

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, February 2, 2015**

**7:00 p.m.**

**Council Chamber, Municipal Hall  
355 West Queens Road,  
North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

[www.dnv.org](http://www.dnv.org)

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## REGULAR MEETING OF COUNCIL

**7:00 p.m.**  
**Monday, February 2, 2015**  
**Council Chamber, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### AGENDA

#### BROADCAST OF MEETING

- Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at [www.dnv.org](http://www.dnv.org)

#### CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8087 – Rezoning: 1000 Roosevelt Crescent
- Bylaw 8080 – Rezoning: 1591 Bowser Avenue

#### 1. ADOPTION OF THE AGENDA

##### 1.1. February 2, 2015 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the February 2, 2015 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. **Toastmasters Month – February 2015** **p. 9**

#### 4. RECOGNITIONS

#### 5. DELEGATIONS

5.1. **Kristi Tatebe and Emily Jubenvill, The Edible Garden Project** **p. 13-14**  
Re: Capacity-building for North Shore Food Charter Implementation

#### 6. ADOPTION OF MINUTES

**7. RELEASE OF CLOSED MEETING DECISIONS**

**7.1. January 19, 2015 Closed Special Meeting of Council**

**7.1.1. North Vancouver Museum & Archives Commission Appointments**

THAT Catharine Downes be reappointed to the North Vancouver Museum & Archives Commission for a three year term ending December 2017;

AND THAT Sherry Shaghghi be appointed to the North Vancouver Museum & Archives Commission for a three year term ending December 2017;

AND THAT this resolution be released to the public.

**7.1.2. Municipal Library Board Appointments**

THAT Mark Jefferson, David Porter, and Linda Munro be appointed to the Municipal Library Board for two year terms ending December 2016;

AND THAT Ken Lim be reappointed to the Municipal Library Board for a two year term ending December 2016;

AND THAT this resolution be released to the public.

**8. COMMITTEE OF THE WHOLE REPORT**

**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. 2015 Council Meeting Schedule**  
File No. 01.0530.01/000.000

**p. 17-19**

*Recommendation:*

THAT the 2015 Council Meeting Schedule previously adopted by Council on December 15, 2014 be amended by changing the March 23, 2015 Committee of the Whole meeting to a Regular Council meeting;

AND THAT a Committee of the Whole meeting be held at 5 pm and Regular Council meeting be held at 7 pm on March 30, 2015.

- \* **9.2. Seylynn Village – Telus Communications Right-of-Way within Seylynn Park** **p. 21-25**  
File No. 08.3060.20/067.12

*Recommendation:*

THAT Council grant a Right of Way to Telus Communications for the installation of a service box within the District owned parcel of land legally described as Lot B District Lot 613 Plan 17458 (PID 007-276-621) ("Seylynn Park") adjacent to the Mountain Highway road allowance in the locations shown on the sketch plan as attached to the January 15, 2015 report of the Section Manager - Engineering Development Services entitled Seylynn Village – Telus Communications Right-of-Way within Seylynn Park.

- 9.3. Bylaws 8096 and 8097: Rezoning and Housing Agreement for a 35 Unit Apartment Project: 1325-1335 Draycott Road** **p. 27-68**  
File No. 3060.20/23.14

*Recommendation:*

THAT Bylaw 8096, which rezones the subject site from General Commercial Zone 2 (C2) to Comprehensive Development 84 (CD84) to enable the development of a 35 unit residential apartment project, is given FIRST Reading;

AND THAT Bylaw 8097, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, is given FIRST Reading; and,

AND THAT Bylaw 8096 is referred to a Public Hearing.

- 9.4. Arts and Cultural Project Grants – 2015, Round One** **p. 69-82**  
File No. 10.4794-90/006

*Recommendation:*

THAT project grants totalling \$41,000 be approved to support a range of arts projects, community celebrations, cultural activities and festivals as outlined in this report;

AND THAT the District's 50% contribution to these grants (\$20,500) be released for disbursement, pending confirmed approval of these same recommendations by the City of North Vancouver.

- 9.5. Core - Funded Arts Groups: Release of First Instalment on 2015 Grant** **p. 83-87**  
File No. 10.4794.90/001.000

*Recommendation:*

THAT Council approve a first scheduled instalment on annual operating grants to support the four core-funded arts groups as identified in this report;

AND THAT this first instalment of 2015 payments be capped at an amount equivalent to 50% of grant support received in 2014;

AND THAT the District's portion of this first instalment, totalling \$151,603 be approved for release;

AND FINALLY THAT the balance of 2015 core grants be disbursed as a second and final instalment in or after June 2015, further to Council's final approval of the 2015 budget.

**9.6. Museum and Archives Deaccessions**

File No.

To be circulated via agenda addendum.

**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 February 2, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

## PROCLAMATIONS

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## PROCLAMATION

### “Toastmasters Month” (February 2015)

- WHEREAS:** Toastmasters International is a non-profit educational organization that teaches public speaking and leadership skills through a worldwide network of clubs; and
- WHEREAS:** The first Toastmasters Club outside the United States was chartered in 1935 in Victoria, British Columbia, and today, after more than seventy-five years, Toastmasters in British Columbia has grown to serve more than 5,000 members in 280 clubs; and
- WHEREAS:** By helping people develop essential communication skills, Toastmasters International and its member Toastmaster Clubs perform a valuable service to its members and the community.
- NOW THEREFORE, I** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim the month of February 2015 as “TOASTMASTERS MONTH” in the District of North Vancouver.

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

Richard Walton  
MAYOR

Dated at North Vancouver, BC  
This 2<sup>nd</sup> day of February 2015

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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.**

**Delegations have five minutes to make their presentation. Questions from Council may follow.**

Name of group wishing to appear before Council: The Edible Garden Project

Title of Presentation: Capacity-building for North Shore Food Charter Implementation

Name of person(s) to make presentation: Kristi Tatebe & Emily Jubenvill

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

Please describe:

Attach separate sheet if additional space is required

Council has endorsed the North Shore Food Charter in support of a sustainable local food system on the North Shore. We will present the results of a training program with municipal staff and Councils across the North Shore to increase their capacity to implement the Charter in their land use, planning, and policy decisions. This Delegation will include an introduction to an online resource to assist Mayor, Council and Staff in their work. Our presentation will be 5 minutes.

Contact person (if different than above): \_\_\_\_\_

Daytime telephone number: 778-994-7967

Email address: kristi@ediblegardenproject.com

Will you be providing supporting documentation?  Yes  No

If yes:  Handout  DVD  
 PowerPoint presentation

Note: All supporting documentation must be provided 12 days prior to your appearance date. This form and any background material provided will be published in the public agenda.

Presentation requirements:  Laptop  Tripod for posterboard  
 Multimedia projector  Flipchart  
 Overhead projector

Arrangements can be made, upon request, for you to familiarize yourself with the Council Chamber equipment on or before your presentation date.

## Delegation to Council Request Form

### Rules for Delegations:

1. Delegations must submit a Delegation to Council Request Form to the Municipal Clerk. Submission of a request does not constitute approval nor guarantee a date. The request must first be reviewed by the Clerk.
2. The Clerk will review the request and, if approved, arrange a mutually agreeable date with you. You will receive a signed and approved copy of your request form as confirmation.
3. A maximum of two delegations will be permitted at any Regular Meeting of Council.
4. Delegations must represent an organized group, society, institution, corporation, etc. Individuals may not appear as delegations.
5. Delegations are scheduled on a first-come, first-served basis, subject to direction from the Mayor, Council, or Chief Administrative Officer.
6. The Mayor or Chief Administrative Officer may reject a delegation request if it regards an offensive subject, has already been substantially presented to council in one form or another, deals with a pending matter following the close of a public hearing, or is, or has been, dealt with in a public participation process.
7. Supporting submissions for the delegation should be provided to the Clerk by noon 12 days preceding the scheduled appearance.
8. Delegations will be allowed a maximum of five minutes to make their presentation.
9. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
10. 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 (if not handed out or published in the agenda) to assist with the accuracy of our minutes

I understand and agree to these rules for delegations

Kristi Tatebe, MCIP, Edible Garden Project Com[un]ity  
Name of Delegate or Representative of Group

September 17, 2014  
Date

  
Signature

Digitally signed by Kristi Tatebe  
DN: cn=Kristi Tatebe, o=Edible Garden Project Com, c=CA  
Date: 2014.09.17 09:53:38 -0800

### For Office Use Only

#### Approved by:

Municipal Clerk \_\_\_\_\_

Deputy Municipal Clerk

Appearance date: Feb 2, 2014

Receipt emailed on: Sept. 18, 2014

#### Rejected by:

Mayor \_\_\_\_\_

CAO \_\_\_\_\_

Applicant informed on: \_\_\_\_\_

Applicant informed by: \_\_\_\_\_

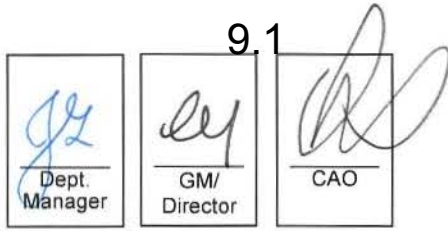
The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of processing this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

## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 2, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

January 26, 2015  
File: 01.0530.01/000.000

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** 2015 Council Meeting Schedule

**RECOMMENDATION:**

THAT the 2015 Council Meeting Schedule previously adopted by Council on December 15, 2014 be amended by changing the March 23, 2015 Committee of the Whole meeting to a Regular Council meeting;

AND THAT a Committee of the Whole meeting be held at 5 pm and Regular Council meeting be held at 7 pm on March 30, 2015.

**REASON FOR REPORT:**

The reason for this report is to change the meeting on March 23, 2015 to a Regular Council meeting and to include a Committee of the Whole and a Regular Council meeting on March 30, 2015.

**BACKGROUND:**

Council adopted a meeting schedule for the forthcoming year on December 15, 2014. However, as there will only be two meetings held in the month of March it is considered necessary that the March 23, 2015 Committee of the Whole meeting be changed to a Regular Council meeting and that a Committee of the Whole and a Regular Council meeting be held on March 30, 2015.

**Options:**

1. Amend the 2015 Council Meeting Schedule by changing the March 23, 2015 Committee of the Whole meeting to a Regular Council meeting and including a Committee of the Whole and Regular Council meeting on March 30, 2015.
2. Leave the approved 2015 meeting schedule "as is".
3. Propose an alternate date for the Committee of the Whole and Regular Council meetings in late March.

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

Attached:

1. 2015 Council Meeting Schedule.

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: _____

# District of North Vancouver Council Schedule - 2015

- Regular
- Statutory Holidays
- Committee of the Whole
- FCM & UBCM

All meetings will be held at the District of North Vancouver Municipal Hall and will start at 7:00 pm unless otherwise indicated.

Note that on January 12 the Regular Council Meeting starts at 6 pm and the Committee of the Whole starts at 7 pm.

Note that on March 30 the Committee of the Whole meeting starts at 5 pm and the Regular Council meeting starts at 7 pm.

**January 2015**

Su	Mo	Tu	We	Th	Fr	Sa
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25	26	27	28	29	30	31

**February 2015**

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**March 2015**

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**April 2015**

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**May 2015**

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31						

**June 2015**

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**July 2015**

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**August 2015**

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30	31					

**September 2015**

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**October 2015**

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**November 2015**

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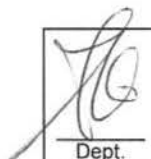
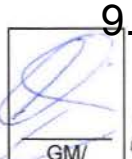

**December 2015**

Su	Mo	Tu	We	Th	Fr	Sa
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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.2

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

January 15, 2015  
File: 3060.20/067.12

**AUTHOR:** David Desrochers, Section Manager Engineering Development Services

**SUBJECT:** Seylynn Village-Telus Communications Right-of-Way within Seylynn Park

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**RECOMMENDATION:**

THAT Council grant a Right of Way to Telus Communications for the installation of a service box within the District owned parcel of land legally described as Lot B District Lot 613 Plan 17458 (PID 007-276-621) (“Seylynn Park”) adjacent to the Mountain Highway road allowance in the locations shown on the sketch plan attached to this report.

**REASON FOR REPORT:**

The District requires that the services in Mountain Highway be undergrounded with all cost being borne by the developer of the Seylynn project site. Given the amount of servicing within the Mountain Highway road allowance at this location there is no room for undergrounding unless the proposed service box (approximately 18 meters squared) is located in Seylynn Park as shown on the attached plan. Telus has requested that the District grant a right of way for this box, and a Council resolution is required for this purpose.

**SUMMARY:**

The approximate right of way area required is summarized below. Actual area will be confirmed after construction by legal survey and plan preparation, followed by registration in the Land Titles Office.

Seylynn Park is owned in fee simple by the District and is reserved for park purposes by District bylaw number 5026, 1978.

The area proposed to be taken for the right-of-way will have negligible impact on the park. Grass boulevards disturbed by the installations will be replanted and restored to original condition or better.

**SUBJECT: Seylynn Village-Telus Communications Right-of-Way within Seylynn Park**

January 15, 2015

Page 2

The municipal solicitor has advised that the proposed right of way is not inconsistent or incompatible with the use of Seylynn Park for park purposes, and no amendment to bylaw 5026, 1978 is required.

Telus Right-of-Way area required:

One Electrical Box (4.2m wide x 4.3m length)	18.06 m <sup>2</sup>
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**BACKGROUND:**

Seylynn Village was approved through a number of bylaws. However, most notably, re-zoning was granted through bylaw 7955, which was dated December 12, 2012.

The requirement to underground the overhead wiring at this location was a condition of the rezoning of the Seylynn development site.

**EXISTING POLICY:**

Where re-development occurs, it is the District's policy to require, where possible, the developer relocate overhead electrical and communications utilities to below ground for both safety and aesthetic reasons. The reference document for this request is Development Services Bylaw 7388, and re-zoning bylaw 7955.

**ANALYSIS:**

**Timing/Approval Process:**

The granting of the right of way is critical to the timely completion of Mountain Highway road works adjacent the Seylynn Development.

**Concurrence:**

This request has been reviewed by our legal, engineering and parks services departments without objections.

**Financial Impacts:**

Seylynn Village is responsible for all costs associated with the installation of the proposed works as well as the legal surveys and registration of the necessary plans.

**Liability/Risk:**

Long term infrastructure liability and risk to the District and utility companies is minimized by having the existing overhead power and communications lines placed underground.

**Social Policy Implications:**

There are no social policy implications arising from this proposal.

**Environmental Impact:**

No trees will be removed or impacted as a consequence of the granting of the proposed right of way or as a consequence of the proposed works to be located in the right of way.

The Parks Department has also requested that the visible portions of these units be wrapped with graffiti resistant/decorative materials.

In addition, the developer will be required to work with the District in exploring vegetative screening for the box.

**Public Input:**

The undergrounding of services in Mountain Highway was dealt with as part of the Seylynn Village rezoning process.

The granting of the statutory right of way requires the publication of a statutory notice of disposition in a local newspaper once each week for two consecutive weeks. This public notice will identify Telus Communications, describe the proposed interest that they are acquiring, and contain a sketch plan showing the area to be subject to the proposed rights of way. This notice will be published before the right of way is executed and delivered by the District.

There are no other statutory requirements relating to public notice or public input.

**Conclusion:**

The right of way is necessary as a consequence of the requirement to underground the overhead wiring at this location on Mountain Highway. The right of way and related works located therein will have minimal impact on the park. It is therefore staff's recommendation that the District enter into a right of way agreement with Telus Communications to permit the Seylynn Development site to be serviced in accordance with the District's bylaws and specifications.

Respectfully submitted,



David Desrochers  
Section Manager Engineering Development Services

**SUBJECT: Seylynn Village-Telus Communications Right-of-Way within Seylynn Park**

January 15, 2015

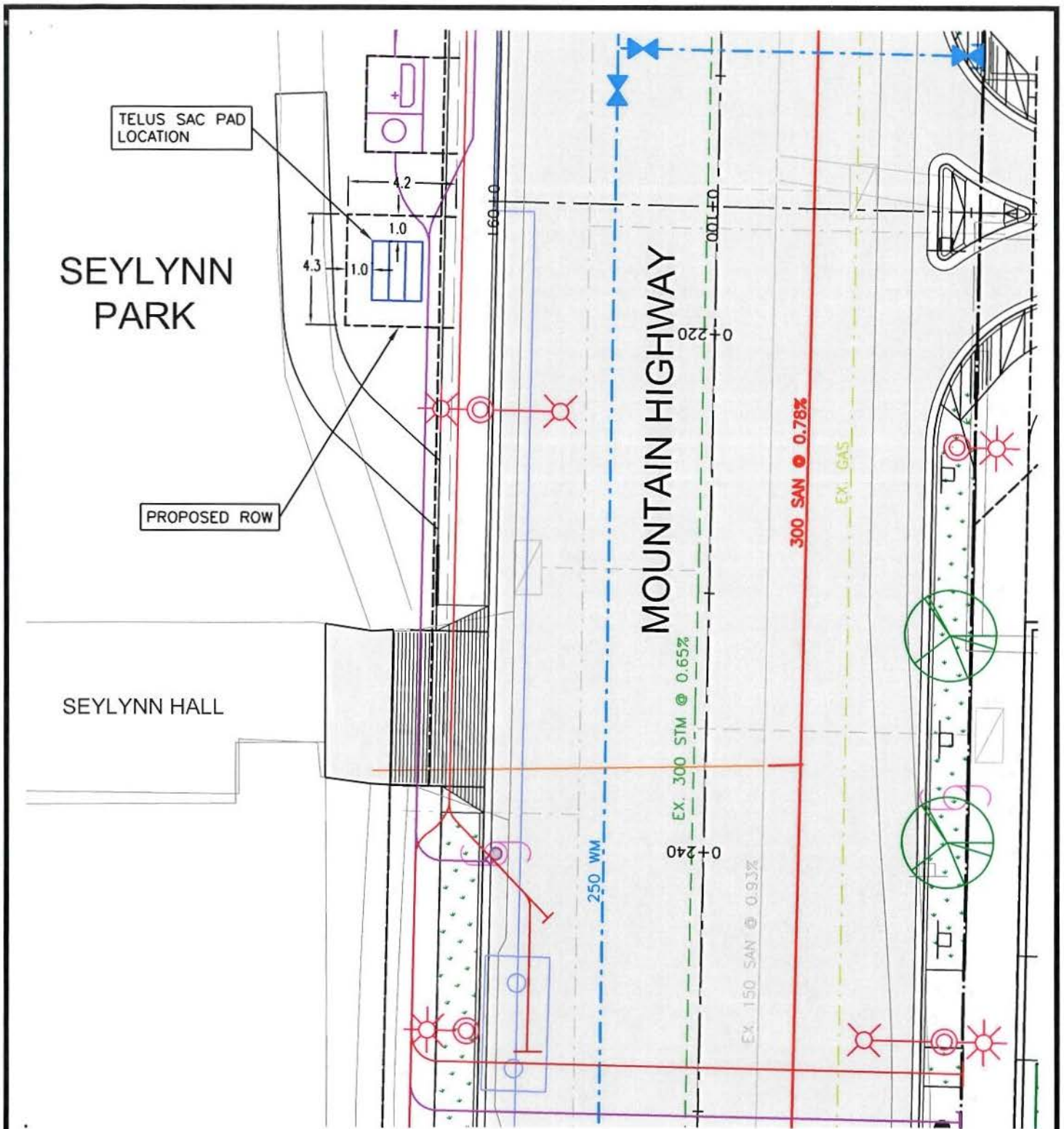
Page 4

**Attachments:**

Creus Engineering: Telus SAC Pad Location

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: _____



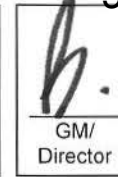


**CREUS Engineering Ltd**  
P: 604-887-4870 F: 604-887-4871  
 200 - 901 WEST 18TH ST NORTH - VANCOUVER, BC V7P 1R2  
 Civil Engineers

client	SEYLYNN	title	scales	
project	SEYLYNN N.VANCOUVER, BC		hor: 1:200	vert: -
		TELUS SAC PAD LOCATION	drawn by	checked by
			D.K.D.	F.M.C.
			drawing no.	rev.
			SK011800-10	-

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 2, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



9.3

## The District of North Vancouver REPORT TO COUNCIL

January 23, 2014  
File: 3060-20/23.14

**AUTHOR:** Casey Peters, Community Planner

**SUBJECT:** BYLAWS 8096 AND 8097: REZONING AND HOUSING AGREEMENT FOR A 35 UNIT APARTMENT PROJECT: 1325-1335 DRAYCOTT ROAD

**RECOMMENDATIONS:** It is recommended that:

1. Bylaw 8096, which rezones the subject site from General Commercial Zone 2 (C2) to Comprehensive Development 84 (CD84) to enable the development of a 35 unit residential apartment project, be given **FIRST Reading**;
2. Bylaw 8097, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given **FIRST Reading**; and
3. Bylaw 8096 be referred to a **Public Hearing**.

**REASON FOR REPORT:**

The proposed project requires Council's consideration of:

- Bylaw 8096 to rezone the subject properties; and
- Bylaw 8097 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

**SUMMARY:**

The applicant proposes to redevelop 4 commercial lots located at 1325 and 1335 Draycott Road for a five storey, 35 unit apartment project. Implementation of the project requires a rezoning bylaw (Bylaw 8096), Housing Agreement Bylaw (Bylaw 8097), issuance of a development permit and lot consolidation. The Rezoning Bylaw and Housing Agreement Bylaw are recommended for Introduction and the Rezoning Bylaw is recommended for referral to a Public Hearing. A development permit will be forwarded to Council for consideration if the rezoning proceeds.



**BACKGROUND:**

Official Community Plan

The subject properties are split designated with three lots designated *Residential Level 5: Low Density Apartment* and one lot designated as *Residential Level 6: Medium Density Apartment* in the District Official Community Plan (OCP). RES5 envisions low rise apartments up to approximately 1.75 FSR and RES6 envisions medium rise apartments up to 2.5 FSR. A blended FSR of 1.91 has been calculated for this project based on the site area of each designation.

The proposed units are a mix of 2 and 3 bedroom units, which will be attractive to families and downsizers, and as such, the proposal responds to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life.”

The Lynn Valley Town Centre Flexible Planning Framework identified this site for up to 5 storeys. The proposed height is 5 storeys in compliance with the Flexible Planning Framework.



Zoning:

The subject properties are zoned General Commercial Zone 2 (C2) which permits mixed use multi-family/ commercial development at a 1.75 FSR. Rezoning is required to permit this multi-family project at 1.91 FSR. Bylaw 8096 proposes the establishment of a new Comprehensive Development Zone 84 (CD84) tailored specifically to this project.

Development Permit

The subject lots are designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development (Multi-Family Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

A detailed development permit report, outlining the project's compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8097 is provided to implement that Policy.

**ANALYSIS**

**The Site and Surrounding Area:**

The site consists of 4 Commercial lots located on the Draycott Road cul-de-sac. Adjacent uses consist of multifamily to the east, commercial to the north and west and single family to the South. The OCP designates the properties to the west as Residential Level 6, the properties to the south and east as Residential Level 5 and the property to the north as Commercial Residential Mixed Use Level 1.



**Site Plan**

**Project Description:**

Site Plan/Building Description:

The project consists of 35 apartment units in a five storey residential building. The proposal includes the dedication of a new north-south lane on the east side of the site and a dedication along the south property line to widen the existing east-west lane.

The units are a mix of 2 and 3 bedrooms and range in size from 71m<sup>2</sup> (767 sq ft) to 105.9m<sup>2</sup> (1140 sq ft). The proposal also includes a residential amenity room. The building is approximately 17m (56 ft) in height.

There is a grade change across the site and the applicant has worked to address this by treating any exposed areas of walls from the underground parking with careful landscaping and ensuring the parkade is not more than 1m above grade in compliance with the District's Schedule B Design Guidelines.

VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



Parking

Parking is provided on two levels underground with access from the southeast corner of the site off the new north-south lane. There are 60 parking stalls proposed which results in 1.7 stalls per unit inclusive of 4 visitor stalls. This parking rate is slightly higher than the District's Parking Principles for OCP Town and Village Centres which contemplates 1.4 spaces/ unit for projects such as this one. The applicant retained CTS Ltd. to review the proposal in terms of vehicle volumes and parking. CTS concluded that the site is in a walkable location well served by transit and local services. Staff supports the slightly higher proposed parking rate as the building is comprised of 2 and 3 bedroom units.

The proposal also includes space for 19 bicycle storage spaces, 35 storage lockers and a dog washing station within the underground parking area.

Landscaping

The landscaping is concentrated around the perimeter of the site and includes planting at the entrance to the underground parking. The shared trees to the south of the existing lane are proposed for retention.

There is a significant hedge along the current east property line on land that will become the District's new north-south lane. Retention of this hedge was of key concern to the neighbours to the east so the applicant has worked to retain this hedge. The landscape architect has provided a protection plan for this hedge during construction. The new north-south lane can be constructed with the hedge retention.

Acoustic Regulations

Bylaw 8096 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. As a condition of a development permit, the applicant will be required to provide a report from a qualified noise consultant.

Reduced copies of site, architectural and landscaping plans are included as Attachment A for Council's reference.

Accessible Units

In response to the District's Adaptable Design Guidelines, 54% of the units will be designed to meet the Level 1B standard, 34% of the units will be designed to meet the Level 2 standard and 12% will meet Level 3. Should new guidelines be adopted prior to zoning adoption / issuance of DP then staff will consider the revised guidelines applicability to this project and work to incorporate new guidelines where possible.

**OFF-SITE IMPROVEMENTS:**

The application includes the construction of a new lane to the east, upgrades to the lane to the south and off-site streetscape upgrades along Draycott Road, including a sidewalk.

**GREEN BUILDING MEASURES:**

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green™ 'Gold'.

**IMPLEMENTATION:**

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8096, and a Housing Agreement Bylaw, Bylaw 8097, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8096 (Attachment B) rezones the subject properties from General Commercial 2 (C2) to a new Comprehensive Development 84 Zone (CD84) which:

- establishes the multi-family residential use;
- allows home occupations as an accessory use;
- establishes a base density FSR (Floor Space Ratio) of 1.75;
- establishes a density bonus to an FSR of 1.91 subject to payment of a \$53,557 CAC and entering into a housing agreement to restrict future strata rental restrictions;
- establishes setback, height, building coverage and site coverage regulations;
- incorporates acoustic requirements; and
- establishes parking regulations specific to this project.



Bylaw 8096, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

In addition, the following legal agreements will be required prior to zoning bylaw adoption to secure:

- a green building covenant;
- a stormwater management covenant;
- a 1m right of way for a portion of the east edge of the site; and
- a lot consolidation that shows the required dedications.

**COMMUNITY AMENITY CONTRIBUTION:**

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$53,557 has been calculated and this amount is included in the proposed CD84 Zone. It is anticipated that the CACs from this development will include contributions toward public art and park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

**CONCURRENCE:**

Staff

The project has been reviewed by staff from Environment, Permits, Parks, Engineering, Policy Planning, Urban Design, Transportation Planning, the Fire Department and the Arts Office.

Advisory Design Panel

The application was considered by the Advisory Design Panel on September 11, 2014 and the panel recommends approval of the project subject to a review of safe vehicle movements including sightlines on the north/south lane, and landscaping details including integration of landscape into patios.

In response to the Panel's motion, the applicant has submitted a view analysis that demonstrates that a car exiting the parkade has an unobstructed 180° view. This analysis has been reviewed and accepted by our Transportation Department. The landscape architect has added evergreen vines and planters between the patios to soften the fencing.

**PUBLIC INPUT:**

Public Information Meeting

The applicant held a facilitated early public input meeting at the preliminary application stage and a second facilitated Public Information Meeting on June 24, 2014. The second meeting was attended by approximately 20 residents.

A key issue from the preliminary application had been a concern regarding the retention of the hedge. The applicant advised the neighbours at the Public Information meeting that the hedge could be retained and that was strongly supported by adjacent neighbours.

Neighbours also raised challenges with the existing left turn from Draycott Road onto Lynn Valley Road. The applicant's traffic consultant attended the public information meeting and noted that the vehicle traffic is expected to significantly reduce (e.g. 45% reduction of vehicle trips during p.m. peak hour). This is due to the proposed change of use from commercial to residential.

Ideas regarding the pedestrian signal timing at Mountain Hwy and Lynn Valley Road as well as the possibility of a "no right turn on red" from Mountain Hwy onto Lynn Valley Road were raised by neighbours and in response, the District's Transportation Operations will begin a review of the Lynn Valley Road Mountain Hwy intersection to determine if intersection improvements can be made.

The Lynn Valley Transportation study proposed a new north/ south lane on the east side of the subject site. In future, when the parcels to the south redevelop, this lane will extend from Draycott Road to Ross Road and will allow for an alternative exiting option from the cul-de sac removing the neighbours' concern regarding the existing intersection. A copy of the facilitator's report is attached to this report.

**CONSTRUCTION MANAGEMENT PLAN:**

The site is shown in relation to other residential construction projects and potential development projects in the image to the right. Under construction at this time in Lynn Valley is Canyon Springs in the 2600 block Mountain Highway south of 27<sup>th</sup> and Mill House in the 3200 block of Mountain Highway. Both of these projects are west of Mountain Highway. The subject project is east of Mountain Highway, north-east of the intersection of Mountain Hwy and Lynn Valley Road. The District's Construction Traffic Management Project

Engineer advises that the highway use permit for this project will need to take other active construction into account and manage construction worker and truck vehicle routes, staging and parking. In addition, the site itself will need to schedule excavation and concrete delivery activities in a way that the adjacent street network can handle. The District expects to undertake sanitary sewer work on Lynn Valley Road at Allan Road this winter, but that work is expected to be complete before excavation of the underground parking will occur on the subject site. At this time we are not expecting major civil infrastructure work in the immediate area in the near term.

Lynn Valley Town Centre

**LEGEND**

- Approved/ Under Construction
- Under Review
- Possible Application



A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents. This plan must be in place prior to the commencement of any building and demolition works. This plan will need to take into account other construction projects active in the area including utility projects.

**CONCLUSION:**

This project is consistent with the directions established in the OCP and the Flexible Planning Framework for Lynn Valley. It addresses OCP housing policies related to the provision of a range of housing options. The project is now ready for Council's consideration.

**Options:**

The following options are available Council's consideration:

- 1) Introduce Bylaws 8096 and 8097 and refer Bylaw 8096 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8096 and 8097 at First Reading.

Casey Peters  
Community Planner

**Attachments:**

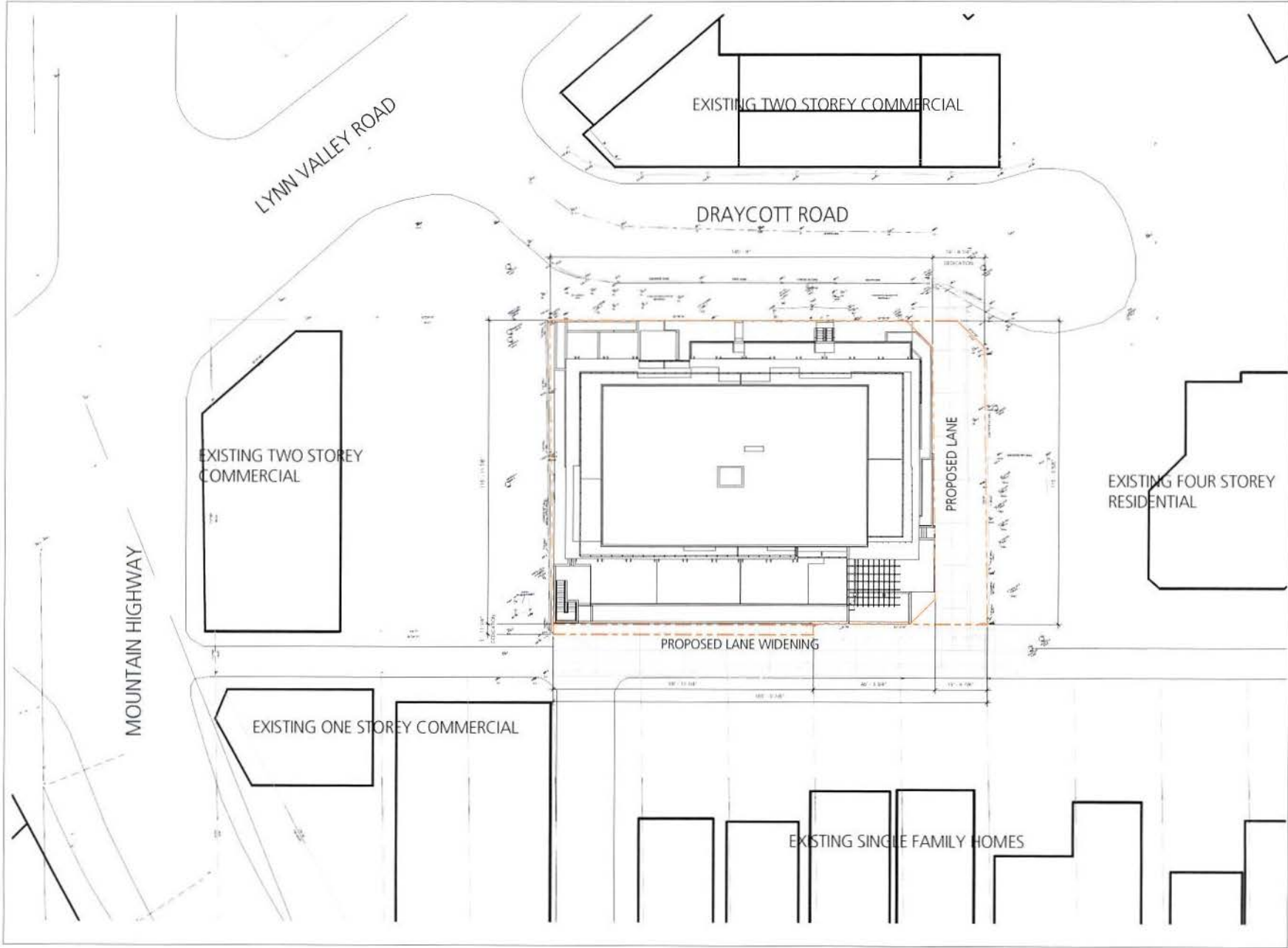
- A – Reduced project plans
- B – Bylaw 8096
- C – Bylaw 8097
- D – Public Information Meeting Facilitator's Report

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: _____

**GBLARCHITECTS**



**1325 DRAVCOTT**



gBL ARCHITECTS INC.  
 101-1084 WEST 10TH AVENUE TEL: 604 739 1136  
 VANCOUVER, BC CANADA V6C 2C4 FAX: 604 737 3279  
 WWW.GBLARCHITECTS.COM  
 NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	May 25, 2013	Final Plans Application
2	Jan 1, 2014	Final Final Land Use Application
3	Jul 9, 2014	Interim Application

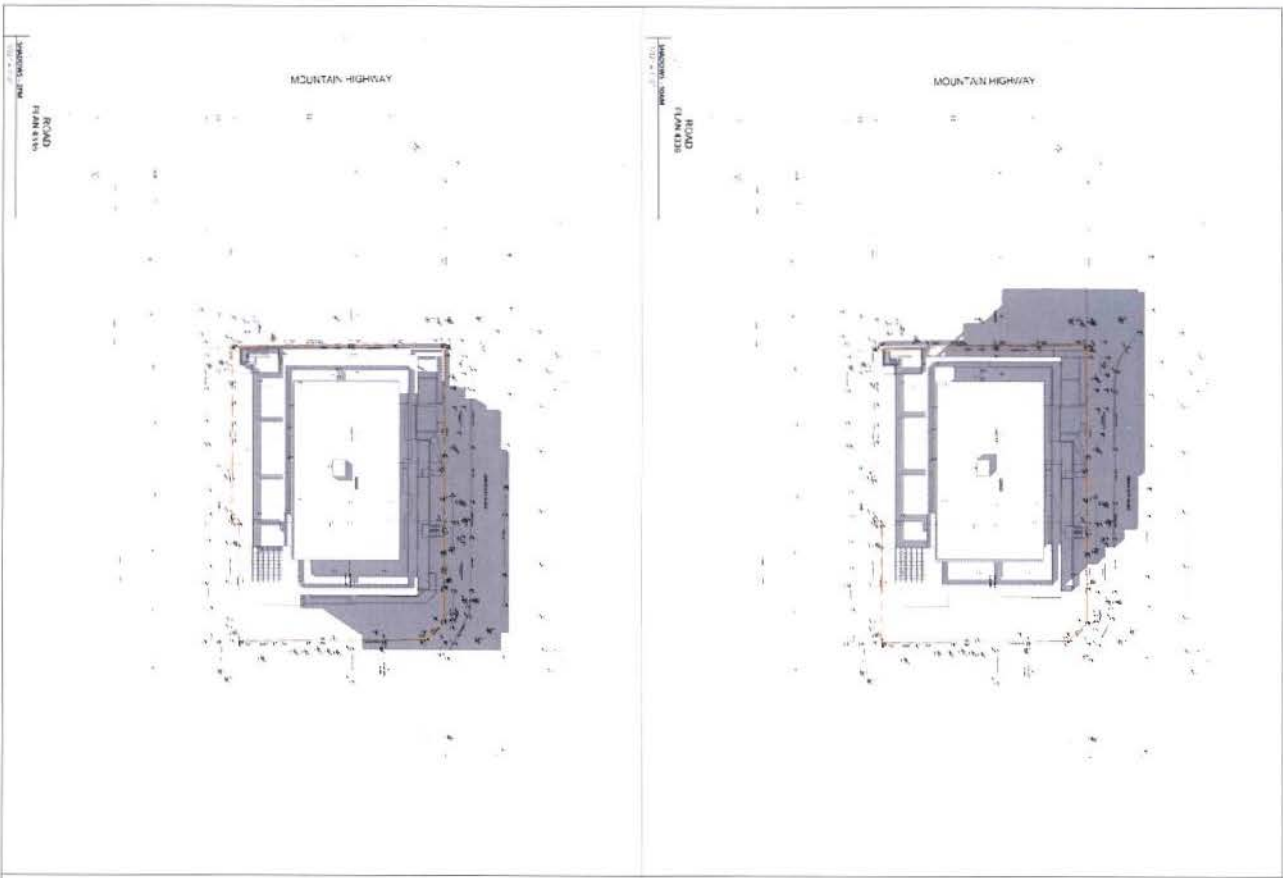
DRAYCOTT ROAD

DETAILED APPLICATION

SITE PLAN

DATE: 05/25/2014  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1285

A-1.00



**gBL**

1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.GBL.COM

**REVISIONS**

No.	Date	Description
1	08/27/2014	Submittal Response
2	09/11/2014	Submittal Response
3	09/15/2014	Submittal Response

**DRAYCOTT ROAD**

DETAILED APPLICATION  
SHADOW ANALYSIS  
(MAR / SEP 21)

**A-1.05**

DATE: 08/27/2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1285

38

1/10/2018



2/10/2018



g&BTL  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.G&BTL.COM

REVISIONS

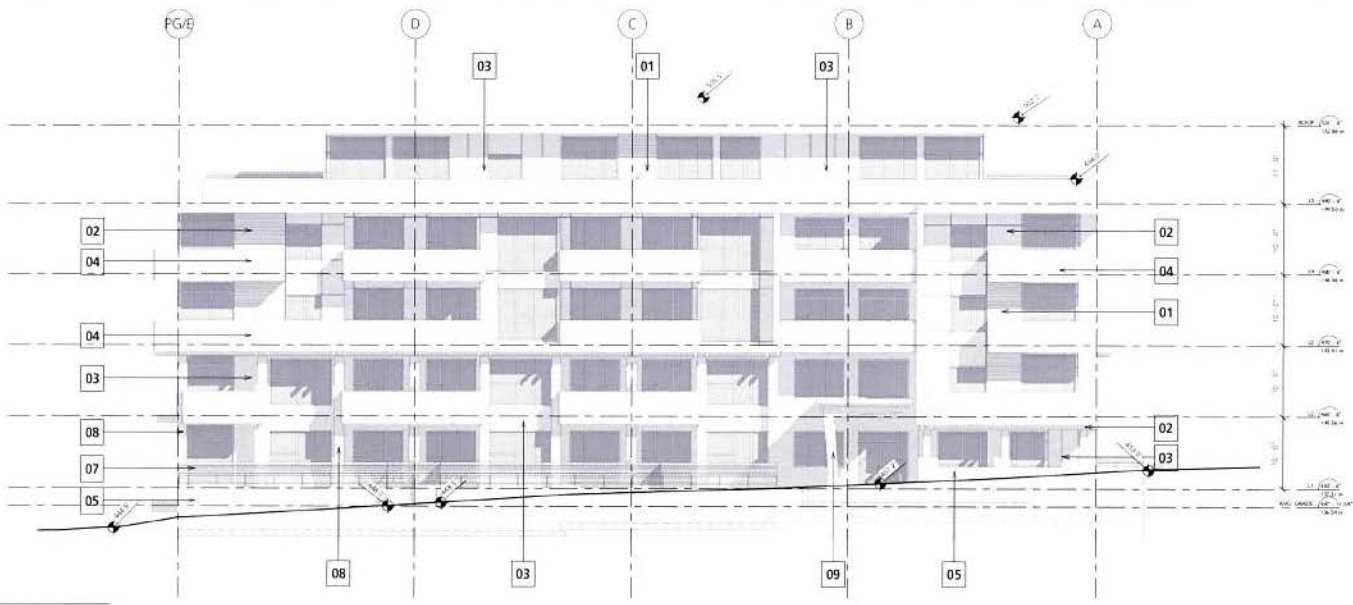
No.	Date	Description
1	10/10/2018	Issued for Review
2	10/10/2018	Issued for Review
3	10/10/2018	Issued for Review

DRAYCOTT ROAD

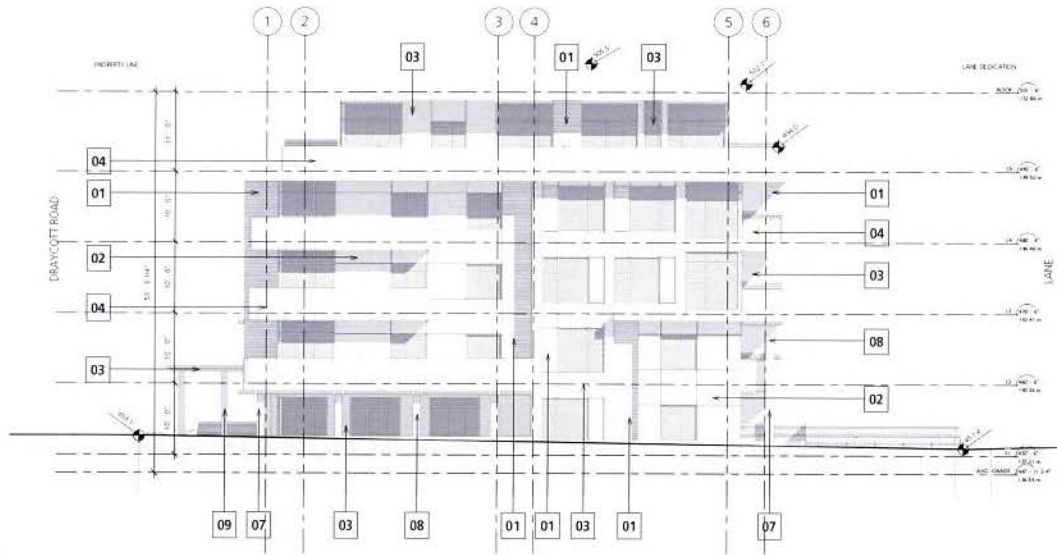
DETAILED APPLICATION

3D VIEWS

DATE: 10/10/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 REVISION: 1285



NORTH  
1/8" = 1'-0"



NORTH  
1/8" = 1'-0"

- MATERIAL KEY**
- 01 WOOD ACCENT PANELS (CLEAR STAINED CEDAR OR PAINTED CEMENTITIOUS PANEL)
  - 02 WHITE CEMENTITIOUS PANEL
  - 03 CHARCOAL CEMENTITIOUS PANEL
  - 04 GLAZED GUARD RAIL
  - 05 PAINTED ARCHITECTURAL CONCRETE
  - 06 CULTURED STONE
  - 07 CEDAR PRIVACY SCREEN
  - 08 CEDAR CLAD POST
  - 09 HEAVY TIMBER ENTRY CANOPY

**gBL**

■ GBL ARCHITECTS INC.  
 401-234-4323 1174 AVENUE  
 WILLOWDALE, ONT. CANADA M2J 2E9 TEL: 604 731 1155  
 WWW.GBLARCHITECTS.COM FAX: 604 731 5279

NOTES

**REVISIONS**

No.	Date	Description
1	Nov 29, 2013	Preliminary Application
2	Jul 2, 2014	Revised for Construction & Permit
3	Apr 9, 2014	Initial Application

DRAYCOTT ROAD

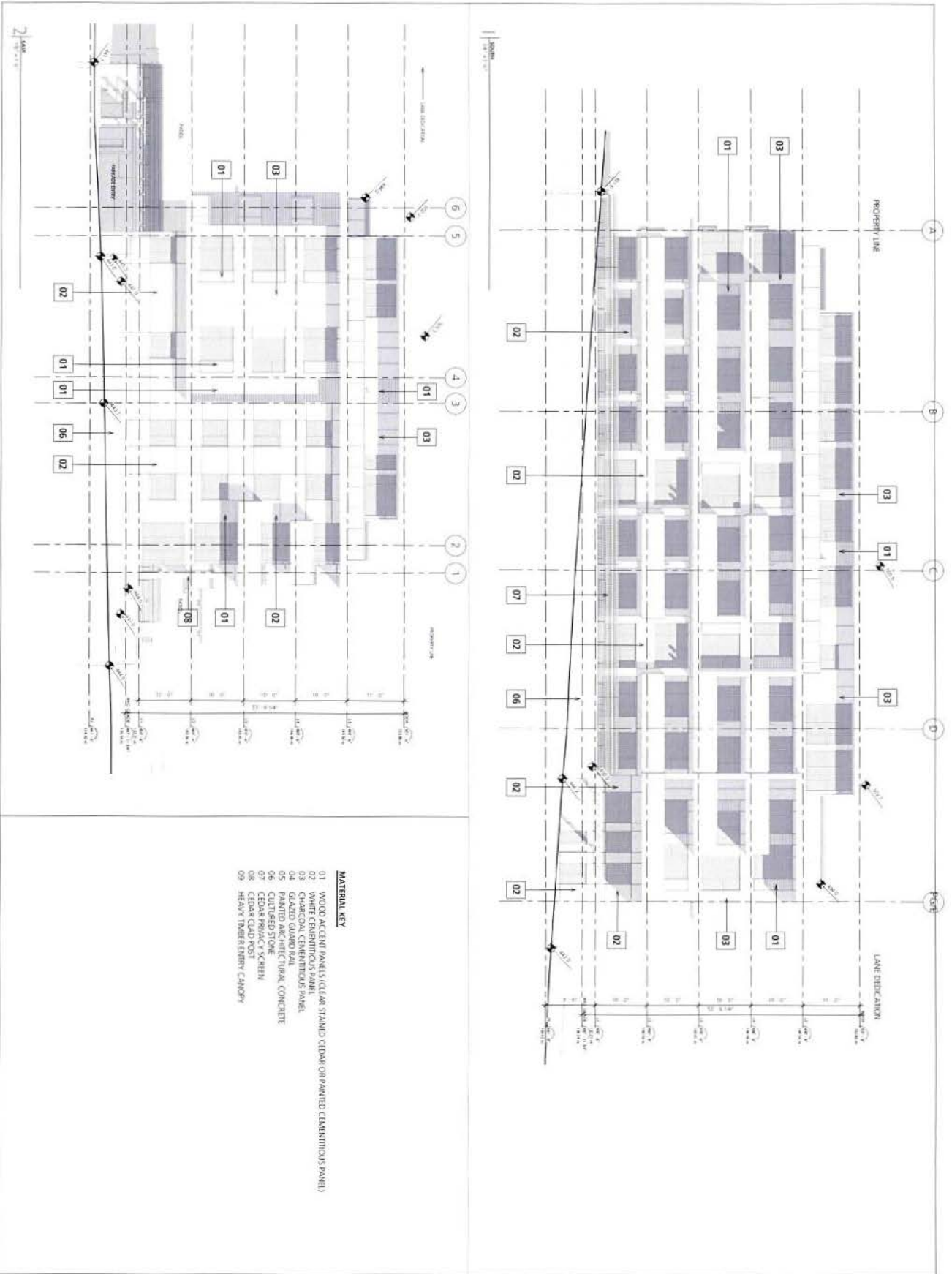
DETAILED APPLICATION

ELEVATIONS

DATE	5/20/14 8:26:28 AM
DRAWN BY	Aztec
CHECKED BY	Chick
SCALE	As Noted
JOB NUMBER	1285

A-3.01





- MATERIAL KEY**
- 01 WOOD ACCENT PANELS (CLEAR STAINED CEDAR OR PAINTED CEMENTITIOUS PANEL)
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  - 03 CHARCOAL CEMENTITIOUS PANEL
  - 04 GLAZED GLASS PANEL
  - 05 CLUTTERED STONE
  - 06 CLUTTERED STONE
  - 07 CEDAR BRISQAC SCREEN
  - 08 CEDAR BRISQAC POST
  - 09 HEAVY TIMBER ENTRY CANOPY

**DRAYCOTT ROAD**

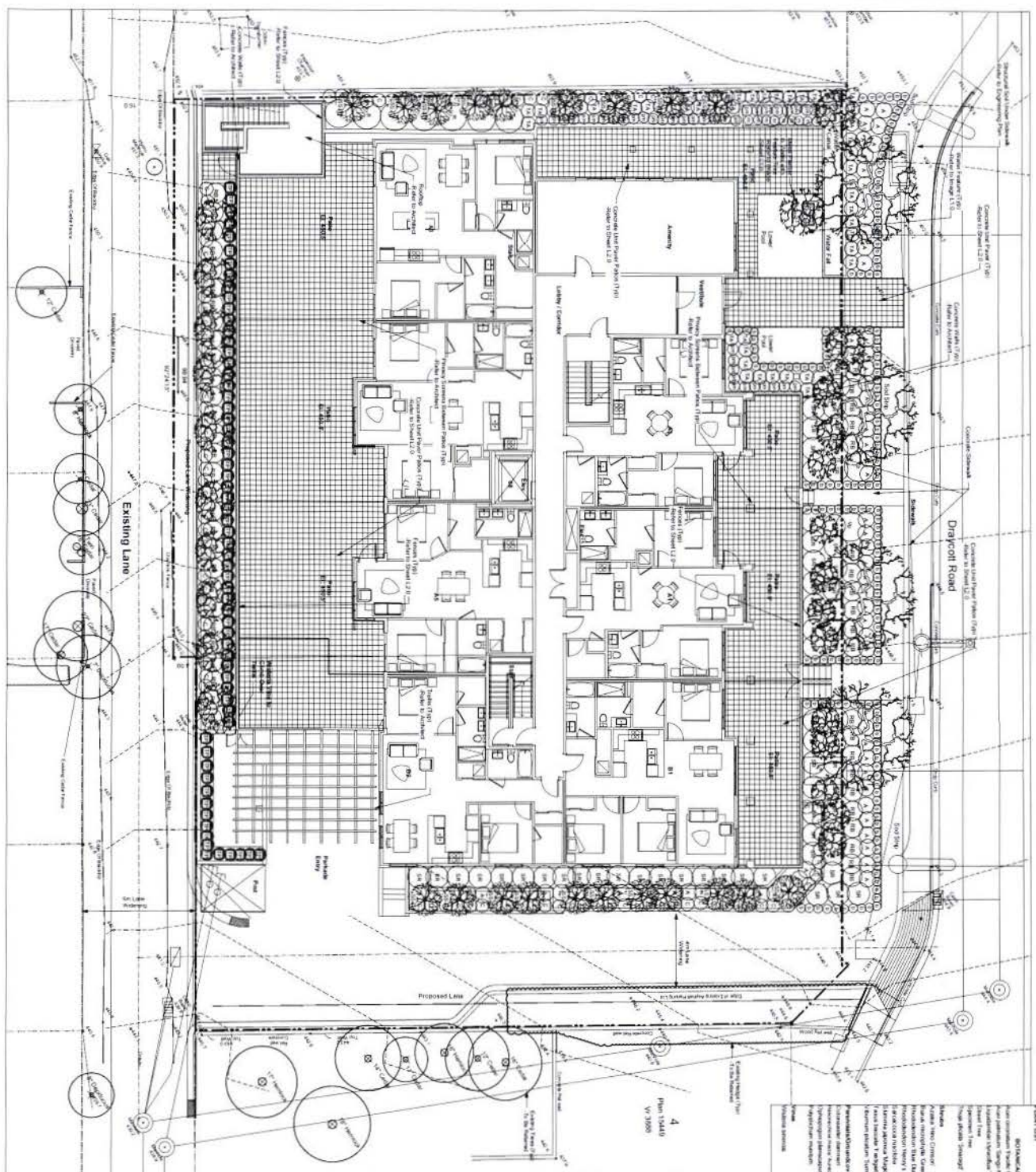
DETAILED APPLICATION

**ELEVATIONS**

DATE: NOVEMBER 2015  
 DRAWN BY: ANNE  
 CHECKED BY: M. J. J. J.  
 SCALE: AS SHOWN  
 JOB NUMBER: 1285

**gBL**

1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888  
 WWW.GBL.COM



**PLANT LIST**

SYMBOL	QUANTITY	SIZE	COMMON NAME	SCIENTIFIC NAME
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2	2	#100	Plant from your local nursery	
3	2	#100	Plant from your local nursery	
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**PROJECT NAME**  
1325/1335  
DRAYCOTT AVE  
(Multi-Family)  
NORTH VANCOUVER, BC

**PROJECT DESCRIPTION**  
LANDSCAPE  
PLAN

**DATE**  
04.2013

**DRAWN BY**  
S.C.C.

**CHECKED BY**  
S.C.C.

**SCALE**  
1:1

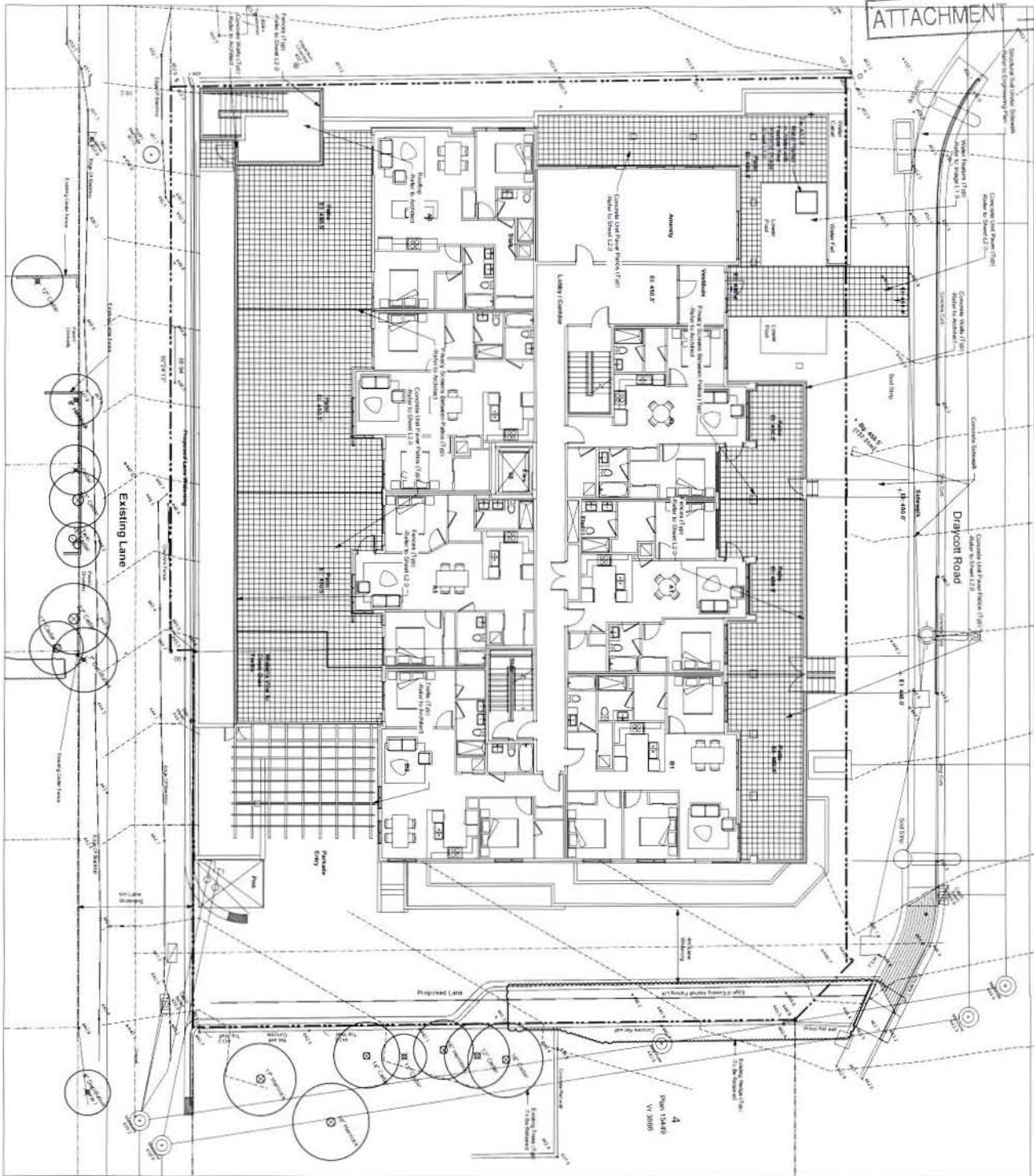
**JOB NUMBER**



**REVISIONS**

NO. DATE BY DESCRIPTION

L1.1



Character Images of Water Features

**gBL**

1325/1335  
DRAYCOTT AVE  
(Multi-Family)

PROJECT NAME

1325/1335  
DRAYCOTT AVE  
(Multi-Family)

NORTH VANCOUVER, BC

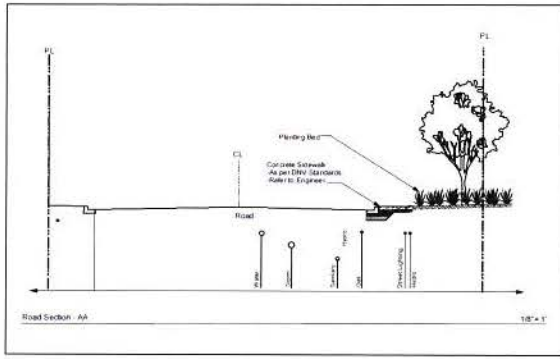
PROJECT DESCRIPTION

SITE PLAN

DATE: Dec 2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: [Number]

PILOT ONE

1325/1335 DRAYCOTT AVE  
NORTH VANCOUVER, BC  
V7M 2G4



**NOTES**

All Plants and Materials to the level shown of the site to be completed in accordance with the BCCLA and the BCMA Landscape Standards. Contractor to be aware and understand with the Standard.

All Landscape Areas and Planter Beds (All Levels) to be Installed to IMBC Standard Installation Practices. Use High Efficiency Irrigation Heads.

Landscape Contractor to Confirm and Verify Field Conditions Prior to Installation.

Plant and Material Substitutions to be Approved by Landscape Architect Prior to Installation. In the Case where there is a Discrepancy between Plant Numbers on the Plant List and on the Plan, the Plan shall Supercede the List.

Provide Scale Test of Actual Soil to be Delivered to the Site Prior To Starting Work. Soil Depths as Follows:

- Trees = 80cm
- Shrubs = 60cm
- Groundcovers = 30cm
- Lawn and Hydrated Area = 15 cm

All Planter Areas to be Matched with 5cm Finely Strained Horticultifil - To be Approved by Landscape Architect.

All Retaining Walls and Grades to be Confirmed by Engineer.

Architectural Grades, Planter Layout and Drop Curb Locations Located on Architectural Plans Supercede Those Found on Landscape Plans.

All Planting Areas to have a Minimum 0.6m Growing Medium Through Entire Planting Area.

In Case of Discrepancy - Engineer Drawings for Office Works Supercede Landscape Drawings for Construction Purposes.

Street Trees: Final location and species selection will be to the satisfaction of the District.

The submittal is to include the "Assurance of Professional Design and Commitment to Field Review" form (BCCLA Schedule L-1), the "Summary of Design and Field Review Requirements" form (BCCLA Schedule L-2), and the "Assurance of Professional Field Review Compliance" form (BCCLA Schedule L-3).

Drawings to be read and understood in conjunction with Landscape Specifications dated Feb. 9/12 for this project. Specification sections include: (208) Irrigation with (203-3) Sodding (203-4) Trees, Shrubs and Ground Cover, (203-5) Trees, Shrubs and Ground Cover.

Temporary Irrigation to be accepted in boulevard area and discontinued after one year. Boulevards to have 10cm of soil in planting beds.

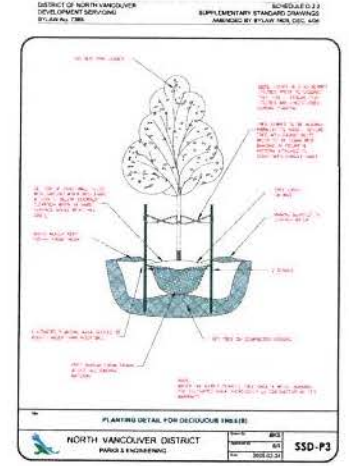
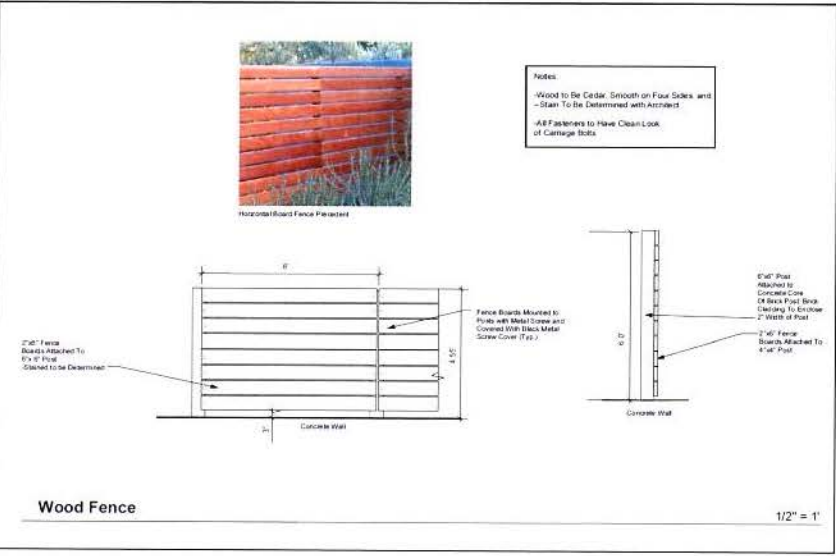
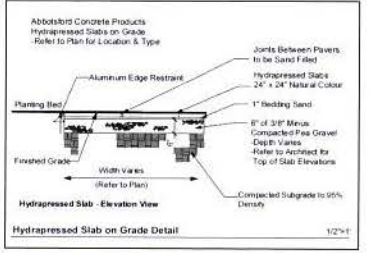
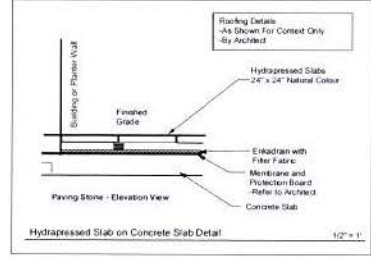
The final location and species selection to be to the satisfaction of the District.

The District of North Vancouver is responsible for the ongoing maintenance of street trees on off-site areas. Please ensure that the developer is aware that long-term maintenance of shrubs/groundcover on off-site areas is the responsibility of the future property owner.

The project landscape contractor, the project landscape architect and a District of North Vancouver Parks (DNV Parks) representative must be present at the project pre-construction meeting. If this is not possible, all three groups meet before any landscape construction work has started.

All specifications used in this project must first be accepted by a representative of the District of North Vancouver parks department (DNV Parks) before installation. The District of North Vancouver has the right to refuse any or all of the selected plant material if it does not meet current BCLM guidelines.

Final approval of any off-site steel landscape furniture will be made by DNV staff. The specifications will be made by DNV staff. The site specifications are to be located on the plans could be subject to change. Please contact DNV Park Designer Brad Scallan (scallanb@dnv.ca or 604-990-3867) to confirm tree and site furniture types prior to purchase.



**REVISIONS**

NO.	DESCRIPTION
1	Rev. 2013 - Used for General Approval



**PROJECT NAME**

1325/1335  
DRAYCOTT AVE  
(Multi-Family)

**NORTH VANCOUVER, BC**

**PROJECT DESCRIPTION**

**DETAILS**

DATE: Dec. 2013  
DRAWN BY: SLCV  
CHECKED BY: SLCV  
SCALE: As Shown  
JOB NUMBER:

## The Corporation of the District of North Vancouver

### Bylaw 8096

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 1322, (Bylaw 8096)”.

#### 2. Amendments

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

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

“Comprehensive Development Zone 84 CD84”

b) Part 4B Comprehensive Development Zone Regulations by inserting the following:

**“4B84 Comprehensive Development Zone 84 CD84**

**The CD84 Zone is applied to:**

Lot 5 District Lot 2023 Plan 15449, PID: 007-659-954;  
 Lot 1 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-721;  
 Lot 2 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-739; and  
 Lot 3 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-755.

#### **4B84-1) Intent:**

The purpose of the CD84 Zone is to establish specific land use and development regulations for a 35 unit apartment project.

#### **4B84-2) Uses:**

The following *principal uses* shall be permitted in the Comprehensive Development 84 Zone:

#### **(a) Uses Permitted Without Conditions:**

- (i) Five Storey Residential building, multiple-family apartment

**(b) Conditional Uses:**

Not Applicable

**4B84-3) Conditions of Use:**

Not Applicable

**4B84-4) Accessory Uses:**

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

- (i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

**4B84-5) Density:**

- (a) The maximum permitted density in the CD84 Zone is limited to a floor space ratio (FSR) of 1.75, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, the following areas are excluded:
  - i. Parking garage;
  - ii. Amenity space to a maximum of 60.4m<sup>2</sup> (650 sq ft).

**4B84-6) Amenities:**

(a) Despite subsection 4B84-5, density in the CD84 Zone is increased to a maximum floor space of 3444m<sup>2</sup> (37,071 sq ft), inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
2. Contributes \$57,557 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; maintenance of the retained hedge on the land to be dedicated as lane; and/or park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

**4B76-7) Maximum Principal Building Size:**

Not applicable

**4B84-8) Setbacks:**

Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

<b>Setback</b>	<b>Buildings (Min Setback)</b>
North	5.03m (16.5 ft)
East	2.27m (7.5ft)
West	2.29m (7.5 ft)
South	8.08m (26.5 ft)

**4B84-9) Building Orientation:**

Not applicable

**4B84-10) Building Depth and Width:**

Not applicable

**4B84-11) Coverage:**

(a) Building Coverage shall not exceed 56%.

(b) Site Coverage shall not exceed 71%.

**4B84-12) Height:**

The maximum permitted height for each building is 17.1 m (56.0 ft);

**4B84-13) Acoustic Requirements:**

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

<b>Portion of Dwelling Unit</b>	<b>Noise Level (Decibels)</b>
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

**4B84-14) Landscaping:**

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

**4B84-15) Subdivision Requirements:**

Not applicable

**4B84-16) Additional Accessory Structure Regulations:**

Not applicable.

**4B84-17) Parking and Loading Regulations:**

- (a) A minimum of 60 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
  - (b) A minimum of 4 parking spaces are required for designated visitor parking;
  - (c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
  - (d) A minimum of 17 Class 2 bicycle parking spaces are required."
- (C) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Commercial 2 Zone (C2) to Comprehensive Development Zone 84 (CD 84).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**



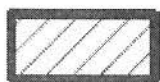
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

Schedule A to Bylaw 8096



GENERAL COMMERCIAL ZONE (C2) TO  
COMPREHENSIVE DEVELOPMENT ZONE 84 (CD84)



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

**Bylaw 8097**

A bylaw to enter into a Housing Agreement (1325-1335 Draycott Road)

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

**1. Citation**

This bylaw may be cited as "Housing Agreement Bylaw 8097, 2014 (1325-1335 Draycott Road)".

**2. Authorization to Enter into Agreement**

2.1 The Council hereby authorizes the District of North Vancouver to enter into an agreement, substantially in the form attached to this bylaw as Schedule "A" (the "Housing Agreement"), between The Corporation of the District of North Vancouver and Milori Homes (Draycott) GP Ltd Inc. No. BC1008485, with respect to the following lands:

- (a) Lot 5, District Lot 2023, Plan 15449, PID: 007-659-954
- (b) Lot 1 of Lots 7 and 8, Block 2, District Lot 2023, Plan 4336, PID: 011-632-721
- (c) Lot 2 of Lots 7 and 8, Block 2, District Lot 2023, Plan 4336, PID: 011-632-739
- (d) Lot 3 of Lots 7 and 8, Block 2, District Lot 2023, Plan 4336, PID: 011-632-755.

**3. Execution of Documents**

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

---

Municipal Clerk

## Schedule A to Bylaw 8097

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ is

BETWEEN:

Milori Homes (Draycott) GP Ltd Inc. No. BC1008485 of

\_\_\_\_\_  
(the “Owner”)

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, a municipality incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “District”)

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement::

**1. DEFINITIONS**

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. \_\_\_\_\_ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 35 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

**2. TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8028 and remain in effect until terminated by the District as set out in this Agreement.

**3. RENTAL ACCOMODATION**

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners. .

3.04 Strata Bylaw Invalid

Any strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.05 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.07 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

**4. DEFAULT AND REMEDIES**

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied,

the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. **LIABILITY**

5.01 Indemnity

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all



claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. **GENERAL PROVISIONS**

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

#### 6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

#### 6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

#### 6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

#### 6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

#### 6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

#### 6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

#### 6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

#### 6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the District:

District Municipal Hall  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Attention: Planning Department  
Facsimile: (604) 984-9683

If to the Owner:

Attention:  
Facsimile: (604)

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

#### 6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. **INTERPRETATION**

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8097.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

## CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

- A. \_\_\_\_\_ (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
- B. The Owner granted \_\_\_\_\_ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. \_\_\_\_\_, as extended by \_\_\_\_\_ and \_\_\_\_\_, as extended by \_\_\_\_\_ (together, the "Prior Charge");
- C. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.

THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

- 1. The Prior Chargeholder consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder agrees that the Subsequent Charge shall be binding upon their interest in and to the Land.
- 2. The Prior Chargeholder grants to the District, as a Subsequent Chargeholder, priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder postpones the Prior Charge and all of their right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargeholder has executed the Land Title Office Form C to which this Agreement is attached and which forms part of this Agreement.

# Milori Homes: 1325 – 1335 Draycott Road Development Application

## Public Input Meeting Summary Report

**Event Date:** June 24, 2014  
**Time:** 6:30pm – 8:30pm  
**Location:** Lynn Valley Community History Centre  
**Attendance:** 20 members of the public  
**Comment Forms:** One comment sheet and one email were submitted.

**Meeting Purpose:**

- 1) To present development application materials to neighbours and demonstrate how the development application had been modified to address feedback provided at the Early Public Input Opportunity in January
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

**Notification:**

Invitation Brochures

The principals of Milori Homes hand-delivered meeting invitations with fact and comment sheets to residents within a 75 metre radius of the site.

Site Sign

A sign was erected on the site two weeks prior to the meeting to notify neighbours. A photograph of the erected notification sign is included in Appendix A: Notification.

Email Notification

Participants who provided their email on the sign-in sheet at the January 2014 Early Public Input Opportunity meeting were emailed invitations to the Public Information Meeting.

Newspaper Ad

The Public Information Meeting was advertised in the North Shore News the week of June 16 to invite the public to the meeting. A copy of the June 18 ad is included in Appendix A: Notification.

**Attendance:**

19 members of the public signed in for the meeting. 20 members of the public were counted at the meeting. Fourteen participants indicated that they lived in the adjacent condominium building east of the proposed development site.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Casey Peters, Development Planner, District of North Vancouver
- Natasha Letchford, Development Planner, District of North Vancouver

**Project Team:**

- Hesam Deihimi, Milori Homes
- Ehsan Deihimi, Milori Homes
- Joey Stevens, GBL Architects
- Gary Vlieg, Transportation Engineer, Creative Transportation Solutions

**Facilitator:**

- Steven Petersson, Petersson Planning Consulting

**Overview:**

The Public Information Meeting was designed to provide several methods for the public to engage in the process.

The evening began with an Open House, which lasted approximately 30 minutes, where participants could browse display boards and have informal discussion with the proponent, architect and transportation consultant.

The Open House was followed by a fifteen minute presentation by the architect and transportation consultant. Since this was the second public engagement session this year, the presentation focused on changes to the project to respond to public feedback given in January's Early Public Input Opportunity.

The presentation was followed by a seventy-five-minute dialogue that provided the public with an opportunity to ask questions and discuss the project. The facilitator noted public comments and questions on flip chart paper on the wall. Many of the questions were directed to the transportation consultant. The audience applauded the transportation consultant and the proponents at the end of the meeting, and several participants commended the proponent team for responding to feedback provided in the Early Public Input Opportunity meeting last January.

The key theme of the evening was transportation. Participants were particularly interested in knowing how traffic would circulate from Draycott to Lynn Valley Road, and the function of the proposed lane. The participants were also pleased to hear that the hedge separating the subject site from 1385 Draycott Road could be preserved.

**Public Dialogue:**

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

C1 I am glad to hear that your transportation study predicts that the proposed development will generate less traffic than the existing Irly Bird building centre business.

C2 It is difficult to turn left from Draycott Road to Lynn Valley Road because of queuing cars on Lynn Valley Road.

Q3 How much visitor parking will be provided?

A3 8 visitor stalls are proposed in the underground parkade.



C4 Please consider painting hatched lines on Lynn Valley Road to facilitate egress from Draycott to Lynn Valley Road.

C5 Please consider installing a “do not block the intersection” sign on Lynn Valley road to raise driver awareness of vehicles wishing to turn left from Draycott Road to Lynn Valley Road.

C6 Please consider traffic light sequencing to facilitate turning left from Draycott Road to Lynn Valley Road.

C7 The lane will be used by garbage trucks and other traffic. It is often used by pedestrians to access trails. I am concerned about pedestrian safety.

C8 Drivers use driveways on neighbouring properties to turn around. Sometimes drivers will turn right (north-east) on Lynn Valley road, and then turn around in a driveway to proceed south-west.

C9 Traffic from the Canada Trust bank frequently blocks traffic.

C10 The lane on Mountain Highway will be used for egress: please consider installing a “no left turn” sign.

C11 We need on-street parking.

C12 Construction might block access to 1385 Draycott (the neighbouring condominium building).

A12 A Construction Traffic Management Plan will be submitted to the DNV. This plan will seek to minimize impacts to neighbours.

C13 Turning left from Draycott Road to Lynn Valley Road means effectively crossing five lanes of traffic. It is very challenging now.

Q14 Will there be lane access behind Tommy's (Ross Road at Mountain Highway)?

A14 Although it looks like a lane, it is actually private property. There is no legal access there.

C15 The portion of the lane south of the site and heading east is a fire access road. I am concerned about safety if emergency access is blocked by service vehicles.

C16 I am concerned about the sight lines where the proposed lane east of the site meets Draycott Road: the driveway at 1385 Draycott is close by.

A16 The proposed sight lines are sufficient for the proposed east lane at Draycott Road. I understand that the hedge separating 1385 Draycott from the proposed driveway is very important to residents. Trimming or removing the hedge would, however, improve sight lines.

Q17 When was the traffic study done?

A17 The study was done after Irly Bird closed. It was based on a combination of projections and counts made at Lynn Valley Road and Mountain Highway.

C18 Consider adding a “no right turn on red light” sign to increase traffic safety (i.e. for the Mountain Highway to Lynn Valley Road turning movement).

Q19 Will the lane have one-way or two-way traffic? Will it be used by fire trucks?

A19 The lane is designed to accommodate two-way traffic. The proposed lane east of the subject site is not intended for use as a fire lane because the turning radius is too tight for a fire truck. Fire trucks will back out.

Q20 Will the lane be able to accommodate the volume of traffic? There will be room for only one vehicle at a time in the lane south of the site. Cars driving from the other direction will need to wait. I'm concerned about pedestrian safety.

A20 Multi-family uses generate less traffic per dwelling unit than single family uses. Relatively low traffic volumes make the lane safe for pedestrians. It will be easier to egress by Draycott than the lane. Widening the lane may not increase safety because narrow lanes slow traffic speed.

Q21 Can the lane be designed for a larger volume of traffic and include sidewalks?

A21 That is up to the DNV. The current lane standard is 6m wide and does not include sidewalks. The lane dedication on the south side of the site will improve the lane. The long-term plan for the neighbourhood includes extending lane access south to Ross Road.

Q22 Will the (informal) trails east of the site be affected by this proposal?

A22 The trails are not located on the subject site: there will be no impact from this development.

Q23 How will sight lines in the lane be affected by the development?

A23 After development, the sight lines will be similar to today.

C24 The architecture and site plan is beautiful.

C25 The proposed new lane east of the site has a portion that is more narrow than the 6m lane standard.

A25 A portion of this lane is proposed to be 4m wide to protect the existing hedge. One-way traffic is proposed at that location: 4m lane width is sufficient for one-way traffic. The hedge is on the subject site now, but will be given to the DNV. The DNV will manage the hedge in the future. The DNV wants to preserve the hedge.

Q26 Why is proposed access to the garage via a lane east of the site, rather than directly off Draycott?

A26 The parkade ramp works with the slope of the site and is relatively flat. Access from Draycott Road would be steeper.

Q27 Where will the solid waste bin be located?

A27 The architect showed the location on the site plan and indicated that it was proposed to be screened by landscaping.

Q28 Where will people wash cars?

A28 We need to work on this point. We may dedicate a parking stall for car wash use in off-peak times.

Q29 Will this be a leaky condo?

A29 No: there are new building standards to meet that will prevent this from being a leaky condo.

Q30 What will happen to the planter retaining wall?

A30 The planter retaining wall will remain.

C31 I appreciate how Milori Homes responded to our concerns raised in the first meeting in January.

### **Comment Sheet and Email Summary**

One comment sheet and one email were submitted to the DNV after the meeting. A copy of the correspondence is attached as an Appendix to this report.

Below is a summary of the key themes communicated via the comment sheet and email submitted after the meeting. They are clustered according to topic.

#### Access During Construction

- I walk nearly every day with my walker and would like to know if I will still be able to use the sidewalk during construction.

#### Landscaping

- Preserving the hedge will provide noise protection and privacy

#### Traffic

- My main concerns are with traffic and parking, especially the ability to turn left from Draycott Road onto Lynn Valley Road
- I think the DNV should change the intersection at Lynn Valley Road and Mountain Highway to not allow right turns on red when turning east on Lynn Valley Road off of Mountain Highway. This will stop the steady flow of vehicles and perhaps allow more left turns off Draycott onto Lynn Valley Road. There is an issue regarding pedestrians at this intersection. Motorists see the red light, check to the left for vehicular traffic, and then proceed to the right without stopping at the red light which they are required to do. The pedestrian standing there about two seconds after the light turns red has the walk sign.
- I support this project if these traffic concerns are publicly debated if need be and I commend the Milori group for its public engagement.

### **Conclusion**

The purpose of this public meeting was to present to neighbours the proposed development concept, demonstrate how the proposal had been updated to respond to earlier public feedback, and provide an opportunity for neighbours to ask clarifying questions and comment on the proposal. 19 people signed in, and 20 people were counted participating in the meeting. More than half of the participants came from an adjacent condominium building on the Draycott Road cul-de-sac. By this measure, the meeting successfully engaged local residents.

Participants asked the development team and DNV planner a variety of specific questions. The key theme raised at the meeting was transportation, particularly egress from Draycott Road turning south-west onto Lynn Valley Road. Participants were also interested in traffic circulation in the proposed lane. Participants were keen to learn if the hedge east of the site could be preserved: the lane design was modified to preserve the hedge. Several participants remarked on the beautiful design of the proposed building.

The meeting format and length was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Residents expressed appreciation to the applicant for responding to all concerns raised at the previous early public input opportunity meeting held in January 2014.

COUNCIL AGENDA/INFORMATION

<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input checked="" type="checkbox"/> Regular	Date: <u>Feb 2</u>	Item # _____
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____

**9.4**

Manager	Director	CAO
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## The District Of North Vancouver REPORT TO COUNCIL

File: 10-4794-90 / 006

January 6, 2015

**AUTHOR:** John Rice, Cultural Services Officer

**SUBJECT:** Arts and Cultural Project Grants – 2015, Round One.

### RECOMMENDATION

1. THAT project grants totalling \$41,000 be approved to support a range of arts projects, community celebrations, cultural activities and festivals as outlined in this report;
  
2. AND THAT the District's 50% contribution to these grants (\$20,500) be released for disbursement, pending confirmed approval of these same recommendations by the City of North Vancouver.

### REASON FOR REPORT

The purpose of this report is to seek Council's approval to release funds for a first round of project grants within the projected 2015 arts and cultural project grants budget.

### EXISTING GRANTS POLICIES

Arts Assistance Grant Program (5-1850-1).

Community Investment Program: Events / Festivals (5-1850-5).

### SUMMARY

An independent grants jury met on November 19, 2014, to consider a range of project grant requests from twelve community groups and arts organizations. A thirteenth project grant request was withdrawn by the applicant on the eve of the jury meeting. The recommendation is that grants in the amount of \$41,000 be awarded to support nine arts projects, community celebrations, cultural events and festivals. Of the nine recommended grant awards, one of the smaller awards (\$2,000) is provisional, subject to confirmation of grant support from other levels of government. Three grant requests were declined.

## **BACKGROUND**

North Vancouver Recreation & Culture (NVRC) staff administers three grant intakes each year to process a broad range of grant requests. These include: one intake of Operating Grants to support the annual operations and programming costs of resident arts groups; and two Project Grants intakes. The current report covers the first of two intakes of project grants, to support activities that will take place in the first six months of 2015.

## **ANALYSIS**

Project Grants are provided to support a broad range of arts activities, community celebrations, signature events, festivals and other projects that reflect the spirit, creativity and diversity of the community.

### **Peer Jury Assessment**

Project Grant recommendations are provided through an independent peer jury. Members of the peer assessment jury are chosen based on their expertise in the arts, cultural and volunteer sectors, their understanding of (volunteer) community events, professional event management or community-based arts practises, as well as knowledge of the community as a whole.

### **Grants Evaluation**

The peer jury bases their assessments on the following criteria:

- The **inherent value** of the proposed program, measured in terms of artistic merit, community benefit or creative cultural impact.
- The expected **instrumental value**, measured in terms of community access or impact, cultural-tourism benefit or creative community engagement.
- The **organizational capacity** of the applicant group, measured through such questions as financial need and/or accountability.
- The **strategic value** of the proposed project, in the context of the goals and objectives outlined in the Cultural Plan or in other municipal planning documents.

### **Recommendations**

Appended to this Report as Attachments A and B is an expanded **Intake Summary**, outlining all grant requests and awards, documenting recent funding histories for each applicant group, providing brief project descriptions and presenting the jury's specific recommendations in each case. The following chart presents the jury's project grant recommendations:

**Grant Requests up to \$2,500 (small community groups)**

<b>Organization</b>	<b>Activity or Event</b>	<b>Requested</b>	<b>Recommended</b>
North Shore Folkfest Society	NORTH SHORE FOLKFEST	\$ 2,500	\$ 2,500
Untitled Theatre Co.	CIRCLE GAME	\$ 2,500	\$ 2,000

**Arts Projects / Events**

Musart Cultural Society	UNPLUGGED & INTERACTIVE	\$ 7,160	Declined
North Shore Light Opera Society	HMS PINAFORE	\$ 5,000	\$ 3,000
North Van. Community Arts Council	NORTH SHORE ART CRAWL	\$ 6,000	\$ 4,000
RNB Dance	LAMON DANCE	\$ 4,000	\$ 2,500
Vancouver Inter-Cultural Orchestra	VICO IN THE SCHOOLS	\$ 2,500	\$ 2,500

**Community Celebrations**

Blueridge Community Association	BLUERIDGE GOOD N'BOUR DAY	\$ 1,500	Declined
North Shore Alliance Church	CITY FEST	\$ 5,000	\$ 5,000
St. Andrews United Church	TEDDY BEARS' PICNIC	\$ 1,500	Declined

**Major / Signature Festivals**

Capilano University Foundation	NORTH SHORE JAZZ	\$ 14,000	\$ 12,000
V.I.M.F.F. Society	MOUNTAIN FILM FESTIVAL	\$ 15,000	\$ 7,500

**TOTALS REQUESTED / RECOMMENDED:                    \$ 66,660                    \$ 41,000**

**Jury Comments**

The peer assessment jury was impressed with the high standard of submissions received in this intake, especially in terms of: artistic quality, artistic production, ambition and innovation, and the potential impact of their work in the community. Below is the rationale for the recommendations that warrant additional information.

1. “Vancouver International Mountain Film Festival”      Recommendation: ..... \$7,500

At the January 6th, 2014, regular meeting of District Council, 2014 funding for the Mountain Film Festival (VIMFF) was deferred, pending a policy discussion to determine whether or not the festival should continue to receive grant support, as the initial request by the event organizers in 2002 had been for seed money.

At that time staff reported that, having combined separate grants programs from different jurisdictions to be administered as one single, bi-municipal process, the resulting policy framework contained a number of inconsistent and conflicting statements. At a follow-up meeting on January 20th, 2014, Council voted to release the grant award to VIMFF under the existing policy framework.

VIMFF's current grant request for the 2015 festival measures very strongly in three of the four assessment criteria outlined above. In particular, the jury rated the event very highly in terms of: programming relevance and quality (inherent value); size and demographic make-up of the audience, as well as the community reach and media profile generated by the festival (instrumental value). Also, the jury identified VIMFF as one of only a very few events that are strategically important in generating a strong "sense of place" for North Vancouver. In 2015 the festival has strengthened its ties to the local community by partnering with North Shore Rescue, and will be presenting the world premiere of a film about NSR at its Opening Gala.

The jury's current grant recommendation represents a sizeable reduction (46%) in comparison to previous years, reflecting a number of concerns with respect to the organizational capacity of the producing society. Specifically, the following issues were noted: (1) after 12 years of municipal support VIMFF is yet to leverage funding from other levels of government; (2) that VIMFF has struggled to maintain consistent reporting practises in respect of its finances; and (3) that VIMFF has been slow to address its organizational and management challenges.

2. "Blueridge Good Neighbour Day" Recommendation: ..... Decline

The Blueridge Good Neighbour Day is a neighbourhood family-oriented event that takes place in the grounds of the local elementary school. The jury found that the proposed theme for the 2015 event does not support the municipality's broader goals in respect of cultural diversity and there is minimal artistic merit or cultural impact from the event. The group's finances indicate that the Blueridge Community Association has sufficient resources to undertake the event without grant support. The recommendation is to not provide municipal funding for this year's event.

3. Musart Cultural Society, "Unplugged" Music Series Recommendation: ..... Decline

Having received a grant in 2014 to develop a pilot of the "Unplugged" Music Series (a short series of contemporary, popular, world and roots music concerts), Musart's current grant request is to expand the pilot project into a full Fall-Winter season. The applicant did not report on progress of the pilot project or on use of funds from the previous grant award. The jury's recommendation, therefore, is to decline the current request, but to be open to future applications once more information has been made available.

4. St. Andrews United Church, "Teddy Bears' Picnic" Recommendation: ..... Decline

Focussed primarily on entertainments and activities for younger children, "Teddy Bears' Picnic" is a fun, family event with solid attendance. However, with no other community groups or agencies involved in the delivery of the event, the jury finds this to be primarily a church event and not unique to many dozens of other church-hosted fetes, fairs or



similar events in North Vancouver. As policy identifies church events as ineligible, the jury’s recommendation is that the event does not qualify for support.

**Provisional Grant Award**

5. Untitled Theatre Co., “Circle Game” Recommendation: ..... \$ 2,000

Led by recent grads from the Capilano University theatre and performing arts programs, ‘Untitled Theatre Co’ is a young, emerging company of young artists exploring music and theatre. The proposed project engages musicians, actors, writers and choreographers in an ambitious project and depends on sizeable grants from the BC Arts Council (\$10,500), BC Gaming (\$4,500) and Canada Council for the Arts (\$12,000). It is recommended that release of the municipal grant be made subject to confirmation of funding from other levels of government sufficient to ensure that the project can proceed.

**POLICY IMPLICATIONS**

District of North Vancouver Official Community Plan, ‘*Identity DNV 2030.*’

Policy 6.2.1: “Foster an environment that promotes creativity and cultural expression and facilitates community access and engagement in arts and cultural experiences.”

Policy 6.2.2: “Support the development and delivery of creative community events and activities that celebrate the full spectrum of diversity of the District, build on the District’s unique identity and engage local residents, artists and businesses.”

North Shore arts organizations range greatly from small, community-based groups to major professional organizations. The wide variety of arts and cultural activities, as well as the community celebrations supported through the current grants recommendations, promote creativity and foster engagement. Special events and festivals also feature in the current economic development and tourism strategies of both the District and the City, forming an integral part of both communities’ goals for a more vibrant, diverse and liveable community.

**FINANCIAL IMPLICATIONS**

The sum total of all grants recommended at this time is \$41,000 (DNV share: \$20,500) out of a total annual budget for all three grants intakes of \$265,000 (DNV share: \$132,500).

**Timing/Approval Process**

In order to give applicants adequate time to plan and promote their events, Council approval is requested as soon as possible.

**Concurrence**

This report has been reviewed by the Finance Department.

**CONCLUSION**

The grants recommended in this report are considered critical to the success of the projects they support, as they are expected to: facilitate events planning; strengthen program delivery; enable revenue generation from other sources; and leverage investment from other funders and levels of government. In return for a relatively modest investment in a selection of different arts activities, community events and creative sector festivals, the proposed grants realize excellent value in terms of audience engagement, community participation and cultural tourism.

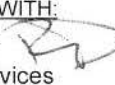
Respectfully submitted,



John Rice, Cultural Services Officer  
North Vancouver Recreation & Culture

**Attachments:**

- A. Project Grants Intake Summary: 2015 Round One, Grants Recommendations.
- B. Project Grants Intake Summary: 2015 Round One, Project Descriptions & Jury Notes.

<u>REVIEWED WITH:</u> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Trans/Public Works <input type="checkbox"/> Eng. Admin <input type="checkbox"/> Eng. Parks <input type="checkbox"/> Eng. Utilities	<u>REVIEWED WITH:</u> <input checked="" type="checkbox"/> Finance  <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Building <input type="checkbox"/> Community Planning	<u>REVIEWED WITH:</u> External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	<u>REVIEWED WITH:</u> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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## 2015 PROJECT GRANTS, ROUND ONE

Three Year Grant History - Project Grants Only

Organization	Project Name	2012 Grant	2013 Grant	2014 Grant	2015 REQUEST	2015 AWARD
<b>GRANT REQUESTS UP TO \$2,500</b>						
North Shore Folkfest Soc.	NORTH SHORE FOLKFEST	\$ 2,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Untitled Theatre Co.	CIRCLE GAME				\$ 2,500	\$ 2,000
					\$ 5,000	\$ 4,500
<b>ARTS PROJECTS / EVENTS</b>						
Kay Meek Centre	GOODNIGHT BIRD	\$ 5,000		\$ 5,000	WITHDRAWN	
Musart Cultural Society	UNPLUGGED			\$ 4,000	\$ 7,160	DECLINED
North Shore Light Opera Soc	HMS PINAFORE	DECLINED	\$ 3,500	\$ 3,000	\$ 5,000	\$ 3,000
NV Community Arts Council	NORTH SHORE ART CRAWL		\$ 3,500	\$ 4,000	\$ 6,000	\$ 4,000
RNB Dance	LAMON DANCE			\$ 2,500	\$ 4,000	\$ 2,500
VICO	VICO IN THE SCHOOLS		\$ 2,000	\$ 2,500	\$ 2,500	\$ 2,500
					\$ 24,660	\$ 12,000
<b>COMMUNITY ARTS PROJECTS</b>						
NO SUBMISSIONS IN THIS INTAKE (2015, Rd. ONE)						
					\$ -	\$ -
<b>COMMUNITY CELEBRATIONS</b>						
Blueridge Community Ass/n	BLUERIDGE GOOD N'BOUR DAY	\$ 1,000	\$ 500	\$ 500	\$ 1,500	DECLINED
NS Alliance Church	CITY FEST		\$ 3,500	\$ 5,000	\$ 5,000	\$ 5,000
St. Andrews United Church	TEDDY BEAR'S PICNIC	\$ 500		\$ 500	\$ 1,500	DECLINED
					\$ 8,000	\$ 5,000
<b>MAJOR / SIGNATURE FESTIVALS</b>						
Capilano University Fdtn	NORTH SHORE JAZZ	\$ 14,500	\$ 12,000	\$ 12,000	\$ 14,000	\$ 12,000
Vcr Int'l Mtn Film Fest Soc	V.I.M.F.F.	\$ 14,500	\$ 15,000	\$ 14,000	\$ 15,000	\$ 7,500
					\$ 29,000	\$ 19,500
<b>TOTAL PROJECT GRANTS, 2015 - RD. 1</b>					\$ 66,660	\$ 41,000

Project Grants Intake Summary: 2015 Round One, Project Descriptions & Jury Notes

**GRANT REQUESTS UP TO \$2,500 (for small community groups)**

Name of Project / Event / Activity	Recommendation	Project Budget	Grant Award
<p><b>NORTH SHORE FOLKFEST (NSFF)</b>                      The mandate of the North Shore Folkfest Society is to preserve, promote and enrich the cultural identities of immigrant and ethno-cultural groups, to promote greater cultural inclusion, and to provide opportunities for cross-cultural interaction and performance. Folkfest takes the form of a two-day celebration of music and dance performances from performing arts schools and amateur groups from diverse cultural backgrounds.</p> <p>Attendance Estimate: 1,000.</p> <p>The NSFF has been a fixture on the cultural calendar of North Vancouver for over four decades, but is currently facing a number of challenges: transitions in leadership and turnover on the board have led to a deficit in event planning and production experience; the lack of a sustained fundraising program and a short-fall in volunteer resources have stretched the society's ability to operate on a streamlined budget; and successive deficits in recent years have eaten into the society's resources and working capital to produce the event. The proposed grant is recommended to support the NSFF as it transitions through a difficult period and attempts to re-establish the Festival as a viable event.</p>	<p>FULL SUPPORT</p>	<p>\$ 9,310</p>	<p>Requested \$ 2,500</p> <p><b>Recommended \$ 2,500</b></p>
<p><b>CIRCLE GAME (Untitled Theatre Group)</b>                      Led by a group of recent graduates from the Capilano University theatre and performing arts programs, 'Untitled Theatre Co' is an emerging company of well-regarded young artists exploring music and theatre. The proposed project engages musicians, actors, writers and choreographers in an ambitious multi-disciplinary piece that translates life and works of Joni Mitchell into a theatrical journey as well as a musical one.</p>	<p>CONDITIONAL SUPPORT</p>	<p>\$ 33,625</p>	<p>Requested \$ 2,500</p> <p><b>Recommended \$ 2,000</b></p>

<p>Attendance Estimate: 200-300.</p> <p>The project depends for its success on sizeable grants from the BC Arts Council, BC Gaming and Canada Council for the Arts. It is recommended that release of the municipal grant be made subject to confirmation of funding from other levels of government sufficient to ensure that the project can proceed.</p>			
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## ARTS PROJECTS / EVENTS

Name of Project / Event / Activity	Recommendation	Project Budget	Grant
<p><b>“UNPLUGGED” MUSIC SERIES</b> (Musart Cultural Society)</p> <p>Musart focuses on providing a range of performance opportunities for local and emerging artists. Having previously received a grant in 2014 to develop a pilot of the “Unplugged” Music Series (a short series of contemporary, popular, world and roots music concerts), the current grant request is to expand the pilot project into a full Fall-Winter season.</p> <p>Attendance Estimate: 1,000</p> <p>As the applicant has not reported on progress of the pilot project or on use of funds from the previous grant award, the jury’s recommendation is to decline the current request, but to be open to future applications once more information has been made available.</p>	<p>DECLINE SUPPORT</p> <p>Jury Rank: LOW</p>	<p>\$ 32,360</p>	<p>Requested \$ 7,160</p> <p><b>Recommended DECLINED</b></p>
<p><b>“HMS PINAFORE”</b> (North shore Light Opera Society)</p> <p>NSLOS seeks to nurture amateur actors, singers and theatre technicians in the development of their craft through the presentation of light opera and musical comedies at Presentation House Theatre – typically Gilbert &amp; Sullivan or other shows that are in the public domain. In 2015, their grant request is to support a production of “HMS Pinafore.”</p> <p>Attendance Estimate: 750–1,000.</p>	<p>PARTIAL SUPPORT</p> <p>Jury Rank: MEDIUM-LOW</p>	<p>\$ 28,050</p>	<p>Requested \$ 5,000</p> <p><b>Recommended \$ 3,000</b></p>

<p>After a lengthy period of financial instability, 2013 and 2014 saw NSLOS able to register surpluses on the production of their annual show, and there are now signs that the group has made progress towards financial sustainability. Other positive indicators include: the development of a small reserve intended to support the increased production costs of presenting shows for which the group would need to pay royalties; an increase in targeted outreach and audience development initiatives; educational mini-concerts; outreach presentations at seniors' facilities; and "sing-a-long" concerts.</p>			
<p><b>NORTH SHORE ART CRAWL</b> (North Vancouver Community Arts Council)  After only five years the Art Crawl has already established a strong profile on the cultural events calendar. This free arts festival/guided studio tour takes in 75+ locations across the North Shore and provides hundreds of participating artists with increased exposure and an opportunity to engage directly with the public. Acting as a bridge between artists and the community at large, the event fills an important niche..</p> <p>Attendance Estimate: 3,500.</p> <p>The small volunteer group that established the Art Crawl has disbanded, and the event has been taken on by the Arts Council.</p>	<p><b>STRONG SUPPORT</b></p> <p>Jury Rank: HIGH</p>	<p>\$ 22,427</p>	<p>Requested \$ 6,000</p> <p><b>Recommended \$ 4,000</b></p>
<p><b>LAMON DANCE</b> (RNB Dance &amp; Theatre Arts Society)  Lamondance is a locally-based youth dance company that provides training, performance opportunities and mentorship for emerging and pre-professional dance artists. The current grant request is to support the development and presentation of new work to be performed in February at the Blue Shore Financial Centre for the Performing Arts at Capilano University.</p> <p>Audience Estimate: 300–350.</p> <p>Lamondance serves an important niche in the development of young, emerging dance artists, and the value of this project extends far beyond the 300+ audience members who may attend.</p>	<p><b>PARTIAL SUPPORT</b></p> <p>Jury Rank: MEDIUM-HIGH</p>	<p>\$ 9,400</p>	<p>Requested \$ 4,000</p> <p><b>Recommended \$ 2,500</b></p>

<p><b>VICO IN THE SCHOOLS</b> (Vancouver Inter-Cultural Orchestra)</p> <p>VICO is a professional concert orchestra devoted to creating and performing new inter-cultural music as a means of promoting inclusivity across community and cultural boundaries. The current proposal covers a series of workshops and recitals designed to explore the process of inter-cultural music making. New compositions will be premiered by VICO at a public recital at Capilano University.</p> <p>Participation: 20–30 workshop attendees.</p> <p>Attendance Estimate: 300 at the finale concert.</p>	<p>FULL SUPPORT</p> <p>Jury Rank: HIGH</p>	<p>\$ 4,200</p>	<p>Requested \$ 2,500</p> <p><b>Recommended \$ 2,500</b></p>
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### COMMUNITY CELEBRATIONS

Name of Project / Event / Activity	Recommendation	Project Budget	Grant
<p><b>BLUERIDGE GOOD NEIGHBOUR DAY</b> (Blueridge Community Association)</p> <p>'Blueridge Good Neighbour Day' is a small, family-oriented event that takes place in the grounds of the local elementary school. All activities are free and include: a parade, street entertainment and a "main stage" program of live music as well as a mix of workshops and info tables for local merchants and community service groups.</p> <p>Attendance Estimate: 750</p> <p>Having considered that the proposed theme for the 2015 event does not support the municipality's broader goals in respect of cultural diversity, the jury's recommendation is to not provide municipal funding for this year's event.</p> <p>A review of the group's finances indicates that the Blueridge Community Association has sufficient resources (in the form of a dedicated project reserve) to undertake the event without grant support.</p>	<p>DECLINE SUPPORT</p> <p>Jury Rank: LOW</p>	<p>\$ 13,509</p>	<p>Requested \$ 1,500</p> <p><b>Recommended DECLINED</b></p>

<p><b>CITY FEST</b> (North Shore Alliance Church)  'CityFEST' takes place every year as part of Youth Week at the Lonsdale Skate Park &amp; Centennial Theatre parking lot. Self-described as "an open festival that aims to bring the community together in a celebration of youth," this is a unique event in that it is programmed by youth for youth. Months of planning by a youth organizing committee are overseen and supported by youth workers from several community service organizations. Activities on the day include: two performance stages; an interactive visual art project; multi-media and visual arts displays; food booths and a skateboarding competition.</p> <p>Attendance Estimate: 3,000.</p> <p>While the application for 'CityFEST' is headed up by the North Shore Alliance Church, project delivery would not be possible without a range of community partnerships, e.g. with: Capilano Community Services, North Shore Neighbourhood House, North Shore Multi-Cultural Society, and many others.</p>	<p>FULL SUPPORT</p> <p>Jury Rank: HIGH</p>	<p>\$ 17,600</p>	<p>Requested \$ 5,000</p> <p><b>Recommended \$ 5,000</b></p>
<p><b>TEDDY BEARS' PICNIC</b> (St. Andrews United Church)  'Teddy Bears' Picnic" is a family event, focussed primarily on entertainments and activities for younger children.</p> <p>Attendance Estimate: 300+</p> <p>With no other community groups or agencies involved in the delivery of the event, the jury determined that TBP is primarily a church event, not distinct from many dozens of other church-hosted fetes, fairs or similar events in North Vancouver. Policy identifies church events as ineligible for grant support.</p>	<p>DECLINE SUPPORT</p> <p>Jury Rank: LOW</p>	<p>\$ 5,435</p>	<p>Requested \$ 1,500</p> <p><b>Recommended DECLINED</b></p>



## MAJOR / PROFESSIONAL FESTIVALS

Name of Project / Event / Activity	Recommendation	Project Budget	Grant
<p><b>NORTH SHORE JAZZ</b>            Established in 2002 as an independent satellite of the Vancouver International Jazz Festival, North Shore Jazz has established its own market niche with a focus on blues, roots and world music, and has a history of bringing together high profile international acts to perform with local musicians. Over the past decade juries have consistently found that the quality and diversity of festival programming have a strong appeal for local and regional audiences, and that the festival contributes a distinct brand identity to cultural tourism on the North Shore.</p> <p>Attendance Estimate: 1,000 for ticketed events + 1,500 for free events.</p> <p>NSJ is encouraged to further diversify its revenues, and to develop corporate sponsorships and partnerships as ongoing indicators of community support.</p>	<p>STRONG SUPPORT</p> <p>Jury Rank: HIGH</p>	<p>\$ 44,300</p>	<p>Requested \$ 15,000</p> <p><b>Recommended \$ 12,000</b></p>
<p><b>VANCOUVER INTERNATIONAL MOUNTAIN FILM FESTIVAL</b>            In addition to the 40-50 mountain, adventure and extreme sport films screened each year, VIMFF programs films, lectures and information sessions on a wide range of related topics: exploration, the environment, food and water security, etc. The festival program typically includes a speaker series, photo competition and lobby music, as well as various workshops. A "Best of the Fest" tour actively promotes North Vancouver to audiences across BC and Canada. For 2015 VIMFF has strengthened its ties to the local community by partnering with North Shore Rescue, and will be presenting the world premiere of a film about NSR at its Opening Gala.</p> <p>Attendance Estimate: 3,500 in North Vancouver; plus a further 12,000 on the Best of Fest tour.</p> <p>Within the funding rationale outlined in policy, the jury continues to recommend grant support. VIMFF's current grant request for the 2015 festival measures very strongly in three of the four assessment criteria outlined in policy. In</p>	<p>PARTIAL SUPPORT</p> <p>Jury Rank: MEDIUM</p>	<p>\$ 144,500</p>	<p>Requested \$ 15,000</p> <p><b>Recommended \$ 7,500</b></p>

particular, the event rates very highly in terms of: programming relevance and quality; size and demographics of the audience; as well as community reach and media profile. In addition, the jury identifies VIMFF as one of a few events that are strategically important in generating a strong “sense of place” for North Vancouver.

The current grant recommendation represents a sizeable cut in comparison to previous years and reflects a number of concerns with respect to VIMFF's organizational capacity (the fourth of the assessment criteria outlined in policy). Specifically, the following issues were noted: (1) after 12 years of municipal support VIMFF is yet to leverage funding from other levels of government; (2) that VIMFF has struggled to maintain consistent reporting practises in respect of its finances; and (3) that the society has been slow to address identified organizational and management challenges.

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



## The District of North Vancouver

# REPORT TO COUNCIL

File: 10.4794.90/001.000

January 26th, 2015

**AUTHOR:** John Rice, Cultural Services Officer.

**SUBJECT:** Core-Funded Arts Groups: Release of First Instalment on 2015 Grant.

### RECOMMENDATION

It is recommended:

1. THAT Council approve a first scheduled instalment on annual operating grants to support the four core-funded arts groups as identified in this report;
2. THAT this first instalment of 2015 payments be capped at an amount equivalent to 50% of grant support received in 2014;
3. THAT the District's portion of this first instalment, totalling \$151,603 be approved for release;
4. AND THAT the balance of 2015 core grants be disbursed as a second and final instalment in or after June 2015, further to Council's final approval of the 2015 budget.

### REASON FOR REPORT

To secure release of a first instalment of core funding grants to four eligible arts groups in North Vancouver: the North Vancouver Community Arts Council, Presentation House Gallery, Presentation House Theatre, and the Seymour Art Gallery.

### EXISTING POLICY

*Operational Support for Major Arts Organizations (5-1850-7)*

### BACKGROUND

The District and City of North Vancouver recognize four core-funded arts organizations that provide core arts and cultural services for the residents of North Vancouver: North Vancouver Community Arts Council, Presentation House Gallery, Presentation House Theatre, and

and Seymour Art Gallery. Recommendations for a first instalment on their annual operating grants is scheduled at this time every year.

### **SUMMARY**

Policy outlines a disbursement schedule for core funding grants, with a first instalment due early in the calendar year, while the remaining balance is scheduled for payment upon final approval of municipal budgets. This first instalment is calculated at 50% of the previous year's approved grant. Release of funds requires Council approval.

### **ANALYSIS**

The four core-funded arts groups are required to report annually to account for use of funds, provide updates on their organizational targets, review their annual work plans and to provide updates on their financial position.

#### North Vancouver Community Arts Council:

The Arts Council in North Vancouver is one of the most high-functioning in the province. It delivers a range of programs and services in response to identified community need; mostly in the areas of arts events, local music and visual arts practices, but including also member support services and advocacy for the local arts community. Financially, the Arts Council is in a healthy position. At its fiscal year end June 30th, 2014, despite posting its first operating deficit since 2010, the Society has a healthy balance in operating reserves. Over the course of the past three years, the Arts Council has reduced its dependency on municipal grant support from 41% to 35%.

#### Presentation House Gallery (PHG):

Presentation House Gallery has been working for some time towards relocation from its current space at 333 Chesterfield Avenue to a new, stand-alone facility. In April 2014 City of North Vancouver Council supported a design proposal for the Gallery, and in June 2014 the City subsequently approved rezoning of the Foot of Lonsdale site to accommodate a new gallery. In November 2014, PHG announced securement of a lead gift of \$4 million towards its capital campaign, and at this time it is projected that the new gallery will open on the waterfront in 2017. In support of this process PHG has developed a 'New Facility Business Plan.' While it is expected that the operating cost of the new facility will be substantially increased over current levels, PHG has committed to cover these costs through a range of other revenue streams and without an increase to its baseline operating grants from the District and City.

#### Presentation House Theatre (PHT):

In late 2010, Councils for the District and City of North Vancouver provided Presentation House Theatre (PHT) with a one-time, emergency contribution of \$50,000. As a condition of ongoing grant support, the Theatre has since been required to provide regular progress reports to District Finance staff.

In early 2014 PHT hired a new Managing Director, Robert More, who has continued work on the Theatre's strategy to develop new audiences and to generate improved revenues. Some key elements of this strategy include: establishing PHT as lead venue in the theatre for young audiences market; building PHT's reputation for high-quality professional theatre of all kinds; promoting PHT as a venue for music and dance; and targeting guaranteed revenues through a new program of touring shows.

Representatives of PHT met with Finance staff in January to present their year-end financial statements (as at June 30th, 2014) and current cash flow reports. On January 15th, 2015, staff provided an update to District Finance and Audit Committee, reporting that PHT's new program strategies have produced increased ticket sales and earned revenues that, when combined with a range of cost containment measures introduced in 2013-14, have improved PHT's financial position by \$21,000 over last year. Financial oversight at the Society has been further enhanced with the creation of their own Finance and Audit Committee, chaired by Isabel Gordon (former CFO for the City of North Vancouver). Further improvements in PHT's financial position are anticipated over the next few years.

Seymour Art Gallery (SAG):

In recent years the Seymour Art Gallery (SAG) has largely redefined its role as a community art gallery. While it continues to act as a showcase for talented local artists, and continues to host a range of annual shows and gift galleries, the Gallery has successfully generated a regional profile that enables them to build new audiences beyond the confines of the Seymour area. Operationally, the Gallery is in a solid position. At the close of 2014 (year-end December 31st) the Gallery is projecting a modest surplus, and over the past five years has begun to achieve a reasonable balance in operating reserves and restricted (capital) funds.

**FINANCIAL IMPLICATIONS**

Core Funding consists of a combination of Operating Support Grants and Facility Grants in lieu of rent, and is jointly supported by the City and the District on a 50/50 cost share. **Attachment A** provides a detailed breakdown of operating and facility grants, and includes a calculation of the municipalities' contributions to those grants.

The first instalment of 2015 grants, calculated at 50% of 2014 approved grants, consists of \$258,215 in operating support and \$64,991 in facility grants (in lieu of rent). The District's portion consists of \$151,603 in operating grants, plus \$10,000 in facility grants; the City's portion consists of \$106,612 in operating grants and \$54,992 in facility grants.

This report does not recommend any changes to the level of support for the four core-funded arts groups.

**Timing:** Release of funds at this time allows the core-funded arts groups to have cash flow in order to continue their operations.

**Concurrence:** The recommendation to release funds at this time has been reviewed by the District's Finance Department.

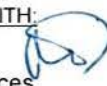
**CONCLUSION**

The provision of core funding to agencies responsible for the programming of arts spaces and cultural facilities is integral to the realization of a number of goals and benefits common to both the District and City. Arts facilities, galleries and performing arts venues are recognized as the basis of a vibrant arts and culture sector in respect of: quality of life, cultural development, sense of place, community identity and cultural tourism. The core funding policy recognizes that the core-funded arts groups contribute to the social vibrancy and economic sustainability of North Vancouver; ensures that the community continues to benefit from the diverse activities that take place within a healthy mix of civic facilities; and establishes the municipality's commitment to providing stable, ongoing operating support for the groups that manage and program those facilities on its behalf.

  
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John Rice, Cultural Services Officer

**Attachments.**

A. Core/Operating Support for Arts Organizations: Calculation of Interim Support 2015.

<u>REVIEWED WITH:</u> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Trans/Public Works <input type="checkbox"/> Eng. Admin <input type="checkbox"/> Eng. Parks <input type="checkbox"/> Eng. Utilities	<u>REVIEWED WITH:</u> <input checked="" type="checkbox"/> Finance  <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Building <input type="checkbox"/> Community Planning	<u>REVIEWED WITH:</u> External Agencies: <input type="checkbox"/> Recreation & Culture Comm. <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	<u>REVIEWED WITH:</u> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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ATTACHMENT A

**CORE/OPERATING SUPPORT FOR MAJOR ARTS ORGANIZATIONS**

CALCULATION OF FIRST INSTALMENT / INTERIM FUNDING, 2015

Prepared by North Vancouver Recreation & Culture

	2014 ACTUAL			FIRST INSTALMENT 2015 (Calculated at 50% of 2014)			First Instalment Operating Grant (Jan. 2015)
	CNV	DNV	Combined	CNV	DNV	Combined	
<b>North Vancouver Community Arts Council</b>							
Operating Grant, Arts Council	54,592.50	70,192.50	<b>124,785.00</b>	27,296.25	35,096.25	<b>62,392.50</b>	
Operating Grant, Cityscape Community Art Space	41,250.00	41,250.00	<b>82,500.00</b>	20,625.00	20,625.00	<b>41,250.00</b>	<b>103,642.50</b>
Facility Grant in Lieu of Rent	15,600.00		15,600.00	7,800.00		7,800.00	
Core Funding Support to Organization	111,442.50	111,442.50	222,885.00	55,721.25	55,721.25	111,442.50	
<b>BC Photography &amp; Media Arts Society</b>							
Operating Grant, Presentation House Gallery	65,777.00	81,508.00	<b>147,285.00</b>	32,888.50	40,754.00	<b>73,642.50</b>	<b>73,642.50</b>
Facility Grant in Lieu of Rent	15,731.00		15,731.00	7,865.50		7,865.50	
Core Funding Support to Organization	81,508.00	81,508.00	163,016.00	40,754.00	40,754.00	81,508.00	
<b>Presentation House Cultural Society</b>							
Operating Grant, Presentation House Theatre	20,461.50	99,113.50	<b>119,575.00</b>	10,230.75	49,556.75	<b>59,787.50</b>	<b>59,787.50</b>
Facility Grant in Lieu of Rent	78,652.00		78,652.00	39,326.00		39,326.00	
Core Funding Support to Organization	99,113.50	99,113.50	198,227.00	49,556.75	49,556.75	99,113.50	
<b>Seymour Art Gallery</b>							
Operating Grant, Seymour Art Gallery	31,142.50	11,142.50	<b>42,285.00</b>	15,571.25	5,571.25	<b>21,142.50</b>	<b>21,142.50</b>
Facility Grant in Lieu of Rent		20,000.00	20,000.00		10,000.00	10,000.00	
Core Funding Support to Organization	31,142.50	31,142.50	62,285.00	15,571.25	15,571.25	31,142.50	
<b>TOTAL GRANT SUPPORT</b>							
Operating Grant Support, TOTAL	213,223.50	303,206.50	<b>516,430.00</b>	106,611.75	151,603.25	<b>258,215.00</b>	<b>258,215.00</b>
Facility Grants in Lieu of Rent, TOTAL	109,983.00	20,000.00	129,983.00	54,991.50	10,000.00	64,991.50	
Core Funding Support to Arts Organizations, TOTAL	323,206.50	323,206.50	646,413.00	161,603.25	161,603.25	323,206.50	

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## **Museum and Archives Deaccessions**

Materials to be circulated via agenda addendum.

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