

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, January 7, 2013
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



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REGULAR MEETING OF COUNCIL

**7:00 p.m.
January 7, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7954 – Rezoning Lot B – Barrow Street/Lynnwood
- Bylaws 7883 & 7930 – Argyle Rezoning, 1131 Frederick Rd.

1. ADOPTION OF THE AGENDA

1.1. January 7, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the January 7, 2013 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

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. November 26, 2012 Council Workshop

p. 9 - 10

Recommendation:

THAT the minutes of the November 26, 2012 Council Workshop be received.

6.2. December 3, 2012 Regular Council Meeting **p. 11 - 18**

Recommendation:

THAT the minutes of the December 3, 2012 Regular Council meeting be adopted.

6.3. December 10, 2012 Regular Council Meeting **p. 19 - 26**

Recommendation:

THAT the minutes of the December 10, 2012 Regular Council meeting be adopted.

6.4. December 12, 2012 Special Council Meeting **p. 27 - 31**

Recommendation:

THAT the minutes of the December 12, 2012 Special Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

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 7883 and 7930: Argyle Rezoning **p. 35 - 43**
File No. 09.3900.01/000.000

Recommendation:

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)" is ADOPTED.

8.2. Development Permit 63.10: 1131 Frederick (Argyle School) **p. 45 - 99**
Four Townhouse Units
File No. 08.3060.20/063.10

Recommendation:

THAT Development Permit 63.10, to permit development of four townhouses adjacent to Argyle School, be ISSUED.

8.3. Community Engagement on the Lynn Valley Implementation Plan **p. 101 - 105**

File No. 13.6480.30/002.002

Recommendation:

THAT staff be directed to undertake an intensive and focussed community engagement initiative in early 2013 to seek further feedback to shape and refine the Lynn Valley Town Centre Implementation Plan.

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 January 7, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

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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 7:07 p.m. on Monday, November 26, 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 L. Muri (7:09 pm)
Councillor A. Nixon

Absent: Councillor M. Little
Councillor D. MacKay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Ms. E. Geddes, Section Manager – Transportation
Ms. L. Brick, Confidential Council Clerk
Ms. T. Smith, Transportation Planner

1. Opening by the Mayor

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

Councillor MURI arrived at this point in the meeting.

2. Road Classification Bylaw File No. 16.8620.25/011.000

Ms. Tegan Smith, Transportation Planner, provided an overview of the road classification system and reviewed the criteria for different levels of road such as local, collector, minor arterial, and major arterial. Ms. Smith advised that staff are proposing that eighteen road segments be downgraded, seven road segments be upgraded, and a new classification of rural road be implemented. The proposed changes would provide clarity to staff regarding maintenance and servicing requirements. Staff noted that the proposed changes reflect the current Official Community Plan vision and align with the requirements for future development.

Council discussion:

Council expressed concern that some roads would now have more than one classification along their length and queried the implications of having different classifications and levels of servicing. Staff noted that there are two roads which will have three classifications along their route and they will be cognizant of this during snow events.

Staff clarified that the classifications are a tool to provide guidance for services such as snow clearing, sidewalk installation, and street sweeping.

In response to Council inquiries, staff advised that the proposed changes are housekeeping amendments which will align the District policies with the practices which are being implemented. These changes will also align with national standards. Staff advised that they have considered disaster response routes, truck routes, and neighbourhood needs during the development of this proposal.

Staff advised that they will remove the “future collector road” signs which are posted on the roads which are proposed to be downgraded.

Council directed staff to report back on the possible impacts of the proposed street reclassifications with regard to street maintenance.

Public Input:

Mr. Corrie Kost:

- Expressed concern that some upgrades in classification may mean there will be more driveways on major arterials; and,
- Opined that the proposed changes may conflict with what the local community requests.

Mr. Lyle Craver:

- Queried if the School District had been consulted regarding the proposed reclassifications;
- Expressed concern regarding bus route volumes on reclassified routes; and,
- Queried what the impact will be of a reclassification for Pemberton Avenue.

Mr. Eric Andersen:

- Queried when this item will be returned to Council for further consideration.

3. Adjournment

The meeting adjourned at 7:40 pm.

Confidential Council Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, December 3, 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. Dwyer, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Mr. R. Malcolm, Manager – Real Estate & Properties
Ms. E. Geddes, Section Manager – Transportation
Ms. J. Paton, Section Manager – Development Planning
Ms. L. Brick, Confidential Council Clerk
Mr. M. Hartford, Community Planner
Ms. S. Lunn, Social Planner

1. ADOPTION OF THE AGENDA

1.1. December 3, 2012 Regular Meeting Agenda

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the agenda for the December 3, 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. Bob MacWhirter, 2500 Block Lloyd Avenue:

- Spoke in opposition of Bylaw 7970 Park Dedication Removal Bylaw;
- Expressed concern that a precedence could be set to develop parkland; and,
- Urged Council to consider holding a full referendum regarding this item.

2.2 Mr. Mark Strongman, 800 Block Roslynn Blvd., member of the Turning Point Board:

- Spoke in support of Bylaw 7970 Park Dedication Removal Bylaw;
- Advised that this site is the ideal location for a North Shore Turning Point recovery house; and,

- Noted that the proposed site has been used as a home in the past.
- 2.3** Mr. Doug Curran, 2000 Block Curling Road:
- Spoke regarding the Official Community Plan urging Council to continue moving forward.
- 2.4** Reverend Kim Staus, 1100 Block Gladwin Drive:
- Spoke on behalf of the Gloria Dei Lutheran Church in support of the Turning Point proposal; and,
 - Commented on the future and past use of the site for the recovery home.
- 2.5** Mr. Trevor Dunn, 1600 Block Kilkenny Road:
- Urged Council to continue moving forward with the implementation of the Official Community Plan as it was adopted; and,
 - Opined that the community supports the goals of the Official Community Plan.
- 2.6** Mr. George Cragg, 1300 Block Sunnyside Drive:
- Spoke in opposition to item 8.3 Bylaw 7930 Park Dedication Removal Bylaw; and,
 - Provided a personal history of the area.
- 2.7** Mr. Hazen Colbert, 1100 Block East 27th Street:
- Spoke regarding development in the Lynn Valley area; and,
 - Urged that redevelopment of the Lynn Valley Centre be designed to attract business to North Vancouver and create employment centres.
- 2.8** Mr. Scott Dawson, 2900 Block Paisley Road:
- Spoke regarding Bylaw 7970; and,
 - Urged Council to uphold the decision of the previous Council who purchased the land for park purposes.
- 2.9** Mr. John Gilmour, 2900 Block Bushnell Place:
- Urged Council to support the ideals of the Official Community Plan for the Lynn Valley Town Centre.
- 2.10** Ms. Kit Mitchell, 1100 West 26th Street:
- Spoke on behalf of her neighbour Joanna Lippsy, 1125 W. 26th Street, regarding Bylaw 7970; and,
 - Expressed opposition to re-designating land which is used for park purposes.

3. PROCLAMATIONS

3.1 National Day of Remembrance and Action Against Women – December 6, 2012

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. November 6, 2012 Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the November 6, 2012 Public Hearing be received.

CARRIED

6.2. November 13, 2012 Council Workshop

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

6.3. November 19, 2012 Regular Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the November 19, 2012 Regular Council meeting be adopted.

CARRIED

6.4. November 20, 2012 2955 Brookridge Dr. Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the November 20, 2012 Public Hearing be received.

CARRIED

6.5. November 20, 2012 Bylaw 7946 – 2951 Royal Ave. Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the November 20, 2012 Public Hearing be received.

CARRIED

**6.6. November 20, 2012 Bylaw 7954 – Rezoning Lot B Barrow St.
Public Hearing**

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the November 20, 2012 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT items 8.7 and 8.10 be included in the Consent Agenda and be approved without debate.

CARRIED

8.1. Seylynn Bylaws 7955, 7956, 7957, and 7958

File No. 08.3060.20/052.12

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT

- “The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955)”;
 - “Housing Agreement Bylaw 7956, 2012”;
 - “Phased Development Agreement (Seylynn Village) Bylaw 7957, 2012”; and,
 - “Seylynn Village Affordable Rental Housing Development Cost Charge Waiver Bylaw 7958, 2012”,
- are given SECOND reading.

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955) be amended as follows:

By deleting the following sentence in Section 4B406:

“On Parcel 4, a building may not exceed 32 storeys and 98.2 m (322.2 ft.) in height.”

And replacing same with the following new sentence:

“On Parcel 4, a building may not exceed 28 storeys and 86.8 m (284.8 ft.) in height.”

CARRIED

Opposed: Mayor WALTON, Councillor HICKS and NIXON

Clarification was provided that the proposed motion is for a redistribution of units within the proposed development. Staff confirmed that the motion would not change the use or density of the proposed development.

The question was called on the main motion as amended as follows:

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT

- “The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955) as amended”;
 - “Housing Agreement Bylaw 7956, 2012”;
 - “Phased Development Agreement (Seylynn Village) Bylaw 7957, 2012”; and,
 - “Seylynn Village Affordable Rental Housing Development Cost Charge Waiver Bylaw 7958, 2012”,
- are given SECOND reading.

CARRIED

The meeting recessed at 8:36 pm and reconvened at 8:41 pm

8.2. North Shore Support Recovery House

File No. 10.4900.20/003.000

Councillor NIXON returned at 8:47 pm.

Ms. Suzy Lunn, Social Planner, provided an overview of the proposed North Shore Support Recovery House for Women.

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the November 27, 2012 report of the Social Planner entitled “North Shore Support Recovery House for Women” be received for information.

CARRIED

8.3. Bylaw 7970: Park Dedication Removal Bylaw

File No. 01.0115.30/002.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor LITTLE

1. THAT “Park Dedication Removal Bylaw 7970, 2012” is given FIRST, SECOND, and THIRD reading.
2. THAT approval of the electors be obtained by means of an alternative approval process.

3. THAT the Elector Response Form be approved in the form set out in Attachment 2 to the report of the Manager of Administrative Services dated November 9, 2012.
4. THAT the deadline for submission of Elector Response Forms shall be 4:00 p.m. on Monday, January 28, 2013.
5. THAT a fair determination of the number of electors in the District of North Vancouver is 60450.

CARRIED

- 8.4. Bylaw 7969: Rezoning Bylaw 1288
2635 – 2695 Mountain Highway – Residential Development
File No. 08.3060.20/41.12**

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT Bylaw 7969, Rezoning Bylaw 1288, rezoning the subject site to CD69 in order to permit 4 and 5 storey residential development, is given FIRST reading;

AND THAT Bylaw 7969, Rezoning Bylaw 1288 is referred to a Public Hearing.

CARRIED

- 8.5. Bylaw 7940: 2955 Brookridge Subdivision
File No. 08.3060.20/015.12**

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1283 (Bylaw 7940)" is given SECOND and THIRD reading.

CARRIED

- 8.6. Bylaw 7946: 2951 Royal Avenue
File No. 08.3060.20/049.12**

MOVED by Councillor NIXON

SECONDED by Councillor MACKAY-DUNN

THAT "The District of North Vancouver Rezoning Bylaw 1284" (Bylaw 7946)" is given SECOND and THIRD reading.

CARRIED

- 8.7. Bylaw 7938 – 1515 Barrow Street
File No. 09.3900.01/000.000**

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT “The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938)” is ADOPTED.

CARRIED

- 8.8. Development Permit 19.12 – 1515 Barrow Street
Light Industrial Development**
File No. 08.3060.20/019.12

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT Development Permit 19.12, permitting the construction of a multi-tenant light industrial building, be ISSUED.

CARRIED

- 8.9. Bylaw 7954: Rezoning Bylaw 1285 – Lot B – Barrow Street
Text amendment for a Liquor Store**
File No. 08.3060.20/046.12

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT Bylaw 7954, Rezoning Bylaw 1285 is given SECOND and THIRD reading.

CARRIED

- 8.10. 2013 Council Meeting Schedule, Acting Mayor Schedule,
Council Appointments, Metro Vancouver Board and
LRB Appointments, and Metro Vancouver Committee Nominations**
File No. 01.0530.01/000.000

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the 2013 Council Meeting Schedule, Acting Mayor Schedule, Council Appointments, Metro Vancouver Board Appointment, and Metro Vancouver Committee Nominations be approved.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Walton reported on the:

- Maplewood Farm Federal and Municipal Grant announcement;
- Mollie Nye House Christmas Light Celebration;
- Lynn Valley Village Christmas Tree Celebration; and,
- Edgemont Village Christmas Celebration.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

Councillor Little reported on Operation Red Nose.

9.4. Metro Vancouver Committee Appointees

Nil

10. ANY OTHER BUSINESS

Nil

11. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the December 3, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:28 pm)

Mayor

Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, December 10, 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
Ms. N. Deveaux, General Manager – Finance & Technology
Mr. B. Dwyer, Acting General Manager – Planning, Properties, & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. I. Forsyth, Director of Arts
Ms. H. Turner, Director of Recreation
Mr. L. Carter, Manager – Utilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Mr. L. Jensen, Manager – Engineering Operations
Mr. R. Malcolm, Manager – Real Estate and Properties
Mr. A. Lynch, Section Manager – Waste Reduction
Ms. J. Paton, Section Manager – Development Planning
Mr. M. Hartford, Planner
Ms. S. Berardo, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. December 10, 2012 Regular Meeting Agenda

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT the agenda for the December 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.

CARRIED

2. PUBLIC INPUT

- 2.1** Mr. Hazen Colbert, 1100 Block East 27th Street:
- Spoke regarding development in the Lynn Valley area;
 - Noted that he was misquoted in the December 9, 2012 North Shore News; and,

- Advised that the North Shore News will retract the comment and apologized for the miscommunication.

2.2 Mr. Lyle Craver, 4700 Block Hoskins Road:

- Spoke regarding item 8.1 Fees & Charges Bylaw; and,
- Requested to see an analysis of the revenue the District of North Vancouver receives from levies versus the cost of administration.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

Nil

7. RELEASE OF CLOSED MEETING DECISIONS

December 3, 2012

**3.3. 2013 Municipal Advisory Committee Appointments
File No. 01.0115.30/002.000**

THAT current members James Paul and Robert Heikkila are both reappointed to the Advisory Design Panel for their second two-year term.

THAT current trustees Fiona Kelly, Ken Lim, and Mike McGraw are all reappointed to the Municipal Library Board for another two-year term.

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT items 8.3, 8.5, 8.8, and 8.9 be included in the Consent Agenda and be approved without debate.

CARRIED

8.1. 2013 Utility Rates and Fees & Charges

File No. 05.1715.20/020.000

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the 2013 Utility Rates and Fees & Charges report dated December 4, 2012, be received for information.

CARRIED

8.1.1. Bylaw 7960: Fees & Charges

File No.

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT "Fees and Charges Bylaw Amendment 36 and Consequential Amendments Bylaw 7960, 2012" is given FIRST, SECOND, and THIRD reading.

CARRIED

8.1.2. Bylaw 7971: Solid Waste Collection & Recycling Service Fees – 2013

File No. 11.5400.01

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 7971, 2012 (Amendment 8)" is given FIRST, SECOND, and THIRD reading.

CARRIED

8.1.3. Bylaw 7972: Sewer & Drainage User Charges and Sewer Connection Fees - 2013

File No. 05.1830.20/000.000

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 7972, 2012 (Amendment 21)" is given FIRST, SECOND, and THIRD reading.

CARRIED

8.1.4. Bylaw 7973: Water User Charges and Water Connection Fees – 2013

File No. 05.1830.20/000.000

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 7973, 2012 (Amendment 57)" is given FIRST, SECOND, and THIRD reading.

CARRIED

8.2. Bylaw 7974: Proposed Amendment to Schedule C of Building Regulation Bylaw 7353

File No. 09.3900.30

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT Bylaw 7974 to amend Schedule C of the Building Regulation Bylaw 7353 is given FIRST, SECOND, and THIRD reading.

CARRIED

8.3. Bylaw 7922: District of North Vancouver Rezoning Bylaw 1278 (3053-3059 Edgemont Boulevard)

File No. 09.3900.01/000.000

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1278 (Bylaw 7922)" is ADOPTED.

CARRIED

8.4. 3053-59 Edgemont Boulevard: Development Permit 62.11

File No. 08.3060.20/062.11

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT Development Permit 62.11 for a three-storey, commercial and office development at 3053-59 Edgemont Boulevard be issued.

CARRIED

8.5. Bylaw 7907: District of North Vancouver Rezoning Bylaw 1277 (3068 Fromme Road)

File No. 09.3900.01/000.000

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1277 (Bylaw 7907)" is ADOPTED.

CARRIED

8.6. 3068 Fromme Road – Multi-Plex Development: Development Permit 36.11

File No. 08.3060.20/036.11

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Development Permit 36.11 for development of 3 multi-plex units at 3068 Fromme Road be issued.

CARRIED

8.7. Arts Office: Project Grant Recommendations – 2013, Round One

File No. 10.4794.90/006.000

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT arts project and community-cultural event grants totaling \$60,000 be approved as outline in the report of the Cultural Development Officer, dated November 27, 2012;

AND THAT \$30,000, representing the District's 50% contribution to these grants, be released in payment to the City of North Vancouver;

AND THAT staff report back on the grant evaluation criteria and the applicability of sunset clauses to arts grant arrangements.

CARRIED

Opposed: Councillor NIXON

8.8. Bylaw 7940: District of North Vancouver Rezoning Bylaw 1283 (Brookridge Subdivision)

File No. 09.3900.01/000.000

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1283 (Bylaw 7940)" is ADOPTED.

CARRIED

8.9. Bylaw 7946: District of North Vancouver Rezoning Bylaw 1284 (2951 Royal Avenue)

File No. 09.3900.01/000.000

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1284" (Bylaw 7946)" is ADOPTED.

CARRIED

8.10. Seylynn Village

File No. 08.3060.20/052.12

8.10.1. Seylynn Village

File No. 08.3060.20/052.12

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the Seylynn Village report dated December 6, 2012, be received for information.

CARRIED

8.10.2. Seylynn Bylaws 7955, 7956, 7957, 7958

File No. 09.3900.01/000.000

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT:

- “The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955)”;
- “Housing Agreement Bylaw 7956, 2012”;
- “Phased Development Agreement (Seylynn Village) Bylaw 7957, 2012”; and,
- “Seylynn Village Affordable Rental Housing Development Cost Charge Waiver Bylaw 7958, 2012”,

are given THIRD reading.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955) be amended as follows:

By deleting the following sentence in Section 4B406:

“On Parcel 4, a building may not exceed 28 storeys and 86.8 m (284.8 ft.) in height.”

And replacing same with the following new sentence:

“On Parcel 4, a building may not exceed 32 storeys and 98.2 m (322.2 ft.) in height.”

CARRIED

Opposed: Councillors LITTLE, MACKAY-DUNN, and MURI

The question was called on the main motion as amended:

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT:

- “The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955)”, as amended;
 - “Housing Agreement Bylaw 7956, 2012”;
 - “Phased Development Agreement (Seylynn Village) Bylaw 7957, 2012”; and,
 - Seylynn Village Affordable Rental Housing Development Cost Charge Waiver Bylaw 7958, 2012”,
- are given THIRD reading.

CARRIED

Opposed: Councillors LITTLE, MACKAY-DUNN, and MURI

8.11. Funding for a 50 Metre Pool at the Harry Jerome Recreation Facility

File No.

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT the District decline the City of North Vancouver's verbal request that the District contribute to the additional capital and operating costs associated with increasing the size of the pool in the new Harry Jerome Community Recreation Centre to 50 metres instead of building a pool in the new William Griffin Community Recreation Centre.

CARRIED

Opposed: Councillor Nixon

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.3.1. Councillor Little reported on Operation Red Nose.

9.4. Metro Vancouver Committee Appointees

10. ANY OTHER BUSINESS

11. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

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

CARRIED
(9:30 pm)

Mayor

Municipal Clerk

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

Minutes of the Special Meeting of the Council for the District of North Vancouver held at 7:10 p.m. on Wednesday, December 12, 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. J. Gordon, Manager – Administrative Services
Ms. C. Grant, Manager – Corporate Planning & Projects
Ms. L. Brick, Confidential Council Clerk

Also in

Attendance: Ms. Maureen Thomas, Councillor, Tsleil-Waututh Nation
Ms. Carleen Thomas, Councillor, Tsleil-Waututh Nation

1. REPORTS FROM COUNCIL OR STAFF

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

**1.6 Agreement for Services Between the District of North Vancouver
and Tsleil-Waututh Nation**
File No. 01.0470.60/001.000

Public Input:

Ms. Maureen Thomas, Tsleil-Waututh Nation:

- Welcomed the District to the traditional territory of the Tsleil-Waututh Nation;
- Commented on the process and learning which took place during the negotiations; and,
- Thanked Council for their work and leadership on reaching this Agreement.

**MOVED by Councillor NIXON
SECONDED by Councillor MURI**

THAT the November 28, 2012 report of the Manager – Corporate Planning and Services, including the duly signed and executed *Tsleil-Waututh Nation and District of North Vancouver Agreement for Services, January 1, 2010 – December 31, 2014*, be received for information.

CARRIED

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT items 1.1, 1.2, 1.3, and 1.4 be included in the Consent Agenda and be approved without debate.

CARRIED

- 1.1. Bylaw 7923: Fire Bylaw Amendment**
Bylaw 7925: Fees & Charges Bylaw Amendment
File No. 09.3900.01/000.000

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT "Fire Bylaw 7481, 2004, Amendment Bylaw 7923, 2012 (Amendment 5)" is ADOPTED.

THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 7925, 2012 (Amendment 32)" is ADOPTED.

CARRIED

- 1.2. 2013 Utility Rates and Fees & Charges**
File No.

Report: Municipal Clerk, December 11, 2012

- 1.2.1. Bylaw 7960: Fees & Charges**
File No.

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 7960, 2012 (Amendment 36)" is ADOPTED.

CARRIED

- 1.2.2. Bylaw 7971: Solid Waste Collection & Recycling Service Fees - 2013**
File No. 11.5400.01

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 7971, 2012 (Amendment 8)" is ADOPTED.

CARRIED

- 1.2.3. Bylaw 7972: Sewer & Drainage User Charges and Sewer Connection Fees - 2013**
File No. 05.1830.20/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 7972, 2012 (Amendment 21)" is ADOPTED.

CARRIED

1.2.4. Bylaw 7973: Water User Charges and Water Connection Fees - 2013

File No. 05.1830.20/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 7973, 2012 (Amendment 57)" is ADOPTED.

CARRIED

1.3. Bylaw 7974: Building Regulation Bylaw Amendment

File No. 09.3900.01/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT "Building Regulation Bylaw 7353, 2003, Amendment Bylaw 7974, 2012 (Amendment 12)" is ADOPTED.

CARRIED

1.4. Bylaw 7968: William Griffin Loan Authorization

File No. 09.3900.01/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT "William Griffin Community Recreation Centre Loan Authorization Bylaw 7968, 2012" is ADOPTED.

CARRIED

1.5. Seylynn Bylaws: 7955, 7953, 7956, 7957, and 7958

File No. 08.3060.20/052.12

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "The District of North Vancouver Rezoning Bylaw 1286 (Bylaw 7955)" is ADOPTED.

THAT "Mountain Highway and Fern Street Highway Closure Bylaw 7953, 2012" is ADOPTED.

THAT "Housing Agreement Bylaw 7956, 2012" is ADOPTED.

THAT "Phased Development Agreement (Seylynn Village) Bylaw 7957, 2012" is ADOPTED.

THAT "Seylynn Village Affordable Rental Housing Development Cost Charge Waiver Bylaw 7958, 2012" is ADOPTED.

CARRIED

Opposed: Councillor LITTLE, MURI, MACKAY-DUNN

1.7 Turning Point Bylaw: 7970 – 2670 Lloyd Avenue
File No. 01.0115.30/002.000

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BASSAM

1. THAT third reading of bylaw 7970 given on December 3, 2012 is rescinded.

CARRIED

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BASSAM

2. THAT bylaw 7970 is given third reading as amended.
3. THAT approval of the electors for bylaw 7970 be obtained by means of an alternative approval process.
4. THAT approval of bylaw 7970 alternative approval process elector response form given on December 3, 2012 is revoked.
5. THAT a new elector response form as attached to the report of the Municipal Clerk dated December 6, 2012 is approved.
6. THAT the deadline for submission of elector response forms is 4:00 pm on Monday, January 28, 2013.
7. THAT a fair determination of the number of electors in the District of North Vancouver is 60,450.

CARRIED

1.8 Community Engagement on the Lynn Valley Town Centre Implementation Plan
File No.

Mr. James Gordon, Municipal Clerk, advised that this item conflicts with the Lynn Valley Community Association Christmas event and will be rescheduled to January 7, 2013. Staff advised that there will be a press release coordinated for this item.

This item was withdrawn from the agenda.

2. REPORTS

- 2.1 Councillor Little encouraged members of the community to visit Maplewood Farm during the Christmas holidays.

Councillor MURI left the meeting at 7:40 pm.

3. ADJOURNMENT

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the December 12, 2012 Special Meeting of Council for the District of North Vancouver be adjourned.

CARRIED

Absent for Vote: Councillor MURI
(7:45 pm)

Mayor

Municipal Clerk

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REPORTS

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

November 27, 2012
File: 09.3900.01/000.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Bylaw 7930: Official Community Plan Amendment Bylaw (Argyle)
Bylaw 7883: District of North Vancouver Rezoning Bylaw 1265 (Argyle)

RECOMMENDATION:

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)" is ADOPTED.

THAT The District of North Vancouver "Rezoning Bylaw 1265" (Bylaw 7883) is ADOPTED.

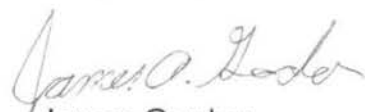
BACKGROUND:

Bylaws 7883 and 7930 received FIRST reading and referral to Public Hearing on the April 2, 2012. A Public Hearing was held on the May 15, 2012. The bylaws received SECOND and THIRD readings on June 18, 2012 and is now ready to be considered for adoption by Council.

OPTIONS:

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

Respectfully submitted,


James Gordon
Municipal Clerk

SUBJECT: Bylaw 7930: Official Community Plan Amendment Bylaw (Argyle)
Bylaw 7883: District of North Vancouver Rezoning Bylaw 1265 (Argyle)

November 27, 2012

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Attachments:

1. The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)
2. The District of North Vancouver Rezoning Bylaw 1265 (Bylaw 7883)

The Corporation of the District of North Vancouver

Bylaw 7930

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)".

2. Amendments

1. The following amendments are made to the "District of North Vancouver Official Community Plan Bylaw 7900, 2011":
 - a. Map 2 Land Use Map: as illustrated on Schedule A, designating the portion of 1131 Frederick Road (PID: 007-601-981) from 5m north of the Hastings Creek top of bank **Institutional**, and the Hastings Creek Corridor **Parks, Open Space and Natural Areas**.

READ a first time this the 2nd day of April, 2012.

PUBLIC HEARING held this the 15th day of May, 2012

READ a second time this the 18th day of June, 2012

READ a third time this the 18th day of June, 2012

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



The Corporation of the District of North Vancouver

Bylaw 7883

A bylaw to amend the District of North Vancouver Zoning Bylaw 1265 (Bylaw 3210) to rezone a portion of Public Assembly property at 1131 Frederick Road to CD66 to permit development of four townhouses, and a portion to Natural Park Land.

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

1. Citation

This bylaw may be cited as “**Rezoning Bylaw 1265**”.

2. Amendments

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

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

“Comprehensive Development Zone 66 (CD 66)”

- b) Part 4B by inserting the following:

“4B386 Comprehensive Development Zone 66 (CD66)”

The CD 66 Zone is applied to:

A portion of 1131 Frederick Road, legally described as Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008, PID: 007-601-981 (shown as Lot 1 on the attached subdivision plan)

4B387 Intent

The purpose of the CD66 zone is to permit development of four multiple family residential units in a townhouse format.

4B388 Uses

(a) Uses Permitted without Conditions:

Ground-oriented multiple-family residential units

(b) Conditional Uses:

Not applicable.

4B389 Conditions of Use:

Not applicable.

4B390 Accessory Use

- (a) **Accessory Uses** are permitted in a building provided that, in combination, they occupy less than 25% of the floor area of each unit.
- (b) **Home occupations** are permitted in residential *dwelling units* in this zone.

4B391 Density

- a) The density in the CD 66 zone is limited to one residential unit per 400m² of site area.
- b) The Floor Space Ratio in the CD 66 zone is limited to 0.55.

4B392 Maximum Principal Building Size

Not applicable.

4B393 Setbacks

Setback	Buildings and Structures
Front	Minimum: 1.25 m (4 ft) Maximum: Not applicable
Rear on a lane	Not applicable
Rear	Minimum: 1.25 m (4 ft)
Side	Minimum: 1.25 m (4 ft)
Side facing a street	Not applicable
Setback to a Creek Top of Bank	Minimum: 7m (23 feet)
Setback from an Ocean Natural Boundary Line	Not applicable

4B394 Building Orientation

Not applicable.

4B395 Building Depth and Width

Not applicable.

4B396 Coverage

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 50%.

4B397 Height

- a) The maximum building height is 8 meters (26 feet)
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%.

4B398 Landscaping

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

4B399 Subdivision Requirements

- a) Subdivision standards are as stipulated in Schedule A: Subdivision Plan

4B400 Additional Accessory Structure Regulations

Not applicable.

4B401 Parking and Loading Regulations

- a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
-
- 2. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Comprehensive Development 66 (CD-66).
 - 3. The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning a portion of the land from Public Assembly (PA) to Natural Park Land (NPL).

READ a first time this the 2nd day of April, 2012

PUBLIC HEARING held this the 15th day of May, 2012

READ a second time this the 18th day of June, 2012

READ a third time this the 18th day of June, 2012

ADOPTED this the

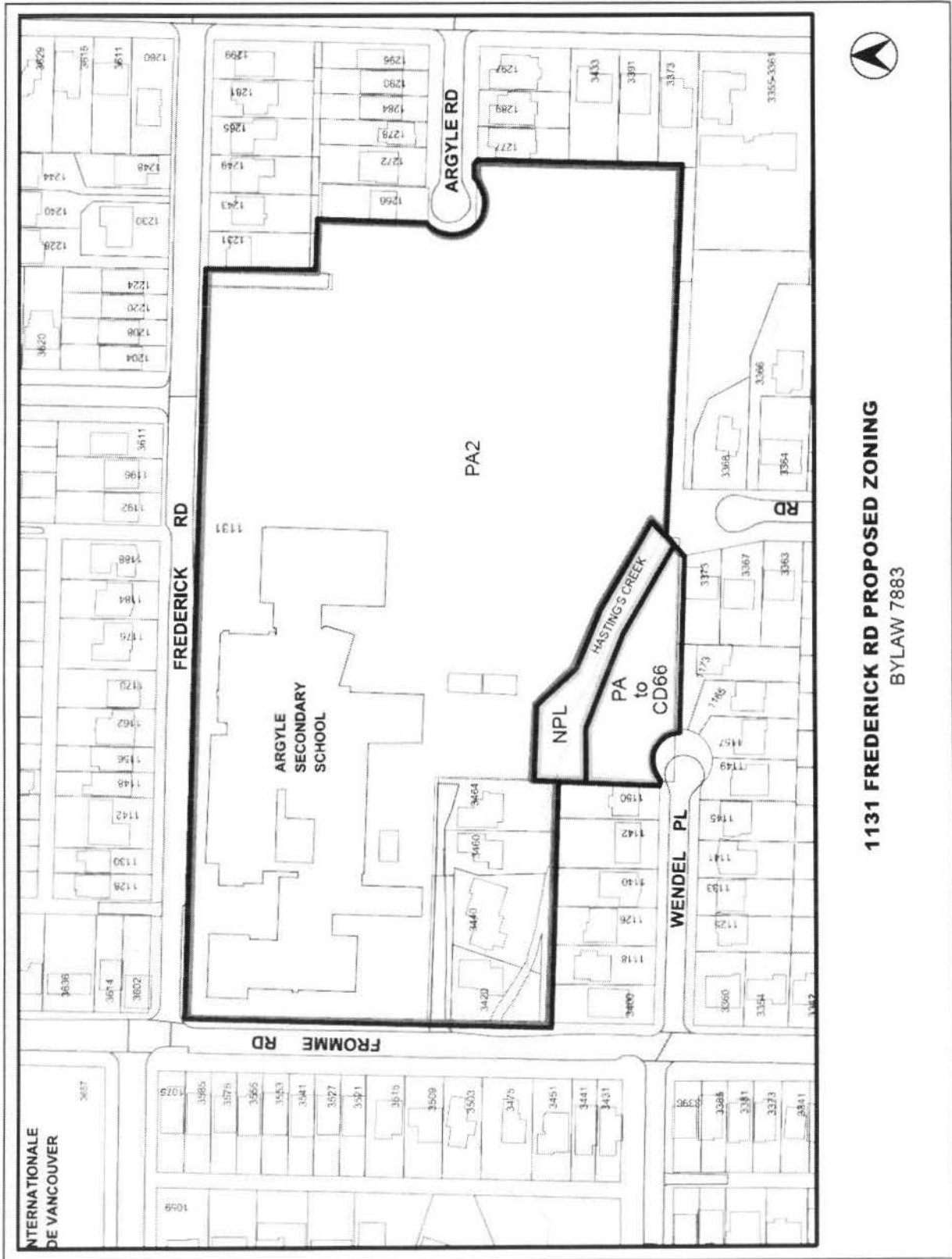
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule "A" to Bylaw 7883



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

December 20, 2012
File: 3060-20-63.10
Tracking Number: RCA -

AUTHOR: Steven Petersson, Development Planner

SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four Townhouse Units

RECOMMENDATIONS

It is recommended that Council issue Development Permit 63.10 to permit development of four townhouses adjacent to Argyle School.

REASON FOR REPORT

Bylaw 7930 and 7883 to amend the Official Community Plan and rezone the site are scheduled for consideration of final adoption. Development Permit 63.10 is ready to be issued following bylaw adoption.

SUMMARY

The project design meets the Official Community Plan development permit guidelines. Development Permit 63.10 is ready to be issued.

EXISTING POLICY

Rezoning Bylaw 7883

The applicant met the following requirements for rezoning:

- Bonding for construction of a new pedestrian bridge spanning Hastings Creek at the north end of Baird Road
- Execution of a subdivision plan transferring the Hastings Creek riparian area (5m from top of bank north and south of the creek) to the municipality for environmental stewardship
- Design of riparian habitat restoration adjacent to Hastings Creek
- Design of a wetland on site to facilitate stormwater management
- Providing a green building covenant



SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four Townhouse Units

December 20, 2012

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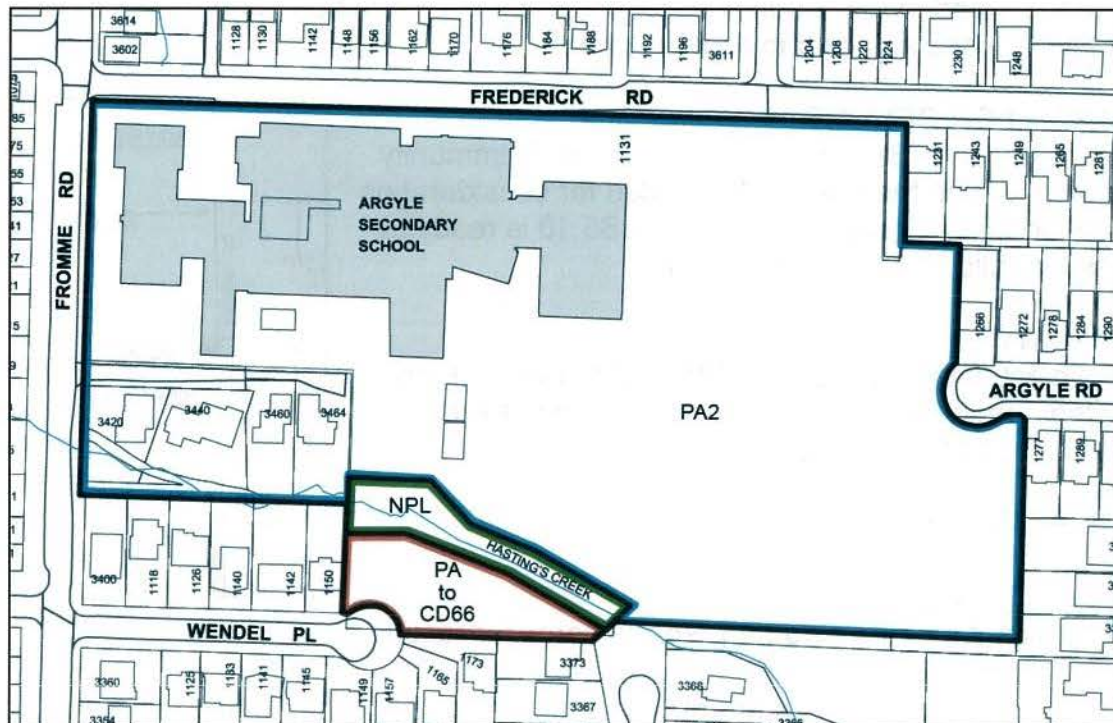
- Gifting \$11,919 to the municipality for local trail improvement (an alternative to providing a trail linking Baird and Wendel Place on an existing right of way).

ANALYSIS

Site and Surrounding Area

The site is approximately 2,130m² (23,000 square feet) in area and located on the portion of Argyle School property the School District identified as surplus to their needs (see orange polygon on the map below). It is located two blocks north-west of Lynn Valley Town Centre. Excluding the school, the site is surrounded by developed RS4 single family lots. The development site is located south of Hastings Creek on a former parking lot currently covered with asphalt.

Hastings Creek is a fish-bearing stream and forms a natural boundary between the Argyle School site and the site proposed for residential development.



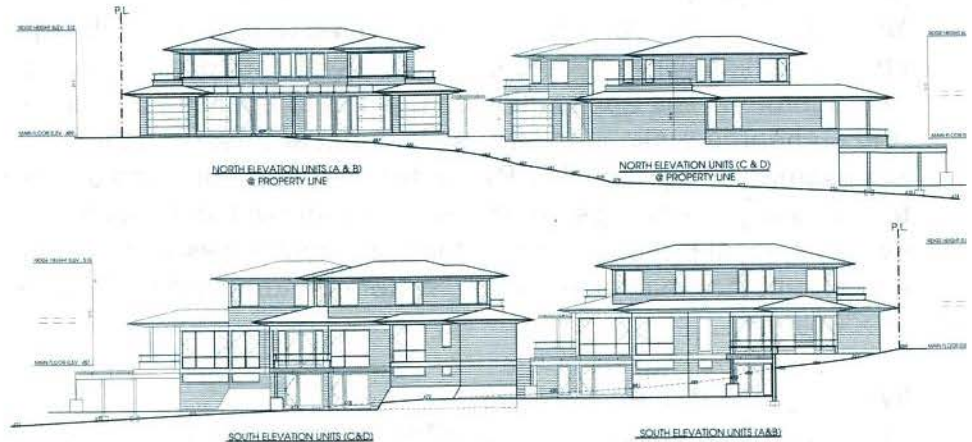
SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four Townhouse Units

December 20, 2012

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Townhouses

The proposal includes development of four ground-oriented, semi-detached townhouses. Each townhouse will be a total of 139 m² (1,500sq.ft.) on the main and upper floors, with unfinished basements. The net FSR on the development parcel for this project is 0.49.



Vehicle Access

Vehicle access will be provided via Wendel Place.

Development Permit Guidelines: Form and Character of Ground-Oriented Multi-Family

The design of the townhouses responds to the site shape and streamside setbacks. The proposal meets Official Community Plan Schedule B Form and Character development permit guidelines, which include direction that:

- The height and massing be compatible with the adjacent single family area and generally less than 12m in height: these townhouses are proposed to be 10.7m (35 feet) high, including the roof slope
- The building layout on the site maximizes private outdoor areas and sunlight in balance with riparian protection and enhancement
- The landscape maximizes tree retention and the wetland included in the Development Permit incorporates stormwater management and sustainable design features through use of native plantings.

Development Permit Guidelines: Streamside Protection and Protection of the Natural Environment

Development Permit 63.10 includes specific reference to an environmental assessment. The proposal meets the Official Community Plan Schedule B Streamside Protection and Protection of the Natural Environment development permit guidelines, including:

- The proposed townhouses are sited as far away from the stream as possible
- Natural tree cover, vegetation and drainage patterns will be restored to the streamside area
- 5m from the top of both banks will be free of development
- The applicant submitted an environmental assessment and obtained approval from Fisheries and Oceans Canada.

SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four Townhouse Units

December 20, 2012

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Green Building

The applicant submitted the detailed application for this project prior to adoption of the District's Green Building Strategy. Nevertheless, the applicant has committed to a green building strategy which will include creation of a wetland for storm water management. The applicant is committed to applying principles and standards outlined in UBC's Residential Environmental Assessment Program (REAP): REAP is a green building system that strongly encourages builders to use innovative building systems, local materials, high-efficiency appliances and equipment that minimize energy, water consumption and waste production.



Wildfire Hazard Interface Area

The site is located within the Wildfire Hazard Interface Development Permit Area. At the building permit stage, fire resistive building materials and construction practices will be identified.

Prior to adoption of the CD66 Zone and in response to concerns raised at the Public Hearing, the applicant has agreed to the following:

1. Install Sign: Limiting School Drop-Off on Baird Road

Many students cross Hastings Creek near the end of Baird Road to walk to school. Residents within and near the Baird Road cul-de-sac are concerned that parents will drive to the cul-de-sac to drop off their children at school. To address this concern, the District will direct the applicant to install a no-parking during school days sign in the cul-de-sac.

2. Future Trail Improvement Funding

The site is a key location in the Lynn Valley pedestrian network. The existing on-site pedestrian bridge is proposed to be re-located to the foot of Baird Road, linking the school site with Baird Road and the Lynn Valley Town Centre.

The project originally included a trail linking Wendel Place and Baird Road. In response to concerns raised by Wendel Place residents, this trail connection will not be developed at this time, but the District continues to retain a trail Right of Way.



Development site at the end of Baird Rd, looking west at the former parking lot

As an alternative to the Wendel-Baird trail, staff sought to reduce the impact of pedestrian traffic on Baird Road by requesting the developer to install a sidewalk on the west side of Baird Road, between the cul-de-sac and Ronayne Road. After staff consulted with the three

**SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four
Townhouse Units**

December 20, 2012

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residents in front of whose houses the new sidewalk would be built, this alternative was rejected due to their concerns.

Although an appropriate alternative to the Wendel-Baird trail or the Baird Road sidewalk has not yet been identified, the applicant is gifting \$11,919, which would have been directed to the Wendel-Baird trail or Baird Road sidewalk, to another local pedestrian or trail improvement project. Staff will work with the applicant, staff and community to identify an appropriate project for these funds.

CONCLUSION:

There is general support for this project in the underutilized parking lot south of Argyle School. Issuance of this Development Permit will help implement a project that will create housing near a school, restore riparian ecology, replace and relocate a pedestrian bridge, and provide funds for local trail improvements.

RECOMMENDATION:

- 1) Council issues Development Permit 63.10 (staff recommendation); or
- 2) Council denies Development Permit 63.10.



Steven Petersson
Development Planner

Attachments

- a) Development Permit 63.10

**SUBJECT: Development Permit 63.10: 1131 Frederick (Argyle School) – Four
Townhouse Units**

December 20, 2012

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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 PERMIT 63.10

This Development Permit 63.10 is hereby issued by the Council for the District of North Vancouver to School District No. 44 to allow for construction of multi-family residential development on that portion of the parcel at 1131 Frederick Road, described as:

Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008 (PID: 007-601-981), as illustrated in the attached site plan Appendix 63.10A.

subject to the following terms and conditions:

- A. The following requirement is hereby imposed under subsection 926(1) of the Local Government Act:
 - 1. Substantial construction shall commence within two years of the date of this permit, as determined by the Manager of Permits and Licenses, or the permit shall lapse.
- B. The following requirement is hereby imposed under subsections 919.1 (a), (b), (f), (h), (i), and (j), and 920 (1), (7), (8) and (10.1) and (11) of the Local Government Act:
 - 1. The site shall be developed generally in accordance with the attached landscape and building plans and reports (Appendices 63.10A to 63.10I), as may be amended at the Building Permit stage to comply with the final engineering and landscaping plans.
 - 2. Prior to the issuance of a Building Permit the following shall be submitted to:
 - (a) Building Department:
 - (i) A detailed list of the proposed green building measures to be included in the project and the green building checklist, with particular reference to energy efficiency measures, prepared by a Registered Professional for the acceptance of the General Manager of Planning, Properties and Permits;
 - (ii) A letter from a Registered Professional confirming that the green building measures, based on the Residential Environmental Assessment Program, that are accepted by staff are included in the building permit submission.
 - (iii) A Wildfire Risk assessment report, prepared by a qualified professional;

(b) Engineering, Parks and Facilities Division:

- (i) finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department;
- (ii) an executed Development Servicing Agreement between the property owner and the District;
- (iii) a finalized on and off-site landscape plan including details of soft and hard landscaping, garbage and recycling areas;
- (iv) stormwater covenant to maintain the created wetland;
- (v) finalized pedestrian bridge design spanning Hastings Creek;
- (vi) a No Parking during school hours sign, as specified in Appendix 63.10G: No Parking During School Hours Sign, shall be installed in the Baird Road cul-de-sac;
- (vii) identification of a Flood Construction Level appropriate for the site;
- (viii) A written cost estimate for the installation of all on and off-site landscaping as shown on the final approved landscape plan, submitted by the Landscape Architect, for acceptance by the General Manager of Engineering, Parks and Facilities.

(c) Community Planning Department:

- (i) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
3. Construction on the site must adhere to all requirements of the Environmental Protection and Preservation Bylaw, including, but not limited to:
- (a) During the project extreme care must be taken to ensure that absolutely no cement wash or other substance deleterious to Aquatic life enter the Creek, Creek bank, or the storm water system.
4. No work shall take place within the riparian Protected Area as identified on the attached plans except to the limited extent shown on the attached plans and specifications:

- (a) Appendix 63.10A Landscape Plan, Appendices 63.10B, C and D Building Plans, Appendix 63.10E Pedestrian Bridge Design, and Appendix I Argyle Development Environmental Assessment.

5. For greater certainty:

- i. No other buildings, structures, paving or other impervious surfaces or alteration of land shall be constructed within the Protected Area as outlined on the attached plans, except as exempted by Schedule B, Section 2.3 (Streamside Protection Development Permit Area Guidelines) of the District of North Vancouver Official Community Plan;
- ii. No trees or other vegetation shall be disturbed or removed from the riparian Protected Area identified on the attached plans, except as noted in Appendix 63.10A Landscape Plan and Appendix 63.10I Argyle Development Environmental Assessment;
- iii. Replacement trees shall be planted according to direction provided in Appendix 63.10A Landscape Plan and Appendix 63.10I Argyle Development Environmental Assessment; and
- iv. No material of any kind, including construction and demolition debris, grass clippings, compost material or other waste be placed within the Protected Area.

C. The following requirements are hereby imposed under subsections 925(1) and (2) of the Local Government Act:

1. 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.
2. An engineering security deposit, in an amount specified in the Development Servicing Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

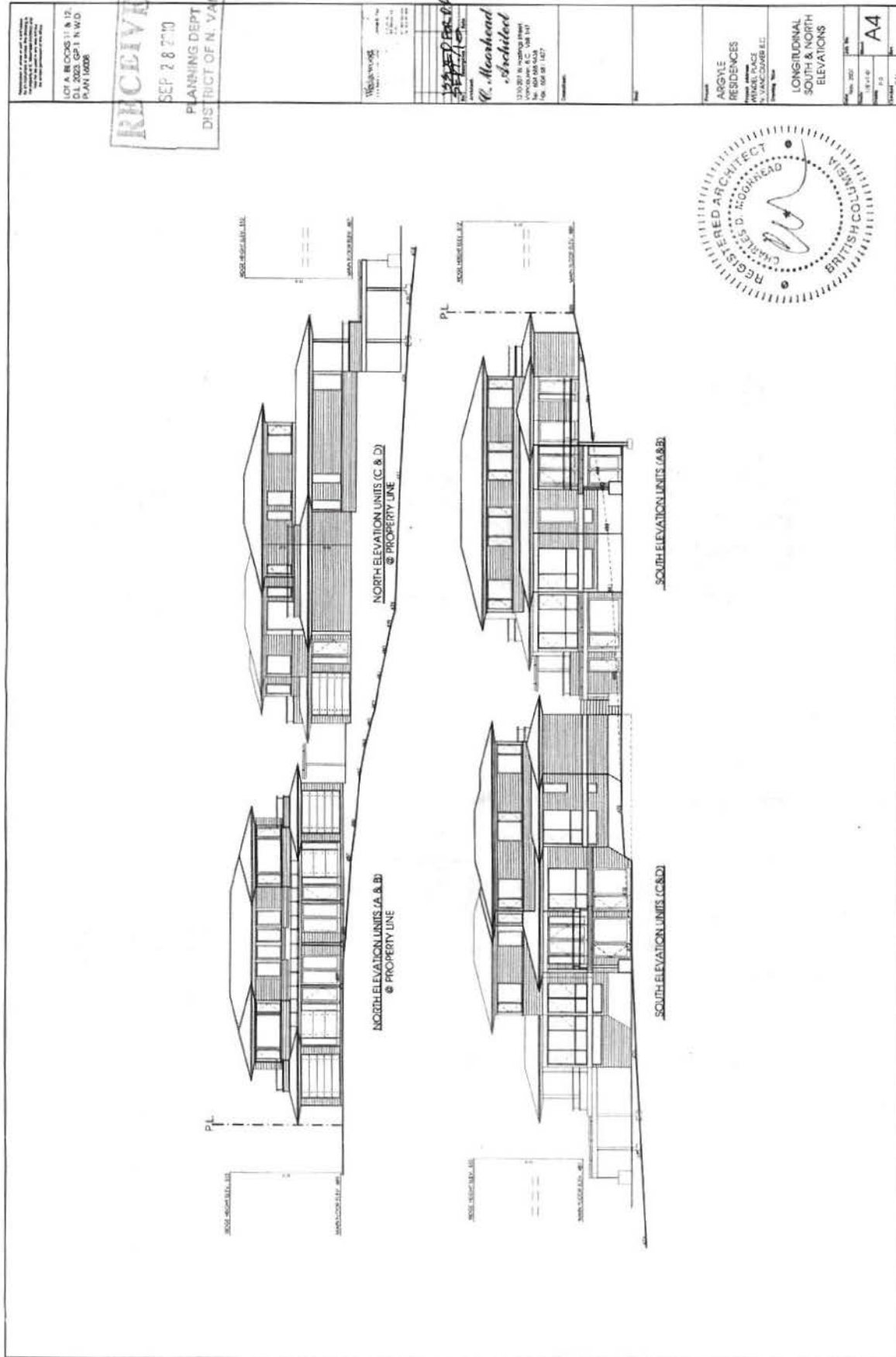
Municipal Clerk

Dated this 8th day of January, 2013.

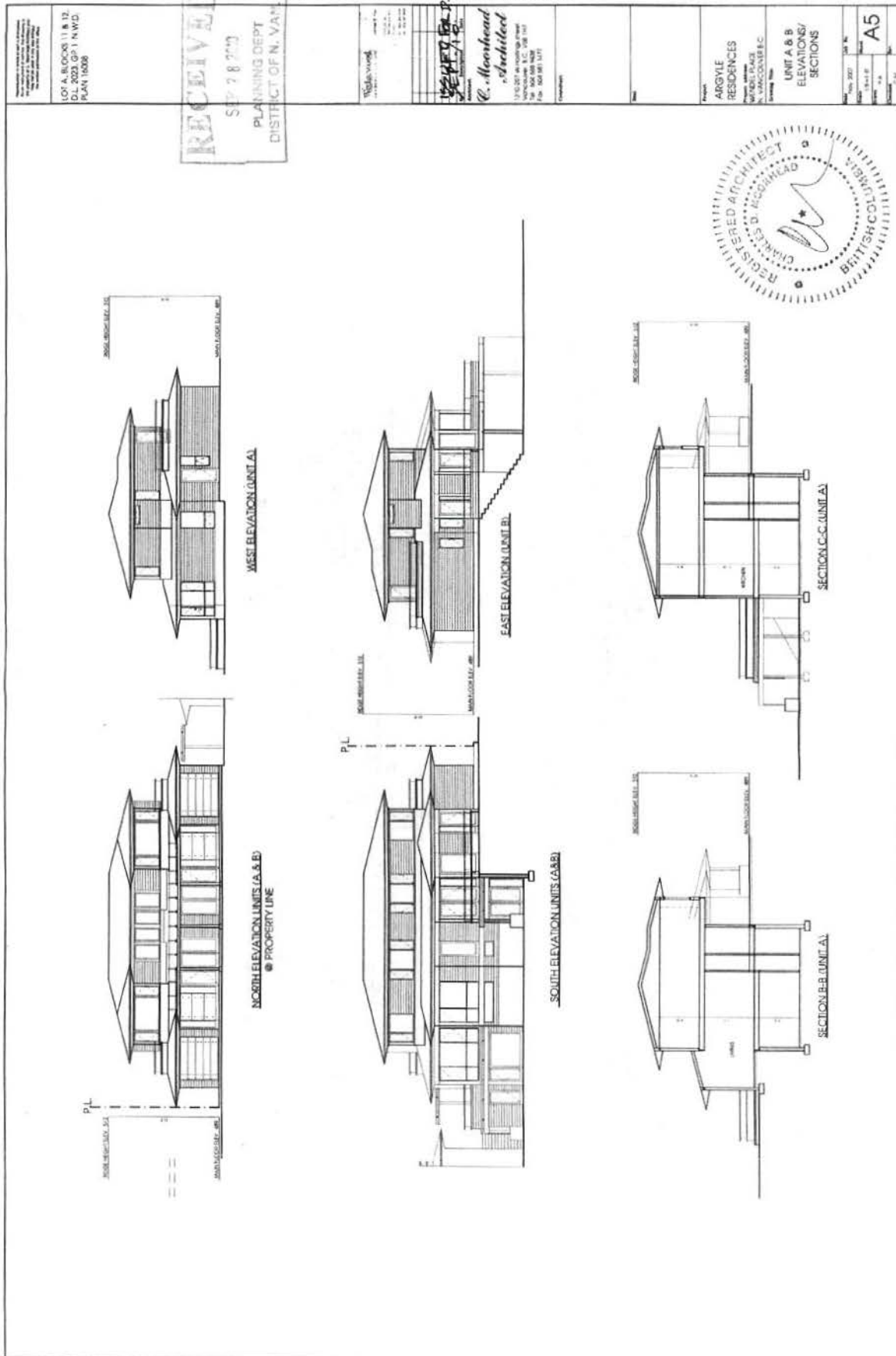
applies to this portion of the site

Document: 1935923

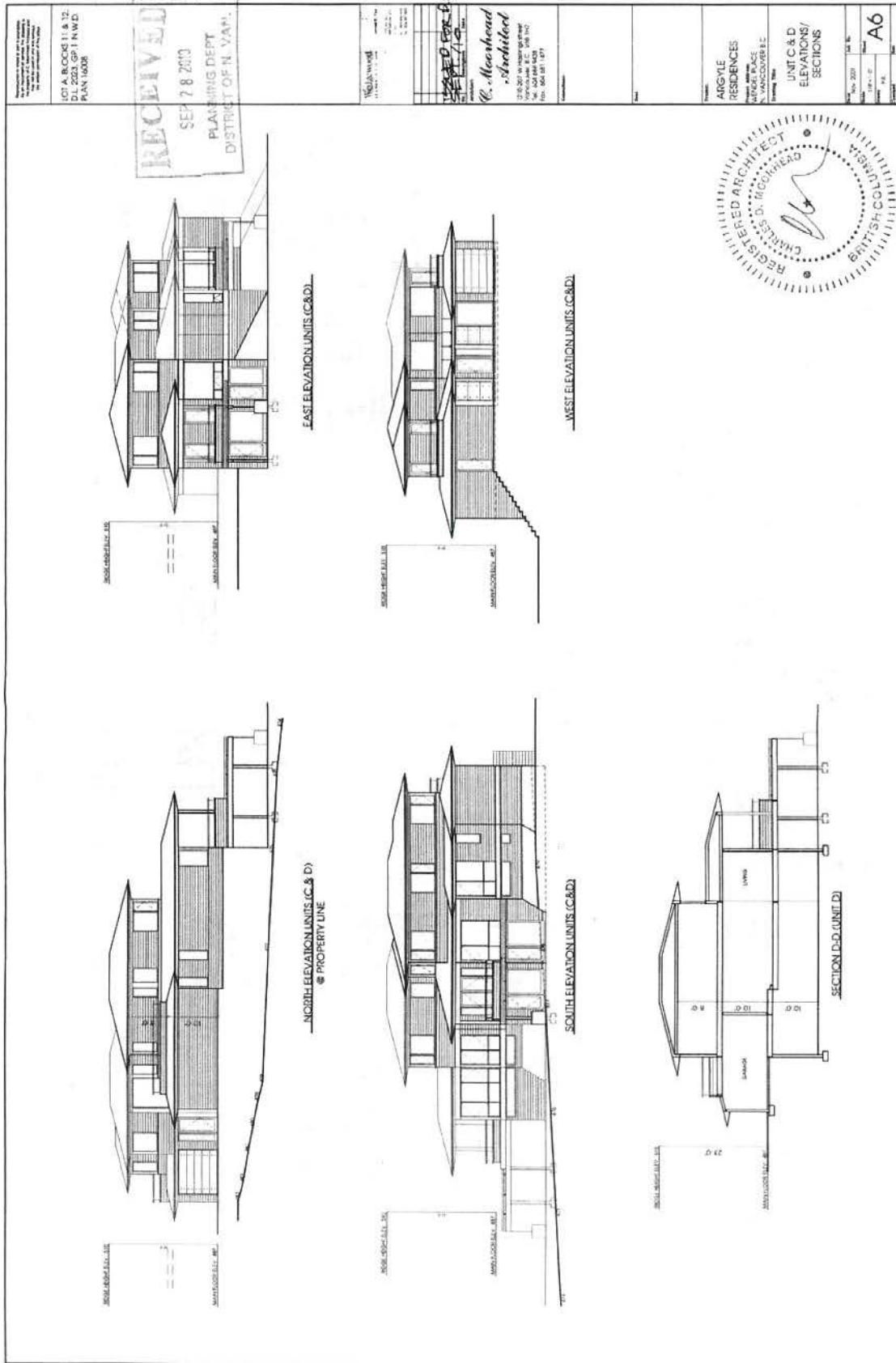
Appendix 63.10B: Elevations

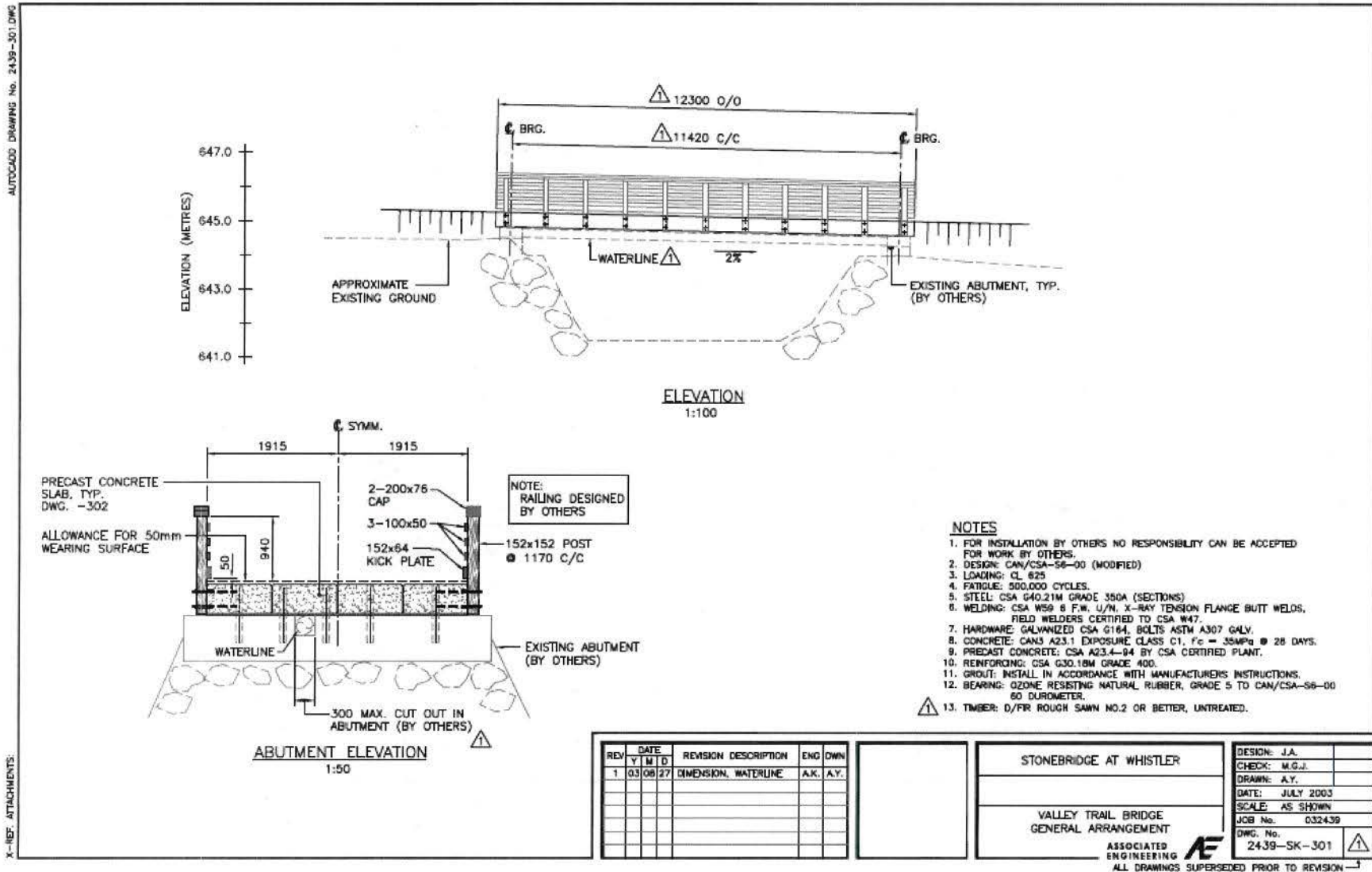


Appendix 63.10C: Unit A & B Sections & Elevations



Appendix 63.10D: Unit C & D Sections & Elevations





Appendix 63.10G: No Parking During School Hours Sign



Appendix 63.10H: Geotechnical Investigation Report



GEOTECHNICAL INVESTIGATION REPORT

for the

PROPOSED WEDGEWOOD TOWNHOME DEVELOPMENT

at

**North Terminus of Baird Street
North Vancouver, BC**

prepared by

Horizon Engineering Inc

Our File: 109-2469

April 8, 2010

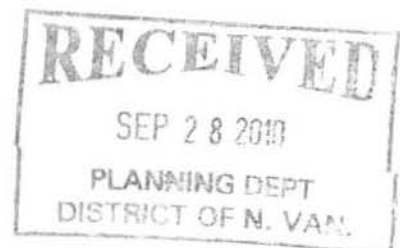


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PART A - BACKGROUND INFORMATION AND TECHNICAL DATA

1.0 INTRODUCTION

This document reports on the results of the subsurface investigation carried out on November 4, 2009 and provides geotechnical design and site preparation recommendations for the proposed development. These recommendations are based on the results of the subsurface investigation and the expected design requirements of a proposed townhome development.

We have been forwarded a site plan that shows a proposed footprint of the townhomes, existing topography at the subject property, and the adjacent developments.

2.0 SITE DESCRIPTION

The subject property is located at the north terminus of Baird Street in the District of North Vancouver as shown on Figure 1 in Appendix A. The property comprises the south portion of the Argyle Secondary School campus and is separated from the balance of this campus by southeastward-flowing Hastings Creek to the north and east. It is bordered by the east terminus of Wendel Place to the west and single family residences to the south.

At the time of this geotechnical investigation, the subject property was developed with an asphalt-paved parking lot accessed at its south end from the north terminus of Baird Street. The west, north and east edges of the site are forested.

Topography in the general vicinity of the site generally slopes down towards the south. Locally, there is some topographic relief down towards Hastings Creek to the east

3.0 PROPOSED DEVELOPMENT

Based on the site plan provided, we understand that the proposed development will consist of 4 to 5 townhomes. At this time, conceptual architectural drawings for the proposed townhomes are available. We have assumed these townhomes will be wood framed, two to three storey buildings founded near existing, asphalted site grade with backfill placed around the lower level to provide a below grade basement. We have also assumed that the footing loads will be typical for this type of structure.

4.0 BACKGROUND INFORMATION

Based on information from the Geologic Survey of Canada, surficial soil at the subject site is expected to comprise VASHON DRIFT and CAPILANO SEDIMENTS which may be described as glacial drift including lodgment and minor flow till, lenses and interbeds of substratified glaciofluvial sand to gravel and lenses and interbeds of glaciolacustrine laminated stony silt up to 25 metres thick. It is possible that Capilano Sediments in the vicinity of Hastings Creek were used as borrow for past, nearby projects.

5.0 SUBSURFACE INVESTIGATION

A subsurface investigation program was carried out at the subject property on November 4, 2009. The subsurface investigation program consisted of 6 test pits advanced using a tracked excavator owned and operated by King Kubota Services Limited of North Vancouver. All test pits were backfilled with excavated material. Prior to mobilizing the excavator to advance the test pits, potential test pit locations were scoped by a utility locate contractor to ensure they were 'clear' of buried utilities.

The soil stratigraphy encountered at the test pits was logged in the field by an engineer and select samples were collected for additional characterization and review.

6.0 SUBSURFACE CONDITIONS

6.1 Soil Conditions

The approximate locations of the test holes are shown on Figure 2 in Appendix A. Detailed descriptions of the soil stratigraphy encountered in the test holes are attached to this report in Appendix B.

The general soil stratigraphy encountered at the test pits consisted of a asphalt pavement section underlain by fill, in turn underlain by inferred Capilano sediments, in turn underlain by bedrock. In some test pits, the fill was found to contain significant large wood debris. A summary of these soil types are provided in the following sections.

6.1.1 *Asphalt Pavement Section*

Asphalt was encountered from ground surface at all test pits.

6.1.2 *Fill*

Fill was encountered below the asphalt surface in all test pits. It extended to depths of 1.4 feet at TP09-3 located at the southwest corner of the site to 13 feet in TP09-4 located at the eastern end of the proposed building envelope. The fill generally comprised moist to wet sand with trace to some silt, trace to some gravel, trace / occasional debris, cobbles and boulders. Below a depth of 8 feet in TP09-4 and -5, the organic content of the fill increased and significant wood, including roots, logs, branches and stumps, was noted.

Based on the field characterization of the retrieved soil from the test pits in conjunction with the observed effort required for excavation, this fill was inferred to be typically compact to dense in the upper 3 to 5 feet and loose below this depth.



6.1.3 Sand

Grey mottled brown to grey sand with trace silt, trace gravel, and occasional cobbles and boulders, including some broken rock was encountered at the test pits with the exception of test pits TP09-6. This stratum ranged in thickness to 3.5 feet.

Based on the field characterization of the retrieved soil from the test pits in conjunction with the observed effort required for excavation, this sand was inferred to be dense to very dense.

6.1.4 Sand and Silt

Grey, varved, moist sand and silt was encountered in TP09-3 and TP09-6 at a depth of about 2 feet. The sand was fine-grained and contained trace silt and gravel while the silt was granular. Based on the field characterization of the retrieved soil from the test pits in conjunction with the observed effort required for excavation, this stratum was inferred to be dense / hard.

6.1.5 Bedrock

Bedrock was encountered in all test pits at depths ranging from 3.0 feet in TP09-3 at the southwest corner of the site to 14.5 feet at the eastern end of the investigated area.

6.2 Groundwater Conditions

Trace, local seepage was encountered at a depth of 1.7 feet at the north end of TP09-1 and at a depth of 11.0 feet from the west side of TP09-4. Strong seepage was encountered in this latter depth from its east side at a depth of 14.0 feet.

PART B - DISCUSSION AND RECOMMENDATIONS

7.0 GENERAL COMMENTS

From a geotechnical viewpoint, the subject site is considered suitable for a development of the type proposed, provided the following recommendations are incorporated into the design and construction of the buildings and appurtenant features.

The fill is considered to be unsuitable for support of the proposed development. It should either be removed and foundations extended to the underlying bedrock, or removed and replaced with Engineered Fill which extends beyond foundations a distance equal to its thickness. The excavation which would be required to remove the loose, wet, coarse wood fill in proximity to Hastings Creek is expected to be challenging. Engineered Fill should be expected to settle of the order of 1% of its thickness, thus, differential settlement between the south portion of the development supported on Engineered Fill and the north portion supported on near surface bedrock should be expected.

Alternatively, the development, including foundations and slabs-on-grade (including entries) should be supported on piles extending (in)to the bedrock found in the test pits and expected to underlie the entire site. Due to the presence of coarse wood and boulders within the fill, drilled rather than driven piles would be required and it is expected that double corrosion protected Dywidag-type cementitious grout encased threadbar micropiles would be cost effective in this application. As the organic-rich soil will remain below the development, it would be expected to decompose and produce methane over time. Therefore a methane ventilation system and/or impermeable membrane would be required.

8.0 EXCAVATIONS

We recommend that all fill, topsoil, organic material, disturbed, softened, loosened, or otherwise deleterious material be stripped from beneath settlement-sensitive facilities that are not pile supported such as entrance sidewalks and driveways. At the east portion of the site where fill thicknesses and organic content are significant, it may be more practicable to select and design features which are not settlement sensitive and to incorporate soft landscaping.

It is estimated that most of the materials encountered in the test pits above the elevation of the bedrock would be readily excavated using conventional hydraulic excavation equipment in good repair suitably equipped with ripping attachments. It is possible that large boulders may be encountered which may require splitting for removal. It is expected that excavation into the bedrock, if required, would require blasting. It is common that boulders or bedrock with a volume in excess of 35 cubic feet (1.0 cubic metre) are defined as "rock" for contractual purposes and typically the volumes of boulders are quantified (ie measured/surveyed) by the owner, or owners agent.



In general, it is recommended that unshored, excavation slopes above the local ground water table be no steeper than 4.0 vertical to 3.0 horizontal. For excavation slopes in the loose, wet fill, slopes of 2.0 vertical to 3.0 horizontal are recommended. The exposed soil slope should be reviewed by the Geotechnical Engineer of Record to provide recommendations for steeper excavation slopes. If a sloped excavation is not possible, temporary excavation support would be recommended.

Grade adjacent to an excavation should be sloped to direct surface runoff away from the excavation slopes. In addition, it is recommended that excavated spoil and construction materials be stockpiled no closer than a horizontal distance of 6.0 feet to the crest of the excavation slopes. Unshored excavation slopes should be protected by a layer of 6 mil polyethylene sheeting securely tied to resist wind action.

Excavation slopes should be reviewed by the Geotechnical Engineer of Record to confirm the soil and slope conditions.

9.0 FOUNDATION RECOMMENDATIONS

9.1 Bearing Pressure

Foundations constructed on bedrock may be designed for Serviceability Limit States using a bearing capacity of 20ksf. Foundations constructed on Engineered Fill may be designed for Serviceability Limit States using a bearing capacity of 3ksf; both of these recommended bearing capacities may be increased by 50% for Ultimate Limit States design.

The subgrade should be prepared such that only natural undisturbed materials are present at subgrade elevation. Any loosened, softened, disturbed, organic, or otherwise deleterious material should be removed prior to footing construction. The sand soil types which may be encountered at subgrade elevation are considered sensitive to water softening. Footing areas on bedrock may be levelled with a minimal thickness of a 3/4 inch minus clear crushed gravel, immediately after the detailed footing excavation is complete.

Foundation subgrades should be protected from freezing. In addition, groundwater and rainwater runoff should be directed to temporary sumps and footing subgrades should be kept free of standing water.

The Geotechnical Engineer of Record should be provided with an opportunity to review the exposed subgrade prior to placement of Engineered Fill or footing construction.

9.2 Recommended Shallow Footing Characteristics - Typical

Minimum pad footing dimensions of 3.0 feet and minimum strip footing widths of 1.5 feet are recommended for these 3-storey structures. It is recommended that foundations be placed at least 18 inches below final exterior grades for frost protection. Foundations should step at no more than 2.0 horizontal to 1.0 vertical.

9.3 Recommendations for Deep Foundations

Factored axial capacities of 45, 100 and 180 kips can be achieved for #9, #14 and #18 Dywidag threadbar, with ultimate soil grout load transfer resistances of about 4 to 8 kips / foot (assuming minimum 4 inch drill hole diameters) can be achieved with suitable embedment of micropiles into the bedrock at depth. Once required pile axial capacities have been provided by the structural engineer, Horizon would be pleased to provide detailed design drawings for the micropiles.

Full time engineering field review during installation of these piles would be required to ensure this embedment was achieved, corrosion protection was per specified criteria and undisturbed, drilling and installation procedures were consistent with good construction practice.

It is recommended that pile installation be contracted at a per pile head cost as well as a unit rate with depth. Pile installation could proceed from east to west, with construction switching to conventional at-grade footings when pile depths indicated bedrock was becoming sufficiently shallow.

9.4 Seismic Considerations

A Site Class C designation is judged appropriate for buildings constructed in conformance with the above recommendations at this site. A Peak Ground Acceleration of 0.485g was obtained for this site from the Natural Resources Canada.

9.5 Expected Settlement

The total settlement of footings supported on a native subgrade, under static loading, designed in accordance with the above recommendations should be less than one inch. Differential settlement would be expected to be less than 3/4 inch over a span of 30 feet or 0.002 radians angular distortion.

Foundations constructed on Engineered Fill should be expected to settle of the order of 1% of the fill thickness in addition to the above. Differential settlement would be a design consideration for a structure spanning from bedrock support to support on Engineered Fill and for a structure supported on varying thicknesses of Engineered Fill.

10.0 BASEMENT AND FOUNDATION WALL DESIGN

10.1 General

The earth pressure on basement and retaining walls depends on a number of factors including the backfill material, surcharge loads, backfill slope, drainage, rigidity of the basement or retaining wall and method of construction including sequence and degree of compaction.



The recommended design earth pressures provided below assume that the area behind the wall is horizontal, fully drained, and no adjacent structures or surcharges are situated within a distance of 2 horizontal to 1 vertical from the base of the wall. If it is not possible to provide drainage behind the wall, then hydrostatic pressures must be assumed to act on the wall and these hydrostatic pressures would be additive to the static design earth pressures.

10.2 Static Design

For basement walls which will be backfilled with granular material such as sand and gravel that is lightly tamped and which *can* move 0.2% of the wall height, then locally, the condition is presumed to be unrestrained and we recommend that the basement wall be designed on the basis of a $33 \times h$ (psf) triangular earth pressure distribution where h is the distance from the top of the wall measured in feet.

In the circumstance that the backfill will be required to support settlement sensitive structures, these backfill areas would require compacting. In this circumstance, a compaction earth pressure of 400 psf uniform pressure distribution should be used.

10.3 Seismic Design

For seismic loading conditions, the effect of earthquake shaking can be assumed to add an additional triangular pressure to the top of the wall which decreases to zero at the base of the wall. The seismic surcharge pressure can be assumed to be $24 \times (H-h)$ (psf) where h is the distance from the top of the wall and H is the total wall height.

Seismic earth pressures are not added to the 400 psf compaction pressure; therefore, the earth pressure distribution for seismic conditions would be the greater of either $24 \times (H-h)$ or 400 psf between the top of the wall and the full depth of the excavation. Typically, for one level basements 400 psf compaction pressure will govern.

11.0 **FILL MATERIAL**

11.1 Re-use of Excavation Material

The materials encountered within the test holes are generally not considered suitable for use as Engineered Fill.

There may be local zones within the native sand or weathered bedrock stratum which may be suitable for re-use as Engineered Fill provided the excavated materials conform to the specifications provided in the following section of this report.



11.2 Engineered Fill

Within the context of this report, Engineered Fill should consist of select, clean, well-graded granular material with less than 5% fines content and 100% passing a 6 inch sieve. Engineered Fill, within 2% of its optimum moisture content for compaction, should be placed in suitable lifts and compacted to the equivalent of at least 100% of its maximum dry density when determined in accordance with ASTM D698 (Standard Proctor).

The engineer responsible for the long term performance of any settlement sensitive structure supported on Engineered Fill should be given the opportunity to review the actual compaction level achieved using periodic field density tests. A practical method of assuring that the fill has been suitably compacted may be to place the fill in 8 inch lifts (loose thickness) and compacted using a vibratory plate tamper until there is no noticeable "seam" between adjacent passes.

Where a testing agency is retained for density confirmation, test results should be forwarded to the Geotechnical Engineer of Record for review. Field reviews should also be conducted by the Geotechnical Engineer of Record to confirm that fill placement procedures are satisfactory and density test results are representative.

11.3 Basement and Foundation Wall Backfill

In order to minimize lateral wall pressures, backfill placed against the foundation walls should consist of free-draining (ie less than 5% fines content) granular fill. Backfill material should conform to the Engineered Fill as specified in this report.

It should be noted that even backfill materials compacted to the strictest criteria should be expected to experience post-construction settlement in the order of 1% of the total fill thickness. Therefore, any paved areas spanning between the building/backfill and adjacent existing, ground surfaces should be designed accordingly.

12.0 SLAB-ON-GRADE

We recommend that a 6 inch thick drainage layer of compacted 3/4 inch clear crushed gravel be placed beneath the slab-on-grade. For a slab supported on grade, this will serve as a drainage layer and capillary break. For a suspended slab, this will serve as part of the methane venting system.

13.0 FOUNDATION DRAINS

It is recommended that 4 inch diameter, rigid, perforated, PVC pipe be placed (with perforations facing downward) around the perimeter of the buildings. The maximum invert elevation of the drain pipe should be 4 inch (or more) below the elevation of the underside of the slab-on-grade. Where the pipes are placed adjacent to a pile-supported structure, they should be strapped to this structure. The pipes should be bedded on and surrounded by a minimum of 6 inches of 3/4 inch clear crushed gravel. Where below-grade spaces will be finished and exterior backfill will be sandy, a drainage membrane should be installed on the exterior of the foundation wall in order to provide a capillary break. The suitability of this system should be confirmed during construction by the professional having the responsibility for Site and Foundation Drainage.

14.0 METHANE VENTING

A methane collection system comprised of 4 inch diameter, rigid, perforated, PVC pipe should be installed (with perforations facing upward) in the sub-slab gravel layer. These pipes should vent upwards to the exterior of the building above the roof elevation. They should be sloped to drain upward and suitably capped to allow ventilation without water ingress.

15.0 LANDSCAPING / RETAINING WALLS

There is currently no information regarding any proposed landscaping or retaining walls for the proposed development. For landscaping and retaining walls less than 4 feet in height, an engineered design is generally not required in the District of North Vancouver. Where landscaping or retaining walls are greater than 4 feet in height, an engineered design regarding the structure may be required. In this regard, Horizon Engineering would be pleased to review and provide geotechnical recommendations regarding these structures, as required.

16.0 PAVED SURFACES

We recommend that any loosened, softened, organic, disturbed or otherwise deleterious material be removed from beneath new pavement footprint areas. After stripping to achieve design grades, the proposed pavement footprint should be proof rolled in an effort to detect any soft spots. Any detected soft spots should be excavated and replaced with compacted Engineered Fill. We recommend placing the pavement section provided in Table 1 beneath the new pavement footprint areas.



Table 1. Recommended <i>Minimum</i> Asphalt Pavement Structure	
MATERIAL	THICKNESS (mm)
Asphaltic Concrete	75
19 mm minus crushed sand and gravel base course	100
100 mm minus, well graded, clean, sand and gravel subbase course	200

The sand and gravel base and subbase course materials should be compacted to at least 98% of the maximum dry density as determined in accordance with ASTM D698 (*Standard Proctor*), within 2% of its "optimum" moisture content for compaction. The actual densities achieved should be measured by in-situ density tests. We also recommend that laboratory tests for gradation should be carried out on the base and subbase course materials.

Any Engineered Fill required to raise grades to support paved areas should be placed on the exposed undisturbed natural subgrade material, as described. This fill shall be compacted in maximum 300 mm lifts to at least 95% of the maximum dry density as determined in accordance with ASTM D698 (*Standard Proctor*), within 2% of its optimum moisture content for compaction and the actual densities achieved should be measured by in situ density tests.

17.0 REVIEW

It is recommended that Horizon Engineering Inc be provided with the opportunity to review Building Permit Application drawings from the Architect, Structural Engineer, Civil Engineer, and Landscape Architect prior to tender or construction in order that the recommendations in this report can be confirmed or augmented, as required.

In accordance with the 2005 edition of the BC Building Code and the associated *Letters of Assurance* program, the Geotechnical Engineer of Record will be required to perform *Field Reviews* regarding the following items;

Geotechnical - Temporary

7.1 Excavation

Geotechnical - Permanent

8.1 Bearing capacity of the soil

8.2 Something about deep foundations

8.3 Compaction of engineered fill

8.4 Structural considerations of soil, including slope stability and seismic loading

8.5 Backfill

Thus we should be given the opportunity to confirm the foundation and slab-on-grade subgrades, the suitability of Engineered Fill and backfill, the placement and compaction level of Engineered Fill and backfill, and suitability and stability of temporary excavations. In addition, we should be provided with an opportunity to review the stripped subgrade at road, driveway, and parking areas and density test results for pavement base and sub-base courses should be forwarded to us in a timely fashion for our review. Full-time field review would be required during pile installation to ensure the design axial capacity was achieved.

18.0 CLOSURE

This report has been prepared for the sole use of our client, Wedgewood Development, and other consultants for this project, as described. Any use or reproduction of this report for other than the stated intended purpose is prohibited without the written permission of Horizon Engineering Inc.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for your current purposes. If you would like further details or require clarification of the above, please do not hesitate to contact us.

For

HORIZON ENGINEERING INC

Karen E. Savage, P.Eng.
President

Reviewed by: Hiro Shozen, M.A.Sc., E.I.T.

N:\2009 Projects\109-2469 DNV Braid St\109-2469 DNV Wedgewood Argyle Report final text 08april10 kes.wpd



WEDGEWOOD DEVELOPMENT
450 East 21st Street, North Vancouver

Proposed Townhome Development
 North Terminus of Baird Road

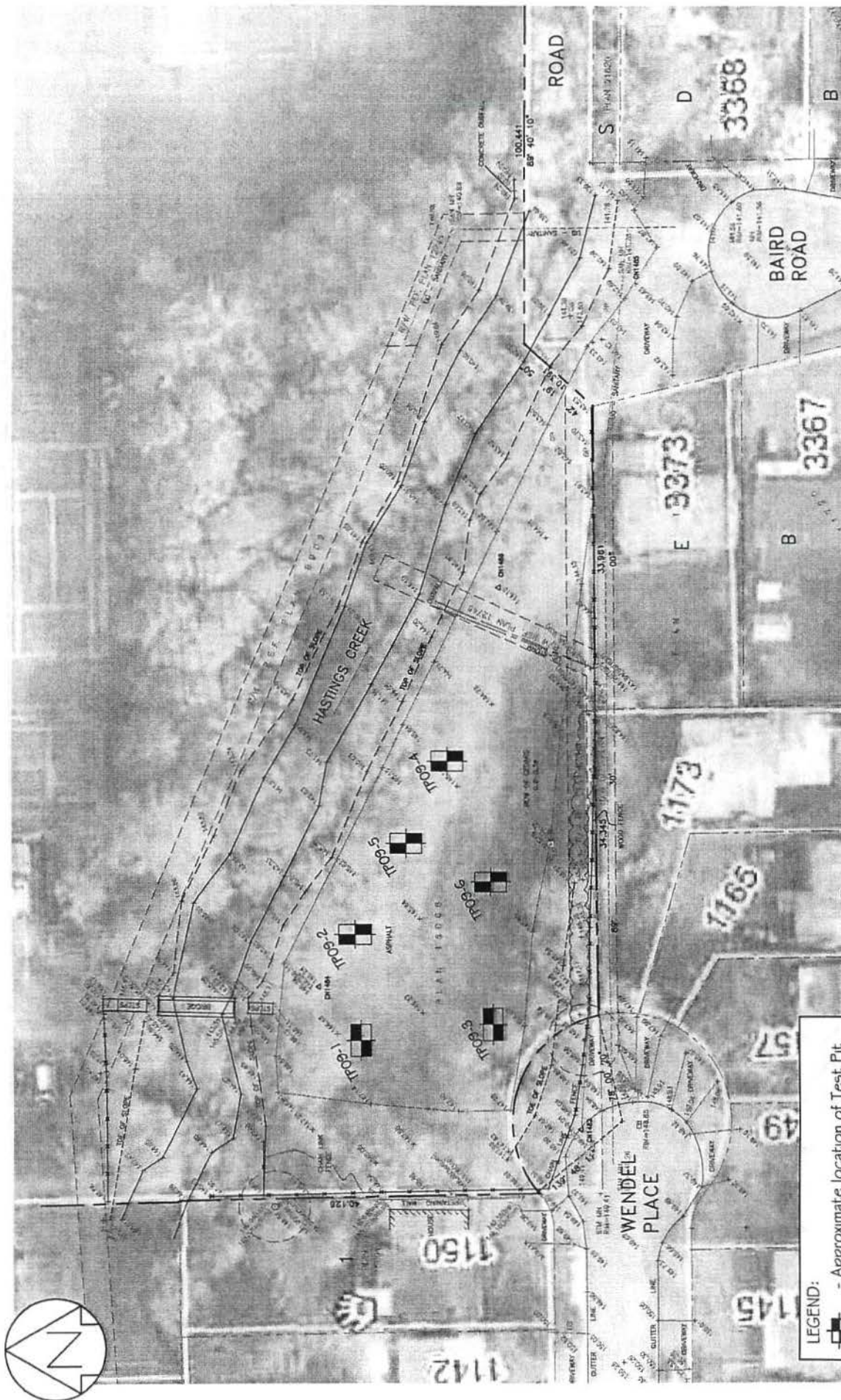
**SITE
 LOCATION**

75



**HORIZON
 ENGINEERING INC**

Scale:	N.T.S.	Job No:	109-2469	Date:	Apr./2010	FIGURE:	1
Des:	-	Dwn:	MY	Chk:	KS	Rev:	0



WEDGEWOOD DEVELOPMENT
 450 East 21st Street, North Vancouver
 Proposed Townhome Development
 North Terminus of Baird Road

TEST HOLE LOCATIONS







Scale:	Job No:	Date:	FIGURE:
N.T.S.	109-2469	Apr./2010	2
Des:	Dwn:	Chk:	Rev:
-	MY	KS	0

Test Pit LOG

Test Pit No.: TP09-1

LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

<p>Type of Test</p> <p>○ Dynamic Cone Penetrometer Test (DCPT)</p> <p>● Becker Denseness Test (BDT)</p> <p>▲ Number of blows - Standard Penetration (SPT)</p> <p>■ Moisture Content (% of dry weight)</p> <p>> Plastic limit</p> <p>< Liquid limit</p>	<p>TYPE -- Type of sample</p> <p>SPT -- Split spoon</p> <p>S -- Shelby tube</p> <p>G -- Grab</p> <p>O -- Other (specify)</p> <p>▽ Ground water level</p>	<p>Notes: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	--	---

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE					Piezometer / Comments / Additional Testing
				TYPE	20	40	60	80	
0 0	ASPHALT (black)								
	FILL - GRAVELLY SAND (brownish grey) moist		0.3						
	- inferred to be compact								
	FILL - SAND (brownish grey, some mottled)		0.9						
	trace to some silt, trace to some gravel, trace organics (roots), occasional to some rounded/broken boulders, moist								
	- inferred to be very dense								
1 1	SAND (grey) some gravel and broken rock, moist		3						
	- inferred to be very dense								
	- colour changes to brown below 5 ft								
5 5									
	- bedrock at 6 ft								
	Testpit Terminated at 6 feet		6						
2 2									
3 3									

Pocket penetrometer
> 4tsf (locally)
Seepage from north
side at 1.7 ft



PROJECT

Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO:

109-2469

SHEET 1 of 1

TESTHOLE LOG 109-2469 LOGS.GPJ HORIZON.GDT 15/4/10

Test Pit LOG

Test Pit No.: TP09-2




















LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

Type of Test
 ○ Dynamic Cone Penetrometer Test (DCPT)
 ● Becker Denseness Test (BDT)
 ▲ Number of blows - Standard Penetration (SPT)
 ■ Moisture Content (% of dry weight)
 > Plastic limit
 < Liquid limit

TYPE -- Type of sample
 SPT -- Split spoon
 S -- Shelby tube
 G -- Grab
 O -- Other (specify)

Notes: _____

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE					Piezometer / Comments / Additional Testing
				TYPE	20	40	60	80	
0	ASPHALT (black)		0						
0.2	FILL - GRAVELLY SAND (brownish grey) dry to moist		0.2						
0.8	- inferred to be compact FILL - SAND (grey) trace silt, trace gravel, moist		0.8						
1.4	- inferred to be compact FILL - SAND (brown) trace organics (roots and wood), trace gravel, occasional cobbles, moist		1.4						
4	- inferred to be compact - depth to underside of this stratum varies: 2'2" at South end of testpit 6'3" at North end of testpit		4						
5	SAND (grey mottled brown) trace silt, trace gravel (rounded), occasional cobbles and boulders, moist		5						
7	- inferred to be very dense to slightly cemented		7						
7	- bedrock at 7 ft		7						
7	Testpit Terminated at 7 feet		7						
7			7						
7			7						
7			7						
7			7						
7			7						
7			7						
7			7						
7			7						
7			7						
7			7						



HORIZON
ENGINEERING INC

PROJECT:

Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO:

109-2469

SHEET 1 of 1

TESTHOLE LOG 109-2469 LOGS GPJ HORIZON GDT 15/4/10

Test Hole LOG

Test Hole No.: TP09-3





LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

Type of Test
 ○ Dynamic Cone Penetrometer Test (DCPT)
 ● Becker Denseness Test (BDT)
 ▲ Number of blows - Standard Penetration (SPT)
 ■ Moisture Content (% of dry weight)
 > Plastic limit
 < Liquid limit

TYPE -- Type of sample
 SPT -- Split spoon
 S -- Shelby tube
 G -- Grab
 O -- Other (specify)

Notes: _____

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE		20	40	60	80	Piezometer / Comments / Additional Testing
				TYPE						
0 0	ASPHALT (black)									
	FILL - SAND (greyish brown) some gravel, trace to some silt, trace organics (roots), moist - inferred to be compact		0.2							
	SAND (grey mottled brown) trace to some silt, trace to some gravel, moist - inferred to be very dense		1.4							
	SAND and SILT (grey) fine grained sand, granular silt, moist - varved - inferred to be very dense/hard - bedrock at 3 ft		2.1	G 10	■					
1 3	Testpit Terminated at 3 feet		3							
5										
2										
3										

TESTHOLE LOG 109-2469 LOGS.GPJ HORIZON GDT 15/4/10



HORIZON
ENGINEERING INC

PROJECT:

Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO.:

109-2469

SHEET 1 of 1

Test Hole LOG

Test Hole No.: TP09-4

LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

Type of Test <input type="radio"/> Dynamic Cone Penetrometer Test (DCPT) <input checked="" type="radio"/> Becker Denseness Test (BDT) <input checked="" type="radio"/> Number of blows - Standard Penetration (SPT) <input checked="" type="radio"/> Moisture Content (% of dry weight) <input type="radio"/> Plastic limit <input type="radio"/> Liquid limit	TYPE -- Type of sample SPT -- Split spoon S -- Shelby tube G -- Grab O -- Other (specify) _____ _____ _____ _____ _____ _____	Notes: _____ _____ _____ _____ _____ _____ _____
---	---	--

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE					Piezometer / Comments / Additional Testing
				TYPE	20	40	60	80	
0 0	ASPHALT (black)								
	FILL - SAND (greyish brown) trace silt, some gravel, moist - inferred to be compact		0.2						
	FILL - SAND (grey) fine to medium grained sand, trace gravel (rounded), trace organics, trace debris (wood, asphalt), occasional boulders, moist - inferred to be compact above 3 ft and loose below		1						8 inch chunk of asphalt and 30 inch diameter boulder at 2 ft
1									piece of wood at 4 ft
5									
	FILL - SILT (brown with grey inclusions) some sand, trace gravel, occasional cobbles and boulders, occasional debris (wood, logs), moist to wet - inferred to be loose		6						2 to 3 ft diameter boulder
2									
									Occasional debris (wood and logs)
3									



PROJECT: Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO.: 109-2469

SHEET 1 of 2

TESTHOLE LOG 109-2469 LOGS.GPJ HORIZON.GDT 15/4/10

Test Hole LOG

Test Hole No.: TP09-4

LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator


Type of Test

- Dynamic Cone Penetrometer Test (DCPT)
- Becker Denseness Test (BDT)
- ▲ Number of blows - Standard Penetration (SPT)
- Moisture Content (% of dry weight)
- > Plastic limit
- < Liquid limit

TYPE -- Type of sample

- SPT -- Split spoon
S -- Shelby tube
G -- Grab
O -- Other (specify)

Notes:

 Ground water level

[illegible]

HORIZON ENGINEERING INC

PROJECT:	
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Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO.:	
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109-2469

SHEET 2 of 2

Test Hole LOG

Test Hole No.: TP09-5

LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

Type of Test

- Dynamic Cone Penetrometer Test (DCPT)
- Becker Denseness Test (BDT)
- ▲ Number of blows - Standard Penetration (SPT)
- Moisture Content (% of dry weight)
- > Plastic limit
- < Liquid limit

TYPE -- Type of sample
SPT -- Split spoon
S -- Shelby tube
G -- Grab
O -- Other (specify)

Notes: _____

▽ Ground water level

[illegible]

TESTHOLE LOG 109-2469 LOGS.GPJ HORIZON.GDT 15/4/10



HORIZON

ENGINEERING INC

PROJECT:	
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Argyle Townhomes
East Terminus, Braid Street, North Vancouver, BC

JOB NO.	
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109-2469

SHEET 1 of 1

Test Hole LOG

Test Hole No.: TP09-6





LOGGED BY: KS ON: 04 Nov 2009 REVIEWED BY: KS COLLAR ELEVATION: METHOD: Excavator

Type of Test
 ○ Dynamic Cone Penetrometer Test (DCPT)
 ● Becker Denseness Test (BDT)
 ▲ Number of blows - Standard Penetration (SPT)
 ■ Moisture Content (% of dry weight)
 > Plastic limit
 < Liquid limit

TYPE -- Type of sample
 SPT -- Split spoon
 S -- Shelby tube
 G -- Grab
 O -- Other (specify)

Notes: _____

▽ Ground water level

Depth m ft	DESCRIPTION	Symbol	Depth	SAMPLE					Piezometer / Comments / Additional Testing
				TYPE	20	40	60	80	
0 0	ASPHALT (black)								
	FILL - SAND and GRAVEL (grey) moist		0.2						
	- inferred to be compact								
	FILL - SAND (grey and brown) trace to some silt, trace gravel, trace organics, occasional boulders, moist		0.8						
	- inferred to be compact								
	SAND and SILT (brownish grey) sand is fine-grained and has trace silt, silt is granular, trace gravel, dry to moist		2.5						
1	- varved - inferred to be dense/hard - colour changes to light grey at 5 ft								
5	- bedrock at 5.5 ft								
	Testpit Terminated at 5.5 feet		5.5						
2									
3									



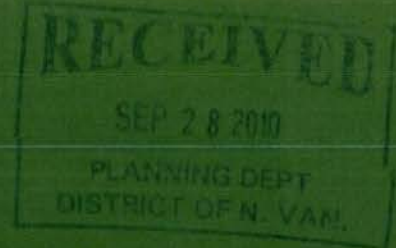
PROJECT: Argyle Townhomes
 East Terminus, Braid Street, North Vancouver, BC

JOB NO.: 109-2469
 SHEET 1 of 1

TESTHOLE LOG 109-2469 LOGS.GPJ HORIZON.GDT 15/4/10

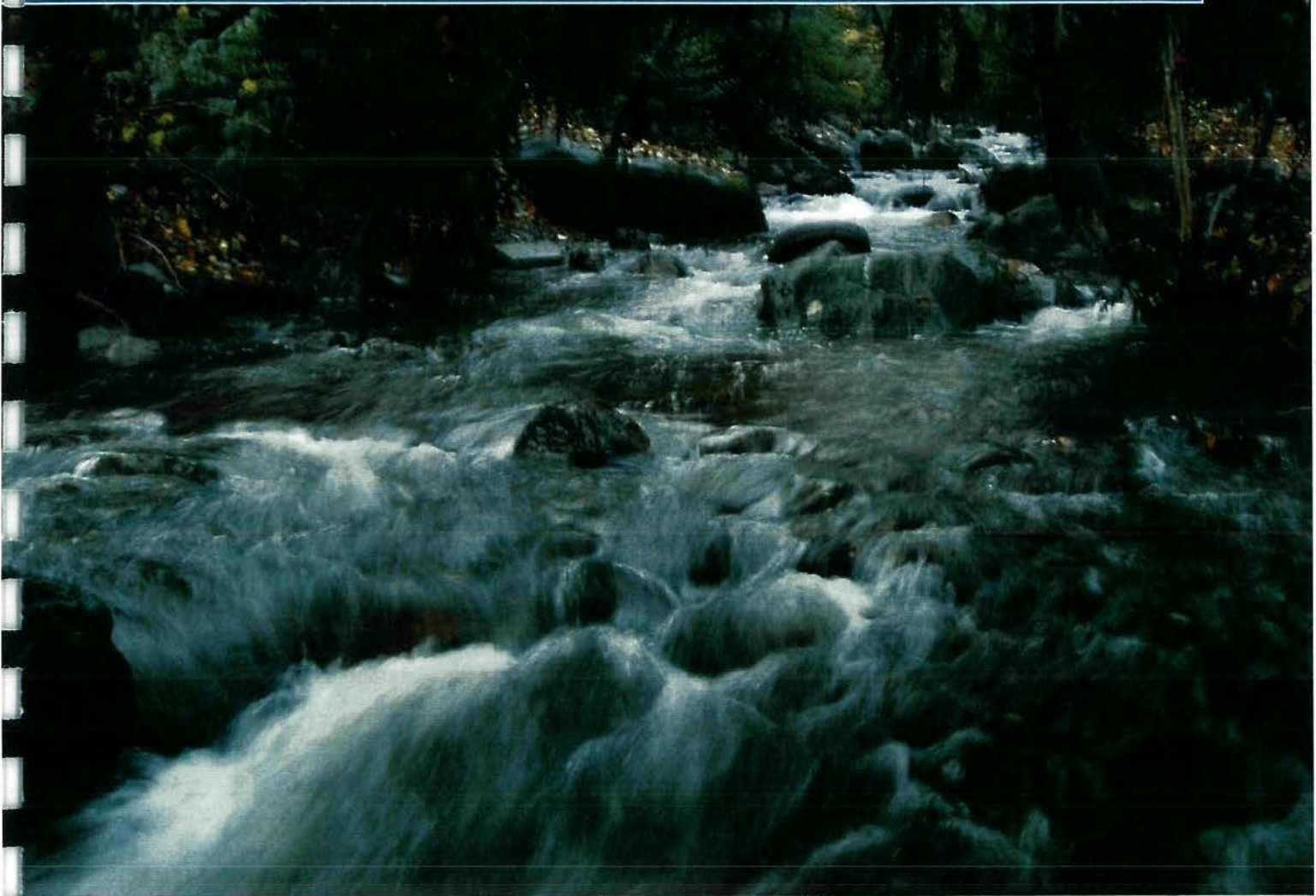
Appendix 63.10I: Argyle Development Environmental Assessment

SCANNED
Doc # 1476256



January 2008

Argyle Development Environmental Assessment



Prepared for: Wedgewood Ventures Ltd.
450 E.21st Street, North Vancouver, BC
V7L 3C2

Prepared by: Sartori Environmental Services
2838 Sechelt Drive, North Vancouver, BC
V7H 1P4

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1.0 Introduction

Sartori Environmental Services has been retained by Wedgewood Ventures Ltd. to conduct an environmental assessment of the proposed redevelopment of the vacant property. The subject property is being considered for divestment by the North Vancouver School District which was historically used as a paved parking area for Argyle School, with access off of Baird Road. The property is situated in amongst single family development with the north side bordered by a treed riparian area and Hastings Creek. The field assessment consisted of both a detailed Riparian Area Regulation (RAR) assessment and an assessment using the forthcoming District of North Vancouver Streamside Development Permit Area (DPA) regulations. The following report discusses the existing site conditions, the proposed housing development, and its environmental effects.

2.0 Existing Environmental Conditions

The subject site at 1131 Frederick Rd. is located in the Upper Lynn Valley area of the District of North Vancouver (DNV), BC. The site is located between Mountain Highway and Fromme Rd. bordering Wendel Place, south of Frederick Road and Argyle Secondary School. The property is presently being considered for divestment and is presently owned by the North Vancouver School District #44 as part of their landholdings at Argyle Secondary School.



Figure 1. Subject site looking west from Baird Road.



Figure 2. Looking north at existing pedestrian crossing to Argyle School.

The site abuts one watercourse of concern, Hastings Creek, which was inspected and assessed under the current riparian area regulation assessment guidelines (MoE 2006) and the proposed District of North Vancouver's Streamside development permit framework. Hastings Creek is the largest tributary to Lynn Creek, and is located entirely within the DNV. Hastings Creek is an

upper-order (3rd order upon review of DNV Hydrology map (DNV, 2005)) watercourse, and has numerous named tributaries including: Dunnel Creek, Dyer Creek, Kilmer Creek, Coleman Creek, Thames Creek, Pierard Creek, and Hoskins Creek.

Hastings Creek flows approximately 23km from northeast to southwest through upper and central portions of the DNV prior to confluenting with Lynn Creek in central areas of the DNV near Aborlynn Drive and 20th St., in the Inter-River Park area (DNV 2005).

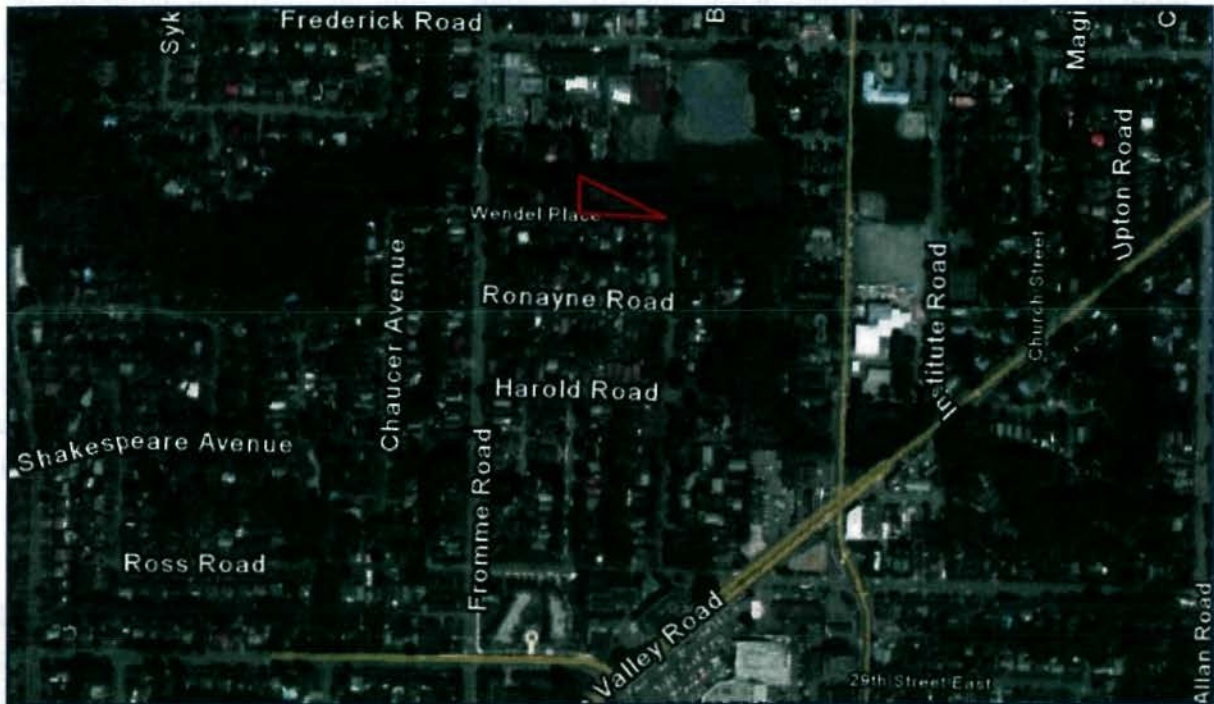


Figure 3. Site Location Map (Source Google Earth)

Portions of the watercourse of concern abutting the subject property display signs of anthropogenic impacts due to urban encroachment. A pedestrian bridge crosses the creek from the west portion of the subject property, and a footpath has been installed in historic flood plain areas at the left bank (Argyle School across from the subject property).



Figure 4. Hastings Creek typical conditions



Figure 5. Looking upstream, subject property on left.

The subject property is relatively flat, with a minor slope towards the east (Baird Road) and also displays signs of previous disturbance, as it was historically cleared and paved, likely for use as a secondary parking lot for Argyle Secondary School.

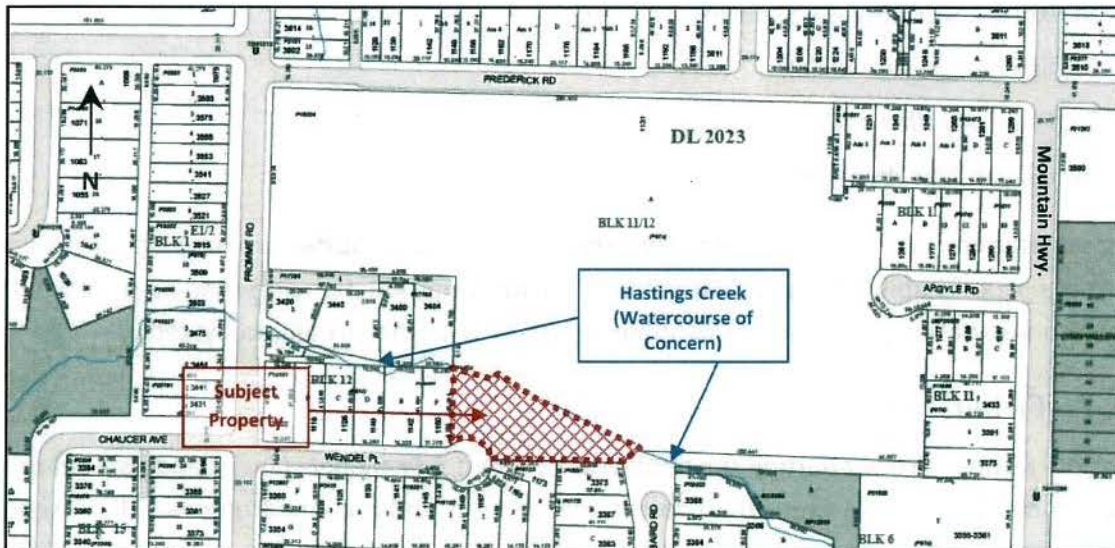


Figure 6. Street and property map displaying the subject property and the watercourse of concern, Hastings Creek. [Source: DNV GIS (Geoweb) scale unknown].

2.1 Riparian Condition

Riparian conditions existing on the subject property are largely affected by previous anthropogenic disturbances. Riparian vegetation along the south bank of Hastings Creek above high water mark and surrounding the existing asphalt slab consists primarily of mature coniferous and deciduous trees with low to moderate ground cover. Observed native tree species included:

-
- Western Red cedar (*Thuja plicata*),
 - Western Hemlock (*Tsuga heterophylla*),
 - Red Alder (*Aldus rubra*), and
 - Black Cottonwood (*Populus trichocarpa*).

Observed native shrub species included:

- Salmonberry (*Rubus spectabilis*),
- Sword Fern (*Polystichum munitum*),
- Bracken Fern (*Pteridium aquilinum*),
- Deer Fern (*Blechnum spicant*),
- Vine Maple (*Acer circinatum*),
- Red Alder (*Aldus rubra*), and
- Snowberry (*Symphoricarpos albus*).

Observed exotic and/or invasive species included:

- English Ivy (*Hedera helix*),
- English Holly (*Ilex aquifolium*), and
- Himalayan Blackberry (*Rubus discolor*).

Existing vegetation on the subject property serves as a valuable buffer for Hastings Creek and provides important habitat to riparian organisms. Nutrient production and shading provided by overhanging vegetation provide significant biological value to the stream ecosystem.

2.2 Fisheries Resources

Portions of Hastings Creek abutting the subject property are likely permanent and fish-bearing. Previous studies of Hastings Creek have found anadromous and non-anadromous fish presence in Hastings Creek including:

- Chinook Salmon (*Oncorhynchus tshawytscha*)
- Coho Salmon (*Oncorhynchus kisutch*)
- Steelhead Salmon (*Oncorhynchus mykiss*)
- Rainbow Trout (*Oncorhynchus mykiss*)
- Cutthroat Trout (*Oncorhynchus clarki clarki*)
- Dolly Varden (*Salvelinus malma*)

-
- Sculpin (*Cottus spp.*)

Sources:

"Fish Wizard", Freshwater Fisheries Society of BC
Pacific Stream Keepers Association

Channel areas abutting the subject site are highly complex, and present valuable fish habitat. Substrates are varied, and consist largely of an even mix of gravels, cobbles and boulders with some interspersed sand and fines. In upstream channel portions abutting the subject site, substrates consisted primarily of bedrock.

No reach breaks were observed within the study area, and observed channel portions were classified as Pool-Riffle habitat due to its low gradient. A small section of cascading flow was observed in upstream study area portions, but this was uncharacteristic of the remainder of the study area, and is largely attributable to channel constriction from a small outcrop of bedrock.

Observable large-grain material recruitment as well as pronounced cut banks and visible erosion high on stream banks infers relatively unstable system hydrology with intermittent high-flow events.

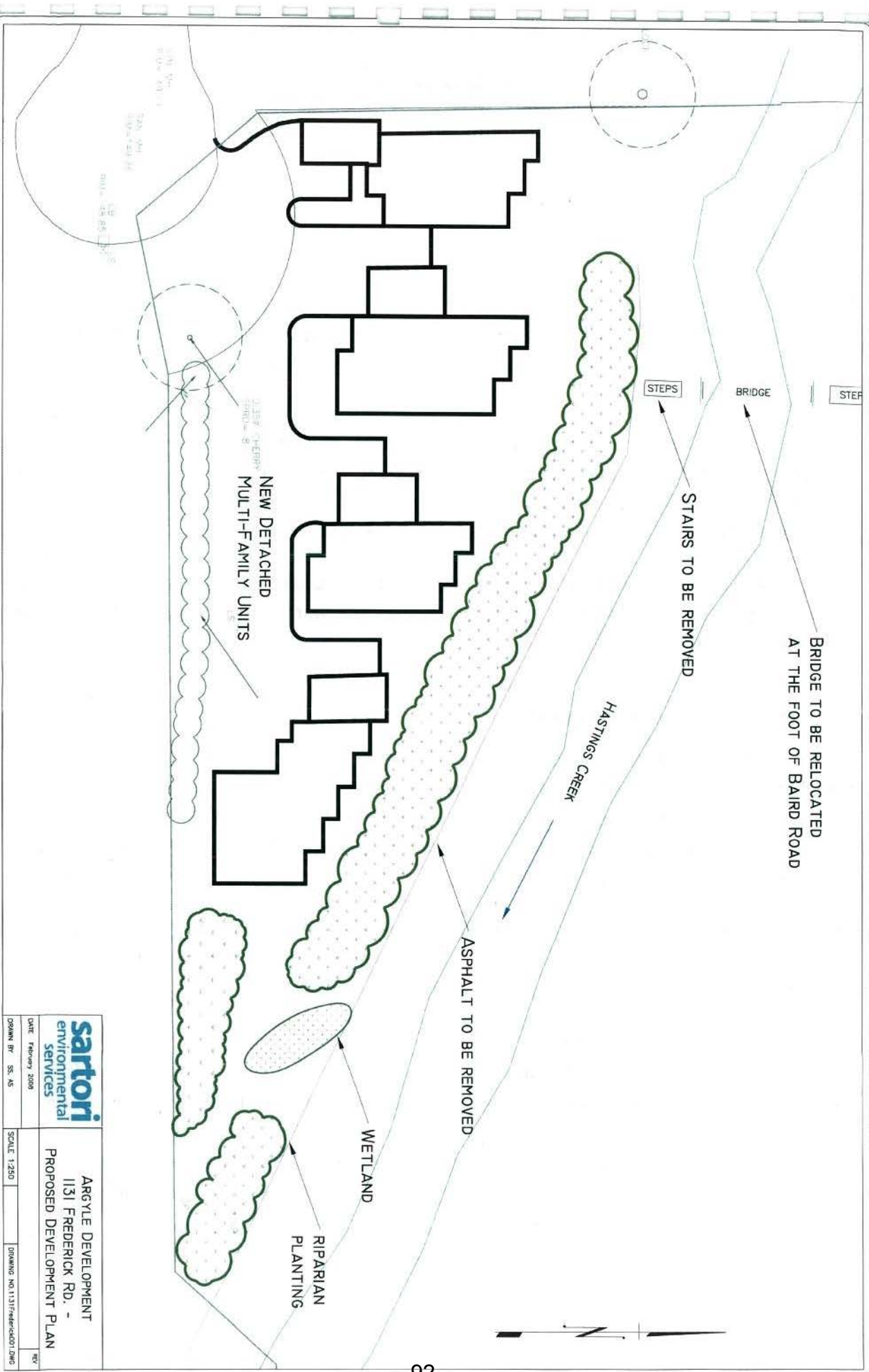
3.0 Proposed Development

The proposed development on the subject property will include the construction of detached multi-family units. Four units will be situated in an east-west alignment within the property and will share a driveway and access off of the end of Wendel Place. The existing asphalted surfaces outside of the developed areas will be removed during site clearing and revegetated to provide a larger riparian buffer to Hastings Creek.

The four homes will be approximately 2,000 square feet in size and will have one covered parking area and a second outside site. The units will also have a small patio at the rear, which will interface with the expanded riparian area of Hastings Creek.

3.1 Stormwater Management

The construction of a wetland is being proposed east of the multi-family units in order to increase biological productivity of the subject property and provide filtration of site run-off from pollution generating surfaces. Stormwater from the road/driveway surfaces and a portion of the roof downspouts will be directed to the wetland prior to release to Hastings Creek via the exiting stormwater outfall. Wetland size and design will be completed by a qualified engineer.



Furthermore, infiltration trenches are proposed at the rear of the multi-family units which will take roof leader runoff from the north end of the homes and infiltrate it into the surrounding soil (to the maximum capability of the native geology), with overflows to Hastings Creek.

3.2 Pedestrian Bridge Relocation

Presently a pedestrian bridge is located in the western portion of the property on a rock outcrop allowing access to Argyle Secondary School over Hastings Creek. The current bridge is approximately 9 metres long and above high water levels. Foot Traffic currently enters subject property off Baird road to the east in order to access the crossing. To satisfy the bridge relocation requirement of the development, a new crossing is proposed for the area directly north of the cul-de-sac located at the end of Baird Road. Visual assessment of site conditions concluded that the end of Baird Road is an appropriate location for the new crossing. Bridge design will be completed by a professional engineer in order to ensure it is above high water levels and safe for crossing at all flow conditions.



Figure 8. Proposed bridge crossing location.



Figure 9. Proposed bridge crossing location looking upstream.

3.3 Tree Assessment

As part of the overall development proposal, an assessment has been completed of the trees existing on the property. The trees have been assessed for their overall state of health and safety. Results of the tree survey are attached in Appendix A.

4.0 Environmental Assessment of Proposed Development

4.1 RAR Assessment

The following sections are taken directly from the Riparian Area Detailed Assessment Report prepared by Sartori Environmental Services (November 2007).

Stream Hastings Creek

Wetland

Lake

Number of reaches 1

Reach # 1

Date: Nov. 15, 2007

Channel width and slope and Channel Type

Channel Width(m)		Gradient (%)	<p>I, <u>Alex Sartori</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u> </u> (<i>name of developer</i>);</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>
starting point	7.90	6	
upstream	8.30	6	
	6.40	9	
	6.80	6	
	5.10	5	
	5.80	6	
downstream	9.20	6	
	7.10	6	
	8.70	5	
	8.70	4	
	7.60	4	
Total: minus high /low	67.3		
mean	7.50		
	R/P	C/P	S/P
Channel Type	R/P		

Site Potential Vegetation Type (SPVT)

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: 1

LWD, Bank and Channel Stability (m) 22.50

Litter fall and insect drop (m) 15.00

Shade (m) min max 10.00

SPEA min 22.50 max

The resultant SPEA for the subject property is 22.50 metres from High water mark. Figure 10 shows this RAR SPEA overlaid on the proposed development layout. A 22.50 metre setback would render the subject property undevelopable, as a small corner of the property at the southwest corner is available, and is inconsistent with setbacks in the surrounding area.

4.2 DNV Development Permit Setbacks

As the subject property is located within 15 metres of top of bank of Hastings creek an assessment has been completed in accordance with the pending Streamside Development Permit Area (DPA) for the protection of streams and their streamside areas in the District of North Vancouver. Top of bank (TOB), a 5 meter setback (no development zone), and a 15 meter setback (riparian protected zone) have been drawn on figure 11. This portion of the proposal ensures the development meets the requirements according to the principle of "no net loss" in streamside habitat.

The existing asphalt structure falls under the definition of a permanent structure with its closest point located 0.6 metres from TOB and extending back over 20 metres. Proposed structures will be located beyond the 5 meter no development zone and further away from TOB than the existing permanent structure. A habitat balance (figure 11.) has been completed to account for habitat impacts outside the footprint of existing permanent structures and habitat gains created by the removal of permanent structures located within the 15 meter riparian protected zone.

HABITAT BALANCE WITHIN 15M TOP OF BANK

HABITAT IMPACTS:

CONSTRUCTION OF THE WESTERNMOST MULTI-FAMILY UNIT - 33M²

HABITAT GAINS:

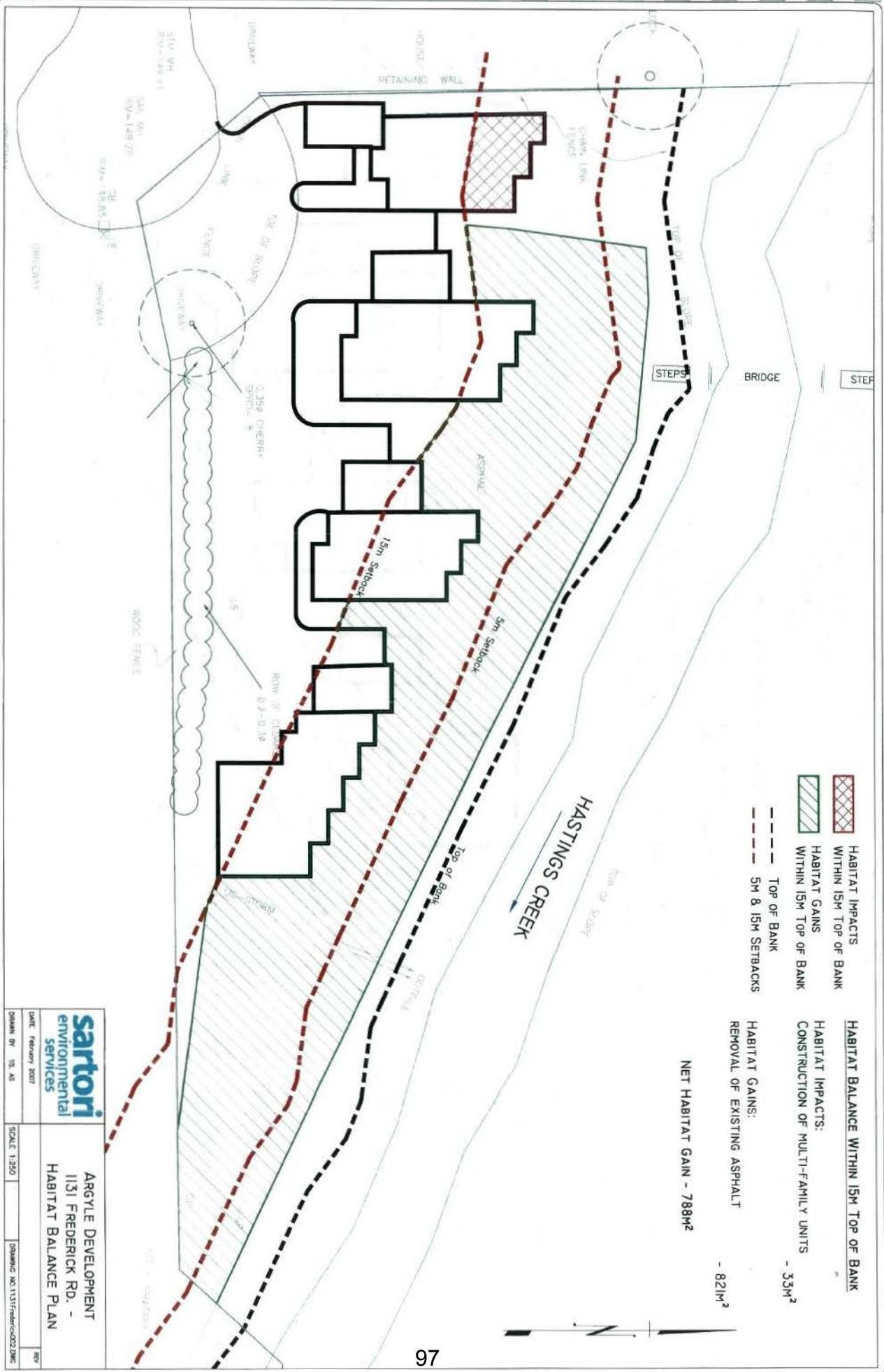
REMOVAL OF THE EXISTING ASPHALT SURFACE BEYOND THE
PROPOSED DEVELOPMENT - 821M²

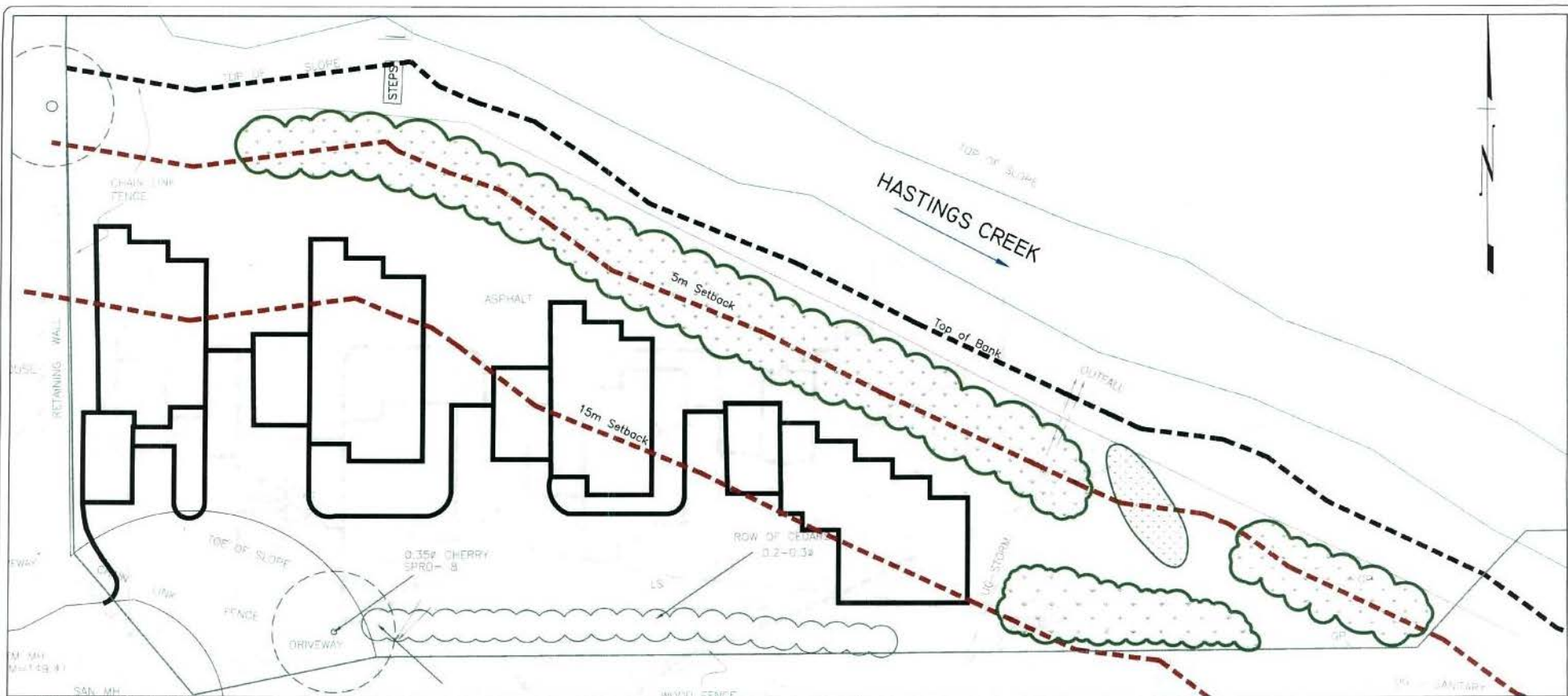
NET HABITAT GAIN - 788M²

The proposed development at 1131 Fredrick Road will have a net habitat gain of 788m² over the existing parking lot condition.

4.3 Stormwater Management

Stormwater management on the subject property will be carried out in an attempt to replicate pre-development conditions. Surface flows from impervious areas will be collected and discharged into the above mentioned constructed wetland at the east end of the site, and rainwater leaders from the north end of the homes will be placed into infiltration areas at the rear of the property. All stormwater devices will be sized and designed by a professional engineer.





REVEGETATION PLAN

APPROXIMATELY 300 SQ. METRES OF PLANTING AREA IS PROPOSED WITHIN THE RIPARIAN AREA. PLANTS TO BE PLACED AT AN AVERAGE OF 1.5M² DENSITY. THE FOLLOWING PLANTING LIST IS RECOMMENDED:

- 30 VINE MAPLE (*ACER CIRCINATUM*)
- 30 WESTERN RED CEDAR (*THUJA PLICATA*)
- 30 RED OSIER DOGWOOD (*CORNUS SERICEA*)
- 30 SALAL (*GAULTHERIA SHALLON*)
- 30 SWORD FERN (*POLYSTICHUM MUNITUM*)
- 25 OREGON GRAPE (*MAHONIA NERVOSA*)
- 25 Red Elderberry (*Sambucus racemosa*)

TREES SHOULD BE A MINIMUM OF 1.2 M HIGH AT TIME OF PURCHASE AND PLANTED AT 3.0 M SPACINGS. SHRUBS SHOULD BE PURCHASED IN MINIMUM 1 GALLON POTS AND PLANTED AT 1.0M SPACINGS. INVASIVE PLANT SPECIES AND THEIR ROOT STRUCTURES SHOULD BE REMOVED TO THE EXTENT POSSIBLE FROM THE RIPARIAN AREA PRIOR TO IMPLEMENTING THE REVEGETATION PLAN.

ALL PLANT MATERIALS SHALL BE HEALTHY, WITH WELL DEVELOPED ROOT SYSTEMS AND TOP GROWTH. ALL PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECT INFESTATION AND THE FOLLOWING DEFECTS AT ALL TIMES:

- BROKEN TOPS, TORN ROOTS AND ABRASIONS OF BARK ON TRUNK AND BRANCHES;
- DRIED OUT ROOT SYSTEMS;
- PREMATURELY OPENED OR DAMAGED BUDS;
- DRY, LOOSE OR BROKEN BALL OF EARTH;
- EVIDENCE OF HEATING, MOULDING, OR FREEZING DAMAGE;
- THIN, POOR ROOT OR TOP SYSTEMS; AND,
- ABNORMAL LEAF COLOUR.



----- TOP OF BANK
----- 5M & 15M SETBACKS

sartori
environmental
services

ARGYLE DEVELOPMENT
1131 FREDERICK RD.-
RIPARIAN PLANTING PLAN

DATE February 2007

DRAWN BY: SS, AS

SCALE 1:250

DRAWING NO. 1131/FREDERICK003.DWG

4.4 Riparian Revegetation Plan

As part of the meeting the habitat compensation criteria outlined in the Streamside DPA framework, a riparian revegetation plan has been developed. The proposed plan consists of the removal of any invasive species on the property and planting of approximately 300 m² of native trees and shrubs within the 5 meter setback. Revegetation will serve to remediate the previously disturbed paved areas, and increase the width of the protected riparian zone. The habitat value and biological productivity of the subject property will be increased from the current conditions. A riparian planting plan with a proposed species list and planting methods is attached.

5.0 Conclusions




Following the completion of the RAR detailed assessment it was evident that the implementation of the setbacks would not allow for any development at 1131 Frederick Road. A review of the site development plan in accordance with the District of North Vancouver's proposed Streamside Development Permit Area framework provided a solution which would allow for development activities while ensuring a benefit to the current environmental conditions and ultimately improve the productive capability of Hastings Creek.

The proposed detached multi-family units will be situated approximately 8 meters from the top of bank and 11 meters from surveyed high water mark of Hastings Creek. This will reduce the overall impervious area of the property by approximately 500m². It is the opinion of Sartori Environmental Services that the implementation of these setbacks, combined with the construction of a stormwater wetland and the riparian revegetation plan will benefit the conditions currently existing in the adjacent riparian zone. Also, the relocation of the existing bridge crossing to the foot of Baird road will reduce the human interaction with the riparian area.

A RAR Setback, Habitat Balance, Riparian Revegetation, and preliminary Sediment Control plans are attached.

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: DEC 12, 2012	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

November 30, 2012
File: 13.6480.30/002.002
Tracking Number: RCA -

AUTHOR: Karen Rendek, Policy Planner, Sustainable Community Development

SUBJECT: Community Engagement on the Lynn Valley Town Centre Implementation Plan

RECOMMENDATION:

1. THAT Council direct staff to undertake an intensive and focussed community engagement initiative in early 2013 to seek further feedback to shape and refine the Lynn Valley Town Centre Implementation Plan.

REASON FOR REPORT:

To provide an update on the preparation of the Lynn Valley Town Centre Implementation Plan and propose additional, focussed community engagement in response to recent feedback in order to complete the Implementation Plan.

SUMMARY

Preparation of the Lynn Valley Town Centre Implementation Plan is well advanced and nearing completion. Extensive consultation has occurred to plan this town centre - from design charrettes and workshops (2007-2009), through the OCP process (2009-2011) and the more recent implementation planning phase (2011- 2013) that is intended to guide development to achieve the community's vision for Lynn Valley Town Centre. Although substantial support for the draft implementation plan directions has been expressed by the community, more recent feedback on preliminary development applications for a portion of the mall site identified significant concerns primarily about the high rise form and the character of proposed developments along with potential traffic impacts. Due to these concerns, staff recommend undertaking a focussed community engagement effort in early 2013 to discuss in greater detail aspects of the form and character of the town centre and the relationship to, and trade-offs with, various goals in the OCP. This input will be used to inform an appropriate and acceptable design concept to complete the Lynn Valley Town Centre

Implementation Plan. It is proposed that this consultation be undertaken in early 2013 with completion of the Plan targeted for Spring 2013.

BACKGROUND

The OCP as the Foundation

The District Official Community Plan (OCP) was adopted by Council on June 27, 2011 following a two year extensive public engagement process involving over 5,000 participants <http://identity.dnv.org>. Lynn Valley Town Centre (LVTC) is one of four key centres identified within the 'Network of Centres' concept where growth in the District is to be concentrated over the next 20 years to create more vibrant, livable and accessible communities with diverse housing, amenities, shops, services and jobs connected by effective transportation networks. Lynn Valley Town Centre is also the designated Municipal Town Centre in the *Regional Growth Strategy: Metro Vancouver 2040 – Shaping Our Future* and identified as part of the frequent transit network in the *North Shore Area Transit Plan*.

The OCP policies strategically respond to key issues the community currently faces including: an aging population, a comparatively low number of young adults or "missing generation", a lack of housing diversity and affordability, aging infrastructure, automobile orientation and large greenhouse gas emission footprint due to a spread out land use pattern, and a lack of economic vibrancy. The growth management strategy also responds to an overwhelming desire by residents to protect the character of our single family neighbourhoods and forested landscapes of the District outside of the Network of Centres.

The general land use and transportation policies for Lynn Valley Town Centre are contained in Schedule A of the OCP. In brief, they include provision for:

- A high density, mixed-use town centre core with shops, retail, housing and a high quality pedestrian-oriented public realm;
- A diverse mix of multi-family housing forms including townhouses, apartments, mid-rises and high rises and options such as rental and affordable housing to address needs at different life cycle stages;
- additional retail and office space with a focus on smaller format commercial spaces;
- community amenities including: parks, greenways, community gardens, playgrounds, community and day care spaces, enhanced public and recreational services, art and cultural facilities, and a network of high quality outdoor gathering spaces;
- an enhanced transportation network with improved connectivity and facilities for pedestrians, cyclists, frequent transit and automobiles; and
- sustainability measures such as integrated rainwater management to improve the health of Hastings Creek, green buildings and alternative energy systems.

LVTC Implementation Plan

With the adoption of the OCP, more detailed Implementation Plans for OCP Town and Village Centres are being prepared to guide development. These contain: a detailed urban design concept, accompanying design guidelines, transportation and parking strategies,

**SUBJECT: Community Engagement on the Lynn Valley Town Centre
Implementation Plan**

November 30, 2012

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utilities and servicing needs assessment, community benefits/amenity strategy, sustainability measures and development phasing recommendations.

Preparation of the LVTC Implementation Plan is well advanced. Draft elements of the Implementation Plan were presented at open house and workshop consultations held in Lynn Valley last spring. These are available at <http://identity.dnv.org> (click on the LV icon).

The overall design concept reinforces the historic crossroads as a centre of activity, creates a vibrant street-oriented shopping district and provides a large community park and community facilities such as child and adult day care and a multi-purpose arts and culture space. The draft plan also includes a fine grained road network with new connections, pedestrian and cycling facilities as well as integration of frequent transit and enhanced streetscapes throughout the Town Centre. A diverse mix of housing is facilitated including townhouses, apartments, mid-rises and high-rise forms with options for rental, affordable and special needs housing. In keeping with OCP policies, higher density forms are located in the core transitioning to medium density and ground oriented housing along the edges of the Town Centre to provide sensitive transitions to residential neighbourhoods. The 20 year design concept also retains a major portion of the shopping mall.

Community Feedback on the LVTC Draft Implementation Plan

Approximately 1,000 people participated in consultations last spring. Overall, the feedback provided was very supportive of the draft elements of the LVTC implementation plan. Some concerns regarding the need to enhance the economic viability of the centre with more retail, office space and associated jobs, and to facilitate a wider mix of housing particularly rental and affordable housing to replace that which exists south of 27th were expressed. Generally there was support for the forms of development shown in renderings and the interactive 3D model, however some concerns pertaining to tower forms of development were expressed.

Preliminary Development Applications and Recent Feedback

Recently, two preliminary applications for Lynn Valley Town Centre proposing mixed-use redevelopment of the Safeway site as well as the south end of the Lynn Valley Centre, including the existing Zellers space and old District library site were received by the District and circulated to the community as part of an early input process. These preliminary development applications, available at: <http://identity.dnv.org> (under the LV icon), are very conceptual and subject to change. While both are generally consistent with the OCP and draft Implementation Plan directions, significant concern has been expressed on these proposals, primarily with regard to the high rise form of development, the character of development which some felt did not fit with the sense of place of Lynn Valley and regarding potential traffic impacts from developments.

Current Proposed Community Engagement

In response to recent concerns raised by some members of the community regarding the proposed high rise form of development included in the two preliminary applications on the Safeway and Zellers sites and the apparent disconnect with the larger body of previous significant community input and feedback to shape the OCP and LVTC draft Implementation Plan to date, staff recommend that an additional highly focussed community engagement

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initiative be undertaken in early 2013 to hone in specifically on the form and character of development as well as desired community amenities.

Engagement will be based on the foundation of the OCP which is an adopted bylaw that reflects an unprecedented community engagement effort in DNV and represents the community's vision. The proposed engagements will delve deeply into the 'value proposition' associated with the directions of the LVTC Implementation Plan – specifically the relationships between form, character, density and amenities to find a balance that is appropriate and supportive of overall community values. Aspects such as the height and density of development strongly relate to the potential open space and community amenities that a development within the context of the implementation plan can deliver. There is a need to find the right balance on the LVTC Implementation Plan – one that delivers the goals and objectives of the OCP while building on the existing character and sense of place of LVTC and delivering high quality development and public amenities that align with the values and sentiments of the Lynn Valley community. Consideration of the interrelationship of these key aspects of the Implementation Plan will be the focus of proposed upcoming consultations.

Timing

It is proposed that this focussed community engagement occur early in 2013 (end of January – March) so that the LVTC Implementation Plan may be completed and forwarded for consideration of Council in the Spring of 2013. It is acknowledged that planning for LVTC has been underway since 2007 and the proposed consultations should be strategic and timely so as to bring the Implementation Plan to a reasonable and well founded conclusion.

OCP Implementation Committee

The District's OCP Implementation Committee, comprising of 15 citizens from throughout the District who have been tasked with upholding meaningful and effective community engagement and consistency of implementation planning with the OCP vision, recommended the above-mentioned strategy for engagement for Lynn Valley Town Centre and will continue to provide advice on and participate in the process as we move forward.

CONCLUSION:

This report provides a brief update on the LVTC Implementation Plan preparation and engagement process. Due to significant recent feedback expressing concern about the high rise form and potential traffic impacts associated with preliminary development applications within the Lynn Valley Shopping Centre / mall site, staff recommends to undertake an intensive and focussed community engagement in early 2013 to address these issues and how they relate to the overall opportunities and trade-offs associated with the LVTC Implementation Plan. Staff recommends that this engagement process be undertaken between approximately January and March 2013 with the completion and consideration of the LVTC Implementation Plan shortly thereafter.

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Karen Rendek, MCIP, RPP
Policy Planner
Sustainable Community Development

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

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