare Association – child care facility. Part leased in Plan BCP 05772 of Block 19, except Part in Explanatory Plan 16399, West 1/2 of District Lot 617, Plan 19489, PID: 006-999-832, (3111 Stanley Avenue, registered in the name of the District of North Vancouver

and leased to the Delbrook Partnership for Quality Child Care Association – Roll # 030-1948-9000-7);

10. Deep Cove Rowing Club – rowing club. Lot 12 AM, Lot B, Block 7, Plan 1411, District Lot 626, Plan 1411, PID: 014-659-263, (2156 Banbury Road, registered in the name of the Corporation of the District of North Vancouver and leased to the Deep Cove Rowing Club – Roll # 132-0453-7420-1);
 11. Hollyburn Family Services – emergency shelter. That portion of Lot A, Block 7, District Lot 193, Plan 12218, PID: 005-411-483, (1930 Dollarton Highway, registered in the name of the District of North Vancouver and leased to Hollyburn Family Services - Roll # 100-0101-2600-7);
 12. Family Services of the North Shore – family resource centre. Lot 1, Blocks 2 and 3, District Lot 791, Plan 16486, PID: 007-471-483 (I hope family centre, 399 Seymour River Place, registered in the name of the District of North Vancouver and leased to the Family Services of the North Shore - Roll # 100-1648-6004-5);
- e. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
 - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
 - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,
 - iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
- Nil
- f. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:
- i. an area of land surrounding the exempt building;
 - ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
 - iii. an area of land surrounding a hall that is exempt under subparagraph (ii):

Included in Bylaw 7943.

- g. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:

1. Aga Khan Foundation Canada – public worship That portion of Lot 1, Block 2, District Lot 600, Plan 16179, as shown in Schedule B, PID: 007-530-323 (1150 Gladwin Drive, registered in the name of the Aga Khan Foundation Canada and leased to The Ismaili Council for British Columbia - Roll # 011-1617-9000-3);

- h. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:

Nil

- i. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

1. North Shore Winter Club – athletic club (**curling portion only**). That portion of Lot D, District Lot 613, Plan LMP5354, PID: 017-838-720, (1325 East Keith Road, registered in the name of North Shore Winter Club – Roll # 090-7535-4010-X);

- j. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the *Community Care and Assisted Living Act*:

1. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 384 of Lot A, District Lot 591, Plan 21605, PID: 009-881-492, (5793 Nancy Greene Way, registered in the name of the North Shore Disability Resource Centre Association - Roll # 022-2160-5070-7);
2. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 11, District Lot 624, Plan 20976, PID: 005-123-721, (4060 Shone Road, registered in the name of the North Shore Disability Resource Centre Association - Roll # 110-2097-6100-8);
3. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 13, Blocks 9A and 10A, District Lot 596, Plan 9666, PID: 009-600-531, (4338 Quinton Place, registered in the name of the North Shore Disability Resource Centre Association - Roll # 021-0265-4800-3);
4. Parkgate Community Health Centre – community care facility. Lot H, except part subdivided by Plan LMP 6686, District Lot 622, PLVAP 23160, 2nd Floor of 2 storey building situated on all of Lot 4, PID: 017-048-401, (3625 Banff Court, registered in the name of the Corporation of the District of North Vancouver and leased to the Vancouver Coastal Health Authority [formerly known as North

Shore Health Region] for the Parkgate Community Health Centre – Roll # 110-2316-0010-0);

5. Community Living Society – group home. Lot 3, Block 38, District Lot 598 to 601, Plan 6659, PID: 010-826-777, (2985 Newmarket Drive, registered in the name of the Community Living Society - Roll # 030-0283-1000-4);
6. Community Living Society – group home. Lot A (Reference Plan 7729) of Lot 3, Block 3 and 4, District Lot 595, Plan 6626, PID: 010-099-972, (4537 Capilano Road, registered in the name of the Community Living Society - Roll # 021-0252-4400-0);
7. Community Living Society – group home. That portion of Lot 22, Block 4, District Lots 600 and 601, Plan 7829, PID: 005-216-818, (3091 Paisley Road, registered in the name of the Community Living Society - Roll # 020-0301-1800-X);
8. Community Living Society – group home. Lot 19, Block 18, District Lot 2023, Plan 13229, PID: 008-698-015, (3660 Maginnis Avenue, registered in the name of the Community Living Society - Roll # 052-0732-7515-8);
9. Greater Vancouver Community Services Society – group home. Lot 1, Block B, District Lot 622, Plan 9895, PID: 009-430-172, (3403 Mount Seymour Parkway, registered in the name of the Greater Vancouver Community Services Society - Roll # 110-0408-9600-5);
10. Greater Vancouver Community Services Society – group home. That portion of Lot K, Block 15, District Lot 2088, Plan 15389, PID: 007-693-401, (1693 Coleman Street, registered in the name of the Greater Vancouver Community Services Society - Roll # 053-1538-9010-X);
11. North Shore Connexions Society – group home. Lot C, Blocks 27 and 28, District Lot 598, Plan 10643, PID: 009-328-769 (2490 Edgemont Boulevard, registered in the name of the North Shore Connexions Society - Roll # 030-0272-1100-2);
12. North Shore Connexions Society – group home. Amended Lot 1 (see 217960L), Block 5, District Lot 596, Plan 7375, PID: 010-646-205, (4410 Capilano Road, registered in the name of the North Shore Connexions Society – Roll # 021-0262-5600-2);
13. North Shore Connexions Society – group home. Lot 4, Block W, District Lot 2008, Plan 16546, PID: 007-439-806, (1240 Barlynn Crescent, registered in the name of North Shore Connexions Society - Roll # 050-1654-6030-X);
14. North Shore Connexions Society – group home. Lot 22, District Lot 2087, Plan 17649, PID: 007-264-445, (1904 Peters Road, registered in the name of the North Shore Connexions Society - Roll # 052-1764-9216-X);
15. Community Living Society – group home. Lot 1, East ½ of Block 1, North ½ of District Lot 2003, Plan 3503 PID: 004-756-568, (1075 Frederick Road, registered in the name of the Community Living Society - Roll # 051-0678-3210-5);

16. Community Living Society – group home. Lot 12, Block 13 and 14, District Lot 2087, Plan 1988, PID: 010-815-015, (1680 Ross Road, registered in the name of the Community Living Society - Roll # 060-0825-8600-4);
17. Community Living Society – group home. Lot F, Block 0, District Lot 2026, Plan 9629, PID: 009-622-977, (3636 Norwood Avenue, registered in the name of the Community Living Society - Roll # 040-0762-8400-X);
- k. land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal:
 1. Kiwanis Seniors Citizens Homes Ltd. – seniors' home. Lot A, Block W, District Lot 2022, Plan 14661, PID: 007-756-925, (2555 Whiteley Court, registered in the name of Kiwanis Seniors Citizens Homes Ltd. - Roll # 050-1466-1000-8);
 2. Lowland Senior Citizens Housing Society – seniors' care facility. Lot C, Block 35, District Lot 2022, Plan 17292, PID: 007-290-136 (1335 East 27th Street, registered in the name of The Lowland Senior Citizens Housing Society - Roll # 070-1729-2020-5).

3. Repeal

Bylaw 7790, being the "Taxation Exemption Bylaw by Council Bylaw", and all amendments there to, are hereby repealed.

4. Effective Date

The effective date of this bylaw is January 1, 2013 to December 31, 2015.

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on the day of

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 7942

08.316

REFERENCE PLAN OF LEASEHOLD OF A
TWO FLOOR BUILDING SITUATED ON LOT 2,
BLOCK "A", DISTRICT LOT 2087,
PLAN LMP24090.

B.C.G.S. 926. 035

SCALE 1 : 500

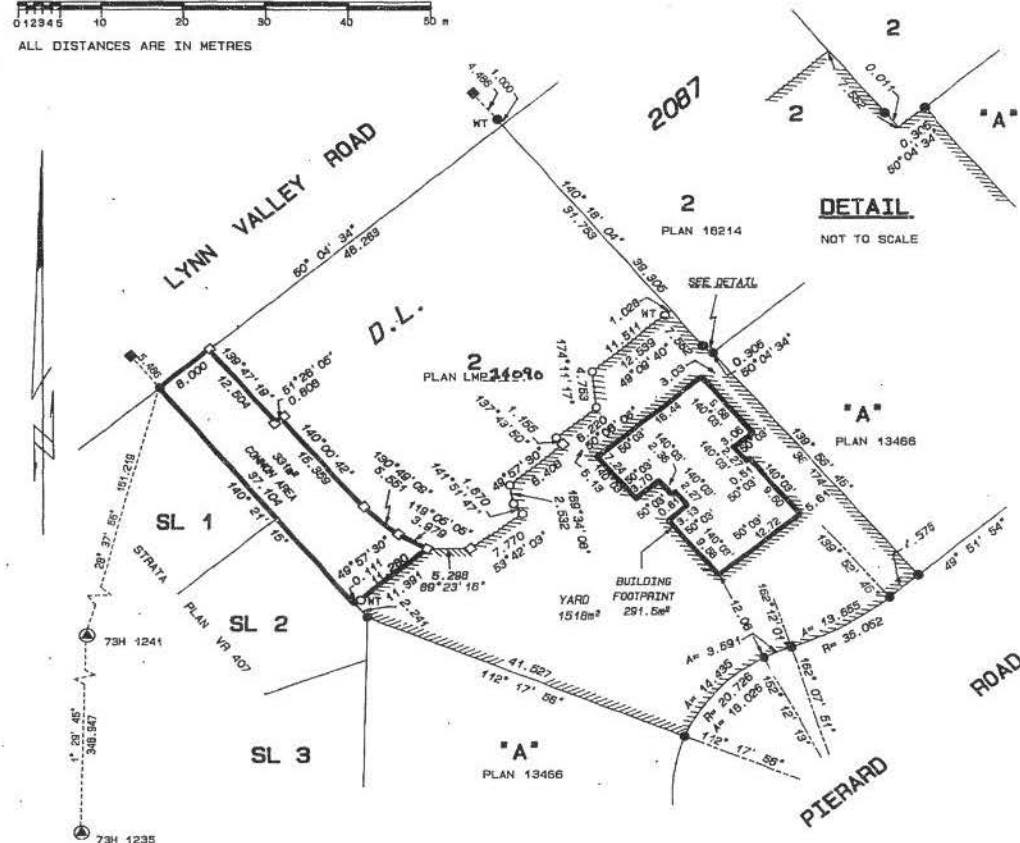
0 10 20 30 40 50 m
ALL DISTANCES ARE IN METRES

PLAN LMP24091

Ref. B5192534

DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 29 DAY OF June, 1985.

[Signature]
Asst. Deputy REGISTRAR



LEGEND

INTEGRATED SURVEY AREA No. 16
DISTRICT OF NORTH VANCOUVER

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 73 H 1235 AND 73 H 1241 (NAD 83).

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.

PRIOR TO COMPUTATION OF U.T.M. COORDINATES
MULTIPLY BY COMBINED FACTOR 0.9995837.

I, P.C. MacDONALD, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER,
IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY
SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN,
AND THAT THE SURVEY AND PLAN ARE CORRECT.
THE SURVEY WAS COMPLETED ON THE 11TH DAY OF APRIL, 1985.

C. MacDonald B.C.L.S.

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- WT DENOTES WITNESS

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS,
#200-1150 EAST 3RD. STREET,
NORTH VANCOUVER, B.C..
V7J 1B8 988-1371

FB.1495 p.1-17 M 2298-34 NVD#185

79



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Finance	5
Sub-Section:	Permissive Tax Exemptions	1970
Title:	TAXATION EXEMPTIONS BY COUNCIL GUIDELINES	3

POLICY

The *Community Charter* provides that on or before October 31 in any year, Council may, by bylaw, exempt land and/or improvements from municipal property taxes. In addition to the *Community Charter* requirements, those organizations applying for exemption must comply with the guidelines set out in this policy.

REASON FOR POLICY

The Council recognizes that such organizations contribute to the well being of the citizens of the Municipality and to the improvement of their quality of life, and that exemption from taxation by Council may effectively promote enhanced community services.

AUTHORITY TO ACT

Retained by Council

PROCEDURECriteria for Taxation Exemption by Council

Exemptions provided for in Section 224 (General Authority for Permissive Tax Exemptions) and covered by these guidelines are at the discretion of Council. There is no obligation to give an exemption. Council may also consider partial exemptions of less than 100%.

A financial cap equal to 0.6% of the tax levy applies to Section 224 exemptions only and specifically exclude Section 225 (Partnering, heritage, riparian and other special exemption authority) or Section 226 (Revitalization tax exemptions). When the funding requested exceeds the financial cap of 0.6% of the tax levy, the Community Services Advisory Committee has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and make its recommendation to council. Under this authority some applicants might receive 100% of a funding request while other applicants might receive less than 100%.

Council may impose restrictions on the use of the property and may require the applicant to enter into an operating agreement or other legal agreement as a condition of an exemption. (eg: a requirement that sports groups be open to the public on Saturdays).

Organizations applying for taxation exemptions must successfully meet each general criteria.

1.0 General Criteria

- 1.1 Exemptions are based on the Section 224 use of the property, not on the charitable status of the organization as a whole.
- 1.2 In the case of non-profit organizations seeking permissive tax exemption on private property, only private property that is entirely used for charitable, philanthropic will be considered for exemption (ie: no partial exemptions based on portions of property used for charitable or philanthropic).
- 1.3 The operations of the applicant on the property must be consistent with municipal policies, plans, bylaws, codes and regulations.
- 1.4 In the case of non-profit organizations seeking tax exemption, only property that is utilized to provide services for and/or to support to all District residents, without discrimination, will be considered.

- 1.5 PTEs will not be considered where Council believes that an exemption will result in the inappropriate downloading of responsibilities and costs of other levels of government to local taxpayers.
- 1.6 Organizations that disparage others are not eligible for a Permissive Tax Exemption.
- 1.7 Receipt of a Permissive Tax Exemption will be taken into consideration when organizations apply for other municipal grants.
- 1.8 Organizations must meet the guidelines of section 224 of the Community Charter;
- 1.9 Organizations must be non-profit and must provide needed:
 - direct social & community services to District residents; or
 - arts and cultural activities of demonstrable benefit to District residents and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or
 - recreational services to District residents that can reasonably be considered an extension of municipal recreational services,
- 1.10 Organizations must offer services primarily to the broader community of citizens of the District of North Vancouver, and justify the need for that service;

For the purposes of general provisions 1.9 and 1.10, in establishing need for direct social, community, cultural or recreational services, the Community Services Advisory Committee has the power to make a distinction between addressing "need" and providing "choice" and will recommend to Council only those applications that address need.
- 1.11 Organizations must show evidence of ongoing, active volunteer involvement;
- 1.12 Organizations must present proof of financial responsibility and accountability;
 - The organization must provide any financial information and supporting information requested and, at a minimum, provide the previous year's financial statements as per Section 7.1.
 - In assessing applications, the DNV will consider the ability of the organization to raise its own revenues.
- 1.13 Organizations must provide evidence of seeking funding from other sources, including exemptions from other levels of Government;

2.0 Applications

- 2.1 Application Form - The application form supplied by the municipality must be utilized by all applicants for tax exemption. The application form requires organizations to:
 - 2.1.1 declare under which subsection of section 224(2) of the *Community Charter* they are claiming the exemption;
 - 2.1.2 provide a full description of the organization, its purposes and programmes;
 - 2.1.3 provide all necessary documentation to support the status they claim; and
 - 2.1.4 provide financial statements in accordance with section 7 of this policy.
- 2.2 Completeness of Information Supplied - Unless all required information is supplied or a suitable explanation offered as to why this information cannot be supplied, the tax exemption application will not be considered.

- 2.3 Deadline - The deadline for applications in any year shall be set by the Community Services Advisory Committee and be strictly adhered to. The deadline must be on or before April 30th of the year preceding the year of tax exemption. Applications received after the deadline will only be considered if they meet the criteria under Section 2.4
- 2.4 Applications for Exemption Received after the Deadline – Subject to the provisions of the *Community Charter*, requests for exemption by Council which are received after the deadline will only be considered if they meet the following conditions:
- 2.4.1 The application complies with the tax exemption by Council guidelines as outlined in Section 1.0 of this policy;
 - 2.4.2 The requirement for exemption was not reasonably foreseeable at the date of the deadline for exemptions for the current period;
 - 2.4.3 Adequate justification is provided for not meeting the deadline for application for exemption for the current period.
 - 2.4.4 A taxation exemption application form is completed.

Staff will review any application received after the deadline and provide recommendations to Council.

3.0 Review Process

- 3.1 Applications will be received by staff.
- 3.2 In the second year of council's mandate, the applications will be reviewed by the Community Services Advisory Committee, working with a staff liaison. A report and the necessary bylaw will be prepared for Council consideration by August 31st. Additional material, including completed applications, will be forwarded to Council only if specifically requested by Council.
- 3.3 Council approves a Permissive Tax Exemption bylaw once every three years in the second year of a Council's three year mandate. The bylaw is in effect for a three year period. The bylaw is supported by a full review of all applications.
- 3.4 New applications received in years one and three of a council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community "need".
- 3.5 Once Permissive Tax Exemption applications have been reviewed by the Community Services Advisory Committee and, it is confirmed that the total applications exceed the financial cap of .6% of the tax levy, the Community Services Advisory Committee will have the authority to allocate funds to applicants within the limits of the financial cap and make their recommendation to council. Staff will work with the Committee to establish allocation mechanisms.

4.0 Publication of Taxation Exemptions by Council Process and Criteria

- 4.1 The District Taxation Exemptions by Council Process and Guidelines will be publicized by posting a notice advising the Community of the Tax Exemption by Council process and criteria.
- 4.2 Taxation Exemptions by Council will be reported annually.

5.0 Council to Provide Notice of Permissive Tax Exemptions Prior to Adoption of Bylaw

- 5.1 Pursuant to Section 227 of the *Community Charter*, prior to adoption of a proposed bylaw to exempt property from taxation, Council is required to give notice of the bylaw. The notice must:
- 5.1.1 identify the property that would be subject to the bylaw,
 - 5.1.2 describe the proposed exemption,
 - 5.1.3 state the number of years that the exemption may be provided, and
 - 5.1.4 provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

6.0 Acknowledgement of Taxation Exemptions by Council

- 6.1 All recipients of tax exemptions from the District of North Vancouver are required to publicly acknowledge the exemption.
- 6.2 This information is to be communicated to all beneficiaries, either in the local newspaper or through a letter, as well as, if applicable, in a prominent location in their publication.
- 6.3 If such publication lists community and government organizations in North Vancouver, such a list should also include the Council of the District of North Vancouver.

7.0 Accountability

- 7.1 When applying for a taxation exemption by Council, or upon request, the applicant will supply an audited financial statement for the most recent fiscal year, or where audited financial statements are not available, the applicant will supply financial statements that have been verified as correct by two signing officers from the organization.

Approval Date:	May 6, 2002	Approved by:	Regular Council
1. Amendment Date:	September 10, 2007	Approved by:	Regular Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	

Excerpt from Community Charter

General authority for permissive exemptions

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) or (3) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that

- (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
- (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that

- (i) are owned or held by a municipality, regional district or other local authority, and
- (ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a public authority or local authority, and
- (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
- (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
- (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
- (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],

- (i) an area of land surrounding the exempt building,
- (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
- (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

(g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a licensed community care facility or registered assisted living residence under the *Community Care and Assisted Living Act*;

(k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the assessment commissioner.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>SEPT 10 - 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

b.

Director

b.

CAO

The District of North Vancouver REPORT TO COUNCIL

August 28, 2012

File: 05.1970.30/000

Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: **Bylaw 7943: 2013 - 2015 Taxation Exemption Bylaw for Places of Public Workshop**

RECOMMENDATION:

That

1. Bylaw 7943, "2013 – 2015 Taxation Exemptions for Places of Public Worship", be now read a FIRST, SECOND and THIRD time.

REASON FOR REPORT:

In compliance with Section 224(2)(f) of the Community Charter, the necessary bylaw to provide permissive tax exemptions to Places of Public Worship has been prepared for Council's consideration.

SUMMARY:

In order to provide permissive tax exemptions for those organizations that have applied under the provision of the Community Charter, Council may, on or before October 31st of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation, including property related to buildings for public worship. The bylaw is included as Attachment 1 of this report.

BACKGROUND:

A list of the proposed 2013 -2015 permissive tax exemptions for Places of Public Worship and an estimate of the amount of taxes that would be imposed on the property in the first year of the exemption and the following two years is attached for your information (Attachment 2).

SUBJECT: Bylaw 7943: 2013 - 2015 Taxation Exemption Bylaw for Places of Public Workshop

August 28, 2012

Page 2

EXISTING POLICY:

Community Charter

Although the *Community Charter* provides for statutory exemptions under Section 220(h) for buildings set apart for public worship, and the land on which the building stands, Council has the authority, by bylaw, under Section 224(2)(f) (Attachment 3) of the *Charter* to grant permissive exemptions for:

- I. An area of land surrounding the exempt buildings,
- II. A hall that the council considers is necessary to the exempt building and the land on which the hall stands; and
- III. An area of land surrounding a hall that is exempt under subparagraph (II).

ANALYSIS:

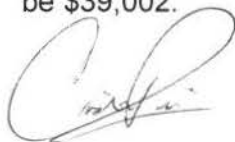
Council may grant a permissive tax exemption for the land surrounding, as well as buildings related to the place of public worship, as long as the property has a statutory exemption under Section 220(h). While Section 224(5) of the *Community Charter* states that the bylaw adopted by Council with regards to Places of Public Worship does not need to: (a) establish a term for the exemption, or (b) give notice of the proposed bylaw, Council policy requires a review of permissive tax exemptions every three years. The financial cap of 0.6% of the tax levy applies to all permissive tax exemptions.

Timing/Approval Process:


Pursuant to provision of the *Community Charter*, Council must adopt the Places of Public Worship Bylaw by October 31st of the current year.

Financial Impacts:

If Council were to approve the recommendations for exemptions for Places of Public Worship, the total of 2012 exempt assessments would be \$5,827,310 and the related 2012 tax exemptions would be \$39,002.



Cristina Rucci
Social 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"/>
<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 	<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**Bylaw 7943**

A bylaw to exempt from taxation certain places of public worship pursuant to Section 220 and 224 of the *Community Charter*.

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

1. Citation

This bylaw may be cited as "2013 – 2015 Taxation Exemptions for Places of Public Worship Bylaw 7943, 2012".

2. Statutory Exemptions under Section 220(1)(h) of the Community Charter

The following property used pursuant to Section 220(1)(h) of the *Community Charter* (buildings used for public worship and the lands on which those buildings stand) is exempt from taxation imposed under the Annual Tax Rates Bylaw:

- a) Lot C, Block 1, District Lot 552, Plan 10849, Roll # 011-0163-8000-2 except for the portion marked A on the attached plan Schedule A and described as follows:

Lot C, including those areas used for daycare, except for the portion marked A on the attached plan Schedule A described as commencing at a point on the west lot line 4.5 metres south of the northwest corner of the lot, thence east along a line parallel to the north lot line for 30 metres, thence south along a line parallel to the west lot line for 15 metres, thence west along a line parallel to the north lot line for 30 metres to the west lot line, thence north along the west lot line for 15 metres to the point of commencement containing 450m² (Capilano United Church, 2260 Philip Avenue);

- b) Lot A, Block 13, District Lot 543, Plan 3766, Roll # 130-0152-8410-7 (Deep Cove Gospel Hall, 4544 Cove Cliff Road);
- c) Lot 1, Block 11, District Lot 624, Plan 10725, Roll # 130-0158-7500-8 (The Parish of St. Simon's Deep Cove – St. Clare-in-the-Cove, 1384 Deep Cove Road);
- d) Lot B, Block 59, District Lot 552, Plan 4680, Roll # 010-0173-2300-2 (North Vancouver Islaamic Association, 1398 West 15th Street);
- e) Lot 2, Block 10, District Lot 594, Plan LMP 4072, Roll # 021-7407-2010-4 (Canyon Heights Christian Assembly, 4840 Capilano Road);
- f) Lot 2, Block N, District Lots 598 to 601, Plan 11457, Roll # 020-0294-4600-7 (St. Catherine's Anglican Church, 1058 Ridgewood Drive);
- g) Lot 8, Block 69, District Lots 598 to 601, Plan 6659, and Lot 10 (except portion in Plan 22830 & Part Subdivided by LMP 50699, Block 8, District Lots 600 and 601, Plan 7829) Roll # 020-0288-9505-3 (Highlands United Church, 3255 Edgemont Boulevard);

- h) Lot 1, Block 2, District Lot 600, Plan 16967, Roll # 011-1696-7000-7 (Gloria Dei Lutheran Church, 1110 Gladwin Drive);
- i) Lot J, Block 4, District Lot 617 Southeast Quarter, Plan 1229, Roll # 030-0379-0000-5 except for the portion marked B on the attached plan Schedule B and described as the west 18 metres containing an area of 670 m² (The Bridge Community Church, 515 West Windsor Road);
- j) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, Roll # 110-1874-0265-5 except for the portion marked C on the attached plan Schedule C and described as follows:

commencing at the southwest corner, thence east along the lot line for 14 metres, thence north along a line parallel to the west property line for 40 metres, thence west for 14 metres, along a line parallel to the south lot line south to and along the west lot line returning to the point of commencement, containing 560 m² (St. Pius X Church, 1150 Mt. Seymour Road);

- k) Lot A of Lot 11, District Lot 622, Plan 21681, Roll # 110-2168-1000-0 (Mount Seymour United Church, 1200 Parkgate Avenue);
- l) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, Roll # 070-1493-7000-8 except for the portion marked D (being the combined D1 and D2) on the attached plan Schedule D and described as follows:

commencing at the southeast corner, thence west along the south lot line for 50 metres, thence north along a line parallel to the east lot line for 37 metres, thence east along a line parallel to the south lot line for 16.5 metres, then north along a line parallel to the east lot line for approximately 20.7 metres to the southwest corner of Lot 2 in Plan 14937, thence following first to the east the lot lines returning to the point of commencement, containing 2545 m² (St. Stephen's Church, 1330 East 24th Street);

- m) Lot D, Block 34, District Lot 2022, Plan 8374, Roll # 070-0706-3000-3 (Lynn Valley Congregation of Jehovah's Witnesses, 2626 Mountain Highway);
- n) Lots A and B, Block 35, District Lot 2022, Plan 17292, Roll # 070-1729-2000-0 & 070-1729-2010-8 (Westlynn Baptist Church, 1341 East 27th Street);
- o) Block 45 North Half, District Lot 2022, Plan 1000, Roll # 070-0708-1300-0 (New Life Christian Centre Society, 2800 Mountain Highway);
- p) Lot 1, Block 54, District Lot 2022, Plan 20270 except for the portion marked E on the attached plan Schedule E, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street);
- q) Lot D of Lot 5, Block 6, District Lot 2023, Plan 5451, Roll # 051-0723-2600-X (Lynn Valley United Church, 3205 Mountain Highway);
- r) Lot 1, Block 7, District Lot 2023, Plan 15925, Roll # 052-1592-5000-5 (St. Clement's Anglican Church, 3400 Institute Road);

- s) Lot 6, District Lot 2025, Plan 17012, Roll # 050-1701-2050-3 (The Church of Jesus Christ of Latter Day Saints, 941 Lynn Valley Road);
- t) Lot 1, Blocks 5 to 13, District Lot 2025, Plan 16313, Roll # 050-1631-3000-0 (Hillside Baptist Church, 870 Lynn Valley Road);
- u) Lot A (E.P. 6080) and Lot 5 Am. (E.P. 6080), Block 20, District Lot 2026, Plan 3837, Roll #s 040-0768-8600-X & 040-0769-0500-4 (North Lonsdale United Church, 3380 Lonsdale Avenue);
- v) Lot 7 of Lot A, Block 23, District Lot 2026, Plan 2783, Roll # 040-0770-1800-1 (Kings Road Baptist Church, 131 East Kings Road);
- w) Lot 1 of Lot 4, Blocks 25 to 29, District Lot 2026, Plan 14209, Roll # 040-1420-9000-X (St. Martin's Anglican Church, 195 East Windsor Road); and,
- x) Lot A, Block 8, Westlynn Plan 17299, Roll #-070-1729-9000-9 (Mount Olivet Lutheran Church, 1700 Mountain Highway).

3. Permissive Exemptions under Section 224(2)(f)(i) of the *Community Charter*

The area of land surrounding the exempt building set apart for public worship, for all those properties outlined in Section 2 of this Bylaw, are exempt from taxation imposed under the Annual Tax Rates Bylaw.

4. Permissive Exemptions under section 224(2)(f)(ii) and (iii) of the *Community Charter*

In relation to property that is exempt under Section 220(1)(h), the following halls that the council considers are necessary to the exempt building and the land on which the halls stand, and the area of land surrounding the halls, are exempt from taxation imposed under the Annual Tax Rates Bylaw to the extent of 30% of the value of the lands and improvements for the property on the Assessment Roll:

- a) the part of the portion of Lot C, Block 1, District Lot 552, Plan 10849, Roll # 011-0163-8000-2 marked A on the attached plan Schedule A that is described as follows:

commencing at a point on the west lot line 4.5 metres south of the northwest corner of the lot, thence east along a line parallel to the north lot line for 30 metres, thence south along a line parallel to the west lot line for 15 metres, thence west along a line parallel to the north lot line for 30 metres to the west lot line, thence north along the west lot line for 15 metres to the point of commencement containing 450m² (2260 Philip Avenue, and associated with Capilano United Church);

- b) the part of the portion of Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937 Roll # 070-1493-7000-8 marked D2 on the attached plan Schedule D that is described as follows:

commencing at a point on the south lot line 30 metres from the southeast corner thence north along a line parallel to the east lot line for 37 metres, thence west along a line parallel to the south lot line for 20 metres, thence south along a line parallel to the east lot line for 37 metres, thence east along the south lot line for 20 metres to the point of

commencement, containing an area of 740 m² (1330 East 24th Street, and associated with St. Stephen's Church);and,

- c) the portion of Lot 27 REM, District Lot 624, Plan 18740 and Lot 27 REM, except Plan 18832 marked C on the attached plan Schedule C, Roll # 110-1874-0265-5 (1150 Mount Seymour Road, and associated with St. Pius X Church).

5. Verification of use

The tax exemptions provided in sections 2, 3, and 4 are subject to the owners annually verifying to the Municipal Clerk that the property is used in accordance with section 220 of the *Community Charter*.

6. Schedules

Schedule A through E are attached and form part of this Bylaw.

7. Repeal

Bylaw 7791, being the "2010-2012 Taxation Exemption Bylaw for Places of Public Worship Bylaw 7791, 2009" and all amendments there to, are hereby repealed.

8. Effective Date

The effective date of this bylaw is January 1, 2013 to December 31, 2015.

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on the day of

ADOPTED this the

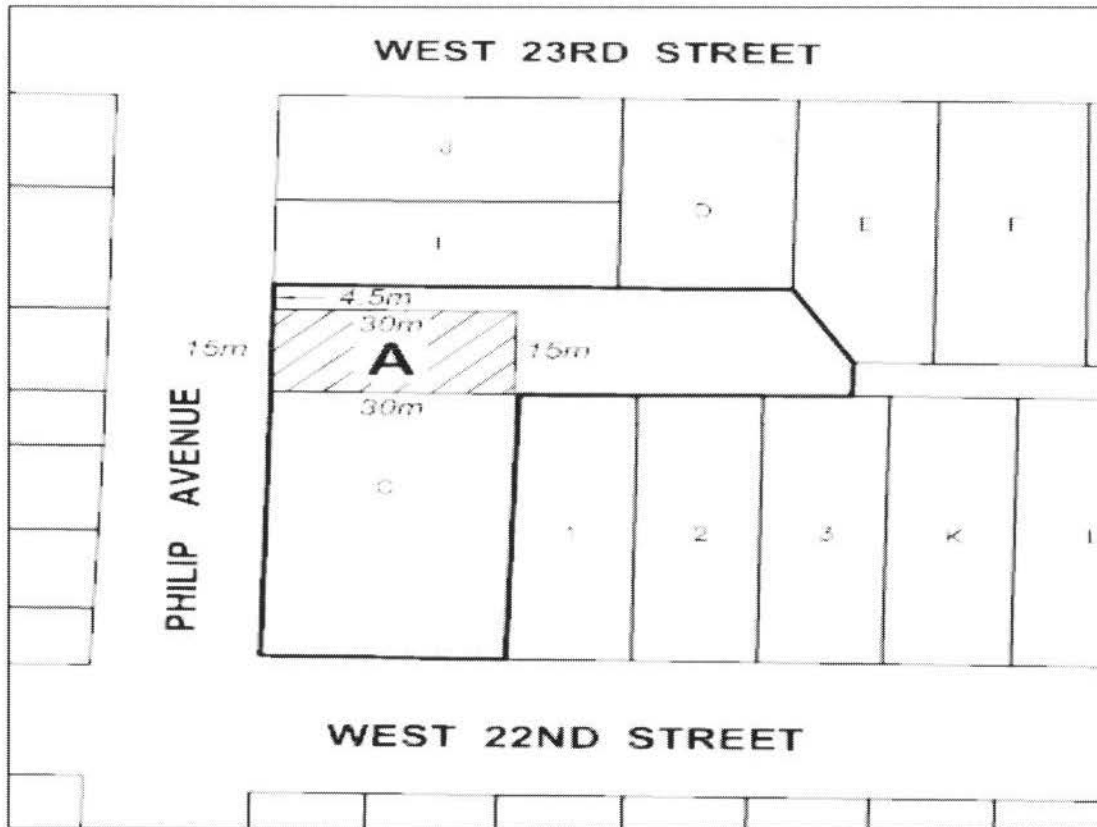
Mayor

Municipal Clerk

Certified a true copy

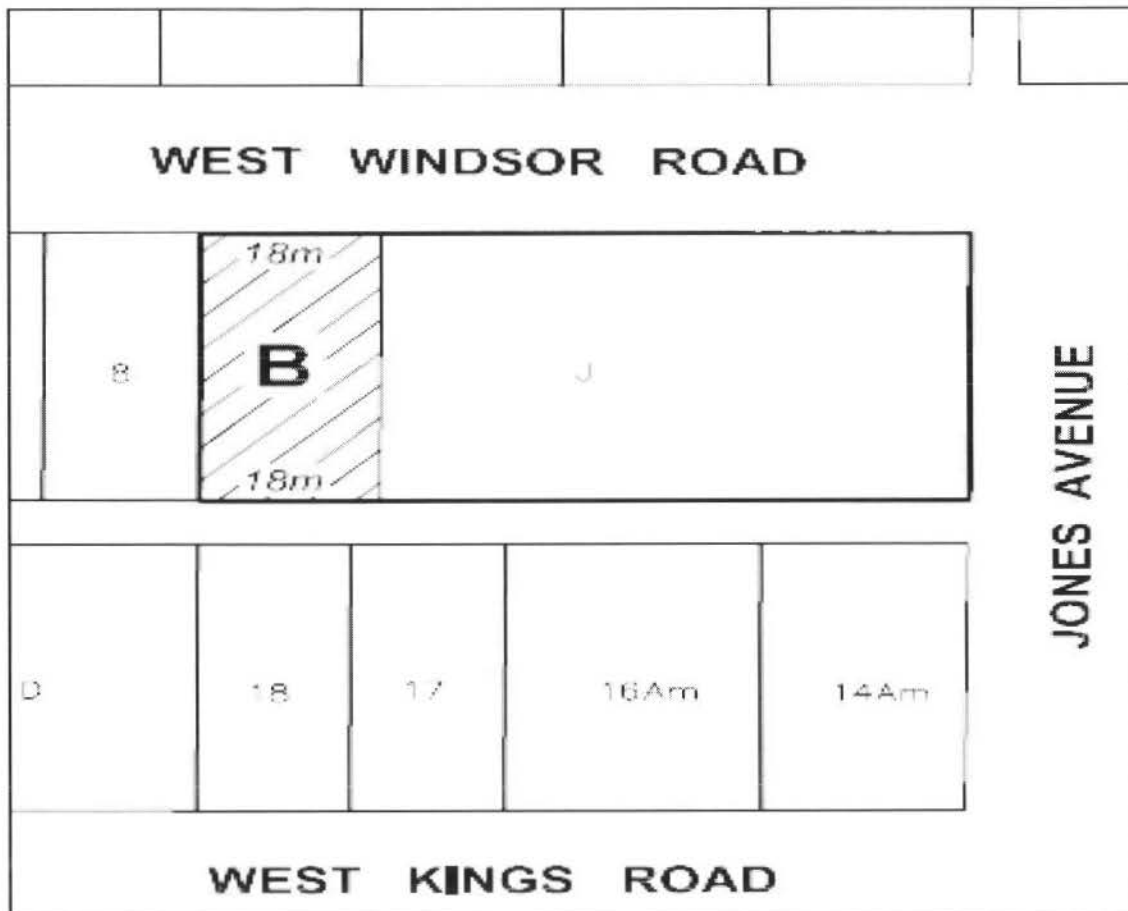
Municipal Clerk

Schedule A to Bylaw 7943



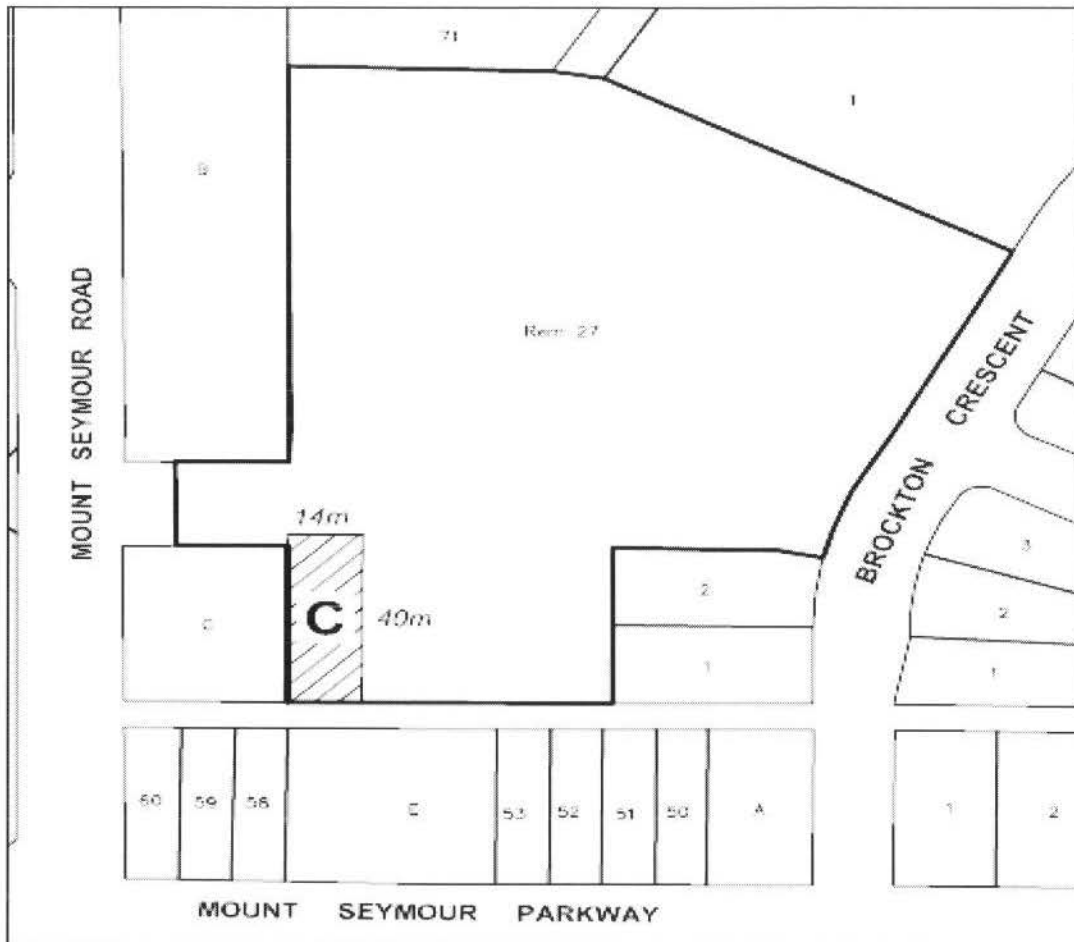
A) Capilano United Church
2260 / 2264 Philip Avenue

Schedule B to Bylaw 7943



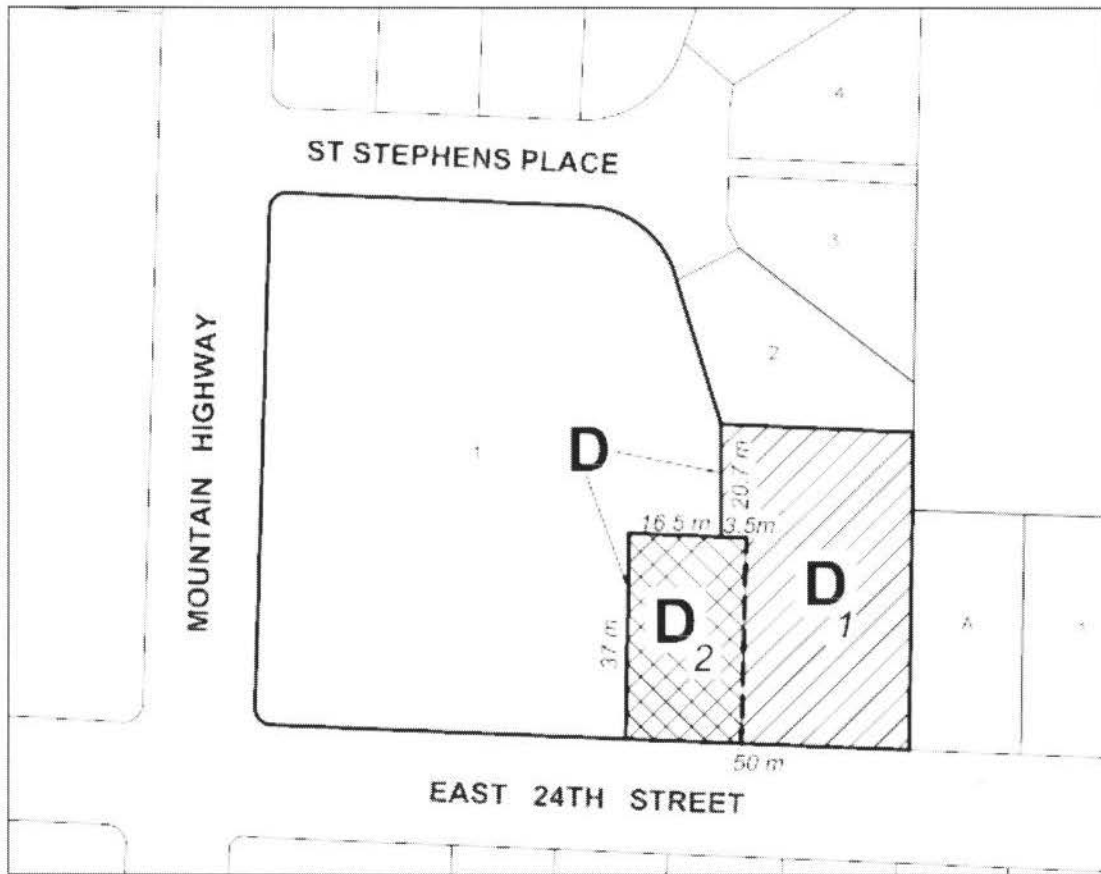
- B) The Bridge Community Church
515 / 535 West Windsor Road

Schedule C to Bylaw 7943



C) Saint Plus X Church
1150 Mount Seymour Road

Schedule D to Bylaw 7943



- D) St Stephen's Church
1330 / 1360 East 24th Street

Schedule E to Bylaw 7943



- E) Lynn Valley Full Gospel Church
1160 East 29th Street

2013 - 2015 PERMISSIVE TAX EXEMPTIONS - Place of Public Worship

Comm Charter Section - 224(2)(f)		APPLICANT	ADDRESS	FOLIO NUMBER	CLASS	TOTAL ASSESSMENT	PERMISSIVE EXEMPT PORTION OF ASSESSMENT	TAX RATE	PROJECTED				
									2012 MUNICIPAL TAXES EXEMPT PORTION	2013 MUNICIPAL TAXES EXEMPT PORTION*	2014 MUNICIPAL TAXES EXEMPT PORTION*	2015 MUNICIPAL TAXES EXEMPT PORTION*	
(ii) & (iii)	1	St Stephen's Church	1330 East 24th Street	070-1493-7000-8	Rec	1,662,000	811,000	6.07360	4,926	5,172	5,431	5,702	s.224(2)(f) church manse
					Res	410,000	123,300	2.36446	292	306	321	337	
	2	St Pius X church	1150 Mount Seymour Road	110-1874-0265-5	Rec	1,651,000	664,000	6.07360	4,033	4,235	4,446	4,669	s.224(2)(f) church manse
					Bus	5,776,000	2,379,000	8.53774	20,311	21,327	22,393	23,513	
					Res	846,000	284,000	2.36446	672	705	740	777	
		Sub-Total Place of Public Worship PTE's				10,345,000	4,261,300		30,233	31,745	33,332	34,998	
		NEW APPLICATIONS											
	3	Capilano United Church	2260 Philip Ave	011-0163-8000-2	Rec	2,021,000	1,366,000	6.07360	8,297	8,711	9,147	9,604	s.224(2)(f) church manse
					Res	666,700	200,010	2.36446	473	497	521	547	
					Sub-Total	2,687,700	1,566,010		8,769	9,208	9,668	10,152	
		TOTAL Place of Public Worship				13,032,700	5,827,310		39,002	40,952	43,000	45,150	
		<i>Data Source: 2012 Revised Assessment Roll, 2012 Supplementary rolls; 2012 Municipal Tax Rates</i>											

Excerpt from Community Charter**General authority for permissive exemptions**

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) or (3) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that

- (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
- (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that

- (i) are owned or held by a municipality, regional district or other local authority, and
- (ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a public authority or local authority, and
- (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if


- (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
- (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
- (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
- (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],

- (i) an area of land surrounding the exempt building,
- (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
- (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

- (g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;
 - (h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;
 - (i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;
 - (j) land or improvements owned or held by a person or organization and operated as a licensed community care facility or registered assisted living residence under the *Community Care and Assisted Living Act*;
 - (k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.
- (3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].
- (4) Subject to subsection (5), a bylaw under this section
- (a) must establish the term of the exemption, which may not be longer than 10 years,
 - (b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and
 - (c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.
- (5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).
- (6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the assessment commissioner.
- (7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: <u>Sept. 10</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

August 7, 2012

File: 05.1970.30

Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: Bylaw 7949: Permissive Tax Exemption, North Vancouver Museum & Archives

RECOMMENDATION:

THAT "2013-2015 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 7949, 2012" is given FIRST, SECOND, and THIRD reading;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the *Community Charter* prior to adoption.

REASON FOR REPORT:

Based upon a request from the City of North Vancouver, the purpose of the Bylaw is to consider a permissive tax exemption for the taxation years 2013 to 2015 for the North Vancouver Museum and Archives (NVMA) leased warehouse facility located at 1480-1482 Columbia Street.

BACKGROUND:

The North Vancouver Museum and Archives operates two major public facilities which provide access to extensive collections of artefacts and archival documents that record and exhibit the North Shore's historical background. The facilities consist of the Community History Centre located at 3203 Institute Road which displays archival documents and the Presentation House Arts Centre which preserves artefacts and organizes exhibits located at 209 W. 4th Street.

A vital component to the operations of the NVMA is the storage and safekeeping of over 20,000 historical objects. A privately owned warehouse facility located at 1480-1482 Columbia Street is utilized as the principal collection storage facility as only a small portion of the vast artefacts can currently be exhibited at the Presentation House.

SUBJECT: Bylaw 7949: Permissive Tax Exemption, North Vancouver Museum & Archives

August 7, 2012

Page 2

The current lease agreement requires NVMA to reimburse the property owner for all property taxes payable for the occupied portions of the building. Should a permissive tax exemption be granted reduced operating expenditures will be achieved as currently the District is contributing 50 per cent funding for tax payable. The reduction in taxation expenditure to both municipalities can be redirected into funding additional community cultural activities through the NVMA.

ANALYSIS:

The Museum and Archives provides cultural services on behalf of the District and the City of North Vancouver. These services are core funded and support the goals of enhancing the arts and cultural components within the community. The NVMA operating budget is funded equally by the District and the City of North Vancouver. In regarding the three facilities utilized in the cultural program, only the warehouse is currently subject to property tax payment. Both the Community History Centre and the Museum located in the Presentation House are owned respectively by the District and the City and therefore statutorily exempt from taxes. A permissive tax exemption for the occupied portion of the warehouse facility is recommended to standardize tax treatment across the entire program.

Timing/Approval Process:

Pursuant to provisions of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31st of each year. Public notice must be provided in accordance with the Charter prior to adoption of the Permissive Tax Exemption Bylaw.

Financial Impacts:

Based upon a 2012 general assessment value of \$982,000, if Council approves a permissive tax exemption the municipal property taxes exempted would be \$8,384 and \$8,127 for other agency taxes, totalling \$16,511.



Elio Iorio
Manager, Revenue and Taxation

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		

The Corporation of the District of North Vancouver

Bylaw 7949

A bylaw to exempt certain land and improvements from municipal taxation, pursuant to Sections 224(2)(b) (i) and (ii) of the *Community Charter*.

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

1. Citation

This bylaw may be cited as "2013-2015 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 7949, 2012"

2. Exemption under Section 224(2)(b) (i) and (ii) of the *Community Charter*

For the 2013 - 2015 calendar year the following land and improvements are exempt from taxation levied pursuant to Section 224(2)(b) (i) and (ii) of the *Community Charter*.

VIAM Holdings Ltd. That portion of Lot C, Block 30, District Lot 204, Plan 1340 which is leased. Pid: 013-942-611 Folio: 0110-1350-8 Civic: 1480 and 1482 Columbia Street.

3. Effective Date

The effective date of this bylaw is January 1, 2013 to December 31, 2015.

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>Sept. 10</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

August 7, 2012

File: 1610.20/001.000

Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: Bylaw 7950: Tax Exemption for Ice Sports North Shore

RECOMMENDATION:

THAT "Tax Exemption for 2013 Ice Sports North Shore Bylaw 7950, 2012" is given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the *Community Charter* prior to adoption.

REASON FOR REPORT:

The purpose of the Bylaw is to extend the exemption from taxation for the public portion (Attachment "A") of the Ice Sports North Shore facility at 2411 Mount Seymour Parkway for one additional year.

BACKGROUND:

Canlan Ice Sports Corporation and the District continue a partnering agreement that serves the recreation needs of District residents. The facility located at 2411 Mount Seymour Parkway is owned by the District and managed by Canlan. Under the arrangement, Canlan is required to pay all costs of operating the facility except property taxes for the portion of the facility used for District and North Vancouver Recreation Commission public programs. Per agreement the District is responsible for payment of property taxes levied against Canlan's assessed interest in the public portions of the facility. A permissive tax exemption is required to exempt the publicly used portions. Tax exemptions have been granted each year since the opening of Ice Sports North Shore in 1999.

ANALYSIS:

A tax exemption for the 2013 taxation year is recommended. The District is currently reviewing this partnering agreement. This extension will provide sufficient time to complete this process.

Timing/Approval Process:

Pursuant to provisions of the Community Charter the Bylaw must be approved by October 31, 2012. Public notice must be provided in accordance with the Charter prior to adoption.

Financial Impacts:

Based upon the publicly used portions of the property, the general assessments for 2012 total \$9,076,000. Property taxes that would apply without an approved PTE payable by the District would be \$152,605; this amount includes \$77,489 municipal and \$75,116 for other agency taxes.



Elio Iorio
Manager Revenue and Taxation

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		

The Corporation of the District of North Vancouver

Bylaw 7950

A bylaw to exempt certain land and improvements from municipal taxation, pursuant to Sections 21 and 224 (2)(d) of the *Community Charter*.

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

1. Citation

This bylaw may be cited as "Tax Exemption for 2013 Ice Sports North Shore Bylaw 7950, 2012".

2. Exemption under Sections 21 and 224(2)(d) of the Community Charter

For the 2013 calendar year the following land and improvements are exempt from taxation levied pursuant to Sections 21 and 224(2)(d) of the *Community Charter*:

North Vancouver (District) and Canlan Investment Corp. That portion of Lot A, Blocks G and X, District Lots 469 & 580, Group 1, New Westminster District Plan LMP37723 as shown on Schedule A. Pid: 024-126-993 Folio: 7377-2300-9 Civic: 2411 Mount Seymour Parkway.

3. Effective Date

The effective date of this bylaw is January 1, 2013 to December 31, 2013.

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on the

ADOPTED this the

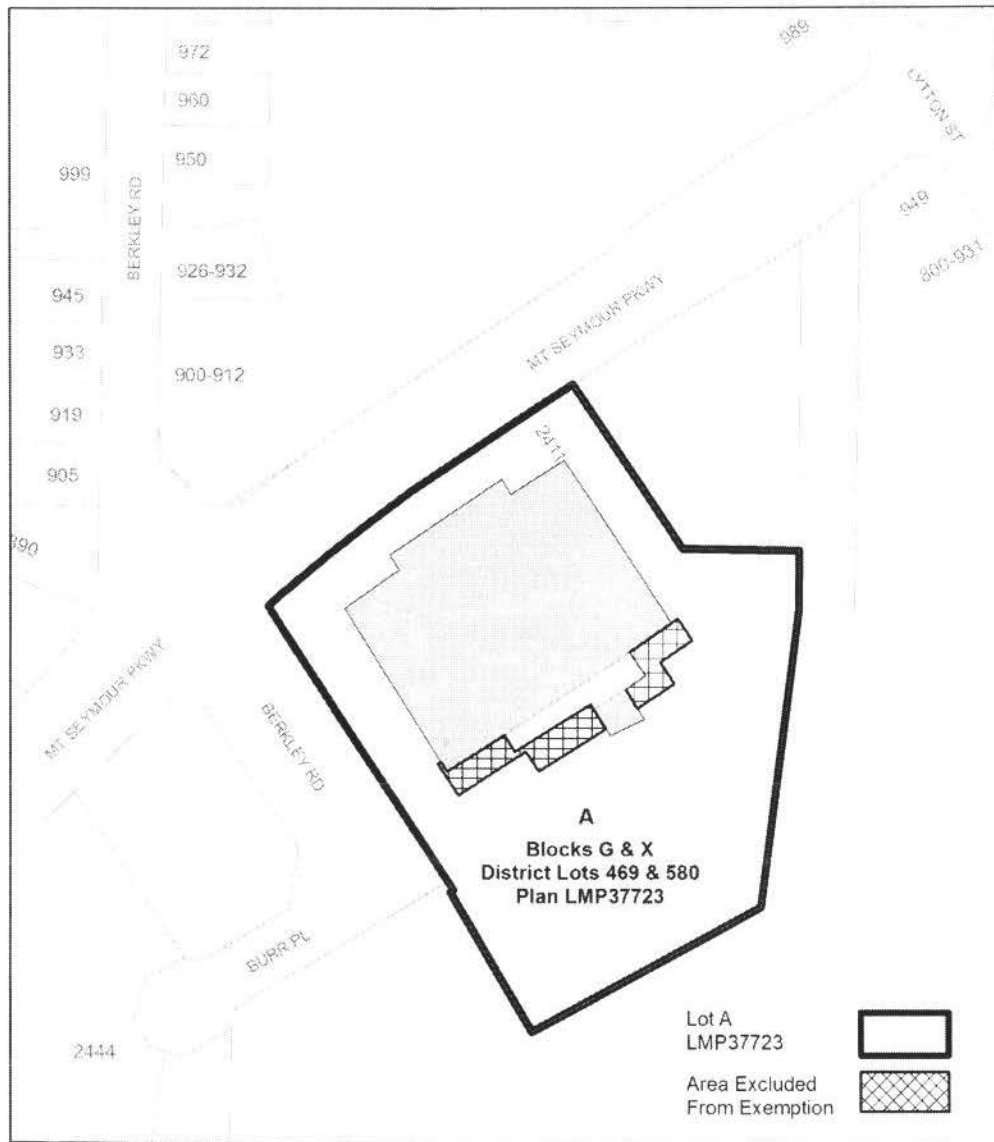
Mayor

Municipal Clerk

Certified a true copy


Municipal Clerk

Schedule A to Bylaw 7950



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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>Sept. 10, 2012</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	DM# _____	Date: _____	Mailbox: _____
<input type="checkbox"/> Council Workshop			


Dept.
Manager

Director


CAO

The District of North Vancouver REPORT TO COUNCIL

August 21, 2012

File: 09.3900.01/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: Heritage Procedure Bylaw 7945, 2012

RECOMMENDATION:

THAT "Heritage Procedure Bylaw 7945, 2012" is ADOPTED.

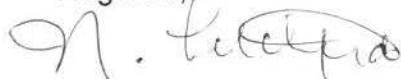
BACKGROUND:

The Heritage Procedure Bylaw 7945, 2012 received first, second, and third reading on the 23rd day of July. The bylaw is now ready to be considered for adoption by Council.

Options:

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

Regards,



Natasha Letchford
Deputy Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 7945

A bylaw to authorize withholding permits in respect of property included in the community heritage register

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

1. Citation

- 1.1. This bylaw may be cited as "Heritage Procedure Bylaw 7945, 2012".

2. Definitions

- 2.1. In this bylaw:

- a) "Building Permit" means a permit issued pursuant to the District's Building Regulation Bylaw 7353, as amended;
- b) "Chief Building Official" means the person designated in or appointed to that position by the District, and any person named by the Council to act in place of the chief building official;
- c) "Community Heritage Register" means the District's community heritage register established pursuant to section 954 of the *Local Government Act*;
- d) "Council" means the municipal council of the District;
- e) "District" means the District of North Vancouver; and,
- f) "*Local Government Act*" means the *Local Government Act*, RSBC 1996, c. 323, as amended or replaced.

3. Authority to Withhold Permit

- 3.1. Subject to sections 3.2 and 4.1, the Chief Building Official is authorized to withhold the issuance of a permit or other approval with respect to any building or structure identified in the Community Heritage Register where, in the opinion of the Chief Building Official, the work authorized by the permit or approval would result in a significant adverse impact on the heritage value of the building or structure.

- 3.2. Where a permit or other approval has been withheld pursuant to section 3.1, the matter must be referred to Council for consideration at its next regular meeting.
- 3.3. Subject to section 4.1, unless an order for temporary protection is made by Council pursuant to section 962 of the *Local Government Act*, nothing in section 3.1 authorizes the withholding of a permit to which an applicant would otherwise be entitled, beyond the time of the meeting at which the matter is considered by the Council under section 3.2.

4. Demolition Permits

- 4.1. Subject to section 4.2, regardless of whether Council has made an order for temporary protection pursuant to section 962 of the *Local Government Act*, the Chief Building Official must continue to withhold the issuance of a demolition permit with respect to property identified in the Community Heritage Register until a Building Permit and any other necessary approvals have been issued with respect to the alteration or redevelopment of the property.
- 4.2. Notwithstanding sections 3.1 and 4.1, the Chief Building Official must not withhold approval for demolition of a property identified in the Community Heritage Register where:
 - (a) the demolition is reasonably required to mitigate a hazard to public safety; or,
 - (b) as a pre-condition of subdivision approval, the Approving Officer has required that the building be removed.

5. Exceptions

- 5.1. This Bylaw does not apply to property identified in the community heritage register which is also:
 - (a) designated as protected heritage property pursuant to section 967 of the *Local Government Act*; or,
 - (b) the subject of a heritage revitalization agreement pursuant to section 966 of the *Local Government Act*.

READ a first time this the 23rd day of July, 2012

READ a second time this the 23rd day of July, 2012

READ a third time this the 23rd day of July, 2012

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 7953 Road Closure Bylaw – Seylynn
Materials to be circulated via agenda addendum.

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COUNCIL AGENDA/INFORMATION				
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<input checked="" type="checkbox"/> Regular	Date: <u>SEPT 10, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package	DM#	Date:		
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:	

BD
Dept.
Manager

B.
Director

B. for
CAO

The District of North Vancouver REPORT TO COUNCIL

August 17, 2012

File: 08.3060.20/043.12

Tracking Number: RCA -

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: 3355 Aintree Drive – Development Variance Permit 43.12

RECOMMENDATION:

It is recommended that Council issue Development Variance Permit 43.12 (Attachment A) to allow for the addition of a detached carport to an existing house at 3355 Aintree Drive.

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 construction of a detached carport that requires a variance for setback to a front entry parking structure. The proposal is supported by staff as there are no other viable location alternatives for parking. The carport will provide two off-street parking stalls in a location and style that will minimize the impact on the heritage house.



Site Map

BACKGROUND:

The subject house “Sky Bungalow” is one of the District’s iconic modern heritage homes located at 3355 Aintree Drive. Previously it was on the primary list of the District’s Modern Heritage Inventory and is now listed on the District’s newly adopted Heritage Register.

Its history began in 1949 when developer Eric Allan and Architect Fred Hollingsworth approached the manager of the Hudson’s Bay in Vancouver with a proposal to build a version of Hollingsworth’s generic post and beam house - the Neoteric - on the Bay’s Seymour parking lot. After construction it was considered startlingly contemporary and was for many people their first look at the West Coast modernism lifestyle.

In 1950 the building was relocated to its current site on Aintree Drive. Subsequently the property was subdivided and there have been additions and infill projects to the house over the years. The owner is now proposing to return the building to its mid-century origins by restoring the original 1949 street façade while unifying and streamlining the later additions as a backdrop to the original. As part of this project the owner is proposing to construct a new front entry carport with a flat roof located to one side of the property and landscape the existing asphalt boulevard in front of the house.

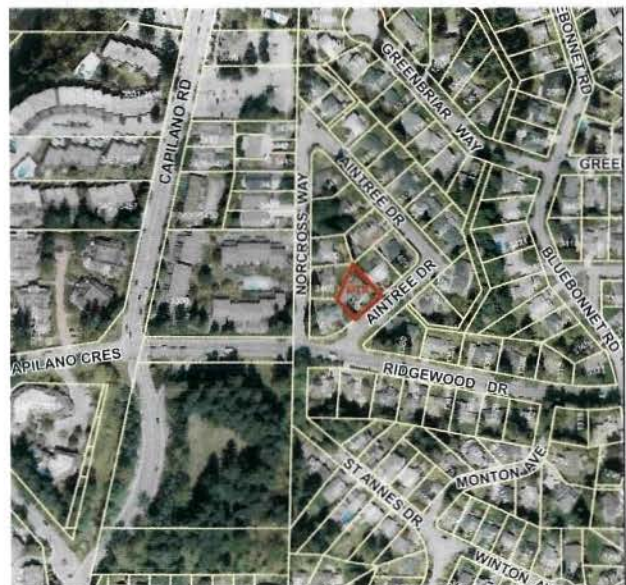
ANALYSIS:

Purpose: To allow for the addition of a detached flat roofed front entry carport to an existing single-family house.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family Edgemont West (RSEW) as seen in the following context map and air photo.



Context Map



Air Photo

Zoning Bylaw Compliance:

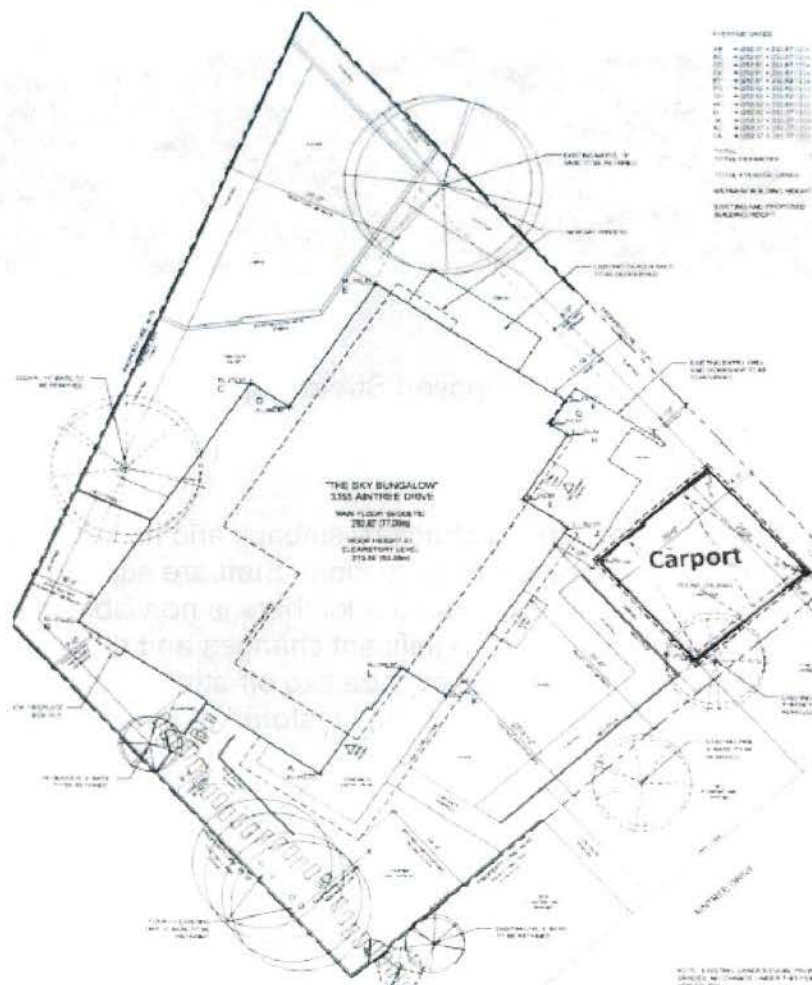
The construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Parking Structure Minimum Setback – Facing a Street	4.57 m 15.0 ft	1.06 m 3.5 ft	3.51 m 11.5 ft
Minimum Setback Garage Roof	3.35 m 11.0 ft	0.91 m 3.0 ft	2.44 m 8.0 ft

Discussion:

As part of the restoration and renovation of the heritage house the owner is proposing to construct an open double carport parking structure in the north east corner of the property. The front yard is the deepest in this location due to the angled footprint of the existing house and placing the carport in this corner will minimize the impact on views to the house from the street.

Site Plan



The carport has been simply designed, and is proposed to be constructed with wood and a low line flat roof to match the style of the mid-century house. The plan was reviewed by the Community Heritage Committee on May 25, 2012 and there were no objections to the proposal.



Existing Streetscape



Proposed Streetscape

Variances for both front entry parking structure setback and minimum setback for a garage roof are required to allow for the new construction. Staff are supportive of the variances as given the location of the existing house on the lot there is no viable alternative for an on-site parking structure without making very significant changes and alterations to the Heritage Register listed building. The carport will provide two off-street parking stalls in a location and style that will minimize the impact on the newly restored heritage house.

Notification:

An information letter was sent out to the adjacent neighbours and the Edgemont Community Association to inform them of the application. No responses have been received.

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 there are no viable alternatives to providing a parking structure without making significant changes and alterations to the Heritage Register listed property. The carport is in keeping with the heritage style of the house and will provide two off-street parking stalls on the property.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 43.12 (Attachment A) to allow for the addition of a detached carport (staff recommendation); or
2. Deny Development Variance Permit 43.12 including the associated variances.



Kathleen Larsen
Community Planner

Attach

A – DVP 43.12

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**DEVELOPMENT VARIANCE PERMIT 43.12**

This Development Variance Permit 43.12 is hereby issued by the Council of The Corporation of the District of North Vancouver to Matthew Brown to allow for the construction of a front-entry carport at 3355 Aintree Drive legally described as Lot 6, Block 96, District Lots 598 to 601, Plan 8294, PID (010-160-329) 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 for a front-entry parking structure is decreased from 4.57m (15.0 ft) to 3.51m (11.5 ft);
2. The minimum setback to a garage roof is decreased from 3.35m (11.0 ft) to 2.44m (8.0 ft);
3. The relaxation above applies only to the detached carport as illustrated on the attached drawings (43.12 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

THE SKY BUNGALOW

3355 AINTREE DRIVE, NORTH VANCOUVER BC

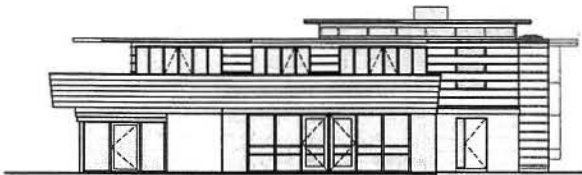
PHOTOS



ORIGINAL - SEYMOUR STREET VANCOUVER BC - 1950



EXISTING - AINTREE DRIVE NORTH VANCOUVER - 2012



PROPOSED RESTORATION - 2012

PROJECT INFORMATION

CIVIL ADDRESS

3355 AINTREE DRIVE
NORTH VANCOUVER, BC V7M 1K2

LEGAL DESCRIPTION

PLAN OF LOT 18
BLOCK 18
DISTRICT LOT 188 TO 201
PLANNED

ZONE:

SINGLE-FAMILY RESIDENTIAL
EASTMONT WEST (R2000)

SITE AREA (FROM SURVEY)

1,000 SQ. FT. (116.83 M²)

BUILDING HEIGHT

PERMITTED	EXISTING	PROPOSED
25.0' (7.62m)	25.0' (7.62m)	25.0' (7.62m)

SITE COVERAGE

PERMITTED	EXISTING	PROPOSED
5.0%	6.0%	5.0%
3.931.09 SQ. FT.	2,760.38 SQ. FT.	2,988.38 SQ. FT.

PAVING IN FRONT YARD SETBACK

PERMITTED	EXISTING	PROPOSED
5.0'	NA	5.0'
1,120.38 SQ. FT.		475 SQ. FT.

FRONT YARD SETBACK - EAST (EASTING NON-CONFORMING)

PERMITTED	EXISTING	PROPOSED
MAIN FLOOR	32.0' (9.75m)	32.0' (9.75m)
UPPER FLOOR	32.0' (9.75m)	14.0' (4.27m)

SIDE YARD SETBACKS - SOUTH

PERMITTED	EXISTING	PROPOSED
6.0' (1.83m)	7.0' (2.13m)	7.0' (2.13m)

SIDE YARD SETBACKS - NORTH

PERMITTED	EXISTING	PROPOSED
6.0' (1.83m)	6.0' (1.83m)	11.0' (3.35m)

REAR YARD SETBACK - WEST (EASTING NON-CONFORMING)

PERMITTED	EXISTING	PROPOSED
25.0' (7.62m)	6.0' (1.83m)	6.0' (1.83m)

BUILDING DEPTH

PERMITTED	EXISTING	PROPOSED
60.0'	54.0'	41.0'
19.81m	16.46m	12.50m

FLOOR SPACE RATIO (EXISTING NON-CONFORMING)

EXISTING	PROPOSED
2,880.00 SQ. FT.	2,988.38 SQ. FT.
1,818.41 SQ. FT.	1,818.41 SQ. FT.
1,818.41 SQ. FT.	1,818.41 SQ. FT.

MAXIMUM BUILDING SIZE

PERMITTED	EXISTING	PROPOSED
4,200.00 SQ. FT.	4,200.00 SQ. FT.	4,200.00 SQ. FT.

PARKING AND PARKING STRUCTURE

PERMITTED	EXISTING	PROPOSED
2	2	2

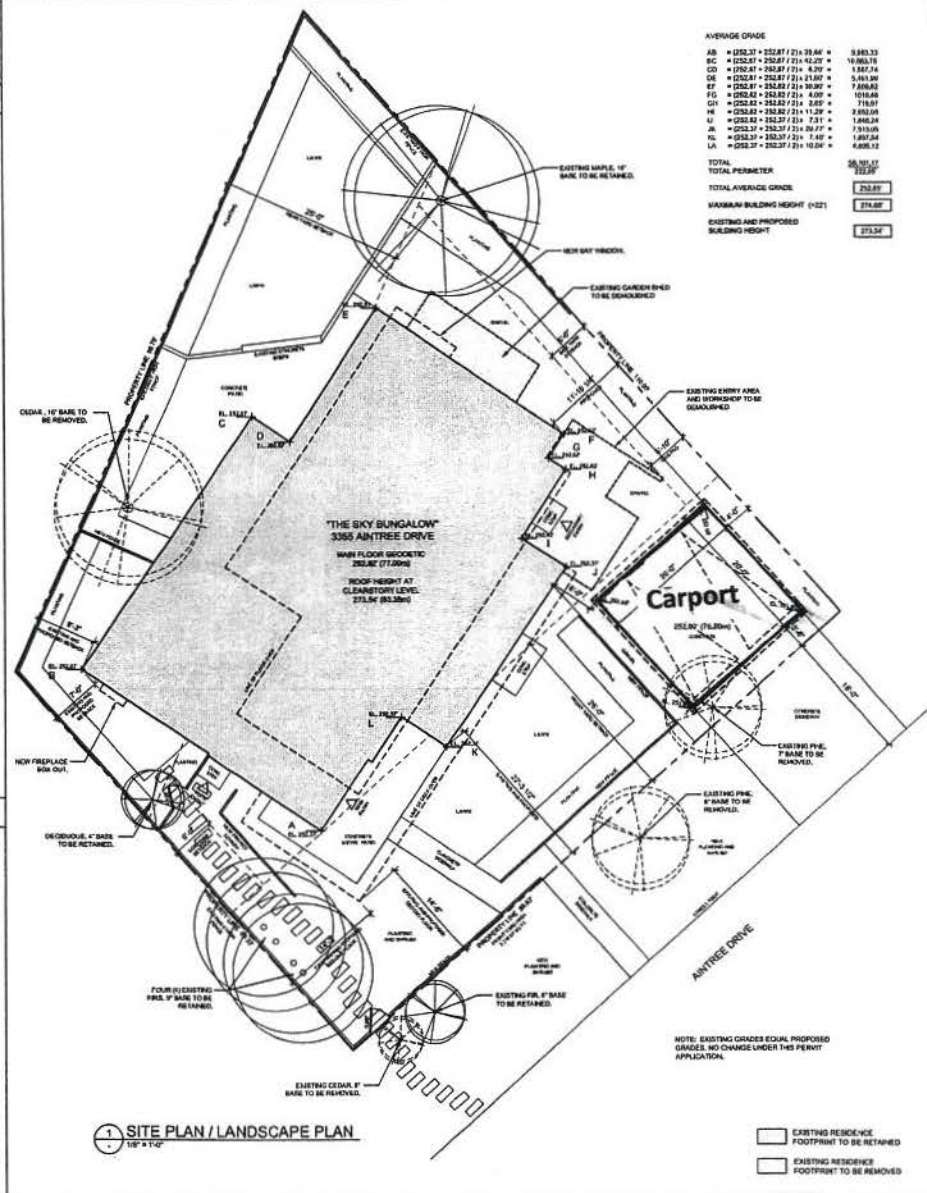
IN REQUIRED FRONT YARD

PERMITTED	EXISTING	PROPOSED
400.00 SQ. FT.	400.00 SQ. FT.	400.00 SQ. FT.

HEIGHT REQUIREMENTS

PERMITTED	EXISTING	PROPOSED
3.0m (9.84m)	3.0m (9.84m)	3.0m (9.84m)

SITE PLAN



PARALLEL

101-118 HOMER ST., VANCOUVER, BC
P 604.686.1300 F 604.686.1303

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THE CONSULTANT.

SCANNED
Doc # 1860135

3355 AINTREE DRIVE
THE SKY BUNGALOW
RESTORATION

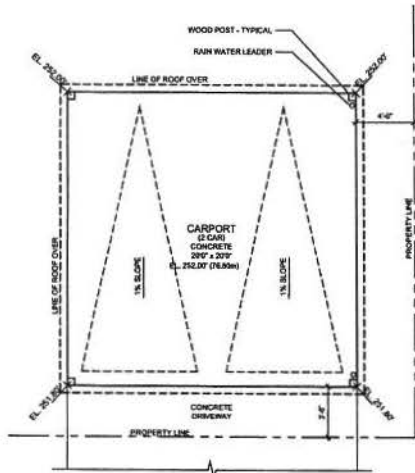
COVER SHEET

PROJECT INFORMATION
SITE PLAN

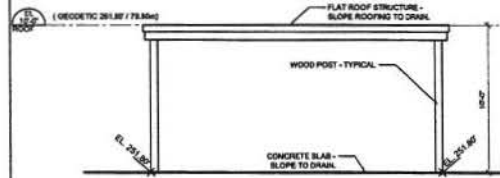
DATE: 12.02.20
SCALE: 1/8" = 1'-0"

12.02.20
RG
MC

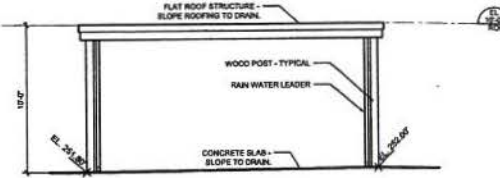
A101



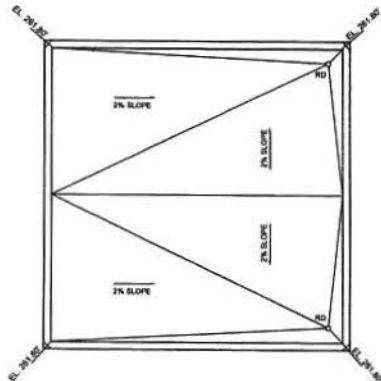
1 PROPOSED CARPORT PLAN
1/4" = 1'-0"



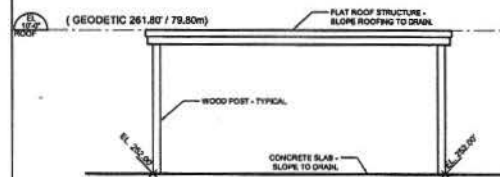
2 PROPOSED CARPORT ELEVATION - SOUTHEAST
1/4" = 1'-0"



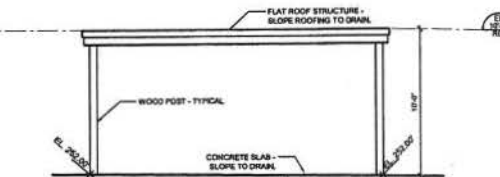
3 PROPOSED CARPORT ELEVATION - NORTHEAST
1/4" = 1'-0"



2 PROPOSED CARPORT ROOF
1/4" = 1'-0"



4 PROPOSED CARPORT ELEVATION - NORTHWEST
1/4" = 1'-0"



5 PROPOSED CARPORT ELEVATION - SOUTHWEST
1/4" = 1'-0"

PARALLEL
 87-218 HENDER BL. VANCOUVER, BC
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2 2013.06.14 ISSUED FOR DVP APPLICATION
 1 2013.05.15 ISSUED FOR DVP PLAN CHECK
 NO DATE DESCRIPTION



PROJECT NAME
 3355 AINTREE DRIVE
 THE SKY BUNGALOW
 RESTORATION

PROPOSED CARPORT			
DATE	11/2/2021	SCALE	3/4" = 1'-0"
DESIGNED BY	RG	PROJECT NO.	
APPROVED BY	MC	DATE	12/02/20
DESIGNED BY		DATE	

A313

COUNCIL AGENDA/INFORMATION				
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<input checked="" type="checkbox"/> Regular	Date: <u>SEPT 10, 2012</u>	Item #		
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Manager

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Director

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The District of North Vancouver REPORT TO COUNCIL

August 20, 2012

File: 08.3060.20/045.12

Tracking Number: RCA -

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: 4112 Sunnycrest Drive – Development Variance Permit 45.12

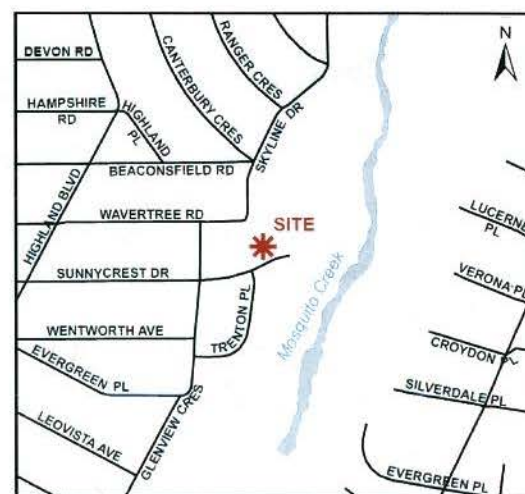
RECOMMENDATION:

It is recommended that Council issue Development Variance Permit 45.12 (Attachment A) to allow for a two storey addition and the infill of a carport to living space at 4112 Sunnycrest Drive.

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 a second storey addition with a new attached garage and infill of an existing carport to create a revised dwelling layout with the addition of a secondary suite. The proposal is supported by staff due to the limits of the siting of the existing house on an irregular and elongated shaped property. The location of the house adjacent to Mosquito Creek park directly to the east will also minimize the impact of the proposed addition on adjacent residential properties.



Site Map

ANALYSIS:

Purpose: To allow for a two storey addition with a garage to an existing single-family house and the infill of an existing carport to living space.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family Highlands (RSH) as seen in the following context map and air photo. The site is also located directly adjacent to Mosquito Creek Park and is in the Wildfire Hazard and Streamside Development Permit Areas. As the application is not for the construction of a new single-family house the proposal is exempt from the requirements of the Wildfire DP area but the applicant will be advised to consider the guidelines of the DP area at the Building Permit stage. The Streamside Permit exemption has been issued by staff as the construction has been determined to be exempt from the regulations.

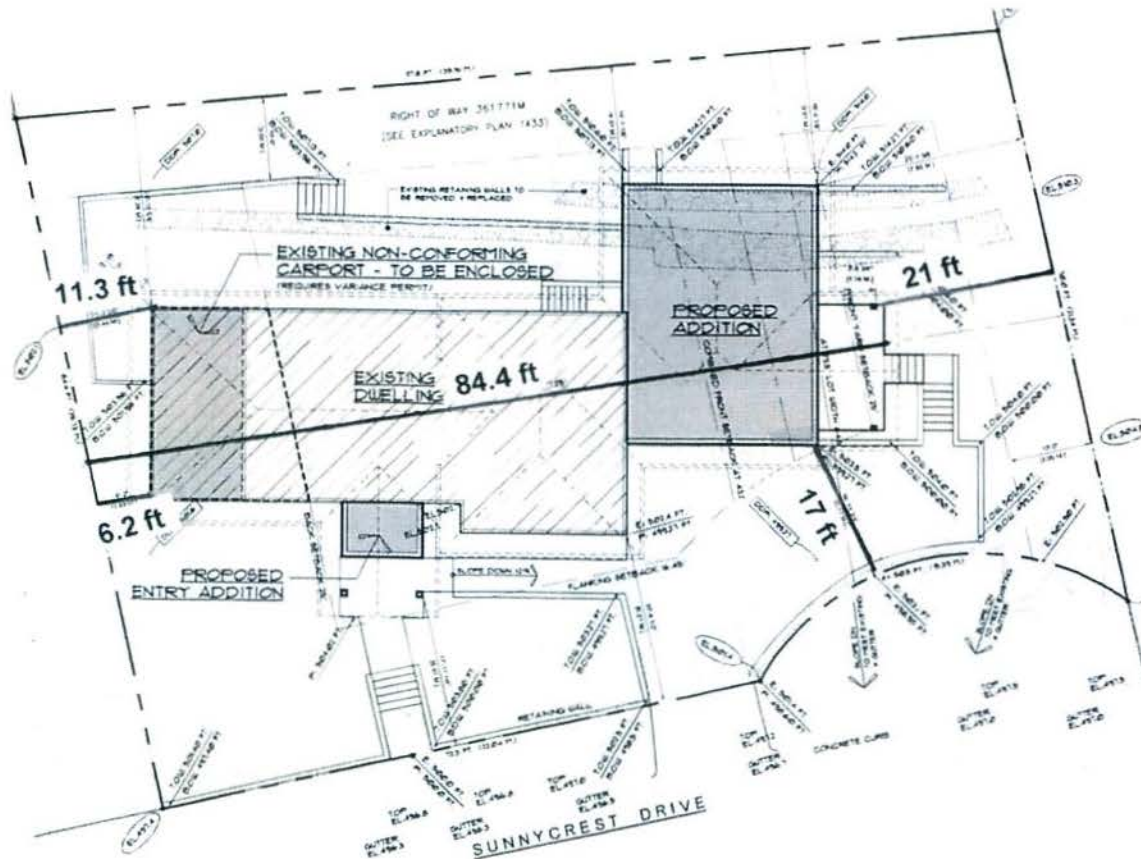
**Zoning Bylaw Compliance:**

The proposed construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Minimum Rear Setback	7.62 m (25.0 ft)	1.89 m (6.20 ft)	5.73 m (18.80 ft)
Combined Front and Rear Setback	18.29 m (60.0 ft)	9.54 m (31.30 ft)	8.75 m (28.70 ft)
Minimum Front Setback for Parking Structure (Straight-in-entry)	6.10 m (20.0 ft)	5.18 m (16.98 ft)	0.92 m (3.02 ft)
Minimum Building Depth	19.81 m (65.0 ft)	25.72 m (84.4 ft)	5.91 m (19.4 ft)
Localized Depression for Parking Structure (RSH Zone)	Max 0.61 m (2.0 ft) Below Natural Grade	1.29m (4.23 ft) Below Natural Grade	0.68m (2.23 ft)

Discussion:

The applicant is proposing to infill an existing 22.44m² (241.5 sq ft) carport on the west side of the house with living space and construct a two storey addition on the east side of the house with a 66.6m² (717 sq ft) garage on the lower level and 66.6 m² (717 sq ft) of living space above. The addition and reconfigured layout will incorporate a new secondary suite. Also proposed is a small veranda on the front of the house.

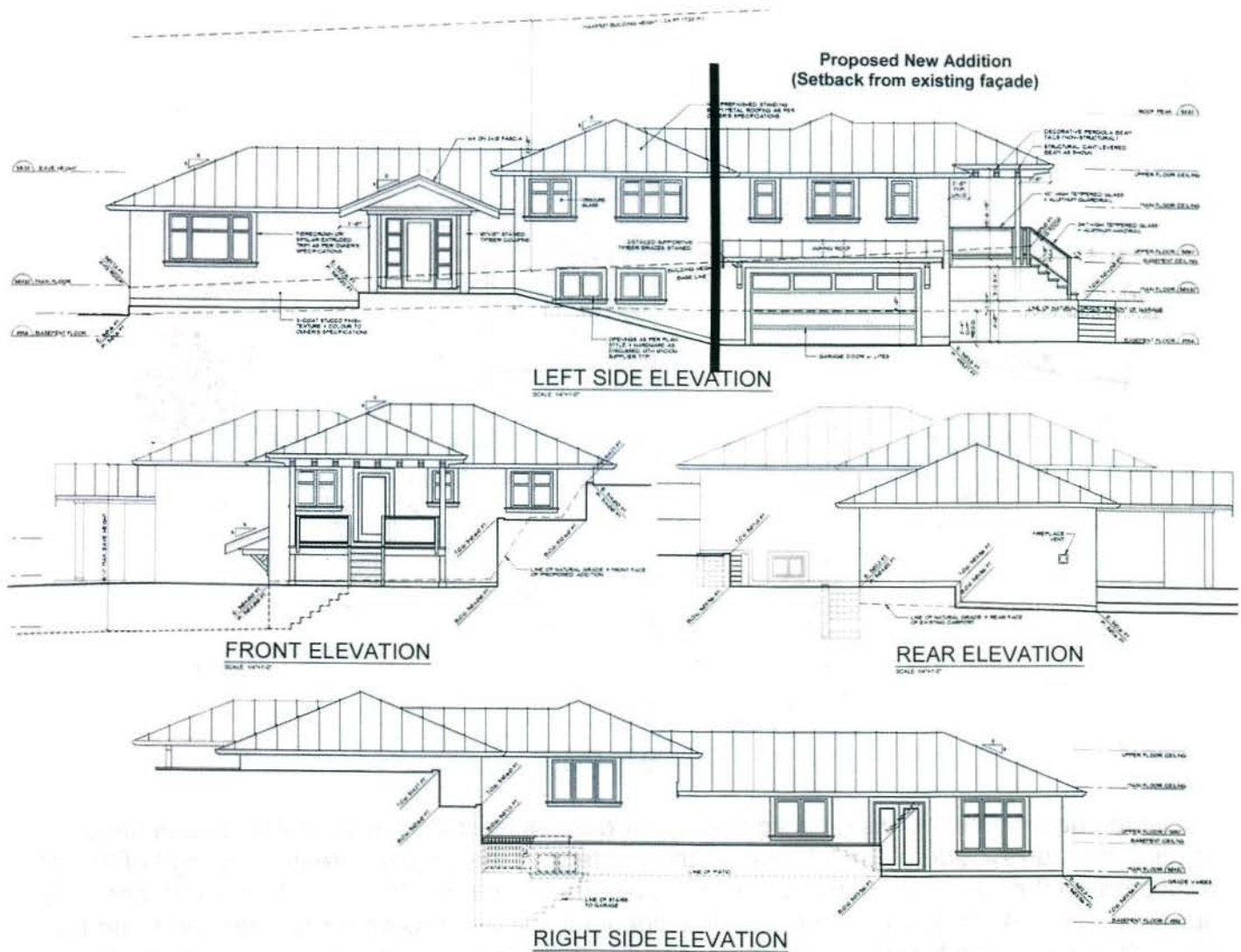


Site Plan

For wide shallow lots the District's zoning bylaw defines front lot line as "the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot". In this case, the lot is over 35m (118 ft) in width and only approximately 24.4m (80 ft) in depth so the side lot lines are considered the front and rear lot lines. The rear setback and combined front and rear setback variance requirements are the result of this interpretation. The applicant is still able to provide a reasonable setback to the neighbouring property to east of between 1.8m (6 ft) to 3.35m (11 ft). The property is directly adjacent to Mosquito Creek Park to the west with a 6.4m (21 ft) setback to the property line.

The garage that has been incorporated into the lower level of the proposed two storey addition requires variances for front setback for a parking structure and localized depression. The irregular property line along the south side of the property which accommodates the cul-de-sac head has resulted in the need for the setback variance. Both variances are supportable as the applicant has chosen an option that will minimize the impact on the streetscape and surrounding neighbours.

The proposed construction also requires a maximum building depth variance. The purpose of this regulation is to prevent the construction of an extensive continuous building wall adjacent to a neighbouring property. In this case impact of this variance will be minimized by the elongated shape of the lot and the siting of the house, the neighbouring park to the west and the articulated building design with varied setbacks.





Existing Streetscape



Proposed Streetscape

Notification:

An information letter was sent out to the adjacent neighbours and the Edgemont Community Association to inform them of the application. One response from a neighbour directly to the north has been received expressing concerns regarding slope stability along his south property line and potential impacts the development may have on this stability. A geotechnical report on temporary shoring and permanent stability will be required as part of the building permit process. Any reconstructed retaining walls over 4ft in height will also require design, oversight and sign-off by a structural engineer.

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.

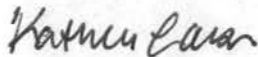
Conclusion:

Staff are supportive of the proposal due to the limits of the siting of the existing house on an irregular and elongated shaped property. The location of the house adjacent to Mosquito Creek park directly to the east will also minimize the impact of the proposed new construction.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 45.12 (Attachment A) to allow for the infill of a carport to living space and a two storey addition at 4112 Sunnycrest Drive (staff recommendation); or
2. Deny Development Variance Permit 45.12 including the associated variances.



Kathleen Larsen
Community Planner

Attach

A – DVP 45.12

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"/> Human resources	<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> ITS		
	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 45.12

This Development Variance Permit 45.12 is hereby issued by the Council of The Corporation of the District of North Vancouver to Marek Hubicka and Iris Anna Ruth Enkurs to allow for a two storey addition and infill of an existing carport structure at 4112 Sunnycrest Drive legally described as Lot 1, Block 5 of Block X, District Lots 577, 596 and 597 Plan 8734, PID (009-937-552) 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 rear setback for a principle dwelling is decreased from 7.62m (25.0 ft) to 1.89m (6.2 ft);
2. The minimum combined front and rear setback is decreased from 18.29m (60.0 ft) to 9.54m (31.3 ft);
3. The minimum front setback for a straight-entry parking structure is decreased from 6.1m (20.0 ft) to 5.18m (16.98 ft);
4. The maximum building depth is increased from 19.81m (65.0ft) to 25.72m (84.4 ft);
5. The maximum Localized Depression for a Parking Structure (Below Natural Grade) is increased from 0.61m (2.0 ft) to 1.29m (4.23 ft);
6. The relaxations above apply only to the new construction as illustrated on the attached drawings (45.12 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.

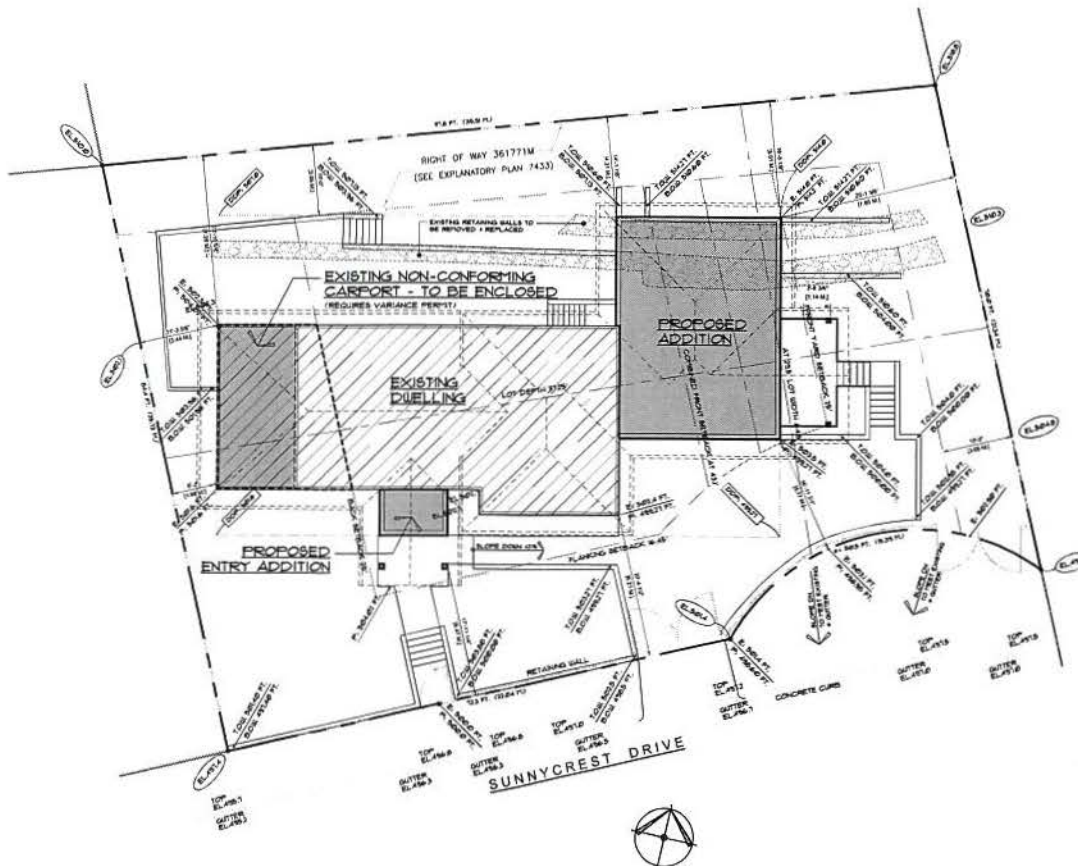
MAYOR

MANAGER, ADMINISTRATIVE SERVICES

Dated this day of , 2012

HUBICKA & ENKURS RESIDENCE PROPOSED ADDITION & RENVOATION

4112 SUNNYCREST DRIVE, NORTH VANCOUVER, BC



SITE PLAN
SCALE 1/8"=1'-0"

District of North Vancouver
Building Department
Tel: 990-2480
Fax: 994-9883

RSH

Zoning Compliance Summary Checklist

SECTION #

PROPERTY INFORMATION

Address: 4112 Sunnycrest Drive
North Vancouver
Lot Depth: 117.25'
Lot Width: 64.5'
Lot Area: 7729 sq. ft.

Permit Number: _____
Ground Snow Load: _____
Main Floor Grade: 504.52 ft

SETBACKS

Note: Shaded areas for NVD use only

		Minimum	Proposed	Complies
Principal Building	front	25 ft.	25.1 ft	y
	rear	25 ft.	6.2 ft	DVP req.
	Combined front & rear total	60 ft.	31.3 ft	DVP req.
	left side	6 ft.	n/a	n/a
Parking Structure	right side	6 ft.	14.1 ft	y
	combined side yard total = minimum of 20% of lot width	12.9 ft	41.9 ft	y
	flanking street setback = minimum 10% of lot width = 10 ft.	16.45'	16.98 ft	y
	facing a street - straight-in entry	20 ft.	17.0 ft	DVP req.
Accessory Building	facing a street - side entry	10 ft.	n/a	n/a
	corner lot (see Zoning Bylaw)	6 ft.	n/a	n/a
	side	6 ft.	n/a	n/a
	facing a street	10 ft.	n/a	n/a
Maximum Building Depth	side	4 ft.	n/a	n/a
	Maximum Building Depth	65 ft.	84.4 ft	DVP req.
	Complies with "unique to RSH Zone" localized depression regulations?			y
	Parking & accessory buildings comply with front/rear yard maximum coverage?			y
Complies with maximum encroachment for verandas, steps, roofs?				y

DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front	504.0'	514.0'	509.0'	y
Rear	501.6'	507.16'	504.3'	y

BUILDING COVERAGE

	Maximum (sq ft)	Proposed	Complies
All Buildings & Structures	0.35x Lot Area= 3055.15	2295.0 sq ft	y

BUILDING HEIGHT

	Roof Pitch	Maximum	Boxes	Existing	Complies
Principal Building	Flat Roof to 4.5 in 12	20 ft.		15.26 ft	n/a
	4.5 in 12 or greater	24 ft.			y
	6 in 12 or greater	26 ft.			n/a
	8 in 12 or greater	28 ft.			n/a
	10 in 12 or greater	30 ft.			n/a
Parking Structure	Flat Roof	12 ft.			n/a
	3 in 12 slope or greater	15 ft.			n/a
Accessory Building	Flat Roof	10 ft.			n/a
	3 in 12 slope or greater	15 ft.			n/a

MAXIMUM EAVE HEIGHT

	Maximum	Existing	Complies
Principal Building	22 ft	16.08 ft	y

UPPER STOREY FLOOR AREA

	Largest Storey Below (see Zoning Bylaw)	Maximum Upper Floor A	Existing	Complies
Floor Area	60%		n/a	

FLOOR SPACE RATIO

Floor Space Ratio = Lot Area x 0.4 = 3491.60 sq ft (Maximum Principal Building Size 4358 sq. ft.)				Proposed	Complies
				2626.20 sq ft	y
Floor Area	Existing	Proposed	Deductions	Total	
Basement	1121.6	710	-1352.4	** 479.2 sq ft	
Main	1121.6	1025.4	0	2147.0 sq ft	
Veranda (East Facing)		120.0(3.4%)	-120.0		
Porch Structure		47.1 (1.3%)	-47.1	Incl. to basement	
				0	
Total	2243.2	1782.5	-1399.5	2626.2 sq ft	y
** Countable Area = $\frac{1831.6}{2} \times \frac{(105.4 + 220)}{2} - 400 = 479.2$					
Basement Floor Area Garage deduction					

STREAMSIDE PROTECTION PERMIT REQUIRED

DEVELOPMENT VARIANCE PERMIT REQUIRED - SEE ABOVE

ATTACHMENT 45.12A

GN DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0954 Fax: (604) 850.0765
Email: admin@gndrafting.com Website: www.gndrafting.com

PROJECT: PROPOSED ADDITION & RENOVATION
TITLE: SITE PLAN, & SITE CALCULATIONS
DATE: 10/12/11
SCALE: AS NOTED
JOB No.: 11-007
DR. AM: CH.
SHEET: A-1

DATE: 10/12/11
ISSUE/REVISIONS: 10/12/11
DATE: 10/12/11
ISSUE/REVISIONS: 10/12/11

PROJECT: PROPOSED ADDITION & RENOVATION

CLIENT: MAREK HUBICKA

LOCATION: 4112 SUMMIT STREET DRIVE, NORTH VANCOUVER, B.C.

DATE: 11-05-12

SCALE: AS NOTED

DATE: OCTOBER 2011

SHEET: A-5

DR. AM. CH.

TITLE: ELEVATIONS

DATE: 11-05-12

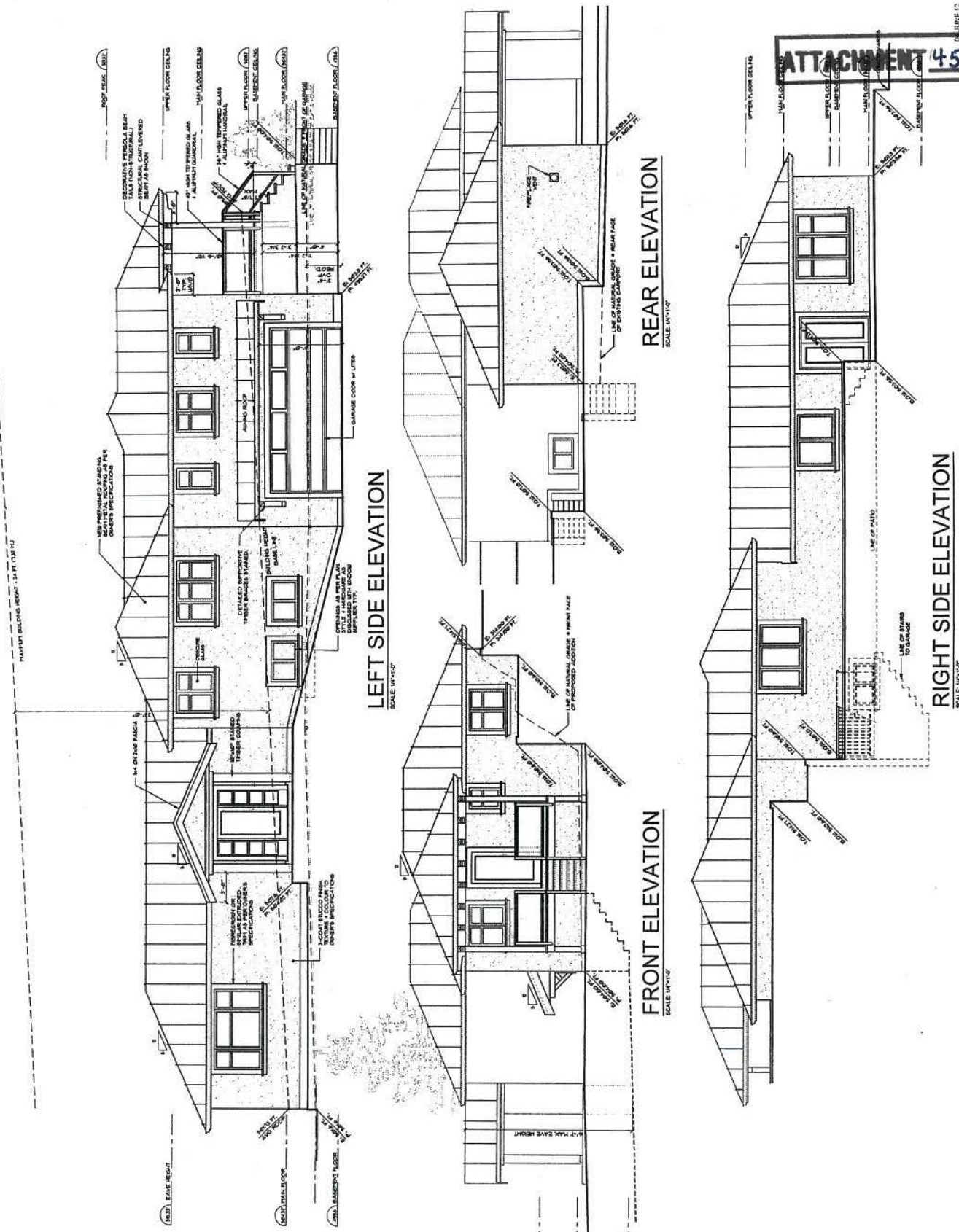
SCALE: AS NOTED

DATE: OCTOBER 2011

SHEET: A-5

DR. AM. CH.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF GMD & DESIGN INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GMD & DESIGN INC. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. GMD & DESIGN INC. SHALL BE USED TO RESOLVE ANY DISPUTES.



ATTACHMENT 45.12 B

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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>SEPT 10, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:	

BS
Dept.
Manager

B
Director

B. H
CAO

The District of North Vancouver REPORT TO COUNCIL

August 24, 2012
File: 3060.20/017.12
Tracking Number: RCA -

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: Development Permit 17.12 - Capilano Suspension Bridge

RECOMMENDATION:

It is recommended that Council issue Development Permit 17.12 to allow for an addition and renovation to the Teahouse/ Trading Post building at the Capilano Suspension Bridge.

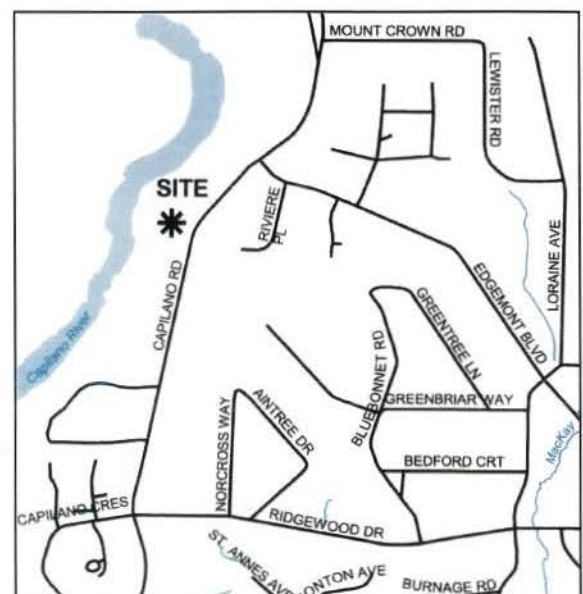
REASON FOR REPORT: The site is in Development Permit Areas for form and character of commercial development, protection of development from hazardous conditions, protection of the natural environment, streamside protection and for Energy and Water Conservation and Greenhouse Gas Emission Reduction. The proposal requires issuance of a Development Permit by Council.

SUMMARY: The application is for a renovation and addition to the Teahouse/ Trading Post building at The Capilano Suspension Bridge Attraction. The proposed development includes the addition of approximately 4,700 sq ft of space to the existing "Teahouse" building including an enclosed eating area, new staff area and storage space.

Policy

1. Official Community Plan:

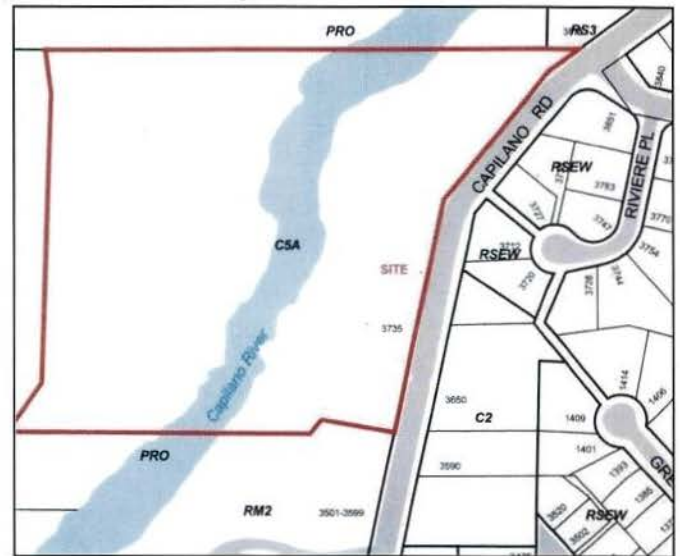
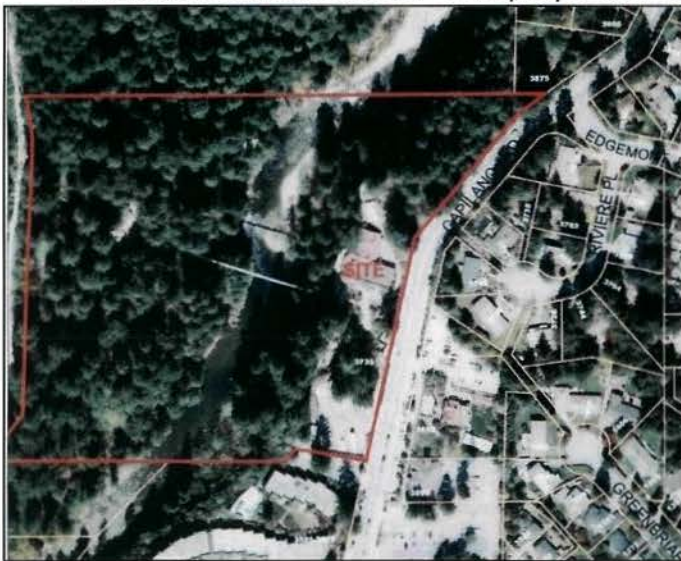
The portion of the site where this work is proposed is designated as Commercial in the District's Official Community Plan. For reference, the Upper Capilano Local Plan reference policy document designates the site as Hospitality Commercial.



The site is designated in Development Permit areas for Protection of the Natural Environment, Streamside Protection, Protection from Hazardous Conditions, Form and Character for Commercial Development and for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

2. Zoning:

The property is zoned Entertainment and Commercial Tourist Attraction Commercial Area 5A (C5A), which permits commercial entertainment, recreation uses and outdoor tourist attractions and activities. The proposal is compliant with Zoning.



Development Permit for Commercial Form and Character:

The proposal is for an addition and renovation to the “Teahouse/ Trading Post” building located adjacent to the Suspension Bridge and Cliffwalk. The original Teahouse building was constructed in 1911 with additions in the 1960’s on the north and east sides. The building was included on the Primary List of the District’s Heritage Inventory and is included on the District’s recently adopted Heritage Register.



The proposed renovation will convert existing storage and staff area in the north west corner of the building to a new “teahouse”, add a new covered deck on the north side of the existing 1960’s addition, add new storage and staff area in the north east corner, and replace the existing detached washroom facilities. The proposal adds approximately 4,700 sq ft of new floor space split between two storeys. All the proposed works are in areas previously paved or within the existing building. The proposed addition and renovation are in keeping with the character of the building and site development.

Proposed Addition



Parking: Council changed the Zoning for the Capilano Suspension Bridge in 2008 and included parking requirements which do not allow “overflow conditions” (defined as 95% capacity of parking spaces) to occur for more than 20 two-hour periods in any calendar year. A parking study has been submitted that states for nearly 2 years, January 1, 2010 to October 12, 2011, the parking demand exceeded on-site capacity for a total of only two hours. District Staff are satisfied with the report and don’t believe that the Development Permit under consideration will have any significant impact on parking demand as the enclosure of an eating area and renovation of existing space will not in itself attract a significant number of additional patrons to the property.

Development Permit Areas for Natural Environment and Hazardous Conditions:

The site is located within the Development Permit Area for Protection from Hazardous Conditions. The preliminary geotechnical review indicates no concerns with the proposal and the Development Permit requires a detailed geotechnical report and letters of assurance at the building permit stage. The District’s Section Manager, Public Safety has reviewed the proposal and has no concerns with the application.

The site is also located within Development Permit Areas for Protection of the Natural Environment and Streamside Protection. The District’s Environmental Protection Officer did not require the submission of a Environmental report as the project is on already disturbed area. The applicant has submitted details on the extent of invasive species removal and habitat restoration that was completed as part of the Cliffwalk project. The actual area of

replanting associated with the Cliffwalk installation was significantly greater than the requirements of the Development Permit issued for that project. No further invasive species removal and habitat restoration are required for this project.

There are 3 mature Fir trees adjacent to the construction and the project arborist has specified construction conditions to protect these trees. The directions of the arborist report are included in the Development Permit.

Green Building and Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction:

The site is designated within the Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. As the proposal is for a Development Permit only and for an addition to an existing building, the application is not required to comply with the Development Permit Guidelines. Compliance with the District's Green Building Strategy is voluntary for applications for Development Permits.

The applicant proposes to install a new HVAC system and improved insulation which will assist with Energy performance.

Public Input:

One neighbour response was received at the preliminary stage with concerns about parking on Riviere Place and to address this concern the applicant has worked with Transportation Planning and signage has been installed on Riviere Place requesting that patrons of the Capilano Suspension Bridge use the designated lots on Capilano Road. In addition, the District will be painting triangles on Riviere Place to help indicate to drivers the requirements under the Street and Traffic Bylaw.

The applicant held a formal Public Information Meeting in accordance with District requirements on May 31, 2012. Approximately 27 notices were mailed to neighbours, signage was posted on the property, and notices were placed in two issues of a local newspaper. The requirement for a facilitator was waived by the General Manager of Planning, Properties and Permits due to the low level of response and concern at the preliminary application stage.

One resident attended the meeting and the comments received were regarding the potential for additional noise that could echo up the canyon. It was acknowledged by the resident that noise issues have reduced over the last 5 years and that the Capilano Suspension Bridge staff have made efforts to reduce the impact of noise on the neighbours. The Capilano Suspension Bridge staff indicated that this proposal may actually reduce noise as it will move activities into the proposed addition and would reduce the number of private outdoor events that take place on the site.

The Edgemont and Upper Capilano Community Association reviewed both the Preliminary and Detailed applications. On June 18, 2012, the Community Association wrote that they had no objections to the proposal and on June 25, the Community Association wrote in with

several questions on the proposal. Staff have responded to these questions and the Community Association has thanked staff for the clarification.

Advisory Design Panel: The Advisory Design Panel considered the item on April 19, 2012. The Panel was generally supportive of the project and adopted the following resolution:

*THAT the ADP has reviewed the proposal, commends the applicant for the quality of the proposal and recommends **APPROVAL** of the project as presented.*

The ADP mentioned the applicant may wish to review the use of split-face concrete block for a portion of the exterior finish and should ensure the window detailing and finishing material be of high quality and appropriate for the heritage character of the building. The applicant has taken the ADP's comments under consideration and will be replacing the split-face concrete block with wood shingles.

Community Heritage Committee: The Committee reviewed the application and acknowledged the effort to enhance and reveal the original expression of the Teahouse through the deliberate delineation of the building and the opening of windows to allow light to expose original detail. The Committee mentioned that the applicant may want to consider the installation of storey boards directly adjacent to the Teahouse to highlight and draw attention to the specific heritage features of the building. The owner is considering the addition of heritage information in its wayfinding signage.

Conclusion: The proposal is modest in scale and will have minimal impacts to any neighbours or to the environment. It further encloses activities on the north end of the property which should reduce the potential for noise from outdoor events in this area.

It is recommended that Development 17.12 be issued to accommodate the proposed renovation and addition.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Permit 17.12 (Attachment A) to allow for an addition and renovation of the Trading Post Building at 3735 Capilano Road (staff recommendation); or
2. Deny Development Permit 17.12.



Casey Peters
Planning Assistant

Attachment: Development Permit 17.12

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		

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 17.12

This Development Permit 17.12 is hereby issued by the Council for the Corporation of the District of North Vancouver to Capilano Suspension Bridge Holdings Ltd., for the development of the property located at 3735 Capilano Road, legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607, Plan 13563, PID: 007-019-823,

Subject to the following terms and conditions:

- A. The following requirement is imposed under Subsection 926 (1) of the Local Government Act:

Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

- B. The following requirements are imposed under Subsections 920 (7) (7.1) (8) (9) & (10.1) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans and reports (17.12A-O);
2. The site shall be developed in accordance with the recommendations of the arborist report prepared by Bartlett Tree Experts Canada, Ltd dated December 5, 2011;

3. Prior to issuance of a building permit the following shall be submitted to:

(a) Engineering Design:

- (i) finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department;

(b) Development Services:

- (i) geotechnical report that includes a statement that the site is safe for the use intended and letters of assurance that meet the requirements of the District of North Vancouver Building Bylaw and the British Columbia Building Code.

- C. The following requirement is hereby imposed under subsections 925(1) & (2) of the Local Government Act:

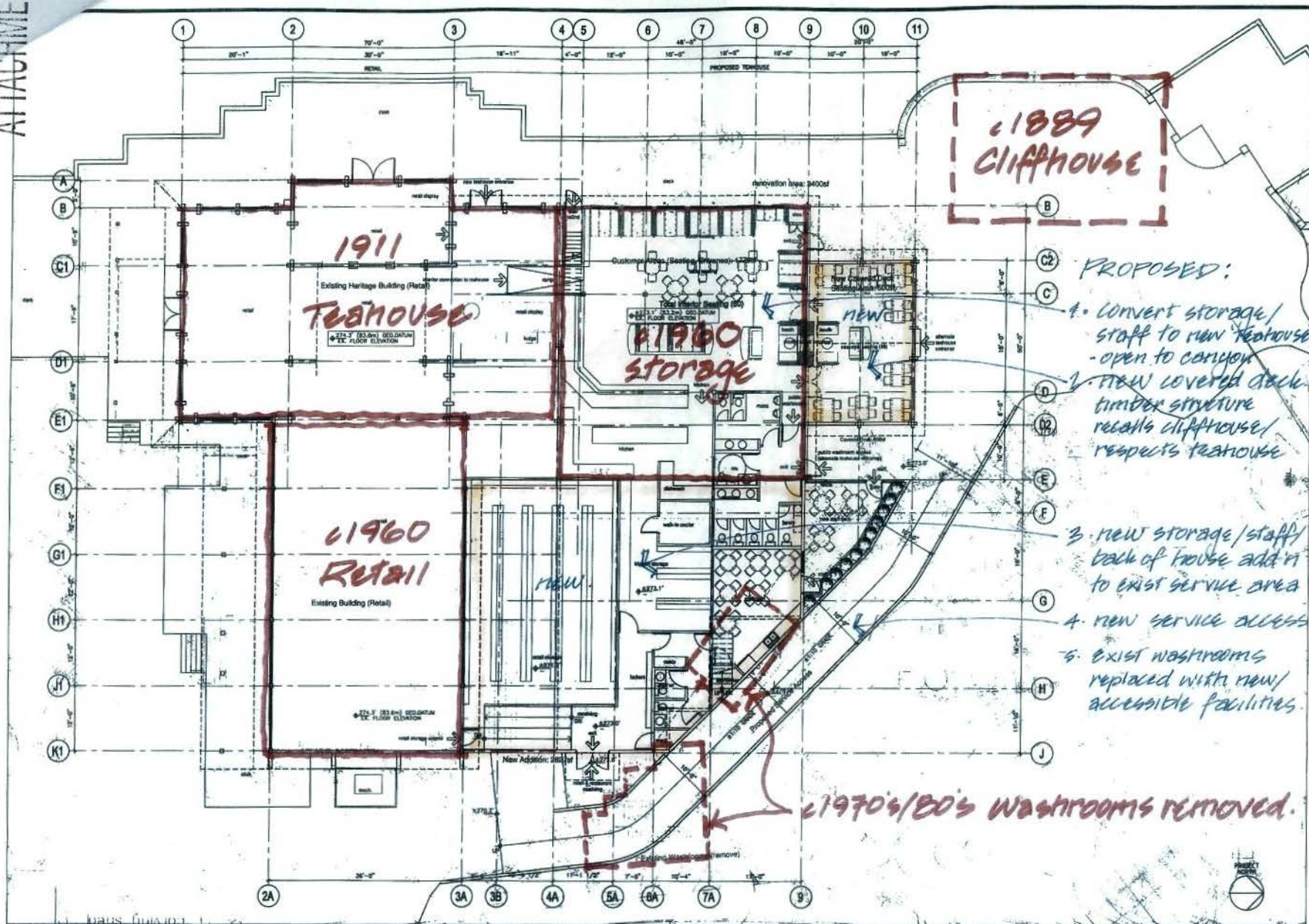
1) Prior to issuance of the Building Permit the following deposits are required:

- a) A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate, or 10% of the construction value accepted on the building permit application. The deposit will be held as security for landscaping, building and environmental works; and
- b) Payment for the installation of a parking restriction sign and the painting of no parking areas on Riviere Place.

Mayor

Manager, Administrative Services

Dated this day of , 2012



consultants

Proposed Restaurant Seating:
Interior Dining: 60
Outdoor Seating: 38
Total: 100

Proposed Areas:
1. Teahouse Interior
Renovation Area: 2400sf
(not including retail space)
2. Washroom, Staffroom &
Storage Addition: 2753 sf
3. Covered Outdoor Deck:
600sf

Proposed Main Floor
Washroom Fixtures:
Women: 5,
Men: 4,
Wheelchair Accessible 1
Staff (Men & Women): 2
Total: 12

Legend

EXIST	EXISTING BUILDING
NEW	NEW BUILDING OR STRUCTURE TO BE PLACED
PROPOSED	PROPOSED ADDITION
PROPOSED	PROPOSED EXTERIOR DECK

MILLENNIA
architecture corp
214-666 Millenium Drive
West Vancouver BC
Canada V7V 1P7
Tel: 604-561-7200
Fax: 604-561-7204

project
Capilano Suspension Bridge
Proposed Teahouse

3735 Capilano Road
North Vancouver, BC

title
Main Floor Plan

project no: 19-CSB
scale: 1/16"=1'-0"
drawn: JLV
reviewed:
date: 3/09/10

no.	date	description
1	JULY 28/11	ISSUED FOR OPA
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drawing no. of -

A1.1



Sheet Index

A0.0	Cover Sheet
A0.1	Historic Origins
A0.2	Proposed Evolution A
A0.3	Proposed Evolution B
A1.0	Site Plan
A1.1	Main Floor Plan
A2.1	Second Floor Plan
A3.1	Roof Plan
A4.1	Building Section
A4.2	Sections
A5.1	South & West Elevations
A5.2	North & East Elevations
L1.0	Landscape Remediation Plan



Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

A0.0 Cover Sheet/Index





Original Teahouse (1911)



Original Teahouse (1911)



Teahouse Interior (1911) Now Retail



Joinery Details (1911)



Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

A0.1 Historic Origins





Existing Storage/Office/Entry/Back of Washroom



Proposed Teahouse/Office Entry/Retail Windows



Existing North End (Cliffwalk Finish)



Proposed Addition/Renovation



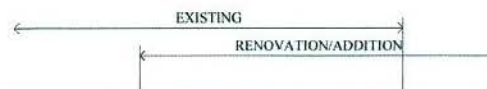
Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

A0.2 Proposed Evolution A





Existing Office Over Storage:
Unused Washroom Buildings to be Removed



Proposed Office/Storage/Washroom/Seasonal Seating Addition



Aerial View: Proposed Addition/Renovation



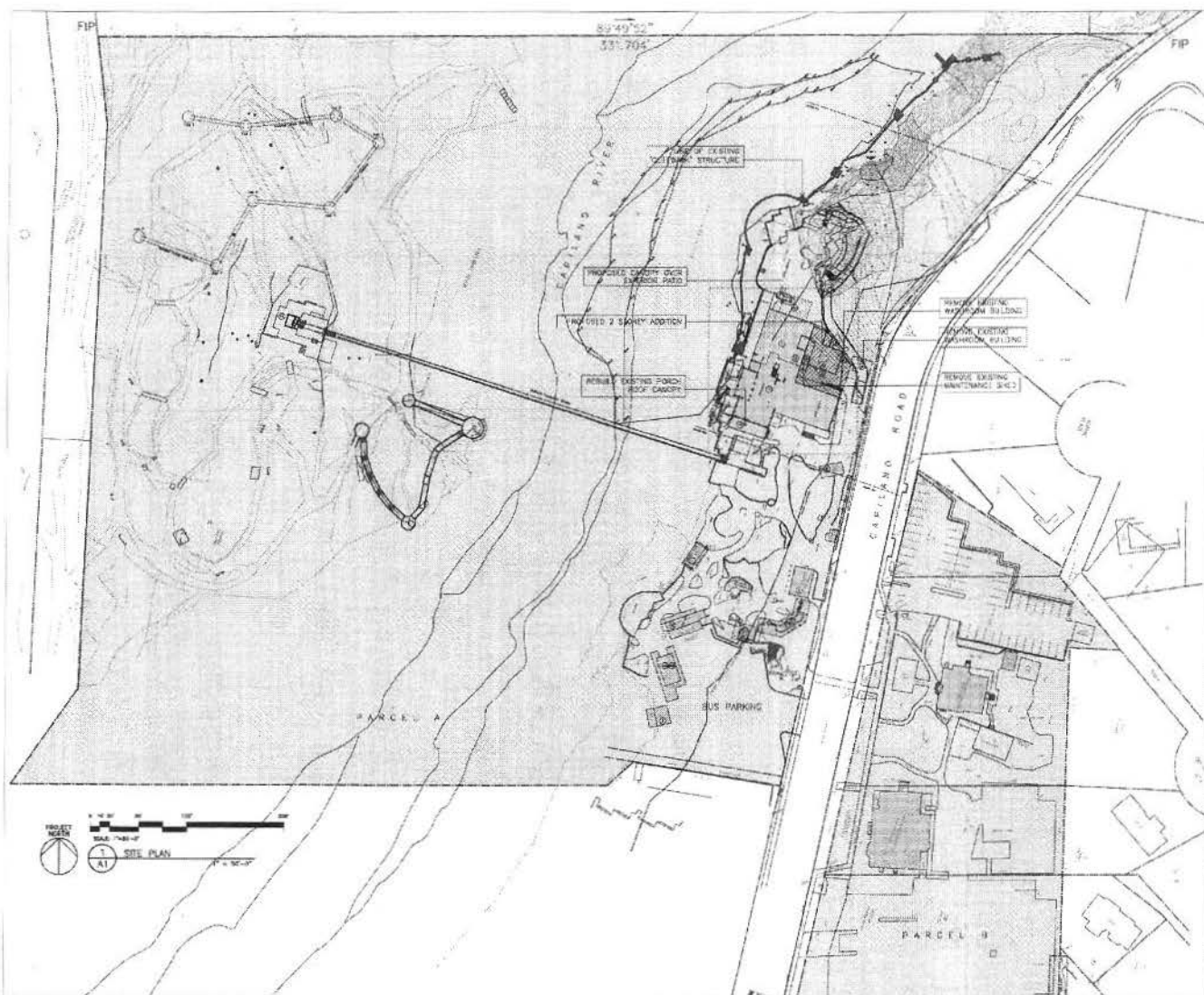
Proposed Teahouse Entry/Wood Joinery



Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

A0.3 Proposed Evolution B





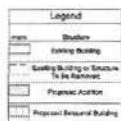
LEGAL DESCRIPTION
LOT 11, EXCEPT PART IN PLAN 14817, PLAN 12063
LOT 1 OF LOT 12, PLAN 8806
LOT 3 OF LOT 15, PLAN 7063
LOT 14, PLAN 8700
LOT 11 OF LOTS 1 AND 3, PLAN 9173
ALL OF BLOCK 25
ALL OF DISTRICT LOTS 801 AND 807
GROUP ONE NEW WESTMINSTER DISTRICT

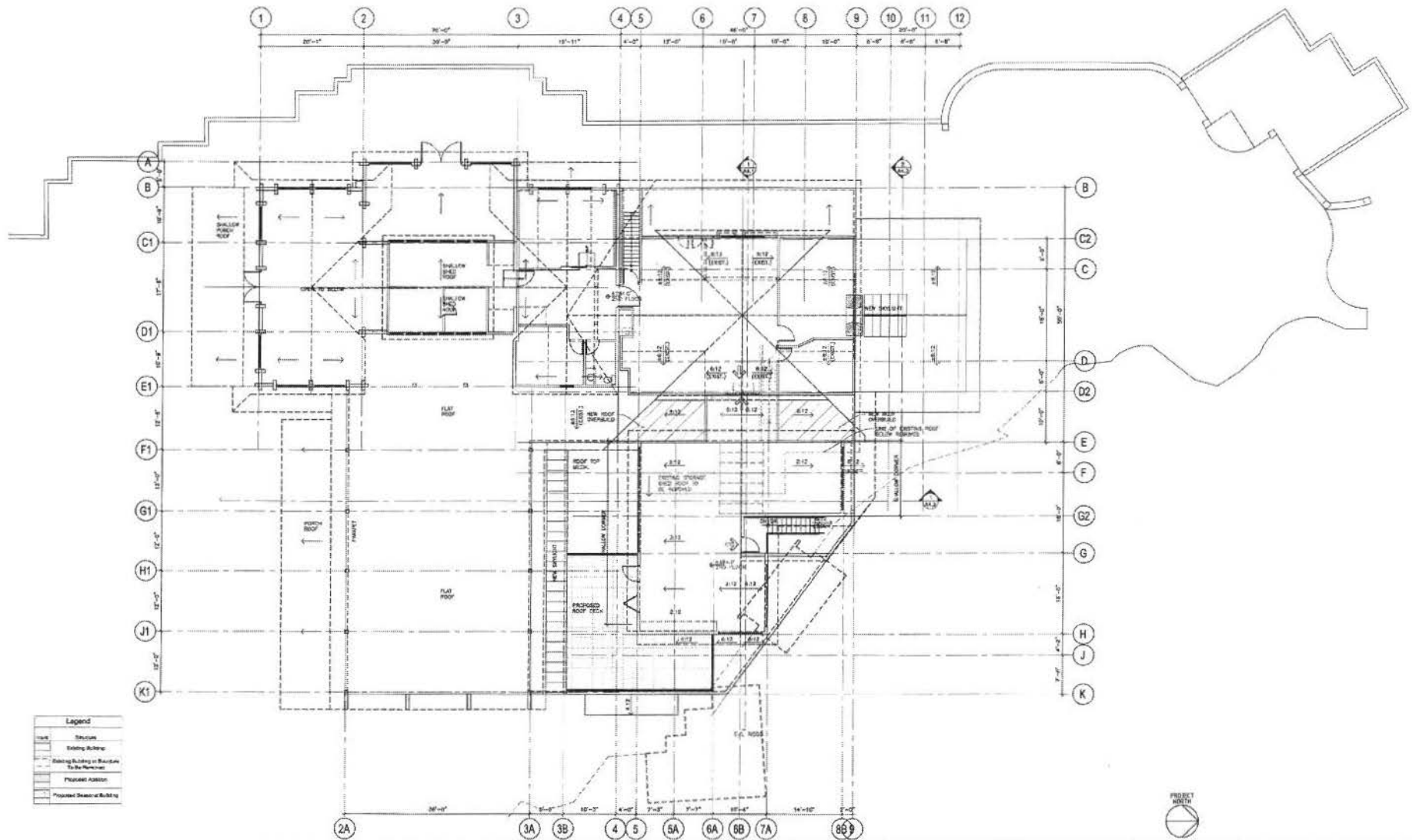
[illegible]

Parcel A Development Summary			
Site Area	450,000 sq ft		
Development Area	100,000 sq ft		
Existing Buildings & Structures		Existing	Proposed
		sq ft	sq ft
		coverage	coverage
Existing Post-Office Building	100,000	10,000	11,000
Other Buildings	50,000	4,000	4,000
Other Structures	10,000	1,000	1,000
Site Development Area	4,000	1,000	1,000
Existing Post-Office Building			
Proposed Addition Area (sq ft)			20,000
Proposed Covered Drive Area (sq ft)			10,000
Proposed Access Area (sq ft)			10,000



CAPILANO
SUSPENSION BRIDGE PARK





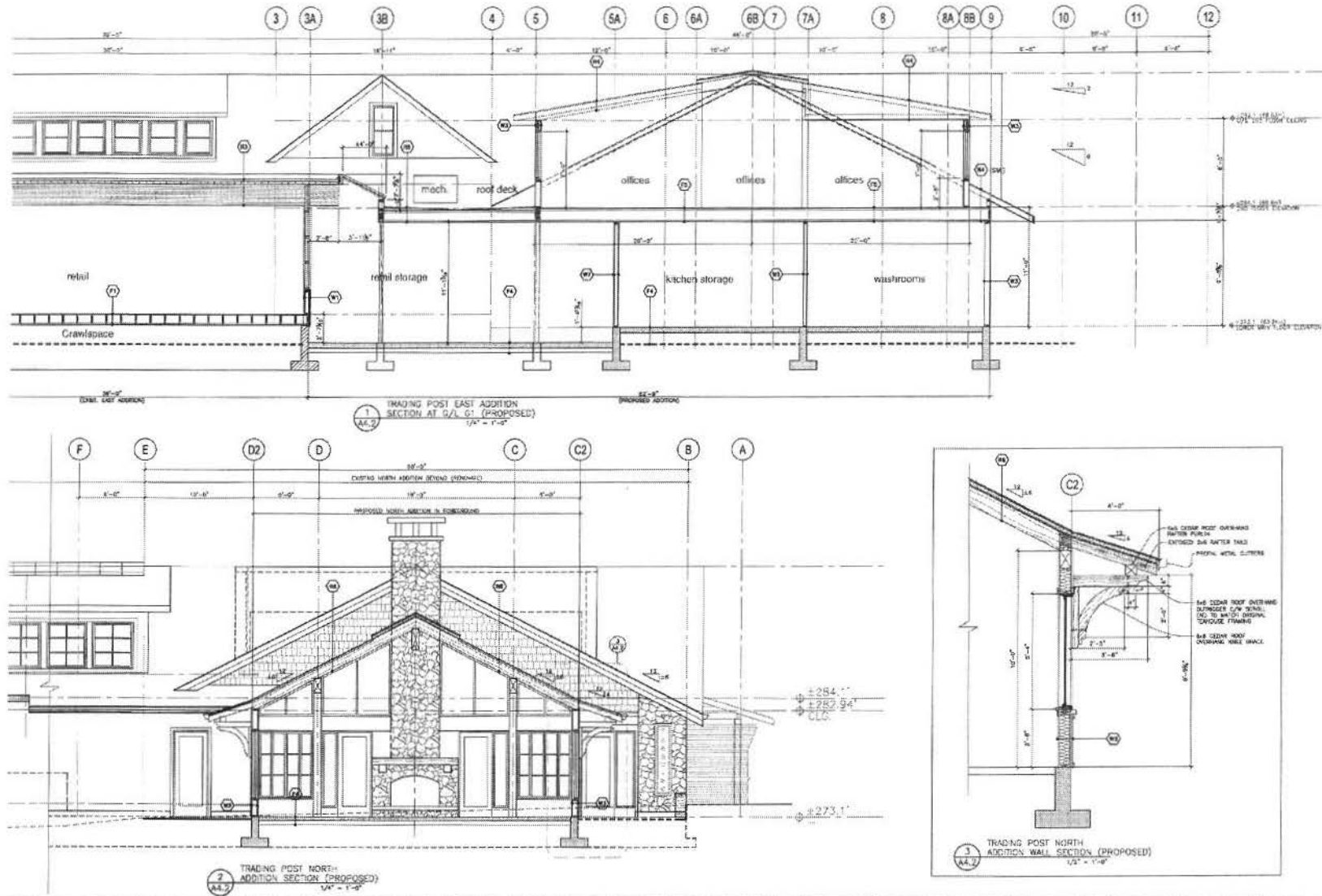
Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

A3.1 Roof Plan



Capilano Suspension Bridge: Proposed Teahouse
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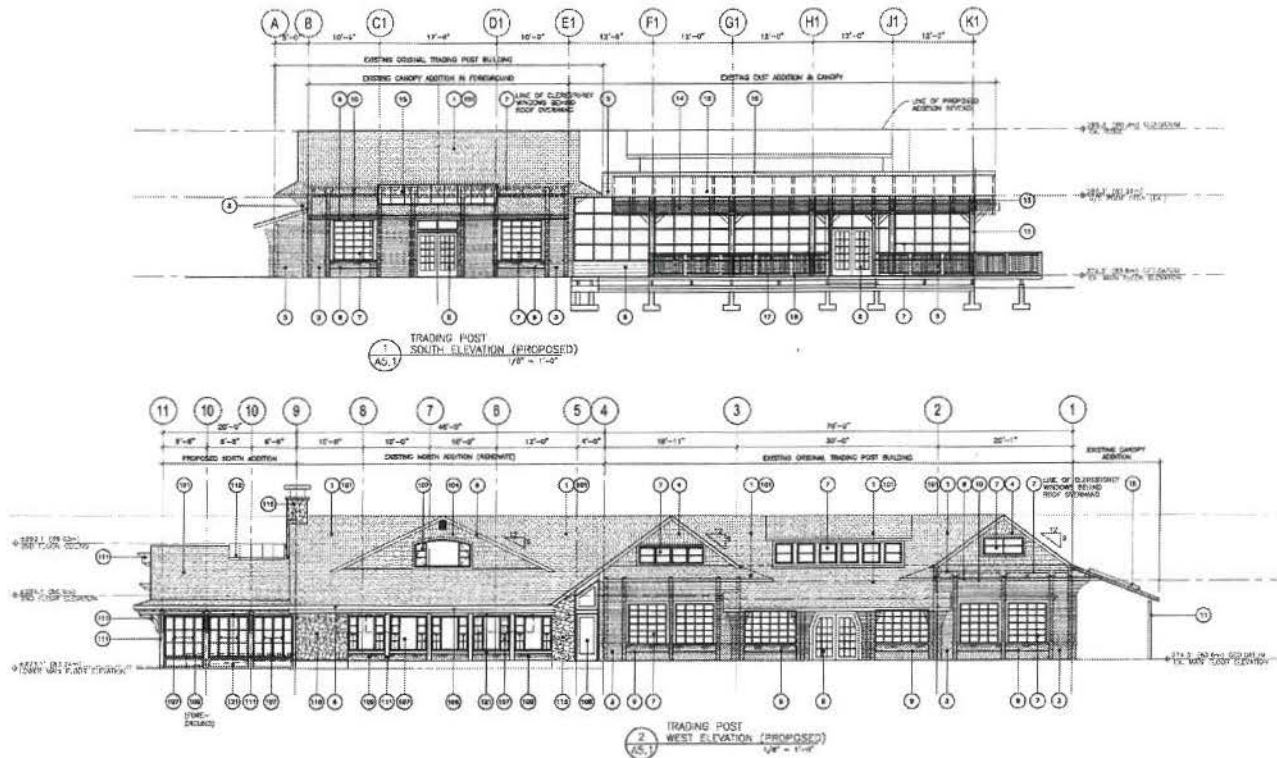
A4.1 Building Section



Capilano Suspension Bridge: Proposed Teahouse Development Permit Application 19/01/2012

A4.2 Sections





NO	DETAILS	NO	DETAILS
1	EXTERNAL SINGLE ROOFING INTERLOCKING PATTERNS (CL. COLOUR: 10% TLE RED)	17	THICK REBAR & POINTE (3/16" & 3/8" STEEL CORROSION)
2	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	18	THICK ROOF JOISTS (2" X 8" & 2" X 10")
3	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	19	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
4	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	20	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
5	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	21	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
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9	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	25	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
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13	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	29	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
14	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	30	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
15	SHAPED 4" X 4" TACK WOOD BRIMS (CL. PAINT COLOUR: SP. 1131 BROWN)	31	SHAPED ROOF JOISTS (2" X 8" & 2" X 10")
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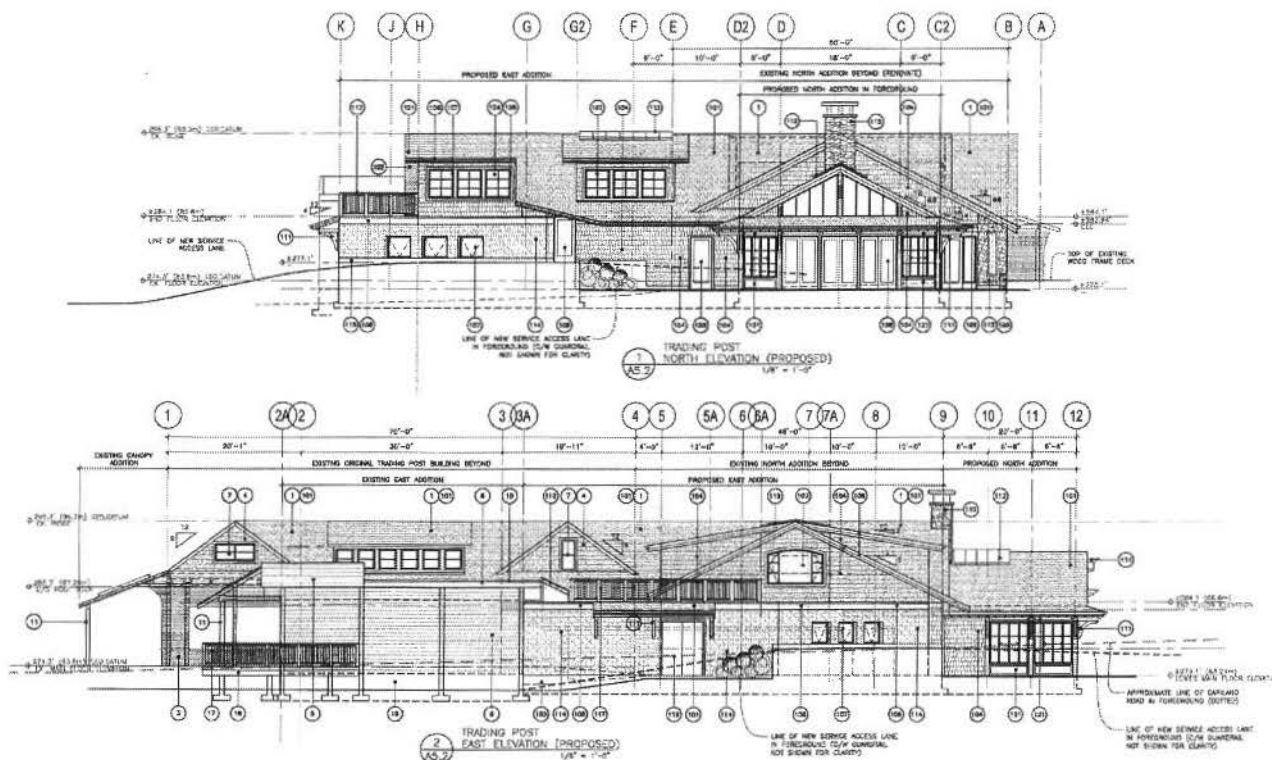
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A5.1 South & West Elevations





EX	DETAILS	EX	DETAILS
1	ASPHALT SHINGLE ROOFING INTERLOCKING PATTERNS (EX. COLOUR: RED TILE)	11	TRUSS BRACES & JOISTS (DAIRY & C/P STEEL CONNECTIONS)
2	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	12	TRUSS ROOF JOISTS (2" x 4" & 4" x 6")
3	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	13	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
4	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	14	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
5	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	15	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
6	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	16	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
7	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	17	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
8	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	18	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
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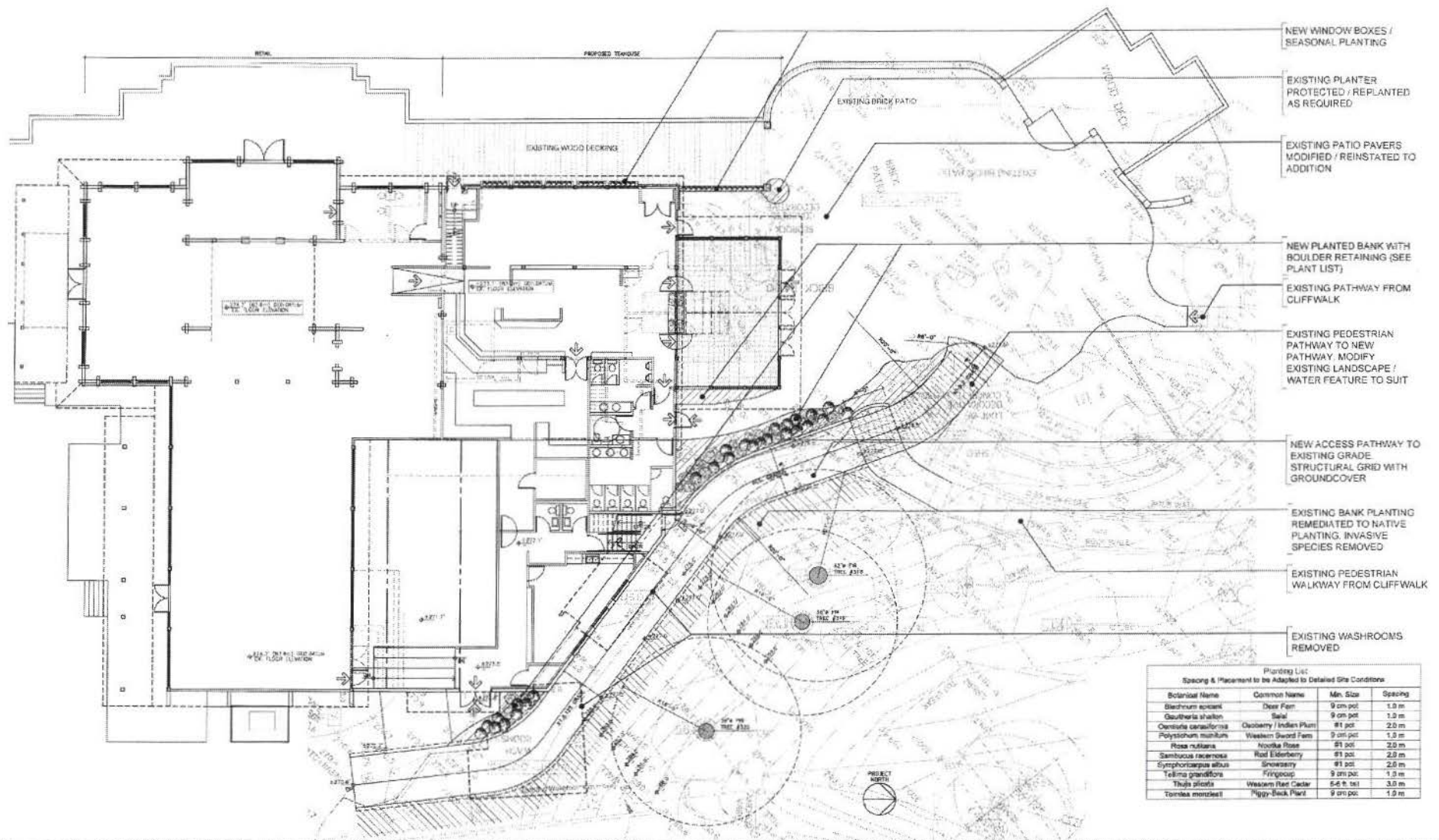
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6	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	16	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
7	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)	17	SHIMLAP ALUM. TAG WOOD SHEDDING (EX. PAINT COLOUR: OF CLV 1131 BRAND)
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Capilano Suspension Bridge: Proposed Teahouse Development Permit Application 19/01/2012

A5.2 North & East Elevations





Capilano Suspension Bridge: Proposed Teahouse
Development Permit Application 19/01/2012

L1.0 Landscape Remediation Plan



**BARTLETT TREE EXPERTS CANADA, LTD.**

4511 Alaska Street, Burnaby, B.C., Canada, V5C 4E1

December 5, 2011

Arborist Report**Scope of work:**

On the 1st of December Bartlett Tree Experts was contracted by John Stibbard of Capilano Suspension bridge to provide a report for three Douglas fir trees that are growing near a proposed restaurant. Listed below are my findings followed by my recommendations.

Findings:

3 Douglas fir trees #318, 319, & 320:

- these trees have a DBH of 107 cm, 94 cm, & 91 cm
- the approx. height of these trees are 60 m
- the approx. spread of these trees are 25 m
- these trees have been topped
 - these trees were aerially inspected in Spring of 2010
 - these trees have good health and vigour
- the proposed restaurant foundation will be outside the Critical Root Zone (6.40 m) from the base of the largest tree

RECEIVED

MAR 09 2012

Community Services Dept.
District of North Vancouver**Recommendations:**

According to the proposed plan the roots appear to be far enough away that they should not be damaged. It's important to ensure that the health and safety of these trees are not jeopardized during the construction of the new foundation. As it is right now the bathrooms are to be removed and the grade of the pedestrian path will be slightly changed to accommodate equipment access. The grade changes are going to be outside the CRZ, or 6.4 m away from the base of the closest tree. I recommend that an Arborist be on site during the excavation. If any roots are suspected to be at risk they should be exposed with the use of an Airspade and properly pruned to limit the impact. Once the construction is complete a follow up inspection should be done annually.

Testing and Analysis:

The testing completed on these trees consisted of a visual inspection from the ground based upon the principals of Visual Tree Assessments.



BARTLETT TREE EXPERTS CANADA, LTD.

4 5 1 1 A l a s k a S t r e e t , B u r n a b y , B . C . , C a n a d a , V 5 C 4 E 1

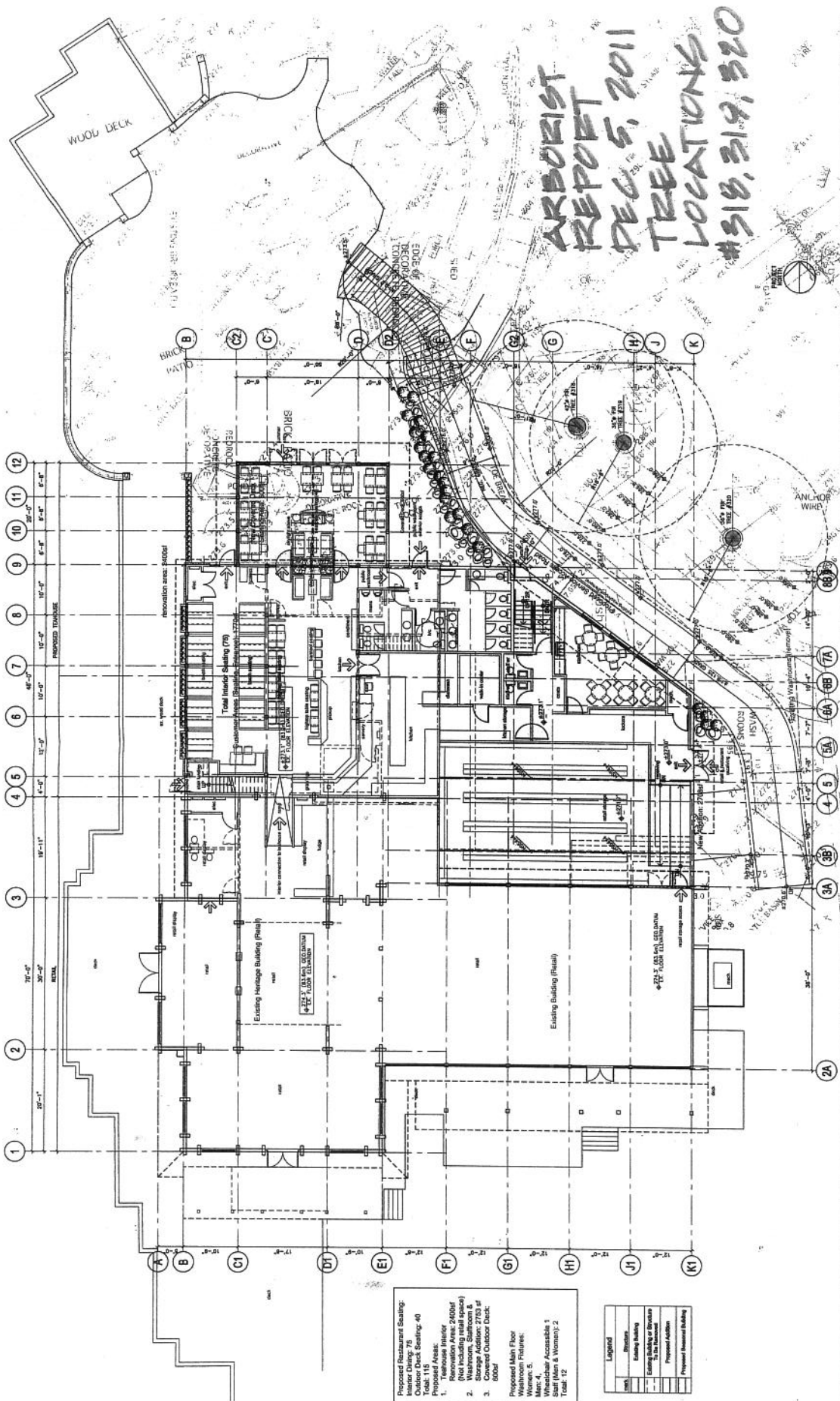
Assumptions and Limiting Conditions

1. The information contained in this report covers only those items that were examined and reflect the condition of these items at the time of inspection. The inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
2. The opinions in this Report are given based upon observations made using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place. No guarantee, warranty, representation or opinion is offered or made by Bartlett Tree Experts as to the length of the validity of the results, observations, recommendations and analysis contained within this Report.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/company can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Alteration of any part of this report invalidates the entire report.

If you have any questions or concerns regarding this report, please feel free to contact me at 604-322-1375.

Respectfully submitted,

Darren Silcox, Board Certified Master Arborist/Tree Worker Specialist
ISA Certification PN# 1272BT
ISA Certified Tree Risk Assessor # 308



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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: <u>Sept 10, 2012</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

August 28, 2012

File: 1770-30/00

Tracking Number: RCA -

AUTHOR: Mayor Richard Walton

SUBJECT: Contribution to Canadian Iranian Foundation Fundraiser at Centennial Theatre in Support of the Earthquake Victims in Iran

RECOMMENDATION:

THAT a contribution of \$1,287 be made to the North Vancouver Recreation Commission to offset half of the total cost charged to the Canadian Iranian Foundation for the use of Centennial Theatre on September 22nd. The Canadian Iranian Foundation has taken an initiative to raise funds to send to Iran to help the relief effort by having a fundraiser at Centennial Theatre.

THAT the source of funds be provided by from the Council Contingency Fund; and

THAT the City of North Vancouver be encouraged to do likewise.

REASON FOR REPORT:

Earlier in August two major earthquakes struck the province of East Azerbaijan in northwest Iran. More than 1,000 villages were affected by the earthquakes. Close to 300 people were believe to be killed with many more injured.

A concert had originally been planned by the Canadian Iranian Foundation prior to the earthquakes for September 22nd at the Centennial Theatre featuring the Saied Shanbehzadeh Ensemble to raise money for the student's scholarship, however, due to the immediate need of the people of Azerbaijan it was decided to donate the proceeds of the event to the Earthquake victims.

SUBJECT: Contribution to Canadian Iranian Foundation Fundraiser at Centennial Theatre in Support of the Earthquake Victims in Iran

August 28, 2012

Page 2

Financial Impact:

The cost of renting the Centennial Theatre is \$1,873.76 including taxes and a capital surcharge of \$1.00 per person. If the concert sells out at 700 attendees, the total cost for the rental would be approximately \$2,573.78. The District of West Vancouver has decided not to contribute to this cause, however if the City of North Vancouver and the District of North Vancouver agree to share the cost, the District's contribution would be \$1,287 to be taken from the Council Contingency which currently has a balance of \$79,519.83.



Richard Walton
Mayor

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		