

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

**Monday, February 16, 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



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 16, 2015
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

9. REPORTS FROM COUNCIL OR STAFF

- 9.6. Bylaw 8107: Corrections to the Sewer Bylaw 6656 – 2015 – Bylaw 8107** p. 5-9
File No. 11.5210.01

Recommendation:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2015 (Amendment 25)" is given FIRST, SECOND, and THIRD reading.

- 9.8. New Building Canada Fund Grant Application – Creek Flood and Debris Flow Disaster Mitigation Infrastructure** p. 11-15
File No. 11.5225.01/008.000

Recommendation:

THAT Council endorse by resolution the attached \$15,225,000 grant application to the Ministry of Transportation and Infrastructure (MOTI) for the New Building Canada Fund (NBCF) for disaster mitigation infrastructure.

- 9.10. Pace of Development Discussions** p. 17-20
File No.

Recommendation:



THAT Council:

- a) Defer further consideration of new development applications no later than May 31, 2015, in order to allow appropriate time for staff to create a geographic development phasing strategy for current and future rezoning, traffic and capital infrastructure projects, taking into consideration Development Permit applications;
- b) Begin a review of the OCP, its implementations, visions and principles; and further,
- c) Staff reviews the development application process to include a preliminary process for council to consider individual projects earlier on.

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| AGENDA INFORMATION | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>February 16, 2015</u> |
| <input type="checkbox"/> Workshop (open to public) | Date: _____ |

9.6

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

February 12, 2015

File: 11.5210.01

AUTHOR: Shaun Carroll, P.Eng. Manager, Utilities.
SUBJECT: Corrections to the SEWER BYLAW 6656 - 2015 - BYLAW 8107

RECOMMENDATION:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2015 (Amendment 25) is given FIRST, SECOND, and THIRD Reading.

REASON FOR REPORT:

This report outlines amendments recommended to correct clerical type errors to the bylaw.

SUMMARY:

This report and associated Bylaw amendment 8107 is to correct clerical errors.

BACKGROUND:

Bylaw 8091 resulted in the deletion of Attachment 3, increase to service connection charges and revised Inspection Chamber specifications without the appropriate renumbering of the remaining attachments, revision to example calculations and specifications reference.

Conclusion:

The revisions will correct errors that would otherwise lead to confusion when interpreting and applying the bylaw.

Respectfully submitted,

Shaun Carroll, P.Eng. Manager, Utilities.

| REVIEWED WITH: | | |
|---|--|--|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input checked="" 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"/> Facilities _____ | <input type="checkbox"/> Solicitor _____ | <input type="checkbox"/> Museum & Arch. _____ |
| <input type="checkbox"/> Human resources _____ | <input type="checkbox"/> GIS _____ | <input type="checkbox"/> Other: _____ |

The Corporation of the District of North Vancouver

Bylaw 8107

A bylaw to amend the Sewer Bylaw 6656, 1994

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

1. Citation

1.1. This bylaw may be cited as "Sewer Bylaw 6656, 1994, Amendment Bylaw 8107, 2014 (Amendment 25)".

2. Amendments

Sewer Bylaw 6656, 1994, is amended to update references to the correct attachment numbers and the two examples of installation connection calculations that refer to an out of date fee, as follows:

2.1. In Section 2. Interpretation, *order to comply*, to delete the following paragraph:

"order to comply means an order substantially in the form of Attachment 6 to this bylaw."

To be replaced with:

"order to comply means an order substantially in the form of Attachment 5 to this bylaw."

2.2. In Section 12. a) to delete the following paragraph:

"Inspection Chambers

12. a) *All new storm drainage connections and sanitary drainage connections that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and Sewer Service Connection Details."*

To be replaced with:

"Inspection Chambers

12. a) *All new storm drainage connections and sanitary drainage connections that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and S.7, Sewer Service Connection Details."*

2.3. In Section 13 b) *Establishment of Sewer Connections*, to delete the following paragraph:

13. b) "the request shall be accompanied by payment for the connection, in accordance with Attachment 4"

To be replaced with:

13. b) "the request shall be accompanied by payment for the connection, in accordance with Attachment 3"

2.4. In Section 15. to delete the following paragraph:

"Sanitary Sewer System User Charge

15. The owner or occupier connected to the *sanitary sewer system* shall pay the applicable charges for the use of the system in accordance with Attachment 5."

To be replaced with:

"Sanitary Sewer System User Charge

15. The owner or occupier connected to the *sanitary sewer system* shall pay the applicable charges for the use of the system in accordance with Attachment 4."

2.5. In Section 16. to delete the following paragraphs:

"Capping of Sewer Connections

16. Before a building is demolished, destroyed or removed from *real property*, any *sanitary sewer connection* or *storm sewer connection* shall be capped off by *District employees*. The cost of capping off shall be paid by the owner or occupier of the *real property*, in accordance with Attachment 4.

The annual sewer and drainage user charges payable in respect of the said connection will be reduced by a pro-rated amount reflecting the period that the sewer/storm connection is capped."

To be replaced with:

"Capping of Sewer Connections

16. Before a building is demolished, destroyed or removed from *real property*, any *sanitary sewer connection* or *storm sewer connection* shall be capped off by *District employees*. The cost of capping off shall be paid by the owner or occupier of the *real property*, in accordance with Attachment 3.

The annual sewer and drainage user charges payable in respect of the said connection will be reduced by a pro-rated amount reflecting the period that the sewer/storm connection is capped."

2.6. In Section 17. to delete the following paragraph:

“Order to Comply

17. When an owner or occupier of *real property* has failed to comply with the provisions of this bylaw, the *Director* may, in addition to other enforcement measures that the *District* may take, serve on such owner or occupier an *Order to Comply* in the form of Attachment 6, specifying the non-compliance and indicating a date by which the owner or occupier is ordered to comply.”

To be replaced with:

“Order to Comply

17. When an owner or occupier of *real property* has failed to comply with the provisions of this bylaw, the *Director* may, in addition to other enforcement measures that the *District* may take, serve on such owner or occupier an *Order to Comply* in the form of Attachment 5, specifying the non-compliance and indicating a date by which the owner or occupier is ordered to comply.”

2.7. In Attachment 3 *Schedule of Installation Charges*, Item 6 provides two examples explaining how to calculate connection fees less than 2 meters deep and connection fees greater than 2 meters deep. The examples require to be updated with the current fees. Delete and replace with the following table of example calculations.

| “Example 1 (Connection less than 2m deep, 10m long) | |
|---|-----------------|
| 1st Connection less than 2m deep, 10m long \$2,100 + (10x\$380) + \$587 = | \$6,487 |
| 2nd Connection, less than 2m deep, 10m long \$1,100 + (10 x\$190) + \$587 = | \$3,587 |
| 3rd Connection, less than 2m deep, 7m long \$1,100 + (7x\$190) + \$587 = | \$3,017 |
| TOTAL | \$13,091 |
| Example 2 (Connection greater than 2m deep, 10m long) | |
| 1st Connection greater than 2m deep, 10m long \$2,700 + (10x\$590) + \$587 = | \$9,187 |
| 2nd Connection greater than 2m deep, 10m long \$1,100 + (10x\$230) + \$587 = | \$3,987 |

| | |
|---|--|
| <p>3rd Connection, greater than 2m deep, 7m long</p> <p>\$1,100 + (7x\$230) + \$587 =</p> <p>TOTAL</p> | <p>\$3,297</p> <p>\$16,471”</p> |
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READ a first time

READ a second time

READ a third time

ADOPTED

Mayor


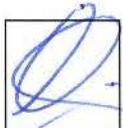

Municipal Clerk

Certified a true copy

Municipal Clerk

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

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|  Dept. Manager |  Director |  CAO |
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acting

The District of North Vancouver REPORT TO COUNCIL

February 13, 2015
File: 11.5225.01/008.000

AUTHORS: Stephen Bridger, Section Manager, Engineering Planning and Design
Fiona Dercole, Section Manager, Public Safety

SUBJECT: **New Building Canada Fund Grant Application - Creek Flood and Debris Flow Disaster Mitigation Infrastructure**

RECOMMENDATION:

THAT Council endorse by resolution the attached \$15,225,000 grant application to the Ministry of Transportation and Infrastructure (MOTI) for the New Building Canada Fund (NBCF) for disaster mitigation infrastructure.

REASON FOR REPORT:

This resolution will support the grant application to secure funding from the Province and Canada to initiate design and construction of creek flood and debris flow hazard mitigation measures.

SUMMARY:

The District has been managing risks associated with debris floods for many years. Based on previous risk assessment studies, the District has implemented mitigation measures for high risk creeks in priority order and within the limits of available resources. These implementation measures have proceeded in accordance with policy direction provided by Council. The Building Canada Fund provides an opportunity to supplement available financial resources to assist with our current program of risk reduction measures. The grant is comprised of an equal share of funds from Municipal, Provincial and Federal governments.

BACKGROUND:

Potential for debris flow damage in the District has been a long standing concern. Previous events include the Halloween floods of 1981 and the November 1995 debris flow on Upper Mackay Creek that caused considerable damage to the Ranger Avenue area. Mitigation works implemented after the 1995 event included the Mackay Debris basin and barrier. An overview hazard assessment of all District creeks was completed in 1999.

In 2003, a detailed debris flow risk assessment was completed for the 10 most high risk creeks in the District. Since then, the District has been implementing the recommended mitigation measures in priority order and within the limits of available resources.

On November 3, 2014, the District experienced a very significant rainstorm event. Debris floods occurred in several creeks above the urban-wildland interface, resulting in flooding of downstream channel reaches and residential areas. Impacted creeks include Mosquito, Mackay, Kilmer, Thames, Hastings, Gallant and their tributaries.

EXISTING POLICY:

2009 Natural Hazards Management Program - Before we can make resource allocation decisions, we must understand the full range of risks and hazards that we may be required to respond to. Allocation and prioritization decisions relating to current and foreseen risks are based on budget constraints and a reasonable perspective on risk tolerance, developed in consultation with our community.

2009 DNV Risk Tolerance Criteria – Applicants for subdivisions, development approvals and building permits may be required to demonstrate that natural hazard risks are reduced to as low as reasonably practicable and that risks do not exceed maximum risk tolerance and/or Factor-of-Safety criteria

2011 Official Community Plan, Natural Hazards Development Permit Areas - Developments in areas prone to natural hazards, including hazards associated with debris flows, debris floods and creeks, require special consideration due to concerns for personal safety and risk of property damage as well as potential impacts to natural environments.

ANALYSIS:

Considering the recent flooding experience in November last year, along with climate change predictions indicating more frequent and more intense rainfall for our region, staff believe that it is appropriate at this time revisit the District's debris flow mitigation program in case there is a need to expand it beyond the 10 most high risk creeks and include creeks (and tributaries) in the District identified in previous reports as low to medium risk. For example, Kilmer, Thames, Hastings and Gallant Creeks and their tributaries were not identified as high risk in the previous reports.

Accordingly, detailed hydrotechnical assessments have been completed for specific areas of the creeks listed above and initial assessments for other creeks in the District are underway to augment and expand upon previous work. Information collected from these creek assessments, along with any information from the previous assessments, will form the basis for the proposed creek flood and debris flood disaster mitigation infrastructure application.

Proposed mitigation measures include construction of debris barriers, debris basins, channel works and infrastructure upgrades to reduce the hazard and potential consequences downstream.

Map is attached showing location of projects. The final version will include a refined project list and figures.

Timing/Approval Process:

Applications for the New Building Canada Fund are due February 18, 2015 and the District intends to apply for the Ministry of Transportation and Infrastructure – Disaster Mitigation project category.

All construction works will occur within the DFO Fisheries Construction Window (Aug 1 to Sept 15) each year.

The works proposed under the grant funding are anticipated to be completed within a five year timeframe.

Concurrence:

Engineering, Environment and Parks Departments concur with the submission.

Financial Impacts:

The NBCF program provides up to 66.6% (approximately \$10M) of the budget required split between the Province and Federal Government. The District's share is \$5.2M to be allocated within Emergency Response & Flood Protection Plan budget (Business Unit 1970) over the five year period.

Liability/Risk:

Construction of these works will assist in further mitigating the potential for creek flooding and debris flows.

Social Policy Implications:

Resident concerns and park/trail user values will be incorporated into the engineering design and construction of the works where feasible.

Environmental Impact:

All construction works shall follow District and DFO guidelines for in-stream construction works. Best management practises for sediment and erosion control will be specified in the tender documents and environmental inspectors will be onsite during the construction period. Disturbed areas will be rehabilitated and replanted upon completion of the works.

Any works impacting trees and foliage would be in accordance with District, Provincial and Federal regulations such as environmental impact, raptor and songbird protection.

Public Input: Once the application for funding has been approved, the public in neighbouring areas and park users will be contacted and a public meeting will be held. Project signage will be included at each site location and the District Staff will be available to discuss the proposed works with concerned residents.

SUBJECT: New Building Canada Fund Grant Application - Creek Flood and Debris Flow Disaster Mitigation Infrastructure

February 13, 2015

Page 4

Conclusion:

The grant application, if accepted, will provide an opportunity for the District to complete an increased number of creek flood and debris hazard mitigation projects over the next five years.



Stephen Bridger
Section Manager, Engineering Planning and Design

Fiona Dercole
Section Manager, Public Safety

Attachments:

1. Map showing location of projects

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



● PROJECT LOCATIONS

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Memo

February 10, 2015

File:

TO: Mayor Richard Walton and Council

FROM: Councillor Lisa Muri

SUBJECT: Pace of Development Discussions

Recommendations:

That Council

- a) defer further consideration of new development applications no later than May 31, 2015, in order to allow appropriate time for staff to create a geographic development phasing strategy for current and future rezoning, traffic and capital infrastructure projects, taking into consideration DP applications;
- b) begin a review of the OCP, its implementations, visions and principles; and further
- c) Staff reviews the development application process to include a preliminary process for council to consider individual projects earlier on.

Discussion:

During the last term of Council, development and the pace of development arising from the implementation of the OCP was discussed by Council a number of times. As we experienced traffic disruption and congestion on Highway 1 and on roads throughout the District, Council directed Staff to attempt to determine the causes and identify steps that could be taken to improve the situation. During the last election, many residents linked our transportation problems to the pace of development on the North Shore and called upon candidates to slow development down in the District until solutions to our transportation problems could be addressed.

In response to the traffic issues on Highway 1, Staff has been working with the Province to determine the causes and reach an agreement on steps to improve the Second Narrows bridgehead. In response to the traffic issues within the District, the Streets and Traffic Bylaw has been amended to give staff more control over disruptions caused by construction and assembled a small team to better manage and co-ordinate traffic disruption caused by development and construction within the road right of way. Both

the bridgehead improvements proposed by MoTI and the transit improvements proposed by TransLink (subject to referendum) will offer some relief but there is no certainty with respect to if and when these improvements will be made. Council recently passed a resolution recommended by Councillor MacKay Dunn to examine this on a North Shore wide basis.

In response to concerns expressed over the pace and impact of development, Council and Staff have commenced a series of discussions in order to better understand what is occurring; arrive at some conclusion based on the information that is available; and agree on steps that can be taken to reduce any negative impact on our community. We have received one presentation in early January by Mr. Bydwell, an overview of the OCP and a series of slides illustrating where we are to date. Two more presentations are scheduled in February and March to look at Traffic Issues, and Construction Management. Advancing any further rezoning applications could negatively impact any ability to manage those outcomes in a thoughtful, informed and responsible way. Approving current rezoning applications without a plan will create a collision of projects and further exacerbate our current traffic situation. Example is Bosa coming forward in June for a DP for 362 Condos on 27th and Mt. Highway, and under the current timeline Polygon coming forward in March with a rezoning application for 321 units directly across the street.

Currently, under the existing development timeline, there are 788 units that will be coming forward to Council before June of this year for Development Permits. As well, there are 498 units being considered for rezoning before May. Council does have the ability to approve or reject rezoning applications, but DP's are required by the Developer to begin construction and Council has very limited ability to reject them, therefore, a significant amount of development will commence in the coming months. Many of these applications will be happening in areas that have significant projects occurring, such as the replacement of the Keith Rd. Bridge and the addition of a further 310 units at Seylynn. As well, Larco will be submitting their DP application for the first 2 phases totaling 228 units for consideration in Lower Capilano in the Fall and Metro is about to commence work on their 9 month water main replacement in Upper Capilano. The DP application for the Grouse Inn has still not been submitted. Larco and Grouse Inn will have a total of 740 units coming forward. When a phased development plan is considered, it is imperative to consider all work in one given area so as not to overlap projects, create development gridlock, limiting the livability to our residents and the movement of goods for our businesses.

- Since the adoption of the OCP, 392 units have been constructed and occupied, 2739 units have been approved for construction. And applications for a further 2150 units will likely be submitted for consideration by Council in the future for a total of 4889 units.

- Because of the age of the District single family housing stock a significant number of houses (520) are being replaced or renovated, many with secondary suites, as well as the ability to add Coach Houses
- The OCP defines a rate of development at 500 per year, the problem with this number is it does not define what 500 is. Is it rezoning applications for 500 units per year, or 500 DP's per year? We need to define how we are going to use this number. Currently there are 788 units up for DP approval before the end of June.

We need to create a robust monitoring and implementation plan, for Council to provide early direction on development applications. In addition we need a phased development plan for Lynn Valley, Capilano, Lower Lynn and Maplewood centres, protection of older rental units to allow for the continued existence of affordability. Are the services and business contemplated within the sustainable vision of the OCP becoming a reality? If so, are we able to reduce our dependence on the car, and if not, where do we need to rethink our direction and the creation of sound construction traffic and infrastructure management plans?

This memorandum is intended to solicit Council support for a moratorium on consideration of new multi-family developments until Council's discussions regarding the pace of development and discussion of the traffic implications are concluded. This delay would also allow Staff to prepare a geographical phasing plan for development, traffic improvements and infrastructure to come forward. Under the current list, a majority of projects are small, so the assumption is that they can turn around in 4 to 6 weeks on average. Their impact and those single family rebuilds create a significant impact, as well as the large multi-year project. The implications of these multiple projects being approved on an overlapping basis, in my opinion, will cause construction and traffic gridlock as our geography across the District is challenging and ingress and egress points are limited.

To assist Council in our discussion of my recommended resolution, I am providing the following examples of the information and issues that I feel need to be considered before we continue down the development trail.

1. In addition to the information provided on District development applications, we need:
 - a) Geographic phasing strategy to manage development and infrastructure projects
 - b) A comprehensive list of the significant utility projects (DNU, Metro, Fortis, Telus, Shaw etc.) contemplated in the next ten years including timelines
 - c) A comprehensive list of the significant transportation and transit projects (DNU, TransLink, Province, etc.) contemplated in the next ten years

- d) A list of known significant non-residential private and public projects planned for in the next ten years (waterfront industry, recreation facilities, Metro facilities such as the Sewage Treatment plant etc.)
 - e) An indication of the projects and development activity that may occur in the City of North Vancouver, District of West Vancouver, First Nation Reserves and Port lands
 - f) Clear information on traffic movement (people and goods) during peak and non-peak times
 - g) More information on the extent of and impact of single family replacements and renovation on local neighbourhoods
 - h) A financial analysis of the impact of community amenities contributed through development on future expansions, maintenance and replacement costs to the District
 - i) Review of preliminary applications before they advance
 - j) Definition of 500 unit count per year
 - k) Review of single family permits and impact, including massing and local neighborhood impact
 - l) Review of the OCP Implementation Committee and their term of reference
2. A better system on how we measure progress, activity and impact of the implementation of the OCP. Are we in ensuring that projects that are being considered and then constructed are consistent with the vision, principles and standards contained in the OCP and related Plans? One way of doing this is reviewing the projects approved and/or constructed to date.
3. Discussion of the Staff observations provided January 20 to determine what, if any, action should be taken with respect to them.
4. What options exist with respect to the possible phasing of development and/or significant projects, perhaps focusing at the neighbourhood level?

I provide the above examples not because I wish to stop development but rather because I fear that all the anticipated activity will overwhelm us, resulting in more negative community impacts than positive benefit if we do not properly manage it. I sincerely hope Council will consider supporting the resolution.



Councillor Lisa Muri