

AGENDA

SPECIAL MEETING OF COUNCIL

Monday, October 29, 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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SPECIAL MEETING OF COUNCIL

7:00 p.m.
Monday, October 29, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at www.dnv.org

1. DELEGATIONS

- 1.1. **Board of Directors, Capilano Community Services Society** p. 7-8
Re: Lower Capilano Facility

2. 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.

- 2.1. **Bylaw 7940: 2955 Brookridge Drive Zoning Bylaw Text Amendment (Subdivision Regulations)** p. 11-17
File No. 08.3060.20/015.12

Recommendation:

THAT Bylaw 7940, amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2955 Brookridge Drive for a 2 lot subdivision, is given FIRST reading;

AND THAT Bylaw 7940 be referred to a Public Hearing.

- 2.2. Bylaw 7946: 2951 Royal Avenue – Zoning Bylaw Text Amendment (Subdivision Regulations)** p. 19-25
File No. 08.3060.20/049.12

Recommendation:

THAT Bylaw 7946, amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2951 Royal Avenue for a 2 lot subdivision, is given FIRST reading;

AND THAT Bylaw 7946 be referred to a Public Hearing.

- 2.3. Development Variance Permit 81.11 – 1025 Chamberlain Dr** p. 27-32
File No. 08.3060.20/081.11

Recommendation:

THAT Development Variance Permit 81.11, to allow for a subdivision of the existing lot at 1025 Chamberlain Drive into two lots, is ISSUED.

- 2.4. Bylaw 7968, William Griffin Community Recreation Centre Loan Authorization** p. 33-36
File No.

Recommendation:

THAT the “William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012” is given FIRST, SECOND, and THIRD reading.

3. ADJOURNMENT

Recommendation:

THAT the October 29, 2012 Special Meeting of Council for the District of North Vancouver be adjourned.

DELEGATIONS

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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: Capilano Community Services Society

Title of Presentation: Lower Capilano Facility Board of Directors

- Purpose of Presentation:
- Information only
 - Requesting a letter of support
 - Other (provide details below)

Please describe.

Asking for mandate to be the lead service provider for Lower Capilano Facility

Attach separate sheet if additional space is required

Contact person (if different than above): Renee Strong

Daytime telephone number: 778-986-6465 / 604 988-7115

Email address: reneec@capservices.ca

Will you be providing supporting documentation? Yes No

- If yes:
- PowerPoint presentation
 - DVD
 - Handout

Note: All supporting documentation must be provided 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 12 days preceding the scheduled appearance.
4. A maximum of 3 delegations will be permitted at any Regular Council meeting.
5. Delegations will be allowed a maximum of five minutes to make their presentation.
6. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
7. 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
- 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

Capilano Community Services Society

Sept 14, 2012

Name of Delegate or Representative of Group

Date

Denise Strong

Signature

For Office Use Only

Approved Rejected

By: Signature Appearance date if applicable

By: Municipal Clerk Deputy Municipal Clerk

Applicant informed of approval/rejection on (date) 29

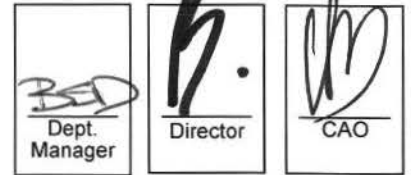
By: (signature) Date Sept 14, 2012

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.

REPORTS

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



The District of North Vancouver REPORT TO COUNCIL

October 12, 2012
File: 3060-20/15.12
Tracking Number: RCA -

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: **BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 7940 amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2955 Brookridge Drive for a 2 lot subdivision:

1. be given First Reading; and
2. be referred to a Public Hearing.

REASON FOR REPORT:

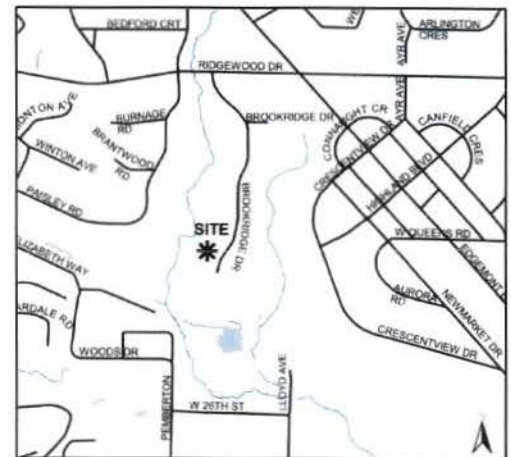
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The proposed subdivision will create two lots consistent with the prevailing lot pattern on the west side of Brookridge Drive.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan. For reference, the Lower Capilano Local Area Plan designates the site as Residential Detached. The subject property is located within Development Permit Areas for Slope Hazard, Creek Hazard, Wildfire Hazard and Streamside Protection.



**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

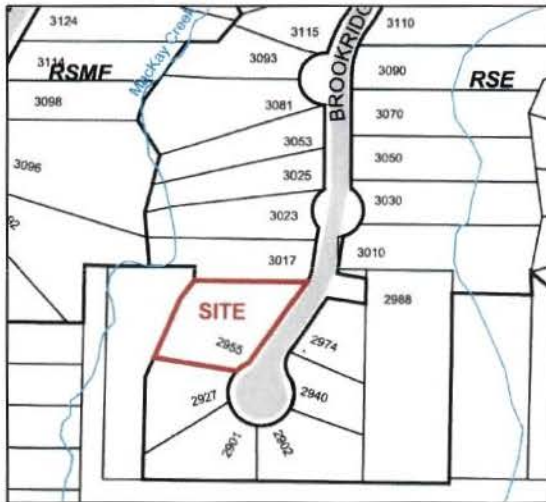
October 12, 2012

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ANALYSIS:

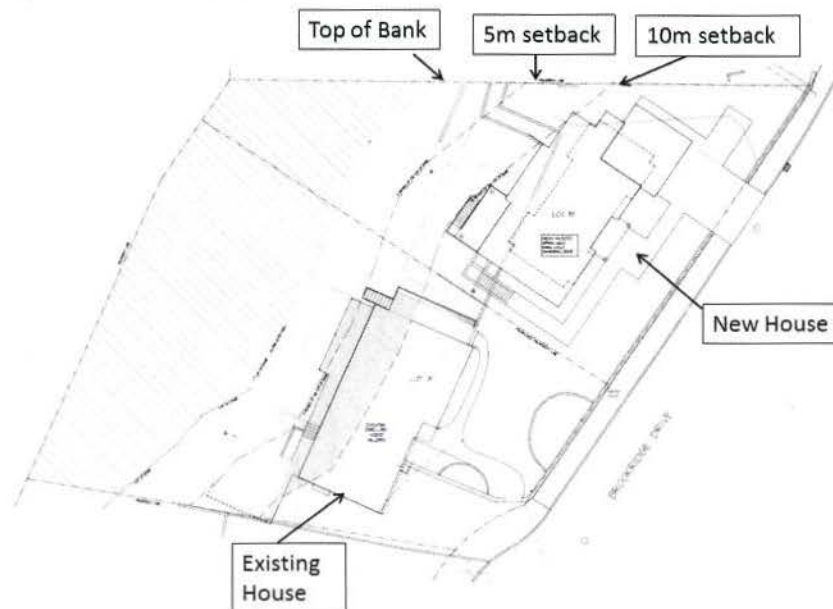
Site and Surrounding Area:

The subject lot is zoned Single-Family Residential Edgemont Zone (RSE) and is occupied by a single family dwelling and a swimming pool. The lots on this side of Brookridge Drive slope steeply down towards MacKay Creek and the proposed subdivision is in keeping with the character of the existing lots.



Subdivision Proposal:

This application is to subdivide the current lot into two lots. The existing home would be retained on the south lot and a new home would be built on the north lot. The site plan illustrating the proposed subdivision is included shown below.



Site Plan

**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

October 12, 2012

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The proposed lots conform to the minimum width and depth requirement for an RSE lot. The total lot area conforms to the RSE requirement but as a portion of the lot is more than 50% slope it is discounted from lot area as per the Zoning Bylaw definition of lot area. The proposed lots do not comply with lot area once the sloped portion is discounted.

As the proposed lots are not in conformity with the minimum RSE lot size requirements, it is necessary to amend Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) to establish minimum lot size regulations unique to this proposal.

The following table compares the current minimum RSE requirements with the proposed lot sizes.

	RSE Zone	Proposed Lot A	Proposed Lot B	Complies with RSE Zone
Lot Width	18.3m (60ft)	22.3m (73.2ft)	20.9m (68.5ft)	Yes
Lot Depth	35m (114.8ft)	42.6m (139.7ft)	46.2m (151.7ft)	Yes
Lot Area	743.2m ² (8000 sq ft)	1,160.8m ² (12,495 sq ft)	818m ² (8,808 sq ft)	Yes
Lot Area discounting areas over 50% slope	743.2m ² (8000 sq ft)	695.8m ² (7,490 sq ft)	687.4m ² (7,399 sq ft)	No
Lot area discounting Streamside Protection area	743.2m ² (8000 sq ft)	387m ² (4,163 sq ft)*	490m ² (5,277 sq ft)*	No

*Lot area excluding Streamside Protection area is approximate

Development Permit Areas:

The lot is located within Development Permit areas for Slope Hazard, Creek Hazard, Wildfire Hazard and Streamside Protection. The proposal is exempt from the Creek Hazard Development Permit area as all new development is outside of the affected area.

The applicant has submitted a geotechnical report regarding the slope of the lot and demonstrating that the property is suitable for the proposed development. The Slope Hazard Development Permit will be issued by staff at the time of subdivision.

The proposed lots require the lot area within the Streamside Protected area in order to meet the minimum lot area requirement for the RSE zone. A Development Permit issued by staff will be a condition of subdivision. All new development will be located outside of the protected area and the proposal includes the removal of a garage, deck and swimming pool from within the protected area. The applicant has submitted an Environmental report which proposes invasive species management on the ravine slope and a replanting plan.

**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

October 12, 2012

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The house on the proposed new lot will be constructed outside of the protected area and the applicant has provided drawings demonstrating a reasonable house footprint. As the existing house is being retained, a Restrictive Covenant will be a condition of subdivision requiring that a future house built on that lot be constructed outside of the protected area.

The site is also within the Development Permit area for Wildfire Hazard. The applicant will be required to submit a preliminary assessment report from a registered professional forester with experience in wildfire assessment detailing requirements under the Development Permit guidelines.

CONCURRENCE:

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

The Engineering Department is continuing to work with the applicant on revisions to the servicing plan. The current lot does not have a storm connection and proposes to connect both lots to the storm system. Acceptance of revised engineering drawings will be a condition of final subdivision approval.

PUBLIC INPUT:

A notification letter was sent to the owners/occupants of within a 75m radius as per the Public Notification Policy. Notices were sent to 23 owners and/or residents and staff received comments from one neighbour indicating that they have no objection to the proposed subdivision.

GREEN BUILDING REQUIREMENT:

As implementation of this proposal will require an amendment to the Zoning Bylaw and subdivision approval, compliance with the District's Green Building Strategy is mandatory. A covenant requiring that the new home meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green 'Gold' equivalency will be required prior to bylaw adoption.

CONCLUSION:

The proposed subdivision is consistent with the established lot pattern in the area and Bylaw 7940 (Attachment A) may be considered for First Reading and referral to Public Hearing.

**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

October 12, 2012

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OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 7940 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7940 at First Reading and thereby reject the subdivision.



Casey Peters
Planning Assistant

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: _____	
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	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

The Corporation of the District of North Vancouver

Bylaw 7940

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965
(Brookridge Subdivision)

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1283 (Bylaw 7940)”.

2. Amendments

2.1 The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 3A Subdivision regulations is amended by amending Section 310 Special Minimum Lot Sizes by adding a new row to the special minimum lot sizes table as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot 9 (See 389261L) Block 6 District Lot 600 Plan 9663	2955 Brookridge Drive	685m ²	18.3m	35m

READ a first time this the

PUBLIC HEARING held this the

READ a second time this the

READ a third time this the

Certified a true copy of “Rezoning Bylaw 1283 (Bylaw 7940)” as at Third Reading

Municipal Clerk

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this the day of , 2012

ADOPTED this the

Mayor

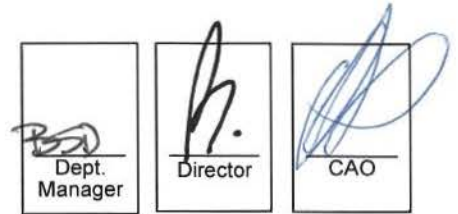
Municipal Clerk

Certified a true copy

Municipal Clerk

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COUNCIL AGENDA/INFORMATION			
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The District of North Vancouver REPORT TO COUNCIL

October 16, 2012
File: 3060-20/49.12
Tracking Number: RCA -

AUTHOR: Doug Allan, Community Planner

SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE - ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

RECOMMENDATION:

It is recommended that Bylaw 7946 amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2951 Royal Avenue for a 2 lot subdivision:

1. be given First Reading; and
2. be referred to a Public Hearing.

REASON FOR REPORT:

The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The proposed subdivision will create two 11.1m (36.4ft.) wide lots. The 2900/3000 Block of Royal Avenue is characterized by a mix of small and large lots and is an area that could be considered in the future as a potential small lot infill area should new areas be identified by Council. The surrounding neighbourhood has indicated support for the proposal.



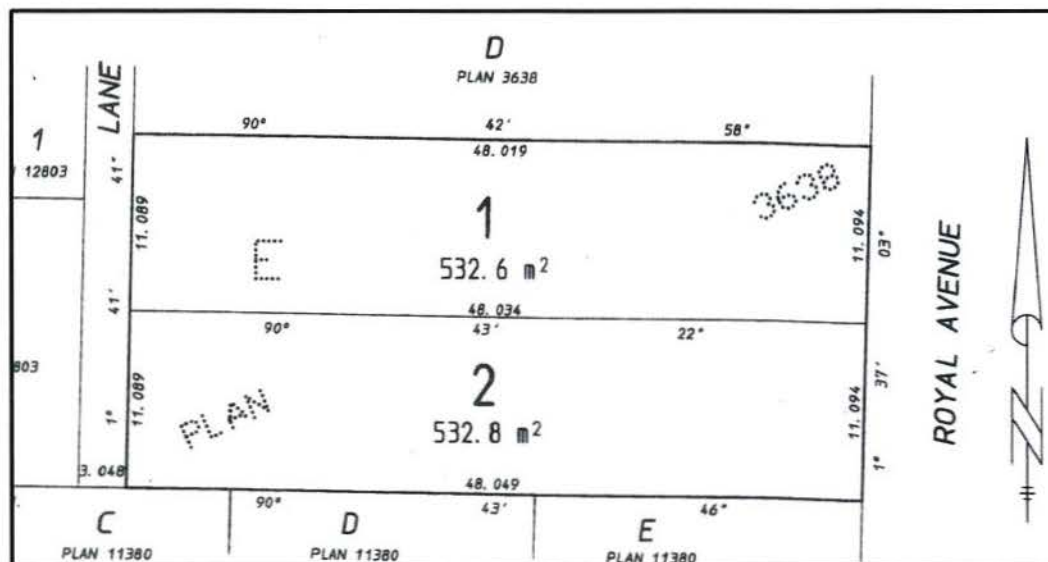
SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE - ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

October 16, 2012

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Subdivision Proposal:

This application is to subdivide the current 22.19m (72.8ft) lot into two, 11.1m (36.4ft) wide by approximately 48.03m (157.6ft.) deep lots with lot areas of 532.6m² (5733sq.ft) and 532.8m² (5735sq.ft.). Access to the new lots will be off Royal Avenue. The following plan illustrates the proposed subdivision.



Conformance with the minimum lot size regulations in the RS3 Zone is illustrated in the following table:

Regulations	RS3 Zone	Proposed Lot 1	Proposed Lot 2
Lot Width	18m (59ft)	11.1m (36.4ft)	11.1m (36.4ft)
Lot Depth	34m (111.5ft)	48.03m (157.6ft)	48.04m (157.6ft)
Lot Area	660m ² (7104sq.ft)	532.6m ² (5733sq.ft)	532.8m ² (5735sq.ft)

As the proposed lots are not in conformity with the minimum RS3 lot size requirements, it is necessary to amend Section 310 of the Zoning Bylaw to establish special lot size regulations unique to this proposal.

Small Lot Infill Area Potential:

The Official Community Plan includes policy direction to designate additional Small Lot Infill Areas. As shown on the following map, on Royal Avenue, between East 29th Street and East Kings Road, there are 15 lots facing Royal Avenue and of those lots, 6, or 40%, are developed small lots. In addition to the applicant's proposal, the properties at 2995 and 3091 Royal Avenue could be considered for subdivision under a Zoning Bylaw amendment. These two lots could be subdivided into 5 small lots, increasing the total number of lots to 19 of which 12, or 63% would be small lots. As a result, this area could be a candidate for a future small lot infill area designation.

SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE - ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

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This potential small lot infill area could also be extended east to include the lots on the west side of Duchess Avenue where 4 of the 7 lots are developed small lots and one of the larger lots could be subdivided into two small lots. Within this larger area, realizing full subdivision potential would increase the number of lots to 27 of which 19 (70.4%) would be small lots.



Potential Small Lot Infill Area

- Existing Small Lots
- Potential Subdivision (including applicant's property)

CONCURRENCE:

Staff from Permits, Environment, Engineering and Fire reviewed the subdivision proposal and no concerns were expressed. The Community Forester identified an arbutus tree in the front yard of the proposed north lot which is protected under the Tree Protection Bylaw. The required tree protection zone necessitated a change in the driveway location. The Community Forester supports the revised driveway access and the final tree retention plan will be registered by covenant on title as a condition of subdivision approval.

SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE - ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

October 16, 2012

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PUBLIC INPUT:

A notification letter was sent to 56 owners/occupants within a 75m radius of the applicant's property. Written comments were received from three owners in support of the proposal and two also expressed support for further small lot housing in the area.

GREEN BUILDING REQUIREMENT:

Implementation of this proposal requires an amendment to the Zoning Bylaw and subdivision approval and therefore, compliance with the Green Building Strategy is mandatory. The applicant has provided a Built Green checklist outlining the measures to achieve a 'Gold' equivalency and are targeting an energy performance level of Energuide 86 with the intent of achieving the maximum allowable floor space incentive. On the proposed lots, the maximum incentive (an 8% increase), will allow for a floor space increase of approximately 17.5m² (188ft.²), up to a total of 236.4m² (2545ft.²). A restrictive covenant establishing the owner's building and energy performance commitments will be required as a condition of subdivision approval stage and a performance bond will be required prior to issuance of a building permit to secure the commitment.

CONCLUSION:

The proposed subdivision is not out of character with the lot pattern on Royal Avenue and is in an area which could be considered as a small lot infill area. Therefore, 7946 (Attachment A) may be considered for First Reading and referral to Public Hearing.



Doug Allan
Community Planner
da/

<p>REVIEWED WITH:</p> <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	<p>REVIEWED WITH:</p> <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	<p>REVIEWED WITH:</p> <p>External Agencies:</p> <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	<p>REVIEWED WITH:</p> <p>Advisory Committees:</p> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 7946

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965
(2951 Royal Avenue)

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1284" (Bylaw 7946)".

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a. Part 3A Subdivision regulations is amended by amending Section 310 Special Minimum Lot Sizes by adding a new row to the special minimum lot sizes table as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot E (See 296519L), Block 5, East ½ of District Lot 787, Plan 3638	2951 Royal Avenue	532m ²	11m	48m

READ a first time this the

PUBLIC HEARING held this the

READ a second time this the

READ a third time this the

Certified a true copy of "Rezoning Bylaw 1284 (Bylaw 7946)" as at Third Reading

Municipal Clerk

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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ANALYSIS:

Purpose: To allow for the subdivision of the existing RS3 lot into two lots.

Site and Surrounding Area: The site and surrounding residential area is zoned Residential Single-Family (RS3) as seen in the following context map and air photo.



Context Map



Air Photo

Zoning Bylaw Compliance:

The proposed subdivision requires the following variances for the proposed Lots 1 and 2:

Regulation	Required/ Permitted	Proposed	Variance
Lot Width (Lot 1)	18m (59.06 ft)	17.2m (56.4 ft)	0.8m (2.6 ft)
Lot Width (Lot 2)	18m (59.06 ft)	17.2m (56.4 ft)	0.8m (2.6 ft)

The proposed variance of 0.8m (2.6 ft) represents a variance of approximately 4.5% from the required 18m (59 ft).

The application has been reviewed against the minimum lot size requirements for RS3 lots as summarized in the following table:

	RS3 ZONE	LOT 1	LOT 2
Lot Width	18m (59.06 ft)	17.2m (56.4 ft)	17.2m (56.4 ft)
Lot Depth	34 m (111.5 ft)	40.6m (133.4ft)	40.6m (133.4ft)
Lot Area	660 m ² (7104 sq ft)	700m ² (7534 sq ft)	700m ² (7534 sq ft)

Both the proposed lots are deficient in lot width but have sufficient depth and area to create two RS3 lots. The house currently located at 1025 Chamberlain Drive will be demolished. The application is supportable as the required variances are minor and the new lots will be generally in keeping with the lot pattern in the neighbourhood.

The new houses proposed for the Lots 1 and 2 will be sited and sized in conformance with the RS3 Zoning regulations. On-site parking for two cars will need to be provided for each of the two new houses with a third parking space required for any house proposed to include a secondary suite.

CONCURRENCE:

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

The lots do not currently have the option for a gravity connection for the storm system. The District is working with the applicant to extend the storm main from the east inside an existing sewerage Right of Way along the southern 10ft of the lots on the south portion of Chamberlain Drive. The cost of the required survey and design works as well as the cost of the construction of the extension will be at the applicant's expense. Given these costs, the Approving Officer wants to ensure Council's support of the variance before undertaking the works required for the proposed extension.

Planning staff wrote a letter to the 6 adjacent lots to advise them of the storm main extension. To date two have responded with questions related to their specific lots and staff will work with the owners to address any issues.

The Engineering Department notes that the Servicing Plan requires revisions which will be a condition of final subdivision approval. Development Cost Charges are estimated at \$14,200 and will payable at the time of subdivision.

PUBLIC INPUT:

Notification:

An information letter was sent out to 51 neighbours within a 75m radius and the Lynn Valley Community Association. The Lynn Valley Community Association noted that the requested variances are minor and there are other lots of similar size nearby. The Community Association had no concerns with the proposal.

One response was received from an adjacent neighbour with concerns regarding additional pressures on the available street parking. Currently street parking is available on the north side of Chamberlain Drive. The addition of a second driveway on the south side of Chamberlain Drive as a part of this proposed subdivision will not remove any street parking and the new houses will be required to meet the District's Zoning Bylaw requirements for on-site parking. The District's Transportation department notes that Chamberlain Drive is too narrow to accommodate a safe travel lane with parking on both sides of the street and that restricting parking to one side is common in situations similar to this one. The neighbour

proposed that the boulevard in front of 1025 Chamberlain Drive could be used as parking. Staff do not support this option as it would require the removal of several District trees and would impact the existing slope on the boulevard.

A second neighbour called with concerns regarding the drainage runoff from the slope. The proposed storm extension would address this concern.

Both neighbours expressed no concern with the required variances for lot width.

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:

The variances are supportable as they are minor and the new lots will be generally in keeping with the lot pattern in the neighbourhood. If the required variances are issued by Council, Staff will continue to work with the applicant and neighbours to implement the storm extension.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 81.11 (Attachment A) to allow for the subdivision; (staff recommendation) or;
2. Deny Development Variance Permit 81.11 including the associated variance.


 Casey Peters
 Planning Assistant

Attach
 A – DVP 81.11

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 81.11

This Development Variance Permit 81.11 is hereby issued by the Council of The Corporation of the District of North Vancouver to Raymond Rene Roberto Vesely and Michael James Staite to allow for the subdivision of 1025 Chamberlain Drive legally described as Lot D Block 4A District Lot 2004, Plan 2756 (013-432-265) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under subsection 922(1)(b) of the Local Government Act:
1. The minimum lot width for Lots 1 and 2 is reduced from 18m (59 ft) to 17.2m (56.4 ft).
 2. The relaxation above applies only to the subdivision layout as illustrated on the attached plan (81.11 A).
- B. The following requirement is imposed under subsection 926(1) of the Local Government Act:
1. With respect to subdivision of the lands, this permit shall lapse if the plan of subdivision is not deposited for registration within two years of the date of this permit.

Mayor

Municipal Clerk

Dated this day of , 2012

SUBDIVISION PLAN OF LOT D BLOCK 4A DISTRICT LOT 2004
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2756
 BCGS 92G.035

PLAN BCP _____

Deposited in the Land Title Office
 at New Westminster, B.C. this _____ day
 of _____, 2011.

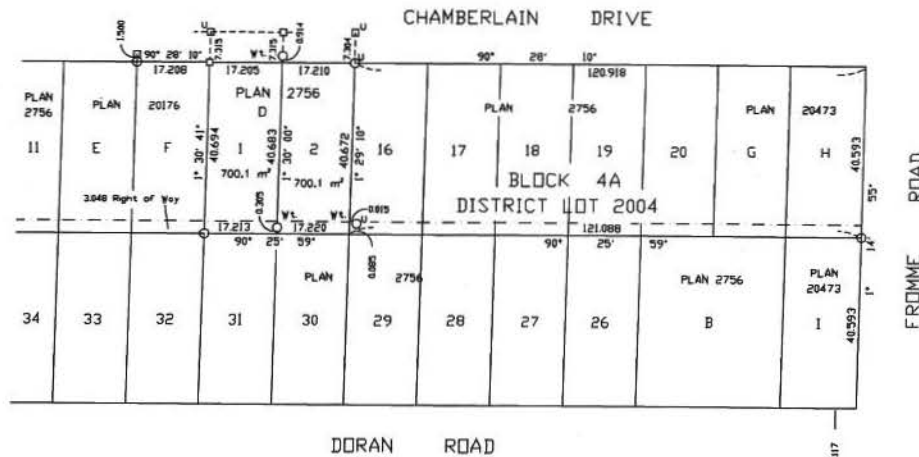
Deputy Registrar

Ref: _____

SCALE: 1:750



All dimensions are in metres and decimals
 thereof unless otherwise indicated.
 The intended plot size of this plan is 560mm
 in width by 432mm in height (sheet size C)
 when plotted at a scale of 1:750.



FROMME ROAD

OWNER RAYMOND RENE ROBERTO VESELY

Witness as to signature
 (Sign and print name)

Address of _____
 Witness: _____

Occupation of _____
 Witness: _____

OWNER MICHAEL JAMES STAITE

Witness as to signature
 (Sign and print name)

Address of _____
 Witness: _____

Occupation of _____
 Witness: _____

Approved under the Land Title Act,
 this _____ day of _____, 2011.

Approving Officer, District of North Vancouver

I, Edmund T. Wong, a British Columbia
 land surveyor, certify that I was
 present at and personally supervised
 the survey represented by this plan, and
 that the survey and plan are correct. The
 field survey was completed on the 19th day
 of October, 2011. The plan was completed
 and checked, and the checklist filed under
 #128815, on the 19th day of October, 2011.

B.C.L.S.

FILE: SU-2295

PID: 013-432-265

This plan lies within the Greater Vancouver Regional District.

Grid bearings are
 derived from Plan 20176.
 Note: This plan shows one or more
 witness posts (which are not set
 on the true corners).

LEGEND

- standard iron post found
- lead plug found
- standard iron post placed
- lead plug placed
- Wt. witness
- U unregistered

2
 PLAN
 LMP43442

MORTGAGED
 THE TORONTO-DOMINION BANK

Authorized Signatory
 (Sign and print name)

Authorized Signatory
 (Sign and print name)

Witness (Sign and print name)
 as to signature(s)

Address of _____
 Witness: _____

Occupation _____

Ken K. Wong and Associates
 Canada and B.C. Land Surveyors
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 Telephone: 294-8881
 Fax: 294-0625
 110250 F8857A P66-67
 DATA FILE: 110250RAW/CGI
 110700 F8982 P40
 DATA FILE: 110700RAW/CGI
 R-2407 R-10754 TF-40493
 Drawn by: RM

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

2.4

	Director	CAO
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The District of North Vancouver REPORT TO COUNCIL

October 16, 2012

File:

Tracking Number: RCA -

AUTHOR: Andy Wardell, Manager, Financial Services

SUBJECT: **William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012**

RECOMMENDATION:

THAT the "William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012" is given FIRST, SECOND, and THIRD reading.

REASON FOR REPORT:

To undertake the first step toward borrowing \$28 million for a term of 20 years from the Municipal Finance Authority (MFA) in support of the William Griffin Community Recreation Centre.

This is consistent with the following resolution passed by Council at the October 15, 2012 Regular Meeting of Council:

THAT Council instructs staff to:

1. Proceed with detailed design of the WGCC and initiate the process of obtaining the necessary borrowing authority to a maximum amount of \$28 million; and,
2. Begin a public consultation process to consider options for the future use of the Delbrook site.

The intention is to pursue final adoption of the bylaw at a later date as required under Section 135(3) of the *Community Charter*.

SUMMARY:

The projected costs of construction are estimated at \$49 million. The project background and next steps were presented to Council in a public report on October 15th.

The District currently has approximately \$22.1 million of long-term debt with an additional \$4.6 million Loan Authorization Bylaw currently under review by the Inspector of

**SUBJECT: William Griffin Community Recreation Centre Loan Authorization Bylaw
7968, 2012**

October 16, 2012

Page 2

Municipalities. There is no requirement to seek the approval of the electors in connection with the proposed debt issue as the District will remain well within the assent free zone which is currently at \$63.1 million.

EXISTING POLICY:

Debt borrowing is governed the *Community Charter*, the *Municipal Financing Authority Act* and the *Local Government Act*.

ANALYSIS:

The MFA is currently issuing debt instruments with ten year repayment terms. Since the District finances projects over twenty years, there will be an opportunity for renewal or repayment after 10 years.

The MFA's current published interest rate for the first ten years is 3.05%. Consideration will be given to using short term borrowings or internal borrowings during construction to the extent that those rates are more favourable than the MFA long-term rate. Timing of the long-term debt issue will be dictated by market conditions.

Financial Impacts:

It is anticipated that the MFA interest rate for 10 year borrowing for the spring issue will remain around 3.20% (currently 3.05%). The final interest rate will be set at the time of borrowing.

Andy Wardell, Manager, Financial Services

REVIEWED WITH: <input type="checkbox"/> Community Planning <input type="checkbox"/> Regulatory Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Golf Facilities	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	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"/> Solicitor	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 7968

A bylaw to authorize borrowing for the construction of a new William Griffin Community Recreation Centre

WHEREAS it is deemed desirable and expedient to construct a new William Griffin Community Recreation Centre;

AND WHEREAS the estimated cost of constructing a new William Griffin Community Recreation Centre is \$49,000,000 including debt issuing costs and interest during construction;

AND WHEREAS the total sum of \$28,000,000 is the amount of debt intended to be borrowed by this bylaw for constructing a new William Griffin Community Recreation Centre;

NOW THEREFORE, the Council of the Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012".

2. General

2.1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of a new William Griffin Community Recreation Centre and to do all things necessary in connection there with and without limiting the generality of the foregoing:

- a) To borrow upon the credit of the Municipality a sum not exceeding \$28,000,000; and,
- b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with expansion of the William Griffin Community Recreation Centre.

2.2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

READ a first time this the

READ a second time this the

READ a third time this the

Certified a true copy of "William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012" as at Third Reading.

Municipal Clerk

RECEIVED the approval of the Inspector of Municipalities this the

Note: Approval of the Electors not required pursuant to s.7 of BC Reg. 254/2004

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk