

AGENDA

PUBLIC HEARING

**Tuesday, May 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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PUBLIC HEARING

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

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 7989: The District of North Vancouver Rezoning Bylaw 1293

Purpose of Bylaw:

The proposed Zoning Bylaw amendment will add “group home” to the permitted uses for a portion of the lot at 2670 Lloyd Avenue.

3. PRESENTATION BY STAFF

Presentation: Mr. Steven Petersson, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Mr. Casey Clerkson, CPA Development Consultants

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7989 “The District of North Vancouver Rezoning Bylaw 1293”, be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 7989

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to amend the text of the Zoning Bylaw for Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 (2670 Lloyd Avenue), shown outlined in red on the Plan attached to this bylaw as Attachment "A".

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)".

2. Amendments

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

Part 9 Park, Recreation and Open Space Zone Regulations is amended by:

- a) Amending Section 921, the Community Park (CP) Zone, by adding the following principal permitted use to Section 921.1

"(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, "group home" means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and "the Lot" means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 outlined in bold and labelled as "Subject Area" on the sketch plan attached as Schedule A to the CP Zone

READ a first time this the 15th day of April, 2013

PUBLIC HEARING held the

READ a second time the

READ a third time the

Certified a true copy of "Rezoning Bylaw 1293 (Bylaw 7989)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

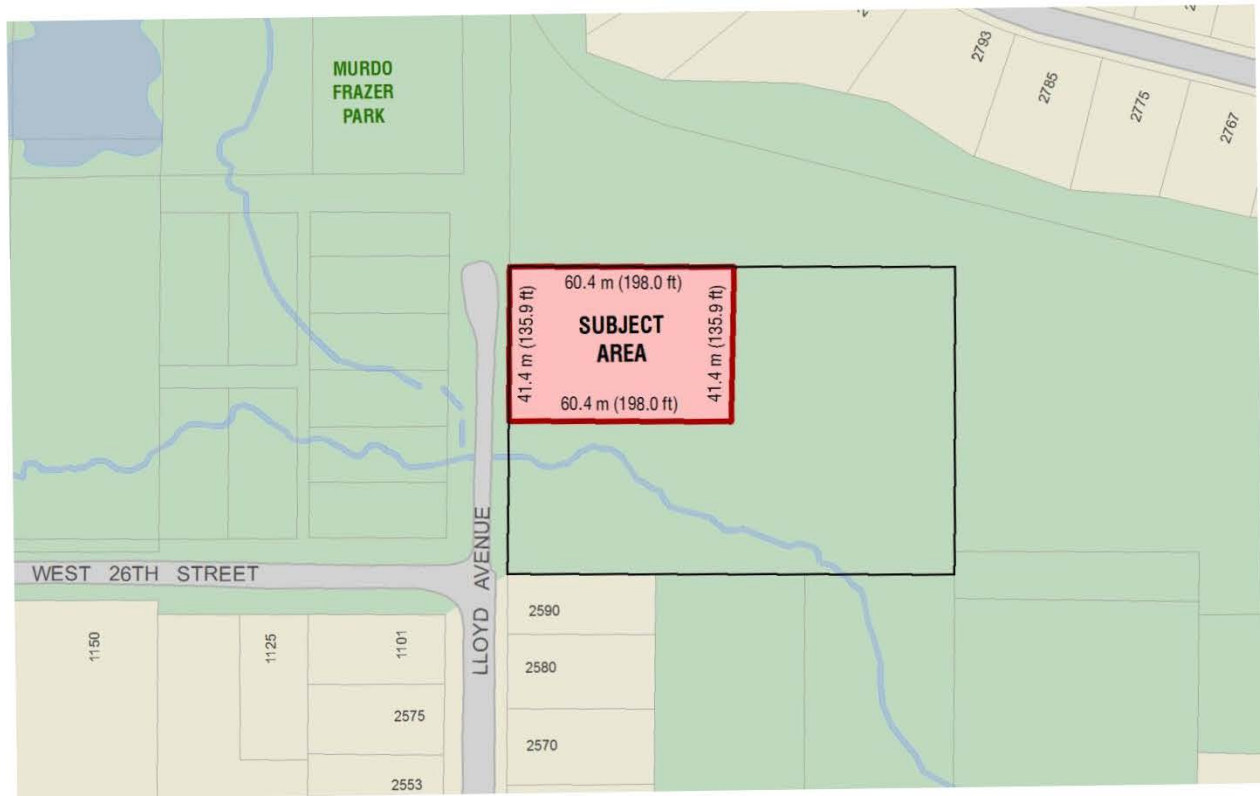
Mayor

Municipal Clerk

Certified a true copy

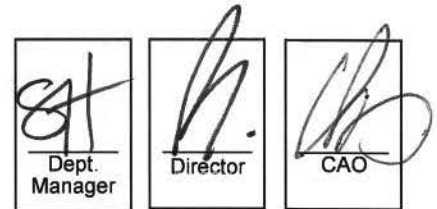
Municipal Clerk

Bylaw 7989 Schedule A to the CP Zone



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



The District of North Vancouver REPORT TO COUNCIL

April 4, 2013
File: PLN2013-00068
Tracking Number: RCA -

AUTHORS: Suzy Lunn, Social Planner, and
Steven Petersson, Development Planner

SUBJECT: BYLAW 7989 (REZONING BYLAW 1293): 2670 LLOYD AVENUE (PID 011-072-725) ZONING BYLAW TEXT AMENDMENT (TURNING POINT RECOVERY HOUSE)

RECOMMENDATION:

It is recommended that Bylaw 7989, which amends the Zoning Bylaw by adding group home use to the Community Park zone for a portion of the lot at 2670 Lloyd Ave:

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

REASON FOR REPORT:

Amending the Community Park zone to permit construction of a group home at 2670 Lloyd Ave. requires Council consideration of a Zoning Bylaw text amendment.

SUMMARY:

The multi-jurisdictional North Shore Substance Abuse Working Group identified the need for a support recovery home for women recovering from addictions on the North Shore. There are currently no residential facilities dedicated to helping women who desire to stop using drugs and alcohol in a safe, supportive abstinence-based environment. The District-owned site at 2670 Lloyd Avenue had a rental house on it until 2010. It is located within walking distance to the amenities in Edgemont Village and it provides a tranquil, private setting to recover. It is therefore considered by District staff and Turning Point Recovery Society to be an appropriate location for this use. The District, in partnership with the Turning Point Recovery Society, proposes to add a group home use to the Community Park zone. This use would be added to the subject area of the site, only. If the rezoning is approved, the District intends to lease the land for a nominal rate to Turning



Point Recovery Society on a long term basis. Turning Point is raising the capital funds to construct the home through the Canada Mortgage and Housing Corporation, BC Housing and other sources including independently raised funds.

EXISTING POLICY:

The subject property is designated Parks, Open Space and Natural Areas in the Official Community Plan. The Upper Capilano Local Plan, a reference policy document, designates the site as Community Park. The site is zoned Community Park in the Zoning Bylaw. A separate park purpose amending bylaw (Bylaw 7970) has received 3 readings and will be brought forward for Council consideration should this zoning amendment bylaw be successful.

ANALYSIS:

Turning Point Recovery Society

Turning Point Recovery Society proposes to construct a group home for women recovering from addictions at 2670 Lloyd Avenue (PID 011-072-725). The home will be licensed under the *Community Care and Assisted Living Act*, staffed on a 24 hour 7 day per week basis, and accommodate a maximum of 9 women in recovery. Turning Point's recovery program is three to five months in duration and they have operated recovery homes in Vancouver and Richmond for over 30 years.

The North Shore Substance Abuse Working Group, comprised of elected officials and appointees from the District of North Vancouver, City of North Vancouver, District of West Vancouver, Village of Lions Bay, Bowen Island, School Districts, Police, Tsleil Waututh First Nation, Squamish First Nation Officials and Vancouver Coastal Health, identified the need for a support recovery home for women recovering from addictions on the North Shore. There are currently no facilities available dedicated to helping women who desire to stop using drugs and alcohol in a safe, supportive abstinence-based environment. Women from the North Shore would be given priority placement in the home.

Site Selection

District staff undertook a process of evaluating District-owned properties to identify a suitable site for the recovery house. The subject site was deemed appropriate by District and Turning Point staff because:

- the tranquil setting is ideal for recovery;
- the nearest single family neighbour is approximately 50m to the south;
- the site can accommodate a house designed for 9 recovering women plus staff; and,
- the site is sufficiently remote for privacy and tranquillity, but is a close walk to services in Edgemont Village.



Site & Surrounding Area

The subject site is located on the north end of Lloyd Avenue on the southern portion of Murdo Frazer Park. The site is not within the active park facilities or the established trail network. MacKay Creek flows through the southern portion of the site. Until three years ago, a single family house was located on this lot and rented out by the District. The group home is proposed where the former house was located in an already cleared portion of the site. The air photo shows an image of the proposed group home footprint.

North-east of the site is a steep and treed slope and north-west of the site is the end of Lloyd Avenue which terminates in a trail leading to Edgemont Village. West of the site is parkland and south of the site across MacKay Creek are single family houses, the Gloria Dei Lutheran Church and the Lions Gate Ismaili Centre. Further south on Lloyd Avenue is the Highway 1 access. The proposed recovery house is separated from the closest residential neighbour by MacKay Creek and vegetation. The site is already serviced.

Lease to Turning Point Recovery Society

The District intends to enter into a long term lease at a nominal rate with the Turning Point Recovery Society. The site will continue to be owned by the municipality and will remain zoned Community Park with the group home use being permitted only on the outlined "subject area" within the lot (as delineated by Bylaw 7989).

Project Description

The siting of the group home has been carefully chosen to respond to the streamside setback and in relationship to the existing slope. It will be located in approximately the same area as the previous house, on the north-west corner of the lot. The house has been designed to reflect the predominately



single family neighbourhood character of Upper Capilano. It is two levels above grade and has a 2 car attached garage with additional driveway parking. A low rail fence is proposed to be erected around the recovery house portion of the property and a gazebo is planned for the rear yard.

Development Permit Areas

The lot is located in the following of development permit areas (DPA):

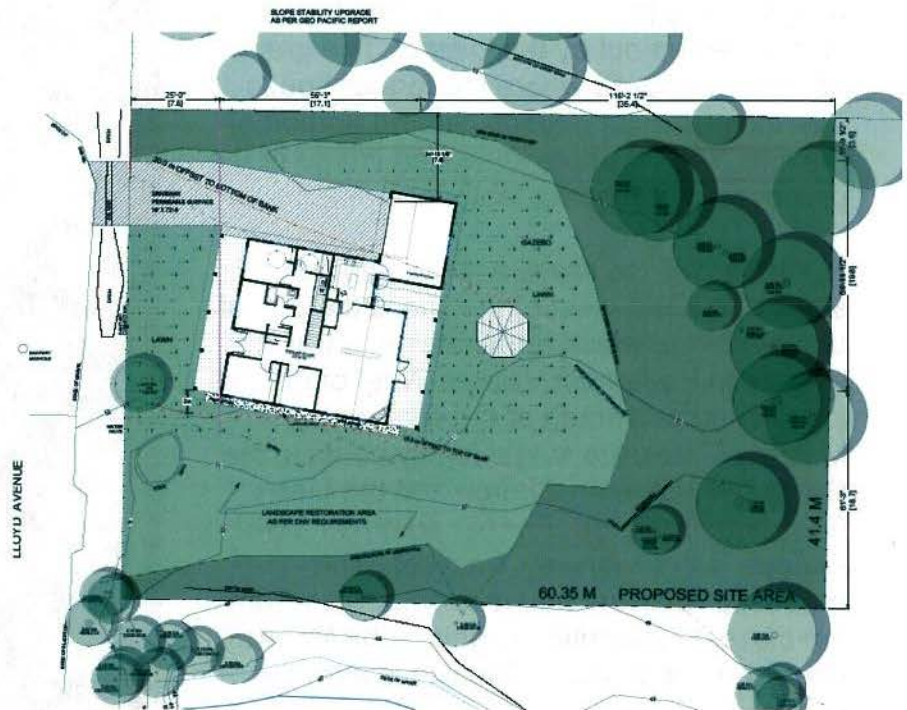
- Streamside Protection (exempt based on siting of house outside of riparian setback)
- Creek Hazard (exempt based on siting of the house);
- Wildfire Hazard;
- Slope Hazard; and
- Protection of the Natural Environment.

The DPA guidelines will be used to direct development in accordance with the development permit objectives. Should this Bylaw advance past 3rd reading, then development permits will be required for Slope Hazard, Wildfire Hazard and Protection of the Natural Environment.

The location of the house places it outside the 15m streamside protected area of MacKay Creek and more than 2m above the lowest elevation in the part of the creek channel adjacent to the site so the proposal is exempt from Streamside and Creek Hazard DPAs. Given the District and Turning Point's concern for the natural environment, the landscape plan will include restoration of the riparian area to improve the riparian habitat conditions. Turning Point is keen to partner with District staff and others on the habitat restoration work and to be involved in on going stewardship activities on the site.

In addition, District staff and Turning Point Recovery Society met with the North Shore Streamkeepers on February 21, 2013 to discuss the proposal. The Streamkeepers are generally supportive of the home, but had the following comments:

- they are not supportive of a group home use in the park as they consider it a private vs. public use;
- siting the home as far from MacKay Creek as possible as it is home to coho salmon, cutthroat trout and many species of wildlife;
- ensuring the riparian area is maintained as conservation area; and



- supporting habitat restoration which would include Turning Point residents' involvement in a stewardship role.

Wildfire Hazard

A wildfire hazard assessment has been completed and includes the following recommendations:

- Fire resistant building materials will be used;
- The building will have sprinklers; and
- A number of hazard trees will be removed from the north and east of the site and adjacent tree stands will be appropriately pruned under the direction of the project arborist. In accordance with District policy, appropriate replacement trees will be planted.

The wildfire hazard assessment report has been reviewed and accepted by staff.

Slope Hazard

A slope hazard assessment has been completed for the site based on the District's DPA criteria and finds a moderate risk of a shallow landslide. The report includes recommendations to be undertaken if habitable space is located within 20m of the toe of the slope (the setback line). The house is, however, located outside the 20m setback to avoid the potential risk. The garage, which will not include habitable space, is located within the 20m setback line. Staff will continue to work with the architect and geotechnical engineer to ensure all habitable space is located outside the 20m line and any required slope stability planting or other necessary works determined by the final geotechnical report are included.

Protection of the Natural Environment

The proposed new structure is within the Natural Environment DPA however the building footprint does not involve encroachment into the Natural Environment protected area. The Development Permit will be issued to address the limited hazard tree removal required for the Wildfire Protection and for the landscape restoration work to be completed in the Streamside Protected Area.

Other Environmental Considerations

In addition to the DPA environmental works, the applicant is also voluntarily including additional wildlife sensitive measures including:

- Wildlife resistant solid waste receptacles; and
- Landscape plans will adhere to Bear Aware considerations i.e. no fruit trees.

Green Building Requirement

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

Public Input

Turning Point Recovery Society and District staff engaged in a number of outreach meetings and events to discuss the proposal with the public. These included:

- Personal invitations to the pre-meeting from District staff via door knocking to 14 adjacent neighbours;
- Pre-meeting with neighbours: November 26th, 2012 - 38 residents in attendance;
- Pre-meeting with executives of Pemberton Heights Community Association on November 12th, 2012 and Edgemont & Upper Capilano Community Association on November 22nd, 2012;
- Pre-meeting with the Gloria Dei Lutheran Church Council on November 21, 2012;
- Telephone conversations with the leaders from the Lions Gate Ismaili Centre;
- December 3rd, 2012 Council consideration of a park repurpose process;
- Park Purposes Amendment Bylaw alternate approval process from December 14, 2012 to January 28, 2013;
- A bus tour of Turning Point facilities in Vancouver on January 19th, 2013 with 3 community members, 2 District Councillors and 2 District staff in attendance;
- Meeting with the North Shore Stream Keepers and the DNV environment staff on February 21st, 2013;
- Public Information Meeting: March 12, 2013 - 37 people in attendance (summary report by facilitator Catherine Rockandel attached);
- Invitation to community to sit on the Neighbourhood Advisory Committee (terms of reference attached); and
- March 21, 2013 Presentation to Edgemont & Upper Capilano Community Association Annual General Meeting with 40 people in attendance.

The Public Information Meeting notification letters were sent to 19 adjacent residents, the Gloria Dei Lutheran Church, the Lions Gate Ismaili Centre, the Edgemont & Upper Capilano Community Association and the Pemberton Heights Community Association. A sign was placed on the site and four notices were placed in the local paper.

40 people attended the meeting and following the meeting 19 responses were received by feedback form, email, and letter with 16 in favour and 3 opposed. Those in favour of the application cited the need for this type of facility on the North Shore and also supported the location. Those with concerns were worried about resale value, this use in the neighbourhood and on parkland, the need for infrastructure improvements (lights, road paving, highway noise attenuation), on-street parking or traffic pressures and creek impacts.

In response to concerns raised:

- The streamside protection area is fully respected with all building outside the protected area with habitat restoration in streamside area;
- Onsite parking is provided in a 2 car garage plus 6 onsite driveway stalls will be available which is more than required for Turning Point's van, one live-in staff and visitors;

- District staff will consider Murdo Frazer Park pathway lighting for the future capital planning cycles and other funding sources;
- Replacement of the washroom building in Murdo Frazer Park is part of the Parks Department's capital plan;
- The Parks Department is seeking capital funding for pond improvements, improvements to road and entry way off Elizabeth Way, upgrades to the tennis courts and better pathway signage;
- In 2013 the Parks Department will be doing some pathway and bridge improvements on existing trails, replacing park benches and tables and replacing the chain gate with a proper gate at the Lloyd Avenue entrance;
- Members of the immediate neighbourhood as well as community representatives are invited to sit on the Turning Point neighbourhood advisory committee;
- Ministry of Transportation and Highways indicated a noise berm and fence would cost approximately \$1,300,000. However, it is not currently in the Ministry plans.

CONCLUSION:

The site within this lot is an appropriate location to construct a recovery house group home for women recovering from addiction. The site has been carefully chosen to respect environmental constraints and environmental enhancements will be provided. If the proposal is successful, the recovery group home will fill a need identified by the North Shore Substance Abuse Working Group. Bylaw 7989 (Attachment A) may be considered for First Reading and referral to a Public Hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 7989 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7989 at First Reading and thereby reject the Turning Point Recovery House proposal.



Steven Petersson
Development Planner

Suzy Lunn
Social Planner

Attachment 1: Bylaw 7989

Attachment 2: Public Information Meeting Summary

Attachment 3: Neighbourhood Advisory Committee Terms of Reference

SUBJECT: BYLAW 7989 (REZONING BYLAW 1293): 2670 LLOYD AVENUE (PID 011-072-725) ZONING BYLAW TEXT AMENDMENT (TURNING POINT RECOVERY HOUSE) – April 4, 2013

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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**Bylaw 7989**

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to amend the text of the Zoning Bylaw for Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 (2670 Lloyd Avenue), shown outlined in red on the Plan attached to this bylaw as Attachment "A".

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)".

2. Amendments

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

Part 9 Park, Recreation and Open Space Zone Regulations is amended by:

- a) Amending Section 921, the Community Park (CP) Zone, by adding the following principal permitted use to Section 921.1

"(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, "group home" means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and "the Lot" means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 outlined in bold and labelled as "Subject Area" on the sketch plan attached as Schedule A to the CP Zone

READ a first time this the

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Certified a true copy of "Rezoning Bylaw 1293 (Bylaw 7989)" as at Third Reading

Municipal Clerk

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ADOPTED this the

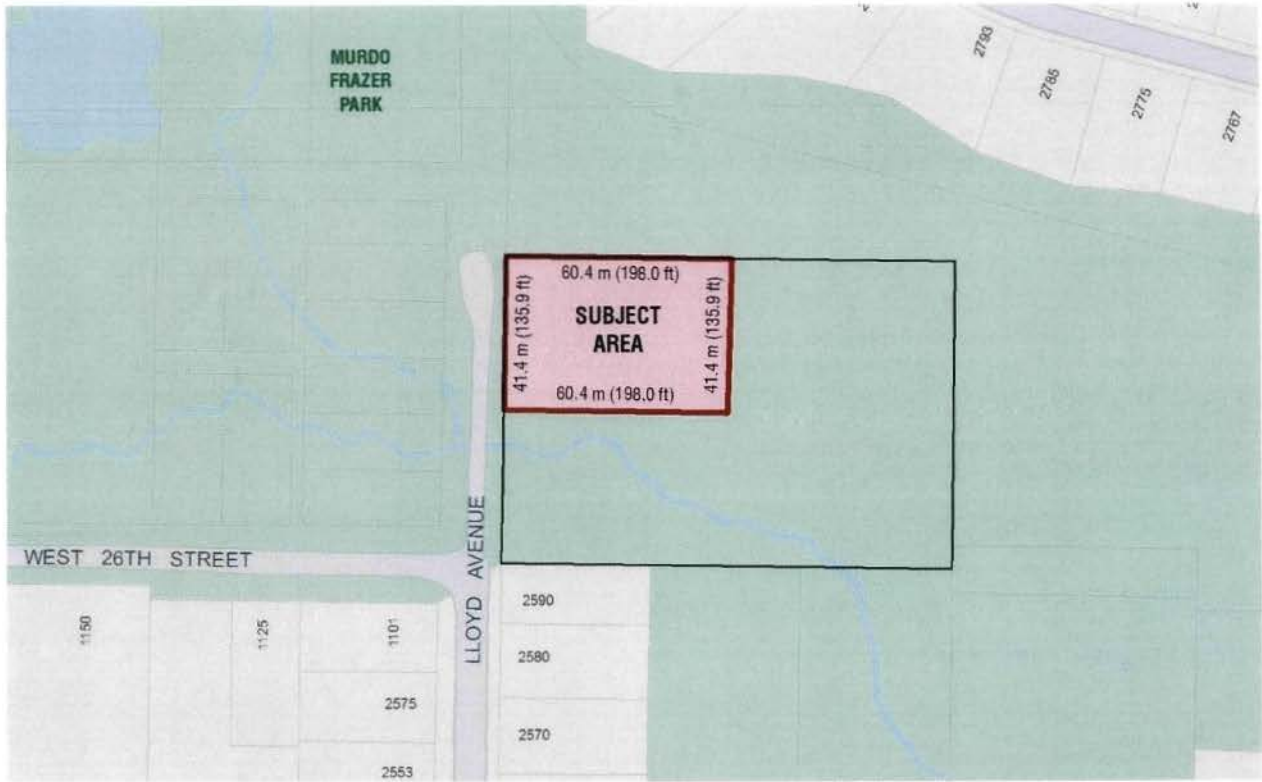
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 7989 Schedule A to the CP Zone



ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community Engagement & Partnership Planning*

**TURNING POINT
PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Steven Petersson, Development Planner, District of North Vancouver
E: peterssons@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Turning Point Recovery Society Public Information Meeting Summary

Date: March 22, 2013

Event Date: Tuesday, March 12, 2013

Time: 6:30 PM – 8:30 PM

Location: Capilano Elementary School, 1230 West 20th Street, North Vancouver

Attendees: Thirty-seven (37) people signed in for the meeting. Several people did not sign-in, for a total of forty (40) people in attendance.

Comment Forms: Eleven (11) comment forms were submitted at the meeting and provided to Stephen Petersson, District of North Vancouver

NotificationFlyer Invitation

Invitation packages were distributed to residents within a 75-metre radius of the site, as per the District of North Vancouver map.

Site Sign

There was one site sign erected on the site at 2670 Lloyd to notify the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, March 6 and Sunday, March 10, 2013. In addition, some text advertising the PIM was included in the Thursday, March 7th District Dialogue, which is distributed with the North Shore Outlook newspaper and in the 'Upcoming Meetings' advertisement in the North Shore News on March 8, 2013.

Attendees: Thirty-seven (37) people signed in for the meeting. Three people did not sign-in, for a total of forty (40) people in attendance. In addition, the following project team members, and District of North Vancouver staff and Councillors were in attendance.

District of North Vancouver

Stephen Petersson, Development Planner

Suzy Lunn, Social Planner

Annie Mauboules, Social Planner (currently on maternity leave)

Turning Point Recovery Society
Public Information Meeting Summary
March 12, 2013

Susan Rogers, Section Manager, Parks
Julie Pavey, Section Manager, Environmental Sustainability
Phil Chapman, Social Planner
Ryan Malcolm, Real Estate and Properties
Doug MacKay-Dunn, Councillor

Project Team

Casey Clerkson, CPA Development Consultants
Jack Clerkson, CPA Development Consultants
Anthony Boni, Boni-Maddison Architects

Turning Point Recovery Society

Brenda Plant, Executive Director,
Val Nay Administration
Brendan O'Brien – Site Manager Richmond Men's
Sheena Edgar – Acting Site Manager & Counsellor, Richmond Women's
David Chung – Counsellor Vancouver
Gary Schubak – President
Marc Strongman – Vice President Development
Sean Collings – Treasurer
Gord Argue – Member at Large
Jeanie Lamb – Member at Large

Facilitator

Catherine Rockandel, Rockandel & Associates

OVERVIEW

The Public Information Meeting was designed to provide several methods for the public to share information and engage in the process. From 6:30pm to 7:15pm an informal Open House provided opportunities for the public to visit information booths on key topics and have one-on-one conversations with the project team and District of North Vancouver staff. The information booths focused on DNV Rezoning and Land Use Process, Murdo Frazer Park, Environmental Sustainability, Proposed Design and Site Plan, and Turning Point Programming.

At 7:15pm until 8:30pm a facilitated dialogue provided an opportunity for the public to identify and discuss their concerns.

PUBLIC DIALOGUE: (Index: Q: Questions C: Comment A: Answers)

C1: There are drug dealers currently operating in the neighbourhood and the park is "busy" with public bathroom rendezvous causing neighbourhood concerns. There is also an overall neglect of neighbourhood (lights in park)

A1: Turning Point residence would be a beacon of light to drive out negative behavior. Drug dealers are not attracted to a place where there is no demand. We would also provide more eyes on the street

C2: I am executive director of a Capilano community service organization. We are in support of project and can also send youth outreach workers to investigate current activities in bathroom

C3: This proposal would bring addicts from elsewhere into neighbourhood

A3: The women that would reside in residence are stabilized. They are at Turning Point because they want to get better.

C4: This appears to be a done deal and that it is being fast tracked

C5: Do not want to be seen as not compassionate, and don't want to have issue framed, as we are 'bad' people if we don't support the proposal. I am concerned about safety, traffic and loss of park space. I didn't know about Alternative Approval Process (AAP) until it failed. I feel it was poorly advertised. The AAP – 10% threshold is absurd. I would feel unsafe with Turning Point in neighbourhood.

C6: Feel DNV is downplaying park loss. I want council to protect DNV parks. There are few passive recreation uses in the park. I oppose further erosion of this park. Think this sets a bad precedence of private use in parkland.

Q7: Support proposal: parks are good for healing. These women could be your sister, mother, daughter, or neighbor. Are North Shore women going to be given priority?

A7: Turning Point residences are well integrated into community and yes we would look to meet the demand of North Shore residents first

A8: Why spend \$ on Turning Point when we need sidewalks and lights – where is the win for the local area residents?

Q9: I am wondering how you plan to attain park look and feel after construction? I am a master gardener and believe you could beautify property with gardens. I would be willing to get involved to help

A9: There would be vegetable gardens, paths. We welcome the involvement of residents

C10: Wondering about local working group, who is part of it, what is structure?

A10: Comprised of DNV staff, turning point and local residents. The working group would be guided by protocols to have good power dynamic and working partnership

C11: Opposed to this proposal due to erosion of parkland and the use of expensive parkland. Keep parkland for larger public, not a small number of residents. Also concerned about encroachment on creek. There is a den of coyotes near the creek.

C12: I am supportive but think the DNV needs to address perception of neighbourhood neglect (no noise fence, sidewalks, etc)

C13: A member of public praised participants for lack of acrimony in the meeting

C14: There is a gap in services on the North Shore. People need to recover in home community

C15: Excited for the proposal. I am a family physician and this is a perfect site because it is a vacant lot

C16: I am an addiction counsellor from Turning Point Vancouver house. Our job is to save lives and I have seen that recovery houses work.

C17: We are a hardworking, middle class neighbourhood – not everyone privileged. This will erode the value of our homes.

C18: Moved to North Van to raise a family – protection of parkland important but so is demonstrating to our children that everyone is included and there is a place for people to be treated in their community

C19: One solution to the neighbourhood issues and feeling of neglect is for the DNV to consider community amenities, improvements to safety of neighbourhood

C20: I am a drug/alcohol counsellor on the North Shore. I am supportive because there are no facilities on North Shore.

Q21: What is the rate that Turning Point is paying?

A21: Nominal rate - \$10 for 60 years

C22: As staff of Turning Point we would invite you to visit us in Richmond or Vancouver we are a well run organization, with a home like environment

C23: I grew up in N Van, my brother took me to Lions Gate and we were referred to Cordova Detox. I stayed on Downtown Eastside and became an addict. It was not until I came to Turning Point I was able to turn my life around. If there had been a place to go on the North Shore maybe I would not had the experience I did.

C24: I am a principal in three secondary schools, dealt with many young people who are addicted and family members. I am supportive because I want to be part of a community that embraces all people

Open House Flip Chart Notes

Rezoning and Land Use Process

- I want to live in a community that solves problems creatively and supports all members of the community, including vulnerable populations
- I, too, want to live in a community that values and supports the least fortunate among us.... For this could be any one of us.
- People in the District value parks
- As population grows, pressure on parks rises
- High school students use the park for their projects
- This is a place for our sisters, mothers and daughters to recover in their own neighbourhood

Turning Point Recovery Society
Public Information Meeting Summary
March 12, 2013

- We want a recovery home
- Alternatives was shut down 2 years ago – no alcohol/drug recovery facility to refer people to.
- Without Turning Point we are going back to the Dark Ages
- Would you prefer to send your wife/daughter to a women's only recovery house?

Neighbourhood Improvement Requests

- Sidewalks
- Traffic calming – speed bumps on Lloyd Ave
- Street lighting
- Park lighting – see Parks booth, others?
- Highway noise wall – or other forms of noise mitigation (low noise pavement)
- Lack of parking
- Hwy – exit/entrance
- Equitable treatment to other areas of DNV
- Gladwin St in poor condition
- Traffic from camera crews
- Bathrooms in the park
- Police doing radar checks

Murdo Fraser Park

- Concerned about washrooms
- Golf course – storage across street that was intended for public use (fence has barb wire)
- Location of house in park is wrong location – creek should be protected and open to public
- House should be located in MF across from the golf course
- Existing house location should be kept for public use – community garden
- Traffic
- Support house location – quieter section
- Smoking in parks not permitted – how could this be dealt with on site?

Protection of the Natural Environment

- Highway sound bounces back from new wall on south side of highway right down Lloyd. Can this be baffled on south side? (MOTH)
- Need more trees planted on north side of highway
- Creek should be protected and trees planted

NEIGHBOURHOOD ADVISORY COMMITTEE

Turning Point Recovery Society
North Shore Women's Program



Proposed Terms of Reference

Turning Point Recovery Society is dedicated to engaging the community in a transparent consultation process about its proposed expansion project, program operations, including the program philosophy and goals, the target population to be served, objectives and requirements for program participants, standards of service provided by staff, and personal expectations and goals for program participants.

The Society wishes to involve neighbours and interested parties to participate in a Neighbourhood Advisory Committee (CAC) to accomplish the following:

1. Learn about the Society, its philosophy about addiction and associated behaviors, its clientele, and its operating style and programs and services.
2. Learn about rezoning processes and the steps required for the proposed development, including the timetable associated with these approvals and the development process.
3. Advise the Society and its Consulting Team regarding planned Public Information Meetings or Open Houses that are contemplated over the coming weeks and months.
4. Provide feedback about the proposed development and its design.
5. Be informed and educated about addictions, the Society and the rezoning proposal and process to be able to comment on the proposal in an informed and respectful manner.
6. To provide a forum for open, respectful discussion about any reasonable concerns and comments participants, or the constituents they represent, may have regarding the proposal as we proceed through the rezoning process.
7. To learn about what supportive housing is and the critical need for it on the North Shore.

We will invite the following to participate on the Neighbourhood Advisory Committee:

1. Up to 5 neighbours who own homes immediately adjacent to the site;
2. Representatives from Gloria Dei Lutheran Church and the Ismaili Center;
3. Community Associations (Pemberton Heights and Edgemont and Upper Capilano) in the catchment area that have a vested interest in the development;
4. Members of the North Shore Substance Abuse Working Group;
5. Service Providers and representatives from Health working on the North Shore who are familiar with addiction recovery;
6. Individuals who have contacted the Society or the District based on information letters sent by the District to households in the neighbourhood adjacent to the site. These individuals represent, or may have been asked to contact the Society or District on behalf of, a collection of individuals;
7. District of North Vancouver Council Member;
8. District of North Vancouver Staff; and
9. Turning Point Recovery Society

We are seeking constructive dialogue from participants. By restricting NAC size to approximately 15-20 people.

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NORTH VANCOUVER
DISTRICT

PUBLIC HEARINGS

7:00 pm, Tuesday, May 7, 2013

Council Chamber of District Hall, 355 West Queens Road

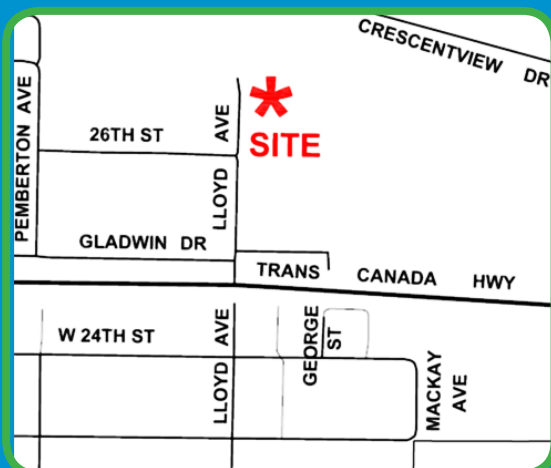
2670 Lloyd Avenue - Turning Point Recovery House Rezoning Bylaw 1293

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)

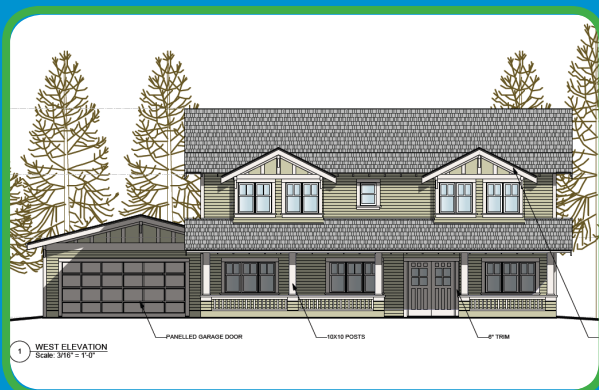
What is it? The proposed bylaw will amend the Community Park Zone to allow the construction of a residential facility for women recovering from drug and alcohol addiction.

What changes? The proposed Zoning Bylaw will add "group home" to the permitted uses of a portion of the lot at 2670 Lloyd Avenue.

Site Map



Proposed*



* Provided by applicant for illustrative purposes only.
The actual development, if approved, may differ.

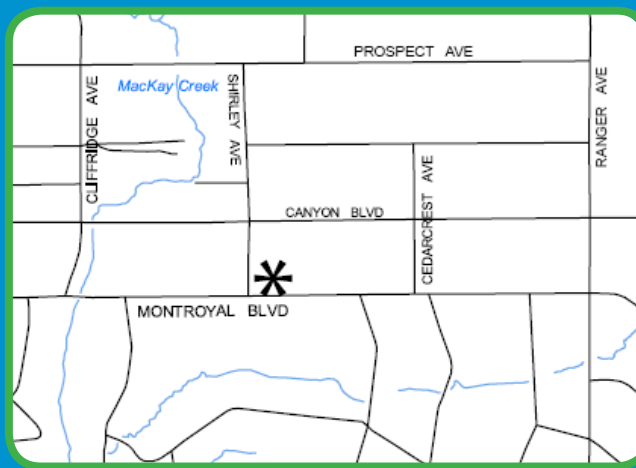
962 Montroyal Boulevard Rezoning Bylaw 1289

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)

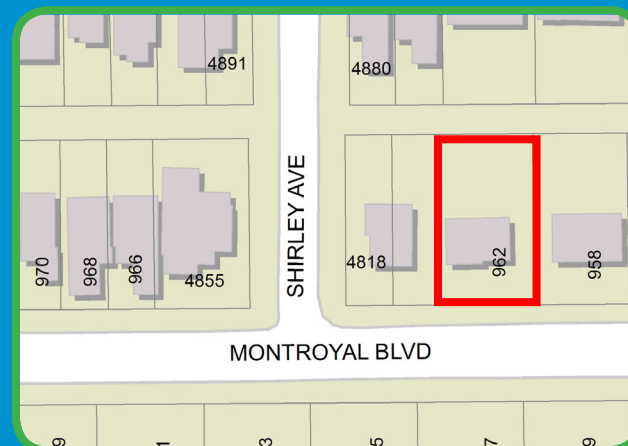
What is it? The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard.

What changes? In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

Site Map



Site Map



When can I speak? Please join us on Tuesday, May 7, 2013 when Council will be receiving input from the public on these proposals. You can speak in person by signing up at the Hearings or by providing a written submission to the Municipal Clerk at the address below or at input@dnv.org before the conclusion of the Hearings.

Need more info? The bylaws, Council resolutions, staff reports, and other relevant background materials are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00 am to 4:30 pm.

Who can I speak to? Steven Petersson, Development Planner, at 604-990-2378 or peterssons@dnv.org.



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