

AGENDA

REGULAR MEETING OF COUNCIL

Monday, October 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



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

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

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7962 –Old Dollarton/Front Street Rezoning
- Bylaw 7998 – Parks, Recreation, and Open Space Zone Amendment
- Bylaw 8000 – 2135-2167 Heritage Park Lane Rezoning
- Bylaw 7999 – 435 Seymour River Place Rezoning
- Bylaw 8003 – 1075 Prospect Avenue Rezoning

1. ADOPTION OF THE AGENDA

1.1. October 7, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the October 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 three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

3.1. National Waste Reduction Week – October 21 – 27, 2013 **p. 7**

3.2. Homelessness Action Week – October 13 – 19, 2013 **p. 9**

4. RECOGNITIONS

5. DELEGATIONS

5.1. Lynne Henshaw, North Shore Homelessness Task Force **p. 13-14**
Re: Homeless Action Week 2013

6. ADOPTION OF MINUTES

6.1. September 23, 2013 Regular Council Meeting **p. 17-23**

Recommendation:

THAT the minutes of the September 23, 2013 Regular Council meeting be adopted.

6.2. September 23, 2013 Public Meeting **p. 25-30**

Recommendation:

THAT the minutes of the September 23, 2013 Public Meeting be received.

6.3. September 24, 2013 Public Hearing **p. 31-33**

Recommendation:

THAT the minutes of the September 24, 2013 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

Recommendation:

THAT the recommendations of the Committee of the Whole be adopted as decisions of Council.

8.1. September 16, 2013 Committee of the Whole **p. 37-67**

8.1.1. 2013 Transportation Investments and 2014 Transportation Priorities

THAT the September 5, 2013 memo of the Section Manager – Transportation be received for information.

9. 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.

- 9.1. Lynn Valley Town Centre – Alternative Implementation Planning Directions** **p. 71-81**
File No. 13.6480.30/002.002
- Recommendation:*
THAT Council:
1. Support the *Planning Framework* outlined in the report dated September 24, 2013 of the Policy Planner, as a decision-making tool to guide implementation and redevelopment of the Lynn Valley Town Centre; and,
 2. Direct staff to communicate the preferred implementation planning direction to all interested parties as part of the final phase of public consultation.
- 9.2. Bylaw 8004: Tax Exemption for North Shore Ice Sports** **p. 83-89**
File No. 09.3900.20/000.000
- Recommendation:*
THAT “Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013” is ADOPTED.
- 9.3. Bylaw 8003: 1075 Prospect (Rezoning Bylaw 1299)** **p. 91-102**
File No. 08.3060.20/001.13
- Recommendation:*
THAT “District of North Vancouver Rezoning Bylaw 1299 (Bylaw 8003)” is given SECOND and THIRD reading, and that Bylaw 8003 is ADOPTED.
- 9.4. Bylaw 8011: Renaming of 0 to 600 Blocks Mountain Highway** **p. 103-106**
File No. 16.8620.00/001.000
- Recommendation:*
THAT “Mountain Avenue Street Naming Bylaw 8011, 2013”, a bylaw to rename the 0 to 600 blocks of Mountain Highway, is given FIRST, SECOND, and THIRD reading.
- 9.5. Bylaw 8009: 2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)** **p. 107-110**
File No. 05.1940.00/000.000
- Recommendation:*
THAT Bylaw 8009, cited as “2013-2015 Taxation Exemptions by Council 7942, Amendment Bylaw 8009, 2013 (Amendment 1)”, be given FIRST, SECOND, and THIRD reading.
- 9.6. Bylaw 2012: 2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)** **p. 111-122**
File No. 05.1940.00/000.000
- Recommendation:*
THAT Bylaw 8012, cited as “2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)”, be given FIRST, SECOND, and THIRD reading;

AND THAT prior to considering adoption of the Bylaw, public notice be given in accordance with Section 227 of the *Community Charter*.

9.7. Wildfire Fuel Mitigation Grant Application

p. 123-139

File No. 12.6300.50/000.000

Recommendation:

THAT Council endorse by resolution the attached \$311,600 grant application to the Union of British Columbia Municipalities (UBCM) for hazardous fuel mitigation work on nine treatment sites.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

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



PROCLAMATION

“National Waste Reduction Week” (October 21 – 27, 2013)

- WHEREAS:** As a municipality, we are committed to conserving resources, protecting the environment and educating the community; and
- WHEREAS:** the theme of Waste Reduction Week, “Too Good to Waste”, draws attention to the richness and diversity of the natural world and the importance of working towards ecological sustainability through waste avoidance and resource conservation; and
- WHEREAS:** each year the Recycling Council of British Columbia organizes BC’s involvement in observing this important week.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **October 21 – 27, 2013** as **“National Waste Reduction Week”** in the District of North Vancouver.

A handwritten signature in black ink, appearing to read 'M. Walton'.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 7th day of October 2013

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PROCLAMATION

“Homelessness Action Week” (October 13 – 19, 2013)

WHEREAS: Everyday in our municipality there are men, women, youth, and children who do not have a place to call home; and

WHEREAS: Community action and participation are essential in addressing and eliminating issues and circumstances that contribute to homelessness; and

WHEREAS: During this week, activities and events will be offered and the community will be encouraged to participate and learn about the many issues related to homelessness, about the community agencies that offer services and support ‘that work’ for persons who are homeless, and about what each of us as citizens can do to creatively and collectively address homelessness in our communities.

NOW THEREFORE I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **October 13 – 19, 2013** as “**Homelessness Action Week**” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 7th day of October 2013

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DELEGATIONS

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Delegation to Council Request Form

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

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

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

Name of person or group wishing to appear before Council: NS Homelessness Task Force

Title of Presentation: Homeless Action Week 2013 and NSHTF Update

Purpose of Presentation:

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

Please describe.

Lynne Henshaw, Task Force Coordinator and David Newberry, Lookout Shelter will provide an update on Homeless Action Week 2013 activities on the North shore/Regional activities.

Contact person (if different than above): Lynne Henshaw

Daytime telephone number: 778-995-7701

Email address: lhenshaw@telus.net

Will you be providing supporting documentation? Yes No

If yes: PowerPoint presentation
 DVD
 Handout

Note: All supporting documentation must be provided 12 days prior to your appearance date.

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

Technical requirements: Laptop
 Multimedia projector

Delegation to Council Request Form

Rules for Delegations:

1. Scheduled by the Clerk after receipt of a request submitted in writing and addressed to Mayor and Council.
2. If a delegation request concerns a matter previously decided by Council or concerns an issue which is being or has been dealt with in a public participation process, the delegation's request to appear before Council may be placed on the appropriate agenda for Council direction.
3. Supporting submissions for the delegation should be provided to the Clerk by noon 12 days preceding the scheduled appearance.
4. A maximum of 2 delegations will be permitted at any Regular Council meeting.
5. Delegations will be allowed a maximum of five minutes to make their presentation.
6. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
7. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Lynne Henshaw

September 1, 2013

Name of Delegate or Representative of Group

Date

L. Henshaw
Signature

For Office Use Only

By: Signature: M. Hetchford Municipal Clerk Deputy Municipal Clerk

Appearance date if applicable: OCT. 7

Applicant informed of approval/rejection on (date): Sept. 9

By (signature): M. Hetchford Date: Sept. 9

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

MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, September 23, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn (7:27 pm)
Councillor L. Muri
Councillor A. Nixon (7:02 pm)

Staff: Mr. B. Bydwell, Acting Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Ms. S. Haid, Manager – Sustainable Community Development
Mr. M. Senior, Manager – Information Technology Services
Ms. J. Paton, Section Manager – Development Planning
Ms. N. Letchford, Deputy Municipal Clerk
Ms. L. Brick, Confidential Council Clerk
Ms. K. Rendek, Policy Planner
Ms. T. Smith, Transportation Planner

Also in

Attendance: Mr. Vince Verlaan, Golder Associates
Ms. Daniella Fergusson, Golder Associates
Ms. Krista Tulloch, Vice-Chair, OCP Implementation Committee

1. ADOPTION OF THE AGENDA

1.1. September 23, 2013 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 23, 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.

CARRIED

Absent for Vote: Councillors MACKAY-DUNN and NIXON

2. PUBLIC INPUT

- 2.1.** Mr. Don Peters, 600 Block West Queens Road:
- Spoke regarding the Lynn Valley Town Centre;
 - Expressed concern regarding maintaining the integrity of the OCP; and,
 - Commented on the September 17, 2013 staff report options.

Councillor NIXON arrived at this point in the proceedings.

- 2.2.** Mr. John Neumann, 1100 Block East 29th Street:

 - Spoke regarding the Lynn Valley Town Centre;
 - Commented on the results which lists affordable and accessible housing as a low priority;
 - Opined that the list of priorities does not reflect the current and future reality for seniors and disabled people; and,
 - Spoke in support of option three in the staff report as a way to provide secure and inexpensive housing options.
- 2.3.** Ms. Linda Findlay, 1200 Block Kilmer Road:

 - Spoke regarding the Lynn Valley Town Centre;
 - Supports redevelopment of the mall and option three in the staff report; and,
 - Submitted a petition of 319 signatures supporting redevelopment of Lynn Valley on a case by case basis as part of the OCP.
- 2.4.** Mr. Hazen Colbert, 1100 Block East 27th Street:

 - Spoke regarding Lynn Valley Town Centre;
 - Expressed concern that the Golder report eliminated responses to the survey as they were anonymous; and,
 - Urged Council to explore implementing the low rise development option.
- 2.5.** Ms. Hazel Boyd, 2600 Block Mountain Highway:

 - Spoke regarding Lynn Valley Town Centre;
 - Urged that Bosa Development move forward with their proposed development and purchase the Lynn Valley Library site; and,
 - Spoke in support of the OCP process and the plan.
- 2.6.** Mr. David Hewitzor, 1300 Block Doran Road:

 - A merchant in Lynn Valley mall spoke and is support of redevelopment on the site; and,
 - Advised that the merchants support the proposed Bosa development plan.
- 2.7.** Mr. Peter Dyker, 3700 Block Edgemont Blvd:

 - Spoke in support of the OCP; and,
 - Spoke in support of development in the Lynn Valley Town Centre.
- 2.8.** Mr. Alex Schwartz, 3200 Block Mountain Highway:

 - Spoke regarding the OCP, opining that it does not include a viable transportation plan for Lynn Valley; and,
 - Expressed concern that the current infrastructure in Lynn Valley will not be able to support the proposed increase in density.
- 2.9.** Mr. David Hunter, 2700 Block Ailsa Crescent:

 - Spoke in support of the balanced growth which has occurred in Lynn Valley in the past 30 years; and,
 - Commented that there is a need for higher density and increased variety of housing in Lynn Valley.

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

- 2.10.** Mrs. Sue McMordie, 1500 Block Coleman Street:
- Spoke in support of revitalization of Lynn Valley;
 - Commented on the development proposal by Bosa Developments presented to the community;
 - Expressed concern that the mall merchants currently have uncertainty; and,
 - Urged that Council accept option three of the staff report.
- 2.11.** Mr. Matthew Bond, 1800 Block Peters Road:
- Spoke regarding the OCP; and,
 - Spoke in support of moving forward with development in Lynn Valley.
- 2.12.** Mr. John Harvey, 1900 Block Cedar Village Crescent:
- Spoke regarding the conduct of RCMP officers;
 - Requested that his correspondence be placed on the District agenda; and,
 - Commented on Councillor Nixon's attendance at the BC Lawn Bowling Championships and the upcoming BC Senior Games.
- 2.13.** Mr. John Gilmour, 2900 Block Bushnell Place:
- Commented on the Golder report, expressing concern that there was no high return for any one option; and,
 - Spoke in support of redevelopment of Lynn Valley and improved amenities for community groups.
- 2.14.** Mr. Rene Gourley, 600 Block St. Ives Crescent:
- Spoke regarding Delbrook Community Association request to be involved in the public consultation process of the redevelopment of the Delbrook Community Centre; and,
 - Invited Council to attend the Delbrook Community Association AGM.

3. PROCLAMATIONS

3.1. North Shore Culture Days – September 27 – 29, 2013

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. September 9, 2013 Regular Council Meeting

**MOVED by Councillor NIXON
SECONDED by Councillor BASSAM**

THAT the minutes of the September 9, 2013 Regular Council meeting be adopted.

CARRIED

6.2. September 10, 2013 Public Hearing - 2135-2167 Heritage Park Lane

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT the minutes of the September 10, 2013 Public Hearing be received.

CARRIED

6.3. September 10, 2013 Public Hearing - 475 Seymour River Place

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT the minutes of the September 10, 2013 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

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

9.4. Lynn Valley Town Centre – Community Engagement Update and Potential Planning Directions

File No. 13.6480.30/002.002

Ms. Susan Haid, Manager – Sustainable Community Development, provided an overview of the Lynn Valley Town Centre community engagement process. Ms. Krista Tulloch, Vice Chair, OCP Implementation Committee, spoke regarding the Committees mandate and their role in the process advising that they concur that the process was thorough and engaged of all members of the community who participated.

Mr. Vince Verlaan, Golder Associates, spoke regarding the Lynn Valley Town Centre Implementation Plan consultation process, methodology, and report. Mr. Golder advised that there was a high participation rate of residents in the process.

Public Input:

9.4.1 Mr. Glenn MacKenzie, 1400 Block Fredrick Road:

- Urged Council to support option two in the staff report;
- Supports redevelopment of Lynn Valley mall; and,
- Opined that many residents in Lynn Valley have commented to him that they did not feel included in the discussions of density and height.

MOVED by Councillor MURI
SECONDED by Councillor HICKS

THAT Council

1. Receive the Golder report summarizing feedback on the Lynn Valley Town Centre Implementation Plan Community Engagement Initiative for information; and,
3. Convey the consultant's report to all participants in the Lynn Valley engagement process.

CARRIED

Councillor LITTLE left the meeting at 8:38 pm and returned at 8:40 pm.

MOVED by Councillor NIXON
SECONDED by Councillor HICKS

THAT Council direct staff to report back in an expeditious manner on proposed planning direction two and three as outlined in the September 17, 2013 report of the Policy Planner for Lynn Valley.

CARRIED

The meeting recessed at 9:05 pm and reconvened at 9:11 pm.

Councillor NIXON left the meeting at 9:15 pm.

9.2. Bylaws 8000 and 8001: Rezoning and Housing Agreement for a 30 Unit Townhouse Project at 2135-2167 Heritage Park Lane
 File No. 08.3060.20/079.12

Ms. Tegan Smith, Transportation Planner, spoke regarding the transportation plan advising that there is capacity on the street network to for the proposed project. Ms. Smith commented that staff are considering an egress from the area to the north of the Maplewood School site.

MOVED by Councillor LITTLE
SECONDED by Councillor MACKAY-DUNN

THAT

1. The "District of North Vancouver Rezoning Bylaw 1298 (Bylaw 8000)" is given SECOND and THIRD readings; and,
2. The Housing Agreement Bylaw 8001, 2013 is given SECOND reading as amended and THIRD reading.

CARRIED

Absent for Vote: Councillor NIXON

- 9.3. Bylaws 7999 and 8002: Rezoning and Housing Agreement for a 61 Unit Townhouse Project at 435-475 Seymour River Place**
File No. 08.3060.20/009.13

Councillor MURI left the meeting at 9:34 pm and returned at 9:35 pm.

MOVED by Councillor LITTLE
SECONDED by Councillor HICKS
THAT

1. The "District of North Vancouver Rezoning Bylaw 1297 (Bylaw 7999)" is given SECOND and THIRD readings; and,
2. The Housing Agreement Bylaw 8002, 2013, is given SECOND and THIRD readings.

CARRIED

Absent for Vote: Councillor NIXON
Voting Against: Councillor BASSAM

Councillor NIXON returned at 9:38 pm.

- 9.1. New DNV Park App Demonstration**
File No.

Presentation: Mike Senior, Manager – Information Technical Services

Mr. Mike Senior, Manager – Information Technical Services, provided Council with an overview of the new DNV Park application for iPad noting that the application will provide users with information on all District parks. Mr. Senior advised that it is anticipated that this application will be released on Friday, September 27, 2013. Council suggested that the app be expanded to include services such as facility reservations and park events.

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT the presentation of the Manager – Information Technical Services be received for information.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported on:

- His attendance at the 100th Anniversary of Mollie Nye House; and,
- North Shore Toastmasters Humourist Competition on Wednesday September 25, 2013 at District Hall.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor Bassam reported on his attendance at the UBCM Convention including meetings with the Minister of Transportation and Infrastructure, Minister of Education, and Minister of Aboriginal Affairs & Reconciliation.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the September 23, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:00 pm)

Mayor

Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER
PUBLIC MEETING**

Minutes of the Public Meeting of the Council for the District of North Vancouver held at 6:30 p.m. on Monday, September 23, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor D. MacKay-Dunn

Staff: Mr. B. Bydwell, Acting Chief Administrative Officer
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. N. Letchford, Deputy Municipal Clerk
Ms. C. Rucci, Social Planner
Ms. L. Brick, Confidential Council Clerk

1. OPENING BY THE MAYOR

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

2. PRESENTATION BY STAFF

Ms. Cristina Rucci, Social Planner, reviewed the application of Ms. Laya Shakery, Little Bunnies Learning Centre, at 496 West Kings Road who is requesting to expand her current childcare license from 10 children to a total of 20 children. The additional license would allow the applicant to care for 10 children aged 36 months to school aged in addition to the current 10 children under 36 months. Childcare services will continue to be provided between the hours of 7:30 am and 5:30 pm.

Ms. Rucci advised that there are two other child care facilities in the immediate area; Little Rascals, which has a waiting list, and Bella Balloon, which currently has four openings.

Ms. Rucci advised that there are two employees at the facility; one of which drives and the other takes transit. Ms. Rucci advised that more than half of the families walk or cycle to the facility and parking is available on site for drop off and pick up.

Ms. Rucci advised that three neighbours have expressed concern regarding the number of childcare facilities in the immediate neighbourhood and have expressed concern regarding traffic.

3. PRESENTATION BY APPLICANT

Ms. Laya Shakery spoke in support of the application and reviewed her credentials and history of providing childcare in the community. Ms. Shakery advised that there is a shortage of quality child care centres in North Vancouver and opined that it is disruptive to the children leave a facility once they reach the age of 36 months and start in a new facility; therefore, she is requesting Council consider approving her request to increase her facility licence and the age range of the children.

Ms. Shakery addressed concerns expressed by neighbours by suggesting that expanding the daycare will not affect the dynamics of the neighbourhood as many of the neighbours she spoke with were unaware of the existence of her facility.

Ms. Shakery advised that traffic concerns will be addressed as she will work with parents and staff to reduce noise and traffic flow. In response to concerns raised about outdoor noise, Ms. Shakery advised that the total time spent by the children in the yard is one hour in the morning and one hour in the afternoon and she will divide the children into subgroups for alternate outdoor activities such as nature walks.

Offers a two hour drop off window in the morning and afternoon to reduce the number of cars parked in the centre at any one time.

5. QUESTIONS FROM COUNCIL

Council inquired about a gradual movement to increasing the size of the facility to 20 children; Ms. Shakery advised that the facility will gradually increase the number of children and priority placement will be given to existing clients.

Ms. Shakery advised that the intention is to expand the facility from the basement to include a portion of the main floor and her family will be residing on the upper floor and a portion of the main floor.

Ms. Rucci advised that a review of the licence will be conducted if there is two or more complaints received after one year.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Ms. Marlies Coventry, 400 Block West Kings Road

- Expressed concern regarding the tenants in the home between them;
- Expressed concern regarding noise from the children;
- Spoke regarding the impacts that the facility has had on the neighbourhood;
- Commented that there is increased traffic in the neighbourhood and it is not as safe as it once was; and,
- Suggested that this increase is not a reasonable home based business and is better suited to a commercial area.

4.2 Mr. James Gill, 500 Block West Kings Road

- Commented on the impact that the three daycares in their vicinity has on their residence (36 daycare spaces within the area);
- Noise from traffic on street parking and facility;
- Expressed frustration at the cumulative daily noise;
- Commented on the application of the bylaw opining that this daycare does not balance the interest of the neighbours;
- Urged council to not approve an increase in the licence; and,
- Commented that families do not arrive by transit or walk.

6. CLOSING

The meeting recessed at 6:54 pm and will continue on Tuesday, September 24, 2013 at 6:00 pm in the Committee Room.

The Public Meeting Reconvened in the Committee Room of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 24, 2013 commencing at 6:00 p.m.

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

Absent: Mayor R. Walton
Councillor R. Hicks
Councillor L. Muri

Staff: Mr. B. Bydwell, Acting Chief Administrative Officer
Ms. N. Letchford, Deputy Municipal Clerk
Ms. C. Rucci, Social Planner
Ms. S. Berardo, Confidential Council Clerk

1. OPENING BY THE MAYOR

Acting Mayor D. MacKay-Dunn welcomed members of the public and staff to the meeting and advised that the reconvened Public Meeting is to allow for further public input.

4.1 Mr. Neil Roberts, 500 Block West Kings Road

- Expressed concern with increased noise from the children;
- Suggested that this increase is not a reasonable home based business and is better suited to a commercial area
- Stated that parking issues in the neighbourhood have dramatically increased; and,
- Spoke in opposition of the proposed expansion.

4.2 Mr. Cy Morgan, 500 Block West Kings Road

- Commented that there are already two daycares at both ends of the street;
- Expressed concern with regards to construction noise from renovations; and,
- Urged Council to not expand Little Bunnies Daycare until Baptist Church Daycare renovations are complete.

4.3 Ms. Jennifer Trost, 3770 Block

- Spoke in support of the daycare;
- Spoke to the shortage of daycares;
- Commented that Little Bunnies Daycare provides quality childcare;
- Stated that not all daycare are created equal; and,
- Noted that her family walks to Little Bunny Daycare.

4.4 Ms. Liza Trianca, 600 Block East 1st Street

- Spoke in support of Little Bunnies Daycare;

- Commented that Little Bunnies is clean, well equipped, and provides high quality education.

4.5 Mr. Jonathan Vroom, 4300 Block Capilano Road

- Spoke in support of the proposed application;
- Commented on the feeling of security when dropping children off;
- Stated that having a daycare in the neighbourhood creates a sustainable community; and,
- Commented that there has not been a major increase in traffic as most people walk.

4.6 Mr. Joel VanBurgen, 3000 Block Jones Avenue

- Spoke in opposition to Little Bunnies Daycare; and,
- Expressed concern with increased traffic.

4.7 Ms. Jennifer Trost, 3770 Block

- Spoke for a second time;
- Commented on the convenience of having both children able to attend Little Bunnies Daycare; and,
- Commented on the high quality of education provided by the applicant.

4.8 Mr. Jim Gail, 500 Block West Kings Road

- Spoke in support of the District of North Vancouver's Child Care Policy;
- Commented that there should be a balance between daycares and the interest of the neighbourhood;
- Expressed concern with traffic and noise issues; and,
- Stated that most people drive their children to the daycare.

4.9 Ms. Jessie Vroom, 4300 Block Capilano Road

- Spoke to the quality of education at Little Bunnies Daycare;
- Commented on the consistent dependable relationships developed at Little Bunnies Daycare;
- Stated that switching daycares is detrimental to the children's education;
- Noted that other daycares are not as affordable; and,
- Noted that the applicant is concerned with the well being of the neighbours.

4.10 Ms. Kari Marr, 2300 Block Kilmarnock Crescent

- Commented that Little Bunnies Daycare feels like an extended family;
- Spoke to the quality of Little Bunnies Daycare;
- Commented on the convenience of having both children able to attend Little Bunnies Daycare; and,
- Urged council to allow the expansion of Little Bunnies Daycare.

4.11 Mr. Jordan Marr, 2300 Block Kilmarnock Crescent

- Spoke to the District of North Vancouver's Child Care Policy;
- Stated that Little Bunnies Daycare is instrumental to the success of the Child Care Policy; and,
- Commented that Little Bunnies Daycare has created a sense of belonging within the community.

4.12 Mr. Sarah Bird, 1800 Block Apins Road

- Spoke to the challenges of finding good childcare; and,
- Commented on the convenience of having both children able to attend Little Bunnies Daycare.

4.13 Ms. Luciana Roberts, 500 Block West Kings Road

- Expressed concern with noise; and,
- Expressed concern with increased traffic.

4.14 Mr. Stuart Carpentry, 400 Block West Kings Road

- Requested that a balance in the neighbourhood be maintained;
- Stated that there are enough daycares in the neighbourhood; and,
- Commented that businesses should not be allowed in residential neighbourhoods.

4.15 Mr. Jim Gail, 500 Block West Kings Road

- Speaking a second time;
- Commented that parents dropping children off park on Jones street;
- Commented that tandem parking does not work when dropping off and picking up children;
- Expressed concern with increased noise from the children;
- Stated that there are too many daycares in one neighbourhood;
- Urged Council to maintain Little Bunnies Daycare for ten children; and,
- Expressed concern that the District of North Vancouver did not consult the community when Little Bunnies Daycare was first created.

4.16 Ms. Laya Shakery, 400 Block West Kings Road

- Commented that the intent is to maintain the peacefulness of the neighbourhood;
- Expressed concern that neighbours feel that Little Bunnies Daycare has been intrusive; and,
- Commented that this is a passion and is not doing this to make money.

5. QUESTIONS FROM COUNCIL

Council requested that staff provide information regarding rates for daycare services throughout the District of North Vancouver.

Council queried who is responsible for maintaining the quality of daycares. Staff advised that Vancouver Coastal Health has high standards of care and there is a basic standard that all daycares must comply with.

Staff advised that nineteen hundred children in the District of North Vancouver are not able to get into daycares.

6. CLOSING

The meeting adjourned at 7:06 p.m.

Confidential Council Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 24, 2013 commencing at 7:10 p.m.

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

Absent: Mayor R. Walton
Councillor R. Hicks
Councillor L. Muri

Staff: Mr. B. Dwyer, Manager – Development Services
Ms. N. Letchford, Deputy Municipal Clerk
Mr. K. Larsen, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 8003: The District of North Vancouver Rezoning Bylaw 1299

Purpose of Bylaw:

The purpose of the proposed bylaw is to add minimum lot sizes for the property at 1075 Prospect Avenue to enable consideration of a subdivision to create two 10m (33 foot) lots.

1. OPENING BY THE MAYOR

Acting Mayor MacKay-Dunn welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. INTRODUCTION OF BYLAW STAFF

Presentation: Ms. Kathleen Larsen, Community Planner

Ms. Kathleen Larsen, Community Planner, provided an overview of the bylaw that would allow consideration of a subdivision of the property at 1075 Prospect Avenue to create two 10m (33 foot) lots that are not incompatible with the existing mix of lots along the 1000 Block of Prospect Avenue.

Ms. Larsen advised that:

Public Hearing Minutes – September 24, 2013

- The block face in the south side of the 1000 block of Prospect Avenue is represented by a mix of lot widths; primarily 10m (33ft) and 20 m (66ft) widths with an occasional wider lot;
- Covenants will be registered on the title of each of the proposed lots to prevent the construction of secondary suites as the proposed 10m (33ft) lots do not have any laneway access;
- The restriction is intended to address any potential increase to street parking along Prospect Avenue resulting from the new construction;
- Covenants will be required to address building siting and replacement rear hedge to address neighbour concerns;
- Covenants will also be required to ensure that the new houses are uniquely designed; the building permits are reviewed by the General Manager of Planning prior to issuance to ensure compliance; and,
- A covenant requiring that the new homes meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green “Gold” equivalency will be required prior to bylaw adoption.

4. PRESENTATION BY APPLICANT

Presentation: Bill Curtis Design & Associates

4.1 Mr. Bill Curtis, Applicant:

- Commented that the neighbourhood features many 33ft lots;
- Acknowledged that the replanting of two new trees will be required as a condition of the subdivision once construction is complete;
- Noted that neighbours have been consulted addressing their concerns;
- Commented that the intent of the proposed subdivision is to create two unique homes;
- Noted that parking will be provided by a single space garage;
- Mentioned that two new street trees will also be required;
- Commented that the new homes would achieve a Built Green “Gold” equivalency or better; and,
- Spoke to the challenge of affordability.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Andrew Olney, 1000 Block Prospect Avenue:

IN FAVOUR

- Spoke in support of the application;
- Commented that the applicant has worked hard to address the concerns of the neighbours;
- Spoke in support of the restriction of secondary suites;
- Expressed concern with parking issues and increased traffic; and,
- Spoke to the affordability of 33ft lots.

5.2 Mr. Ray Bodnaruk, 1000 Block Prospect Avenue:

IN FAVOUR

- Spoke in support of the application; and,
- Commented that by adding density you increase the character of the neighbourhood.

5.3 Mr. Todd Surokin, 800 Block Prospect Avenue **OPPOSED**

- Spoke in opposition of the proposal;
- Stated that the proposed subdivision will change the character of the neighbourhood; and,
- Expressed concern with traffic issues and safety in the park.

5.4 Mr. Nahid Hamidizadeh, 900 Block Melbourne Avenue: **IN FAVOUR**

- Spoke in support to the affordability of the proposed homes.

5.5 Ms. Susan Bradshaw, 1000 Block Prospect Avenue: **COMMENTING**

- Expressed concern with traffic; and,
- Suggested that speed bumps and other traffic calming measures be installed.

5.6 Mr. Frank Bradeau, 1000 Block Prospect Avenue: **IN FAVOUR**

- Spoke in support of 33 ft lots because they provide affordable housing;
- Expressed concern with parking issues; and,
- Recommended the installation of speed bumps to calm traffic.

5.7 Mr. Howard Porritt, 1000 Block Prospect Avenue: **IN FAVOUR**

- Stated that monster homes do not fit the character of the neighbourhood; and,
- Spoke to the affordability of 33 ft lots.

6. QUESTIONS FROM COUNCIL

Council observed that the agenda categorised 33 ft lots as the prevailing lot pattern. Staff advised that a mixed lot pattern would better describe the existing lot pattern. Council discussed and sought clarification from staff as to the ability to control and regulate certain matters such as secondary suites and house design on a proposed subdivision verses on an existing lot of record. Council also expressed interest in a workshop-type session regarding infill subdivisions to develop more fulsome policy guidelines.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the September 24, 2013 Public Hearing be closed;

AND THAT Bylaw 8003 "The District of North Vancouver Rezoning Bylaw 1299", be returned to Council for further consideration.

CARRIED
(7:44 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

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COMMITTEE OF THE WHOLE REPORT

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**Memo**

September 27, 2013

TO: Mayor and Council

FROM: Natasha Letchford, Deputy Municipal Clerk

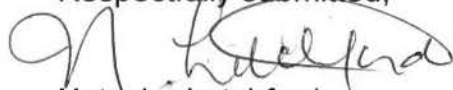
SUBJECT: 2013 Transportation Investments and 2014 Transportation Priorities

On September 16 the Committee of the Whole received a report from Erica Geddes, Section Manager – Transportation regarding the District's 2013 Transportation Investments and 2014 Transportation Priorities.

It is recommended:

THAT the September 5, 2013 memo of the Section Manager – Transportation be received for information.

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Enclosures:

- September 5 Committee of the Whole Memo
- September 16 Committee of the Whole Minutes



Memo

September 5, 2013
File: 16.8620.01/001.000

3.1

TO: Mayor and Members of Council
FROM: Erica Geddes, Section Manager - Transportation

SUBJECT: 2013 Transportation Investments & 2014 Transportation Priorities

At the September 16th Committee of the Whole meeting, Transportation staff intend to present the following:

- An **update on 2013** transportation projects in the District, as described in Attachment 1; and
- **Potential 2014 transportation projects** for consideration in budget deliberations, as described in Attachment 2.

The potential improvements for 2014 were compiled based on Council input and the projects embedded in the District's Transportation Plan adopted by Council in 2012.

In addition to projects, the Transportation Section intends to pursue other activities in 2014, expected to include:

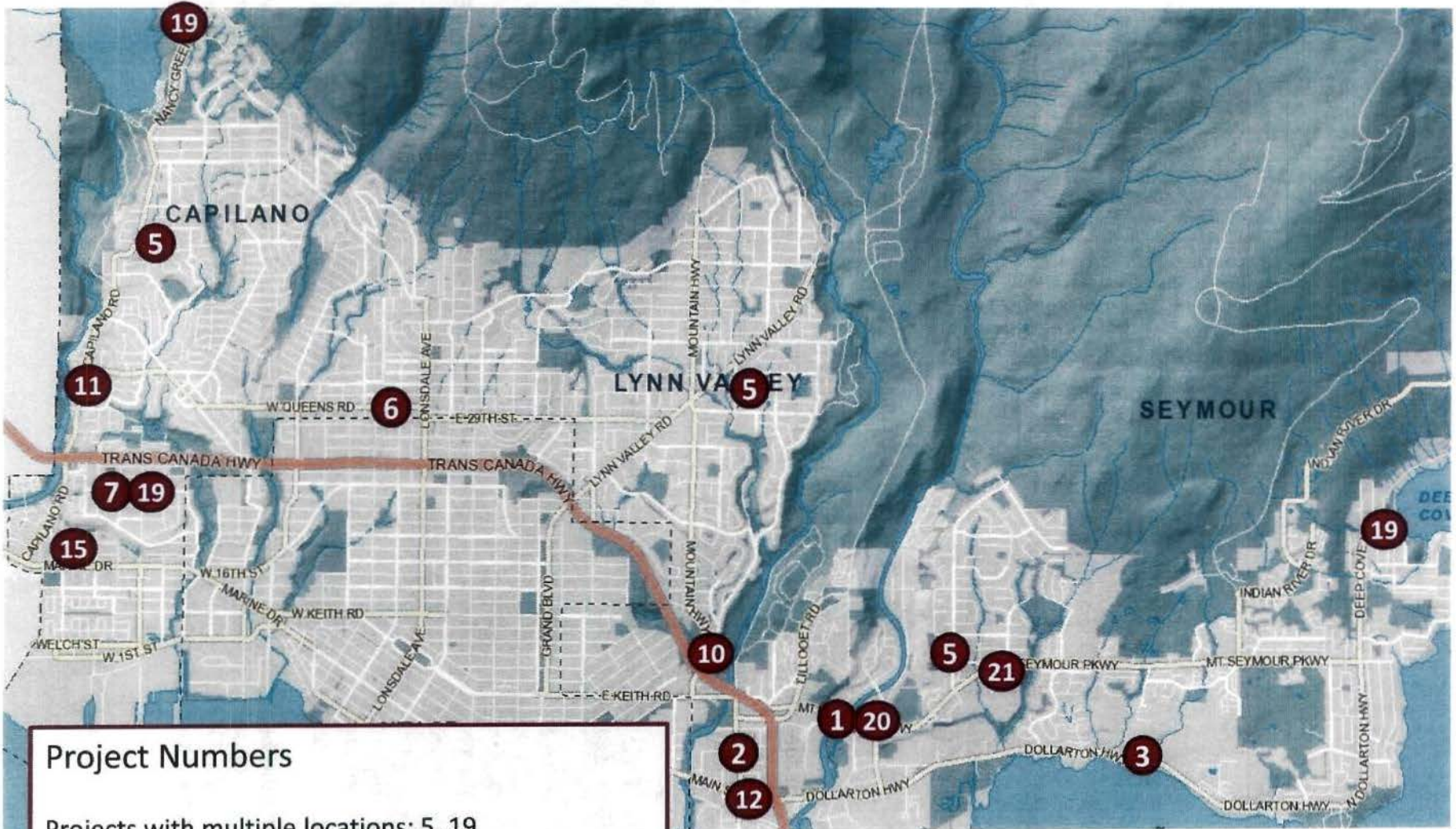
- Partnership to support transportation-related education programs;
- 3rd school traffic and safety study;
- Deep Cove parking and circulation study;
- Parking wayfinding strategy (to direct drivers to available parking lots in centres);
- Strategy to collect traffic counts more effectively;
- New bus shelter contract; and
- Parking analysis in the Upper Fromme Neighbourhood to evaluate use of alpine parking lot.

During the September 16th session, staff will be seeking Council comment and direction on the proposed projects for 2014. Based on this, the projects will be submitted through the regular District capital planning process to determine whether they are funded when compared to other priorities.

Thank you.

Enclosures

Locations of 2013 Transportation Projects



Project Numbers

Projects with multiple locations: 5, 19

District-wide projects: 4, 8, 9, 13, 14, 16, 17, 18

2013 Transportation Projects

Update September 2013

1. Mount Seymour Parkway Bridge Seismic Upgrade and Widening (Phase 1)

The District completed the improvement of the Mount Seymour Parkway Bridge over Seymour River, in partnership with TransLink and the Province of British Columbia.

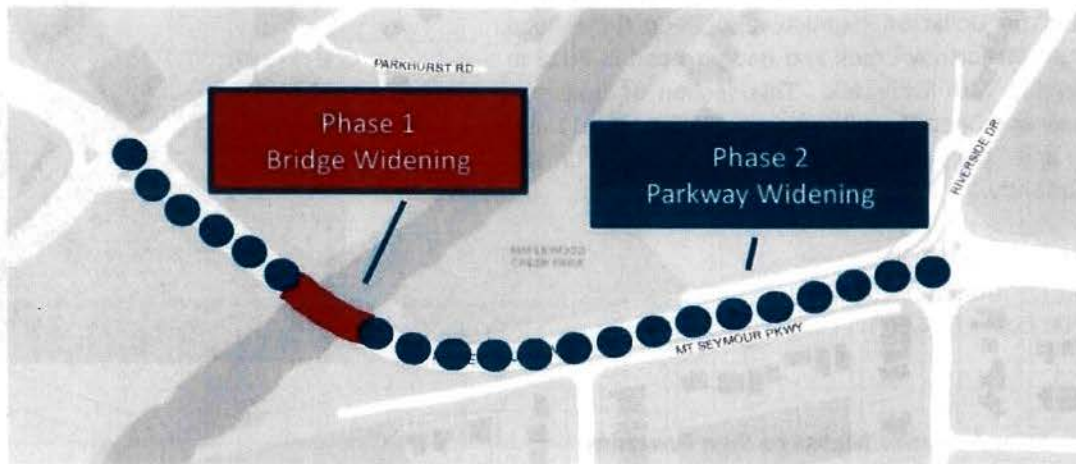
This included a seismic retrofit to reduce the risk of earthquake damage and widening of the bridge to accommodate a wider sidewalk on the north side, a multiuse pathway on the south side, and bike lanes on both sides.

This work constitutes Phase 1 of a two-phase project. Phase 2 will involve widening the adjacent roadway

Project Cost = \$2,206,000

Partner Contribution = \$1,499,800

DNV Net Cost = \$706,200



2. Mount Seymour Parkway Road Widening for Bike Lanes (Phase 2)

The final phase of this two-phase project would involve widening of Mount Seymour Parkway between Seymour Boulevard and Riverside Drive to accommodate wider sidewalks and bike lanes. This project is being completed in partnership with TransLink (subject to approval) and the Ministry of Transportation and Infrastructure.

Construction is scheduled to commence in fall 2013, but is awaiting confirmation of several funding sources before starting.

Project Cost = \$1,600,000

Partner Contribution = TBD

DNV Net Cost = TBD

3. Spirit Trail Central Section Planning

During discussions about the Lower Lynn Town Centre, Council requested a review of the Spirit Trail alignment through the area. A consultant has been engaged to analyze and compare the route options and to update the Spirit Trail Route Planning report for eventual Council adoption.

Although the work is not final, it appears the review will recommend:

- **Short term** northern route connecting to Keith Road and Mount Seymour Parkway; and/or
- **Longer term** route that would cross Highway 1 on a Crown Street alignment.



Project Cost = \$10,000

4. Dollarton Highway Shared Bike Lanes

Shared bike lane signage and pavement markings were installed on Dollarton Highway and Deep Cove Road between McCartney Creek and Badger Road in 2013 in partnership with TransLink. This section of Dollarton Highway and Deep Cove Road was repaved in 2011 and 2012 and the cycling improvements were made subsequently.

Project Cost = \$48,000
Partner Contribution = \$24,000
DNV Net Cost = \$24,000



5. Speed Reader Message Sign Program

The District installed five speed message signs on arterial roads in partnership with ICBC as part of a 2012 capital project to reduce crashes. The District is currently evaluating their performance with ICBC, including whether effectiveness decreases with time.

Preliminary results from Mount Seymour Parkway show the boards result in a reduction in speed of between five and six kilometres per hour.

Installation of two additional signs is planned for fall 2013.

Project Cost (2013) = \$36,000
Partner Contribution = \$36,000 (Municipal Insurance Association)
DNV Net Cost = \$0



6. Pedestrian Safety Program

Pedestrian safety improvements for 2013 include:

- Berkley Road at Carnation Street – two curb extensions (soon to be installed);
- Cleveland School – two raised crosswalks on Eldon Road and Ruby Avenue (one more to be installed after watermain project); and
- Ross Road at Allan Road – one curb extension.

The first two items were identified through school traffic and safety studies conducted jointly with the School District.

Project Cost = \$80,000

Partner Contribution = \$0

DNV Net Cost = \$80,000



7. Queens Road at Mahon Avenue Crosswalk Upgrade

The District upgraded the existing special crosswalk on Queens Road at Mahon Avenue with new LED lights and an enhanced warning system.

Construction was completed in summer 2013.

Project Cost = \$21,000

Partner Contribution = \$21,000

DNV Net Cost = \$0



8. Pemberton Heights Traffic Calming

District staff worked with the Pemberton Heights Community Association to identify feasible measures to reduce speeds and short-cutting. The project included three raised crosswalks, four speed humps and four speed tables.

Construction was completed in August 2013.

Project Cost = \$48,000

Partner Contribution = \$48,000 (donation from Qualex)

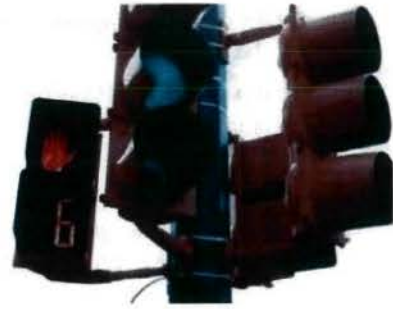
DNV Net Cost = \$0



9. Traffic Signal Bulb Replacement Program

In partnership with ICBC, the District completed the final phase (Phase 3) of the LED Replacement Program that included the replacement of all LED signal displays.

Project Cost = \$140,000
Partner Contribution = \$30,000 (ICBC)
DNV Net Cost = \$ 110,000



10. Stop Sign Replacement Program

In partnership with the ICBC Road Safety Program, the District replaced existing stop signs with new highly reflective "diamond grade" signs. Phase 1 was completed in Fall 2012 and the final Phase 2 was completed in 2013.

Project Cost = \$30,000
Partner Contribution = \$14,700 (ICBC)
DNV Net Cost = \$ 15,300



11. Cycling Safety Review

In early 2013, staff completed a cycling safety review in the District, in close collaboration with the RCMP. This was completed in response to Council discussions related to the Bicycle Master Plan in 2012.

The review looked closely at intersections with two or more cyclist collisions and corridors with five or more cyclist collisions per kilometre. The study also examined the feasibility of allowing cycling on sidewalks in select locations.

As a first step in implementing recommendations of the Cycling Safety Review, the District will be signing Mountain Highway, between the highway off-ramp and Arborlynn Drive to allow one-way northbound cycling on the east sidewalk in Fall 2013.

Project Cost = \$700 and staff time



12. Capilano Road Re-Laning

The District is planning to re-pave Capilano Road between Highway 1 and Edgemont Boulevard following a watermain replacement project. This provides an opportunity to adjust laning in some sections of Capilano Road to improve safety and add cycling facilities.

This project is planned for Fall 2013, subject to timing of the watermain project (may be delayed) and weather.

Project Cost = \$40,000

Partner Contribution = \$20,000 (TransLink)

DNV Net Cost = \$ 20,000



13. Barrow Street Bikeway

Barrow Street serves as an alternate bike route at the pinch point on Main Street between Harbour Avenue and the Second Narrows Bridge. Currently, this section of Main Street is too narrow for bike lanes. This project would include signs and markings along Barrow Street, an upgraded cyclist-activated signal on Barrow Street at Mountain Highway, and a path connection to the Second Narrows Bridge on-ramp. This project is being completed in partnership with the Ministry of Transportation and Infrastructure and TransLink and should be underway this fall.



Project Cost = \$185,000

Partner Contribution = \$138,750 (MOTI Gateway, TransLink)

DNV Net Cost = \$46,250

14. Streetlight Program

This is an annual program to upgrade streetlight infrastructure. Improvements include inspection and replacement of poles due to structural failure and/or motor vehicle collisions, replacement of streetlight luminaires that are at the end of their service life, and installation of streetlight service panels previously housed in BC Hydro kiosks.

This initiative is intended to improve safety, reduce call-outs, and reduce maintenance costs.

Project Cost = \$ 174,000

Partner Contribution = \$0

DNV Net Cost = \$ 174,000



15. Intersection Sight Distance Policy

The District will be retaining a consultant to develop a defensible and practical policy to make sure sightlines are maintained at intersections. The objective is to reduce collision risk associated with sightline issues and to improve the District's approach to addressing sightline complaints.

The study is to commence in September 2013 and is expected to be complete by the end of 2013.

Project Cost = \$20,000
Partner Contribution = \$20,000 (Municipal Insurance Association)
DNV Net Cost = \$0



16. Hope Road and Bowser Avenue Cul-De-Sac

Construction of the permanent cul-de-sac closure of Hope Road and Bowser Avenue is planned for Fall 2013, subject to weather. Design was completed in summer 2013 in consultation with the neighbourhood.

A trial road closure was installed on Hope Road at Bowser Avenue in October 2011. In June 2013, the decision was to proceed with a permanent cul-de-sac. Construction is expected to start in fall 2013.

Project Cost = \$70,000
Partner Contribution = \$0
DNV Net Cost = \$70,000

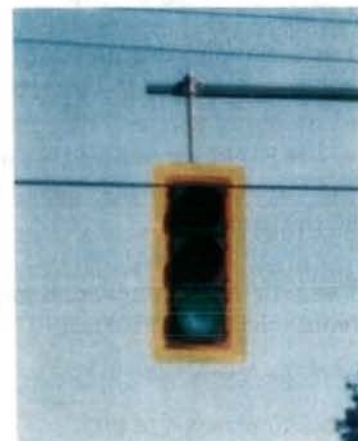


17. Traffic Signal Upgrade Program

This is an annual program to replace traffic signal infrastructure including traffic poles, wires and traffic controllers. Replaced items include damaged or worn wires, communication cables, hydro service connections, and conduits. Traffic signal poles are selected for replacement after inspection for rusting and stress related problems and/or those struck by motor vehicles.

Traffic controllers are replaced approximately every 12 years. We are currently preparing plans and tender documents for several pole replacements and intersection rewiring. This work is expected to be completed this fall.

Project Cost = \$213,000
Partner Contribution = \$0
DNV Net Cost = \$213,000



18. Traffic Signal Software Replacement

The District's traffic signals are controlled by an outdated 20 year old software system. Technical support will soon be discontinued by its developer. Furthermore the software is not compatible with the District's new Windows 7 operating system. This project replaces the existing signal system with a new system called Centrac.

The software is on order and installation/technical support is scheduled for fall 2013. Additional funding may be required to gain the full benefits of this upgrade.

Project Cost = \$200,000

Partner Contribution = \$84,000 (ICBC)

DNV Net Cost = \$116,000



19. Traffic Signal Pole Painting

This is a specific project to paint approximately 60 traffic signal poles over a three-year period. The poles are inspected for rust and cleaned before being painted. While painting can prevent rusting, the main benefit is the appearance of the traffic poles.

This project is underway and should be complete by the end of September.

Project Cost = \$12,000

Partner Contribution = \$0

DNV Net Cost = \$12,000



20. 2013 TRRIP (Transit Road Related Improvement Program) Projects

In partnership with Coast Mountain Bus Company, the District will be upgrading wheelchair pads and sidewalks for enhanced transit accessibility at the following locations:

- Eastbound 22nd Street, far side Lloyd Avenue;
- Southbound Nancy Greene Way at North Grousewoods Drive; and
- Banbury Road at Gallant Avenue.

Project Cost = \$50,000

Partner Contribution = \$25,000 (CMBC)

DNV Net Cost = \$25,000



21. Mount Seymour Parkway and Broadview Drive Signal

This project involves upgrading the existing pedestrian signal to a full signal to enhance pedestrian safety and improve traffic operation. Design is complete and project is on-track for completion by end of 2013.



Project Cost = \$140,000
Partner Contribution = \$70,000 (TransLink – to be finalized)
DNV Net Cost = \$ 70,000

22. Panorama Drive Parking Changes

The District worked with Panorama Drive residents this summer to develop a solution to parking issues related to use of the Baden Powell Trail. Parking is now restricted on one side of the street during the summer to ensure access.

Further longer term improvements have been identified to maximize parking in the area.

A meeting with residents is planned for later this fall to review the effectiveness of the measures to date and to allow for discussion of a 'Resident Parking Only' restriction that has been proposed by some residents.



Project Cost = staff time and minor costs for signs

22. 29th Street and William Avenue Intersection

Curb bulges had been installed at this intersection on a trial basis to reduce the crossing distance for pedestrians, improve STOP sign visibility, and reduce the risk of pedestrian collisions. In 2013, Council requested that the permanent construction of the curb bulges be deferred, keeping the temporary curbs in place.



Permanent construction could proceed with Council approval.

Project Cost = \$40,000
Partner Contribution = \$0
DNV Net Cost = \$40,000

Locations of 2014 Proposed Transportation Projects



Project Numbers 1

Projects with multiple locations: 6, 9, 13

District-wide project: 4, 12, 14, 15

1 PHILIP AVENUE OVERPASS
ROADS

Description

Council has endorsed the Philip Avenue overpass project previously and a formal capital request will be made for 2014.

This improvement replaces the current Pemberton at-grade rail crossing with new two-lane overpass structure at Philip Avenue and 1st Street, spanning the existing CN Rail mainline and McKeen Avenue.



Philip Avenue Overpass Structure

Additional span length is provided for the possible future addition of two rail tracks and a maintenance road on the north side of the existing rail corridor.

Origin This initiative was identified in the North Shore Trade Area study done for Transport Canada. It is a public/private partnership, with Federal and Provincial governments paying up to 85% of the project eligible costs.

The private partners, CN Rail and Kinder Morgan, both among the main beneficiaries of the overpass are funding about 13 to 14 percent of the cost; the District will lead the delivery of the construction phase, contributing less than 2 percent of the total cost.

Project Benefits

- Allows longer trains to operate on the CN Rail mainline, which is critical to the growth of North American exports terminals in the North Shore Trade Area;
- Eliminates vehicle wait times at Pemberton Avenue crossing and reduces air pollution by reducing vehicular traffic congestion and idling.
- Addresses major complaints of Norgate residents related to rail noise by:
 - reducing noise associated with train operation, by installing noise barrier walls at key locations along the corridor, and
 - Reduces train whistling noise and safety issues associated with the two at-grade crossings along McKeen Avenue;
- Improves public safety by providing incursion barriers along rail corridor; and
- Improves access for commercial traffic to terminal facilities and dozens of port businesses.

Estimated Cost

DNV Contribution: \$400,000
Total Cost: \$30.4 million

Timing

Estimated completion in Spring 2015, subject to finalizing an agreement with funding partners

Corporate Goals

- Implementing the OCP Building strong foundations Improving the way we do business

Description

After recent rail safety incidents having occurred elsewhere in the country, the District has identified potential opportunities to be proactive in improving conditions at rail crossings.

This initiative includes clearing rail right-of-way of brush and vegetation, advance warning signage, stop signs, and pavement markings at four rail crossings in the Seymour Industrial area.

This supplements the major safety improvement being implemented at Pemberton with the Philip overpass. This initiative also aligns with the recent rail crossing improvements undertaken by the City of North Vancouver.



Mountain Highway at Spicer Road

Origin District of North Vancouver - Seymour Industrial Area Rail Safety Audit (August 2013) - Involved site observations and review of the Road/Rail At-Grade Crossings Vancouver North Shore Assessment Final Report (2010).

Project Benefits

- Clearing rail right-of-way of brush and vegetation is anticipated to improve sightlines.
- Introducing stop signs, advance warning signs, and pavement markings is anticipated to improve safety by increasing compliance with stopping restrictions at rail crossings.
- Important step towards aligning the District's infrastructure with Transport Canada's proposed Railway-Roadway Grade Crossings Regulations (2012).
- Meeting railway-roadway rail crossing regulations is expected to enable introduction of an anti-whistling bylaw.

Estimated Cost

DNV Contribution: \$15,000

Timing

Completion summer 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

The District intends to replace the Keith Road bridge in 2015 with a new four-lane facility with bike lanes and sidewalk on both sides.

Conceptual design of a new Keith Road Bridge and roadways approaching the bridge began in 2013. The design should be substantially completed in the summer of 2014.

This funding would be used for preconstruction work such as relocating poles, replacing sanitary and water mains, property acquisition, and road widening require funding in 2014 in order that 2015 timeline can be met.



Keith Road Bridge, facing west

Origin

Planning studies: Lower Lynn Town Centre Implementation Plan; Transportation Plan

Previous bridge studies: Keith Road Bridge Condition Assessment Report; Lower Lynn Transportation Strategy

Project Benefits

- More clearance over the trails that run alongside Lynn Creek;
- Safe cycling route (none exists now);
- Pedestrian route on both sides;
- Safe passage for higher and/or heavier vehicles;
- Better clearance for flooding or debris flows;
- Opportunities to improve area road safety; and
- Additional capacity expected to result in reduced delay, particularly for vehicles accessing Highway 1.

Once design is finished in 2014, an updated cost will be determined. If the Keith Road Bridge is not replaced, a major rehabilitation will be required at an estimated cost of between \$2.1 and \$2.3 Million. Replacement with a four-lane bridge is estimated at approximately \$7 Million.

Estimated Cost

DNV Contribution: \$2,800,000 (including land)
DCCs applicable for 50% of the project cost

Timing

2015 expected for replacement, but may be delayed to 2016

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

Several years ago the District replaced its overhead street name signs with new highly reflective signs that included a new colour (blue), font and larger size for improved visibility under day and night conditions. This new program would involve a similar upgrade of the District's ground based street signs to new standards, including:

- improved reflectivity;
- a new blue colour; and
- use of upper and lower case lettering in a clearview font.

This program would initially focus on replacing street name signs located along arterial and collector roads.



State of some District street name signs

Origin Best practices

Project Benefits

- Safety benefits of increased legibility and visibility of street name signs under day and night conditions
- ICBC has indicated their interest in cost sharing in the installation of these signs under their Road Safety Improvement Program.

Estimated Cost

DNV Contribution: \$ 60,000

Total: \$85,000, expect \$25,000 ICBC funding

Timing

Completion: Multi-year project

Description

The District has been working with the City of North Vancouver and the Ministry of Transportation and Infrastructure to design a safer cycling route along Lynn Valley Road at the interchange with Highway 1.

The District's portion of the route was substantially designed in 2013 to include bicycle lanes, with no change to motor vehicle lanes on Lynn Valley Road.



Lynn Valley Road, facing south

Origin Transportation Plan (2012); Bicycle Master Plan (2012); Pedestrian / Cyclist Highway 1 Crossing Improvement Study for the Lynn Valley /Loutet Area (2010)

Project Benefits

- Travel lanes on Lynn Valley Road are currently too narrow to safely accommodate cyclists.
- Providing a safe link across Highway 1 has been identified as a priority on this busy cycling route. The importance of this improvement in the cycling network has been consistently raised by the public throughout the Transportation Plan and Bicycle Master Plan development processes and in the consultation for Lynn Valley Town Centre planning.
- If District funding is approved, a request would be made for funding from TransLink's regional cycling funding program.

Estimated Cost

DNV Contribution: \$400,000

Total Cost: \$800,000, expect 50% TransLink funding and possibly developer contributions

Timing

Completion summer 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

This annual program includes minor safety improvements for cyclists and drivers sharing the road, such as:

- Marking bike boxes and introducing push buttons at signalized intersections;
- Introducing bike route signs and pavement markings (e.g. Hope Road, Welch Street, Ridgewood Drive, etc); and
- Implementing bike route wayfinding signage.

This program will also address some key improvements identified in the 2013 Cycling Safety Review, like introducing signs that allow cycling on sidewalks on Capilano Road.



Bike box pavement marking

Origin Cycling Safety Study (2013); Bicycle Master Plan Transportation Plan; 2013 TransLink Regional Wayfinding Strategy

Project Benefits

- Bike boxes allow cyclists to wait in a more visible location so that drivers can see them and they can see drivers.
- Signage and pavement markings improve visibility and legibility of bike routes and can reduce collisions.
- Marking cycling routes increases comfort for cyclists using the facilities.
- Making conditions for cycling more comfortable has proven to result in more people cycling. Thus, this program supports the District is moving towards its goal of 35% trips by walking, cycling, and transit.

Estimated Cost

DNV Contribution: \$16,000

Total Cost: \$40,000, expect 50% TransLink funding + ICBC contributions

Timing

Summer 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

This annual program involves improvements to marked crosswalks. In 2014, crossing enhancements are proposed at the following three crosswalks to improve visibility between pedestrians and drivers:

- **Indian River at Inlet Crescent** – Existing overhead illuminated crosswalk sign. Substandard crossing to be upgraded to special crosswalk.
- **4001 Mount Seymour Parkway** – Upgrade existing overhead signed and marked crosswalk with side mounted flashing beacons.
- **Mount Seymour Parkway at Fairway Drive** – Upgrade existing signed and marked crosswalk with side mounted flashing beacons.



Origin Implementation Priority of Study Locations - Crossing Facilities (2013)

Project Benefits

- Research has proven that side-mounted flashing beacons are an effective tool for increasing driver compliance with yielding right-of-way to pedestrians in crosswalks at sites where drivers rarely yielded to pedestrians. The results seem to be maintained over time.
- Special crosswalks can be used to control traffic at intersections where traffic or physical conditions do not justify a full signal, but data indicate the possibility of a special need. They are considered for use at high-conflict uncontrolled crossing locations with significant pedestrian volumes.

Estimated Cost

DNV Contribution: \$60,000

Total Cost: \$95,000, expect TransLink, ICBC and Municipal Insurance Association funding

Timing

Summer 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

SIDEWALK

Description

This improvement entails construction of about half a kilometre of new sidewalk along the north side of 29th Street, between William Avenue and Fromme Road.

Council has endorsed this project and it will be resubmitted for consideration in the 2014 Capital Plan.



West 29th Street, facing east

Origin Transportation Plan (2012); Pedestrian Master Plan (2009)

Project Benefits

- Typically the District provides sidewalks on both sides of busy arterial roads whereas sidewalk is currently only provided along the south side of 29th Street.
- Completes walking link to Lynn Valley Town Centre and several nearby schools.
- As 29th Street is a transit route (and expected to accommodate increased transit service in the future), the sidewalk will facilitate safer access to/from bus stops.

Estimated Cost

DNV Contribution: \$245,000

Timing

Summer 2013

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

SIDEWALK

Description

This annual Transit Related Road Infrastructure Program (TRRIP) is cost shared with Coast Mountain Bus Company (CMBC). For 2014, improvements would provide improved access to two bus stops by constructing the nearby sidewalk on:

- Mountain Highway at Dempsey Road (including retaining wall); and
- Underwood Ave at Evelyn Street.

Other improvements include:

- Installation of wheelchair accessible pad at Lynn Valley Road and Morgan Avenue;
- Revision of road markings to provide safer transition for westbound road users on Marine Drive at Garden Avenue (on the approach of the transit priority lane);
- Relocation of bus shelter and re-grading of existing sidewalk on eastbound Marine Drive farside Bridgman Avenue; and
- Relocation of bus shelter on westbound Marine Drive farside Bridgman Avenue.



Mountain Highway at Dempsey

Origin Public requests, requests from Coast Mountain Bus Company

Project Benefits

- Improved safety for transit passengers; and
- Improved accessibility of the transit system for people of all ages and abilities.

Estimated Cost

DNV contribution: \$40,000

Total Cost: \$80,000, expect 50% from CMBC

Timing

Design: Winter/Spring 2014

Construction: Summer/Fall 2014

Corporate Goals

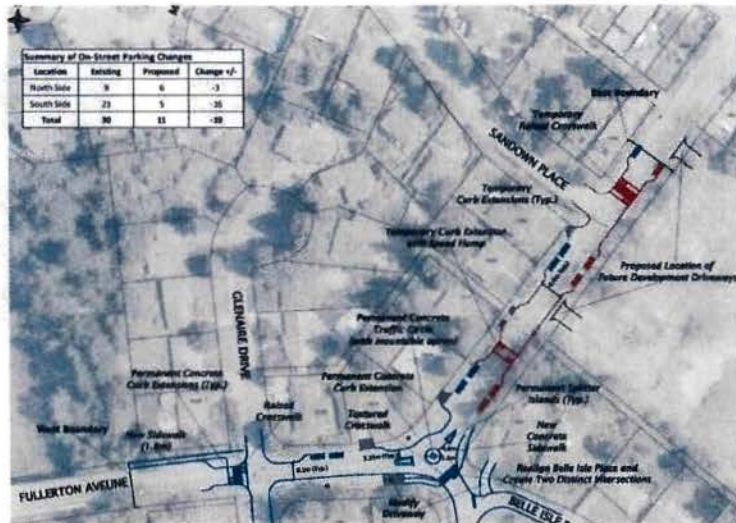
Implementing the OCP Building strong foundations Improving the way we do business

Description

The District recently surveyed the community and early indication is that the majority of neighbourhood residents support moving forward with traffic calming in their neighbourhood.

The proposed traffic calming plan for Fullerton Avenue includes:

- Raised crosswalks at the intersections of Sandown Place and Glenaire Drive;
- Speed humps, traffic circle and curb extensions to reduce overall vehicle speeds; and
- Design that accommodates cyclists.



Fullerton Avenue Traffic Calming Plan (2013)

Origin Fullerton Avenue Traffic Calming Plan (2013), which was developed by a group of residents called the Fullerton Avenue Streetscape Improvement Committee (FASIC)

Project Benefits

- Enhanced neighbourhood livability in the Lower Capilano Village Centre and surrounding neighbourhood;
- Improved conditions for walking and cycling and reduced overall vehicle speeds; and
- Takes advantage of funding from developer, as the portion of the project along the frontage of 2035 Fullerton Avenue is expected to be funded as frontage improvements of the proposed development.

Estimated Cost

DNV Contribution: \$135,000

Total Cost: \$225,000, expect \$90,000 to be developer paid

Timing

Summer 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

The preliminary Spirit Trail Central Section Route Planning Report (now being finalized) is likely to recommend a more northern route for the Spirit Trail through Lower Lynn and Maplewood. This project would improve one block of this new northern Spirit Trail route, between Lillooet Road and Seymour Boulevard, that would also be part of the Seymour River Greenway.



The initiative includes:

- New 4.0 metre asphalt trail;
- Better drainage, improved gravel base, lighting;
- Landscaping; and
- Boulevard between the trail and road.

This project will require collaboration and agreement with MOTI.

Origin Draft Spirit Trail Central Section Planning Report (2013); Seymour River Greenway planning report; Transportation Plan (2012); Spirit Trail Planning Report (2009)

Project Benefits

- If this route is approved by Council as the Spirit Trail, it will link Lower Lynn Town Centre with the Seymour area.
- Provides a key link in the Seymour River Greenway, connecting the recently completed route to Capilano University.
- Removes current trip hazards caused by inadequate asphalt that is now heaving due to roots.
- Increases space between the trail users (pedestrians and cyclists) and high speed vehicles on Mount Seymour Parkway, improving comfort and reducing risk.

Estimated Cost

DNV Contribution: \$260,000

Total Cost: \$520,000 expect 50% TransLink funding + developer funding likely to be available

Timing

Fall 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

STREET LIGHTS

Description

This annual program to renew street light infrastructure includes:

- Inspection and replacement of poles due to structural failure and/or motor vehicle accidents;
- Replacement of street light luminaires at the end of their service life; and
- Installation of street light service panels previously housed in BC Hydro kiosks.



Origin 2009 Asset Management Program and 2007 Capital Infrastructure Program

Project Benefits

- General safety improvement (managed risk), improved lighting, fewer call-outs and reduced routine maintenance costs;
- Poles brought to current standards with powder-coated finishes which provides a longer lasting coating (20 years) versus painted products (7 years);
- Luminaires brought to current standards with flat (versus drop) lenses.

Estimated Cost

DNV Contribution: \$190,000

MRN or ICBC funding potentially available

Timing

Throughout 2014

Corporate Goals

- Implementing the OCP Building strong foundations Improving the way we do business

STREET LIGHTS

Description

These improvements address pressing deficiencies in the street light network and specific locations are expected to include:

- *1100 East 27th Street* - In 2003, a sidewalk was installed in the 1100 block 27th Street. The initial project was to include pedestrian lighting, but it was not completed due to insufficient funds. Completion of this street lighting is a longstanding desire of the neighbourhood.
- *Kirkstone Road and Rufus Drive* - Construct new street light at the Kirkstone Road and Rufus Drive crosswalk. Pedestrian visibility and safety are compromised at this poorly lit crossing used by the residents accessing Karen Magnussen, Kirkstone Park field, and Lynn Valley Mall.



Origin 2003 Sidewalk Program; Boundary/Kirkstone Traffic Safety & Calming Study (2009)

Project Benefits

- Lighting provides an enhanced sense of personal security, encouraging the public to walk and use public facilities during the evening.
- Lighting also provides economic and social benefits as an aid to police protection.

Estimated Cost

DNV Contribution: \$35,000

Timing

March 2014 to December 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

TRAFFIC SIGNALS

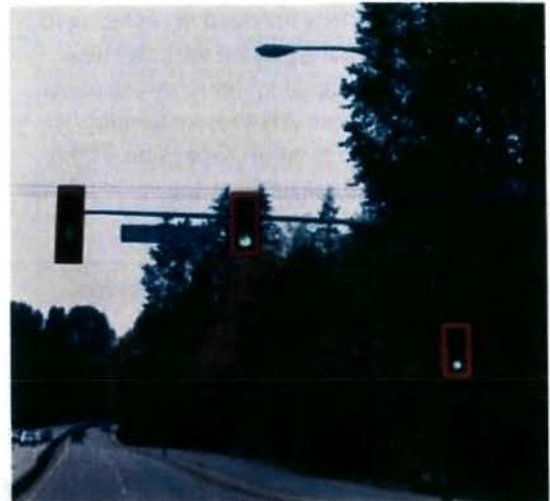
Description

This is an annual program to replace traffic signal infrastructure, including davit poles, wires, and controllers.

Replaced items include damaged or worn wires, communications cables, service connections, and conduit. Traffic signal poles and bases are selected for replacement after inspection for rusting and stress-related problems and/or those struck by motor vehicles. Traffic controllers are replaced approximately every 12 years.

In 2014, improvements will also include:

- Uninterrupted power supply (UPS) at about three locations; and
- Accessible signals at about three locations.



Origin Sustainment capital

Project Benefits

- Replacing a portion of the infrastructure items each year through an ongoing program minimizes costs and prevents catastrophic failures, which could increase the District's liability.
- Accessibility improvements address safety for people of all ages and abilities.

Estimated Cost

DNV Contribution: \$281,000

Timing

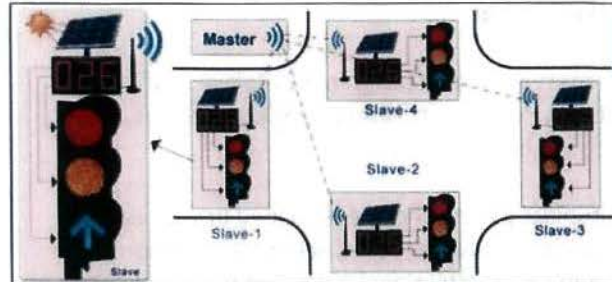
Throughout 2014

Corporate Goals

Implementing the OCP Building strong foundations Improving the way we do business

Description

In 2013, the District invested in replacing its legacy Aries signal software with the new Centracs traffic signal system. Investments need to be made in 2014 for an annual maintenance agreement, expansion of the new system and maximizing the value of the system to the District.



Corridors to be included in 2014 include:

- Dollarton Highway
- Main Street
- Mt. Seymour Parkway

Origin Staff recommendation.

Project Benefits

- Improved signal coordination along our major corridors to reduce delays, and to reduce rear-end collisions;
- Improved monitoring and alarm reporting; and
- Better management of a growing number of surveillance and video detection cameras, which are used to monitor traffic conditions and construction-related delay.

Estimated Cost

DNV Contribution: \$65,000
Total Cost: \$90,000 expect \$25,000 ICBC contribution

Timing

Throughout 2014

Corporate Goals

- Implementing the OCP Building strong foundations Improving the way we do business

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 7:09 p.m. on Monday, September 16, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor D. MacKay-Dunn

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

Staff advised that the recording system in the Committee Room has been upgraded to provide a higher quality product for viewing on the internet.

1. ADOPTION OF THE AGENDA

1.1. September 16, 2013 Committee of the Whole Agenda

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT the agenda for the September 16, 2013 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. July 8, 2013 Committee of the Whole

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the July 8, 2013 Committee of the Whole meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. 2013 Transportation Investments & 2014 Transportation Priorities

File No. 16.8620.01/001.000

Ms. Erica Geddes, Section Manager – Transportation, provided an overview of the top priority projects identified in the 2012 Transportation Plan and reviewed the work completed in 2013. Council discussed the Marine Drive transportation and streetscape design; commenting on the need for increased planning for parking for Marine Drive. Staff noted that this item will be coming forward to Council in the near future.

Staff reviewed the 2013 Transportation Projects:

- Mt. Seymour Parkway widening for bike lanes – staff commented that the benefits have not yet been realized as Phase 2 has not yet been built, staff noted that there have been some issues with grants and the work is being designed so that it does not encroach on reserve lands and they are addressing landscaping issues;
- 29th Street & William Avenue curb bulges – staff advised that the project was postponed in 2012 and may be brought forward for completion in 2014. Council discussed the option of leaving this intersection in a temporary condition until 2014 and the possibility of creating a cut-through for bicycles.
- Speed Reader Boards – staff advised that the preliminary data indicates they have been effective at reducing speed where they have been installed. ICBC is currently compiling the results and the full report will be available in the future.

Council requested further information regarding the Metro Vancouver watermain project on Capilano Road; staff advised that a link can be provided from the District's web page to the Metro Vancouver project information site.

Council discussed overgrown hedges on sidewalks and roadways where the hedges are creating hazardous conditions. Staff confirmed that the current policy is to respond to residential complaints regarding hedges and notify residents of the requirement to maintain their hedges.

Council discussed the Panorama Drive parking restrictions, staff advised that parking restrictions have been in effect for a few months and they will be meeting with residents to review the results of the implemented changes.

Ms. Geddes reviewed the proposed capital projects for 2014, understanding that these projects will still need to be considered along with all other capital submissions as part of the District's regular process:

- Road projects for submission include the Philip Overpass, rail crossing upgrades and the widening and replacement of the Keith Road bridge;
- Cycling projects proposed for 2014 include Mountain Highway at Arborlynn to permit cycling on sidewalks, as well as signs and markings in various locations in the District;

- Key pedestrian and traffic calming projects to be brought forward for consideration in 2014 include Fullerton Avenue traffic calming plan and the Spirit Trail Central Section; and,

Councillor LITTLE left the meeting at 7:59 pm and returned at 8:03 pm.

- Street lights including improved pedestrian street light infrastructure at Kirkstone and Rufus and three new street lights on East 27th Street.

Council noted that it would be beneficial to look at opportunities to introduce a second travel lane through the Lynn Valley interchange as part of the Lynn Valley bike lane project. Ms. Geddes advised that staff intend to meet with Ministry of Transportation to explore the feasibility of this project.

Ms. Geddes noted that staff will report back to Council on Spirit Trail planning. Council discussed an interest in being engaged in a hands-on manner, including looking at routing to Deep Cove and considering routing options on Dollarton.

Council discussed renaming options of the interchange when Fern Street is closed; staff informed Council that the Ministry has indicated a preference that it be named "Lillooet Road".

In conclusion staff advised that other possible 2014 activities will also include:

- Community education partnerships;
- School safety study (1 or 2 new schools);
- Deep Cove parking and circulation study;
- Parking wayfinding study;
- Review of transportation data;
- Upper Mountain Highway before/after parking study; and,
- Bus shelter contract renewal.

Council discussed interest in information about how new Broadview signal will function.

MOVED by Councillor MURI
SECONDED by Councillor BASSAM
 THAT it be recommended to Council:

THAT the September 5, 2013 memo of the Section Manager – Transportation be received for information.

CARRIED

4. PUBLIC INPUT

4.1 Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented 2013/2014 summary of project costs;
- Expressed concern regarding the bike lanes; and,
- Requested staff raise the speed limit on Capilano Road.

4.2 Mr. Rod Marining, 1200 Block East Keith Road

- Requested the public be provided opportunities for involvement of transportation planning for the Seymour OCP; and,
- Expressed concern regarding a proposed off ramp that may be considered by the Ministry of Transportation and Infrastructure, from Highway 1 to Brooksbank Avenue at the bottom of the Cut.

5. RISE AND REPORT

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the September 16, 2013 Committee of the Whole rise and report.

CARRIED
(8:20 pm)

Mayor

Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT. 7 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 25, 2013
File: 13.6480.30/002.002

AUTHOR: Karen Rendek - Policy Planner, MCIP, RPP

SUBJECT: **Lynn Valley Town Centre - Alternative Implementation Planning Directions**

RECOMMENDATION:

THAT Council:

- i. Support the *Planning Framework* outlined in this report as a decision-making tool to guide implementation and redevelopment of the Lynn Valley Town Centre; and,
- ii. Direct staff to communicate the preferred implementation planning direction to all interested parties as part of the final phase of public consultation.

REASON FOR REPORT:

At its September 23, 2013 meeting Council directed staff to report back in an expeditious manner on proposed planning directions two and three as outlined in the September 17th, 2013 report of the Policy Planner for Lynn Valley. This report provides further detail and compares, for Council's consideration, the *Low-rise Development* (5-storey option) and the *Planning Framework* (generally based on a 5-storey height limit with maximum 8 storeys at strategic locations; additional height considered on a case-by-case basis). The analysis of these two implementation planning directions focusses on the financial/economic implications and the relationship to Official Community Plan (OCP) objectives as directed by Council.

SUMMARY:

Based on Council's direction staff have further developed two implementation planning options for Lynn Valley. These options are described and compared in this report and include:

- *Low Rise Development*; or a
- *Planning Framework* to guide decision-making.

The intent of both implementation plan options is to provide additional context to the policies contained in the Official Community Plan and to guide property owners, staff, residents, stakeholders and Council when considering redevelopment proposals in the centre.

Based on the analysis in this report, staff recommends proceeding with the *Planning Framework* as it responds most effectively to community feedback, OCP objectives and financial considerations. With regard to financial implications, the difference between the *Planning Framework* and the *Low-rise Development* options is estimated in the range of \$16.3-19.8 million for one-time revenue and \$1.4 million in annual on-going revenue – both in favour of the *Planning Framework*.

The implementation plan directions contained in this report are intended for Council's consideration with the preferred direction to be communicated to all interested parties as part of the final phase of the consultation process.

BACKGROUND:

At its January 7, 2013 meeting Council directed 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*. A series of public events were held in June with approximately 1,200 people attending. Diverse community feedback was received and reported to Council on September 23, 2013 by Golder Associates, the consultants hired to design, facilitate and report on the community engagement initiative for Lynn Valley.

The Golder report indicated there was no option clearly favoured by a majority of participants and preferences by residents were noted along the entire continuum of options (Options A, B, C, or D) in the (quantitative) feedback. Themes from the substantial qualitative feedback which included comments on the options in the Metro Quest survey, the open ended paper surveys, letters to Council and to staff were also summarised. These themes reflect the key considerations of many participants and can help guide directions for implementation planning. Themes include:

- Concerns about the population growth projection and associated impacts on transportation infrastructure and services
- Concern regarding traffic congestion and lack of parking
- Concerns related to building height and potential view loss and shading
- Desire for the character and aesthetics of development to reflect a mountain village, local geography, history and culture of Lynn Valley
- Protection of the natural environment
- Need for parks, plazas and open spaces
- Desire for more affordable and diverse housing
- Desire for a mixed-use centre – focal point for the community, places to live, work, play and connect

Staff briefly outlined three optional directions for implementation planning in Lynn Valley for Council's consideration in the September 17th report:

1. Delay implementation planning in Lynn Valley at this time; or
2. Low-rise Development (5-Storey Option); or
3. Develop a Planning Framework to guide decision-making (generally based on a 5-storey height limit with maximum 8 storeys at strategic locations; additional height considered on a case-by-case basis).

At its September 23rd, 2013 meeting, Council directed staff to report back further on potential planning directions two and three from the above list with specific direction to provide details on each option from a financial planning perspective.

EXISTING POLICY:

The 'Network of Centres' concept, a District-wide growth management strategy contained in the OCP, provides the foundation for planning of Lynn Valley Town Centre. Schedule A of the OCP includes the broad vision, policy directions and land use and mobility network concepts intended to guide detailed implementation planning and redevelopment of Lynn Valley Town Centre. Looking to 2030, the OCP identifies capacity for approximately 10,000 new housing units, District-wide, and a population increase of around 20,000 people with approximately 75-90% of growth to be concentrated mainly within four centres. These figures are estimates intended to help guide planning. This growth may or may not occur over the 20-year planning horizon to 2030 and will depend on market and other forces, including the capacity of infrastructure.

Community Amenity Strategy (CAC's)

The provision of community amenities in Lynn Valley is a critical aspect of making the Town Centre a livable and vibrant place for the entire community. Amenities are anticipated to be delivered through the redevelopment process consistent with the CAC strategy for OCP growth centres (see identity.dnv.org). Amenities and benefits desired by the community for Lynn Valley Town Centre as identified in the OCP include:

- Interconnected public gathering places including open space and plazas
- Parks, greenways, trails, playgrounds and community gardens
- Multi-purpose community space and day care space
- Community art and cultural facilities
- Hastings Creek watershed environmental enhancements
- Restoration of heritage features
- Enhanced public recreation facilities and services
- Affordable and non-market rental housing

DESCRIPTION AND ANALYSIS:

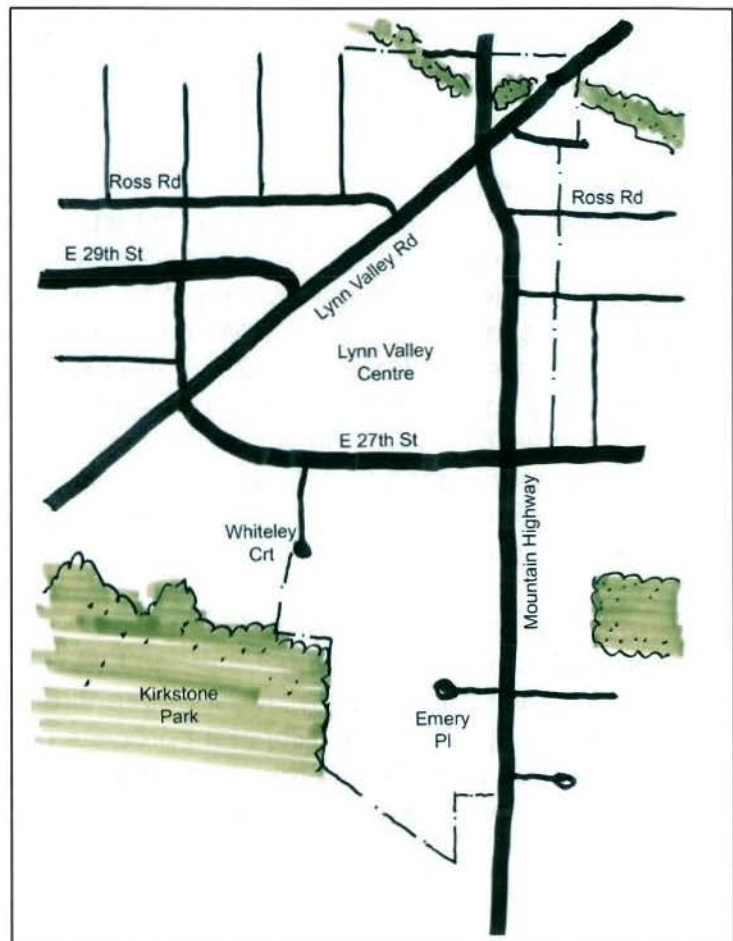
The following includes a description of two alternative implementation plan directions followed by a comparative analysis for Council’s consideration. Both planning directions support a strong “Village” theme and character for this Centre through design measures.

The options are compared from a financial planning perspective as well as on their ability to achieve the overall vision and policy objectives identified for Lynn Valley in the OCP (i.e. integration of transportation, parks and open space, community building, economic vibrancy and changing needs of the community over time).

For comparative purposes, the *Low Rise Option* models 1,450 units and the *Planning Framework* 2,100 units.

The general planning area of Lynn Valley Town Centre and the existing road network and parkland is shown conceptually in the adjacent diagram.

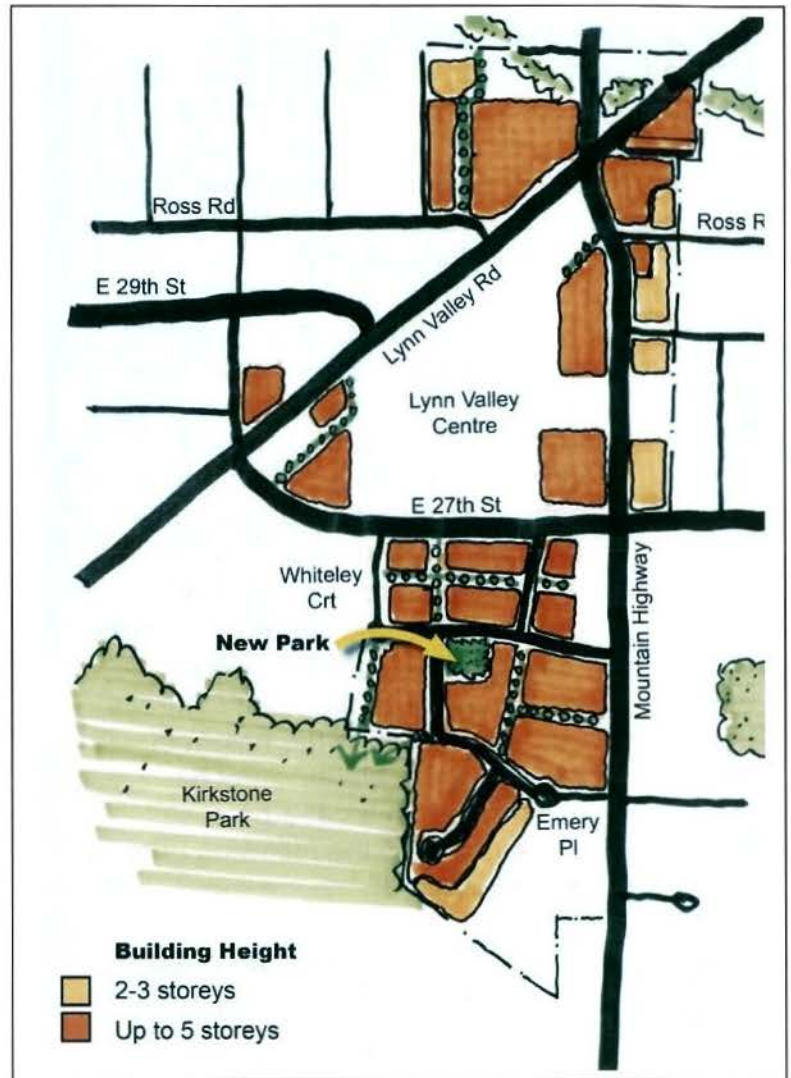
Areas of potential change, associated building heights and road/pedestrian/cycle network improvements are shown for each option in the subsequent diagrams.



LOW-RISE DEVELOPMENT (5-STOREY OPTION)

Description: In this option, staff anticipates some redevelopment may proceed along the edges of the Town Centre and south of East 27th Street. Mixed use redevelopment of the core area is not anticipated (Safeway, Zellers sites) with a 5 storey constraint. Some commercial redevelopment in the core may be anticipated. Key characteristics of this option:

- The maximum building height for properties within the Town Centre will be set at five storeys
- Housing next to single family residential will be set at 2-3 storeys
- Plan implementation and infrastructure improvements will be monitored and consideration of additional growth may be made by Council in the future



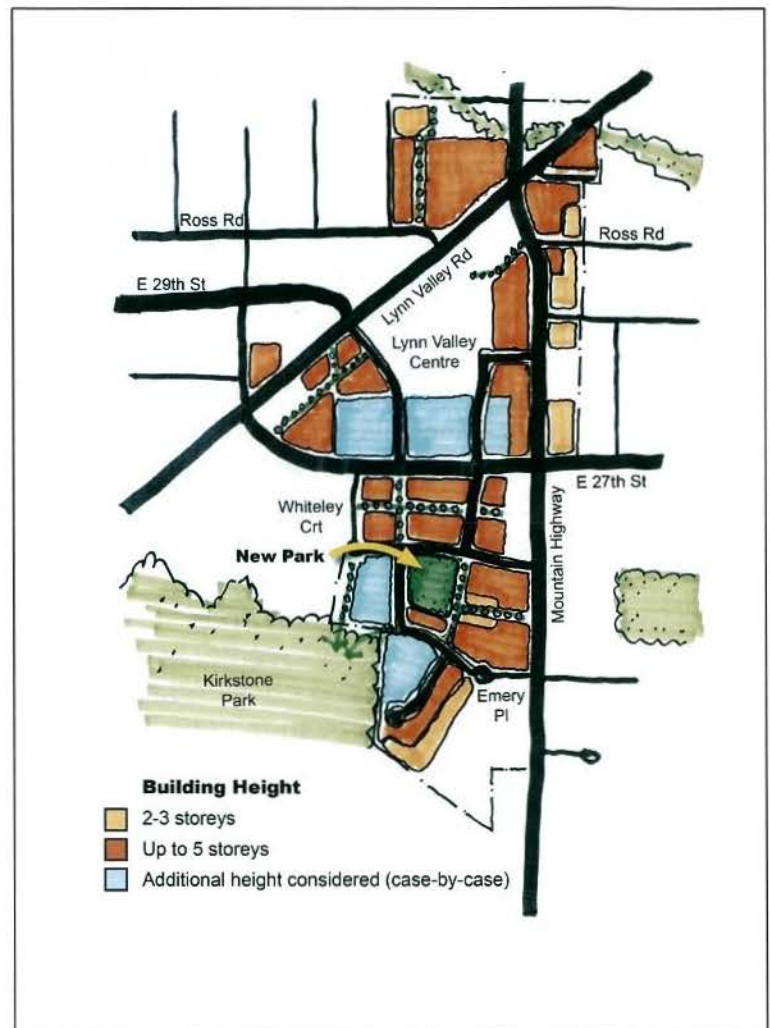
PLANNING FRAMEWORK (5-8 STOREY OPTION; ADDITIONAL HEIGHT CONSIDERED ON A CASE-BY-CASE BASIS)

Description: In this option, staff anticipates redevelopment may occur along the edges of the Town Centre, south of East 27th Street and within portions of the central core (Zellers, parkade, Safeway, District's old library). Key characteristics include:

- The maximum building height for properties within the Town Centre will be predominantly five storeys increasing to eight storeys at strategic locations (within the central core and along the spine adjacent to Kirkstone Park)
- Housing next to single family residential will be set at 2-3 storeys
- Additional height at strategic locations (more than eight storeys but not exceeding the height of Kiwanis Lynn Manor) may be considered on a case-by-case basis provided the following criteria are addressed:

- Building design is reflective of a mountain village character
- Demonstrated design excellence
- Retention of key public vistas to the mountains
- Community amenity contribution and open space provision
- Demonstrated community support
- Transportation and infrastructure improvements
- Exemplary sustainability measures

- Plan implementation and infrastructure improvements will be monitored and the pace of change will be managed based on the above criteria



Comparative Analysis

The two alternatives are compared on financial aspects as well as on their ability to deliver key OCP objectives for Lynn Valley Town Centre. The financial analysis is based on work undertaken with Coriolis consultants where the Community Amenity Contribution (CAC) and Development Cost Charge (DCC) revenue potential was examined for all four OCP growth centres for long range planning purposes. Community Amenity Contributions (CAC) and Development Cost Charges (DCC) include monies the municipality collects from redevelopment to provide necessary infrastructure, community facilities, services and amenities associated with growth. Costs to provide services to future residents are not reflected in the analysis below. However, previous financial planning work during the OCP process has indicated that growth in a compact form in an area largely served by existing infrastructure is anticipated to result in a positive annual cash flow to the municipality.

The following growth estimates for Lynn Valley Town Centre are based on the 2 potential plan directions compared in this report. These options would not be expected to achieve all of the proposed community amenities (valued at approximately \$30 million) outlined in the OCP (by funding through redevelopment alone) and amenities would need to be adjusted. This financial analysis assumed that approximately 25% of the properties within the town centre area may not redevelop within the timeframe of this plan and the total estimated revenue forecasted below has been adjusted accordingly. The District's Finance Department estimated potential tax and utility revenues. The District's Real Estate and Properties Department provided estimates on the District property.

Comparative Analysis of Implementation Planning Options

Key Considerations	Low-rise Development (5-storey option)	Planning Framework (5-8 storey option; additional height considered case-by-case basis)
Revenue Estimates		
Development - CACs and DCCs (Capital)	\$27.6M – see note 1	\$43.3M
Old Library Site – District property	\$4.5M - \$8.6M - see note 2	\$8.6M - \$9.2M – see note 3
Total One Time Revenue	\$32.1 M – 36.2M	\$51.9M - \$52.5M
Total On-going Revenue – Municipal Property Tax and Utility Rates	\$3.2M annually	\$4.6M annually

**SUBJECT: Lynn Valley Town Centre - Alternative Implementation Planning
Directions**

September 25, 2013

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OCP Objectives		
<p>Open Space Provisions</p> <ul style="list-style-type: none"> interconnected system of open spaces, parks, plazas and greenway 	<ul style="list-style-type: none"> Wouldn't provide plazas and pathways in the core area Provides greenway, pathway connections in area South of East 27th and along edges of the TC Provides small pocket park (~½ acre) through redevelopment South of East 27th 	<ul style="list-style-type: none"> Provides plazas and some pathways in the core area Provides greenway, pathway connections in area South of East 27th and along edges of TC Provides ~ 2-acre active park through redevelopment South of East 27th
Environmental	<ul style="list-style-type: none"> Surface parking and large impervious surfaces remain in central core with associated run-off impacts Limited ability to improve environmental conditions of Hastings Creek Watershed without CACs from core redevelopment 	<ul style="list-style-type: none"> On-site and off-site measures required as part of redevelopment to reduce run-off and enhance on-site infiltration within portion of the core CAC's to include stream habitat enhancement projects for Hastings Creek Watershed
Infrastructure	<ul style="list-style-type: none"> Reduced DCC revenue may impact timing of proposed sanitary sewer upgrades and DCC listed road projects 	<ul style="list-style-type: none"> Sanitary sewer and road Infrastructure improvements partially funded through redevelopment
Transportation – Land Use Mix	<ul style="list-style-type: none"> No new internal road, pedestrian and cycling network delivered in the core No road dedication for transit exchange along E 27th Internal road network, greenway and pedestrian pathways provided in area S of E 27th St enhancing connectivity Longer timeframe to achieve frequent transit service levels due to reduced density and population estimates 	<ul style="list-style-type: none"> Portion of internal road, pedestrian and cycling network delivered in the core area improving connectivity and walkability Road dedication for transit exchange along E 27th Internal road network, greenway and pedestrian pathways provided in area S of E 27th St enhancing connectivity Densities supportive of provision of frequent transit service Potential contribution for highway interchange improvements through redevelopment to improve Lynn Valley Road access to the Highway

**SUBJECT: Lynn Valley Town Centre - Alternative Implementation Planning
Directions**

September 25, 2013

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<p>Housing Diversity</p>	<ul style="list-style-type: none"> • Less diverse housing mix – predominantly apartments • rental unit replacement unlikely due to economics • unlikely to achieve housing in the core 	<ul style="list-style-type: none"> • More diverse and plentiful housing mix of apartments, townhouses • some rental unit replacement anticipated • opportunity to achieve housing in a portion of the core (mixed-use on Safeway and Zellers site)
<p>Economic Vibrancy</p>	<ul style="list-style-type: none"> • Fewer people in the centre and less mixed-use development anticipated to contribute less to economic vibrancy 	<ul style="list-style-type: none"> • More people in the centre, mixed use development and greater walkability would likely enhance economic vibrancy
<p>Social Well Being</p> <ul style="list-style-type: none"> • i.e. accessibility of community services and facilities, housing, throughout various stages of life 	<ul style="list-style-type: none"> • Housing choices expanded from present; greenway and trail connections S of E 27 St.; unlikely to provide additional community facilities or large park area 	<ul style="list-style-type: none"> • Greater ability to deliver community facilities and services; greater diversity of housing; greater opportunities for active/healthy living (e.g. enhanced walkability in the core, greater ability to support frequent transit, large local park)
<p>Overall OCP Vision</p>	<ul style="list-style-type: none"> • Unlikely to achieve the mixed-use, pedestrian, biking and transit oriented heart in the centre or the infrastructure and public realm improvements envisioned 	<ul style="list-style-type: none"> • Generally supports the vision for a mixed-use, pedestrian, biking and transit oriented heart with enhanced public realm and infrastructure improvements

Note 1 - properties within the core would likely proceed with commercial redevelopment under existing zoning. A commercial only redevelopment of Safeway and/or Zellers complies with existing zoning and would not generate any CAC's and little DCC's and limited offsite improvements for these properties

Note 2- Estimate assumes stand-alone strata redevelopment

Note 3 – Estimate assumes an integrated strata redevelopment

This financial analysis estimates that the *Low-rise Development* option could generate approximately \$36.2 million in revenue from redevelopment (one-time) and the *Planning Framework* Option could generate approximately \$52.5 million. In terms of tax and utility revenues, it is further estimated that the *Low-rise Development* option could generate \$3.2 million annually and the *Planning Framework* Option could generate \$4.6 million annually.

The *Planning Framework* more effectively addresses OCP objectives related to transportation, housing, parks and open spaces, environment, economic vibrancy and social well-being relative to the *Low-rise Development* option. The *Planning Framework* is consistent with the overall Network of Centres concept. It provides the flexibility to distribute growth and to respond to changing conditions. The plan affords Council the opportunity to

shape the centre based on community needs, acceptance and infrastructure capacity. The *Planning Framework* is also reflective of the key themes from recent community engagement.

Based on the above analysis, staff recommends the *Planning Framework* as the preferred direction to guide implementation and redevelopment of Lynn Valley Town Centre.

Timing/Approval Process:

Following Council's direction regarding this report, staff will communicate the preferred implementation planning direction to all interested parties as part of the final phase of public consultation.

Concurrence:

The two alternative plan directions under consideration have been reviewed by Planning, Finance, Real Estate and Properties, Transportation, Engineering and Utilities.

Financial Impacts:

The Community Amenity Contribution (CAC) and Development Cost Charge (DCC) projections contained in this report reflect the financial analysis completed by Coriolis Consultants for the Lynn Valley Town Centre in 2012. Coriolis Consultants has revised their forecasted projections based on the request by Council to compare the two alternative plan directions and the update reflects a comparison in 2012 dollars.

Public Input:

A summary and analysis of public feedback was reported by Golder Associates at the September 23, 2013 Regular Meeting of Council and their report was included as Attachment 1 to the staff report dated September 17th, 2013. Next steps include communicating the preferred implementation planning direction to all interested parties as part of the final phase of public consultation.

Conclusion:

This report compares two implementation planning options for Council's consideration. Based on the analysis in this report, staff recommends the *Planning Framework* as the preferred direction to guide implementation and redevelopment of Lynn Valley Town Centre. The *Framework* provides the flexibility to distribute growth and to respond to changing conditions while affording Council the opportunity to shape the centre based on community needs, acceptance and infrastructure capacity. This option also allows Council to base their decision on the merits of individual applications coming forward.

**SUBJECT: Lynn Valley Town Centre - Alternative Implementation Planning
Directions**

September 25, 2013

Page 11

Options:


Council may:

- i. Support the *Planning Framework* outlined in this report as a decision-making tool to guide implementation and redevelopment of the Lynn Valley Town Centre; and,
- i. Direct staff to communicate the preferred implementation planning direction to all interested parties as part of the final phase of public consultation.

Alternatively, Council may: choose the *Low-rise Development* option as outlined in this report. OR,

Alternatively, Council may: direct staff on an alternative course of action.

Respectfully submitted,




Karen Rendek, MCIP, RPP
Policy Planner

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

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCTOBER 7.</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

September 26, 2013
File: 09.3900.20/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: **Bylaw 8004: Tax Exemption for North Shore Ice Sports**

RECOMMENDATION:

THAT "Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013" is ADOPTED.

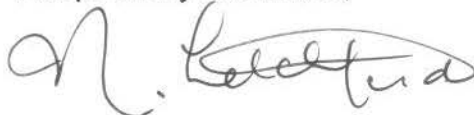
BACKGROUND:

Bylaw 8004 received FIRST, SECOND and THIRD readings on September 9, 2013 and is now ready to be considered for adoption by Council.

OPTIONS:

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

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Attachment: Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013
Report to Council – Dated July 16, 2013

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

The Corporation of the District of North Vancouver

Bylaw 8004

A bylaw to exempt certain land and improvements from municipal taxation.

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

1. Citation

This bylaw may be cited as "Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013".

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

For the 2014 - 2023 calendar years the following land and improvements are exempt from taxation levied pursuant to Sections 21 and 224(2)(d) of the *Community Charter*.

North Vancouver (District) and Canlan Investment Corp. That portion of Lot A, Blocks G and X, District Lots 469 & 580, Group 1, New Westminster District Plan LMP37723 as shown on Schedule A. Pid: 024-126-993 Folio: 100-7377-2300-9 Civic: 2411 Mount Seymour Parkway.

Exemption to remain in effect for a 10 year period based upon current contractual arrangement in the "Ice Facility Partnering Agreement" between the District and Canlan Ice Sports Corp. Upon modification to the agreement the current exemption will terminate at December 31st of the year following any amendment date.

3. Effective Date

The effective date of this bylaw is January 1, 2014 to December 31, 2023.

READ a first time this the 9th day of September, 2013

READ a second time this the 9th day of September, 2013

READ a third time this the 9th day of September, 2013

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

ADOPTED this the

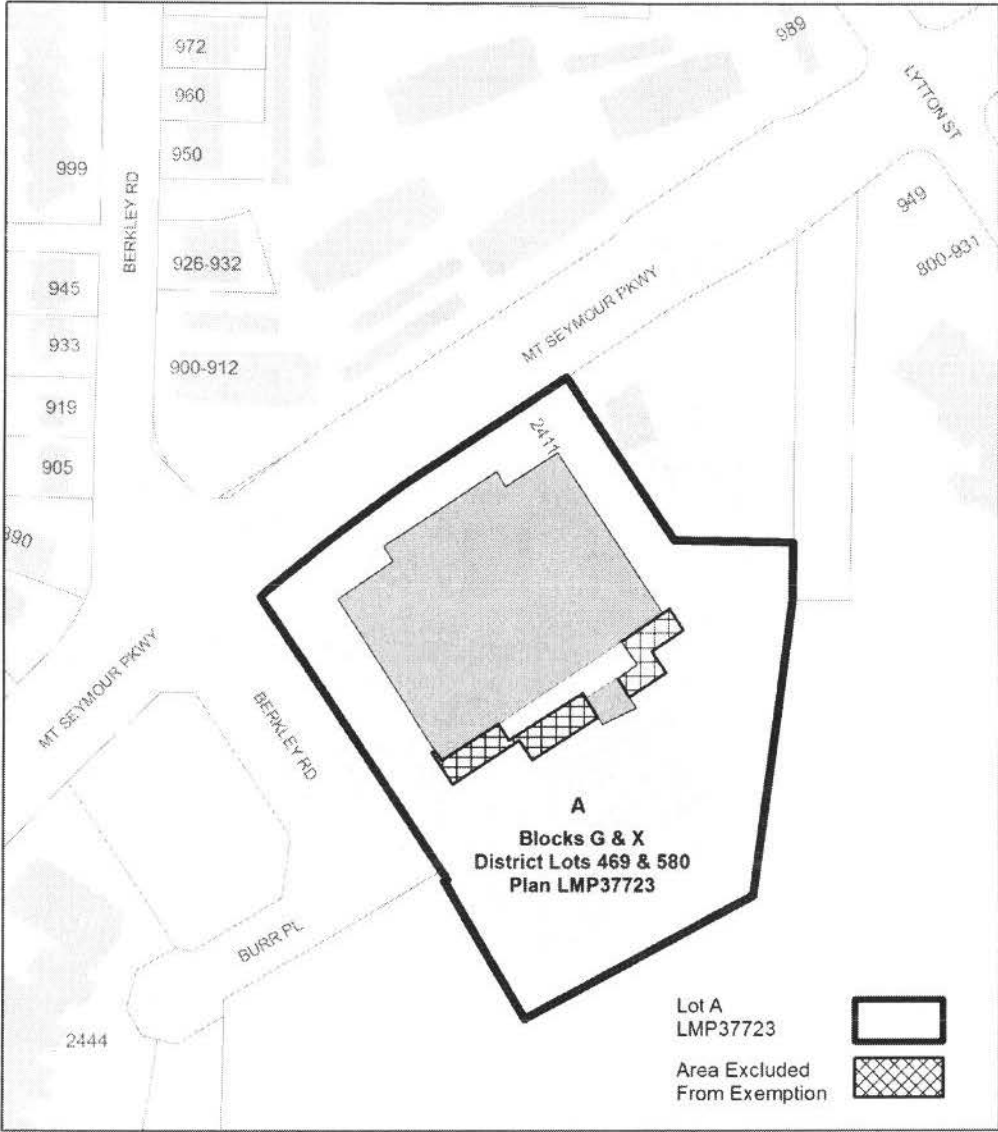
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 7950



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

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

July 16, 2013

File: 05.1940

Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: Bylaw 8004: Tax Exemption for Ice Sports North Shore

RECOMMENDATION:

THAT "Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013" is given FIRST, SECOND, and THIRD readings;

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

REASON FOR REPORT:

The purpose of the Bylaw is to extend the exemption from taxation for the public portion (Attachment "A") of the Ice Sports North Shore facility at 2411 Mount Seymour Parkway per the requirements of the Ice Facility Partnering Agreement.

BACKGROUND:

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

ANALYSIS:

The continuation of a tax exemption after the expiration of the current exemption in 2013 is recommended. Community Charter Section 224(4)(a) allows for a taxation exemption up to a term of 10 years. As the facility agreement is in effect until August 31, 2048 an exemption for a 10 year period is both feasible per legislation and provides easier administration of the

taxation exemption. The District proactively reviews partnering agreements to assess delivery of services in relation to the structured agreement and to changes in public use requirements. Should the agreement be amended in future the proposed tax exemption will terminate the year following the amendments to ensure that any new resulting impact to property taxation would be considered in conjunction to reviewed contractual improvements. As taxation exemptions are provided and structured through bylaw the termination of the exemption would be required to address any new contractual requirements affecting taxation.

Timing/Approval Process:

Pursuant to provisions of the Community Charter the Bylaw must be approved by October 31, 2013. Public notice must be provided in accordance with the Charter prior to adoption.

Financial Impacts:

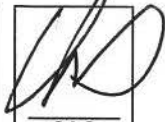
Based upon the publicly used portions of the property, the general assessments for 2013 total \$9,079,000. Property taxes that would apply without an approved PTE payable by the District would be \$150,917; this amount includes \$78,091 municipal, \$56,290 school, and \$16,536 for other agency taxes.

Elio Iorio
Manager Revenue and Taxation

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

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCTOBER 7</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

September 26, 2013
File: 08.3060.20/01.13

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: **Bylaw 8003: 1075 Prospect (Rezoning Bylaw 1299)**

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1299 (Bylaw 8003)" is given SECOND and THIRD readings, and that Bylaw 8003 is ADOPTED.

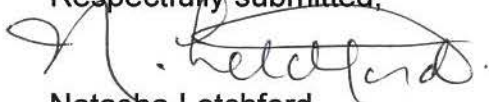
BACKGROUND:

Bylaw 8003 received FIRST reading and referral to a Public Hearing on the 9th day of September, 2013. A Public Hearing was held on the 24th day of September, 2013. This Bylaw is now ready to be considered for SECOND and THIRD reading, followed by ADOPTION by Council.

OPTIONS:

1. Adopt the bylaw;
2. Abandon the bylaw at 2nd reading; or,
3. Debate possible amendments to the bylaw.

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Attachment: The District of North Vancouver Rezoning Bylaw 1299 (8003)
Report to Council – Dated August 23, 2013
District of North Vancouver Public Hearing Minutes – September 24, 2013

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

The Corporation of the District of North Vancouver

Bylaw 8003

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

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1299” (Bylaw 8003”).

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 1965”:

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

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot P, Block B, District Lot 594, Plan 1792	1075 Prospect Avenue	399m ²	10.0m	39.9m

READ a first time this the 9th day of September, 2013

PUBLIC HEARING held this the 24th day of September, 2013

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>SEPT 9, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

 B.S.D. Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

August 23, 2013
File: PLN2013-00024

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: BYLAW 8003 (REZONING BYLAW 1299): 1075 Prospect Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

RECOMMENDATION:

It is recommended that Bylaw 8003, which amends the Zoning Bylaw by adding specific lot size regulations for the property at 1075 Prospect Avenue to Section 310 Special Minimum Lot Sizes:

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

REASON FOR REPORT:

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

SUMMARY:

In order to create the two 10m (33 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are not incompatible with the existing mix of lot widths along the 1000 Block of Prospect Road.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as "Detached Residential" in the Upper Capilano Community Plan.



**SUBJECT: BYLAW 8003 (REZONING BYLAW 1299): 1075 Prospect Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

August 23, 2013

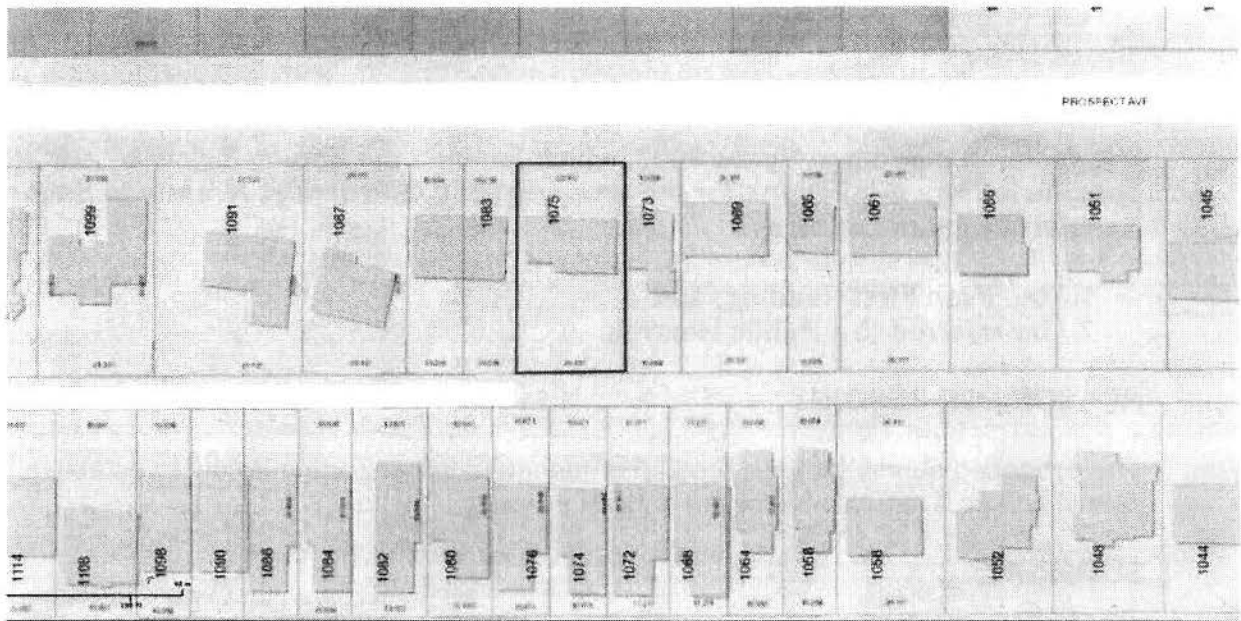
Page 2

ANALYSIS:

Site & Surrounding Area:

The subject lot is zoned Single-Family Residential (RS-3) and is occupied by a single family dwelling that will be demolished prior to subdivision of the property. It is not located in any Development Permit Areas.

The block face in the south side of the 1000 block of Prospect Avenue is represented by a mix of lot widths; primarily 10 m (33ft) and 20m (66ft) widths with an occasional wider lot. The proposed subdivision to create two 10m (33ft) lots is generally consistent with the variety of lot sizes in the 1000 Block of Prospect Road. The lot is also sited between two existing 10m lots directly to the west (straddled by an existing dwelling) and one 10m lot to the east.



Subdivision Proposal:

This application is to subdivide the current lot into two 10m (33 ft) lots and demolish the existing home on the property.

The following table compares the current minimum RS-3 requirements with the proposed lot sizes:

	RS-3 Zone	Proposed Lots
Lot Width	18m (59 ft)	10.0m (33.0ft)
Lot Depth	34m (112 ft)	39.9m (130.9 ft)
Lot Area	660m ² (7,104 sq ft)	399m ² (4,319 sq ft)

**SUBJECT: BYLAW 8003 (REZONING BYLAW 1299): 1075 Prospect Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

August 23, 2013

Page 3

To move forward with this proposal Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish minimum lot size regulations as the proposed lots do not comply with the minimum RS-3 zone lot size requirements.

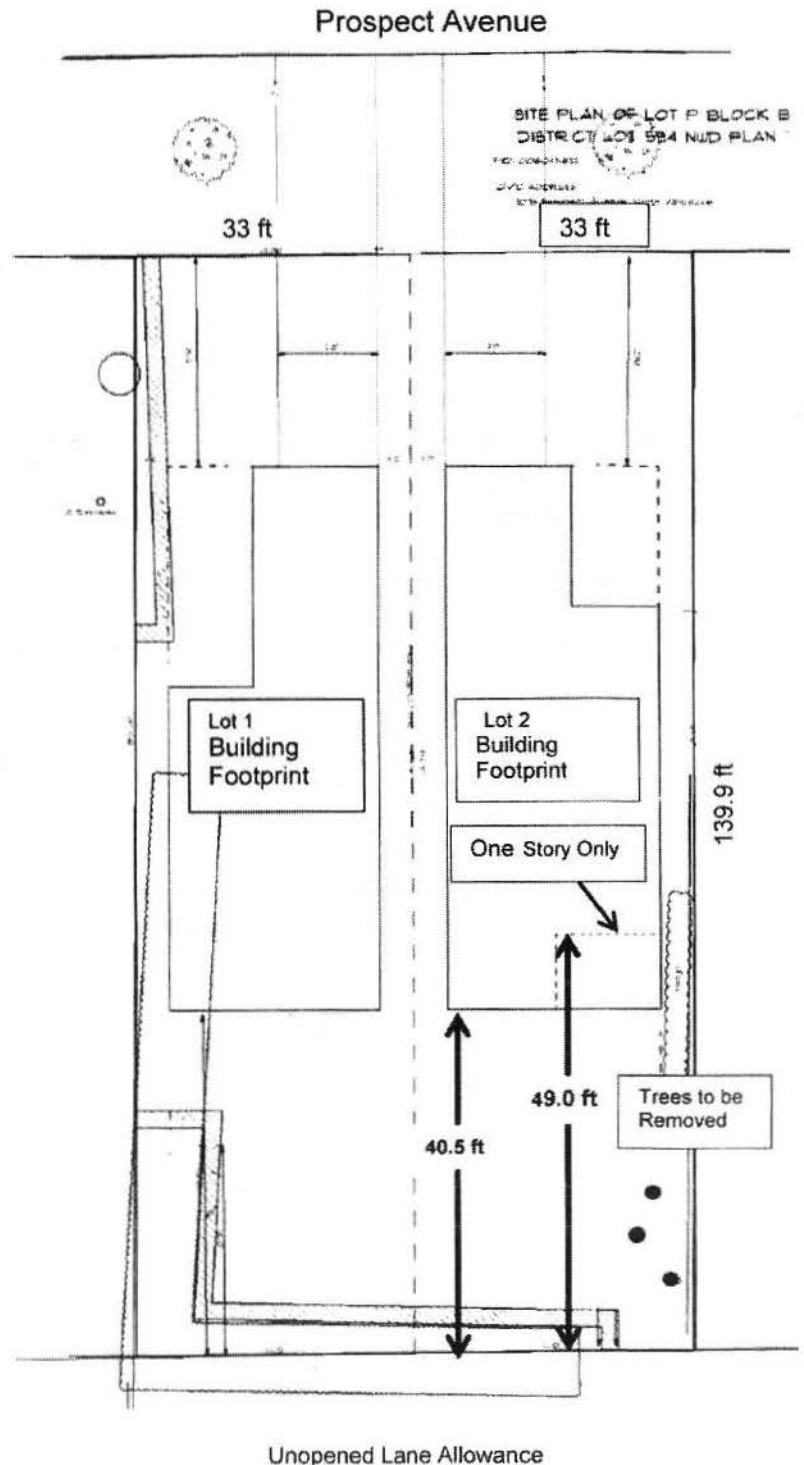
A site plan illustrating the proposed subdivision is shown :

Secondary Suites and House Design:

Covenants will be registered on the title of each of the proposed properties to prevent the construction of secondary suites as the proposed 10m (33ft) lots do not have any laneway access. The restriction is intended to address any potential increase to street parking along Prospect Avenue resulting from the new construction.

Covenants will also be required to ensure that the new houses are uniquely designed and the building permits are reviewed by the General Manager of Planning prior to issuance.

Proposed Building Areas: In response to a neighbour's concern regarding potential overshadowing, the applicant revised the proposed siting plans for both new houses to show building footprints that are setback 12.3m (40.5 ft) from the rear property line. This proposed setback is greater than the required 7.62m (25 ft) rear setback required under the RS3 Zoning regulations. The southeast corner of the building footprint on the house on the eastern lot is restricted to one storey only and set back 14.9m (49.0 ft) to allow additional sunlight infiltration into the adjacent rear yard to the east. A restrictive covenant will be registered on title prior to subdivision to ensure building setbacks and footprints as shown on the site plan.



**SUBJECT: BYLAW 8003 (REZONING BYLAW 1299): 1075 Prospect Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

August 23, 2013

Page 4

Lane: Two neighbours directly south of the subject property expressed concerns regarding loss of the laurel hedging currently providing a privacy buffer along the south property line and unopened laneway. Stormwater connection works in the unopened lane allowance will require the removal of much of this hedging and an existing retaining wall. As a condition of subdivision the applicant will be required to provide the appropriate bonding to ensure replacement of both the hedging and retaining wall along the south property line and laneway.

Trees: Two permit trees (a Helmlock and a Cedar growing together) and a third smaller Laurel tree in the rear yard of the east lot will be removed to allow for the new construction. The replanting of two new conifers to replace the permit trees (one per lot due to the size of the lots) along with bonding will be required as a condition of subdivision. The installation of two new street trees will also be required as part of the subdivision.

GREEN BUILDING REQUIREMENT:

As implementation of this proposal will require an amendment to the Zoning Bylaw and a subdivision, compliance with the District's Green Building Strategy is required. A covenant requiring that the new homes 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:

At the preliminary and detailed application stages, a notification letter was sent to the owners and occupants of properties within a 75m radius as per the Public Notification Policy. Notices were sent to adjacent owners, residents and the Edgemont/Upper Capilano Community Association. At the preliminary stage there were 3 responses from neighbours that outlined concerns related to lot pattern, increase in density related to secondary suites and the overshadowing of the yard to the east.

At the detailed application stage three neighbours directly south of the subject site sharing the rear lane allowance responded to the notification with the following comments:

- Laurel hedging along the south property line and extending into the unopened lane allowance should be retained to allow for a privacy buffer between the homes.
- Following the storm connection works the lane should be cleared and special attention be paid to ensure the maintenance of proper drainage.

To address these neighbour's concerns the replanting of hedging and replacement of the existing retaining wall both entirely on the subject site will be made a condition of subdivision. The existing lane will be re-graded and then will return to its natural state following construction.

**SUBJECT: BYLAW 8003 (REZONING BYLAW 1299): 1075 Prospect Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

August 23, 2013

Page 5

One neighbour directly east of the subject property responded with concerns regarding:

- Overshadowing of their rear yard and potential loss of sunlight.
- Potential impacts to traffic and parking resulting from secondary suites

To respond to these concerns the applicant has provided a site plan showing both building footprints set back 40.5ft from the rear property line. The building footprint on the eastern lot is restricted to one storey in the southeast corner with a setback of 49.5 ft to allow additional sunlight into the adjacent rear yard. The adjacent neighbour has reviewed the proposed site plan with Planning Department staff.

The neighbour has also been advised that as a condition of subdivision, covenants restricting the installation of any secondary suites will be registered on the titles of both properties prior to subdivision approval.

CONCLUSION:

The proposed subdivision is compatible with the mix of lot sizes in the area and Bylaw 8003 (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 8003 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8003 at First Reading and thereby reject the subdivision.

Kathleen Larsen
Community Plan

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

The Corporation of the District of North Vancouver

Bylaw 8003

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1299" (Bylaw 8003)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965":

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

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot P, Block B, District Lot 594, Plan 1792	1075 Prospect Avenue	399m ²	10.0m	39.9m

READ a first time this the

PUBLIC HEARING held this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 24, 2013 commencing at 7:10 p.m.

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

Absent: Mayor R. Walton
Councillor R. Hicks
Councillor L. Muri

Staff: Mr. B. Dwyer, Manager – Development Services
Ms. N. Letchford, Deputy Municipal Clerk
Mr. K. Larsen, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 8003: The District of North Vancouver Rezoning Bylaw 1299

Purpose of Bylaw:

The purpose of the proposed bylaw is to add minimum lot sizes for the property at 1075 Prospect Avenue to enable consideration of a subdivision to create two 10m (33 foot) lots.

1. OPENING BY THE MAYOR

Acting Mayor MacKay-Dunn welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. INTRODUCTION OF BYLAW STAFF

Presentation: Ms. Kathleen Larsen, Community Planner

Ms. Kathleen Larsen, Community Planner, provided an overview of the bylaw that would allow consideration of a subdivision of the property at 1075 Prospect Avenue to create two 10m (33 foot) lots that are not incompatible with the existing mix of lots along the 1000 Block of Prospect Avenue.

Ms. Larsen advised that:

Public Hearing Minutes – September 24, 2013

- The block face in the south side of the 1000 block of Prospect Avenue is represented by a mix of lot widths; primarily 10m (33ft) and 20 m (66ft) widths with an occasional wider lot;
- Covenants will be registered on the title of each of the proposed lots to prevent the construction of secondary suites as the proposed 10m (33ft) lots do not have any laneway access;
- The restriction is intended to address any potential increase to street parking along Prospect Avenue resulting from the new construction;
- Covenants will be required to address building siting and replacement rear hedge to address neighbour concerns;
- Covenants will also be required to ensure that the new houses are uniquely designed; the building permits are reviewed by the General Manager of Planning prior to issuance to ensure compliance; and,
- A covenant requiring that the new homes meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green “Gold” equivalency will be required prior to bylaw adoption.

4. PRESENTATION BY APPLICANT

Presentation: Bill Curtis Design & Associates

4.1 Mr. Bill Curtis, Applicant:

- Commented that the neighbourhood features many 33ft lots;
- Acknowledged that the replanting of two new trees will be required as a condition of the subdivision once construction is complete;
- Noted that neighbours have been consulted addressing their concerns;
- Commented that the intent of the proposed subdivision is to create two unique homes;
- Noted that parking will be provided by a single space garage;
- Mentioned that two new street trees will also be required;
- Commented that the new homes would achieve a Built Green “Gold” equivalency or better; and,
- Spoke to the challenge of affordability.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Andrew Olney, 1000 Block Prospect Avenue: IN FAVOUR

- Spoke in support of the application;
- Commented that the applicant has worked hard to address the concerns of the neighbours;
- Spoke in support of the restriction of secondary suites;
- Expressed concern with parking issues and increased traffic; and,
- Spoke to the affordability of 33ft lots.

5.2 Mr. Ray Bodnaruk, 1000 Block Prospect Avenue: IN FAVOUR

- Spoke in support of the application; and,
- Commented that by adding density you increase the character of the neighbourhood.

- 5.3 Mr. Todd Surokin, 800 Block Prospect Avenue** **OPPOSED**
- Spoke in opposition of the proposal;
 - Stated that the proposed subdivision will change the character of the neighbourhood; and,
 - Expressed concern with traffic issues and safety in the park.
- 5.4 Mr. Nahid Hamidizadeh, 900 Block Melbourne Avenue:** **IN FAVOUR**
- Spoke in support to the affordability of the proposed homes.
- 5.5 Ms. Susan Bradshaw, 1000 Block Prospect Avenue:** **COMMENTING**
- Expressed concern with traffic; and,
 - Suggested that speed bumps and other traffic calming measures be installed.
- 5.6 Mr. Frank Bradeau, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Spoke in support of 33 ft lots because they provide affordable housing;
 - Expressed concern with parking issues; and,
 - Recommended the installation of speed bumps to calm traffic.
- 5.7 Mr. Howard Porritt, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Stated that monster homes do not fit the character of the neighbourhood; and,
 - Spoke to the affordability of 33 ft lots.

6. QUESTIONS FROM COUNCIL

Council observed that the agenda categorised 33 ft lots as the prevailing lot pattern. Staff advised that a mixed lot pattern would better describe the existing lot pattern. Council discussed and sought clarification from staff as to the ability to control and regulate certain matters such as secondary suites and house design on a proposed subdivision verses on an existing lot of record. Council also expressed interest in a workshop-type session regarding infill subdivisions to develop more fulsome policy guidelines.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT the September 24, 2013 Public Hearing be closed;

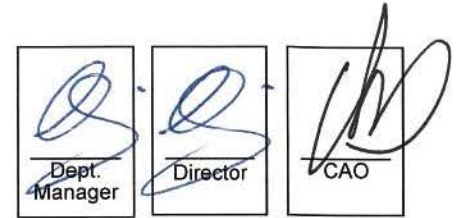
AND THAT Bylaw 8003 "The District of North Vancouver Rezoning Bylaw 1299", be returned to Council for further consideration.

CARRIED
 (7:44 p.m.)

CERTIFIED CORRECT:

 Confidential Council Clerk

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:		Item #	
<input checked="" type="checkbox"/> Regular	Date:	OCT. 7 11 13	Item #	
<input type="checkbox"/> Agenda Addendum	Date:		Item#	
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM#		Date:	Mailbox:



The District of North Vancouver REPORT TO COUNCIL

Septmber 12, 2013
 File: 16.8620.00/001.000
 Tracking Number: RCA -

AUTHOR: Tegan Smith, MCIP, RPP, Transportation Planner

SUBJECT: Renaming of 0 to 600 Blocks Mountain Highway

RECOMMENDATION:

THAT "Mountain Avenue Street Naming Bylaw 8011, 2013", a bylaw to rename the 0 to 600 blocks of Mountain Highway, is given FIRST, SECOND, and THIRD reading.

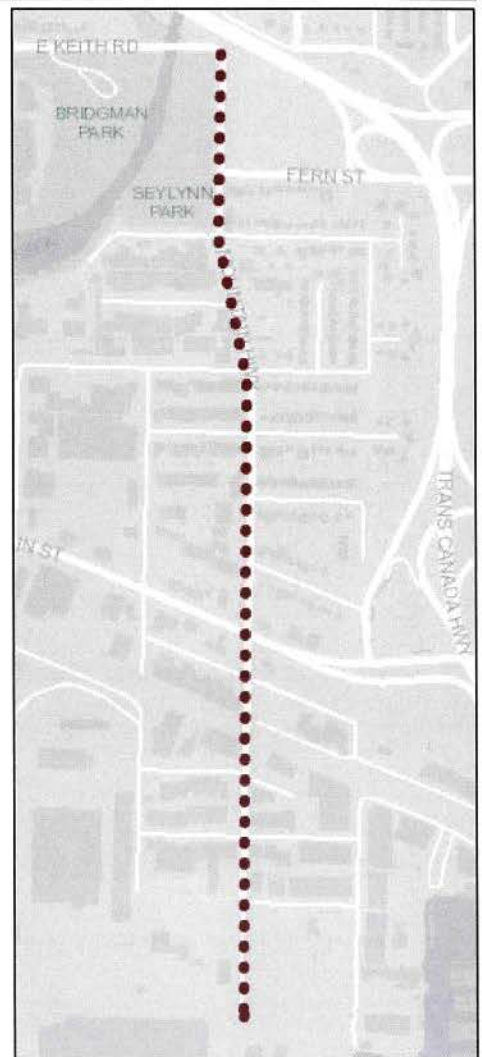
REASON FOR REPORT:

The Street Naming Committee supports the name change of lower Mountain Highway (0 to 600 blocks, below Highway 1, between the waterfront and Keith Road) to 'Mountain Avenue'. This would align with the avenue designation of north-south streets in the area. North of Keith Road, the street name would remain 'Mountain Highway'.

For the renaming of lower Mountain Highway to proceed, a Bylaw needs to be passed.

BACKGROUND:

During consultation for the Lower Lynn Town Centre implementation plan, there was discussion about renaming lower Mountain Highway. Some residents suggested that a more context-appropriate name would be preferred for the emerging neighbourhood street. Residents have also noted that it can be confusing because the two segments of Mountain Highway are not continuous.



ANALYSIS:

The Street Naming Committee has reviewed the street name for Mountain Highway and recommends the name 'Mountain Avenue' because:

- Moving away from the term 'Highway' seems to offer a unique identity and neighbourhood character for the Town Centre;
- The use of the name 'Avenue' aligns with the avenue designation of north-south streets in the area; and
- The new name will make it easier to locate properties in this area.

Implementation will impose some requirements on existing residents and property owners to revise their address. The process will also require some staff time for records changes.

EXISTING POLICY:

Lower Lynn Town Centre Implementation Plan, pg 13:

Undertake a review of street names (Mountain Highway, proposed new streets), place names (Town Centre itself), parks and other community facility names to identify new names, as needed, that are in keeping with the identity and character of this area and that help to establish unique sense of place.

Timing/Approval Process:

If the Bylaw to rename of lower Mountain Highway is approved, it is anticipated that implementation would occur within the coming year. The following steps would need to be taken:

1. District informs residents and property owners about Bylaw and implementation process.
2. Property owners and residents required to revise their address and notify contacts of the revised address.
3. Canada Post to provide a one-year grace period.
4. District responsible to inform public utility organizations, emergency responders, Google maps, etcetera of the change in street name.

Concurrence: Policy Planning; Fire Services; Building Department; Real Estate Department

Public Input:

As part of the Lower Lynn Transportation Implementation Plan consultation events in Spring 2013, there was general support for the idea of changing the name of lower Mountain Highway.

Subsequently, in June 2013, to garner more input, there was additional consultation, as follows:

- 283 letters were sent to adjacent properties informing them of District's intent to change the name. There were 16 responses (5 for, 11 against).;
- Development proponents in the new Town Centre generally support a name change to remove "Highway" and move to something like Mountain Avenue, Boulevard or Way; and
- Western Stevedoring (Lynn term) indicated that they are not enthusiastic about the proposal but would not stand in the way of it going ahead.

Recommendation:

THAT "Mountain Avenue Street Naming Bylaw 8011, 2013", a bylaw to rename the 0 to 600 blocks of Mountain Highway, is given FIRST, SECOND, and THIRD reading.

Options:

1. THAT "Mountain Avenue Street Naming Bylaw 8011, 2013", a bylaw to rename the 0 to 600 blocks of Mountain Highway, is given FIRST, SECOND, and THIRD reading.
2. That the street name of the 0 to 600 blocks of Mountain Highway remain as Mountain Highway.



Tegan Smith
Transportation Planner

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

The Corporation of the District of North Vancouver

Bylaw 8011

A bylaw to rename portions of a highway

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

1. Citation

This bylaw may be cited as "Mountain Avenue Street Naming Bylaw 8011, 2013".

2. Renaming of Highway

The 0 through 600 blocks of Mountain Hwy, as dedicated by deposit of Plan 1340, Reference Plan 1891 and Plan 2237, are hereby renamed Mountain Avenue.

READ a first time this the

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READ a third time this the

ADOPTED this the

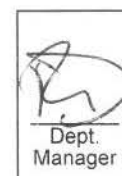
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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



The District of North Vancouver REPORT TO COUNCIL

September 19, 2013
File: 05.1940
Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)

RECOMMENDATION:

THAT: Bylaw 8009, cited as “2013 - 2015 Taxation Exemptions by Council 7942, Amendment Bylaw 8009, 2013 (Amendment 1) is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT:

The purpose of the Bylaw is to consider a permissive tax exemption for the taxation years 2014 and 2015 for ancillary land on private school property.

BACKGROUND:

BC Assessment recently completed a review of private school properties on the North Shore. The review confirmed that BC Assessment had inaccurately interpreted the meaning of Section 220 (1)(l) of the Community Charter. This section of the legislation entails to statutorily exempt only the buildings and the land directly below private school assessed improvements. This mistake in statutorily exempting the entire property valuation has led to no taxes payable. Beginning in 2014, the assessment valuation for the land surrounding the school buildings will become taxable.

ANALYSIS:

BC Assessment has consistently assessed and classified privately owned school property that provides educational instruction equivalent to that given in a public school as statutorily exempt. In April 2013, Vancouver Waldorf School and St Pius X Elementary private schools were notified by the assessment authority of the misinterpretation of the Charter section 220(1)(l). As the schools provide curriculums equivalent to public institutions the ability to continue to maintain a full assessment exemption would require granting a permissive tax exemption. Section 224(2)(h) of the Community Charter provides the ability to exempt the portion of land surrounding the school building. The Waldorf School has submitted an

application for a permissive tax exemption for Councils consideration. The school is a non-profit society with registered charity status as recognized by Canada Revenue Agency (CRA) as is required per permissive tax exemption guideline criteria. The school however does not fully meet the requirements of the remaining criteria as the services offered are not consistent with existing practices seeking to ensure services are provided to the benefit of all District residents. In lieu of the requirements, the provision of a tax exemption would ensure the school continues to operate within the same legislative framework as offered through statutory exemptions provided to publicly owned or leased school lands.

Timing/Approval Process:

Pursuant to provisions of the Community Charter the Bylaw must be approved by October 31, 2013.

Financial Impacts:

Based upon the assessment for the ancillary land the 2013 tax exempt correction change estimated financial impact to the school is detailed below.

	<u>Municipal</u>	<u>Other Agencies</u>	<u>Total</u>
Waldorf School	\$9,268	\$7,945	\$17,213

If Council were to approve the municipal exemption as detailed above the remaining balance available for other permissive tax exemption applicants based upon the financial cap of .6% of the tax levy is \$39,648.



Elio Iorio
Manager Revenue and Taxation

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

The Corporation of the District of North Vancouver

Bylaw 8009

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)”.

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.h and are exempt from taxation for the remaining two years (2014 and 2015):
 - 1. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot J, Block 13, District Lot 2025, Plan 9928, PID: 008-266-280, (2701 St. Christophers Rd, - Roll # 050-0755-1800-7);
 - 2. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451, (2725 St. Christophers Rd, - Roll # 050-7477-0730-8);

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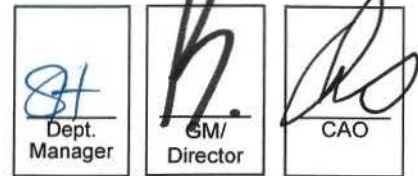
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT. 7; 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 24, 2013
File: 05.1940

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)

RECOMMENDATION:

THAT:

Bylaw 8012, cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)”, which is included as Attachment 1, be now read a FIRST, SECOND and THIRD time; and

AND THAT prior to considering adoption of the Bylaw, public notice be given in accordance with Section 227 of the *Community Charter*.

REASON FOR REPORT:

In compliance with the provisions of the *Community Charter* and the Taxation Exemptions by Council Guidelines, members of the Community Services Advisory Committee (CSAC) have reviewed three new applications for permissive tax exemptions for the taxation years 2014 and 2015, from the following agencies: Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. Staff have prepared the necessary amending bylaw for Council’s consideration.

SUMMARY:

In 2012, Mayor and Council approved Bylaw 7942, which provided taxation exemptions from 2013 to 2015 for 33 different agencies that met criteria outlined in the “Taxation Exemptions by Council Guidelines” (Attachment 2). Since the approval of that Bylaw, Council has considered additional requests for Permissive Tax Exemptions from various non-profit organizations. Most recently, staff received applications from Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. CSAC reviewed these applications on September 18th, and recommends that they be approved by Council. A new Amending Bylaw inclusive to the year 2015 has been prepared based on the recommendations of the committee. According to the *Community Charter*, Council may, on or before October 31 of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation.

**SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment
Bylaw 8012, 2013 (Amendment 2)**

September 24, 2013

Page 2

BACKGROUND:

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

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

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

For Council's information, the total permissive tax exemption for the applications being recommended by CSAC are \$6,795, which would leave a balance of \$39,648 in the financial cap.

EXISTING POLICY:

Taxation Exemptions by Council Guidelines (Attachment 2)

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

ANALYSIS:

At their regular meeting held on September 18, 2013, members of the Community Services Advisory Committee considered three new PTE applications from the Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. The committee felt that the new applications met the tax exemption criteria and recommended that they be approved in full. The rationale for their decision is as follows:

**SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment
Bylaw 8012, 2013 (Amendment 2)**

September 24, 2013

Page 4

Options:

The following options are available for Council's consideration

1. Approve the recommendations of the Community Services Advisory Committee regarding Permissive Taxation Exemptions for 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2),
2. Deny the permissive tax exemptions applications,
3. Advise staff to contact the applicants and advise them to re-apply in 2016 so that Council can consider all of the permissive tax exemptions at one time.

Respectfully submitted,



Cristina Rucci
Social Planner

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

Wild Bird Trust

The Wild Bird Trust (WBT) is seeking an exemption for their new nature house building which is approximately 2,125 sq.ft. This new facility will provide a focal point for school and adult educational and recreational visits for this unique conservation area.

Upon reviewing the application, CSAC concluded that the services provided by the WBT were a unique extension of municipal recreation services. The 100 acre Conservation Area provides education and recreation services for all ages and they offer free monthly surveys, walks, Volunteer Days, and Annual Special Events, all provided by experienced naturalists.

St. John Ambulance

The services provided by St. John Ambulance focus on first aid training for volunteers and the general public. They currently own and receive permissive tax exemptions for two properties located at 223 Mountain Highway and have recently acquired a third property for which they are seeking a PTE. Given that St. John's Ambulance does provide a direct community service to District residents, CSAC felt that they meet the criteria for a tax exemption.

Turning Point Recovery Society

Turning Point is seeking a permissive tax exemption for the leased portion of District property located at 2670 Lloyd Avenue. This land will be home to a new 9-bed women's residential addiction support recovery program. Turning Point is a non-profit society and the program which will occur on the site will be operated as a licensed community care facility under the *BC Community Care and Assisted Living Act*. It was determined that this application meets the criteria included in the Taxation Exemptions by Council Guidelines.

Timing/Approval Process:

Pursuant to provision of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31st of each year. Public notice must be provided in accordance with the *Charter Section 227* prior to adoption of the Permissive Tax Exemption Bylaw.

Financial Impacts:

Based on the three recommended applications with a combined assessment value of \$1,500,000 the total municipal taxes that would be exempted for 2013 is \$6,795. Based on approved section 224 permissive tax exemptions, the financial cap of 0.6% of the tax levy allows maximum exemptions of \$475,342. Including the exemptions provided for above there is a balance of \$39,648 remaining within the cap.

Social Policy Implications:

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

The Corporation of the District of North Vancouver**Bylaw 8012**

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as "2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)".

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.a and are exempt from taxation for the remaining two years (2014 and 2015):
10. St. John Society (British Columbia and Yukon) – Office/resource centre for first aid services. Strata Lot 8, District Lot 204, Strata Plan LMS 2284, PID: 023-336-242, (108 – 223 Mountain Highway, registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4008-8);
 11. WBT - Wild Bird Trust of British Columbia – Conservation Area – Nature House, Port Metro Vancouver Wildlife Conservation Area, Maplewood South. That portion of the land licenced by the Port for occupation by the WBT for the exclusive use and occupation of access to the Nature House land and building used for conservation and educational purposes. Described as Lot 5, Block D, District Lot 469, Plan 8885, Consolidated Lots 4-12 S of Hwy Plan 2383 Block 4 District Lot 469 Plan 1532 PID: 009-902-686, (2649 Dollarton Highway, - Roll # 100-0139-7551-X);
- b) The following subsections are added to Section 2.j and are exempt from taxation for the remaining two years (2014 and 2015):
18. Turning Point Recovery Society – Residential addiction home. The leased portion of amended lot 2 (Reference Plan 2935) Block C, District Lots 598 to 601, Plan 6659, PID: 011-072-725, (2670 Lloyd Avenue, lease registered in the name of Turning Point Housing Society - Roll # 011-0294-2700-2);

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on the and
day of October, 2013.

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

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

POLICY

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

REASON FOR POLICY

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

AUTHORITY TO ACT

Retained by Council

PROCEDURECriteria for Taxation Exemption by Council

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

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

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

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

1.0 General Criteria

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

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

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

2.0 Applications

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

2.3 Deadline - The deadline for applications in any year shall be set by the Community Services Advisory Committee and be strictly adhered to. The deadline must be on or before April 30th of the year preceding the year of tax exemption. Applications received after the deadline will only be considered if they meet the criteria under Section 2.4

2.4 Applications for Exemption Received after the Deadline – Subject to the provisions of the *Community Charter*, requests for exemption by Council which are received after the deadline will only be considered if they meet the following conditions:

2.4.1 The application complies with the tax exemption by Council guidelines as outlined in Section 1.0 of this policy;

2.4.2 The requirement for exemption was not reasonably foreseeable at the date of the deadline for exemptions for the current period;

2.4.3 Adequate justification is provided for not meeting the deadline for application for exemption for the current period.

2.4.4 A taxation exemption application form is completed.

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

3.0 Review Process

3.1 Applications will be received by staff.

3.2 In the second year of council's mandate, the applications will be reviewed by the Community Services Advisory Committee, working with a staff liaison. A report and the necessary bylaw will be prepared for Council consideration by August 31st. Additional material, including completed applications, will be forwarded to Council only if specifically requested by Council.

3.3 Council approves a Permissive Tax Exemption bylaw once every three years in the second year of a Council's three year mandate. The bylaw is in effect for a three year period. The bylaw is supported by a full review of all applications.

3.4 New applications received in years one and three of a council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community "need".

3.5 Once Permissive Tax Exemption applications have been reviewed by the Community Services Advisory Committee and, it is confirmed that the total applications exceed the financial cap of .6% of the tax levy, the Community Services Advisory Committee will have the authority to allocate funds to applicants within the limits of the financial cap and make their recommendation to council. Staff will work with the Committee to establish allocation mechanisms.

4.0 Publication of Taxation Exemptions by Council Process and Criteria

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

4.2 Taxation Exemptions by Council will be reported annually.

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

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

6.0 Acknowledgement of Taxation Exemptions by Council

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

7.0 Accountability

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

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

Excerpt from Community Charter

General authority for permissive exemptions

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

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

(a) land or improvements that

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

(b) land or improvements that

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

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

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

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

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

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

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

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

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

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: <u>October 7, 2013</u>	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:



The District of North Vancouver REPORT TO COUNCIL

September 26, 2013
File: 12.6300.50/000
Tracking Number: RCA -

AUTHOR: Michelle Weston, Section Manager, Public Safety

Julie Pavey, Section Manager, Environment Sustainability

SUBJECT: Wildfire Fuel Mitigation Grant Application

RECOMMENDATION:

Council endorse by resolution the attached \$311,600 grant application to the Union of British Columbia Municipalities (UBCM) for hazardous fuel mitigation work on nine treatment sites

REASON FOR REPORT:

This resolution will support the grant application to secure funding from UBCM to complete Phase 2 (fuel mitigation activities) on nine treatment sites. In 2012, the District completed Phase 1 (development of treatment prescriptions) for these sites.

SUMMARY:

The project is consistent with the recommendations of the Community Wildfire Protection Plan. Fuel treatment activities reduce wildfire risk and reduce windthrow, hazardous tree fall risk and improve forest ecosystem health. A cost sharing opportunity is currently available through the UBCM Strategic Wildfire Protection Program to fund fuel mitigation. This grant application provides 90% (\$280,440) provincial funding of the total cost of mitigation work \$311,600. The District share is \$31,160.

BACKGROUND:

In 2007, the District retained BA Blackwell and Associates to develop a Community Wildfire Protection Plan (the Plan) which was approved by Council. The Plan identified areas at risk for wildfire and made recommendations for strategic and systematic mitigation. Since 2008, the District has conducted numerous wildfire mitigation activities consistent with the Plan.

These proposed nine treatment units, were approved by Council for treatment prescription development in 2011 under an earlier UMBC funded grant.

The proposed fuel treatment covers five prescription areas covering nine treatment sites as follows:

- Owl, Malaspina & Skyline;
- Behind Fire Hall No. 3;
- Kirkstone Park;
- Badger & Indian River Crescent Water Tower;
- North & South sides of Indian River Road

These areas extend and tie into the already completed critical infrastructure fuel treatment sites and Grousewoods and Hyannis fuel breaks.

EXISTING POLICY:

Official Community Plan Bylaw 7934, enacting Schedule B (includes Wildfire Development Permit Area requirements).

This proposed work complements the intent of the recently enacted Wildfire Development Permit Area process and reflects the management values within the Community Wildfire Protection Plan.

ANALYSIS:

The proposed work is aligned with the goals outlined in the Framework for Ecosystem-based Management and the Natural Hazards Management Program. UBCM currently has funding available through the Strategic Wildfire Protection Program. It is unknown how long this funding will continue to be available at the 90% reimbursement rate.

The District will be able to gain cost efficiencies on the tendering process by bunching treatment sites together. In addition to these sites proposed for treatment in 2014. The District has prescriptions developed for additional sites for 2015 and 2016, for the next grant application period.

The Wildfire threat ratings (*2012 BC Wildland Urban Interface Threat Assessment*) are proposed to be reduced as follows:

Kirkstone Park	Plot: KS3	Pre WTR: 166	Post WTR: 122
Kirkstone Park	Plot: KS2	Pre WTR: 130	Post WTR: 107
Owl Court	Plot: OWL6	Pre WTR: 150	Post WTR: 121

Malaspina Park	Plot: MP6	Pre WTR: 143	Post WTR: 125
Skyline Drive	Plot: SL6	Pre WTR: 127	Post WTR: 120
Fire Hall No.3	Plot: FH1	Pre WTR: 142	Post WTR: 123
Indian River Road	Plot: IRN2	Pre WTR: 129	Post WTR: 104
Indian River Road	Plot: IRN5	Pre WTR: 138	Post WTR: 106
Badge/Indian	Plot: BG2	Pre WTR: 129	Post WTR: 111

Timing/Approval Process: Upon receipt of the Council resolutions, UBCM will process the District's application. Assuming the project is approved by UBCM, public consultation will occur in spring 2014 with fuel mitigation work following immediately after a 3-4 month public consultation process. All mitigation work will occur outside of the nesting season to ensure compliance with the provincial Wildlife Act.

Concurrence: The Environment (Planning) and Parks Department concur with the submission.

Financial Impacts:

This grant application provides 90% (\$280,440) provincial funding of the total cost of mitigation work \$311,600. The District share is \$31,160 to be allocated within the 2014 Natural Hazards Operating Budget.

Liability/Risk: Liability is not increased by systematically implementing recommendations contained within the Community Wildfire Protection Plan. The project will reduce risk by...

Social Policy Implications:

Neighbour concerns and park/trail user values will be incorporated into the public stakeholder consultation process..

Environmental Impact: The site plans for each of the units may improve biodiversity of wildlife habitat through improved understory vegetation development while minimizing negative impacts on aesthetic values, soil, vegetation, water and air quality and wildlife. Disturbed areas will be rehabilitated and replanted upon completion of the fuel mitigation work. All proposed work will follow the District's requirements for environmental protection and address invasive management considerations

Public Input: Once the application for funding has been approved, the public in neighbouring areas and park users will be contacted and a public meeting will be held. Project signage will be included at each treatment location and the Community Forester and Consulting Forester (B.A. Blackwell & Associates) will be available to walk the treatment area with concerned residents to answer questions.

Conclusion:

The grant application provides an opportunity for significant return on investment to the District with a 90% provincial contribution. The project contributes to a number of objectives:

reducing wildfire risk, reduce windstorm risk (hazardous trees) and promote a healthy forest ecosystem. The work is aligned with several existing District initiatives within the natural hazards management program and the framework for ecosystem-based management.

Michelle Weston
Section Manager, Public Safety



Attachments:

1. Grant Application
2. Proposed areas for fuel break treatment map

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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Strategic Wildfire Prevention Initiative
Operational Fuel Treatment Program

E-mail: lgps@ubcm.ca
 Mail: 525 Government Street, Victoria, BC, V8V 0A8

2013 APPLICATION FORM

Please type directly in this form or print and complete. Additional space or pages may be used as required. For detailed instructions regarding application requirements please refer to the Community Operational Fuel Treatment Program & Application Guide.

SECTION 1: APPLICANT INFORMATION	
Local Government: District of North Vancouver	Date of Application: October 03, 2013
Contact Person*: Michelle Weston	Title: Section Manager, Public Safety
Phone: 604-990-2418	E-mail: westonm@dnv.org

* Contact person must be an authorized representative of the applying local government or First Nation.

SECTION 2: PROJECT INFORMATION
<p>1. NAME OF PROJECT.</p> <p>Five Fuel Break Prescription Areas covering nine treatment sites as follows:</p> <ol style="list-style-type: none"> 1) Owl, Malaspina & Skyline; 2) Fire Hall No. 3; 3) Kirkstone Park; 4) Badger & Indian River Crescent Water Tower; 5) North & South sides of Indian River Road
<p>2. PROJECT DESCRIPTION. Please provide a geographic description, description of fuel load and objective(s) of the proposed fuel treatment for the area being considered for treatment.</p> <p>The proposed treatment areas are in the District of North Vancouver. These areas extend and tie into the already completed critical infrastructure fuel treatment sites and the Grousewoods and Hyannis fuel breaks. The current fuel type is C2, C3 with some C4 due to regeneration under the main canopy. Ladder fuels are high due to the regeneration and crown fuels are contiguous. Surface fuels are moderate to high due to windfall and dumping of woody debris.</p>
<p>Is this a maintenance treatment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, please provide a rationale.</p>

Is this a retreatment? Yes No. If yes, please provide a rationale.

3. PROPOSED NUMBER OF HECTARES. Please provide the gross and net hectares to be treated. If applicable, please separate hectares on Crown land from hectares on local government land.

New area: 15.2

Maintenance:

Retreatment:

4. MOUNTAIN PINE BEETLE AFFECTED TIMBER. Please indicate if this project includes Mountain Pine Beetle fuel type.

Yes No

5. THREAT RATING OF PROPOSED TREATMENT AREA. Please indicate the current (pre-treatment) threat rating and the expected threat rating after the treatment is completed. Please note: the *2012 Wildland Urban Interface Wildfire Threat Assessments* guide and worksheet must be used and submitted.

Kirkstone Park	Plot: KS3	Pre WTR: 166	Post WTR: 122
Kirkstone Park	Plot: KS2	Pre WTR: 130	Post WTR: 107
Owl Court	Plot: OWL6	Pre WTR: 150	Post WTR: 121
Malaspina Park	Plot: MP6	Pre WTR: 143	Post WTR: 125
Skyline Drive	Plot: SL6	Pre WTR: 127	Post WTR: 120
Fire Hall No.3	Plot: FH1	Pre WTR: 142	Post WTR: 123
Indian River Road	Plot: IRN2	Pre WTR: 129	Post WTR: 104
Indian River Road	Plot: IRN5	Pre WTR: 138	Post WTR: 106
Badger and Indian River Water Tower	Plot: BG2	Pre WTR: 129	Post WTR: 111

6. OTHER ACTIVITIES. Please describe the extent to which your community is undertaking wildfire risk mitigation activities as outlined in Section 6 of the Program & Application Guide (Screening Criteria).

The District of North Vancouver has developed a Wildfire Development Permit Area (DPA) and Guidelines as part of our new Official Community Plan. The Wildfire DPA is indicated on a GIS map which is available to the public via the District's online GeoWeb application. The purpose of the Wildfire DPA is to encourage and regulate the use of fire resistant building materials, defensible space and vegetation management/choices for properties locate in the Wildfire DPA. The guidelines are based on Firesmart principles.

Public wildfire information is found on the District website under the heading Emergency & Public Safety sub-heading Fire which links to the Community Wildfire Prevention Plan 2007, Fire Smart Manual etc. Wildfire danger rating information is prominently displayed on the District's website, Firehalls and City Hall. During high to extreme risk levels, the Parks department posts public notices in parks at at trail heads and where appropriate implement fire and smoking restrictions. During extreme risk conditions the District closes parks and forested areas to public access.

Firehall No.3 has recently completed extensive renovations and is the District Firesmart Showroom open to the public to visit to see examples of Firesmart principles and talk to staff about reducing

fire risk.

District wide evacuation guidelines have been developed. In addition, an area specific evacuation plan has been developed in conjunction with the community for isolated areas of woodlands, Cascades and Sunshine Falls.

District of North Vancouver Fire & Rescue Services, along with the Community Forester, Public Safety Manger, Parks Managers and the North Shore Emergency Management Office regularly participate in multi-agency activities and meetings (including neighbouring jurisdictions, Metro Vancouver and Coastal Fire Centre personnel) to share ideas, resources and test communications systems and protocols.

7. REVIEW OF APPLICATION. Were any other agencies consulted with in the development of the application prior to submission? Please check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Wildfire Management Branch Fuel Management Specialist | <input type="checkbox"/> Land manager |
| <input type="checkbox"/> Fire Zone staff | <input type="checkbox"/> First Nations' Emergency Services Society |
| <input type="checkbox"/> Local fire officials | <input checked="" type="checkbox"/> Other: District Parks Manager |

8. CONTRACTOR INFORMATION. If a contractor is being utilized to do some or all of the work, please describe how you will select a qualified individual. If possible, please include the name(s) of the contractor(s).

Selection of a contractor from the District Prime Contractor List (2013) to complete operational treatments will be conducted through an RFP process for the 5 prescription areas.

Operational Treatment Contractor:

GIS Contractor: B. A. Blackwell & Associates Ltd.

Eligible activities and costs are outlined in Section 4 of the Program & Application Guide. In Section 3 below, please include all proposed eligible costs for your operational fuel treatment and provide a brief description of each, including information on the estimated days of work, hourly/daily rates and types of equipment and estimated hours of use.

SECTION 3: PROPOSED FUEL TREATMENT ACTIVITIES & COSTS	
Activity	Proposed Cost
Eligible fuel treatment activities: Stand treatments	
<ul style="list-style-type: none"> Prescribed fire, including broadcast burning. <u>Please describe:</u> 	\$
<ul style="list-style-type: none"> Pruning. <u>Please describe:</u> Crown raising to reduce conectivity from structures and ground fuels. 	\$12,600.00
<ul style="list-style-type: none"> Tree felling, including hand and mechanical tree felling. <u>Please describe:</u> All felling works are to by hand due to ground conditions and local topography 	\$21,600.00
<ul style="list-style-type: none"> Thinning, including hand and mechanical thinning. <u>Please describe:</u> Thinning (smallest trees first) from below to reduce ladder fuels. Maximum DBH of 17.5cm until target density rates has been achieved as specified in each of the Fuel Management 	\$

Prescriptions approved for each plot.	
<ul style="list-style-type: none"> Tree planting for species conversion. <u>Please describe</u>: The interface to the residential areas require a vegetation transition and buffer to reduce Hemlock regeneration and to establish less inflammable species such as Western redcedar, Douglas fir and broad-leaf species. Planting specification and planting supervision by B. A. Blackwell. Plants and planting materials sourced through District Parks Department. 	\$50,000.00
Eligible fuel treatment activities: Debris Management	
<ul style="list-style-type: none"> Prescribed fire, including broadcast burning and pile burning. <u>Please describe</u>: 	\$
<ul style="list-style-type: none"> Piling, including hand and mechanical piling. <u>Please describe</u>: 	\$
<ul style="list-style-type: none"> Debris management, including lop and scatter, chipping, mastication and grinding. <u>Please describe</u>: Chipping and masitication, chips to be scattered to a maximum depth of 3cm. 	\$52,200.00
<ul style="list-style-type: none"> Debris removal, including chip removal, hog fuel removal and slash removal. <u>Please describe</u>: Removal of debris, excess chips and slash. 	\$93,600.00
<ul style="list-style-type: none"> Tree removal, including sawlog, firewood and other forest products. <u>Please describe</u>: 	\$21,600.00
Development of Smoke Management Plan and Custom Venting Forecast	\$
Danger tree assessments	\$5,000.00
Updates to existing threat plots and related spatial data to conform to the 2012 WUI Wildfire Threat Assessment standards.	\$
Preparation of maps, spatial data, and metadata	\$
Staff and contractor costs directly related to fuel treatment activities. <u>Please describe</u> : Site viewing for contractor bidding, boundary layout, start up, treatment supervision and monitoring, UBCM reporting, planting specifications and supervision, public consultations and meetings. This will account for a portion of the in-kind costs associated with the project.	\$32,000.00
Local government administration costs directly related to fuel treatment activities. <u>Please describe</u> : Accounting, RFP process, supervision, public consultation, UBCM reporting and meetings with fuels specialist, post planting works. This will account for a portion of the in-kind costs associated with the project.	\$25,000.00
Post-treatment signage and public information directly related to completed fuel treatment activities. <u>Please describe</u> : Public meeting information materials, on site public notices, residential letter drops and post treatment educational signage. This will account for a portion of the in-kind costs associated with the project.	\$3,000.00

ther proposed activities. <u>Please describe</u> : Interface hazard tree assessment and removals. Trail restoration and/or enhancements. Sensitive ecosystem restoration. Invasive plant removals. This will account for in-kind costs associated with project.	\$
Total Proposed Costs:	\$311,600.00

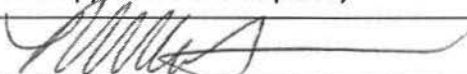
The Community Operational Fuel Treatment program can contribute a maximum of 90% of the cost of eligible activities up to \$400,000 in funding per municipality and First Nation per calendar year and up to \$600,000 in funding per regional district per calendar year. The remainder is required to be funded through community contributions.

Total Grant Requested (90% of total cost to maximums listed above):	\$280,440
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Please note that you will be required to provide detailed information on the community contribution in the final report, including contributions from other grant programs and all project revenues. In cases where other grants are used as a community contribution, documentation must be available to demonstrate how actual costs from other grant contributions are accounted for. For example, labour costs must include information on the number of hours worked, the hourly rate, and the eligible activity that was undertaken (e.g. 50 hours at \$18/hr for chipping). If information is available now, please complete Sections 4 and 5 below:

SECTION 4: OTHER GRANTS	
Grant(s) Description:	Estimated Grant Value
	\$

SECTION 5: REVENUE (all sawlog and forest product sales)	
Revenue(s) Description:	Estimated Revenue
	\$

SECTION 6: SIGNATURE (To be signed by Local Government Applicant)
I certify that the area covered by the proposed operational fuel treatment: (1) is not scheduled for development; (2) is not scheduled for sale; and (3) is within the jurisdiction of the local government (or appropriate approvals are in place)
Signature: 
Name & Title: Michelle Weston, Public Safety Section Manager

In addition to the Application Form, the following separate attachments are required to be submitted as part of your application:

- Council or Board resolution indicating support for the proposed activities and willingness to provide overall grant management.
- Maps and photos that clearly identify the area(s) that are the subject of the application

- If not UBCM funded, a copy of the completed CWPP for the operational treatment area. If UBCM funded, the CWPP final report, maps, and spatial data must be completed, submitted and approved.
- If not UBCM funded, a copy of the completed prescription for the operational treatment area. If UBCM funded, the prescription final report, maps, and spatial data must be completed, submitted and approved.

Applications should be submitted directly to Local Government Program Services (UBCM).

E-mail: lgps@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Fuel Management Prescription Map: District of North Vancouver: Fire Hall



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G035
Location	DNV Fire Hall
UTM Zone	10N
UTM Easting	493976
UTM Northing	5466785

Legend

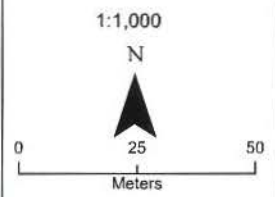
- Treatment Corners
- Threat Plots
- ▲ DNV plots
- ☆ Access Points
- Powerlines
- Trails
- Creeks
- Contours - 5 m
- Storm Culverts
- Transmission Lines
- Parks

Ownership

- PRIVATE

Prescription Unit

- TUA
- TUC



Coordinate System:
NAD 83 UTM Zone 10
Mapped by: T. Pashkowski
Date: March 2013

Fuel Management Prescription - Area Breakdown							
Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Fire Hall	A	Hw(Cw)	HTR,TFB,SFR,PB			0.5	0.5
Fire Hall	C	HwCwFd	HTR,TFB,SFR,PB			0.1	0.1
TOTAL						0.6	0.6

HTR - hazard tree removal, TFB - thin from below, SFR - surface fuel reduction, PB - prune branches

Stream Summary (See Prescription for management strategies)			
Stream ID	Class	DPA (m)	Land Ownership
1 - Mosquito Creek	S-2	15	DNV
2 - Unknown	S-4	15	DNV

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines.
No machine work in these areas is permitted without DNV approval.

Fuel Management Prescription Map: District of North Vancouver: Kirkstone Park



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G035
Location	Kirkstone
UTM Zone	10N
UTM Easting	496799
UTM Northing	5464254

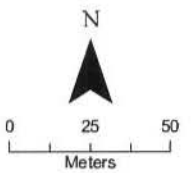
Legend

- Threat Plot
- Treatment Corners
- DNV plots
- Kirkstone Trail
- Creeks
- Transmission Lines
- Storm Culverts
- Parks
- Private Land

Prescription Unit

- TUA
- TUB
- TUC

1:1,500



Coordinate System:
NAD 83 UTM Zone 10

Mapped by: B. Andrew
Date: March 2013

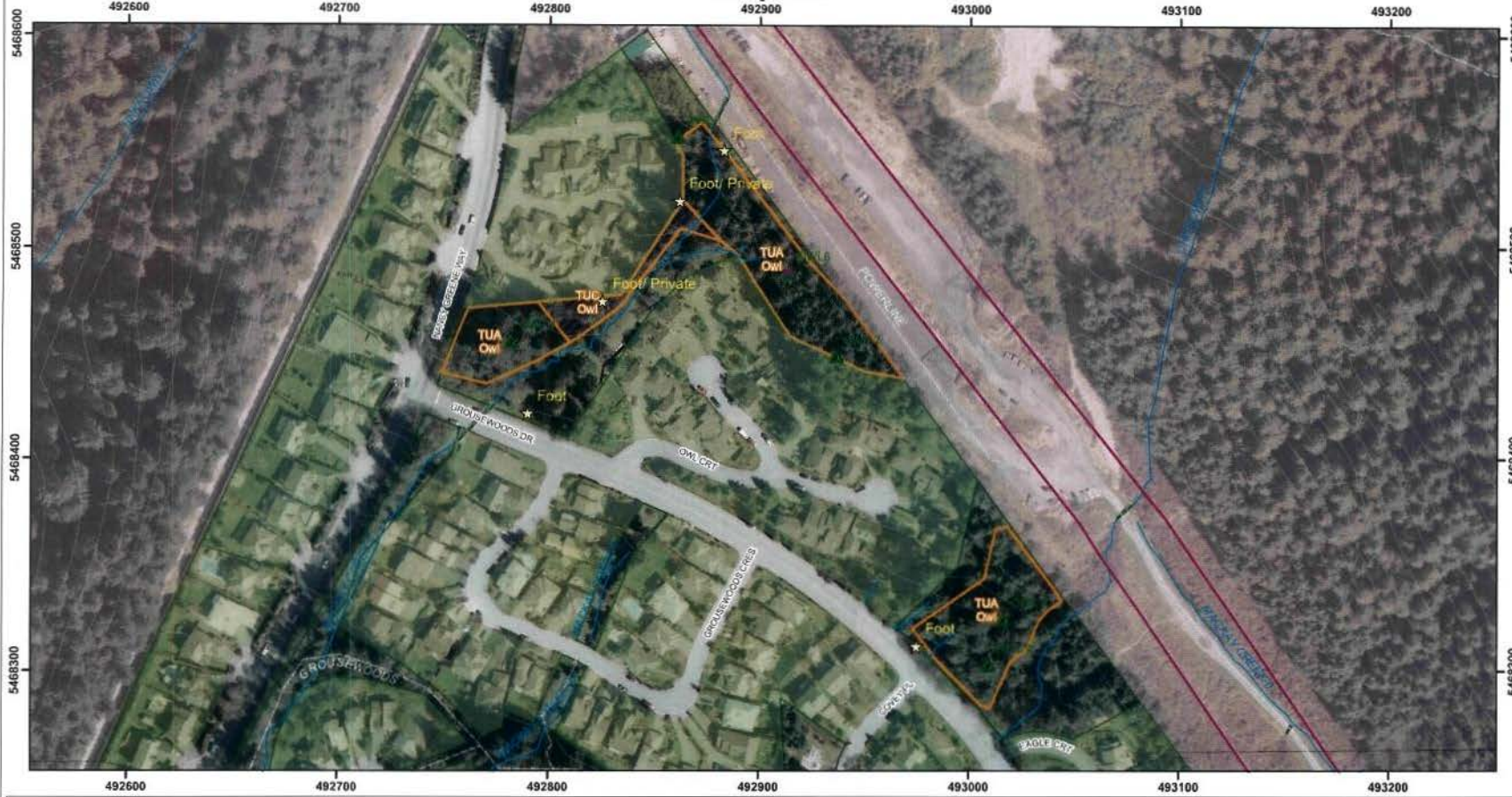


Fuel Management Prescription - Area Breakdown								Stream Summary (See Prescription for management strategies)			
Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)	Stream ID	Class	DPA (m)	Land Ownership
Kirkstone Park	A	Hw(FdDrCw)	HTR,TFB, SFR,PB,PL			1.9	1.9	17-Keith Creek	S-3	15	DNV
Kirkstone Park	B	Hw(Dr)	HTR,TFB, SFR,PB,PL	0.3		0.3	0.3	1-Drainage Ditch	S-4	15	DNV
Kirkstone Park	C	FdHw	HTR,TFB, SFR,PB,PL			1.8	1.8				
Total Area (ha)				0.3		4.0	4.0				

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines.
No machine work in these areas is permitted without DVN approval. HTR-Hazard tree removal, TFB-Thin from below, SFR-Surface fuel removal, PB-Prune branches, PL-Plant

Fuel Management Prescription Map: District of North Vancouver: Owl, Malaspina & Skyline

Map 1/3



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G035
Location	Grousewoods/ Owl
UTM Zone	10N
UTM Easting	492895
UTM Northing	5468505

Legend

- Treatment Corners
- Threat Plots
- ▲ DNV plots
- ☆ Access Points
- Trails
- Creeks
- Contours - 5 m
- Storm Culverts
- Transmission Lines
- Parks

Ownership

- PRIVATE
- GVRD

Prescription Unit

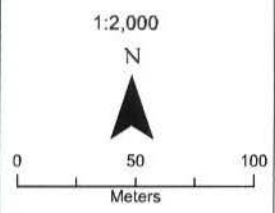
- TUA
- TUB
- TUC

Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Owl	A	HwFd(Cw)	HTR,TFB,SFR,PB			0.8	0.8
Malaspina Park	A	Hw(FdCw)	HTR,TFB,SFR,PB			0.8	0.8
Skyline	A	HwCwFd	HTR,TFB,SFR,PB			1	1
Malaspina Park	B	Hw(FdCw)	HTR,PB	0.1		0.1	0.1
Owl	C	HwFd(Cw)	HTR,TFB,SFR,PB			0.1	0.1
Malaspina Park	C	Hw(FdCw)	HTR,TFB,SFR,PB			0.1	0.1
Skyline	C	HwCwFd	HTR,TFB,SFR,PB			0.2	0.2
TOTAL				0.1		3.1	3.1

Stream ID	Class	DPA (m)	Land Ownership
1- MacKay Creek	S-4	15	DNV
2 - Unknown	S-4	15	DNV
11 - MacKay Creek	S-6	15	DNV
12 - MacKay Creek	S-6	15	DNV
13 - MacKay Creek	S-6	15	DNV

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines. No machine work in these areas is permitted without DNV approval.

HTR - hazard tree removal, TFB - thin from below, SFR - surface fuel reduction, PB - prune branches



Coordinate System:
NAD 83 UTM Zone 10

Mapped by: T. Pashkowski
Date: March 2013

Fuel Management Prescription Map: District of North Vancouver: Owl, Malaspina & Skyline Map 2/3



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G035
Location	Malaspina Park
UTM Zone	10N
UTM Easting	493188
UTM Northing	5467702

Legend

- Treatment Corners
- Threat Plots
- ▲ DNV plots
- ☆ Access Points
- Trails
- Creeks
- Contours - 5 m
- Storm Culverts
- Transmission Lines
- ▭ Parks
- Ownership**
- ▭ PRIVATE
- ▭ GVRD
- Prescription Unit**
- ▭ TUA
- ▨ TUB
- ▩ TUC



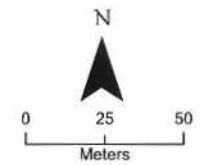
Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Owl	A	HwFd(Cw)	HTR,TFB,SFR,PB			0.8	0.8
Malaspina Park	A	Hw(FdCw)	HTR,TFB,SFR,PB			0.8	0.8
Skyline	A	HwCwFd	HTR,TFB,SFR,PB			1	1
Malaspina Park	B	Hw(FdCw)	HTR,PB	0.1		0.1	0.1
Owl	C	HwFd(Cw)	HTR,TFB,SFR,PB			0.1	0.1
Malaspina Park	C	Hw(FdCw)	HTR,TFB,SFR,PB			0.1	0.1
Skyline	C	HwCwFd	HTR,TFB,SFR,PB			0.2	0.2
TOTAL				0.1		3.1	3.1

Stream ID	Class	DPA (m)	Land Ownership
3 - MacKay Creek	S-4	15	DNV
6 - MacKay Creek	S-4	15	DNV
4 - MacKay Creek	S-4	15	DNV
5 - Unknown	S-4	15	DNV

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines. No machine work in these areas is permitted without DNV approval.

HTR - hazard tree removal, TFB - thin from below, SFR - surface fuel reduction, PB - prune branches

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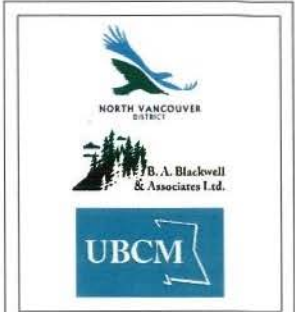
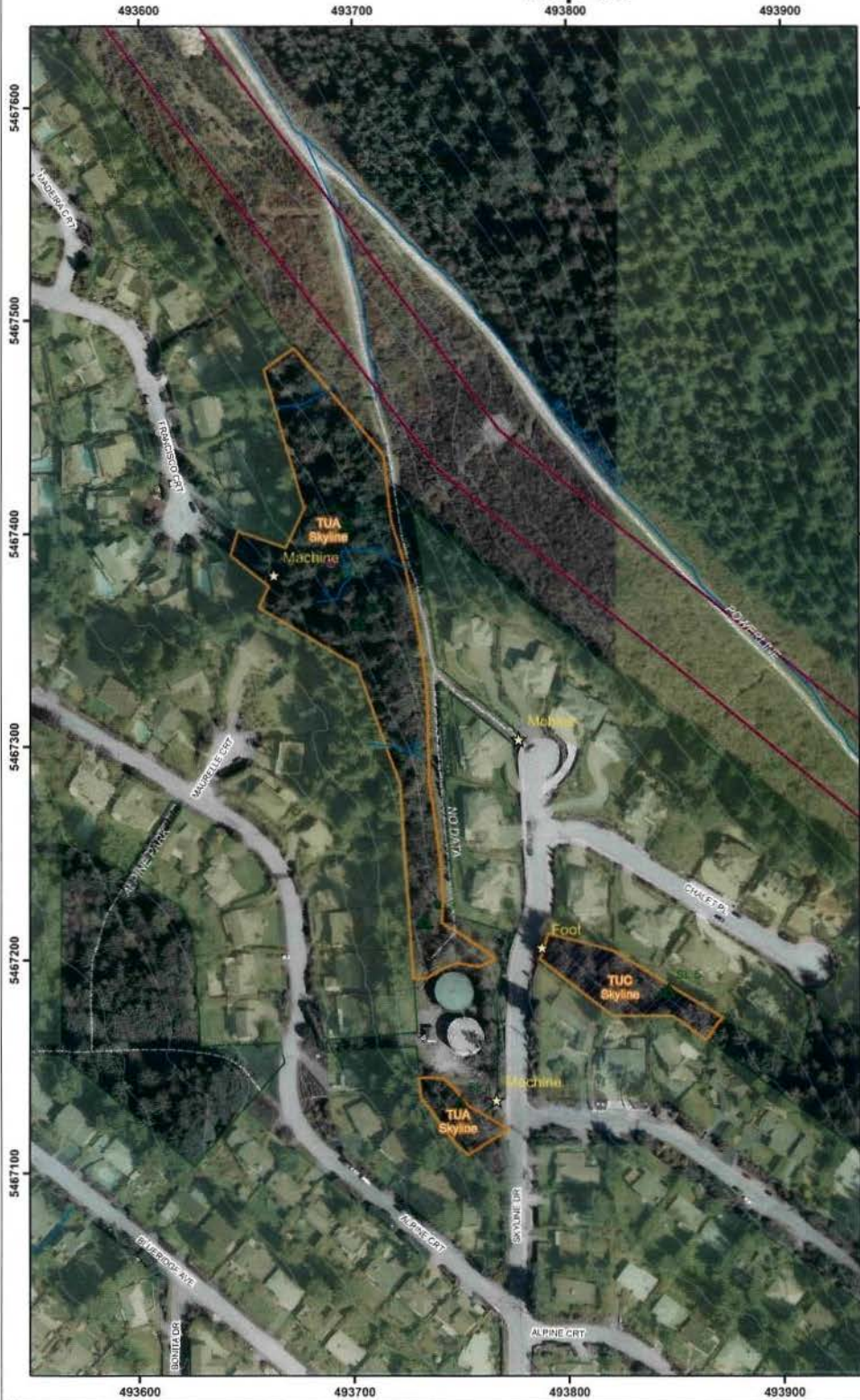


Coordinate System:
NAD 83 UTM Zone 10

Mapped by: T. Pashkowski
Date: March 2013

Fuel Management Prescription Map: District of North Vancouver: Skyline

Map 3/3



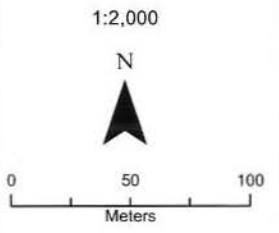
Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G035
Location	Skyline
UTM Zone	10N
UTM Easting	493718
UTM Northing	5467330

Legend

- Treatment Corners
- Threat Plots
- ▲ DNV plots
- ☆ Access Points
- Trails
- Creeks
- Contours - 5 m
- Storm Culverts
- Transmission Lines
- ▨ Wetland
- Parks
- PRIVATE

Prescription Unit

- ▭ TUA
- ▨ TUB
- ▩ TUC
- ▧ TUD



Coordinate System:
NAD 83 UTM Zone 10

Mapped by: T. Pashkowski
Date: March 2013

Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Owl	A	HwFd(Cw)	HTR,TFB, SFR,PB			0.8	0.8
Malaspina	A	Hw(FdCw)	HTR,TFB, SFR,PB			0.8	0.8
Skyline	A	HwCwFd	HTR,TFB, SFR,PB			1	1
Malaspina	B	Hw(FdCw)	HTR, PB	0.1		0.1	0.1
Owl	C	HwFd(Cw)	HTR,TFB, SFR,PB			0.1	0.1
Malaspina	C	Hw(FdCw)	HTR,TFB, SFR,PB			0.1	0.1
Skyline	C	HwCwFd	HTR,TFB, SFR,PB			0.2	0.2
TOTAL				0.1		3.1	3.1

Stream ID	Class	DPA (m)	Land Ownership
8 - Unkown	S-6	15	DNV
9 - Unknown	S-6	15	DNV
10 - Unknown	S-6	15	DNV

HTR - hazard tree removal, TFB - thin from below, SFR - surface fuel reduction, PB - prune branches

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines. No machine work in these areas is permitted without DNV approval.

Fuel Management Prescription Map: District of North Vancouver: Badger and Indian River Water Tower



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G036
Location	Badger
UTM Zone	10N
UTM Easting	502561
UTM Northing	5453481

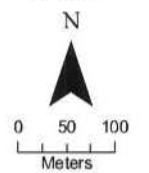
Legend

- Threat Plot
- Treatment Corners
- DNV plots
- Access Points
- Trails
- Creeks
- Contours
- Storm Culverts
- Parks
- Private Land

Prescription Unit

- TUA
- TUD

1:5,000



Coordinate System:
NAD 83 UTM Zone 10

Mapped by: B. Andrew
Date: March 2013



Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Badger	A	FdHwCw	HTR,TFB, SFR,PB			1.7	1.7
Indian River Water Towers	A	CwHwFd	HTR,TFB, SFR,PB			2.0	2.0
Indian River Water Towers	D		No Treatment		0.1	0.1	0.1
Total Area (ha)						3.8	3.7

Stream ID	Class	DPA (m)	Land Ownership
1	S-6	15	DNV
2	S-6	15	DNV
3	S-6	15	DNV
4	S-4	15	DNV
5 - Gallant Creek	S-3	15	DNV
6	S-6	15	DNV
7	S-6	15	DNV

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines. No machine work in these areas is permitted without DVN approval. HTR-Hazard tree removal, TFB-Thin from below, SFR-Surface fuel removal, PB-Prune branches, PL-Plant

Fuel Management Prescription Map: District of North Vancouver: Indian River Road



Forest Region	Coastal
Forest District	Vancouver
Mapsheet	92G036
Location	Indian River
UTM Zone	10N
UTM Easting	502800
UTM Northing	5463287

Legend

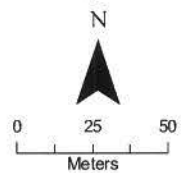
- Threat Plot
- Treatment Corners
- DNV plots
- Trails
- Creeks
- Transmission Lines
- Storm Culverts
- Private Land

Prescription Unit

- TUA
- TUC



1:1,600



Coordinate System:
NAD 83 UTM Zone 10

Mapped by: B. Andrew
Date: March 2013

Block	TU	Stand Desc.	Treatment	Stream Mgmt (ha)	NP (ha)	Gross Area (ha)	Net (ha)
Indian River	A	Hw(FdDrCw)	HTR,TFB, SFR,PB,PL			3.5	3.5
Indian River	C	Hw(Dr)	HTR,TFB, SFR,PB,PL			0.3	0.3
Total Area (ha)						3.8	3.8

Stream ID	Class	DPA (m)	Land Ownership

Streamside DPA approval is required for all works within 15 m of top of bank or 5 m from the edge of ravines.
No machine work in these areas is permitted without DVN approval. HTR-Hazard tree removal, TFB-Thin from below, SFR-Surface fuel removal, PB-Prune branches, PL-Plant

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